

BZA Application No. 21159

**622 Jefferson Street, NW
622 Jefferson St., NW, LLC
September 18, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21159
EXHIBIT NO.23

Sullivan & Barros, LLP

Overview and Requested Relief

- The Property is improved with a two-story + cellar single-family row dwelling, located in the RF-1 zone.
- The Applicant is proposing to restore the existing porch roof to its original condition. The Project requires special exception relief pursuant to E-204.4 from the rooftop or upper floor elements requirements of E204.1
- The Office of Planning recommends approval.
- ANC 4D voted unanimously in support.
- DDOT has no objection.
- Letter of support from the adjacent neighbor at 620 Jefferson.

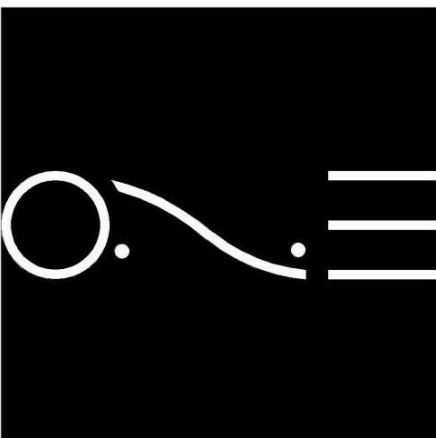


Subj. Property
622 Jefferson St., NW

624 Jefferson St., NW

626 Jefferson St., NW

625 GALLATIN ST NW
DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES

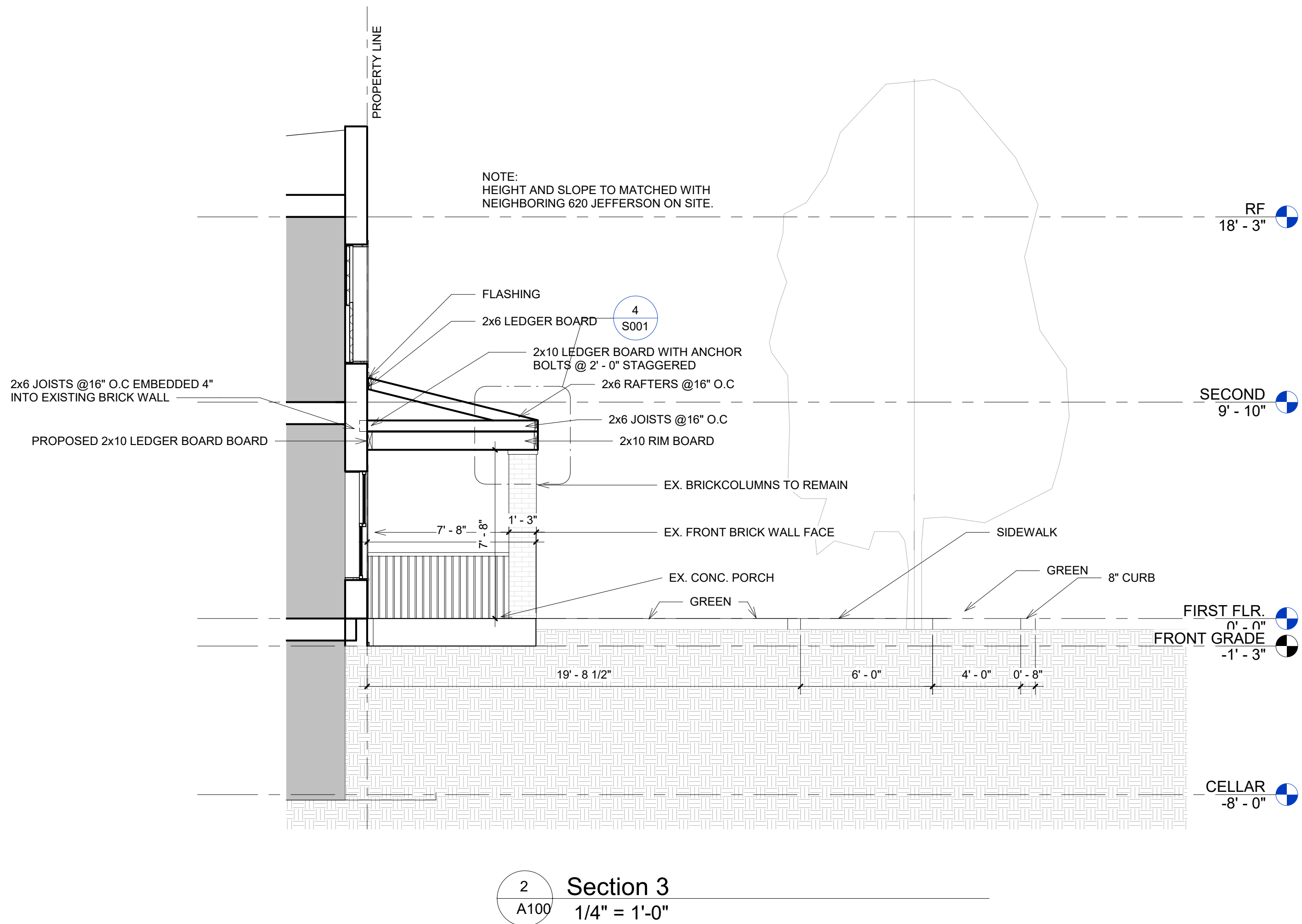
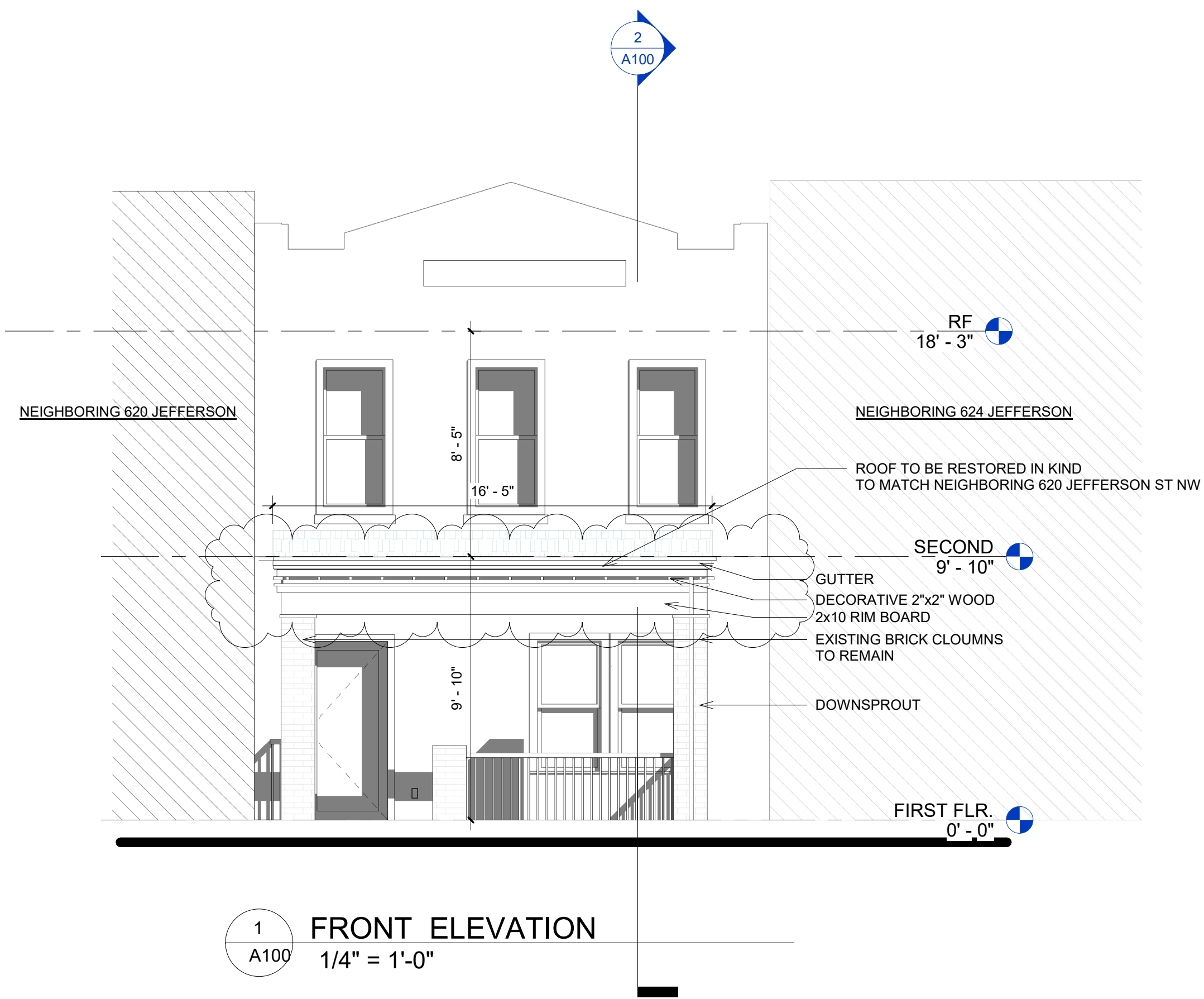
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211



REVISION #	
SCALE	AS INDICATED
ISSUE DATE	APRIL 2021

ELEVATIONS
& SECTION

A100



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.”	No changes to the existing use. Merely replacing the previously existing porch roof in-kind.
2) “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	No changes to the existing use. Merely replacing the previously existing porch roof in-kind.

Specific Requirements of E § 204.4	Project
<p>204.4 The Board of Zoning Adjustment may grant relief from the requirements of Subtitle E § 204.1 as a special exception pursuant to Subtitle X, Chapter 9, and subject to the following conditions: (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:</p> <p>(1) The light and air available to neighboring properties shall not be unduly affected;</p>	<p>No changes to the existing use. Merely replacing the previously existing porch roof in-kind.</p>
<p>(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and</p>	<p>No changes to the existing use. Merely replacing the previously existing porch roof in-kind.</p>
<p>(3) 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 street or alley frontage;</p>	<p>The existing porch roof is being re-built, and is consistent with the porch roofs on neighboring houses. Accordingly, the Project shall not substantially intrude upon the character, scale, and pattern of houses along Jefferson Street.</p>

Questions?