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District of Columbia
Office of Zoning
1100 4th Street SW
Washington, DC 20024

District of Columbia
Area Neighborhood Commission 6A
921 Pennsylvania Avenue, SE
Washington, DC 20003

Re.: Serfass Residence Roof Deck

15 January 2012

To Whom It May Concern:

I am writing in regards to the Zoning Special Exception application for the Serfass Residence at 643 Orleans Place NE, Washington, DC 20002. This single family row home of two stories is along the south side of Orleans Place NE, south of the Florida Avenue and Gallaudet University. Orleans Place is one-way with traffic moving west in this block.

Andrew Serfass is a lifelong Washington, DC resident who recently purchased 643 Orleans Place NE. The home in which he moved is within the R-4 Zone and has limited space [764 square feet per floor]. The lot on which the home sits is 15.83' wide and 69.00' long. The back yard is just over 15'-0" deep with a low existing deck along an alley.

As a result of limited rear yard space, Mr. Serfass is proposing a roof deck. Per zoning regulations, the occupancy for this site is limited to 60% with special exception allowing up to 70%. The current occupancy is at 70%. The house is part of a multi-unit project in which there are courtyards that are now defined as "non-conforming" between every two houses. The design proposes roof access from this courtyard, however as it is non-conforming, the current code states that this courtyard must be enclosed. Using Special Exception 223, we request to leave the courtyard open.

The roof deck is set back from the front and rear of the house so as not to be visible from the street or the rear alley. The use of the courtyard for roof access limits the effect of the stairs only to the next door neighbor. As the courtyard is shared, the current code would require, not only the enclosure of Andrew's space, but also the space of the adjacent property.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

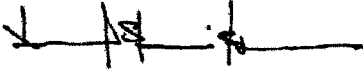
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Board of Zoning Adjustment
District of Columbia
CASE NO.18358
EXHIBIT NO.6

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I urge the review committee to consider this special exception for this modest roof deck. Andrew and I very much respect the Zoning Office and its officials with their charge in keeping the integrity of the Washington, DC built environment intact. We hope that you will agree in the positive design aspects of this project. Please do not hesitate to contact me with any questions or comments. We look forward to hearing from you.

Best Regards,



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In summary, for our special exception we outline the following:

Zoning Requirements

R-4 Zone	Regulations	Existing	Proposed	Relief
Lot Width [ft.]	20' min.	15.83'	15.83'	Existing non-conformity, no change proposed
Lot Area [sq. ft.]	1800 sq. ft. min.	1092 sq. ft.	1092 sq. ft.	Existing non-conformity, no change proposed
Lot Occupancy [building area / lot]	60% max. 70% by special exception	70%	70%	Existing conformity with special exception, no change proposed
Rear Yard	20' min.	15'-6"	15'-6"	Existing non-conformity, no change proposed
Closed Court	350 sq. ft.	35 sq. ft.	35 sq. ft.	Existing non-conformity, no change proposed

Special Exception: 223

- 223.1 *An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

The Applicant is requesting special exception relief under § 223 for a roof deck with access through an existing non-conforming closed court.

- 223.2 *The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property; in particular:*

[a] The light and air available to neighboring properties shall not be unduly affected.

The light and air available to neighboring properties will not be adversely affected by the proposal. The roof deck is set back from the front and rear of the house and the courtyard access is limited in size so as to not impede light and air to the adjacent property.

[b] The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

By setting the deck away from the front and rear of the house, the privacy to the adjacent properties will be maintained. The access to the existing courtyard will be through an existing opening so as to not additionally compromise privacy.

[c] The addition or accessory structure together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The deck is set back from Orleans Place or the rear alley and will not be visible. As a result, the proposed deck will not change the character of the building or street.