


Supplemental Report

TO: District of Columbia Board of Zoning Adjustment

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

DATE: March 1, 2022

SUBJECT: BZA #20640 – 739 12th ST SE – Request for special exception relief to construct an addition to a rowhouse

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exceptions, pursuant to E§ 205.5 and E§ 5201:

- E § 205.4 Rear Wall Extension (10 feet max., 25 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Applicant	Campbell Architects on behalf of Rachel Harriot
Address	739 12 th ST SE
Legal Description	Square 995, Lot 54
Ward / ANC	6B
Zone	RF-1
Historic District or Resource	Capitol Hill Historic District
Lot Characteristics	16.66 x 117.5-foot rectangular lot with a 30 foot wide alley in the rear.
Existing Development	single-dwelling rowhouse
Adjacent Properties and Neighborhood Character	The adjacent properties are also rowhouses. The neighborhood is a combination of single dwelling and multiple dwelling buildings. A similar addition to the neighboring house at 741 12 th ST SE was approved (BZA 20335) last year and that addition is under construction.
Proposal	The proposal is for a 2-story rear addition

III. VICINITY MAP



IV. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief
Lot Width E §201	18 ft. min.	16.66 ft.	16.66 ft.	Existing
Lot Area E §201	1,800 sq.ft. min.	1,958 sq.ft.	1,958 sq.ft.	Existing
Rear Extension E §205	10 ft. max. beyond neighboring houses	n/a	25 ft.	Relief Requested
Rear Yard E§ 306	20 ft. min.	86 ft.	51 ft. 6 in.	Conforming
Height E§ 303	35 ft. max.	25 ft.	25ft.	Conforming
Lot Occupancy E§ 304	60% max. 70% by spec. ex.	27.5%	49%	Conforming

¹ Measurements provided by Applicants

V. ANALYSIS

SUBTITLE X § 900 General Special Exception Review

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The proposed addition would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The zone is intended for residential use and the proposal would improve the living space in the rowhouse while sufficiently addressing the relevant review criteria for relief, as noted below and with the development standards of the RF-1 zone.

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

As described below, the proposed 25-foot rear wall extension should not result in an undue impact on the use, light, air, or privacy of the neighboring properties.

SUBTITLE E § 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) Pervious surface.

The Applicant is requesting relief to build an addition with a rear wall that extends into their rear yard more than 10 feet beyond the adjacent house at 737 12th St. SE.

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 addition should not have an undue impact on the light and air to neighboring properties. According to the Applicant's shadow study, there would be some additional shadow cast on the adjacent properties to the north (Exhibits 28). Compared to the by-right scenario, the adjacent neighbor at 737 12th St. SE would receive additional shadow in their rear yard, and the neighbor at 735 12th St. SE would also experience additional shadow impact, but this should not be to an undue level.

Each adjacent neighbors' rear yard would span over 60 ft. beyond the addition.

(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 because the addition would have no side windows facing the neighboring properties. The new windows on the proposed rear facade would face into the back yard of the subject lot, so should have little if any additional impact beyond the existing windows.

(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;

The proposed addition should not substantially visually intrude on the character, scale, and pattern of the houses along the street or the alley. The addition would be to the rear of the house and it would not be visible from the street. It would be visible along the alley, but its design would be compatible with the other house rears along this alley. The property would retain a large rear yard. Many of the other houses along this alley are of a similar length and the adjacent house at 741 12th ST SE was approved for a 20-ft rear addition last year, (BZA 20335).

(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 5).

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. COMMENTS FROM HISTORIC PRESERVATION STAFF

The Historic Preservation Review Board approved the plans at their February 24, 2022 meeting.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT submitted a report stating that they have no objection to the proposal, (Exhibit 27). As of the writing of this report, there are no other comments from District agencies.

VIII. ANC COMMENTS

ANC 6B submitted a report in support, (Exhibit 24).

IX. COMMUNITY COMMENTS

As of the writing of this report, no comments from the community have been submitted for the community.