

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of Kleber Ribeiro dos Santos
2427 Chain Bridge Road, NW (Square 1415E, Lot 13)

I. INTRODUCTION.

This Statement is submitted on behalf of Kleber Ribeiro dos Santos (the “**Applicant**”), owner of the property located at 2427 Chain Bridge Road, NW (Square 1415E, Lot 13) (the “**Property**”). The Property is located in the R-1B zone and is improved with a detached single-family dwelling (the “**Building**”). The Applicant is proposing a driveway (the “**Driveway**”) that maintains the existing 13.3 ft. width at the curb cut, then gradually widens to 24.4 ft. as it approaches the residence, to align with and provide direct access to a proposed second garage door.

Pursuant to C-711.5, “*within twenty feet (20 ft.) of all street lot lines, a driveway shall be at least eight feet (8 ft.) wide and not more than ten feet (10 ft.) wide if it: (a) Provides access to parking spaces serving a single dwelling unit or flat; (b)...*” The Applicant’s existing home, and existing garage, is within twenty feet of the street lot line, and the existing driveway width exceeds the ten feet (10 ft.) limit. Therefore, special exception relief from C-711.5 is required to further widen the driveway to allow for access to a second garage space. The Special Exception relief is available pursuant to C-711.11.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to X-901.2 and C-711.11.

III. BACKGROUND.

A. Description of the Property and Surrounding Area.

The Property is located in the R-1B zone district. It is an interior lot measuring 11,214 square feet in land area. Abutting the Property to the west is 2423 Chain Bridge Road, NW, which consists of a detached single-family dwelling. Abutting the Property to the east are three detached single-family dwellings, 4918, 4924, and 4930 Sherier Place, NW. Abutting the Property to the north is Chain Bridge Road. Abutting the Property to the south is a vacant lot owned by the District of Columbia which appears to be a walking trail.

B. Proposed Project.

The Applicant intends to make renovations and an addition to the first floor of the residence, including expanding the attached one-car garage into a two-car garage, as shown on the plans. The existing curb cut and driveway apron, at 13.3 ft. in width, will remain unchanged at the front property line. Inside the front property line, the driveway will widen to a width of 24.4 feet where it meets the opening of the renovated garage, matching the combined width of the two garage door openings. This transition is necessary to allow functional, side-by-side vehicular access to both garage bays without requiring vehicles to maneuver at an angle or partially over landscaped areas.

IV. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF.

A. Overview.

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, subject also, in this case, to the specific requirements for relief under C-711.11 of the Zoning Regulations.

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment, 753 A.2d 984, 986 (D.C. 2000).

B. General Special Exception Requirements of Subtitle X § 901.2.

1. Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Property is located in the R-1B zone; "The R-1B zone is intended to provide for areas predominantly developed with detached houses on moderately sized lots" The Property will remain a detached single-family dwelling. The proposed driveway width request is permitted via special exception approval. Accordingly, the proposed Driveway will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

2. The Granting of the Special Exception will not Tend to Affect Adversely, the Use of Neighboring Property in Accordance with the Zoning Regulations and Zoning Maps.

The existing curb cut on Chain Bridge Road will remain unchanged in width and location, so there will be no change in width at the point of vehicular access to/from the public street. The widening occurs entirely within the Property, widening from the existing 13.3 ft. width at the curb cut to 24.4 ft. at the garage doors. This configuration keeps the additional paved area away from the shared property lines and other neighboring lots, and the driveway will continue to function as a single-family residential driveway serving one dwelling unit, consistent with the residential character of the surrounding neighborhood. Accordingly, the proposed Driveway will not adversely affect the use and enjoyment of neighboring properties and is consistent with the residential use pattern established by the Zoning Regulations and Zoning Maps for the area.

C. Specific Special Exception Requirements of Subtitle C-711.11.

The Board of Zoning Adjustment may grant full or partial relief from the requirements of Subtitle C §§ 711.5 through 711.7 as a special exception under Subtitle X, Chapter 9, and subject to the following:

- (a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and comment, which shall include an evaluation of the applicant's satisfaction of the requirements of paragraph (b) of this subsection; and**
- (b) The applicant shall demonstrate to the Board's satisfaction:**
 - (1) A reasonable difficulty in providing the full-sized driveway width or alley centerline setback; and**
 - (2) Vehicle movement and turning diagrams demonstrating that the proposed relief would allow safe:**
 - (A) Access for vehicles of average dimensions to and from the parking spaces for which the driveway or alley centerline setback provides access; and**
 - (B) Use of the street or alley by pedestrians and vehicles.**

Item (b)(1) relates to undersized driveways. As the current driveway at the curb cut exceeds the minimum width requirement, there is no difficulty in providing a full-size driveway width. The Applicant will provide a vehicle turning diagram.

V. CONCLUSION.

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

Respectfully submitted,

Martin P Sullivan

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