

STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FOR AREA VARIANCE

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D
CHAPTER 307.4. AREA VARIANCE FOR NEW RESIDENTIAL DEVELOPMENTS
IN R-3 ZONING DISTRICT

Address: 3902 1ST ST SE DC 20032

(SQ. 6128 LOT : 834)

BZA CASE NO.

APPLICANT'S STATEMENT

This project at 3902 1ST ST SE is a single family residential row dwelling. The lot size is 25'X53'9" in R-3 Zoning District. As per Subtitle D Chapter 307.4, it requires Area Variance for SIDE YARD from BZA in order to build a single family house.

PROJECT DESCRIPTION

This single family row dwelling will have brick front and foot print of 25"X53'9" (1167 SQFT) with two floors including 3 bedrooms, 2 ½ bathrooms, Kitchen with separate dinning space, living room and Breakfast nook. This dwelling will have a off street parking at rear of the house.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Washington Highland neighborhood at facing 1st ST SE with a public alley behind and in between two major road Xenia St SE and Yuma St SE. It is supported by an adequate number of educational facilities, such as Simon Elementary School, Hurt Middle School and Ballou high School.

ZONING

The site is currently in R-3 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-3 zone and the proposed development.

1. The property is zoned R-3 with lot area of 2750 SFT and lot width of 25'

Zone R-3

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	3,000 sf.	20 ft.	40%	0	20 ft.	8 ft (non attached).	40 ft.	1 space
Provided	3000 sf	25 ft	38.9%	10' 5" ft	56' 10"	0 ft	25' 1"	1

ANALYSIS

The proposal construction of a single family row structure on the subject lot will be non conforming because the building is not attached with the existing buildings of right and left lot and the required side yard is not given which do not meet all the Zoning requirements of R-3 .

Subtitle D 304.7 - Side Yard

The minimum side yard required in the R-3 zone is 5 feet if the row house is not attached or sharing walls with existing building or new constructed building on the left or right side. The proposed structure would be 25 feet in width, which would leave only 0 feet available for side yard setback. Therefore, the applicant would not be able to provide side yards and need relief for both side yards.

ANALYSIS

The property is unique by reason of its exceptional wide open plan or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent property on the left has a single family dwelling which is developed and left a side yard adjacent to the subject property and the property on the right is a single family detached dwelling which left a side yard on both side and both of them has separate ownerships. Therefore there is no opportunity to attach the subject property to any of the houses.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of this unique and exceptional situation we have a practical difficulty to build a house which can be functional. Without BZA relief the property would be incapable of being developed.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Variance to build proposed two-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car parking at the rear of the proposed structure and thus will not be any burden of street parking.

CONCLUSION

The proposal will contribute to the continued improvement of Washington Highland area by developing one of the many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the side yard will not have a negative impact

on the zoning regulations and would allow the property to be developed with a single-family row structure that will be consistent with the development pattern in the area.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'M. Sikder', with a stylized flourish extending to the right.

M. Sikder
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