GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORANDUM

TO: Board of Zoning Adjustment of the District of Columbia

FROM: Ellen McCarthy
Director

DATE: September 27, 2005

SUBJECT: BZA Application 17371 - Request filed by Edgar T. Nunley for a **special exception** to permit a building addition to a one-family detached dwelling for 1470 Roxanna Road, N.W., proposed by Sharon and Nathan Bovelle.

APPLICATION
Application of Sharon and Nathan Bovelle for:

> **Special exception relief pursuant to § 223 of Title 11 DCMR** to construct a building addition to an existing one-family dwelling within the R-1-B Zone District

for property located at the southern corner of Northgate Road and Roxanna Road, N.W., Square 2758, Lot 11.

SUMMARY RECOMMENDATION
The Office of Planning recommends **APPROVAL** of the request for special exception.

PROJECT DESCRIPTION
The applicant proposes to construct a two-car garage, measuring 16.5 feet in height from the ground to the peak of the roof, onto an existing one-family detached dwelling. The garage is to be located over the existing parking pad and will reduce the rear yard to 10 feet. A minimum of 25 feet is required by the R-1-B Zone District. The applicant also proposes to construct an addition onto the roof of a portion of the house, in conformance with the Zoning Regulations.

SITE AND AREA DESCRIPTION

Square:	2758	**Lot:**	11	**Quadrant:** North West
Area:	6,400 sq ft	**Lot Width:**	64 feet	**Alley:** 16-foot width
Building Restriction Line:	15-foot width along Roxanna Road and Northgate Road			

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Improvements
The subject property is improved with a one-family detached dwelling constructed in 1957. A two car parking pad is located on the east side of the house, accessed by a 10 foot wide driveway directly from the public alley. A row of mature evergreen trees approximately 8 feet in height screens the parking pad from the alley and from the house directly across the alley from the subject property. The topography slopes downward from the alley to the parking pad by approximately 3 feet.

Surrounding Uses
All surrounding properties are improved as one-family detached dwellings.

All surrounding properties are located within the R-1-B Zone District.

Zone District: R-1-B: high density one-family detached dwellings residence district (§ 105.1(a) (1) (B)). *"The R-1 District is designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes."* (§ 200.1)

Generalized Land Use Map: low density residential land use category- *"Single-family detached and semi-detached housing are the predominate uses."*

RELIEF REQUESTED:

Special Exception pursuant to § 223– Additions to One-Family Dwellings or Flats
§ 223 sets forth the specific criteria under which additions to one-family dwellings may be permitted within a residential district. Those criteria are as follows:

"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 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.

The proposed addition is to a one-family detached dwelling in a district in which the use is permitted as a matter of right, the R-1-B Zone District, as per § 201.1(a) of the Zoning Regulations. The subject property also does not comply with all of the requirements of § 404, Rear Yards. Therefore, the garage addition may be permitted as a special exception if approved by the Board of Zoning Adjustment.

"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;

The R-1-B Zone District requires a minimum rear yard of 25. The proposed garage addition reduces the rear yard to 10 feet. However, the alley between the subject property and the lot to the east is 16 feet in width. The combination of the width of the alley and of the proposed rear yard is 26 feet, in excess of the minimum 25 feet required for a rear yard. Therefore, light and air to neighboring properties will not be unduly affected.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed two-car garage will be 16.5 feet in height from the ground to the peak of the roof and contain no windows on the side facing the rear yard. The garage door will face the side yard. The combination of the approximate 8 foot height of the existing mature evergreen trees and the approximate 3 foot drop in elevation from the alley to the garage combine to allow only the upper portion of the garage to be visible from the neighboring property to the rear. As a result, only the top 5 feet of the garage roof will be visible from the alley. Therefore, the privacy of use and enjoyment of neighboring properties will not be unduly compromised.

(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 frontage; and

The proposed one-story two-car garage will not visually intrude upon the character, scale and pattern of houses along either the alley or Roxanna Road. Within the surrounding area are two-car carports accessed directly off alleys and one and two car garages, either attached or detached, and facing and accessed from the street. The side of the proposed garage facing the street will have two windows, disguising the fact that it is a garage Roxanna Road.

The proposed garage addition will be visible from Roxanna Road, but conforms to the 15-foot building restriction line along that street. However, it will be only minimally visible from the driveway entrance off the alley where not screened by the existing mature evergreen trees.

(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.

The applicant submitted photographs and architectural drawings as a part of the application in support of § 223.

"223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

The proposed lot occupancy of 33 percent is less than the maximum 50 percent permitted by § 223.3 for the R-1 Zone Districts.

"223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials or other features for the protection of adjacent and nearby properties.

The Office of Planning does not recommend any special treatment.

"223.5 This section may not be used to permit the introduction or expansion of a nonconforming use."

A one-family detached dwelling is a use permitted as a matter of right within the R-1-B Zone District. The approval of this application will not permit the introduction or expansion of a nonconforming use.

It is the Office of Planning's conclusion that the applicant has satisfactorily met the criteria for special exception relief of § 223 and that granting the relief, "*will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps,...*" (§ 3104.1)

COMPREHENSIVE PLAN
This proposal will contribute toward achieving the following objective of the Ward 4 Element:

"Protect, preserve, maintain and rehabilitate the existing owned and rental housing stock;" (§ 1508.1(b))

COMMUNITY COMMENTS
ANC 4A has not responded to requests from the Office of Planning for comments.

RECOMMENDATION
The Office of Planning has reviewed the application in terms of the property's zoning, the intensity of use, the character of the neighborhood and the standards for special exception. The Office of Planning concludes that the special exception meets the required tests and can be granted "without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map."

The Office of Planning recommends **APPROVAL** of the application.

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

Office of Planning ~ August 23, 2005

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BZA APPLICATION NO. 17371
1470 Roxanna Road, N.W.

