Amendment
BZA Case No. 17294

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To: Office of Zoning
District of Columbia

From: Mr. Patrick J. Browne, Jr.

Date: February 3, 2005

Subject: BZA Application No.17294
Addition/Renovation to 326 Second Street SE
Square 0763, Lot # 030

Mr. Patrick J. Browne, Jr., owner of 326 Second Street SE wishes to amend the previously submitted BZA application in order to more fully define the matter-of-right condition as it applies to 326 Second Street SE. granted approval for a special exception for the construction of 17.5 feet wide by 18 feet deep first and second floor addition to the rear of the existing structure.

The proposed addition increases the lot occupancy from 837 s.f. to 954 s.f. The R-4 zoned maximum lot occupancy is 60 percent; which the proposed addition exceeds by 5 percent. The proposed rear addition will increase the lot occupancy percentage from 57 percent to 65 percent which exceeds the matter-of-right lot occupancy percentage by 5 percent. An approved application for Special Exception permits a 70-percent lot occupancy percentage in R-4 residential districts. The basis for a special exception is as stated in the originally submitted material.

As a matter-of-right, a three-story addition, measuring 18 feet from the rear of the existing structure and 13.5 feet in width, accommodates the 60-percent zoned maximum lot occupancy. Given, the 18 feet of depth from the rear face of the existing structure, with the special exception, the proposed addition measures 17.5 feet in width of the first and second floors of the existing structure, from the northern-most lot boundary. The attached site plan drawing illustrates the matter-of-right footprint and the proposed addition foot print applied for in BZA Case No. 17294.

If you require any further clarification, or have any questions regarding the attached application, please feel free to contact me at any time. Thank you for considering the approval of this application.

Sincerely,

Mr. Patrick J. Browne
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(202) 256-9096 (mobile)
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BZA
Case No. 17294
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17294
EXHIBIT NO. 24

SQUARE: 0763
LOT: 030
Zoning: CAP/(Capitol Interest District)/R-4

FAR: Not to exceed 1.8

Percentage of Lot
Occupancy: 60%**

Calculations:

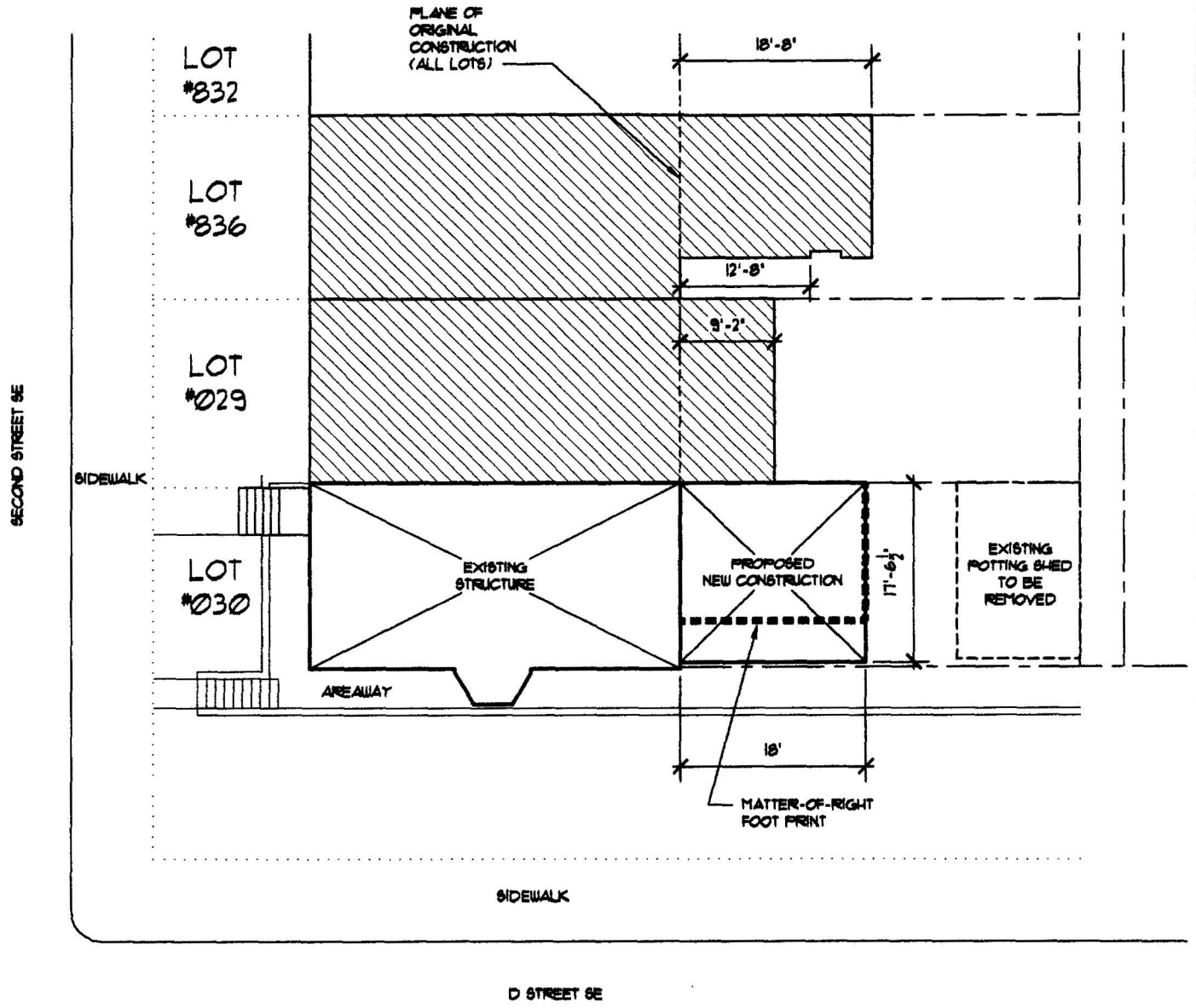
Lot Area: 1458 s.f.

Existing Lot Occupancy Percentage:
Residence: 18 ft. x 35 ft. = 630 s.f.
Potting Shed: 17.25 ft. x 12 ft. = 207 s.f.
Total: 630 s.f. + 207 s.f. = 837 s.f.
837/1458 x 10 = 57% Lot Occupancy

Proposed Lot Occupancy Percentage:
Residence: 18 x 53' = 954 s.f.
Potting Shed: Removed
954/1458 x 10 = 65% Lot Occupancy

FAR:
1458 s.f. (Lot Area) x 1.8 = 2624.4 s.f. Maximum Area
18' x 35' (Existing)= 630 s.f.
18' x 53' (Proposed) = 954 s.f.

630 s.f. (Lower Level)
+ 954 (First Floor)
+ 954 (Second Floor) = 2538 s.f. Total Proposed



SITE PLAN - PROPOSED RENOVATION & ADDITION

SCALE: 1/16"=1'-0"

AMENDMENT TO
BZA CASE NO. 17294
FEB. 3, 2005

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC