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a r c h i t e c t u r e

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BURDEN OF PROOF STATEMENT

Proposed Rear Facing Attic Dormer
Moyer Renovation
2517 Q Street, NW
Washington, DC 20007

I. Introduction

Mark and Cynthia Moyer (the "Applicants") are the owners of the property and improvements located at 2517 Q Street, NW, Square 1287, Lot 820. The improvements include a three-story one-family attached dwelling. The Applicants hereby request an area variance relief pursuant to DCMR 11 Subtitle F § 5200.2 to construct an attic level dormer (15'-0" x 10'-5") to the existing dwelling's attic space and within the dwelling's existing building footprint.

Because the existing floor area ratio (F.A.R.) of the dwelling (1.85) exceeds the maximum permitted F.A.R. of 1.8, and because the dormer addition extends the F.A.R. to 1.98, the Applicant is requesting the Subtitle F § 5200.2 variance relief from the requirements Subtitle C § 201.1 (which prohibits additions to structures that are currently non-conforming) and Subtitle F § 302.1 (F.A.R.).

II. Description of the Property, Existing and Proposed Use, and Proposed Additions

The property is located at 2517 Q Street, NW in Georgetown and is in the RA-2 zone district. It is situated on the north side of Q street and is located in the mid-block between 27th and 23rd streets. The Property is generally rectangular shaped, is 1,007 sf in area (District of Columbia Tax Record), is 15 feet wide at the front (16 feet at the back) and is 65 feet deep. The lot is surrounded by other lots. It does not have alley access. The three-story masonry dwelling is an attached structure with a two-story masonry structure to the west and a three-story masonry structure to the east. The current F.A.R. of the property is 1.85. A single car garage occupies a portion of the ground floor. The existing attic has a limited area (59 s.f.-GFA) of space that has a ceiling height greater than 6'-6".

The property is surrounded by other attached dwellings, both two and three story, as well as larger apartment block style buildings.

The dwelling currently serves as a single-family residence and will continue to do so after the proposed work is completed.

A rear facing attic level dormer is proposed to be built to add additional usable space to the dwelling. Once finished, the attic will have an area of 190 s.f. (GFA) of space that has a ceiling height greater than 6'-6". The rear dormer will also match the height and depth of the neighboring dormer to the east at 2515 Q Street, NW.

III. The Application Satisfies Variance Requirements of Subtitle X §1000 and §1002

Subtitle X §1000 grants the Board of Zoning Adjustment the power to grant variances for properties due to their exceptional narrowness, shallowness or shape when the strict application of any regulation would result in a particular difficulty to the owner of the property as long as the granting of the variance is not a "substantial

detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.”

a. *Lot Size*

The Property at 2517 Q Street, NW is a lot that is shallow in depth and narrow in width resulting in a lot area that is smaller than the minimum recommended 1,800 sf lot area for a row dwelling. In addition, the width of the lot is under the recommended minimum of 18 feet for a row dwelling. The lot has existed prior to the original adoption of the current zoning code.

The lot, one of seven immediate small lots in the surrounding area, is the smallest of all. The lots range in size from 1,355 s.f. (2523 Q Street) to the subject lot which is 1,007 s.f. The subject lot is the smallest of the surrounding lots:

Lot 100	2515 Q St	1,195 sf
Lot 820	2517 Q St	1,007 sf (Subject Lot)
Lot 821	2519 Q St	1,300 sf
Lot 822	2521 Q St	1,255 sf
Lot 823	2523 Q St	1,313 sf
Lot 824	2516 Mill Rd	1,032 sf
Lot 825	2514 Mill Rd	1,213 sf

(DC Office of Tax and Revenue)

The F.A.R., as intended, then limits the size of any potential addition to the existing dwelling. The proposed addition would cause the F.A.R. to go above the maximum allowable 1.8 by 10% to 1.98. If the subject lot were 1,105 sf in size, the dormer addition would fall just at the 1.8 F.A.R. limit. This theoretical lot, in comparison to the surrounding lots, would still remain one of the smallest lots in the immediate vicinity.

b. *Required Parking Space/Garage Affecting F.A.R.*

The dwelling contains an enclosed garage on the ground level that is 230 square feet (GFA) and counts towards the F.A.R. of the property since it is fully enclosed. The garage is required by the current zoning code to act as the dwelling’s parking space (Subtitle C § 701.5) and since the lot is landlocked (Subtitle C § 702.3(a) does not apply as the property is zoned RA-2), it is the only location for the parking space to be placed (Subtitle C § 710.2(b)1). This area is not available to the Applicants to use as interior living space due to the parking requirement.

If the Applicant’s lot was not landlocked and had alley access, this area could be used as interior living space and since the car could be parked in the rear yard outside of the building. The area used to park the car would then not count towards the F.A.R. It should be noted that when the size of the garage (230 sf) is not counted toward F.A.R. and the new additional area of the dormer (131 sf) is counted, the theoretical F.A.R. is 1.75 (1760 s.f. proposed G.F.A. without Garage / 1007 s.f. lot) under the 1.8 maximum.

The additional requirement of the parking space in the garage further limits the living area available to the Applicants for this particular property.

c. *Variance Granted Without Detriment to the Public Good*

The proposed attic dormer addition located at the rear of the attic and centrally located on the massing of the dwelling would not be detrimental to the public good.

Due to its central location, the attic dormer would not block light and air to either neighbors around the property. The proposed dormer is also not visible from Q Street.

d. *Variance Granted Without Substantially Impairing the Intent, Purpose and Integrity...*

The proposed attic dormer addition would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the regulations due to its modest size. The dormer addition is small in footprint and its exterior massing is minimal in scale, and thus meets the intent of the F.A.R. limitation in the regulations.

IV. U.S. Commission of Fine Arts-Old Georgetown Board (OGB) Review

The proposed attic dormer addition was presented to the OGB for concept review on the 5th of October 2017. The concept was approved by the Board.

V. Neighborhood Outreach, ANC and Office of Planning

The Applicants have contacted the neighbors at 2515 and 2519 Q Street NW as well as 2514 and 2516 Mill Road NW. Responses have been collected from 2515 and 2519 Q Street NW. Mill Road properties are currently vacant.

The Applicants will be notifying the local ANC (2E) and the Office of Planning regarding this application.

VI. Conclusion

We feel that through granting this Variance, there is no detriment to the public good or impairment of the intent, purpose and integrity of the zone plan as embodied in the regulations as stated above.

Respectfully Submitted,

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Principal Architect
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