



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: May 4, 2010
SUBJECT: BZA Case 18058 - request for special exception relief under § 223 to construct an addition to an existing single-family dwelling at 1621 31st Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a bay window addition to a single family detached residence at 1621 31st Street NW, requiring special exception relief from the following:

- ❖ Lot size (5,000 sq. ft min., 3,629 sq. ft. existing/proposed);
- ❖ Lot occupancy (40% permitted, 47.6% proposed); and
- ❖ Side yard (8' required, 4'10" provided).

The existing property is also non-conforming to lot area requirements.

II. LOCATION AND SITE DESCRIPTION

Address:	1621 31 st Street, NW
Legal Description:	Square 1282 , Lot 902
Ward:	2
Lot Characteristics:	3,629 square foot irregularly shaped lot with a dog-leg at the northeast corner; adjacent to Avon Lane on the north
Zoning:	D/R-1-B – detached single family dwellings. Mixed use diplomatic overlay (D) allows chanceries w/ BZA approval.
Existing Development:	Semi-detached single-family dwelling with one off-street parking space. The existing structure has no setback from its western property line and as a result is considered a semi-detached residential use. Despite this, the property is separated from adjacent residential uses by an internal, common walkway that is over 6 feet wide.
Historic District:	Georgetown



Adjacent Properties:	Single-family detached and semi-detached residences surround the property. The property is one of eight lots improved with single-family homes, known as Tudor Walk, that were constructed in 1980. A shared central area and private internal walkway are held in common ownership by the Tudor Walk homeowners association. The subject property abuts the internal walkway along its western property line. The common walkway provides access to each house as well as to each of the eight detached garages located north of the homes along Avon Lane. Avon Lane, a 20' wide right-of way, functions as an alley in this location.
Surrounding Neighborhood Character:	Low-density residential uses comprise the surrounding neighborhood along with institutional uses such as the Tudor Place Historic House and Garden, located to the west across 31 st Street.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Marjorie Corwin and Neil Schechter, owners
Proposal:	Construct a single-story bay window addition on the single family semi-detached residence.
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats

IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories/30.6'	2 stories/30.6'	Conforming
Lot Width (ft.) § 401	50 ft. min.	51.4 ft.	51.4 ft.	Conforming
Lot Area (sq.ft.) § 401	5000 sq.ft. min.	3629 sq.ft.	3629 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	40% max.; 50% with §223	46.8% 1698.3 sq, ft.	47.6% 1727.4 sq. ft.	275.6 sq. ft. (18.9%)
Rear yard (ft.) § 404	25 ft. min	27.8 ft.	27.8 ft.	Conforming
Side Yard (ft.) § 405	8 ft. min.	0 and 8 ft.	4.8 ft.	3.2 ft. (40%)

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.*

¹ Information provided by applicant.

The Applicant is requesting special exception relief under § 223 from the requirements of §§ 401, 403, and 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 addition would be located at the southeast corner of the existing structure. The ground floor bay window is proposed to have a depth of 3'6" and be 11'9" wide and 10'6" tall. The adjacent single family home to the east is located over 25 feet away. The closest residence to the south is located over 30 feet away. To the north, the nearest homes are separated from the property by a 20' wide public right of way. The proposed addition should not impact light and air on neighboring properties.

(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. The proposed work would be located along the east side of the existing house, which has the least potential impact on the surrounding homes. Currently, a seven foot high brick wall is located along the entire length of the east property line, with a row of trees behind it, which would shield some of the proposed addition from view.



View of the east side yard from Avon Lane

The adjacent houses to the south and east are located over 25 feet away from the proposed construction. To the north, views of the addition would be blocked by a wood privacy fence along Avon Lane. Finally, the existing building already has windows along its south and east facades. As such, the proposed bay window would not greatly impact privacy of use 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; and*

The requested side addition would not be easily viewed from the adjacent streets due to the presence of trees, walls, and other structures. However the applicant has provided proposed elevations for the south, east, and north sides of the building. The project consists of an 11'9" by 10'6" side addition that would raise lot occupancy by less than 1 percent. The

proposed addition is modest in scale and has been designed to complement the existing structure in terms of the proposed building materials and design. Finally, the property is located within the Georgetown Historic District and the project has received concept approval by the Old Georgetown Board of the Commission of Fine Arts.

(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, side and front 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 is 47.6%.

VI. COMMUNITY COMMENTS

ANC2E: ANC 2E reviewed this request at their March 30, 2010 meeting. The applicant has indicated it received a favorable recommendation.

Old Georgetown Board/CFA: This project was recommended for approval at the March 18, 2010 meeting of the Commission of Fine Arts.

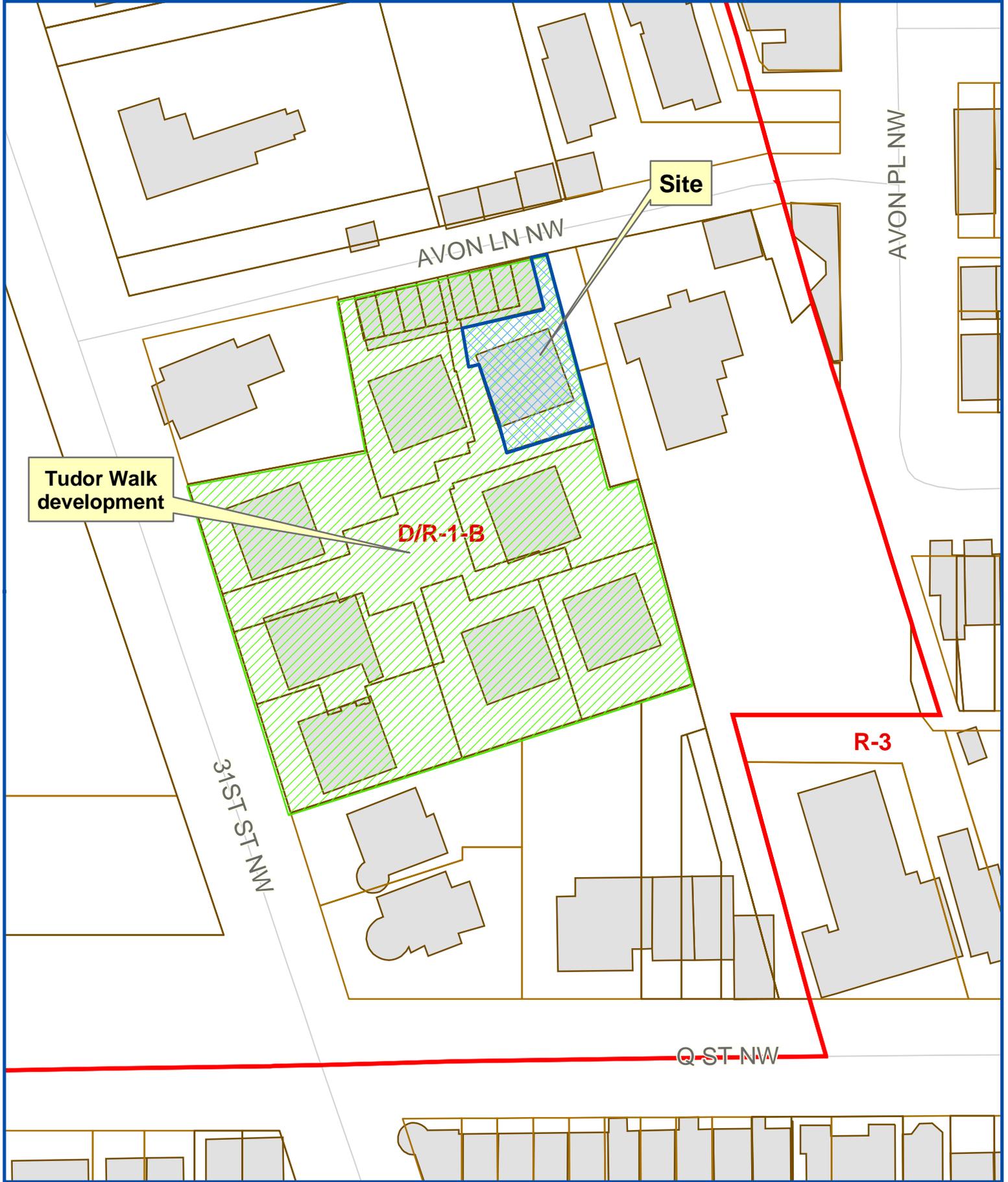
VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments have been received from other district agencies for this request.

JS/ajj

Attachments:

1. Location map
2. Aerial Photograph (2008)



BZA 18058 - 1621 31st Street NW
Exhibit 1 - Location Map

Legend
 Zoning Districts

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.

DC Office of Planning
 September, 2009





BZA 18058 - 1621 31st Street NW
Exhibit 2 - Aerial Photograph (2008)

Legend
 Zoning Districts

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.

DC Office of Planning
September, 2009
1:748

