

PERSPECTIVE FROM NW

BZA CASE NO. 20138
OF
JOYCE COWAN

1436 S STREET, NW
NOVEMBER 6, 2019

Existing Conditions



Alley view from SE

Existing Conditions



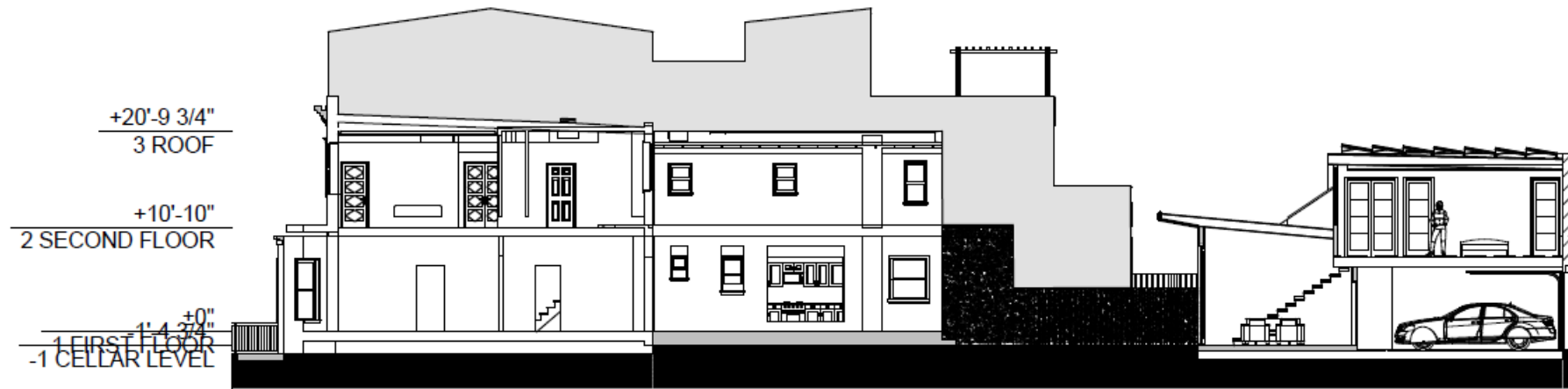
Alley view from SW

Overview

- Property is currently improved with a single-family dwelling principal dwelling unit and a one-story accessory building (currently used as a garage and a studio)
- Applicant is proposing to construct a partial second story addition on top of the existing accessory building and use the space as a second principal dwelling unit
- The Applicant is maintaining the existing parking space which currently occupies the other half of the first floor
- No changes to principal building
- Requesting special exception approval pursuant to E § 5201 for:
 - Lot Occupancy (E § 404.1)
 - Accessory Building Footprint (E § 5003.1)
 - Alley Center Line Setback (E § 5004.1)
 - Extending a Non-Conforming Aspect of the Structure (C § 202.2)

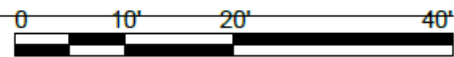


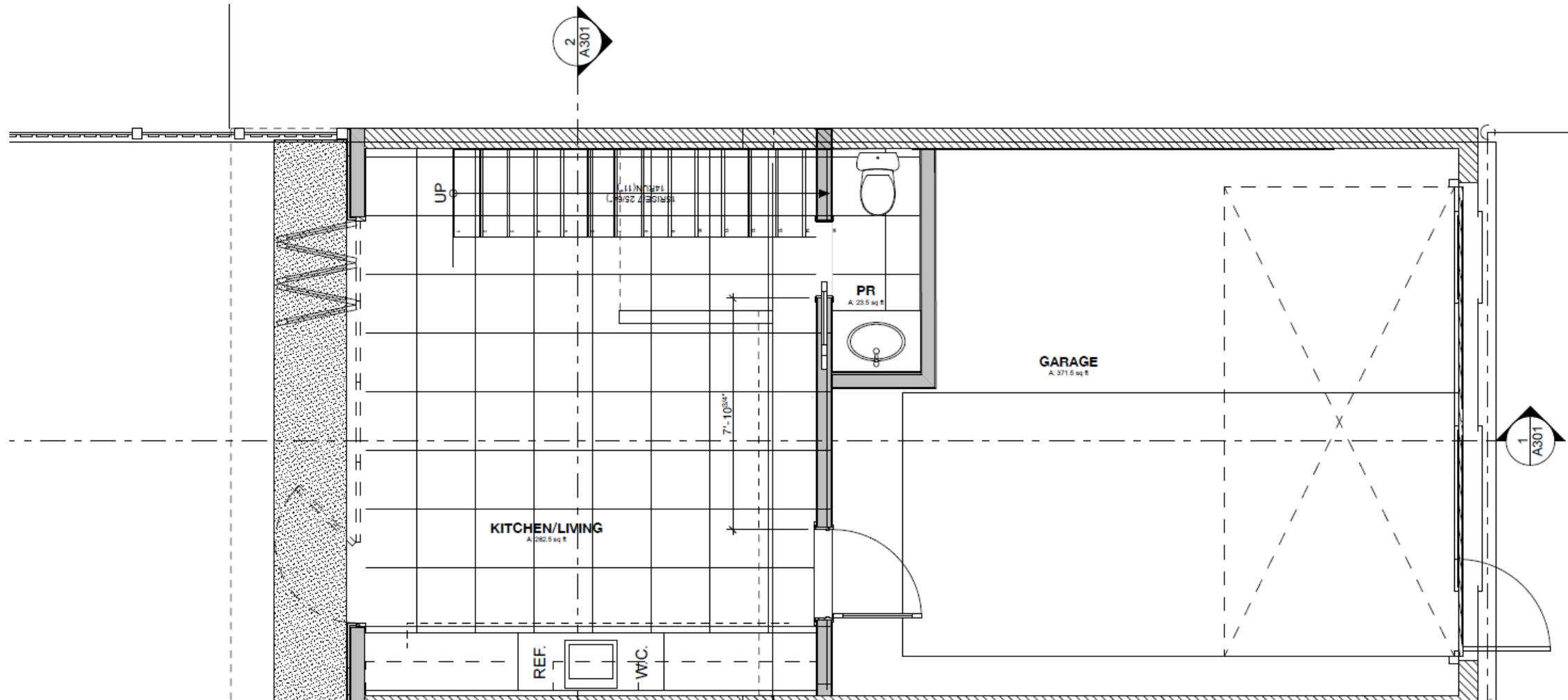
EXISTING SITE SECTION



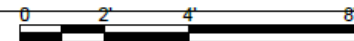
PROPOSED SITE SECTION

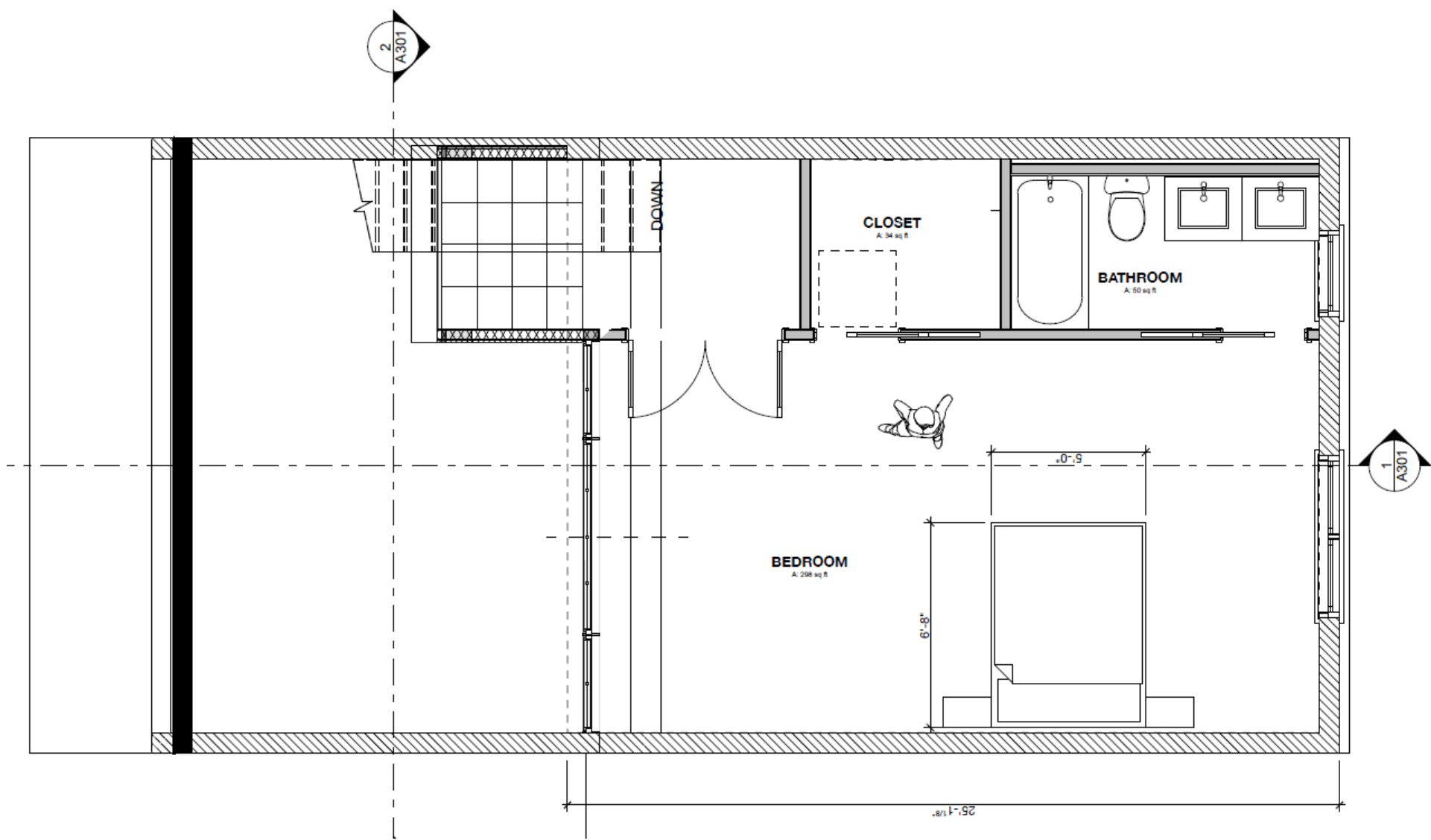
SCALE: 1" = 20'



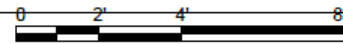


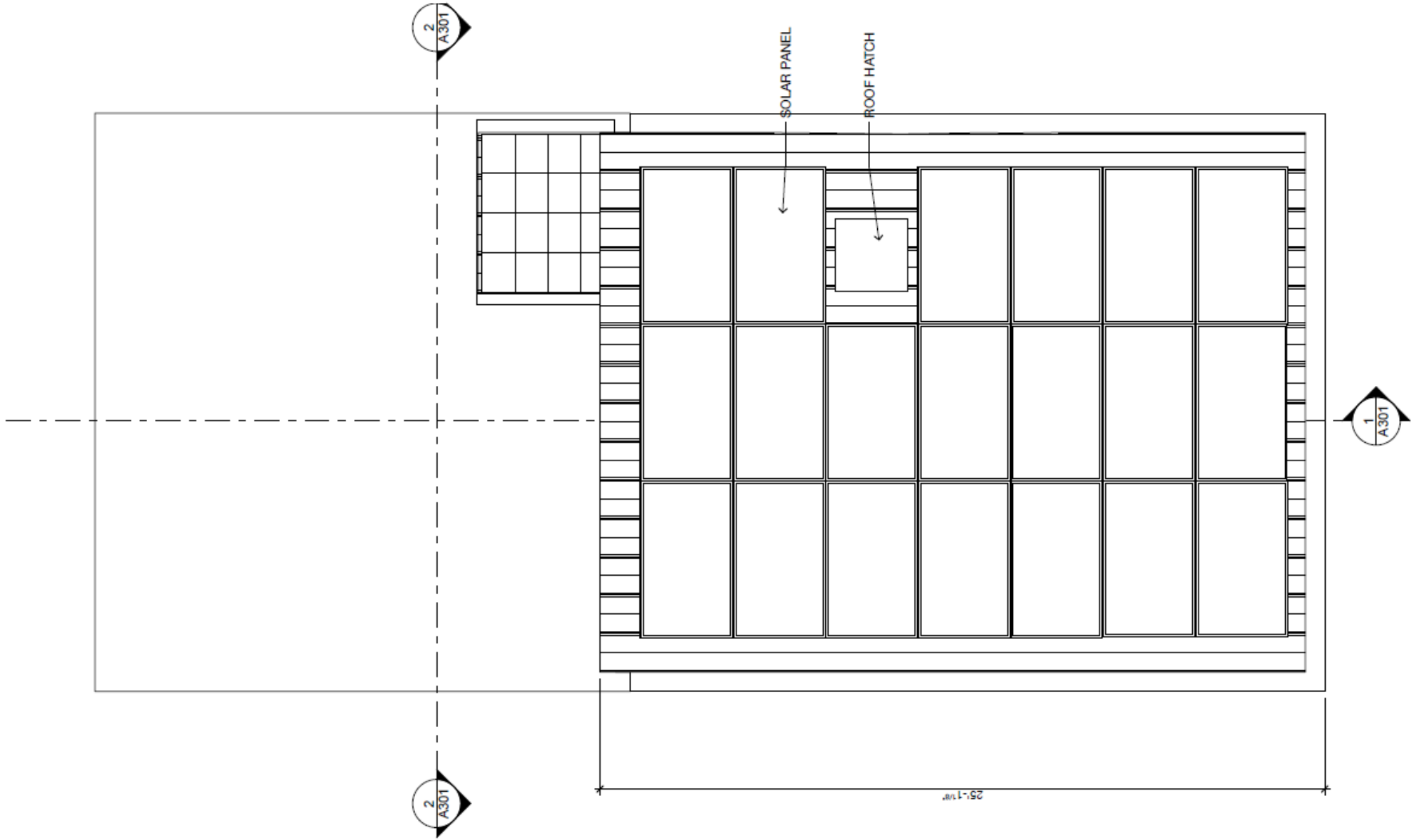
1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



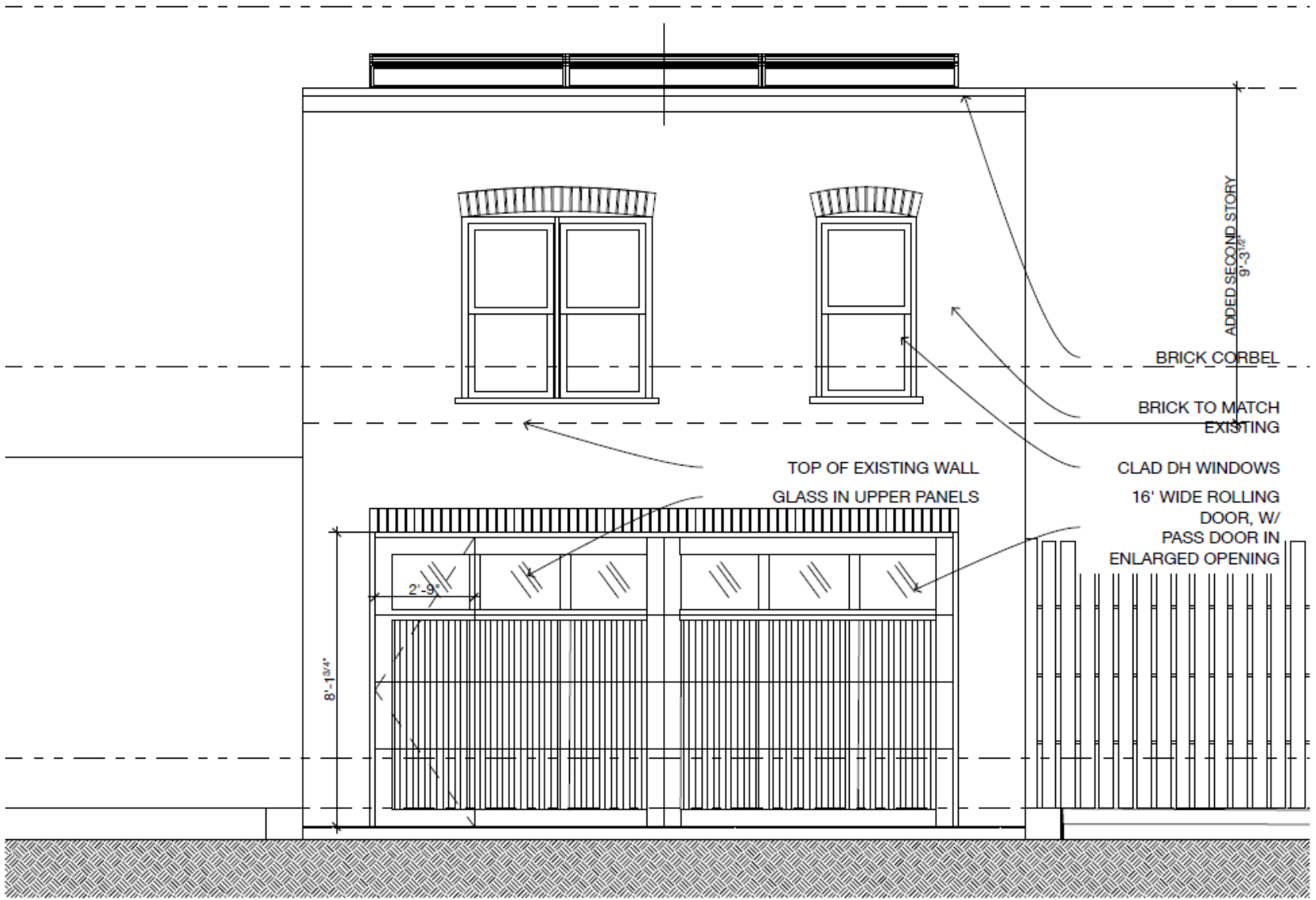


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 ROOF

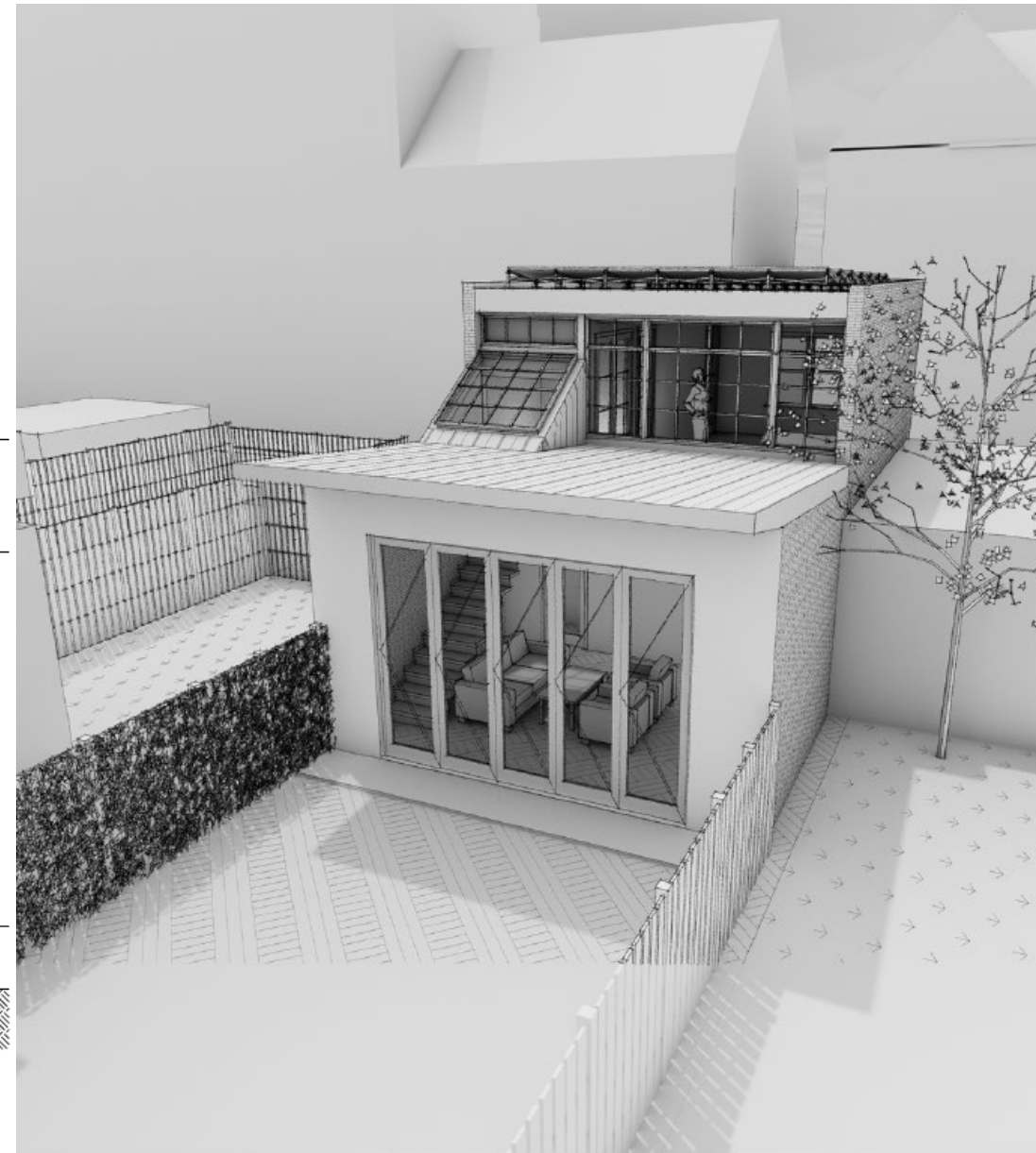


1 South Elevation
 SCALE: 1/4" = 1'-0"

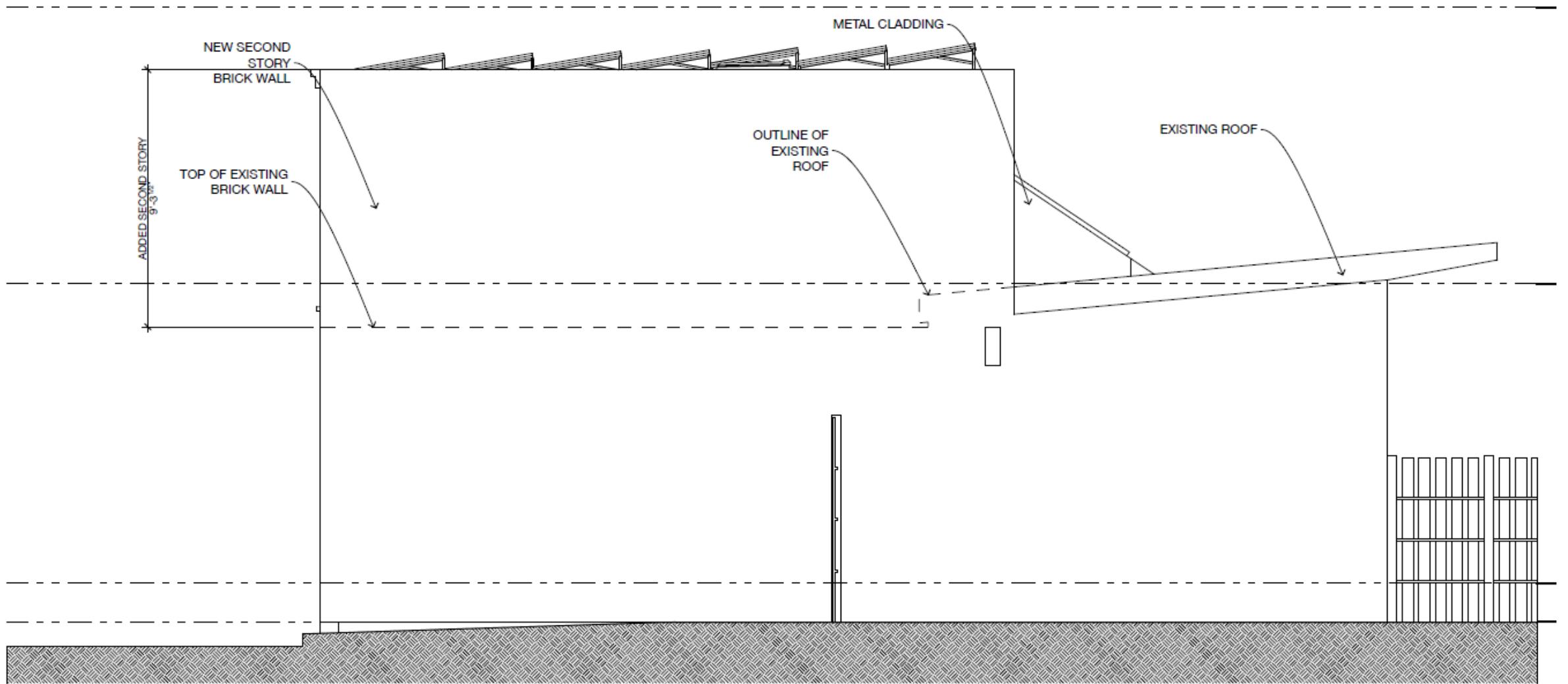




1 GARAGE ELEVATION- PROPOSED
 SCALE: 1/4" = 1'-0"

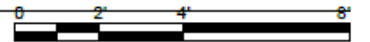


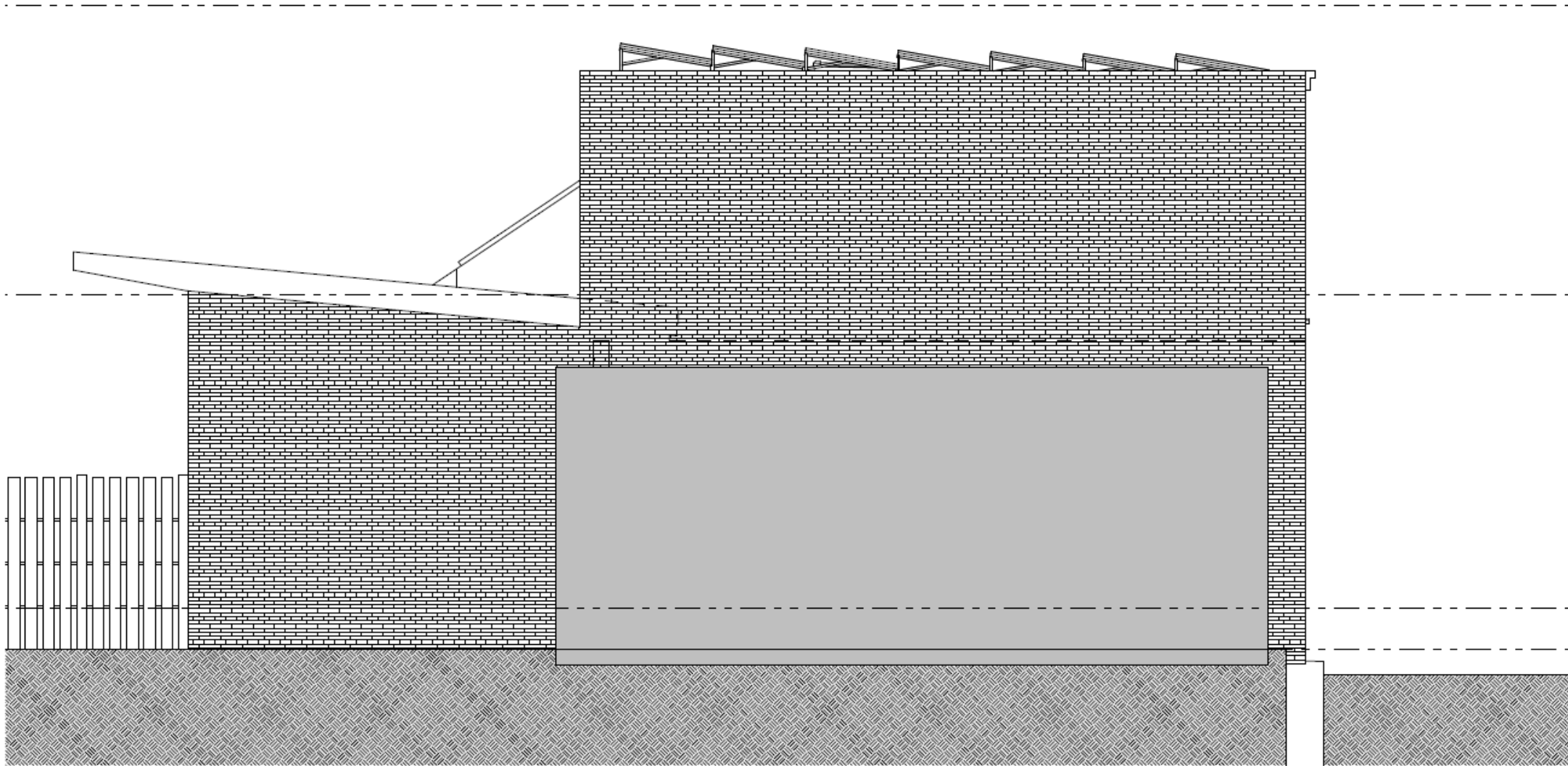
PERSPECTIVE FROM NW



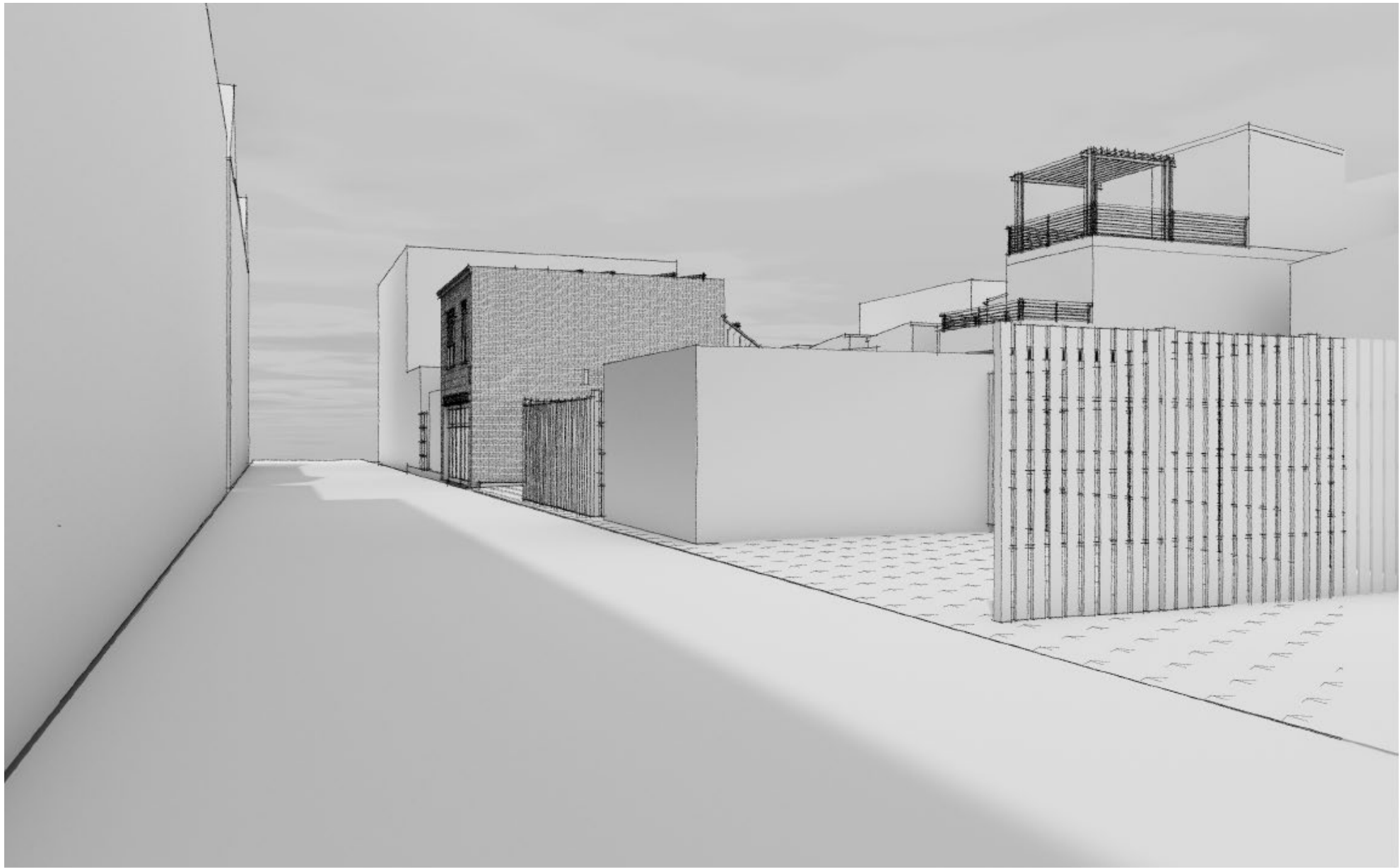
1

East Elevation
SCALE: 1/4" = 1'-0"

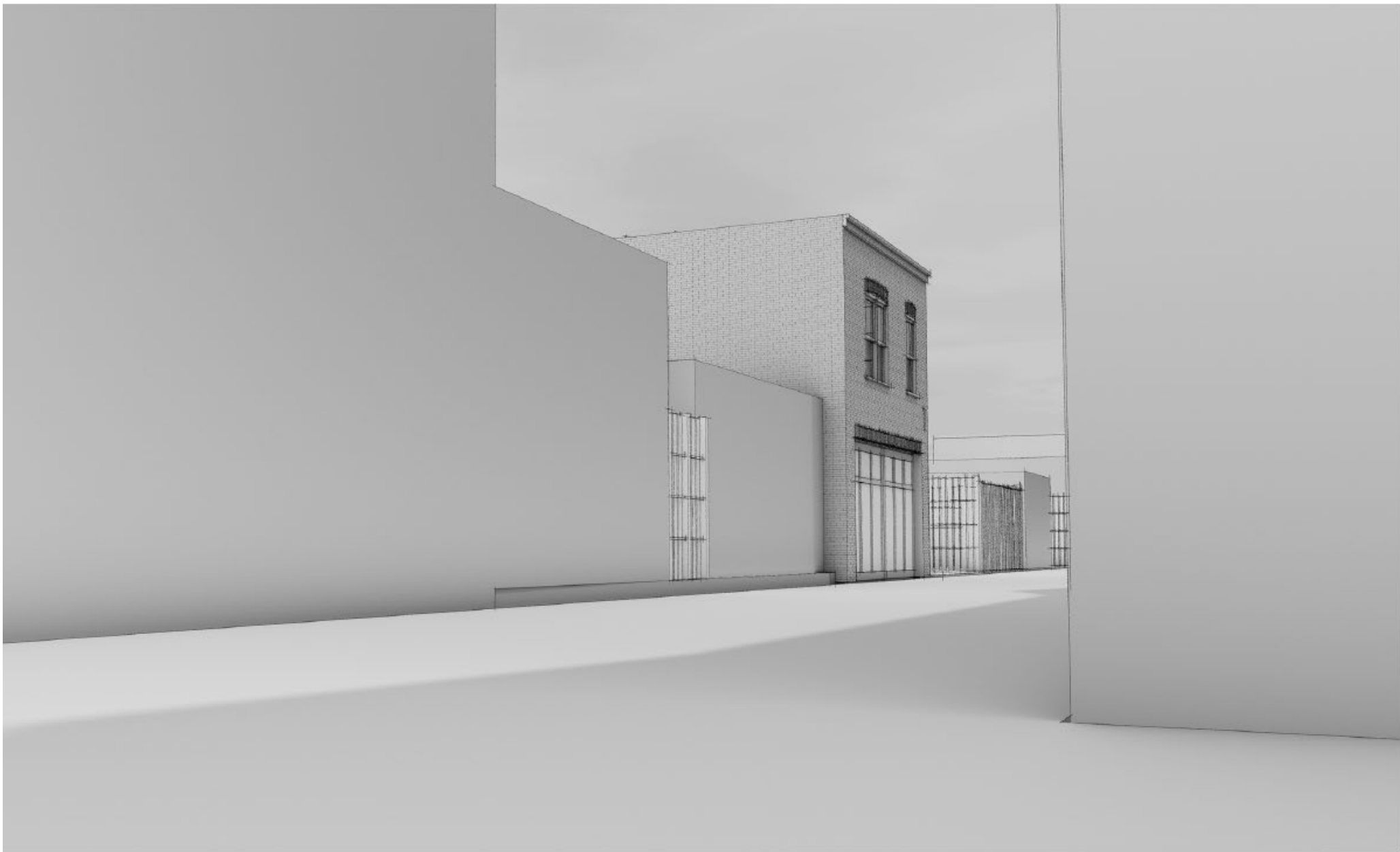




1 WEST ELEVATION-PROPOSED



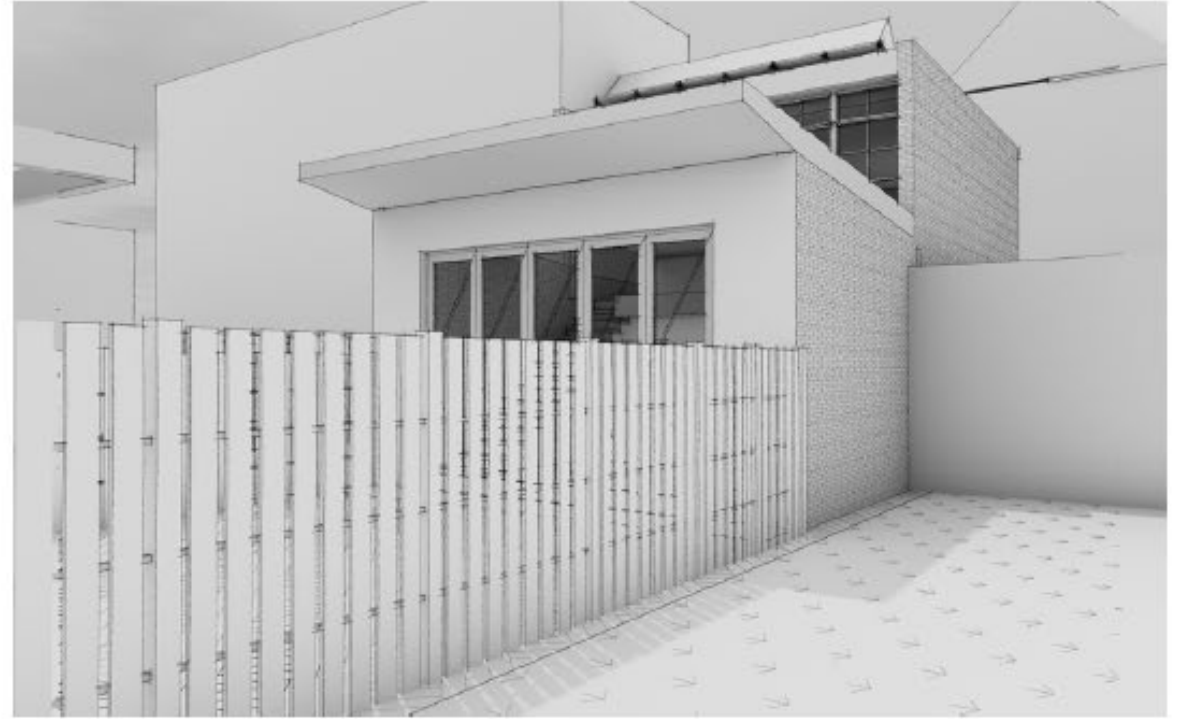
alley perspective from SE



alley view from SW



VIEW FROM NE



VIEW FROM WEST

Lot Occupancy (E § 404.1)

- The Applicant is not proposing to increase the footprint of the principal Building nor the Accessory Building; however, the existing lot occupancy is 70%
- Accordingly, the Applicant is requesting special exception approval pursuant to E § 5201

Accessory Building Footprint (E § 5003.1)

- An accessory structure is limited to a maximum footprint of 450 sq. ft.
- Accessory Building has an existing footprint of 843 sq. ft.
- Proposed Addition has a footprint of approximately 515 sq. ft.
- Accordingly, the Applicant is requesting special exception approval pursuant to E § 5201

Alley Center Line Setback (E § 5004.1)

- An accessory structure abutting an alley must be set back at least 12 ft. from the center line of the alley
- Existing Accessory Building is setback 10 ft. from the center line of the alley (2 ft. shy of the requirement)
- Proposed Addition will also be setback 10 ft.
- Accordingly, the Applicant is requesting special exception approval pursuant to E § 5201

Extending a Non-Conforming Aspect of the Structure (C § 202.2)

- Through the proposed Addition, the Applicant is increasing existing non-conforming aspects of the structure, including the lot occupancy, the accessory building footprint, and the center alley-line setback
- Accordingly, the Applicant is requesting special exception approval pursuant to E § 5201

Requirements of U § 301.1(c)(2)

- Subtitle U § 301.1(c) permits, as a matter-of-right, a principal dwelling unit within an accessory building, subject to certain conditions
- One of those conditions is that there be “no expansion or addition made to the accessory building to accommodate an apartment except as a special exception.” (U § 301.1(c)(2))
- Subtitle U § 301.1(g) states that “any proposed expansion of an accessory building for residential purposes shall be permitted only as a special exception approval pursuant to Subtitle X, and shall be evaluated against the standards of this section.”
- Accordingly, the Applicant is requesting special exception approval pursuant to U § 301.1(g) which evaluates the Addition under the general special exception requirements of Subtitle X

General Special Exception Requirements of X § 901.2

(1) Addition will be in Harmony with the General Purpose and Intent of the Zoning Maps

- Subject Property is located in the RF-2 Zone which provides “for areas developed primarily with row dwellings, but within which there have been limited conversions of dwellings or other buildings into more than two (2) dwelling units.” (E § 100.2)
- The Applicant is proposing a second principal dwelling unit in accordance with the general provisions of Subtitle E § 100.2
- The Regulations specifically permit special exception approval for the expansion of an accessory structure to accommodate a residential unit

General Special Exception Requirements of X § 901.2

(2) Addition will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps

- The proposed Addition will not impact the light and air or privacy of the neighboring properties
- The Addition will not adversely affect the use of neighboring properties as residential properties as the Applicant is proposing a modest addition which will accommodate only one additional principal dwelling unit
- The Addition will only be 515 sq. ft. and results in a total increase in height of only 6 ' 3"
- 1 additional dwelling unit (with only one bedroom) will not result in a noticeable increase in noise or be otherwise disruptive to the neighboring properties

Requirements of 11-E DCMR § 5201

Section 5201.3 “An Application for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse affect on the use of 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 Addition is limited to 515 sq. ft. and will be located at the rear of the Subject Property abutting the alley
- Has been located near the rear in order to minimize potential impacts on light and air
- There is some slight additional shadow created by the proposed Addition, but it is limited to 4pm during the Fall, Spring, and Summer and limited to the rear yards and accessory buildings on the adjacent properties

Requirements of 11-E DCMR § 5201

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

- The Addition has been carefully designed to let light into the proposed unit without impacting the privacy of the adjacent properties
- The Applicant is not proposing any windows on the east or west of the existing Accessory Building or Addition
- Any new windows are limited to the north and south facades and will face the principal Building and the alley, respectively
- The total height of the Accessory Building will only increase by 6' 3"
- The Subject Property has a fence which should also block views into the rear yards of the neighboring properties and increase privacy.

Requirements of 11-E DCMR § 5201

(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; and

- There are a variety of accessory structures along the alley, including an accessory building on the directly adjacent property to the west and six others to the east
- The Addition is modest at 515 sq. ft. and will only increase by 6' 3"
- The Subject Property is located in the Greater 14th Street Historic District and is subject to review by HPRB
- Accordingly, the Addition has been designed with historic guidelines in mind and should not impact the character, scale, or pattern of accessory structures along the alley





variety of accessory structures along the alley

Requirements of 11-E DCMR § 5201

(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 Applicant has provided plans, photographs, elevations and section drawings sufficient to represent the relationship of the proposed addition to the adjacent buildings and views from public ways

Requirements of 11-E DCMR § 5201

(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 of all new and existing structures will have a total lot occupancy of 70%

Requirements of 11-E DCMR § 5201

Section 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.”

- The Applicant will comply with Board directives for protection of adjacent and nearby properties.

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

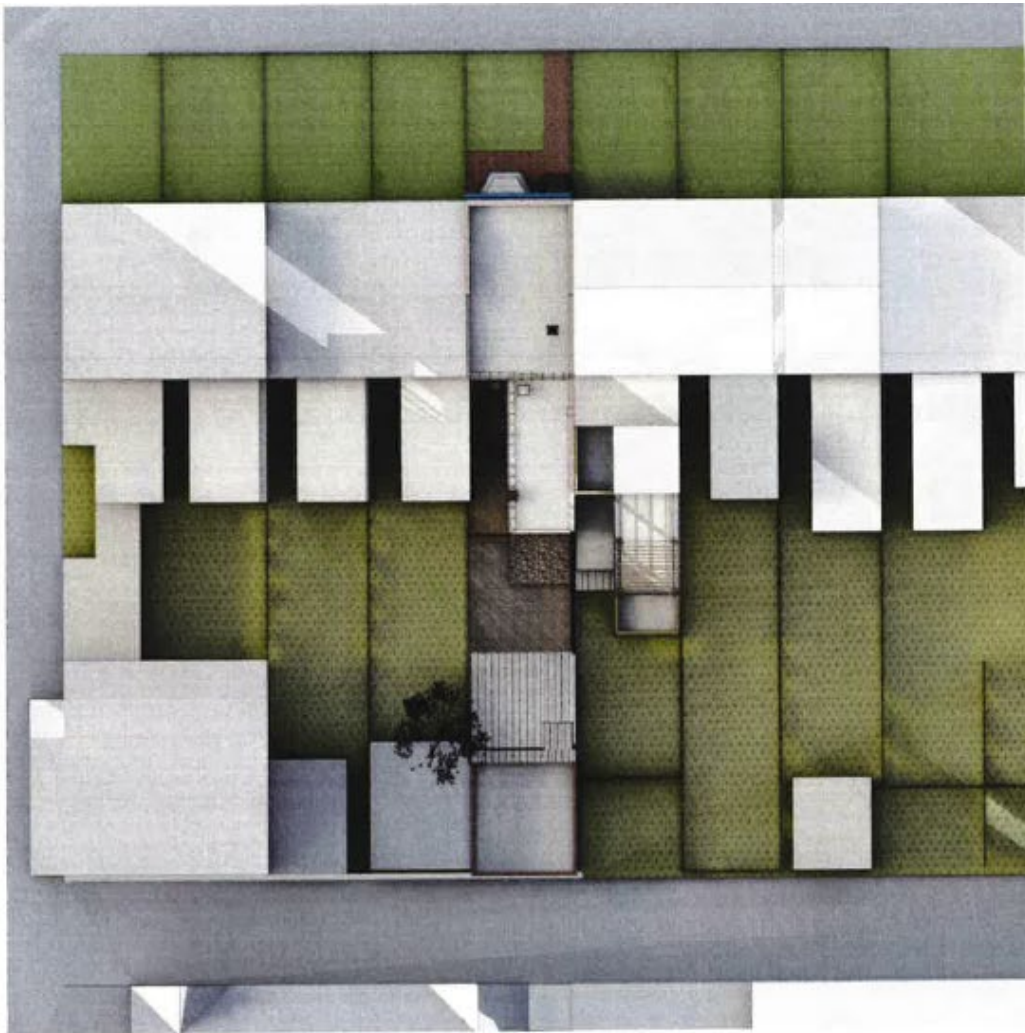
- The Applicant is not requesting to introduce or expand a nonconforming use.

Section 5201.5 “This section may not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.”

- The Applicant is not requesting to introduce or expand nonconforming height or number of stories.

Conclusion

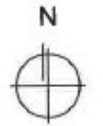
- ANC unanimously supports the project
- OP recommends approval
- Unanimous Support of HPRB
- Letters in support from neighbors
- The Application meets the requirements of 11-E DCMR § 5201



existing - winter - 9am



proposed - winter - 9am



AREA OF ADDITIONAL
SHADOW CAST



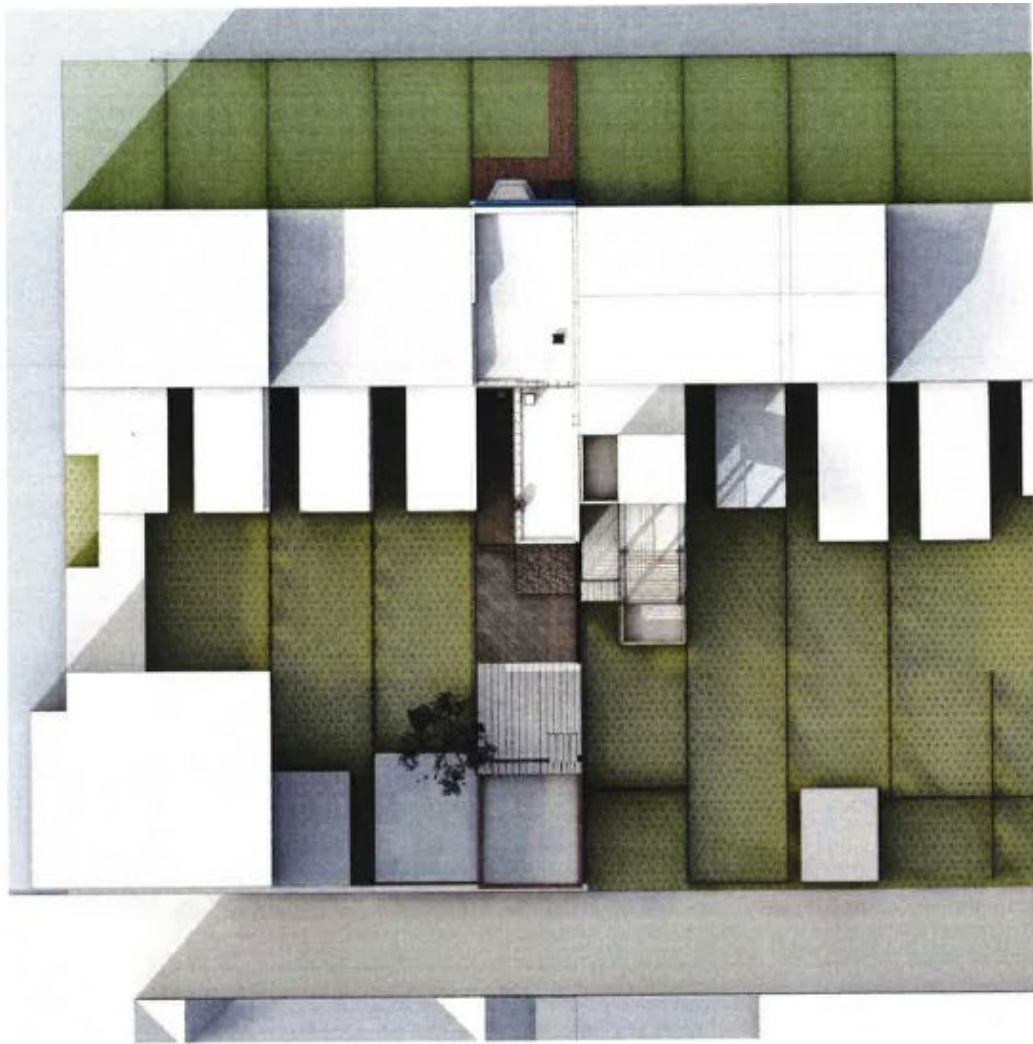
existing - winter - 12 noon



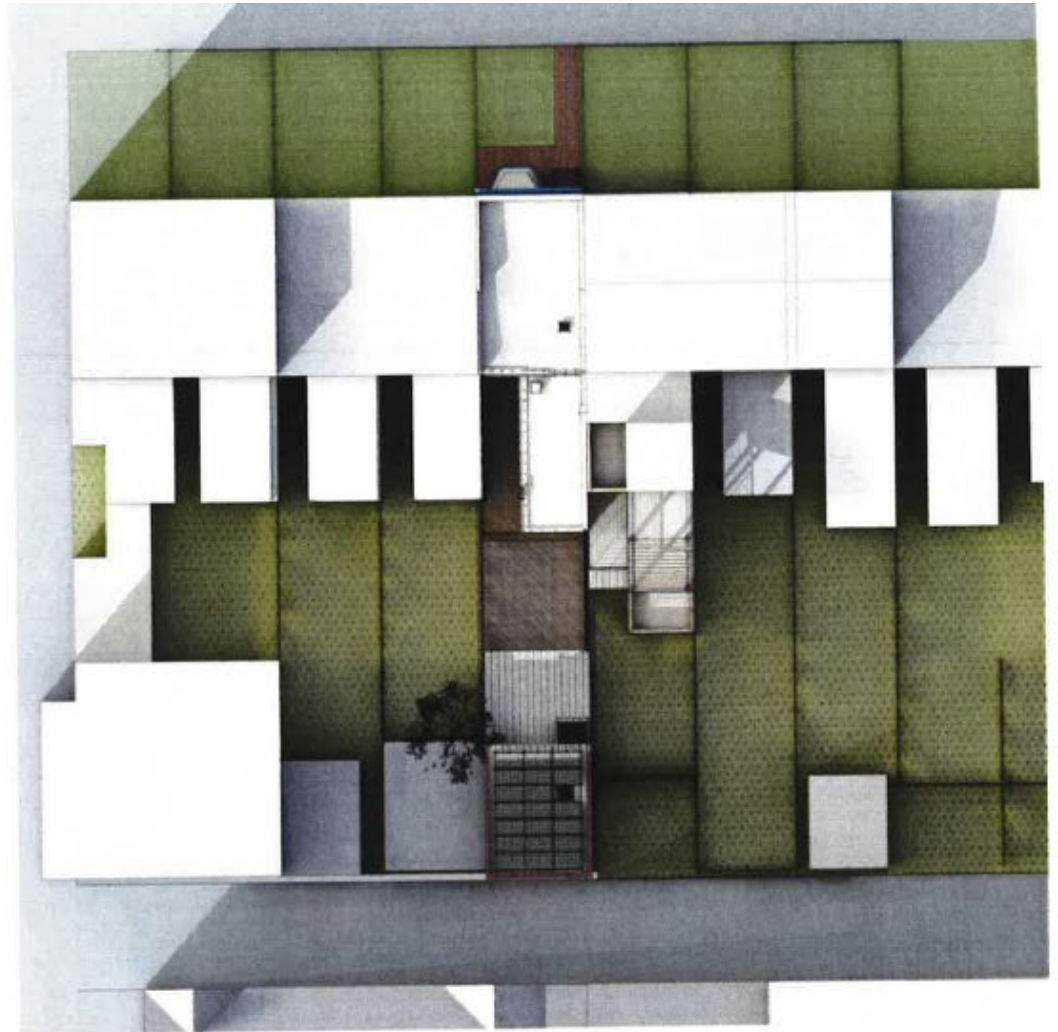
proposed - winter - 12noon



AREA OF ADDITIONAL SHADOW CAST



existing - winter - 4pm

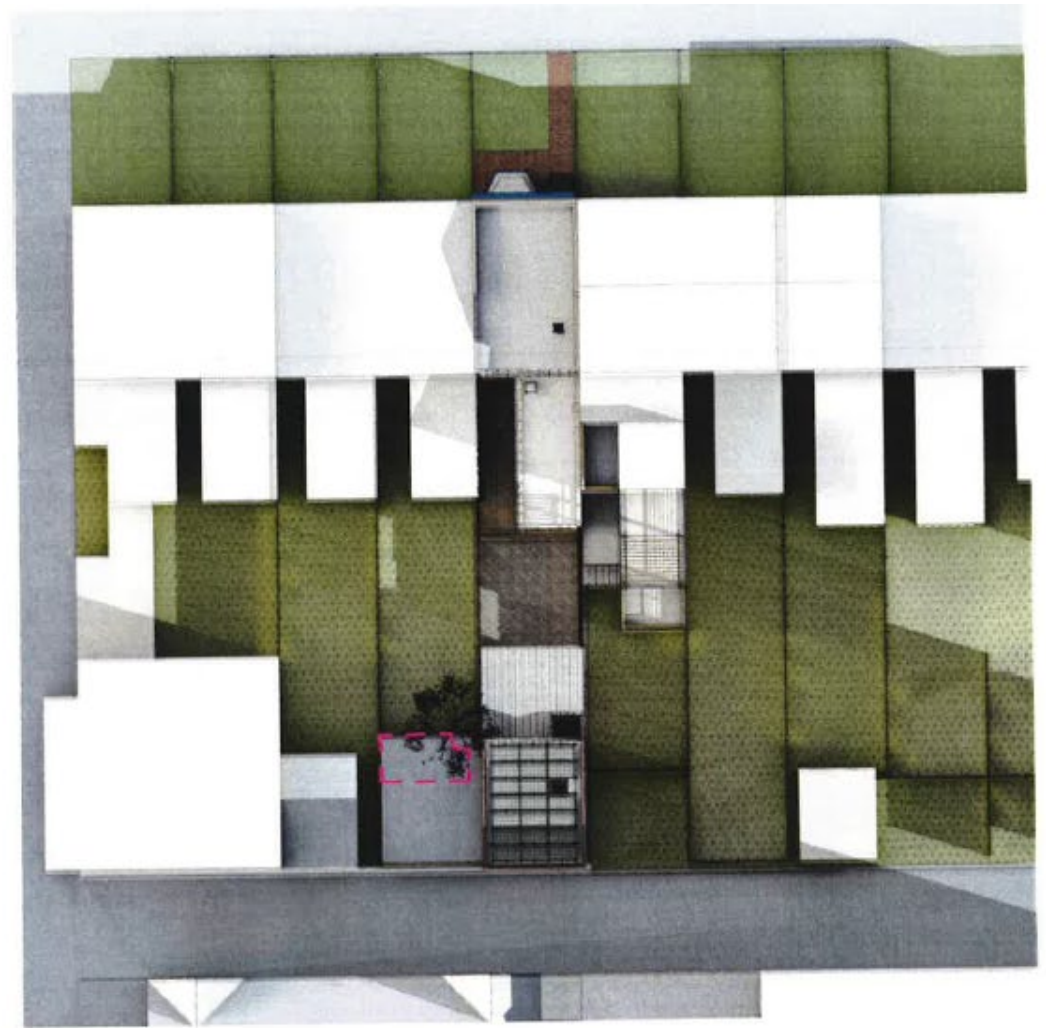


proposed - winter - 4pm





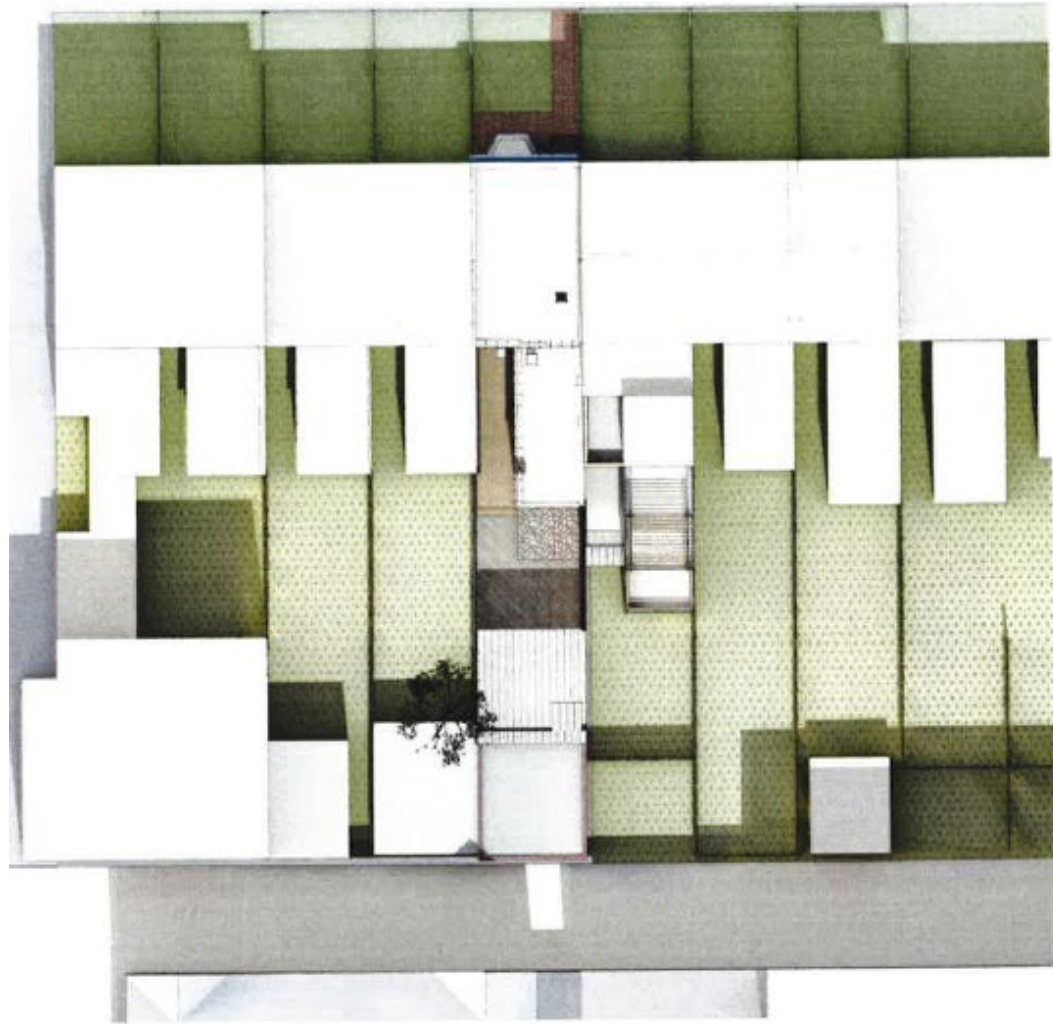
existing - spring - 9am



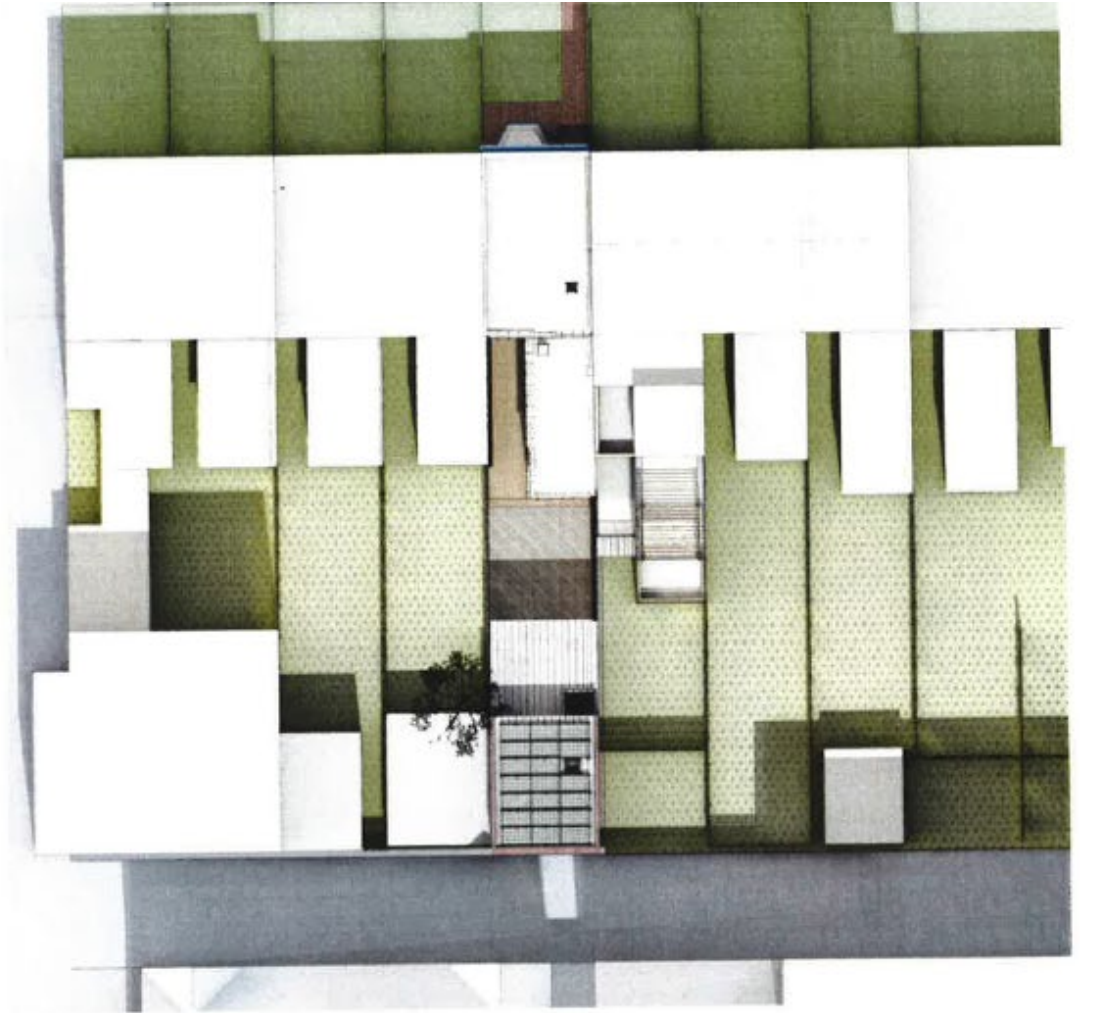
proposed - spring - 9am



AREA OF ADDITIONAL SHADOW CAST



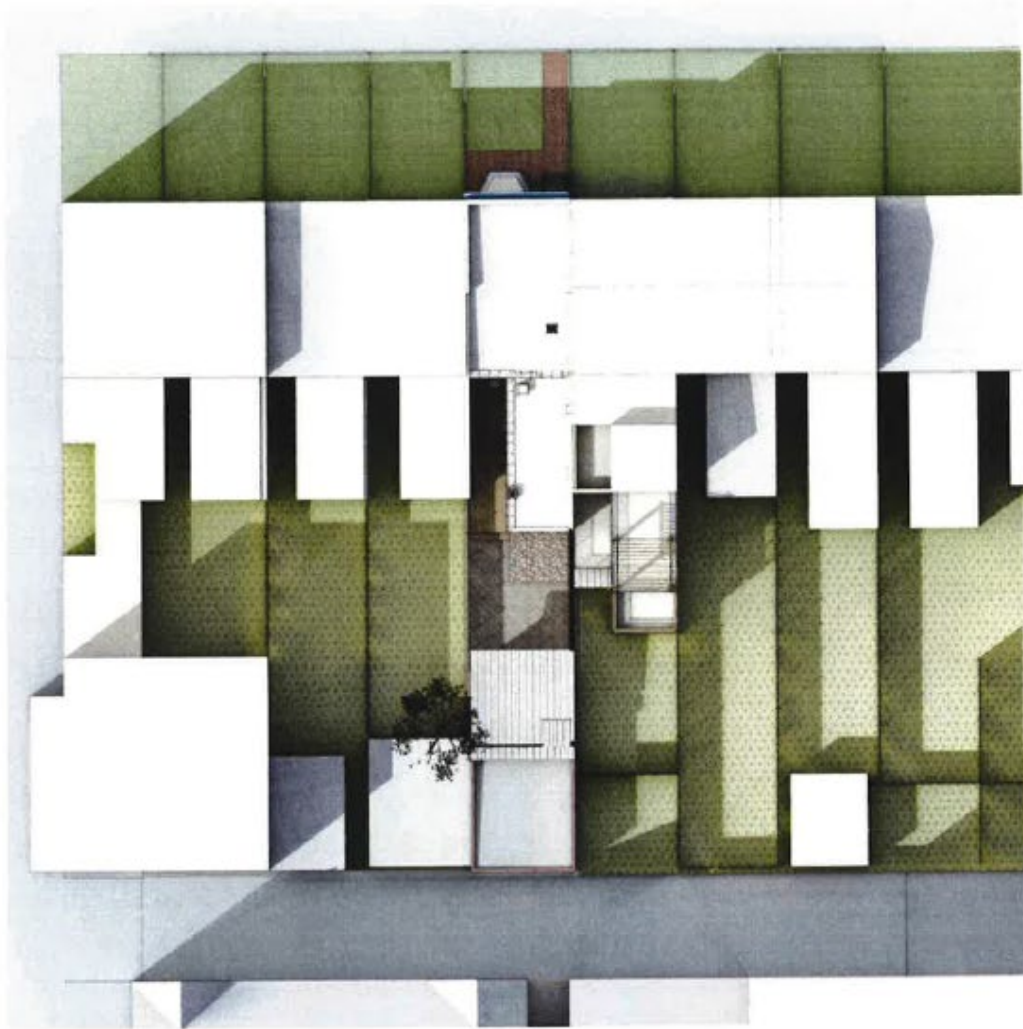
existing - spring - 12 noon



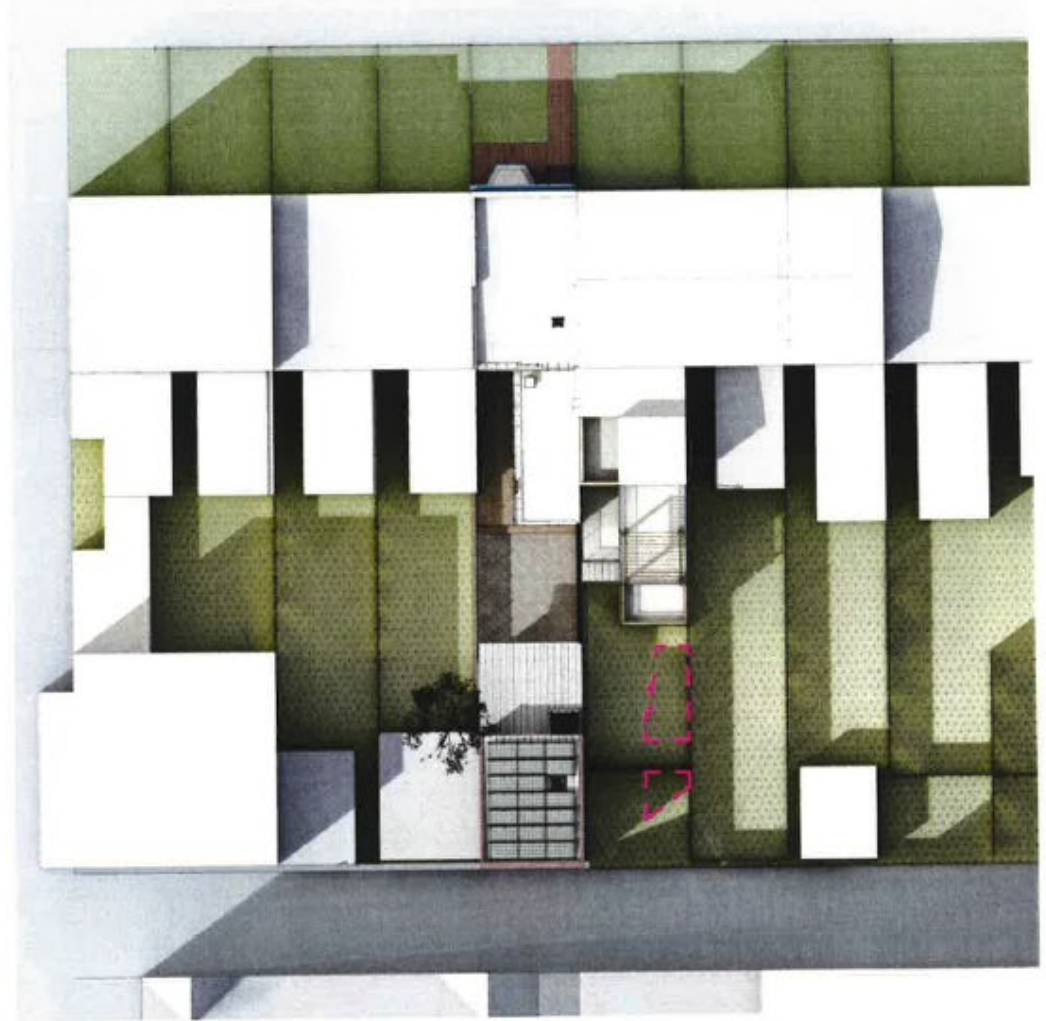
proposed - spring - 12 noon



AREA OF ADDITIONAL SHADOW CAST



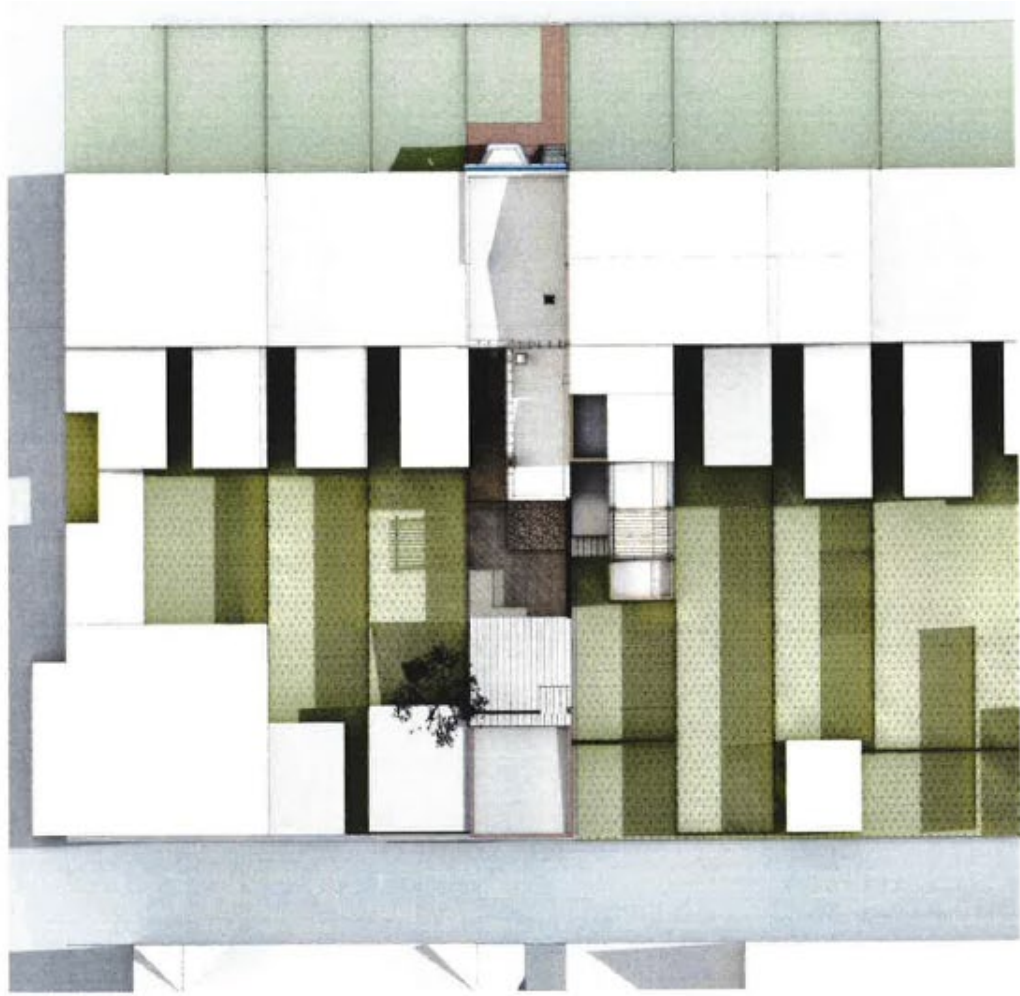
existing - spring - 4pm



proposed - spring - 4pm



AREA OF ADDITIONAL SHADOW CAST



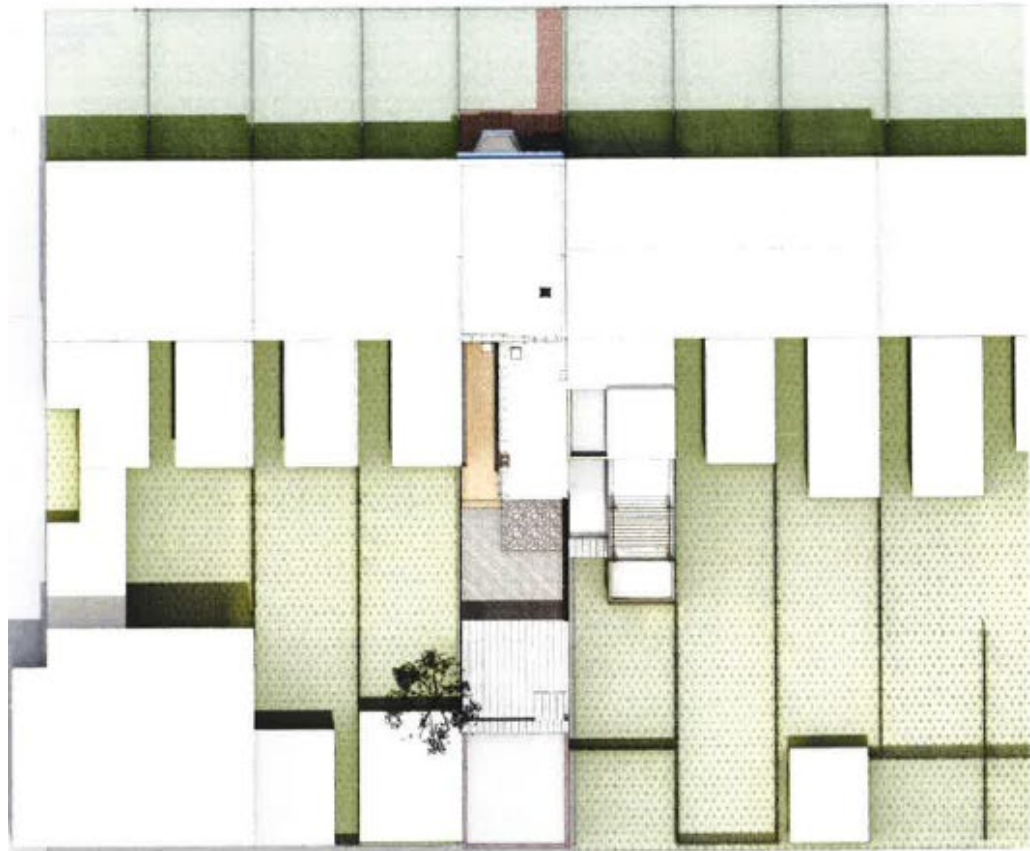
existing - summer - 9am



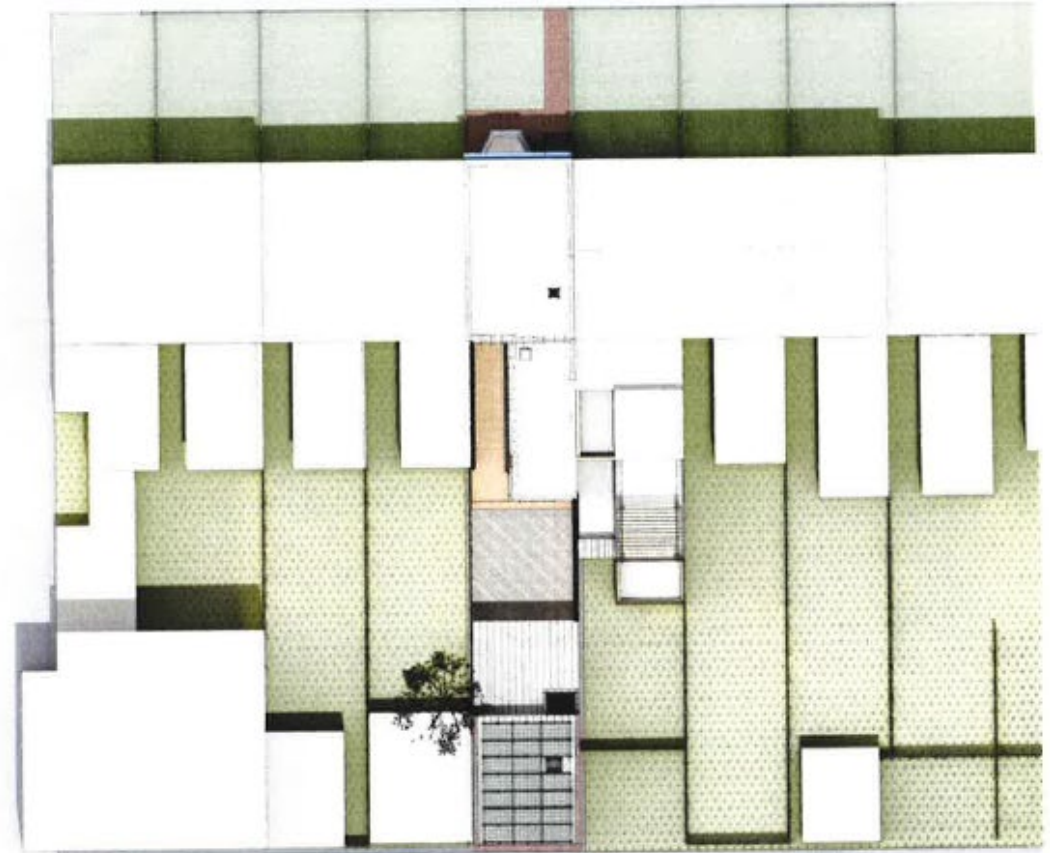
proposed - summer - 9am



AREA OF ADDITIONAL SHADOW CAST



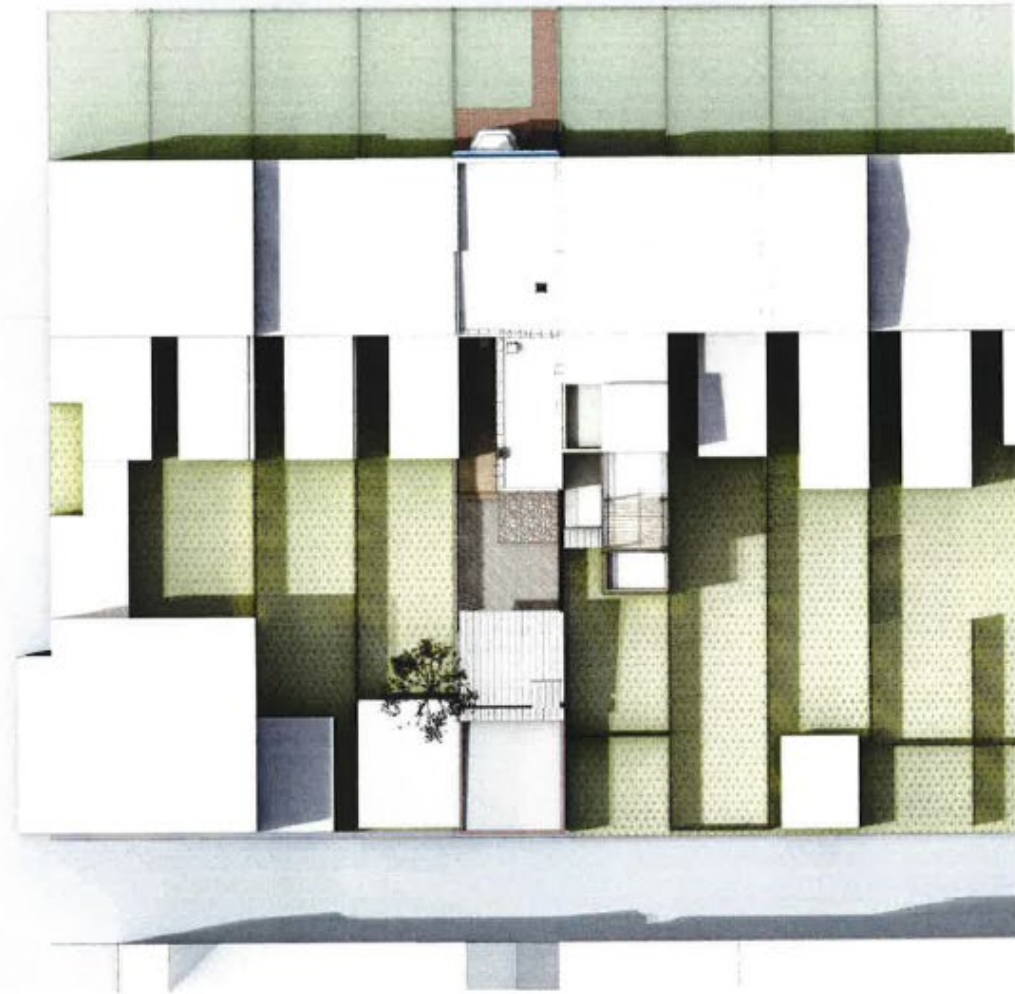
existing - summer 12 noon



proposed - summer - 12noon



AREA OF ADDITIONAL SHADOW CAST



existing - summer - 4pm



proposed - summer - 4pm



AREA OF ADDITIONAL SHADOW CAST