CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC

The house at 1324 27th Street NW (Square 1236 Lot 818) is a two story (without basement) masonry structure some 100 years old. It occupies the full width of a lot 10.75 wide by 49 feet deep. Its depth is 26 feet. Its height at the street is approximately 20 feet and at the rear, seventeen. The house is currently unoccupied and has been for the past two years. Its masonry exterior needs repointing on the front elevation and major repairs/ re-structuring on the side and rear. The front stoop of concrete is in particularly bad condition. The rear yard is in poor condition. The internal area of the house is less than 520 square feet. It has a front room on the first floor 10 feet by 13 feet and a rear kitchen/ mechanical room 9 feet by 12 feet. Both kitchen and mechanical appliances/ equipment appear to be in very poor shape. A 2 foot 4 inch wide enclosed staircase leads to the second floor where there is a front bedroom 10 feet by 13 feet and a rear bathroom 10 feet by 8 feet. The bathroom fixtures are quite old and appear to be in disrepair.

The proposed use of the house is as a single family house. The exterior masonry walls would be re-pointed, repaired and re-structured as necessary under the guidance of a structural engineer with experience in preservation work. The front stoop would be re-built in brick with a wrought iron railing. The rear yard would be made into a small garden paved with flagstone and surrounded by brick walls. The interior would be completely renovated and blended with an eight foot rear masonry projection the same width of the lot. The first floor would have a new 3 foot wide stair at the front of the house, a new kitchen/ dining area at the back of the house and a mechanical room in a small basement below the new projection. The second floor would have two bedrooms, one 9 feet by 10 feet and one 11 feet by 10 feet. A 4 foot 9 inch by 7 foot bathroom would be between the two rooms with a skylight for light and air. The overall square footage of the house would then go from 520 square feet to 680 square feet.

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Case No. 16810
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.3