

BZA Application No. 21293

**Square Fifteen Development, LLC
1109 4th Street, NE
June 4, 2025**

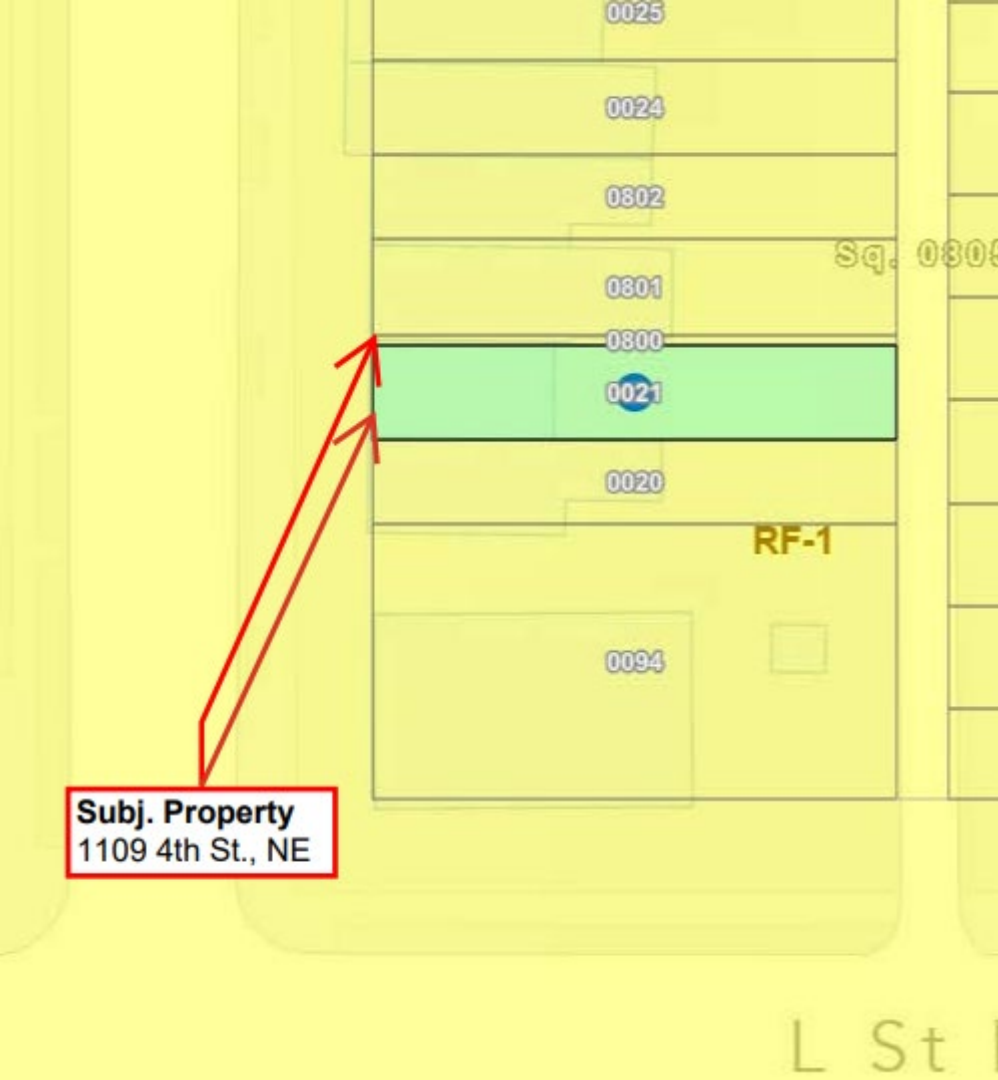
Board of Zoning Adjustment
District of Columbia
CASE NO.21293
EXHIBIT NO.23

Overview and Requested Relief

- The Property is located in the RF-1 zone and is improved with a single-family row dwelling.
- The Applicant seeks approval for a third story addition on top of the existing building footprint and a three-story addition at the rear.
- The Addition was under construction pursuant to the applicable approvals and permissions, as a matter-of-right addition, straddling each of the two side property lines. Upon a wall check inspection, the faulty survey was discovered, and the footprint of the addition has been constructed two feet (2 ft.) off of the south property line and an equal distance over the north property line.
- To solve the north property line issue, the Applicant has purchased the two-foot wide tax lot that exists between the Applicant's Property and the neighboring property to the north, which has always included the northern 2 feet of the existing building. The Applicant will be combining lot 21 with lot 800.
- The Applicant requests special exception relief pursuant to E-5201 from the side yard requirements of E-208. The extension has a setback width of two feet, where at least three (3) feet is required to extend a nonconforming side yard.

Community & Agency Support

- The Office of Planning recommends approval.
- ANC 6C voted unanimously in support. As of the filing of this presentation, the ANC resolution has not been filed with the Board.
- There are letters of support from both adjacent neighbors.



1107 4th St., NE

Subj. Property
1109 4th St., NE

1111 4th St., NE



PROJECT DESCRIPTION

Renovation and partial third-floor addition to an existing 2-story plus single-family semi-detached row structure. Interior renovations include new kitchen, bathrooms, bedrooms, laundry, and HVAC systems. Two parking spaces will be provided at the rear.

PROPERTY INFORMATION

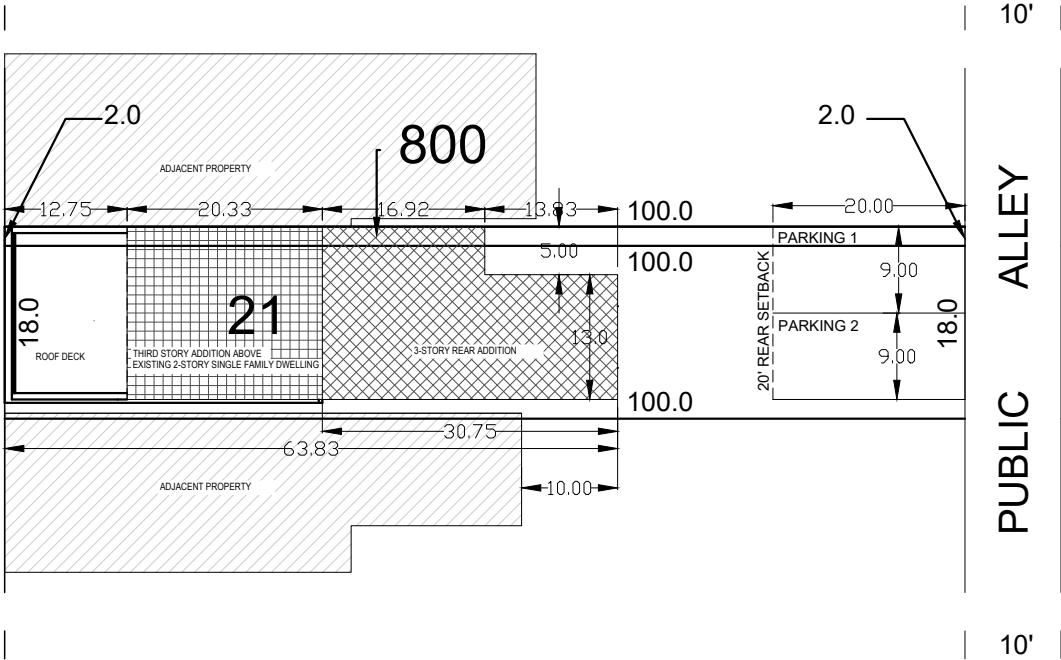
ADDRESS:	1109 4th Street NE, Washington DC 20002
SSL:	0805 0021 and 0800
NEIGHBORHOOD:	039 - Old City 1 Sub-Neighborhood: L
USE CODE:	011 - Residential Single Family (Row)
TAX CLASS:	1 - Residential
WARD:	6

ZONING - Title DCMR	
ZONING:	RF - 1
USES:	Residential
OCCUPANCY GROUP:	R-3
LOT AREA:	2,000 S.F.

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	Match Adjacent Property	Match Adjacent Property	Match Adjacent Property
REAR YARD:	20'-0"	66'-11"	40'-0"
SIDE YARD:	N/A	2'-0"	2'-0"
HEIGHT:	35'-0"	23'-3"	33'-4"
LOT OCC.:	1,200 S.F.(60%)	596 S.F.(30%)	1,080 S.F.(54%)

BUILDING CODE - DC CONSTRUCTION CODE 2017	
PROPOSED USE:	Single Family Dwelling
CONSTRUCTION TYPE:	VA
EXITS:	1
ELEVATOR:	No
SPRINKLERED:	Yes

4th STREET, N.E.





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I 109 4TH ST PROJECT
1109 4th Street NE
Washington DC 20002

ISSUE RECORD
07.March.2023
Issued for Permit
REVISION SCHEDULE
NO. DATE

SEAL



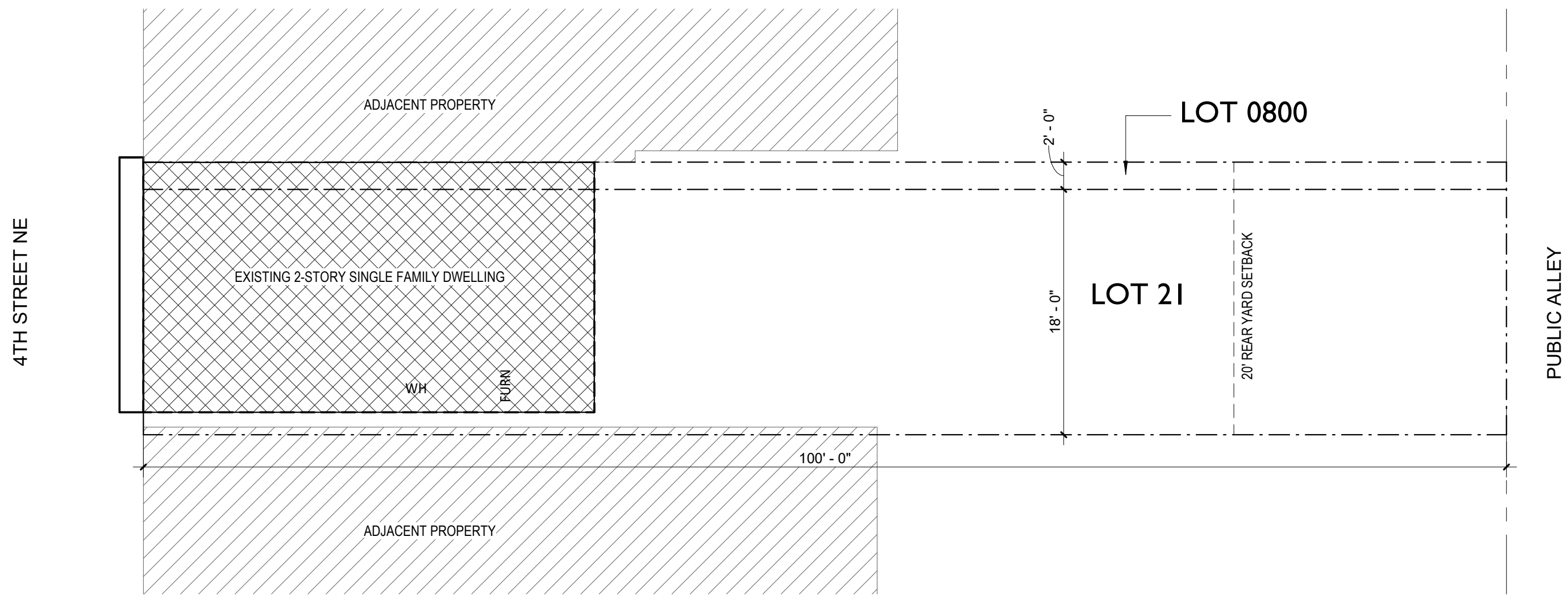
SHEET NAME
ARCHITECTURAL SITE
PLANS

SCALE
1/8" = 1'-0"

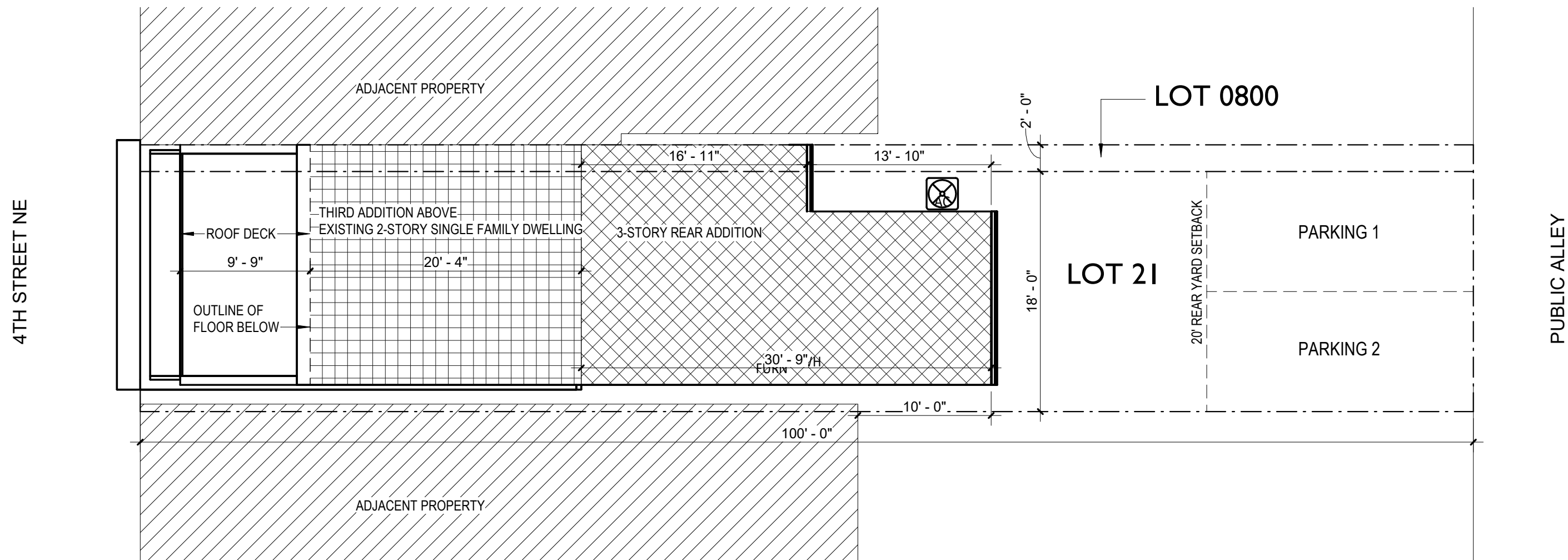
SHEET NO.

A100

Board of Zoning Adjustment
District of Columbia
CASE NO.21293
EXHIBIT NO.6



1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT DESCRIPTION

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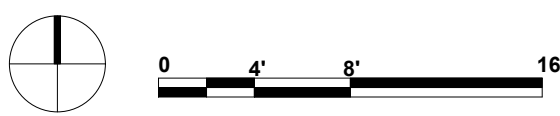
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TAX CLASS:	1 - Residential
WARD:	6

ZONING - Title DCMR	
ZONING:	RF - 1
USES:	Residential
OCCUPANCY GROUP:	R-3
LOT AREA:	2,000 S.F.

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	Match Adjacent Property	Match Adjacent Property	Match Adjacent Property
REAR YARD:	20'-0"	66'-11"	40'-0"
SIDE YARD:	N/A	2' - 0"	2' - 0"
HEIGHT:	35'-0"	23'-3"	33'-4"
LOT OCC.:	1,200 S.F.(60%)	596 S.F.(33%)	1,080 S.F.(54%)
PERVIOUS SURFACE	0% fro up to 1,800 s.f.	0%	0%

BUILDING CODE - DC CONSTRUCTION CODE 2017	
PROPOSED USE:	Single Family Dwelling
CONSTRUCTION TYPE:	VA
EXITS:	1
ELEVATOR:	No
SPRINKLERED:	Yes



JK_A

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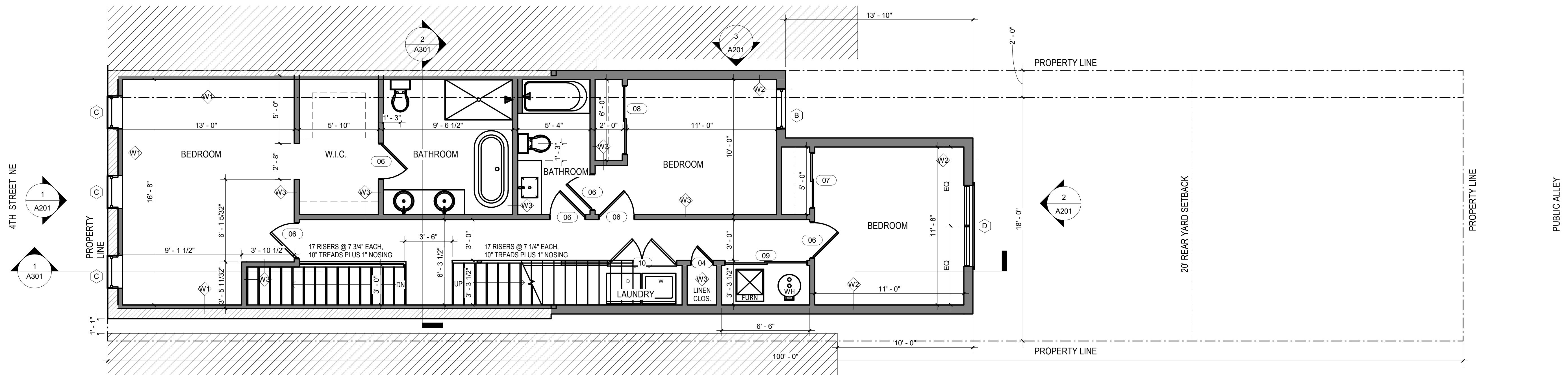
PROPOSED FLOOR
PLANS

SCALE

As indicated

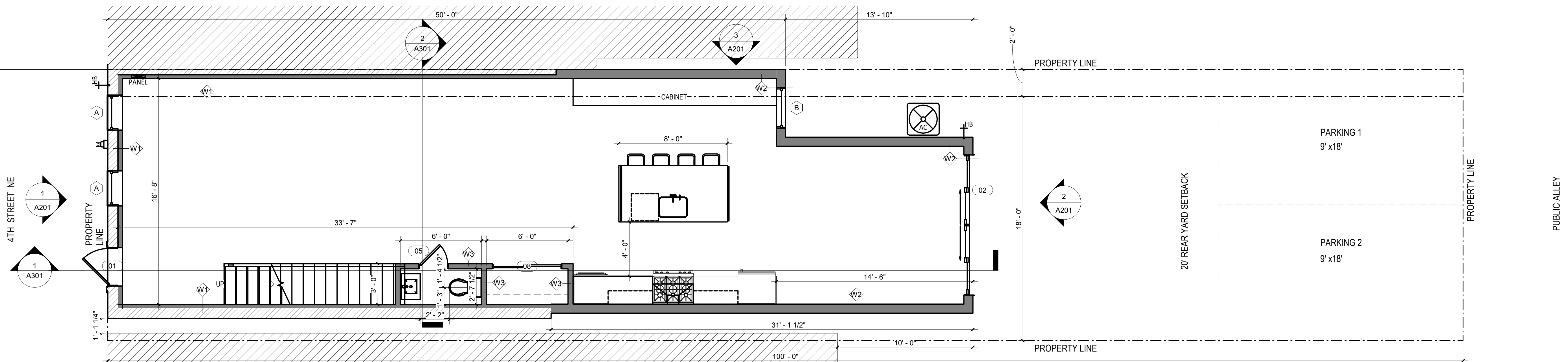
SHEET NO.

A101



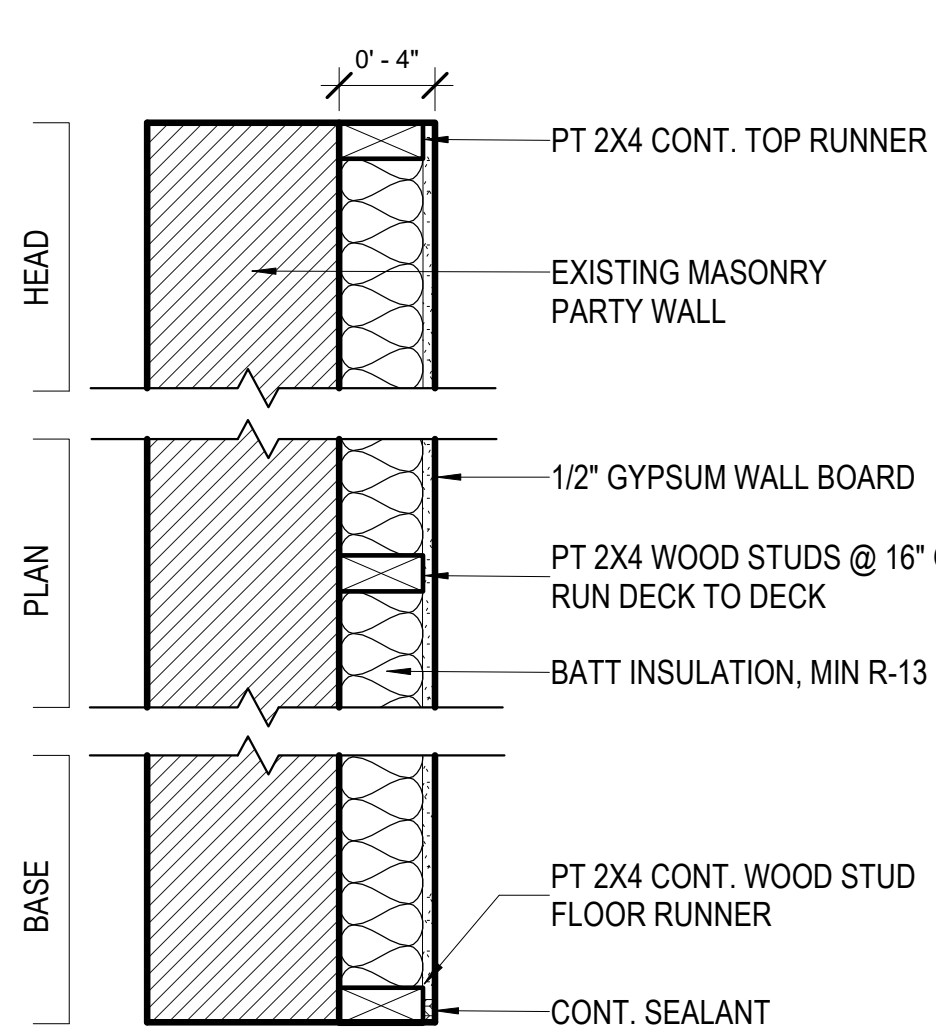
1 PROPOSED SECOND FLOOR

1/4" = 1'-0"

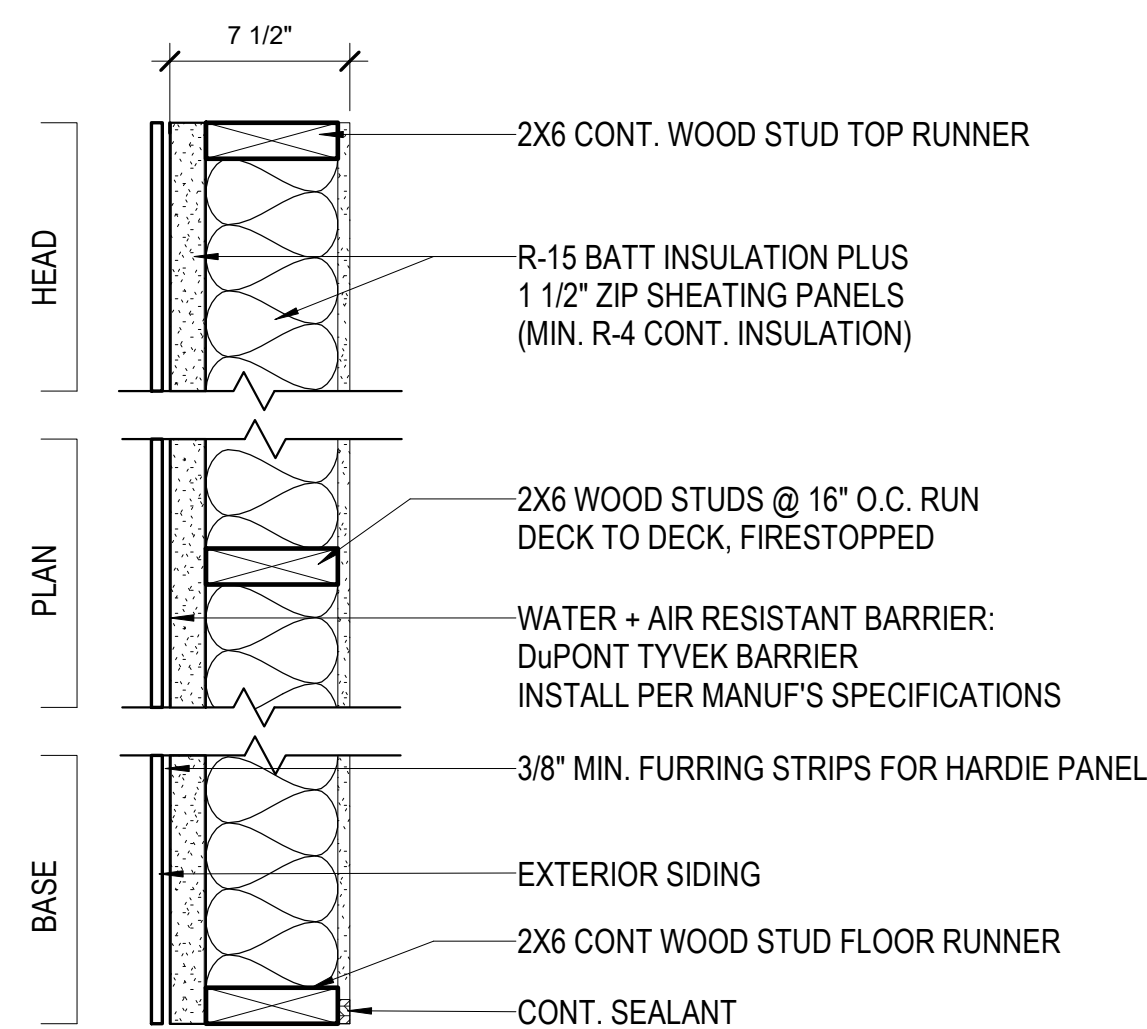


2 PROPOSED FIRST FLOOR

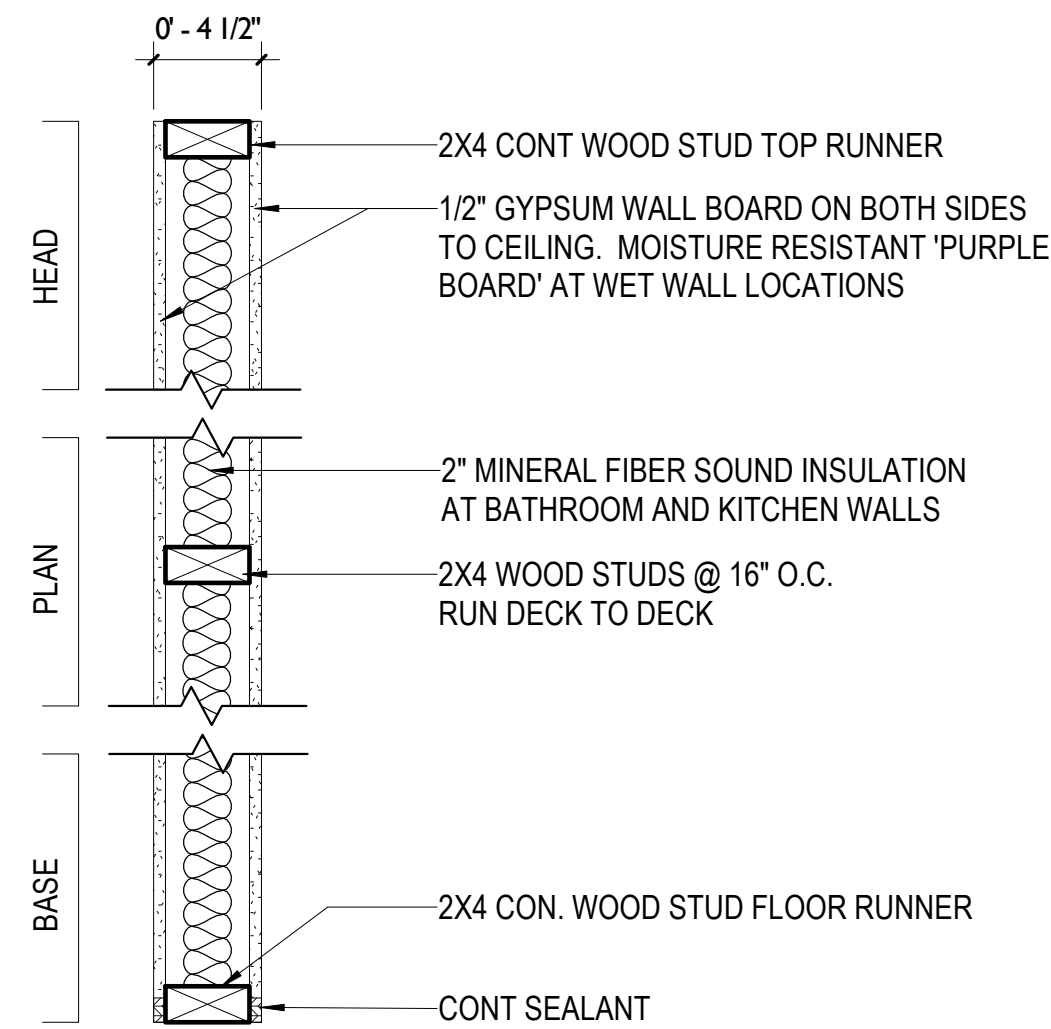
1/4" = 1'-0"



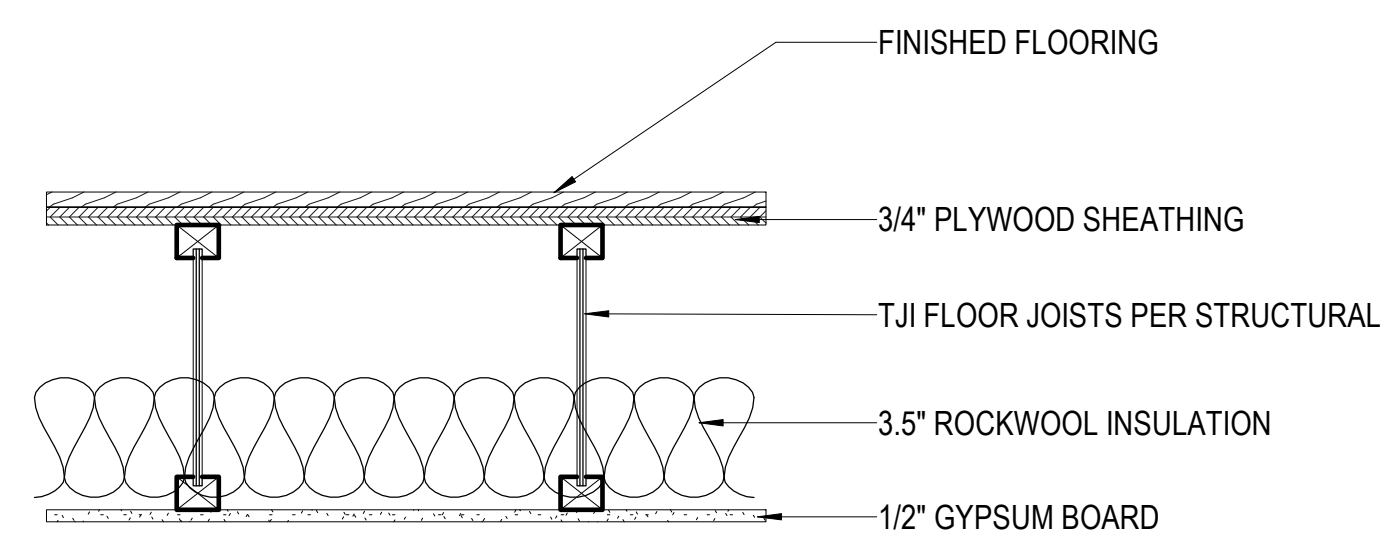
EXISTING MASONRY EXTERIOR WALL



EXTERIOR FRAMED WALL ASSEMBLY

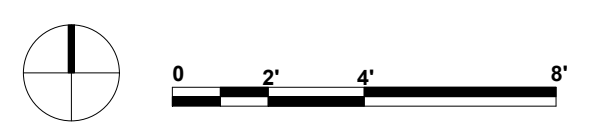
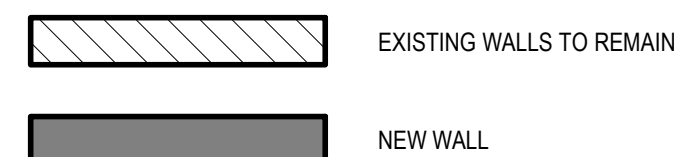


INTERIOR PARTITION WALL



FLOOR ASSEMBLY

1. TYPICAL INTERIOR WALLS IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O. NOMINALLY DIMENSIONED AS 4 1/2".
2. DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.
3. USE MILDOW RESISTANT DRYWALL AT ALL WET LOCATIONS.
4. SCHULTER KERDI SYSTEM TO BE USED AT ALL SHOWER PANS.
5. DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON THE WALL, U.N.O. DOORS AT CLOSETS SHALL BE LOCATED AT THE CENTER OF THE INTERIOR FINISHED SPACE, U.N.O.
6. THIS DRAWING IS BEING PROVIDED AS A GRAPHIC REPRESENTATION OF THE KITCHEN AND BATHROOM LAYOUTS. ASSOCIATED PLANS, ELEVATIONS AND OTHER RELATED INFORMATION WILL BE PROVIDED BY A KITCHEN AND BATHROOM VENDORS.



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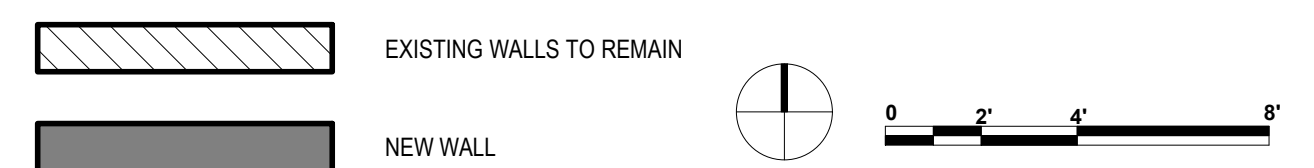
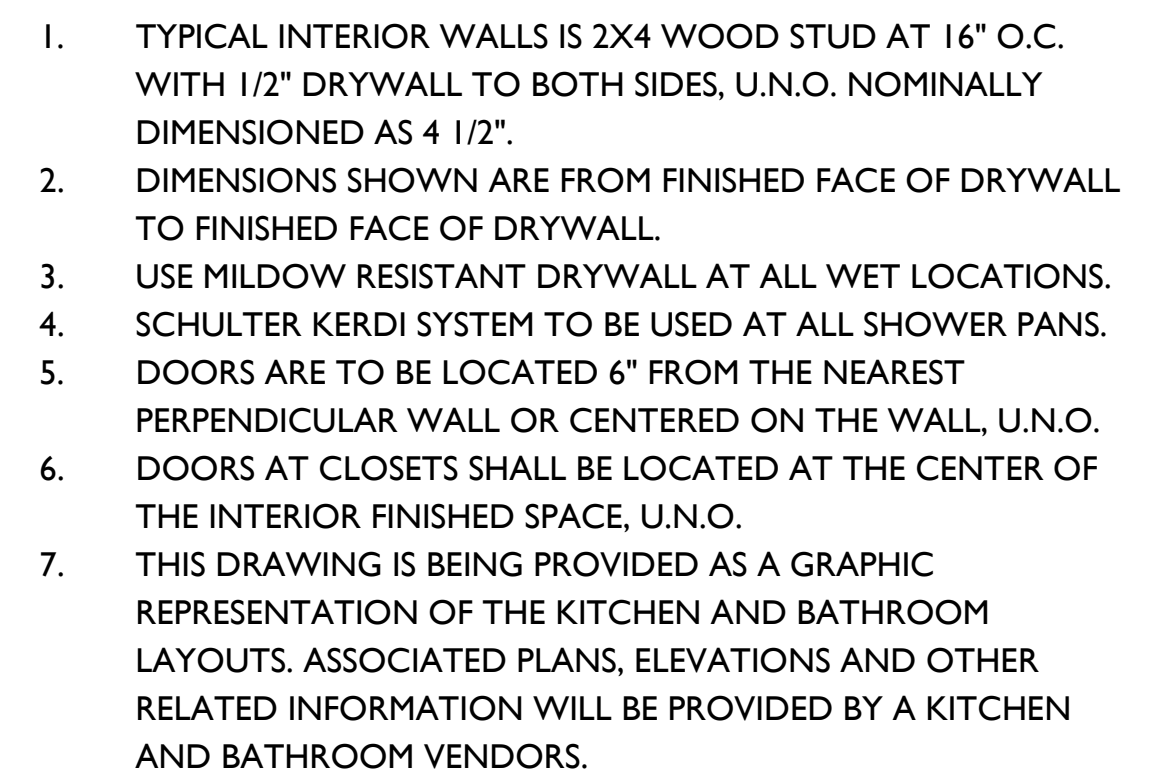
A circular professional engineer seal for Jonathan M. Kuhn, District of Columbia. The seal contains the text "DISTRICT OF COLUMBIA", "JONATHAN M. KUHN", "ARC101029", "LICENSED", and "MECHANICAL ENGINEER". A handwritten signature is written across the seal.

SHEET NAME
**PROPOSED FLOOR
PLANS**

SCALE
as indicated

SHEET NO.

A102



These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or Plumbing.

DC Water Review - Valid Bilvard - 05-08-2023
Electrical Review - Lamont Jackson - 05-08-2023
Mechanical Review - Lamont Jackson - 05-08-2023
Plumbing Review - Lamont Jackson - 05-08-2023
DOEE EV Review - Lisa Seidensticker - 05-08-2023
Structural Review - Lamont Jackson - 05-08-2023
Energy Review - Lamont Jackson - 05-08-2023
Neighbor Notification - Kolas Elton - 05-08-2023

J A

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07.March.2023

CD Progress

REVISION SCHEDULE	
NO.	DATE

SEAL



SHEET NAME

EXISTING
ELEVATIONS

SCALE

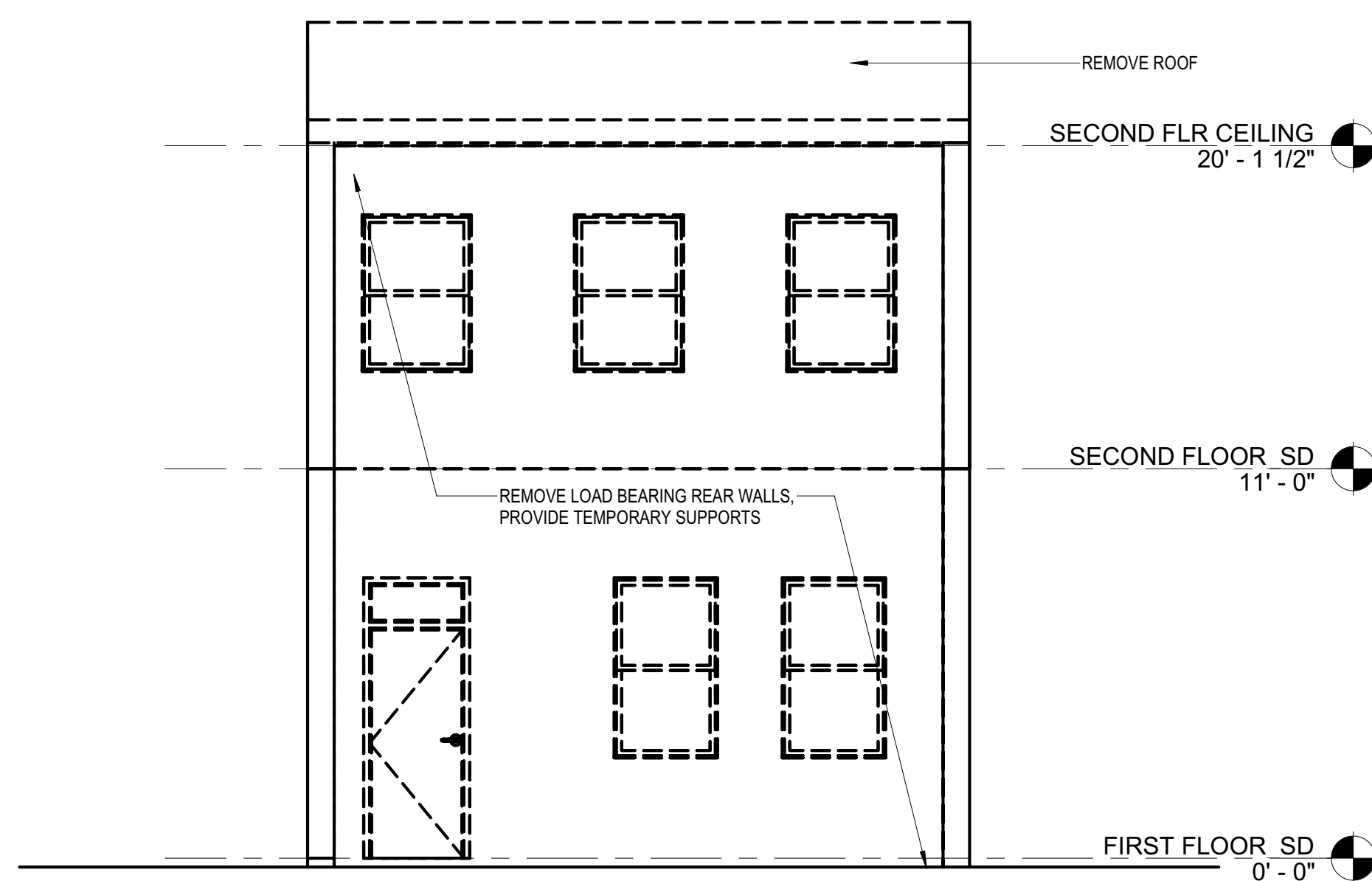
1/4" = 1'-0"

SHEET NO.

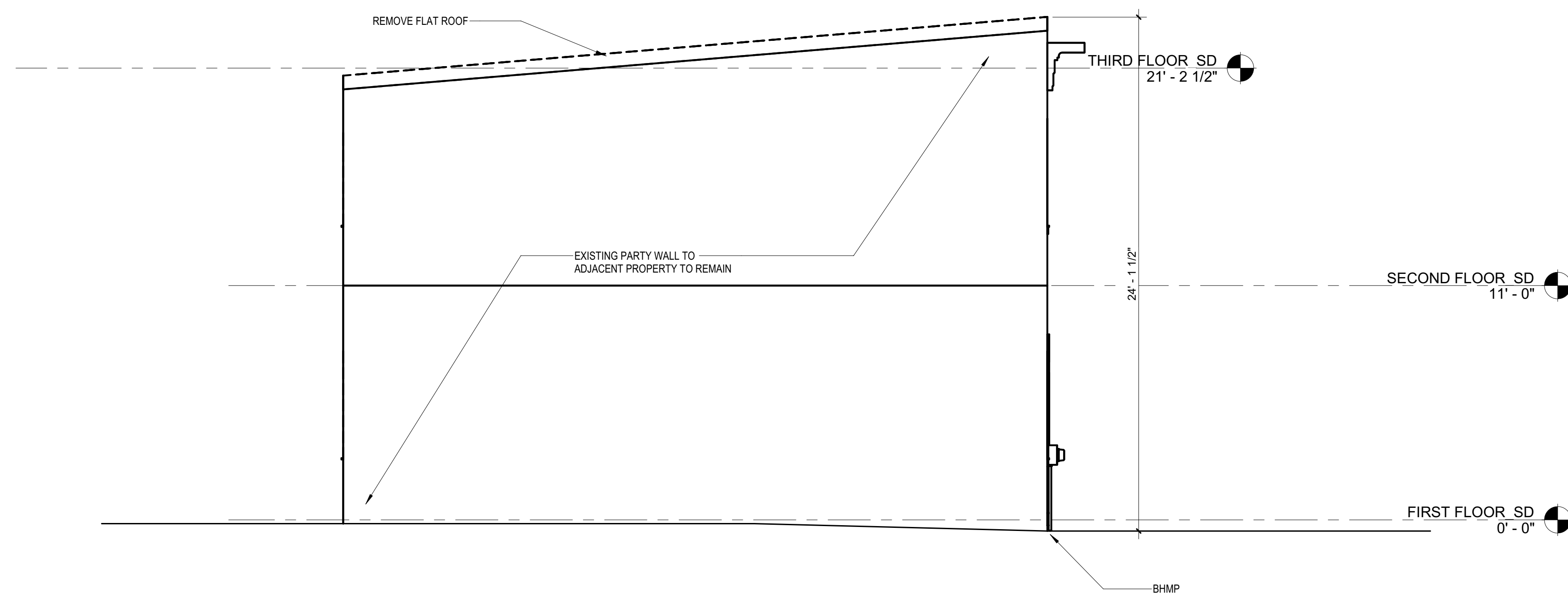
D201



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

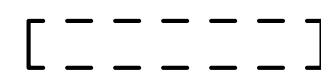


2 EXISTING REAR ELEVATION
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REGULATIONS SET BY THE BUILDING DEPARTMENTS AND AGENCIES HAVING JURISDICTION.
- ALL DOORS INDICATED FOR DEMO SHALL ALSO INCLUDE FRAMES AND HARDWARE.
- CLIENT MAY IDENTIFY ANY FIXTURES OR FURNISHINGS THAT ARE INTENDED FOR DONATION PURPOSES.
- DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, WHAT IS INDICATED ON THE DRAWINGS. THE INTENT IS TO PROVIDE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK DEMONSTRATED IN THE CONTRACT DRAWINGS. COORDINATE DEMOLITION WITH THE PROPOSED LAYOUT, FURNISHINGS, FIXTURES AND MATERIALS INDICATED IN THE FOLLOWING DRAWINGS.



WALLS TO BE REMOVED



EXISTING WALLS TO REMAIN



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1	04-06-2023



SHEET NAME
PROPOSED
ELEVATIONS

SCALE
1/4" = 1'-0"

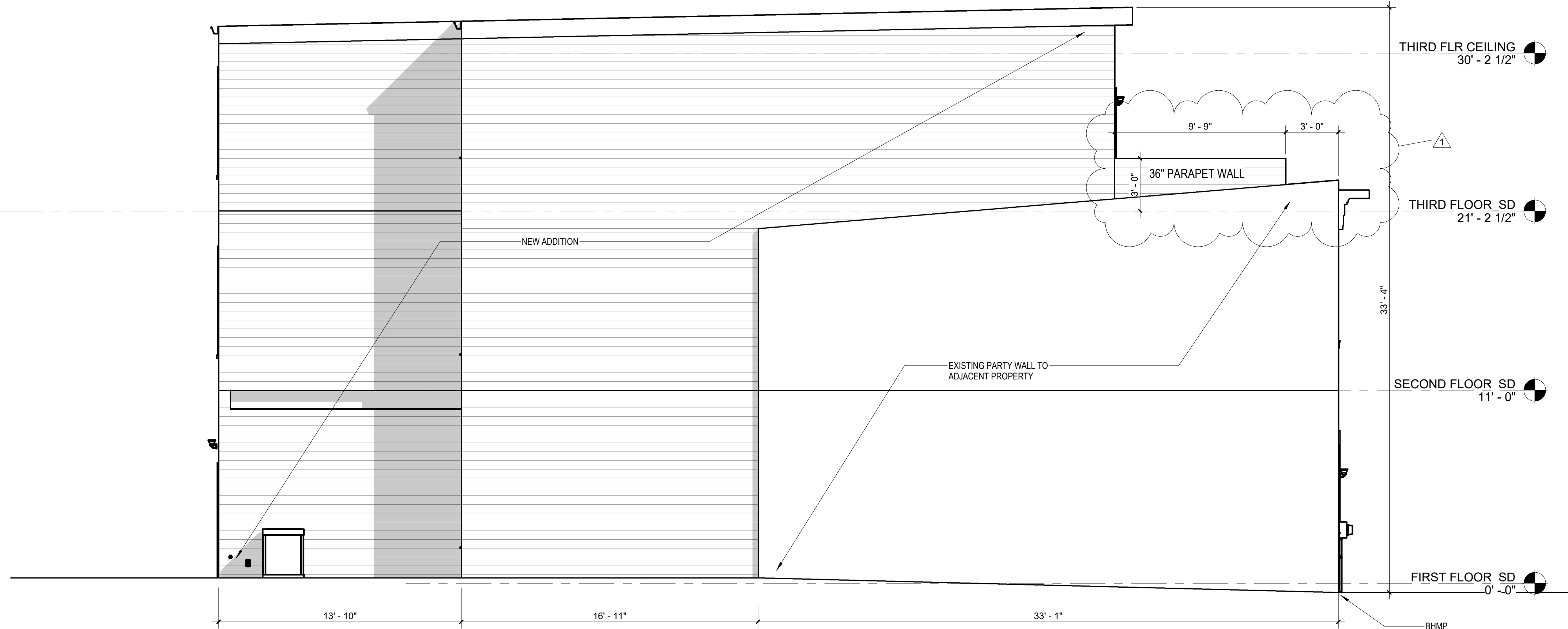
SHEET NO.
A201



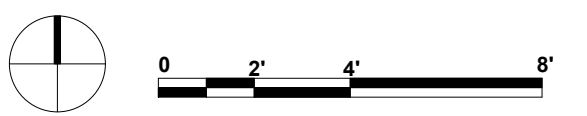
1 PROPOSED WEST ELEVATION (FRONT)
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION (REAR)
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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 RF-1 zone; the RF-1 zone is intended “provide for areas predominantly developed with residential row buildings on small lots within which no more than two (2) principal dwelling units are permitted.” The Property will remain a single-family row dwelling.

Requirements of Subtitle E § 5201	Project
<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:</p> <p>(a)The light and air available to neighboring properties shall not be unduly affected;</p>	<p>The building is being extended at a width of the existing 2 feet rather than the required 3 feet. The adjacent property has no windows facing the addition and the addition complies with the 10-foot rule.</p> <p>For these reasons, there is no undue impact on neighboring light and air.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The Addition does not have north or south facing windows. Therefore, neighboring properties privacy is not unduly compromised.</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 rear Addition is modest in scale and will not dominate views from the public alley.</p> <p>From the street and alley, the Addition will read as a cohesive extension of the original dwelling, preserving the character and scale of the streetscape.</p>