



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: January 25, 2011
SUBJECT: BZA Case 18159 - request for § 223 special exception relief from side yard width requirements, to construct a rear addition to an existing single-family dwelling at 627 G Street, SE (Square 878, Lot 152)

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application for relief from the side yard requirements of § 406.1, pursuant to the provisions of 11 DCMR §223, to permit the replacement and enlargement of an existing addition to the rear of an existing detached single family dwelling at 627 G Street, SE, which is located in an R-5-B zone district and within the Capitol Hill historic district.

II. LOCATION AND SITE DESCRIPTION:

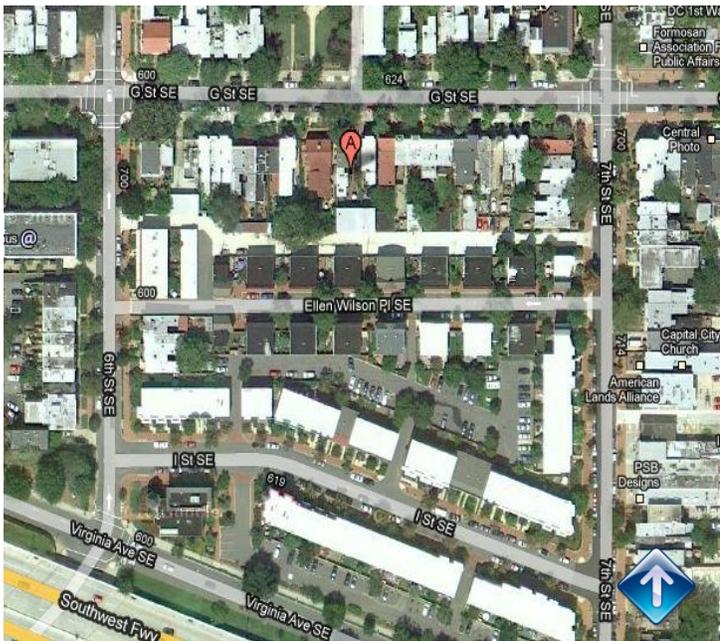


Figure 1 Site Location

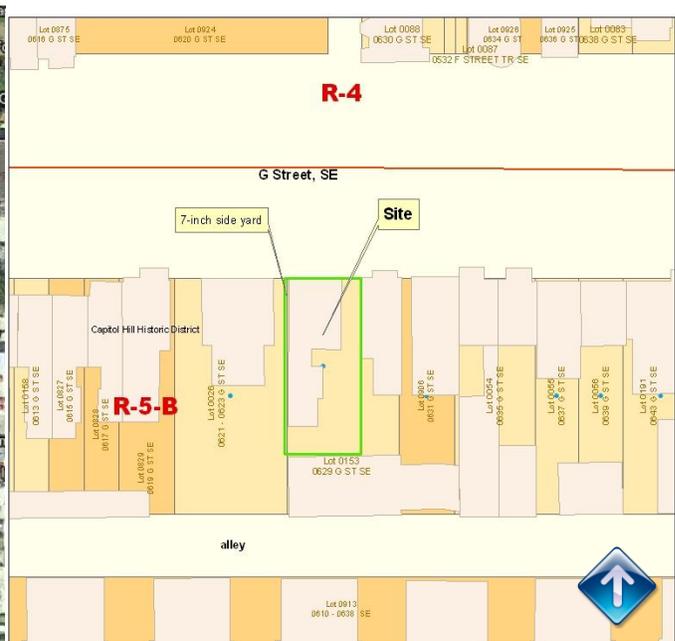


Figure 2 Site, Existing Structure and Zoning

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Mr. and Mrs. Alan Hegburg
Agent	Matthew Ossolinski, architect. Self-certified
Proposal:	<ul style="list-style-type: none"> Demolish existing rear addition and its foundations Construct new, 2 and 3 story addition with basement on approximately the same footprint Retain existing 7-inch side yard, which has historically been used by west-adjacent property
Relief Sought:	Special Exception relief under § 223
Address:	627 G Street, SE



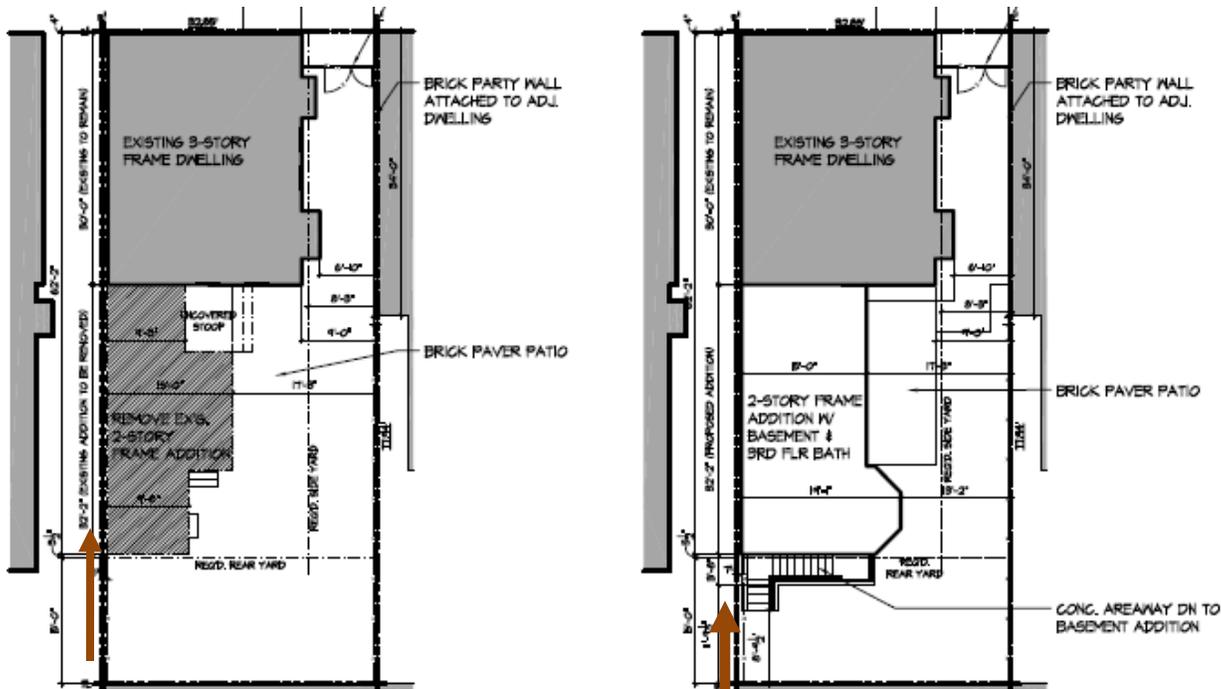


Figure 3 Existing (L) and Proposed (R) Main House and Addition. Note existing and proposed 7-inch side yard on left.

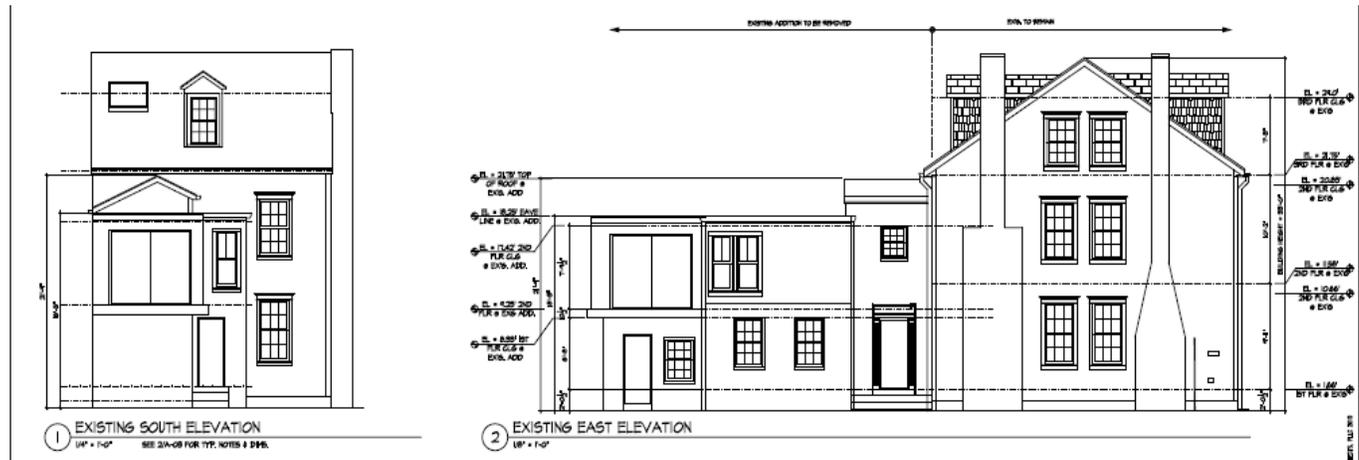


Figure 4 Existing building from rear and east

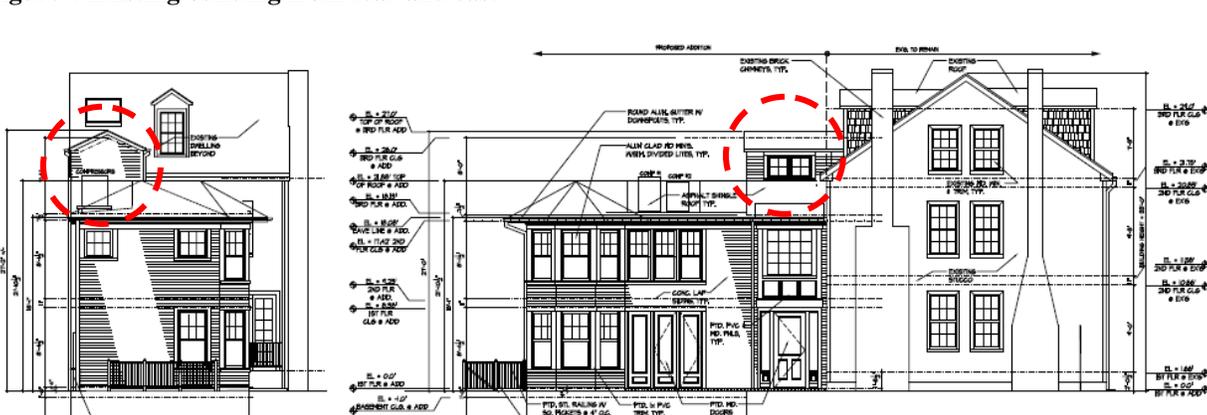


Figure 5 Proposed Building from Rear and East. Note partial 3rd story at junction of main building and addition.

Legal Description:	Square 878, Lot 152
Ward:	6, ANC 6-B
Lot Characteristics:	Rectangular lot with no alley access
Zoning:	R-5-B
Existing Development:	<ul style="list-style-type: none"> 3-story detached house with basement and 2-story rear addition, and 7-inch side yard on west
Historic District:	Capitol Hill
Adjacent Properties:	Single family and duplex detached houses and rowhouses; multi-family rowhouses. Recently constructed multi-family but low scale Ellen Wilson Dwellings to south
Neighborhood Character	19 th c. townhouse neighborhood

IV. ZONING REQUIREMENTS

The following table summarizes the existing and proposed conditions, the zoning requirements and the

	Required / Permitted	Existing	Proposed	Relief	requested relief.
Lot Area	No req. min.	2560	Same	n/a	
Lot Width	No req. min.	32.85 Ft.	Same	n/a	
Lot Occ.	60% max	45%	50.1%	n/a	
Parking	1 min.	0	0	grandfathered	
Rear Yard	15 ft. min	15.47'	Same	n/a	
Side Yard § 406.1	None, or 8'3" for 33' of building height	9.25 ft. (east)	Same	None	
		0.58 ft. (west)	Same	0.58 ft. (7 inches) Relief Requested	
Open Ct.	9"/ft =7' width	9.25' x 32.16'	9.0 x 32.16"	n/a	
Height	No req. max	33.0'	Same	n/a	

V. OP ANALYSIS:

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 dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the side yard requirements of § 406.1, consistent with the procedures for additions to non-conforming properties under § 2001.3. Although the existing main house and addition currently have a 7-inch side yard on the west, relief is required because the applicant would be demolishing the existing addition and its foundations, and aligning the new addition with the existing main house and its non-conforming 7-inch side 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;*



Complies: The height and length of the new addition would be essentially the same as the existing addition, but for smaller dormer-like pop-up providing headroom for a bathroom off of the second floor of the principal part of the house. The addition would have no windows on the western side. Although there would be many windows on the eastern side of the addition, none of them would provide views to the east-adjacent property that are not already provided by the existing house and addition. The addition would be 17-feet from the eastern property line, decreasing to 13 feet at a bay window. The relationship between the existing house and addition, and the adjacent properties is shown in Figure 6, where the applicant's property is shown with a white arrow. The building above is to the east and the building below is to the west.

Figure 6: Aerial view from east of applicant's existing structure and adjacent buildings

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

Complies, as indicated immediately above.

(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;* **Complies:** From the street, the proposed addition would appear essentially as the existing addition. The property is not visible from an 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.* **Complies:** These have been supplied.

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.* **Complies,** at 50.1% lot occupancy.

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.* **No need identified.**

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

VI. COMMUNITY COMMENTS

ANC 6-B voted 6-3 in support of the application on January 4, 2011. The Capitol Hill Restoration Society voted to support the application on January 13, 2011. The owners of the west and east adjacent properties have indicated in writing that they have no objections to the proposed addition.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

The Historic Preservation Review Board approved the plans for proposed addition within the Capitol Hill historic district. No other agencies have commented.