

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, 307.4 AREA VARIANCES FOR NEW RESIDENTIAL
DEVELOPMENTS IN R-2 ZONING DISTRICT

Address: 308 62ND ST NE DC 20019

(SQ. 5267 LOT: 44)

BZA CASE NO. 19832

APPLICANT'S STATEMENT

This project at 308 62ND ST NE is a single family residential Semi Detached dwelling. The lot size is 22'X135' in R-2 Zoning District. As per Subtitle D Chapter 302.1, 307.1, 307.4 it requires Area Variance for LOT WIDTH / SIDE YARD, from BZA in order to build a single family house.

PROJECT DESCRIPTION

This single family row dwelling will have Hardi siding front and foot print of 52' X 19' (988 SQFT) with two floors including 4 bedrooms, 3 bathrooms, Kitchen with separate dinning space, living room. 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 East Corner neighborhood at facing 62nd ST NE with a public alley behind and in between two major roads Clay St NE and Dix St NE. It is supported by an adequate number of educational facilities, such as Drew Elementary School, Kelly Miller Middle School and Fairmont Heights 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 2750 SFT and lot width of 22'

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.	40 ft.	1 space
Provided	3080.5 sf	22' ft	27%	10ft	78'	3 ft	27'3"	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 width and side yard permitted in the R-2 District, and do not meet all the Zoning requirements.

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 22 feet. Therefore the lot requires a variance of 8 feet 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 19 feet in width, which would leave only 3 feet available for left side yard setback and 0 feet for right side yard setback. Therefore, the applicant would provide side yards of only 3 feet and need relief of 5 feet for one side yard and 8 feet for the other 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 with separate ownerships and left a side yard that is adjacent to our lot, and there is no property on the left. The lot is adjacent to the 15' wide public alley on its left, so there is no opportunity to combine lots to create a conforming lot or to attach the wall to share in order for fulfilling the requirement of row house.

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 two-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 East Corner 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 width and the Side yard 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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