GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: July11, 2001

SUBJECT: BZA Application 16749 – Request for special exception relief pursuant to §223 for a proposed addition to the single family home at 613 E Street, SE, in the R-4 residential zone district; filed by Nicola Hain, agent for the owner.

APPLICATION

Special exception relief pursuant to §223 of Title 11 DCMR to permit the construction of an addition to a single family dwelling at 613 E Street, SE. The requested relief would allow the completed dwelling to exceed the permitted lot coverage by ten percent (10%).

SUMMARY RECOMMENDATION

The Office of Planning recommends approval of the special exception relief.

PROJECT DESCRIPTION

The applicant is proposing to renovate the existing house for use as their private residence. The project includes renovation of the original house, removal of a 26-foot two-story rear addition, including a second floor deck (see photograph number 3), and construction of a new rear addition. The new rear addition was reviewed and approved by the Historic Preservation Board on January 25, 2001. The design makes efficient use of the lot and integrates well into the existing pattern of houses. The addition aligns with the adjacent house on the west.

AREA DESCRIPTION

The property is located in the Capitol Hill neighborhood, one of the city's oldest and most architecturally diverse communities. Located in the southeastern quadrant of the District, the neighborhood is predominantly residential row houses dating to the turn of the twentieth century. The two- and three-story houses are oriented toward the street with services and garages typically accessed from a rear alley.

BZA
Case No. 16749
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16749
EXHIBIT NO.26

EXISTING ZONING AND RELIEF REQUEST

The property is in an R-4 residential zone. The same zoning extends for several blocks in all directions and is interrupted by limited neighborhood commercial areas zoned C-2-A.

R-4 Residential District

The R-4 zone district is designed to include those areas primarily developed with row houses for either single-family use or row houses that have been converted for two or more residential units.

Special Exception Relief

The property is developed and used as a single family residence. It is non-conforming due to an existing lot area of 1510 square feet in a zone that requires a minimum lot area of 1,800 square feet. These two facts make the property eligible for zoning relief under §223:

223.1 An addition to a one-family dwelling or flat, in those districts where a flat is permitted, that does not comply with all of the requirements of §§401, 403, 404, 405 or 406 of this title shall be permitted if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3104 of Chapter 31 of this title, subject to the provisions of this section.

The Zoning Administrator's office provided the following information regarding the property and the needed zoning relief.

Section	Item	Restriction	Provided	Deviation
401	Lot Area	1,800 square feet minimum	1510 square feet	290 sq ft reason for non-conformity
403	Lot Occupancy	60% max	70%	10%
404	Rear Yard	20 feet	26 feet	0
405	Side Yard	N/A	N/A	0
406	Courts	N/A	N/A	0

Based on the information provided by the Zoning Administrator's office, the applicant needs relief only to the lot occupancy provision. The maximum permitted lot occupancy for property within the R-4 zone district is sixty percent (60 %), the proposed addition will result in a site with a total lot occupancy of seventy percent (70%), a deviation of ten percent (10%). Section 223.3 provides for a lot occupancy of no more than seventy percent (70%) in the R-3, R-4 and R-5 Districts by special exception upon approval by the Board of Zoning Adjustment.

Relief Test
Section 223.2 sets out the standards for relief :

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property; in particular;

(a) The light and air available to neighboring properties shall not be unduly affected;

The addition is proposed at the rear of the lot and there is nothing to suggest that the addition will impair the light or air available to the adjacent neighbors. The addition will be no taller than either adjacent buildings and the rear wall of the completed structure will be aligned with the rear wall of the adjacent residence to the west. The residence to the east has no side windows or doors that will be affected by the addition.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The addition will not reduce the privacy or use of the neighbor's property. As stated above, the rear wall will align with the rear wall of the residence on the west. The addition will not have windows or doors that look into the adjoining property to the east. The rear of the site is adjacent to an alley.

(c) **The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the street frontage;**

The proposed renovation of the original remaining house is interior and will not change the character, scale or pattern of houses along the street. The addition is proposed at the rear of the existing house and will not be visible from the street. Photographs from both the street and alley, and an elevation drawing of the rear addition, show that the completed structure will not visually intrude on the character of the neighborhood. The Historic Preservation Review Board has reviewed the proposal and approved it by consent agenda in January 2001.

(d) In demonstrating compliance with (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and view from public ways.

The applicant has provided elevation drawings, photographs, and a site plan showing the relationship of the existing house to the proposed addition and the completed structure to the adjoining properties.

CONCLUSION

Section 223 was initiated at the request of the Board of Zoning Adjustment and adopted by Zoning Commission Order #840 in 1997. Order #840 states that the "[T]he purpose of the amendment is provide a legal basis for making reasonable additions to single-family dwellings where the strict tests associated with an area variance are unattainable." It further states that "[T]he overall goal of the proposal is to provide a degree of flexibility regarding additions, while retaining essential controls related to effects on neighboring properties and neighborhood character."

The Office Planning believes that the proposed addition is exactly what is intended to be addressed by §223. Based on the information provided, OP concludes that the proposal will have no adverse impact on the adjoining properties, will not intrude on the character or scale of the neighborhood, and will not infringe on the full use and enjoyment of the neighboring properties.

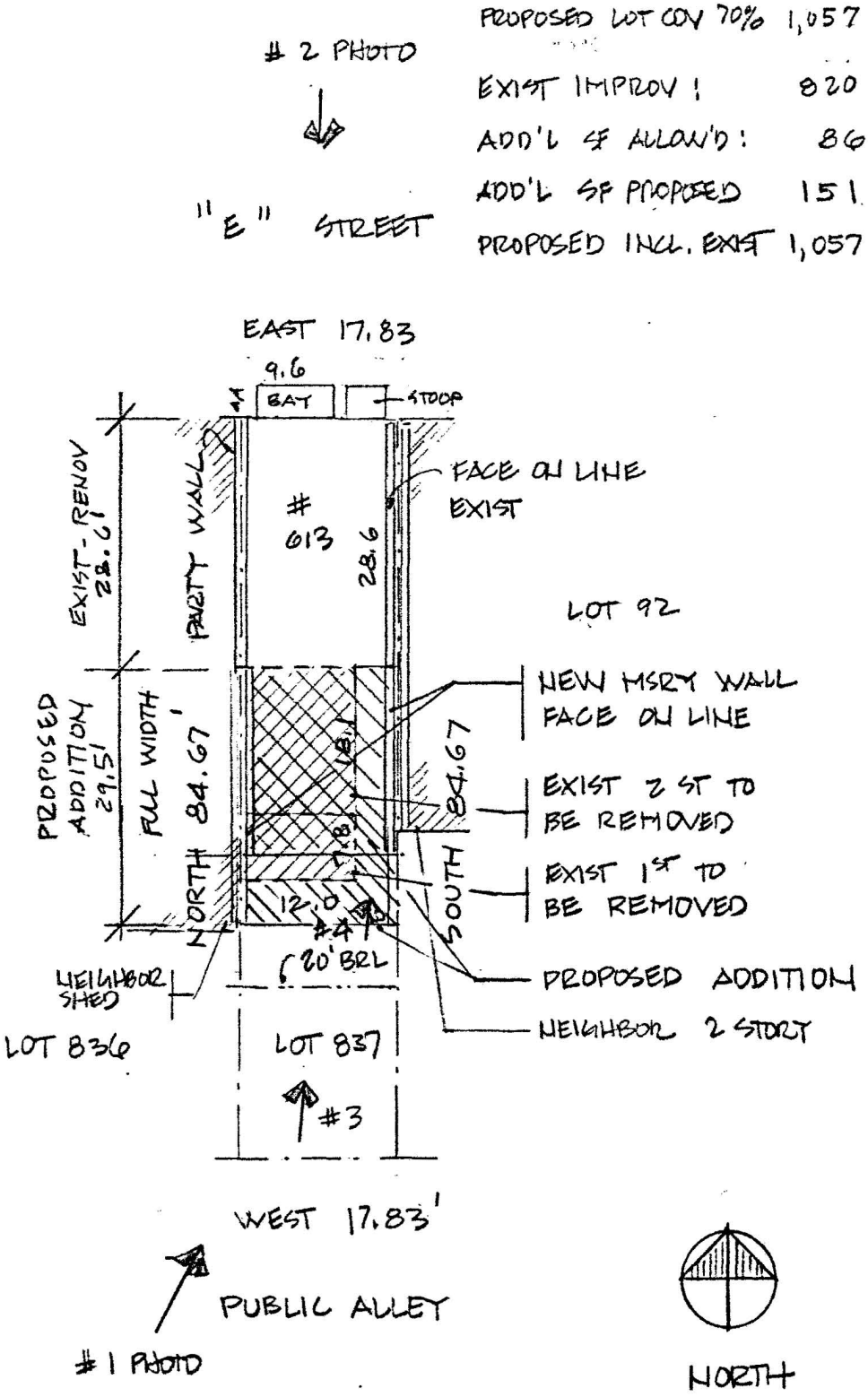
RECOMMENDATION

The Office of Planning concludes that the application meets the tests set out by §223 and recommends approval of the application.

AA/jls$_{AICP}$

ZONING CLASSIFICATION: R4

LOT SIZE :	1,510 SF
ALLOW LOT COV 60%	906 SF
PROPOSED LOT COV 70%	1,057 SF
EXIST IMPROV :	820 SF
ADD'L SF ALLOW'D :	86 SF
ADD'L SF PROPOSED	151 SF
PROPOSED INCL. EXIST	1,057 SF



PLAT PLAN

1" = 20'

NICOLA HAIN ARCHITECT
HYATTSVILLE, MD
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301.779.3050 FAX

PLAT PLAN

DAVIS RESIDENCE
613 E ST SE
WASHINGTON DC

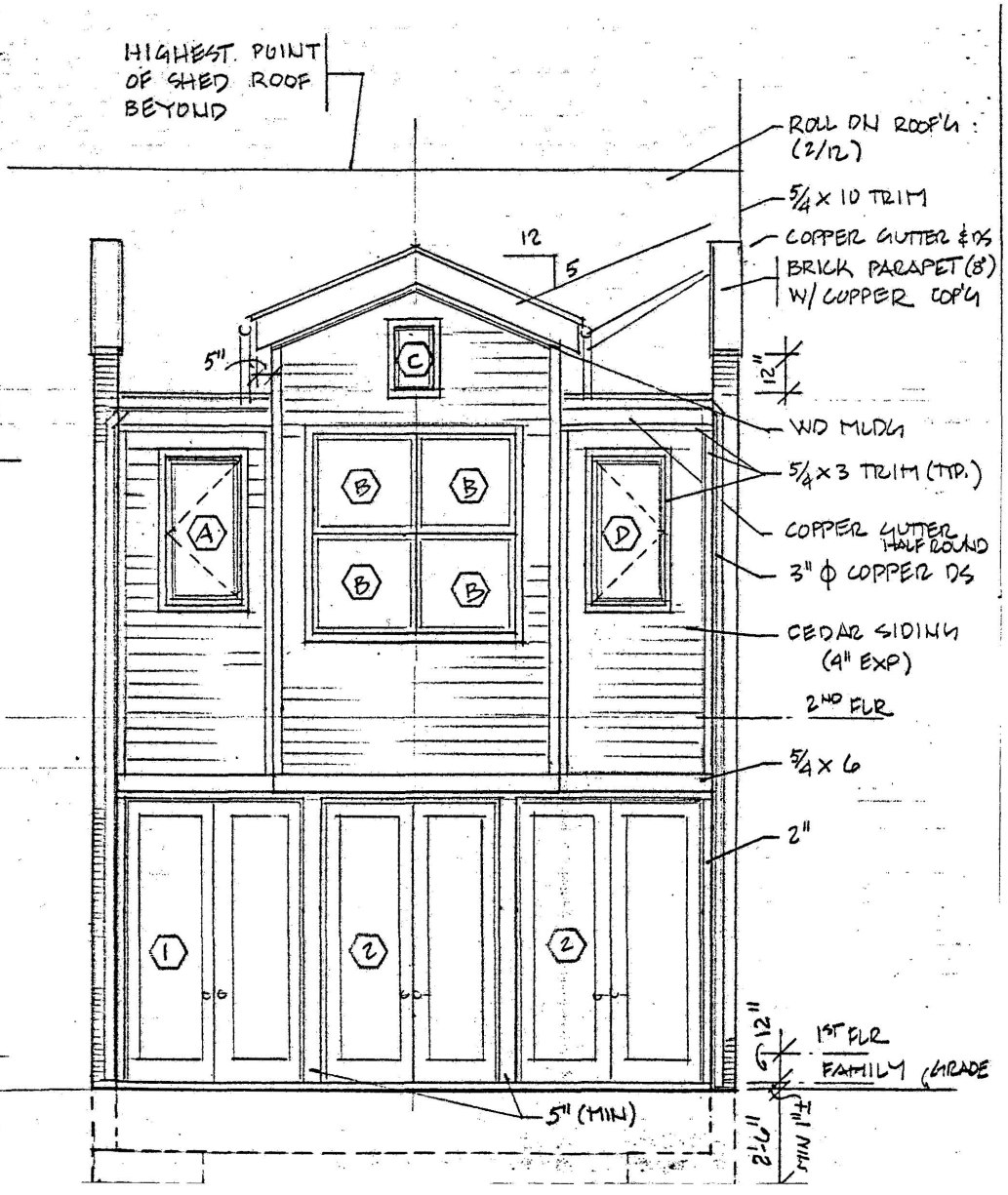
REV. 2.21.01

SCALE
AS NOTED

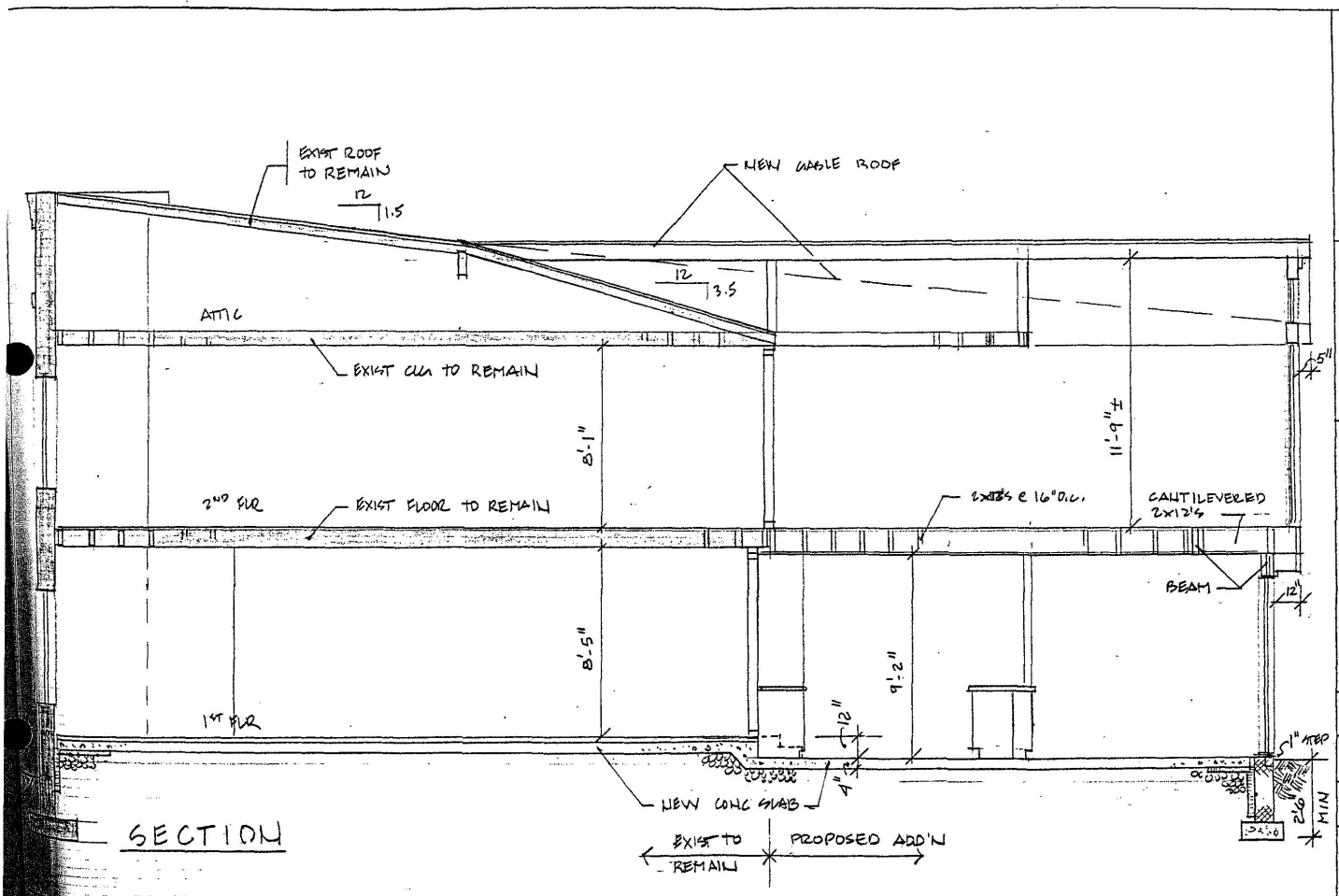
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#	SIZE	TYPE
A	2142 2'-1" x 3'-11"	CASEMENT, EGRESS HINGED LEFT
B	2'-9" x 2'-9"	FIXED
C	1'-0" x 1'-9"	FIXED
D	2142	SAME AS A HINGED RIGHT EGRESS HDW.
1	5° x 8°	FRENCH DOOR ACTIVE RIGHT
2	5° x 8°	SAME AS (1) ACTIVE LEFT



REAR ELEVATION



SECTION

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SECTION AA

DAVIS RESIDENCE
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WASHINGTON DC

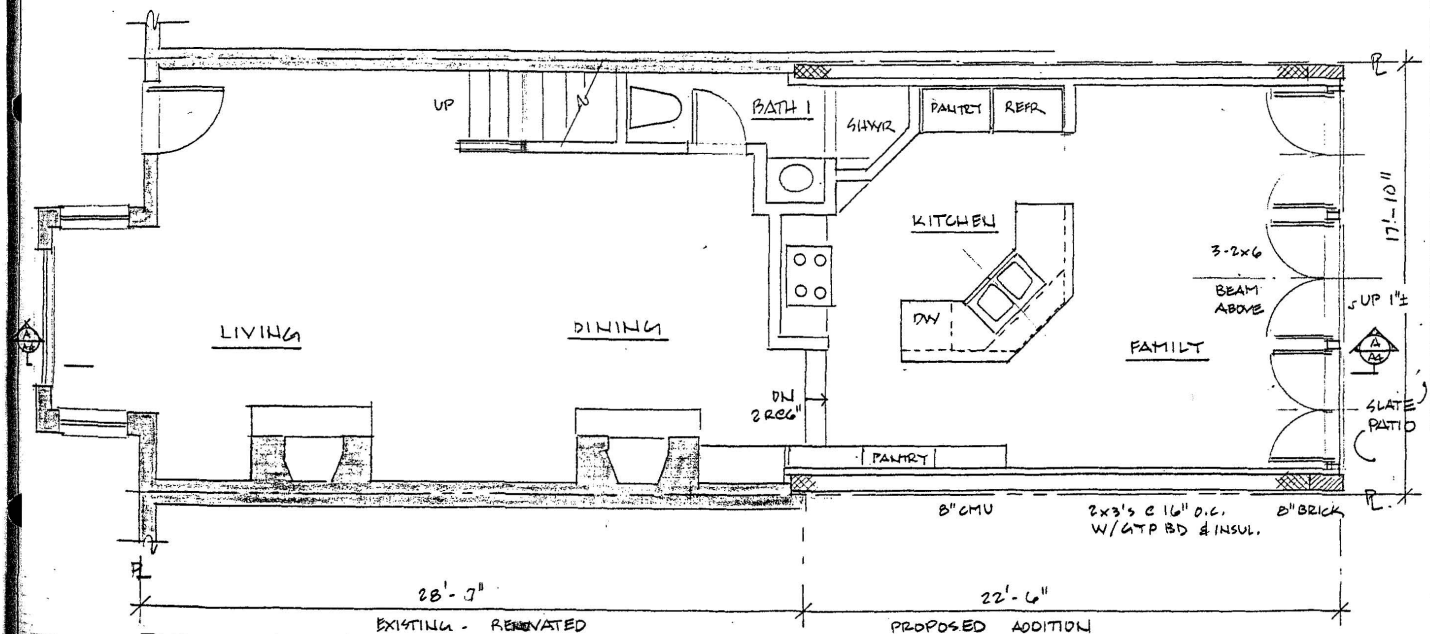
1/4" = 1'-0"

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E STREET (FRONT)

ALLEY (REAR)



FIRST FLOOR PLAN

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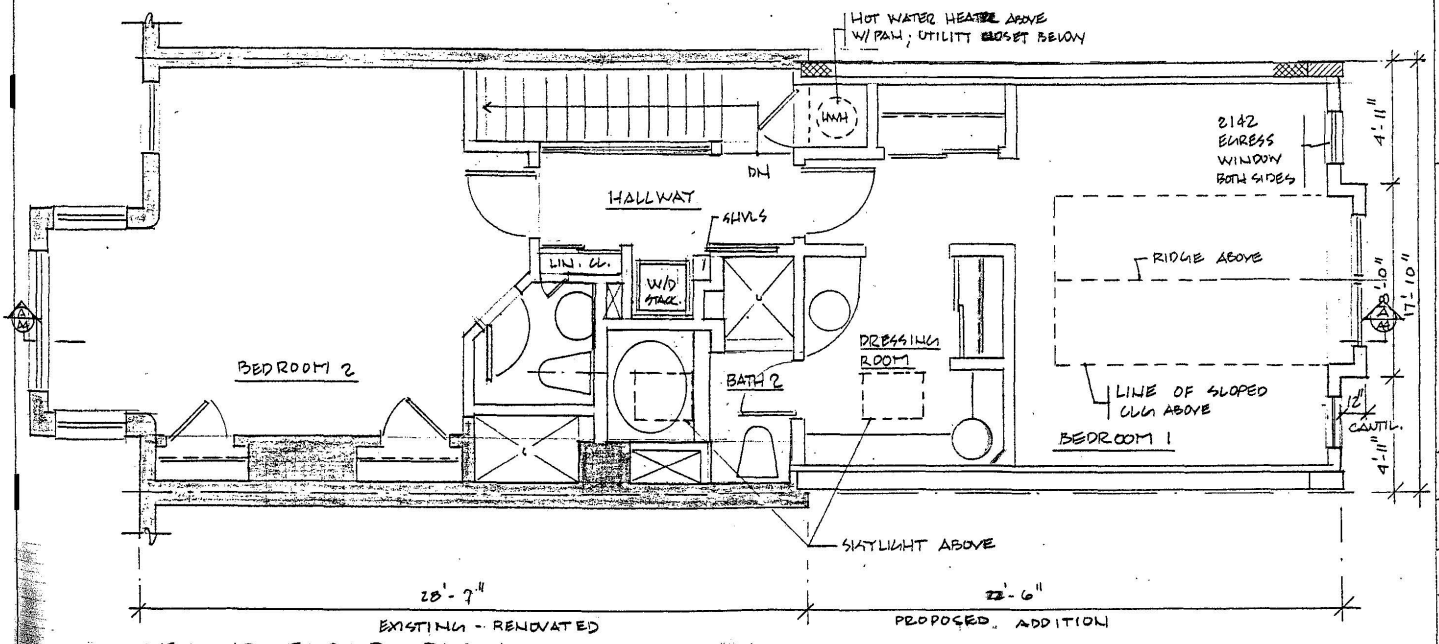
FIRST FLOOR

DAVIS RESIDENCE
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1/4" = 1'-0"

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SECOND FLOOR PLAN

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SECOND FLOOR

DAVIS RESIDENCE
613 E ST SE
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1/4" = 1'-0"

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