

4348 Garrison St NW

Summary of Zoning Relief | 21 June 2017

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Summary of Relief

Pursuant to 11 DCMR Subtitle X, Chapter 9 for a special exception from the front yard requirements of Subtitle D § 305.1 to construct an addition to a single family detached dwelling in the R-2 zone at the premises 4348 Garrison St NW (Square 1655, Lot 814).

The Board of Zoning Adjustment is authorized to grant relief to from development standards of Chapter 3 as special exception as noted in Subtitle D, Chapter 3, Section 309.1.

Specifically, the Owner / Applicant is seeking relief from the following regulations of Subtitle D, Chapter 3:

- D 305.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-1-A, R-1-B, and R-2 zones.

Background

The property is located at 4348 Garrison St NW, Lot 814 of Square 1655 in the Friendship Heights neighborhood which is within the ANC 3E boundary. It is zoned R-2. The lot width is 50 feet wide and 70 feet deep. The lot is a corner lot, bounded by Garrison Street NW to the north, and 44th Street NW to the West. The property is 3,500 square feet in lot area which is below the minimum lot area requirements of 4,000 square feet (Table D § 302.1).

Two streets bound the existing non-conforming lot. Due to the size and configuration of the lot, the strict application of the various yard requirements results in either non-conforming rear or non-conforming side yards, depending on the choice of street frontage (per Subtitle B, § 315.3).

The frontage of the building along Garrison is the primary building entrance. Choosing this lot line as the "front" allows for an addition though it comes at the expense of vastly changing the character of the dwelling which is costly and unduly burdensome to the owner.

4348 Garrison St NW

Summary of Zoning Relief | 21 June 2017

It was determined through architectural studies that selecting 44th Street as the “front” of the building allowed for a reasonable addition to the right of the main form of the existing structure that keeps the character of the existing building intact.

Per Subtitle D, §305.1 front setback is determined by the range of existing front setbacks on the same side of the street on the block. The narrowest front setback along 44th Street is 1.46’ at 4355 Fessenden St NW. The applicant is seeking relief to allow the addition to encroach 1.6’ into the required front yard setback to allow for a 9-foot addition.

The applicant is not seeking relief from any other sections of the zoning regulations at this time.

4348 Garrison St NW

Summary of Zoning Relief | 21 June 2017

Conclusion / Burden of Proof

Per Subtitle X, Section 901.2 the Board of Zoning Adjustment is authorized to grant special exceptions, provided that the special exceptions:

- a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

Response: The proposed construction of an addition to a single family, detached dwelling is consistent with the purpose and intent of residential house zones.

- b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

Response: The requested relief from the front yard setbacks will not adversely affect the use of the neighboring properties.

- c) Subject in specific cases to the special conditions specified in this title.

Response: This is not applicable to this application.