Variance and Special Exception Application

This request is for a special exception relief from area (lot occupancy) and rear yard requirements to make some changes to the physical structure by an addition to the rear of the building which will not change the zoning classification of the lot or square. Presently, there is 60% usage and the requested increase is only to 70%. The current rear yard is 17 feet seven inches and with the 6 feet 5 inch addition the rear yard will now be 11 feet 2 inches.

This property Lot 46, Square 0202, is an End-Unit Row House with a street frontage to the north (Florida Avenue), an alley to the east, a rear yard to the south and an adjoining house to the west.

The relief is to allow a single story addition in the rear of the property. The addition would be 6 feet 5 inches deep by 9 feet, 5 inches wide and, would align with the existing faces of the side wall of the building on one side and set back 6 inches from the outside face of the party wall on the other side. This relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plans embodied in the Zoning Regulations and Map.

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR 31 AM 8:35

Traffic/Noise Impact: There is no vehicular or pedestrian access to the rear property or proposed addition, so there are no objectionable conditions to the neighboring property. There is no outside entrance to the new addition.

Lighting Impact: The single story addition to the south of only 6 feet, 5 inches deep still allows an 11 feet 2 inches rear yard set back with no adverse impact to the light of the adjoining property. None of the rear yards of the adjoining properties to the west meets the 15 feet rear yard minimum requirement of the zoning ordinance.

The small size of the property at 1428 Florida Avenue, NW including the shape, narrowness and shallowness limits the capacity for continued usage by the owner pending upcoming mobility limitations.

The addition is an indoor utilitarian space allowing the senior occupant owner the use of a rest room facility on the first floor with future bathroom capabilities as the need arises.

BZA
CASE No. 17336
EXHIBIT No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17336
EXHIBIT NO. 9