

II. LOCATION MAP



III. ZONING REQUIREMENTS

RA-2 Zone	Regulation	Existing ¹	Proposed	Relief
Lot Width	None	21 ft.	21 ft.	Existing
Lot Area	1,800 sq.ft. min.	3,074 sq.ft.	3,074 sq.ft.	Existing
FAR F§ 302	1.8 max.	1.16	1.37	Conforming
Height (accessory) F§ 5002	20 ft. max	10 ft. 6 in.	15 ft 6 in	Conforming
Lot Occupancy F§ 304	60% max	52%	56%	Conforming
Rear Yard (accessory) F§ 5003	12 ft min.	21 ft 3 in.	17 ft.	Conforming
Vehicle Parking	1 space min.	2 spaces	2 spaces	Conforming

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

IV. ANALYSIS

Special Exception Relief pursuant to X § 900

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The RA-2 zone does not limit the number of units, so the one additional unit proposed is consistent with this intent. The proposed accessory structure would also conform to all the development standards of the zone.

Will not tend to affect adversely the use of neighboring property?

The proposal should not adversely impact the use of the neighboring properties. The accessory structure complies with the development standards for the zone. It has a standard residential design that has been approved by HPRB and it is compatible with the neighboring properties. In addition to this, it would not be the only accessory structure on this block of the alley. The adjacent property to the north also has a large accessory structure.

V. COMMENTS OF OTHER DISTRICT AGENCIES

Historic Preservation Staff reviewed the application and has no objection to the project. The Historic Preservation Review Board approved the project earlier this year. As of the writing of this report, no District agency comments have been submitted to the record.

VI. COMMUNITY COMMENTS

ANC 1C submitted a report, which notes their unanimous vote in support of the relief (Exhibit 29). As of the writing of this report, no other community comments have been submitted to the record.