

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Project Manager
Joel Lawson, Associate Director Development Review
DATE: April 6, 2018

SUBJECT: BZA Application 19734 - request for special exception relief to construct a third-floor partial addition to a flat at 1432 Newton Street, NW in the RF-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

Angel Donchew, applicant, proposes to add a third floor to the two-story portion of a flat at 1434 Newton Street, NW in the RF-1 zone. The submission states the structure is non-conforming as follows:

- Subtitle E § 304.1, lot occupancy (60% max. allowed, 70% by SE, 68.76% existing, 68.76% proposed);
- Subtitle E § 306.1, rear yard (20 ft. min., 17.8 ft. existing, 17.8 ft. proposed);
- Subtitle E § 303.1, court (3.73 ft. x 12.93 ft. existing, 3.73 ft. x 12.93 ft. proposed); and
- Subtitle E § 303.1, height (35 ft. max. allowed, 40 ft. by SE, 39.5 ft. existing; 38.1 ft. proposed).

The applicant requests special exception review pursuant to Subtitle E §5201 and Subtitle E § 5203 to extend all the nonconforming aspects of the building within its existing footprint.

From the architectural drawings and photos submitted by the applicant, it appears that the addition would extend by more than ten feet beyond the building on the adjacent property at 1434 Newton Street, NW. The applicant has been advised that special exception relief from the requirements of Subtitle E § 205.5, rear wall extension, appears to be necessary. There are windows close to the addition on the adjacent buildings at 1434 Newton Street, NW and 1430 Newton Street, NW and the applicant has not provided any analysis to demonstrate that the light and air would not be adversely affected by the addition, or that other special exception criteria would be satisfied.

The Office of Planning (OP) has advised the applicant to amend the application, as appears necessary, to include this relief and to provide a full analysis of how the requirements of Subtitle E §5201, Subtitle E § 5203, and Subtitle E §§ 5201.3 through 5201.6 are met. As of the date that this report was required to be filed, this information had not been entered into the record. Once it is, OP will provide a Supplemental Report with analysis of the proposal and a recommendation.