

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director Development Review

DATE: June 7, 2016

SUBJECT: BZA Case 19273 - request for special exception relief under § 223 for a rear one-story addition at 3015 P Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 403.2, Lot Occupancy (maximum 60 % allowed, 67 % proposed);

to construct a rear addition at 3015 P Street, N.W.

II. LOCATION AND SITE DESCRIPTION

Address	3015 P Street, N.W.
Legal Description:	Square 1269, Lot 0801
Ward:	2/ANC 2E
Lot Characteristics:	The 2640 SF lot is rectangular and located mid-block.
Zoning:	R-3 - row dwellings
Existing Development:	The lot is developed with a row dwelling and a detached garage.
Historic District:	Georgetown Historic District
Adjacent Properties:	The subject property is in the middle of a block of row dwellings and across the street to the north and south are blocks of row dwellings.
Surrounding Neighborhood Character:	The neighborhood is predominantly residential with row dwellings and some semi-detached and detached buildings and small apartment buildings.



III. PROJECT DESCRIPTION IN BRIEF

The owners propose to remove the existing deck and construct a one-story 220 SF addition to the rear of the existing three-story rowhouse.

IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 feet maximum	28'2"	No change	None required
Lot Width (ft.) § 401	20 feet minimum	22 feet	No change	None required
Lot Area § 401	2,000 SF (min.)	2,6400 SF	2,640 SF	None required
Lot Occupancy § 403	60% maximum	59%	67%	Relief requested
Rear Yard § 404	20 feet minimum	>62 feet	62 feet	None required

¹ Information provided by applicant.

V. OP 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 subject application is for relief from §403, Lot Occupancy, to permit an addition to a single-family row house within the R-3 district.

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 the adjacent properties would not be unduly impacted. The proposed addition extends 10 feet to the rear and would be only one story and 11'5" tall. The house to the east extends further back than the proposed addition, and the light and air to that property would not be unduly affected. The addition would replace an existing deck with a slightly larger footprint and the open rear yard area would be slightly larger.

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

The privacy of use and enjoyment of the abutting neighbors should not be compromised unduly beyond what currently exists. The west side of the addition would not have windows so there should be limited impacts to privacy.

(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 one-story rear addition, as viewed from the street, would not substantially alter the character, scale and pattern of the houses. The addition would not be visible from either street to the north or south of the house because it is only one story and there is a 15 foot tall garage at the rear of the property which would obstruct visibility from the rear. The expanded house with the proposed rear addition would remain consistent with the context of neighboring houses.

- (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 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 proposed lot occupancy is 67% and would not exceed the 70% maximum permitted under this Section.

- 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.*

OP does not suggest any additional screening for this project.

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

A permitted residential use would be continued on this property.

VI. AGENCY COMMENTS

At the time of the staff report, no other agency comments had been submitted.

VII. COMMUNITY COMMENTS

ANC 2E unanimously adopted a resolution stating they have no objection to the project (Exhibit 24).