



Transmittal

Date: January 27, 2025

To: Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW

Re: BZA Application B2304675 4525 River Road, NW

Christine Rocchio and Matthew Littleton, owners of 4525 River Road NW, hereby apply for a Special Exception to permit construction of a detached garage in the existing rear yard.

Summary of Request

We are requesting relief from D-210.1
The maximum allowable lot occupancy is 40% and we request permission to increase the lot occupancy by 2.3% to 42.3%.

We are requesting relief from 5004.1.
Due to the construction of a screened porch, we do not have the required rear yard dimension. The zoning code requires 25' to the adjacent structure and we are proposing a setback of 19', a 6% change. but the detached garage will meet the required dimension from the centerline of the alley.

We are requesting relief from D 5003.1
The construction of the new garage exceeds the maximum building area. The allowable building footprint for a detached structure is 202.2 sq. ft. and the proposed structure is 450 sq. ft.

Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.1, and E-5201.4 through E-5201.6, the application also meets the general special exception requirements of X-901.2, see below.
5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use and enjoyment of any abutting or adjacent dwelling property, specifically

(a) the light and air available to neighboring properties shall not be unduly affected.

There is currently an existing one car, one story garage on the lot. There are also other detached garages on the alley. Although the garage's footprint will be expanded, it will still be a one-story garage and will not block light or air to the adjacent properties.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The new garage will be in a similar location to the existing garage and will have the same use. The neighboring properties have fenced yards which will block the view of the garage and should not be adversely affected by the new structure.

(c) The addition or accessory structure, together with the original 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 subject street frontage.

Right now, the garage is not very visible from River Road. From the alley side of the house, there are several one-story garages located along the alley. The new garage is a similar style and height to the existing garages and will be in scale and harmony with the surrounding architecture on the alley.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

Plans, elevations and photographs have been submitted into the record.

901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code§ 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgement 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;*

The detached garage will be constructed of brick, which is the predominant building material for garages located on the alley. The proposed structure will be in harmony with the general purpose and intent of the zoning regulations and maps.

- (b) will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

The new one-story garage will be replacing a smaller one-story garage and will not adversely affect the neighboring properties as there are several garages on the alley and the neighboring properties are fenced.

- (c) Will meet such special conditions as may be specified in this title.*

902 Application Requirements

An application for a special exception shall meet the requirements of subtitle Y§ 300

Along with this application, we have submitted the following items:

- (a) Photos of existing property and surrounding structures
- (b) Plans and elevation drawings of the proposed detached garage.

Thank you,
Christine A Kelly, AIA
Agent for the owners