

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Bryan Golden, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: January 20th, 2017
SUBJECT: BZA Case 19419 - request for a special exception relief under Subtitle D § 306 to permit a rear deck addition at 3125 Worthington Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to D § 5201:

- D § 306.1 Rear Yard (25’ minimum, 20’ proposed); and
- D § 307.5 Side Yard (8’ minimum, 3’ proposed at narrowest point), subject to the applicant working with the adjacent neighbor to the north-east to minimize any potential adverse impacts of the proposal.

The applicant also requested relief from D § 302 (lot area) for the existing lot area (5,000 sq. ft. minimum, 4,397 sq. ft. existing); this relief is not required as the minimum lot area and width requirements are only for the creation of new lots.

II. LOCATION AND SITE DESCRIPTION

Address:	3125 Worthington Street NW
Applicant:	Terrel White, Agent on behalf of owners.
Legal Description:	Square 2357, Lot 35
Ward / ANC:	3 / 3G
Zone:	R-1-B – detached houses on moderately sized lots.
Lot Characteristics:	Diamond shaped lot with 61.89’ of frontage along Worthington St NW and 40’ of frontage along 31 st Place NW. The lot is bounded by Worthington St NW to the southwest, 31 st Place NW to the southeast and adjoining lots to the east and west.
Existing Development:	An existing two-story single-family dwelling.
Adjacent Properties:	The adjacent properties to the east and west are also improved with existing single-family detached residential dwellings.
Surrounding Neighborhood Character:	The surrounding neighborhood is residential in character, comprised of detached single family homes on moderate to large sized lots.
Proposed Development:	The Applicant is proposing to construct a wooden rear deck (~439 sq. ft.).

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) D § 303	40 ft. max.	N/A	N/A	None required
Lot Width (ft.) D § 302	50 ft. min.	100 ft.	100 ft.	None required
Lot Area (sq.ft.) D § 302	5,000 sq. ft. min.	4,397 sq. ft.	4,397 sq. ft.	Existing nonconforming
Floor Area Ratio	None prescribed	N/A	N/A	None required
Lot Occupancy D § 304	40% max.	25%	35%	None required
Rear Yard (ft.) D § 306	25 ft. min.	34.5 ft.	20 ft.	Relief required
Side Yard (ft.) D § 307	8 ft. min.	14.5' (west) and 6.4' (east side)	8' (west) and 3' (east)	Relief required
Court	N/A	N/A	N/A	None required
Parking	1	1	1	None required

IV. OP ANALYSIS:

Special Exception Relief pursuant to D § 309.1

An applicant for special exception under this section shall demonstrate that the proposed 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;

The proposed deck includes no enclosures; the open air and singular level design should allow for light and air to be unobstructed on all sides of the structure. The deck height of 8'11" (+ ~4' railing) maintains a low profile.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; Subtitle D-52

The deck height of 8'11" (in addition to ~4' railing) maintains a low profile and is not anticipated to have an undue adverse impacts on the privacy of use and enjoyment of either neighboring property.

Regarding the side yard relief, only the eastern side yard is currently nonconforming for the house. With the addition of the deck, the side yard would be reduced to a minimum of 3' at the narrowest point; however, the deck would provide a greater setback for the bulk of its area. The deck height of 8'11" maintains a relatively low profile, but it does directly face the side wall of the adjacent building to the north-east at 6606 31st Street NW, which has some windows. As such, due to the configuration of the two buildings, there could be some impact on privacy. The applicant should work with the owner of that lot to ensure that they are aware of the proposal, and if requested, provide any necessary screening, or potentially a larger setback from the common lot line to minimize and mitigate potential impacts.

¹ Information provided by applicant.

- (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;

Though this is a corner lot, the location and orientation of the home and the proposed deck would result in a deck which would be minimally visible from Worthington Street and 31st Place NW. Additionally, the pattern and character of homes along Worthington Street NW should not be significantly impacted.

- (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 application is somewhat basic, but the applicant has provided sufficiently information to demonstrate the relationship of the proposed deck addition to any adjacent buildings and views from public ways.

V. COMMENTS OF OTHER DISTRICT AGENCIES

Comments from other District agencies had not been received at the time this report was drafted.

VI. COMMUNITY COMMENTS

At the time this report was drafted, there had been one letter in support of this application from a neighbor.

Figure 1: Location Map, 3125 Worthington Street NW

