

BZA Application No. 21202

3719 S Street, NW
Carbajal Properties, LLC
December 11, 2024

Board of Zoning Adjustment
District of Columbia
CASE NO.21202
EXHIBIT NO.27

Overview and Requested Relief

The Property

- The Property is located in the R-3/GT Zone and is improved with a two-story single-family row dwelling, including a cellar and two above-ground levels.

Background

- The Applicant obtained a Building Permit (B2401148) to construct an addition to the existing Building. The Applicant built the addition according to the approved stamped permit plans. The rear wall of the Addition is 10 feet from the rear wall of the enclosed porch of the building to the west and DOB has determined that it does not violate the ten-foot rule with respect to the building to the west; but extends 13.9 feet beyond the furthest rear wall of the building to the east.

Requested Relief

- The Applicant is seeking 10-foot rule relief. The proposal meets the 10-foot rule criteria as the Applicant will demonstrate. The proposal meets all development standards of the R3/GT Zone, except that the Addition extends 13.9 feet past the building to the east, requiring special exception relief from the 10-foot rule pursuant to D-207.5 subject to the standards of D-5201(a)- (c).

Community/Agency Support

- The Office of Planning recommends approval.
- The Applicant attended ANC 2E's meeting on December 2, where the ANC decided to not take a position or vote.



Subj. Property
3719 S Street, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.21202
EXHIBIT NO.5





Subj. Property
3719 S Street, NW





DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., November 29, 2023

Plat for Building Permit of :

SQUARE 1308 LOT 63

Scale: 1 inch = 30 feet

Recorded in Book 73 Page 11

Receipt No. 24-00941

Drawn by: M.G.

Furnished to: KAY AKINSINDE

"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 B2401148; 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 not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I 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:

Date: 02.21.24

Printed Name: KAYODE AKINSINDE Relationship to Lot Owner: AGENT

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

0 10 30 60 100

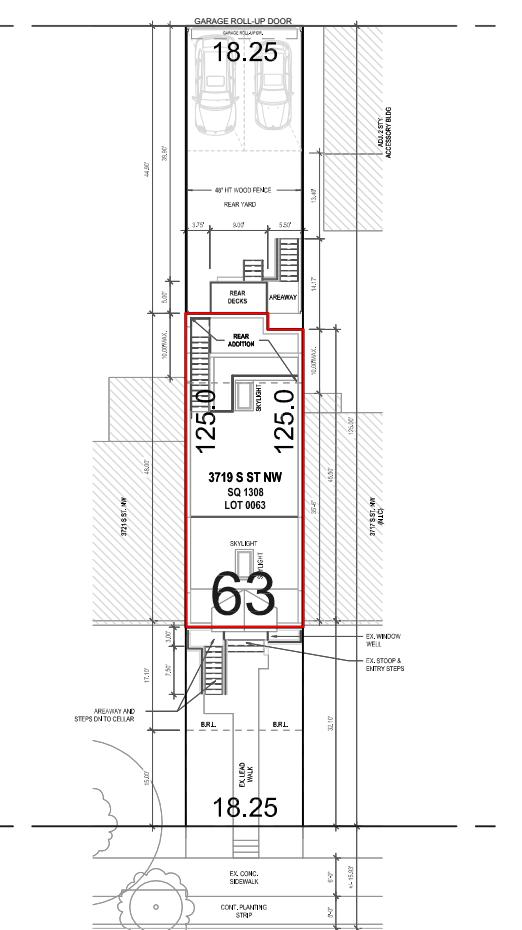
SCALE: 1:30

SR-24-00941(2023)

SHEET 1 OF 2

SQUARE 1308

20' PUBLIC ALLEY 20'

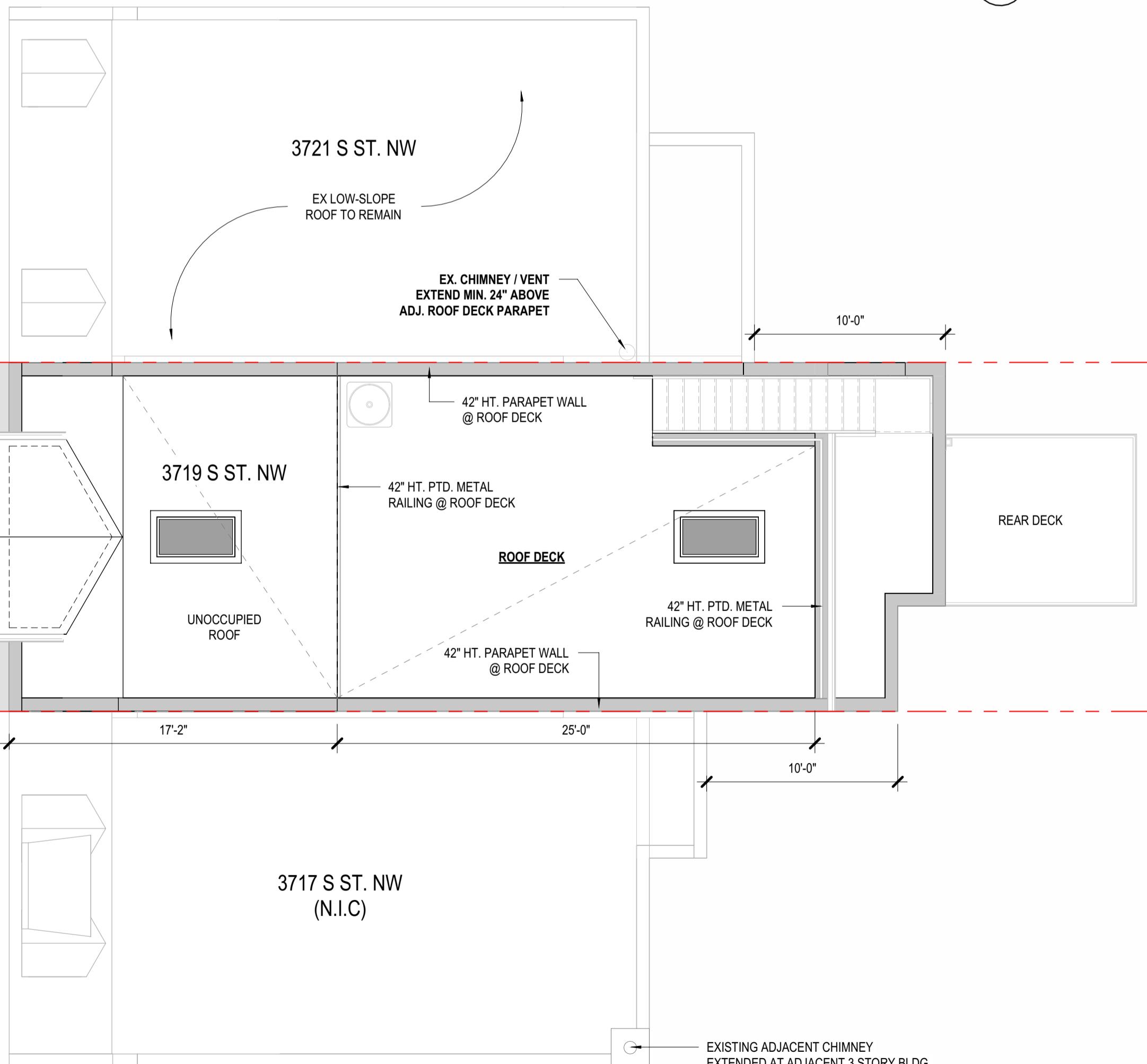


S STREET, N.W.

C

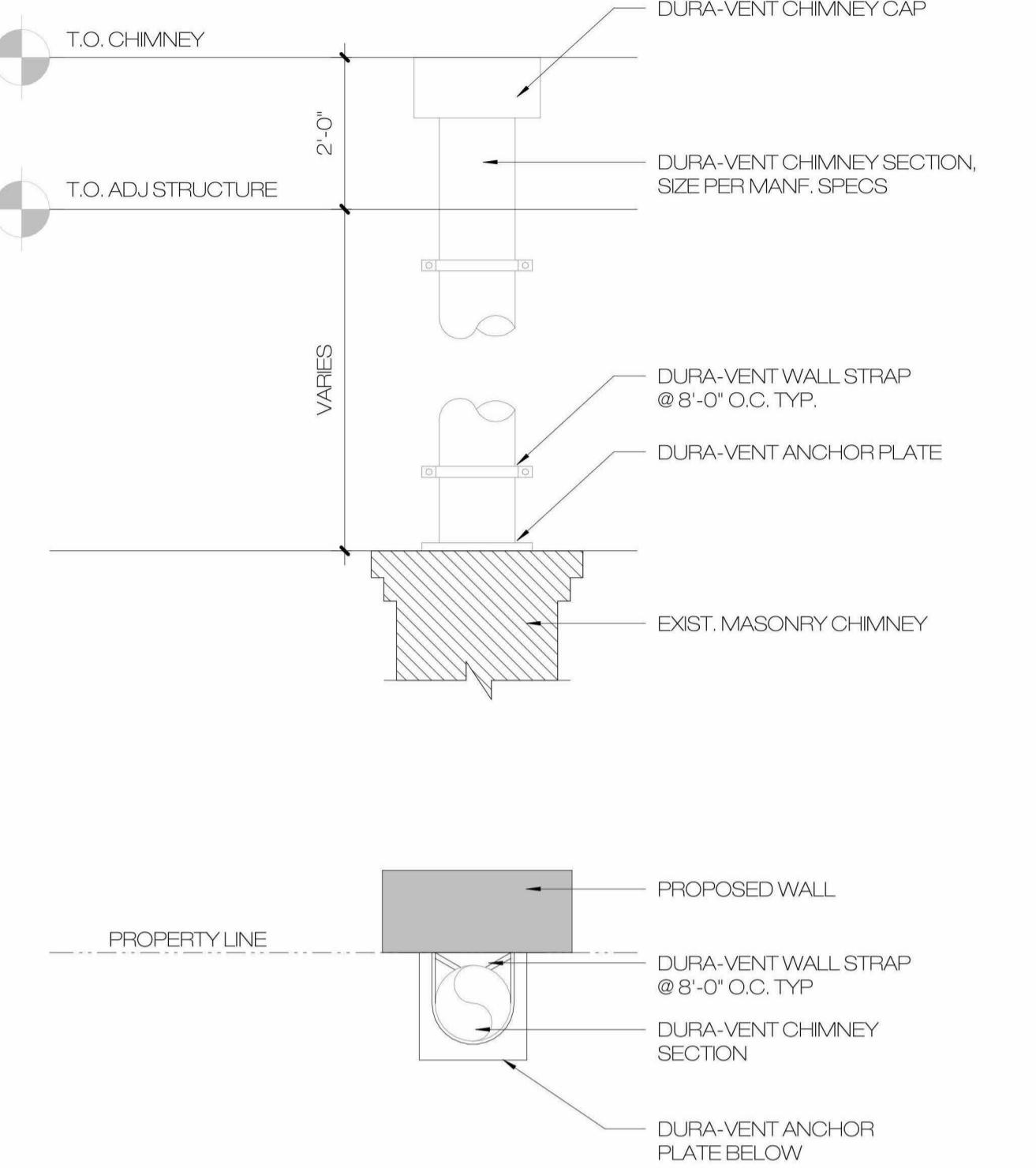


3 EXISTING CONDITIONS

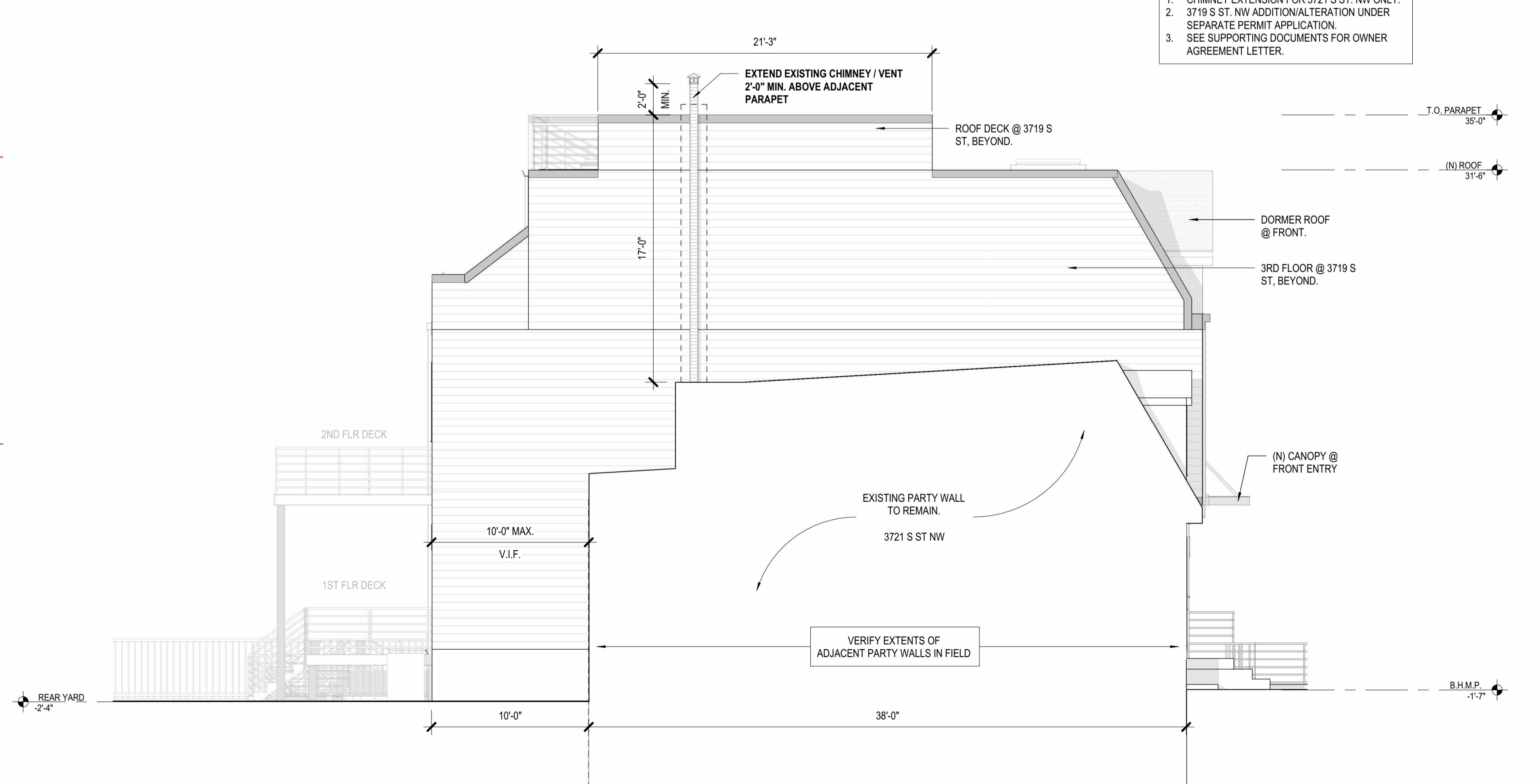


1 ROOF PLAN

3/16" = 1'-0"



4 TYP. CHIMNEY EXTENSION DETAIL



2 WEST ELEV - PARTY WALL

3/16" = 1'-0"

A504

3719 S ST NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

B DESCRIPTION

C DATE

D DRAWING TITLE
CHIMNEY EXTENSION

STAMP



A PROJECT NO.
FS200061
DRAWN BY:
Author
SCALE:
As indicated
DATE:
2023-10-31
DWG. NO.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT FOR CONSTRUCTION
Plans Approved
Permit # 820118 Date 03/07/24
All work must be done strictly in accordance
herewith an approved plans. Approved plans
shall be available for inspection during the
construction. No inspection will be made
without approved plans on site. The approved
documents shall be maintained on site during
construction. Any deviation from the approved
documents must be submitted for review and
approval before any work is performed. Any
orderly corrections to meet codes when
issued are noted during inspections

The Applicant Meets the General Special Exception Requirements of X-901.2

Criteria	Project
1. Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.	The proposed Addition is still within the other bulk and density requirements of the R-3/GT zone, including the rear yard, height, and lot occupancy requirements.
2. The granting of the special exception will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.	As stated in more detail below, the proposed Addition will have no undue impact on neighboring properties.

The Applicant Meets the Specific Special Exception Requirements of D-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: (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 because of the long north facing lot. The proposed Addition only extends an additional 3.9 feet past the permitted 10 feet. The rear yard still safely meets the requirements of this zone. In addition to the only going 3.9 feet past the 10-foot mark, the 3.9 foot section is set back 5 feet from the east property line, and set back from the rear on the third floor.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The proposed Addition shall not unduly compromise the privacy of use and enjoyment of neighboring properties as the Applicant is not proposing windows on the east or west side of the Addition.</p>
<p>(c)The proposed addition or accessory structure, together with the original building, or the new principal 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>The request for 10 ft. rule relief is being made in relation to the rear addition. As demonstrated in the photos, the existing foliage and accessory structures abutting the alley will make it so that the view of the rear addition is either obscured, or barely visible. Even where visible, the additional 3.9 feet past the 10-ft. rule should not be perceptible from the alley, given that the proposal maintains a 44 ft. rear yard and the overall lot occupancy is only increasing by approximately 5%.</p>