



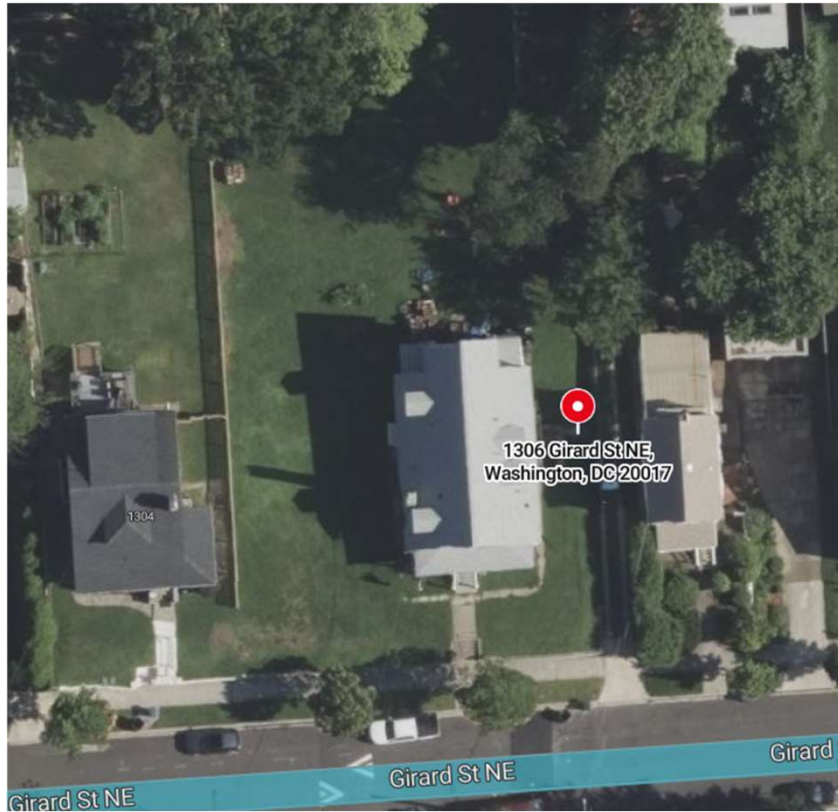
1306 Girard St NE

Sq 3958 // Lots 0008 & 0009

BZA # 2024xxxx

Board of Zoning Adjustment
District of Columbia
CASE NO.21298
EXHIBIT NO.7

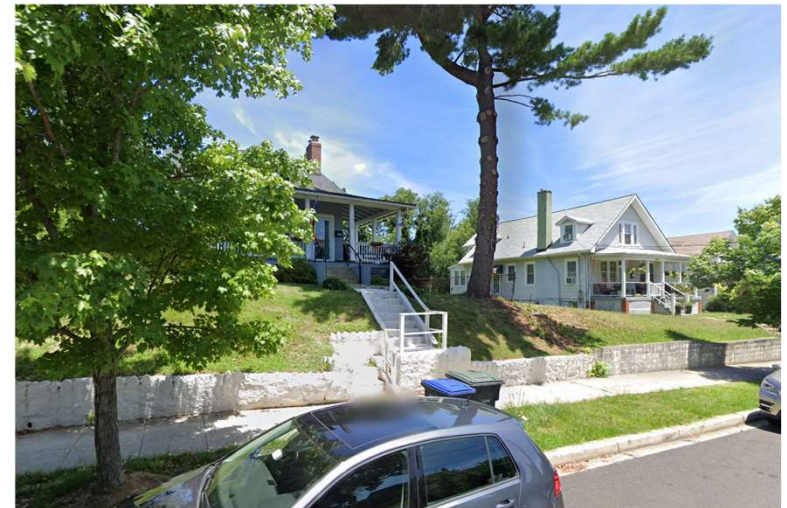
Existing Site



Aerial View



Street View – Right (East) of Subject Property



Street View – Left (West) of Subject Property

Existing Photos



Existing
Property Line

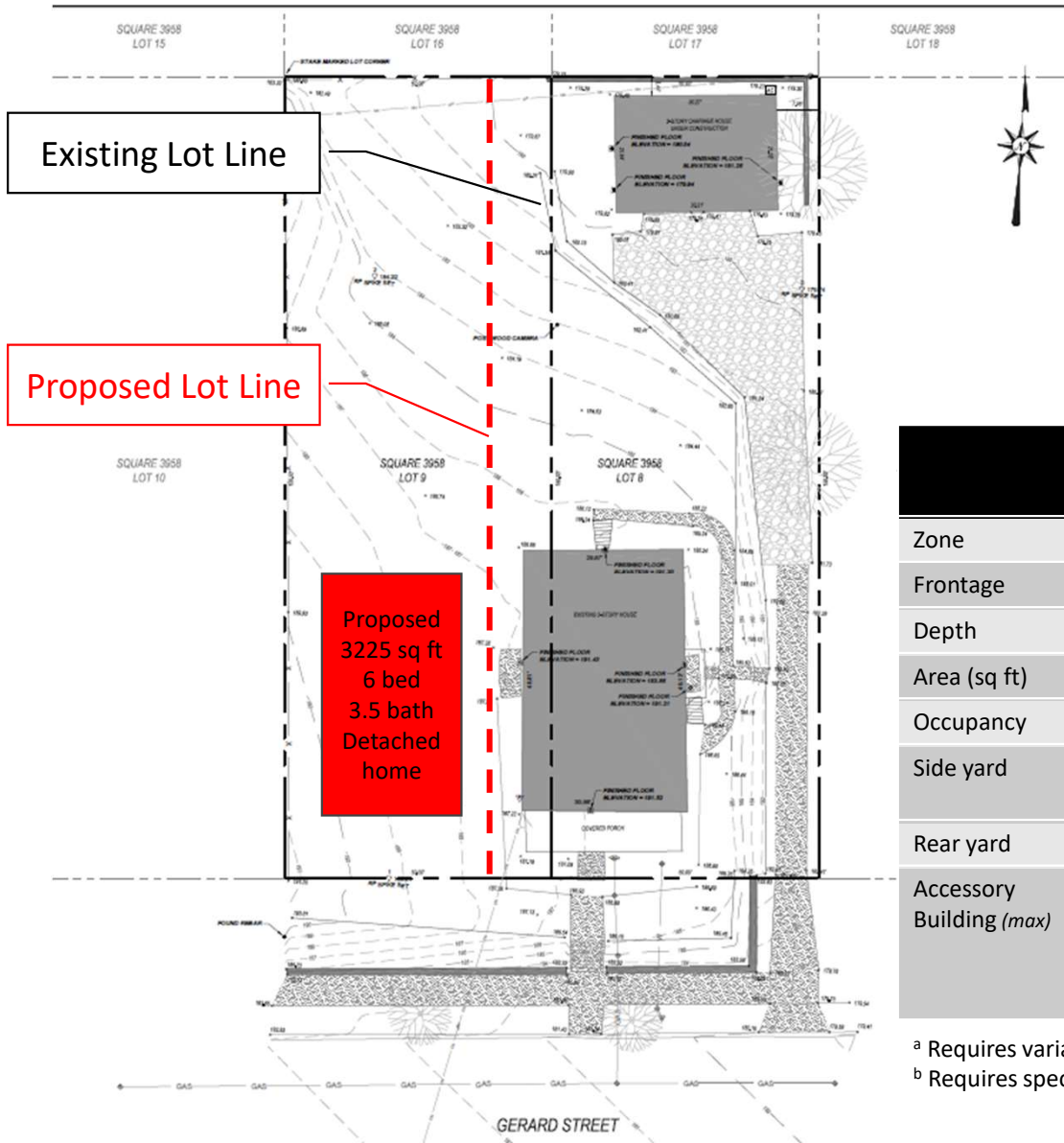
Existing Structure on Property Line



Existing Backyard and Accessory Building



Lot 0009 Looking West at Proposed property line



Move lot line 11.5 feet West to create two useable lots. Current lot line goes through existing structure 5.5 feet from the western face.

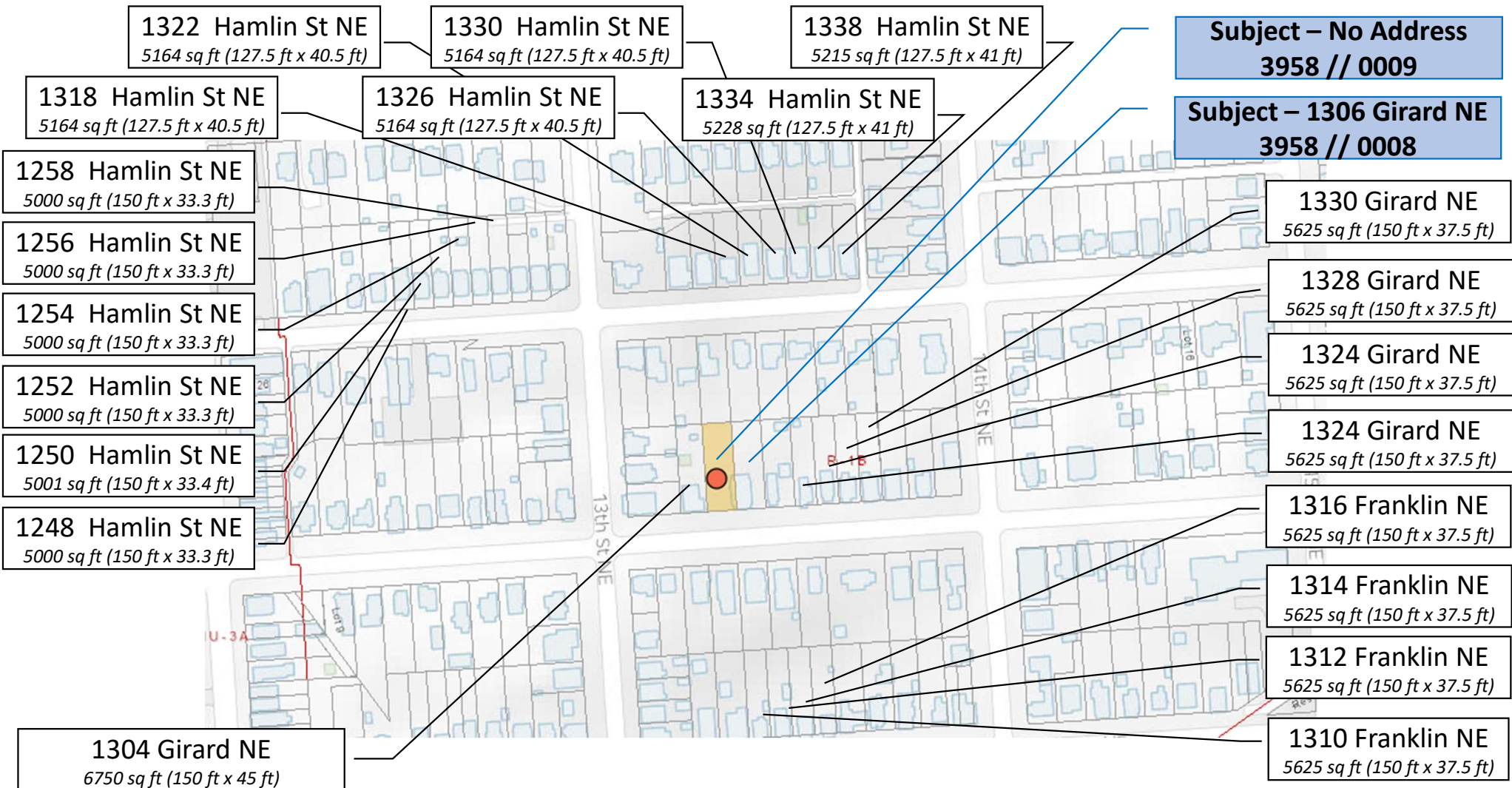
- Side yards will be less than required minimum.
- Lot 0008 accessory building (existing condition) will exceed maximum accessory building area.
- Lot 0009 will have less than required frontage.

	Standard	Lot 8		Lot 9	
		Current	Proposed	Current	Proposed
Zone		R-1B	No Change	R-1B	No Change
Frontage	50'	50'	61.5'	50'	38.5 ^a
Depth	n.a.	150'	No Change	150'	No Change
Area (sq ft)	5,000	7,500	9,225	7,500	5,775
Occupancy	40%	14%	23%	n.a.	19%
Side yard	8'	(E) 23' (W) 46'	(E) 23' (W) 6' ^b	n.a.	(E) 6' ^b (W) 8'
Rear yard	25'	89'	89'	n.a.	94'
Accessory Building (max)	450 sq ft or 30% of required rear yard	650 sq ft < 750 sq ft (combined)	650 sq ft > 461 sq ft ^a	n.a.	n.a.

^a Requires variance

^b Requires special exception

Non-Conforming Lot Frontage in Neighborhood



Non-Conforming Side Yards in Neighborhood



1330 Girard St: 6' Side yard



2960 13th St: 6' Side yard



1262 Hamlin St: 5' Side yard

Many properties in the neighborhood have one conforming and one nonconforming side yard. Required side yard in R-1B is 8 feet. Relief requested for both lots to have 6 foot side yards on adjacent sides.

Relief Sought

Type	Relief	Pursuant To
Area Variance	The lot frontage requirements of Subtitle D § 202.1	Subtitle X § 1002
Area Variance	The maximum accessory building area of Subtitle D § 5003	Subtitle X § 1002
Special Exception	The side yard requirements of Subtitle D § 208.2	Subtitle D § 5201

Area Variance Standards (Subtitle X § 1002)

Minimum Lot Width (Subtitle D § 202)

The Property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition.

- The existing primary structure is currently on both record lots. This non-conforming condition has existed since the subdivision of the square. The large unused side yard is in excess from the norm for the neighborhood.

The owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied.

- Strict application of current lot dimension standard in zoning regulation cause practical difficulty and undue hardship for the current owner in two ways. First, as lot 0009 is partially occupied with the structure from lot 0008, lot 0009 is practically unusable and has been left vacant and underutilized given the current density of homes in the neighborhood. Second, the current mailing address for the property only results in property records showing details for lot 0008, rather than both lots.

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

- The new lot width for lot (0009) granted under this application would be consistent with the other lots in the neighborhood. The lot will still exceed minimum lot size and will not exceed lot occupation requirements.

Area Variance Standards (Subtitle X § 1002)

Maximum Building Area for an Existing Accessory Building

While the regulation allow for special exceptions to the maximum building area for new or enlarged accessory buildings (subtitle D § 5201.2), the accessory building is a pre-existing condition, therefore an area variance is required.

The Property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition.

- The existing primary structure is currently on both record lots. This non-conforming condition has existed since the subdivision of the square. The large unused side yard is in excess from the norm for the neighborhood.

The owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied.

- The current accessory structure is an existing condition. Reducing the size of the building area is not possible. If the accessory building were new or being enlarged, the property owner would be able to seek relief as a special exception, rather than a variance. The higher burden of proof required by needing an area variance causes undo hardship on owners with pre-existing accessory buildings.

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

- The intent of the maximum building area limitation in the regulation is to limit overall building density in certain zones. Granting this area variance is in keeping with that intent.

Special Exception Standards (Subtitle X § 901)

Minimum Side Yard (Both Lot 8 & 9)

In harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

- The reduced side yards will provide the sufficient area to build a new detached residential structure, which is the primary purpose of the R-1B zone. Many other homes in the neighborhood have side yards less than the minimum 8 feet.

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Map

- The reduced side yard will not impact light or air availability of neighboring properties. Given the placement of the windows compared to the adjacent properties, privacy of use and enjoyment of existing properties will not be unduly compromised.