

# 3905 Kansas Avenue NW

BZA Application number 20256



Property front view

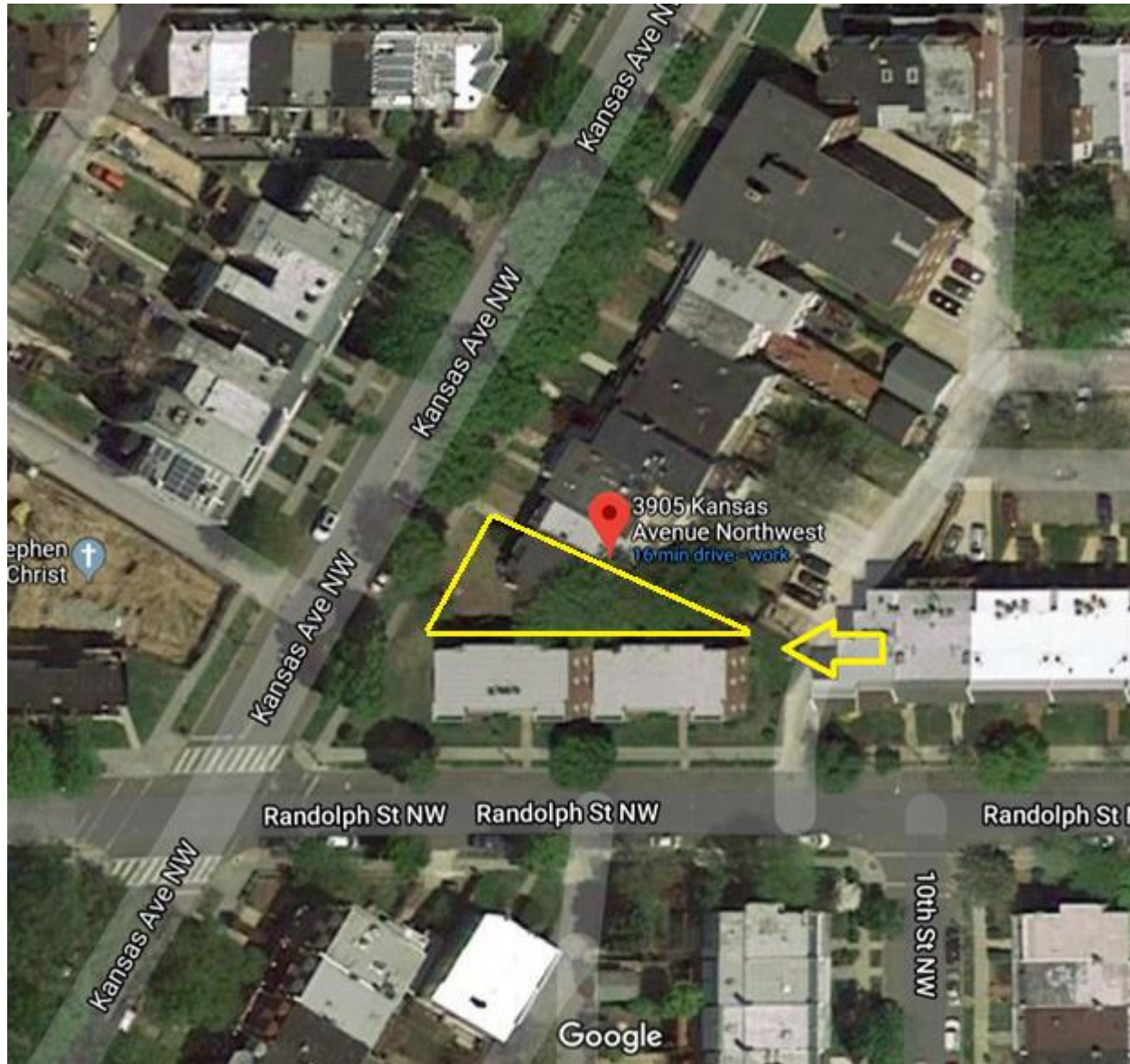
## Overview:

- 3905 Kansas Avenue NW is in the RF-1 zone district
- Present improvements consist of a two-story (plus cellar), single family dwelling constructed in approximately 1917
- Property has been vacant for over a year
- Hasn't been updated and has a lot of deferred maintenance
- Applying to the BZA for Special Exception Relief pursuant to subtitle U §320.2 in order to convert the property to three units (RF1 zone allows two units by right)
- The applicant also requests an additional BZA special exception under Title 11, Subtitle C. 703.2 (Special Exception from Minimum Parking Number Requirements)

## Property rear view



# Property top view



## Summary of current status

- Applicant has proactively met neighbors multiple times, reviewed plans with them and made extensive changes based on their suggestions
- ANC supports the application
- Office of planning (OP) has recommend approval
- DC Department of Transportation has no objection to the approval of this application
- The request for the 3<sup>rd</sup> unit meets all zoning requirements for special exception approval by the BZA
- The proposed building footprint itself is permitted as a Matter of Right

The Applicant respectfully requests the BZA to approve the application

## Description of the proposed addition

- The Applicant proposes to turn the attic into a third-story addition, extend the building at the rear, side and convert it to 3 residential dwelling units
- The existing mansard roof and dormers will be maintained to keep the roof architectural elements that are original to the building
- The proposed third story addition will be set back from the front façade so that it is not conspicuously visible from the street
- The large tree directly in front of the subject property will also be maintained to help limit visibility of the addition from the street
- The three-story addition at the rear of the building will only extend about 2 inch feet past the adjacent building's rear walls



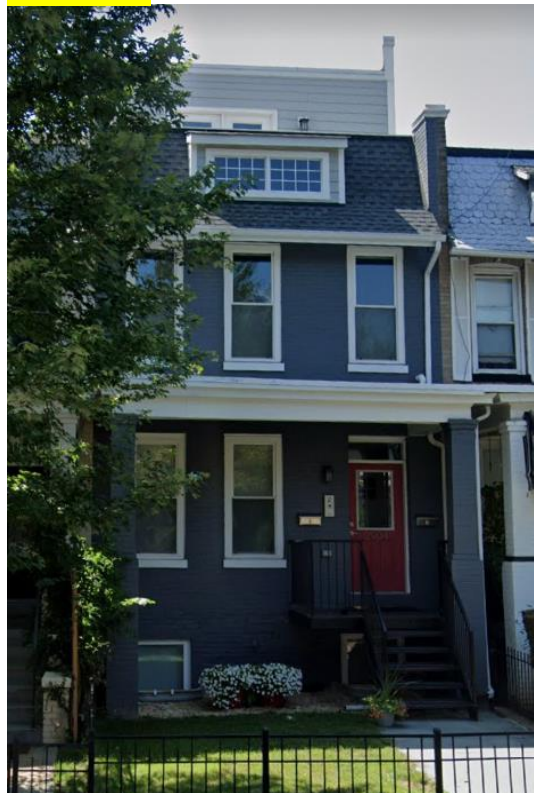
Large tree in front of the property will remain to limit visibility of addition



3900



3904



3909



3911



### Neighboring buildings:

- Several dwellings in the immediate vicinity have 3rd story additions (e.g. 3900 Kansas Avenue NW, 3904 Kansas Avenue NW, 3909 Kansas Avenue NW, 3911 Kansas Avenue NW)
- The proposed 3rd addition to the subject property at 3905 Kansas Avenue NW will therefore not significantly alter the character of the neighborhood

## Street view of property



## Zoning requirements and requested relief:

F-1 Zone	Regulation	Existing	Proposed	Relief
Lot Width	62.2 ft.	62.2 ft.	No change	None required
Lot Area	2,700 sf.	2,845 sf.	No change	None required
Height E § 303	35 ft. – matter-of-right 40 ft. – special exception	29 ft.	34 ft. 4.5 inch	None required
Rear Yard E § 305	20 ft.	46.8 ft.	26.9 ft.	None required
Depth of Rear addition U § 320.2(e)	Addition may not exceed more than 10 ft. past rear wall of adjacent house	0 ft.	2 inch past rear wall of adjacent house	None required
Side Yard E § 307.4	None for row dwelling	16 ft.	No side yard	None required
Lot Occupancy E§304	60%	27%	60%	None required
Pervious surface	20%	64%	24.8%	None required
Conversion to Apt. U § 320.2	3 or more units by special exception with 900 sf. lot area/unit	1 unit	3 units (948 sf. lot area per unit)	Relief requested
Parking	2	0	0	Relief requested

- a) Limited to 35 feet in height; *the addition is limited to 35 ft.*
- b) 4<sup>th</sup> dwelling dedicated to IZ; *only proposing 3 units, IZ does not apply*
- c) Existing residential building at the filing; *existing residential building on Property*
- d) Minimum of 900 square feet of land area per unit; *Property has 2,845 sq. ft.*
- e) Addition must not extend more than 10 ft. past rear wall of neighboring properties; *Addition extends only 2 inch past rear wall of the neighboring properties*
- f) Addition shall not block chimney or vent; *addition will not block chimney or vent*
- g) Addition shall not interfere with solar panels; *the adjacent neighbors do not have solar panels installed*
- h) Original roof top architectural elements are not to be altered; *existing mansard roof and dormers will be maintained; new addition will have another matching dormer added...requesting a waiver that*
- i) In demonstrating compliance the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings; *documents uploaded and shared with application*
- j) The BZA may modify or waive not more than 3 requirements; *Not requesting >3 waivers*

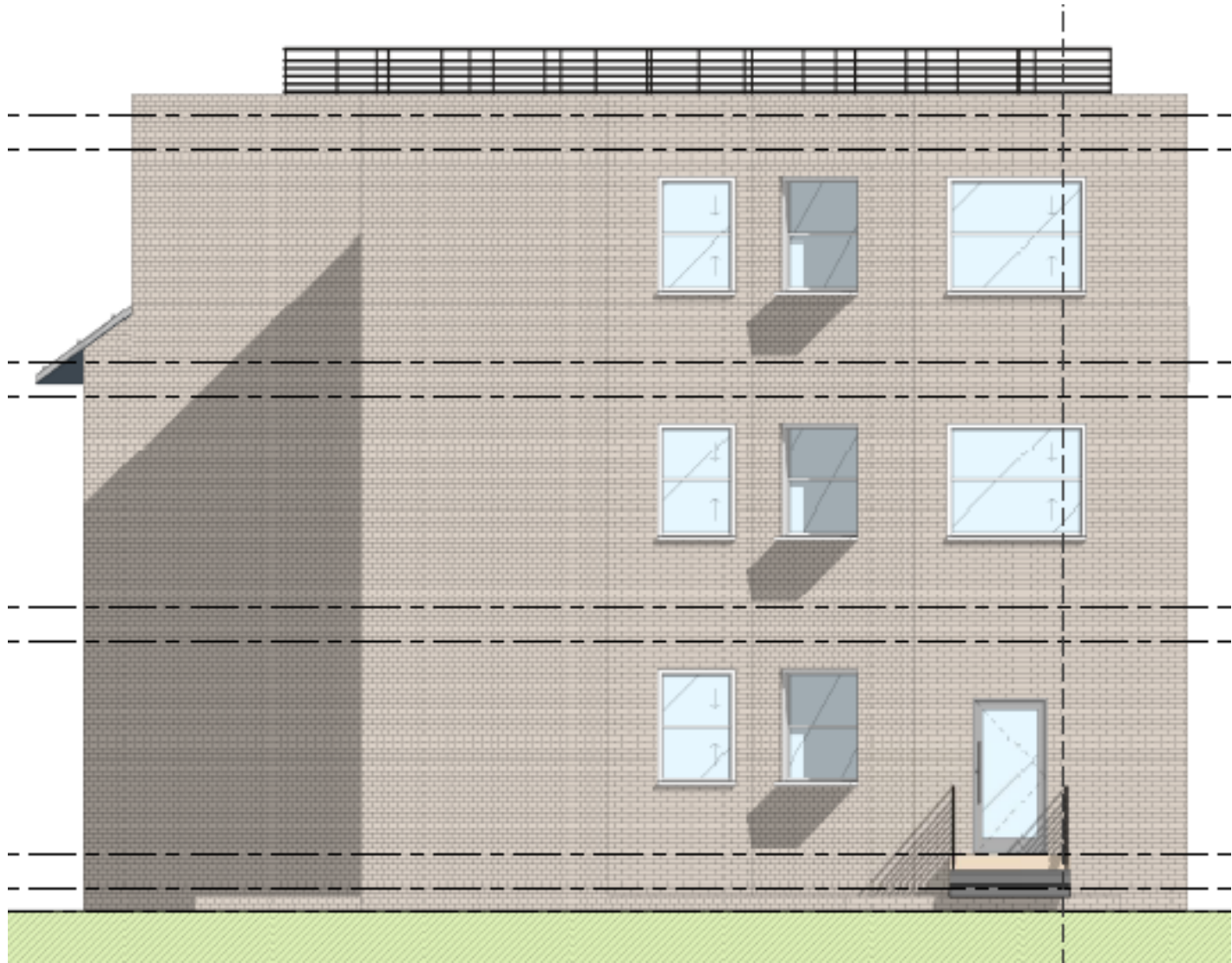
## Parking relief requested:

- The subject property currently does not have any off-street parking spots
- Its located on an interior triangle shaped lot with no access to the alley in the rear and the only way to add parking would be through a curb cut on Kansas Avenue NW
- To meet the minimum requirement of 2 off-street parking spots for the 3 units, the Applicant was earlier proposing to add 3 garages on the front of the property with curb cut on Kansas Avenue NW
- **ANC, OP and DDOT opposed the curb cut. ANC passed a resolution requesting DDOT to deny the curb cut so the plans have been updated to remove the proposed curb cut and garages and instead seek full zoning relief**
- **The lot is a wide lot and there is approximately 64 feet of curbside space in front of the property, which is enough for three cars**
- Property has a **Walk Score of 96 of 100**. As per the website Walkscore.com this location is a Walker's Paradise with Excellent transit options & daily errands do not require a car
- The property is a **five-minute walk** from the Green Metrorail Green Line and the Yellow Metrorail Yellow Line at the GEORGIA AVE PETWORTH STATION stop
- **District Department of Transportation (DDOT) supports the application**

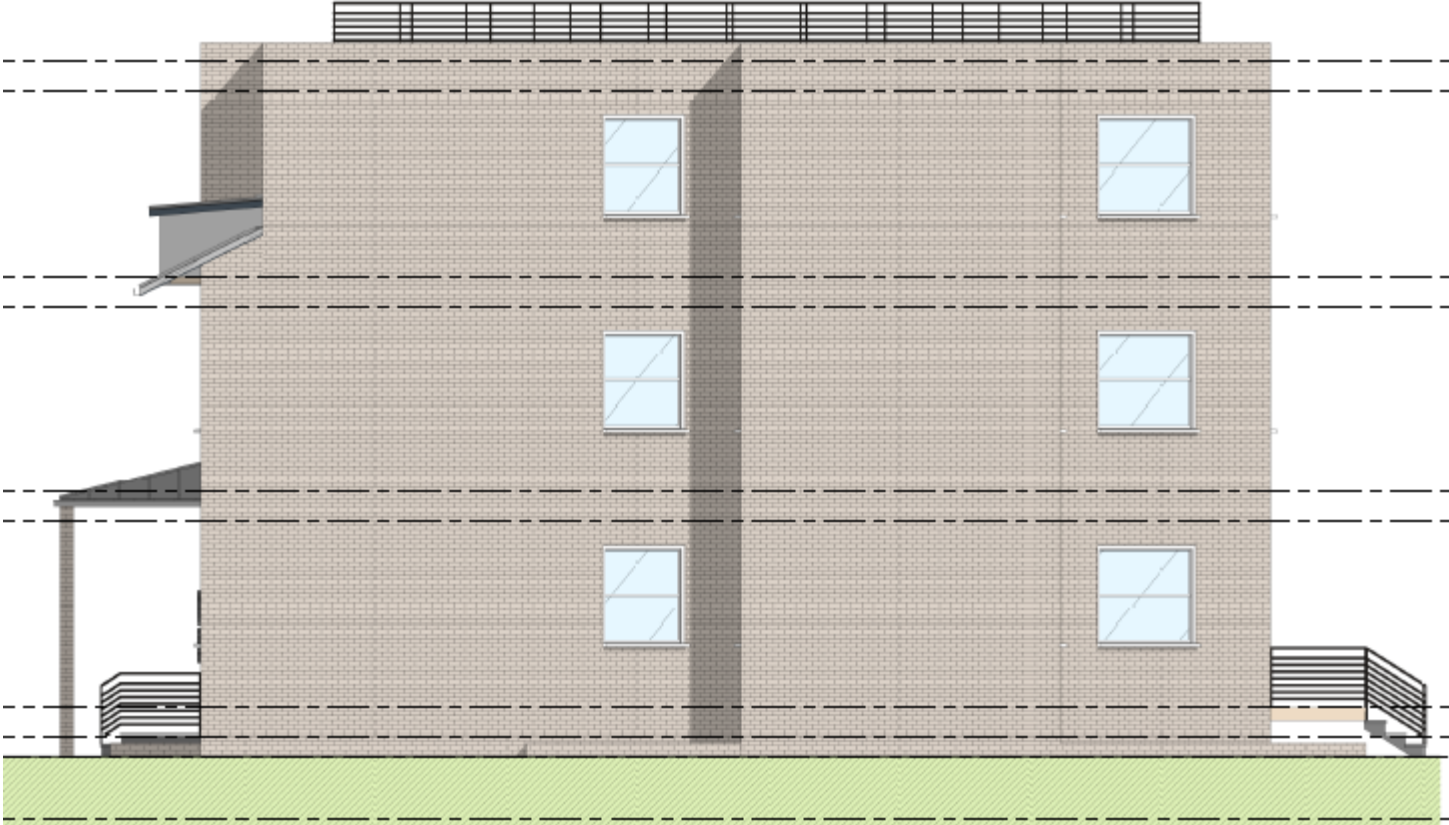
Proposed front elevation



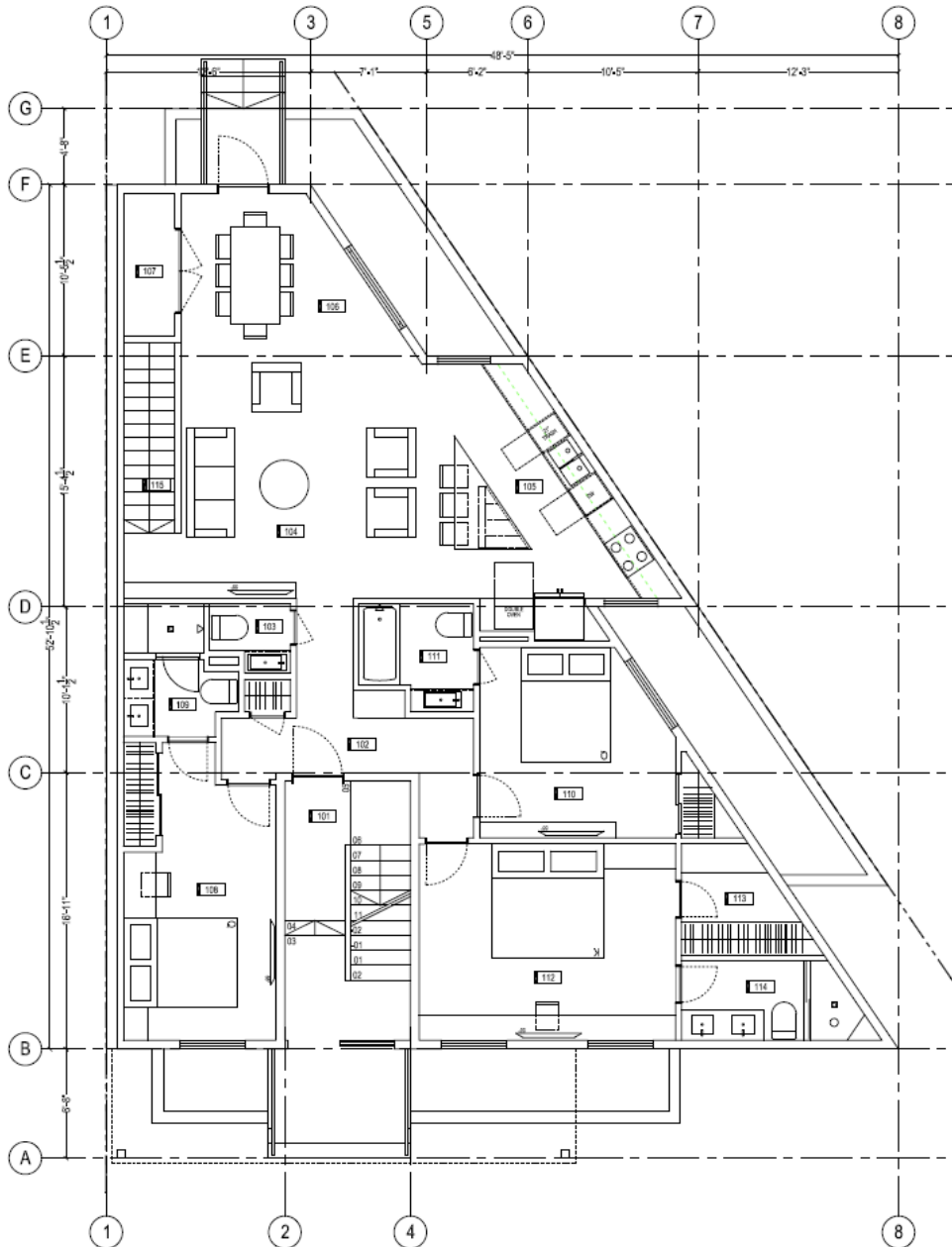
# Proposed rear elevation



Side view



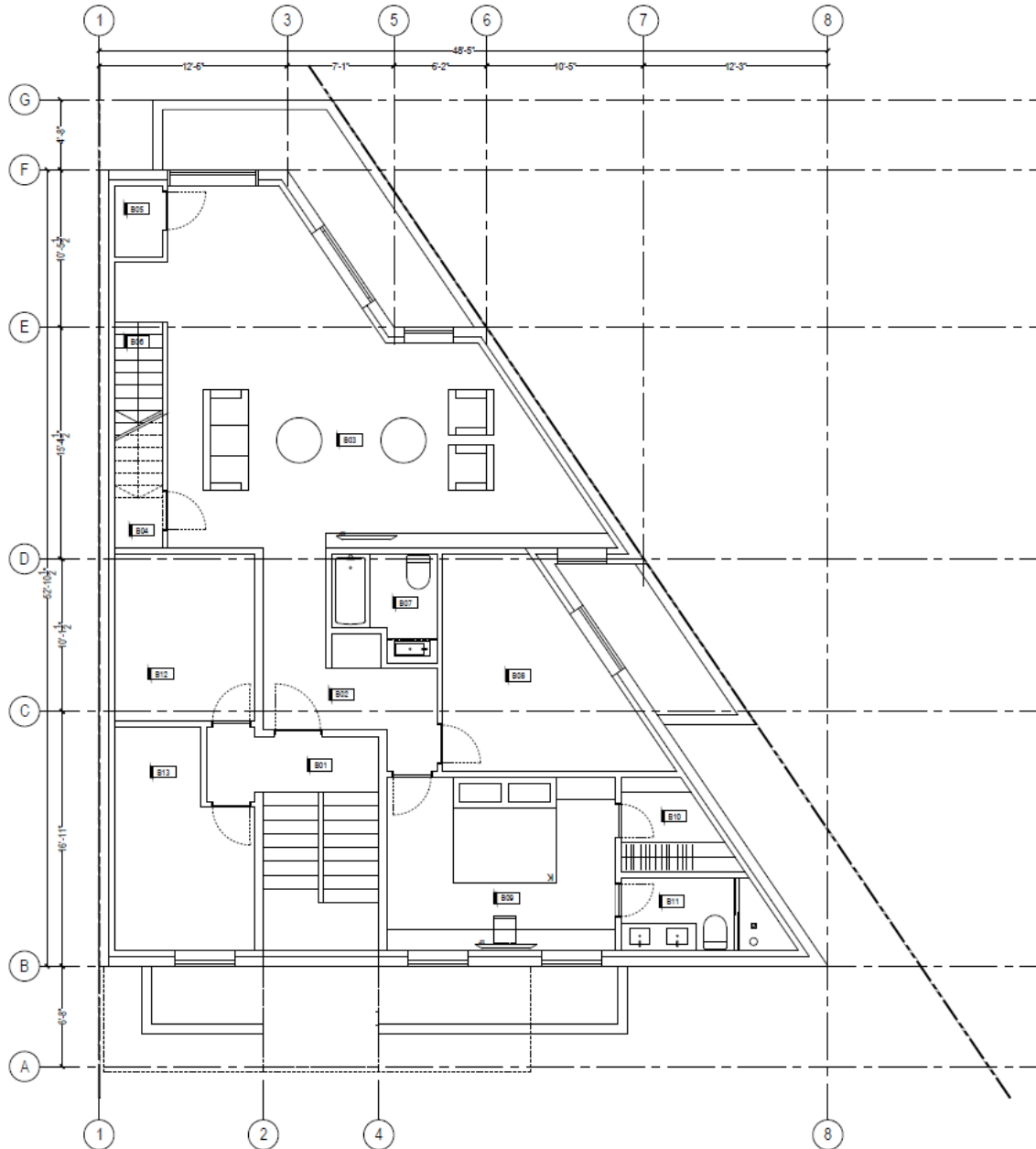
# Floor plan example



## SPACE LIST

101	STAIRCASE
102	ENTRANCE HALL
103	POWDER ROOM
104	LIVING ROOM
105	KITCHEN
106	DINING ROOM
107	UTILITY CLOSET
108	BEDROOM
109	BATHROOM
110	BEDROOM
111	BATHROOM
112	MASTER-BEDROOM
113	MASTER-CLOSET
114	MASTER BATHROOM
115	STAIRS FROM CELLAR

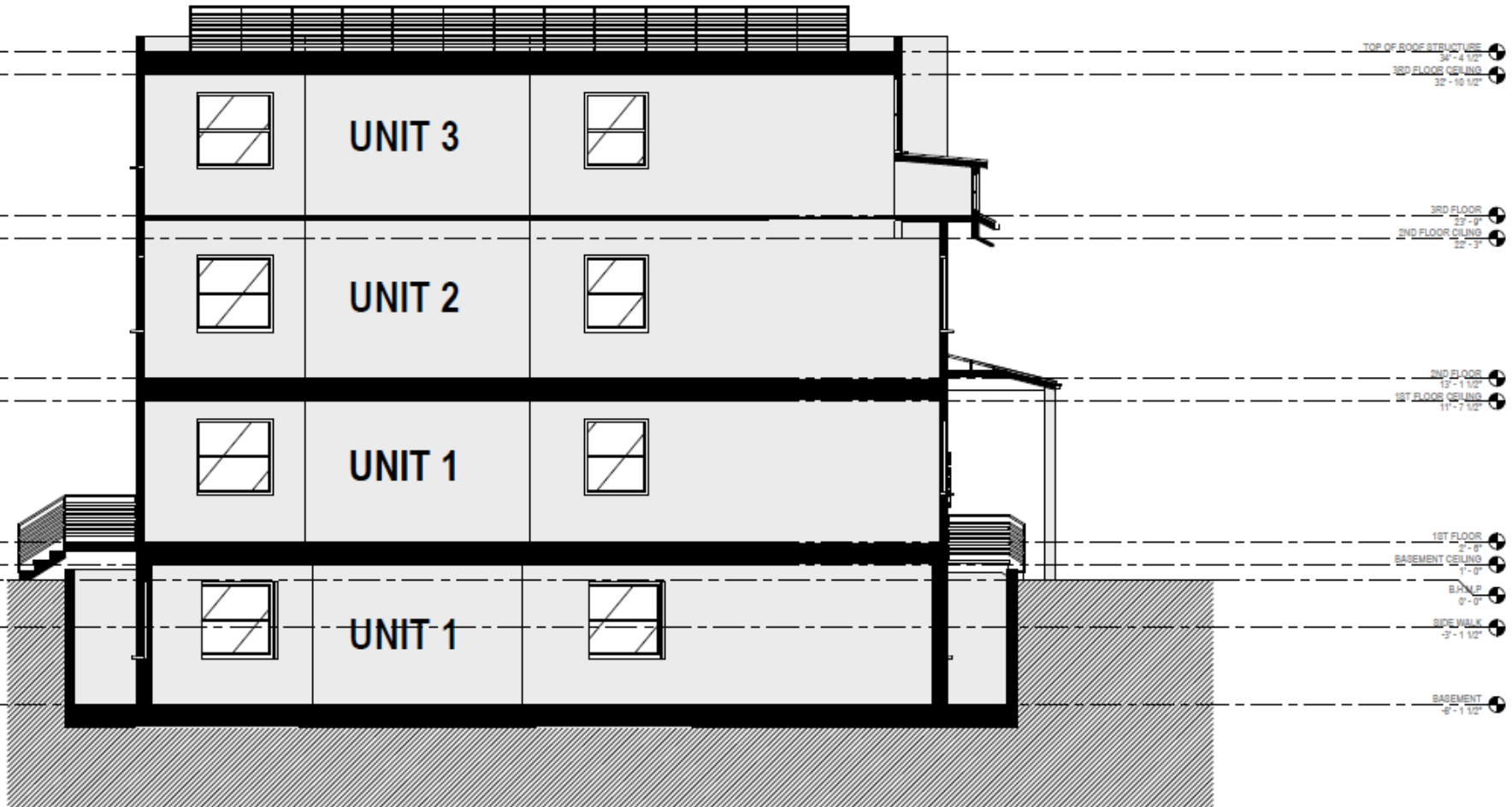
# Cellar floor



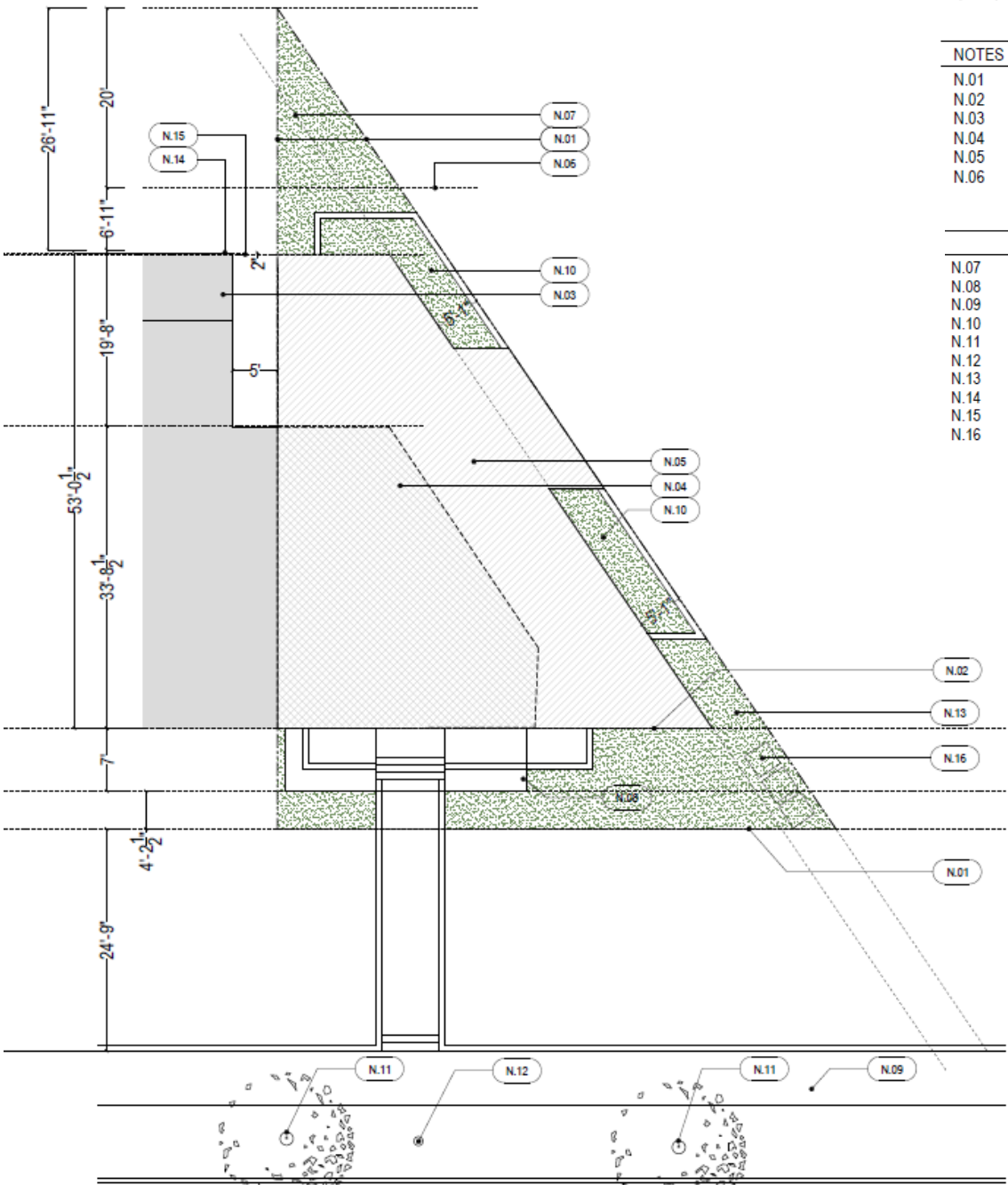
## SPACE LIST

B01	STAIRCASE
B02	ENTRANCE HALL
B03	RECREATION ROOM
B04	MECHANICAL ROOM
B05	STORAGE
B06	STAIRS GOING TO 1ST FLOOR
B07	BATHROOM
B08	BEDROOM
B09	BEDROOM
B10	WALK-IN CLOSET
B11	BATHROOM
B12	STORAGE
B13	STORAGE

# Longitudinal section



# Site plan



NOTES	
N.01	PROPERTY LINE
N.02	BUILDING EXISTING FRONT FACE . (FRONT SET BACK)
N.03	EXISTING NEIGHBOR BUILDING .
N.04	EXISTING BUILDING.
N.05	PROPOSED BUILDING (ADDITION)
N.06	REAR YARD SET BACK
<i>g.s.g.</i>	
N.07	SIDE SET BACK
N.08	FRONT PORCH ROOF
N.09	SIDE WALK
N.10	WINDOW WELL
N.11	EXISTING TREE TO REMAIN
N.12	EXISTING LIGHT POST TO REMAIN
N.13	PERVIOUS SURFACE
N.14	NEIGHBOR BUILDING REAR FACE.
N.15	PROPOSED BUILDING REAR FACE.
N.16	TRASH CAN

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