

**Zoning Board of Appeals
March 22, 2023 Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0004; 435 Barber Avenue

Summary:

The property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a new bedroom and bathroom over the existing garage. The home is located on a corner lot and does not meet the required average front setback on the Dupont Circle side of the property. The bedroom and bathroom will be approximately 900 square feet of new living space above the existing garage. The property is zoned R1C, Single-Family Residential.

Background:

The subject property is located on the south side of Dexter Road at the intersection of Barber Avenue and Dupont Circle in the Evergreen Subdivision. The home is a mid-century ranch constructed sometime in the mid 1950's and is approximately 1,388 square feet in area.

Description:

The owners are proposing a new bedroom and bathroom above the existing flat-roof garage. The home is currently vacant and will receive a complete interior remodel. When finished the home will contain five bedrooms and three bathrooms.

The home is seven feet six inches from the front lot line along Dupont Circle and does not meet the required average front setback of 15 feet. The proposed addition does not encroach further into the front setback and new construction will be vertical.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

The applicants had the following response regarding potential detrimental effects to neighboring properties:

The house located at 435 Barber is a typical brick ranch style home built in the 1950s. The original attached flat roof garage is non-conforming, in that it was built beyond the current setback requirements. This garage is at the basement walkout level accessible from the side street, Dupont Circle. The proposed alteration consists of adding a pitched roof and living space over the existing attached garage. This alteration would simplify maintenance and waterproofing issues with the current flat roof as well as being more consistent with the style of the neighboring homes. The height of this garage roof addition would be in keeping with the existing structure and subsequently would not greatly impact the neighbors in terms of solar access, views or compatibility with the neighboring homes.

Respectfully submitted,

Zoning Board of Appeals
March 22, 2023

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive script.

Jon Barrett
Zoning Coordinator