

18661

Applicants Statement

REAR YARD SETBACK

The subject property is located between commercial lots. The lot on the North side has no rear yard setback. The lot on the West side extends beyond the subject lot. The lot on the South side also extends beyond the subject property. These three lots cause the subject property to have concrete walls on all sides. The heights of 2 of the walls are at two stories and the third wall height is one story. These walls cause the rear area to be breezeless and sunless most of the time. Furthermore, due to the size of the rear yard as well as it being a concrete pad makes the area unusable in any fashion other than storage.

There is currently a pedestrian alleyway that runs along side the property that has access to the subject properties rear yard. We propose no change to access to the alleyway other than a doorway from the alleyway entering into the proposed storage area.

The proposed structure does not hinder or impede existing doors or windows and allows for sufficient light and air. Furthermore it does not infringe on the expected privacy of others as there are no windows and the structure is 1 story.

In order to make the area more useful, we propose to install a green roof on top of the new rear structure. This green roof, being higher in elevation than the existing pad, makes a green area more practical as more natural sunlight will be available. This green roof will incorporate the use of vegetation and a drainage system.

PARKING

- (a) The subject structure is in a commercial district and the proposed work is to add storage to the existing building.
- (b) The maximum number of employees is currently 3. The proposed project does not increase the number of employees.
- (c) The amount of traffic congestion would not increase if the project were permitted. The project is for storage only not to increase retail space or work space.
- (d) An adequate amount of parking is currently available and this project does not change the amount of parking required.
- (e) The subject property is currently located within 800' of a Metro Station.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

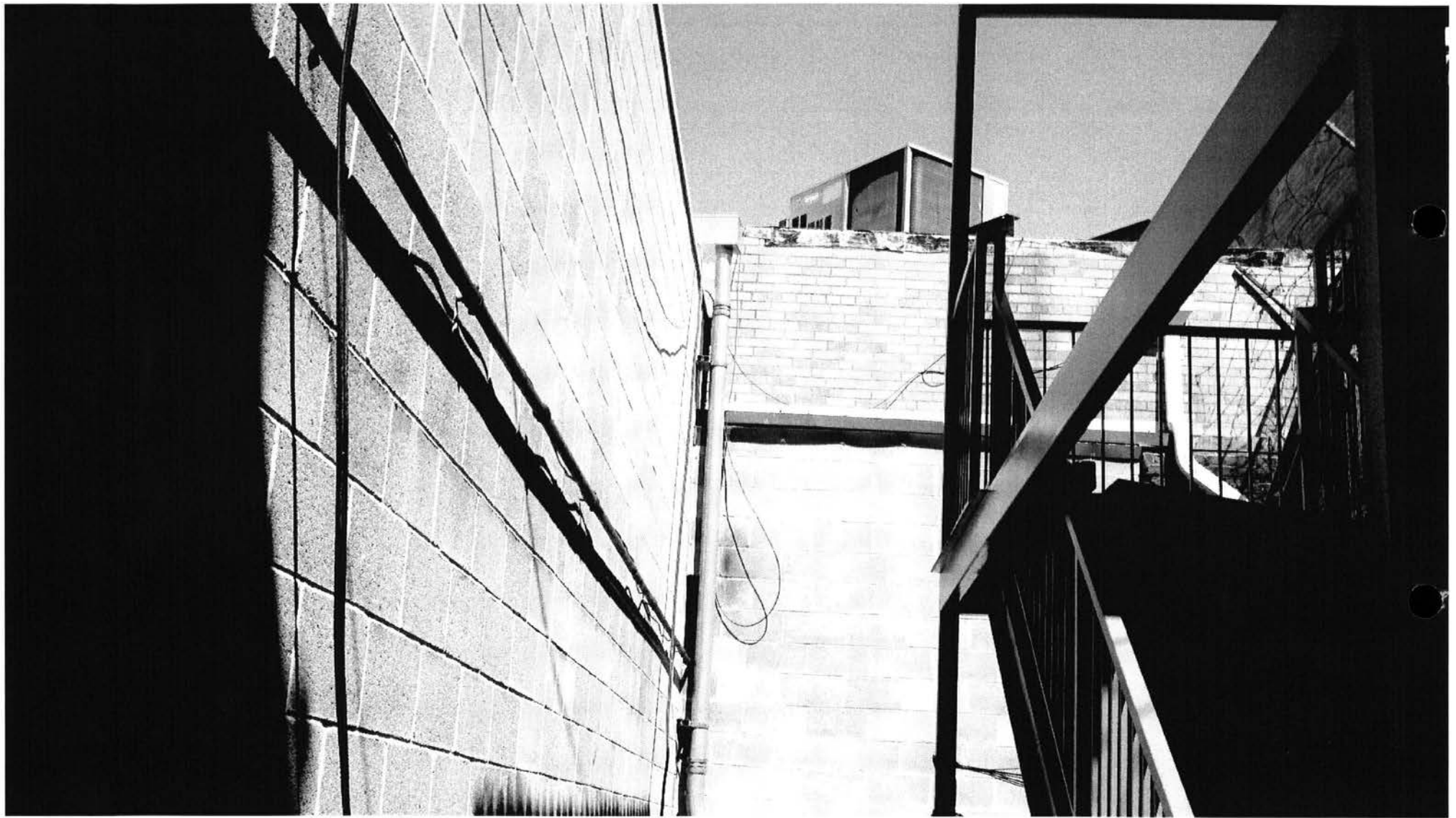
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EXHIBIT NO.

24

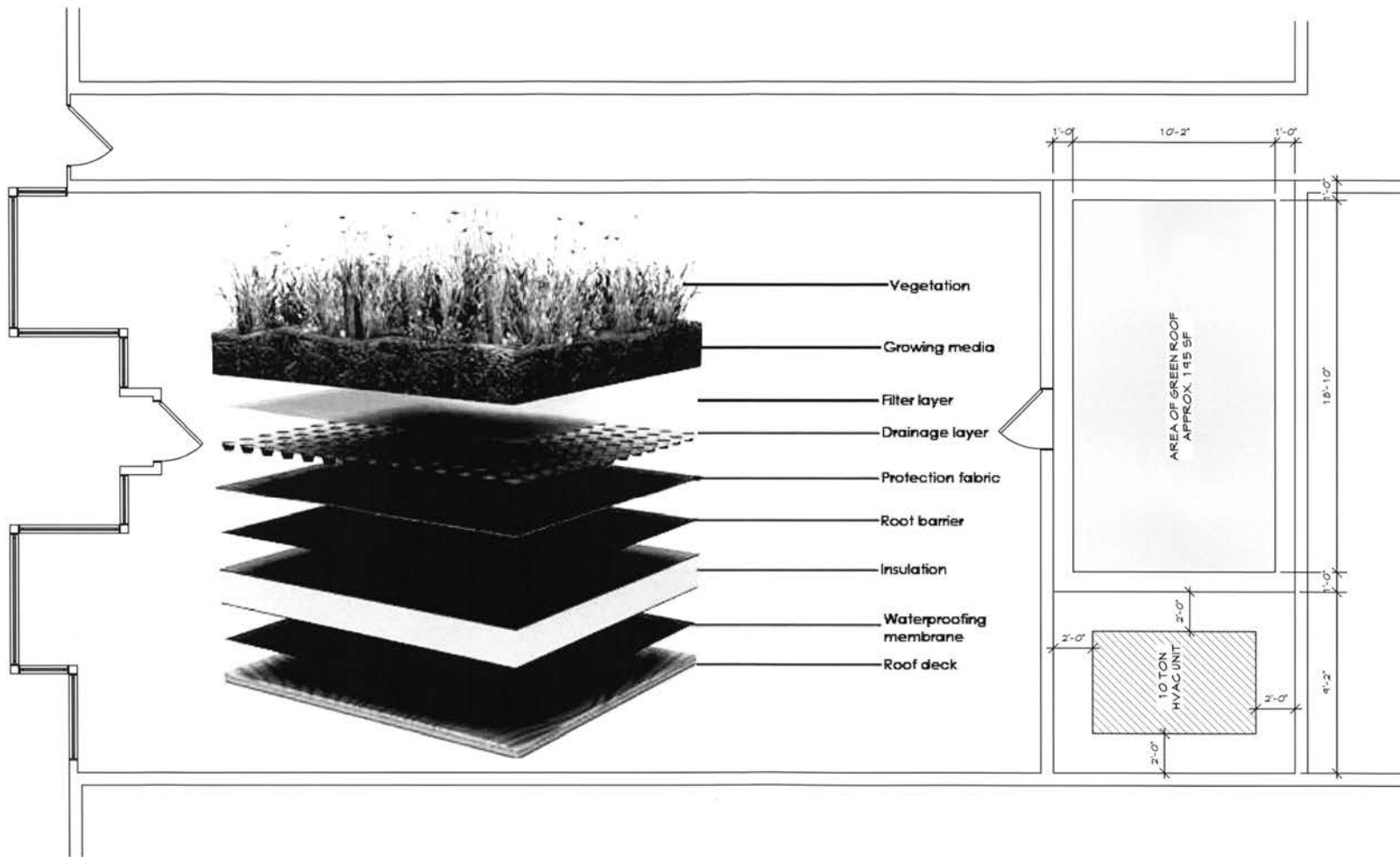
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18661
EXHIBIT NO. 24









1 Green Roof System
Scale: 3/16" = 1'-0"

CAPITOL HILL INVESTORS LLC
405 8th Street S.E.
Washington, D.C. 20002

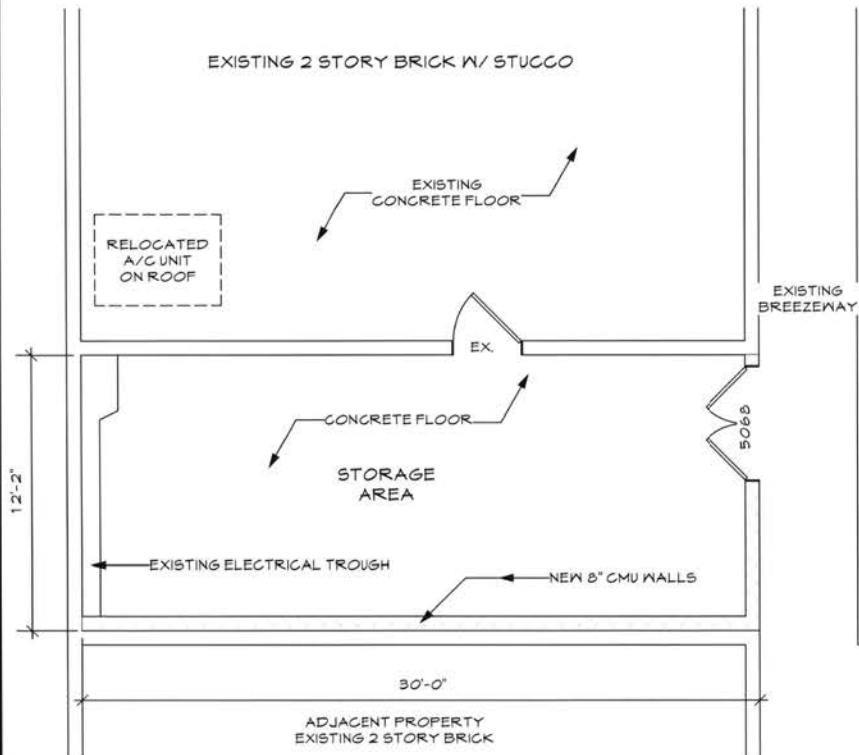
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11/14/13

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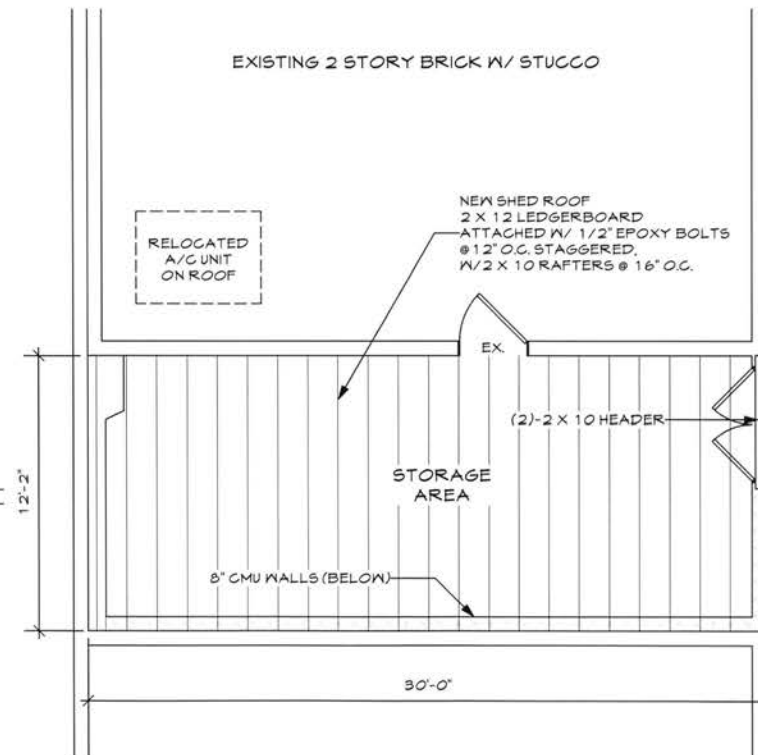
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2 Proposed Floor Plan

Scale: 3/16" = 1'-0"



3 Roof Framing Plan

Scale: 3/16" = 1'-0"

APITOL HILL INVESTORS L
405 8th Street S.E.
Washington, D.C. 20002

Scale:
3/16" = 1'-0"

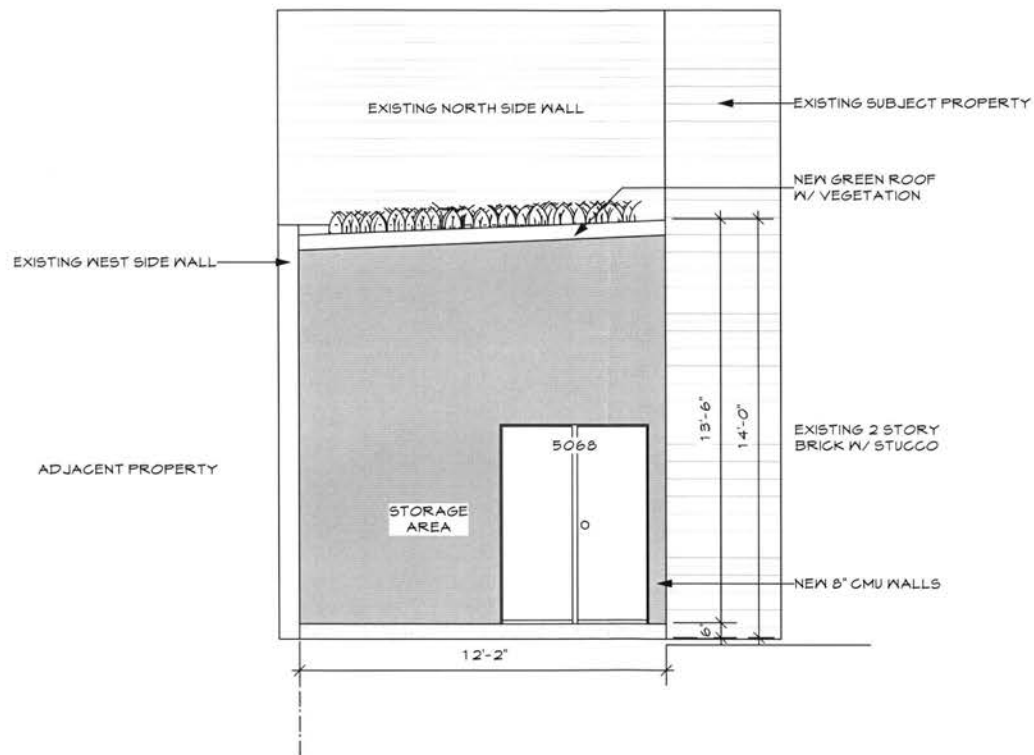
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4 Proposed Elevation

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

APITOL HILL INVESTORS L
405 8th Street S.E.
Washington, D.C. 20002

Scale:
3/16" = 1'-0"

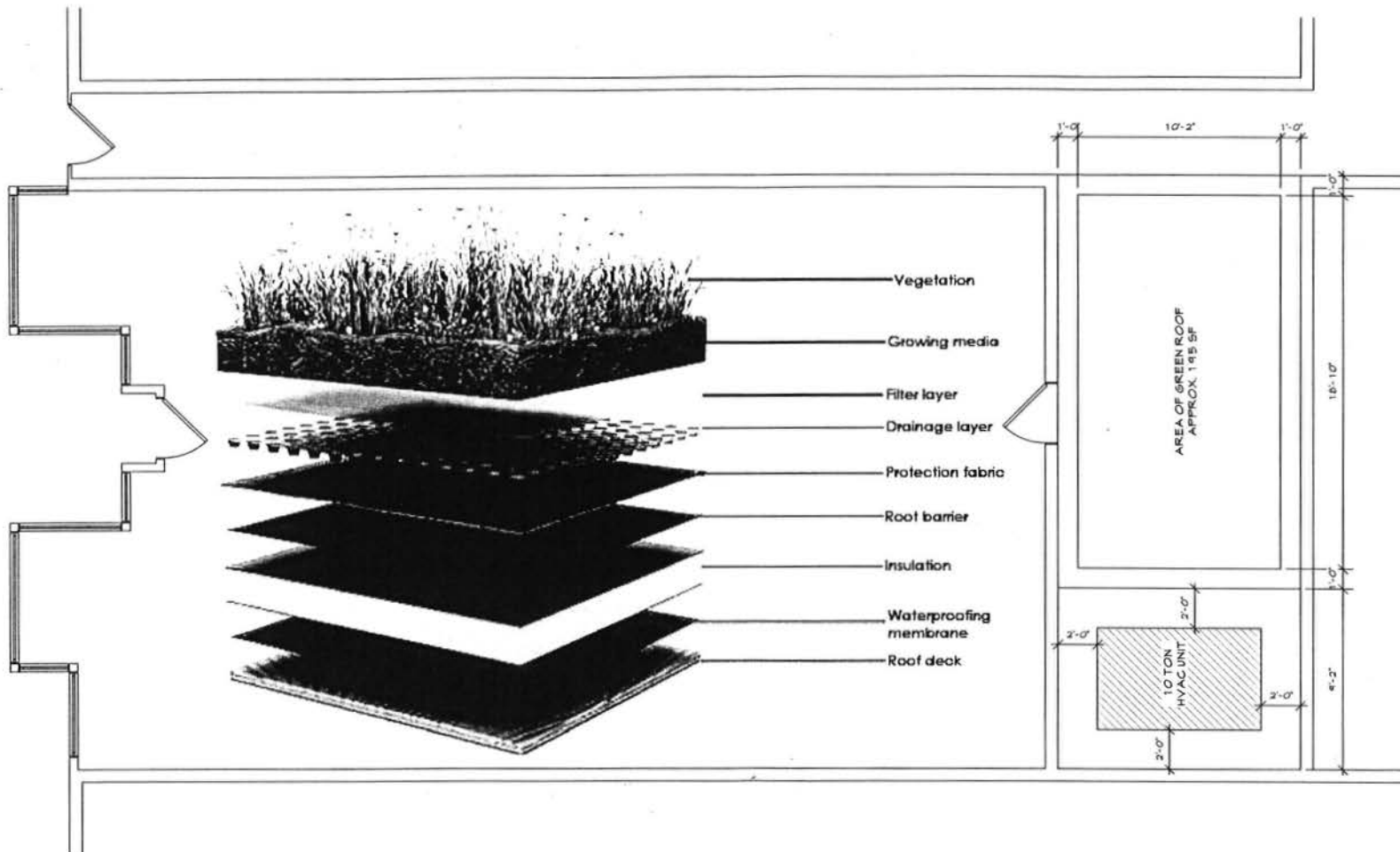
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1 Green Roof System
Scale: 3/16" = 1'-0"

CAPITOL HILL INVESTORS LLC
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Washington, D.C. 20002

Scale: 3/16" = 1'-0"

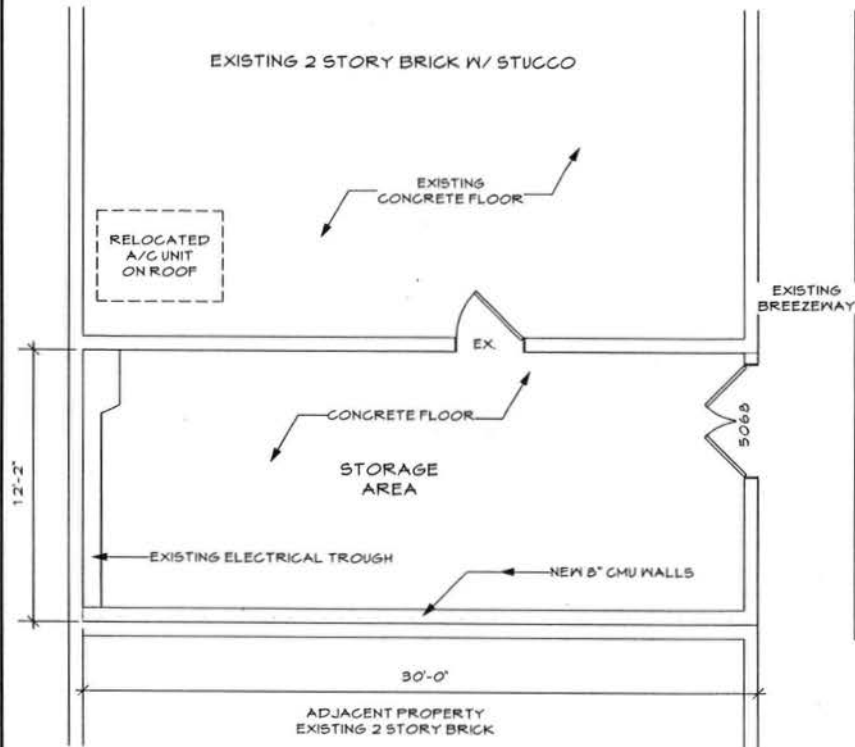
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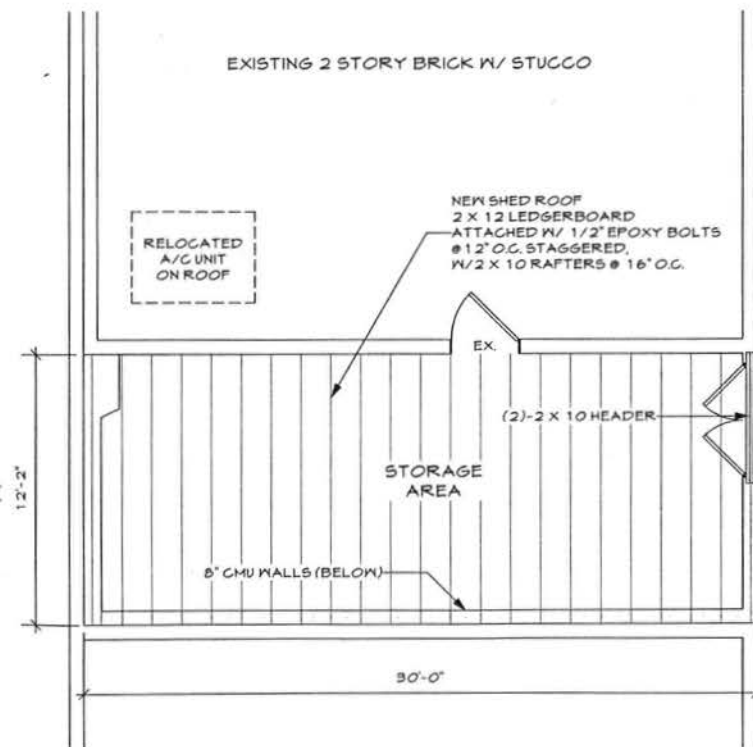
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2 Proposed Floor Plan

Scale: 3/16" = 1'-0"



3 Roof Framing Plan

Scale: 3/16" = 1'-0"

APITOL HILL INVESTORS L
405 8th Street S.E.
Washington, D.C. 20002

Scale:
3/16" = 1'-0"

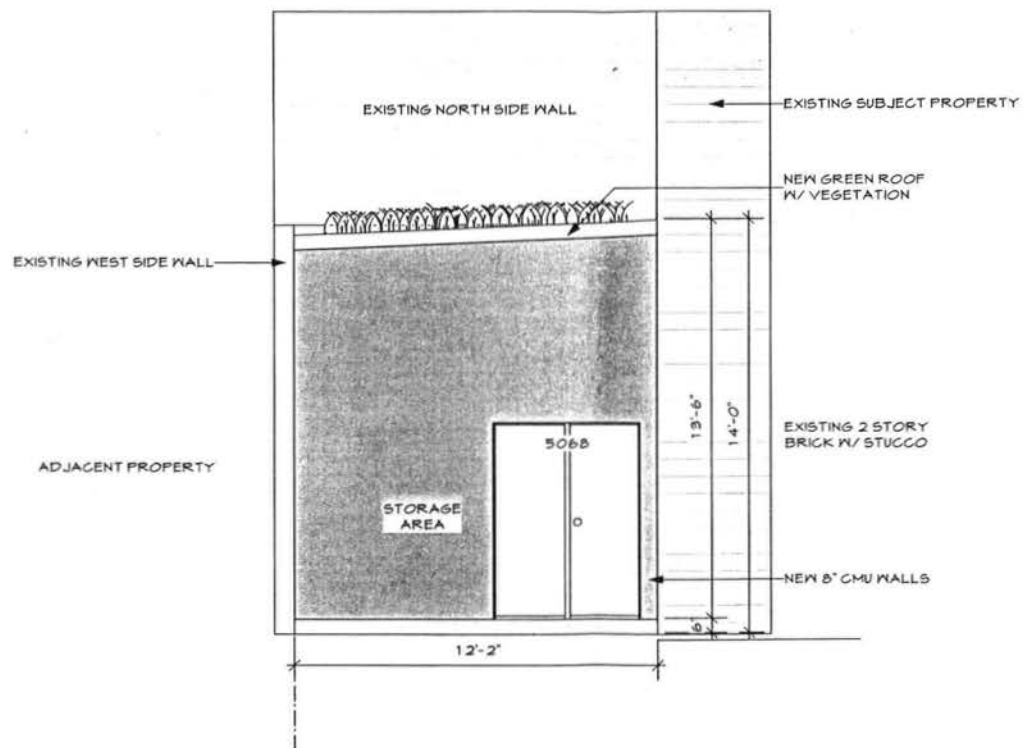
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4 Proposed Elevation
 Scale: 1/4" = 1'-0"

APITOL HILL INVESTORS L
 405 8th Street S.E.
 Washington, D.C. 20002

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