

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 206.2 AREA VARIANCE FOR NEW RESIDENTIAL
DEVELOPMENTS IN R-2 ZONING DISTRICT**

Address: 4417 FOOTE STREET NE DC 20019

(SQ. 5131 LOT: 40)

BZA CASE NO. 19988

APPLICANT'S STATEMENT

This project at 4417 FOOTE STREET NE is a single family residential detached dwelling. The lot size is 25'-0" X 92'-6" in R-2 Zoning District. As per Subtitle D Chapter 206.2 it requires Area Variance for SIDE YARD from BZA in order to build a single family house.

PROJECT DESCRIPTION

This single family detached dwelling will have brick front and foot print of 19"X41'-6" (788.5 SQFT) with two floors including 3 bedrooms, 2 ½ bathrooms, Kitchen with separate dinning space, living room and Breakfast nook.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Hillbrook neighborhood facing Foote Street NE with a public non functioning alley behind and in between two major roads Knenilworth Ave NE and E Capitol Street SE. It is supported by an adequate number of educational facilities, such as Nalle Elementary, Kelly Miller Middle and Fairmont Heights High.

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 2,312 Sq.FT and lot width of 25'-0"

Zone R-2

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	4,000 sf.	40 ft.	40%	0	20 ft.	8 ft.	40 ft.	0 space
Provided	2,312 sf	25'-0" ft	34.13%	12'-2"	38'-6"	3'-0"	27'	0

ANALYSIS

The proposed construction of a single family detached structure on the subject lot will be none conforming because the lot is smaller than the minimum Side yard permitted in the R-2 District, and do not meet all the Zoning requirements.

Subtitle D 206.2 - Side Yard

The minimum side yard required for detached dwelling in the R-2 zone is 8 feet. The proposed structure would be 19 feet in width, which would leave only 3'-0" feet available for side yard setback. Therefore, the applicant would provide side yards of only 3'-0" feet and need relief of 5'-0" feet for both side yards.

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 vacant lot which is also in separate ownership. We contacted 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 two-story 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 Langdon 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,

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