GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE June 8, 2004

SUBJECT: BZA Application 17181
914½ 25th Street, N.W. – Booth Addition

APPLICATION

An application of Jeffrey Booth, pursuant to 11 DCMR § 3104.1, for a special exception to construct a sunroom addition to the rear of an existing single-family dwelling under section 223, not meeting the lot occupancy requirements (section 403), and rear yard requirements (section 404), in the FBOD/R-3 District at premises 914 ½ 25th Street, N.W. (Square 16, Lot 862).

SUMMARY RECOMMENDATION

The Office of Planning **recommends approval** of the special exception from the lot occupancy and rear yard requirements in accordance with the provisions of Section 223 to allow the addition of the sunroom to the subject property.

SITE AND AREA DESCRIPTION

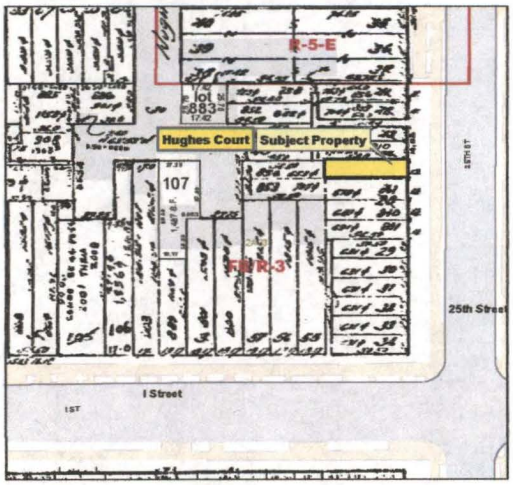


Figure 1

The property is located in the Foggy Bottom Historic District. The subject property is located on 25th Street between K and I Streets, abutting an alley dwelling of Hughes Mews at the rear.

The property is zoned R-3. The surrounding area is zoned R-5-E and is developed as a mix of row houses and apartments.

BZA
Case No. 17181
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17181
EXHIBIT NO. 22

PROJECT DESCRIPTION

The two-story dwelling is a non-conforming structure, not meeting the lot area, and lot width requirements of 2,000 square feet and 20 feet respectively, and the lot occupancy of 60% for a row structure in the R-3 Zone District. The applicant wishes to install a 6.5'(L) x 8.5'(W) glass enclosed sunroom on the existing brick foundation to the rear of the property, which increases the square footage of the existing residence. The house currently occupies 369.3 square feet yielding a lot occupancy of 55%. The lower level would be extended by 6'6" to accommodate the sunroom, increasing the lot occupancy to 63.3%, which is below the permitted 70% maximum for special exception relief.

ZONING REQUIREMENTS

The applicant is requesting a special exception from the lot occupancy, rear yard and lot area requirements, to allow an addition to a nonconforming structure (§§403, 404) devoted to conforming use.

Section	Item	Allowed	Existing	Requested	Deviation
401.3	Lot Area	2,000 square feet (minimum)	671 square feet	N/A	N/A
403.2	Lot Occupancy	60%	55%	63%	+3%
404.1	Rear Yard	20 feet	8 feet	N/A	-12'

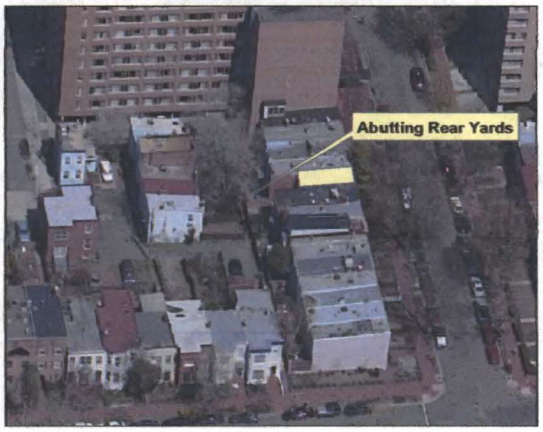
Table1

Special Exception Relief

Relief may be granted from the requirements of §§403, and 404 under Section 223, provided the lot occupancy of the dwelling does not exceed 70% in the R-3 districts. 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 addition would be located in the rear yard of the property, which abuts the rear yard of another property (Lot 854) located in Hughes Mews (Court). Currently the property is sandwiched between larger homes whose party walls extend beyond the length of the subject property, as shown in the applicant's photographs. There are no windows on the party walls of the abutting residences, which may affect the availability of light and air to these residences. In addition, the glass-roofed sunroom would not extend to the full length of the adjacent properties.



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

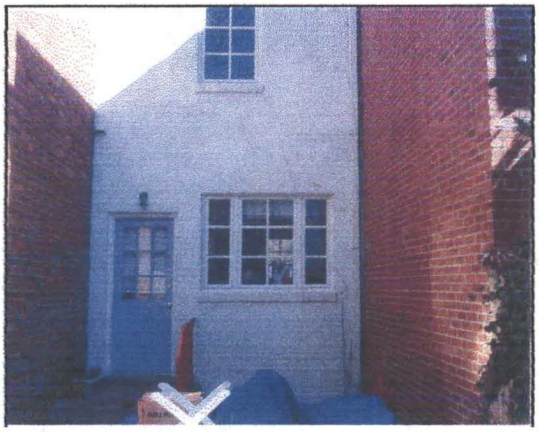


Figure 3

The privacy of use and enjoyment of neighboring property will not be compromised since there is no visibility from the proposed location of the sunroom to either abutting structure or from those residences to the sunroom area. The abutting rear property is screened by a privacy fence and the location of the proposed sunroom is a " cavernous court area" between the abutting residential structures. In addition, six-foot privacy fences separate adjacent rear yards from the applicant's.

(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.*

Currently, the residence does not extend beyond the party walls of its abutting neighbors to the north and south. The proposed addition would not extend beyond the party wall, or reduce the property's 8-foot existing rear yard. It would not exceed other rear yard additions along 25th Street; therefore, it would not be out of character with the neighborhood. The addition would not be visible from the street frontage since the structure is enclosed on both sides by other residences.

(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, elevation drawings, and a site plan showing the relationship of the proposed addition to adjacent buildings and views from public ways.

COMMUNITY COMMENTS

At the time of this report, the ANC 2A had not reviewed the application. This property is within the Foggy Bottom Historic District and was reviewed and approved by the Historic Preservation Review Board in February 2004.

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 914 ½ 25th Street, N.W. The relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The addition allows the applicant to extend livable space without adverse effects on neighboring properties.

The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the addition to the subject property.