

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
Joel Lawson, Associate Director for Development Review

DATE: *JL* July 7, 2017

SUBJECT: BZA #19535 – 1519 12th Street, NW – Request for special exception relief under Subtitle F § 5201 in order to construct a rear two story addition

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exception pursuant to Subtitle F § 5201:

- F § 504 Lot Occupancy (70% maximum permitted by special exception, 62% existing, 70% proposed).

OP believes that associated relief from C § 202.2 (addition to a non-conforming structure) is also needed, and would support that relief.

II. LOCATION AND SITE DESCRIPTION

Applicant	Theodore Pelonis, Owner
Address	1519 12 th Street, NW
Legal Description	Square 310, Lot 35
Ward / ANC	2, 2F
Zone	RA-2, Moderate Density Multiple Dwellings
Historic District or Resource	14 th Street Historic District
Lot Characteristics	Mostly rectangular lot with a maximum width of 19.6' and a maximum depth of 95'. 11.7' public alley at the rear. One parking space at the rear.
Existing Development	Two story one-family rowhouse
Adjacent Properties	Three-story rowhouse to the south; two-story rowhouse to the north.
Surrounding Neighborhood Character	Neighborhood is a mix of rowhouses and apartment buildings. Logan Circle is one block to the southwest.
Proposed Development	Construct a two story addition to the rear of the existing dwelling; Depth of the addition would be 3'10".

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

The applicant proposes to construct an addition at the rear of the existing dwelling. In order to construct as proposed, the applicant has requested lot occupancy relief. OP also believes that relief from C § 202.2 is required.

RA-2 Zone	Regulation	Existing	Proposed	Relief
Lot Width	n/a	19.6'	No change	Conforming
Lot Depth	n/a	95'	No change	Conforming
Lot Area	n/a	1,697 sf	No change	Conforming
FAR F § 302	1.8 3,055 sf	1.24 2,116 sf	1.4 2,376	Conforming
Height F § 303	50'	20'	20'	Conforming
Lot Occupancy F § 304	60%, 70% by special ex.	62.3% 1,058 sf	70% 1,188 sf	Requested
Rear Yard F § 305	15'	21'	17.45'	Conforming

IV. ANALYSIS

Subtitle F Section 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X.

- (a) Lot occupancy;
- (b) Yards; and
- (c) Green area ratio.

The applicant seeks special exception relief for lot occupancy.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to a residential building; or
- (b) A new or enlarged accessory structure that is accessory to such a building.

The subject site has a residential building with one principal dwelling unit.

5201.3 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 light and air available to nearby properties should not be unduly impacted. The addition would be only 3'10" deep and would cause only minimal additional shadow on the property to the north. The roof would extend the roofline to the rear and would not increase the height of the building.

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

The privacy of nearby properties should not be unduly impacted. The addition would not have windows facing adjacent properties. Additional windows would be added to the rear of the building, but they would face primarily onto the fenced rear yard.

- (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;**

The proposed addition would not intrude upon the character of the alley. The scale of the addition would be such that it would be barely noticeable from alley, and would be mostly hidden by a fence.

- (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; and**

The application includes plans, elevations and photographs to represent the proposed addition.

- (e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).**

The proposed lot occupancy would be 70%.

5201.4 The Board of Zoning Adjustment 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 recommends no special treatments.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The existing and proposed use as a single family dwelling is a permitted use.

5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.

The height of the building would not change as a result of this application.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing OP has not received comments from other agencies.

VI. HISTORIC PRESERVATION

The project has not yet been reviewed by Historic Preservation staff, but given the scale of the addition, the staff did not anticipate any significant preservation concerns.

VII. COMMUNITY COMMENTS

The record includes letters in support from adjacent residents (Exhibits 29 and 31) as well as a letter in support from the ANC (Exhibit 12).