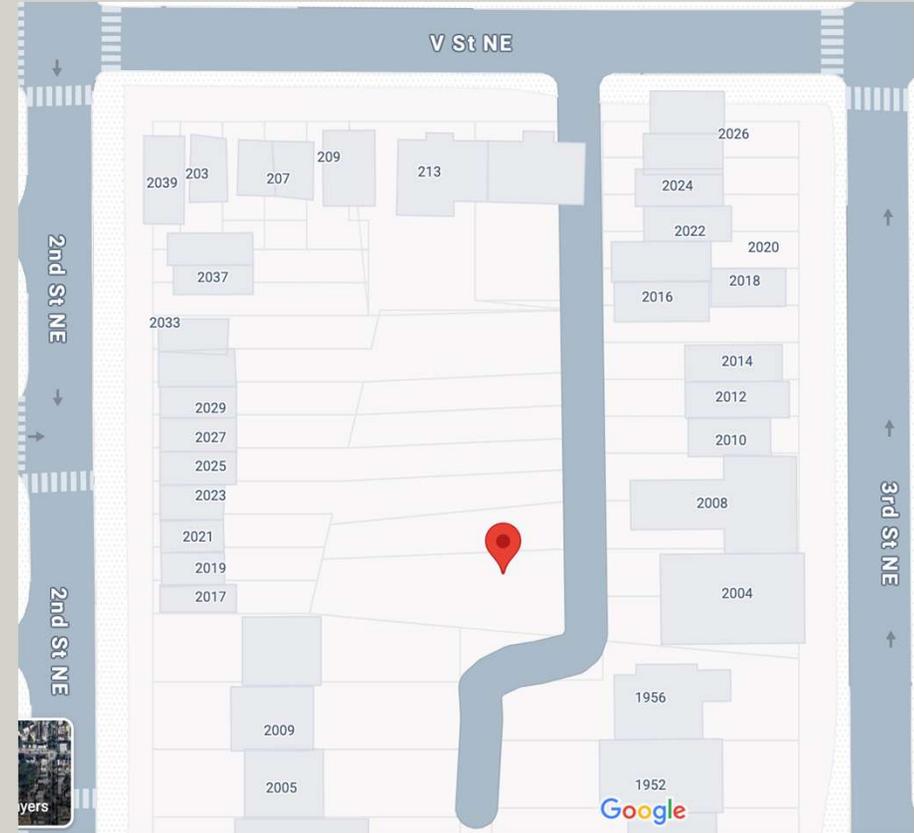


Overview & Requested reliefs

- RF-1 Zone; Requested relief includes: C-306.1(a)(b)(c) and E-5100.1(d) & E-5201.3.
- The Subject Property is unimproved; record lot that was converted from tax lot. January 2020 BZA APPLICATION NO. 20177
- Subdivide the existing lot into 2 & construct 2 single family row buildings.



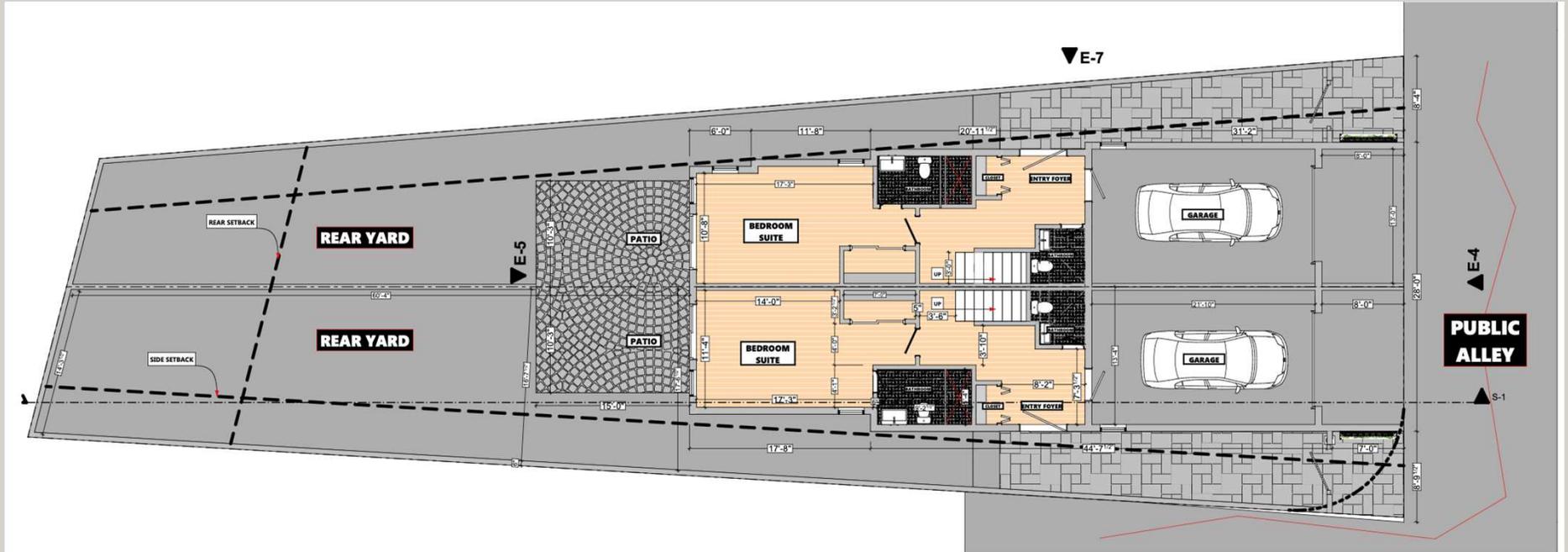
BZA CASE 21080

Try Pitch

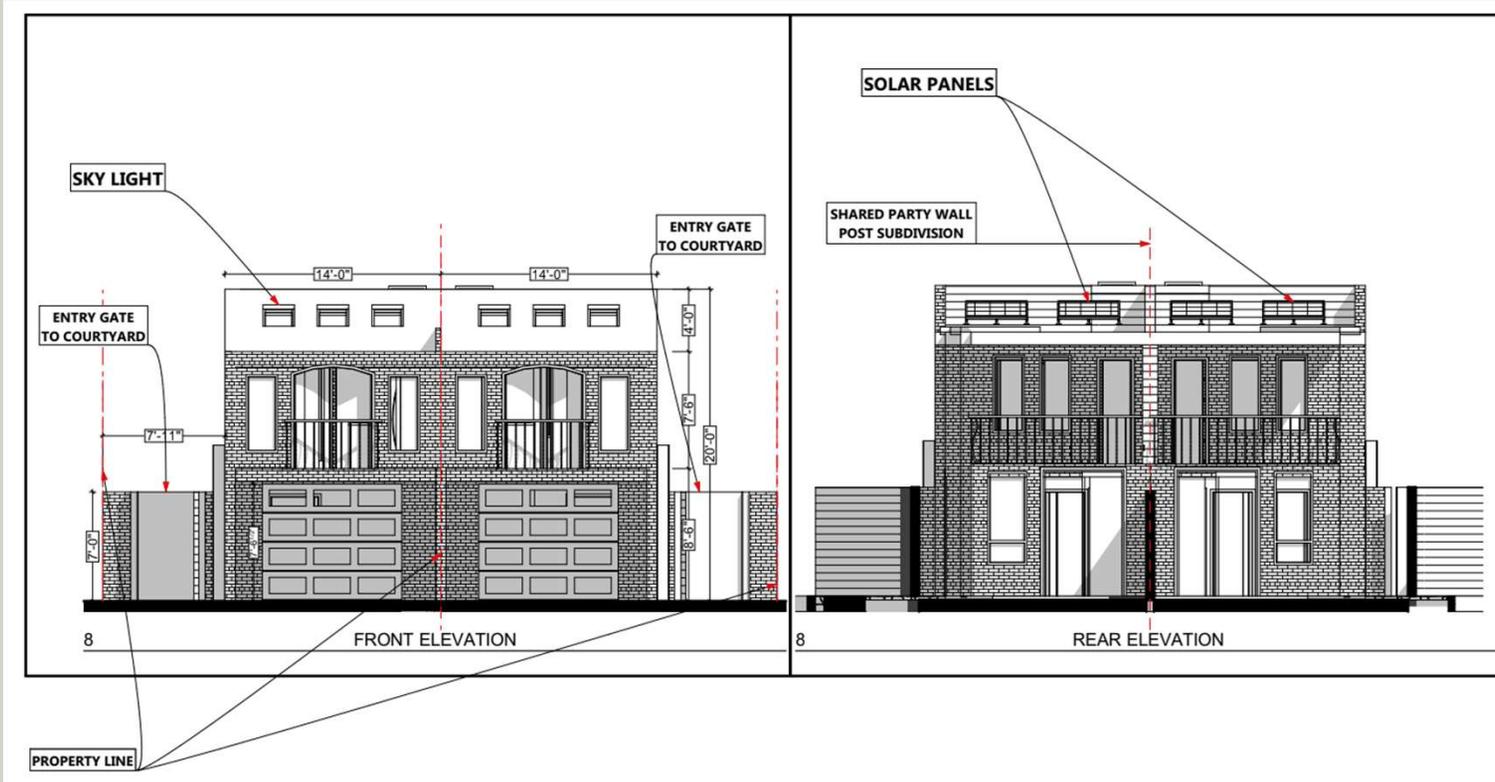
Site Description and Context

- Lot is **4,751** sq. ft. within alley system (no street frontage).
- Surrounded by rowhouses and multifamily buildings.
- Alley width varies: 15–20 ft (below 24-ft minimum).
- Lot is undeveloped and a site of illegal dumping.

Floor Plan with Elevations



Plan with Elevations



Extraordinary or Exceptional Conditions

- *Only undeveloped alley lot; no street frontage.*
- *260+ ft from utilities; costs \$250–500K to connect.*
- *Fixed alley width and historic platting.*
- *5-ft side yard physically infeasible for rowhome.*

Practical Difficulty

- *Alley width prevents compliant subdivision.*
- *Lot 2 slightly under area threshold.*
- *5-ft side yard undermines RF-1 rowhome pattern.*
- *Design + utility costs create difficulty.*

No Harm to Public Good or Zone Plan

- *Improves public safety by ending dumping.*
- *Context-sensitive infill housing.*
- *Maintains RF-1 moderate density character.*

Special Exception – §5201.3 Compliance Compliance

- *Light/air not affected – aligns with party wall.*
- *Privacy maintained – clerestory windows + fence.*
- *Visual compatibility – softens edge with 3.9-ft yard.*
- *Site plans/renderings submitted for context.*

Conclusion

- *Unique conditions justify relief.*
- *Proposal aligns with zoning intent.*
- *Applicant respectfully requests approval.*

24 Ft Alley Rule

Meets other Alley Lot Requirements

- *Larger than 1800 sq. ft./18ft. lot width to create a new alley record lot*
- *Meets all lot occupancy, setback, height, stories, pervious surface requirements*
- *Alley is not 24 ft wide and can not be expanded*

Rule 11-C306 - NEW ALLEY RECORD LOTS

306.1

A new Alley Record Lot shall:

- (a) Have frontage along a public alley with a minimum alley width of twenty-four feet (24 ft.), with the alley frontage no less than fourteen feet (14 ft);
- (b) Have access to a public street through a public alley or alleys with an alley width of not less than twenty- four feet (24 ft.) at any point between the new Alley Record Lot and the street;
- (c) Meet the lot area standards applicable for non-Alley Lots in the same zone ;if no minimum lot area standard is provided, the Alley Record Lot shall be a minimum of eighteen hundred square feet (1,800 sq. ft.) of lot area; and
- (d) Not be created by subdividing an existing record lot unless the subdivision application includes a statement, supported by a plat depicting the proposed Alley Record Lot and its existing record lot, that establishes to the Zoning Administrator's satisfaction that the remainder of that existing record lot and the new Alley Record Lot each comply with Subtitle C § 302 in addition to all other applicable requirements.

Area Variance Requirements Requirements

Extraordinary or Exceptional Condition affecting the Subject Property/Confluence of Factors:

- *The Property is exceptional because it is the only alley lot on this block of this size*
- *Does not have 24 ft. wide alley and can't increase alley width*
- *The Property has the requisite square footage and lot width to be subdivided into 2 lots*
- *There are increased development costs that prohibit the development of a single-family dwelling, and the costs are directly related to the size and location in an alley, which is unique*
- *Unique costs of bringing utilities to the alley property, or unique alley width, compared to other alley lots.*

Practical Difficulty

Practical Difficulty if the Zoning Regulations were Strictly Enforced

- Even without factoring in the purchase price of lot 6 years ago, the cost of developing this lot into a single-family dwelling is more than \$1 Million.
- That is double the cost of the average price to build a home in the District of Columbia- directly related to bringing utilities which is unique to this lot because it is in the alley and 200 feet away from street utilities.

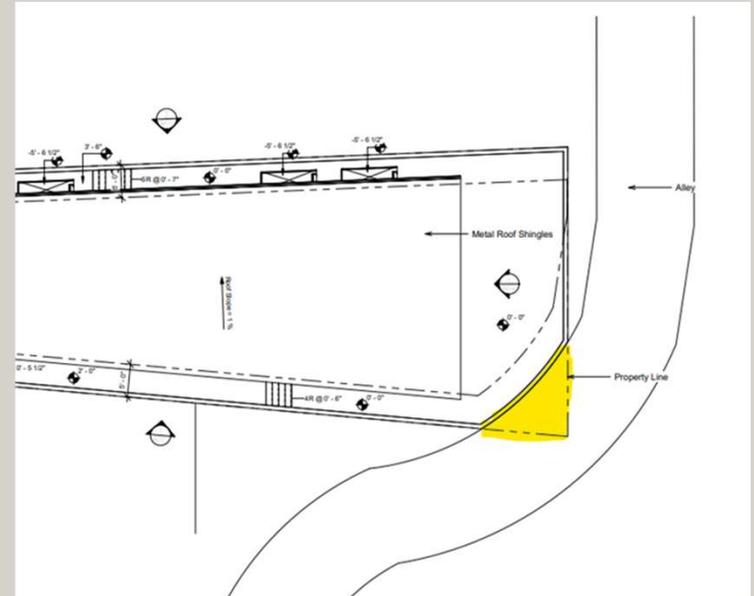
Construction Costs Breakdown:	1 Single Family	
Water and Sewer extension to Site	\$	480,000
PEPCO Utility Extension	\$	30,000
Washington Gas utility extension	\$	10,000
Site grading and Site preparation	\$	100,000
All othe Construction Costs	\$	400,000
TOTAL CONSTRUCTION COSTS (Before Other Costs)	\$	1,020,000
Tota Development Costs including Construction:	1 Single Family	
General Project Costs	\$	60,000
Land Cost	\$	250,000
Arichitectural, Engineering, Permit Fees	\$	150,000
TOTAL DEVELOPMENT COST	\$	1,480,000
Typical home value of homes in the 20002 zip code	\$	644,000
		*Zillow

Practical Dificulties

- *The cost to develop into one SFD is \$1.4m*
- *DC Water stated: "There are no water or sewer lines in the alley and the public lines are greater than 200 ft away. The applicant would need to construct public water and sewer lines meeting policy for alley lots which it may not be able to do without looping the water line as already shown on the plan."*
- *According to Zillow, the average "Zestimate" for the houses on this square is \$644,277—about \$700,000 less than the \$1.4m estimate to break even.*
- *The difference between the average and the requisite price tag for the matter-of-right options is \$700k— which is also the cost of additional utilities and grading unique to this site— these are the exceptional practical difficulties because no other alley lots or street facing lots face these challenges (other alley lots have utilities OR have been subdivided by right to offset costs)*
- *No market for a 7,000 sq. ft. alley dwelling and it would be extremely difficult, and likely impossible to get financing— too big of a risk given the unique development challenges.*

Practical Difficulties Widening Alley

- The other option is to attempt to widen the alley, but that is not feasible for a number of reasons;
- In order to widen the alley we'd have to purchase land from 35+ properties backing into this alley.
- DDOT widened the alley to 24 feet taking part of our land to do the widening around our lot.
- If it would have been possible to take land from other lots they would have done so.



BZA CASE 21080

Try Pitch

Area Variance

Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan

- *Granting the requested relief will allow the Applicant to utilize the unique dimensions of the Site to make the proposed buildings more compatible with the surrounding area than one single matter-of-right building.*
- *Rather than a mega mansion—or in this case no development at all—2 row-type dwellings RF-1 zoning (row home district)*
- *The proposed uses and building footprints are permitted as a matter of right as is the subdivision— but for the 24-foot rule*
- *Any existing alley tax lot created before 1958 With at least 450 sq. ft. can convert to a record lot without meeting the 24-foot rule. (See C-306.3). Therefore, the 24ft rule IS not a consistent factor for creating a new record lot. And a single structure of this size with 6 bedrooms is allowed by right (thus not feasible). The proposed lots are as big as other RF-I non-alley lots allowed by right. Only unimproved alley lot of its size in entire surrounding area— truly unique and exceptional.*

Public Safety & Criminal Activity

Nuisance lots are not great for any community because.

- *They can encourage rodent activity or amplify it from the illegal dumping that occurs.*
- *Public safety is a big consideration here; neighbors do not want this lot to be grounds for illegal activity that can threaten their safety.*
- *There has been several instances of abandoned stolen cars where neighbors had to call the police to remove them.*