

Georgetown Residence

31 JAN 2026 | BZA APPLICATION

ARCHITECT: INSCAPE STUDIO
926 N STREET, NW REAR
WASHINGTON, DC 20001

ADDRESS: PROSPECT STREET, NW
WASHINGTON, DC 20007

LOT: 0832
SQUARE: 1206

ZONE DISTRICT: R-3/GT
**IN THE GEORGETOWN HISTORIC DISTRICT
IN THE COMMISSION OF FINE ARTS JURISDICTION AREA**

MAXIMUM HEIGHT: 35 FT
PROPOSED HEIGHT: 24.4 FT

MINIMUM LOT WIDTH: 40 FT
LOT WIDTH: 42.70 FT

MINIMUM LOT AREA: 4,000 SF
LOT AREA: 1,437 SF

MAXIMUM LOT OCCUPANCY: 40%
PROPOSED LOT OCCUPANCY: 843 SF (58.69%)

MINIMUM SIDE YARD SEMI DETACHED: 5 FT
0 FT
PROPOSED EAST SIDE YARD: 6.083 FT
PROPOSED WEST SIDE YARD: 0 FT

REAR YARD MINIMUM: 20 FT
PROPOSED REAR YARD: 11.82 FT

BUILDING DATA

PROPOSED GROSS FLOOR AREA:
SECOND FLOOR: 843 SF
FIRST FLOOR: 843 SF
CELLAR: 843 SF

TOTAL GROSS FLOOR AREA: 1,686 SF
TOTAL FLOOR AREA INCLUDING CELLAR: 2,529 SF

CHAPTER 11 GEORGETOWN RESIDENTIAL HOUSE ZONES – R 1B/GT AND R 3/GT

1100 PURPOSE AND INTENT

1100.1 THE BASE ZONE DEVELOPMENT STANDARDS IN SUBTITLE D, CHAPTER 2 SHALL APPLY TO THE R-1B/GT AND R-3/GT ZONES EXCEPT AS SPECIFICALLY MODIFIED BY THIS CHAPTER. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF THIS CHAPTER AND OTHER REGULATIONS OF THIS TITLE, THE PROVISIONS OF THIS CHAPTER SHALL CONTROL.

1100.2 IN ADDITION TO THE PURPOSES OF THE R-1B AND R-3 ZONES, THE PURPOSES OF THE GEORGETOWN RESIDENTIAL HOUSE (R-1B/GT AND R-3/GT) ZONES ARE TO:

(A) PROTECT THE GEORGETOWN NATIONAL HISTORIC LANDMARK DISTRICT AND ITS HISTORIC CHARACTER, BUILDINGS, AND OPEN SPACE IN A MANNER CONSISTENT WITH THE GOALS AND MANDATES OF THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978, AND THE OLD GEORGETOWN ACT, APPROVED SEPTEMBER 22, 1950 (64 STAT. 903; D.C. OFFICIAL CODE §§ 6-1201-1206);

(B) PROTECT THE INTEGRITY OF "CONTRIBUTING BUILDINGS," AS THAT TERM IS DEFINED BY THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978;

(C) RECOGNIZE THE COMPATIBILITY OF ANY DEVELOPMENT WITH THE PURPOSES OF THE OLD GEORGETOWN ACT AND THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978;

(D) LIMIT PERMITTED GROUND COVERAGE OF NEW AND EXPANDED BUILDINGS AND OTHER CONSTRUCTION TO ENCOURAGE A GENERAL COMPATIBILITY BETWEEN THE SITING OF NEW OR EXPANDED BUILDINGS AND THE EXISTING NEIGHBORHOOD; AND

(E) RETAIN THE QUIET RESIDENTIAL CHARACTER OF THESE AREAS AND CONTROL COMPATIBLE NONRESIDENTIAL USES.

1101 HEIGHT

1101.1 EXCEPT AS PROVIDED IN SUBTITLE D §§ 203.3 THROUGH 203.6, IN THE R-1B/GT AND R-3/GT ZONES, THE MAXIMUM PERMITTED HEIGHT AND NUMBER OF STORIES FOR BUILDINGS SHALL BE AS FOLLOWS:

(A) THIRTY-FIVE FEET (35 FT.) AND THREE (3) STORIES, NOT INCLUDING A PENTHOUSE OR ROOFTOP STRUCTURE; OR

(B) FORTY FEET (40 FT.), NOT INCLUDING A PENTHOUSE OR ROOFTOP STRUCTURE, ONLY IF A PROPERTY ADJACENT ON EITHER SIDE HAS A BUILDING HEIGHT OF FORTY FEET (40 FT.) OR GREATER.

1101.2 IN THE R-1B/GT AND R-3/GT ZONES, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE MEASURED TO THE HIGHEST POINT OF THE ROOF OR A PARAPET WHICH IS NOT A REQUIRED FIREWALL.

1101.3 IN R-1B/GT AND R-3/GT ZONES, A TWO (2) OR MORE STORY ADDITION TO A PRINCIPAL BUILDING WHICH HAS AN EXISTING SECOND STORY SIDE YARD SHALL NOT EXCEED THE VERTICAL PLANE OF THAT YARD FOR THE LENGTH OF THE SECOND STORY ADDITION.

1101.4 IN R-1B/GT AND R-3/GT ZONES, ANY PARAPET, PERGOLA, RAILING, OR SIMILAR ROOFTOP STRUCTURE, OR PENTHOUSE SHALL NOT EXCEED THE PERMITTED BUILDING HEIGHT BY MORE THAN FOUR FEET (4 FT.).

1102 LOT OCCUPANCY

1102.1 IN THE R-3/GT ZONE, A DETACHED OR SEMI-DETACHED BUILDING SHALL NOT BE CONSIDERED A ROW BUILDING FOR THE PURPOSES OF LOT OCCUPANCY THROUGH THE USE OF BUILDING OR STRUCTURE ADDITIONS THAT REDUCE AN OTHERWISE REQUIRED OR PERMITTED SIDE YARD FOR A DETACHED OR SEMI-DETACHED BUILDING.

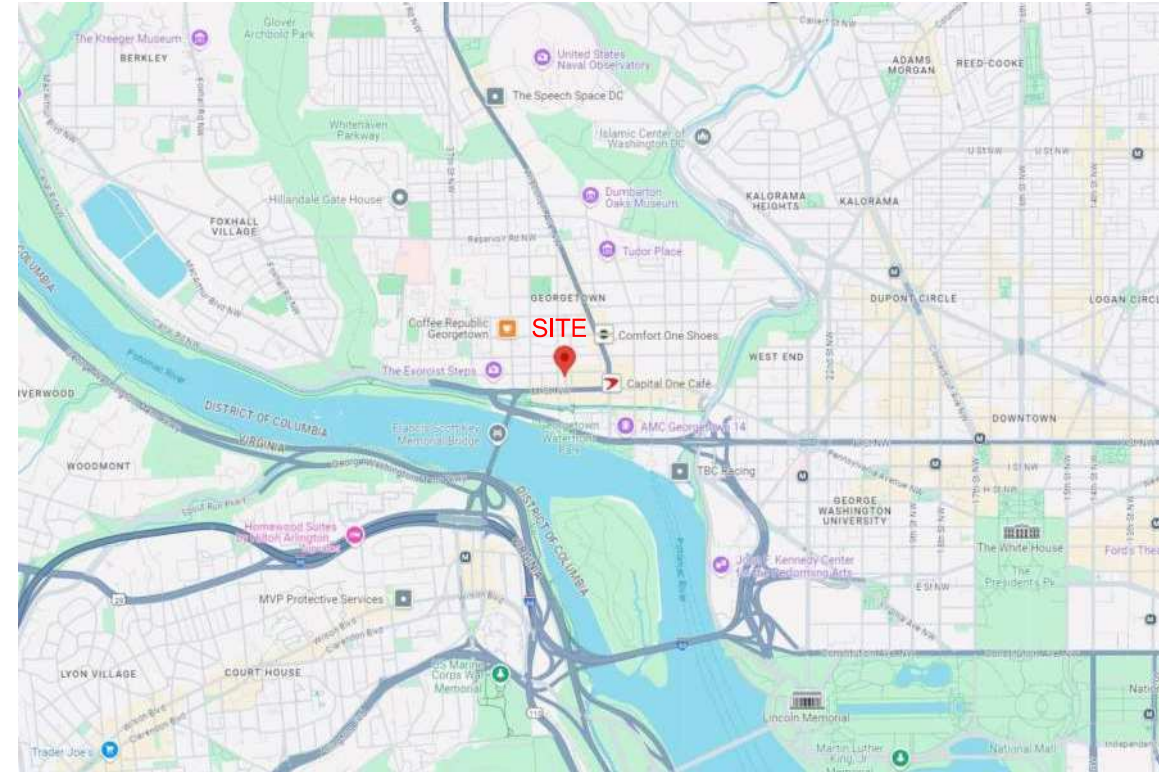
1103 FRONT SETBACK

1103.1 IN THE R-3/GT ZONE, A FRONT SETBACK CONSISTENT WITH AT LEAST ONE (1) OF THE IMMEDIATELY ADJACENT PROPERTIES ON EITHER SIDE SHALL BE PROVIDED.

1104 SIDE YARD

1104.1 IN THE R-3/GT ZONE, TWO (2) SIDE YARDS, EACH A MINIMUM OF FIVE FEET (5 FT.) IN WIDTH, SHALL BE PROVIDED FOR ALL DETACHED BUILDINGS.

1104.2 IN THE CASE OF A BUILDING WITH A NON-CONFORMING SIDE YARD, AN EXTENSION OR ADDITION MAY BE MADE TO THE BUILDING; PROVIDED, THAT THE WIDTH OF THE EXISTING SIDE YARD SHALL NOT BE DECREASED; AND PROVIDED FURTHER, THAT THE WIDTH OF THE SIDE YARD ADJACENT TO THE EXTENSION OR ADDITION SHALL BE A MINIMUM OF FIVE FEET (5 FT.) IN THE R-1B/GT ZONE AND A MINIMUM OF THREE FEET (3 FT.) IN THE R-3/GT ZONE.



Site Location



Aerial Image

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Project Information

| P01



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VIEW OF PROPERTY FROM PROSPECT STREET



VIEW OF PROPERTY FROM PROSPECT STREET



VIEW OF PROPERTY AT REAR



VIEW OF BUILDINGS ACROSS THE STREET

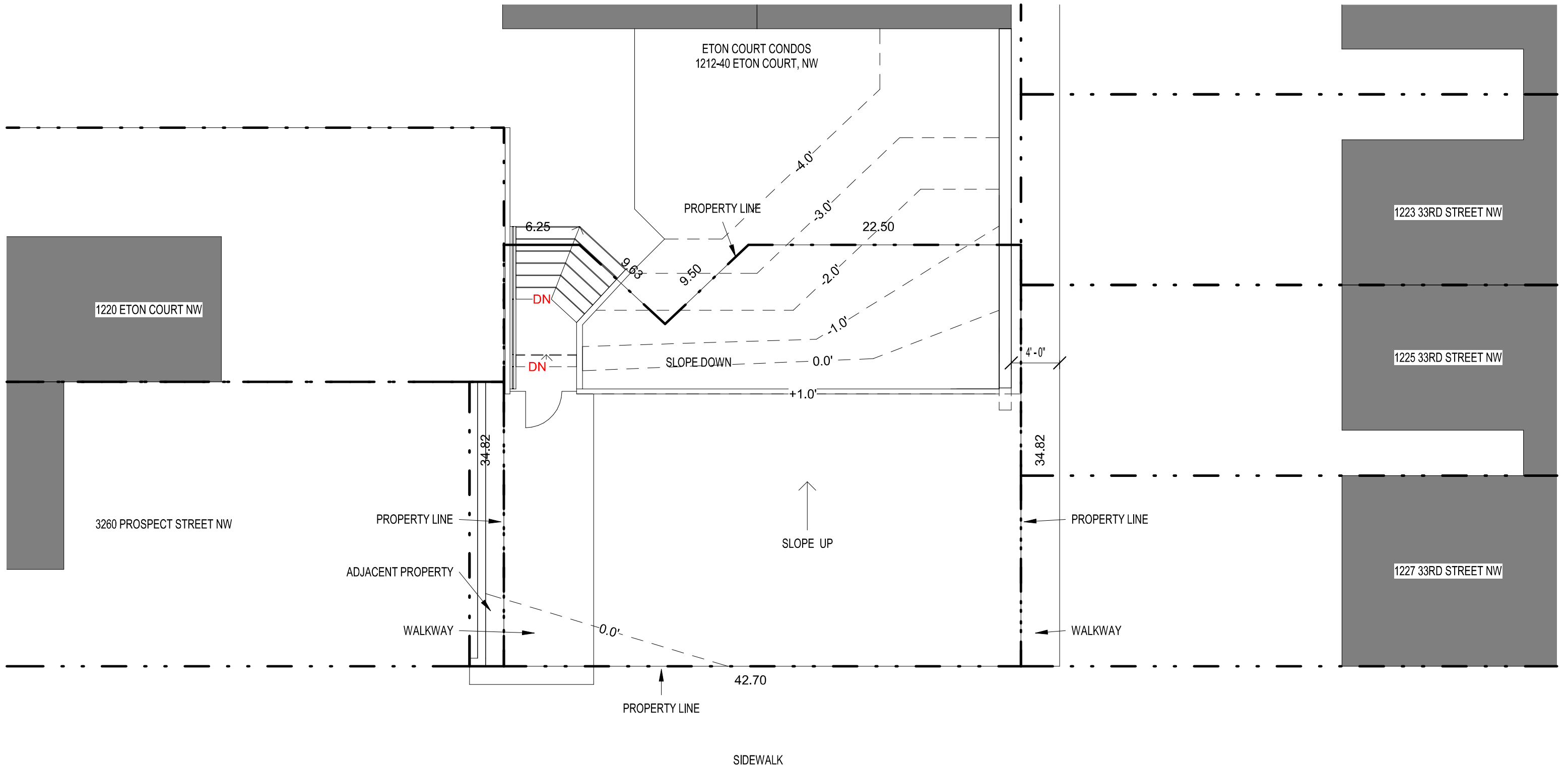


VIEW OF BUILDING ACROSS THE STREET



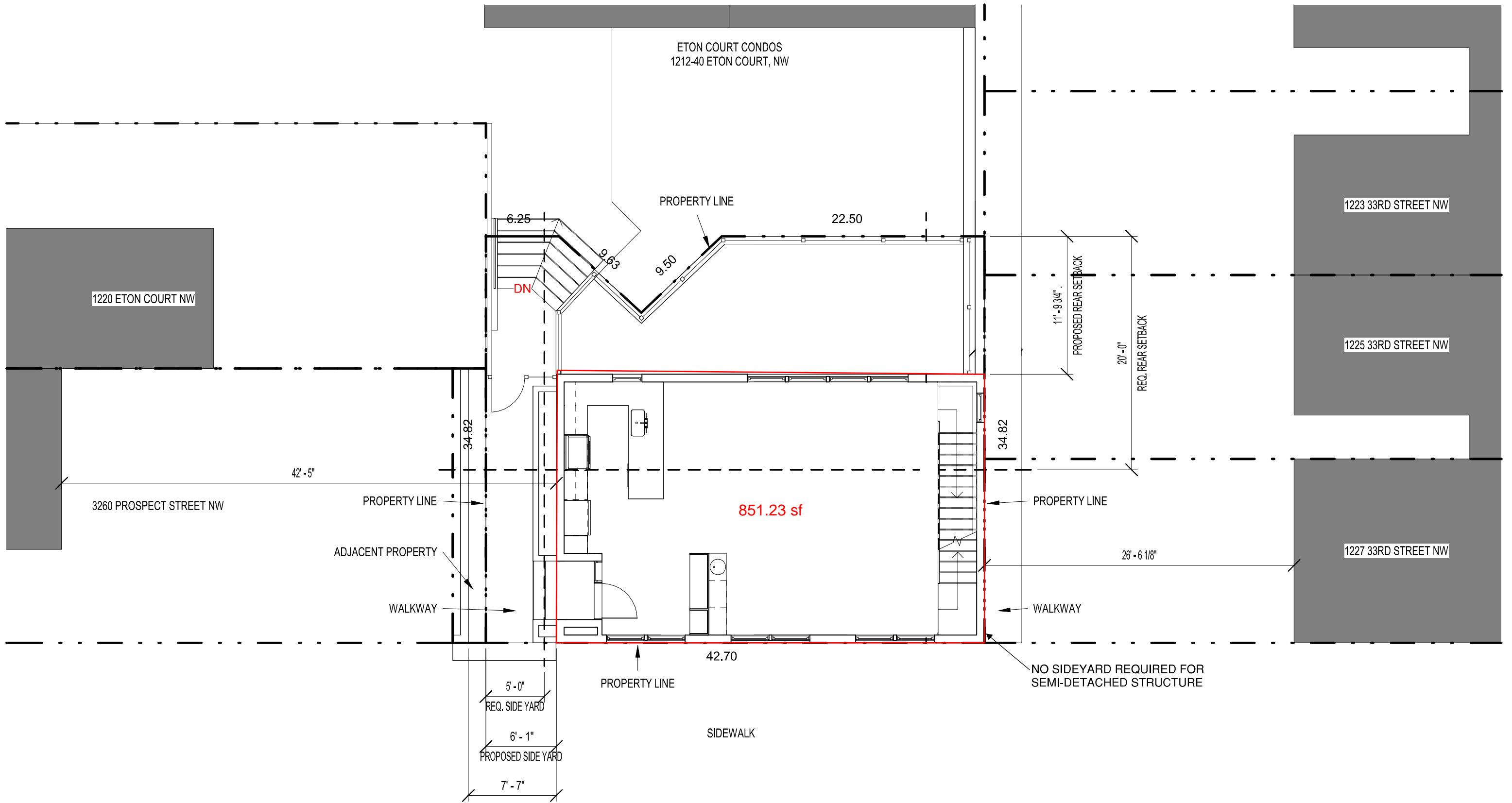
VIEW OF ADJACENT BUILDING





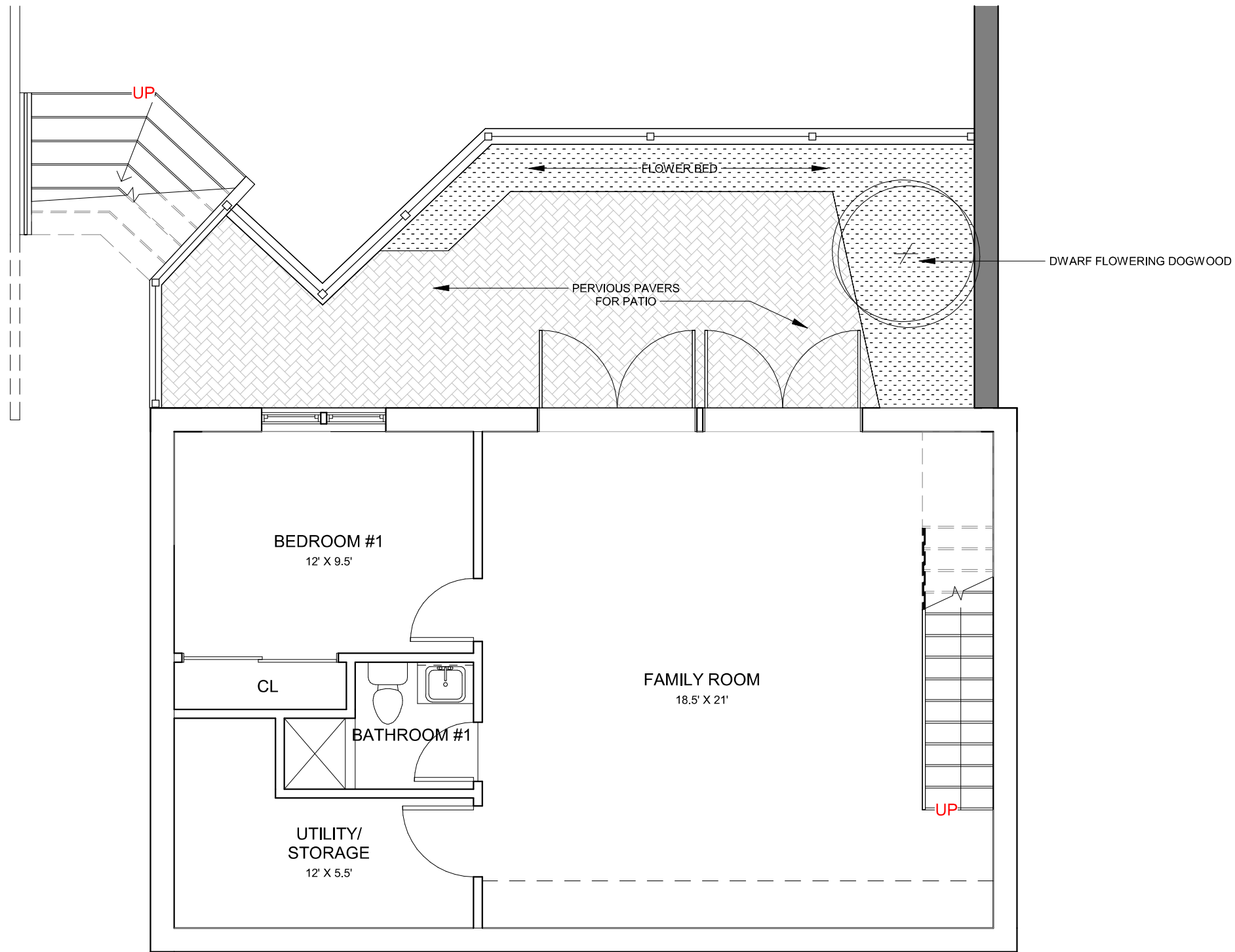
PROSPECT STREET NW

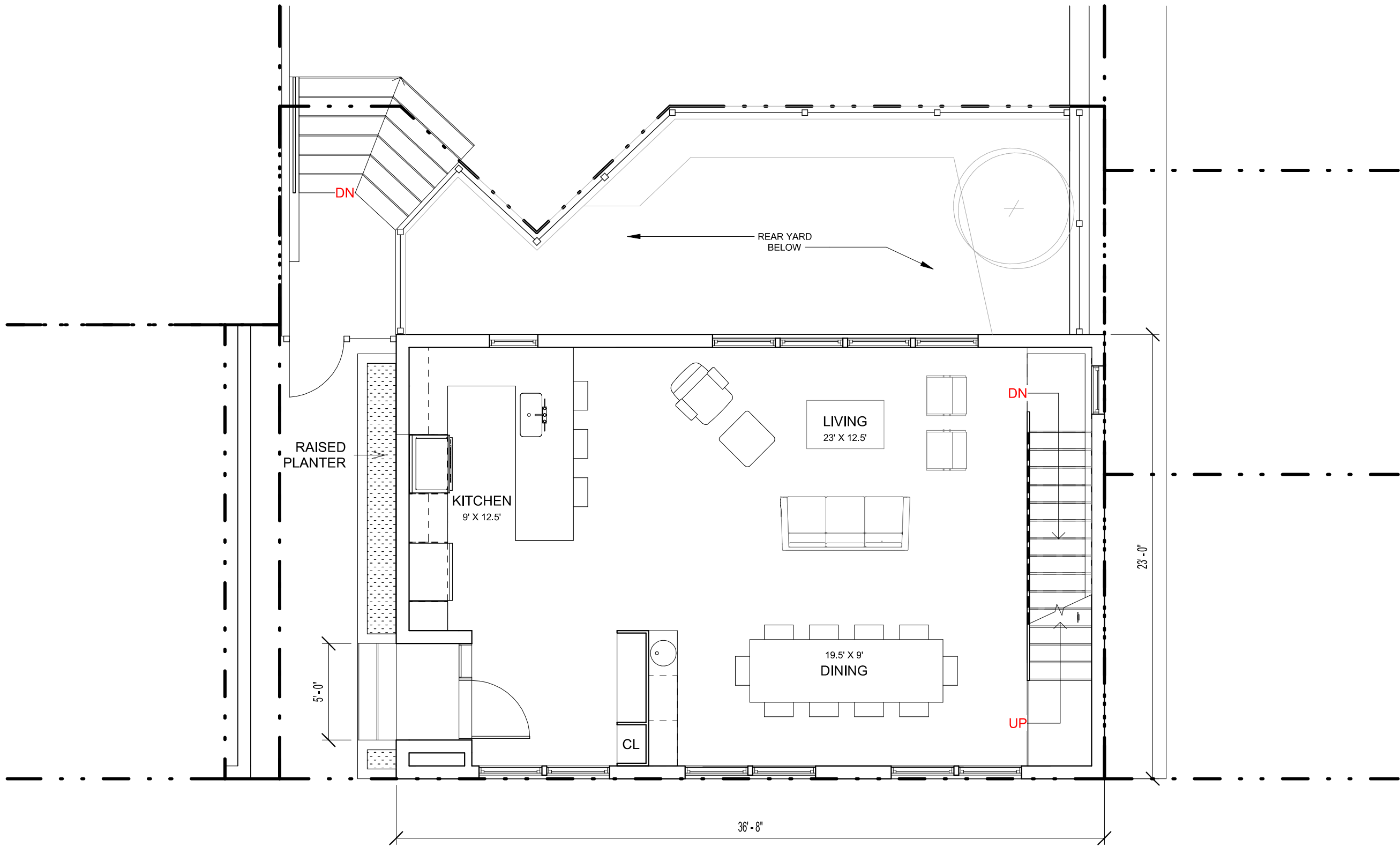




PROSPECT STREET NW







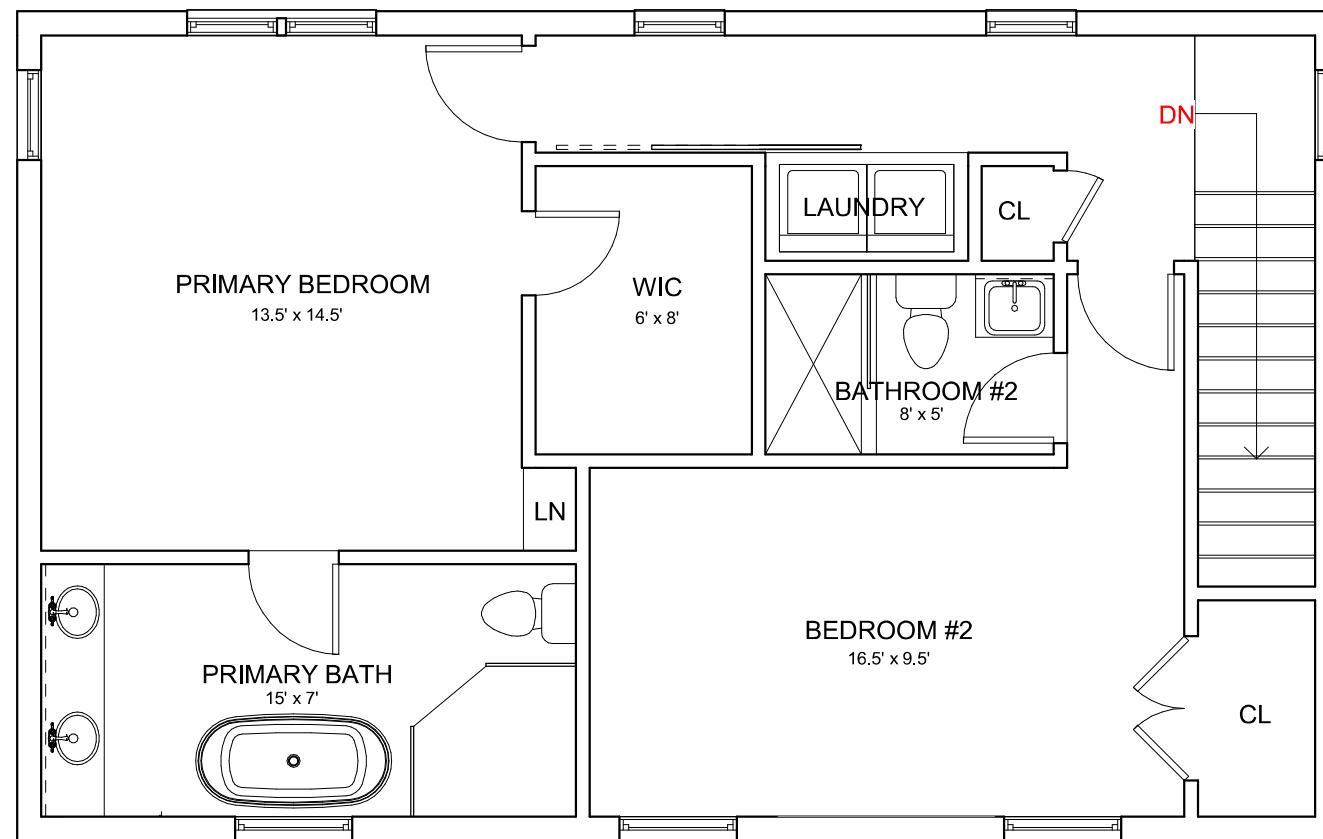
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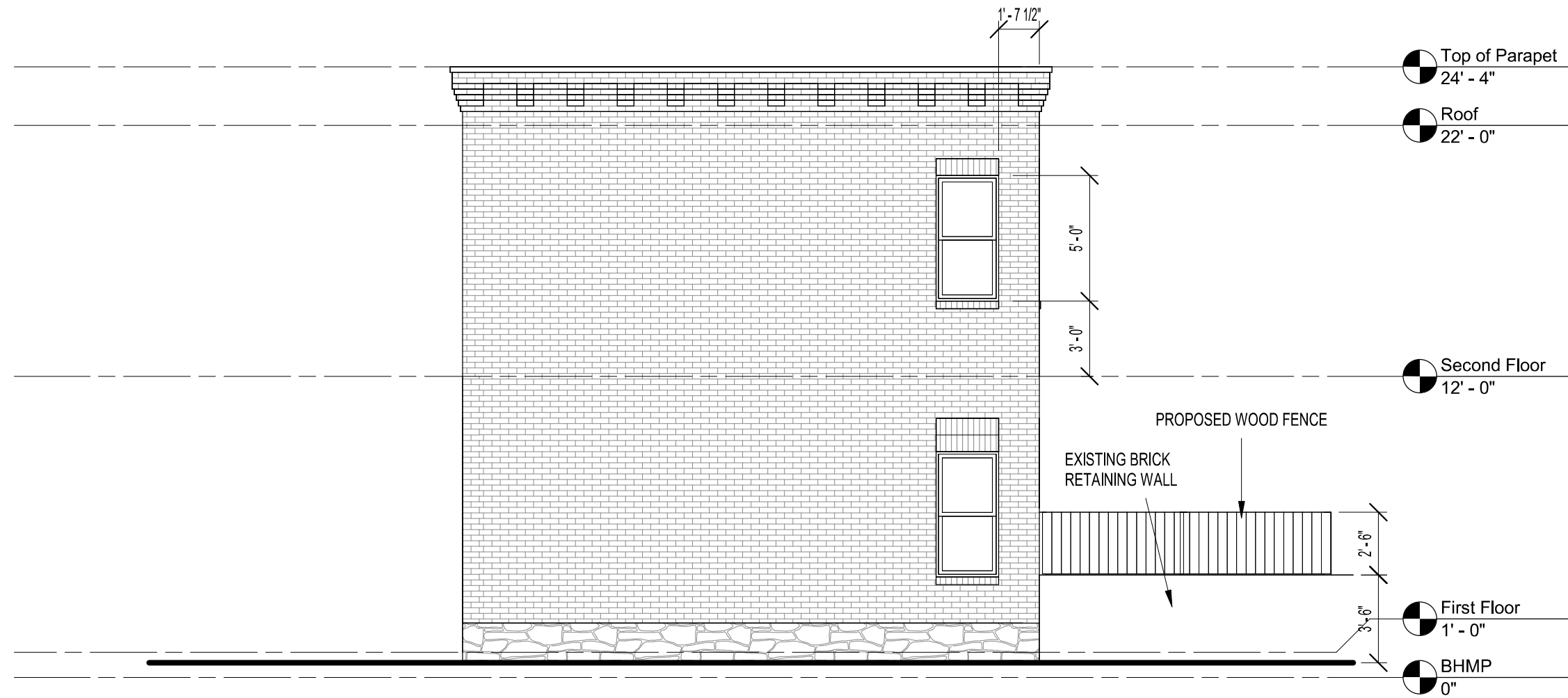
Proposed First Floor Plan

3/16" = 1'-0" | P07











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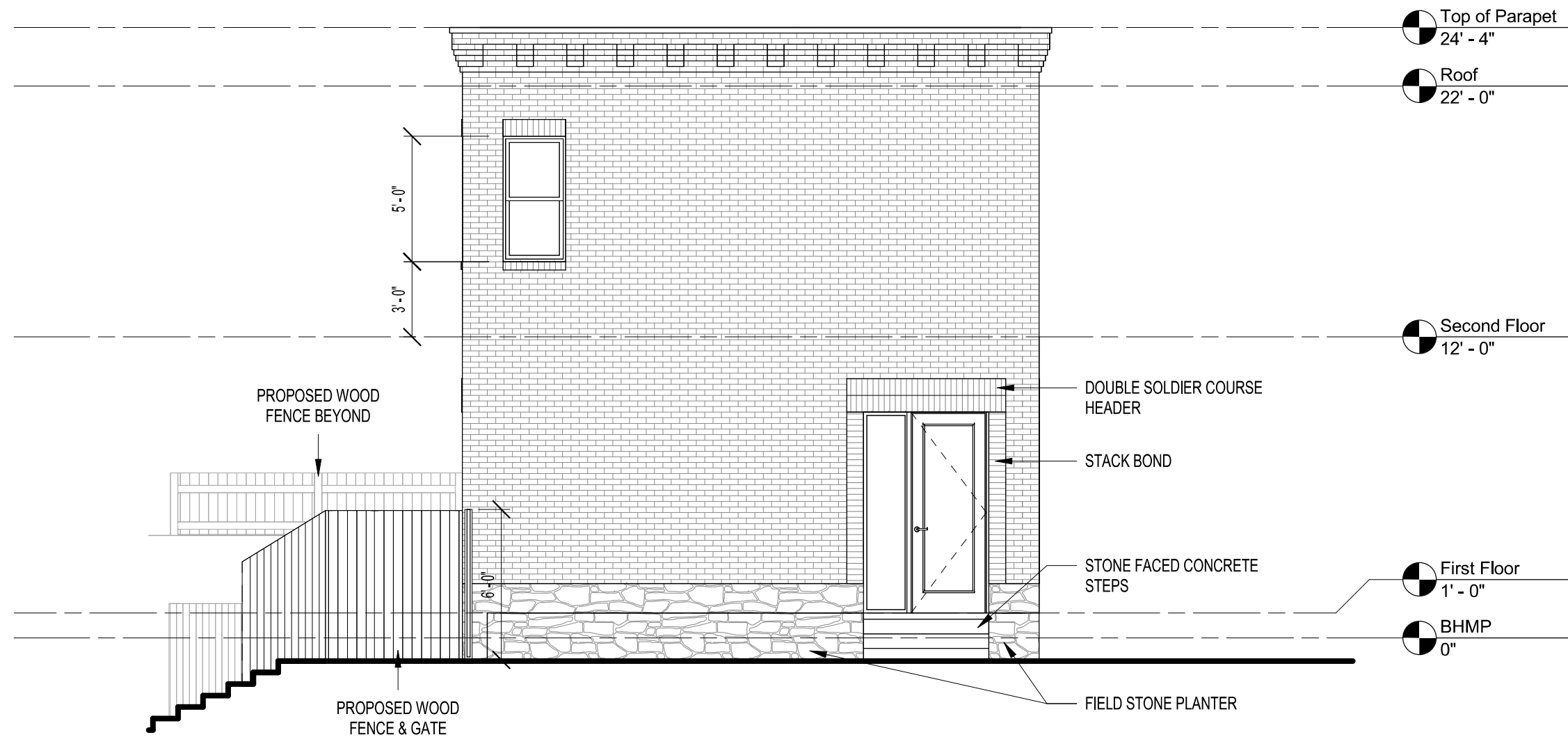
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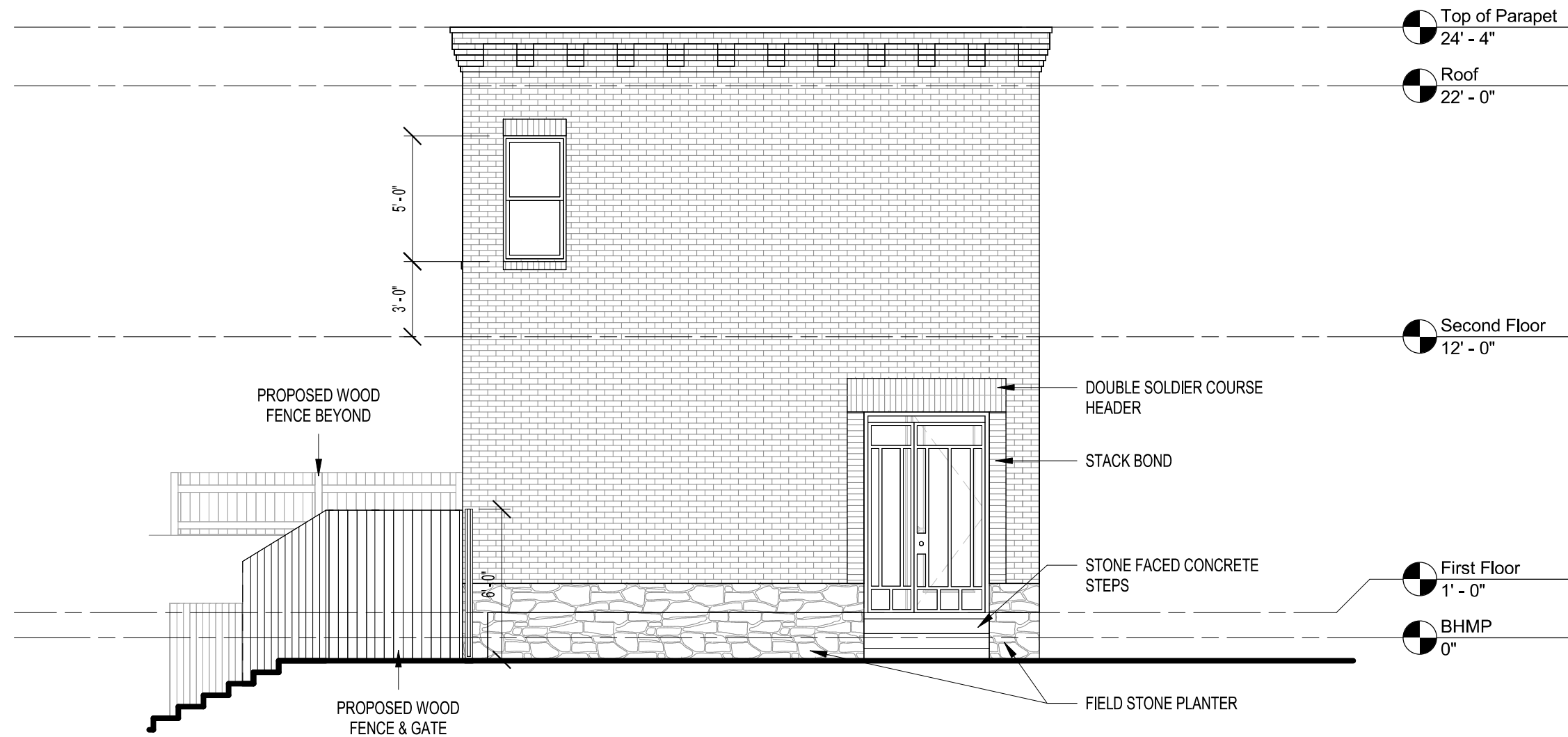
Proposed Elevation - Rear

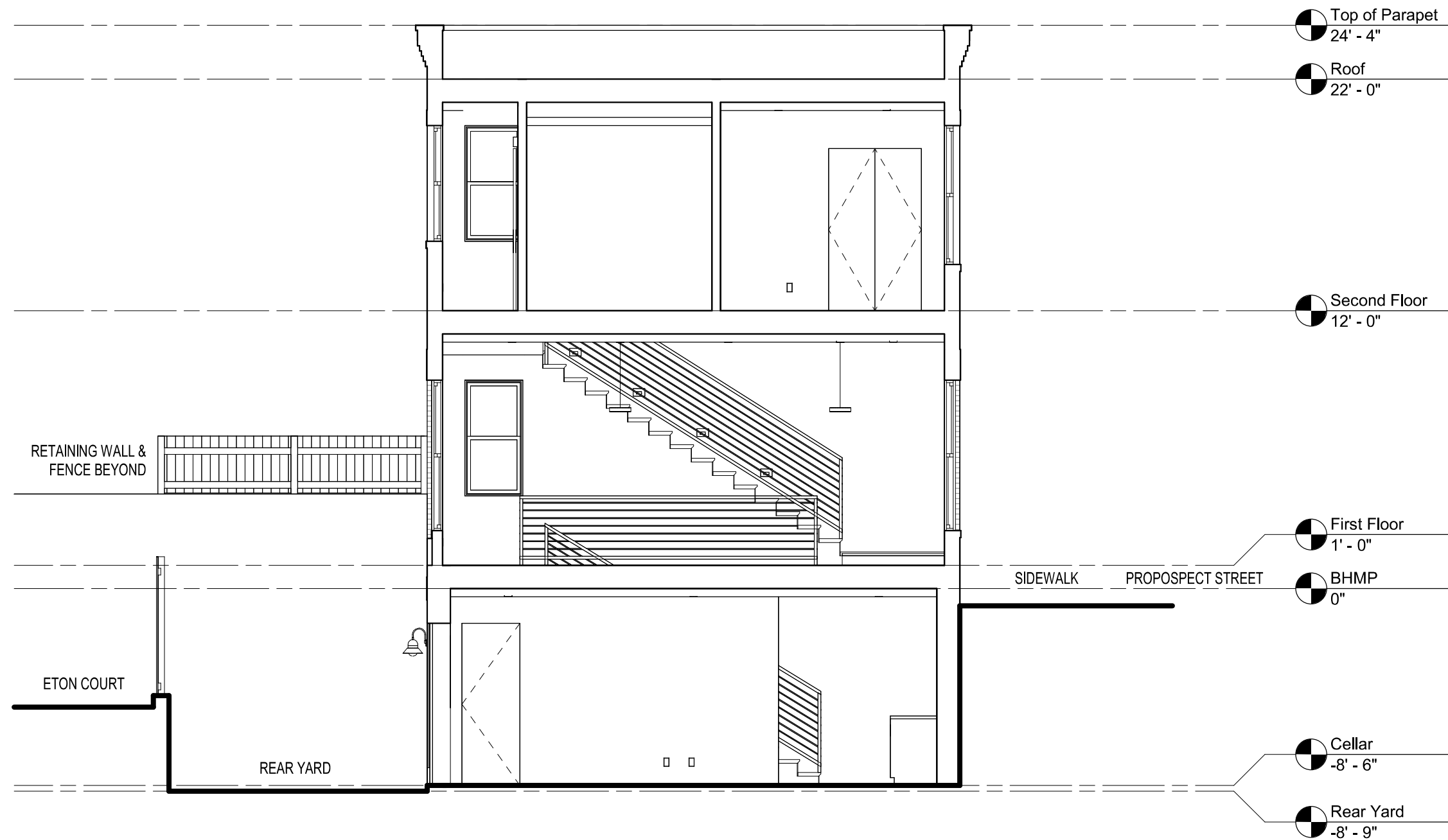
3/16" = 1'-0" | P11



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Building Section

3/16" = 1'-0" | P14



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View Looking West From Prospect Street

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View Looking West From Prospect Street (With Gate)

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