

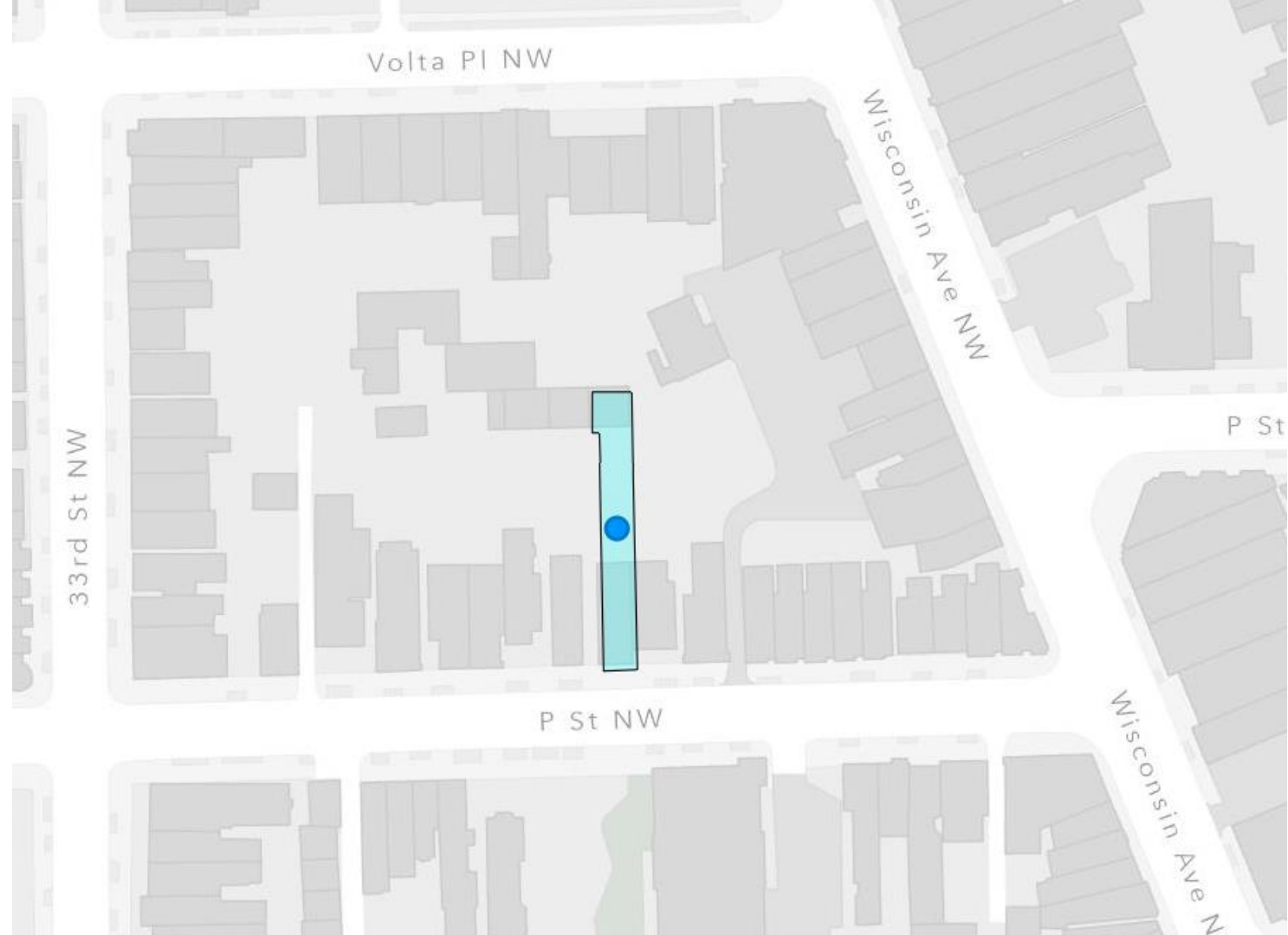
BZA Application No. 21325

CJB Investments, LLC
3253 P Street, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.21325
EXHIBIT NO.33

Overview & Requested Relief

- The Property is improved with a 2-story + cellar single-family row dwelling, and a 1-story accessory building (the “Accessory Building”), in the R-3/GT zone, at 3253 P St, NW.
- The Accessory Building has an existing Building Area of 470.8 square feet. The Applicant is proposing to add a second story to the Accessory Building, in those same dimensions. Since the maximum permitted Building Area for an accessory building is 450 square feet (D-1105.4), the Applicant is seeking Special Exception relief (D-5201.2) for the additional 20.8 square feet on the second story.
- The Applicant is also seeking Special Exception approval to use the Accessory Building as an Accessory Apartment (U-253), including a waiver from U-253.9(a) to allow the use of both floors for Accessory Apartment use.
- ANC 2E voted to “not oppose” each of the Special Exception requests, including the waiver of U-253.9(a).
- OP recommends approval.





1. P ST NW looking north at 3253 P ST NW (white building) and private alley



3. Private alley between 3253 and 3255 P ST NW



4. The right two garage door openings are part of the detached garage.



2. Looking west at the other detached garages

SMITH RESIDENCES

3253 P ST NW, WASHINGTON DC 20007

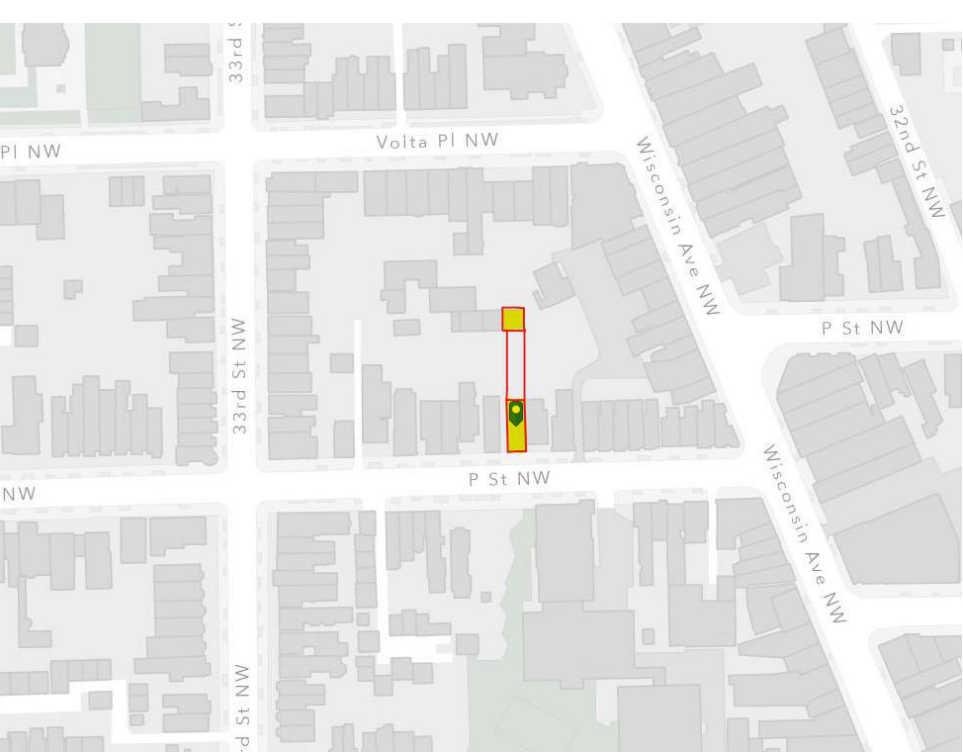
PROJECT DATA

OWNER:	CJB INVESETMENTS, LLC 1027 CREEKVIEW DR. WHITEFISH, MT 59937-8198
EXISTING PROPOSED	RESIDENTIAL NO CHANGE
SCOPE OF WORK	CONVERT AN ACCESSORY STRUCTURE BEING USED AS A GARAGE INTO AN ACCESSORY APARTMENT ON THE 1ST FLOOR AND ADDING A NEW 2ND FLOOR.
METHOD OF REMOVING CONSTRUCTION DEBRIS	DUMPSTER

ZONING DATA

SQUARE / LOT	1225 / 0206		
ZONE	R-3/GT		
USE GROUP	R-3		
CONSTRUCTION TYPE	VB		
LOT SIZE	2,792 SF		
BULK REGULATIONS			
MAIN BUILDING	ALLOWED	EXISTING	PROPOSED
1. LOT OCCUPANCY 60%	1,116.8 SF	1,431.91 SF	NO CHANGE
2. STORIES	3	2 + CELLAR	NO CHANGE
3. HEIGHT LIMIT	35'-0"	24'-0"	NO CHANGE
4. REAR SETBACK	20'-0"	74'-10"	NO CHANGE
5. PERVIOUS SURFACE	20%	0 SF	NO CHANGE
ACCESSORY BUILDING	ALLOWED	EXISTING	PROPOSED
1. HEIGHT LIMIT	22'-0"	9'-0"	19'-2"
2. AREA	450 SF	470.80	NO CHANGE
3. STORIES	2	1	2

VICINITY MAP



SHEET INDEX

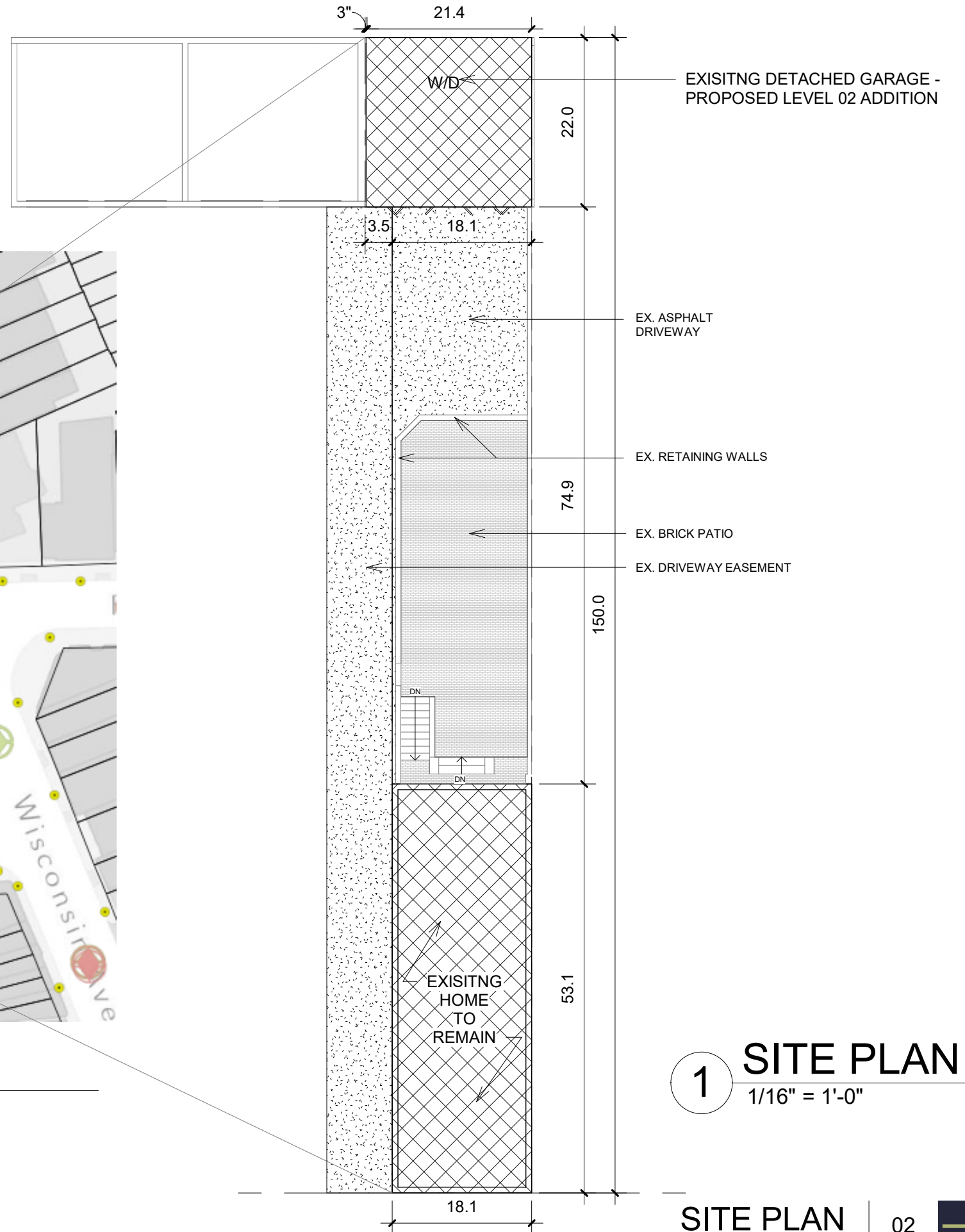
SHEETS	
01	COVER
02	SITE PLAN
03	EXISTING PLANS
04	EXISTING ELEVATIONS
05	FLOOR PLANS
06	ROOF PLAN
07	ELEVATIONS
08	ELEVATIONS
09	SOUTH ELEVATION SITE CONTEXT
10	SECTIONS

PROJECT TEAM

ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM



2 VICINITY MAP
1" = 80'-0"



1 SITE PLAN
1/16" = 1'-0"

SMITH RESIDENCE

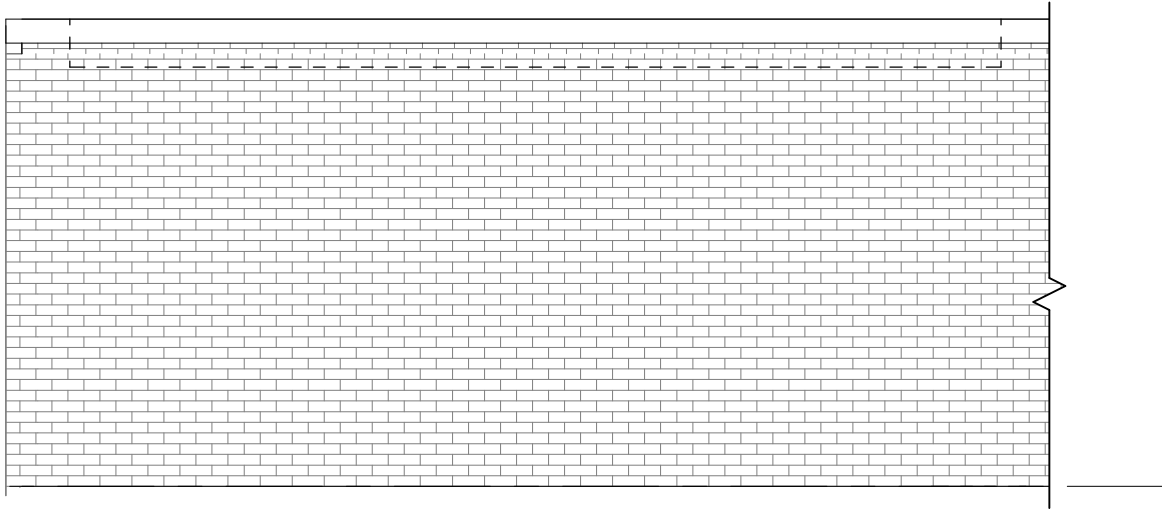
3253 P ST NW

SCALE : As indicated

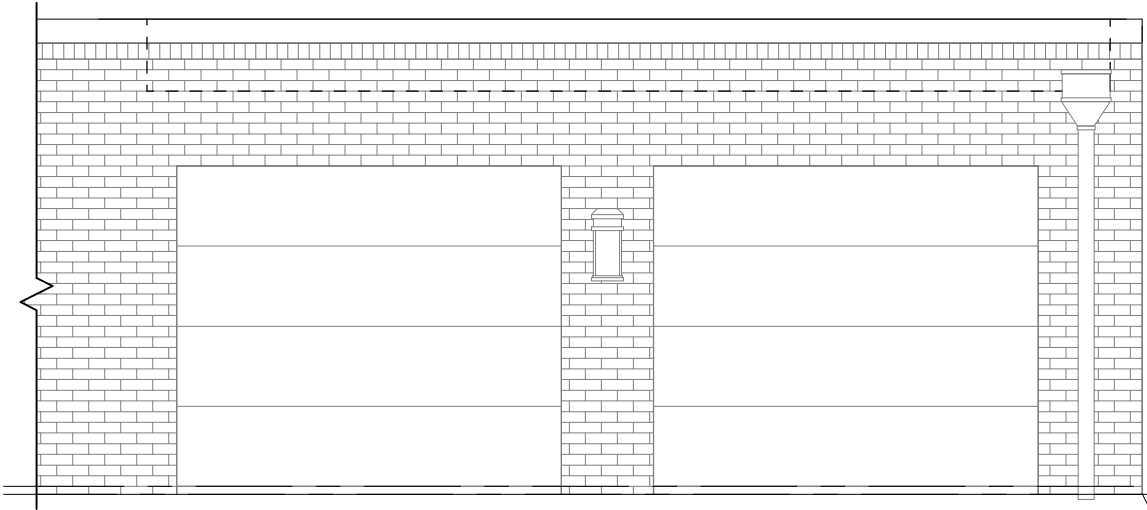
SITE PLAN | 02

EUSTILUS ARCHITECTURE





EXISTING ORTH ELEVATION (EAST & WEST SIMILAR)



EXISTING SOUTH ELEVATION



LEVEL 01
2"

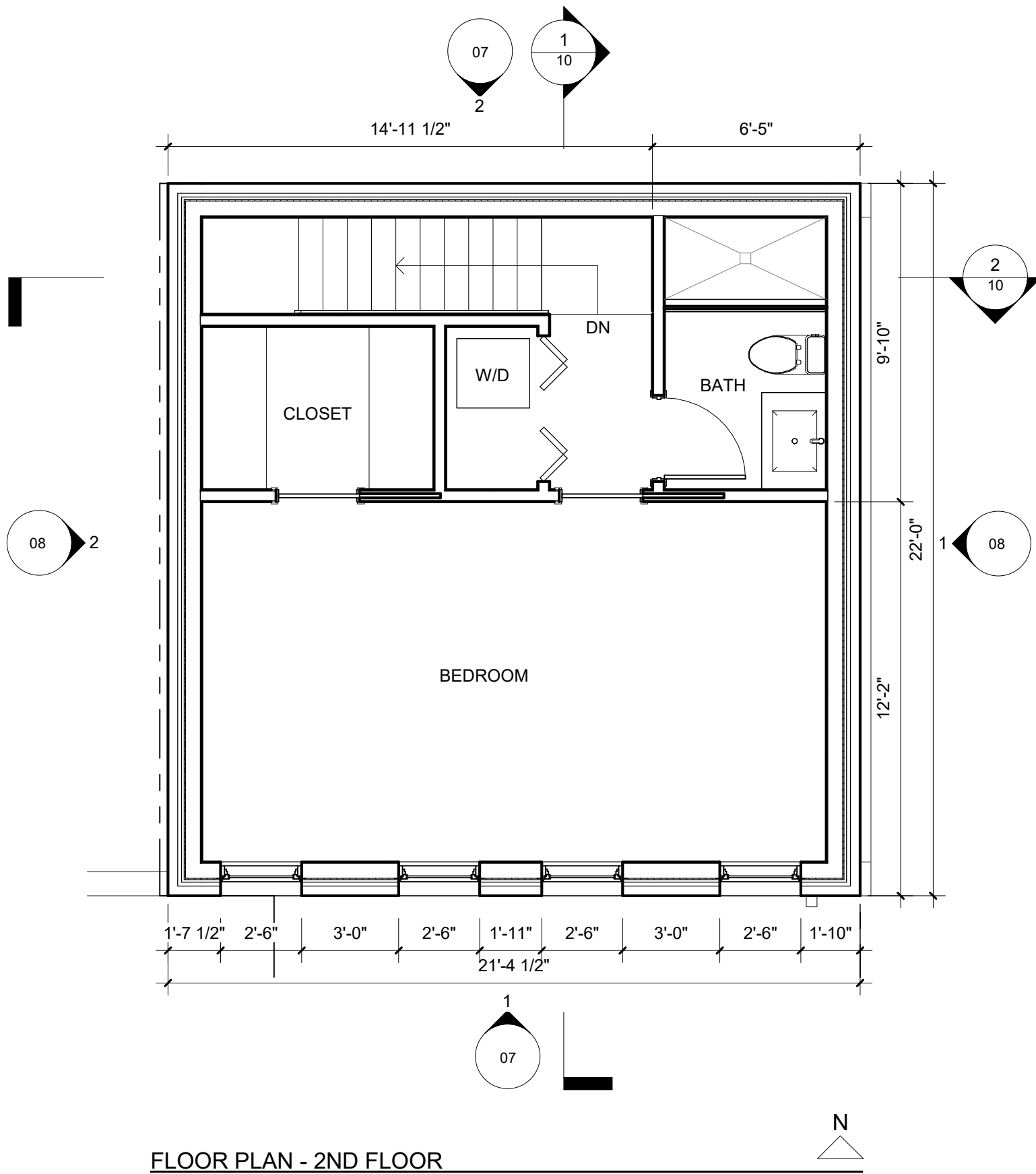


LEVEL 01
2"

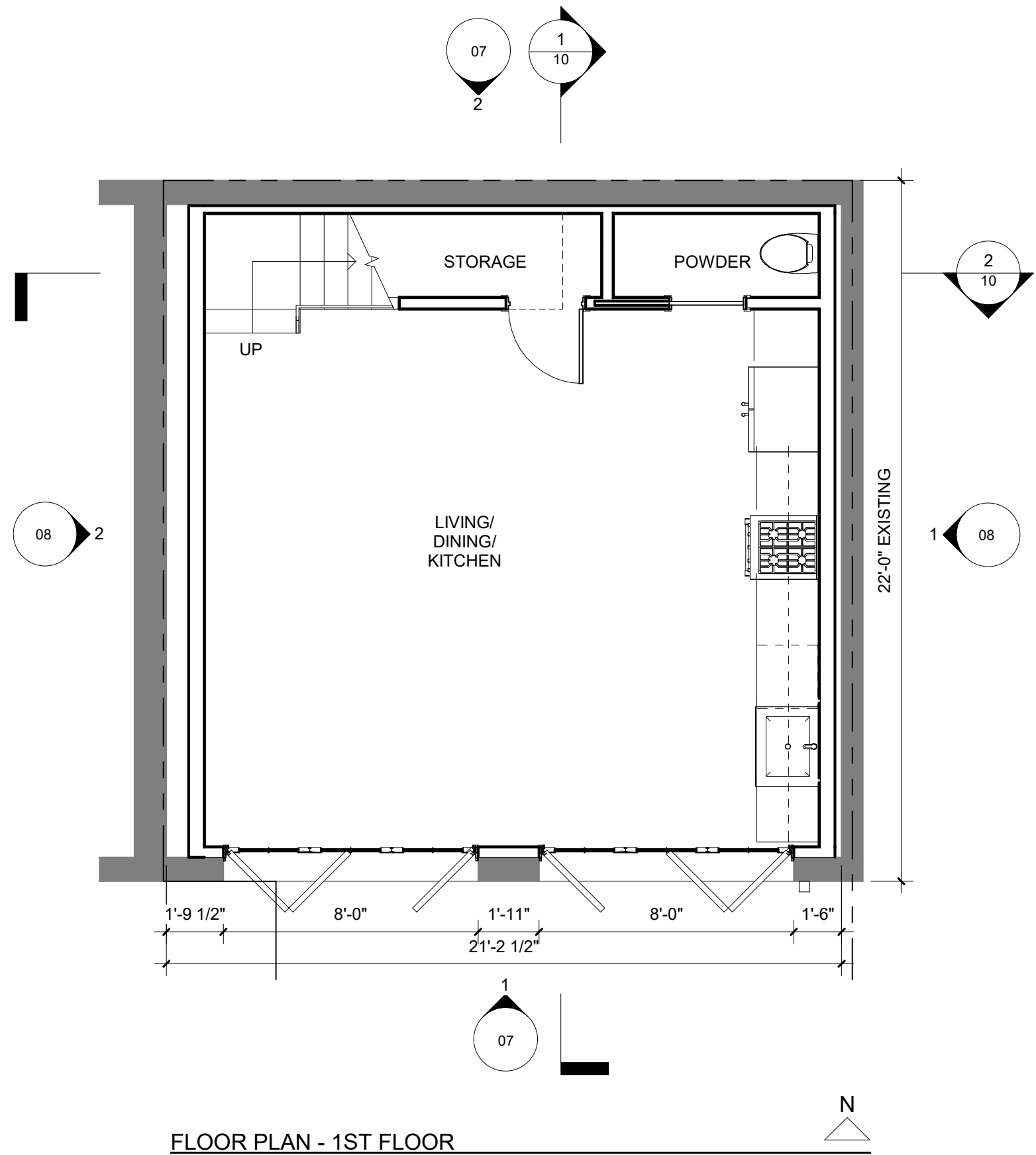


GROUND (BHMP)
0"



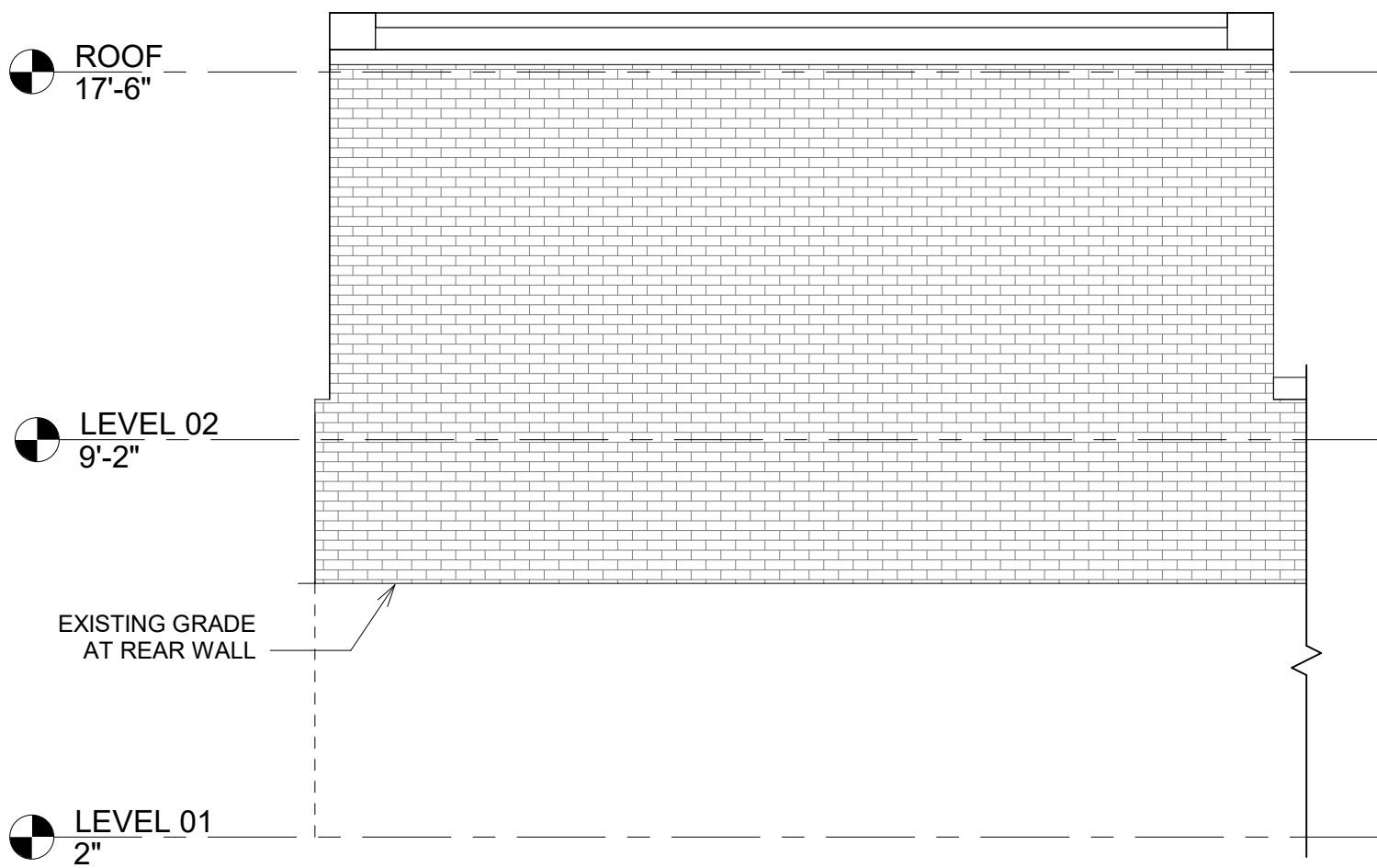


FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 1ST FLOOR



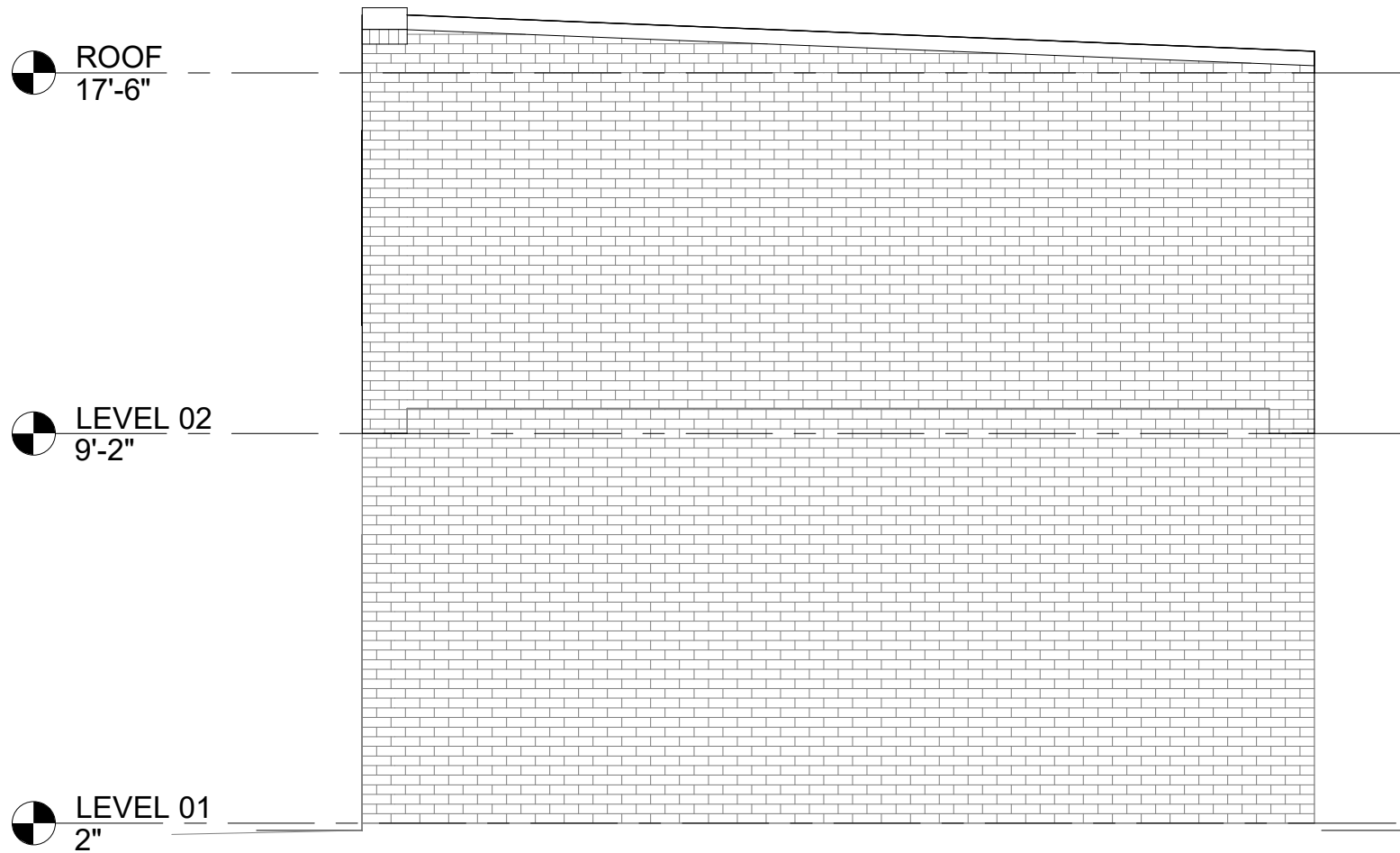


NORTH ELEVATION

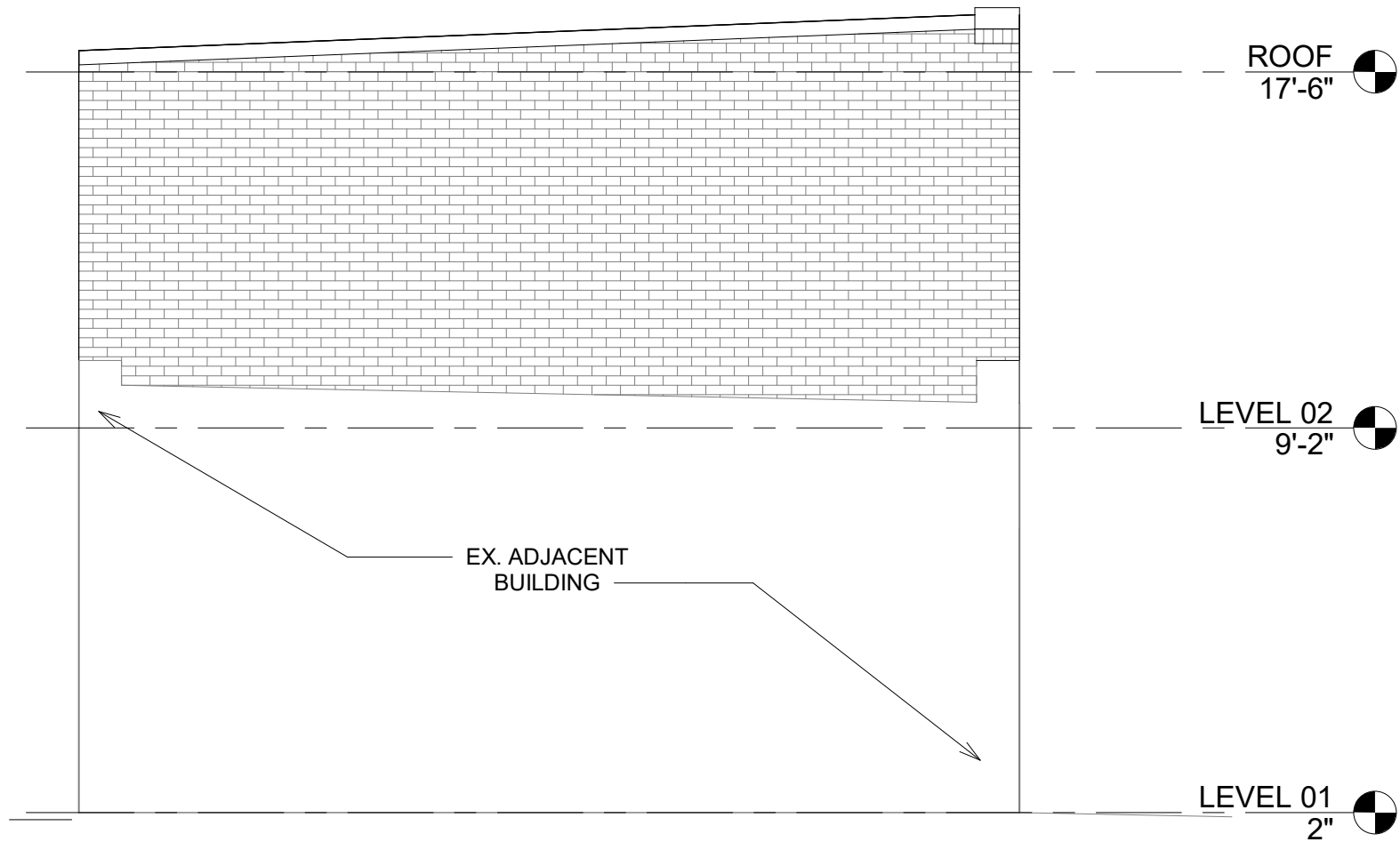


SOUTH ELEVATION





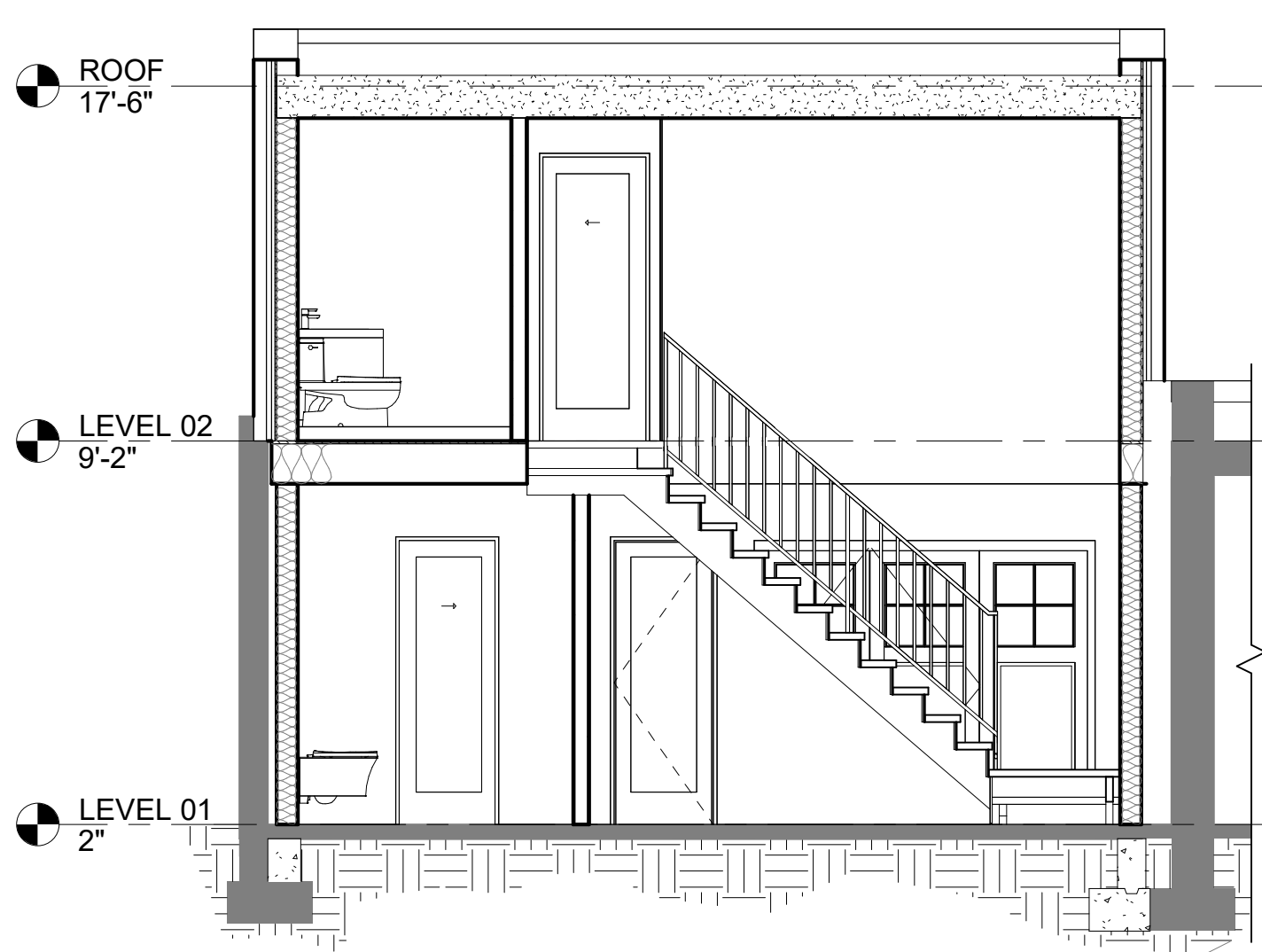
EAST ELEVATION



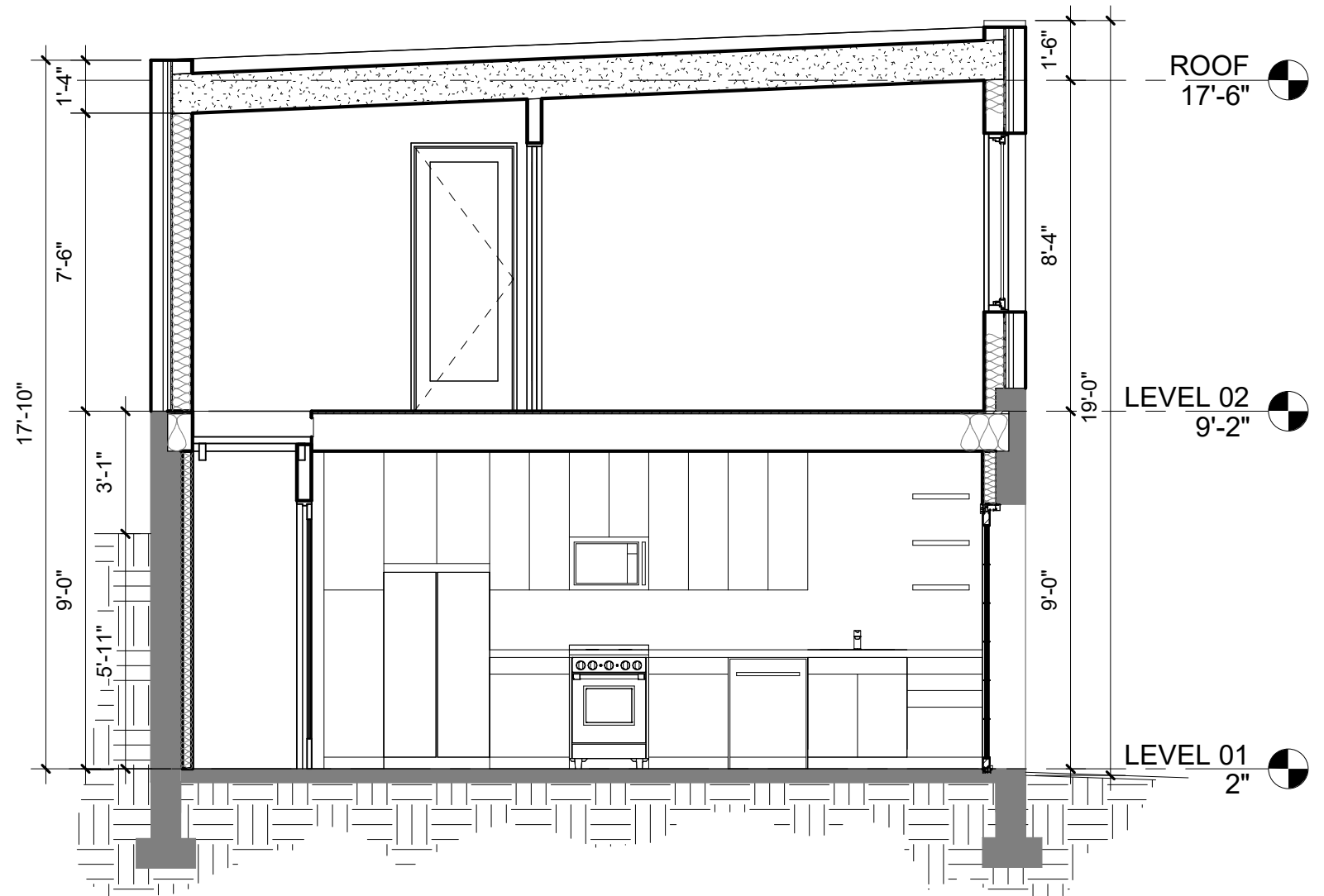
WEST ELEVATION





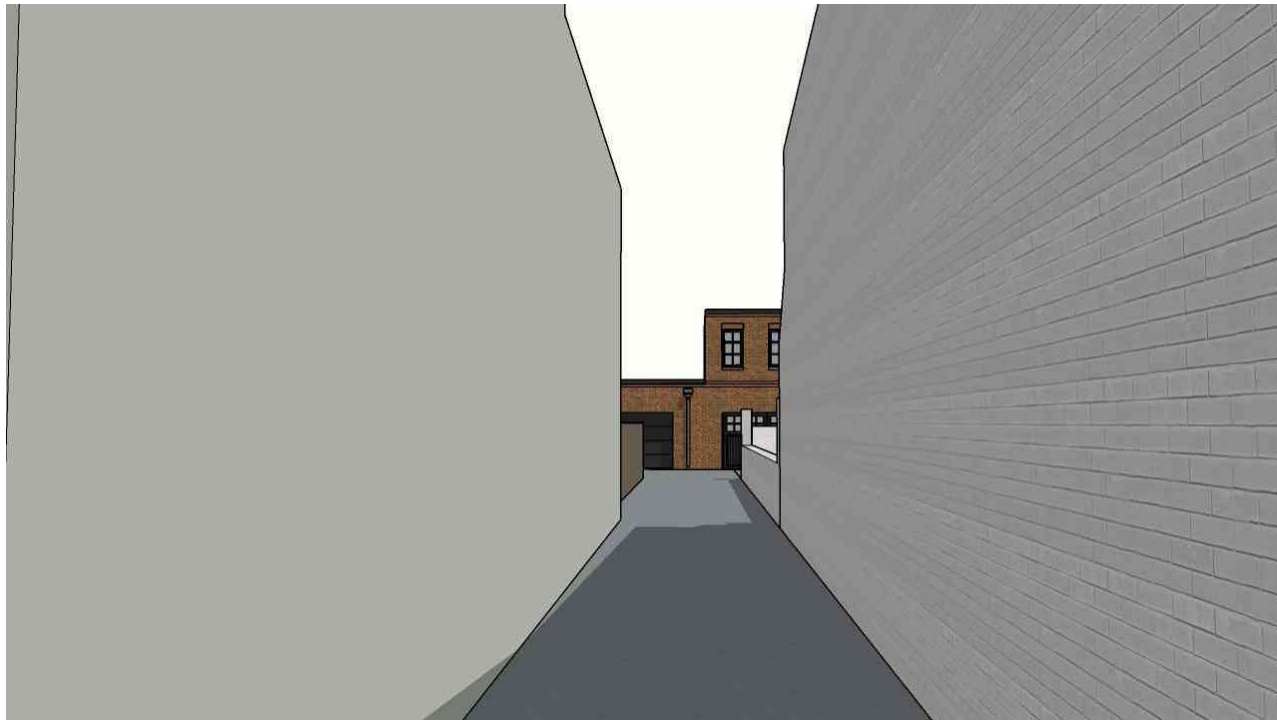


SECTION 02



SECTION 01





1. VIEW ENTERING THE DRIVEWAY EASEMENT



2. VIEW OF PROPOSED STRUCTURE



3. VIEW LOOKING TO THE EAST



4. VIEW LOOKING NORTH WEST

SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007



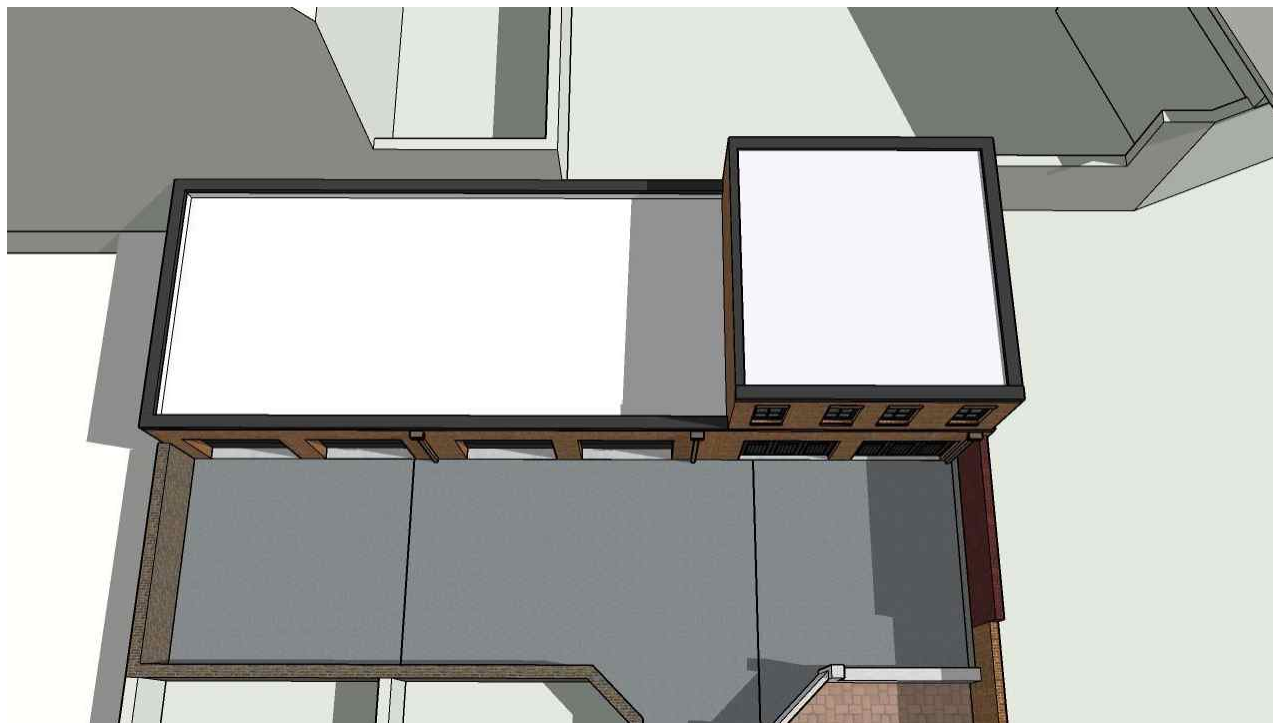


1. VIEW FROM THE DRIVEWAY EASTMENT

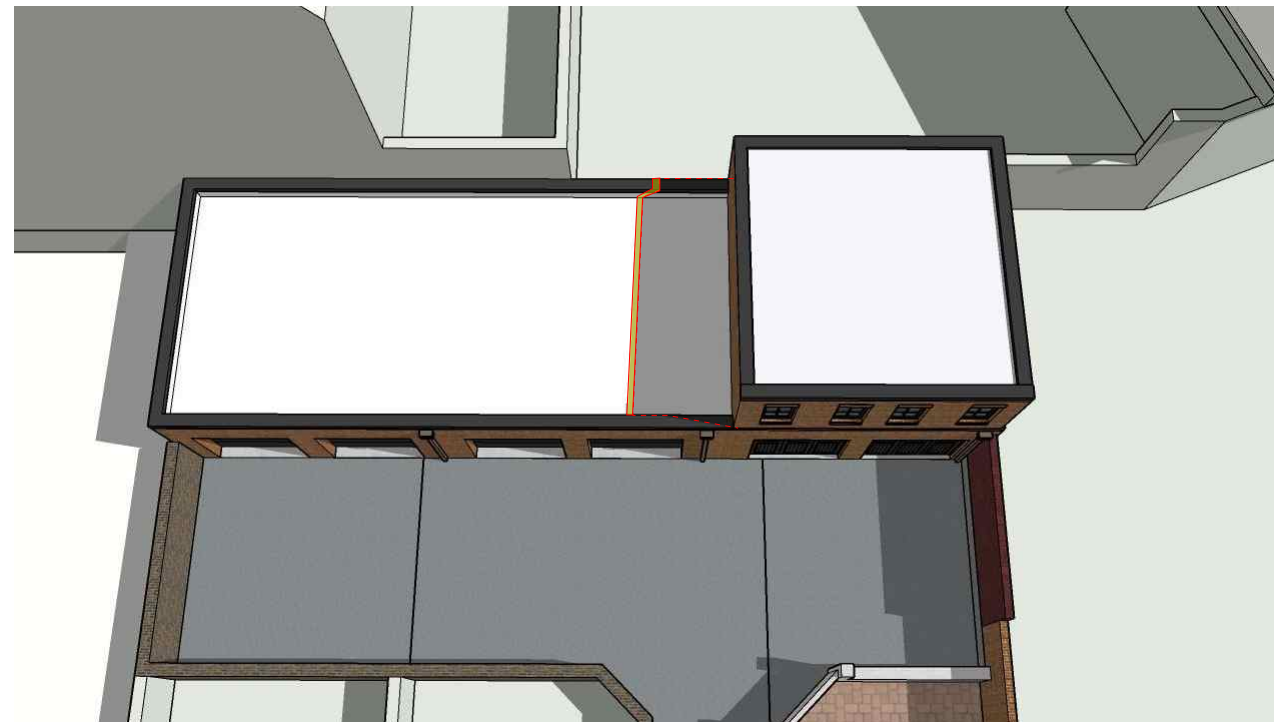
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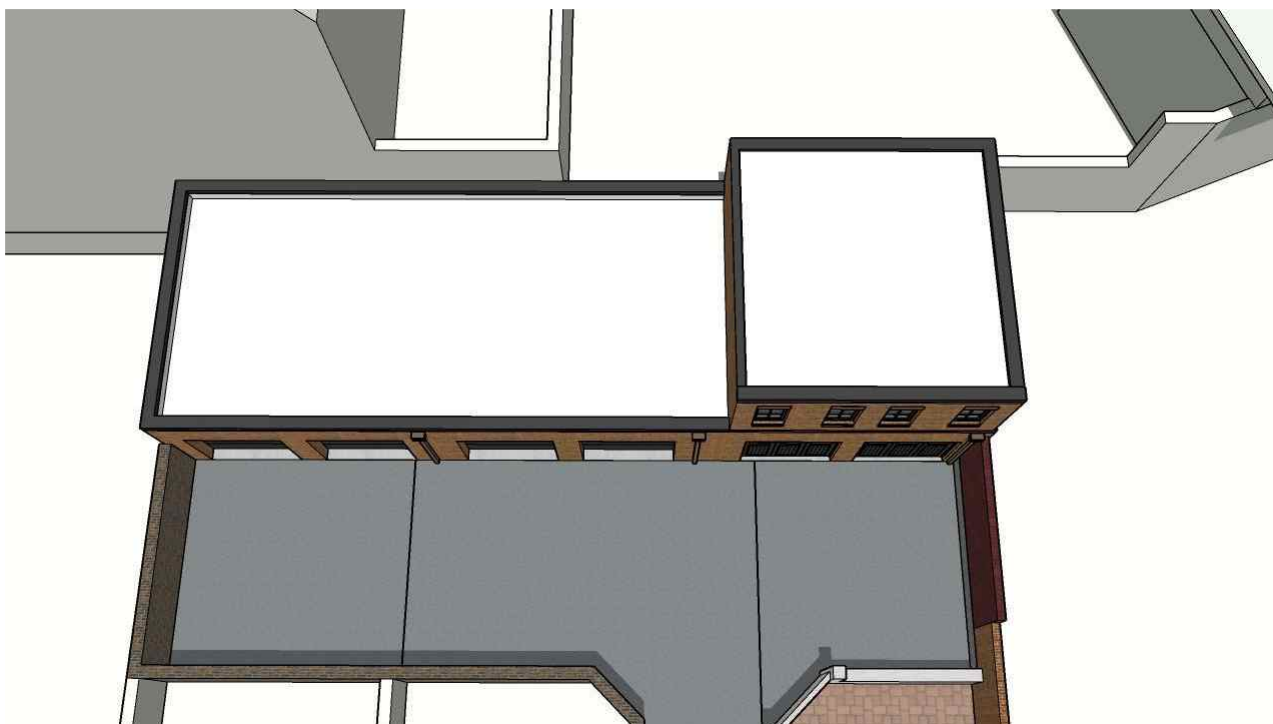




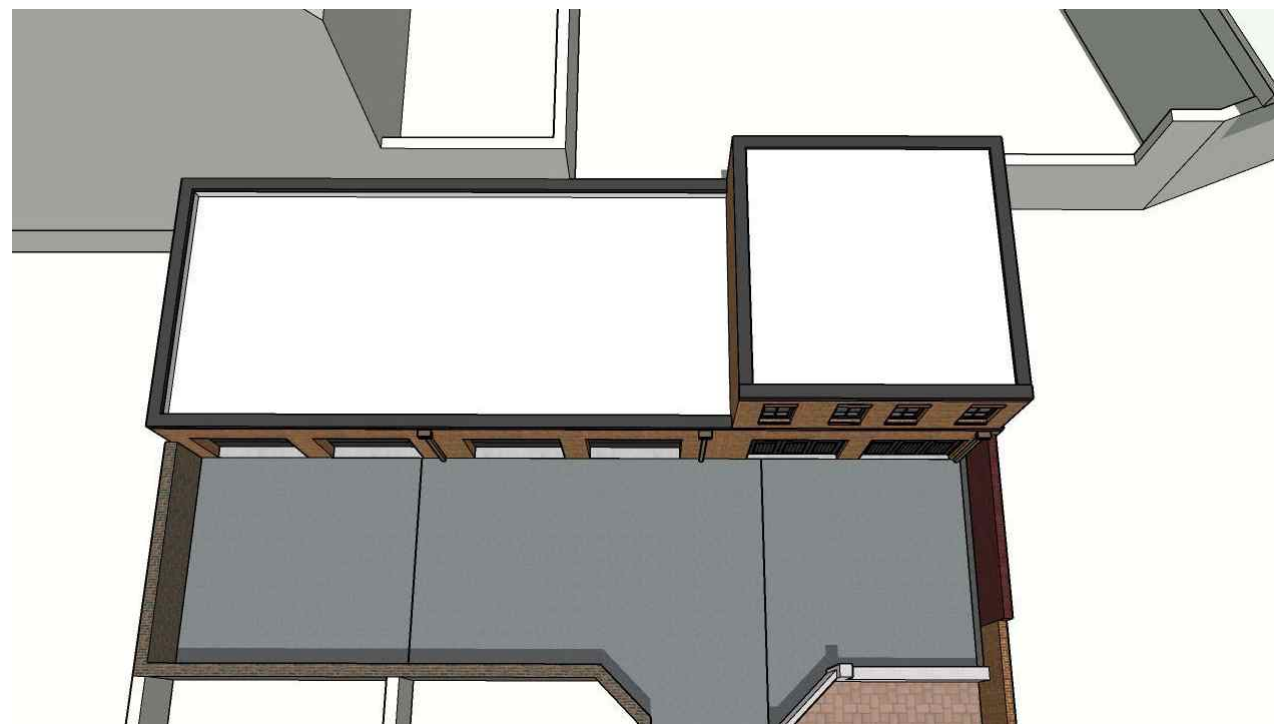
SUMMER SOLSTICE 9:00 AM - MATTER OF RIGHT



SUMMER SOLSTICE 9:00 AM - PROPOSED
MINIMAL IMPACT



SUMMER SOLSTICE 12:00 PM - MATTER OF RIGHT

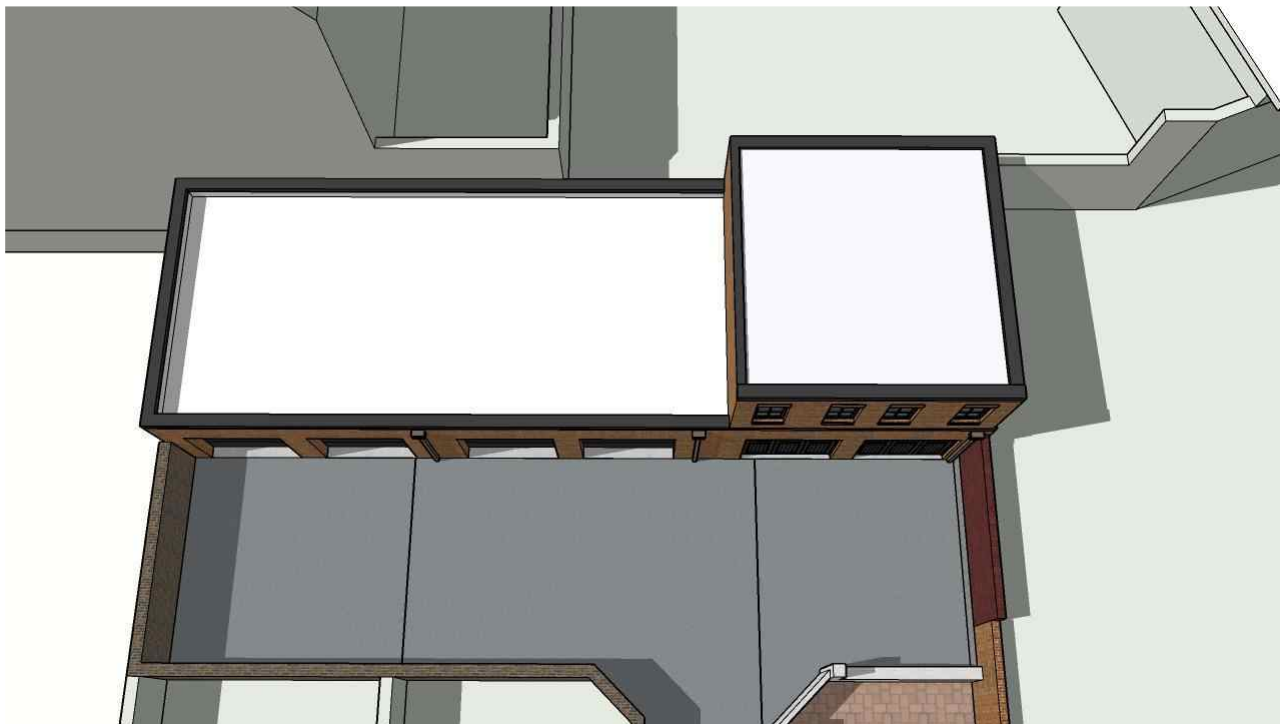


SUMMER SOLSTICE 12:00 PM - PROPOSED
NO IMPACT

SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007

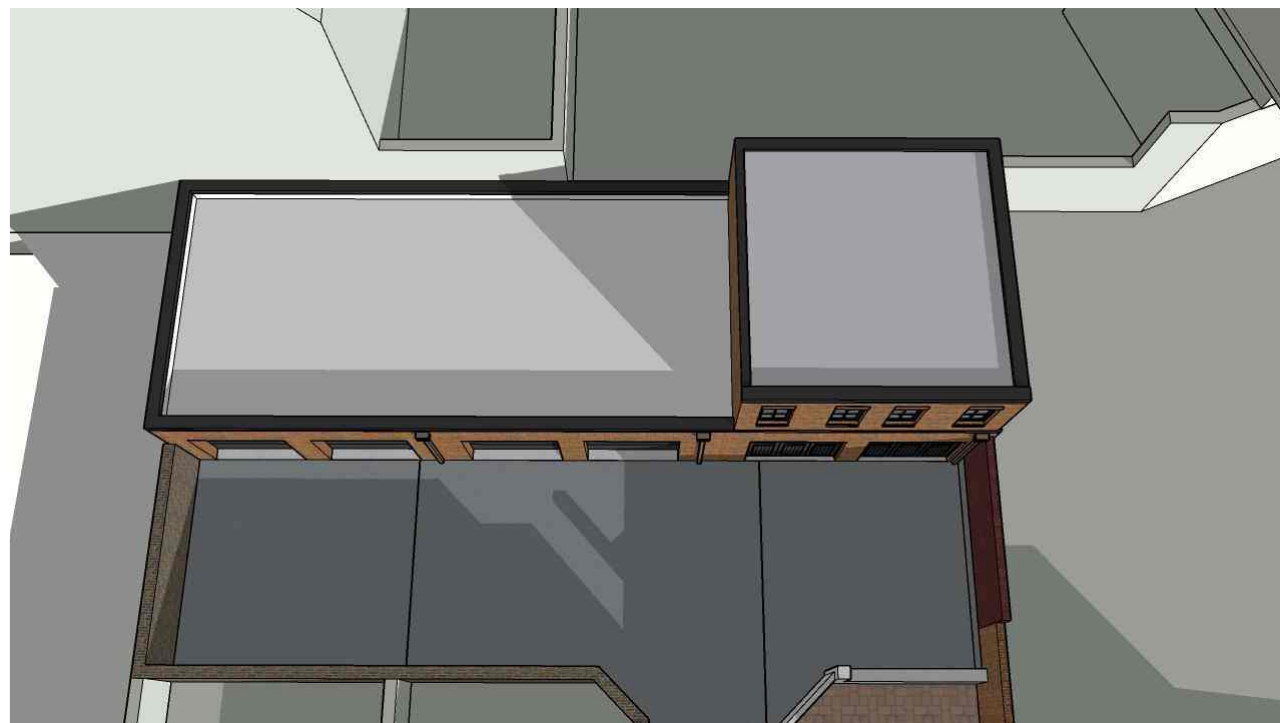




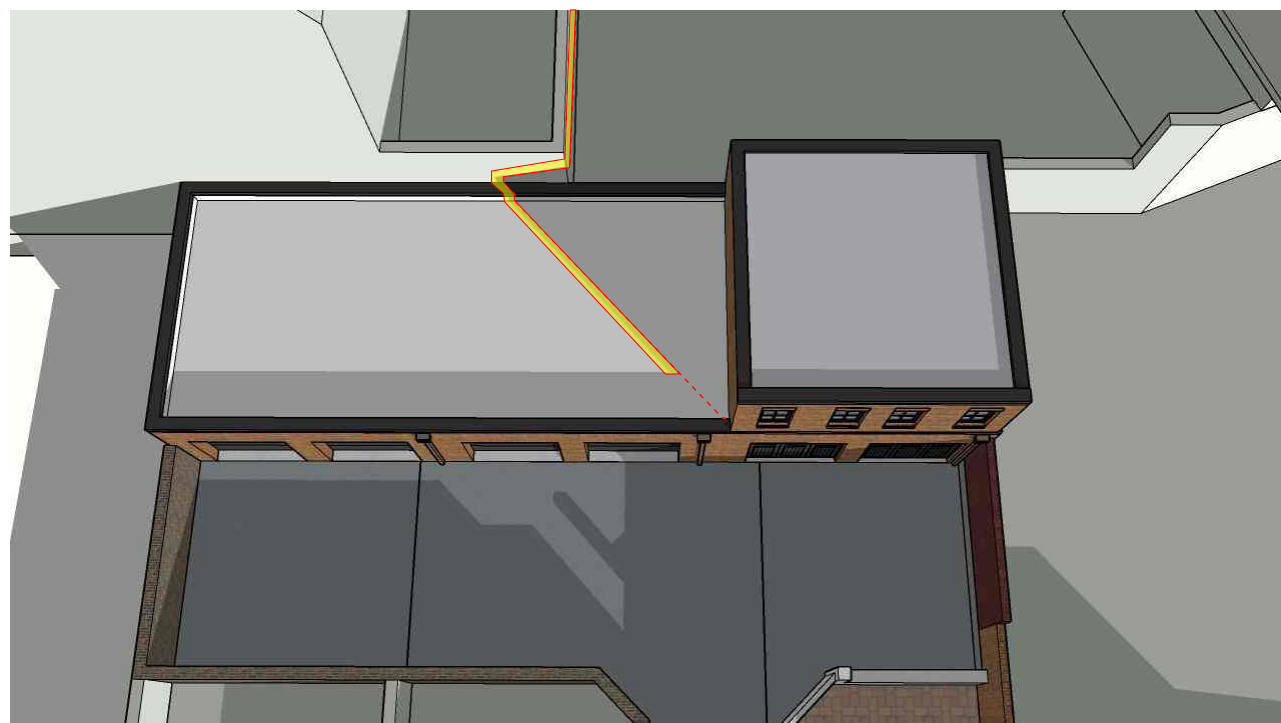
SUMMER SOLSTICE 3:00 PM - MATTER OF RIGHT



SUMMER SOLSTICE 3:00 PM - PROPOSED
NO IMPACT



WINTER SOLSTICE 9:00 AM - MATTER OF RIGHT

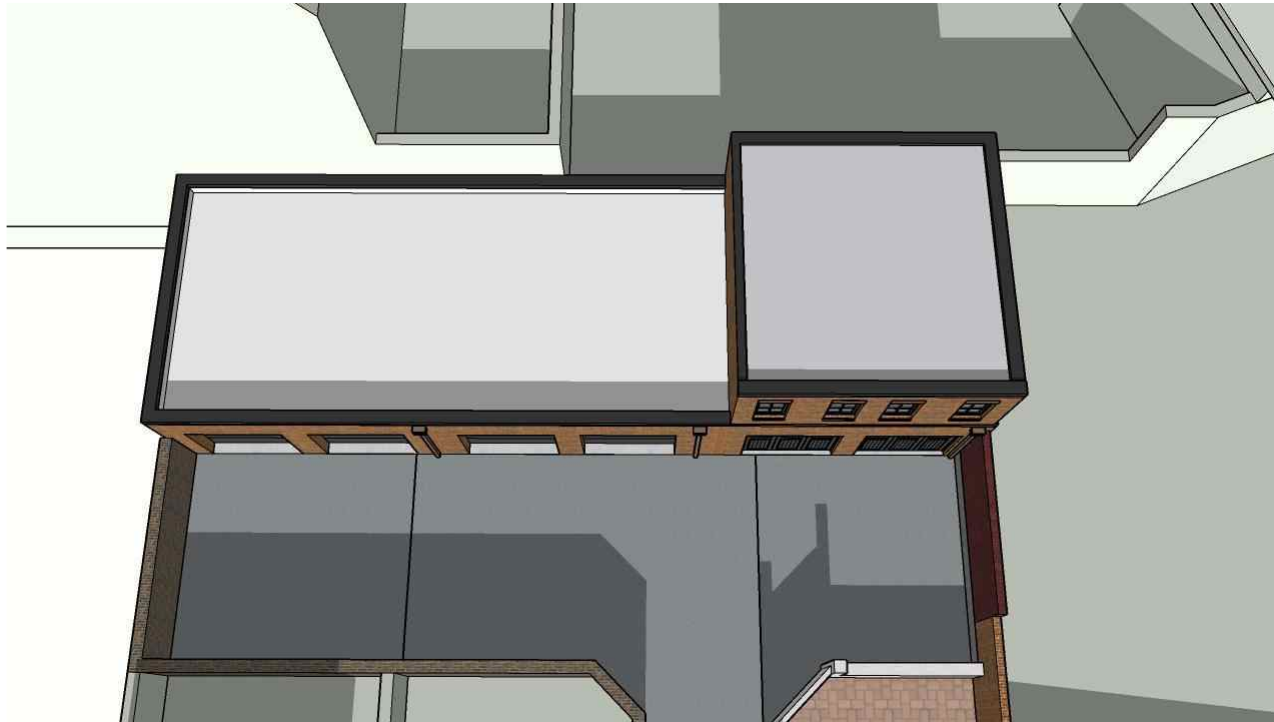


WINTER SOLSTICE 9:00 AM - PROPOSED
MINIMAL IMPACT

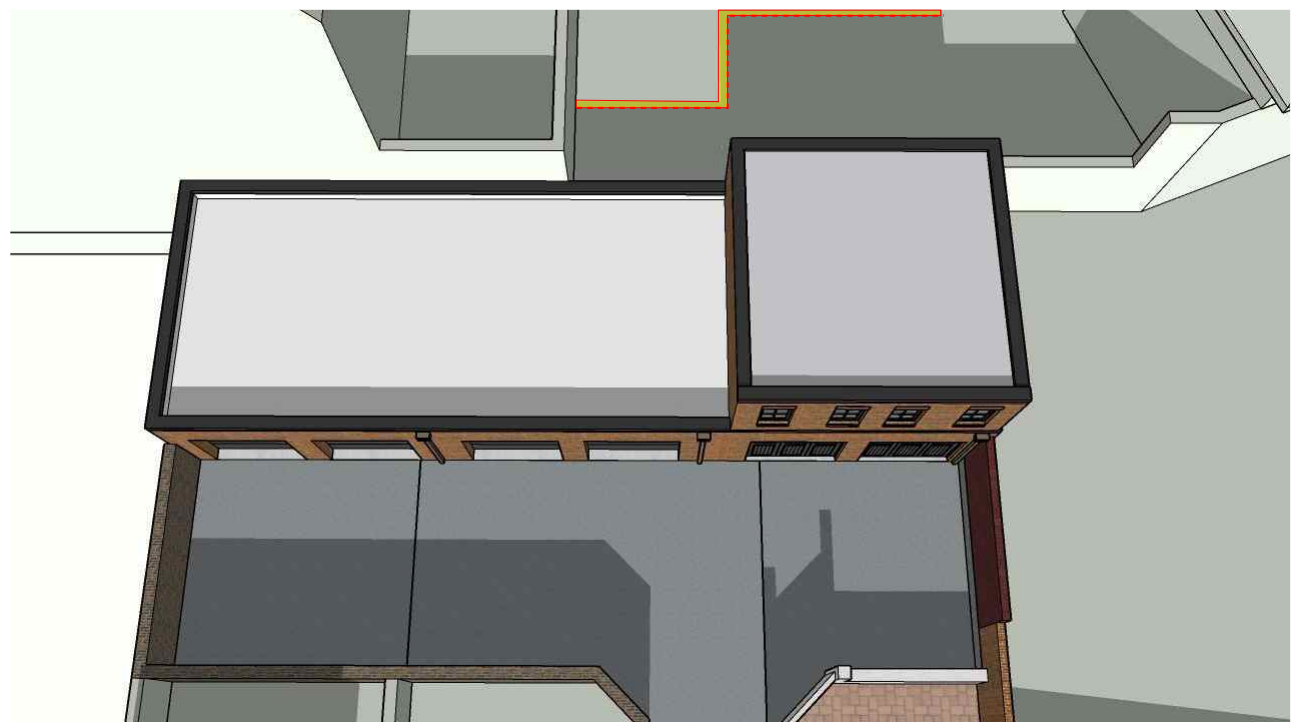
SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007





WINTER SOLSTICE 12:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 12:00 PM - PROPOSED
MINIMAL IMPACT



WINTER SOLSTICE 3:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 3:00 PM - PROPOSED
NO IMPACT

SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007



General Special Exception Requirements

Granting of 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 in accordance with the Zoning Regulations and Zoning Maps.

The Zoning Regulations specifically allow special exception relief for the use of an accessory structure as an accessory apartment, as well as requests for up to 2 waivers. The 20.80 sq. ft. is also permitted through special exception relief and is minimal, with no impact on light and air or privacy. The project meets all other development standards for the R-3/GT zone, including overall lot occupancy.

Requirements of Subtitle E § 5201	Project
5201.4(a) The light and air available to neighboring properties shall not be unduly affected;	An additional twenty-point eighty square feet (20.80 sq. ft) in the rear yard does not cause any adverse effects on the light and air of neighboring properties. A shadow study is provided. The study shows no discernible impact (a strip of less than 6 inches), as expected.
(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;	The accessory structure only contains windows and doors on the South facade facing the Applicants rear yard, and The existence and location of these windows have no connection whatsoever to the additional 20.8 sq ft. being requested by this Special Exception.
(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	The Accessory building has existed for years. It is at the rear of the property, adjacent to other accessory buildings, and the proposed height is about three feet under the maximum permitted height. This proposal also enjoys concept design approval from the Old Georgetown Board.

Requirements of Subtitle U § 253	Project
U-253.5: Either the principal dwelling or accessory apartment unit shall be owner occupied for the duration of the accessory apartment use.	Either the principal dwelling unit or the accessory apartment will be owner-occupied for the duration of the accessory apartment use.
U- 253.6: The total number of people living in both the main house and the accessory apartment combined cannot exceed 6.	The total number of occupants, including both the main house and accessory apartment, will not exceed 6.
U-253.8(a)(c): There shall be permanent access by way of a permanent passage open to the sky, no narrower than eight (8) feet in width, extending from the accessory building to a public street through a side setback or shared recorded easement.	Permanent access exists from the accessory building through a recorded easement with a width of more than eight feet (8 ft), through to P Street.
U-253.8(b): The dwelling use of the accessory building shall be coterminous with the permanent access;	The accessory building will comply with this requirement.
U-253.8(d): An accessory building that houses an apartment shall not be used simultaneously for any accessory use other than a private garage, an artist studio, or storage for a dwelling unit on the lot;	The accessory building will comply with this requirement.
U-253.8(e): An accessory building that houses an apartment shall not have a roof deck; and	The accessory building proposal does not include a roof deck.
U-253.8(f)(1): The accessory building shall be located such that it is not likely to become objectionable to neighboring properties because of noise, traffic, parking, or other objectionable conditions.	The accessory building is in its long-existing location. It is a small apartment, and the entire property is limited to only six people. Therefore, it is not likely to become objectionable to neighboring properties because of noise, traffic, parking, or other objectionable conditions.

Requirements of Subtitle U § 253	Project
<p>U - 253.9: An accessory apartment in the R-3/GT zone (a) shall only be permitted on the second story of a detached accessory building; and (b) Any balcony or projecting window shall not face a principal building in single household residential use; and provided the balcony is located entirely within the permitted footprint of the accessory building.</p>	<p>The Applicant is requesting a waiver of U-253.9(a) and discusses in the section below how the application meets the requirements for such a waiver. There are no balconies or projecting windows.</p>
<p>U-253.10: Not more than two (2) of the requirements specified in this section may be modified or waived by the Board of Zoning Adjustment subject to the following limitations: (a) The owner-occupancy requirement of Subtitle U § 253.5 shall not be waived in any R zones; (b) Subtitle U § 253.6 shall not be modified or waived in the R-1B/GT or R-3/GT zone; and (c) Any modification(s) approved shall not conflict with the intent of this section to maintain a single household residential appearance and character in the R zones.</p>	<p>(a) and (b) - Not seeking a waiver (c) The modification does not conflict with the intent of this section to maintain a single household residential appearance and character. This is an existing accessory building, which will now have a 2nd floor. No changes to the principal building that would alter the single household appearance. The Applicant will also continue to have one parking space on the property, as required. The Office of Planning noted that: “The intent of that provision was to allow an accessory unit on the second floor to preserve vehicle parking for the site below. In this case, parking would not be impacted as the drawings show a parking space on the property to meet the zoning requirement.”</p>