



514 Archibald Walk, SE

BZA APPLICATION NO. 20363

PETER AND KAREN BYRNE

JANUARY 27, 2021

Overview and Requested Relief

Item	Regulation	Existing	Proposed	Relief
Lot Width C § 306	18 ft.	18.575 ft.	No change	Conforming
Lot Depth	n/a	38 ft.	No change	Conforming
Lot Area C § 306	1,800 sq.ft.	706 sq.ft.	No change	Existing- Nonconforming
Height E § 5100.1(a)	20 ft., 2 stories	11 ft.9” 1 story	20 ft. 2 stories	Conforming
Lot Occupancy E § 5100.1(b)	No max. for lots < 1,800 sq.ft.	86%	92%	Conforming
Rear Yard E § 5100.1(c)	5 ft. from non-alley lots	n/a	n/a	Conforming
Side Yard E § 5100.1(d)	5 ft. from non-alley lots	0 ft. from lot to north	0 ft. on second floor	Requested – Spec. Ex.
Alley CL Setback E § 5100.1(e)	7.5 ft.	7.5 ft. on west	5 ft. on west	Requested – Spec. Ex.
Perv. Surface E § 5100.1(f)	10%	0%	0%	Existing Nonconforming
Parking	1 space	1 space	No change	Conforming
Alley access for res. use U §§ 600 & 601	24 ft. alley OR 15 ft. alley within 300 ft. of street	15 ft. alley, but 499 ft. to street	No change	Requested – Spec. Ex.

- Proposing to construct a second story addition over the existing garage and use the building as a single-family dwelling
- Centerline Setback and Side Yard Relief:
 - Existing structure is not set back from the lot lines, addition requires setbacks from an alley to the west and from the lot to the north (non-alley lot)
- Special Exception for Alley Access:
 - Property has access to an alley 15 ft.+ to the east, but it is more than 300 linear feet from a street

Agency and Community Support

- ANC 6B unanimously supports the Application.
- The Office of Planning is recommending approval.
- HPRB concept approval; final approval at staff level.
- No objections from DDOT, FEMS, MPD, or DC Water.
- 3 letters in support, including from both adjacent neighbors.

Site Orientation





View from Alley

Subj. Property



Subj. Property

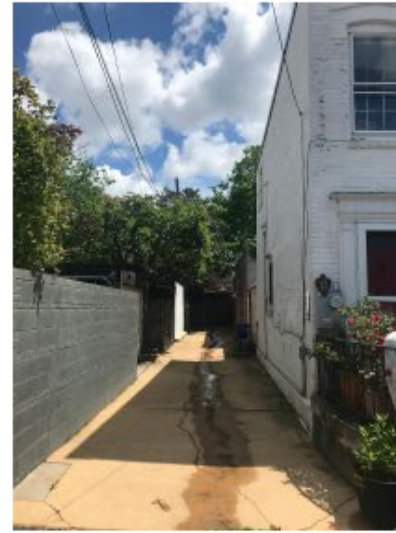


View from Archibald Walk

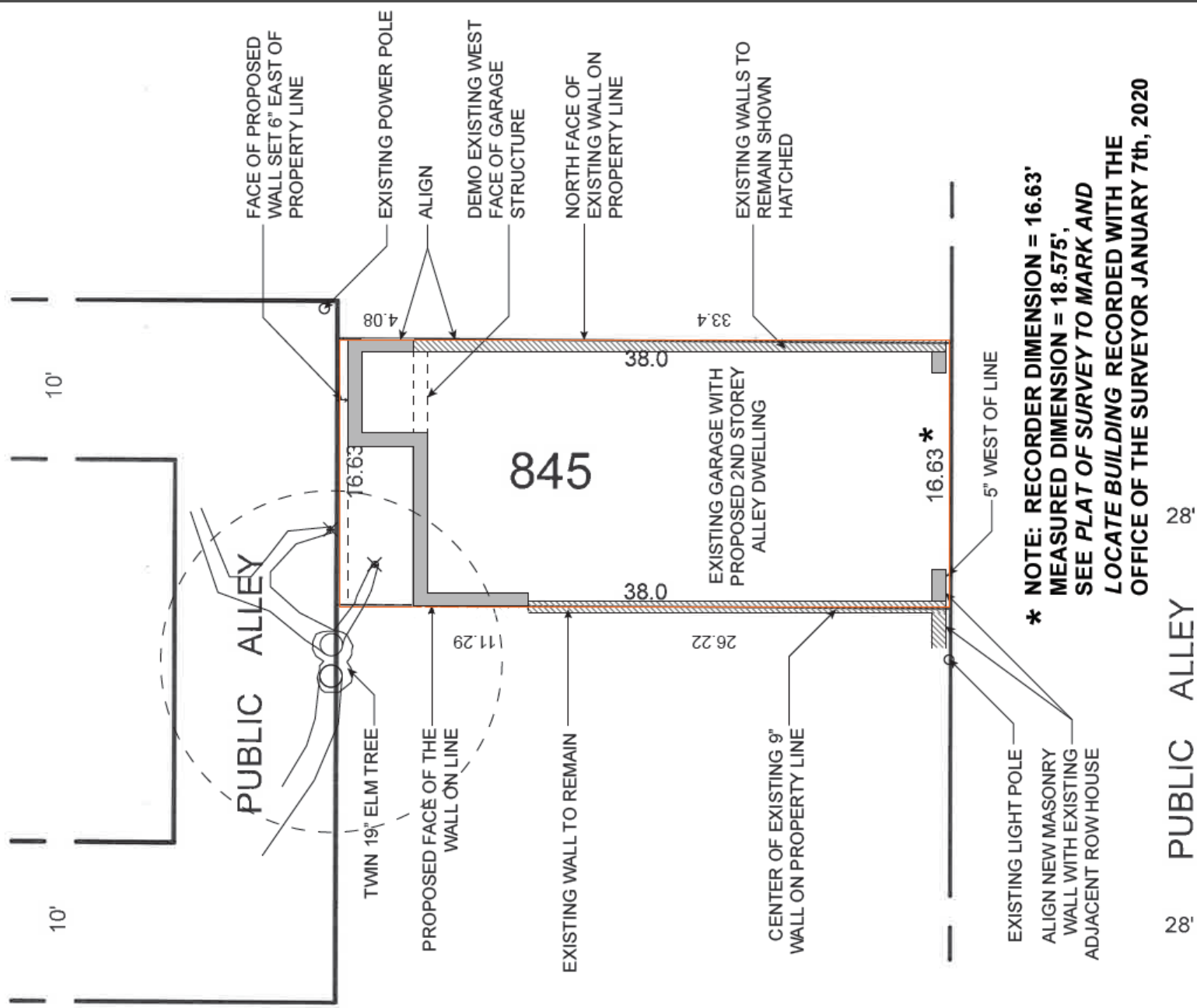
Subj. Property



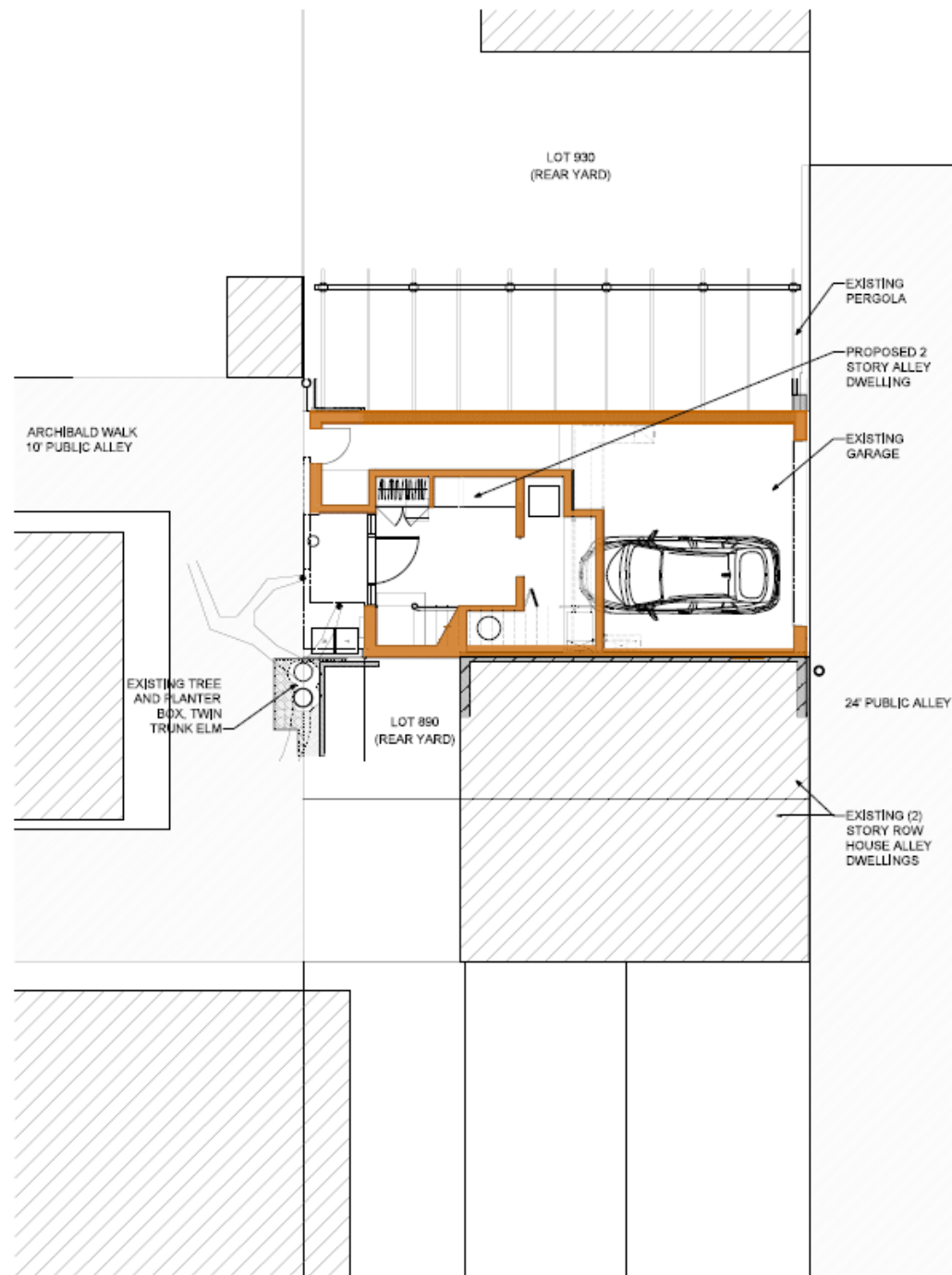
Subj. Property



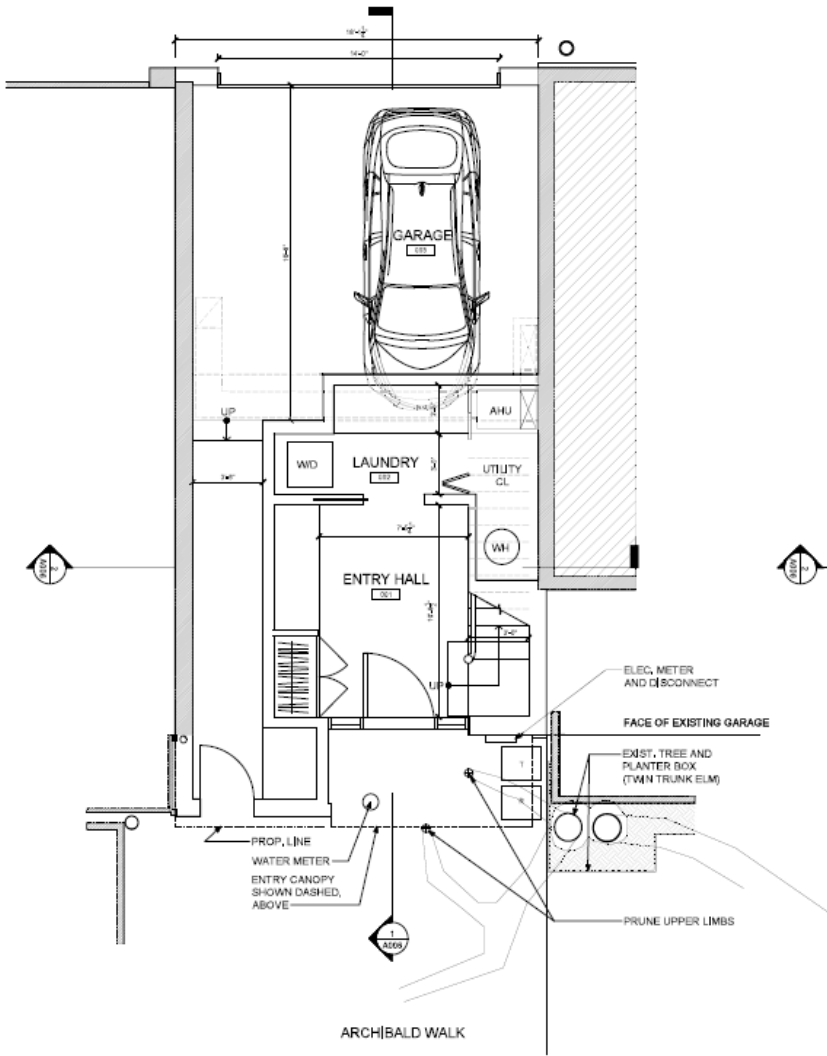
Plat



Site Plan

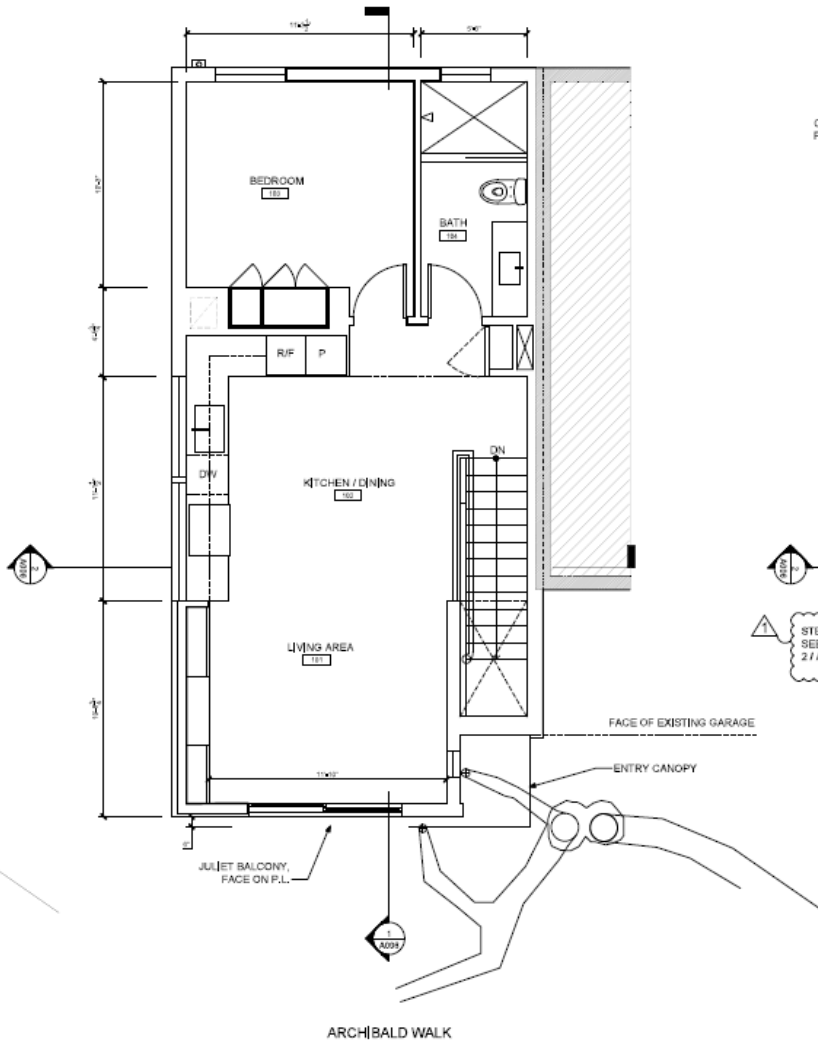


PUBLIC ALLEY



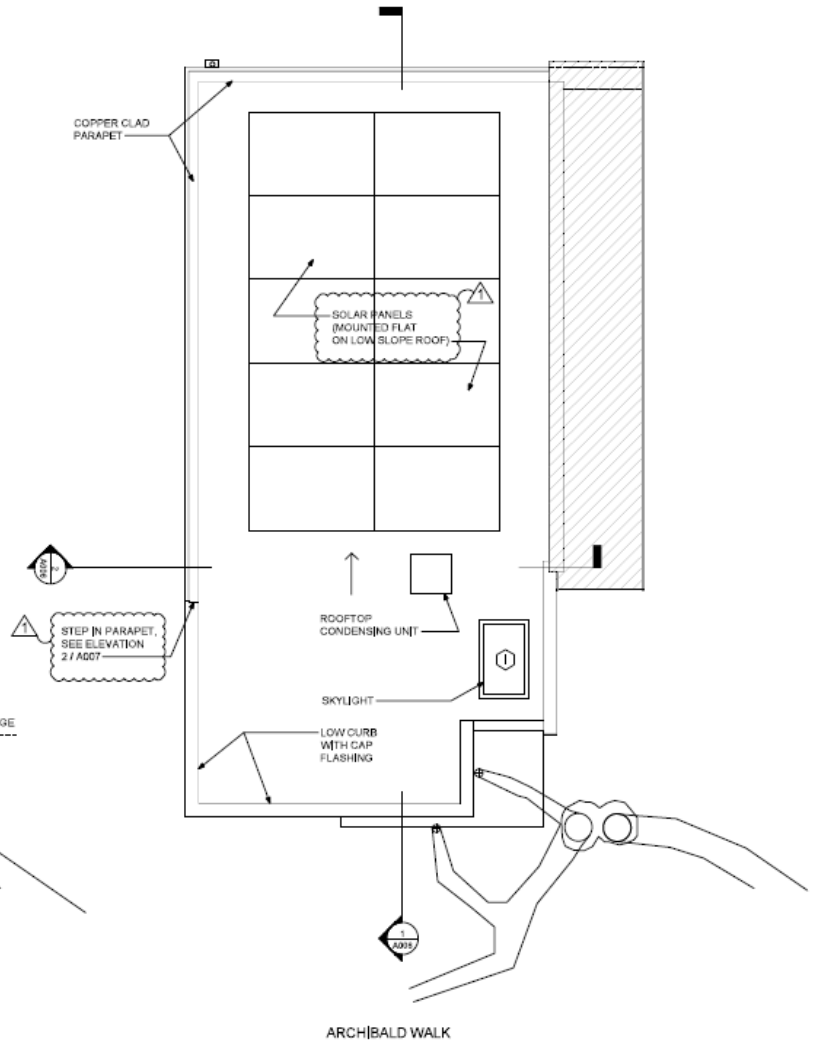
1 LOWER LEVEL PLAN
1/4" = 1'-0"

PUBLIC ALLEY



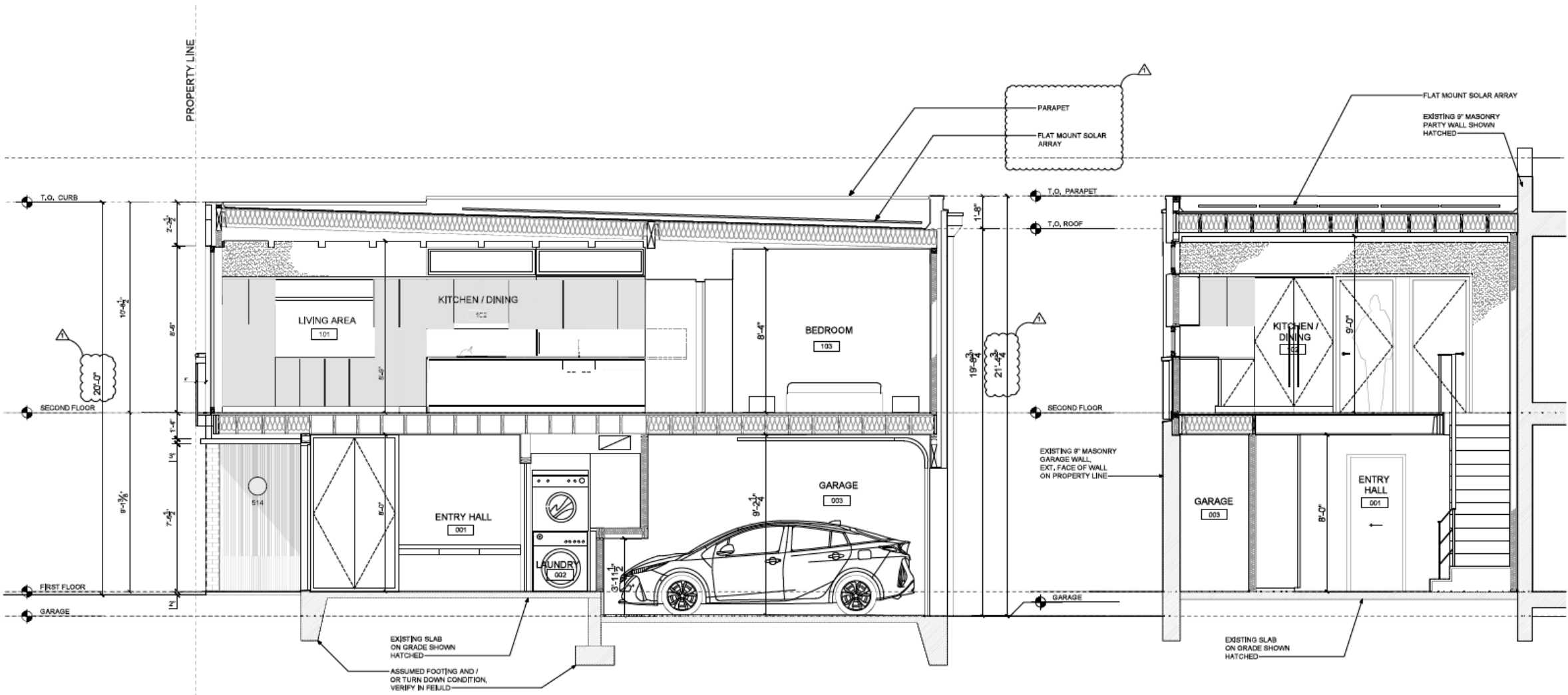
2 UPPER LEVEL PLAN
1/4" = 1'-0"

PUBLIC ALLEY



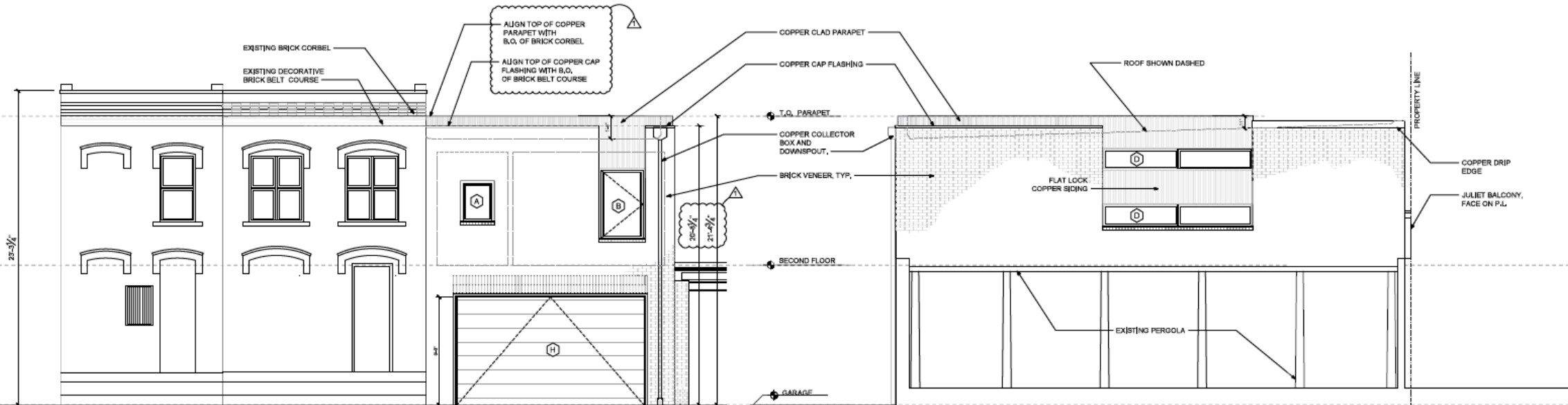
3 ROOF PLAN
1/4" = 1'-0"





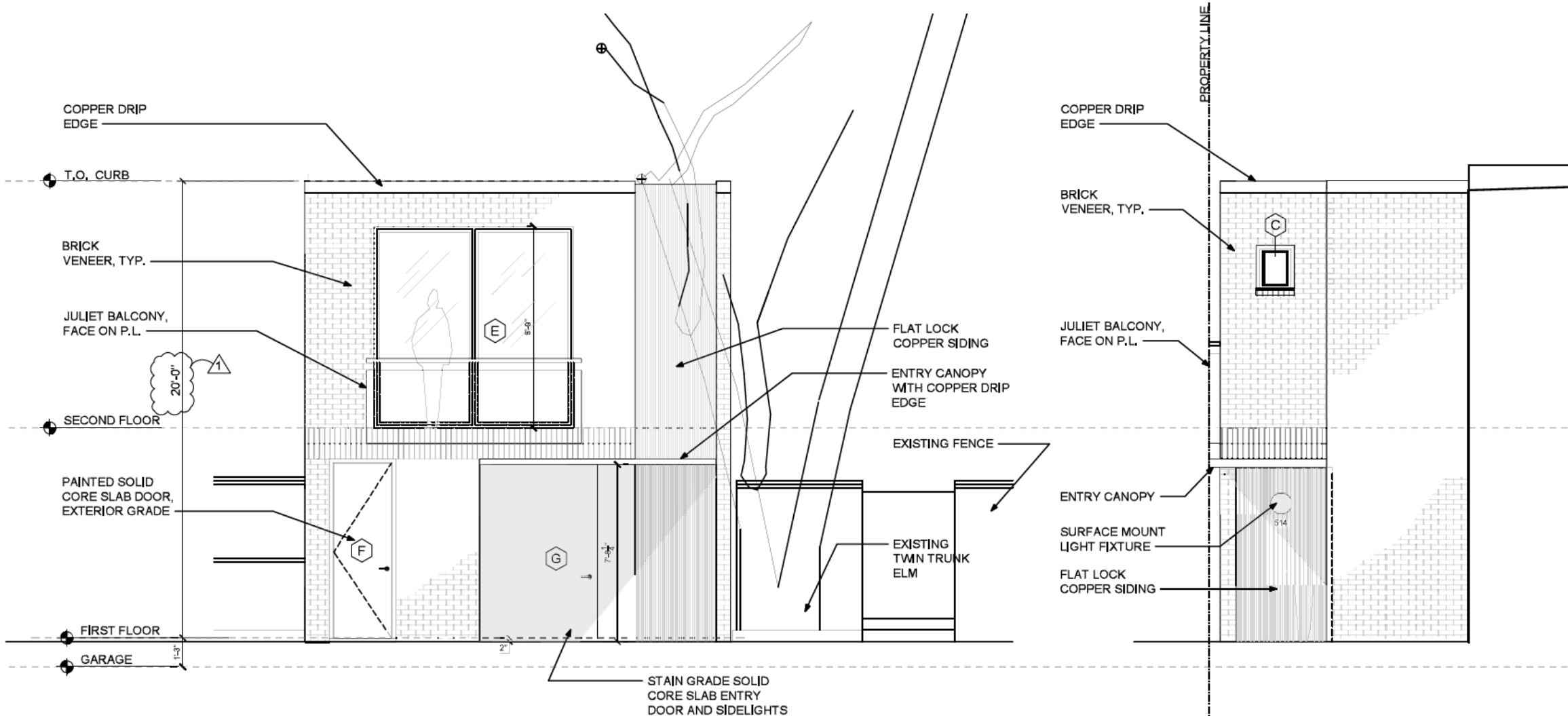
1 LONGITUDINAL SECTION
3/8" = 1'-0"

2 CROSS SECTION
3/8" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

4 SOUTH ELEVATION
1/4" = 1'-0"



View from Archibald Walk - Option A



View from neighbour's backyard - Option A



OPTION A' MODEL REVISIONS REPRESENT ADJUSTMENTS TO BUILDING HEIGHT AS REQUIRED BY HPRB CONCEPT APPROVAL

General Special Exception Requirements of Subtitle X § 901.2

In order to grant the special exception, the Board must find that the relief would satisfy the special exception review standards of Subtitle X § 901:

- 1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*
 - 2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
 - 3. Will meet such special conditions as may be specified in this title.*
- The RF zone is intended to provide for single-family and flat development, while the alley lot regulations are intended to allow residential use of reasonably sized and accessible alley lots.
 - The proposed building would satisfy the lot occupancy, parking, and residential density requirements of the RF-1 zone.
 - The proposed use is in harmony with the surrounding single-family dwellings (both alley and non-alley lots).

Requirements of Subtitle U § 600.1(f)

1. *The alley lot is not wholly or partially within the R-1-A, R-1-B, or R-2 zones;*

The alley lot is not wholly or partially within the R-1-A, R-1-B, or R-2 Zones.

2. *A building may not be constructed or converted for a dwelling unit unless the lot is an alley lot of record and there is a minimum of four hundred and fifty (450) square feet square feet of lot area;*

The lot has 706 square feet of lot area and the Applicant will convert the tax lot to a record lot (a basic DCRA requirement to construct an addition or change the use to residential use). The tax lot may be converted to a record lot as a matter-of-right.

3. *The use shall be limited to one (1) dwelling unit per lot; accessory apartments are not permitted;*

A single-family dwelling unit is proposed.

Requirements of Subtitle U § 600.1(f)

- 4. The alley lot connects to an improved public street through an improved alley or system of alleys that provides adequate public safety, and infrastructure availability; and*

The subject site connects through improved alleys to both E Street and G Street. Relevant agencies such as FEMS, MPD and DC Water have stated that they have no objection to the proposed use.

Requirements of Subtitle U § 600.1(f)

5. *The Board of Zoning Adjustment shall consider relevant agency comments concerning:*
- **DDOT**: DDOT has no objection to the project.
 - **Public Works**: The Applicant contacted the DPW, but comments were not received to date.
 - **MPD**: No objection to the project.
 - **FEMS**: No objection to the project; requested we put sprinklers in the building. Applicant agrees to this.
 - **DC Water**: No objection to the project.

Requirements of Subtitle E § 5201.3 (Side Yard & Alley Centerline Setback)

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

- The Subject Property is already improved with a one-story building that is not set back from the centerline of the alley or the northern lot line.
- The northern lot line abuts the rear yard of the non-alley lot to the north.
- The difference in shadow between a 5 ft. set back and the proposed second story addition would not rise to the level of undue.
- The side wall faces the rear of that property (pergola/parking area).

Requirements of Subtitle E § 5201.3

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

- The Applicant is proposing 2 windows that face north, but because of the viewing angle and the lower height of the window, there should be minimal impacts on privacy.
- The windows will be separated from the building to the north by a rear yard.
- Relief to alley centerline setback should not substantially change views from the second floor relative to a matter of right project.

Requirements of Subtitle E § 5201.3

(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; and

- The proposed building should match the scale and pattern of the historic alley dwellings.
- HPRB reviewed the application and conceptually approved it.

(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 application includes plans, elevations, a plat, renderings, and photos.

Requirements of Subtitle E § 5201.3

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.*

The Applicant will comply with any special treatments required by BZA.

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.*

The proposal is for a conforming use, a single-family dwelling, and the building would comply with height and lot occupancy regulations.

5201.7: *Where an application requests relief from the alley centerline setback requirements under this section, the Office of Zoning shall refer the application to the required agencies...*

The application was referred to the relevant agencies. Furthermore, the applicant reached out to the agencies and provided comments from several agencies into the record.

Questions?

