

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: October 31, 2012

SUBJECT: BZA Case 18444 - request for special exception relief under § 223 to construct a one-story addition to an existing one-family dwelling at 5041 Glenbrook Terrace, NW.

I. OFFICE OF PLANNING RECOMMENDATION

With regards to this proposal to construct a one-story addition at the rear of the existing dwelling, the Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403.2, lot occupancy (40% permitted by right; 50% by special exception; 46% proposed); and
- § 404.1, rear yard (25 feet required; 29.45 feet existing; 16 feet proposed).

II. LOCATION AND SITE DESCRIPTION:

Address:	5041 Glenbrook Terrace, NW (See Attachment 1.)
Legal Description:	Square 1432, Lot 0038
Ward:	3D
Lot Characteristics:	The property, a through lot, is rectangular in shape and fronts on Glenbrook Terrace. The rear of the property faces Maud Street, NW.
Zoning:	R-1-B – one-family detached dwellings.
Existing Development:	One-family detached dwelling, which is permitted in this zone.
Adjacent Properties:	One-family detached dwellings.
Surrounding Neighborhood Character:	One-family detached dwellings. Sibley Memorial Hospital is to the north and west of the subject property.

III. PROJECT DESCRIPTION IN BRIEF

Applicant:	Michael Miller and Jennifer Schaeffer Miller, property owners
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Proposal:	Construct a one-story addition to an existing dwelling, which will exceed the maximum allowed lot occupancy under § 403.2 and encroach into the required rear yard setback established in § 404.1. The proposed construction would include a 16-foot wide by 13-foot 8-inch deep breakfast room addition, a 22-foot 8-inch wide by 7-foot 6-inch deep extension to the family room, and a new wood deck.
Relief Sought:	§ 223.1 – to increase allowable lot occupancy and a reduction in the required minimum rear yard depth to permit the construction of a one-story rear addition at a one-family detached dwelling.

IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Occupancy § 403	40% max.	40%	46%	6%
Rear Yard (ft.) § 404	25 ft. min.	29.45 ft.	16 ft.	9 ft.

V. 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.*

A one-family dwelling is a permitted use in the R-1-B district. The proposed addition requires special exception review under § 223 from the requirements for maximum lot occupancy (§ 403) and minimum rear yard depth (§ 404).

223.2 *The addition or accessory structure shall not have a substantially adverse affect 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 subject property is a through lot with the existing dwelling fronting on Glenbrook Terrace, NW. The rear of the dwelling is visible from Maud Street, NW. The subject property slopes downward from Glenbrook Terrace to Maud Street, with the basement of the subject dwelling opening to grade along the Maud Street façade.

The dwelling has an existing rear yard deck at the first floor level that is supported by brick piers. The proposed addition would be supported by new brick piers that would match the existing piers.

The proposed addition would not extend beyond the side walls of the existing dwelling and would extend one foot beyond the existing rear yard deck. Therefore, it does not appear that the proposed addition would unduly impact the light and air available to the neighbors.

¹ Information provided by applicant.

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

Privacy of use and enjoyment of neighboring properties should not be unduly compromised. The adjoining properties also are through lots developed with one-family detached dwellings that front on Glenbrook Terrace. The footprint of the proposed addition would extend only one foot beyond an existing deck. Additionally, the subject property features landscaping along the rear and side property lines, which should minimize the impact of the addition to adjoining properties by limiting views and reducing potential spillover of light.

- (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 addition, supported by brick piers and featuring windows and painted wood trim, would complement the existing dwelling. The scale and massing of the proposed addition would match the existing one-family detached dwelling. Furthermore, the presence of trees along the rear property line at Maud Street, NW would serve to screen the addition from the 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.*

The submission provided sufficient information about this proposal.

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 of 46 percent is less than the maximum 50 percent permitted within the R-1-B 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.

No special treatment is recommended.

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

No nonconforming use would be established under this proposal.

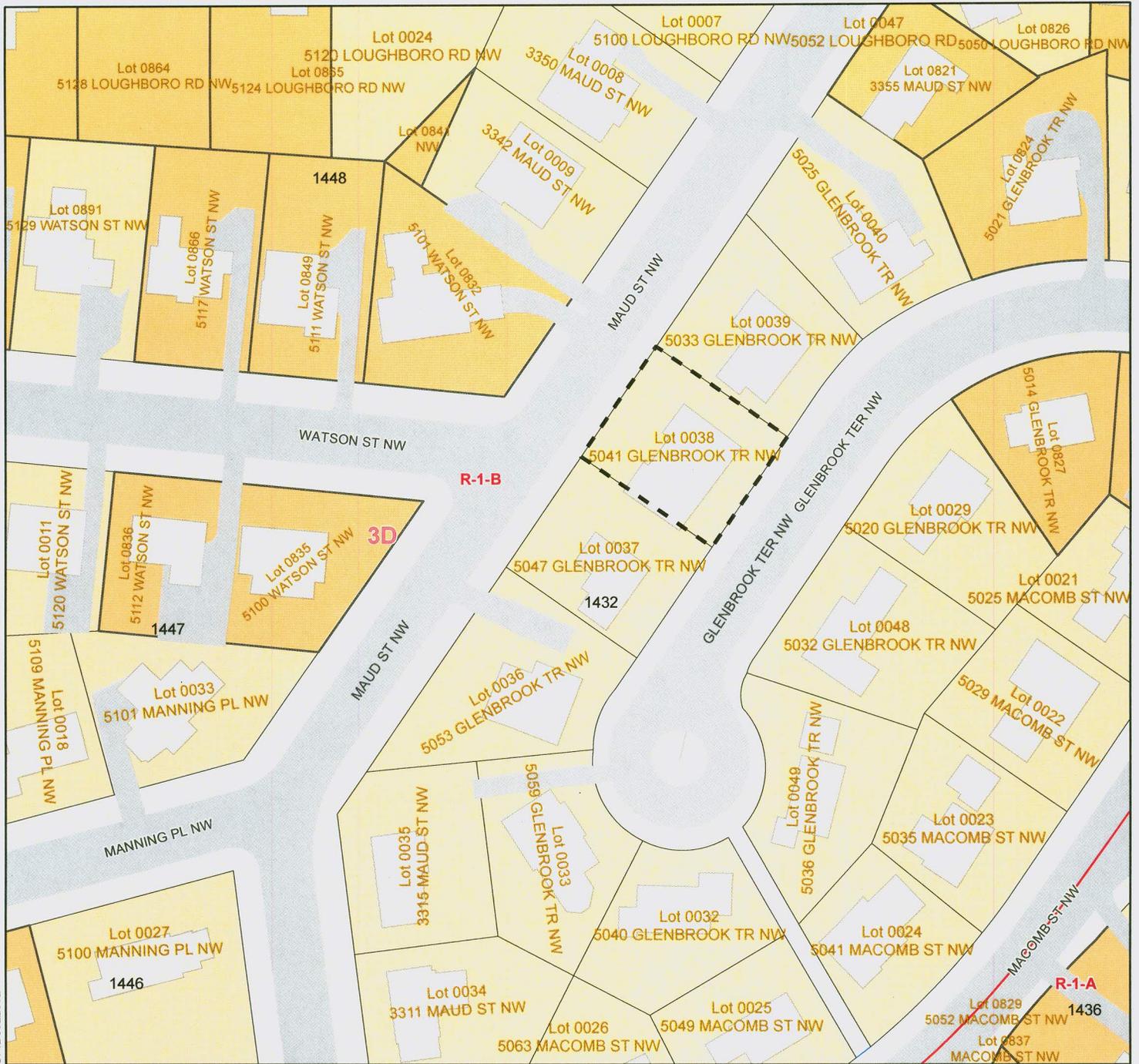
VI. COMMUNITY COMMENTS

Advisory Neighborhood Commission (ANC) 3D reported voting 6-2-0 on September 5, 2012 to support subject to the applicant acquiring signatures of 5 or 6 neighbors within 200 yards.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments had been received from other District agencies at the time this report was drafted.

Attachments: Location map



OPID0022602

Feet



Government of the District of Columbia
Office of Planning ~ October 31, 2012

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Development Review

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