

STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FOR AREA VARIANCE

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D
CHAPTER 302.1, 307.1 AND 307.4 AREA VARIANCES FOR NEW RESIDENTIAL
DEVELOPMENTS IN R-2 ZONING DISTRICT

Address: 4813 JAY ST NE DC 20019

(SQ. 5149 LOT : 87)

BZA CASE NO. 19831

APPLICANT'S STATEMENT

This project at 4813 JAY ST NE is a single family residential Semi detached dwelling. The lot size is 20.7'X115' in R-2 Zoning District. As per Subtitle D Chapter 302.1, 307.4, 307.1 it requires Area Variance for SIDE YARD, from BZA in order to build a single family house.

PROJECT DESCRIPTION

This single family Semi dwelling will have brick front and foot print of 17' X 43' (731 SQFT) with three floors including 4 bedrooms, 3 ½ bathrooms, Kitchen with separate dinning space, living room and Breakfast nook. This dwelling will have an off street parking at rear of the house.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Deanwood neighborhood at facing JAY ST NE with a public alley behind and in between two major road 48th St NE and 48th Pl NE. It is supported by an adequate number of educational facilities, such as Houston Elementary School, Kelly Miller Middle School and H.D Woodson high School.

ZONING

The site is currently in R-2 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-2 zone and the proposed development.

1. The property is zoned R-2 with lot area of 2380 SFT and lot width of 25'

Zone R-2

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	3,000 sf.	30 ft.	40%	0	20 ft.	8 ft. Both side	40 ft.	1 space
Provided	2380.5 sf	20'8" ft	34.62%	21ft	44'1 1"	3' -8" (Right side) 0' 0" – (Left Side)	33'-6"	1

ANALYSIS

The proposal construction of a single family Semi detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area / width and side yard permitted in the R-2 District, and do not meet all the Zoning requirements.

Subtitle D 302.1 - Lot Area

The minimum Lot area permitted in the R-2 zone is 3,000 square feet.

The subject lot is only 2380.50 square feet. Therefore the lot requires a variance of 619.5 square feet of the requirement.

Subtitle D 302.1 - Lot Width

The minimum lot width required in the R-2 zone is 30 feet.

The subject property has a lot width of only 20 feet 8 inches. Therefore the lot requires a variance of 9 feet 4 inches of the requirement.

Subtitle D 307.1 - Side Yard

The minimum side yard required in the R-2 zone is 8 feet.

The proposed structure would be 17 feet in width, which would leave only 4' 4" feet available for side yard setback. Therefore, the applicant would provide side yards of only 3' 8" feet and need relief of 4' 4" for one side yard

Subtitle D 307.4 - Side Yard

307.4 In the R-2 and R-3 zones, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.

Since the proposed structure would be on one side of the property line without being attached with an adjacent building therefore it needs a 8 feet relief from that side.

ANALYSIS

The property is unique by reason of its exceptional narrowness, shallowness, or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent property on the right is already developed and in separate ownership, and property on left is a vacant lot which is also in separate ownership. We contacted to the owner of this vacant lot for possible purchase but didn't receive any response. Therefore there is no opportunity to combine both lots to create a conforming lot.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of this unique and exceptional situation we have a practical difficulty to build a house which can be functional. Without BZA relief the property would be incapable of being developed.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Variance to build proposed three-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car parking at the rear of the proposed structure and thus will not be any burden of street parking.

CONCLUSION

The proposal will contribute to the continued improvement of Deanwood area by developing one of the many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a Row dwelling structure that will be consistent with the development pattern in the area.

Respectfully submitted,



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