



2240 Ontario Rd., NW

BZA APPLICATION NO. 20521

ONTARIO, LLC

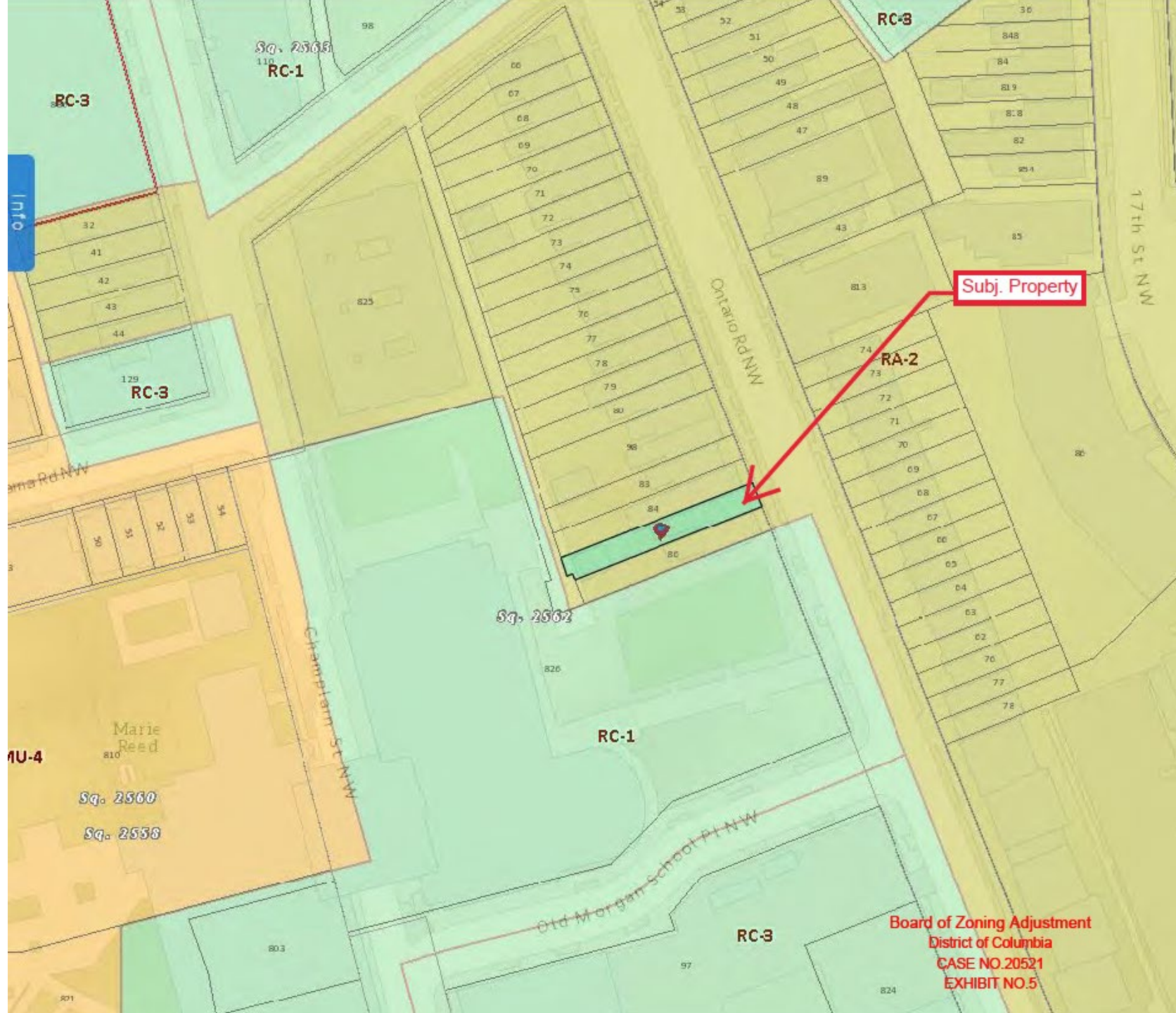
OCTOBER 13, 2021

Overview and Requested Relief

- RA-2 Zone
- Existing 2-story one-family row building.
- Applicant is proposing to construct an addition to 60% lot occupancy and converting 8 units as a matter of right. The applicant is seeking special exception lot occupancy relief of 5% to add decks to the rear of the building on the 2nd and 3rd stories.
- Applicant also proposes to provide two compact parking spaces at the rear of the property. Relief is required for the length of both spaces.
- OP recommends approval, DDOT has no objection. ANC 1C supports the lot occupancy relief and has not taken a position on the parking space length relief.

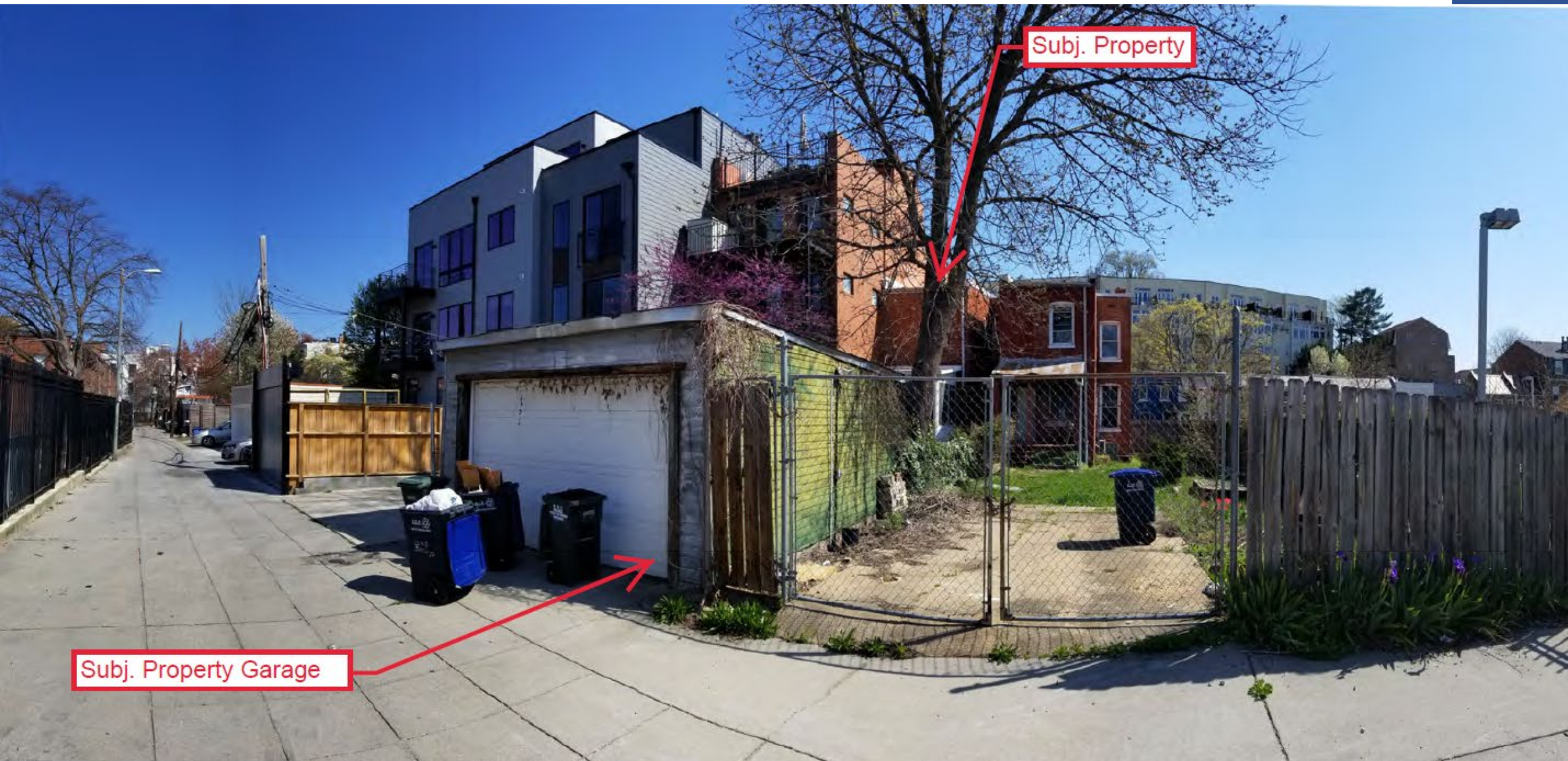
Special Exception Relief	Regulation	Existing	Proposed
Lot Occupancy (F § 304.1)	60%	45%	65%
Parking Space Length (C § 712.3)	Spaces must be 18 ft. long.		16 ft .long





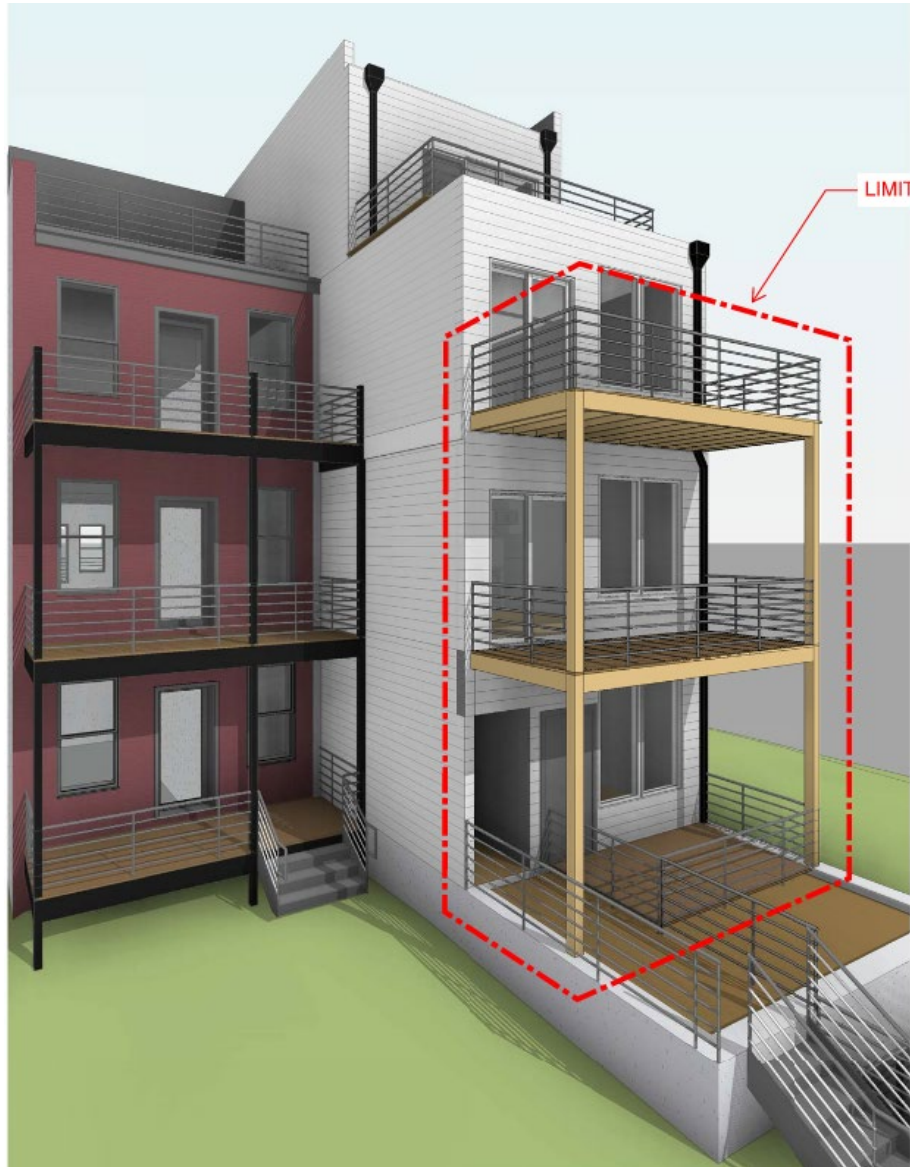
Board of Zoning Adjustment
District of Columbia
CASE NO.20521
EXHIBIT NO.5



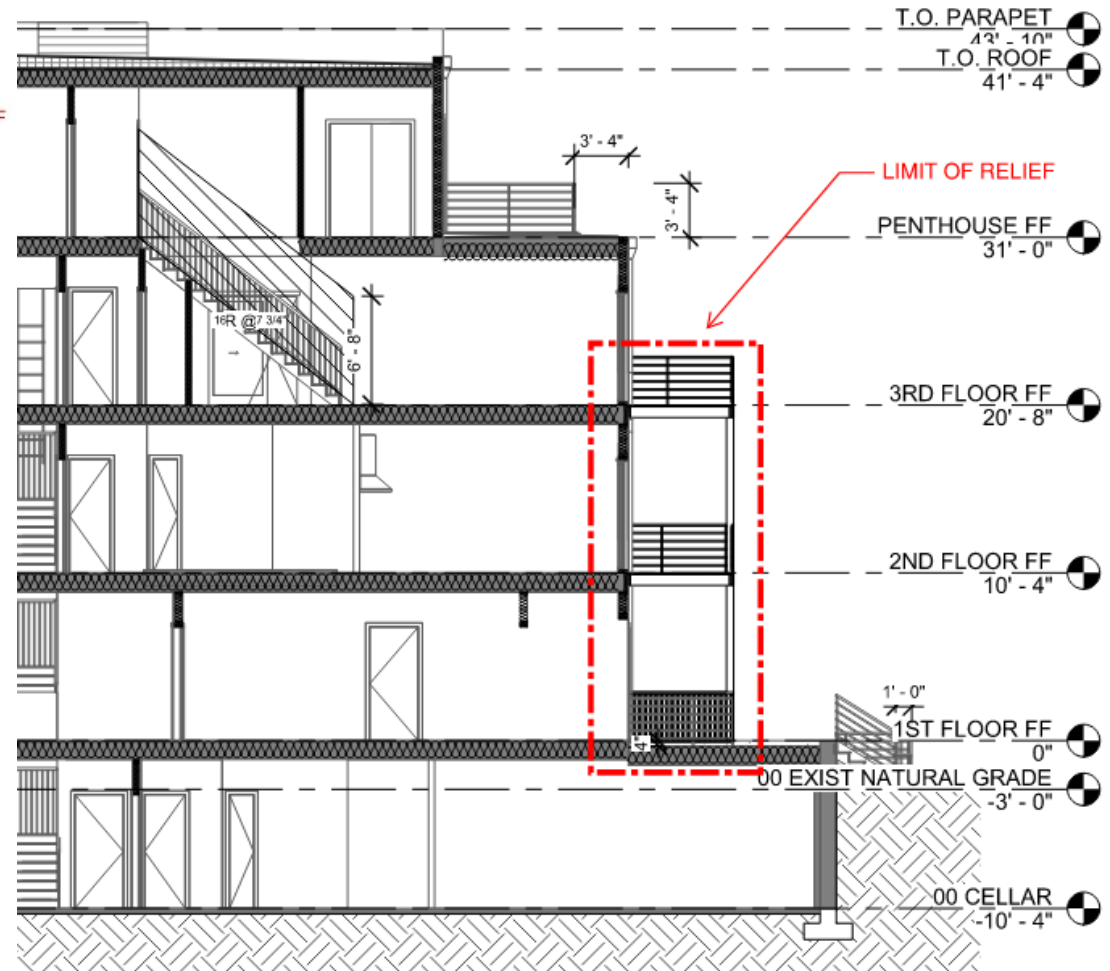


Subj. Property

Subj. Property Garage



LIMIT OF RELIEF



BUILDING SECTION - BZA

BZA009 | BZA014 1/8" = 1'-0"

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

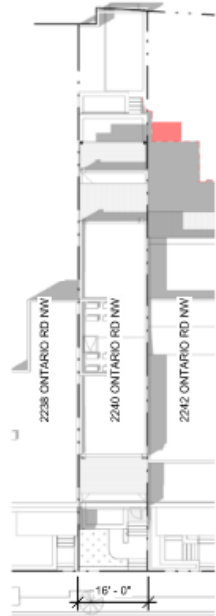


1 SOLAR STUDY - SS - 10AM - PROP.
A201 | 10/24/2011 1" = 20'-0"



2 SOLAR STUDY - SS - 10AM - 60% MOR
A201 | 10/24/2011 1" = 20'-0"

LEGEND
- - - - - EXTENT OF MATTER
OF RIGHT SHADOWS
NEW SHADOWS CAST
BY PROPOSED PLAN



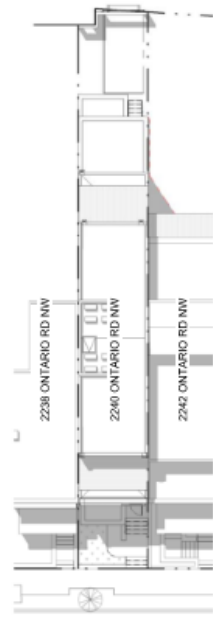
3 SOLAR STUDY - SS - 12PM - PROP.
A201 | 10/24/2011 1" = 20'-0"



4 SOLAR STUDY - SS - 12PM - 60% MOR
A201 | 10/24/2011 1" = 20'-0"



1 SOLAR STUDY - SS - 2PM - PROP.
A201 | 10/24/2011 1" = 20'-0"



2 SOLAR STUDY - SS - 2PM - 60% MOR
A201 | 10/24/2011 1" = 20'-0"

LEGEND
- - - - - EXTENT OF MATTER
OF RIGHT SHADOWS
NEW SHADOWS CAST
BY PROPOSED PLAN



3 SOLAR STUDY - SS - 5PM - PROP.
A201 | 10/24/2011 1" = 20'-0"

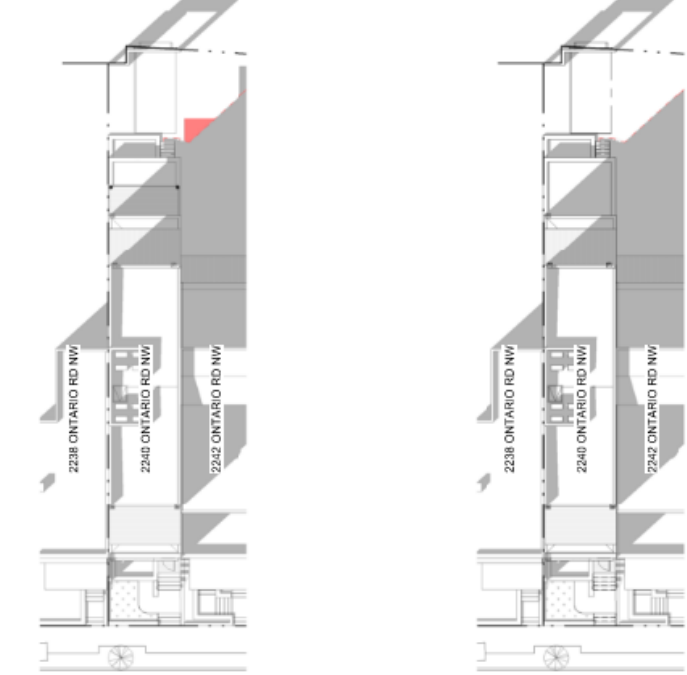


4 SOLAR STUDY - SS - 5PM - 60% MOR
A201 | 10/24/2011 1" = 20'-0"

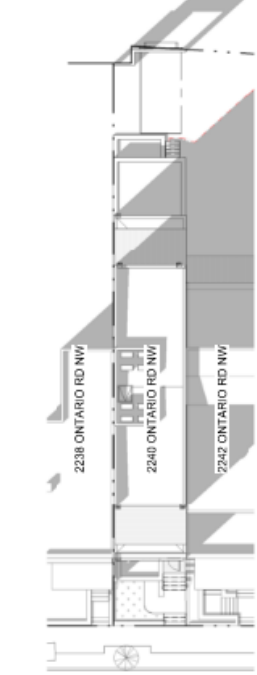


SOLAR STUDY - SUMMER

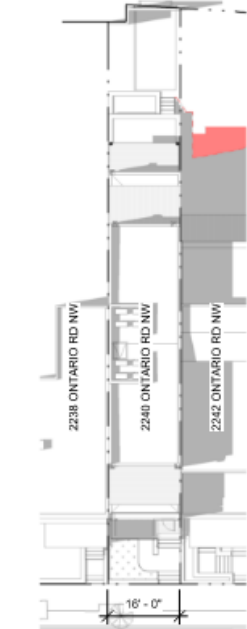
R. MICHAEL CROSS
DESIGN GROUP



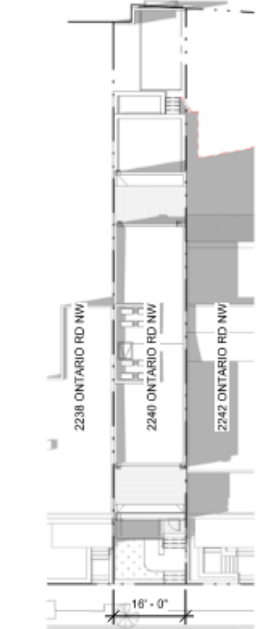
1 SOLAR STUDY - SE - 10AM - PROP.
A301 | 82A02211" = 20'-0"



2 SOLAR STUDY - SE - 10AM - 60% MOR
A301 | 82A02211" = 20'-0"

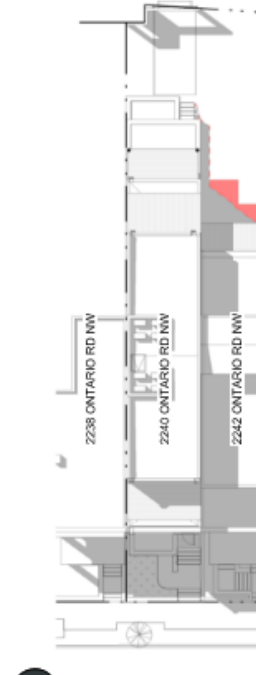


3 SOLAR STUDY - SE - 12PM - PROP.
A301 | 82A02211" = 20'-0"



4 SOLAR STUDY - SE - 12PM - 60% MOR
A301 | 82A02211" = 20'-0"

LEGEND
- - - - - EXTENT OF MATTER
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NEW SHADOWS CAST
BY PROPOSED PLAN



1 SOLAR STUDY - SE - 2PM - PROP.
A301 | 82A02211" = 20'-0"



2 SOLAR STUDY - SE - 2PM - 60% MOR
A301 | 82A02211" = 20'-0"

LEGEND
- - - - - EXTENT OF MATTER
OF RIGHT SHADOWS
NEW SHADOWS CAST
BY PROPOSED PLAN



3 SOLAR STUDY - SE - 5PM - PROP.
A301 | 82A02211" = 20'-0"

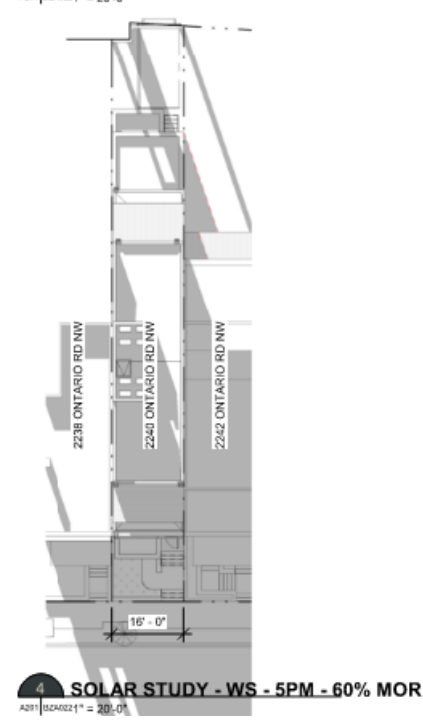
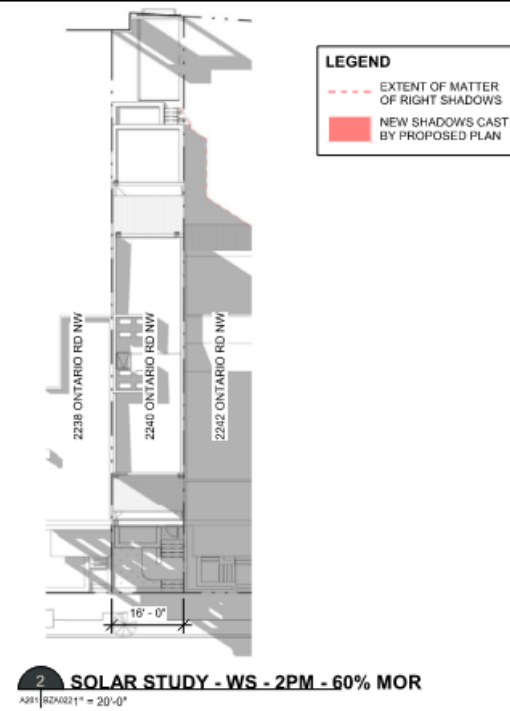
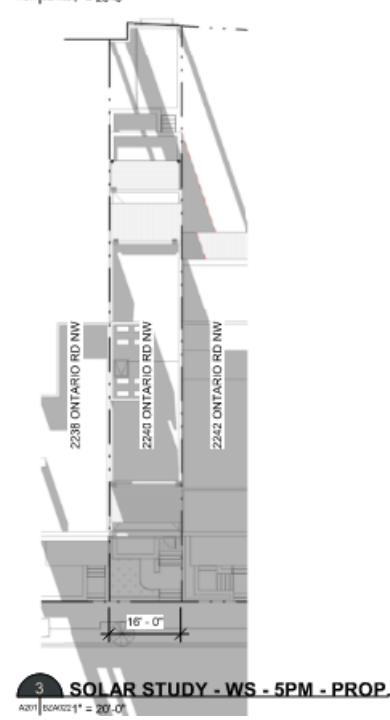
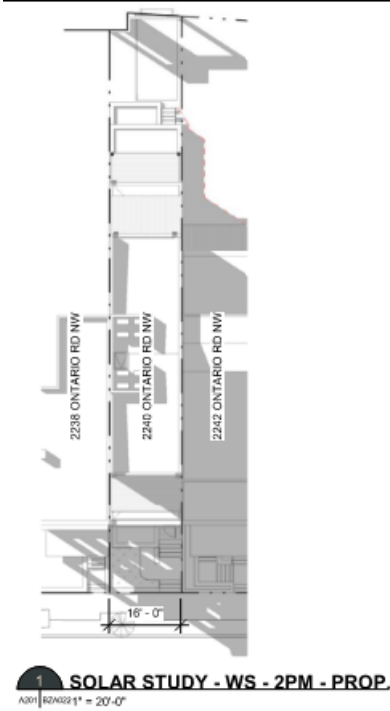
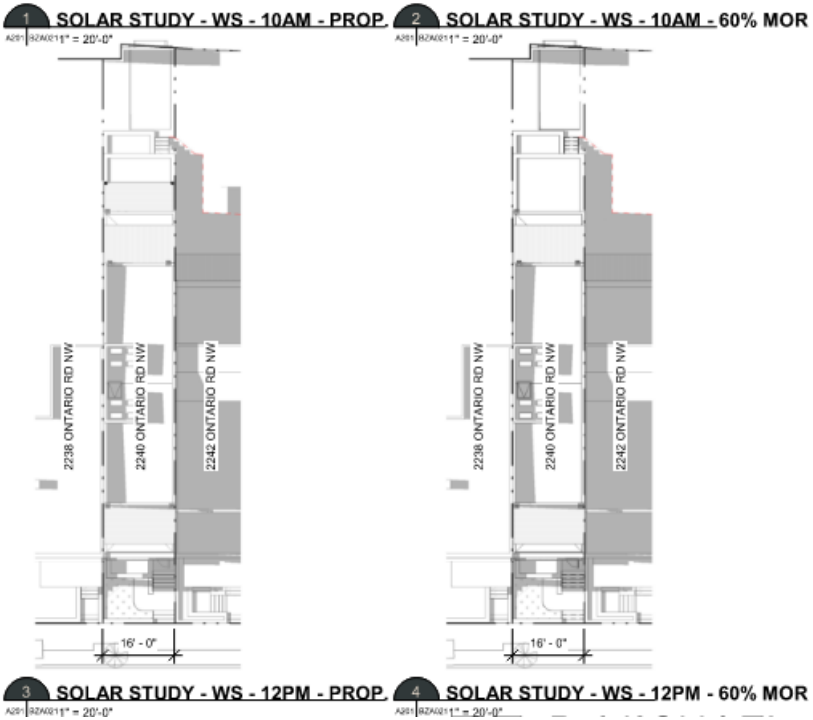
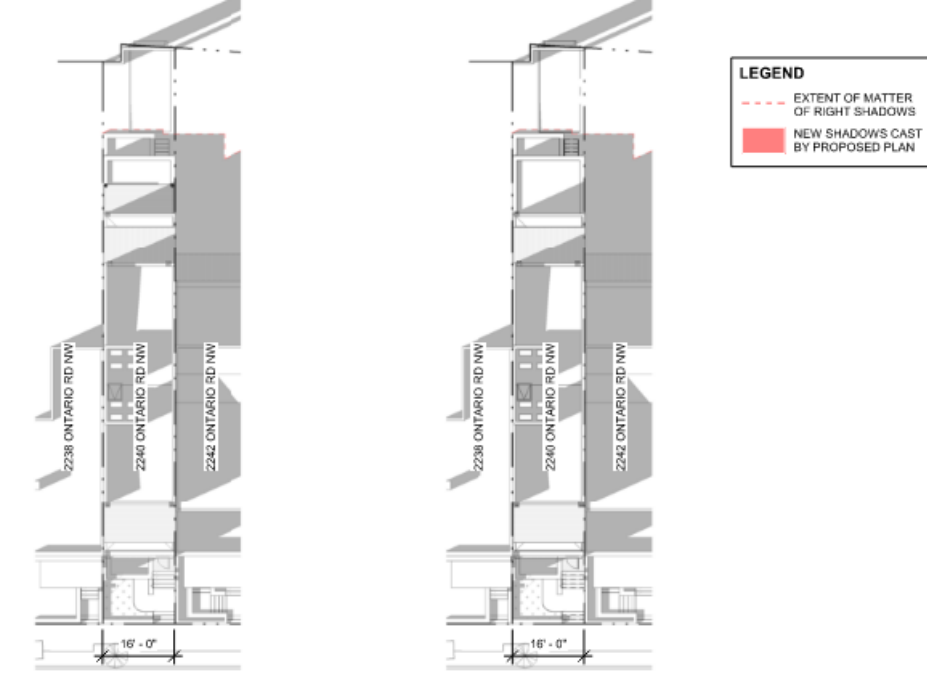


4 SOLAR STUDY - SE - 5PM - 60% MOR
A301 | 82A02211" = 20'-0"



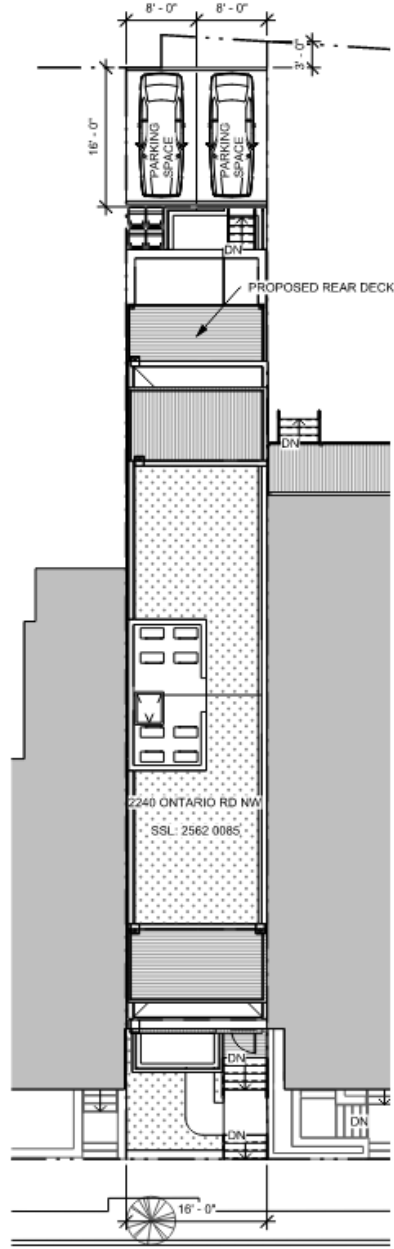
SOLAR STUDY - SPRING

R. MICHAEL CROSS
DESIGN GROUP



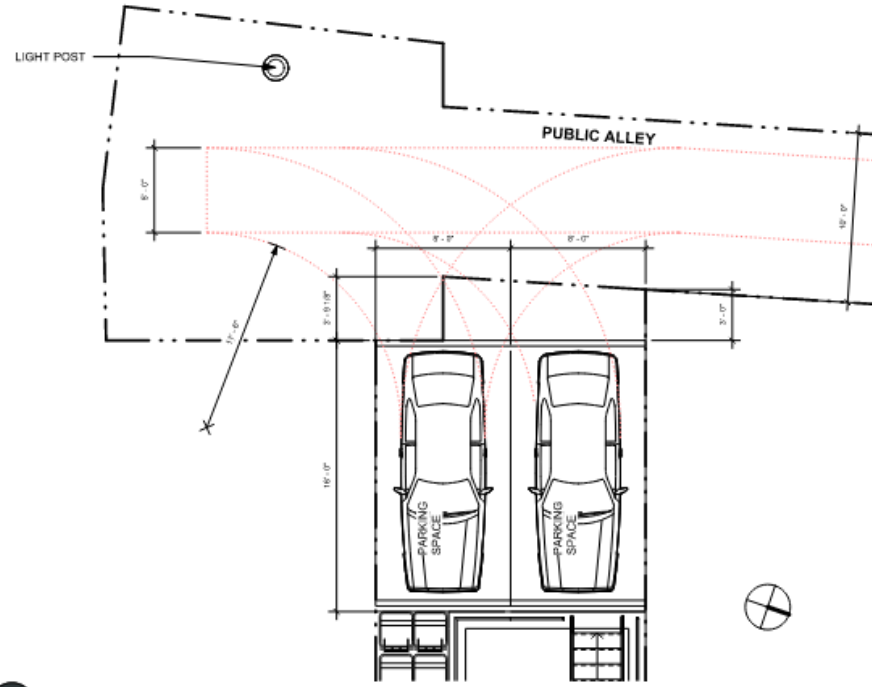
SOLAR STUDY - WINTER

■ ■ ■ R. MICHAEL CROSS
 ■ ■ ■ DESIGN GROUP



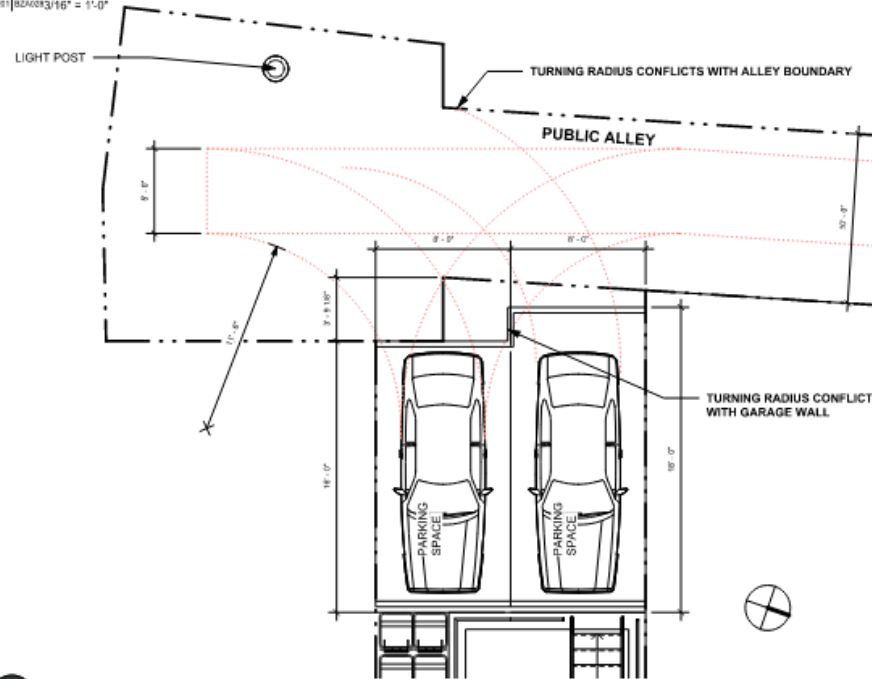
1 SITE PLAN - BZA

A201 BZA0043/3/32" = 1'-0"



1 PARKING EXHIBIT - SINGLE GARAGE LAYOUT

A201 BZA0043/16" = 1'-0"



2 PARKING EXHIBIT - ALTERNATING GARAGE LAYOUT

A201 BZA0043/16" = 1'-0"

PARKING EXHIBIT

R. MICHAEL CROSS
DESIGN GROUP

General Requirements of Subtitle 11-X DCMR § 901.2

Criteria	Project
<div>1. “Granting relief will be in harmony with the general purpose and intent of the RA-1 zone, the Zoning Regulations, and Zoning Maps.”</div> <div>2. “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”</div>	<div><ul style="list-style-type: none">• The Subject Property is located in the RA-2 Zone which “provides for areas developed with predominantly moderate density residential.”• The Zoning Regulations specifically permit special exception relief from the maximum lot occupancy requirements. Accordingly, the proposed Project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.• The proposed decks will not impact the light and air or privacy of the neighboring properties. They will also not affect the use of neighboring properties.</div>

Requirements of Subtitle 11-F DCMR § 5201

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 BZA 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.

- 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 maximum lot occupancy requirements pursuant to F § 5201.1(a).

5201.4(a) The light and air available to neighboring properties shall not be unduly compromised;

- The proposed decks will continue to allow light and air through to adjacent properties, with minimal additional shadow from the decks.
- The applicant is maintaining a 24-foot rear yard and a building height of 44 feet, 5 inches.

5201.4(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

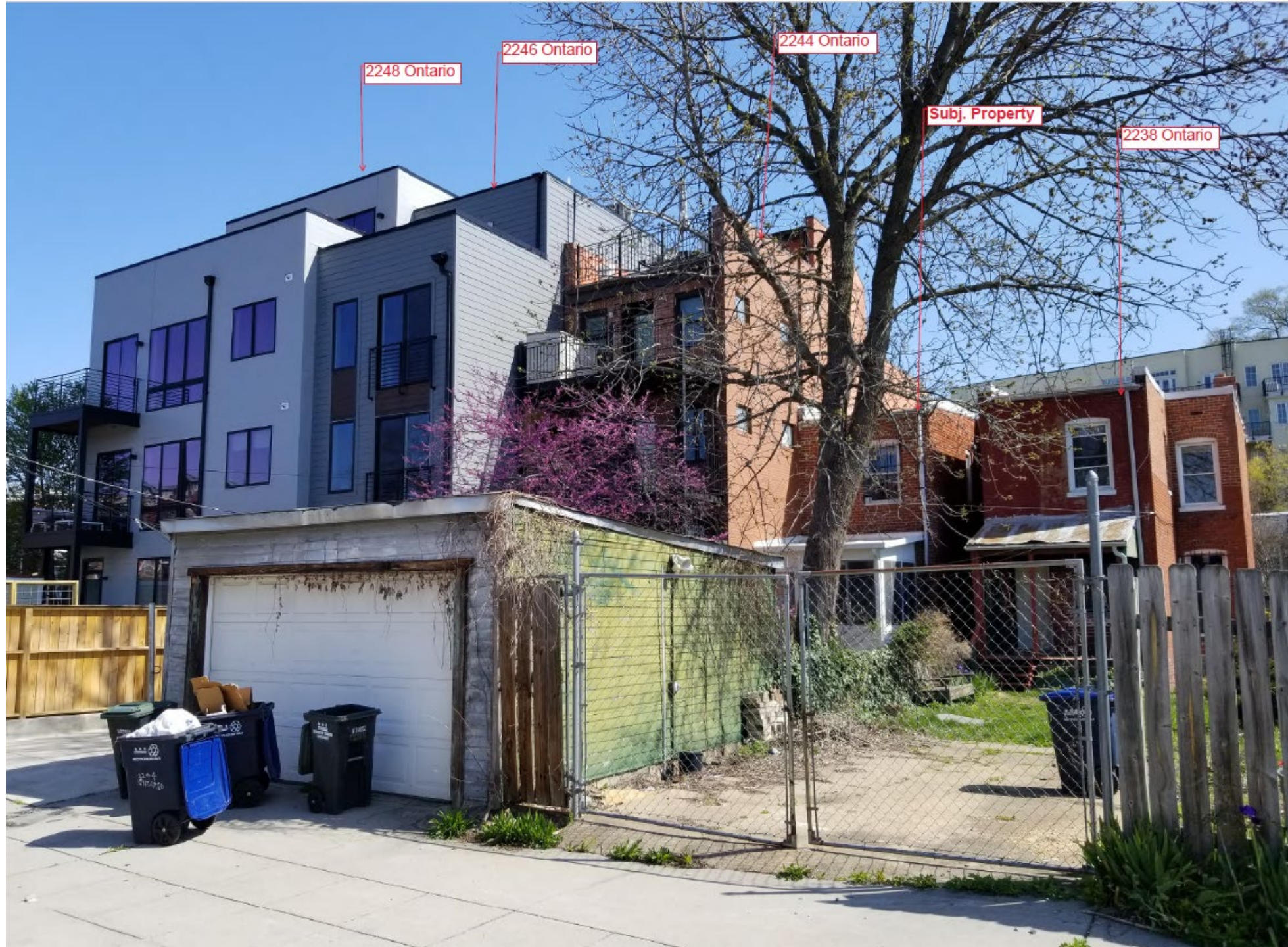
- The Applicant is proposing decks at the rear of the Building. However, there are similar existing decks at 2242, 2244, and 2246 Ontario Road, NW and the rear of the Property abuts a public alley, not the rear yard of another property.
- Across the public alley from the Subject Property is the Marie Reed Health Center (2155 Champlain St., NW), a commercial use building.
- Therefore, the proposed decks will not unduly compromise the existing privacy of use and enjoyment of neighboring properties.

Requirements of Subtitle 11-F DCMR § 5201

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 proposed rear Decks will not be visible from Ontario Road, NW.
- The Decks will be visible from the public alley. **However, as previously mentioned, there are similar existing additions and rear decks at 2242, 2244, and 2246 Ontario Road, NW.**





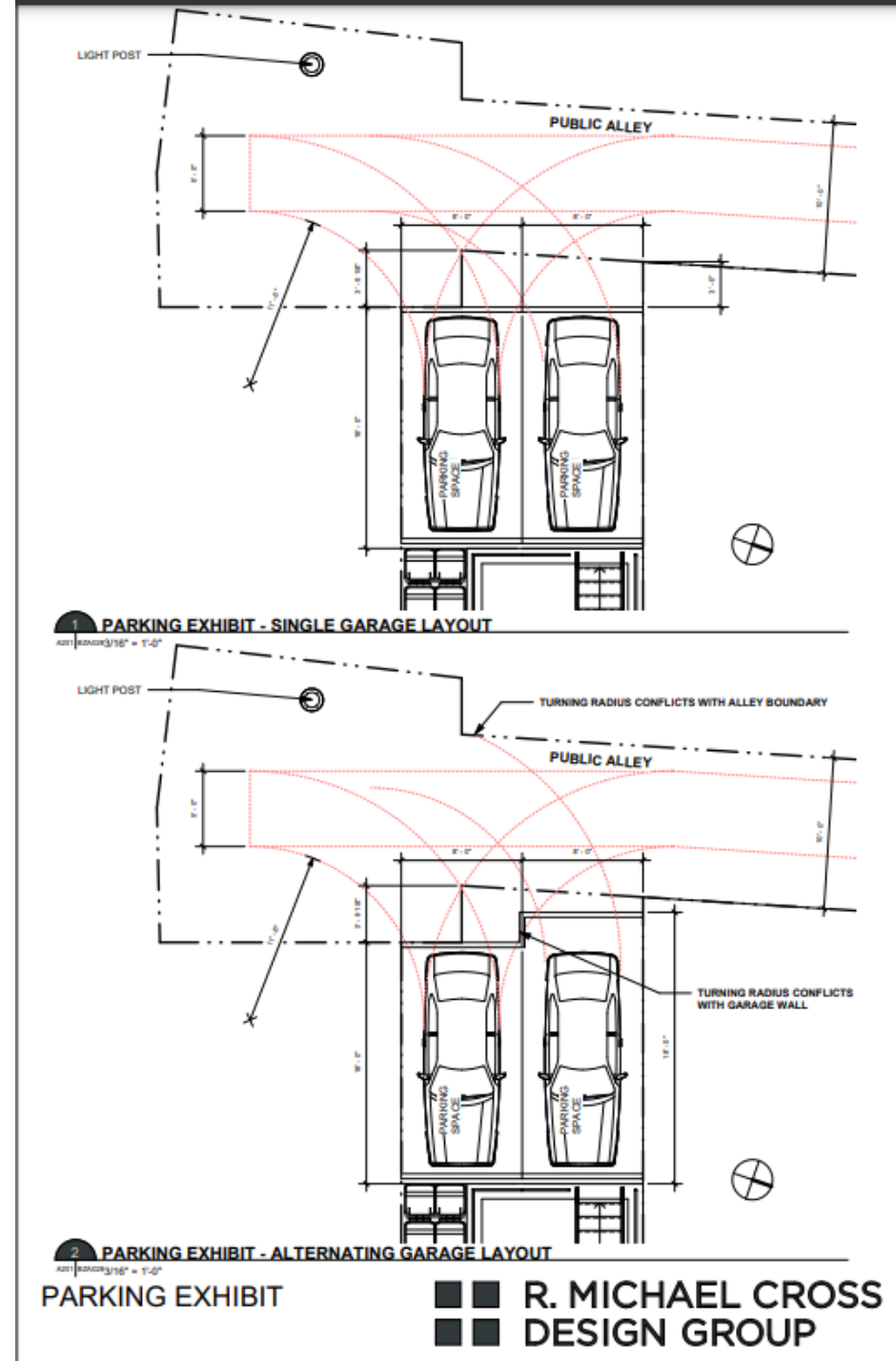


Subtitle 11-C DCMR § 712.11	Project
<p>712.11 The Board of Zoning Adjustment may grant relief from the requirements of Subtitle C §§ 712.3, 712.5, and 712.6 as a special exception under Subtitle X, Chapter 9 and subject to the following:</p>	<ul style="list-style-type: none"> • The Applicant is proposing to provide 2 compact parking spaces, directly accessible from a 10 foot-wide public alley. • Accordingly, the Applicant is permitted to request relief from the parking space length requirements of C § 712.3(f) pursuant to C § 712.11
<p>712.11(a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and comment;</p>	<ul style="list-style-type: none"> • Refer to agency reports.
<p>712.11(b) For a request for relief from the ratio requirement of Subtitle C § 712.3 the applicant shall demonstrate to the Board’s satisfaction a reasonable difficulty in providing the number of full-sized parking spaces;</p>	<ul style="list-style-type: none"> • This section is not relevant to the requested relief.

11-C DCMR § 712.11	Project
<p>712.11(c) A request for relief from the dimensional requirements for drive aisles of Subtitle C §§ 712.5 and 712.6 shall be accompanied by vehicle movement and turning diagrams demonstrating to the Board’s satisfaction that vehicles of average dimensions would be able to safely and efficiently access the parking spaces affected by such relief;</p>	<ul style="list-style-type: none"> • This section is not relevant to the requested relief.
<p>712.11(d) No parking space, whether required or not required, shall have dimensions less than the compact-sized dimensions specified in Subtitle C § 712.6;</p>	<ul style="list-style-type: none"> • The Applicant is proposing to provide two (2) parking spaces, both parking spaces will measure eight (8) feet wide by sixteen (16) feet long, complying with the compact-sized dimensions specified in Subtitle C § 712.6 for a ninety (90) degree parking space.
<p>712.11(e) The Board shall grant relief only to the degree that the applicant demonstrates that physical constraints prevent it from reasonably complying with the requirements; and</p>	<ul style="list-style-type: none"> • As shown in the revised plat, the shape of the public alley is irregular, with a three (3) foot nine (9) inch dogleg along the Subject Property’s rear lot line. This irregularity makes it impossible to provide two (2) parking spaces behind two roll-up doors, offset to match the contour of the alley, without unreasonably impairing the ability of vehicles to enter and exit both parking spaces.

712.11(f)The Board may grant full or partial relief

- Full relief is the minimum relief possible to ensure adequate vehicle access to both parking spaces.
- Accordingly, it is not reasonably possible to comply with the parking length requirements of C § 712.3(f) due to the irregular shape of the public alley at the rear of the Subject Property, and desire to provide a roll-up door between the parking spaces and the public alley.



Questions?