



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: December 8, 2009
SUBJECT: BZA Case 18009 - request for special exception relief under § 223 to construct an addition to an existing two-story row dwelling at 3302 Prospect Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to §223, to permit a two-story rear addition to a row dwelling at 3302 Prospect Street NW, requiring special exception relief as follows:

- § 403, to allow a building totaling 955.4 square feet in building area, resulting in 69.8% lot occupancy (60% required);
- § 401, to allow this additional development on an existing nonconforming lot 18 feet wide (20 feet required) and 1,368 square feet in area (2,000 required).

II. LOCATION AND SITE DESCRIPTION:

Address:	3302 Prospect Street, NW
Legal Description:	Square 1205, Lot 822
Ward:	2
Lot Characteristics:	1,368 sq. ft. in lot area (approximately 18 ft. wide by 76 ft. deep).
Zoning:	R3 – predominantly one-family row dwellings.
Existing Development:	Two-story row dwelling.
Historic District:	Georgetown
Adjacent Properties:	Row dwellings similar in size and construction on both sides; three smaller row dwellings behind the property to the south.
Surrounding Neighborhood Character:	The south face of the 3300 block of Prospect Street includes 15 row dwellings similar to the subject property, on similarly-sized lots. Similar row dwellings are across Prospect Street from the subject property, and a residential infill project is being constructed just to the west. South of the three smaller row dwellings on 33rd Street, the character changes, with two moderately-sized commercial building complexes dominating the M Street side of Square 1205.



III. PROJECT DESCRIPTION IN BRIEF

Applicant:	Samia El-Baroudy
Proposal:	Construct a two-story rear addition. The addition would fill in an existing non-conforming open court on the east side of the building, and extend the building's depth by approximately 6 ft.

IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	20 ft.	No change	None required
Lot Width (ft.) § 401	20 ft. min.	18 ft.	No change	Required
Lot Area (sq.ft.) § 401	2,000 sq.ft. min.	1,368 sq.ft.	No change	Required
Floor Area Ratio § 402	None prescribed	N/A	N/A	None required
Lot Occupancy § 403	60 % max. (70% under § 223)	56.5%	69.8% (based on a building area of 955.4 sq. ft.)	Required
Rear Yard (ft.) § 404	20 ft. min.	27 ft. min.	20 ft. min.	None required
Side Yard (ft.) § 405	None required	None	No change	None required
Open Court Width § 406	4 in. per ft. of height, but not less than 6 ft.	4 ft.	Fill in open court	None required

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.

One-family dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §403. In addition, the existing lot does not conform to the area and width requirements of § 401.

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;

Based on a site visit, OP does not believe that the proposed addition would significantly impact the light and air available to the neighboring property to the east (3300 Prospect).

¹ Information provided by applicant.

The addition may cast some additional shadows during the morning on the inner portions of the enclosed porch at the rear of the property to the west (3304 Prospect), and might extend the period when the morning sun would not reach the second-floor windows of that property. On the other hand, the enclosed porch extends a short distance beyond the rear wall of the proposed addition on the applicant's property, and all of the potentially impacted windows are south-facing. On balance, the evidence does not suggest that there would be any "undue" impact on the light and air available to any neighboring property.

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

It does not appear likely that the enjoyment of neighboring property would be unduly compromised. The applicant does not propose to include any side-facing windows on the addition, and would maintain the required 20-foot rear yard.

(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 rear of the subject property can be partially viewed from 33rd Street. Modeled axonometric views of the proposed addition, provided by the applicant's architect, suggest that the addition would increase the perceptible bulk of the building.

The building's depth would only be extended by six feet, but the addition could result in a building that appears somewhat larger in building area and lot occupancy than most of its neighbors—with the major exception of the immediately adjacent neighbor to the west. Assuming that building materials and fenestration are approved by the Historic Preservation Review Board (HPRB), an addition of this scale would be unlikely to substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

(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 has provided plans and elevations.

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 69.8 percent.

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.

OP has no recommendations for special treatment. OP notes that the applicant must still submit a project design to the HPRB.

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

A one-family dwelling is a conforming use in the R-3 district. The applicant proposes to continue using the property as a one-family dwelling.

VI. COMMUNITY COMMENTS

ANC 2E voted, at its November 2, 2009 meeting, to oppose any additions to this property. OP has not received any communications from adjacent neighbors.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

OP has not received comments from any other District agencies.

JS/dje

Attachments:

1. Location map
2. View from 33rd Street.
3. View from 33rd Street indicating depth of buildings along Prospect Street.
4. Axonometric view of model, provided by applicant's architect, closely approximating view in Photo #3.



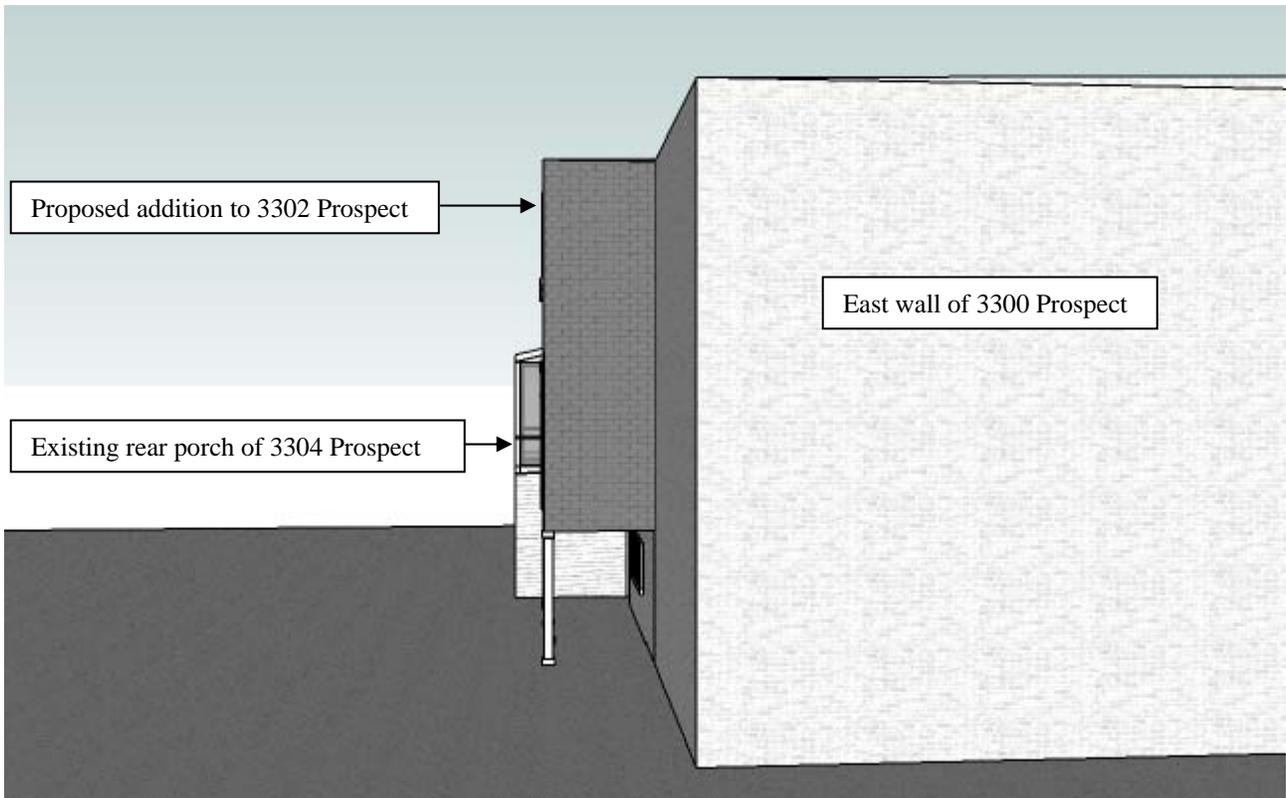
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2. View from 33rd Street.



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