

**WILLIAM G. MIDDLETON, ARCHITECT
1715 Pine Street
Philadelphia PA 19103**

TO: Board of Zoning Adjustment
of the District of Columbia

FROM: William G. Middleton

DATE: May 31, 2005

SUBJECT: Request for a Special Exception
ref: BZA Application 17319
11 pages

This is in regard to the request for a special exception to permit a building addition to the rear of an existing row house for 1723 Riggs Place, NW.

Enclosed please find the following, as per the Board's request:

1. BZA letter, dated April 21, 2005
2. Historic Preservation Office letter, dated May 13, 2005
3. Lot occupancy requirements
4. FAR requirements
5. Revised drawing as per ANC approval

#40

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment of the District of Columbia

FROM: Ellen M. McCarthy
Interim Director

DATE: April 21, 2005

SUBJECT: BZA Application 17319 - Request filed by William G. Middleton for a special exception to permit a building addition to the rear of an existing row house, for 1723 Riggs Place, N.W., proposed by William J. McKeever

APPLICATION

Application of William J. McKeever for:

Special exception relief pursuant to § 223 of Title 11 DCMR to permit the construction of a building addition to the rear of an existing row house not in conformance with §§ 403.2, Maximum Percentage of Lot Occupancy and 406.1, Minimum Width of Open Court

for property located on the north side of Riggs Place, N.W., between R Street and S Street, Square 153, Lot 104.

SUMMARY RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the application to permit the one-story building addition, as submitted by the applicant.

REQUEST

The subject application proposes to construct a 13-foot 8-inch by 18-foot 2-inch one-story dining room addition onto the rear of the dwelling. The applicant has informed the Office of Planning that a third floor building addition onto the rear wing of the subject property is no longer proposed. An existing 5.7-foot wide portion of the existing open court will be eliminated, and only the 4.2-foot wide portion of the open court will be retained, less than the minimum 8-foot width required. The lot occupancy will also increase from 61.9 percent to 63.3 percent, in excess of the maximum 60 percent permitted. Therefore, special exception relief pursuant to § 223 is necessary to construct the proposed building addition.

BZA

Case No. 17319
Exhibit No. 40

#40

2005 JUN -1 AM 9:04
2005 MAY 22 AM 9:03
D.C. OFFICE OF PLANNING
RECEIVED
BZA

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING



MEMORANDUM

TO: William McKeevcr

FROM: Steve Callcott
Preservation Planner
Historic Preservation Office, Office of Planning

DATE: May 13, 2005

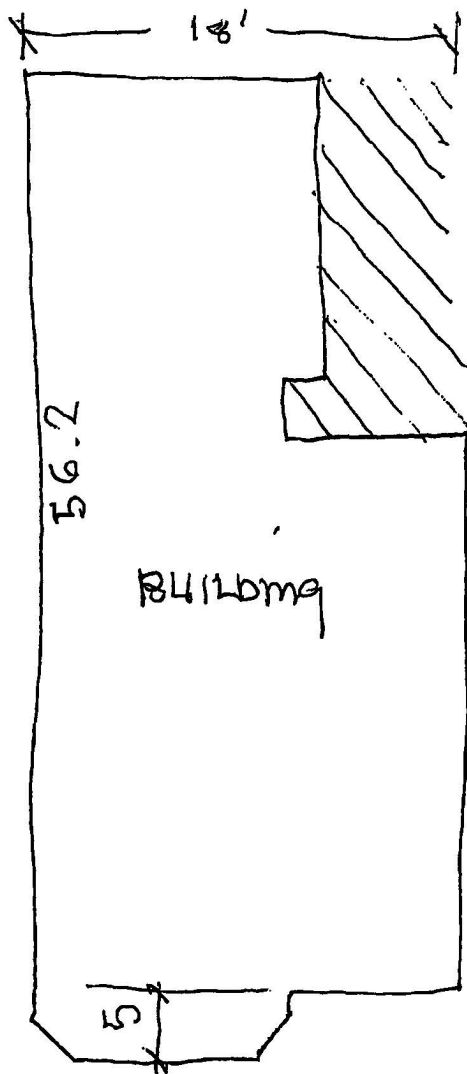
RE: Rear Addition
1723 Riggs Place, NW
Washington, DC 20009

This memo is to confirm that the HPO has conducted an informal review of plans for a small rear addition to your property at 1723 Riggs Place, NW. In the undated plans in our files prepared by architect William Middleton, the proposal calls for filling in a portion of the side courtyard between the rear ell wing of your house and the rear ell wing of the adjacent property at 1721 Riggs. The one-story framed glass addition would measure approximately 4'8" deep by 5'8" wide. It is our understanding that a third floor addition on top of the existing two-story rear ell wing is no longer being proposed.

As a matter of practice, the Historic Preservation Review Board has given property owners great flexibility in adding on to and making alterations to the rear of row house properties to allow their adaptation for modern use. The Historic Preservation Office believes that your proposed one story addition raises no preservation concerns and is a modest and reasonable expansion of the property. The addition would be barely visible from the public alley due to its recess within the side courtyard and location behind a rear yard privacy fence. Under DCMR 10A, the Historic Preservation regulations, Section 320(a) delegates approval authority to the HPO for insignificant or clearly compatible minor additions and alterations. We believe this project falls into that category and, if provided with sufficient construction plans, could approve this proposal without referral to the HPRB if the necessary zoning relief is granted by the Board of Zoning Adjustment.

This memo should not be construed as constituting an endorsement or recommendation for zoning relief by the HPO or HPRB.

LOT OCCUPANCY



BUILDING AREA

$$18' \times 60.2 = 1083.60$$

LOT OCCUPANCY

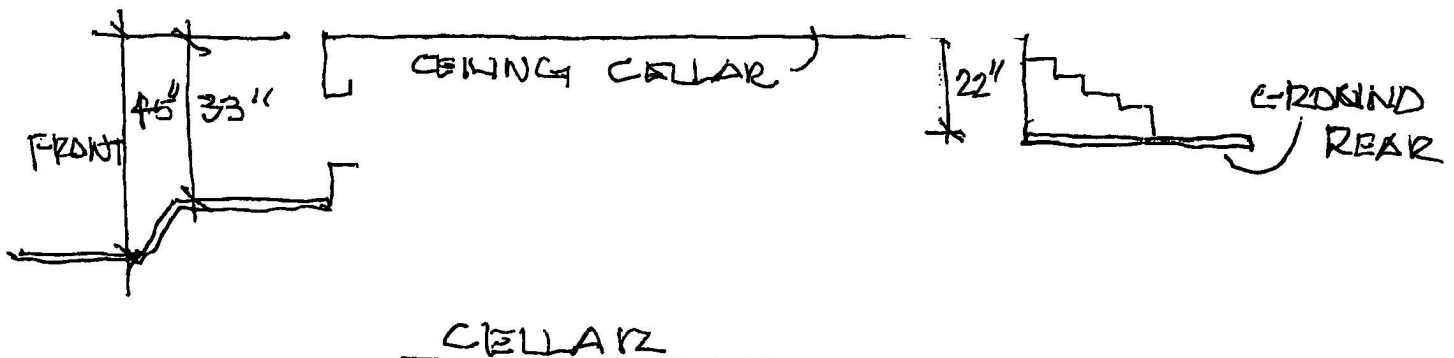
LOT AREA $\times$ 60%

$$1674 \times .60 = 1004.40$$

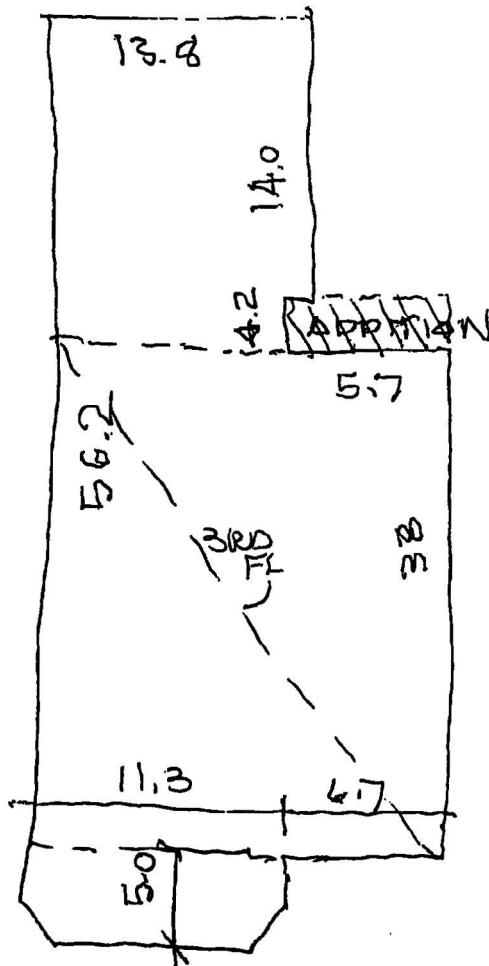
EXISTING LOT
OCCUPANCY

$$1083.60$$

$$70\% \text{ LOT OCCUPANCY } 1,171.80$$



FAR



BUILDING AREA

CELLAR

GARAGEWAY

281.60

1ST FLOOR

985.36

2ND FLOOR

991.46

3RD FLOOR

684.00

TOTAL

2942.62

ADDITION

24.00

TOTAL w ADDITION

2966.62

ALLOWABLE FAR

1.8 x 1674.0

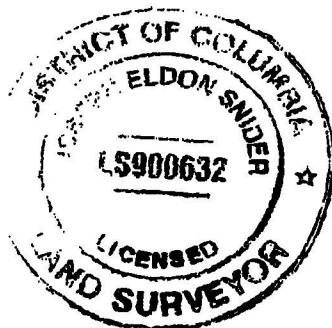
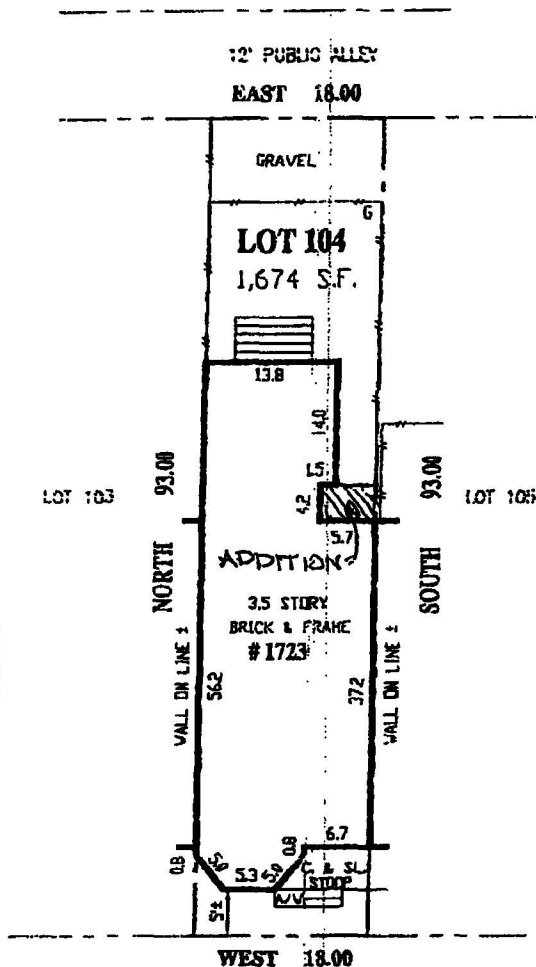
3013.20

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0020B.
- 2) No property corners found. Lines shown evidenced by drawing of record and field measurement.

**RIGGS PLACE, N.W.**

Location Drawing
LOT 104, SQUARE 153

WASHINGTON

District of Columbia

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN.

Joseph E. Snider
DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632

REFERENCES

D.C. SURVEYOR RECORDS

BOOK 20

PAGE 23

LIBER

FOLIO

**SNIDER & ASSOCIATES**

SURVEYORS -- ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: E.M.G.

HSE. LOC.: 10-T1-04

JOB NO.: 04-7974

WILLIAM G. MIDDLETON CO, AIA
ARCHITECTS

1715 Pine Street
Philadelphia PA 19103

