GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE October 21, 2003

SUBJECT: BZA Application 17061 – McKinnon Addition
2708 P Street N.W.

APPLICATION

An application by Christian Zapatka on behalf of Henry McKinnon, pursuant to 11 DCMR §3104 for a special exception to allow an addition under Section 223 for a residence not meeting the lot area, lot width, and lot occupancy requirements in an R-3 zone district at 2708 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.

SITE AND AREA DESCRIPTION

The subject property is located at 2708 P Street N.W., Square 1261, Lot 2. The subject property is on the south side of P Street approximately 80 feet west of 27th Street and is currently developed with a two story w/ basement, single-family semi-detached dwelling. The surrounding area is zoned R-3 and consists mainly of single-family row houses.

BZA
Case No. 17061
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17061
EXHIBIT NO. 23

PROJECT DESCRIPTION

The applicant is proposing a two story rear addition to the house, replacing a mid-century lean-to addition. The property is non-conforming, not meeting the required 3000 square feet of lot area or 30 feet of lot width for the R-3 zone district. In addition, the proposed addition would exceed the 40% maximum lot occupancy by 156.4 square feet, or 6%. The addition is intended to replace the kitchen and add a studio and bedroom space.

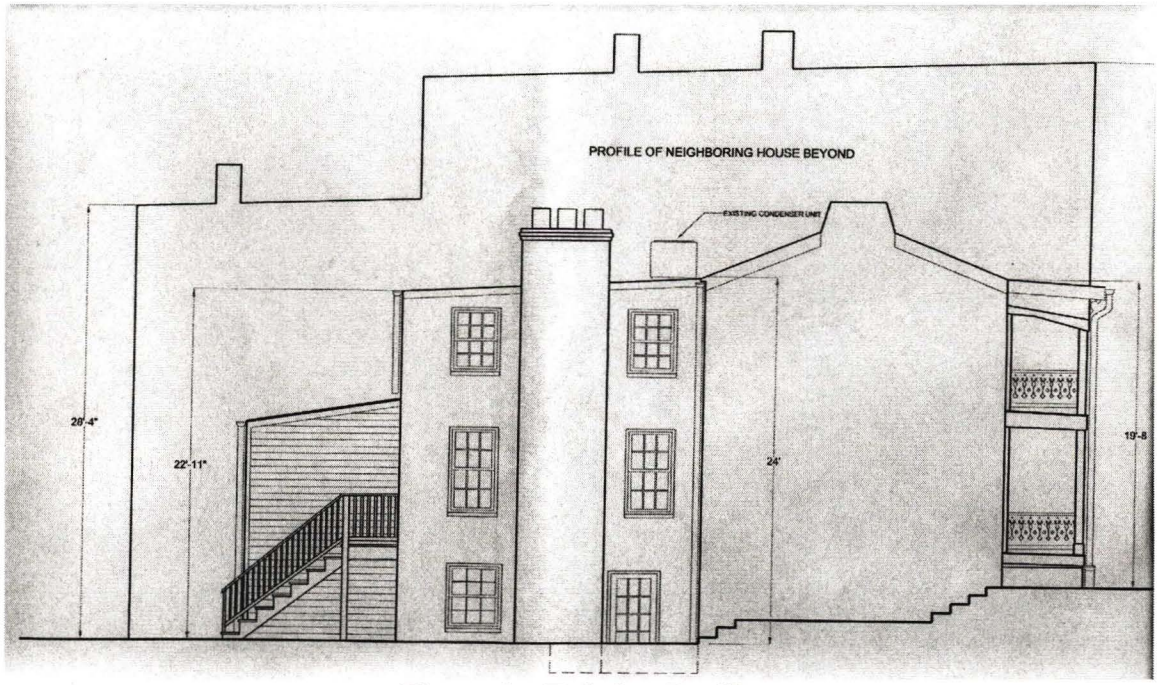


Figure 1 – Existing Profile

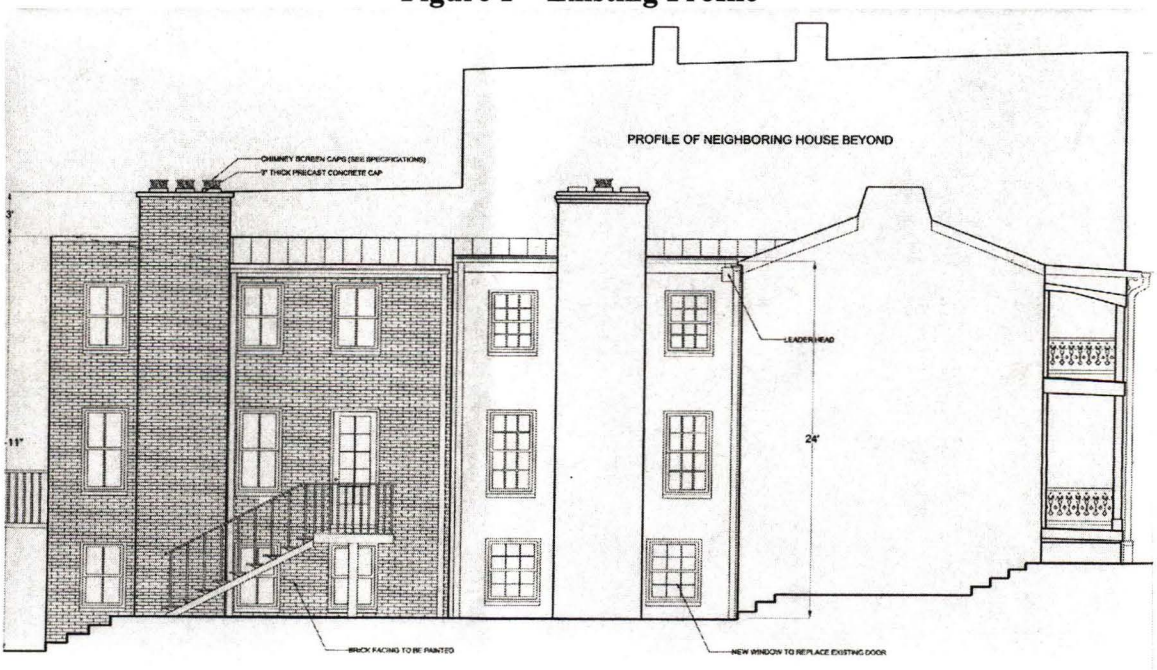


Figure 2 – Proposed Profile

ZONING REQUIREMENTS

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

Section	Item	Allowed	Provided	Requested	Deviation
401.3	Lot Area	3,000 sq feet (minimum)	2,484 sq feet	N/A	-516 sq feet
401.3	Lot Width	30 feet (minimum)	27 feet	N/A	-3 feet
405.9	Lot Occupancy	70% (by special exception)	40%	46.3%	N/A

SPECIAL EXCEPTION RELIEF

Relief may be granted from the requirements of §§401 and 405 under Section 223, provided the lot occupancy does not exceed 70% in the R-3 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 addition will face a windowless wall to the west. No windows are proposed on the west wall. To the east there will be a nine foot setback to the eastern side property line abutting the neighboring property's back yard. With the exception of a potential evening shadow in the neighboring back yard, the effects of this addition on light and air availability will be minimal. The addition will maintain a 31' rear yard setback.

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

There should be no noticeable affect on the enjoyment or privacy of use of the neighboring properties.

(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 proposed addition will extend approximately 16' further than the existing addition. This will make the house similar in length to the two buildings immediately to the west. The addition will likely improve, rather than intrude upon, the character of the immediate area as viewed from Poplar Street.

(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, architectural drawings, and a site plan showing the relationship of the proposed addition to adjacent buildings and views from public ways.

AGENCY COMMENTS

The Commission of Fine Arts has reviewed the addition has no objection to the proposed alterations. The Commission requests review of any further design changes as a result of the special exception process.

COMMUNITY COMMENTS

The applicant has informed OP that ANC 2E is in support of the project.

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 2708 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.

The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the addition to the property at 2708 P Street N.W.



Feature Key

Zoning Boundaries

Square Index

Ortho-Photography was taken in 1999.

Board of Zoning Adjustment
Application No. #17061

DC Office of Planning
October 14, 2003

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Scale 1:649

25 0 25 50 75 100 Feet

Attachment 1