

# BZA Application Request

<b>Application of:</b>	Sean O'Reilly and Allison Hellreich
<b>Case No.:</b>	20874
<b>Address:</b>	6432 31st Place N.W. (Square 2349, Lot 816)
<b>ANC:</b>	3/4G
<b>Relief:</b>	Special Exception from: <ul style="list-style-type: none"><li>• the lot occupancy requirements of Subtitle D § 304.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)</li><li>• the side yard requirements of Subtitle D § 206.7 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To construct a two-story side addition, to an existing, detached, two-story with basement, principal dwelling unit in the R-1-B Zone.

# Scope Summary

- The proposed project requiring a special exception is the construction of a two-story addition, with the first-floor being a kitchen and the second floor being a bedroom with a bathroom and closet, as well as a narrow deck outside the kitchen on the first floor that connects the two sides of the yard that are separated by a driveway in the rear. The proposed project also includes the removal of the side stoop entrance to the home, which will create additional space between the existing home and the neighboring property. The Property will continue to be used as a single family home.
- The special exception relief pursuant to 11 DCMR Subtitle D § 5201 and Subtitle X §901.2 is needed in order to: (1) permit the proposed addition described above with a proposed lot occupancy of 47% to exceed the 40% maximum lot occupancy allowed in zoning district R-1-B, as required by Subsection 304.1; and (2) to allow for the side yard to be four (4) feet rather than the five (5) feet required by Subsection 206.7.
- The Property is a triangular nonconforming lot of 2598 square feet, while the required minimum lot size in the R-1-B zoning district is 5000 square feet.
- The relief from the side yard requirement is necessary because the house has an existing nonconforming 4 foot side yard on the northeaster side, and in order to properly tie the addition into the existing structure, the 4 foot side yard would need to be maintained for a short distance.
- The Applicant has apprised numerous neighbors of their plans, including the owners of the adjacent properties at 6428 31st Place, N.W. and 3130 Worthington Street, N.W. The owners of the adjacent properties have signed a petition in support of the application. Other, non-adjacent neighbors have also been apprised of the plans, and a petition of support from these neighbors is also included with this application.

# DC Surveyor Plat

SQUARE 2349

## ZONING CALCS

EXISTING AND PROPOSED SITE AREA = 2598 SF  
MINIMUM SITE AREA = 5000 SF

EXISTING AND PROPOSED LOT WIDTH = 56.3'  
MINIMUM LOT WIDTH = 50'

MAXIMUM ALLOWABLE LOT OCCUPANCY = 40%  
EXISTING LOT OCCUPANCY = 49.5%  
PROPOSED LOT OCCUPANCY = 47%

FAR REQUIREMENT = N/A

EXISTING AND PROPOSED PARKING SPACE = 1

REQUIRED FRONT SET BACK = ALIGN WITH NEIGHBORS  
EXISTING AND PROPOSED FRONT SET BACK = 9.8' AND ALIGNS WITH NEIGHBORING HOMES  
ALONG BLOCK

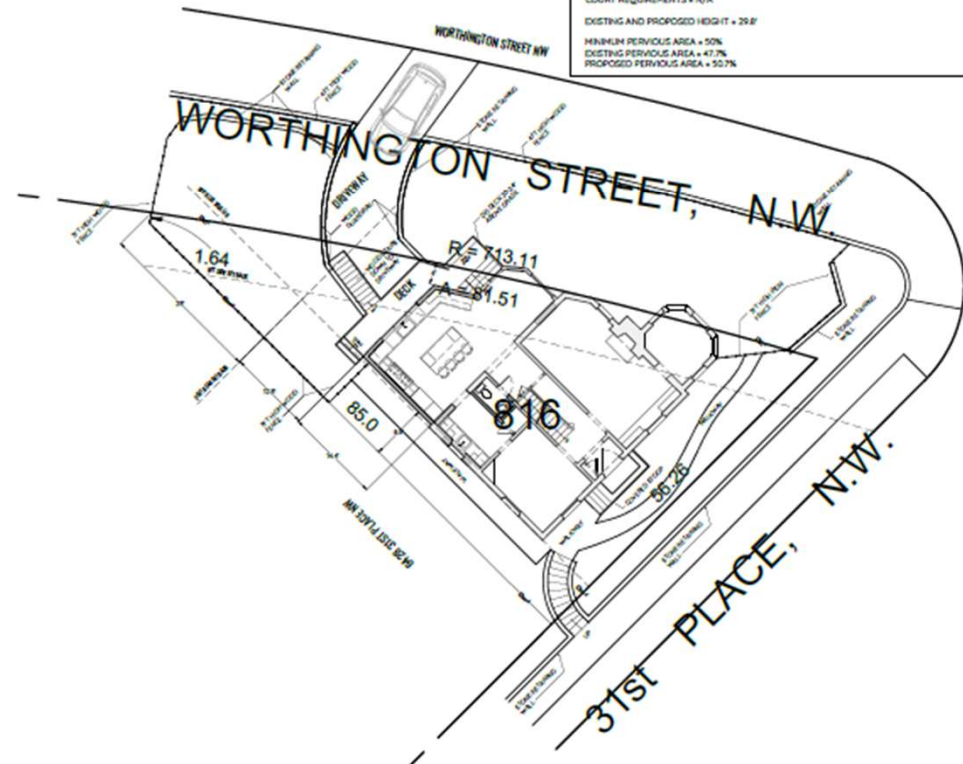
REQUIRED REAR SET BACK = 20'  
EXISTING REAR SET BACK = 42.8'  
PROPOSED REAR SET BACK = 37.8'

REQUIRED SIDE YARD SET BACK = 8' OR 5' FOR NON-CONFORMING STRUCTURE  
EXISTING AND PROPOSED WESTERN SIDE SET BACK = 8'-0"  
PROPOSED ADDITIONAL NORTHEAST SIDE SET BACK = 4'-0"

COURT REQUIREMENTS = N/A

EXISTING AND PROPOSED HEIGHT = 29.8'

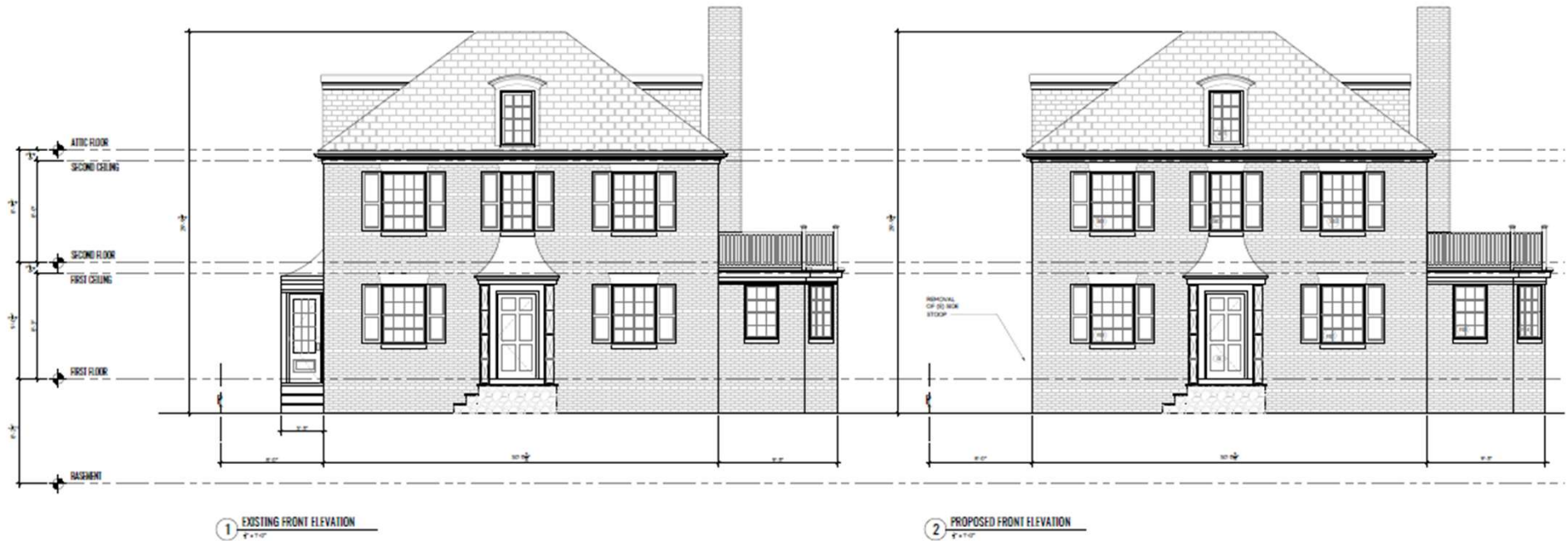
MINIMUM PERVIOUS AREA = 50%  
EXISTING PERVIOUS AREA = 47.7%  
PROPOSED PERVIOUS AREA = 50.7%



# Existing Photos



# Existing and Proposed Elevations - Front



# Existing and Proposed Elevations – Right Side



# Existing and Proposed Elevations – Left Side



# Existing and Proposed Elevations - Rear

