MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager

Joel Lawson, Associate Director Development Review

DATE: November 16, 2012

SUBJECT: BZA Case 18454 - request for special exception relief under § 223 to construct a one-story addition with second story sleeping porch above, one-story covered porch and deck at the existing semi-detached dwelling at 3812 Woodley Road, NW.

I. OFFICE OF PLANNING RECOMMENDATION

With regards to this proposal to construct a one-story addition with second story sleeping porch above, one-story covered porch and deck, the Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 405.9, side yard (8 feet required: east side yard 7.5 feet existing and 7.5 feet proposed; west side yard 0 feet existing and 0 feet proposed).

OP staff notes that the lot is slightly nonconforming with respect to lot area and lot width (§ 401.3).

II. LOCATION AND SITE DESCRIPTION

Address:	3812 Woodley Road, NW (See Attachment 1.)
Legal Description:	Square 1816, Lot 0035
Ward:	3C
Lot Characteristics:	The property is generally rectangular in shape with a dog-leg at the southwest corner of the property that connects to a 20-foot alley that runs along 3814 Woodley Road, NW.
Zoning:	R-1-B – one-family detached dwellings.
Existing Development:	Semi-detached dwelling, which is not permitted in this zone. The property is also improved with a frame carport (enclosed on three sides) that is accessible from the alley.
Adjacent Properties:	Semi-detached dwelling to the west and one-family detached dwellings to the east, south, and north.
Surrounding Neighborhood Character:	One-family detached and semi-detached dwellings. Wisconsin Avenue, which features multi-family dwellings and the Washington National Cathedral, is one and one-half blocks to the east.

III. PROJECT DESCRIPTION IN BRIEF

Applicant:	Hilary Sills, property owner
Proposal:	Construct a one-story frame addition with a second story sleeping porch above, a one-story covered porch and a deck at the rear of an existing semi-detached dwelling, which will not meet the required side yard setback established in § 405.9. The proposed construction would include a 20-foot six-inch wide by 13-foot 10-inch deep addition with a sleeping porch above, a 10-foot wide by 8-foot deep one-story porch that extends south from the addition, and a new deck.
Relief Sought:	§ 223.1 – to reduce the required minimum side yard depth to permit the construction of a one-story addition with second story sleeping porch above, one-story covered porch and deck at the existing semi-detached dwelling.

IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed [1]	Relief:
Lot Area (sq. ft.) § 401	5,000 sq. ft. min.	4,530 sq. ft.	No change	None required
Lot Width (ft.) § 401	50 ft. min.	28 ft.	No change	None required
Lot Occupancy § 403	40 % max.	28.9 %	33.6 %	None required
Rear Yard (ft.) § 404	25 ft. min.	69.8 ft.	47.9 ft.	None required
Side Yard (ft.) § 405	8 ft. min.	7.5 ft. (east side) 0 ft. (west side)	7.5 ft. (east side) 0 ft. (west side)	.5 ft. (east side) 8 ft. (west side)

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.

A semi-detached dwelling is not a permitted use in the R-1-B district; however, the subject dwelling was constructed in 1925, which predates zoning. The proposed addition requires special exception review under § 223 from the requirements for minimum side yard width (§ 405).

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:

---

1 Information provided by applicant.

(a) The light and air available to neighboring properties shall not be unduly affected;

The subject property is an interior lot with a dog-leg at the southwest corner of the property that connects to the 20-foot alley that runs parallel to 38th ST NW and connects to Woodley Road, NW. In addition to the semi-detached dwelling, the subject property is improved with a three-sided frame carport that is accessible from the alley.

The dwelling has an existing deck at the first floor level, as well as a second-story sleeping porch. The existing semi-detached dwelling and deck encroach .5 feet into the required side yard and the proposed addition would not extend beyond the sidewall of the existing dwelling. Because the subject property is a semi-detached dwelling and shares a party wall on the west side, the western side yard is 0 feet in width.

To the east of the property at 3808 Woodley Road, NW is a detached one-family dwelling. To the west at 3814 Woodley, NW is the companion semi-detached unit to the subject property. To the south of the property is the rear yard of the detached one-family dwelling at 3126 38th Street, NW. The proposed construction would not encroach in the required 25-foot rear yard setback nor would it further encroach into the east side yard. The proposed construction would extend the party wall with 3814 Woodley Road, NW by 13.8 feet and the sleeping porch would extend only 2.4 feet beyond the second story sleeping porch at the adjoining property. Therefore, 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;

Privacy of use and enjoyment of neighboring properties should not be unduly compromised. The proposed second story sleeping porch addition extends just 2.4 feet beyond the sleeping porch at the adjoining property. Furthermore, the adjoining property at 3814 Woodley Road, NW has a trellis covering the back patio, which effectively extends the depth of the dwelling and should provide buffering and screening from the proposed addition at the subject property.

(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 scale, massing, and materials of the proposed addition would match the existing semi-detached dwelling. The applicant is proposing to carry the half-timber Tudor-style architecture through the addition and is proposing the use of brick, stucco, painted wood trim, and a natural stone foundation to match the existing dwelling. Existing landscaping should screen the proposed addition from the alley and adjoining properties.

(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 submission provided sufficient information about this proposal.

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 of 33.6 percent is less than the maximum 50 percent permitted within the R-1-B district.

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 special treatment is recommended.

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

No nonconforming use would be established under this proposal.

VI. COMMUNITY COMMENTS

Comments from Advisory Neighborhood Commission (ANC) 3C had not been received at the time this report was written.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments had been received from other District agencies at the time this report was written.

Attachments:

1. Location map

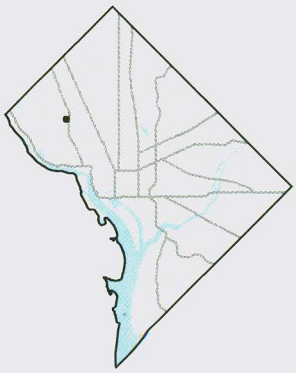
Feet

N

0 50 100

Development Review

- Zoning Districts
- Roads
- Street Centerlines
- Buildings
- Alleys and Parking
- 2002 ANCs
- Water
- Parks



Government of the District of Columbia

Office of Planning ~ November 8, 2012

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.