

STAFF REPORT

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director Development Review

DATE: September 20, 2019

SUBJECT: BZA #20118 – 645 16th St. NE – Special Exception to construct a 2-family flat on a vacant lot

I. RECOMMENDATION

The Office of Planning (OP) recommends **Approval** of the following special exception pursuant to Subtitle E § 5201:

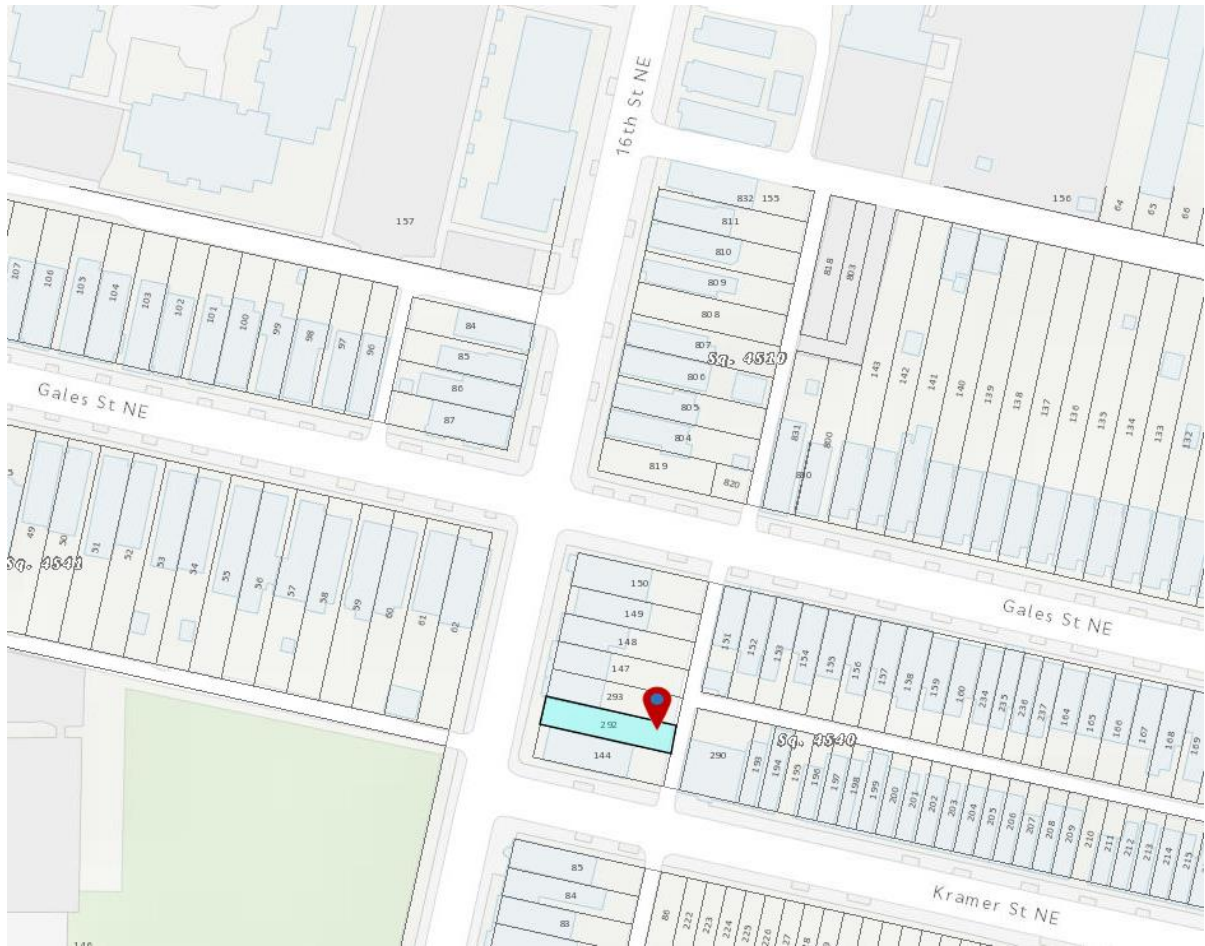
- E.§205.4 Rear Extension (10 ft. permitted; 24.56 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Applicant	Demtra Weir
Address	645 16 th ST NE
Legal Description	Square 4540, Lot 292
Ward / ANC	Ward 6; ANC 6A
Zone	RF-1
Historic District or Resource	N/A
Lot Characteristics	17 ft. x 80 ft. rectangular shaped lot
Existing Development	Vacant lot, previously used for parking
Adjacent Properties	Both adjacent houses are rowhouses. The Applicant owns the adjacent house to the north.
Surrounding Neighborhood Character	The neighborhood is predominantly attached houses. There is also an elementary school and a recreation center in close proximity to the site
Proposed Development	The Applicant is proposing to construct a 2-family flat on their vacant lot.

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III. LOCATION MAP



IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-1 Zone	Regulation	Existing¹	Proposed	Relief
Lot Area E§ 201	1,800 sq.ft. min	1,360 sq.ft.	1,360 sq.ft.	Existing Non-Conforming
Lot Width E§ 201	18 ft.	17 ft	17 ft	Existing Non-Conforming
Height E§ 303	35 ft.	Vacant	32.67	Conforming
Lot Occupancy D§ 304	60% max.	Vacant	50%	Conforming
Rear Extension D § 205	10 ft. beyond rear walls of adjacent houses	Vacant	24.56 ft. max.	Special Exception Requested
Rear Yard D § 306	20 ft. min.	Vacant	31 ft.	Conforming
Vehicle Parking C § 701	1	Vacant	1	Conforming

¹ “Existing” and “Proposed” information provided by the applicant.

V. ANALYSIS

Subtitle E Chapter 5201, special exception relief pursuant to E§ 5201.3 to E§ 5201.6

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 the neighboring properties should not be unduly affected by the proposal. Though the proposed house would be 24.5 ft. beyond the rear of the adjacent house to the north, that house is also owned by the Applicant.

The proposed house was modeled after the adjacent house to the south, so it would have approximately the same length and design as this neighbor.

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

The privacy of use and enjoyment by the owners of neighboring properties should not be unduly compromised by the proposed house. The proposed house would be developing a vacant lot and would have the same appearance and size as the house to the south. There would be no windows facing the adjacent neighbors on either side of the house.

(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 house would be visible on both 16th NE and the alley to the rear of the property, however the appearance from the street is not impacted by the relief request for the rear addition. The proposed house would be filling in a vacant lot and would have the same appearance as the neighboring house, so it should improve the visual character of both 16th St NE and the rear alley.

(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.

(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 lot occupancy would be 50%

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.*

No special treatment is recommended.

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

The project does not expand a nonconforming 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 is in conformance with the zone.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of the writing of this report, no District Agencies comments have been submitted on this case.

VII. COMMUNITY COMMENTS

As of the writing of this report, no comments have been submitted from members of the community.

As of the writing of this report, no report has been submitted from ANC 6A.