



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: September 7, 2010
SUBJECT: BZA Case 18121 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 3609 Patterson Street NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a rear addition to a single family detached building at 3609 Patterson Street NW, requiring special exception relief from the following:

- ❖ § 403, to allow a side yard of 4.8' (8' required) and
- ❖ § 405, to allow a rear yard of 17.9' (25' required).

II. LOCATION AND SITE DESCRIPTION

Address:	3609 Patterson Street NW
Legal Description:	Square 1863, Lot 37
Ward:	3
Lot Characteristics:	3,172.9 square foot, irregular-shaped, interior lot with limited alley access.
Zoning:	R-1-B – Detached, single-family dwellings permitted.
Existing Development:	Two-story, brick, detached single-family dwelling, permitted in this zone, w/ no off-street parking spaces.
Historic District:	n/a
Adjacent Properties:	Single-family, detached residences are located to the immediate north, south, east, and west.
Surrounding Neighborhood Character:	Low-density residential uses, including single-family detached and semi-detached with a commercial corridor to the southwest along Connecticut Avenue NW.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Michael and Svetlana Krainak, owners
Proposal:	Construct a rear, 2-story addition, 8.5 feet wide
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories/34.5'	2 stories/34.5'	Conforming
Lot Width (ft.) § 401	50 ft. min.	40 ft.	40 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	5000 sq. ft. min.	3,172.6 sq. ft.	3,172.6 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	40% max.; 50% with §223	26.1% 827.3 sq. ft.	29.6% 939.5 sq. ft.	Conforming
Rear yard (ft.) § 404	25 ft. min	25.9' ft.	17.9 ft.	Relief Needed
Side yard (ft.) § 405	8 ft. min.	4.8 ft.	4.8 ft. 5 ft. @ addition	Existing Non-conforming Relief Needed

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.

Single-family detached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §§ 404 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 not increase the overall height of the existing structure and would maintain existing setbacks from adjacent properties to the east and west. The addition would extend an additional 8 feet into the rear yard, matching the rear yard setback provided for the adjacent house to the east. The proposed work would provide a slightly greater setback along its east property line than currently exists, maintaining a 10+ foot distance between the two homes. The proposed work would not impact light and air for the properties to the north and west as it would be located over 25 feet from both homes. As a result, the proposed addition should not negatively impact the available light and air to any of the 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 addition would include windows along the east and rear (north) facades, at both the

¹ Information provided by applicant.

basement and first floor levels. However the proposed first floor window along the east façade would be glass block, lessening its potential impact on privacy for the adjacent house. The basement level windows along this façade should not impact privacy due to the location of existing windows on the adjacent house and a difference in grade between the two properties. Proposed openings along the rear façade would include French doors at the basement level and a first floor window. Neither should compromise privacy for the property to the north, as they would be located over 25 feet from this house. Finally, the addition would also be located over 25 feet from the adjacent house to the west and have no new windows along this façade.

(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 applicant has provided proposed elevations for the rear (north) and east sides of the structure. The project consists of a 13' deep by 8.5' wide rear addition, resulting in a building footprint similar in size and scale to the adjacent house to the east. The proposed addition would be brick and stucco, consistent with the house's existing building materials. The addition would be in the same location as an existing rear stair and be two stories in height. The rear addition would be difficult to see from Patterson Street as it would maintain the existing side yard setback along the east property line. The proposed addition would also not be visible from the public alley located to the west of the property due to a significant change in grade and the presence of dense vegetation. Finally, the proposed addition would not extend further into the rear yard than the adjacent building to the east. While the addition would be visible from Nevada Avenue NW, it should not visually intrude upon the character, scale, or pattern of homes along this frontage.



View of rear of adjacent lot to the east and subject property from Nevada Avenue NW

(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 rear 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 would be 29.6% which is below the 50% maximum permitted in the R-1-B.

VI. COMMUNITY COMMENTS

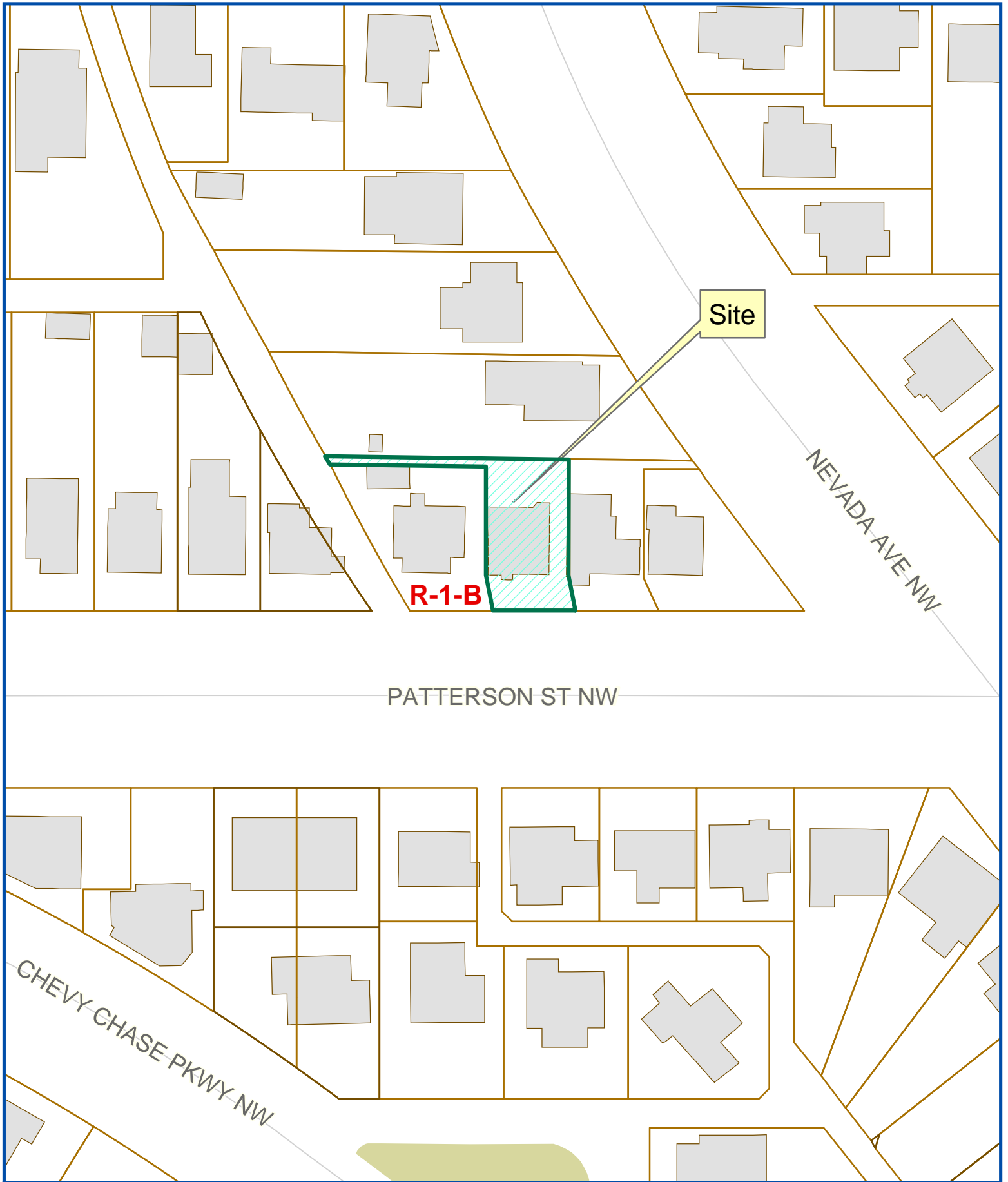
ANC3G: ANC 3G voted to support the applicant's request at its July 12, 2010 meeting.

The applicant has also submitted a letter of support from the adjacent neighbors to the east, the potentially most impacted neighbor.

JS/ajj

Attachments:

1. Location map
2. Aerial Photograph (2009)

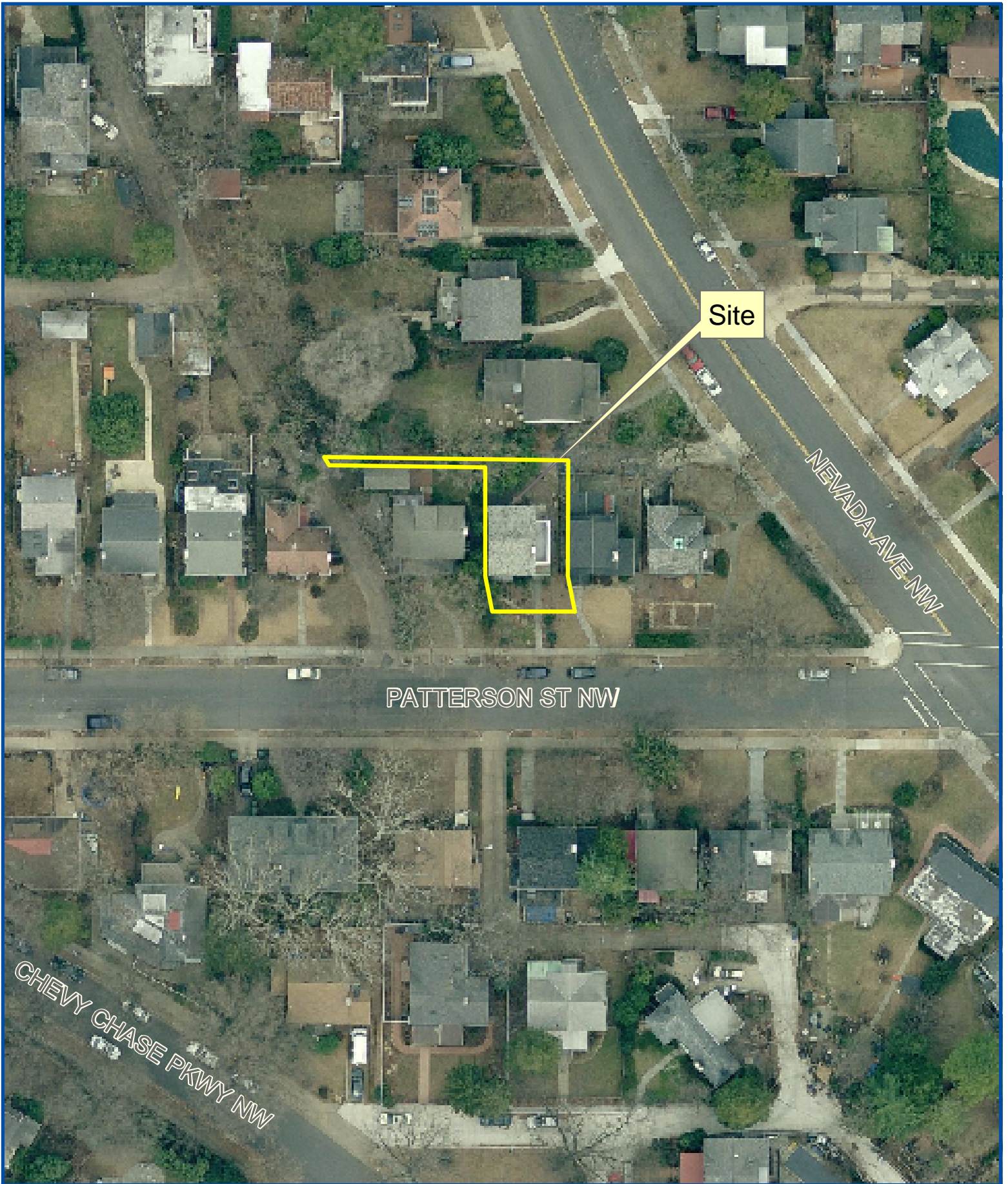


BZA 18121- 3609 Patterson Street NW
Exhibit 1 - Lot map with building footprints

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. Oblique imagery © Pictometry International





BZA 18121- 3609 Patterson Street NW
Exhibit 2 - Aerial Photograph (2009)

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