



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: September 14, 2010
SUBJECT: BZA Case 18100 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 3924 Morrison Street NW

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 single family detached building at 3924 Morrison Street NW, requiring special exception relief from §405, to allow a side yard of 4' (8' required).

II. LOCATION AND SITE DESCRIPTION

Address:	3924 Morrison Street NW
Legal Description:	Square 1748, Lot 34
Ward:	3
Lot Characteristics:	3,900 square foot, rectangular-shaped, interior lot adjacent to a 15' wide rear alley
Zoning:	R-2 – Detached single-family dwellings permitted.
Existing Development:	Detached, single-family dwelling, permitted in this zone, with no off-street parking spaces.
Historic District:	n/a
Adjacent Properties:	Single-family, detached and semi-detached residences are located to the immediate north, south, east, and west.
Surrounding Neighborhood Character:	Low-density residential uses, including single-family detached and semi-detached with a commercial corridor to the east along Connecticut Avenue NW.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Irving Gornstein and Susan Lebeaux, owners
Proposal:	Construct a rear, 2-story addition in the location of an existing rear porch. The project consists of a 16' deep by 22' wide rear addition. The addition would be set in at the second floor from the rear and west sides to be 8.1' deep and 18.7' wide.
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-2 Zone	Regulation	Existing	Proposed¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories/31.6'	2 stories/31.6'	Conforming
Lot Width (ft.) § 401	40 ft. min.	30 ft.	30 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	4000 sq. ft. min.	3900 sq. ft.	3900 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	40% max.; 50% with §223	29% 1,131 sq. ft.	35% 1,365 sq. ft.	Conforming
Rear yard (ft.) § 404	20 ft. min	55.7' ft.	47.1 ft.	Conforming
Side yard (ft.) § 405	8 ft. min.	4 ft.	4 ft.	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.

Single-family detached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 405.

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 meet the R-2 rear yard requirements and not increase the overall height of the existing structure. The proposed addition would be located over 7 feet away from adjacent buildings to the east and west and over 60' from the buildings to the south. The addition would also be reduced in size at the second floor, stepping in approximately eight and four feet from the rear and west sides, respectively. The south facing addition would extend approximately 2'9" past the rear of the adjacent house to the west and would align with the rear setback of the house to the east at the second level. The proposal would continue to allow access to direct sunlight and air for both adjacent properties at various points during the day and therefore, should not unduly 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. Currently, a wooden fence encloses the entire rear yard and trees are located along portions of the west and southern property lines, which would shield some of the proposed addition

¹ Information provided by applicant.

from view. The houses to the rear (south) would be separated from the proposed addition by a rear yard of over 47' and a 15' wide public alley. The proposed addition would occupy the same location as an existing rear sleeping porch, which is open along all sides at the ground level and open on the east side at the second floor. The proposal would extend 7' further into the rear yard than the existing rear porch at the ground level and would maintain its existing depth at the second floor. The second level of the proposed addition would be set in an additional 4' from the west side of the structure, lessening potential privacy impacts. The proposed addition should not negatively impact privacy for the adjacent property to the east as well. On the second floor, the proposed construction will have a similar building footprint and contain the same number of windows along the east façade as currently exists. At the ground floor, an enclosed addition with clerestory windows would replace an open porch.

- (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 proposal has been designed so as not to intrude upon the visual character of houses as viewed from the street and public right of way. The rear addition would not be highly visible from Morrison Street as it would maintain the same side yard setbacks as the existing structure. The proposed addition would also be screened from the alley by an existing rear fence, vegetation, and trees located along the south edge of the property. The proposed building materials, cedar shingle and hardie plank, would be consistent with that of other homes in the neighborhood.



Photo taken of rear of property from the alley

- (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 35% which is below the 50% maximum permitted in the R-2.

VI. COMMUNITY COMMENTS

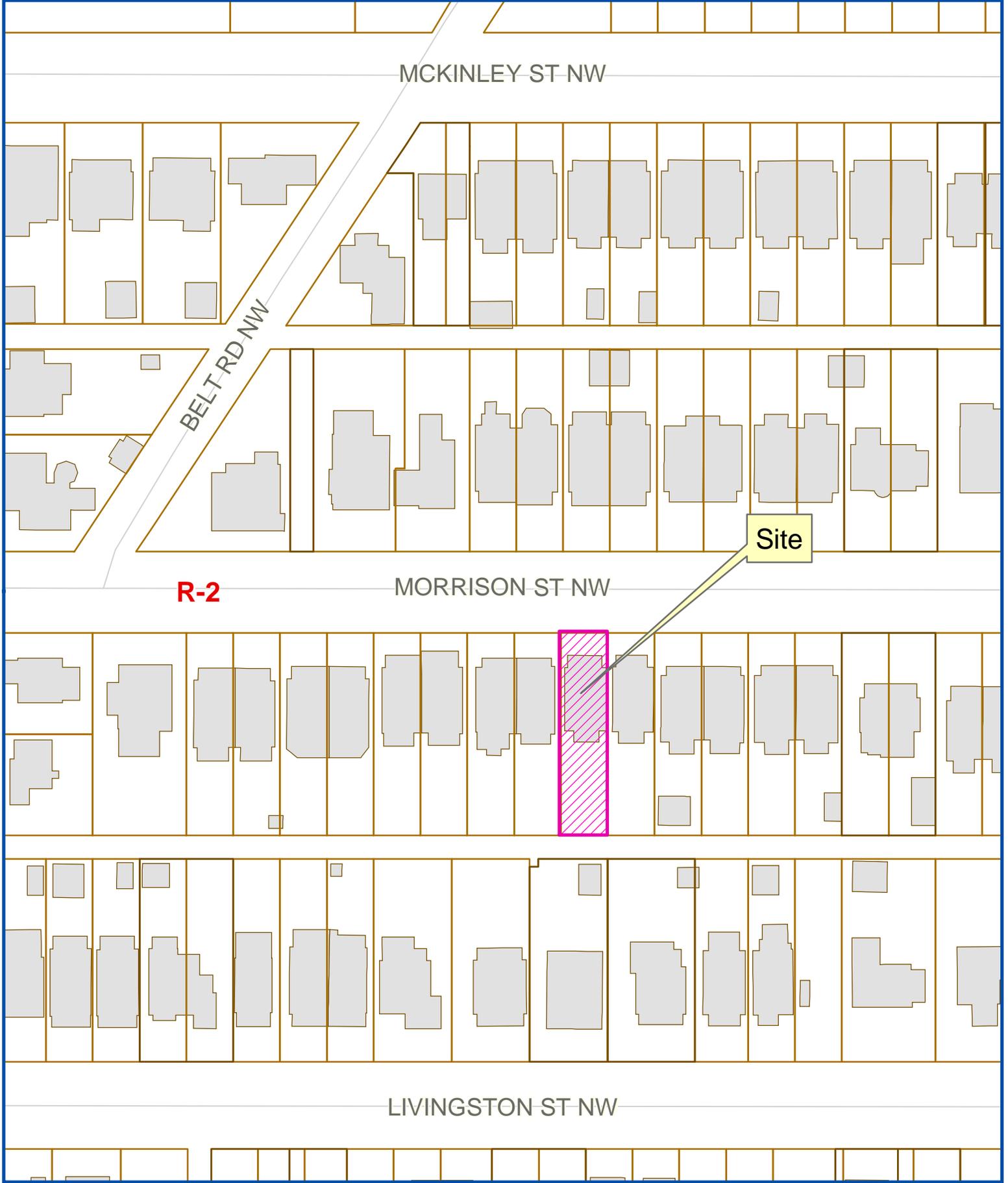
ANC3/4G: ANC 3/4G voted unanimously to support the applicant's request at its June 28, 2010 meeting.

The applicant has also submitted letters of support from adjacent neighbors to the east, west, and north.

JS/ayj

Attachments:

1. Location map
2. Aerial Photograph (2009)



BZA 18100 - 3924 Morrison Street NW
Exhibit 1 - Lot map with building footprints

Legend

 Zoning Districts

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.





Site

MORRISON ST NW

R-2

LIVINGSTON ST NW

Legend

 Zoning Districts

BZA 18100 - 3924 Morrison Street NW
Exhibit 2 - Aerial Photograph (2009)

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DC Office of Planning

