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BZA 16810

December 19, 2001

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

Dear Mr. Griffis:

Enclosed is an application for a special exception for an addition at the rear of 1324 27th Street, N.W. The addition does not meet lot width, lot area, court and rear yard restrictions but can be approved under Section 223 special exception procedures.

Our expert witness will be Christian Zapatka, the architect for the project. The Applicants, Lori Trautwine and Jeffery Joyner, will also be witnesses.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

Enclosure
cc: Lori Trautwine, Jeffery Joyner
Christian Zapatka, Arch.

BZA
Case No. 16810
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.28

STATEMENT

OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION

TO THE BOARD OF ZONING ADJUSTMENT

OF THE DISTRICT OF COLUMBIA

FOR A SPECIAL EXCEPTION

PURSUANT TO SECTIONS 223 and 3104

OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

1324 27th Street, N.W.

(SQUARE 1239, LOT 818)

BZA 16810

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INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Lori Trautwine and Jeffery Joyner, (hereinafter "applicants") for a special exception pursuant to Section 223 of the Zoning Regulations of the District of Columbia to build an addition at the rear of 1324 27th Street, N.W. The lot area and width are both smaller than required in an R-3 Zone District. In addition, the proposed addition would exceed rear yard restrictions and create a court 3 feet in width rather than the required 6 feet. All of these matters are cognizable under Section 223 as a special exception.

DESCRIPTION OF THE APPLICANT

The applicant/owners of the house are a young couple who recently bought the vacant and dilapidated house in July after searching throughout the District for a new home. They are anxious to get started on the addition which will be just large enough to accommodate themselves and future children.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is at 1324 27th Street, Square 1236, Lot 818. It is a single family house in an R-3 Zone, which permits row dwellings. The property is the end unit of a row of 7 brick houses built at the end of the 19th Century. Lot area and width are both smaller than required. The addition will add approximately 97 square feet per floor or 194 square feet total. With the addition, the total square footage will be 774 square feet. Excluding the exterior walls, the resulting interior space of the entire house will only be 664 square feet. It is unlikely that this small house would have been purchased if not for the probability of adding additional space. Moreover, the rear wall of the house is structurally unsound and will need to be replaced before anyone can live in the house.

B. Area Surrounding the Property

The Property is on 27th Street, a quiet residential street south of P Street, across from the First Baptist Church and near a park. The area used to be called the East Village which was home to freed slaves after the Civil War.

C. Zoning History and Use History

The area is zoned R-3. The house was built over 100 years ago and has always been a residence.

REASONS IN SUPPORT OF THE APPLICATION FOR SPECIAL EXCEPTION

A. Compliance with D.C. Zoning Regulations

The applicant satisfies the requirements for grant of the Special Exception. The Board is authorized to grant special exceptions where, "in the judgment of the Board,

those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property ..." 11 DCMR §3104.1

The Special exception is needed to permit increasing the living space of the house from 520 square feet to approximately 665 square feet. That would be a bare minimum in today's housing market and the future salability of the house would be in doubt without the additional room.

B. No Adverse Effects

ANC 2E and most of the neighbors concluded that the Special Exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. Every effort was made to accommodate the concerns of a neighbor whose rear property line abuts the side property line of the subject house. The original application sought to build an 8 foot, 2-story addition extending the full width of the lot. In response to a neighbor's concern about closing in on his rear yard, we offered to set back most of the addition three feet from his rear property line and extend the house 12 feet. The ANC unanimously voted to support this second alternative. In response to the demands of another neighbor, we reduced the length to 10 feet 3 inches which brings it in line with the next door neighbor's addition. Although we would like to have gained the support of the neighbors with these concessions, we were unable to do so. We could not shave any more from the addition without seriously impairing its value as an addition. However, notwithstanding their continued refusal to support the project, we will be willing to make the concessions described above.

BENEFITS OF PROPOSED USE

Like many parts of Georgetown, this immediate neighborhood suffers from undersized houses. This house needs a considerable amount of work to put it back into usable shape including a new rear wall. The proposed action of the BZA would encourage the renovation and rehabilitation of this property so that its fabric can be preserved for future generations. The house had been vacant for some time and it is unlikely that anyone would spend the large sums needed to preserve the house if it maintained its current diminutive size.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

Normally, some latitude is granted to non-conforming buildings predating 1958 and contributing buildings in a Historic District. Buildings built before 1958, when the current zoning regulations were adopted, face an extraordinary problem in adapting to current needs. Often they are non-conforming structures and any alteration is likely to encounter FAR, lot occupancy, and rear yard limitations.

Moreover, this property is a contributing building in the Georgetown Historic District. Because it has an obligation to maintain its façade and appearance under strict controls, additional latitude should be given when a problem of this nature and magnitude arises.

B. Historic Preservation

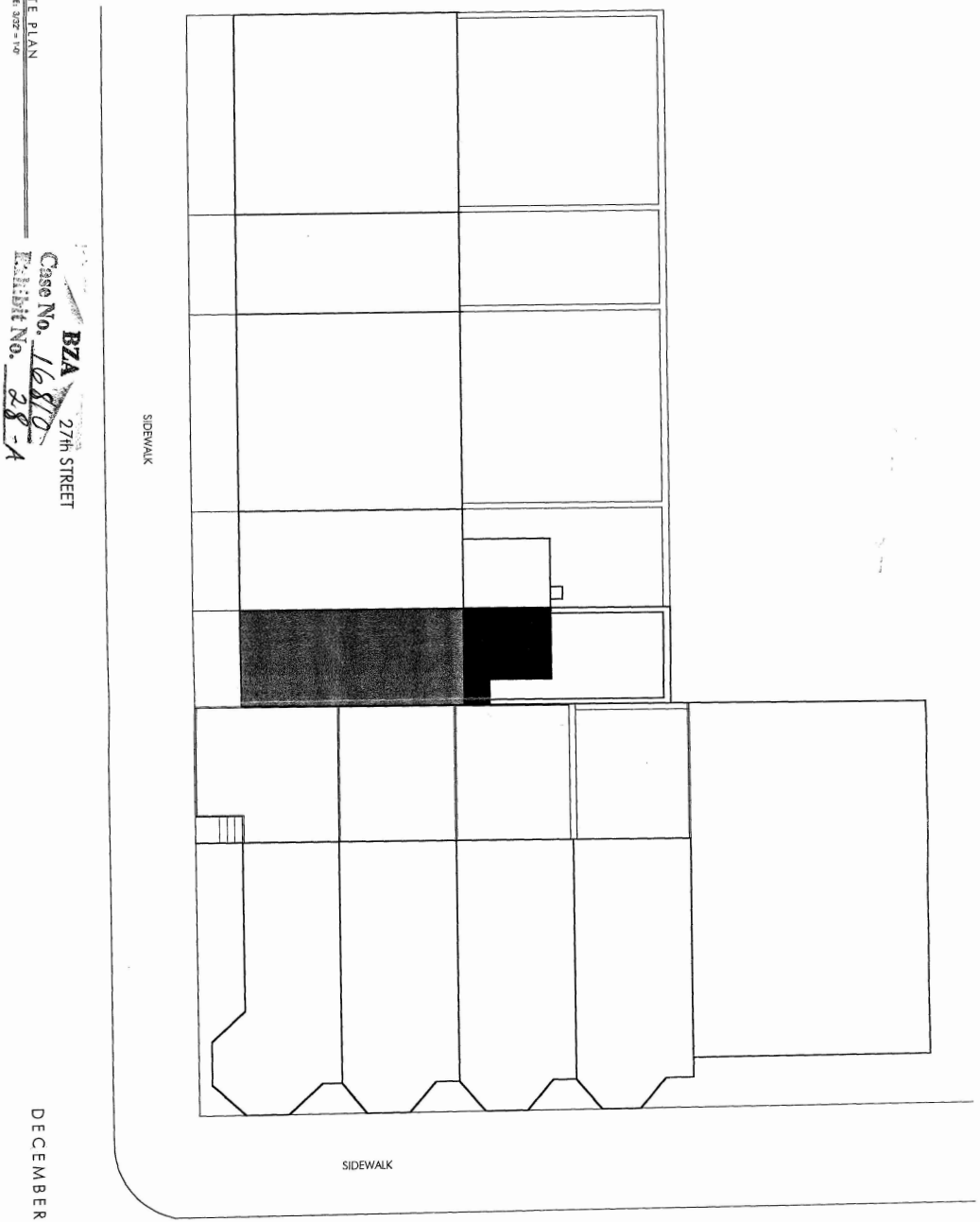
The subject property is a contributing building in the Georgetown Historic District. The plans for this addition have been presented to and were given some favorable consideration by the Old Georgetown Board although no final decision has been reached.

CONCLUSION

The Applicants should be granted a special exception to allow an addition at the rear of the property. on the alley. Such an addition will have no negative effects on the neighborhood and will make it possible to renovate the property and bring it back into residential use. Moreover, such an addition will be in harmony with the purpose of the Zoning Regulations.

Respectfully submitted,

Stephen N. Gell, Esq.



1 SITE PLAN
SCALE: 3/32" = 1'-0"

BZA
Case No. 16810
Exhibit No. 28-A

DECEMBER 18, 2001

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JOYNER / TRAUTWINE House
1324 27th Street N.W. Washington, DC 20007

CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
1427 27th STREET, WASHINGTON D.C. 20007 tel. (202) 333 - 2735 fax. (202) 333-5872

1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

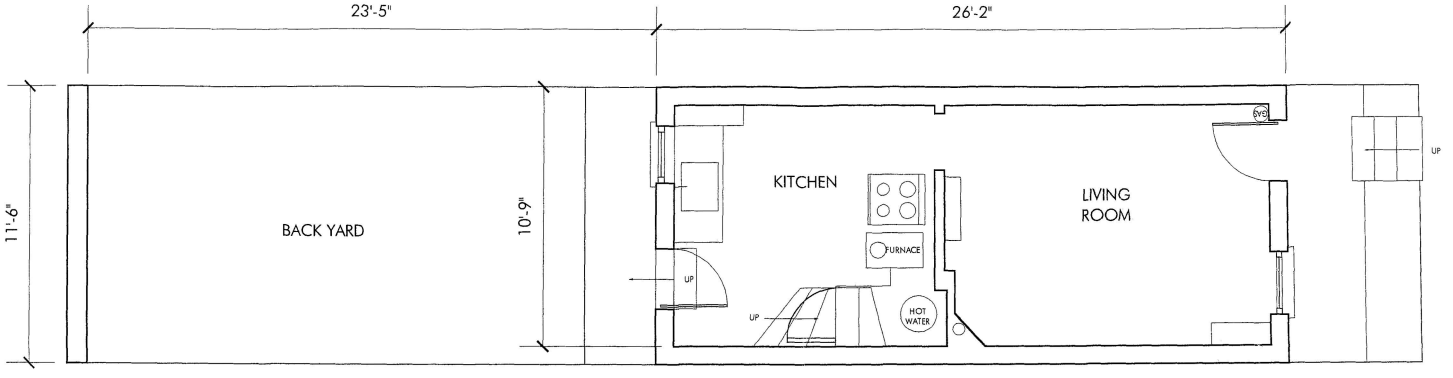
CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
1427 27th STREET, WASHINGTON D.C. 20007 tel.(202) 333 - 2735 fax. (202) 333-5372

JOYNER / TRAUTWINE House
1324 27th Street N.W. Washington, DC 20007

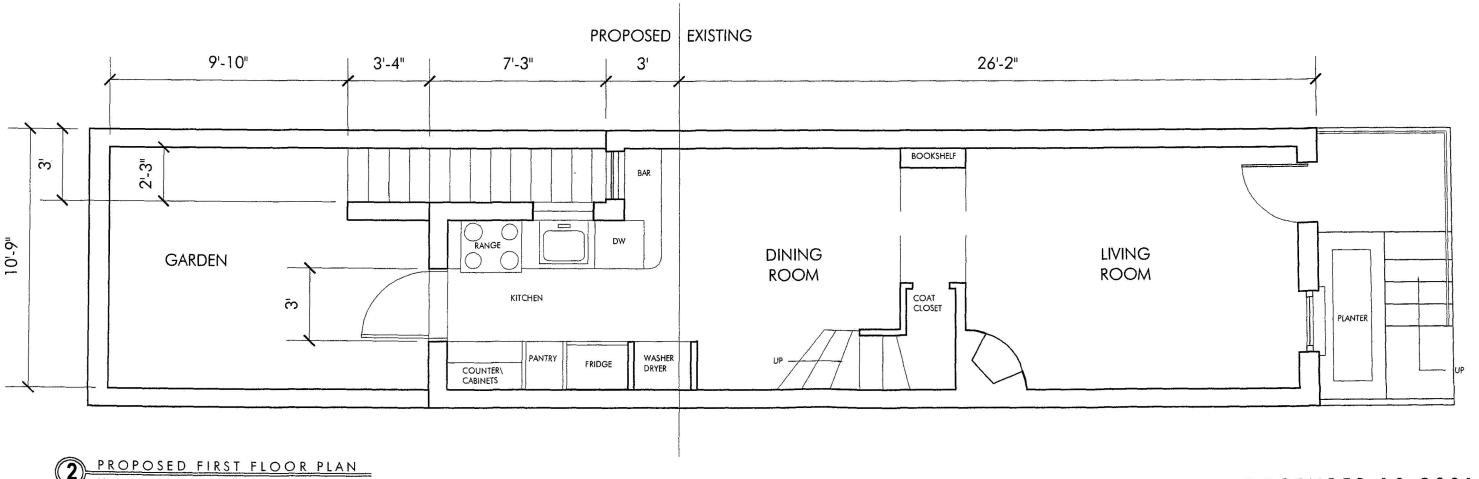
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DECEMBER 18, 2001

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1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



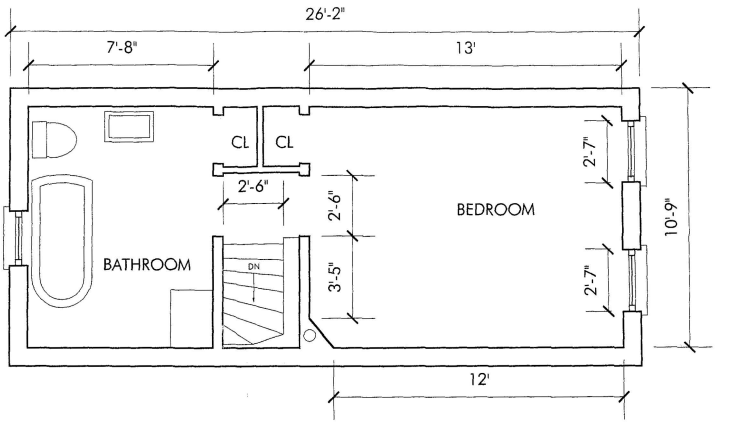
2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DECEMBER 18, 2001

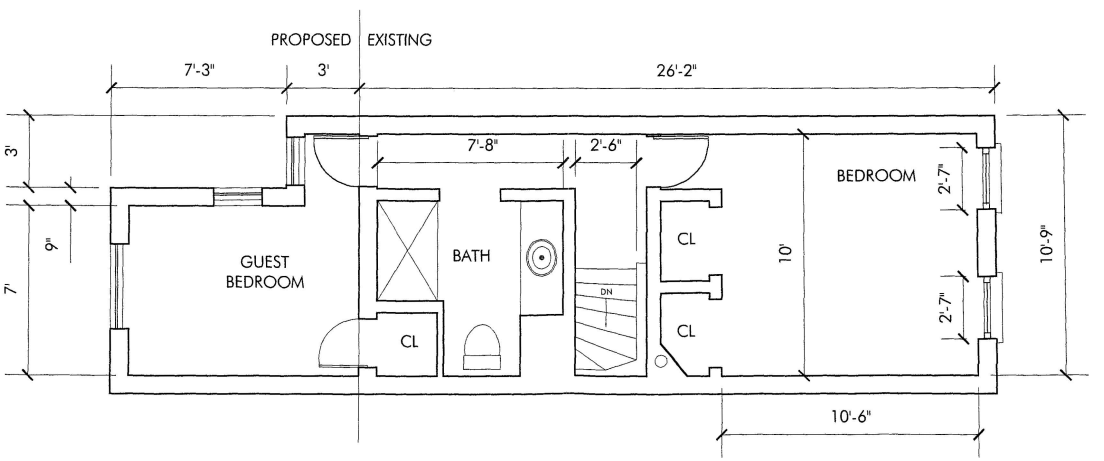
A-3

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JOYNER / TRAUTWINE House
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1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

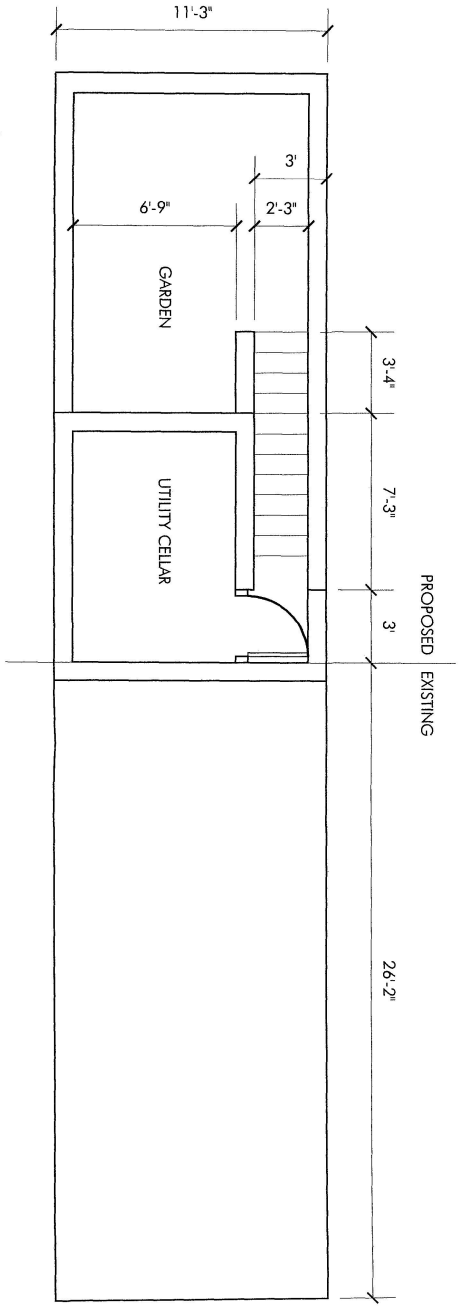
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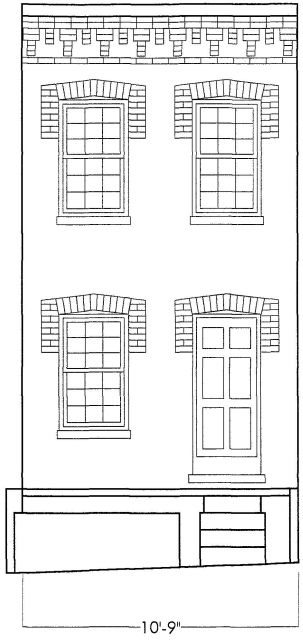
2 PROPOSED UTILITY CELLAR PLAN
SCALE: 1/4" = 1'-0"

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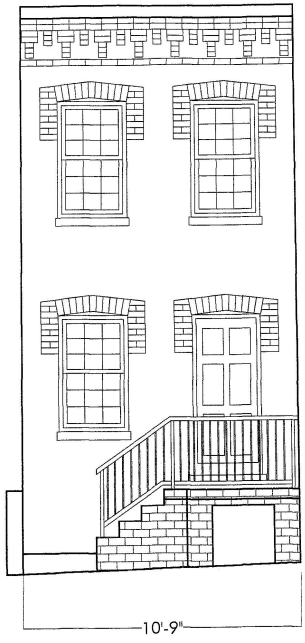
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1427 27th STREET, WASHINGTON D.C. 20007 tel. (202) 333-2735 fax. (202) 333.5372



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

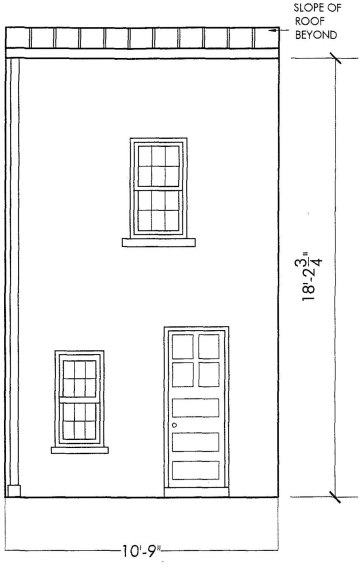
CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
1427 27th STREET, WASHINGTON D.C. 20007 tel. (202) 333 - 2735 fax. (703) 535-5972

JOYNER / TRAUTWINE House
1324 27th Street N.W. Washington, DC 20007

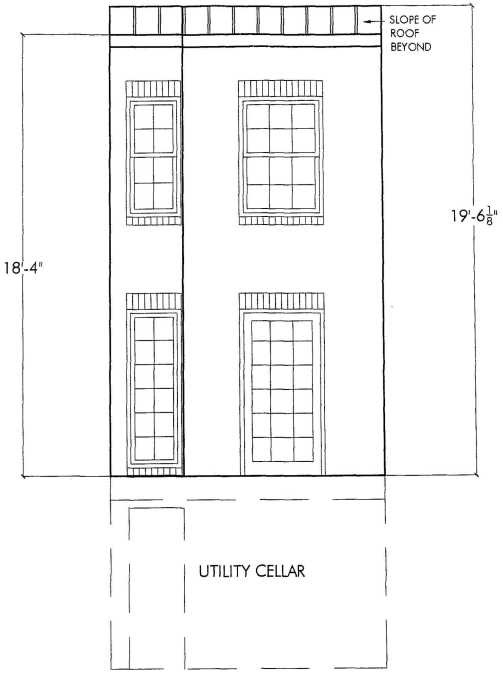
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DECEMBER 18, 2001

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1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

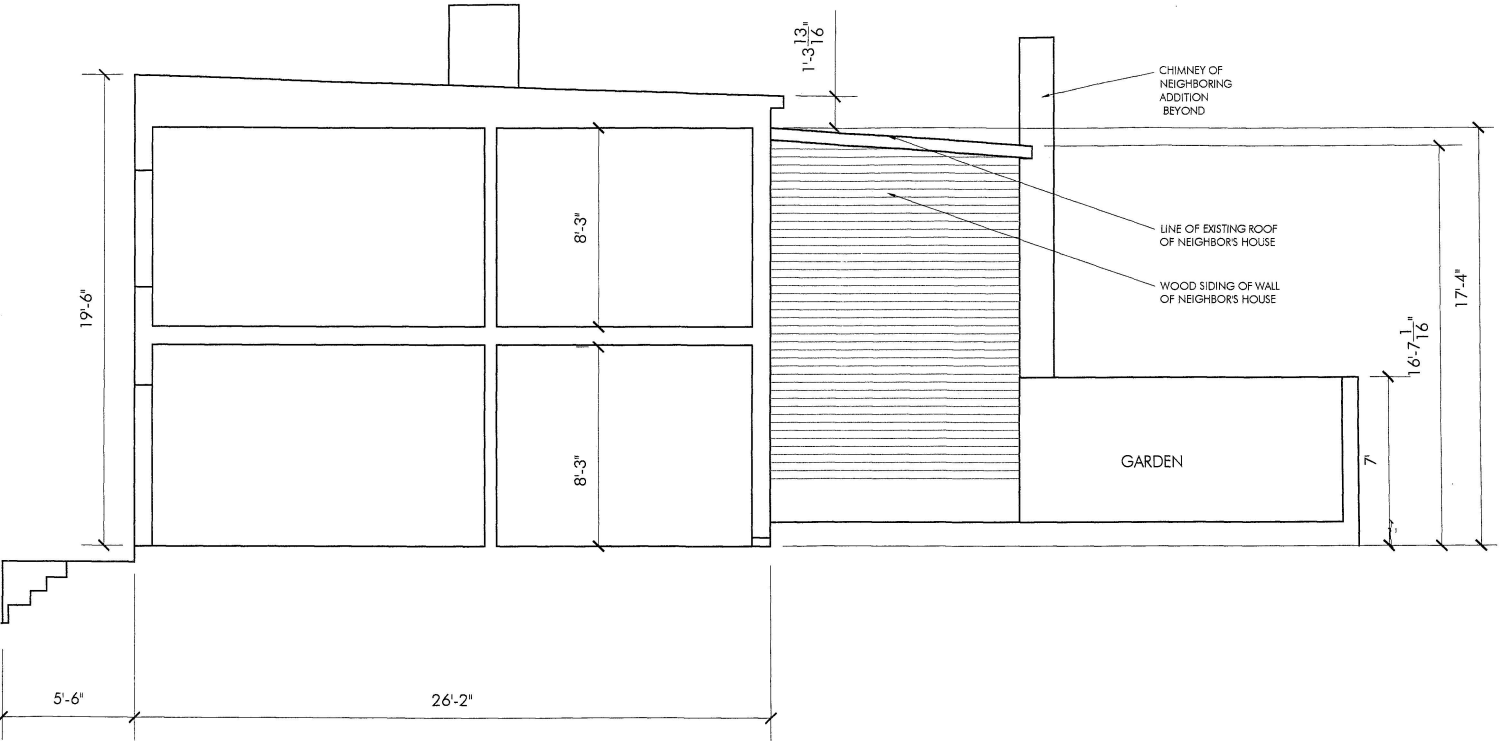
CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
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1 EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0"

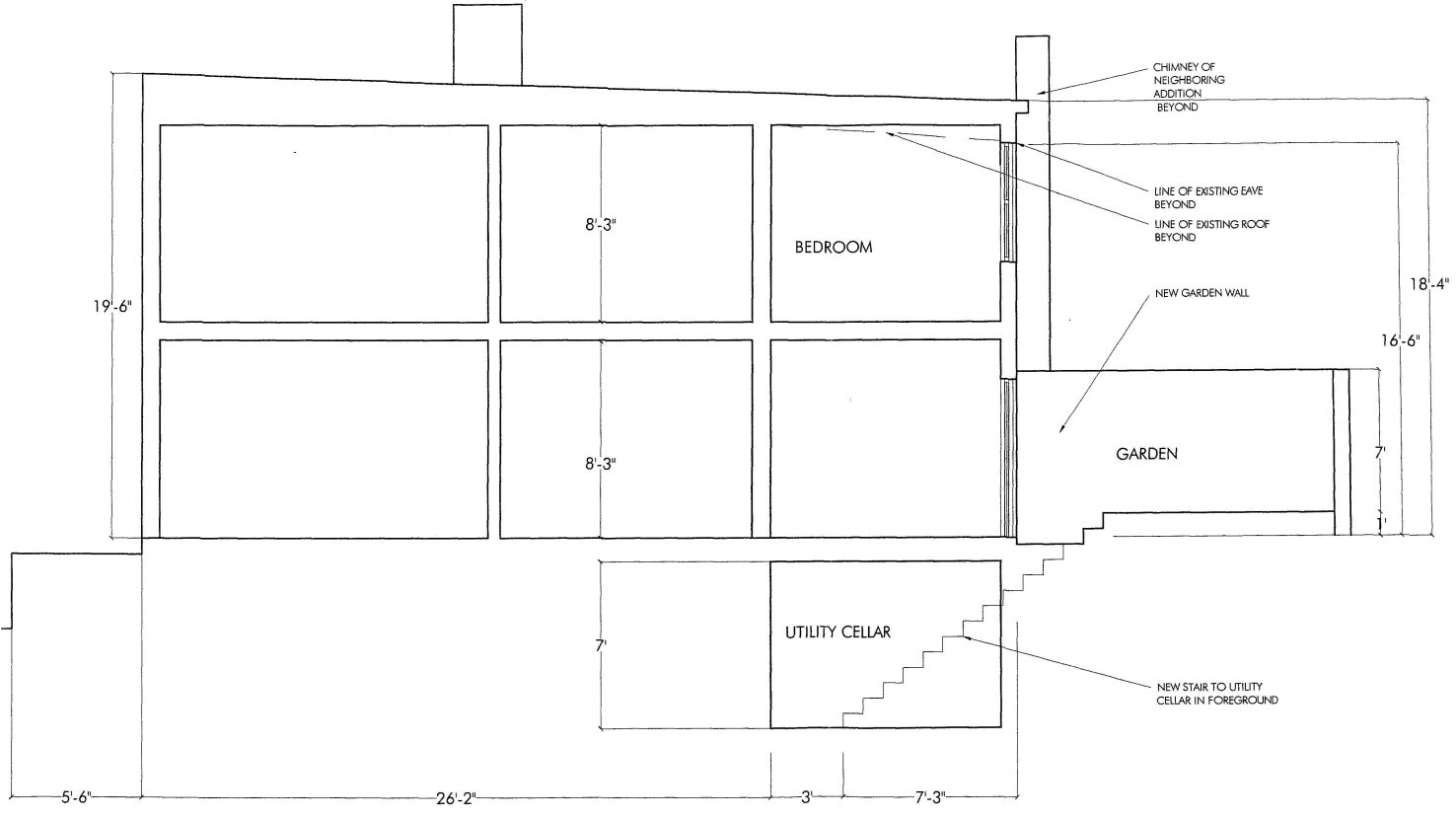
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1 NEW BUILDING SECTION SCALE: 1/4" = 1'-0"

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1 AXONOMETRIC DRAWING

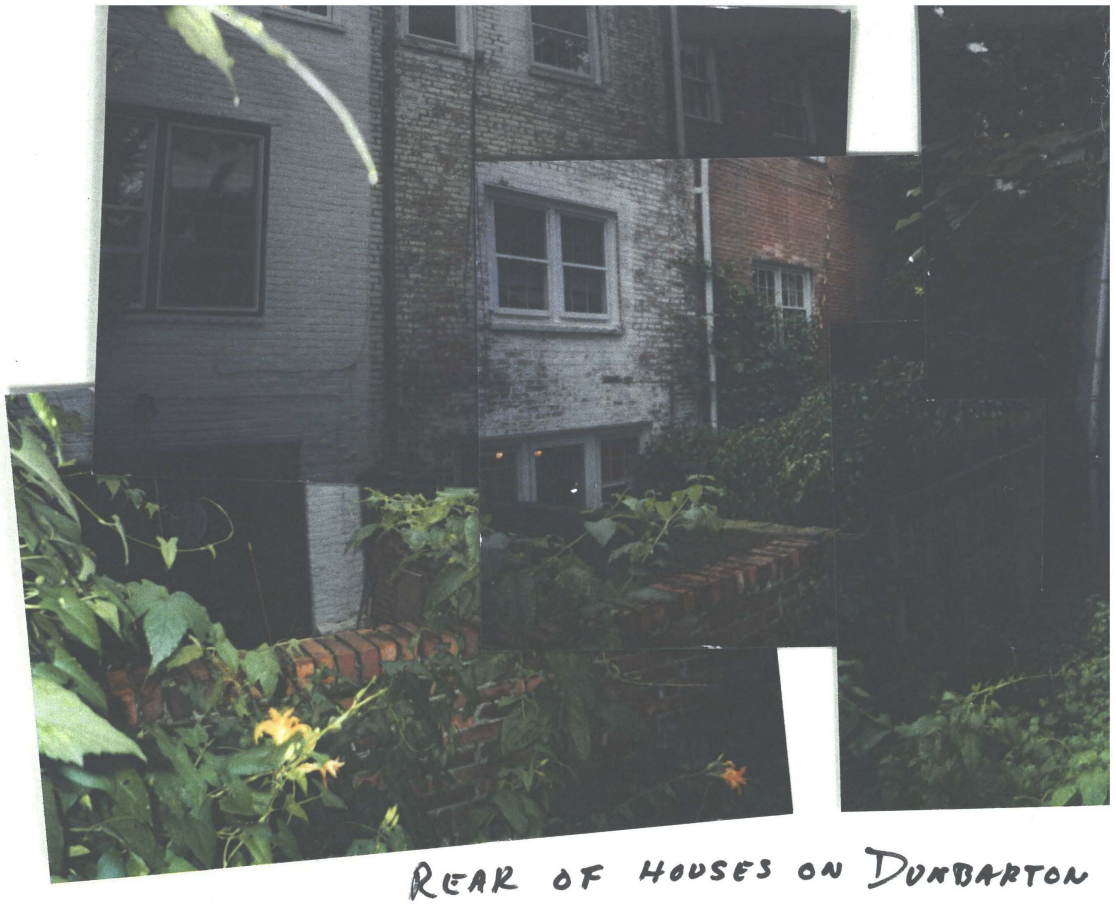
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DECEMBER 18, 2001 **A-10**

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REAR OF HOUSES ON DUNBARTON



REAR OF HOUSES ON 27th St



REAR OF HOUSES ON 27TH ST.



REAR OF HOUSES
ON 27TH ST.