

**OP Report**

**TO:** District of Columbia Board of Zoning Adjustment

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

**DATE:** January 28, 2021

**SUBJECT:** BZA #20381 – 314 10<sup>th</sup> 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 § 304.1 Lot Occupancy (60% max, 67.5% existing, 70% proposed)

**II. LOCATION AND SITE DESCRIPTION**

Applicant	Lacy Brittingham on behalf of Heather Greenfield and Tom Sullivan
Address	314 10 <sup>th</sup> ST SE
Legal Description	Square 970, Lot 805 (record lot 9 underneath, Exhibit 32)
Ward / ANC	Ward 6, ANC 6B
Zone	RF-1
Historic District or Resource	Capitol Hill Historic District
Lot Characteristics	15.63 ft. x 105.75 ft. rectangular lot with a 15-foot wide alley in the rear.
Existing Development	Single-dwelling rowhouse
Adjacent Properties and Neighborhood Character	The adjacent properties are also rowhouses. The neighborhood is a combination of single-dwelling rowhouses and low-rise multiple-dwelling buildings.
Proposal	The proposal is for a rear addition that is 2-stories on the northern side and 1-story on the southern side filling in the first-floor dogleg.

### III. VICINITY MAP



### IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed <sup>1</sup>	Relief
Lot Width E §201	18 ft. min.	15.63 ft.	15.63 ft.	Existing
Lot Area E §201	1,800 sq.ft.	1,653 sq.ft.	1,653 sq.ft.	Existing
Rear Yard E§ 306	20 ft. min.	52.15 ft.	53.29 ft.	Conforming
Height E§ 303	35 ft. max.	24.2 ft.	24.2 ft.	Conforming
Lot Occupancy E§ 304	60% max. 70% by spec. ex.	67.5%	70%	<b>Relief Requested</b>
Vehicle Parking C§ 701	1 space min.		1 space	Existing

<sup>1</sup> 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.*

Relief from the maximum lot occupancy of the zone is requested.

*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 proposal should not unduly impact the light and air of the neighboring properties. Along the northern property line, the proposed rear addition would be one foot shorter in length than the existing house's rear wall. Consequently, the light and air to the neighbor to the north would increase.

The addition would fill in the dogleg along the southern property line, but the neighboring house to the south has a longer rear wall than the proposed addition so the light and air to the neighbor to the south should not be impacted.

- (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. The addition would reduce the length of the house on both sides of the property and fill in the dogleg on the southern side. The portion of the addition filling in the dogleg would be one-story in height which is lower than the adjacent neighbors' two-story wall. It would also be less in length than the adjacent neighbor's wall, which would be eleven feet beyond the proposed addition so this neighbor should not be unduly impacted. The addition would have windows in the rear and contain no side windows. The plans show that a side window would be added to the second story of the existing building.

- (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. It would only be visible from the alley. The addition is designed to maintain compatibility with the historic features common for houses along this alley. In particular, the dogleg on the second floor would preserve a form that is common in the neighborhood. In addition to its compatible design, the property's appearance on the alley should largely remain the same, since the historic carriage house and 72 inch wooden fence would remain.

The L'Enfant Trust, which has an easement on all sides of the house's façade, reviewed the project and has given preliminary approval. OP's Historic Preservation Division has also reviewed and approved the proposal.

*(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 33).

*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 plans and has no objection to the proposal.

## **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**

ANC 6B submitted a letter in support to the record, (Exhibit 34).

## **IX. COMMUNITY COMMENTS**

As of the writing of this report, there are five letters in support (Exhibits 26, 28-31) including a letter from the owners of the adjacent property at 316 10<sup>th</sup> ST SE (Exhibit 28).