BRIAN O'CONNELL ARCHITECTS

1832 15th Street NW
Washington, DC 20009
Tel 202-986-5180 Fax 202-332-4792
Email: btoarch@aol.com

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D.C. OFFICE OF ZONING
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Richard Van Berkel
1530 Swann Street, NW
Washington, DC 20009

Form 120- Responses to directives and questions on form 120 (reverse side)

Includes one original and twenty copies as requested.

F. See attached, Form 120 completed as requested, with additions on 8.5"x11" as required.
G. Form 120 and supporting documents presented in person to Office of Zoning at 441 4th Street, NW, Suite 210, Washington, DC 20001.
H. Filing fee paid to the Board of Zoning Adjustment (In accordance with the Board of Zoning Adjustment Schedule of Fees- 11DCMR 3180).
I.

a. Form 135 (Self-certification) is complete and enclosed, by licensed architect Brian O'Connell No. 6341.

b. A plat, drawn to scale and certified by the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed (proposed addition indicated on plat by Brian O'Connell Architects) buildings and accessory buildings, is enclosed (See attachment). Also enclosed please find the required architectural plans and elevations, shown in sufficient detail to clearly illustrate the proposed addition to be erected, with pertinent materials indicated. These architectural plans and elevations were completed according to Form 130 (required specifications for plats, plans and elevations).

c. The existing building is a single-family residence. The existing space is a narrow open area between the exterior wall of the kitchen and the party wall on the property line. The existing space is empty except for the air-conditioning compressor.
The proposed addition will not change the use of the existing building; it will remain a single-family residence. The proposed addition will occupy a 4'-6" x 14'-0" space alongside the existing kitchen and will provide a half bathroom and kitchen cabinet storage (the existing building has no bathroom on the first floor, which includes the kitchen, dining room and living room and has limited available space for kitchen storage).

d. This application is for a special exception variance. The proposed additional space will put the building over the 60% Lot Occupancy allowed by the code for R-5-B but within the 70% allowed in section 223 of the code. As stated above the use will remain, single-family residence. The proposed special exception variance meets the two main tests, as provided in Form 121, subsection 3104.1 and the four in subsection 223, indicated in detail below.

BZA
Case No. 16994
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 16994
EXHIBIT NO. 7

i. The existing lot dimensions are 17'-0" wide and 68'-0" deep. The lot width is in keeping with the average lot width(s) of adjacent and nearby properties but the lot depth (as with other lot depths along the south side of the 1500 block of Swann Street) is shallow, allowing only for the small existing rooms on the first floor, within the allowable 694 sq. ft, at 60% lot occupancy.
As a comparison: the lot depth of properties along west side of the 1800 block of 15th street (1530 Swann is between the 1800 block of 15th Street and 16th Street) also in the R-5-B district, is 90'-0"; the lot depth of properties in the 1400 block of Swann Street (south side) also in the R-5-B district, is 95'-0"; the lot depth of properties along the north side of the 1500 block of S Street (this block of S and the 1500 block of Swann share an alley), also in the R-5-B district, is 100'-0"+/-; and lastly, the 1800 block of 16th street (adjacent to 1500 block of Swann) is in zone R-5-D, which is less restrictive and allows for 75% Lot Occupancy.
The above stated conditions allow properties on adjacent streets larger footprints (therefore larger buildings) than properties on the south side of the 1500 block of Swann Street. Title 11 section 350.1 and 350.2, allows "moderate height and density..." for R-5-B.
The front elevation of the property (facing Swann Street) will not be altered or added to and the height will not be changed. The proposed addition will be at the rear of the property, facing the alley and will not extend beyond the existing building line and will not project beyond any building contiguous to it. The proposed addition will be one story; therefore it does not change the height of the existing building.

ii. Granting this application will not be of substantial detriment to the public good for the following reasons: the proposed addition does not add additional people or automobiles to the neighborhood, so it will not increase traffic or noise in the neighborhood; the proposed addition is at the rear of the property, faces the alley and is only one story in height; therefore its visual impact on the surrounding properties is minimal, if any; lastly, no additional rear yard lighting is called for in the plans, the owner will use only the existing lighting.

iii. Section 223.2
   a. The proposed addition will be built along an existing party wall between the owner's property and the adjacent property. No part of the addition will project beyond the existing buildings (Owners and neighbors) and it will be one story in height. Therefore it will not affect the light or air available to the adjacent properties.
   b. A 7'-6" privacy fence extends from the existing party walls to the end of the property at the alley on both sides and will not be modified. The window at the rear of the proposed addition is in keeping with the height and size of the existing windows. Therefore the privacy of use and enjoyment of the neighboring properties will not be unduly compromised.
   c. The proposed addition is at the rear of the property and therefore has no visual impact as viewed from Swann Street. The proposed addition does face the rear alley along the property line; as stated above the proposed addition is one story in height, with an existing 7'-6" privacy fence at the property line facing the alley; it is in keeping with the established architectural character of adjacent buildings and does not visually intrude upon the scale and pattern of houses along the alley.
   d. The enclosed plat map, plans, elevations and photographs provide visual representation and confirmation of the above stated conditions.

F. Lot occupancy of the existing building and the proposed addition will not exceed the seventy percent (70%) allowed in section 223.3 for R-5 Districts.

E. Included are photos of the effected area.
F. Included are the requested labels, one original and one copy.
G. The property is a single-family residence, owner occupied. There are no tenants or lease holders.
H. Single-family residence, no C of O available.

Sincerely,

Brian T. O'Connell
Principal