

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review
DATE: April 19, 2016

SUBJECT: BZA Case 19252, 605 G Street, SE – request for special exception relief under § 223 for the replacement of a one-story rear addition not meeting the lot occupancy and court requirement of the R-5-B zone.

I. OFFICE OF PLANNING RECOMMENDATION

Susan Hillberg (applicant) request special exception review, pursuant to the § 223, to allow the replacement of a rear addition on a single family attached house not meeting the lot occupancy and court requirements at 605 G Street, SE in the R-5-B zone. The Office of Planning (OP) recommends **approval** of the requested special exceptions as follows:

- § 403.2, Lot Occupancy (60% maximum allowed, 70% under § 223, 64% proposed); and
- § 406.1, Open Court (6 feet minimum required, 3.25 feet existing; 3.25 feet proposed).

The applicant has been advised that relief from § 2001.3 is required as follows:

- § 2001.3, Addition to a structure nonconforming to lot occupancy and court requirements.

II. LOCATION AND SITE DESCRIPTION

Address	605 G Street, SE.
Legal Description	Square 878, Lot 154
Ward	6, 6B
Lot Characteristics	The rectangular lot is 1,245 square feet in area (14.16 feet x 85.16 feet) and abuts G Street and a 16 foot wide public alley to the rear.
Zoning	R-5-B – Moderate density residential consisting of row dwellings and apartments.
Existing Development	A two-story row dwelling with a one-story rear addition.
Adjacent Properties	Adjacent properties are primarily developed with row dwellings, although there are some multifamily developments within the neighborhood.
Historic District	Capitol Hill Historic District
Surrounding Neighborhood Character	The surrounding neighborhood character is moderate density residential, consisting of single-family row dwellings, flats and a few multifamily buildings.

Board of Zoning Adjustment

District of Columbia



Site Location



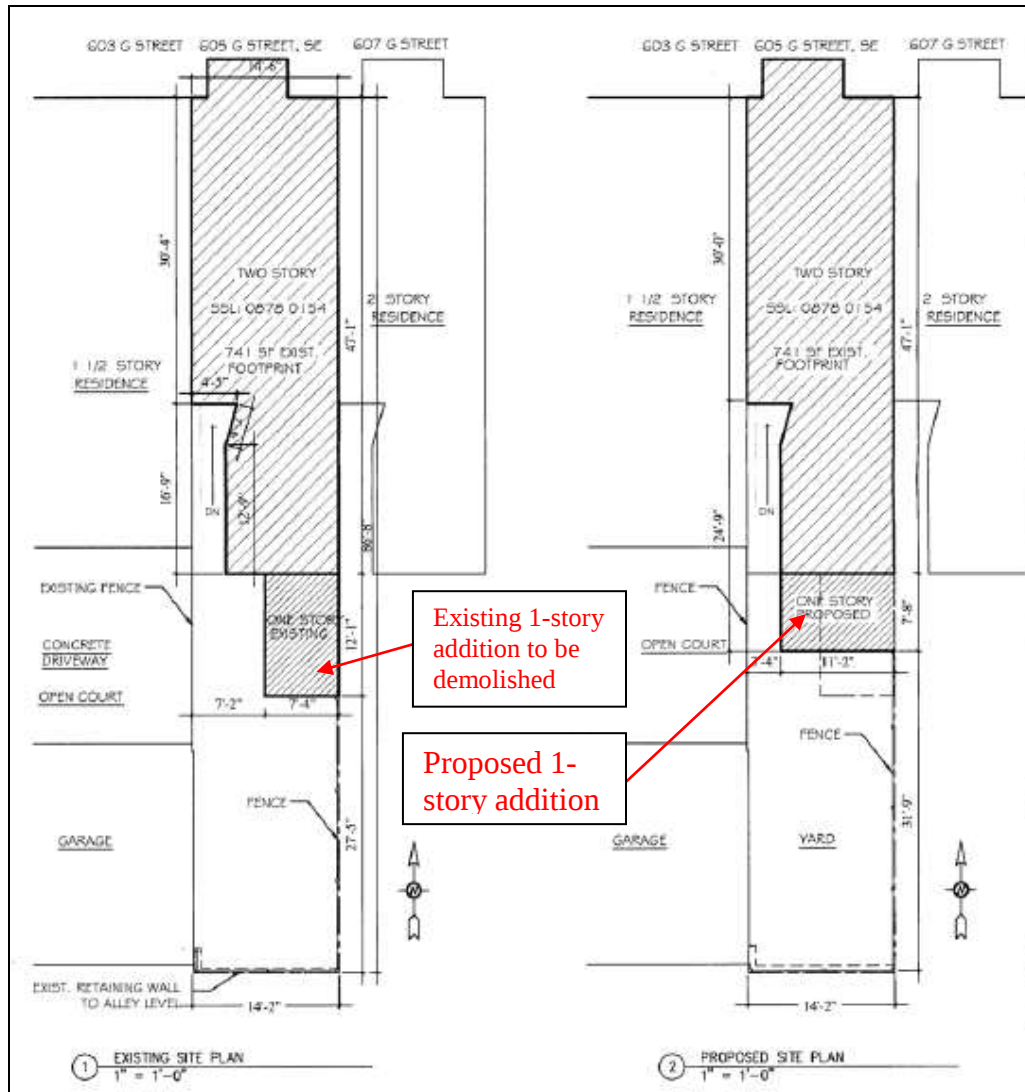
Existing rear addition.



14-foot high wall and fence along the rear property line and abutting the alley.

III. APPLICATION IN BRIEF

The applicant proposes to demolish the existing, dilapidated, one-story addition and replace it with a one-story addition of approximately the same area, 88 square feet, and a height of approximately 12 feet. The applicant requests special exception review to increase the lot occupancy from 62% to 64% and the non-conforming court with a width of 3.3 feet would be extended.



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-5-B Zone	Regulation	Existing	Proposed	Relief
Height § 400	50 ft. max.	32 feet	32 feet (Addition - 11.5 ft.)	None required
Lot Width § 401	None prescribed	14.51 ft.	14.51 ft.	None required
Lot Area § 401	None prescribed	1,245 sq. ft.	1,245 sq. ft.	None required
Floor Area Ratio § 402	1.8	1.1	1.1	None required
Lot Occupancy § 403	60% max. 70% under § 223	62%	64%	Required
Rear Yard § 404	15 ft. min.	27.4 ft.	31.75 ft.	None required
Court width § 406	6 ft. min.	3.25 ft.	3.25 ft.	Required

V. OFFICE OF PLANNING 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.

The existing use is a row dwelling, permitted in R-5-B district. The applicant has requested special exception relief under § 223 from the requirements of § 403, Lot Occupancy; § 406, Open Court width; and § 2001, addition to a nonconforming structure, to demolish and replace the existing one-story addition.

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 available to neighboring properties should not be unduly compromised. The existing addition has an area of 88.48 square feet and the new addition would have a similar area of 88.54 square feet. However, the new addition would be reoriented to match the width of the two-story portion of the building. The height of the addition would extend approximately one-foot above the existing addition and would not likely cast any shadows or block air to unduly affect the neighbors.

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

The west side of the addition would be separated from the property line by a 3.33-foot wide court in addition to a 6-foot high board-on-board fence. The east side of the addition would be built on the property line but would have no windows or openings facing adjacent house. The addition would have a significant rear yard which would be increased with the reorientation of the building. Overall, the addition should not compromise the privacy of use and enjoyment of neighboring properties.

(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 not be visible from G Street, as it would be concealed by the existing rowhouse. The addition would be visible from the alley, but would be mostly blocked by an approximately 14-foot high wall and fence at the rear of the property. The addition would not be out of character with other additions along the alley which vary in styles and height. The addition has been reviewed by the Historic Preservation Office, which has determined the addition would be barely visible from the alley and would be in character with the Capitol Hill Historic District and neighboring properties.

- (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 submitted plans, photographs, and elevations sufficient to represent the relationship of the proposed addition to adjacent buildings and views of public ways.

- 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 proposed lot occupancy is 64%, which is below the 70% allowed with the approval of a special exception.

- 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 proposal would not introduce a nonconforming use.

VI. HISTORIC PRESERVATION

The proposed addition has been reviewed and approved by the Historic Preservation Office. There is no requirement to be reviewed by the Historic Preservation Review Board.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

Report from the Department of Transportation (DDOT) will be provided under separate cover.

VIII. COMMUNITY COMMENTS

The property is within ANC-6B. At the time of this report, the applicant is scheduled to make a presentation to the full ANC at its April 12, 2016 meeting. The proposal was reviewed by the Capitol Hill Restoration Society at its April 7, 2016 meeting and recommended approval. The applicant has indicated that discussions with the adjacent neighbors are ongoing.