

BZA Application #20484
2805 M Street NW
2805 M Street, LLC

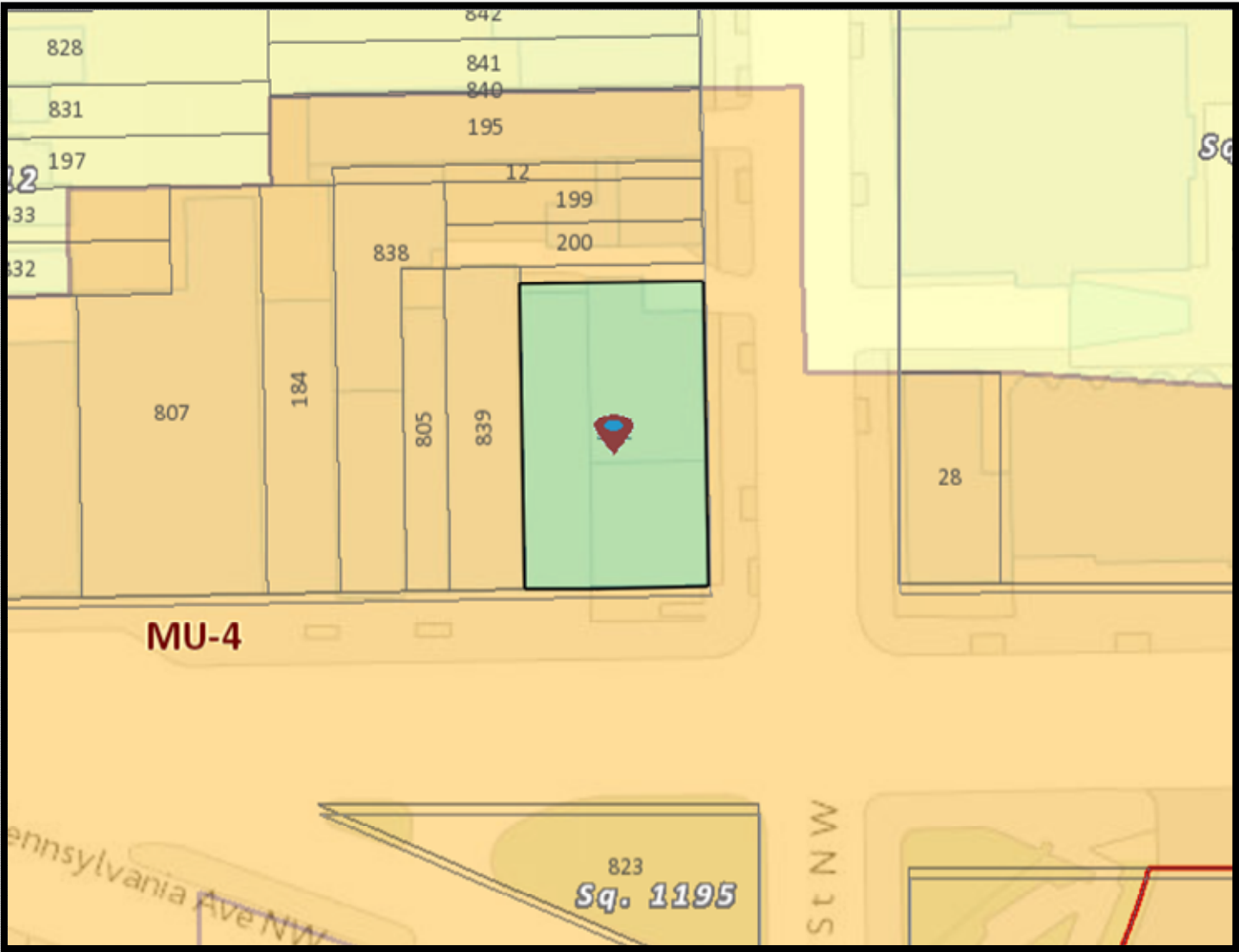
Presented by:
Meridith Moldenhauer
Cozen O'Connor



Board of Zoning Adjustment
District of Columbia

CASE NO. 20484
EXHIBIT NO. 38
**COZEN
O'CONNOR**

Zoning Map – 2805 M Street NW



MU-4 Zone
Square 1212, Lot 201

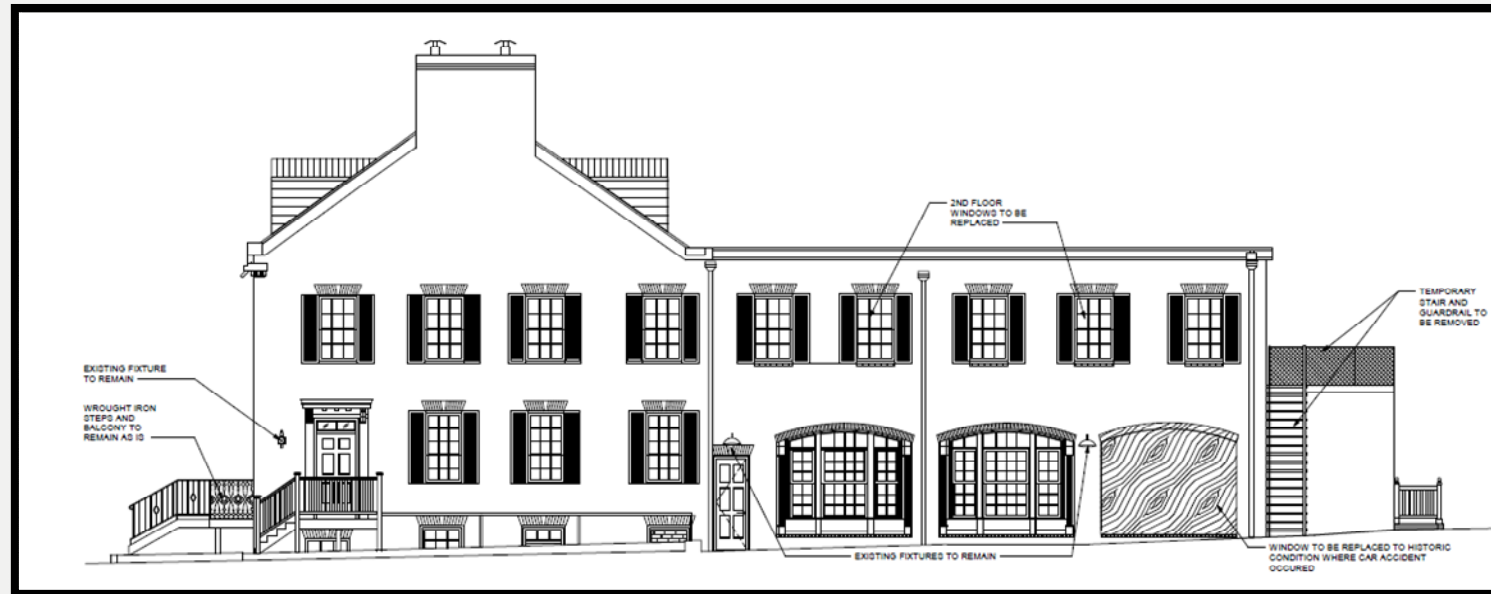
Proposal

- Construct stair at rear of existing building to access second floor
 - Part of larger renovations to restore historic building that was damaged by car crash
 - Permanent stair replaces existing temporary stair authorized for renovation work; and pre-existing historic fire stair
- Reduces rear yard to 1 foot for portion of property
 - Width of stair covers approximately 16'8" of 54' wide property
 - Existing non-conforming rear yard of 4'3"

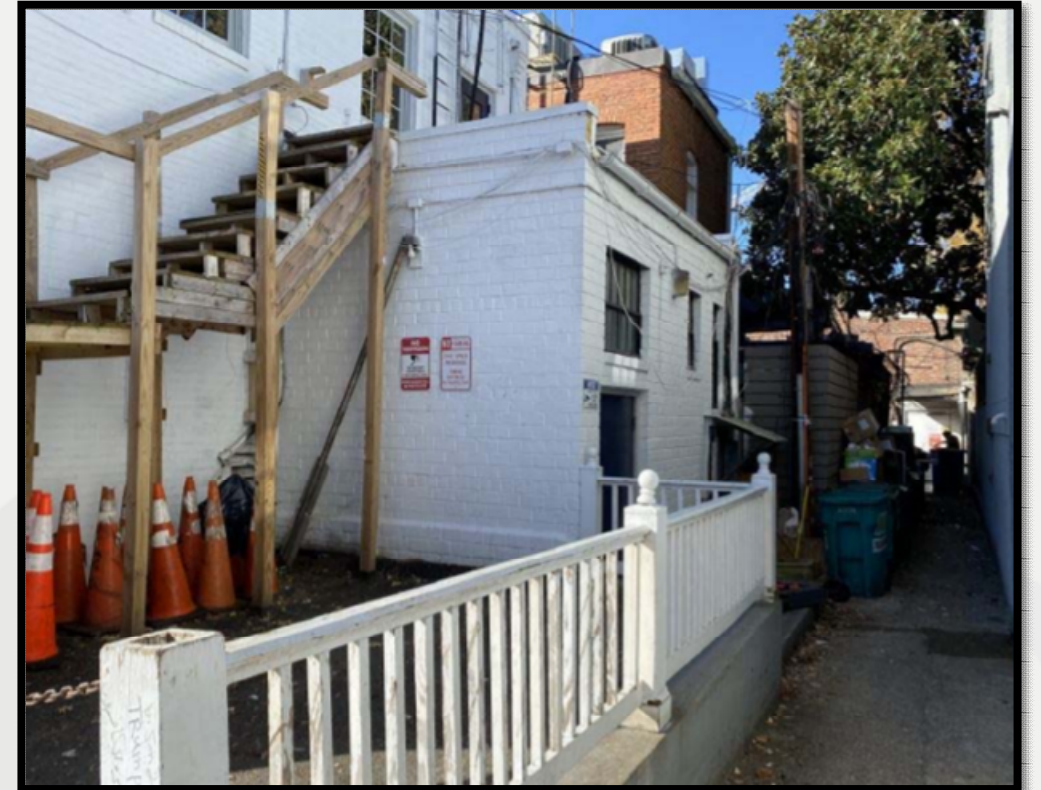
Community Outreach

- ANC 2E – no comment
 - Exhibit 30
- Office of Planning – recommends approval
 - Exhibit 34
- Old Georgetown Board and HPRB approval
 - OG 20-197
 - HPA 20-366

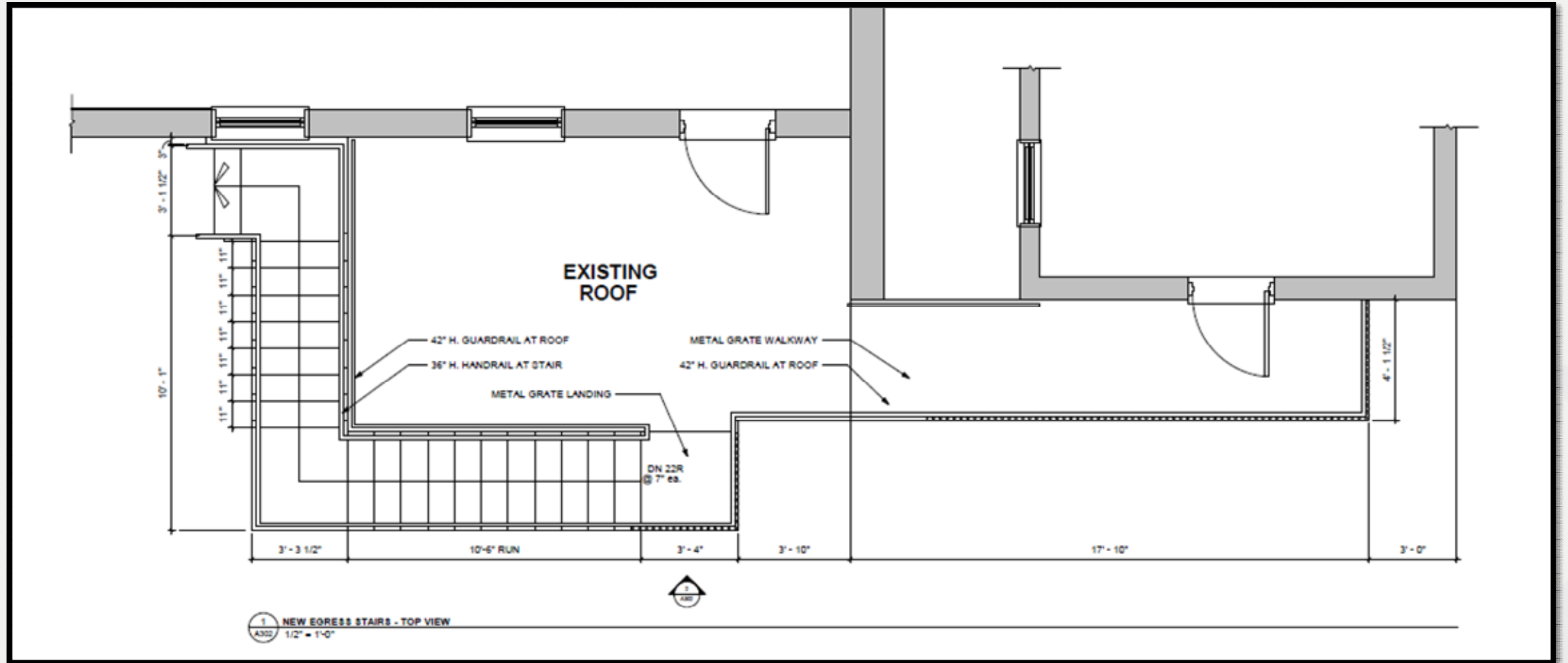
Existing Side Elevation



Existing Rear Elevation



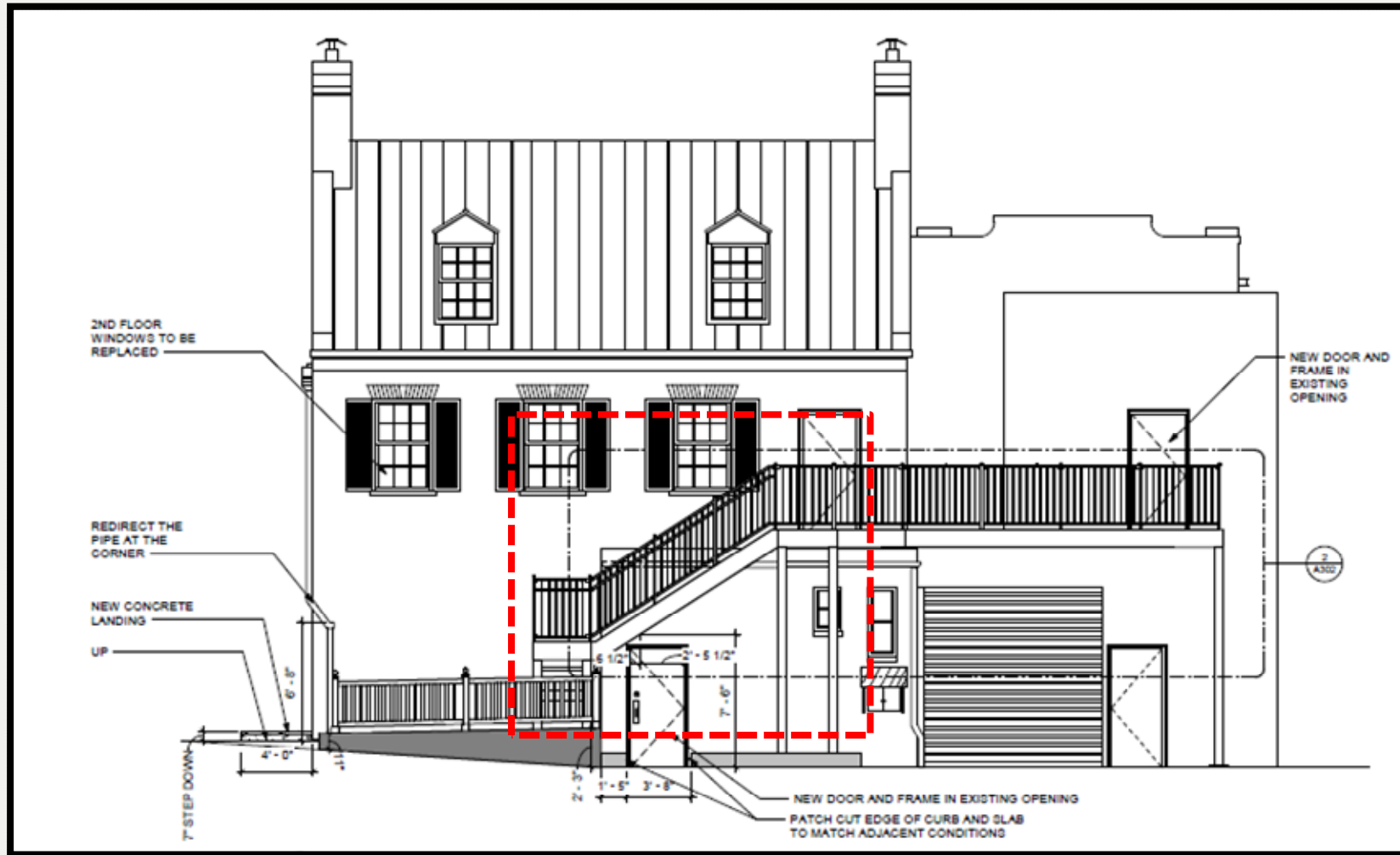
Proposed Stair



Proposed Side Elevation



Proposed Rear Elevation



Special Exception Relief

- Rear Yard (Subtitle G § 405.2)
 - 15 feet required
 - 1 foot provided for approximately 1/3 of rear yard

Harmonious with Purpose and Intent of Regulations

- MU zones support moderate-density, mixed-use
- Stair accommodates and facilitates multiple uses at property
- Highly-trafficked, dense area of Georgetown
- Consistent with historic preservation standards

Relief Will Not Adversely Effect Neighboring Properties

- Stairs are not a habitable structure and open to the below = limited impact on light and air
- Less use of rear stair v. M Street frontage = minimal impact on privacy
- Historic non-conforming rear yard
- Reduces rear yard for only approx. 1/3 of property's width

Special Conditions of Subtitle G § 1201.1

(a) No apartment window within 40 ft. of another building

- Project does not propose apartment windows

(b) No office window within 30 ft. of another office window or 18 ft. of blank wall

- No new windows are being added in the rear

(c) In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards

- Existing stair already in sight line of neighboring property; proposed stair does not alter existing condition in terms of sight lines; primary building entrances on M Street

(d) Provision shall be included for service functions, including parking and loading access and adequate loading areas

- Minor repairs do not trigger parking or loading requirements

(e) Office of Planning referred application to relevant agencies

- DDOT = no objection; HPRB/OGB = approved

Questions?

