

## **STATEMENT OF EXPLANATIONS AND REASONS**

### **SUPPORTING AN APPLICATION TO THE BOARD OF ZONNING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**

#### **FOR AREA VARIANCE**

WE ARE SEEKING AREA VARIENCE PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D CHAPTER 1002.1, FOR REQUIREMENTS OF LOT DIMENSIONS UNDER 2016 TITLE 11 SUBTITLE D CHAPTER 302 FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

#### **FOR SPECIAL EXCEPTION**

WE ARE SEEKING SPECIAL EXCEPTION PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D CHAPTER 5201, FOR REQUIREMENTS OF SIDE YARD UNDER 2016 TITLE 11 SUBTITLE D CHAPTER 206.2 FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

Address: 4533 Douglas St NE DC 20019

(SQ. 5115 LOT: 0015)

BZA CASE NO.

## APPLICANT'S STATEMENT

This Proposed project at 4533 Douglas St NE is a single family residential detached dwelling. The lot size of this project is 25'-0" X 144'-7" X 144'-4" and located in R-1-B Zoning District. We can't build any residential building at this lot as a matter of right. Therefore, we require Area Variance for LOT WIDTH under Subtitle D Chapter 1002.1 and Special Exception for SIDE YARD under Subtitle D Chapter 5201 from BZA in order to build a single-family house.

## PROJECT DESCRIPTION

This single family detached dwelling will have brick front and vinyl siding on 3 sides having foot print of 19'X52' (988 SQFT) with two floors including 4 bedrooms, 3 bathrooms, Kitchen with separate dinning space and living room.

## DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Kenilworth neighborhood at facing Douglas St NE with a public space behind and in between two major roads Kenilworth Ave NE and Anacostia Ave NE. It is supported by an adequate number of educational facilities, such as Thomas Elementary, Kelly Miller Middle School and H.D Woodson High School.

## ZONING

The site is currently in R-1-B zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-1-B zone and the proposed development.

1. The property is zoned R-1-B with lot area of 3,612 SFT and lot width of 25'-0"

### Zone R-1-B

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	5,000 sf.	50 ft.	40%	0	25 ft.	8 ft.	40 ft.	1 space
Provided	3,612 sf	25'-0" ft	27.76%	19'-3"	62'-4"	3'-0"	27'	0 (Sub C 702.4)

## ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area and width permitted in the R-1-B District, and do not meet all the Zoning requirements.

#### Subtitle D 302 – Lot Dimension

The minimum lot width required in the R-1-B zone is 50 feet and minimum lot area required in the R-1-B zone is 5000 Sqft. The subject property has a lot width of only 25'-0" and lot area only 5000 Sqft. Therefore, we require Area Variance of Lot Dimension.

#### Subtitle D 206.2 - Side Yard

The minimum side yard required in the R-1-B zone is 8 feet. Therefore, we require Special Exception for Side Yard.

### AREA VARIENCE ANALYSIS

*The property is unique by reason of its exceptional narrowness, shallowness, or other extraordinary or exceptional situation or condition.*

The subject property is unique and in exceptional situation because adjacent properties on both sides are in separate ownership. We sent letters to owners of adjacent properties to purchase to combine with our lot to create a confirming lot. But we did not get any response from any of owners of the adjacent properties. Therefore, there is no opportunity to combine both lots to create a conforming lot.

*By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.*

Because of this unique and exceptional situation we have a practical difficulty to build a house which can be functional. Without BZA relief the property would be incapable of being developed.

*The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.*

Variance to build proposed two-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

### SPECIAL EXCEPTION ANALYSIS

*No undue adverse impact:*

The proposed detached single-family dwelling would not have adverse impact to adjoining properties since they meet the development standards. As demonstrated on site plan, the uses and privacy of the property and other development on the surrounding properties would not be adversely impacted.

*Design, appearance, size, signs, screening, landscaping, lighting, building material:*

As shown on site plan, appearance, size, sing of proposed project are designed to be consistent with surrounding neighborhood. Lot would be fully screened, Lighted and Landscaped front and rear, using grasses and shrubs as shown on the Landscaping Plan.

## CONCLUSION

The proposal will contribute to the continued improvement of Langdon area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area, side yard and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

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