

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
 Joel Lawson, Associate Director Development Review

DATE: October 21, 2016

SUBJECT: BZA #19368 – Variance relief pursuant to Subtitle X § 1000, Subtitle D, § 307.1, side yard, to permit the construction of a detached house at 3156 Monroe Street, NE in the R-1-B zone.

I. RECOMMENDATION

Lorenzo Wooten, Jr. (applicant) requests variance relief pursuant to Subtitle X § 1000, Subtitle D, § 302.1, lot area and lot width and §307, side yard to allow the construction of a single-family detached house in the R-1-B zone. This application is self-certified, and OP has reviewed the relief requested for the proposal under ZR-16, and relief from lot area and lot width are not required. The Office of Planning (OP) recommends **approval** of the following variance relief:

Pursuant to Subtitle X § 1000:

- Subtitle D, § 307.1 Side Yard (8 feet minimum required, 3 feet and 4 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Address	3156 Monroe Street, NE
Legal Description	Square 4309, Lot 800
Zoning	R-1-B
Ward and ANC	5, 5C
Historic District	Not within a historic District.
Lot Characteristics	Undeveloped, rectangular lot having an area of 1,500 square feet (25-feet wide by 100 feet long) and abutting a 15-foot wide, rear alley. The property slopes down from Monroe Street towards the alley.
Existing Development	Currently undeveloped.
Adjacent Properties and Neighborhood Character	The adjacent properties and properties within the wider community consist of two-and one-story single family, detached houses. Most of the houses are older houses except for a newly constructed house to the east of the subject property.



III. PROJECT DESCRIPTION IN BRIEF

The applicant proposes to construct a new two-story, single-family, detached house on the vacant property.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

The subject site is zoned R-1-B. The application would meet the requirements as noted in the table below.

Item	Requirement	Proposed ¹	Relief
Lot Area, D § 302.1	5,000 sf.	2,500 sf.	Grandfathered under D § 301.1
Lot Width, D § 302.1	50 ft.	25 ft.	Grandfathered under D § 301.1
Height, D § 303.1	40 ft./3 stories	30 ft./2 stories	Conforming
Lot Occupancy, D § 304.1	40%	38.9%	Conforming
Front Setback, D § 305.1	Range of Existing front setbacks	23.75 ft.	Conforming
Rear Yard, D § 306.1	25 ft.	46 ft.	Conforming
Side Yard, D § 307.1	8 ft.	4 ft. east side 3 ft. on the west side	Required
Pervious Surface, D § 308.1	50%	53.5%	Conforming
Parking, C § 701.5	1 space	2 spaces	Conforming

¹ Information provided by applicant.

V. ANALYSIS

In order to be granted a variance from the side yard requirements, the applicant must demonstrate that the application meets the three-part test of Subtitle X § 1000.

1. Exceptional Situation Resulting in a Practical Difficulty

The subject property is impacted by exceptional conditions in that the lots in this square were created prior to adoption of the current zoning regulations and the subject lot is the second to smallest and narrowest lot in the square. The lot has a width of twenty five feet and establishing 8-foot side yard setbacks, as required by the regulations, would result in a very narrow seven-foot wide house. This would be a practical difficulty for the applicant as meeting the regulations would severely limit the available living space within the structure.

2. No Substantial Detriment to the Public Good

Granting the relief would allow construction of a new, detached, one-family dwelling on a lot that is very small and would otherwise be unbuildable. The new structure would not cause undue shadow on adjacent properties or greatly impact airflow. The property to the east, which is also built on a substandard lot, has a reduced side yard of three feet. To help minimize impacts on that house, the applicant is providing a larger side yard of 4 feet. The other side yard of three feet, would be on the west side adjacent to the property which is owned by the applicant. The house would be of a similar size to the house to the west and its design is similar to other houses in the neighborhood. Granting the requested variance relief for the proposed side yards should not be detrimental to the public good and would be consistent with District objectives to provide opportunities for new infill housing where appropriate.

3. No Substantial Harm to the Zoning Regulations

Granting the requested relief would not impair the intent of the Regulations. The Regulations are intended to make the city livable for households of various sizes. Although the house would be on a smaller lot, it would still accommodate a single family household similar to other houses in the neighborhood. The Regulations are also intended to protect nearby properties, but as stated above, the proposed construction would not have an undue impact on properties adjacent to the site.

VI. OTHER DISTRICT AGENCIES

The Department of Transportation (DDOT) will submit a report under separate cover.

VII. COMMUNITY COMMENTS

The property is within ANC- 5C. As of the writing of this report, neither the ANC nor neighbors have provided comments to the record.