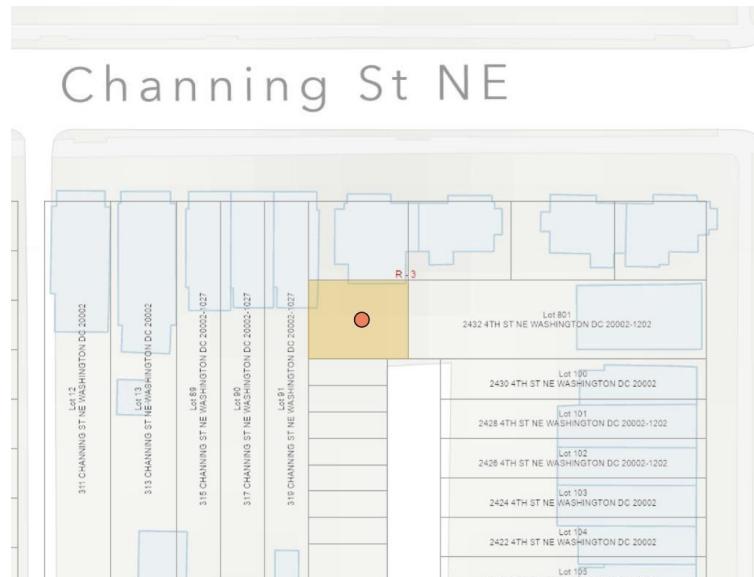
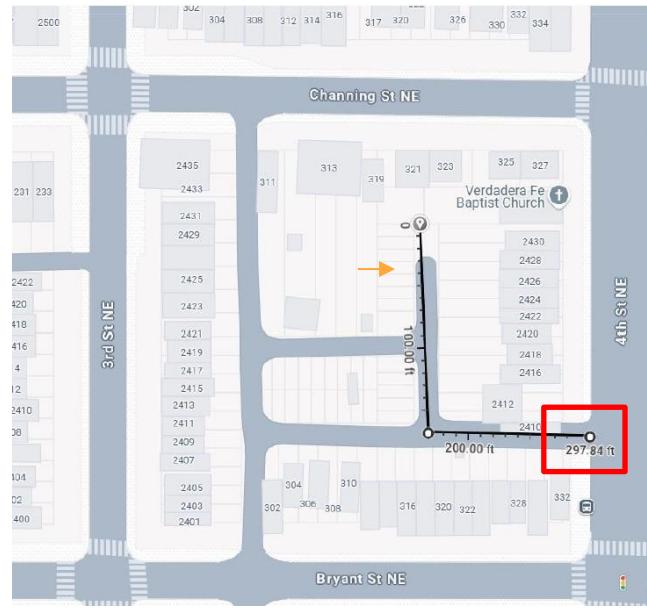


**BZA Case No. 21288
Shilja Nair
321 Rear Channing Street, NE**



Overview of BZA Request and Proposal

- Ms. Nair is proposing to construct a small single-family home on the alley lot, which is relatively large (about the same size as the adjacent street-facing lots). Ms. Nair plans to live in the home.
- Single-Family homes on alley lots are permitted by right (without going to BZA) if there is either access through (1) a 24-foot-wide alley OR (2) a 15-foot-wide improved alley within 300 feet of a public street.
- The property is 300 ft. from 4th Street, but the alley narrows to below 15 ft. (about 12 ft.), not meeting one of the by-right requirements.
- The regulations permit single-family use via special exception for alley lots not meeting the by-right requirements.
- Originally asked for parking relief, but removed that as parking will be located on Lot 111 in the Alley (orange arrow). All other aspects of the project are by-right.
- Accordingly, the Applicant is seeking special exception relief pursuant to U-601.1(f).

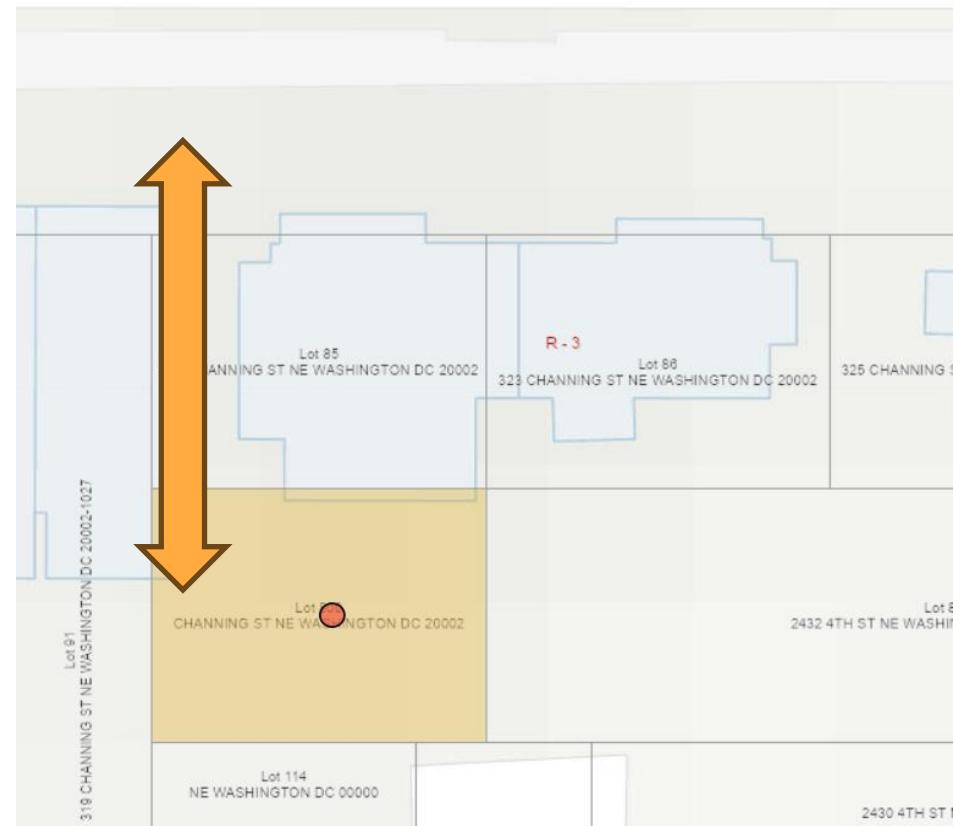


Community and Agency Outreach

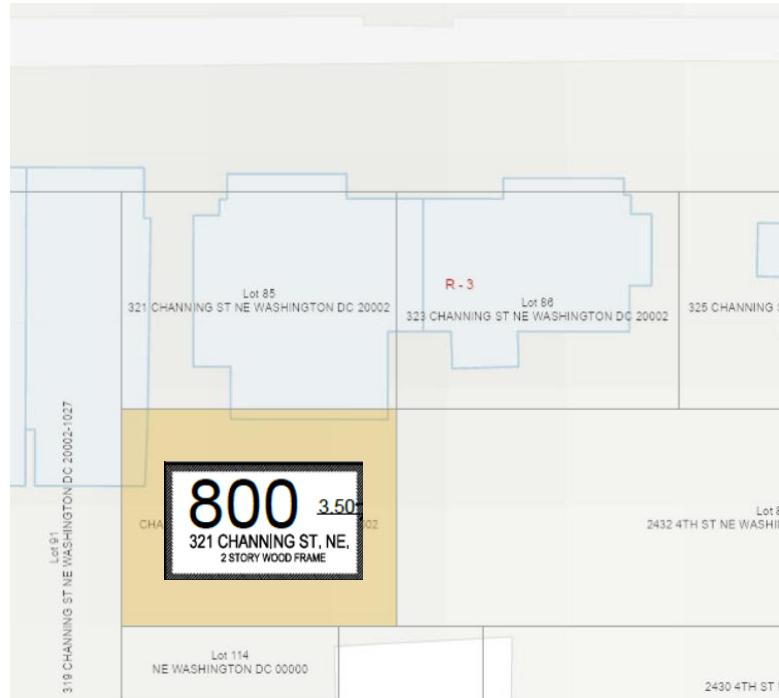
- Office of Planning is recommending approval.
- DDOT has no objection.
- FEMS has no objection
- The Applicant consistently reached out to DPW, MPD and WASA but did not receive a response.
- ANC 5F voted unanimously in support.
- Sent notices to neighbors, no issues raised.



ng St NE



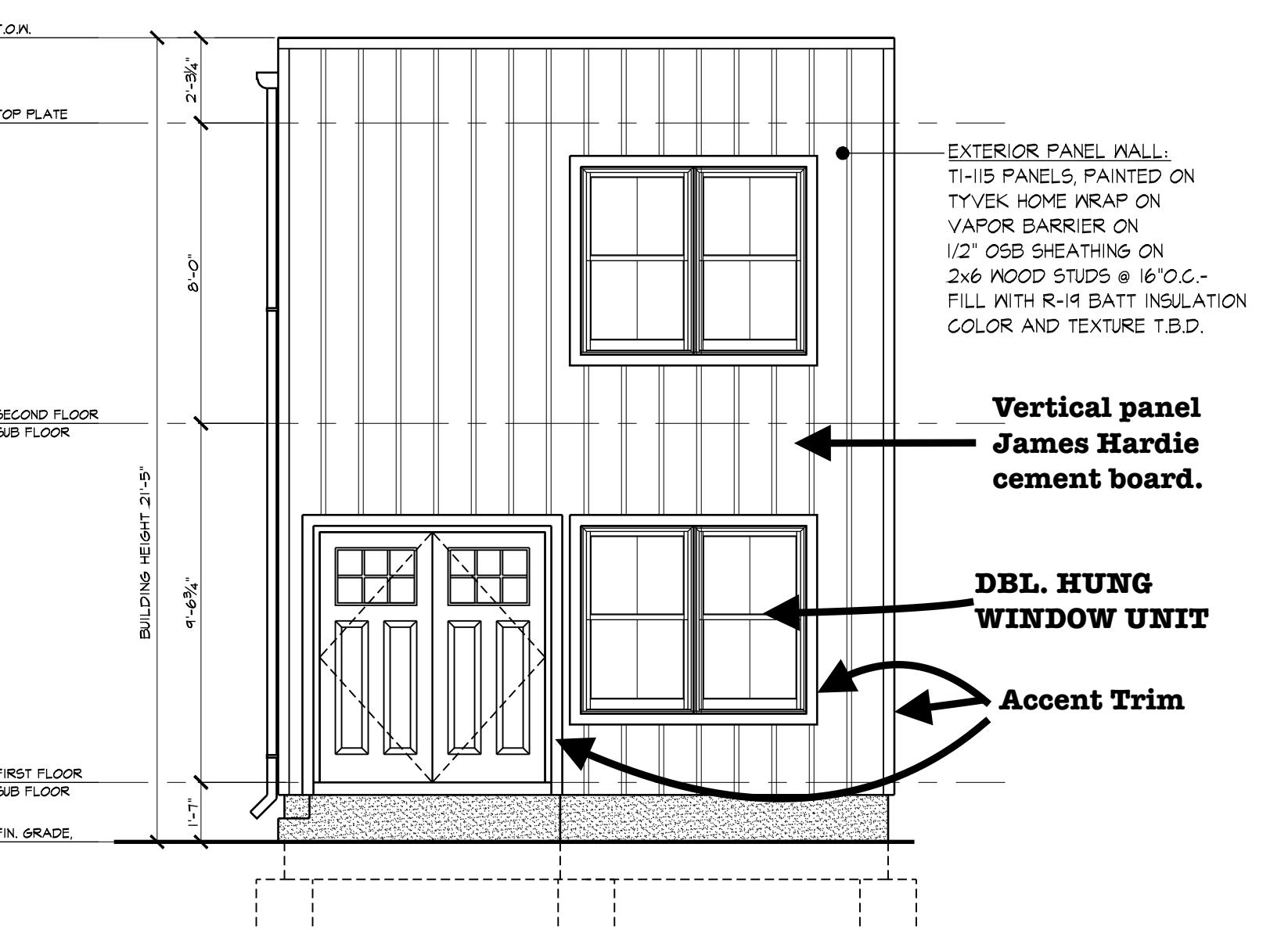
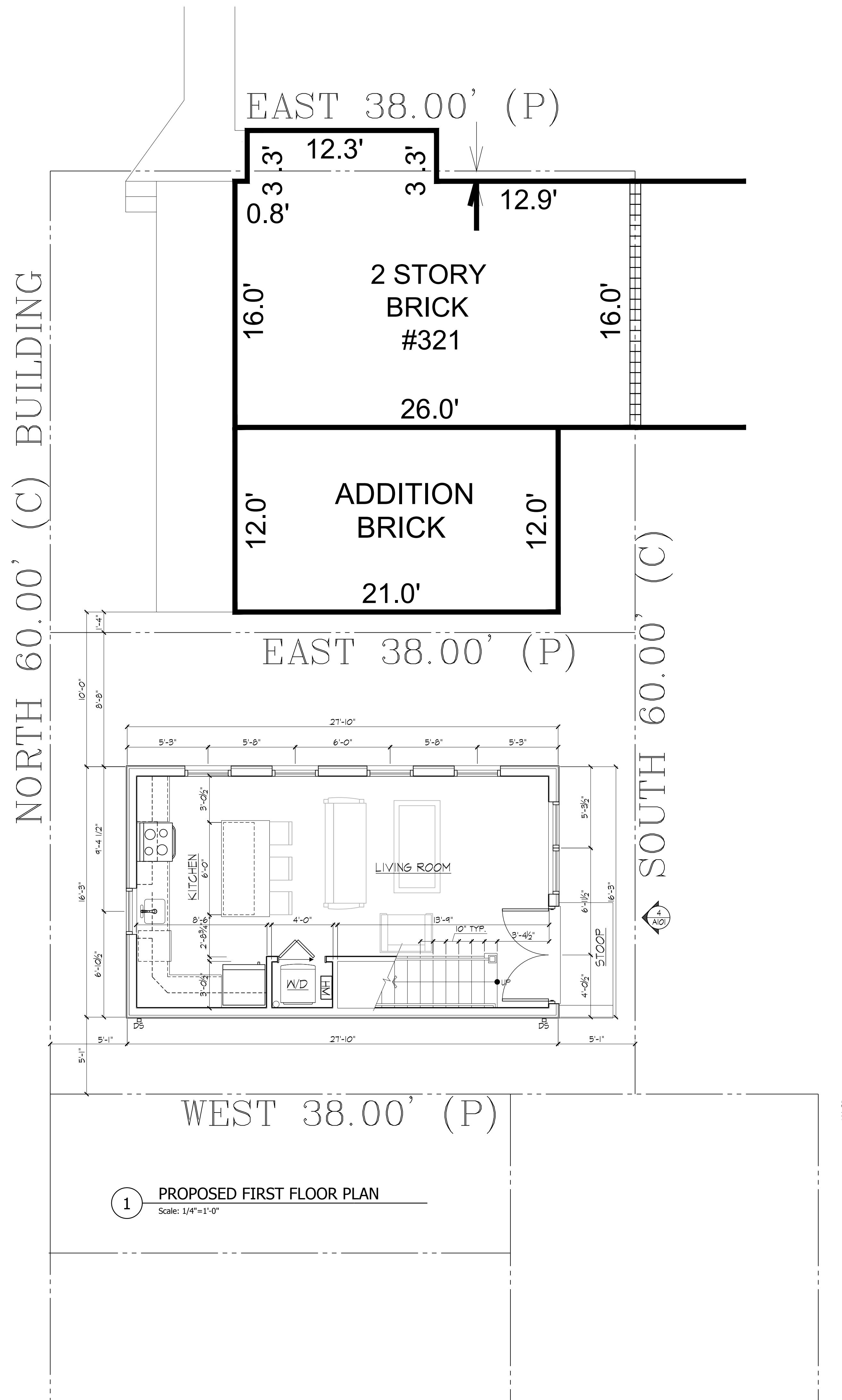
Relative Size



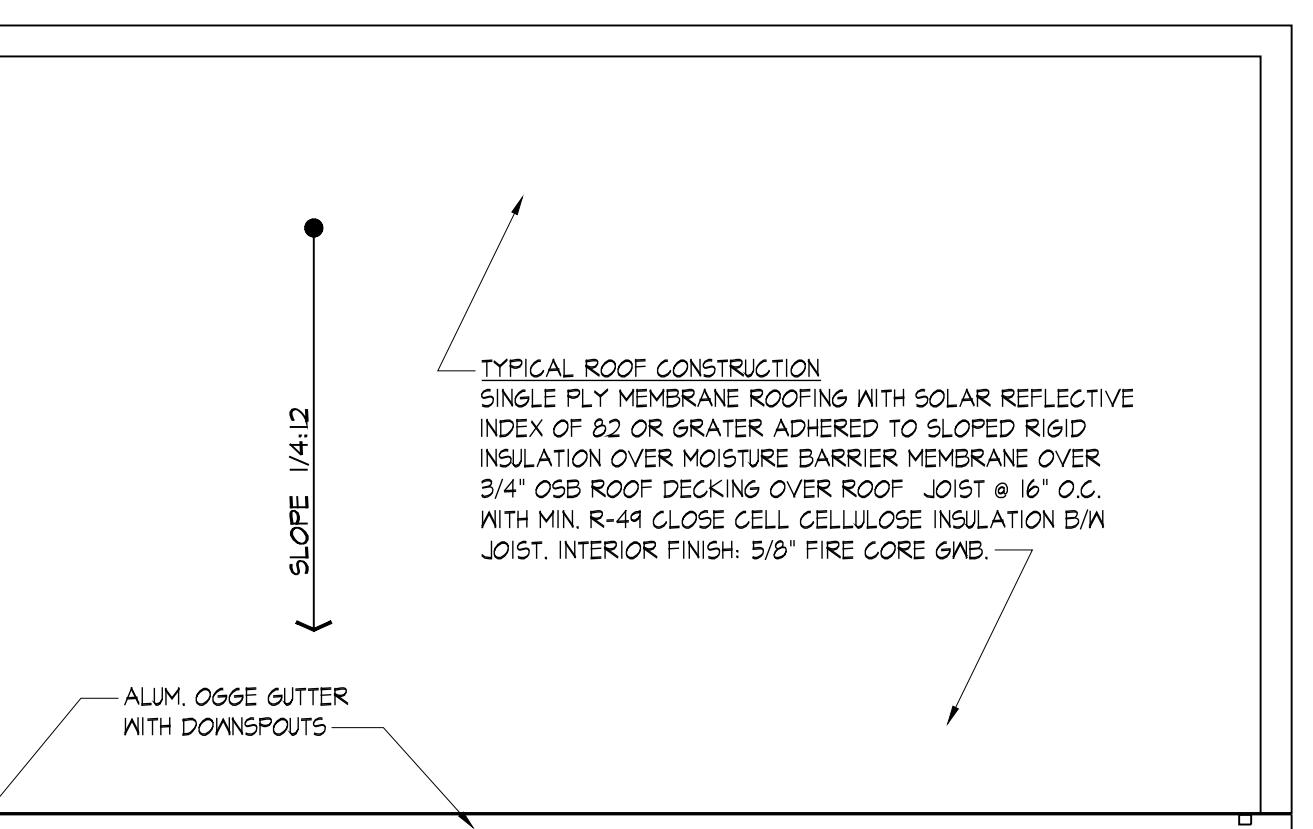
Specific Special Exception Criteria

U-601.1(f)

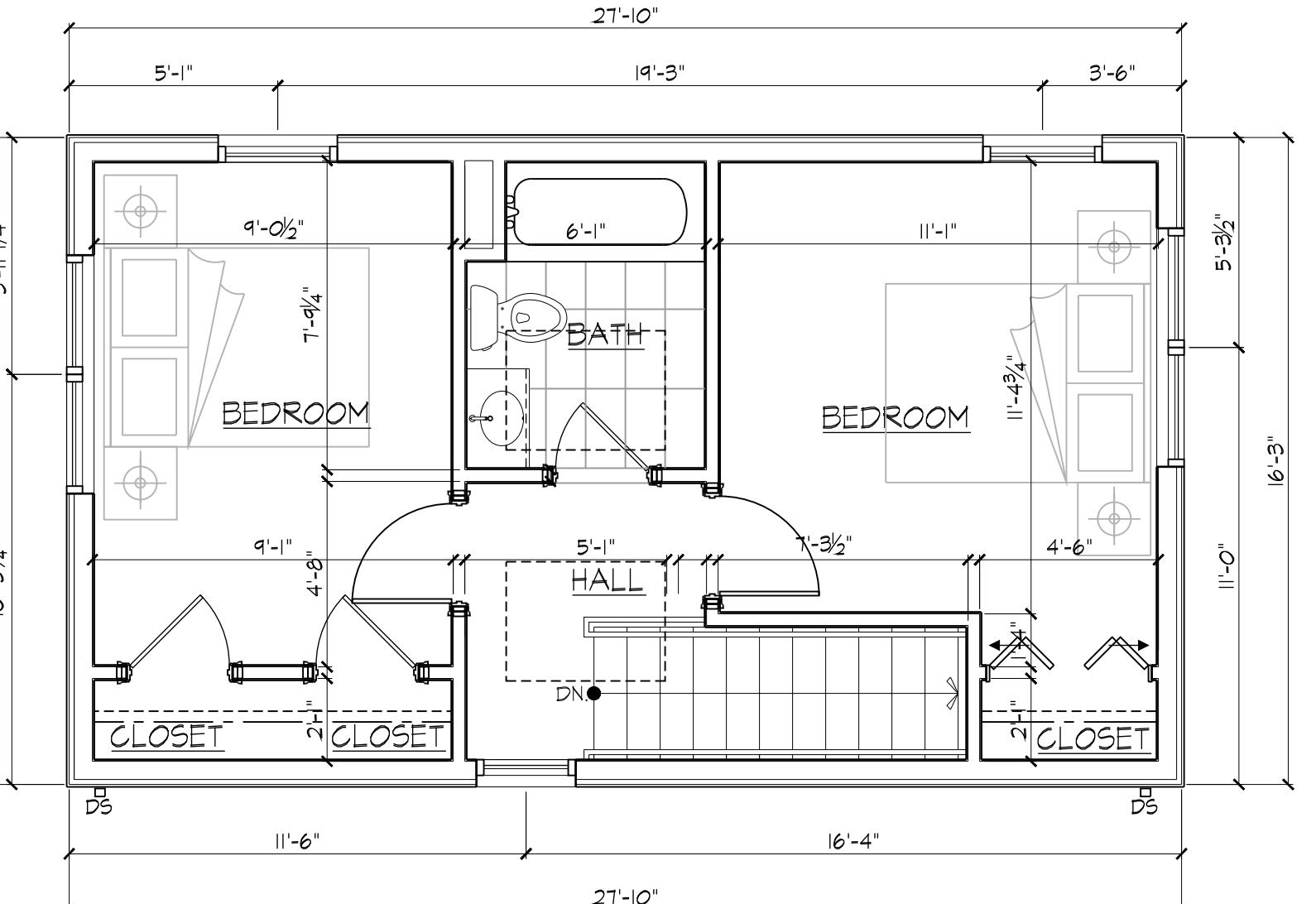
Criteria	Project
(1) The alley lot is not wholly or partially within the R-1-A, R-1-B, or R-2 zones;	The alley lot is not wholly or partially within the R-1-A, R-1-B, or R-2 Zones.
(2) A building may not be constructed or converted for a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area;	The Property has 1,140 sq. ft. and will be converted by right.
(3) The use shall be limited to one (1) dwelling unit per lot; accessory apartments are not permitted;	The use is limited to one dwelling unit and no accessory apartments are proposed.
(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 lot connects to a public street via an improved alley system that ensures adequate public safety and infrastructure access. The relief is being requested because the alley narrows as it exits onto 4 th Street. Additionally, an easement is being proposed giving direct access onto Channing.
(5) The Office of Zoning will refer the application to relevant agencies for review and recommendations within 40 days, including transportation, public works, police, fire, water;	Agencies have been served by both OZ and we have also separately reached out multiple times, securing response from DDOT and FEMS.
(6) The Board of Zoning Adjustment shall consider relevant agency comments concerning:(A) Public safety;(B) Water and sewer services;(C) Waste management;(D)Traffic and parking;(E)Historic preservation.	FEMS has no objection, OP recommends approval, DDOT has no objection.



PROPOSED BUILDING ELEVATION
Scale: 1/4"=1'-0"



PROPOSED ROOF PLAN
Scale: 1/4"=1'-0"



PROPOSED ROOF PLAN
Scale: 1/4"=1'-0"

GENERAL NOTES:
WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

ALL NEW INTERIOR PARTITIONS ARE U.O.N.

NEW WORK LEGEND

DASHED LINE OF CEILING ELEMENTS ABOVE. REFER TO REFLECTED CEILING PLAN.

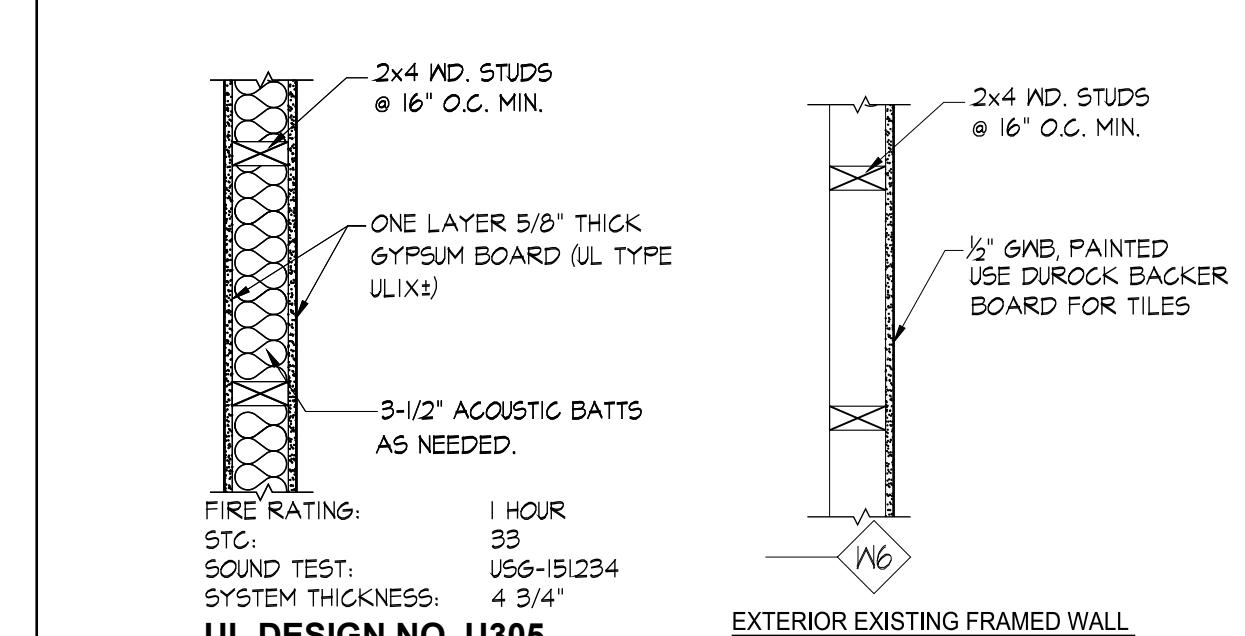
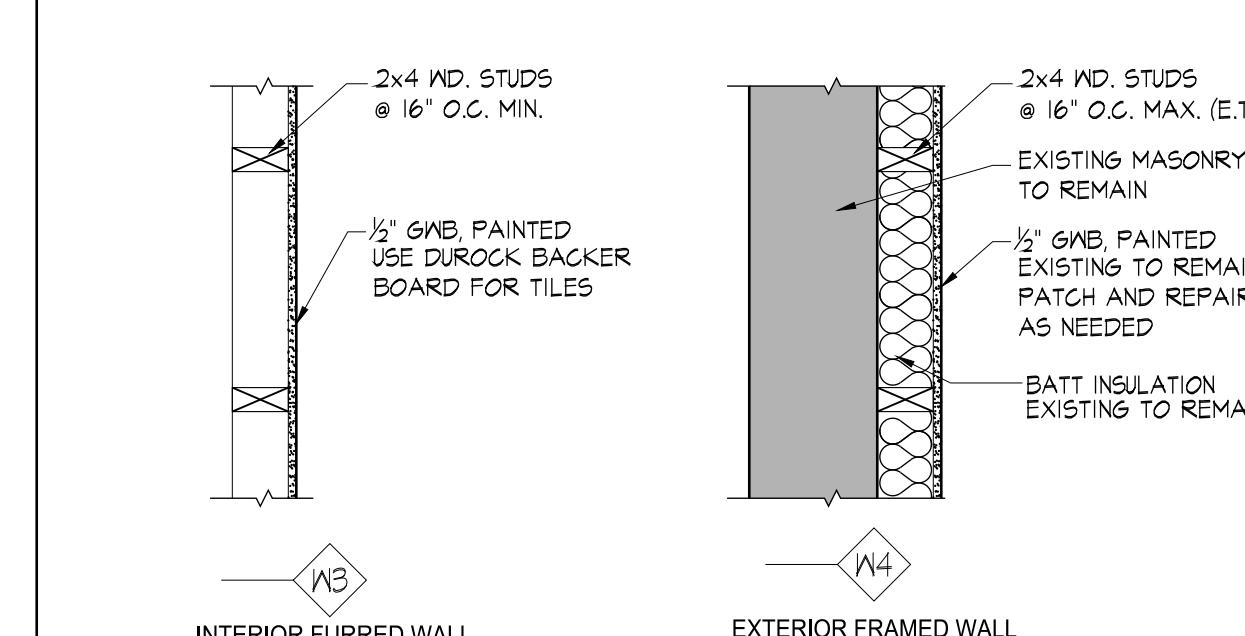
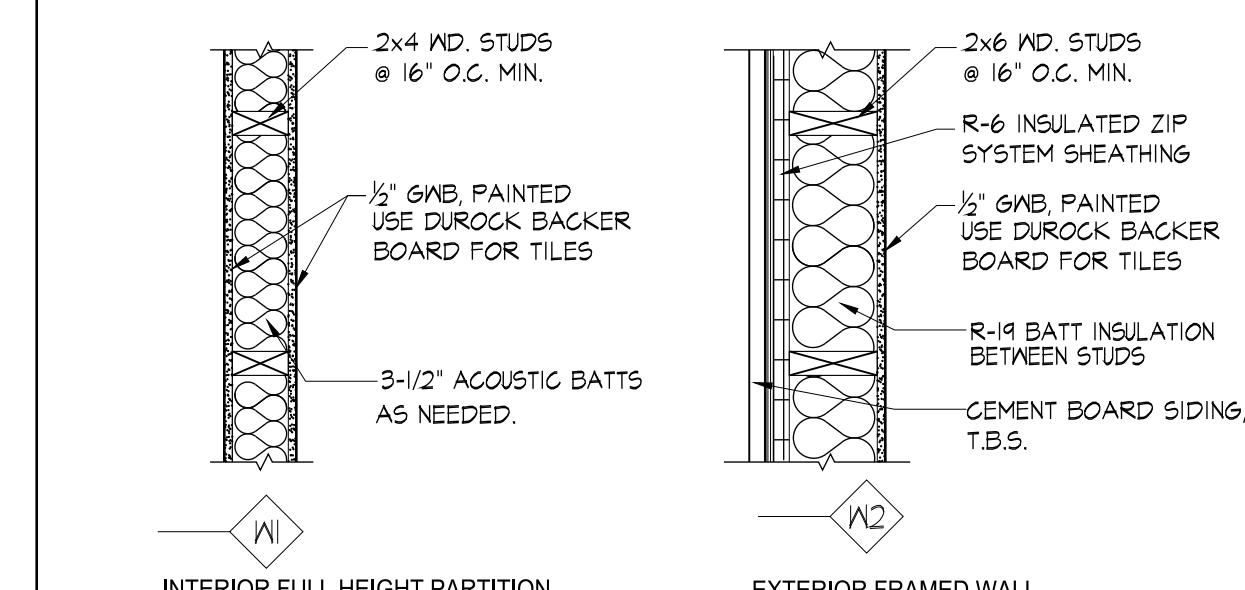
EXISTING WALLS AND PARTITIONS TO REMAIN.

UNRATED PARTITION

PARTITION TYPE SYMBOL.

FLOOR PLAN KEY NOTE.

WALL ASSEMBLY SCHEDULE



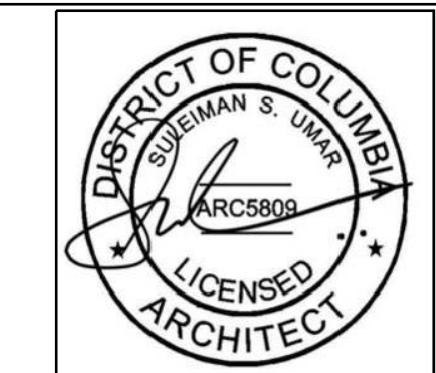
CONSTRUCTION KEY NOTES

- C1** NEW FLOOR, WALL AND CEILING FINISHES, T.B.D.
- C2** WINDOW, EXISTING TO BE REPLACED UNDER SEPARATE CONTRACT
- C3** DOOR, EXISTING TO BE REPLACED UNDER SEPARATE CONTRACT
- C4** ELECTRIC FIREPLACE, ALLURAVISION SLIM 42" BY NAPOLEON MODEL NUMBER NEFL42CHS-1
- C5** INSTALL POT FILLER FAUCET OVER RANGE MODEL NUMBER NEFL42CHS-1
- C6** INSTANT HOT WATER FAUCET WITH DISPENSER AND FILTER MOUNTED UNDER SINK

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA.
I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

UMAR
a r c h i t e c t u r e

1917 BENNING ROAD, NE
WASHINGTON, DC 20002-4723, USA
+1 202 460 0668



CLIENT:
NAIR, SHILPA

PROJECT:
PRIVATE
RESIDENCE

LOCATION:
321 CHANNING STREET NE -
REAR LOT
WASHINGTON DC 20002
LOT 0085, SQUARE 3555

DESIGNED:
PAUL TENDOH

DRAWN:
PAUL TENDOH

CHECKED:
UMARCHITECTURE.

DATE:
NOVEMBER 2023

DRAWING TITLE:
AND PROPOSED PLANS
AND ELEVATION

SCALE:
AS SHOWN



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 19, 2024

Plat for Building Permit of :

SQUARE 3555 LOT 800

Scale: 1 inch = 30 feet

Recorded in Book A & T Page 1671

Receipt No. 24-04872

Drawn by: A.S.

Furnished to: CARLOS R. IGLESIAS

"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)."

Anup Shrestha

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.

0 10 30 60 100

SCALE: 1:30

SQUARE 3555

