



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Arlova Y. Jackson, Case Manager
Joel Lawson, Associate Director Development Review

DATE: September 20, 2011

SUBJECT: BZA Case 18250 - request for special exception relief under § 223 to construct an addition to an existing single-family dwelling at 509 Q Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

With regards to this proposal to construct a side and rear addition to an existing semi-detached house, the Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403 Lot occupancy (40% maximum permitted, 60% proposed); and
- § 405 Side yard (8 feet required, 0 feet proposed).

The Office of Planning (OP) also believes that the following additional relief is necessary:

- § 406 Open Court (8.5 feet required, 8.09 feet proposed).

II. LOCATION AND SITE DESCRIPTION:

Address:	509 Q Street NW
Legal Description:	Square 477, Lot 28
Ward:	2
Lot Characteristics:	2,767 square foot, rectangular-shaped lot, with no alley access
Zoning:	R4 – Row dwellings.
Existing Development:	Single-family, semi-detached dwelling, permitted in this zone.
Historic District:	Not applicable
Adjacent Properties:	Semi-detached, single-family dwellings
Surrounding Neighborhood Character:	Low to moderate density residential uses including single-family attached and semi-detached dwellings and small apartment buildings; Other uses include institutional and retail buildings on 6 th Street NW and along Rhode Island Avenue NW.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Raymundo Madrid, owner
Proposal:	Construct a two-story rear addition and second-story side addition
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R4 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	26 ft.	35 ft.	None required
Lot Width (ft.) § 401	30 ft. min.	27.67 ft.	27.67 ft.	None required
Lot Area (sq.ft.) § 401	3,000 sq.ft. min.	2,767 sq.ft.	2,767 sq.ft.	None required
Floor Area Ratio § 401	None prescribed			None required
Lot Occupancy § 403	40% max.	24%	60%	Required
Rear Yard (ft.) § 404	20 ft. min.	66.9 ft.	20 ft.	None required
Side Yard (ft.) § 405	8 ft. min.	8.1 ft.	0 ft.	Required
Court § 406	8.5 ft. min.	N/A	8.1 ft.	Required

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, semi-detached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §§ 403, 405, and 406.

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 project would consist of the following:

- A new rear porch, stair, and rooftop deck;
- A side addition, accommodating a driveway opening and expansion of the second story;
- A one-story, open walkway along the east property line; and
- A two-story rear addition.

The proposed improvements have been designed and sited to lessen potential impacts on the light and air available to the adjacent properties. The rear addition would consist mainly of an open deck and new stairs at the first and second levels. The proposed rooftop deck would not increase the height of the building, except for a new pergola structure, to be located toward the south end of the building, closer to the Q Street façade.

The two-story rear addition would be separated from the existing building by more than 20 feet. After a discussion with the property owner of the adjacent building to the east, the

¹ Information provided by applicant.

applicant has agreed to push the addition back further to line up with its existing rear façade and continue to allow access to light and air. This addition would be comparable in height to that of surrounding structures and would be immediately adjacent to open yards of the properties on the west and north. Further, the applicant has amended their proposal to shift the mass of the second story, which has a smaller footprint than the first level, to the west, farthest away from existing rear porches for the adjacent properties on the east.



View from the rear yard of the adjacent residential buildings along the east property line

The proposed, open walkway would connect the current building and the new rear addition. As a result, it would continue to allow for the provision of light and air to the adjacent building on the east. This structure would be 9 feet in height and include a 7-foot tall privacy screen, similar to existing privacy fences located along the east property line.

Finally, the side addition should not unduly impact the amount of sunlight available to the adjacent house to the west. The adjacent house is setback approximately 3 feet from its east property line, the proposed side addition would only be located at the second story, and would extend for 14'4" along this facade. Lastly, the side addition would be located directly across from a portion of the adjacent building that currently does not have any second floor windows.

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

The rear addition would be located adjacent to rear yards of the structures to the east that face 5th Street NW. These structures are located a minimum of 12 feet from their shared property line. However privacy should not be impacted as no windows are proposed along the east or west facades of the structure. The second floor of this addition has been proposed to shift to the west, creating a 10' distance between the new construction and the existing open porches to the east.

The connecting walkway is proposed to be open, one-story in height, and largely shielded by existing and proposed privacy fences along the east property line; therefore it should not

impact privacy or the use of neighboring homes. The proposed, open rear deck would be 4'2" deep and abut a brick wall with no window openings on the adjacent house to the east.

As mentioned previously, the size and location of the proposed side addition, relative to existing features and window openings on the house to the west, should not unduly compromise privacy.



View from the rear yard of the rear of the existing house and the neighboring house to the east

- (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 side addition would be visible from the street but should not visually intrude upon the scale, pattern, or character of houses along Q Street NW. The block contains a mix of housing types ranging from 2-3 stories in height as well as an institutional building directly across the street. The addition would be clad in brick along the street frontage and maintain the same height as the existing building, similar to that of other two-story buildings on the block. The proposed pergola for the roof deck, while extending an additional 7 feet above the roof, should not result in a substantial visual impairment, since this is an open and largely decorative structure. The property does not have frontage on or abut any other public rights of way. As such, the remaining components of the project would be more difficult to view from the street. Despite this, OP suggests that the applicant consider the use of a different building material (e.g., hardieplank) for the two-story rear addition, given its size and the building materials of the existing structure.

- (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 application included a site plan, floor plans, side and front elevations, and photographs. At OP's request, the applicant has also provided a rear elevation and additional information about the proposed building materials. Sufficient information was submitted to fulfill 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 subject property is located within the R-4 zone and proposed lot occupancy is 60%, which meets this requirement.

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.*

No additional conditions have been suggested at this time.

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

N/A

VI. COMMUNITY COMMENTS

Adjacent neighbors: The applicant has indicated that the adjacent neighbor to the east was informed of the proposed work and did not indicate any objections to the proposal. The recent changes to the building design were made based on feedback received from this property owner. No comments have been received from adjacent neighbors to date.

ANC2C: According to the applicant, the ANC unanimously approved the project at its July 2011 meeting. OP has not received any formal correspondence from the ANC to date.

Attachments:

1. Location map
2. Aerial Photograph (2010)



BZA 18250 - 509 Q Street NW
Exhibit 1 - Lot Map

Legend

- Zoning Districts
- Tax Lots
- Record Lots
- Buildings
- DC Parks
- Street Centerlines

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 18250 - 509 Q Street NW
Exhibit 2 - Aerial Photograph (2010)

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