



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 ✓ Joel Lawson, Associate Director Development Review
DATE: September 17, 2013

SUBJECT: BZA Case 18645 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct an addition to an existing detached single family dwelling at 3128 P Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403.2, Lot Occupancy (40 % maximum, 44.54% proposed)

II. LOCATION AND SITE DESCRIPTION:

Address:	3128 P Street, N.W.
Legal Description:	Square 1256, Lot 861
Ward:	2, 2E
Lot Characteristics:	The lot is rectangular, with 4,763 square feet in area. It has 38.25 feet of frontage along P Street, and widens to 43.75 feet along the rear property line. The lot does not have alley access.
Zoning:	R-3 – row dwellings, and detached and semi detached single family dwellings.
Existing Development:	Semi detached single family dwelling, permitted in this zone.
Historic District:	Georgetown
Adjacent Properties:	Predominantly detached and semi detached single family dwellings and row dwellings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Martin Sullivan
Proposal:	The applicant proposes to enclose an existing 6'-9" x 7'-6" porch located at the rear of the dwelling and to construct a new 3' x 10'-8" bay window along the east building elevation.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Width (ft.) § 401	30 ft. min.	38.25 ft.	38.25 ft.	None required
Lot Area (sq.ft.) § 401	3,000 sq.ft. min.	4,763 sq.ft.	4,763 sq.ft.	None required
Floor Area Ratio § 401	None prescribed			None required
Lot Occupancy § 403	40% max.	42.65%	44.54%	Required
Rear Yard (ft.) § 404	20 ft. min.	47.8 ft.	44.8 ft.	None required
Side Yard (ft.) § 405	8 ft. min.	15.2 ft.	12.2 ft.	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.

Semi detached single family dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §403, Lot Occupancy.

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 applicant is proposing to enclose an existing open porch located at the rear of the dwelling and to construct a new bay window along the east building elevation. The additions are modest in size, adding approximately 77 square feet to the area of the home.

The open porch currently provides a side yard of 15.2 feet from the east property line. With the construction of the bay window, the side yard would be reduced to 12.2 feet, which is still greater than the minimum of eight feet that is required. The addition would not have a visual impact to adjacent properties, as it would only be one story. Finally, the rear yard would remain substantial, measuring 44.8 feet where 20 feet is required. The proposed addition would be separated from adjacent properties by a considerable distance, thereby ensuring that the light and air available to neighboring properties would not be unduly affected.

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

The proposed addition would be small in area, adding only 77 square feet to the floor area of the dwelling. In addition, a side yard 50% larger than required and a rear

¹ Information provided by applicant.

yard more than 100% larger than required would be provided, ensuring a large separation between the dwelling and adjacent properties. As a result, the privacy of use and enjoyment of neighboring properties would not be unduly compromised.

- (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 substantially visually intrude upon the character, scale and pattern of houses along the street frontage of P Street. The enclosed porch would be located entirely behind the house, situated so as to be visible only from the rear yard of the neighbor located east of the subject property. The proposed bay window projects three feet into the side yard and would be in line with an existing balcony and stair well located along the east elevation of the dwelling. The addition would be further screened by an existing solid wood gate.

- (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 sufficient plans, photographs and building elevations that represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- 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, at 44.54% is less than 70%, which is permitted with the approval of a special exception in the R-3 District.

- 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.*

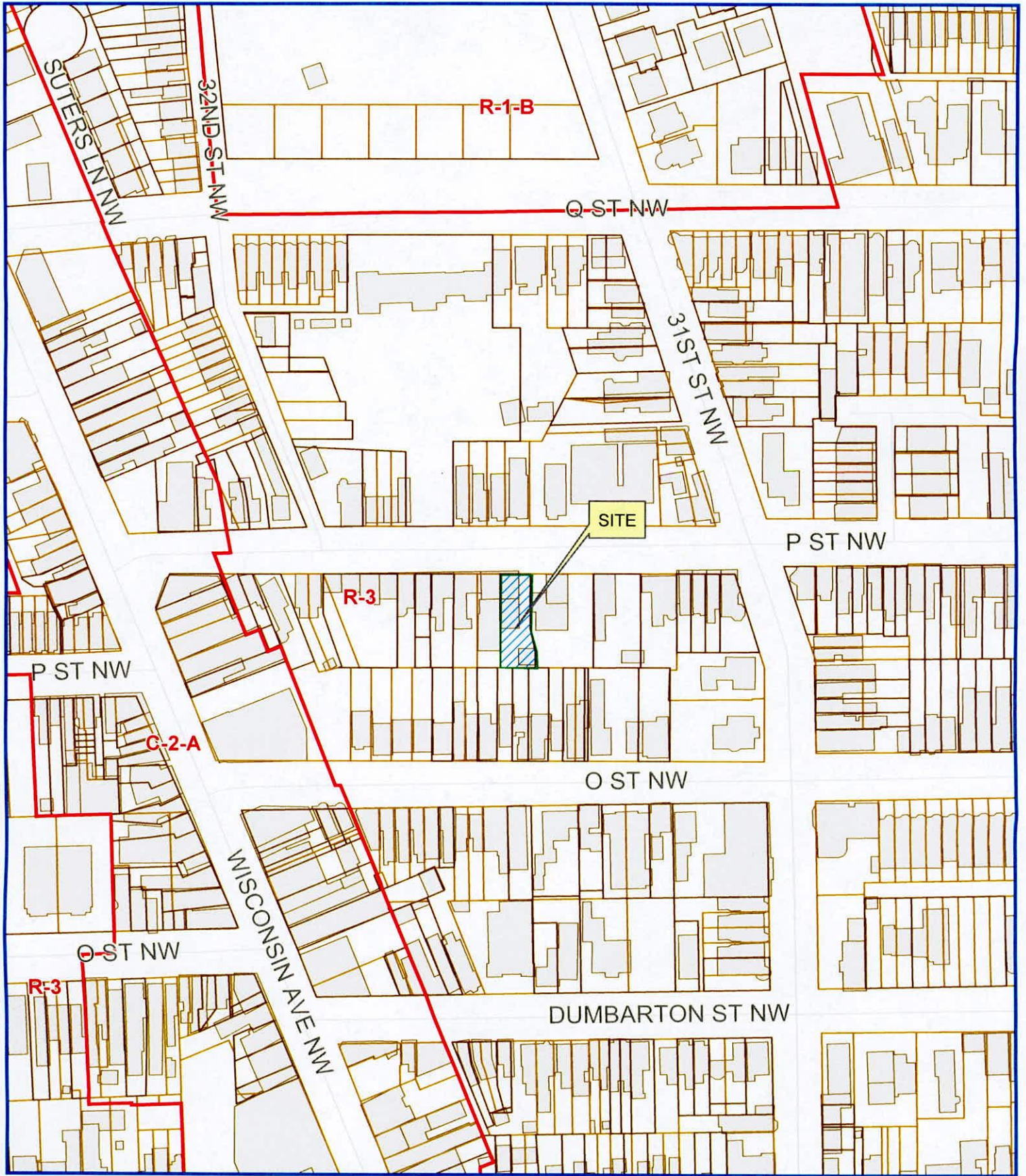
The Office of Planning has no recommendations for special treatments for this application.

- 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.

VI. COMMUNITY COMMENTS

As of the date of this writing, no comments from the community have been received regarding this application. At its regularly scheduled meeting of September 2, 2013, the ANC voted to recommend approval of the proposed addition. The applicant has indicated that approval from the Old Georgetown Board has been obtained, and adjacent neighbors support the request for relief.



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DC Office of Planning

BZA 18645 - 3128 P Street, N.W.

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.

