

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: January 20, 2016

SUBJECT: BZA Case 19190 - 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 3621 Jocelyn Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 404.1, Rear Yard (20 feet required, 11 feet existing and proposed).

II. LOCATION AND SITE DESCRIPTION

| | |
|-----------------------|---|
| Address: | 3621 Jocelyn Street, N.W. |
| Legal Description: | Square 1990, Lot 0115 |
| Ward: | 3/4, G 07 |
| Lot Characteristics: | The 4,125 square-foot lot is rectangular in shape, 50 feet wide, and a rear property line abutting a 15-foot wide public alley. |
| Zoning: | R-2 – Single-family detached dwellings. |
| Existing Development: | A single-family detached dwelling, permitted in this zone. |
| Historic District: | N/A |
| Adjacent Properties: | The adjacent properties are predominantly residential, consisting primarily of single-family homes. |

III. PROJECT DESCRIPTION IN BRIEF

The applicant proposes to construct a second-story addition above an existing, one-story rear addition, which was approved under BZA 16751.

IV. ZONING REQUIREMENTS

| R-2 Zone | Regulation | Existing | Proposed ¹ | Relief: |
|--------------------------|---------------------|-----------------|------------------------------|--|
| Height (ft.) § 400 | 40 ft. max. | 30 ft. | Not Provided | None required |
| Lot Width (ft.) § 401 | 30 ft. min. | 50 ft. | 50 ft. | None required |
| Lot Area (sq. ft.) § 401 | 4,000 sq. ft. (min) | 4,125 sq. ft. | 4,125 sq. ft. | None required |
| Floor Area Ratio § 401 | None prescribed | -- | -- | None required |
| Lot Occupancy § 403 | 40% max. | 34% | 34% | None required |
| Rear Yard (ft.) § 404 | 20 ft. min. | 11 ft. | 11 ft. | Existing non-conforming Required |
| Side Yard (ft.) § 405 | 8 ft. min. | 8 ft. | 8 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.

Single-family detached dwellings are a permitted use in this zone. The applicant is requesting special exception relief under § 223 from the rear yard requirements of §404.1. The proposed addition would be compliant with all other area requirements.

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;

The addition would align the second floor with the rear wall of the first floor, which extends beyond the rear of abutting properties to the east (3617 Jocelyn Street) and to the west (3629 Jocelyn Street). The existing 8-foot wide side yards would be maintained, so the proposed addition should not substantially affect the light and air available to neighboring properties.

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

Proposed windows on the west elevation would be viewed from the abutting property’s driveway/rear yard and would not have direct views into the residence. A rear yard of 11 feet and a public alley 15 feet in width would provide a 26 –feet separation between the addition and the rear

¹ Information provided by applicant.

yard of the property of the nearest neighbor to the north. The privacy of use and enjoyment of neighboring properties should 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 addition would not visually intrude upon the character, scale and pattern of houses along the street frontage as the proposed addition would not be visible from the Jocelyn Street frontage. It would also be compatible with rear additions as viewed 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 has provided graphical representations, including a site plan, elevations, and photographs to demonstrate 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 would be 34%, which is less than the maximum 40% permitted by right.

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 does not recommend special treatment for the proposed addition in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties. The property is located among ample tree cover which would protect views from neighboring property.

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

The proposed use is a detached single family dwelling, which is permitted in this District.

VI. COMMUNITY COMMENTS

OP notes that ANC 3G voted unanimously to recommend approval of the requested relief at its regularly [scheduled meeting on December 14, 2015](#). The ANC's report would be submitted separately to the record. As previously noted, abutting neighbors at 3629 and 3617 Jocelyn Street, signed letters indicating they are not opposed to the proposed addition.



Zoning Map (above) and Aerial, with tree cover, (below)

