

Executive Summary

Case No. 19310

Project Description

Applicant: Kenneth A. Golding

Proposal: Modernization of existing 3-unit apartment house

Site Description

Address: 622-624 North Carolina Ave SE

Square/Lot: Square 871, Lot 42

Zoning: R-4

Existing: 3-unit apartment house

Historic District: Capitol Hill Historic District

Public Transportation:

- Metro: Eastern Market
Metro - 0.3 miles
- Metrobus:
Routes within 0.1 miles- DC Circulator Union Station- Navy Yard Route, 30N, 30S, 92, C40, 32, 34, 36, and 90
- Capital Bikeshare:
 - Eastern Market
 - 7 stations w/in 0.5 miles
- Car Sharing:
 - Zipcar: 8 facilities w/in 0.5 miles

Project Description

Special Exception

(Expansion of existing apartment house (§336.13); Penthouse setback (§ 411.11))

Harmonious with Purpose and Intent of Zoning Regulations and Zone Maps

- Improves structure and retains existing use as a 3- unit apartment house

No Adverse Effect on Neighbors

- Additions are structural and do not change use
- Penthouses are not visible from North Carolina

Setback Standards

- Elevator penthouse's height is less than parapet wall and cannot be seen from North Carolina
- Stair penthouse is substantially setback from adjacent properties

Area Variance

(Lot occupancy (§ 403.2; Nonconforming structure (§2001.3))

Exceptional Circumstance: Confluence of Factors

- Irregular shaped lot and angular rear lot lines
- Existing nonconforming open court
- Existing structure in historic district

Strict Application Results in Practical Difficulty or Undue Hardship:

- Building code requires secondary egress
- Contributing building in historic district- cannot fill-in or extinguish existing nonconforming open court without increase relief needed

No Detriment to Public Good:

- Additions modernizes home and improves accessibility of each unit
- Family-sized units
- Elevator will allow residents to "age-in-place"

Comments of District Agencies and Community:

- 7 letters of support
- ANC 6B supports HPRB application
- Awaiting ANC 6B's decision on zoning application

Board of Zoning Adjustment
District of Columbia
CASE NO.19310
EXHIBIT NO.34C