



Alexander-Benons, LLC

1206 Staples Street NE

Case #21226

1206 STAPLES STREET NE |

1



BZA Case Relief Details (Exhibit 48)

SUBJECT: Proposed third story and rear addition to an existing single-family row dwelling, and conversion to a Two-Family Flat. Modifications to protected rooftop elements in the RF-1 Zone and a new roof deck.

#	Type	Relief	Pursuant To	Reason
01	Special Exception	The roof top or upper floor element requirements of Subtitle E § 204.1	Subtitle E § 204.4 and Subtitle X § 901.2	Proposed third floor addition, and Front porch roof deck does not comply with the roof top architectural elements requirements in the RF-1 Zone.
02	Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2	Proposed rear setback is less than the 20'-0" required setback for the RF-1 Zone.
03	Special Exception	The rear addition requirements of Subtitle E § 207.5	Subtitle E § 5201 and Subtitle X § 901.2	Proposed rear addition is greater than the 10'-0" maximum beyond adjacent structures in the RF-1 Zone
04	Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2	Proposed project is greater than 60% maximum lot occupancy allowed for the RF-1 Zone.



Timeline

#	Hearing	Date	Outcome	Open Items
01	ANC Hearing	February 11, 2025	Approved	
02	BZA Hearing #1	February 12, 2025	Continued	From the Office of Planning: Supplemental OP Report <input checked="" type="checkbox"/>
03	BZA Hearing #2	March 19, 2025	Continued	From the Applicant: 1. Optional design alternative to the proposed penthouse and enclosed stairwell 2. Provide the amount square footage of the roof deck as currently proposed versus what the square footage of the roof deck would be if it met the setback requirements 3. Proposed alternative means of access (if proceeding with the penthouse) <input checked="" type="checkbox"/>
04	BZA Hearing #3	April 9, 2025	Continued	From the Applicant: 1. Updated Zoning Administrator Memo or Self-Certification Form 135 to clarify relief requested 2. Consolidated revised plans reflecting current application/relief 3. Revised Burden of Proof statement based on amended relief requested <input checked="" type="checkbox"/>
05	BZA Hearing #4	April 30, 2025		



House Overview

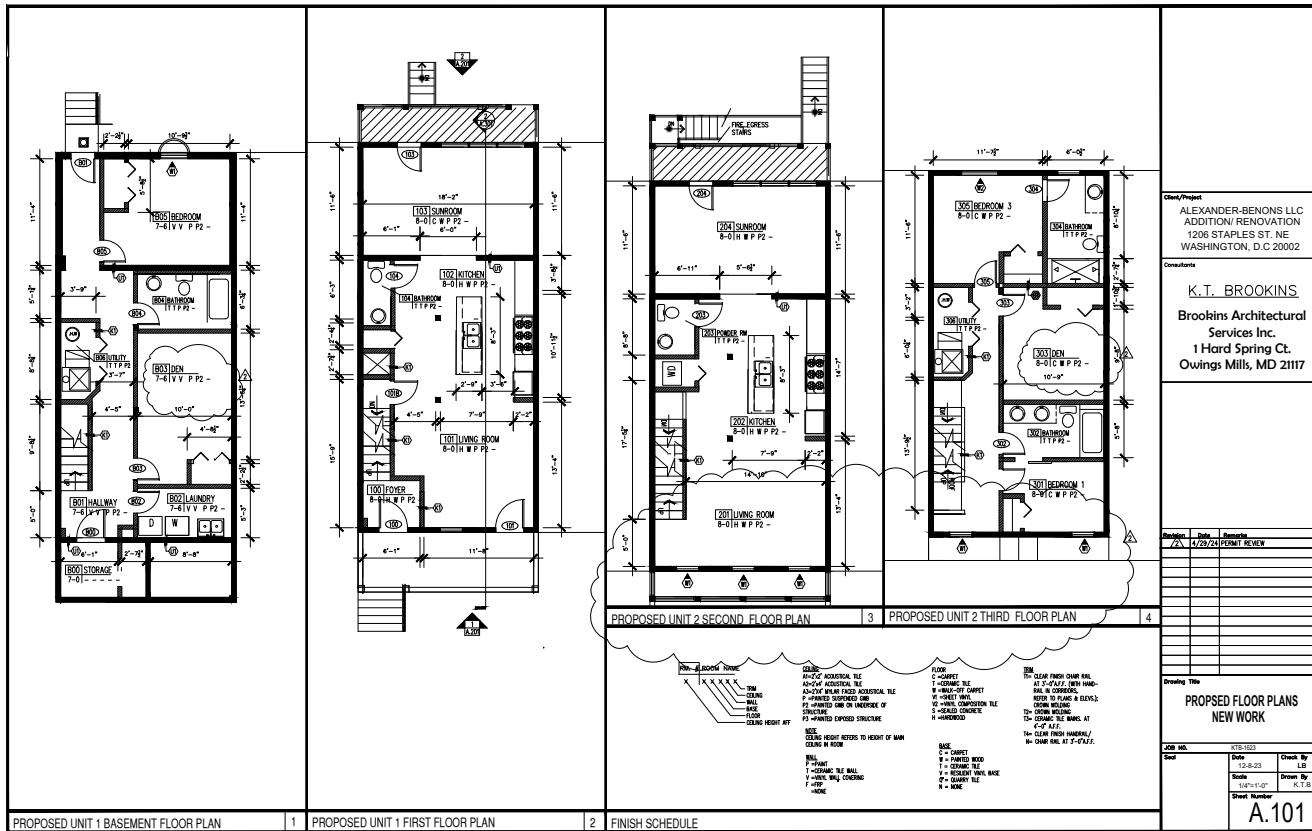
SUBJECT: Proposed third story and rear addition to an existing single-family row dwelling, and conversion to a Two-Family Flat. Modifications to protected rooftop elements in the RF-1 Zone and a new roof deck.

Unit 1 (Lower)	Unit 2 (Upper)
<ul style="list-style-type: none">▪ 1 Bedroom▪ 1 Den▪ 1.5 Bathrooms▪ 1 Living Room▪ 1 Full Kitchen▪ 1 Dining Room▪ Laundry Room	<ul style="list-style-type: none">▪ 2 Bedrooms▪ 1 Den▪ 2.5 Bathrooms▪ 1 Living Room▪ Main Floor Walkout▪ 1 Full Kitchen▪ 1 Dining Room▪ Washer/Dryer Combo▪ Rooftop Deck



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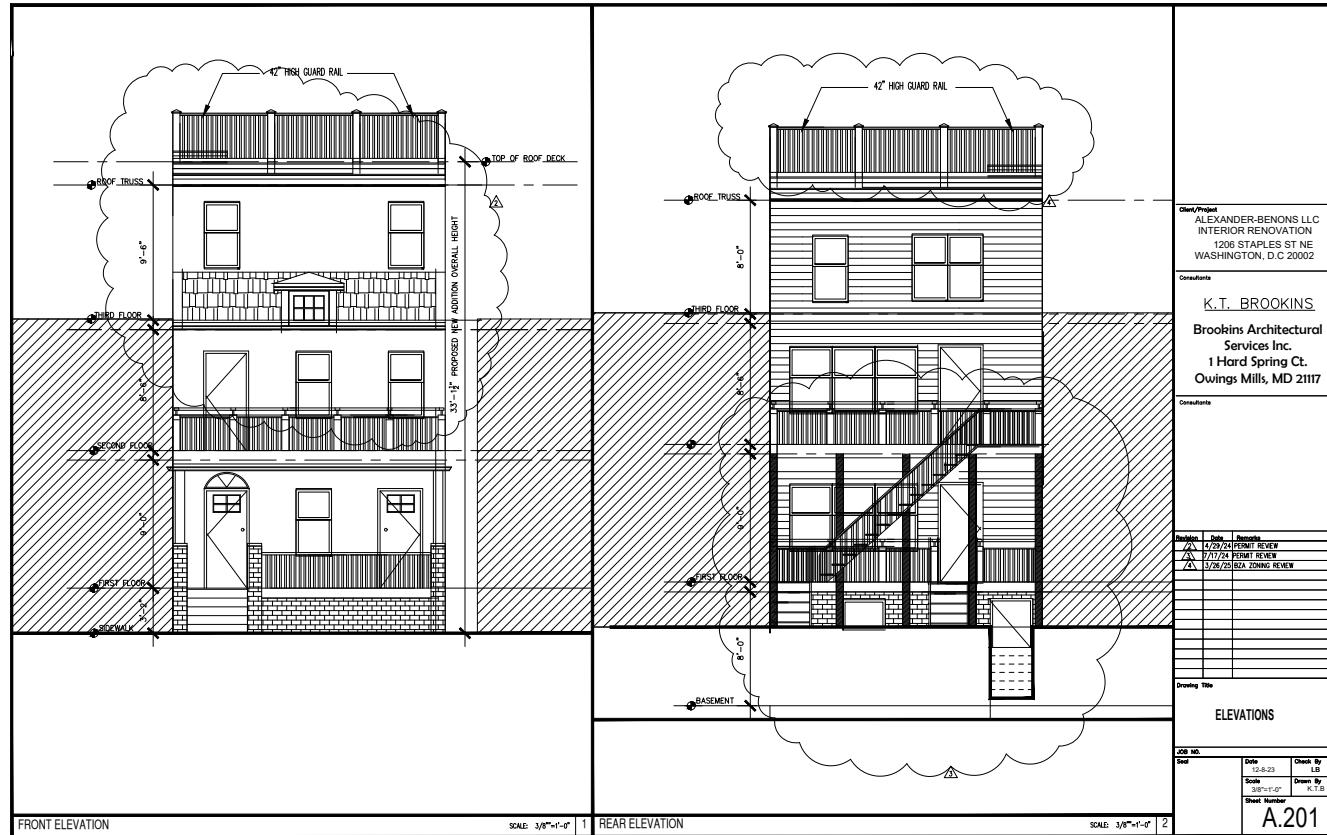
Architectural Plans (Exhibit 49A1)





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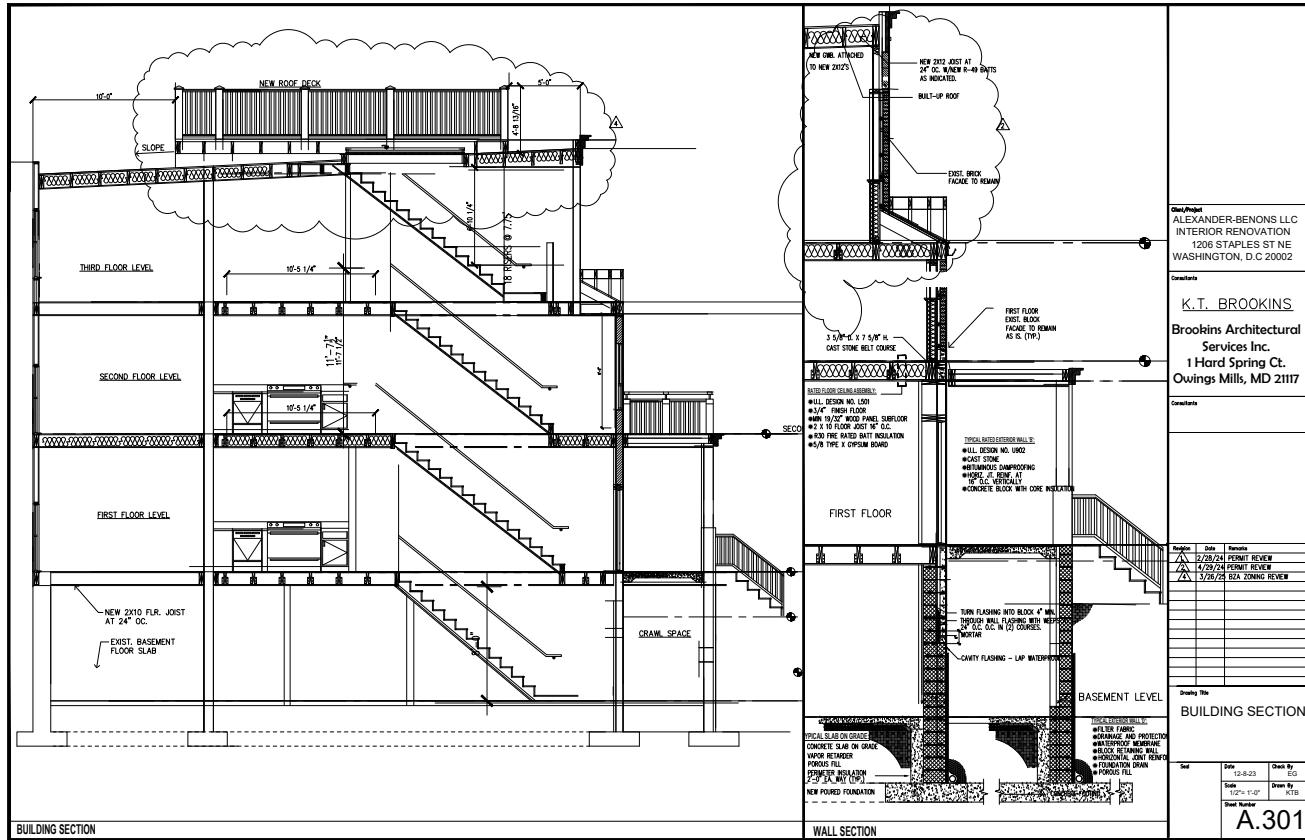
Architectural Plans (Exhibit 49A1)





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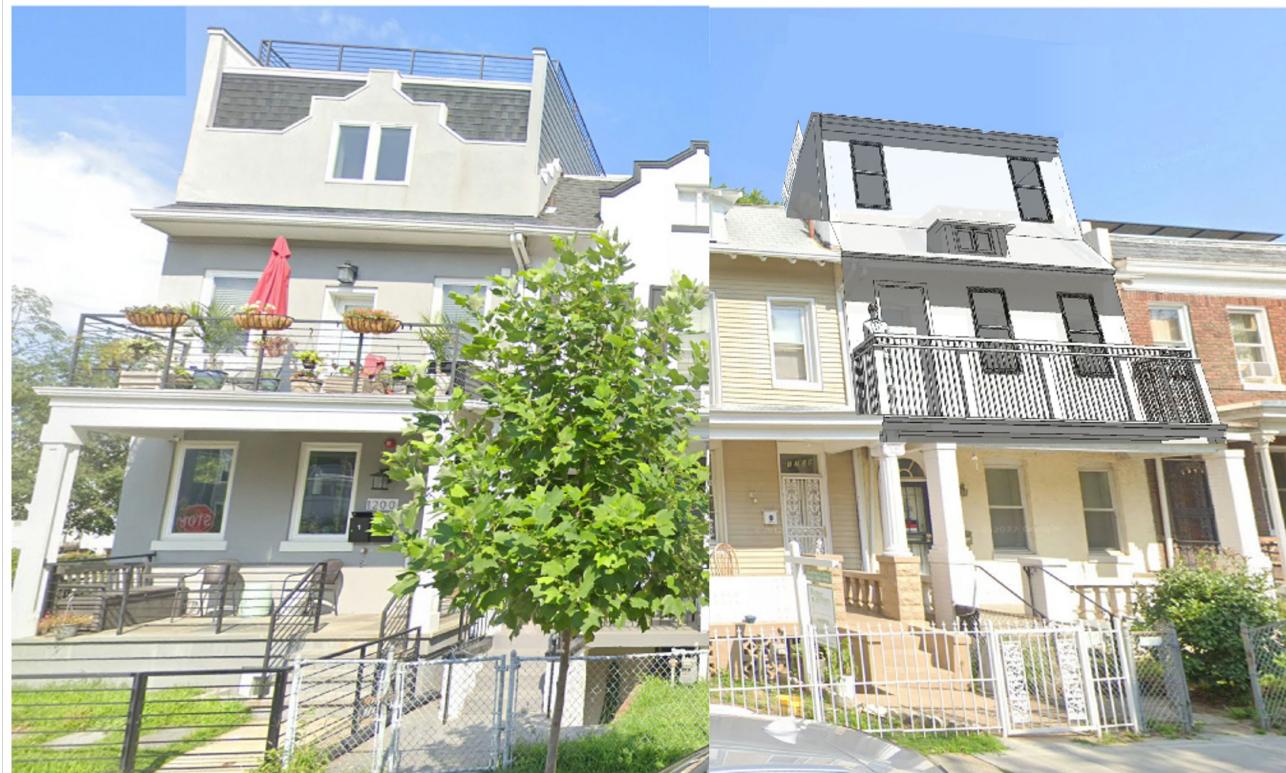
Architectural Plans (Exhibit 49A2)





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Rendered View from Sidewalk



1200 Staples Street NE

1206 Staples Street NE



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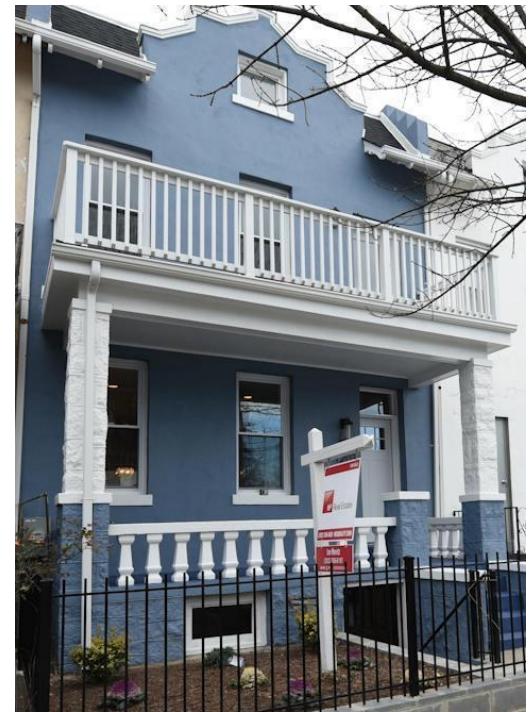
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01	Special Exception	The roof top or upper floor element requirements of Subtitle E § 204.1	Subtitle E § 204.4 and Subtitle X § 901.2	Proposed third floor addition, and Front porch roof deck does not comply with the roof top architectural elements requirements in the RF-1 Zone.



1209 Staples Street NE



1209, 1207, 1205 Staples Street NE



1203 Staples Street NE



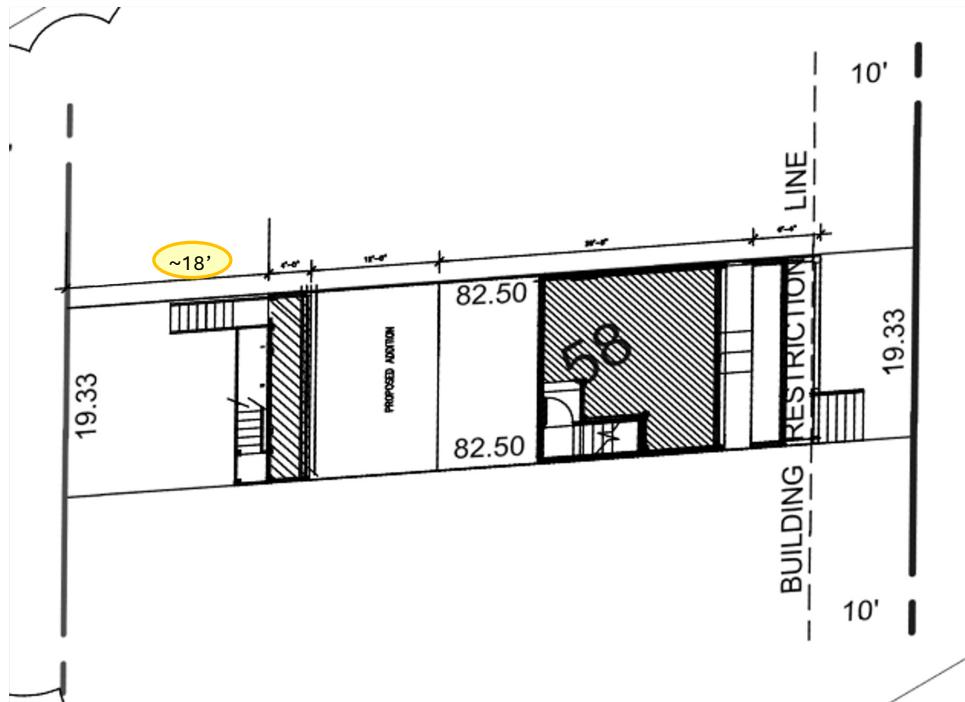
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#	Type	Relief	Pursuant To	Reason
02	Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2	Proposed rear setback is less than the 20'-0" required setback for the RF-1 Zone.

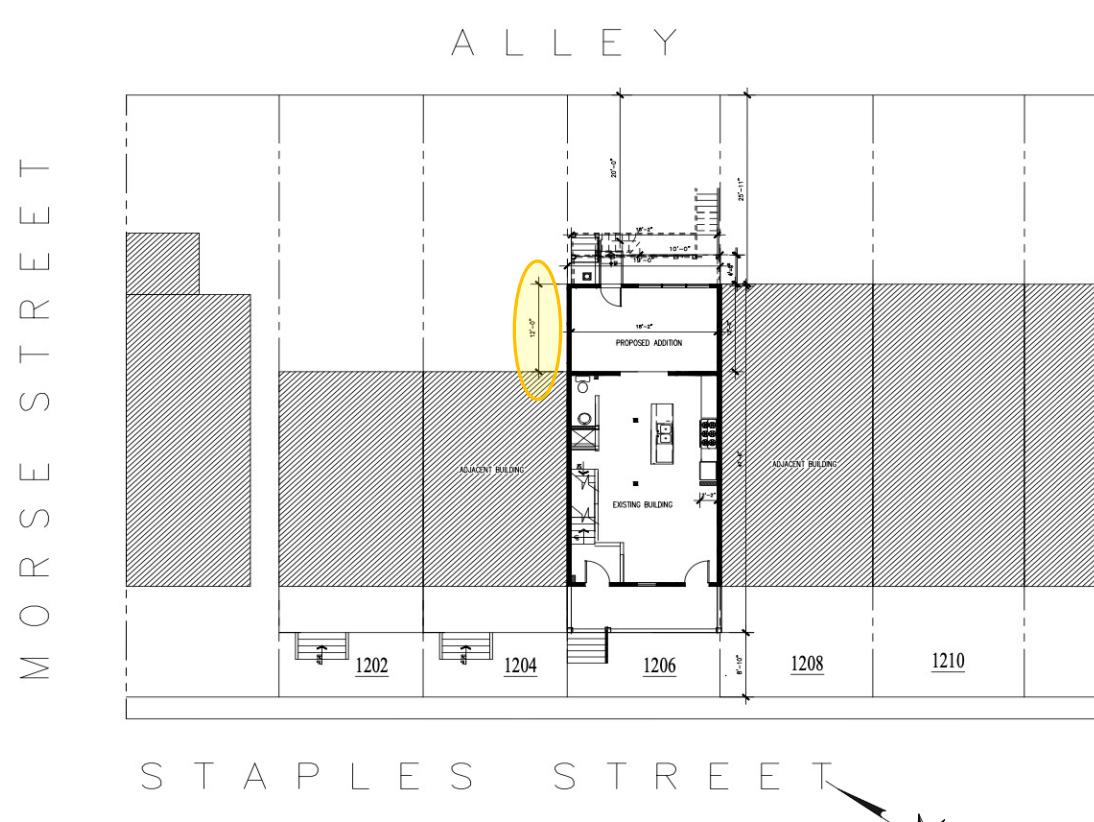


Rationale: The building depth aligns with current single-family dwellings adjacent to the property. The setback is less than prescribed by zoning due to our added means of egress. We added external stairwell structures for safe, independent egress from both units.



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#	Type	Relief	Pursuant To	Reason
03	Special Exception	The rear addition requirements of Subtitle E § 207.5	Subtitle E § 5201 and Subtitle X § 901.2	Proposed rear addition is greater than the 10'-0" maximum beyond adjacent structures in the RF-1 Zone



Further detailed in Exhibit 5



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#	Type	Relief	Pursuant To	Reason
04	Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2	Proposed project is greater than 60% maximum lot occupancy allowed for the RF-1 Zone.

- **Rationale:** Building design aligns with current Two-family dwellings on the Staples ST NE block.
- Our coverage is ~5.5.%



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Thank You!



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Architectural Plans

View from the sidewalk across the street.





Recommendations from Zoning Committee

#	Action Item/Recommendation	Owner	Status	Comments
01	Doorway entrance: Rethink exterior entrance from 2 doors to 1.	Architect	Complete <i>No Action Taken</i>	Code requires the 2 units to be separated by 1-hour fire-rated walls with 2 means of egress.
02	3D rendering of plans	Architect	Complete <i>Action Complete</i>	
03	Rear measurements incorrect/ Memorandum	Architect	Complete <i>Action Complete</i>	The site plan A.002 (Exhibit 6A) details a 12'-0" addition. Zoning measurements on Memorandum did not include the thickness of the wood.
04	Add door to 2nd floor walkout- currently a window	Architect	Complete <i>Action Complete</i>	The plan A.101 (Exhibit 6A) Elevation A.201 (Exhibit 6A2) has a door noted for emergency egress on the first level and 2nd level.
05	Add bedroom measurements in room label	Architect	Complete <i>No Action Taken</i>	The plans have all the dimensions and room labels noted on A.101
06	Solar Panel Study and review with Angela. Subsequent signature agreement on solar panels and rear extension.	LeRoy Alexander	Complete	Angela's Solar Study has been complete and was communicated to us on February 4 th . In summary, her system will incur 40% shading, which will result in an average \$1042.50 negative impact to Angela's electricity bills. Over 20-years, the total impact to Angela would total \$20,850.



Solar Panel Negotiations

	Option 1	Option 2	Option 3						
As Outlined by Kevin and Angela	Leave the design as-is and reimburse Angela up-front for the amount \$20,850.	Modify the design to mitigate the shading upon the roof. You could ask your architect whether it is possible to add set-backs to the roof-top deck to avoid the 5-ft tall parapet wall on the side closest to Angela's.	Install a solar system on the back portion of the roof (behind the deck area) and sign over the Solar Renewable Energy Credits (SRECs) to Angela, that would provide her a financial benefit which would offset (maybe even exceed) the negative impact to her electricity bills.						
Alexander-Benons Counteroffer	<p>Our concern with this option is the total up-front aspect. Per the solar study, Angela would incur an annual average loss of \$1042.50 to her electricity bills.</p> <p>TERMS: We propose to split payment into installments:</p> <ul style="list-style-type: none">Up to 5 years (\$5,212.50) upfront and annual payments on Year 5 until the time Angela ceases to reside in the home until we've met \$20,850.	<p>No counteroffer for this option.</p> <p>An earlier version of the solar study analysis, which incorrectly assumed a a lower 9.5-ft pop up, still resulted in a 30% shading. Not enough of a savings to pursue. Also, a change to the plans would need to go through the process.</p>	<p>TERMS:</p> <ul style="list-style-type: none">We offer 40% of the SRECs from a solar panel system on our property, which would reflect the 40% shading impact on Angela's system until we meet the 20-year total of \$20,850.Once the \$20,850 amount is met, we will cease SREC payments.If she no longer resides at the property, we will cease the SREC payments. <p>Estimates from MDC Solar:</p> <table border="1"><tr><td># of SRECs each year</td><td>8.5</td></tr><tr><td>Average price per SREC</td><td>\$350</td></tr><tr><td>Annual SREC Income</td><td>\$2,975 (40% = \$1,190)</td></tr></table>	# of SRECs each year	8.5	Average price per SREC	\$350	Annual SREC Income	\$2,975 (40% = \$1,190)
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Response from Angela	<p><i>"I am not comfortable at [all] doing partial payments. As options 1 and 3 are the two that are available and I'm good with either option."</i></p>	<p><i>"The problem is that [the SRECs] ha[ve] to be in some one's name. If it's in your[s] th[e]n if I would have to wait on you to transfer it to me. Not even sure how that will work. That's something I'm not interested in. That's something I don't think your willing to compromise on and put it in my name #3 has now become something that seems unattainable in my opinion.</i></p>	<p>Note: When transferring SRECs, you can select the specific number or batch of certificates you wish to assign. Ideally, we would handle the partial transfer through the SREC registry platform, giving Angela the assurance she wants.</p>						



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1200 Staples Street NE



1119 Staples Street NE

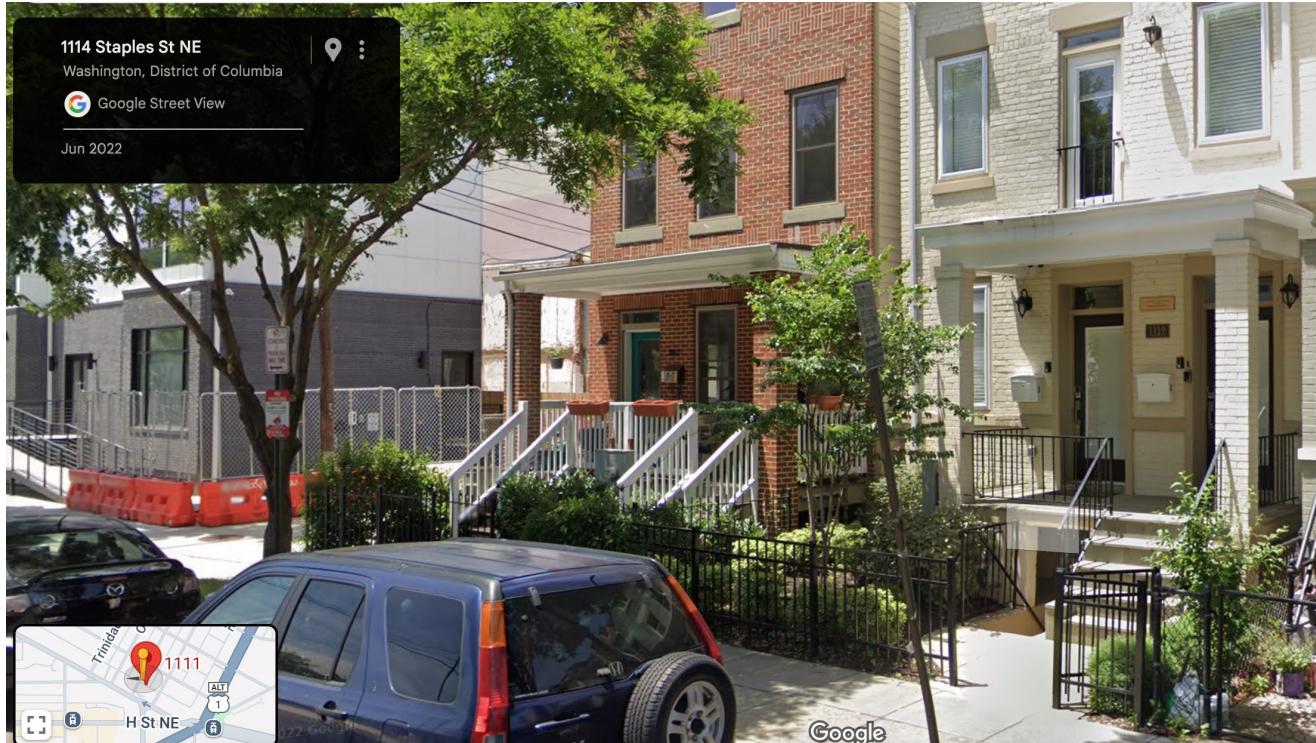


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Appendix – Neighborhood Examples



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1110, 1112 Staples Street NE

1206 STAPLES STREET NE |

EXAMPLES | 2 SEPARATE EXTERIOR ENTRIES [20](#)



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Staples Street NE & Neal Street NE



Neal Street NE & Orren Street NE



Staples Street NE & Neal Street NE



Orren Street NE & Morse Street NE



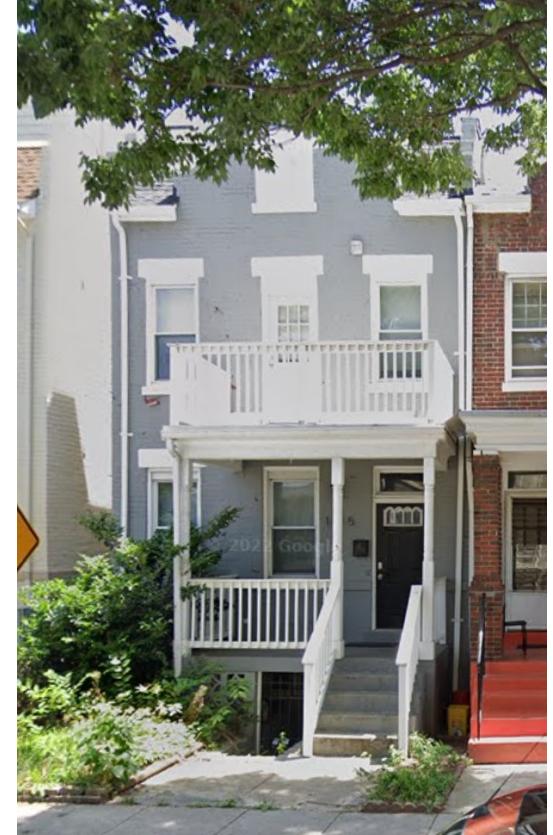
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1203 Staples Street NE



1106 Staples Street NE



1115 Staples Street NE

1206 STAPLES STREET NE |

EXAMPLES | FRONT-FACING WALKOUTS ON STAPLES STREET **22**



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1209 Staples Street NE



1209, 1207, 1205 Staples Street NE