



June 25, 2019

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Re: BZA Zoning Application
Jorge Ventura
328 Kentucky Ave, SE

This statement is submitted on the behalf of Jorge Ventura (the Applicant), the owner of 328 Kentucky Ave, SE in support of the application for a variance for lot coverage pursuant to Subtitle E, Chapter 3 section 304.1, in regard to a proposed addition to an existing non-conforming one level commercial building with a lot coverage of 100%.

The two-level addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, and as such qualifies under Subtitle E, Chapter 3, §304

The PROPERTY

The property is located in the RF-1 zone at 328 Kentucky Ave, SE. It is a 'triangular' lot and is located at the intersection of Kentucky Ave, SE, 14th Street, SE and D Street, SE. The block between Kentucky Ave and 14th St is made up of single-family dwellings with rear yards that face 14th St. Along the majority of 14th Street Payne Middle school occupies most of the block and faces the rear yards of the homes that abut Kentucky Ave. The existing structure is a non-conforming commercial store of 581 square feet and one level with the entrance along Kentucky Ave.

THE PROJECT

The applicant seeks to construct a two-level single-family unit above the existing commercial storefront. The project will be a two-bedroom, one family dwelling unit.

The proposed addition will occupy the same footprint and lot coverage of the existing building. The existing footprint is 581 SF and is a triangular lot, the lot terminates the intersection of the 'Angle' Street condition of Kentucky Ave, SE. The small commercial building occupies 100% of the lot coverage. The maximum lot coverage allowed per Subtitle E Section 304.1 is 60%.

AREA VARIANCE REVIEW STANDARDS

The Project meets the conditions of Subtitle X Section 1002.1 (a)

(a) The attributes of the subject property present peculiar and practical difficulties;

The property is irregularly shaped due to the angled Kentucky Ave SE intersecting with 14th Street SE. The street intersection formed an end lot that is triangularly shaped with an area of only 581 SF. The parcel to the south and adjacent to the applicant's property is a small park. The adjacent property to the north is a single family home approximately 27-30ft in height. The property across 14th St is Payne Elementary School with a large public right of way and approximately 40ft in height.

(b) Due to the attributes of the property, strict application of the lot occupancy would result in a peculiar and practical difficulty to the owner of the property;



The size and configuration of the property is a small triangular lot. There is an existing non-conforming single story building that occupies 100% of the lot. As part of a planned renovation to the existing store, the owner seeks to add a single family residence on two floors above the store. Adhering to the 60% maximum lot occupancy would yield a 348 SF footprint for a total of a 696 SF home. 696 SF over two floors is not a practical size and shape for a single family home. The owner proposes instead to match the existing footprint and occupy 100% of the lot thus yielding over a thousand foot single family residence on two floors.

- (c) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zoning plan as embodied in the Zoning Regulations and Map.

The owner is requesting relief of the lot occupancy requirement to allow for a two story addition to existing non-conforming structure. The existing and proposed addition is in harmony with the existing neighborhood and will not adversely affect the present or future character of the neighborhood. Since the lot is the end lot the 100% lot occupancy will allow the addition to complete the block similar to the existing single story building.

There are no windows proposed on the wall facing the adjacent properties along Kentucky Ave SE. The adjacent properties along Kentucky Ave all have rear yards facing 14th St with privacy fences. No windows will be proposed along the wall facing these properties. The ground floor facing Payne Elementary schools will be clerestory windows along the ground floor with no direct view from the retail level into the school.

The addition, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. The single family homes adjacent to the property are all two level single family rowhomes and through lots. The properties face Kentucky Ave and have rear yards that face 14th St. The entire square is a triangle, the applicants property terminates the triangle. The proposed projects will be approximately 8ft taller than the rowhomes that populate the block. The design is meant to fit with the scale and height of the adjacent properties.

DRAWINGS PROVIDED AS PART OF THE APPLICATION

- Photographs of the property and adjacent property
- Site plan and plans demonstrating relief needed
- Plans and elevations that show the project in detail
- Sections
- Sun and shadow studies

SPECIAL EXCEPTION REVIEW STANDARDS

Pursuant to Subtitle X Section 901.2,

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps
The project meets the requirements set forth in the Subtitle C, Sections 703.1 and 703.2 for flexibility from the minimum required number of parking spaces due to the impractical shape and configuration of the property. It is a triangular small site without access to a public alley and therefore cannot provide the required one parking space.
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;
The project will not adversely affect the use of neighboring property as it is within two blocks of the Potomac Ave metro station
- (c) Will meet such special conditions as may be specified in the title;
The project meet the special conditions set forth in Subtitle C, Sections 703.1 and 703.2 as described in points (a) and (b).

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APPLICATION REQUIREMENTS

Application meets the requirements of Subtitle Y, Chapter 3 by providing the following items.

- Drawings listed above
- Official Plat from the DC office of the Surveyor
- Letter of Authorization
- Statement of intended Use
- Statement of intent to contact
- Self-Certification

CONCLUSION

The Applicant believes that the requested relief meets the applicable standards and respectfully requests that the Board grant approval of the application. We are available any time to discuss the application with you, should you require any further information or clarification.

Sincerely:

A handwritten signature in blue ink, appearing to read 'Sean Pichon', is written over the typed name.

Sean Pichon
Partner, PGN Architects

PGN Architects, PLLC

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