

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
JL Joel Lawson, Associate Director Development Review

DATE: March 16, 2017

SUBJECT: BZA #19462 – 316 G Street, NE – Request for special exception relief under Subtitle E § 5201 in order to construct a rear addition

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle E § 5201:

- E § 304 Lot Occupancy (59.8% existing, 70% permitted by special exception, 70% proposed).

II. LOCATION AND SITE DESCRIPTION

Applicant	Ed and Lauren Hild, homeowners
Address	316 G Street, NE
Legal Description	Square 64, Lot 777
Ward / ANC	6, 6C
Zone	RF-1, Single family and flat rowhouses
Historic District or Resource	None
Lot Characteristics	Rectangular rowhouse lot – 16.46’ X 75’; 12’ public alley at the rear
Existing Development	Single family attached dwelling, two stories with cellar
Adjacent Properties	Single family attached dwellings
Surrounding Neighborhood Character	Mostly rowhouses in the immediate vicinity; Some moderately sized apartment buildings in the neighborhood along with institutional uses; Larger mixed use development on 2 nd Street and H Street.
Proposed Development	Construct a rear and third floor addition; Add new front cellar entrance

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

The applicant proposes to construct a 3.8 foot deep rear addition, fill in the court, and add a partial third floor addition at the rear of the property. A new front cellar entrance would also be added

under the existing front porch. The property would continue to be used for a single family dwelling. In order to construct as proposed, the applicant has requested lot occupancy relief.

RF-1 Zone	Regulation	Existing	Proposed	Relief
Lot Width E § 302	18'	16.46'	No change	Existing nonconforming
Lot Depth	n/a	75'	No change	n/a
Lot Area E § 302	1,800 sf	1,234.5 sf	No change	Existing nonconforming
Height E § 303	35', 3 stories	27.6'	33.5'	Conforming
Lot Occupancy E § 304	60% 70% by sp. ex.	59.9% 739 sf	70% 864.5 sf	Requested
Rear Yard E § 306	20'	26'4"	22'6"	Requested

IV. ANALYSIS

Subtitle E § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 The Board of Zoning Adjustment may approve as a special exception in the R zones relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) Lot occupancy;**
- (b) Yards;**
- (c) Courts;**
- (d) Minimum lot dimensions;**
- (e) Pervious surface; and**
- (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.**

The applicant seeks special exception relief for lot occupancy.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to a building with only one (1) principal dwelling unit; or**
- (b) A new or enlarged accessory structure that is accessory to such a building.**

The subject site has only one principal dwelling unit.

5201.3 An applicant for special exception under this section shall demonstrate that the proposed 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 light and air available to nearby properties should not be unduly impacted. The addition would extend the rear wall only 3.8' to the north. A small amount of additional shadow would likely be created, but not an undue amount. The adjacent properties have rear decks (318 G Street) and a roof extension (314 G Street), and the proposed addition would line up with those features. Because the court at 316 G Street would be filled in, the amount of light entering the court on 314 G would be reduced. But because the court faces north, it would not have as great an impact as if the court faced south.

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

The project would remove windows facing into the court shared with 314 G Street. The privacy for neighbor, therefore, would be increased. Privacy in the rear would be similar to the existing condition, with a small landing at the rear of the house and windows facing the rear yard.

- (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;**

The proposed addition would not be visible from G Street. From the alley, the addition would be visible, but would not substantially intrude upon the alley's character, which features a variety of decks, porches, enclosed porches and additions.

- (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; and**

The application includes plans, elevations, photographs and renderings to represent the proposed addition.

- (e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).**

The proposed lot occupancy would be 70%

5201.4 The Board of Zoning Adjustment 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 recommends no special treatments to the design of the addition.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The existing and proposed use as a single family dwelling is a permitted use.

5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.

The height of the building would be conforming to the regulation.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing OP has not received comments from other agencies.

VI. COMMUNITY COMMENTS

ANC 6B has submitted a letter indicating support (Exhibit 44). The record also contains letters of support, including from the adjacent neighbor at 314 G Street.