

STATEMENT OF EXPLANATIONS AND REASONS

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

FOR MATTER OF
RIGHT

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D
CHAPTER 206.2 AREA VARIANCE FOR NEW RESIDENTIAL
DEVELOPMENTS IN R-2 ZONING DISTRICT

Address: 419 57th ST NE WASHINGTON DC, 20019

(SQ. PAR 5228 LOT: 0014)

BZA CASE NO. 19985

APPLICANT'S STATEMENT

This project at 419 57th ST NE is a single family residential semi-detached dwelling. The lot size is 25'-0" X 140'-0" in R-2 Zoning District.

PROJECT DESCRIPTION

This single family detached dwelling will have brick front and foot print of 17'X43' (731 SQFT). The house is three floors, containing 4 bedrooms, 3 ½ bathrooms, Kitchen with separate dining space, living room and Breakfast nook.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in East Corner neighborhood at facing 57th St NE and in between two major roads Eastern Ave NE and E Capitol St SE. It is supported by an adequate number of educational facilities, such as H.D. Woodson High School, Kelly Miller Middle School and Drew Elementary 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 3,500 SFT and lot width of 25'-0"
2. Zone R-2

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	4,000 sf.	50 ft.	40%	0	25 ft.	8 ft.	40 ft.	1 space
Provided	3,500 sf	25'-0" ft	20.8%	15'-8"	75'-7"	8'-0"	35'-6"	0

ANALYSIS

The proposed construction of a single family semi-detached structure on the subject lot will be conforming because it meets the minimum side yard permitted in the R-2 District.

R-2 District

The R-2 Zoning District is a low to moderate density zoning category generally characterized by the development of detached dwelling and semi-detached dwelling types. The proposed home would be a semi-detached dwelling type, abutting the property line on the right side, and providing 8'-0" of side yard to the left.

Subtitle D 206.2 - Side Yard

The minimum side yard required for semi-detached dwelling in the R-2 zone is 8 feet. The proposed structure would be 17 feet in width, which would leave 8'-0" feet available for side yard setback. Therefore, the applicant would provide a side yard of 8'-0" feet and would not need relief for the side yard.

ANALYSIS

This 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 developed which is also in separate ownership. Therefore there is no opportunity to combine with another lot to create a conforming lot.

This three-story structure 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. Additionally, this structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

CONCLUSION

The proposal will contribute to the continued improvement of East Corner area by developing one of the 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 side yard will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Sikder', with a stylized flourish extending to the right.

M. Sikder
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20012