



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: November 9, 2010
SUBJECT: BZA Case 18134 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 2905 34th 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 2905 34th Street NW, requiring special exception relief from the following:

- ❖ § 405, to allow a side yard of 2.5' (8' required) and
- ❖ § 2001.3, to allow an addition to a nonconforming structure.

OP notes that the existing property is also nonconforming to current lot width regulations (50' width required; 47' existing).

II. LOCATION AND SITE DESCRIPTION

Address:	2905 34 th Street NW
Legal Description:	Square 2118, Lot 22
Ward:	3
Lot Characteristics:	5,757.5 square foot, rectangular-shaped, interior lot with access to 15' wide alleys at the east (rear) and south sides of the property.
Zoning:	R-1-B – Detached, single-family dwellings permitted.
Existing Development:	Two-story, brick, detached single-family dwelling with an attached one-car garage.
Historic District:	n/a
Adjacent Properties:	Single-family, detached residences are located to the immediate north, south, and east. Tennis courts and an open green space are located across 34 th Street to the west.
Surrounding Neighborhood Character:	Low-density residential uses, including single-family detached and semi-detached homes. Washington National Cathedral and St. Albans campus are located west of the site across 34 th Street.



III. PROJECT DESCRIPTION IN BRIEF

Applicant	Karl Thompson, owner
Proposal:	Construct a rear, 2½-story addition with a basement
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	29.9'	29.9'	Conforming
Lot Width (ft.) § 401	50 ft. min.	47 ft.	47 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	5000 sq. ft. min.	5757.5 sq. ft.	5757.5 sq. ft.	Conforming
Lot Occupancy § 403	40% max.; 50% with §223	32% 1,842.4 sq. ft.	37% 2,130 sq. ft.	Conforming
Rear yard (ft.) § 404	25 ft. min	59.5 ft.	56.2 ft.	Conforming
Side yard (ft.) § 405	8 ft. min.	2 ft./4 ft.	2 ft./4 ft. 2.5 ft. @ addition	Existing Non-conforming Relief needed to expand the nonconformity

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 §§ 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 not increase the overall height of the existing structure and would only extend an additional 3.5 feet into the rear yard. The subject property abuts a 15' wide public alley along its rear (east) and south property lines. The project would include a slightly greater setback along its south property line than currently exists, maintaining a 17+ foot distance between the proposed addition and the adjacent garage to the south. The proposed addition should not impact access to light and air for the properties to the north and east as it would be located over 20 feet from both homes. Finally, the addition would be

¹ Information provided by applicant.

located along the south side of the property, which should limit its impact with regard to casting shadows on the adjacent properties. 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 subject property contains a wooden privacy fence in the rear, which would remain under this proposal. In addition, the subject property, as do other neighboring properties, has several mature trees which would help shield it from view.

The properties immediately south of the subject property face Garfield Street. As a result, the proposed addition would be adjacent to their rear garages. The proposed addition would include windows along the south and rear (east) facades at the first and second floors, in similar locations as windows on the existing rear addition. Proposed openings along the rear façade would include French

doors at the basement level and windows on the first and second floors. Neither should compromise privacy for the property to the east, as they would be located over 70 feet from this house. Finally, the addition has been located at the south edge of the structure, which would lessen potential impact on privacy for the adjacent house to the north. The proposed addition would be located over 25 feet from the adjacent house to the north and this façade currently has windows at both levels.



View of property from the alley to the south

(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 all sides of the structure. The project consists of an L-shaped addition that is 23' 10" wide and from 10' 6" – 20.5' deep. The resulting building footprint would increase by 5%, the bulk of which is located along the alley side, which should have the least impact on surrounding homes. The resulting building footprint would be similar in size and scale to the adjacent homes in the square. The proposed addition would be brick, consistent with the house's existing building materials.



View of the adjacent alley to the south - facing east

The rear addition would be difficult to see from 34th Street, as it would have a slightly larger side yard setback along the south property line. The proposed addition would be visible from the public alleys located to the south and east of the property but the existing retaining wall, privacy fence, and mature trees on site would partially shield it from view. The proposed addition has been designed to be compatible with the character of the existing house and should not visually intrude upon the character, scale, or pattern of homes in the area.

(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, front, 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 37% which is below the 40% maximum permitted in the R-1-B as a matter of right.

VI. COMMUNITY COMMENTS

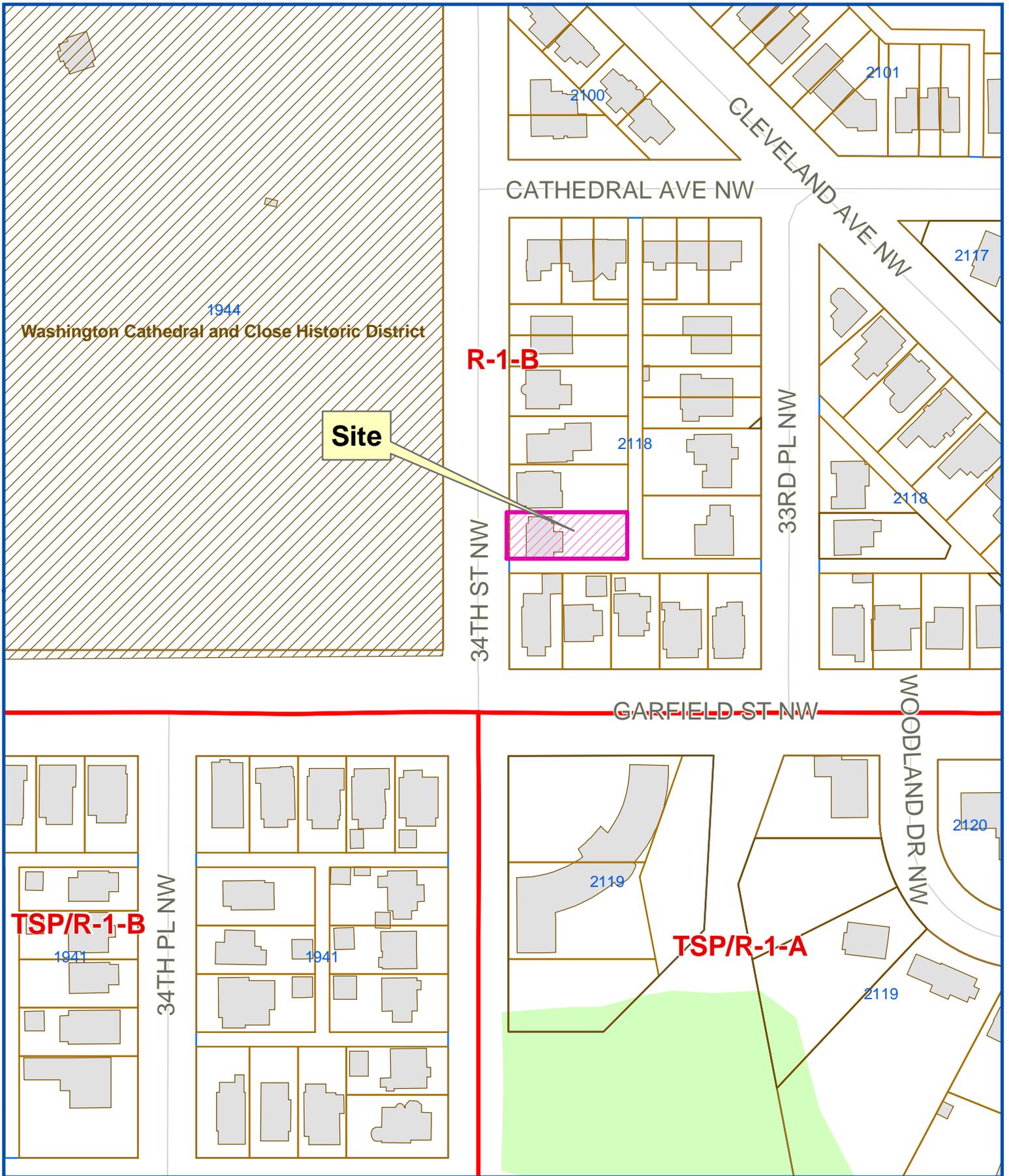
ANC3C: ANC 3C voted to support the applicant's request at its October 18, 2010 meeting.

The applicant has also submitted letters of support from adjacent neighbors to the north and south.

JS/ayj

Attachments:

1. Location map
2. Aerial Photograph (2008)



Legend

- Zoning Districts
- Tax Lots
- Record Lots
- Buildings
- Designated Historic Districts
- National Parks

BZA 18134 - 2905 34th Street NW
Exhibit 1- Location Map

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





**BZA 18134 - 2905 34th Street NW
Exhibit 2- Aerial Photograph (2008)**

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

DC Office of Planning

