



BZA CASE NO. 19824
OF 1347 G ST SE LLC

1347 G STREET, SE

OCTOBER 3, 2018

Area Variance Relief

- Applicant is proposing a 3rd story addition, on top of the existing building footprint.
- The Subject Building currently has a lot occupancy of 77%.
- Accordingly, the Applicant seeks area variance relief from the lot occupancy requirements of Section E-304.1; and from the prohibition against extending an existing nonconforming aspect of the structure of under Section C-202.2.



Existing Rear Perspective

FRONT PERSPECTIVE



REAR PERSPECTIVE



Area Variance Test:

(1) Extraordinary or exceptional condition affecting the property;

- Building was constructed in 1918.
- Lot area is 1,014 square feet.
- Existing nonconforming lot occupancy of 77%.
- The exceptional conditions of the small lot area and existing nonconforming lot occupancy make it unnecessarily burdensome to expand the existing Building.

Area Variance Test: (2) Practical Difficulty

- Limiting the addition to sixty percent (60%) lot occupancy (or even 70%) would create significant issues relating to construction costs and internal configuration of the existing space on the first two floors.
- Would result in a loss of living space (17%= 172 sq. ft.).
- Reduced third-floor would require the Applicant to introduce load bearing points one-third (1/3) of the way into the second-floor layout, which would need to be supported by columns and load bearing walls, creating additional cost, and impacting the open floor design of the lower levels.
- Were the Applicant to reduce the proposed footprint to only seventy percent lot occupancy (70%), it would be permitted via special exception but would face the same issues with internal configuration and load bearing walls.

Area Variance Test:

(3) Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan.

- OP is recommending approval.
- Multiple neighbors in support.
- ANC 6B in support.
- Not increasing the building footprint.
- As shadow studies below demonstrate, it will not negatively impact the adjacent neighbors and can therefore be granted without substantial detriment to the public good.

Shadow Studies

Summer (June 21st)- 9AM



Existing



Proposed

Summer (June 21st)- 12PM



Existing



Proposed

Summer (June 21st)- 3PM



Existing



Proposed

Spring/Fall (March 21 & Sept. 21)-9AM



Existing



Proposed

Spring/Fall (March 21 & Sept. 21)-12PM



Existing



Proposed

Spring/Fall (March 21 & Sept. 21)-3PM



Existing



Proposed

Winter (December 21st)-9AM



Existing



Proposed

Winter (December 21st)-12PM



Existing



Proposed

Winter (December 21st)-3PM



Existing



Proposed