

Intended Use  
Variances and Special Exception Application

433 New Jersey Ave SE

To: The Board of Zoning Adjustment  
Government of the District of Columbia  
Suite 210 South  
441 4<sup>th</sup> St., NW  
Washington, DC 20001

Date: April 25, 2018

Subject: Construction of new stairs from 2<sup>nd</sup> floor of existing single family dwelling to a new roof deck .

## **1. NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of Chelsea Zitnay, owner of 433 New Jersey Avenue, SE, Lot 0048 in Square 0693 (the "property") in support of their application for:

- a. Variance from C, 202.2 for the enlargement of a nonconforming property that does not comply with X, 1000.1.
- b. Variance from E, 504.1 for the maximum percentage of lot occupancy pursuant to X, 1000.1.
- c. Special exception pursuant to C-1502.1 for the setback requirements as by C-1502.1 (X-900.2)

## **2. BACKGROUND**

### **A. Description of Existing Property**

The property at 433 New Jersey Avenue, SE, Lot 0048 in Square 0893 has an area of 1,725 square feet and a width of 16.7 feet and a length of 104 feet. There are adjacent houses on the north and south property lines and public alley at rear.

The Property is presently improved with a 2- story and a basement row dwelling. The current use of the row dwelling is a single family house.

The existing lot coverage is 1303 foot square (75.5%) and the rear setback is 20 feet 0 inches.

The property is located in the Capitol Hill Historic in RF-3 zone.

The existing structure was built in 1914.

*B. Description of Proposed Project*

The Applicants propose to construct a new roof deck above the middle of the row house. The new roof deck will have 24" square porcelain pavers supported by synthetic pedestals bearing on the existing roof structure. The new roof deck will be 12 feet wide by 18 feet long. It will be set back from the front of the building by 16 feet 6 inches and 4 feet 8 1/2 inches from the north property line. The new roof deck will extend to the south property line. There will be a new 3 foot high parapet party wall on the south property line. The other edges of the new roof deck will have 3 foot high painted metal railings. The access to the roof deck is proposed to be from a new exterior painted metal stair built over the existing open court. It will go from an existing 2<sup>nd</sup> floor exterior door up to the new roof deck. The new stairs will be anchored to the existing exterior masonry bearing wall at the north side of the open courtyard. At the south side of the property it will be supported by two painted metal columns on new concrete pier footings. It will not touch the neighbor's house. The new roof deck and stairs will be located near the center of the property and will not be visible from either the street or the public alley. The additional area for the new stair over the existing court yard will increase the lot coverage from 75.5% to 78.9%.