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The Office of Zoning
441 4th Street NW Suite 210
Washington, DC 20001

Re: Variance for Neavelle A. Coles
1215 E Street NE
Washington, DC 20002-6337
Subsection 3103.2 Burden of Proof

The applicant requests that relief be granted under the area Variances section of the District of Columbia Zoning Regulations. Specifically, the applicant requests relief as follows to construct a two-story addition to the rear of the house for a new bedroom and breakfast room.

Lot Area

Lots along E street are 16 feet wide. Current code requires 18 feet wide lots. Historic narrow subdivision results in a deficit lot area with no alternative to owner to add square footage. This condition is the predominate pattern for the neighborhood. Applicant requests 15 percent relief from 1800 to 1520 SF.

Lot Width

Predominant lot widths are 16 feet instead of 18 feet code requirement. This condition is the predominant pattern for the neighborhood. Applicant requests 2 feet relief from current zoning lot width.

Lot Occupancy

The property has an existing garage carriage house in the rear yard. Inclusion of the carriage house as a part of the area footprint causes a 13.7 percent excess of lot occupancy. The applicant requests permission to retain the carriage house/garage. The rehabilitated carriage house/garage will afford to community fabric the continued presence of the historic building element while affording the applicant with important vehicular storage area

BZA
Case No. 17045
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17045
EXHIBIT NO. 4

Characteristics

The variation of the plat subdivision from current Zoning Regulation renders impossible the owner's ability to respond to the current zoning area and size requirements. The shape and size of the property is non compliant in its potentials with current zoning.

1. Failure to obtain relief from the area and size impacts of the property will result in the inability of the applicant to generate a rehabilitation of the property that will be consistent with current market expectations of residential properties in the capital hill area. The applicant's ability to optimally utilize the facility is diminished by the minimalist dimensions of the site with a resultant financial hardship.

2. The granting of this application is consistent with zoning and use for the site and presents no aggravation of traffic noise or lighting. Furthermore, relief to rehabilitate and retain the carriage house/garage element will maintain a familiar neighborhood fabric piece on the property.

3. Granting of the application is consistent with the general intent and purpose of the Zoning Regulations and Map

Court.Open

Subdivision of the lots at 16 feet of width with a required open court of 4 feet leaves 12 feet of width for construction. Current code requirement to 6 feet of open court generates a gross width of only 10 feet for any addition. Applicant requests to be allowed to extend the existing open court by 2 feet of length and to retain the exisiting 4 feet of width only.

Respectfully Submitted,

Charles I. Bryant, FAIA