

Application of Brynn and Robert Kurtzman
2219 Observatory Pl NW
BZA 21294
June 4, 2025



Plat and Aerial View

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., February 13, 2025

Plat for Building Permit of:

SQUARE 1301 LOT 947

Scale: 1 inch = 20 feet

Recorded in Book 1004 Page 404

Receipt No. 25-02189

Drawn by: B.S.

Furnished to: PAUL WILSON

"I hereby certify that the dimensions and configuration of the lot(s) herein 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)."

Bob Myers

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 of 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 of party wall labeled as such, as well as projections and improvements in public space and the improvements filed to satisfy previous spruce or fresh area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application;
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

- 4) 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 D.C.R.A. 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 paragraph 102.6(1) and 110.3.2 of the Building Code (title 18A of the D.C.M.R.) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Paul A. Wilson*

Date: 3/5/25

Printed Name: Paul A. Wilson

to Lot Owner: Architect

Relationship

If a registered design professional, provide license number

ARC1007729 and include stamp below.

0 10 30 60 100

SCALE: 1:20

SR-25-02189(2025)

SHEET 1 OF 2

SQUARE 1301

12' 10'

PUBLIC ALLEY

18.33'

14.5'

36.0'

NEW DECK

TWO-STORY PLUS BASEMENT ADDITION

REAR WALL OF ADJACENT STRUCTURE

92.0'

12.5'

31.0'

16.33'

16.2'

EXISTING TWO-STORY PLUS BASEMENT ROW DWELLING

947

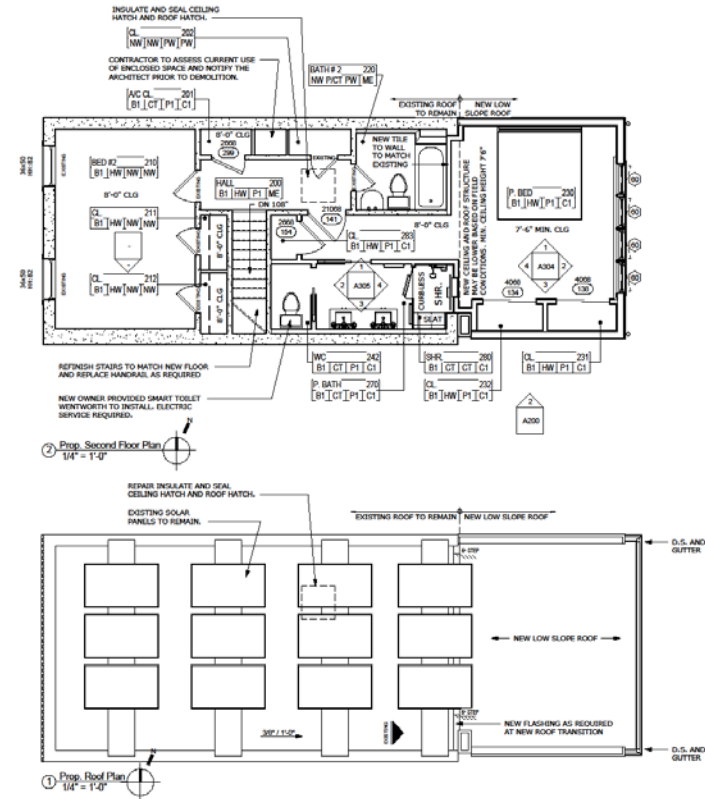
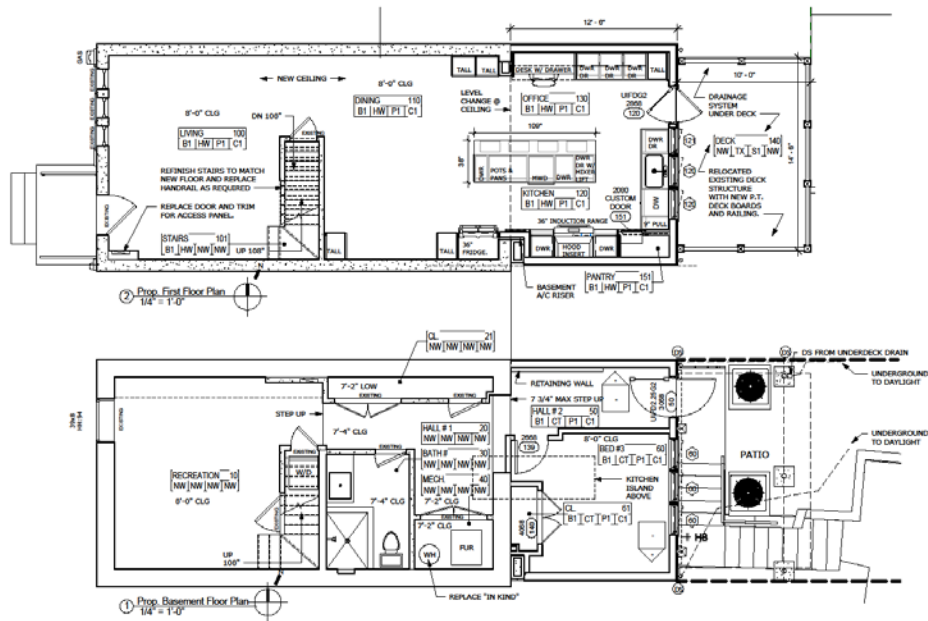
OBSERVATORY PLACE, N.W.

SR-25-02189(2025)

SHEET 2 OF 2



Building Plans



Relief Requested and Special Exception Criteria

Special exception relief is requested from D-207.5 to exceed maximum allowable 10-foot extension beyond adjacent structures.

The project meets all other requirements for the R-3/GT zone, including lot occupancy and rear yard.

Special Exception Criteria in D-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;

(b)

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

(c)

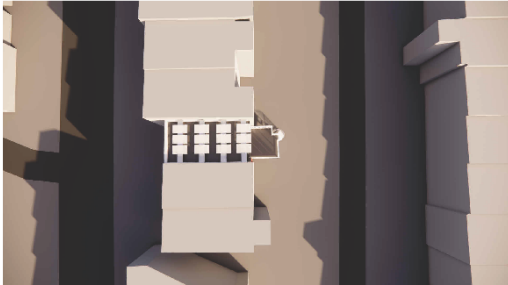
The proposed addition or accessory structure, together with the original [building](#), or the new principal building, as viewed from the [street](#), [alley](#), and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and

(d)


In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.

Shadow studies

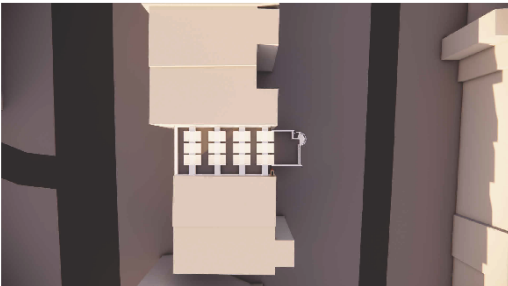
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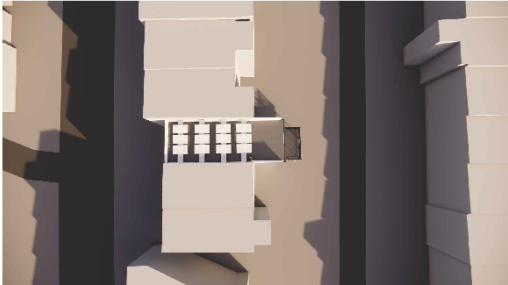


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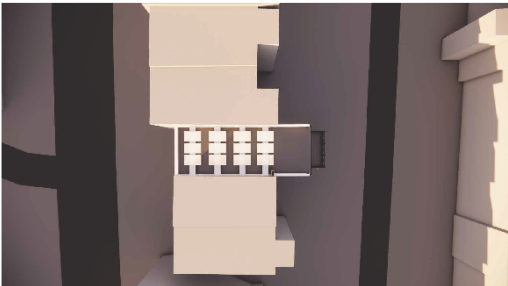
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03 DEC 21 - 5 PM



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8401 Connecticut Ave., Suite 310
Chevy Chase, Md, 20815
Ph: 240-395-0705
www.wentworthstudio.com

BZA Submission

Project Name:
Brynn & Robert Kurtzman Res.
2219 Observatory Place, NW
Washington, DC 20007

Drawing Name:
SHADOW STUDY DEC 21

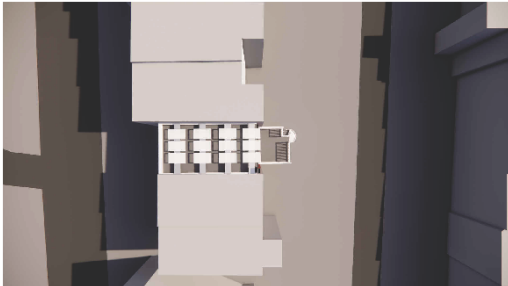
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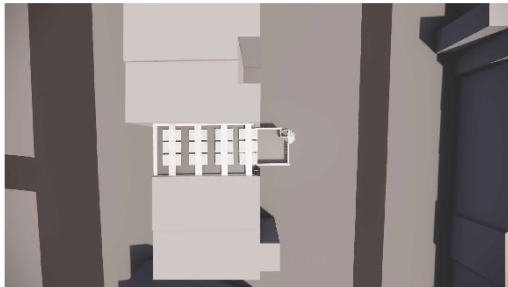
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Shadow studies


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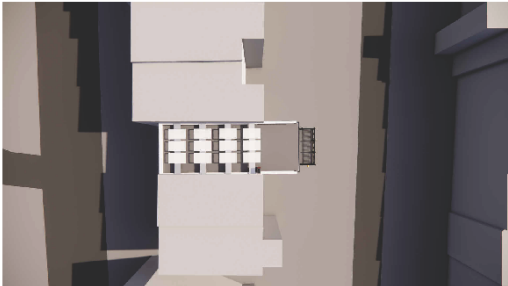


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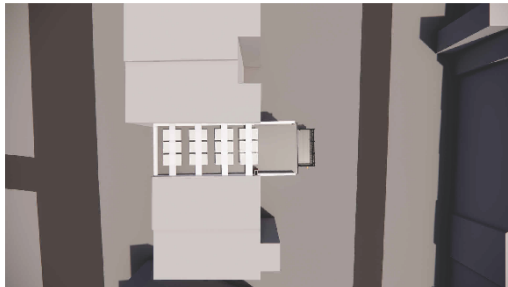


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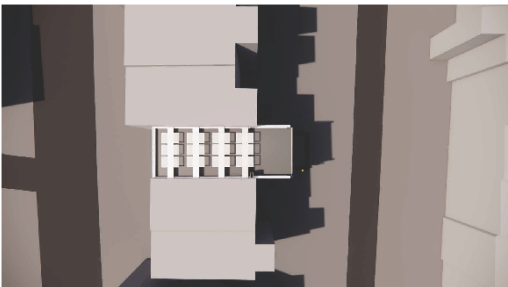
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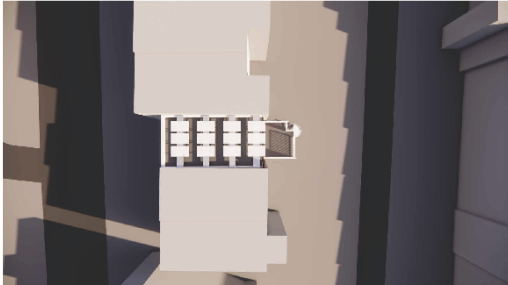
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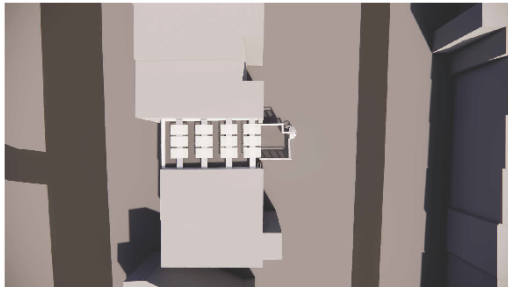
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Shadow studies

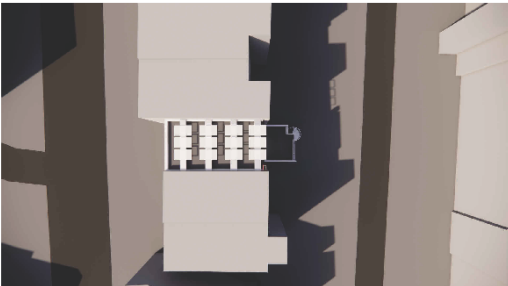
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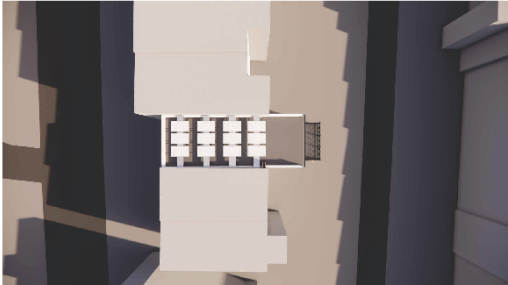


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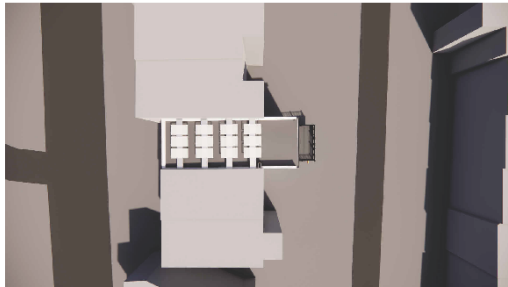


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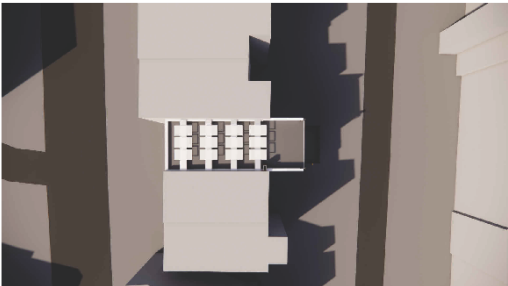
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Drawing Name:
SHADOW STUDY MARCH 21

Sheet No :
BZA-002

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The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

No side windows due to zero-setback.

- Neighbor at 2221 is in support.
- Neighbor at 2217 has been contacted and has voiced no objection. Property is currently listed for sale.

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;



Support

- Email of support from immediate neighbor to the north, John Golden.
- Outreach to adjoining property owner to the south.
- Resolution in support from ANC3B.
- Office of Planning recommends approval.

Thank you