GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Ellen McCarthy, Director

DATE November 15, 2005

SUBJECT: BZA Application 17396 – 5906 32nd Street N.W.

APPLICATION
An application by Jeff Howard and Nancy Nickel, pursuant to 11 DCMR §3104 for a special exception under Section 223 for the addition to a residence not meeting the lot width or side yard requirements in an R-1-B zone.

SUMMARY RECOMMENDATION
The Office of Planning **recommends approval** of the special exception from lot width and side yard requirements in accordance with the provisions of Section 223.

SITE AND AREA DESCRIPTION
The subject property is located at 5906 32nd Street N.W., Square 2021, Lot 13. The subject property is on the west side of 32nd Street halfway between Patterson and Quesada Streets. The property is developed with a single family house. Properties on all sides and in all directions are zoned R-1-B. The neighborhood is made up entirely of single family homes.

PROJECT DESCRIPTION
The applicant is proposing a two-story rear addition to the existing house. The addition would raise the lot occupancy from 23% to 30%. The existing 3.5' side yard would be extended to the rear. The property is currently non-conforming for lot width and side yard.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17396
EXHIBIT NO. 21

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Figure 1 – Aerial

ZONING REQUIREMENTS

The applicant is requesting a special exception under section 223 from the lot width and side yard requirements, to allow a rear addition to a non-conforming structure. The property is currently non-conforming for side yard and lot width. The proposal would extend the existing side yard, but not increase any existing non-conformities.

Section	Item	Allowed/Required	Provided	Requested	Deviation
401.3	Lot Area	5,000 sq feet (minimum)	5,160 sq feet	N/A	N/A
401.3	Lot Width	50 feet (minimum)	40 feet	N/A	10 feet
403.2	Lot Occupancy	40%	23%	30%	N/A
405.9	Side Yard	8'	3.5'	3.5'	4.5'
404.1	Rear Yard	25'	70'	44.8'	N/A

SPECIAL EXCEPTION RELIEF

An addition may be build under Section 223 on a building that does not comply with the requirements of chapter 4, provided the lot occupancy does not exceed 50% in the R-1-B district. As proposed, the addition will not expand the overall lot occupancy beyond the 50% maximum.

The proposed addition must satisfy the standards as identified in §223.2 as follows:

(a) *The light and air available to neighboring properties shall not be unduly affected.*

Addition will be two stories in height and located only 3.5 feet from the neighboring property to the north. For these reasons, the addition could have some affect on the light to the northern neighbor, however the effects should be minimal and the neighbors to both sides of the lot have signed a petition supporting the proposal.

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

The addition will not face any existing windows or allow easier visibility into any existing buildings. No windows are shown on the second floor of the addition, so the change will not allow higher vantage points than the current ground level.

(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.*

The addition should not be visible from the front. The view from the alley will not be substantially changed and there will be no effects on the character or scale of the houses in this neighborhood.

(d) *In demonstrating compliance with (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 view from public ways.*

The applicant has provided architectural drawings, photos, and a site plan showing the relationship of the proposed addition to adjacent buildings and views from public ways.

COMMUNITY COMMENTS

The property is under the jurisdiction of ANC 3G. OP has not received an official ANC report. A petition of surrounding property owners containing thirteen signatures has been submitted in support of the proposal.