

Moy, Clifford (DCOZ)

From: Sarah Mailhot <Sarah@robertgurneyarchitect.com>
Sent: Wednesday, April 17, 2013 4:08 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: 5063 Overlook Rd revisions
Attachments: 2013.04.15...revised drawings.pdf; BZA Denial - 5063 Overlook Rd., NW -FY13 - 5-Z - B1301088 - Revised - 4-2-13.pdf; 2013.04.15...special exception (revised).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear BZA,

I have attached revised drawings on 11x17 that I will present on boards on April 30th. These are the same drawings I presented to the ANC. I've also attached a revised lot occupancy document from the DCRA office of zoning. I've attached the revised statement as well. I will send the 3d images and collages in a separate email.

Please let me know if you have any questions.

Thanks,
Sarah

Sarah Mailhot
Associate
Robert M. Gurney, FAIA
Architect
202.237.0925

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18543
EXHIBIT NO. 28

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OFFICE OF ZONING
Board of Zoning Adjustment
District of Columbia
CASE NO.18543
EXHIBIT NO.28

Special Exception per attached DCRA Memorandum dated April 2, 2013 (revised)

Existing and Intended Use of Structure: The existing structures on the property are the main house (single-family dwelling) and an existing pool house. The proposed structure is a 60 SF 1-story addition that will link the two existing structures. The intended use is for the structure to remain a single-family dwelling.

223.1

Refers to 3104.1 – The proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not adversely affect the neighboring properties. The addition is located in the R-1-A district. The proposed use is to remain as is, a single-family detached dwelling. The proposed 60 SF addition will connect two existing structures, the main house and the pool house. The proposed lot occupancy is 38% (including the new structure), which is under the maximum lot occupancy of 40% for residential. The proposed structure is 1 story high, under the maximum height of 3 stories/ 40'-0" for the R-1-A district. We are requesting relief from the side and rear yard setbacks. By connecting the existing house with the pool house, the pool house will violate section 404.1 and 405.9 regarding the setback requirements.

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.) light and air:

The proposed addition is 60 square feet and 9'-0" tall. It is 5'-0" wide x 12'-0" long. The structure is constructed of a steel frame, glass roof, and glass walls. The addition is fully transparent. The purpose is to connect the existing house and existing pool house, so the owner can access the pool without going outside. Our intent is to build a structure that minimally affects the surrounding landscape as well as the neighbors. When looking at the front of the house, the neighbor to the right will not be able to see the proposed structure, so this will not affect them in the sense of light or air. The neighbor to the left is exposed to the addition. The neighbor's volume with white siding looking directly at the glass addition does not have any windows. (See attached image) Because the addition is 9'-0" tall and fully transparent, the neighboring properties will not be affected in the respect of light and air. The addition is also located in the rear and cannot be seen from the street or the neighboring properties across the street.

b.) privacy:

The only neighbor that would see the addition is the neighbor to the left (when looking at the front of the house). The purpose of the glass addition is to create a throughway from the house to the pool house. It is not a space where one will be for long periods of time. There is currently a stone wall, a railing, and bushes dividing the two properties. The grade of the neighbor's property is approximately 5'0"-6'0" feet lower than the top of the stone wall (see attached image).

c.) scale:

The 9'-0" high glass enclosure is completely hidden in the rear yard and is not seen from the street, therefore the addition will not visually intrude upon the character, scale and pattern of houses along the street frontage.

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d.) *"In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways."*

See attached images and drawings.

223.3

"The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy (70%) in the R-3, R-4, and R-5 Districts."

See attached Notes and Computations. New lot occupancy is 38%.

223.4

"The board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties."

223.5

"This section may not be used to permit the introduction or expansion of a nonconforming use. "

The proposed use is single-family dwelling.

Condition:

The ANC raised concerns regarding building up higher than the existing pool house height in the future. We are not proposing to build up higher than the pool house height now and will not do so in the future. We would like to incorporate this condition as part of this application in seeking relief from the side and rear setbacks. The Office of Zoning has confirmed that any future change to the pool house would need to be presented to the ANC and BZA.

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 1, 2012

Plat for Building Permit of SQUARE 1430 LOT 6

Scale. 1 inch = 20 feet Recorded in Book 182 Page 72

Receipt No. 13-00577

Furnished to MORGAN WELCH

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 lots, 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.)

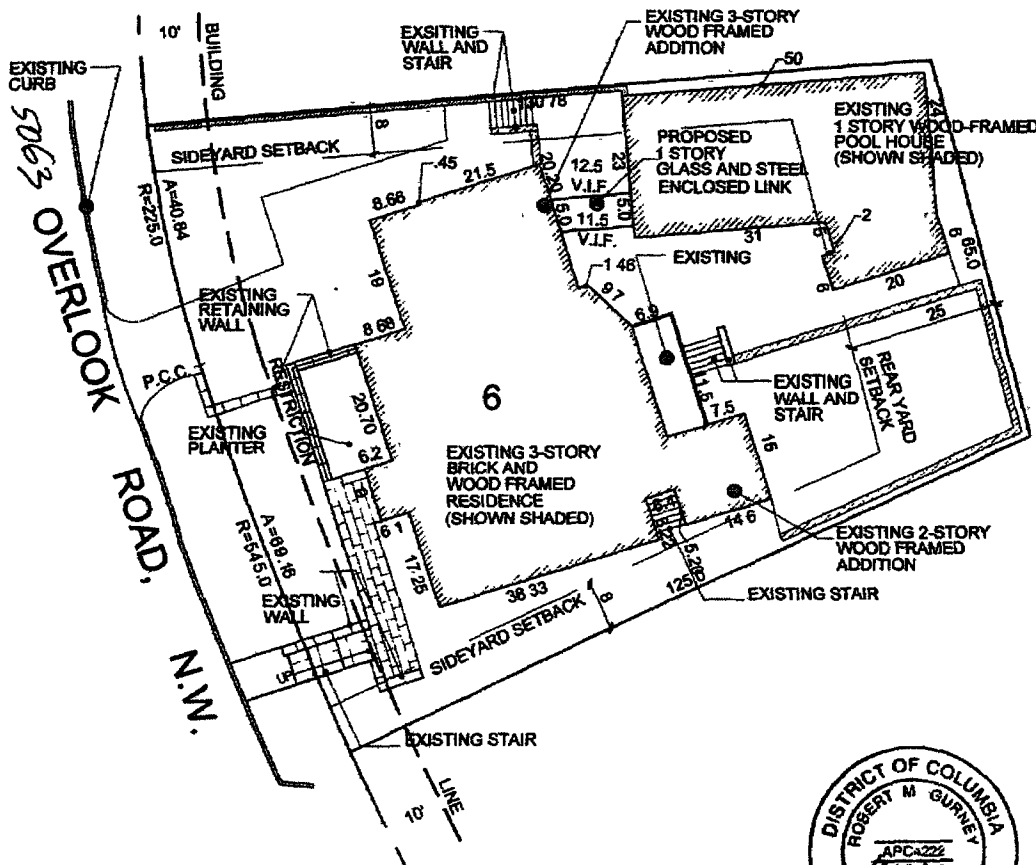
[Signature]
Surveyor, D.C.

By A.S. *[Signature]*

Date 12/4/2012
[Signature]
(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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FY13 - # 5-Z (B1301088-WT)

NOTES AND COMPUTATIONS

5063 Overlook Rd., NW.

LOT: 0006

SQUARE: : 1430

**A SFD Detached
Structure**

ZONED: R-1-A

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	Min. 7,500Sq. Ft.		11,277 Sq. Ft.	
LOT WIDTH	Min. 75 Ft.		115 Ft.	
LOT OCCUPANCY (40%)		4,511 Sq. Ft. (Max. 40%)	Exist. : 4,237 Sq. Ft. Add. 60 Sq. Ft. Total 4,297 Sq. Ft. (38%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		10 Ft. (BRL)	
REAR YARD	Min. 25 Ft.		2 Ft.	23 Ft. 92%
SIDE YARD	8 Ft. & 8 Ft.		2 Ft. & 8 Ft.	6 Ft. 75%
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



April 2, 2013

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *ml 22*
Zoning Administrator

SUBJECT: Proposed connection between a main structure (detached SFD) and an accessory structure (existing one story pool house). The main structure is located at
5063 Overlook Rd., NW
Lot 0006 in Square 1430
Zoned: R-1-A
DCRA File Job #B1301088-WT
DCRA BZA Case #FY-13 # 5-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception pursuant to § 223.1 to permit an addition that will connect the main structure (detached SFD) to an accessory structure (one story detached pool house) without compliance with the required minimum rear yard setback from § 404.1 and without compliance with the required minimum side yard setback from § 405.9 in the R-1-A Residential Zone. (§ 3104.1)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

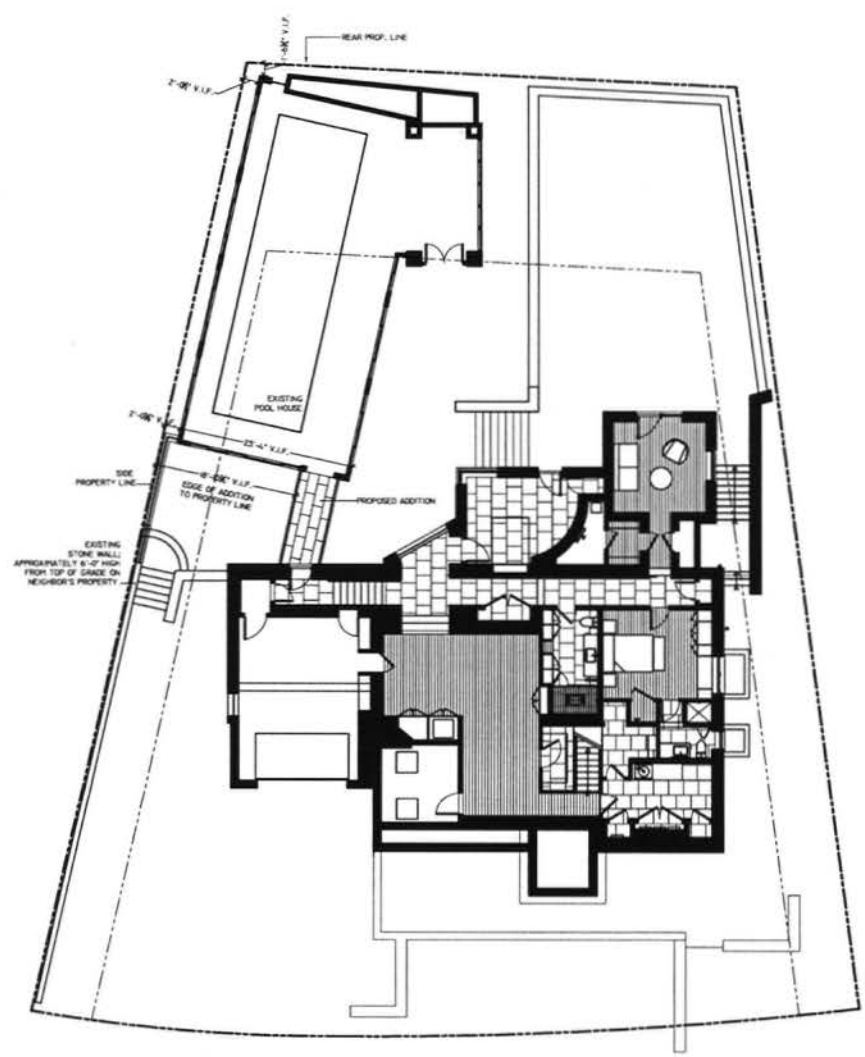
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10 VIEW FROM NEIGHBOR'S PROPERTY FACING ADDITION
SCALE: 1/8" = 1'-0"

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1 SITE PLAN
9 SCALE: 1/16" = 1'-0"

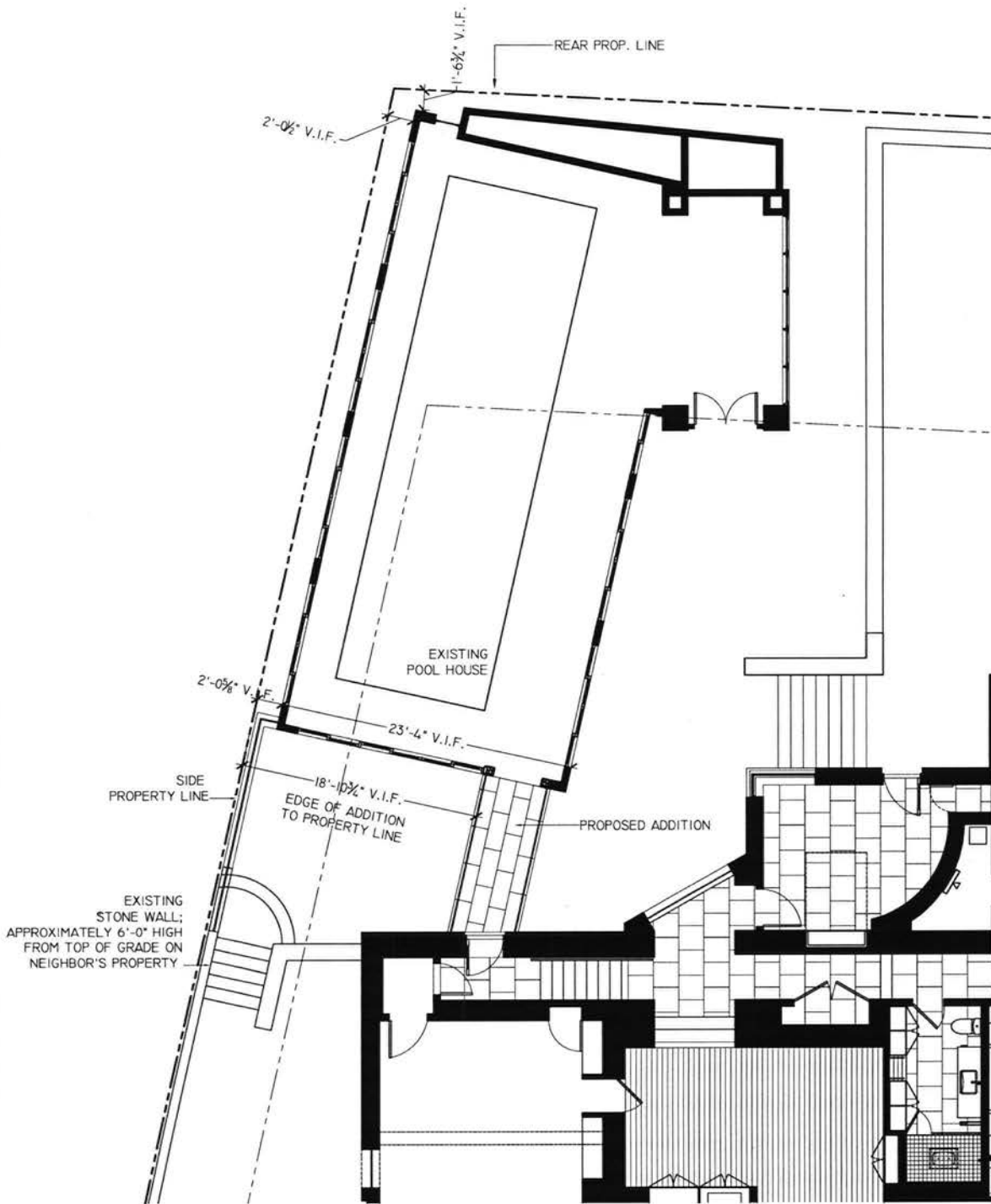
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www.rmgurney.com

BALCER POOLHOUSE LINK

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04.15.13



PARTIAL SITE PLAN
 SCALE: 1/8" = 1'-0"

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ARCHITECT

5115-12 MACARTHUR BLVD. NEW 20216 1.302.257.0601 1.302.257.0609
 www.rmgurneyarchitect.com

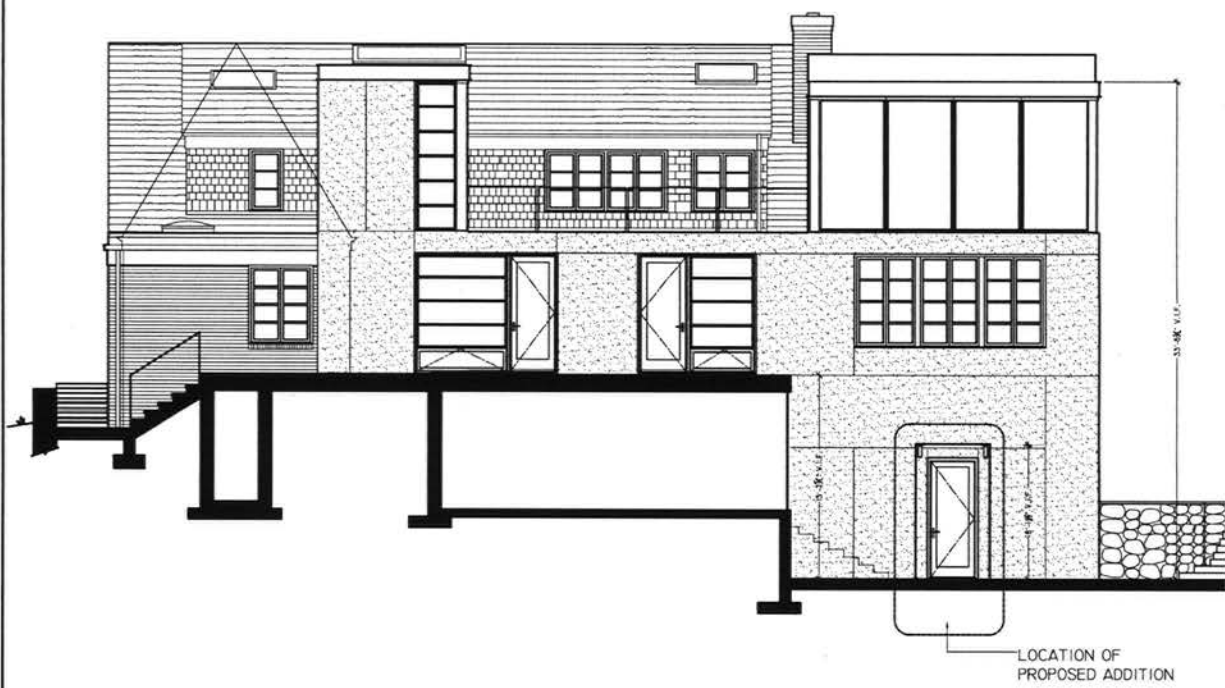
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NEW LINK SECTION LOOKING AT REAR OF HOUSE
SCALE: 1/4" = 1'-0"

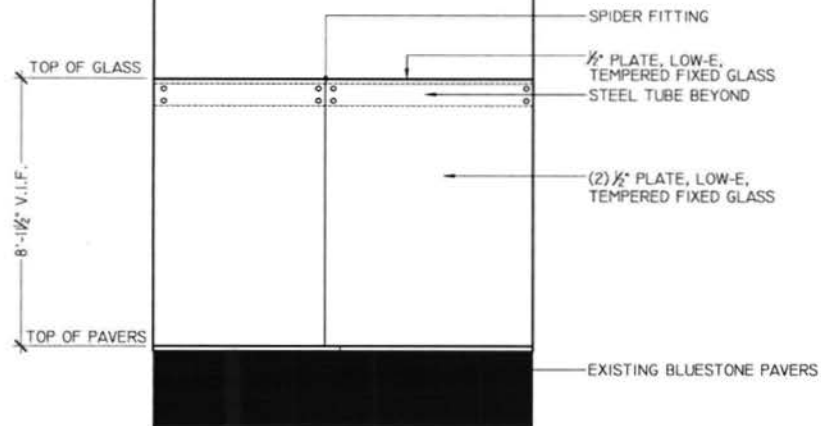
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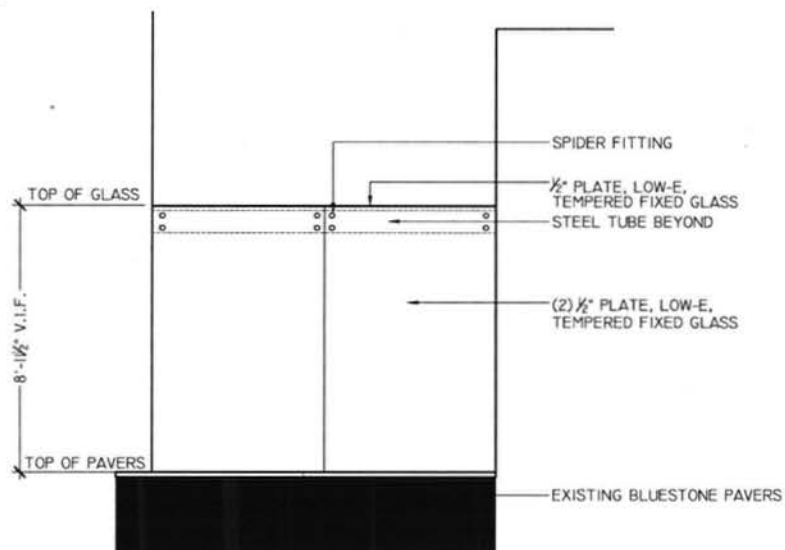
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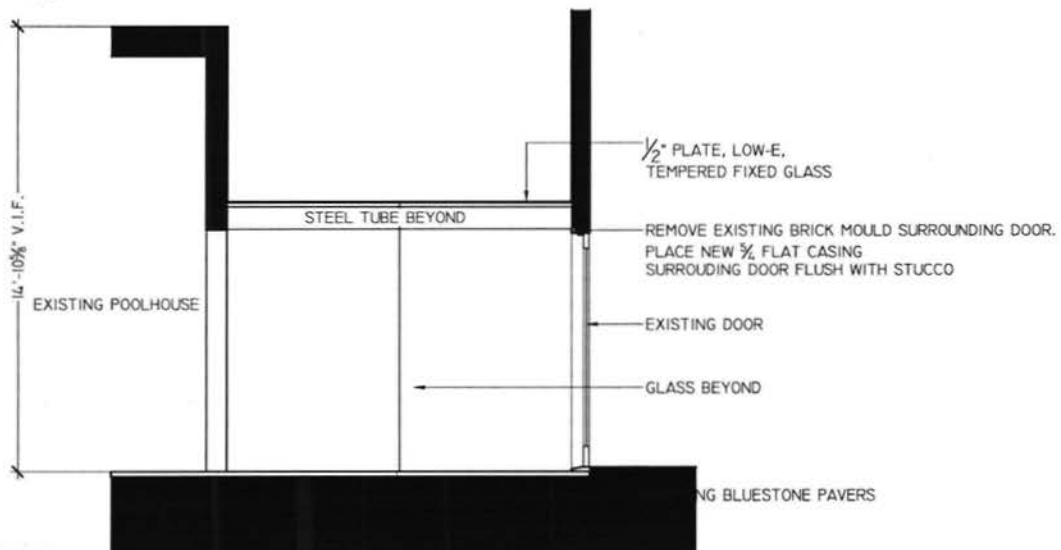
NEW EXTERIOR LINK ELEVATION

3
6 SCALE: 1/4" = 1'-0"



NEW EXTERIOR LINK ELEVATION

2
6 SCALE: 1/4" = 1'-0"



NEW LONG LINK SECTION

1
6 SCALE: 1/4" = 1'-0"

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8110-112 HMCARTER BLVD. MAY 2018 1302.237.0001 1302.237.0001
www.rdgny.com/robertgurney.com

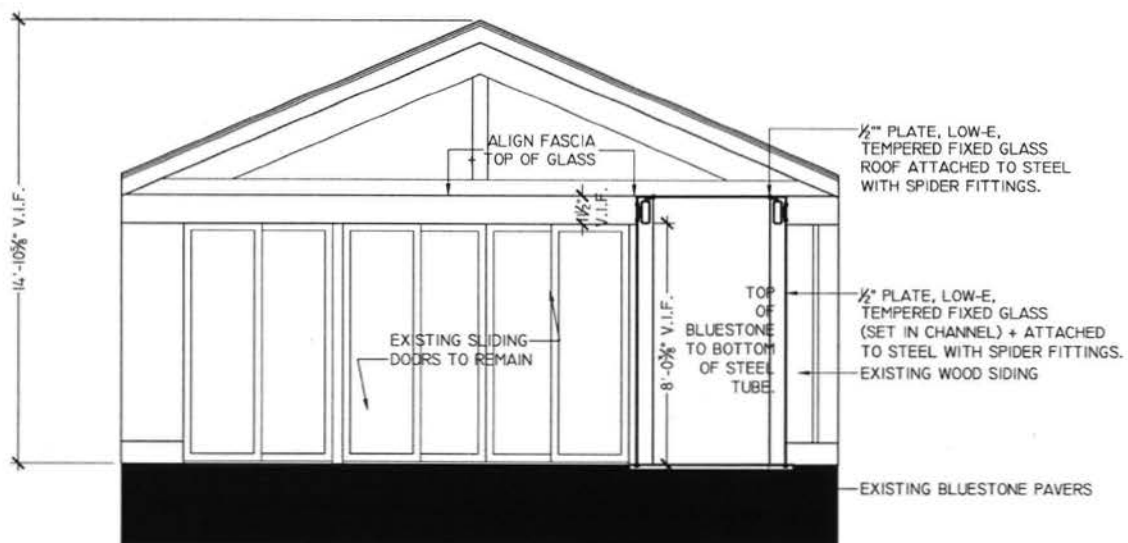
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NEW LINK SECTION LOOKING AT POOLHOUSE
SCALE: 1/4" = 1'-0"

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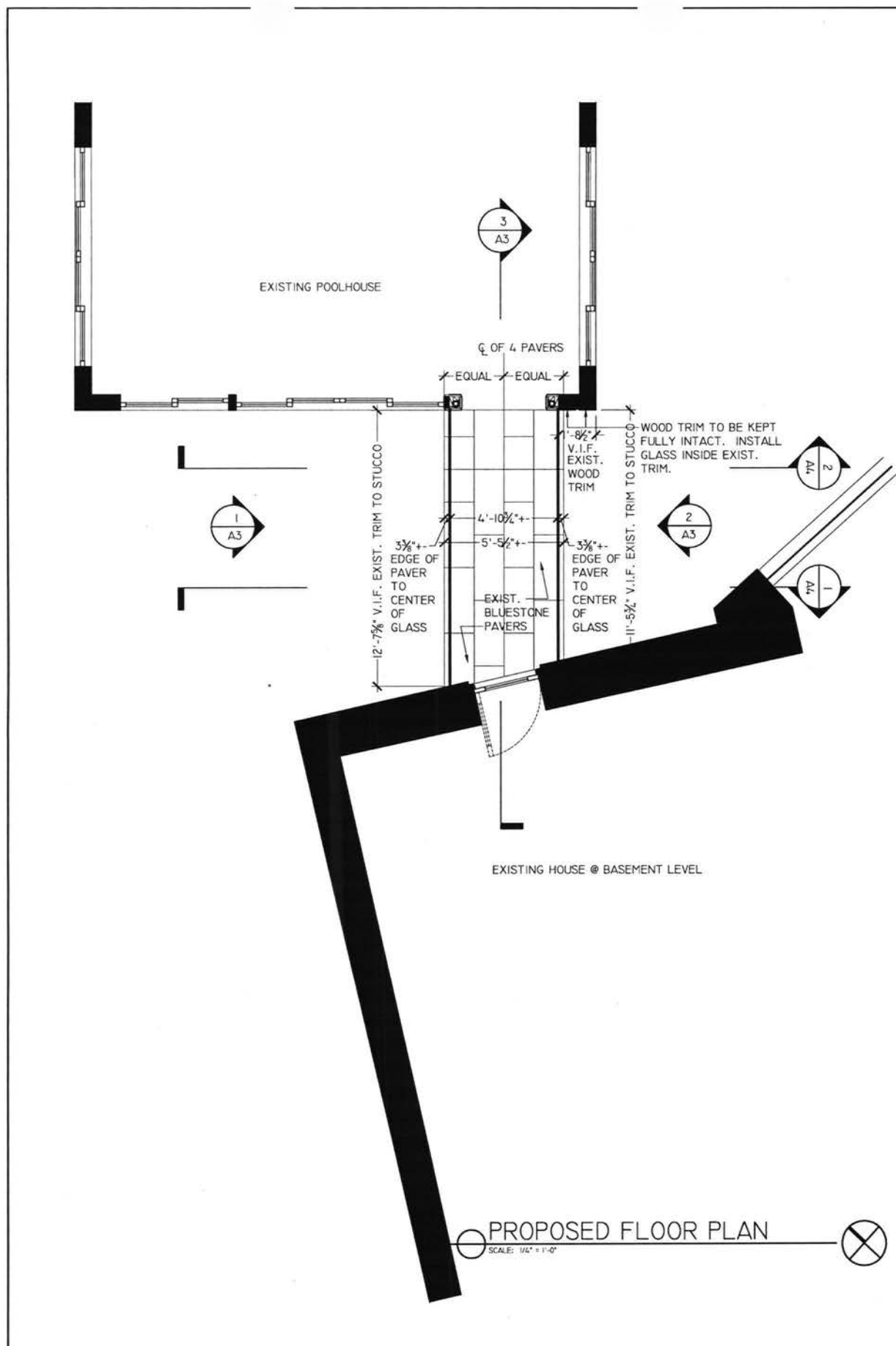


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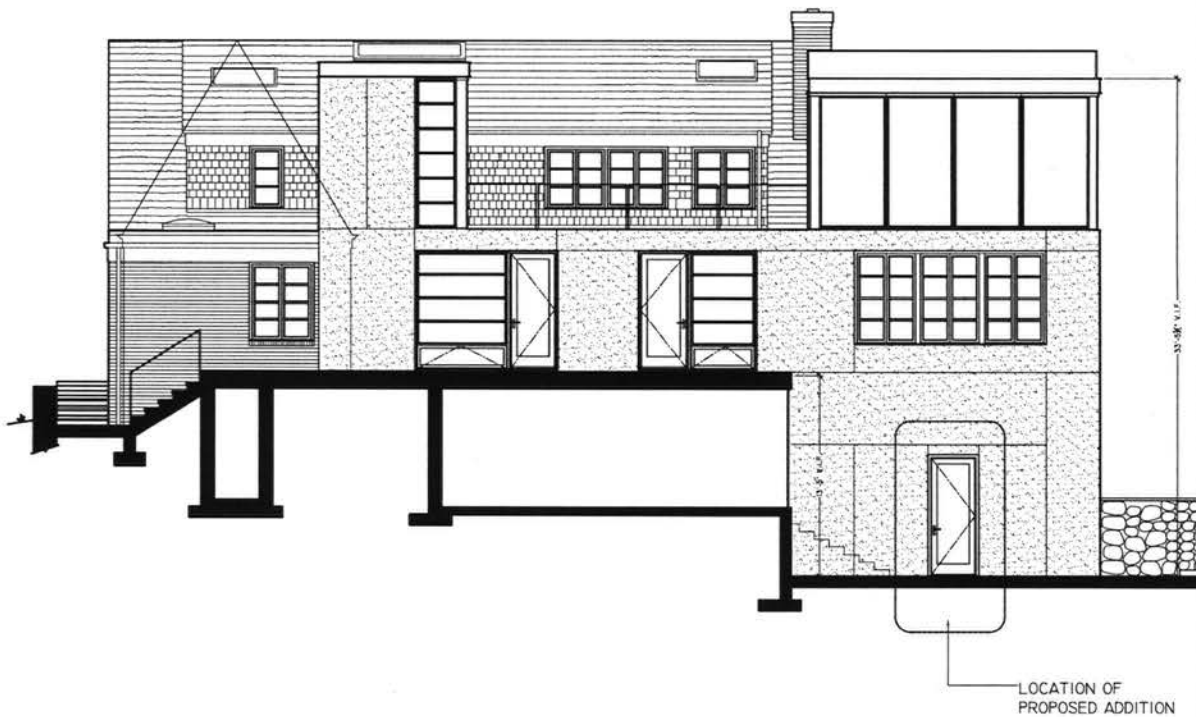
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1
3 EXISTING REAR HOUSE ELEVATION
SCALE: 1/8" = 1'-0"

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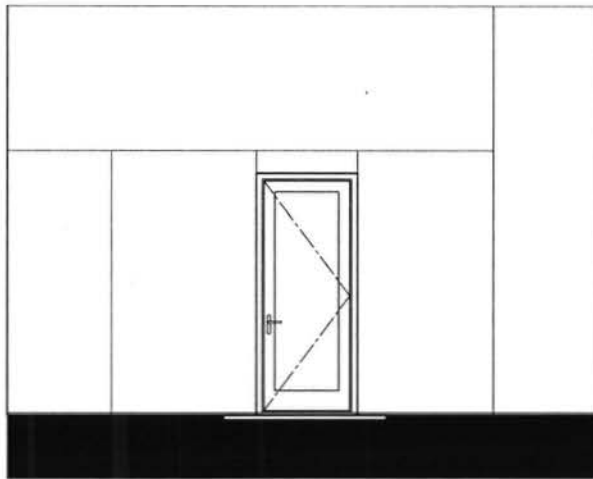


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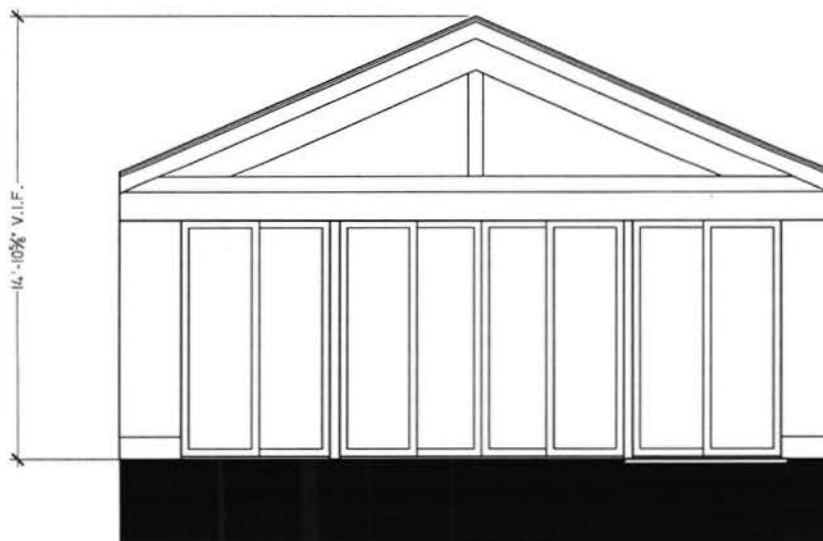
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1
2 EXISTING PARTIAL REAR HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



2
2 EXISTING POOLHOUSE ELEVATION
SCALE: 1/4" = 1'-0"

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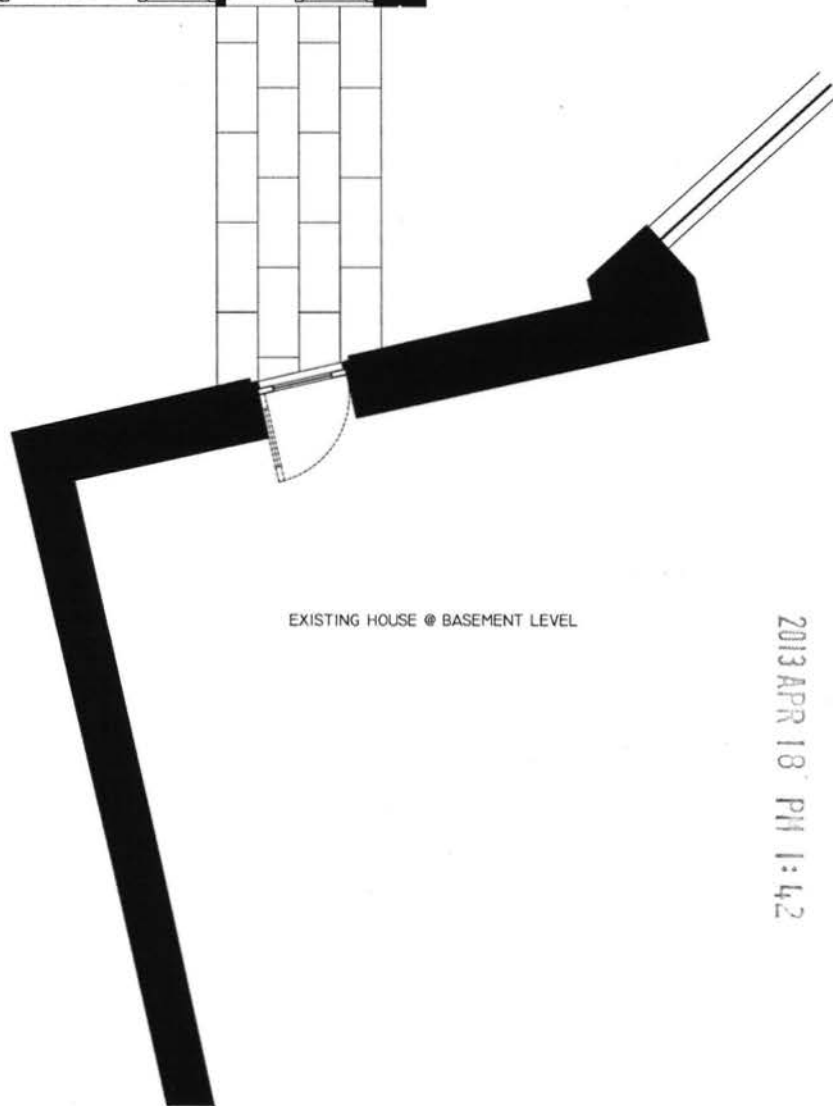
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EXISTING POOLHOUSE



EXISTING HOUSE @ BASEMENT LEVEL

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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