

Modification Request: Summary of Modifications

Overview

The Applicant seeks a modification to the plans approved under Order No. 20925 as part of DOB building permit B2508269. The proposed changes maintain the intent of the original relief. No new zoning relief is requested, as all modifications—other than those specifically noted below—fall within the "by-right" development standards of the R-1-B Zone or within the flexibility limits of Subtitle A § 304.10(f).

Please refer to the pages and notes in magenta on BZA Modification drawings describing the plan modifications.

Modifications Exceeding 5% flexibility threshold of A §304.10 (f)

1. Gross Floor Area (GFA) – Principal Building: The GFA of the principal building increases by **145 sq. ft. (6%)**, resulting in a total GFA of 2,532 sq. ft. (Note: An accessory structure has also been added; see point 4). *Page 1*
2. Building Area – Principal Building: The principal building footprint decreased from 906 to 833 sq. ft. However, the addition of a new rear deck brings the total building area to 1,130 sq. ft., a net increase of 92 sq. ft. (9%). *Page 1*

Modifications Within 5% flexibility threshold of A §304.10 (f):

3. Building Height. Height increases by 1.9% (from 39'-3" to 40'-0") The roof of the tower element has been altered from a flat roof to a shed roof. Modified height remains within standards of the R-1-B zone. *Page 6*

Other Site and Architectural modifications:

4. Lot Occupancy. Total lot occupancy increases from 25% to 40% due to the new accessory structure. This remains compliant with the by-right limits of the R-1-B zone. *Page 1*
5. Massing The front tower massing now extends to the first floor for architectural consistency and has a shed roof in place of a flat roof. Notably, the overall length of the principal building is **reduced from 51'8" to 49'0"** by consolidating the rear into a single plane. The front porch is more conventional and no longer partially enclosed by an open structure. *Page 1-7*
6. Fenestration. Window layouts have been modified, with a reduction of windows on the West elevation (-70 SF) and an increase of windows on the East side (+154 SF). *Pages 6 and 7*
7. Front Yard. The modified building reduces the front yard from 30'-6" to 22'-6" to accommodate the accessory structure and remains within the development standards of R-1-B. *Page 1*
8. Rear Yard. The rear yard is reduced from 77'-6" to 25'-0" to accommodate the accessory structure. *Page 1*
9. Areaway. The areaway to access the cellar level has been switched from the West to the East side. *Page 1*
10. Architectural Embellishment. A pergola has been added to the top of the building at the rear as an architectural embellishment meeting the requirements of Subtitle B §306.5 *Page 6 and 7*
11. Material Changes. Fiber cement siding remains the primary material, supplemented by metal standing seam and natural wood siding in the modified plans. *Page 6-9*

Consistency with Previously Granted Relief:

12. The proposed modifications are consistent with the intent of Order No. 20925. The approved 3'6" side yard requirements are maintained on the West side and increased to 3'9" on the East side. Importantly, the modified design continues to satisfy the burden of proof established in the original order: *Page 6- 9*

Burden of proof Subtitle D 5201.4 (a) pursuant to Subtitle X 901.3:

The Applicant maintains that the modified design continues to satisfy the burden of proof established in Order 20925:

- Subtitle D § 5201.4(a) (Light and Air): Because the building's total length has been reduced, the impact on light and air to neighboring properties is further mitigated.
- Subtitle D § 5201.4(b) (Privacy): Privacy is preserved—and arguably enhanced—by the reduction of windows on the side elevations and the reduction in overall building length.