

308 11th Street, NE

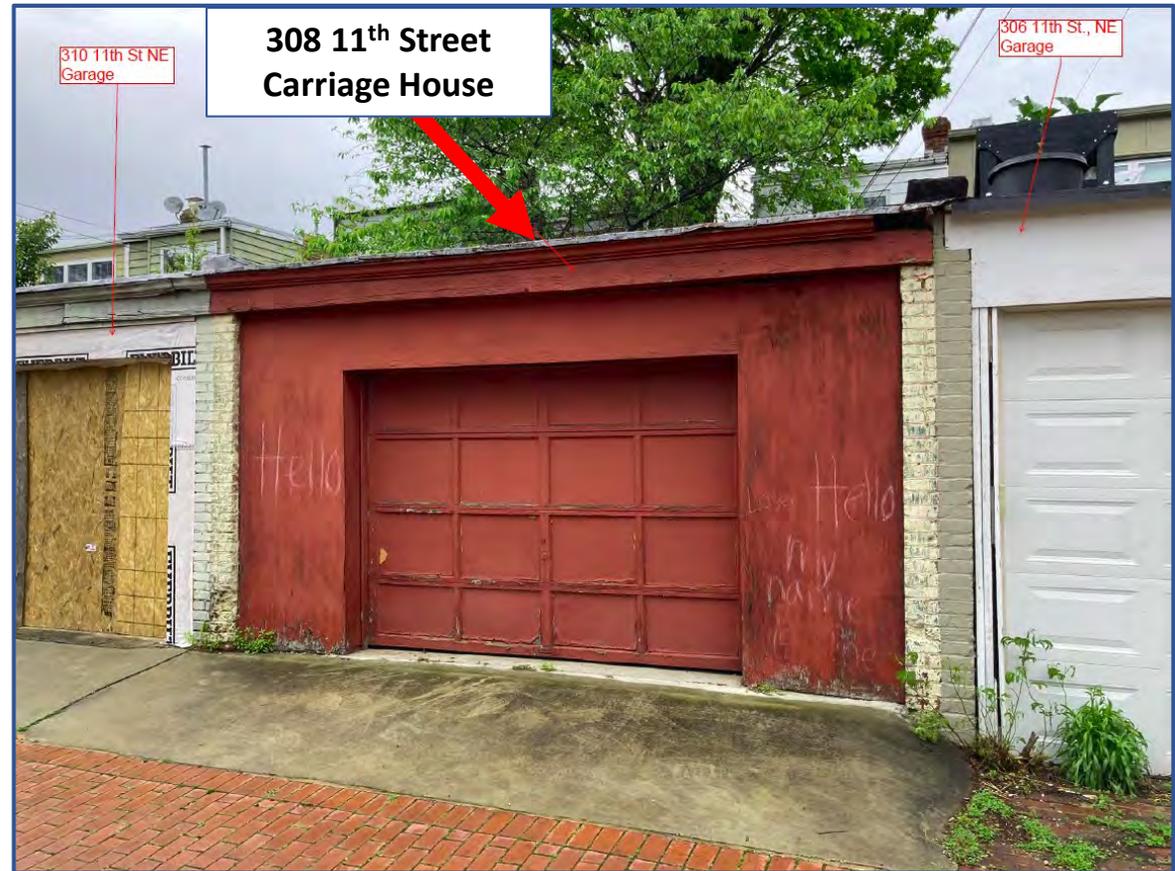
BZA APPLICATION NO. 20382

HAIDER HAIMUS & JESSICA BACHAY

APRIL 14, 2021

Overview and Requested Relief

- Applicant is proposing a 3rd story addition to the existing main Building and a 2nd story addition to the existing Carriage House.
- Seeking special exception to increase the existing lot occupancy by 2.6%.
- The Project meets all the other development standards of the RF-1 Zone (height, rear yard, parking).
- Office of Planning is recommending approval
- ANC 6A unanimously supports the project
- Capitol Hill Restoration Society supports the project



Special Exception Relief	Regulation	Existing	Proposed
1. Lot Occupancy (E-304.1)	60% max.	67.2%	69.8% (2.6% increase)

3rd Story Addition is Not Before the BZA

- The Zoning Administrator has determined that the addition to the main Building would be a 3rd story (not a 4th) and it does not require any relief
- The 3rd story addition is subject to HPRB, not BZA
- The 2.6% increase in lot occupancy is a result of the Carriage House's rear wall being re-built and extended inward.



**308 11th Street
Carriage House**



EXISTING GARAGE
FROM YARD



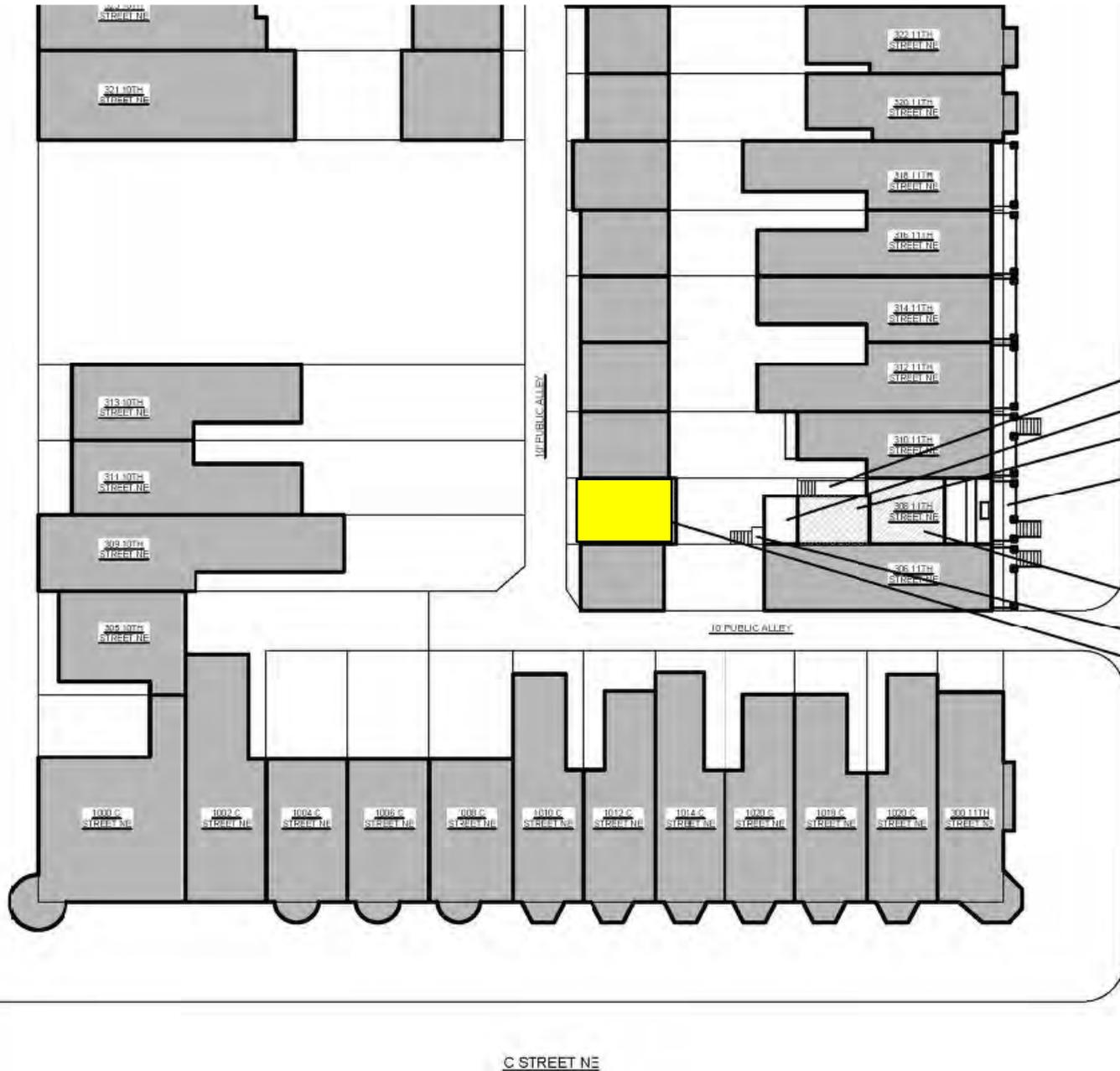
ALLEY,
LOOKING NORTH

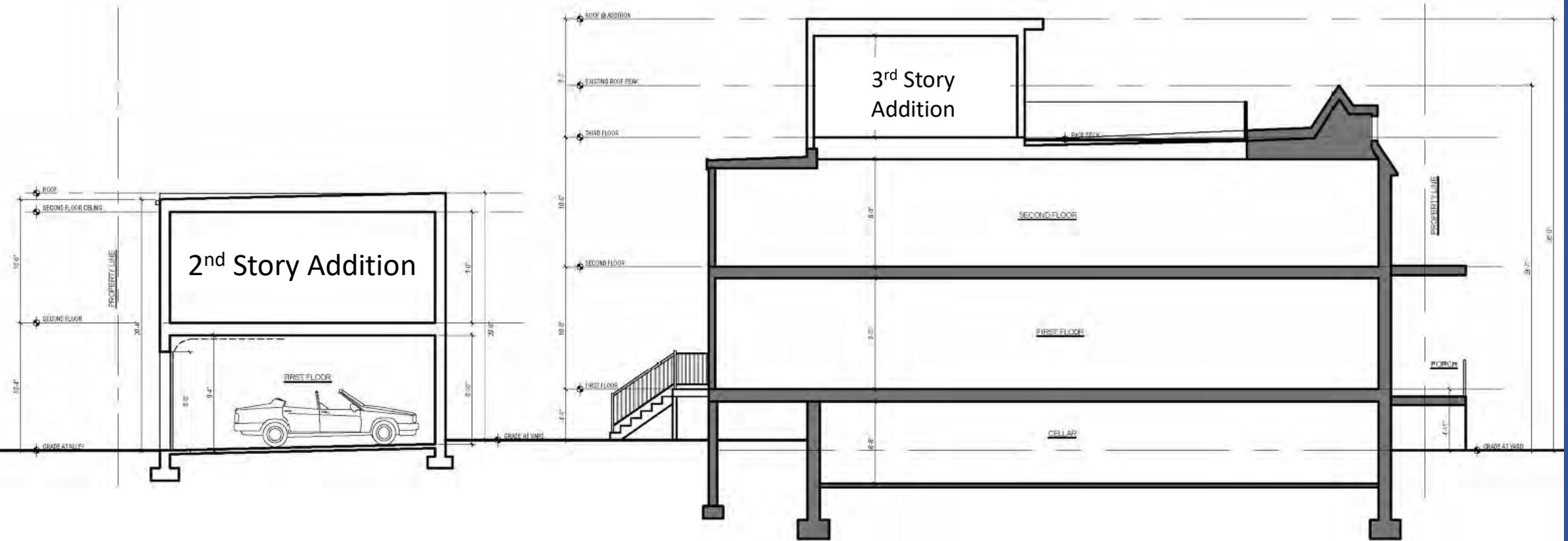
ALLEY,
LOOKING EAST

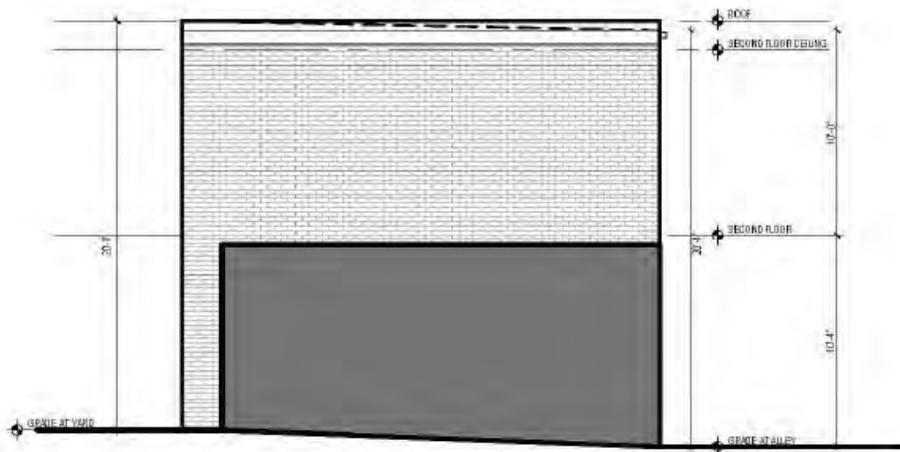


ALLEY,
LOOKING SOUTH

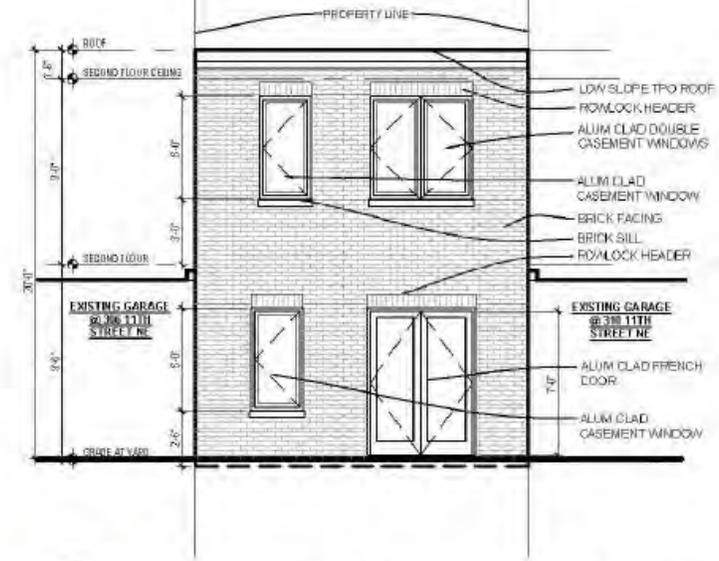
10TH STREET NE



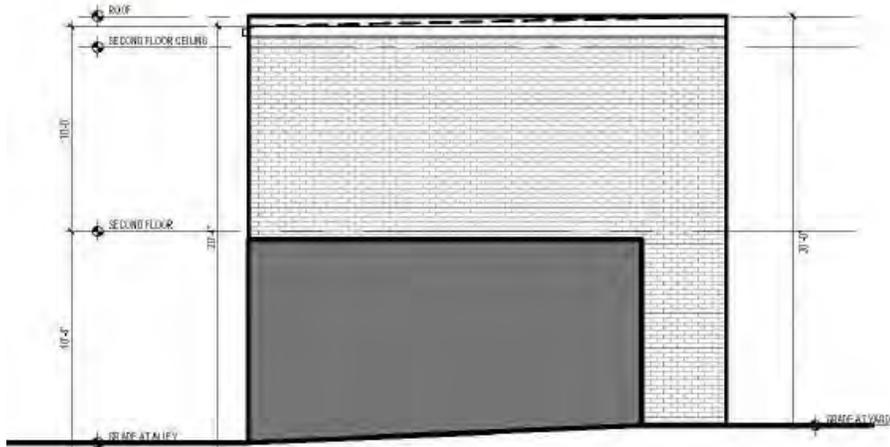




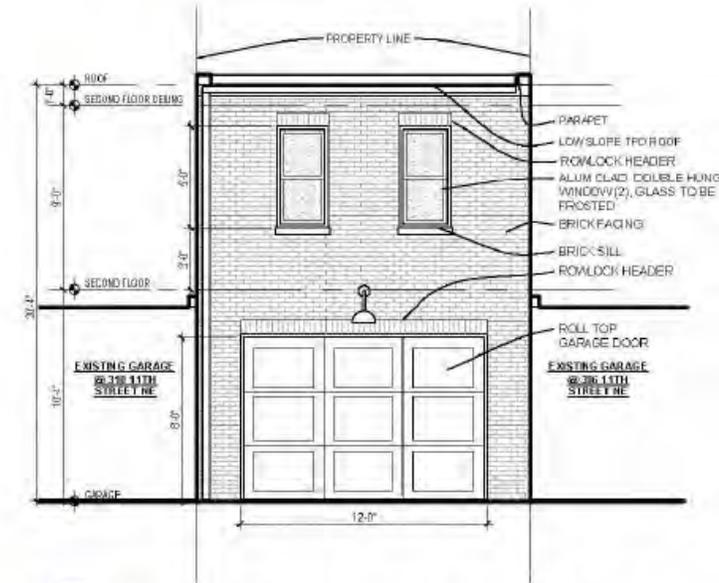
1 CARRIAGE HOUSE NORTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



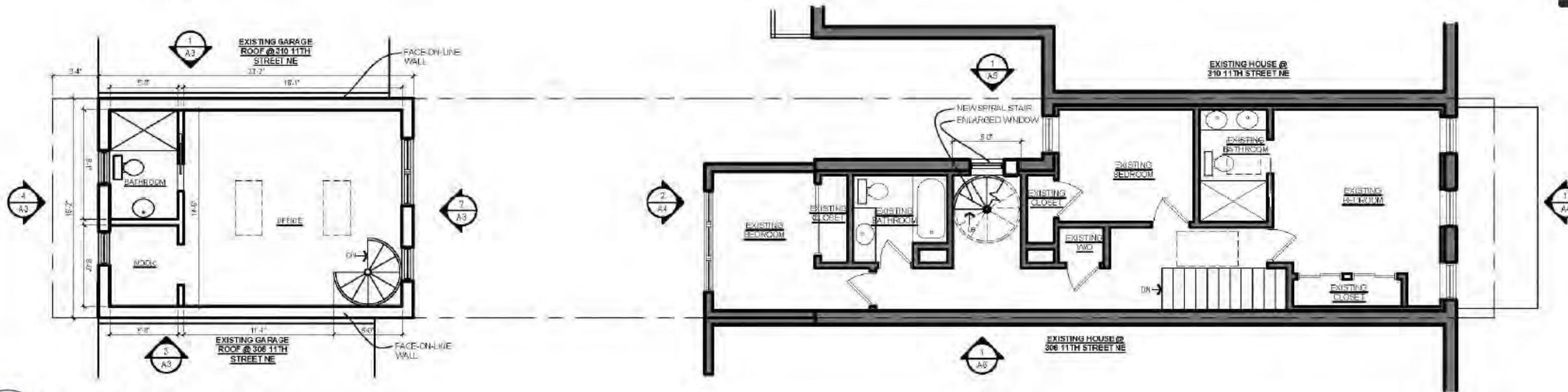
2 CARRIAGE HOUSE YARD ELEVATION
A-3 SCALE: 1/8"=1'-0"



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

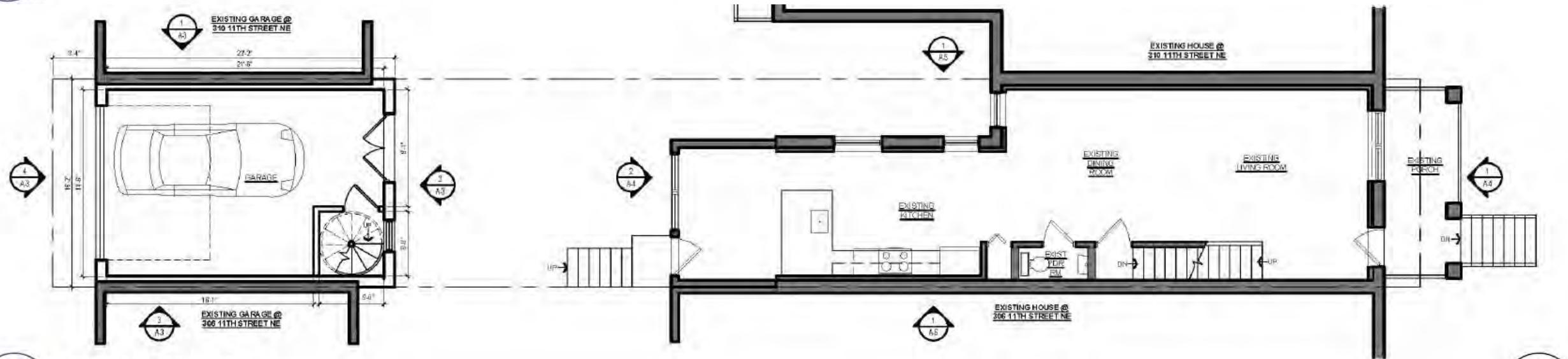


4 CARRIAGE HOUSE ALLEY ELEVATION
A-3 SCALE: 1/8"=1'-0"



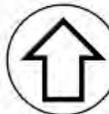
2 SECOND FLOOR PLAN

A-1 SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN

A-1 SCALE: 1/8"=1'-0"



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.
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 and will have a total footprint of 374.6 sq. ft.• There are already a variety of accessory buildings along the alley as shown in photographs.

Special Exception Conditions of E § 5201.4 (Lot Occupancy)

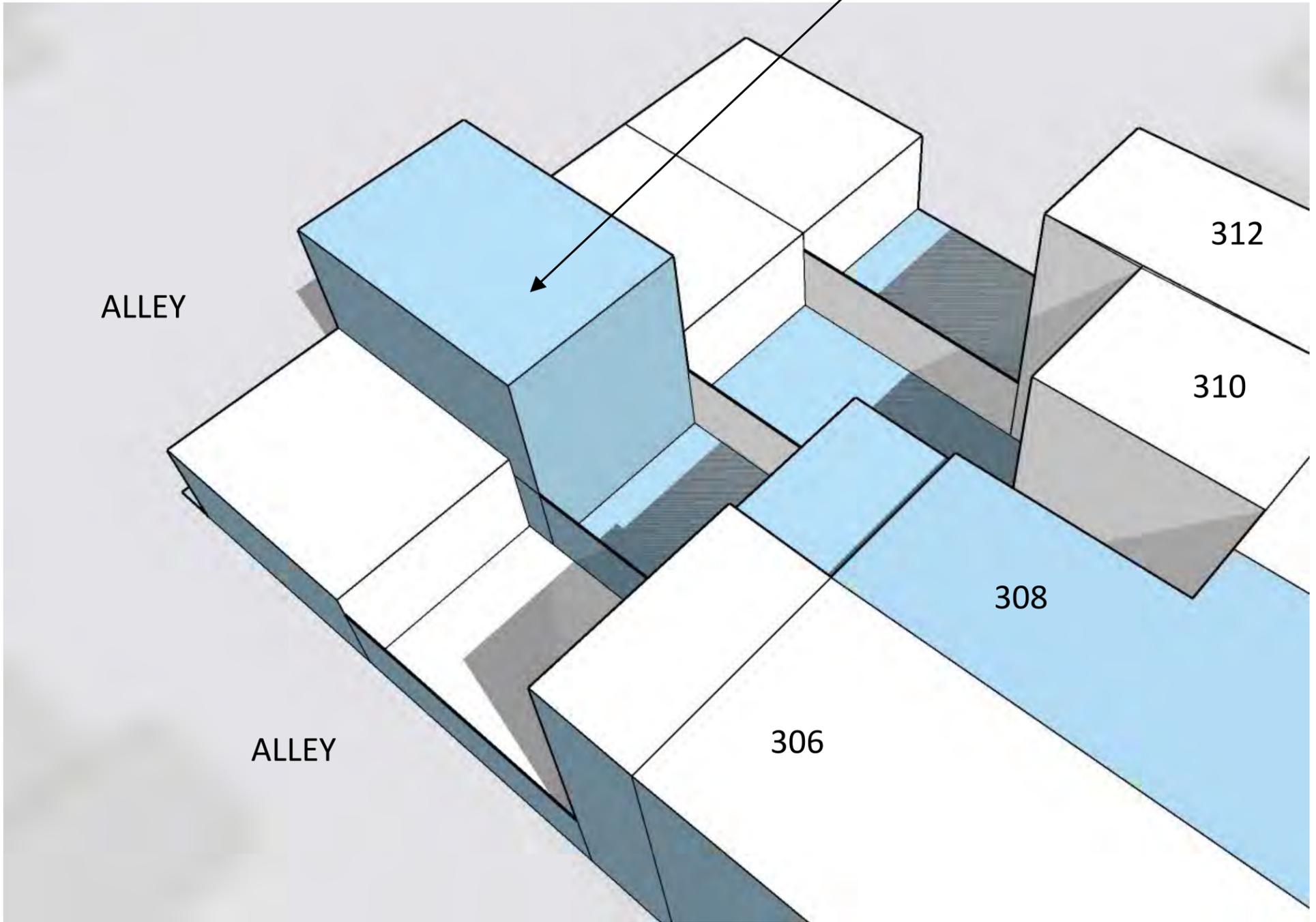
Criteria	Project
a) The light and air available to neighboring properties shall not be unduly affected;	<ul style="list-style-type: none">• The proposed Carriage House addition is only 1-story and will have a total footprint of 374.6 sq. ft.• See Shadow Study – Minimal Impact.
b) The privacy of use and 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 at 374.6 sq. ft. 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 2.6% for a total of 69.8%.

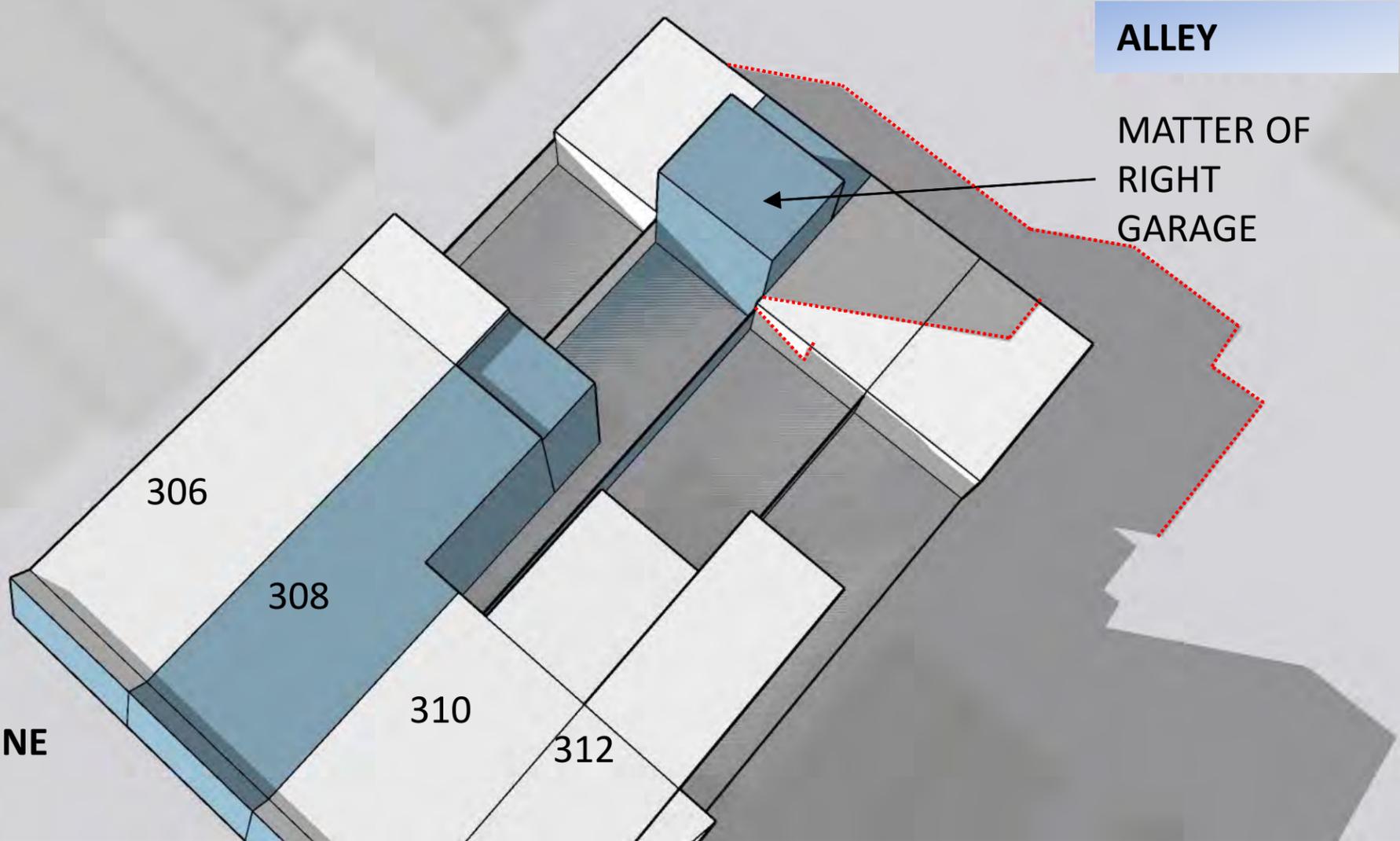
308 11TH STREET NE
SUN STUDY

PROPOSED
GARAGE

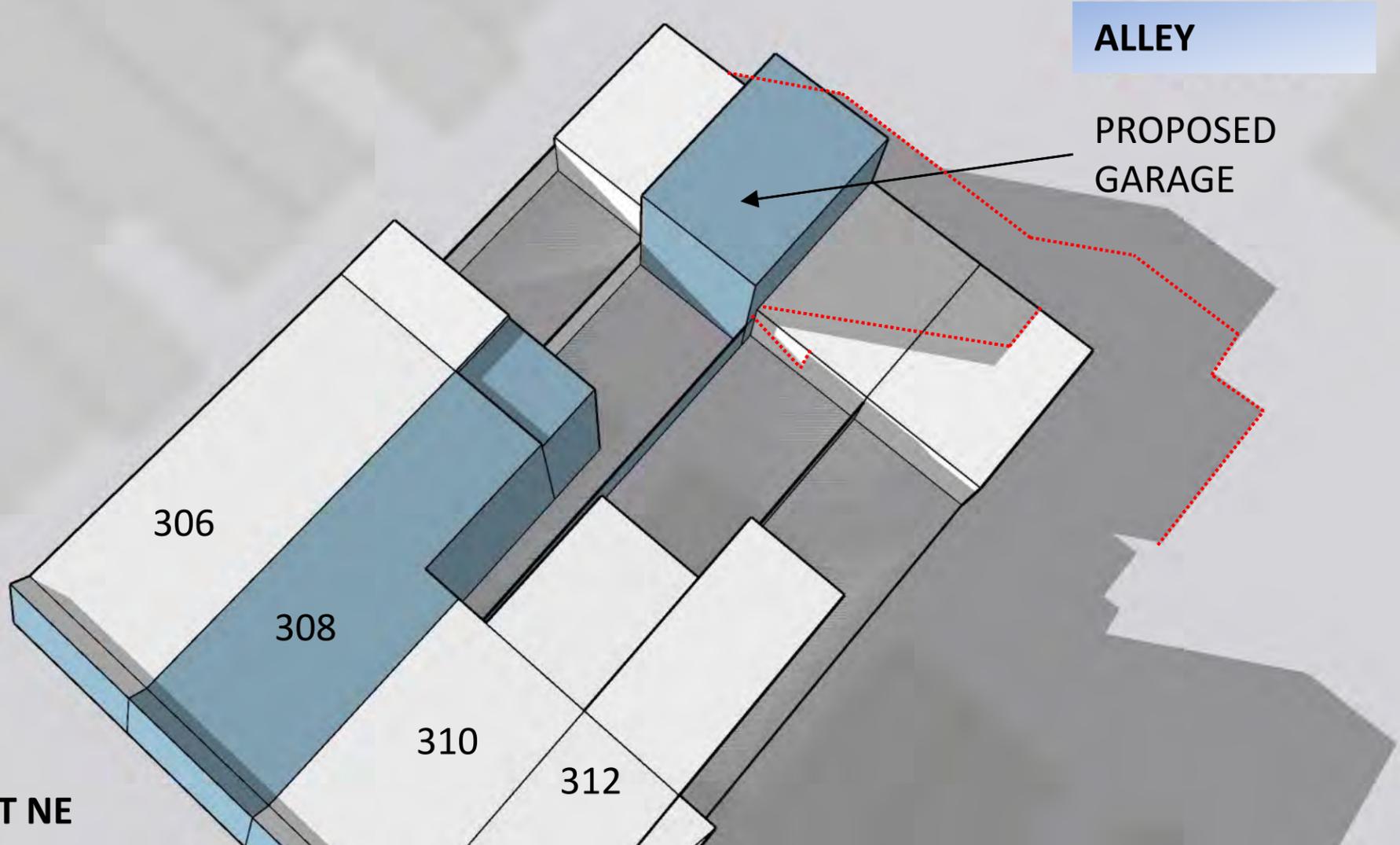


PROPOSED GARAGE EXTENSION

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



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

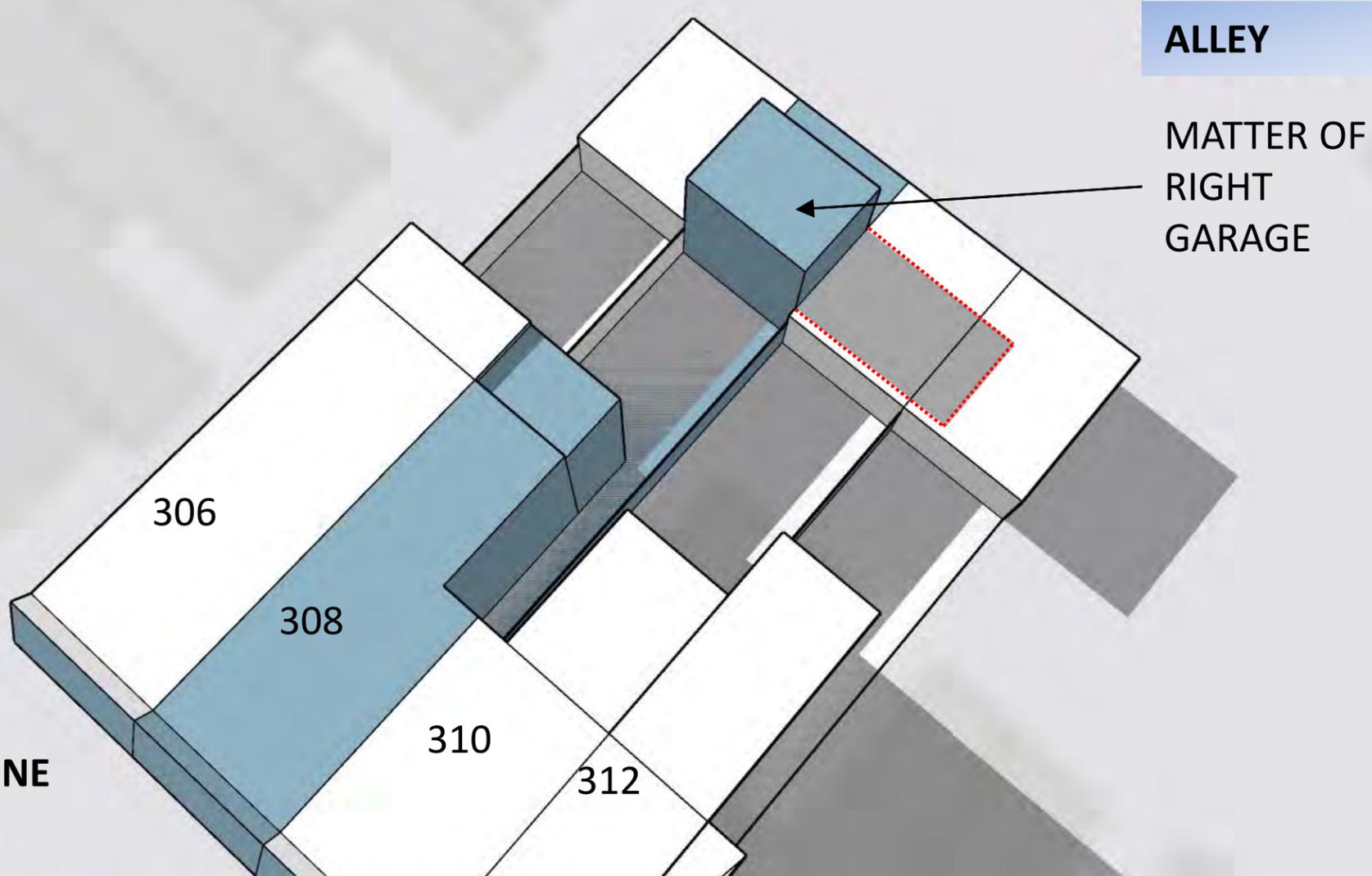


December 21st 10:00 AM **PROPOSED**

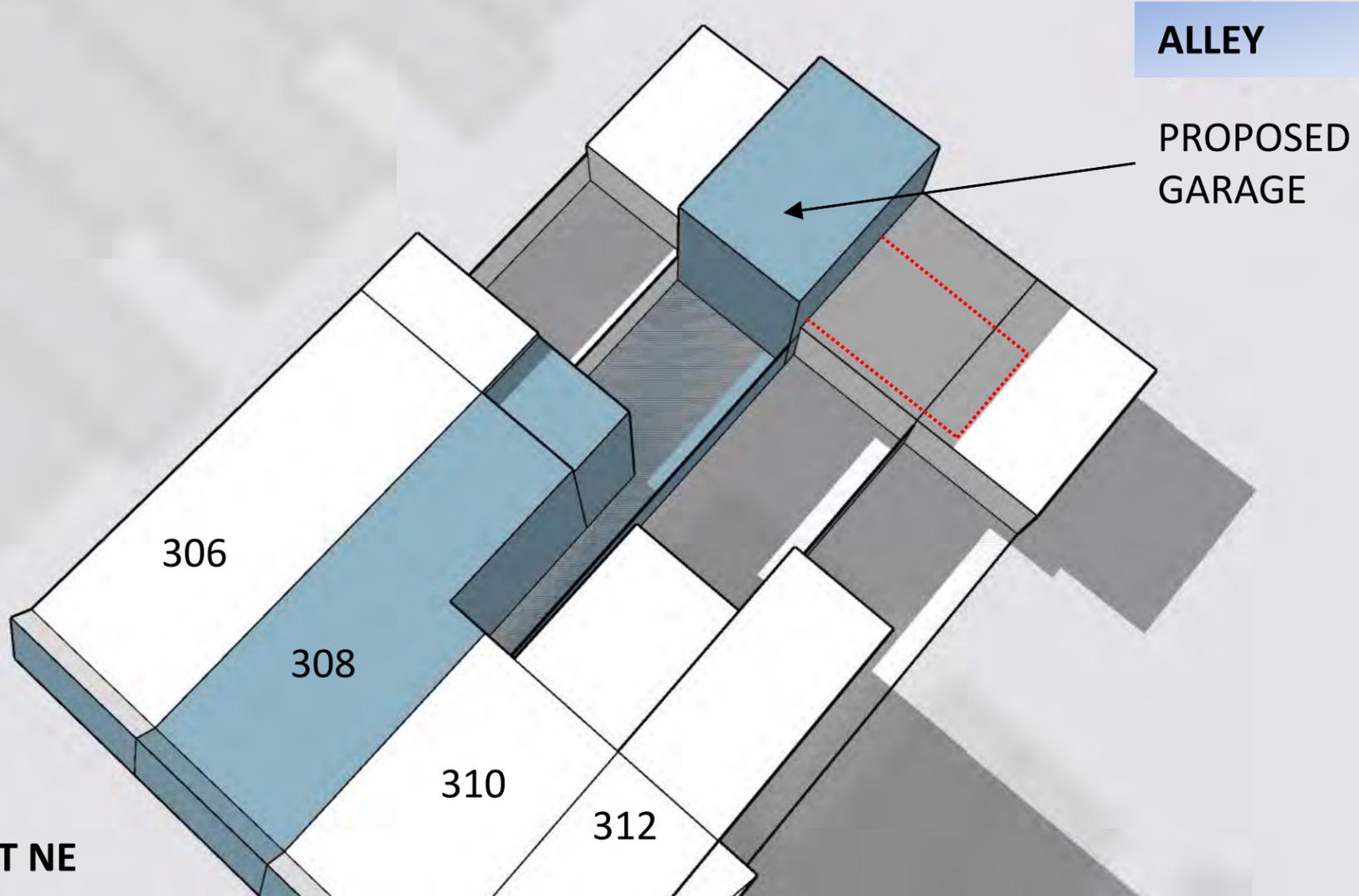
**308 11TH STREET NE SUN STUDY
WINTER**

NORTH





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

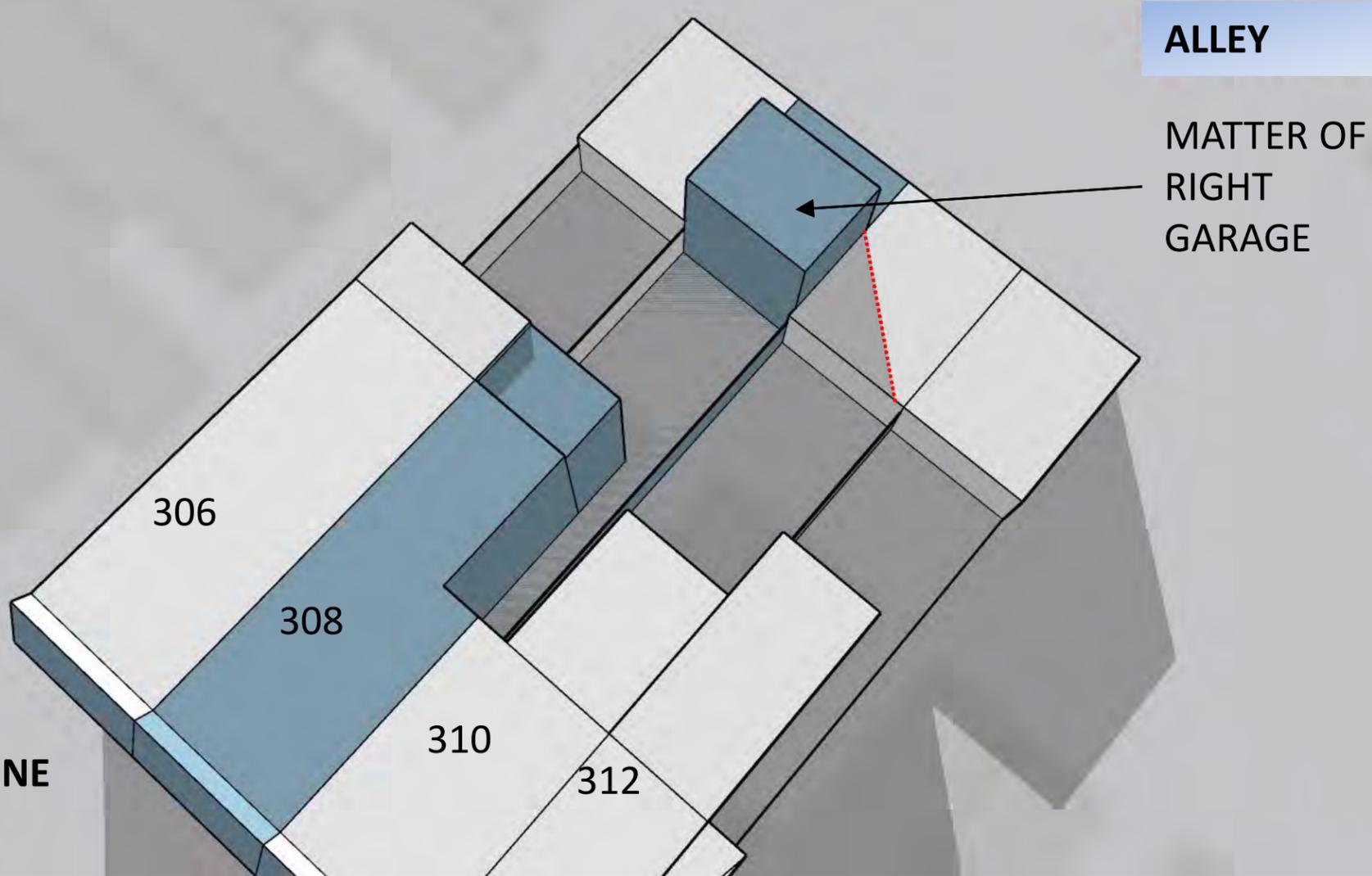


December 21st 12:00 PM **PROPOSED**

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

NORTH





December 21st 3:00 PM **MATTER OF RIGHT**



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

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

NORTH





March/September 21st 10:00 AM **MATTER OF RIGHT**

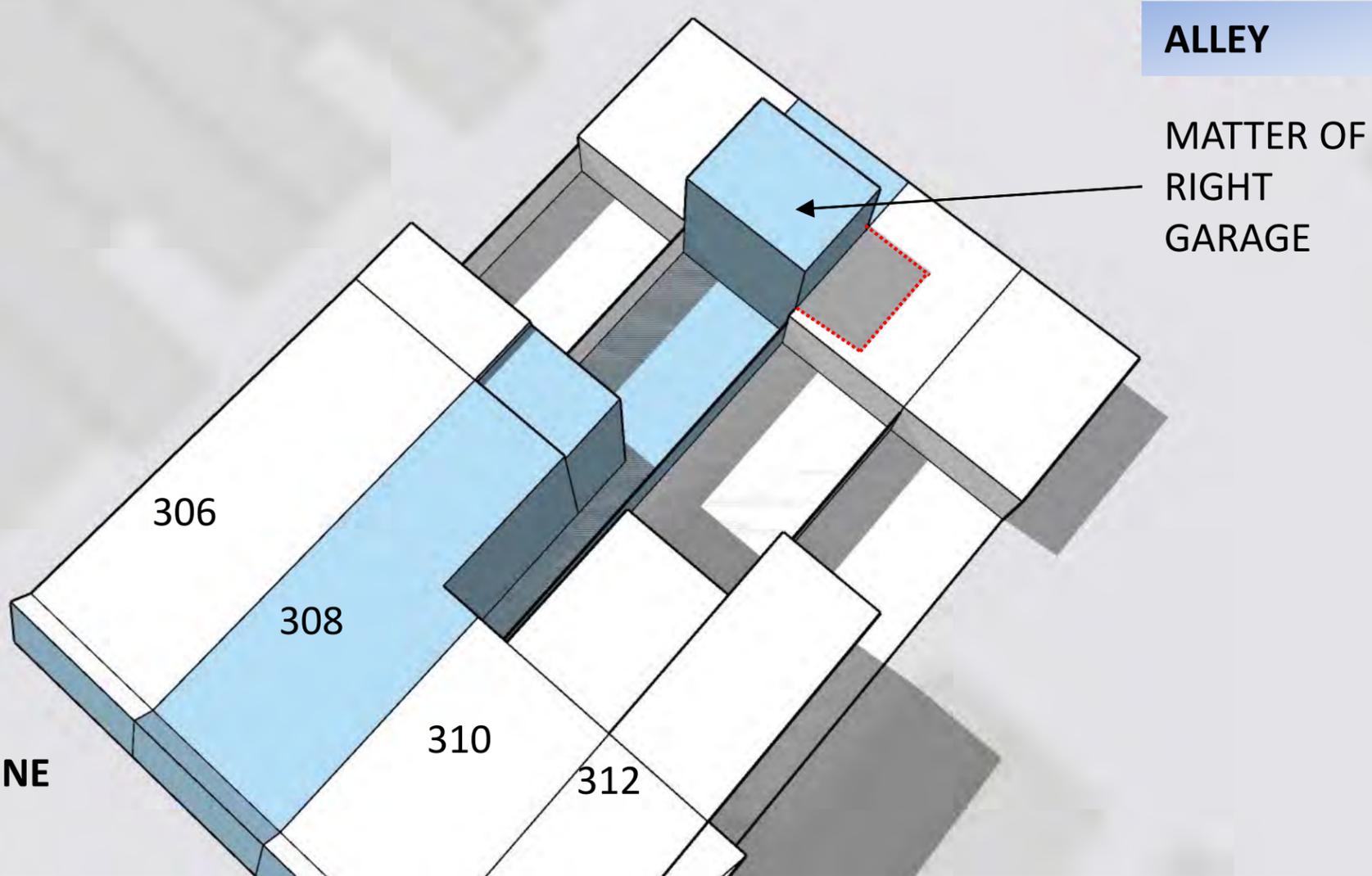


March/September 21st 10:00 AM **PROPOSED**

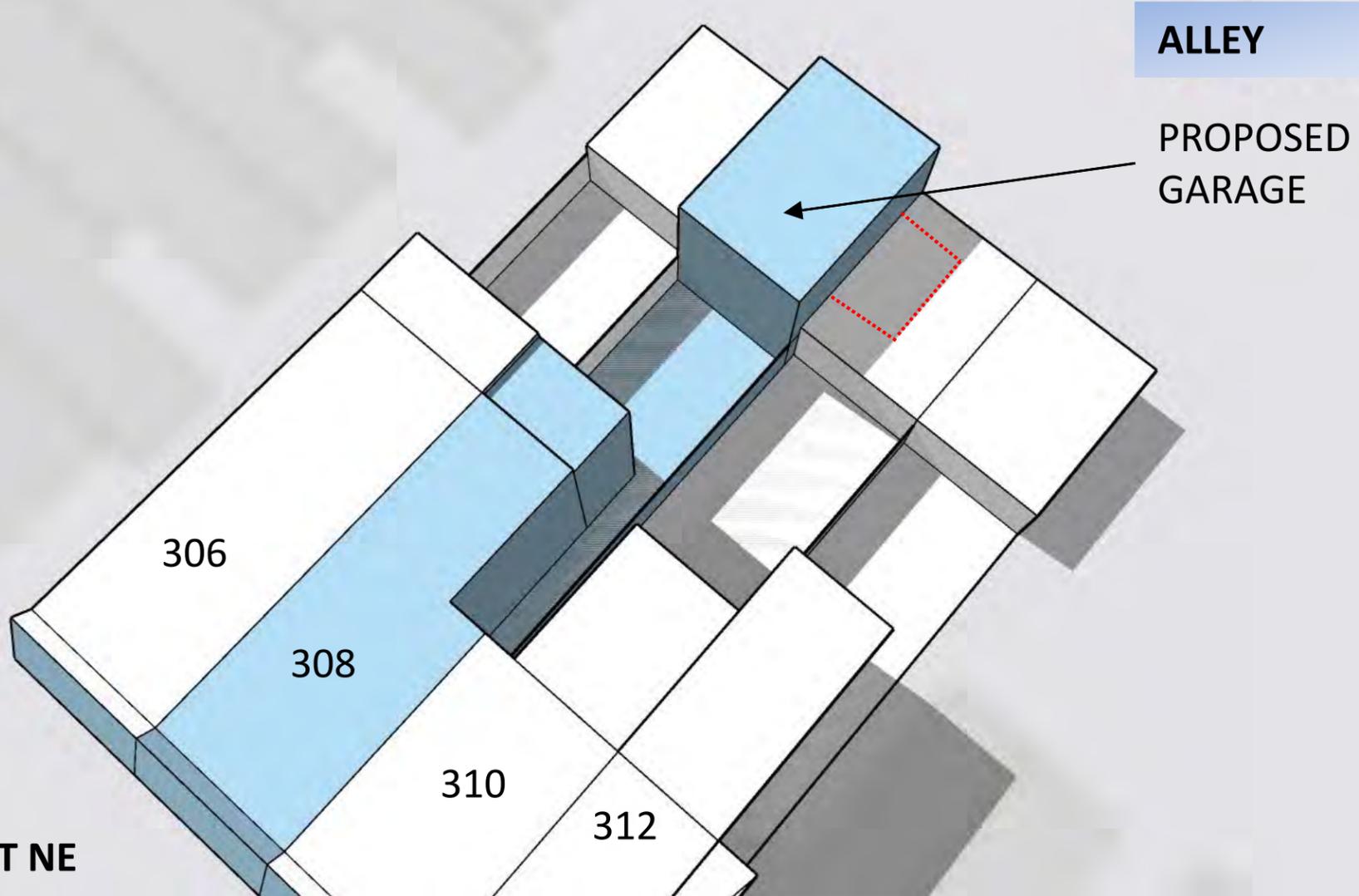
NORTH



308 11TH STREET NE SUN STUDY
SPRING/FALL



March/September 21st 12:00 PM **MATTER OF RIGHT**

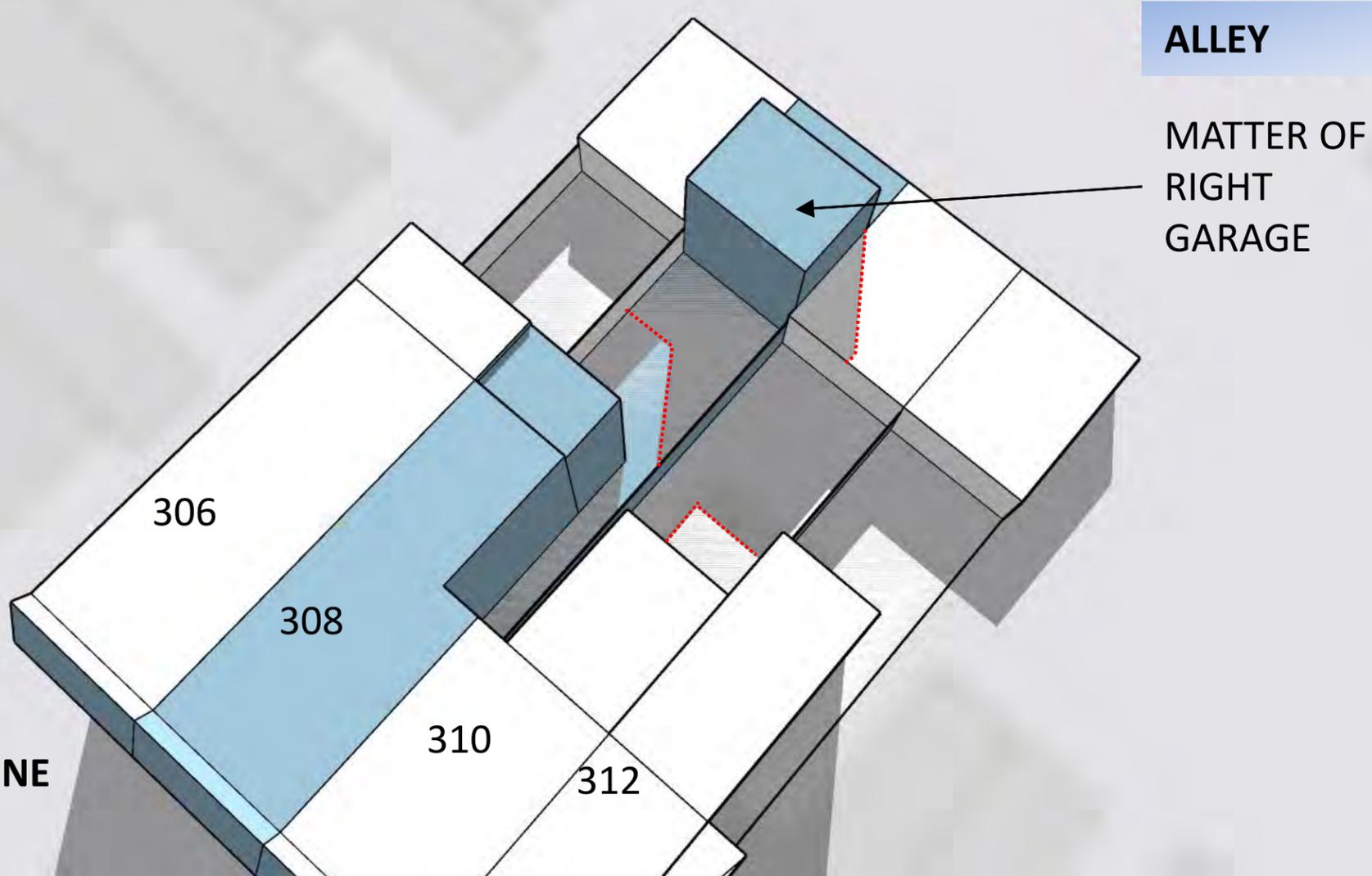


March/September 21st 12:00 PM **PROPOSED**

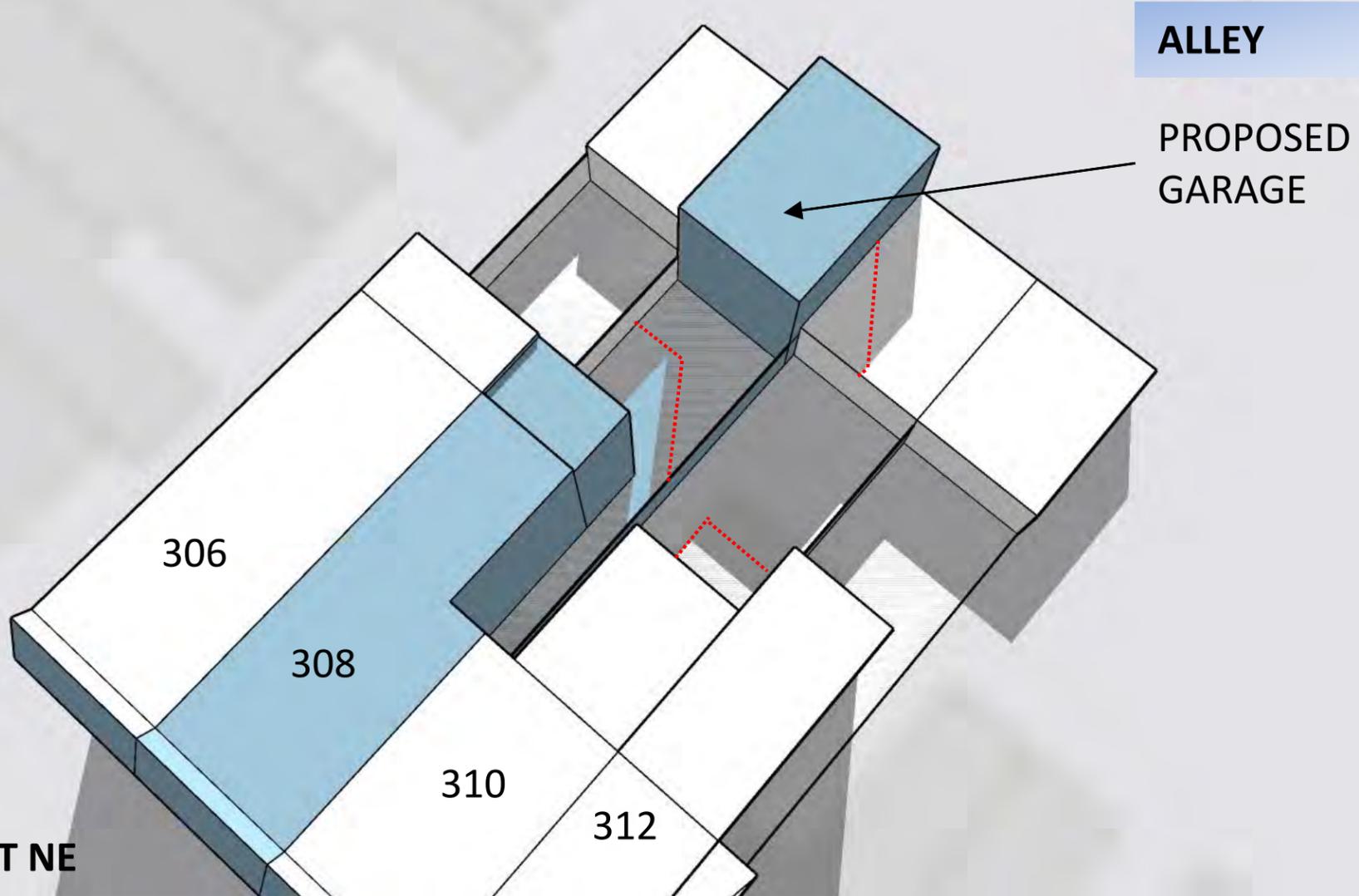
NORTH



**308 11TH STREET NE SUN STUDY
SPRING/FALL**



March/September 21st 3:00 PM **MATTER OF RIGHT**

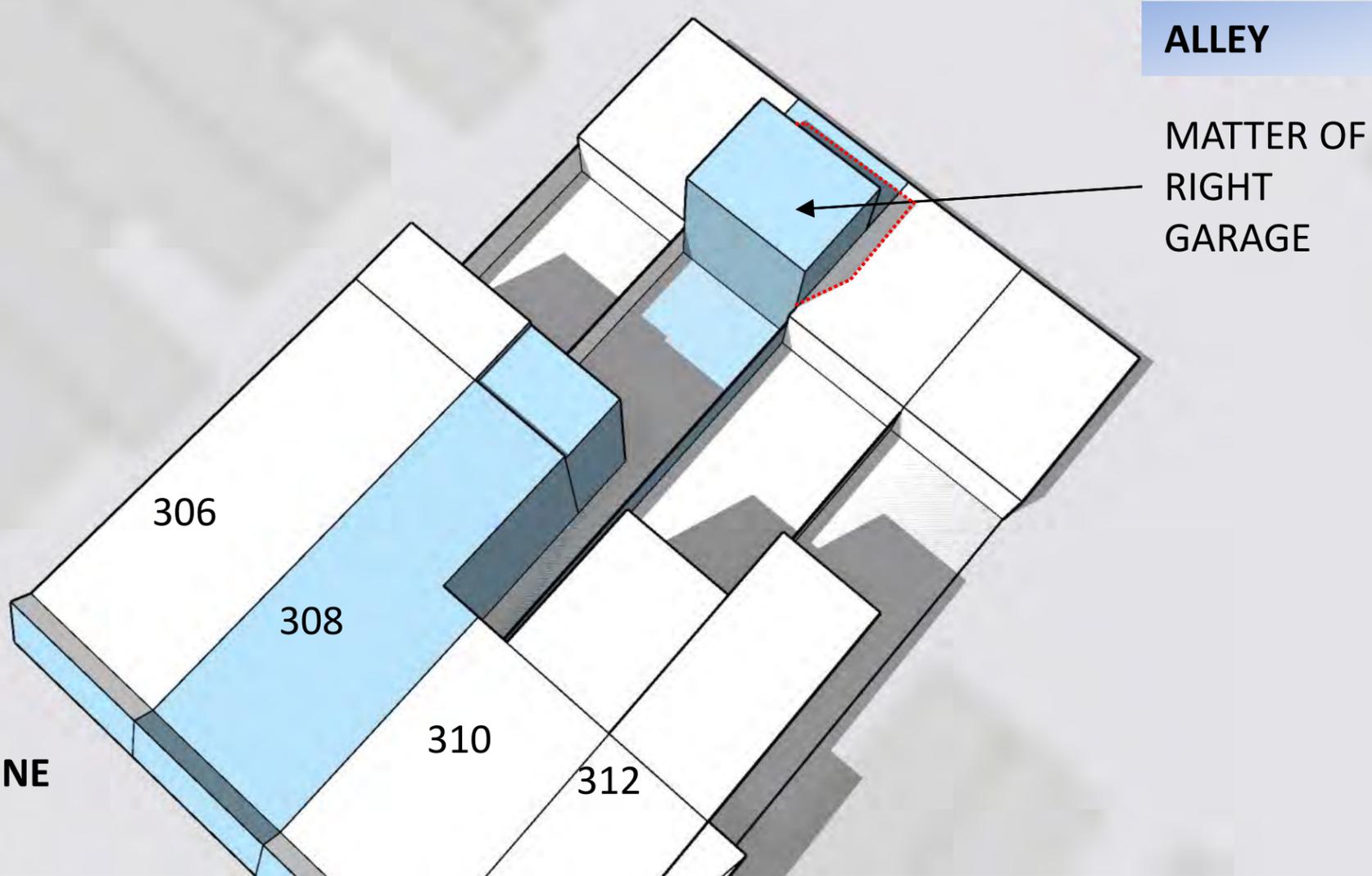


March/September 21st 3:00 PM **PROPOSED**

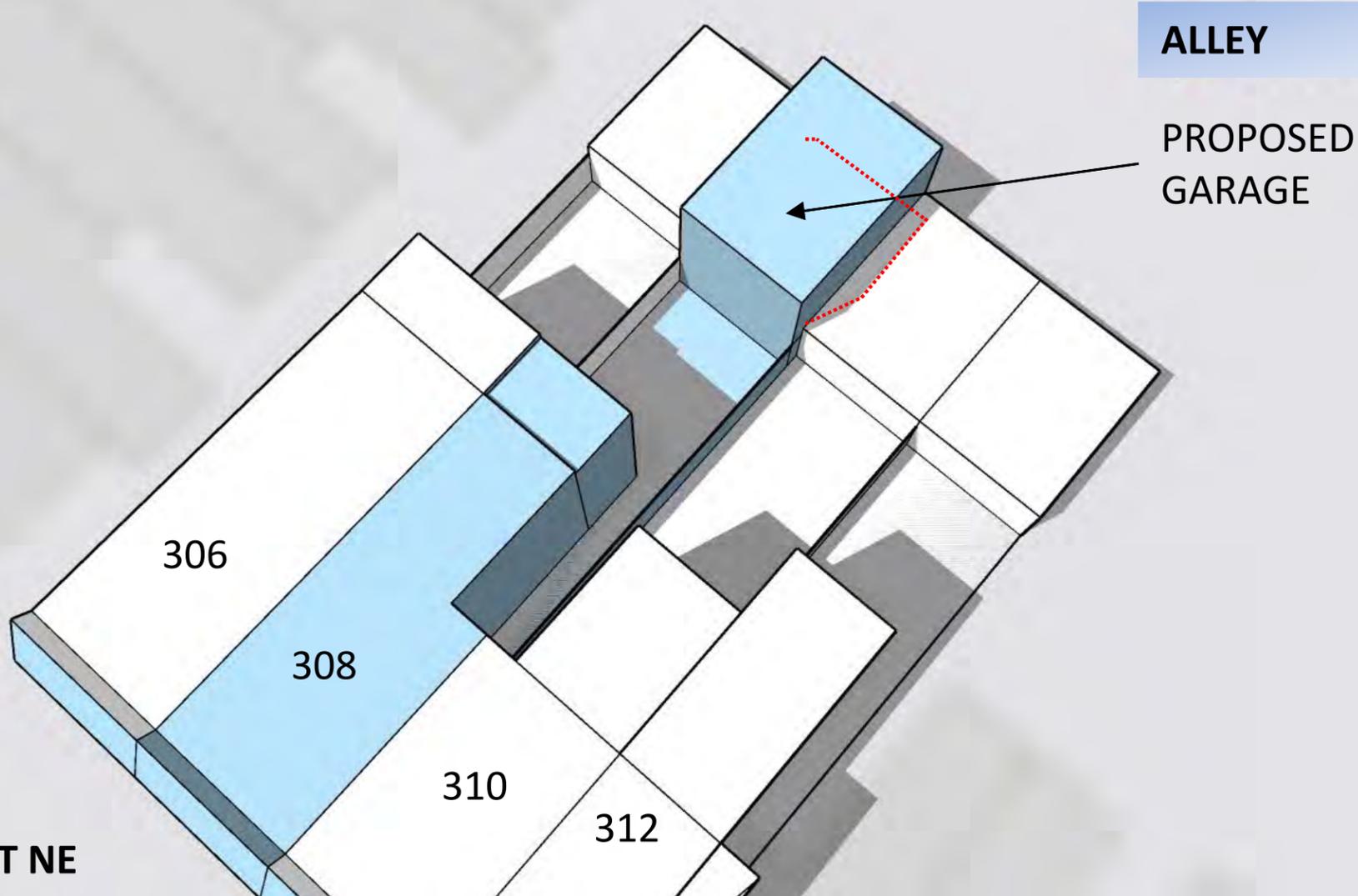
NORTH



**308 11TH STREET NE SUN STUDY
SPRING/FALL**



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

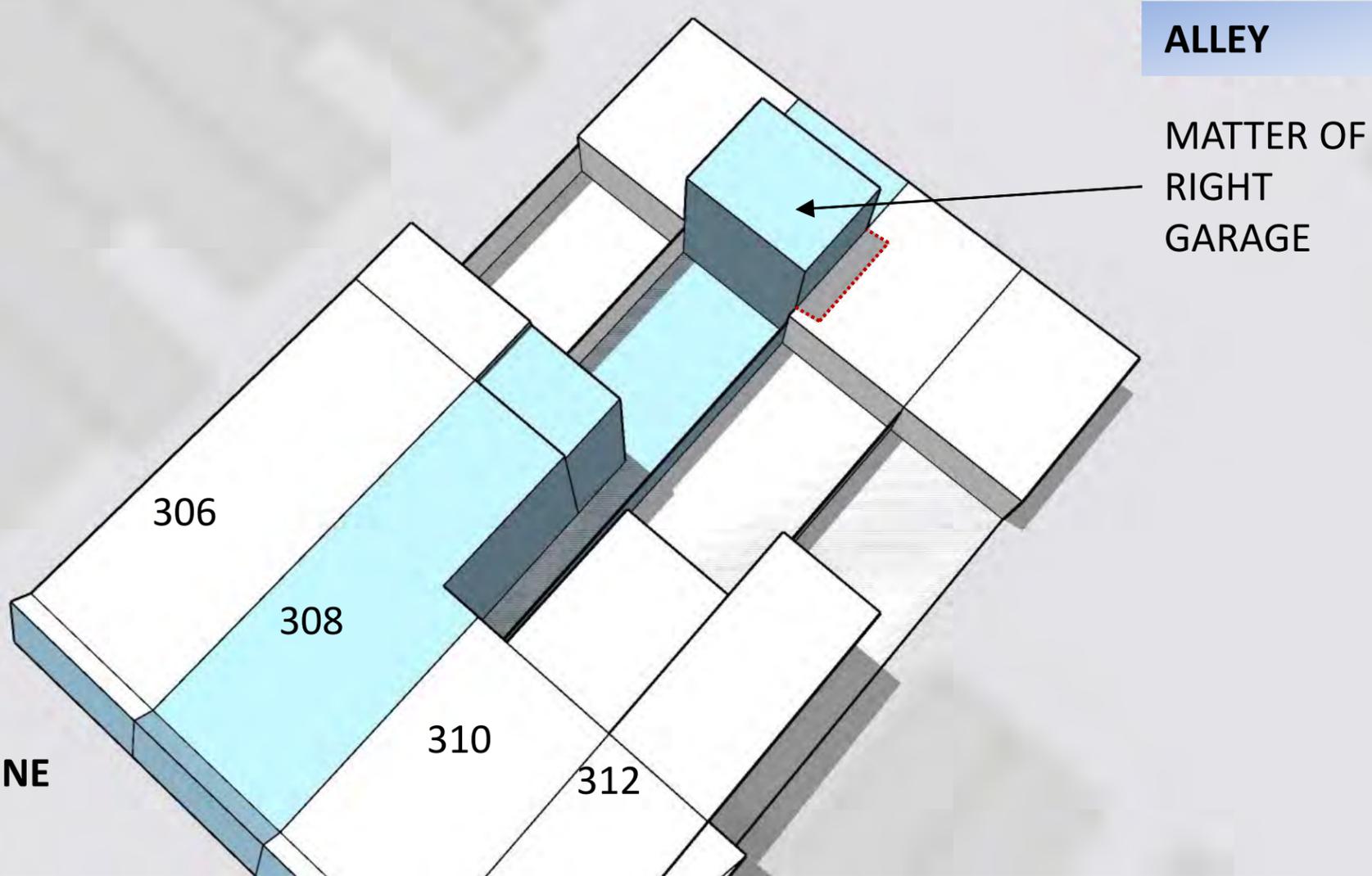


June 21st 10:00 AM **PROPOSED**

NORTH



308 11TH STREET NE SUN STUDY
SUMMER



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



June 21st 12:00 PM **PROPOSED**

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

NORTH





June 21st 3:00 PM **MATTER OF RIGHT**



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

NORTH



308 11TH STREET NE SUN STUDY
SUMMER

Questions?