



308 11th Street, NE

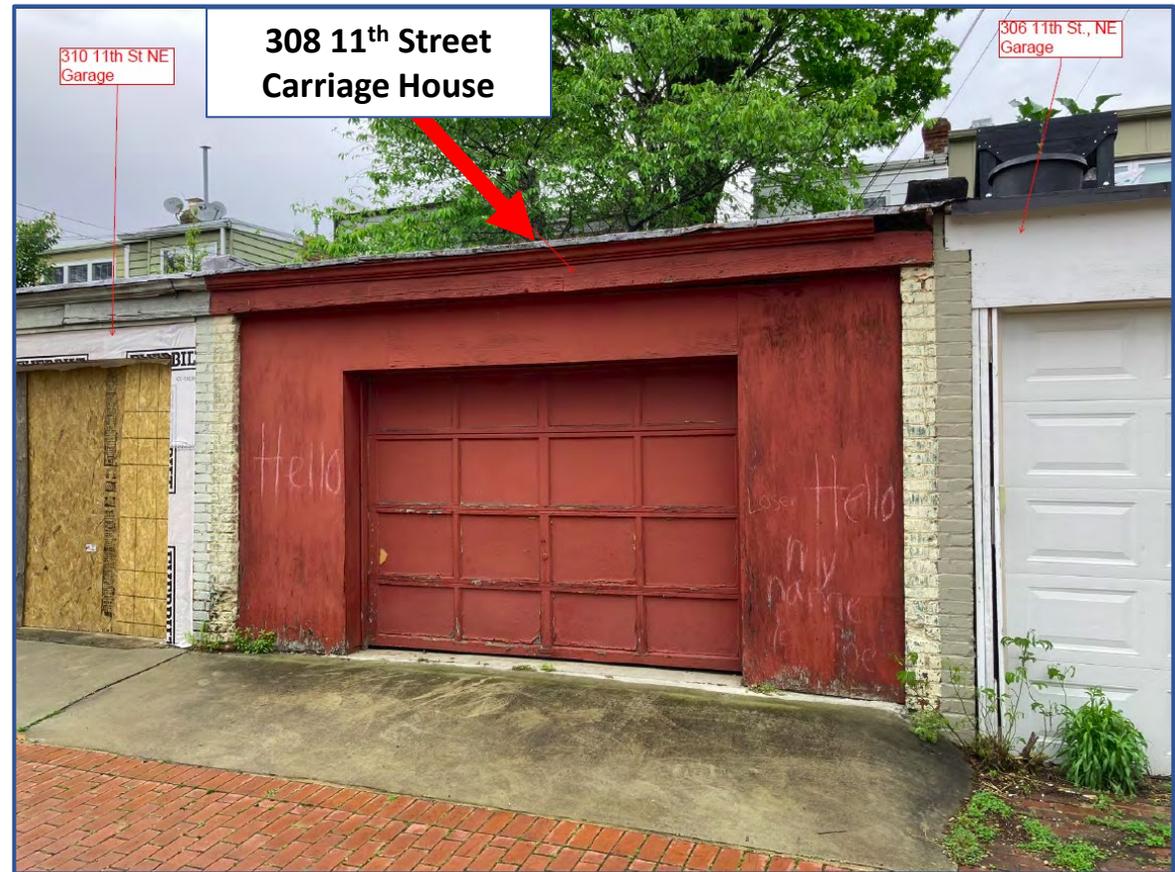
BZA APPLICATION NO. 20382

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



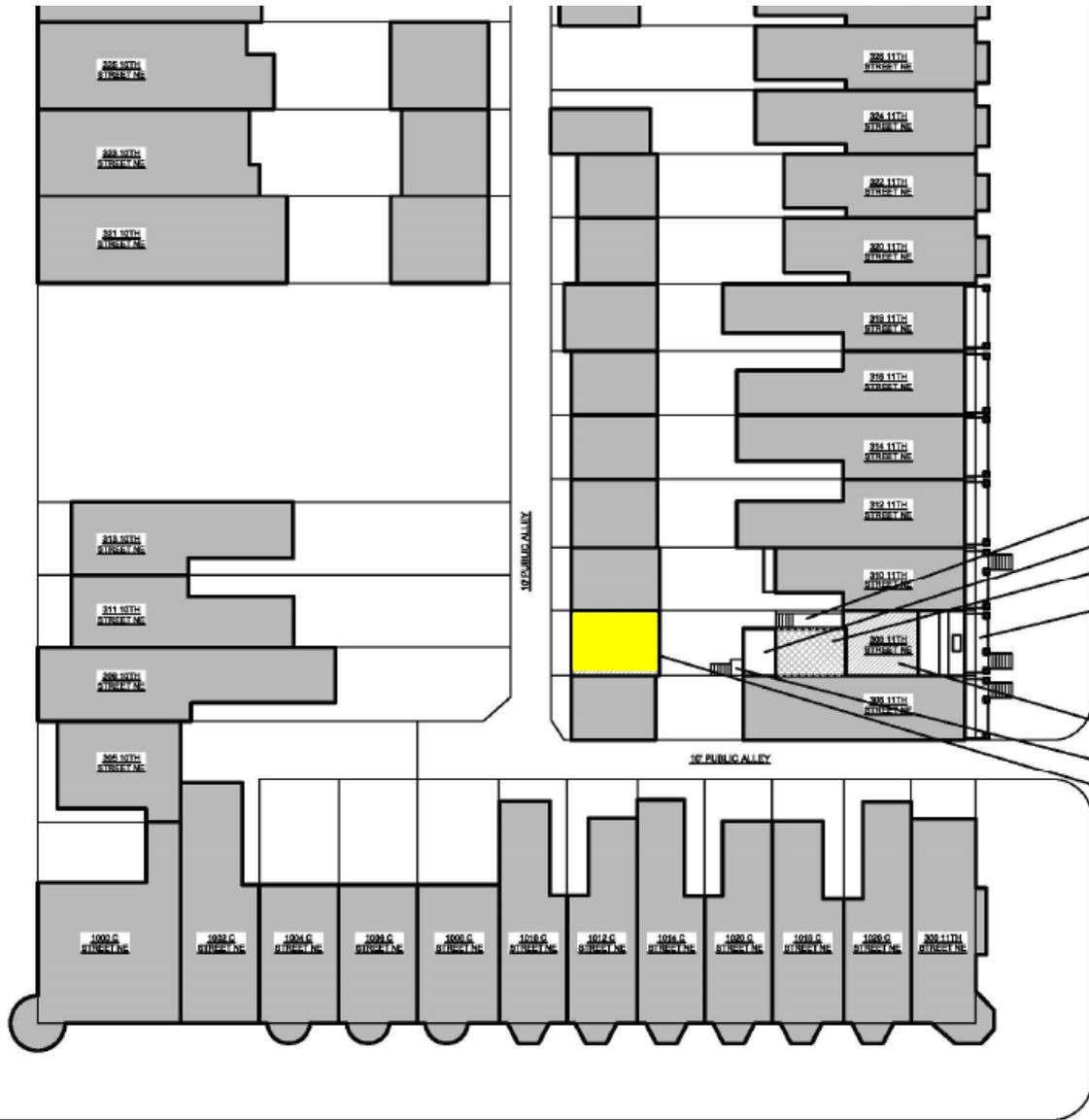
ALLEY,
LOOKING NORTH

ALLEY,
LOOKING EAST



ALLEY,
LOOKING SOUTH

30TH STREET NE



C STREET NE

11TH 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"



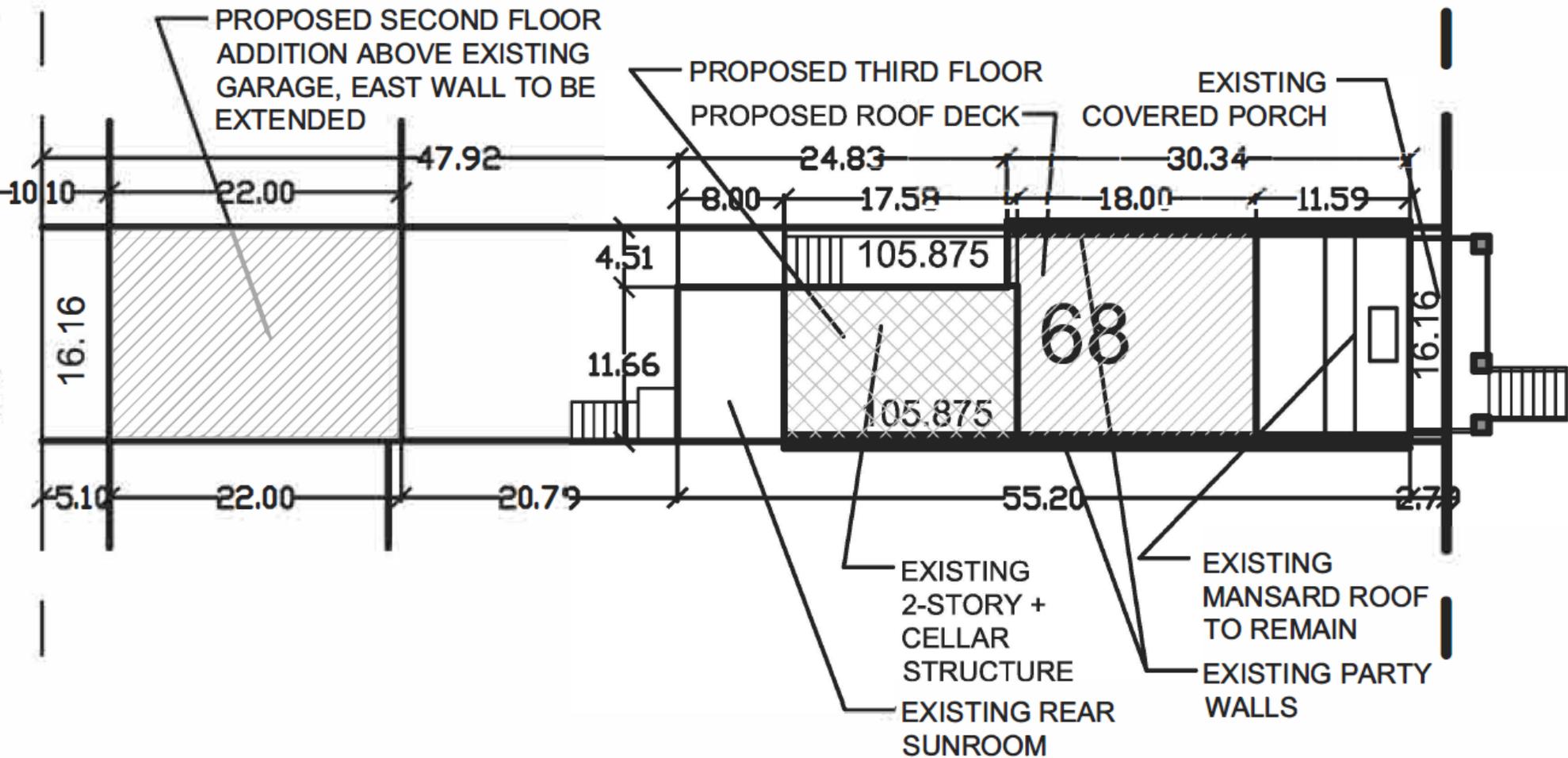
308 11TH Street NE - **BLOCK PLAN**

C-4

PUBLIC ALLEY

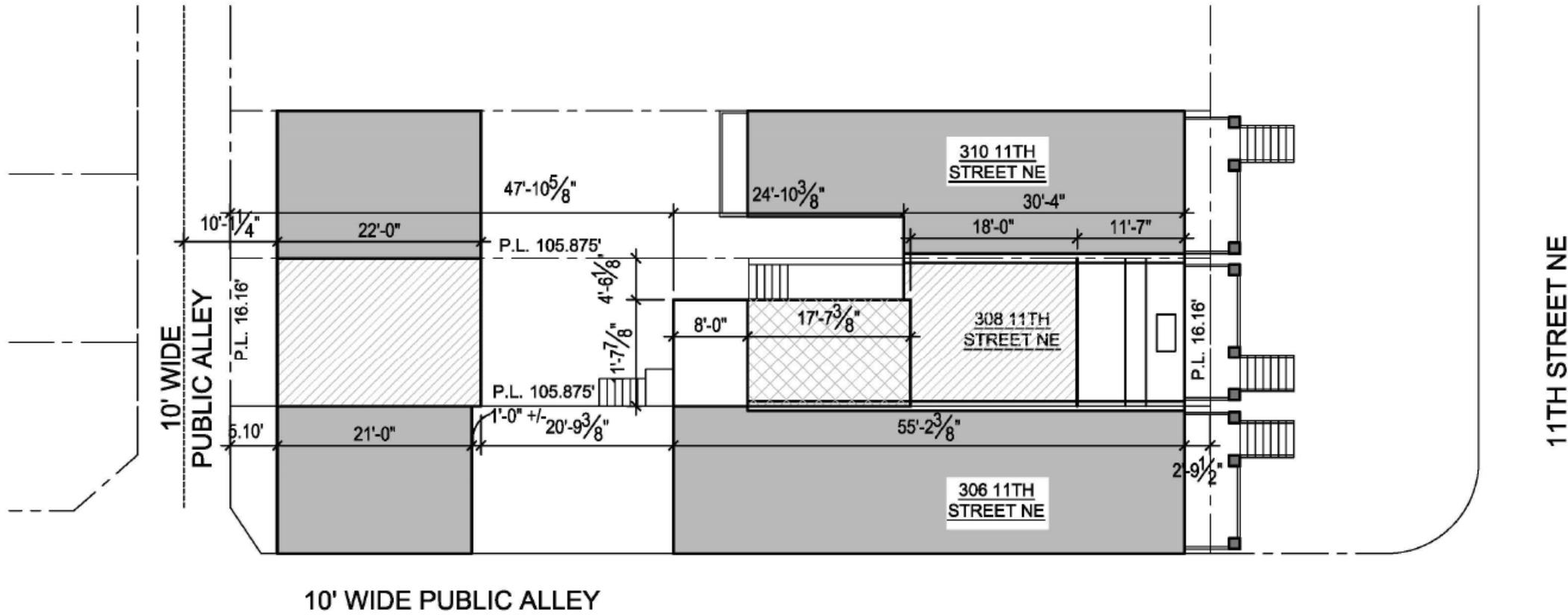
10'

10'

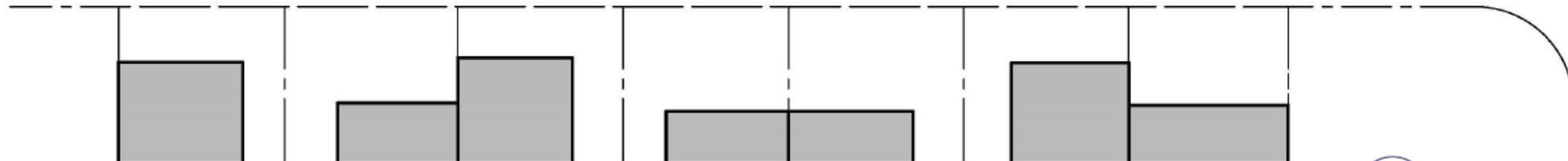


11th STREET, N.E.

Plat

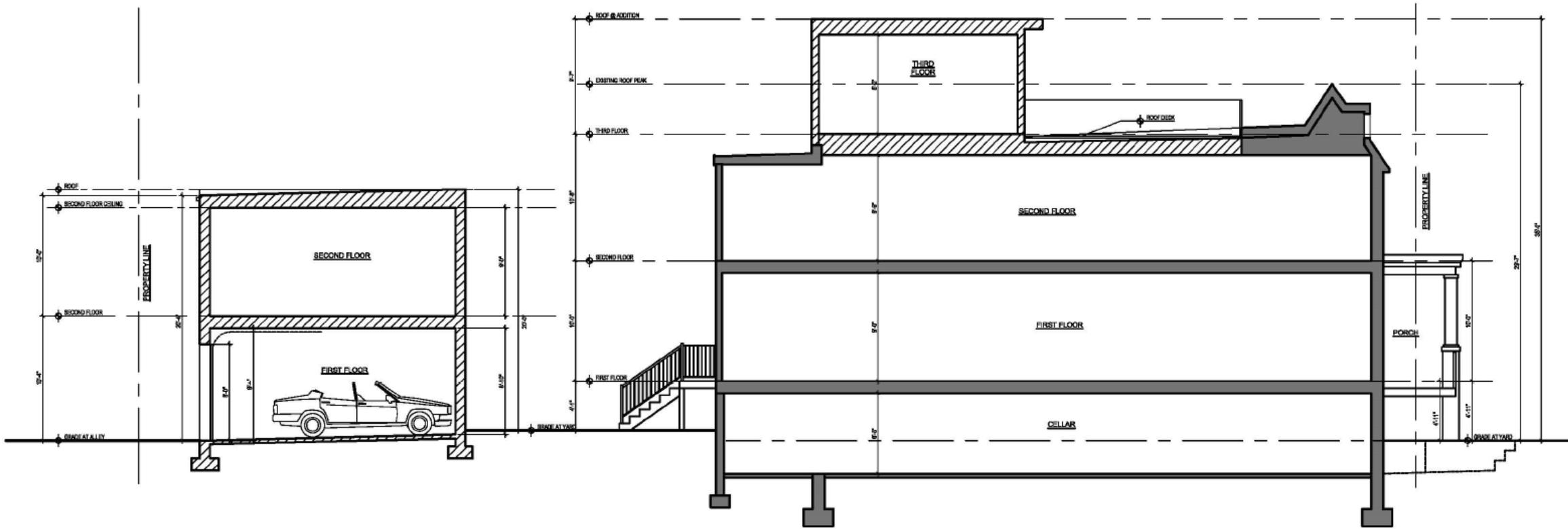


10' WIDE PUBLIC ALLEY

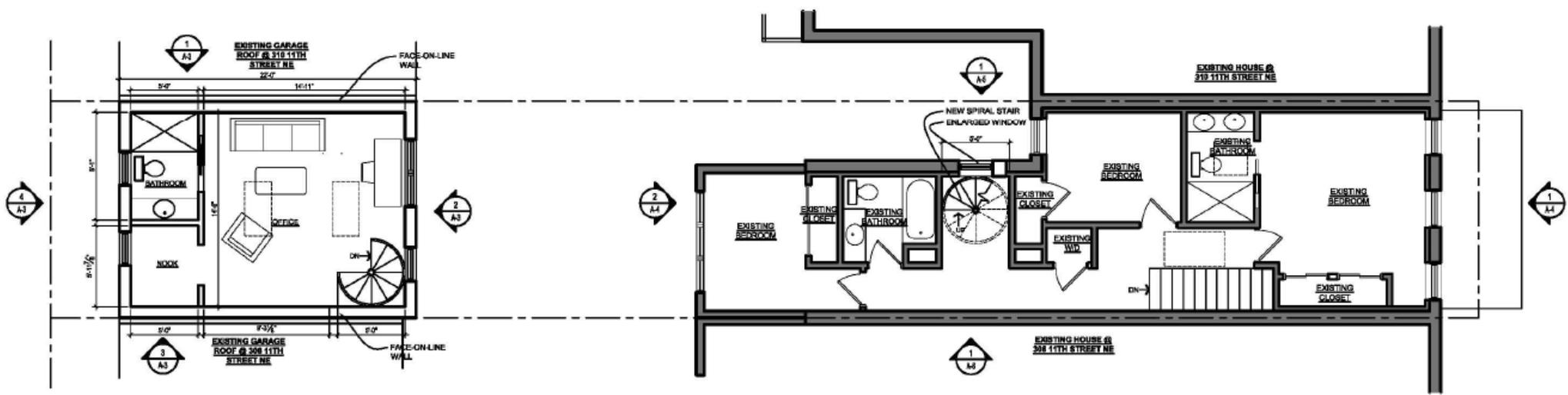


1 SITE PLAN
C-5 SCALE: 3/32" = 1'-0"

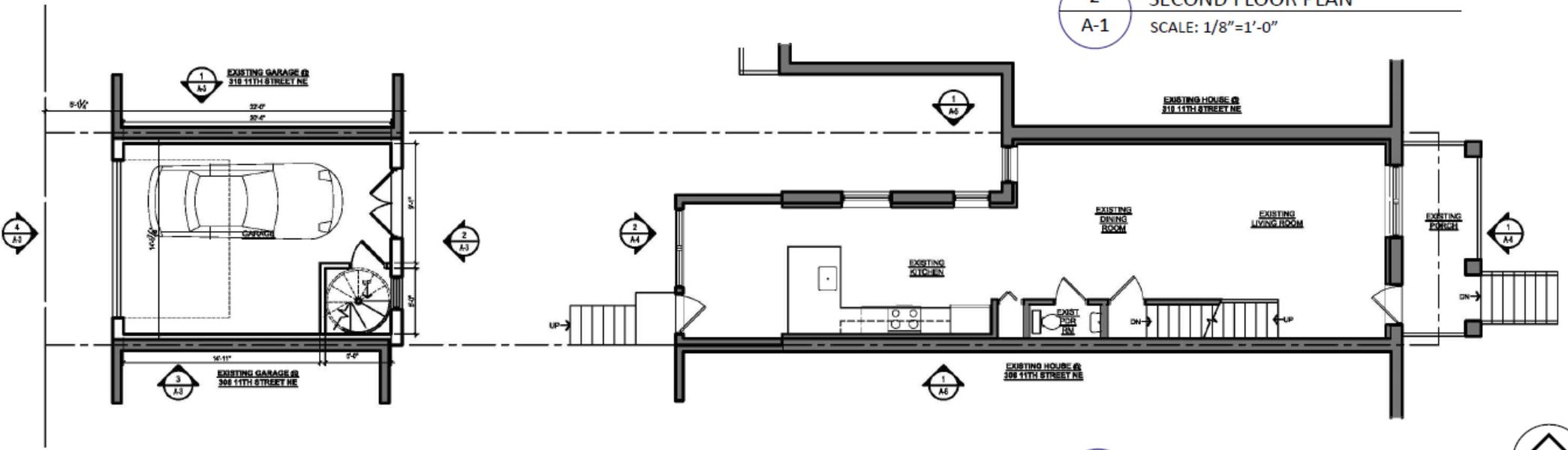




1 SITE SECTION
 C-6 SCALE: 1/8"=1'-0"

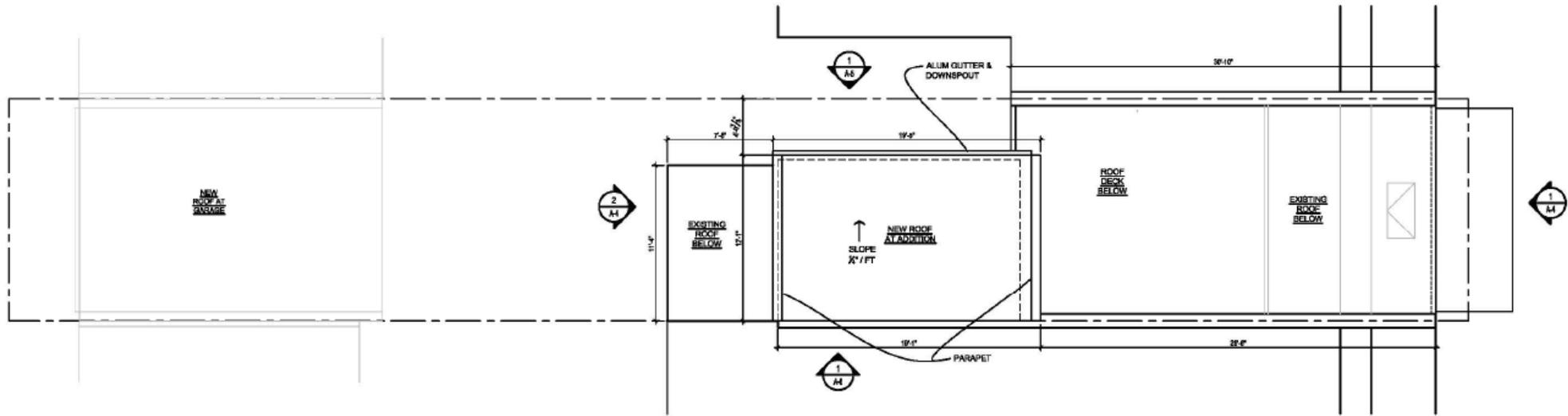


2 SECOND FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"

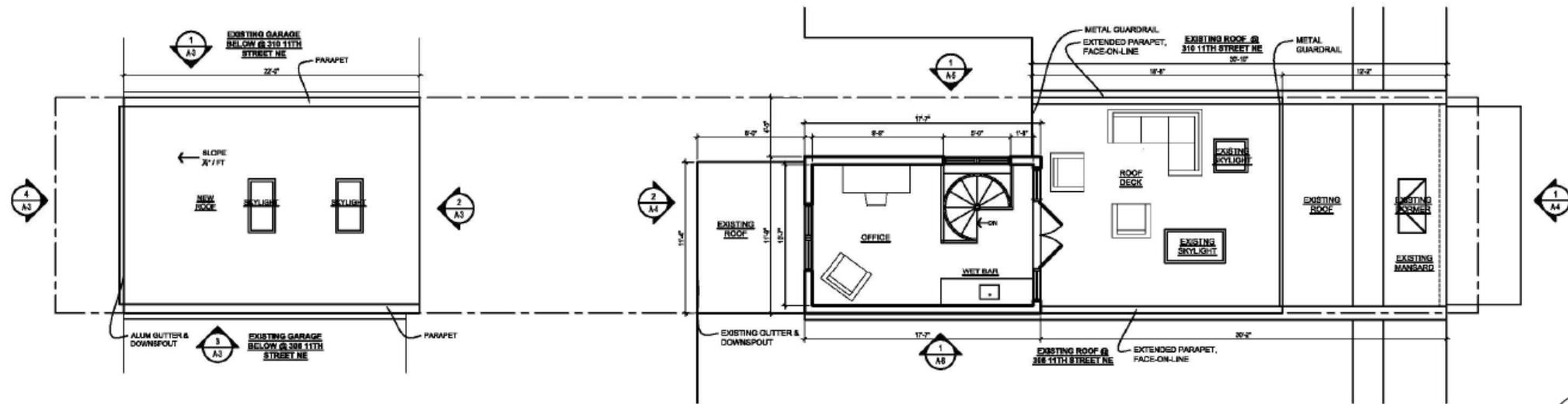


1 FIRST FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"



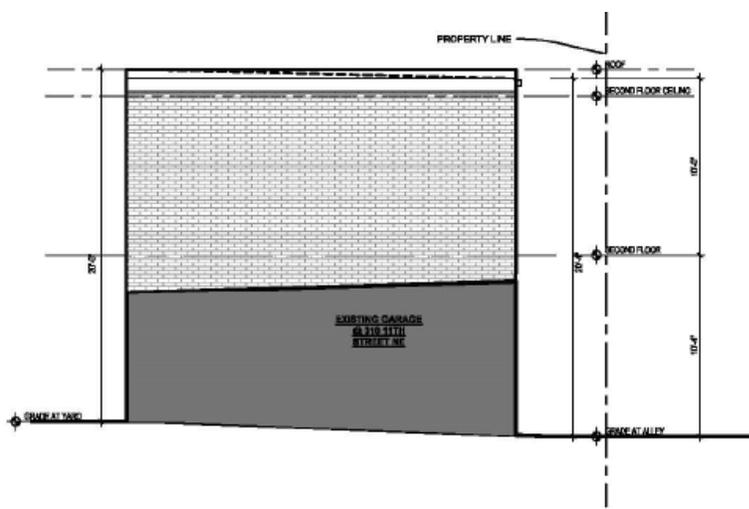


2 ROOF PLAN
A-2 SCALE: 1/8"=1'-0"

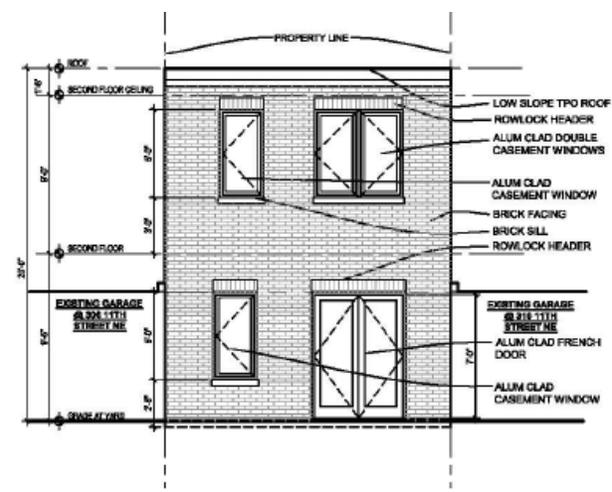


1 ROOF/THIRD FLOOR PLAN
A-2 SCALE: 1/8"=1'-0"

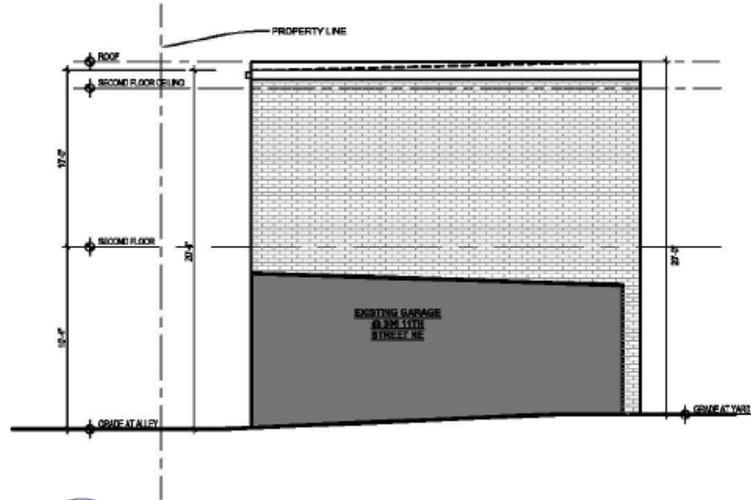




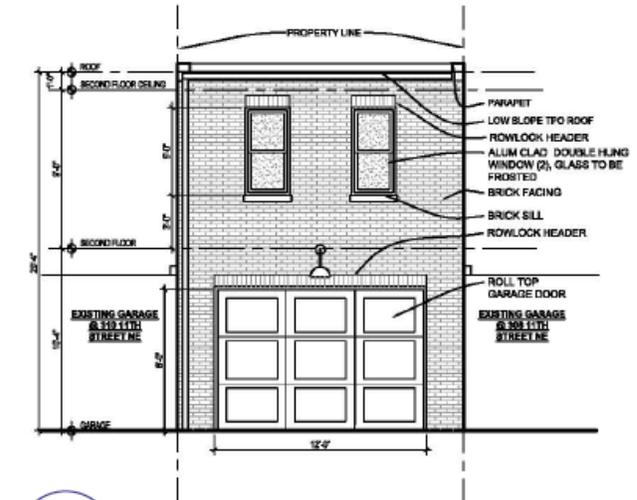
1 CARRIAGE HOUSE NORTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



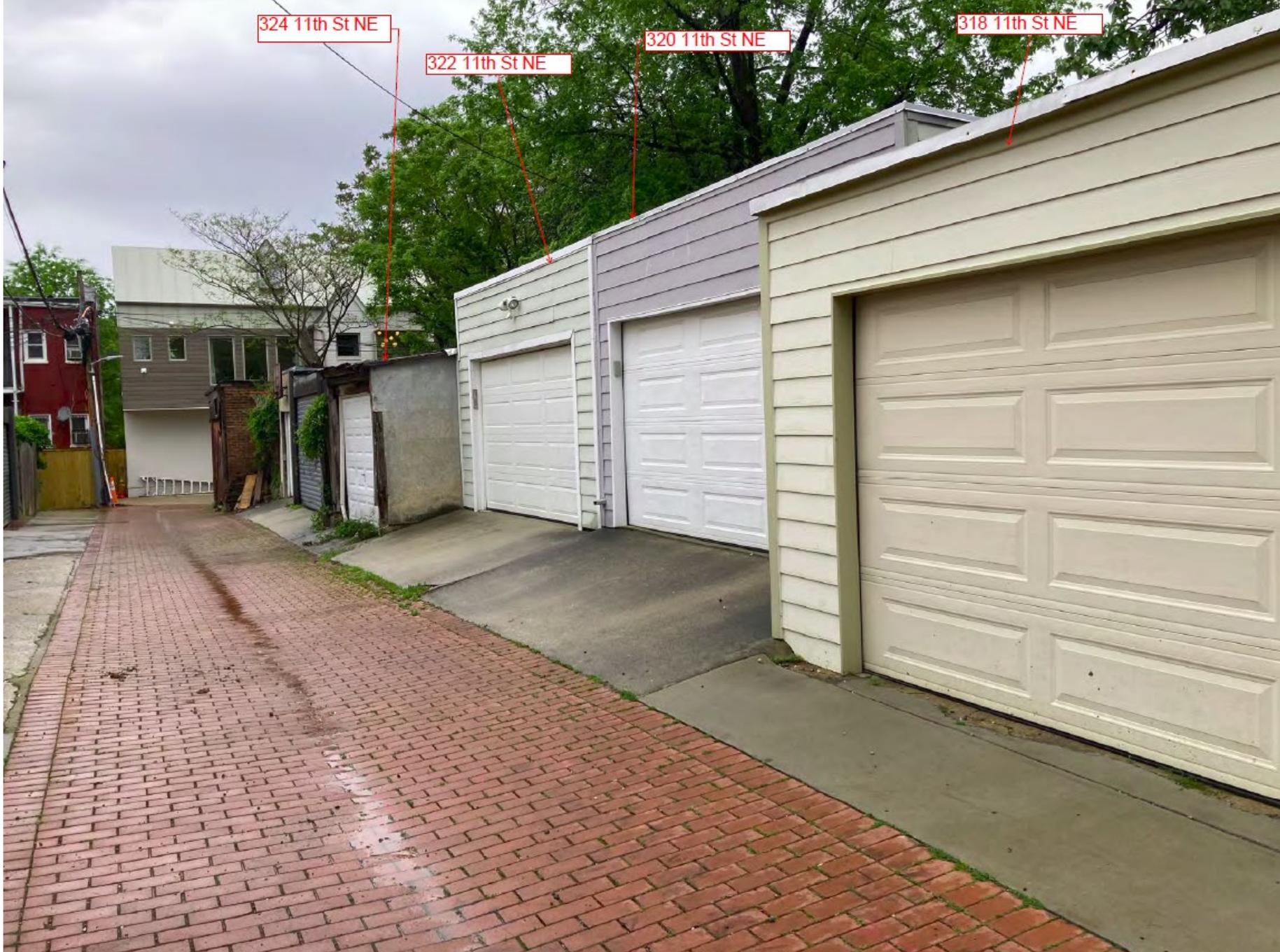
2 CARRIAGE HOUSE YARD ELEVATION
A-3 SCALE: 1/8"=1'-0"



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



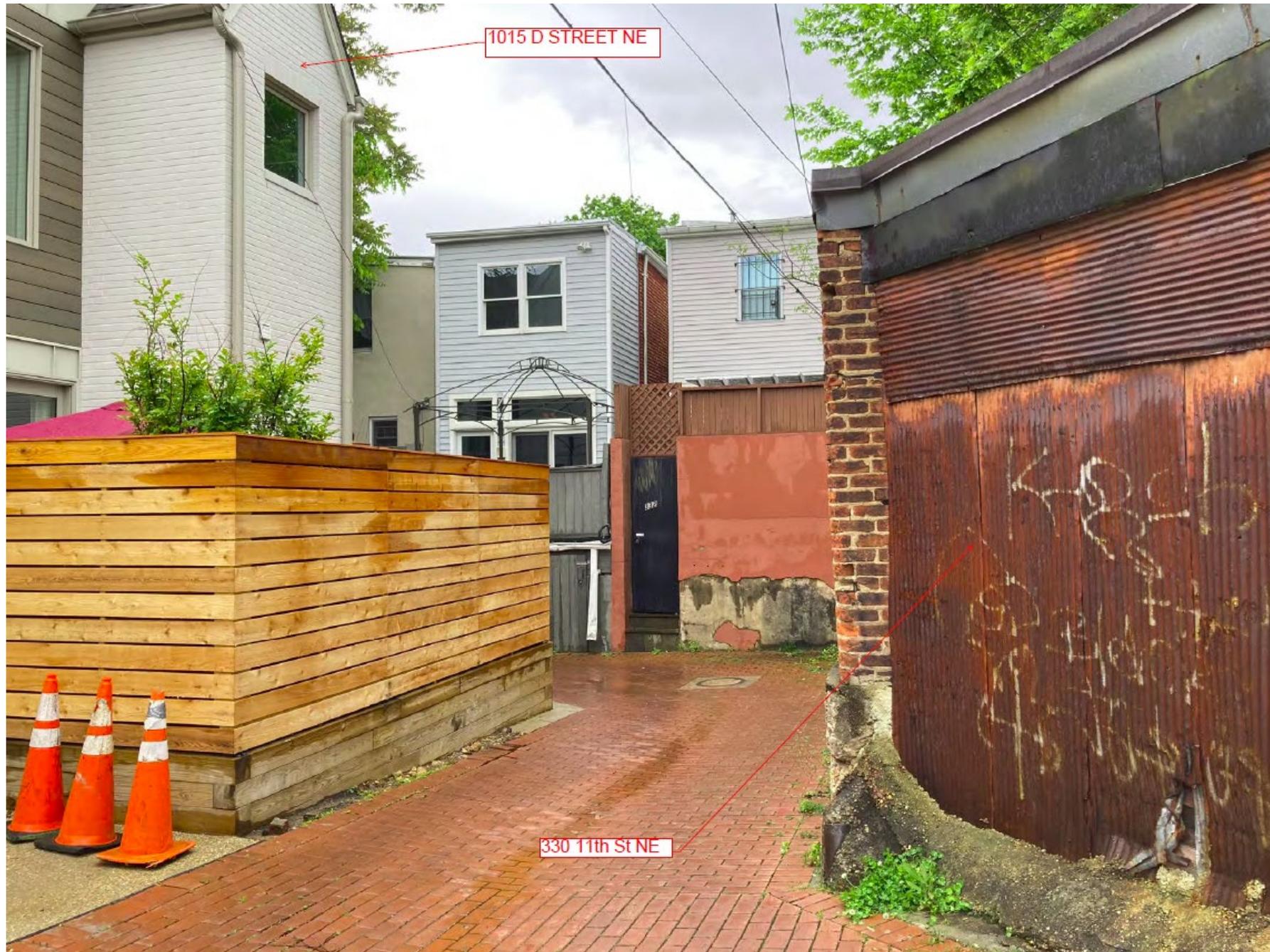
330 11th St NE

328 11th St NE

Character, Scale, and Pattern of Alley



Character, Scale, and Pattern of Alley



1015 D STREET NE

330 11th St NE

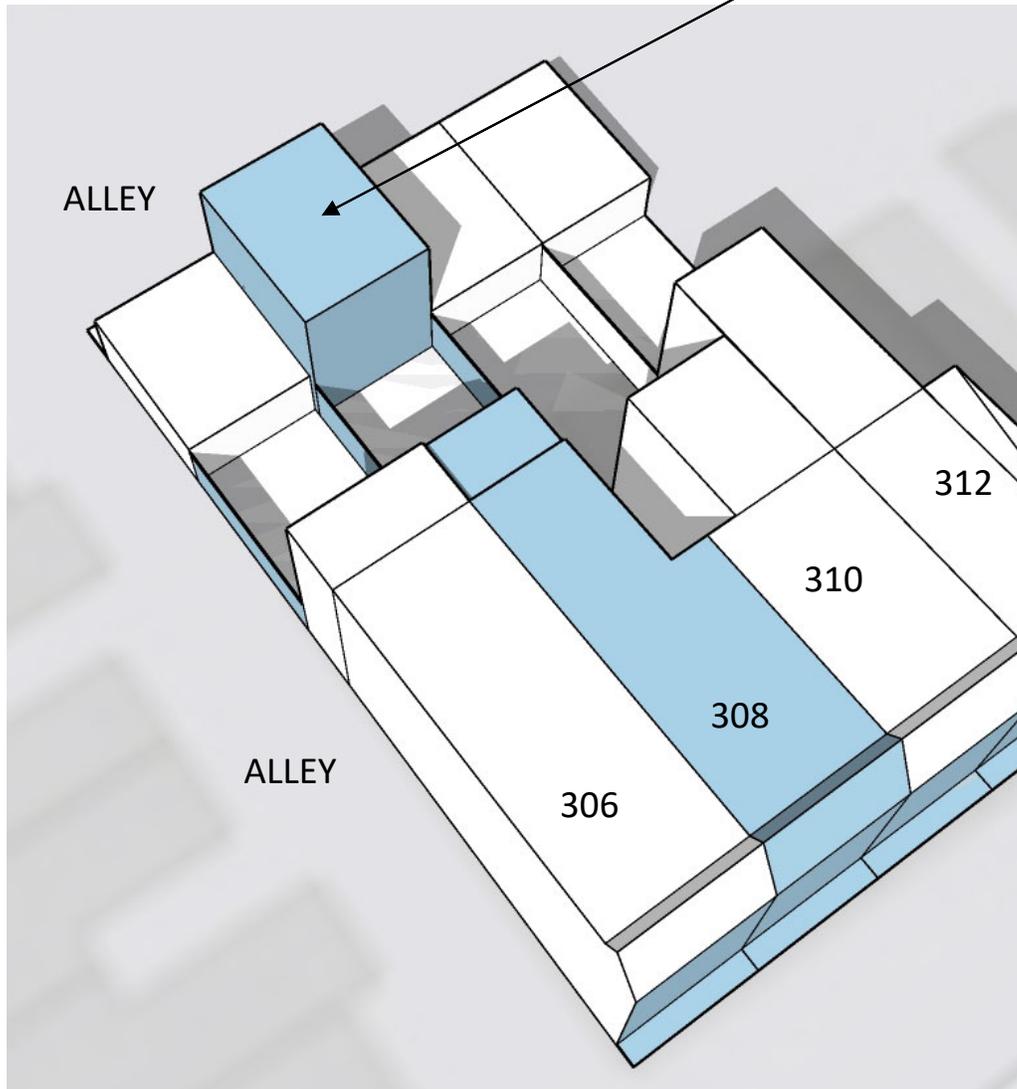
Character, Scale, and Pattern of Alley

308 11TH STREET NE

SUN STUDY

JUNE 9, 2021

PROPOSED
GARAGE

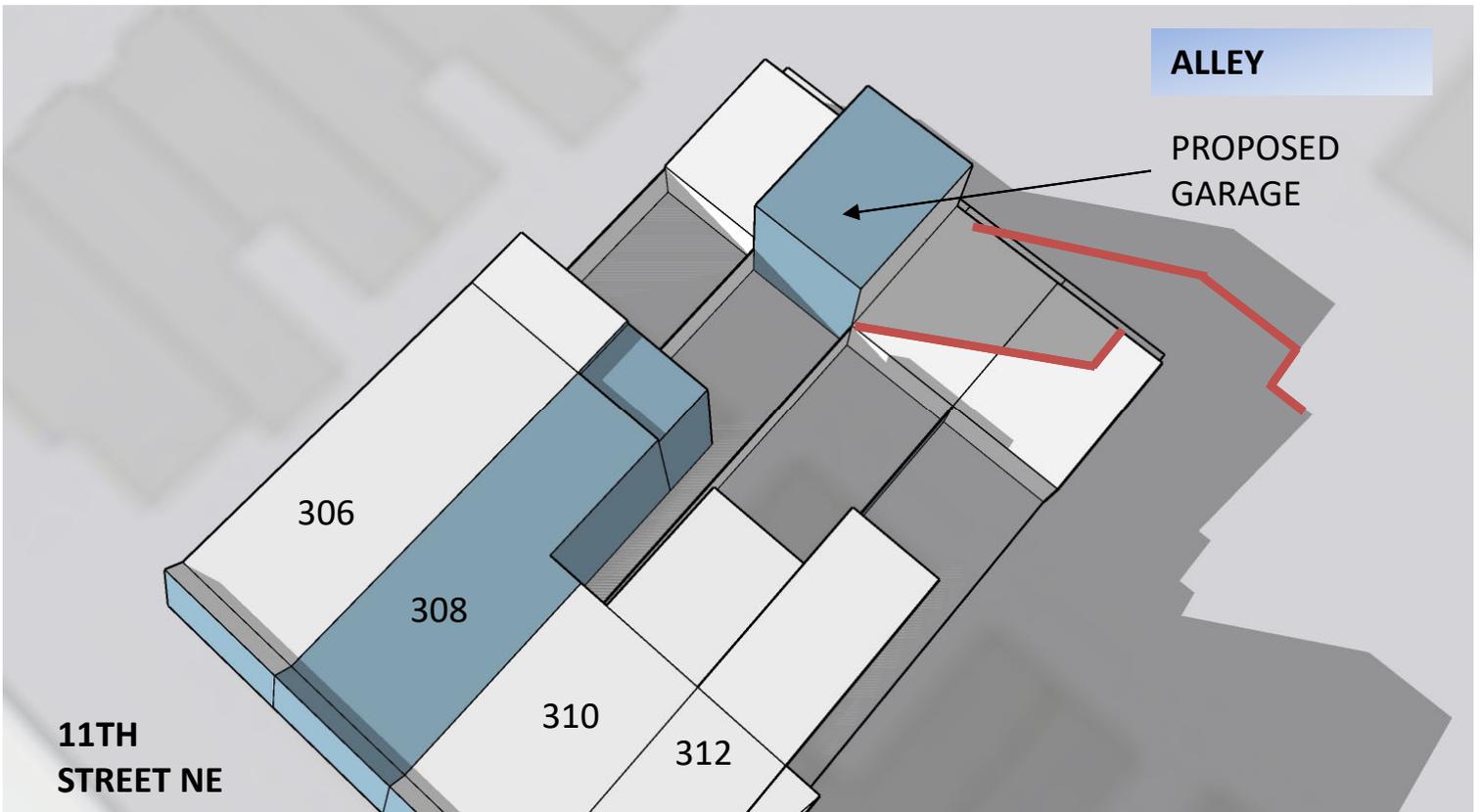


PROPOSED GARAGE EXTENSION

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**

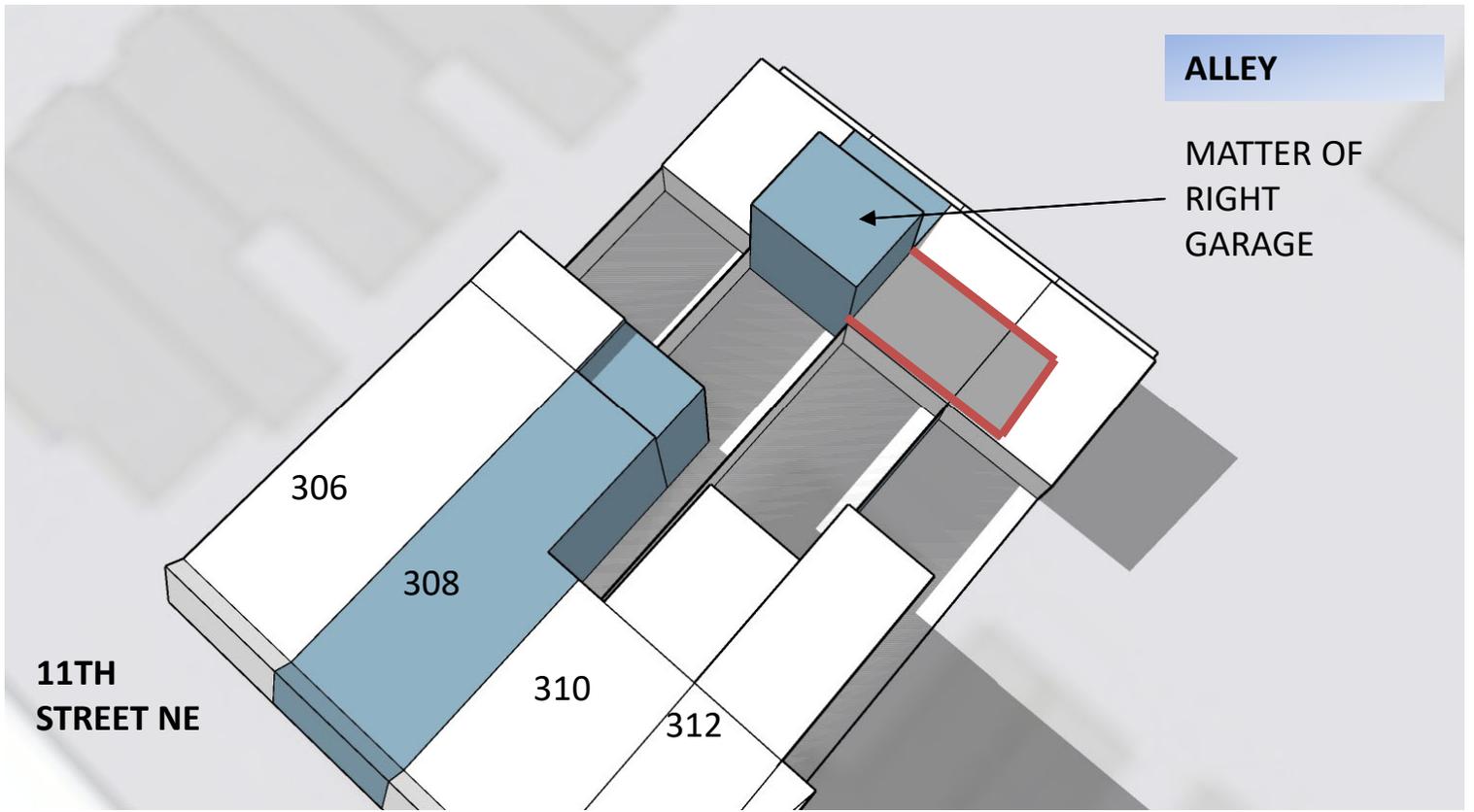


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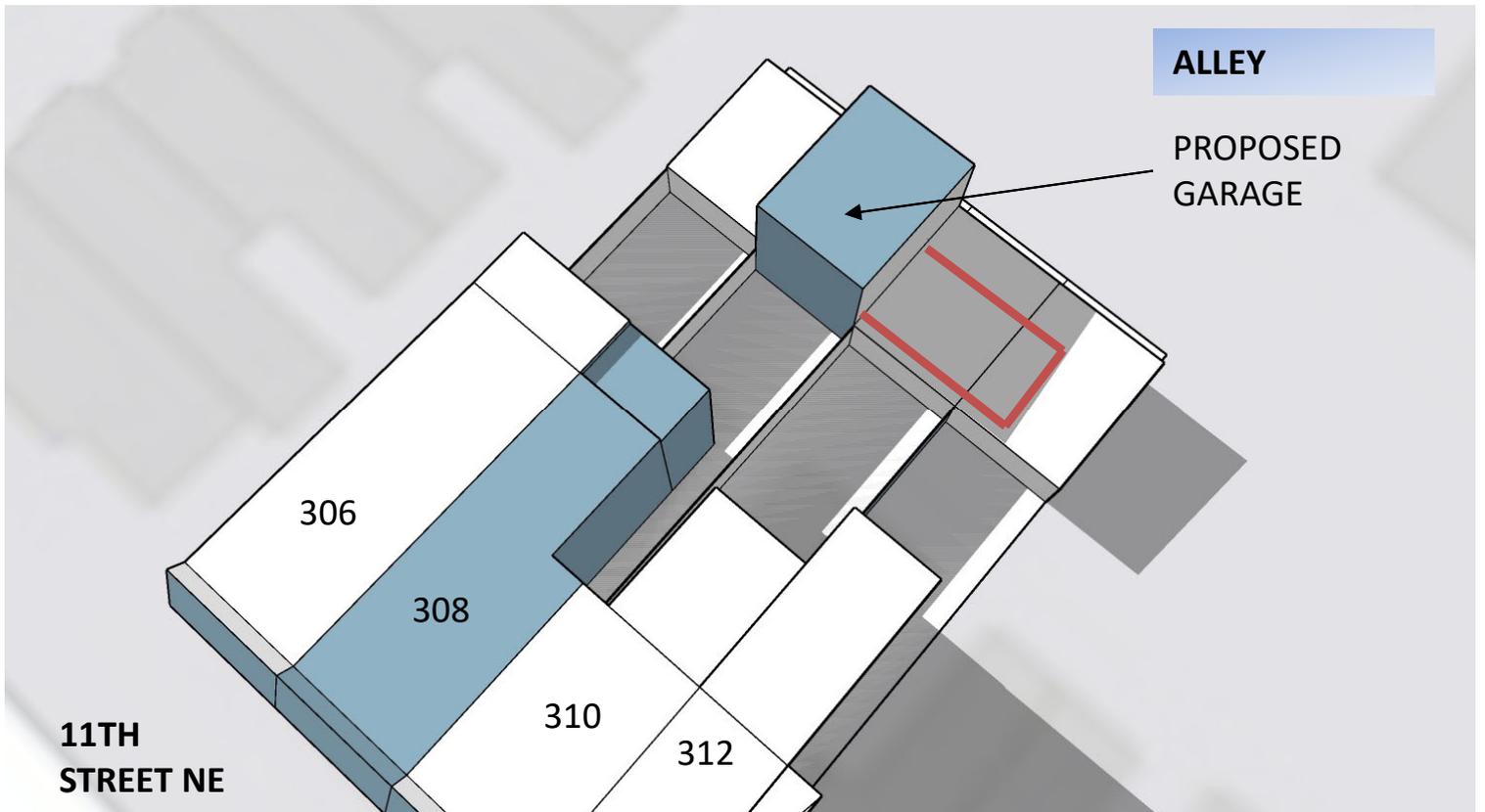
NORTH



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



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

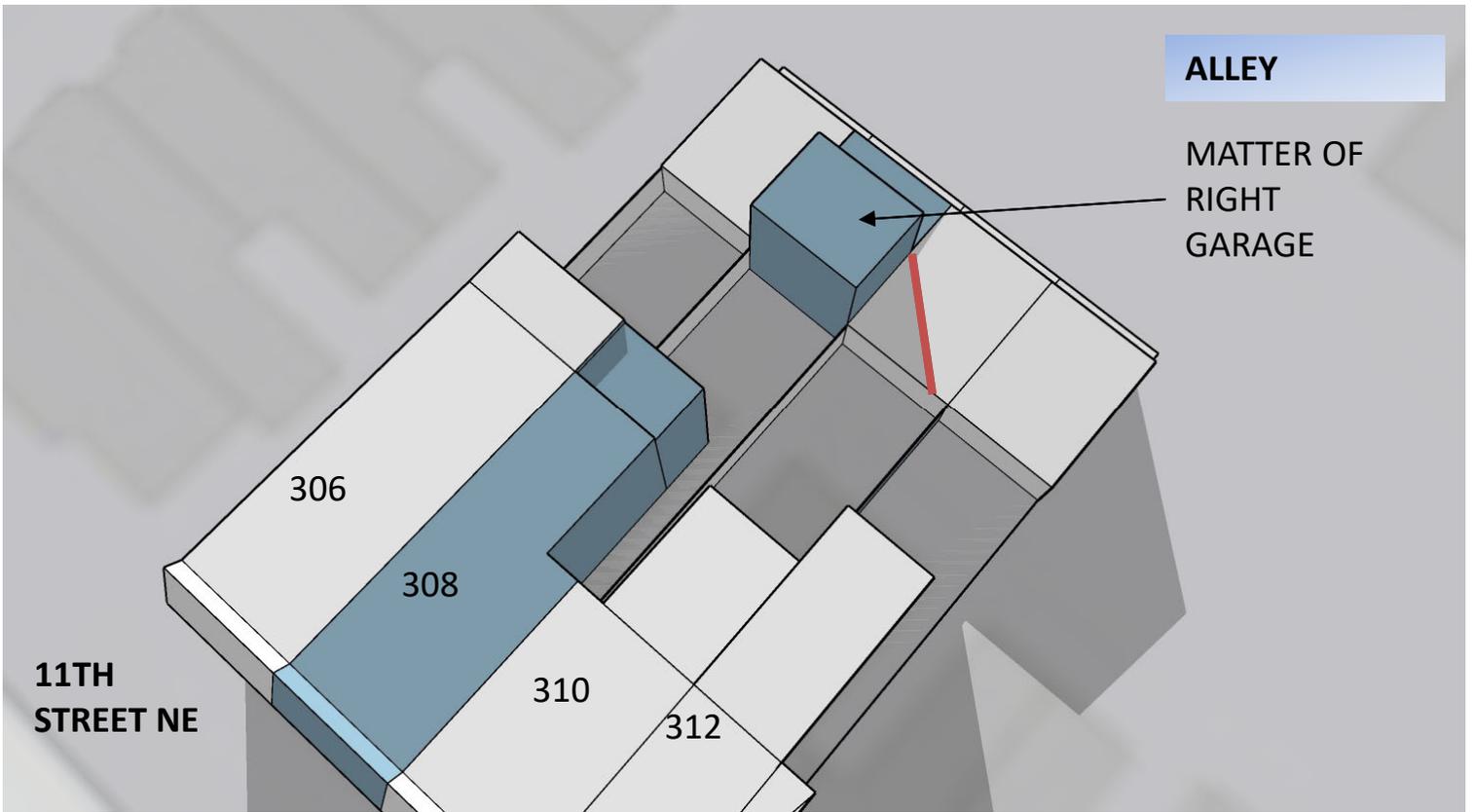


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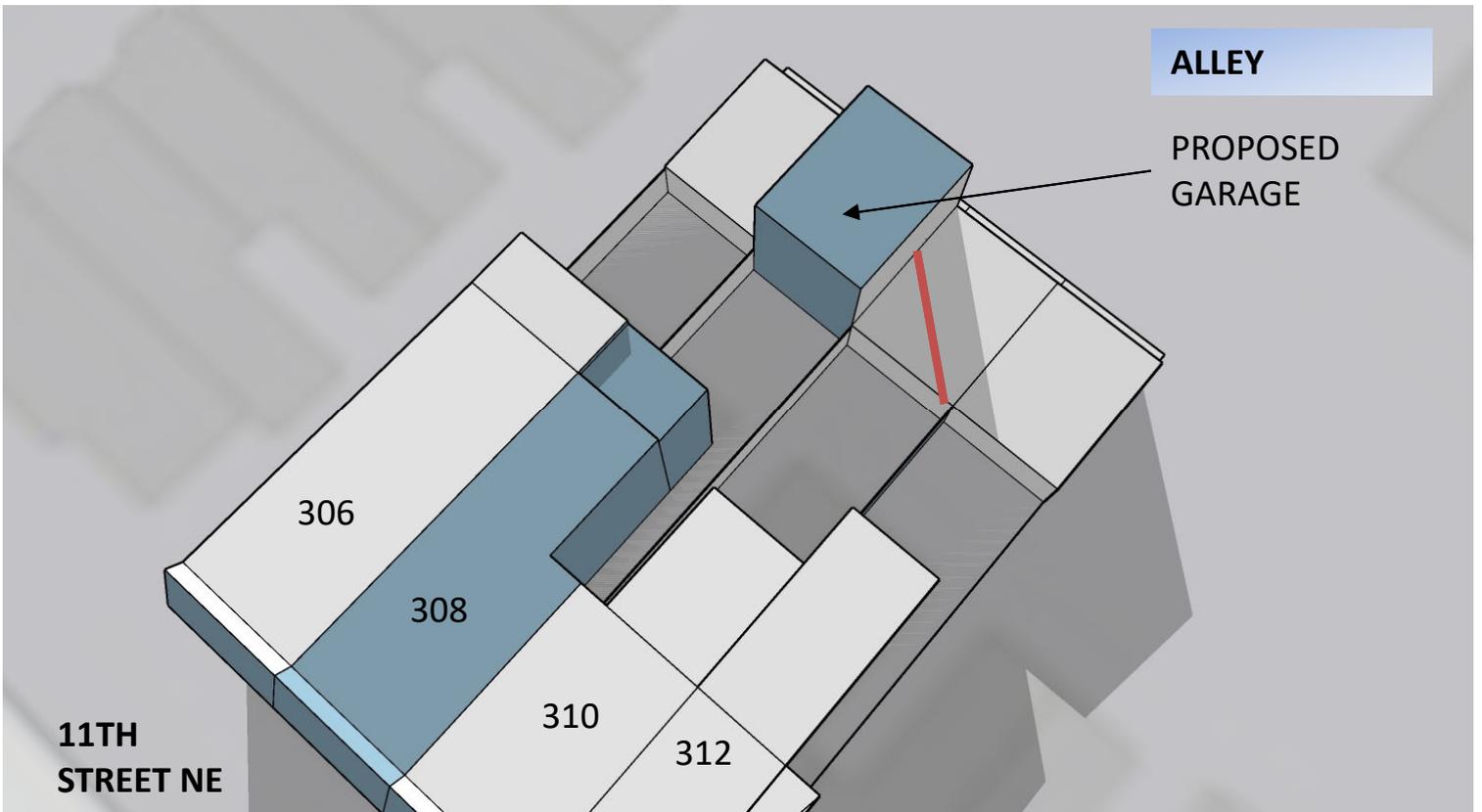
NORTH



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



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

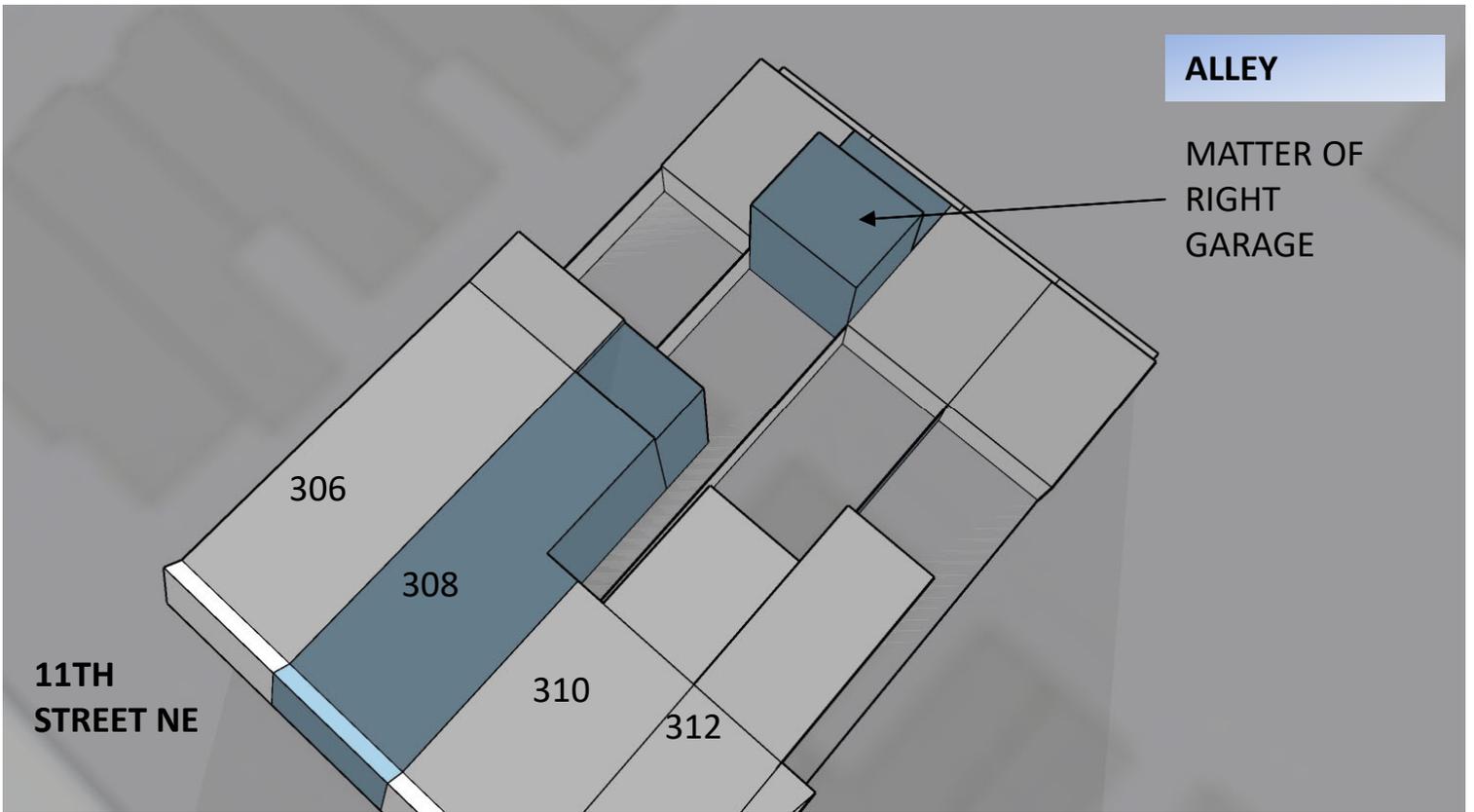


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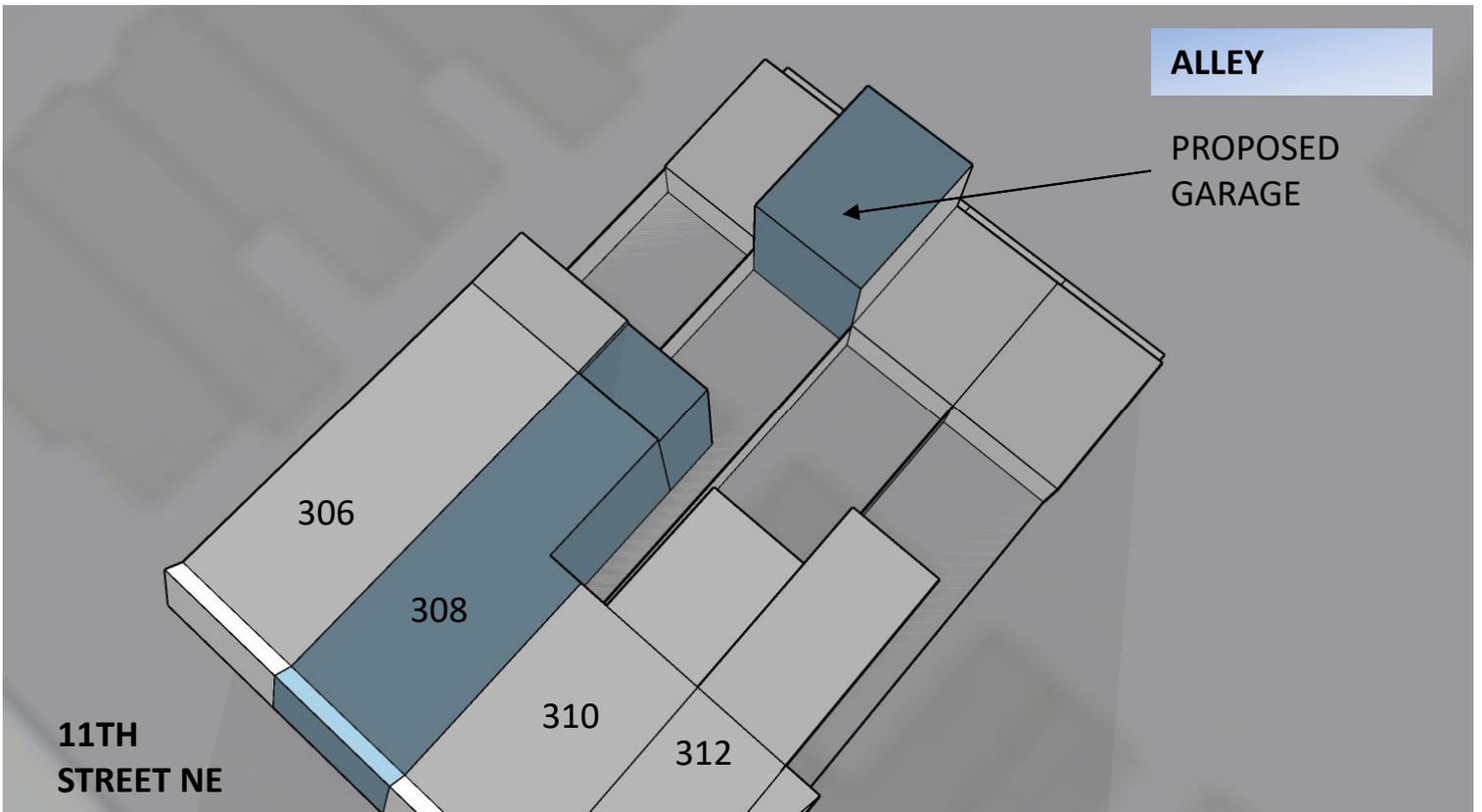
NORTH



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



December 21st 4:30 PM **MATTER OF RIGHT**

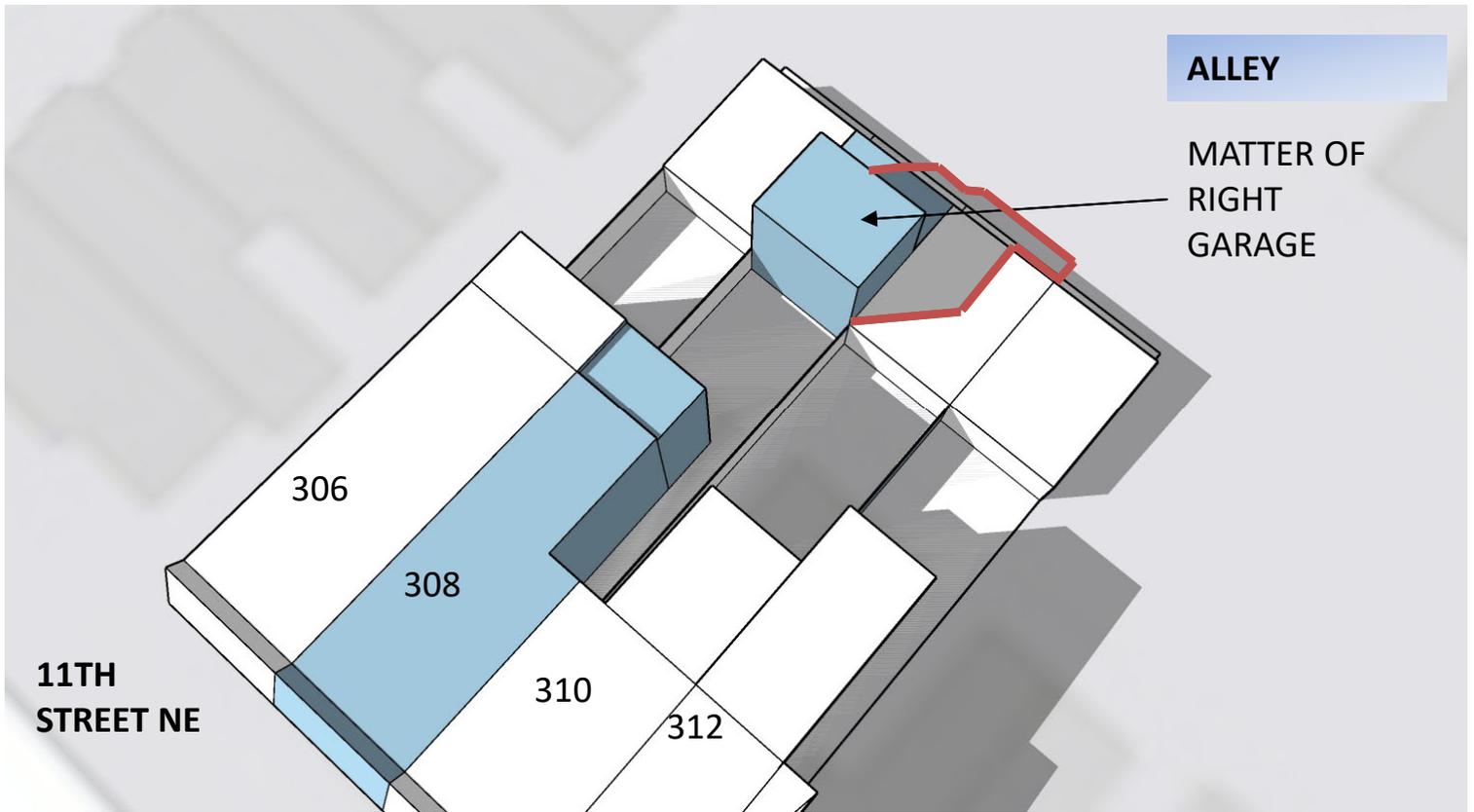


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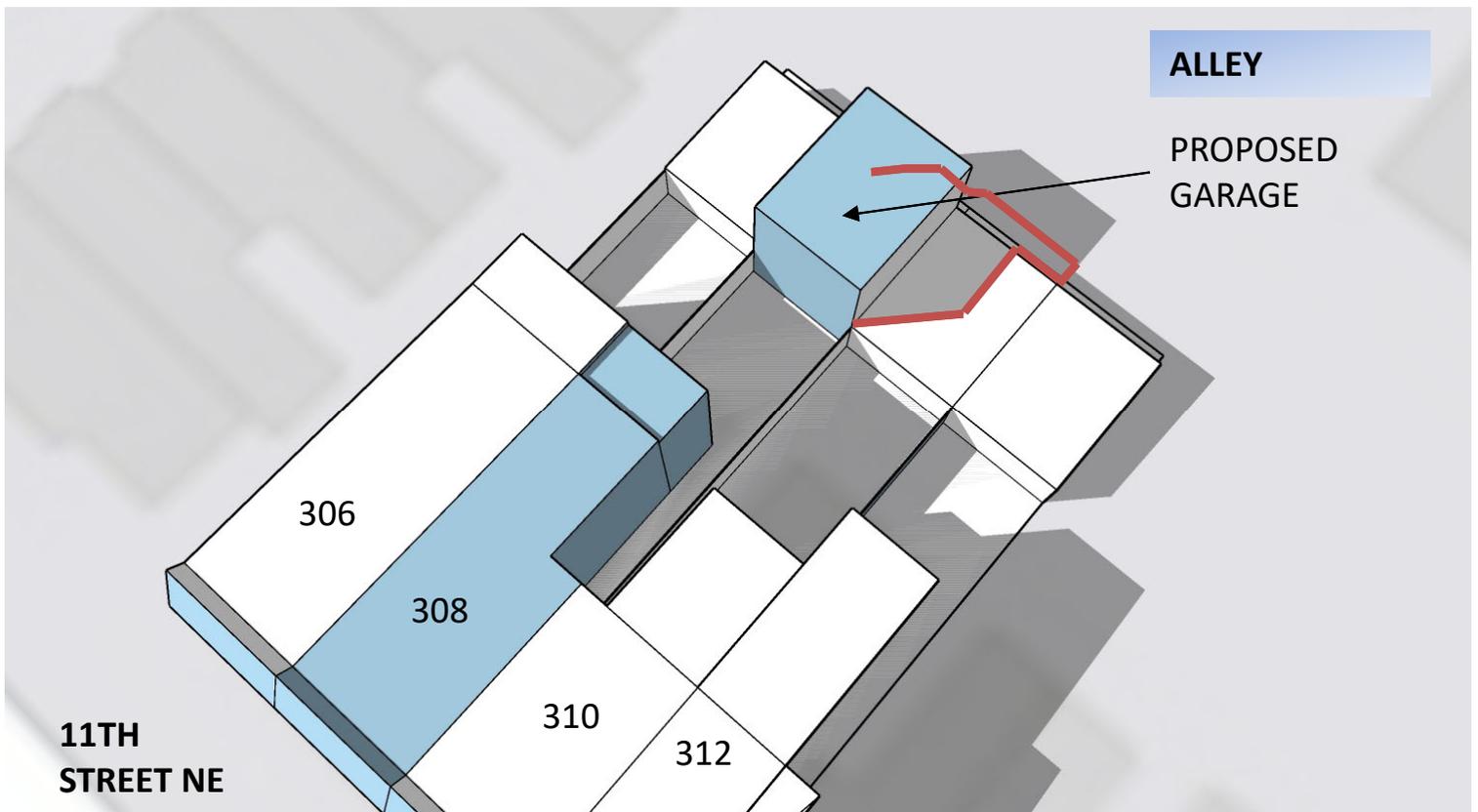
NORTH



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



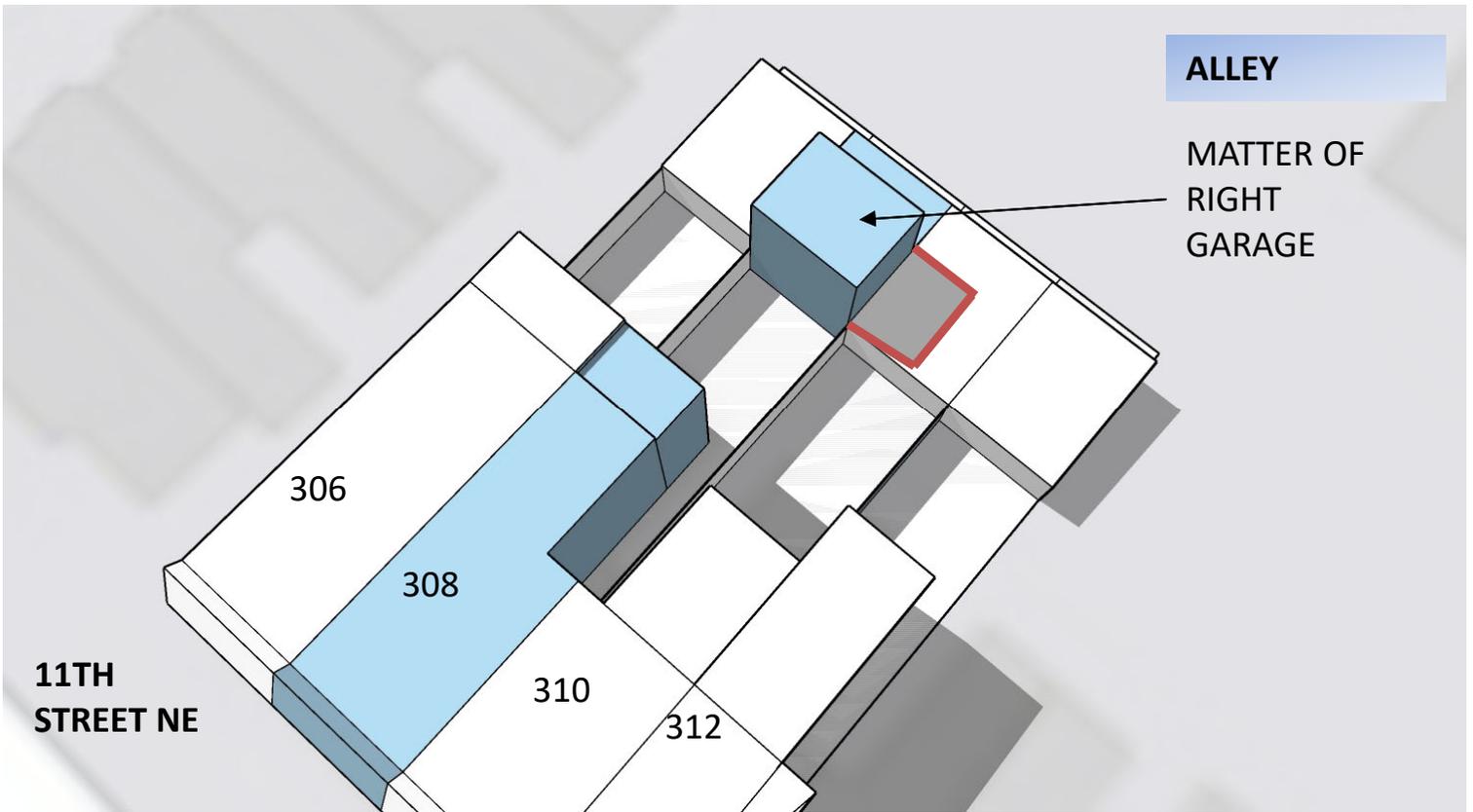
March/September 21st 10:00 AM **MATTER OF RIGHT**



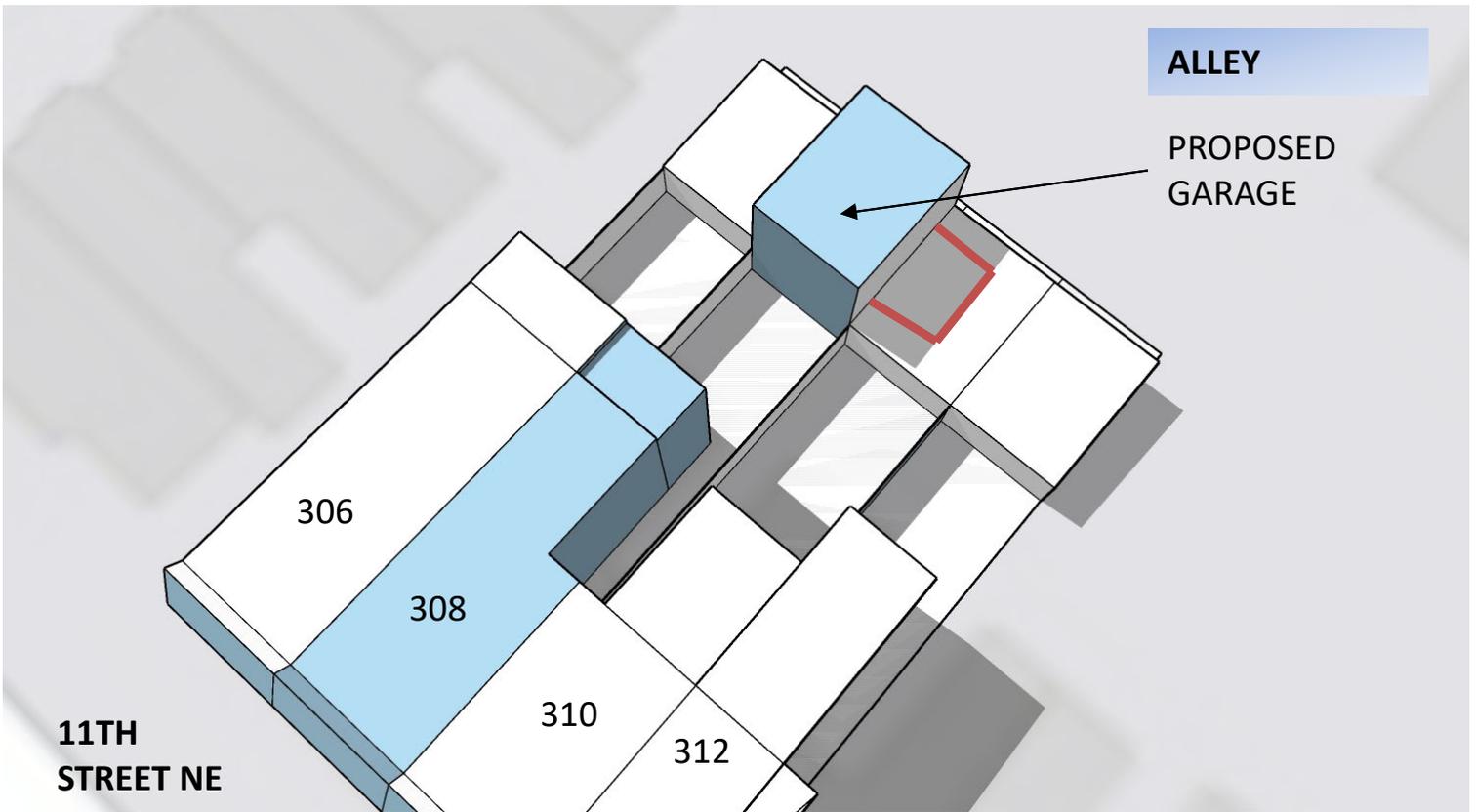
March/September 21st 10:00 AM **PROPOSED**

NORTH





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

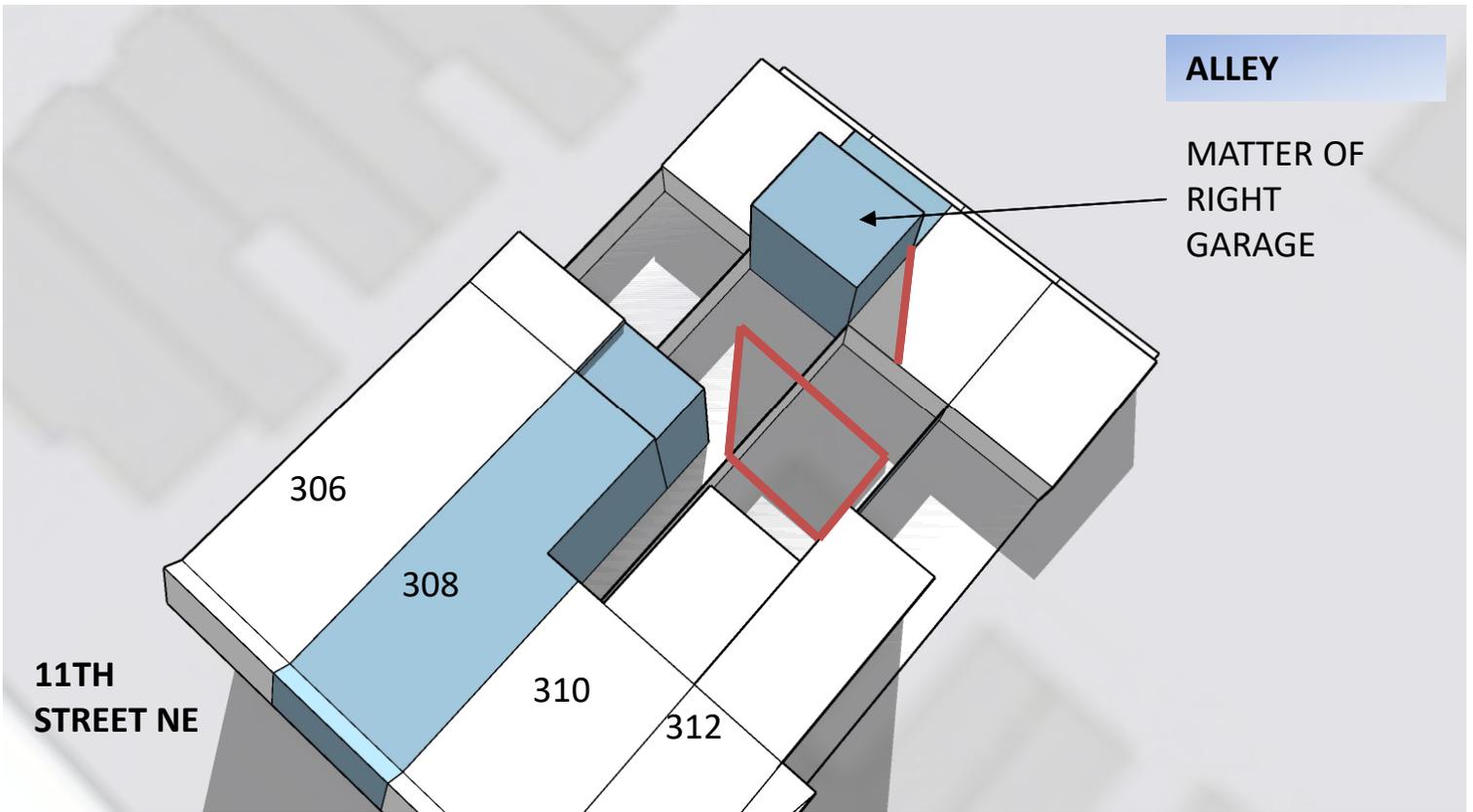


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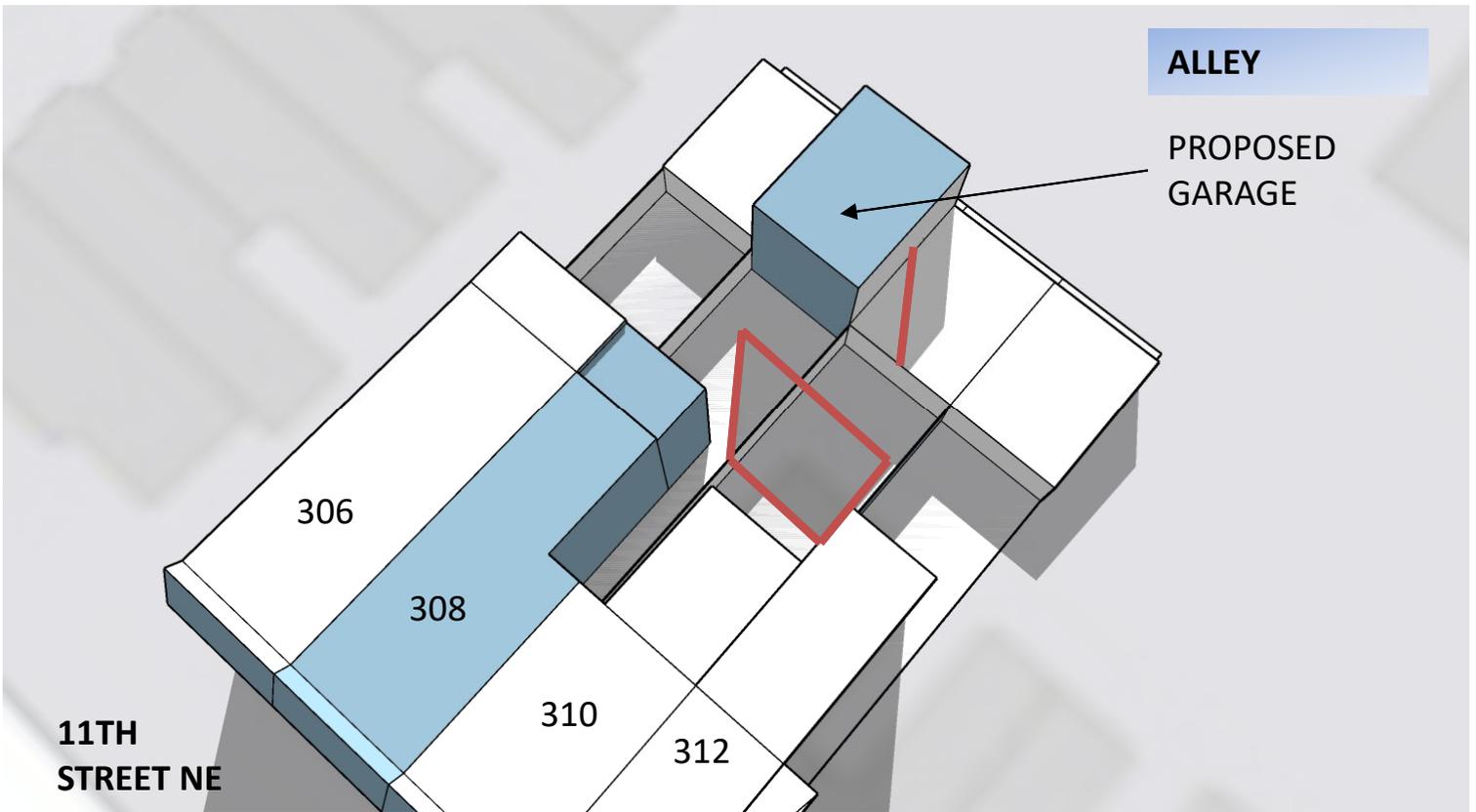
NORTH



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



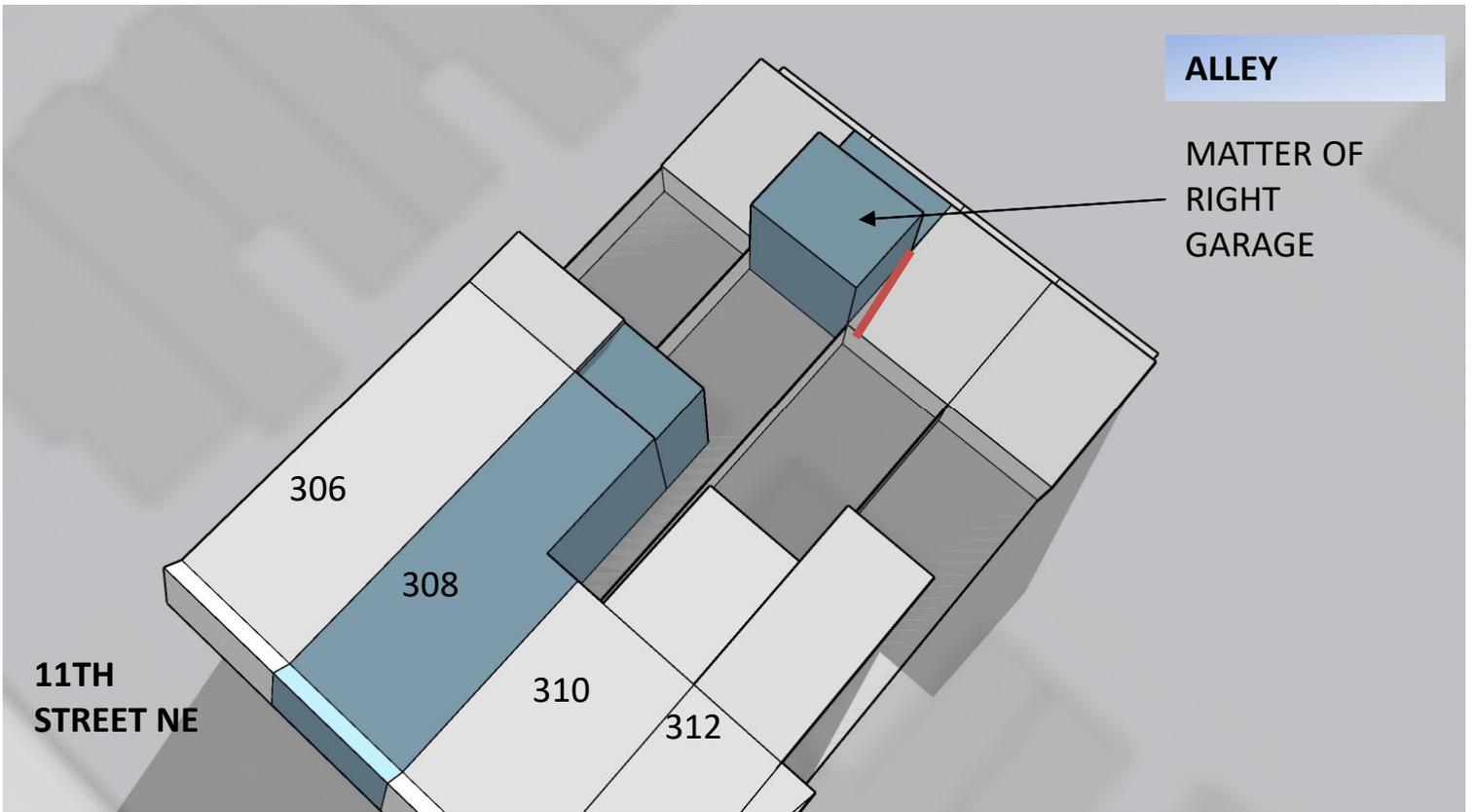
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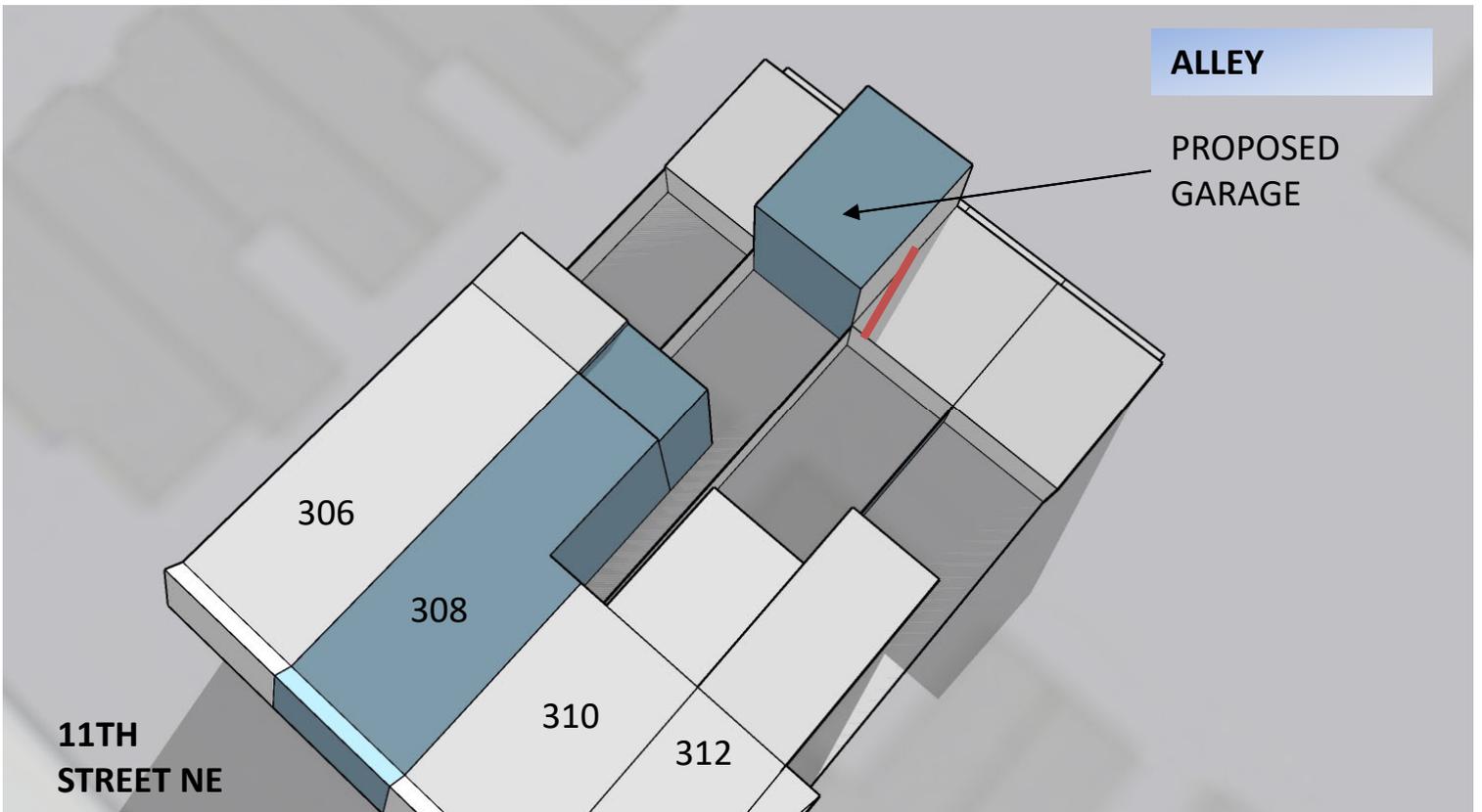
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NORTH





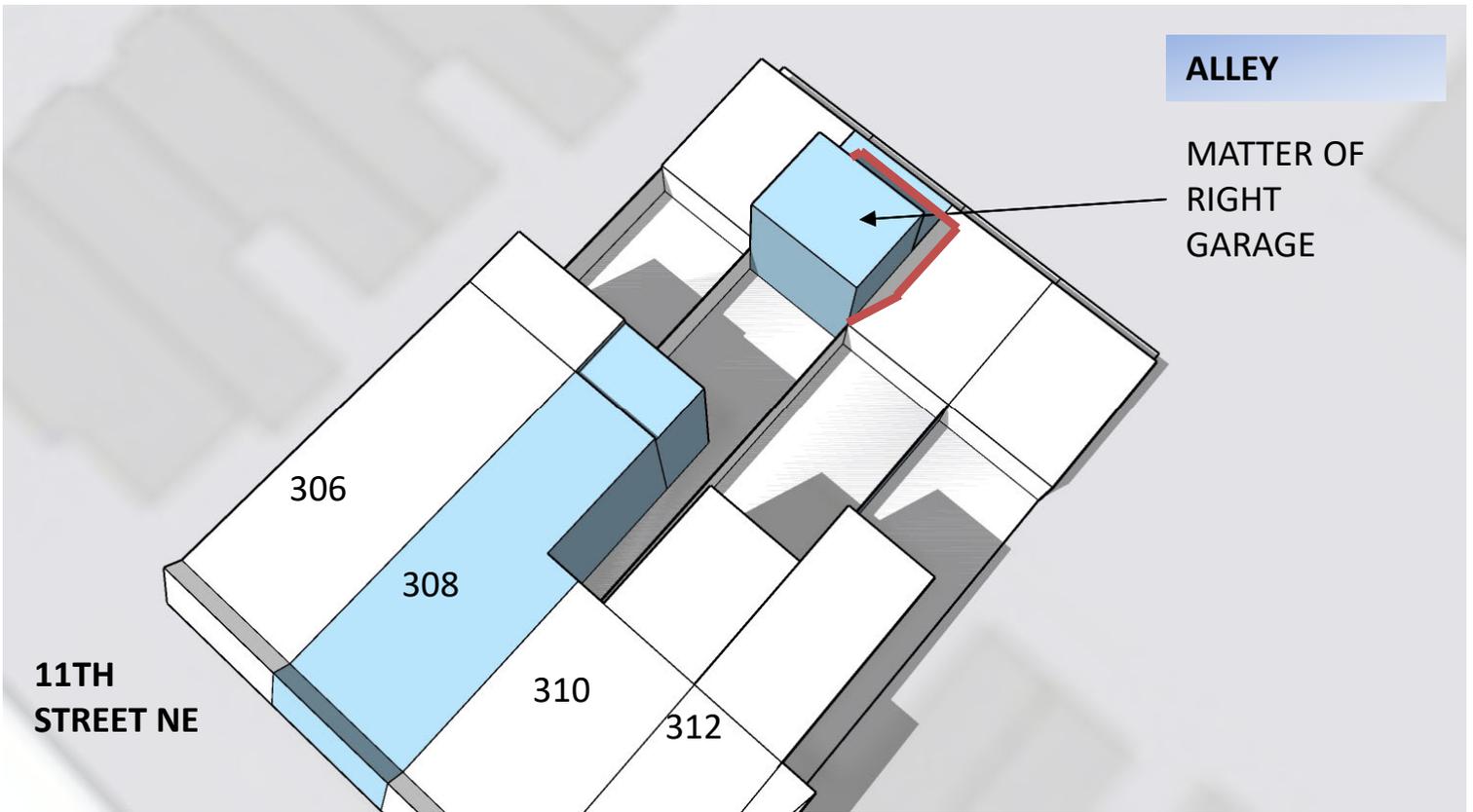
March/September 21st 5:00 PM **MATTER OF RIGHT**



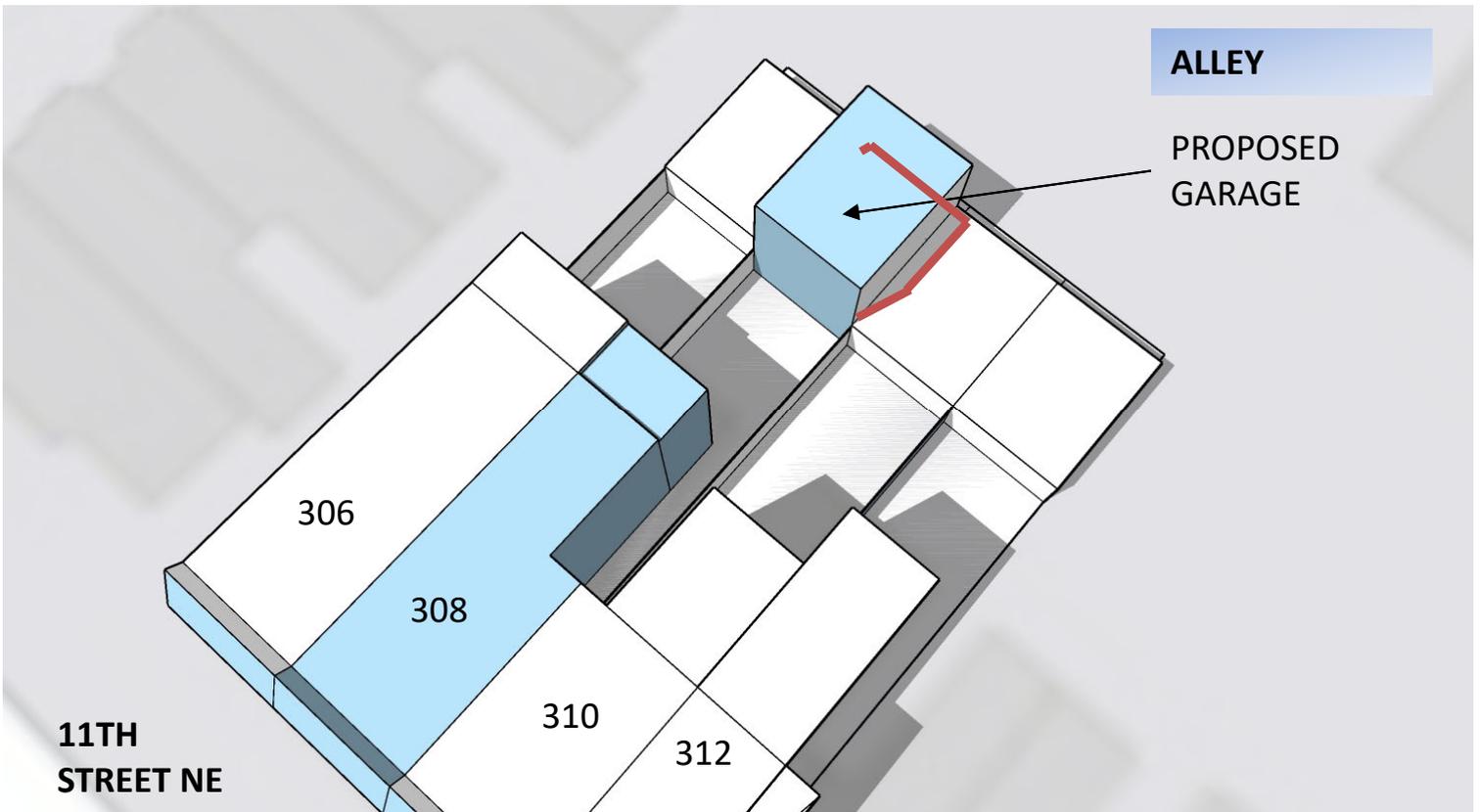
March/September 21st 5:00 PM **PROPOSED**

NORTH





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

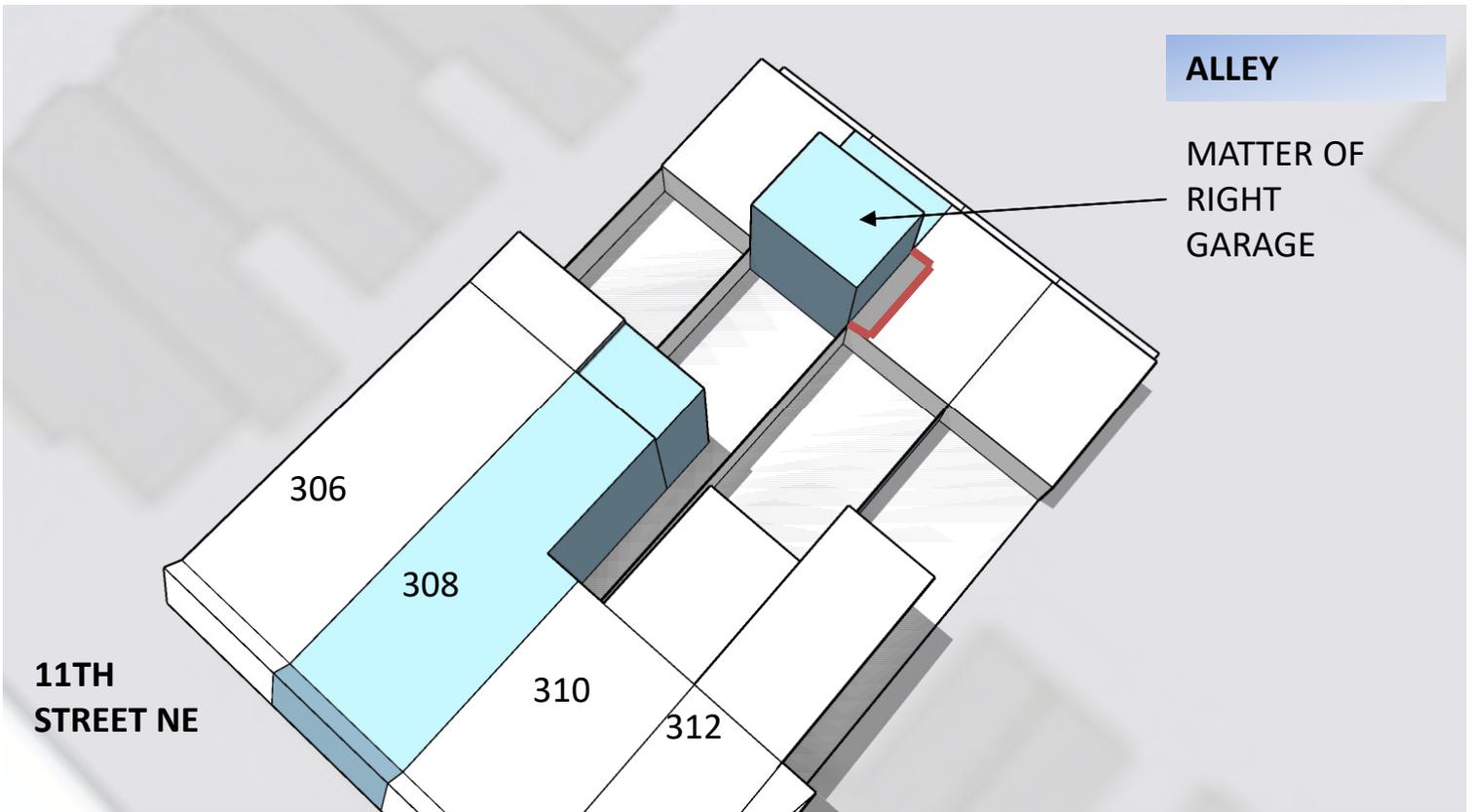


June 21st 10:00 AM **PROPOSED**

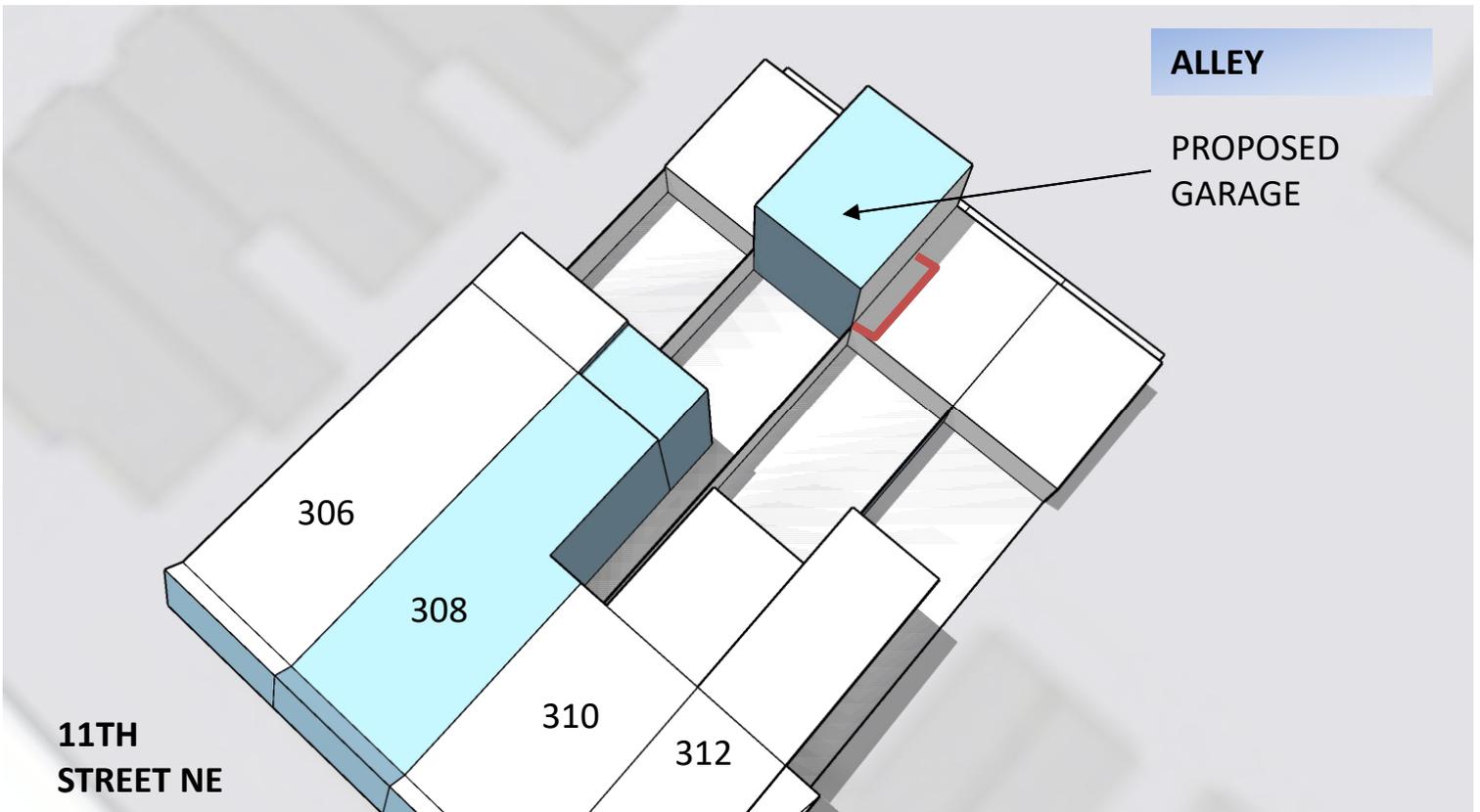
NORTH



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



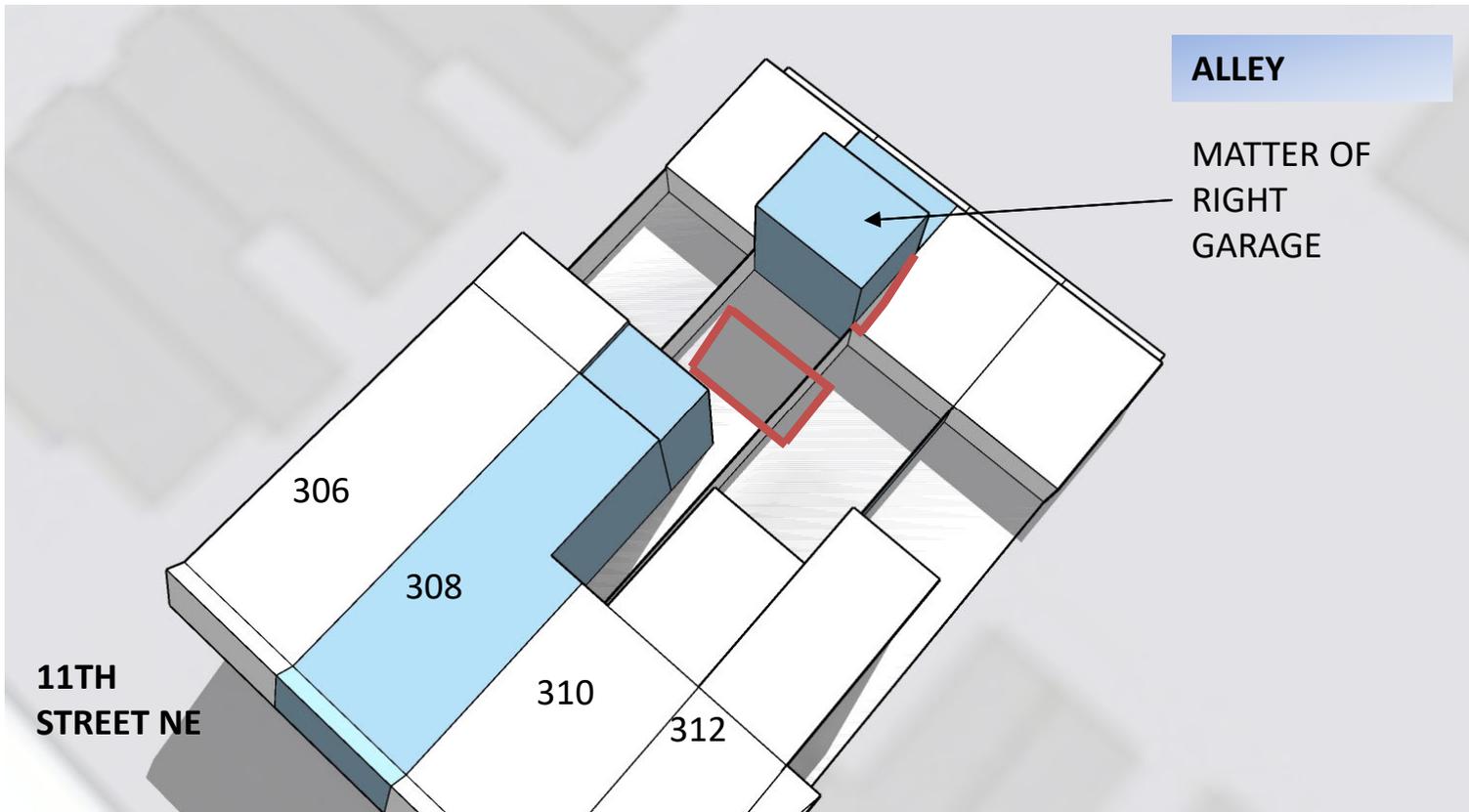
June 21st 12:00 PM **MATTER OF RIGHT**



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

NORTH





ALLEY

MATTER OF RIGHT GARAGE

11TH STREET NE

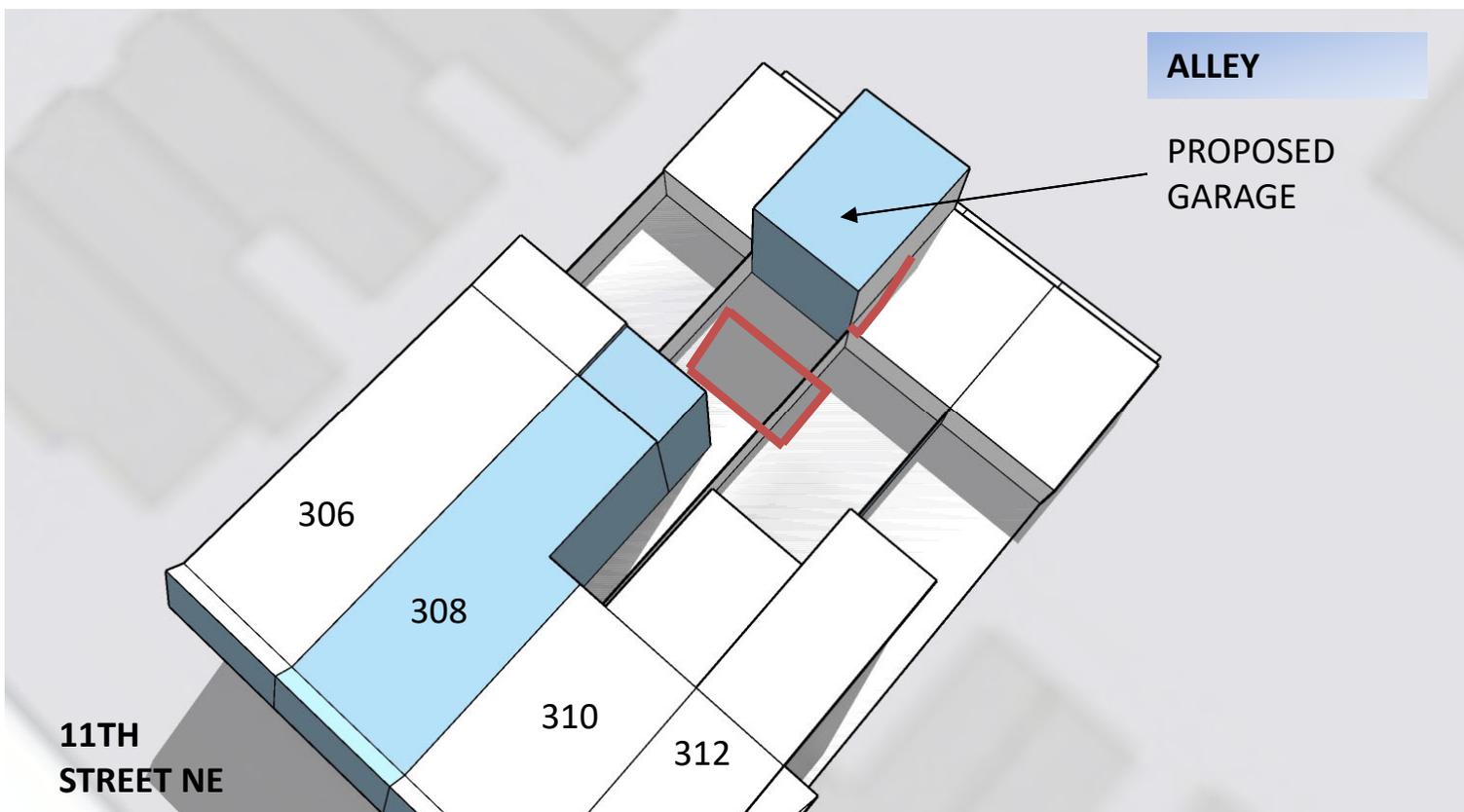
306

308

310

312

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



ALLEY

PROPOSED GARAGE

11TH STREET NE

306

308

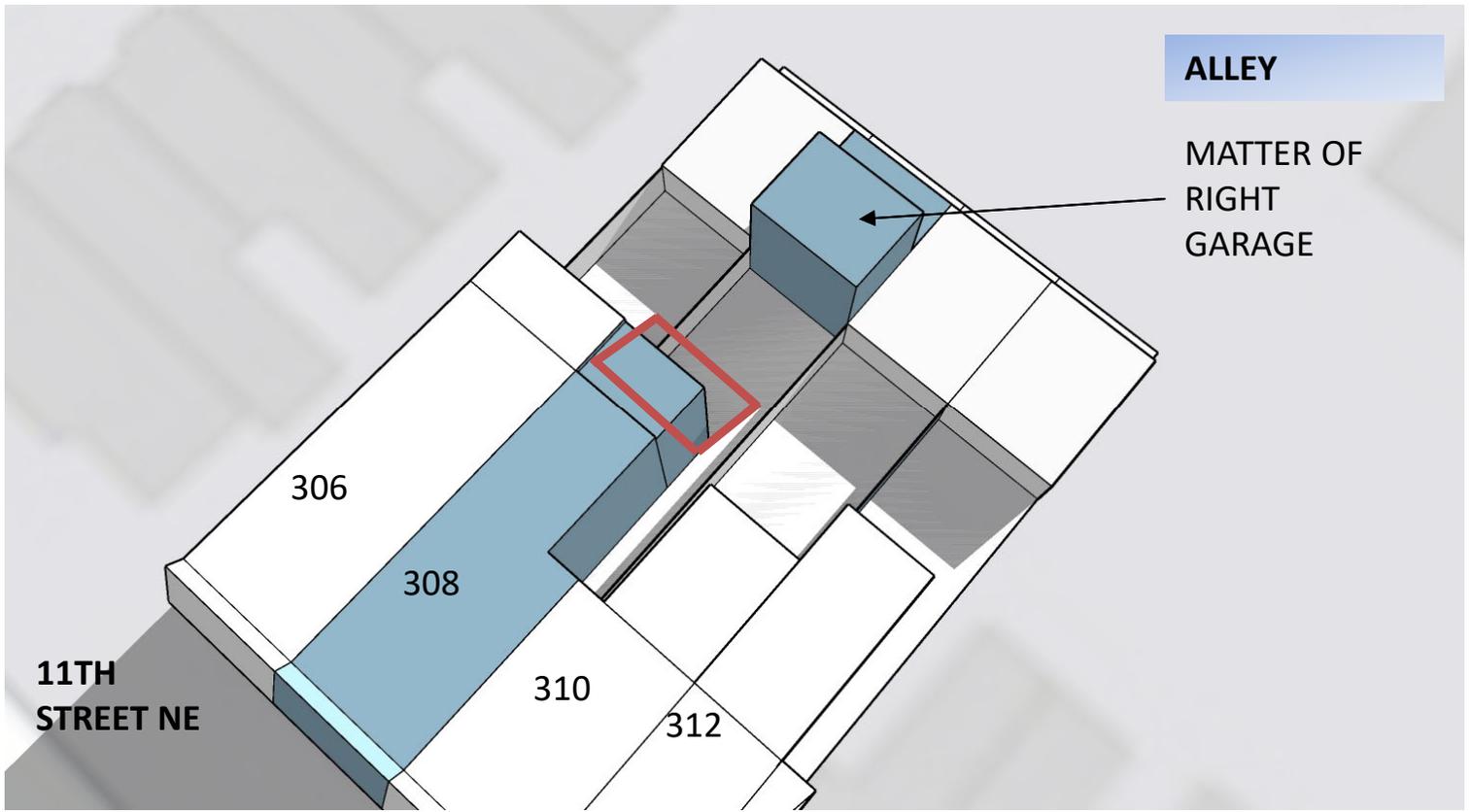
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312

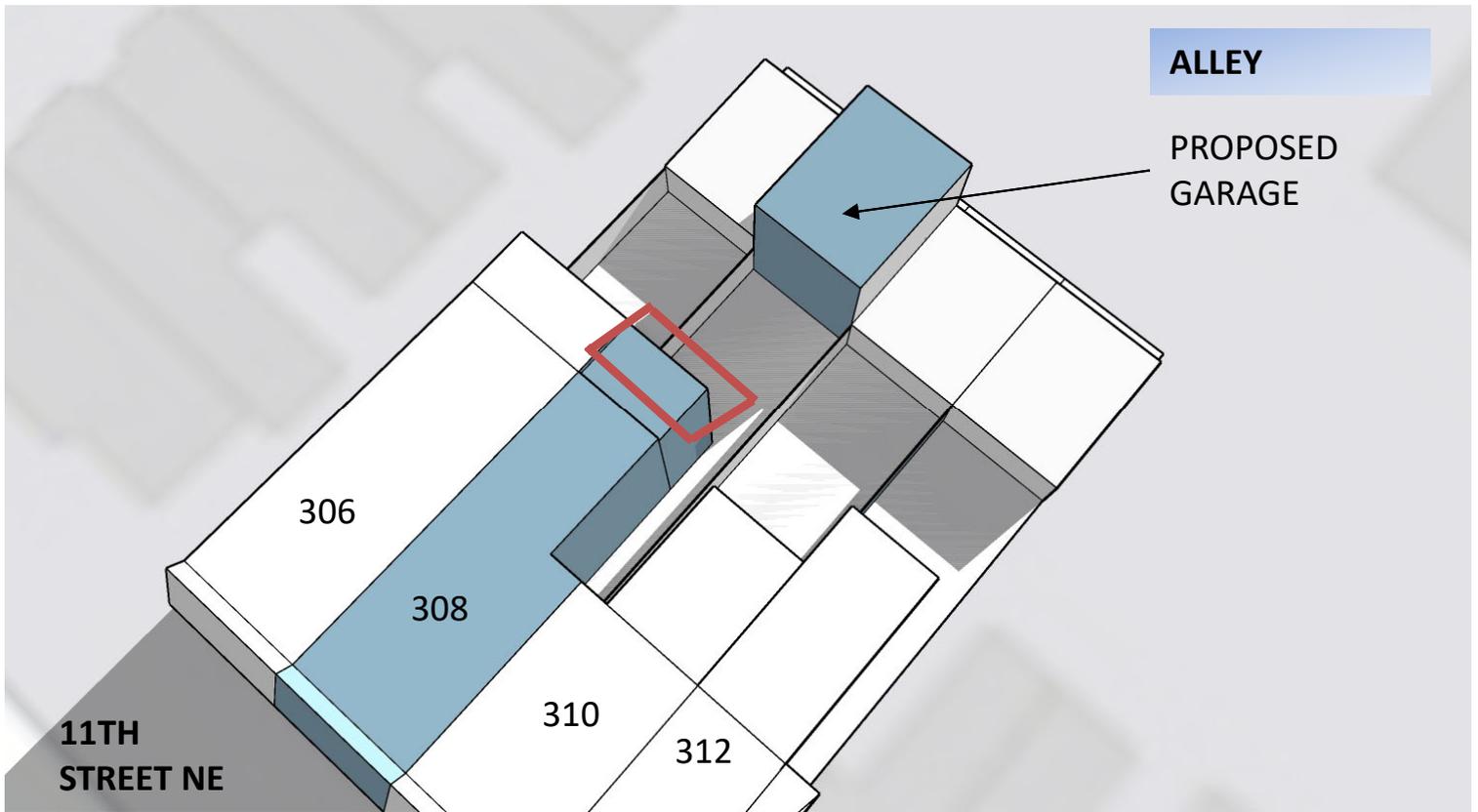
June 21st 3:00 PM **PROPOSED**

NORTH





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



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

NORTH



Questions?