



BZA Application No. 20645

**212 57th Street, NE (Square 5248, Lot 23)
Equity Trust Company, Custodian fbo
Richard leavy IRA
May 18, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20645
EXHIBIT NO.39

Sullivan & Barros, LLP



Overview and Requested Relief

- The Property is unimproved and is located in the R-2 zone.
- The Applicant is proposing to construct a new three-story, semi-detached building.
- The Applicant is requesting relief from the side yard and lot occupancy requirements.
- The northern side yard—proposed at 4 feet—does not meet the minimum 8-foot requirement of D206.3. The lot occupancy will exceed the 40% limitation by 3.2%. Special Exception relief is available for both elements since the Property is a substandard non-alley lot (D-5201.1).

Community and Agency Support

- OP recommends approval.
- ANC 7C supports the project, as does the Northeast Boundary Civic Association.
- The Applicant has entered into a CMA with the Northeast Boundary Civic Association.
- DDOT has no objection.
- The Applicant has received 3 letters in support of the project, including the adjacent neighbor to the north (the side for which relief is requested).



PRIVATE RESIDENCE

212 57TH STREET, NE, WASHINGTON, DC 20019 (SQUARE 5248, LOT 23)

GENERAL NOTES:

- THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS WHICH CONSIST OF- SHEETS (SEE SCHEDULE OF DRAWINGS). THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIERS WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES. PRIOR TO PURCHASE OF MATERIALS AND/OR EXECUTION OF SUCH WORK.
- IT IS THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETED.
- IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS THE OWNER'S CONTRACTOR SHALL NOTIFY THE OFFICE OF UMARCHITECTURE IN WRITTEN FORM IMMEDIATELY. FAILURE TO GIVE NOTICE WILL CAUSE THE OWNER'S CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AN THE COST OF RECTIFYING THE SAME.
- NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION OF INTENT TO MAKE SUBSTITUTION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
- OWNER'S CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
- OWNER'S CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY OWNER.
- OWNER'S CONTRACTOR TO CHECK IN AND VERIFY SHIPMENTS OF OWNERS FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THEIR CONTENTS AGAINST PACKING LISTS AND THE NOTIFYING THE OWNER OF ALL-BACK ORDERS OR SHORTAGES WITHIN 40 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE THE OWNER'S CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.
- OWNER'S CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY, LIEN WAIVERS, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS. INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUBCONTRACTORS WITH PHONE NUMBERS.
- THESE DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- WORK SCHEDULED TO BE SUPPLIED BY OTHERS, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT APPLICABLE ITEMS WILL BE DELIVERED BY OTHERS TO THE CONTRACTOR AT THE JOB SITE. THE SUBSEQUENT POSSESSION, PROTECTION, INSURANCE FOR A COMPLETE INSTALLATION OR THE AFFECTED ITEMS IS THE CONTRACTORS RESPONSIBILITY; REPORT IMMEDIATELY TO THE ARCHITECT ANY DEFECT IN DELIVERED ITEMS.
- ALL WORK UNDER CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. THE CONTRACTOR IS DIRECTED THAT ALL PHASES OF THE PROJECT SHALL BE BUILT TO A COMPLETE CONDITION, CLEANED AND THEN WARRANTED FOR TWO YEARS AGAINST ANY DEFECTS OR DEFICIENCIES. IT IS EXPRESSLY UNDERSTOOD THAT ONE CONDITION FOR FINAL PAYMENT TO THE CONTRACTOR UNDER THIS AGREEMENT IS COMPLETENESS OF ALL WORK AS DETERMINED BY THE ARCHITECT.
- PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.
- DURING CONSTRUCTION PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT ADA (AMERICANS WITH DISABILITY ACT) AND ALL RELATED CODES.

PROJECT DESCRIPTION:

THIS SEMI-DETACHED RESIDENCE IS A THREE STOREY, 4 BEDROOM SINGLE FAMILY RESIDENCE IT HAS A FIRST FLOOR, SECOND FLOOR AND A THIRD FLOOR.

SCOPE OF WORK:

THE SCOPE OF WORK INVOLVES NEW CONSTRUCTION. THE SEMI-DETACHED RESIDENCE SHALL HAVE:

- FIRST:**
LIVING ROOM, DINING ROOM, KITCHEN, POWDER ROOM, COAT CLOSET, STORAGE AND UTILITY ROOM.
- SECOND FLOOR:**
2 BEDROOMS WITH CLOSET, A FULL BATHROOM, AN ENSUITE BEDROOM, A STACKED WASHER/ DRYER AND LINEN CLOSET.
- THIRD FLOOR:**
AN ENSUITE MASTER BEDROOM WITH WALK-IN CLOSETS.

THE FIRST FLOOR IS: **864.00 SF**
THE SECOND FLOOR IS: **807.33 SF**
THE THIRD FLOOR IS: **817.33 SF**
TOTAL SQUARE FOOTAGE THE SEMI DETACHED IS: **2488.66 SF**

SITE #ZONING DATA SUMMARY:

Square 5248, Lot 23:

The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings. The R-3 zone is intended to permit attached rowhouses on small lots.

Minimum Required	Provided
Lot Area: 3000 ft²	2000.00 ft² (Reference ZR 1 G, Subtitle C, Chapter 3, C-301.1)
Lot Width: 30 ft	20ft (Reference ZR 1 G, Subtitle C, Chapter 3, C-301.1)
Max Height: 40 ft.	34 ft. (Reference ZR 1 G, Subtitle D, Chapter 3, § 303.1)
No. of Stories: 3	3 Stones
Max % of Occupancy: 40%	43.20% (Reference ZR 1 G, Subtitle D, Chapter 3, Table D, § 304.1)
Min Side Yard: 8 ft.	4 ft (Reference ZR 1 G, Subtitle D, Chapter 3, § 307.2)
Min Rear Yard: 20 ft.	21 ft (Reference ZR 1 G, Subtitle D, Chapter 3, § 306.2)
Min Front Yard:	16 ft (As per Existing Adjacent Building Setback)
Pervious Surface: 30%	47.92% (Reference ZR 1 G, Subtitle D, Chapter 3, § 308.3)

CODE INFORMATION:

BUILDING CODE : ICEC 2012
STRUCTURAL CODE : ICC 2006
PLUMBING CODE : ICC 2012
MECHANICAL CODE : ICC 2012
ELECTRICAL CODE : NEC 2005
FIRE/LIFE SAFETY CODE : IFC 2006
ENERGY CODE : IECC 2012

PROFESSIONAL INFORMATION:

ARCHITECT:
UMAR, SULEIMAN S.,RA
CEO/MANAGING PARTNER
UMAR ARCHITECTURE
1917 Benning Road, NE
Washington, DC 20002-4723
Phone: +1 .202..460..0668
slay44@cloud.com

LOCATION MAP:



DRAWING INDEX:

- CS.0 COVER SHEET
- CS.1 COVER SHEET

- .SC.5 EXISTING SITE PLAN
- .SC.6 SITE PLAN

ARCHITECTURE:

- A.1 FLOOR PLANS
- A.2 FLOOR PLANS
- A.3 EAST & WEST ELEVATION
- A.4 SOUTH ELEVATION
- A.5 NORTH ELEVATION
- A.6 EAST ELEVATION PERSPECTIVE
- A.7 NORTH EAST PERSPECTIVE
- A.8 NORTH ELEVATION PERSPECTIVE
- A.9 NORTH WEST PERSPECTIVE
- A.10 WEST ELEVATION PERSPECTIVE

BZA DESIGN PACKAGE - NOVEMBER, 2021



CLIENT:
PRIVATE

PROJECT:
PRIVATE RESIDENCE

LOCATION:
212 57TH STREET, NE,
WASHINGTON, DC 20019
SQUARE 5248, LOT 23

DESIGNED:
DANIEL I.

DRAWN:
DANIEL I.

CHECKED:
UMARCHITECTURE

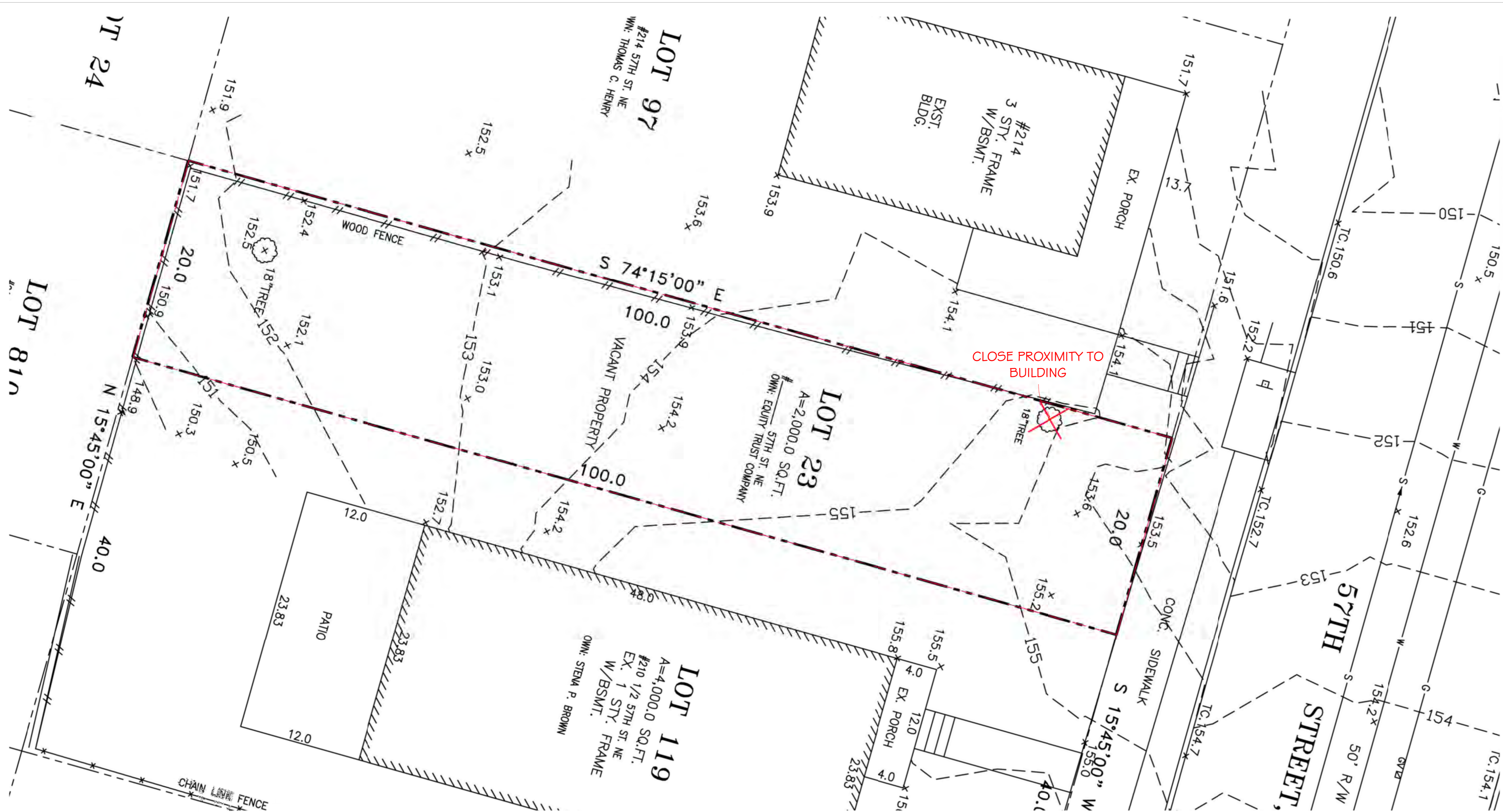
DATE:
NOVEMBER 2021

DRAWING TITLE:
COVER SHEET

SCALE:

.CS 1

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS 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 DESIGNS INCLUDED IN THIS APPLICATION.



LEGEND

	STABILIZED CONSTRUCTION ENTRANCE
	LIMIT OF DISTURBANCE:
	SILT FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER SERVICE LINE
	FIRE SERVICE LINE
	SEWER LINE
	STORM SEWER LINE
	GAS LINE
	ELECTRIC LINE
	CHAINLINK FENCE
	WOOD FENCE
	IRON RAIL FENCE
	GAS METER
	FIRE HYDRANT
	SIGN
	SPOT ELEVATION
	LIGHT POLE
	WATER VALVE
	WATER MANHOLE
	SEWER MANHOLE
	MANHOLE
	ELECTRIC MANHOLE
	TRAVERSE POINT

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION FOR THIS PROPERTY.

EXISTING SITE PLAN

3/16" / 1'-0"

SITE LOCATION MAP

212 57TH STREET, NE, WASHINGTON, DC 20019
(SQUARE 5248, LOT 23)



CLIENT: PRIVATE

PROJECT: PRIVATE RESIDENCE

LOCATION: 212 57TH STREET, NE, WASHINGTON, DC 20019 SQUARE 5248, LOT 23

DESIGNED: DANIEL I.

DRAWN: DANIEL I.

CHECKED: UMARCHITECTURE

DATE: NOVEMBER 2021

DRAWING TITLE: EXISTING SITE PLAN

SCALE: 3/16" / 1'-0"



SATELLITE VIEW OF SITE



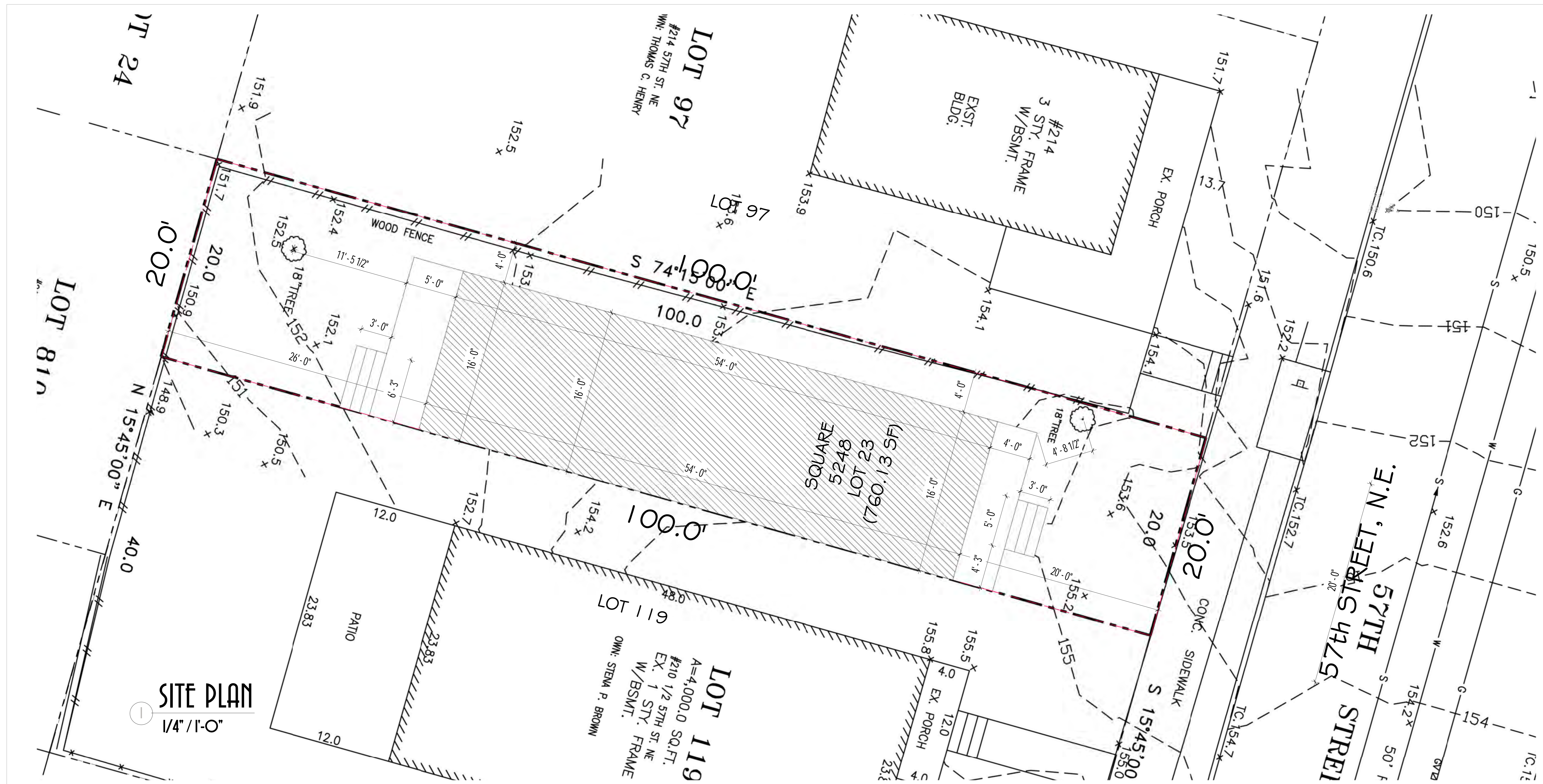
VIEW FROM 57TH STREET



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SC5



SITE PLAN
1/4" / 1'-0"

LEGEND

	STABILIZED CONSTRUCTION ENTRANCE		GAS METER
	LIMIT OF DISTURBANCE:		FIRE HYDRANT
	SILT FENCE		SIGN
	EXISTING CONTOUR		SPOT ELEVATION
	PROPOSED CONTOUR		LIGHT POLE
	WATER SERVICE LINE		WATER VALVE
	FIRE SERVICE LINE		WATER MANHOLE
	SEWER LINE		SEWER MANHOLE
	STORM SEWER LINE		MANHOLE
	GAS LINE		ELECTRIC MANHOLE
	ELECTRIC LINE		TRAVERSE POINT
	CHAINLINK FENCE		
	WOOD FENCE		
	IRON RAIL FENCE		
	BOLLARD		
	EX. TREE		
	LIGHT POLE		
	EXISTING CONTOURS		
	SPOT ELEVATION		

PROJECT INFORMATION

LOT: 23
SQUARE: 5248
WATER: FIELD VERIFY
SEWER: FIELD VERIFY
LOT SIZE: 2000.00 SF

SURVEY NOTES

1. BEARING ARE BASED ON PLAT MERIDIAN
2. HORIZONTAL DATUM IS BASED ON NAVD 1988
3. THE UTILITIES AS SHOWN ARE ABOVE GROUND. UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS PLAN

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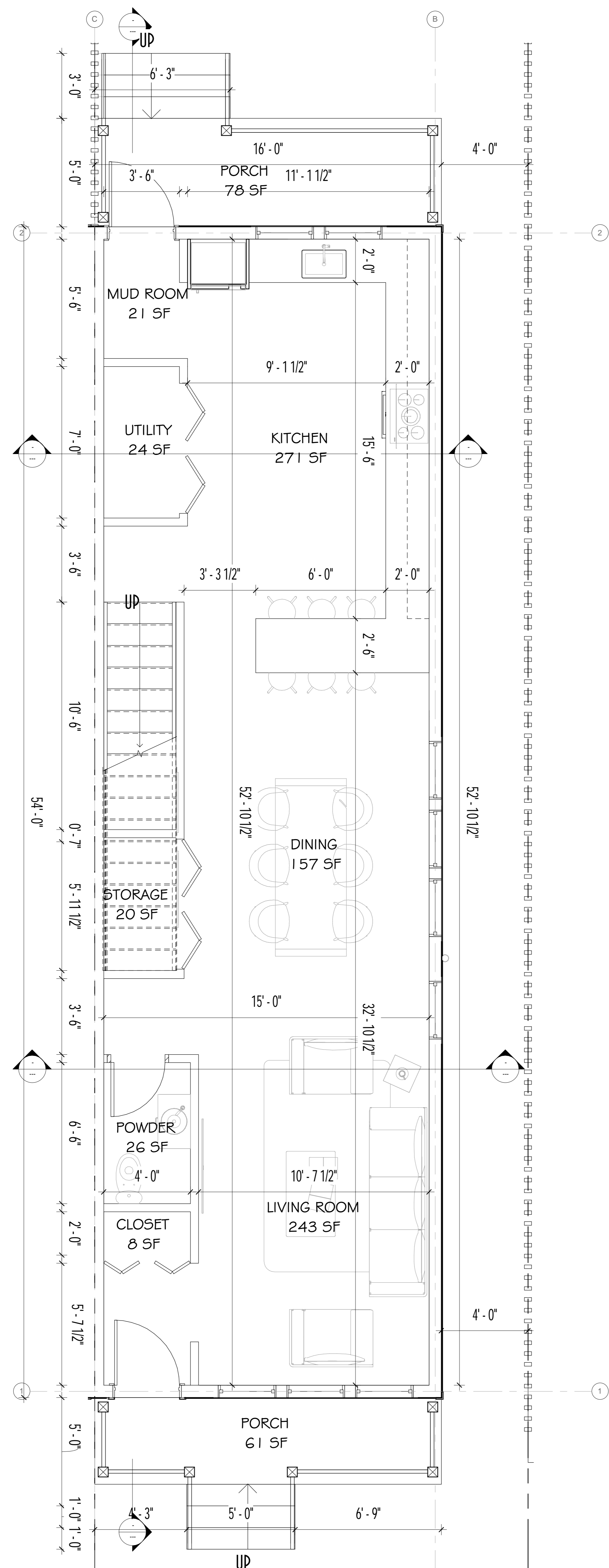
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SITE PLAN

SCALE: 1/4" / 1'-0"

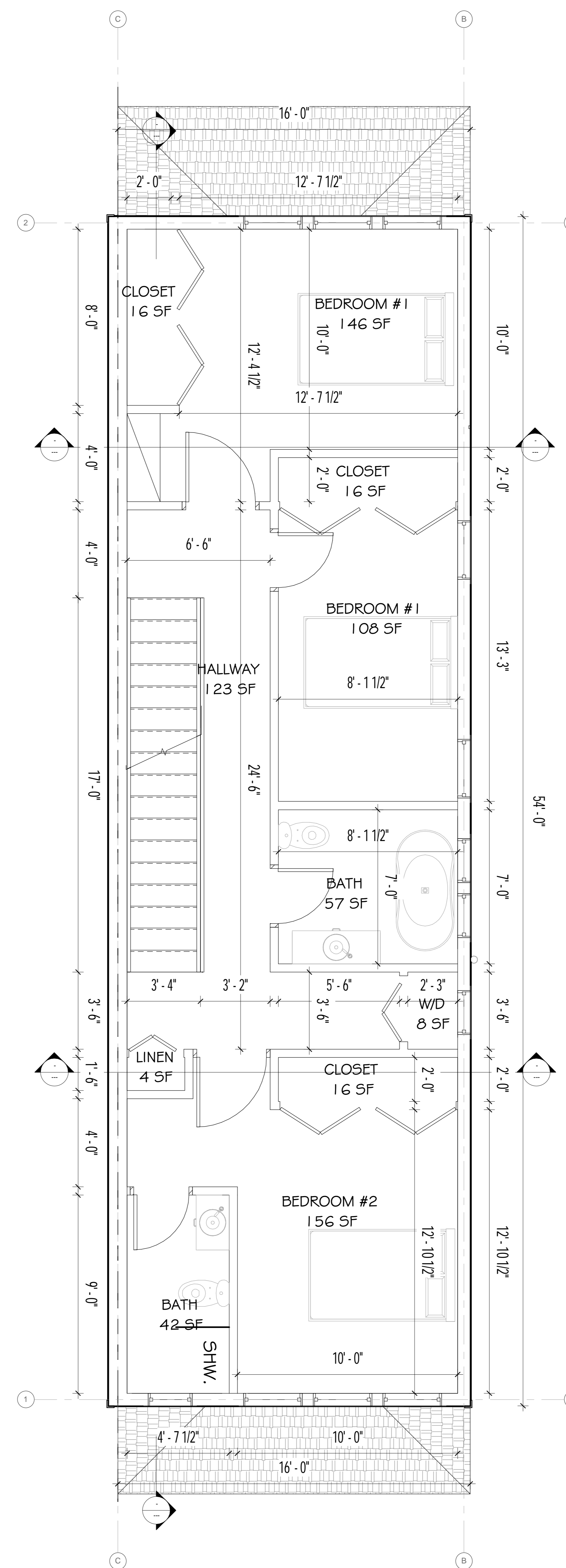


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SC.6

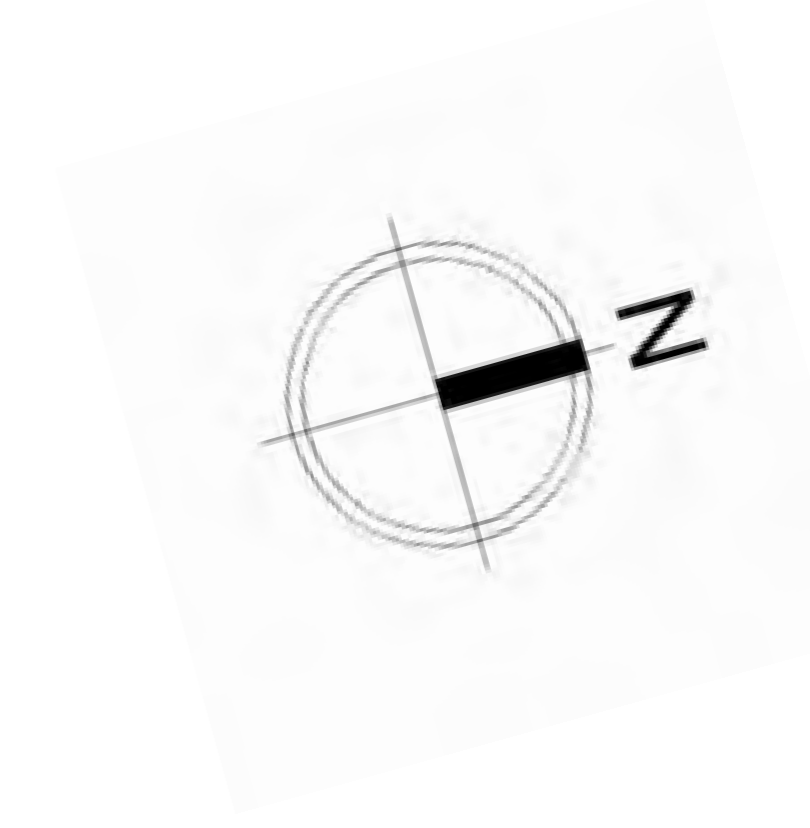


FIRST FLOOR PLAN
3/8" / 1'-0"



SECOND FLOOR PLAN
3/8" / 1'-0"

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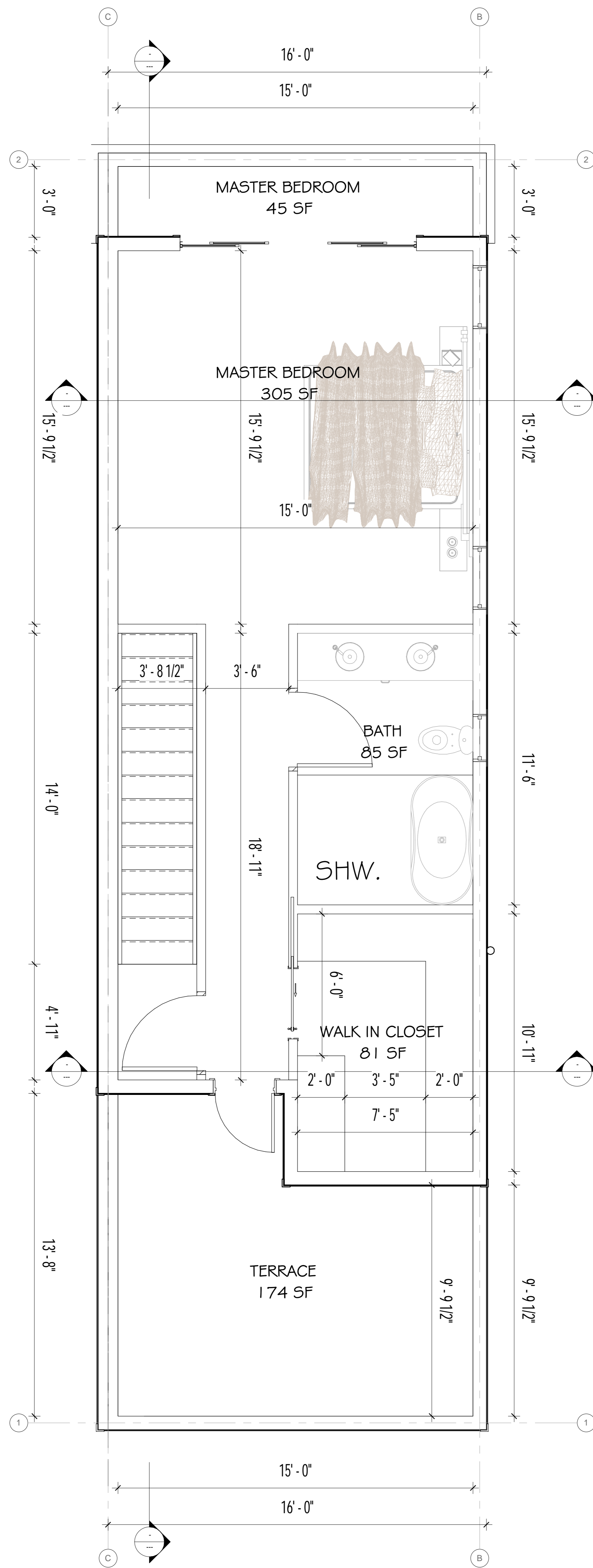
DATE:
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DRAWING TITLE:
FLOOR PLANS

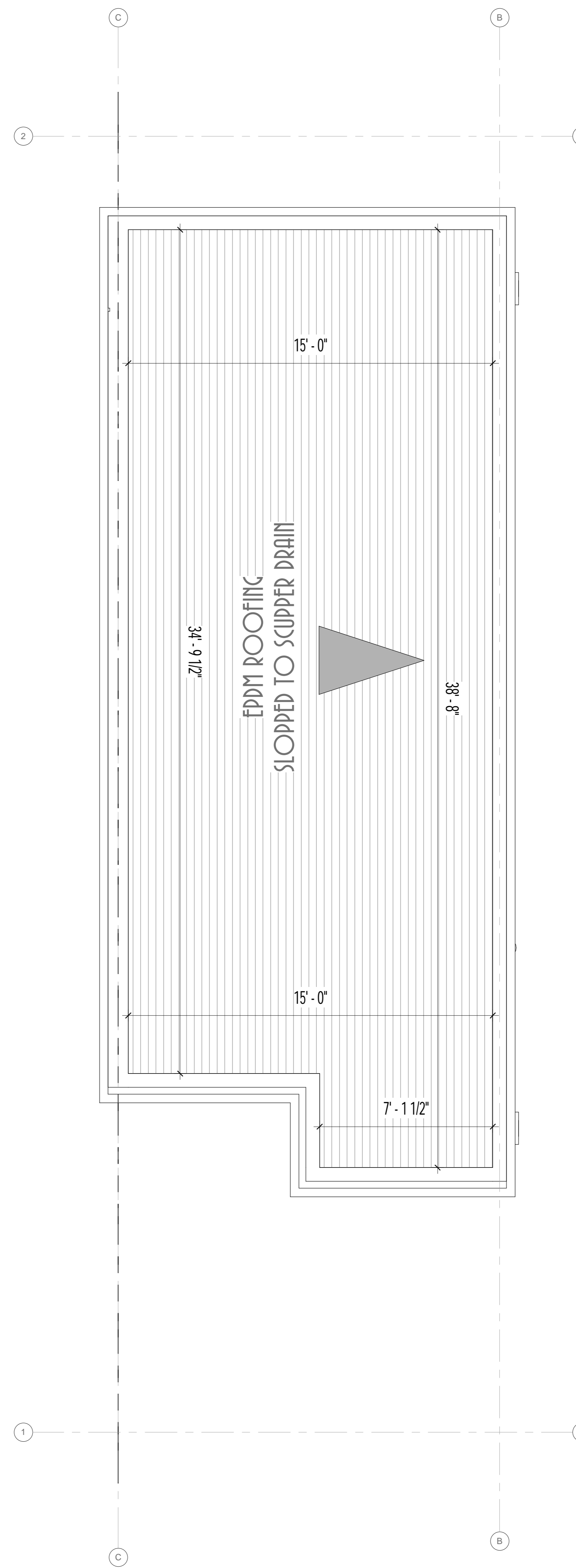
SCALE:
3/8" / 1'-0"



A.I



3 THIRD FLOOR PLAN
3/8" / 1'-0"



1 ROOF LEVEL
3/8" / 1'-0"

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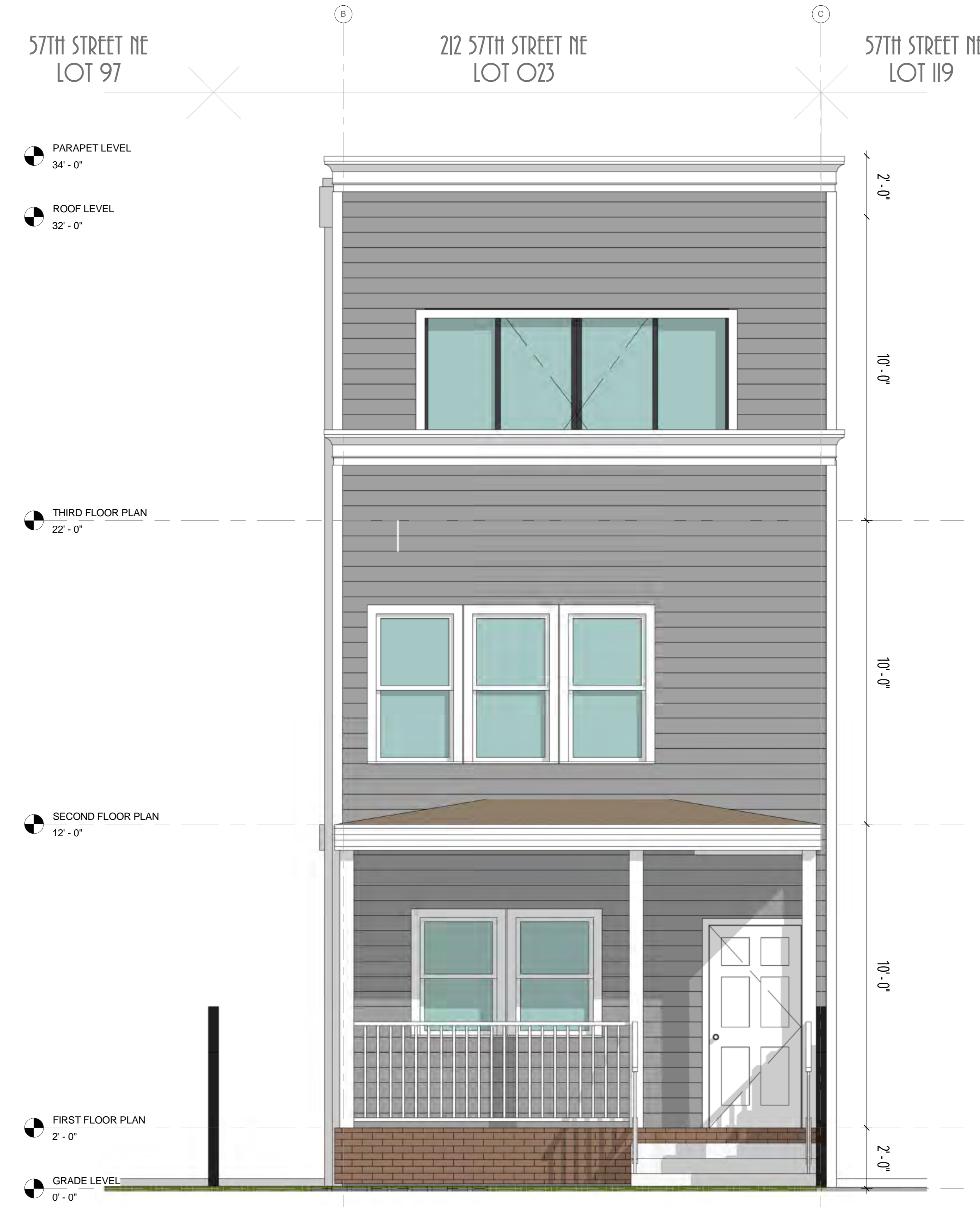
DRAWING TITLE:
FLOOR PLANS

SCALE: 3/8" / 1'-0"

A.2



1 EAST ELEVATION
1/2" / 1'-0"



2 WEST ELEVATION
1/2" / 1'-0"

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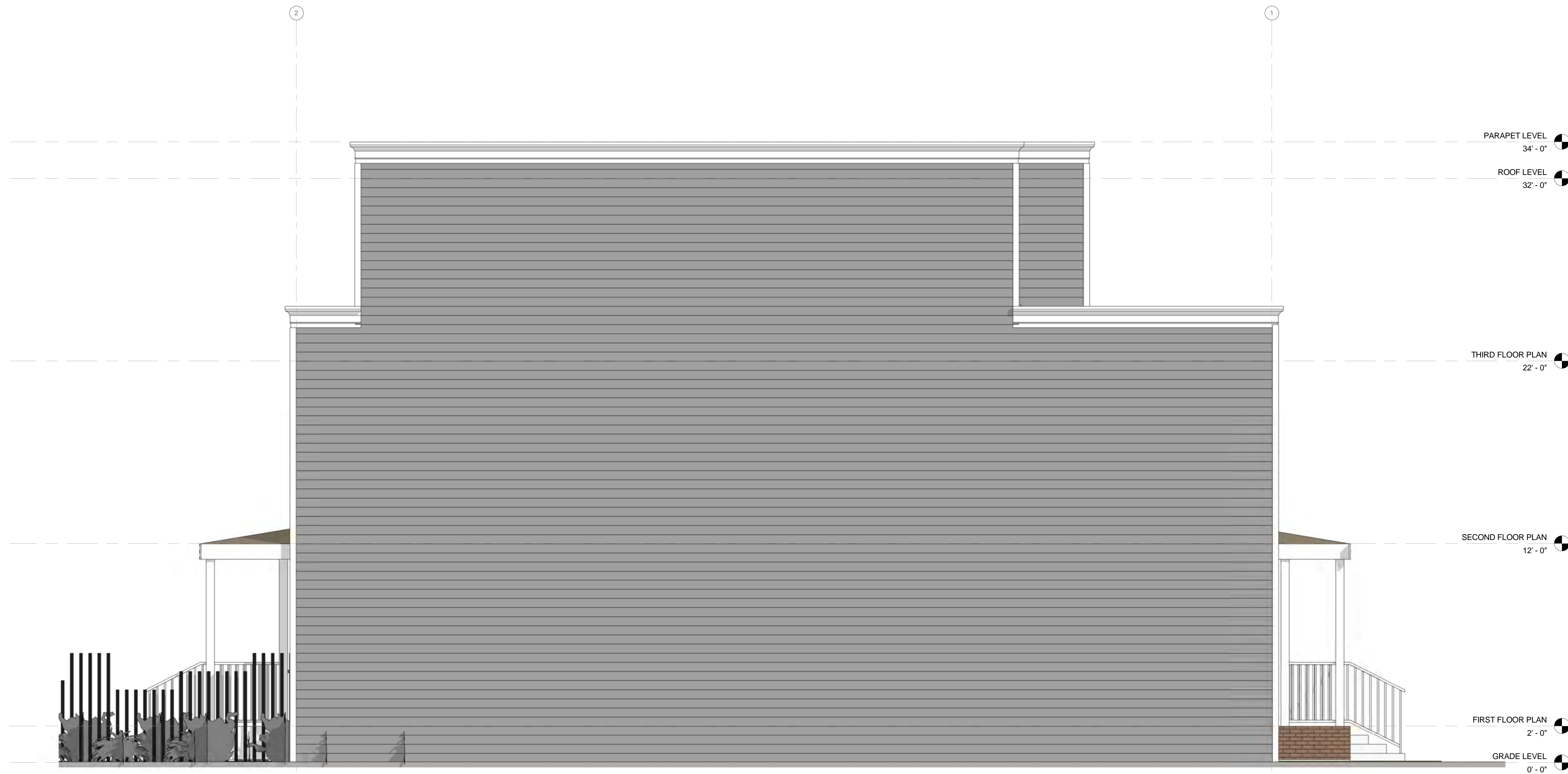
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DATE:
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DRAWING TITLE:
EAST & WEST
ELEVATION

SCALE:
1/2" / 1'-0"

A.3



1 SOUTH ELEVATION
3/8" / 1'-0"

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DRAWING TITLE:
SOUTH ELEVATION

SCALE:
3/8" / 1'-0"



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A.4



1 NORTH ELEVATION
3/8" / 1'-0"

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DRAWN:
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CHECKED:
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DATE:
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DRAWING TITLE:
NORTH ELEVATION

SCALE:
3/8" / 1'-0"



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A.5



① EAST ELEVATION PERSPECTIVE

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DRAWING TITLE:
EAST ELEVATION
PERSPECTIVE

SCALE:

A.6



① NORTH EAST PERSPECTIVE

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DATE:
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DRAWING TITLE:
NORTH EAST
PERSPECTIVE
SCALE:

A.7



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DATE:
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DRAWING TITLE:
 NORTH ELEVATION
 PERSPECTIVE
 SCALE:

A.8

① NORTH ELEVATION PERSPECTIVE

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① NORTH WEST PERSPECTIVE

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DATE:
NOVEMBER 2021

DRAWING TITLE:
NORTH WEST
PERSPECTIVE
SCALE:

A.9



1 WEST ELEVATION PERSPECTIVE

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS 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 DESIGNS INCLUDED IN THIS APPLICATION.



UMARCHITECTURE
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CLIENT:
 PRIVATE

PROJECT:
 PRIVATE RESIDENCE

LOCATION:
 212 57TH STREET, NE,
 WASHINGTON, DC 20019
 SQUARE 5248, LOT 23

DESIGNED:
 DANIEL I.

DRAWN:
 DANIEL I.

CHECKED:
 UMARCHITECTURE

DATE:
 NOVEMBER 2021

DRAWING TITLE:
 WEST ELEVATION
 PERSPECTIVE

SCALE:

A.I.O

General Requirements of X § 901.2

“Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”

- The proposed use, a single-family dwelling is consistent with the permitted use of the R-2 Zone.
- The area is made up of a mix of building types with varying side yard widths, or no side yards at all. The zone permits semi-detached dwellings as a matter-of-right, and the request for a side yard of 4 feet instead of 8 feet, and the small additional amount of lot occupancy, will not adversely affect the use of the neighboring property to the north.
- The Zoning Commission recently amended the Zoning Regulations to include relief for a new building on a substandard non-alley record lot to special exception relief (instead of variance relief) to address this type of situation.

Specific Requirements of Subtitle D-5201

Section 5201.1: For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

(a) Lot Occupancy and (b) Yards, including alley centerline setback;

- The Applicant requests side yard relief from the requirements of D-206.3 and lot occupancy relief from the requirements of D-304.1.

5201.4(a) The light and air available to neighboring properties shall not be unduly affected;

- The difference between a matter-of-right building (8 ft. side yard, 40%) and the proposed building (4 ft. side yard, 43.2%) will be negligible considering there will still be a significant distance between the building to the north and the proposed Building.

Specific Requirements of Subtitle D-5201

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

- The Addition will not have any windows facing the neighboring buildings to the south.
- The windows proposed on the north will only be 4 feet closer than with a matter-of-right project. That home has a side yard of approximately 15 feet.
- The north-facing windows are still significantly separated by the Property's side yard and the large side yard abutting the building to the north.

(c) The proposed addition or accessory structure, together with the original building, or the new principal 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 street or alley frontage;

- The area is made up of a mix of detached building, semi-detached buildings, and even some row buildings.
- Some buildings have large side yards, but many have side yards similar to the one proposed, or none at all.
- The third story is set back in the front and rear.

Questions?