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For the client:

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Purpose:

This document is in support of requesting relief from DC Zoning Regulation 401.3 which states an apartment house (3 or more units) have at least 900 SF of lot area per unit in an R-4 District. 2703 11th Street NW, located on Lot 0017 of Square 2858, is 1,506 SF. In order to have a third unit by right, this lot would need an additional 1,194 SF of lot area (there would be 502 SF of land area per unit). The average unit size would be 1,042 SF. We believe that we can demonstrate the following:

The property is exceptional and extraordinary:

- The property is exceptional and extraordinary on 11th Street. This home has not been significantly altered since it was built, and the original floor plan is a duplex unit. There is a vestibule immediately upon entering, at which point you enter either the main level unit or the upper level unit. Both units have separate kitchens. The basement is unfinished space with a concrete slab floor and its own exterior entrance and exit, as well as plumbing for a utility sink.

There is practical difficulty in utilizing the property:

- Configuring the existing row dwelling in a way that mimics the rest of the flats on the street would create a practical difficulty for the Owner by requiring very extensive and expensive alterations to the building. The Owner cannot utilize the basement as it is currently configured. However, removal of the interior stair and installing a kitchen and bath would allow for a usable floor area that does not rely on an interior connection to a level that will be tenant-occupied.

The proposal is not inconsistent with the intent of the Zoning Regulations:

- This particular property would not negatively impact the density of the immediate surrounding neighborhood and would be in keeping with similar existing units.
- There are many similar properties in the area that have much less lot area per unit than what we propose for the property in question.
- The property is bordered by C-2-A districts one block immediately to the east and north. Furthermore, one can see the Carlos Rosario Public Charter School from the property, which gives the surrounding area a level of density that is typically not associated with an R-4 district.

Project Summary:

As previously stated, the project is located on Lot 0017 of Square 2858 in an R-4 District between Fairmont and Girard Streets, within eyeshot of Carlos Rosario Public Charter School. The property is not located within a designated Historic District. This particular row dwelling was originally built as a flat in a different configuration than other dwellings of its age in the neighborhood. In fact, we were not able to locate any structure that is similar in configuration. Where most row dwellings on this street have one above grade unit (multiple stories) and one below grade basement unit, this dwelling has two above-grade units, thereby making the basement space that is not able to be adequately utilized by the Owner.



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Fig.1. Shows two entrances immediately beyond entry vestibule.

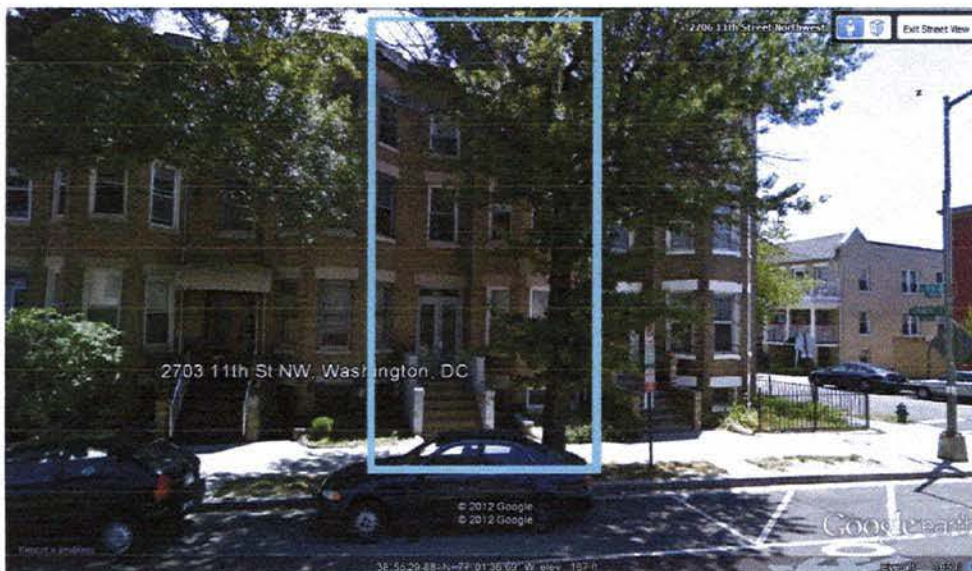


Fig.2. Shows 2703 11th St NW in context.

Exceptional Nature of 2703 11th Street NW:

In Figure 3, the floor plan for this rowhouse flat configuration is shown. This floor plan is obviously very different than the typical rowhouse configuration of a two story unit above a basement flat. Upon entering on the main floor, one enters a vestibule and has the opportunity to either go into Unit 1 (main level) or Unit 2 (one floor up, and a multiple floor unit once inside). Each unit has its own kitchen and bath. In order to fully maximize the potential of the property, the Owner wishes to maintain the street entry to the basement and eliminate the interior connection to Unit 1. Please see supplemental plans on 11x17 sheets attached herein.

Practical Difficulty:

The amount of construction work that would have to take place in order to configure the rowhouse like the rest of the houses on the street would be practically difficult for the Owner. Essentially, a flat conversion like the others on the street would mean a renovation of the entire house that would destroy the original, historically preserved floor plan of the structure. However, the Owner does intend to bring the electrical and plumbing up to code. Currently, the electrical panels and wiring are not to Code. The home is currently supplied with electricity through cloth-wrapped wire typical of a house this age that has never been renovated.



Fig. 3. Existing electrical panel.



Fig. 4. Original plaster on lath throughout.

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Vicinity Map:

The vicinity map below shows the properties (lettered) described in following section.



- A. 3013 11TH STREET NW
- B. 3238 13TH STREET NW
- C. 1126 COLUMBIA ROAD NW
- D. 1821 15TH STREET NW
- E. 1319 EUCLID STREET NW
- F. 1358 GIRARD STREET NW
- G. 1337 HARVARD STREET NW
- H. 1200 EUCLID STREET NW
- I. NOT USED
- J. 1304 FAIRMONT STREET NW

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Comparable Properties:

The following section will list a number of comparable properties that are either apartment houses or condominiums that have similar lot sizes and interior square footages than what is being proposed at 2703 11th Street NW.

A. 3013 11th Street NW



Zone: R-4
Lot/Square: 0102/2851
Number of Units: 3
Average Unit Size: 865 SF
Average Lot Area per Unit: 475 SF

B. 3238 13th Street NW



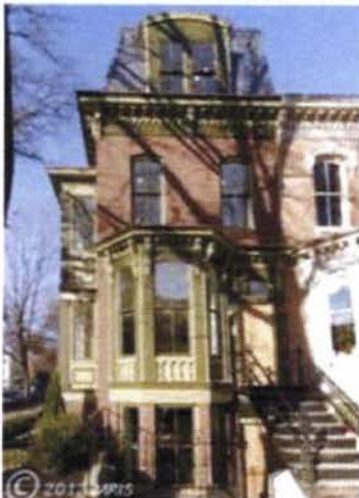
Zone: R-4
Lot/Square: 0046/2843
Number of Units: 4
Average Unit Size: 759 SF
Average Lot Area per Unit: 616 SF

C. 1126 Columbia Road NW



Zone: R-4
Lot/Square: 0056/2853
Number of Units: 4
Average Unit Size: 921 SF
Average Lot Area per Unit: 531 SF

D. 1821 15th Street NW



Zone: R-4
Lot/Square: 0165/0206
Number of Units: 4
Average Unit Size: 741 SF
Average Lot Area per Unit: 363 SF

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E. 1324 R Street NW



Zone: R-4
Lot/Square: 0061/2861
Number of Units: 4
Average Unit Size: 1690 SF
Average Lot Area per Unit: 895 SF

F. 1358 Girard Street NW



Zone: R-4
Lot/Square: 0056/2860
Number of Units: 3
Average Unit Size: 1145 SF
Average Lot Area per Unit: 667 SF

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G. 1337 Harvard Street NW



Zone: R-4
Lot/Square: 0097/2854
Number of Units: 3
Average Unit Size: 1,215 SF
Average Lot Area per Unit: 700

H. 1200 Euclid Street NW



Zone: R-4
Lot/Square: 0083/2865
Number of Units: 4
Average Unit Size: 823 SF
Average Lot Area per Unit: 793 SF

I. NOT USED

J. 1304 Fairmont Street NW



Zone: R-4
Lot/Square: 0053/2861
Number of Units: 5
Average Unit Size: 547 SF
Average Lot Area per Unit: 362 SF

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Vicinity Photos:



Fig. 5. Looking north up 13th Street. 2703 is on the right of the picture.



Fig. 6. Looking north up 13th Street.



Fig. 7. Looking north at 13th and Girard Streets.

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