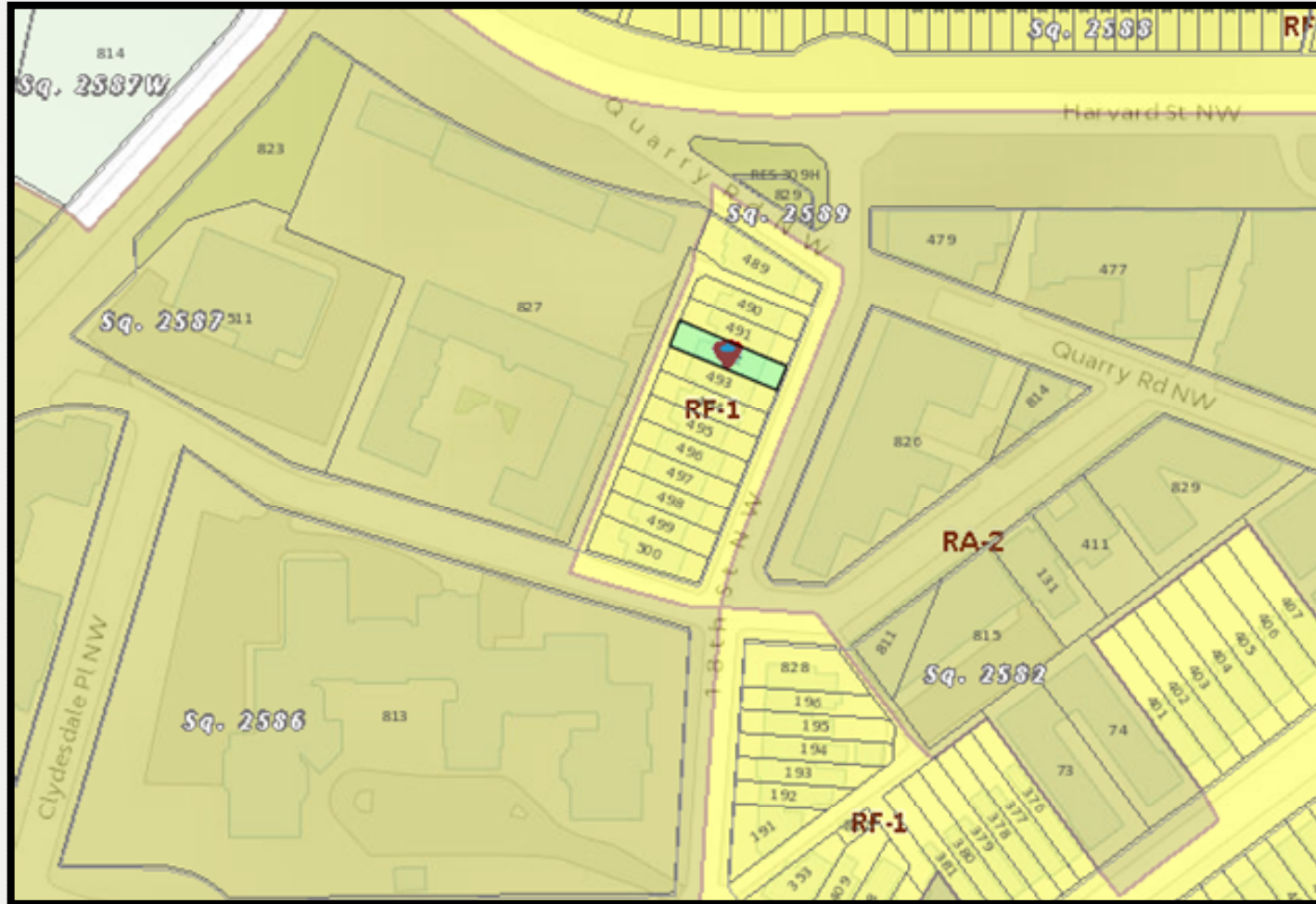


BZA Application #20546
2916 18th Street NW
George Preston Ratliff and Alex Ratliff

Presented by:
Eric J. DeBear
Cozen O'Connor



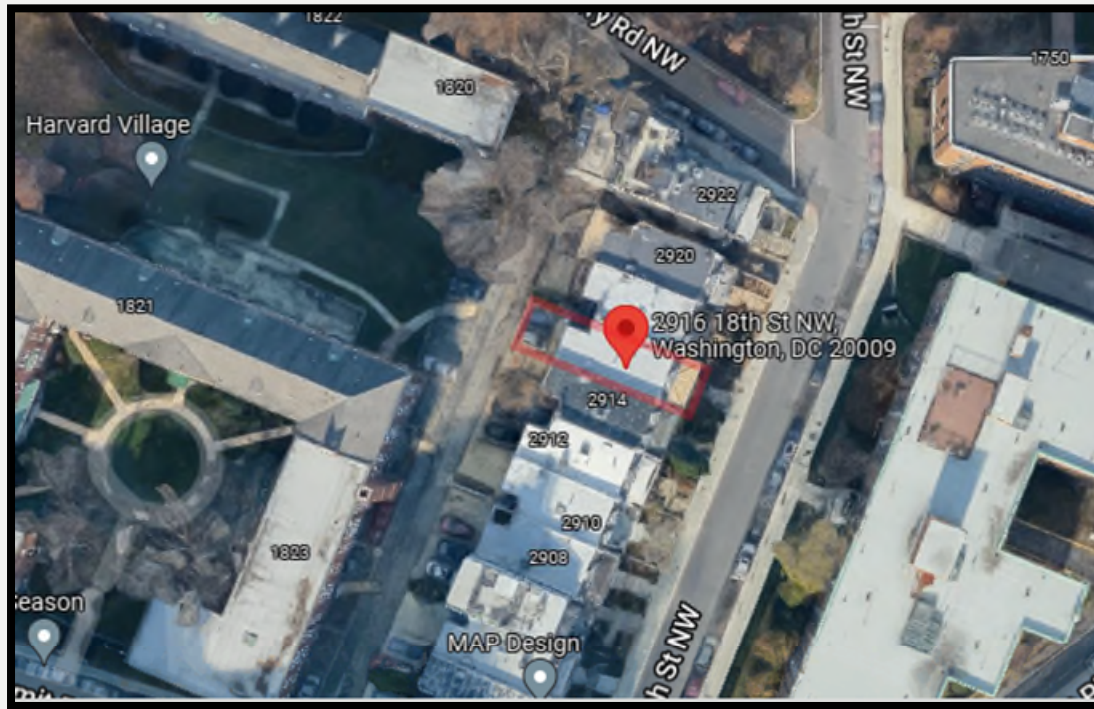
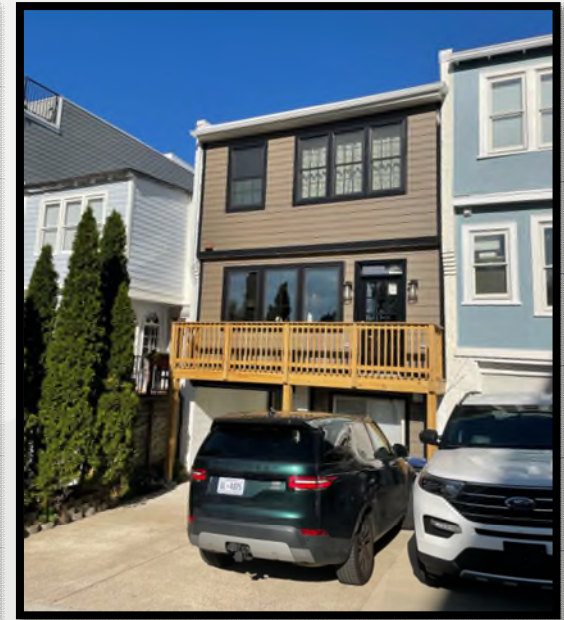
Zoning Map – 2916 18th Street NW



RF-1 Zone
Square 2589, Lot 492

The Property

- Attached, single-family rowhome
- Parking in rear
- 15-foot-wide alley



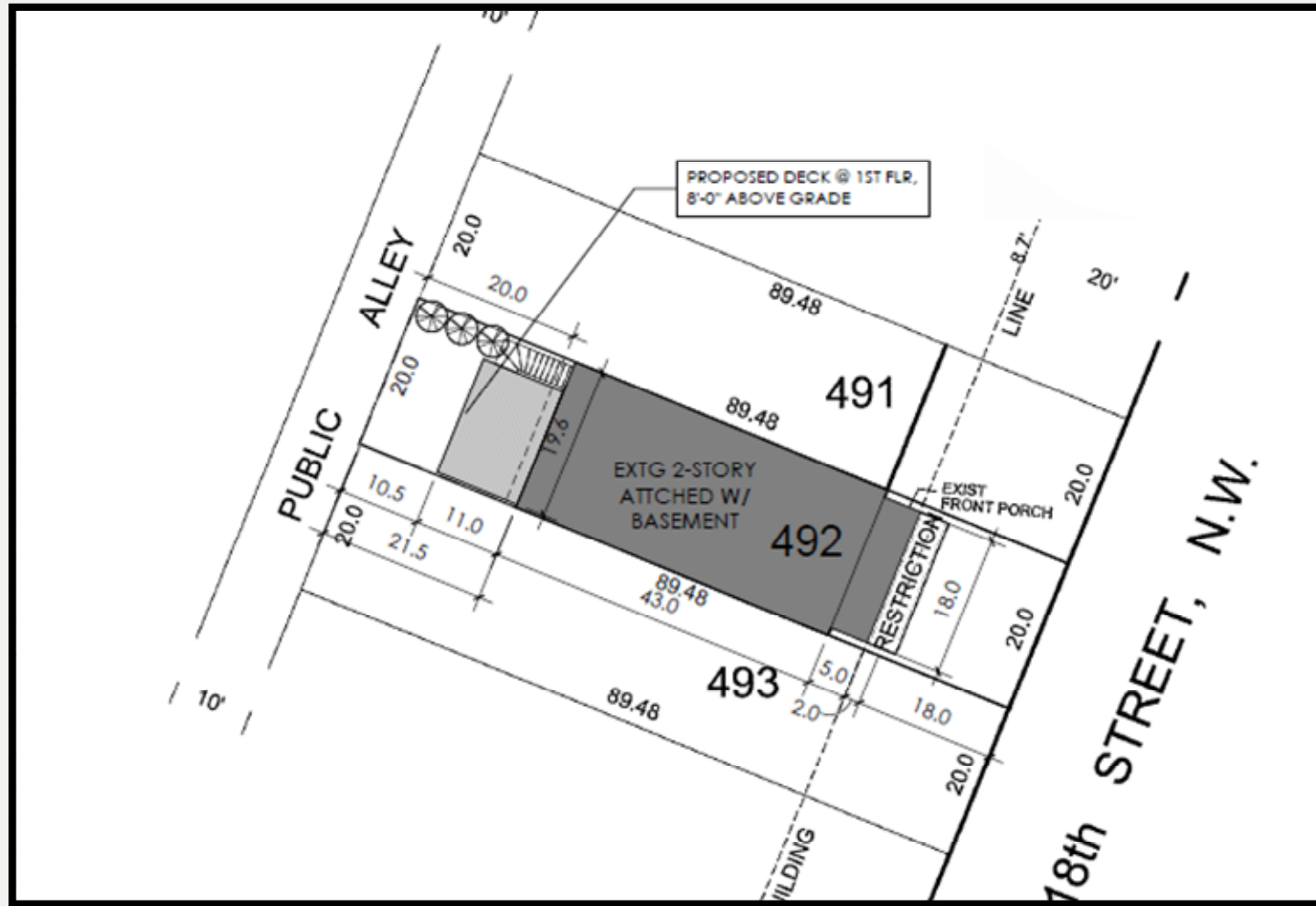
The Project

- ❑ One-story deck with stair on rear of the home
 - ❑ 11 feet in length by 15'7" in width (171 sq. ft.)
 - ❑ Lattice privacy screen on northern lot line
 - ❑ Parking spaces at ground level
- ❑ Replacing small existing deck to provide more usable outdoor space for growing family

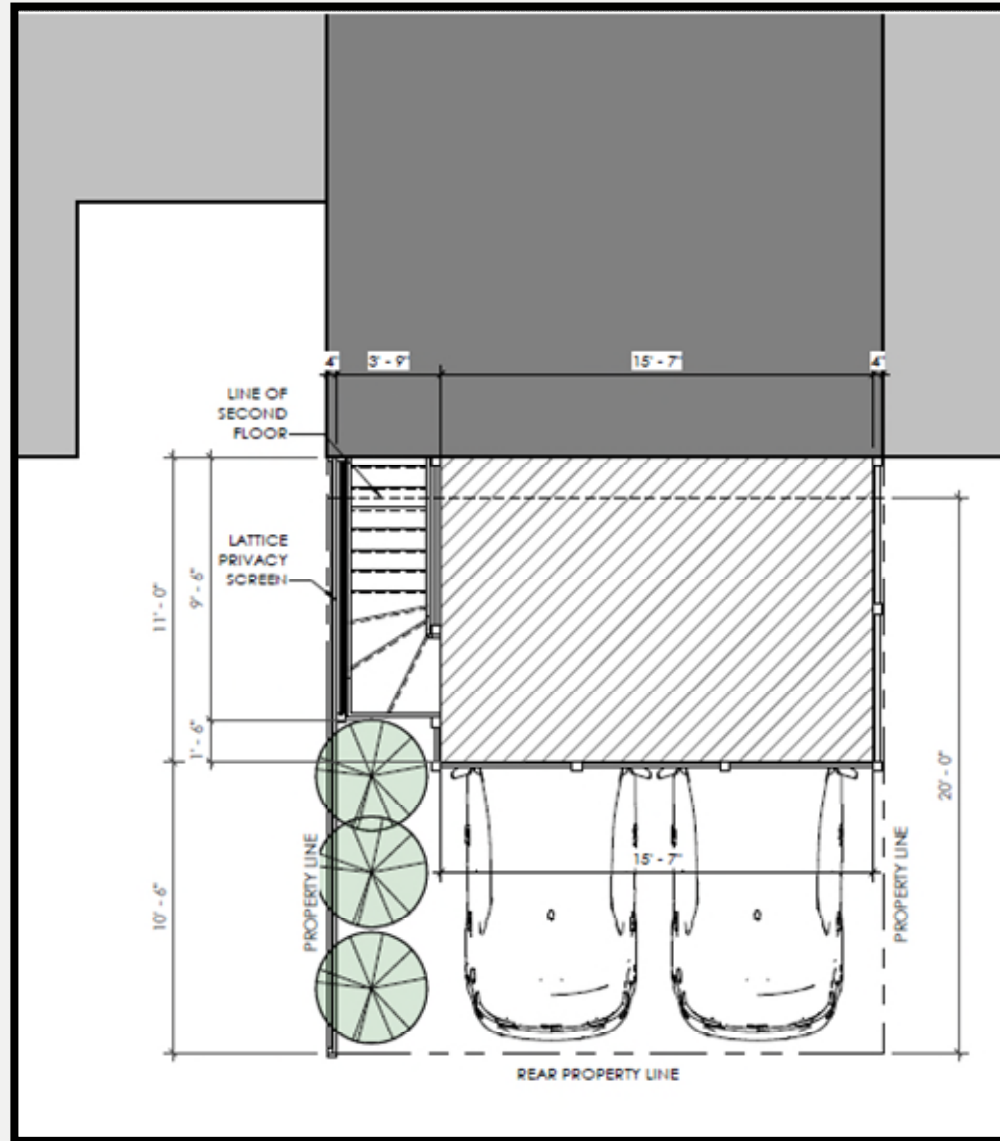
Community Outreach

- Letters of Support/No Objection from Neighbors
 - Abutting neighbor to south (Ex. 7, Tab C)
 - Abutting neighbor to north (Ex. 27)
 - Neighbor two lots to north (Ex. 7, Tab C)
- ANC 1C Support (Ex. 28)
- Office of Planning – Recommends Approval (Ex. 30)

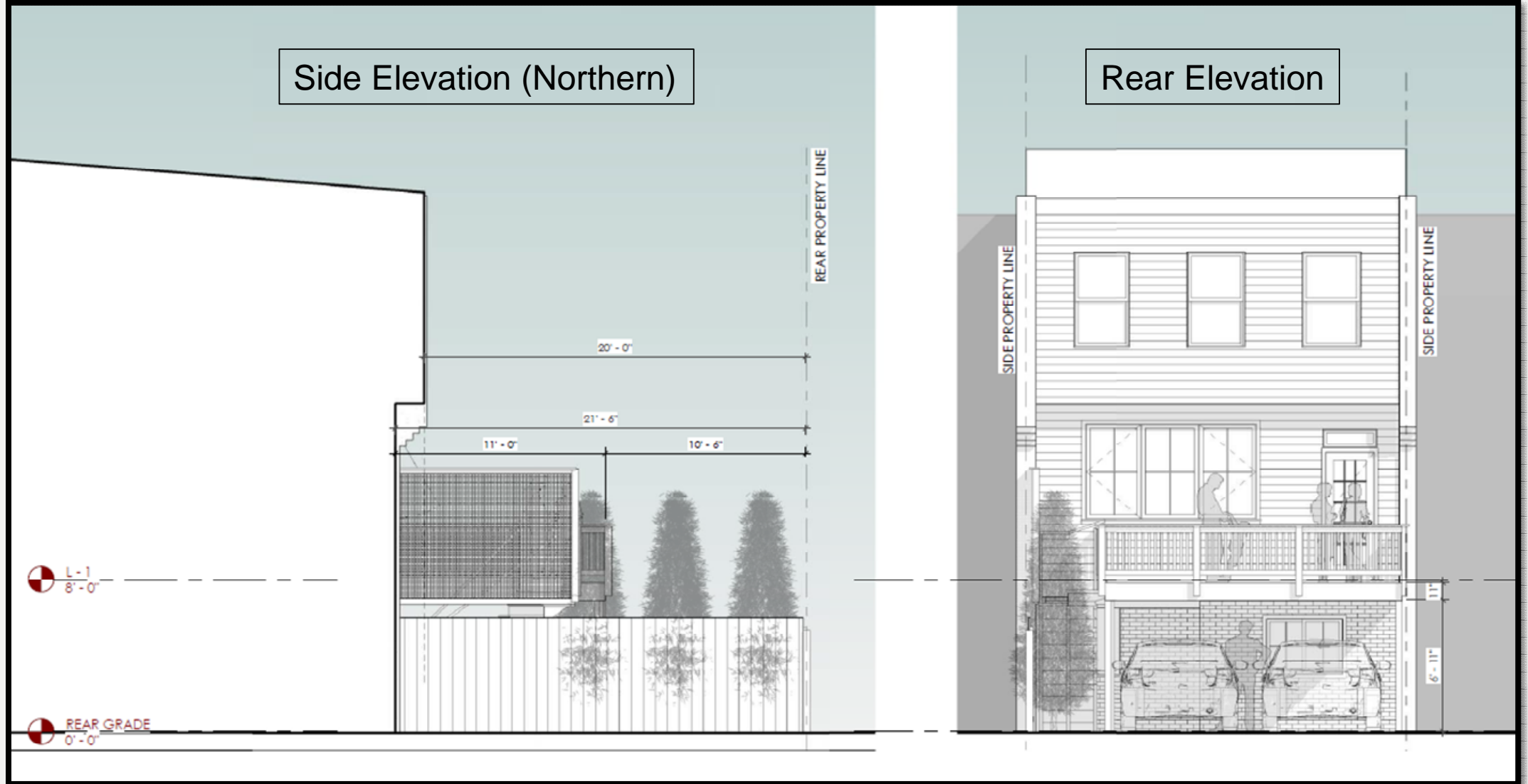
Site Plan



Deck Dimensions



Elevations



Rendering



Special Exception Relief

- Lot Occupancy
 - Existing = 58%
 - Maximum in RF-1 zone = 60%
 - Proposed = 67.6%
 - Special Exception = 70%
- Rear Yard
 - Existing = 21.5 feet
 - Minimum in RF-1 Zone = 20 feet
 - Proposed = 10.5 feet

Harmonious with Purpose and Intent of Regulations

- Furthers single-family residential use of home
 - Provides more usable space for growing family
- Open-air deck maintains feel of low-density block
- Deck is consistent with nearby homes, several of which have rear decks

No Adverse Effects to Neighboring Properties

- Light and Air
 - One-story and open at ground level
 - Alley and open green space across alley
- Privacy
 - Lattice along northern lot line
 - Existing fence and tall evergreen trees
 - Shallow rear yards generally used for parking, not socializing
- Support/No Objection from both adjoining neighbors

Special Conditions – Subtitle D-5201.4

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

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

(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

Does not alter frontage on 18th Street

Several neighboring homes have rear decks, including property directly to north

Deck does not read as a “structure” = limited visual change to existing conditions

(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.

Questions?

