GOV NMENT OF THE DISTRICT OF COL BIA
OFFICE OF PLANNING

★ ★ ★

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 20 PM 1:25

Office of the Director

MEMORANDUM

DATE: November 18, 2002

TO: District of Columbia Board of Zoning Adjustment

THROUGH: JLS for Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 16952
Lumpkins
505 6th Street, SE
Square 846 Lot 56

SUMMARY

Paul D. Lumpkins, the owner of the subject property seeks approval, pursuant to 11 DCMR § 3104.1, of a special exception to allow an addition to a single-family dwelling under section 223, not meeting the minimum lot width and area requirements (section 401), lot occupancy requirements (section 403), rear yard requirements (section 404), and side yard requirements (section 405), and review under section 1202 (Capitol Interest District Special Exception Consideration) in the CAP/R-4 District at premises 505 6th Street, SE (Square 846, Lot 56).

Recommendation:

The Office of Planning recommends approval of this application based on the following findings:

- The proposed addition will not negatively impact the light and air of neighboring properties.
- The proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.
- The proposed addition will not tend to affect adversely the use of neighboring property.

BZA
Case No. 16952
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16952
EXHIBIT NO.27

Lumpkins
505 6th Street, SE
November 18, 2002

Background

The subject property, at 505 6th Street, SE (Square 846, Lot 56), is located in the CAP/R-4 Zone District and the Capitol Hill Historic District. The site is currently occupied by an existing two-story single-family semi-detached dwelling. The frame structure was built in 1880 and expanded in 1953 with a small 125 square-foot, one-story addition. The addition extends into the side yard of the original structure and reduces the side yard to 7.18 feet. The original structure is 7.58 feet from the rear lot line, which is 12.42 feet short of the required 20-foot rear yard. The existing lot occupancy of 50% exceeds the current R-4 requirement of 40% for a one family semi-detached dwelling.

The lot is shallow and small with a recorded width of 27.68 feet (30 feet required in R-4 for a one family semi-detached dwelling) and depth of 53.083 feet (100 feet would provide the minimum lot size with a width of 30 feet). The existing lot contains 1525 square feet (3000 foot minimum in R-4 for semi-detached).

Project Description

The applicant proposes using the structure as a single-family residence. The existing one-story addition will receive a second story of the same dimensions. The proposed addition provides an additional 125 square feet of living space.

Comprehensive Plan

The Comprehensive Plan sets goals of stabilizing and improving the quality of residential neighborhoods. Comprehensive Plan Section 1104.1(h) outlines a policy to "encourage the maintenance of existing housing stock and, where appropriate, the rehabilitation and new construction of detached and row housing." The property is identified as moderate density residential on the General Land Use map, which includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

Zoning

An addition to a one-family dwelling that does not comply with all of the requirements of §§401, 403, 404, 405, 406 or 2001.3 shall be permitted if approved by the Board of Zoning Adjustment, subject to the provisions of §223. The proposed addition will not comply with the lot occupancy requirements of §403, which permits a lot occupancy of only 40% (50% proposed). Also, the existing historic structure does not comply with the rear yard requirements of §404. Section 223 requires that the non-complying addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property; in particular:

The light and air available to neighboring properties shall not be unduly affected;
Based on analysis by the Office of Planning the amount of light and air available to neighboring properties will not be unduly affected by the proposed addition. The small

addition will not significantly increase the bulk and height of the structure or its impact on neighboring properties. The neighboring structure has no windows on the wall facing the proposed addition and is taller that the proposed addition.

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

The addition will be contained within the existing building footprint so the existing side and rear yards will be maintained. The existing structure to the south is a row dwelling built to the property line without windows in the side wall. The addition abuts the more generous portion of the rear yard at 12.58-foot and the rear yard of the property to the west that fronts on E Street, SE. There will not be a window on the rear of the addition. Therefore, the proposed addition will not unduly compromise the privacy of use and enjoyment of neighboring properties.

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;

The proposed addition is set back over 27 feet from 6th Street and will be constructed of materials and style compatible with the existing structure and the historic area. The report of the Historic Preservation Office is provided as Attachment 3. The Historic Preservation Review Board approved the project in concept with final approval delegated to staff. The proposed second story will be in character with the existing 2-story structure and the neighboring 2- to 2 ½-story residential structures. The setback of the addition from 6th Street and the height and location of adjoining structures significantly limit visibility of the addition, therefore, the scale and pattern of houses along the street frontage will not be impacted.

Given the above the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

Capitol Interest District
The Capitol Interest District

Community Comments

ANC 6B reviewed the application and voted unanimously to recommend approval of the application with the condition that the property owner to the south indicate support of the application in writing. The application will also be reviewed by the Capitol Hill Restoration Society.

Recommendation

The Office of Planning recommends approval of *BZA application 16952 requesting* a special exception pursuant to §223.1 to allow establishment of non-conformity of

special exception pursuant to §223.1 to allow establishment of non-conformity of percentage of lot occupancy and rear yard requirements of §§403 and 404 respectively.

ATTACHMENTS:

1. Location Map
2. Comprehensive Plan
3. Historic Preservation Report



Feature Key

Zoning Boundaries

Square Index

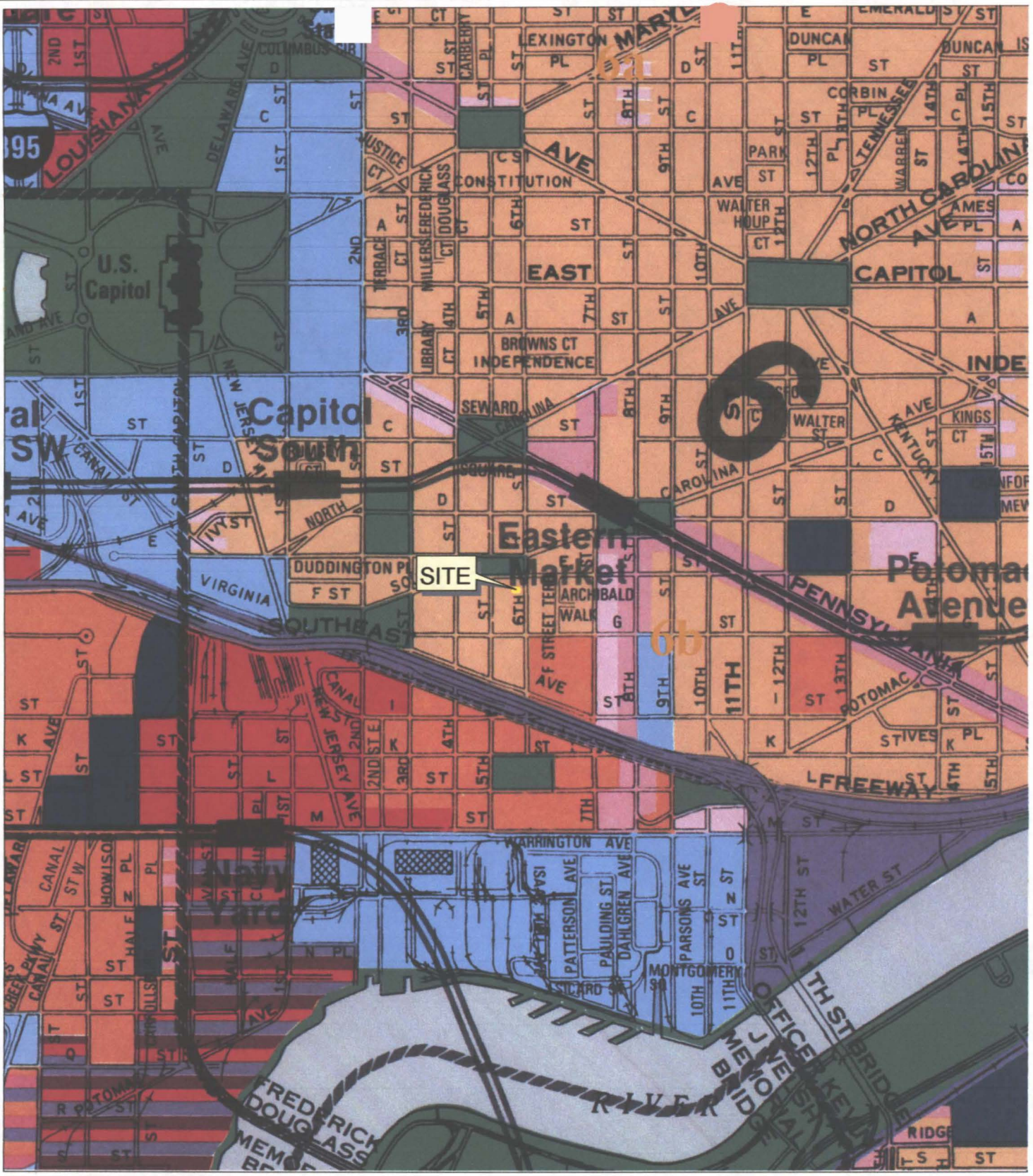
Board of Zoning Adjustment
Application No. #16952

DC Office of Planning
November 7, 2002

Scale 1:1200

25 0 25 50 75 100 Feet

Attachment 1


SITE
Capitol South
Eastern Market
Potomac Avenue
U.S. Capitol
EAST CAPITOL
SOUTHEAST
SOUTHWEST
Navy Yard
6th
6b
6c
6
Generalized Land Use Key
Residential Low Density
Residential Moderate Density
Residential Medium Density
Residential High Density
Water
Commercial Low Density
Commercial Moderate Density
Commercial Medium Density
Commercial Med.-high Density
Commercial High Density
Federal
Institutional
Local Public
Parks, Recreation and Open Space
Production and Technical Employment
Comprehensive Plan Landuse
DC Office of Planning
November 18, 2002
Scale 1:14400
1200 0 1200 Feet
Attachment 2

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**505 6th Street, SE**		Agenda
Landmark/District:	**Capitol Hill Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**June 22, 2000**	X	Alteration
H.P.A. Number:	**00-447**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Scott Sterl for owner Paul Lumpkin, seeks conceptual design review for the construction of second floor addition atop an existing one-story side wing to a small frame dwelling on Capitol Hill. As the house is detached on the side of the house, the addition would be visible from public space.

At some point, this frame dwelling had a small one-story addition added to the side and rear of the building. Based on its construction, it appears to have been added in the 20th century. The current owner seeks to add a second floor to this addition, continuing the same siding and fenestration treatment found on the first floor. In addition, a small projecting overhang would be constructed over the main entrance, also located on the side elevation.

The staff recommends that the Review Board approve the project in concept and delegate final approval to staff.