

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Crystal Myers, Development Review Specialist  
*JL* Joel Lawson, Associate Director Development Review  
**DATE:** November 5, 2021  
**SUBJECT:** BZA Case 20558 – to construct a rear screened porch at 3622 Patterson St. NW

**I. OFFICE OF PLANNING RECOMMENDATION**

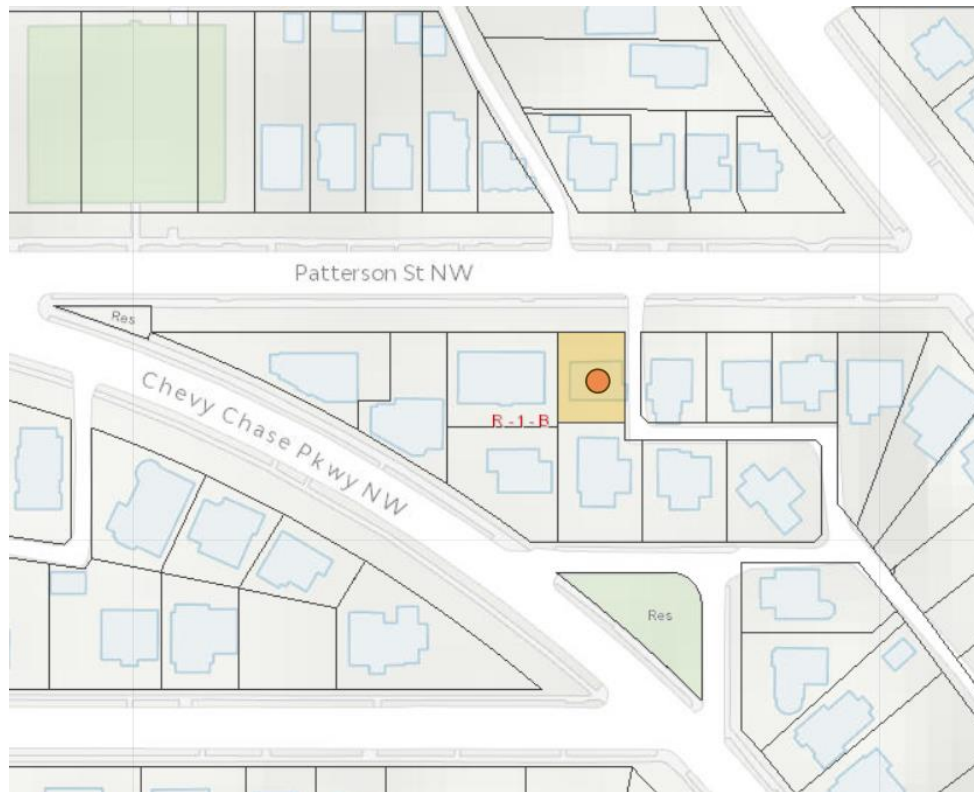
The Office of Planning (OP) recommends **Approval** of the following Special Exceptions pursuant to Subtitle D § 5201:

- Rear Yard, Subtitle D § 306.1 (25 ft. min.; 19.4 ft. existing; 7.08 ft. proposed)

**II. LOCATION AND SITE DESCRIPTION**

Address:	3622 Patterson St. NW
Applicant	Matthew J. Correll on behalf of Yi-Ru Chen and Carolynn Race
Legal Description:	Square 1999 Lot 62
Ward / ANC:	Ward 3 / ANC 3G
Zone:	R-1-B, which permits detached single-family dwellings
Historic District	N/A
Lot Characteristics:	64.5 ft. x 47 ft. rectangular lot with a 12 ft.-wide public alley along the eastern side.
Existing Development:	Single-dwelling detached house
Adjacent Properties:	The adjacent properties on each side are single-dwelling detached houses
Surrounding Neighborhood Character:	The surrounding neighborhood is residential and primarily developed with detached houses.
Proposal	Add a screened porch to the rear of a house.

### Location Map



### III. ZONING REQUIREMENTS and RELIEF REQUESTED<sup>1</sup>

R-1-B Zone	Regulation	Existing	Proposed	Relief
Lot Area (D § 302)	5,000 sq.ft. min.	3,032 sq.ft.	No change	Existing non-conformity
Lot Width (D § 302)	50 feet min.	47 feet	No change	Existing non-conformity
Rear Yard (D § 306)	25 feet min.	19.4 feet	7.08 feet	<b>Relief requested</b>
Lot Occupancy (D § 304)	40% max.	30.4%	37.9%	Conforming

### IV. OP ANALYSIS

#### SUBTITLE D § 5201 SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS

*5201.1 For an addition to a principal residential building with one (1) principal dwelling unit 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*

<sup>1</sup> Information provided by Applicant

*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 subject to the following table:*

**TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION**

**[R-1-B: 50%]**

*(b) Yards, including alley centerline setback; and*

*(c) Pervious surface.*

The Applicant is requesting special exception relief from the rear yard requirements.

*5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new principal 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 light and air available to neighboring properties should not be unduly affected by the proposed rear porch. The one-story porch would be screened on three sides and have side yards that exceed the 8 foot minimum.

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

The proposed rear porch should not unduly compromise the privacy of use and enjoyment of neighboring properties.

The neighbor on the west side should not be unduly impacted because there would be a 13.14-foot side yard between them and the porch. On the other side, the neighbor to the east should not be unduly impacted because there is a proposed 15.56-foot side yard and the 12-foot-wide alley between them and the porch.

The privacy and enjoyment of the neighbor to the south should not be unduly impacted because their property is approximately 4 feet above the subject property and has a 6-foot privacy fence in the rear.

*(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 rear porch would not be visible from the street, and should not visually intrude upon the character, scale and pattern of other buildings along the alley. The eastern entryway portion of the porch would be along the alley, but it would be largely concealed by the property's existing 8-ft wooden privacy fence.

*(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 Applicant provided adequate photos and plans to represent the relationship of the deck to adjacent buildings and public ways.

*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.*

OP does not recommend any special treatment.

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

The property would continue to be used as a single-unit dwelling, which is a conforming use, and no nonconforming use would be introduced.

## **SUBTITLE X § 900 GENERAL SPECIAL EXCEPTION STANDARDS**

*Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The house with its proposed rear porch would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The R-1-B zone is intended for detached housing and the proposal would retain the detached house. The applicant has addressed how the proposed porch would meet the criteria for the rear yard relief, and would comply with the development standards of the R-1-B zone.

*Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

As described above, the house with its proposed rear porch should not unduly affect the use of the neighboring properties. The proposed rear yard should provide sufficient separation for light, air, and privacy.

## **V. COMMENTS OF OTHER DISTRICT AGENCIES**

No comments from other District Agencies are in the record at the time this report was completed.

## **VI. ANC COMMENTS**

ANC 3/4G submitted a report in support of the proposal (Exhibit 28).

## **VII. COMMUNITY COMMENTS**

No community comments are in the record at the time this report was completed.