

OP Report

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director for Development Review

DATE: December 3, 2020

SUBJECT: BZA #20335 – 741 12th ST SE – Request for special exception relief to construct an addition to a rowhouse

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exceptions, pursuant to E§ 205.5 and E§ 5201:

- E § 205.5 Rear Wall Extension (10 feet max., 20.88 feet proposed)
- E § 304.1 Lot Occupancy (60% max, 38% existing, 69.4% proposed)

Earlier versions of the application also included relief requests from the rear yard and accessory structure rear yard requirements. It was subsequently determined that relief from those sections was unnecessary in this case, and the case was amended to remove them from the application. Exhibit 29 is the final version of the Self-Certification.

II. LOCATION AND SITE DESCRIPTION

Applicant	Douglas Crawford on behalf of Jeffrey Wagener
Address	741 12 th ST SE
Legal Description	Square 995, Lot55
Ward / ANC	6B
Zone	RF-1
Historic District or Resource	Capitol Hill Historic District
Lot Characteristics	16.67 x 117.5 foot rectangular lot with a 30 foot wide alley in the rear.
Existing Development	Single-family Rowhouse
Adjacent Properties and Neighborhood Character	The adjacent properties are also rowhouses. The neighborhood is a combination of single family and multifamily buildings.
Proposal	The proposal is a 2-story rear addition, which requires the requested relief and a one-story accessory structure being done by right.

III. VICINITY MAP



IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief
Lot Width E §201	18 ft. min.	16.7 ft.	16.7 ft.	Existing
Lot Area E §201	1,800 sq.ft.	1,959 sq.ft.	1,959 sq.ft.	Existing
Rear Extension E §205	10 ft. max.	n/a	20.88 ft.	Relief Requested
Rear Yard E§ 306	20 ft. min.	83.5 ft.	62.8 ft.	Conforming
Height E§ 303	35 ft. max.	31 ft.	31ft.	Conforming
Lot Occupancy E§ 304	60% max. 70% by spec. ex.	38%	69.4%	Relief Requested

¹ Measurements provided by Applicants

V. ANALYSIS

SUBTITLE E § 5201 Special Exception Relief from Certain Required Development Standards

5201.1 For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) Lot occupancy up to a maximum of seventy percent (70%) for all new and existing structures on the lot;*
- (b) Yards, including alley centerline setback;*
- (c) Courts; and*
- (d) Pervious surface.*

The relief being requested is for extending the rear wall into the rear yard beyond the allowed 10 foot maximum, and for exceeding the maximum lot occupancy.

5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- (a) The light and air available to neighboring properties shall not be unduly affected;*

The proposed addition should not have an undue impact on the neighboring properties light and air. According to the Applicant's shadow study, the two properties to the north, 739 and 737 12th ST SE, would receive some additional shadow, but the shadow cast by the proposal would be relatively small when compared to the matter of right scenario.

The house to the south should not receive significant additional shadow, but has a dogleg court with some windows that face the proposed addition. However, the large rear yard would still remain on the subject property so air flow to the neighbor's property should not be unduly compromised.

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

The enjoyment and privacy of the adjacent neighbors should not be unduly compromised because the addition would have no side windows facing the neighboring properties, while new windows on the proposed rear façade would face into the back yard, and would have little if any additional impact beyond the existing ones, or ones on a matter of right addition.

- (c) The proposed addition or accessory structure, together with the original building, or the new principal 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 street or alley frontage;*

The proposed addition should not substantially visually intrude on the character, scale, and pattern of the houses along the street or the alley. The addition would be to the rear of the house and below the height of the existing building so it should not be visible from the street. It would be visible along the alley but its design and materials would be compatible with the other house rears along the alley. The proposed addition would bring its rear wall more in line with most of the buildings along this portion of the alley. The use of brick material is common for this area so its use should help the addition establish compatibility with the visual character of the alley.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as 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.

The record is complete with plans, drawings, photographs, elevations, and photographs, (Exhibit 27).

5201.5 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.

No special treatment is recommended.

5201.6 This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception.

No height relief is being requested.

VI. COMMENTS FROM HISTORIC PRESERVATION STAFF

Historic Preservation staff reviewed the original plans and objected to the design of the accessory structure's roof. In response, the structure's roof was changed in the final plans, (Exhibit 27). Historic Preservation does not object to the final plans.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

As of the writing of this report, there are no comments in the record from other District agencies.

VIII. ANC COMMENTS

As of the writing of this report, no report from ANC 6B has been submitted to the record.

IX. COMMUNITY COMMENTS

As of the writing of this report, there are no comments in the record from community members.