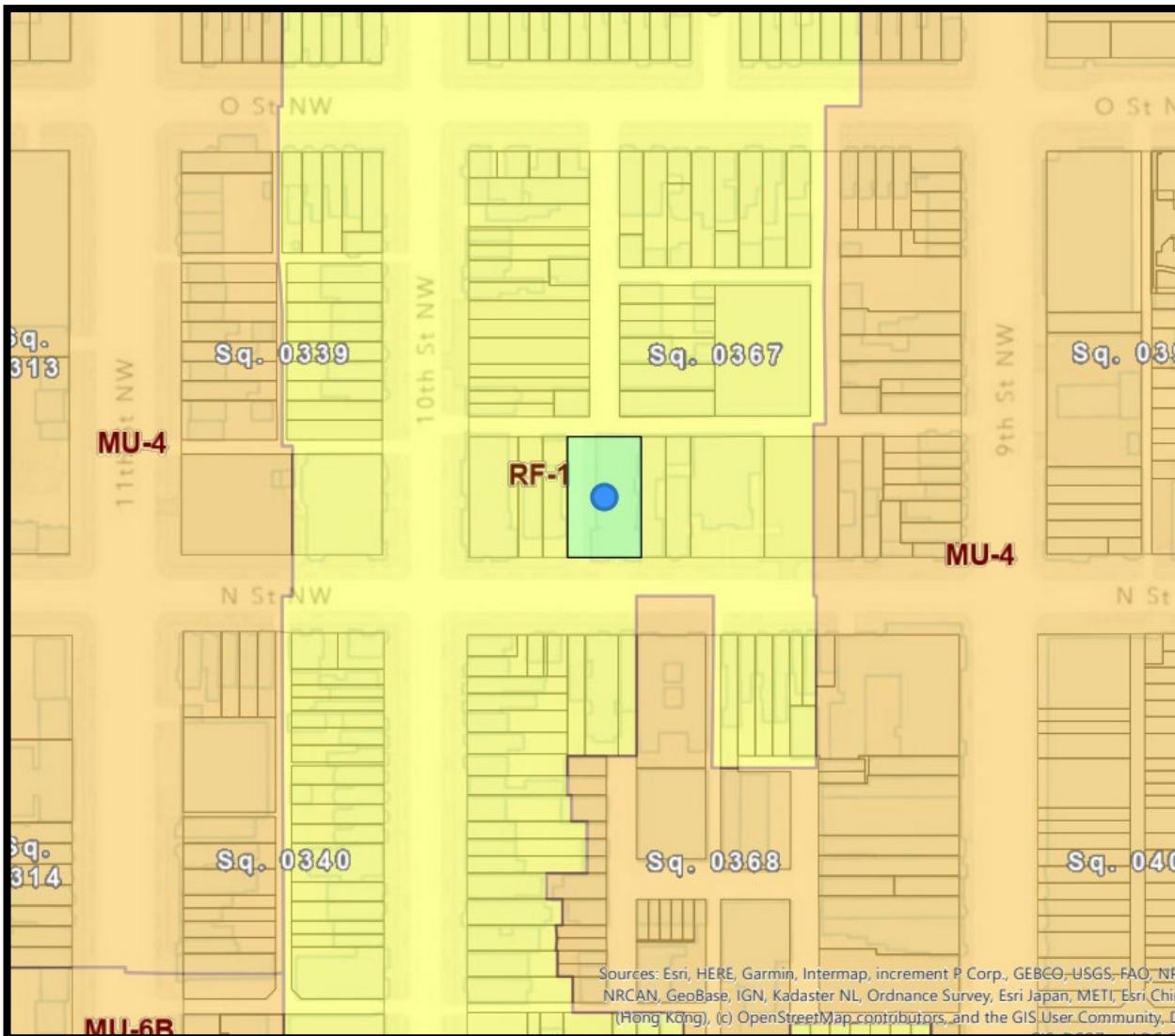




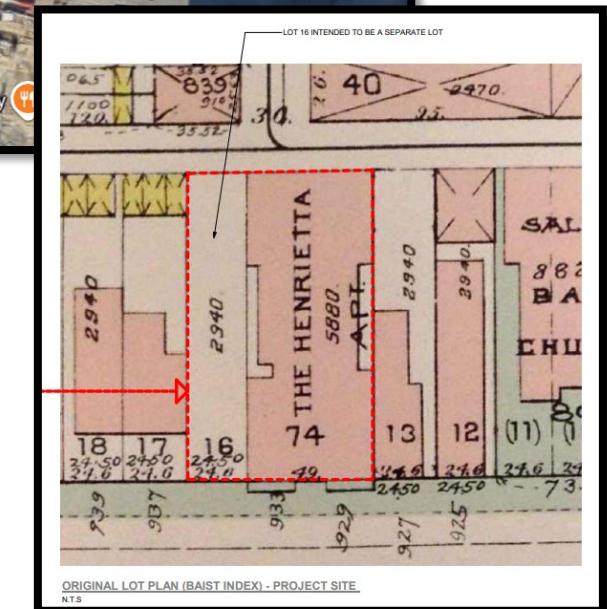
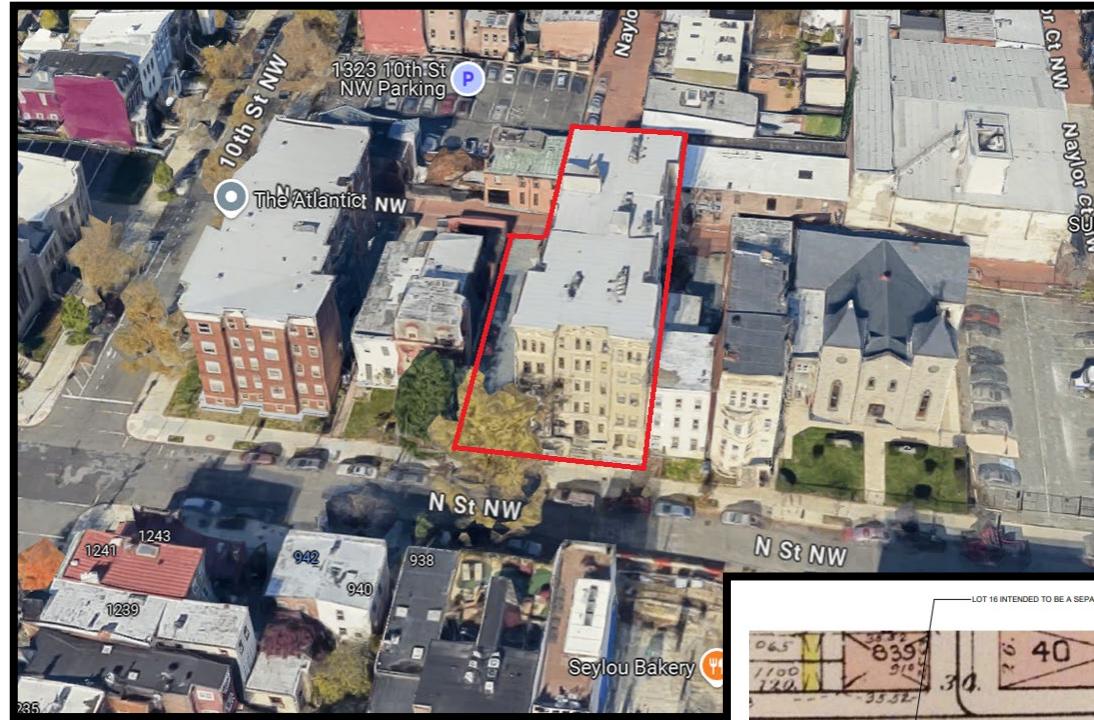
BZA Case 21183
933 N Street NW
Applicant: 933 N St NW LLC

Zoning Map – RF-1 Zone

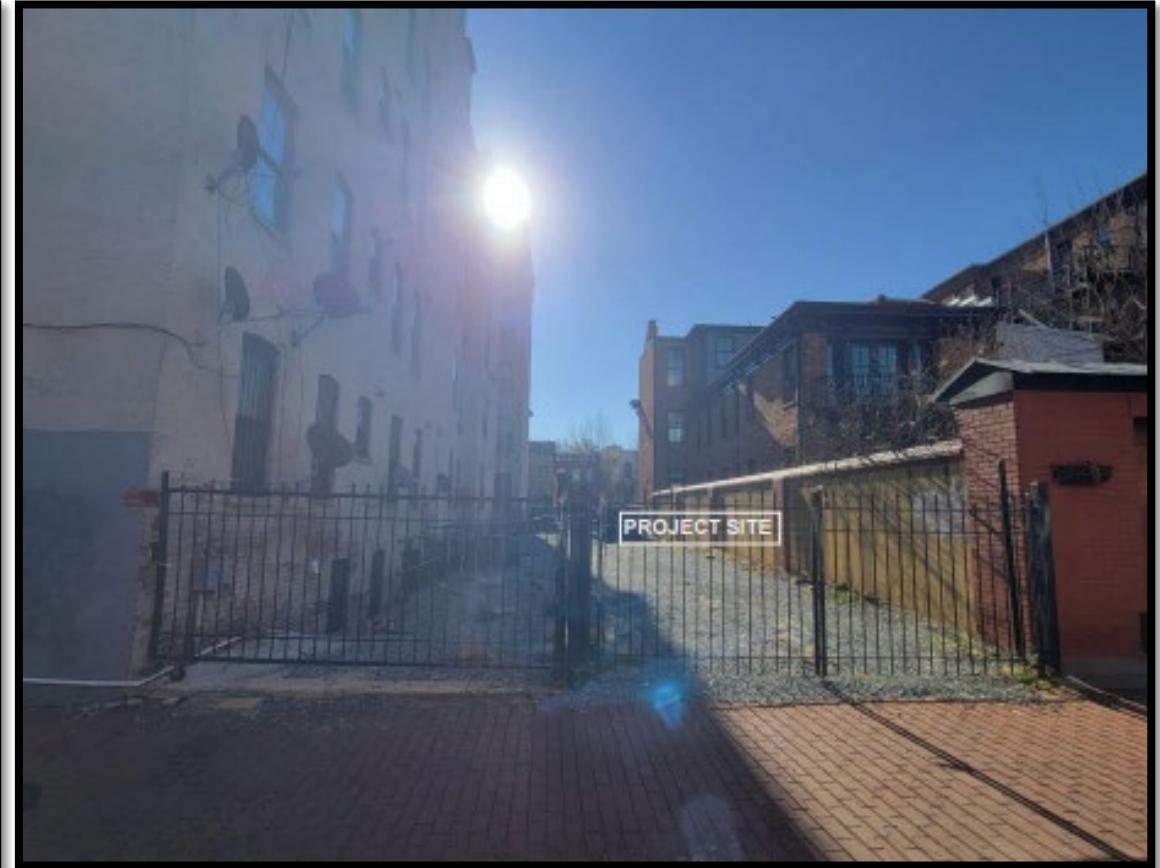
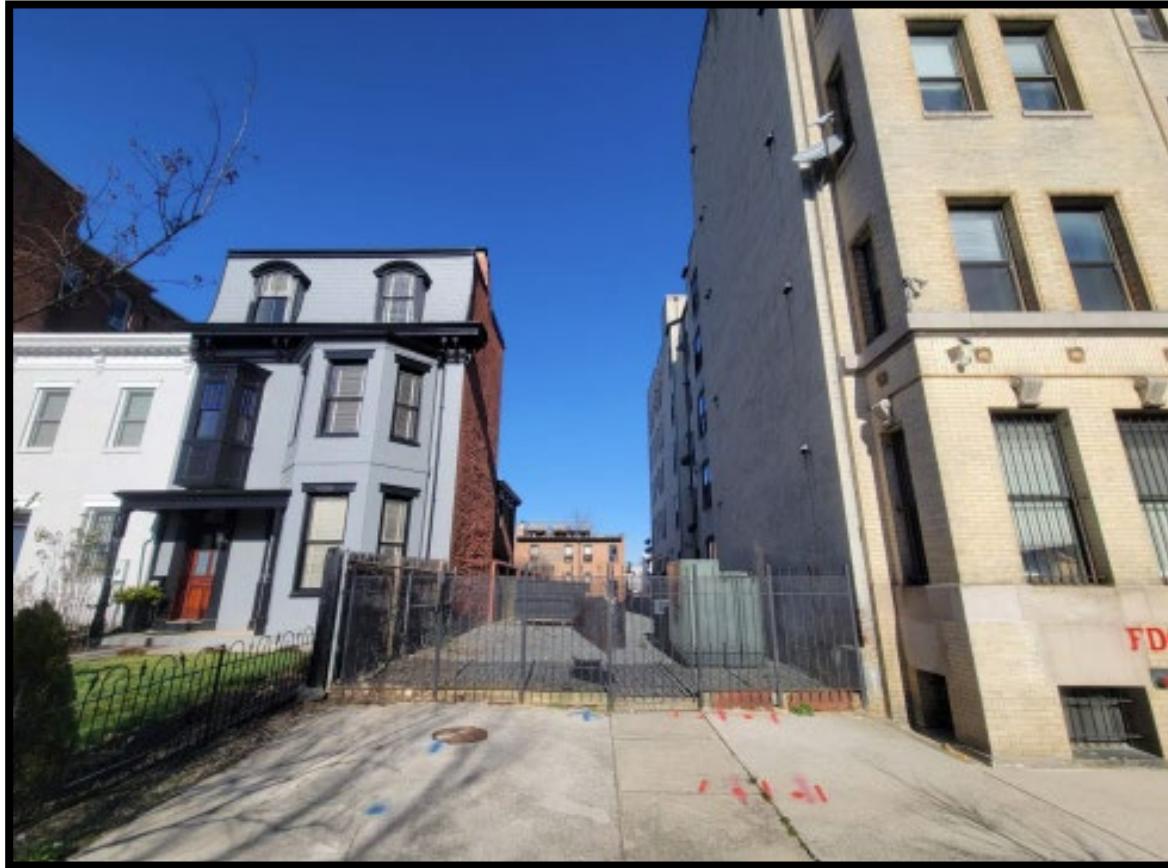


The Property – Existing Conditions

- Shaw neighborhood – $\frac{1}{2}$ 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



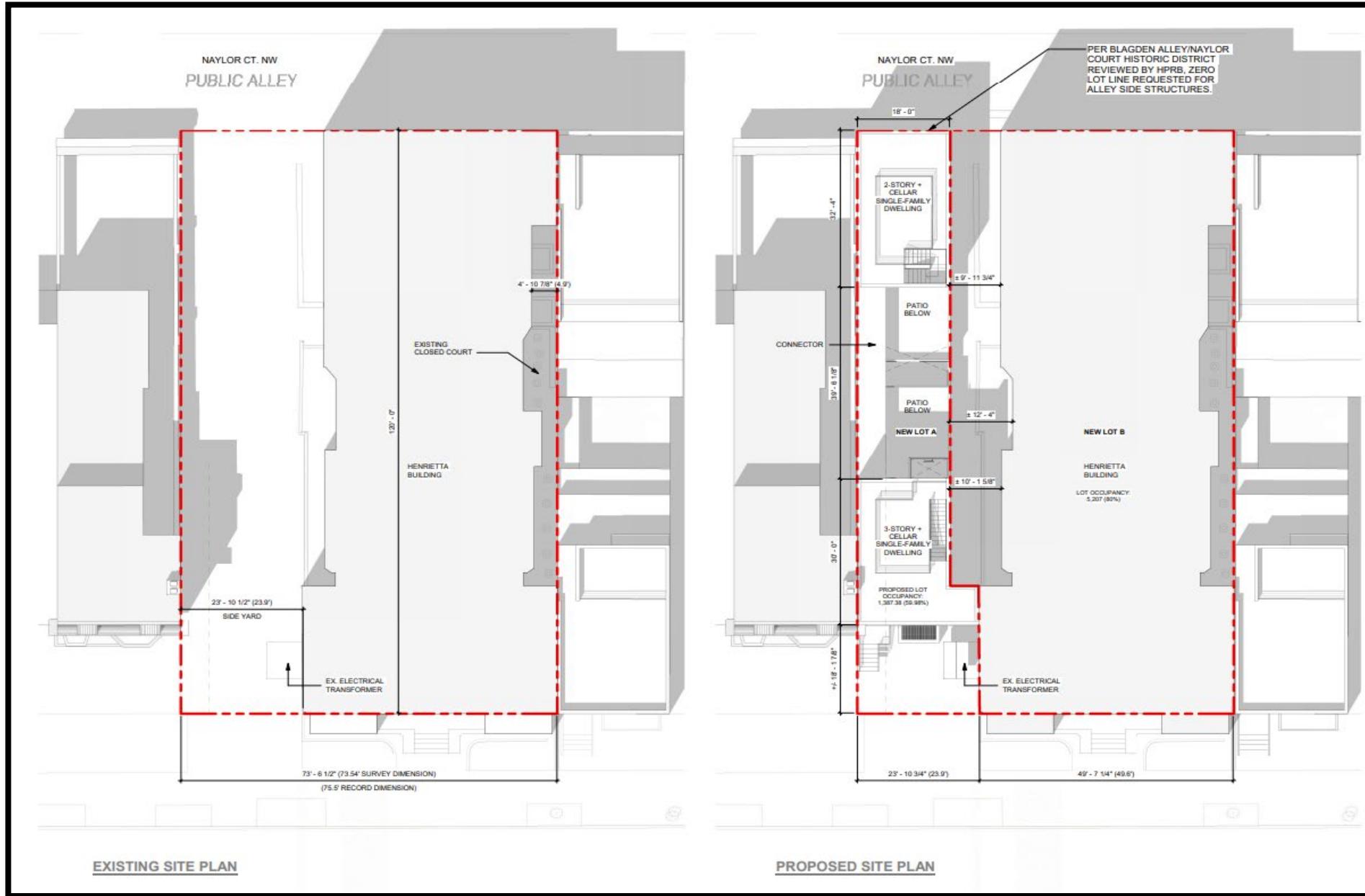
Proposal

- 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

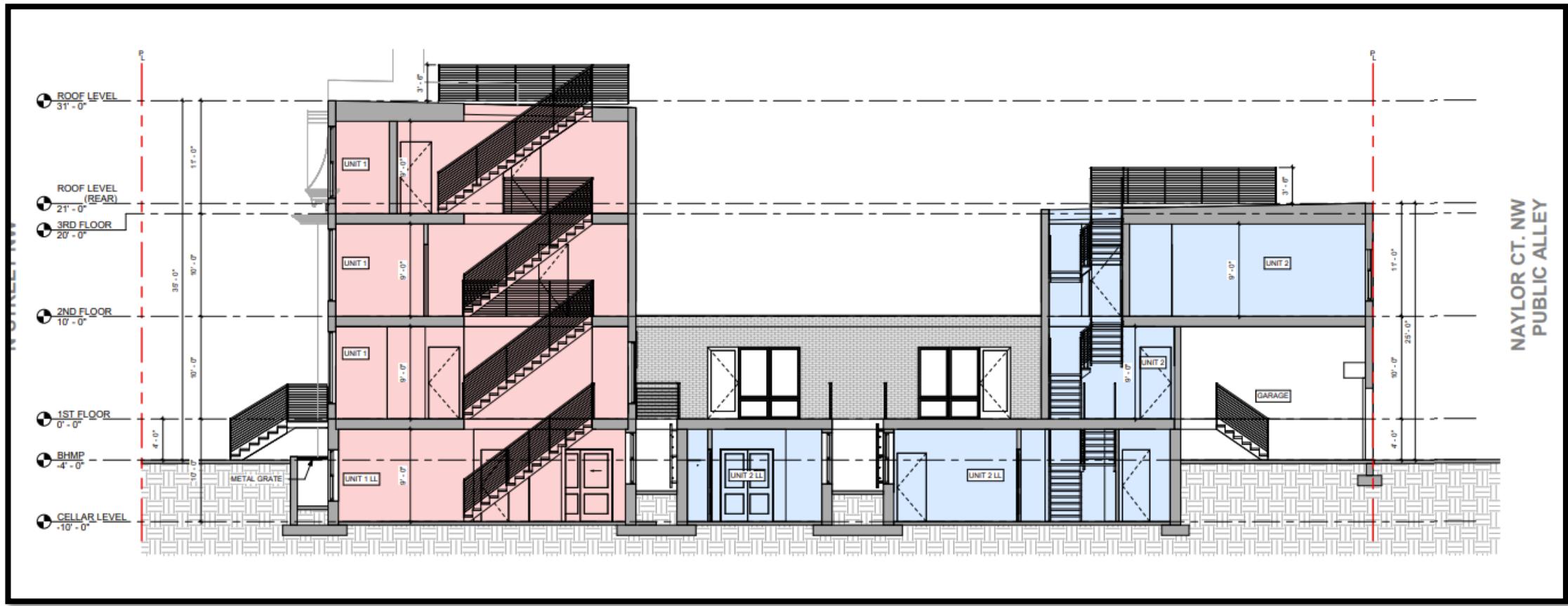
Community Outreach

- 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

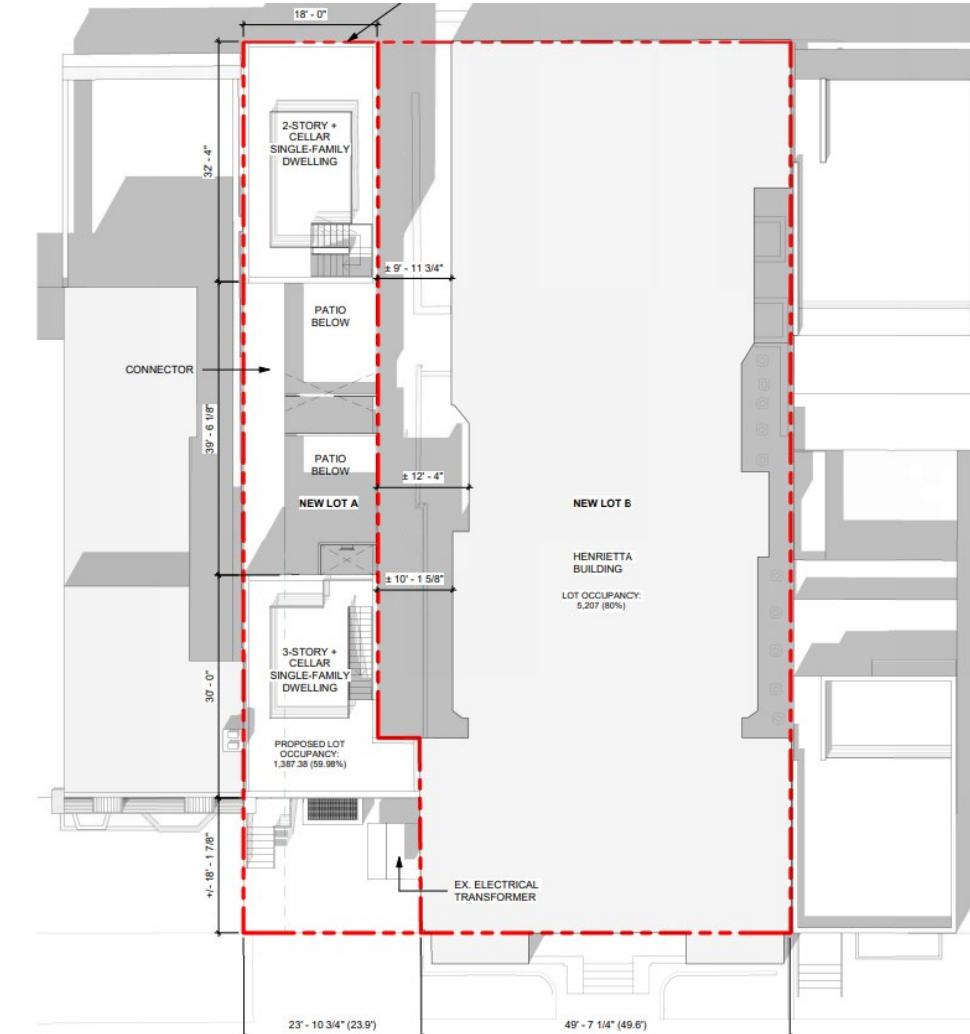


Zoning Relief

- 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?

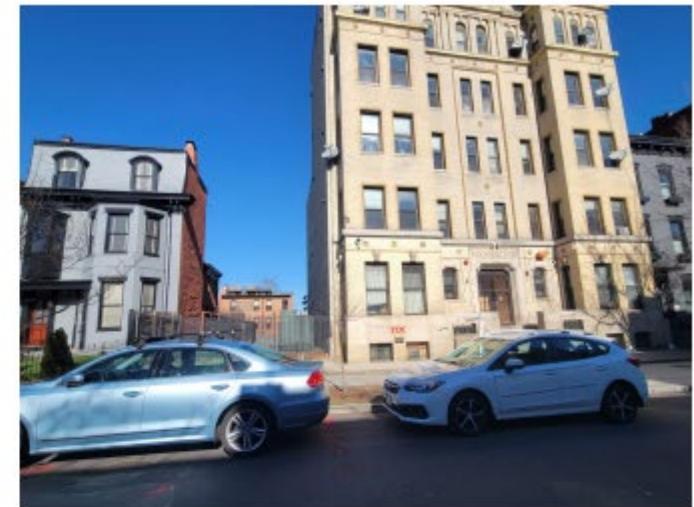




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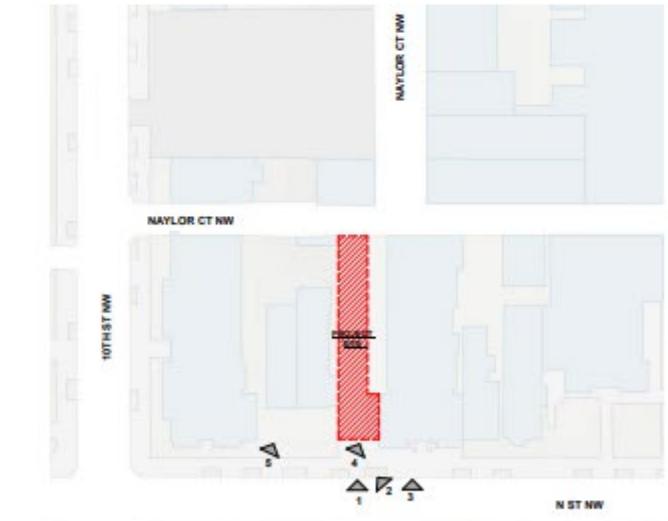
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4 EXISTING TRANSFORMER



5

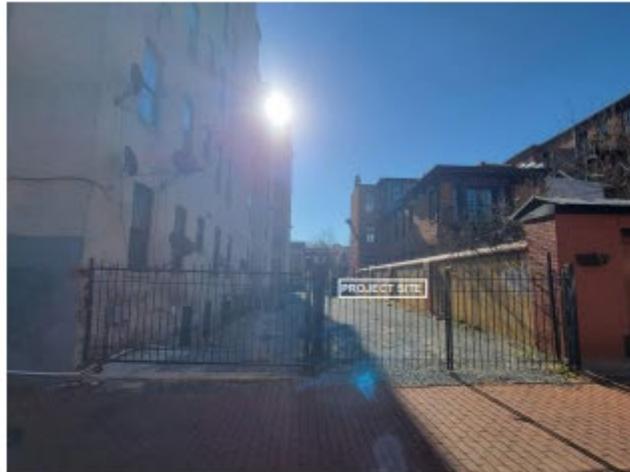


BZA-04

EXISTING SITE PHOTOS - N ST NW



1



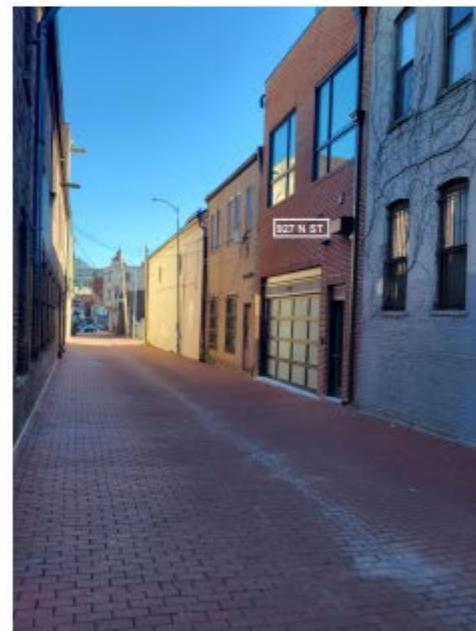
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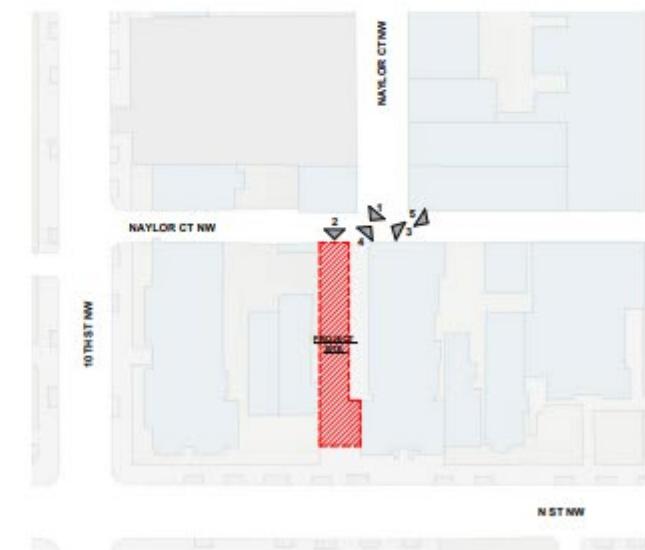
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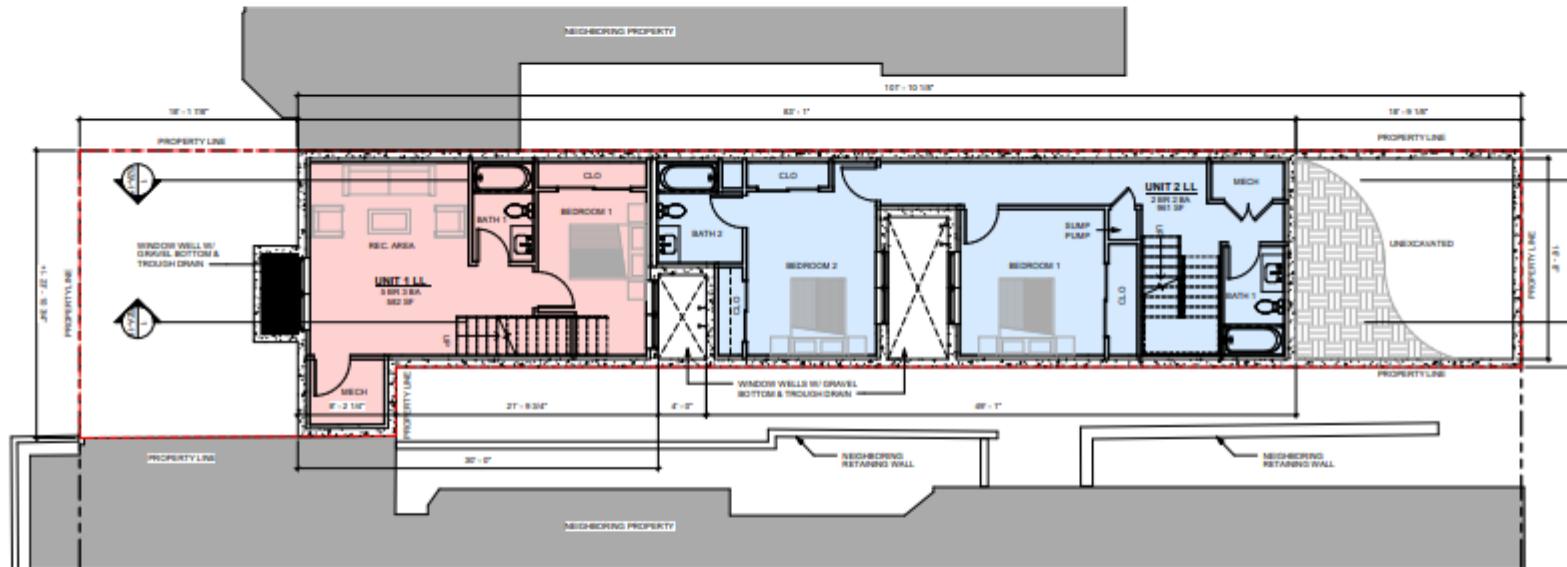


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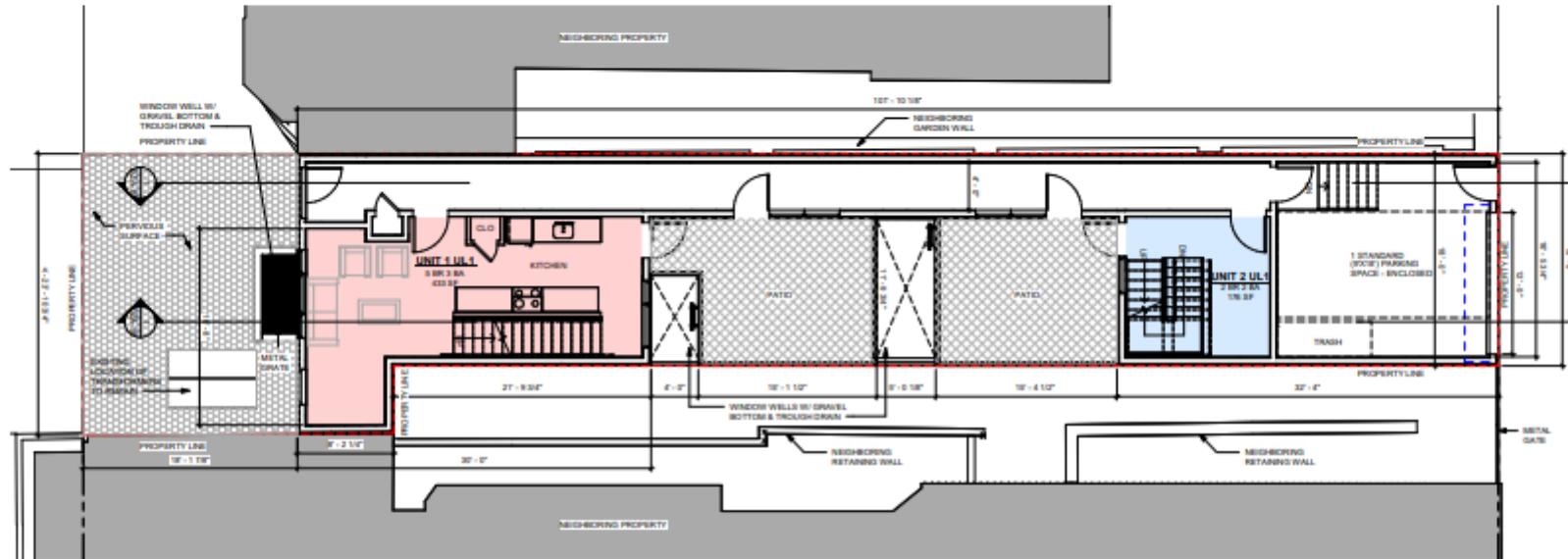


BZA-05

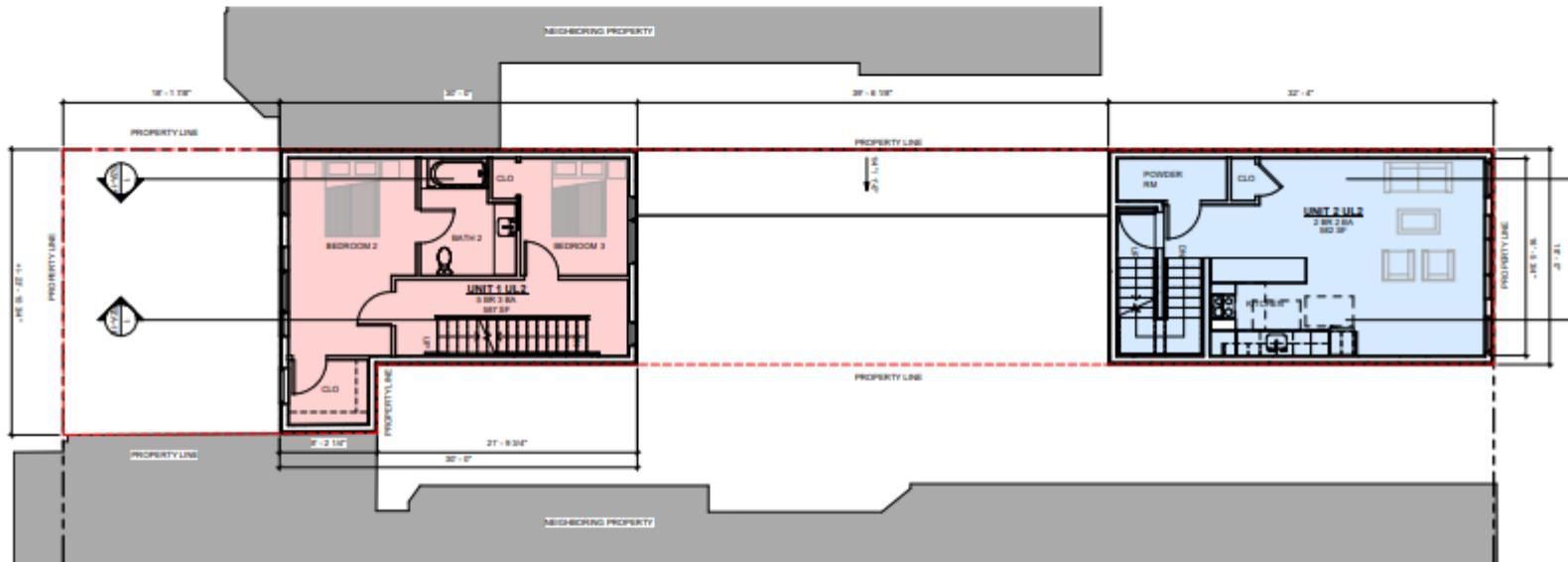
EXISTING SITE PHOTOS - NAYLOR CT NW



PROPOSED CELLAR FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

adG+G
ARCHITECTURE

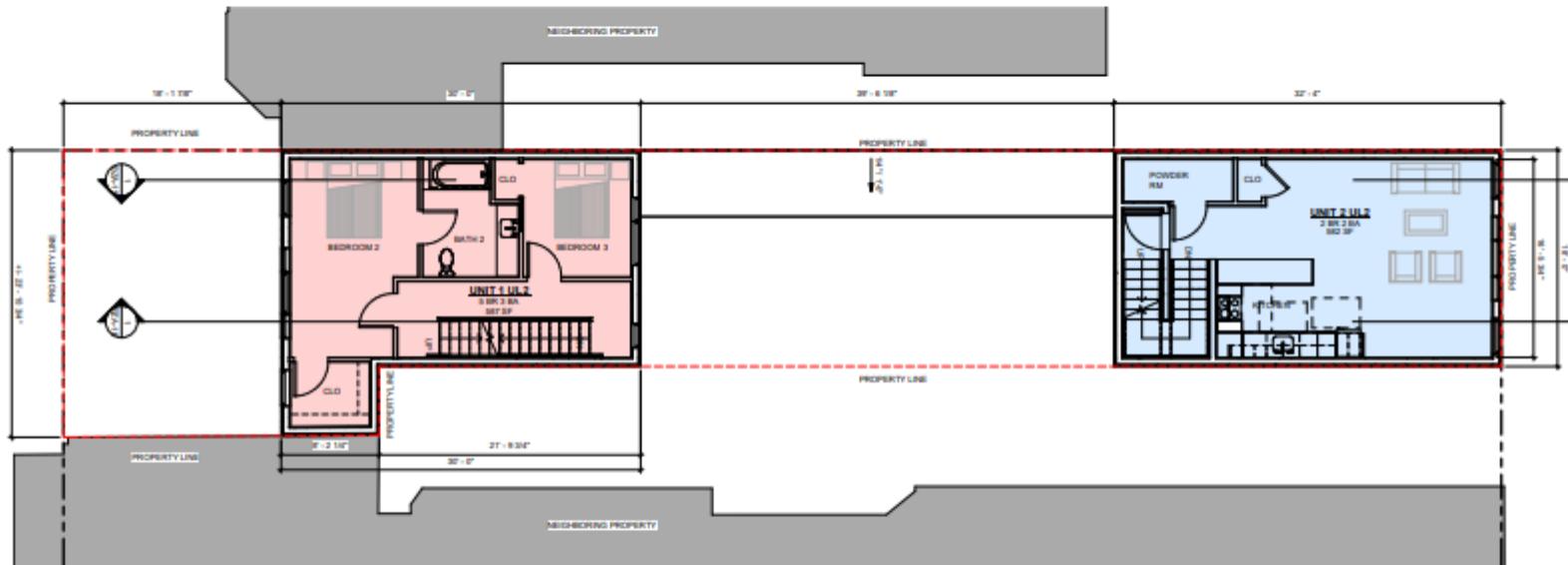
933 N STREET NW

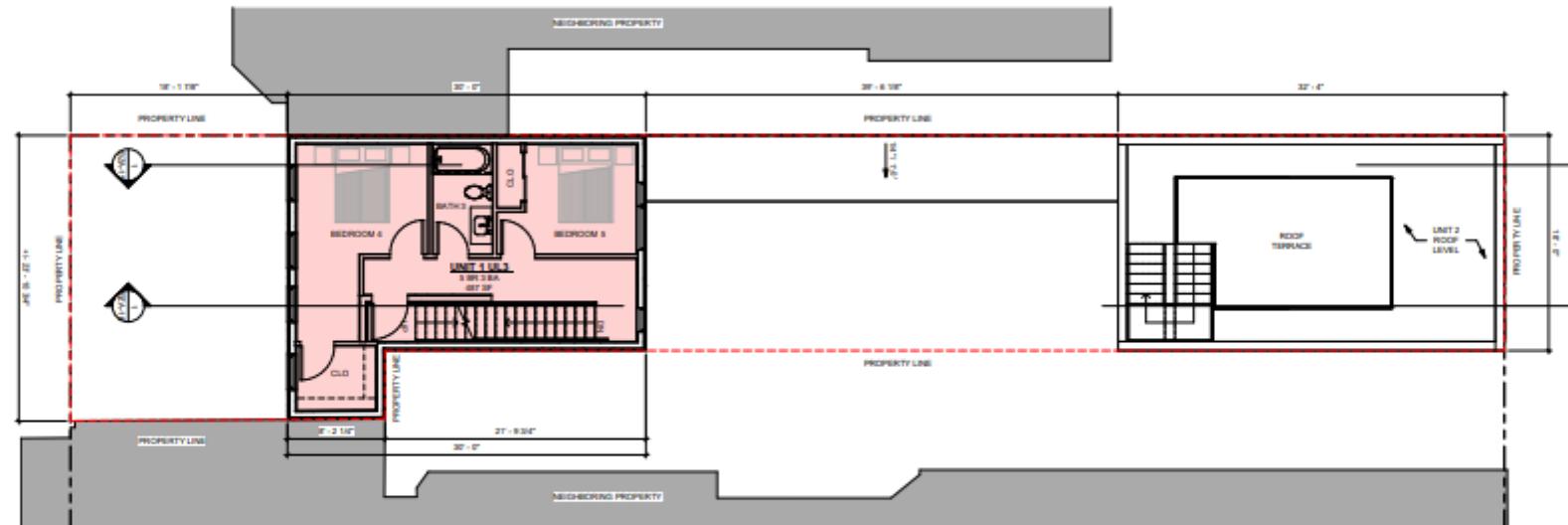
933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

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

874.12

SECOND FLOOR PLAN





PROPOSED THIRD FLOOR PLAN

adG+G
ARCHITECTURE

933 N STREET NW

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

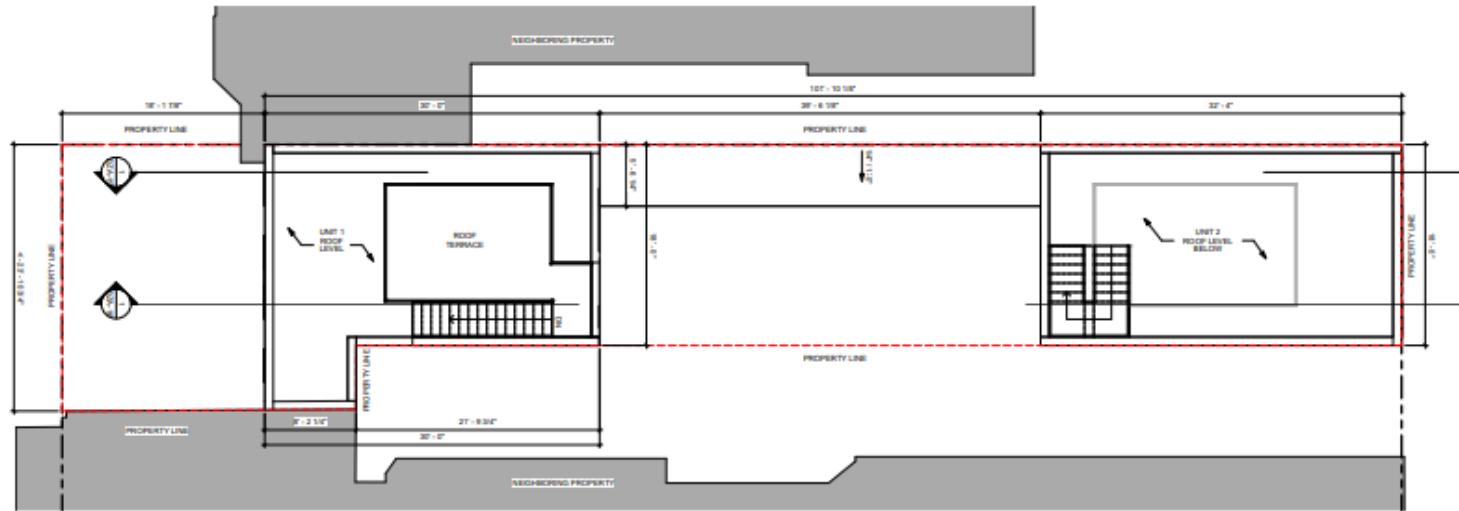
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BZA-11

THIRD FLOOR PLAN



3



PROPOSED ROOF LEVEL



933 N STREET NW

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

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BZA-12

ROOF LEVEL