

Owner / Applicant

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Statement of Existing / Intended Use

The property located at 1825 S St NW is currently owned by John Means, and Evelyn Ballard, and is used as an owner-occupied single-family dwelling. The intended use shall remain as an owner-occupied single-family dwelling which they intend to occupy as their primary residence. The owner is requesting a special exception to construct a third floor addition and roof deck

Summary of Relief Being Sought

In order to accommodate a third-floor addition and roof deck, the Owner / Applicant seeks a special exception as set forth in Subtitle F Chapter 52 (Relief from Development Standards in RA zones). As per Subtitle F Chapter 52 the Board of Zoning Adjustment is authorized to grant a special exception from Section 209.1 related to the issue of court and Section C 202.2, related additions to non-conforming structures. The applicant seeks the relief of the following:

- Open court of 91" (Sub F Section 209.1)
The court requirements for a residential structure (less than 3 units) is 2.5 in. per 1 ft of height of the court but not less than 6 ft. Since the proposed height of the structure is 36'-5" high the court requirement would be 7'-6" (91.3") The existing non-conforming open court width is 4'-0".

Background

The property is located at 1825 S ST NW, Lot 0013 of Square 0132. It is currently zoned RA-2 and is within ANC 2B. The property is located in the Dupont Circle historic district. The lot is rectangular in nature and measures 15' wide from the north (rear) and south (front), and 100' long on the east and west (sides). The lot area is 1,500 sf. The south property line fronts on S St NW with a 90' right of way. The west lot line borders Lot 0153 (1827 S St NW) and the east lot line borders Lot 0012 (1823 S St NW). Both adjacent lots have been improved with multi-family units. The north lot line borders a rear alley with a 10' right of way.

The property has been improved with a two-story house + cellar, with a lot occupancy of 664 sf / 44.3%. The Applicant seeks to construct a one-story addition and roof deck above the existing footprint of the house at the rear of the property over the dogleg. The addition measures 15' wide on the south, by 35'-8" long on the west by 11'-3" on the north (approx. 463 sf). A front roof deck measuring approximately 12'-5" wide by 15'-0" (approx. 187 sf) is proposed at the front of the property above the existing second floor. The existing lot occupancy shall not change.

Court

The existing non-conforming open court measures 4'-0" from east property line to our existing structure and 18'-3" from the dogleg to the rear of the structure. The court dimensions were set by the original footprint of the house constructed around 1905. The proposed addition plans to build on top of the existing structure keeping the same court width. Since the new proposed building height will increase, the court requirements will also be increased. According to Sub F 209.1 the court requirements for a residential structure (less than 3 units) is 2.5 in. per 1 ft of height of the court but not less than 6 ft. The applicant is seeking a special exception of 3'-6" of court width to keep the existing 4' court width.