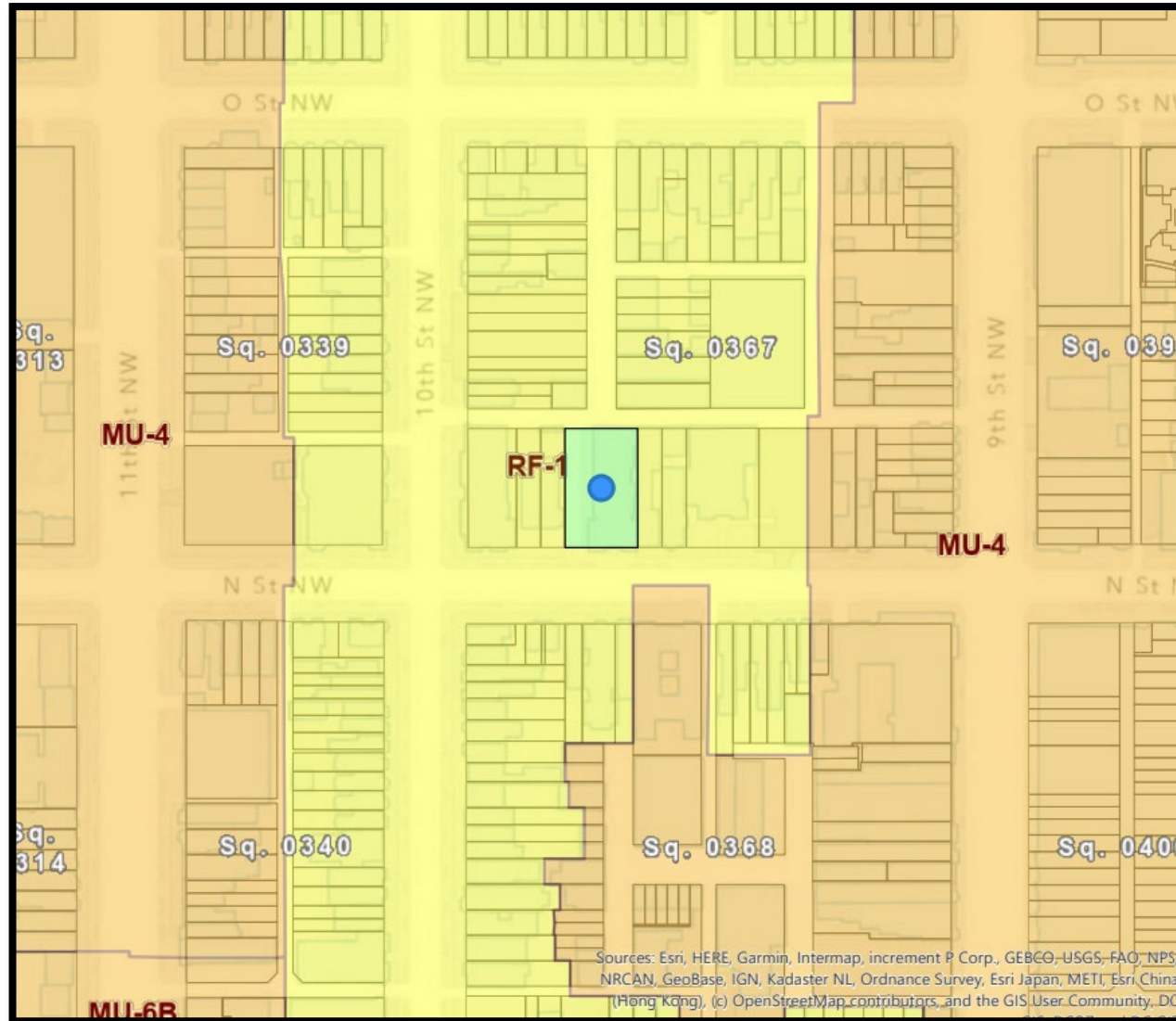




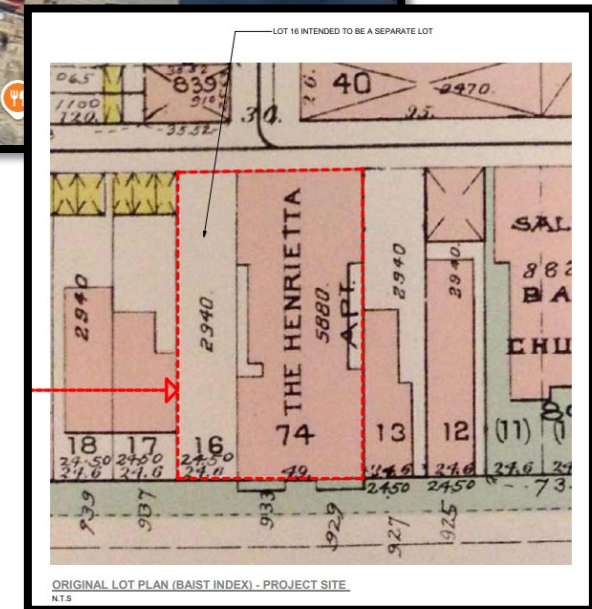
BZA Case 21183
933 N Street NW
Applicant: 933 N St NW LLC

Zoning Map – RF-1 Zone

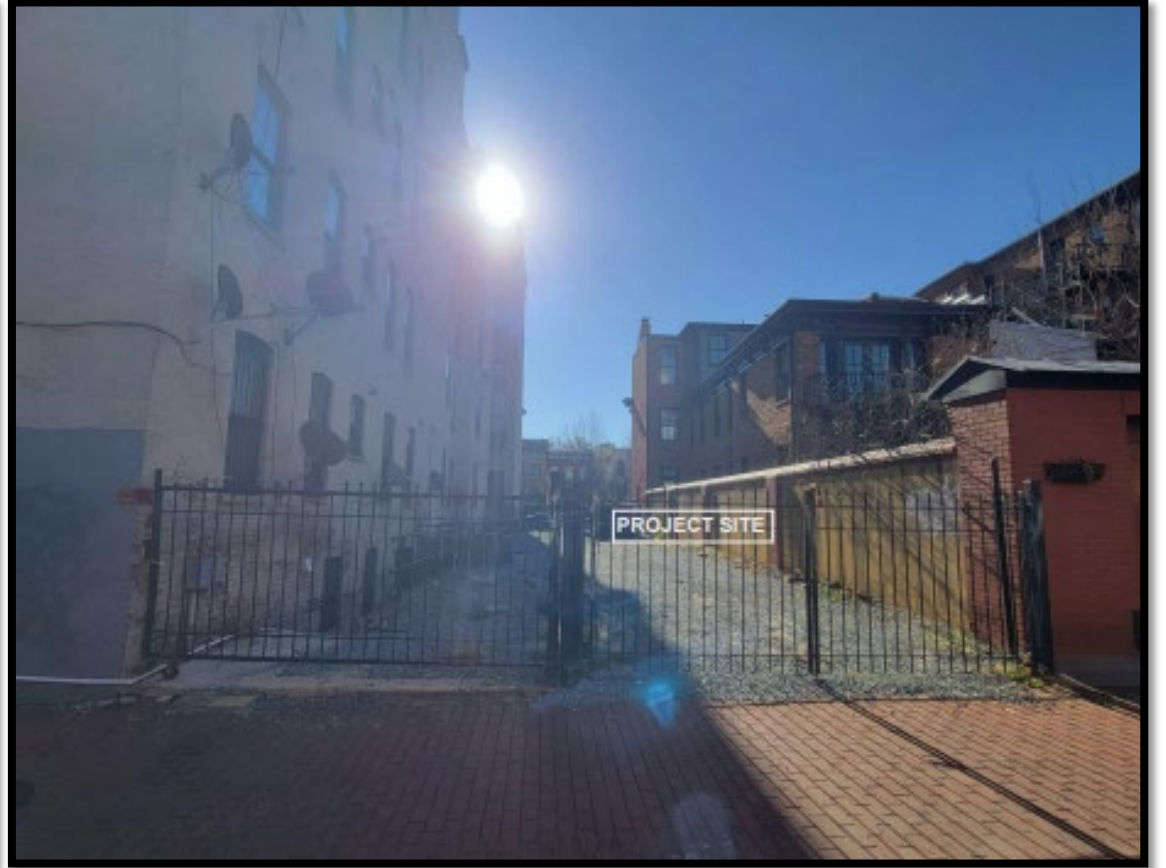
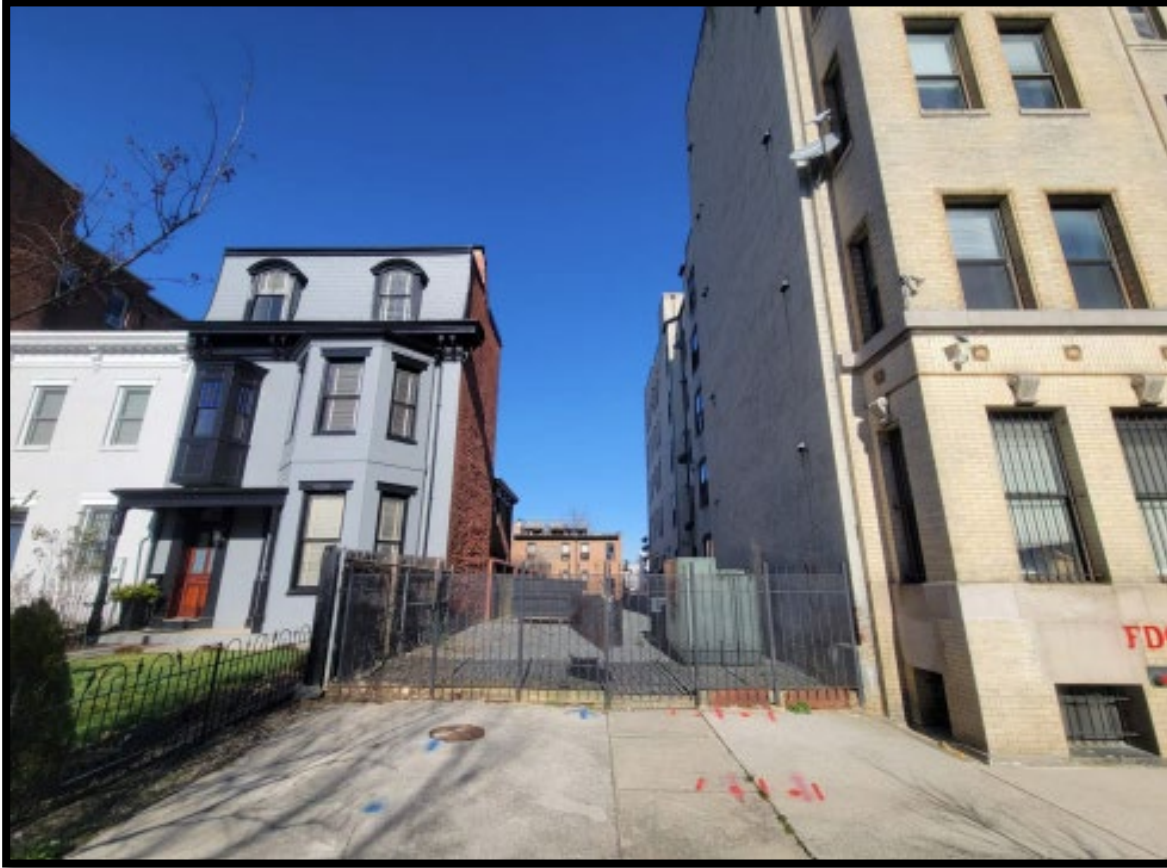


The Property – Existing Conditions

- Shaw neighborhood – ½ block from 9th Street corridor
- Property improved with 39-unit “Henrietta” apartment building constructed in 1900
 - Large unused side yard (approx. 3,250 sq. ft.) that has become nuisance
 - Henrietta has fallen into disrepair
- Contributing structure in two historic districts:
 - Blagden Alley/Naylor Court Historic District
 - Shaw Historic District
- Historically two separate lots



The Property - Existing Conditions



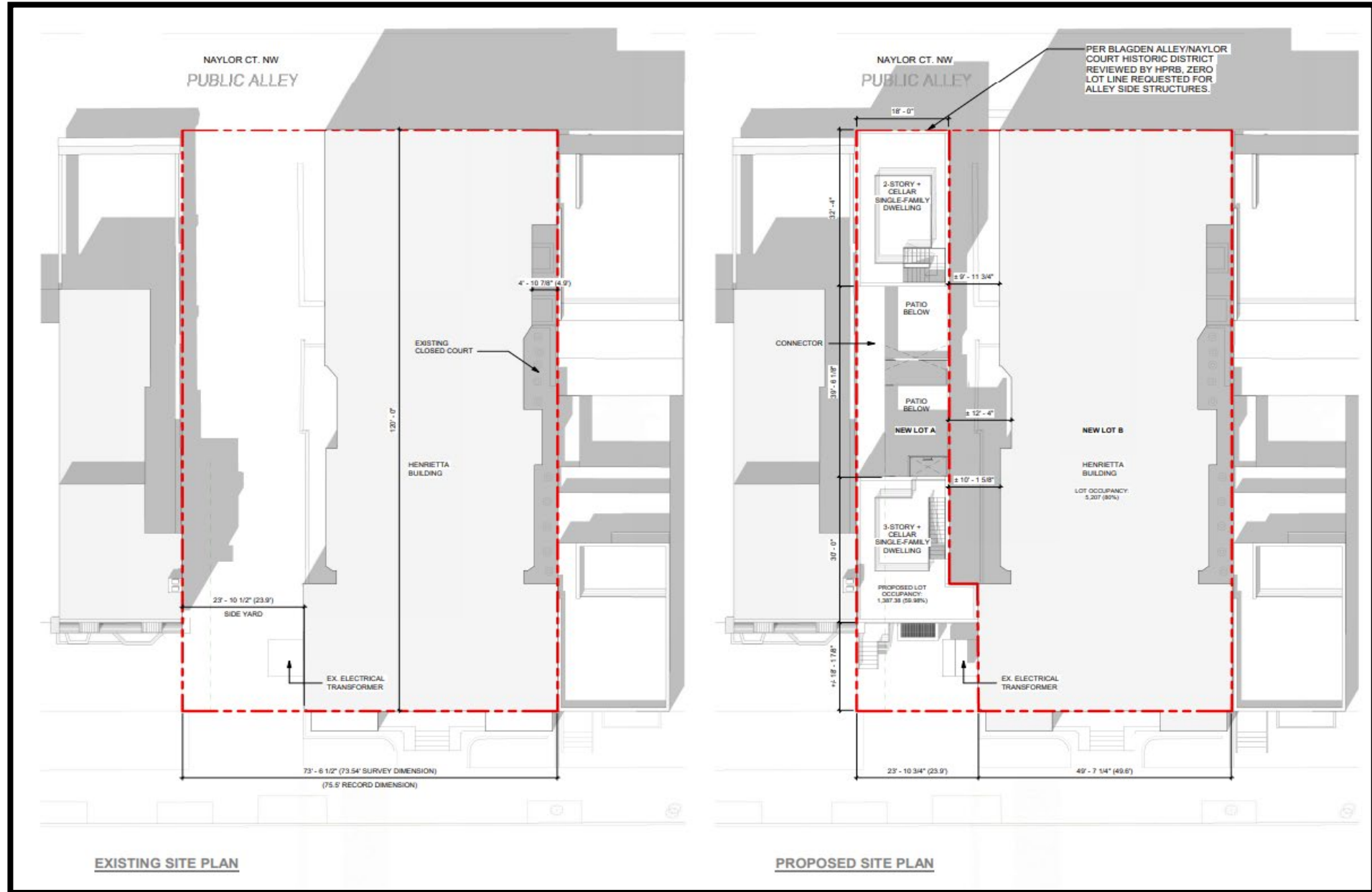
Proposal

- Subdivide property to create two lots using existing open side yard
- Historic 39-unit Henrietta apartments will remain
 - Interior of Henrietta being renovated and modernized, with exterior historic features refurbished
- Second lot will be developed with new two-unit rowhome
 - One unit facing N Street (5 BR/3 BA)
 - Second unit facing Naylor Court (2 BR/2 BA)
 - One parking space
 - Interior courtyard
- May 2024 – HPRB approved concept review for subdivision

Community Outreach

- ANC 2G – Unanimous support (Ex. 20)
 - Also supported prior HPRB case
- Office of Planning – Recommends approval for all areas of relief (Ex. 19)

Site Plan – Existing v. Proposed



Section



Elevations



N Street



Alley

Elevation - Eastern



Perspective (N Street)



Perspective (Alley)



Rendering



Rendering

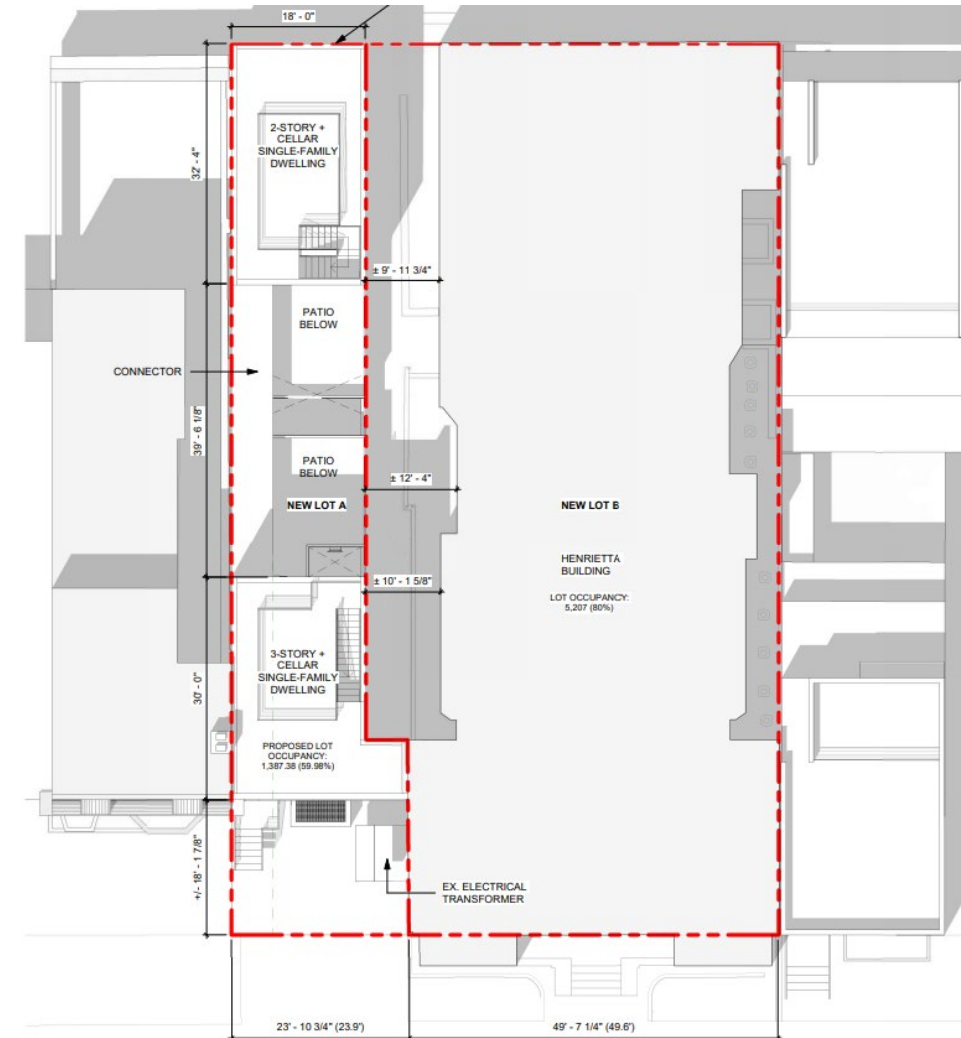


Zoning Relief

- Special Exceptions
 - Side Yard (Subtitle E § 208.4)
 - Eliminating the Henrietta's existing side yard
 - Court Width (Subtitle E § 209.1)
 - Interior closed courts created between Henrietta and new lot
 - Required – 13 feet; proposed – 9'10" to 12'3"
- Area Variances
 - Lot Occupancy (Subtitle E § 210.1)
 - Subdivision increases Henrietta's lot occupancy despite no changes to building
 - Existing – 59%
 - Maximum – 60%; Proposed – 80%
 - Rear Yard (Subtitle E §§ 207.1, 207.4 - variance)
 - New residential development will not have a rear yard to create presence on alley
 - Required – 20 ft.; proposed – 0 ft.
 - Extends more than 10 feet beyond rear wall of 937 N Street

Special Exceptions - Side Yard & Closed Court

- *Harmony with Purpose and Intent of Zoning Regulations*
 - No side yard is required in RF-1 zone
 - HPO found proposal to be “fundamental improvement” to historic districts by filling in long vacant gap in pattern of development
 - Modest decrease in required court width from 13 feet to between 9’10” and 12”3”
- *No Adverse Impact*
 - Neighboring property to the west does not have windows on shared lot line
 - Same property also has dog leg adjacent to new lot that allows for light and air despite elimination of side yard
 - Court is internal to the project and maintains light and air for residents of both properties



Area Variances – Exceptional Conditions

1. Large Unused Side Yard in Dense Shaw Neighborhood

- 3,250 sq. ft. and 24-28 feet in width
- Significantly larger than minimum 1,800 sq. ft. and 18 feet for new lot in RF-1 zone
- Few, if any, lots in the neighborhood that have existing structures with sufficient unused land to subdivide

2. Historic Alignment of Separate Lots

- Henrietta's side yard was historically a separate record lot
- Project proposes to restore property to two separate lots

3. Character of Blagden Alley/Naylor Court Historic District

- The only historic district in Washington, DC that is specifically designated because of its alley history and architecture
- HPO Report – “Alignment is also a crucial consideration on the alley side, where much like on the front, this project will fill a gap in the Naylor Court alley-scape which begs for a building.”

4. Existing Electrical Transformers for Henrietta

- Two electrical transformers at front of property cannot be relocated
- Pushes front façade of new residence away from N Street and toward the alley

5. Poor condition of Historically-Contributing Henrietta

- When applicant purchased property in 2023, both interior and exterior were in poor condition
- Applicant completing major renovation, including remodel and modernization of interior, replacement of historic windows and resuscitation of exterior features

Lot Occupancy – Practical Difficulty

- **Cannot subdivide property without lot occupancy relief**
 - Henrietta has existing 59% lot occupancy, with maximum of 60% in RF-1 zone
- **Overall project is not feasible without creating new lot**
 - Renovation of Henrietta requires more experience labor and precise materials to comply with historic preservation guidelines
 - E.g. Windows must be replaced with historically-appropriate customized windows
 - To counter-balance increased costs, purchase was only feasible if the large, unused side yard could be subdivided for new construction
- **Alternative development options require variance relief**
 - Increasing Henrietta Lot Size
 - For Henrietta lot to stay below 70% special exception threshold, remaining lot would be only 1,382 sq. ft., which does not meet minimum dimensions in RF-1 zone
 - Addition to Henrietta
 - Existing apartment house in RF-1 zone cannot be expanded unless 900 sq. ft. per unit (Subtitle U § 301.5(b))
 - Henrietta has 39 units and 226 sq. ft. per unit
 - Challenges for historically contributing structure and structural challenges integrating new addition
 - Reducing Henrietta footprint
 - Large-scale demolition of historically-contributing building very unlikely to be consistent with historic preservation standards
 - Separate structures on single record lot
 - All new primary buildings must be erected on separate record lot in RF zones (Subtitle C § 302.2)
- **Cannot return property to historic alignment**
 - Property was two separate lots for over 80 years

Rear Yard – Practical Difficulty

- Compliant rear yard would fail to create alley presence on Naylor Court
 - Critical goal of only alley Historic District in the city
- Based on HPO report, project unlikely to receive historic approval without zero setback from Naylor Court
 - “Critical to the character and scale of the [Historic District]”
 - “Important enough historic characteristic that it should be a condition of [HPRB’s] approval”
- Existing electrical transformers push front façade toward alley
 - Strict application of “10-foot” rule would severely restrict footprint

No Substantial Detriment

- Lot Occupancy
 - No physical changes to Henrietta structure; therefore, no impact to light, air, privacy, noise, etc.
 - Removes long-vacant side yard that has been nuisance in the community
 - Allows new rowhome that is consistent with intent of RF-1 zone and character of Historic Districts
- Rear Yard
 - Rear portion of new residence is only two stories above-grade
 - No windows facing abutting property to the west
 - Interior courtyard minimizes massing at center of the property where rear of adjacent property is located
 - Improves character of Historic District

Questions?





1



2



3



4

EXISTING TRANSFORMER



5



933 N STREET NW

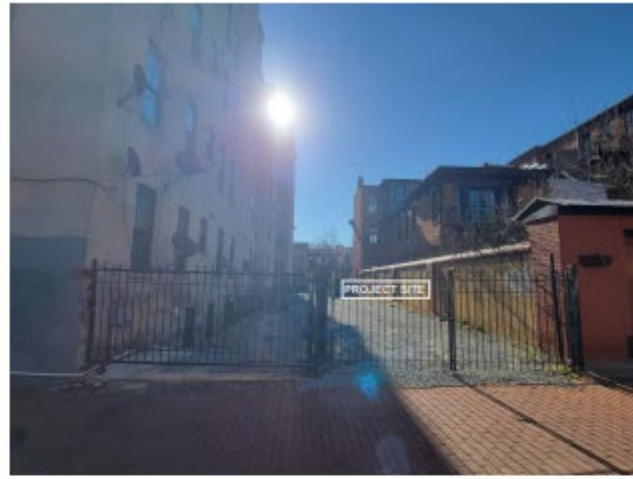
933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

BZA-04

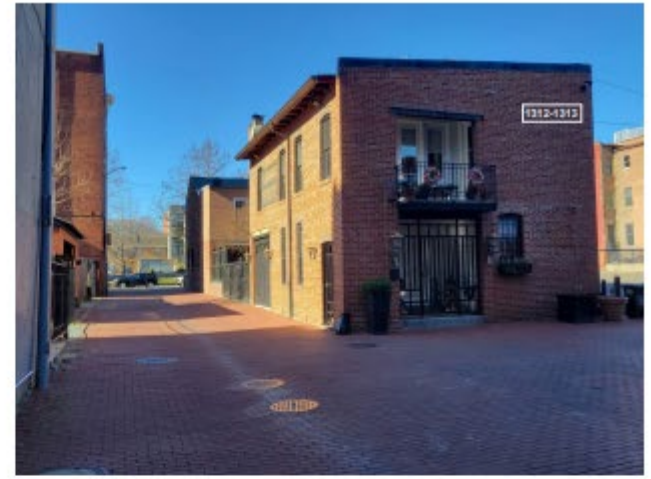
EXISTING SITE PHOTOS - N ST NW



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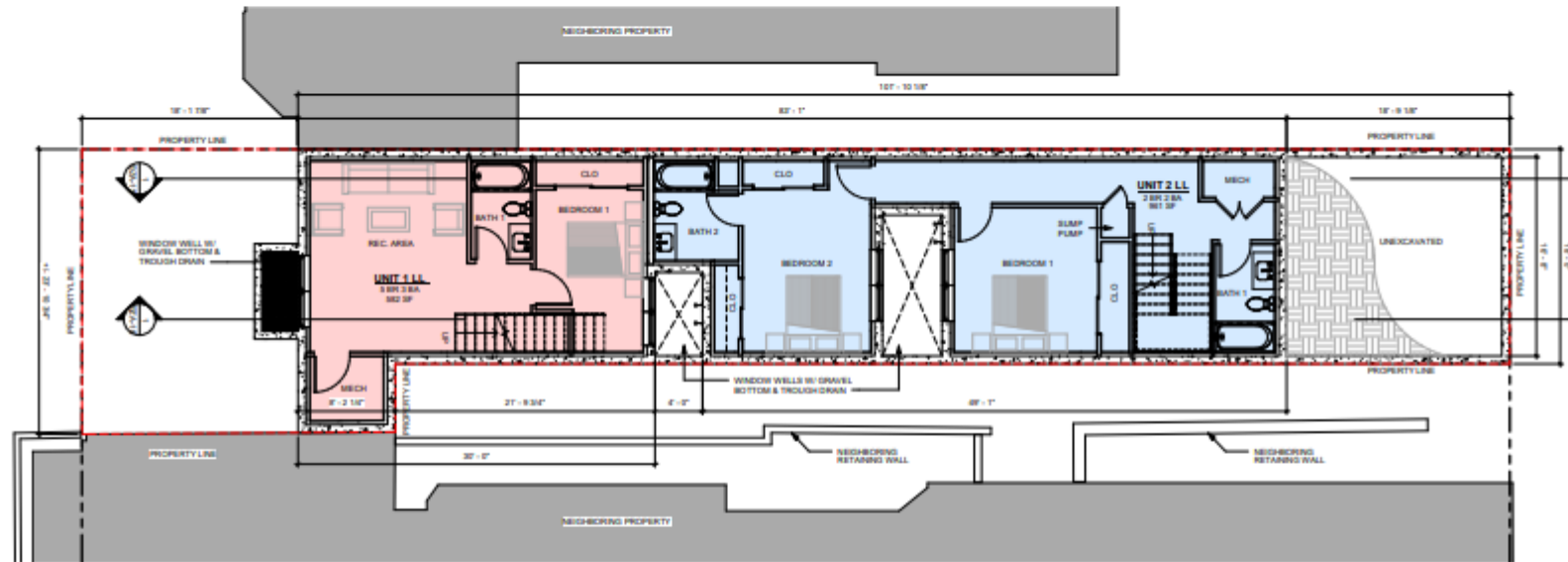


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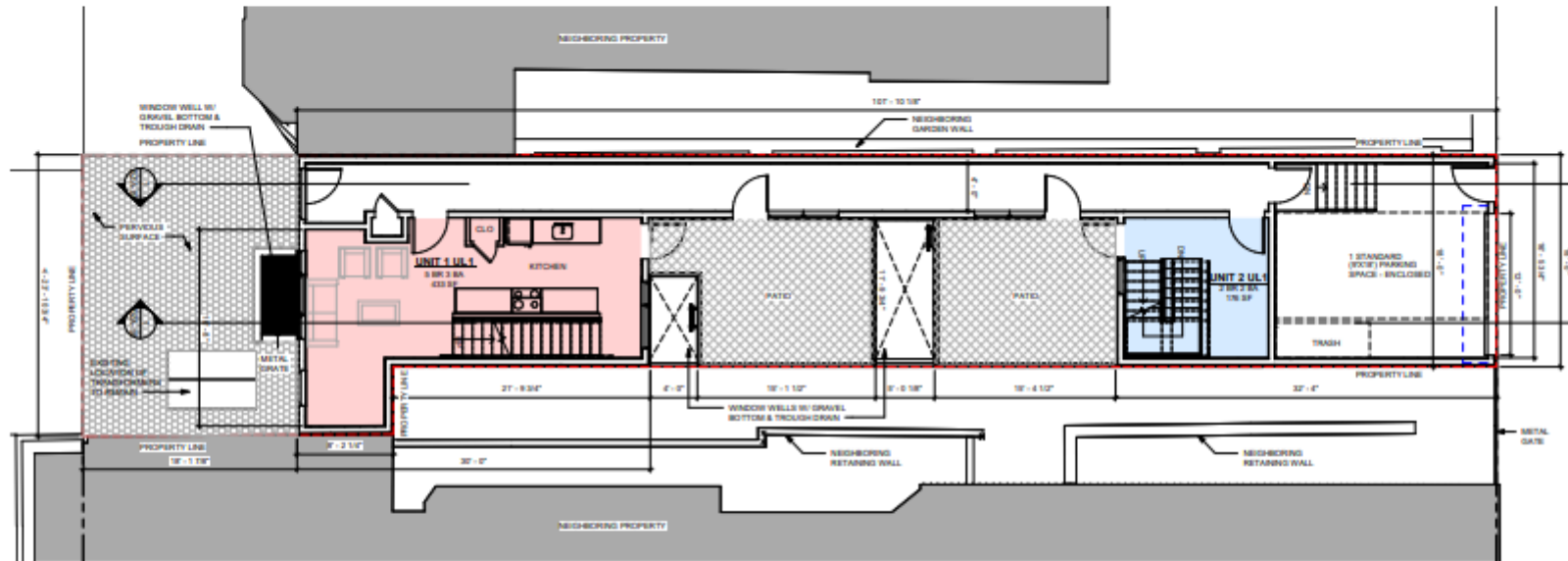


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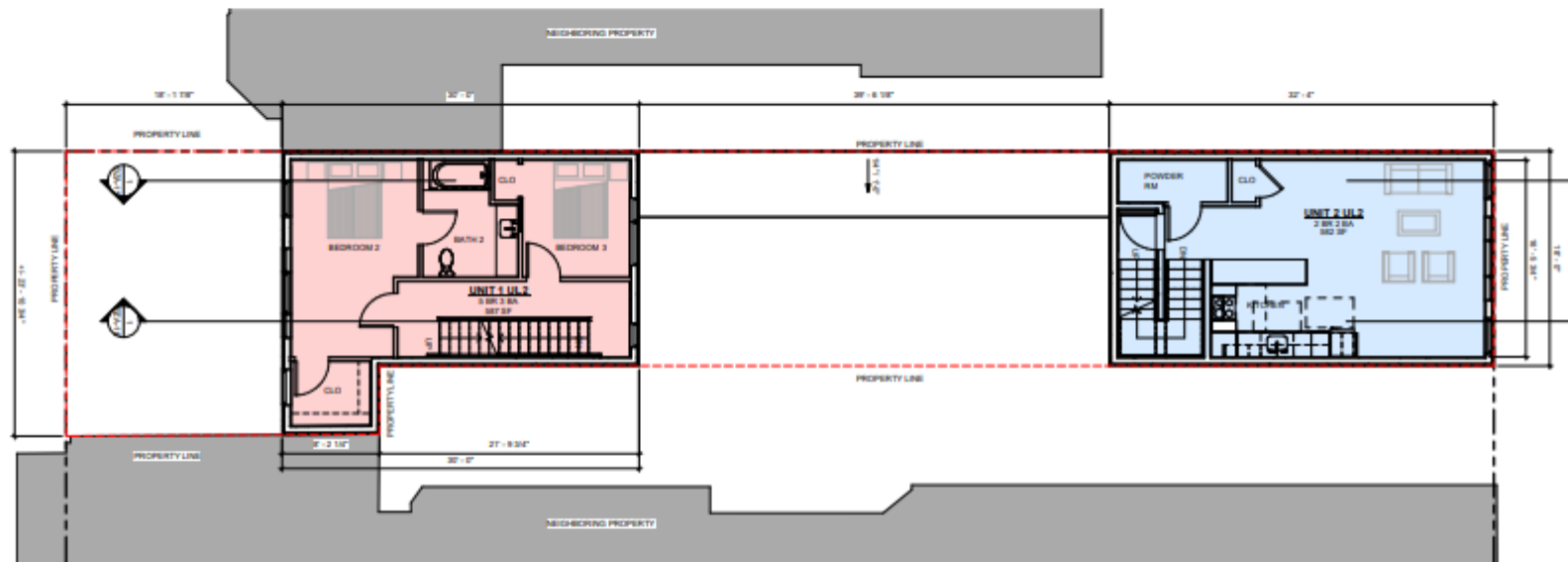




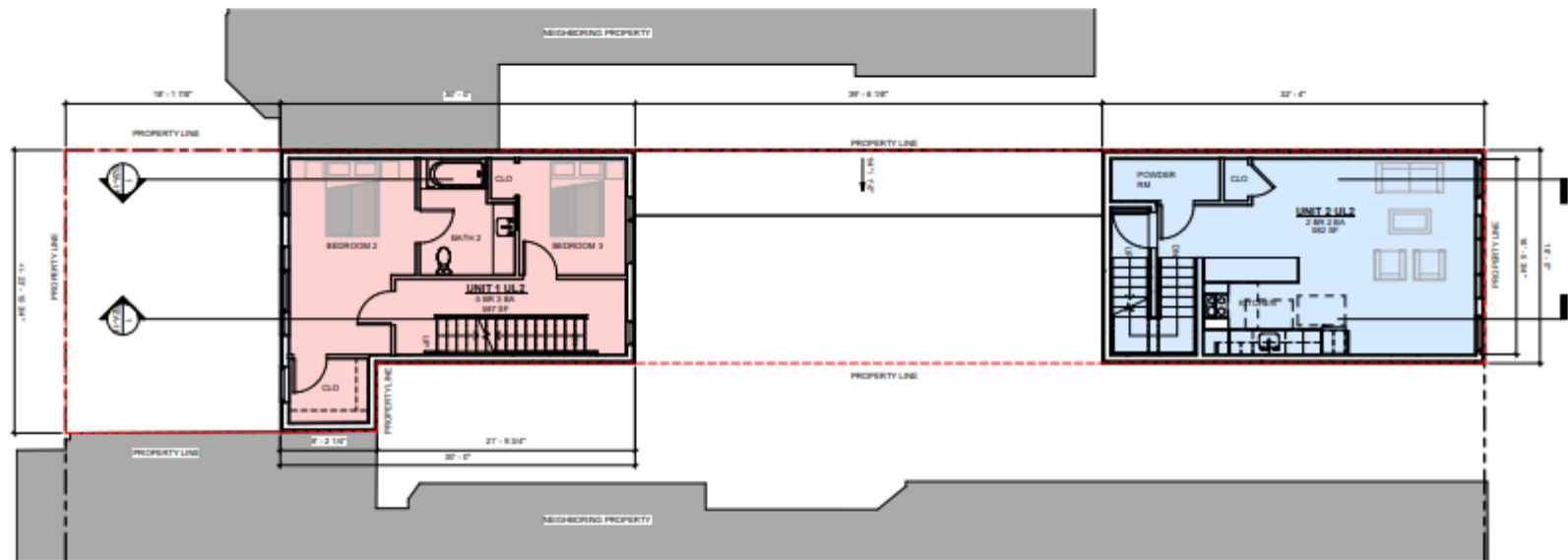
PROPOSED CELLAR FLOOR PLAN



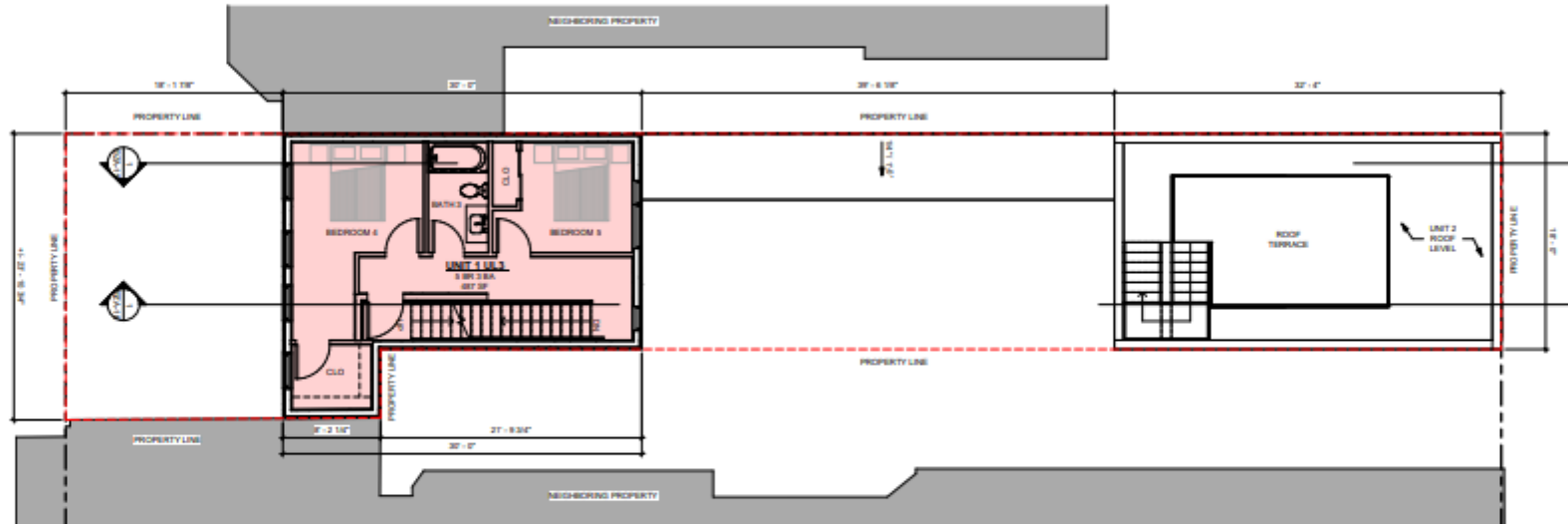
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



933 N STREET NW

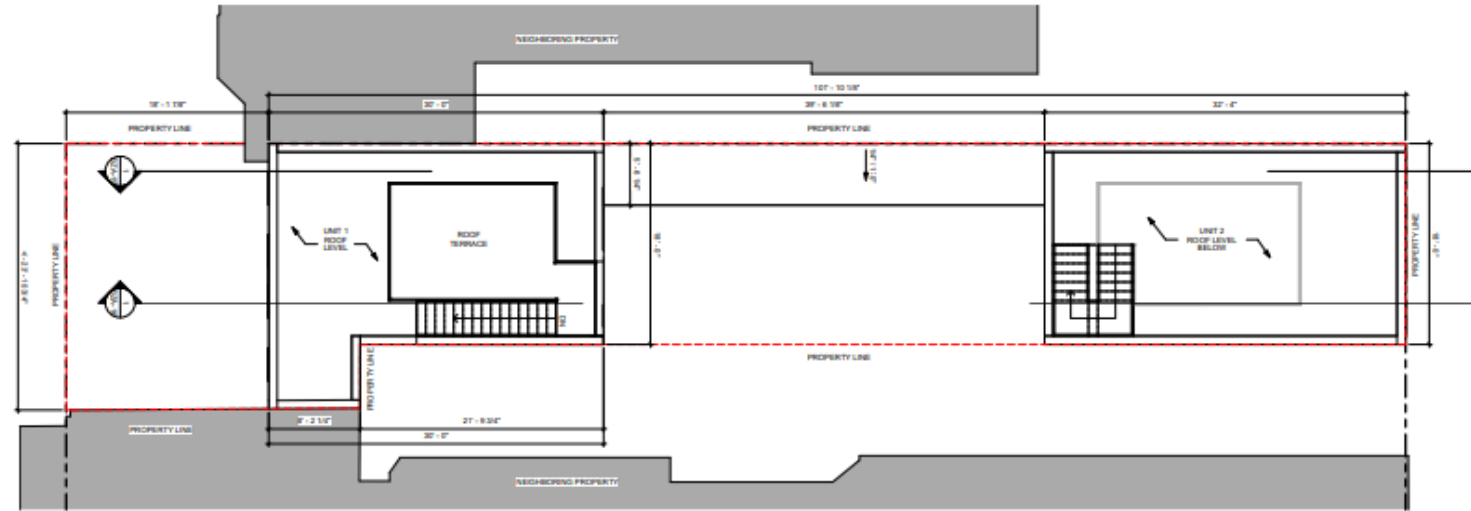
933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

NOTE: INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.



BZA-11

THIRD FLOOR PLAN



PROPOSED ROOF LEVEL



933 N STREET NW

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BZA-12

ROOF LEVEL