

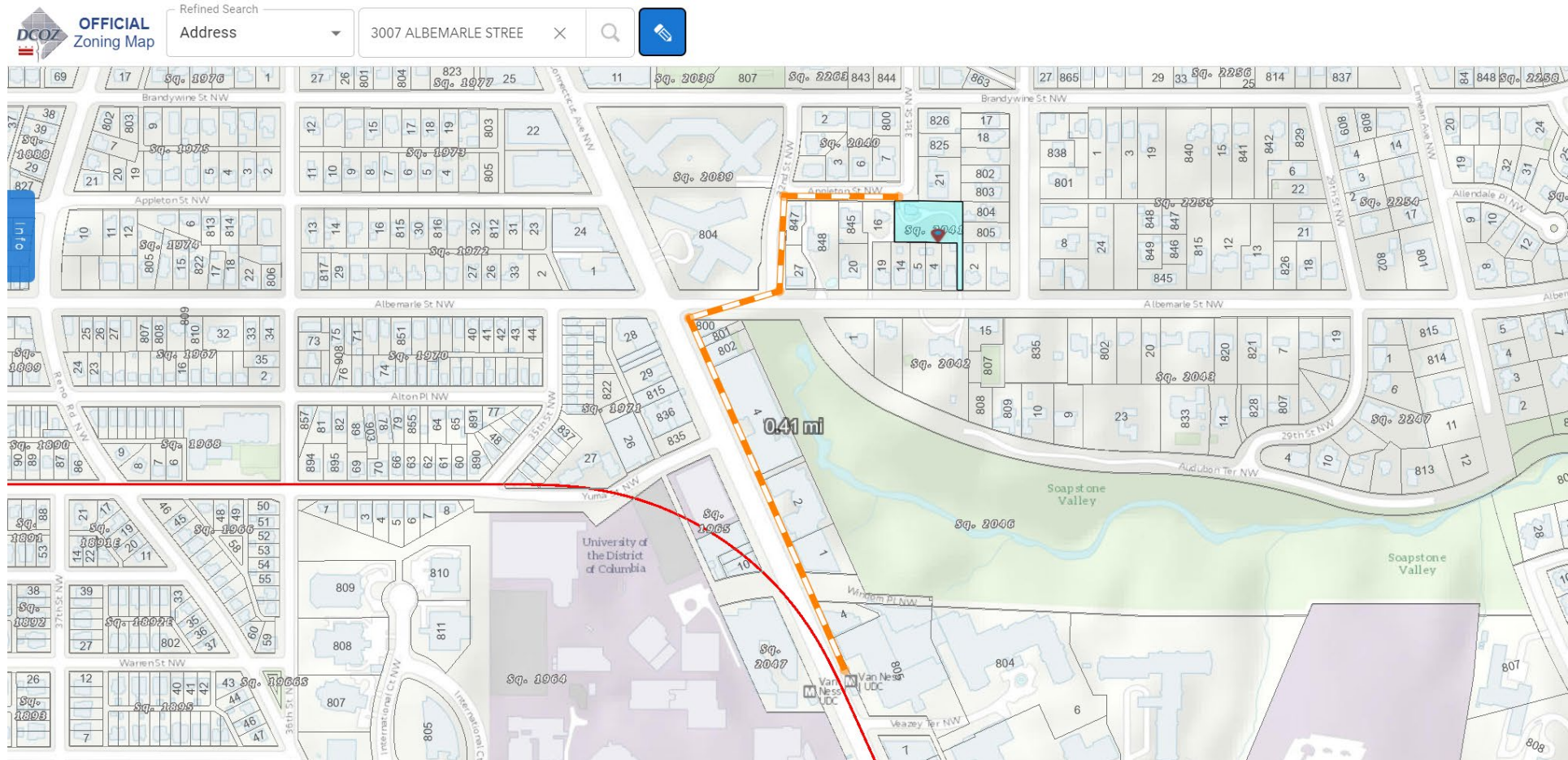
Harrison Family Forest Hills Project

3007 Albemarle Street NW and Appleton Street frontage



Board of Zoning Adjustment
District of Columbia
CASE NO. 20594
EXHIBIT NO. 151

Ideal infill



Subtitle C, § 305: Theoretical Subdivision

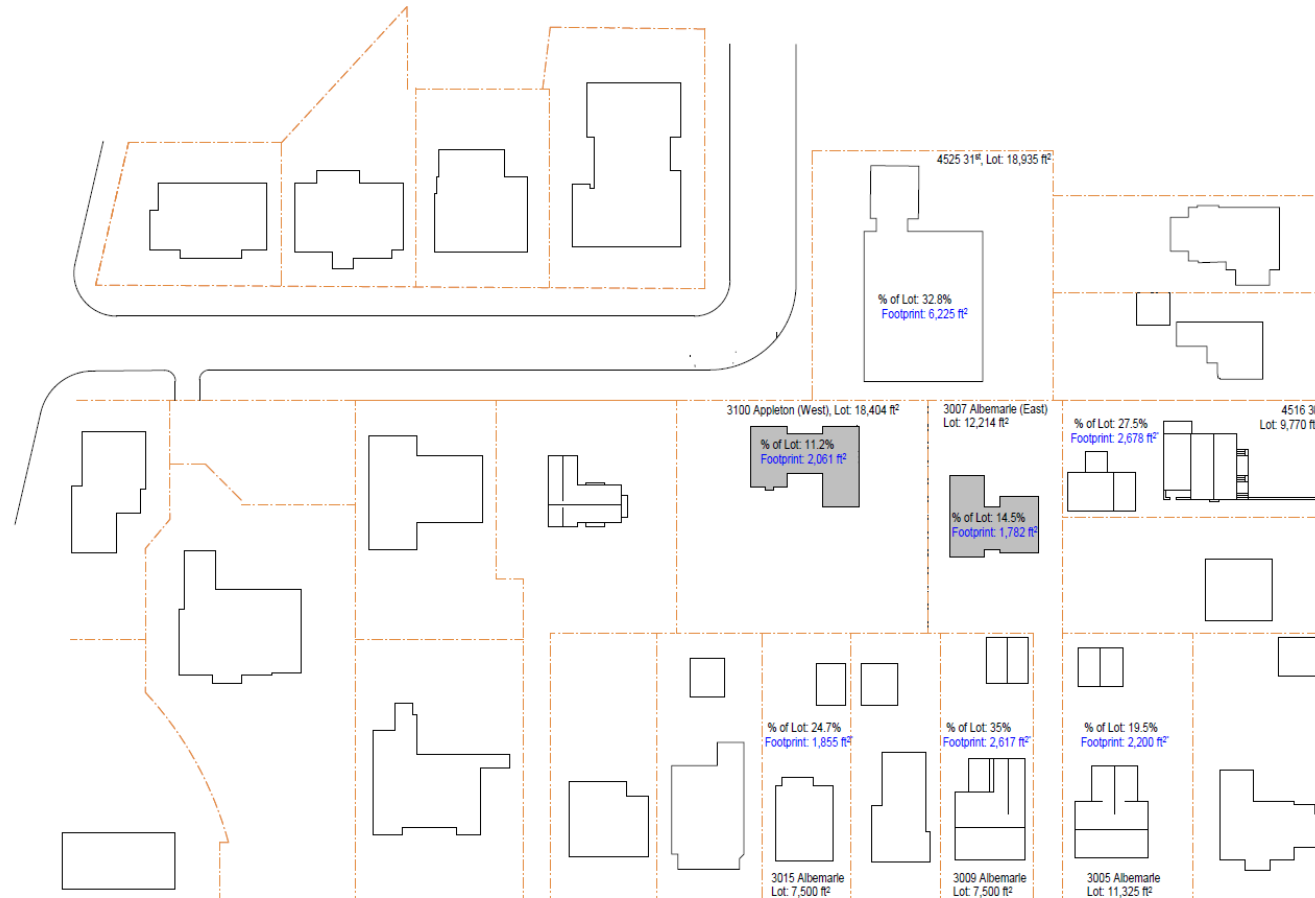
The Board of Zoning Adjustment may grant, through special exception, a waiver of Subtitle C § 302.1 to allow multiple primary buildings on a single record lot ...

[Theoretical Subdivision] should prove advantageous occasionally to the individual lot owner who may be faced with the problem of developing excessively large interior property with only minimal street frontage.’ Report of the Zoning Advisory Council at 6, September 3, 1963, cited in Daniel v. District of Columbia Bd. of Zoning Adjustment, 329 A.2d 773 (1974) (approving 27 theoretical lots on a site with only 304 feet of frontage).

“The Applicant has the ability to accomplish the desired outcome through a theoretical lot subdivision, which is reviewed as a special exception rather than as a variance.” 5/4/2022 Office of Planning Memorandum to BZA recommending approval of Theoretical Lot subdivision at p.7.

Proposed Scale

- Footprints smaller than neighbors
- Mass within range set by neighbors
- Lot coverage lower than neighbors



Buildable Under Zoning



	Proposed	As-of-Right
Lot coverage	12.8%	30%
Rear Yard	38-61 feet	25 feet
Side Yard	13-42 feet	8 feet
Accessory buildings	None, garages and in-law suite within volume	Can be built in rear yard adjacent to property lines and up to 20 feet tall
Stormwater management	185% of required	Can be reduced to 50% of required via SRCs
Tree cover	Designed to protect Beech and Oak Trees of Significance, plant over 60 new trees including many 20+ ft tall	Can be cleared and not replanted
Off-street Parking	4 spaces per lot	Only 1 space per lot required
Impermeable Surface	Under 38%	50% allowed

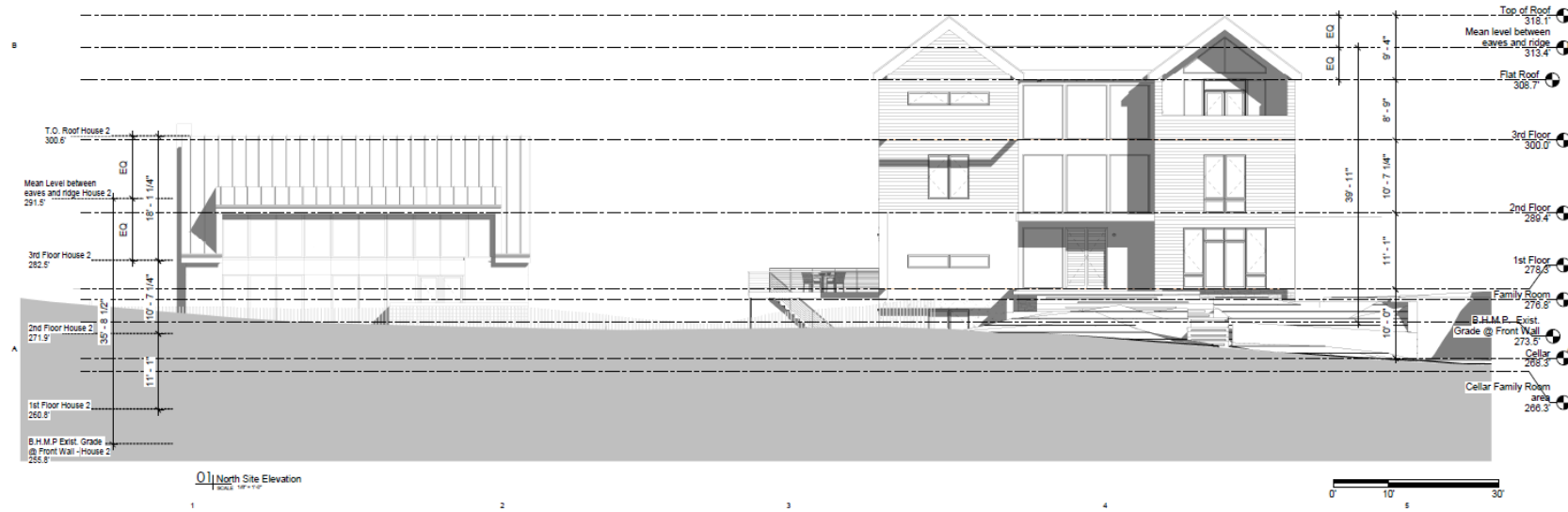
Before and After



Before and After



View from West and North



ARCHITEXTUAL

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www.architextual.com

CONSULTANTS
ARCHITECTURAL ENGINEERS

MEP ENGINEERS

REGISTRATION
CATARINA FERRERA, AIA
WASHINGTON DC
LICENSE NO. ARC 101008

ATTESTATION STATEMENT:
I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNING INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNING INCLUDED IN THIS APPLICATION.

PROJECT INFORMATION

3007 ALBEMARLE ST NW - WASHINGTON DC
OWNERS: PAUL AND NEZHAT HARRISON

ISSUE RECORD

NO.	DATE	DESCRIPTION
1	2020-03	

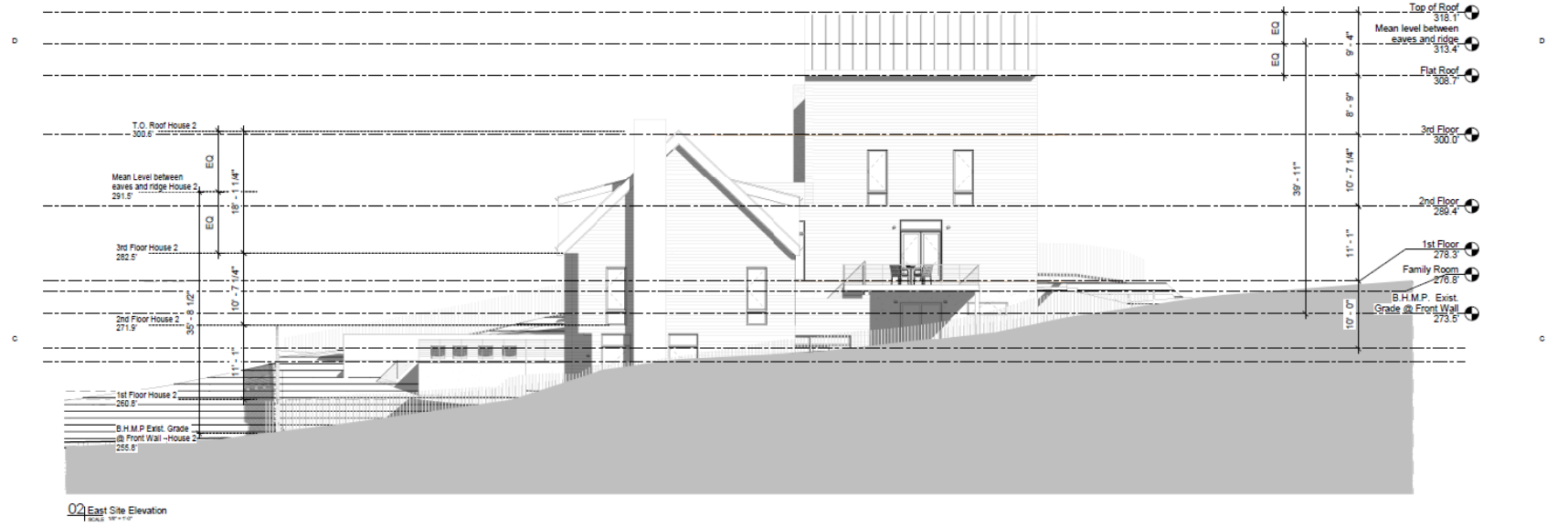
NO.	DATE	DESCRIPTION

DRAWING INFORMATION
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author
Checked By: Checker

Site Elevations

Z.200

View from East and South



02 East Site Elevation



01 South Site Elevation

ARCHITEXTUAL

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3007 ALBEMARLE ST NW - WASHINGTON DC
OWNERS: PAUL AND NEZAHAT HARRISON

ISSUE RECORD
DATE DESCRIPTION

MARK	DATE	DESCRIPTION

DRAWING INFORMATION
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author
Checked By: Checker

Site Elevations

Z.201

Outreach, Engagement & Compromise

Not exhaustive, and does not include many meetings with Brent and Scott, Andy and Jane, Joel and Marjorie, Shahin and Negar and other non-opponents

Date	Event	Notes
6/2/20	Property purchase	
8/14/20	Email from Paul to Mary Lee asking about perspectives on driveway maintenance	
3/15/21	Email to Mary asking her to resolve bushes	
5/25/21	Jack and Michela visit 3007	
6/14/21	Mary and Deb meeting at 3007	
7/11/21	Letter to all 200-ft neighbors asking to visit and share plans	
7/13/21	Paolo and Zuzanna visit 3007	
7/26/21	Email exchange between Paul and Mary about civil and landscape being retained	
8/26/21	Plans and elevations filed on IZIS	Showing 32'10" between property line and front of House 2
9/13/21	On-site experts meeting for adjoiners	
9/19/21	Second letter to all 200-foot neighbors	Invited visits and questions
10/19/21	1 st ANC full meeting discussion	Focused on Appleton curb cut, but included full project discussion
10/27/21	Second on-site experts meeting for adjoiners	
10/28/21	Public Space Committee Hearing	
11/10/21	Project review with Michela Perone and Catarina	
11/13/21	Follow up note to Perone detailing dimensions, offering further compromise	
11/15/21	Letter to Andy, Deb, and Mary discussing scale comparison	
11/17/21	Second full meeting of the ANC, discussion of full project	
12/1/21	Updated plans included in pre-hearing statement	Moved 10 feet back from 3005/2009
12/3/21	Resume of Guillermo presented	
12/22/21	First BZA hearing date	Parties admitted, postponed for negotiations
3/1/22	Updated plans and elevations	No change on eastern house from 12/1 submission
3/31/21	Email from Deb's counsel suggests meeting date	
4/11/21	Meeting with Deb, Mary and experts to hear concerns and ideas	
4/13/21	BZA hearing postponed	
4/22/21	Note to Deb & Mary (and attorneys) asking for standard terms and for them to secure Jack	
5/3/22	Proposed updated drawings shared with Deb and Mary through counsel. Meeting with Deb, Mary, and experts to review	
5/11/21	Email to Deb's counsel on driveway paving flexibility	
5/11/21	Email from Deb's counsel informing us that Beringer has hired Dave Brown, not interested in changes suggested	
5/18/21	BZA hearing postponed	Postponed for negotiations
6/2/21	Note to Deb & Mary's attorneys reminding them that negotiations were contingent on their securing Mr. Beringer's engagement	
6/3/22	Email from Dave Brown declining further negotiations	

Trees

Current State

- Unmanaged wild growth
- Dying trees/rotten fences
- Little screening

Proposed

- Integrated Landscaping Plan designed by top firm
- 200+ trees and shrubs (2X)
- Thoughtful species mix for biodiversity, water management, and beauty
- Privacy screening



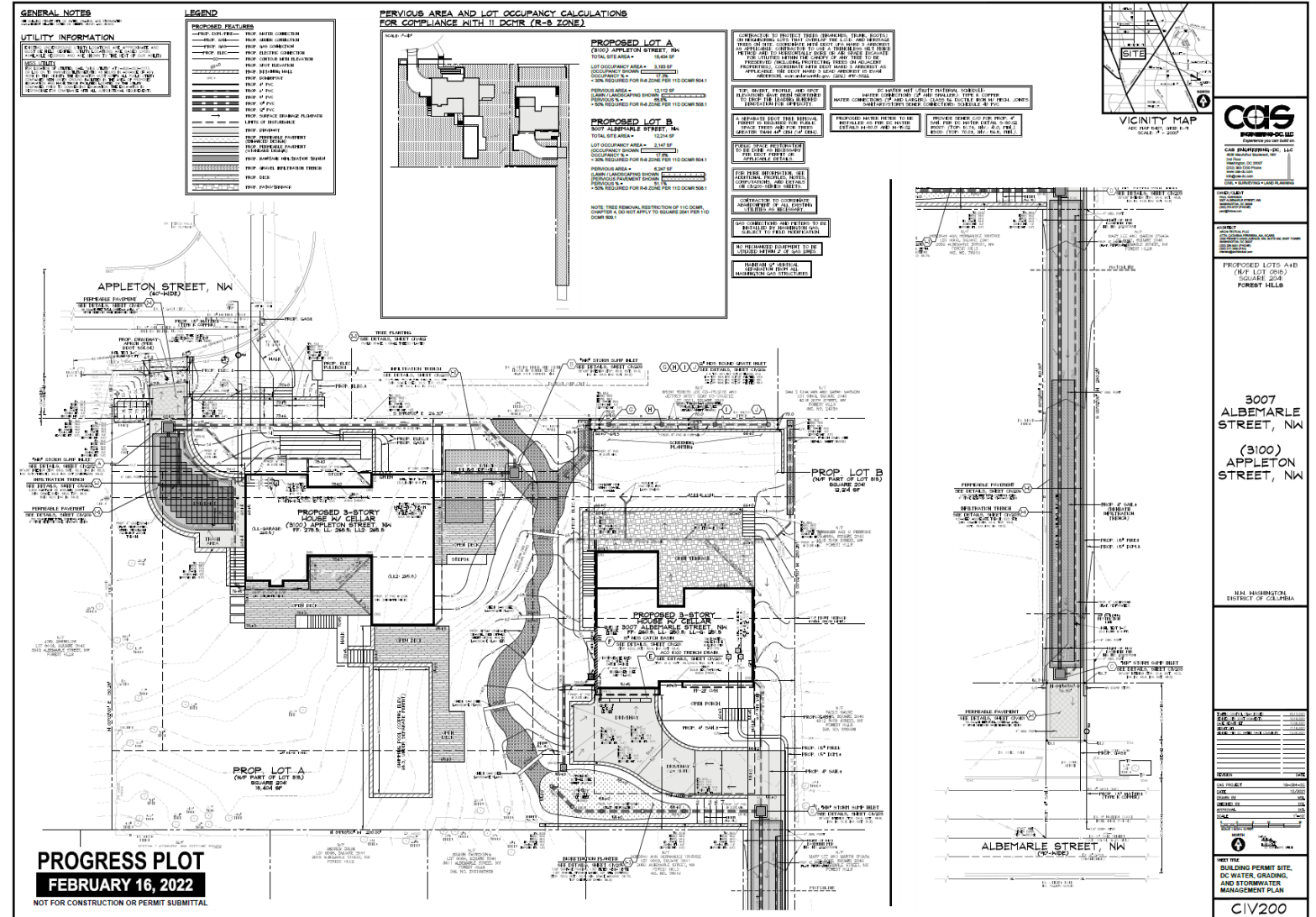
Stormwater

Current State

- Unmanaged runoff
- Insufficient infrastructure
- No stormwater plan

Proposed

- Modern Stormwater Plan designed by top firm
- Store or detain 185% of required volume
- Site is 20.2% of drainage area, in 2-year storm will go from contributing 3.4% of runoff to **0%** and no water will run off site
- Expense ~ \$100k above required



Thank you

Please contact us with questions

paul@3lobos.com and nez@3lobos.com

Supplemental Slides Beyond

Subtitle C, § 305: Theoretical Subdivision

- 302.1 (Subdivision Regulations) – Where a lot is divided, the division shall be effected in a manner that will not violate the provision of this title for yards, courts, other open space, minimum lot width, minimum lot area, floor area ratio, percentage of lot occupancy, parking spaces, or loading berths applicable to that lot or any lot created...
- 305.1 (Theoretical Subdivision) – **The Board of Zoning Adjustment may grant, through special exception, a waiver of Subtitle C § 302.1 to allow multiple primary buildings on a single record lot** provided that, in addition to the general special exception criteria of Subtitle X, Chapter 9, the requirements of this section are met.
- 305.2 The number of buildings permitted by this section shall not be limited; provided, satisfactory evidence is submitted that all the requirements of this section are met based on a plan of theoretical subdivision where individual theoretical lots serve as boundaries for assessment of compliance with the Zoning Regulations.
- 305.3 [t]he following development standards shall apply to theoretical lots:
 - (a) Side and rear yards of a theoretical lot shall be consistent with the requirements of the zone;
 - (b) Each means of vehicular ingress and egress to any principal building shall be at least twenty-four feet (24 ft.) in width, exclusive of driveways;
 - (c) The height of a building governed by the provisions of this section shall be measured from the finished grade at the middle of the building façade facing the nearest street lot line; and
 - (d) The rule of height measurement in Subtitle C § 305.3(c) shall supersede any other rules of height measurement that apply to a zone, but shall not be followed if it conflicts with the Height Act.

Subtitle C, § 305: Theoretical Subdivision

305.4 For a theoretical subdivision application, the following information is required to be submitted to the Board of Zoning Adjustment, in addition to other filing requirements pursuant to Subtitle Y § 300:

(a) Site plans including the following information:

- (1) A plat of the record lots proposed for subdivision;
- (2) The location of proposed streets and designated fire apparatus roads;
- (3) Location of proposed easements;
- (4) Lot lines of proposed theoretical lots, and the delineation of the lot lines shared by theoretical lots that will serve as private drives or easements;
- (5) Existing grading and proposed grading plans;
- (6) Existing landscaping and proposed landscaping plans, including the sizes and locations of all trees on or adjacent to the property on public or private lands;
- (7) Plans for the location of building footprints on theoretical lots; and
- (8) Required yards (rear, side and front) based on the regulations applicable to a zone or any modifications to regulations provided through this section;

(b) Typical or individual floor plans and elevations for the proposed buildings and structures; and

(c) A table of zoning information including required and proposed development standards.

305.5 Before taking final action on an application under this section, the Board of Zoning Adjustment shall refer the application to the Office of Planning for coordination, review, and report, including:

(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; provided, that the planning considerations that are addressed shall include, but not be limited to:

- (1) Public safety relating to police and fire concerns including emergency vehicle access;
- (2) The environment relating to water supply, water pollution, soil erosion, and solid waste management;
- (3) Public education;
- (4) Recreation;
- (5) Parking, loading, and traffic;
- (6) Urban design; and
- (7) As appropriate, historic preservation and visual impacts on adjacent parkland;

(b) Considerations of site planning; the size, location, and bearing capacity of driveways; deliveries to be made to the site; side and rear setbacks; density and open space; and the location, design, and screening of structures;

(c) Considerations of traffic to be generated and parking spaces to be provided, and their impacts;

(d) The impact of the proposed development on neighboring properties; and

(e) The findings, considerations, and recommendations of other District government agencies.

305.6 The proposed development shall comply with the substantive intent and purpose of this title and shall not be likely to have an adverse effect on the present character and future development of the neighborhood.

305.7 The Board of Zoning Adjustment may impose conditions with respect to the size and location of driveways; floor area ratio; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.

305.8 Any modification to a theoretical subdivision application resulting from an addition to a one (1) dwelling unit building may be reviewed as an expedited review, pursuant to Subtitle Y, Chapter 4.

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

2. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

3. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

4. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

5. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

LEGEND

	PROPOSED FLOOR FINISH
	PROPOSED WALL FINISH
	PROPOSED CEILING FINISH
	PROPOSED DOOR
	PROPOSED WINDOW
	PROPOSED STAIRCASE
	PROPOSED STRUCTURAL MEMBER
	PROPOSED UTILITY LINE
	PROPOSED DRIVEWAY
	PROPOSED PARKING SPACE
	PROPOSED LANDSCAPING
	PROPOSED RETAINING WALL
	PROPOSED FENCE
	PROPOSED SITE EASEMENT
	PROPOSED SITE BOUNDARY

PERVIOUS AREA AND LOT OCCUPANCY CALCULATIONS FOR COMPLIANCE WITH II DCMR (R-8-ZONE)

PROPOSED LOT A
 (OFF LOT 508)
 TOTAL SITE AREA = 25,400 SF
 LOT OCCUPANCY INDEX = 0.15
 MAX PERVIOUS COVERED AREA PER 110 DCMR 504.1 = 3,810 SF
 AVAILABLE PERVIOUS COVERED AREA (PERVIOUS COVERED AREA MINUS PERVIOUS COVERED AREA REQUIRED FOR LOT A) = 21,590 SF

PROPOSED LOT B
 (OFF ALBEMARLE STREET, NW)
 TOTAL SITE AREA = 12,200 SF
 LOT OCCUPANCY INDEX = 0.15
 MAX PERVIOUS COVERED AREA PER 110 DCMR 504.1 = 1,785 SF
 AVAILABLE PERVIOUS COVERED AREA (PERVIOUS COVERED AREA MINUS PERVIOUS COVERED AREA REQUIRED FOR LOT B) = 10,415 SF

NOTE: THIS PERVIOUS RESTRICTION OF 110 DCMR CHAPTER 6 DOES NOT APPLY TO SQUARE FEET PER TO LOT A.

- 1. THE PROPOSED LOT A AND LOT B ARE TO BE CONSIDERED AS TWO SEPARATE LOTS FOR THE PURPOSES OF PERVIOUS COVERED AREA CALCULATIONS.
- 2. THE PROPOSED LOT A AND LOT B ARE TO BE CONSIDERED AS TWO SEPARATE LOTS FOR THE PURPOSES OF PERVIOUS COVERED AREA CALCULATIONS.
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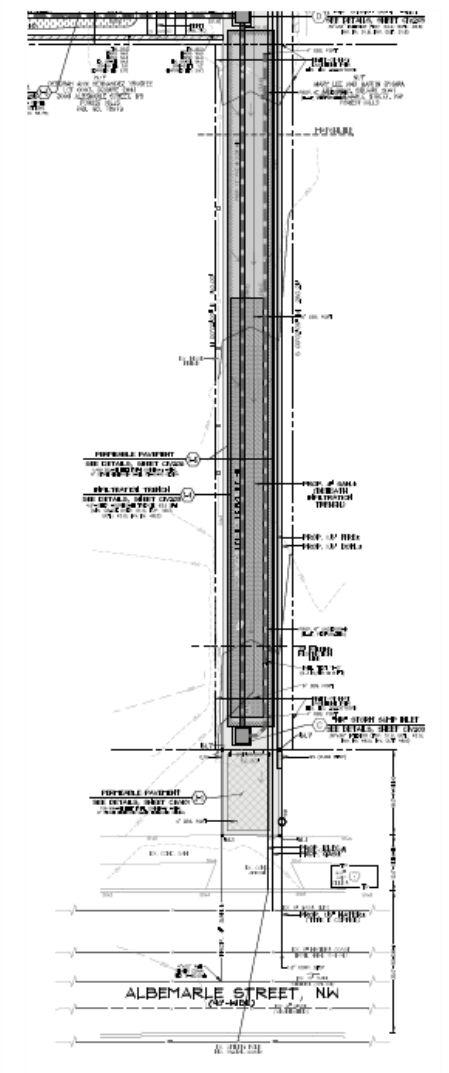
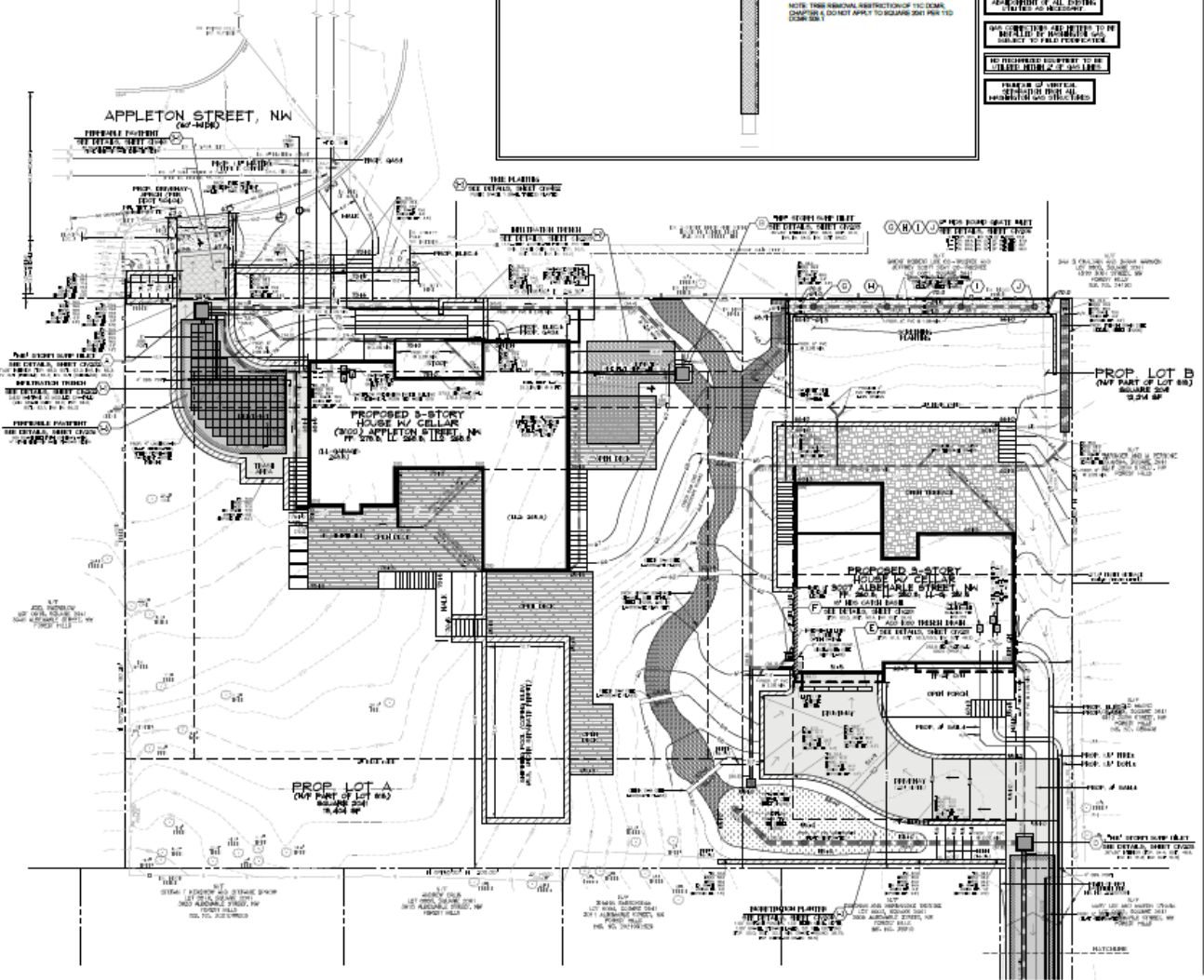
CAS ENGINEERING, INC.

2000 NEW YORK AVE, NW
 WASHINGTON, DC 20005
 (202) 338-1100
 www.caseng.com

PROJECT NO. **CIV200**

DATE: **11/11/2010**

SCALE: **AS SHOWN**



**PROPOSED LOTS A & B
 (OFF LOT 508)
 SQUARE 204
 FOREST HILLS**

**3007 ALBEMARLE STREET, NW
 (3100) APPLETON STREET, NW**

NO. PERMITTED UNDER DISTRICT OF COLUMBIA

PROPOSED PROJECT INFORMATION

PROJECT NO.	CIV200
DATE	11/11/2010
SCALE	AS SHOWN
DRAWN BY	J.E.
CHECKED BY	J.E.
DATE	11/11/2010
SCALE	AS SHOWN
DATE	11/11/2010
SCALE	AS SHOWN
DATE	11/11/2010
SCALE	AS SHOWN
DATE	11/11/2010
SCALE	AS SHOWN

NO. PERMITTED UNDER DISTRICT OF COLUMBIA

CIV200

BUILDING PERMIT SITE, DC WATER, GROUND, AND STORMWATER MANAGEMENT PLAN



CAMPION/HRUBY

HARRISON RESIDENCE

3007 Albemarle Street
Washington, DC 20008



ILLUSTRATIVE MASTERPLAN

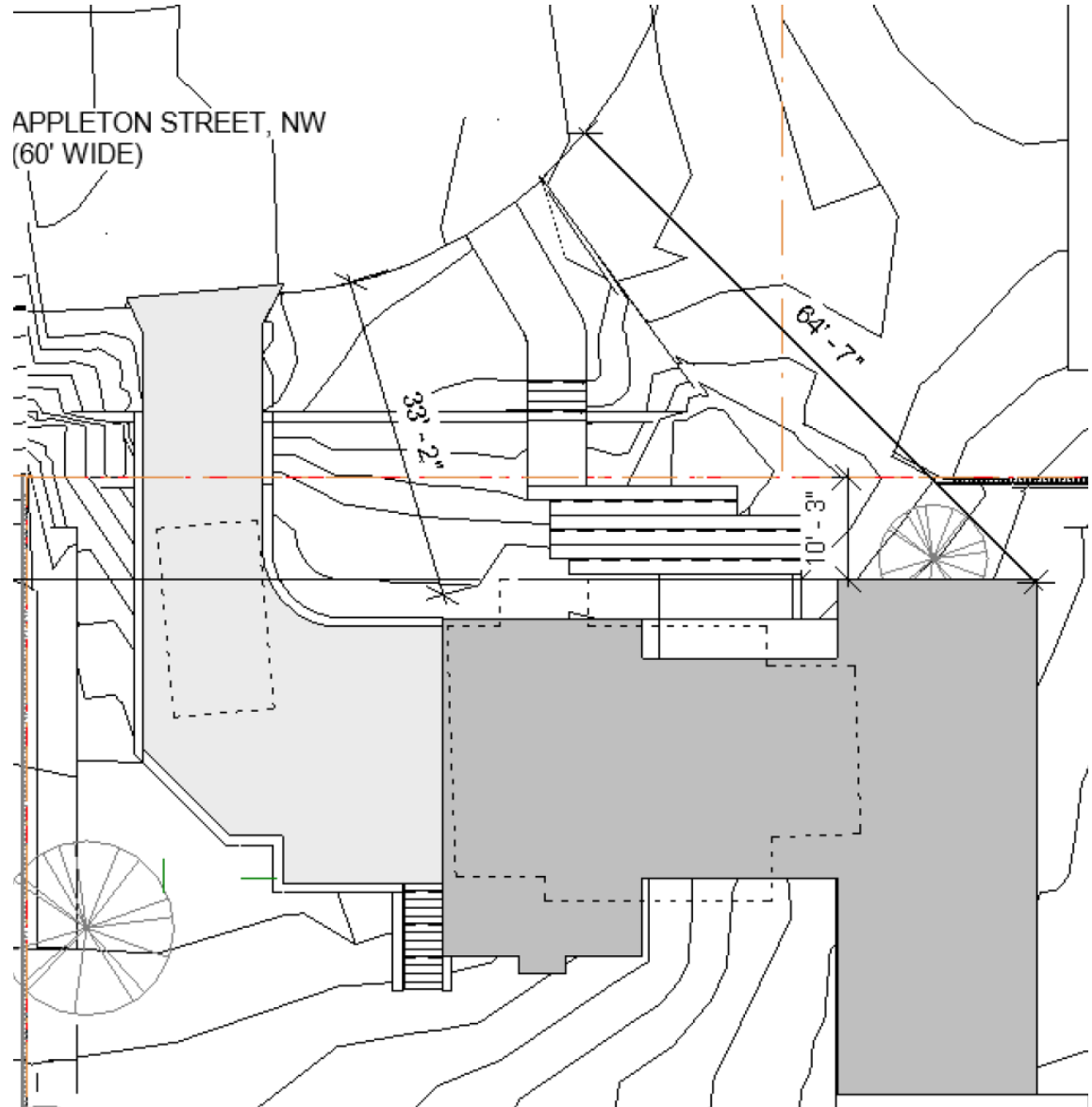
SCALE: 1" = 10'-0"
04 November 2021

Variance 2: Retain Existing Distance from Appleton

Mitigate New Setback Calculation


Maintain the existing distance from Appleton Street

- Protect trees
- Maintain current neighbor positioning/request





Variance Standard



[T]he granting of the variance
will not cause substantial
detriment to the public good nor
substantially impair the intent,
purpose, or integrity of the Zone
Plan.

- *Palmer v. D.C. Board of Zoning
Adjustment*, 287 A.2d 535, 541 (D.C. 1972).

As-of-Right Scale

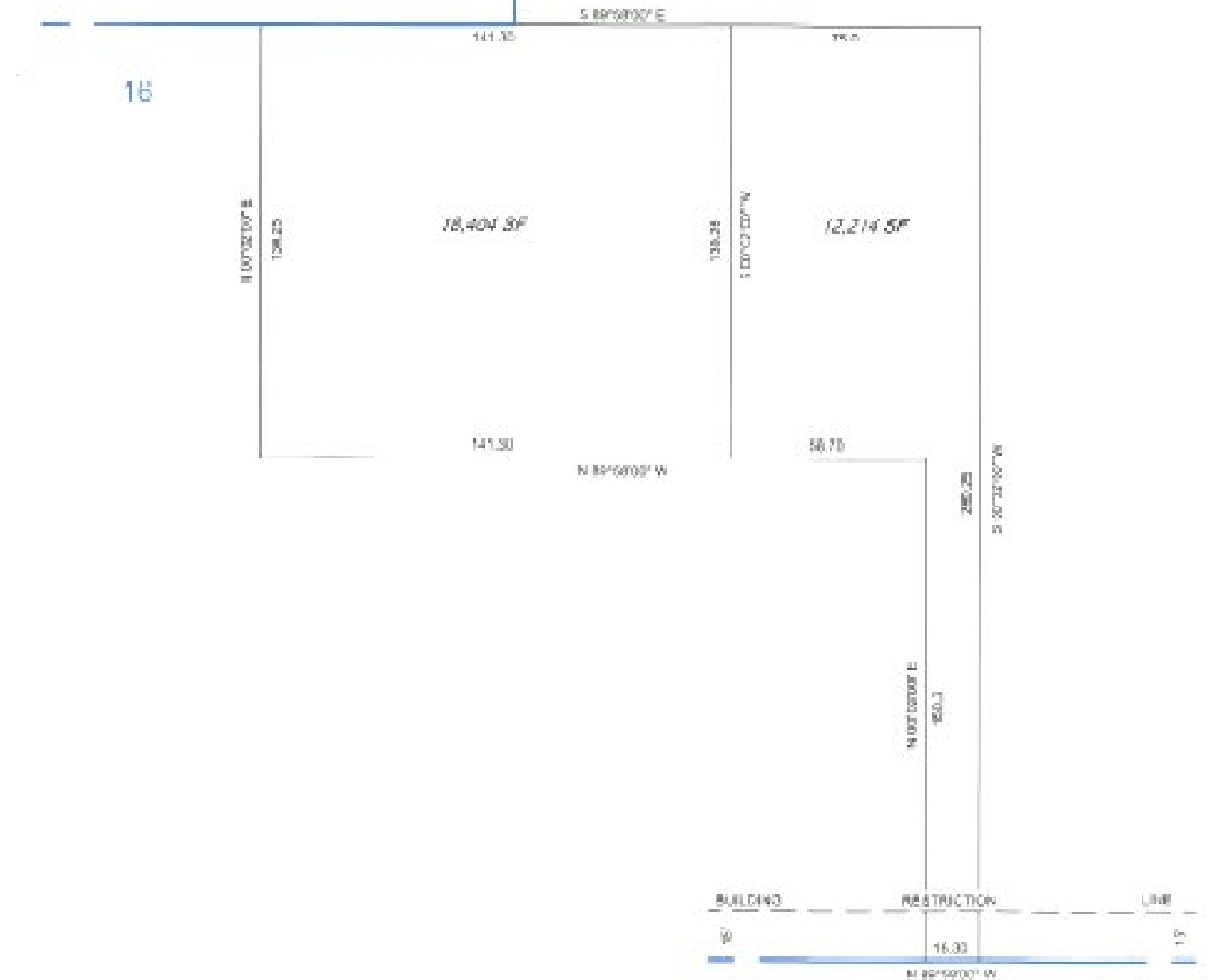
R8: Biggest lots, smallest buildable % in the city

- *30% Lot Coverage*
- *Maximize Buildable Volume*



Subdivision

APPLETON STREET, N.W.



Mitigate Albemarle Frontage Minimum Width Requirement

Current: One house on 30,618 sq ft lot in
7,500 sq ft minimum zone (4X required)

Proposed: Split into two lots

- 18,404 sq ft lot
- 12,214 sq ft lot

ALBEMARLE STREET, N.W.

Construction

- **Robotic Panelization** – building house in a factory – not only reduces waste and increases efficiency, it dramatically reduces the time and noise of construction.
- **Staging and Access** – subcontractor staging and parking all on-site except for approximately 4-6 weeks of crane work from Appleton.
- **Sustainability**
 - Tesla Solar tiles
 - Green materials and practices
 - Deconstruction rather than demolition



3007 ALBEMARLE

**BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING**

APPLICATION NO: 20594

CASE SUMMARY:

Case No.	Applicant	Project Description
20594	3007 ALBEMARLE	REAR PORCH

To receive the report for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC/SMD: 3F13F03

Public Hearing Date/Time: 07/20/2022 9:30AM

Further Public Hearing Date/Time:

Location:

VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov
THIS SIGN SHALL NOT BE REMOVED, DEFACTED, OR DESTROYED UNDER PENALTY OF THE LAW.