

BZA Application No. 21196

**910 12th Street, NE
John Kenkel & Marka Peterson
November 20, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21196
EXHIBIT NO.35

Overview and Requested Relief

- The Property is located in the RF-1 Zone and is improved with a two-story + cellar single-family row dwelling.
- The Applicant is proposing to construct a third story with roof deck and a three-story rear addition.
- Relief Requested:
 1. Lot Occupancy: The proposal will increase the total lot occupancy to 69.9%, requiring lot occupancy relief pursuant to E-5201.
 2. Rooftop or Upper Floor Elements Requirements: The mansard roof will be altered, requiring special exception relief from the rooftop or upper floor elements requirements of E-204.1.
 3. The 10-Foot Rule: The Addition does not extend more than ten feet (10 ft.) beyond the furthest rear wall of either of the two adjoining structures. However, the adjacent building to the south has an open space on its first floor, underneath an enclosed structure above that open space. That space is inset from that building's furthest rear wall approximately 7.5 feet. The Applicant believes that this situation does not violate the language of the 10-foot rule under E-207.4. However, out of an abundance of caution, and pending further input from the Department of Buildings, the Applicant is also including a request for ten-foot rule relief pursuant to E-207.5.

Community & Agency Support

- The Office of Planning recommends approval.
- DDOT has no objection.
- ANC 6A voted unanimously in support.
- There are 9 letters of support from surrounding neighbors, including both adjacent neighbors.

Subj. Property
910 12th St., NE

RF-1



MU-4

Board of Zoning Adjustment
District of Columbia

CASE NO.21196
EXHIBIT NO.5

Subj. Property
910 12th St., NE





908 12th St., NE

Subj. Property
910 12th St., NE

912 12th St., NE



Subj. Property
910 12th St., NE

912 12th St., NE

914 12th St., NE

916 12th St., NE

918 12th St., NE



912 12th St., NE

Subj. Property
910 12th St., NE

908 12th St., NE



Subj. Property
910 12th St., NE

908 12th St., NE



Across 12th Street

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 1, 2024

Plat for Building Permit of :

SQUARE 980 LOT 53

Scale: 1 inch = 20 feet

Recorded in Book 51 Page 89

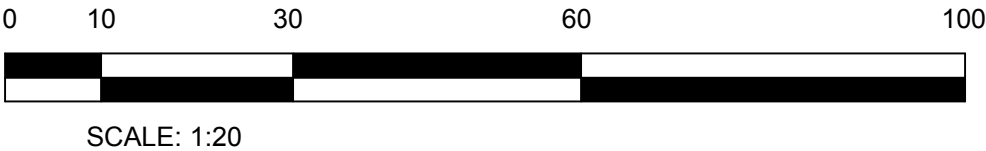
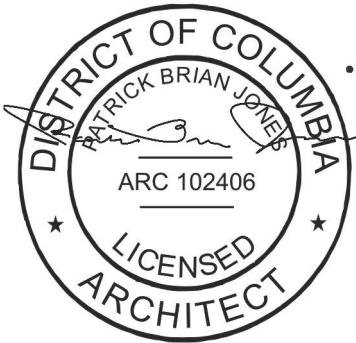
Receipt No. 24-04145

Drawn by: A.S.

Furnished to: PATRICK BRIAN PLLC

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
For Surveyor, D.C.



SR-24-04145(2024)

SHEET 1 OF 2

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application

; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

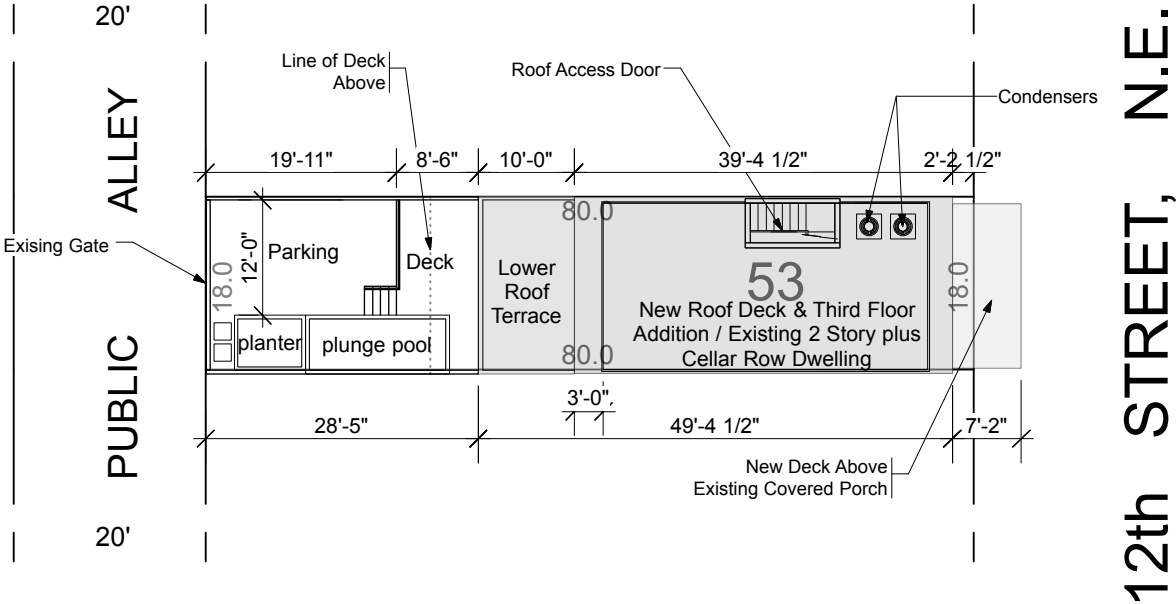
Signature: *Patrick Brian Jones*
Date: 07/18/24

Printed Name: Patrick Brian Jones

Relationship to Lot Owner: Architect

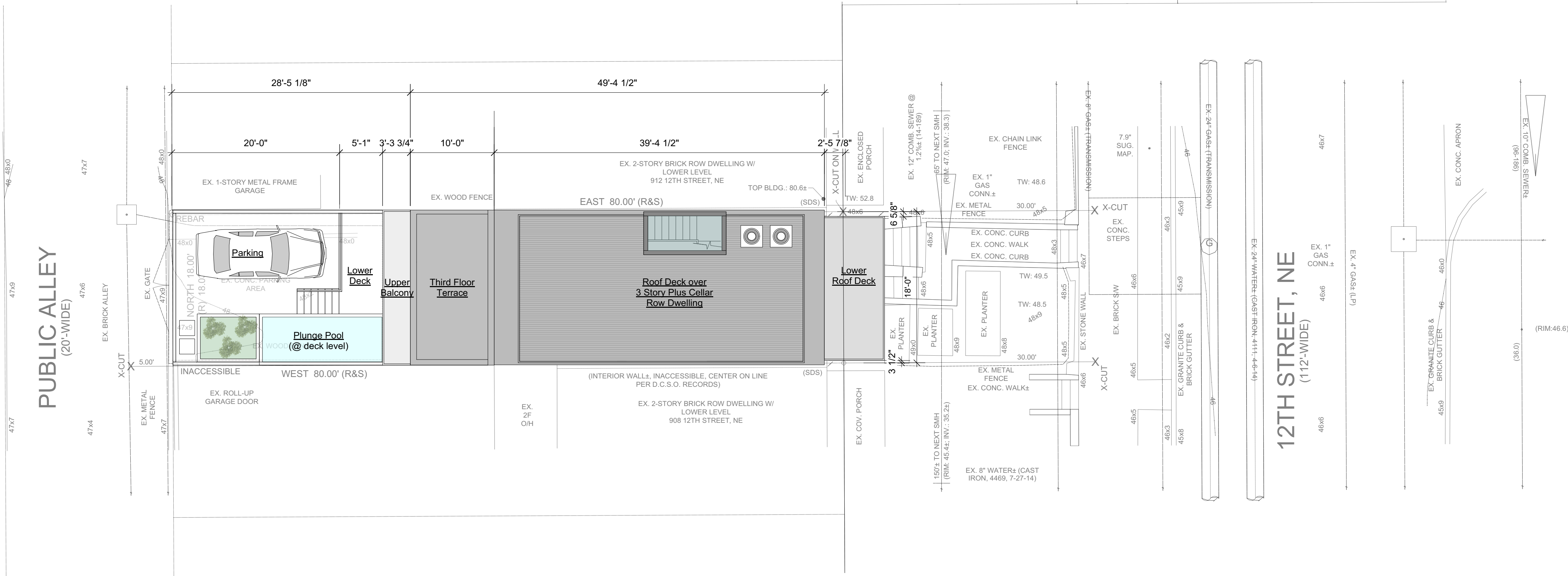
If a registered design professional, provide license number ARC102406 and include stamp below.

SQUARE 980



SR-24-04145(2024)

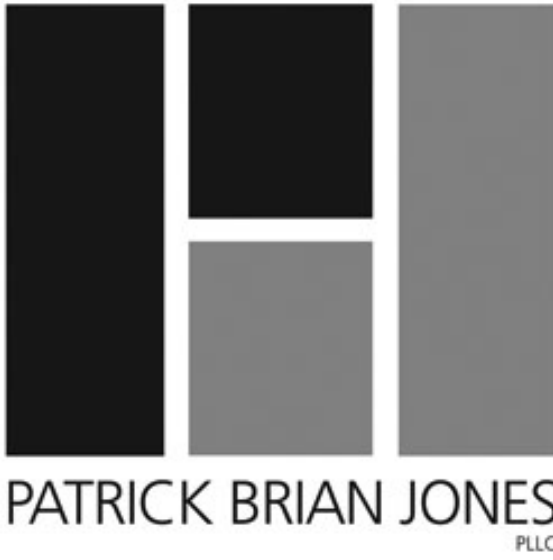
SHEET 2 OF 2



Proposed Site Plan
Scale: 1/8" = 1'-0"

Existing Zoning Analysis:

Property Location:	910 12th Street NE
Square:	0980
Lot:	0053
Zone:	RF-1
Existing Use:	Single Family (No Change)
Exist. Lot Size:	1440 sq.ft.
Exist. Bldg. Footprint:	approx. 747 sq.ft. (51.875%)
Existing Rear Yard:	approx. 38.5 ft.
Propsoed Bldg. Footprint:	1,007.9 sq.ft. or 69.9% (includes upper balcony)
Proposed Rear Yard:	28'-5" +/-
Proposed Building Height:	34'-1"



1835 7th Street NW
#244
Washington, DC 20001
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

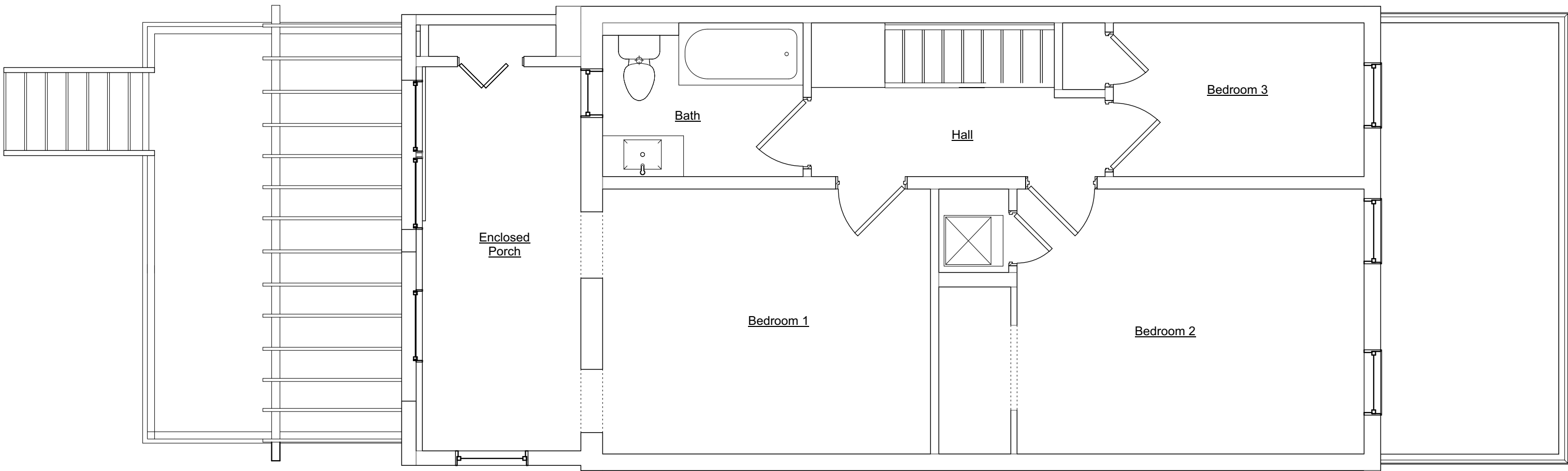
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	date
Review Set	07.29.24
Review Set	07.31.24
ANC Meeting	09.16.24
Review Set	10.28.24

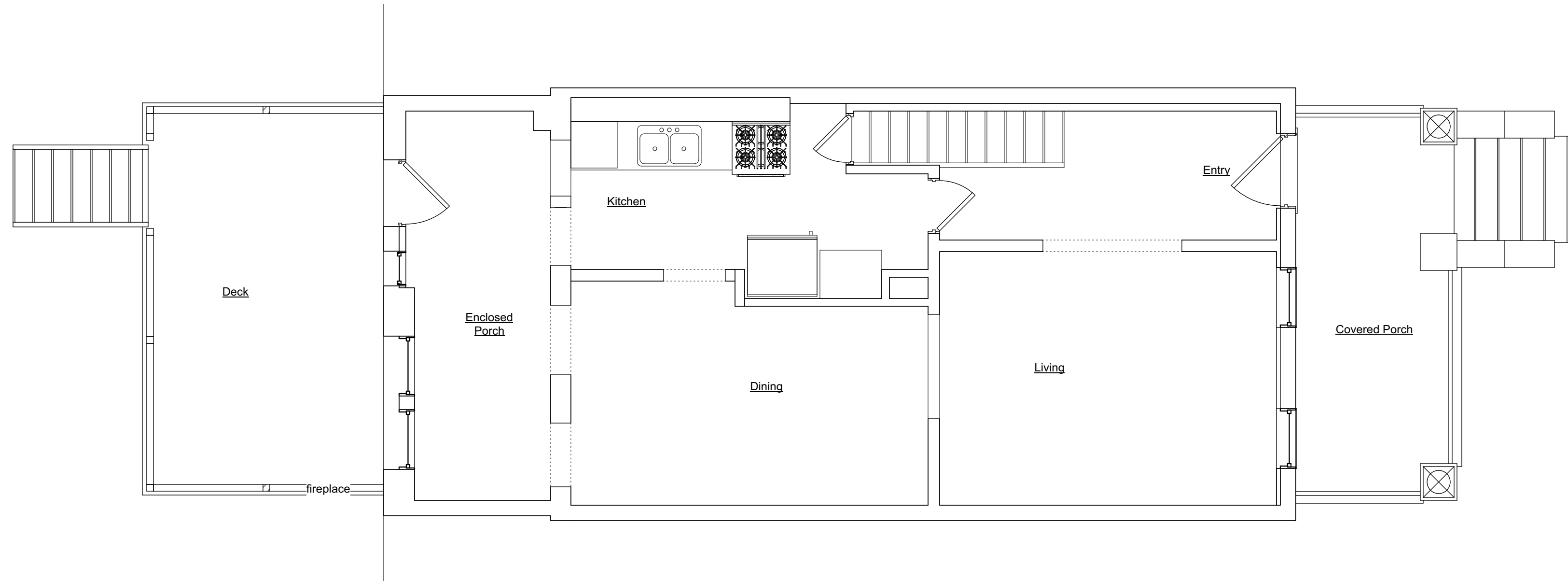
Proposed Site Plan &
Zoning Analysis

FOR DESIGN PURPOSES ONLY

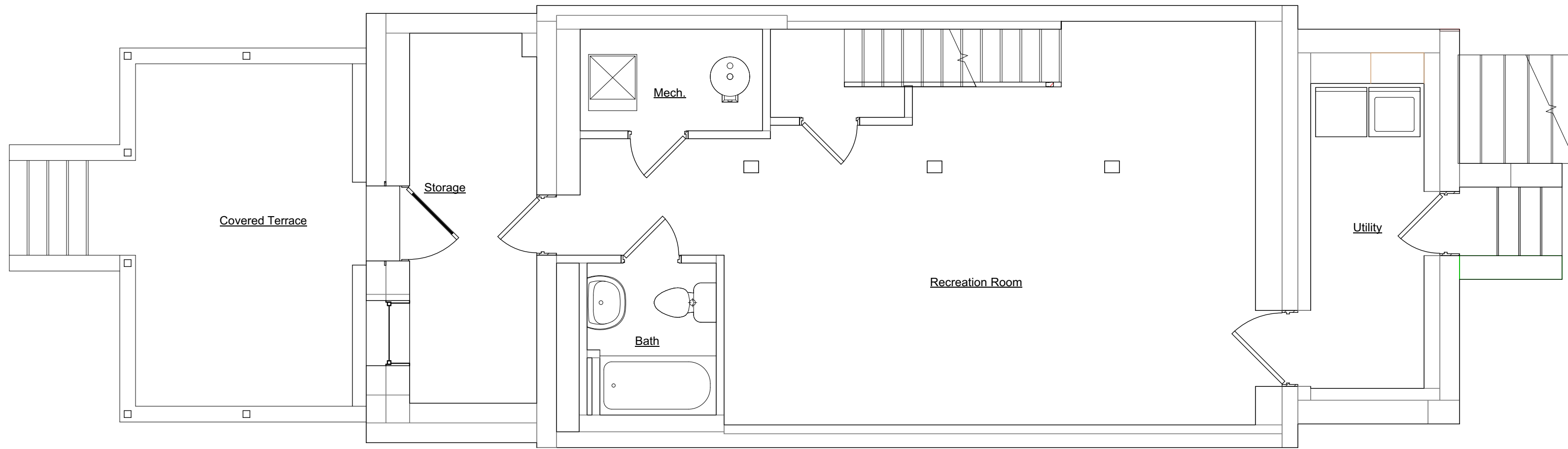
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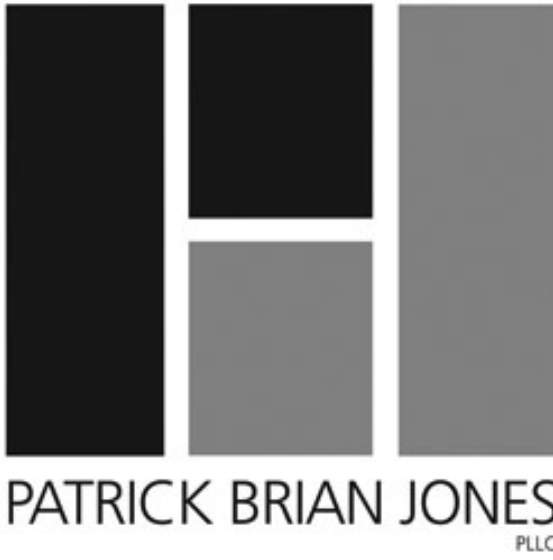
Existing Second Floor Plan
Scale: 1/4" = 1'-0"



Existing First Floor Plan
Scale: 1/4" = 1'-0"



Existing Cellar Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

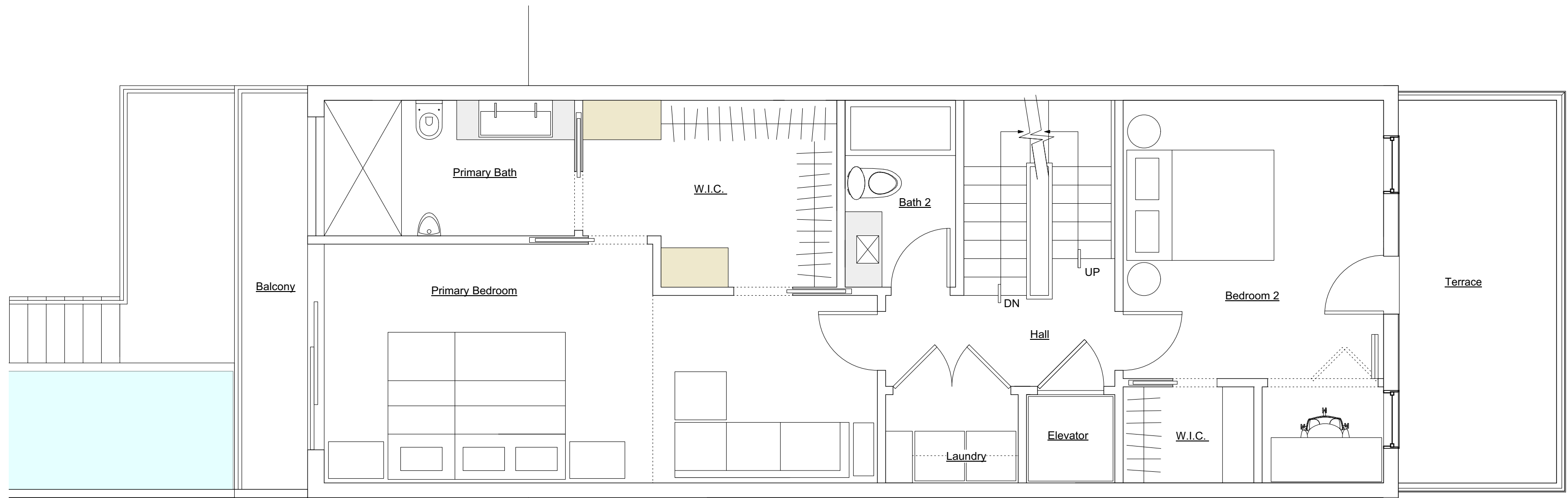
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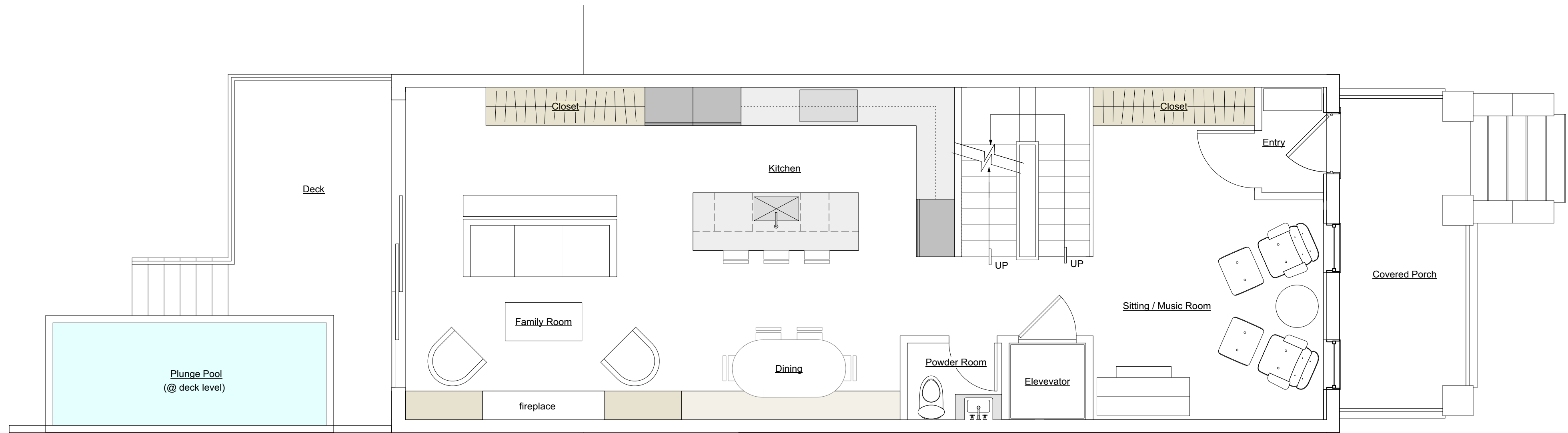
Existing Floor Plans

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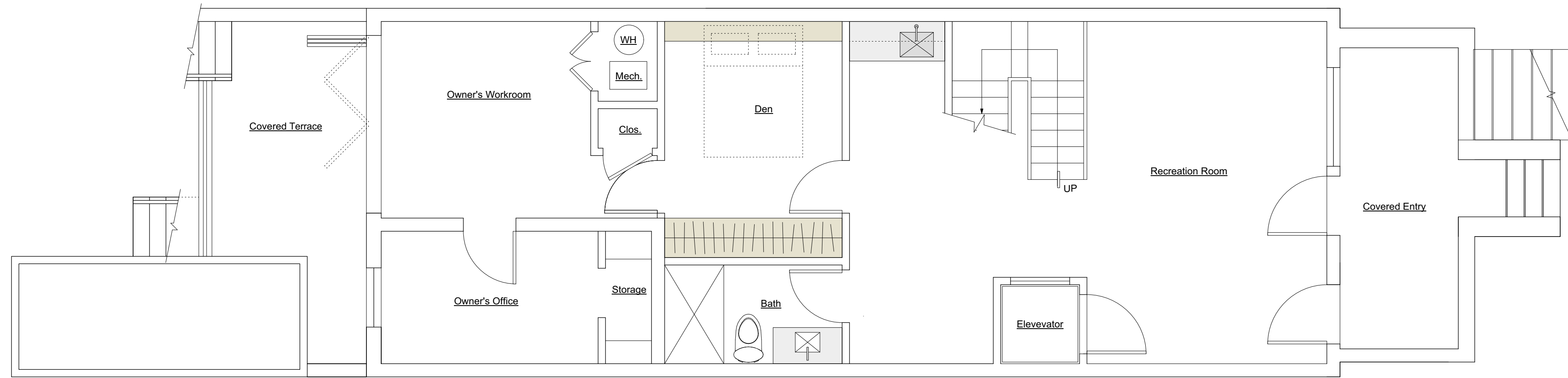
A100



2.0 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



1.1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



0.0 Proposed Cellar Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

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Proposed Floor Plans

FOR DESIGN PURPOSES ONLY

A101



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

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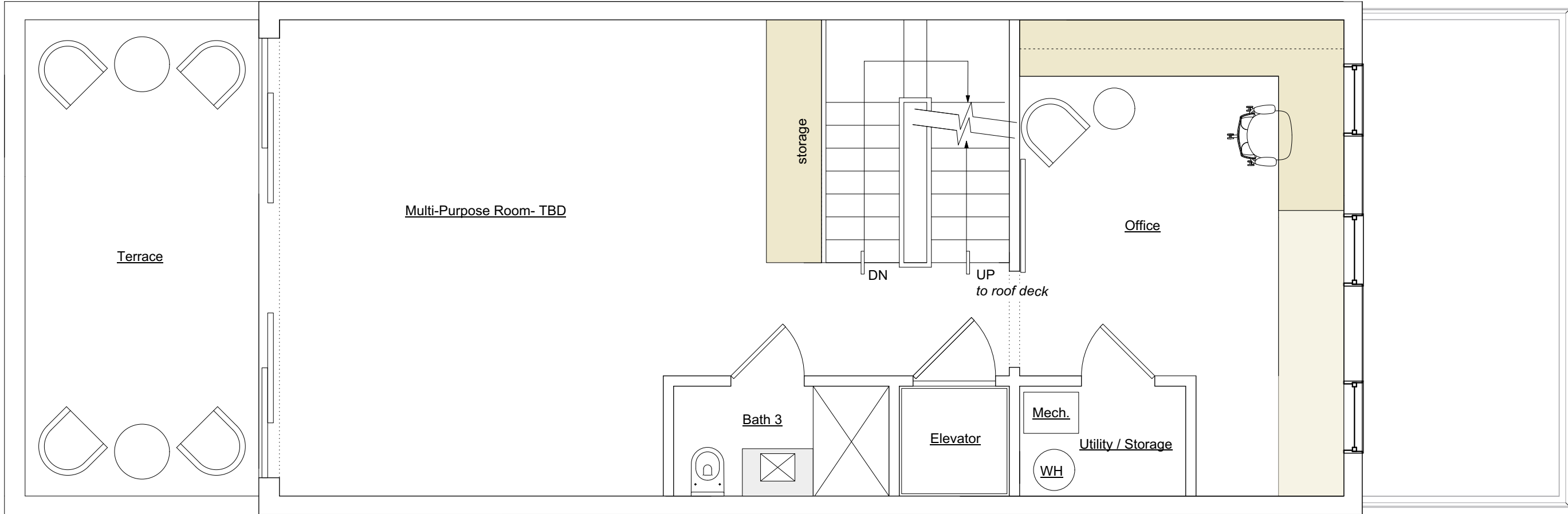
Proposed Floor Plans

FOR DESIGN PURPOSES ONLY

A102



4.0 Proposed Roof Deck Plan
Scale: 1/4" = 1'-0"



3.0 Proposed Third Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
5724 Nebraska Ave NW
Washington, DC

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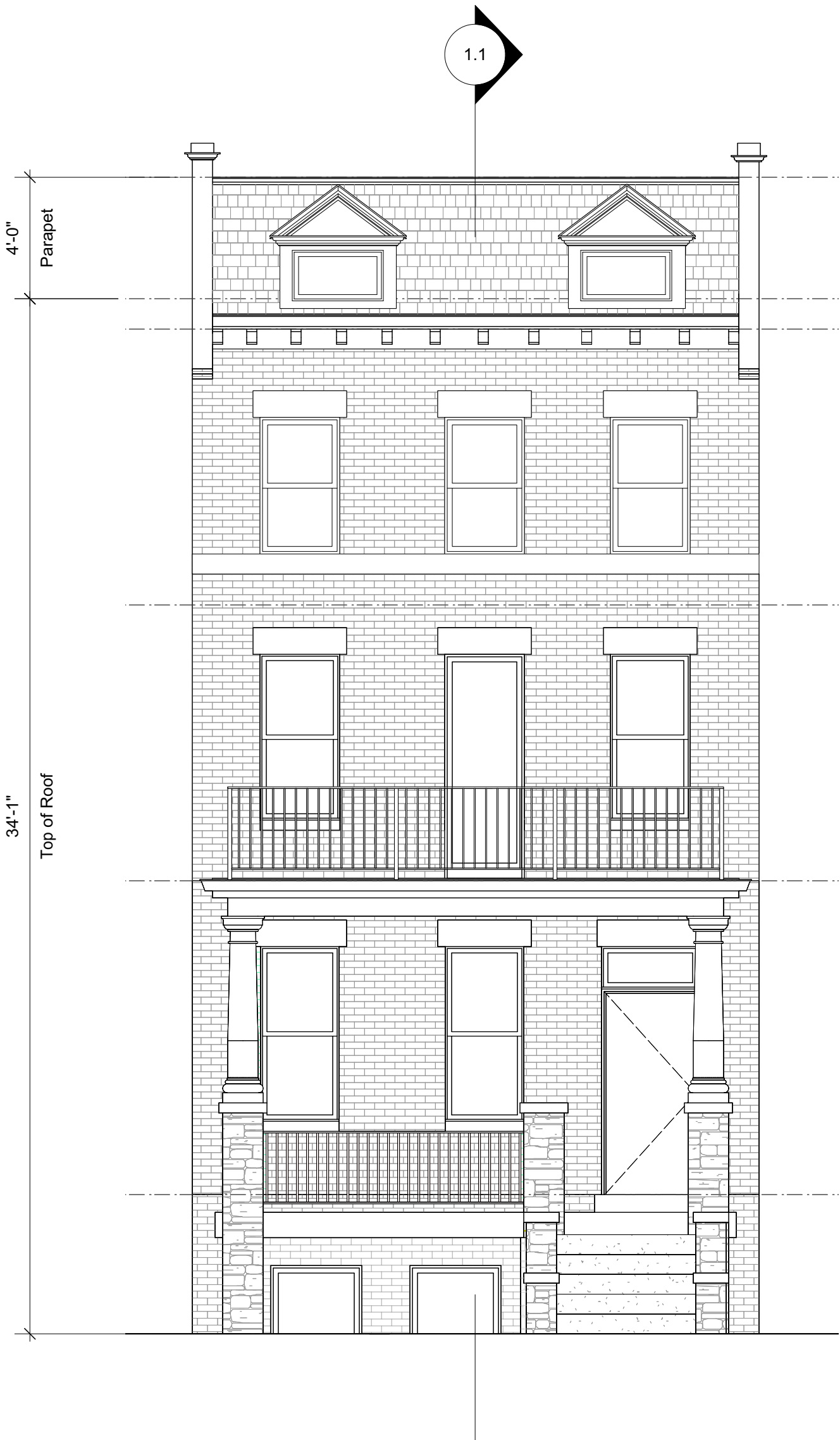
Existing & Proposed
Front Elevation

FOR DESIGN PURPOSES ONLY

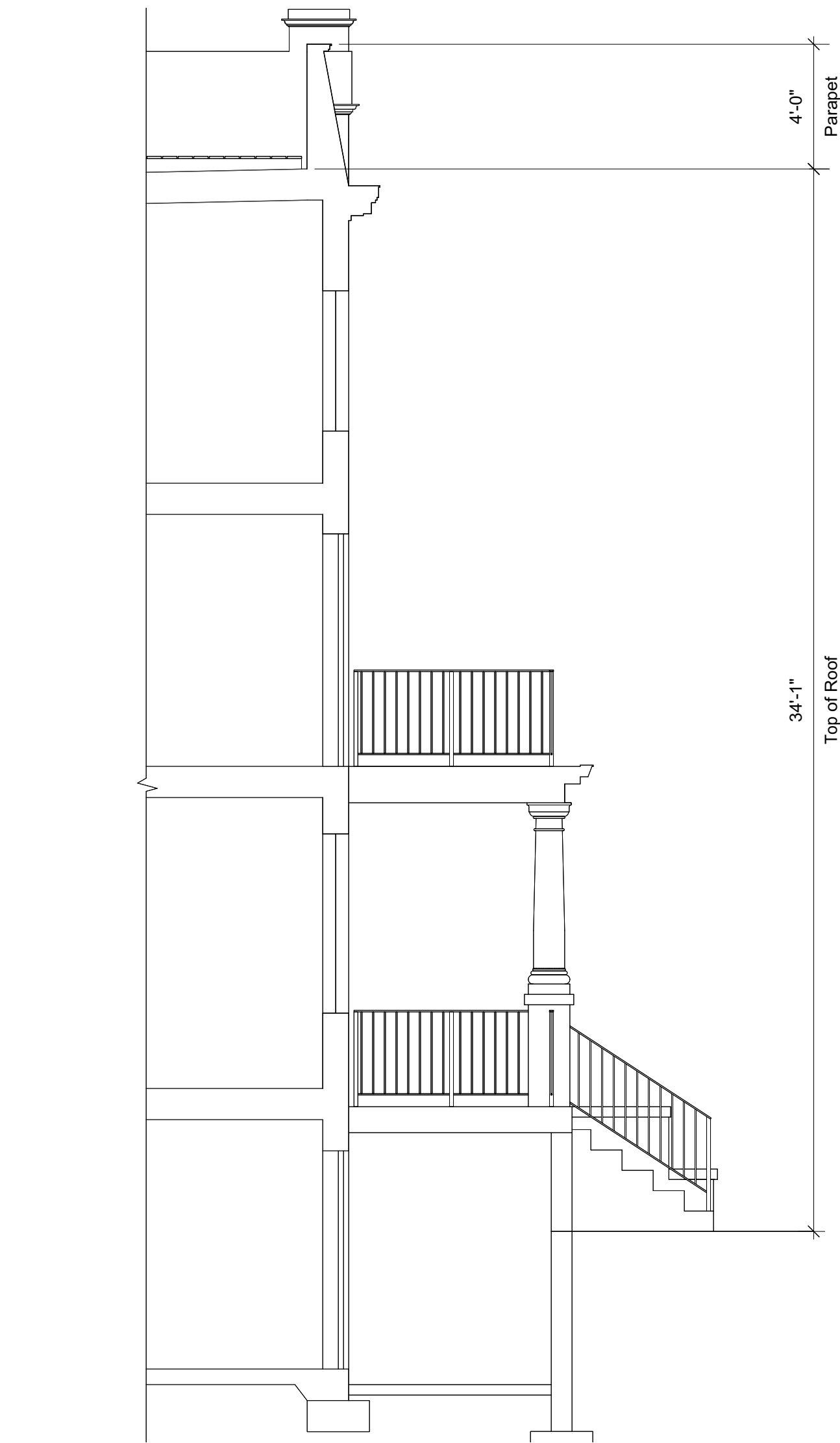
A200



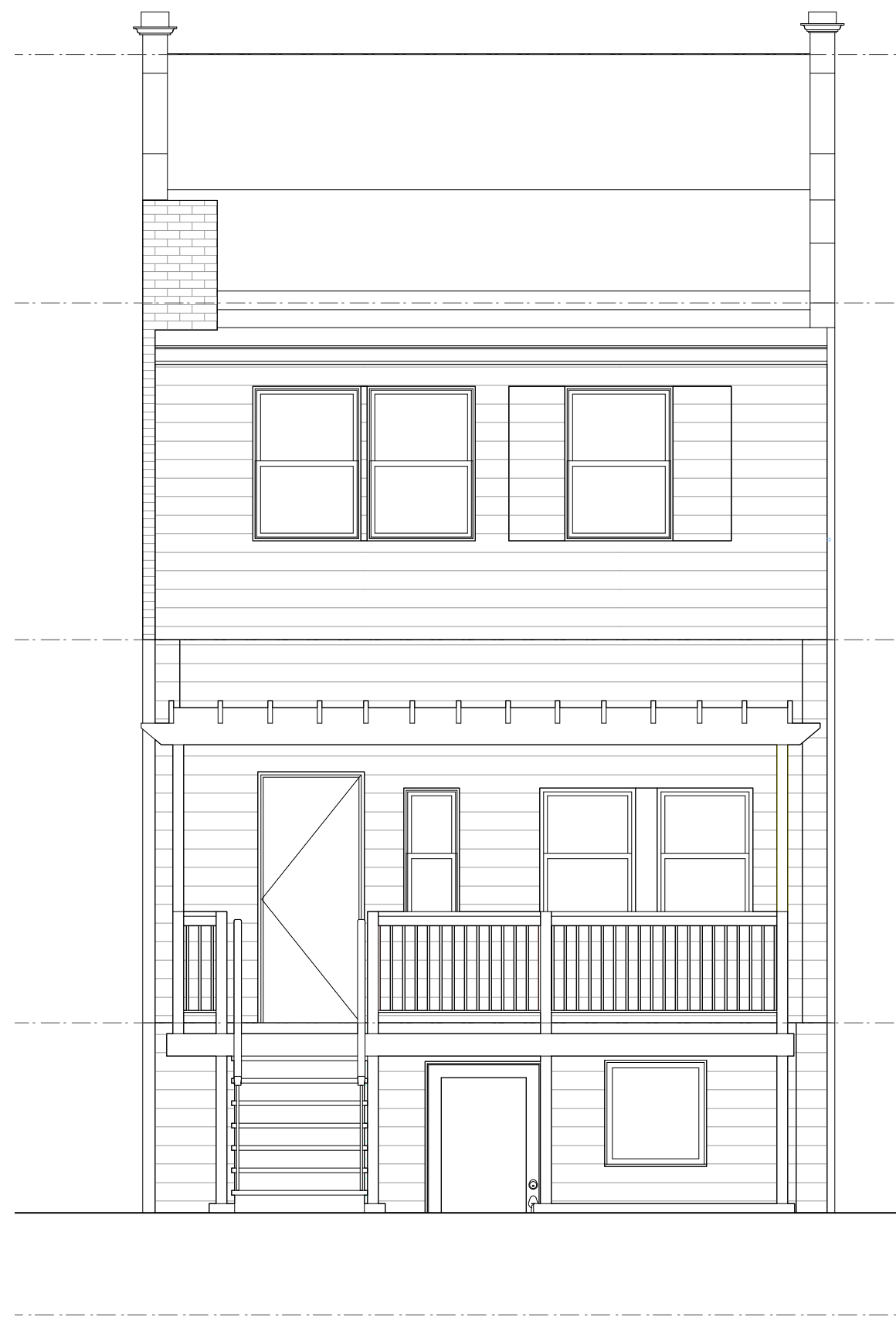
Existing Front Elevation
Scale: 1/4" = 1'-0"



Proposed Front Elevation
Scale: 1/4" = 1'-0"



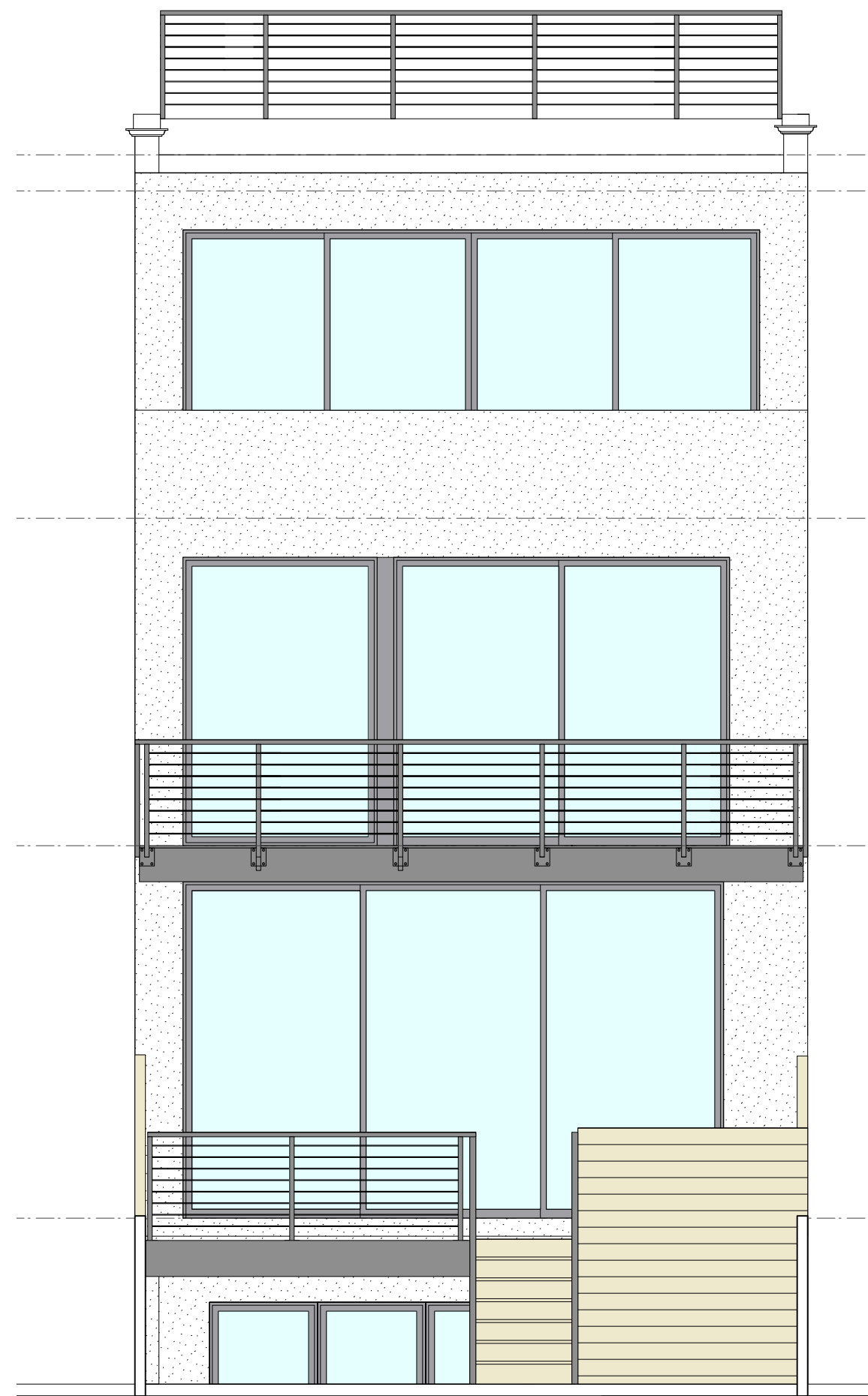
1.1 Proposed Partial Building Section
Scale: 1/4" = 1'-0"



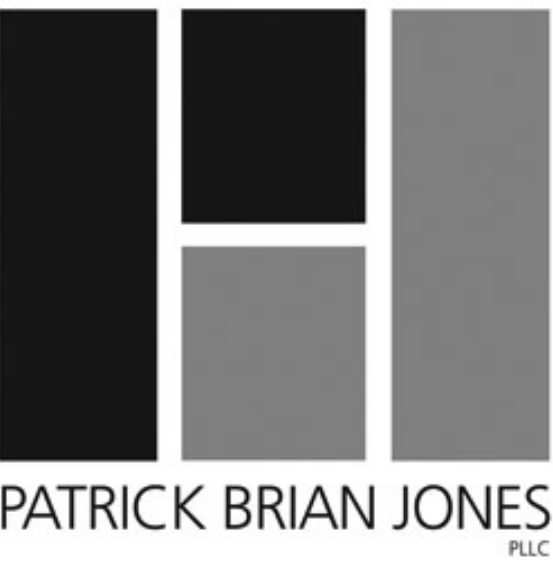
Existing Rear Elevation
Scale: 1/4" = 1'-0"



Proposed Rear Elevation- @ deck
Scale: 1/4" = 1'-0"



Proposed Rear Elevation- @ rear yard
Scale: 1/4" = 1'-0"



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renovation & addition to:
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Washington, DC

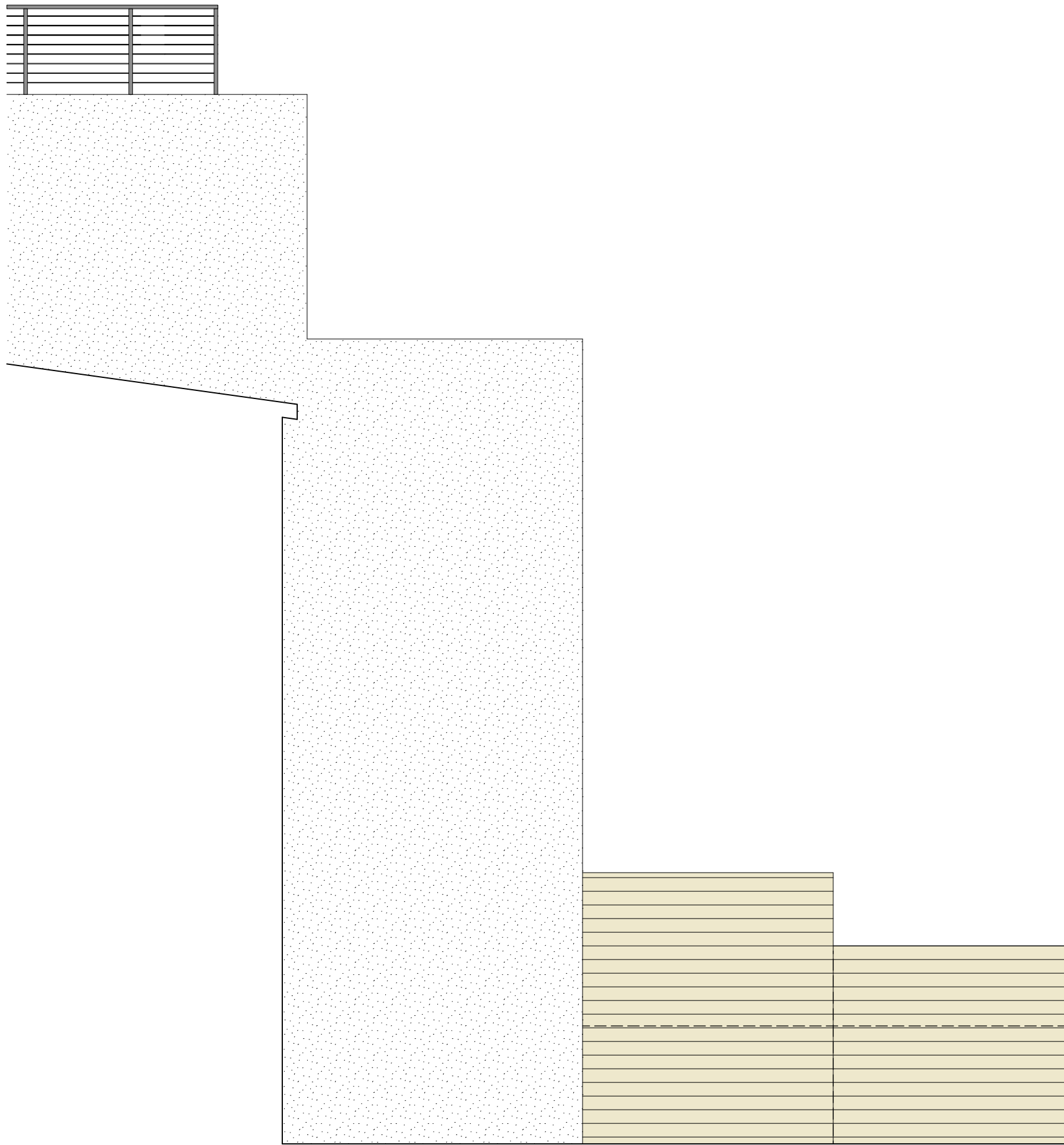
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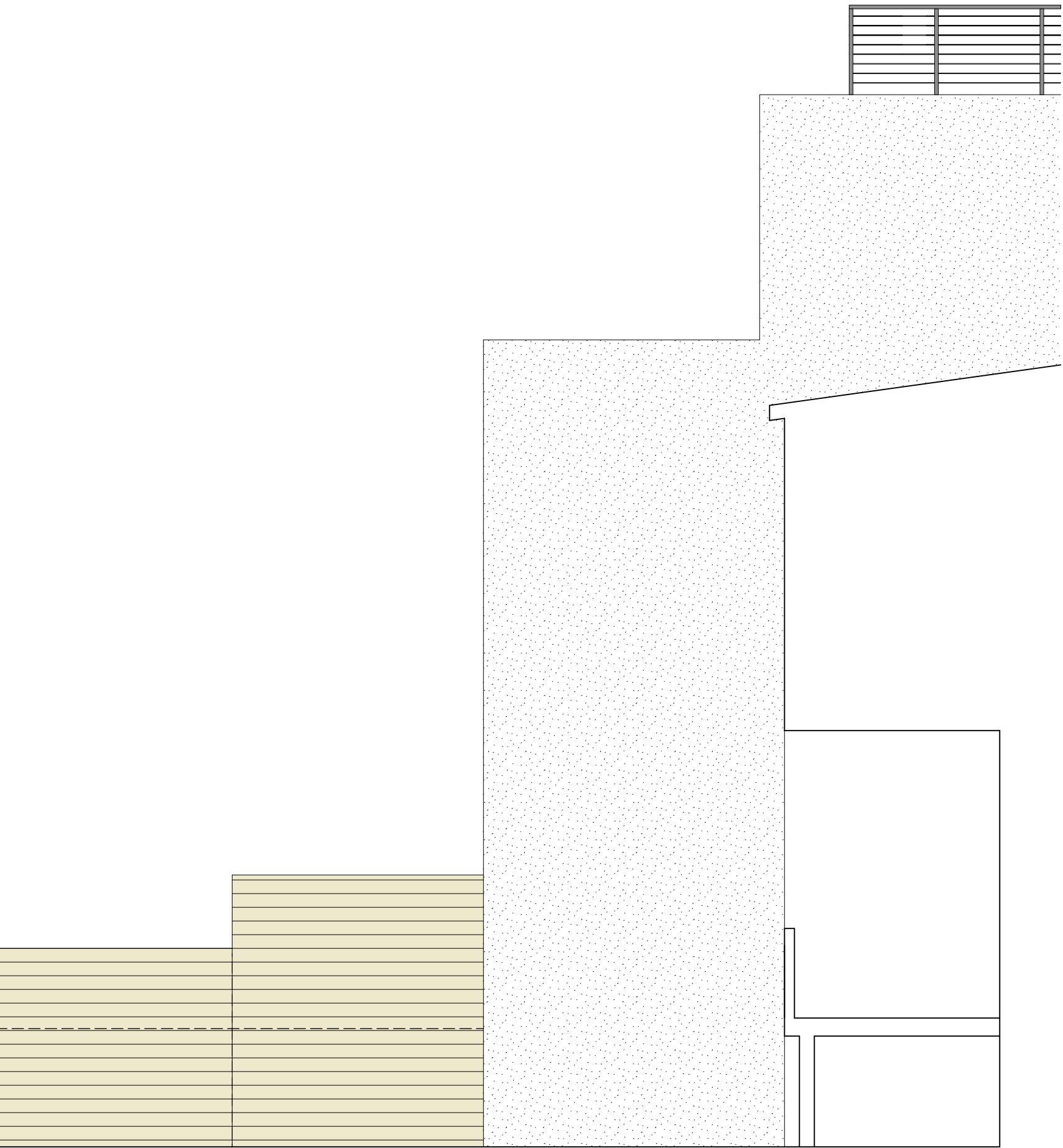
Existing & Proposed Rear Elevations

FOR DESIGN PURPOSES ONLY

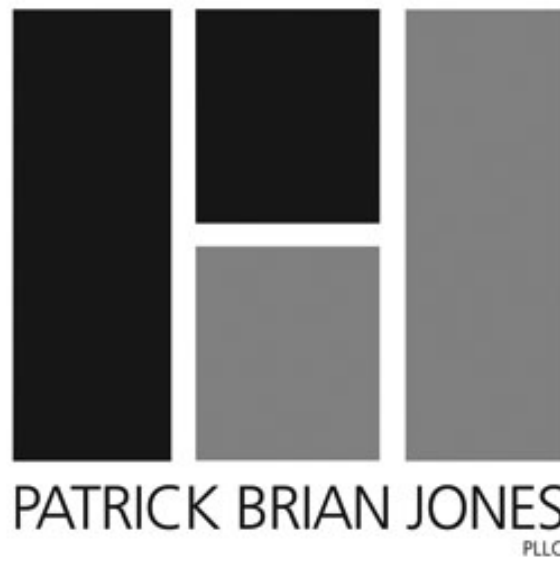
A201



Proposed Side Elevation- South
Scale: 1/4" = 1'-0"



Proposed Side Elevation- North
Scale: 1/4" = 1'-0"



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Unit A
Washington, DC 20005
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renovation & additiona to:
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Washington, DC

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Existing & Proposed Rear Elevations

FOR DESIGN PURPOSES ONLY

A202

General Special Exception 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."	<ul style="list-style-type: none">• The property will still be used as a SFD, and all other development standards, including rear yard setback, are met.• The granting of the special exception will also not tend to adversely affect the use of neighboring properties as described more fully below. Both adjacent neighbors and several others in support.
2) "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	

Specific Special Exception Requirements of Subtitle E § 5201

Criteria	Project
<p>5201.4: An Application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:</p> <p>(a)The light and air available to neighboring properties shall not be unduly affected;</p>	<p>The Addition shall not unduly affect the light and air available to neighboring properties. The Addition's rear wall will be 17.5 feet past the <u>first-floor</u> rear wall of the adjacent property, as that portion of the adjacent building is set in from the structure's furthest rear wall on the second floor. This additional 7.5 feet of relief has no impact on the open space of the adjacent building's first floor. This neighbor supports the Application.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>No windows proposed on the north or south side of the Addition</p>
<p>(c)The proposed addition or accessory structure, together with the original building, 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>(i) The portion of the addition that increases the building's footprint will not be seen from the front street. It is also not out of character with existing rear additions and accessory buildings as viewed from the alley.</p> <p>(ii) Regarding the mansard alteration, the proposal keeps the mansard design, merely moving it higher, to gain a permitted third story. This proposal contrasts with the matter of right construction on the building at 916 12th St, NE – three doors to the north – which is shown on page 4 of BZA Exhibit 5. That addition was matter-of-right because it was set back 3 feet from the mansard roof. This proposal instead works with the existing mansard and results in a better overall design.</p>