



BZA CASE NO. 19906
OF
THE 3323 P STREET
TRUST

3323 P ST, NW

FEBRUARY 6, 2019

Board of Zoning Adjustment
District of Columbia
CASE NO. 19906
EXHIBIT NO. 40

Overview

- Requesting special exception relief pursuant to D-5201 from the non-conforming structure requirements of C-202 in order to construct a rear shed dormer on the fourth story of the existing one-family dwelling
- The property has an existing non-conforming fourth story and the dormer is not increasing the height of the building in any way
- The dormer itself is permissible; however, the indoor space under the dormer is more than 6 ft. and 6 in., and is considered an “addition”
- Accordingly, the Applicant needs relief in order to increase the occupiable space in the existing non-conforming fourth story

Proposed vs. Matter of Right

- The difference in height between the proposed and MOR dormer is negligible, approximately 13 inches
- As noted above, were the Applicant to keep the headspace under the dormer to under 6 ft. 6 in., relief would not be necessary



1 PROPOSED DORMER
A001 SCALE: 3/16" = 1'-0"



2 MATTER OF RIGHT DORMER
A001 SCALE: 3/16" = 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 light and air available to neighboring properties should not be unduly affected due to the dormer's location at the rear
- The difference between a MOR dormer height and the proposed is negligible and the proposed dormer
- The detached home is on a large lot, with sufficient separation between abutting residences and the dormer is not likely to create any additional shadow on the abutting properties

Privacy of Use and Enjoyment

- Privacy of use and enjoyment of neighboring properties should not be unduly compromised
- Windows on the dormers would face the roofs of the alley dwellings
- The dormer itself is permitted, and the difference of 13 inches in height between the proposed and existing dormer would not create any issues with privacy or use of enjoyment

Character

- The dormer is only at the rear and not visible from P Street
- The project has been reviewed and approved by the Old Georgetown Board and the Commission of Fine Arts

Conclusion

- ANC 2E has no objection
- OP is recommending approval
- DDOT has no objection
- Approved by the L'Enfant Trust and Old Georgetown Board