



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: October 26, 2010
SUBJECT: BZA Case 18125 - request for special exception relief under § 223 to construct an addition to an existing one-family detached dwelling at 4726 Sedgwick Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of this application pursuant to § 223, to permit a rear addition to one-family detached dwelling at 4726 Sedgwick Street, N.W., requiring special exception relief as follows:

- § 405.9, to allow a side yard of 1.9 feet (minimum 8 feet required);
- § 2001.3, to allow for the enlargement of a nonconforming structure.

II. LOCATION AND SITE DESCRIPTION:

Address	4726 Sedgwick Street, N.W.
Legal Description	Square 1526, Lot 821
Ward	3
Lot Characteristics	Rectangular lot with alley access on two sides and two mature trees in the rear yard
Zoning	R-1-B – high density one-family detached dwellings
Existing Development	One-family detached dwelling, permitted in this zone
Historic District	N/A
Adjacent Properties	One-family detached dwellings
Surrounding Neighborhood Character	One-family detached residential community

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Margaret T. and Dennis E. McLaughlin
Proposal	One-story rear addition
Relief Sought	§ 223 - Addition to a one-family dwellings

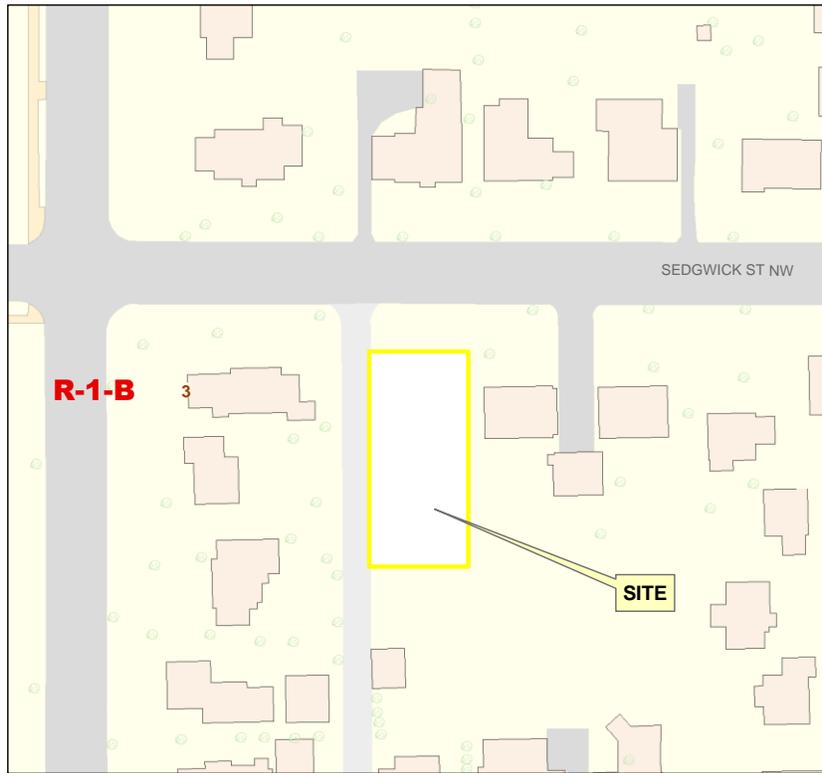
The applicant proposes to construct a one-story addition onto the west side of the existing dwelling, 1.9 feet from the side alley, matching the side yard of the existing structure. The existing fence along the side alley would be removed for the length of the building addition. The addition is designed to protect a 24.5 inch sweet gum tree in the rear yard, in accordance with the recommendations of a certified arborist.



The addition would include a covered doorway providing direct access to the alley, between the existing structure and the building addition. Two other building additions are proposed; one to the front and one on the east side of the dwelling. These additions are in conformance with the provisions of the Zoning Regulations and are therefore not a part of this application.

IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed	Relief
§ 400 Height (max.)	40.0 feet	21.8 feet	21.8 feet	None required
§ 401 Lot Width (min.)	50 feet	54 feet	54 feet	None required
§ 401 Lot Area (min.)	5,000 SF	6,345 SF	6,345 SF	None required
§ 404 Rear Yard (min.)	25.0 feet	93.1 feet	46.6 feet	None required
§ 405 Side Yard (min.)	8.0 feet	1.9 feet	1.9 feet	Relief required



Zoning and Vicinity Map

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.

One-family detached dwellings are a permitted use in this zone. The applicant are requesting special exception relief under § 223 from the requirements of §§ 405 and 2001.3.

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 on the west side of the property, adjacent to a 16-foot wide public alley. To the west the combination of the width of the alley and the proposed side yard is almost 18 feet, in excess of the minimum 8-foot required side yard. To the east a side yard in excess of 23 feet would be provided for the addition. Therefore, light and air available to neighboring properties should not be unduly affected.

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

The proposed building addition is one-story in height, with the majority of the windows on the west side elevated to a position up near the roof line, protecting the privacy of the applicants. In the same way that passers-by would not be able to see in, the occupants of the building addition would not easily be able to see out, and the privacy of use and enjoyment of neighboring properties should not be unduly compromised.

(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 substantially intrude upon the character, scale and pattern of houses along the alley. It would be residential in appearance and consistent with existing surrounding development.

(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 plans, photographs and elevation drawings in support of the application.

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 application requests a lot occupancy of 30 percent, less than the maximum permitted within the R-1-B district.

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 does not recommend any special treatments.

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

The requested relief would not result in the introduction or expansion of a nonconforming use.

VI. COMMUNITY COMMENTS

ANC 3D, at its regularly scheduled meeting on September 10, 2010, voted to recommend approval of the application.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

JS/sjm^{AICP}

Case Manager: Stephen J. Mordfin, AICP