



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director
DATE: July 6, 2010
SUBJECT: BZA Case 18080

I. APPLICATION

The applicants, Edward and Shiela Wiedenfeld are requesting special exception relief under § 223 to construct an addition to an existing single family semi-detached dwelling at 3059 Q St., NW, including a second story addition above the garage which would be connected to the residence via an enclosed walkway to the home’s second floor.

II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223 to for relief from:

- Lot Occupancy (40% permitted, 40.7% proposed);
- Rear Yard (25 feet required, 19.33 feet proposed); and
- Side yard (8 feet required, 0 feet proposed).

III. LOCATION AND SITE DESCRIPTION

Address	3059 Q Street, NW
Legal Description	Square 1282, Lot 259
Ward	2E
Lot Characteristics	Slopes up 20 feet from front to back. The property is overgrown at the rear with vines and is heavily screened by bamboo and fencing at least 10 feet above the top of the existing garage.
Zoning	D/R-1-B – detached single family dwellings. The Diplomatic Overlay designation has no bearing on this application.
Existing Development	Single family semi-detached dwelling.
Adjacent Properties	Single family semi-detached homes and row dwellings.
Surrounding Neighborhood Character	Almost entirely single family semi-detached and row dwellings, with some apartment residences.
Historic District	The property is in the Commission of Fine Arts Area and the Georgetown Historic District.

IV. PROJECT DESCRIPTION IN BRIEF

Applicant	Edward and Sheila Weidenfeld, homeowners
Proposal	An addition to the existing home, including construction of a walkway to connect the existing home to a second story addition to the existing garage structure.
Relief Sought	A special exception to allow an addition to an existing one-family semi-detached dwelling under Section 223, not meeting the lot occupancy (Section 403), rear yard (Section 404), and nonconforming structure (Subsection 2001.3) requirements.

V. ZONING REQUIREMENTS

R-1-B Zone		Regulation	Existing	Proposed	Relief
Height	§400	40' 3 Stories	27.5' 2 Stories	29' 2 Stories	Conforming
Lot Area	§401	5,000 sf	8,436 sf	No Change	Conforming
Lot Width	§401	50'	60'	No Change	Existing
Lot Occupancy	§403	40% (3,374 sf)	23.7% (1,999.33 sf)	40.7% (3,433.45 sf)	Required
Rear Yard	§404	25'	39.75' (min)	19.33' (min)	Required
Side Yard	§405	8'	0' (east) ~13' (west)	8' (new construction west) 8' (new construction east)	Non-conforming (existing)

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 ... 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 not a permitted structure in this zone. Therefore, the applicant requests special exception relief under § 223 from the requirements of §403, Lot Occupancy, § 404 Rear Yard, § 405 Side Yard and § 2001.3, since the structure is a nonconforming structure devoted to a conforming use.

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 not adversely impact light or air available to adjacent properties. Although the addition would add usable square footage, much of that comes from the addition being sunk as much as six feet into the ground at the rear. The largest portion of the 2nd floor expansion would occur on the south side of the property and no shadows would be created by the addition, since the roof line would

minimally protrude above the ground. Further, the existing fencing would remain higher than the new roofline. Even with the addition the subject property would remain well under the maximum permitted lot occupancy (50%).

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

The privacy of neighboring properties would not be unduly compromised. The proposed addition would have windows facing the west property line, but they would be screened by the existing fencing. The fencing would be taller than the addition and this would help maintain privacy.

- (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 addition would not visually intrude upon the character and pattern of the houses along Q Street or the neighborhood. The proposed addition would not add significantly to the footprint above grade or the bulk of the house, and will use materials similar and complimentary to the existing structure. The residence is not accessible at the rear as there is no alley system. The property and the abutting property at the rear have mature trees which would provide additional screening of any rear addition.

- (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 has submitted elevations, sections, floor plans and photographs that illustrate the existing site and the proposed addition.

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 lot occupancy would be 40.7% with the proposed addition

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.*

The Office of Planning recommends no conditions or special treatments of the addition.

VII. COMMUNITY COMMENTS

As of this writing, the Office of Planning has received no comments regarding the proposal from neighbors or from ANC 2E.

VIII. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing, the Office of Planning has received no comments on this application from other District agencies. Historic Preservation staff has indicated that there are no concerns with the addition. The applicant intends to present its request to the Commission of Fine Arts on July 1st, 2010.

JL/kt