

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM:  Matt Jesick, Case Manager
Joel Lawson, Associate Director Development Review

DATE: March 29, 2016

SUBJECT: BZA #19227 – Expedited request pursuant to 11 DCMR § 3118 for special exception relief under § 223 to construct an addition to an existing single family detached dwelling at 1410 Hamlin Street, NE

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § Side Yard (8 feet required, 2 feet existing, 2 feet proposed).

II. SITE AND AREA DESCRIPTION

Address	1410 Hamlin Street, NE
Applicant	Mr. Paul Skorochoch, owner
Legal Description	Square 4016, Lot 8
Ward / ANC	5, 5B
Zone	R-1-B – detached single family dwellings
Historic District	None
Lot Characteristics	Rectangular lot 47' x 125'; Slopes from Hamlin Street down toward the alley in the north
Existing Development	Detached house; Porch on west side at 1 st floor; Balconies at 2 nd floor above the porch
Adjacent Properties	Similarly sized detached houses
Surrounding Neighborhood Character	Almost exclusively single family detached residential
Proposed Development	Build enclosure on existing porch, with balcony above

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

R-1-B	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. max.	25 ft.	No change	None required
Lot Width § 401	50 ft. min.	47 ft.	No change	Existing Nonconforming
Lot Area § 401	5,875 sq.ft. min.	5,000 sq.ft.	No change	Conforming

R-1-B	Regulation	Existing	Proposed	Relief
Lot Occupancy § 403	40% max.	27.4%.	No change	Conforming
Rear Yard § 404	25 ft. min.	60 ft.	No change	Conforming
Side Yard § 405	8 ft. min.	East – 5 ft. West – 2 ft.	East – No change West – New enclosed porch built up to the existing 2 ft. line	Existing Nonconforming Requested

IV. ANALYSIS

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure 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.

Single family detached dwellings are a permitted use in this zone. The applicant is requesting special exception relief under § 223 from the requirements of §404, Side Yard.

223.2 The addition or accessory structure shall not have a substantially adverse effect 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;

Light and air should not be unduly affected. The new addition would add some mass to the side of the building, but would be lower than the existing house, so it should not increase the amount of shadow or air circulation by an appreciable degree.

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

The applicant proposes to, in effect, enclose the existing porch and extend existing balconies. The impact on the privacy on the adjacent property would be no greater than the existing condition.

- (c) *The addition or accessory structure, 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; and*

The proposed addition would be minimally visible from Hamlin Street. Significant landscaping exists between the street and the location of the proposed construction. The addition would be visible from the alley, but would not be out of character with other nearby homes that feature a variety of porches, decks and additions.

- (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 or accessory structure to adjacent buildings and views from public ways.*

The applicant has provided plans, photos and elevations that demonstrate the extent of the proposed addition.

- 223.3 *The lot occupancy of all new and existing structures on the lot 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 lot occupancy of the structure would be 27.4%.

- 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 recommends no special treatments or conditions.

- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The use would continue to be a single family residential dwelling.

V. COMMUNITY COMMENTS

ANC 5B has submitted a letter to the record indicating support of the application. OP has received no comments from the community.