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: June15, 2004

SUBJECT: BZA Case No. 17169
Karen Epstein – Special Exception

APPLICATION
The application by Karen Epstein pursuant to 11 DCMR 3104.1, for a special exception to allow a one-car garage addition to an existing single-family detached dwelling under Section 223, not meeting the side yard requirements (Section 405) in the R-1-A District.

RECOMMENDATION IN BRIEF
The Office of Planning recommends **approval** of the requested special exception.

SITE AND AREA DESCRIPTION
The subject property is in the Georgetown Neighborhood of Ward 3, located at 4470 Dexter Street, N.W., (Square 1341, Lot 45). Wesley Height Park bounds the block to the north, Dexter Street to the south, Foxhall Road to the east and 49th Street to the west. The subject property is wedge shaped and contains a two and one half story dwelling, which fronts on a cul-de-sac. (See attachment No. 1 Site Map)

PROPOSAL
The applicant's existing garage is currently located at the rear of the property, which sits at the base of a steep slope. The proposed garage addition is being requested because the existing garage is in the path of water run off from a neighboring property. The applicant is proposing to build a new garage, which will be attached to the north side of the existing dwelling. The new location of the garage will eliminate the erosion problems the existing garage experiences, due to water runoff from a steep slope. The proposed garage will be a one-story brick and frame structure, which will be 15 feet in height and 15 feet in width. The existing garage on the property will be demolished when the new garage is completed.

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Exhibit No. 29

Board of Zoning Adjustment
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ZONING ANALYSIS

The location of the new garage will not have an adverse affect on light and air to neighboring properties, nor contribute to increasing noise or traffic in the community. The subject property is in the R-1-A District. The R-1-A District designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes. R-1-A Districts are intended to stabilize the residential areas and to promote a suitable environment for family life. Only a few additional and compatible uses shall be permitted.

The subject property is wedged-shaped and narrows at the front of the property. If the garage is relocated towards the front of the property it encroaches into the available side yard on the north side of the property, which measures 8 feet. The proposed location of the garage will reduce the side yard on the north side of the property by 4 feet.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area	13,988	7,500	N/a	Unchanged	N/A
Lot Width	90''	75''	N/A	Unchanged	N/A
Lot Occupancy	11.5%	N/A	40%	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A	N/A	N/A
Parking Spaces	N/A	N/A	N/A	N/A	N/A
Front Yard	N/A	N/A	N/A	Unchanged	N/A
Rear Yard	45'	25'		35	N/A
Side Yard	19' & 8'	8'	N/A	19' & 4'	N/A
Height	N/A'	N/A	N/A'	N/A	N/A

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 passage of light and air to neighboring properties will not be impaired by the construction of a garage attached to the north side of the subject dwelling. The subject dwelling is at the westernmost end of a cul-de-sac, which is orientated east west on the property. Although there is generally heavy tree cover over much of the area and the property slopes sharply from back to front, there is sufficient light and air for neighboring properties.



Tree cover and existing garage on north side of subject dwelling

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

No. The addition of an accessory garage, which will be on the north side of the subject property, will not unduly compromise the privacy of use and enjoyment of neighboring properties. The new garage will have a 15'x5' footprint and it will be one-story and 15-feet in height.

OP recommends no windows be placed on the north wall of the garage to help insure privacy of neighboring property and limit any light from the garage on the adjoining property,

(b) 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 proposed accessory garage will not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The subject garage will be approximately fifteen feet in height. Section 2500.4 of the Zoning Regulations permits accessory buildings in any zone district, as long as the structure does not exceed one story or 15 feet in height. The proposed garage will be



View looking west from Dexter Street and location of new garage

visible from Dexter Street (front of the property) because the lot is on a cul-de-sac, which ascends sharply from front to back. The design and scale of the new garage will be consistent with the architectural character of the neighborhood.

(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 accessory garage to existing dwelling 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 maximum lot occupancy for a dwelling or flat, together with the addition shall not exceed seventy percent (70%) in the R-5 district. The principal structure and the existing garage currently occupy approximately 11.5 % of the subject lot, which is 13,988 square feet. The addition of an accessory garage will not increase the percent of lot occupancy.

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?

The requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Map. The property will continue to be used for the intended residential purpose and additions to one-family dwellings are permitted in R-1 districts if approved by the Board of Zoning Adjustment. The attached garage addition, proposed for the north side of the subject premises will be in harmony with other garage additions on the 4400 block of Dexter Street, N.W. The applicant has the support of neighbors; including the neighbor on the side of the property there the addition will be constructed.

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

The new garage meets the standards of Section 223 and therefore OP concludes that the requested special exception will not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps.

COMMUNITY COMMENTS

The applicants' proposal was presented to Advisory Neighborhood Commission (ANC) 3D at its regular monthly meeting, held on March 9. 2004. The ANC voted in support of the application.

OP RECOMMENDATION

After reviewing the application requesting a special exception to build an accessory garage on the north side of an existing single-family detached 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 proposed accessory garage will not tend to adversely affect the use of neighboring property.


Garage to be removed
Site of new garage
DEXTER PL, NW