

**OP Report**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Crystal Myers, Case Manager  
*JL* Joel Lawson, Associate Director for Development Review

**DATE:** January 22, 2021

**SUBJECT:** BZA #20367 –Relief Request to add a covered porch to a rowhouse

**I. RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following requested special exceptions:

- F§ 604.1 Lot Occupancy (60% max, 58.4% existing, 64.5% proposed)

**II. LOCATION AND SITE DESCRIPTION**

Applicant	Sullivan and Burros on behalf of Lee Grandos and Kevin Klynn
Address	1725 Church St. NW
Legal Description	Square 156, Lot 337
Ward / ANC	2/2B
Zone	RA-8
Historic District or Resource	Dupont Circle Historic District
Lot Characteristics	95ft x 16.32 ft. Rectangular lot
Existing Development	Rowhouse
Adjacent Properties and Neighborhood Character	The adjacent properties are also rowhouses. The neighborhood is a mix of attached single and multiple unit residential buildings and commercial establishments along 17 <sup>th</sup> St. NW.
Proposal	The proposal would add a 94.5 sq.ft. covered porch to the front of a three-story rowhouse.

### III. VICINITY MAP



### IV. ZONING MAP

RA-8 Zone	Regulation	Existing	Proposed <sup>1</sup>	Relief:
FAR F§ 602	1.8 max	1.75	1.75	None
Height F § 603	50 ft max	30 ft.	30 ft.	None
Lot Occupancy F § 604	60% 70% sp.ex.	58.4%	64.5%	<b>Relief Requested</b>
Rear Yard F§ 605	15ft min.	21.1ft.	21.1 ft	None

### V. ANALYSIS

#### SUBTITLE F § 5201 Special Exception Relief from Certain Required Development Standards

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, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) **Lot occupancy** up to a maximum of seventy percent (70%) for all new and existing structures on the lot;
- (b) Yards, including alley centerline setback;
- (c) Courts; and
- (d) Green Area Ratio.

The relief is for exceeding the maximum by-right permitted lot occupancy on the site.

<sup>1</sup>Measurements provided by Applicant

*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 affected;*

The proposed porch should not have an undue impact on the neighboring properties light and air. The adjacent houses on each side have front porches and the proposed porch would be similar in size to them.

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

The enjoyment and privacy of the adjacent neighbors should not be unduly compromised. The proposed porch would be to the front of the house and facing Church St NW. It would not result in views into the adjacent buildings.

*(c) The proposed addition or accessory structure, together with the original building, or the new principal 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 or alley frontage;*

This house, which currently does not have a front porch, is between two houses that have front porches and, in a row, where most of the houses also have front porches. Adding the proposed porch to this house should improve the house's appearance and the visual character of Church St. NW.

*(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.*

The record is complete with plans, drawings, photographs, elevations, and photographs, (Exhibit 8 and 16).

*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.*

No special treatment is recommended.

*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.*

No height relief is requested.

## **VI. HISTORIC PRESERVATION COMMENT**

Historic Preservation staff reviewed the plans and has no objection to the proposed porch addition.

## **VII. DISTRICT AGENCIES**

As of the writing of this report, no other District agencies have submitted comments to the record.

## **VIII. ANC**

ANC 2B submitted a report stating unanimous support for the proposal, (Exhibit 18).

## **IX. COMMUNITY COMMENTS**

As of the writing of this report, no community comments have been submitted to the record.