

STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FOR AREA VARIANCE

PERSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D
CHAPTER 302.1, 307.1 AREA VARIANCE FOR NEW RESIDENTIAL
DEVELOPMENTS IN R-1-B ZONING DISTRICT

Address: 2429 Girard Place NE DC 20018

(SQ. PAR 155 LOT: 0009)

BZA CASE NO.

APPLICANT'S STATEMENT

This Proposed project at 2429 Girard Place NE is a single family residential detached dwelling. The lot size is 25'-0" X150' in R-1-B Zoning District. As per Subtitle D Chapter 302.1, 307.1 it requires Area Variance for LOT AREA, LOT WIDTH, and SIDE YARD from BZA in order to build a single family house.

PROJECT DESCRIPTION

This single family detached dwelling will have brick front and foot print of 19'X41'-6" (788.5 SQFT) with two floors plus basement including 4 bedrooms, 3 ½ bathrooms, Kitchen with separate dining space, living room and Breakfast nook.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Langdon neighborhood at facing Girard Place NE with a public non functioning alley behind and in between two major roads US Hwy 1 NE and South Dakota Ave NE. It is supported by an adequate number of educational facilities, such as Mt Rainier Elementary, Langdon Education Campus and Luke C. Moore High School.

ZONING

The site is currently in R-1-B zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-1-B zone and the proposed development.

1. The property is zoned R-1-B with lot area of 3750 SFT and lot width of 25'-0"

Zone R-1-B

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	5,000 sf.	50 ft.	40%	0	25 ft.	8 ft.	40 ft.	1 space
Provided	3,750 sf	25'-0" ft	21.03%	17'-2"	79'-0"	3'-0"	28'	0

ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be none conforming because the lot is smaller than the minimum lot area and width permitted in the R-1-B District, and do not meet all the Zoning requirements.

Subtitle D 302.1 - Lot Area

The minimum Lot area permitted in the R-1-B zone is 5,000 square feet. The subject lot is only 3,750 square feet. Therefore the lot requires a variance of 1,250 square feet of the requirement.

Subtitle D 302.1 - Lot Width

The minimum lot width required in the R-1-B zone is 50 feet. The subject property has a lot width of only 25'-0". Therefore the lot requires a variance of 25 ft of the requirement.

Subtitle D 307.1 - Side Yard

The minimum side yard required in the R-1-B zone is 8 feet. The proposed structure would be 19 feet in width, which would leave only 3'-0" feet available for side yard setback. Therefore, the applicant would provide side yards of only 3'-0" feet and need relief of 5'-0" feet for both side yards.

ANALYSIS

The property is unique by reason of its exceptional narrowness, shallowness, or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent properties on both sides already developed and in separate ownership. Therefore there is no opportunity to combine both lots to create a conforming lot.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of this unique and exceptional situation we have a practical difficulty to build a house which can be functional. Without BZA relief the property would be incapable of being developed.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Variance to build proposed two-story and basement structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood.

CONCLUSION

The proposal will contribute to the continued improvement of Langdon area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area, side yard and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

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