

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: January 8, 2013

SUBJECT: BZA Case 18479 - request for special exception relief under § 223 to construct an addition to an existing semi-detached dwelling at 3814 Woodley Road, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403.2, Lot Occupancy (40% maximum permitted; 70% by Special Exception; 44.35% proposed); and
- § 405.9, Side Yards (8 feet required; 0 and 1.7 feet proposed).

OP notes that the existing lot is nonconforming for lot area (5,000 sq. ft. required; 2,970 existing) and lot width (50 feet required; 22 feet existing).

II. LOCATION AND SITE DESCRIPTION:

Address:	3814 Woodley Road, N.W.
Legal Description:	Square 1816, Lot 0034
Ward:	3
Lot Characteristics:	The rectangular lot has an area of 2,970 square feet. It is 22 feet wide along the Woodley Road frontage and 135 feet in length along the 20 foot wide public alley that abuts the west property line.
Zoning:	R-1-B – one-family detached dwellings.
Existing Development:	Semi-detached dwelling, which is not permitted in this zone.
Adjacent Properties:	Semi-detached dwelling to the east and one-family detached dwellings to the west, 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	Chris Snowber, architect
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Proposal:	The applicant is proposing the construction of a rear two-story addition with basement and porch with enclosed space to a one-family semi-detached dwelling. The proposed use would be additional living space within the residence and would be consistent with the existing use as a single family semi-detached dwelling.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats

V. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	31.6 ft.	31.6 ft.	None required
Lot Width (ft.) § 401	50 ft. min.	22 ft.	22 ft.	Existing nonconforming
Lot Area (sq.ft.) § 401	5000 sq.ft. min.	2000 sq.ft.	2000 sq.ft.	Existing nonconforming
Floor Area Ratio § 401	None prescribed			None required
Lot Occupancy § 403	40% max.	32.35%	44.35%	Required
Rear Yard (ft.) § 404	25 ft. min.	48.5 ft.	38.09 ft.	None required
Side Yard (ft.) § 405	8 ft. min.	0 and 1.7 ft.	0 and 1.7 ft.	Required

VI. 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 the zoning regulations. The proposed addition requires special exception review under § 223 from the requirements for lot occupancy (§ 403) and side yard (§ 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:*

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

The proposed two-story frame addition would consist of additional livable space, basement and porch. The addition is not anticipated to have an undue effect to light and air of neighboring properties, as it would continue the existing side yards and maintain a larger rear yard than required (38.09 feet proposed, 25 feet required). A 20 foot wide public alley abuts the east property line, providing a buffer wider than a required side yard (8 feet) between the proposed structure and the neighboring

¹ Information provided by applicant.

property. The subject property shares a party wall on the east side, resulting in a side yard of 0 feet in width. However, the recent approval of a similar addition for this property (BZA Case No. 18454) ensures that the proposed addition will maintain a similar setback and will not have an adverse affect on the adjacent property.

- (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 master bedroom sitting room would have a similar setback to the recently approved addition for the adjoining property. In addition, a substantial rear yard and the adjacent 20 foot wide alley provide additional buffering and screening from the proposed addition and 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 Tudor-style architecture through the addition and is proposing the use of stucco, brick, painted wood trim and 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 applicant submitted graphical representations, including plans and photographs, to represent the relationship of the proposed addition to adjacent buildings.

- 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 at 44.35% would exceed the permitted maximum lot occupancy of 40% in the R-1-B zone, but would conform to the 70% maximum permitted by special exception review pursuant to § 223.

- 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.*

OP does not suggest any other special treatment for this addition.

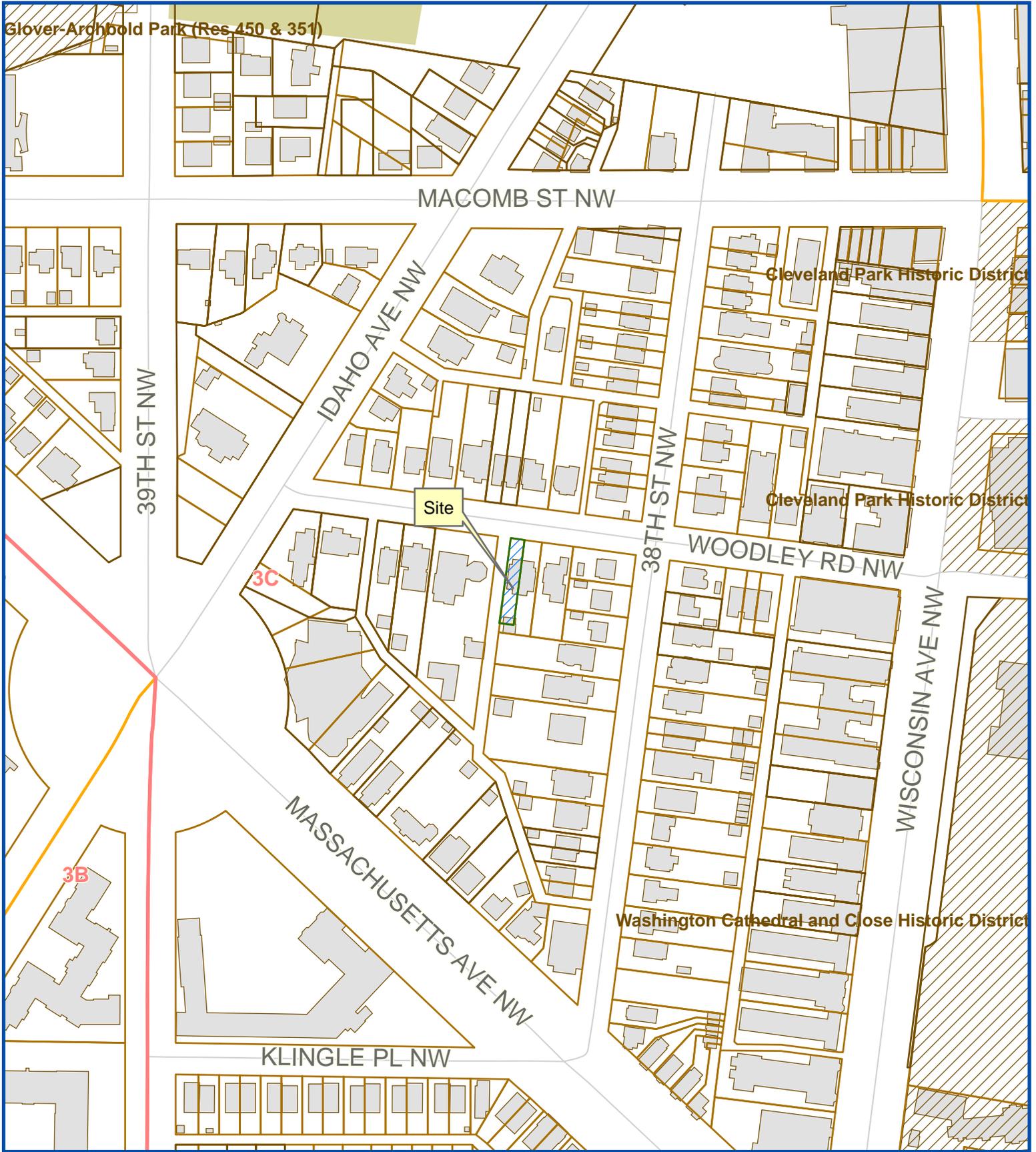
- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The existing use is permitted; no additional nonconforming use is proposed.

VII. COMMUNITY COMMENTS

As of this writing, OP has received no comments from neighbors or the ANC.

Attachment: Location Map



Legend

-  2002 ANCs
-  Police Regional Operations Commands
-  Police Service Areas

BZA 18479 - 3814 Woodley Road NW



DC Office of Planning

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.