

December 13, 2017

To: Board of Zoning Adjustment

Re: Zoning Analysis for 128 17th Street N.E.,

Dear Sir or Madam,

The following is a zoning analysis for the property located at 128 17th Street, N.E., in Washington, D.C. (Square 1083, Lot 56). The property has 1,470 square feet of land area and is improved with a two-story plus basement row structure. The building was constructed in 1935, prior to the adoption of the zoning regulations in 1958. This analysis considers both the existing zoning regulations as well as the new zoning regulations, which will apply to building permit application filed on September 13, 2017 for this property (Permit ID: B1713436).

The Zone District:

Based on the zoning map, the property is located in RF-1 zone district. According to the zoning regulations, RF-1 zone district is designed to include those areas now developed primarily with row dwellings. However, there have been a substantial number of the dwellings into the dwellings for two (2) or more families. The zoning regulations note that the RF-1 district shall not be an apartment house district as contemplated under the General Residence District (R-5), since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.

The applicable zoning requirements for the property are listed in the table below:

	RF-1
Dwelling Units	2
Maximum Lot Occupancy (%)	60% for attached row structures and conversions.
Maximum Height (ft)	35 ft. or 40 ft for 3 or more new one-family row dwellings built concurrently on separate record lots. Up to 40 ft by BZA Special Exception.
Maximum Stories	3
Minimum Rear Yard (ft)	20 ft
Minimum Side Yard (ft)	None required along a side street abutting a corner lot.
Front Setback (ft)	No lesser or greater than existing set back on the same block
Parking	For one family dwellings and flats (2-unit dwellings): One (1) parking space.

Permitted Uses:

Permitted uses in RF-1 zone district include one-family dwellings and flats (maximum 2-unit dwellings). In addition, an extension or addition may be made to a building constructed on or before May 12, 1958 that extends further than ten feet (10 ft) beyond the furthest rear wall of any principal residential building on an adjoining property is permitted by special exception approval from the DC Board of Zoning Adjustment (BZA); provided that this building extension or addition shall not have a substantially

adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular, that light and air to neighbors shall not be unduly affected, privacy of neighboring properties shall not be unduly compromised, and the addition together with the original building, as viewed from the street and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. Also, the any alteration or modification of the front of the building is substantially limited and effectively prohibited. In addition to these requirements, RF-1 zone district includes other requirements, which include a maximum permitted lot occupancy of sixty percent (60%), a minimum rear yard of twenty feet (20 ft), a maximum permitted height of 35 feet (35 ft), and a maximum three (3) stories.

- a. Existing Use of the Structure: RF-1 (single family row dwelling)
- b. Intended/Proposed Use: RF-1 (2-unit dwelling)

Thank you for your consideration. I hope you find this information useful.

Best,

Eman Amirian
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