

BZA Application No. 21205

**3730 Windom Place, NW
Andria Matrone and Brian Miller
December 11, 2024**

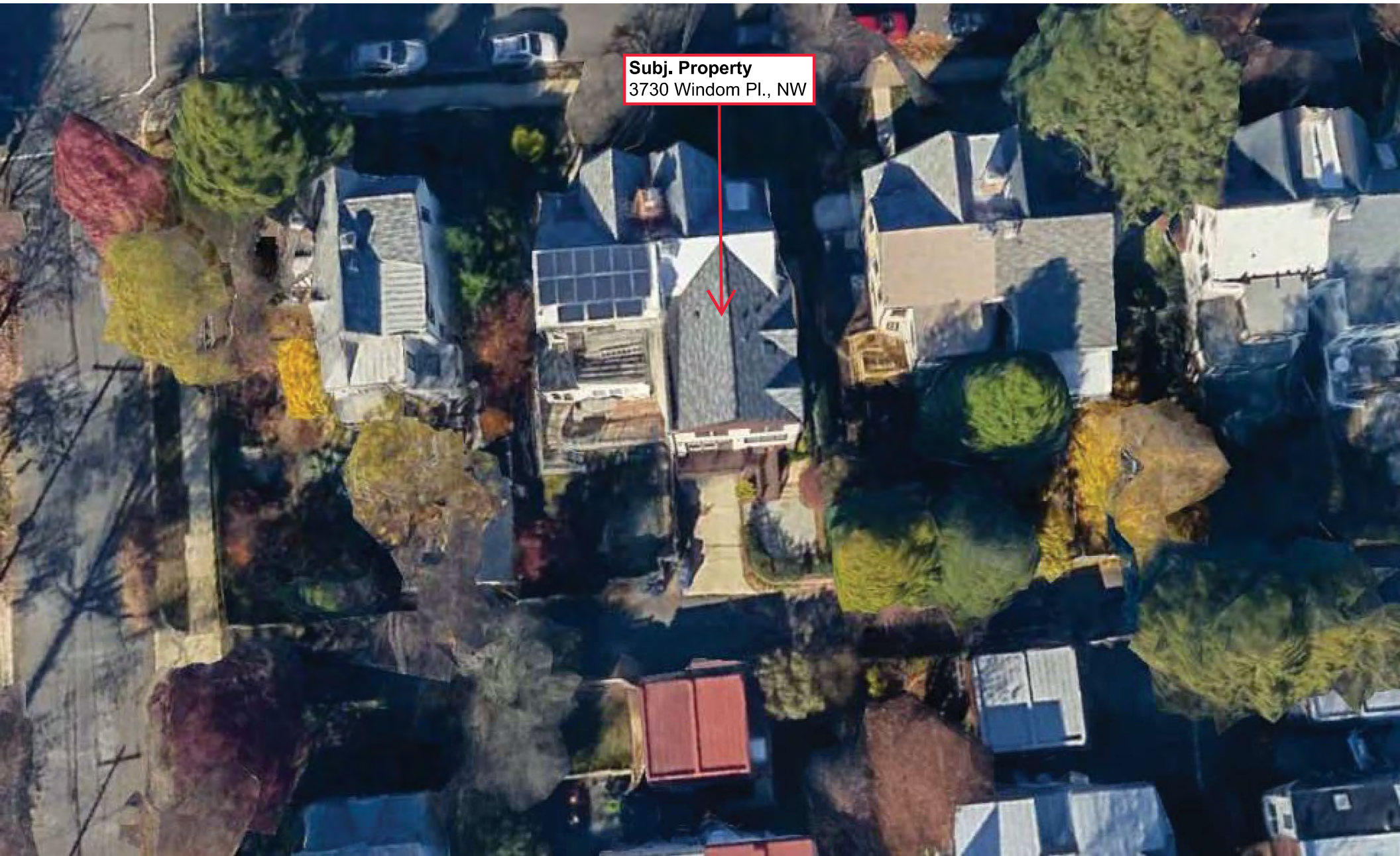
Board of Zoning Adjustment
District of Columbia
CASE NO.21205
EXHIBIT NO.36

Overview and Requested Relief

- The Property is located in the R-2 Zone and is improved with a two-story semi-detached single-family dwelling.
- The Applicant is proposing construction of a first-floor rear deck, providing access to the rear yard from the home's main level.
- The proposed deck will extend 13 feet off the rear of the Building.
- The resulting rear yard setback will be 15 feet 2.25 inches, requiring special exception relief from the minimum rear yard requirements of Section D-207.1.
- The extension of the deck will also result in an increase of the lot occupancy from 44% to 49.5%, requiring special exception relief from the maximum lot occupancy requirements of D-210.1 (40%).

Community & Agency Support

- The Office of Planning recommends approval.
- ANC 3E voted unanimously in support.
- There are letters of support from 3729 Warren Street (across the alley) and 3728 Windom (adjacent – unattached - neighbor to the east).



Subj. Property
3730 Windom Pl., NW











DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 26, 2024

Plat for Building Permit of :

SQUARE 1892 LOT 36

Scale: 1 inch = 20 feet

Recorded in Book 82 Page 1

Receipt No. 24-03129

Drawn by: A.S.

Furnished to: MARTIN SULLIVAN

"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)."

Bob Myers

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 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.

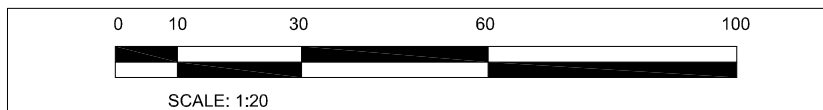
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

Date: _____

Printed Name: _____ Relationship
to Lot Owner: _____

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

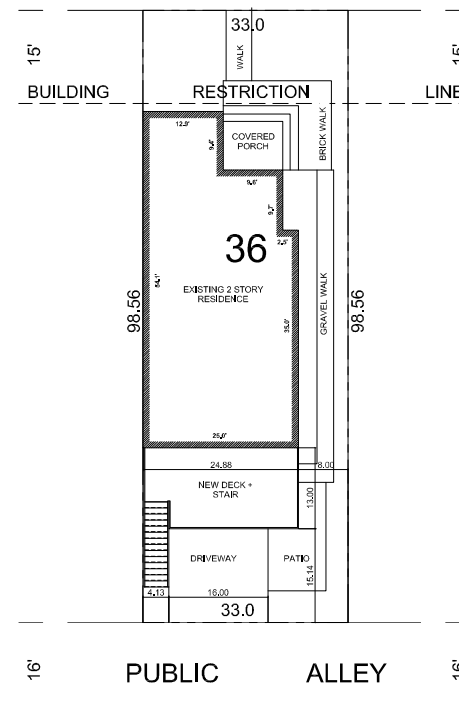


SR-24-03129(2024)

SHEET 1 OF 2

SQUARE 1892

WINDOM PLACE, N.W.



SR-24-03129(2024)

SHEET 2 OF 2

Board of Zoning Adjustment

District of Columbia
CASE NO.21205
EXHIBIT NO.27A



**REAR ELEVATION - PROPOSED
WITH NEIGHBOR**



**REAR ELEVATION - EXISTING WITH
NEIGHBOR**

2316



ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mvarchitects.com
TELE: 202.488.1103

**NOT FOR
CONSTRUCTION**

**MATRONE
RESIDENCE**
3730 WINDOM PL, NW
WASHINGTON DC, 20016

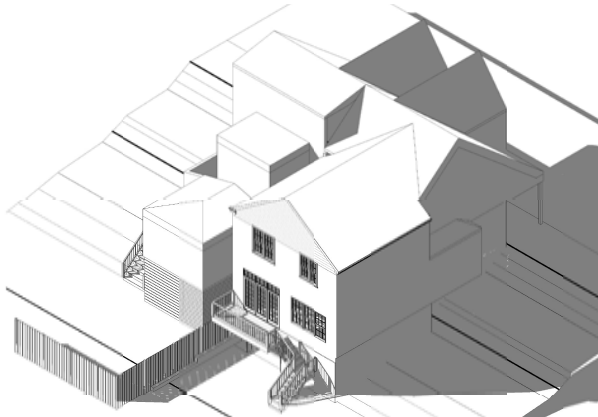
DRAWING: REAR ELEVATION WITH NEIGHBOR
ISSUED: 8/20/2024

EXH2

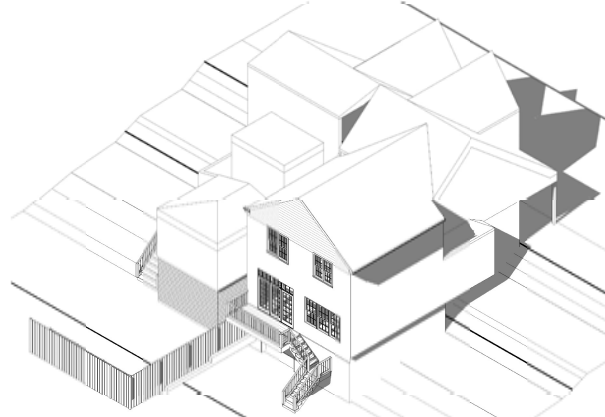
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ADDITIONAL SHADE FROM
PROPOSED DECK

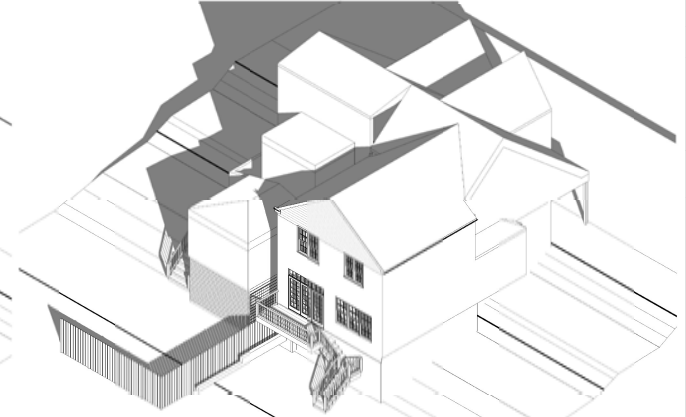
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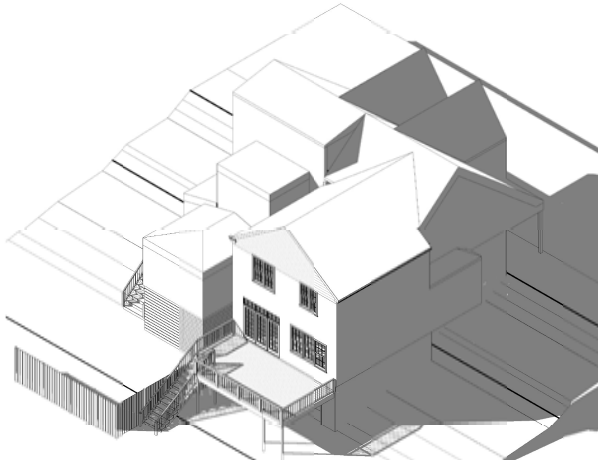
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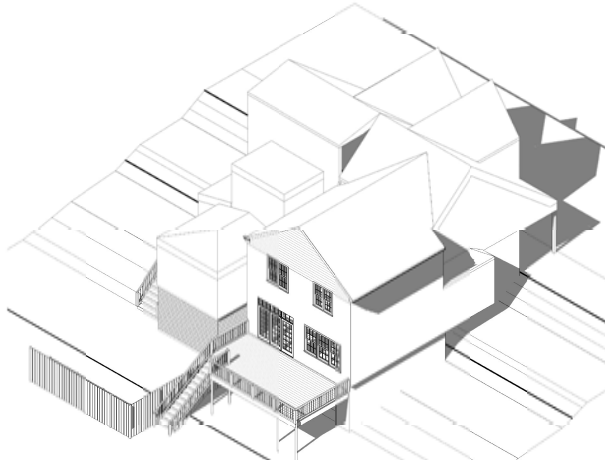
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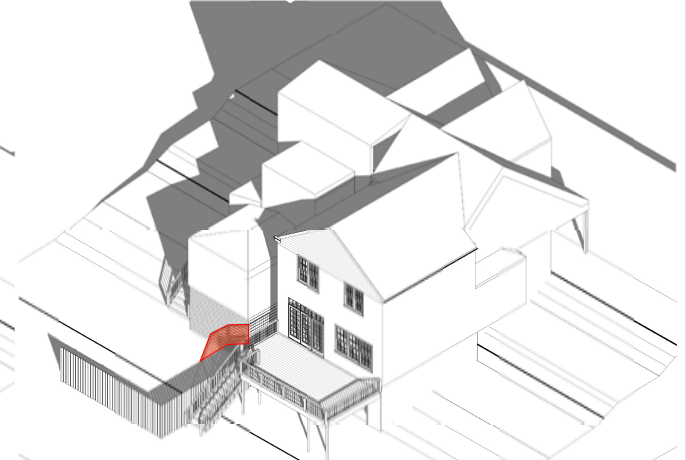
EXISTING



PROPOSED



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ARCHITECTS, LLC
818 MacARTHUR BLVD NW
www.mvarchitects.com
TELE: 202.489.1103

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ISSUED: 11/6/2004

ISSUED: 11/6/2004

EXH13

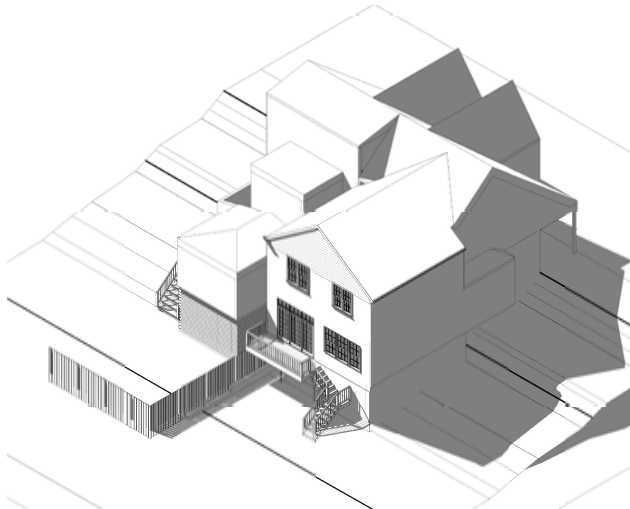
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JUNE 1
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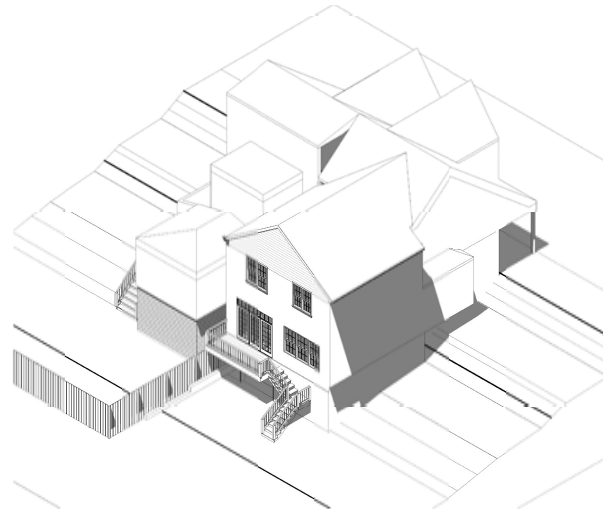


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PROPOSED DECK

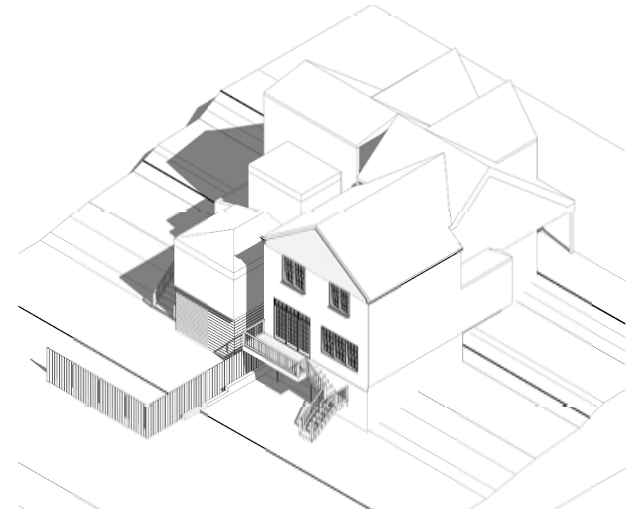
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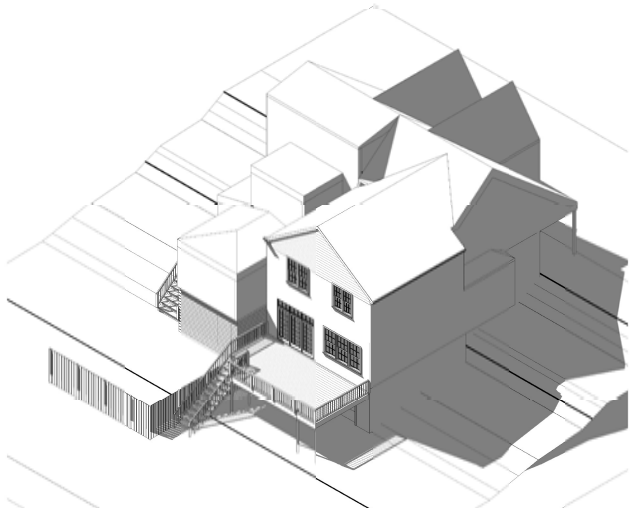
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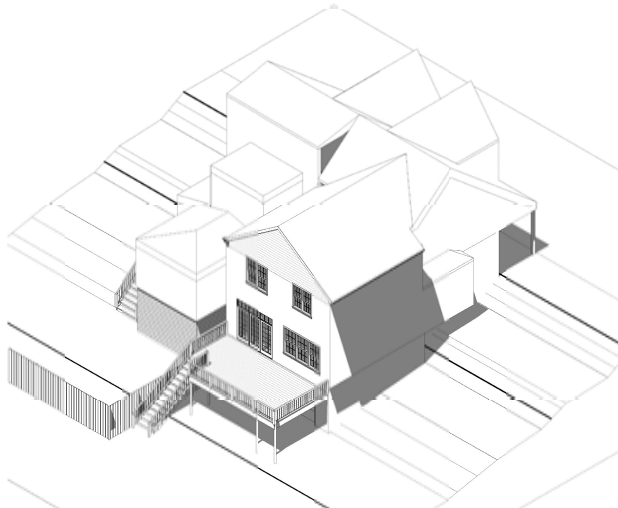
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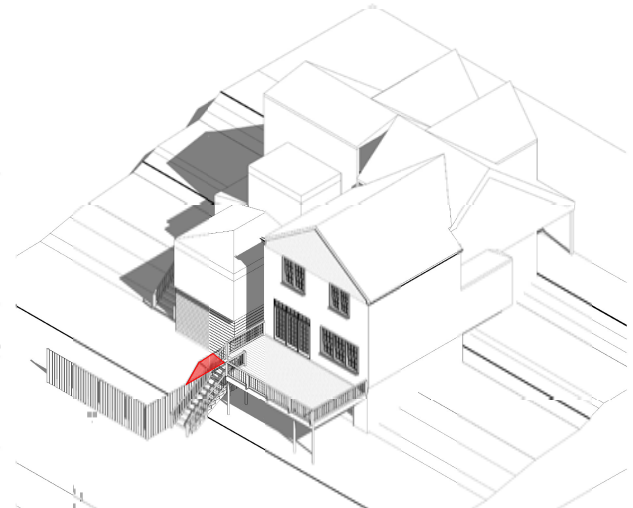
EXISTING



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DRAWING: SHADE STUDY JUNE 1 9 AM 3D
ISSUED: 11/6/2004

EXH16

DECEMBER 1

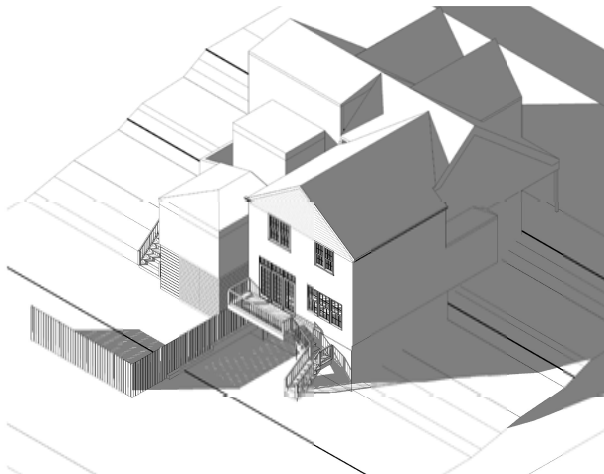


ADDITIONAL SHADE FROM
PROPOSED DECK

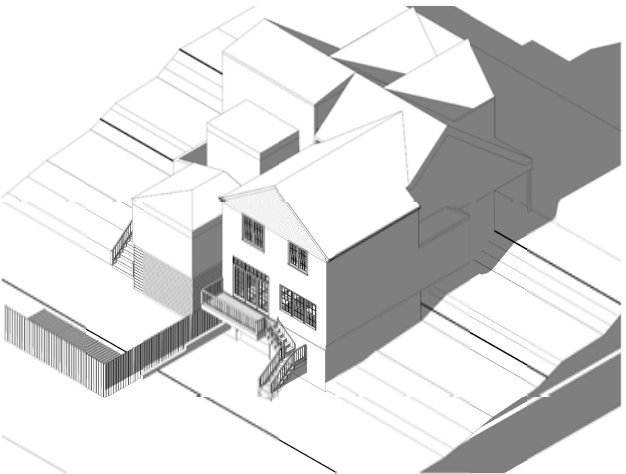
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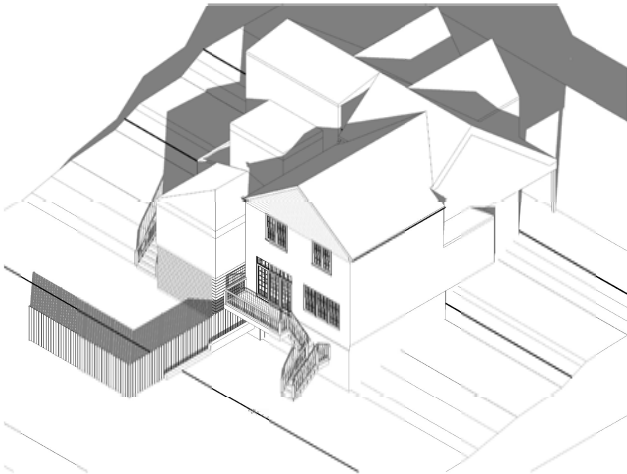
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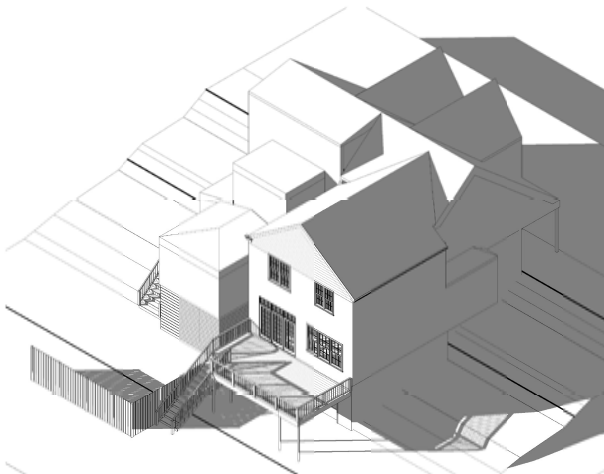
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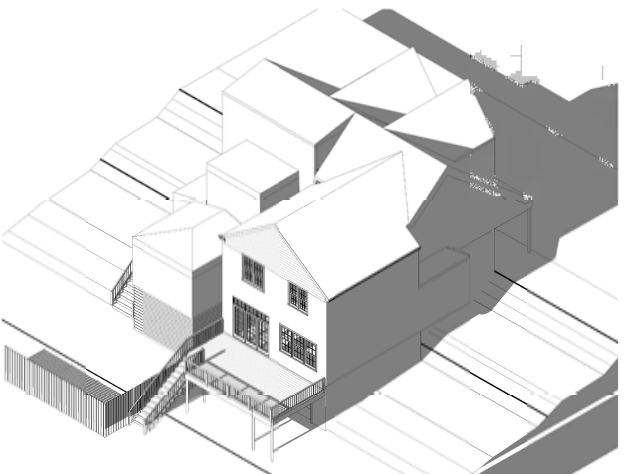
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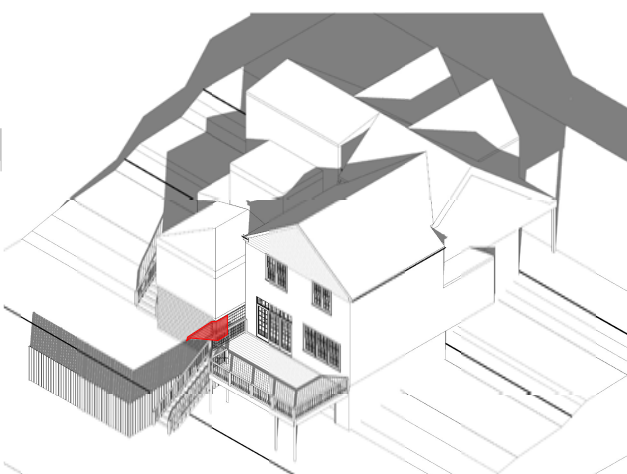
EXISTING



PROPOSED



PROPOSED



PROPOSED

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WASHINGTON DC, 20016

DRAWING: SHADE STUDY DECEMBER 1 9 AM 3D

ISSUED: 11/6/2004

EXH19



NEIGHBOR WEST ELEVATION

2316



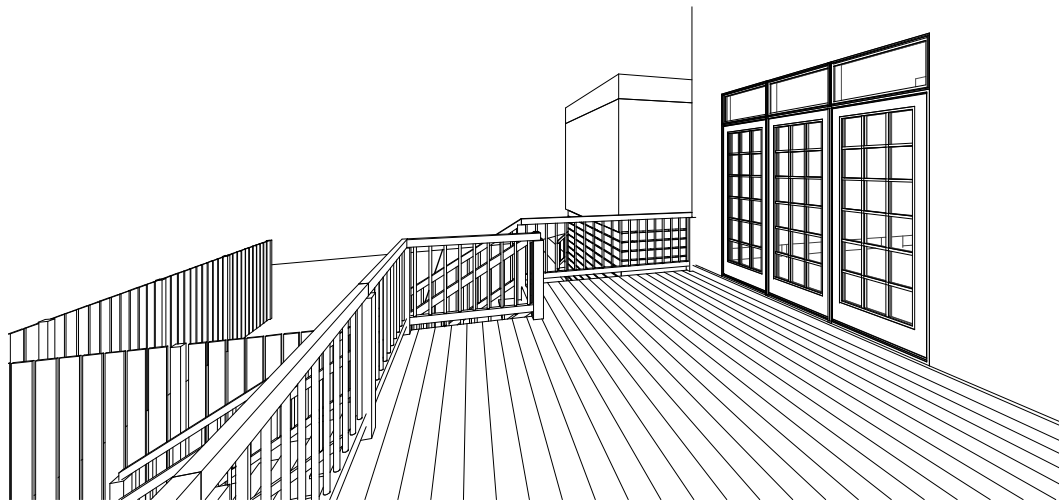
ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mwarchitects.com
TELE: 202.488.1103

**NOT FOR
CONSTRUCTION**

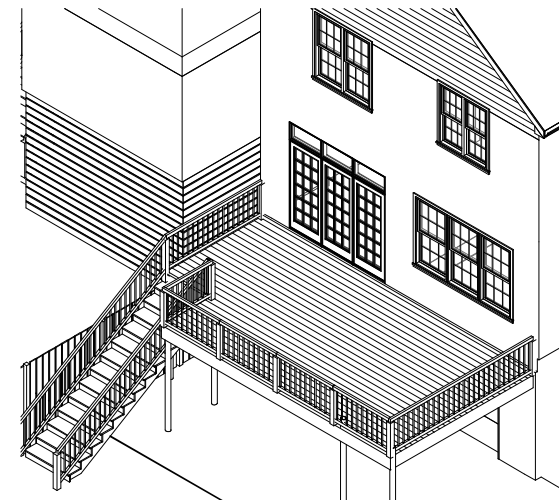
**MATRONE
RESIDENCE**
3730 WINDOM PL. NW
WASHINGTON DC, 20016

DRAWING: NEIGHBOR SIDE ELEVATION
ISSUED: 8/20/2024

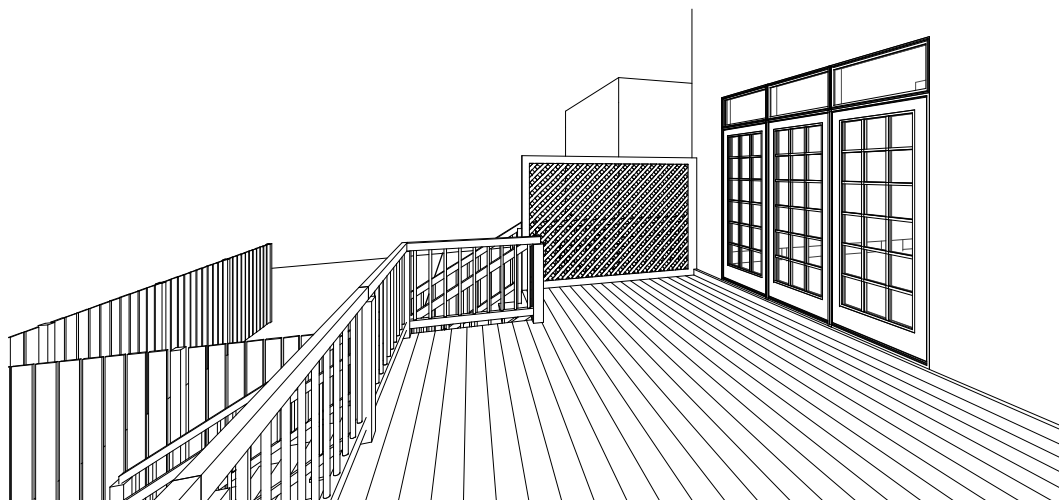
EXH2.1



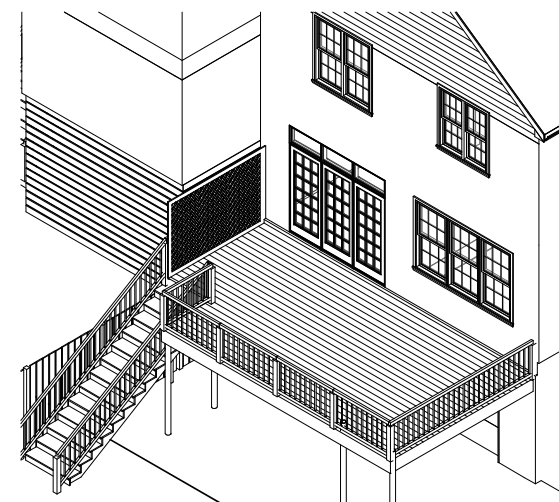
NO PRIVACY SCREEN



NO PRIVACY SCREEN



PROPOSED PRIVACY SCREEN



PROPOSED PRIVACY SCREEN

2316



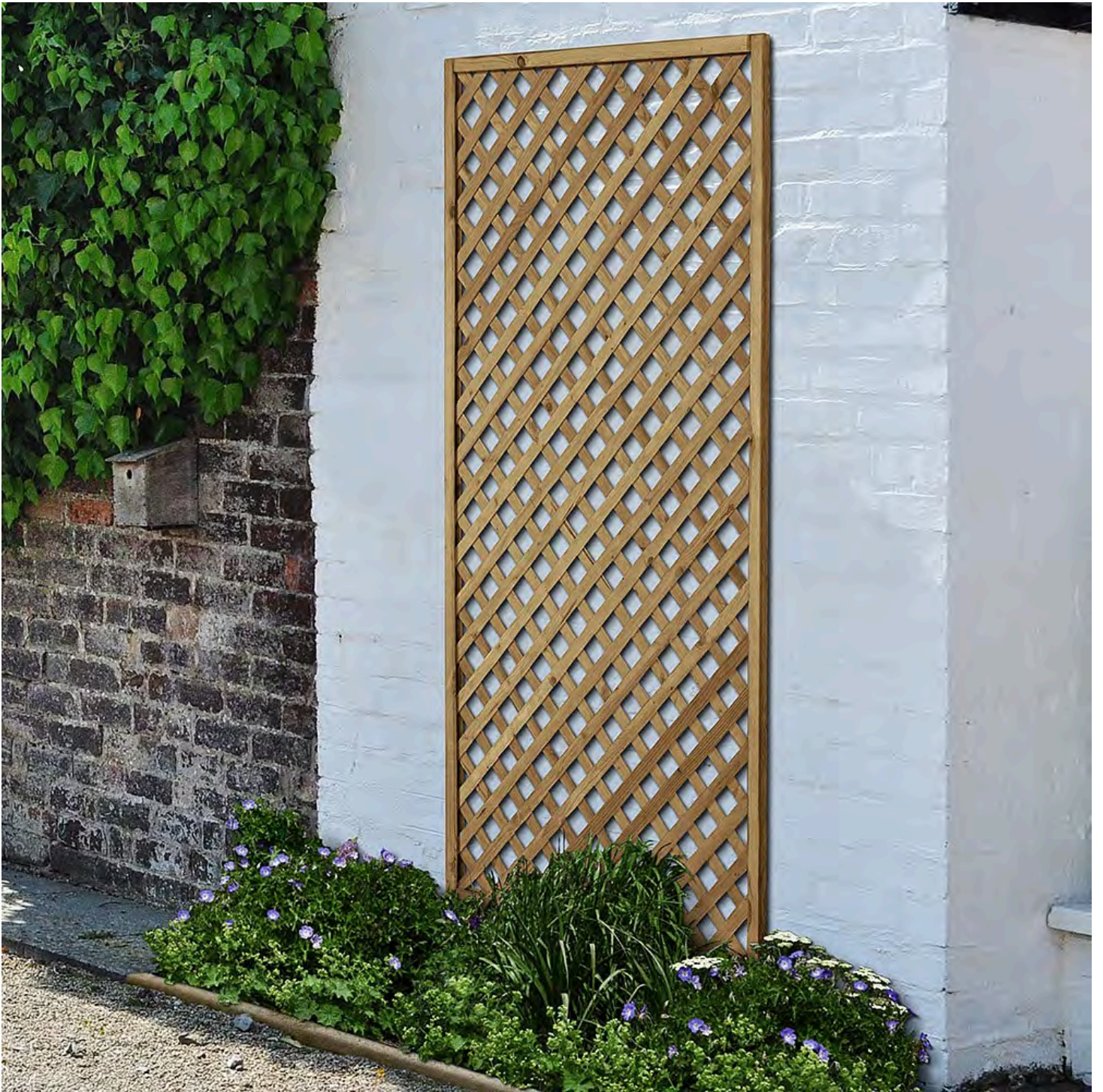
MATRONE
ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mtrarchitects.com
TEL: 202.488.1103

**NOT FOR
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MATRONE
RESIDENCE
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WASHINGTON DC, 20016

DRAWING: PRIVACY SCREEN
ISSUED: 11/6/2004

EXH22



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 Property is located in the R-2 zone; per D-101.7, the R-2 zone is “intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots.” The Property will remain a semi-detached single-family dwelling.
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 not adversely affect the use of 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 proposed deck will extend 13 feet beyond the home, requiring rear yard relief of under 5 feet, and lot occupancy relief of 9.5%. The proposal includes a 4-foot stairway on the west side, which was provided on this side to provide some separation from the neighboring property line. The Applicant has provided a complete shadow study, not typically provided for a first-floor deck.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The proposal includes a privacy screen strategically located to mitigate any privacy concerns.</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 proposed deck will not be visible from Windom Place, and is not incompatible with other structures in the alley, including decks and accessory buildings.</p>