

RECEIVED
OFFICE OF ZONING

REQUEST FOR A SPECIAL EXCEPTION

PURPOSE AND DESCRIPTION:

2011 AUG -1 PM 3: 13

1. The property 1706 10TH Street NW is located South of S Street, East of 11TH Street, West of 9TH Street NW, North of R Street, **Lot 0040, and Square 0335, Shaw Section, Greater U Street Historic District, Washington, and DC 20001.**
2. The property is zoned **R-4** and is a 2-Unit Flat Property type. The property consist of one (1) Lot 16.67' W x 99.75' D, totaling **1,663 S/F), with a 2 story and basement 2 Unit Flat building.**
3. The property is located in the Shaw Section of Ward 2 ANC2C01, Greater U Street Historic District.

The Applicant proposes to improve the property with interior renovations and an addition to the existing 2 unit Flat.

4. Pursuant to **Section 223.1** Approval of a rear addition to an existing 2-unit Flat Structure, Special Exception of lot Area 1,800 S/F Required, 1,663 S/F provided (Exist), **Special Exception of 137 S/F (Exist.) 8% (Exist.) Requested, Section 403.2** Special Exception of Lot Occupancy (60%) 998 S/F (Max. 60%) Allowed, Existing 629 S/F Proposed 510 S/F (Which includes the Deck, and Open Court) Total 1,139 S/F (68%) **Special Exception of 141 S/F (8%) Requested, Section 406.1** Special Exception of minimum allowed width of open court, 10' required, 3' provided, **Special Exception of 7' (70%) Requested** by BZA. The Applicant is requesting relief of this review with the approval of this Special Exception, for the interior renovation and addition of the existing 2 Unit Flat, to include the open Court, and Deck. that meets all Zoning Requirements, For (Height, FAR, Side Yard, Rear Yard, Lot Coverage, Parking Spaces, and Front Yard) (See Requirements Chart attached), and is in harmony with the existing buildings, (See attached Photos) and will not adversely effect the present character or future of the neighborhood.
5. The applicant met with the Advisory Neighborhood Commission 2C, and attended the Public Meeting held May 4, 2011, 6:30PM, in which the proposed project was an Agenda Item, and was approved by the full commission. The applicant also received approval of the adjoining neighbors in support of the Historic Preservation Review Board's (HPRB) approval, which was approved on March 24, 20011, (See HPRB Staff Report and Recommendation attached, and neighbors consent attached). The HPO recommended approval by the HPRB since the proposal is consistent with the character of the historic district. There are several properties within the neighborhood with the same type of addition and Open Court condition as the applicants proposed addition (See attached Photos), and based on the existing conditions the proposed court is the only way to bring natural light into the middle area of the basement via a structural Skylight in the deck, and will maintain the existing natural light of the adjoining structure. It is also noted that the

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18278

EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.18278
EXHIBIT NO.4

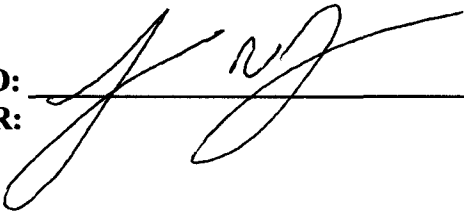
current Zoning Regulations are under revision, and within this revision the Open Court requirements will change from 10' to 3' which we are providing. The existing lot area is consistent with all other adjoining properties, and there is no room to expand to meet the required lot area

6. Pursuant to Section **3103.2** of the District of Columbia Zoning Regulations, the applicant is requesting a **Special Exception** to renovate and an addition to the 2 unit Flat Structure. The approval of the proposed **Special Exception** and use of the site are in harmony with the existing community.

The Applicant is attempting to utilize the flexibility inherent in the Zoning Regulation to achieve the most efficient, attractive, and economical building design that creative approaches may yield. These optional approaches are intended to provide additional opportunities for creative design.

Furthermore pursuant to District of Columbia Zoning Regulations the proposed use will not substantially impair the integrity of any validly approved Zoning Regulation or functional Zoning Map. And that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area. Also the proposed will not be detrimental to the use or development of adjacent properties or the general neighborhood; and the proposed site plan is in conformance with the current use in the general ward & ANC area.

SIGNED:
OWNER:



DATE:

7/25/11

RECEIVED
U.C. OFFICE OF ZONING
2011 AUG - 1 PM 3:13