

ANC 7C Presentation

June 13th, 2024

Special Exception Request
at 1119 48th PI NE

Applicant:
Arel Properties

Zoning Rules

Seeking relief from the following Zoning rule(s):

Subtitle D – 208.3: In any of the R-2 zones, one (1) side yard, a minimum of eight feet (8 ft.) in width, shall be provided for all semi-detached buildings.

Subtitle D – 210.1: Except as provided elsewhere in this title, the maximum permitted lot occupancy shall be as set forth in the following table:

TABLE D § 210.1: MAXIMUM LOT OCCUPANCY		
Zones	Type of Structure	Maximum Percentage of Lot Occupancy (%)
R-1 R-2	Public Recreation and Community Center	20
	Places of Worship	60
	All Other Structures	40
R-3	Public Recreation and Community Center	20
	Places of Worship	60
	Single Household Row Building	60
	All Other Structures	40

Existing Conditions



EXISTING DRIVEWAY & CURB CUT



EXISTING 48TH PLACE NE CONDITION



EXISTING LOT FRONT VIEW



EXISTING ADJACENT BUILDING

Existing Conditions



EXISTING REAR VEGETATION

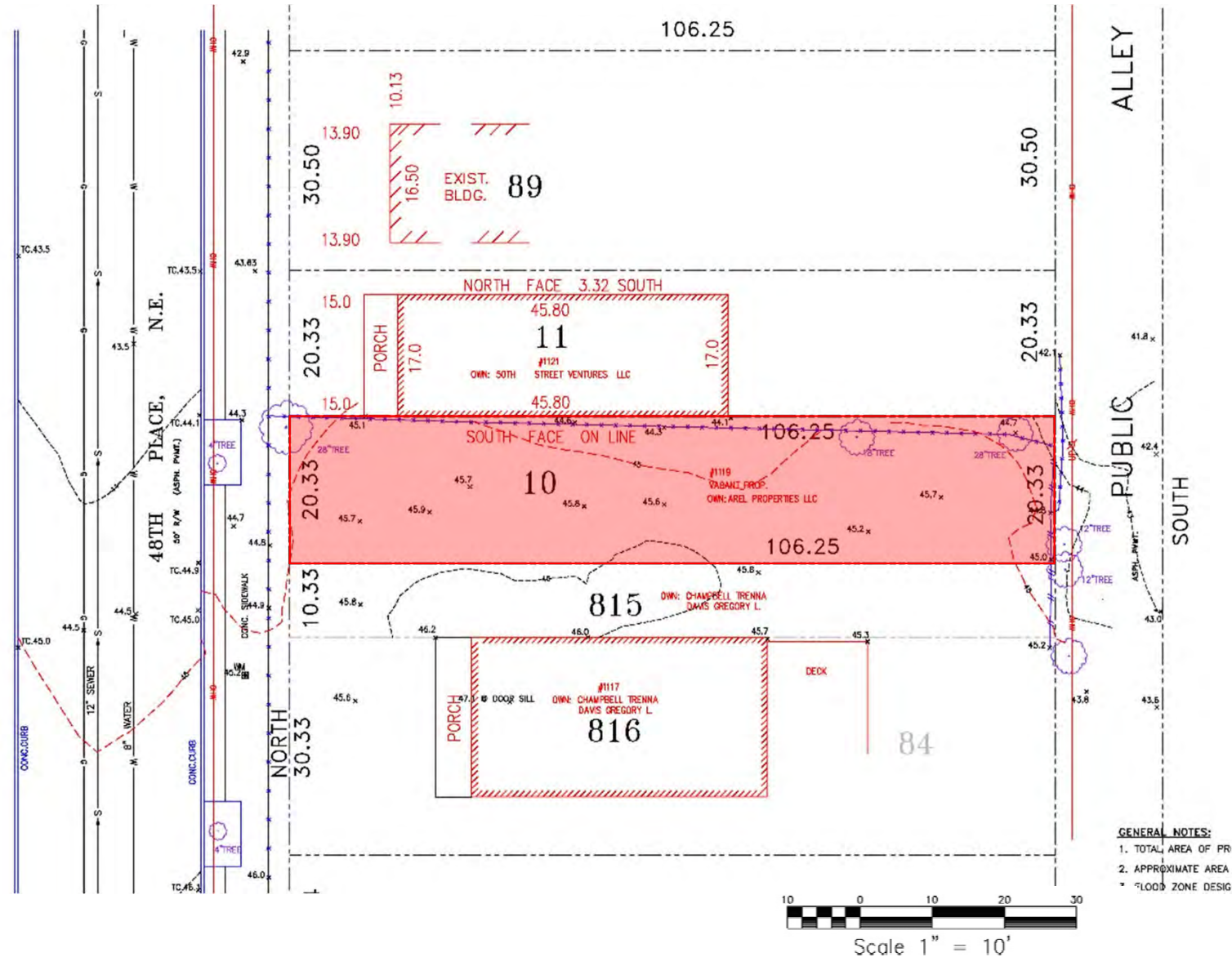


EXISTING REAR VEGETATION



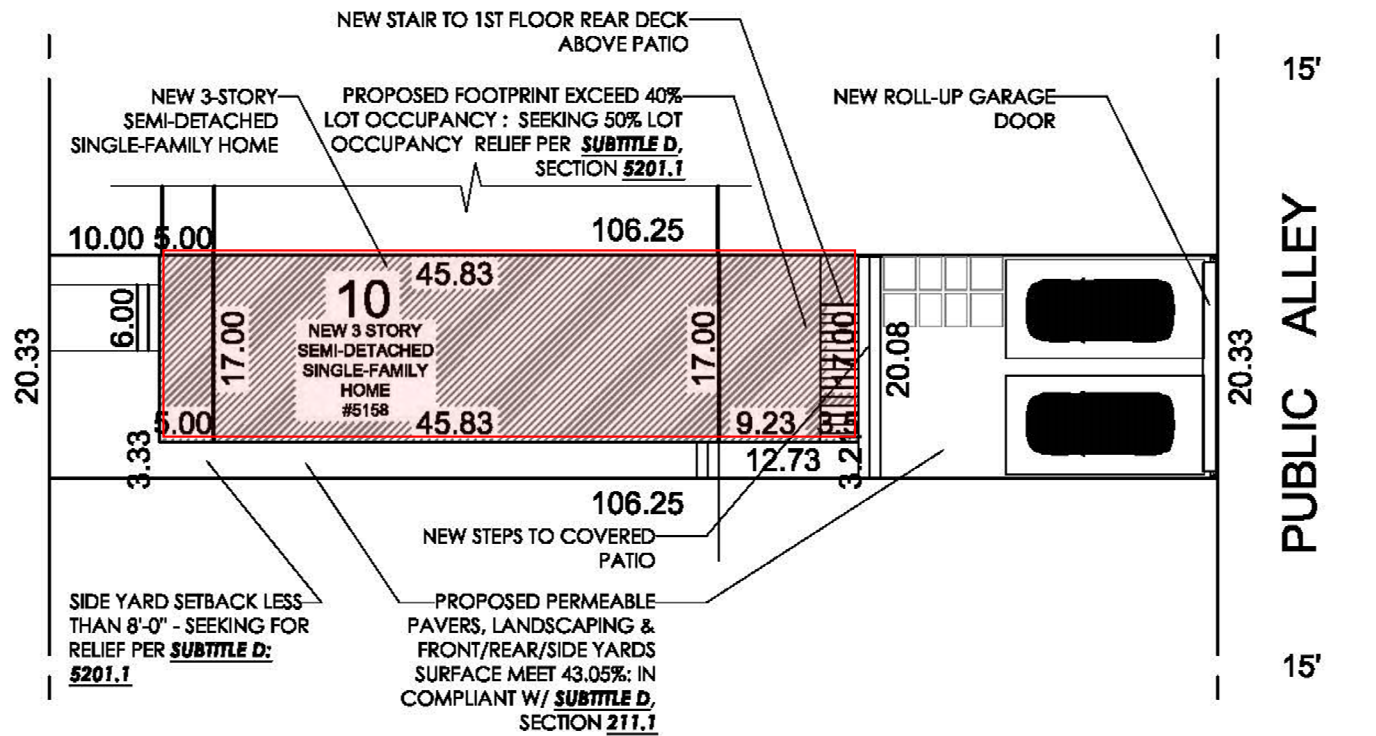
EXISTING LOT REAR VIEW

Existing Survey

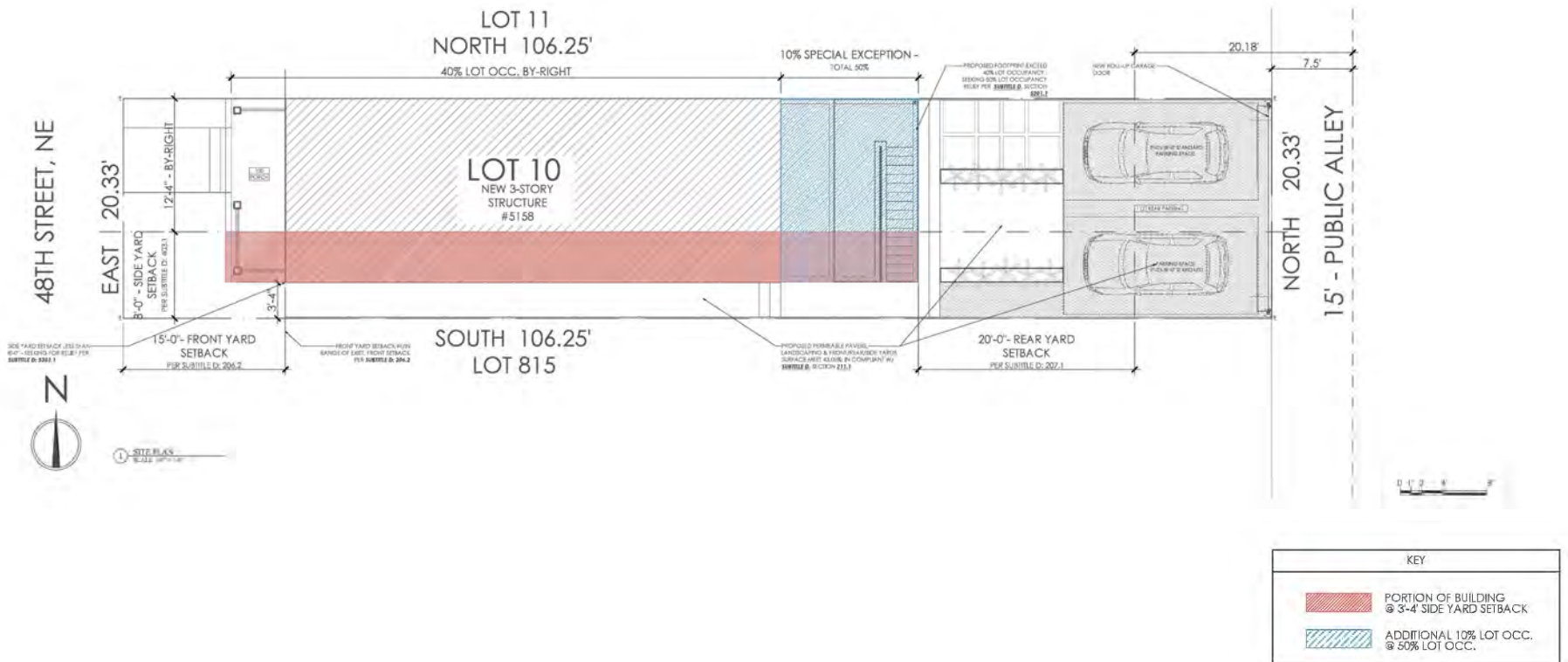


Proposed Plat

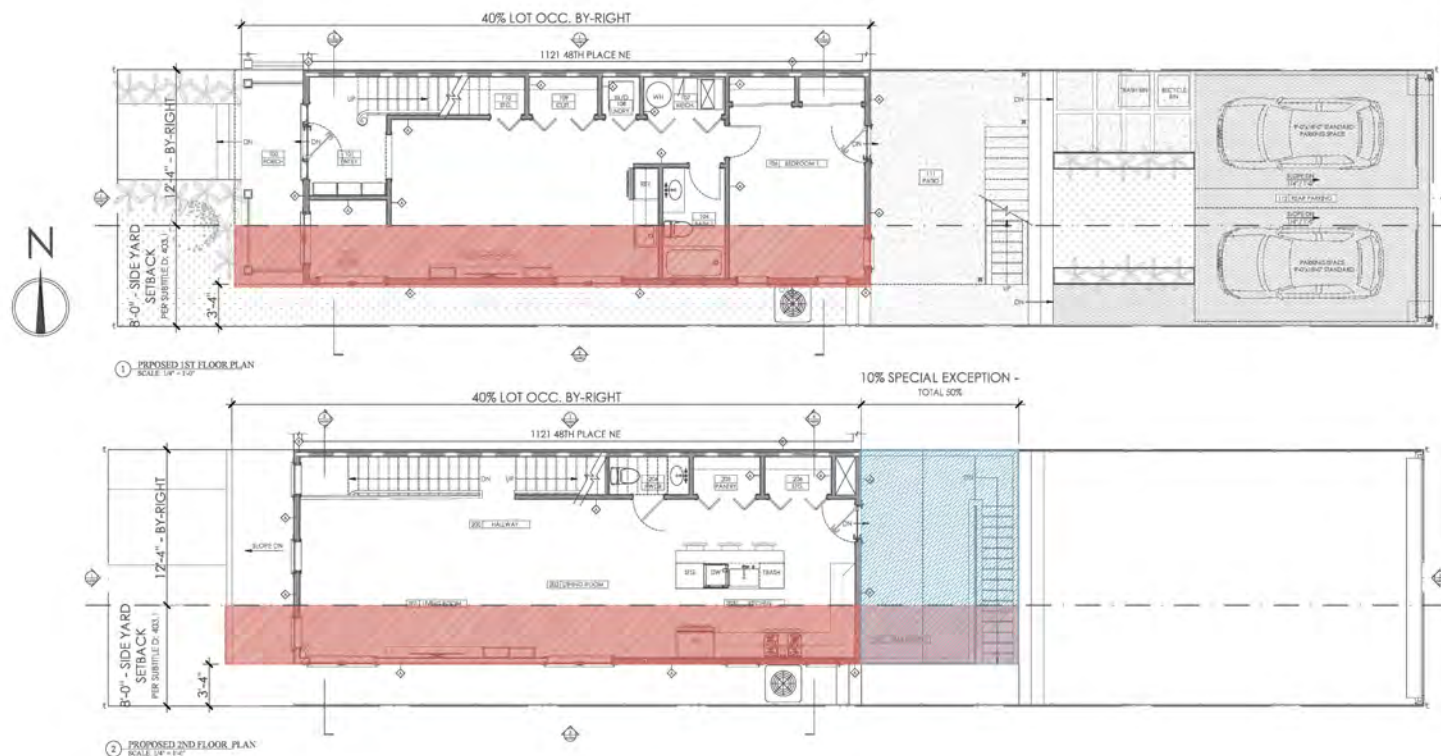
48th STREET, N.E.



Proposed Site Plan



By-right / Proposed Plans



By-right floor area of building:

1st Floor 565.08 sq.ft.
2nd Floor 565.08 sq.ft.
3rd Floor 565.08 sq.ft.
Front Porch 61.65 sq.ft.
Deck 157.00 sq.ft.

Total 1913.2 sq.ft.
Lot Occ. 783.73 (36.28%)

Proposed floor area of building:

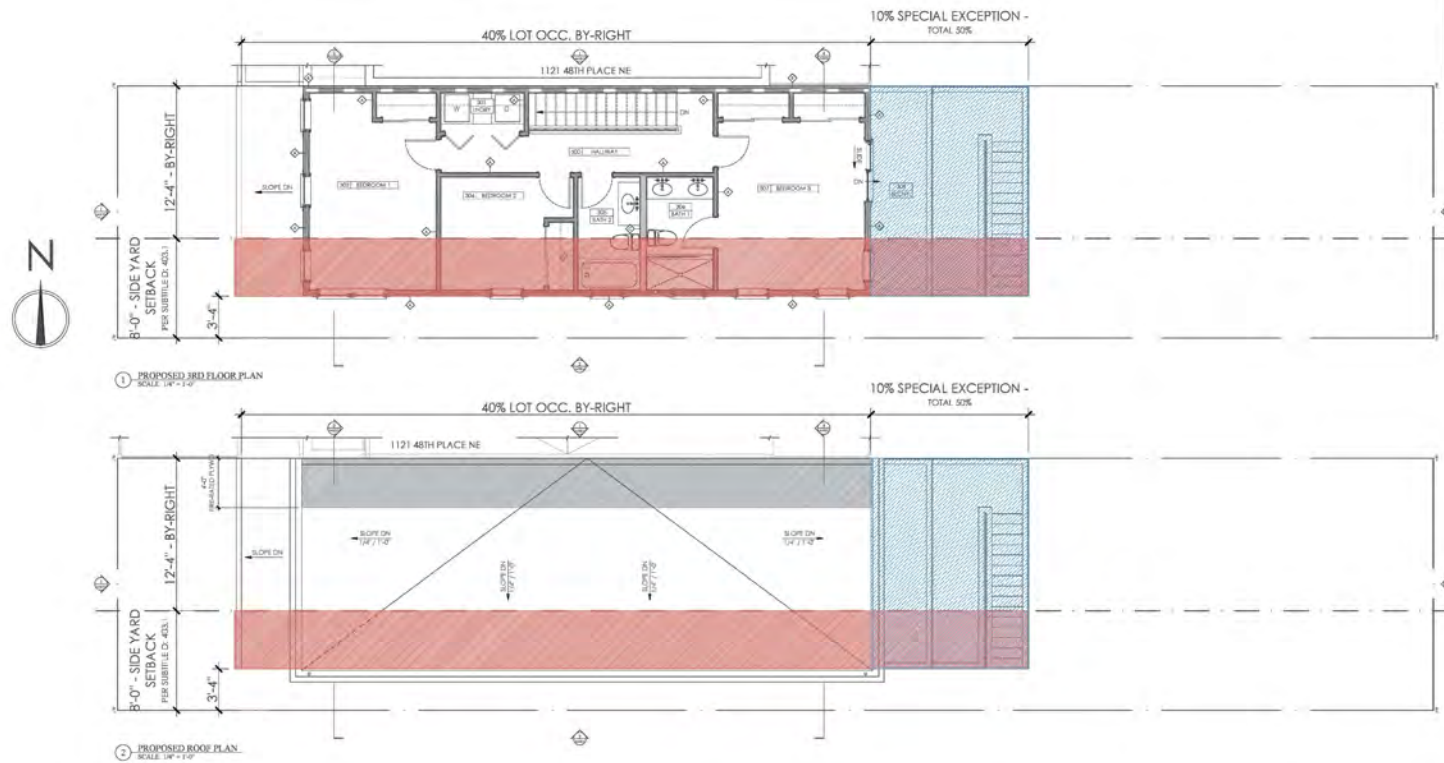
1st Floor 779.11 sq.ft.
2nd Floor 779.11 sq.ft.
3rd Floor 779.11 sq.ft.
Front Porch 85 sq.ft.
Deck 216.40 sq.ft.



Total 2638.73 sq.ft.
Lot Occ. 1080.51 (50%)



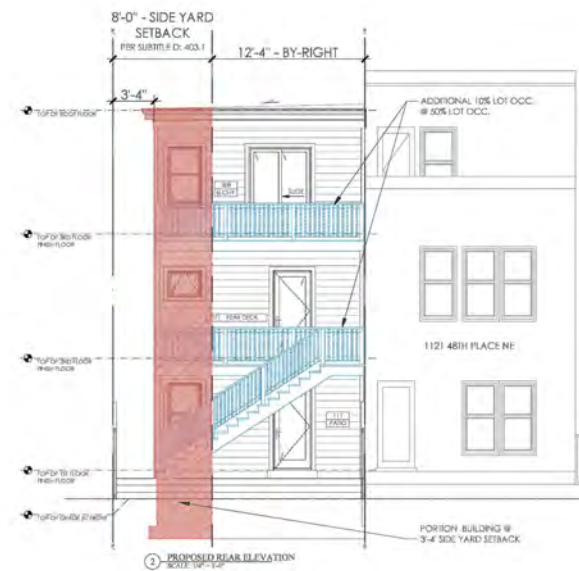
KEY	
	PORT OF BUILDING @ 3'-4" SIDE YARD SETBACK
	ADDITIONAL 10% LOT OCC. @ 50% LOT OCC.

By-right / Proposed Plans



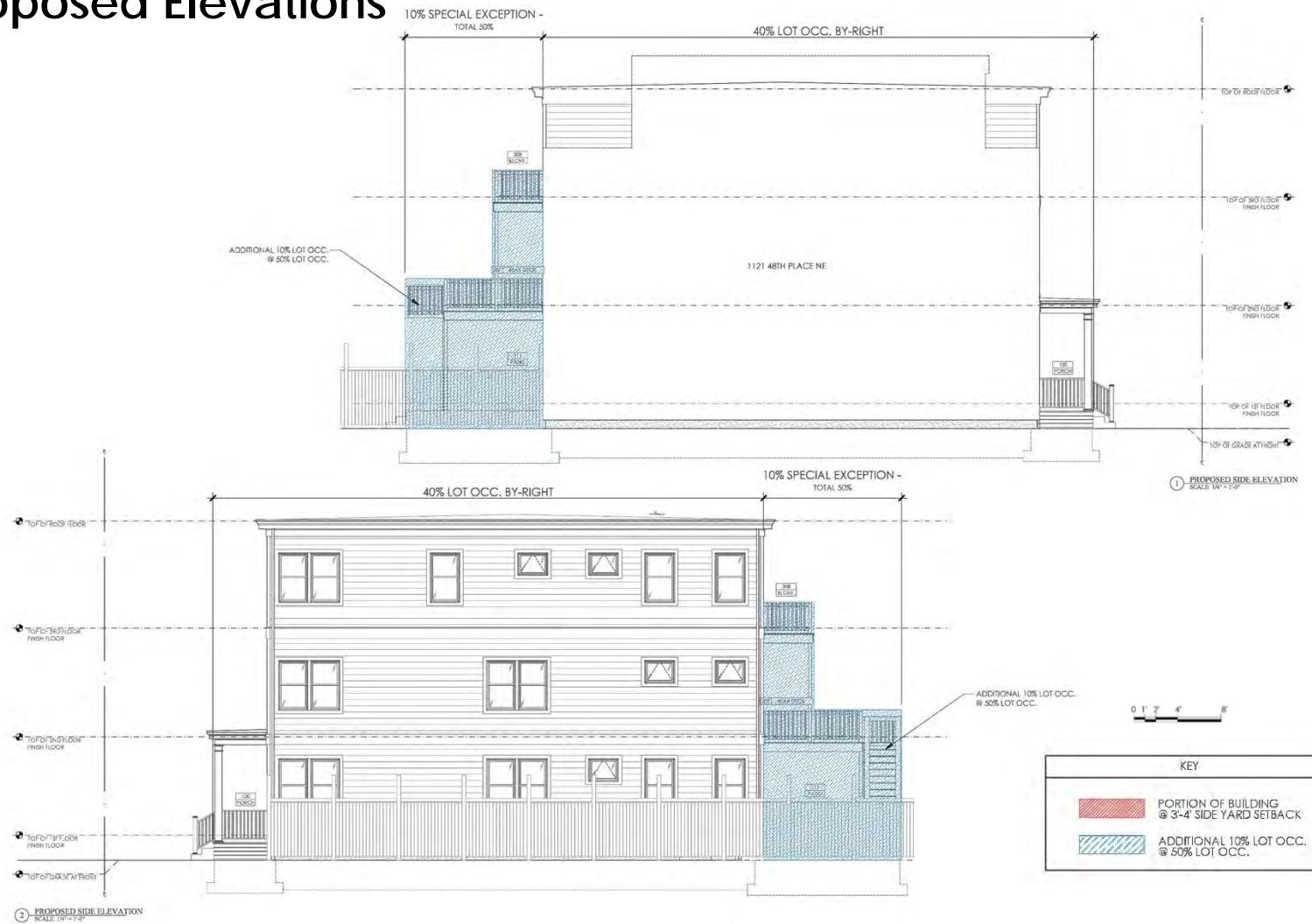
KEY	
	PORTION OF BUILDING @ 3'-4" SIDE YARD SETBACK
	ADDITIONAL 10% LOT OCC. @ 50% LOT OCC.

By-right / Proposed Elevations

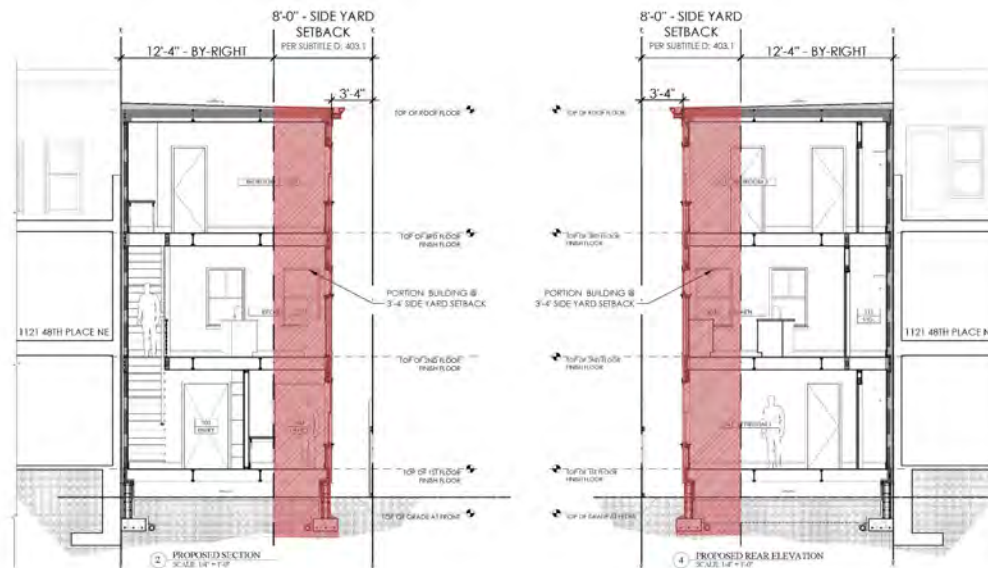


KEY	
	PORTION OF BUILDING @ 3'-4" SIDE YARD SETBACK
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By-right / Proposed Elevations



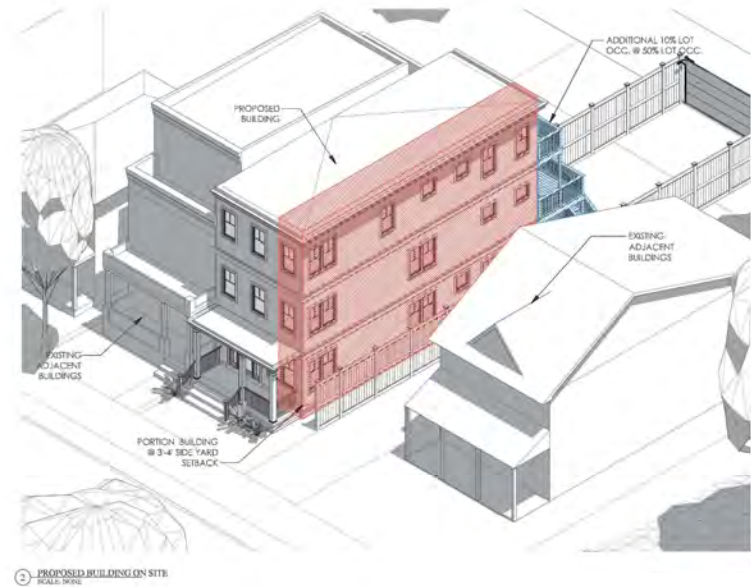
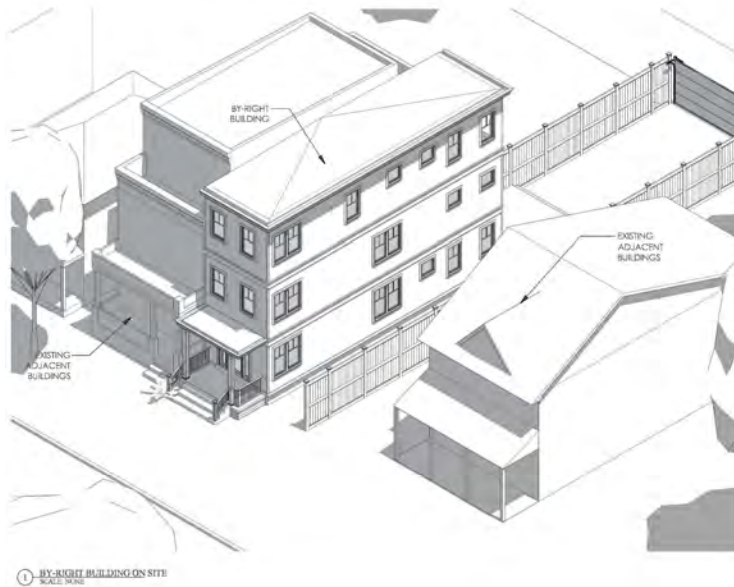
By-right / Proposed Short Section



0 1' 2' 4' 8'


KEY	
	PORTION OF BUILDING @ 3'-4" SIDE YARD SETBACK
	ADDITIONAL 10% LOT OCC. @ 50% LOT OCC.

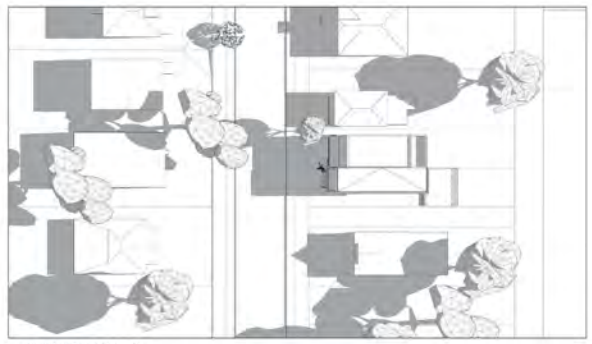
By-right / Proposed Building Location



KEY	
	PORTION OF BUILDING @ 3'-4" SIDE YARD SETBACK
	ADDITIONAL 10% LOT OCC. @ 50% LOT OCC.

Summer Sun Study

JUNE 21, 8 A.M. 



1 BY-RIGHT SITE CONDITION
SCALE: 1/8"=1'-0"



2 PROPOSED SITE CONDITION
SCALE: 1/8"=1'-0"



JUNE 21, 12 P.M. 



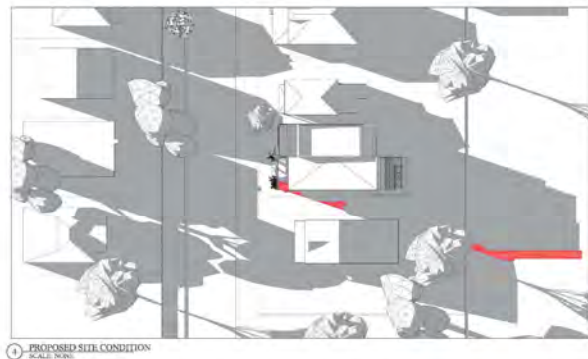
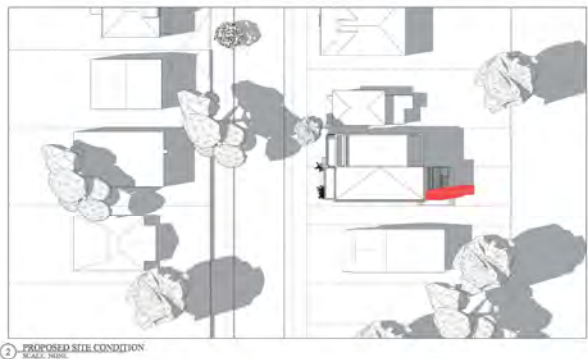
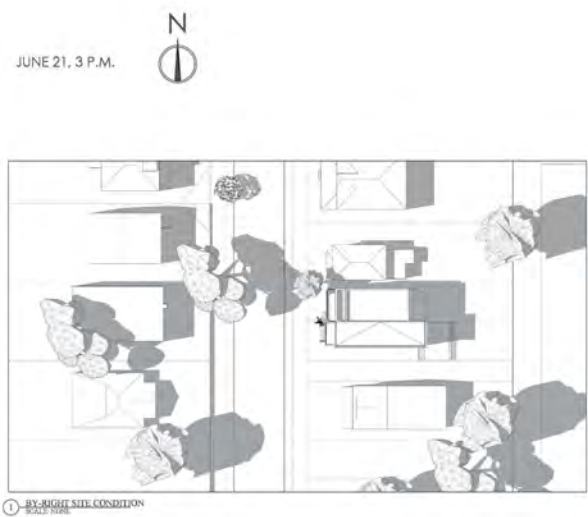
3 BY-RIGHT SITE CONDITION
SCALE: 1/8"=1'-0"





4 PROPOSED SITE CONDITION
SCALE: 1/8"=1'-0"


KEY	
	BY-RIGHT SHADOW AROUND SITE
	PROPOSED SHADOW AROUND SITE

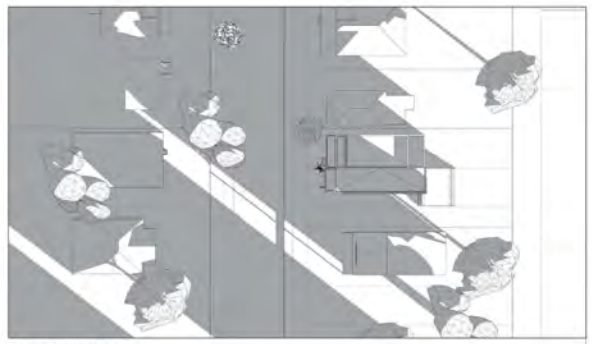
Summer Sun Study



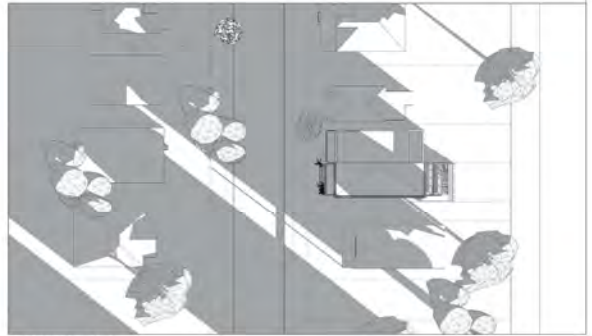
KEY	
	BY-RIGHT SHADOW AROUND SITE
	PROPOSED SHADOW AROUND SITE

Winter Sun Study

DECEMBER 21, 8 A.M. 



1 BY-RIGHT SITE CONDITION
SCALE: 1"=40'

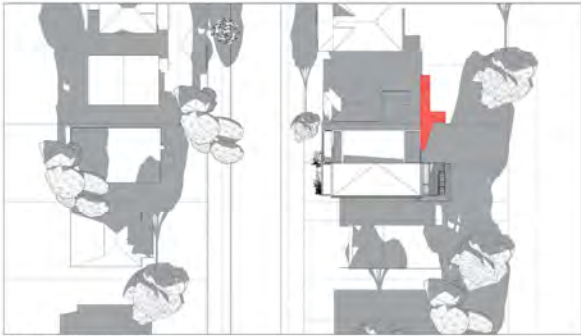


2 PROPOSED SITE CONDITION
SCALE: 1"=40'



DECEMBER 21, 12:00 M. 



3 BY-RIGHT SITE CONDITION
SCALE: 1"=40'

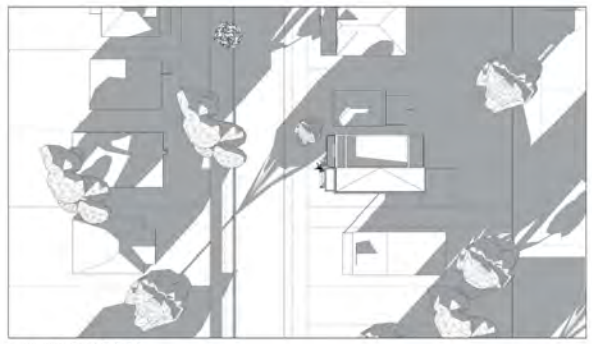


4 PROPOSED SITE CONDITION
SCALE: 1"=40'

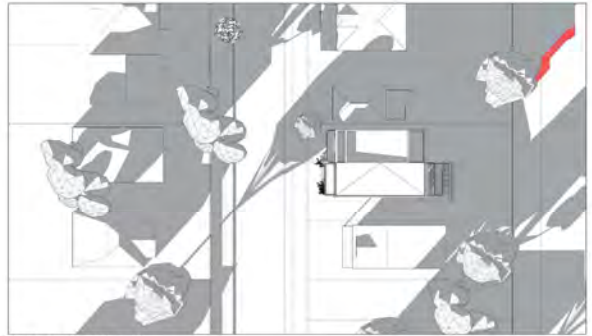
KEY	
	BY-RIGHT SHADOW AROUND SITE
	PROPOSED SHADOW AROUND SITE

Winter Sun Study

DECEMBER 21, 3 P.M. 



1 BY-RIGHT SITE CONDITION
SCALE: 1"=10'



2 PROPOSED SITE CONDITION
SCALE: 1"=10'



DECEMBER 21, 4:45 P.M. 



3 BY-RIGHT SITE CONDITION
SCALE: 1"=10'



4 PROPOSED SITE CONDITION
SCALE: 1"=10'

KEY	
	BY-RIGHT SHADOW AROUND SITE
	PROPOSED SHADOW AROUND SITE

Proposed Sidewalk / Alley Views



① PROPOSED BUILDING FROM SIDEWALK
SCALE: 1/8"=1'-0"



① PROPOSED BUILDING FROM SIDEWALK
SCALE: 1/8"=1'-0"

VIEW 3

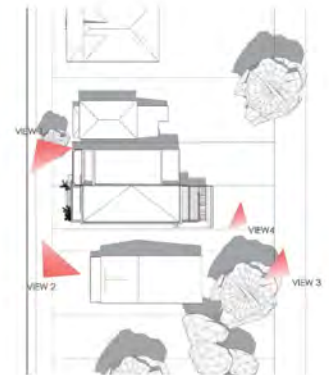


② PROPOSED BUILDING FROM PUBLIC ALLEY
SCALE: 1/8"=1'-0"

VIEW 4



④ PROPOSED BUILDING FROM PUBLIC ALLEY
SCALE: 1/8"=1'-0"



⑤ KEY PLAN
SCALE: 1/8"=1'-0"