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 30, 2004

SUBJECT: BZA Application 17141 – 2505 P Street N.W.

APPLICATION
An application by Robert Gurney on behalf of Brian Sexton, pursuant to 11 DCMR §3104 for a special exception to allow an addition under Section 223 for a residence not meeting the side yard requirements in an R-5-B zone district at 2505 P Street N.W.

SUMMARY RECOMMENDATION
The Office of Planning **recommends approval** of the special exception from the side yard requirements in accordance with the provisions of Section 223 to allow the addition to the property. The application appears to meet all of the tests for approval under section 223 of the Zoning Code.

SITE AND AREA DESCRIPTION
The subject property is located at 2505 P Street N.W., Square 1264E, Lot 815. The subject property is on the north side of P Street approximately 250 feet east of 26th Street and is currently developed with a two story, single-family detached dwelling. The surrounding area to the east, west, and north is zoned R-5-B and consists mainly of single-family homes, both attached and detached. Rock Creek Park lies to the south of the subject property.

PROJECT DESCRIPTION
The applicant is proposing a two-story rear addition to the house to replace an existing one story addition. The existing lot is 3,868 square feet in area and 36.15 feet wide. The addition would raise the lot occupancy from 27.6% to 32.7% and shorten the rear yard from 53.2 feet to 49.2 feet. Only the side yards of the existing structure do not meet zoning requirements. The addition would extend the structure to the rear in line with the existing east wall of the home, however because the home is angled in relation to the lot, the setback at the closest point will only be 2.6 feet rather than the existing 3.0 feet.

BZA
Case No. 17141
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17141
EXHIBIT NO. 26

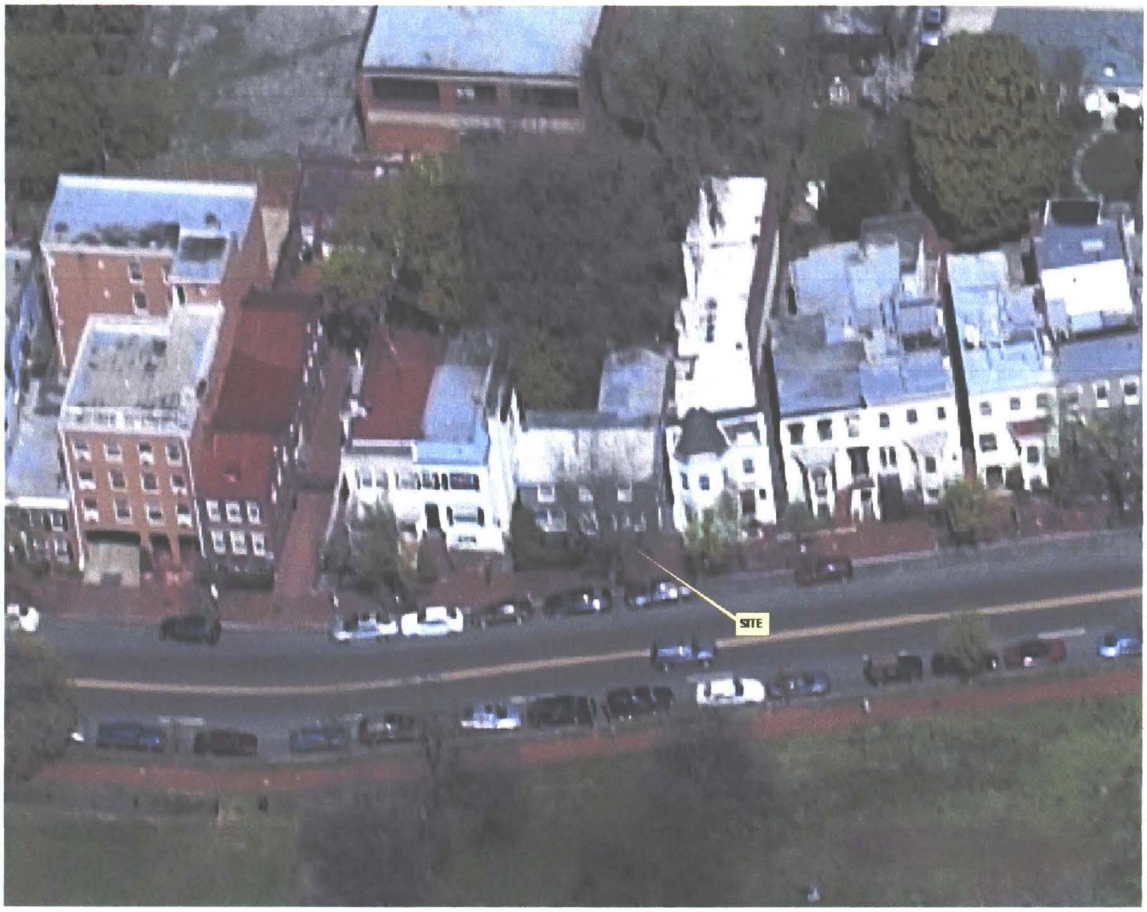


Figure 1 – Subject Property

ZONING REQUIREMENTS

The applicant is requesting a special exception from the side yard requirements, to allow an addition to a nonconforming structure devoted to conforming use. The proposed addition meets all of the zoning code requirements with the exception of the side yard requirements of §405.

Section	Item	Allowed	Provided	Requested	Deviation
403.2	Lot Occupancy	60%	27.6%	32.7%	N/A
404.1	Rear Yard	15feet (minimum)	53.2 feet	49.2 feet	N/A
405.9	Side Yard	8 feet	3 feet	2.6 feet	5.4 feet

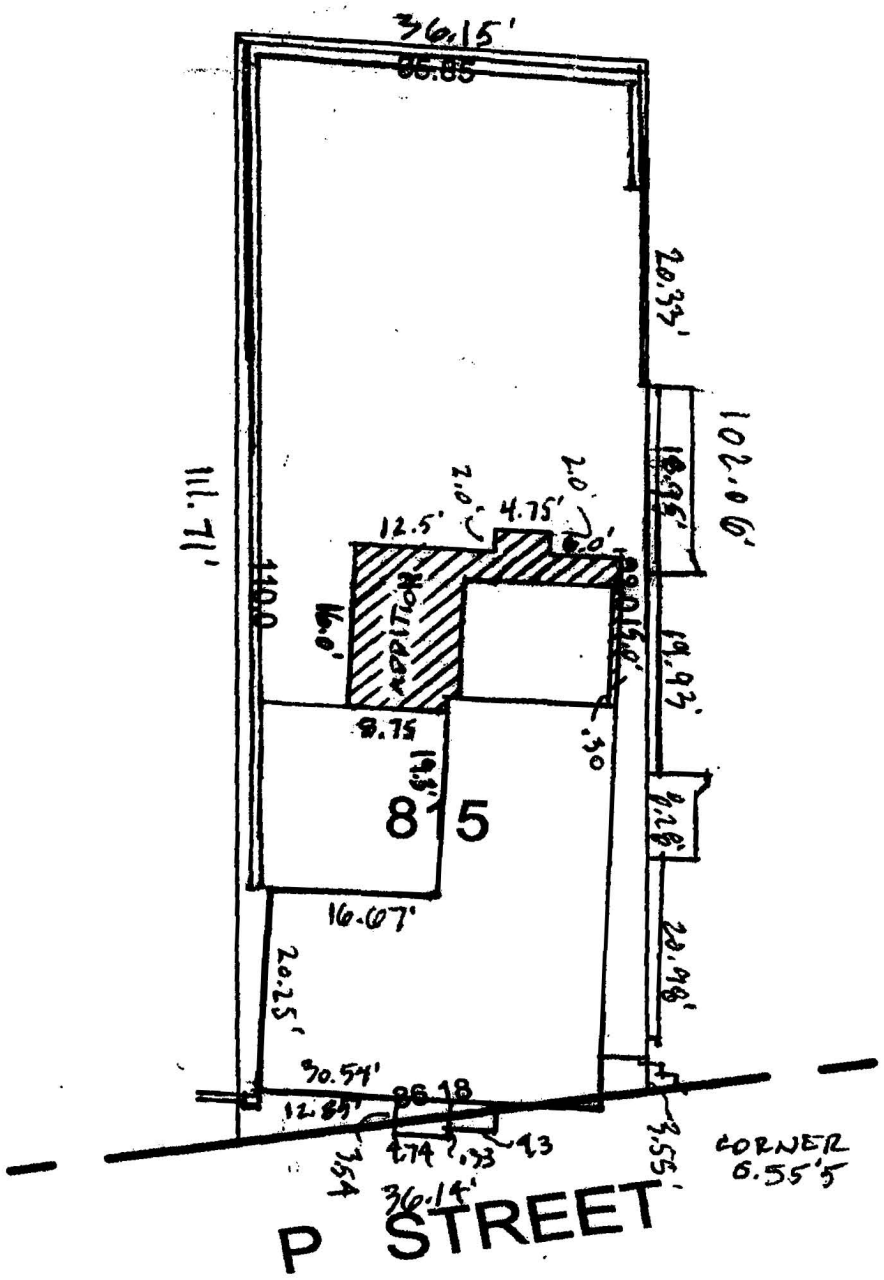


Figure 2 – Site Plan

SPECIAL EXCEPTION RELIEF

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 east and will extend only four feet further to the north than the existing addition. The addition of the second story should have little or no affect on the light and air available to neighboring properties.

(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 since the new addition will extend only four feet further than the previous one and the neighboring buildings on both sides extend further than this proposed addition.

(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 be difficult to see from any street, alley, or public way. The addition will maintain the character and scale of the existing home and subject street frontage.

(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 Historic Preservation Review Board has reviewed and approved the proposed addition.

COMMUNITY COMMENTS

On March 2, 2004, ANC 2E considered the application at its regular meeting and unanimously passed a motion offering no objection to the application. In addition, several letters of support for the project were submitted by neighboring property owners.

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 2505 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 2505 P Street N.W.