APPLICATION OF 304,306 308 K STREET

BZA NO. 21209

REAR 304, 306, 308 K STREET NE

Board of Zoning Adjustment
District of Columbia
CASE NO. 21209
EXHIBIT NO. 60

NATURE OF RELIEF SOUGHT

For Proposed lots A, B and C

Area Variance from Subtitle C, Sec, 306.1 (a) (b): To allow the subdivision of the alley lot not fronting on a public alley network the requisite 24 feet to a street

Special Exception from Subtitle U, Sec. 600.1 (f) (A) (B): To allow the establishment of one-family dwelling on an alley lot fronting a network of allies less than 15 feet to a street intersection

NATURE OF RELIEF SOUGHT

Lot A: Special Exception from Subtitle E, Sec 5100.1(e), the alley centerline setback development standard

Lot C: Special Exception from Subtitle E, Sec. 5100.1 (d), the setback requirement from a non-alley lot

Pursuant to Subtitles X 901.2; X 1002,1 (a); E 5201.3 (a); U 601.1 (f)

BURDEN OF PROOF FOR SPECIAL EXCEPTION UNDER SUBTITLE X, SEC. 901.2

The Board is authorized to grant special exceptions, as provided in this title, where in the judgment of the Board of Zoning Adjustment, the special exceptions

(a). Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

(b). Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

(c) Will meet such special conditions as may be specified in this title.

BURDEN OF PROOF SPECIAL EXCEPTION X, 901.2

(a). Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

- ✓ The proposed project are one-family row dwellings consistent with the Intent and Purpose Provision set forth under E. Sec. 101.1 and 101.4
- ✓ The proposed lots meet and exceed the minimum lot area and width prescribed for the underlying lot within which the subject property is located consistent with the Intent and Purpose Provision set forth under E, 101.2 (d) and 101.3

COMPLIANCE WITH BURDEN OF PROOF X, 901.2

(b). Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

- ✓ The neighboring properties to the east of the subject property are similarly zoned and are improved by row dwellings on generally narrower lots
- ✓ The adjoining property west of the subject property is located in a commercial zone (MU-5A), which permits a much higher density

COMPLIANCE WITH BURDEN OF PROOF, X 901.2

- ✓ The adjoining property immediately north of the subject property is used and occupied as a plumbing supply storage facility and features no openings on the side of the rear wall facing the proposed alley buildings
- ✓ The proposed buildings on Lots A and B, do not feature openings and therefore will not tend to adversely affect the use of neighboring properties

COMPLIANCE WITH BURDEN OF PROOF

(c). Will meet such special conditions as may be specified in this title

Special Conditions pursuant to Subtitle X, Sec 601.1 (f) (1) thru (5) (A) – (F)

1. The Alley lot is not wholly or partially within any of the R-1 or R-2 zones: The subject property is located in the RF-1 zone district and not located wholly or partially in any R-1 or R-2 zones
2. A building may not be constructed or converted for a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area: Each subdivided lot complies and exceeds the prescribe minimum lot dimensions

COMPLIANCE WITH BURDEN OF PROOF

3. The use shall be limited to one dwelling per lot; accessory apartments are not permitted: The applicant proposes only one dwelling per lot and does not propose an accessory apartment

4. The Alley Lot connects to an improved public street through an improved alley or system of alleys that provides adequate public safety and infrastructure availability; The subject property is connects to a north-south alley which connects K and L Streets, and an unimproved public alley east-west, which applicant will improve to DDOT standards at his own expense. Given that the subject property is the inly unimproved alley in its Square of location, applicant contends that the project improves upon public safety. For infrastructure availability, please refer to Exhibits 41, 47 and 59

COMPLIANCE BURDEN OF PROOF

5. BZA Agency Referrals

A. Department of Transportation (DDOT): DDOT recommends approval (see Exhibit # 55)

B. Department of Public Works (DPW): No response. Trash picked up twice weekly for one-family residential use

C. Metropolitan Police Department (MPD). No response

COMPLIANCE WITH BURDEN OF PROOF

D. Fire and Emergency Medical Services Department (FEMS): No response. Please refer to Exhibit # 44 which is a graphic illustration of compliance with the Provision of the 2015 International Fire Codes, Sec. 503.1, Exception 1. 1.1 which governs Aerial Fire Apparatus Access Roads. That provision stipulated 150 feet distance, which the Fire Marshall is authorized to increase when the building(s) are installed with fire suppression systems, as the proposed project proposes.

E. DC Water (WASA): DC Water does not object to the concept plans applicant submitted for consideration (See Exhibits #s 41, 47 and 59

F. The subject property is not in a historic district

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

5201.4

a. The light and air available to available to neighboring properties shall not be unduly affected

- The zoning district across the public alley west of subject property is zoned MU-5A which permits greater density and is improved with 7-story apartment building towering over the proposed two-story, twenty-feet row dwellings on the subdivided alley lots.
- The immediately adjoining building north of the front of the alley lots is a plumbing supply storage facility, hence not ocuupied for human habitation

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

- The lots adjoining the subject property to the east either face K Street or 4th Street, making the rear yards opposite or perpendicular to the subject property. The building on Lot C does not proposal any openings on the wall where it shares a side property lot line, overlooking the rear yard of 314 K Street NW. All three neighbors which share lot lines with the subject property are in support of the project (see Exhibit # 58).

b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

- The proposed buildings abut a public alley to the west, a commercial storage structure on the north and the rear of three buildings facing K Street NE. No openings overlooking any adjacent is proposed.

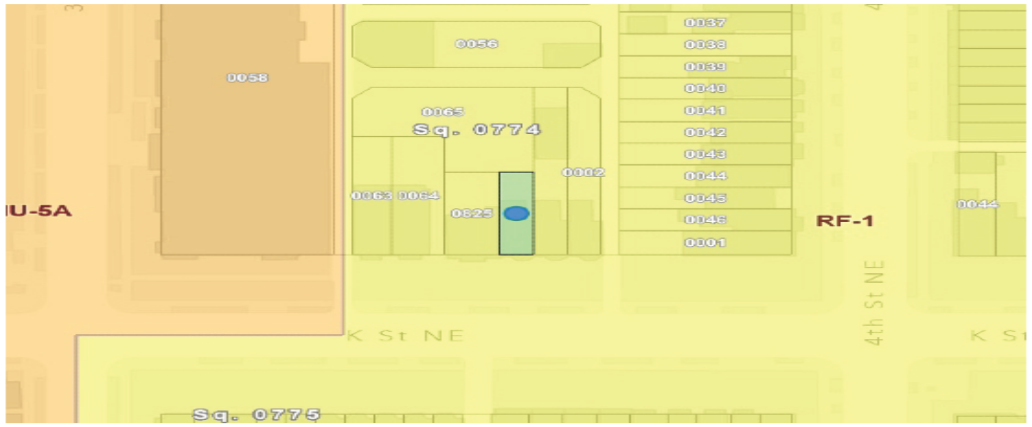
COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

C. Visual intrusion upon the upon the character, scale, and pattern of along the street and alley

- The subject alley lot is not directly visible from K or L Streets, the two adjoining public streets within which the alley is located.
- The adjoining properties east of the alley lot which share similar zoning district are typically two-story row structures on generally narrow lots, except for 310 K Street NE.
- The proposed structures are a two-stories and a maximum twenty feet in height. Hence the project does not intrude upon the character, scale and pattern of houses, rather they are unobtrusive and front on a dead end eat west alley which only the residents of the building are likely to use exclusively.

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

Zoning Report for 312 K ST NE



Zoning Data Summary

Premises Address 312 K ST NE	Council Member CHARLES ALLEN
Square/Suffix/Lot 0774 0819	ANC 6C
Zoning District RF-1	ANC Chairperson KAREN J. WIRT
PUDs	SMD 6C07
Ward Ward 6	Commissioner TONY T. GOODMAN

* For a detailed explanation of zoning related items, please refer to the DC Zoning Map glossary
** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

D. Applicant has provided to the record in support of compliance with (a), (b) and (c), and to represent the relationship of the proposed buildings too adjacent buildings and views from the public way

E, 5201.5: The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

- The applicant is not averse to any requirement for special treatment the Board deems fit

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

E, 5201.6: This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception.

- The proposed project does not propose the introduction or expansion of a nonconforming use.
- The proposed lot occupancy is under the prescribed 70% under this section
- The project is in compliance with the prescribed height and number of stories for an alley lot

COMPLIANCE WITH CONDITIONS UNDER SUBTITLE E, SEC 5201.4 (A) – (D) 5201.5 – 5201.7 (A) – (E)

5201.7 Conditions for relief from alley centerline setback provisions

- Applicant refers to Slides 10 and 11

BURDEN OF PROOF AREA VARIANCE

1. Applicant cites a confluence of factors uniquely resulting in extraordinary or exceptional situation or condition of property

- The uncommonly large size of the subject property for an alley lot in the RF-1 zone district.
- The irregular shape of the lot
- The fact that the subject property is the only unimproved lot in its square of location
- The fact that the width of abutting alleys had been fixed prior to May 12, 1958
- The only alley which fronts on the unimproved east-west public alley 18+ feet wide

BURDEN OF PROOF AREA VARIANCE

2. Peculiar and Practical Difficulties Upon the Owner

The applicant seeks to subdivide the existing record lot three record lots which otherwise comply with the minimum lot area and width prescribed for a standard lot in the RF-1 zone district.

The width of the abutting alleys to the subject, the north-south ten feet, and the east-west, eighteen feet, have been fixed prior to May 12, 1958, and cannot be expanded, hence the strict application of Subtitle C, Sec. 306.1 (a) and (b), forecloses the proposed subdivision.

BURDEN OF PROOF AREA VARIANCE

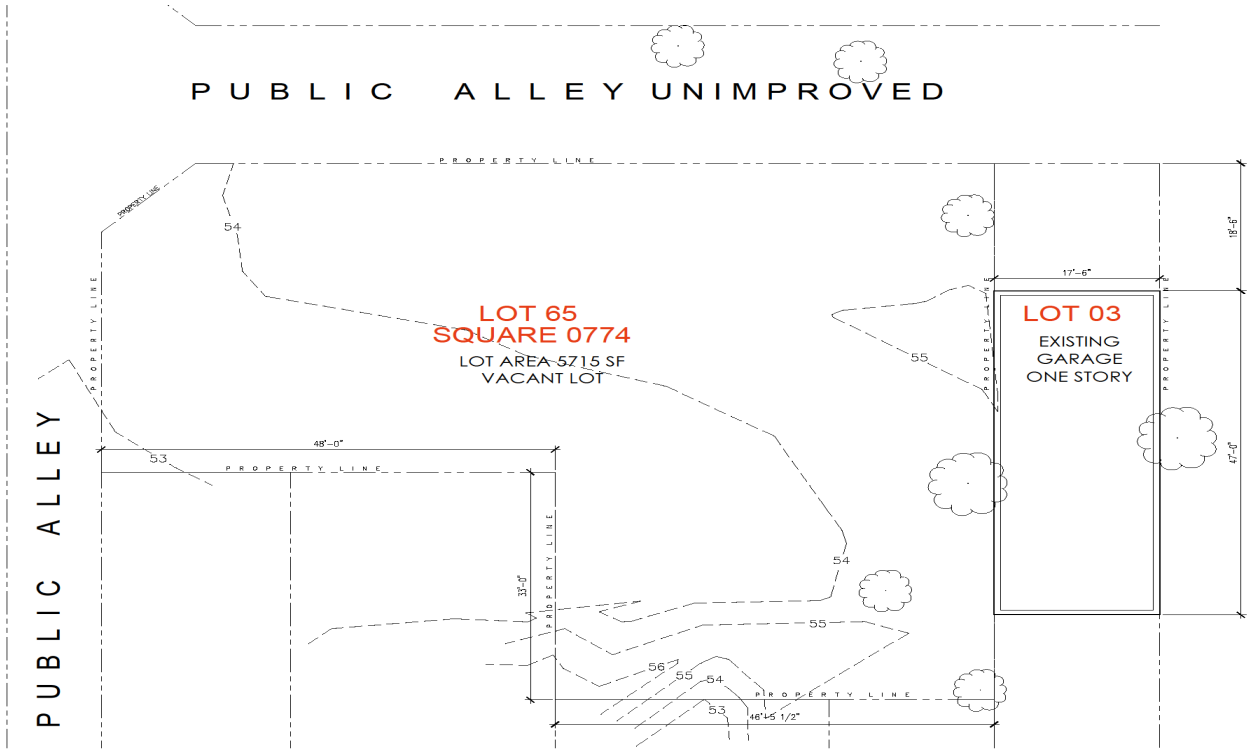
3. Substantial Detriment to Public Good and Substantial Impairment to the Intent Purpose and Integrity to the Zone Plan

- The proposed project is not inconsistent with the General Provisions and Intent and Purpose provisions of the RF zone district set forth under Subtitle E, Secs. 100 and 101 respectively
- The proposed use of row dwellings is not inconsistent with use permitted in the RF-1 zone as a matter of right, and is compatible with the predominant use in the neigborhood.

BURDEN OF PROOF AREA VARIANCE

- Alley lots of 450 sf can be developed under stated conditions can be developed as a matter of right (see Subtitle C, Sec. 306.3 (a) and X, Sec. 600.1 (f) (2)).
- The project improves an otherwise unimproved public alley and will result in improved neighborhood security and safety
- The project complies with the parking requirement

EXISTING SITE PLAN



A2 EXISTING SITE PLAN - TOPOGRAPHY

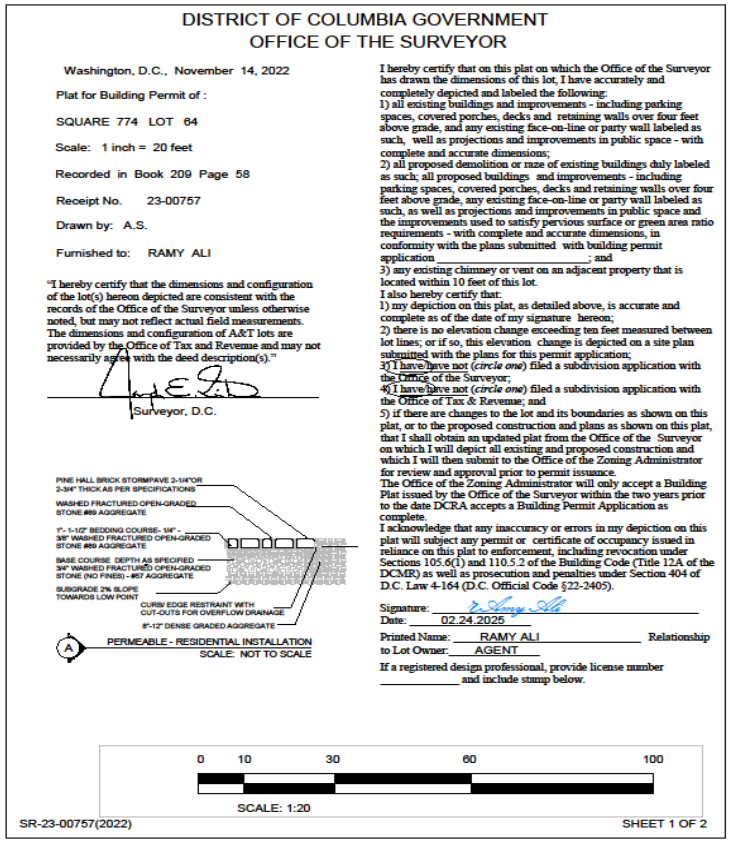
308 K ST TOWNHOMES

308 K ST NE

NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS

BUILDER'S PLAT



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 14, 2022

Plat for Building Permit of :

SQUARE 774 LOT 64

Scale: 1 inch = 20 feet

Recorded in Book 209 Page 58

Receipt No. 23-00757

Drawn by: A.S.

Furnished to: RAMY ALI

"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)."

Surveyor, D.C.

PINE HALL BRICK STORMPAVE 2-1/4"OR 2-3/4" THICK AS PER SPECIFICATIONS
WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE
1"- 1-1/2" BEDDING COURSE- 1/4" - 3/8" WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE
BASE COURSE DEPTH AS SPECIFIED - 3/4" WASHED FRACTURED OPEN-GRADED STONE (NO FINES) - #57 AGGREGATE
SUBGRADE 2% SLOPE TOWARDS LOW POINT
CURB/ EDGE RESTRAINT WITH CUT-OUTS FOR OVERFLOW DRAINAGE
6"-12" DENSE GRADED AGGREGATE

A PERMEABLE - RESIDENTIAL INSTALLATION
SCALE: NOT TO SCALE

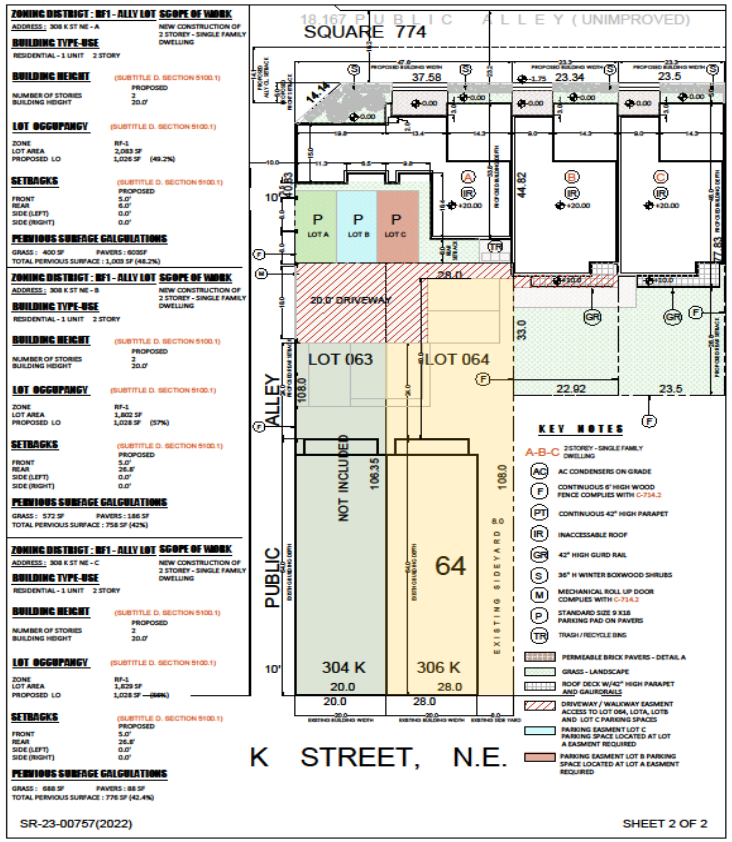
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four 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: R Ramy Ali
Date: 02.24.2025
Printed Name: RAMY ALI Relationship to Lot Owner: AGENT

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

0 10 30 60 100
SCALE: 1:20

SR-23-00757(2022) SHEET 1 OF 2



ZONING DISTRICT : RF1 - ALLY LOT SCOPE OF WORK
ADDRESS : 308 K ST NE - A
NEW CONSTRUCTION OF 2 STOREY - SINGLE FAMILY DWELLING
BUILDING TYPE-USE
RESIDENTIAL - 1 UNIT 2 STORY
BUILDING HEIGHT (SUBTITLE D. SECTION 5100.1)
NUMBER OF STORIES 2
BUILDING HEIGHT PROPOSED 20.0'
LOT OCCUPANCY (SUBTITLE D. SECTION 5100.1)
ZONE RF-1
LOT AREA 2,083 SF
PROPOSED LO 1,026 SF (49.2%)
SETBACKS (SUBTITLE D. SECTION 5100.1)
FRONT PROPOSED 5.0'
REAR 6.0'
SIDE (LEFT) 0.0'
SIDE (RIGHT) 0.0'
PERVIOUS SURFACE CALCULATIONS
GRASS : 400 SF PAVERS : 603SF
TOTAL PERVIOUS SURFACE : 1,003 SF (48.2%)

ZONING DISTRICT : RF1 - ALLY LOT SCOPE OF WORK
ADDRESS : 306 K ST NE - B
NEW CONSTRUCTION OF 2 STOREY - SINGLE FAMILY DWELLING
BUILDING TYPE-USE
RESIDENTIAL - 1 UNIT 2 STORY
BUILDING HEIGHT (SUBTITLE D. SECTION 5100.1)
NUMBER OF STORIES 2
BUILDING HEIGHT PROPOSED 20.0'
LOT OCCUPANCY (SUBTITLE D. SECTION 5100.1)
ZONE RF-1
LOT AREA 1,802 SF
PROPOSED LO 1,028 SF (57%)
SETBACKS (SUBTITLE D. SECTION 5100.1)
FRONT PROPOSED 5.0'
REAR 26.8'
SIDE (LEFT) 0.0'
SIDE (RIGHT) 0.0'
PERVIOUS SURFACE CALCULATIONS
GRASS : 572 SF PAVERS : 186 SF
TOTAL PERVIOUS SURFACE : 758 SF (42%)

ZONING DISTRICT : RF1 - ALLY LOT SCOPE OF WORK
ADDRESS : 306 K ST NE - C
NEW CONSTRUCTION OF 2 STOREY - SINGLE FAMILY DWELLING
BUILDING TYPE-USE
RESIDENTIAL - 1 UNIT 2 STORY
BUILDING HEIGHT (SUBTITLE D. SECTION 5100.1)
NUMBER OF STORIES 2
BUILDING HEIGHT PROPOSED 20.0'
LOT OCCUPANCY (SUBTITLE D. SECTION 5100.1)
ZONE RF-1
LOT AREA 1,829 SF
PROPOSED LO 1,028 SF (56%)
SETBACKS (SUBTITLE D. SECTION 5100.1)
FRONT PROPOSED 5.0'
REAR 26.8'
SIDE (LEFT) 0.0'
SIDE (RIGHT) 0.0'
PERVIOUS SURFACE CALCULATIONS
GRASS : 688 SF PAVERS : 88 SF
TOTAL PERVIOUS SURFACE : 776 SF (42.4%)

18 167 PUBLIC ALLEY (UNIMPROVED)
SQUARE 774
37.58
23.34
23.5
44.62
P LOT A
P LOT B
P LOT C
20.0' DRIVEWAY
28.0
LOT 063
LOT 064
ALLEY
PUBLIC
NOT INCLUDED
106.35
64
304 K
306 K
20.0
28.0
22.92
23.5
33.0
108.0
EXISTING SIDEYARD 8.0
K STREET, N.E.

KEY NOTES
A-B-C 2 STOREY - SINGLE FAMILY DWELLING
AC AC CONDENSERS ON GRADE
F CONTINUOUS 6' HIGH WOOD FENCE COMPLIES WITH C-714.2
PT CONTINUOUS 42" HIGH PARAPET
IR INACCESSIBLE ROOF
GR 42" HIGH GUIRD RAIL
S 36" H WINTER BOXWOOD SHRUBS
M MECHANICAL ROLL UP DOOR COMPLIES WITH C-714.2
P STANDARD SIZE 9'X18' PARKING PAD ON PAVERS
TR TRASH / RECYCLE BIN
PERMEABLE BRICK PAVERS - DETAIL A
GRASS - LANDSCAPE
ROOF DECK W/ 42" HIGH PARAPET AND GAURDRAILS
DRIVEWAY / WALKWAY EASMENT ACCESS TO LOT 064, LOT A, LOT B AND LOT C PARKING SPACES
PARKING EASMENT LOT C PARKING SPACE LOCATED AT LOT A EASMENT REQUIRED
PARKING EASMENT LOT B PARKING SPACE LOCATED AT LOT A EASMENT REQUIRED

SR-23-00757(2022) SHEET 2 OF 2

BUILDING RENDERING

308 K ST NE

CONCEPT DESIGN PACKAGE
3 ROW SINGLE FAMILY DWELLINGS

RESIDENTIAL FLAT RF-1 ZONE

The purposes of the RF-1 zone are to:

To provide for areas predominantly developed with attached row houses on small lots within which no more than 2 dwelling units are permitted.

In the RF-1 Zone, 2 dwelling units may be located within the principal structure.

PROJECT TEAM

OWNER
304, 306 308 K STREET LLC

ZONING CONSULTANT
BELLO, BELLO AND ASSOCIATES
1917 BENNING ROAD NE , WASHINGTON D.C.
TOYE BELLO , PRINCIPAL

ARCHITECTURE AND ENGINEERING
RAM DESIGN LLC
100 M STREET SE. SUITE 600 | WASHINGTON D.C.
RAMY ALI, PROJECT DIRECTOR

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A7 SECOND FLOOR PLAN
A8 ELEVATIONS
A9 ELEVATIONS
A10 BUILDING SECTION

BUILDING PLAT

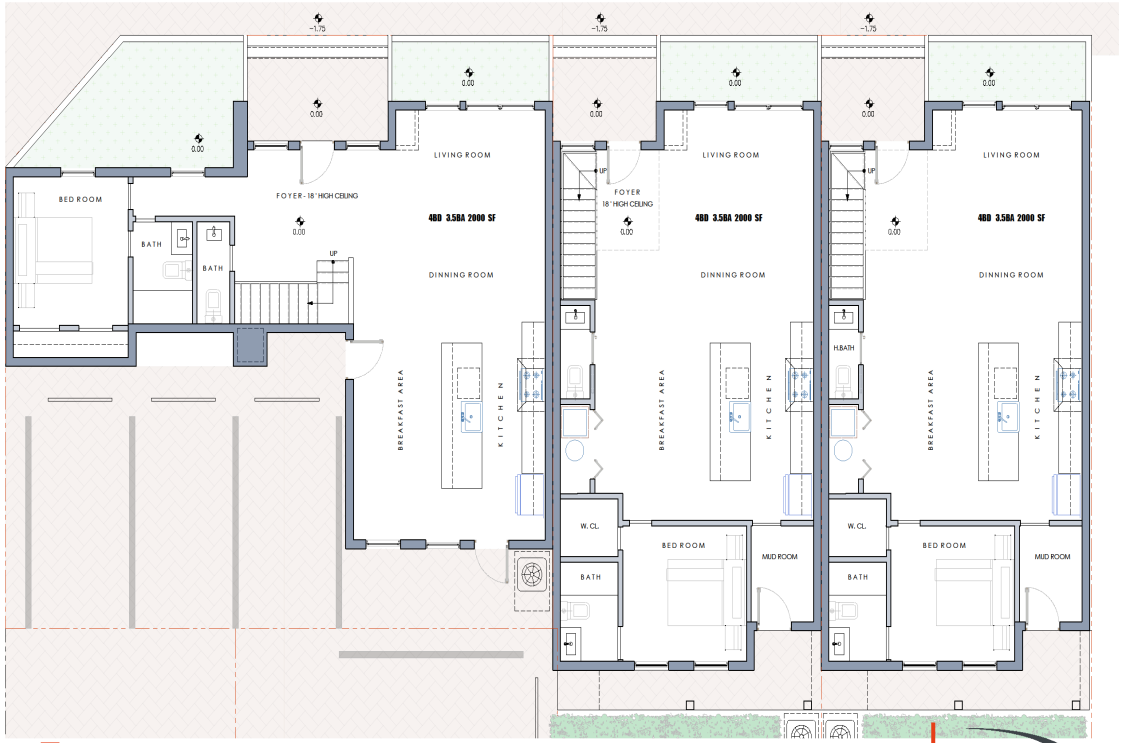
A0 COVER PAGE

308 K ST TOWNHOMES

308 K ST NE
NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS

BUILDING FLOOR PLANS



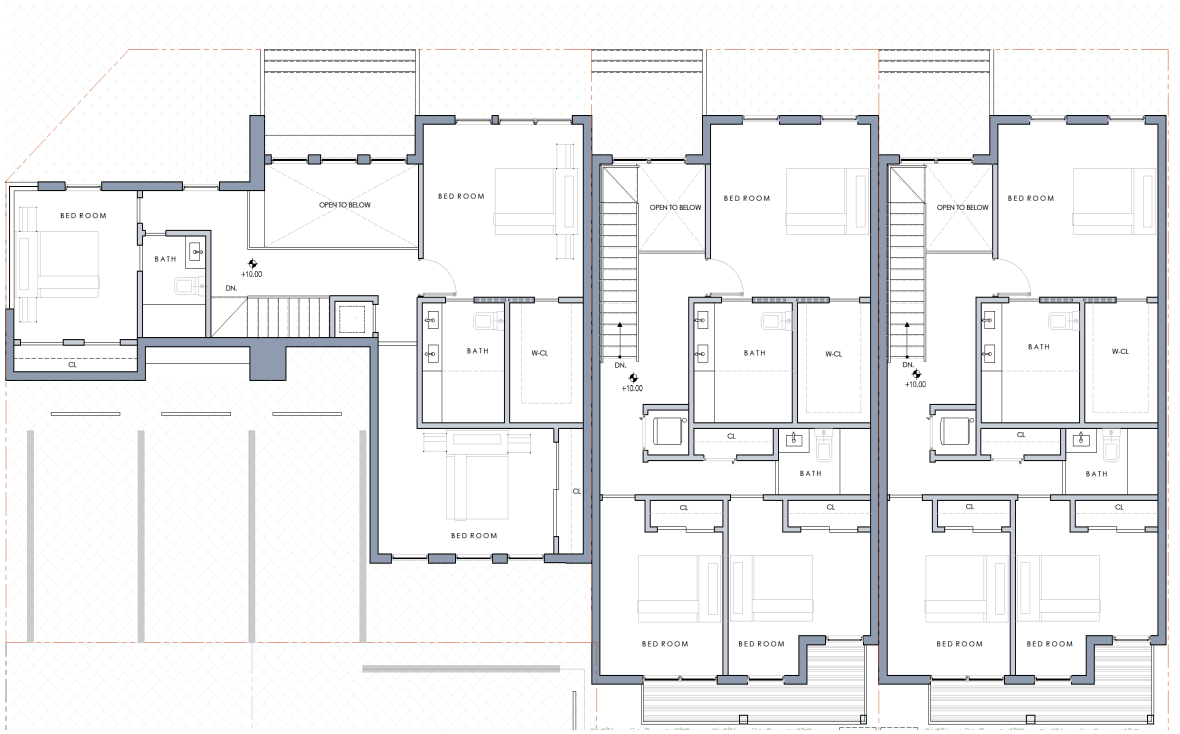
A6 FIRST FLOOR PLAN

308 K ST TOWNHOMES

308 K ST NE

NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS



A7 SECOND FLOOR PLAN

308 K ST TOWNHOMES

308 K ST NE

NOMA

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ARCHITECTS + ENGINEERS

BUILDING ELEVATIONS

A08 ELEVATIONS

308 K ST TOWNHOMES

308 K ST NE

NOMA

RAMDESIGN
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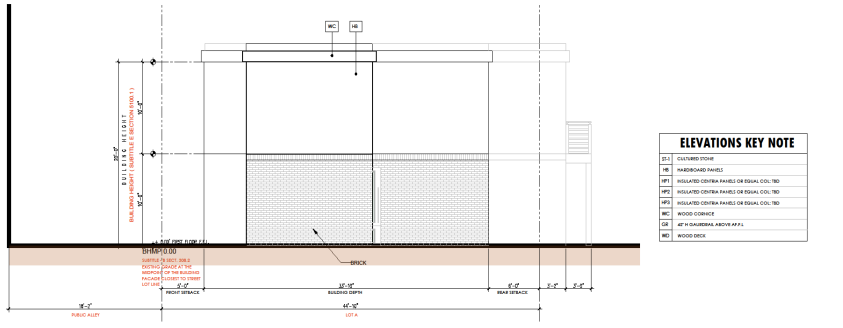
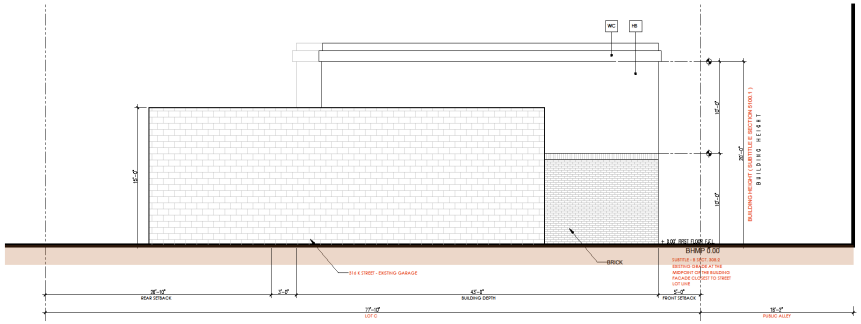
ELEVATION PERSPECTIVE LOT C/BUILDING SECTION



2 | SIDE ELEVATION
SCALE: 1/4" = 1'-0"



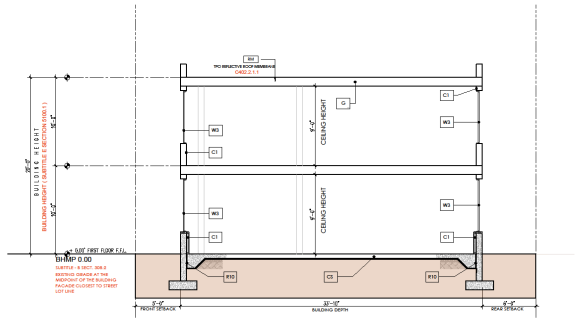
1 | SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A09 ELEVATIONS

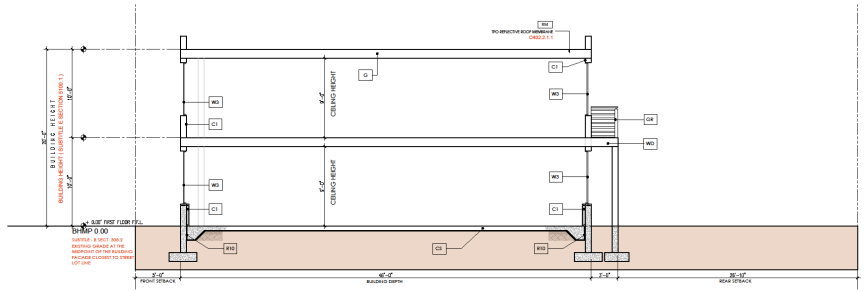
308 K ST TOWNHOMES

308 K ST NE
NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS



2 | BUILDING SECTION - BUILDING A
SCALE: 1/4" = 1'-0"



1 | BUILDING SECTION - BUILDING B AND C
SCALE: 1/4" = 1'-0"

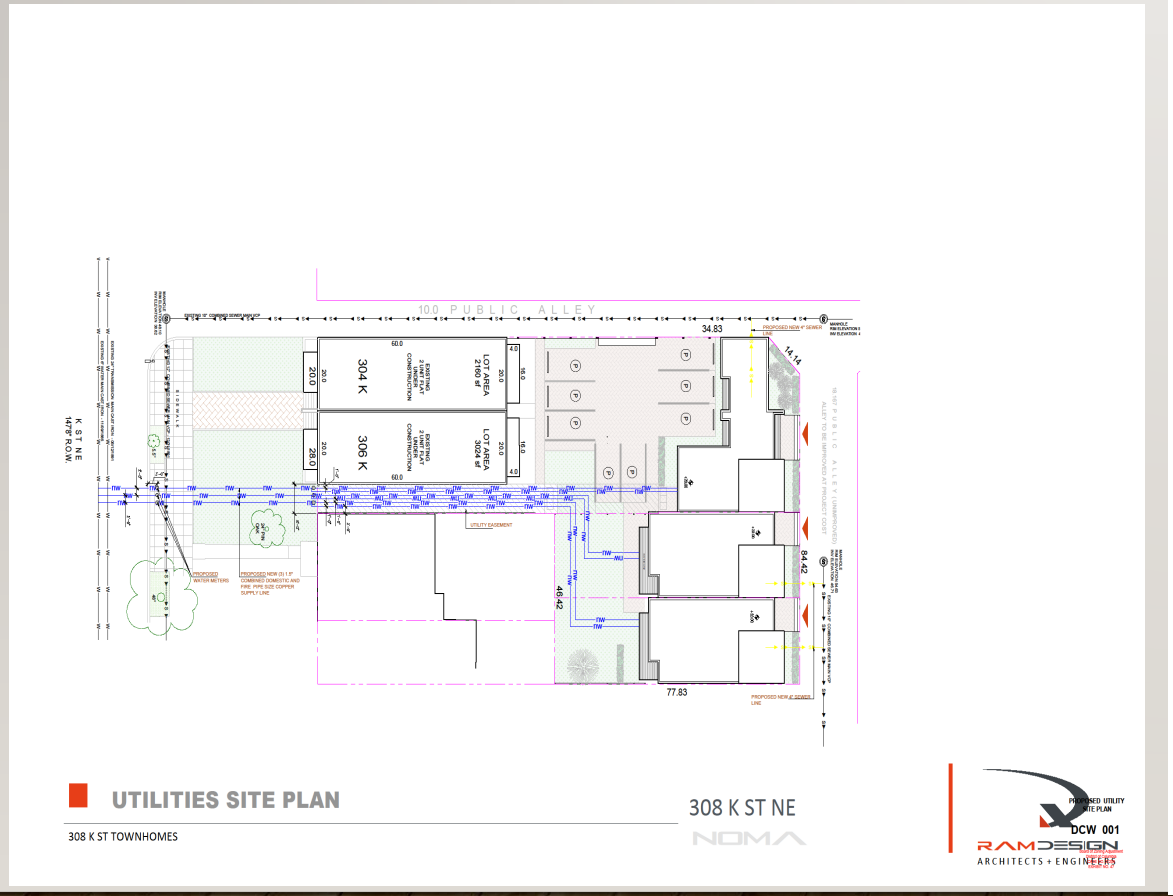
A10 BUILDING SECTION

308 K ST TOWNHOMES

308 K ST NE
NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS

CONCEPT UTILITY PLAN



UTILITIES SITE PLAN

308 K ST TOWNHOMES

308 K ST NE

NOMA

PROPOSED UTILITY SITE PLAN

DCW 001

RAMDESIGN ARCHITECTS + ENGINEERS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF TWO RESIDENTIAL BUILDING (UNIT FLAT) 3 STORY + CELLAR FOR EACH ONE, PROPOSED ON 304 - 306 K ST NE, DISTRICT OF COLUMBIA LOT # 63, 64 SQUARE 0774

- NEW 1.5" COMBINED DOMESTIC AND FIRE WATER SERVICE LATERAL TO 24" MAIN ON K ST NE FOR EACH BUILDING, 66.5 FT FROM PROPERTY LINE.
- 4 " SANITARY SEWER CONNECTION FROM 12" COMBINED SEWER MAIN ON K ST NE FOR EACH BUILDING, 48 FT FROM THE PROPERTY LINE.

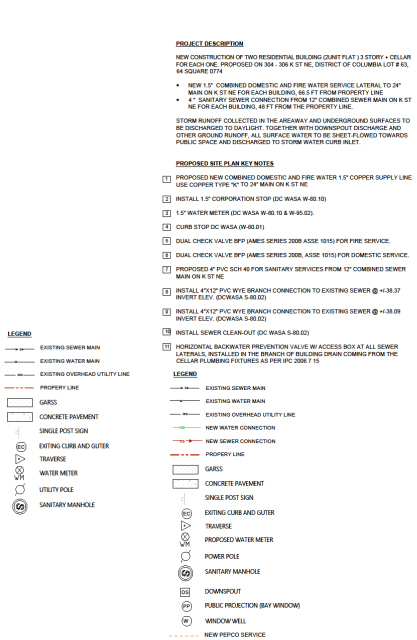
STORM RUNOFF COLLECTED IN THE AREAWAY AND UNDERGROUND SURFACES TO BE DISCHARGED TO DAYLIGHT. TOGETHER WITH DOWNSPOUT DISCHARGE AND OTHER GROUND RUNOFF, ALL SURFACE WATER TO BE SHEET-FLOWED TOWARDS PUBLIC SPACE AND DISCHARGED TO STORM WATER CURB INLET.

PROPOSED SITE PLAN KEY NOTES

1. PROPOSED NEW COMBINED DOMESTIC AND FIRE WATER 1.5" COPPER SUPPLY LINE USE COPPER TYPE "K" TO 24" MAIN ON K ST NE
2. INSTALL 1.5" CORPORATION STOP (DC WASA W-80.10)
3. 1.5" WATER METER (DC WASA W-80.10 & W-95.02).
4. CURB STOP DC WASA (W-80.01)
5. DUAL CHECK VALVE BFP (AMES SERIES 2008 ASSE 1015) FOR FIRE SERVICE.
6. DUAL CHECK VALVE BFP (AMES SERIES 2008, ASSE 1015) FOR DOMESTIC SERVICE.
7. PROPOSED 4" PVC SCH 40 FOR SANITARY SERVICES FROM 12" COMBINED SEWER MAIN ON K ST NE
8. INSTALL 4"X12" PVC WYE BRANCH CONNECTION TO EXISTING SEWER @ +/-38.37 INVERT ELEV. (DCWASA S-80.02)
9. INSTALL 4"X12" PVC WYE BRANCH CONNECTION TO EXISTING SEWER @ +/-38.09 INVERT ELEV. (DCWASA S-80.02)
10. INSTALL SEWER CLEAN-OUT (DC WASA S-80.02)
11. HORIZONTAL BACKWATER PREVENTION VALVE W/ ACCESS BOX AT ALL SEWER LATERALS, INSTALLED IN THE BRANCH OF BUILDING DRAIN COMING FROM THE CELLAR PLUMBING FIXTURES AS PER IPC 2006 7 15

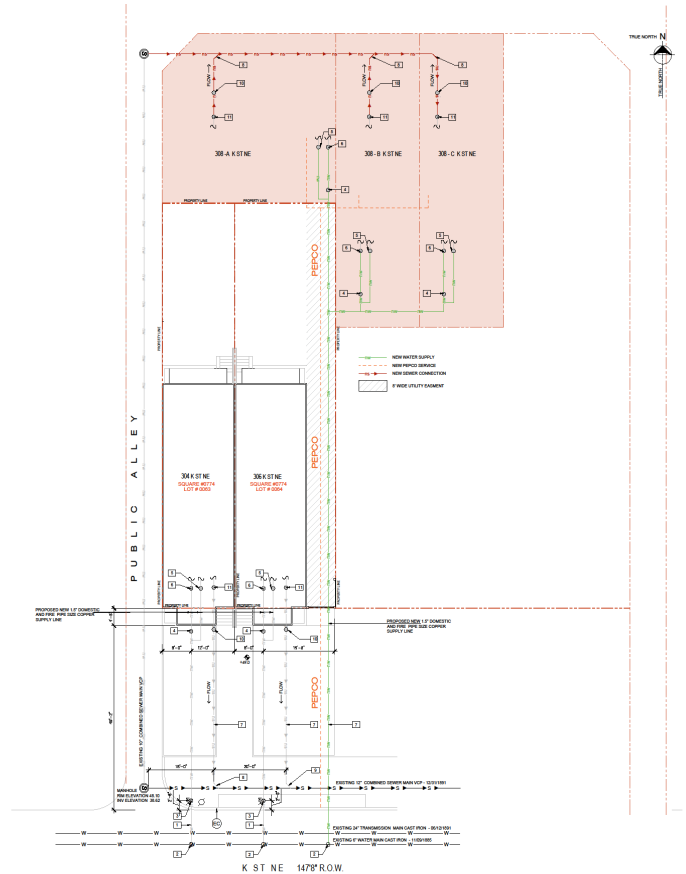
LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD UTILITY LINE
- NEW WATER CONNECTION
- NEW SEWER CONNECTION
- PROPERTY LINE
- GARSS
- CONCRETE PAVEMENT
- SINGLE POST SIGN
- EXISTING CURB AND GUTER
- TRAVERSE
- PROPOSED WATER METER
- POWER POLE
- SANITARY MANHOLE
- DOWNSPOUT
- PUBLIC PROJECTION (BAY WINDOW)
- WINDOW WELL
- NEW PEPCO SERVICE



2 | PRELIMANRY UTILITY SITE PLAN

SCALE: 1" = 10'



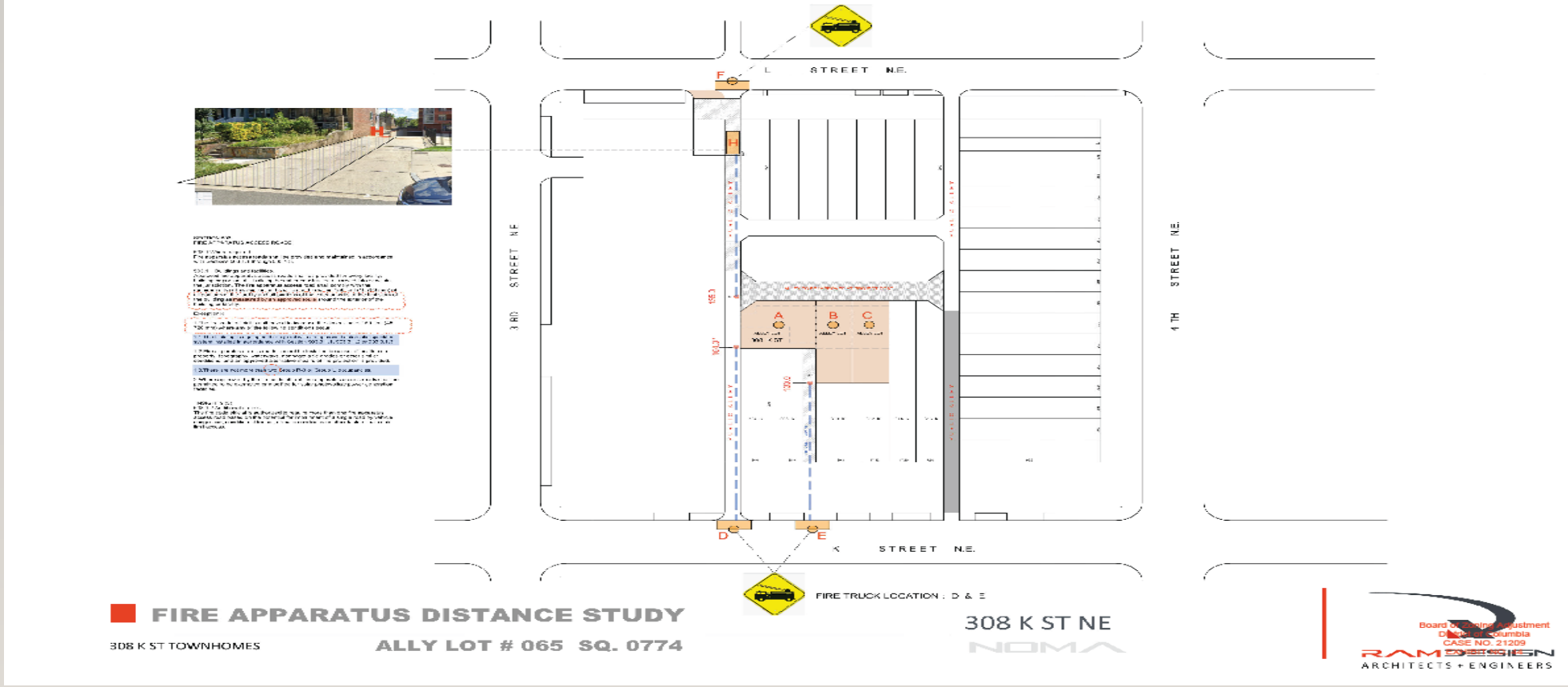
RAMDESIGN ARCHITECTS + ENGINEERS

308 K ST NE

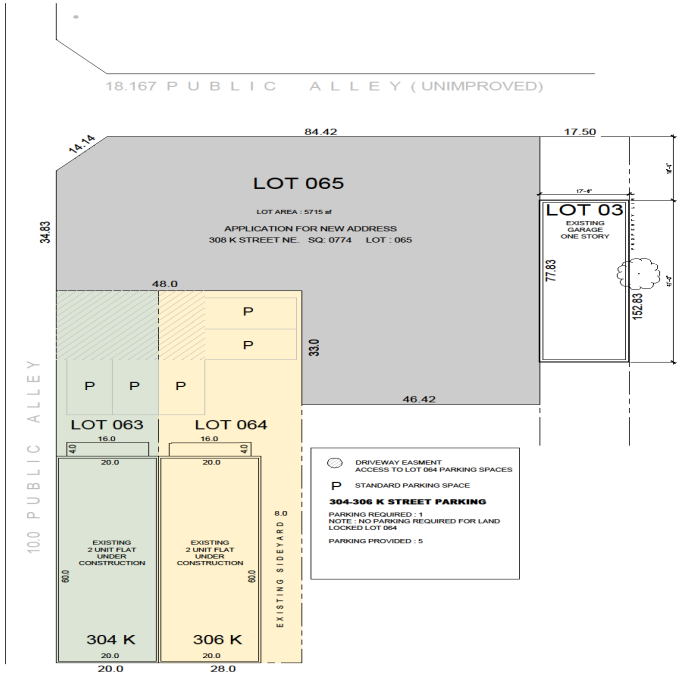
EXISTING AND PROPOSED SITE PLANS

DCW 001

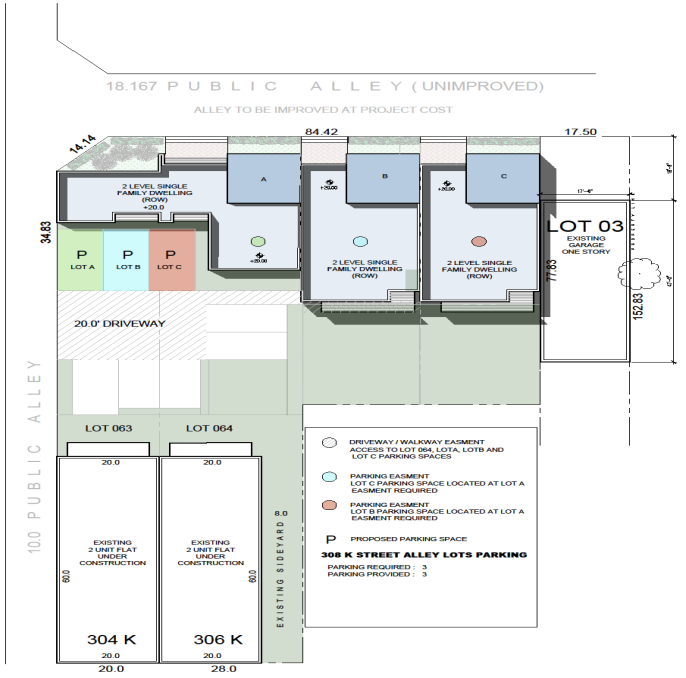
FIRE APPARATUS ACCESS ILLUSTRATION



AGGREGATE PARKING SCHEME/LAYOUT



CURRENT PARKING



PROPOSED PARKING

A4 PARKING

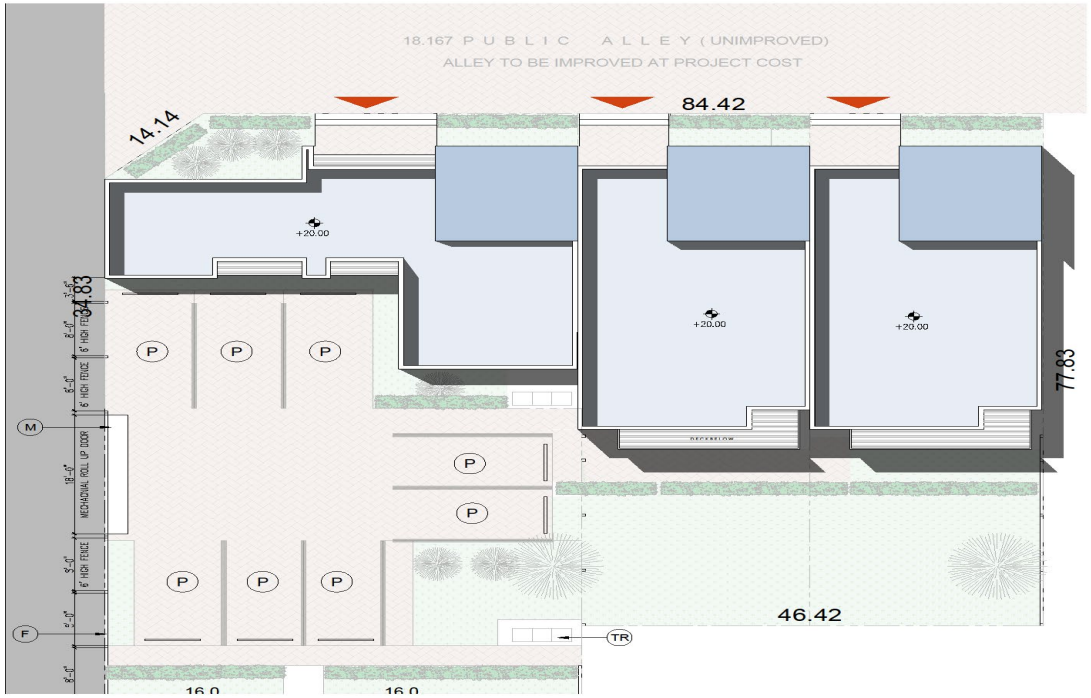
308 K ST TOWNHOMES

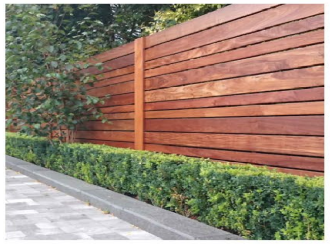
308 K ST NE

NOMA

RAMDESIGN ARCHITECTS + ENGINEERS

LANDSCAPE PLAN





LANDSCAPE ELEMENTS

A5 LANDSCAPE PLAN

308 K ST TOWNHOMES

308 K ST NE
NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS

PHOTOGRAPH FROM K STREET NE

315 K St NE

CONCLUSION

- Applicant contends that the application complies with both the burden of proof for the area variance and special exception sought, including all applicable conditions
- The extraordinary or exceptional situation or condition affecting a property can be extraneous to the property, and in the instant the fixed width of the abutting public alleys is the extraneous impediment to compliance with Subtitle C, Sec 306.1 (a) (b)
- A proposal to develop the subject property for purposes of a detached single-family dwelling is subject to relief before the BZA

CONCLUSION

- The proposed row dwellings are better compatible with the general facric of the neighborhood.
- The applicant proposes to improve at his own expense, an unimproved paper alley, including setting the proposed building front abutting the east-west alley inward enough to create a twenty-four feet width
- The east-west alley dead ends and is only connected to the north-south alley abutting the subject property on Lot A
- The amendment to alley lot provisions pending before the ZC proposes to reduce the 24 feet requirement to a less restrictive15 feet.