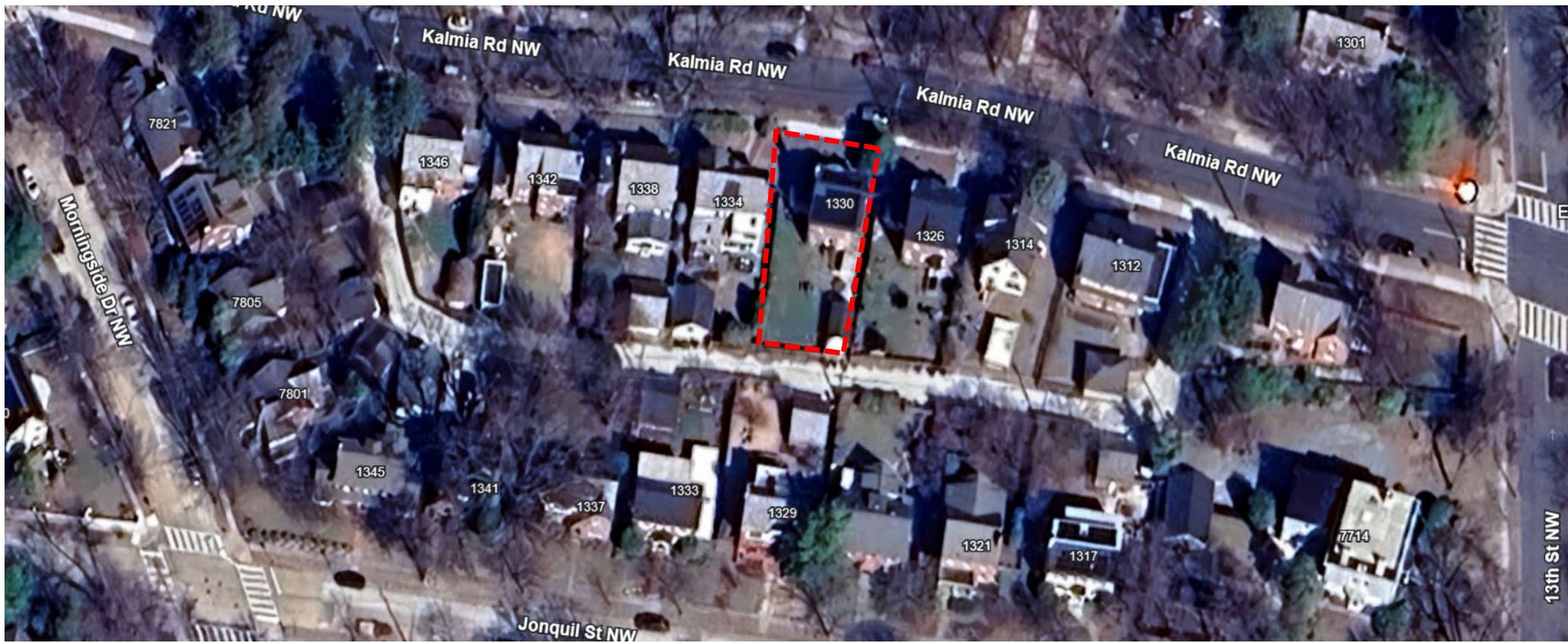


DC BZA
Case No. 21283
Sarah Riley and Trevor Keck
1330 Kalmia Road, NW

May 7, 2025

Property Location



Existing Conditions

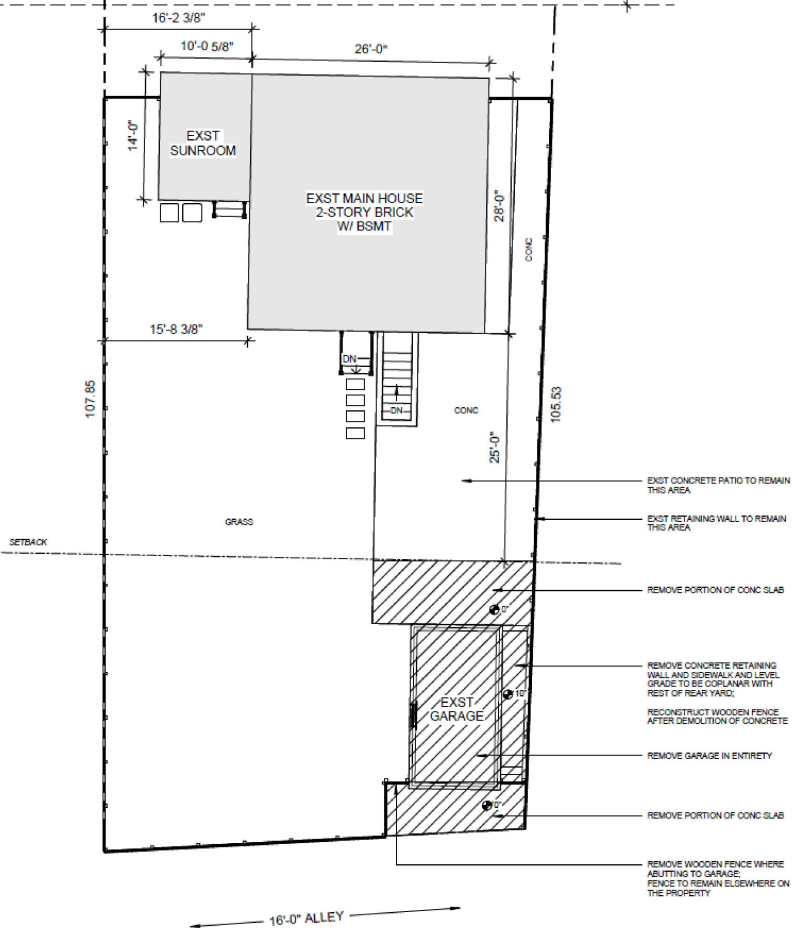


View from Kalmia Road

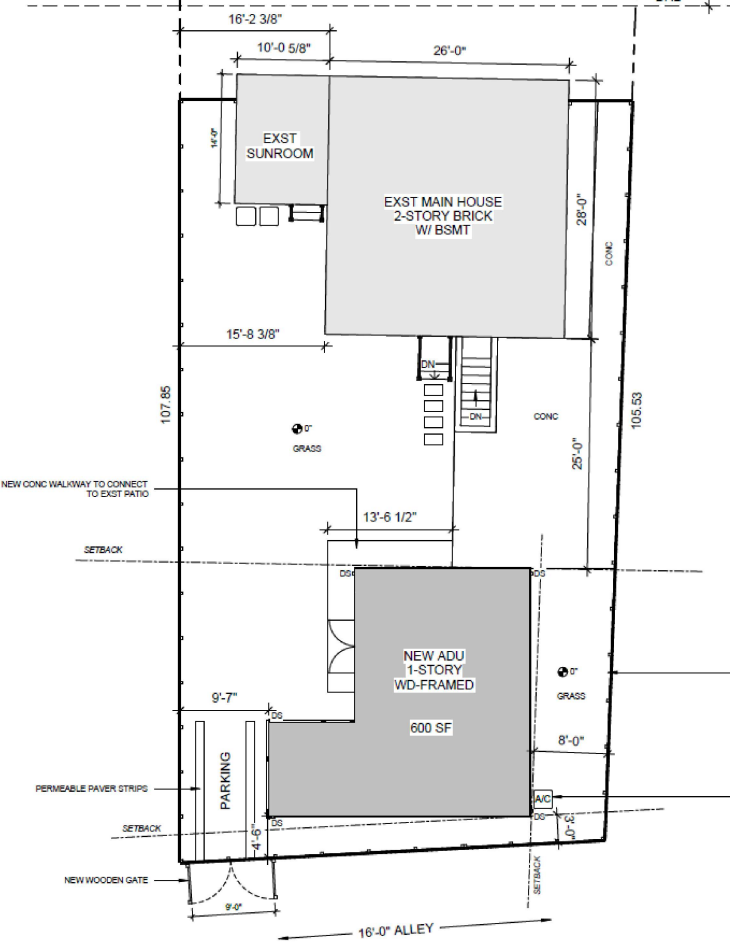


View from Alley

Existing and Proposed Conditions



Existing Conditions

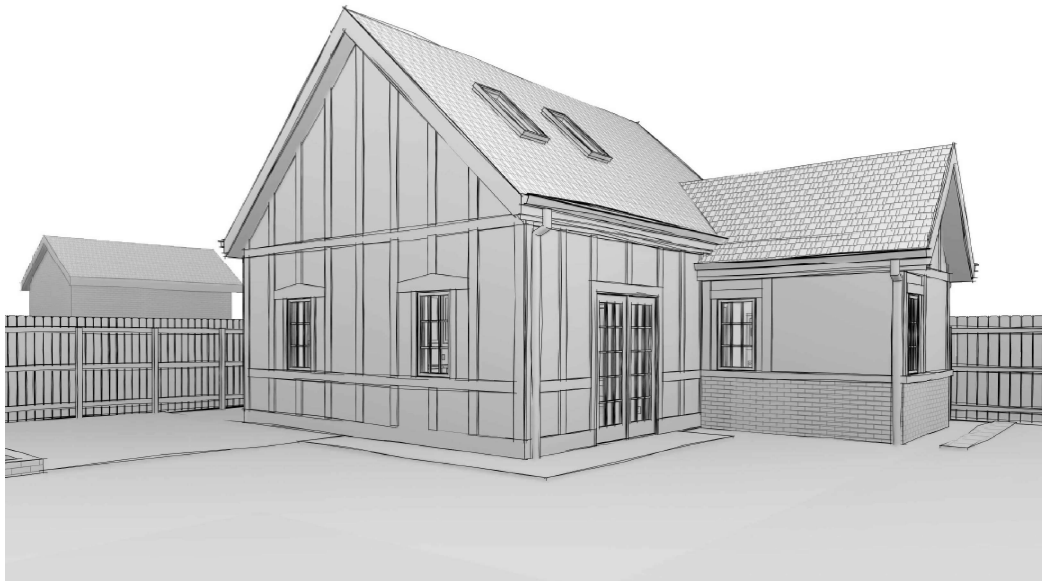


Proposed Construction

Proposed Accessory Building



Proposed Accessory Building



Special Exception Findings

Subtitle X § 901.2

The BZA is authorized to grant a Special Exception where the Special Exception:

- (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 the Zoning Regulations.

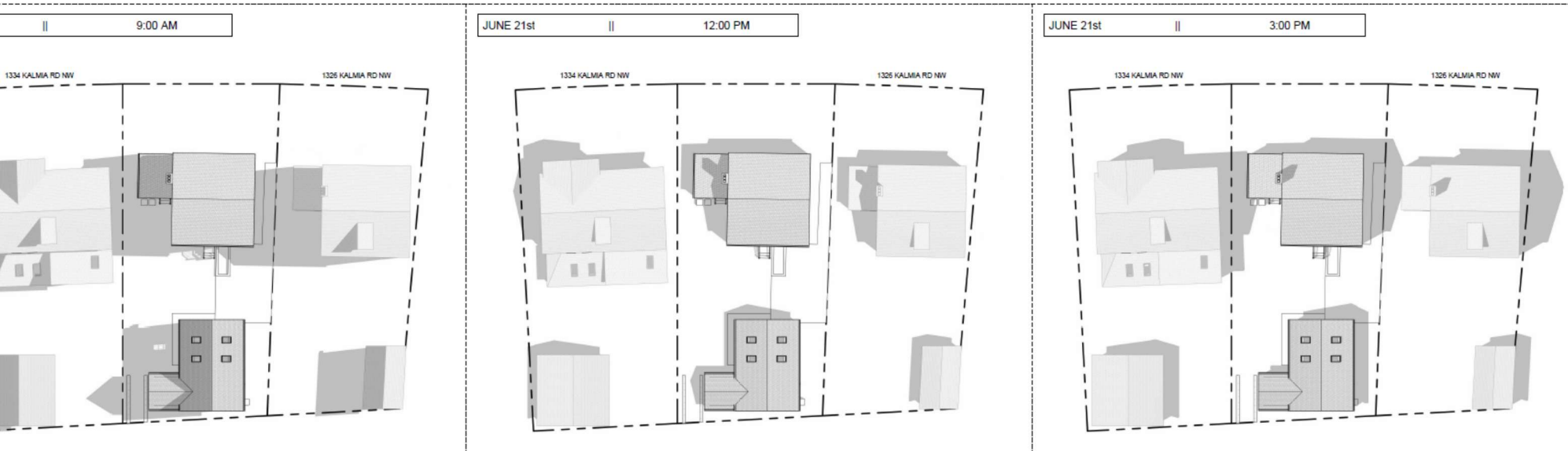
Subtitle D § 5201.2

The BZA is authorized to grant Special Exception relief for a new accessory structure, where the proposed accessory structure will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

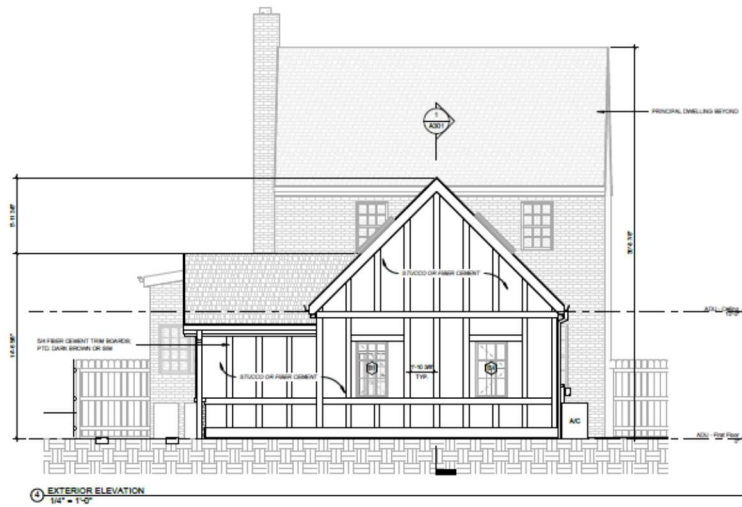
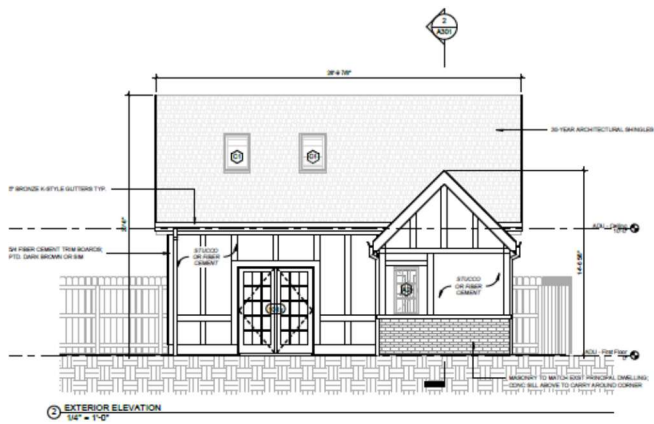
- (1) The light and air available to neighboring properties shall not be unduly affected;
- (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
- (3) The proposed accessory structure, together with the original building, or the new principal building, as 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.

Sun Study - Summer

R SEASON



Architectural drawing of the exterior elevation of a building. The drawing shows a two-story structure with a gabled roof and a brick base. The roof is labeled "STUCCO ON FIBER CONCRETE". The walls are labeled "STUCCO ON FIBER CONCRETE". The base is labeled "BRICK". The drawing includes dimensions: 12'-0" for the width of the main section and 12'-0" for the width of the side section. The drawing is labeled "EXTERIOR ELEVATION" and "SCALE = 1/8" = 1'-0"



Existing Alley Condition

View from Property of ADU on adjacent Property:



View of accessory structures along alley:



Thank you.