

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 25, 2012
SUBJECT: BZA Case 18408 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 654 Massachusetts Avenue, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 403.2, Lot Occupancy (60 percent permitted, 65.4 percent proposed); and
- § 2001.3, Enlargements to Nonconforming Structures.

II. LOCATION AND SITE DESCRIPTION

Address	654 Massachusetts Avenue, N.E.
Legal Description	Square 865, Lot 92
Ward	6
Lot Characteristics	Level rectangular lot with alley access
Zoning	R-4- Row dwellings and flats
Existing Development	One-family row dwelling, permitted in this zone.
Historic District	Capitol Hill
Adjacent Properties	Row dwellings
Surrounding Neighborhood Character	Row and small apartment buildings, with institutional uses, including as hospitals and churches

III. PROJECT DESCRIPTION IN BRIEF

Applicants	Jeff Hamond and Mauri Ziff
Proposal	Conversion of rear yard deck to a screened porch
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats

V. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. max.	38 ft.	38 ft.	None required
Lot Width § 401	18 ft. min.	20.78 ft.	20.78 ft.	None required
Lot Area § 401	1,800 SF min.	1,891 SF	1,891 SF	None required
Floor Area Ratio § 402	None prescribed	--	--	None required
Lot Occupancy § 403	60% max. 70% by special exception	65.4%	65.4%	Required
Rear Yard § 404	20 ft. min.	42.83 ft.	42.83 ft.	None required

VI. OP ANALYSIS

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

223.2 *The addition 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 proposed screen porch would occupy the same footprint as the existing deck and have no solid walls, minimizing the impact this addition would have on light and air available to neighboring properties.

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

The application proposes to convert a deck, similar to the decks existing on the adjoining properties to the east and west, into a screen porch, incorporating the deck into the screen porch without expanding the lot occupancy or area of the structure. As the screen porch would be no larger than, and extend no closer to neighboring properties the existing deck, privacy of use and enjoyment of neighboring properties would not be unduly compromised.

(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; and*

The proposed screen porch would have dimensions similar to the existing rear decks on the adjoining properties and be residential in appearance. Therefore, it would not substantially visually intrude upon the character, scale and pattern of houses as viewed from either the public alley or 7th Street.

(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.

Graphical representations, including plans, elevation drawings and photographs, were submitted as a part of the application.

223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The proposed lot occupancy is 65.4 percent, less than the maximum seventy percent permitted within the R-4 district.

223.4 *The Board 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.*

The Office of Planning makes no recommendations for special treatment.

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

The subject application would not result in the introduction or expansion of a nonconforming use.

The Historic Preservation Office had no comments on the application.

VII. AGENCY COMMENTS

No comments were received from other District agencies.

VIII. COMMUNITY COMMENTS

ANC 6C, at its regularly scheduled meeting of September 13, 2012, voted to support the application.

The adjoining property owners to the east and west, and the owner of the property to the north across the public alley, submitted letters to the file in support of the application.

Attachment: Location Map

