GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

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TO: Board of Zoning Adjustment

FROM: ALS for Andrew Altman, Director
Office of Planning

DATE: January 4, 2005

SUBJECT: BZA Application 17268 – Adelstein Addition
315 7th Street, N.E. (Square 894, Lot 29)

APPLICATION

The application by Jay and Patricia Adelstein requests a special exception under Section 223 pursuant to 11 DCMR §3104, to allow an addition to a residence at 315 7th Street, N.E., which does not meet the lot occupancy and court requirement in the R-4 Districts.

SUMMARY RECOMMENDATION

The Office of Planning recommends **approval** of the special exception that allows a reduction in the required lot occupancy and court requirements.

SITE AND AREA DESCRIPTION

The subject property is located at 315 7th Street, N.E (Square 816, Lot 825) (Attachment 1). The property is developed with a two-story rowhouse. The surrounding area is generally a residential neighborhood consisting of single-family attached houses and apartments. The property is within the R-4 district. The C-2-A district is to the east of the site and the R-5-D district is across C Street to the south.

PROJECT DESCRIPTION

The applicant is proposing to construct a two-story addition to the rear of the property. The proposal requires the demolition of an enclosed, wooden, two-story porch. The addition will accommodate a new sitting area on the first floor and a bedroom extension on the second floor that will result in an increase in the lot occupancy and an extension of the open court area.

BZA
Case No. 17268
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17268
EXHIBIT NO. 25

HISTORIC PRESERVATION

The subject property is in the Capitol Hill Historic District. The proposed addition was reviewed by the Historic Preservation Review Board on November 18, 2004 and granted conceptual approval with final approval designated to the Historic Preservation Office staff. A final approval has not been issued at this time. The staff concluded that the addition is consistent with the character of rear additions in the Capitol Hill Historic District in terms of the overall form, façade organization, and general materials used.

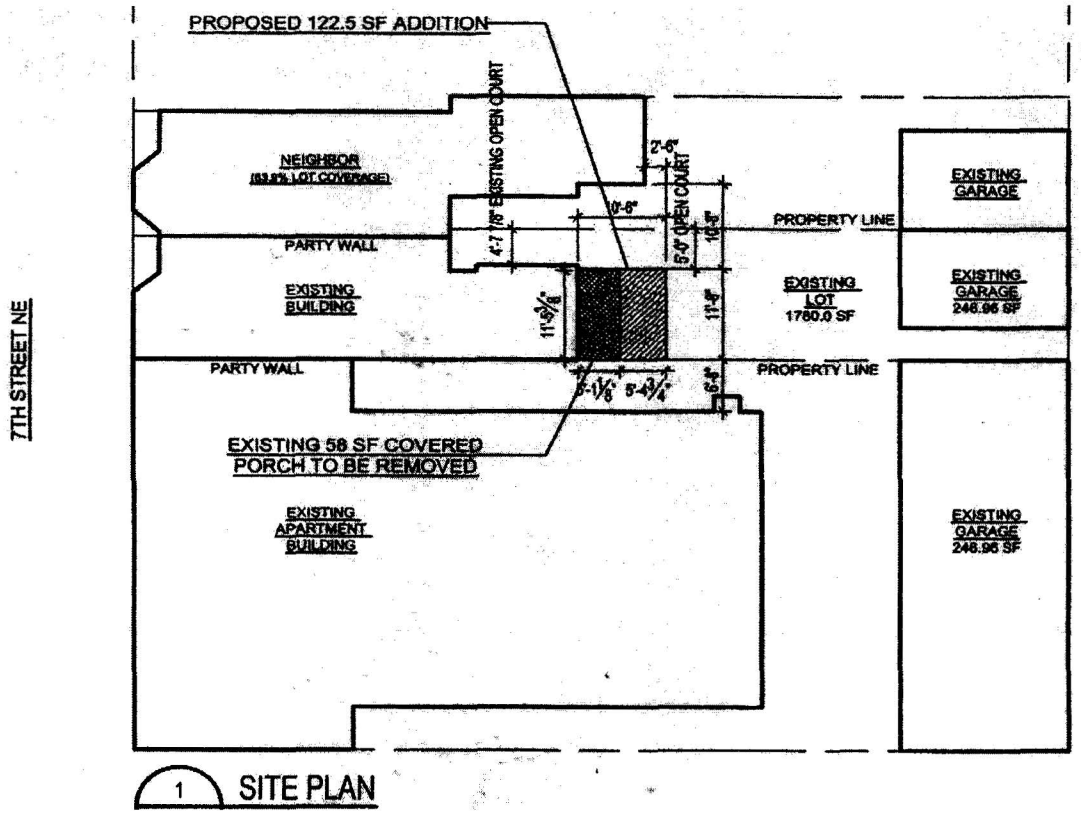
ANALYSIS

Section 223 provides relief based on specific criteria under which additions to one-family dwellings may be permitted within a residential district.

The proposed addition satisfies the criteria as follows:

223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all of the requirements of §§401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception by the Board of Zoning Adjustment under §3104, subject to the provisions of this section.

The two-story addition is to a permitted single-family residence that is not currently in conformance with Section 403.2 (lot occupancy) and Section 406.1 (court width).



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

(a) The light and air available to neighboring properties shall not be unduly affected.

The proposal is to demolish the existing porch and construct an addition that will extend approximately 10.4 feet beyond the original building. The existing structure has a lot occupancy of 66%, with the addition the lot occupancy is increased to 69.9%. This is a 3.6% increase but it remains below the 70% allowed by Section 223.3. The existing building has a nonconforming open court that has a width of approximately 4.5 feet. The addition will be stepped back slightly and an open court of 5 feet will be provided. The proposed addition will only extend 2.5 feet beyond the adjacent house.

The adjacent house has windows on its south side but the small addition that will generally be located on the south side of the existing house, along with the extension of the open court is not likely to cause any reduction in light and air to the neighboring house.

The apartment building to the south of the subject property extends some distance beyond the subject house and there is a 6 foot-4 inch open court on the subject property. These factors taken together should negate any affect on the light and air of the apartment building.

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

The proposed addition will be setback slightly from the alignment of the existing house and therefore will not be any closer to the neighboring house. The current porch has unobstructed views into the neighboring back yard from the upper floor. The addition will have small windows on the side of the building that will provide more privacy and the windows on the upper floor will continue to have the views they presently have. Views from the lower floor will also continue to be the same.

On the side of the addition adjacent to the apartment building there will be no windows and therefore no issue of privacy.

(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 addition will not be visible from 7th Street but will be visible from the rear alley. However, the visibility will be minimized by the garage located in the rear yard. The view from the alley will be improved, as the materials used on the addition will be better than the wood used for the existing porch. The building's scale and pattern was reviewed by the Historic Preservation Review Board and was found to be consistent with the character of rear additions in the Capitol Hill Historic District in terms of the overall form, façade organization, and general materials used.

(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 the alley.

COMMUNITY COMMENTS

The application was reviewed by Stanton Terrace Neighborhood Association on November 17, 2004, ANC-6C on December 8, 2004, Capitol Hill Restoration Society on December 10, 2004, and they all recommended approval of the special exception. The Historic Preservation Review Board reviewed the application on November 18, 2004 and they granted conceptual approval with final approval delegated to the Historic Preservation Office staff.

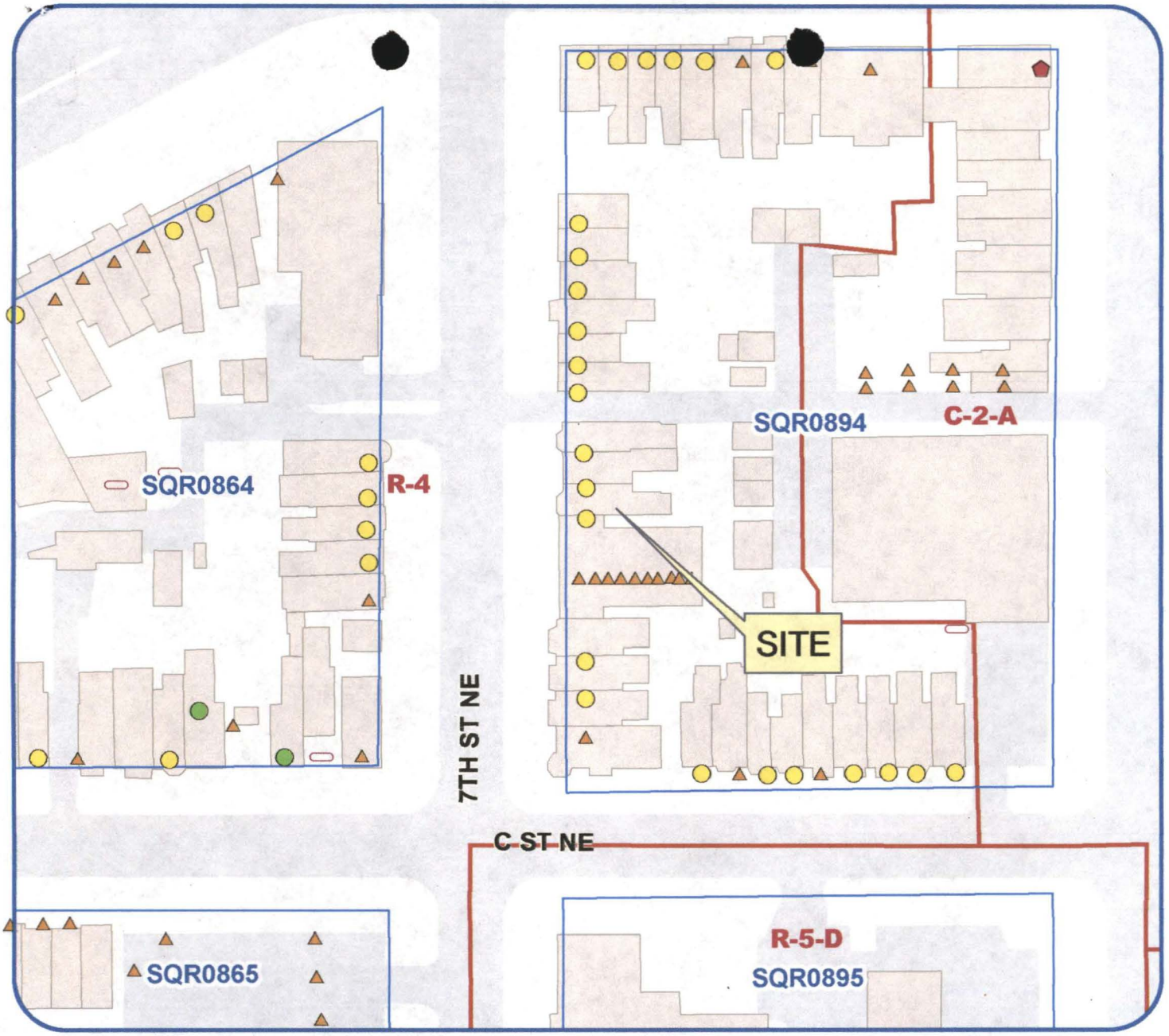
CONCLUSION

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. 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 proposed addition.

ATT:

1. Zoning and Land Use Map

AA/mbr



OPID0004855

Legend

- Zoning Districts
- Rowhouse
- Single-Family Semi-Detached
- Multi-family
- Store
- Restaurant
- Religious
- Educational
- Vacant

Location Plan - BZA Case # 17268
Adelstein Addition
315 7th Street, NE

Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ December 10, 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.

Feet
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Attachment 1