



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: May 3, 2011
SUBJECT: BZA Case 18211 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 2912 Dumbarton Street NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a rear addition to a row dwelling at 2912 Dumbarton Street NW, requiring special exception relief from §403, to allow a lot occupancy of 69% (60% permitted).

II. LOCATION AND SITE DESCRIPTION

Address:	2912 Dumbarton Street NW
Legal Description:	Square 1234, Lot 829
Ward:	2
Lot Characteristics:	1,387 square foot, rectangular-shaped lot with no alley access
Zoning:	R-3 – Attached single-family dwellings permitted.
Existing Development:	Row dwelling, permitted in this zone, with no off-street parking spaces
Historic District:	Georgetown
Adjacent Properties:	Single-family residences are located to the immediate north, south, east, and west. A multi-family residential building is located west of the property along 20 th Street.
Surrounding Neighborhood Character:	Low-density residential uses, including single-family residences and small apartment buildings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Gregory Fishbein, owner
Proposal:	Construct a rear deck addition and new rear stair. The proposal includes demolition of the existing rear stair and construction of a new rear deck that would connect with an existing side deck along west side of house. The deck would be uncovered but elevated more than 5' above grade.
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing	Proposed¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories/23' 11"	2 stories/23' 11"	Conforming
Lot Width (ft.) § 401	20 ft. min.	16 ft.	16 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	2000 sq. ft. min.	1,387 sq. ft.	1,387 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	60% max.; 70% with §223	62% 859.9 sq. ft.	69% 957 sq. ft.	Relief Needed
Rear yard (ft.) § 404	20 ft. min	29' 2"	22' 2"	Conforming

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 attached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 403.

223.2 The addition or accessory structure shall not have a substantially adverse affect 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 meet the R-3 rear yard requirements and not increase the overall height of the existing structure. The proposed deck would be adjacent to another rear deck of a similar size on the property to the east. A one-story detached brick garage and open parking area would abut the addition along its west property line. The proposed addition would be open to the sky and located over 20' from the building to the south. The rear deck, which extends 7 feet out from the first floor kitchen, would only be located 5 feet above grade and have a 3-foot railing. Therefore, the proposal would continue to allow access to direct sunlight and air for both adjacent properties.

East-facing view of the rear of the adjacent property to the west and subject property



¹ Information provided by applicant.

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

The proposed addition should not compromise privacy for neighboring properties. Currently, a brick wall and wooden fence encloses the entire rear yard. In addition trees and other landscaping features are located along portions of the east, west, and south property lines, which would shield some of the proposed addition from view. The building to the rear (south) would be separated from the proposed addition by a rear yard of over 22 feet. The proposed deck would be unroofed and extend 7' further into the rear yard than the existing structure. The proposed construction will have a similar building footprint as the building to the east and would be located over 40' from the windows of residential uses to the west. The proposal would not impact the number or location of windows along its existing south and west façades.



View looking southwest from existing rear steps

- (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 proposal would not intrude upon the visual character of houses as viewed from street or public right of way. The rear addition would not be visible from the adjacent public streets or any rights of way as the property has no alley access and the addition would span the width of the lot. The proposed deck would also be screened by an existing rear fence, vegetation, and trees. The deck is proposed to be made of wood and metal, which would be consistent with that of other homes in the neighborhood, including one located on the adjacent property to the east.



Photo taken of rear of property

- (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 provided a site plan, floor plans, rear elevations, and photographs. Sufficient information has been provided to meet this requirement.

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 69% which is below the 70% maximum permitted in the R-3 zone.

VI. COMMUNITY COMMENTS

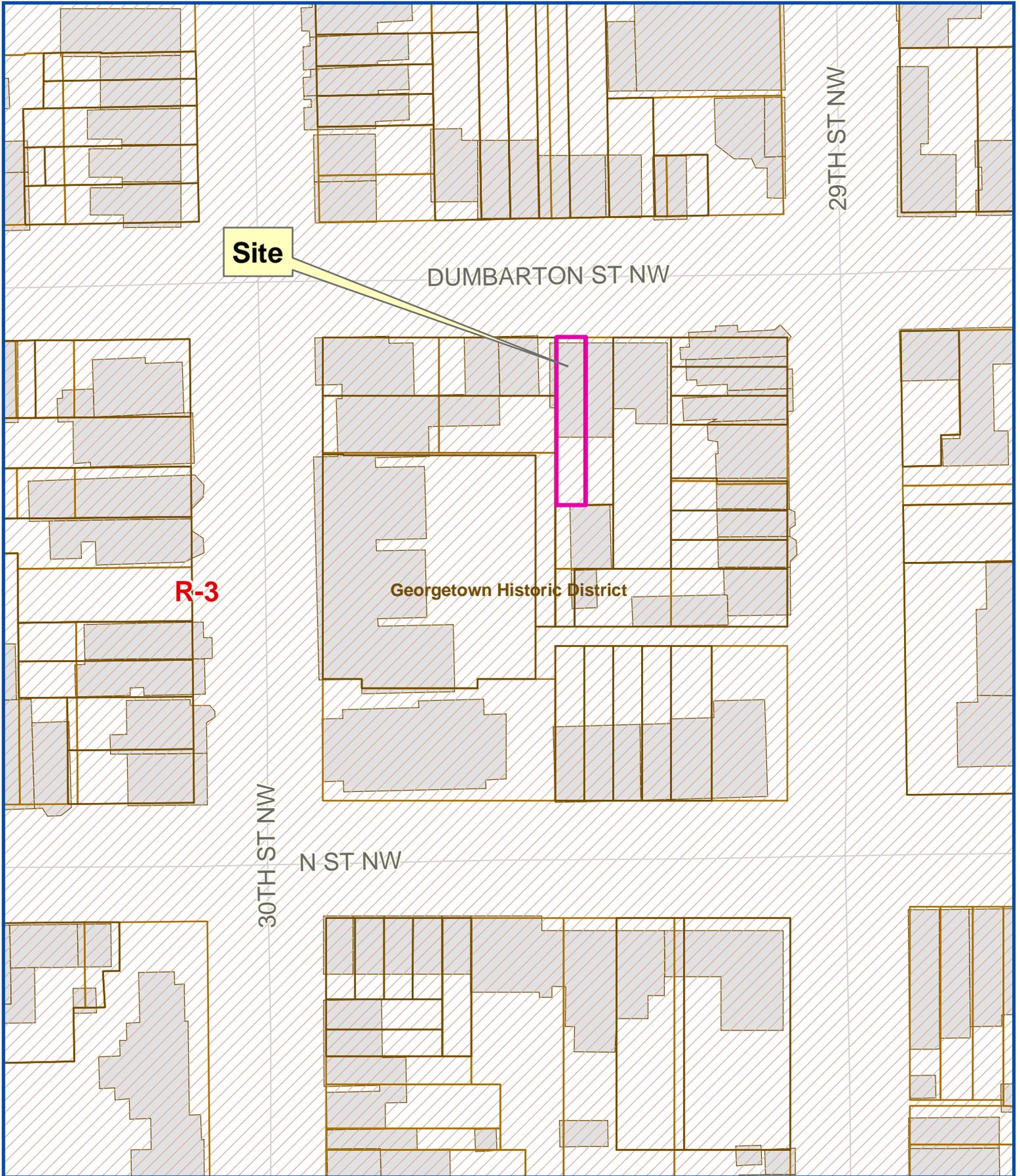
ANC2E: ANC 2E voted unanimously to support the applicant's request at its April 4, 2011 meeting.

The applicant has also submitted a letter of support for the project from the US Commission of Fine Arts, which, with the assistance of the Old Georgetown Board, reviews projects located in the Georgetown Historic District.

JS/ajj

Attachments:

1. Location map
2. Aerial Photograph (2010)



Legend

- Zoning Districts
- Designated Historic Districts
- Tax Lots
- Record Lots
- Buildings
- Street Centerlines

BZA 18211 - 2912 Dumbarton Street NW
Exhibit 1 - Location Map

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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BZA 18211 - 2912 Dumbarton Street NW
Exhibit 2 - Aerial Photograph (2010)

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