

BZA Application No. 21199

**3018 N Street, SE
Rose & Rose Consulting, LLC
December 4, 2024**

**Board of Zoning Adjustment
District of Columbia
CASE NO.21199
EXHIBIT NO.33**

Overview and Requested Relief

- The Property is located in the R-1B Zone and is currently an unimproved tax lot.
- The Applicant is proposing to construct a new, detached two-story + cellar single-family home. Due to the tax lot status and noncompliant lot area, the lot cannot be improved without area variance relief.
- Accordingly, the Applicant is seeking an area variance for lot area. The existing lot area is 2,556 SF. The minimum land area for a record lot in the R-1B zone is 5,000 square feet. Accordingly, the Applicant is seeking relief to convert the tax lot to a record lot with 2,556 square feet.
- The Office of Planning recommends approval.
- The Applicant has reached out to the neighbors at 1220 30th St., 3009 N St., 3013 N St., 3016 N St., and 3017 N St. – they are all aware and haven't had any objections.
- Letters of support in the file from the SMD representative, 3013 Nelson Place (directly across Anacostia Rd to the rear), 3001 N Street (across N St and one house over), 3016 N Street (immediately adjacent to the east), and 3105 N Street (one block away).
- DDOT has no objection.

Summary of ANC/Neighbor Outreach

- **August 8, 2024:** Upon filing, Applicant emailed the application to ANC 7B.
- **September 3:** The Applicant notified ANC 7B that the ANC that the hearing had been scheduled. Requested to be placed on a meeting agenda.
- **From September 18 – November 13:** Requested, on a recurring basis, to be placed on a meeting agenda.
- **November 21, 2024:** The ANC notified the Applicant that the project had been added to their agenda for a meeting that night. The Applicant presented the Application at the November 21 ANC meeting, but the ANC asked the applicant to postpone the hearing so that the current SMD's replacement could be seated. This would lead to a delay of at least 2-5 months. The Applicant objects to any postponement.
- *Since* the November 21 meeting: (1) the Applicant has had discussions with the incoming SMD representative, Mr. Keith R. Hasan-Towery and Mr. Hasan-Towery relayed his oral support to the Applicant; (2) the current SMD representative, D.L. Humphrey, has provided a personal letter of support; and (3) the Applicant has obtained several more letters in support, including from the immediately adjacent neighbor.



N St SE

Subj. Property
Square 5508, Lot 806

Board of Zoning Adjustment
of Columbia

CASE NO.21199
EXHIBIT NO.5

R-1B



Optimum Wellness Services

Nelson Pl SE

Anacostia Rd SE

Anacostia Rd SE

N St SE

N St SE

N St SE

Subj. Property
Square 5508, Lot 806



Subj. Property
Square 5508, Lot 806

3016 N St., SE



1220 30th St., SE

Subj. Property
Square 5508, Lot 806

3016 N St., SE

3012 N St., SE



1220 30th St., SE

Subj. Property
Square 5508, Lot 806



Across N Street, SE



Subj. Property
Square 5508, Lot 806



Subj. Property
Square 5508, Lot 806



3016 N St., SE

Subj. Property
Square 5508, Lot 806

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 15, 2024

Plat for Building Permit of :

SQUARE 5508 LOT 806

Scale: 1 inch = 20 feet

Recorded in Book A & T Page 3253 - V

Receipt No. 24-04346

Drawn by: A.S.

Furnished to: ALEXANDRA WILSON

"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.



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 previous 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: *Jonathan Kuhn*
Date: 11.07.2024

Printed Name: Jonathan Kuhn Relationship
to Lot Owner: Architect

If a registered design professional, provide license number
ARC101029 and include stamp below.



SCALE: 1:20

SR-24-04346(2024)

SHEET 1 OF 2

SQUARE 5508

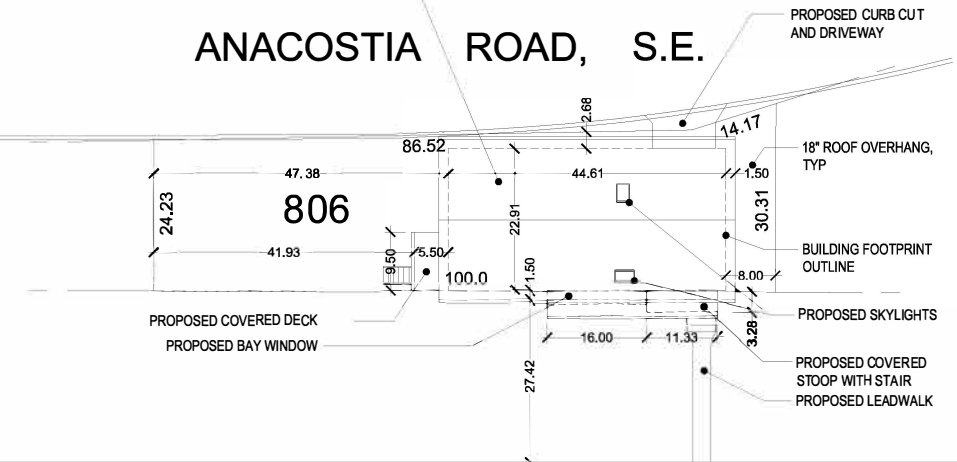
ADDRESS:	3018 N ST SE
SSL:	5508 0806
NEIGHBORHOOD:	028 - HILLCREST
USE CODE:	093 - VACANT ZONING LIMITS
TAX CLASS:	1 - RESIDENTIAL
WARD:	7

ZONING - Title DCMR	
ZONING:	R-1B
USES:	RESIDENTIAL, SINGLE-FAMILY
OCCUPANCY GROUP:	R-3
LOT AREA:	2,556 SF

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON SAME BLOCK	-	0'-0", FACE ON LINE
REAR YARD:	NONE REQ'D	-	2'-8"
SIDE YARD:	8'-0"	-	8'-0", 41'-11 1/4"
HEIGHT:	40'-0"	-	26'-7 3/4"
LOT OCC.:	40% OR 1,022.4 SF	-	42% OR 1,074 SF
FAR:	N/A	-	-

PROPOSED TWO-STORY PLUS
CELLAR SINGLE-FAMILY DWELLING

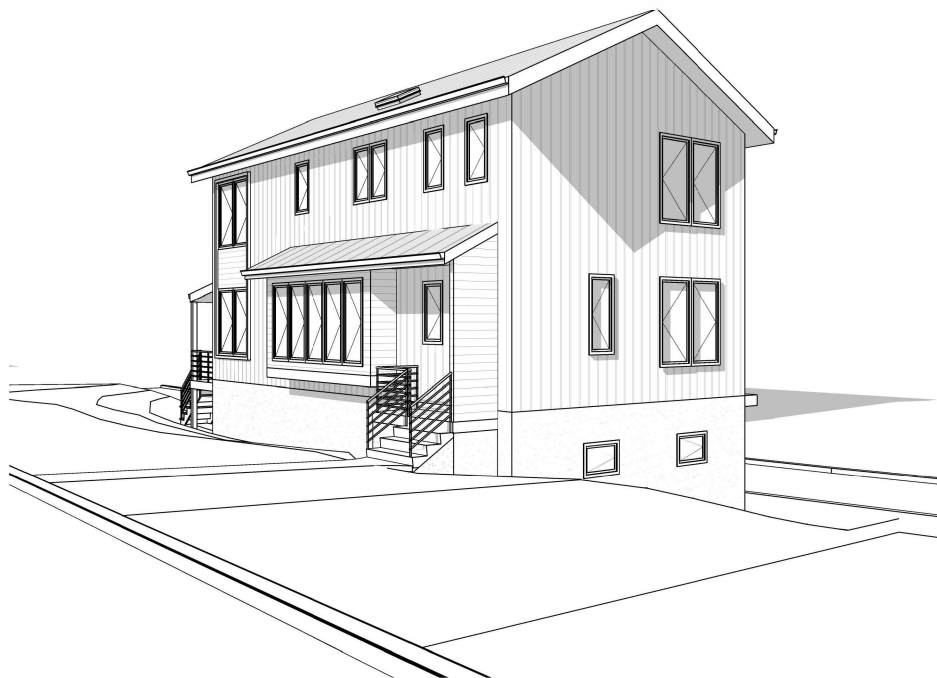
ANACOSTIA ROAD, S.E.



N STREET, S.E.

SR-24-04346(2024)

SHEET 2 OF 2



BRYANT ROBERSON RES

3018 N St SE Washington DC 20019

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508 KENNEDY STREET NW WASHINGTON DC 20011
T: 202.494.1561
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM



BRYANT ROBERSON RES

3018 N St SE Washington DC 20019
07.NOVEMBER.2024 BZA SET

Board of Zoning Adjustment
District of Columbia
CASE NO.21199
EXHIBIT NO.23A

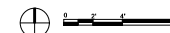
BRYANT ROBERSON RES
3018 N St SE Washington



SCALE
1/4" = 1'-0"

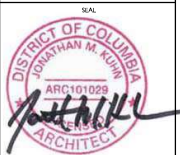
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AIOI



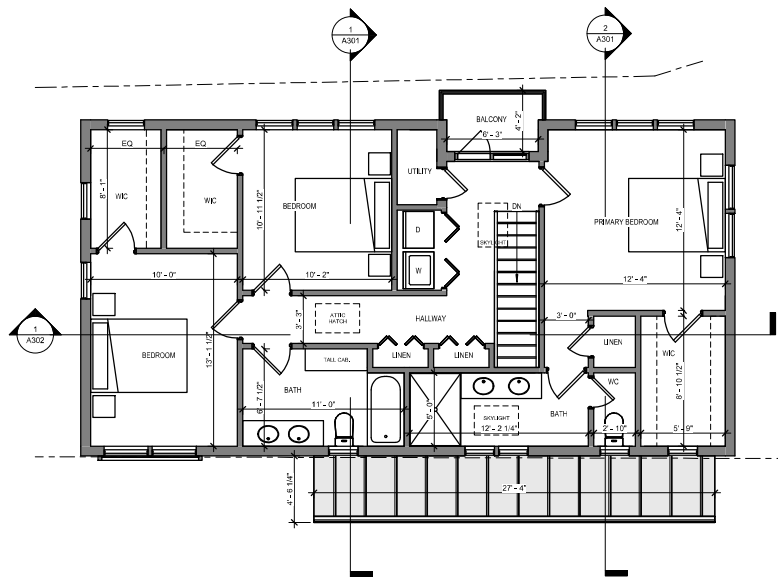
JK_A

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308 KENNEDY STREET NW, #313
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T: 202.494.5061
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WWW.KUHNARCHITECT.COMBRYANT ROBERSON RES
3018 N St. SE Washington
DC 20019ISSUE RECORD:
07.NOVEMBER.2024
BZA SET
REVISION SCHEDULE
NO. DATESHEET NAME
PROPOSED SECOND
FLOOR + ROOF PLANSCALE
1/4" = 1'-0"

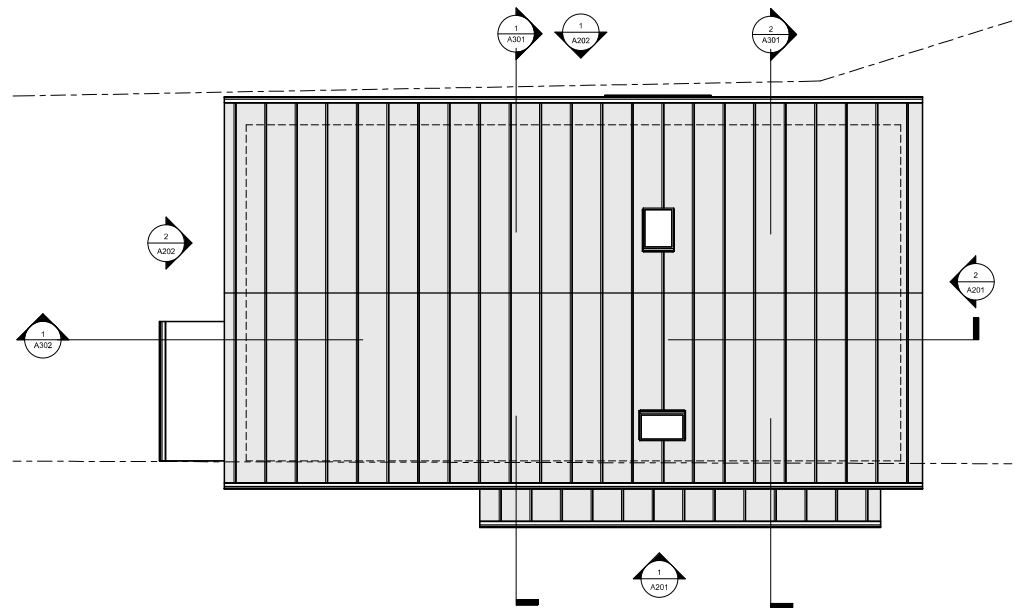
SHEET NO.

A102



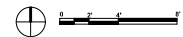
1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



2 PROPOSED ROOF PLAN

1/4" = 1'-0"



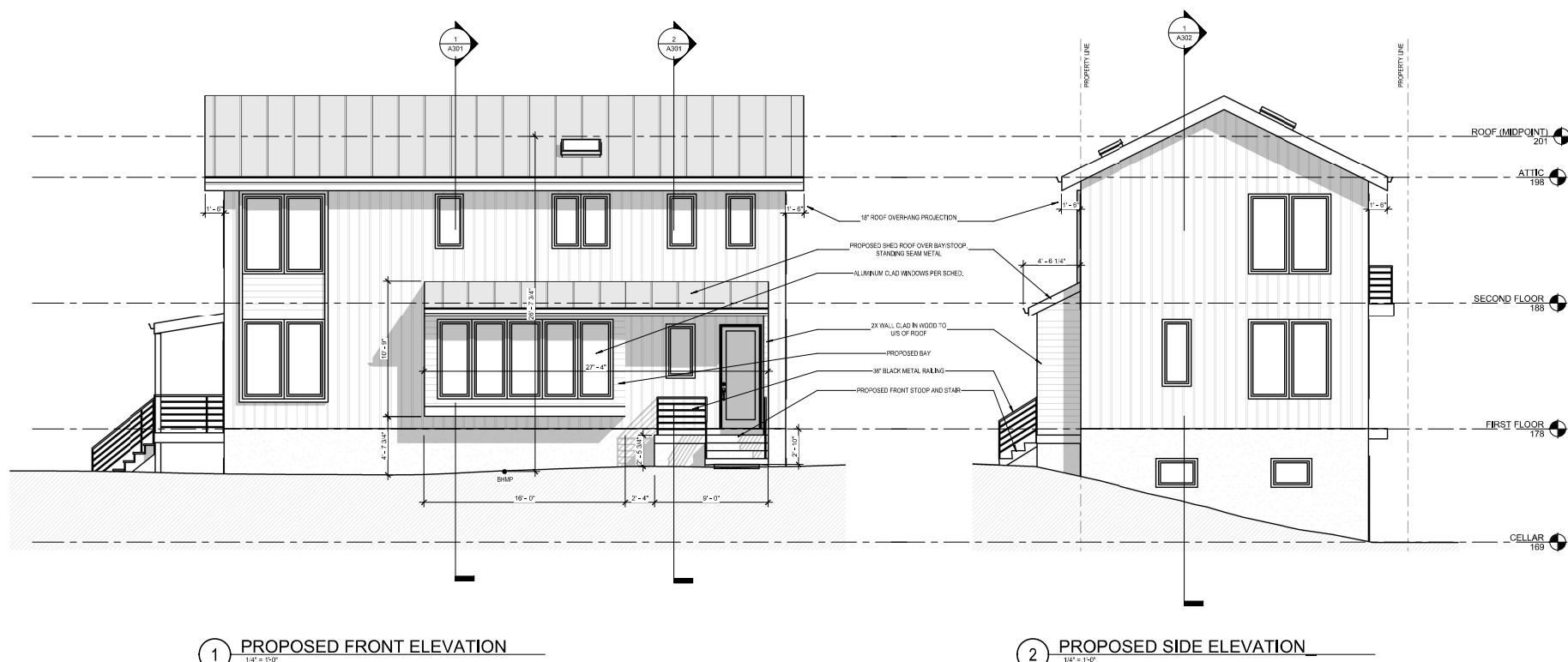
BRYANT ROBERSON RES
3018 N St SE Washington
DC 20019



SCALE
1/4" = 1'-0"

SHEET NO. _____

A201



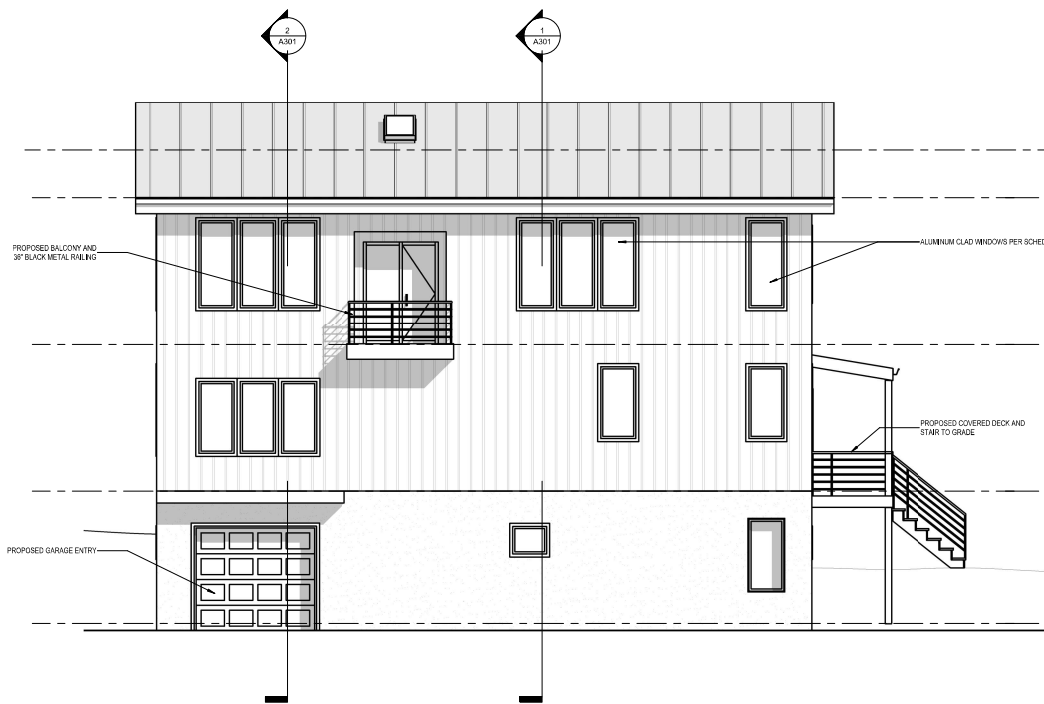
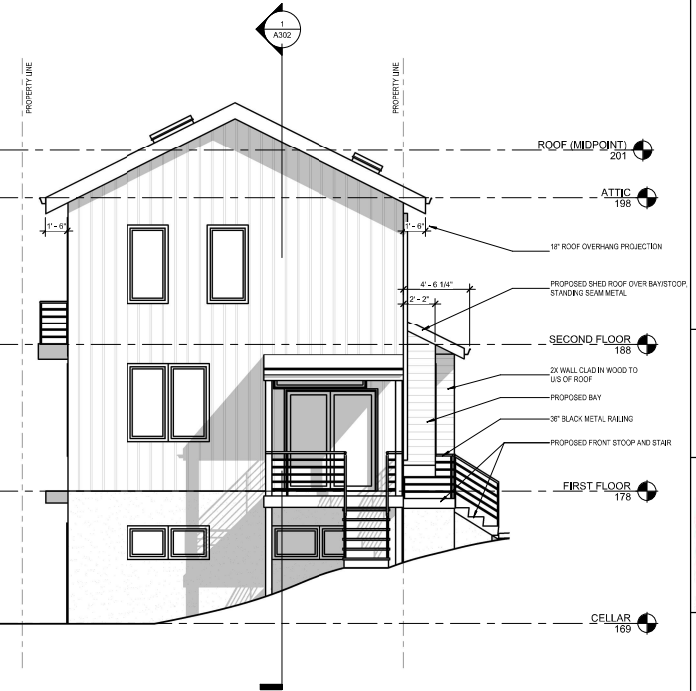
JK_A

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07.NOVEMBER.2024
BZA SET
REVISION SCHEDULE
NO. DATESHEET NAME
PROPOSED
ELEVATIONSSCALE
1/4" = 1'-0"

SHEET NO.

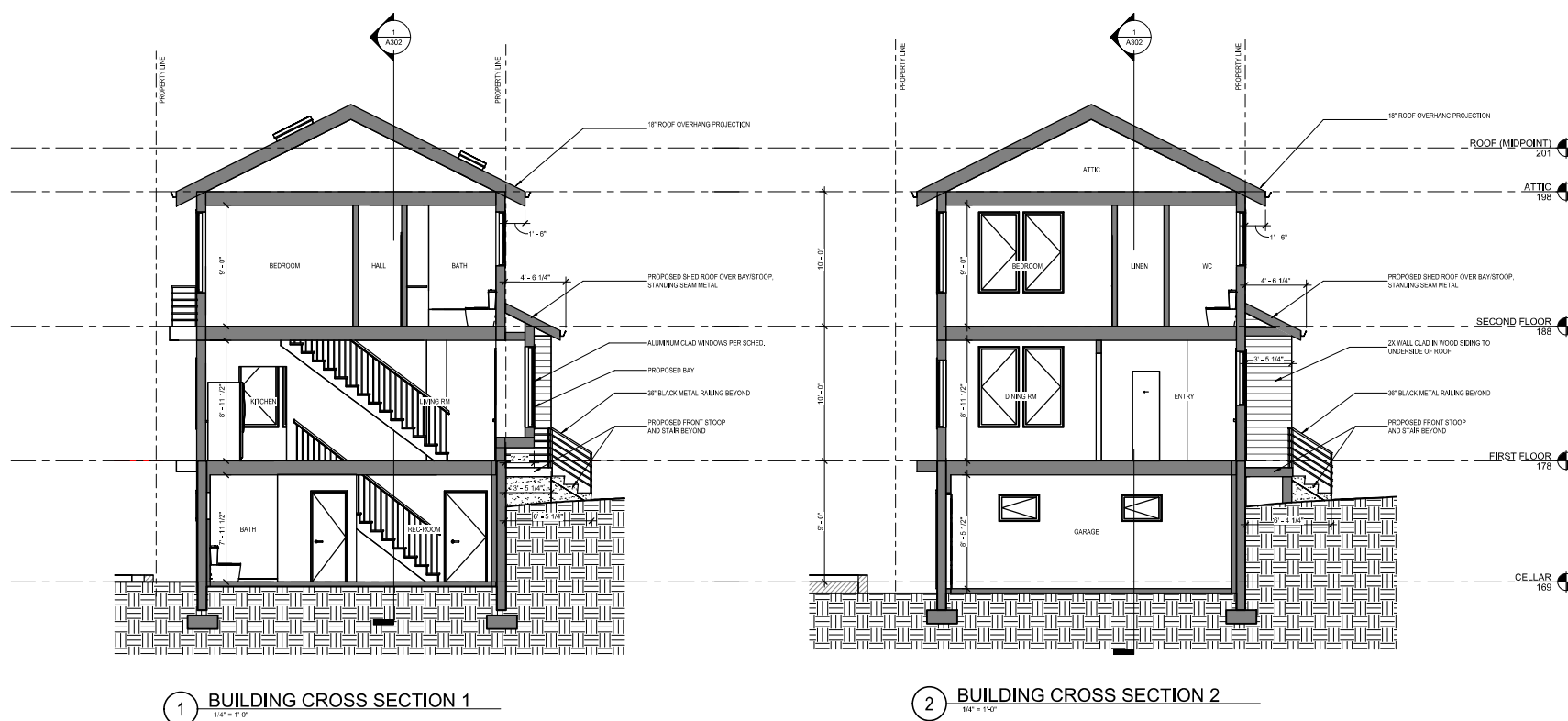
A202

1 PROPOSED REAR ELEVATION
1/4" = 1'-0"2 PROPOSED SIDE ELEVATION
1/4" = 1'-0"

BRYANT ROBERSON RES
3018 N St SE Washington
DC 20019

SHIFTS NO.

A301



2 BUILDING CROSS SECTION 2
1/4" = 1'-0"

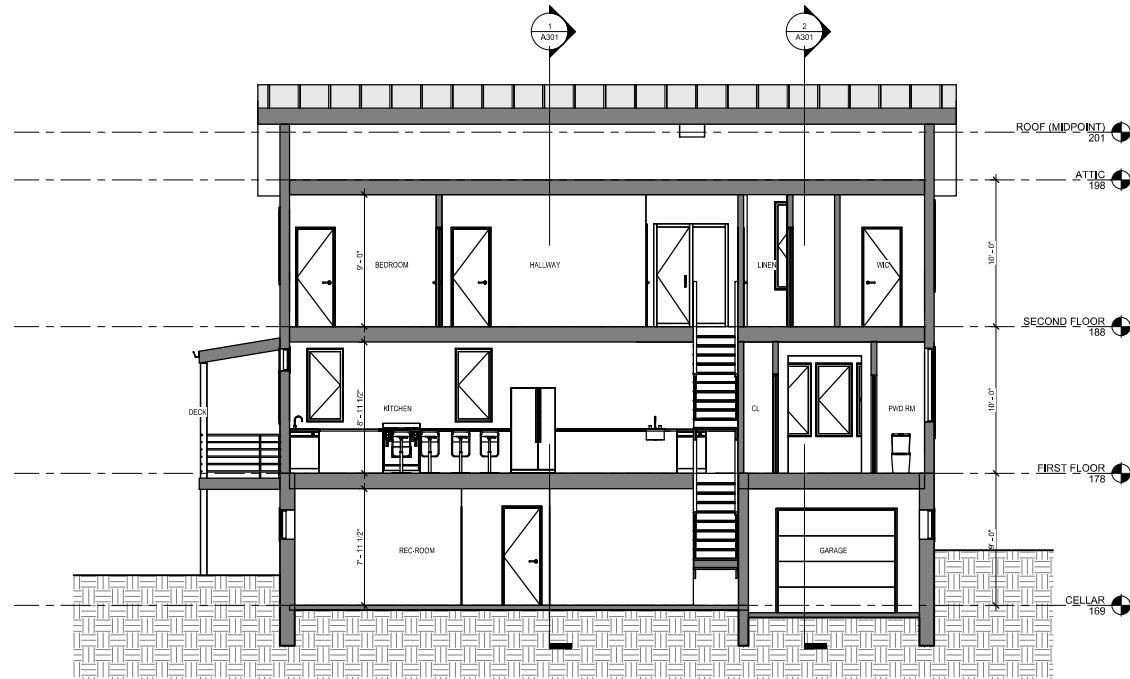
JK_A

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NO. DATESHEET NAME
BUILDING SECTIONSCALE
1/4" = 1'-0"

SHEET NO.

A302



1 LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"

The Applicant Meets the Standards for Area Variance Approval

Criteria	Project
Extraordinary or Exceptional Condition Affecting the Subject Property Resulting in a Practical Difficulty if the Zoning Regulations were Strictly Enforced	<p>The Property is faced with an exceptional condition due to its shape, unimproved status, topography, and tax lot status. It is a long, shallow rectangular through lot with a depth ranging between 23 to 30 feet. Without the area variance for land area and the conversion to a record lot, no project is possible because a record lot is required to make any improvements on the Property. This is unique to the Property because it is the only unimproved tax lot in the area—all other lots are record lots and can be improved without this variance. The lot is bordered by two record lots with existing homes on them, so there is no opportunity to add land to the lot area. A significant portion of what appears to be the subject lot is N Street ROW.</p>
Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan.	<p>The proposal is to construct a single-family home on an existing vacant lot. The area is made up of a mix of properties, most of which are single-family homes on smaller lots than would typically be expected in the R-1B zone. The Applicant is requesting relief based on the unique aspects of the lot. The building footprint itself is within the by right envelope for the R-1B zone. An original plan to do 3 stories was reduced to 2 stories to make the home more compatible with the surrounding homes; a change which one supporting neighbor cited to us as the reason for their support.</p>