GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 25 PM 4: 50

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman
Director

DATE March 17, 2003

SUBJECT: BZA Application 16993 – Peterson Addition
500 P Street, N.W.

APPLICATION

An application by Reginald Waters on behalf of Ernest Peterson, pursuant to 11 DCMR §3104 for a special exception to allow an addition under Section 223, for a residence not meeting the lot occupancy, lot area and lot width requirements in an R-4 zone district at 500 P Street, N.W.

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception from the lot area, lot width and lot occupancy requirements in accordance with the provisions of Section 223 to allow the addition to the property at 500 P Street, N.W.

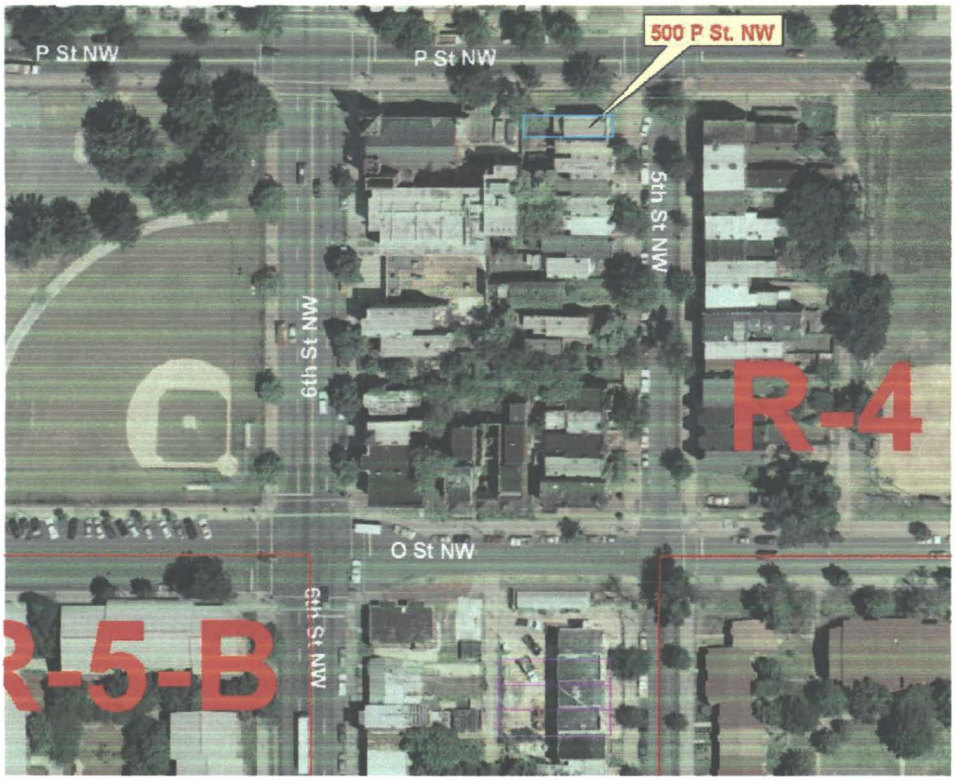
SITE AND AREA DESCRIPTION

The subject property is located at 500 P Street, N.W, Square 479, Lot 802. The square is bounded by 5th Street to the east, Q Street to the south, 6th Street to the west, and P Street to the north. The subject property is at the corner of 5th and P Streets and is currently developed with a two-story, single-family, semi-detached frame dwelling (no basement). The surrounding area is zoned R-4 and is a mix of row houses and semi-detached homes and churches.

BZA
Case No. 16993
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 16993
EXHIBIT NO. 20

BZA Application Case N[redacted]16993
500 P Street, NW - Lot Occupancy (223)



PROJECT DESCRIPTION

The applicant is proposing an addition to the rear of the property, which increases the square footage of the existing residence. The two-story dwelling is a non-conforming structure, not meeting the lot area, and lot width requirements of 3,000 square feet and 30 feet respectively, and the lot occupancy of 40% for a semi-detached structure in the R-4 zone district. The house currently occupies 674 square feet with lot occupancy of 58%. The lower level would be extended by 6'2" and the upper level would be increased by 17' 3" to become even with the lower level. The proposed addition to the west of the property increases the lot occupancy to 67%, which is below the 70% maximum allowed under special exception relief. The addition includes a second bedroom, and an increase in the size of a master bedroom on the second level and kitchen expansion on the first floor. The applicant submits that these additions are consistent with current neighborhood renovations.

ZONING REQUIREMENTS

The applicant is requesting a special exception from the lot occupancy, lot width, and lot area requirements, to allow an addition to a nonconforming structure (§§401, 403) devoted to conforming use.

Section	Item	Allowed	Provided	Requested	Deviation
401.3	Lot Area	3,000 square feet (minimum) (one-family semi-detached)	1,159 square feet	N/A	N/A
401.3	Lot Width	20 feet	17'	N/A	-3"
403.2	Lot Occupancy	40%	58%	67%	+9%

Table1

BZA Application Case N[redacted]16993
500 P Street, NW - Lot Occupancy (223)

Special Exception Relief

Relief may be granted from the requirements of §§401, and 403 under Section 223, provided the lot occupancy of the dwelling does not exceed 70% in the R-4 districts. As proposed, the addition does not expand the overall lot occupancy beyond the 70% maximum.

The proposed addition 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.*

The subject property is located on a corner lot. The addition is proposed to the west side yard, which faces P Street and abuts an approximately 3-feet wide right-of- way between the subject property and the adjacent property at 508 P Street (Springfield Baptist Church). The proposed addition is 6'2" wide and does not affect the adjacent residence to the south (rear) of the addition at 1430 5th Street. There are no windows included to the rear of the proposed addition, which may affect the abutting property owner on the south. In addition, there are no windows at the rear of the church property at 508 P Street, so that the proposed addition has no effect on the light and air to this property.

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

As a corner property, only two properties may be affected by the proposed addition. A parking area for the church and a 17-foot tall window-less rear wall of the church faces the side yard of the subject property and would face the proposed addition. Therefore, the addition does not affect any rear yard of properties in the square, which faces 6th Street. OP suggests a privacy fence to ensure the rear yard privacy of neighbors to the south of the property at 1430 5th Street.

(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.*

Currently, the residence extends no greater than two feet beyond the party wall of the 5th Street residence. While the proposed addition would add another 6'2" to the extension beyond the party wall, OP observed that it would not be out of character with, nor would it exceed other rear yard additions along 5th Street. While, the addition would increase the overall square footage of the property, the applicant also proposes to improve the existing structure by replacing the structure's current façade with brick. This is an improvement, which will complement the renovation of existing brick structures underway in the immediate neighborhood.

(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 applicant informed OP that the ANC 2C recommended approval of the special exception request at its regularly held meeting in February. 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 500 P 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. OP supports the project as part of the current revitalization of the neighborhood.

The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the addition to the property at 500 P Street, N.W.