

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
 Joel Lawson, Associate Director Development Review
DATE: November 20, 2024

SUBJECT: BZA Case 21199: Request for area variance relief to allow a detached, single-family dwelling at 3018 N Street SE (approximately).

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following area variance pursuant to Subtitle X § 1000:

- Lot Area, D § 202 (5,000 sq. ft. min. required, 2,556 sq. ft. existing; 2,556 sq. ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Address	3018 N Street SE
Applicants	Sullivan & Barros, LLP
Legal Description	Square 5508, Lot 806
Ward, ANC	Ward 7; ANC 7B
Zone	R-1B
Historic Districts	N/A
Lot Characteristics	The shallow, undeveloped property measures 2,556 square feet in area. It is currently a tax lot, requiring conversion to a record lot to develop.
Adjacent Properties	The adjacent properties have detached single-family homes.
Surrounding Neighborhood Character	The surrounding neighborhood primarily consists of detached and attached single-family homes.
Proposed Development	The applicant proposes to construct a new two-story plus cellar, detached single-family home.

III. ZONING REQUIREMENTS & RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Density D § 201	1 Dwelling	N/A	1 Dwelling	None requested
Lot Area D § 202	5,000 sq. ft. min.	2,556 sq. ft. tax lot	2,556 sq. ft. record lot	Relief requested

Board of Zoning Adjustment

District of Columbia

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R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	50 ft. min.	100 ft.	No change	None requested
Height D § 203	40 ft. max.	N/A	26 ft. 7.75 in.	None requested
Front Setback D § 206	0 ft.	N/A	0 ft.	None requested
Rear Yard D § 207	0 ft. min. for a through lot	N/A	2 ft. 8 in.	None requested
Side Yard D § 208	8 ft. min.	N/A	8 ft. (east); 41 ft. 11.25 in. (west)	None requested
Lot Occupancy D § 210	40% max. by right 50% max by sp. ex.	N/A	Conforming	None requested
Parking C § 701	1 space min.	N/A	1 space	None required

IV. OP ANALYSIS

The Board is authorized to grant the area variance relief pursuant to X § 1000, as long as the application meets the area variance test. The variance criteria are discussed below.

Extraordinary or Exceptional Situation or Condition

The specific attributes of the subject property result in an extraordinary and exceptional situation for the applicant if the zoning regulations were strictly applied. The subject property is an existing nonconforming lot that is below the minimum lot area of the R1-B zone and there is no new land immediately available to rectify this nonconformity of land, as the lot has streets to the front and back, and developed single family lots on each side. The existing shallow depth and substandard lot area of the property create an exceptional condition that prohibits the lot from being compliant with the intended use under the zoning regulations.

Resulting Practical Difficulty

Strict application of the zoning regulation would result in practical difficulty as it prohibits the development of the property, as the lot cannot meet all lot dimension standards. Granting this relief would allow the recordation of the lot and allow the applicant to begin the project.

No Substantial Detriment to the Public Good

The granting of the variance for lot dimensions would permit the construction of a single-family home. As proposed, the building would be generally consistent in scale with the surrounding development and would be unlikely to have significant impacts on neighboring properties. Therefore, the requested variances should not result in substantial detriment to the public good.

No Substantial Impairment to the Intent, Purpose, and Integrity of the Zoning Regulations

The purpose of the R-1B zone is to provide for areas predominately developed with detached, single-family homes on moderately sized lots, which the applicant proposes. However, due to the limited size of the existing lot, the requested variance is necessary for the applicant to convert a tax lot to a record lot and construct the proposed home. Without the relief, there is no other reasonable use of the

property. The proposed home is designed not to exceed the maximum building height, setbacks, lot occupancy, or number of dwelling units permitted in the R-1B zone. Therefore, the requested relief should not result in a substantial impairment to the Intent, Purpose, and Integrity of the Zoning Regulations.

V. OTHER DISTRICT AGENCIES

At the filing of this report, no comments from other District agencies have been filed to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

To date, a memo from ANC 7B had not been submitted to the record.

VII. COMMUNITY COMMENTS

To date, one letter of support has been filed to the record, at Exhibit 22.

LOCATION MAP

