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10th Street Garage | BZA Application

5 December 2012

Prepared for:

Robert & Melissa Johnson

Prepared by:

Tektonics Architecture
Will Teass, AIA LEED AP

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18510

EXHIBIT NO. 9

721 10th St NE
Washington DC 20002
(202) 397-3186
rjohnson@praemittias.com
mel.r.johnson@gmail.com

515 M St SE, Suite 116
Washington, DC 20003
(202) 683-6260
will@tektonics.com

Board of Zoning Adjustment
District of Columbia
CASE NO.18510
EXHIBIT NO.9

Owner / Applicant

Robert and Melissa Johnson
721 10th Street SE, Washington DC 20002
(202) 397-3186
rjohnson@praemittias.com
mel.r.johnson@gmail.com

Agent

Will Teass, AIA
Tektonics Architecture
515 M St SE, Suite 116, Washington DC 20003
(202) 683-6260
will@tektonics.com

Statement of Existing / Intended Use

The property located at 721 10th Street SE is currently owned by Robert and Melissa Johnson and is used as an owner-occupied single-family row house residence. The intended use shall remain as a single-family row house residence. The owner is requesting a special exception to construct a detached garage, located at the rear (east property line) of the site and abutting a public alley.

Summary of Variances

In order to accommodate a detached private garage, the Owner / Applicant seeks a special exception as set forth in Section 223 (Zoning Relief for Additions to One-Family Dwellings or Flats (R-1) and for New or Enlarged Accessory Structures. As per Section 223, the Board of Zoning Adjustment is authorized to grant a special exception from Section 2001.3 related to the issue of maximum lot occupancy.

- Proposed lot occupancy of 70% (Section 403). The maximum lot coverage, as set forth in Section 403, for a row house in an R-4 district is 60%. As per Section 223.3, the maximum lot occupancy may be increased to 70% as a special exception in R-4 zones. The proposed lot occupancy, including the existing structure, non-complying courts, and proposed garage is 70%.

Background

The property is located at 721 10th St NE, Lot 806 of Square 959. It is currently zoned R-4, and is within ANC 6A. It is not within an historic district. The lot measures 20.0' wide and is approximately 100' deep, and is 2,017 square feet. A 15' public alley borders the south edge of the property and 10th Street NE, a 90' public right of way borders the west edge. A 30' public alley borders the east edge of the property. The north lot line borders Lot 807 (723 10th Street NE). The adjacent property has been improved with a single-family row house, and the rear portion of the lot is used for parking.

The Applicant seeks to construct a detached private garage for the storage of their automobiles, a use which is permitted under section 201. The dimensions of the proposed garage are 20' wide x 22' deep, for a total lot occupancy of 440 sf / 21%. The height of the proposed private garage is 13.7'.

There is evidence of a garage that was razed / demolished prior to the Applicant's ownership. Historical maps substantiate the existence of the garage. There are also a number of private garages on this square.

The subject property is less than one block from the busy H Street commercial corridor and street parking is scarce. The applicants are automobile enthusiasts and they wish to protect their property. They also plan to install domestic lifts within the garage in order to store their automobile collection. The desired interior vertical clearance for safe and reasonable lift access is 11'-0".

Lot Occupancy

The existing structure and non-complying open court have a conforming lot occupancy of 48%. A private garage that does not exceed the 60% lot occupancy requirement would yield a garage of 242 sf and measure 12.1' x 20'. A garage of this size would not be practical for parking multiple vehicles. Therefore, the applicant is requesting a special exception for a garage that measures 20'x22' (440 sf).

Conclusion

The burden of proof for special exception is two-fold, and the Applicant must demonstrate the following:

1. How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map

The R-4 zone permits accessory structures / private garages, therefore the Applicant's request is consistent with Zoning Regulations and surrounding properties. An existing garage of approximately the same size was located on the property, as evidenced by the Baist map excerpt. It was demolished at some point prior to the current owner obtaining the property. The applicant has reviewed the shadow studies with the adjacent neighbor at 721 10th St NE and he does not have any concerns.

2. How allowing the use will not adversely affect the use of the neighboring property - ie. traffic, noise, lighting, etc.

The existing use of property as a single family row house with two parking spaces will remain unchanged. No additional traffic or noise will be generated as a result of granting this special exception. The design and massing of the garage has been carefully considered to minimize the natural light impact to the adjacent properties.

Additionally, special exceptions granted under section 223 are required to meet the following criteria:

1. Not unduly affect light and air available to neighboring properties

As our shadow studies show, the private garage on the Applicant's property will have minimal impact on light and air for the property to the north. The property across the alley is a three-story apartment house, and will not be affected.

2. Not compromise the privacy of use and enjoyment of neighboring properties

Adjacent properties will enjoy the same degree of use and privacy as they currently have now. The Applicant has met with the neighbors and has obtained letters of support for the Project.

3. Not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The proposed private garage is located on two public alleys, therefore there will be no impact on the subject street frontage. In addition to the existing garages located on the alley, the adjacent north property has a roll-up garage door for vehicular parking access. There are two additional private garages on the square, as well as additional commercial entrances on the alley.

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2017 sf	1800 sf	N/A	N/C	
Lot Width (ft. to the tenth)	20.0 ft	18 ft	N/A	N/C	
Lot Occupancy (building area/lot area)	48%	N/A	60%	70%	10%
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/C	
Parking Spaces (number)	2	N/A	N/A	2	
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/C	
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/C	
Rear Yard (ft. to the tenth)	52.7'	20 ft	N/A	N/C	
Side Yard (ft. to the tenth)	N/A	5'	N/A	N/C	
Court, Open (width by depth in ft.)	16.2'x4.5'	4"/1' Ht., 6' Min.	N/A	N/C	
Court, Closed (width by depth in ft.)	N/A	2(Wd.), 350 sf Min.	N/A	N/C	
Height (ft. to the tenth)	+/- 28 ft	N/A	40 ft	+/- 28 ft	

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning - 441 4th Street, N.W. Ste. 700-S, Washington, D.C. 20001
(202) 727-6311 • (202) 727-6072 fax • www.dcoz.dc.gov • dcoz@dc.gov

[illegible]

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 28, 2012

Plat for Building Permit of: SQUARE 959 LOT 806

Scale: 1 inch = 20 feet Recorded in Book A & T Tracing Page 959

Receipt No. 13-01019

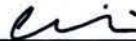
Furnished to: AMANDA GANGINIS


Surveyor, D.C.

By: A.S. 

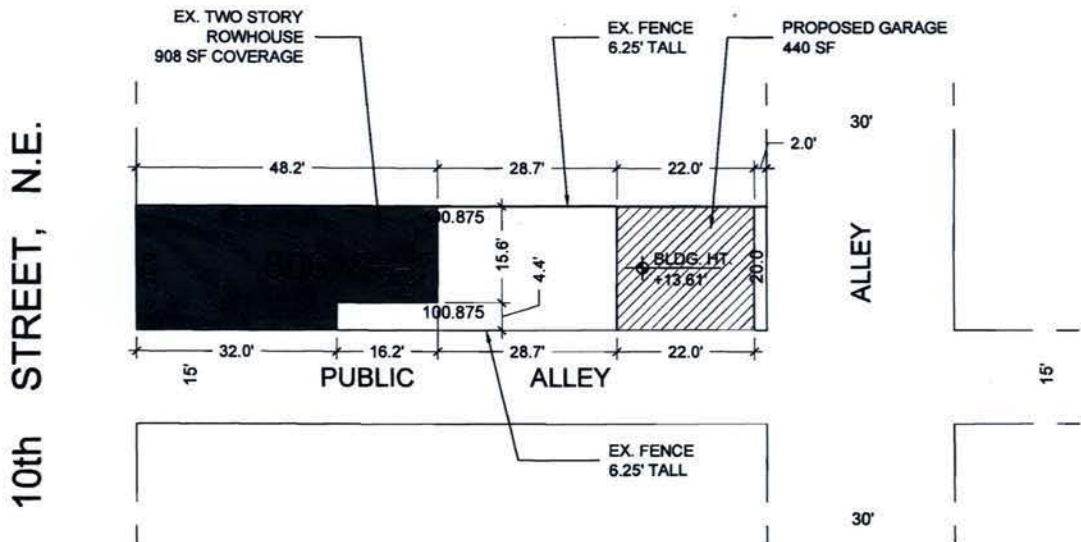
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 4 DEC 2012



(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



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29 November 2012

Dear Neighbor,

We wanted to let you know that we are planning to convert our rear parking pad to an enclosed garage. Although a garage had previously existed on the property, a special exception from the Board of Zoning Adjustment (BZA) is required to obtain a building permit. The nature of the special exception is of a technical nature, but we would be happy to review the details with you in person at your convenience. We would also be happy to put you in touch with our Architect to discuss any concerns you may have.

We are in the process of filing an application with the BZA. We will be making a presentation at our local Advisory Neighborhood Council (ANC) Meeting. The meeting is open to the public and you are more than welcome to attend and contribute your thoughts and opinions.

The purpose of this letter is to ask for your support of my special exception application. Part of special exception process is to determine if granting the special exception will cause any negative effects on adjacent properties. We strongly believe that the project will not cause any negative impacts to your property.

We ask that you indicate your position below and sign the letter. These letters will be presented to both the ANC as well as the BZA as evidence of your position. You also have the opportunity to voice any concerns at either the ANC meeting or BZA hearing.

If you have any questions, please do not hesitate to contact us by calling (334) 596-2736 or emailing me at rjohnson@praemittias.com.

Yours truly,

Robert & Melissa Johnson

☒ I support my neighbors, Robert & Melissa Johnson, in their effort to obtain a special exception to build a free-standing garage at their home.

☒ I have no objection to my neighbors, Robert & Melissa Johnson, in their effort to obtain a special exception to build a free-standing garage at their home.

[Signature] BY RYAN J. LOUGHLIN 12/5/12
Signature Printed Name Date

719 10th St NE, WASHINGTON, DC 20002
Address

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[Signature] DAN GADBURT 12/4/12
Signature Printed Name Date

723 10th St NE
Address

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existing conditions

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10th street NE



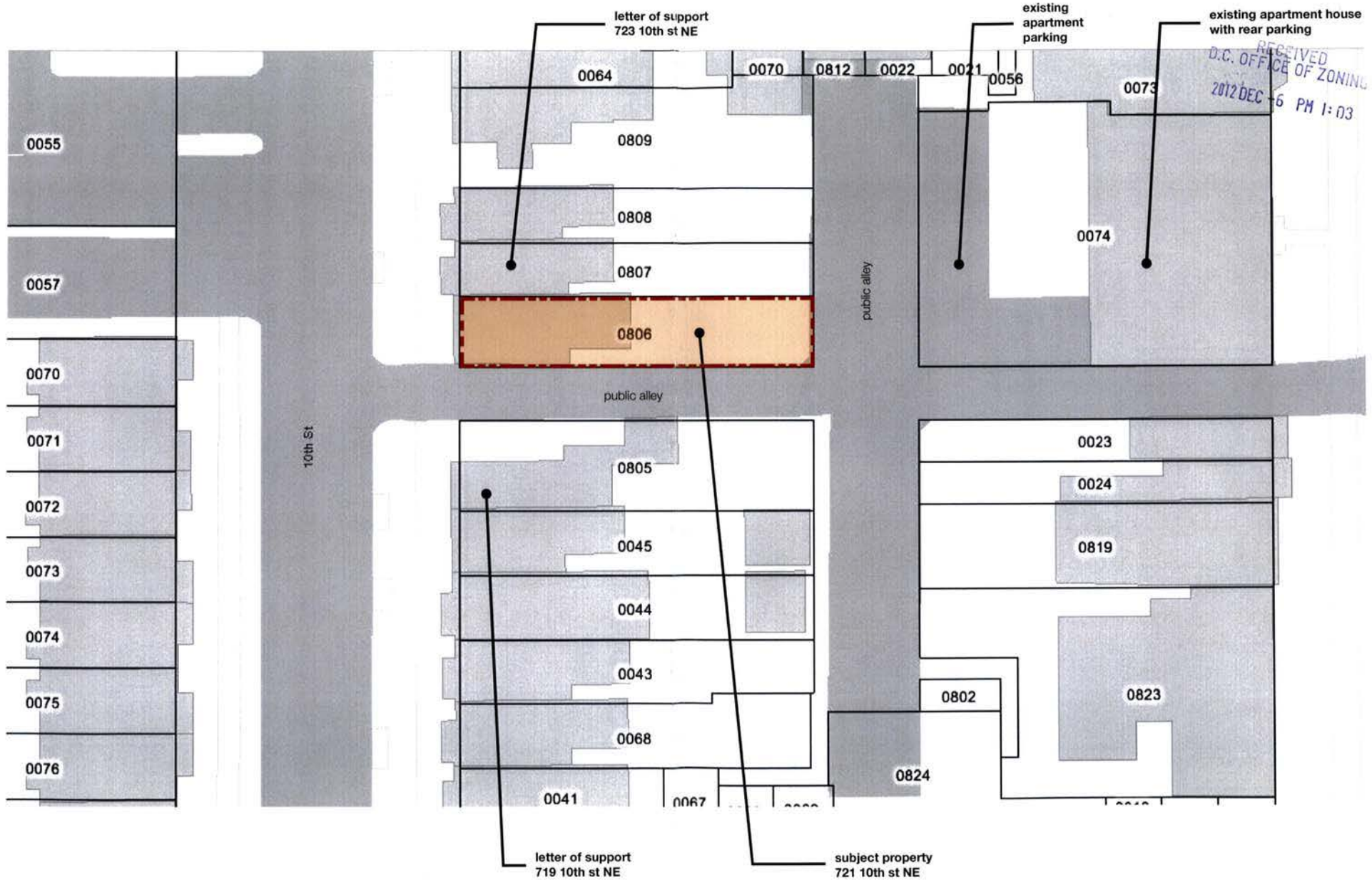
public alley

public alley

© 2012 Google

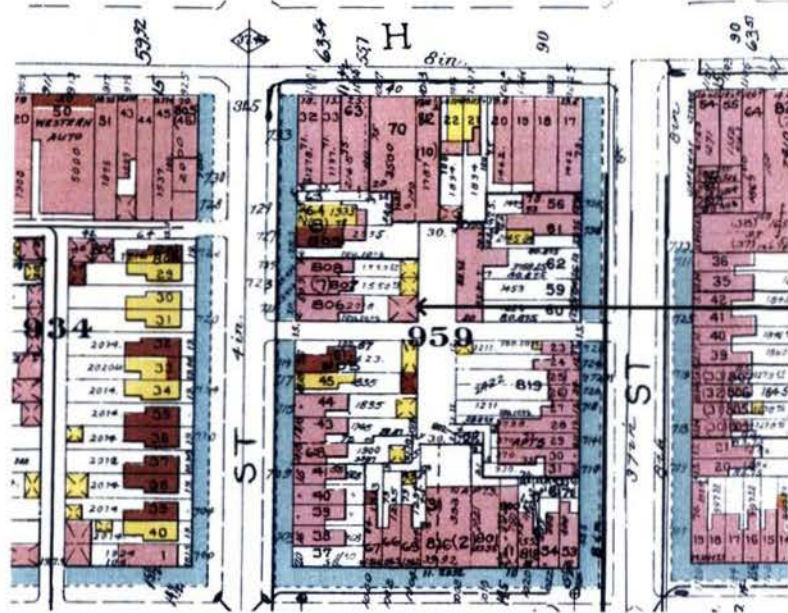
subject property
721 10th st NE

aerial view



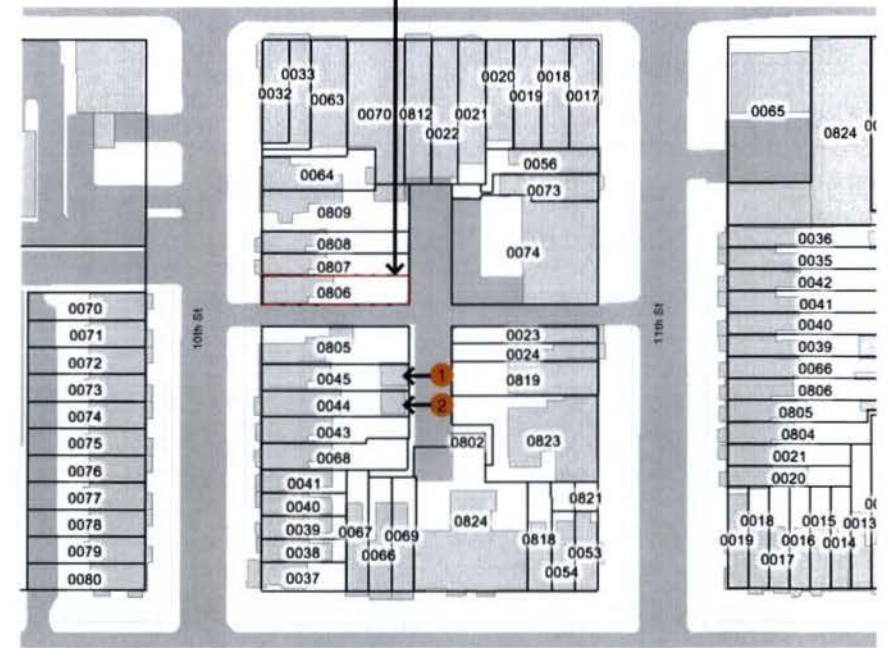
vicinity plan

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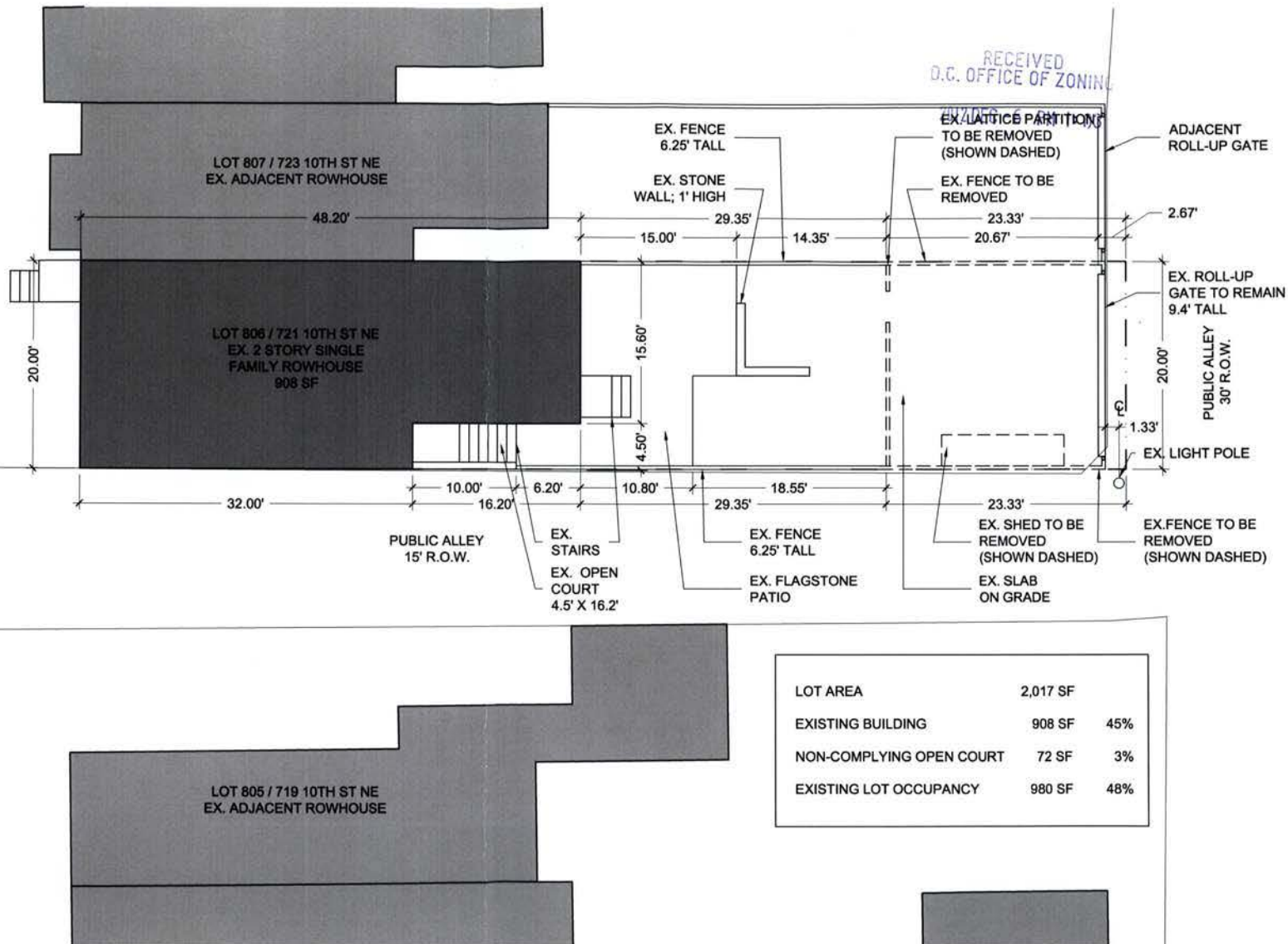
baist map shows evidence of former garage; of the original 9 garages on the square, 2 remain

subject property
721 10th st NE
lot 806 / square 959

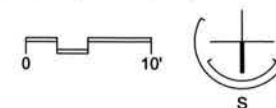


evidence of previous garage

10TH STREET NE
30' R.O.W.



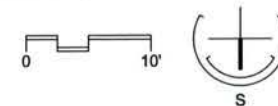
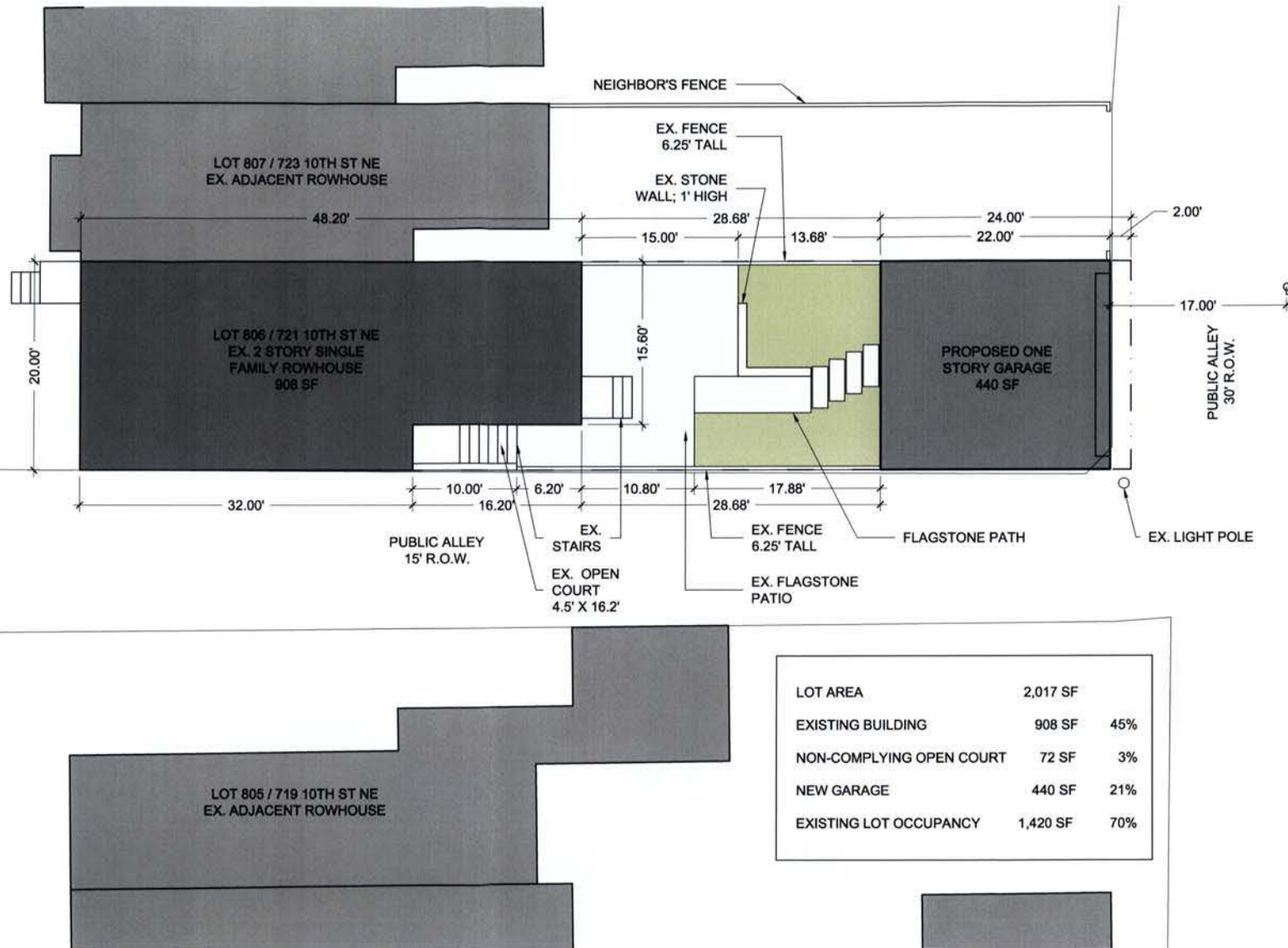
LOT AREA	2,017 SF	
EXISTING BUILDING	908 SF	45%
NON-COMPLYING OPEN COURT	72 SF	3%
EXISTING LOT OCCUPANCY	980 SF	48%



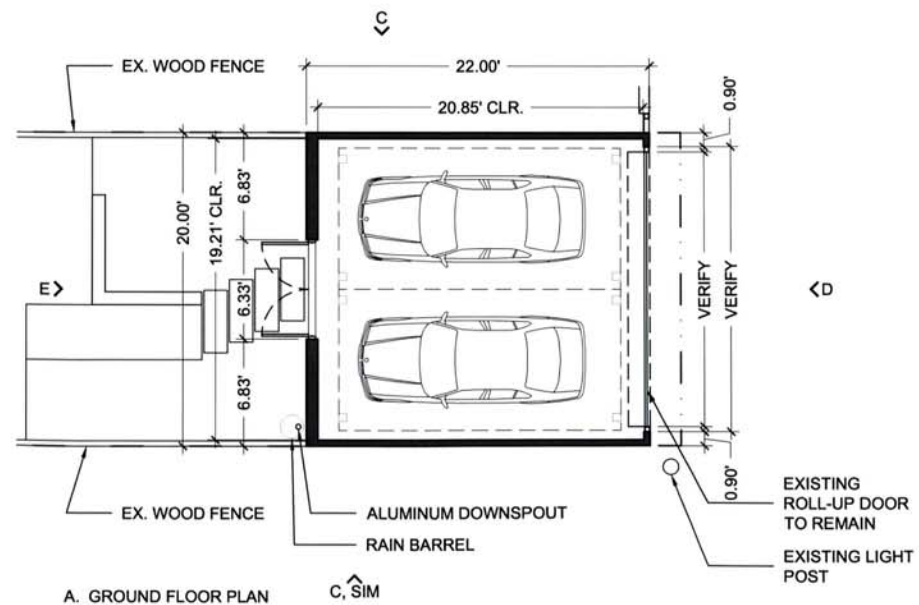
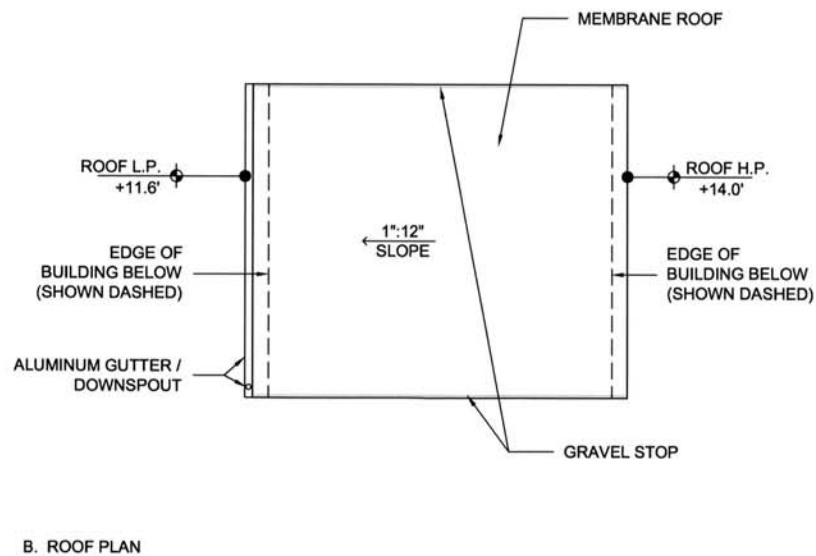
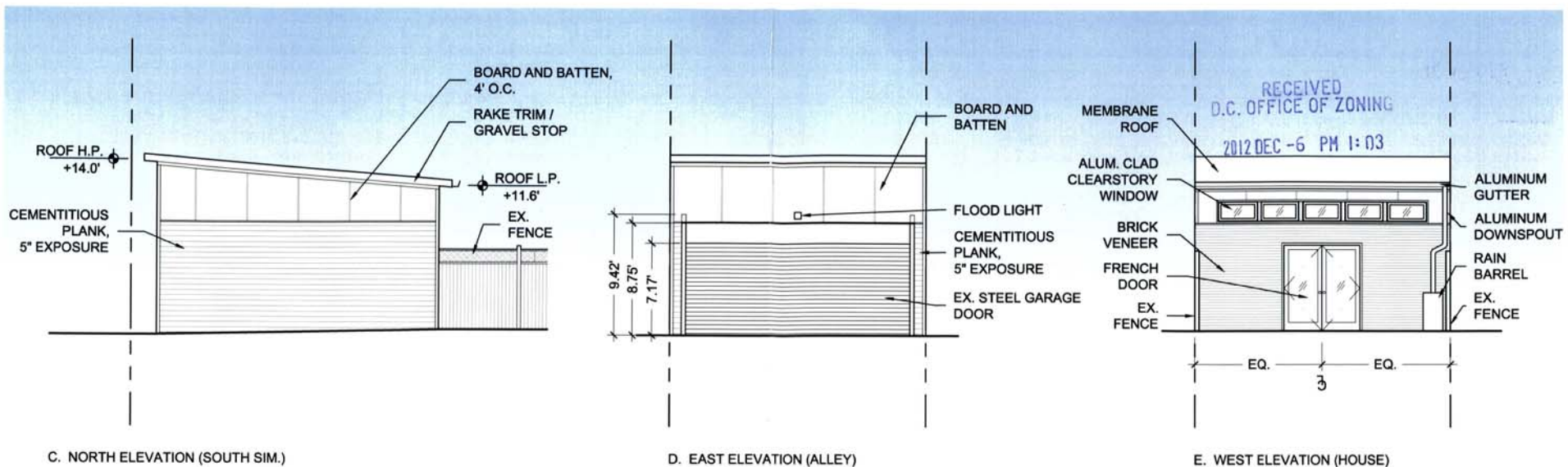
existing site plan
1" = 10'

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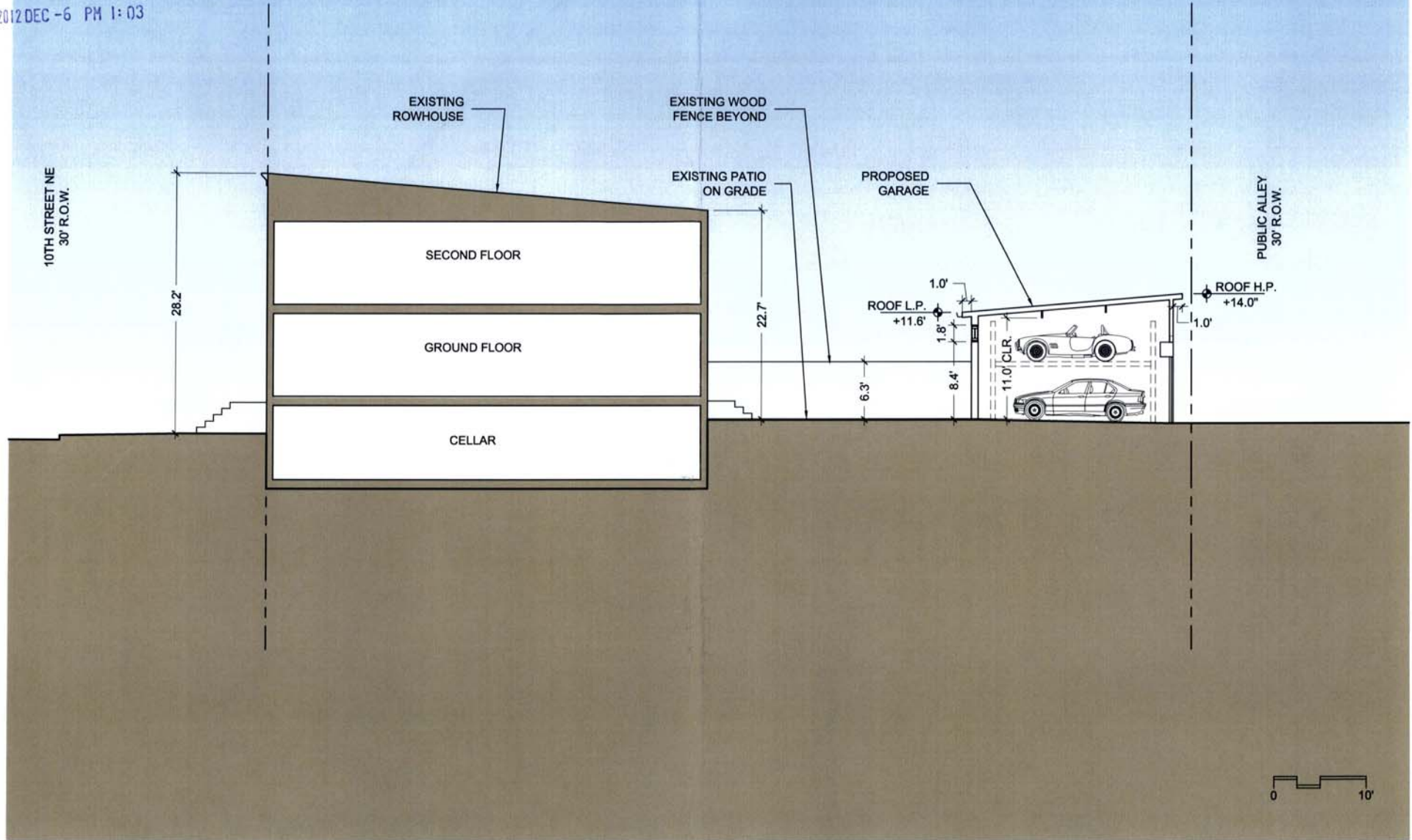
10TH STREET NE
30' R.O.W.



proposed site plan
1" = 10'

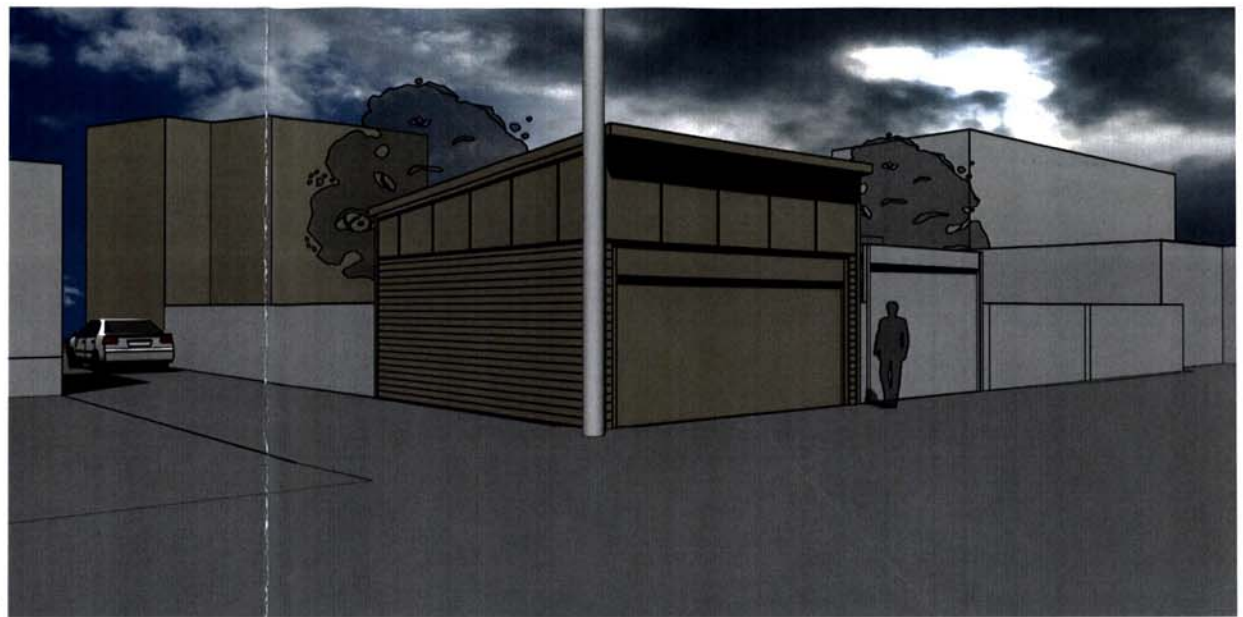


proposed elevations
1/8" = 1'-0"

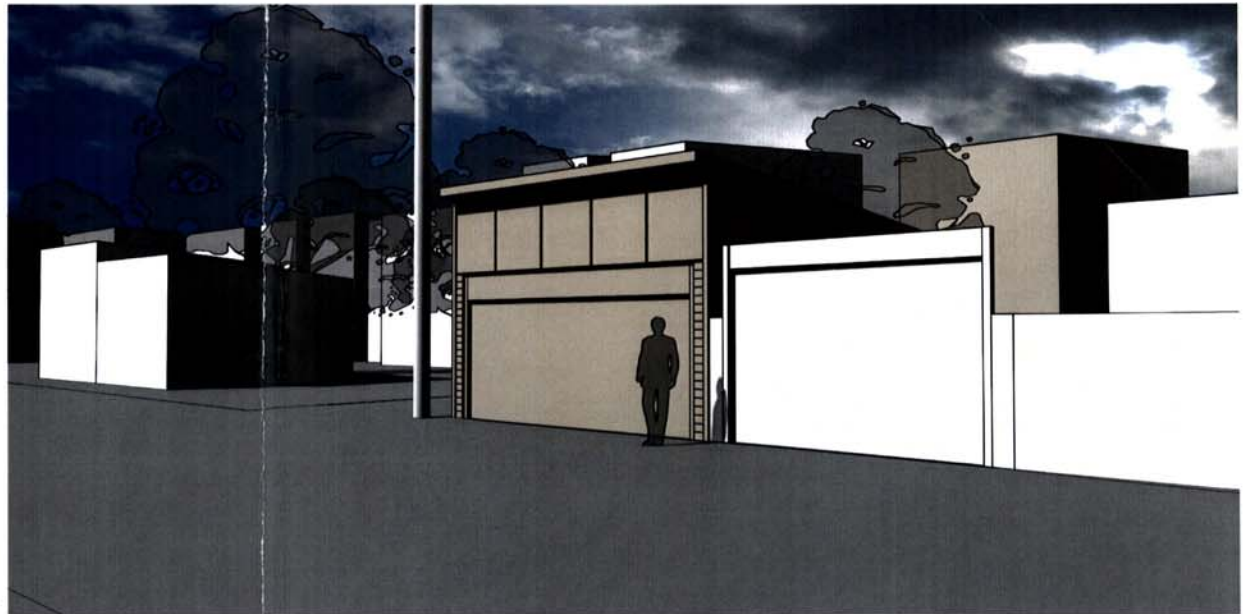


proposed building sections
1/8" = 1'-0"

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southeast corner at alley

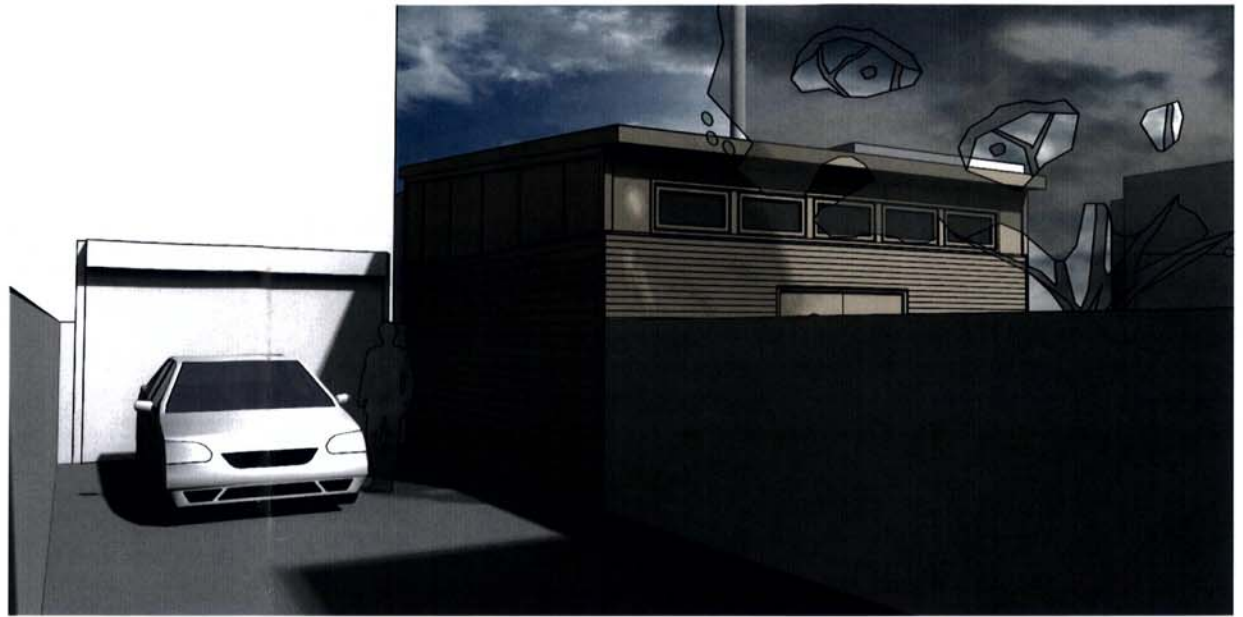


northeast corner at alley

massing study

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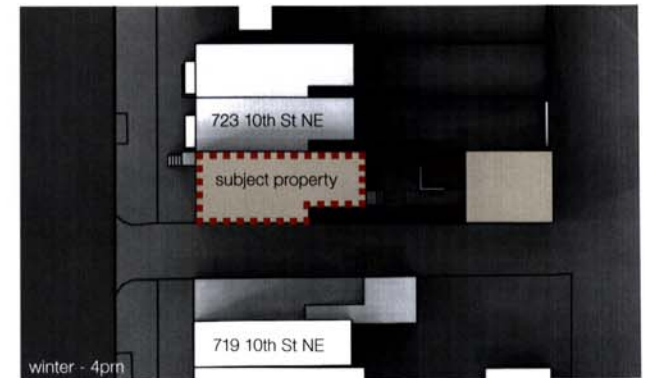
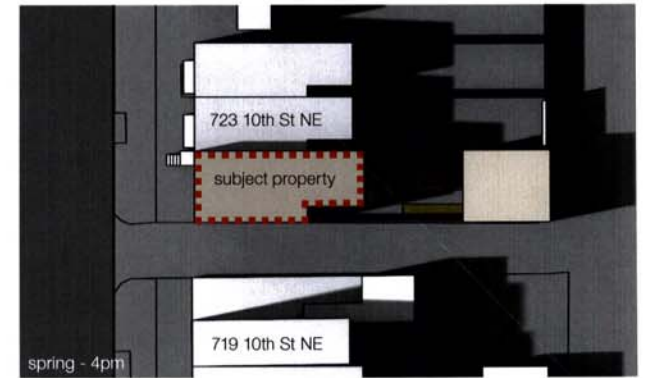
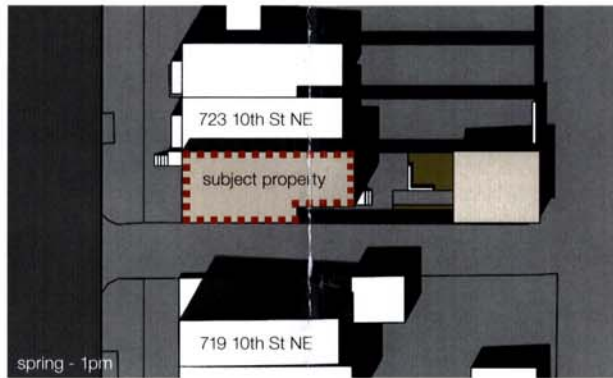
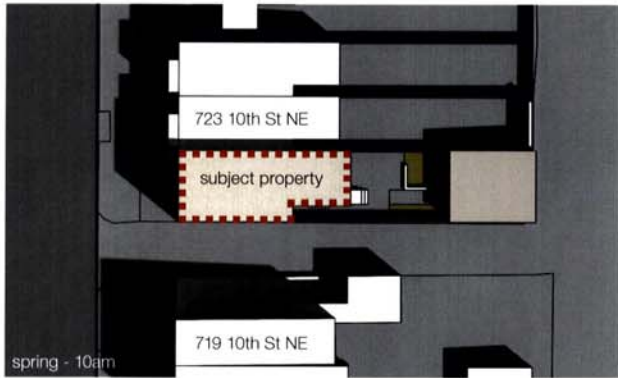
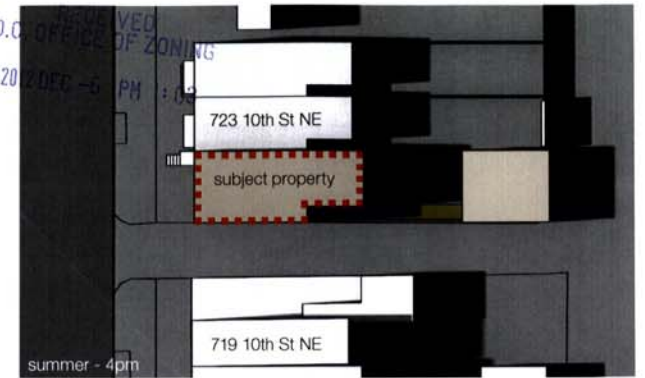
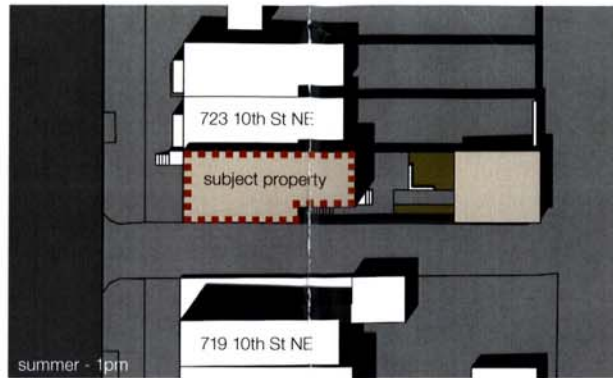
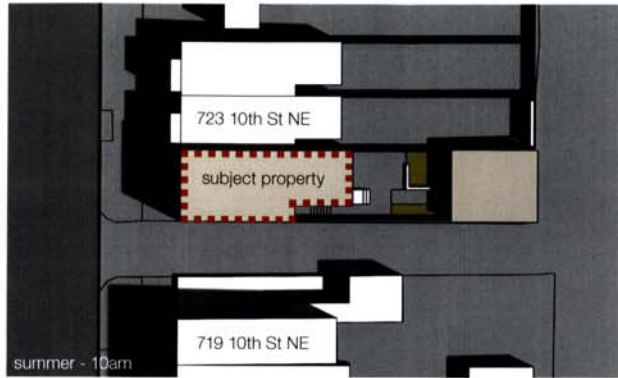
northwest view / from neighbor's yard



west view / from rear yard



massing study



shadow study