

1800 Kenyon Street, NW

BZA APPLICATION NO. 20119

ERIC F. GOLDSTEIN TRUSTEE AND
KATHERINE A. DOUGLASS TRUSTEE

OCTOBER 9, 2019

Board of Zoning Adjustment
District of Columbia
CASE NO.20119
EXHIBIT NO.38

Existing

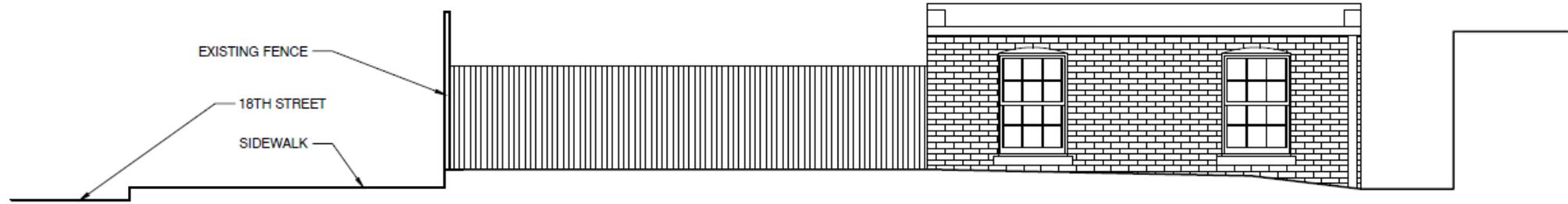


Existing

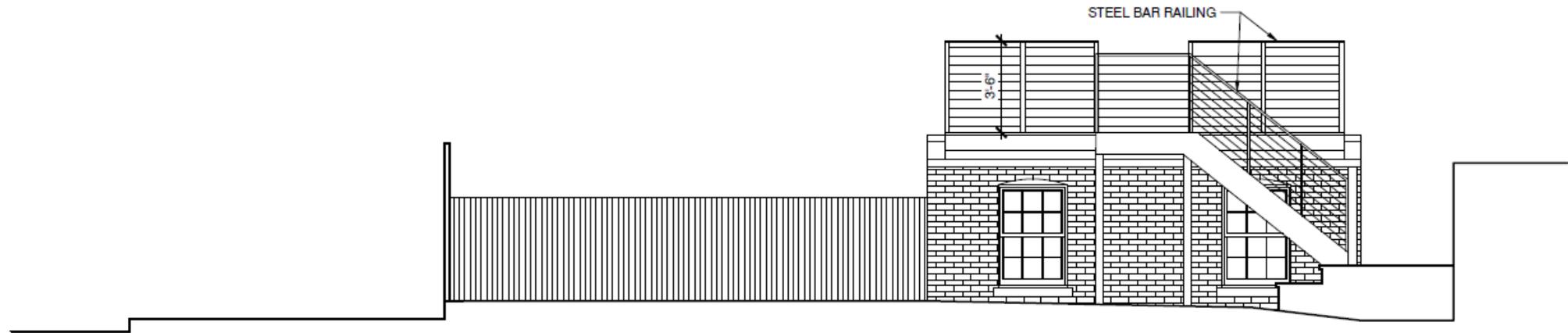


Overview

- Special exception approval from the setback requirements of Subtitle C § 1502 pursuant to Subtitle C § 1504.1 for the railings on a proposed roof deck
- The Applicant proposes to construct a new roof deck over the existing garage at the rear of the Subject Property
- Due to HPRB restrictions, the Applicant must provide railings instead of parapets on top of the garage
- Office of Planning is recommending approval
- ANC unanimously voted in support



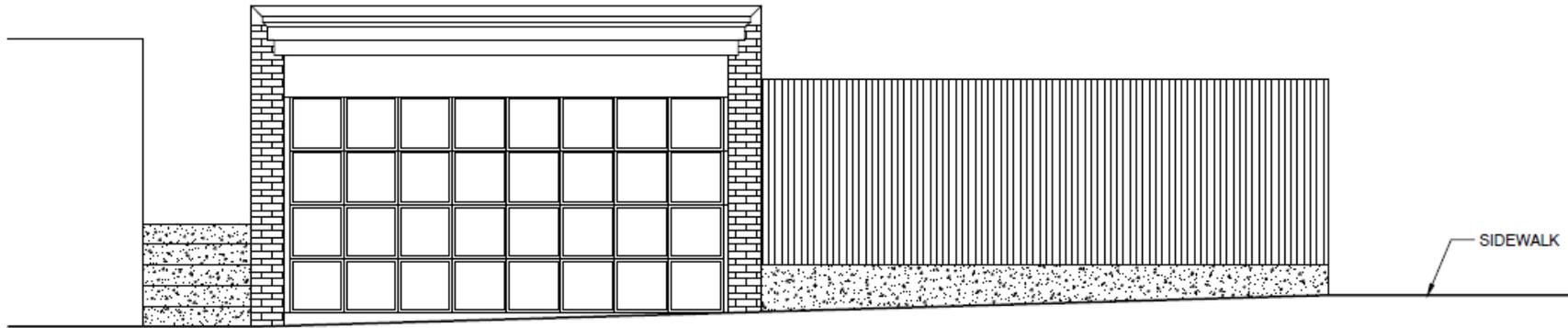
EXISTING



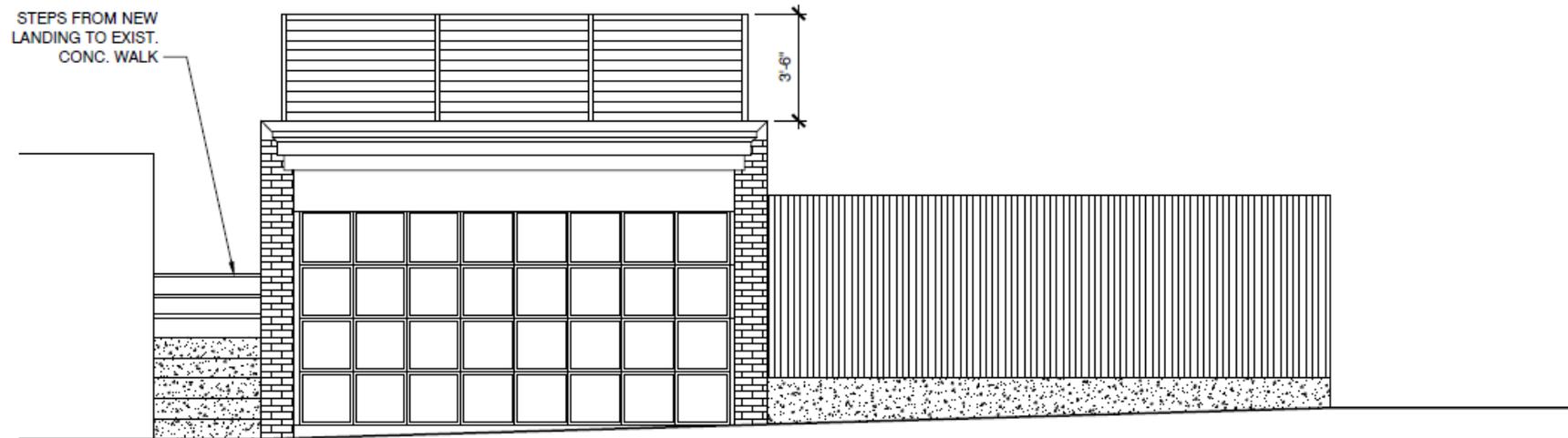
PROPOSED

NORTH (YARD) ELEVATION

1/4" = 1'-0"



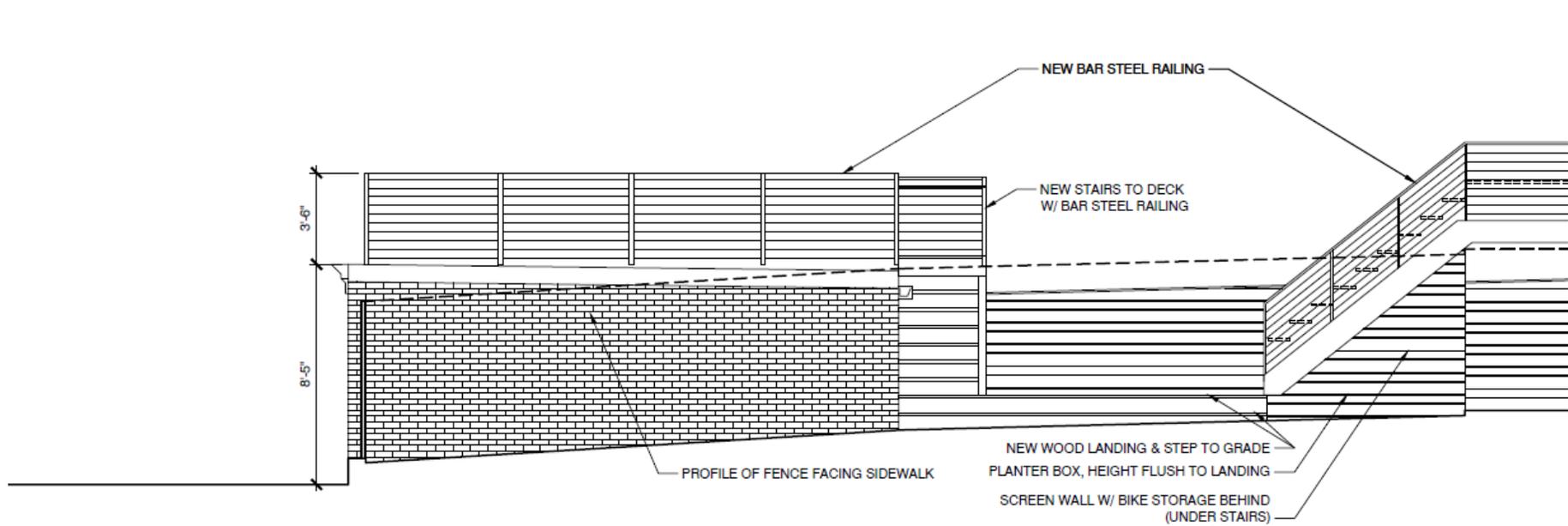
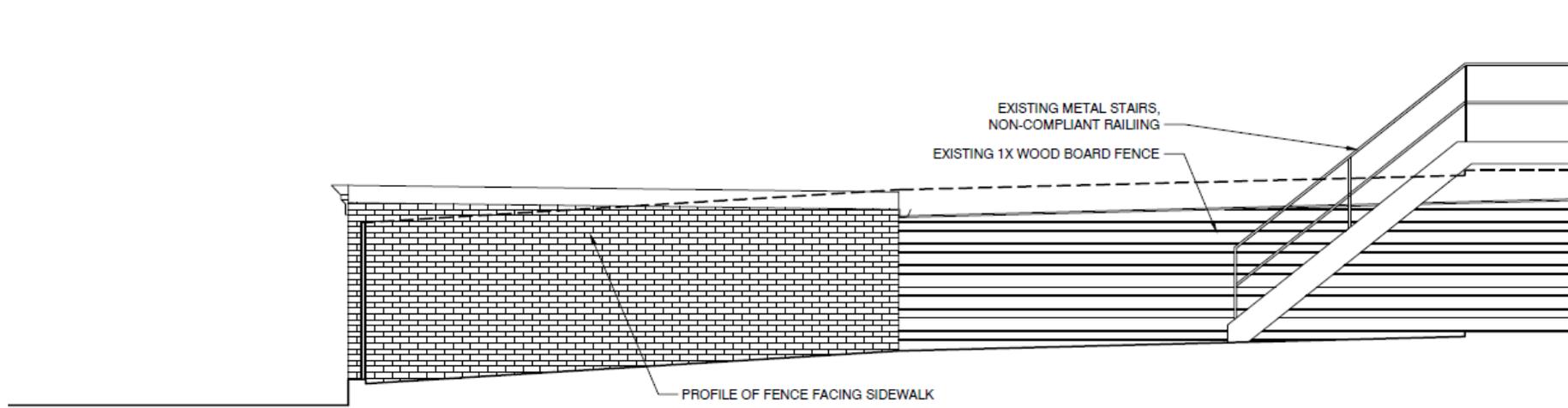
EXISTING



PROPOSED

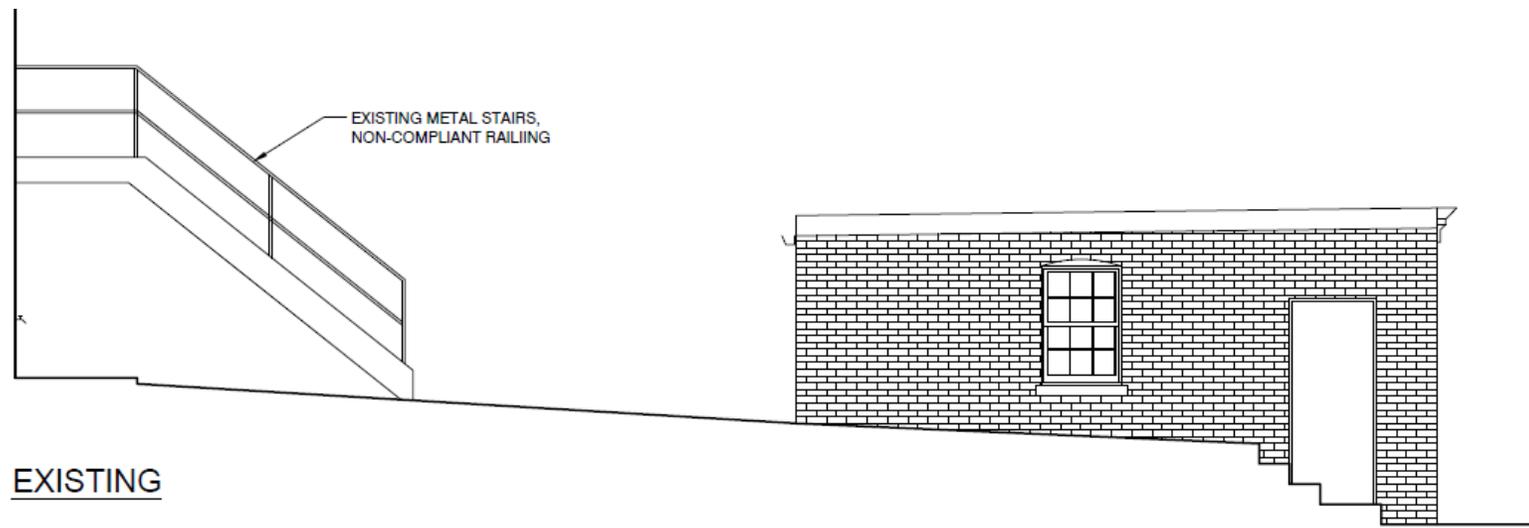
SOUTH (ALLEY) ELEVATION

1/4" = 1'-0"

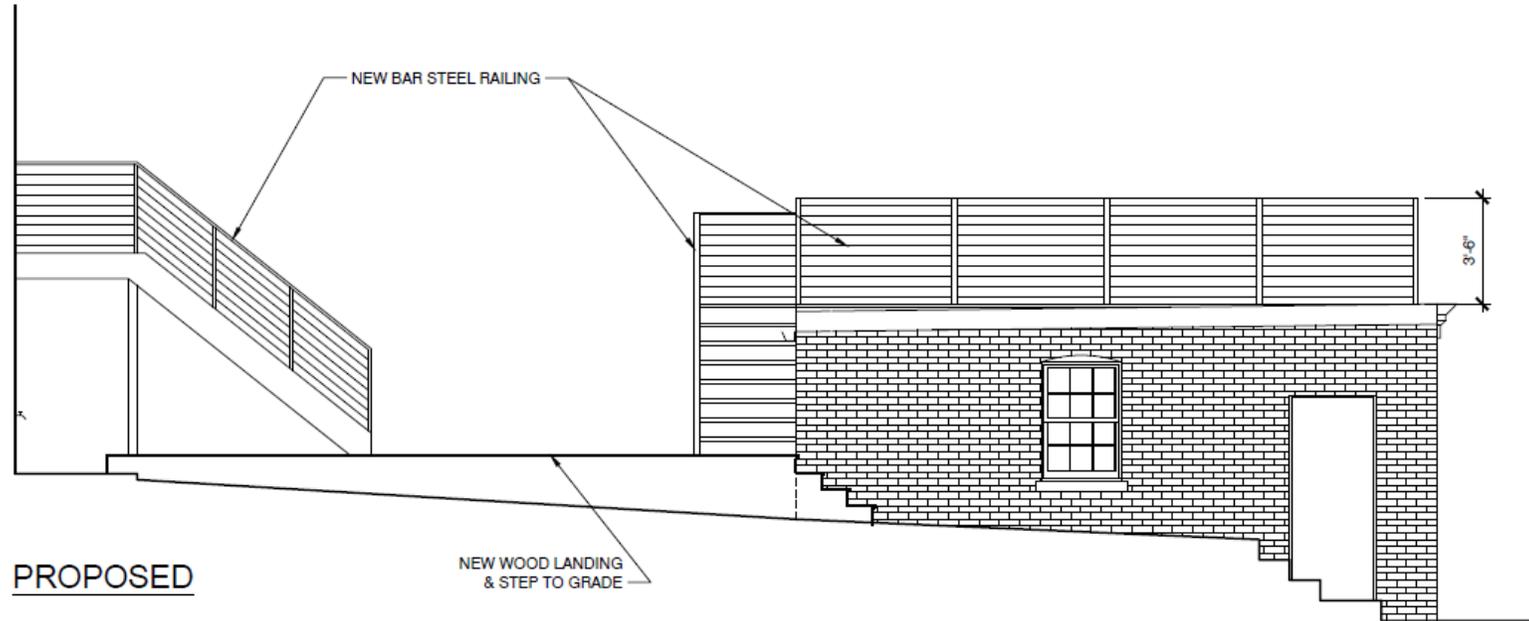


EAST ELEVATION

1/4" = 1'-0"



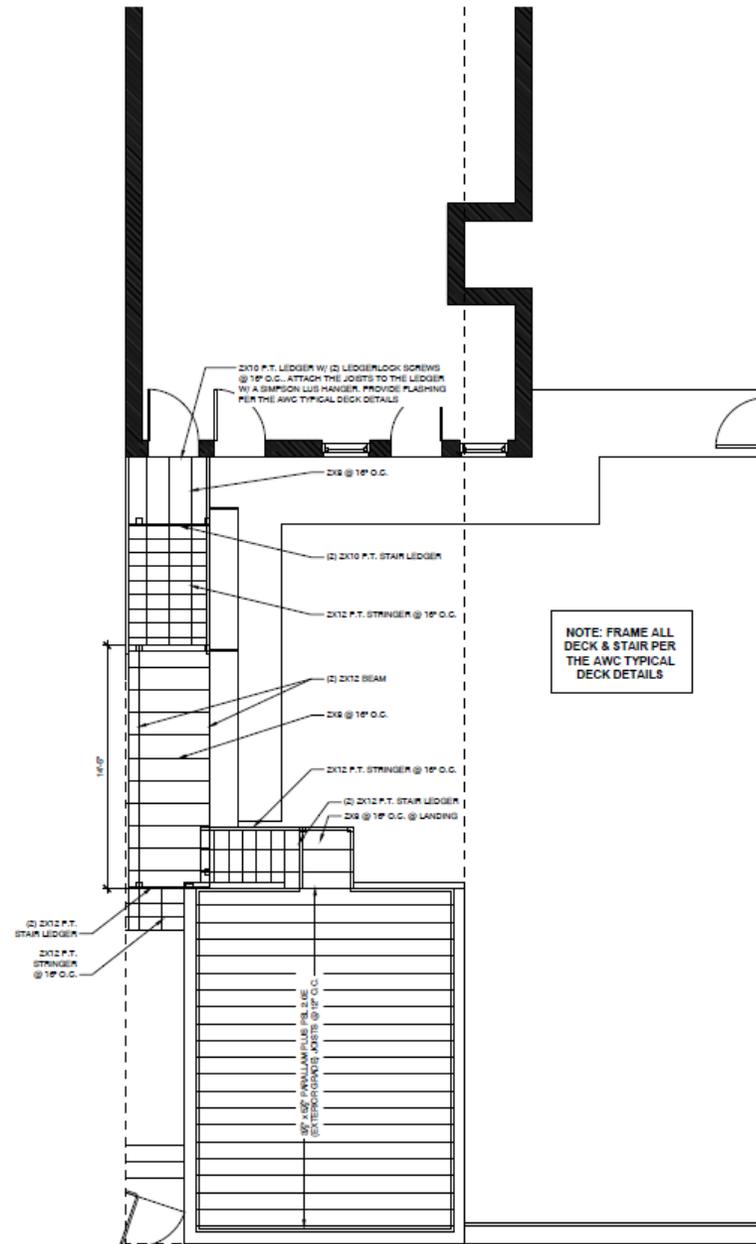
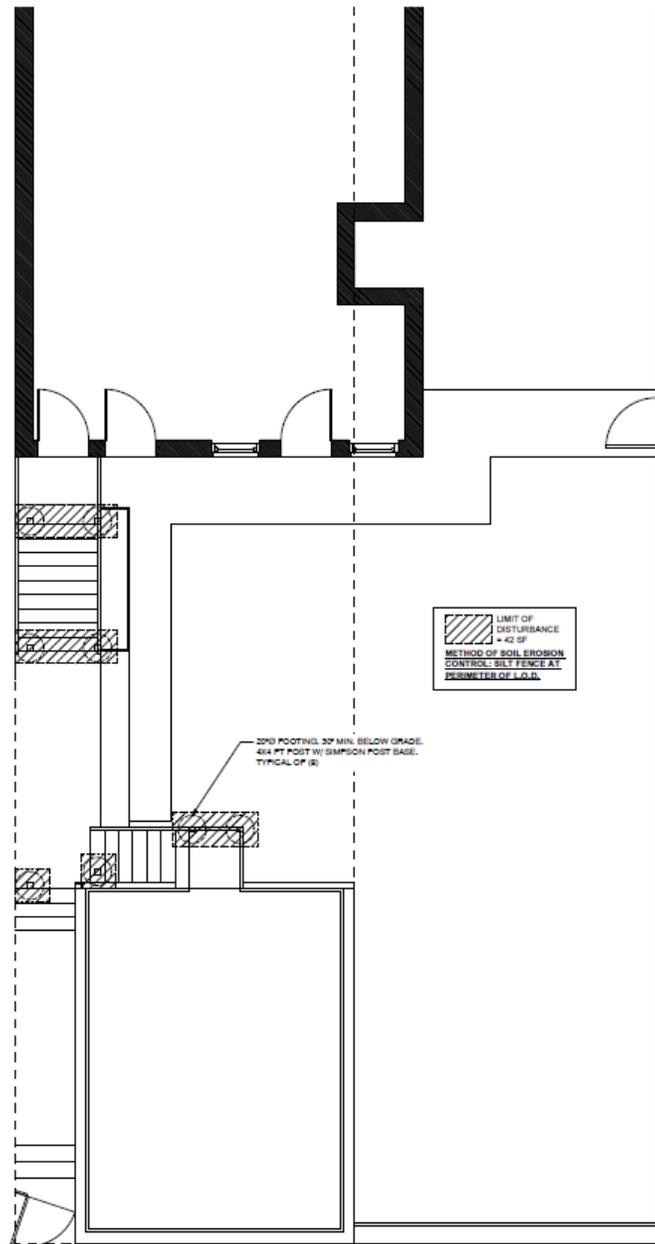
EXISTING



PROPOSED

WEST ELEVATION

1/4" = 1'-0"



Requirements of Subtitle C § 1504.1

a) The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;

- Due to HPRB restrictions, the applicant must provide railings instead of parapets on top of the garage. Ordinarily, an applicant could provide parapet walls which are not required to be setback
- The railings measure 3 ft. 8 inches in height but are only setback 8 inches from their respective walls
- Due to the limited space on top of the existing garage, the applicant is unable to provide a full 1:1 setback of 3 ft. 8 in. for each railing

Requirements of Subtitle C § 1504.1

(b) The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall;

- The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall as the proposed roof deck's railings will comply with the HPRB restrictions

(c) The relief requested would result in a roof structure that is visually less intrusive;

- The roof deck railings will not be visually intrusive

Requirements of Subtitle C § 1504.1

(d) [...]

- Not applicable to this Application

(e) [...]

- Not applicable to this Application

(f) The intent and purpose of this chapter and this title shall not be impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

- The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely

Conclusion

- The Office of Planning is recommending approval
- ANC unanimously voted in support
- Letters in support from neighbors across the alley
- The Application safely meets the requirements of Subtitle C § 1504.1