GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE March 9, 2004

SUBJECT: BZA Application 17126
1418 Columbia Street N.W.

APPLICATION

An application by Stephen and Faith Williams, pursuant to 11 DCMR §3104 for a special exception to allow an addition not meeting lot occupancy requirements under Section 223 in an R-4 zone district at 1418 Columbia Street N.W.

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception from the 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 1418 Columbia Street N.W., Square 366, Lot 75. The subject property is on the west side of Columbia Street between P Street to the north and O Street to the south. Columbia Street at this location is located midway between 10th and 9th streets one block west of the O Street Market. The lot is currently developed with a two story, single-family semi-detached dwelling. The surrounding area to the north and south on 10th Street and Columbia Street are zoned R-4. The properties on 9th Street are zoned C-2-A. The buildings on this block are almost exclusively single-family row houses. The property lies within the Mount Vernon West Historic District.

BZA
Case No. 17126
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17126
EXHIBIT NO. 24

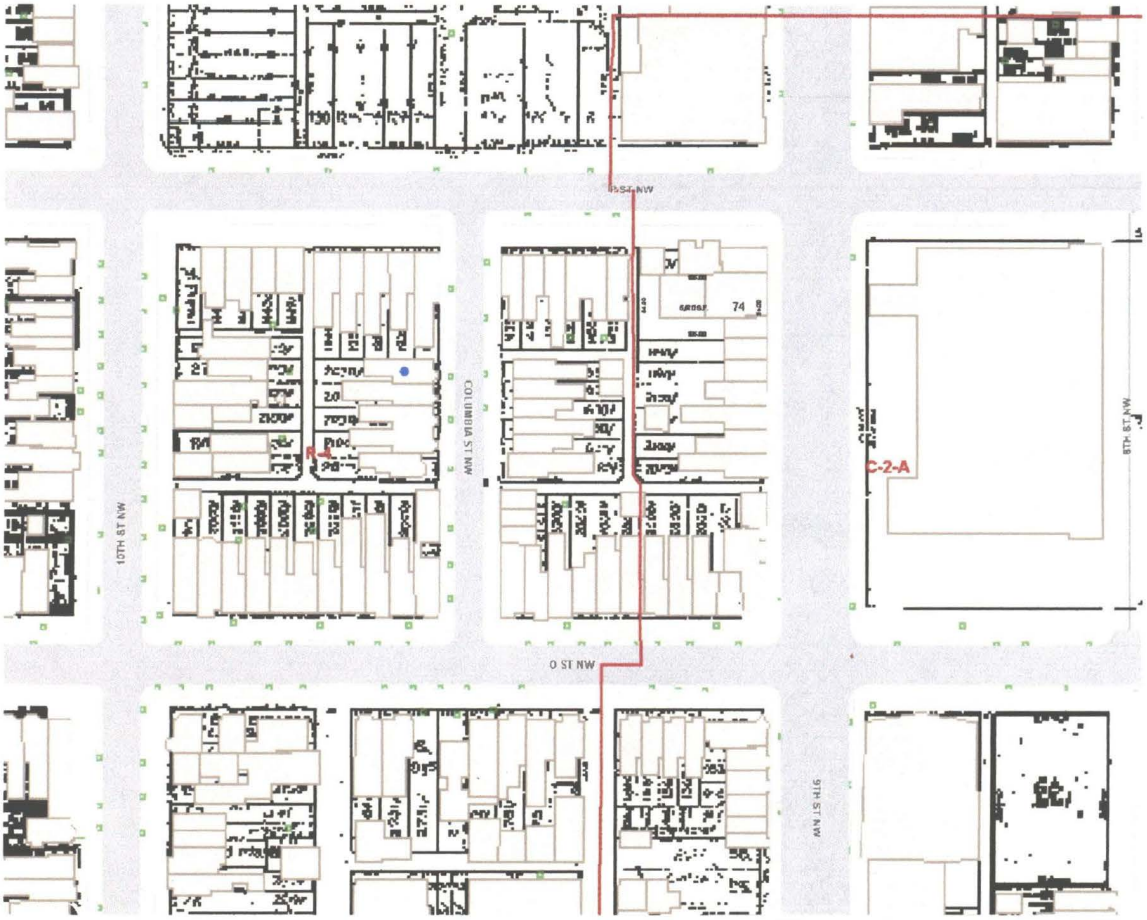


Figure 1 – Application Site

PROJECT DESCRIPTION

The applicant is in the process of building a conforming addition onto the back of the existing home. The addition will fill in the current side court and add a 5.65' rear porch with a 2' cornice. The applicants are requesting an extended covered porch that would total 10' in depth. The porch extension would increase lot occupancy to a total of 64 percent, 4 percent over the maximum lot occupancy allowed under §403.2, but within the 70 percent allowed by special exception under §223.

ZONING REQUIREMENTS

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

Section	Item	Required/Allowed	Provided	Requested	Deviation
401.3	Lot Area	1,800 sq feet (minimum)	2,029 sq feet	N/A	N/A
404.1	Rear Yard	20 feet	36 feet	31.75 feet	N/A
403.2	Lot Occupancy	60%	60%	64%	4%

SPECIAL EXCEPTION RELIEF

Relief may be granted from the requirements of §403 under Section 223, provided the lot occupancy does not exceed 70% in the R-4 district. 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 two-story height of the proposed porch roof has the potential to affect the light to the neighboring property to the north, however a site visit confirmed that existing screening on the neighboring property to the north extends to nearly the same height as the proposed roof. In addition, the applicant has presented signatures from the property owners to the north stating that they have no objection to the project. OP has determined that the effects of the proposed addition on light and air, if any, will be extremely minimal.

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

The proposal is only for a ground level porch with a two-story roof structure. This project will have no more affect on the privacy of neighboring properties than the current conditions. The addition will be taller than but not extend as far as the rear of the adjacent building to the south and therefore should have no significant affect in that direction.

(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 addition will only be visible from the rear alley and will be in scale with the majority of the properties on the block. The rear of the neighboring property to the south is only one story, however the other homes on the same frontage are two stories throughout the structure. The height of the backyard fences and the narrowness of the alley at the back of these buildings make this addition hard to see from any public way so it would be difficult to argue that there will be any visual intrusion.

(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, a drawing, 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 project at it's meeting of November 20, 2003.

COMMUNITY COMMENTS

ANC 2F is scheduled to examine the application at their meeting of March 3, 2004. The applicant has submitted a petition with the signatures of ten neighboring property owners stating that they have no objection to the proposal.

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 conforming structure. 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 1418 Columbia Street N.W.