



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, Case Manager
Joel Lawson, Associate Director Development Review

DATE: February 7, 2020

SUBJECT: BZA Case 20144: **Supplemental Report** for a request for special exception relief pursuant to Subtitle E § 5201.1 to permit a rear addition to a principal structure and a second-floor addition to a one-story detached garage request for special exception relief pursuant to Subtitle E § 5201.1

At its hearing of January 15, 2020, adjoining property owners testified that the number of windows and the amount of glazing would adversely impact the privacy and use of their rear yards. The Board scheduled the subject application for a limited scope hearing on February 12, 2020, requesting the applicant file additional plan alternatives which addressed this issue.

The applicant filed the alternative plans (Exhibit 99A), and a comparisons (Exhibit 99B) of the applicant's original and revised window designs for the rear of the dwelling and the second floor of the accessory building. The drawings show a reduced amount of glazing and number of windows on the rear wall of the house, the rear yard facing façade of the accessory structure and the alley facing side of the accessory structure.

Rear Wall of the House

Windows are proposed on the basement, first and second levels of the dwelling. The basement level windows and door appear unchanged from the previous proposal, but as these windows would be partially below-grade and lower than the height of the privacy fences separating the adjoining rear yards, these windows should have no impact on the privacy and use of enjoyment of those adjoining yards.

First-floor windows were redesigned, reducing the number of windows and the width of the one large window. That window is now proposed to occupy approximately 28 percent of width of the rear wall, instead of approximately one-third as originally designed. The reduced amount of glazing would reduce visibility into the adjoining rear yards.

Second-floor windows were altered to reduce the number to three separate windows, one of which would be frosted. The other two windows would consist of clear glass, but with the reduction in the number of windows and amount of glazing, these windows would provide less visibility into the adjoining rear yards than the original proposal.

Rear Yard Facing Façade of the Accessory Structure

The extent of the glazing and the number of windows has been reduced on the east side of this building. The large window on the first floor opening into garage parking space has been reduced in width, with most of the view from that window into the adjoining rear yards blocked by the solid wood privacy fences along the common lot lines.

On the second floor, the number of windows in the office loft has been reduced from four to three, the height of the windows reduced by approximately one-third, with the windowsills raised upward, reducing visibility out of those windows. The window into the powder room would now be frosted.

Alley Facing Side of the Accessory Structure

Two sets of double-width windows were proposed on the second floor of the accessory structure, opening out into the alley, and the parking pads on the opposite side of the alley. The applicant now proposes three single windows, reducing the amount of glazing and the number of windows by approximately twenty-five percent.

Conclusion

The reduction in the number of windows and the amount of glazing would increase the privacy of the adjoining neighbors to the north and south, and for the neighbor to the west across the public alley. As such, the use of neighboring properties should not be unduly compromised.