GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE January 31, 2002

SUBJECT: BZA Application 16834
3328 N Street, NW

APPLICATION

An application of Shirley Johnson, pursuant to 11 DCMR 3104.1 for a special exception to construct an addition to a one-family (semi-detached) row dwelling under Section 223, not meeting the lot occupancy (Section 403) and side yard (Section 405) provisions in the R-3 District at 3328 N Street, NW (Square 1220, Lot 94).

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception in accordance with the provisions of Section 223.

SITE AND AREA DESCRIPTION

The subject property is located at 3328 N Street, NW. The site is currently developed with a two-story, semi-detached, single-family row dwelling. The dwelling is on the south side of the N St.NW, with similarly constructed row houses on both sides. The lot is narrow (at 23.5 feet), not meeting the 30 feet width requirement. The house is detached on the west creating a side yard approximately 2.8 feet wide. The immediate area surrounding the subject property can be characterized as well maintained row structures in the Georgetown Historic District.

BZA
Case No. 16834
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16834
EXHIBIT NO.21

PROJECT DESCRIPTION

The applicant is proposing to construct a new pantry on the first floor and expand an existing room on the second floor on the western side of the residence. The second floor addition would fill in an area to the side and back of the house over the existing covered patio. The pantry will be added to the kitchen, extending towards the covered patio.

ZONING REQUIREMENTS

The applicant requests a special exception for relief from the lot occupancy and side yard requirements, as specified in **Sections 403 and 405** for semi-detached row dwellings in an R-3 District. **Section 199.1** defines a one-family, semi-detached dwelling, as a one-family dwelling, the wall on one (1) side of which is either a party wall, or lot line wall, having one (1) side yard. **Section 403.2** provides the percentage of lot occupancy for dwellings in the R-3 District as follows:

- Row dwelling, flat, church or public school- 60%
- All other structures- 40%.

Semi-detached row dwellings are categorized as "other structures", with a maximum lot occupancy requirement of 40%.

Section	Item	Required	Provided	Variance
401	Lot Area	3,000 Sq. Ft.	3,041.82 Sq. Ft.	
403	**Lot Occupancy (40%)**	1,216.73 Sq. Ft.	1,581.92 Sq. Ft = 52. % Addition: 27.53 Sq. Ft. (0.9%) Total: 1,609.45 (52.9%)	+12.9%
404	Rear Yard	20 Ft.	42 Ft.	
405	**Side Yard**	8 Ft. and 0 Ft.	2.88 Ft. and 0 Ft.	-5.12 Ft.
406	Courts	N/A	N/A	

Special Exception Relief

The applicant may seek relief from the requirements of Sections 403 and 405, provided that the lot occupancy of the dwelling does not exceed 70% in the R-3 Districts (per Section 223.3), and subject to requirements of Section 223.2. Additionally, Section **223.4** states that ... "The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties."

ANALYSIS

The applicant's proposed development exceeds the allowable (40%) lot occupancy by 12.9%. However, the proposal does not expand the overall lot occupancy beyond the maximum 70% requirement under Section 223.

The proposed addition of the pantry and the upper level bedroom extension must satisfy the standards identified in Section 223.2 as follows:

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

The addition of the pantry on the lower level has no effect on the light and air availability to the neighboring property to the west (3330 N St.). The pantry does not decrease the side yard measurement, since it does not extend beyond the width of the house. The fill-in extension does not exceed the dimensions of the adjacent property and would not substantially reduce light and air circulation to the neighboring property.

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

The pantry addition on the western lower level will not have windows, and will be adequately screened by an existing privacy fence along the property line. The expansion of the bedroom does not include windows on the west side elevation. New windows will overlook the subject property's back yard. Privacy of use and enjoyment of the neighbor's back yard will not be affected.

(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 subject street frontage.*

The addition to the western rear of the property is not readily visible to the street frontage. There is no alley to the rear of the property that may expose the expansion to added visibility and there is adequate screening provided by tree plantings in the rear yard of the property.

(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 photographs, concept plans, side and rear elevation drawings depicting the dimensions of the additions.

COMMUNITY COMMENTS

The Advisory Neighborhood Commission 2E approved the concept on October 2, 2001.

HISTORIC PRESERVATION

The Commission of Fine Arts recommended approval of the concept design on October 19, 2001 (See Attachment).

CONCLUSION

The Office of Planning concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3104.1 and Section 223 of the Zoning Regulations, and recommends that the Board of Zoning Adjustment approve the special exception to permit the addition of a pantry and extend a bedroom on the upper level of the subject property at 3328 N St. NW.

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

19 October 2001

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

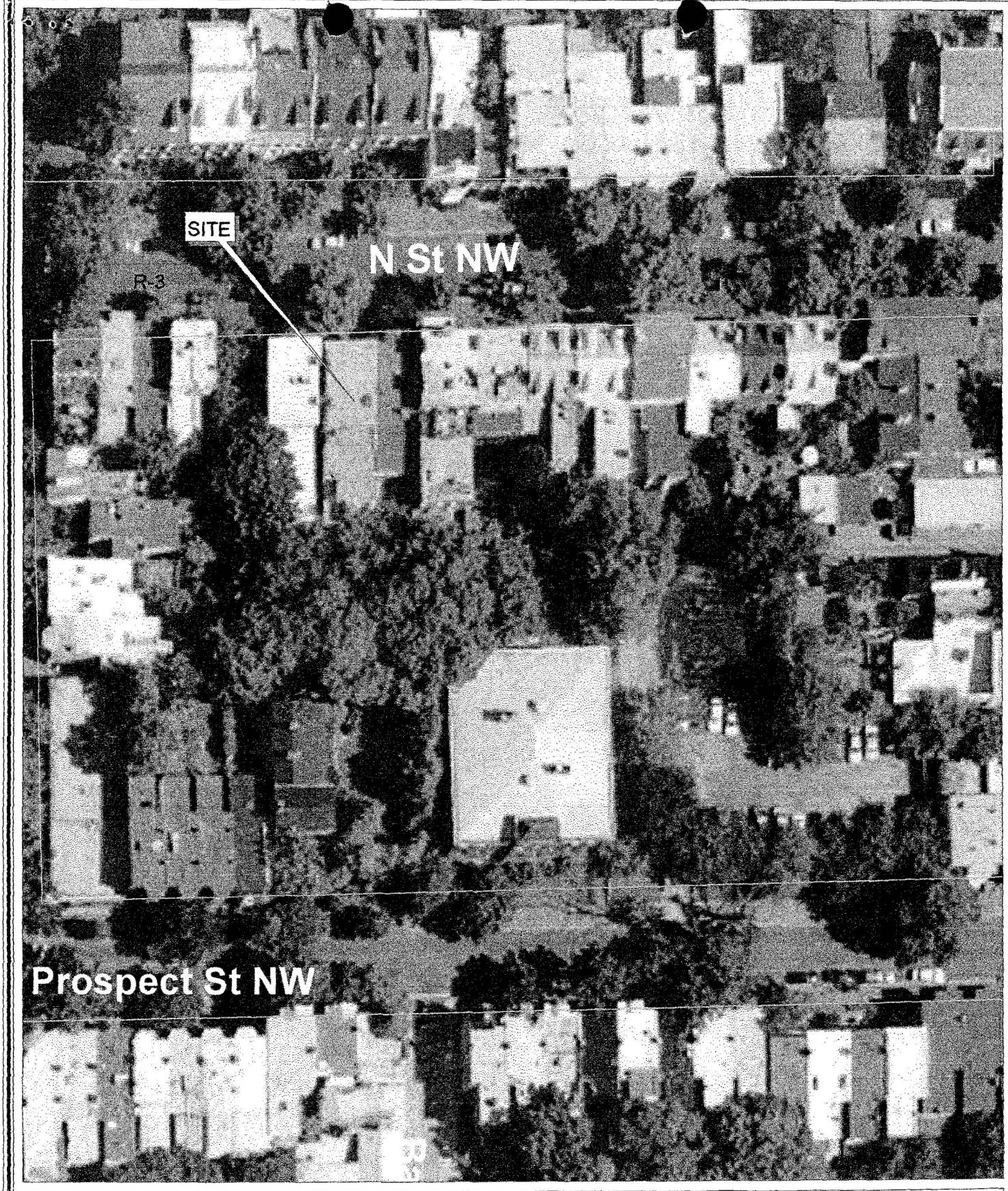
The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G.01-244 HPA.01-520	3328 N Street, NW Johnson and Rumph Residence	Rear additions - conceptual

LOT: 94 SQUARE: 1220

RECOMMENDATION: No objection to concept design for proposed rear additions. Note: the Foundation for the Preservation of Historic Georgetown holds a preservation easement on this property. File separate submission of working drawings, including construction details, with permit application for review by the Commission when ready.

Frederick J. Lindstrom
Acting Assistant Secretary



Feature Key

Zoning Boundaries

Square Index - 1220

Board of Zoning Adjustment
3328 N Street, NW
Application No. # 16834

DC Office of Planning
February 4, 2002

Scale 1:696

N

25 0 25 Feet

Attachment #