



**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historic Preservation  
**DATE:** March 1, 2011  
**SUBJECT:** BZA Case No.18179 – Special Exception Request for 1727 First Street, NW

**I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of this application for a Special Exception from § 403.2 restrictions on lot occupancy in an R-4 zone, to permit a semi-detached principal building and an accessory garage to increase lot occupancy from 33% to 47%, pursuant to §223, which permits lot occupancy up to 70% rather than the matter-of-right 40% permitted a semi-detached dwelling and accessory structure.

**II. AREA AND SITE**

Address	1727 1st St., NW	Legal Description	Square 3105, Lot 105	ANC		5C		Zoning	R-4
<b>Lot Characteristics:</b>	It is a level, rectangular corner lot bounded by Randolph Place (south), 1 <sup>st</sup> Street (west), a party-wall rowhouse (north) and a 12' 2" wide public alley (east). A semi-detached rowhouse and concrete pad from a demolished garage occupy the northern half of the lot. A building restriction line prevents construction on the south side of lot, which is the side yard.								
<b>Adjacent Properties:</b>	Similar rowhouses/ semi-detached houses adjacent, or across streets or an alley								
<b>Neighborhood Character:</b>	Rowhouses and semi-detached end of row houses								
<b>Historic Preservation:</b>	n/a								



**III. APPLICATION DESCRIPTION**

The applicant wishes to construct a marginally wider version of a garage that formerly occupied the rear of the lot. It would be as wide as the building restriction line permits and be set back twelve-foot one-inch from the centerline of the alley at the rear.

**IV. ZONING REQUIREMENTS AND REQUESTED RELIEF**

<b>TABLE 2: ZONING REQUIREMENTS</b>	<b>Required / Permitted</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Lot Area</b>	3000 SF	3200 SF	Same	n/a
<b>Lot Width</b>	30 Ft.	32 Ft.	Same	n/a
<b>Lot Occupancy for semi-detached</b>	40% MOR 70% S.E.	33%	47%	<b>Additional 7%, or 224.5 SF Requested</b>
<b>Parking</b>	1 min.	1+	1+	n/a
<b>Rear Yard</b>	≥20 ft.	Applicant measures 42’;	No change. Garage 6’ from rear property line and 12’ 1” from alley centerline	n/a. Meets §2300.2(b)’s setback requirement.
<b>Side Yard</b>	8 ft.	11 ft.	Same	n/a
<b>Open Ct.</b>	n/a	n/a’	n/a	n/a
<b>Height</b>	40 ft., 3 stories	<u>House</u> . < 40’ 3 stories	House unchanged. Garage - 12’ high	n/a

**V. OFFICE OF PLANNING ANALYSIS**

As shown in Table 3, the application is consistent with § 223’s criteria for BZA approval of a new accessory structure for a one-family dwelling or flat in the R-4 zone..

<b>TABLE 3. § 223 Criteria</b>	<b>Evaluation</b>
§223.1 New accessory structure not complying with § 403.2, in an R district permitting single-family dwelling or flat.	<b>Qualifies for consideration under § 223:</b> Would be new accessory structure to a single family house or flat in the R-4 district.
§223.2: No substantially adverse effect on (a) neighboring properties’ light and air; (b) neighboring properties’ privacy or enjoyment of use; (c) view from public ways or on character of neighborhood.	<b>Complies:</b> – Would replace garage demolished in 2005 with one of approximately same depth and marginally greater width. – Would have no windows abutting neighboring properties; would not intrude on privacy of property to north; would screen that property’s rear yard from Randolph Place. – Proposed 12-foot height would cast little shadow on north-adjacent property’s yard, which is a paved parking pad. – Garage would be brick and consistent with other corner properties’ garages in neighborhood.
§223.3 –lot occupancy ≤ 70%	<b>Complies</b> , at proposed 47%
§223.4 Board-required special conditions	<b>None Needed</b>
§223.5 No expansion or introduction of a non-conforming use as a special exception	<b>Complies</b>

**VI. COMMENTS OF OTHER DISTRICT AGENCIES**

OP is not aware of comments from any other District agency.

**VII. COMMUNITY COMMENTS**

The applicant had contacted the ANC and offered to discuss the case. There was no resolution on file when this OP report was prepared. One non-adjacent neighbor on Randolph Place has filed a letter of support.

*JS/ Stephen Cochran, Project manager*