

3453 HOLMEAD PLACE NW. REQUEST FOR VARIANCES

3453 Holmead Place was built in 1909 and is in the Columbia Heights neighborhood in Washington, DC. The subject property is located mid-block off the multi-modal 14th Street corridor. Metrobus, as well as the Circulator bus is frequent and the square is almost equidistant between two Green Line Metro stations. Car-share options are also within the building's immediate vicinity. Therefore, the availability of a variety of transportation options reduces the incentive for future tenants to own vehicles. The property's Certificate of Occupancy history shows that the multiple dwellings that were built originally were established before or built prior to the Zoning Regulations that were added. The property became non-conforming just on the basis of the regulations.

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19 of its use certainly creates a uniqueness.

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Peculiar and Exceptional Practical Difficulties

The court width is an existing condition of the structure designed to provide light and air to interior rooms of the building. The building's renovation would decrease the open court width, which already counts toward lot occupancy. More specifically, eliminating the court would not alter lot occupancy, but it would affect the light and air to the existing units, and potentially reduce the number of bedrooms in the plan on each floor, as the Building Code standard requires all bedrooms to have a window. Given the lot's width only one bedroom would be reasonably accommodated at the rear and would result in an inefficient floor plan if two bedrooms were included. Retaining the court facilitates an efficient design according to building code requirements, as shown on submitted plans. The court also provides a separation between the subject property and the abutting residence to the west, which also has a court facing the subject property. Eliminating the court would not be practical for the reasons discussed, while maintaining the court would fulfill the intent as expressed through the Zoning Regulations. Privacy and use and enjoyment of the neighboring properties will not be unduly affected. Furthermore, The existing court would meet its intended purpose and its function would not be diminished if relief was granted

Affect on neighborhood and Good fit with Comprehensive plan.

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

Unique Character

The property lies on a Street of homes that were not all built at the same time and have varying lot sizes. For example, 3457 Holmead Place NW was built in 1900 while the subject property was built in 1909; 3459 Holmead Place NW was built in 1901 while 3477 Holmead Place NW was built in 1905 but on a larger sized lot. 3479 Holmead Place NW was built in 1911 and is also on a larger sized lot. Obviously, properties built before and after the subject property were constructed on larger lots. Also as an apartment house and the long history of its use certainly creates a uniqueness.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18376
EXHIBIT NO. 4

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Points concerning Relief from 400.1

- The lowest floor is a "cellar" and does not count as a "story".
- The attached drawings show three stories in the front and four stories in the back.

In the Zoning Regulation Definitions (Sec. 11-199), the terms "Building, Height" and "Story" are defined as:

Building, height of - the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet.

The **term curb** shall refer to a curb at grade. In the case of a property fronting a bridge or a viaduct, the height of the building shall be measured from the lower of the natural grade or the finished grade at the middle of the front of the building to the highest point of the roof or parapet.

In those districts in which the height of building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.

In those districts in which the height of the building is limited to sixty feet (60 ft.), in the case of a building located upon a terrace, the height of building may be measured from the top of the terrace to the highest point of the roof or parapet, but the allowance for terrace height shall not exceed five feet (5 ft.).

Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

In those districts in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of buildings shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height. (33 DCR 3979 and 50 DCR 9387)

Story - the space between the surface of two (2) successive floors in a building or between the top floor and the ceiling or underside of the roof framing. The number of stories shall be counted at the point from which the height of the building is measured.

For the purpose of determining the maximum number of permitted stories, the term "story" shall not include cellars, stairway or elevator penthouses, or other roof structures; provided, that the total area of all roof structures located above the top story shall not exceed one-third (1/3) of the total roof area.

Thus, absent some other administrative policy or interpretation, the building seems to have 3 stories, since it is to be measured from the curb at the middle of the front of the building.

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