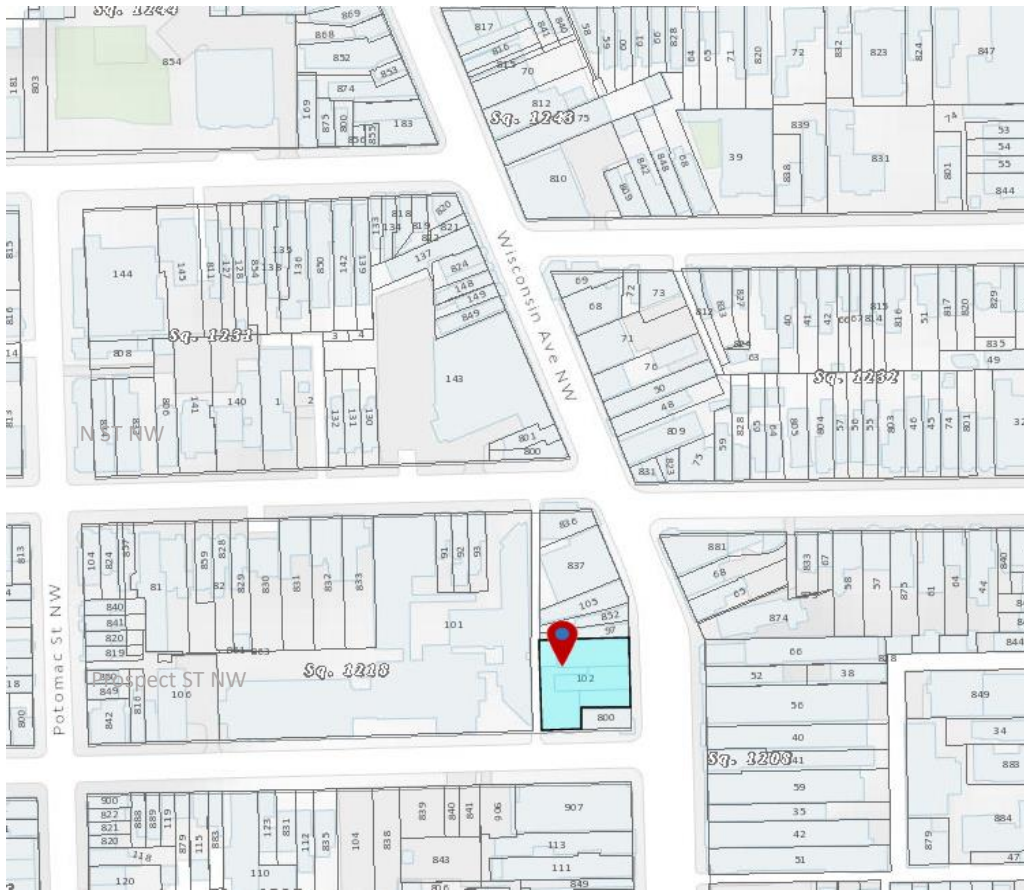


II. LOCATION MAP



III. ZONING REQUIREMENTS

MU-4 Zone	Regulation	Existing ¹	Proposed	Relief
Lot Area		8,891 sq.ft.	8,891 sq.ft.	
FAR G § 402.1	2.5 min	2.15	2.48	Conforming
FAR, non-residential G § 402.2	2.0 min	1.89	1.99	Conforming
Height G § 403	15 ft. max	44.3 ft	48.5 ft	Conforming
Lot Occupancy G § 404	100% commercial 60% residential	93% commercial 27% residential	94% commercial 51% residential	Conforming
Rear Yard G § 405	15 ft. min.	0 ft.	0 ft.	Special Exception Relief Requested
Parking C § 701.5	3 onsite 3 offsite	3 onsite 3 offsite	3 onsite 3 offsite	Conforming

¹ “Existing” and “Proposed” information provided by the applicant.

IV. ANALYSIS

Subtitle G Chapter 1201, special exception Criteria Rear Yard Relief

1201.1 The Board of Zoning Adjustment may grant relief to the rear yard requirements of this subtitle as a special exception pursuant to Subtitle X, provided:

(a) No apartment window shall be located within forty feet (40 ft.) directly in front of another building;

West of the proposed building, across a 10-ft alley, is a 4-story apartment building with ground floor retail. The proposed building's apartment windows would be more than 40 ft. away from the neighboring building. These windows would be set back from the western property line and located on the fourth and fifth floors, above the roof of the neighboring building.

(b) No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;

The building's office windows would be located more than 30-ft. from neighboring building's office windows and more than 18 ft. from being directly in front of a blank wall. This is because the neighboring building has a sloped roof and there is a 10-ft alley between the two buildings.

(c) In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;

N/A. The building would be parallel to the adjacent buildings.

(d) Provision shall be included for service functions, including parking and loading access and adequate loading areas;

The existing building is a historic resource. The proposed addition would result in less than a 50% increase in gross floor area, so no additional parking is required.

V. COMMENTS OF OTHER AGENCIES

The project is currently under review by Historic Preservation. The Old Georgetown Board reviewed the project and approved its concept design on July 18, 2019. As of the writing of this report, no District Agencies have submitted comments on this case.

VI. COMMUNITY COMMENTS

Two neighbors submitted a letter in support of the proposal project, (Exhibit 30, 31).

As of the writing of this report, no report has been submitted from ANC 2E.