

## MEMORANDUM

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

**FROM:** Stephen Cochran, Case Manager  
 JL Joel Lawson, Associate Director Development Review

**DATE:** February 4, 2022

**SUBJECT:** BZA 20632 – 66 Randolph Place N.W. Special Exception from Lot Occupancy and Rear Yard Requirements to construct a rear deck addition a Single-Family Residence in the RF-1 zone

### I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following Special Exception Relief pursuant to Subtitle E § 5201 and Subtitle X § 901.2 to enable the construction of a rear deck for a single-family house at 66 Randolph Place, N.W.:

- **Lot Occupancy Requirements of Subtitle E § 304.1** (Permitted, 60% by-right; 70% by special exception; Existing, 70.2%; Proposed 70%);
- **Rear Yard Requirements of Subtitle E § 304.1** (Required, 20 ft. min.; Existing, 21.25 ft; Proposed, 6.33 ft.)

The deck would replace an existing carport in generally the same location.

### II. LOCATION AND SITE DESCRIPTION

<b>Address</b>	66 Randolph Place N.W.	<b>Legal Description</b>	Square 3102, Lot 105
<b>Applicant</b>	Rebecca Phillips – architect Jennifer Fowler, agent		
<b>Zoning</b>	RF-1 (Predominantly one-unit or two-unit attached row houses on small lots)		
<b>Ward, ANC</b>	5, 5E	<b>Historic District</b>	Bloomingdale
<b>Lot Character and Existing Development</b>	The 1,500 square foot lot is on the south side of the street. It is flat and rectangular, with an alley at the rear. Both its area and width are non-conforming to the zoning regulations. The existing rowhouse is two stories high with a cellar, front porch and a carport in the rear yard. There is an existing two-story rear addition.		

<b>Adjacent Properties</b>	The properties to the east and west are similar to the applicant's and were part of a commonly developed row on lots that are also non-conforming. Neither adjacent property has an enclosed rear addition. The property to the west has a small rear deck and the property to the east has a two-story porch.
<b>Neighborhood Character</b>	With the exception of a 4-story apartment building on the north side of Randolph Place, the neighborhood consists of two and three story rowhouses, some of which have been converted into flats. Lots generally have alleys at the rear. The neighborhood was recently declared a historic district.
<b>Proposal</b>	The applicant proposes to demolish an existing carport and, construct a 15 feet three inches deep rear deck off the first floor. It would be 9 feet above the rear grade and would have a smaller footprint than the carport. There would be a parking space under the proposed deck with a roll-up garage door and privacy fences on the east and west property lines.

### III. ZONING REQUIREMENTS

<b>Zone – RF-1</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Lot Area E § 201</b>	1,800 sq.ft. min.	1,500 sq.ft.	Same	Existing non-conformity
<b>No of dwelling units/ land area E § 302.1</b>	2 units, max.	1 unit	Same	None required
<b>Lot Width E § 201</b>	18 feet min.	16.67 ft.	Same	Existing non-conformity
<b>Height E § 303</b>	35 ft. & 3 stories max. 40 ft. by S.E.	20 feet 2 stories+ cellar	Same	None required
<b>Lot Occ. E § 304</b>	<b>60% max.; 70% by SE</b>	<b>70.2%</b>	<b>70.0%</b>	<b>Special. Exception requested</b>
<b>Front Setback E § 305</b>	Within range of existing front setbacks on same side of the street	On front property line, similar to nearby houses	No change	None required
<b>Rear Yard E § 306</b>	<b>20 ft. min.</b>	<b>21.25 feet</b>	<b>6.33 feet</b>	<b>Special. Exception requested</b>
<b>Side Yard E § 207</b>	None required	None	None	None required
<b>Parking C § 701</b>	One per principal dwelling unit	One	Same	None required
<b>Rear Addition E § 5201</b>	If enclosed, 10 ft. or less from adjacent rear wall	No addition; detached carport	No enclosed addition; unenclosed deck	None required
<b>Pervious Surface E § 204</b>	N/A (lot less than 1800 SF)	Not provided	Not provided	None required

## IV. ZONING ANALYSIS

### **Subtitle E § 5201 Criteria**

*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) Pervious surface.*

The applicant requests relief from the lot occupancy and rear yard requirements.

*5201.2 & 5201.3 - not relevant to this application*

*5201.4 An applicant for special exception 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, in particular:*

- (a) The light and air available to neighboring properties shall not be unduly affected;*

The deck would be at the same level as the to-be-demolished carport roof, but it will cover less area and not extend as far to the south as the existing carport. As a result, neither the lot occupancy increase for the deck addition nor the reduction in the rear yard should have a substantially adverse effect on the light and air available to the properties to the east or west.

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

The proposed deck would extend 15 feet three inches past the existing porches on the property to the east and approximately 20 feet past the deck to the west. It would overlook both rear yards and would have sight lines to the adjacent porches and deck. While privacy screening is not indicated in plans for the proposed deck, views from the deck would be similar to those from decks in many rowhouse areas of the District and should not unduly compromise the use and enjoyment of neighboring properties,

- (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 deck would not be visible from any public street. It would be partially screened from the public alley by proposed ground level privacy fencing and a roll-up garage-type door. It should not substantially intrude on the character, scale and pattern of houses.

*(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 sufficient graphical representations addressing this criterion.

*(e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing*

The proposed lot occupancy would be 70%, the maximum permitted as a special exception.

*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.*

OP does not propose any special treatments.

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

The proposed use as a single-family house is a conforming use in the RF-1 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 proposed height and number of stories of the building would be conforming.

### **Subtitle X, Chapter 9 General Special Exception Criteria**

- *Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The proposal would provide usable outdoor space for the applicant while maintaining the required parking space. This improvement to a single-family house would be in harmony with purpose of the RF-1 zone and with the zoning regulations and maps.

- *Would the proposal appear to tend to affect adversely, the use of neighboring property in accordance with the zoning regulations and maps?*

As has been noted above, the proposed addition would not tend to unduly affect the enjoyment of use, privacy or character of neighboring properties. Neighboring properties could continue to be used as the single-household or two-household houses for which the zone is intended.

- *Would the special exception meet other specified criteria in the zoning regulations?*

As noted above, the proposed addition would meet the Section 5201 criteria specific to the request.

## **V. OTHER DISTRICT AGENCY COMMENTS**

There were no comments from other District agencies at the time OP completed this report.

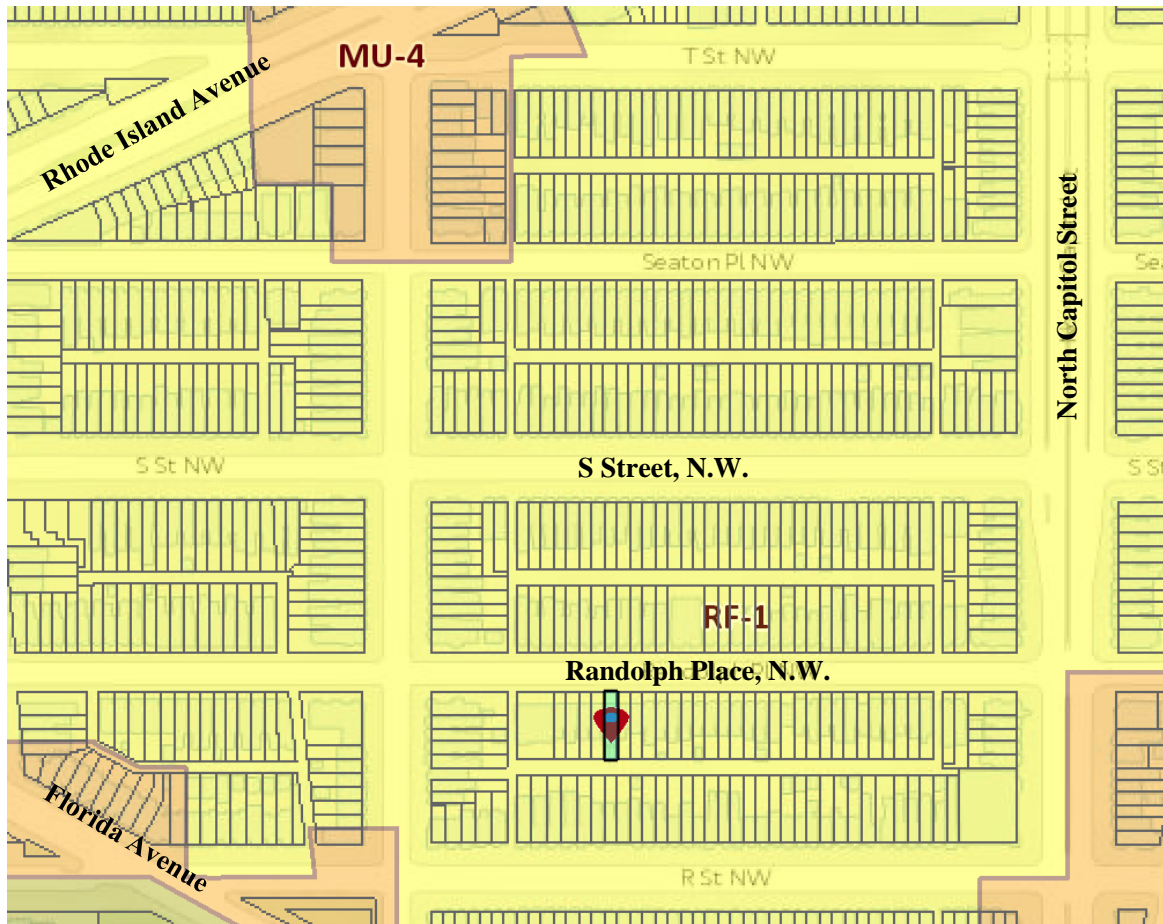
## VI. ADVISORY NEIGHBORHOOD COMMISSION COMMENTS

ANC 5E has filed in support of the application (Exhibit 22).

## VII. COMMUNITY COMMENTS TO DATE

The owners of both adjacent neighbors have filed letters in support of the application (Exhibits 9 and 10). There were no other letters from the public at the time OP completed this report

## VIII. LOCATION AND ZONING MAP



**Figure 1. Location and Zoning Map.** Applicant's property highlighted in light blue with red dot.