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Board of Zoning Adjustment Application for Zoning Relief

1531, 1533, & 1535 P Street, NW Lot 0111, Square 0194

Case Number: 16876

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/SP1 mixed use office and residential. Pursuant to DCMR Title 11, the D.C. Zoning Regulations, Section 501.1, single family housing, a two unit flat, and an apartment house use is permitted in the SP1 residential zone.

This is an existing three story with basement brick building originally built as housing units, most recently used as a non profit office. The existing structure is located in the Dupont Circle Historic District. The property is currently being rebuilt as a luxury eight unit residential condominium, and should be completed within four months.

The lot fronts on P Street on the south, and is surrounded by lot lines. The subject lot number 111 contains three addresses, 1531 P Street, NW, 1533 P Street, NW, and 1535 P Street, NW. The lot has an area of 3,159 square feet. While the application refers to all three addresses for consistency, the proposal includes only that portion of the building known as 1533 P Street, NW.

A condominium unit purchaser has proposed the construction of an 8 foot x 8 foot roof stair penthouse, eight feet in height, and removed from the sides of the building by at least eight feet, as required in the regulations. In addition to the stair penthouse, the property purchaser has proposed construction of a roof deck consisting of 300 square feet, as shown on the plat and plans submitted with this application. Both the stair penthouse and the roof deck are conforming uses and structures in all aspects, except the building occupies a larger percentage of the lot than allowed in the regulations. The placement of the stair penthouse and deck do not extend the non-conformity of the existing building.

The Historic Preservation Division staff member Steve Callcott has determined that this proposed roof deck will be approved as a walk through process; the Historic Preservation Division has waived the customary filing of a concept or permit review, due to the simple nature of the deck addition.

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 2001.3(a), existing non-conforming building with conforming use exceed percent lot occupancy requirement of section 532.1 to allow a conforming single apartment use residential balcony and roof access structure.

The single family condominium unit and the roof deck and stair penthouse are conforming uses.

BZA
Case No. 16876
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16876
EXHIBIT NO.3