

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: July 19, 2018

SUBJECT: BZA Case 20049: Request for special exception relief to construct a rear addition to an existing, detached principal dwelling in the R-21 zone at 5011 Garfield Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following area special exception pursuant to Subtitle D § 5201:

- Rear Yard, D § 1306.1 (25 feet required, 34.66 feet existing; 18.66 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Address	5011 Garfield Street, N.W.
Applicant	Saint PC for Clementine Thomas and Susaun Vasfi
Legal Description	Square 1426, Lot 864
Ward, ANC	Ward 3, AND 3D
Zone	The R-21 zone provides for areas predominantly developed with detached houses on large lots.
Historic Districts	Not applicable
Lot Characteristics	The rectangular lot has 7,197 square feet of area with 49.82 feet of frontage along Garfield Street. The rear of the lot has 69.78 feet of width.
Existing Development	The lot is currently developed with a detached dwelling.
Adjacent Properties	Adjacent properties consist of detached dwellings.
Surrounding Neighborhood Character	The surrounding neighborhood character is low density residential consisting of detached dwellings on large lots.
Proposed Development	The applicant proposes to construct a 16-foot by 18-foot addition to accommodate the expansion of a kitchen.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-21 Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 1302	75 ft. min.	70.92 ft.	No change	Existing nonconforming
Lot Area D § 1302	7,500 sq.ft. min.	7,197 sq.ft.	No change	Existing nonconforming
Height D § 1303	40 ft. max.	20 ft.	No change	None required
Lot Occupancy D § 1304	35% max.	17%	21%	None required
Front Setback D § 1305	Within the range of existing front setbacks of all buildings on the same side of the street in the block	Not provided	No change	None requested
Rear Yard D § 1306	25 ft. min.	34.67 ft.	18.67 ft.	Required
Side Yard D § 206	8 ft. min.	8.5 ft./24.33 ft.	No change	None required
Pervious Surface § 1308	50%	Not provided	Not provided	None requested
Parking C § 701	1 space per dwelling	Not provided	Not provided	None requested

IV. OP ANALYSIS

Subtitle D Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 The Board of Zoning Adjustment may approve as a special exception in the R zones relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) Lot occupancy;*
- (b) Yards;*
- (c) Courts;*
- (d) Minimum lot dimensions;*
- (e) Pervious surface; and*
- (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.*

The applicant has requested rear yard relief, consistent with this section.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to a building with only one (1) principal dwelling unit; or*
- (b) A new or enlarged accessory structure that is accessory to such a building.*

The applicant proposes to construct an addition to an existing principal dwelling unit, consistent with this section.

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;

The addition would be 288 square feet in area and 11.42 feet in height. Significant side yards of 24.33 feet to the west property line and approximately 28 feet to the east property would be provided. While the rear yard would be reduced to 18.67 feet, the detached dwelling north of the subject property is approximately nine feet from the property line, resulting in a separation of approximately 27-feet between the rear of the proposed addition and the neighboring dwelling. The combination of large side yards, separation between structures, and the proposed low-profile design of the addition should ensure that light and air to neighboring properties is not unduly affected.

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

The proposed single-story structure would be screened by existing mature vegetation, including old and new growth trees. In addition, the grade slopes up toward the rear of the lot, which would provide additional privacy to the nearest dwelling to the north. The single-story addition would be fully enclosed, providing large side yards. Although a reduced rear yard would be provided, there would still be sufficient separation between the rear wall of the proposed addition and the dwelling to the north. These features should ensure that the privacy of use and enjoyment of neighboring properties should 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;

The proposed one-story addition would be located at the rear of the two-story dwelling, which would screen the addition from Garfield Street. Additional screening would be provided by mature landscape on the property. As a result, the proposed addition should not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and

The applicant has provided graphical representations including plans, photographs and elevations sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

5201.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

The Office of Planning does not recommend special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The applicant proposes to construct an addition at the rear of an existing detached dwelling providing a residential use, which is permitted in the R-21 zone.

5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.

The existing dwelling is two stories at 20-feet in height, consistent with the development standards for the R-21 zone.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation has submitted a report to the record noting that it has no objection to the proposal (Exhibit 28).

VI. COMMUNITY COMMENTS TO DATE

As of the date of this writing, comments from the ANC or community had not been provided to the record.

Location Map

