GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director`

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: March 16, 2004

SUBJECT: BZA Case No. 17128
Kathryn Kross – Special Exception

APPLICATION

The application by Kathryn Kross requests, pursuant to 11 DCMR 3104.1, a special exception to the lot occupancy requirements for a one-family dwelling in the R-5-B District as outlined in Section 223.1 of the Zoning Regulations.

RECOMMENDATION IN BRIEF

The Office of Planning recommends **Approval** of the requested special exception.

SITE AND AREA DESCRIPTION

The subject property is in the Adams Morgan Neighborhood of Ward 1, located at 1908 Belmont Road, N.W., (Square 2539, Lot 207). The property is in the R-5-B District. It is on the south side of the block near the intersection of 19th Street & Belmont Road.

The property is developed with single-family semi-detached dwelling. The dwelling is one in a set of four row houses on the south side of the block. All four of the dwellings are two and one half stories (2 ½-story), Georgian-Revival style row houses with architectural features such as Flemish bond brickwork, decorative stone lintels and sills, and brick quoins. The front yard areaways include bermed yards and straight steps that lead to classical porticoes. The subject dwelling is the only property in the grouping of four dwellings without the original portico.

BZA
CASE NO. 17128
EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17128
EXHIBIT NO. 25

HISTORY OF PROPERTY

The subject semi-detached dwelling was built of brick veneer in 1911, before the adoption of the Zoning Act of 1958. Therefore, the structure does not comply with some of the zoning requirements, such as lot occupancy, etc.

HISTORIC PRESERVATION

The subject site is in the Kalorama Triangle Historic District. The Historic Preservation Office signed off on conceptual design of the addition on October 23, 2003. Approval was conditioned upon the applicant including as much landscaping and greening as possible into the final plan. (See attachment 1, History Preservation Review Board Staff Report And Recommendations)

PROPOSAL

The applicant proposes to build a roofed, open, front porch, steps and basement entrance on the front façade of the subject row dwelling. The proposal will include the reinstallation of the gabled portico and reconfiguration of the front steps. The front entry will be built of stone block and realigned to run perpendicular with the house. The stone steps will terminate at a brick landing, which will turn 90 degrees to the existing patio at grade. A new basement entrance will be located directly beneath the existing primary entrance, accessed by an opening cut into the side of the new stone steps. New planting areas would be located in front of the new steps and along the east side of the existing patio.

ZONING ANALYSIS

The subject property is in the R-5-B District. Zoning relief for this application can be granted under Section 223 of the Zoning Relations.

223 ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS **(R-1)**

Limited additions to non-conforming, one-family dwellings are permitted if approved by the Board of Zoning Adjustment, subject to the following provisions:

§223.1 - An addition to a one-family dwelling or flat, where a flat is permitted, that does not comply with all the requirements of §§401, 403, 405, 406, or 2001.3 of this title shall be permitted if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3104 of chapter 31 of this title, subject to the provisions of this section.

§223.2 - The addition shall not have a substantially adverse affect on the use of or enjoyment of any abutting or adjacent dwelling or property; in particular;

(a) Will the proposed addition affect unduly the availability of light and air to neighboring properties?



No. The proposed porch addition, will not affect the availability of light and air to neighboring properties. Dwellings on the east side of the 1900 block of Belmont Road are orientated from west to east, the optimum orintation to provide maximum light and adequate ventilation to neighboring properties, as well as the subject property. The dwelling to the east is a corner unit that fronts on 19th Street, and is less likely to experience negative light and air impacts, as a result of the porch addition.

(b) Will the addition unduly compromise the privacy of use and enjoyment of neighboring properties?

No. The addition will not unduly compromise the privacy of use and enjoyment of neighboring properties. The proposed porch addition will be more of a classical design adornment than a functional porch. Each of the other three houses in this four-structure row house set, already has classical porticos similar to the one proposed by the applicant.



(c) Will the addition, together with the original building, as viewed from the street, alley, and other public way, substantially visually intrude upon the character, scale and pattern of houses along the street frontage?

No. The porch addition can be seen from Belmont Road, but it will not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. There are other houses on the subject block, as well as throughout the Kalorama Triangle Historic District with front porch additions. The applicant's decision to remove a modern stairway and replace it with stoop, stone steps and a classically inspired porch that will match the design of the front porches on the other three adjacent properties, will enhance the character, scale and pattern of the subject property, as viewed from the 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 drawing sufficient to represent the relation of the proposed addiction to adjacent buildings and views from public ways.

The applicant provided a surveyor's plat, architectural elevations, and photographs to represent the relation of the proposed porch addiction to existing building and to other neighboring properties.

223.3 - The lot occupancy of the dwelling or flat, together with the addition, shall not exceed seventy percent (70%) in the R-5 districts.

The existing dwelling currently occupies more of its lot than is permitted under the Zoning Regulations. The maximum percentage of lot occupancy permitted in the R-5-B District is sixty percent (60%). The dwelling already consumes approximately 65% of the lot. The new porch addition will increase the percentage of lot occupancy by two percent, raising the total lot occupancy to sixty-seven percent (67%). However, the application meets the provisions of §223, that limits lot occupancy to a maximum of 70%.

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST?

Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Maps?

Yes. The requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Map. Limited additions to a one-family dwellings are permitted in R-5 Districts if approved by the Board of Zoning Adjustment.

The subject dwelling is in a set of four row dwellings in the R-5-B District. The R-5 District is a general Residence Districts designed to permit flexibility of design by permitting in a single, all types of urban residential development if they conform to the height, density and area requirements. The referenced dwelling was constructed prior to the adoption of the Zoning Act of 1958, and thus, some aspects of the property (lot occupancy) do not conform to the Zoning Regulations. The property will continue to be used for the intended residential purpose. The portico addition to the subject dwelling will be in character with similar porticos on the adjacent houses, to other houses on the block and in other areas of the Adams Morgan community.

Will the special exception tend to adversely affect the use of neighboring property accordance with the Zoning Regulations and Maps?

No. The requested special exception will not adversely affect the use of neighboring property accordance with the Zoning Regulations and Maps. The proposed porch addition will not intrude on the character, scale or pattern of the street frontage, as viewed from Belmont Road. The affect of the porch addition on neighboring properties will be positive, because it would restore an architectural adornment that was previously on the house, and the resulting portico would close match the classical porticos on the three houses that adjoin the subject house, as well as porticos on other houses on the block.

The location of the of the porch will be viewable from neighboring properties, but it will not affect light and ventilation.

RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN
The proposed porch addition is consistent with the Comprehensive Plan. The Generalized Land Use Map depicts the subject portion of the Adams Morgan community in the Moderate Density Residential Land Use category. Row houses and garden apartments are the predominant uses in this category. Low-density housing may also be included in this category.

COMMUNITY COMMENTS
The applicants' proposal was presented to Advisory Neighborhood Commission (ANC) 1C at its regular monthly meeting, held on March 3, 2004. The ANC voted in support of the application.

The owners of the abutting property to the west of the subject property (Michael & Jennifer Berger), that would be most affected by the proposed porch addition, have provided the applicant a letter stating their support for addition.

OP RECOMMENDATION

After reviewing the application requesting a special exception to build a roofed, open, front porch, steps and basement entrance on the front façade of the subject row dwelling, the Office of Planning recommends that the Board **approve** the application. The Office of Planning finds that the applicant has satisfactorily met all the requirements specified in Section 3104.1, and 223, and that the proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and the resulting front portico will not tend to adversely affect the use of neighboring property.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1908 Belmont Road, NW**		Agenda
Landmark/District:	**Kalorama Triangle Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**November 20, 2003**	X	Alteration
H.P.A. Number:	**04-042**		New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, architect Dickson Carroll for owner Kathryn Kross, seeks conceptual design review for the installation of a new portico, steps, and basement entrance on the front façade of a rowhouse in the Kalorama Triangle Historic District. The alterations would be visible from public space.

The house was constructed ca. 1910 by the same architect/developer team, as one of four rowhouses along the south side of Belmont Road. The houses at 1908 through 1914 are all 2½-story, Georgian-Revival style rowhouses with such exuberant architectural features as Flemish bond brickwork, decorative stone lintels and sills, and brick quoins. The front yard areaways include bermed yards and straight stone steps that lead to classically-inspired porticoes. The house at 1908 Belmont Road is the only property in this grouping of four without the original portico. A slight ghosting above the entrance door indicates the property originally featured a gabled portico, mirroring that seen at 1914 Belmont. In addition, the original stairs have also been altered, as evidenced by the existing curved brick stair.

The proposal calls for the reinstallation of the gabled portico as well as the reconfiguration of the front entry steps. The front entry steps would be executed in stone block and realigned to run perpendicular with the house. The stone steps would terminate at a brick landing, which would turn 90 degrees to reach the existing patio at grade (similar to the adjacent property at 1910 Belmont). A new basement entrance would be located directly beneath the existing primary entrance, accessed by an opening cut into the side of the new stone steps. Finally, new planting areas would be located in front of the new steps and along the east side of the existing patio.

The return of the original portico is a welcome one, as it re-establishes the four rowhouses as a cohesive ensemble. The introduction of the basement entrance is consistent with the Board's standards and guidelines, and maintains the primacy of the front door. While this proposal does not include the reinstallation of the original berm, the staff and Board have not routinely required property owners seeking approval for alterations to restore an historic condition in its entirety, particularly when incompatible alterations took place prior to the creation of the historic district. The staff does,

however, encourage the applicant to include as much landscaping and greening as possible into the final plan.

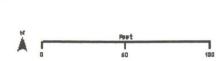
The project does exceed the maximum allowable lot coverage (60%) for a rowhouse and will require a special exception. The current lot occupancy is 63% and the proposed roofed portico would increase the total lot occupancy to approximately 66%. However, the proposed lot coverage is not inconsistent with adjoining properties and maintains roughly the same size as other properties on this block.

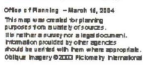
The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation act, and delegate final approval to staff; however, this approval should not be construed to constitute an endorsement for the necessary zoning variances or zoning relief.





BZA Application - 17128
Special Exception, Lot Occupancy
1908 Belmont Road, N.W





Office of Planning – March 16, 2004
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
Oblique Imagery ©2003 Pictometry International

