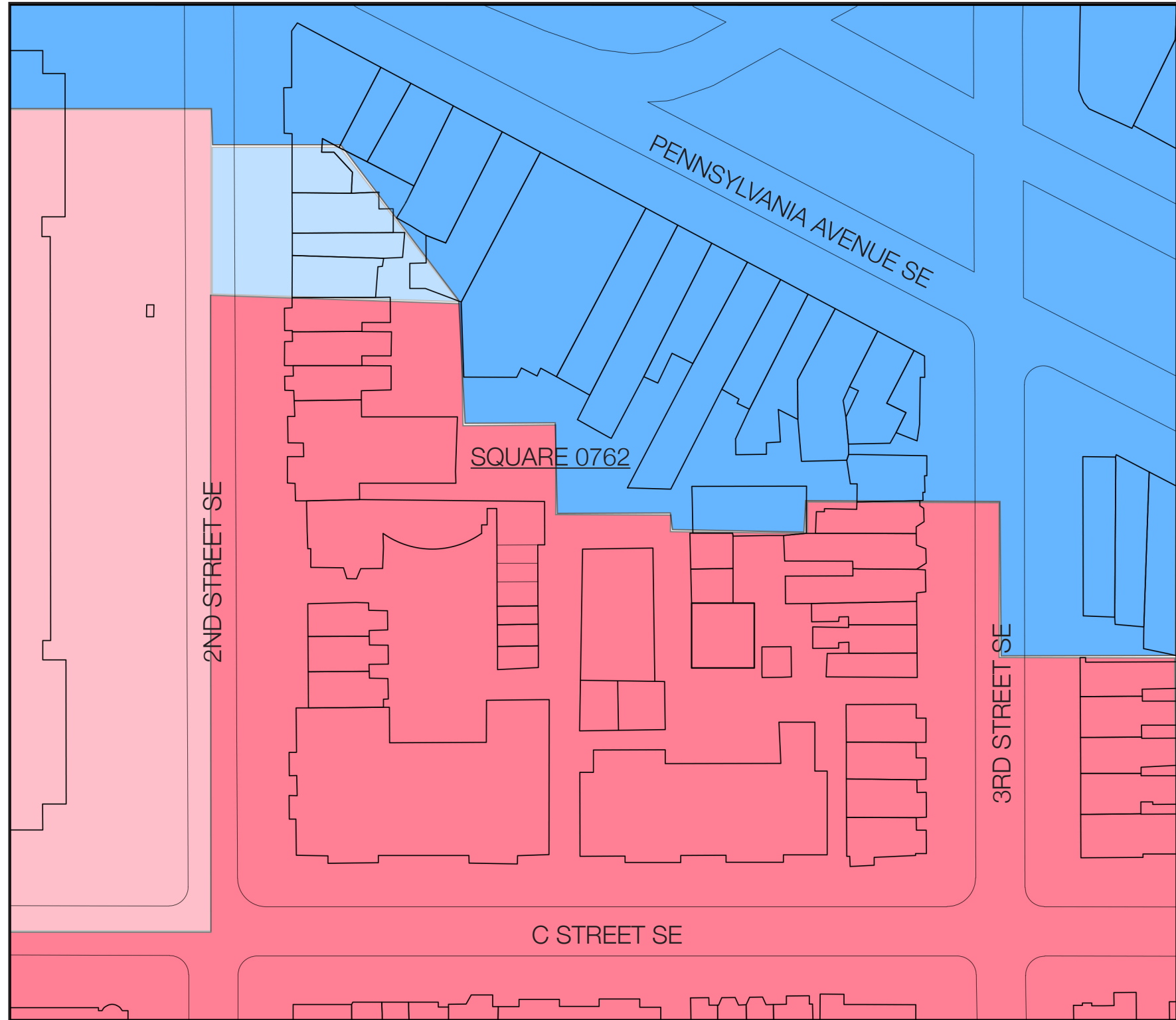


WISE RESIDENCE

260 Lincoln Ct. SE

SQUARE: 0762 | LOT: 0828



SITE PLAN - LOCATION

SQUARE 0762 | SOUTHEAST WASHINGTON, DC 20002

ZONING DIAGRAM - SUMMARY

ALL OF THE ZONING INFORMATION WAS OBTAINED FROM THE DC ZONING INTERACTIVE MAPPING TOOLS. APPROXIMATE CAD BLOCKS OF BUILDINGS ALONG THIS SQUARE WERE PROVIDED BY CADMAPPER.COM, AND CROSS REFERENCED WITH DC GIS ATLAS MAPPING TOOLS.

SITE PLAN LEGEND - ZONING CATEGORIES

- MU-26 MIXED USE COMMERCIAL ZONE
- MU-24 MIXED USE COMMERCIAL ZONE
- RF-3 RESIDENTIAL FLAT ZONE
- RF-1 RESIDENTIAL FLAT ZONE



SITE PLAN - LOCATION

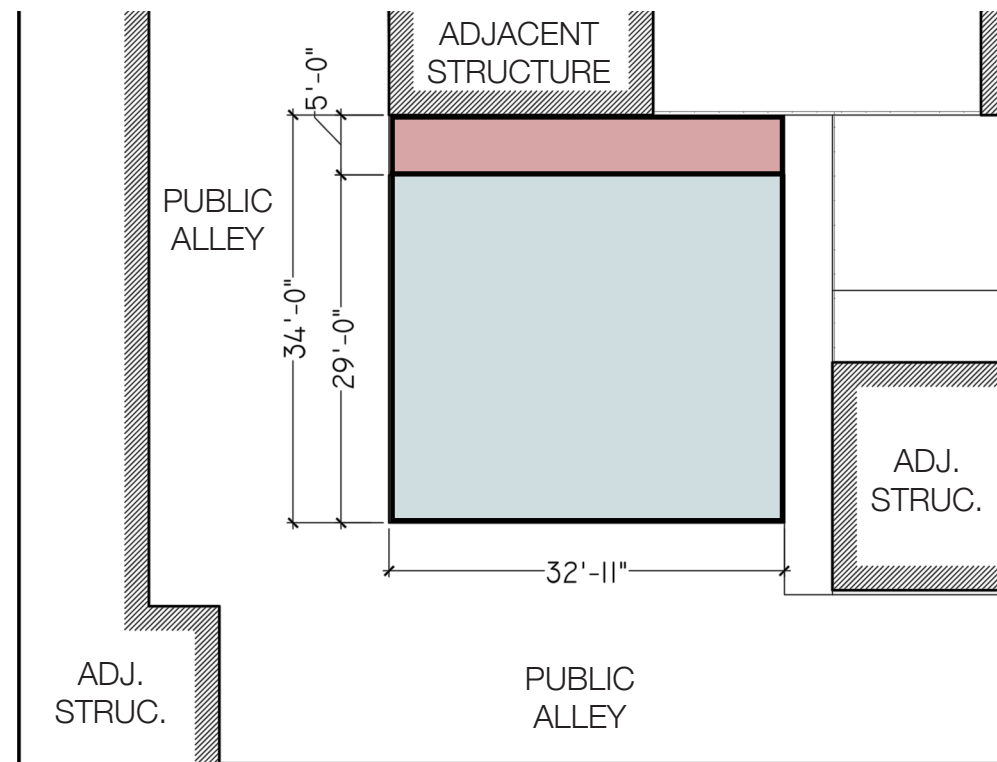
SQUARE 0762 | SOUTHEAST WASHINGTON, DC 20002

USE TYPE DIAGRAM - SUMMARY

ALL OF THE USE TYPE INFORMATION WAS GATHERED FROM THE DC GIS ATLAS ONLINE MAPPING TOOL. THE USE TYPE FOR EACH ADDRESS WAS LOOKED UP THROUGH THE DC PROPERTY FINDER AND WAS COLOR CODED RESPECTIVELY.

SITE PLAN LEGEND - USE TYPE CATEGORIES

- PROPOSED LOT FOR ZONING RELIEF
- COMMERCIAL - HOTEL/RETAIL/ OFFICE/RESTAURANT
- MULTI-FAMILY RESIDENTIAL (1-5 UNITS OR 6 & ABOVE)
- SINGLE FAMILY RESIDENTIAL



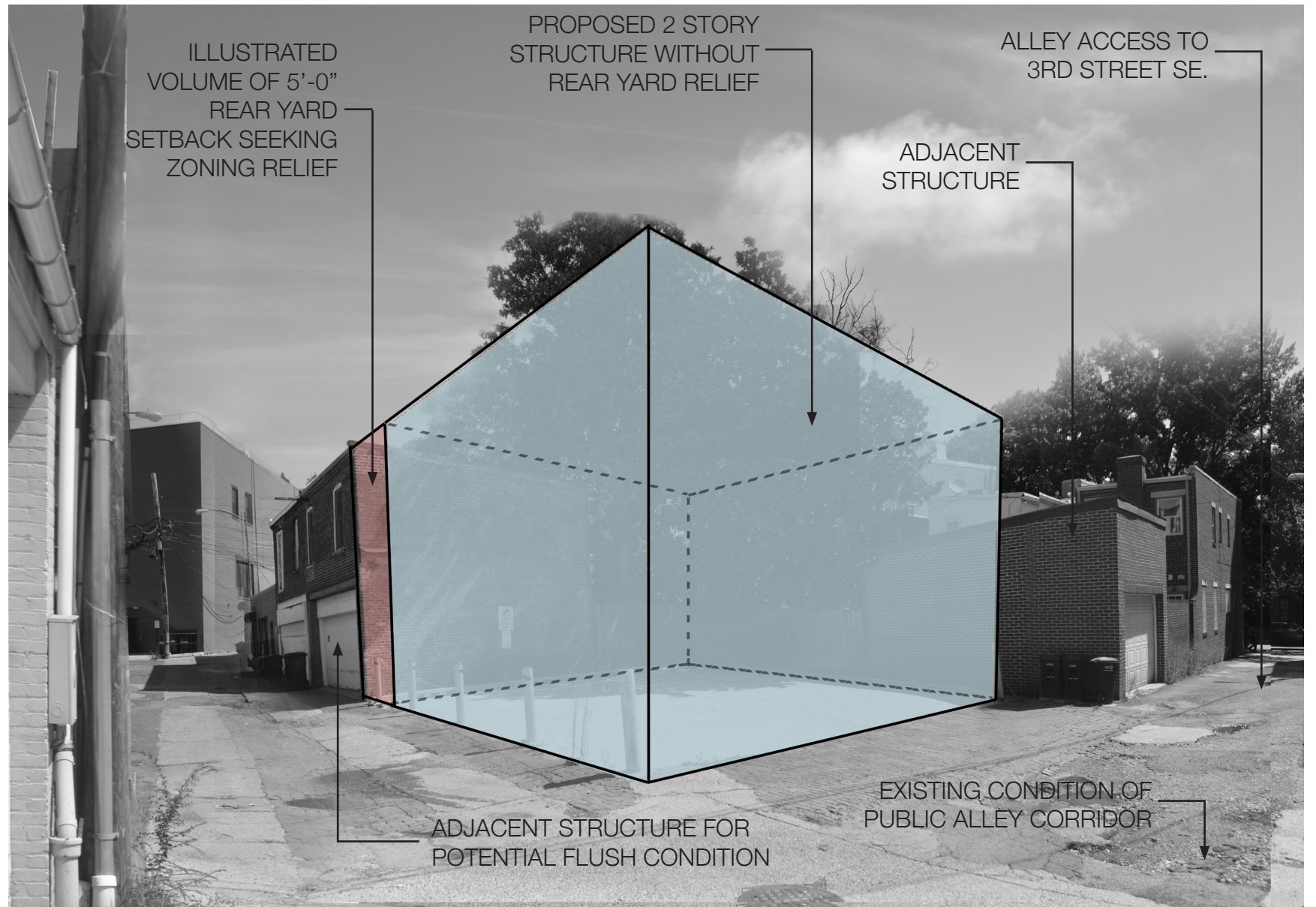
LOT PLAN: ■ WITHOUT RELIEF ■ WITH RELIEF

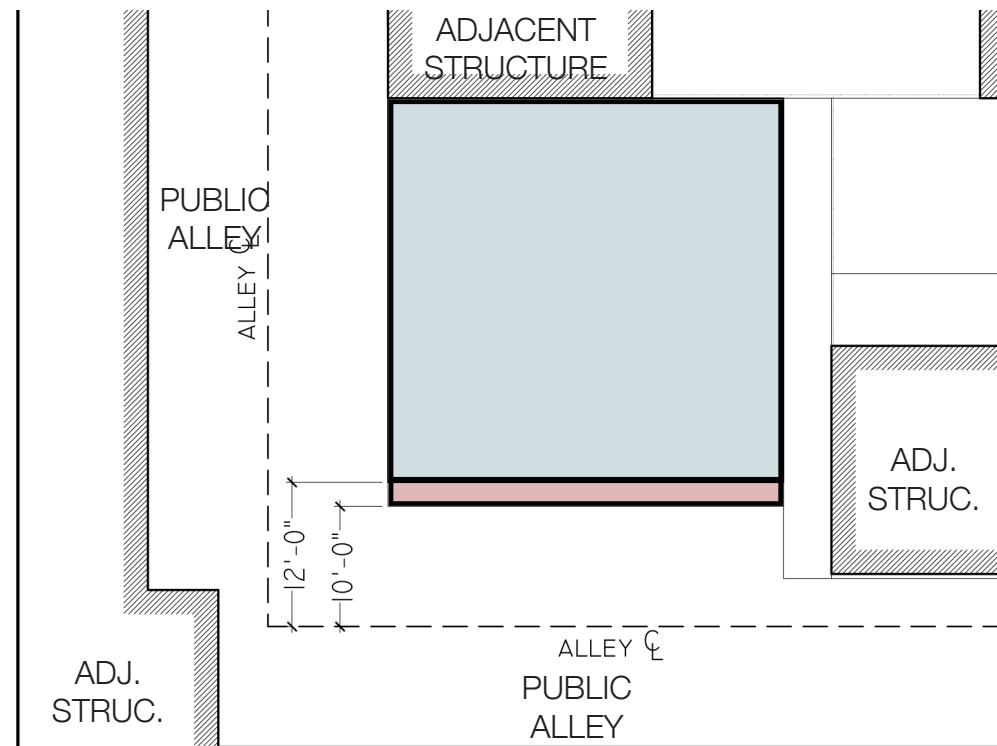
SPECIAL RELIEF BEING SOUGHT:

Special Exception relief from E § 5103: Rear-Yard, to reduce the minimum required rear yard from five feet to zero feet.

JUSTIFICATION:

1. Setback would unnecessarily create an **“unmonitored gap”** behind the property, increasing **potential rodent, health and crime concerns**.
2. Setback would separate the property from the adjacent garage, creating an **unnatural architectural “gap.”**
3. Lot size is already under 1800 sq feet. Setback would **decrease property size** by approximately **330 square feet, or 165 sq ft per floor**.
4. This can **increase privacy for neighbors**.
5. Historic Preservation Office desired a **continuous façade** and **uniform look** with adjacent buildings to maintain the **character of the area / alley**.
6. **DDOT** has issued a letter stating **no objection**.
7. **HPRB** has issued board level **approval** based on the scope of work and previous **approval**.





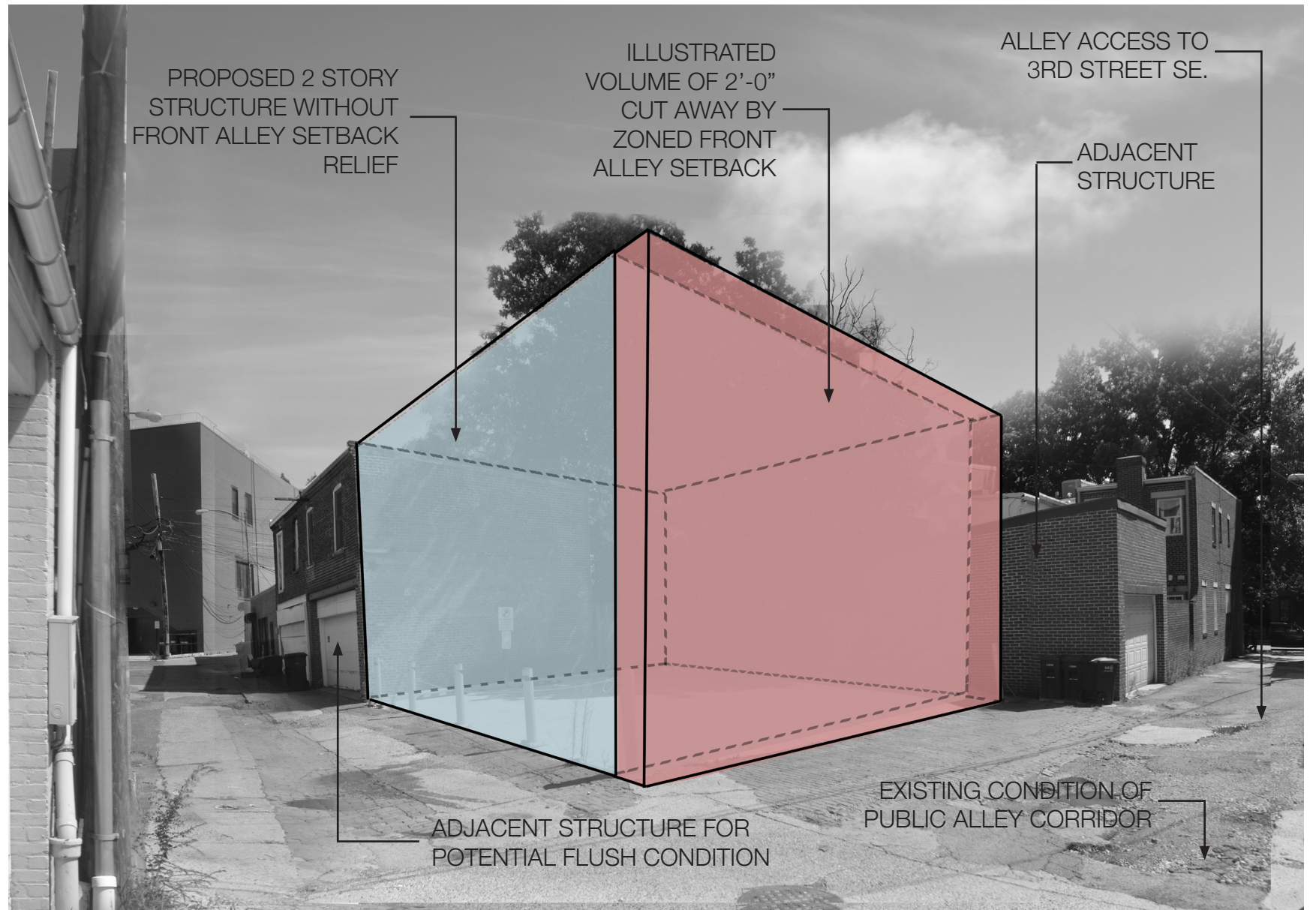
LOT PLAN: WITHOUT RELIEF WITH RELIEF

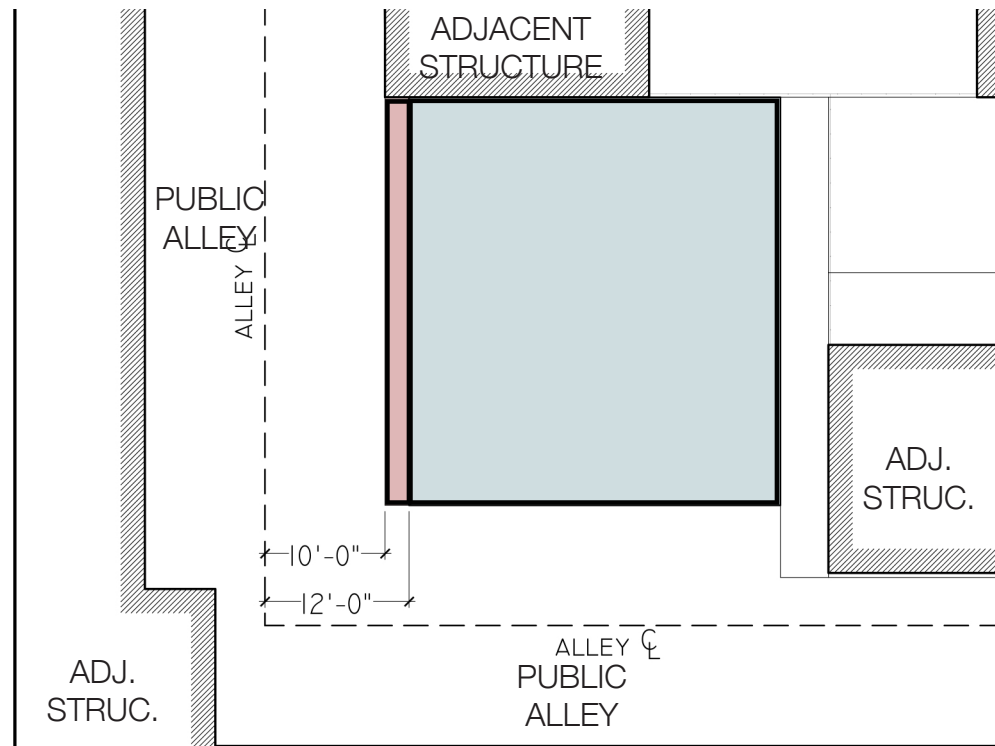
SPECIAL RELIEF BEING SOUGHT:

Area Variance to E § 5105.1: To reduce the setback from the center line of an alley from 12 feet to 10 feet. (Along the front of the property)

JUSTIFICATION:

1. **Property is abutting two alleys.**
2. **Property is already set back** from property **adjacent at 215 3rd Street SE.**
3. Doesn't change existing access for vehicles or emergency services equipment.
4. **Lot size is already under 1800 sq feet.** Setback would **decrease property size** by approximately **132 square feet, or 66 sq ft per floor.**
5. **DDOT** has issued a letter stating **no objection.**
6. **HPRB** has issued board level **approval** based on the scope of work and previous **approval.**





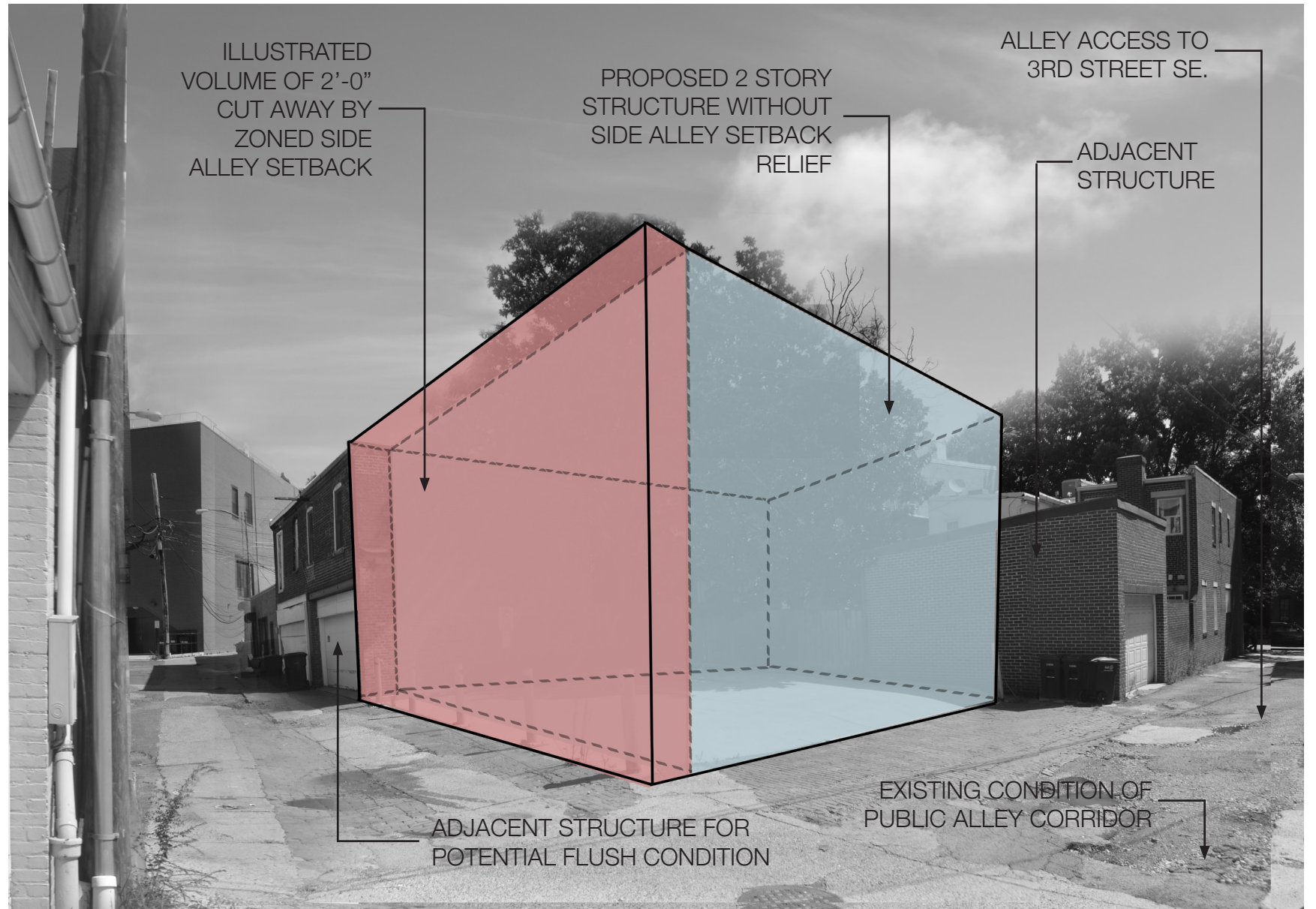
LOT PLAN: WITHOUT RELIEF WITH RELIEF

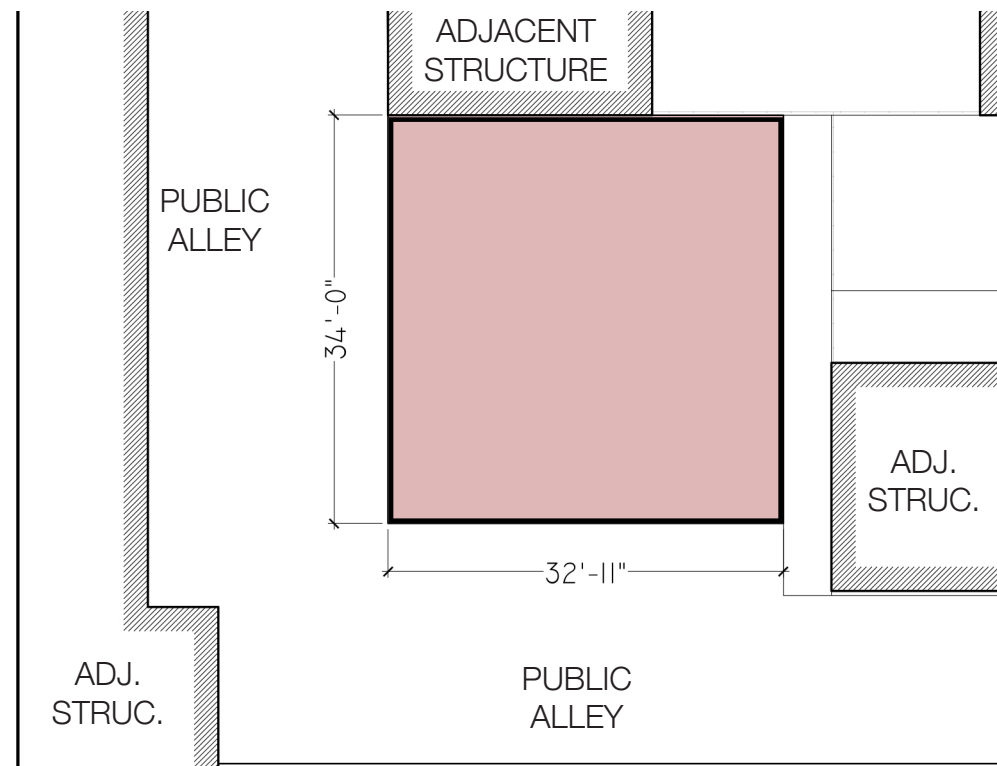
SPECIAL RELIEF BEING SOUGHT:

Area Variance to E § 5105.1: To reduce the setback from the center line of an alley from 12 feet to 10 feet. (Along the side of the property)

JUSTIFICATION:

1. In order to **preserve the historic integrity** of the neighborhood, we are seeking to **build the façade in line** with the other **properties along the alley**.
2. Bollards have existed on the property line for at least the last 40 years, without access issues.
3. **DDOT** has issued a letter stating **no objection**.
4. **Lot size** is already **under 1800 sq feet**. **Setback** would **decrease property size** by **approximately 136 square feet, or 68 sq ft per floor**.
5. **HPRB** has issued board level **approval** based on the scope of work and previous **approval**.





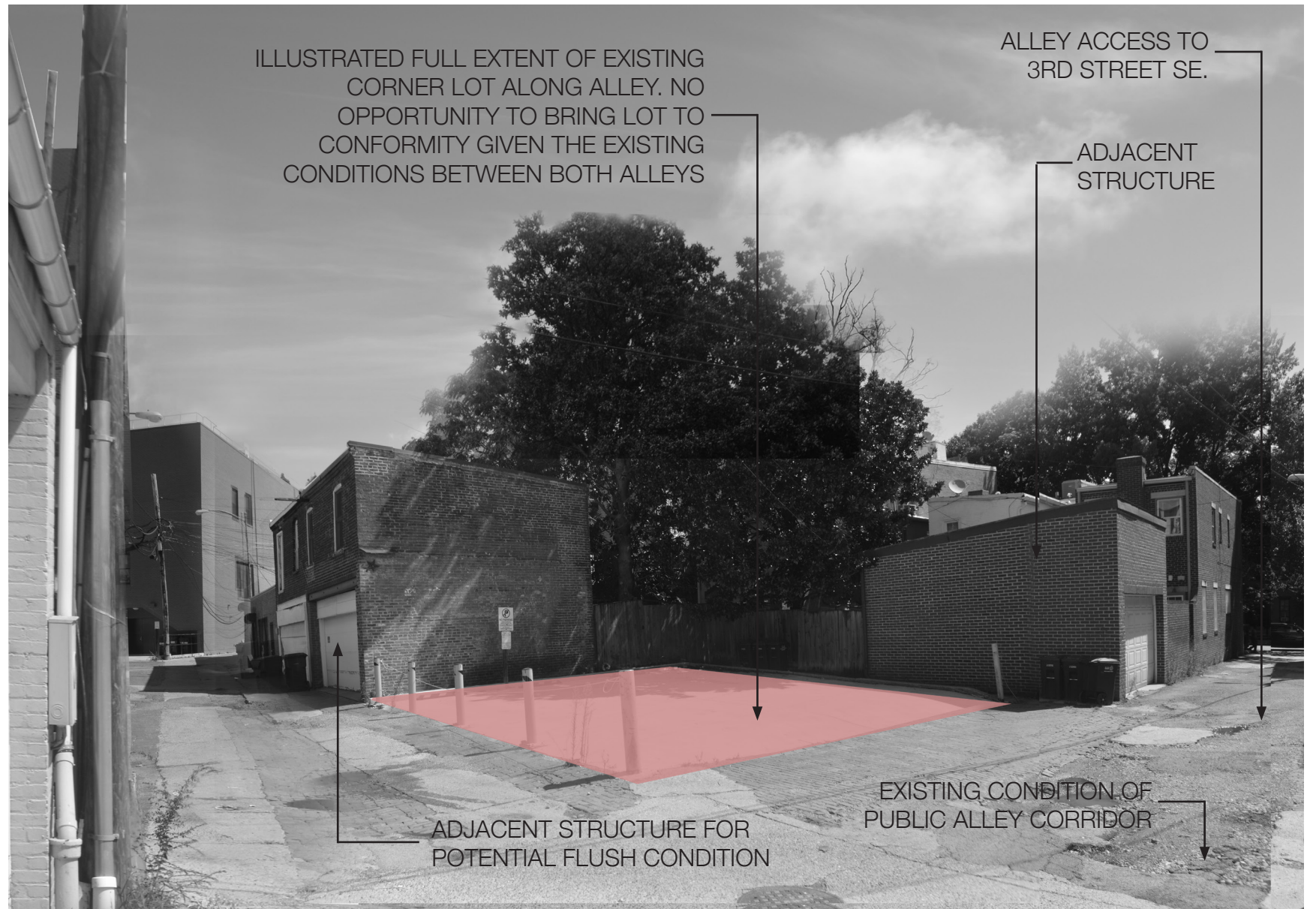
LOT PLAN: WITHOUT RELIEF WITH RELIEF

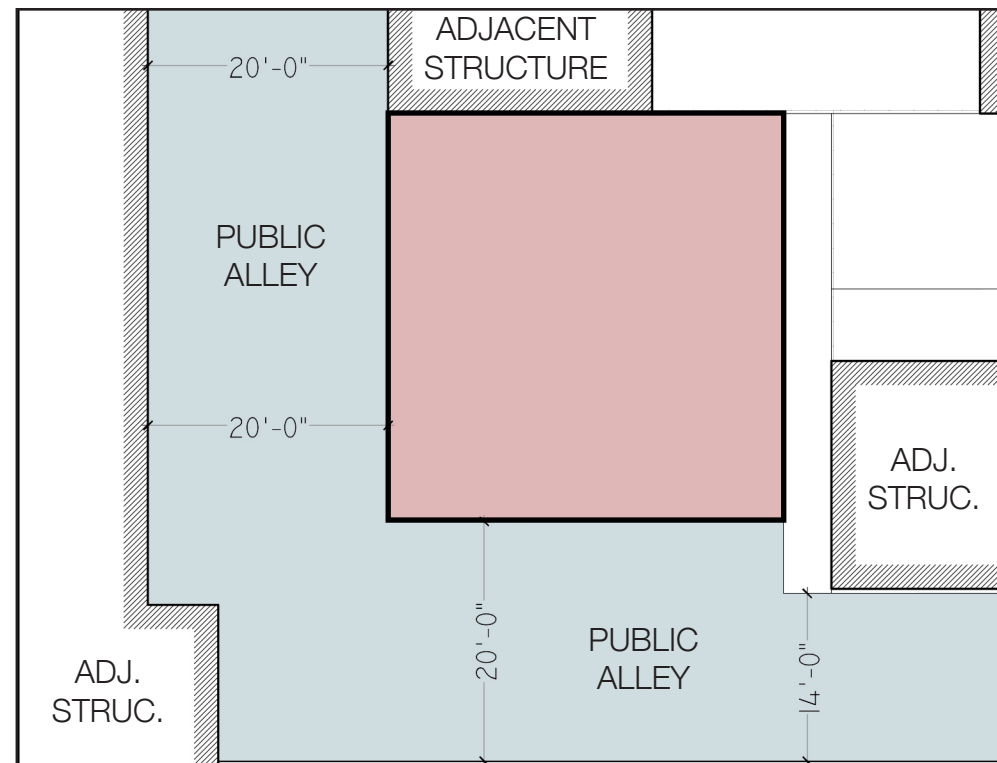
SPECIAL RELIEF BEING SOUGHT:

Area Variance to E § 201.1 and C § 303.3: Lot Width and Lot Area

JUSTIFICATION:

1. **Lot size cannot be changed.** The entirety of the lot is approximately 1134 sq ft.
2. Corner lot **physically cannot grow** in size without **further encroachment** upon either **public alley, neighboring properties, or adjacent buildings.**





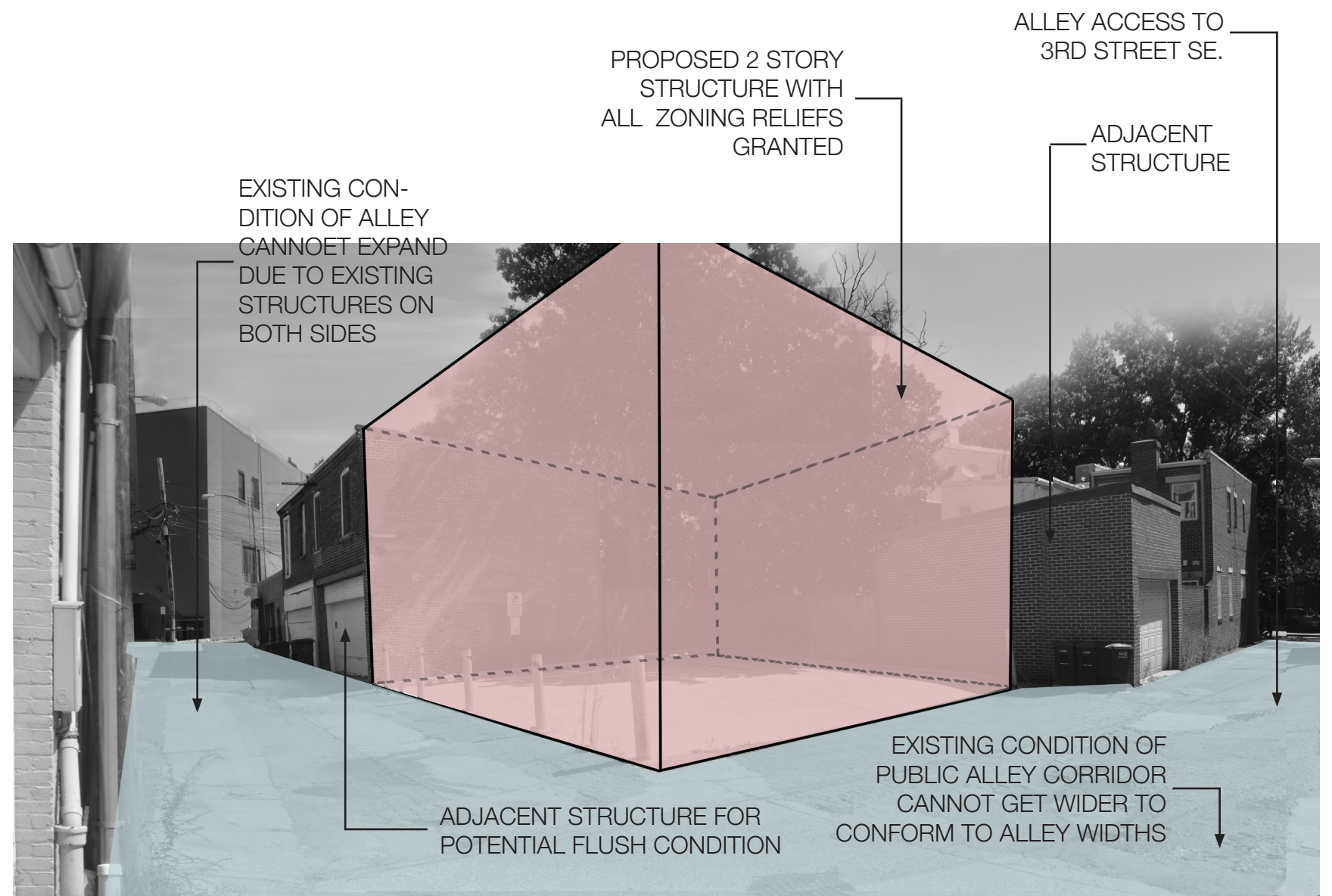
LOT PLAN: WITHOUT RELIEF WITH RELIEF

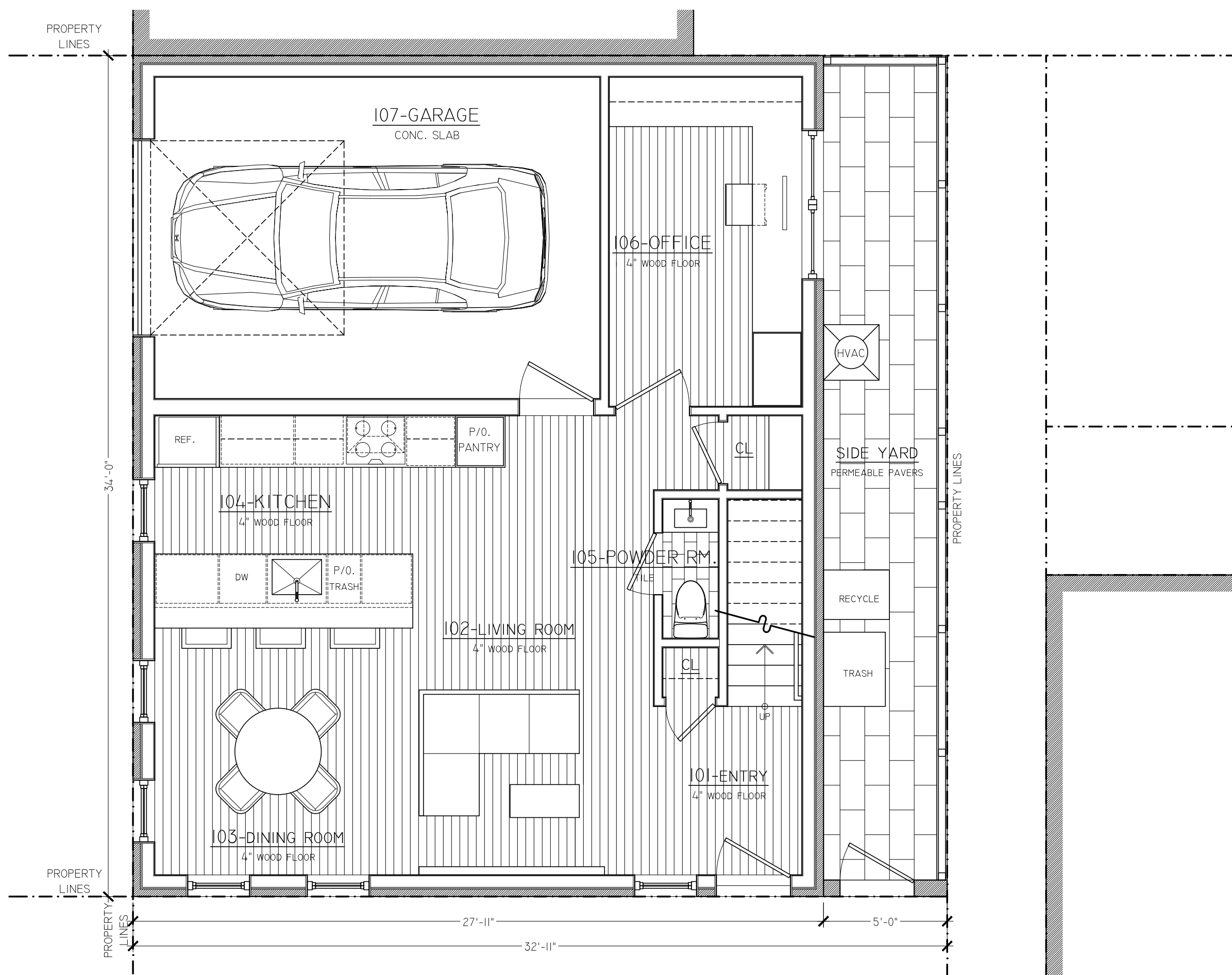
SPECIAL RELIEF BEING SOUGHT:

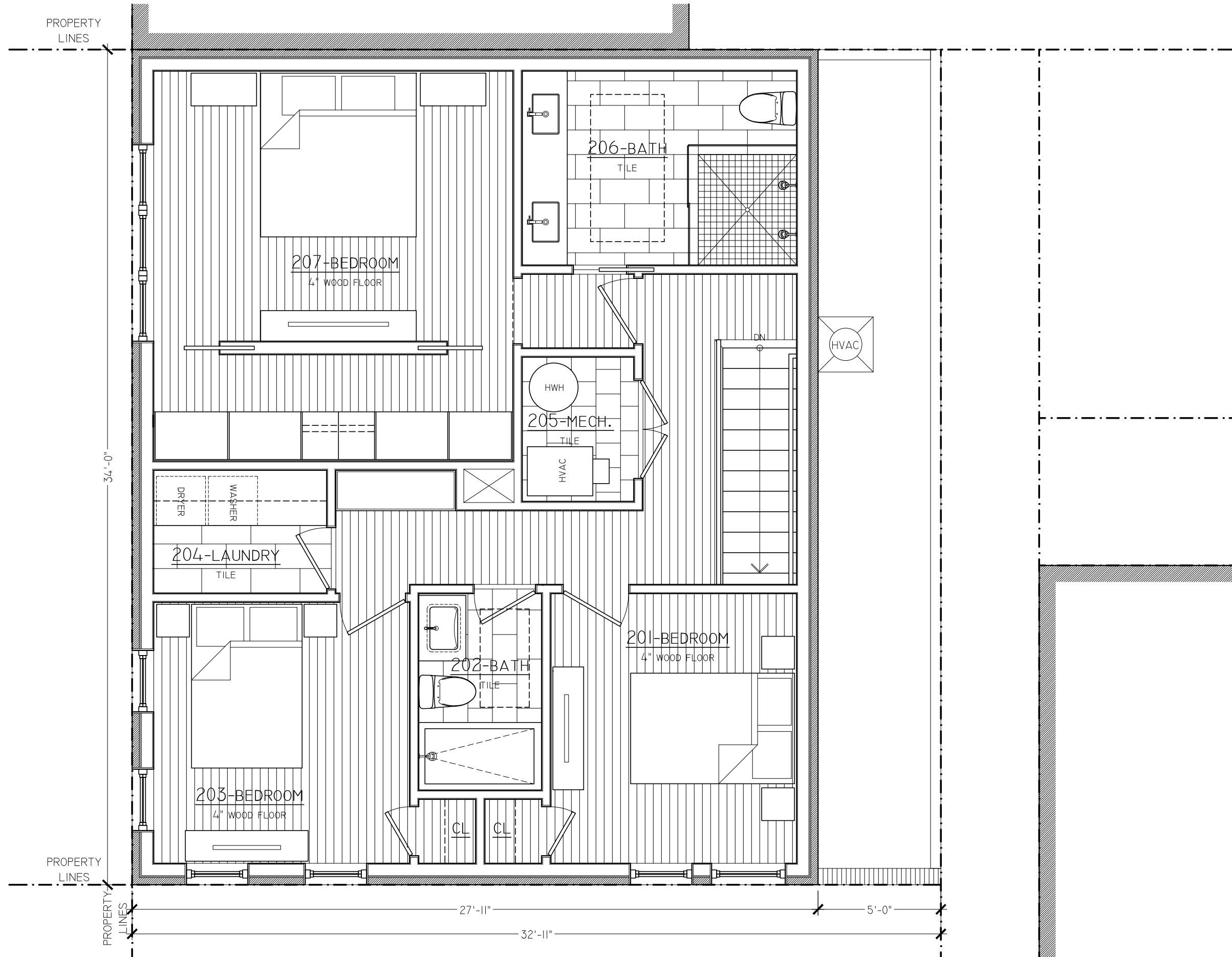
Area Variance to C § 303.3 (a) & (b), Lot frontage, to reduce frontage along a public alley to a street not less than 24 feet in width.

JUSTIFICATION:

1. The lot is located on an alley with **sufficient space for emergency vehicles** and well as **public utility and trash collection**.
2. The lot has existed in its current configuration for at least 80 years.
3. **DDOT** has issued a letter stating **no objection**.







PROPERTY
LINES

34'-6" (+/-)

PROPERTY
LINES

PROPERTY
LINES

28'-11" (+/-)

33'-5" (+/-)

4'-6" (+/-)

