

**Outline of Testimony
before the Board of Zoning Adjustment**

**BZA Application No. 17309
2800 Chain Bridge Road, N.W.**

**Steven E. Sher
Director of Zoning and Land Use Services
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I. Site location and description

A. Location

1. West side of Chain Bridge Road, approximately half way between MacArthur Boulevard and Loughboro Road, N.W.
2. Project site consists of lot 827 in Square 1425 and Parcels 12/63, 12/293 and 12/294
3. Site located in the Palisades area of Northwest Washington

B. Size

1. Total site area is approximately 143,190 square feet
2. Roughly "pie" shaped site with frontage of approximately 574 feet on Chain Bridge Road

C. Existing site condition:

1. Unimproved except for a temporary shed
2. Formerly used as a single family dwelling
3. Site slopes up from south to north and from east to west

II. Description of surrounding area

A. Palisades area

B. Area contains predominantly detached single family dwellings

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District of Columbia

CASE NO. 17309

EXHIBIT NO. 127

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C. Across Chain Bridge Road to the east: Battery Kemble Park

III. Existing zoning: CBUT/R-1-A

- A. Uses (§§201 – 221) - One family detached dwelling permitted as a matter-of-right (§201.1(a))
- B. Height – maximum of 3 stories, 40 feet (§400.1)
- C. Lot area – minimum of 7,500 square feet (§401.3)
- D. Lot width – minimum of 75 feet (§401.3)
- E. Percentage of lot occupancy – maximum of 40% (§403.2)
- F. Rear yard – minimum of 25 feet (§404.1)
- G. Side yard – minimum of 8 feet in each side (§405.9)
- H. Parking (§2101.1): minimum of 1 space for each dwelling unit
- I. Chain Bridge University Terrace (CBUT) Overlay District
 - 1. Lot occupancy limited to 30%, but not less than 3,150 square feet (§1567.1)
 - 2. Maximum impervious surface coverage is 50% (§1567.2)
 - 3. Tree removal provisions
 - a. No tree with circumference of 75 inches or more may be removed, cut down or fatally damaged (§1568.1(a))
 - b. No more than 3 trees with circumference of 38 inches or more may be removed, cut down or fatally damaged and none of these trees may be located within 25 feet of a lot line or building restriction line (§1568.1(b))
 - c. Total circumference inches of trees removed may not be more than 25% of all trees having a circumference of 12 inches or more (§1568.1(c))
 - d. Tree removal prohibitions do not apply to dead, unhealthy or unsafe trees (§1568.2)

4. Minimum lot area is 9,500 square feet for lots subdivided after July 30, 1999

IV. Proposed development (see computations, attached)

- A. Use: 13 detached one-family dwellings, each on a theoretical building site to be part of a single record lot
- B. Height: maximum of 3 stories, 40 feet at the point of measurement
- C. Lot area:
 1. Smallest lot is 9,522 square feet
 2. Average lot is 9,934 square feet
 3. Both exclusive of areas which are part of the two common driveways
- D. Lot width:
 1. Smallest is 75.8 feet
 2. Average of 89.4 feet
 3. computed on 10 foot interval average
- E. Lot occupancy:
 1. Overall for site is 25.36%
 2. Largest for any individual lot is 31.92%
 3. Smallest for any individual lot is 23.25%
 4. Average for 13 lots is 28.12%
- F. Impervious surface:
 1. Maximum of 44.75% overall
 2. Ranges from 34.31% to 46.13% on the 13 individual house lots
- G. Parking – 2 garage spaces for each unit plus additional space available in front of garages and on private driveways

V. Relief required

- A. Special exception for theoretical building sites on a single subdivided lot (§2516)
- B. Approval for driveway width less than 25 feet (§2516.6(d)) – both common driveways will be 16 feet wide

VI. Standards for the theoretical site special exception (§2516)

- A. Plan submission requirements
- B. For lots having no street frontage
 - 1. Front is side containing the principal entrance
 - 2. Required front yard equivalent to minimum rear yard
 - 3. Rear yard is required
 - 4. Location of rear yard
- C. Net density
 - 1. Covenanted means of ingress or egress not to be included in area of any lot or any yard
 - 2. Vehicular access to be minimum of 25 feet
 - 3. For single entry driveways, turning area with diameter of 60 feet required
 - 4. Board may modify if lesser dimension does not have adverse effect on present character and future development of the area
 - 5. Specific consideration to spacing of buildings and availability of resident, guest and service parking
- D. Height measured from finished grade at middle of front of building
- E. Proposed development shall comply with substantive provisions and not likely have an adverse effect on present character and future development of the neighborhood

- F. Referral required to Office of Planning for review of:
 - 1. Overall planning considerations;
 - 2. Site planning;
 - 3. Traffic and parking; and
 - 4. Impact on neighboring properties
 - G. Board may impose conditions regarding size and location of driveways; net density; height, design, screening and location of structures; and any other matter required to protect overall purpose and intent of Regulations
- VII. Compliance with the special exception standards for theoretical building sites
- A. Required plans submitted, including specific plans for each of the 13 houses
 - B. 4 of the houses have street frontage and would be buildable as a matter-of-right
 - C. Remaining 9 houses have no street frontage
 - 1. Front has been designated as side containing the principal entrance
 - 2. All those theoretical building sites have a 25 foot front yard, equivalent to the minimum required rear yard
 - 3. All theoretical sites have a minimum 25 foot rear yard
 - 4. For the theoretical sites which abut the rear lot line of the single subdivided lot, the rear yard is along the boundary of the subdivided lot
 - D. Net density
 - 1. Covenanted means of ingress or egress (the 2 common driveways) are not included in area of any lot or any yard
 - 2. Vehicular access varies from 12.5 to 20 feet on the main roadway and is minimum of 20 feet on the driveway at the north end

3. Both driveways have circles at the end with diameter of 60 feet
 4. Providing 12.5 to 20 foot driveways does not have adverse effect on present character and future development of the area because:
 - a. It is consistent with width of present driveway; and
 - b. Allows retention of rows of trees adjacent to the driveways
 5. Driveways to individual houses all meet minimum requirements of the Regulations
 6. Houses facing each other across the main driveway are 60 to 100 feet apart
 7. Each house has a two car garage and all have room to park at least two more cars in front of the garages as needed, providing a sufficient number of spaces for resident, guest and service parking
- E. Height measured from finished grade at middle of front of building
- F. Proposed development complies with substantive provisions of CBUT and R-1-A
- G. Project will meet all other requirements of District codes and regulations
- H. Project will not likely have an adverse effect on present character and future development of the neighborhood
1. Surrounding development is all detached one family dwellings
 2. All yard requirements observed adjacent to side and rear lot lines
 3. Lots immediately to the south are smaller than the proposed lots and some don't have street frontage

- I. Referral has been made to the Office of Planning
 - 1. Generalized Land Use Map designates site for low density residential, which is what is proposed
 - 2. Homeowners association will manage stormwater management facilities and solid waste collection
 - 3. Education, recreation and other public services can accommodate expected impacts from only 13 houses
 - a. 4 of houses are permitted as a matter-of-right
 - b. 9 houses could be built as a matter-of-right given size and shape of lot
 - c. Increment is only 4 houses
 - d. Impact is minimal
 - 4. Each house has been individually designed to fit the building site on which it is located and landscaping and screening has been designed appropriately and individually for each house
 - 5. There will be minimal changes in grade, mostly to accommodate driveways
 - 6. Development will fit in with character of development along Chain Bridge Road to the north and south
 - 7. Site sections show that, because of grades setbacks and screening, visual impacts are limited
- J. Board can impose conditions limiting:
 - 1. Building footprints, overall lot occupancy and impervious area
 - 2. Tree protection measures
 - 3. Construction management
 - 4. Phasing
 - 5. Any other matters which arise during the process and need attention

6. Applicant will propose specific conditions in its proposed order

VIII. Conclusions

- A. Proposed special exception is good example of kind of development envisioned under §2516, on a site having proportionally greater area to its depth
- B. Relatively small development with relatively small increase over what could strictly be built as a matter-of-right
- C. Site plan has been designed to fit into the topography
- D. Technical standards of the Regulations have been met
- E. The application should be granted

Chain Bridge Road Development Computations

Lot	Lot area	Lot width	Building Area	Lot occupancy	Impervious area	Impervious %
1	9,563	113.2	2,895	30.27%	4,170	43.61%
2	9,588	91.8	2,524	26.32%	3,312	34.54%
3	9,693	107.2	2,787	28.75%	4,186	43.19%
4	9,589	75.8	2,229	23.25%	3,541	36.93%
A	9,522	77.0	2,499	26.24%	3,439	36.12%
B	9,803	112.1	2,440	24.89%	4,686	47.80%
C	9,777	78.6	3,121	31.92%	4,498	46.01%
D	11,939	75.8	3,575	29.94%	5,366	44.95%
E	9,529	90.9	2,933	30.78%	3,629	38.08%
F	9,569	80.2	2,781	29.06%	4,414	46.13%
G	10,619	93.8	2,874	27.06%	3,731	35.14%
H	10,429	76.5	3,070	29.44%	4,098	39.29%
I	9,517	88.9	2,589	27.20%	3,265	34.31%
Shared driveways	14,053			0.00%	11,736	83.51%
Average	9,934	89.4				
Total	143,190		36,317	28.12%	52,245	40.46%
Total plus shared driveways				25.36%	63,981	44.68%