



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: March 22, 2011
SUBJECT: BZA Case 18188 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 1613 E Street SE

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a rear addition to a row dwelling at 1613 E Street SE, requiring special exception relief from the following:

- ❖ § 403, to allow a lot occupancy of 69.2% (60% maximum permitted);
- ❖ § 406, to allow an open court width of 5' (7.5' required); and
- ❖ § 2001.3, to allow an addition to a nonconforming structure.

II. LOCATION AND SITE DESCRIPTION

Address:	1613 E Street SE
Legal Description:	Square 1091, Lot 10
Ward:	6
Lot Characteristics:	1,614 square foot, irregular-shaped, interior lot with rear alley access.
Zoning:	R-4 – Row dwellings permitted.
Existing Development:	Two-story, brick, single-family attached dwelling, permitted in this zone, w/ a rear garage.
Historic District:	n/a
Adjacent Properties:	Single-family, attached residences are located to the immediate north, south, east, and west.
Surrounding Neighborhood Character:	Low-density residential uses, including row dwellings and some semi-detached buildings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Noreen Clancy and Kris Carter, owners
Proposal:	Construct a rear, 2nd-story addition, 10 feet wide
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories	2 stories	Conforming
Lot Width (ft.) § 401	18 ft. min.	15 ft.	15 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	1800 sq. ft. min.	1,614 sq. ft.	1,614 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	60% max.; 70% with §223	62.9% 1,015.8 sq. ft.	69.2% 1,118.3sq. ft.	Relief Needed
Rear yard (ft.) § 404	20 ft. min	47 ft.	47 ft.	Conforming
Open Court Width (ft.) § 406	7.5 ft. min.	3.75 ft.	3.75 ft. 5 ft. @ addition	Existing Non-conforming Relief Needed

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.

Row dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §§ 403, 406, and 2001.3.

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 proposed addition would not increase the overall height of the existing structure and would maintain existing setbacks from adjacent properties to the east and west. The addition would extend back an additional 10 feet at the second story, maintaining the existing rear yard setback. The proposed work would provide a slightly greater setback along its east property line than currently exists, increasing the open court width from 3.75' to 5'. The proposed work would not impact light and air for the properties to the south as it would be separated from them by a 15' wide public alley. As a result, the proposed addition should not negatively impact the available light and air to any of the neighboring properties.

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

The proposed addition should not compromise privacy for neighboring properties. The addition would include windows along the east and rear (south) facades, at both the first and second floors. The neighboring property to the east is built to the property line and, as a

¹ Information provided by applicant.

result, has no windows along this façade that would be impacted by the proposal. In addition, the existing rear porch is open and therefore the proposed porch enclosure and addition would not significantly impact privacy for the adjacent neighbors on either side. Proposed openings along the rear façade would include a new door and new windows at the first and second levels. Neither should compromise privacy for the property to the south, which is located over 62 feet from the subject property. Finally, the addition would have no new windows along the west façade.

(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 applicant has provided proposed elevations for the rear (south), east, and west sides of the structure. The project consists of a 10.25' deep by 10' wide rear second-story addition, which would not alter the existing building footprint of the house. The proposal would also be similar in size and scale to the adjacent house to the east. The proposed addition would be composed of a cementitious siding material, similar to existing building materials along the rear facade, as well as that of adjacent homes. The addition would be in the same location as an existing rear porch and would not be visible from E Street SE. View of the proposed addition from the public alley located to the south of the property would be partially blocked by the existing rear garage.

(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 provided a site plan, floor plans, side and rear elevations, and photographs. Sufficient information has been provided to meet this requirement.

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 would be 69.2% which is below the 70% maximum permitted in the R-4 zone.

VI. COMMUNITY COMMENTS

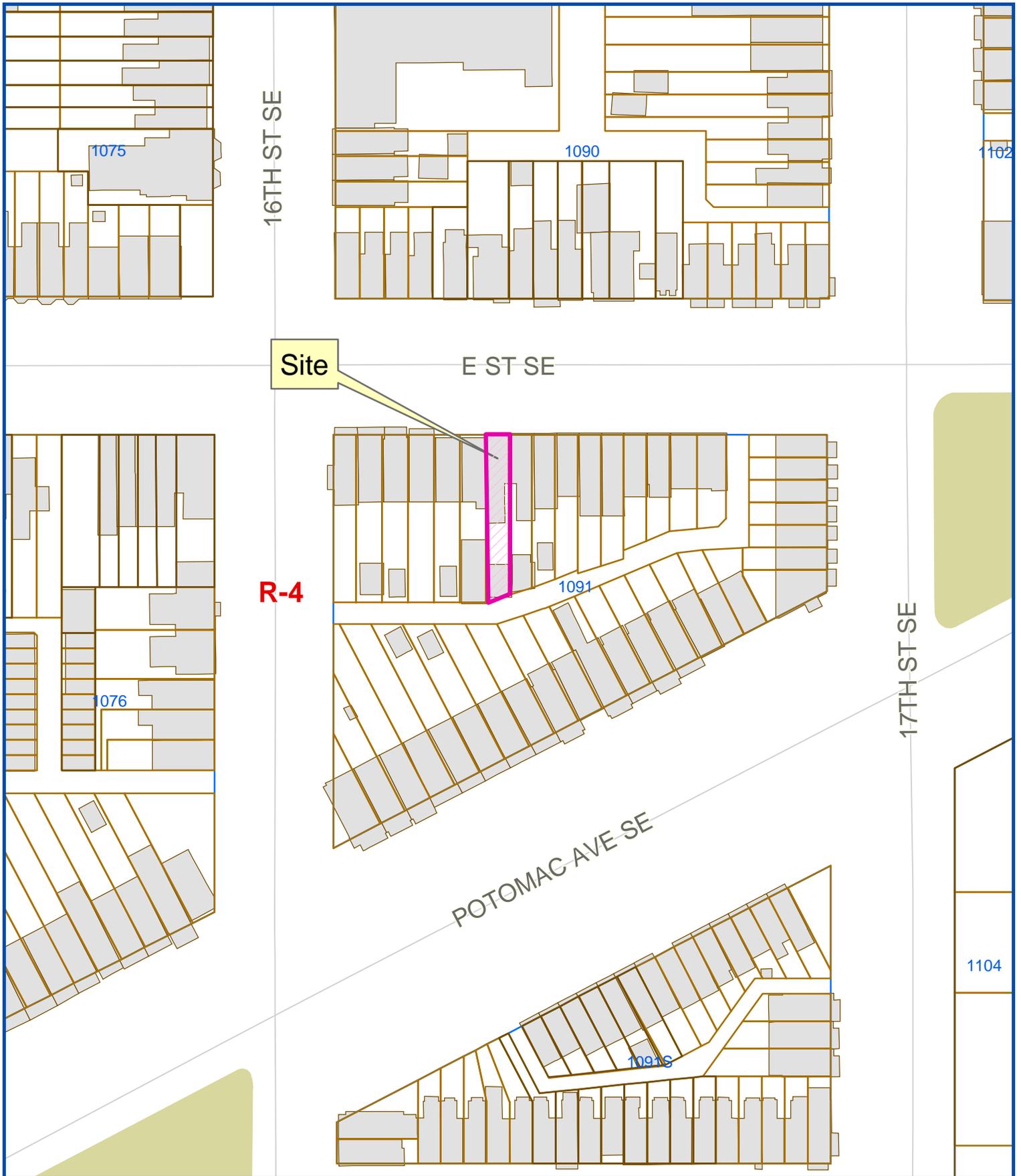
ANC6B: ANC 6B reviewed and approved the project at their March 8th meeting.

The project was recommended for approval by the Capitol Hill Restoration Society. The applicant has also submitted a letter of support from the adjacent neighbor to the west, the potentially most impacted neighbor.

JS/ayj

Attachments:

1. Location map
2. Aerial Photograph (2009)



BZA 18188 - 1613 E Street SE
Exhibit 1 - Lot map with building footprints

Legend

- Zoning Districts
- Tax Lots
- Record Lots
- Buildings
- DC Parks

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. Oblique imagery © Pictometry International

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**BZA 18188 - 1613 E Street SE
Exhibit 2 - Aerial Photograph (2009)**

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