



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director
DATE: September 14, 2010
SUBJECT: BZA Case 18102 – request for special exception relief to construct an addition to an existing dwelling at 3001 Beech Street, NW

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to §§223 and 3103 to permit the construction of an addition requiring relief as follows:

- §405, special exception pursuant to §223 to allow a 4’ side yard (8’ required).

II. LOCATION AND SITE DESCRIPTION

Address	3001 Beech Street
Legal Description	Square 2366, Lots 816 and 832
Ward and ANC	3G
Lot Characteristics	Approximately 100 foot wide lot, sloping slightly up from south to north (front to rear); Large rear yard with tall deciduous trees.
Zoning	R-1-A –single family detached dwellings
Existing Development	Single detached dwelling, permitted in this zone; Detached garage; Driveway from Beech Street.
Adjacent Properties	Single family detached houses
Surrounding Neighborhood Character	Detached houses; To the east is a wide right-of-way for Oregon Avenue providing a large grassed and treed area next to the subject property; Rock Creek Park is east of Oregon Avenue; Pinehurst Parkway is to the south across Beech Street.

III. PROJECT DESCRIPTION IN BRIEF

Applicants	Tom and Carol Seitz, homeowners
Proposal	Construct a 1,258 sf addition to an existing dwelling. Most of the addition would be two stories on the rear and side of the dwelling, while a new shed dormer would be added to the rear third floor.
Relief Required	§223 – Additions to a One-Family Dwellings or Flats (§405 – Side Yard).

IV. ZONING REQUIREMENTS

Item	Section	R-1-A	Existing	Proposed	Relief
Height	400	40' 3 stories	31' 3 stories	No change	Conforming
Lot Area	401	7,500 sf	12,777 sf	No change	Conforming
Lot Width	401	75'	~100'	No change	Conforming
Lot Occupancy	403	40% 5,111 sf	14.8% 1,895 sf	20.2% 2,579 sf	Conforming
Rear Yard	404	25'	93'	87.5'	Conforming
Side Yard	405	8'	4'	4'	Required

V. 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 ... 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 requests special exception relief under §223 from the requirements of §405, Rear Yard.

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 impact light or air available to adjacent properties. There are large yards around the subject house that allow ample light and air to reach surrounding properties. There would be little to no increased shadow on adjacent properties as a result of the addition.

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

The privacy of neighboring properties would not be unduly compromised. The subject property has large yards between this house and neighboring houses. Fences and landscaping also add to the privacy of the residents.

- (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 addition would not intrude on the character of the neighborhood. Most of the proposed addition would not be visible from Beech Street. Furthermore, the addition would not substantially change the scale of the house, and the architecture would be in keeping with the existing style of the home.

- (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 submitted elevations, floor plans and photographs that illustrate the existing site and the proposed addition.

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.*

With the proposed addition the lot occupancy would be 20.2%.

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.*

The Office of Planning recommends no conditions or special treatments of the addition.

VI. HISTORIC PRESERVATION

The subject property is not within an historic district. According to the applicant, however, the Commission on Fine Arts, which reviews projects adjacent to Rock Creek Park, has given the project conceptual approval.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing, the Office of Planning has received no comments on this application from other District agencies.

VIII. COMMUNITY COMMENTS

As of this writing, the Office of Planning has received no comments regarding the proposal from ANC 3G or from any members of the community.

IX. ATTACHMENTS

1. Vicinity Map

JS/mrj
Matt Jesick, Project Manager

Attachment 1 Vicinity Map

