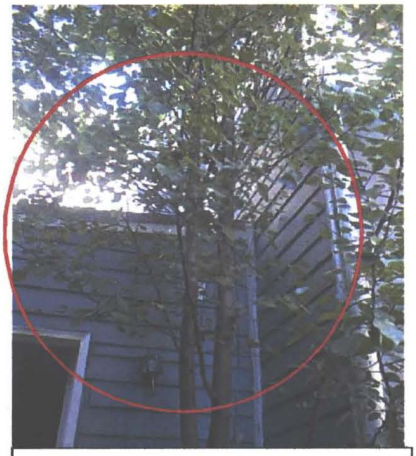
HISTORY OF PROPERTY

The subject semi-detached dwelling was built in 1865, before the adoption of the Zoning Act of 1958. Therefore, the structure does not comply with many of the zoning requirements, such as lot occupancy, etc.



Location of new addition

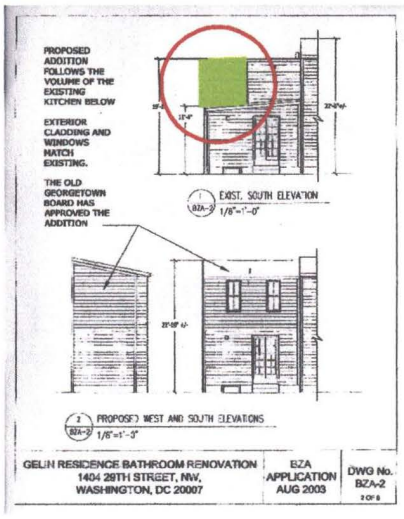
HISTORIC PRESERVATION

The subject site is in the Georgetown Historic District. The Commission of Fine Arts approved the plans for the proposed enlargement of a second-story bathroom in the subject dwelling on April 23, 2003. The Historic Preservation Office signed off on the addition on April 25, 2003. Approval was conditioned upon the applicant placing the rooftop air conditioning unit in an inconspicuous location. The applicant agreed to comply with this condition. The Old Georgetown Board also approved the addition.

PROPOSAL

The applicant proposes to enlarge an existing bathroom located at the rear of the second floor of the dwelling. The dimensions of the extended bathroom will be the same as the kitchen, which is directly below the proposed addition space.

The footprint of the existing structure will remain unchanged when the bathroom is expanded. The expansion will add approximately 96 square feet to the second floor of the structure.



Area of proposed bathroom addition

ZONING ANALYSIS

The subject property is in the R-3 District. The R-3 is designed for row dwellings, but included areas within which row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings, and groups of three (3) or more row dwellings.

The subject dwelling, was built prior to the adoption of the Zoning Act of 1958, and does not meet the lot area, lot width, lot occupancy, nor the rear yard requirements for the R-3 District. The property is therefore non-conforming in the R-3 District.

BZA
Case No. 17074
Exhibit No. 23
Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 23