



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director
DATE: March 9, 2010
SUBJECT: BZA Case 18046 – request for special exception relief under § 223 to construct an addition to an existing single family attached dwelling at 307 9th Street, SE

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 as follows:

- § 403, to allow a 67.6% Lot Occupancy (60% allowed by-right, 70% by special exception).

II. LOCATION AND SITE DESCRIPTION

Address	307 9 th Street, SE
Legal Description	Square 924, Lot 29
Ward	6B
Lot Characteristics	Very narrow rowhouse lot with small fenced-in back yard. Narrow alley to the rear.
Zoning	R-4 – attached single family dwellings
Existing Development	single family attached dwelling, permitted in this zone
Adjacent Properties	Single family attached houses
Surrounding Neighborhood Character	Single family attached housing

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Catherine Plume, homeowner
Proposal	Construct a two-story addition at the rear of the house that would replace an older one-story addition.
Relief Sought	§223 - Additions to a One-Family Dwellings or Flats (§403 – Lot Occupancy); OP also notes that the existing lot width and lot area are less than required.

IV. ZONING REQUIREMENTS

R-4 Zone		Regulation	Existing	Proposed	Relief
Height	§400	40' 3 Stories	24' 2 Stories	No Change	Conforming
Lot Area	§401	1,800 sf	895.7 sf	No Change	Existing
Lot Width	§401	18'	12.4'	No Change	Existing
Lot Occupancy*	§403	60% (537.4 sf)	71.1% (636.6 sf)	67.6% (605.5 sf)	Required
Rear Yard	§404	20'	20'10"	23'3"	Conforming
Side Yard	§405	None Required	0'	No Change	Conforming

*Existing Lot Occupancy includes the area of the open court since it is less than 5' wide.

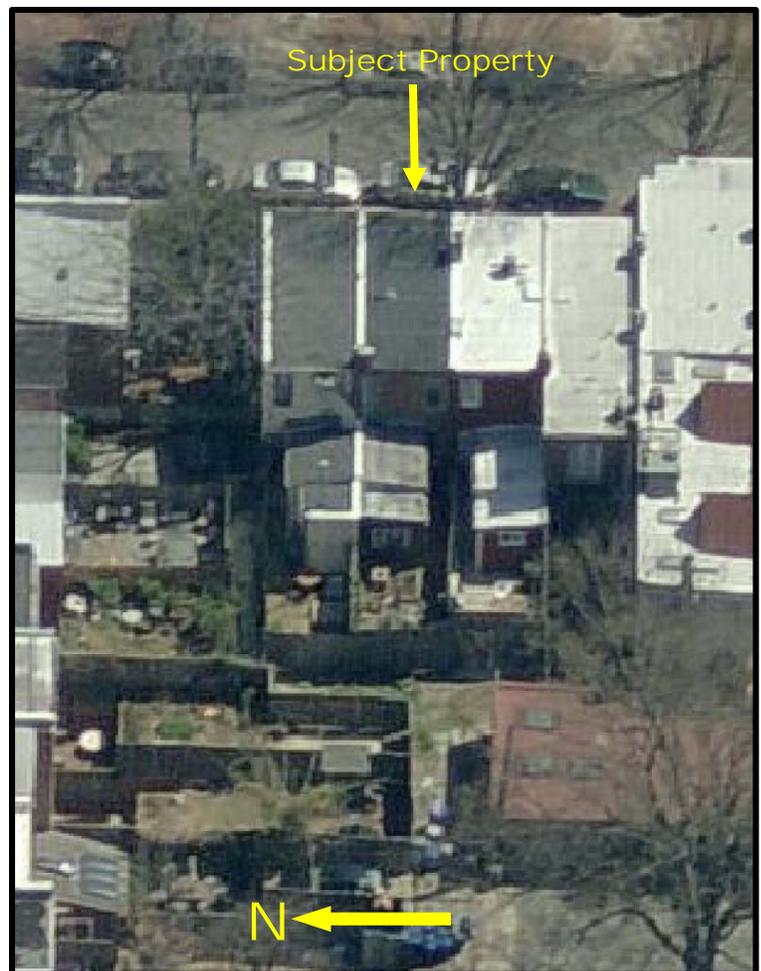
V. OP ANALYSIS

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 ... 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 second floor addition would cast some shadow on the property to the north, but most of that shadow would fall on the 1st floor roof of that house. The shadow should be similar to that caused by the 2nd story addition on the house two doors to the south. Please refer to the above aerial photo. The amount of light available to the neighbors would not appear to be dissimilar to light available in other dense rowhouse neighborhoods.

- (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 no windows on side property lines, and the fence surrounding the rear yard 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 9th Street or the neighborhood. The subject square contains houses with a variety of shapes and sizes.

- (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 67.6%.

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.

VI. HISTORIC PRESERVATION

The proposed design has received preliminary approval from the Historic Preservation Review Board.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing, the Office of Planning has received no comments on this application from other District agencies.

VIII. COMMUNITY COMMENTS

As of this writing, the Office of Planning has received no comments regarding the proposal from neighbors or from ANC 6B.

IX. ATTACHMENTS

1. Vicinity Map

JS/mrj
Matt Jesick, Project Manager

Attachment 1 Vicinity Map

