

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jonathan Kirschenbaum, AICP, Development Review Specialist
JKS for JH
 Joel Lawson, Associate Director Development Review

DATE: May 27, 2022

SUBJECT: BZA Case 20730 (1208 D Street, SE) to permit a second-floor addition to an existing accessory building.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Lot Occupancy, Subtitle E § 304.1, pursuant to Subtitle E § 5201.1 (60% maximum permitted; 49% existing; 69.4% proposed).

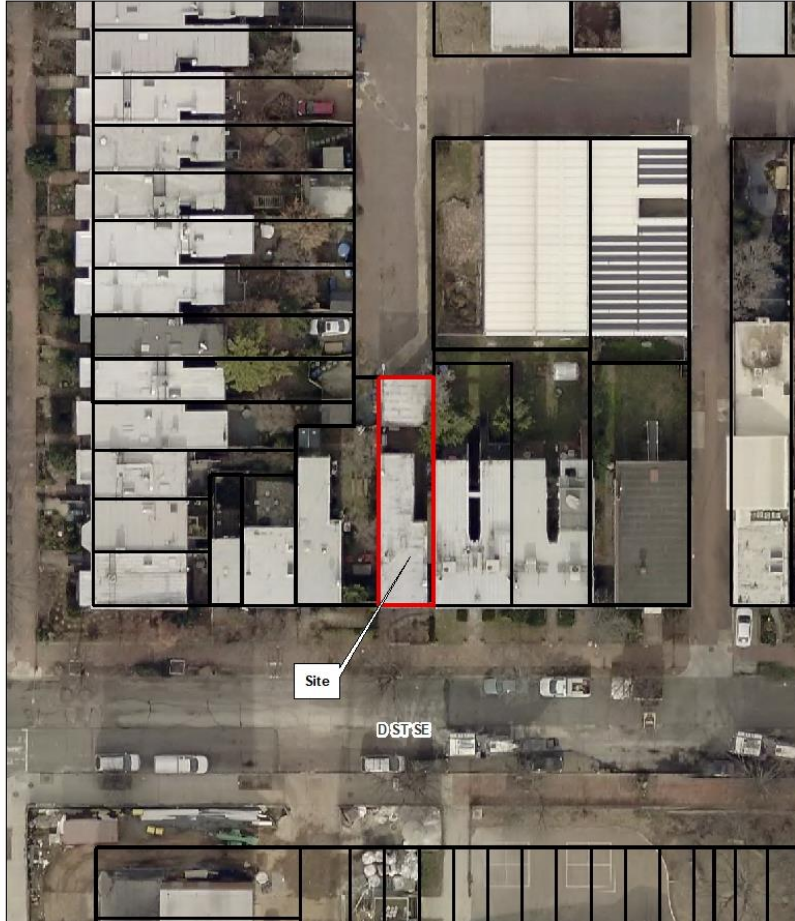
II. LOCATION AND SITE DESCRIPTION

Address	20730 1208 D Street, SE
Applicants	Sharon Harrelson
Legal Description	Square 1017, Lot 801
Ward, ANC	6/6B
Zone	RF-1
Historic Districts	Capitol Hill Historic District
Lot Characteristics	Rectangular interior lot measuring 20 ft. by 83 ft. The lot is bounded by D Street, SE to the south, a public alley to the north, and residential buildings to the east and west.
Existing Development	Single household row dwelling.
Adjacent Properties	Residential buildings.
Surrounding Neighborhood Character	Single household dwellings and flats.
Proposed Development	The applicant proposes to construct a second-floor addition to an existing one-story accessory building. The first floor would continue to be used as a garage and the second floor would be used as an office.

III. ACCESSORY BUILDING ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief
Height E § 5002.1	22 ft. max/ 2 stories	13.5 ft./ 1 story	21.66 ft./ 2 stories	None required
Lot Width E § 202.1	18 ft.	20 ft.	No change	None required
Lot Area E § 202.1	1,800 sq. ft.	1,660 sq. ft.	No change	None required
Lot Occupancy E § 304.1	60% max.	70.2% - 1 st Fl.	Not change	None required
		49% - 2 nd Fl.	69.4%	Special Exception
Rear Yard E § 5004.1	Accessory buildings shall be set back 12 ft. from the centerline of an alley	Not applicable	No change	None required
Side Yard E § 5004	Side yards are not required for accessory buildings	N/A	N/A	None required
Parking C § 701.5	1 space per principal dwelling unit	1 space	No change	None required

Location Map:



IV. OP ANALYSIS

Subtitle E § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.2 For a new or enlarged accessory structure to a residential building on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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*** under Subtitle E § 5003 up to a maximum of seventy percent (70%) for all new and existing structures on the lot;

The applicant is requesting special exception relief from the lot occupancy requirements.

5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new principal 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 light and air available to neighboring properties as it would be located at the end of a large public alley to the north that is approximately 30 feet in width. The height and number of stories would be conforming. As a result, any increase in shadowing should be minimal and most of the new shadows cast would be on the public alley. Any additional shadows cast on neighboring properties should not be undue. The adjacent property owners to the west (1204 D Street, SE) and northeast (330 Adolf Cluss Court, SE) filed letters of support to the record (Exhibits 16 and 15).

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

The accessory building should not have an undue impact on privacy of use and enjoyment of neighboring properties as it would be separated at least 12 feet from neighboring buildings. The proposed windows on the addition would only face the public alley and the rear of the subject property.

- (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; and*

There are other existing accessory buildings located throughout the square. The applicant states that the proposed second floor addition would be finished with brick and the proposed windows would be designed to respect the historic architecture of the garage. The addition received concept approval from the Historic Preservation Review Board on December 2, 2021.

- (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 applicant submitted a survey, architectural plans, and photographs to illustrate the front vestibule.

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 of the second story addition 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.

The number of stories and total height created by the addition would be conforming.

V. OTHER DISTRICT AGENCIES

No comments from other agencies were filed to the record at the time this report was filed.

VI. ADVISORY NEIGHBORHOOD COMMISSION

No comments from the ANC were received at the time this report was filed.

VII. COMMUNITY COMMENTS TO DATE

The adjacent property owners to the west (1204 D Street, SE) and northeast (330 Adolf Cluss Court, SE) filed letters of support to the record (Exhibits 16 and 15). Three additional letters of support were filed to the record (Exhibits 25, 26, and 28).