GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE September 12, 2002

SUBJECT: BZA Application 16923
625 Q Street, N.W.

APPLICATION

An application by Kevin Keefe and John Sacco, pursuant to 11 DCMR §3104 for a special exception to allow the screening and roofing over of an existing deck under Section 223, not meeting rear, side yard and lot occupancy requirements in an R-4 zone district at 625 Q Street, N.W.

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception from the rear yard, side yard and lot occupancy requirements in accordance with the provisions of Section 223.

SITE AND AREA DESCRIPTION

The subject property is located at 625 Q Street, N.W, Square 444, Lot 805. The square is bounded by 6th Street to the east, Q Street to the south, 7th Street to the west, and R Street and Rhode Island Avenue to the north. The site is at the corner of Marion and Q Streets and is currently developed with a two-story, single-family semi-detached dwelling (with basement) and an open deck to the rear of the property. The surrounding area is zoned R-4 and is a mix of row houses and semi-detached homes.

BZA
Case No. 16923
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16923
EXHIBIT NO.24

BZA Application Case N 6923
625 Q Street, NW - Lot Occupancy and Rear Yard (223)

PROJECT DESCRIPTION

The applicants are proposing to add a roof and screen to an existing deck at the rear of the property. The residence is a non-conforming structure, not meeting the rear and side yard requirements of 20 feet and 8 feet respectively, and the lot occupancy of 40% for a semi-detached structure in the R-4 zone district. The area of the deck to be screened is 132 square feet. While the deck existed before the current owner's occupancy, the proposed roofing and screening increases the lot occupancy from 56% to 66%.

ZONING REQUIREMENTS

The applicant is requesting a special exception from the rear and side yards and lot occupancy requirements, to allow an addition to a nonconforming structure (§§403, 404 and 405) devoted to conforming use.

Section	Item	Allowed	Provided	Deviation
401	Lot Area	3,000 square feet (minimum) (one-family semi-detached)	1,566 square feet	-14314 sq. feet -
403	Lot Occupancy	40%	66%	+26%
404	Rear Yard	20 feet	18.5 feet	-1.5 feet
405	Side Yard	8 feet	3.3 feet	5 feet
406	Courts	N/A	N/A	0

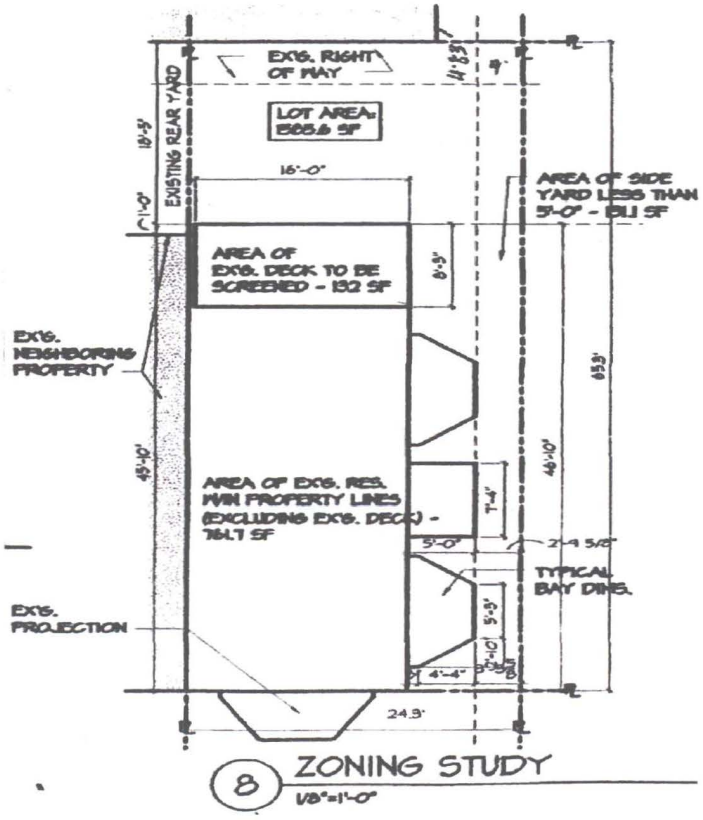


Figure 1
(Provided by the applicant)

Special Exception Relief

Relief may be granted from the requirements of §§403, 404 and 405, under Section 223, provided that the lot occupancy of the dwelling does not exceed 70% in the R-4 districts. The proposal does not expand the overall lot occupancy beyond the 70% maximum.

The proposed screening and roofing over of the deck space must satisfy the standards as identified in §223.2 as follows:

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

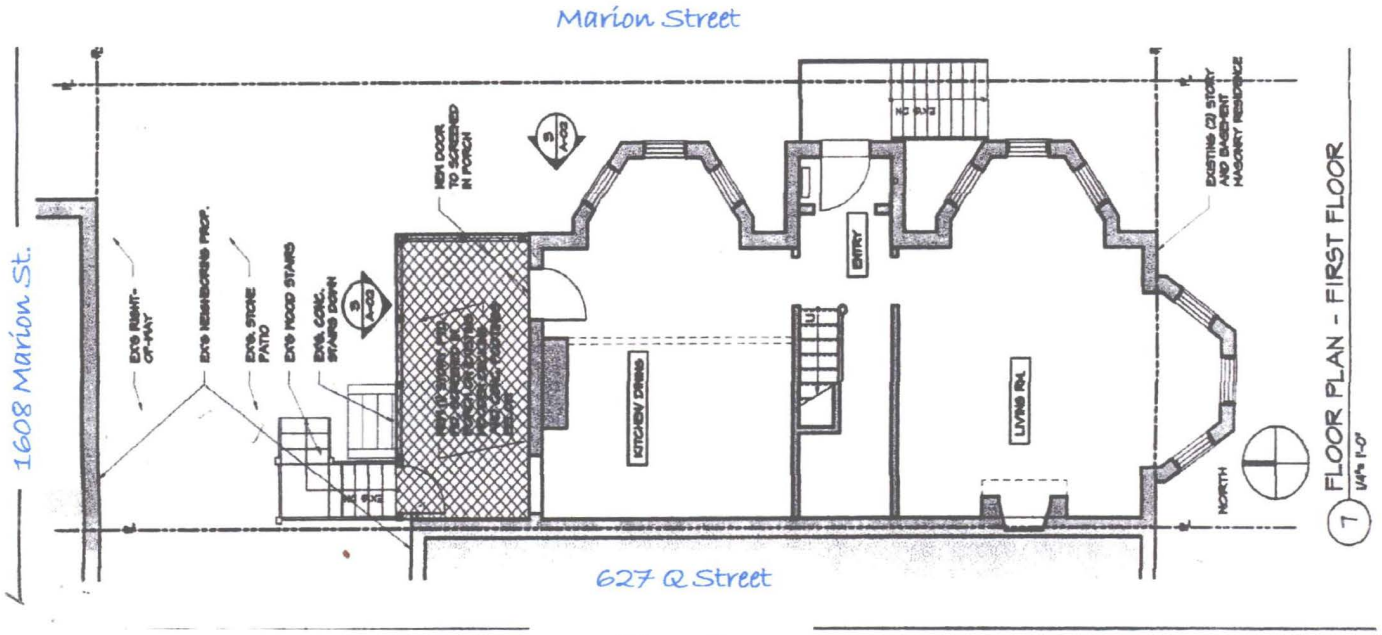
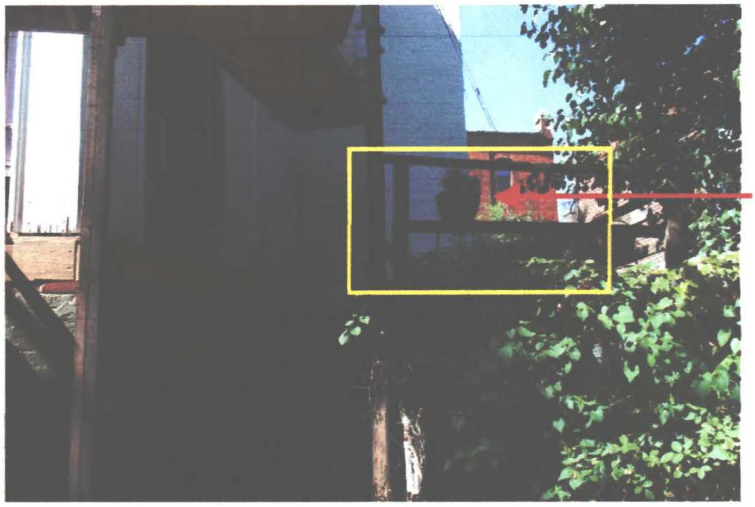


Figure 2

The deck is bounded to the west by the party wall of the residence of 627 Q Street. There are no windows along the party wall so the roof and screen would not affect the neighbors in this regard. The existing deck extends only 1 foot in width beyond existing structures, including the building and the residence at 627 Q, and the roofing and screen should not have an adverse impact on current light conditions or affect the circulation of air. Similarly, the sidewall of 1608 Marion Street, which abuts the 4.83 foot-wide right-of-way to the rear of the property, contains no windows directly across from the deck area, so light and air to this property will not be adversely affected by the addition of the roof and screen to the deck. The rear and side yards will remain intact with this proposal.





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

The proposed enclosure of the deck will not cause visual encroachment to neighboring properties. The deck is at the rear of the residence and does not decrease the existing side yard measurements. In addition, the rear yard of the property will remain intact, providing an adequate buffer area between the property owners, and maintaining the current privacy of use and enjoyment of the immediate neighbors, including the existing right-of way, which provides access to the rear yards of three properties along Q Street. A yard tree obscures the view of the deck along Marion Street, ensuring some privacy for the owners and other residents along the street, particularly during spring through summer.

(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.*

Similarly, the proposed addition will not visually intrude upon the character of the subject street frontage, since it is at the rear of the property. The completed structure will not visually intrude on the character of the neighborhood as viewed from the right of way or from Marion Street. In addition, an existing tree in the vicinity of the deck obscures a full view of the deck from Marion Street. From the renderings provided, the upgrade of the deck by roofing and screening seems architecturally compatible with the main structure, maintaining the character of the building's exterior.

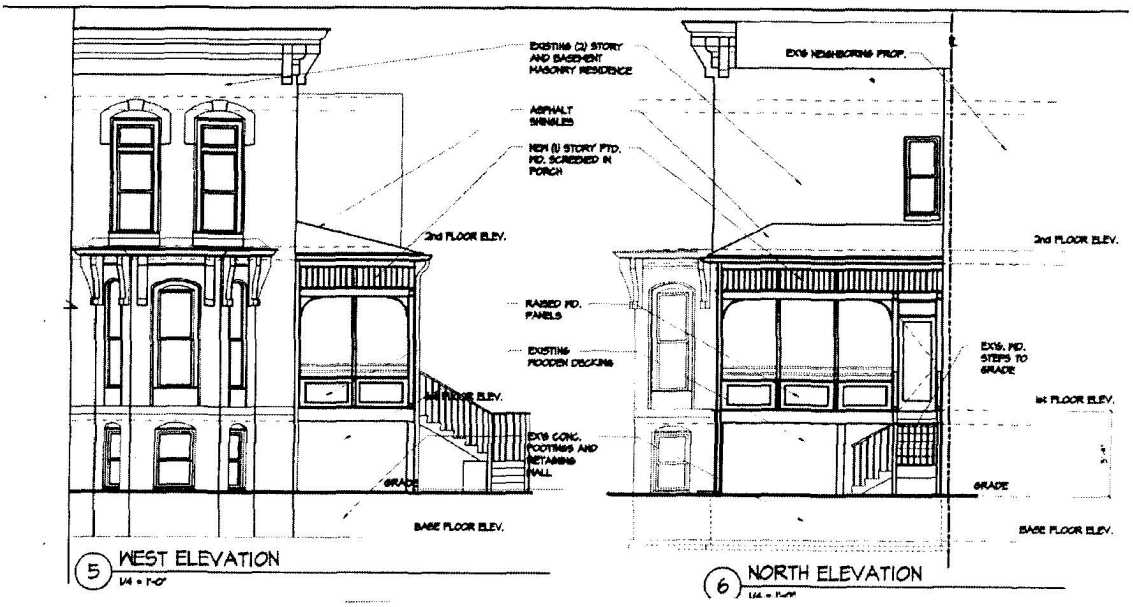


Figure 3

(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 photos, elevation drawings, and a site plan showing the relationship of the proposed addition to adjacent buildings and views from public ways.

COMMUNITY COMMENTS

The Single-Member District meeting will take place at the end of September. The full quorum of ANC 2C 01 will meet at the beginning of October. The applicants informed the adjoining neighbors about the proposed screening and have received verbal agreement that there will be no adverse effect on adjoining property. This property is not within a historic district.

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, for the granting of a special exception to permit the expansion of a nonconforming structure at 625 Q Street, N.W. The request can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the screening and roof cover for the deck at the rear of the property at 626 Q Street, N.W.