



# 1832 15th Street, NW

BZA APPLICATION NO. 20144

DAVID BARTH AND LISA KAYS

FEBRUARY 12, 2019

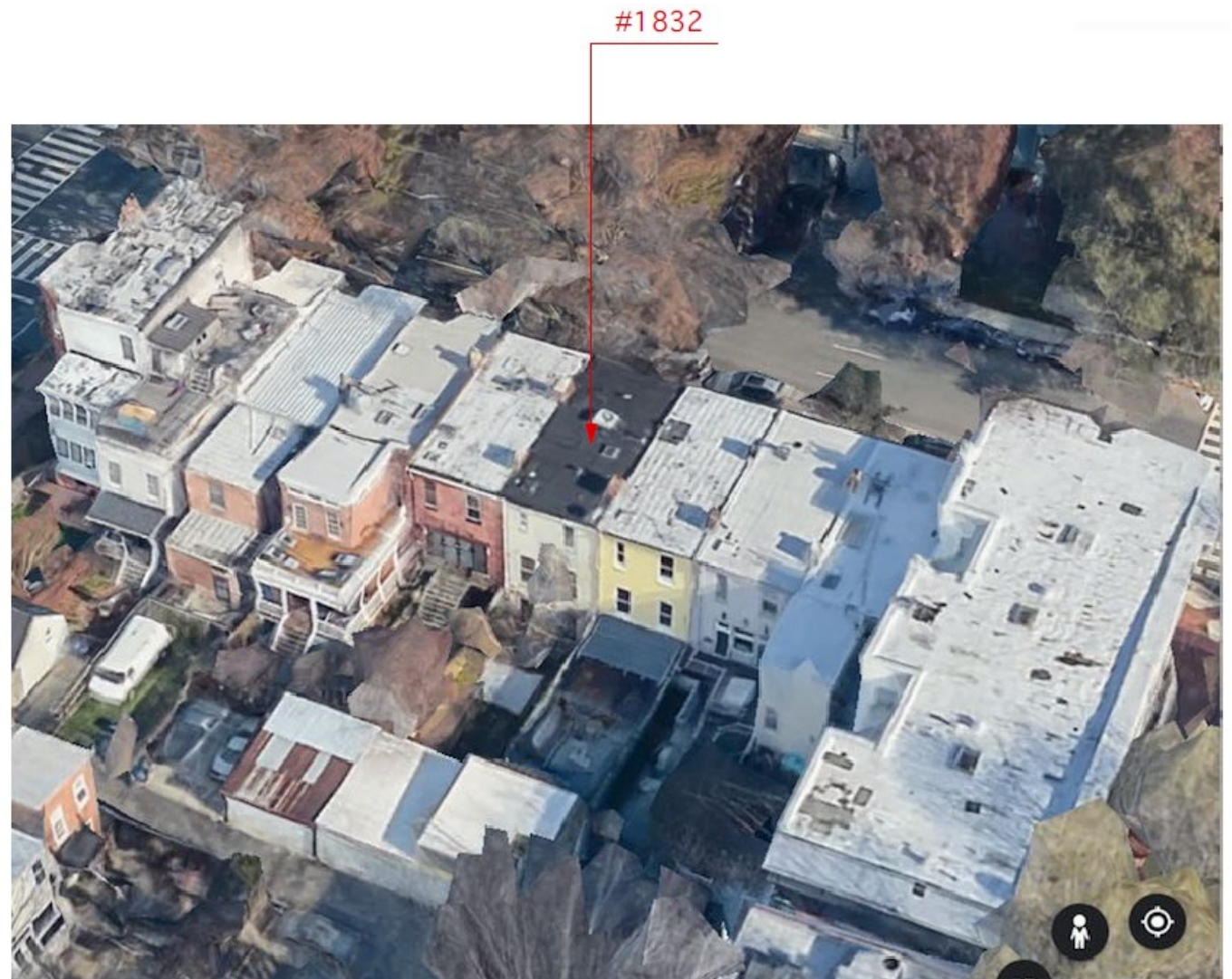
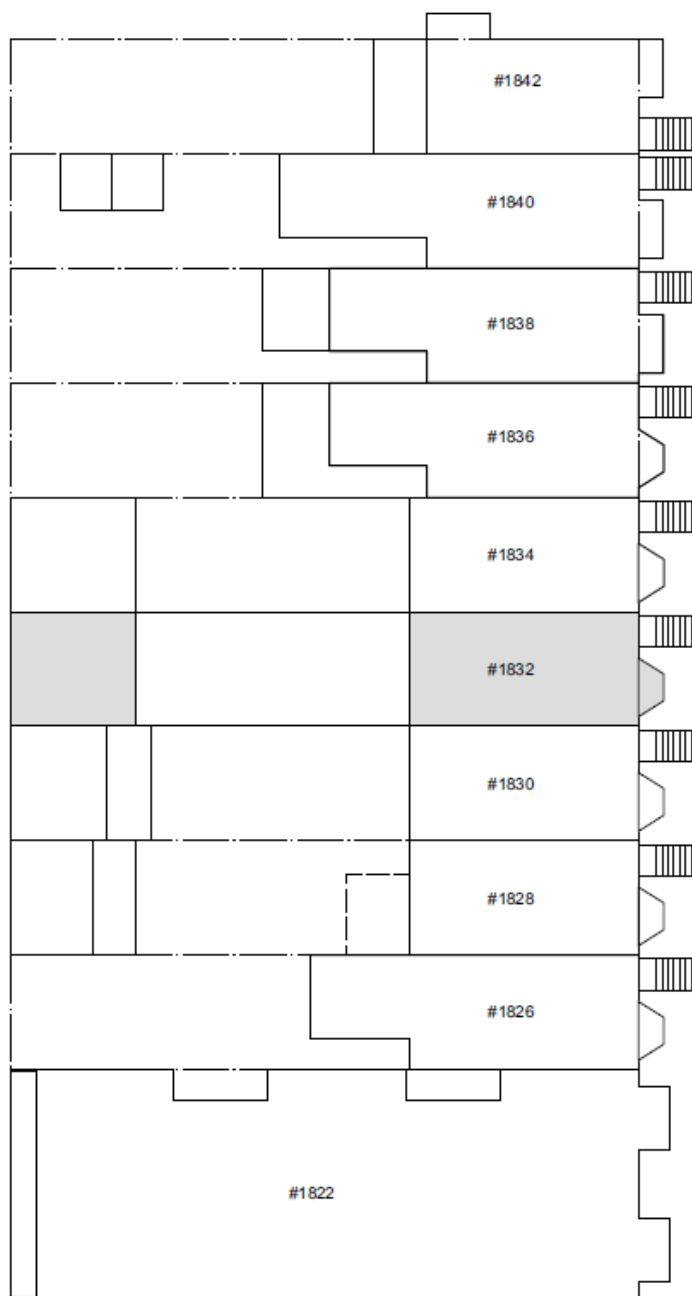
Board of Zoning Adjustment  
District of Columbia  
CASE NO.20144  
EXHIBIT NO.103

## Continued Hearing - Summary

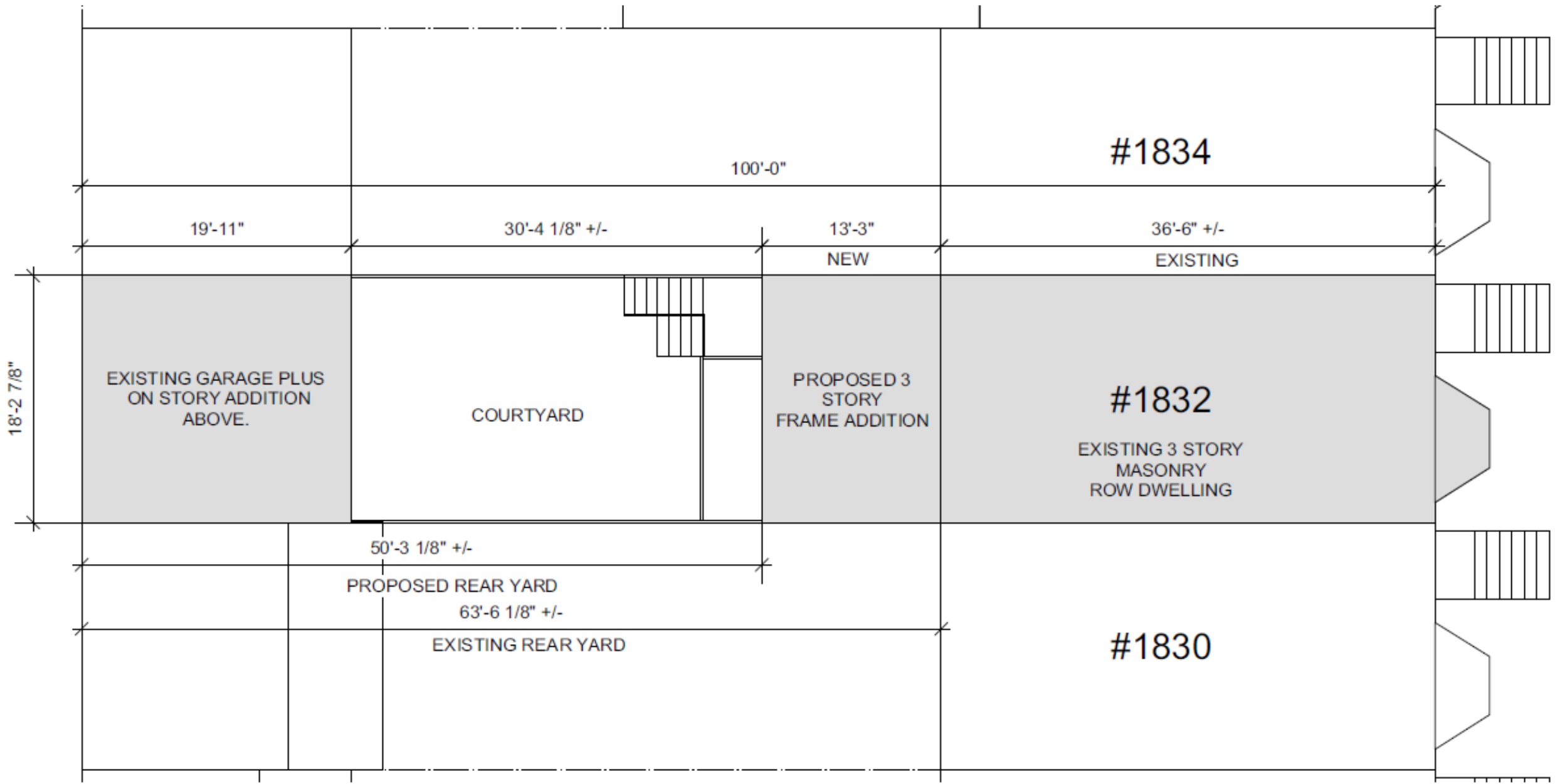
- The proposed garage represents the bulk of the lot occupancy request. The lot occupancy without the garage, with the 13.25-foot addition, would be approximately 50%. The Office of Planning and HPO have confirmed that the garage may be razed.
- The proposed 2-story garage is perfectly compatible with the character of the block, and has no material impact on neighboring properties, both of which have garages with similar footprints, one of which is of similar height.
- That leaves a request for 3.25 feet of relief, at a height of about 27 feet.
- With the 13.25-foot addition, the Applicant still has a rear yard of more than thirty feet between the house and the garage.

# Summary

- This Application is about a proposed building addition and its relationship to neighboring properties, within the context of what the Board understands to be “undue impact” on those neighboring properties. The Applicant wishes to build the Addition for the purpose of supporting a growing family in place, so that it may remain in this neighborhood. The neighbor opponents believe that the shade attributable to 3.25 feet of building would make it impossible for them to continue to have a vegetable garden. But the personal motivations of the parties is not for the Board to judge. The decision relates to the physical building addition only.
- The question for the Board is: is 3.25 feet of additional building depth, at a height of 27 feet, of undue impact on the neighbor to the north. Since the adoption of the 10-foot rule, the Board has approved additions of up to thirty feet; has often approved distances of twenty feet and fifteen feet; and in the several cases involving additions of around 13 feet, with strong opposition, has made a point to note that it deems this size of an addition as rather immaterial or even *de minimis*, but certainly not of undue impact.
- As one would expect, the shadow studies show only a minimal impact to the north neighbor from the additional 3.25 feet. Predictably, no impact on the neighbor to the south. The neighbor’s submitted shadow study shows only one time of day and does not appear to rebut the results of the Applicant’s shadow study.



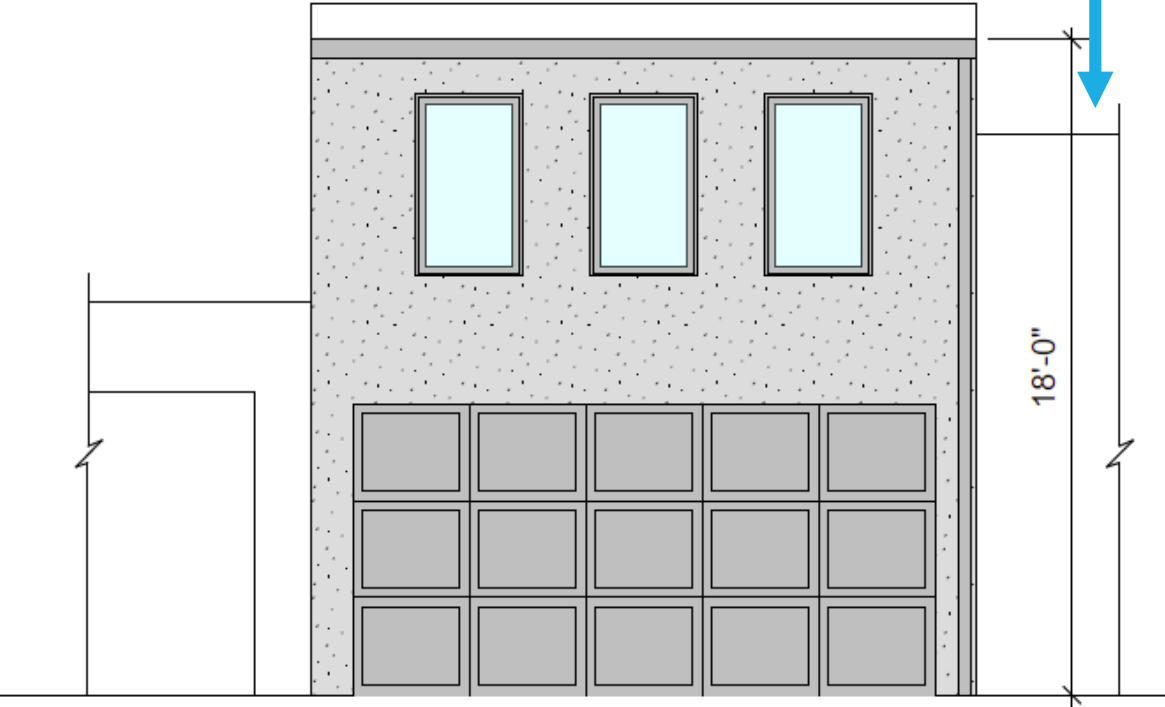
Context Aerial Photo



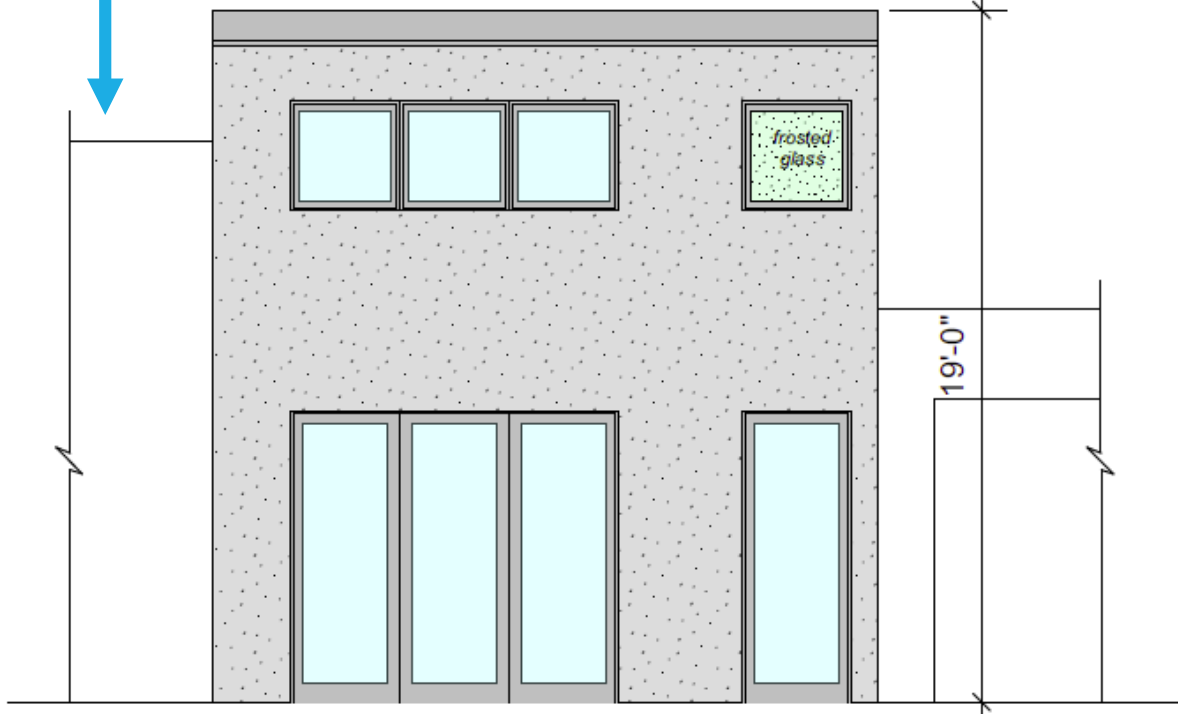


Proposed Rear Elevation

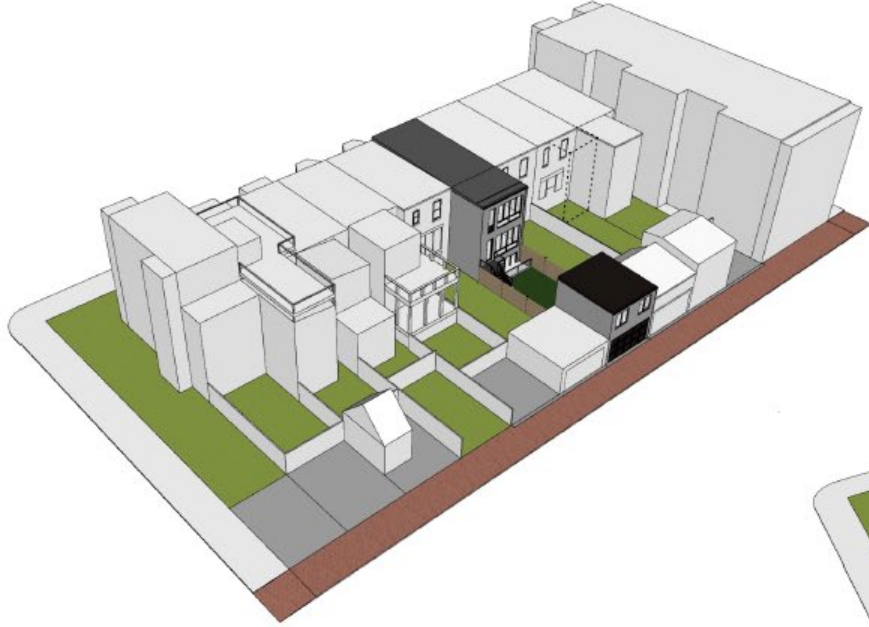
1830 15<sup>th</sup> Street, NW Garage



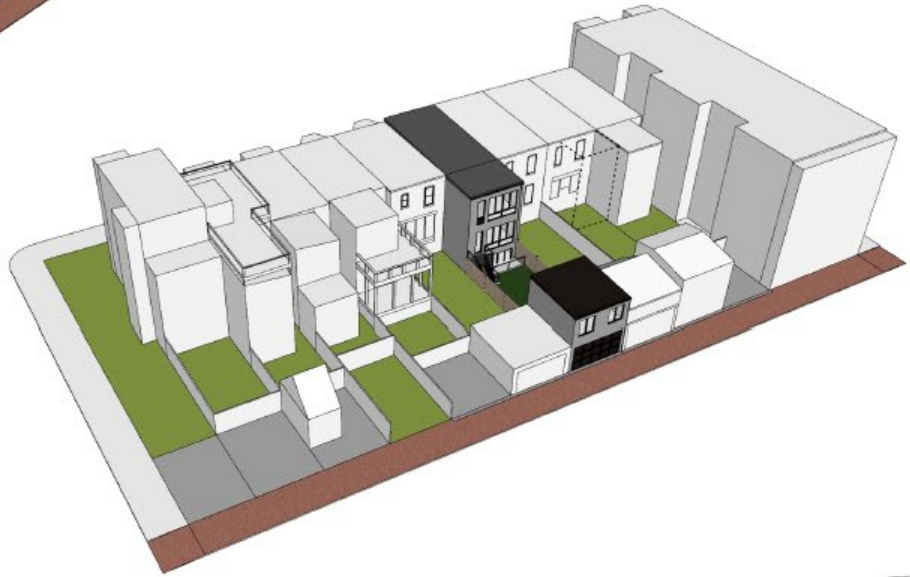
Proposed Carriage House Alley Elevation



Proposed Carriage House Courtyard Elevation



#1

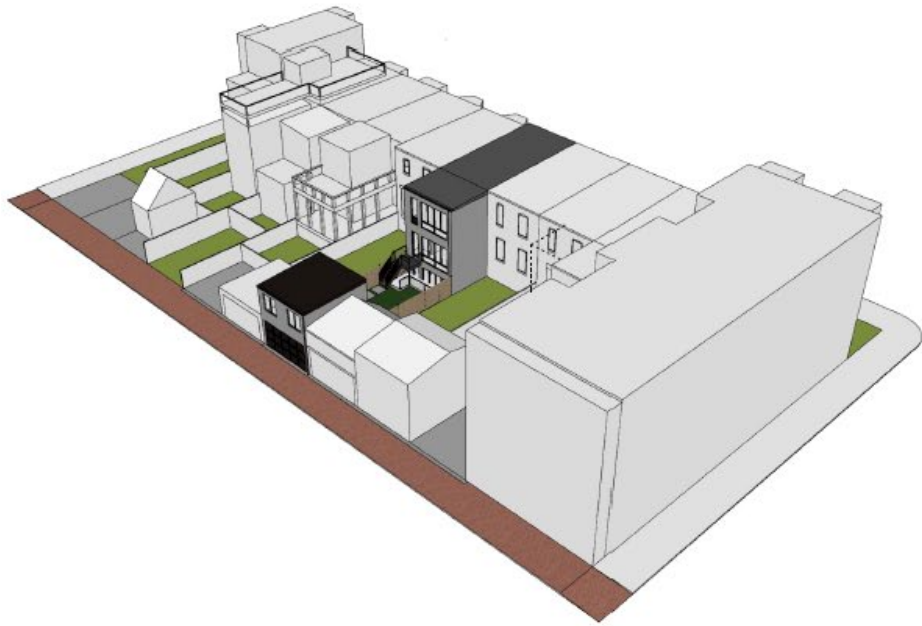


#2

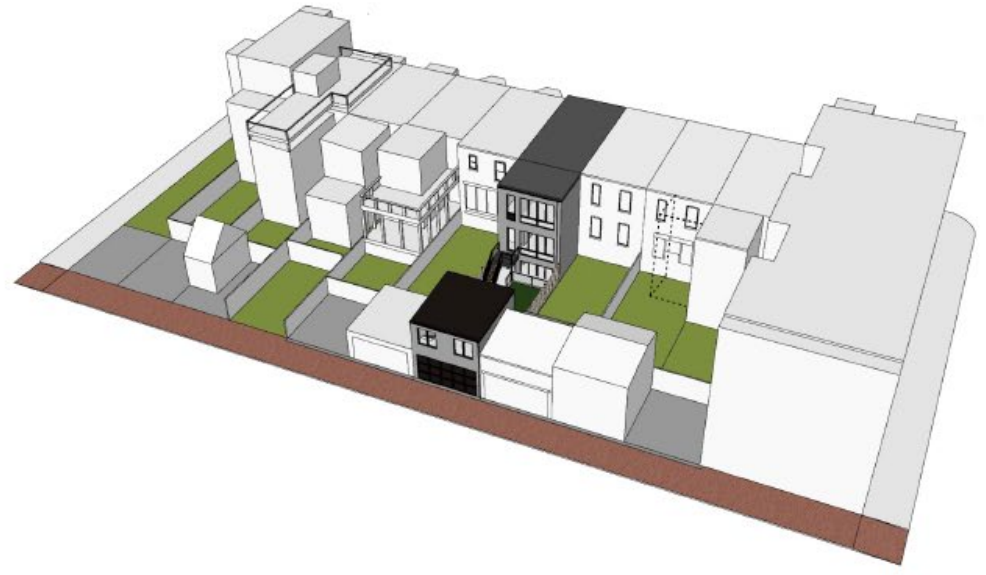


#3

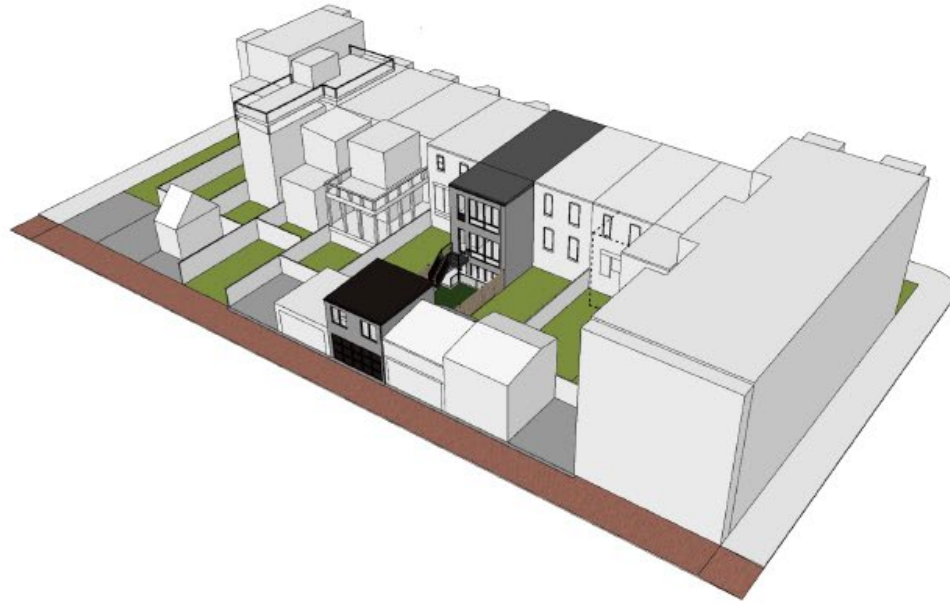




#6



#4



#5



Original Window Proposal



New Window Proposal



Original Window Proposal



New Window Proposal



Original Window Proposal



New Window Proposal



Original Window Proposal



New Window Proposal

# Shadow Study

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**Existing**



**Proposed**



**Matter of Right**



— ADDITIONAL SHADE

Existing



Proposed



— ADDITIONAL SHADE

Matter of Right



— ADDITIONAL SHADE FROM PROPOSED



Existing



Proposed



Matter of Right



— ADDITIONAL SHADE

— ADDITIONAL SHADE FROM PROPOSED

**Existing**



**Proposed**



— ADDITIONAL SHADE

**Matter of Right**



— ADDITIONAL SHADE FROM PROPOSED

Existing



Proposed



Matter of Right



— ADDITIONAL SHADE

— ADDITIONAL SHADE FROM PROPOSED

Existing

Proposed

Matter of Right



— ADDITIONAL SHADE

— ADDITIONAL SHADE FROM PROPOSED

Existing

Proposed

Matter of Right



— ADDITIONAL SHADE

**Existing**



**Proposed**



— ADDITIONAL SHADE

**Matter of Right**



— ADDITIONAL SHADE FROM PROPOSED

Existing

Proposed

Matter of Right



— ADDITIONAL SHADE

# Office of Planning Support

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- “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.”



# Office of Planning Support

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- “These structures, in combination with existing deciduous trees in the rear yards of some of the other properties, would obscure the visibility of proposed addition from T Street. The second-floor addition to the accessory garage would be similar to one under construction at 1828 15th Street. Therefore, the proposal would not be out of character, scale or pattern of houses along either the street or alley frontage.”