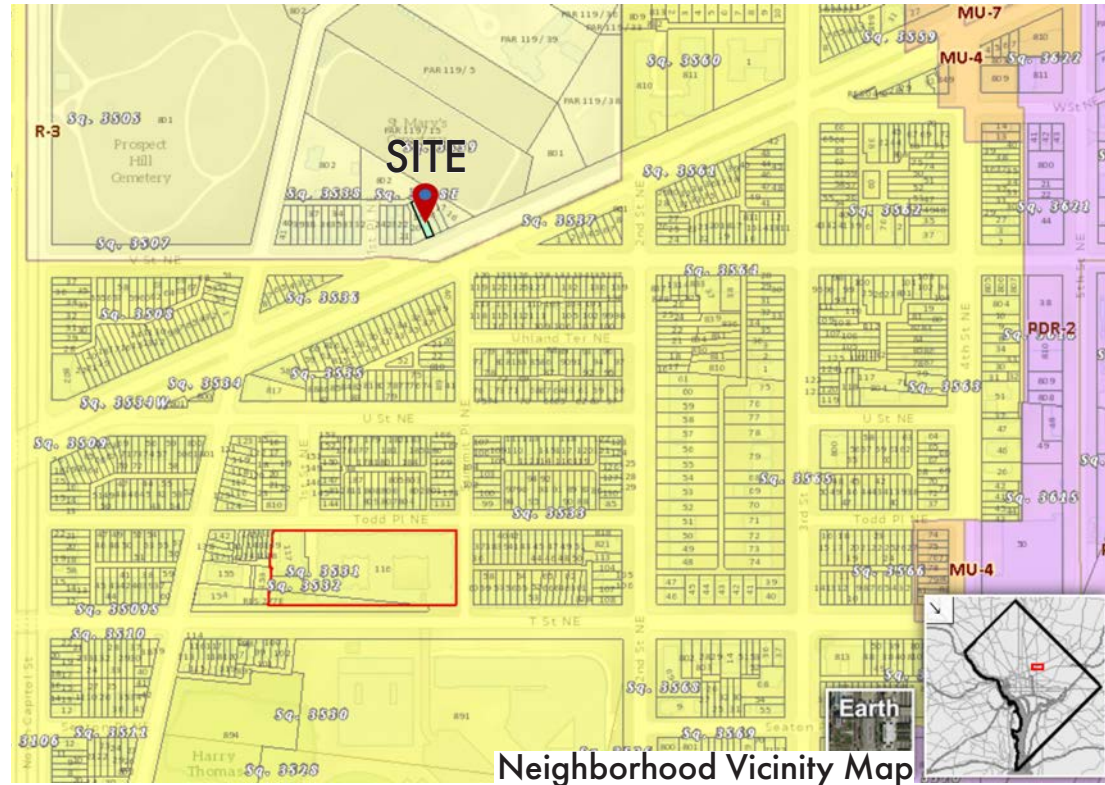


BZA Package

Spratt Household

McRae | Starr

September 2019



Neighborhood Vicinity Map



Local Vicinity Map

SITE CONTEXT

SCOPE OF WORK:

Two Story Rear Addition including a new First Floor exterior screened porch, a new Second Floor rear bedroom and bath, and other renovations.

REQUEST FOR SPECIAL EXCEPTION:

By right per R-3 Zoning a rowhouse is typically allowed a 10'-0" maximum rear addition from the exterior face of the farthest rear wall of the immediately adjoining properties. In the Owner's present case, the western adjoining rowhouse is a special condition as relative to the remaining block since the home occurs at an obtruse angle and that its rear wall sits closer to the street by 3'-3" as relative to the Owner's rear wall. The Owner's eastern adjoining rowhouse has a rear elevation that sits flush with the Owner's rear wall. The property because of the western adjacency is by right allowed a 6'-9" addition, which significantly limits the Owner's ability to add area as relative to the remainder of the block.

The Owner requests for Special Exception to construct a 10'-0" New Addition into the rear yard as measured from the existing rear face of the rowhouse.

Note, the western adjoining property has a covered porch area aligned to the rear face, and an open deck extending beyond the rear face of the Owner's rowhouse.

SUBMISSION DATA:

Address: 130 Rhode Island Avenue NE
Owner: Cassandra Spratt
Architect: McRae|Starr

LOT INFORMATION:

Zoning:

R-3, Fully Attached Rowhouse

Rear Yard Set Back:

20'-0" Required, Min.

58'-0" Provided

Lot Occupancy:

60% Allowable, Max.

41.6% Provided

Pervious Surface:

50% Required, Min.

56.3% Provided

Rear Addition:

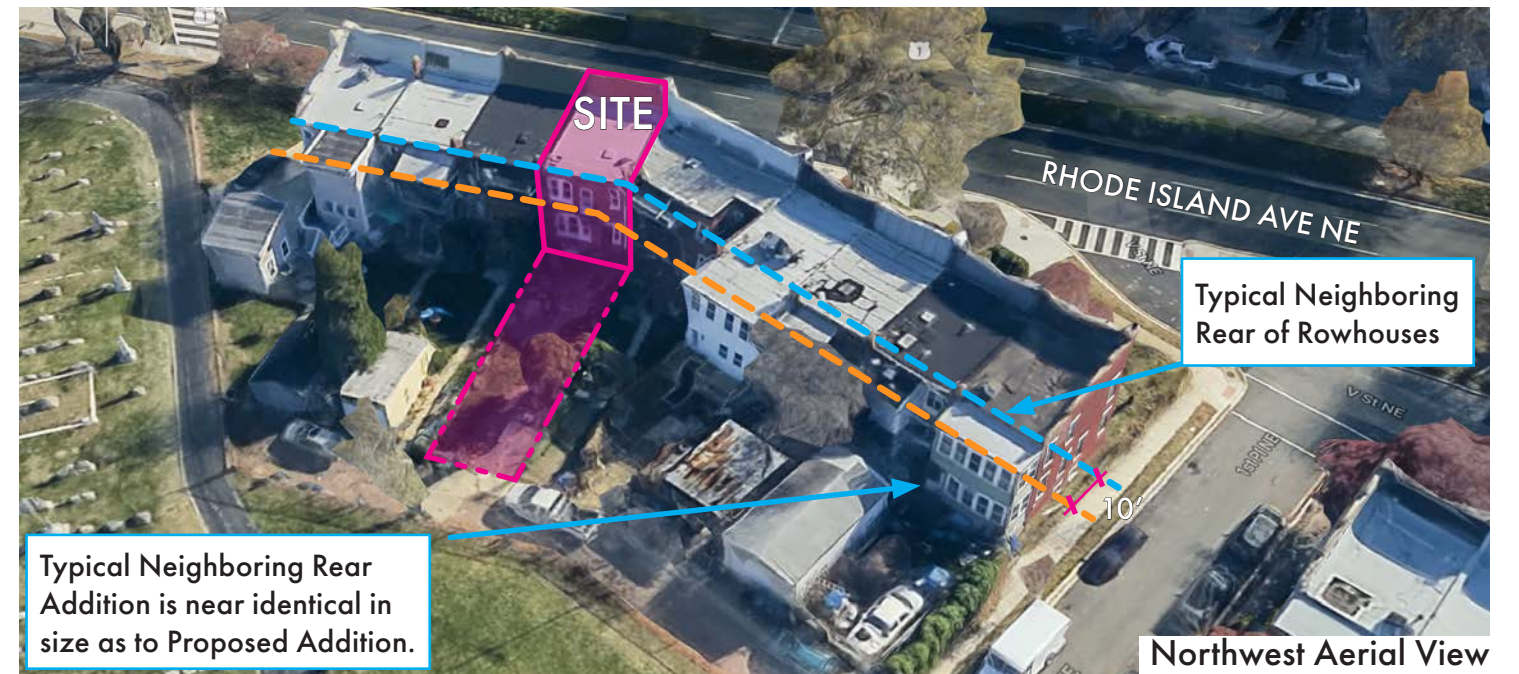
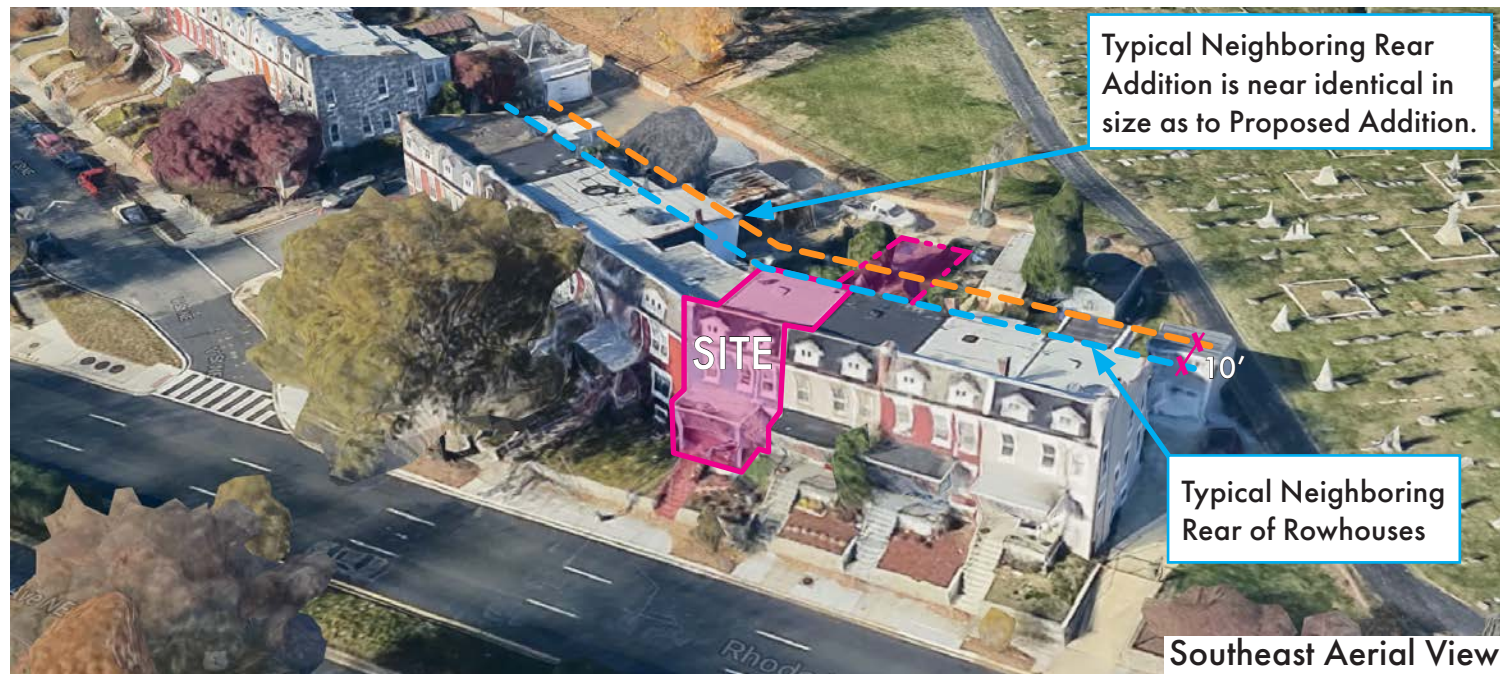
10'-0" Allowable Beyond Adjoining, Max.

14'-0" Provided Beyond Adjoining (Special Exception)

No Additional Overlays

DRAWING LIST:

- 01 - Site Context | Vicinity Maps, Submission Data, Lot Info
- 02 - Site Context | Aerial Views of Adjacent Properties
- 03 - Site Photos | Rear Existing Conditions
- 04 - Site & Zoning | Site Plan & Zoning Requirements
- 05 - Plans | First, Second, and Roof Plans
- 06 to 07 - Elevations | Proposed Rear Conditions
- 08 to 11 - Solar Studies | Existing and Proposed
- 12 - Exterior Rear Perspective | Proposed



SITE CONTEXT



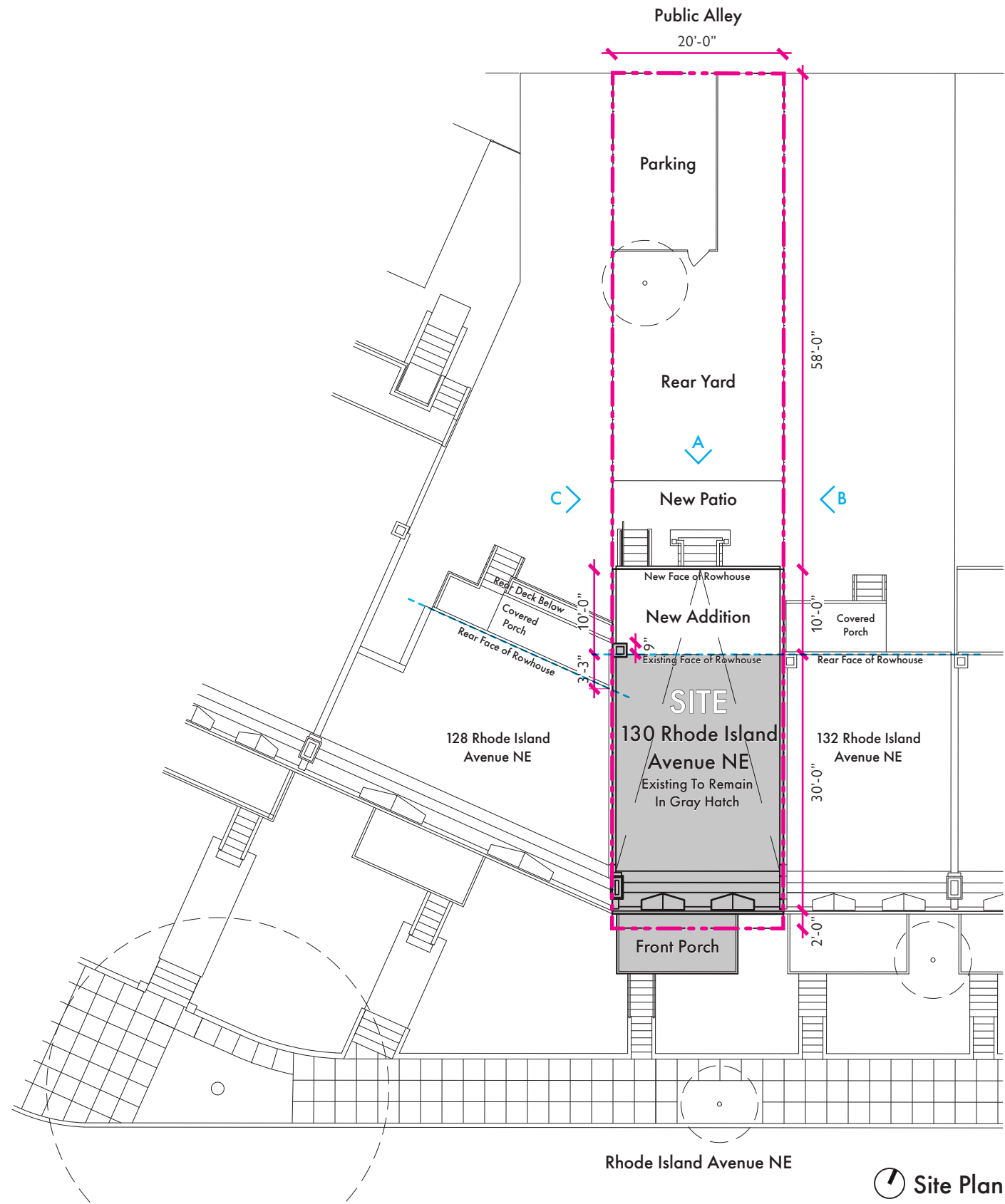
132 Rhode Island Avenue NE
Eastern Adjoining Rowhouse



130 Rhode Island Avenue NE
Rear Yard of Site



128 Rhode Island Avenue NE
Western Adjoining Rowhouse



SITE & ZONING 1/16" = 1'-0"

BZA PACKAGE - SPRATT

ZONING REQUIREMENT:

As Per Title 11-D DCMR, Chapter 3, RESIDENTIAL HOUSE (R) ZONES (Per Z.C. Order No 14-11B):

§§ 306.3 Notwithstanding Subtitle D §§ 306.1 and 306.2, a rear wall of an attached or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property.

§§ 306.4 A rear wall of an attached or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle D §§ 5201.3(a) through 5201.3(d) and §§ 5201.4 through 5201.6.

§§ 5201.3(a) The light and air of neighboring properties shall not be unduly affected; **NOTE: Refer to Solar Studies on pages 08-11**

§§ 5201.3(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; **Noted, the Owner's proposed addition will not provide a means to peer into the neighboring properties from the interior any more than is currently available to the Owner.**

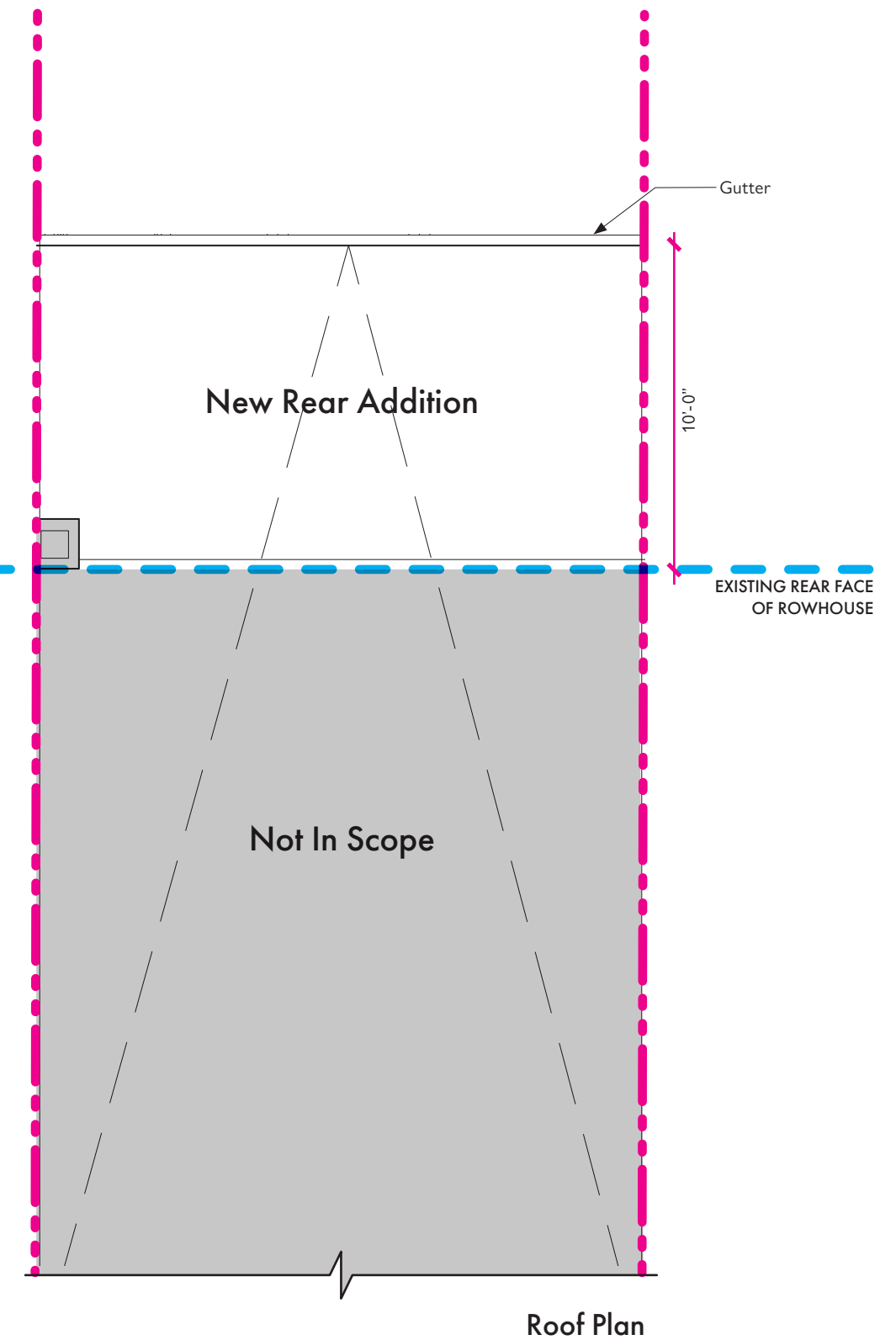
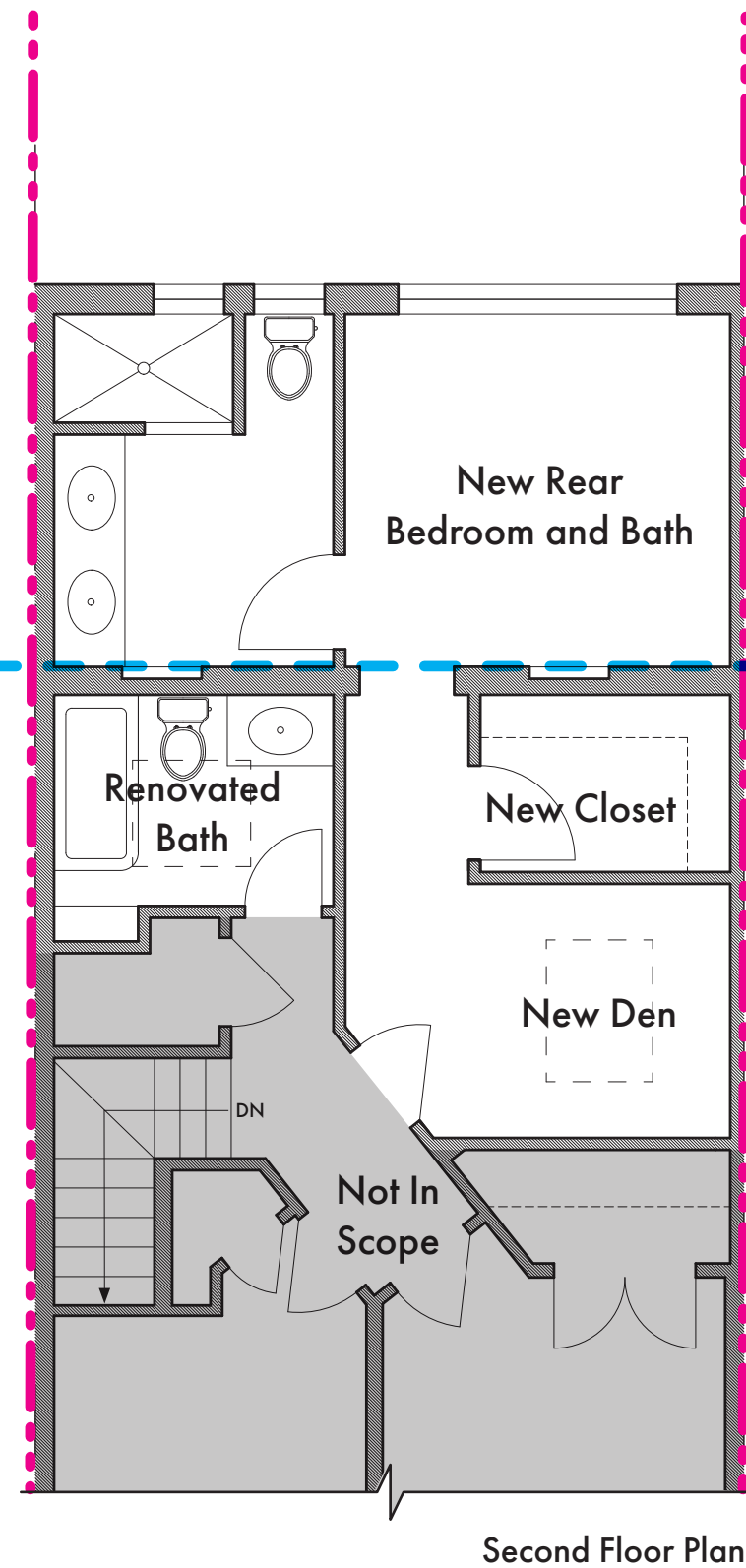
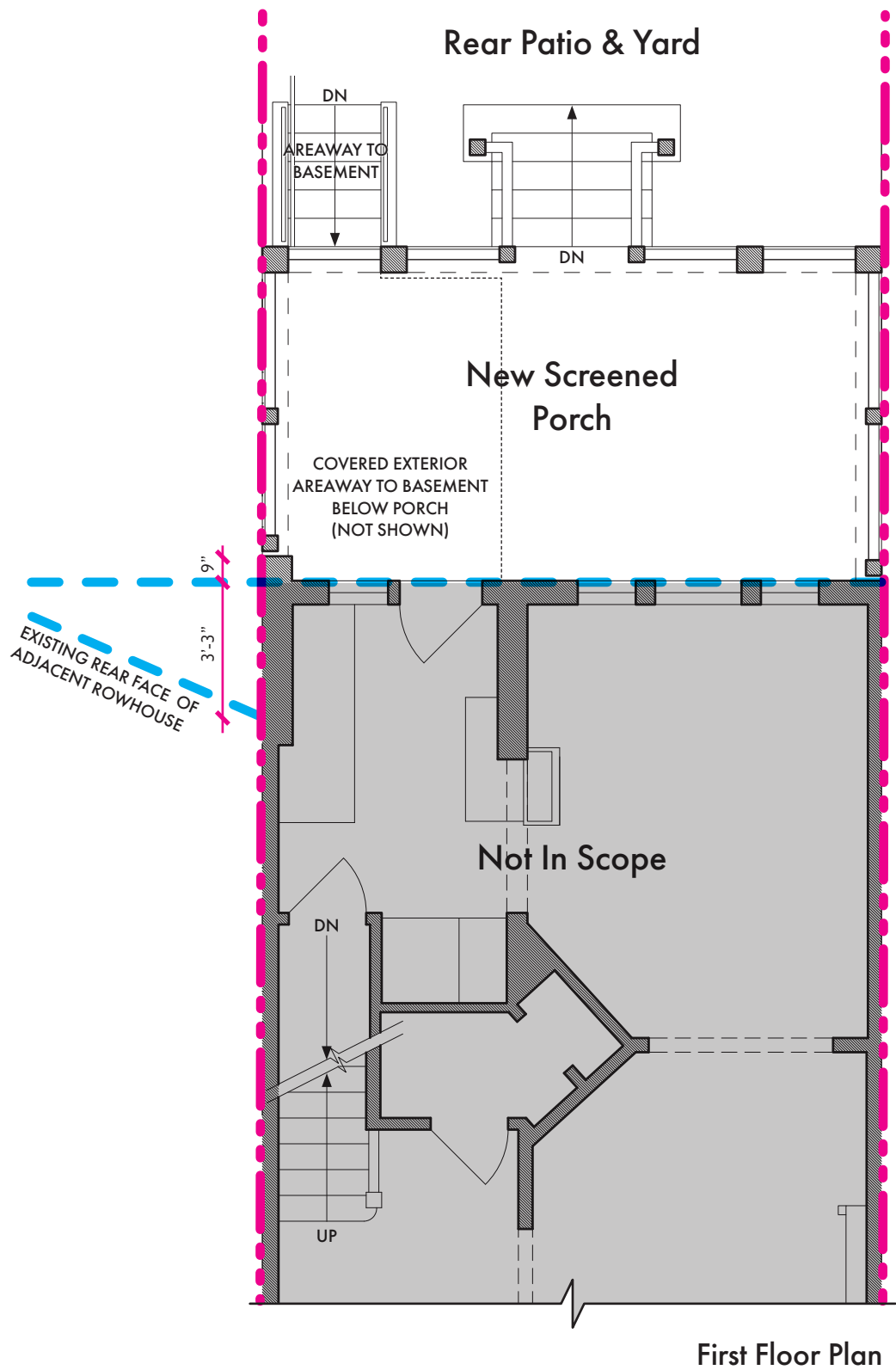
§§ 5201.3(c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage; **NOTE: Refer to notes on page 02, pages 06 - 07, and page 12.**

§§ 5201.3(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; **NOTE: Refer to pages 02, 04, and 06-12**

§§ 5201.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties. **Noted, the materials to be used will be high-quality and thoughtfully detailed.**

§§ 5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception. **Noted, the Owner's proposed addition is a conforming use.**

§§ 5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception. **Noted, the Owner's proposed addition will conform to height and stories.**

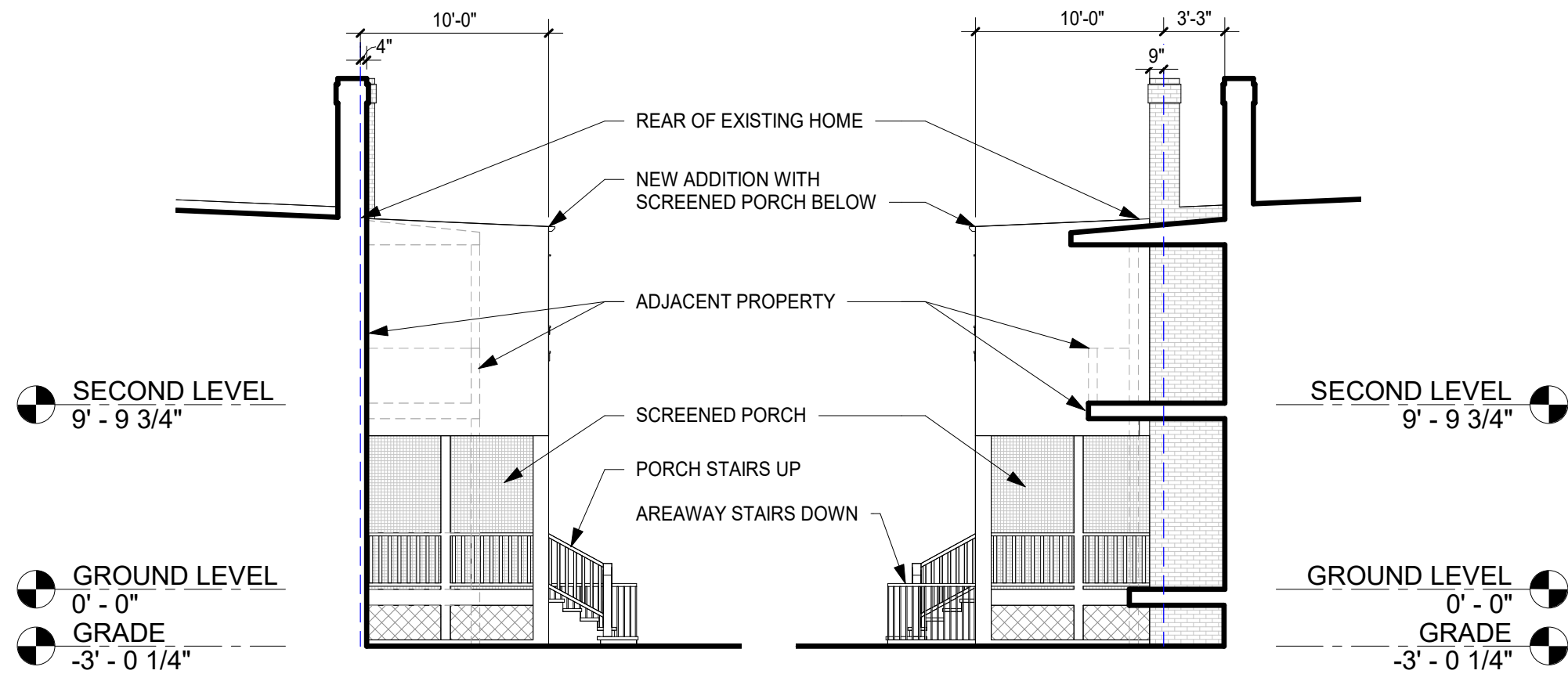




ELEVATION A NORTH FACING
SCALE: 1/8" = 1'-0"

As required per §§ 5201.3(b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The As illustrated per the elevations, the Owner's proposed addition will not provide a means to peer into the neighboring properties from the interior of the home any more than is currently available to the Owner.

As required per §§ 5201.3(c) the size and scale of the addition conforms with all other rear additions within the same block. Refer to pages 02 and 04 for additional information.

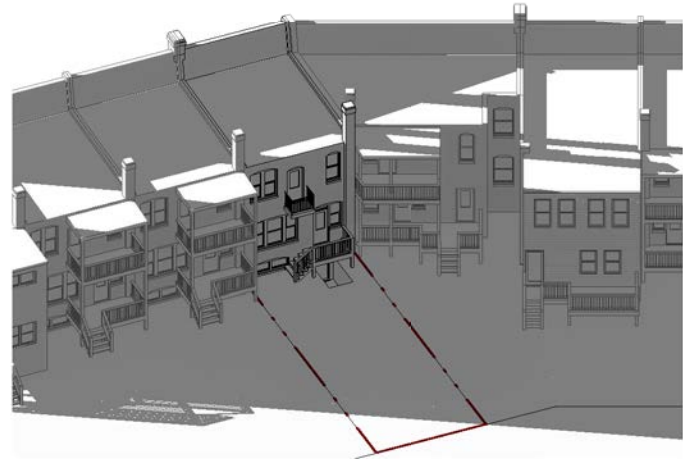


ELEVATION C EAST FACING
SCALE: 1/8" = 1'-0"

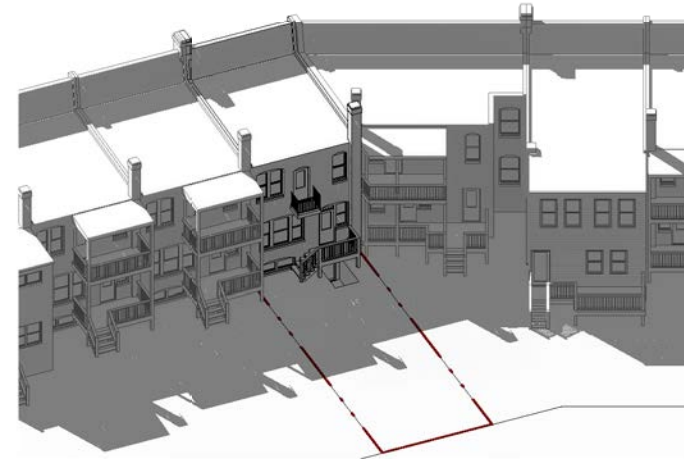
ELEVATION B WEST FACING
SCALE: 1/8" = 1'-0"

As required per §§ 5201.3(b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The As illustrated per the elevations, the Owner's proposed addition will not provide a means to peer into the neighboring properties from the interior of the home any more than is currently available to the Owner.

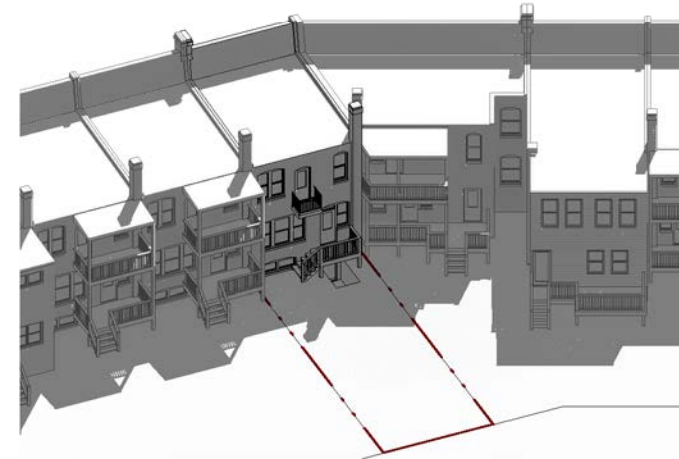
As required per §§ 5201.3(c) the size and scale of the addition conforms with all other rear additions within the same block. Refer to pages 02 and 04 for additional information.



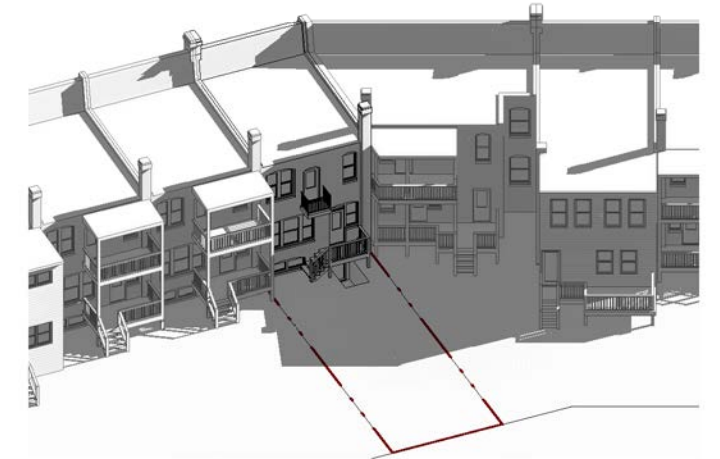
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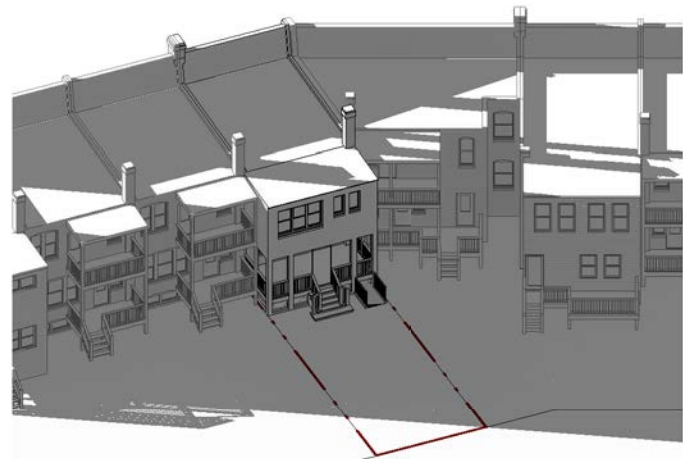
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1PM ON 3/21
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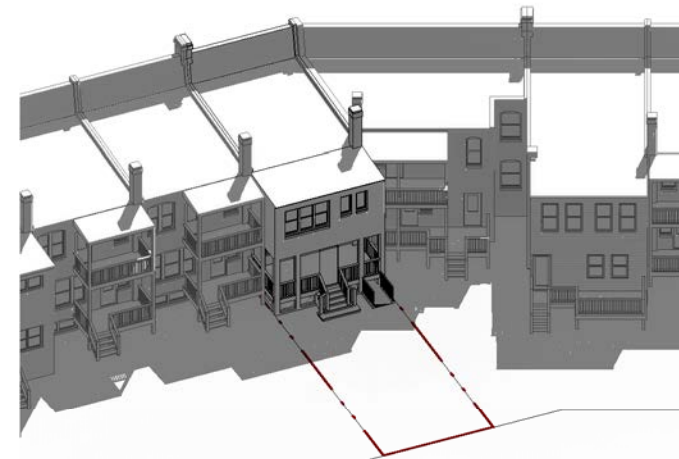
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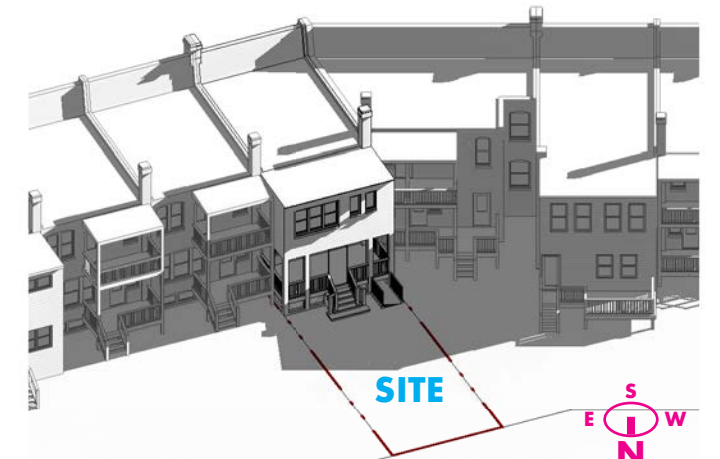
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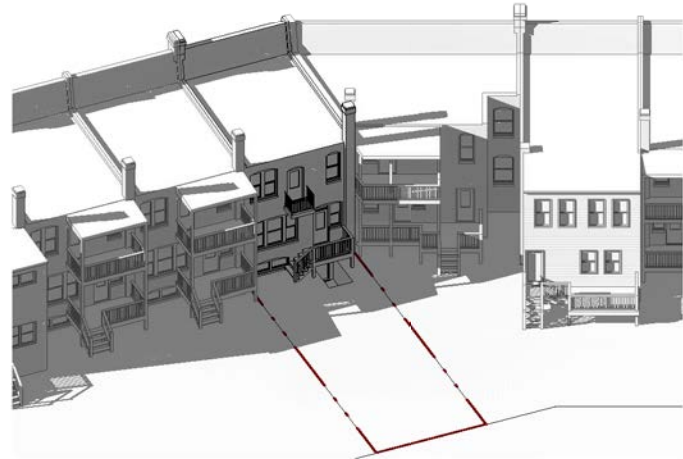
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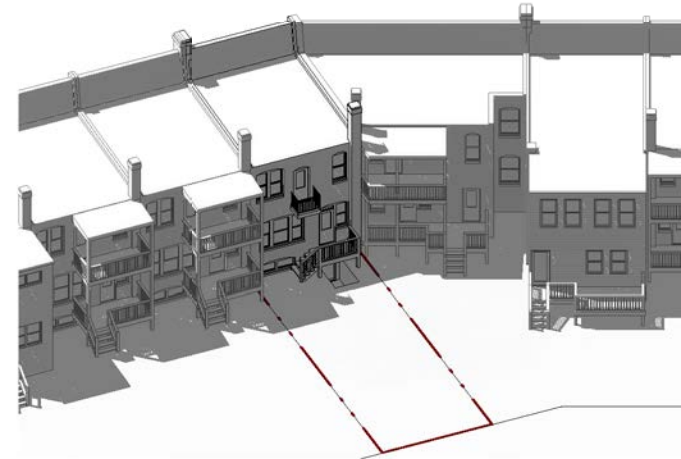
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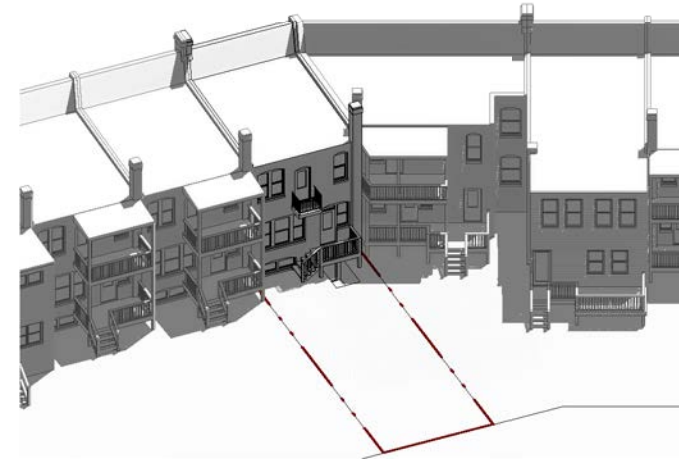
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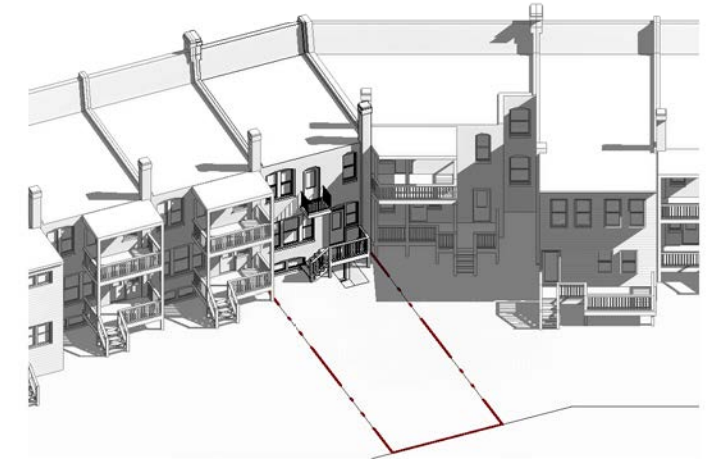
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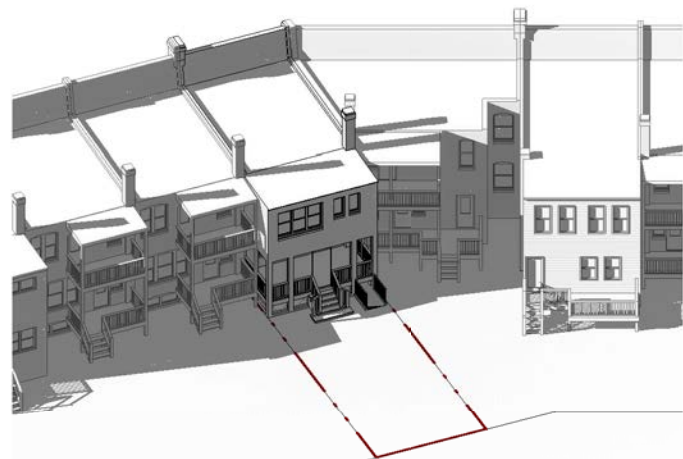
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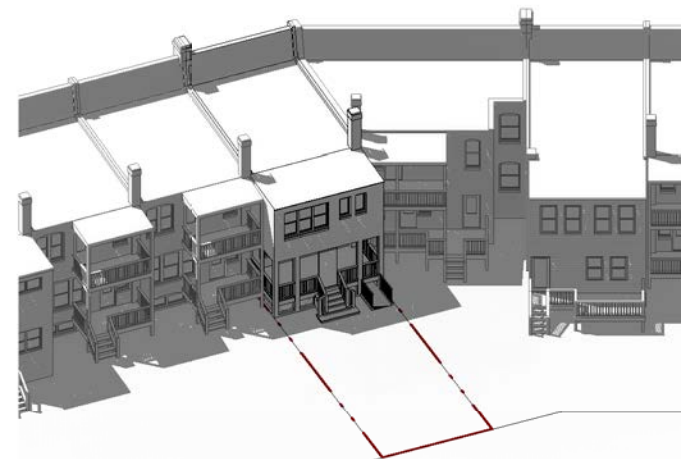
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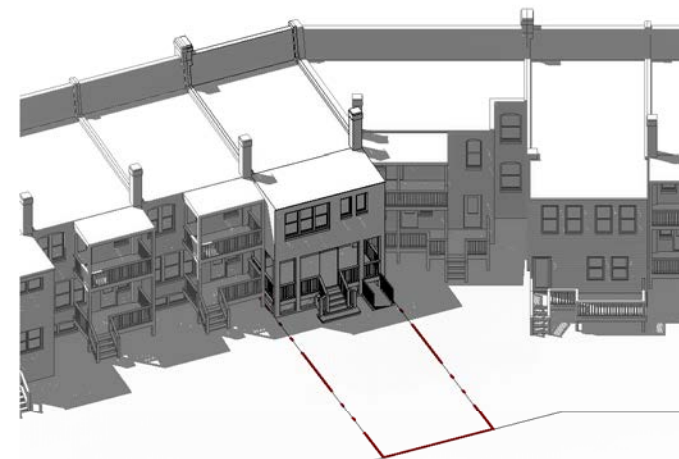
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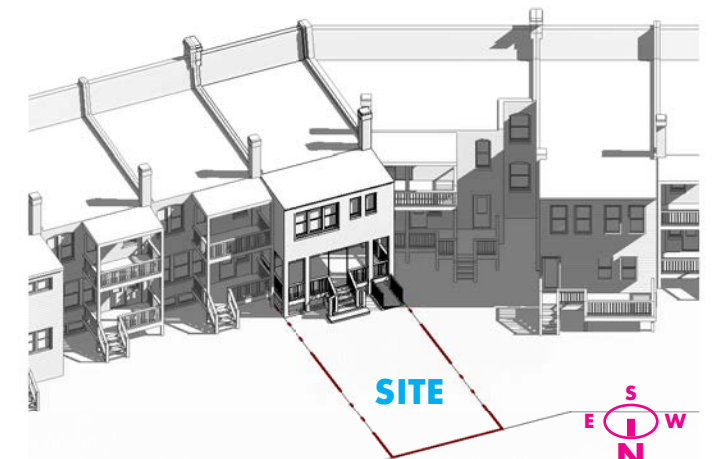
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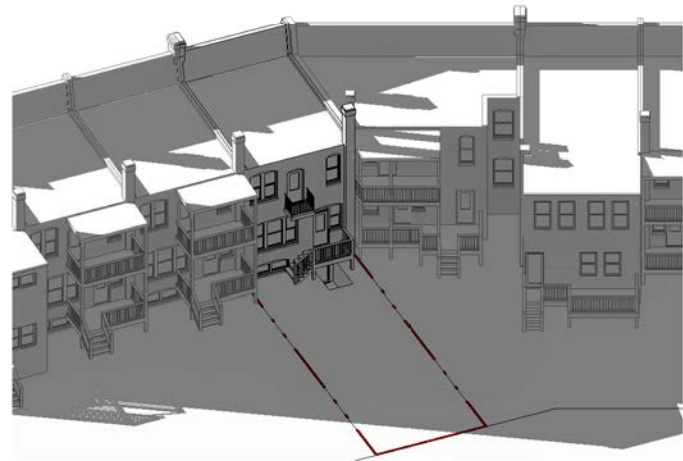
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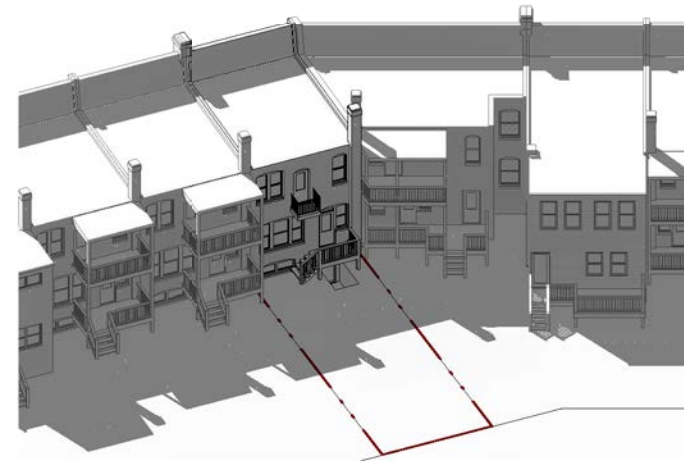
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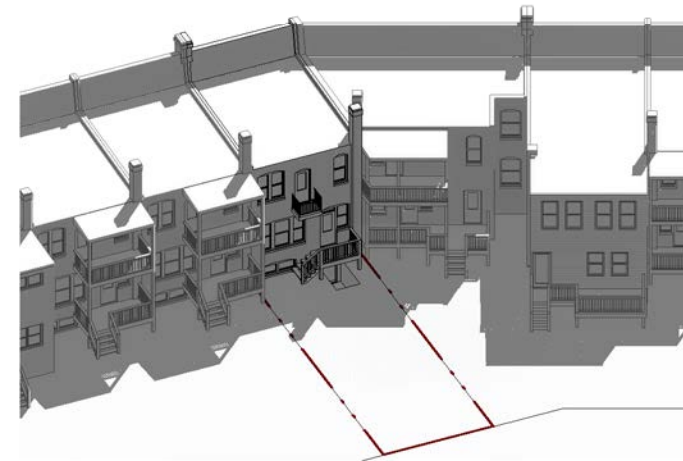
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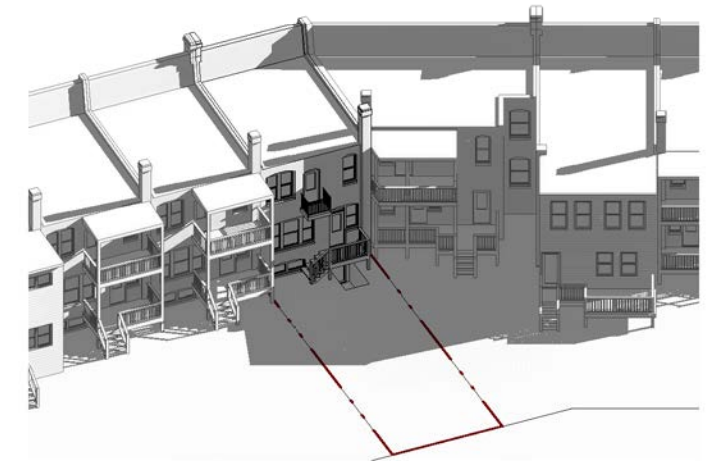
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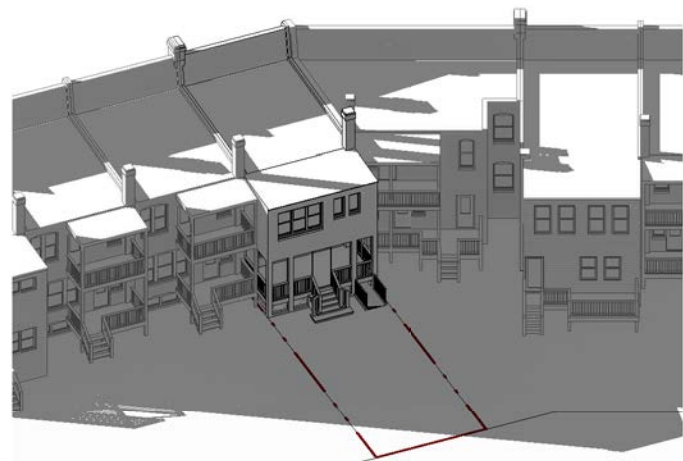
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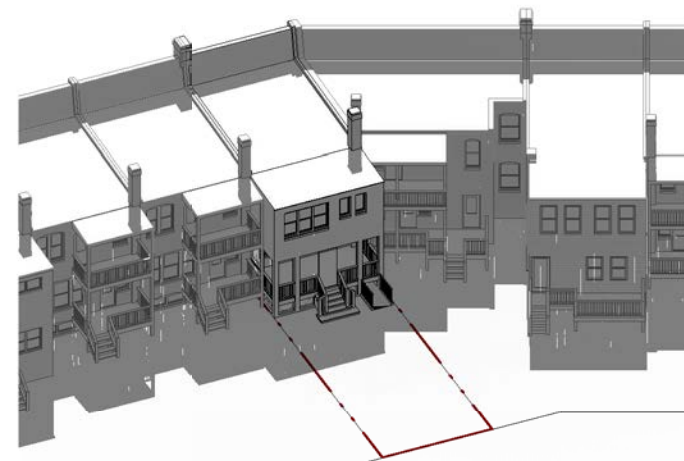
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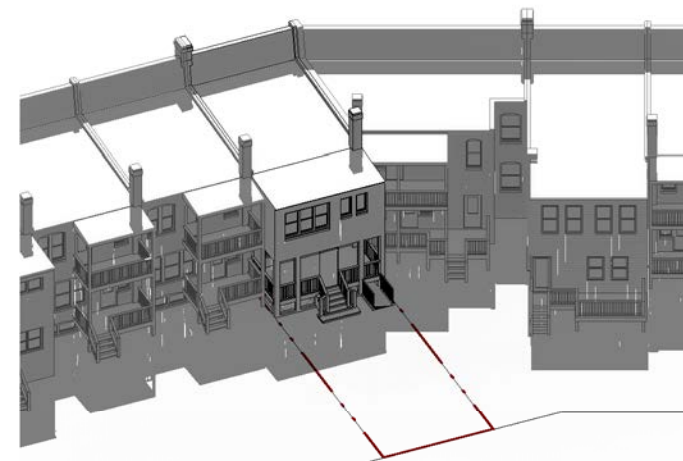
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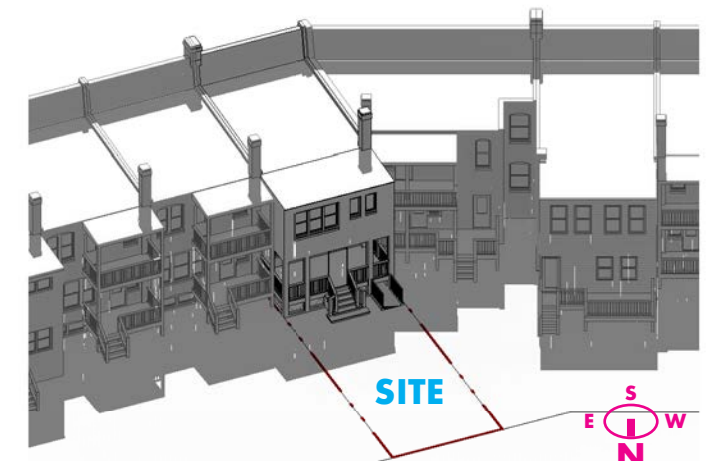
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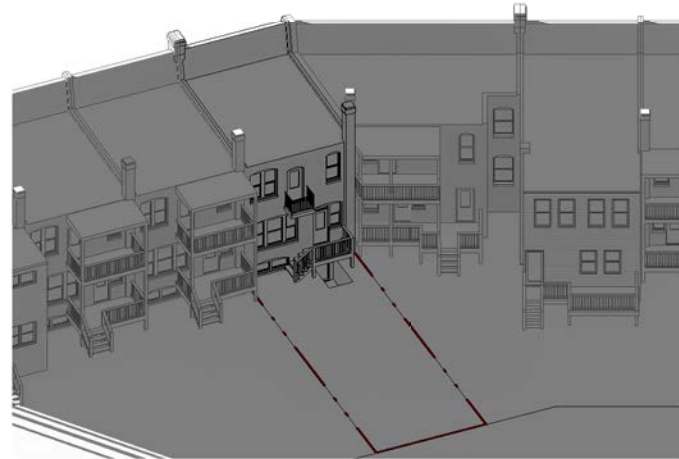
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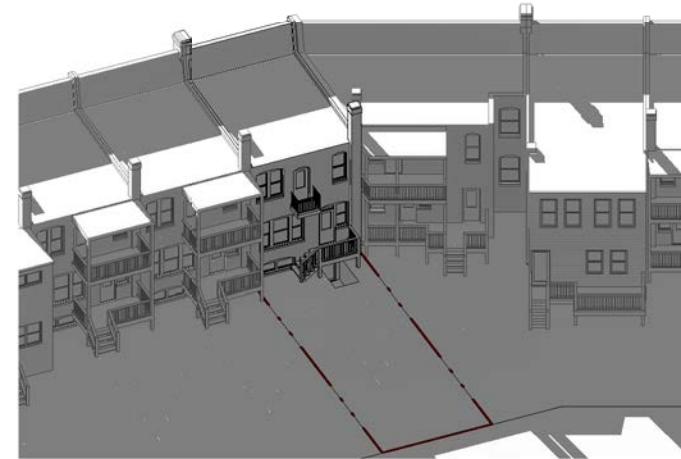
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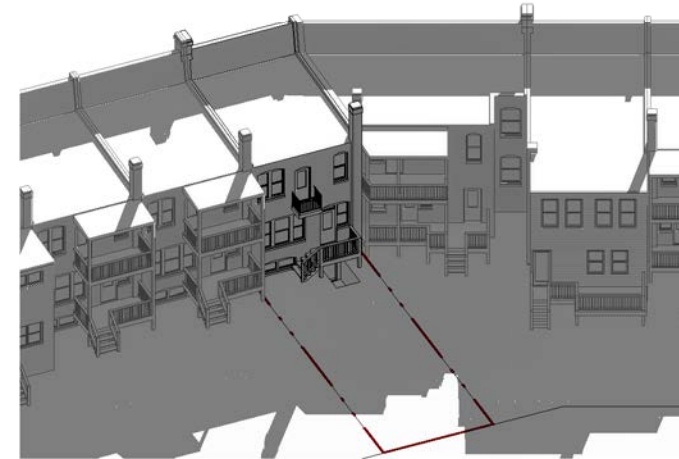
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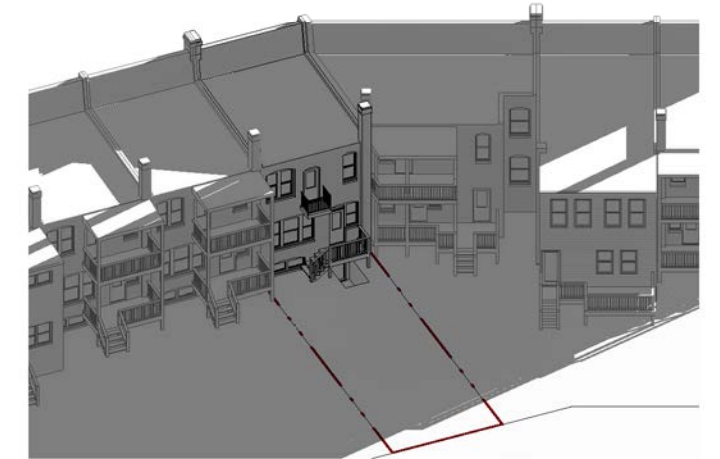
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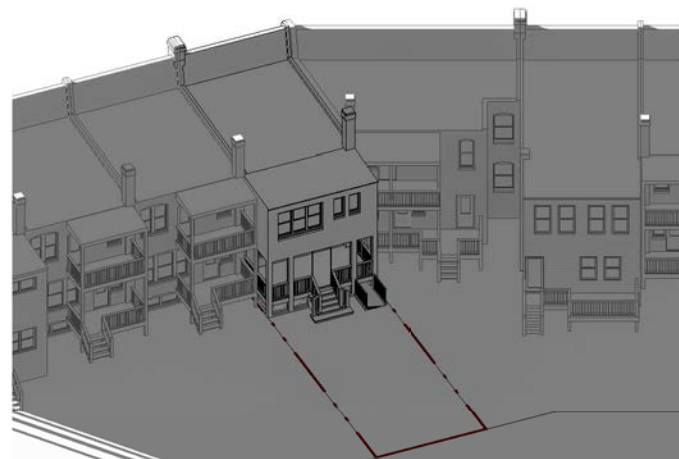
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EXISTING



1PM ON 12/21
EXISTING



4PM ON 12/21
EXISTING



7AM ON 12/21
PROPOSED



10AM ON 12/21
PROPOSED



1PM ON 12/21
PROPOSED



4PM ON 12/21
PROPOSED



4PM ON 6/21
VIEW SOUTH FROM PUBLIC ALLEY
NOTE: MATERIALS, ETC TO BE DETERMINED

EXTERIOR REAR PERSPECTIVE

BZA Package

Spratt Household

McRae | Starr

September 2019