GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman
Director

DATE September 30, 2003

SUBJECT: BZA Application 17056 – Miller Addition
2503 Tracy Place N.W.

APPLICATION

An application by Kathleen Kroos on behalf of Richard Miller, pursuant to 11 DCMR §3104 for a special exception to allow an addition under Section 223 for a residence not meeting the lot area and yard requirements in an R-1-B zone district at 2503 Tracy Place N.W.

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception from the lot area, and yard requirements in accordance with the provisions of Section 223 to allow the addition to the property.

SITE AND AREA DESCRIPTION

The subject property is located at 2503 Tracy Place N.W., Square 2502, Lot 31. The subject property is at the corner of Tracy Place and Kalorama Road and is currently developed with a two and a half-story, single-family detached dwelling. The surrounding area is zoned R-1-B and consists mainly of single-family detached houses.

BZA
Case No. 17056
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17056
EXHIBIT NO. 28

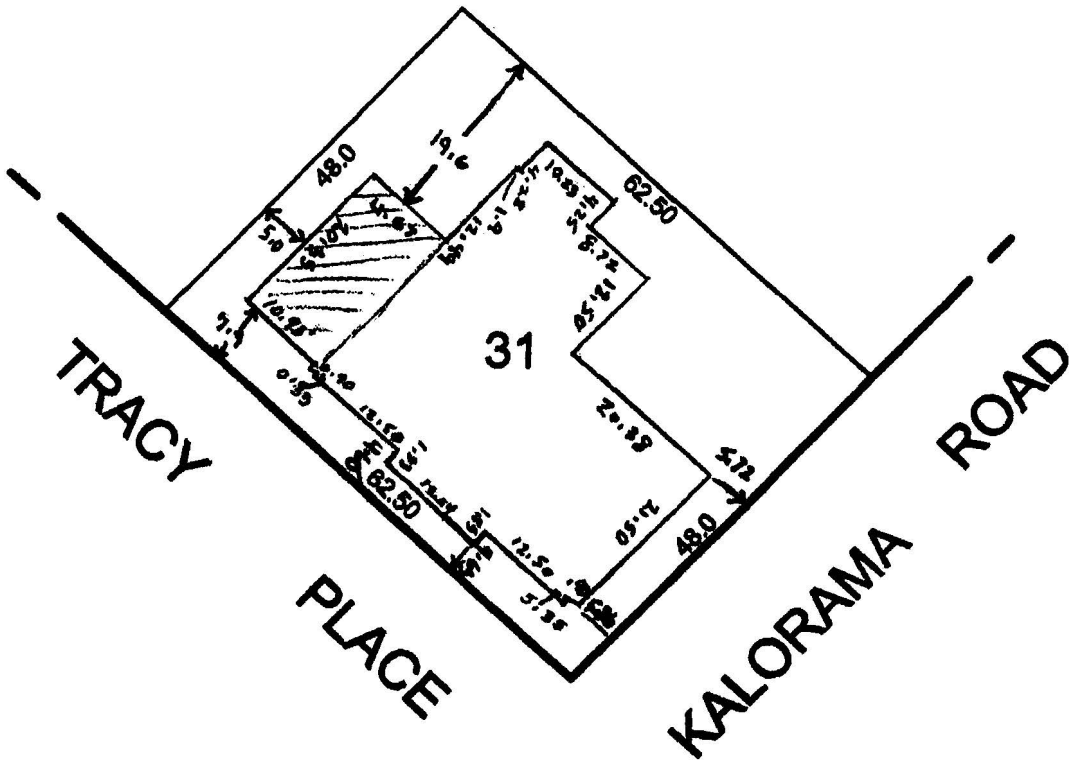


Figure 1 – Proposed Addition

PROJECT DESCRIPTION

The applicant is proposing a second story addition to the house which would increase the square footage of the house without increasing the footprint. The property is non-conforming, not meeting the required 5000 square feet of lot area, and the existing structure does not meet the side and rear yard requirements of 8' and 25' respectively, for the R-1-B zone district. The house currently occupies 1400 square feet with lot occupancy of 47%.
The lower level would be extended by approximately 220 square feet to match the lower level. The proposed addition does not increase the lot occupancy. The addition is intended to replace the master bathroom and add closet space.

ZONING REQUIREMENTS

The applicant is requesting a special exception from the lot area and yard requirements, to allow an addition to a nonconforming structure devoted to conforming use.

Section	Item	Allowed	Provided	Requested	Deviation
401.3	Lot Area	5,000 sq feet (minimum) (one-family detached)	3,288 sq feet	N/A	-1,712 sq feet
404.1	Rear Yard	25 feet	19.5 feet	N/A	-5.5 feet
405.9	Side Yard	8 feet	5 feet	N/A	-3 feet

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SPECIAL EXCEPTION RELIEF

Relief may be granted from the requirements of §§401, 404 and 405 under Section 223, provided the lot occupancy does not exceed 50% in the R-1-B districts. As proposed, the addition does not expand the overall lot occupancy beyond the 50% 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.*

This is a second story addition to be built on an existing first story room. The top of the addition will be lower than, and on the northwest side of, the existing main structure. As such, the addition will add very little to the shadow of the existing structure throughout most of the year. This addition will have little to no effect on the light or air of the neighboring properties.

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

The only potential visual encroachment of this addition is to the neighboring property to the northwest on Tracy Place. A second story will be extended 11' to within 5' of the property line and there will be a window on the side of the addition facing the neighboring property. The existing wall between the properties blocks the view of the first story room, but will be overlooked by the addition. However, the bulk of the existing house is visible from the neighboring property and second and third story windows currently overlook the neighboring yard, so further impact on the privacy of use and enjoyment of the neighboring property will be minimal. The neighboring property is built over 75 feet from the common property line.

(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.*

The subject property is the only home facing the street on this side of the block. In addition, the houses are spaced far enough apart and the addition is small enough that there will be no impact on the character, scale or pattern of houses along this street frontage.

(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.

AGENCY COMMENTS

Historic Preservation has reviewed the addition and informed the OP that the project poses no preservation issues. The Historic Preservation Review Board approved the addition in June 2003. Per the applicant, Historic Preservation notified neighbors within 200 feet of the property of the addition and no comments were received.

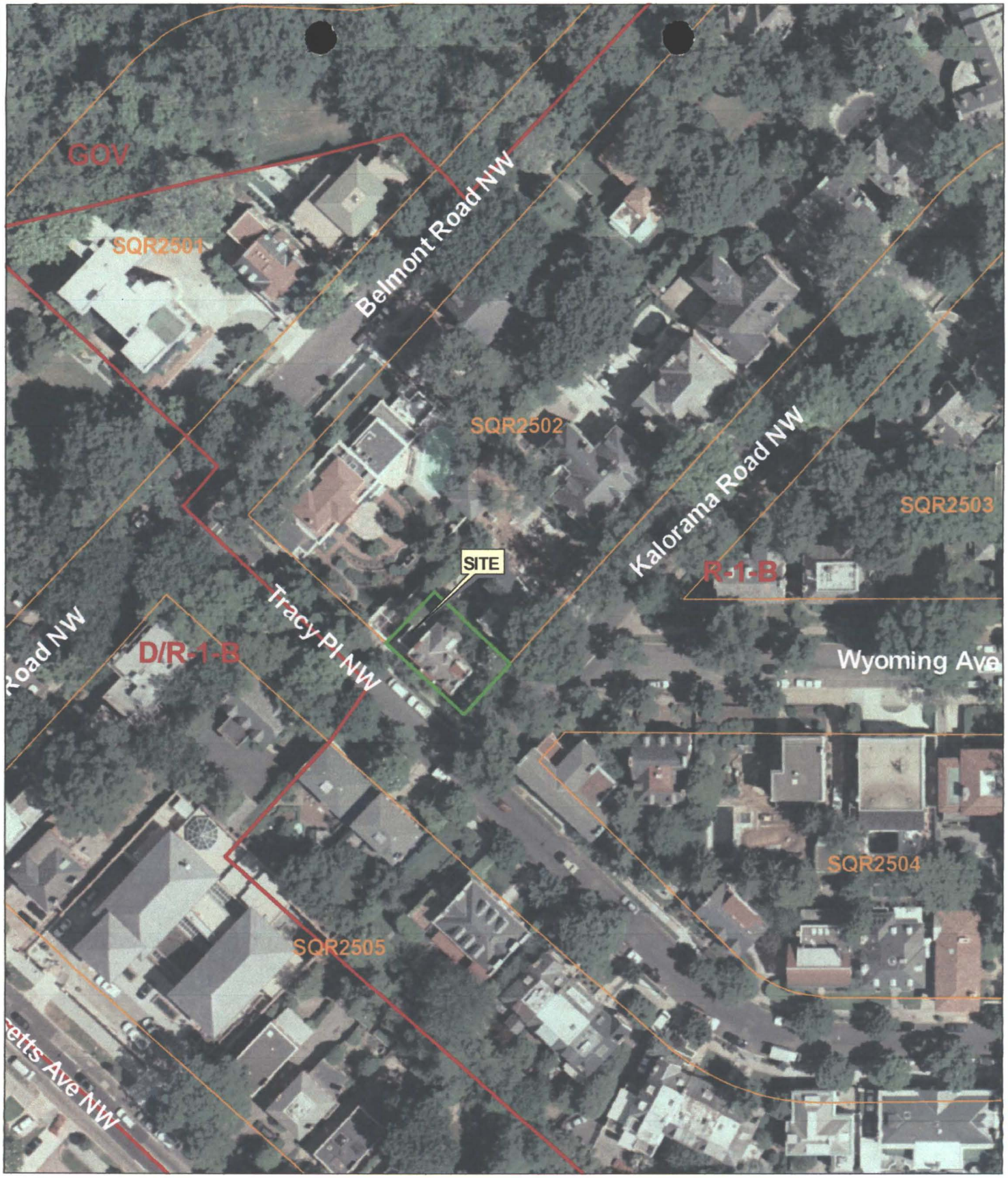
COMMUNITY COMMENTS

ANC 2D is scheduled to examine this addition at its meeting on September 22, 2003.

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 2503 Tracy Place 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.

The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the addition to the property at 2503 Tracy Place N.W.



Feature Key

Zoning Boundaries

Square Index

Ortho-Photography was taken in 1999.

Board of Zoning Adjustment
Application No. #17056

DC Office of Planning
September 22, 2003

Scale 1:1082

N

25 0 25 50 75 100 Feet

Attachment 1