

BZA Application No. 20861

**3315 12th Street, NE
Caradoc Properties LLC
April 5, 2023**

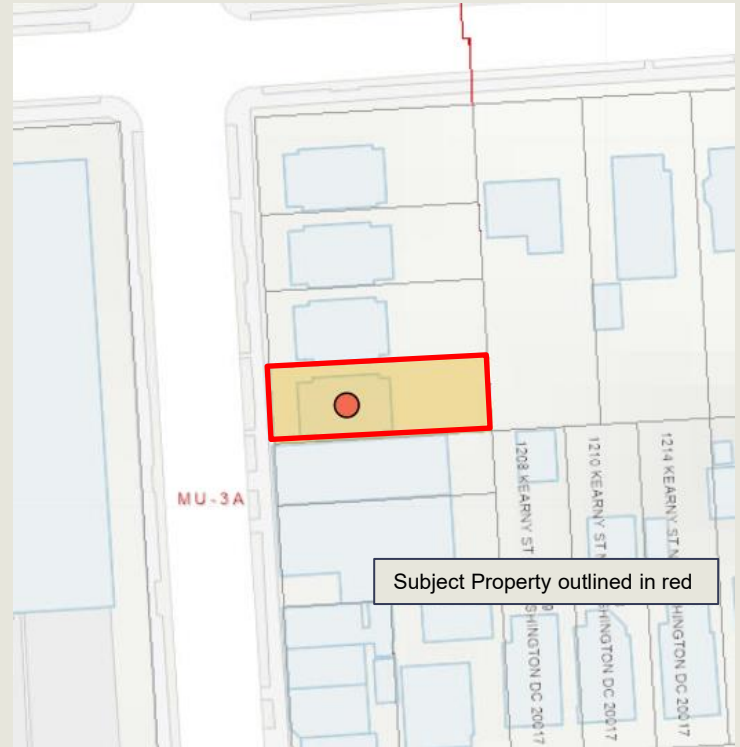
Board of Zoning Adjustment
District of Columbia
CASE NO.20861
EXHIBIT NO.29

Sullivan & Barros, LLP



Overview and Requested Relief

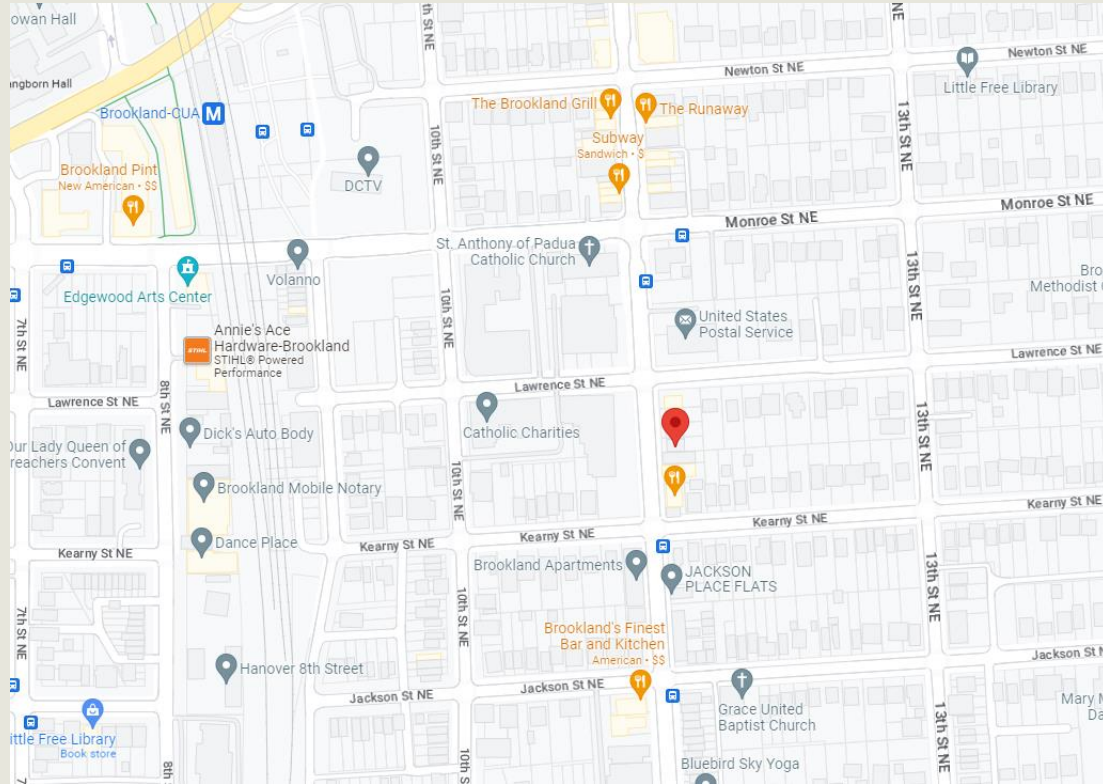
- MU-3A Zone, Parking Relief for 1 space (C-703.2)
- The proposal is to construct a new residential building with 12 units. The project would otherwise be permitted entirely by right and would not require BZA approval except the Applicant has a parking requirement of one space.
- The Office of Planning recommends approval
- DDOT has no objection
- ANC 5B recommends approval





Subj. Property
3315 12th St., NE

Location



General Requirements of Subtitle X § 901.2

Criteria	Project
1) “Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps.”	<ul style="list-style-type: none"><li data-bbox="664 292 1779 361">• The use itself and the proposed Building bulk and density is permitted as a matter-of-right in the MU-3A zone.
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"><li data-bbox="664 554 1875 659">• As the Property has a Walk Score of 90 and is located close to amenities such as grocery stores, restaurants, shops, and the metro, it is anticipated that future residents are unlikely to have cars.

Specific Requirements of C § 703.2	Project
<p>Section 703.2 (a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;</p>	<p>The Property lacks alley access, DDOT will not permit a curb cut, and even if a curb cut were permitted, the lot is relatively narrow and a driveway and/or garage would impact the building envelope so severely that a project would not be feasible. All parking lots within 600 feet are dedicated to their own respective residential and commercial uses.</p>
<p>(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;</p>	<p>The Property is well served by mass transit, including the Brookland-CUA Metro (0.3 mi.).</p>
<p>(c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;</p>	<p>The Property is well served by transportation and is walking distance to amenities such as grocery stores, restaurants, and shops. The Property has a Walk Score of 90 and is considered a “Walker’s Paradise.”</p>
<p>(h) The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either: (1) A curb cut permit for the property has been denied by the District Department of Transportation; or (2) Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR;</p>	<p>The Property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street. We do not expect DDOT to allow a curb cut here, as it would take away more parking than we could provide on-site.</p>
<p>Section C-703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.</p>	<p>The reduction in the required number of parking spaces (one space) is only for the amount the applicant is physically unable to provide. Regarding demand for parking, the Applicant anticipates that the transportation characteristics and amenities in the neighborhood will likely attract residents without cars.</p>

Questions?



① FRONT RIGHT



② FRONT LEFT



③ BACK RIGHT



④ BACK LEFT



609 H St N.E.
WASHINGTON D.C. 20002
SUITE 326
Ph. 240-408-0531

3315 12th St NE

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WASHINGTON DC 20017
LOT 0027 SQUARE 3930

OWNER / DEVELOPER
CARADOC PROPERTIES LLC

GENERAL CONTRACTOR

CIVIL ENGINEER,

STRUCTURAL ENGINEER

MEP

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



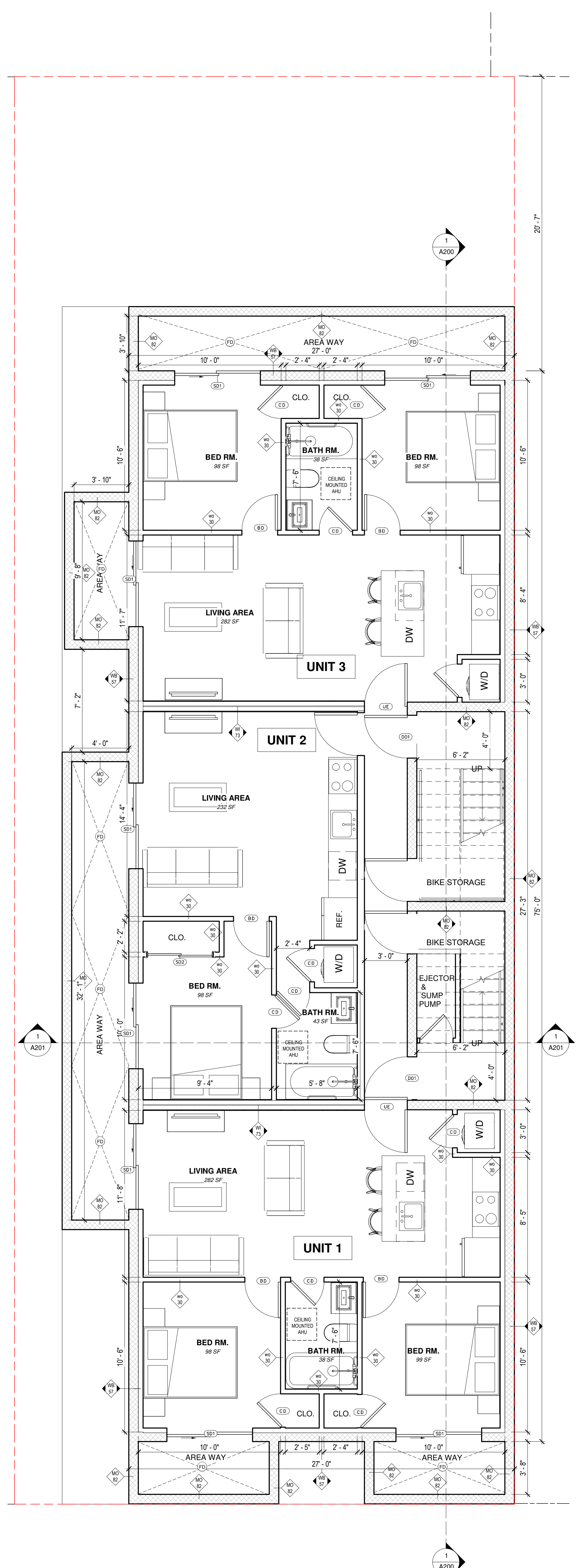
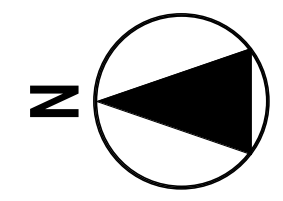
AXONOMETRIC
VIEWS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

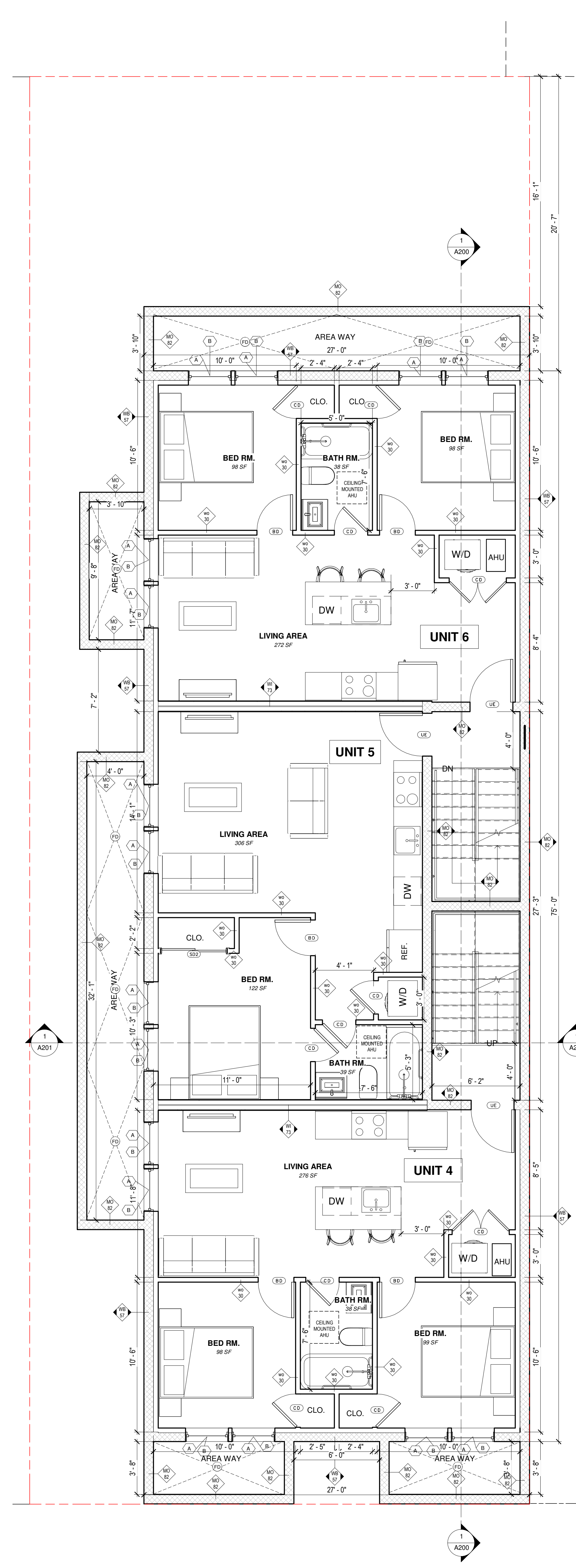
DATE Issue Date	APPROVED
SCALE:	JOB NO. Project Number

DRAWING NO.
A002

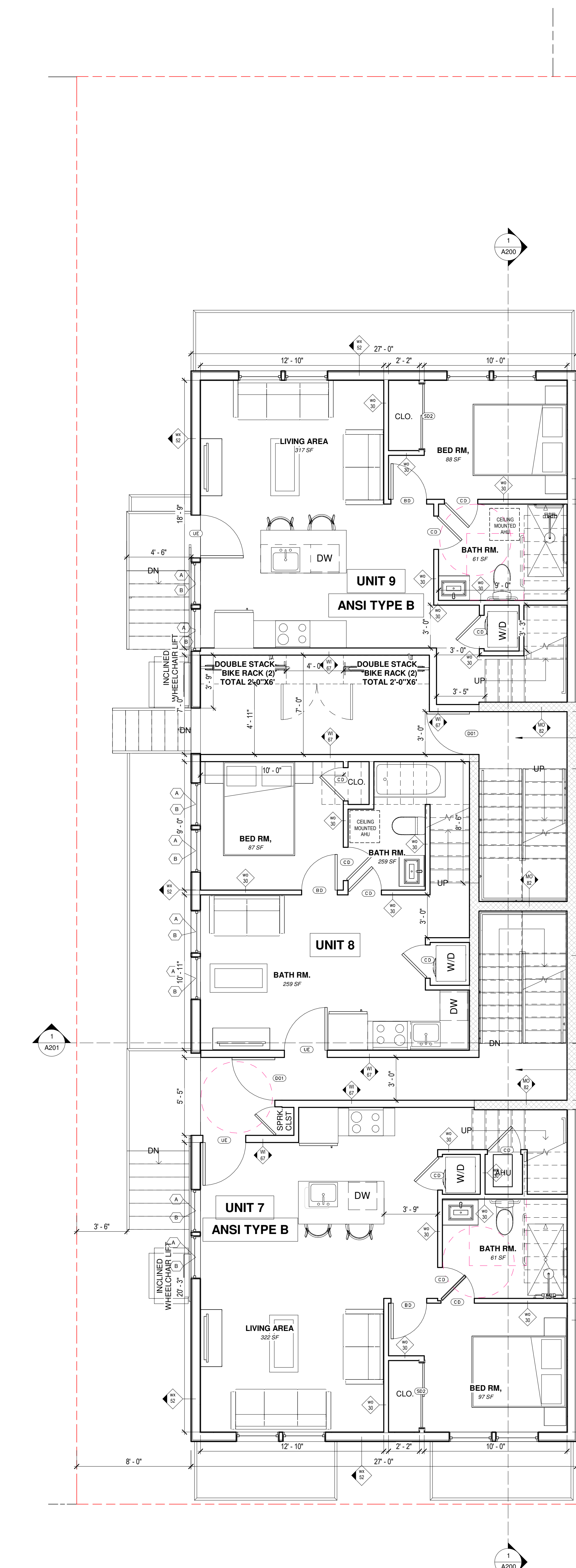
PERMIT SET



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 CELLAR FLOOR PLAN
1/4" = 1'-0"



3 FIRST FLOOR PLAN
1/4" = 1'-0"

MEZZANINE CALCULATION	
UNIT 7 AREA GSF = 570SF	
ALLOWED MEZZANINE AREA = 1/3 X 570 SF	= 171 SF
PROPOSED MEZZANINE AREA =	94 SF
UNIT 8 AREA GSF = 373 SF	
ALLOWED MEZZANINE AREA = 1/3 X 373 SF	= 112 SF
PROPOSED MEZZANINE AREA =	74 SF
UNIT 9 AREA GSF = 516 SF	
ALLOWED MEZZANINE AREA = 1/3 X 516SF	= 154.8 SF
PROPOSED MEZZANINE AREA =	78 SF

ALL CLOSET HEIGHT IS 6'-5".

STAIR WAY 2
(2 hr rated enclosure)

STAIR WAY 1
(2 hr rated enclosure)



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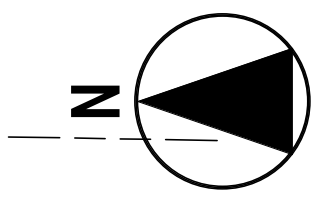
ARCHITECTURAL PLAN

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A100

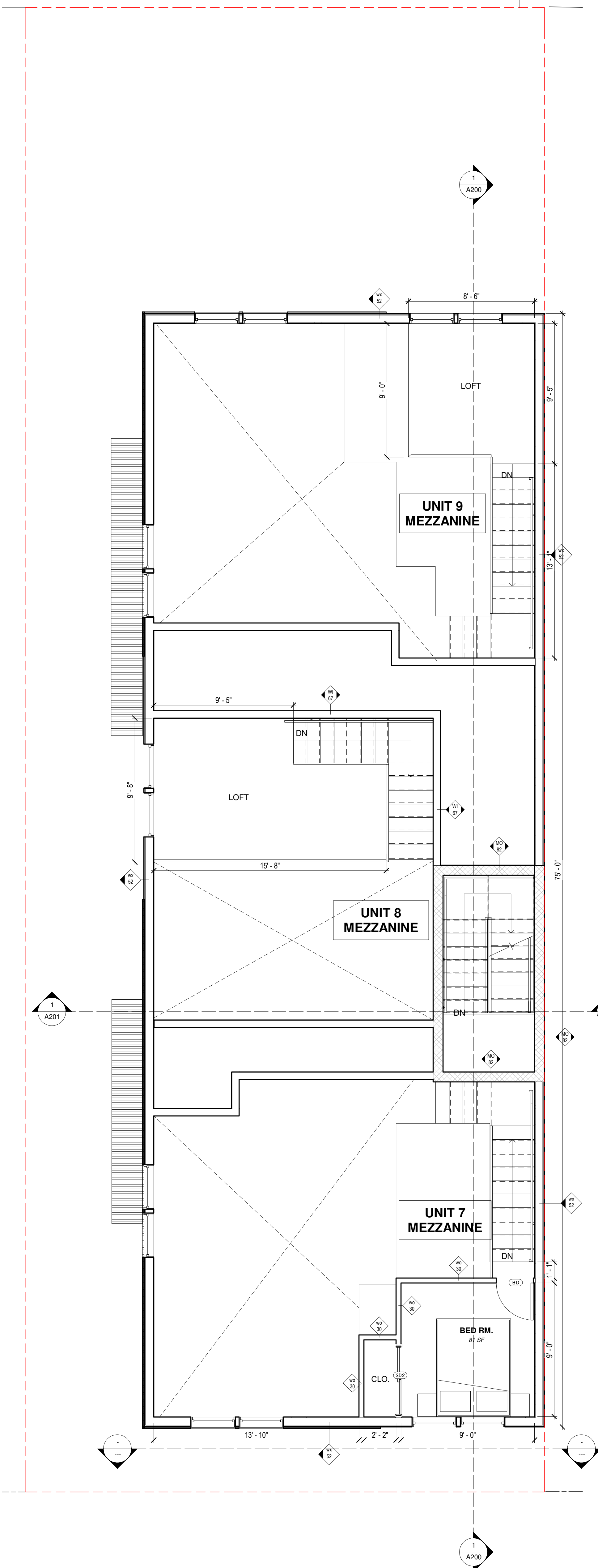
PERMIT SET



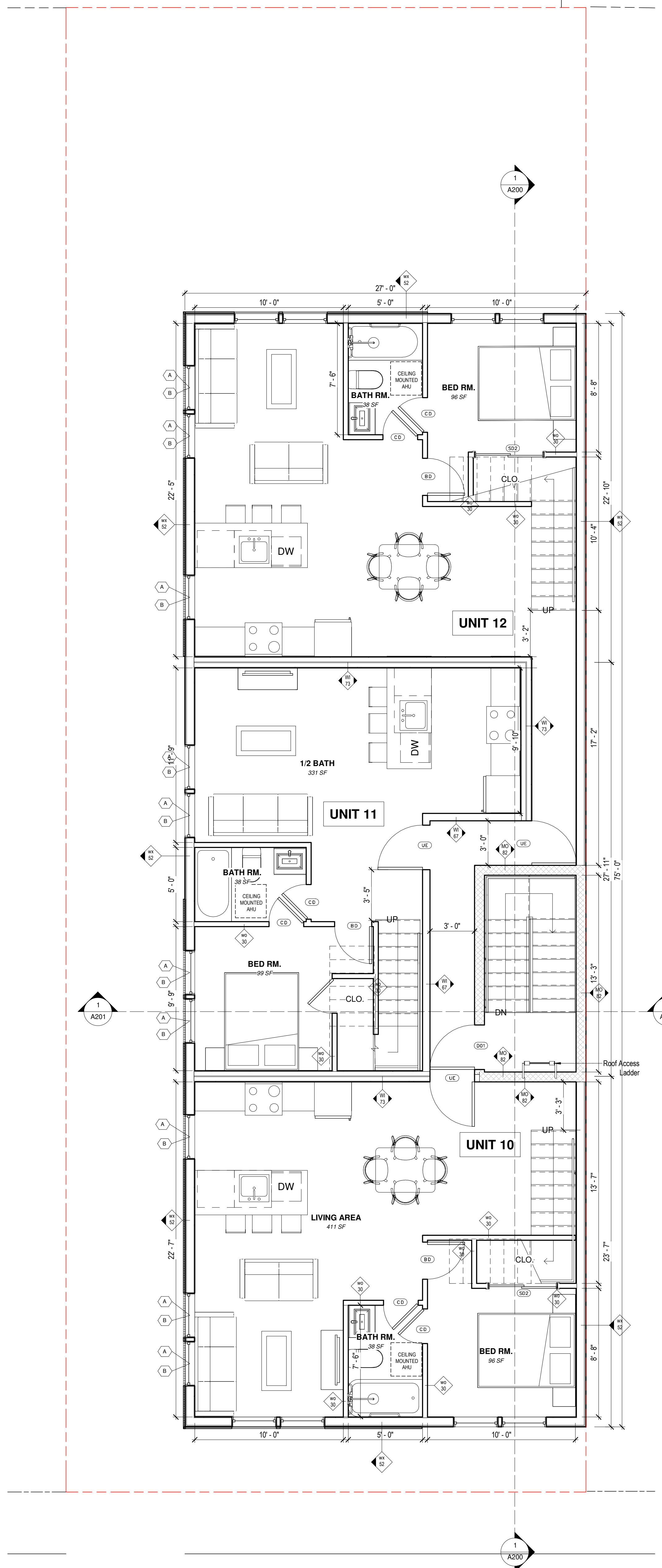
PENTHOUSE CALCULATION

ALLOWABLE PENTHOUSE FLOOR AREA = 0.4 X ARE OF LOT
 = 0.4 X 3500 SF
 = **1400 SF**

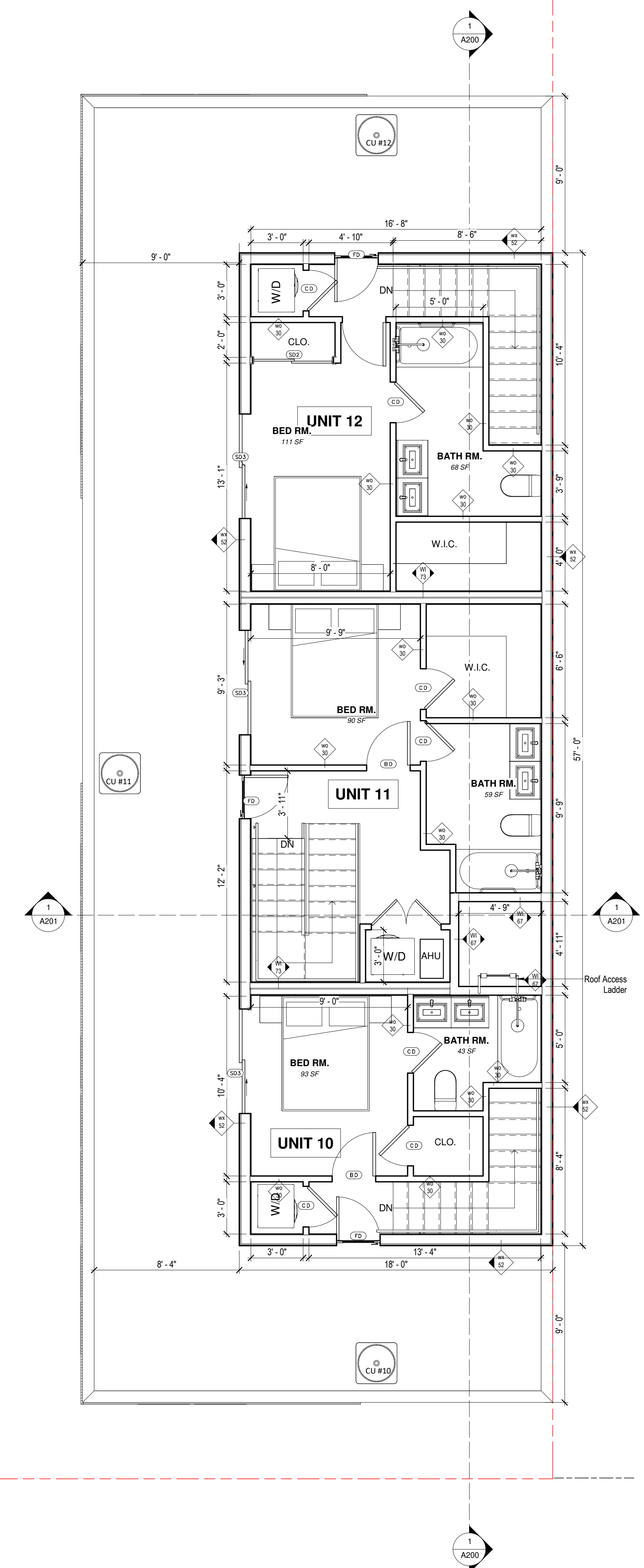
PROPOSED PENTHOUSE AREA = **1026 SF**



1 FIRST FLOOR MEZZANINE
 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 1/4" = 1'-0"



3 PENT HOUSE LEVEL
 1/4" = 1'-0"



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 CARADOC PROPERTIES LLC

GENERAL CONTRACTOR

CIVIL ENGINEER,

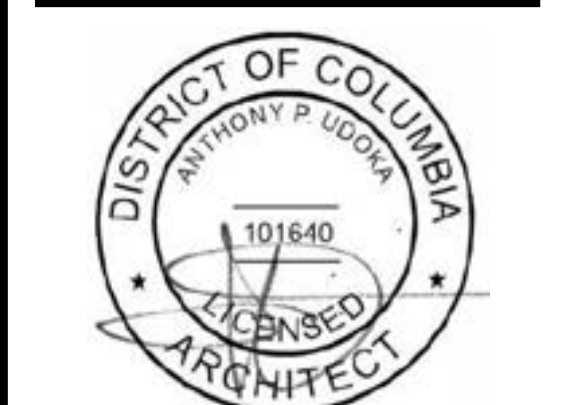
STRUCTURAL ENGINEER

MEP

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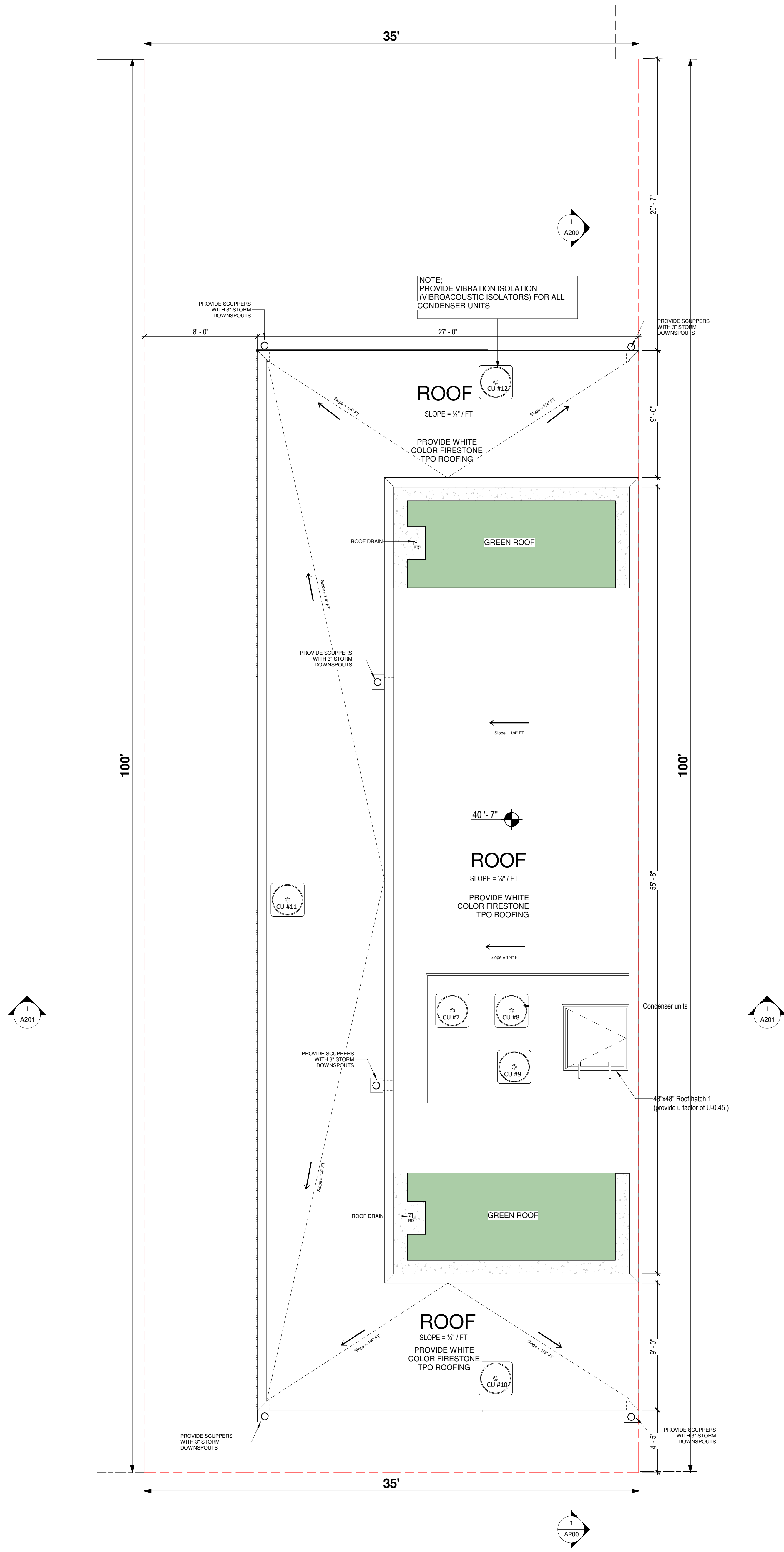
ARCHITECTURAL PLAN

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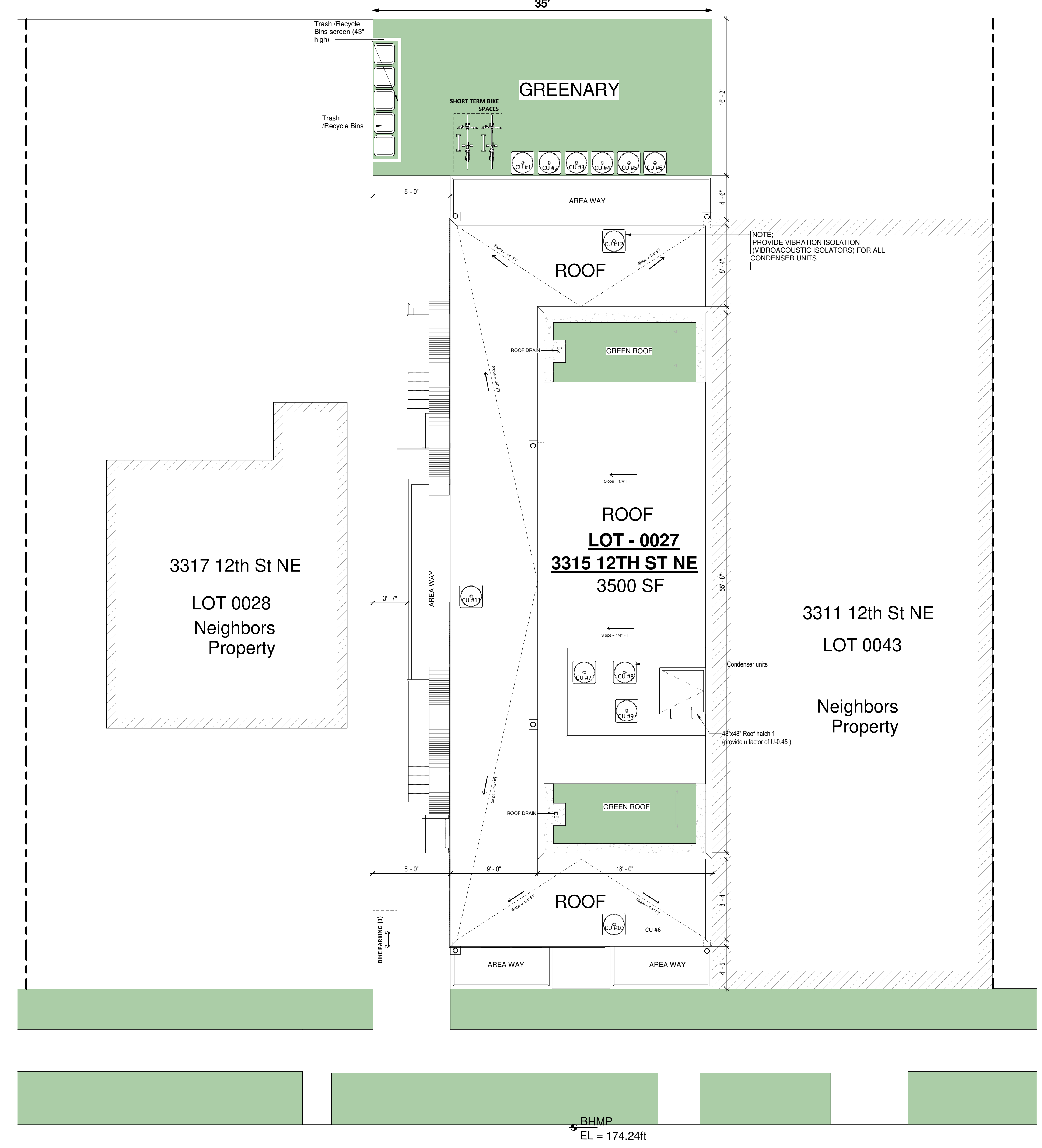
DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A101

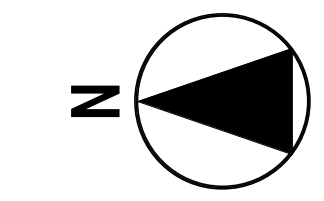
PERMIT SET



1 ROOF LEVEL
1/4" = 1'-0"



2 SITE PLAN
3/16" = 1'-0"



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GENERAL CONTRACTOR

CIVIL ENGINEER,

STRUCTURAL ENGINEER

MEP

Key Plan

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NO. DATE

Revisions
NO. DATE



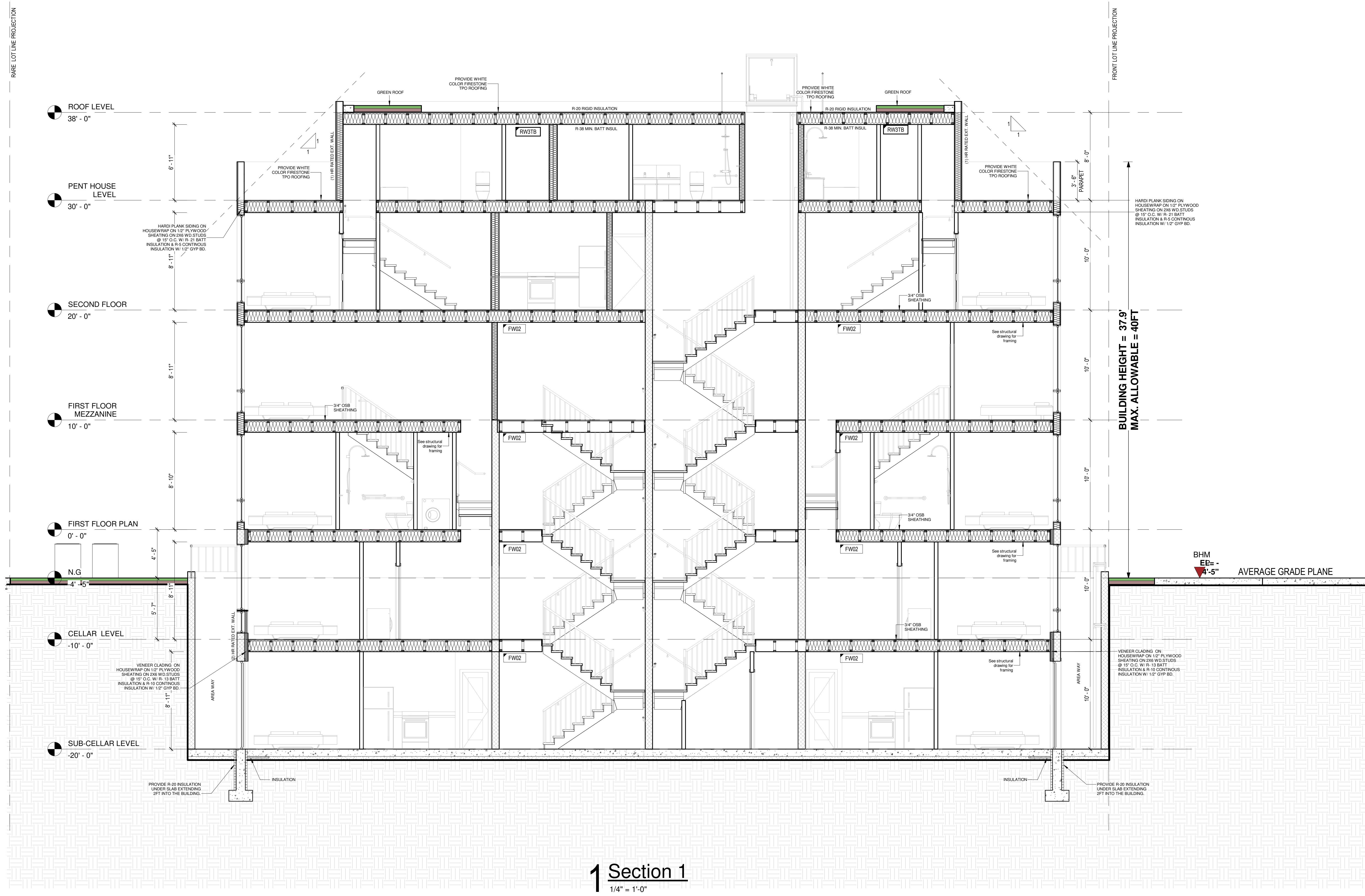
ROOF & SITE PLAN

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
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DATE Issue Date	APPROVED
SCALE: As indicated	JOB NO. Project Number

DRAWING NO.
A102

PERMIT SET



1 Section 1
1/4" = 1'-0"



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STRUCTURAL ENGINEER

MEP

Key Plan

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Revisions
NO. DATE



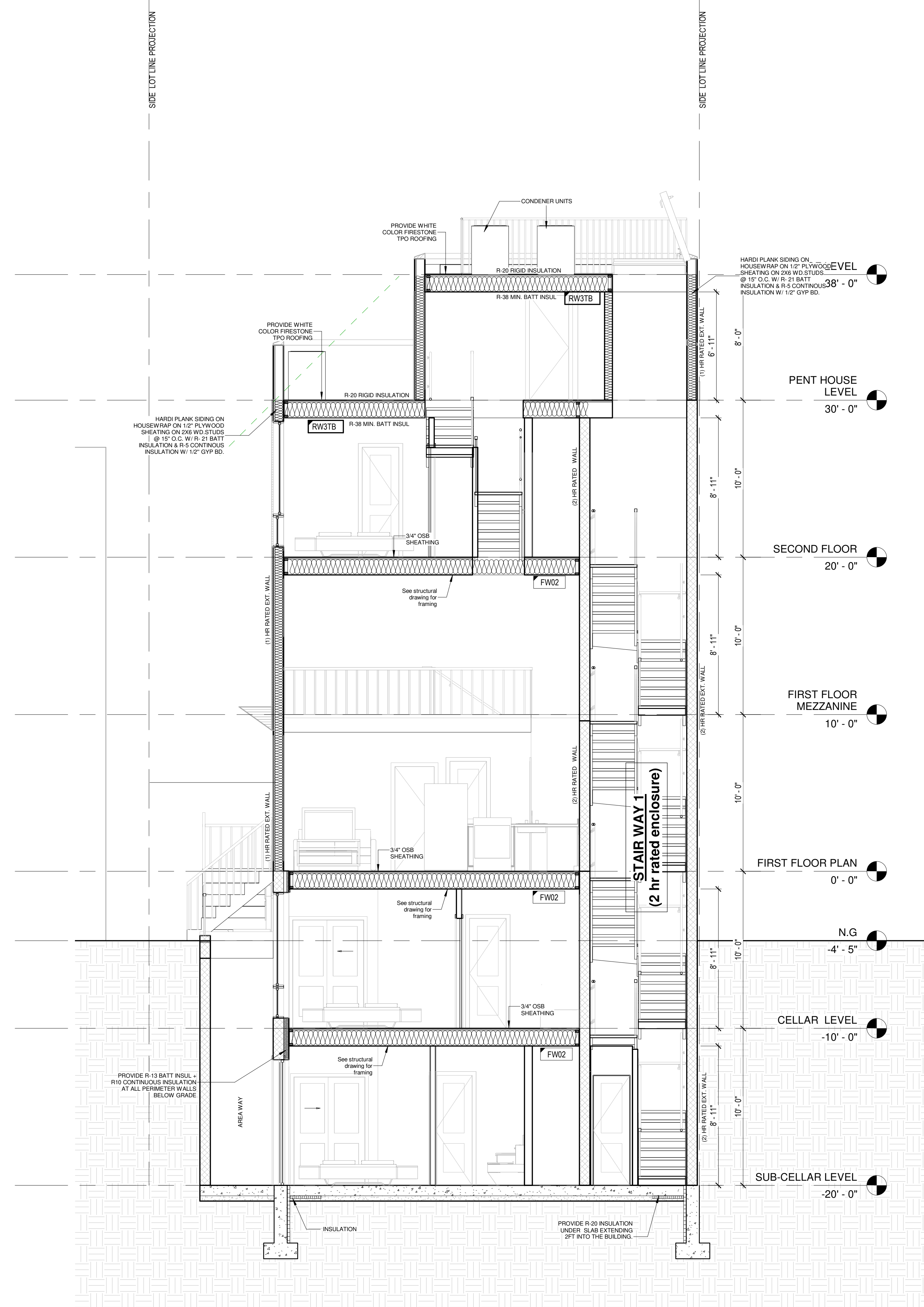
SECTION

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
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DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A200

PERMIT SET



1 Section 2
1/4" = 1'-0"



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Issue
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Revisions
NO. DATE



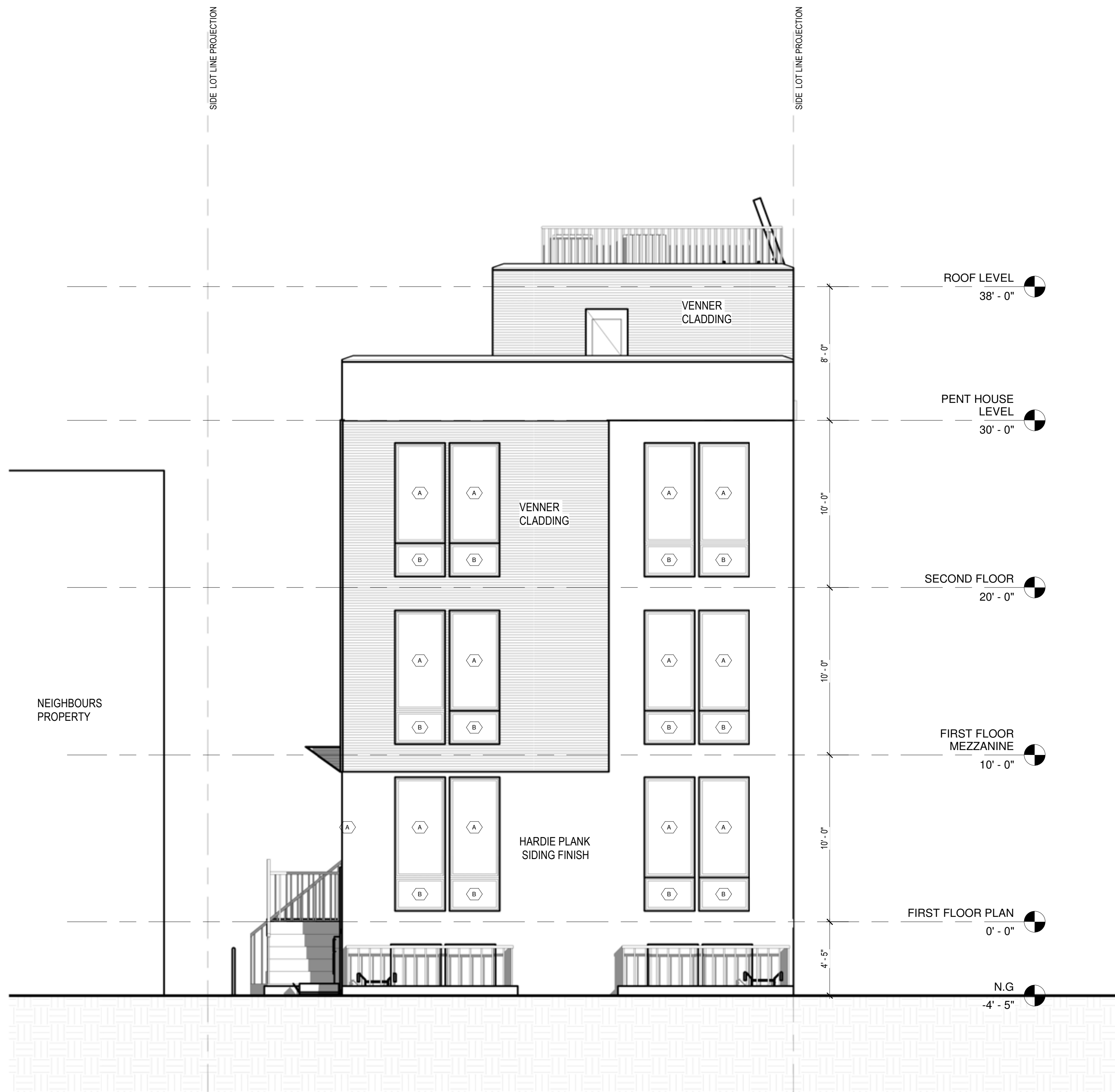
SECTION

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED -
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A201

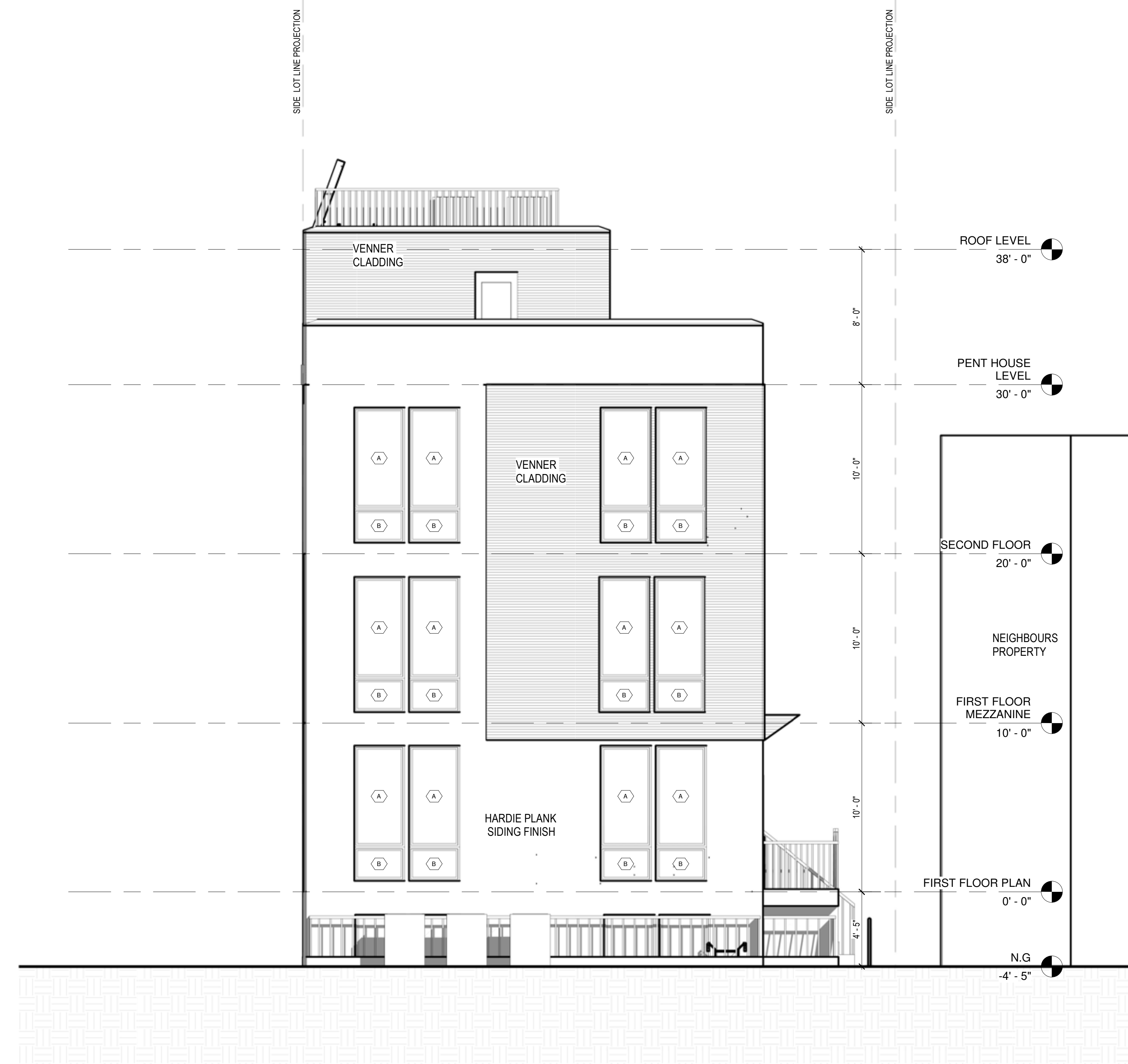
PERMIT SET



1 FRONT ELEVATION
1/4" = 1'-0"

PROVIDED FIRE SEPARATION DISTANCE= 60 FT (per site plan on sheet A102)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION = **NOT REQUIRED FOR FRONT FACADE.**



2 REAR ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION @ AREAWAY
1/4" = 1'-0"

PROVIDED FIRE SEPARATION DISTANCE= 60 FT (per site plan on sheet A102)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION = **NOT REQUIRED FOR FRONT FACADE.**



4 REAR ELEVATION @ AREAWAY
1/4" = 1'-0"



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STRUCTURAL ENGINEER

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NO. DATE



ELEVATIONS

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date
SCALE: 1/4" = 1'-0"
DRAWING NO. A300

APPROVED
JOB NO. Project Number

PERMIT SET



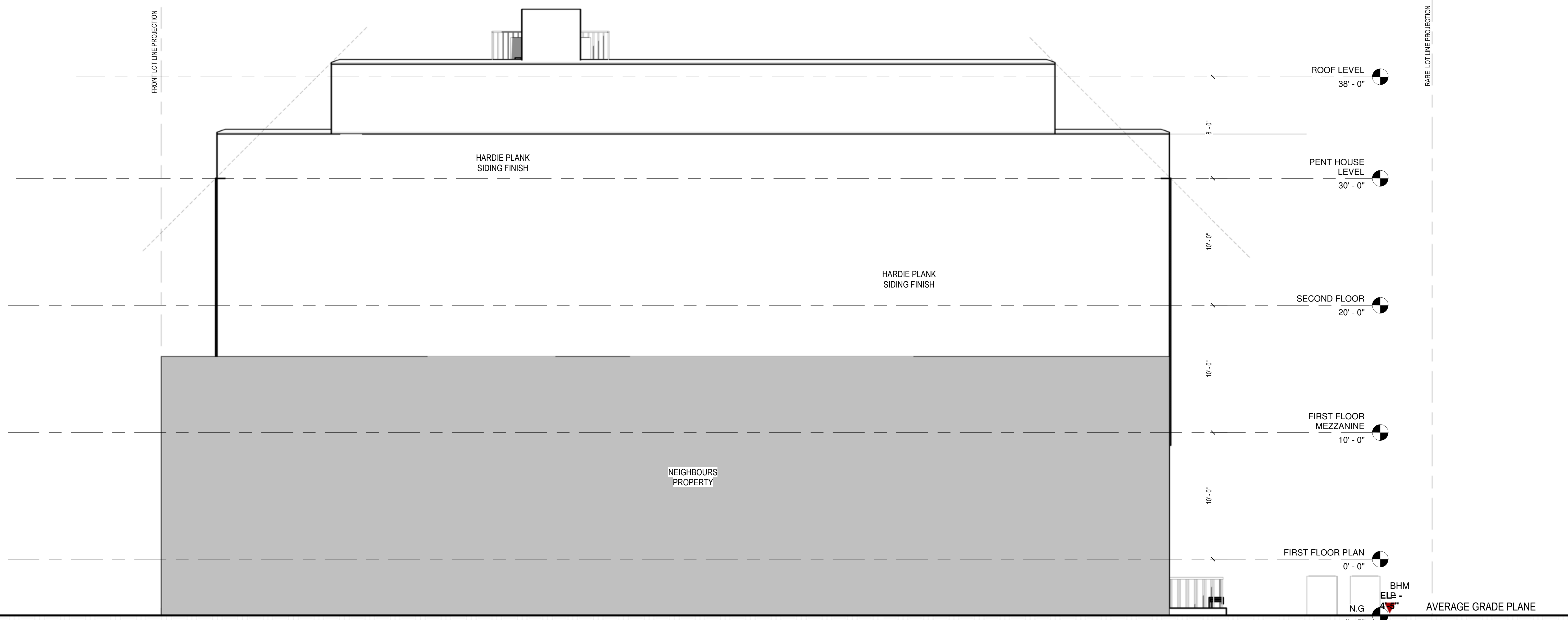
PROVIDED FIRE SEPARATION DISTANCE= 8 FT (per site plan on sheet A102)

TOTAL AREA OF WALL=2577 SF
TOTAL AREA OF OPENING = 614 SF

OPENING TO WALL RATIO = $614/2577=0.238$
24%

NOTE; EXTERIOR WALL OPENING RATIO =24%

1 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



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ELEVATIONS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A301

PERMIT SET