EXHIBIT H

Government of the District of Columbia

Office of the Director

Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

NOV 19 1997

DISTRICT OF COLUMBIA OFFICE OF PLANNING '97 NOV 19 P2:48

DISTRICT OF COLUMBIA OFFICE OF PLANNING '97 NOV 19 PM 12:57

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Jill C. Dennis
Director

SUBJECT: BZA Application No. 16289

APPLICATION

Application of Educational Organization For United Latin Americans (EOFULA), pursuant to 11DCMR 3107.2 for a variance from the allowable lot occupancy requirements (Subsection 403.2) and a variance from the minimum rear yard setback requirements (Subsection 404.1 for an addition to an existing structure in an R-5-B District at premises 1942 Calvert Street, NW (Lot 33, Square2548).

SUMMARY RECOMMENDATION

The Office of Planning recommends approval of this application.

APPLICANT'S PROPOSAL

The applicant is prosing to construct a two-story rear addition to a single-family rowdwelling presently used for a nonprofit organization in an R-5-B zone.

SITE AND AREA DESCRIPTION

The site is located on the southeast corner of Cliffbourne Place and Calvert Street N.W. and consists of one lot of record containing 2,560 square feet of land area. The site is developed with a two-story single-family row dwelling built in 1900.

The area surrounding the site is characterized by having large rowhouses, some of them converted to multiple family dwellings or offices for nonprofit organizations. In addition, there are a number of midrise apartment buildings scattered thoughout the area.

BZA
Case No. 16748
Exhibit No. 10

CASE NO. 16289
EXHIBIT NO. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16748
EXHIBIT NO.10

EXISITNG ZONING AND RELIEF REQUESTED

The site is located in an R-5-B zone district. This zone permits matter-of-right development of general residential uses including single-family dwellings, flats, and apartments to a maximum floor area ratio (FAR) of 1.8, a maximum lot occupancy of 60 percent, a maximum height of 60 feet, and a minimum rear yard depth of 15 feet.

The applicant is requesting variances from Subsections 403.2 and 404.1 to allow a two-story rear addition to an existing conforming rowhouse in an R-5-B zone district. Copies of these regulations are attached to this report.

ANALYSIS

Proposal Description

As stated, the applicant is proposing to construct a two-story rear addition to an existing, two-story, single-family, conforming rowhouse. The addition would contain a reception room, an elevator shaft, and a fire stair on the first floor. The second floor would contain an activity room, an elevator shaft, and a fire stair. Each floor would contain 530 square feet of floor space. The proposed addition would make the building nonconforming regarding rear yard and lot occupancy. The rear yard would be reduced from 34.8 feet to 7.08 feet. The minimum rear yard requirement in this zone district is 15 feet. The proposal would exceed the maximum permitted lot occupancy by 77 square feet.

Area Variances Requested

The area variances requested in this case must meet three tests for zoning relief. A copy of the tests is attached to this report. This application's compliance or noncompliance with those tests is discussed below.

Practical Difficulty

The subject dwelling was constructed in 1900 and is located in the Kalorama Triangle Historic District. The proposed addition could be built as a matter-of-right if the applicant were able to add one story to the existing structure. Because of historic preservation constraints the applicant is not permitted to add a one-story addition to the existing structure. The addition is needed to provide more space and bring the building into compliance with the fire requirements of the building code and with the Americans with Disabilities Act (ADA). In addition, the structural characteristics of the building would render a one-story addition economically unfeasible.

Area Impacts/Impact on the Zoning Regulations

A number of properties in the area have similar or smaller rear yards. The resulting structural density does not appear to impact the area adversely. The property abutting the site to the south would not experience any adverse impacts regarding light and noise. The

proposed addition has received conceptual design approval from the Historic Preservation Review Board as compatible with the existing building and the historical character of the area. The site has been used by EOFULA for the last 15 years without apparent deleterious impacts to the area. The existing use of the site would not change. For these reasons, the Office of Planning believes that the proposal would not have adverse impacts on the area nor would it impair the intent, purpose, and integrity of the Zoning Regulations.

COMMUNITY COMMENTS

The site is located within the jurisdictional boundaries of Advisory Neighborhood Commission (ANC) 1C. The ANC supports this application.

RECOMMENDATION

The Office of Planning is of the opinion that the applicant has met the burden of proof relative to the zoning relief being sought. A practical difficulty exists in this case because of the existing characteristics inherent in the property due to the historic designation of the area, which would not permit a matter-of-right addition; the addition is also needed to comply with the building code of the District of Columbia regarding fire regulations and the Americans with Disabilities Act. In the Office of Planning's opinion, the proposed addition would not impact the area adversely and would not impair the intent, purpose, and integrity of R-5-B zone district regulations because the structure would continue to be used for the same purpose for which it has been used for the last 15 years without apparent adverse area impacts. Accordingly, the Office of Planning recommends approval of this application.

Attachments