BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Re: Application of Michael Taylor

BZA Application No.
Public Hearing
ANC 4B02

D.C. ... 2005 APR 25 AM 11:45

STATEMENT OF THE APPLICANT

I.

Nature of Relief Sought

This is an application pursuant to Section 3104.1 of the Zoning Regulations for special exception relief under Section 223.1 to permit an addition to an existing single-family dwelling in the R-1-B zone at premises known as 6919 6th Street NW the (Subject Property). No variance relief is requested.

II.

Jurisdiction

The Board has jurisdiction to grant the relief requested pursuant to Section 3104 of the Zoning Regulations of the District of Columbia.

III.

Background

A. Project History and Basis for Request.

The applicant filed for a building permit to construct a rear addition to

B. Description of Subject Property

The subject property is comprised of two contiguous lots in square 3191. Lot 19 fronts on 6th Street NW and is improved with a one-story stucco single-family dwelling built in 1919[1]. Lot 19 is nonconforming under current zoning regulations in that it only encompasses 2,875 sq. ft. of land area instead of the 5,000 sq. ft. required by current regulations. Lot 811 is 2,850 sq. ft. in area and is an interior lot sharing the east property line of the principal lot 19. This lot does not have street or alley frontage. It is improved with a one-story one-car masonry garage. The exact date that the garage was built is not known but it is apparent that it was built after the main

[1] Lusk's District of Columbia Assessment Directory 1990 Edition.

BZA
Case No. 17349
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17349
EXHIBIT NO. 3

house. The materials used in the garage construction are different from those used in the main structure. The materials and construction methods used to construct the garage were not available in 1919 when the original structure was built. The date 1947 is etched into the floor slab of the garage. The assumption is that the garage was built in that year.

Interior renovation has been started but not completed. A rear addition has been framed to the roof but cannot be completed unless the requested relief is granted. The structure is not occupied.

C. Description of Surrounding Area

The subject property is located in Ward 4 in the Brightwood neighborhood of Northwest Washington DC. It is in the Takoma Park Historic District. The neighborhood is primarily zoned R-1-B residential with a mixture of construction types and designs. Although primarily residential, the zone changes to R-5-A residential approximately 300 feet West of the rear property line. At Blair Road, approximately 300 ft. further east the zone changes to C-2-A. The property is in close proximity to Walter Reed Army Medical Hospital (approximately 3 blocks to the West) and the District/Maryland Line (approximately 5 blocks to the East).

D. Current Use of the Site

The site is currently improved with a two story detached single-family dwelling. Addition and renovation under permit numbers B460085 and B454817 has been started; but, was suspended pursuant to Stop Work Order dated 5/14/04. The use will not change.

E. Description of the Proposal

The owner proposes to combine the lots to eliminate the lot area nonconformity and provide the additional area necessary to construct the addition. The combination of the lots will also allow the owner to use the existing garage to satisfy the off-street parking requirement for a dwelling. A subdivision mylar has been ordered and is pending zoning and historic preservation approval.

F. Evaluation of Potential Impact

Will be submitted as a separate document.

IV

Points in Support of Application

The applicant offers the following exhibits in support of the requested relief:

Exhibit A:
Exhibit B:

The addition, together with the original building will have the same view from 6th street as is currently seen with the existing building. Although the scale of the building will be increased, it is similar in scope to existing houses throughout the neighborhood.

IV

Points in Support of Application

The applicant offers the following exhibits in support of the requested relief:

Exhibit A:
Exhibit B:

The Application Complies with the Provisions of 11DCMR Section XXXX and Other Applicable Provisions of the Zoning Regulations of the District of Columbia

A special exception is a use that is predeemed compatible with other uses in the same zoning district. The Board's discretion in reviewing an application for a special exception is limited to a determination of whether the Applicant has complied with the enumerated requirements for special exception relief. If the Applicant meets its burden, the Board ordinarily must grant the application.