

## **BZA Application No. 21203**

**3800 Harrison Street, NW  
Jay and Amy Hariani  
December 11, 2024**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21203  
EXHIBIT NO.29

## Overview and Requested Relief

- The Property is located in the R-1B Zone and is improved with a detached two-story single-family dwelling and a two-story accessory building/garage.
- The Project includes a matter-of-right addition to the Principal Building, and a new accessory building.
- To complete the project, the Applicant is requesting the following relief:

D-5005.1 - Accessory Building in a Side Yard of the Principal Building.

D-5004.1 - Accessory Building in a Required Rear Yard.

711.7 – Setback from alley center-line from entrance to parking: 12 ft. required, 8 ft. proposed; Also, relief from Garage Door Height Requirement of 10 ft.

## Community & Agency Support

- The Office of Planning recommends approval.
- ANC 3E voted unanimously in support.
- There are letters of support from 3812 Harrison (adjacent neighbor to the west) and 3803 Gramercy (diagonal neighbor). South adjacent neighbor – 3801 Gramercy – not participating but not opposed and working with the applicant on their requests about the project.
- DDOT has no objection

SITE DESCRIPTION		NOTES
SQUARE:	1851	
LOT:	0067	
SITE AREA:	13,178 SF	
ZONING DISTRICT:		R-1-B
STREET WIDTHS:		
	Harrison St NW	60

ZONING REGULATED TOPIC	PERMITTED	SUBTITLE/ SECTION	EXISTING	PROPOSED	NOTES
GROSS FLOOR AREA (GFA):	N/A		N/A	N/A	
HEIGHT	40'	D/§203	28'	28'	The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principal building that is closest to a street lot line
STORIES	3	D/§203.2	2	NO CHANGE	
LOT OCCUPANCY	40%	D/§210	20%	30.6%	
FRONT SETBACK	SEE NOTES	D/§206		NO CHANGE	For all residential buildings, a front setback shall be provided within the range of existing front setbacks of all residential buildings on the same
REAR YARD	25'	D/§207	46'	25'	318.3 Where the rear lot line is not parallel to the street lot line, or where there are more than one (1) rear lot lines that intersect at a point at an angle greater than ninety degrees (90°), the required rear yard shall be measured as a vertical plane along a line measured in from the rear lot line at a point equidistant from the side lot lines.
SIDE YARD	8'	D/§208	12'	NO CHANGE	Two (2) side yards, each a minimum of eight feet (8 ft.) in width, shall be provided for all detached buildings.
IMPERVIOUS SURFACE	50%	D/§211	42%	45%	





Aerial - Existing



Bird's Eye Looking East- Existing

Existing Street Views

Hariani Residence

Project Address:  
3800 Harrison St NW  
Washington, DC 20015



1. Front- Looking south



2. Front- Looking south down the alley



3. Rear- Looking east down the alley



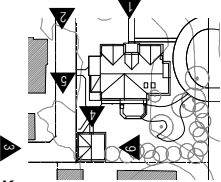
4. Rear- Looking south at the existing garage



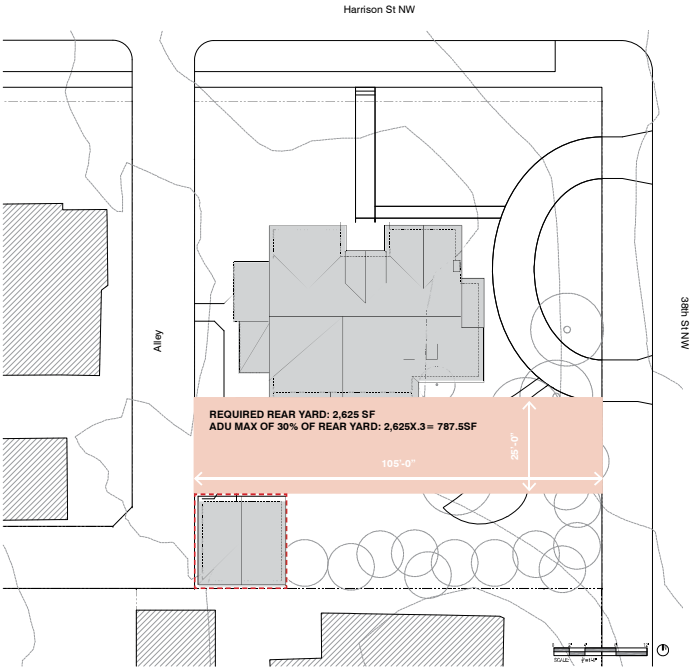
5. Alley- Looking south down the alley



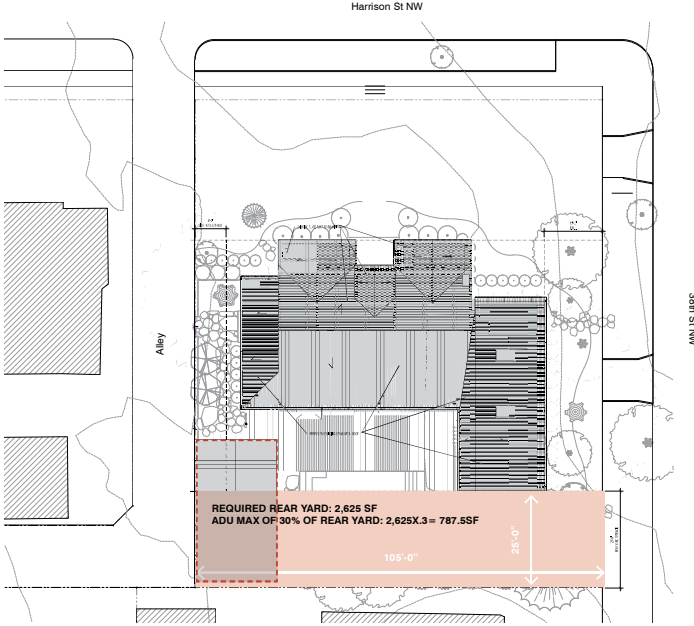
6. Rear- Looking west at the existing garage



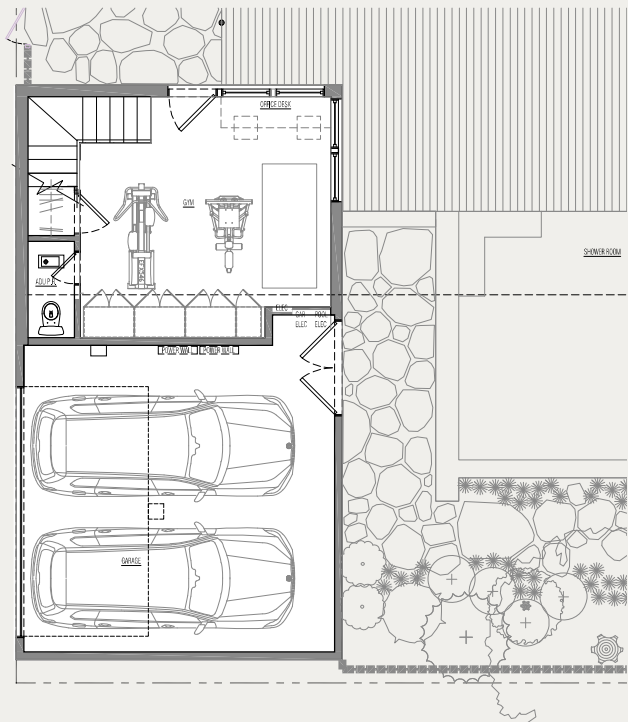
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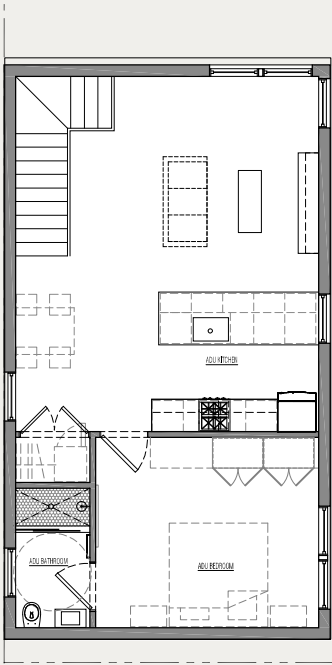
Existing Site Plan Diagram



Proposed Site Plan Diagram



1st Floor Plan



2nd Floor Plan

## The Applicant Meets the General Special Exception Requirements of X-901.2

Criteria	Project
<b>1. Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.</b>	The subject Property is located in the R-1B zone; the purpose of the R-1B zone is “to provide for areas predominantly developed with detached houses on moderately sized lots.” The Property will remain a detached single-family dwelling. The proposed Accessory Building meets all other development standards for accessory buildings in the R-1B zone, including the limitation on maximum building.
<b>2. The granting of the special exception will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.</b>	The granting of the special exception will also not tend to adversely affect the use of neighboring properties, as described below.

## The Applicant Meets the Specific Special Exception Requirements of D-5201

Criteria	Project
<p><b>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;</b></p>	<p>The proposal is to rebuild an existing two-story garage at the rear of the Property. The new Accessory Building itself conforms to the accessory building bulk requirements in that it meets the height limit, and the building area limit. Further, it is located in the southwest corner of the property, abutting an alley and primarily facing the Applicant's own property. The only adjoining neighbor has an accessory building located in the northwest corner of the yard. There is no setback requirement from the south property line.</p>
<p><b>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</b></p>	<p>No roof decks are proposed on the Accessory Building and no windows face the only directly adjoining property.</p>
<p><b>(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;</b></p>	<p>The Accessory Building will not be materially visible from Harrison Street. There is already an existing garage that is effectively being replaced, and there are a number of accessory buildings along the alley located in required rear yards and side yards.</p>

## **The Applicant Meets the Specific Special Exception Requirements of C-711.11**

**711.11 The Board of Zoning Adjustment may grant full or partial relief from the requirements of Subtitle C §§ 711.5 through 711.7 as a special exception under Subtitle X, Chapter 9, and subject to the following:**

- (a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and comment, which shall include an evaluation of the applicant's satisfaction of the requirements of paragraph of this subsection; and**
- (b) The applicant shall demonstrate to the Board's satisfaction:**
  - (1) A reasonable difficulty in providing the full-sized driveway width or alley centerline setback; and**
  - (2) Vehicle movement and turning diagrams demonstrating that the proposed relief would allow safe:**
    - (A) Access for vehicles of average dimensions to and from the parking spaces for which the driveway or alley centerline setback provides access; and**
    - (B) Use of the street or alley by pedestrians and vehicles.**

Counsel for the Applicant understands that virtually no residential garage has a door height of 10 ft., and therefore does not understand the purpose of this requirement, nor what should be provided to satisfy the conditions of the requirement beyond the general special exception criteria.

Regarding the setback requirement of this provision, only a 3-foot horizontal portion of the garage door intersects with the 16-foot wide portion of the alley. Most of the garage faces the long east-west portion of the alley.