ZONING VARIANCE APPLICATION (FORM 120)

Carol Miller (owner)
518 9th Street SE
Washington, DC 20003

Response to Question 4-D:

The owner seeks relief from DCMR 11-403.2 (lot occupancy requirements) and 11-405-8 (side yard requirements). Due to the lot size and configuration, it is difficult for the owner to use the property in compliance with the Zoning Regulation. The zoning of this area is R-4 (row dwelling), and the size and dimensions of this lot were clearly intended for a row dwelling. However, because the existing ca. 1860 one story structure does not extend the lot's full width, it is classified technically as a semi-detached dwelling. For this reason it is subject to a much smaller lot coverage requirement (40%). The minimum lot area for a semi-detached dwelling in any zoning district is 3000 SF and the minimum width of lot is 30 feet. This lot has an area of only 2078.53 SF and a width of only 20.605', in each case 50% less than that prescribed by the Zoning Code. Thus, due to the technical classification of the structure as a semi-detached dwelling, it is subject to a lot coverage limitation that is burdensome to the owner and at odds with the overall intention of the Zoning Code itself.

Because the use of the property will remain unchanged and the overall site coverage will not exceed that envisioned by the Zoning Code for the site itself, granting this application would also be entirely consistent with the general intent and purpose of the Zoning Regulation and would not compromise the integrity of the Zoning Map. Nor would granting this application would result in any detriment to the public good. There would be no increase in traffic or noise, no increase in population density, and no unusual or harmful reduction in light or air for adjacent properties.

The existing structure of 954.1 GSF comprises a living room, dining/family room, kitchen, one bedroom, and one bath. The proposed addition is just large enough to add one bedroom and a bath, both of fairly modest size, above a slightly expanded kitchen. This amount of enlargement will serve only to bring the house up to the minimum size and standards of the surrounding neighborhood, not to exceed them. While it would be possible in the abstract to increase the existing structure upward with no increase in building footprint, Historic Preservation constraints prohibit such an approach. The existing structure is a contributing structure in the Capitol Hill Historic District, and due to the prominence of its unusual "Shotgun" form, no such development would be permissible by Historic Preservation Review Board. Historic Preservation Review Board staff has approved the proposed design in concept. The relief being sought is just enough to accomplish this goal in a manner consistent with the public interest in preserving the historic fabric of the original structure.

Given the various constraints imposed on the development of the site, we believe that the requested relief from the strict enforcement of the Zoning Regulation is the best way to satisfy the needs of the Owner and serve the public interest in preserving the general character and the historic fabric of the community.

BZA
Case No. 17042
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17042
EXHIBIT NO. 4