

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: June 21, 2019
SUBJECT: BZA Case 20037: Request for special exception relief to permit a rear addition

I. RECOMMENDATION

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

- F § 306.1, Rear Yard (15 feet required; 20.4 feet existing; 13.9 feet proposed).

II. LOCATION AND SITE DESCRIPTION

Address	2332 19 th Street, N.W.
Applicant	Caren Grown and Daniel Riesenfeld
Legal Description	Square 2539, Lot 209
Ward, ANC	Ward 1, ANC 1C
Zone	RA-2
Lot Characteristics	‘L’-shaped lot fronting on two streets with no alley access
Existing Development	One-family row dwelling
Adjacent Properties	North, South and West: Row houses East: Across 19 th Street, Kalorama Park
Surrounding Neighborhood Character	Moderate density residential
Proposed Development	Remove rear 2.5-story porch and construct 2.5-story room addition

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RA-2 Zone	Regulation	Existing	Proposed	Relief
Height F § 303	50-foot max.	35.1 feet	35.1 feet	None Required
Lot Width	None Prescribed	21 feet	21 feet	None Required
Lot Area	None Prescribed	1,678 sq.ft.	1,678 sq.ft.	None Required
Floor Area Ratio F § 302	1.80 max.	1.26	1.28	None Required
Lot Occupancy F § 304	60% max.	49%	50%	None Required
Rear Yard F § 306	15-foot min.	20.4 feet	13.9 feet	REQUIRED
Parking C § 704	Parking required if GFA expanded by 25% or more	None	None	None Required

IV. ANALYSIS

Subtitle F Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 *The Board of Zoning Adjustment may grant special exception 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.*

(a) *Lot occupancy;*

(b) *Yards; and*

(c) *Green area ratio.*

The applicant proposes to reduce the rear yard from a minimum of 15 feet to 13.9 feet.

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

(a) *An addition to an existing residential building; or*

(b) *A new or enlarged accessory structure that is accessory to such a building.*

Relief is requested to permit an addition to an existing residential building.

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 proposed addition would be located generally within the same location as the open deck, therefore having minimal impact on light and air.

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

The proposed building addition would be located in the same location as the existing two-story open porch at the rear of the structure. Although the proposed building addition would include windows on the rear wall facing into the rear yard of the subject property, visibility to neighboring properties would be more restricted than the existing situation, as there would be no windows on the sides.

(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 be minimally visible from a public street. As it would be approximately the same size and height as the existing porch structure, and designed to complement the rear of the existing row house, it should not substantially impact the character, scale and pattern of houses within the square.

(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, photographs and elevation drawings sufficient to

represent the proposed addition from adjacent properties and public streets.

(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 application proposes a lot occupancy of 50 percent, less than the maximum of seventy percent permitted by special exception.

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 makes no recommendations for special treatment.

5201.5 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 permit the introduction or expansion of a nonconforming 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 subject application does not propose the introduction or expansion of nonconforming building height or number of stories.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments from other District agencies were received as of the date of the filing of this report.

VI. COMMUNITY COMMENTS TO DATE

ANC 1C, at its regularly scheduled meeting of May 1, 2019, voted in support of the application. (Exhibit 11)

Three neighbors submitted two letters in support of the application. (Exhibit 12 and Exhibit 13)

Attachment: Location Map



Figure 1: Location Map