

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
JS Joel Lawson, Associate Director Development Review
DATE: June 14, 2016

SUBJECT: BZA Case 19279 - request for special exception relief under § 223 for 3512 Rodman Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 405, Side Yard (8 feet required, 3.5 feet existing and proposed); and
- § 2001.3, Enlargements and Additions to Nonconforming Structures.

The proposed building addition would be two-stories in height for a distance of 16 feet, set back from the east side lot line 3.83 feet, with a one-story screen porch extending back and additional 12.1 feet, and setback from the east side lot line 4.28 feet. The side yard of the existing structure is 3.50 feet, which will remain unchanged.

II. LOCATION AND SITE DESCRIPTION

Address	3512 Rodman Street, N.W.
Applicant	Bridget Brink & Nicholas Higgins
Legal Description	Square 1958, Lot 802
Ward, ANC	Ward 3, ANC 3C
Zone	R2: Detached and semi-detached one-family dwellings
Historic District	Cleveland Park
Lot Characteristics	Rectangular lot with rear alley access and a 15-foot building restriction line across the front of the property
Existing Development	One-family detached dwelling, permitted in this zone
Adjacent Properties	One-family detached dwellings
Surrounding Neighborhood Character	Low density residential
Proposed Development	One and two-story rear addition (relief requested) and one-story detached shed (no relief required)

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-2 Zone	Regulation	Existing	Proposed	Relief
Height (ft.) § 400	35-foot max.	33.7 feet	33.7 feet	None required
Lot Width (ft.) § 401	40-foot min.	37 feet	37 feet	None required
Lot Area (sq.ft.) § 401	4,000 sq.ft. min.	5,083 sq.ft.	5,083 sq.ft.	None required
Floor Area Ratio § 402	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	20.46%	32.95%	None required
Rear Yard (ft.) § 404	20-foot ft. min.	51.2 feet	33.5 feet	None required
Side Yard (ft.) § 405	5-foot min.	3.5 feet	3.5 feet	Required

IV. 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.

One-family detached dwellings are a permitted use in this zone. The applicants are requesting special exception relief under § 223 from the requirements of §§ 405 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;

The proposed building addition would extend the width of the existing side yard, increasing it slightly to 3.83 feet for the length of the two-story addition, and to 4.28 feet for the one-story addition. The one-story portion of the addition, at the rear of the building, would be a one-story screened porch, an open type structure, minimizing the impact on light and air.

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

Privacy of use and enjoyment should not be unduly compromised as the building addition would maintain a minimum of 16 feet between dwellings. Adjoining neighbors to the east and west submitted letters to the record in support.

- (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 be visible from the public alley, but would maintain the residential appearance of the square and would not intrude upon the character, scale or 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 applicants submitted plans, elevations and photographs sufficient to represent the proposal.

- 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 of 32.95 percent is less than the maximum 40 percent permitted as a matter-of-right within the R-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.*

OP 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 comments on the application.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

ANC 3C, at its regularly scheduled meeting of May 16, 2016, supported the application. On June 7, 2016 the application was revised to propose a screen porch in place of a pergola. The application indicates that the ANC 3C Planning and Zoning Committee supports the revised application and that the revised application would be reviewed by the full ANC at its regularly scheduled meeting of June 20, 2016.

Four letters in support of the revised application were submitted to the file in support of the revised application.

Attachment: Location Map

