



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: June 15, 2010
SUBJECT: BZA Case 18077 - request for special exception relief under § 223 to permit an addition to an existing single-family dwelling at 1119 C Street, SE

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 attached building at 1119 C Street, SE requiring special exception relief from the following:

- ❖ § 403, to allow lot occupancy of 57.9% (40% permitted) and
- ❖ § 405, to allow a side yard of 5' (8' required).

II. LOCATION AND SITE DESCRIPTION

Address:	1119 C Street, SE
Legal Description:	Square 990, Lot 807
Ward:	6
Lot Characteristics:	1,540.9 square foot, rectangular-shaped, interior lot with no alley access.
Zoning:	R-4 – Row dwellings and flats permitted.
Existing Development:	Semi-detached, single-family dwelling, permitted in this zone, w/ no off-street parking spaces.
Historic District:	Capitol Hill
Adjacent Properties:	Single-family, semi-detached, and attached residences are located to the immediate east, west, and south.
Surrounding Neighborhood Character:	A mix of residential uses, including single-family semi-detached, row, and multi-family dwellings, and some mixed use buildings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	David Kammerer and Kris Thompson, owners
Proposal:	Construct a rear, 2-story addition and enclose a covered porch on the east side of the single-family semi-detached building.
Relief Sought:	§223 - Additions to One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed¹	Relief:
Height (ft.) § 400	40 ft./ 3 stories	2 stories/21.7'	2 stories/19.3'	Conforming
Lot Width (ft.) § 401	30 ft. min.	20 ft.	20 ft.	Existing Non-conforming
Lot Area (sq.ft.) § 401	3000 sq.ft. min.	1,540.9 sq.ft.	1,540.9 sq. ft.	Existing Non-conforming
Lot Occupancy § 403	40% max.; 70% with §223	46.4% 715.6 sq. ft.	57.9% 890.6 sq. ft.	Relief Needed
Rear yard (ft.) § 404	20 ft. min	33' ft.	21'4" ft.	Conforming
Side yard (ft.) § 405	8 ft. min.	3.25 ft.	5'	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 semi-detached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §§ 403 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 meet the R-4 rear yard requirements and not increase the overall height of the existing structure. The property is adjacent to attached and semi-detached single-family residences on three sides, including the rear. The proposed addition would be located 7-9 feet away from adjacent buildings to the east and west and over 21' from the building to the south. The addition would be 11.7' in depth, extending approximately 3'8" further into the rear yard than the building to the east and in line with the residence to the west. In addition, the proposed porch enclosure would not increase the height of this existing one-story space. The proposed work should not negatively impact the available light and air to any of the neighboring properties.

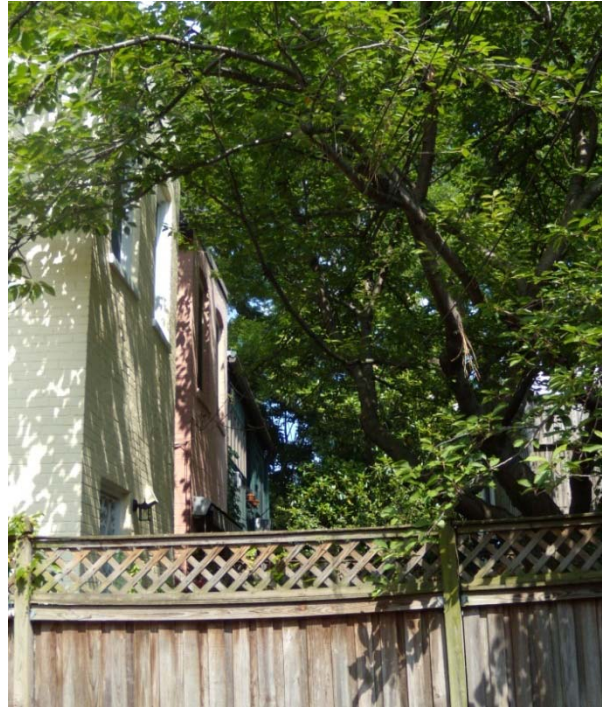


Rear view of subject property

¹ Information provided by applicant.

(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. Currently, a wooden privacy fence encloses the entire rear yard, which would shield some of the proposed addition from view. The houses to the rear (south) would be separated from the proposed addition by a rear yard of 21'4". The adjacent property to the east contains a large tree which currently provides a buffer between the properties and shields most of its rear yard from view. The proposed addition would not have windows on the west side of the structure and the bay window proposed for the second floor would be set back 3' from the west property line, lessening its potential impact on privacy for the adjacent property.



View of adjacent yards to the east from the subject property

(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 (south) and east sides of the structure. The project consists of an 11.7' by 15' two-story rear addition and the enclosure of an existing one-story side porch. Both the rear addition and side porch enclosure would be difficult to see from C Street due to the narrow side yard along the east side of the structure (3.25'). In addition, the property has no alley access. The addition would be similar in size to existing rear additions and overall building footprints of other properties on the block. The proposed design has been favorably reviewed by Historic Preservation Office (HPO) staff and received concept approval from the Historic Preservation Review Board (HPRB) in April 2010.

(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 57.9% which is below the 70% maximum permitted in the R-4.

VI. COMMUNITY COMMENTS

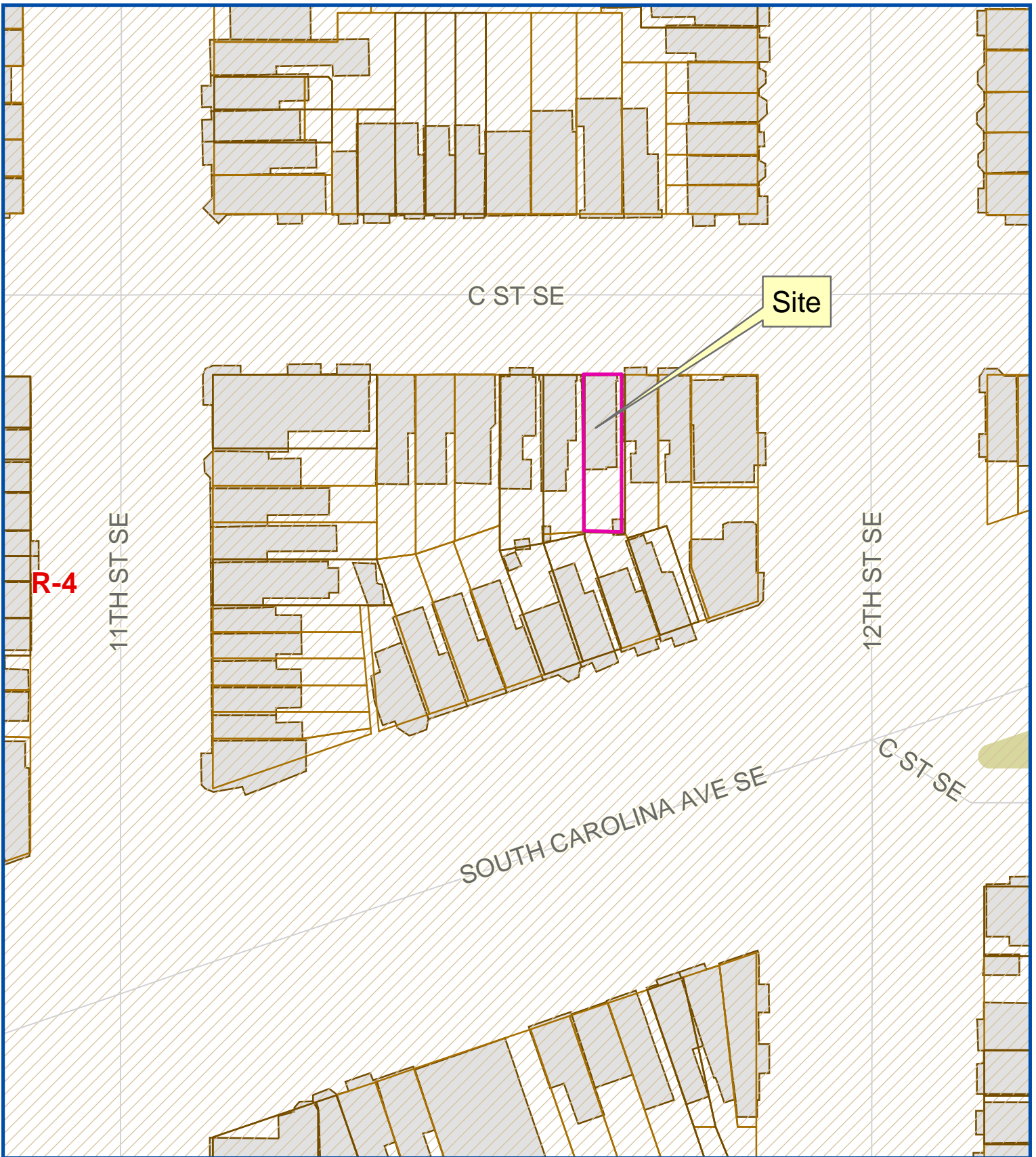
ANC6B: ANC 6B voted unanimously to support the applicant's request at its May 11, 2010 meeting.

The applicant has also submitted letters of support from all the adjacent neighbors to the east, west, and south.

JS/ajj

Attachments:

1. Location map
2. Aerial Photograph (2009)



BZA 18077 - 1119 C Street SE
Exhibit 1 - Lot map w/ building footprints

Legend

- | | | | |
|--|------------------|---|-------------------------------|
|  | Zoning Districts |  | Street Centerlines |
|  | Tax Lots |  | Designated Historic Districts |
|  | Record Lots |  | Buildings |

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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 18077 - 1119 C Street SE
Exhibit 2- Aerial Photograph (2009)**



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