

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Case Manager
JL Joel Lawson, Associate Director for Development Review
DATE: October 12, 2018
SUBJECT: BZA Case 19829 to allow construction of a detached single family dwelling at 4417 A Street, S.E.

I. RECOMMENDATION

The Office of Planning (OP) **recommends approval** the following variance relief:

- Subtitle D § 307.1, pursuant to Subtitle X Section 1002.1 – side yard (8 feet required; 3 feet proposed on each side)

The Applicant also requested relief from Subtitle D § 302.1 for record lot area and width, which are not required for the development of an existing record lot.

II. LOCATION AND SITE DESCRIPTION

Address	4417 A Street, SE
Legal Description	Square 5350, Lot 0038
Zoning	R-2
Ward and ANC	Ward 7, ANC 7E
Historic District	N/A
Lot Characteristics and Existing Development	2750 SF rectangular vacant lot (25’ wide x 110’ deep) with a 15’ public alley at the rear.
Adjacent Properties and Neighborhood Character	The two adjacent properties are a single-family house to the west and a vacant lot to the east. Overall the immediate neighborhood is residential with a mix of detached and semi-detached dwellings and apartment buildings.



III. PROJECT DESCRIPTION IN BRIEF

The Applicant proposes to construct a new two-story single-family detached house on an existing substandard record lot. The existing record lot is 25’ wide and the proposed house would be 19’ wide. The site would have a driveway off the rear alley.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

The subject site is zoned R-2. The application seeks zoning relief as noted in the table below.

R-2	Permitted / Required	Proposed	Relief
Height	40’	28’	Conforming
Lot Area	4000 SF min.	2750 SF	Existing non-conformity
Lot Width	40’	25’	Existing non-conformity
Lot Occupancy	40%	19.35%	Conforming
Rear Yard	20’	27’6”	Conforming
Side yard	8’	3’ (both sides)	Variance Relief requested

V. VARIANCE ANALYSIS FROM SUBTITLE D § 307.1, SIDE YARD

1. Exceptional Situation Resulting in a Practical Difficulty

The subject property is 25 feet wide, which is an existing non-conforming record lot for width requirements in the R-2 zone. The subject property is adjacent to a vacant record lot and the Applicant tried to purchase that lot to create a conforming lot for lot area and width, but was not able to do so. The Applicant proposes a 19 foot wide house with three feet for each side yard where 8 feet would be required in this zone. If the Applicant complied with the side yard requirement, the new house would be a substandard nine feet in width. In order to develop this record lot, the existing non-conforming lot width creates a practical difficulty to constructing a house with an adequate and functional interior width.

2. No Substantial Detriment to the Public Good

A three foot side yard on each side of the new two-story house would not cause substantial detriment to the public good. The house to the east has a small side yard and there is a vacant lot to the west. The proposed 27'6" rear yard will be larger than the minimum 20 feet required, allowing for additional light and air between the adjacent and abutting properties.

3. No Substantial Harm to the Zoning Regulations

The requested relief from the side yard requirements for this property would not substantially harm the zoning regulations. The R-2 zone allows for semi-detached houses and the proposed new house would actually be a detached building with a small side yard, which would allow for some separation and light and air between properties. Many of the other lots in the square are non-conforming for lot width and appear to not meet the side yard requirements. The proposed house would meet all other development standards for the zone and would be below the maximum height and lot occupancy.

VI. OTHER AGENCY COMMENTS

There were no comments from other agencies in the record at the time of this report.

VII. COMMUNITY COMMENTS

There were no comments from the community in the record at the time of this report.