



Subj. Property

2152 Florida Avenue, NW

BZA APPLICATION NO. 20305

21 FLORIDA LLC

NOVEMBER 4, 2020

Overview & Relief Requested

- The Property is currently a three-story, one-family row dwelling.
- The Applicant intends to renovate the building, add a fourth-floor addition, and convert the building into a 4-unit dwelling.
- The Applicant is requesting relief from F § 202 from the minimum open court width requirement.
- 15 ft. required; 12.37 ft. existing; 5.7 ft. proposed
- Relief is necessary due to the additional height increasing the required court width, and a spiral egress stair occupying a portion of the subject court.



Subj. Property

2154 Florida Ave

HILLYER W

OSCHON
CLUB
PARKING
←



Rear of Subj. Property

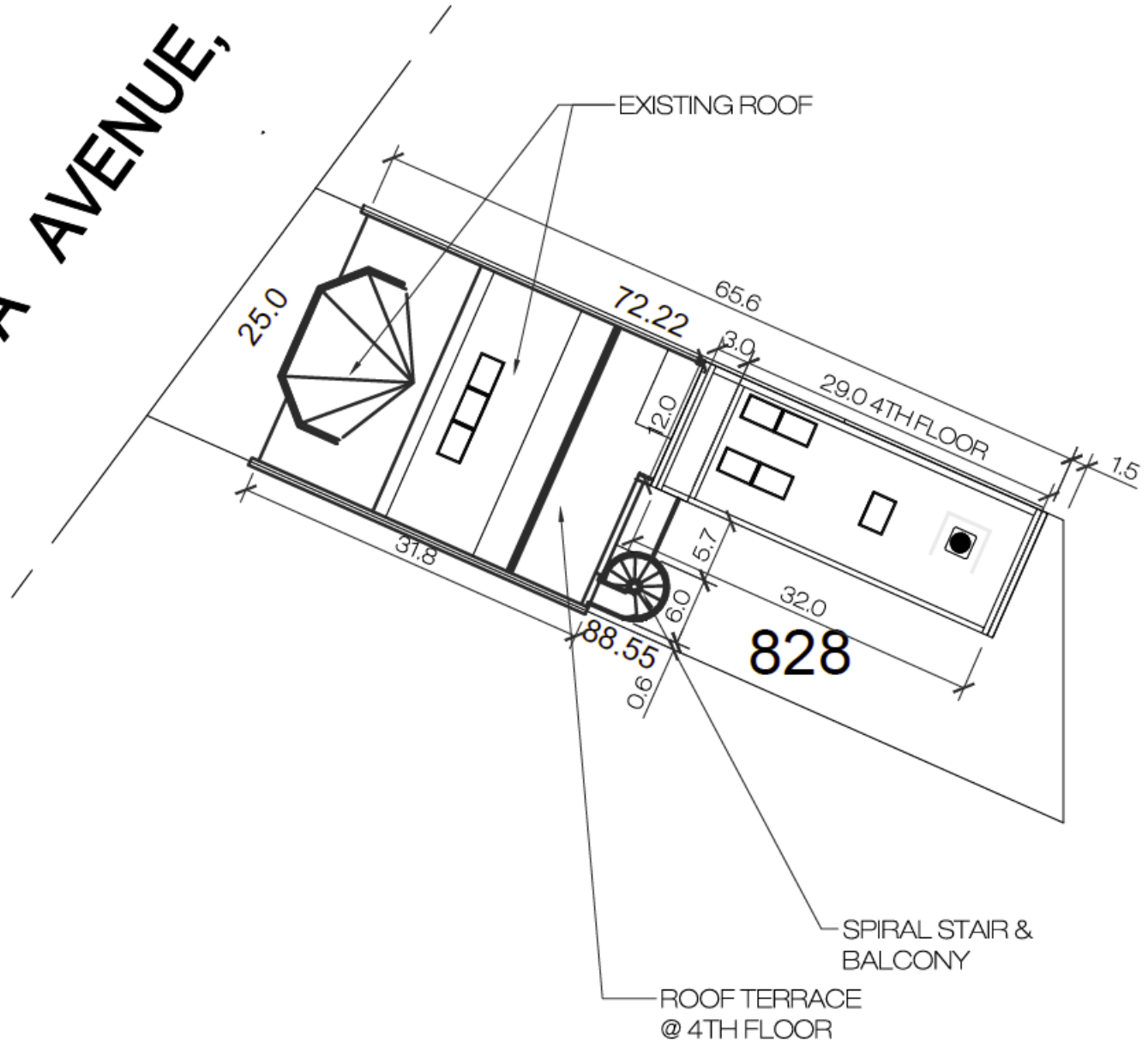


Rear of Subj. Property



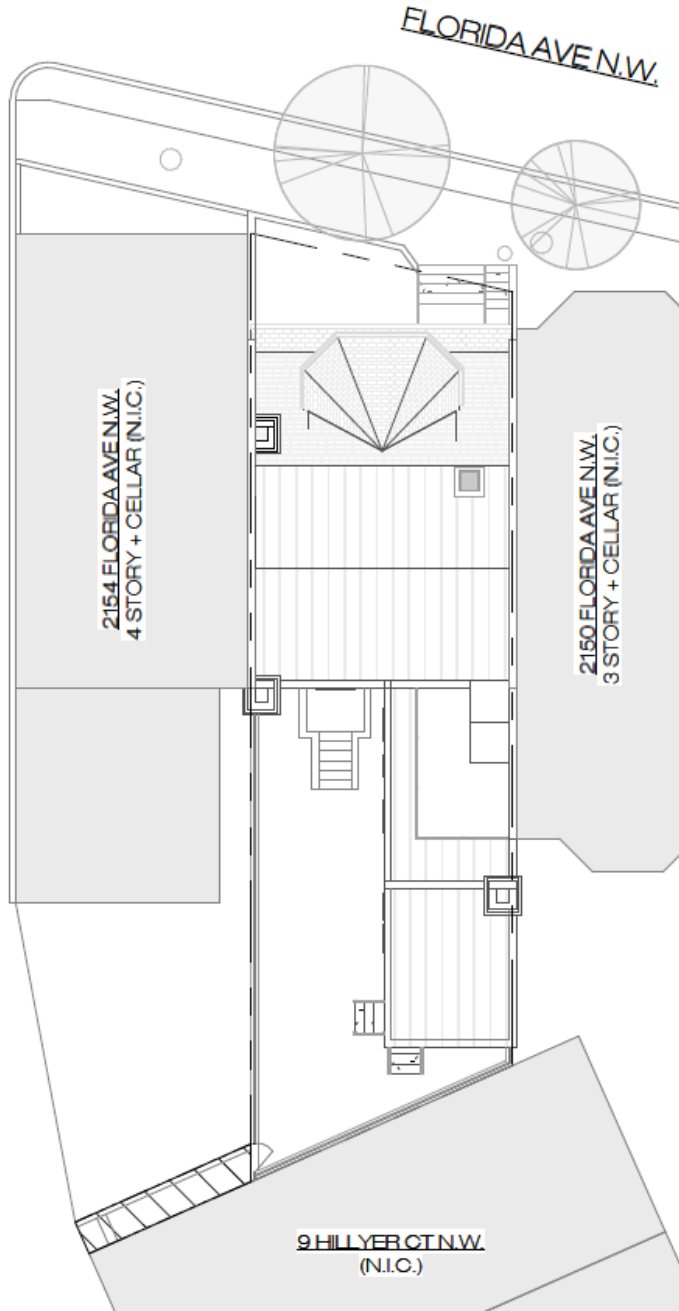
Rear of Subj. Property

FLORIDA AVENUE, N.W.



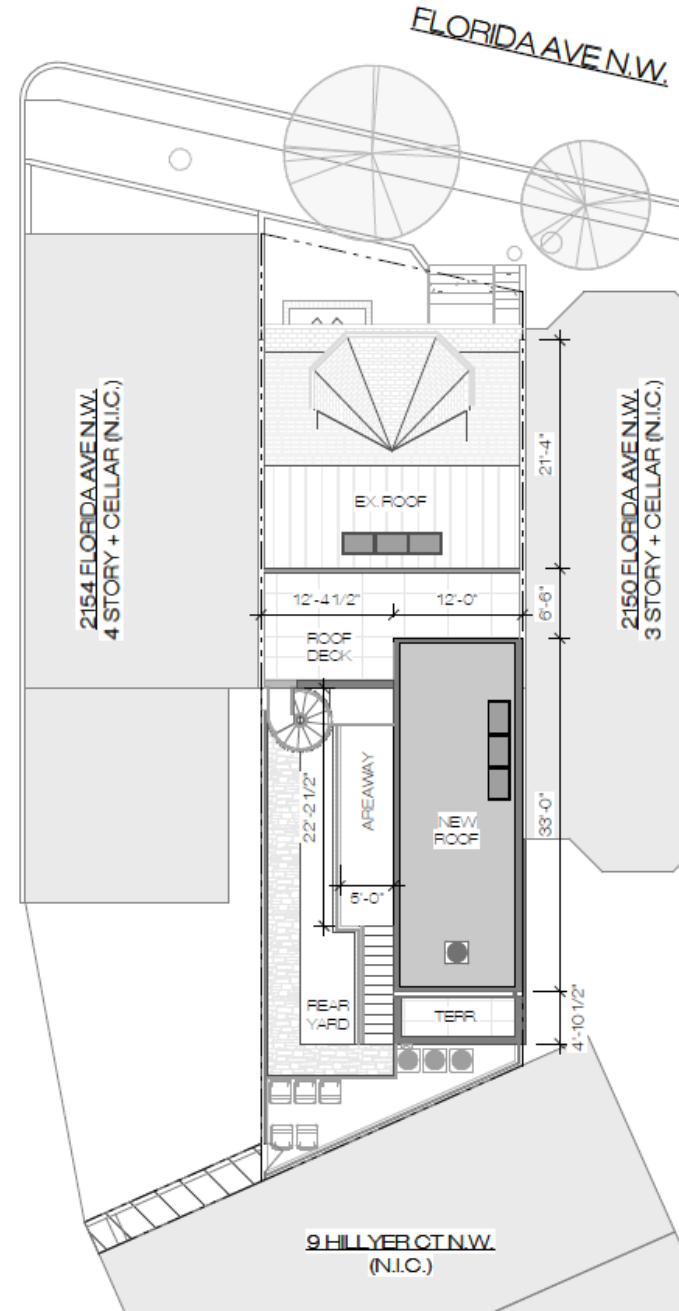
Plat

HILLYER CT NE

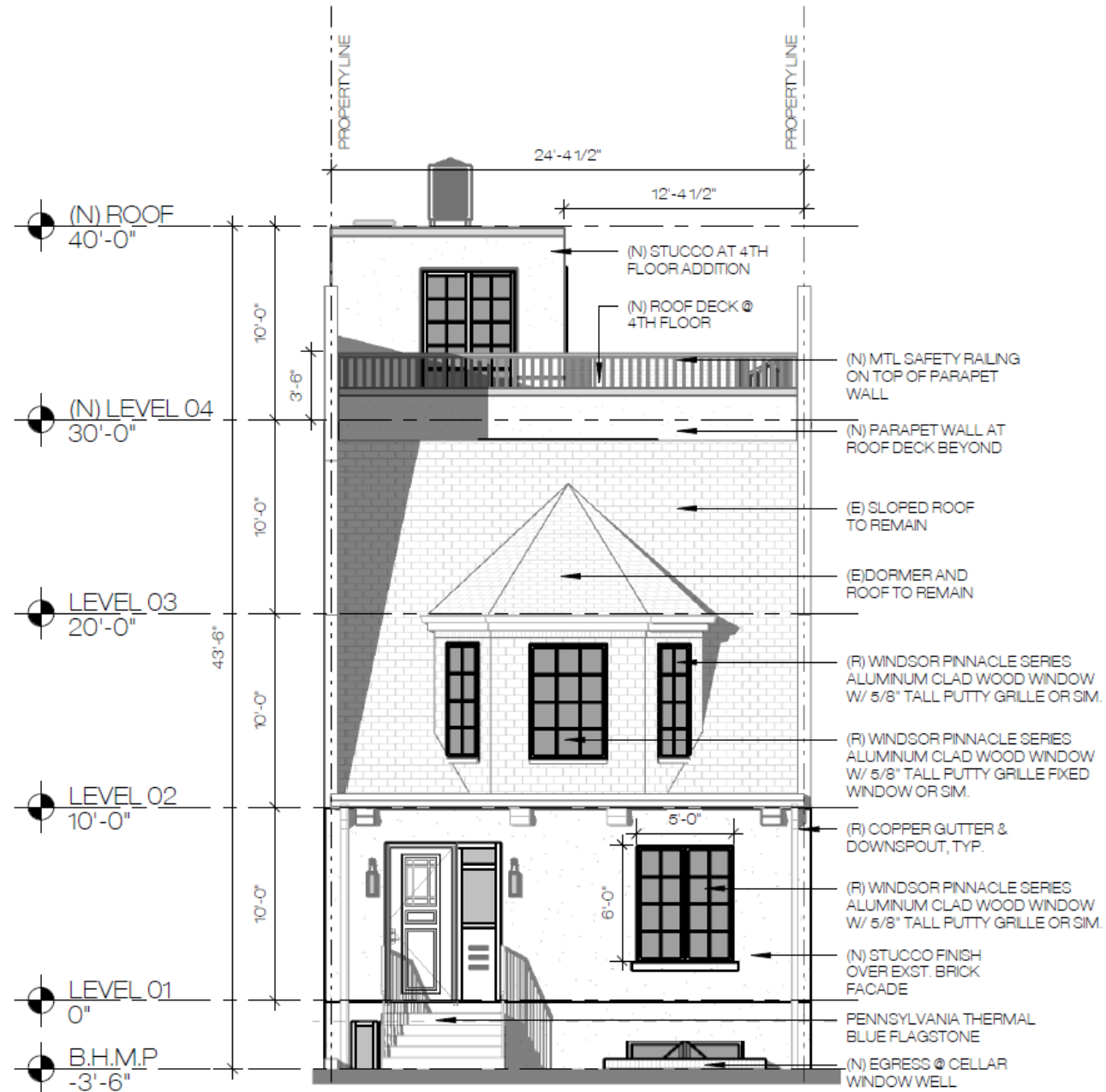


Existing Site Plan

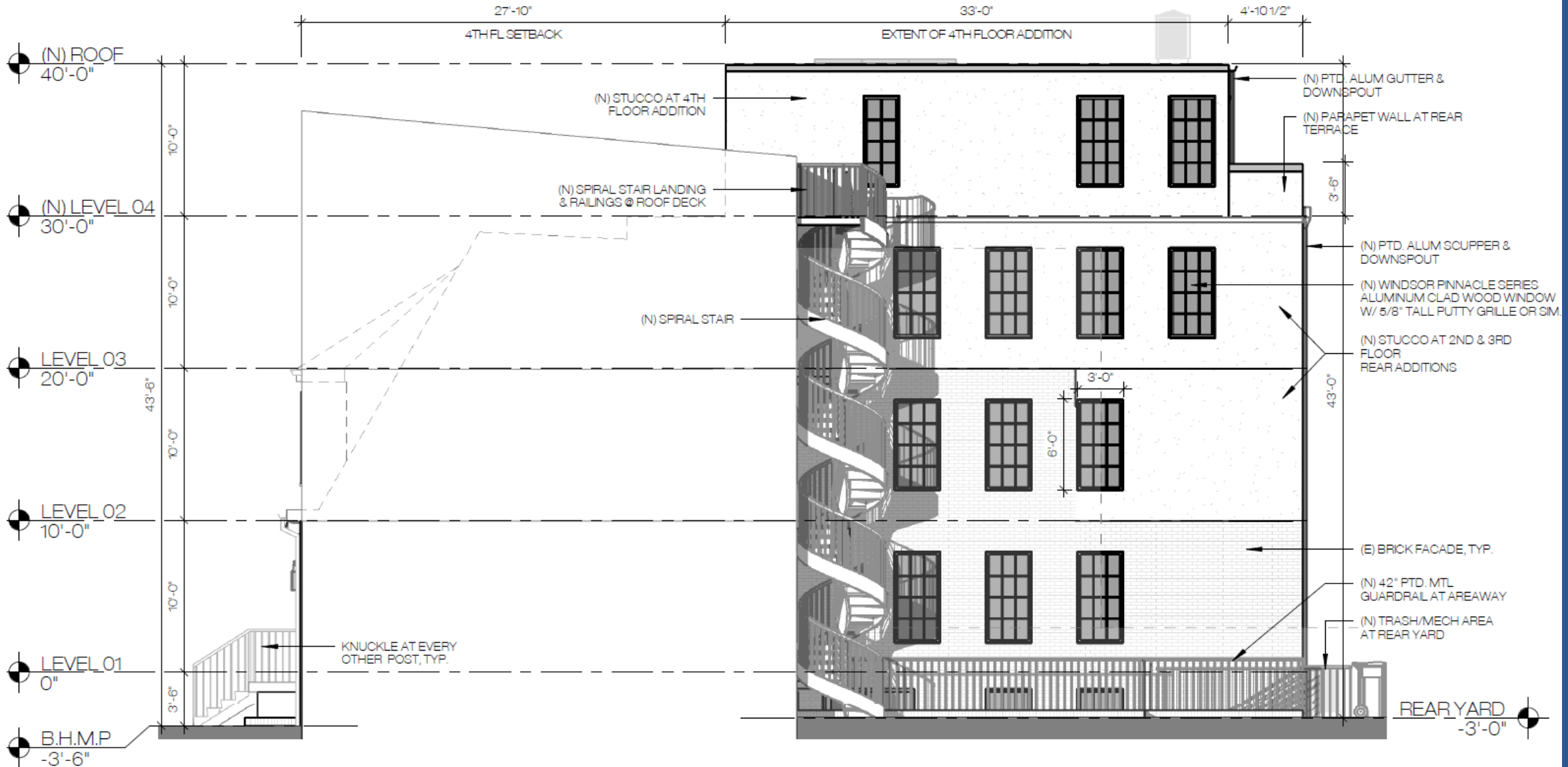
HILLYER CT NE



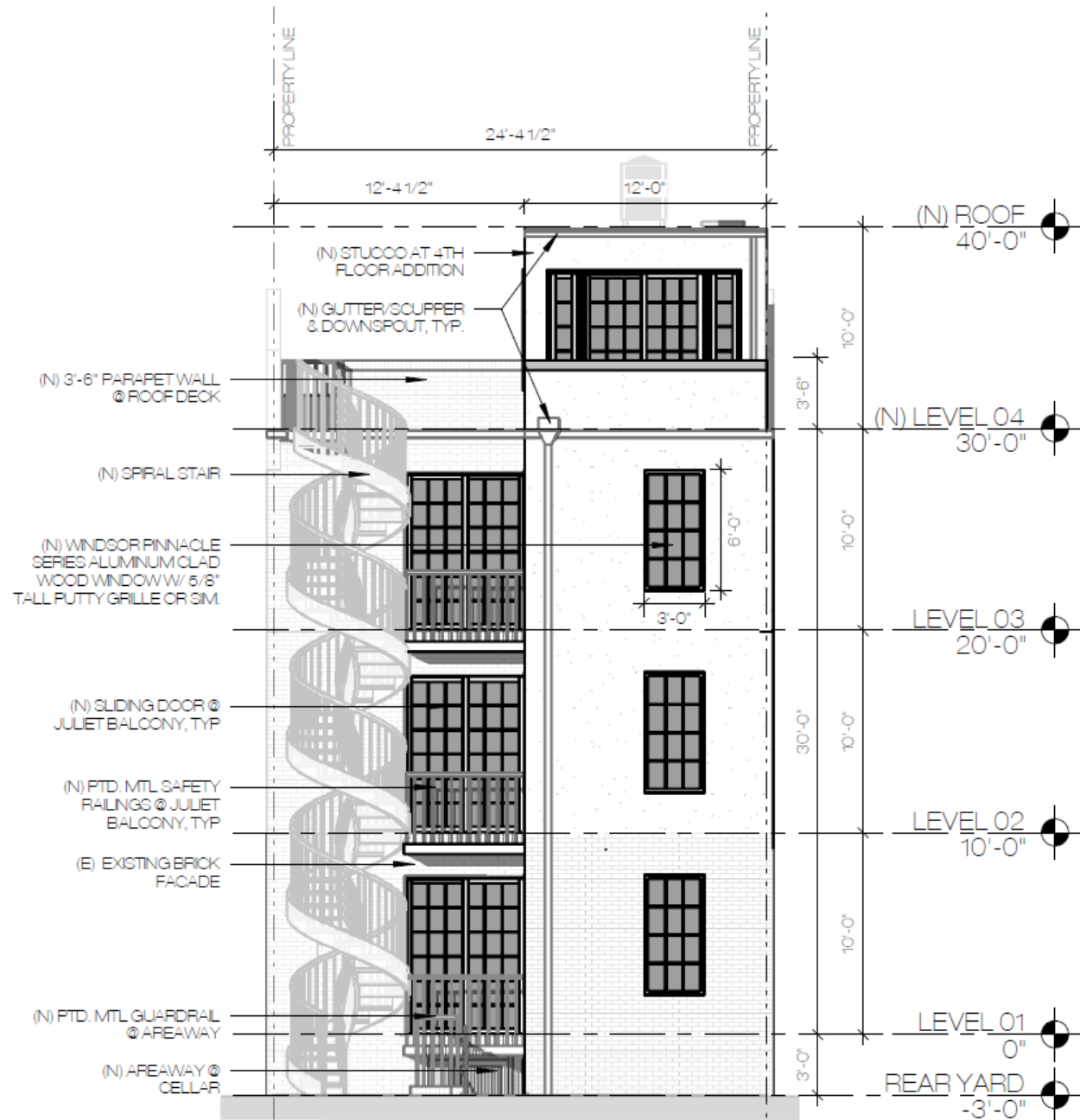
Proposed Site Plan



Proposed Front Elevation



Proposed South Elevation



Proposed Rear Elevation

General Requirements of Subtitle 11-X DCMR § 901.2

The granting of a special exception in this case:

1. *“Will be in harmony with the general purpose and intent of the MU zone, the Zoning Regulations, and Zoning Maps.”*
 2. *“Will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”*
- The Zoning Regulations specifically permit special exception relief from the minimum court dimensions.
 - 4 residential units are permitted as a matter-of-right in the RA-8 Zone, and while the court width is technically being decreased by the spiral stair, the overall area of the court is not being significantly altered and will remain open. The height and lot occupancy are permitted as a matter-of-right.
 - Courts are not required.

Open Court Width Relief: Requirements of 11-F DCMR § 5201

Section 5201.1: *For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception [includes courts], subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9.*

- The Applicant is proposing an addition to a principal residential building on a non-alley lot. Accordingly, the Applicant is permitted to request relief from the minimum court width pursuant to F § 5201.1(c).

Open Court Width Relief: Requirements of 11-F DCMR § 5201

Section 5201.4: *An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure, shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:*

- a) The light and air available to neighboring properties shall not be unduly compromised;*
- The court width is virtually unchanged from the existing state, other than the new spiral staircase. Due to existing height and court width, no change in the light and air impact to any property.

Open Court Width Relief: Requirements of 11-F DCMR § 5201

- b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- The only change in the existing Court width is the proposed stair.
- The reduced width of the Court has no impact on privacy of any nearby property.

Open Court Width Relief: Requirements of 11-F DCMR § 5201.4

- c) *The proposed addition or accessory structure, together with the original building, or the new 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 street and alley frontage; and*
- The stairway and reduced width are not seen from the front.
- The Subject Property is located in the Dupont Circle Historic District and the proposed Project is ultimately subject to HPRB review.

Open Court Width Relief: Requirements of 11-F DCMR § 5201.4

- d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such 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.*

The Applicant has complied with the above.

Section 5201.5: *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.*

Section 5201.6: *This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception.*

The proposed apartments are a permitted use, and the lot occupancy, height and number of stories are within what is authorized in this section as a special exception.

Conclusion

- Letter in support from both adjacent neighbors (2150 & 2154 Florida Avenue, NW)
- ANC 2B unanimously supports the application as well as the HPO portion of this
- The Office of Planning is recommending approval of the application
- DDOT has no objection