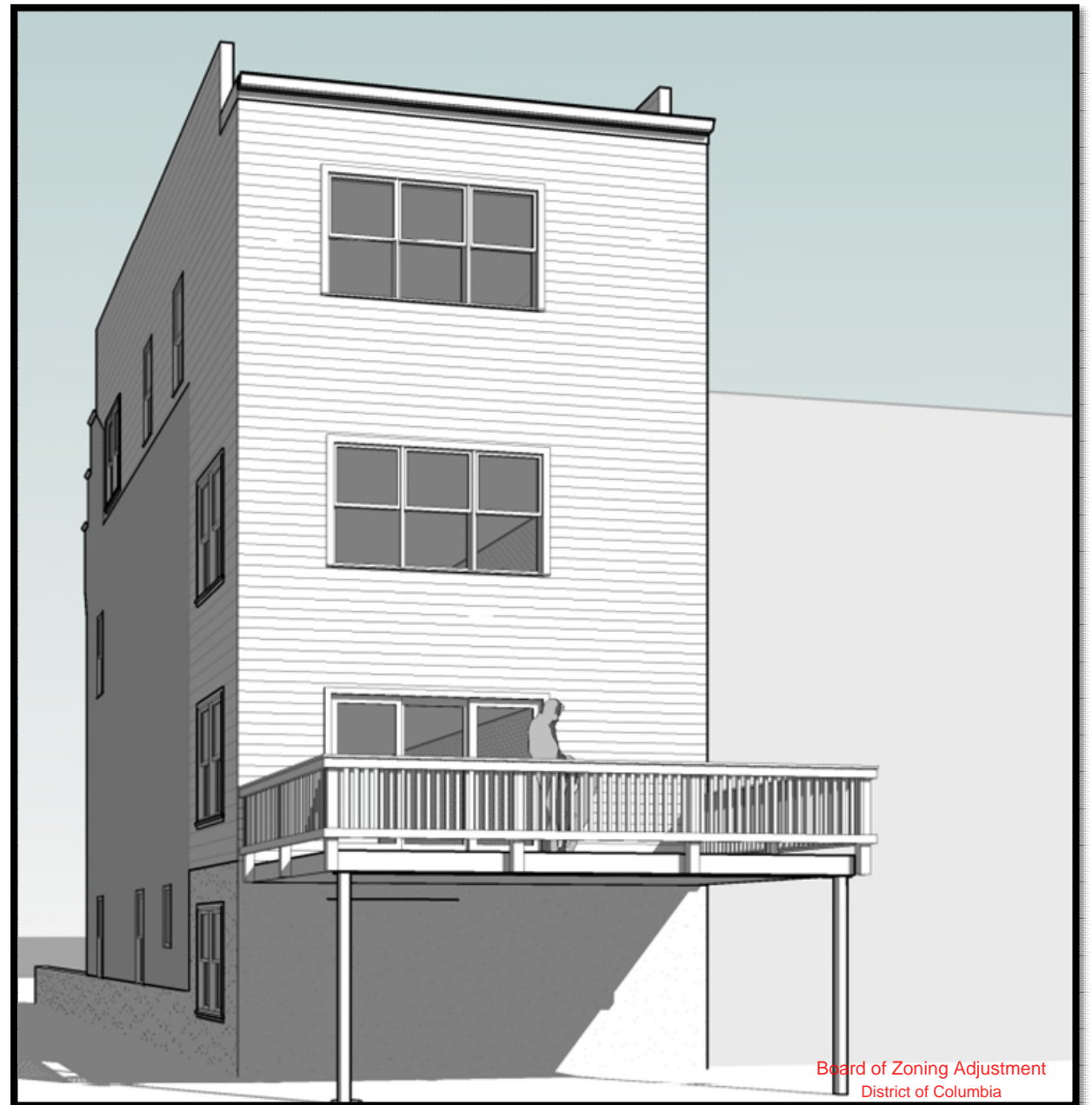


BZA Application #20735

Applicant: Matthew and Erin Radomski

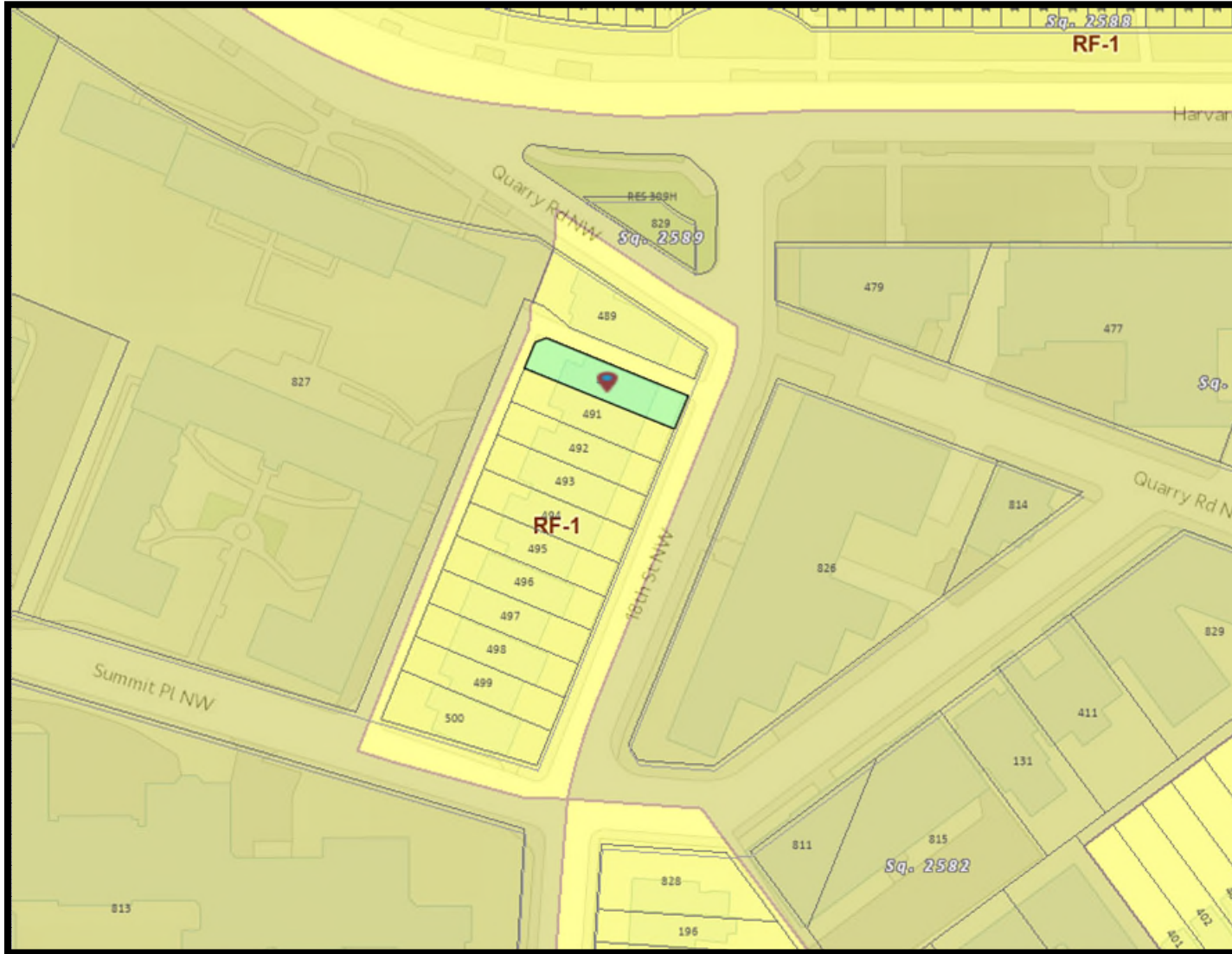
Property: 2920 18th Street NW

Presented by: Eric J. DeBear, Cozen O'Connor



Board of Zoning Adjustment
District of Columbia
CASE NO.20735
EXHIBIT NO.28

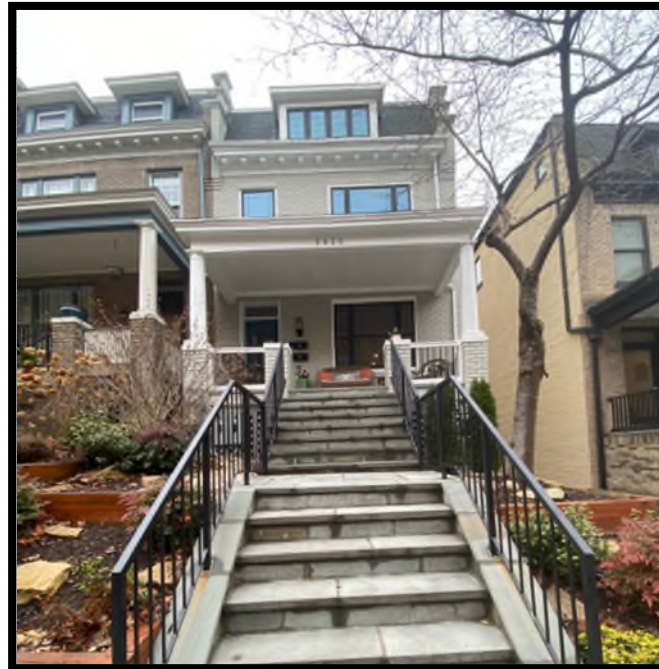
Zoning Map – 2920 18th Street NW



- RF-1 Zone
- Square 2589, Lot 490

The Property

- Semi-Detached Flat
- Applicants own unit on ground level and cellar level
- Two parking spaces to rear
- 15-foot-wide alley



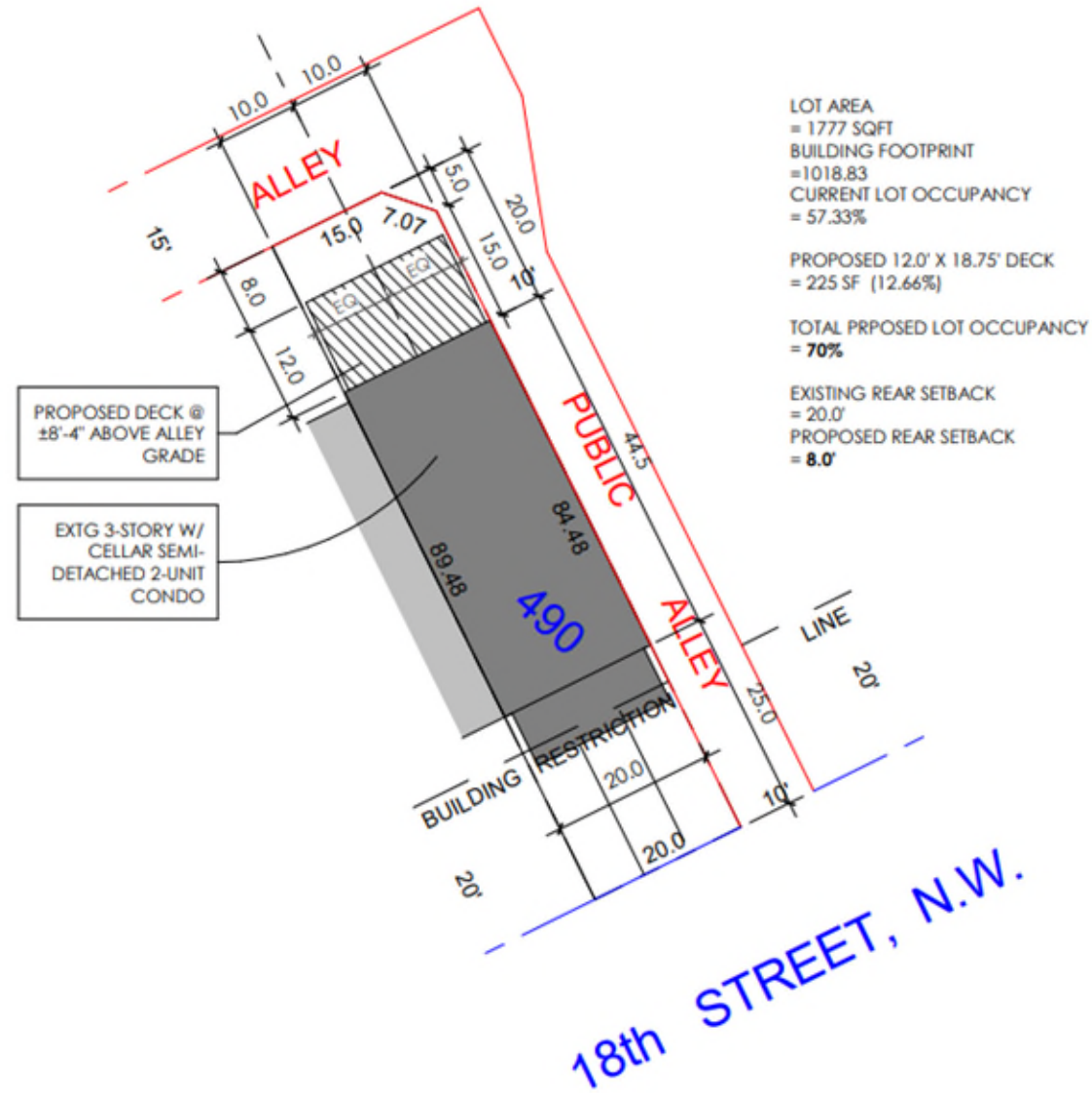
The Project

- One-story deck on rear of the home
- Proposed deck is 12 ft. x 18.75 ft. for total of 225 sq. ft.
- Accessed from living area on main level
- Deck is open to air, allowing for two parking spaces to remain

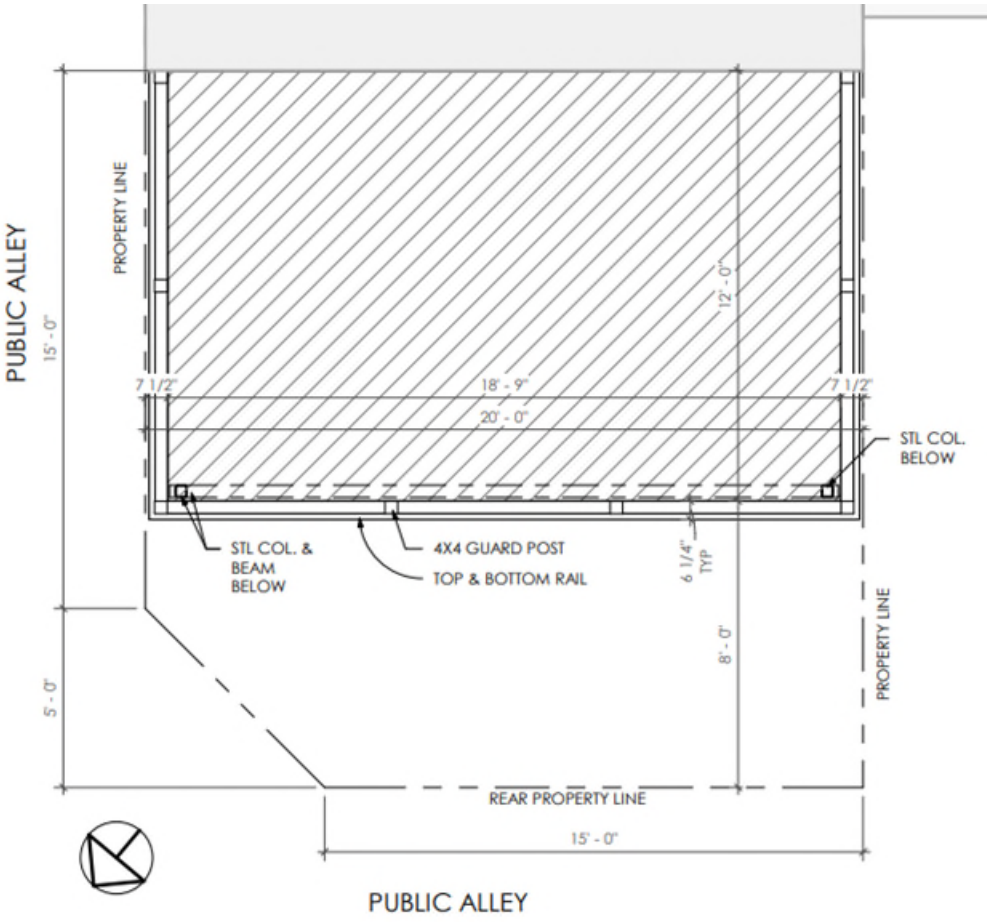
Community Outreach

- ANC 1C Support (Ex. 22)
- Office of Planning – Recommends Approval (Ex. 24)
- Letters of support from neighbors (Exs. 16-18)

Site Plan



Deck Dimensions



1	BZA - DECK PLAN
BZA1	1/4" = 1'-0"

Elevations



Rendering



Special Exception Relief

- Lot Occupancy
 - Existing = 57.3%
 - Proposed = 70%
 - Permitted = 60%; Special Exception = 70%
- Rear Yard
 - Existing = 20 feet
 - Proposed = 8 feet
 - Minimum = 20 feet

Harmonious with Purpose and Intent of Regulations

- Furthers single-family residential use of home by providing more usable space for family
- Open-air deck maintains feel of low-density block
- Several neighboring homes have decks, including two directly to south

No Adverse Effects to Neighboring Properties

- Light and Air

- Proposed deck is one-story and open at ground level
- No exterior stair = no visual obstructions at grade
- Property is open at rear due to alley and large open green space to west
- 8 ft. rear yard + 15 ft. alley

- Privacy

- No abutting neighbor to north due to alley
- Neighbor to south is at higher elevation = limits viewpoints
- Shallow rear yards generally used for parking, not socializing

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?

