



BZA CASE NO. 19905
OF

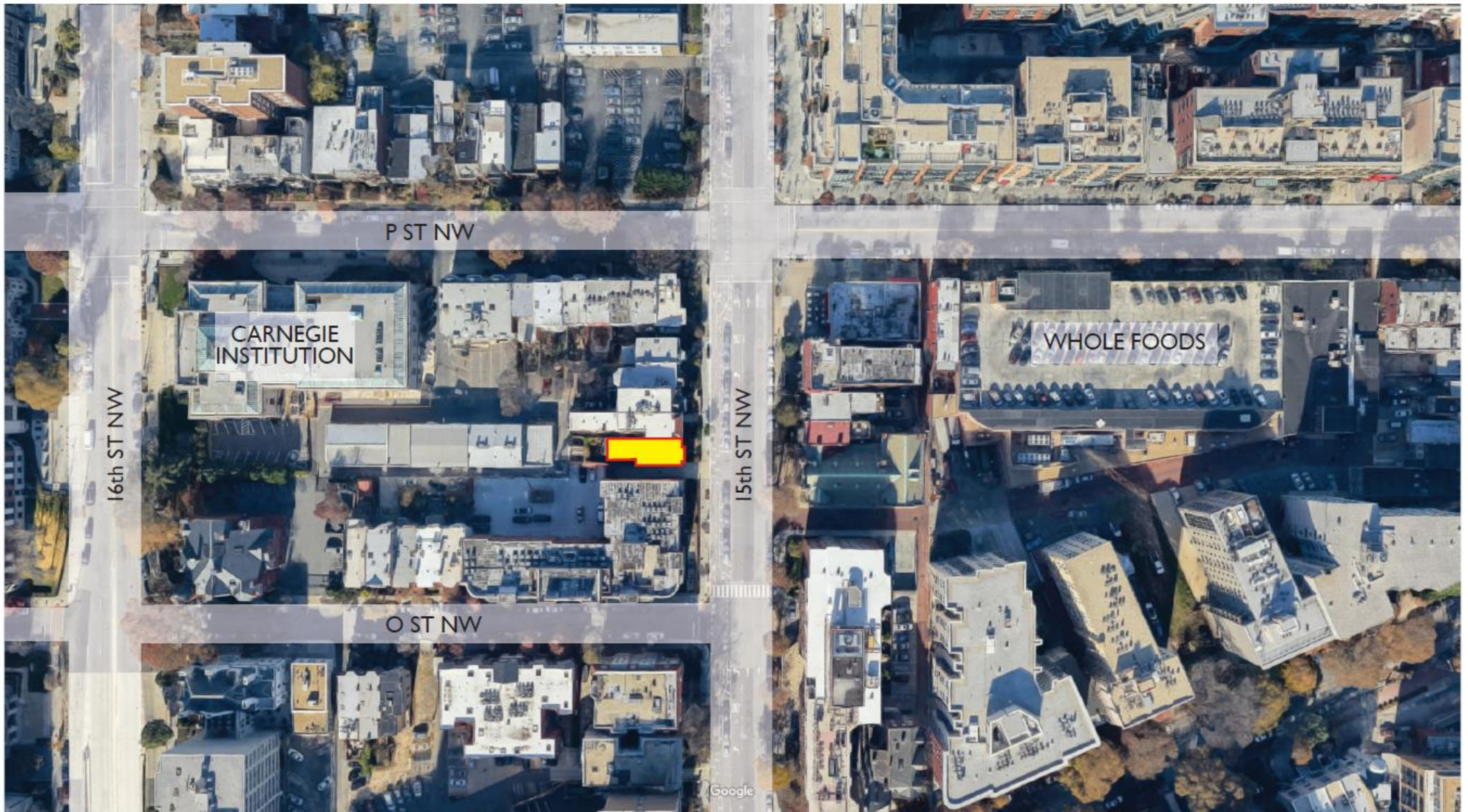
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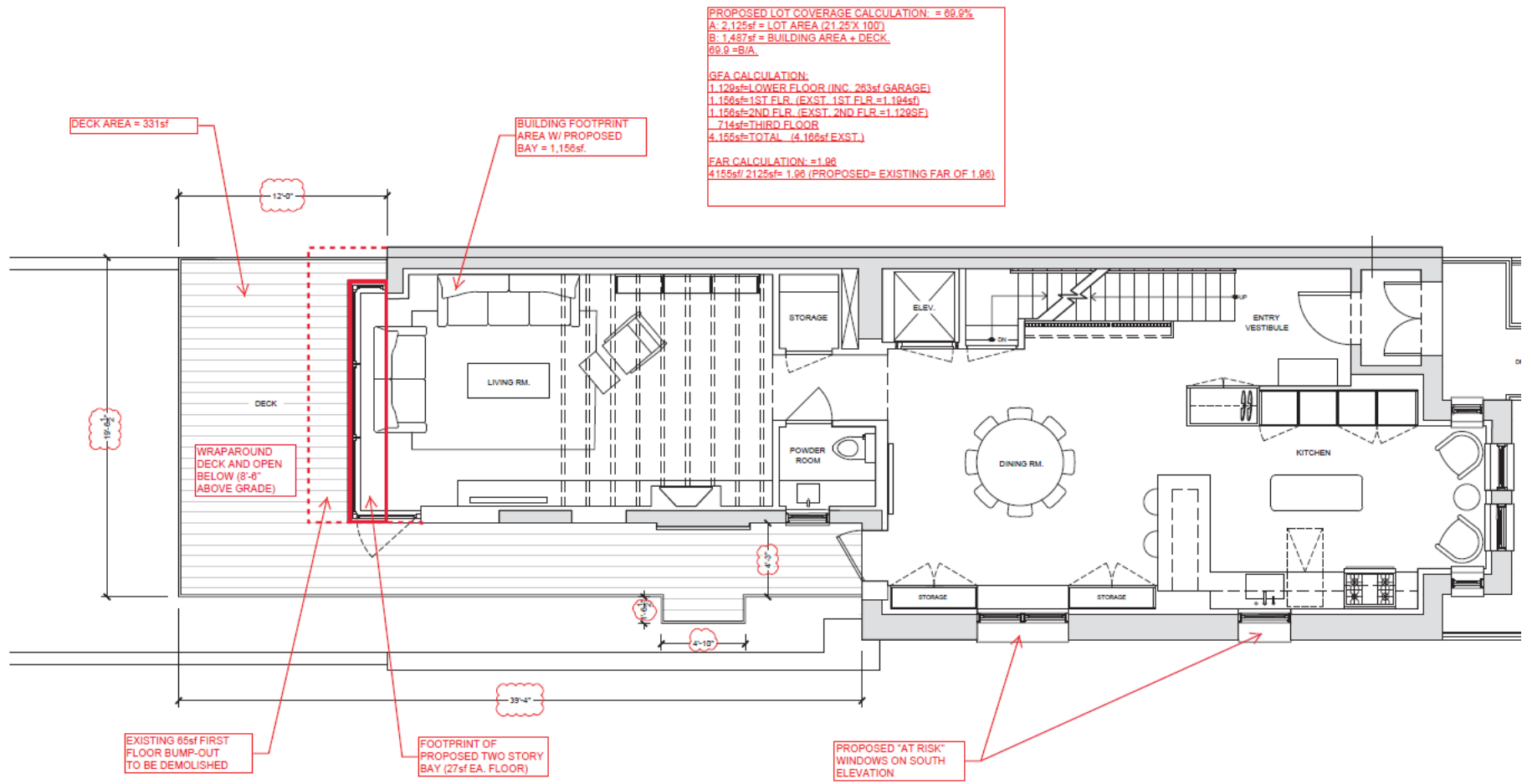
1410 15TH ST, NW

FEBRUARY 6, 2019

Overview

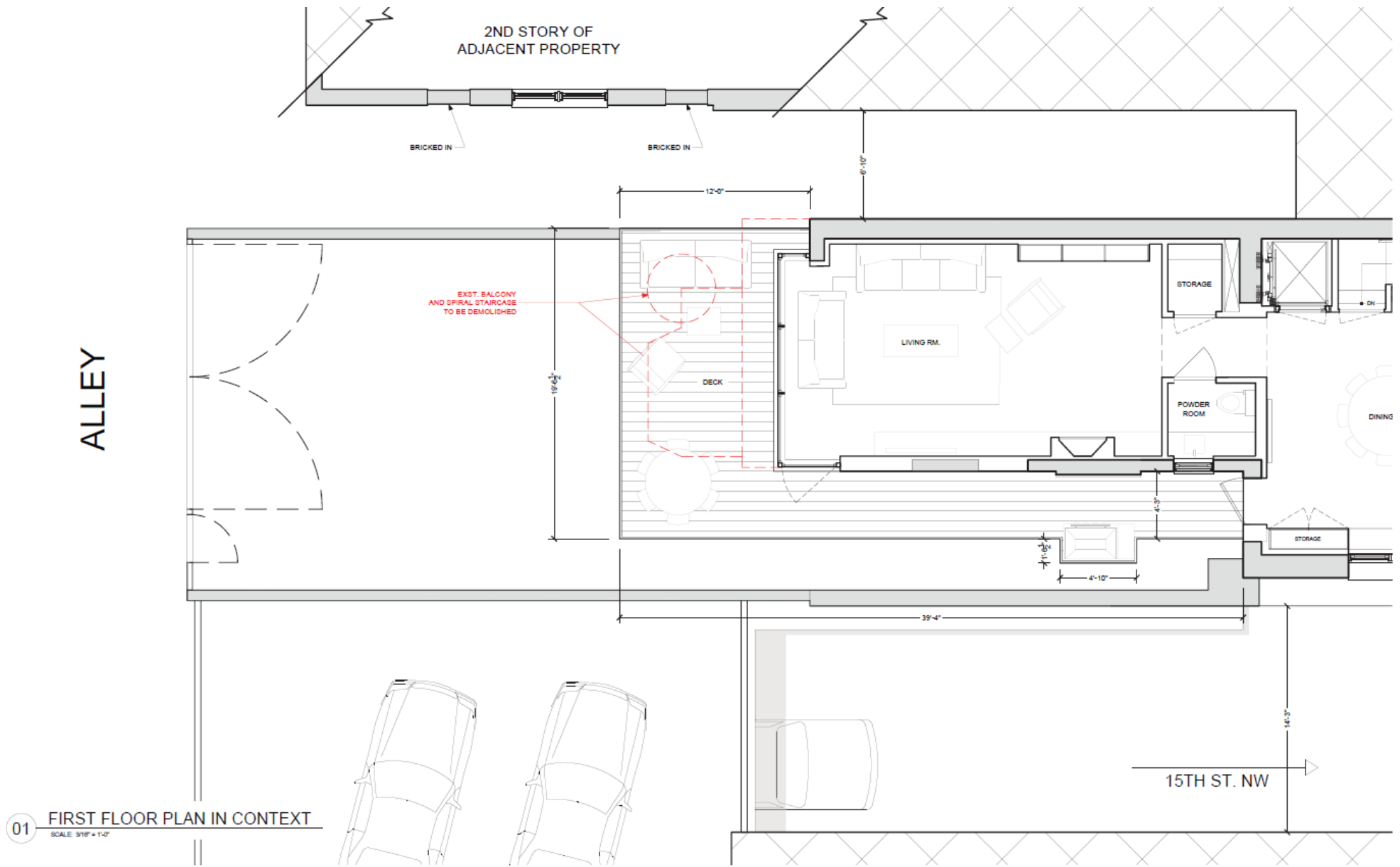
- Requesting special exception relief pursuant to F-5201 from the lot occupancy requirements of the RA-8 Zone in order to construct a deck at the rear of a one-family dwelling
- Also adding a two-story bay window in place of an existing “bump out” which will result in an overall reduction of the existing building footprint
- RA-8 Zone limits lot occupancy to 60%
- The proposed deck will bring the lot occupancy to 69.9%

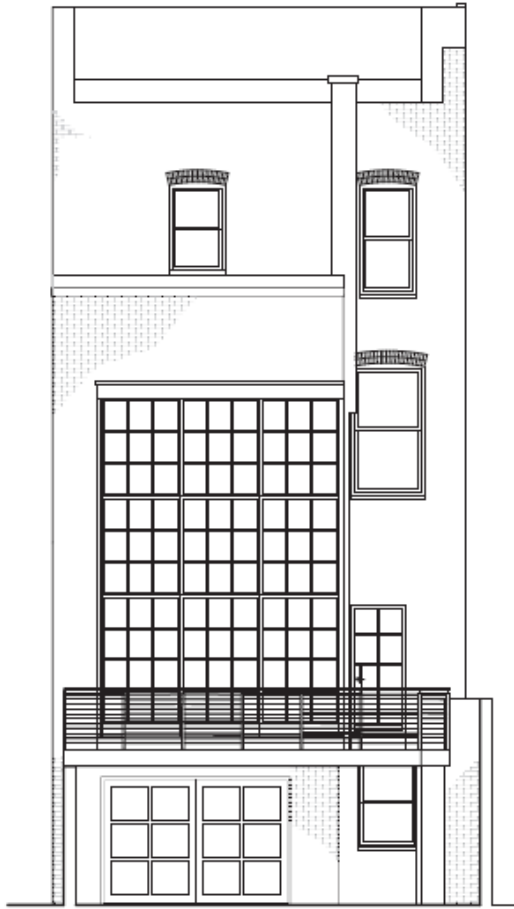




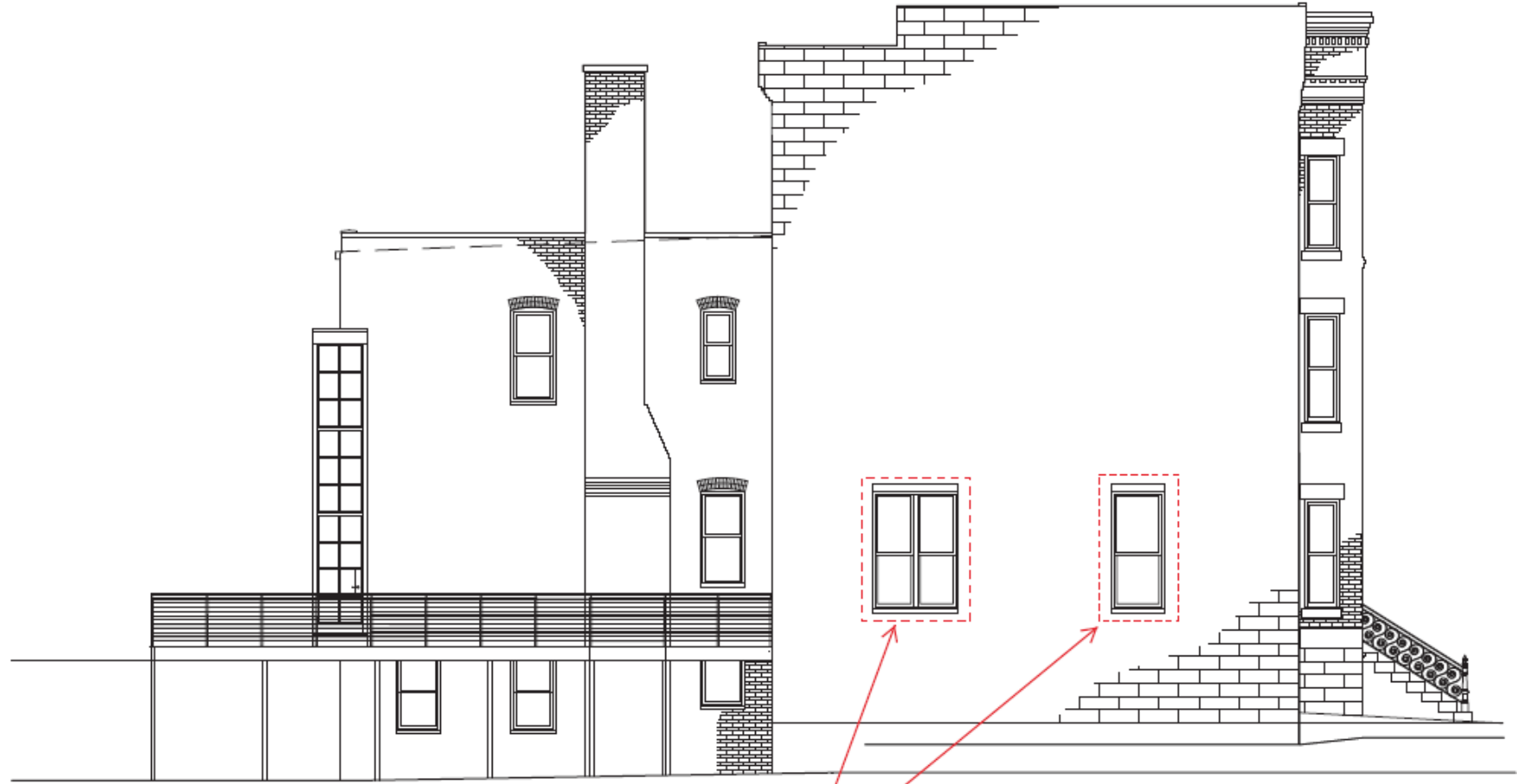
01 PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 01/15/2019







01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED AT-RISK
WINDOWS

02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Special Exception Criteria

5201.3 An applicant for special exception under this section shall demonstrate that the proposed addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

(c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage

Light and Air

- The proposed deck would be 8' 6" above the level of the rear yard and would have an open cable-rail on its edge
- The new deck would not likely have an undue effect on the light and air of the apartment building to the north, and the owner of that building has filed a letter in support of the application (Exhibit 31)
- The width of the driveway to the south and the alley to the west of the applicant's property would also minimize potential impact on the light and air available to the apartment building to the south or the property to the west
- The deck's screen allows for ample light and air to pass through to neighboring properties



PROPOSED REAR ELEVATION

Privacy of Use and Enjoyment

- The deck would be approximately 6 ft. from the wall of the apartment building to the north and 17 ft. from the apartment building to the south
- Because of elevation differences between the floor levels of the applicant's house and both adjacent properties, there would be no direct views from the deck into nearby windows
- The deck would be positioned such that it should not unduly compromise the use and enjoyment of neighboring properties
- The opposite side of the rear alley is lined mostly with fenced-in rear yards so these properties should not be impacted



EXISTING REAR VIEWS
(TAKEN JAN. 15, 2019)

Note:
Photos Taken Prior to
Renovation on
1412 15th Street, NW



EXISTING REAR VIEWS



Character

- The deck will not be visible from 15th Street as it would be set back approximately 40 ft. from the 15th Street sidewalk and would be blocked by a garden wall
- As viewed from the public alleys at the rear, the deck would be partially screened by the proposed new wall and gates at the rear property line
- There are other, larger decks attached to nearby houses in the square and atop garages along the square's alleys



VIEW OF NEIGHBORING PROPERTY



EXISTING



PROPOSED

VIEW FROM 15TH STREET

Conclusion

- ANC 2B unanimously supports
- OP is recommending approval
- 5 letters in support from neighbors
- Both adjacent neighbors are in support