

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Shepard Beamon, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: October 25, 2024

SUBJECT: BZA Case 20302A: Request for a **modification without hearing** for rear deck additions and increased parking at 512 Taylor Street NW.

I. BACKGROUND

In case 20302, the BZA approved special exception relief to allow the conversion of a single-family rowhouse to a three unit apartment building in the RF-1 zone. The property provides the required lot area for three units, and no other relief for proposed additions was requested or approved. A new owner is proposing changes to the approval. None of the proposed changes result in additional zoning relief, so this request is appropriately filed as a Modification Without Hearing.

II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following modifications requested by the applicant to modify BZA Order 20302:

- E § 207 Rear Yard (20 ft. minimum required, 62 ft. 2.25 in. approved; 57 ft. 3 in. proposed);
- E § 210 Lot Occupancy (60% maximum permitted, 49% approved; 52% proposed); and
- C § 701 Parking (1 space per 2 dwelling units min., 2 spaces approved, 3 spaces proposed)

III. LOCATION AND SITE DESCRIPTION

Address:	512 Taylor Street, N.W.
Applicant:	Sullivan & Barros on behalf of the owner
Legal Description:	Square 3231, Lot 0098
Ward / ANC:	Ward 4, ANC 4C
Zone:	RF-1
Historic Districts	N/A
Lot Characteristics:	The flat, generally rectangular 2,772 square foot lot has 19.54 feet of frontage along Taylor Street and is 142.5 feet deep. The east side abuts a 10-foot wide public alley off of Taylor Street, and the south side abuts a 15-foot wide portion of the public alley. The southeastern corner of the property is chamfered to ease turning movements in the alley system.

Existing Development:	Construction is underway to convert the property from a single-family dwelling to a three-unit building.
Adjacent Properties:	There is a row house to the west at 514 Taylor, which has a similar rear addition extending across the western 2/3 of its back wall. There are similar rowhouses across both alleys.
Surrounding Neighborhood Character:	The surrounding neighborhood character is predominantly moderate-density residential with attached row dwellings.
Proposed Development:	Interior reconfiguration of two units, extension of rear decks and one additional parking space.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Approved	Proposed	Relief:
Density E § 201	2 principal units max.	3 units	3 units	None requested
Lot Width E § 202	18 ft. min.	19.54 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	2,772 sq. ft.	No change	None requested
Height E § 203	35 ft. max.	35 ft.	34 ft. 11 5/8 in.	None requested
Front Yard E § 206	N/A	10 ft.	No change	None requested
Rear Yard E § 207	20 ft. min.	62 ft. 2.25 in.	57 ft. 3 in.	None requested
Side Yard E § 208	None required for row dwelling	None	None	None requested
Lot Occupancy E § 210	60% max.	49%	52%	None requested
Parking C § 701	1 space per 2 dwelling units	2 parking spaces	3 parking spaces	None requested

V. OP ANALYSIS

The property was sold to a new property owner since the original BZA approval in 2020, who is the applicant for the requested modifications. The applicant does not propose an increase in the enclosed building footprint as approved in the original plans, but proposes extending the approved rear decks the full width of the building to both side lot lines. The proposed modifications to the rear deck and stairs would reduce the rear yard to 57 feet, a five-foot reduction from the approved rear yard of 62 feet 2.25 inches. The applicant proposes a minor increase in lot occupancy from the approved 49% to 52%, which is still less than the maximum 60% allowed by right.

The requested modifications would continue to conform with the general purpose and intent of the

Zoning Regulations, including the special exception criteria for U § 320.2 (Conversion of an Existing Residential Building), and would result in a need for new zoning relief. The property was previously granted a special exception for three units and the applicant proposes no changes to the number of units. The proposed development would not exceed the maximum height or lot occupancy, and would provide nearly triple the minimum rear yard required in the RF-1 zone. The rear wall of the building would not extend more than the allowable 10 feet beyond the rear wall of the adjacent property.

The Board previously determined that three units would not adversely impact the use of neighboring property. The requested increase in lot occupancy for the extension of the rear decks should not significantly impact light, privacy and air quality for adjacent properties. The decks would not be enclosed or have direct views into neighboring homes. The requested increase in parking spaces from two to three would result in a parking space per unit and could minimize potential impacts on street parking. Therefore, OP recommends the Board approve the requested modifications.

VI. OTHER DISTRICT AGENCIES

To date, there have been no comments from other District agencies submitted to the record.

VII. ANC COMMENTS

To date, ANC 4C has not submitted comments to the record.

VIII. COMMUNITY COMMENTS

No comments from the community have been submitted to the record as of the date of this report.

LOCATION MAP

