

BZA Application No. 21262

Ian Packman and Ellen Carlson
2728 O Street, NW
April 2, 2025

Applicant:

Ian Packman
Ellen Carlson

Zoning Attorney

Sullivan & Barros, LLP
Martin Sullivan

Board of Zoning Adjustment

District of Columbia

Project Architect

Kiley Wilfong Cullen

CASE NO. 21262
EXHIBIT NO. 34A1

Overview and Requested Relief

- The Applicant proposes to construct a rear addition consisting of expanding and enclosing the existing first-floor sunroom and a second-story rear addition.
- The proposal is essentially a rear infill addition, so the entire rear wall of the Property will align with the adjacent property's rear wall to the east, and a little short of the rear wall to the west.
- The Addition will increase the total lot occupancy to 68.3%. Accordingly, the Applicant is requesting special exception relief from the 60% lot occupancy requirements of D-210.1. The Applicant is also requesting relief from the rear yard requirements of D-207.1 as the existing – and proposed - rear yard is, and will remain, at 9.3 feet.
- The Office of Planning recommends approval.
- ANC 2E voted not to support the application.

General Special Exception Criteria

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

The Property is located in the R-3/GT zone, which is “intended to permit attached row houses on small lots” and “limit permitted ground coverage of new and expanded buildings and other construction to encourage a general compatibility between the siting of new or expanded buildings and the existing neighborhood.” The Property will remain a single-family row dwelling, and the proposed Addition is effectively a rear infill addition, aligning the rear wall with that of the adjacent property to the east. Lot occupancy relief is available up to 70%, as requested.

Specific Criteria of D-5201	Proposed
<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; And</p>	<p>The Addition will line up with the neighboring property to the east and will be just shy of the rear wall to the west. The shadow study shows zero impact on light and air, as to be expected.</p>
<p>(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The Addition will be in line with the rear wall of the property to the east and just shy of the rear wall of the property to the west, maintaining the privacy of neighboring properties. There is also no material change from the existing privacy situation, as the Applicant's sun porch faces south, along with four existing windows on the Applicant's rear wall. The neighbor to the south enjoys 9.3 feet of open space between its side property line and the Applicant's building (a distance that is consistent along all three buildings adjacent to the south neighbor). That distance will remain. The privacy situation is arguably improved, but certainly not worsened, and a 9-foot opening is – for a row district - an extraordinarily wide distance between a side property line and an adjacent building.</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 Addition is not visible from O Street or any alley, and slightly visible from 28th Street. The proposal has OGB concept approval Further, as demonstrated by the renderings, the Addition will make the Property more cohesive with neighboring properties.</p>



Subj. Property
2728 O St., NW

2730

2728 O St., NW

2726

1359

1357

1355

2722





DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 3, 2024

Plat for Building Permit of :

SQUARE 1239 LOT 854

Scale: 1 inch = 10 feet

Recorded in Book A & T Page 3397 - D

Receipt No. 25-01192

Drawn by: A.S.

Furnished to: JUSTIN CULLEN

"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)."

Patrick J. Sweeney
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: 12/05/2024

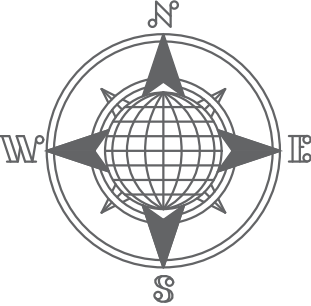
Printed Name: Patrick Sweeney
Relationship to Lot Owner: Hired Professional

If a registered design professional, provide license number PE40001209 and include stamp below.



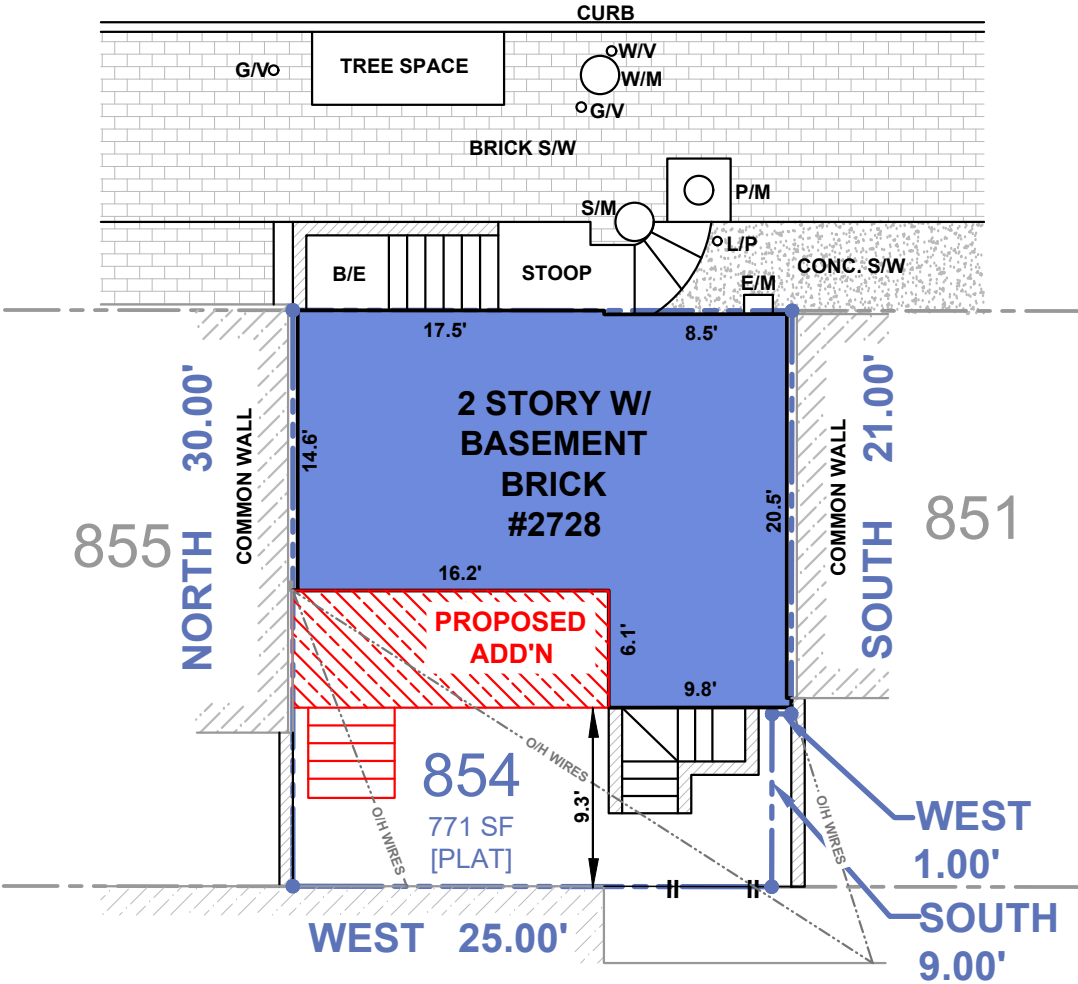
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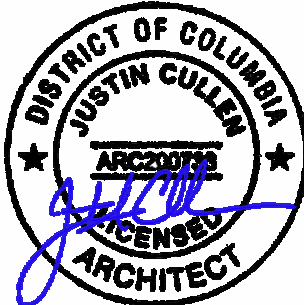

SQUARE 1239



O Street, N.W.

EAST 26.00'



<div>O STREET RESIDENCE 2728 O STREET NW WASHINGTON, DC 20007</div> <div></div> <div>BZA SUBMISSION SET 12.03.2024</div>	<div>SHEET INDEX</div> <div>01-GENERAL A-001 TITLE SHEET</div> <div>02-ARCHITECTURAL A-100A VICINTY MAP A-100B PROPOSED ENLARGED SITE PLAN A-101 EXISTING MAIN LEVEL FLOOR PLAN A-102 EXISTING UPPER LEVEL FLOOR PLAN A-103 PROPOSED MAIN LEVEL FLOOR PLAN A-104 PROPOSED UPPER FLOOR PLAN A-105 PROPOSED ROOF PLAN A-106 BUILDING SECTIONS A-200 EXISTING ELEVATION / 3D A-201 PROPOSED ELEVATION / 3D A-301 EXISTING SITE IMAGES AT PROPERTY A-302 EXISTING SITE IMAGES FROM 28TH STREET A-303 PROPOSED SITE RENDERING AT PROPERTY A-304 PROPOSED SITE RENDERING FROM 28TH STREET A-400 SUN STUDY - SUMMER SOLSTICE A-401 SUN STUDY - WINTER SOLSTICE</div>	<div>PROJECT INFORMATION</div> <div>PROJECT NAME: O ST RESIDENCE ADDRESS: 2728 O STREET RESIDENCE NW WASHINGTON, DC 20007 LOCATION: QUADRANT NW / SQUARE 3017 / LOT 0060</div> <div><u>BUILDING AND CONSTRUCTION</u> YEAR BUILT: 1900 USE GROUP: [R5] RESIDENTIAL CONSTRUCTION: MASONRY EXTERIOR FINISH: BRICK PROPERTY TYPE: ROWHOUSE ROOF TYPE: FLAT STORIES: 2 LEVELS ABOVE BASEMENT DWELLING UNITS: EXISTING - 2 PROPOSED - SAME</div> <div><u>ZONING STANDARDS</u> DISTRICT: R-3/GT BUILDING HEIGHT: 35' STORIES: 3 FRONT SETBACK: NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK REAR YARD: 20 FEET SIDE YARD: 5 FEET ON FREESTANDING SIDES LOT COVERAGE: 60%</div> <div><u>LOT INFORMATION</u> TOTAL LOT AREA: EXISTING - 771 SF PROPOSED - SAME LOT COVERAGE: EXISTING - 498 SF PROPOSED - 526 SF LOT OCCUPANCY: EXISTING - 64.6% PROPOSED - 68.3% GROSS AREA (INCL. BASEMENT): EXISTING - 1,431 SF PROPOSED - 1,563 SF</div>	<div>PROJECT SCOPE</div> <div>1. THIS PROJECT IS AN ADDITION TO AN EXISTING 2-STORY PLUS BASEMENT BRICK ROW HOME IN NORTHWEST WASHINGTON, DC.</div> <div>2. SCOPE SHALL INCLUDE NEW SUNROOM AND BATHROOM ON THE GROUND LEVEL. THE UPPER LEVEL SHALL INCLUDE A CLOSET AND OFFICE.</div> <div>3. SCOPE SHALL INCLUDE DEMO OF THE EXISTING SUNROOM ON THE PROPERTY.</div> <div></div>	<div><div>Ven Studio, LLC 5909 Berwyn Road Berwyn Heights, MD 20740 Tel: 301.799.2100 www.ven-studio.com</div></div> <div>TITLE SHEET</div> <div>VS #2331</div> <div><u>DISCLAIMER</u> THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF VEN STUDIO, LLC, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF VEN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.</div>		
	<div>TEAM INFORMATION</div>			<div>E-SIGNATURES</div>	<div>DATE</div> <div>REVISION</div> <div>#</div>	
	OWNER	ELLEN CALRSON-PACKMAN AND IAN PACKMAN	2728 O STREET NW WASHINGTON, DC 20007 610.348.6856			
	ARCHITECT	VEN STUDIO, LLC	5909 BERWYN ROAD BERWYN HEIGHTS, MD 20740 301.799.2100			
					<div>A-001</div> <div>BZA SUBMISSION SET 12.03.2024</div> <div>© VEN STUDIO, LLC.</div>	

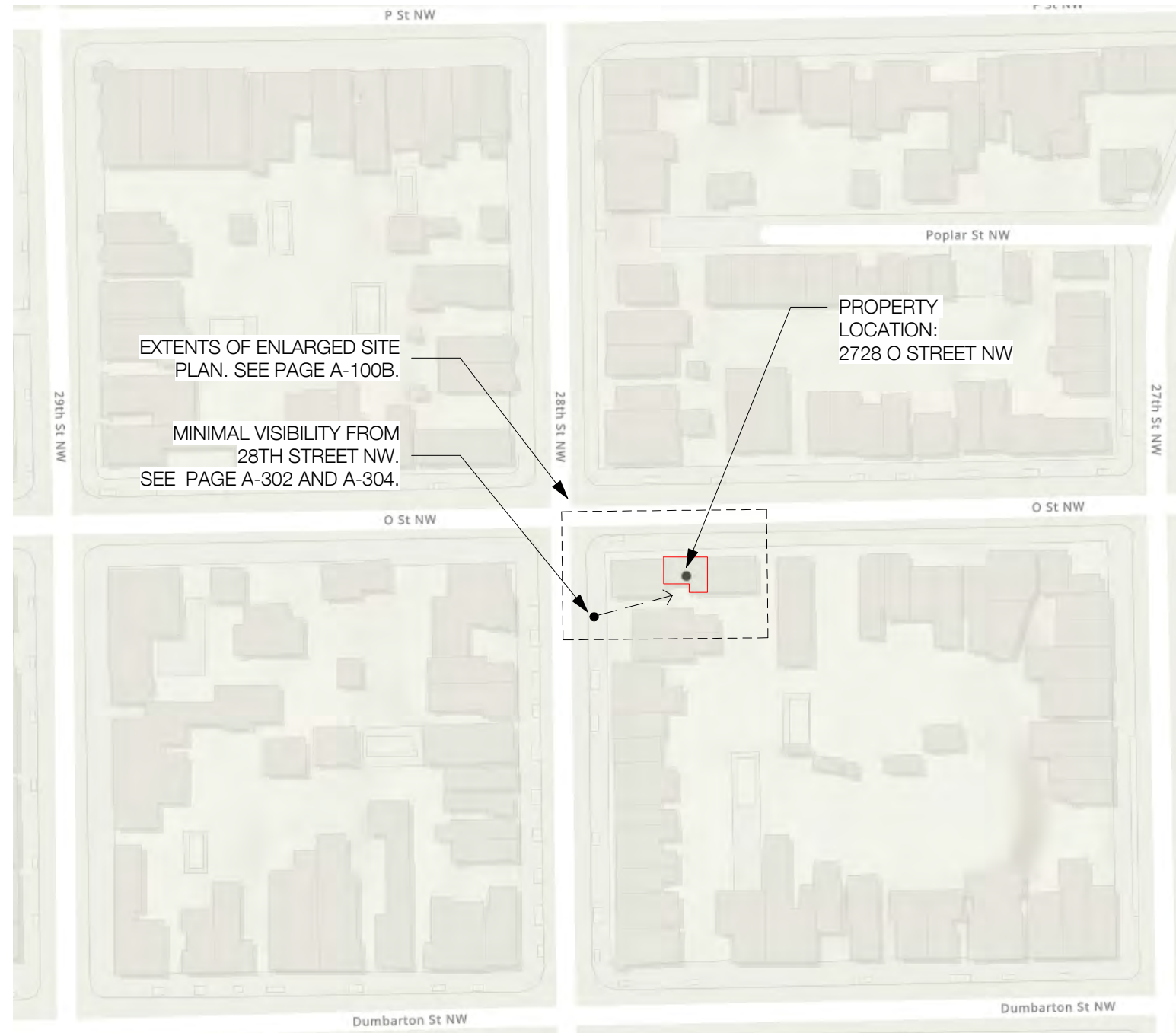
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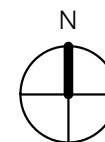
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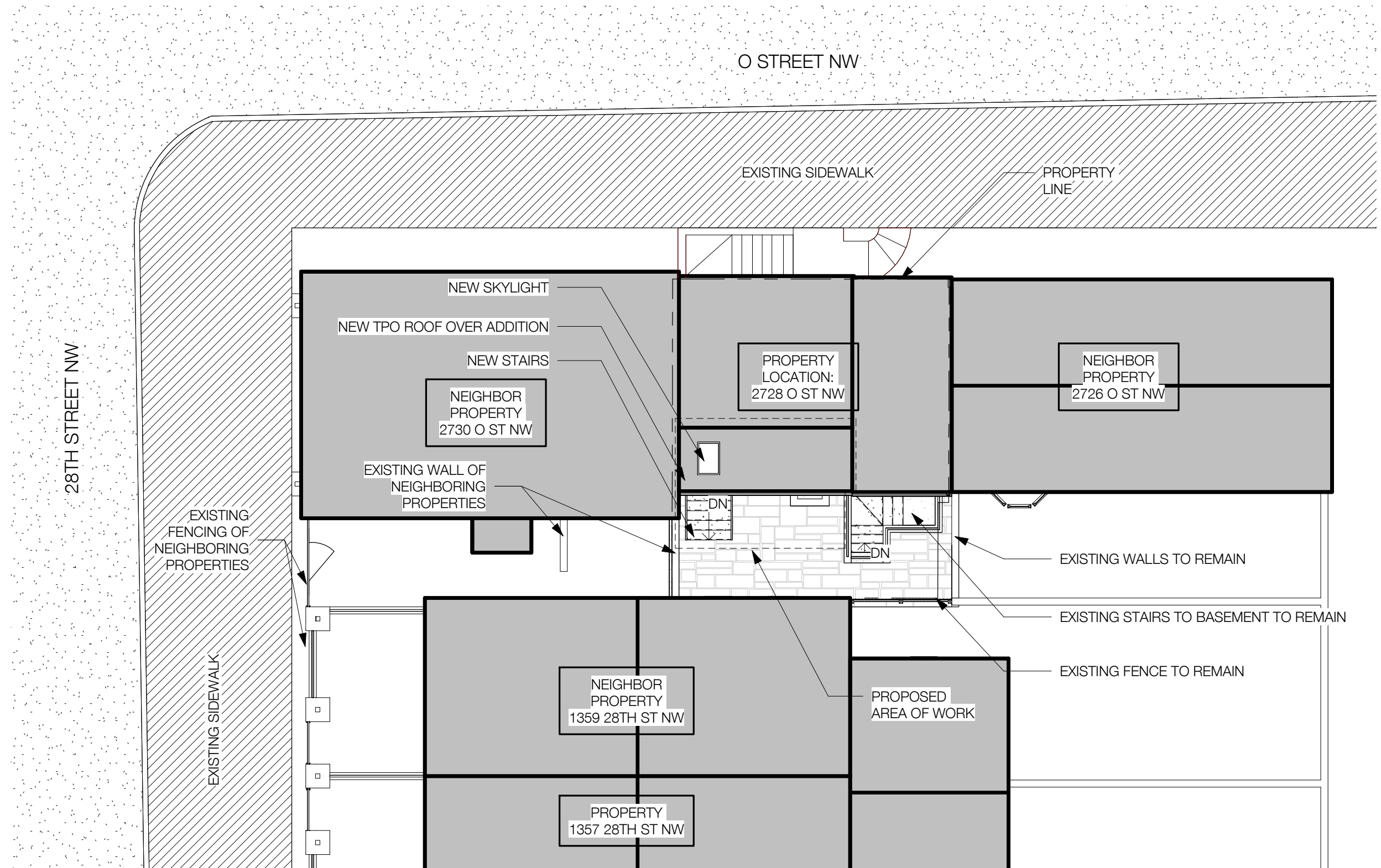
1 VICINITY MAP

NTS



A-100A
12.03.2024
BZA SUBMISSION SET
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VICINITY MAP
O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007



LOT INFORMATION

TOTAL LOT AREA:

EXISTING - 771 SF

PROPOSED - SAME

LOT COVERAGE:

EXISTING - 498 SF

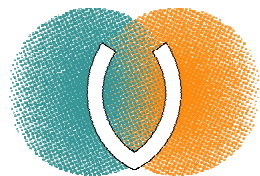
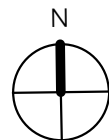
PROPOSED - 526 SF

LOT OCCUPANCY:

EXISTING - 64.6%

PROPOSED - 68.3%

2 PROPOSED ENLARGED SITE PLAN
1" = 10'-0"



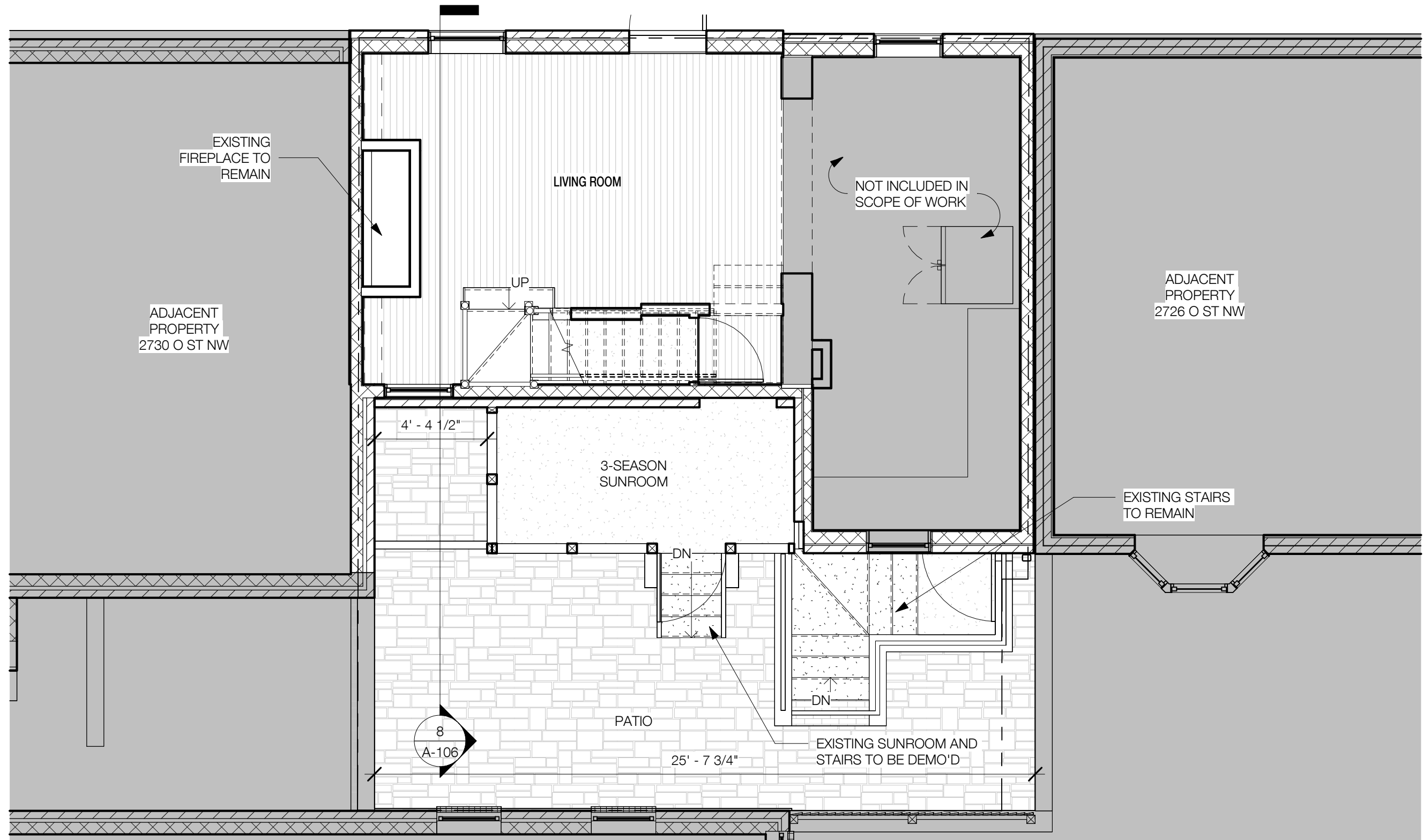
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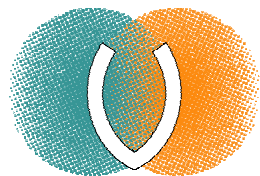
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PROPOSED ENLARGED SITE PLAN

O STREET RESIDENCE
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WASHINGTON, DC 20007

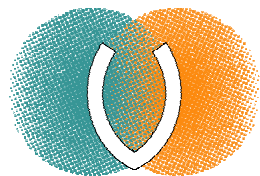
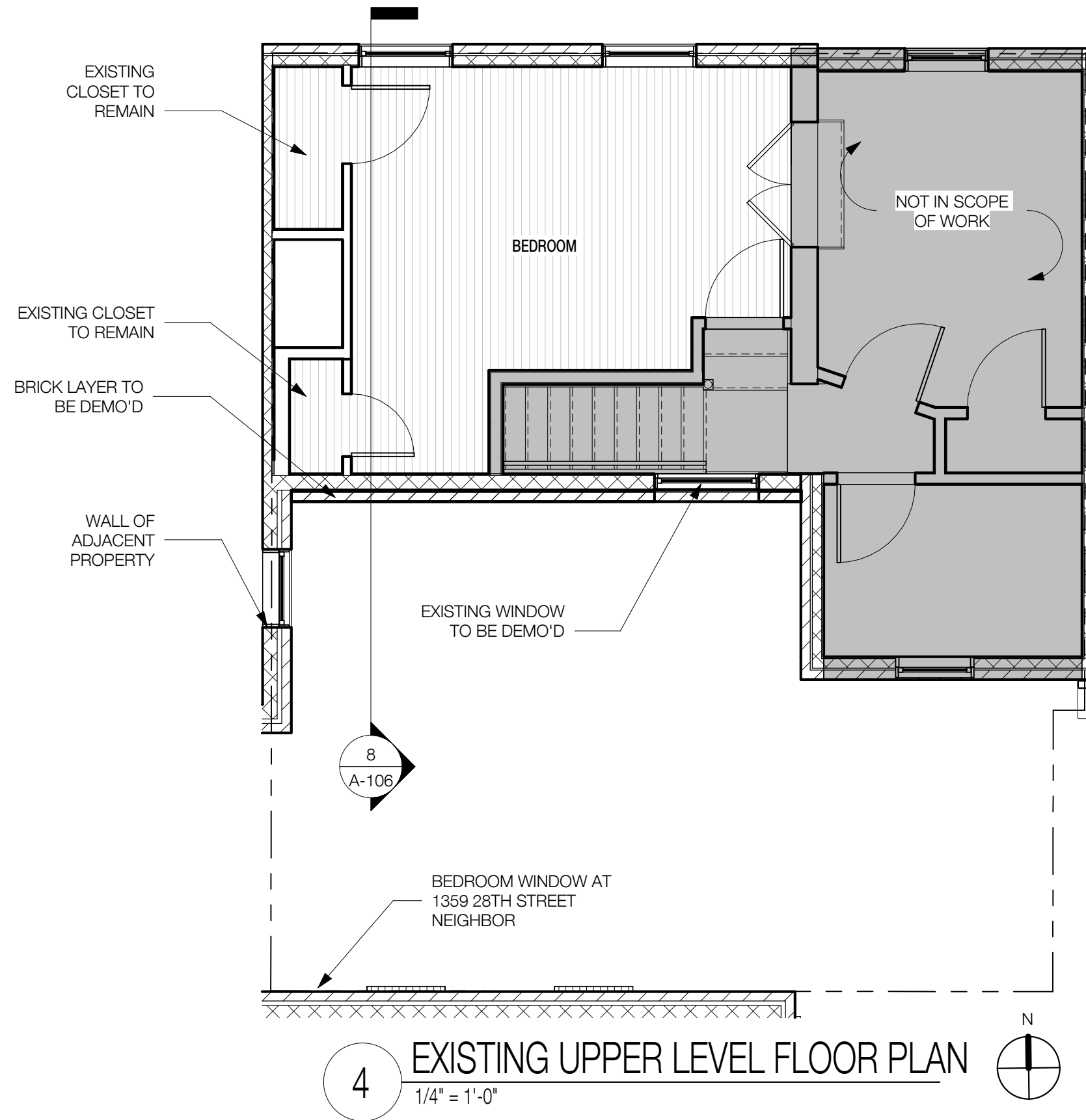


3 EXISTING MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



A-101
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EXISTING MAIN LEVEL FLOOR PLAN
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WASHINGTON, DC 20007



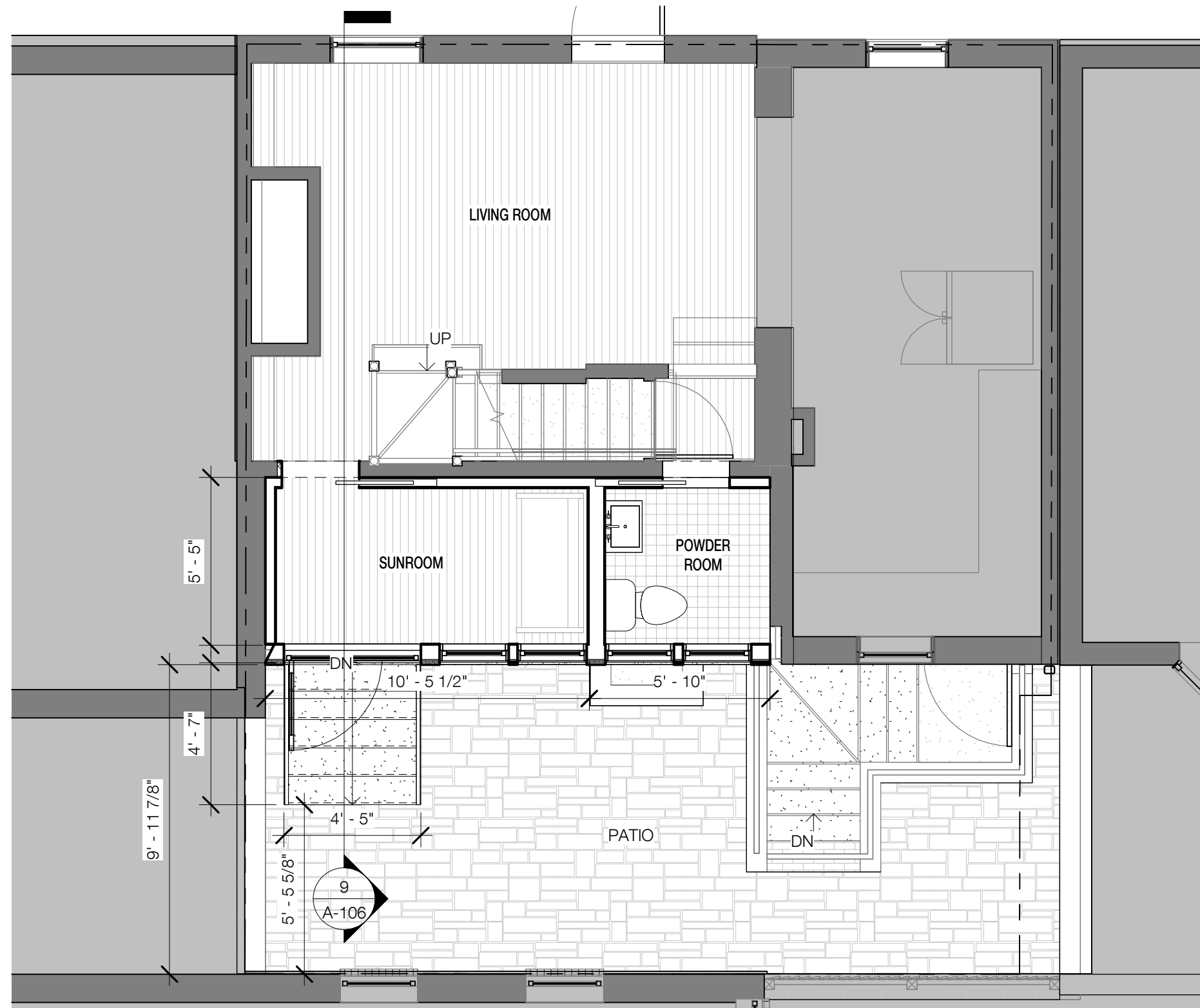
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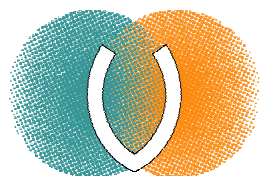
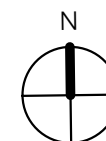
EXISTING UPPER LEVEL FLOOR PLAN

O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007



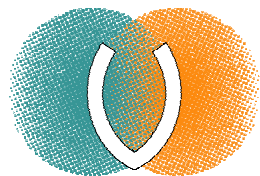
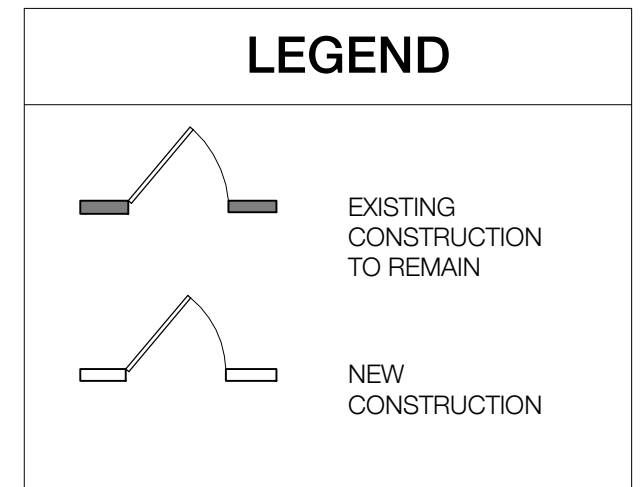
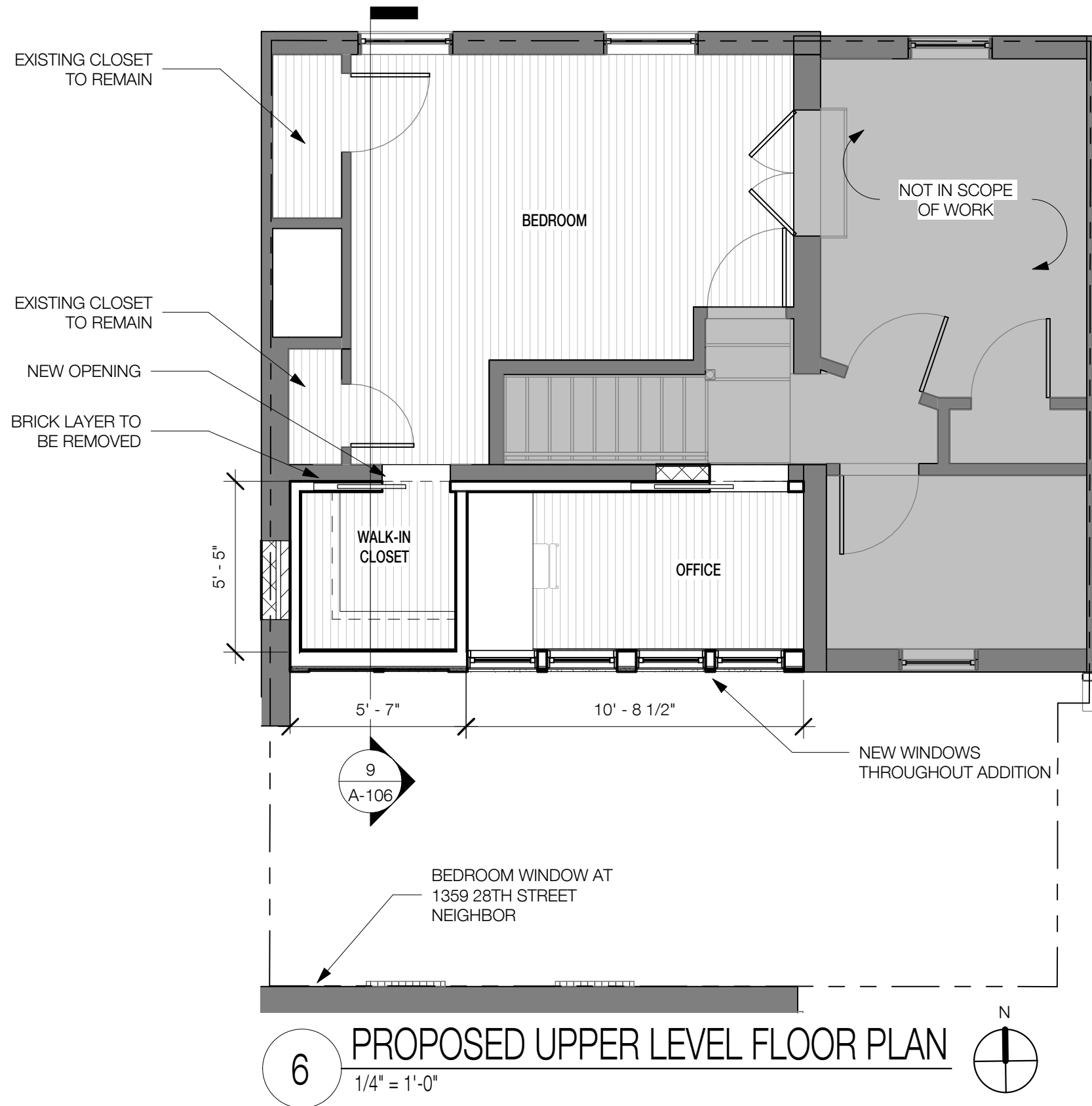
LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

5 PROPOSED MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



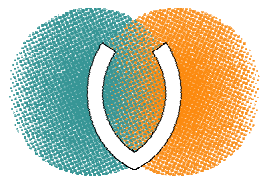
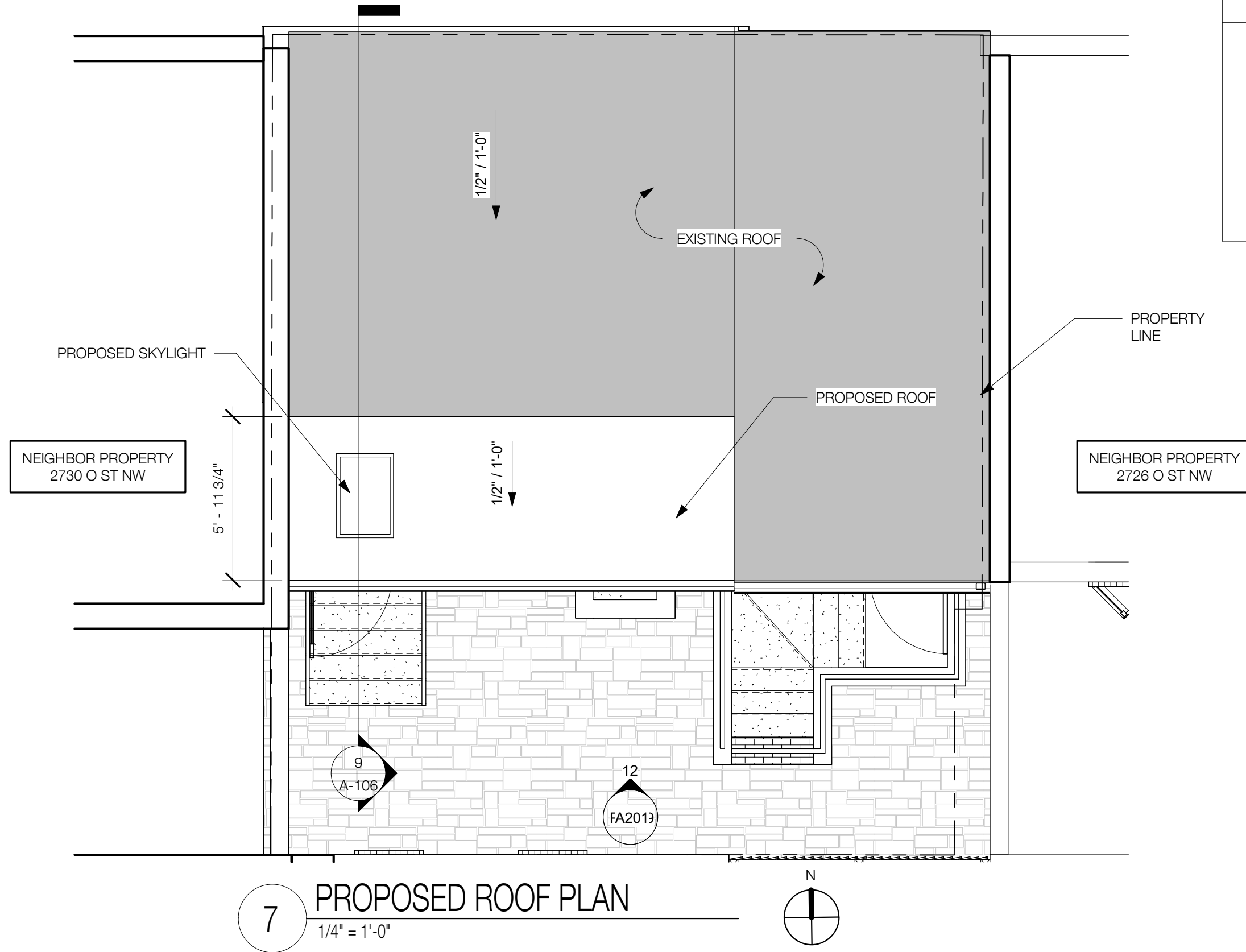
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PROPOSED MAIN LEVEL FLOOR PLAN
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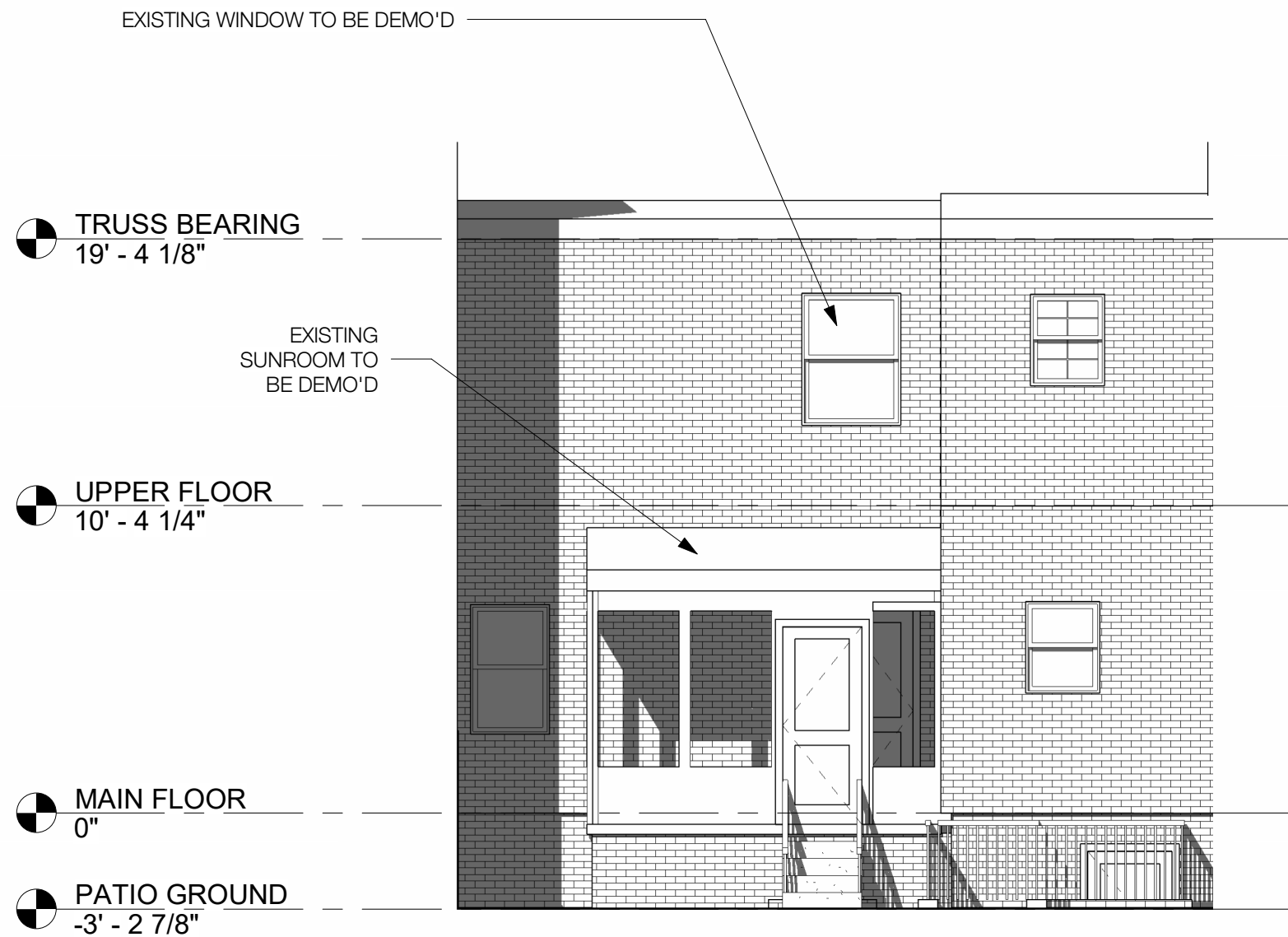
PROPOSED UPPER FLOOR PLAN
O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007



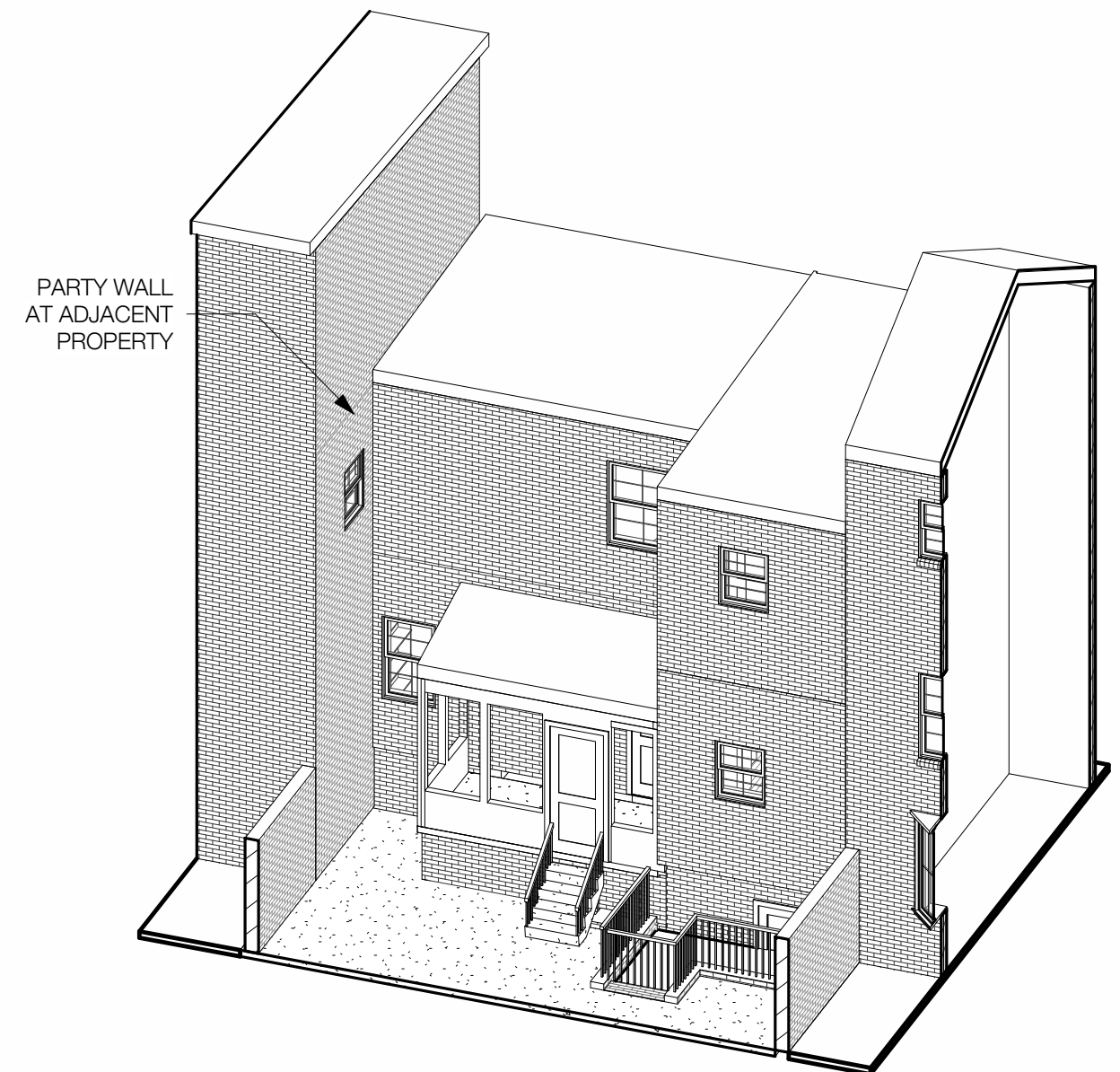
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PROPOSED ROOF PLAN

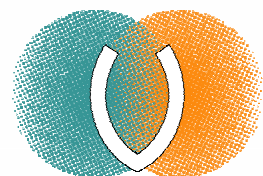
O STREET RESIDENCE
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WASHINGTON, DC 20007



10 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

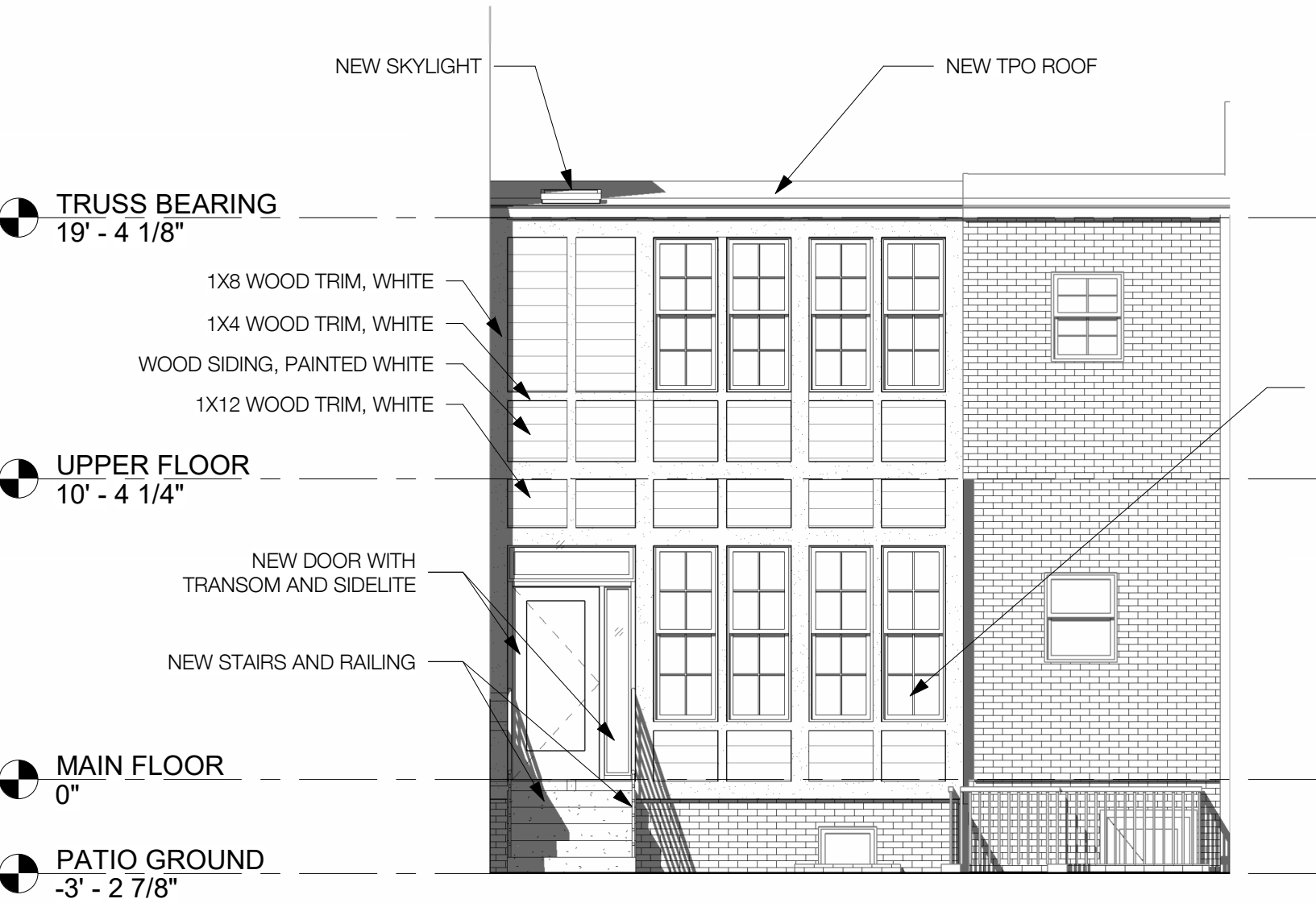


11 EXISTING 3D VIEW

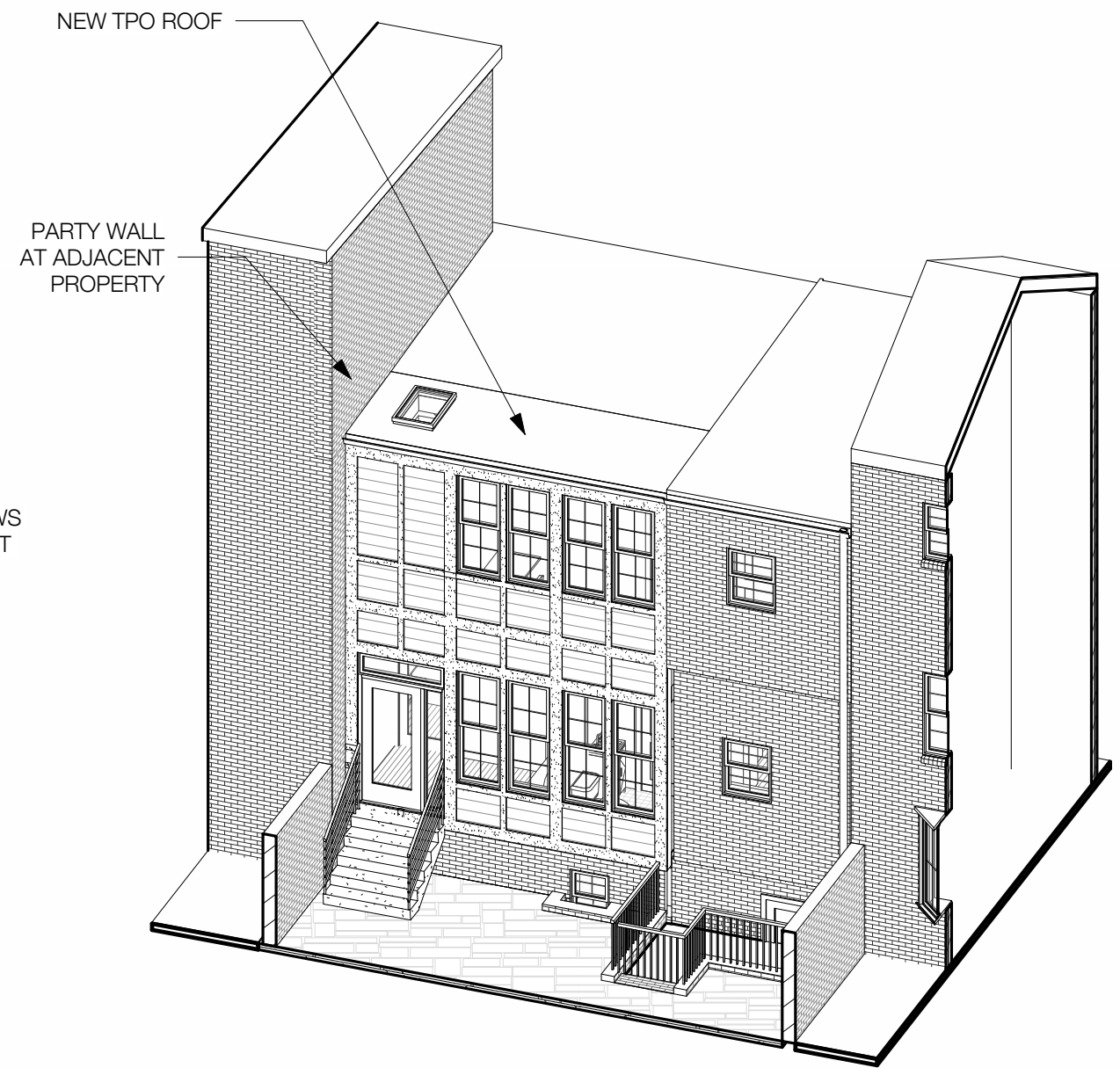


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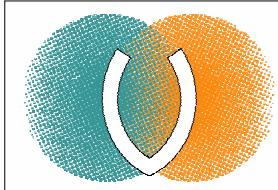
EXISTING ELEVATION / 3D
O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007



12 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



13 PROPOSED 3D VIEW



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PROPOSED ELEVATION / 3D
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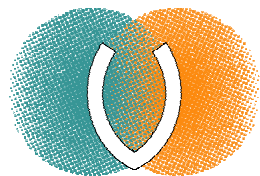
RENDERING #1 - FROM EAST SIDE OF REAR PROPERTY



RENDERING #2 - FROM WEST SIDE OF REAR PROPERTY



RENDERING #3 - ELEVATION VIEW OF REAR FACADE



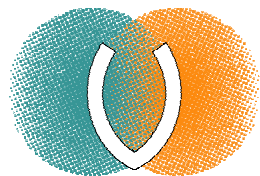
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PROPOSED SITE RENDERING AT PROPERTY

O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007



RENDERING #4 - VIEW FROM 28TH STREET NORTHWEST
LOOKING TOWARDS THE PROPERTY



A-304

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PROPOSED SITE RENDERING FROM 28TH STREET

O STREET RESIDENCE
2728 O STREET NW
WASHINGTON, DC 20007