GOV NMENT OF THE DISTRICT OF CO 4BIA
OFFICE OF PLANNING

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D.C. OFFICE OF ZONING
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Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE: July 22, 2002

SUBJECT: **BZA Case #16900, Special Exception Request, Supplementary Report**

I. APPLICATION-IN-BRIEF

Applicant: Application of Jean-Paul Gautier and Kofo MacGregor-Gautier, owners
1426 Meridian Place, NW, Washington DC 20010
Square 2678, Lot 13

Proposal: The applicant is requesting special exceptions to construct a non-conforming addition to the rear of the existing townhouse, as described in detail in the report from OP dated July 10, 2002.

II. ADDITIONAL INFORMATION AND ANALYSIS:

The Office of Zoning has determined that an additional variance to those requested by the applicant and analyzed in the July 10, 2002 OP report is required.

Zoning – R-5-B	Required	Existing	Proposed
Side Yard (§405.6):	0', but 8' min. if a setback is provided	0' for the dwelling	**7.5' (east side) for the addition**

§405 – Side Yard

§405.6 *– ... a side yard shall not be required in the R-5-B district. However, if the yard is provided, it shall be at least three inches (3 in.) wide per foot of height of building, but not less than eight feet (8 ft.) wide).*

Building height calculations were not provided, but a setback in excess of 8' would be required. Reducing the size of the addition to meet the setback requirement would not be possible as the addition provides minimal interior space required for the stairwell function. §223.1 states that the Board may approve a reduction in the side yard setback by special exception to §405 if the proposed addition does not have a substantially adverse affect on the use, enjoyment, or privacy of any abutting or adjacent dwelling or property, and does not adversely affect streetscape. Potential impacts of the addition are analyzed in detail in the July 10, 2002 OP report. Any impact on sunshine and air access to, or privacy of, adjacent dwellings should be minimal. As the addition is on the rear of the house, there would be no impact on the streetscape and it would be in character with the overall development pattern along the alley. An addition conforming for side yard setback (i.e. one with no setback), would have a greater potential impact on neighbors and on the alley. As such, the proposal meets the test for special exception approval by the BZA.

BZA
Case No. 16900
Exhibit No. 24

III. OP SUMMARY RECOMMENDATION

The Office of Planning continues to recommend that the BZA approve the special exception request.

AA/jl

Board of Zoning Adjustment
District of Columbia
CASE NO.16900
EXHIBIT NO.24