



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 19173

Motion of:

☒ Applicant

☐ Petitioner

☐ Appellant

☐ Party

☐ Intervenor

☐ Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Waive the 14 day Filing Requirement and for Leave to File Updated Plans

Points and Authorities:

Please state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form.

The revised plans are a product of significant cooperation between community members and the Applicant and Architect. The plans have just recently been updated following a meeting with the community last week.

CERTIFICATE OF SERVICE

I hereby certify that on this

08

day of

March

Mont

,

2

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1

6

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via:

☐ Mailed letter

☐ Hand delivery

☒ E-Mail

☐ Other _____

Signature:

Print Name:

Alexandra Garcia

Address:

1990 M Street NW, Suite 200, Washington DC 20036

Phone No.:

2025031700

E-Mail:

agarcia@sullivanbarros.com

Board of Zoning Adjustment
District of Columbia

CASE NO.19173

EXHIBIT NO.35

3 UNIT APARTMENT BUILDING
1264 HOLBROOK TERRACE NE
WASHINGTON D.C.

BZA APPLICATION FOR SPECIAL EXEMPTION
ZONE : R4 - LOT AREA : 2700 SF

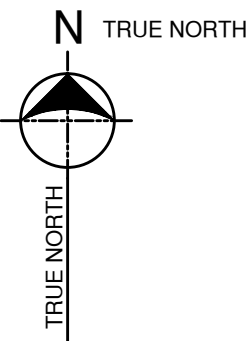
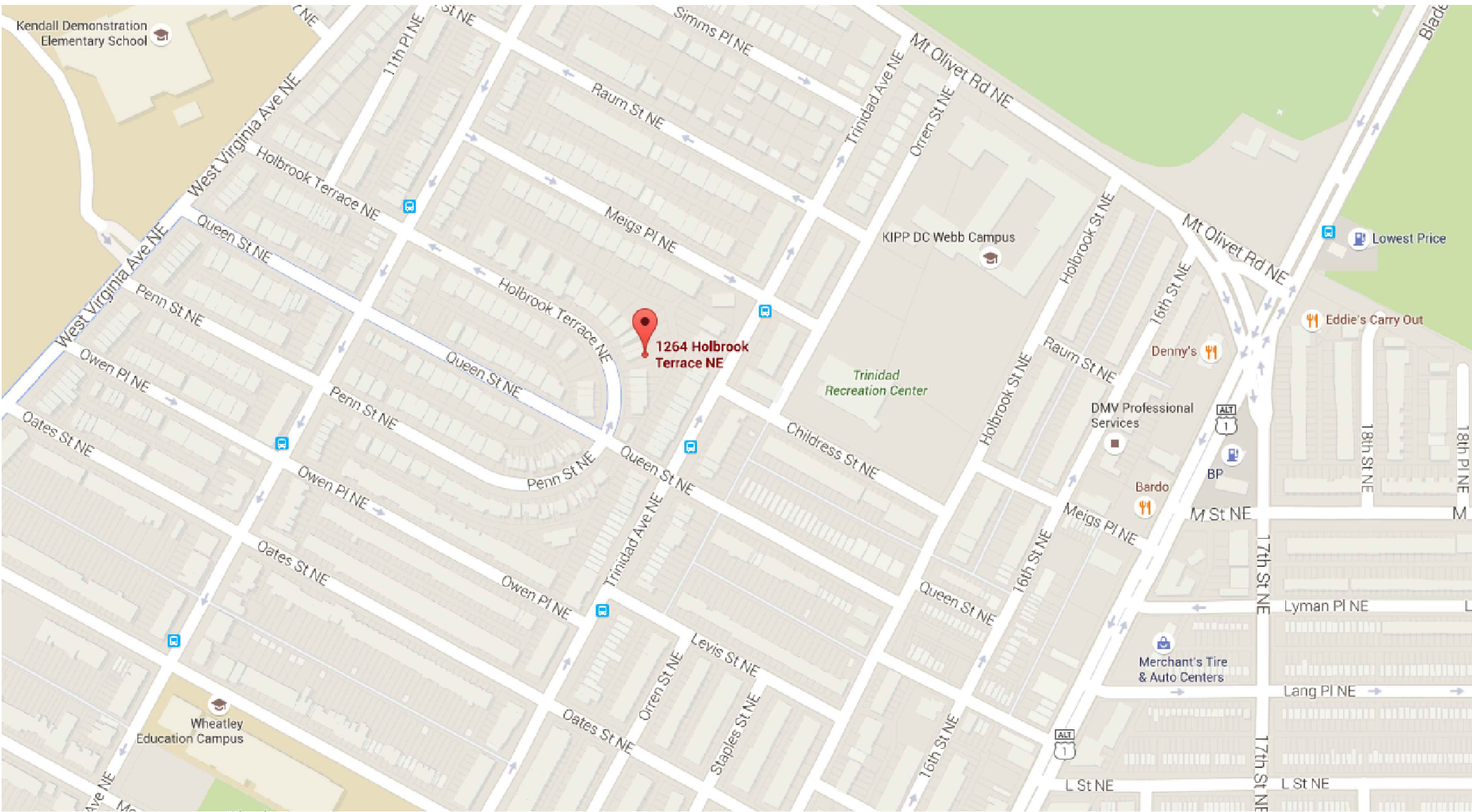
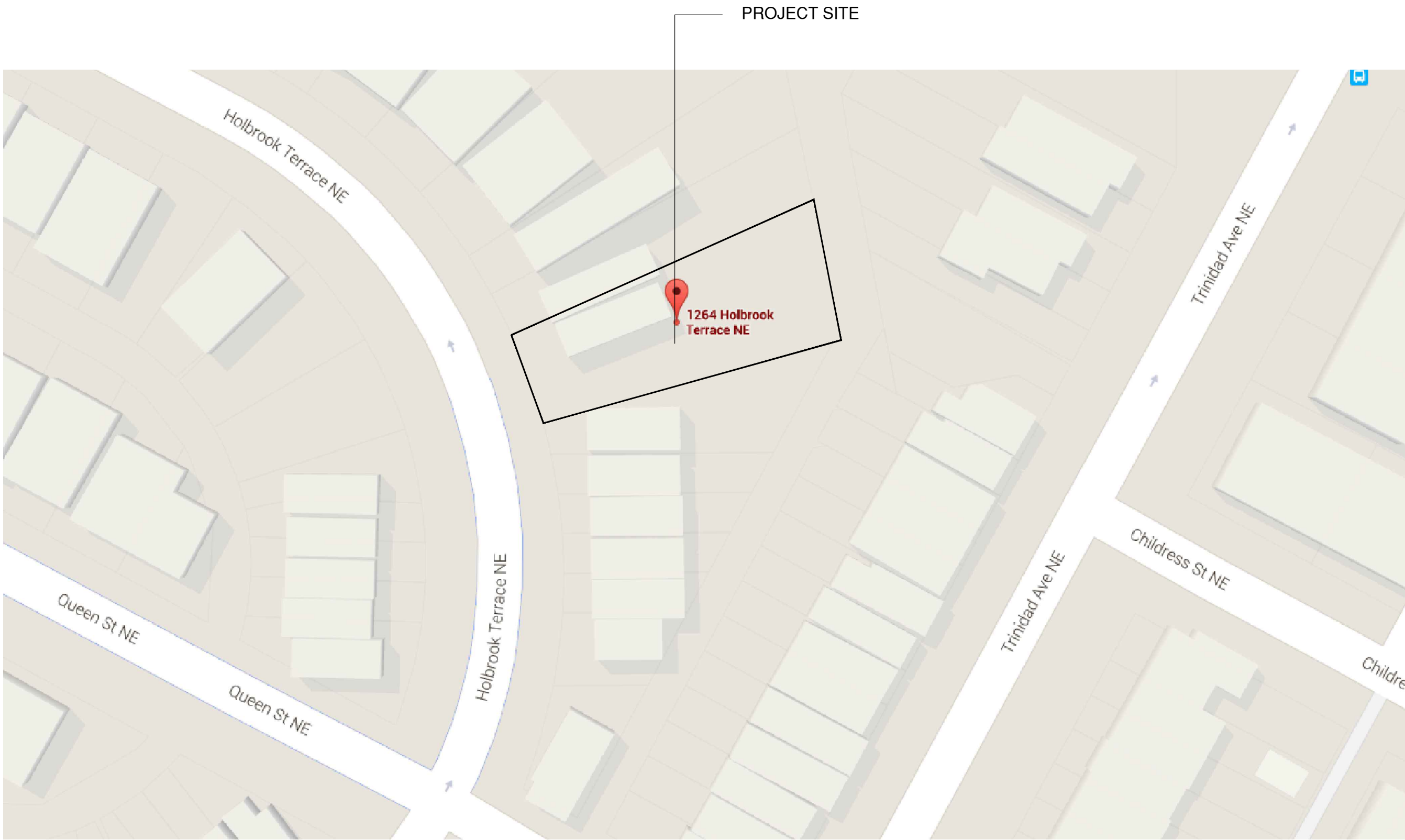


PROJECT DESCRIPTION :

SINGLE FAMILY DWELLING TO BE CONVERTED
TO A 3 UNIT FLAT .
PROJECT WILL PROVIDE :

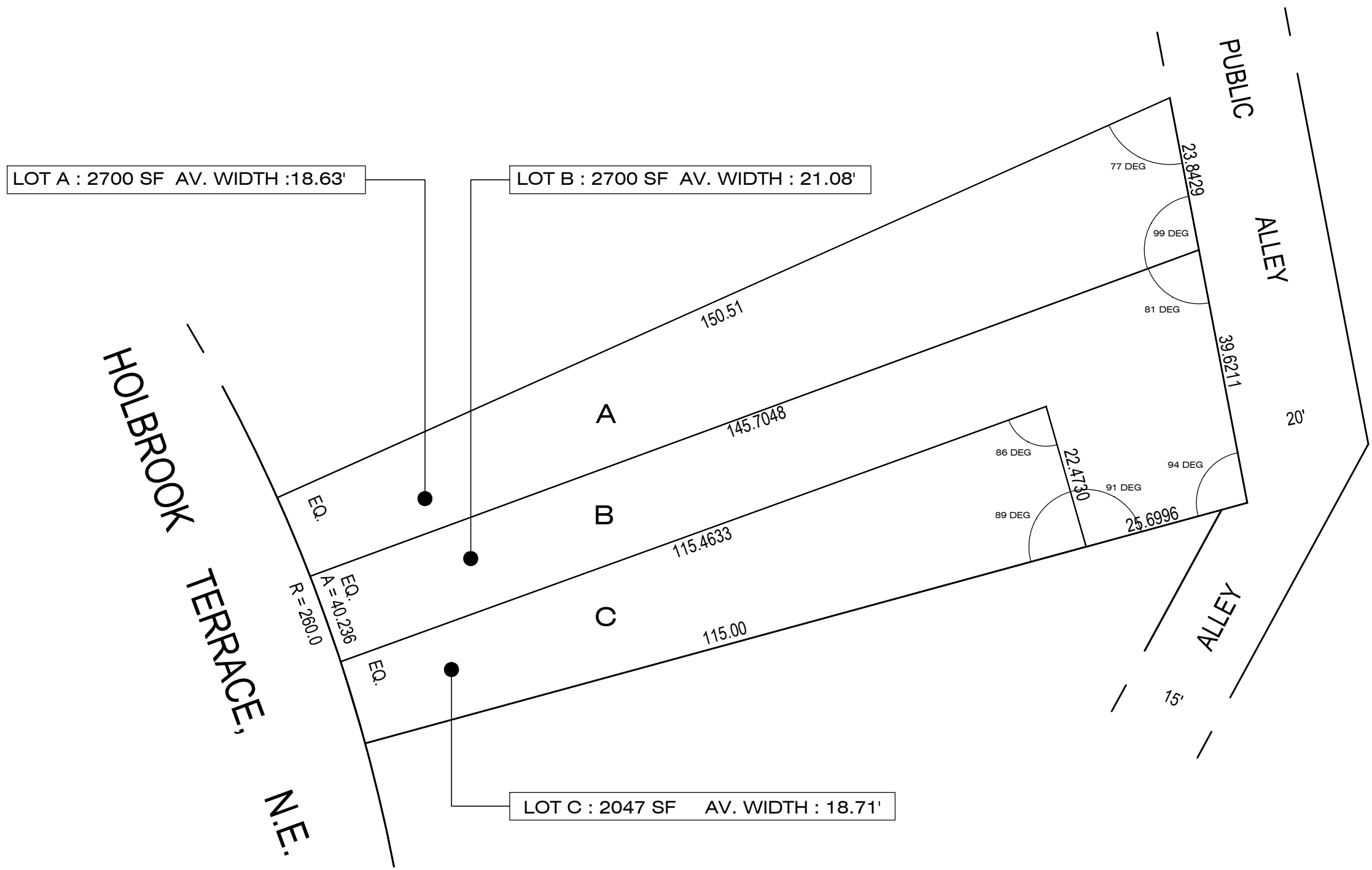
- (3) 3 BEDROOM 3 FULL BATHROOMS AT APROXIMATLY 1500 SF EACH.
- 1 UNIT PER LEVEL
- 2 OFF STREET PARKING SPACES ACCESSED FROM REAR PUBLIC ALLEY.
- OVER 30% OF PERVIOUS SURFACE
- 32' BUILDING HEIGHT
- FENCED BACKYARD. (8' HIGH WOOD FENCE ALONG PROPERTY LINES)
- ON GRADE CONDENSING UNITS ON CONCRETE PAD
- (2) 24 HR. SECURITY CAMERAS. ONE FACING ALLEY AND OTHER FACING ALLEY
- TRASH ENCLOSURE - CAPACITY 2 TRASH BINS + 2 RECYCLE BINS) LOCATED AT BACKYARD

DEVELOPEMENT BY ID PROPERTIES

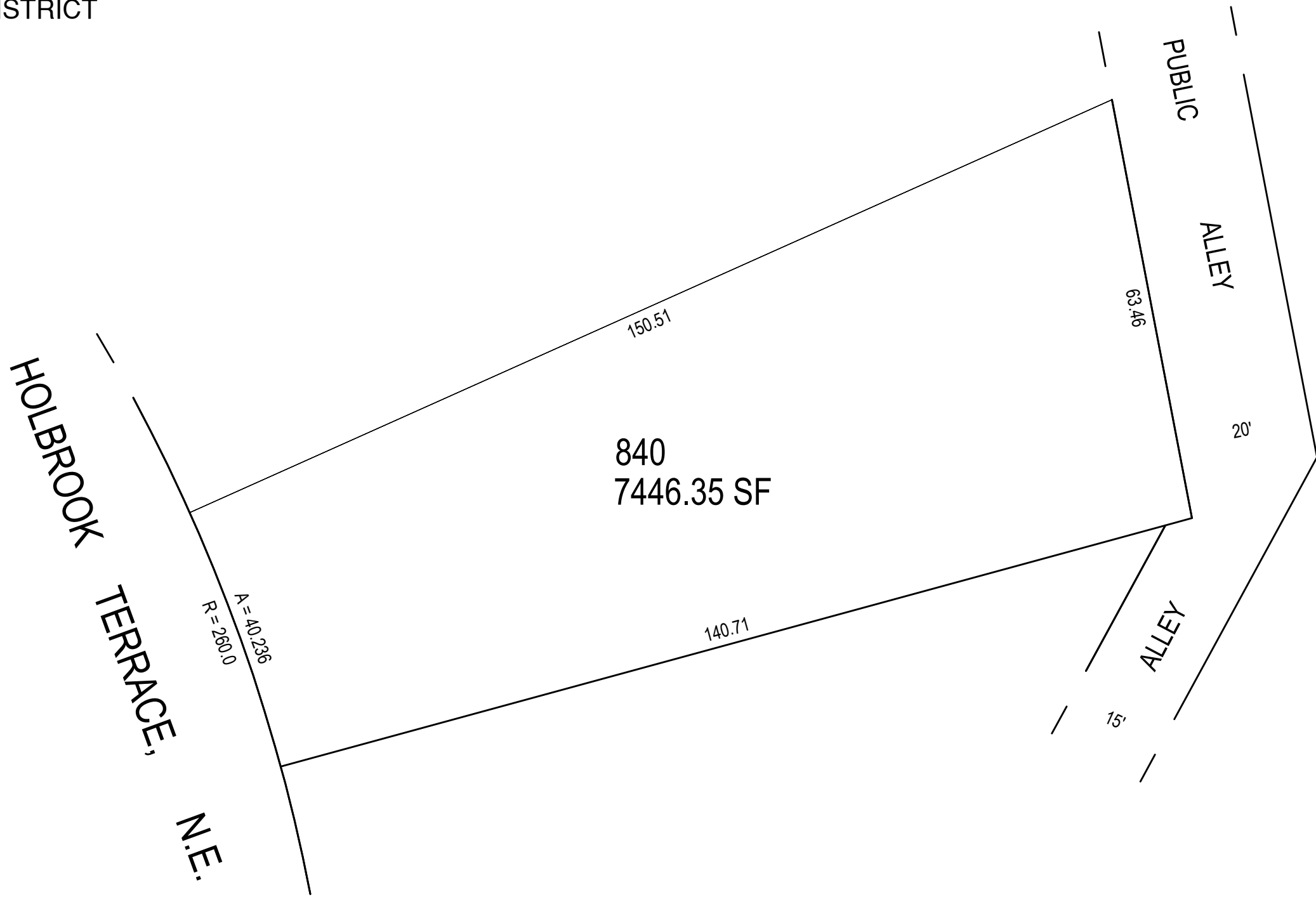


1 VICINITY MAP

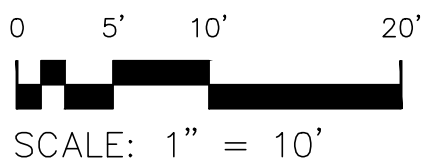
LOT # : 840 SQUARE : 4055
R4 - ZONING DISTRICT



3 PROPOSED SUBDIVISION



2 EXISTING LOT



1264
HOLBROOK TERRACE NE

AI.O
MAP AND SUBDIVISION

1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

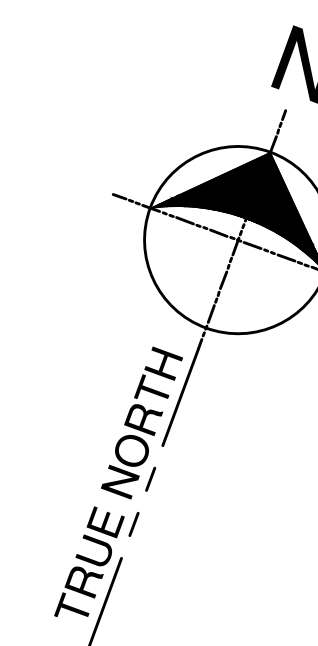
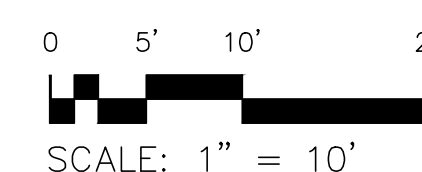
ZONE: R4



- | | |
|-----|---|
| 1 - | CONCRETE PAD - 3 CONDESNSORS |
| 2- | PERVIOUS MATT - GRASS IN FILL PARKING MAT |
| 3- | MECHANICAL ROLL UP DOOR |
| 4- | 8' HIGH FENCE |
| 5- | TRACH COMPARTMENT - HOUSING 3 BINS + 2 RECYCLING BINS |

LOT AREA : 2700 SF
PROPOSED LOT OCCUPANCY : 1620 SF (60 %)
TO INCLUDE FRONT PORCH AND OPEN COURT AREA

REAR SETBACK : 37.10' > 20.0'
BUILDING HEIGHT : 32.0'



1 SITE PLAN

1264
HOLBROOK TERRACE NE

A2.0

SITE PLAN

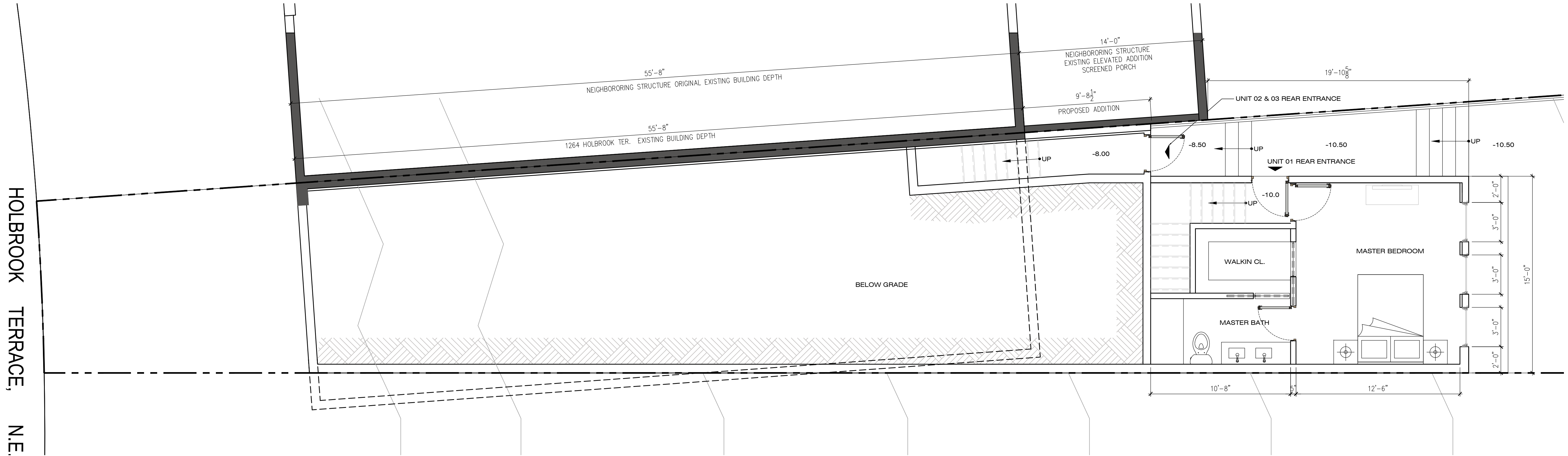
1264 HOLBROOK TER. NE

WASHINGTON D.C.

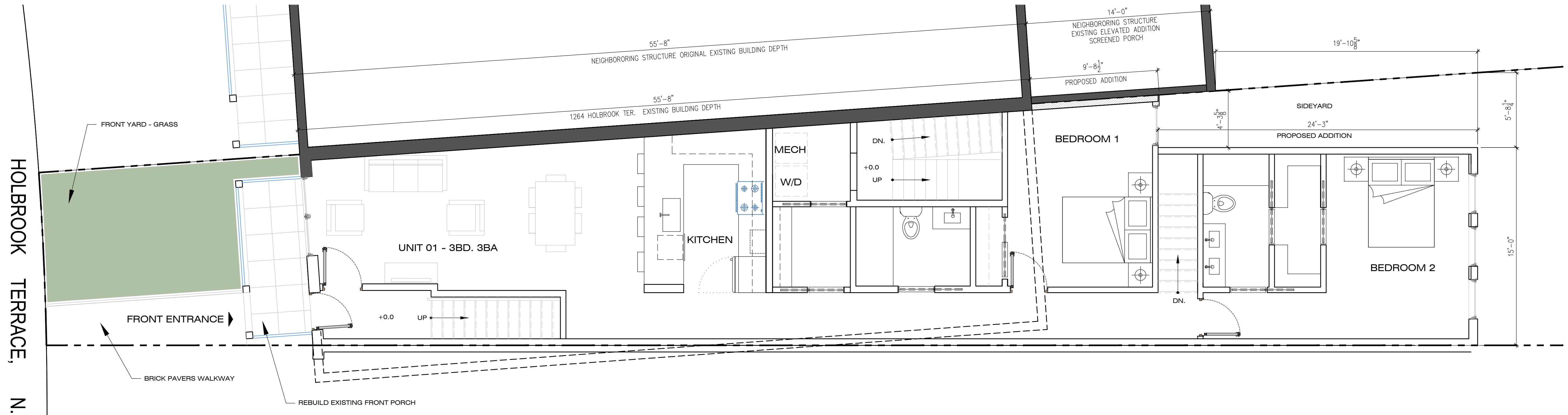
SO. ---- LOT : ----

ZONE: R4

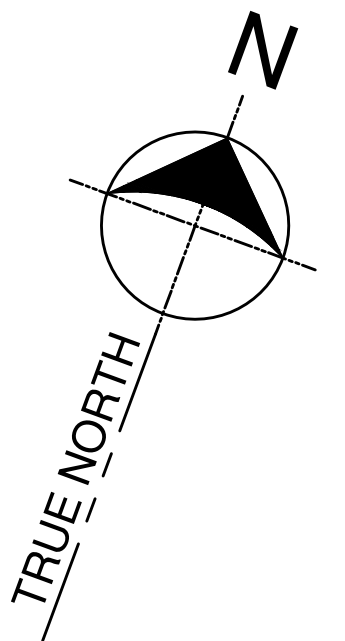
RAM DESIGN LLC 1200 G STREET NW SUITE 800 WASHINGTON D.C. 20005 | 703.405.9976 , 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

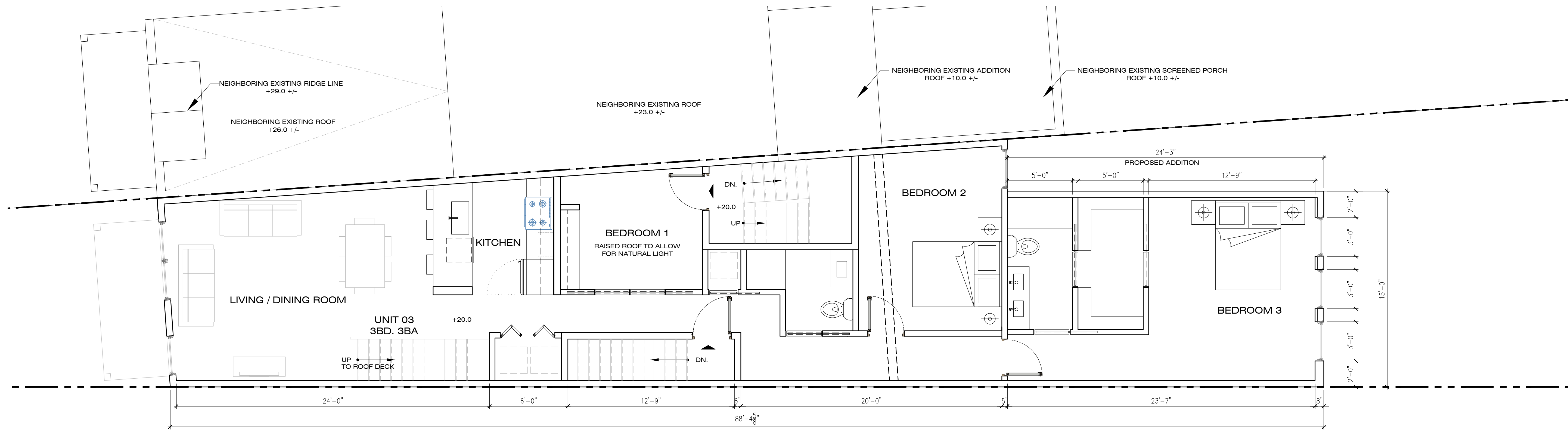


2 BASEMENT FLOOR PLAN - SLAB ON GRADE FACING ALLEY
SCALE : 1/4" = 1'-0"



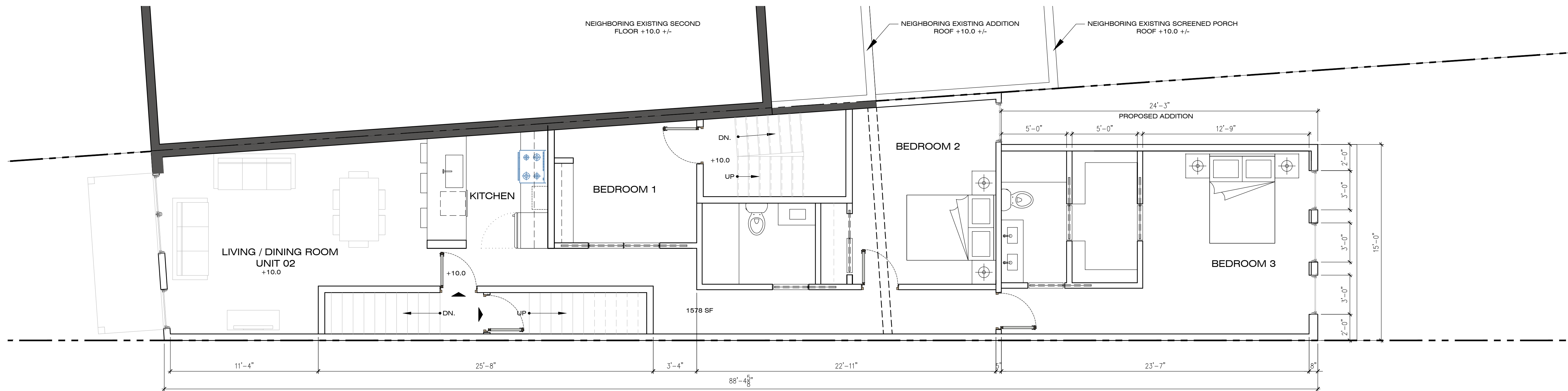
1 FIRST FLOOR PLAN - SLAB ON GRADE
SCALE : 1/4" = 1'-0"





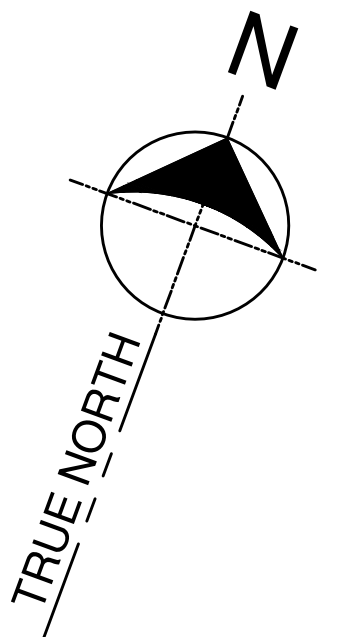
THIRD FLOOR PLAN

2 | THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

1 | SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



1264
HOLBROOK TERRACE NE

A3.1
FLOOR PLANS

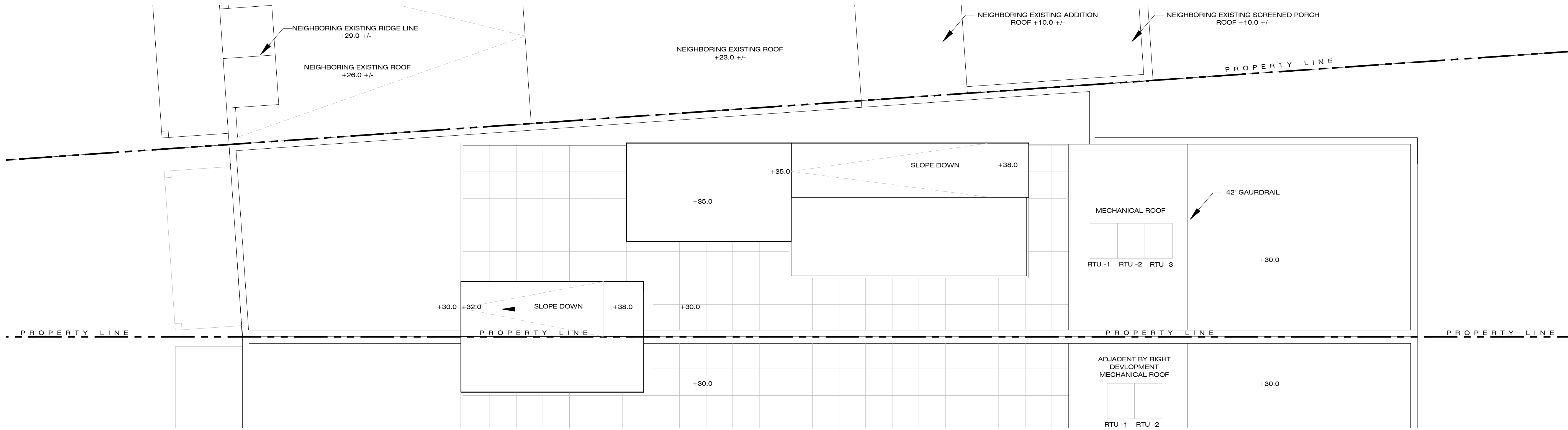
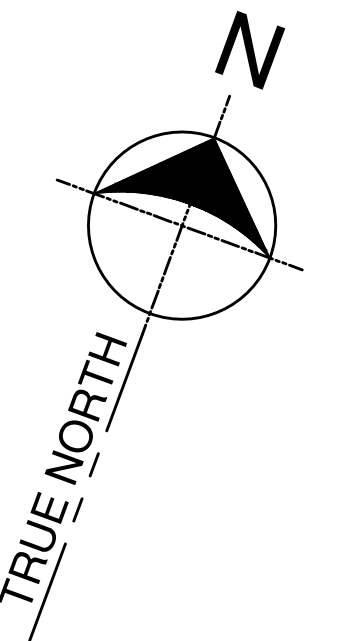
1264 HOLBROOK TER. NE

WASHINGTON D.C.

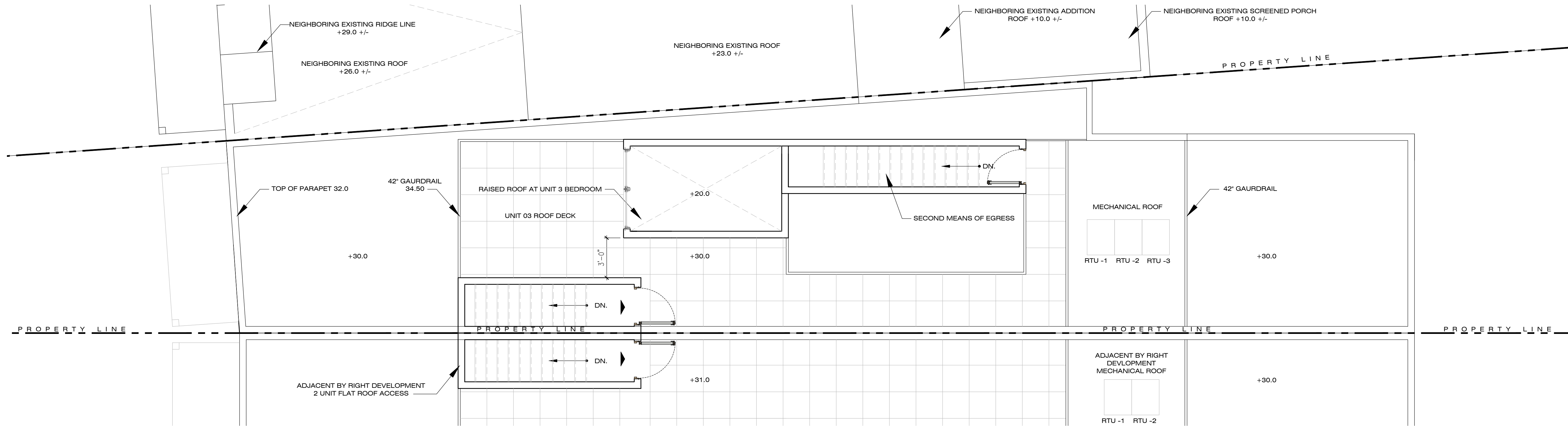
SQ. --- LOT : ---

ZONE: R4

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2 ROOF PLAN
SCALE : 1/4" = 1'-0"



1 ROOF DECK PLAN
SCALE : 1/4" = 1'-0"

1264
HOLBROOK TERRACE NE

A3.2
FLOOR PLANS

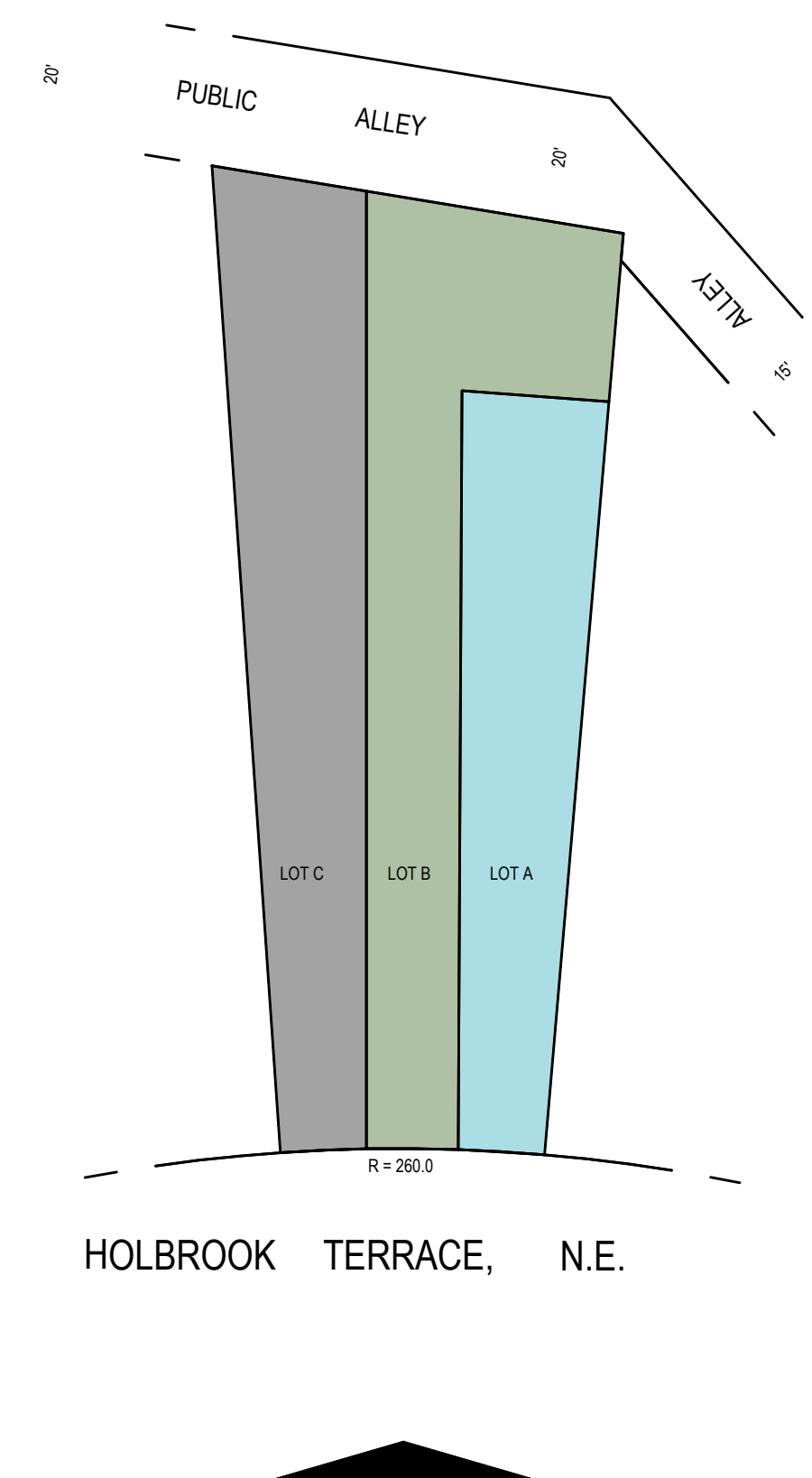
1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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FRONT ELEVATION FACING HOLBROOK TER. NE

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

1264
HOLBROOK TERRACE NE

1264 HOLBROOK TER. NE

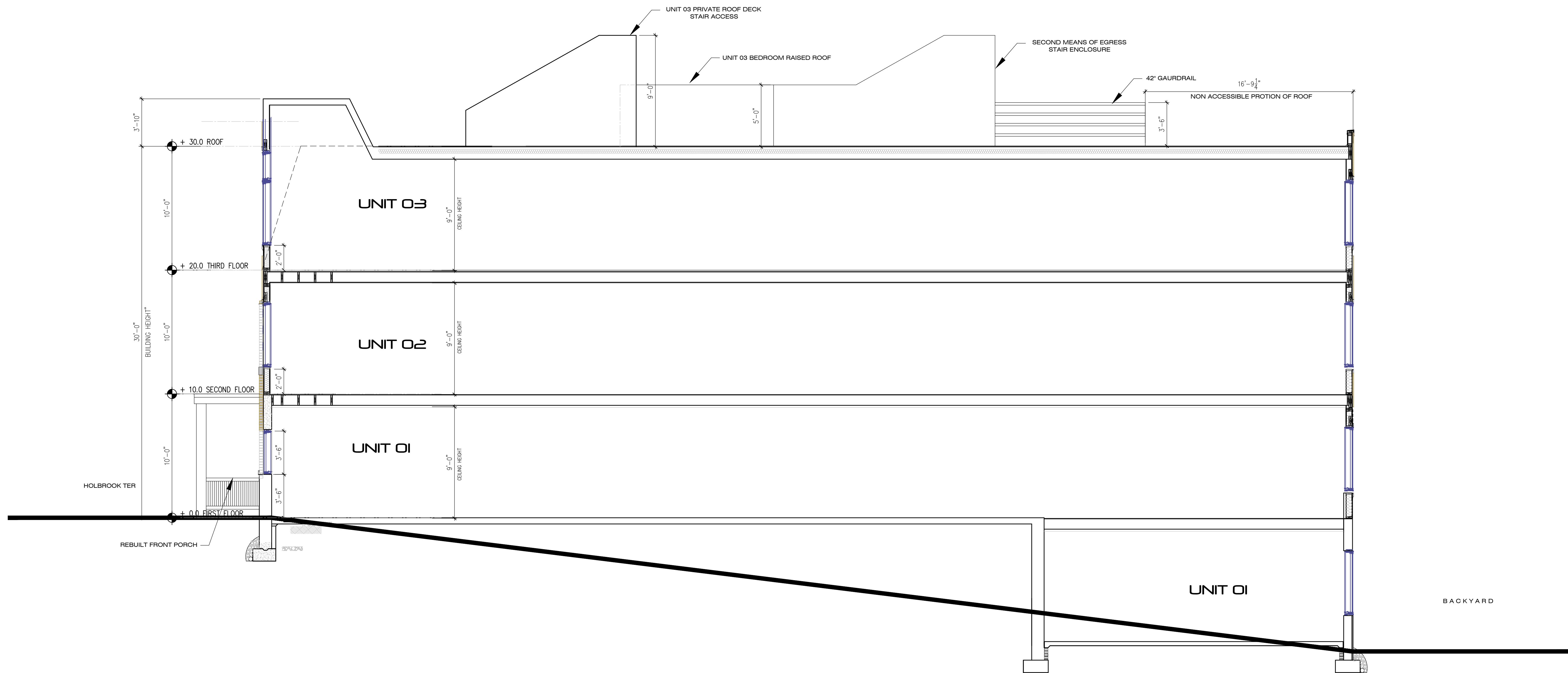
A4.0
ELEVATIONS - OPTION B

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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

1264
HOLBROOK TERRACE NE

A5.0
BUILDING SECTION

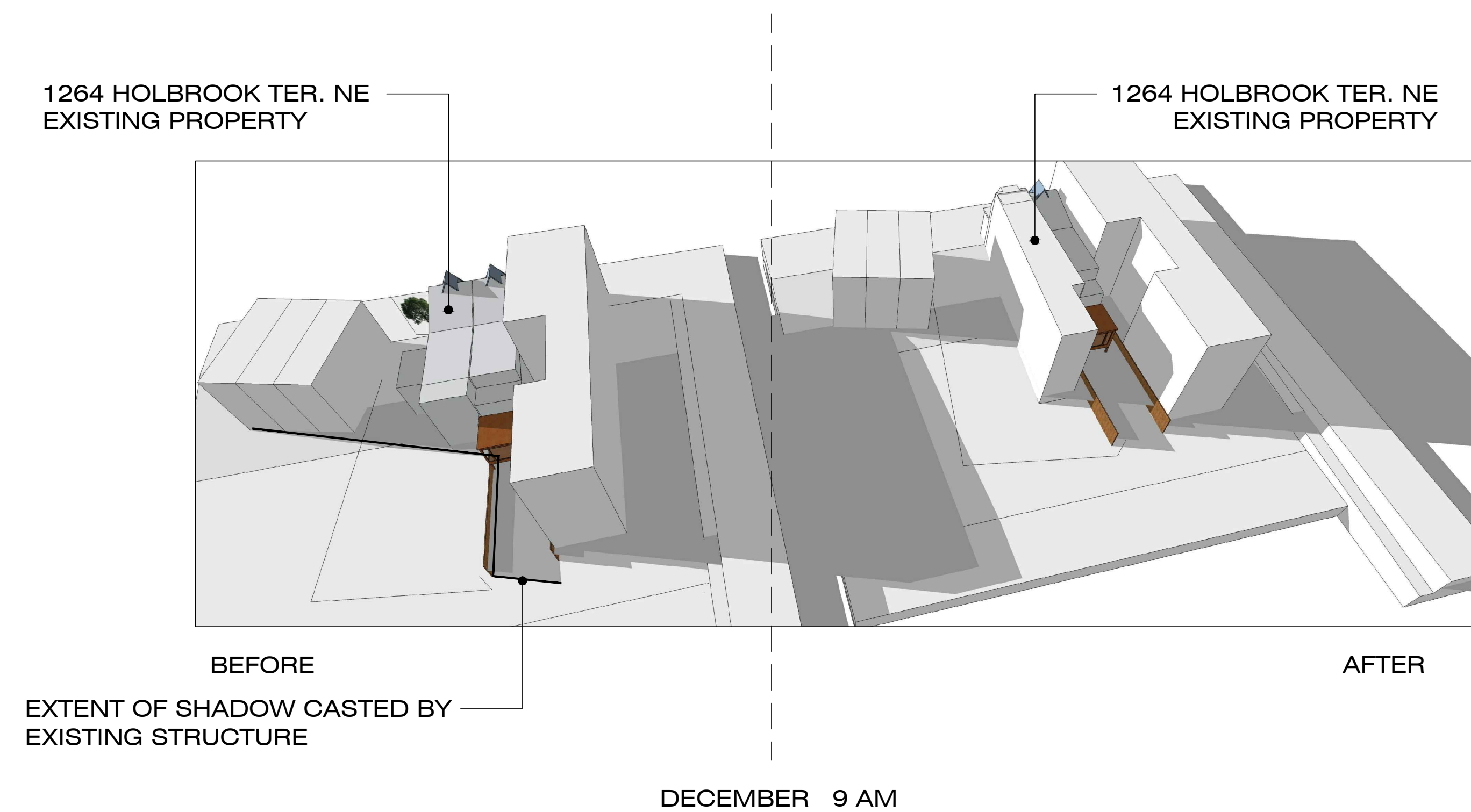
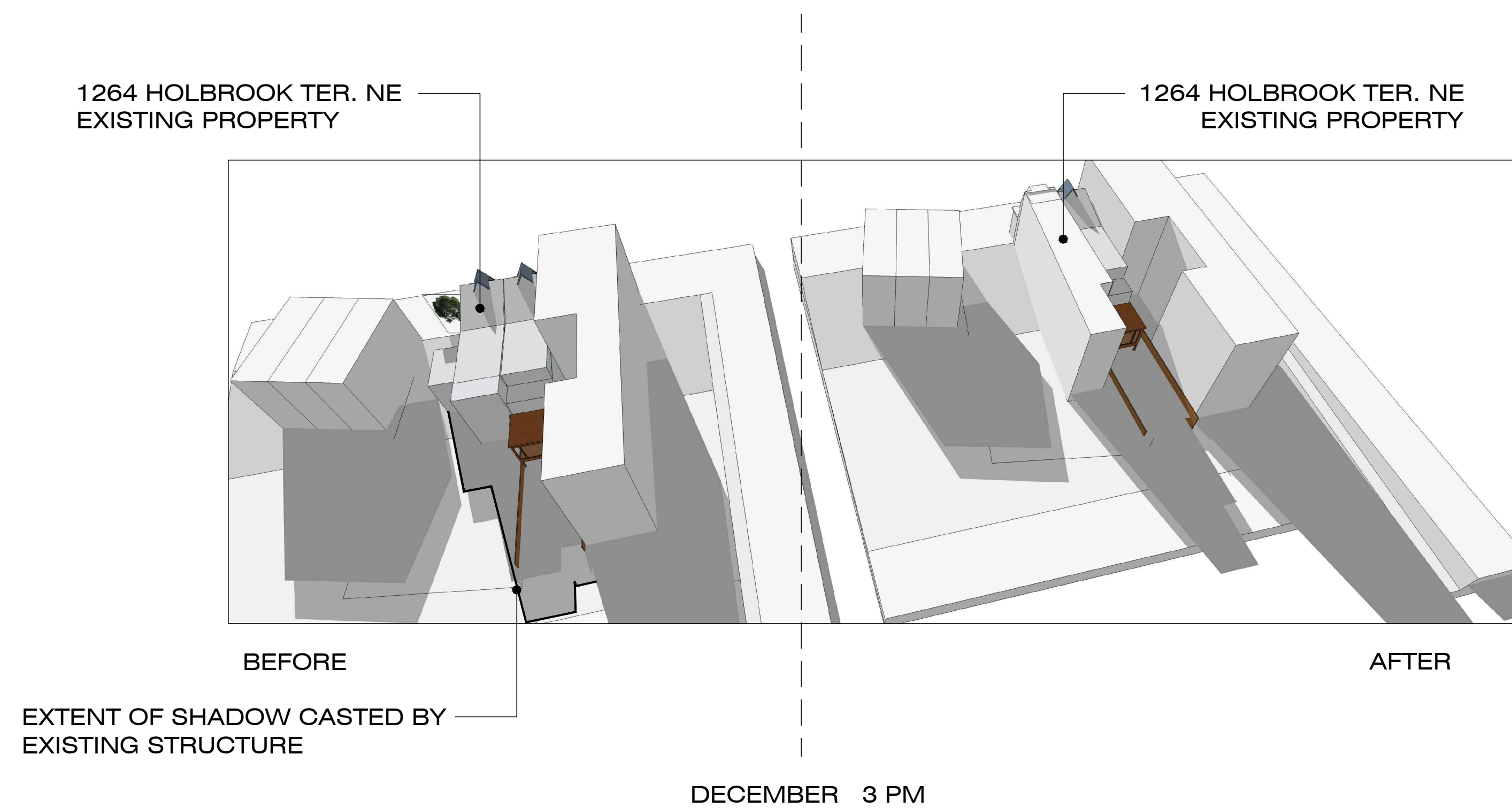
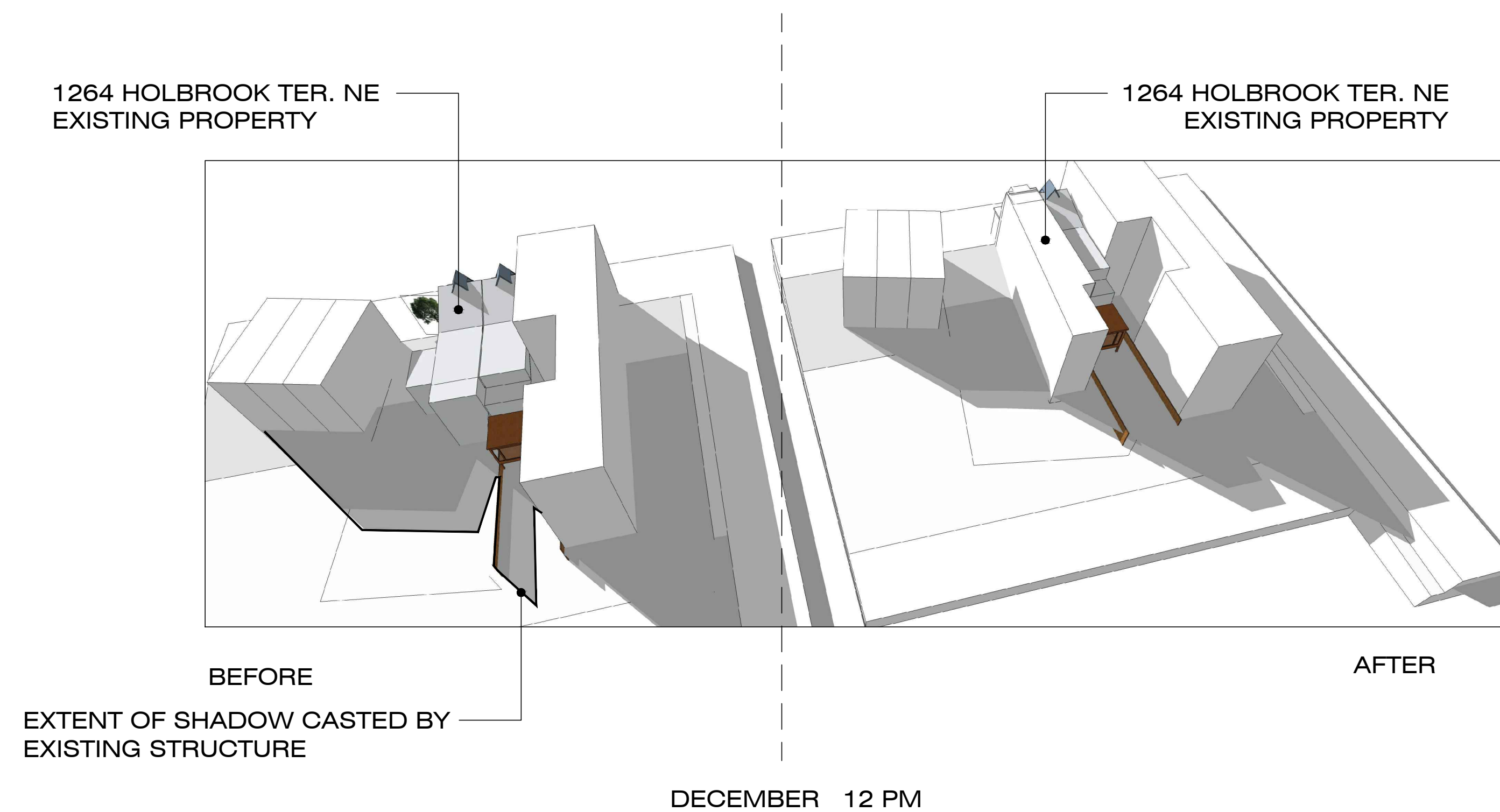
1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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1264
HOLBROOK TERRACE NE

A6.0
SHADE AND SHADOW

1264 HOLBROOK TER. NE

WASHINGTON D.C.

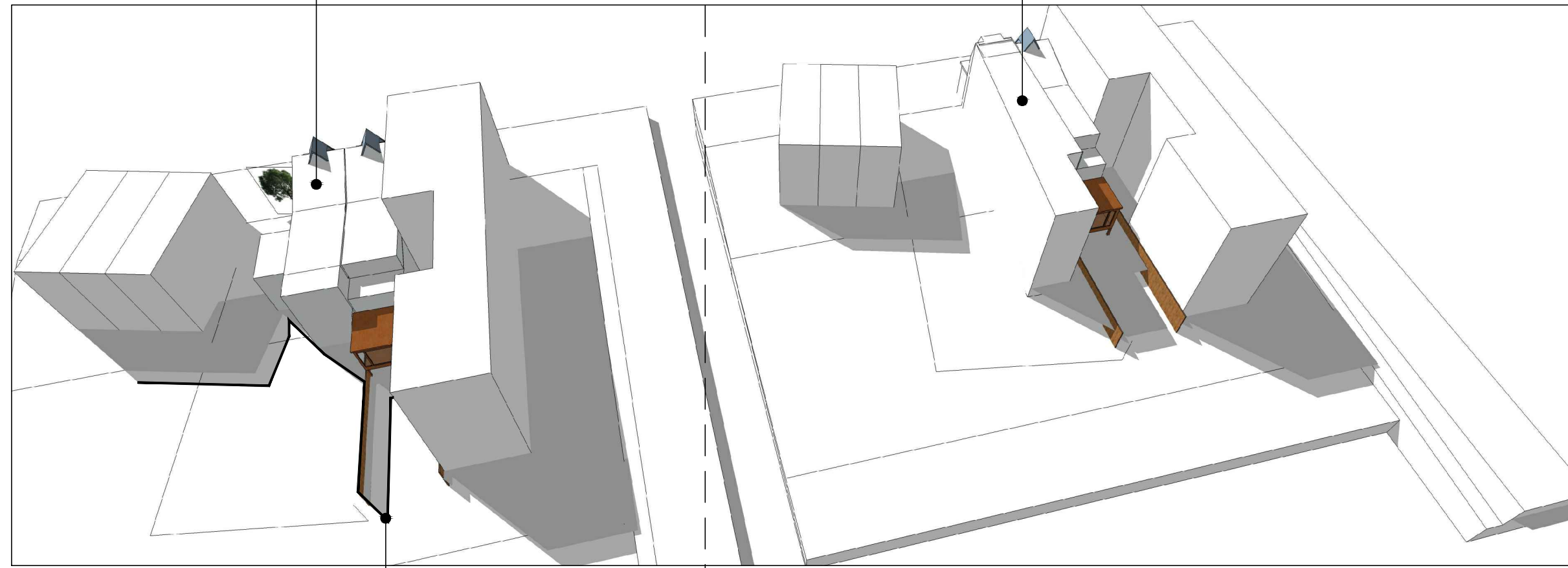
SQ. --- LOT : ---

ZONE: R4

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1264 HOLBROOK TER. NE
EXISTING PROPERTY

1264 HOLBROOK TER. NE
EXISTING PROPERTY



BEFORE

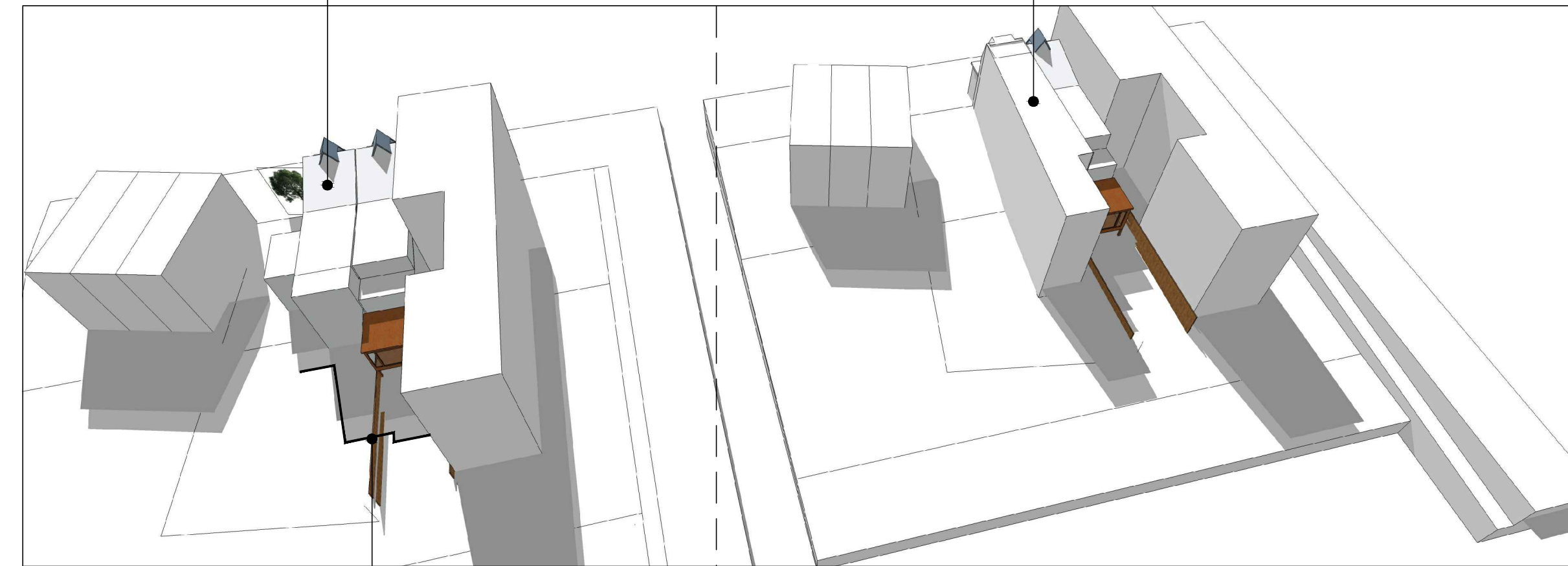
AFTER

EXTENT OF SHADOW CASTED BY
EXISTING STRUCTURE

MARCH 12 PM

1264 HOLBROOK TER. NE
EXISTING PROPERTY

1264 HOLBROOK TER. NE
EXISTING PROPERTY



BEFORE

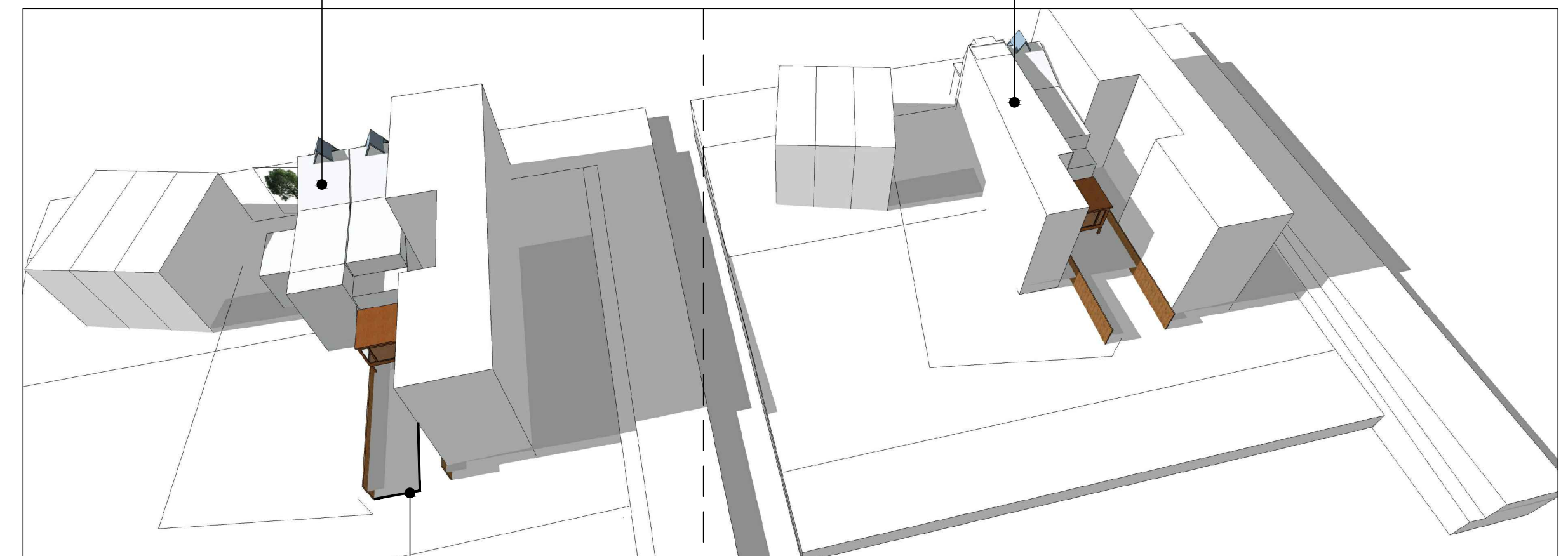
AFTER

EXTENT OF SHADOW CASTED BY
EXISTING STRUCTURE

MARCH 3 PM

1264 HOLBROOK TER. NE
EXISTING PROPERTY

1264 HOLBROOK TER. NE
EXISTING PROPERTY



BEFORE

AFTER

EXTENT OF SHADOW CASTED BY
EXISTING STRUCTURE

MARCH 9 AM

1264
HOLBROOK TERRACE NE

A6.1
SHADE AND SHADOW

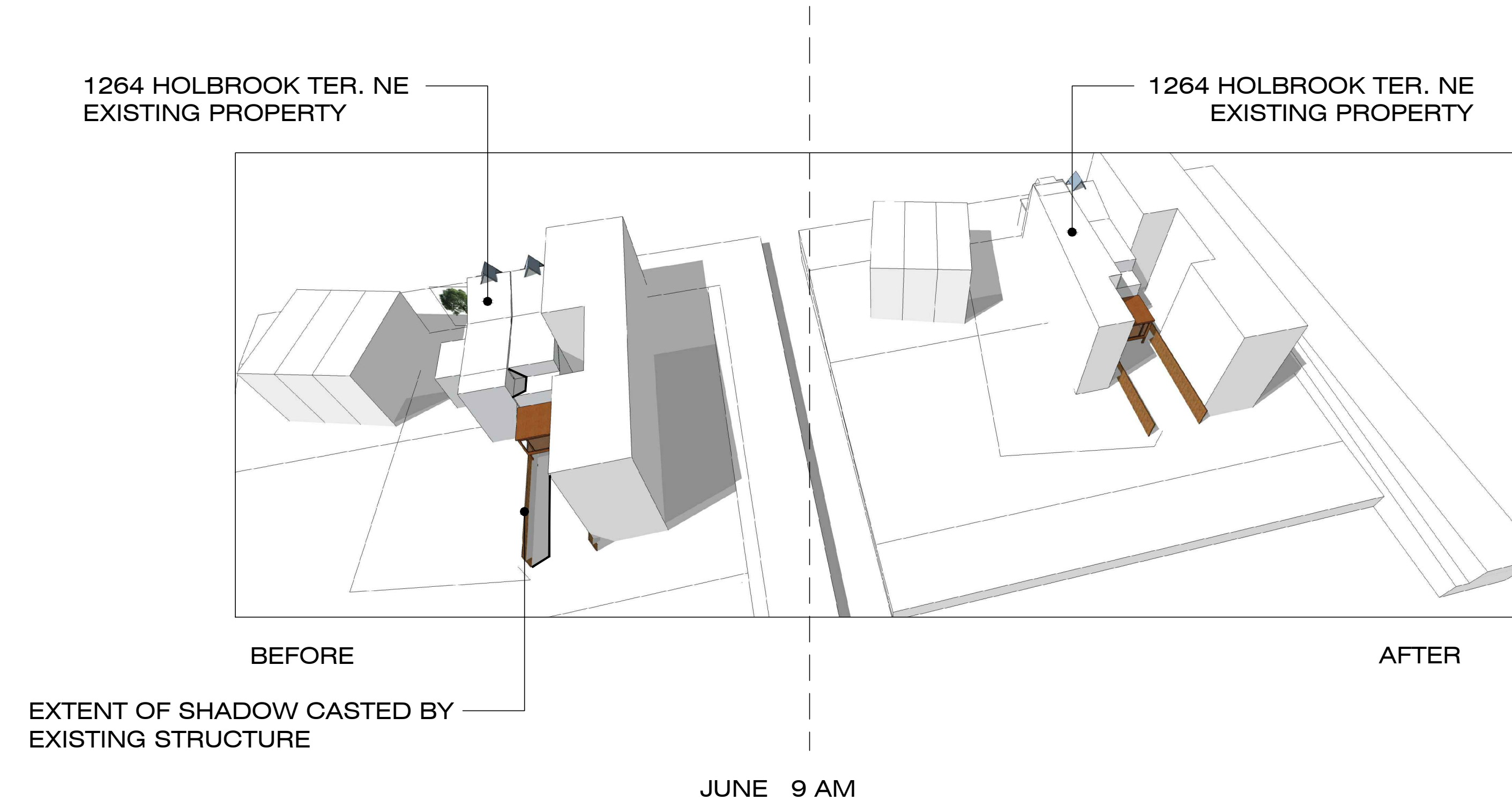
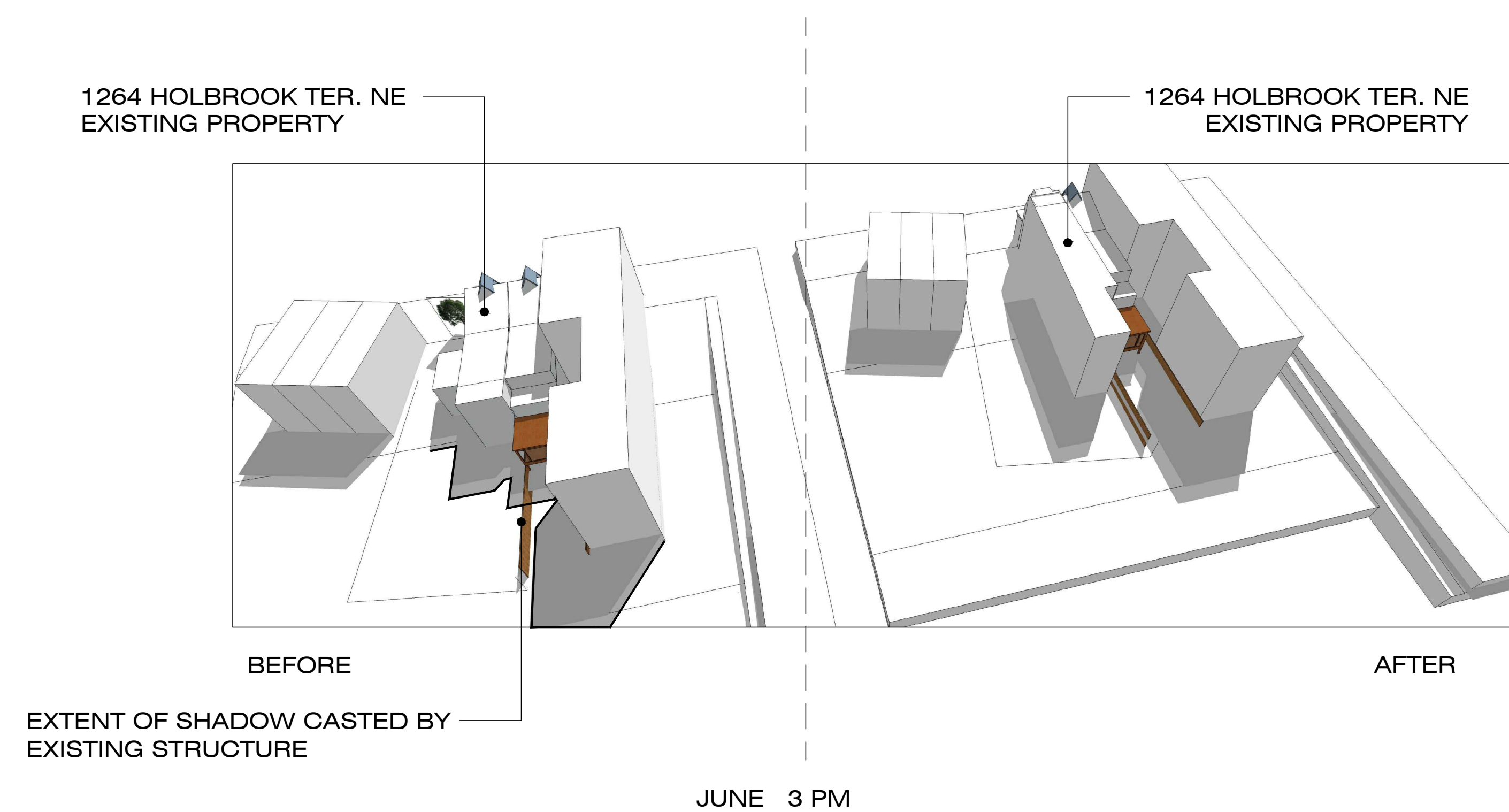
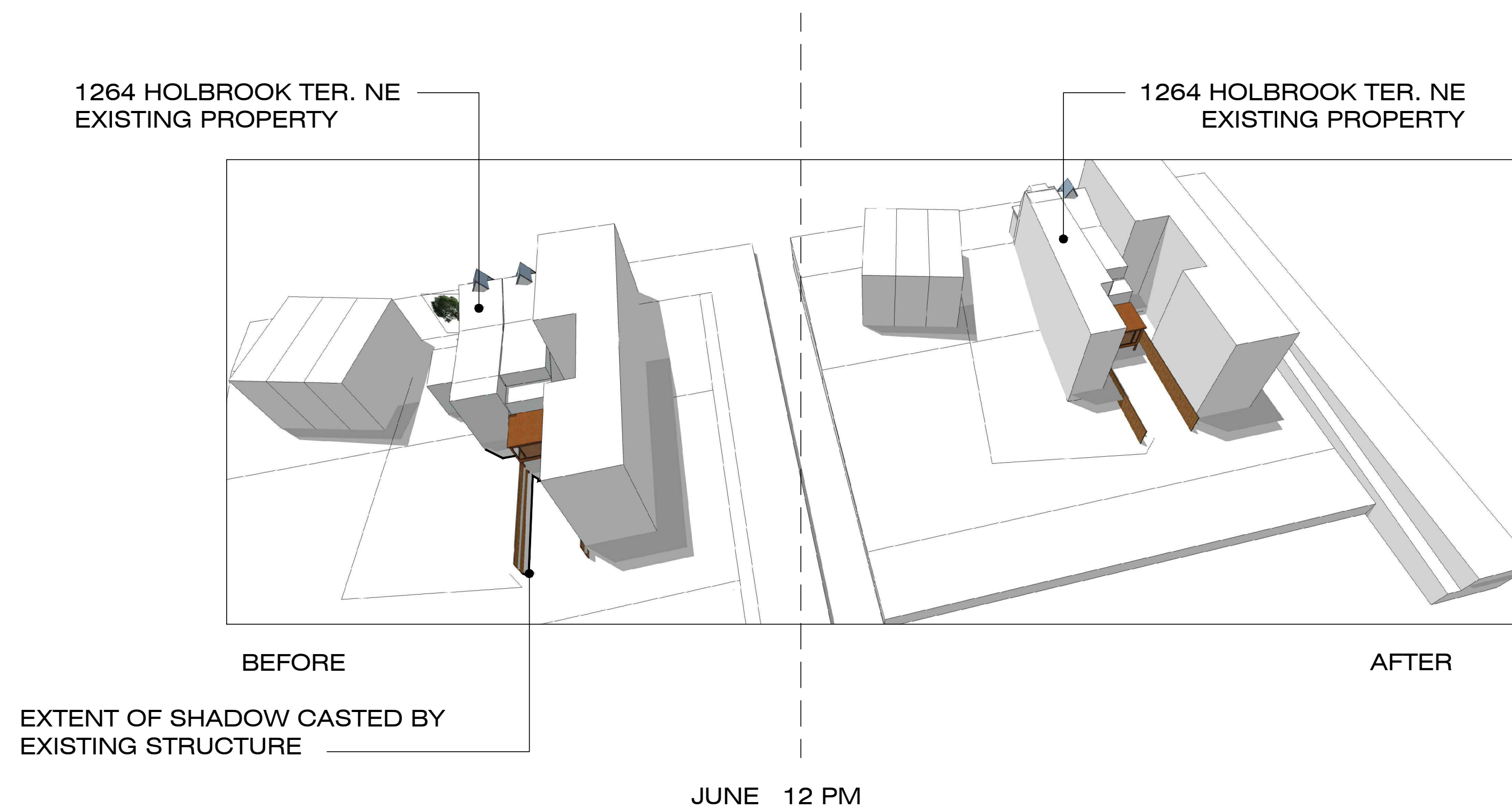
1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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1264
HOLBROOK TERRACE NE

A6.2
SHADE AND SHADOW

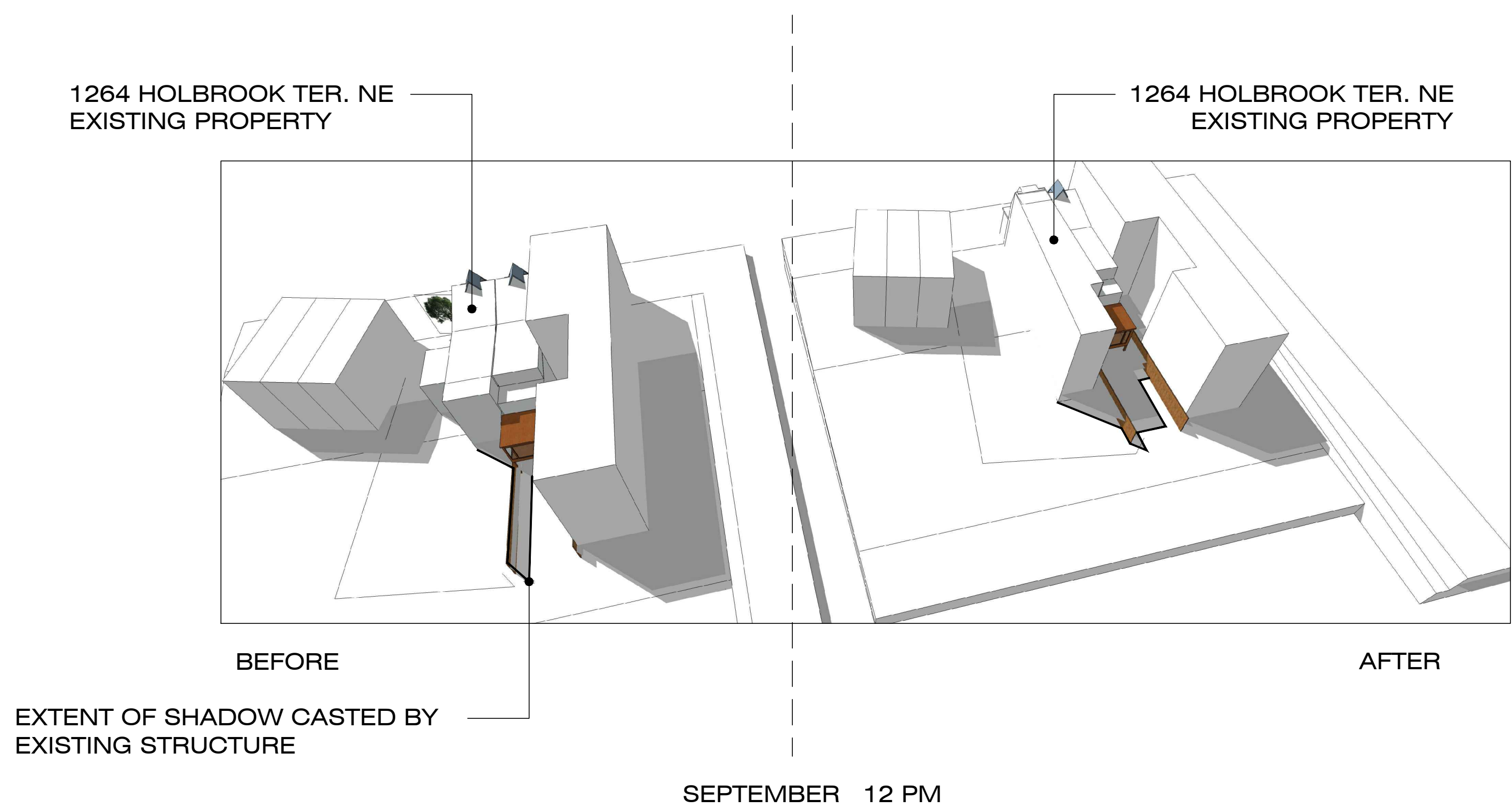
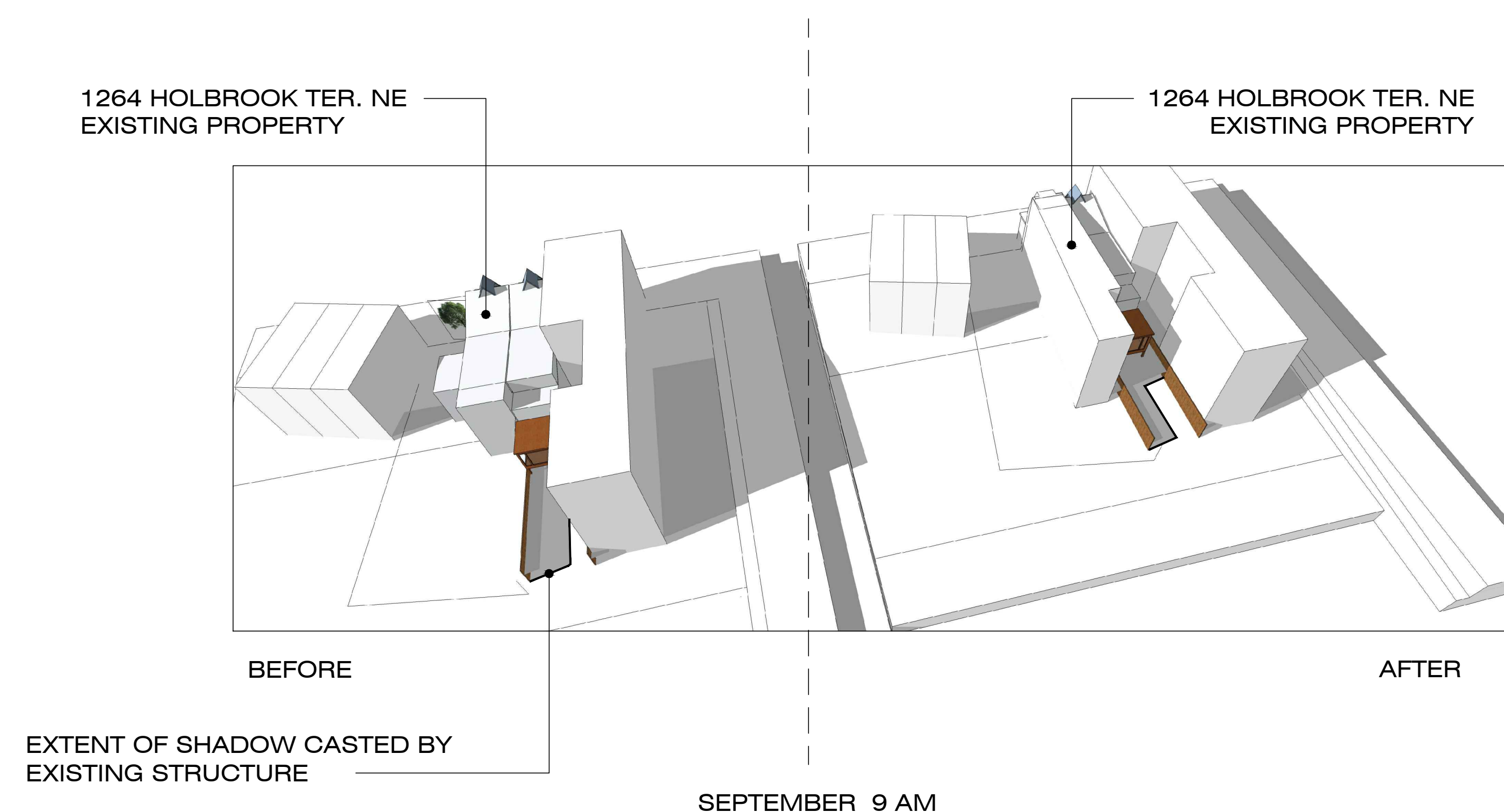
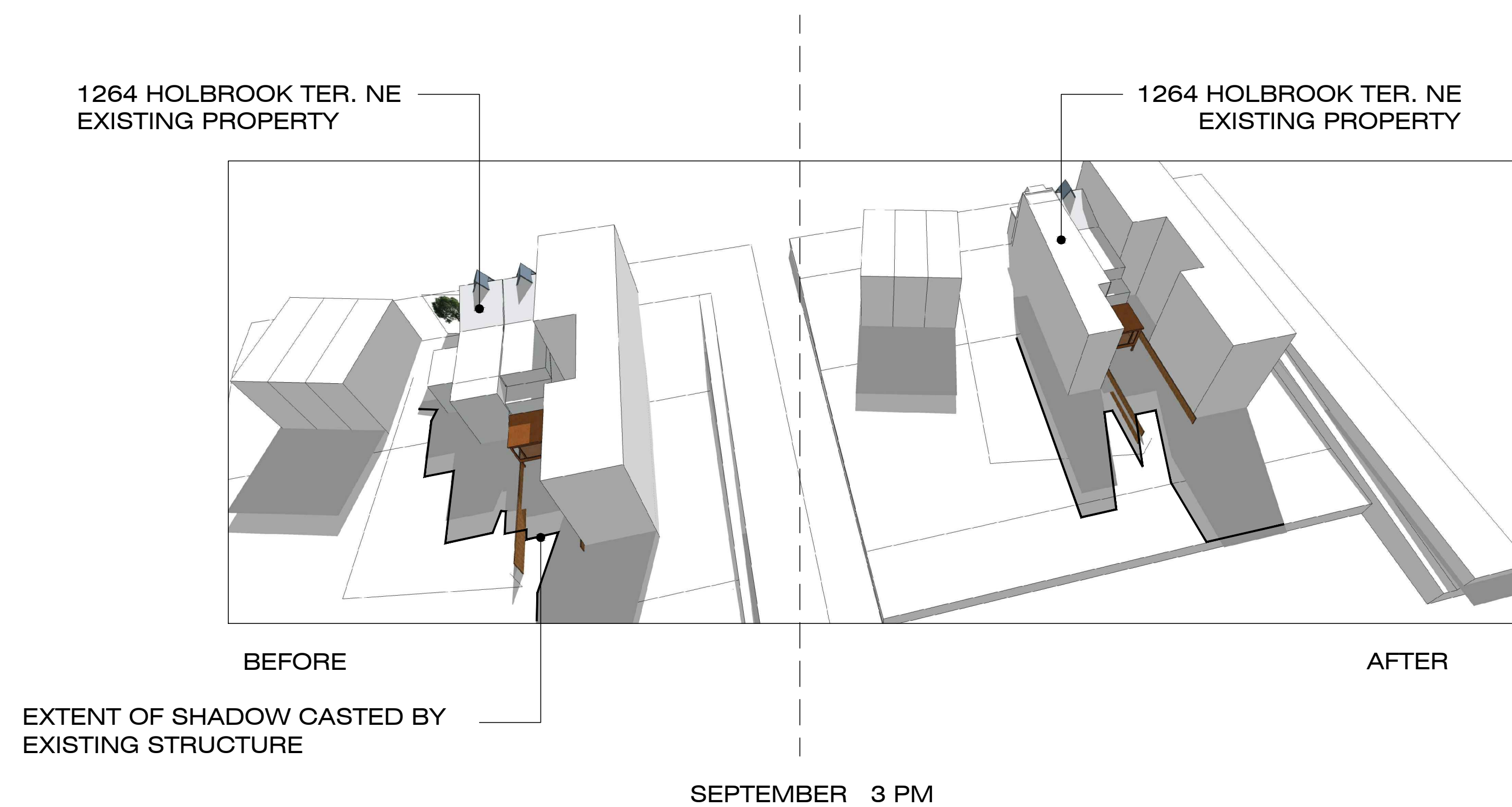
1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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1264
HOLBROOK TERRACE NE

A6.3
SHADE AND SHADOW

1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

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