

ANC 5E Zoning Committee

Intake Form: Consideration of Special Exceptions and Variances

3/14/25

Project Name / Address / BZA Case No.: 21272, 54 Randolph St, NE

Reviewer(s): Kirby Vining / Brian Gafney / Jennifer Ragins / Adam Stevenson

Date of Applicant Presentation before ANC: 3/18/25

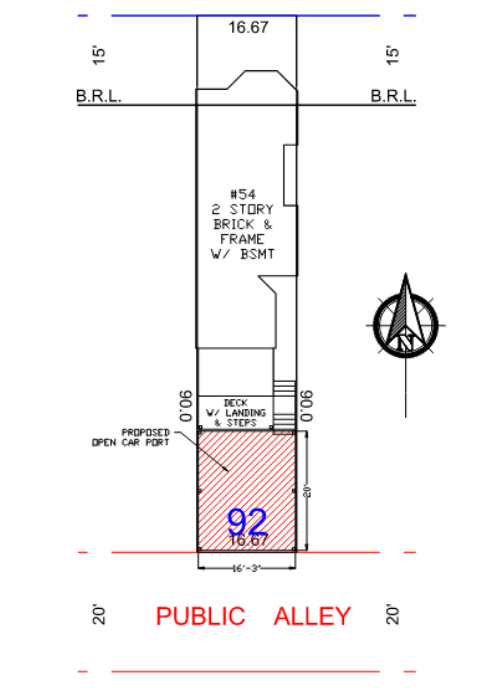
Response is due to ANC Commissioners: 3/14/25

Statement of Existing and Intended Use: Applicant requests a Special Exception relief to increase the lot occupancy limit from sixty percent (60%) to seventy percent (70%) for a single household and a reduction in the 20'-0" rear yard to a 6'-0" rear yard within an RF-1 zone.

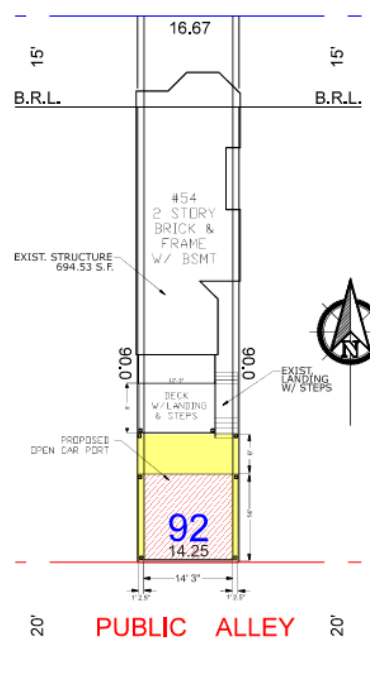
The application describes a reduction to an existing, unpermitted open carport within the rear yard of the house. The existing building and carport currently exceeds the 60% lot coverage limits as well as exceeds the discretionary 70% limits described within the zoning regulation. The proposed reduction of the existing carport would reduce the total lot coverage to 69.72%. Portions of the roof structure will be removed to bring the total lot occupancy below 70%.

Below is an excerpt from exhibit 2 & 3 of the submitted documents illustrating the current condition (left) and the proposed reduction (right). The yellow highlighted section is the extent of the proposed reduction.

RANDOLPH PLACE, N.W.



RANDOLPH PLACE, N.W.



Summary of Variances or Special Exceptions:

Below is an excerpt from the self-certification application (Exhibit 4) showing the maximum allowed, existing condition and proposed condition.

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%
Lot occupancy (building area/lot area)	57%	n/a	60%	70%	10 %
Rear yard (ft. to the tenth)	20 ft.	20 ft.	n/a	6ft.	14 ft.

The special exception relief under Subtitle E, 5201.1(a) describes the limits of potential relief that may be granted by the BZA on sub-standard lots. The lot coverage request made in this application is within the limits defined under the special exception. While the lot occupancy percentage increase is clearly stated as 70%, the rear yard dimension relief is not. On a larger lot, the two requirements may not correlate, but on smaller lots such as this, the special exception lot coverage increase within the maximum limits does directly affect the rear yard setback. This correlation does not explicitly define the lot as sub-standard but in the opinion of the Zoning Committee, it meets the requirements for special exception consideration for a sub-standard lot.

Summary of Issues Raised During ANC and/or Committee Meeting: This application is scheduled to be discussed during the public ANC meeting on 3/18/25. It was reviewed during the 3/11/25 Historic & Zoning Committee Meeting. The Owner's representative, who was the previous Owner of the house, reached out to the ANC Commissioner and the Zoning Committee to present the proposed alterations. The Owner's representative explained this was to address a previous permitting oversight and to correct the noted zoning violations. Per Subtitle E, 5204 (a – d), the Committee reviewed the impacts to the light and air to neighboring properties, the privacy and enjoyment of neighboring properties as well as the visually impacts upon the character, scale and pattern of houses as viewed from the alley. The committee determined while there is never "no impact" when adding to a building, the proposed design does not negatively impact the criteria listed in the regulation and with the proposed reductions, would be a smaller carport than the immediately adjacent property to the East.

Community Reaction(s), if known:

The Owner's representative confirmed the DC Office of Planning notified the neighbors within a 200'-0" of the property. One of the Committee members, Brian Gafney, confirmed receipt of the notification letter. No neighborhood opposition has been brought to the attention of the committee. Per Committee member and resident within 200'-0" of the property, Brian Gafney stated over 50% of the properties off the alley between R Street and Randolph Street have garages or carports. Roughly 70% of the properties on the alley have a garage door. The existing carport is not taller than the garage door and is not larger than any other on the alley and fits within the scale and character of the alley.

Likely Impacts to the Community:

None

Reviewer's Recommendation to the Zoning Committee:

The Zoning Committee unanimously voted to recommend support of this application.

Additional Reviewer Notes, if any:

N/A