GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** JLS for
Andrew Altman, Director
Office of Planning

**DATE:** December 28, 2001

**SUBJECT:** Board of Zoning Adjustment Case No. 16810
Trautwine and Joyner
1324 27th Street, NW
Square 1236 Lot 818

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The attached report concerning a request from Trautwine and Joyner, requesting a special exception for a residential addition, is being submitted less than 7 days prior to the Board of Zoning Adjustment's Public Hearing. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

BZA
Case No. 16810
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.32

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

# MEMORANDUM

DATE: December 28, 2001

TO: District of Columbia Board of Zoning Adjustment

THROUGH: JLS for Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 16810
Trautwine and Joyner
1324 27th Street, NW
Square 1236 Lot 818

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## SUMMARY

The applicants, Lori Trautwine and Jeffery Joyner, the owners of the subject property seek approval of a special exception in accordance with §223 to build a rear addition in the R-3 residential zone.

**Recommendation:**

The Office of Planning recommends approval of this application based on the following findings:

- The proposed addition will not negatively impact the light and air of neighboring properties.
- The proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.
- The proposed addition will not tend to affect adversely the use of neighboring property.
- The special exception is needed to permit reasonable and adequate living space.
- The special exception will encourage the renovation and rehabilitation of this property.

Trautwine and Joyn[redacted]
1324 27th Street, NW
December 28, 2001

## Background

The subject property is located a 1324 27th Street, NW (Square 1236, Lot 818) and is the northernmost row house on a row fronting 27th Street. The subject property is in an R-3 zone. The site is currently occupied by a vacant 2-story building.

The lot is unusually narrow and small with a recorded width of 10.75 feet and depth of 48.37 feet. The existing lot contains 520 square feet (1800 foot minimum in R-3) and the 2-story structure has a gross floor area of 580 square feet. This small single-family rowhouse accommodates a kitchen and living room on the ground floor and a bedroom and bathroom on the second floor.

The applicant's property is in the Georgetown Historic District and the Old Georgetown Board and Historic Preservation Review Board must approve the project.

## Project Description

The applicant proposes using the structure as a single-family residence. An 8-foot rear addition provides the applicant with an additional 160 GSF of floor area. The interior will be reconfigured to provide an additional bedroom and dining room in the structure. A basement is proposed under the addition to provide some utility space. In response to concerns of neighbors and the ANC, an alternative L-shaped design has also been proposed.

The L-shaped design proposes that the addition be extended out only 3 feet for the full length of the building and then inset 3 feet from the northern property line to create a 7.75' wide addition extending 7.25' deeper. The 10.25' addition will line up with the existing addition on the structure to the south.

## Comprehensive Plan

The Comprehensive Plan sets goals of stabilizing and improving the quality of residential neighborhoods. Comprehensive Plan Section 1104.1(h) outlines a policy to "encourage the maintenance of existing housing stock and, where appropriate, the rehabilitation and new construction of detached and row housing." The property is identified as moderate density residential on the General Land Use map, which includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

## Zoning

An addition to a one-family dwelling that does not comply with all of the requirements of §§401, 403, 404, 405, 406 or 2001.3 shall be permitted if approved by the Board of Zoning Adjustment, subject to the provisions of §223. The proposed addition will not comply with the lot occupancy requirements of §403, which permits a lot occupancy of only 60% (70% proposed). Also, the proposed addition will not comply with the rear yard requirements of §404. Section 223 requires that the non-complying addition shall

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

**The light and air available to neighboring properties shall not be unduly affected;**
Based on plans provided and a site visit by the Office of Planning on December 21, 2001 neighboring properties will not be unduly affected by the proposed addition. During the site visit the Office of Planning observed that the two existing properties to the north of the subject property, which currently abut the side wall of the existing structure received adequate light even on the day of the winter solstice. Due to the slope of the roof and the existing addition on the dwelling to the south the impact on light and air will be minimal. In addition, the property to the south has an existing addition that will abut the proposed addition, so the impact on light and air to the property to the south will also be minimal.

**The privacy of use and enjoyment of neighboring properties shall not be unduly compromised**
No windows are proposed along the north side of the addition so the privacy of properties to the north will not be affected. To the west lies an open lot and to the south is an existing addition so these properties will also be unaffected.

**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 addition will not be visible from a street, alley, or other public way.

Given the above the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

## Community Comments
AC2E supported an L-shaped alternative 12 feet deep, which has since been revised to a 10.25' deep addition. This reduction was done to line the addition up with the one to the south after concerns expressed by that property owner. Even after these concessions the property owners to the north and south are still opposed to the addition. The property owner to the north whose rear yard is adjacent to the addition writes that his rear yard will become claustrophobic if the addition is permitted. The property owner to the south stated concerns about the privacy of his rear yard and the impact of the height of the addition, which will be slightly higher than his existing addition.

## Recommendation
The Office of Planning recommends approval of BZA application 16810 requesting a special exception pursuant to §223.1 to allow establishment of non-conformity of percentage of lot occupancy and rear yard requirements of §§403 and 404 respectively.

Trautwine and Joyn[redacted]
1324 27th Street, NW
December 28, 2001

ATTACHMENTS:

1. Location Map
2. Aerial Photo

Trautwine and Joyn[redacted]
1324 27th Street, NW
December 28, 2001

Attachment 2 – Aerial Photo






# District of Columbia

Location Map
BZA #16810
Attachment 1

DC Office of Planning
December 26, 2001

Feature Key

- Clusters
- Street Cent
- Parks
- River

Scale 1:11500

150 0 150 300 450 600 Feet

50 0 50 100 150 Meters