

Application for Special Exception Approval
1702 Lyman PI NE Washington DC 20002

I. Summary

Elizabeth Sell and Andrew Grossman, owners 1702 Lyman PI NE, (“Applicants”) hereby apply for the Board of Zoning of Adjustment (“BZA”) to grant a special exception in order to build a one-story rear addition to their two-story row house. The proposed addition would further increase the lot occupancy by 1.6%.

II. Existing Property and Proposed Project

Applicants purchased the two-story row house at 1702 Lyman PI NE in July 2019 and have used it as their primary residence since. Applicants’ home was built in the late 1940s. The previous owner added a two story addition at an unknown time. Applicants love their neighborhood and hope to continue living at 1702 Lyman PI for many more years. They are trying to make their home more functional to accommodate their growing family. Therefore, Applicants are seeking to expand the existing addition to the basement to align its exterior wall with the exterior wall on the existing first story addition.

The first story addition measures 11.6 ft deep and 16 ft wide from the home’s original brick exterior wall. The basement room, where construction is proposed, is a smaller addition also added by previous owners. This basement room currently measures 6.6 ft deep from the original brick exterior wall and 16 ft wide. Applicants are requesting a 1.6% variance in deviation to align the exterior basement wall with the ground floor’s existing exterior wall which will measure 11.6 ft from the original brick exterior wall. The second story of the home would remain untouched.

III. Burden of Proof: Subtitle D § 207.4, Subtitle D § 207.5, Subtitle D § 5201.1b, Subtitle X § 901.2

The Applicant is requesting relief from § 207.4 to allow an addition extending more than 10 feet past the furthest rear wall of the adjoining buildings:

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

As permitted under Subtitle D § 207.5

A rear wall of a row or semi-detached building may 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 if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9, and subject to Subtitle D § 5201 if applicable.

As permitted under Subtitle D § 5201.1b

For an addition to a principal residential building with one (1) principal dwelling unit on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

b. Yards, including alley centerline setback;

Pursuant to Subtitle X § 901.2, the proposed changes will be in harmony with the general use and intent of the Zoning Regulations and Zoning Maps.

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 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.

BURDEN OF PROOF

- A. The Property will remain a detached single-family dwelling. Applicants would continue to use the property as a single family dwelling and as their primary residence. Support from neighbors, including immediate neighbors at 1700 Lyman PI, are included with this submission. 1704 Lyman PI NE is a vacant building registered under the Department of Buildings database.
- B. The light and air available to neighboring properties shall not be unduly affected. The Addition will comply with the height restrictions of the residential zone. The effect of the requested relief is internal to the Property. Accordingly, the light and air available to neighboring properties shall not be unduly affected. The addition also does not interfere with the existing alley behind the house. Therefore, it will have no negative impact on traffic in the area. Drawings were provided to the owners of the to the immediate neighboring properties to demonstrate there is not adverse effect to their property.
- C. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The Addition occupies a small portion of the rear yard and the effect of the requested relief is internal to the Property, and therefore shall not unduly compromise neighboring properties. The addition will be entirely enclosed and not cause any disturbances to the public. Drawings were provided to the owners of the to the immediate neighboring properties to demonstrate there is not adverse effect to their property.

- D. 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. The proposed Addition has been designed to match the character, scale, and pattern of the existing building. The addition would not affect traffic, block light, create noise, impair privacy, or intrude upon the character of neighboring houses. The proposed addition would not interfere in any way with the existing rear alley or cause any other traffic issues. Accordingly, the Addition shall not substantially visually intrude upon the character, scale, and pattern of houses along Lyman PI NE.
- E. The existing building is non-conforming to the “10 foot rule”. The first story addition added by a previous owner measures 11.6 ft deep and 16 ft wide from the original brick exterior wall. Applicants are requesting a 1.6% variance in deviation to align the exterior basement wall with the ground floor’s existing exterior wall.

IV Conclusion

For the reasons stated above, this Application meets the requirements for special exception relief by the Board, and the Applicant respectfully requests that the Board grant the requested relief.