

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 17, 2013
SUBJECT: BZA Case 18625 - request for special exception relief under § 223 to construct an addition to an existing flat at 634 G Street, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 403.2, Lot Occupancy (40 percent permitted, 48 percent proposed); and
- § 2001.3, Enlargements or Additions to Nonconforming Structures.

OP notes that the subject property is nonconforming for rear yard. This nonconformity would not be increased, so additional relief is not required.

II. LOCATION AND SITE DESCRIPTION

Address	634 G Street, S.E.
Legal Description	Square 877, Lot 926
Ward	6
Lot Characteristics	“L” shaped lot with no alley access
Zoning	R-4 – row houses, flats and conversions
Existing Development	Flat, permitted in this zone.
Historic District	Capitol Hill
Adjacent Properties	North: Row house South: Across G Street, row houses and flats East: One family detached dwelling West: Row house
Surrounding Neighborhood Character	Moderate density residential



III. PROJECT DESCRIPTION IN BRIEF

Applicant	Barbara and James Loots
Proposal	Partial third floor addition
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats

V. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40-foot. max.	35 feet	35 feet	None required
Lot Width § 401	18-foot min.	33.3 feet	33.1 feet	None required
Lot Area § 401	1,800 SF min.	3,837 SF	3,837 SF	None required
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	40% max. 70% by S.E.	48%	48%	Required
Rear Yard § 404	20-foot min.	None	None	None required
Side Yard § 405	8-foot min.	9 feet, 1 inch	9 feet, 1 inch	None required

VI. 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.

Flats are a permitted use in this zone. The Applicants are requesting special exception relief under § 223 from the requirements of §§ 403 and 2001.3.

223.2 The addition or accessory structure shall not have a substantially adverse effect 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;*

Light and air would not be unduly affected. The proposed building addition would extend the building no closer to either side or rear lot lines than the existing structure. It would extend the third floor along the west side lot line where the building is set back off the lot line by 9.1 feet, in excess of the minimum required eight-foot side yard.

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

Privacy of use and enjoyment of neighboring properties would not be unduly compromised. No windows would be provided on the west side of the addition, along which the addition would be constructed, and the footprint of the building would not be expanded.

- (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 proposed addition would not be visible from any public way, but would be residential in appearance and would not substantially visually intrude upon the character, scale and pattern of houses.

- (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 application included plans, photographs and elevation drawings sufficient to represent the relationship of 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.*

The proposed lot occupancy is 48 percent, less than the maximum of seventy percent permitted within the R-4.

- 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 makes no recommendations for special treatment.

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

The subject application would not result in the introduction or expansion of a nonconforming use.

The Historic Preservation Office has no issues with this application.

VII. AGENCY COMMENTS

No comments were received from other District agencies.

VIII. COMMUNITY COMMENTS

No comments were received from ANC 6B.

Four letters, including adjacent property owners to the north, east and west, were submitted to the file in support of the application.

Attachment: Location Map

