Memorandum

To: **Office of Zoning**
District of Columbia

From: **Daniel Huck**
Owner/ Applicant

Date: **March 15, 2005**

Subject : **BZA Application No.____ - Huck Addition**
2027 Thirteenth Street, N.W. (Square 273, Lot 062)

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Daniel Huck, owner and resident of 2027 13th Street NW, hereby applies for a special exception to build a three-story addition on the rear of his row house. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

- The proposed three-story addition will extend the net length of the current structure (including the enclosed porch to be removed) by approximately 1.4 feet.
- This proposed addition raises the current lot coverage by 22.8 sq ft (1.75 percent)
- This exceeds the allowed 60 percent lot occupancy for a row-house in the R-4 Zoning District (I I DCMR 403.2) by 10.0 percentage points.

This special exception qualifies under 11 DCMR Section 223 because the lot occupancy for the R-4 does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2). Consider the following (see photos attached):

- The residential structure adjoining the south wall of the 2027 13th street property is windowless and already extends 13.75 feet beyond the proposed addition.
- The owner of the residential structure adjoining the north wall of the 2027 13th street property has agreed to this extension of the common wall and enclosure of the open dog leg. This owner also plans to renovate his property in a similar fashion. Joint design and building of this North facing common wall will insure the structure is aesthetically and functionally acceptable to both owners.
- The land across the alley and directly East of the 2027 13th property line is an open parking lot used by the Lincoln Theatre
- Many of the original townhouse properties on the East side of 13th Street between U and V streets have been renovated with extensions in the rear that exceed the 60 percent lot occupancy threshold

BZA
Case No. 17326
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17326
EXHIBIT NO. 3

11. Bases for Grant of Special Exception
Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

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 applicable area requirements of sections 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under section 3104, subject to the provisions of this section.

The three-story addition is to a permitted single-family residence that is not currently in conformance with Section 403.2 (60 percent lot occupancy).

The proposed addition will be on the rear (East facing side) of the existing building. The existing structure has a lot coverage of 68.25 percent, which will be increased to 70.0 percent with the proposed addition. This is a 10.0 percentage point increase over the matter-of-right lot occupancy allowed in the R-4 district, and 1.75 percentage points over the current footprint of the residence, but is at the 70% allowed by Section 223.3 as a special exception.

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

The light and air available and the privacy of use and enjoyment to neighboring properties shall not be unduly affected or compromised by this project because:

- The addition is modest in size (extending just 1.4 feet beyond the current enclosed porch)
- The enclosure of the 4 foot wide open dogleg and extension of the common wall on the north-facing side is also being proposed by the owner of this adjoining residence
- The adjoining residence on the south facing wall is already fully enclosed down the property line 13.75 feet beyond the proposed addition.
- The property across the alley and directly behind the 2027 13th street residence is a large open parking lot for the Lincoln Theatre
- The proposed rear addition with a third story 18 X 16.75 ft room does not interfere with views or light available to residents on the adjoining south party wall since this wall is windowless and no third floor structure exists
- The proposed rear addition to include a third story is also being proposed by the owner of the adjacent residence on the north-facing party wall, and both have agreed to a design that is functionally and aesthetically acceptable and in keeping with the character of the neighborhood

(c) the addition, together with the original building, as viewed from the street, alley, or 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 extend only1.4 feet beyond the rear footprint of the existing structure, and will be set back 23.75 feet from the rear property line and 29.75 feet from the center line of the alley
- Multi-story rear additions are common along the entire length of 13th street between U and V streets
- The property directly East across the alley is the four-story Lincoln Theatre and its open parking lot that extends the entire length of the block between U and V streets
- The proposed rear addition is not visible from any eye-level angle on the frontage of 13th street

(d) In demonstrating compliance with paragraphs (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 views from public ways.

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

If you require any further clarification or have any questions regarding our application my architect, Ms Jennifer Fowler A.I.A., is available at (202) 546-0896 any time to discuss them with you.

Thank you for your attention to this matter.

Daniel Huck

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