407 11th Street, SE
James Brady and Neysa Rich

Request for variance and special exception to construct a garage. The applicants propose to build a garage in which to park their car on the rear of their property at 407 11th Street, SE on top of a concrete paving pad currently in place.

This garage, as proposed, will cover approximately 104 square feet above the total allowable lot occupancy in the R4 zone of 60%. The owners therefore request a special exception under article 223.3 of the Zoning code allowing up to 70% lot occupancy. The actual lot occupancy with the new garage will be 64.5%. The remainder of the property is used for a single-family dwelling. Thus, there is no change of use proposed for this lot.

The granting of the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map in that the construction of the garage will be in character with the neighborhood, both as to size and appearance. The location of the garage on an alleyway will not negatively impact traffic or produce noise, light or other disturbances to the neighborhood. Presently, immediately to the south and across the alley from the subject property, there are three garages of similar size.

Further, the owners request a variance from provision 2300.2 (b) requiring 12 feet from the centerline of the alley from which they will access their garage. They believe the existing alley width is sufficient for access to their proposed garage. (If this request is denied, they will need a variance from zoning provision 404.1 requiring a minimum dimension of rear yards in this zone of 20 feet. If the garage is built to conform to the 12 feet from the centerline requirement, the owners' rear yard will be 17.75 feet. The divergence in this case is very close to the 10% deviation the Zoning Administrator is allowed to grant under provision 407.1.)

Granting the Application will not be of substantial detriment to the public and will have no negative impact on any of the neighbors, nor will it create any other environmental, economic, or social impact. Because the proposed garage will be at the back of a series of lots which are deeper than those often found in the Capitol Hill neighborhood, granting the variance request will keep the garage structure at a greater distance from the rear building wall of the applicants' property and the properties on either side of the applicants' property, thus insuring adequate light and air to those properties.

The owners travel frequently and their absence provides an opportunity for vandalism of their automobile. The applicants have suffered a financial hardship for lack of a secured environment for their car which has been broken into and vandalized on three separate occasions.

Granting the Application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The garage design is one that has been built on other alley locations in the neighborhood and will improve the visual appearance of this alley. As a design previously approved for construction within the Capitol Hill Historic District, the proposed structure is compatible with the character, scale, and pattern of alley construction. Indeed, it will not even be visible from nearby D Street.

BZA
Case No. 17130
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 3