

**AGENDA**

ANC 6A Economic Development & Zoning Committee  
Wednesday March 21, 2012, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St, NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:11 **Old Business - None**

7:11 **New Business**

1. Gallaudet University Campus Plan. Gallaudet University is in the process of developing their Campus Plan and would like to share their current progress and announce upcoming community workshops in April that will be used to gather additional feedback. (20 min)
2. BZA #18361 (808 L St NE). The applicant is seeking a special exception from lot occupancy requirements to construct a garage at the rear of the property (Section 223). (30 min)
3. RL Christian Library Site redevelopment. The DC Government promised that an RPF to redevelop the site would be released over a year ago, but it hasn't yet happened. Discuss if the ANC should take any action. (15 min)

8:05 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

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Visit our website at <http://www.anc6a.org/>

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# L Street Garage | BZA Application

15 February 2012

Prepared for:

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### Statement of Existing / Intended Use

The property located at 808 L St NE is currently owned by George Boguslawski and is used as an owner-occupied single-family row house residence. The intended use shall remain as a single-family row house residence. The owner is requesting variances to construct a detached garage to be located at the rear (north property line) of the site, abutting a public alley.

### Summary of Variances

In order to accommodate a detached garage, the Owner / Applicant seeks a special exception from the lot occupancy requirements as set forth in Section 223.

### Background

The property is located at 808 L Street NE, Lot 51 of Square 908. It is currently zoned R-4, and is within ANC 6A. It is not within an historic district. The lot measures 17.7' wide and is approximately 96' deep, and is 1,712 square feet. A 15' public alley borders the north edge of the property and L Street NE, an 90' right of way borders the south edge. The west lot line borders Lot 52 (806 L Street NE) and the east lot line borders Lot 50 (810 L Street NE). Both adjacent lots have been improved with single-family row houses. The property has been improved with a two-story single-family row house, with an occupancy of 800 sf / 47%. The Applicant purchased the property in December 2011.

The Applicant seeks to construct a detached private garage for the storage of his automobile, a use which is permitted under section 201. The dimensions of the proposed garage are 17.7' wide x 22' deep, for a total lot occupancy of 390 sf / 23%. The Applicant would also like to access the roof of the garage for a garden area. The height of the proposed structure is 15'.

There is evidence of a garage that was razed / demolished prior to the Applicant's ownership. Historical maps, as well as current DC GIS data substantiate the existence of the garage. There are also a number of private garages on this square.

Street parking is scarce on the street and the addition of additional off-street parking spaces (in private garages) will benefit the neighborhood at large. There is also concern about property crimes, and the Applicant would like to be able to secure his car in a private garage.

### Lot Occupancy

The existing lot (1,712 sf) is less than the zoning minimum lot area of 1,800 sf, as set forth in Section 401.3. The existing lot width of 17.7 feet is less than minimum lot width of 18 feet, as set forth in Section 401.3. It is not possible to enlarge the lot, as it is bound by public rights of way to the north and south, and private property to the east and west.

As per Section 403.2, maximum lot occupancy is 60%. As per Section 223.3, the maximum lot occupancy is increased to 70%. As per Section 2300.7, a private garage is subject to the limitation on lot occupancy. The addition of the garage will cause the lot occupancy to increase to 1,190 sf or 70%, thus necessitating the need to request a special exception.

### Conclusion

The burden of proof for special exception is two-fold; the first aspect being that granting relief "will be consistent with the general intent and purpose of the Zoning Regulations and Map". This application meets the criteria for the following reasons:

1. The R-4 zone permits accessory structures / private garages.
2. The historical pattern of development, as evidenced by the Baist maps, shows a prevalence of private garages within the square.
3. An existing garage of approximately the same size was located on the property, as evidenced by the Baist map excerpt. It was demolished at some point prior to the current owner obtaining the property.

Additionally, granting special exceptions shall:

- *Not unduly affect light and air available to neighboring properties*
- *Not compromise the privacy of use and enjoyment of neighboring properties*
- *Not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage*

There are a number of factors that meet the criteria above.

1. The proposed garage is consistent with adjacent garages and the alley street-wall.
2. The adjacent neighbor to the west has a garage, therefore light, air and privacy would not be affected.
3. The adjacent neighbor to the east uses the area for parking, therefore light, air and privacy would not be affected.
4. The Applicant would also like to screen off-street parking from his deck, as well as from neighboring yards and decks. The proposed design includes a south-facing green wall that will facilitate the growth of plants to soften the private garage.
5. The Applicant has informally renewed the plans with adjacent neighbors and is in the process of soliciting signed letters of support.
6. The accessory structure is of similar character, scale and pattern to existing garages located on the public alley.

**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., January 6, 2012

Plat for Building Permit of SQUARE 908 LOT 51

Scale: 1 inch = 20 feet      Recorded in Book 66 Page 119

Receipt No.      12-01445

Furnished to:      AMANDA GANGINIS

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

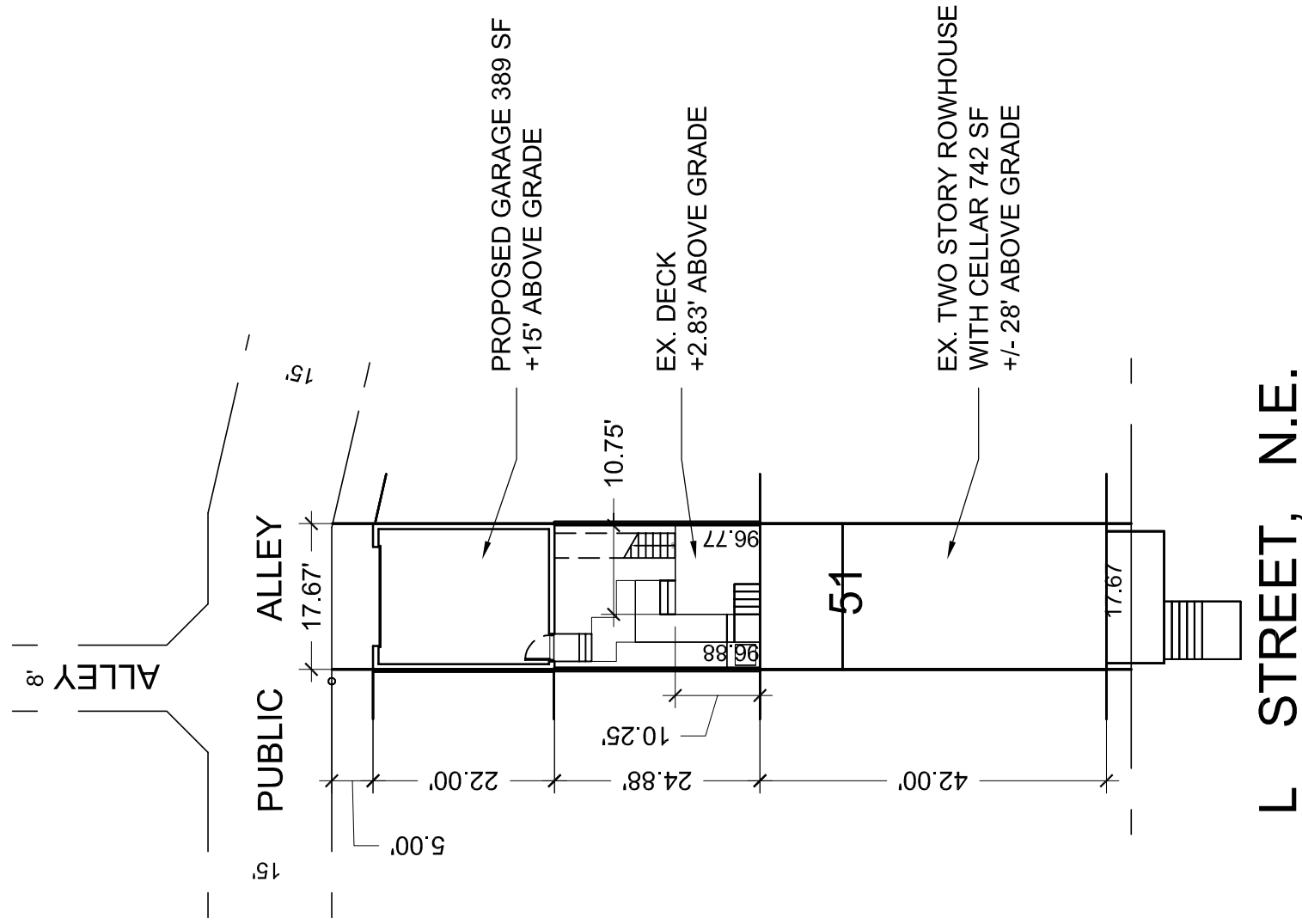
Date: \_\_\_\_\_

\_\_\_\_\_  
Surveyor, D.C.

By: A.S.

\_\_\_\_\_  
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





PROJECT LOCATION  
808 L STREET NE  
LOT 908 / SQUARE 51

FLORIDA AVE NE

8TH ST NE

9TH ST NE

L ST NE

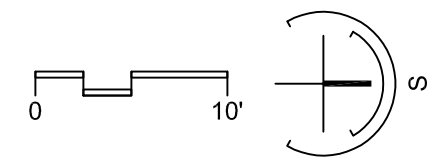
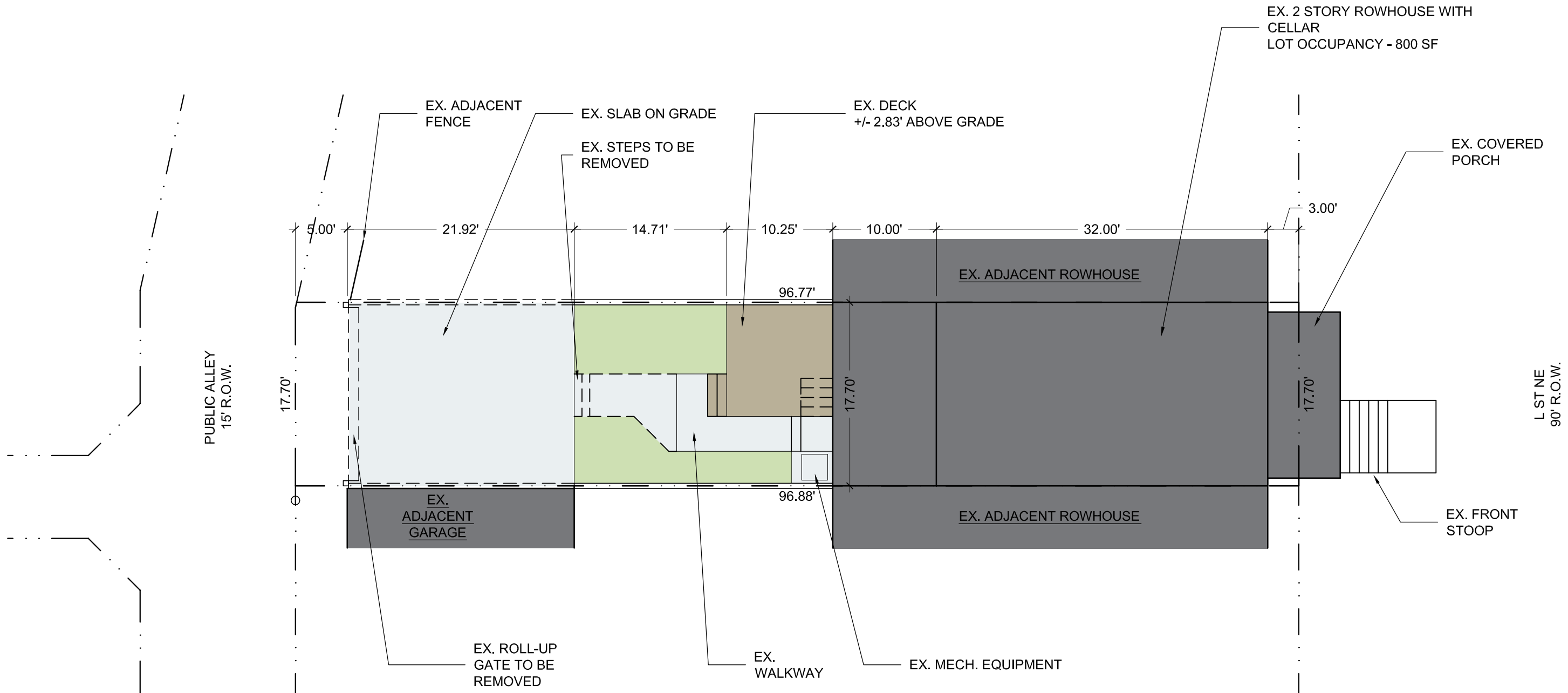
Imagery Date: 8/28/2010 1949

38°54'15.00" N 76°59'39.45" W elev 60 ft

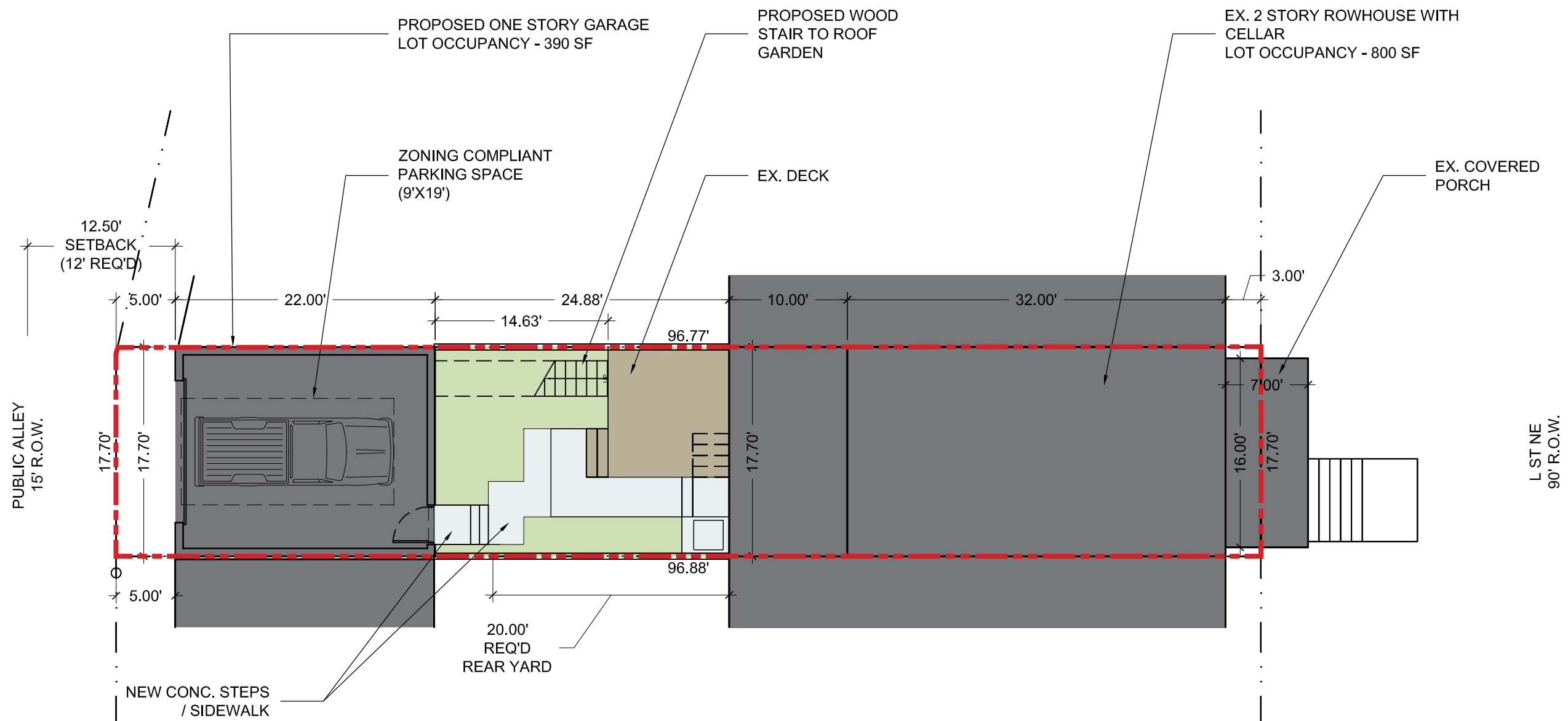
Eye alt 591 ft

Google earth

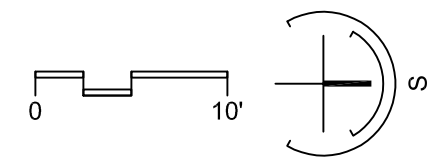
aerial photograph



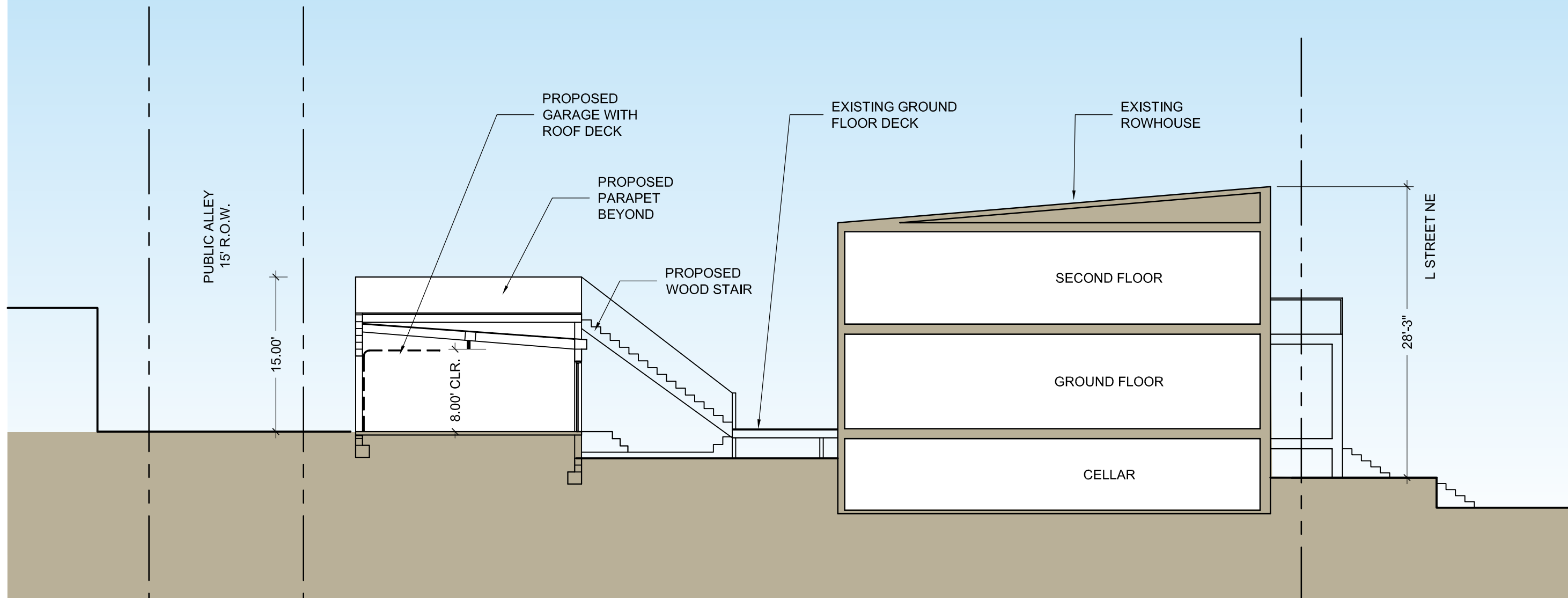
existing conditions  
1" = 10'



LOT SIZE	1,712 SF	
	GFA (SF)	GFA (%)
MAX LOT OCCUPANCY	1,027	60%
MAX LOT OCCUPANCY (SPECIAL EXCEPTION)	1,198	70%
EX. STRUCTURES	800	47%
PROP. STRUCTURES	390	23%
TOTAL OCCUPANCY	1,190	70%



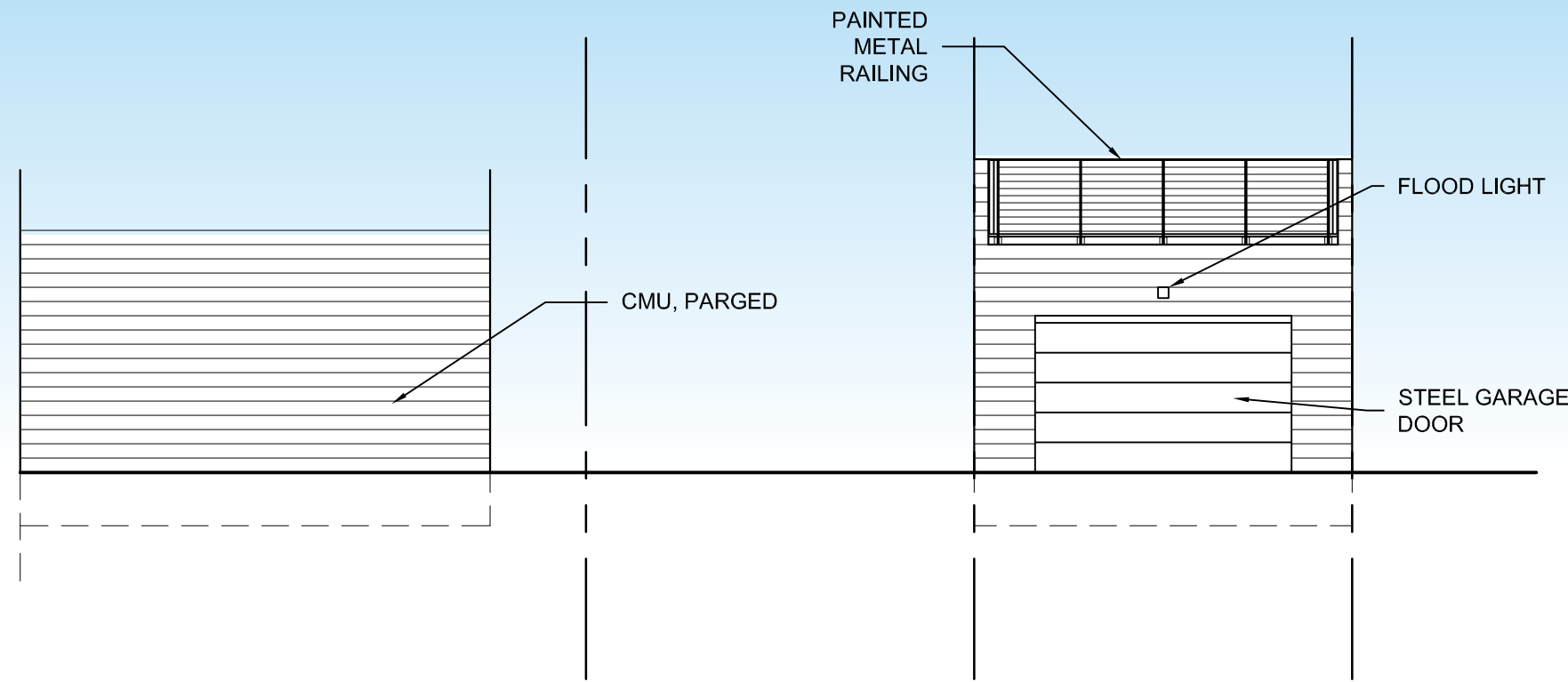
proposed site plan  
1" = 10'



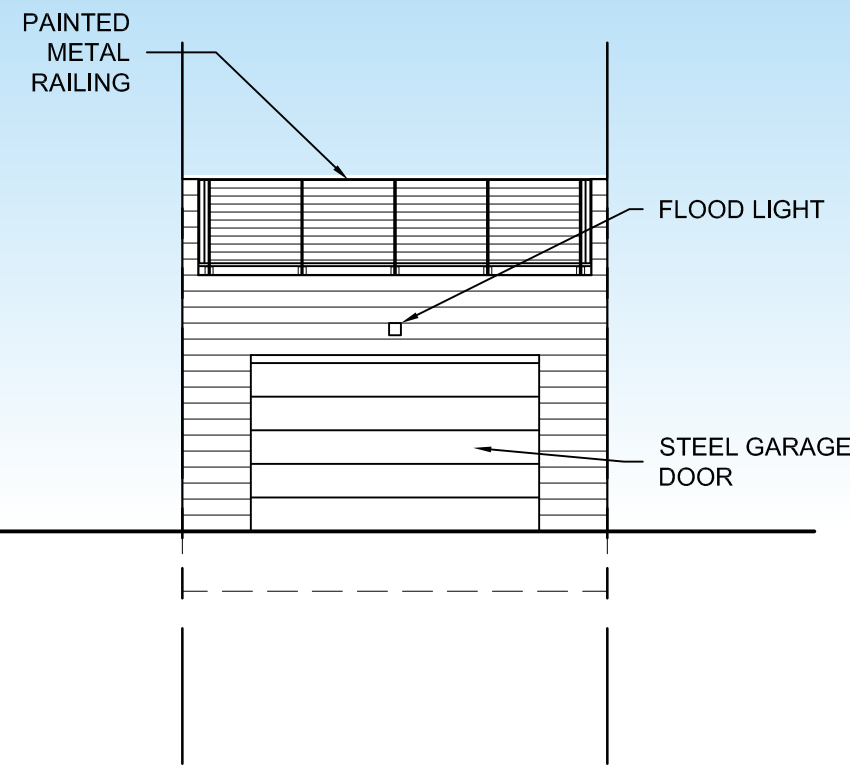
	Ref.	Existing/Proposed	Allowable/Required
Max. Building Height (feet)	400.1	+/- 28'	40'
Max. Building Height (stories)	400.1	2	3
Max. FAR	402.4	N/A	N/A
Max. Lot Occupancy	403.2	70%	60%
Min. Yard Req't's - Rear	404.1	20%	20'
Min. Yard Req't's - Side	405.6	N/A	5'
Court - Open	406.1	N/A	4" / 1' Ht., 6' Min.
Court - Closed (Width)	406.1	17.7'	4" / 1' Ht., 5' Min.
Court - Closed (Area)	406.1	440 sf	2(Wd. <sup>2</sup> ), 350 sf Min.
Garage Setback from Alley Centerline	2300.2	12'	12'
Max. Height Accessory Structure	2500.4	15'	15'

site section  
1" = 10'-0"

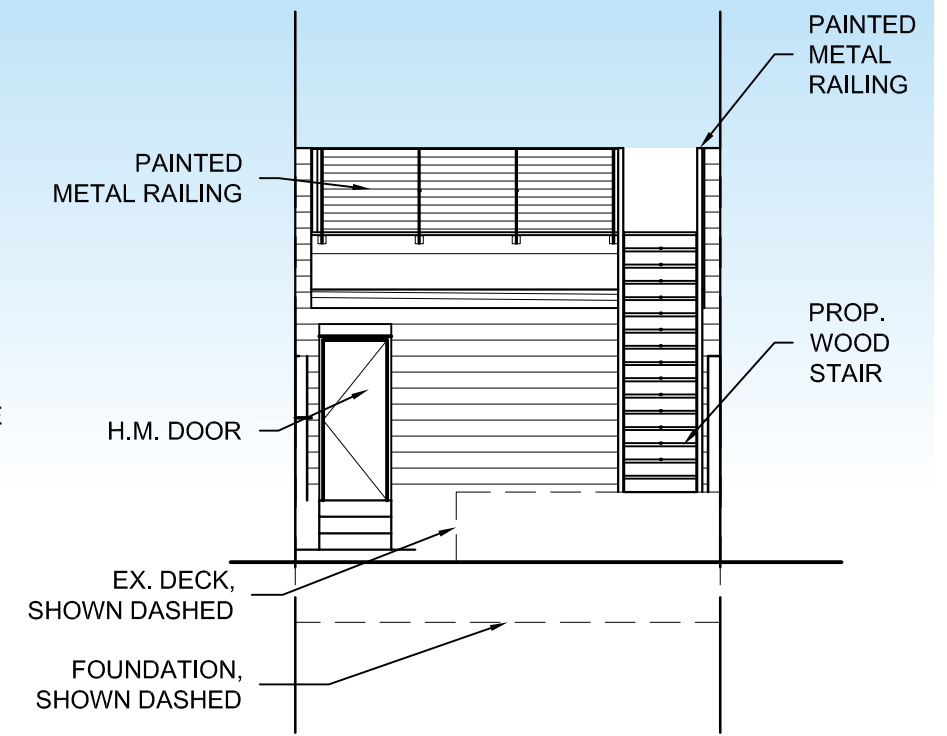




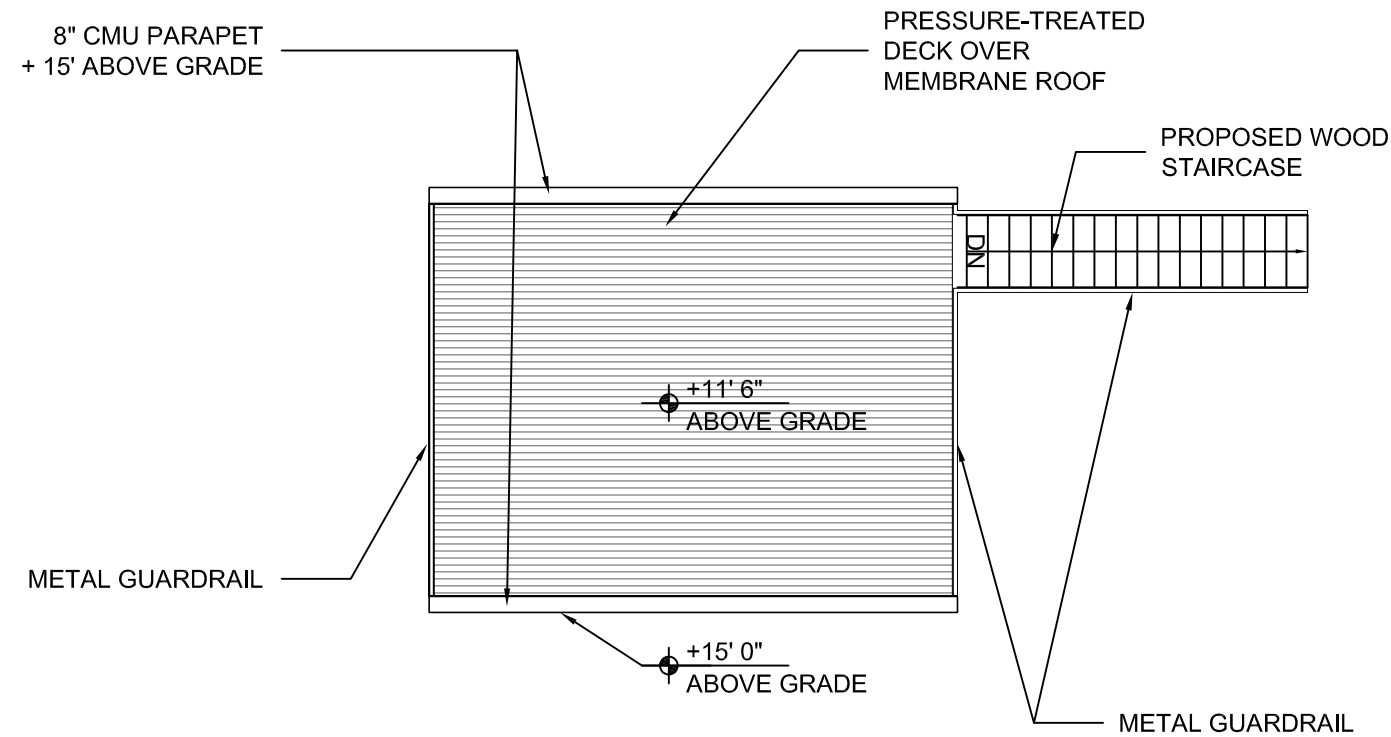
C. EAST ELEVATION (WEST SIM.)



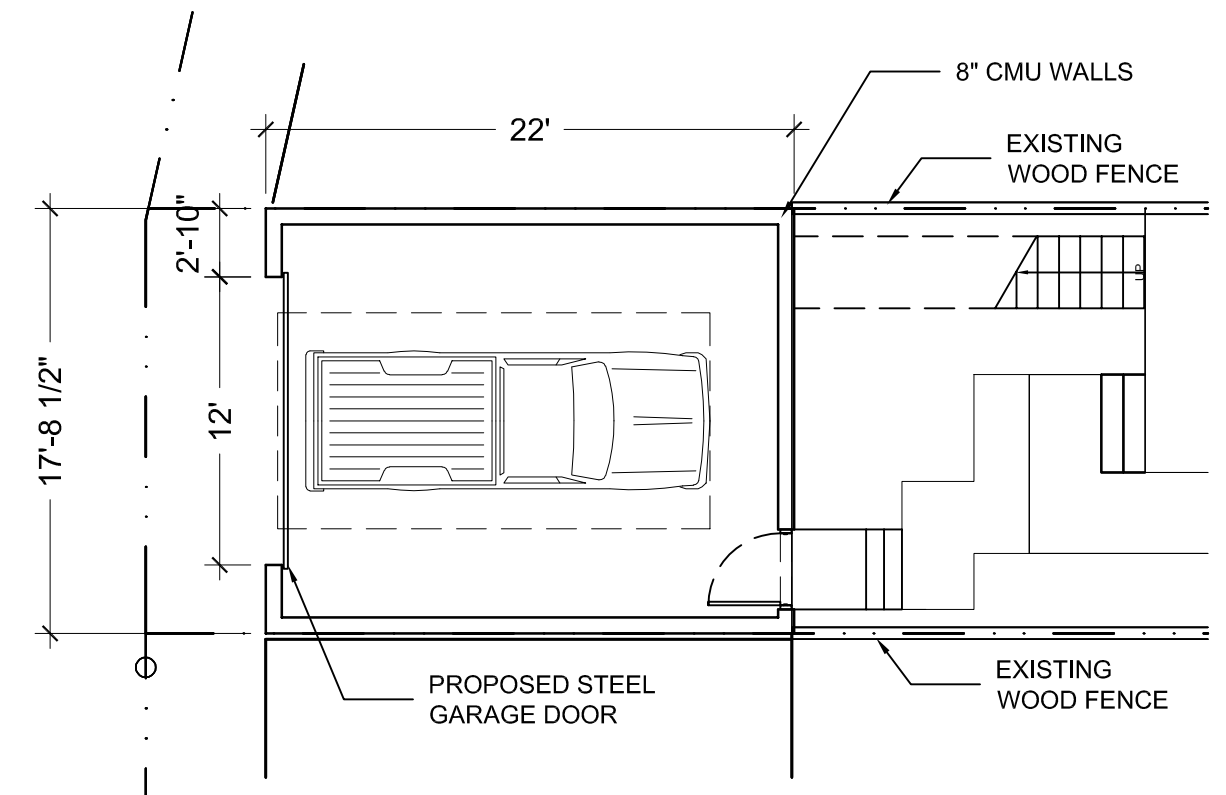
D. NORTH ELEVATION (ALLEY)



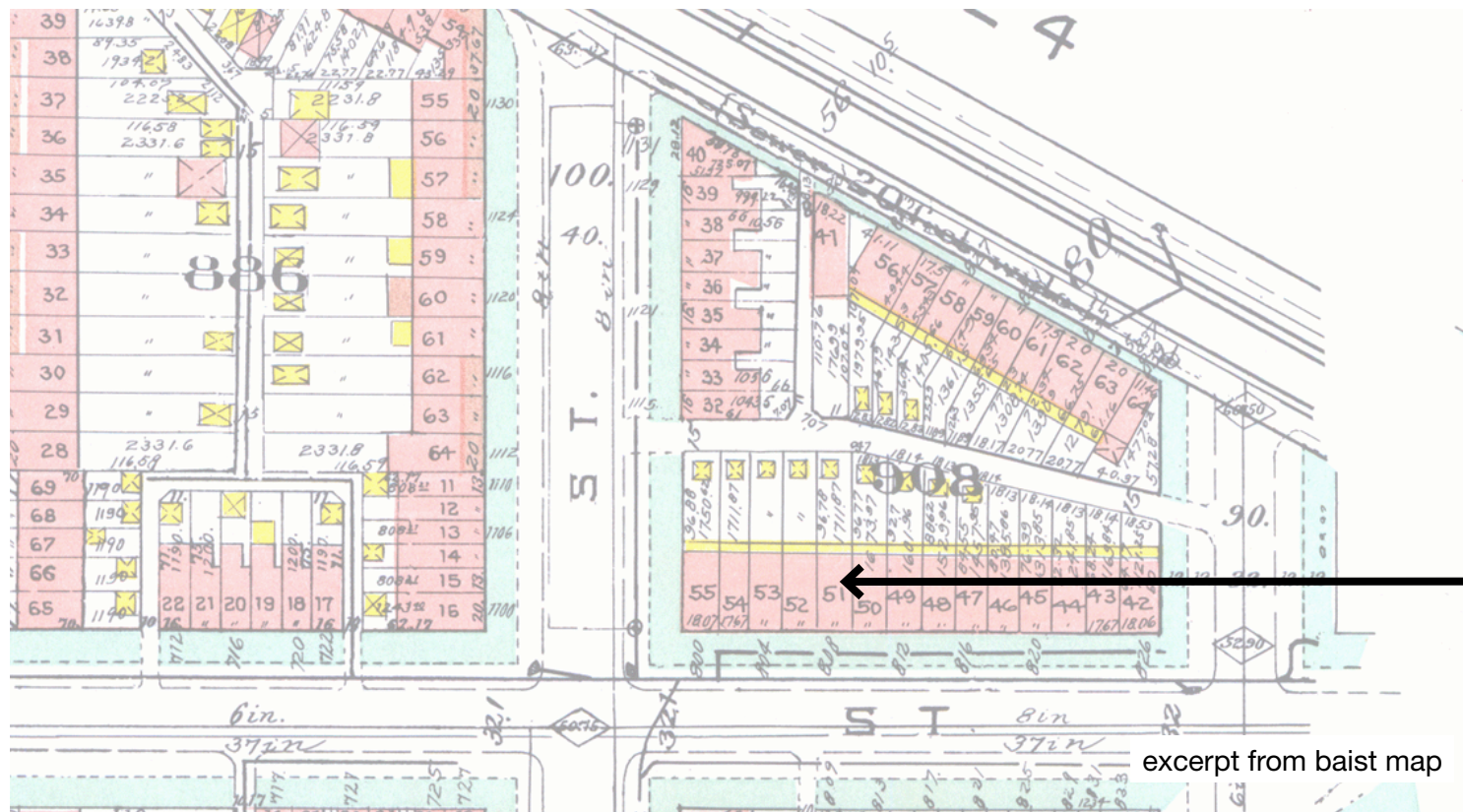
E. SOUTH ELEVATION (HOUSE)



B. ROOF / DECK PLAN



A. GROUND FLOOR PLAN



excerpt from baist map

PROJECT LOCATION  
808 L STREET NE  
LOT 908 / SQUARE 51

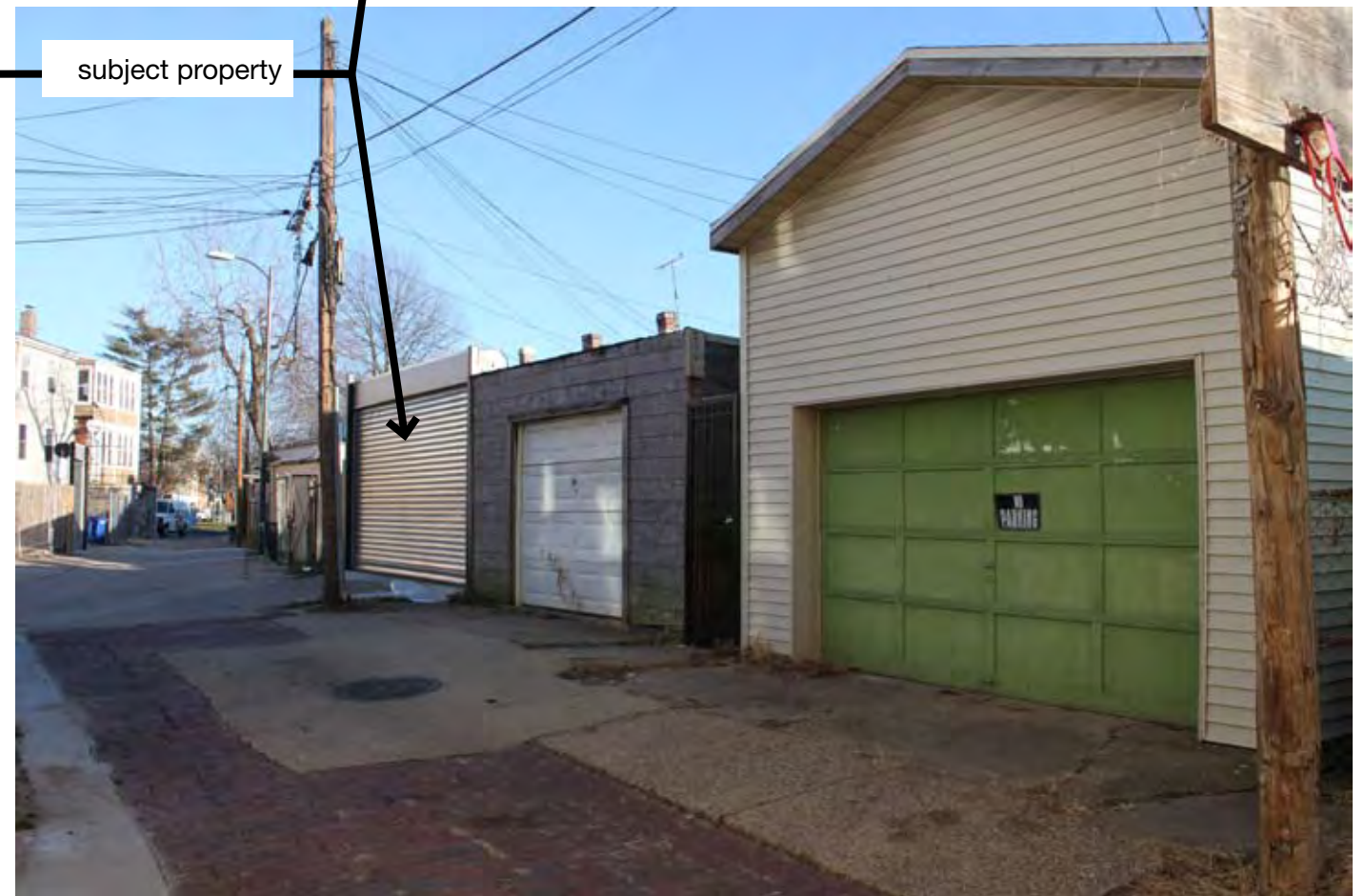
baist map shows evidence of former garage; of the original 12 garages on the square, 5 remain

both the survey and current dcgis indicate that the garage existed on the property until very recently



excerpt from dc gis

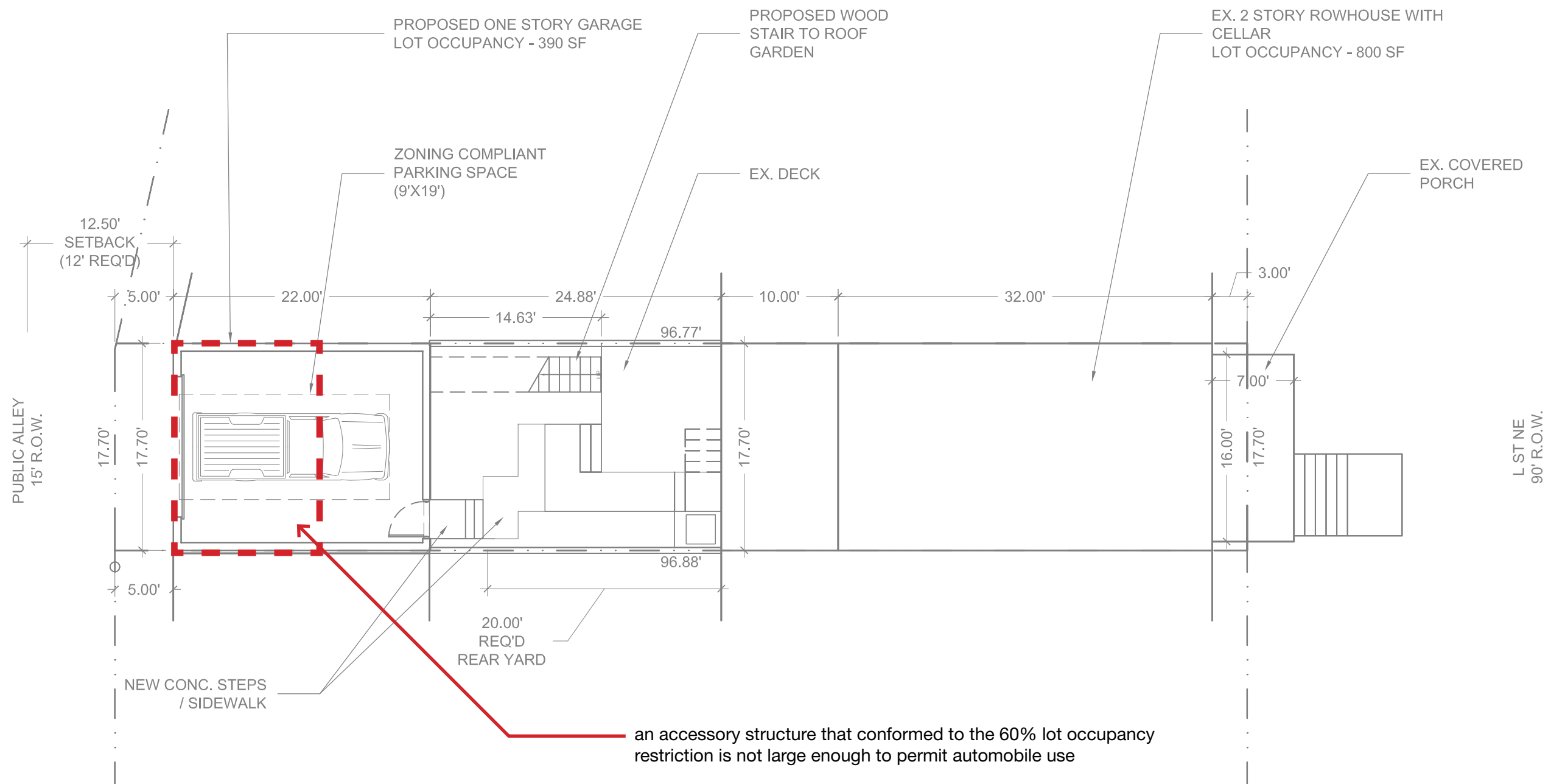
adjacent garages / historic garage on site



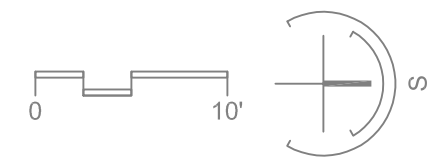
subject property



existing conditions



an accessory structure that conformed to the 60% lot occupancy restriction is not large enough to permit automobile use



special exception - lot occupancy