

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
MS. REBECCA LATORRACA
2302 ONTARIO RD NW
ANC 1C**

BURDEN OF PROOF STATEMENT

This statement is submitted by Ms. Rebecca Latorraca, (the “**Applicant**”), as the owner of 2302 Ontario Road NW, (the “**Property**”), (Square 2562, Lot 0076). The Applicant seeks Special Exemption relief to convert a single family dwelling unit into a flat, two family dwelling unit in the RA-2 District (the “**Project**”). The Property is presently improved by a two story plus basement Single Family Dwelling. The Applicant purchased the property in 1996, and a kitchen was already present in the basement. The basement was in use as an accessory apartment at the time of purchase. The Applicant would like to update her property with interior renovations.

The Project requires Special Exception approval pursuant to Section U-401.1 of the D.C. Zoning Regulations because a two dwelling property is not allowed in RA Zones.

JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board” or “BZA”) has jurisdiction to grant the special exception requested herein pursuant to 11 DCMR Subtitle X-§901.2 of the 2016 Zoning Regulations.

BACKGROUND INFORMATION OF THE PROPERTY

The Property is located at 2302 Ontario Road, NW. The Property is in the middle of the block; a RA-2 zoned lot of 1,920 square feet improved by a two story plus basement brick, attached dwelling originally constructed c. 1908. The dwelling contains 1,400 sq. ft. of livable area. The Property is flanked to the north and south by similarly scaled dwellings the length of the block and on the opposite (east) side of Ontario Road NW. The Property is within the boundaries of ANC 1C and not located in an existing Historic District nor is listed on the D.C. Inventory of Historic Sites.

DESCRIPTION OF IMPROVEMENTS IN THE SURROUNDING AREA

The Property is within Square 2562. The square is bounded by Kalorama Road NW to the north, Ontario Road NW to the east, Florida Ave NW to the south, and Champlain St NW to the west. The square is a zoning district containing residential structures consisting of single family, attached homes. Marie Reed Elementary School takes up a substantial portion of the square. Large scale commercial and multi family buildings occupy the southern area of the square.

DESCRIPTION OF THE PROJECT

The Applicant purchased the property in 1996 with the accessory apartment already constructed in the basement. The Applicant proposes alterations and renovations to the interior of the building. There are no proposed alterations to the exterior nor any addition. Aside from the aforementioned request for relief, the project complies with the development standards for the RA-2 zoning district.

General Special Exception Requirements of Subtitle X § 901.2.

The board of zoning adjustment is authorized to grant special exceptions, where, in the judgment of the board of zoning adjustment, the special exceptions:

(a) will be in harmony with the general purpose and intent of the zoning regulations and zoning maps;

(b) will not tend to affect adversely the use of neighboring property in accordance with the zoning regulations and zoning maps; and

(c) will meet such special conditions as may be specified in this title.

(a) The existing building with the principal and accessory dwelling units has existed since at least before 1996. The RA-2 Zone provides for areas predominately developed with moderate density development. Therefore, the Project is in harmony with the general purpose and intent of the Zoning Regulations.

(b) The accessory apartment is in the basement of the building. The building has remain unchanged so therefore there is no impact to the neighboring properties.

(c) Any special conditions will be considered.

CONCLUSION

The RA-2 Zone provides for areas predominately developed with moderate density development. The Project is in harmony with this general purpose and intent. The Applicant simply wants the Board to ratify what has existed for nearly thirty years so she can make improvements to her property, just like her neighbors are able to by right.

For the reasons stated above, the requested relief meets the applicable standards for zoning relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the Application.

Respectfully submitted,



Michael Romero, Licensed Architect

for

Rebecca Latorraca

2302 Ontario Road NW

Washington, DC 20009