

BZA Application No. 21158

**629 South Carolina Avenue, SE
629 SC, LLC
September 18, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21158
EXHIBIT NO.28

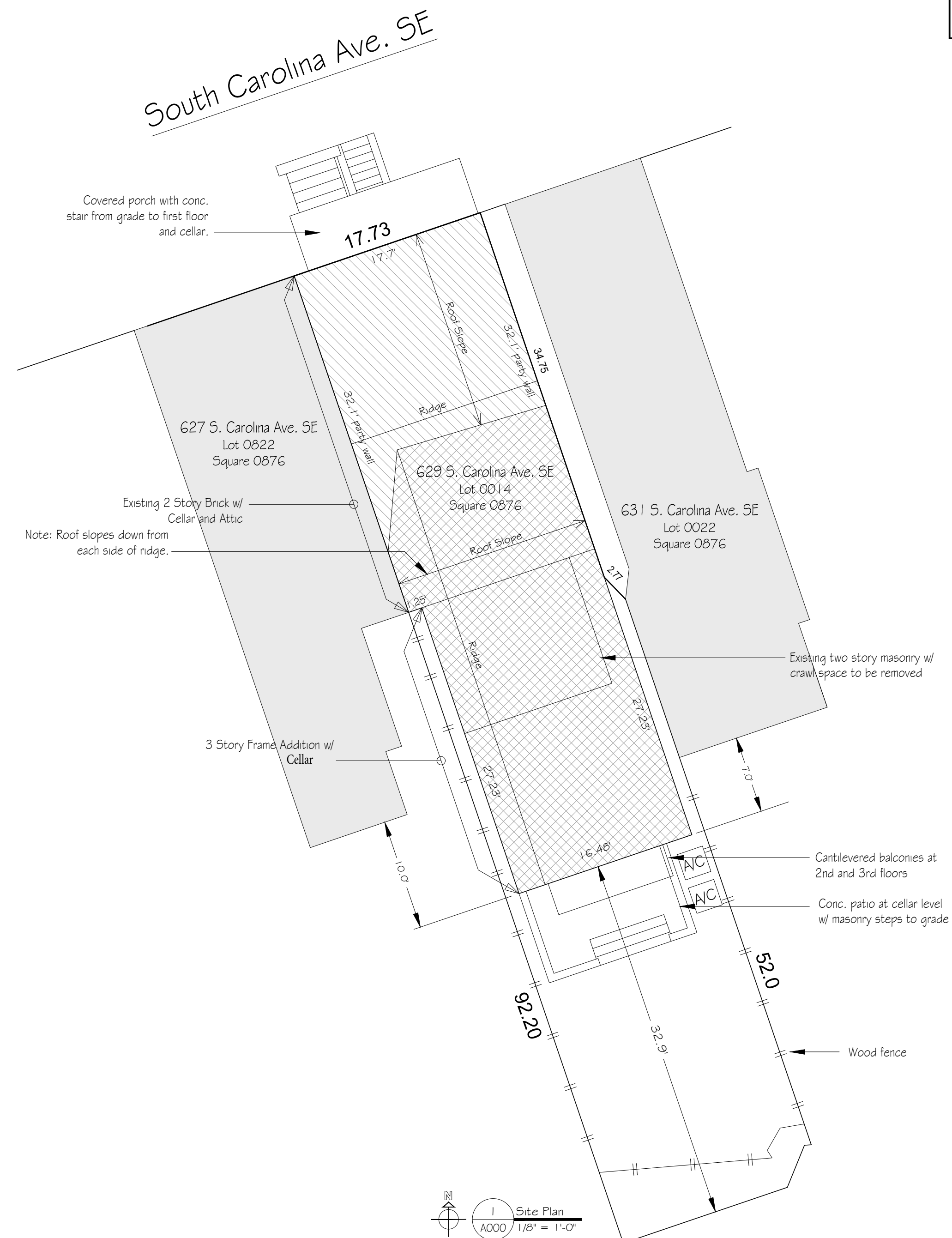
Sullivan & Barros, LLP



Overview and Requested Relief

- The Property is located in the RF-1 Zone and is improved with a three-story + cellar single-family row dwelling. The Applicant is proposing to construct a three-story + cellar rear addition to the Building.
- Pursuant to E-203.2, all structures in the RF-1 zone are limited to a height of 35 feet. The Addition will increase the height of the Building to 36.2 feet. Accordingly, the Applicant is requesting special exception approval pursuant to E-5203.1.
- The Office of Planning recommends approval.
- ANC 6B voted unanimously in support.
- The Architect of the Capitol has no objection.
- Capitol Hill Restoration Society is in support.
- Letters in support from both adjacent neighbors and from the neighbor directly abutting to the rear.

RENOVATION and REAR ADDITION
at
629 S. Carolina Ave. SE



SCOPE of WORK:

* INTERIOR RENOVATION of EXISTING
with THREE STORY REAR ADDITION

BUILDING DATA	
ADDRESS	629 S. CAROLINA AVE. SE
LOCATION	LOT: 0014 SQUARE: 087
ZONE	RF-1
OVERLAY	CAPITOL HISTORIC DISTRICT
USE GROUP	SINGLE FAMILY DWELLING
LOT AREA	1701 SF
ALLOWABLE LOT OCCUPANCY	60.0%
EXISTING LOT OCCUPANCY	586.4 SF = 43%
PROPOSED LOT OCCUPANCY	1017.3 SF = 59.8%
ALLOWABLE BUILDING HEIGHT	35FT
PROPOSED BUILDING HEIGHT	36.2 SF
MINIMUM REAR YARD	20 Ft
EXISTING REAR YARD	48.2 Ft
PROPOSED REAR YARD	36.2 Ft

INDEX OF DRAWINGS

A000	Site Plan, Notes, Index
A001	Existing Floor Plans
A002	Cellar and First Floor Plans
A003	Second and Third Floor Plans
A004	Exterior Elevations
A005	Building Section
A006	Building Sections
A007	Photos of Existing Conditions, Vicinity Map

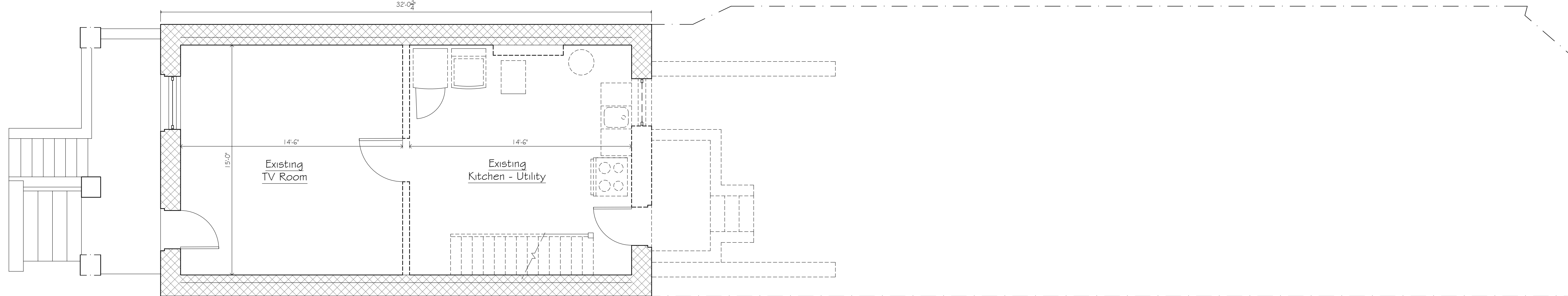
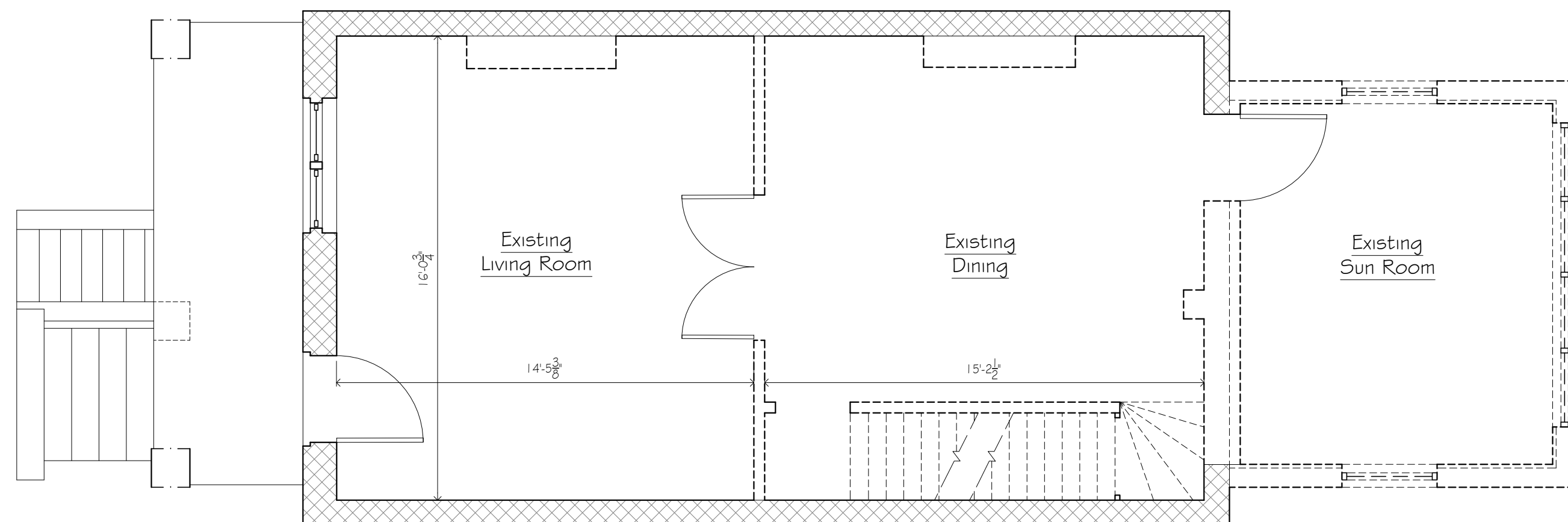
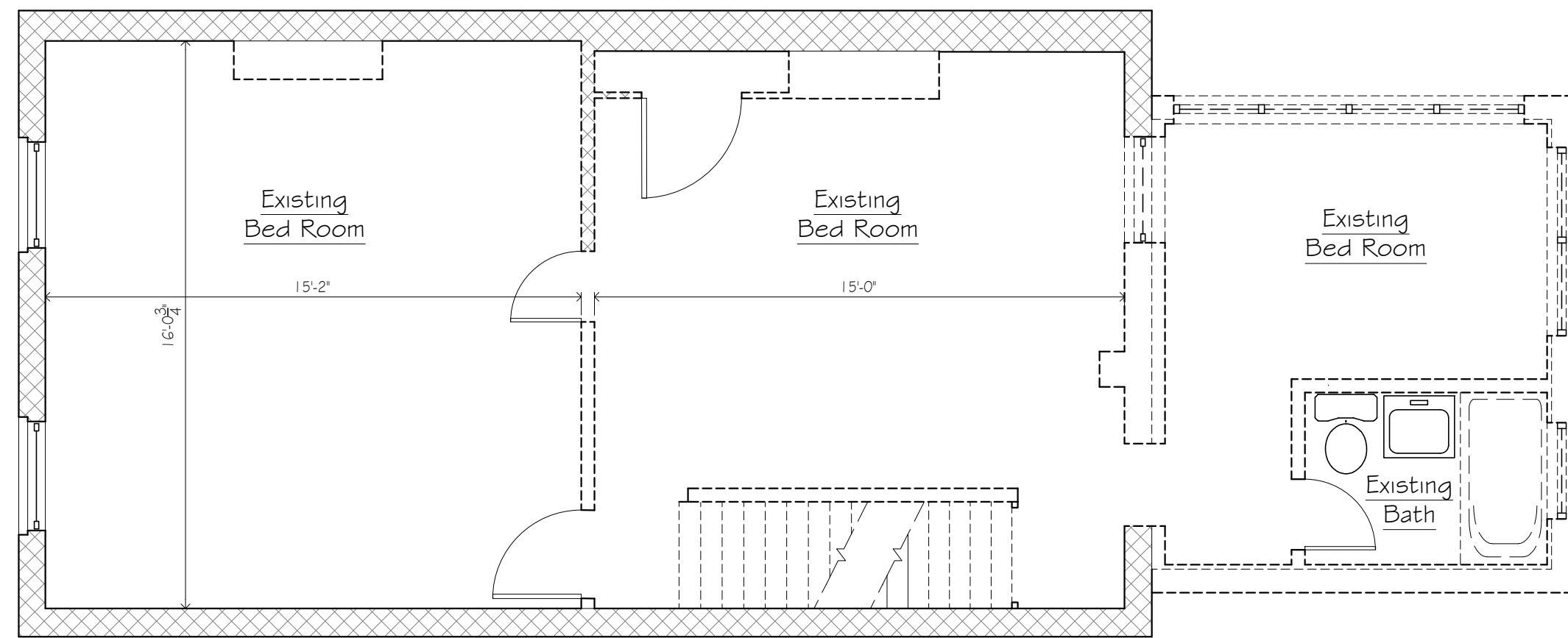
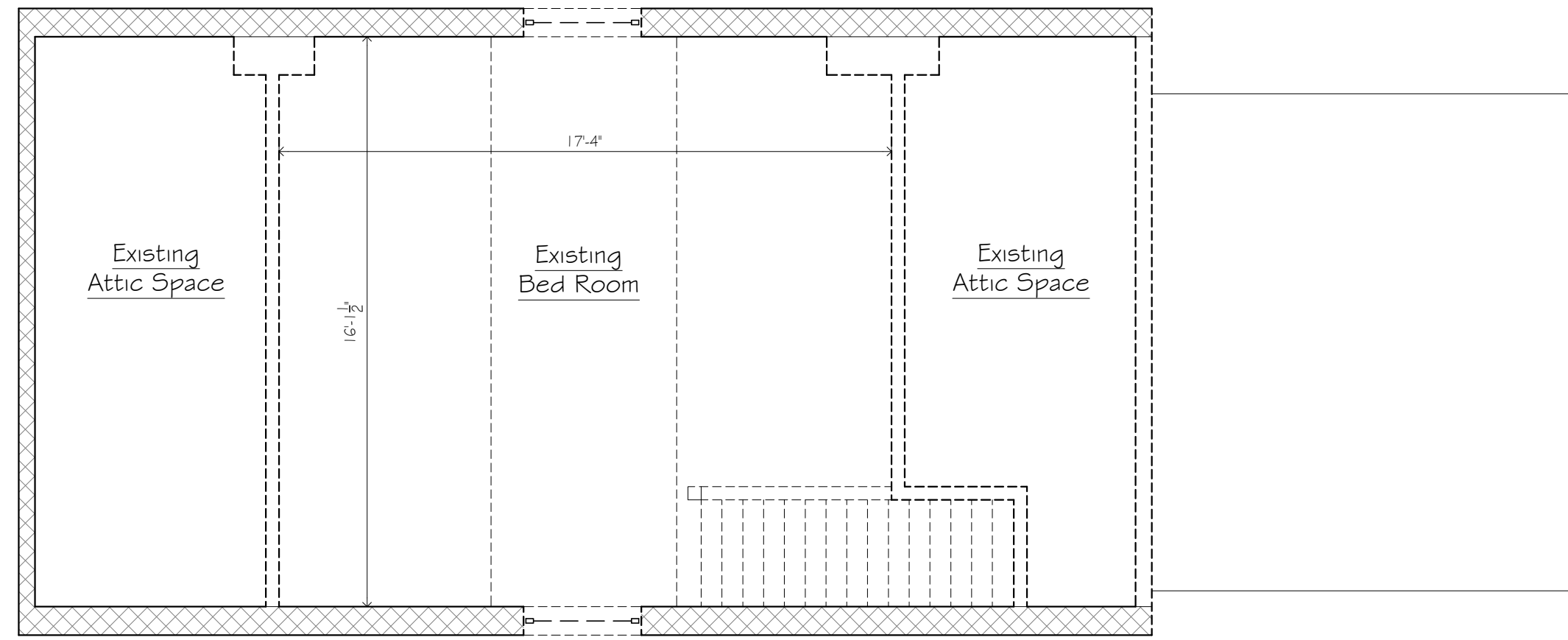
Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433




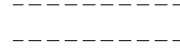
Site Plan, Notes, Index
Renovaton and Addition
at
629 South Carolina Ave. SE
Washington, DC

3-22-24

A000



Wall Types:

-  Existing Masonry Walls to Remain
-  Existing Non-Bearing Partitions, Fixtures and Finishes to be Removed

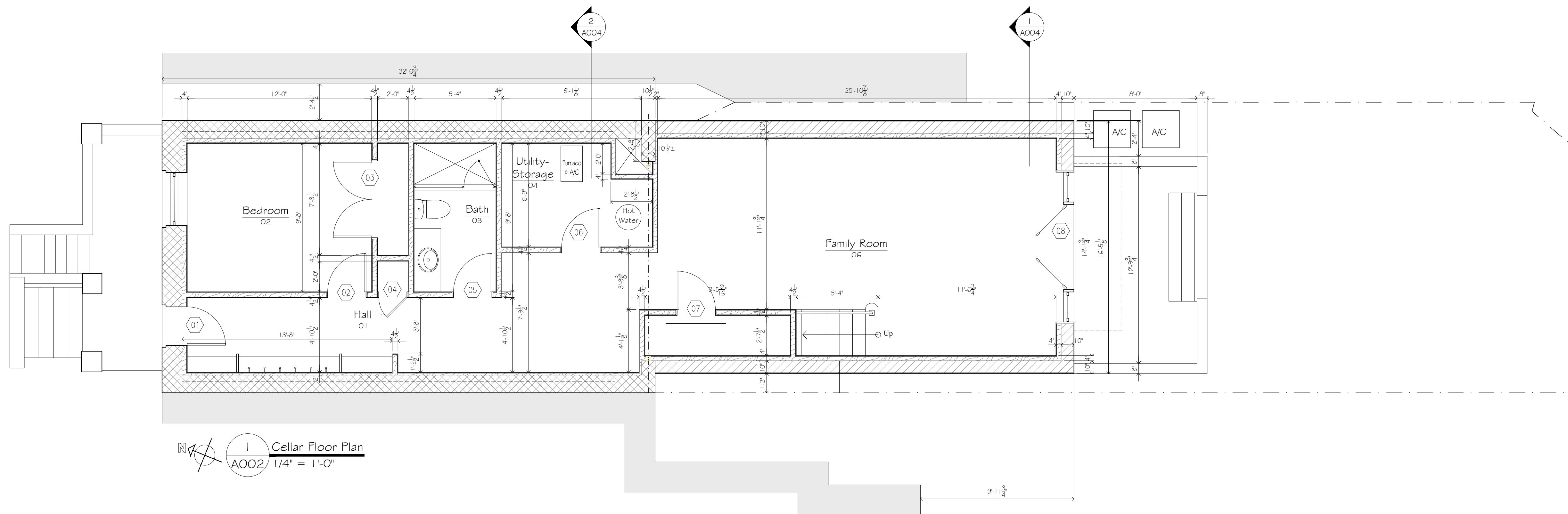
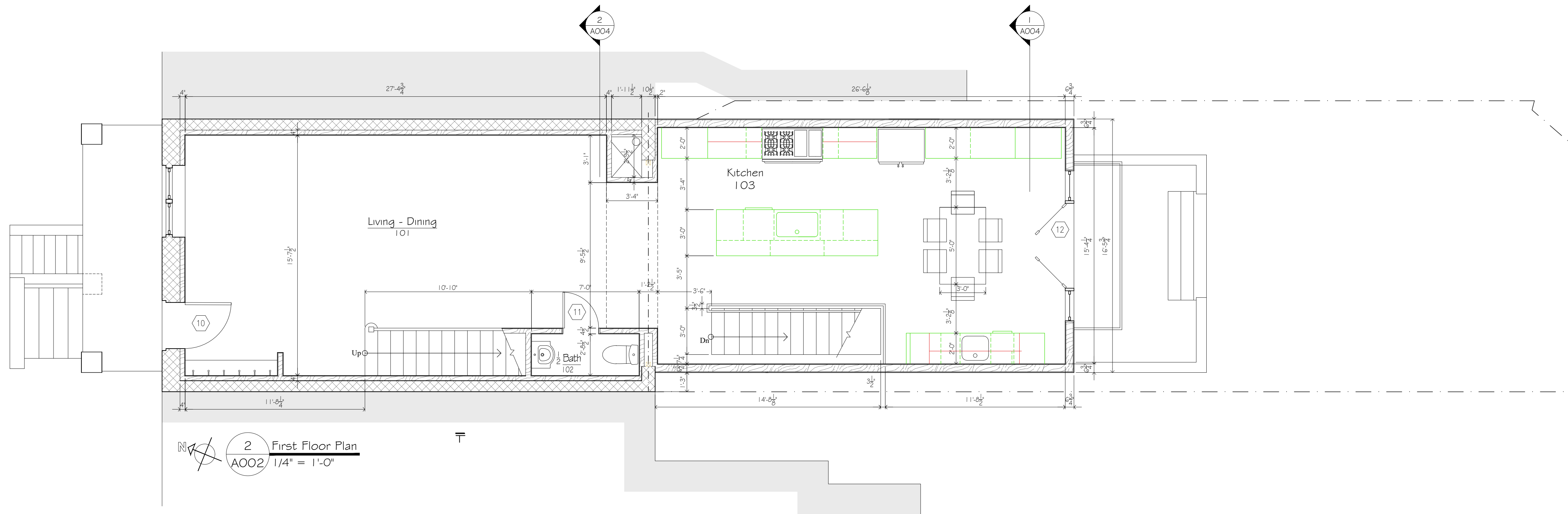
Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433



Existing Floor Plans
Renovator and Addition
at
629 South Carolina Ave. SE
Washington, DC

4-12-24
Scale as Noted

A001

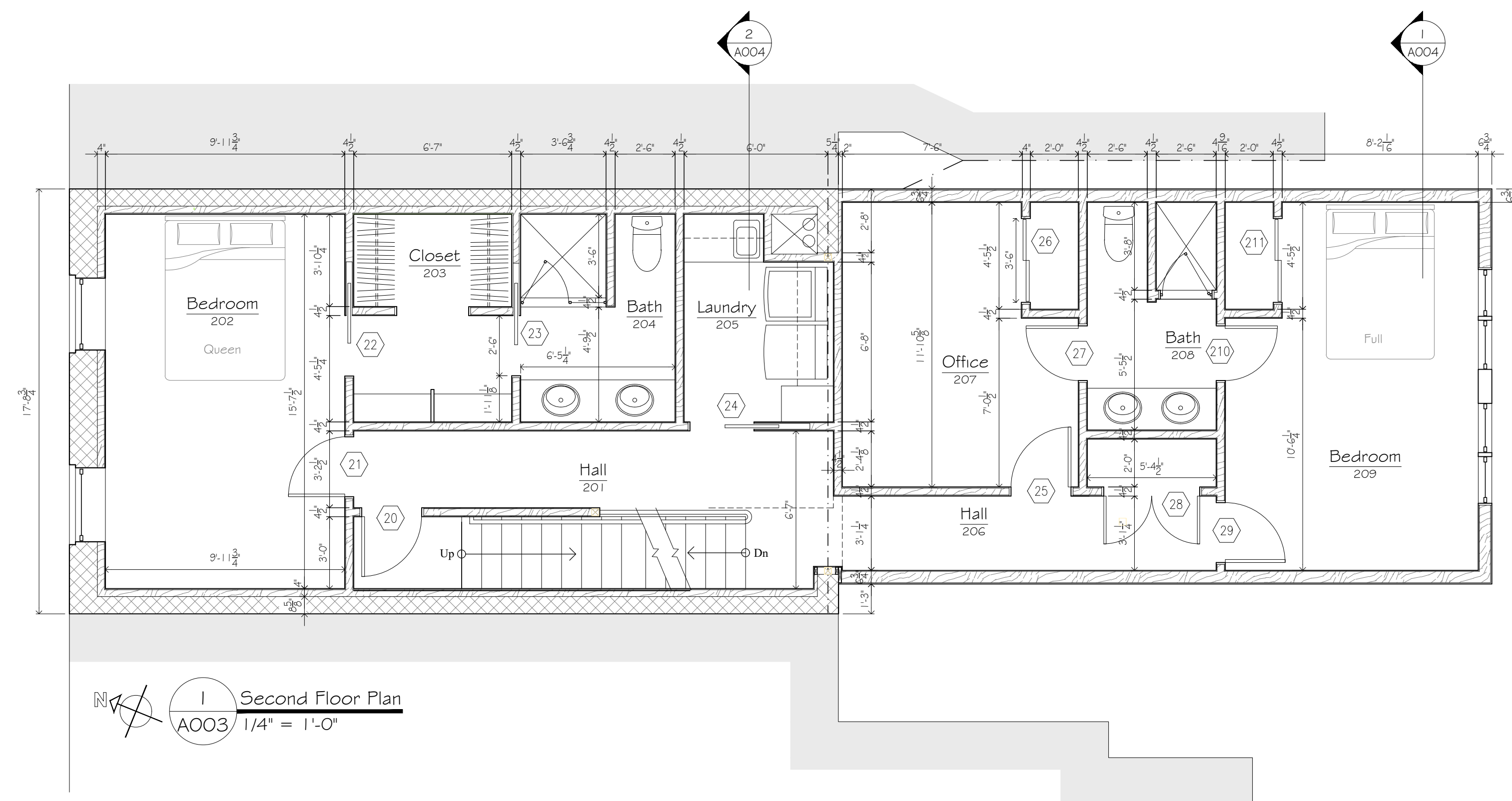
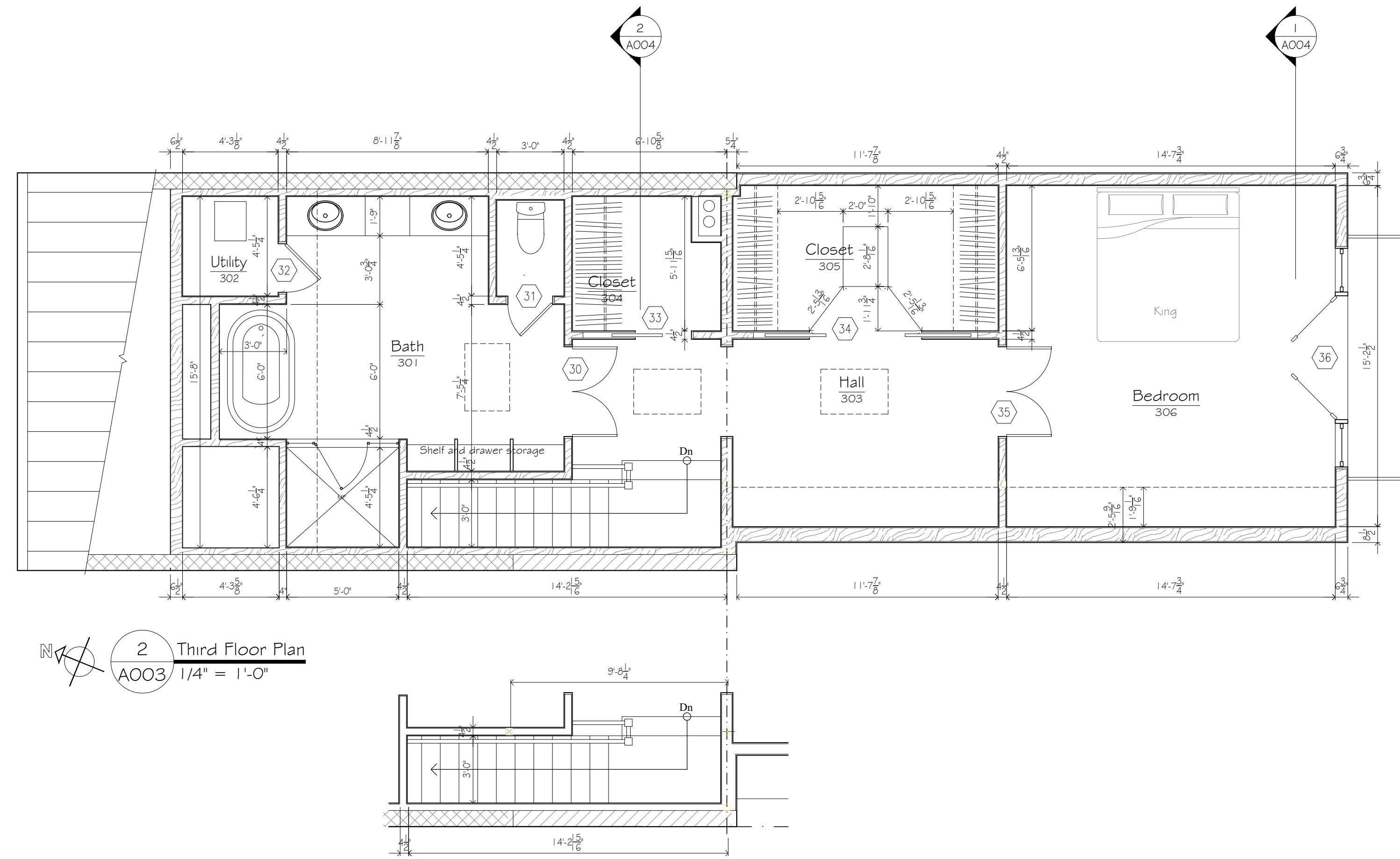


Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433

Cellar and First Floor Plans
Renovator and Addition
at
629 South Carolina Ave. SE
Washington, DC

4-12-24
Scale as Noted

A002



Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433



Second and Third Floor Plans

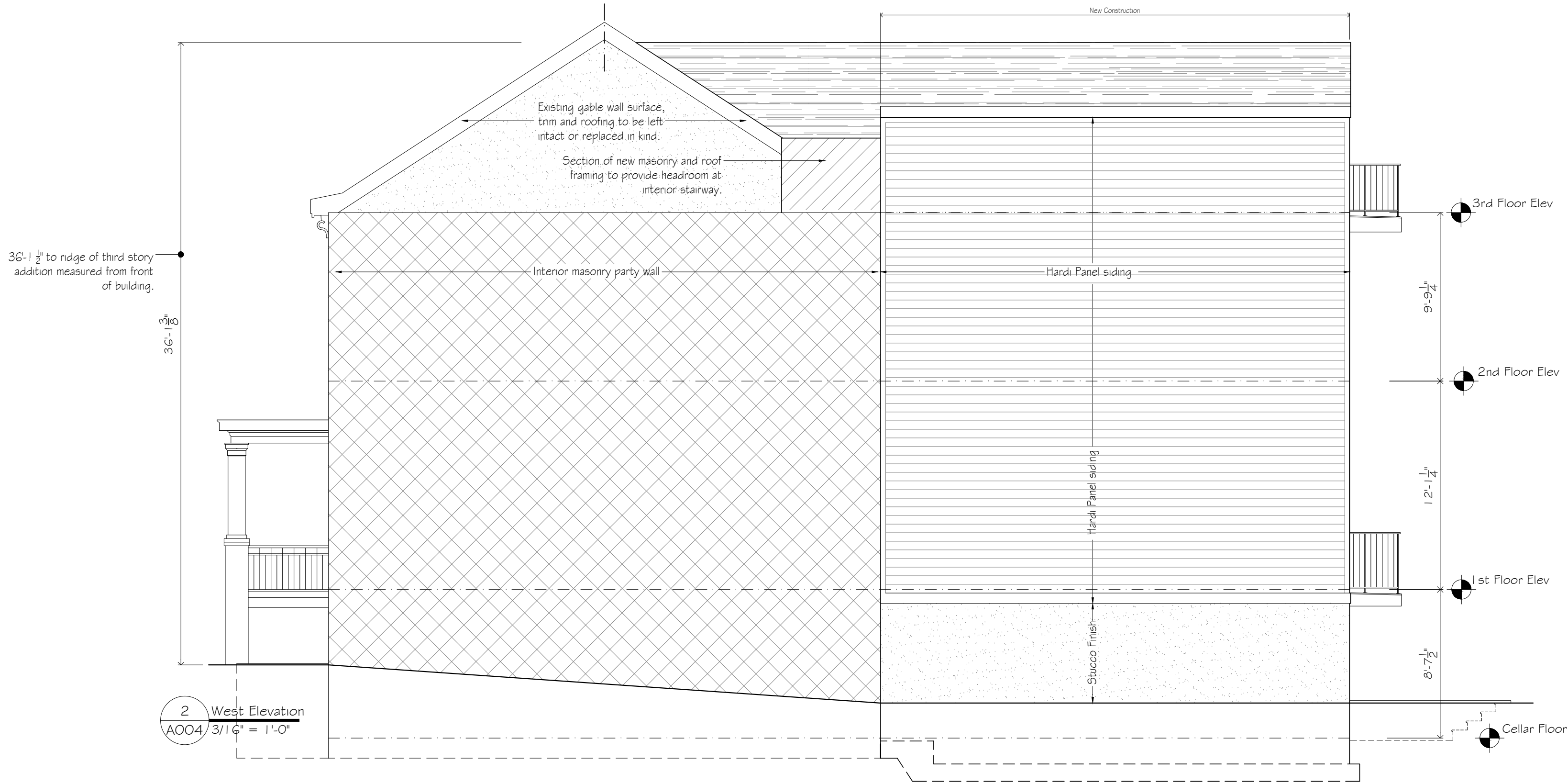
Renovaton and Addition
at
629 South Carolina Ave. SE
Washington, DC

4-12-24
Scale as Noted

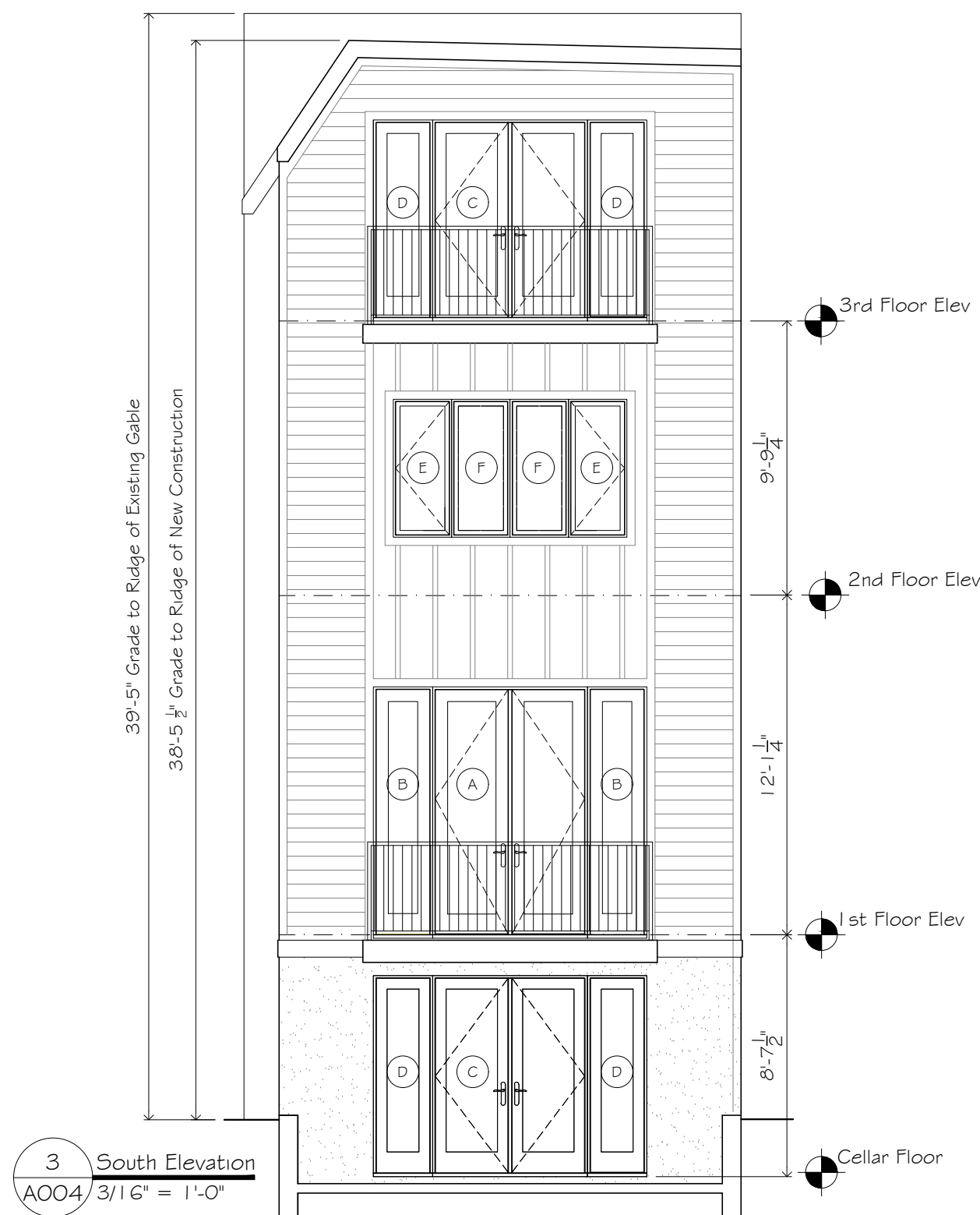
A003



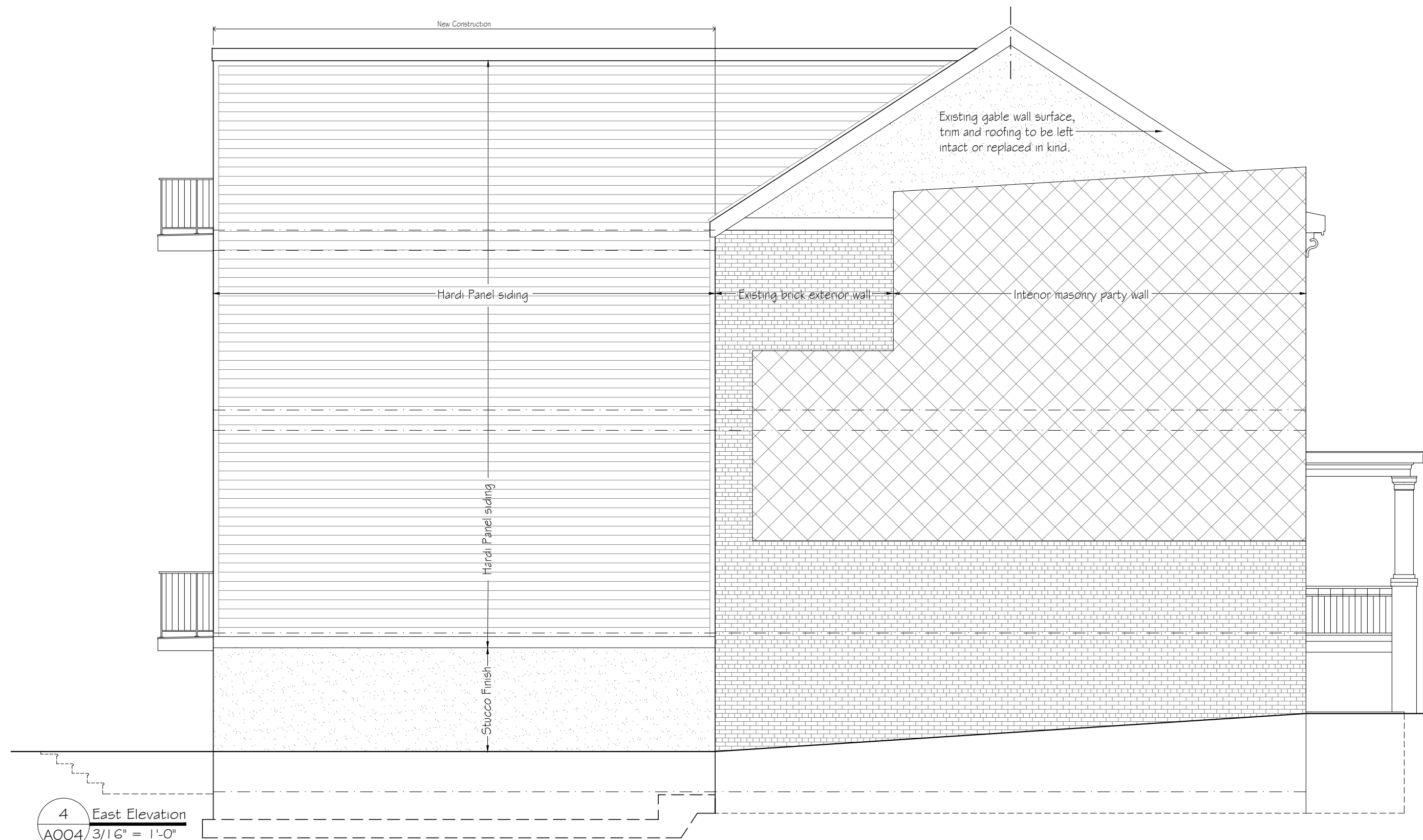
1 North Elevation
A004/ 3/16" = 1'-0"



2 West Elevation
A004/ 3/16" = 1'-0"



3 South Elevation
A004/ 3/16" = 1'-0"



4 East Elevation
A004/ 3/16" = 1'-0"

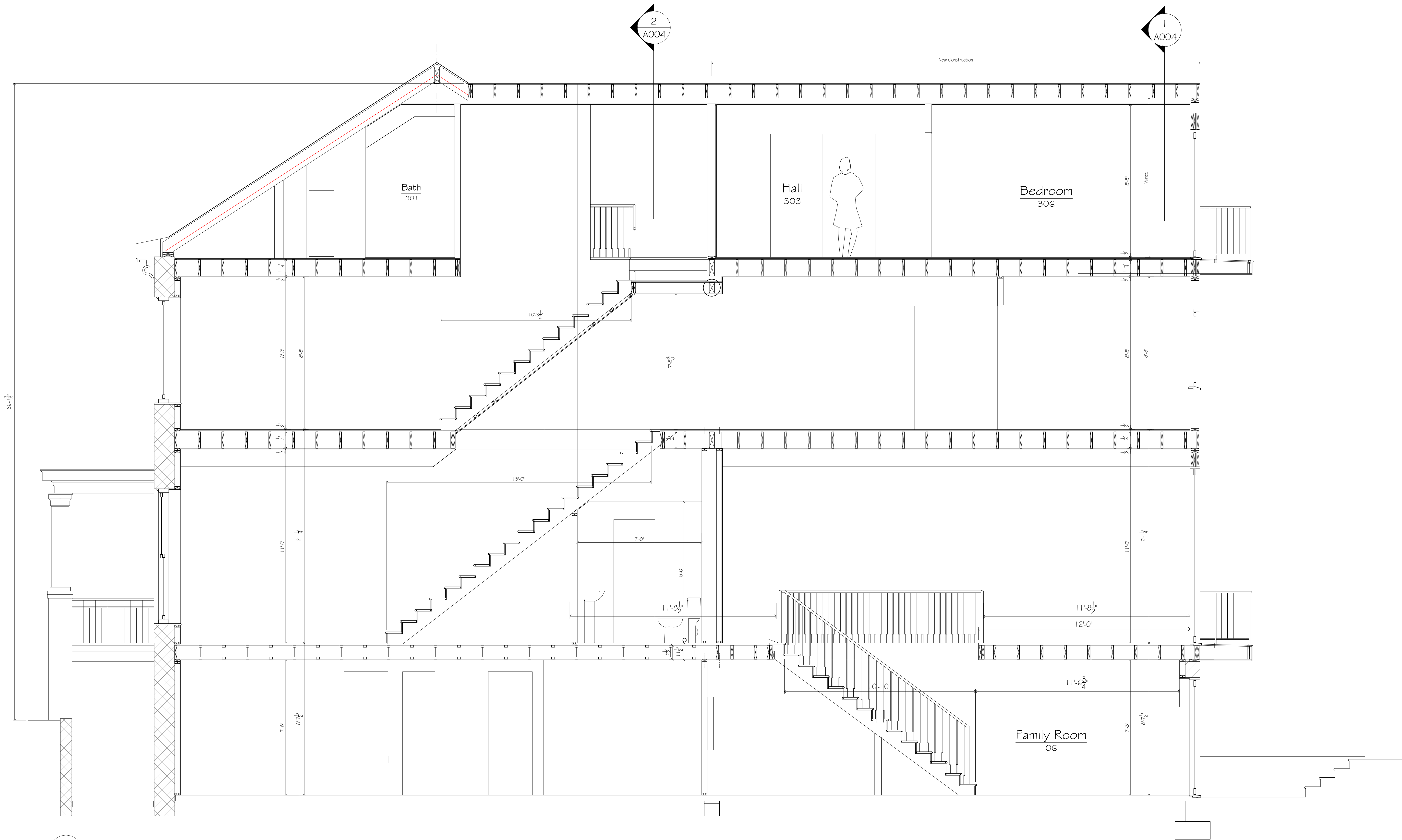
Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433



Exterior Elevations
Renovator and Addition
at
629 South Carolina Ave. SE
Washington, DC

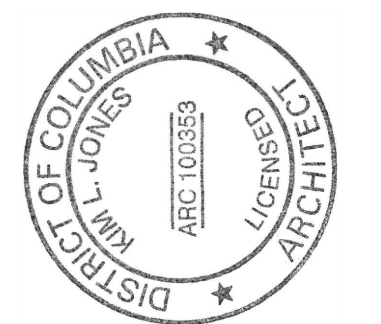
4-12-24
Scale as Noted

A004



1 Building Section
A005 / 3/8" = 1'-0"

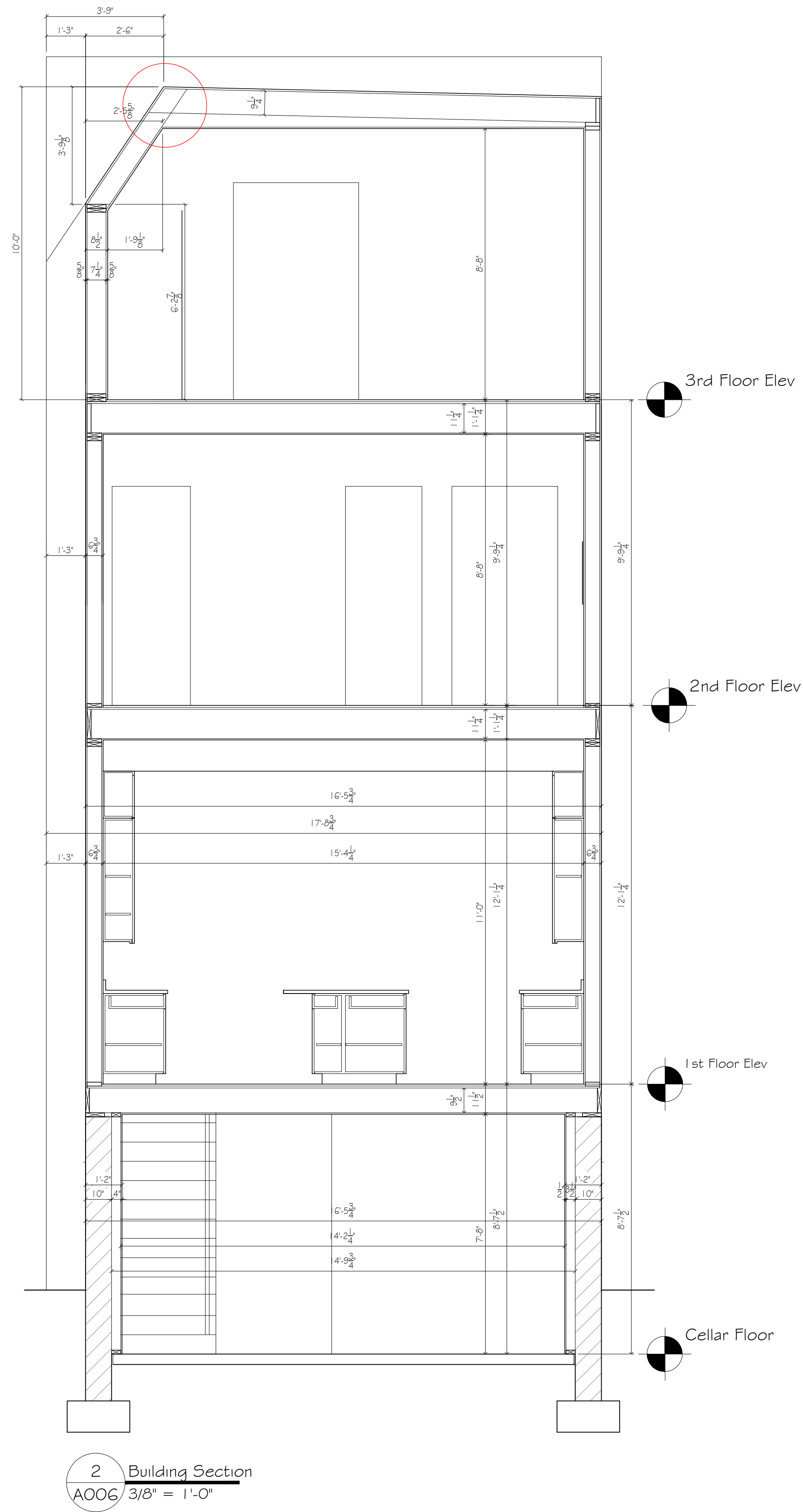
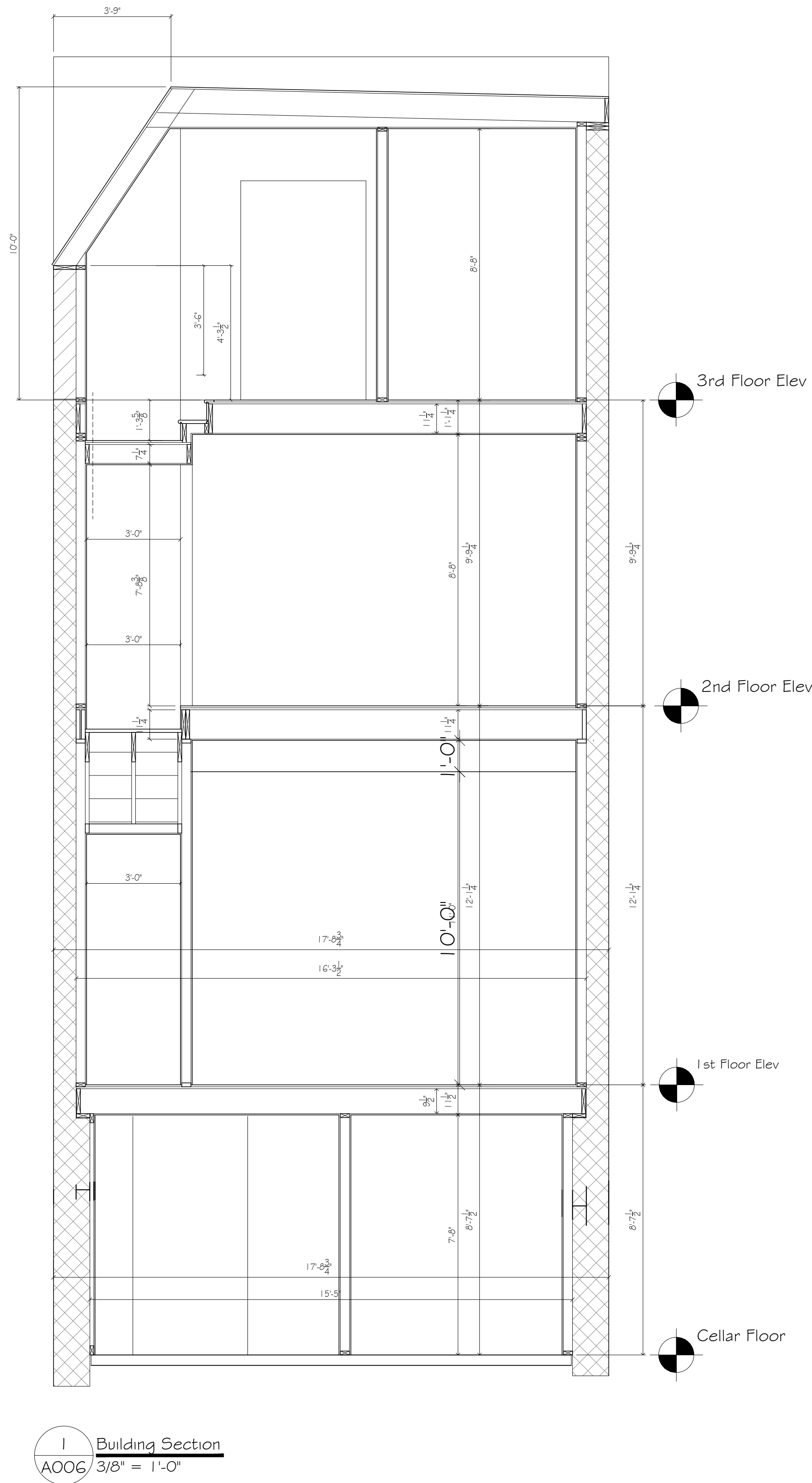
Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433



Building Section
Renovator and Addition
at
629 South Carolina Ave. SE
Washington, DC

4-12-24
Scale as Noted

A005



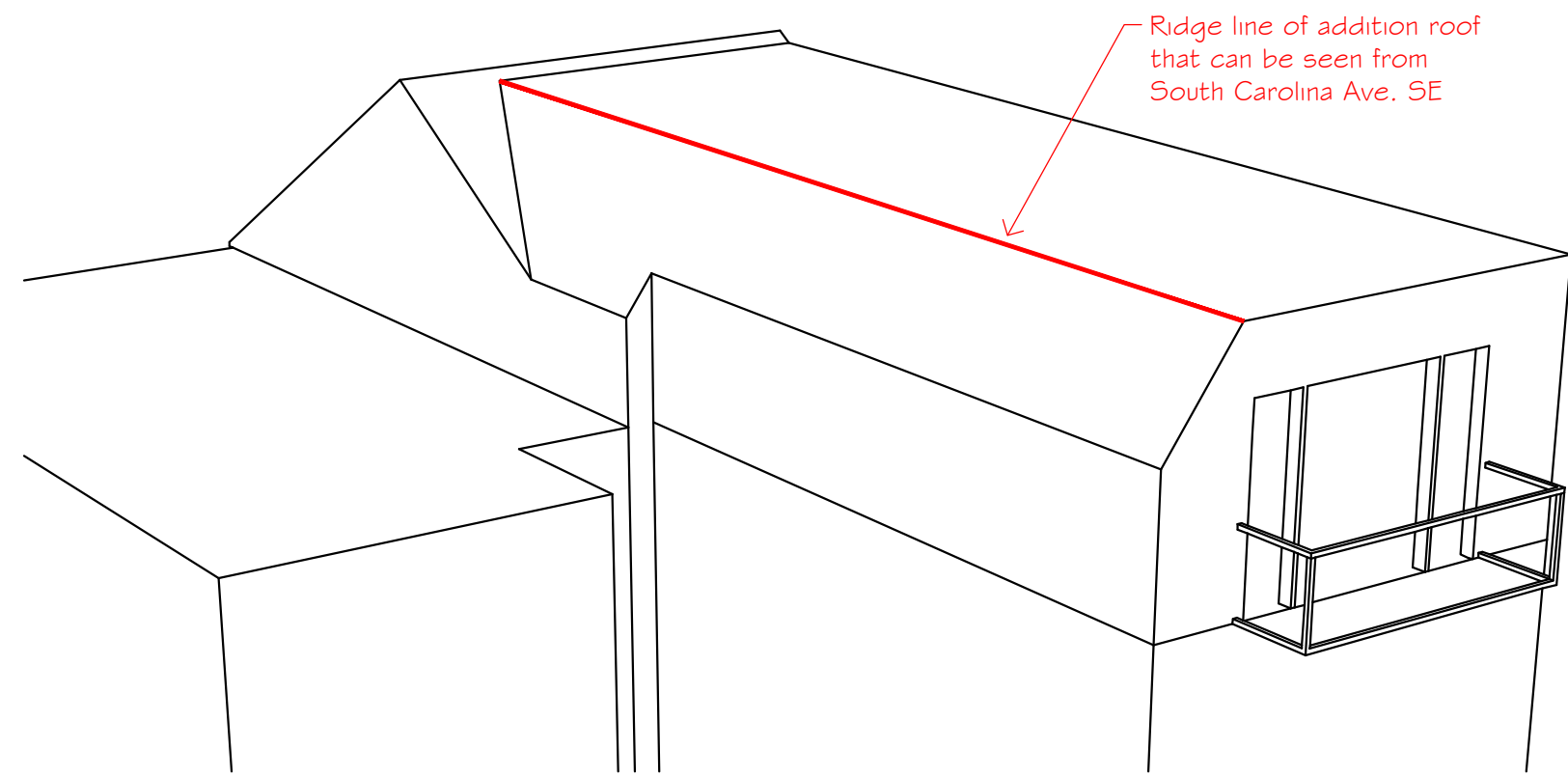
Kim Jones, A.I.A. 118 11th St. S.E. Washington, D.C. 20003 202-543-2433	
Building Sections	
Renovator and Addition at 629 South Carolina Ave. SE Washington, DC	
4-12-24 Scale as Noted	
A006	



Existing Front View from S. Carolina Ave. SE



Existing View from S. Carolina Ave. SE showing ridge line of new roof that will be visible from street



Sketch showing location of ridge of addition visible from S. Carolina Ave. SE



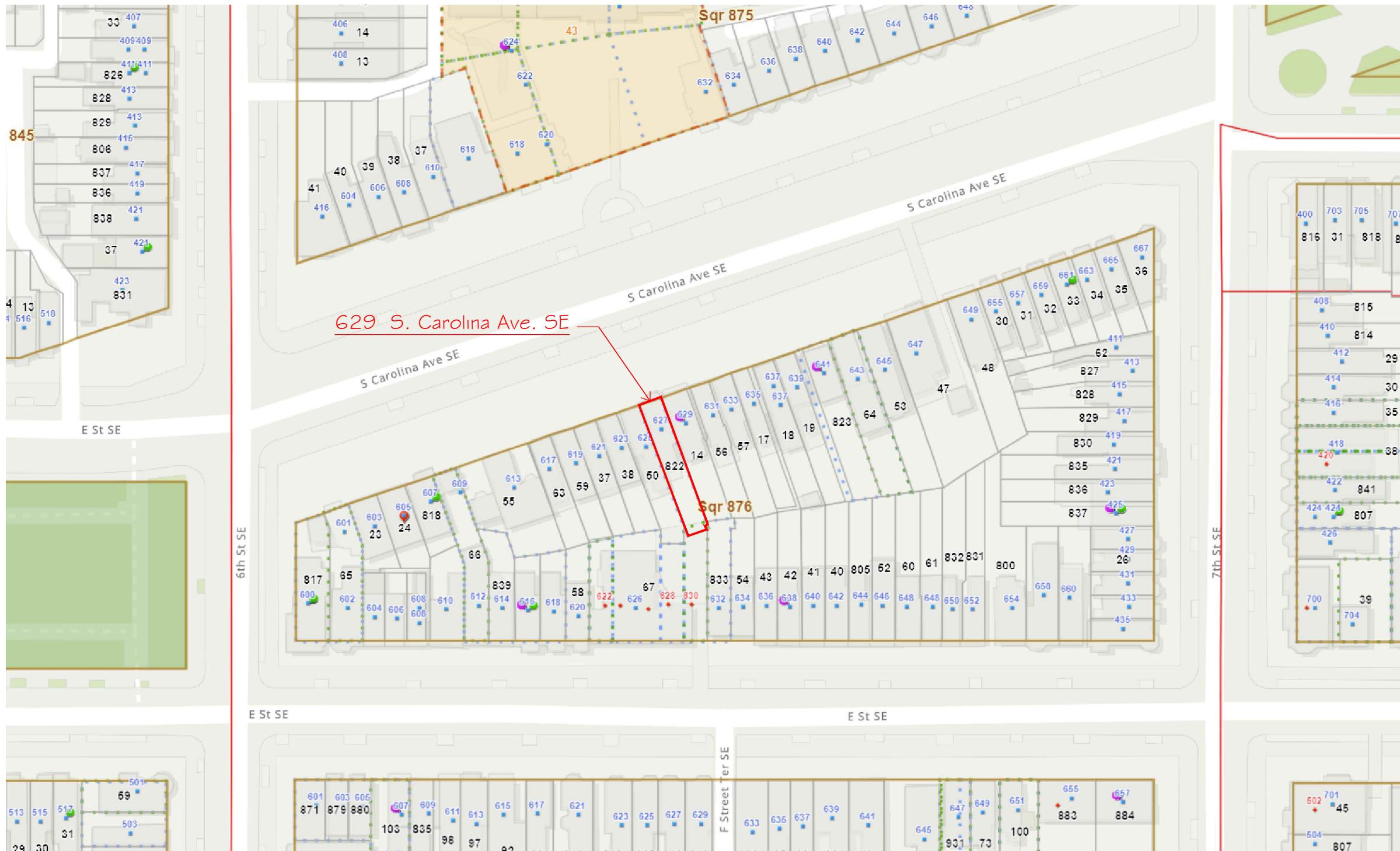
Rear view of existing looking toward 627 S. Carolina Ave. SE



View of rear of existing from driveway on E Street



Rear view of existing looking toward 631 S. Carolina Ave. SE



Vicinity Map

Kim Jones, A.I.A.
118 11th St. S.E.
Washington, D.C. 20003
202-543-2433

Photos of Existing Conditions

Renovator and Addition
at
629 South Carolina Ave. SE
Washington, DC

4-12-24
Scale as Noted

A007

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.”	“The purpose of the RF-1 zone is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted.” The Property will remain a single-family row dwelling. The proposed height is permitted via special exception approval. Accordingly, the proposed Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.
2) “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	As described more fully on the next slide, the Proposed addition will not tend to adversely affect the use of neighboring properties

Specific Requirements of E § 5203	Project
<p>(a)The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: (b) In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction's height to adjacent buildings and views from public ways; and</p>	<p>The Applicant has provided graphical representations of the relationship of the proposed construction's height to adjacent buildings and views from public ways.</p>
<p>(1) The light and air available to neighboring properties shall not be unduly affected; The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and</p>	<p>The light and air available to neighboring properties shall not be unduly affected, nor shall the use and enjoyment of neighboring properties be unduly compromised. The Addition can be constructed as a matter of right, apart from the 1.2 feet of height relief. The additional height at the rear will be in line with the existing pitched roof at the front of the Building.</p>
<p>(2) The proposed construction, 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 subject street or alley;</p>	<p>The Addition will not be visible from South Carolina Avenue and there are buildings of greater height along South Carolina Avenue. Accordingly, the Addition shall not substantially visually intrude upon the character, scale, and pattern of houses along South Carolina Avenue.</p>

Questions?