GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

Memorandum

TO: Board of Zoning Adjustment

FROM: Ellen McCarthy, Director
Office of Planning

DATE: July 5, 2005

SUBJECT: BZA Application 17349 – Taylor Addition
6919 6th Street, N.W. (Square 3191, Lot 18 and 811)

BZA
Case No. 17349
Exhibit No. 30

APPLICATION

The application by Michael Taylor requests a special exception under Section 223 pursuant to 11 DCMR §3104, to allow an addition to a residence at 6191 6th Street, N.W., which does not meet the R-1-B District's lot occupancy and side yard requirements.

SUMMARY RECOMMENDATION

At this time, the Office of Planning is unable to undertake a full review of the application until a topographic map of the site and an accurate calculation of the lot occupancy are provided.

SITE AND AREA DESCRIPTION

The subject property is located at 6919 6th Street, N.W, Square 3191, Lots 18 and 811 (Attachment 1). The property is developed with a one-story, single-family detached house and a one-story garage. The surrounding area is a residential neighborhood consisting of single-family detached houses. The area is in the R-1-B District.

PROJECT DESCRIPTION

The application is for a 2-story addition to the rear of the existing house.

HISTORIC PRESERVATION

The subject property is within the Takoma Park Historic District. The Historic Preservation Review Board (HPRB) reviewed the proposed addition and request to demolish the garage on November 20, 2003. Based on the information and the Plans submitted by the applicant the Board approved the addition but retained the garage. Subsequent to the public hearing the historic preservation office staff

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received additional information that showed that the plans submitted for the first public hearing did not show the true topography of the site. A second public hearing was held on September 23, 2004 and the Board did not approve the addition or the requested demolition of the garage. HPRB requested that the applicant reconsider the design of the addition and provide a survey showing the topography of the site as well of that of the adjacent property rear yards. To date the applicant has not submitted the requested information.

ANALYSIS

The subject site is composed of two lots; Lot 19 which fronts on 6th Street and Lot 811 which is to the rear of Lot 19 and abuts the rear yards of adjacent lots on the remaining three sides. The applicant has submitted an application to the Surveyors Office to have the lots combined.

Lot Occupancy

The proposal is for an addition to the rear of the existing house and would also be attached to the existing garage. A combination of the existing house, the addition, and the garage would yield a lot occupancy beyond the 40% allowed in the R-1-B district. The applicant is also proposing a deck to the rear of the house. OP is unable to determine if the deck should be included in the lot occupancy because the plans submitted do not show the elevation observed on the site.

The applicant's representative submitted three sets of analysis regarding the lot occupancy of the proposed development in addition to the Notes and Computations sheet from DCRA. However, the lot occupancy indicated in each analysis is different. OP requested that an indication be given as to which analysis is correct. OP was told that the only way to get an accurate dimension is for a wall check to be done. To date, that information has not been provided.

Elevation

From a visit to the subject property it was observed that the grade is higher along 6th Street and dramatically falls towards the rear of the property. A similar grade change is not present on the adjacent properties. The Site Plan submitted in the application does not demonstrate accurately the grade on the site. OP has requested that the applicant provides a plan showing the topography on the site and how a change in the grade would affect adjacent properties.

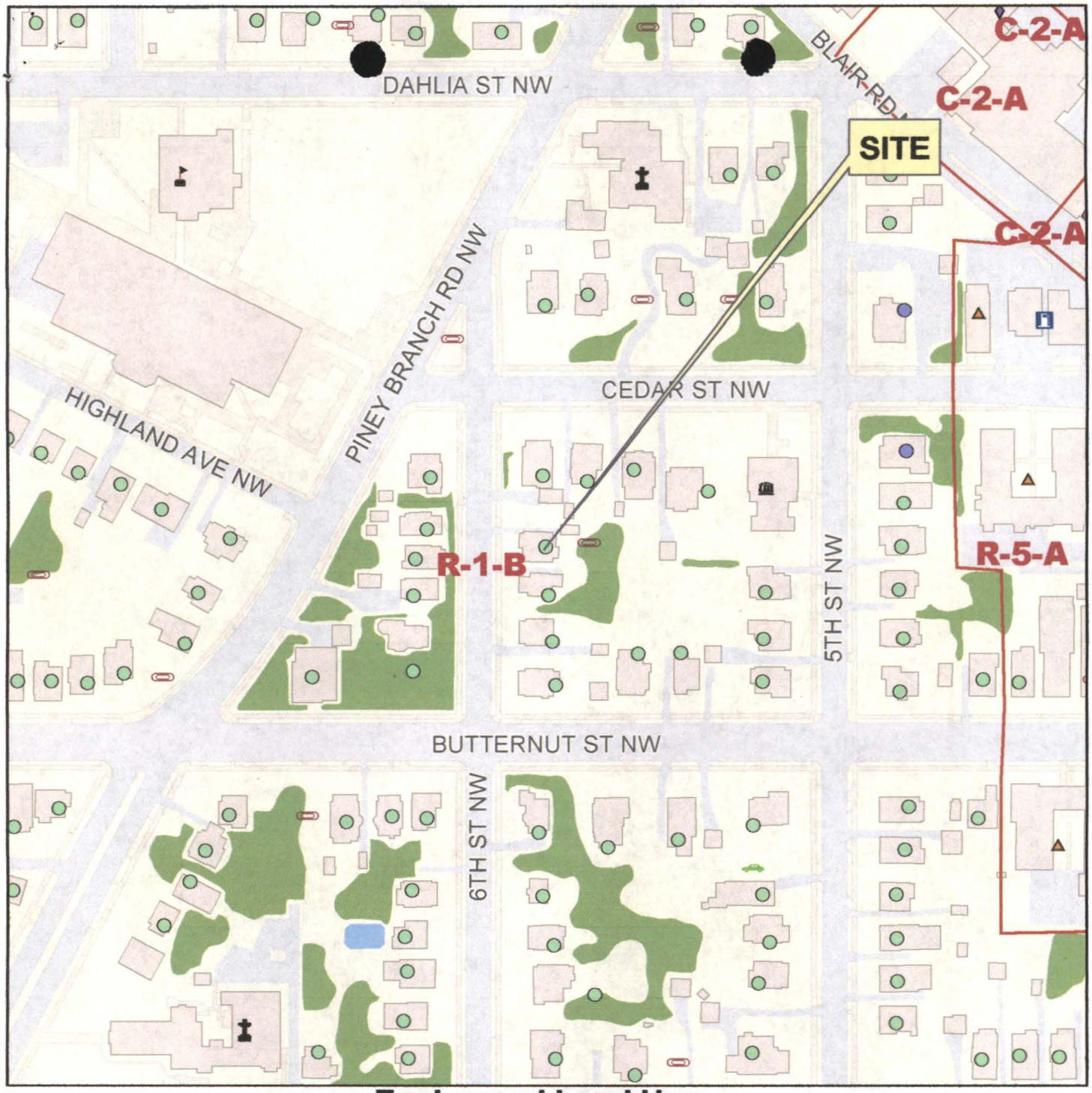
Due to the difference in elevations, the proposed addition towers over the rear and side yards of adjacent properties and is viewed as three stories. With the addition, the south elevation will now have five additional windows that will all be visible to and overlook the adjacent house. There are also six lower windows that will be screened by an existing wooden fence. To the rear of the property there are two large glass doors that will overlook the back yards of adjacent properties. Although there are trees, the addition is high enough to overlook the adjacent properties.

The addition seems like a rectangular box added to the existing house. HPRB has asked that addition be redesigned with architectural detail and variety in heights that are consistent with other houses in the neighborhood. OP supports the recommendation of HPRB the applicant reconsider the design of the building.

RECOMMENDATION

As outlined above, the information requested by OP has not been forthcoming. OP therefore is unable to review the application until the requested information is provided.

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Zoning and Land Use
BZA 17349
6919 6th Street , NW

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Feet
0 100 200



Land Use Legend

- Non-conforming SF Use
- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- Resid. Mixed Use
- Multi-family
- Multi-Resid. Garage
- Hotel - Small
- Hotel - Large
- Club
- Resid. Transient
- Store
- Restaurant
- Office
- Vehicle Service Station
- Parking - Special Purpose
- Warehouse
- Religious
- Educational
- Embassy or Chancery
- Museum, Library, Gallery
- Recreational
- Health Care Facility
- Memorial
- Special Purpose
- Vacant

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

Office of Planning ~ June 26, 2005

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.

Attachment 1