

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001

BOARD OF ZONING  
2011 SEP 26 AM 11:55

Date: September 26, 2011

Subject: BZA Case 18243 – request for special exception relief under § 223 to renovate an accessory garage at 1231 F Street, NE and variance relief from proposed height and number of stories.

**Submission of Revised Plans**

The attached drawings dated September 22, 2011 are a revision to the original drawings submitted on April 29, 2011.

The revised plans reflect a change in the following areas:

1. A reduction in height of the proposed garage, specifically the stair tower, from 27-2 ½" feet to 21'-8"
2. The removal of the rooftop deck.

Sincerely,

Patrick Rog  
YAVNAI + ROG  
180 N. Carolina Avenue, SE  
Washington, DC 20003  
202-669-4361

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18243  
EXHIBIT NO. 31

Board of Zoning Adjustment  
District of Columbia  
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# MANCHESTER RESIDENCE

1231 F Street, NE  
Washington, DC 20002

YAVNAI + ROG  
180 N. CAROLINA AVENUE, SE  
WASHINGTON, DC 20003

LOT: 113      SQUARE: 1007  
BZA SUBMITTAL      29 APRIL 2011

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## DC GIS

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District of Columbia  
CASE NO. 18243  
EXHIBIT NO. 31

## GENERAL NOTES / ZONING CODE ANALYSIS

|                           |                             |                         |                                   |
|---------------------------|-----------------------------|-------------------------|-----------------------------------|
| ZONING DISTRICT           | R-4                         |                         |                                   |
| USE GROUP                 | RESIDENTIAL - SINGLE FAMILY |                         |                                   |
|                           | ATTACHED ROWHOUSE           |                         |                                   |
| LOT                       | 113                         |                         |                                   |
| SQUARE                    | 1007                        |                         |                                   |
| TOTAL LOT AREA            | 2,300 S.F.                  |                         |                                   |
| TOTAL LOT WIDTH           | 20'-0"                      |                         |                                   |
|                           |                             |                         |                                   |
| REQUIREMENT               | EXISTING                    | ALLOWABLE / REQUIRED    | PROPOSED                          |
| LOT OCCUPANCY             | 59.26%                      | 60.00%                  | 65.9%                             |
| GARAGE HEIGHT             | 16'-8 1/2"                  | 15'-0" FROM REAR YARD   | 11'-4" FROM ALLEY (STAIR: 12'-4") |
| GROSS FLOOR AREA          | N/A                         | N/A                     | N/A                               |
| SIDE YARD WIDTH           | N/A                         | N/A                     | N/A                               |
| GARAGE SETBACK            | 12'-0" (PER DCRA)           | 12'-0" FROM E. OF ALLEY | 12'-0"                            |
| PARKING                   | 1 1/2 CAR                   | 0                       | 2 CAR                             |
| FRONT YARD                | N/A                         | N/A                     | N/A                               |
|                           |                             |                         |                                   |
| APPLICABLE BUILDING CODES | IRC 2006                    |                         |                                   |

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The Manchester Residence  
1231 F Street, NE  
Washington, DC 20002

## LOCATION MAPS



Cover

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED

A000



③ Garage Elevation from Backyard



① Garage Elevation from Alley



④ Rear House Elevation



② Side Garage Elevation

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Photos

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED.

A001



③ View from Alley Looking North at Adjacent Garage



① View from Garage Looking East



④ View from Alley Looking West



② View from Garage Looking Southeast

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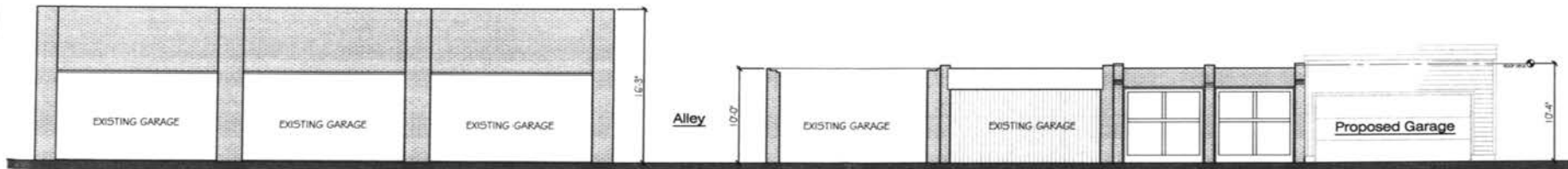
Photos

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED

A002



① Alley Photographs



② Alley Building Heights Diagram



③ View from Alley Looking Southwest at Existing Garage



① View of Eastern Neighbor's Yard



④ View of Eastern Neighbor's Yard



② View of Large Tree in Western Neighbor's Yard

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## Photos

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED

A004

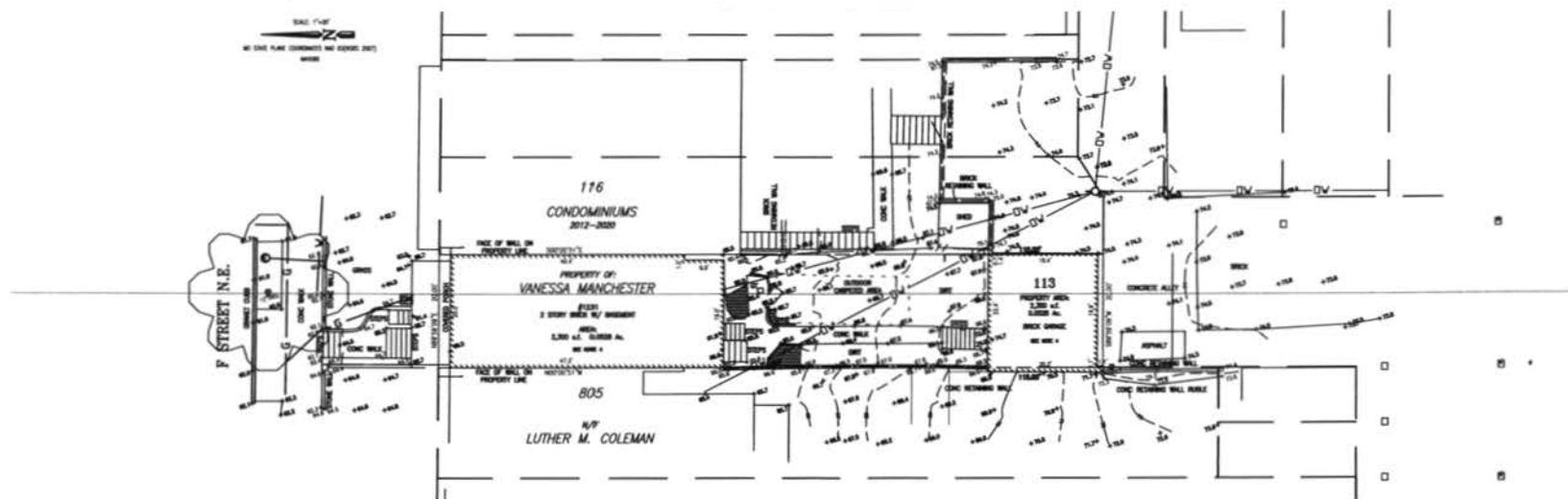
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# Existing Site Plan

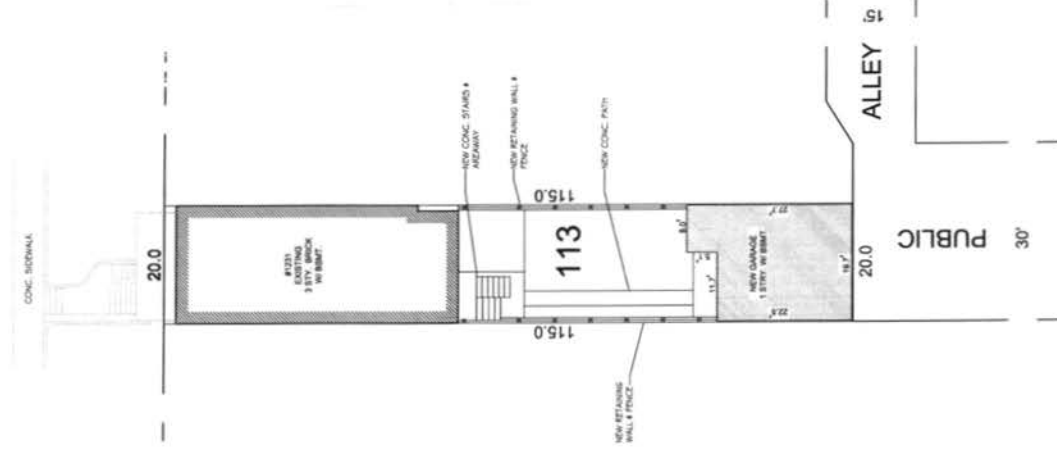
DATE: 22 SEPTEMBER 2011  
 REVISION #1  
 SCALE AS NOTED  
 SCALE: 1" = 20'

**A200**



① Existing Site Plan  
 1" = 20'

# F STREET, N.E.



1 Proposed Site Plan  
1" = 20'

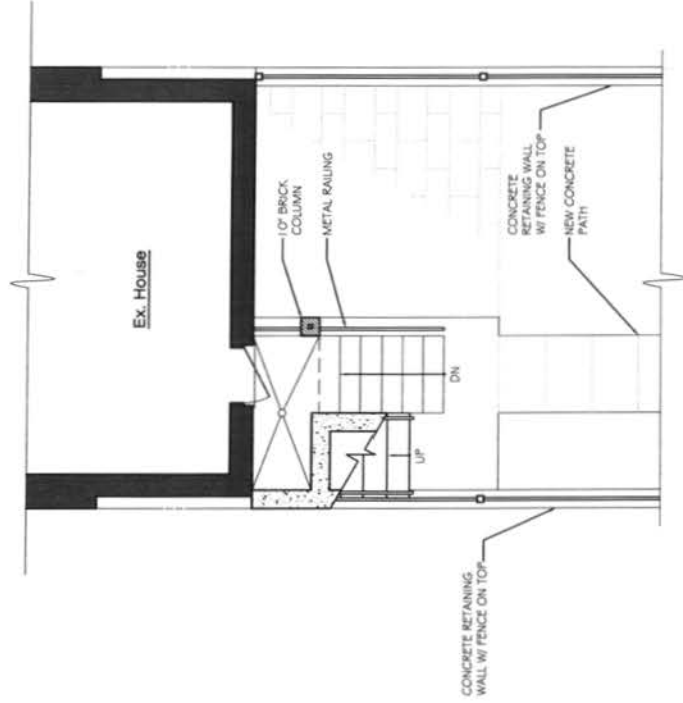
A201

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE: 1" = 20'

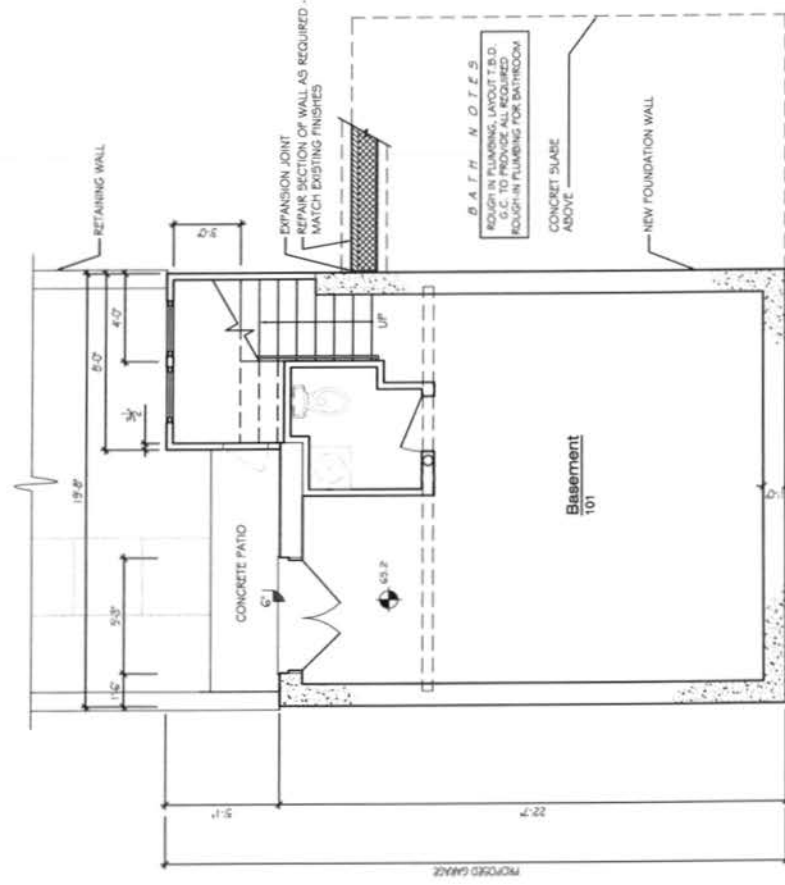
Proposed Site Plan

The Manchester Residence  
1231 F Street, NE  
Washington, DC 20002

YAVNAI + ROG  
180 N. Carolina Avenue, SE  
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1 Proposed Basement Floor Plan  
3/16" = 1'-0"



NEW WALL  
EXISTING WALL



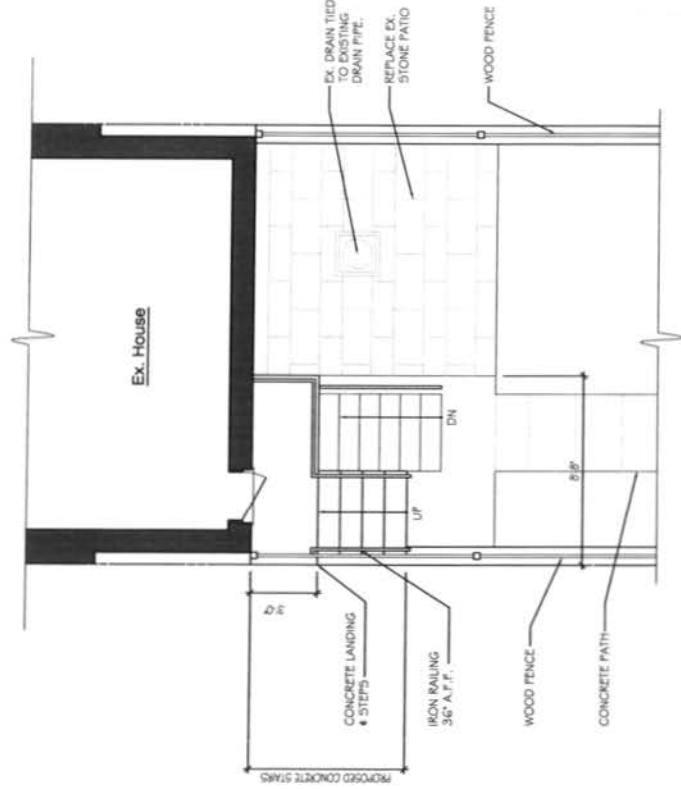
A202

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

Proposed  
Basement Plan

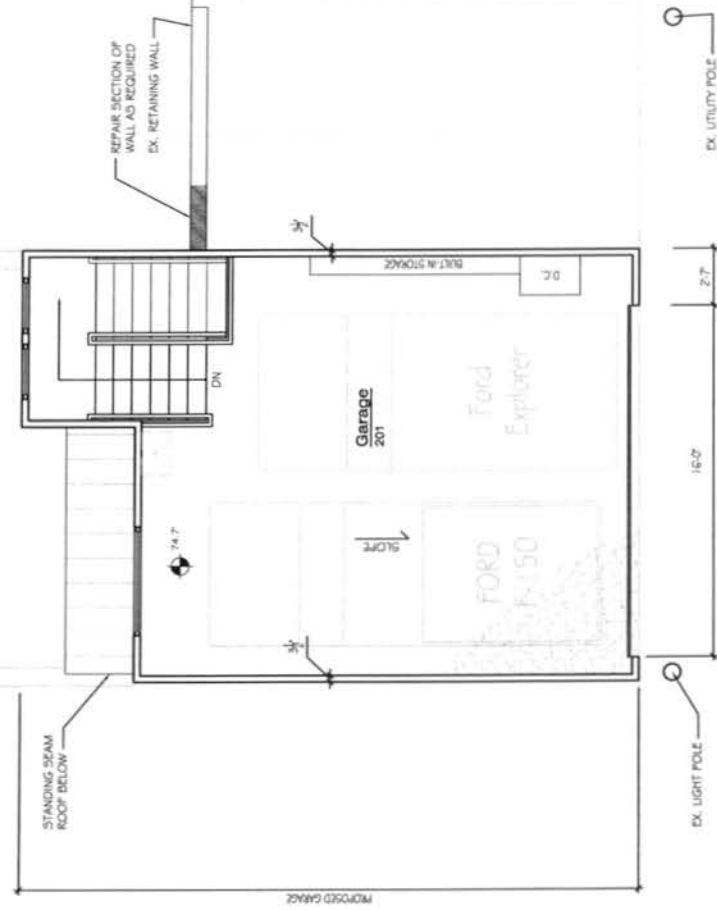
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Washington, DC 20002

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180 N. Carolina Avenue, SE  
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1 Proposed Garage Level Floor Plan

0'-1" = 9'-16"



NEW WALL  
EXISTING WALL



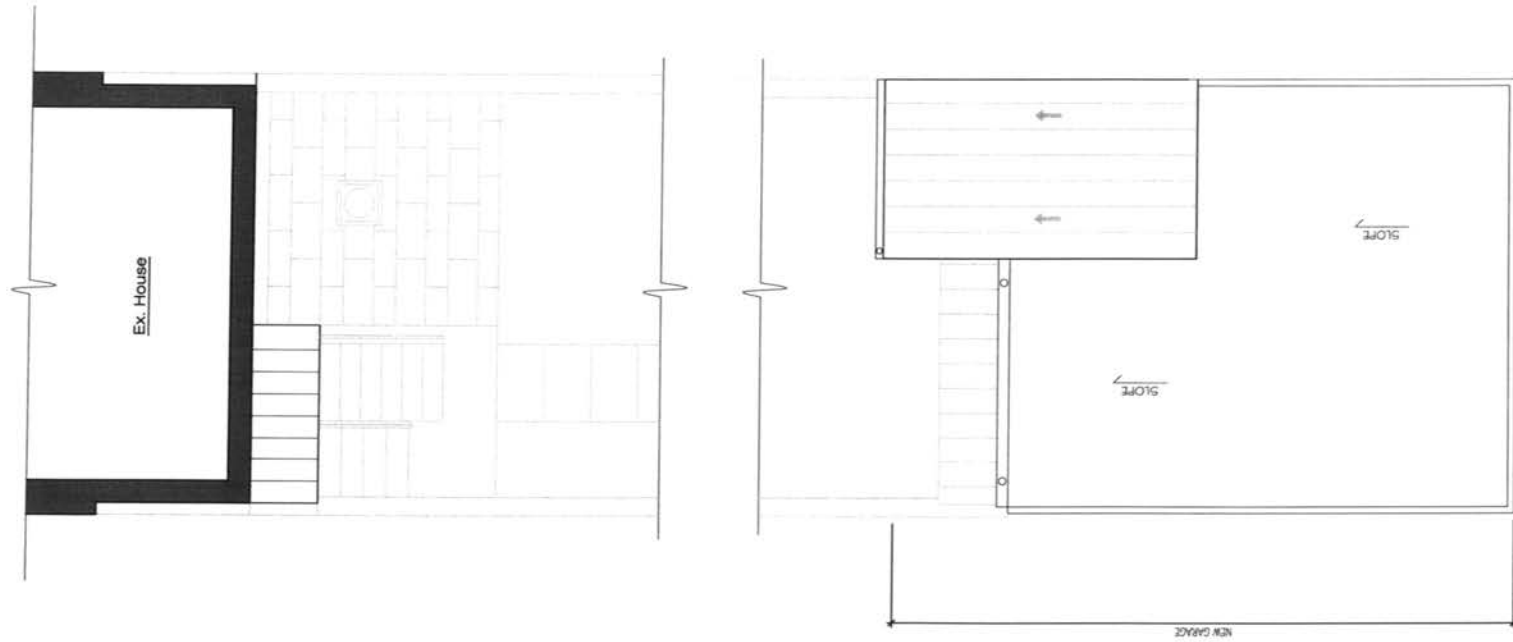
A203

ISSUE:  
22 SEPTEMBER 2011  
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SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

Proposed Garage  
Level Plan

The Manchester Residence  
1231 F Street, NE  
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① Proposed Roof Level Floor Plan  
3/16" = 1'-0"



NEW WALL  
EXISTING WALL



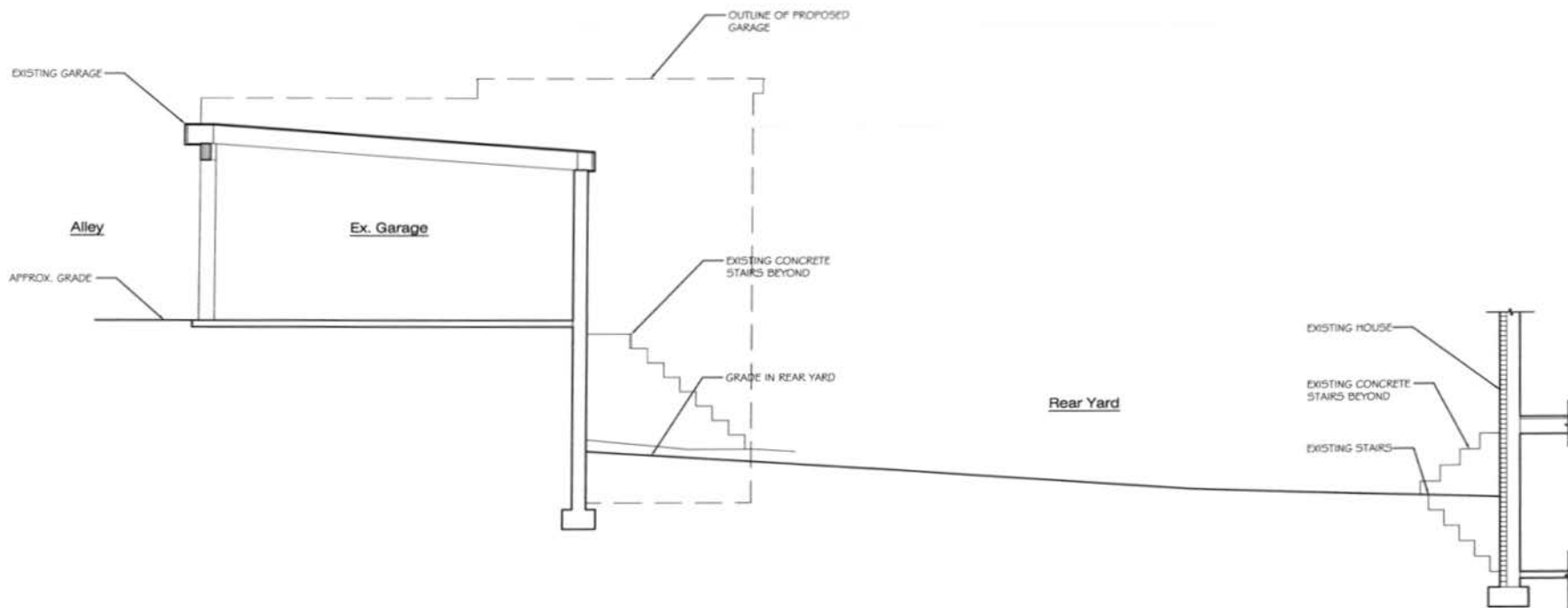
A204

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE: 3/16" = 1'-0"

Proposed Garage  
Level Plan

The Manchester Residence  
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Washington, DC 20002

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① Existing Section  
3/16" = 1'-0"

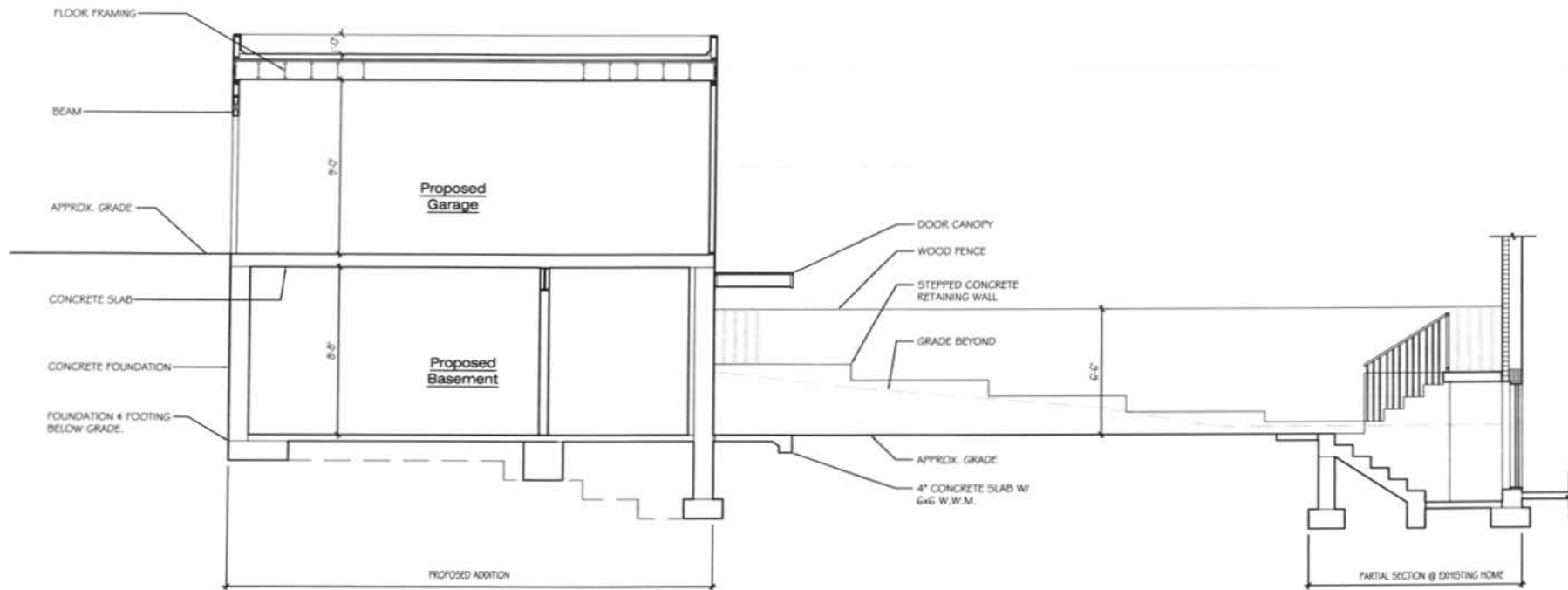
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Washington, DC 20003  
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The Manchester Residence  
1231 F Street, NE  
Washington, DC 20002

## Existing Section

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

**A300**



① **Proposed Section**  
3/16" = 1'-0"

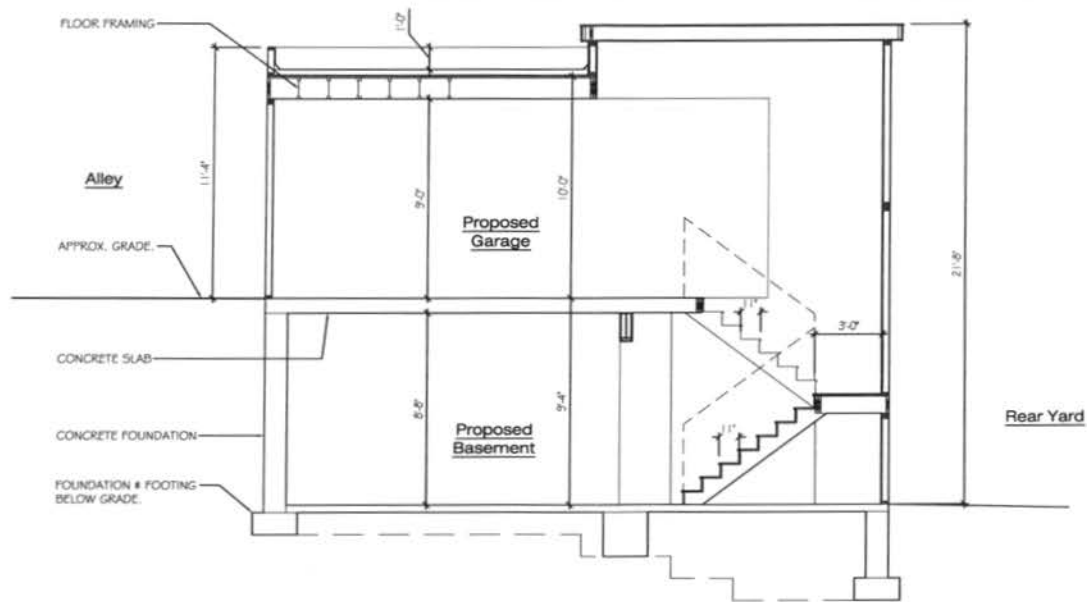
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## Proposed Section

DATE: 22 SEPTEMBER 2011  
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SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

**A301**



1 Proposed Section @ Stair  
3/16" = 1'-0"

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Washington, DC 20002

Proposed Section  
@ Stair

22 SEPTEMBER 2011  
REVISION #1  
SCALE: 3/16" = 1'-0"

A302

## Material Key

| MARK | REMARK                                                                |
|------|-----------------------------------------------------------------------|
| 1    | HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE      |
| 2    | METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR                   |
| 3    | STANDING SEAM METAL ROOF                                              |
| 4    | METAL FLASHING CAP W/ 8" REVEAL                                       |
| 5    | 1/2" HARDIE "REVEAL" PANEL SIDING                                     |
| 6    | CONCRETE FOUNDATION - COLOR T.B.D.                                    |
| 7    | TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D. |

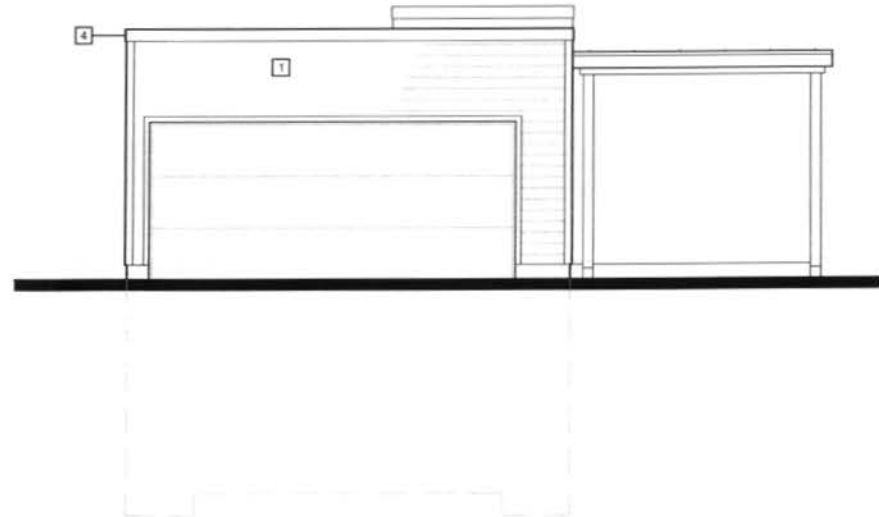
### NOTES:

1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.
2. ALL EXISTING HVAC & SPRINKLER SYSTEMS TO REMAIN.
3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS.

|                   |        |
|-------------------|--------|
| AC 2" STAIR TOWER | 21'-8" |
| 85.5" PARAPET     | 20'-8" |
| 84.5" ROOF DECK   | 19'-8" |
| CEILING           | 18'-4" |

|               |       |
|---------------|-------|
| 74.5" CEILING | 9'-4" |
| CEILING       | 8'-0" |

|                     |       |
|---------------------|-------|
| 65.2" (TOP OF SLAB) | 0'-0" |
|---------------------|-------|



① Proposed Alley Elevation  
3/16" = 1'-0"

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Proposed  
Elevation

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE: 3/16" = 1'-0"

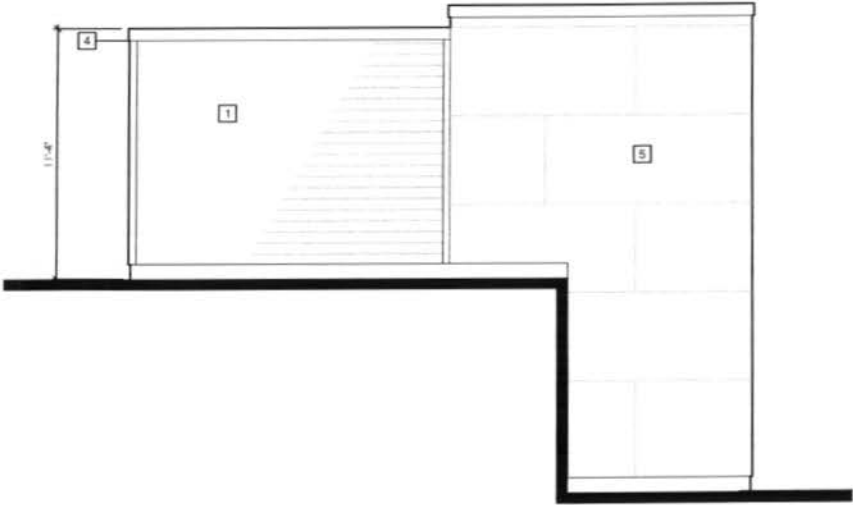
A400

| Material Key                                                                                                                                                                 |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| MARK                                                                                                                                                                         | REMARK                                                                |
| 1                                                                                                                                                                            | HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE      |
| 2                                                                                                                                                                            | METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR.                  |
| 3                                                                                                                                                                            | STANDING SEAM METAL ROOF                                              |
| 4                                                                                                                                                                            | METAL FLASHING CAP W/ 5" REVEAL                                       |
| 5                                                                                                                                                                            | 1/2" HARDIE "REVEAL" PANEL SIDING                                     |
| 6                                                                                                                                                                            | CONCRETE FOUNDATION - COLOR T.B.D.                                    |
| 7                                                                                                                                                                            | TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D. |
| NOTES:<br>1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.<br>2. ALL EXISTING HVAC & SPRINKLER SYSTEMS TO REMAIN.<br>3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS. |                                                                       |

|         |             |        |
|---------|-------------|--------|
| OS-2    | STAIR TOWER | 21'-0" |
| OS-5    | PARAPET     | 20'-0" |
| OS-5    | ROOF DECK   | 19'-0" |
| CEILING |             | 18'-4" |

|         |  |       |
|---------|--|-------|
| 7-4.5'  |  | 9'-4" |
| CEILING |  | 8'-0" |

|                    |  |       |
|--------------------|--|-------|
| OS-2 (TOP OF SLAB) |  | 0'-0" |
|--------------------|--|-------|



1
Proposed Side Elevation  
3/16" = 1'-0"

## Material Key

| MARK | REMARK                                                                |
|------|-----------------------------------------------------------------------|
| 1    | HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE      |
| 2    | METAL HANDRAIL # GUARDRAIL 36" ABOVE FINISHED FLOOR                   |
| 3    | STANDING SEAM METAL ROOF                                              |
| 4    | METAL FLASHING CAP W/ 8" REVEAL                                       |
| 5    | 1/2" HARDIE "REVEAL" PANEL SIDING                                     |
| 6    | CONCRETE FOUNDATION - COLOR T.B.D.                                    |
| 7    | TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D. |

### NOTES:

1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.
2. ALL EXISTING HVAC & SPRINKLER SYSTEMS TO REMAIN.
3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS.



① Proposed Rear Yard Elevation  
3/16" = 1'-0"

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The Manchester Residence  
1231 F Street, NE  
Washington, DC 20002

Proposed  
Elevation

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

A402

## Material Key

| MARK | REMARK                                                                |
|------|-----------------------------------------------------------------------|
| 1    | HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE      |
| 2    | METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR                   |
| 3    | STANDING SEAM METAL ROOF                                              |
| 4    | METAL FLASHING CAP W/ 8" REVEAL                                       |
| 5    | 1/2" HARDIE "REVEAL" PANEL SIDING                                     |
| 6    | CONCRETE FOUNDATION - COLOR T.B.D.                                    |
| 7    | TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D. |

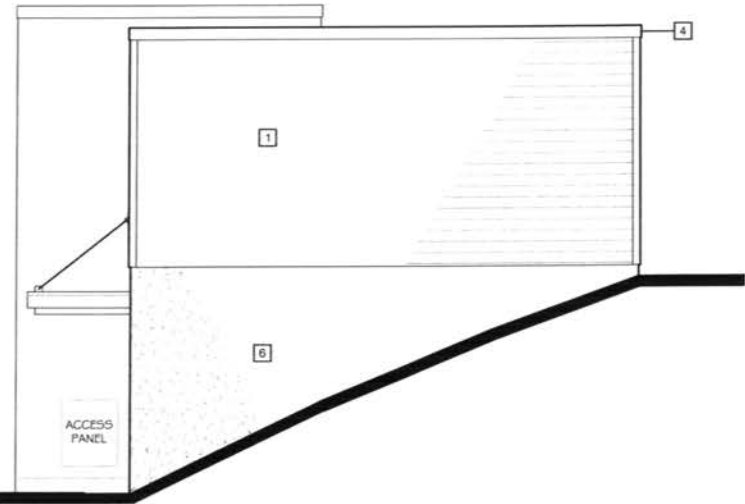
### NOTES:

1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.
2. ALL EXISTING HVAC & SPRINKLER SYSTEMS TO REMAIN.
3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS.

|       |             |        |
|-------|-------------|--------|
| 06.8' | STAIR TOWER | 21'-8" |
| 05.8' | PARAPET     | 20'-8" |
| 04.9' | ROOF DECK   | 19'-8" |
| 03.4' | CEDING      | 18'-4" |

|       |         |       |
|-------|---------|-------|
| 74.3' | CEILING | 9'-4" |
| 0.8'  |         | 8'-8" |

|                     |  |       |
|---------------------|--|-------|
| 65.2' (TOP OF SLAB) |  | 0'-0" |
|---------------------|--|-------|



① Proposed Side Elevation  
3/16" = 1'-0"

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Washington, DC 20002

Proposed  
Elevation

DATE: 22 SEPTEMBER 2011  
REVISION #1  
SCALE AS NOTED  
SCALE: 3/16" = 1'-0"

A403