GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

Memorandum

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: June 24, 2002

SUBJECT: Amended Report
BZA Application #16886 (330 8th Street, S.E.)
Square 924, Lot 826

INTRODUCTION

On June 18, 2002, the Board of Zoning Adjustment determined that the proposal should be reviewed as a Special Exception under Section 223 of the Zoning Regulations. At that time, the Office of Planning verbally analyzed and gave support for the Special Exception. The Board asked OP to give a written analysis of how the application meets the requirements of Section 223.

ANALYSIS

The following demonstrates how the proposal meets the requirements.

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

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

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

The southern portion of the building will continue to be a party wall. The sidewall of the adjacent building to the north has windows but they will not be blocked, as that portion of the building is setback from the property line.

(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 street frontage; and

The proposed addition will not be visible from the street and therefore will not change the character, scale, and pattern of houses along 8th Street.

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EXHIBIT NO.35

BZA
Case No. 16886
Exhibit No. 35

(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 submitted plans, photographs, and elevations to be used in the evaluation.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-l and R-2 districts or seventy percent (70%) in the R-3, R-4 and R-5 Districts.

The property is zoned R-4 and the lot occupancy was calculated to be 67%.

223.4 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 and nearby properties.

Based on an assessment of the submitted materials and a visit to the site, no screening is required and there will not be any outdoor lighting to intrude on the neighboring properties. HPRB approved the materials to be used and deemed it compatible to the existing house.

SUMMARY

As demonstrated above, the proposed addition meets the requirements of Section 223. The expansion of the non-conforming building can be granted without causing any "substantial detriment to the public good" as the addition is to the rear of the site where it is not visible. The intent, purpose, and integrity of the zone plan will be upheld as the use is consistent with the zoning of the property, light and air is provided even with the reduced yard requirements, and the addition will not affect the larger community as it is not visible from the adjoining street. The Office of Planning therefore recommends that the Board of Zoning Adjustment **APPROVE** the requested special exception.

AA/mbr