O'NEIL & MANION ARCHITECTS P.A.

Form 120

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Elevation: East Side
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D.C. RECEIVED BOARD OF ZONING
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Section 4C:

The existing building, on the Southeast corner of Butterworth Place and 46th Street, NW, is a two-story residence with cellar and attic that is owned and occupied by the Rothfeld-Day family. There is a single-story, unfinished garage attached to the East side of the main house. The applicants wish to convert the garage to an informal eating/play room and connect it to the existing kitchen with the addition of a new 48-sq-ft. vestibule. A bay window with bench storage would widen part of the garage by 2'-6 3/8" (29 sq. ft.). A second floor would be added over part of the garage to provide a master bedroom and walk-in closet. Off-street parking currently available in the garage would be replaced with a parking space in the side yard. The existing curb cut and driveway would be relocated and a wider gate installed in the fencing to permit access to the new parking space.

Section 4D:

Subsection 3104.1 Special Exception

The applicant's property has never complied with the area requirements for minimum lot area (Sec. 401) or minimum rear yard (Sec. 404), because it was constructed before the regulations were adopted. It is a nonconforming structure that conforms to the permitted usage of R-1-B. The proposed construction does not intrude into the existing rear yard and encloses a minimal amount of patio space to form a connection between the house and the garage. The new addition of 314 sq. ft. would

BZA
Case No. 17334
Exhibit No. 3

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17334
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exceed the 40 percent limit to lot coverage (Sec. 403) by two percent. Language in these sections empowers the Board to make special exceptions for buildings existing before May 12, 1958 and for corner lots, both of which circumstances apply to this application. The intent of the regulations to control height, bulk and size of buildings would remain intact if this application is approved, because the amount of construction is minimal and will not impact the neighbors, overcrowd the land, change the use, restrict light or air or respond negatively to the appearance of the streets. Evidence supporting these claims appears below in the request for a variance.

Without a special exception, nothing can be built. The house is very small by today's standards and by the standards of the immediate neighborhood. For this owner, relocation would be a hardship, as both adults live and work in the District of Columbia. They would prefer to remain where they are and expand their house.

Section 3103.2 Area Variance

Mr. Rothfeld and Ms. Day request the BZA to grant an area variance under Subsection 3103.2 to allow them to build a 66-sq.-ft. addition on the ground floor and a 248-sq-ft addition above the garage, and to relocate the required parking space in the side yard.

Physical characteristics: The level lot, platted sometime before 1938, is 40 percent under size by current zoning requirements, and is too narrow. Even so, the house has side yards that are nearly double the required width of 8 feet. The proposed additions would increase the footprint of the house by only 66 square feet and would not reduce the size of the rear yard (South) or side yard (West). The side yard to the East would be narrowed by 2'-6 3/8" or 29 sq. ft., but there is room here to set aside a regulation 9-ft by 19-ft parking space without harming the hedge of Leyland Cyprus trees along the East property line. The applicants propose to replace the existing garden gate with one wide enough to allow a car to enter the East yard and to relocate the driveway and curb cut to align with the parking space.

The use of the property remains unchanged, however, the current size of the house will soon become a hardship for the family. Mr. Rothfeld and Ms. Day have a teenage daughter and are expecting a new baby in the fall. The present house has three bedrooms, one of which is used as an office by Ms. Day, a journalist, who often works from home. The family room in the converted garage will remove the noise and commotion of the youngsters' daytime activity to the floor below on the other side of the house, allowing Ms Day to work in peace. The applicants believe that the second floor addition is necessary so that their daughter will not have to share a bedroom with the new baby. The teenager needs her own room for studying and privacy, whereas a baby will be awake at all times of the day and night.

Granting this application will not be a detriment to the public good. Traffic and noise will be unaffected, because there is no change in use.

The privacy of the neighbors remains much as it is today. A copy of the relevant section of the city's Block Map illustrates the relationship of adjacent buildings to the applicant's property, and shows that the proposed additions will not look into neighboring houses. The second floor addition is arranged so that only one small window will face the rear yard of the neighbor to the South. This window is in the closet, which is not habitually occupied. The bedroom and playroom windows face East overlooking the side yard where large evergreen trees currently provide a privacy wall between the properties; these will remain untouched.

The three sun studies attached to this application show that whatever light might be blocked by the new additions will affect the applicant's own house and not any of the neighboring properties. The additions are shorter than the existing building, and only the second-story addition above the garage will be visible from Butterworth Place.

The design is consistent with the neo-Colonial style of the applicant's house and others in the neighborhood. The materials will be brick, wood trim and slate-like roofing in colors harmonizing with both the applicant's residence and the adjacent buildings along Butterworth Place.

Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map because the use remains unchanged and the requirement for off-street parking will be met. The size of the house will increase by only 13 percent. The volume of the second floor addition will fit mostly within the existing volume of the current garage roof, thereby not exaggerating the mass of the current building.

Section 4E: Four photographs of front, rear, and two sides of 4540 Butterworth Place.

Section 4F: Address labels of neighbors within 200 feet of Lot 5, Square 1567.

Section 4G: (Not Applicable)

Section 4H: Copy of Certificate of Occupancy.

O'NEIL & MANION ARCHITECTS P.A.

ROTHFELD-DAY RESIDENCE
OWNER: C. ROTHFELD

4540 BUTTERWORTH PLACE, NW, WASHINGTON, DC 20016
SQUARE 1567, LOT 5

BUILT 1938

CORNER LOT WITH 35 FT FRONTAGE ON 46TH STREET AND 85 FT ON BUTTERWORTH STREET

WARD 3
ANC 3E02

ZONE: R-1-B

	ZONING REQUIREMENT	EXISTING	PROPOSED
HEIGHT OF BUILDING:	40 FT/3 STORIES	2 STORIES	2 STORIES
MIN. LOT SIZE	5,000	2,975	2,975
MIN. WIDTH OF LOT	50 FT	35	35
FLOOR AREA RATIO	NONE PRESCRIBED		
LOT OCCUPANCY	40 %	39.98%	42%
REAR YARD	25'-0"	8'-10"	8'-10"
SIDE YARDS	8'-0" 8'-0"	16'-1" 16'-2"	16'-1" 13'-7"
COURTS	NOT APPLICABLE		
PARKING	1	1	0

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REGARDING CRITERIA SET BY SECTION 223.2:

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

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;
Response: Construction occurs north of the neighbor on 46th Street and to the west of the neighbor on Butterworth Street and therefore will not block any light to adjacent properties. The landscaping and yard will remain mostly unchanged. The addition is mostly a second floor consisting of a bedroom and closet, constructed upon an existing footprint of a brick walled garage with a pitched roof. There is a small porch entry at the rear of the current garage, not visible from any side. The closet/dressing room has only one small window facing the neighbor to the west, and this room will not be habitually occupied. The bedroom windows are on the east side across the deepest part of the Owner's lot. Since the existing garage is close to the massing of the proposed addition there is very minimal alteration to air movement or light shading.

b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
Response: The conversion of the existing pitched roof garage into enclosed space, with a second floor addition barely alters the existing conditions. The neighboring properties privacy of use and enjoyment will be wholly unaffected.

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; and
Response The remodeled portion of the house cannot be seen from 46th Street. From Butterworth Street, it fits the character, scale and pattern of the other houses in the block. The existing garage is brick with a pitched roof. The enclosed garage with the second floor addition is brick with wood trim detailed in a traditional manner with profiles similar to those found on the original building and elsewhere I n American University Park. The windows are double hung units that match the style of the existing windows.

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d. In demonstrating compliance with paragraphs a, b, 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.

Response:

The following photographs and drawings illustrate the points made above.

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