



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director
DATE: September 7, 2010
SUBJECT: BZA Case 18094 – request for special exception relief under §223 to construct an addition to an existing single-family attached dwelling at 1778 T Street, NW

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223 to permit the construction of a two-story addition requiring special exception relief from § 403, to allow 69.3% lot occupancy (60% allowed by-right, 70% by special exception) at 1778 T St NW.

II. LOCATION AND SITE DESCRIPTION

Address	1778 T Street NW
Legal Description	Square 152, Lot 62
Ward and ANC	2B
Lot Characteristics	Narrow rowhouse lot.
Zoning	R-5-B – all types of urban residential development, if they conform to the established height, density and area requirements.
Existing Development	Single-family attached dwelling, permitted in this zone.
Adjacent Properties	Single-family attached houses.
Surrounding Neighborhood Character	Single-family attached housing abutting an existing commercial parking lot to the west and a public alley to the south. Strivers' Section Historic District.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Lauriol Properties LLC. (Raul Sanchez)
Proposal	Rehabilitation of a two-story frame rowhouse, to include replacing a small rear addition with a larger two-story rear addition. The project would also include excavation for a basement, construction of new foundations, and repair and reconstruction of the deteriorated west side wall.
Relief Sought	§223 - Additions to a One-Family Dwellings or Flats (§403 – Lot Occupancy)

IV. ZONING REQUIREMENTS

Item	Section	R-5-A	Existing	Proposed	Relief
Height	400	50'	19.9'	22.0'	Conforming
Lot Area	401	N/A	1,631 sf	No Change	Conforming
Lot Width	401	N/A	16.3'	No Change	Conforming
Lot Occupancy	403	60% 978.6 sf	59.7% 973.71 sf	69.3% 1,130.28 sf	Requested (+151.68 sf (over permitted))
Rear Yard	404	15'	48.5'	43.5'	Conforming
Side Yard	405	None required	0'	No Change	Conforming

V. 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 attached dwellings are a permitted use in this zone. The applicant requests special exception relief under §223 from the requirements of § 403, Lot Occupancy.

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 unduly impact light or air available to adjacent properties. The two-story addition would replace an older one-story addition and would cast a minimal shadow over the existing residence to the east. The L-shaped addition would project about five feet further than the existing wing and would fill in the existing court to the west, which abuts the commercial parking lot. The existing blank party wall at this location would be enhanced with a green-screen trellis. Air flow to the residence to the east of the subject property should not be compromised by the proposed addition.

(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 subject property would have an adorned party wall along much of its boundary with the commercial property to the west. The design does not propose new windows. The existing fence around the yard will remain and 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 west elevation of the addition would be visible from 17th Street and from the alley. However, the addition would not visually intrude upon the character and pattern of the houses along T Street or the neighborhood.

- (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.*

With the proposed addition the lot occupancy would be 69.3%.

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 and commends the applicant's inclusion of a green roof and green screen trellis as part of the renovation.

VI. HISTORIC PRESERVATION

The proposed design received preliminary approval from the Historic Preservation Review Board at its meeting on February 28, 2010.

VII. COMMUNITY COMMENTS

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