

BZA Case # 21458

Public Hearing

July 15, 9:30am

754 Irving St, NW

Proposed Rear & 3rd Floor Addition

Owner: Adisa, LLC
Architect: Sarah Alli



Board of Zoning Adjustment
District of Columbia
CASE NO. 21458
EXHIBIT NO. 26

Zoning Context:



RF Zones are designated as low- moderate density residential areas with an importance placed on neighborhood character, Walkable neighborhoods and improvements to the overall environment to add to the overall housing mix and health of the city.

RF-1 is predominately row houses on small lots within which no more than two (2) dwelling units are permitted.

Existing Conditions

Front

754 Irving St, NW



Original brick exterior to be exposed like adjacent properties. Brick to be re-pointed and painted charcoal gray with dove gray trim.

Rear

754 Irving St, NW



Rear and 3rd floor extensions to be clad with charcoal gray fiber cement lap siding with dove gray trim

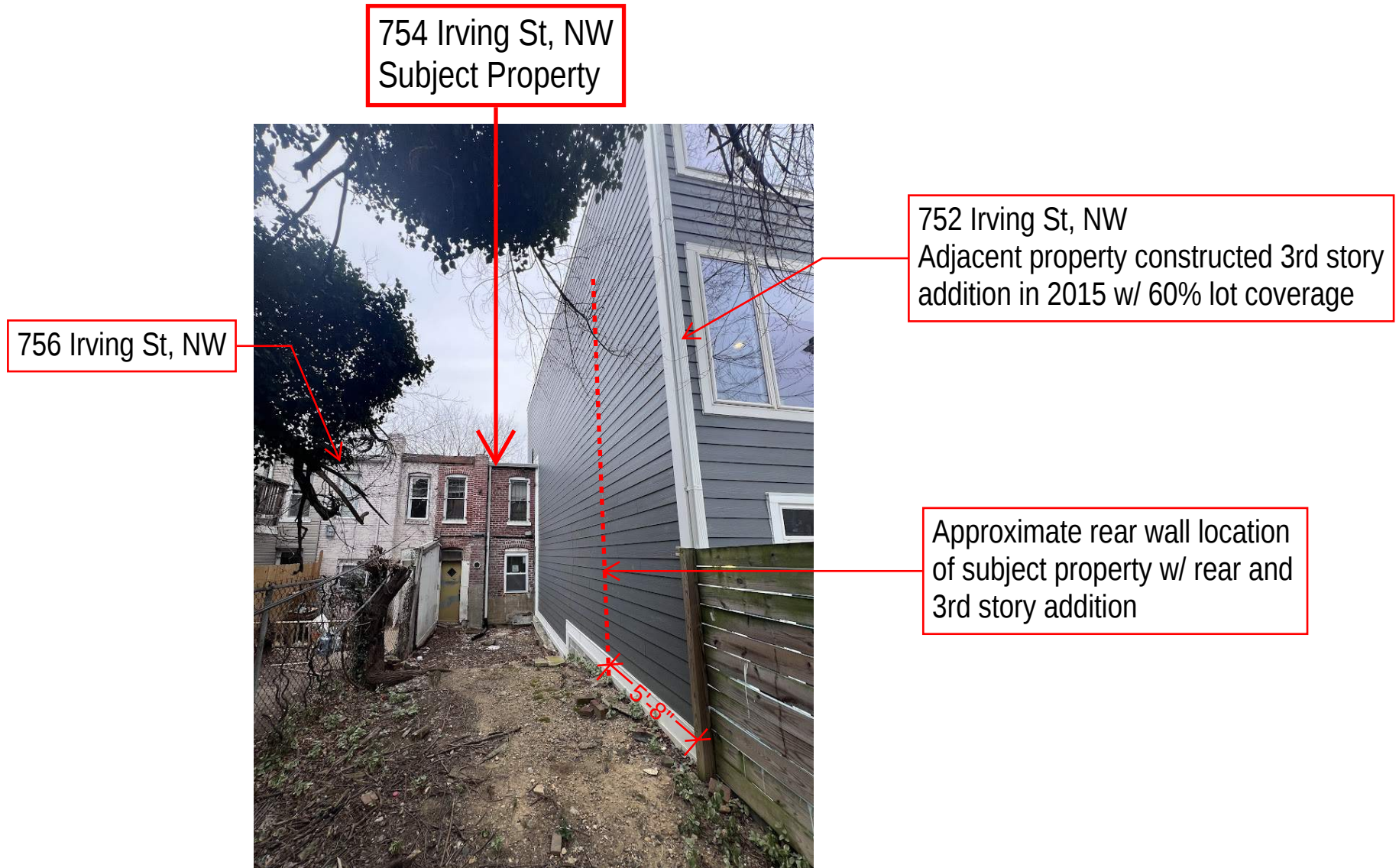
Zoning Exemption Application

The owner of 754 Irving St, NW proposes to renovate and occupy a house which is currently vacant. The proposed renovation will include a 3rd story addition and a rear addition which exceeds the allowable 10 ft. adjacent neighbor rule.

The project seeks a special exception from section of the DC Zoning Regulation 11-DCMR Subtitle E 207.4.

Notwithstanding Subtitle D §§ 207.1 through 207.3, a rear wall of a row or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property

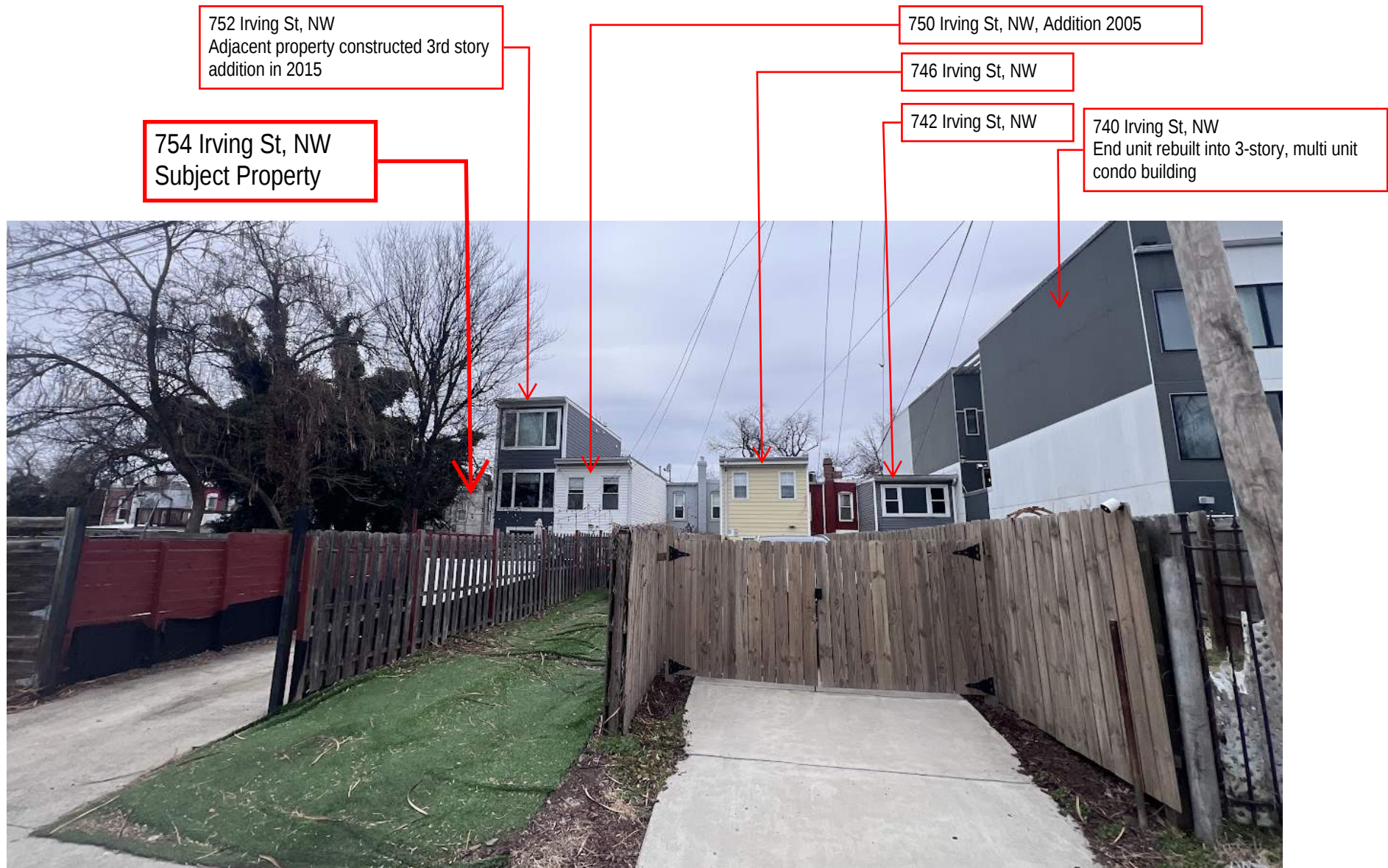
Rear Extension: Current Condition



In the proposed rear addition, the rear wall of the house will be located 21'-8" beyond the rear wall of the adjacent house of 756 Irving St, NW, which exceeds the 10'-0" allowed. Please note that the new location of the rear wall will fall short of the opposite adjacent neighbor at 752 Irving St, NW by 5'-8".

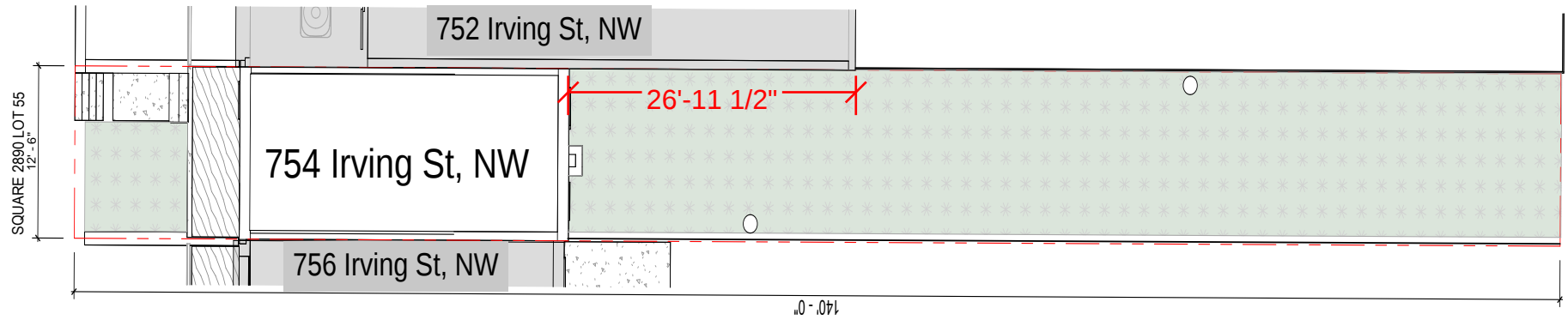
The final lot coverage will be **less than 40%** as required by 11-DCMR Table 304.1 for Zone RF-1

Comparable Rear Property Extensions

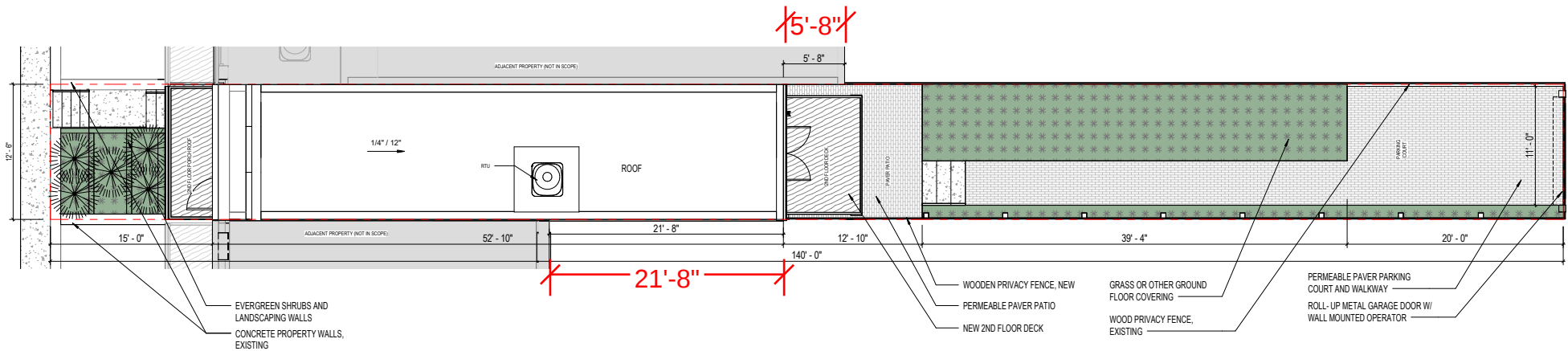


Adjacent properties with added rear extensions on same row, many with more coverage than proposed.

Site Plans: Existing and Proposed

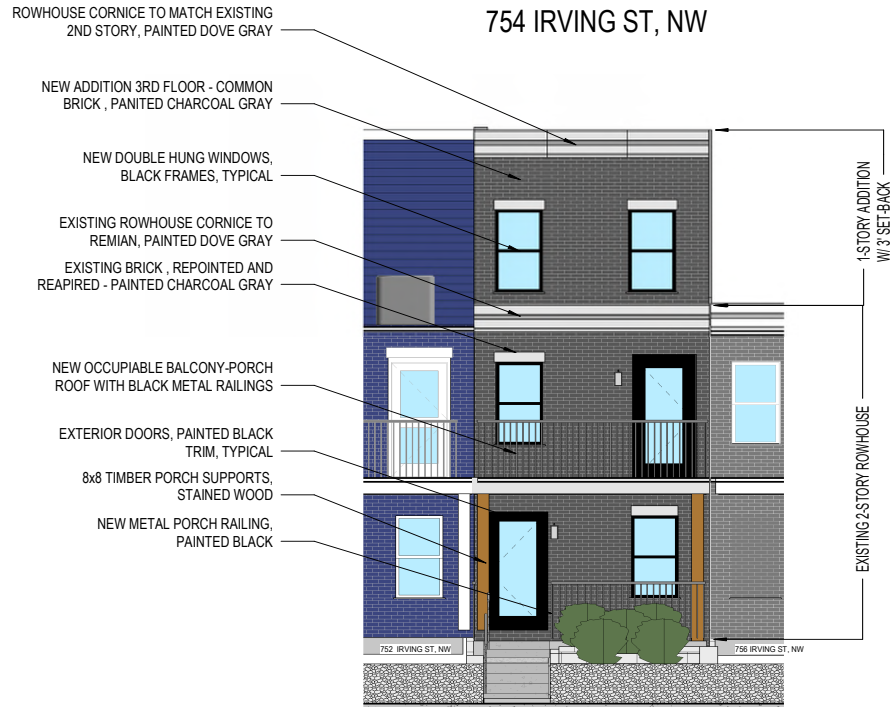


Exiting Site Plan

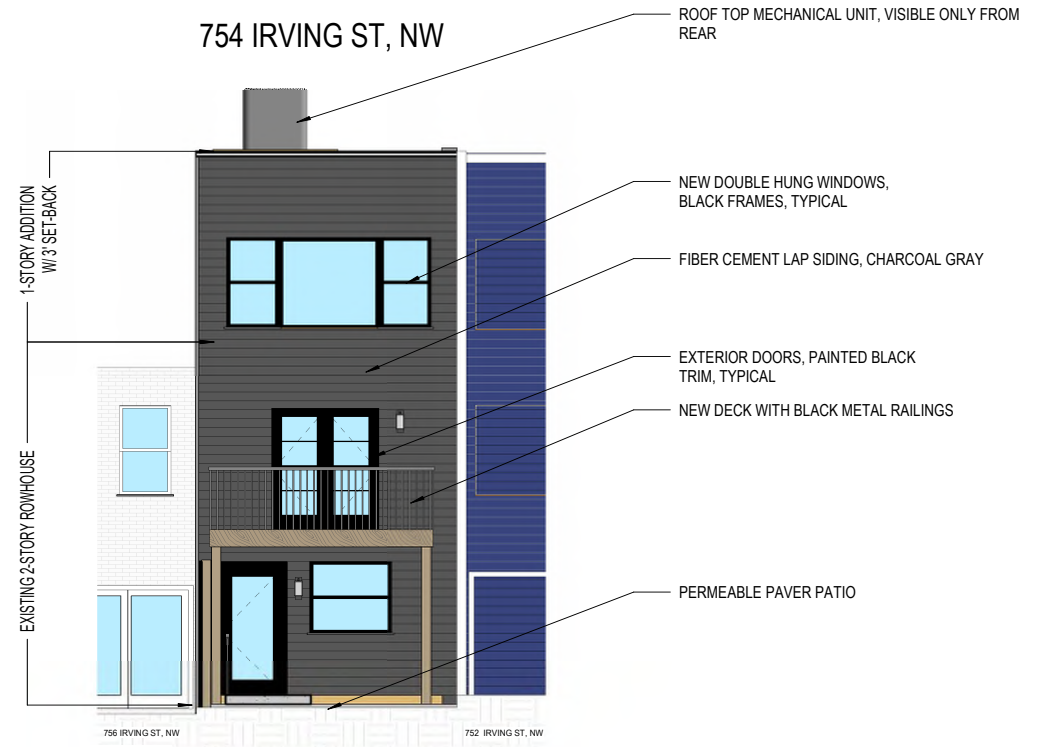


Proposed Site Plan

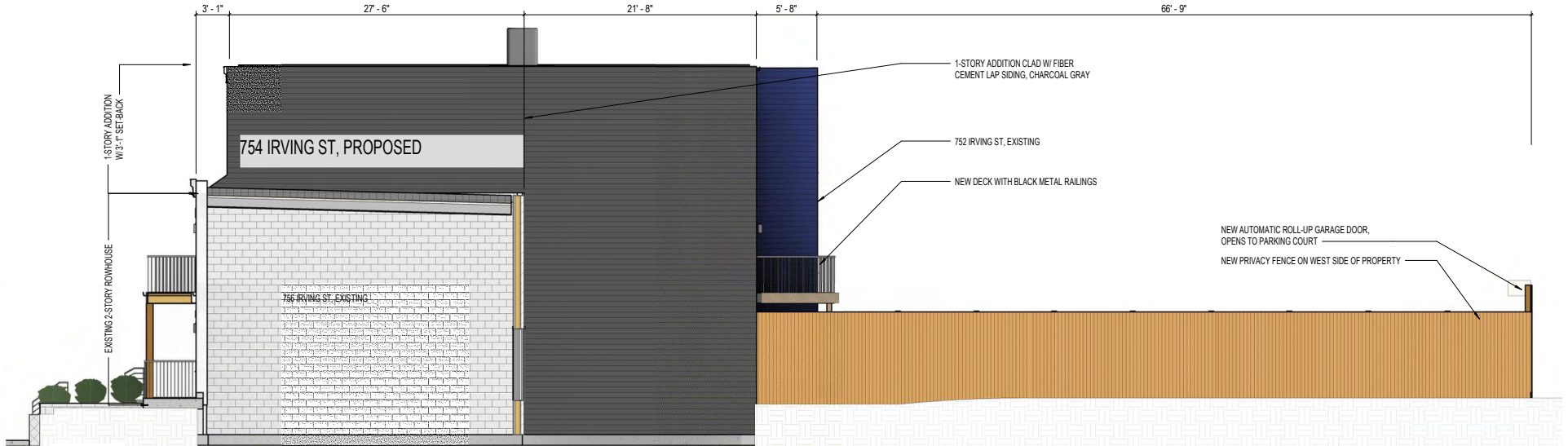
Proposed Elevations



Front



Rear



West

Conclusion

Rear yard addition will remain within 40% lot coverage limitation. The remainder of the lot to be permeable surfaces to reduce storm water runoff.

Many houses within same block and row have rear extensions which exceed the proposed rear wall location.

There is no Solar Energy System on the roof of the 756 Irving St. that would be adversely affected by the 3rd story addition. The reduction in direct sun exposure is approximately 12.8% to the rear wall and roof.

Strict application of these regulations would create an undue hardship because the lot is unusually narrow, limiting the usable building area needed to bring the property up to current housing standards and make it comparable to other improved properties in the surrounding area.

Allowing the Exception will clear a path for Building Permit and ultimate occupancy of a property long vacant which has been garnering recent complaints from immediate neighbors.

3rd Floor Addition adheres to current zoning rules