



308 11th Street, NE

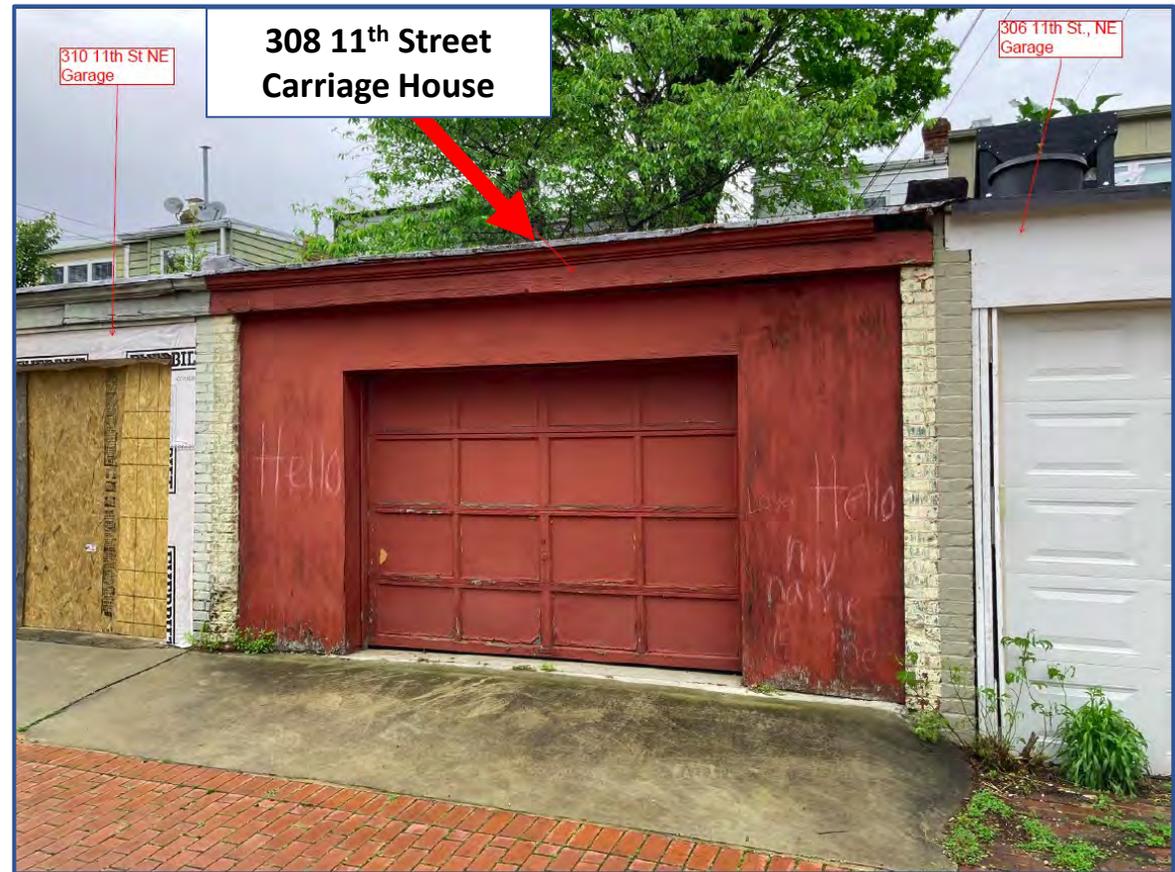
BZA APPLICATION NO. 20382

HAIDER HAIMUS & JESSICA BACHAY

JUNE 16, 2021

Overview and Requested Relief

- Proposing a 2nd story addition to the existing accessory building and slight expansion to the footprint thereof.
- Special Exception relief to increase the existing lot occupancy by 1.6%, to 68.8%.
- The project meets all the other development standards of the RF-1 Zone (accessory building height, rear yard, parking, center alley line setback).
- Office of Planning is recommending approval.
- ANC 6A unanimously recommended approval.



Special Exception Relief	Regulation	Existing	Proposed
1. Lot Occupancy (E-304.1)	60% max.	67.2%	68.8% (1.6% increase)

What's Been Updated Since Last Hearing

- Principal building is currently no more than one residential dwelling unit.
- The Applicant has **reduced** the size of the proposed Accessory Building so that it is now flush with the adjoining accessory building to the north, at both the alley/rear lot line-end and the interior end.
- The proposed lot occupancy has been decreased from 69.8% to 68.8%, **increasing the existing lot occupancy by 1.6%**.
- The Applicant has added a late afternoon time frame to the Sun Study, in response to comments from the Opposition.



308 11th Street
Carriage House





EXISTING GARAGE
FROM YARD



ALLEY,
LOOKING NORTH

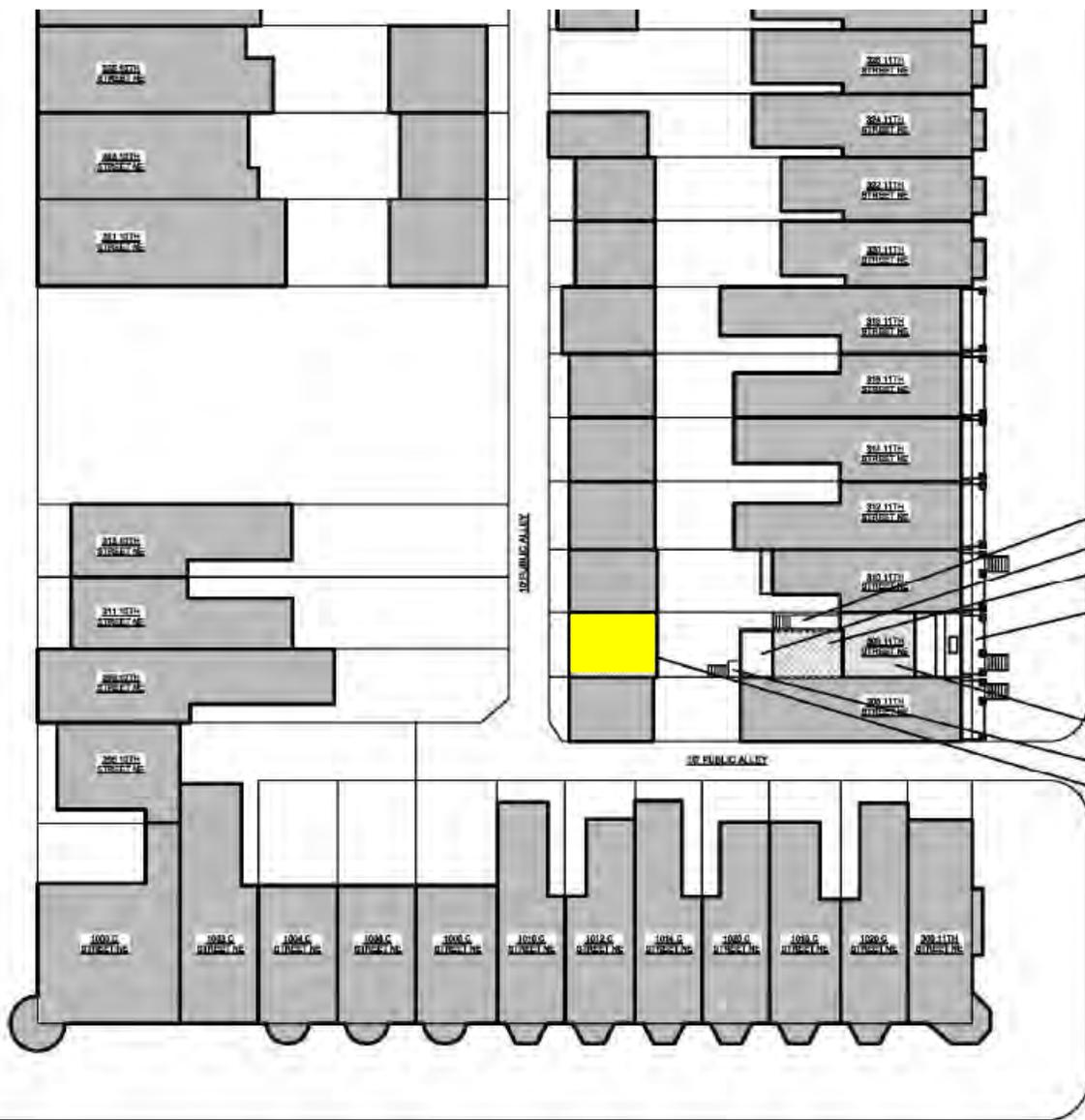


ALLEY,
LOOKING EAST



ALLEY,
LOOKING SOUTH

30TH STREET NE



30TH STREET NE

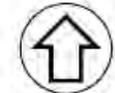
SR PUBLICALLY

11TH STREET NE

C STREET NE

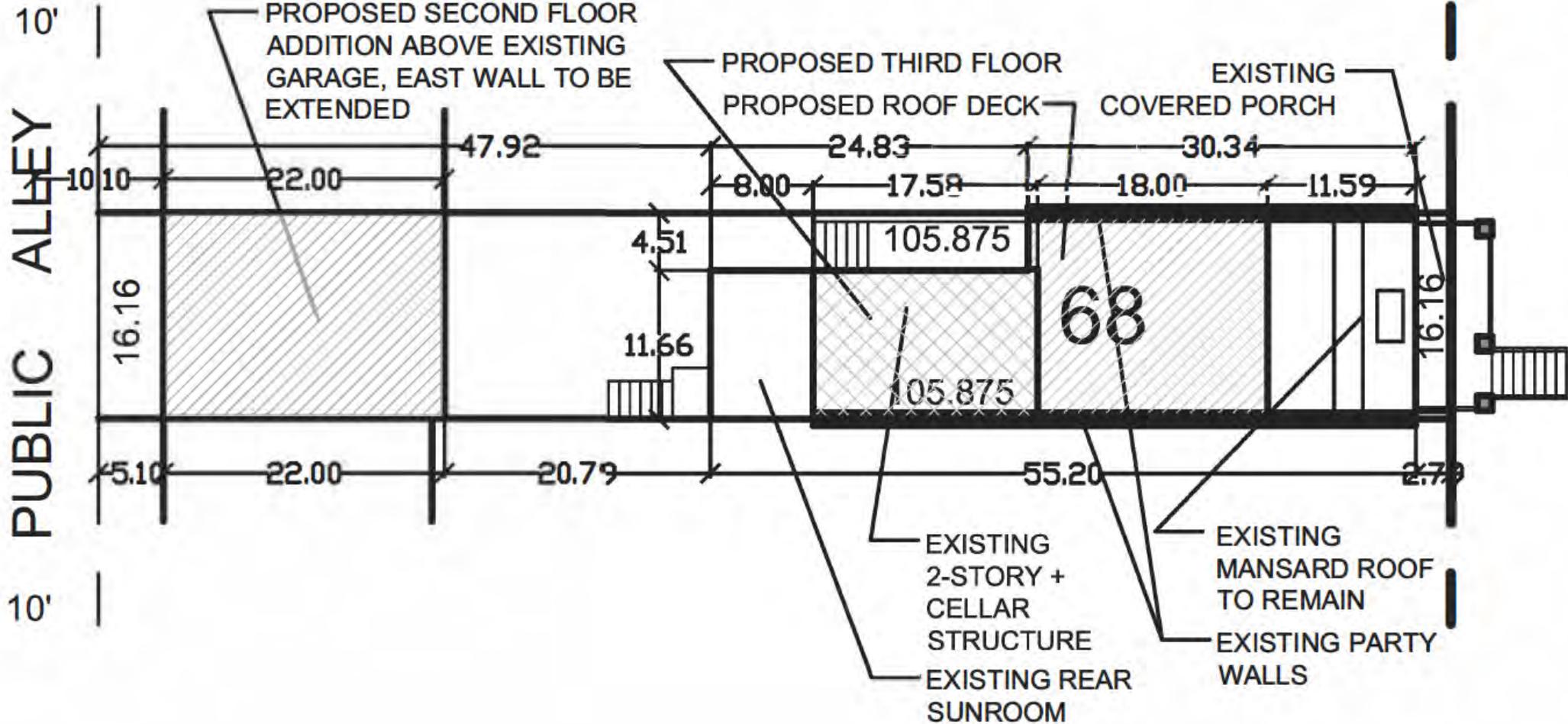
- EXISTING AREAWAY & STEPS
- EXISTING 2-STORY SUNROOM
- PROPOSED THIRD FLOOR
- EXISTING COVERED PORCH
- PROPOSED ROOF DECK
- EXISTING STEPS TO GRADE
- PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING GARAGE, REAR WALL TO BE EXTENDED

1 BLOCK PLAN
 C-4 SCALE: 1/32" = 1'-0"

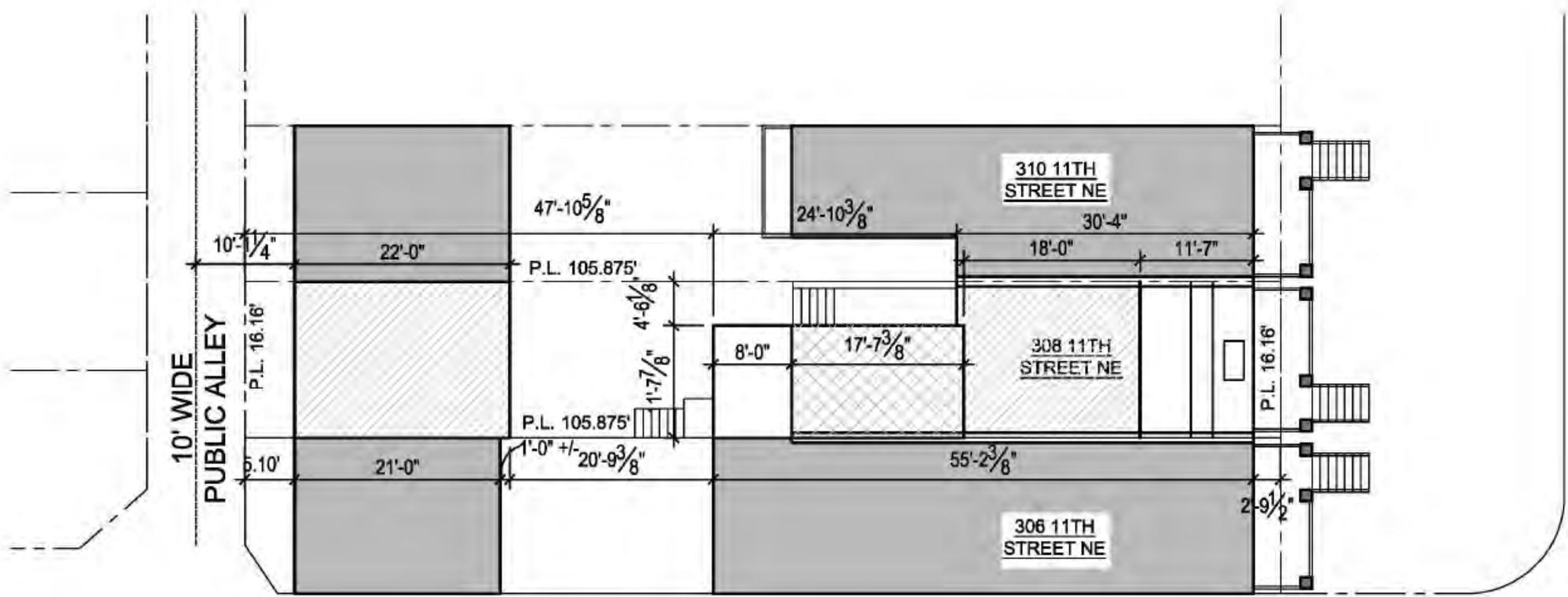


308 11TH Street NE - **BLOCK PLAN**

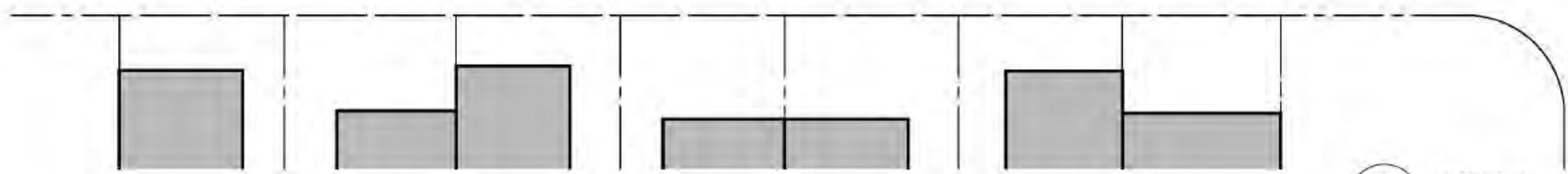
C-4



11th STREET, N.E.

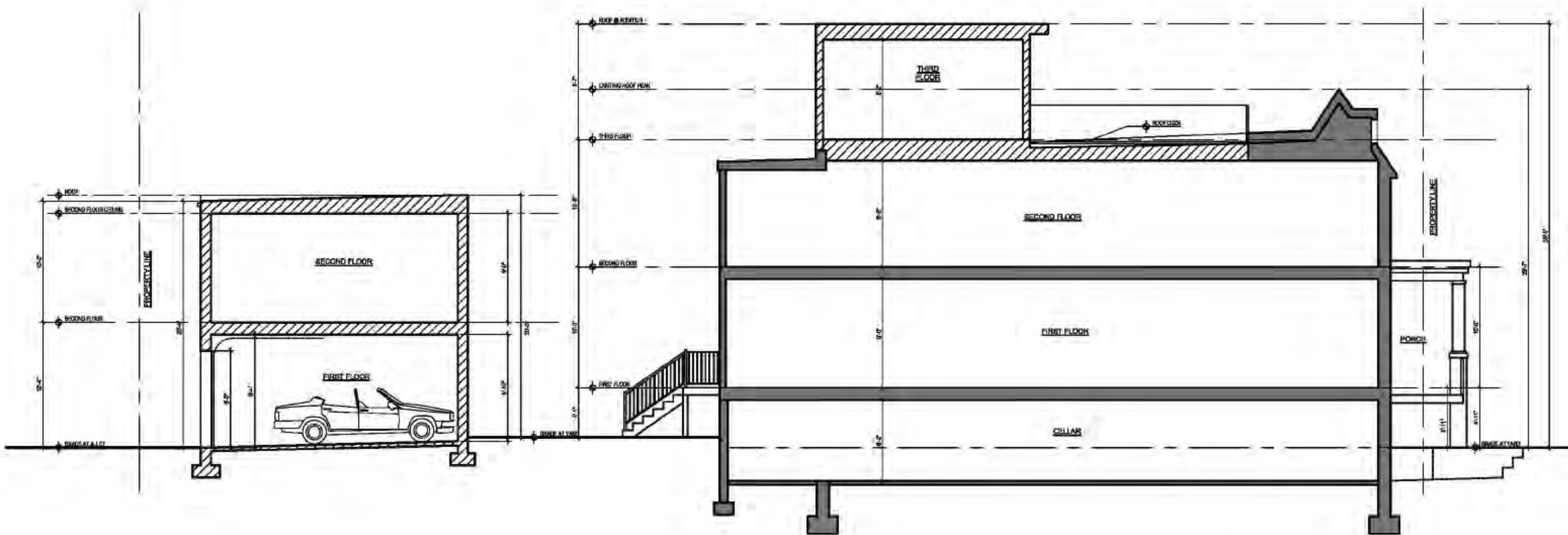


10' WIDE PUBLIC ALLEY

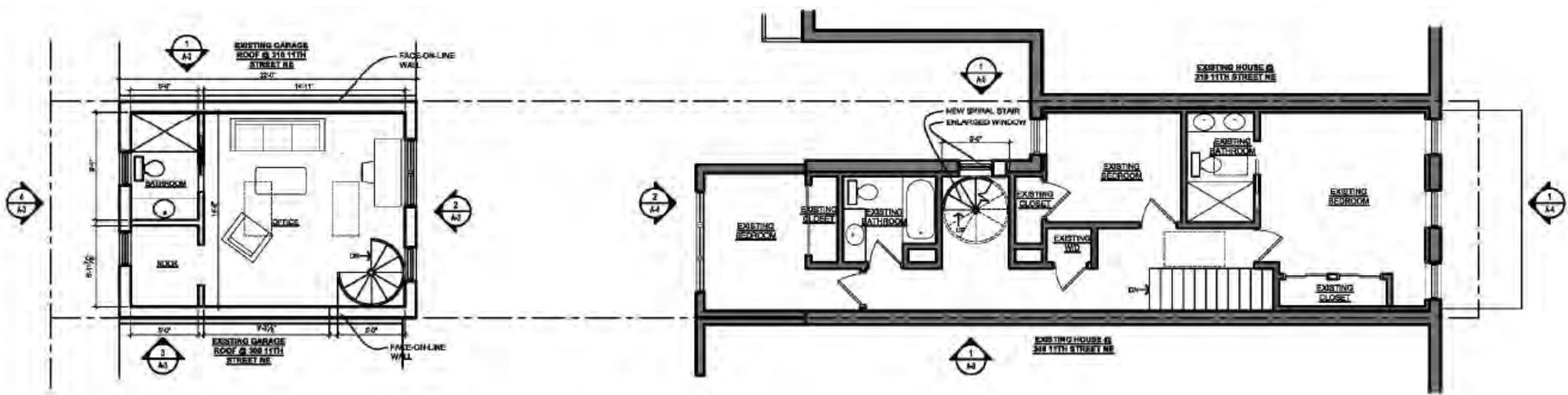


1 SITE PLAN
C-5 SCALE: 3/32" = 1'-0"

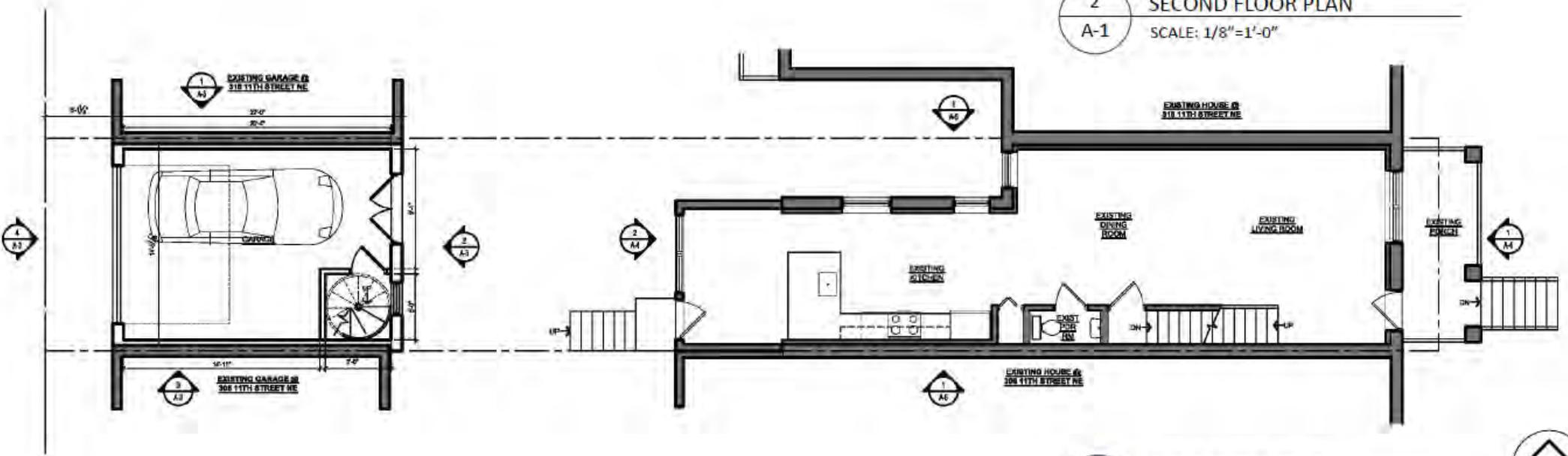




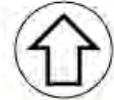
1 SITE SECTION
 C-6 SCALE: 1/8"=1'-0"

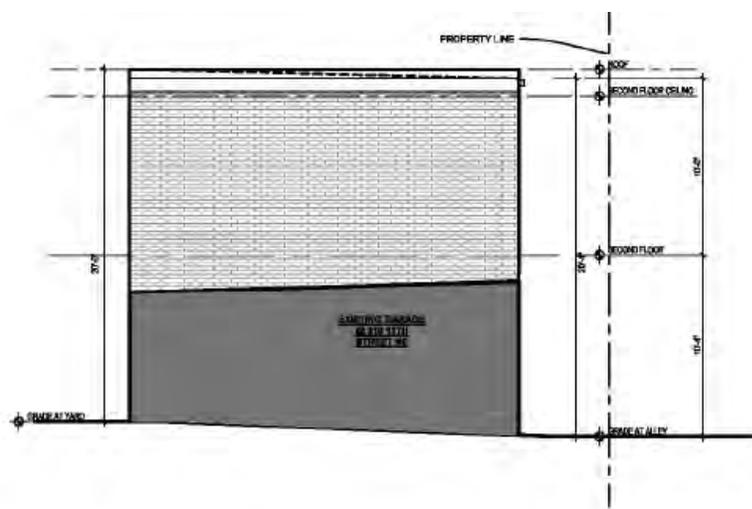


2 SECOND FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"

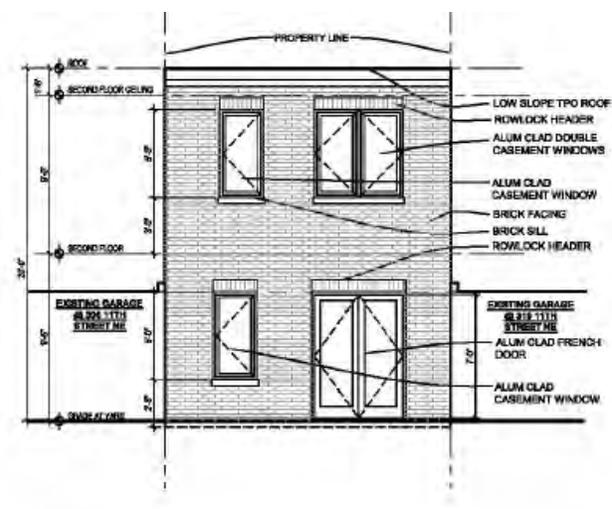


1 FIRST FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"

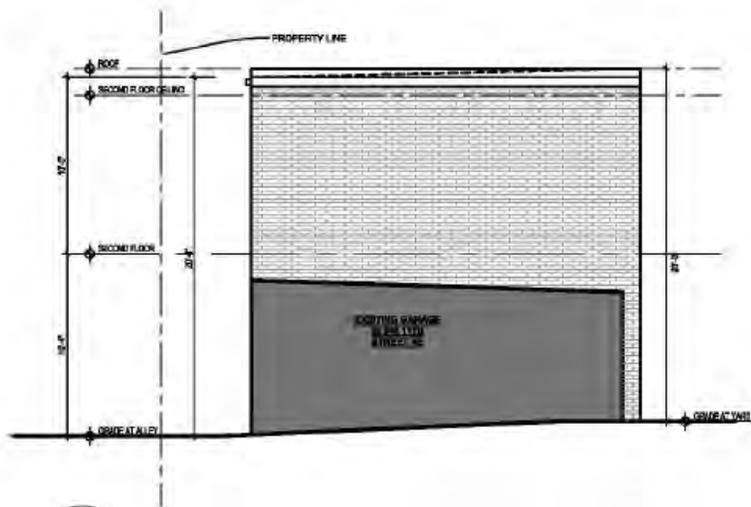




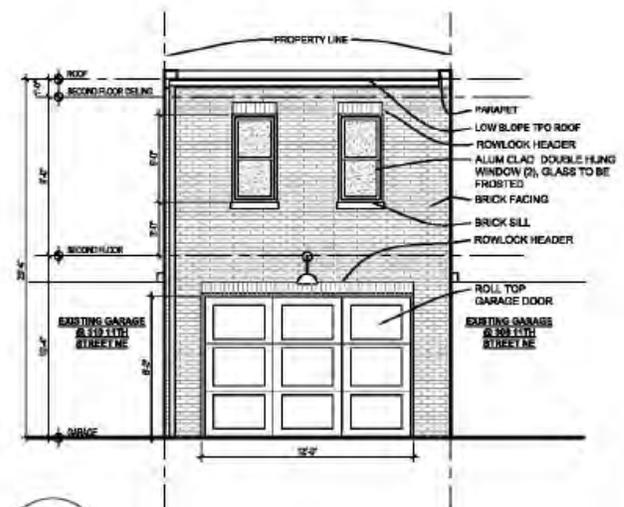
1 CARRIAGE HOUSE NORTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



2 CARRIAGE HOUSE YARD ELEVATION
A-3 SCALE: 1/8"=1'-0"



3 CARRIAGE HOUSE SOUTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



4 CARRIAGE HOUSE ALLEY ELEVATION
A-3 SCALE: 1/8"=1'-0"



Character, Scale, and Pattern of Alley



324 11th St NE

Character, Scale, and Pattern of Alley



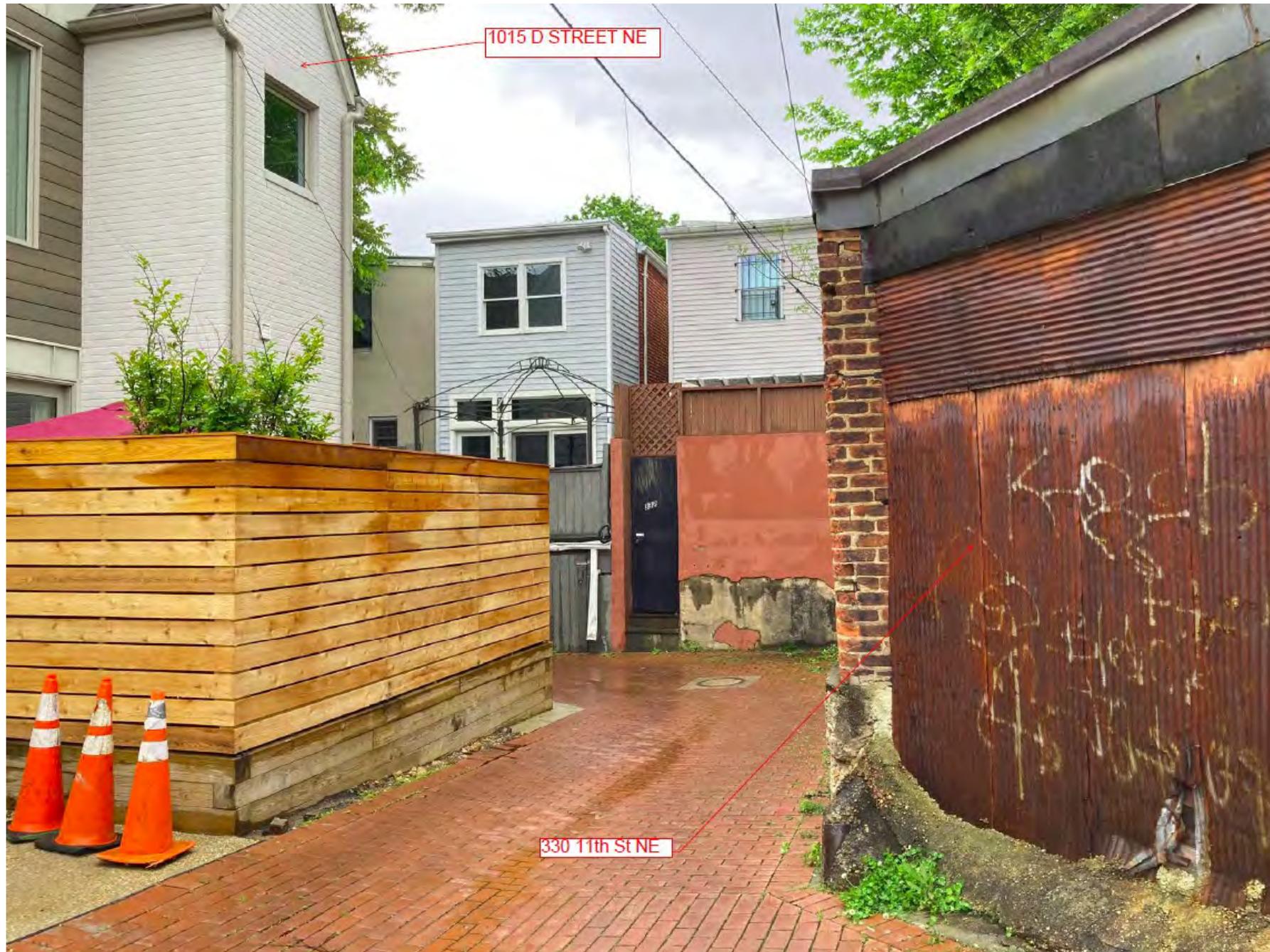
330 11th St NE

328 11th St NE

Character, Scale, and Pattern of Alley



Character, Scale, and Pattern of Alley



1015 D STREET NE

330 11th St NE

Character, Scale, and Pattern of Alley

General Requirements of Subtitle 11-X DCMR § 901.2

Criteria	Project
1. “Granting relief will be in harmony with the general purpose and intent of the RF-1 zone, the Zoning Regulations, and Zoning Maps.”	<ul style="list-style-type: none">• The regulations specifically permit special exception approval for the expansion of an accessory structure.• The Property meets all development standards except lot occupancy, and is only requesting for 1.6% of relief.
2. “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	<ul style="list-style-type: none">• The proposed Carriage House addition is only 1-story.• There are already a variety of accessory buildings along the alley as shown in photographs.

Special Exception Conditions of E § 5201.4 (Lot Occupancy)

Criteria	Project
a) The light and air available to neighboring properties shall not be unduly affected;	<ul style="list-style-type: none">• The proposed Carriage House addition is only 1-story.• See Shadow Study – Minimal Impact.
b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;	<ul style="list-style-type: none">• Any new windows on the Carriage House are limited to the east and west facades and will face the principal Building and the alley, respectively.• In response to concerns from neighbors and the ANC, the Applicant removed the Juliet balcony, frosted the windows that face the alley, and the yard-facing windows have all been changed to casement.• The adjoining neighbors have existing rear balconies; therefore, the privacy shall not be unduly compromised.
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; and	<ul style="list-style-type: none">• There are a variety of accessory structures along the alley, including accessory buildings directly adjacent on either side of the Subject Property.• The Carriage House addition is modest and limited at 20 ft. in height.

Special Exception Conditions of E § 5201 (Lot Occupancy)

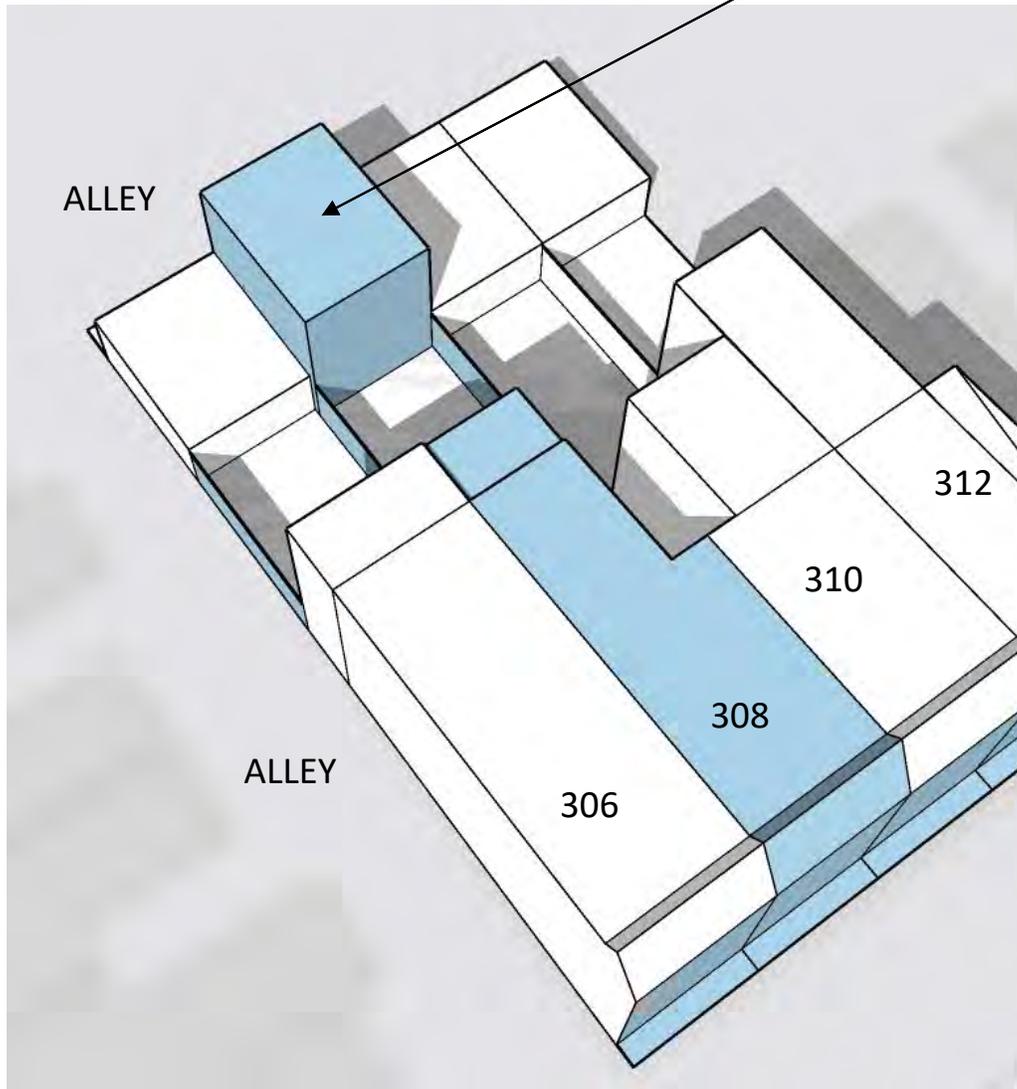
Criteria	Project
<p><u>5201.5</u> The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.</p>	<ul style="list-style-type: none">• The Applicant will comply with any special treatment required by the BZA.
<p><u>5201.6</u> This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception</p>	<ul style="list-style-type: none">• The Applicant is not expanding a nonconforming use nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception• The Board may approve a lot occupancy up to 70% via special exception; the Applicant is requesting to increase their existing lot occupancy by 1.6% for a total of 68.8%.

308 11TH STREET NE

SUN STUDY

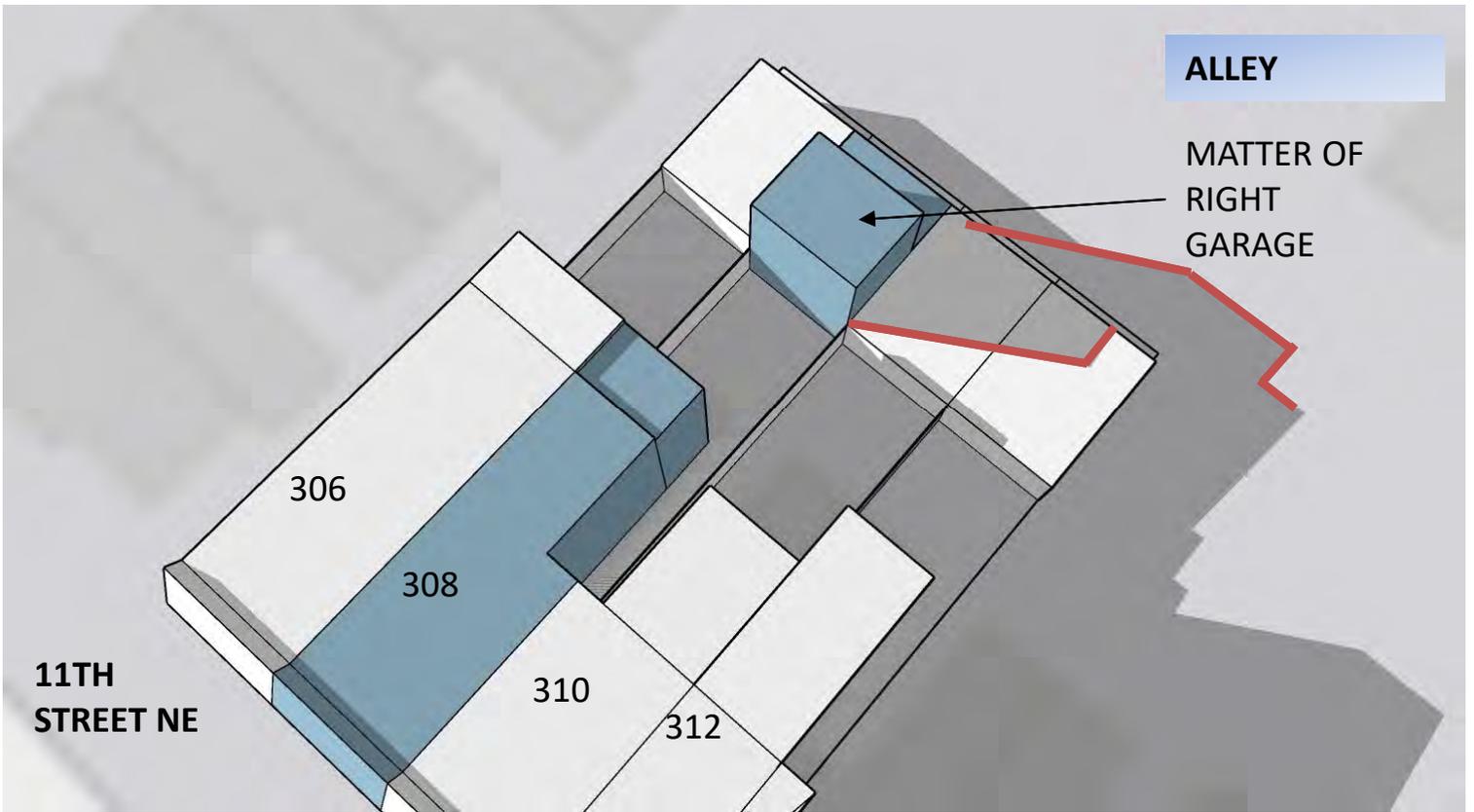
JUNE 9, 2021

PROPOSED
GARAGE

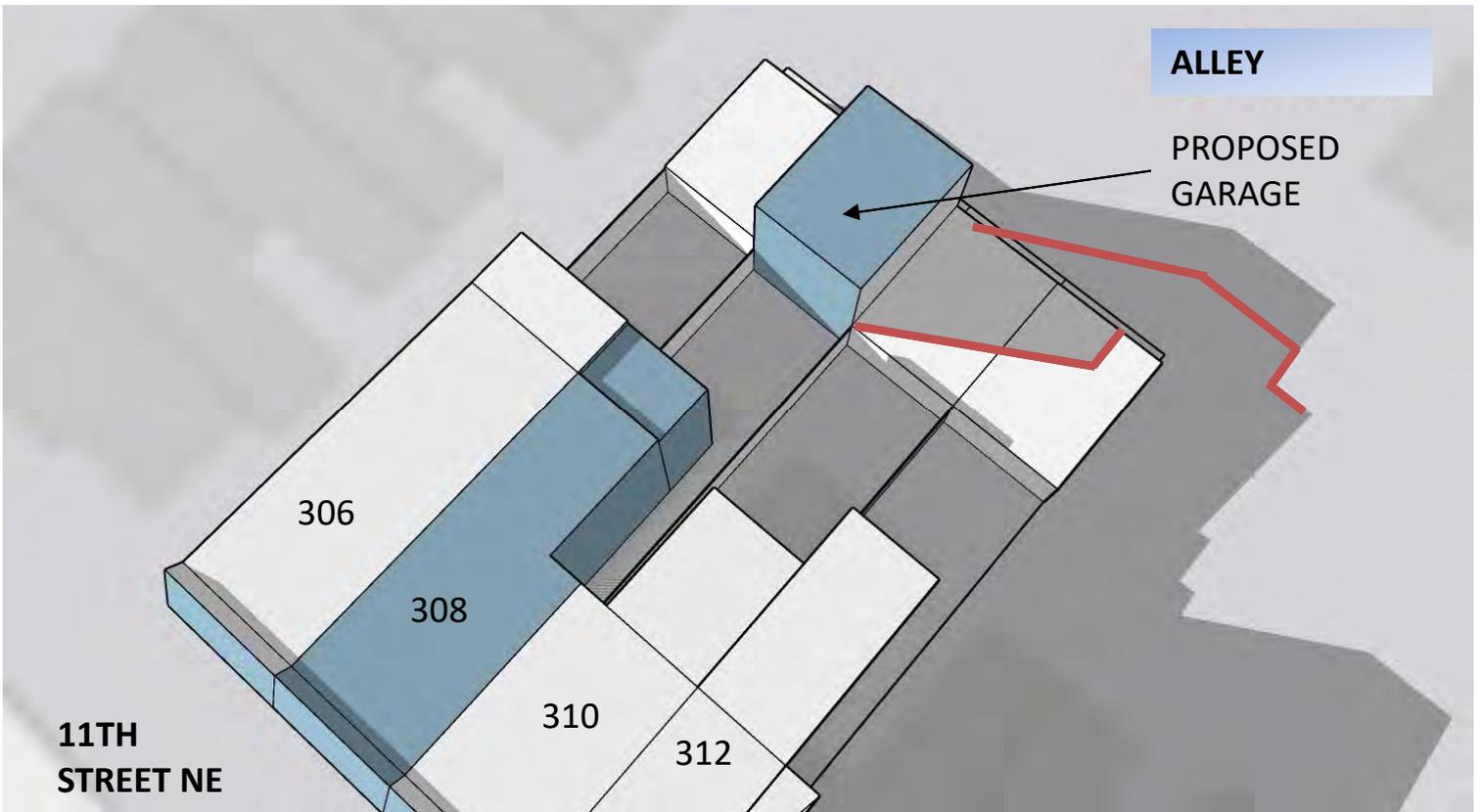


PROPOSED GARAGE EXTENSION

PAGE 2	WINTER 10:00 AM
PAGE 3	WINTER 12:00 PM
PAGE 4	WINTER 3:00 PM
PAGE 5	WINTER 4:50 PM
PAGE 6	SPRING/FALL 10:00 AM
PAGE 7	SPRING/FALL 12:00 PM
PAGE 8	SPRING/FALL 3:00 PM
PAGE 9	SPRING/FALL 5:00 PM
PAGE 10	SUMMER 10:00 AM
PAGE 11	SUMMER 12:00 PM
PAGE 12	SUMMER 3:00 PM
PAGE 13	SUMMER 6:00 PM



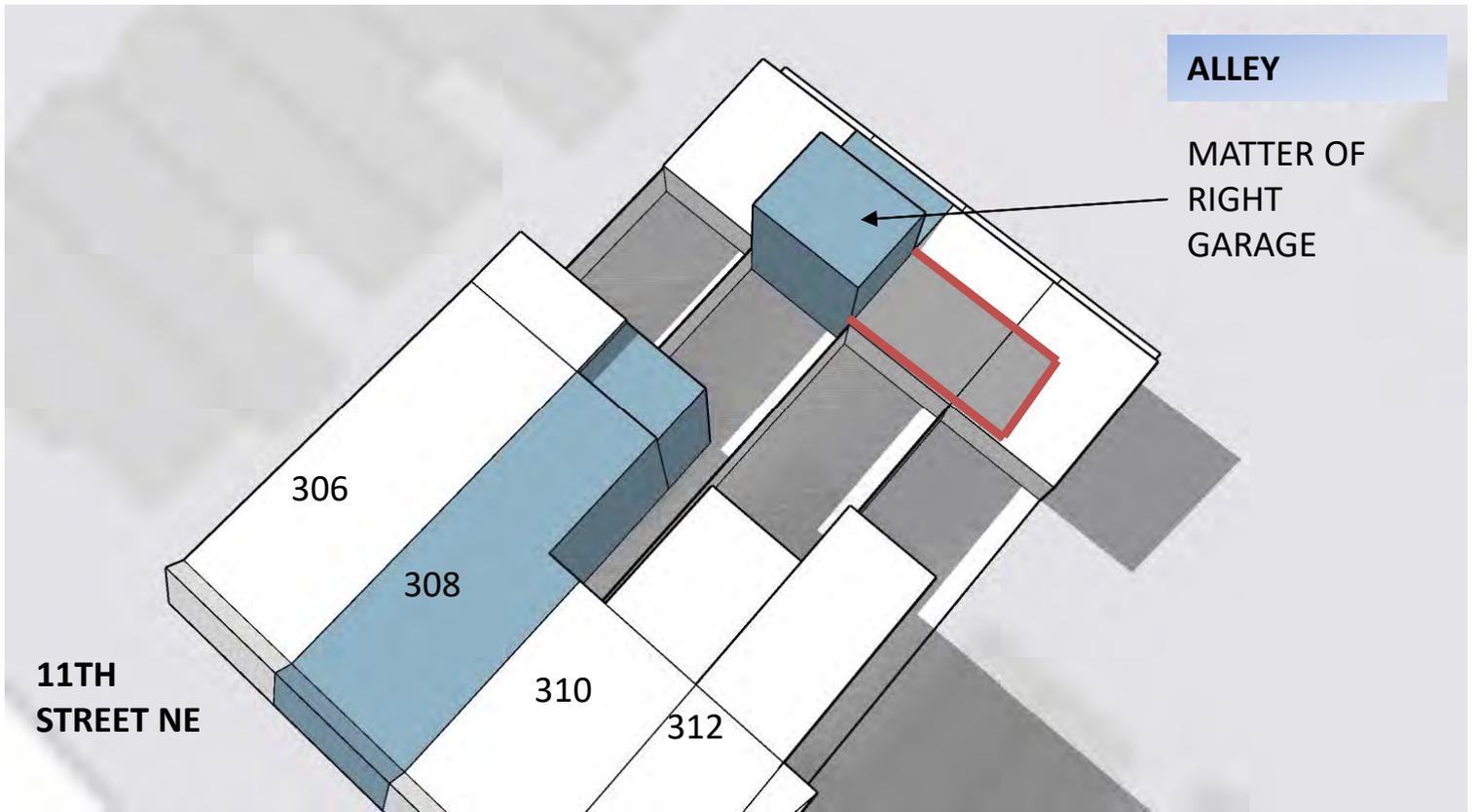
December 21st 10:00 AM **MATTER OF RIGHT**



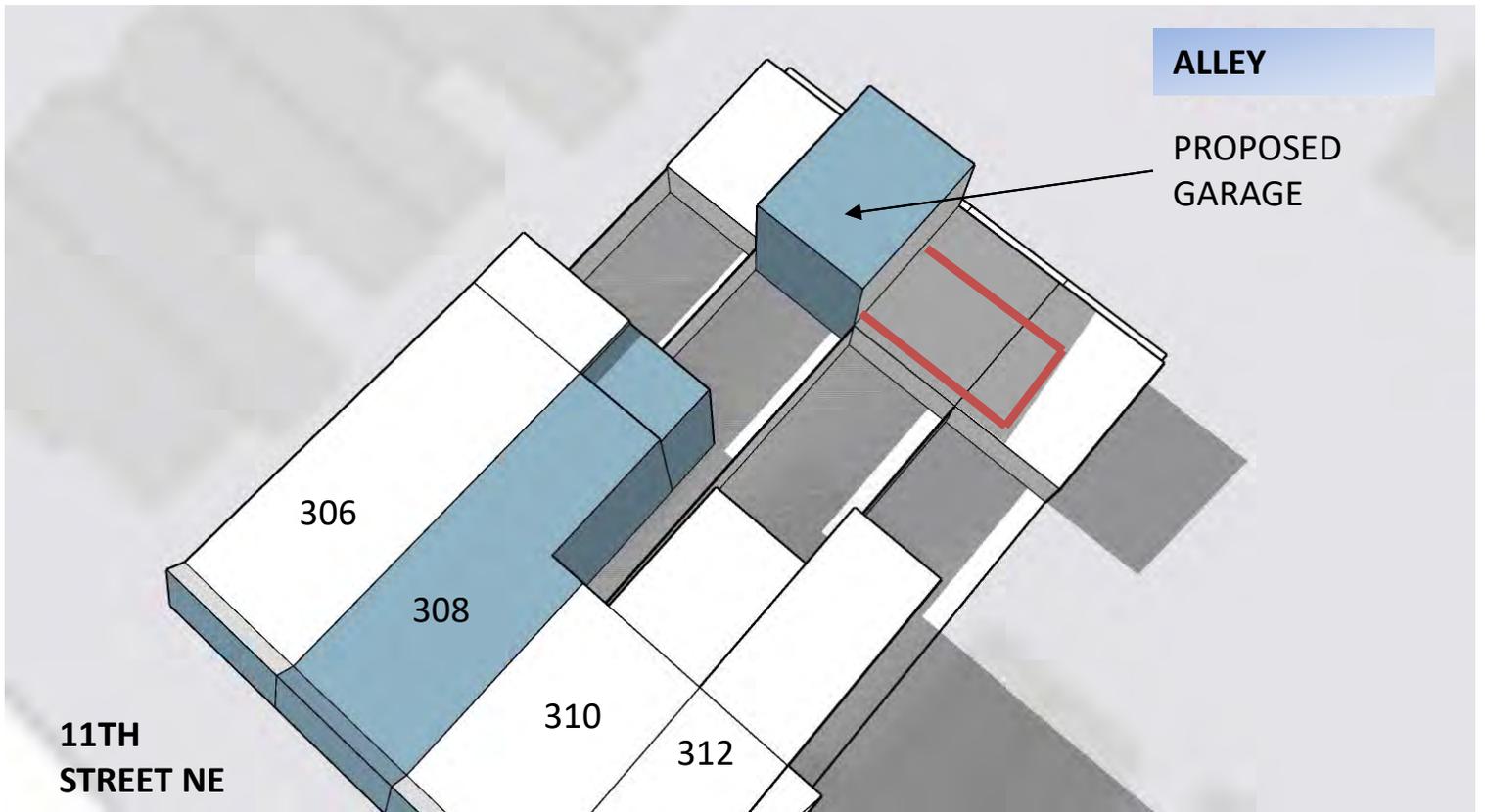
December 21st 10:00 AM **PROPOSED**

NORTH





December 21st 12:00 PM **MATTER OF RIGHT**

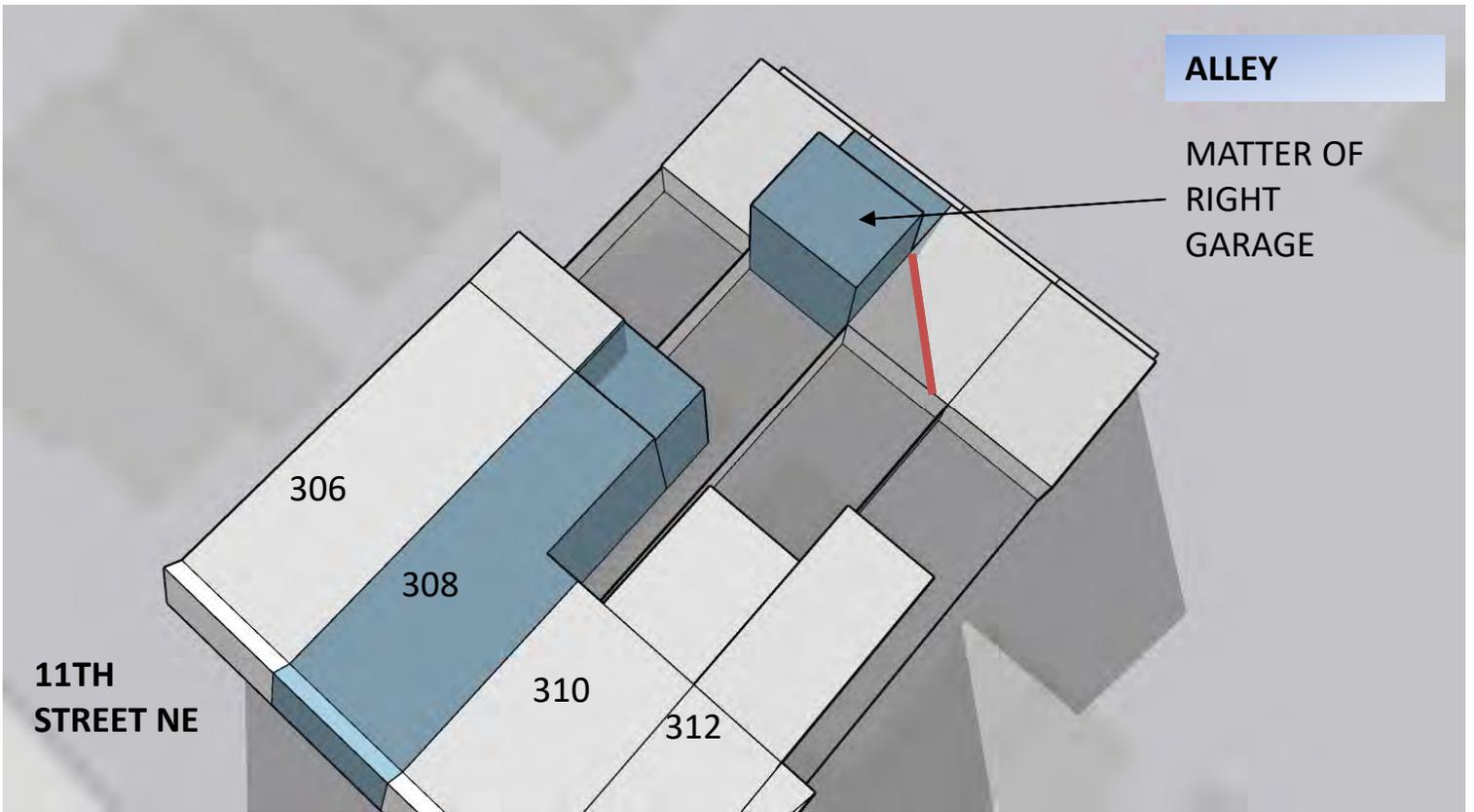


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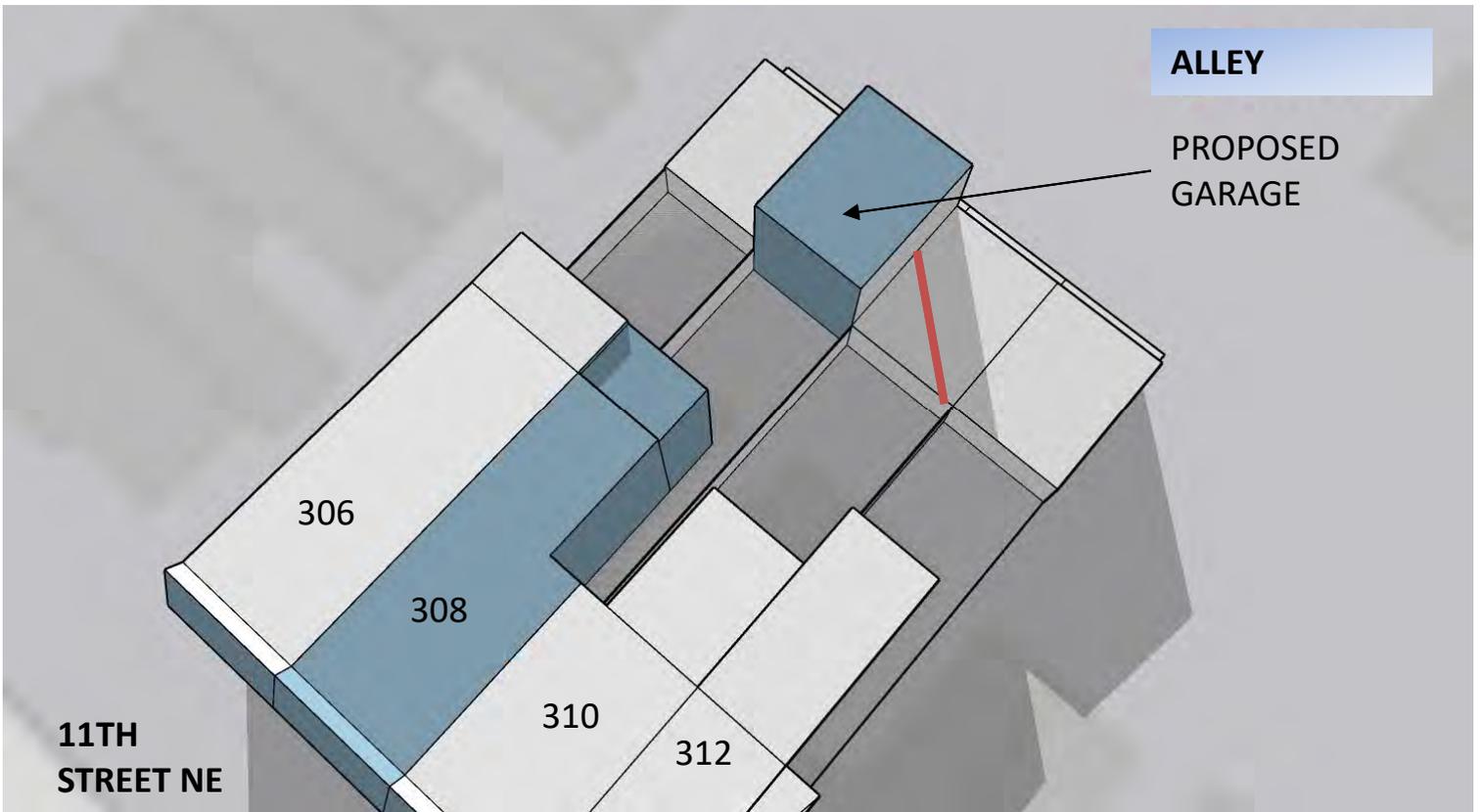
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**308 11TH STREET NE SUN STUDY
WINTER**



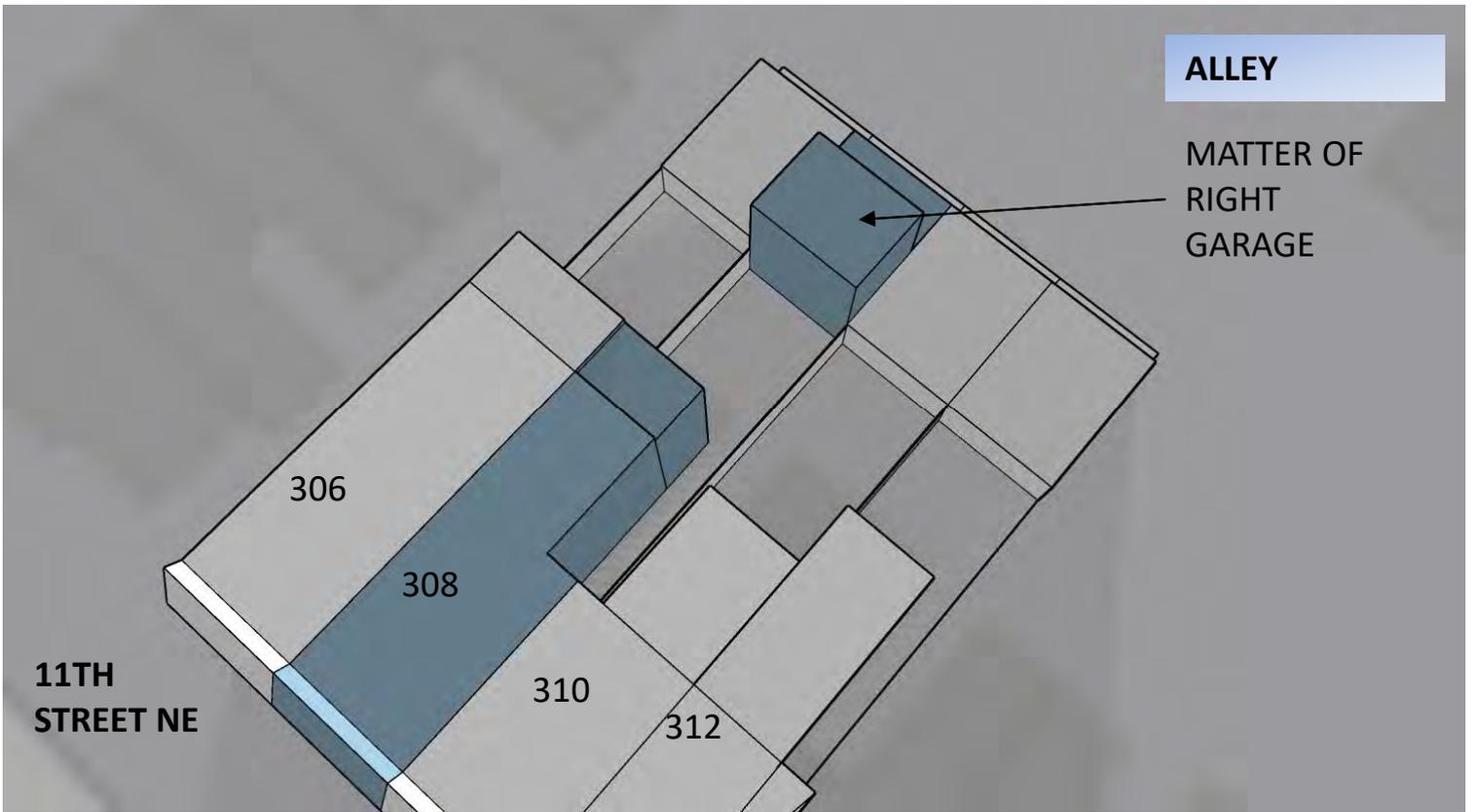
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December 21st 3:00 PM **PROPOSED**

NORTH





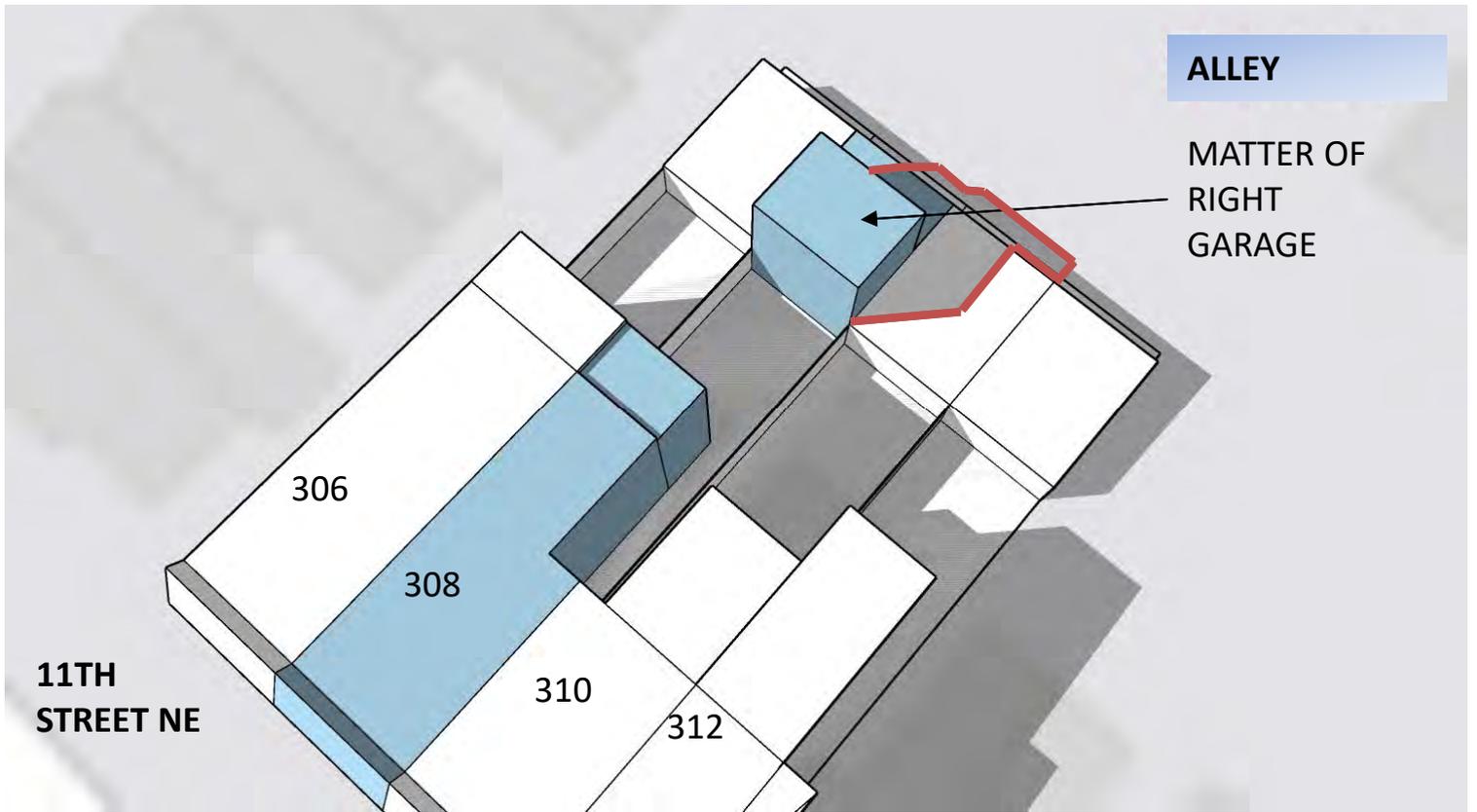
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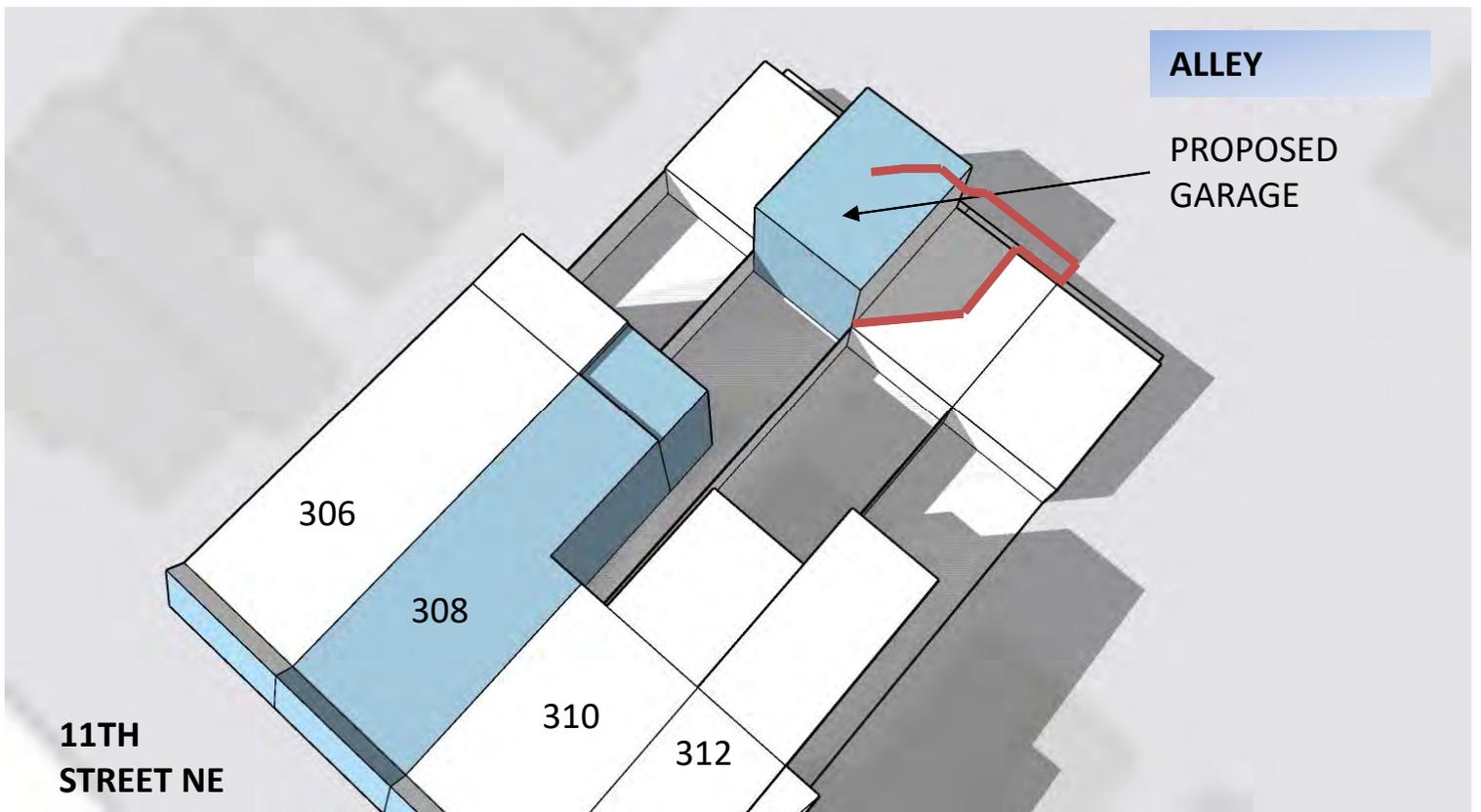
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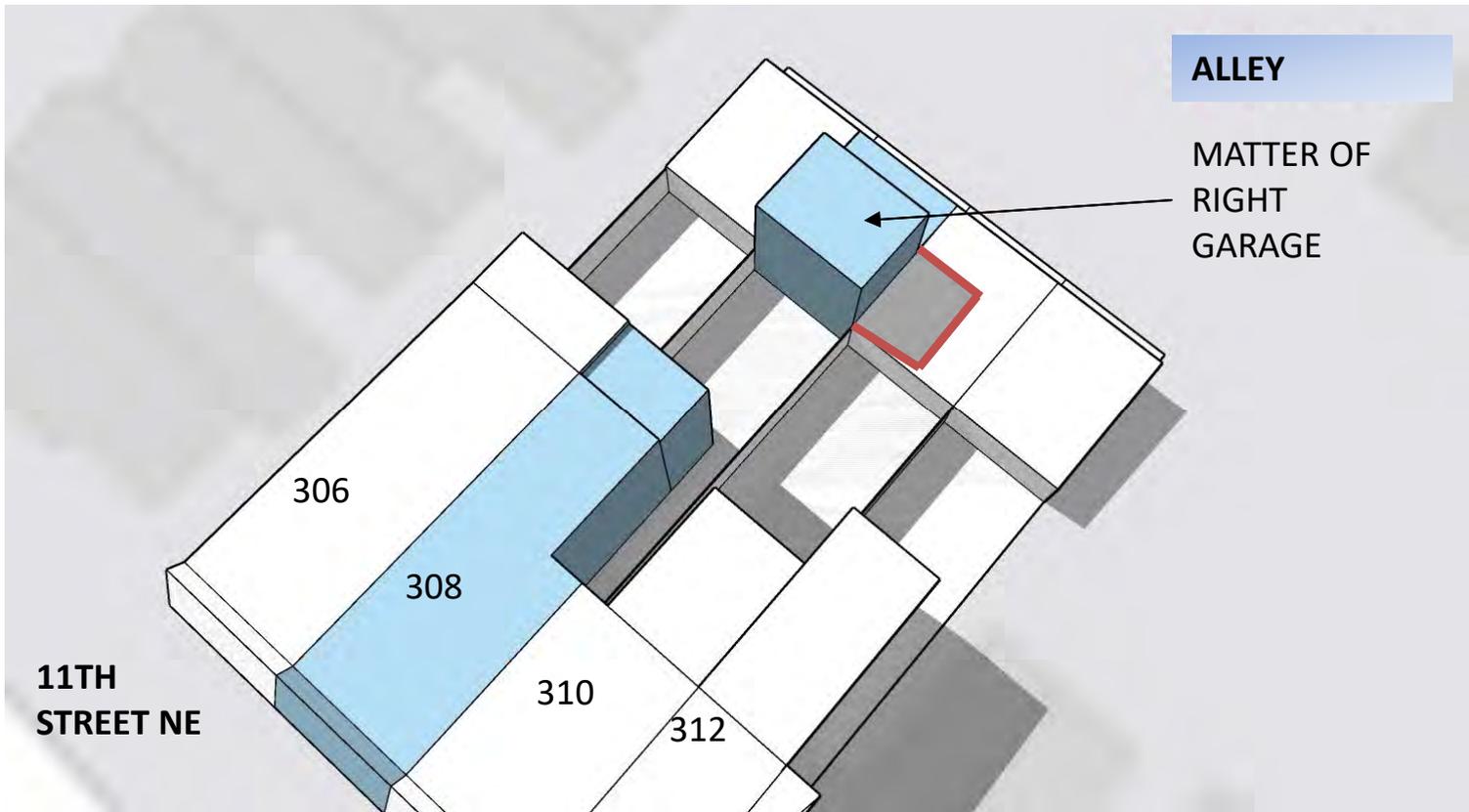
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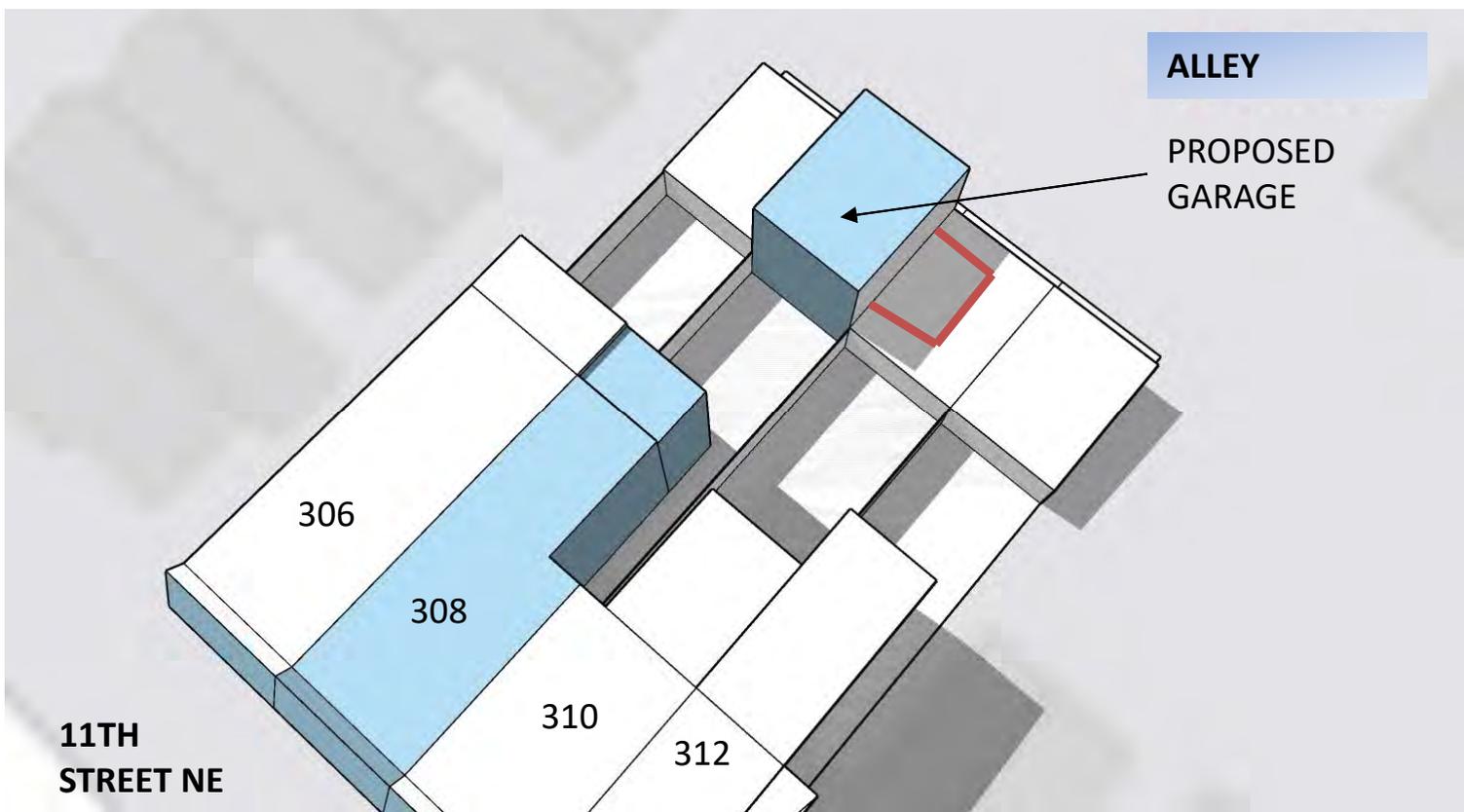
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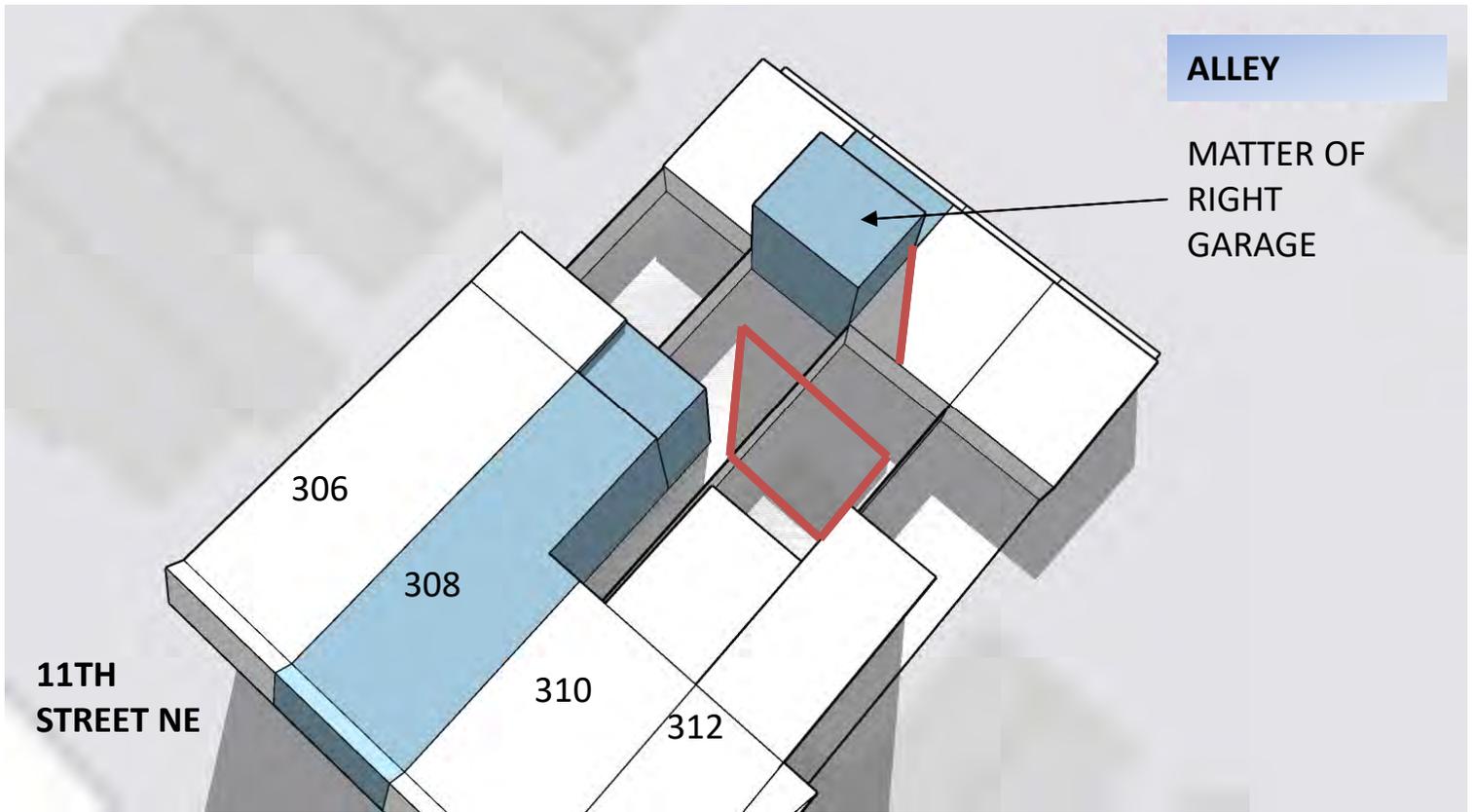
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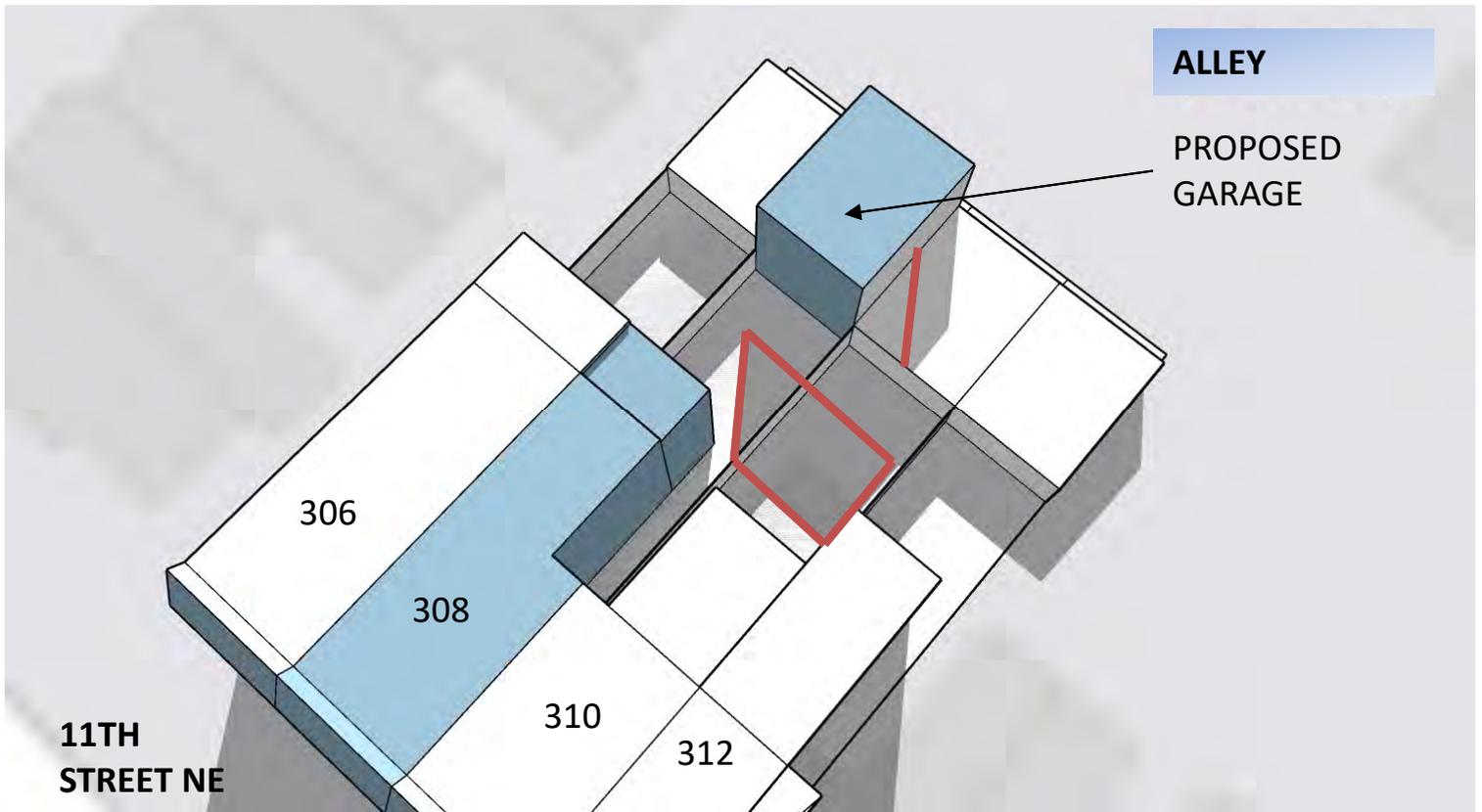
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NORTH





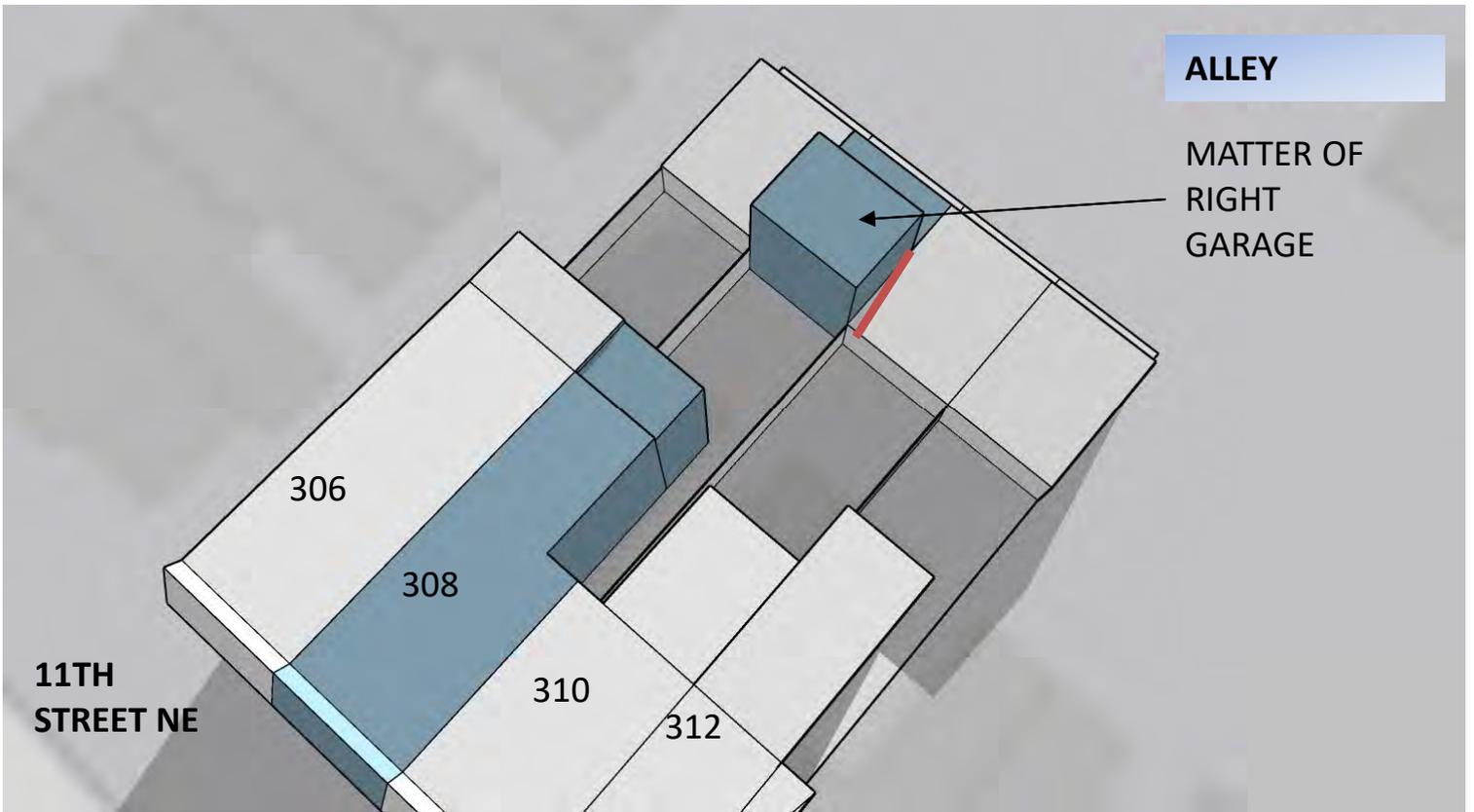
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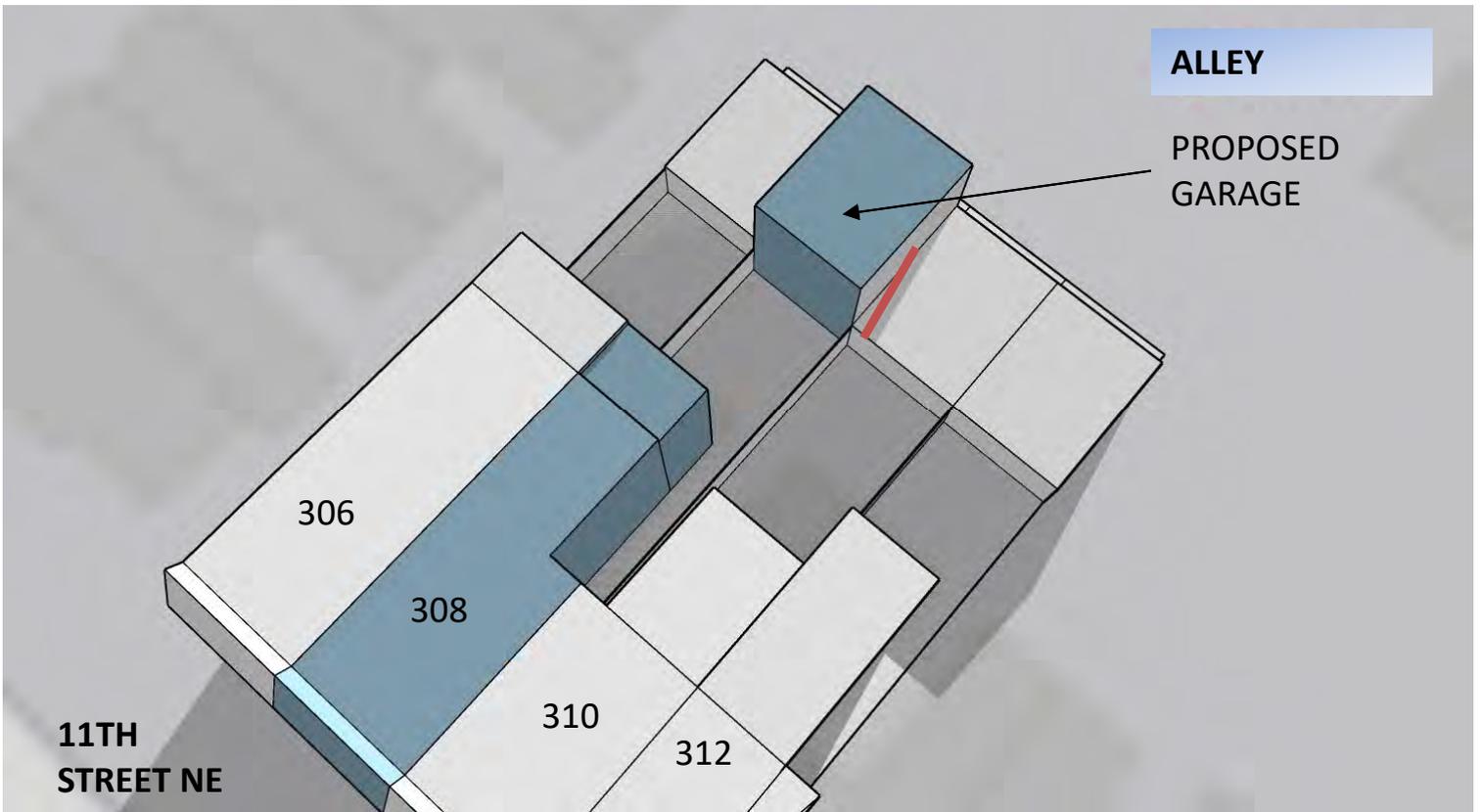
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NORTH





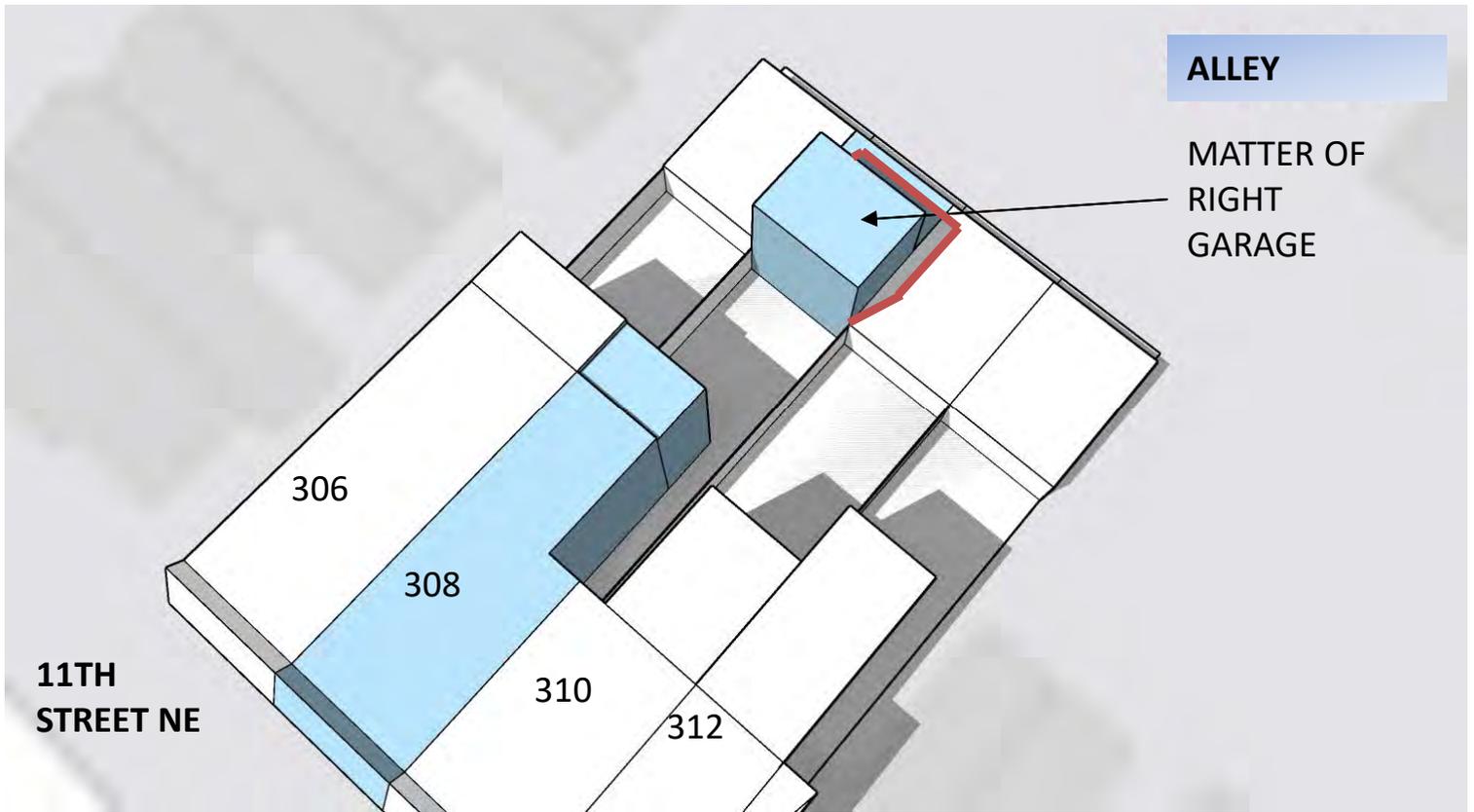
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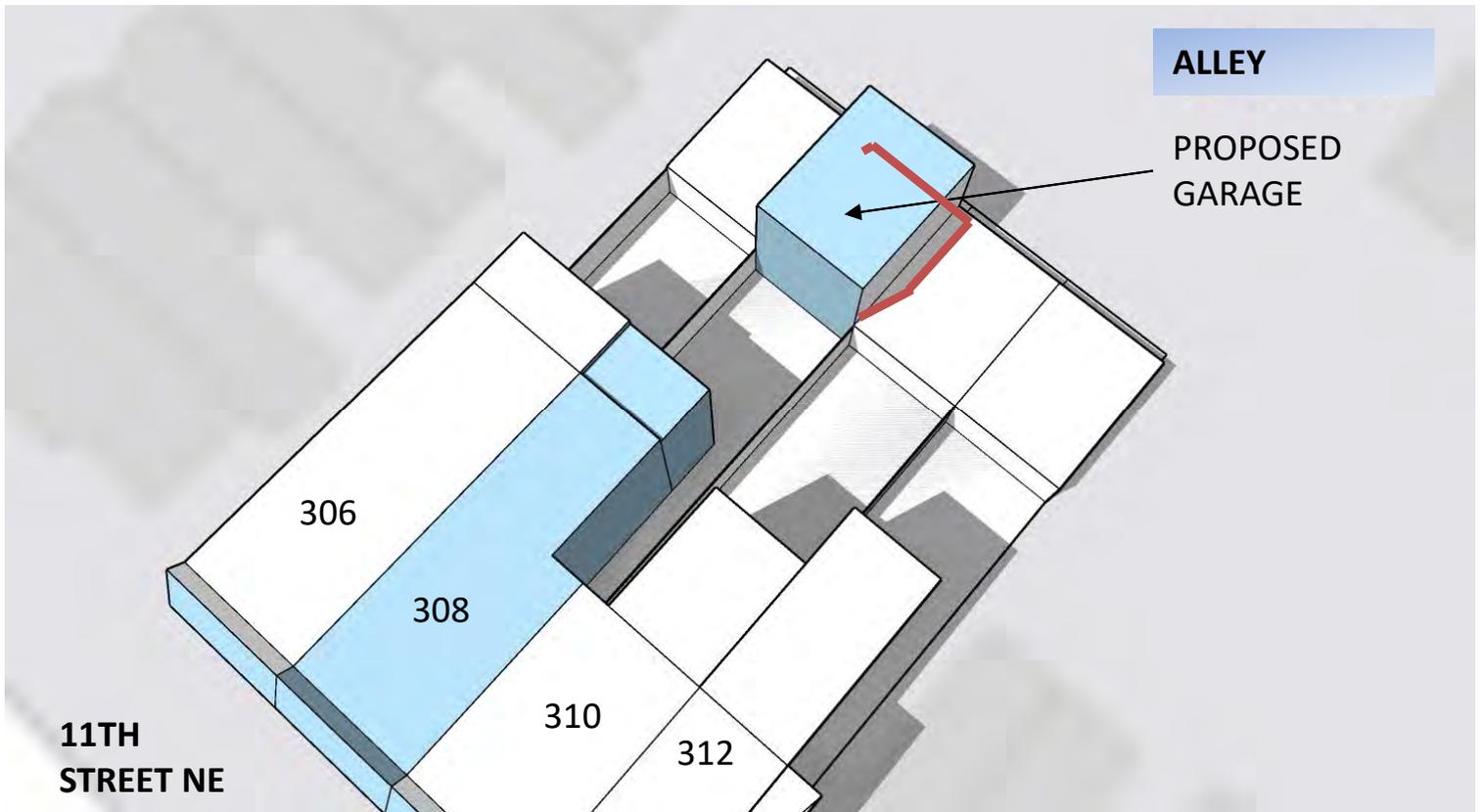
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NORTH





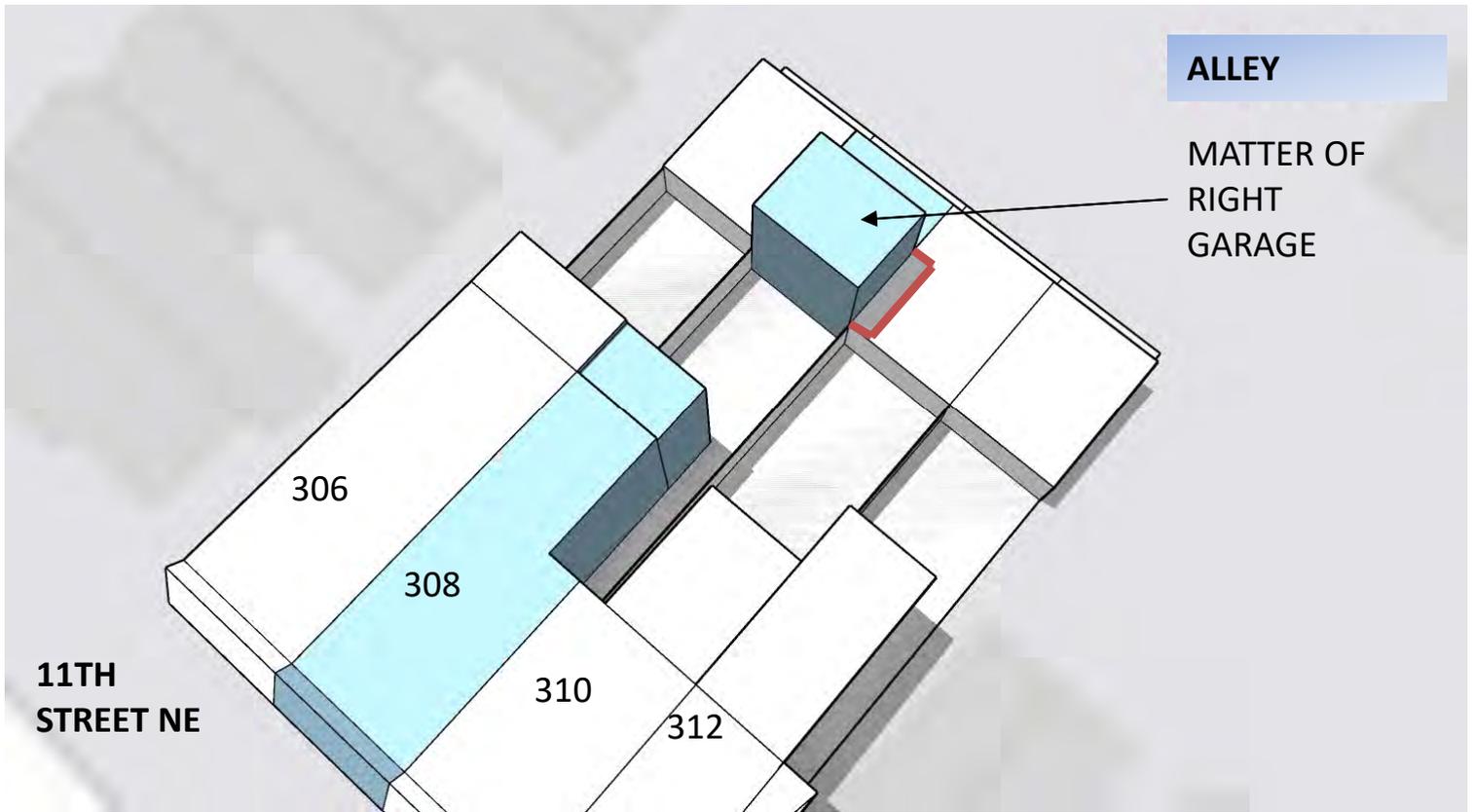
June 21st 10:00 AM **MATTER OF RIGHT**



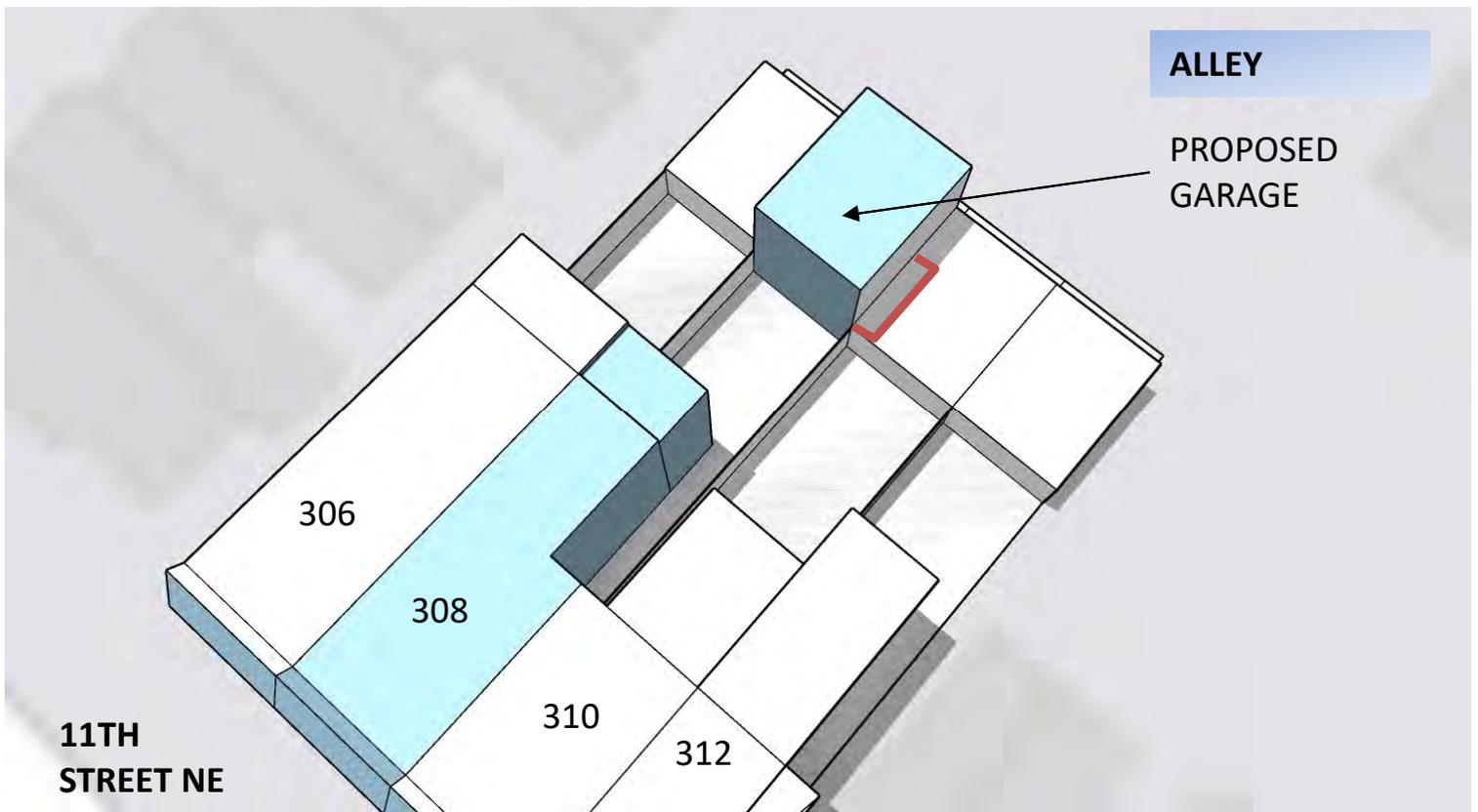
June 21st 10:00 AM **PROPOSED**

NORTH





June 21st 12:00 PM **MATTER OF RIGHT**



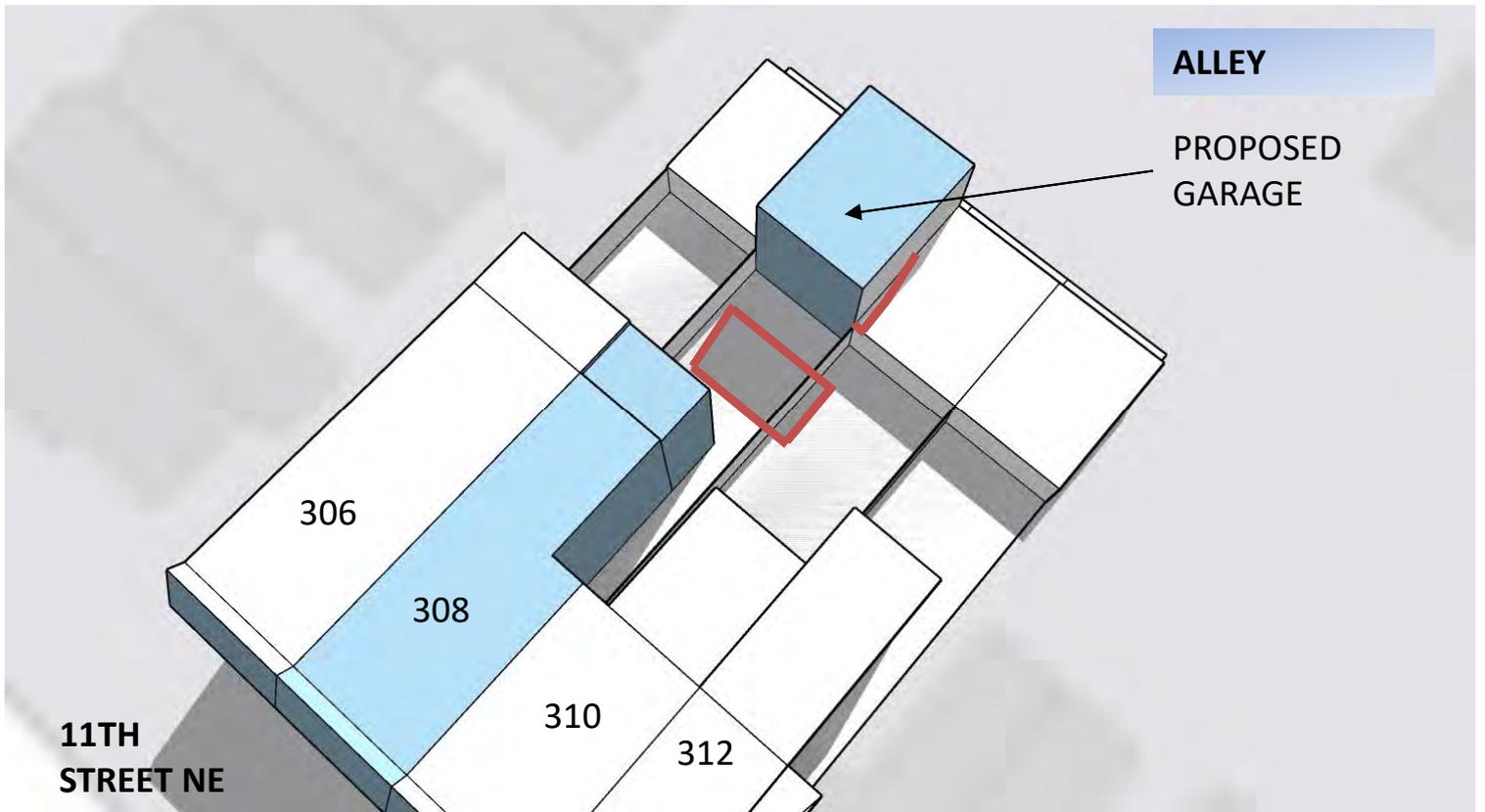
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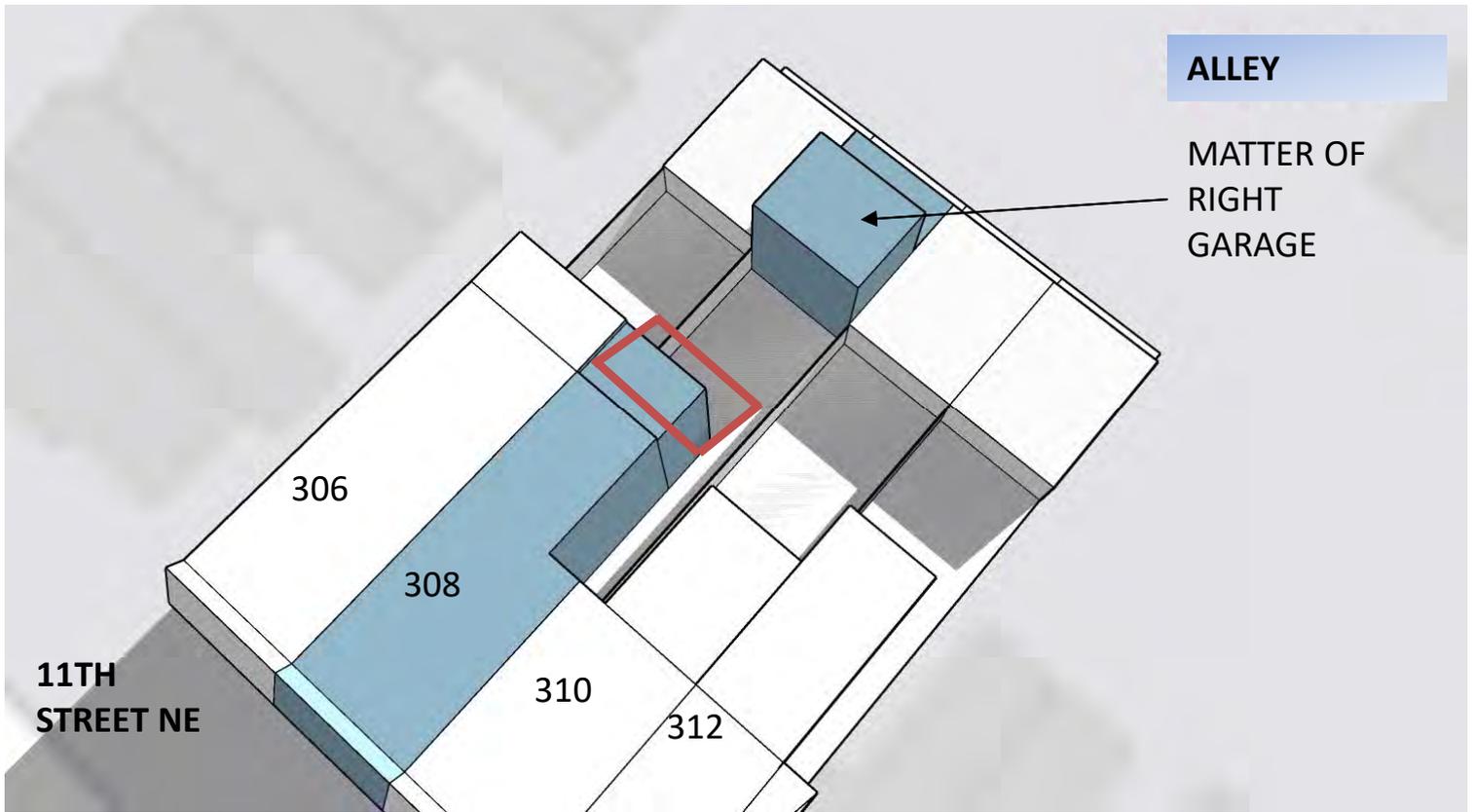
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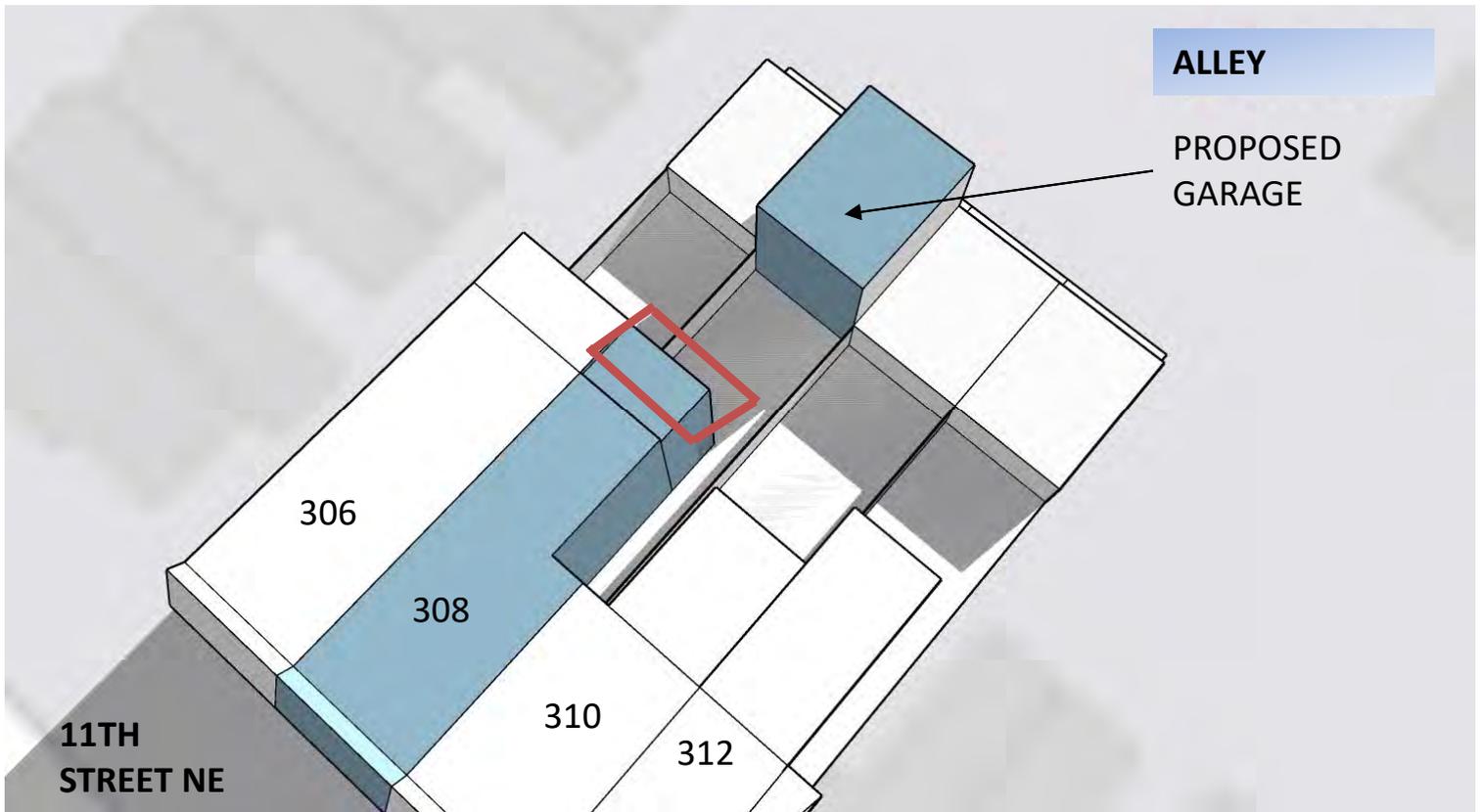
June 21st 3:00 PM **PROPOSED**

NORTH





June 21st 5:00 PM **MATTER OF RIGHT**



June 21st 5:00 PM **PROPOSED**

NORTH



Questions?