
**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

In Re: Application of Quentin Ventures, LLC for a special exception pursuant to Subtitle E, § 205.5 of the 2016 Zoning Regulations to permit an addition extending more than ten feet beyond the rear wall of an adjacent property at 1948 2nd Street, N.W. within the RF-1 Zoning District.

Subject Property:

**Lot 0050, Square 3088
1948 2nd Street, N.W.**

JORDAN & KEYS, PLLC
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Dated: November 29, 2017

BZA Application No. _____

APPLICANT'S NARRATIVE STATEMENT

Quentin Ventures, LLC
1948 2nd Street, N.W. (Lot 0050, Square 3088)

Nature of Relief Sought

Quentin Ventures, LLC (the "Applicant") is the owner of fee title to the real property located at 1948 2nd Street, N.W. (the "subject property"). The subject property is zoned RF-1 and is improved by a two-story row house dwelling. The Applicant intends to convert the single-family dwelling to a two-unit flat by adding a two-story addition to the existing building which will extend more than ten feet beyond the rear wall of the adjacent row dwelling at 1950 2nd Street, N.W. Accordingly, the Applicant requests special exception approval for the addition pursuant to Subtitle E, § 205.5.

Description of the Subject Property

The subject property is a two-story row dwelling in the LeDroit Park neighborhood erected in 1914. The subject property is mid-way along a block of almost identical row houses on the western side of 2nd Street, N.W. The existing dwelling on the subject property is twenty three feet (23.8') in height and is sited on a quite narrow lot seventeen and a quarter feet (17.25') wide and one hundred forty-four and a half feet (144.50') deep, containing a land area of 2,494 square feet. Currently, the subject property has neither a garage nor any off-street parking space in the rear yard. The subject property abuts a fifteen foot (15') public alley, leading south to an exit to 2nd Street, N.W. and north to an exit on 3rd Street, N.W. The row dwelling to the south, adjoining the subject property, is owned by the sole member of the Applicant as his principal residence, and this dwelling has been extended in a fashion that is almost identical to that being proposed for the subject property.¹

Intended Use of the Subject Property

The Applicant's plans call for a complete renovation of the interior of the subject property and its extension into the rear yard of the subject property in order to construct a two-unit flat comprising a basement unit and a two-bedroom unit on the 1st and 2nd floors. The

¹ The addition to 1946 2nd Street, which extends more than ten feet beyond the rear walls of adjacent properties, was accomplished under a building permit issued prior to the adoption of Subtitle E, § 205.5 .

Applicant will construct a garage at the public alley with off-street parking for one (1) automobile. The Applicant will make cosmetic improvements to the street façade and existing stairs, but will not alter the main architectural elements original to the dwelling. From the street, the subject property will look substantially identical to the row dwellings on either side of it. The two-bedroom basement apartment will be entered via a new set of stairs in the front yard leading down to an entrance areaway. The larger two bedroom unit comprising both two main floors of the subject property will also have a roof deck. The Applicant proposes to provide one off-street parking spaces in the garage to be constructed in the rear yard accessible from the public alley.

Description of the Immediate Neighborhood.

The subject property exists in a RF-1 Zone District in a block bounded by 2nd Street, N.W. on the east, Elm Street, N.W. on the north, 3rd Street, N.W. on the west and T Street, N.W. to the south. The blocks surrounding Square 3088 are predominantly residential with the rowhouse as the typical housing unit. Immediately to the rear of the subject property and across the public alley is a three-story dormitory owned by Howard University. Across 2nd Street, N.W. at the corner of U Street, N.W. and V Street, N.W. are two multifamily condominium buildings. The neighborhood areas beyond touch on the institutional uses of the Howard University campus to the north and west and the moderate density mixed use (MU-4) zone district along Rhode Island and Florida Avenues, N.W.

Analysis of Special Exception Requirements to the Application.

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 Subtitle E, § 205.5 of the Zoning Regulations.

In evaluating requests for special exception, the Board is limited to a determination whether the exception sought meets the requirements of the particular regulation on which the application is based. The applicant for a special exception has the burden of showing that the proposal complies with the regulation; but once that showing has been made the Board ordinarily must grant the application. French v. D.C. Board of Zoning Adjustment, 658 A.2d 1023, 1032-33 (DC App. 1995) cited in President and Directors of

Georgetown College v. D.C. Board of Zoning Adjustment, 837 A.2d 58, 68 (DC App. 2003).

In the paragraphs below, the Applicant will demonstrate its full compliance with the special exception standards of Subtitle X, § 901.2 and Subtitle C, § 205.5. The requirements of the Zoning Regulations will be set forth in italic typeface and the responses of the Applicant will appear beneath in regular typeface.

§ 205.5 A rear wall of an attached or semi-detached building may be constructed to extend farther than ten (10) feet beyond the farthest rear wall of any principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9, and as evaluated against the criteria of Subtitle E §§ 5201.3 through 5201.6.

§ 5201.3 An applicant for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly affected;*
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (c) 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 upon the character, scale, and pattern of houses along the subject street frontage;*
- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and*

The Applicant believes that the proposed addition to the subject property will not adversely impact adjoining properties in terms of light and air or privacy. Since the proposed addition is built on the common party wall line, there are no windows in the portion of the addition extending beyond the rear wall of the adjacent property. The owner of the adjoining property to the north, 1950 2nd Street, N.W., Gwendolyn Ford, has provided the Applicant with a letter supporting the addition to the subject property.

In addition to the photographs, section drawings and elevations submitted herewith, the Applicant will present to the Board axonometric drawings of the proposed addition on the subject property in the context of the adjoining structures to demonstrate the limited alteration of the views from public ways. In fact, there will be no appreciable change from the 2nd Street perspective.²

(e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).

The Applicant's addition to the subject property will increase the lot occupancy to 58.2 % which is less than the maximum allowed in the RF-1 zone district.

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 exception:

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The conversion of the subject property to two apartment units is consistent with the function of the RF-1 Zone District as a transition between moderate density mixed use (MU-4) and the smaller single family row dwellings typical of the area to the east of the subject property (R-3). The fact that the application fits easily within the parameters for the special exception under Subtitle U, § 205.5 with no request for exemption is indicative of the compatibility with the zone scheme.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

The addition proposed by the Applicant will be virtually identical to the renovated 1946 2nd Street, N.W., so there would be no adverse impact on the property to the south. The owner of the adjoining property to the north, 1950 2nd Street, N.W., Gwendolyn Ford has provided the Applicant with a letter supporting the addition to the subject property. From aerial photographs of the square in which the subject property is located, it is evident that several other rowhouses on the 1900-block of 2nd Street have extended the existing residential structures into the rear

² The photograph showing the front façade of 1946 2nd Street, N.W. is the best demonstration of the visual impact of the proposed change to the subject property.

yard. Given the pattern of redevelopment occurring in the neighborhood, it is unlikely that the proposal in this application will adversely affect the use of neighboring property. In addition, the Applicant will locate one off-street parking space in the new garage at the rear of the subject property, which is required by Subtitle C, § 701.5 (1 parking space per 2 dwelling units in the RF-1 Zone). Currently, the subject property provides no off-street parking.

(c) Will meet such special conditions as may be specified in this title.

See discussion above pertaining to Subtitle E, § 205.5 standards.

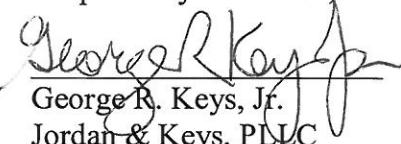
Contact with Advisory Neighborhood Commission 1B

The Applicant has informed Ms. Anita Norman, the Single Member District Commissioner for ANC 1B-01, in whose district the subject property is located, of the basic facts of the application and the relief requested. The Applicant is committed to appear before the Zoning, Preservation & Development Committee of ANC-1B prior to appearing at a regular meeting of the ANC .

Conclusion.

For all of the foregoing reasons, the Applicant requests that the Board grant the special exception relief as requested.

Respectfully submitted,


George R. Keys, Jr.
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Counsel for the Applicant