

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: April 3, 2020

SUBJECT: BZA Case 20258- request for Special Exception relief to construct one story rear addition at 1416 15th Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following Special Exception pursuant to Subtitle F § 5201:

- Subtitle F § 604.1 Lot Occupancy (60% maximum allowed; 67% existing; 69% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1416 15 th Street, N.W.
Legal Description:	Square 0195 Lot 0104
Ward / ANC:	Ward 2 / ANC 2B
Zone:	RA-8
Historic District:	Greater 14th Street
Lot Characteristics:	2,125 SF rectangular lot
Existing Development:	Three story row dwelling
Adjacent Properties:	There are row dwellings to the north and south of the subject property and a five foot wide public alley at the rear of the property to the west. Across the street to the east are mixed use and apartment buildings.
Surrounding Neighborhood Character:	The surrounding neighborhood character is predominantly residential in character with a mix of row dwellings and commercial, apartment, and institutional buildings.

III. PROJECT DESCRIPTION IN BRIEF

The Applicant proposes to construct a one story plus cellar rear addition to the house. The addition would be L-shaped and would extend 2’3” beyond the house to the north and 11’ beyond the house to the south.



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RA-8 Zone (Subtitle F)	Regulation	Existing	Proposed	Relief
Height	50 feet	40 feet	No change	None requested
Lot Area	N/A	2169 SF	No change	None requested
Rear Yard	15 feet min.	44.7 feet	33.7 feet	None requested
Lot Occupancy	60% max.	67%	69%	Relief requested

V. OP ANALYSIS

SUBTITLE F § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X.

- (a) Lot occupancy;*
- (b) Yards; and*

(c) Green area ratio.

The Applicant has requested special exception relief from the lot occupancy provision.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to an existing residential building; or*
- (b) A new or enlarged accessory structure that is accessory to such a building.*

The proposal is for an addition to a residential building.

5201.3 An application for special exception under this section shall demonstrate that the 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 compromised;*

The light and air available to neighboring properties should not be unduly affected by the proposed one story addition at the rear of the house. The addition would extend 2'3" beyond the house to the north and 11' beyond the house to the south and the impact of a one story extension of this length and height on the adjoining properties' light and air would not be undue. The rear yard would be 33.7 feet, more than the 15 foot minimum required in this zone, and that space would allow for light and air between properties.

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

The privacy of neighboring properties would not be unduly compromised by the proposed one story addition. There are no windows proposed on the sides of the addition. There is fencing between both adjoining properties.

- (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 rear addition would not be visible from the street and as such would not visually intrude upon the character, scale and pattern of houses as seen from the street. While the proposed rear addition would be visible from the 5 foot rear alley, the addition would only be one story and the rear yard would significantly exceed the minimum requirement, both of which would reduce the addition's visual impact when viewed from the alley. The design of the project has been approved by the Historic Preservation Office.

- (d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such 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 provided adequate photos and plans to represent the relationship of the addition to adjacent buildings and public ways.

(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 proposed lot occupancy would be under 70%, which is permitted by special exception.

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.

OP does not recommend any special treatment.

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

The use of the property would be as a single family dwelling, which is a conforming use, and no nonconforming use would be introduced.

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 building is currently within the maximum height and number of stories permitted as a matter-of-right in this zone and the Applicant does not propose an increase in its height or number of stories.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT filed a report stating they have no objection to the relief requested in Exhibit 28. No comments from other District agencies had been filed at the time of this report.

VII. ANC COMMENTS

No comments from the ANC had been filed at the time of this report

VIII. COMMUNITY COMMENTS

No comments from the community had been filed at the time of this report.