Board of Zoning Adjustment Application for Zoning Relief

1317 21st ST NW Lot 0060, Square 0097

Case Number: 16867

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Part B of Application: A detailed statement of existing and intended use and number of families or household units, if any, the building is designed to accommodate.

The subject property is zoned DCOD/R5B residential. Pursuant to DCMR Title 11, the D.C. Zoning Regulations, Section 350, single family housing, a two unit flat, and an apartment house use is permitted in the R5B residential zone.

The lot fronts on 21st Street on the west, and a 16 foot public alley on the east, and on the north and south are attached row houses. The lot has an area of 1907 square feet.

This is an existing two story with basement brick single family dwelling. The existing structure is located in the Dupont Circle Historic District. The Historic Preservation Division has signed approval for this project on the permit application; the Historic Preservation Division has waived the customary filing of a concept or permit review, due to the simple nature of the deck addition.

The property owner has proposed the construction of a spiral staircase to the roof enclosed by a small roof penthouse, eight feet in height, and removed from the east and north of the building by at least eight feet, as required in the regulations. Due to the design of the existing historic house, the stair penthouse will be removed from the south property line by six feet and from the rear of the house by 3.5 feet, not the required eight feet per subsection 400.7(b).

In addition to the stair penthouse, the property owner has proposed construction of a roof deck consisting of 310 square feet, as shown on the plat and plans submitted with this application.

In order to construct the proposed roof deck and stair penthouse addition to the existing dwelling, the following Board of Zoning Adjustment relief is required:

(1) Relief under Section 223 which allows the case to be filed and heard as a Special Exception instead of a variance;

(2) Variance from Section 400.7(b) concerning equal setbacks from the sides of the building equal to the proposed height of a roof stair penthouse; and

(3) Variance from Section 403 concerning the percentage lot occupancy of the existing building.

The single family dwelling and the roof deck are conforming uses. The property is to remain a Single Family residence.

BZA
Case No. 16867
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16867
EXHIBIT NO.3