

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: September 7, 2018
SUBJECT: BZA Case 19817 - request for special exception relief pursuant to Subtitle E § 5201.1 to allow a three-story rear addition at 1515 E Street SE.

I. RECOMMENDATION

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

- E § 205, Rear Yard (rear wall shall not extend farther than 10 feet beyond adjoining property; 0 feet existing; 19 feet 2 inches proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1515 E Street SE
Applicant:	Jeff Goins
Legal Description:	Square 1076, Lot 0017
Ward / ANC:	6 / 6B
Zone:	RF-1 – Residential zone which provides for areas developed primarily with row dwellings, but within which there have been limited conversions of dwellings or other buildings into more than two dwelling units
Lot Characteristics:	Rectangular lot measuring 120 feet in depth and 15.17 feet in width. Lot is bounded by adjoining lots to the east and west, E Street SE to the north, and a 15-foot public alley to the south.
Existing Development:	The property is developed with a two-story row building that is being used as a single household dwelling.
Adjacent Properties:	The adjacent properties also are developed with residential row buildings.
Surrounding Neighborhood Character:	The surrounding neighborhood is residential in character with the Potomac Avenue Metro station in the southern portion of the square.

Proposed Development:	The applicant is proposed to construct an addition that would add a partial third floor and would include a two-story rear addition that would extend more than ten feet beyond the rear wall of the adjoining property.
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Height E § 303	35 ft. max.	25.9 ft.	34 ft.	None required
Lot Width E § 201	18 ft. min.	15.2 ft.	15.2 ft.	Existing nonconforming
Lot Area E § 201	1,800 sq. ft. min.	1,820 sq. ft.	1,820 sq. ft.	None required
Lot Occupancy E § 304	60% max.	34.4 %	52.7 %	None required
Rear Yard E § 306	20 ft. min.	77.2 ft.	58 ft.	None required
Side Yard E § 307	None required, but 5 ft. min. if provided	0 ft.	0 ft.	None required
Parking C § 701	1 space	1 space	1 space	None required
Rear Yard E § 205	10 ft. beyond adjoining property max.	0 ft.	19 ft. 2 in.	Relief Requested

IV. ANALYSIS

SUBTITLE E CHAPTER 2 GENERAL DEVELOPMENT STANDARDS (RF)

205 REAR YARD

205.5 *A rear wall of an attached or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle E §§ 5201.3 through 5201.6.*

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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 adjoining properties at 1513 and 1517 E Street SE have unenclosed rear porch additions. The property at 1517 E Street SE does not span lot-line to lot-line at the rear of the building, which should provide separation between the proposed addition and the adjoining property to the east. The property at 1513 E Street SE has an unenclosed two-story addition that extends 15 feet from the rear wall; therefore, the proposed addition would extend 4 feet 2 inches beyond the building to the west. The proposed addition should not unduly affect the light and air available to neighboring properties.

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

The applicant is not proposing windows on the side elevations and the window and door openings on the rear façade would be consistent with other properties in the square. The deck that would be accessible from the proposed third floor addition would be set back from the side property lines and the rear façade. Therefore, the proposed addition should not unduly compromise the privacy of use and enjoyment of neighboring properties.

(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 should not substantially visually intrude upon the character, scale, and pattern of houses along E Street SE. The proposed addition would be set back 17 feet from the front façade and should not be visible from the street. The proposed addition would be visible from the alley, but should be consistent with surrounding properties. The proposed addition would be clad in painted brick and an engineered bamboo rainscreen cladding system.

(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 applicant has provided drawings, including plans, elevations and sections (Exhibit 9) and photographs (Exhibit 6). The information provided is sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

(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 52.7%, which would not exceed the maximum permitted lot occupancy of 60%, or 70% 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.

No special treatment is recommended.

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

The applicant is using and proposes to continue to use the row building for a single household dwelling, which is a permitted use in the RF-1 zone.

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 proposed height would be 34 feet and three stories, which does not exceed the maximum permitted height of 35 feet and three stories.

V. COMMENTS OF OTHER DISTRICT AGENCIES

Comments from other District Agencies had not been received at the time this report was drafted.

VI. COMMUNITY COMMENTS TO DATE

The adjoining property owner at 1517 E Street SE submitted a letter in support of the application at Exhibit 32. The property owners at 501 15th ST SE and 1512 E Street SE submitted letters in support of the application at Exhibits 33 and 27, respectively. The applicant submitted a petition with signatures from 11 neighbors at Exhibit 34.

Attachment: Location Map

