

# BZA Application No. 21381

1106 3<sup>rd</sup> Street, NE  
December 3, 2025



## Applicant

*Institute of Caribbean Studies*

Georggetta Howie - AC Adams Construction- Owner's Rep

## Zoning Counsel

*Sullivan & Barros, LLP*

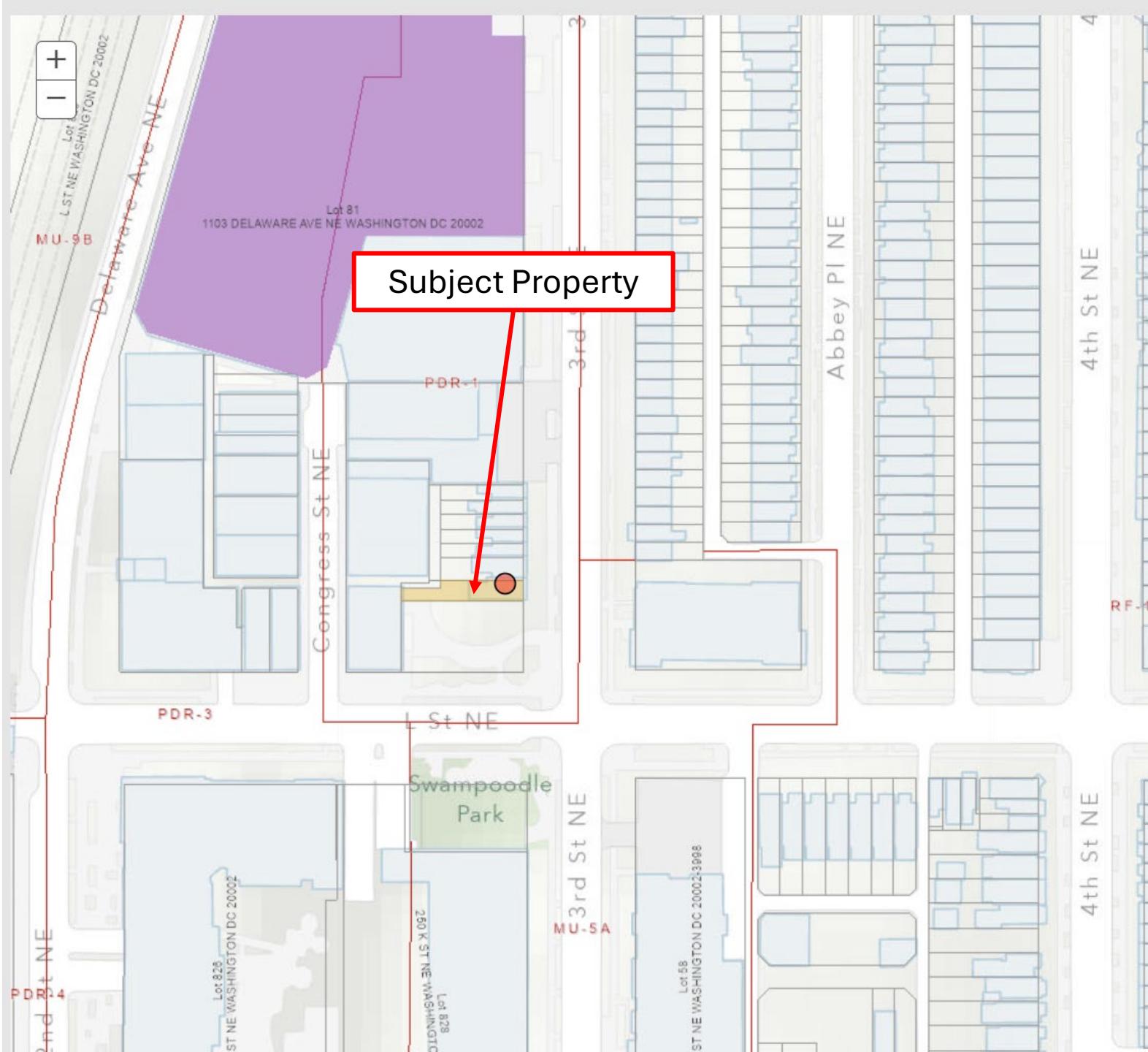
Alexandra Wilson

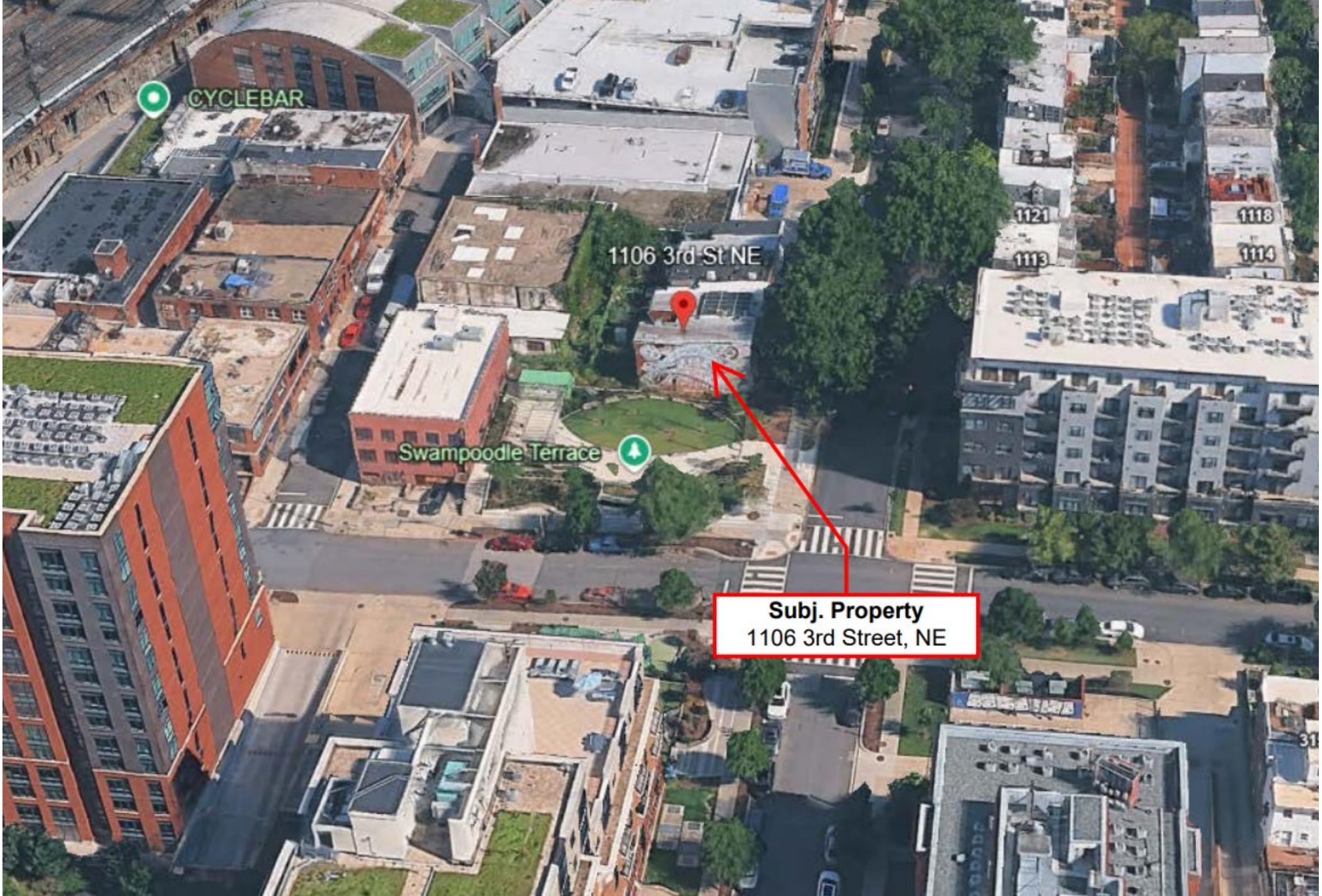
## Project Architect

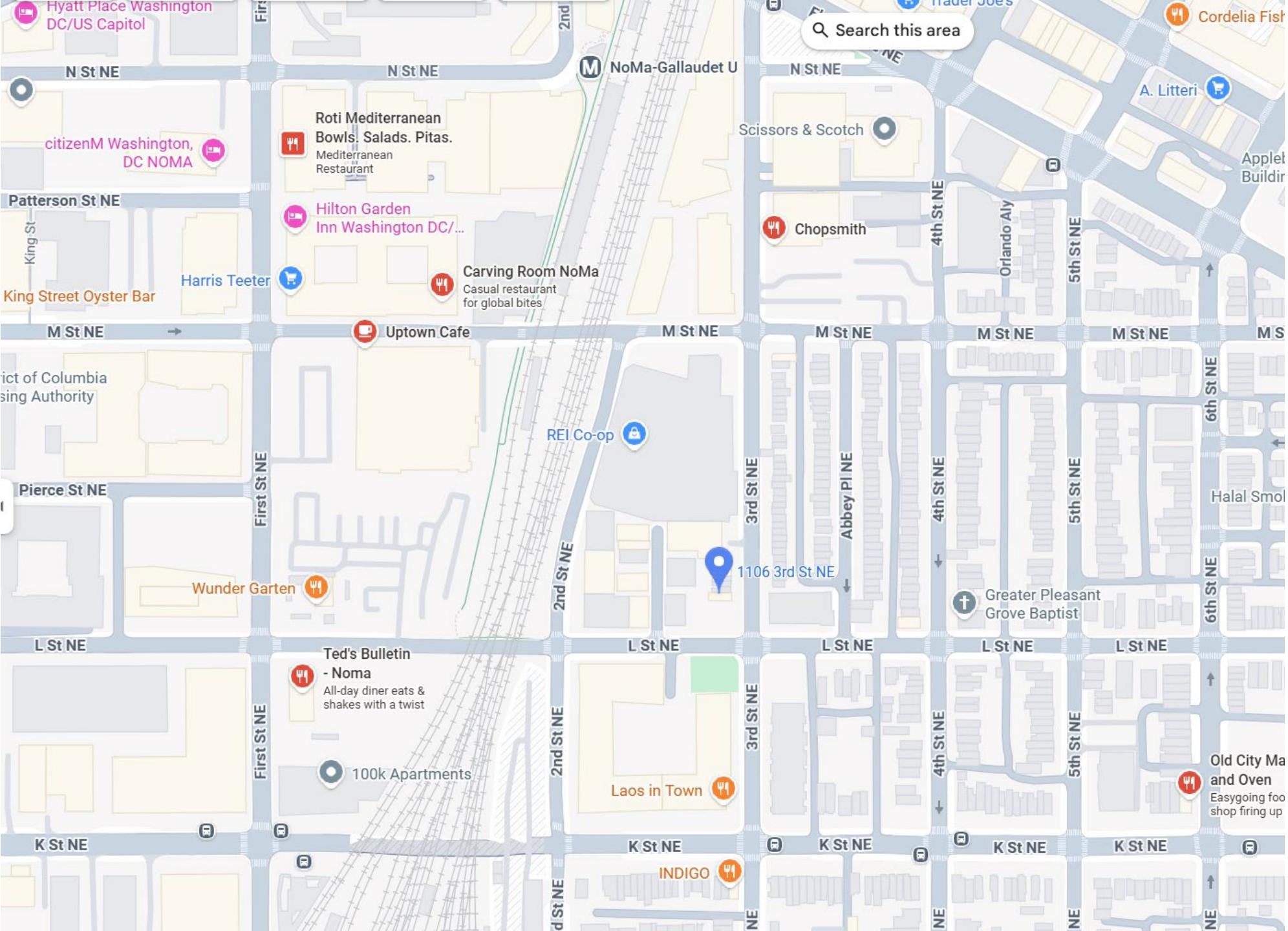
*EMOTIVE Architecture, PLLC*

Jason Grant

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21381  
EXHIBIT NO. 29









Subject Property

NO  
THRU  
TRUCKS  
OVER  
1 1/4 TONS  
CAPACITY



**Subj. Property**  
1106 3rd Street, NE



Subject Property



*8 Stories, constructed behind Subject Property and neighbors; From Urban Turf:*

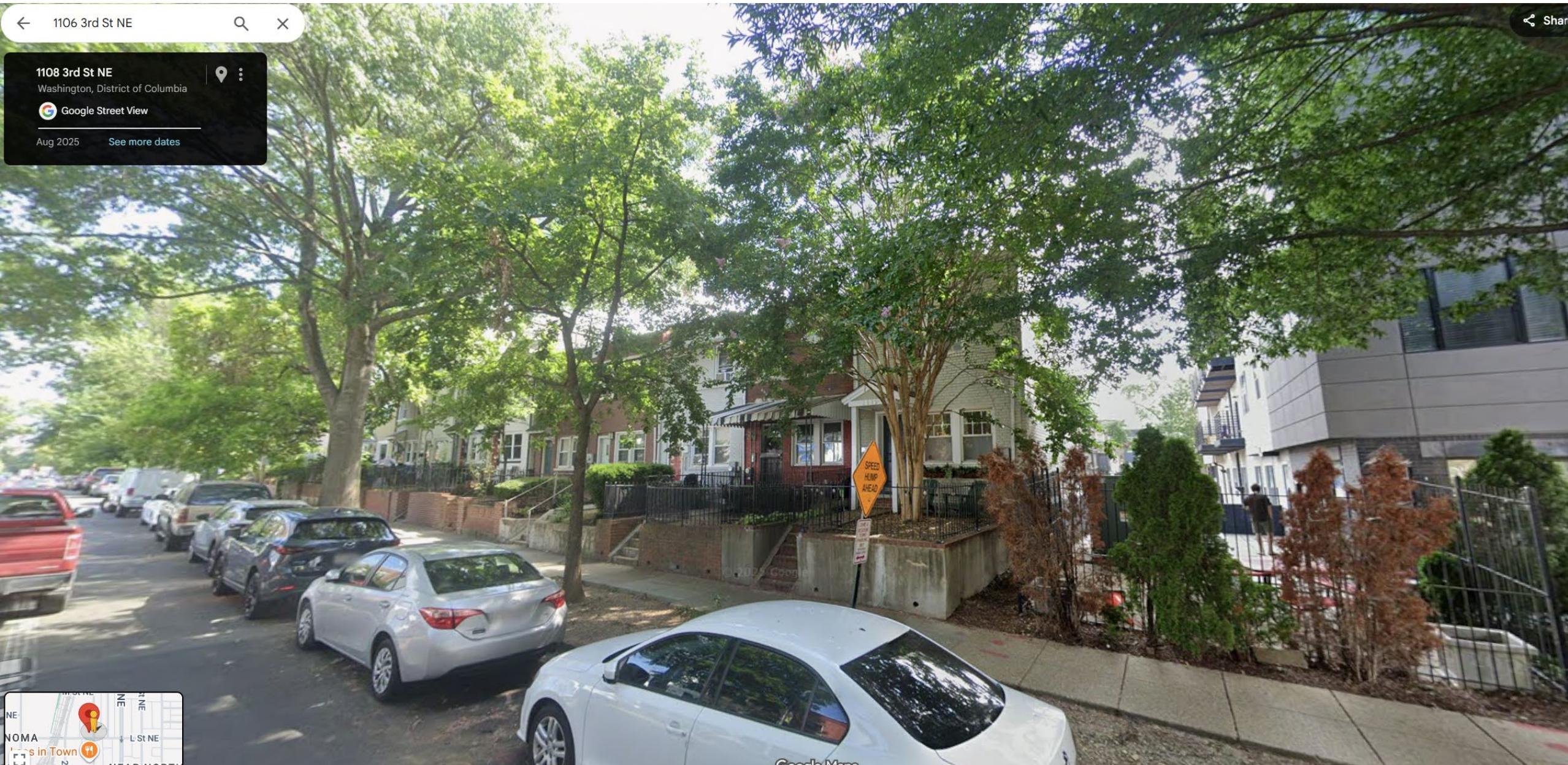


## **1109 Congress Apartments**

NoMa

Fits a different need:

- 69 Affordable Rental Units (per DHCD covenant)
- Smaller Units:
  - 25 studios
  - 38 one-bedroom units
  - 6 two-bedroom units



1108 3rd St NE



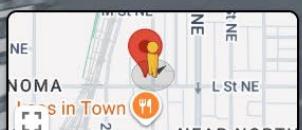
1108 3rd St NE

Washington, District of Columbia

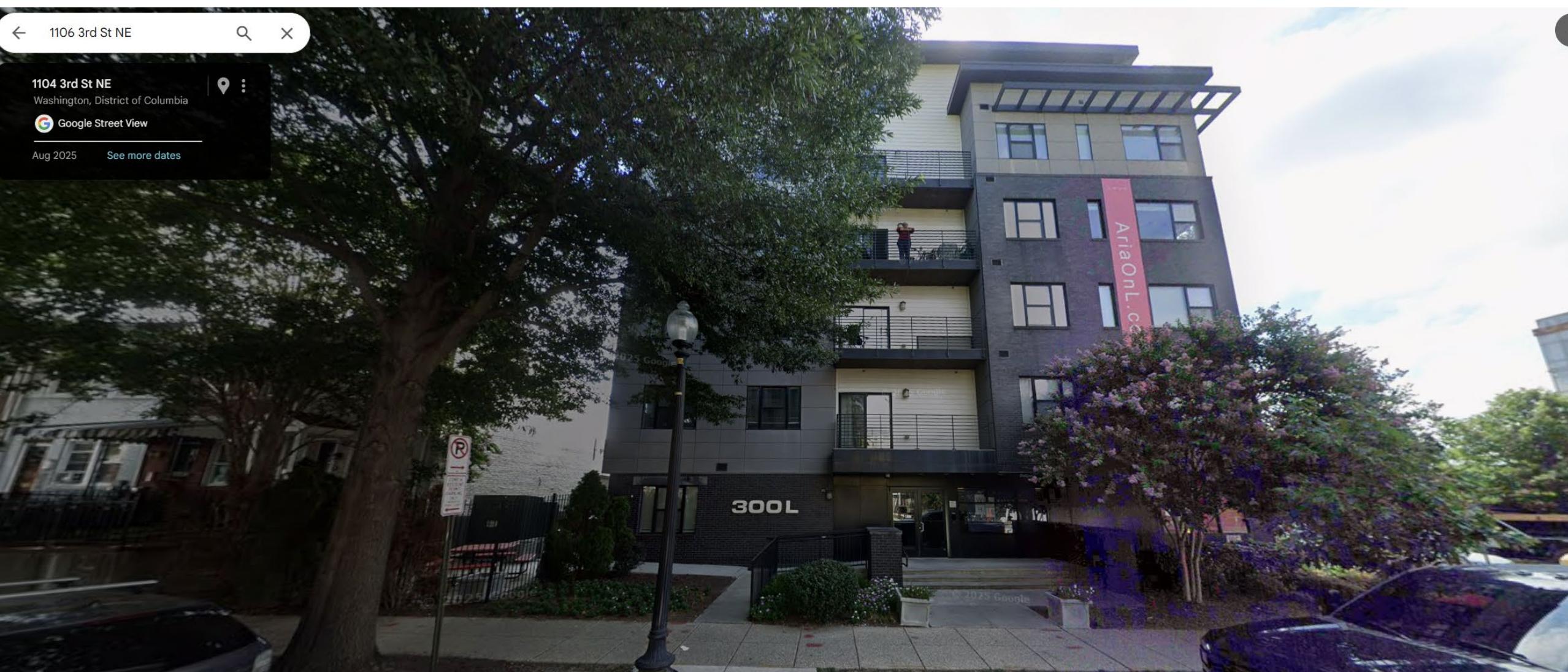
Google Street View

Aug 2025

See more dates



Across 3<sup>rd</sup> Street



1106 3rd St NE



1104 3rd St NE

Washington, District of Columbia

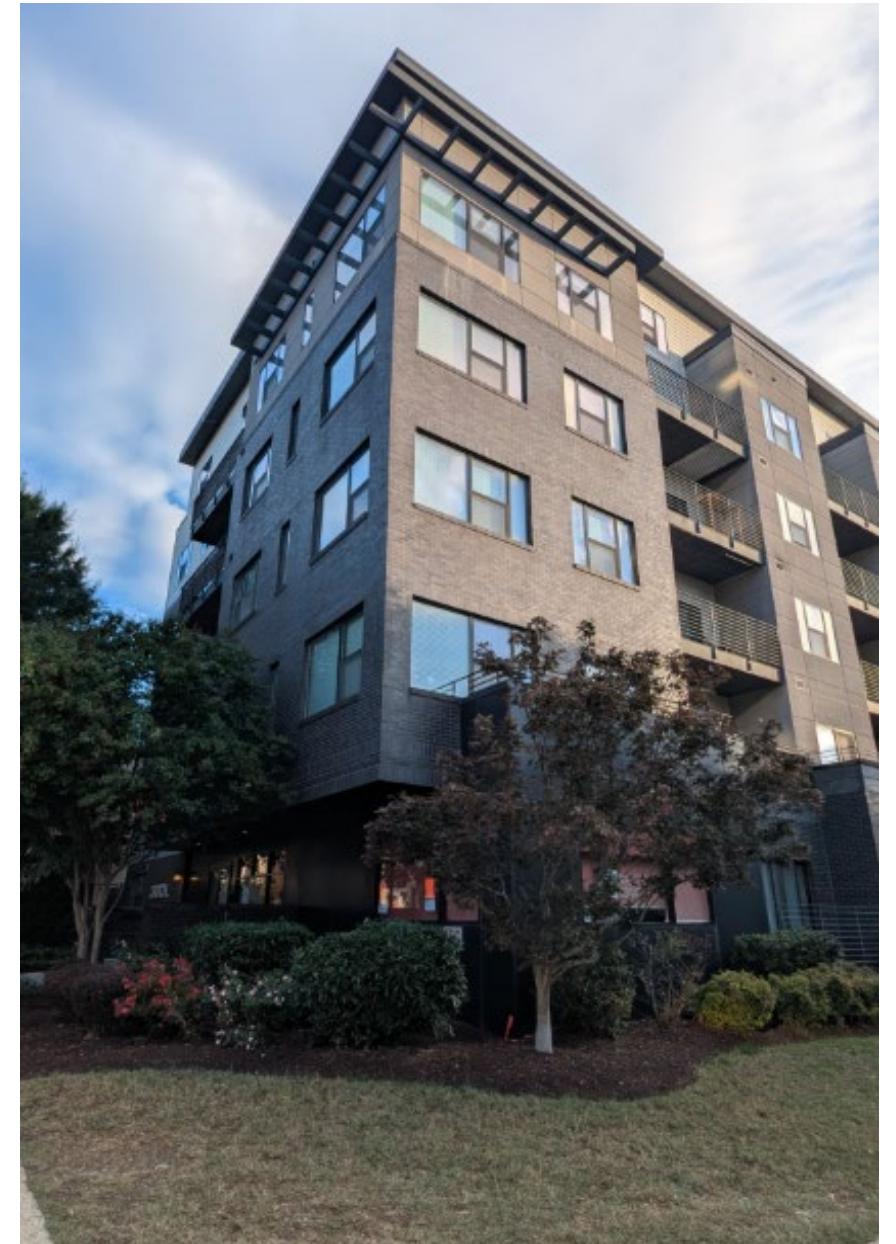
Google Street View

Aug 2025

See more dates



Subject property & building  
across the street



## Property History

- The Institute of Caribbean Studies (ICS) is the Applicant and property owner for 1106 3rd Street NE (Square 0748, Lots 72 and 824). They are a longstanding nonprofit organization dedicated to cultural education and community empowerment and advancing the interests of Caribbean-Americans by building bridges between Caribbean Americans and the US population at large.
- The property, located in a PDR-1 zone, currently contains a two-story row building that has been vacant for well over 3 years (closer to a decade). It was acquired by the DC government and dedicated to the PADD Program through DHCD, which of course required the redevelopment with residential use.

## What is the PADD Program?

Property Acquisition and Disposition Division (PADD) – stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District and transforming vacant, blighted and/or abandoned residential properties into rental and homeownership opportunities for District of Columbia residents at all income levels. PADD has three main functions: (1) encourage property owners to rehabilitate and/or occupy their vacant and abandoned residential property; (2) **acquire vacant, blighted, abandoned, and deteriorated properties through negotiated friendly sale, eminent domain, donation, or tax sale foreclosure; and (3) dispose of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/or multifamily rental and for sale housing in District neighborhoods.** Through its Vacant to Vibrant 5-point action plan, PADD continues to work to put its inventory back into productive use for the community through the creation of affordable housing and neighborhood community spaces



## Mayor Bowser Hosts Annual March Madness

Wednesday, March 24, 2021

### Event Highlights Upcoming Development, Contracting, Housing Resources, and Local Business Opportunities

(Washington, DC) – Today, Mayor Muriel Bowser and Deputy Mayor for Planning and Economic Development John Falcicchio hosted the seventh annual March Madness, a special preview of new and upcoming development projects that will provide more quality affordable housing, support for local businesses, and other resources for District residents. This year's theme was HOPE – Housing, Opportunity, Prosperity, and Equity – and featured the announcement of exciting retail and residential milestones at St. Elizabeths in Ward 8 and Skyland Town Center in Ward 7, the 2021 Great Streets Grantees, the expansion of the Landed homebuying program for DC Government employees, and a partnership with WeWork to support a safe and flexible return to work.

“DC residents and businesses have sacrificed so much over the past year, but I am confident that we will come back strong and today we highlighted the types of investments and collaboration that will lead our recovery efforts,” said Mayor Bowser. “These projects are about supporting local businesses, delivering the resources and amenities Washingtonians need, and building strong, healthy communities across all eight wards.”

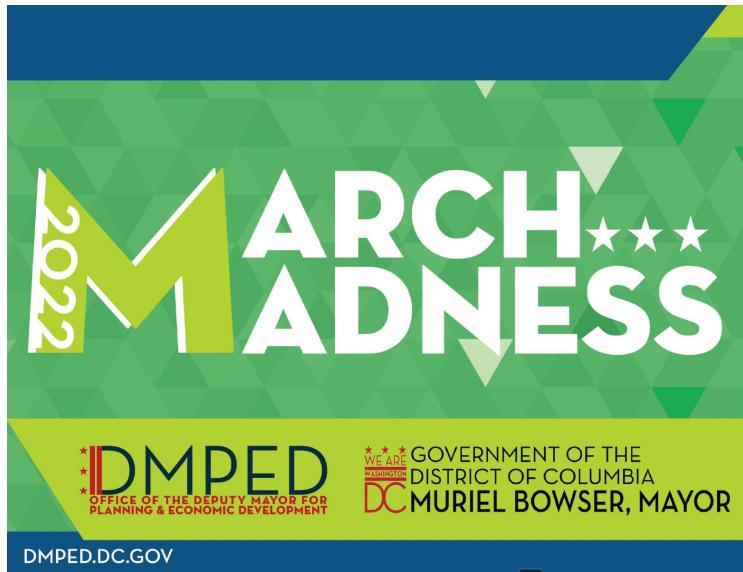
The Office of the Deputy Mayor for Planning and Economic Development (DMPED) announced four upcoming EquityRFP development opportunities:

- Parcels 7, 8, & 9 in Ward 8 on the campus of St. Elizabeths East, which includes a collaboration with the Department of General Services (DGS) to provide approximately 200,000 SF of District tenancy to support the Mayor’s East of the River Leasing Strategy.
- 1234 Good Hope in Ward 8, which includes parcels on both Martin Luther King, Jr. Avenue SE and Good Hope Road SE in Historic Anacostia.
- L Street NW & New Jersey Avenue NW in Ward 6, which will be a Faith-Based Housing Initiative in partnership with the adjacent Southern Baptist Church.
- Engine Company 12, 501 Rhode Island Ave, NE in Ward 5, for the redevelopment of a fire station and parking lot.

The Department of Housing and Community Development ([DHCD](#)) announced eight upcoming development opportunities through its Property Acquisition and Disposition Division (PADD):

- 58th & Dix St NE in the Deanwood neighborhood of Ward 7.
- 1444-1454 Alabama Avenue SE in the Congress Heights neighborhood of Ward 8.
- 202 36th Street SE in the Fort Dupont Park neighborhood of Ward 7.
- 4244 6th Street SE in the Congress Heights neighborhood of Ward 8.
- 4324, 4326, and 4338 Halley Terrace SE in the Bellevue neighborhood of Ward 8.
- 905 R Street NW in the Old City I neighborhood of Ward 6.
- [1106 3rd Street NE](#) in the Old City II neighborhood of Ward 6.
- 1325 Montello Avenue, NE, in the Trinidad neighborhood of Ward 5.

# Other Advertisements



A blue banner for the 2022 March Madness campaign. The text '2022 MARCH MADNESS Deputy Mayor for Planning &amp; Economic Development' is displayed. Below it, the text 'The following opportunities will build capacity of smaller housing providers through equity and inclusion' is shown. At the bottom, the DMPED logo and 'WE ARE GOVERNMENT OF THE DISTRICT OF COLUMBIA MURIEL BOWSER, MAYOR' text are present.

A blue banner for the 2022 March Madness campaign. The text '2022 MARCH MADNESS Deputy Mayor for Planning &amp; Economic Development' is displayed. Below it, the address '1106 3rd Street, NE' is underlined. To the right, there is a photograph of a brick building with a colorful mural on its side. Next to the photo is a small map showing the location. At the bottom, the DMPED logo and 'WE ARE GOVERNMENT OF THE DISTRICT OF COLUMBIA MURIEL BOWSER, MAYOR' text are present.

# Covenant Language

## DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS (the “Covenant”) is made as of the 9th day of May, 2025 (“Effective Date”), by **Institute of Caribbean Studies** a District of Columbia non-profit corporation, (the “Declarant”) for the express benefit of the **DISTRICT OF COLUMBIA**, a municipal corporation, acting by and through the District of Columbia Department of Housing and Community Development (hereinafter referred to as “District”).

### RECITALS

R-1. Pursuant to the terms of a Property Disposition Agreement, (the “Agreement”) between District and Declarant, the District has sold and conveyed to Declarant immediately prior to the Effective Date of this Covenant certain real property located in Washington, D.C. and more particularly described in Exhibit A attached hereto and incorporated herein (the “Property”).

R-2. Under the terms of the Agreement, the District sold and conveyed the Property to the Declarant for a purchase price below fair-market value, in exchange for the Declarant agreeing to develop, construct, own and operate and dispose of a for-sale single family or multi-family housing project, including a community shared office space, approved by the District, and in accordance with the Solicitation, the District’s Disposition Authority and the terms of this Agreement (the “Project”).

R-3. In order to ensure to the District that the Declarant will construct the Project on the Property in accordance with the Agreement, the Declarant has agreed to subject the Property to certain covenants regarding the construction and use of the Project and the disposition of the Property all as more particularly described herein.

### 2.1 OBLIGATION TO CONSTRUCT PROJECT

2.1.1 Declarant hereby agrees to develop and construct the Project in accordance with the Approved Plans and Specifications, the Schedule of Performance, the Affordability Covenant, and this Covenant. The Project shall be constructed in compliance with all Permits and Applicable Laws and in a first-class and diligent manner in accordance with industry standards. The cost of development and construction of Project thereon shall be borne solely by Declarant.

### Exhibit B -Schedule of Performance

#### **ICS Project Timeline Overview**

Project Name: CEEDE (Caribbean Economic Empowerment Development Enterprise)  
Location: 1106 3rd Street NE, Washington, DC  
Project Duration: May 2025 – March 2027 (Total: 23 months)

#### **Phase 1: Pre-Construction (May 2025 – October 2025)**

This 6-month phase includes all activities required to prepare the site and finalize design documentation before construction begins. Key tasks include:

- Project kickoff and stakeholder alignment
- Schematic and architectural design development
- Engineering coordination and code compliance reviews
- Submission for permits and zoning approvals
- Preconstruction cost estimating and budgeting
- Procurement planning and subcontractor prequalification

#### **Phase 2: Construction (October 2025 – December 2026)**

This 15-month phase includes the full build-out of the project, including site work, vertical construction, and interior finishes. Work during this period will include:

- Mobilization and site preparation
- Foundation, framing, and roofing
- Mechanical, electrical, and plumbing (MEP) systems
- Exterior cladding, doors, and windows
- Interior finishes including drywall, flooring, and cabinetry
- Installation of fixtures, appliances, and trim
- Final inspections and issuance of Certificate of Occupancy
- Quality control, schedule tracking, and DHCD compliance updates

#### **Phase 3: Sales & Marketing (January 2027 – March 2027)**

This 3-month phase is dedicated to the promotion and sale of the two affordable housing units. Key activities include:

- Execution of a DHCD-approved marketing plan

## Project Details

- The redevelopment proposal calls for an interior renovation, a three-story rear addition, and the construction of a third-story addition on top of the existing two-story building.
- Once complete, the building will consist of nonprofit office space for ICS and related community programming and two, 2BR residential units— one on each floor.
- This arrangement meets the DHCD covenant’s dual goals:
  - Supporting the ongoing operations of a community-based nonprofit, and
  - Delivering two affordable housing units:
    - One unit restricted to households earning 50% of Area Median Income (AMI), and;
    - One unit restricted to households earning 80% of AMI.
- These affordability levels respond directly to DC’s housing equity objectives (affordable home-ownership) and ensure that the project benefits a broad range of residents.
- By combining affordable housing and nonprofit use within a single rehabilitated structure, ICS is preserving neighborhood character, contributing to local revitalization, and creating a sustainable community hub.

## Requested Relief

- The PDR zone does not permit residential use. Accordingly, the Applicant is seeking relief from the use provisions of U-801 in order to provide two residential units and reestablish the residential use. The previous residential use was abandoned and now, the only uses permitted are PDR and commercial uses. However, due to the proximity of the residential properties directly next-door and across the street, any PDR or commercial use that would be otherwise permitted requires some sort special exception relief.
- In this particular case for the office use, a transition setback of 25 feet is required for any use next to a residential use unless the PDR lot is used exclusively for residential purposes. Because the project includes office use, the transition setback requirements are triggered for the first floor.
- Accordingly, relief is sought under Subtitle X § 901, the general special exception criteria, as applied through J § 5200.1, to allow reduced or waived transition setbacks that would otherwise require up to 25 feet of building separation from adjacent residential zones or uses and would be impossible to meet given the lot is only 17.8 feet in width.
- So technically, there are no by-right uses for this particular property, although the non-profit office use dictated by the covenant is a permitted use, subject to approval of the SE for the transition setback requirements. The same would be true of all other uses, except for the residential. And of course, there are more stringent set back requirements for other PDR uses not proposed here.

## Community & Agency Support

- The Office of Planning recommends approval.
- Attended the EDZ Committee meeting and Full Meeting; ANC 6C voted unanimously in support.
- Applicant has been communicating directly with the adjacent neighbor, Ms. Brown, fairly frequently, and is working with the solar panel company to determine if there is any impact.
- Applicant is working with NoMa BID on a new mural once construction is complete.
- DHCD is supportive.

# Public Need for Affordable For-Sale Units

- Census Data directly from US Census Bureau and Census Reporter
- Ward 6:
  - 35% were owner-occupied (compared to 40% greater DC)
  - Median Value of Owner-Occupied Unit \$868,400— about 20% HIGHER than avg. for DC
    - 42% valued between \$500-\$1m
    - 29%- over \$1m

# Confluence of Factors

**District Imposed Obligations:** There is recorded Affordable Housing Covenant, Loan Agreement, and Deed of Trust require the Applicant to deliver two affordable for-sale units and nonprofit office space. (Under Monaco, NBCDI, and McDonald, nonprofits fulfilling public mandates may be evaluated under a more flexible variance standard, and government-imposed restrictions can themselves constitute the exceptional condition.) In this case, there is a strong public need for affordable for-sale units, specifically in this area, as established by the census data, compared to the District as a whole.

**DHCD ownership + long-term vacancy extinguished right:** The Property was held by DHCD for years and allowed to remain vacant long enough to lose its grandfathered residential status. Then it was enrolled in the PADD program, requiring residential use, leaving the Applicant with no legal path to comply with DHCD's own program without BZA relief. No residential use can now be restored without a use variance, by any Applicant, including the DC Gov't.

**Physical constraints:** Property is a narrow 17.8-ft-wide lot with a shallow depth, and small envelope. This limits viable use options and prevents adaptive reuse for typical PDR uses, even if obligations did not exist.

**Summary:** While on its own each factor may not be exceptional, the physical constraints, combined with DC obligations, long-term vacancy, and reviewed under the public-good flexibility standard, create a confluence of factors affecting this single property.

# Undue Hardship

**No matter-of-right or SE options comply with DHCD's binding covenant:** PDR-1 prohibits residential use, and because the former residential use has been abandoned for more than three years, any residential unit now requires a use variance. Without residential use, ICS cannot meet its legal, recorded obligations to DHCD to deliver two deeply affordable for-sale units targeted at 50% and 80% AMI. Failure to deliver the required uses constitutes a default under the DHCD financing agreements, risking reversion of the property back to DHCD.

**DHCD only redevelops this class of SFO properties for residential purposes:** without a use variance, even if it reverts back to DHCD ownership, no redevelopment is programmatically possible, and the building would likely remain vacant and blighted indefinitely, like it was for over a decade. Hardship and circumstances are shared by any applicant, not just ICS.

**PDR uses?** The building's narrow lot (17.8 feet), small footprint, shallow depth, and multi-level configuration make PDR uses (e.g., production, warehousing, light manufacturing, etc.) economically unviable and incompatible with adjacent residential uses. Additionally, all PDR uses require relief from either the set back transition requirements, and/or the other residential proximity limitations, and are therefore subject to a discretionary approval to determine if it will have an adverse impact on the use of residential properties.

**Nonprofit hardship standard applies:** Under Monaco, NBCDI, and McDonald, nonprofits facing hardship because of their public-interest mission or government-imposed program requirements may qualify for a more flexible interpretation of undue hardship.

Because the zoning regulations preclude any use for which the property is reasonably adapted—while simultaneously preventing ICS from fulfilling its legally binding DHCD obligations—strict application of PDR-1 creates an undue hardship under *Palmer*. Without relief, the site cannot be developed for residential purposes, cannot satisfy the covenant, and will remain idle, vacant, and blighted, contrary to District housing and public-policy goals.

# Public Good and Zone Plan

- **Compatible With Surrounding Residential Context:** Although zoned PDR-1, the block face and immediate surroundings consist largely of row dwellings, apartments, and low-density commercial uses, making the continuation of modest residential use consistent with existing neighborhood character. The proposed addition maintains rowhouse form, and appropriate scale, resulting in no adverse impacts on light, air, noise, traffic, or operations of neighboring properties.
- **Advances District Policy Goals, Not Contrary to Them:** The Future Land Use Map (FLUM) designates the area as Commercial Moderate Density, Residential Moderate Density, and PDR—a land use designation that supports residential development and mixed-use activity, even within PDR zones undergoing transition. The project replaces a long-vacant, deteriorated structure with affordable homeownership units and a community-serving nonprofit office—consistent with public policy and housing production goals.
- **Nonprofit Use & Affordable Housing Provide Clear Public Benefits:** Provides two affordable for-sale units restricted at 50% and 80% AMI and ensures long-term affordability through DHCD covenants. Advances the mission of the Institute of Caribbean Studies, aligning with precedent allowing more flexible application of zoning regulations when nonprofits serve documented public needs (Monaco, NBCDI, McDonald).
- **Does Not Undermine PDR-1 Zone Integrity:** The project's small size and limited office component do not undermine the viability and intent of the surrounding PDR zone, which permits office use. Strict adherence to PDR-only uses would leave the site idle and perpetuate blight—the variance process was created to prevent land from remaining unused and idle. Was vacant for a decade and eventually foreclosed/entered PADD program.
- The requested variance promotes, rather than undermines, District land-use and housing policies. It revitalizes a long-vacant property, produces deeply affordable homeownership units, needed in this area which has an average housing value of nearly \$900k, higher than the district average, it supports a nonprofit mission, and remains compatible with the block's existing residential pattern and rowhouse design.

## **The Application Meets the General Special Exception Requirements of X-901.2**

**The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;**

The proposal is fully consistent with the general purpose and intent of the Zoning Regulations, which seek to balance land use compatibility, neighborhood character, and policy driven goals such as affordable housing and economic development. The requested relief from transition setback requirements arises solely because the site cannot meet the setback triggered by the nonprofit office component. However, this use is modest in scale, low impact, and serves the immediate community, encouraging equitable access to opportunity. Furthermore, the Property lies in a transitional area at the edge of NoMa, where industrial uses are diminishing, and new mixed use development is increasingly common. Allowing the Project to move forward with reduced setbacks supports compatible infill that respects both the regulatory intent and the evolving urban context

## The Application Meets the General Special Exception Requirements of X-901.2

### **Will not tend to affect adversely the use of neighboring property**

The proposed development will not adversely affect the use of neighboring properties. The adjacent lots are not anticipated to be negatively impacted by a low-density project that includes only two residential units and a nonprofit office component. In fact, this Project will improve the existing condition—a long-vacant and underutilized structure—by introducing new affordable housing, neighborhood-serving programming, and streetscape improvements.

The physical scale of the Project is consistent with surrounding development patterns, and the proposed nonprofit office use will not generate material impacts related to noise, parking, or traffic. Landscaping and a fence could further buffer any perceived transitions between uses. The special exception relief sought is limited to transition setback requirements that, if strictly applied, would render the site functionally undevelopable, or unable to meet the . Granting this relief enables a context-sensitive, mission-driven redevelopment that promotes community reinvestment without displacing existing uses or introducing disruptive impacts.

# 1106 3RD ST NE

SCHEMATIC DESIGN

8/20/2025

SD01 | 1106 3RD ST NE, WASHINGTON, DC  
COVER SHEET

1' = 1'-0"  
8/20/2025



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SHEET INDEX	
ID	NAME
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SD02	ZONING & BUILDING CODE DATA SUMMARY
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SD04	1st FLR PLAN
SD05	2ND FLOOR PLAN
SD06	3RD FLOOR PLAN
SD07	SCHEMATIC SECTION
SD08	ELEVATIONS
SD09	ELEVATIONS
SD10	ELEVATIONS
SD11	SCHEMATIC VIEWS

## ZONING & BUILDING CODE DATA:

### BUILDING INFO:

PROJECT NAME: 1106 3RD ST  
PROJECT ADDRESS: 1106 3RD STREET NE, WASHINGTON, DC 20002

### PROJECT NARRATIVE

CONVERSION OF A SINGLE FAMILY RESIDENCE TO A MIXED-USE BUILDING. (OFFICE ON THE FRST FLR, 2 BEDROOM ARTIST STUDIO ON 2ND AND 3RD FLOOR EACH)

### APPLICABLE BUILDING CODES:

2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)  
2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)  
2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)  
2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)  
ASHRAE 90.1 2013, AS AMENDED BY 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)  
2017 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCMR 12J)  
2014 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)  
ICC/ANSI A117.1 - 2009  
2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)  
2016 DC ZONING REGULATIONS (DCMR 11)

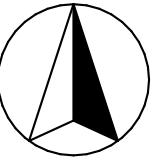
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### ZONING DATA:

SQUARE & LOT NO.: 0748 / 0072  
LOT AREA: 1,657 SF  
ZONING DISTRICT: PDR-1  
ZONING OVERLAY: N/A  
HISTORIC AREA/SITE: N/A

REGULATION (ZR)	EXISTING	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	26.16'	50'-0" MAX (NO STORY LIMIT)	38.96' 3 STORIES
FLOOR AREA RATIO	0.91 (1,502.4 SF)	2.0 (2,980 SF)	2.0 (2,980 SF)
PENTHOUSE HEIGHT	0'	12'-0" MAX (1 STORY LIMIT) 15'-0" PERMITTED FOR PENT. MECH. SPACE	10'-1.5"
REAR YARD	54.25'	TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1 FT.) OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN TWELVE FEET (12 FT.) EXCEPT AT THE REAR YARD NEED NOT BE PROVIDED BELOW A HORIZONTAL PLANE TWENTY FEET (20 FT.)	34.47'
SIDE YARD	N/A	NOT REQ'D	N/A
OFF-STREET PARKING	0	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS/ 1.33 PER 1000 SF IN EXCESS of 3,000 SF	NONE REQ'D
BICYCLE PARKING	N/A	Residential uses with eight (8) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces	NONE REQ'D
GREEN AREA RATIO (GAR)	N/A	0.2	SEE GAR PLAN (SEE SHEET LP101)
LOT OCCUPANCY	44.48% (737.03 SF)	N/A	59.94% (993.33 SF)

N



## PROPOSED BUILDING

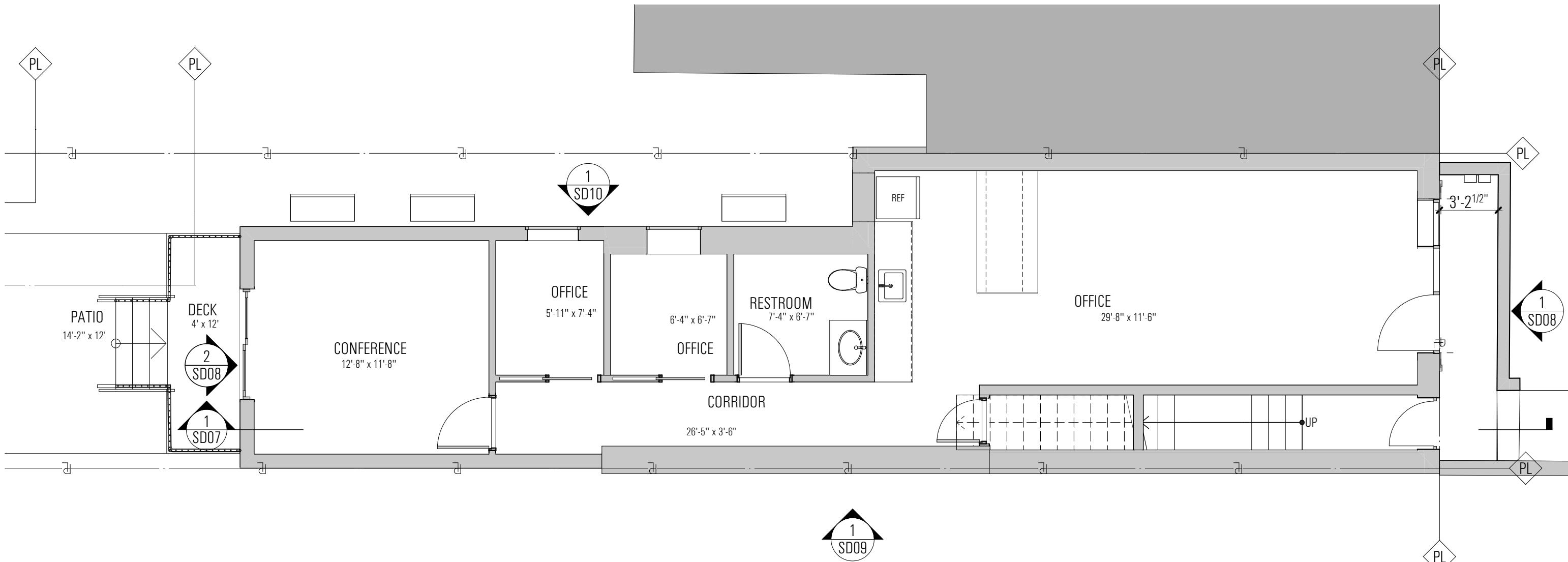
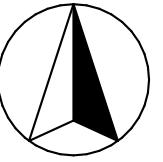
This architectural site plan illustrates the footprint and dimensions of a proposed building. The building is a long, rectangular structure with a central entrance and a small protrusion on the left side. The total length of the building is 65.53', and the distance from the left end to the protrusion is 34.47'. The protrusion has a width of 11.18' and a height of 2.47'. A vertical dimension of 4' is also indicated on the right side of the building. The plan includes a grid of property lines (PL) and a property line (PL) for the building itself. The text "PROPOSED BUILDING" is centered in the lower portion of the drawing. To the right, a portion of an adjacent building is shown with a window and a door.

SD03 | 1106 3RD ST NE, WASHINGTON, DC  
SITE PLAN

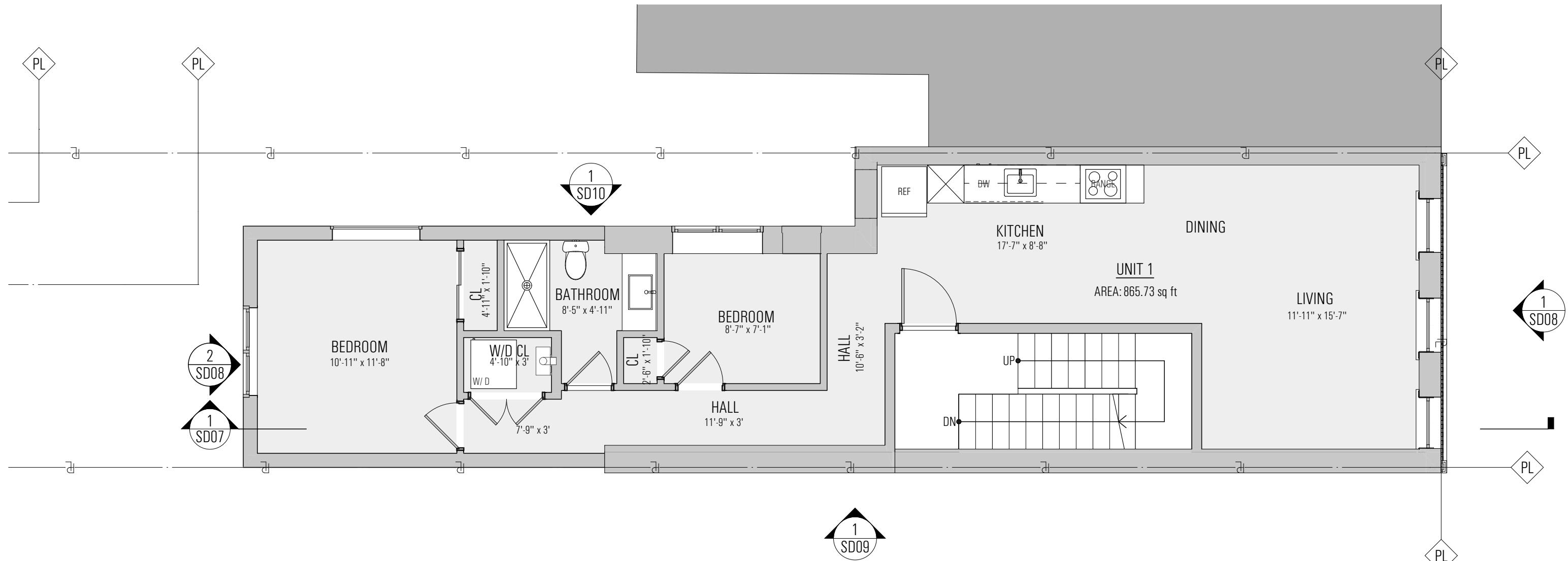
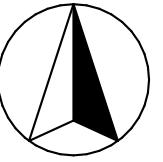
$$\frac{1}{8}'' = 1'-0''$$



N



N



SD05 | 1106 3RD ST NE, WASHINGTON, DC  
2ND FLOOR PLAN

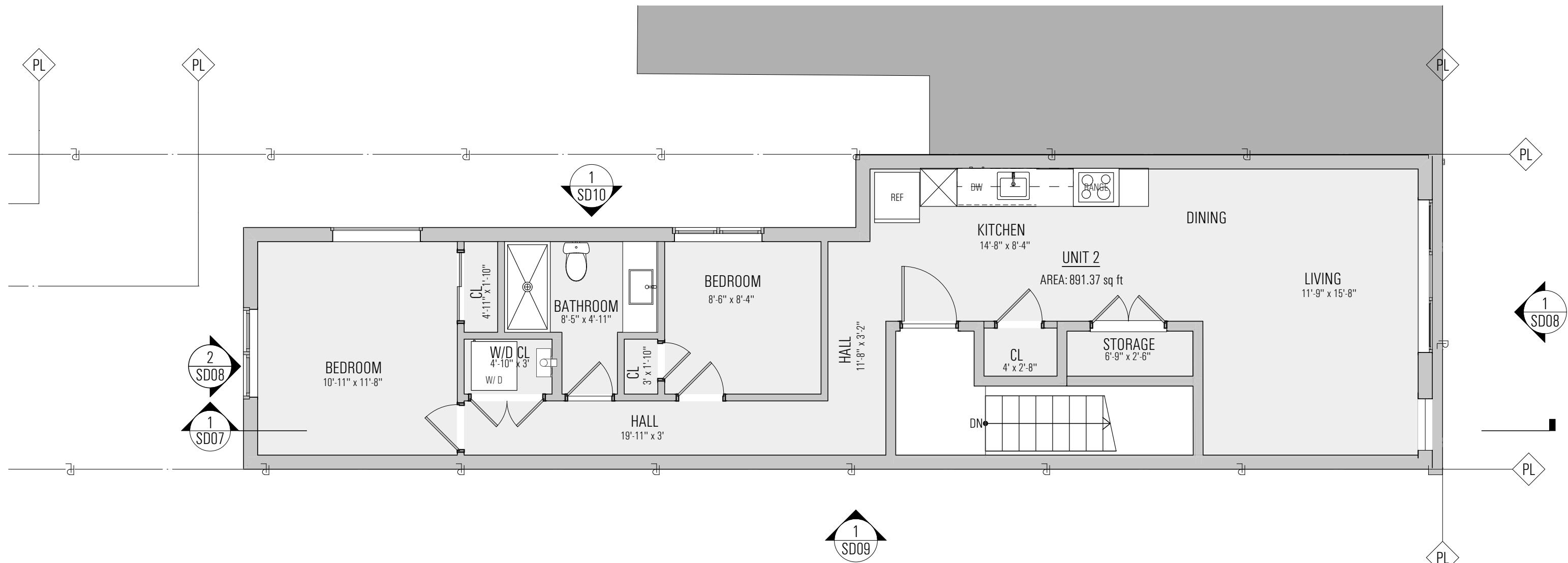
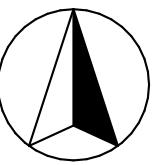
3/16" = 1'-0"



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N



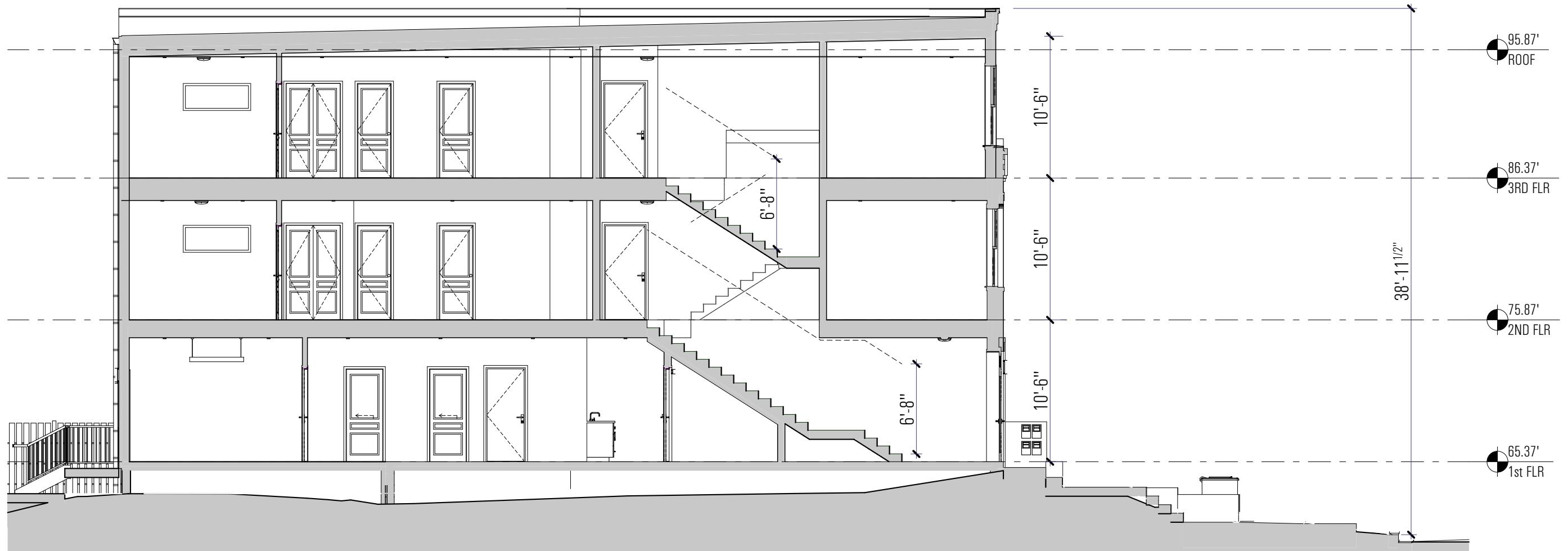
SD06 | 1106 3RD ST NE, WASHINGTON, DC  
3RD FLOOR PLAN

3/16" = 1'-0"



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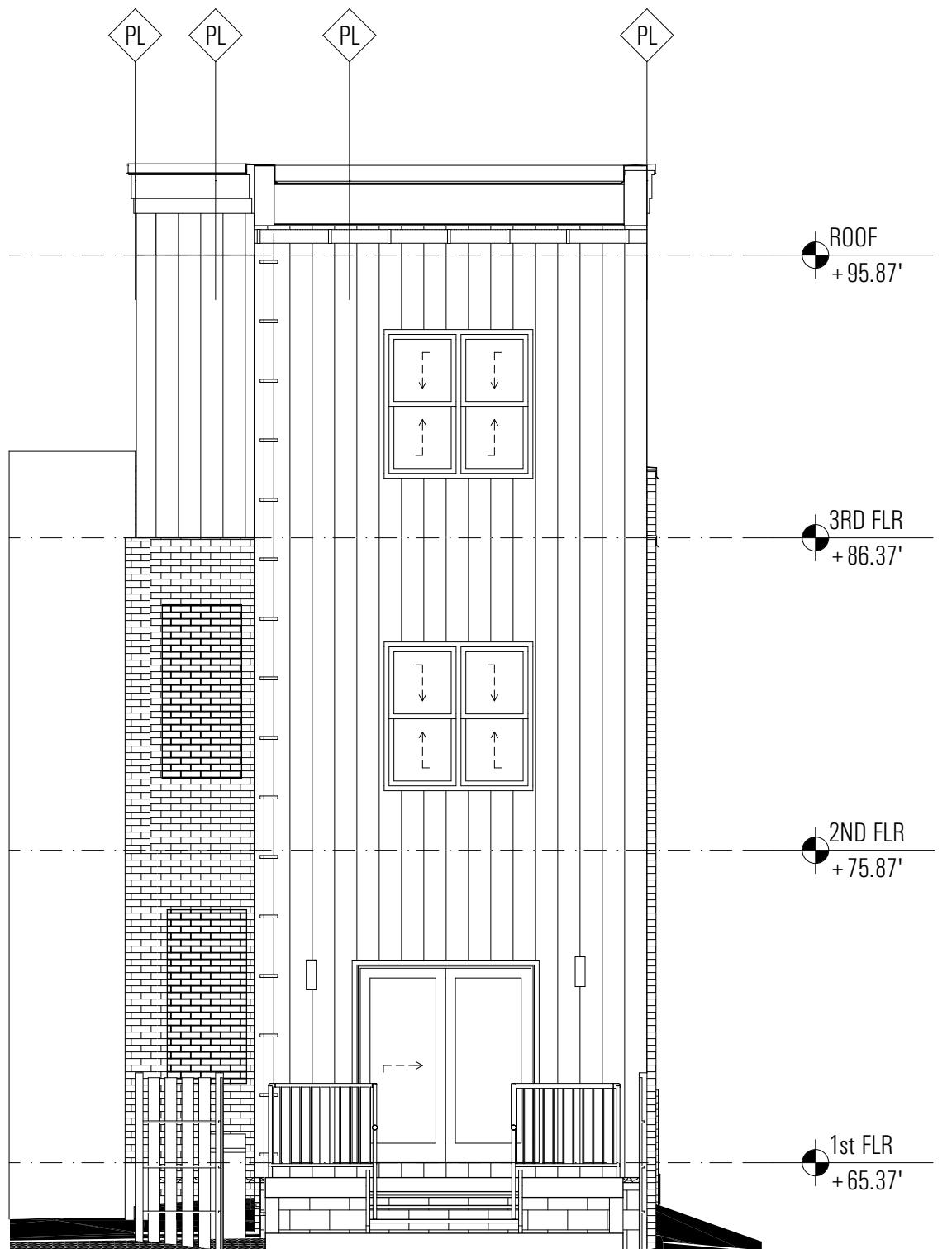


SD07 | 1106 3RD ST NE, WASHINGTON, DC  
SCHEMATIC SECTION

1/8" = 1'-0"  
8/20/2025

**emotive**  
ARCHITECTURE

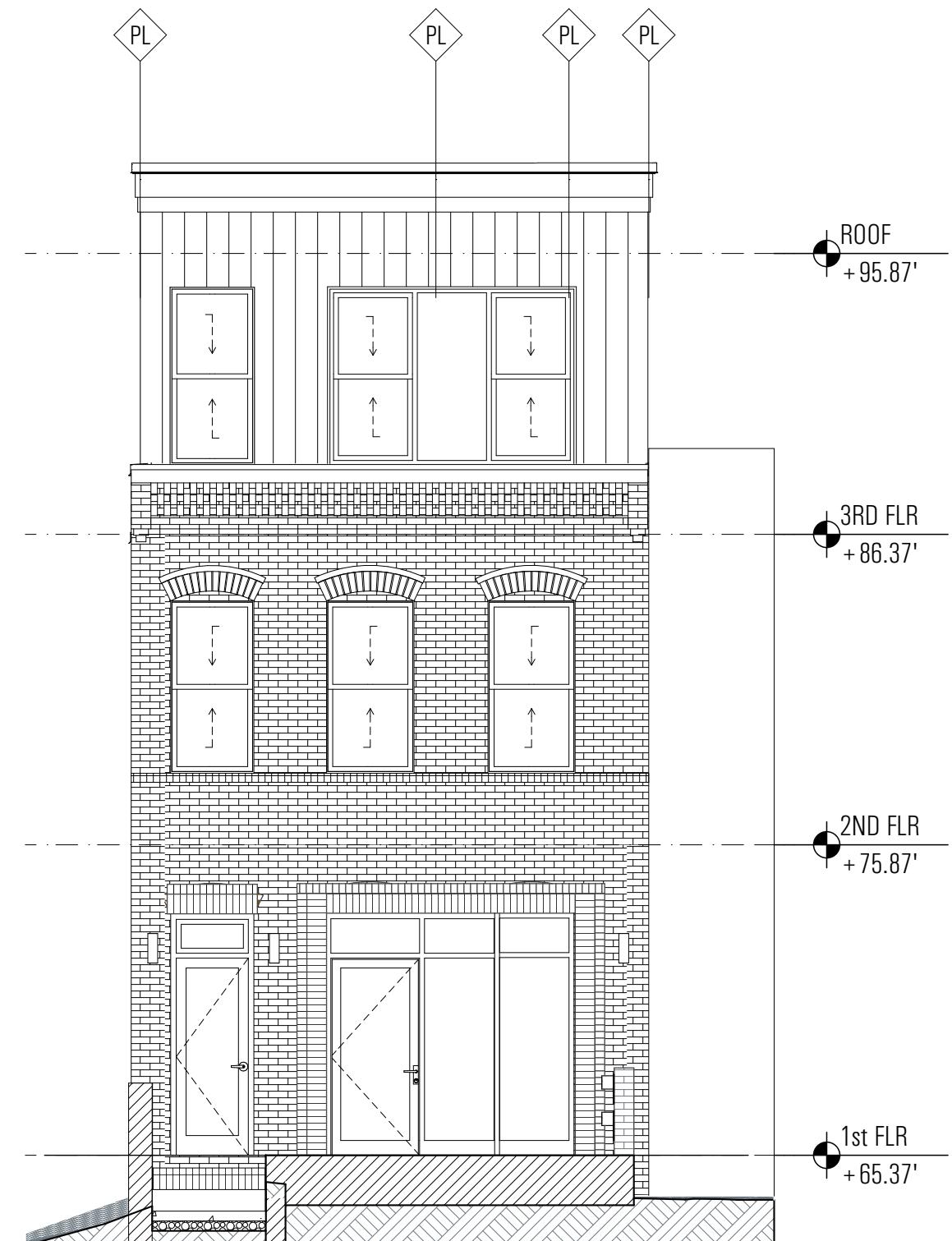
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WEST ELEVATION

2

SCALE: 3/16" = 1'-0"



EAST ELEVATION

1

SCALE: 3/16" = 1'-0"

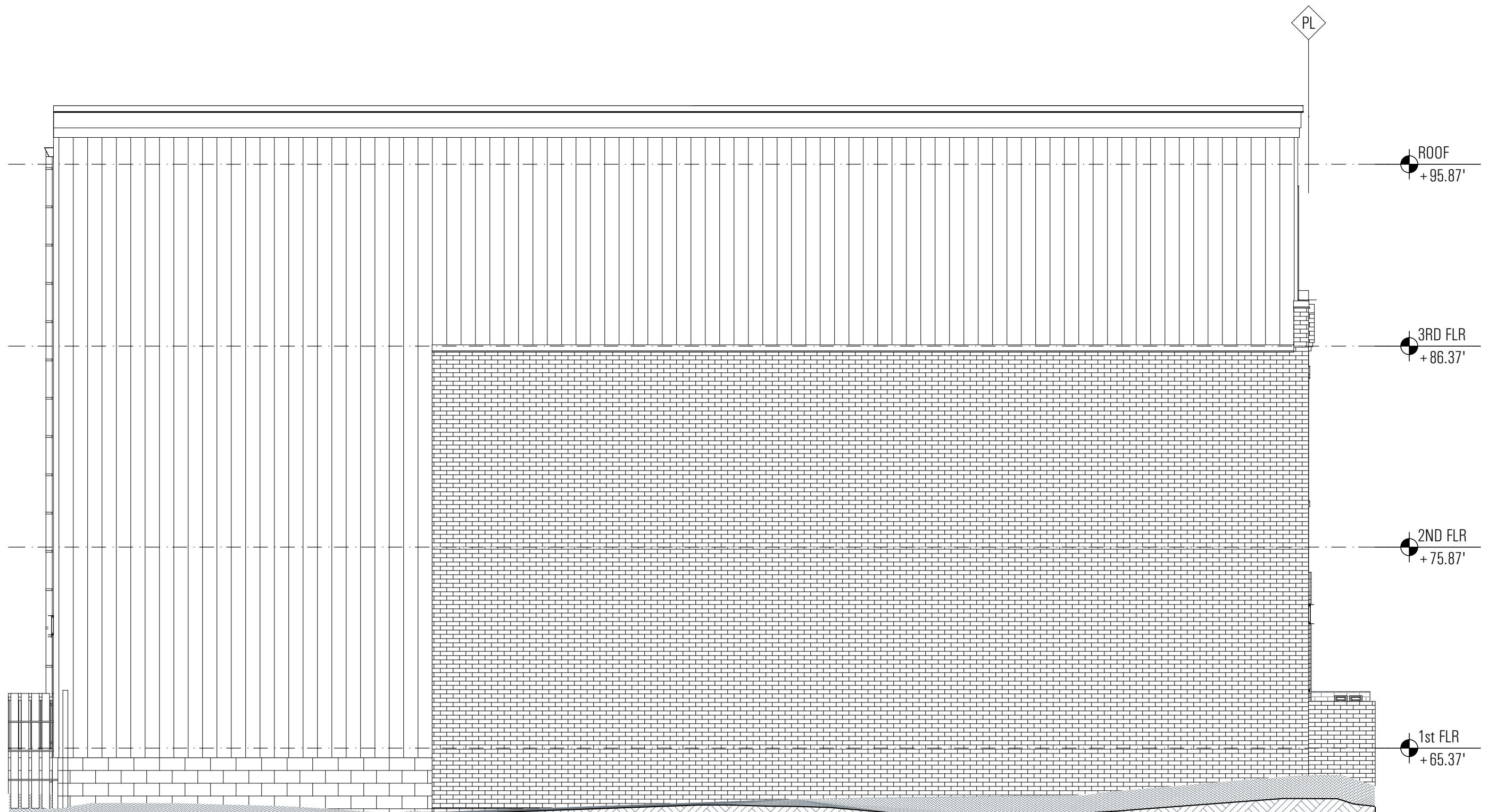
SD08

1106 3RD ST NE, WASHINGTON, DC  
ELEVATIONS

3/16" = 1'-0"  
8/20/2025

**emotive**  
ARCHITECTURE

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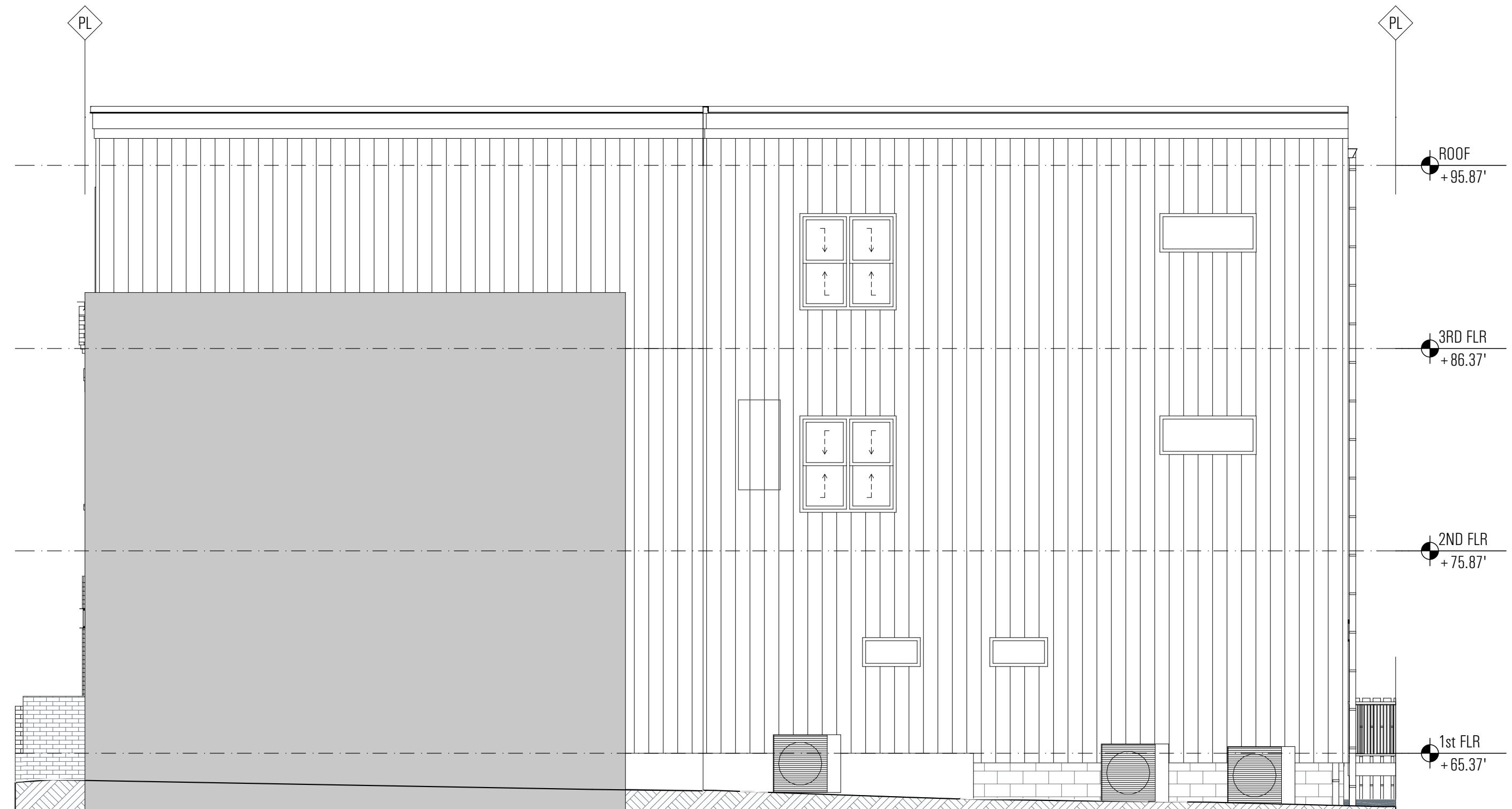


SD09 | 1106 3RD ST NE, WASHINGTON, DC  
ELEVATIONS

3/16" = 1'-0"  
8/20/2025

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1

## SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SD10

1106 3RD ST NE, WASHINGTON, DC  
ELEVATIONS

3/16" = 1'-0"  
8/20/2025

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SD11 | 1106 3RD ST NE, WASHINGTON, DC  
SCHEMATIC VIEWS

8/20/2025

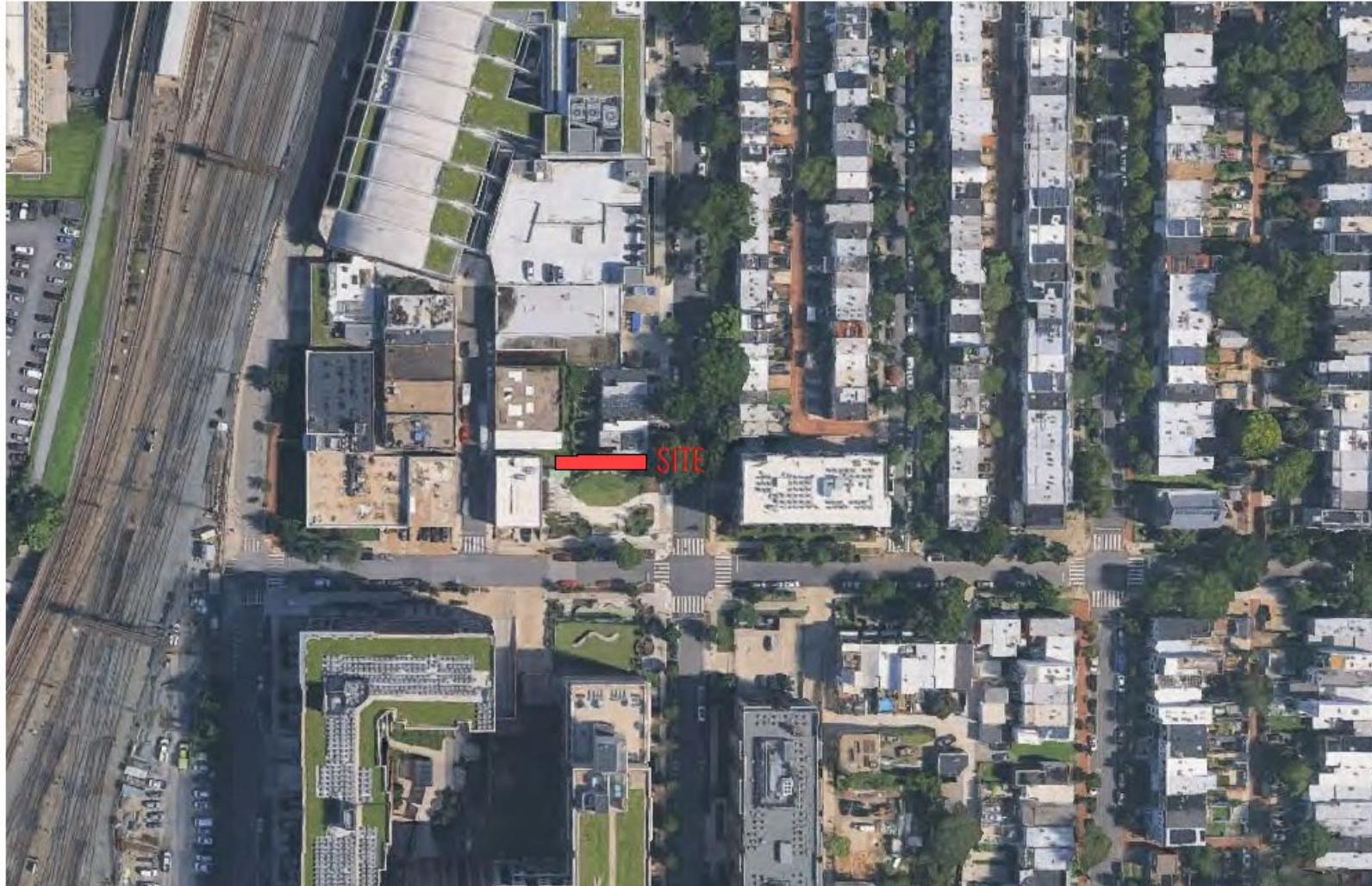
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# 1106 3RD ST NE

SHADOW STUDY

11/24/2025



SHEET INDEX	
ID	NAME
SD01	COVER SHEET
SD02	NARRATIVE
SD03	SHADOW ANALYSIS - SPRING/FALL EXISTING
SD04	SHADOW ANALYSIS - SPRING/FALL PROPOSED
SD05	SHADOW ANALYSIS - SUMMER EXISTING
SD06	SHADOW ANALYSIS - SUMMER PROPOSED
SD07	SHADOW ANALYSIS - WINTER EXISTING
SD08	SHADOW ANALYSIS - WINTER PROPOSED

SD01

1106 3RD ST NE, WASHINGTON, DC  
COVER SHEET

11/24/2025

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## NARRATIVE

EMOTIVE ARCHITECTURE HAS COMPLETED AN ANALYSIS OF THE POTENTIAL SHADOW IMPACTS ASSOCIATED WITH THE PROPOSED ADDITION AND EXTENSION AT 1106 3RD ST NE, WASHINGTON, DC.

THE STUDY EVALUATED TWO SCENARIOS:

SCENARIO 1 – EXISTING CONDITIONS: SHADOWS CAST BY THE CURRENT BUILDINGS.

SCENARIO 2 – PROPOSED CONDITIONS: ADDITIONAL SHADOWS RESULTING FROM THE PROPOSED ADDITION AND EXTENSION.

THE SHADOW ANALYSIS INCLUDED THE ADJACENT TOWNHOMES ALONG 3RD STREET, THE WASHINGTON INTERN NETWORK BUILDING, AND THE PROPERTY AT 1109 CONGRESS ST NE.

SHADOWS WERE STUDIED FROM 8:00 AM TO 6:00 PM AT TWO-HOUR INTERVALS ACROSS THE SPRING/FALL, SUMMER, AND WINTER SEASONS.

SD02

1106 3RD ST NE, WASHINGTON, DC  
NARRATIVE

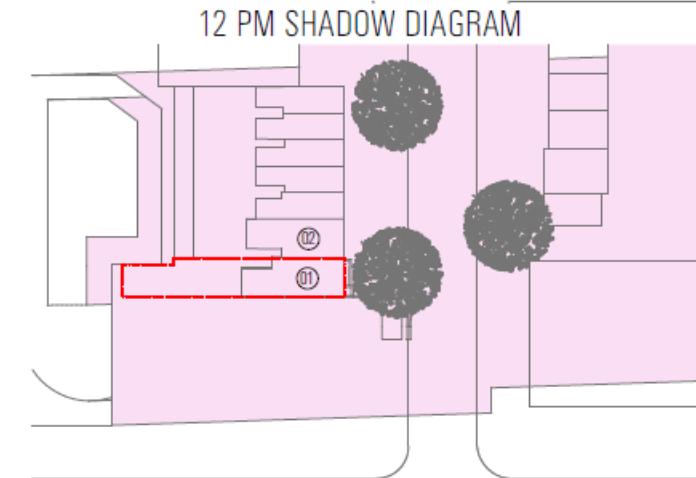
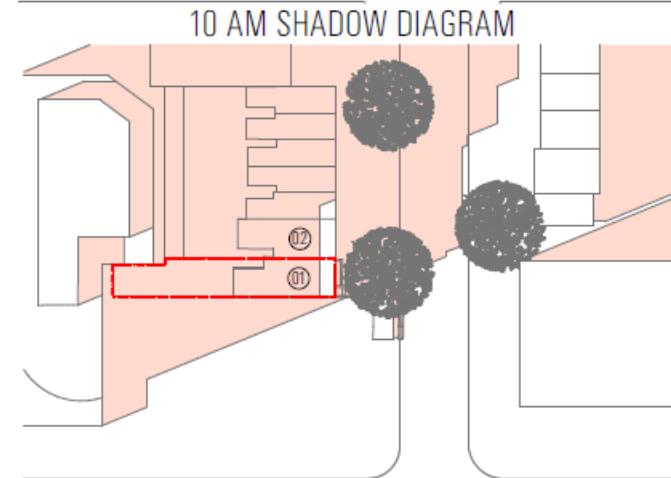
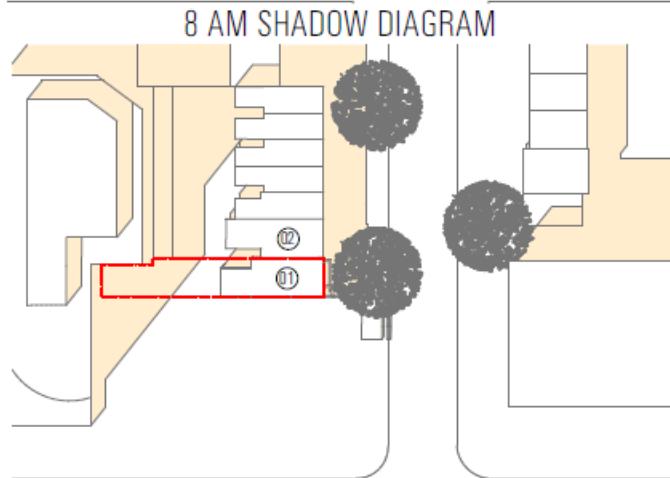
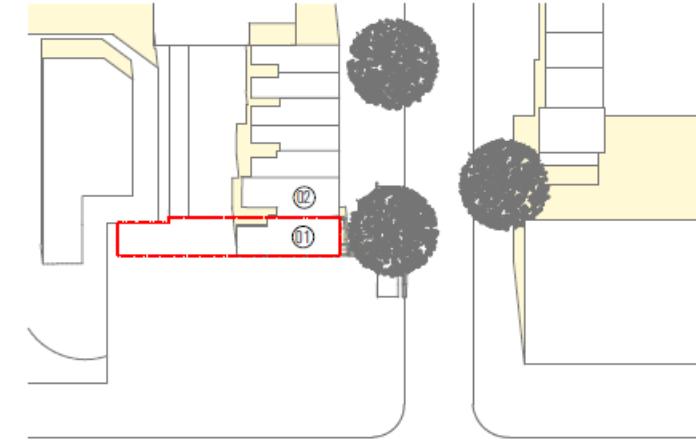
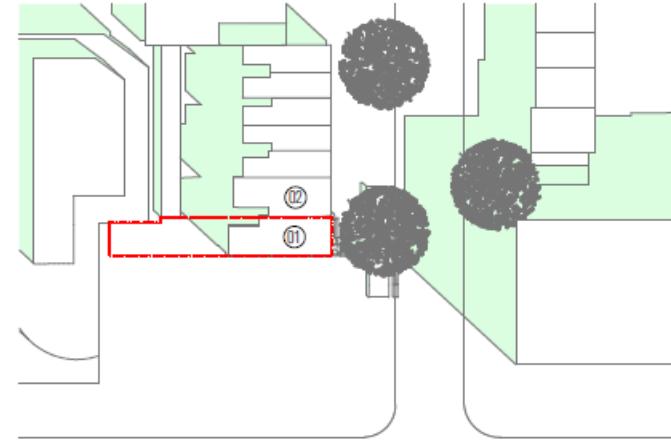
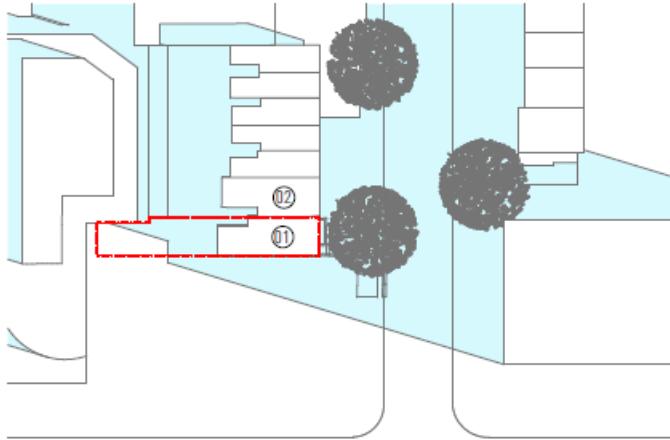
11/24/2025

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## SHADOW ANALYSIS - SPRING/ FALL EXISTING

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON MARCH 21 IN 2 HOUR INCREMENTS



LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD03 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - SPRING/ FALL EXISTING

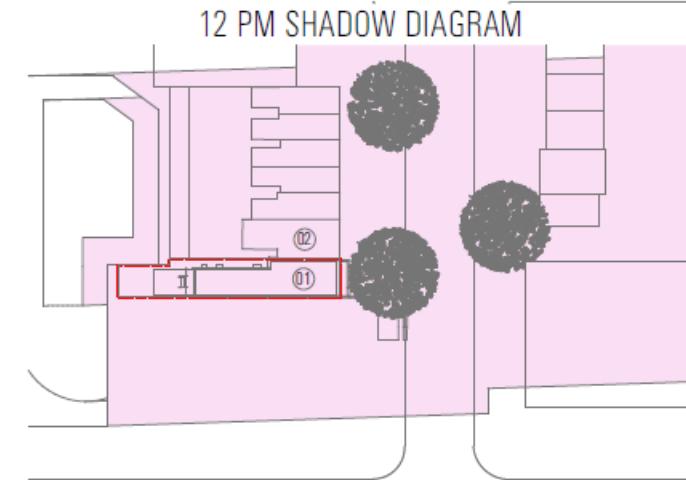
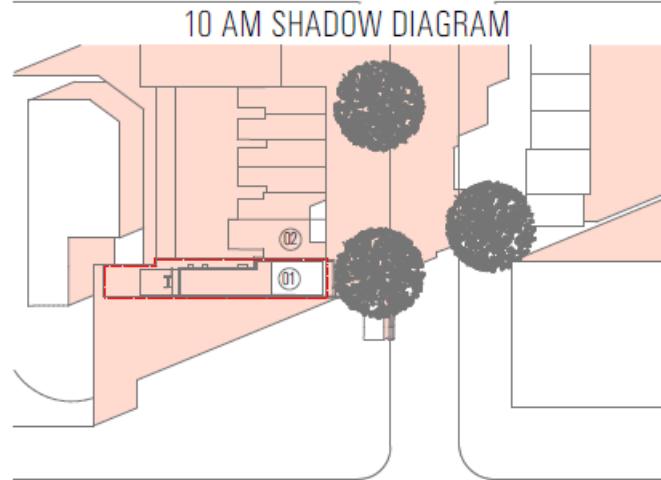
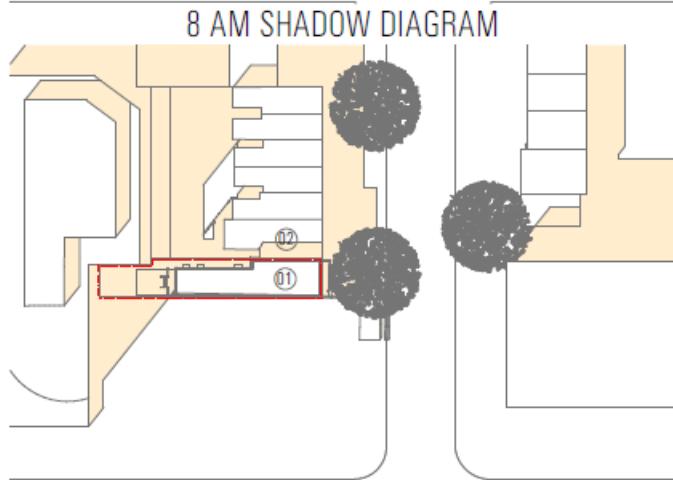
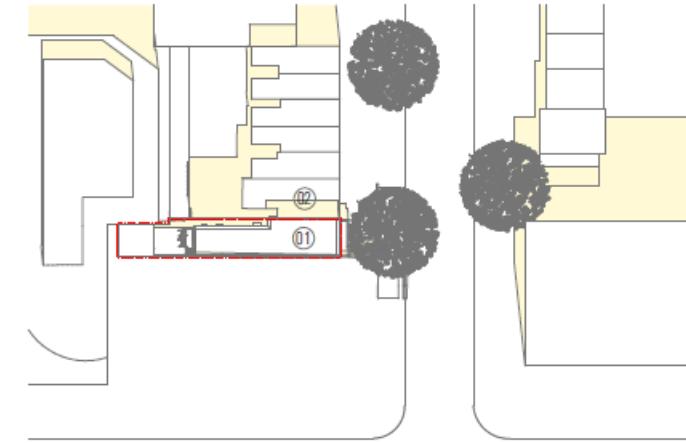
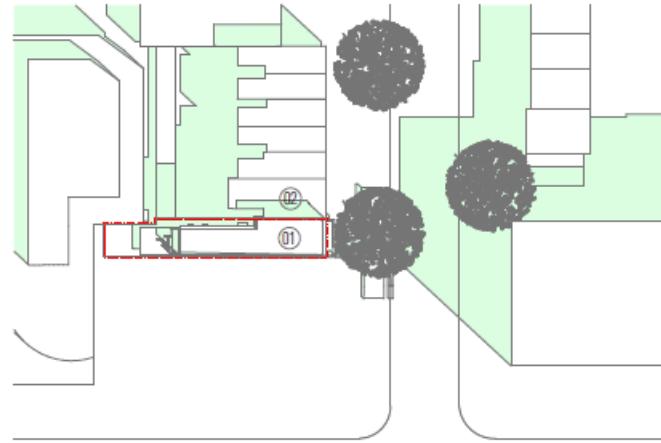
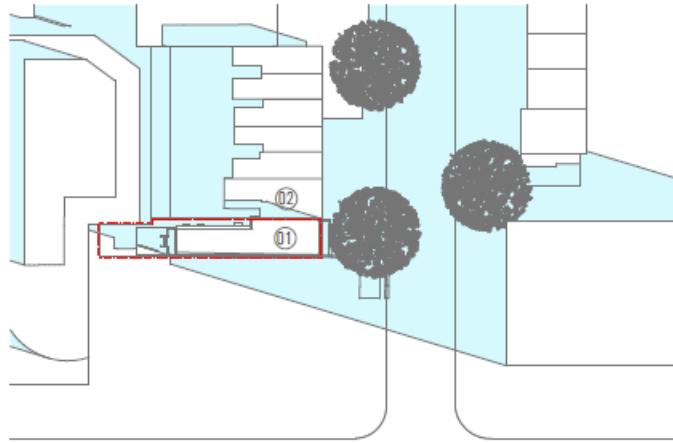
11/24/2025

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## SHADOW ANALYSIS - SPRING/ FALL PROPOSED

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON MARCH 21 IN 2 HOUR INCREMENTS



2 PM SHADOW DIAGRAM

4 PM SHADOW DIAGRAM

6 PM SHADOW DIAGRAM

LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD04 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - SPRING/ FALL PROPOSED

11/24/2025

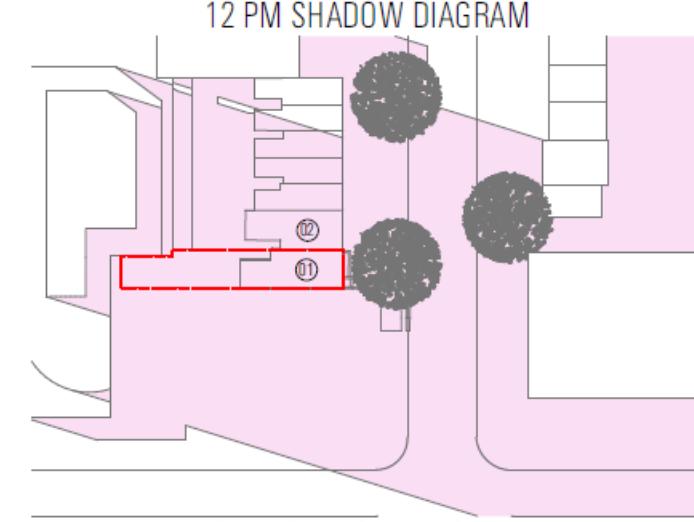
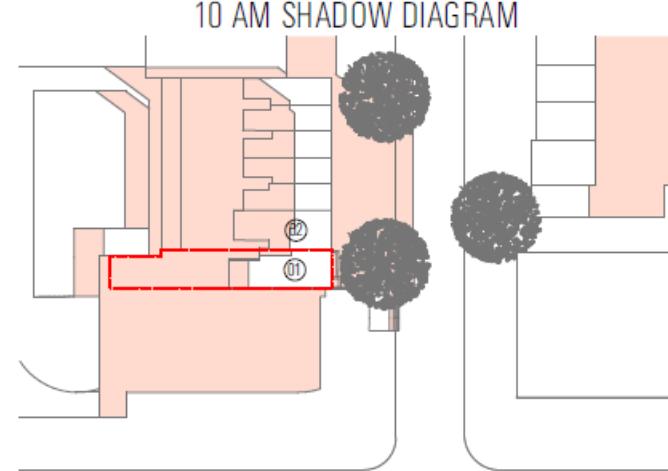
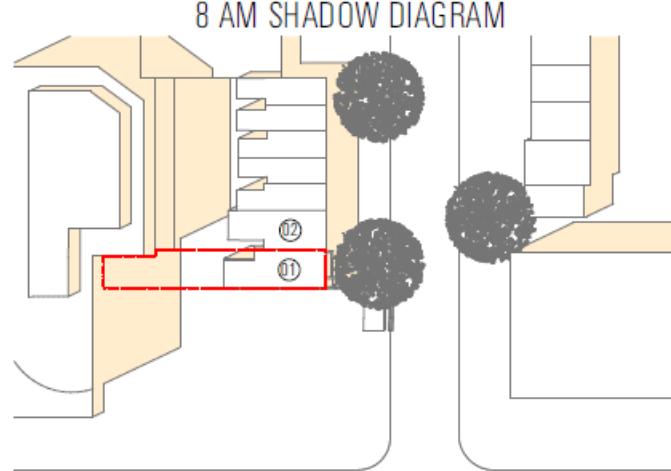
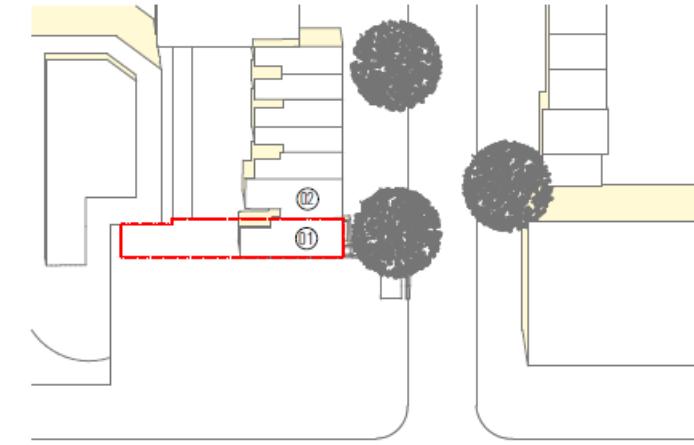
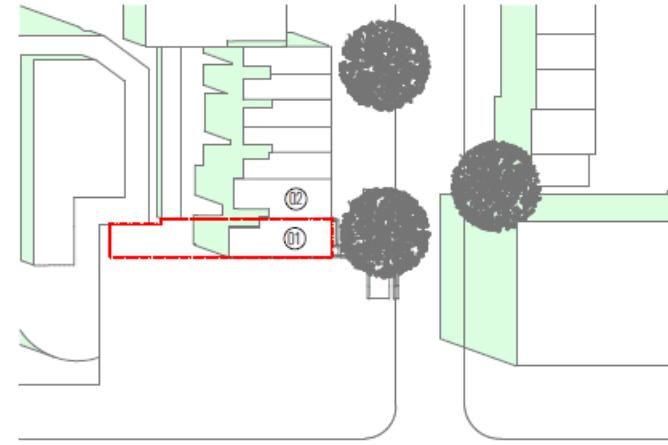
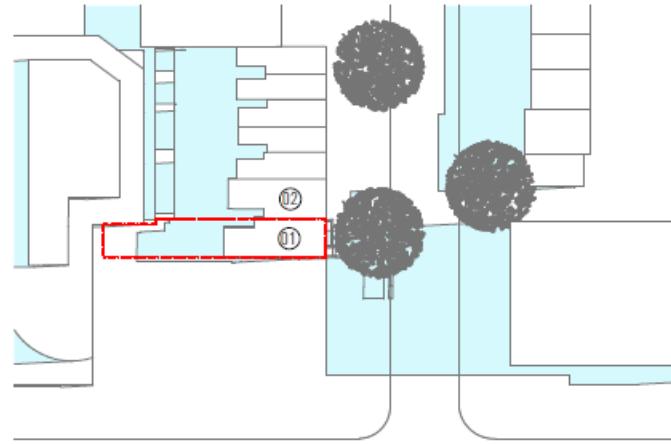
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## SHADOW ANALYSIS - SUMMER EXISTING

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON JUNE 21 IN 2 HOUR INCREMENTS



LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD05 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - SUMMER EXISTING

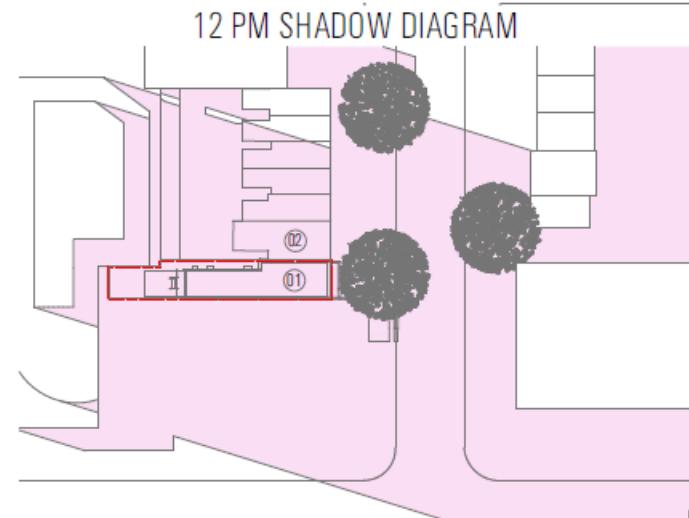
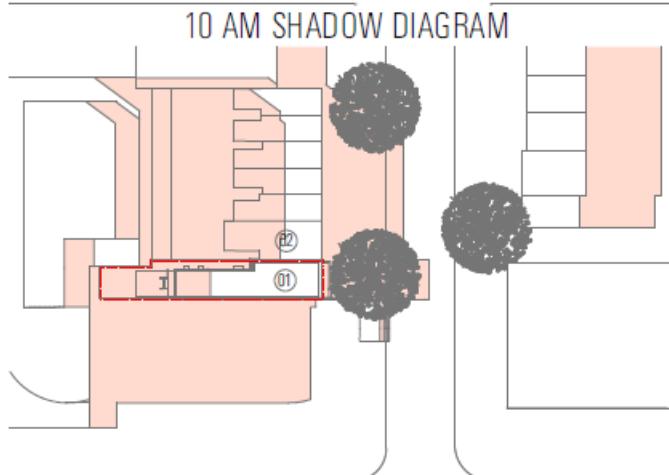
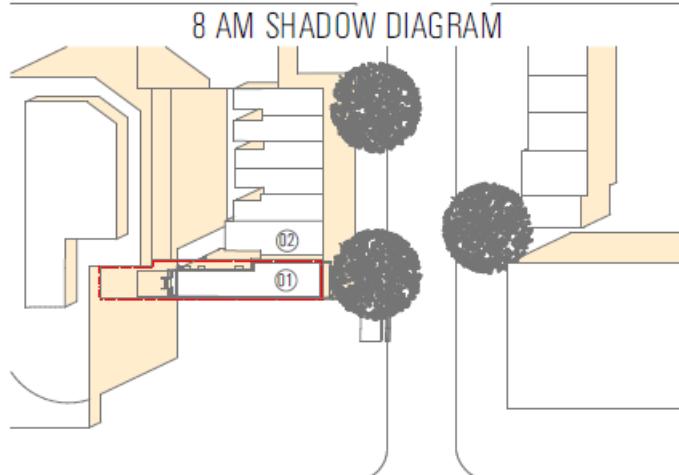
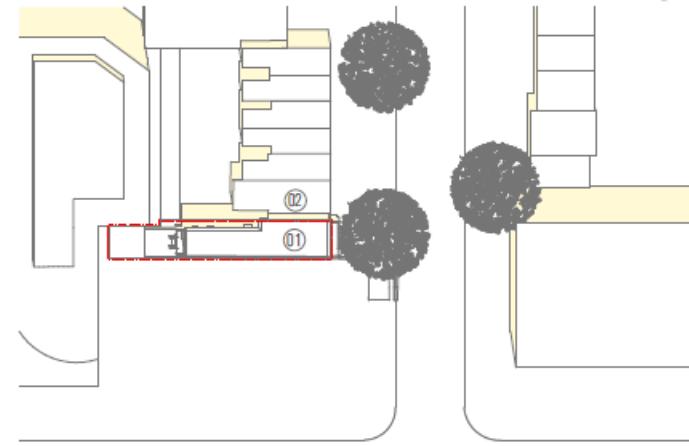
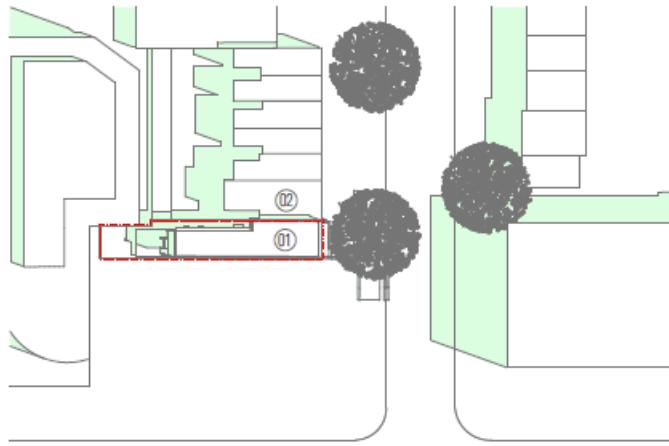
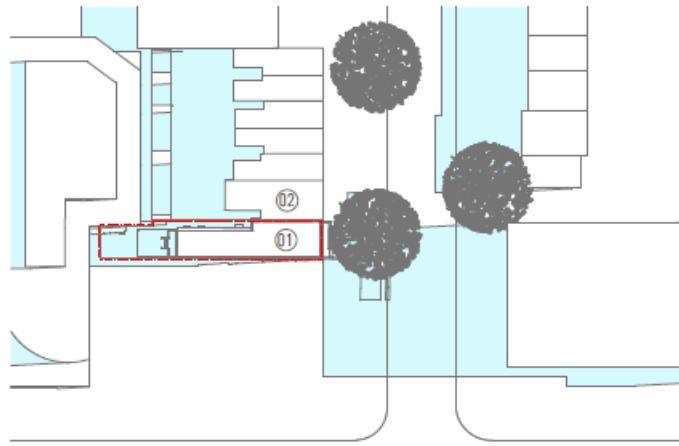
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## SHADOW ANALYSIS - SUMMER PROPOSED

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON JUNE 21 IN 2 HOUR INCREMENTS



LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD06 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - SUMMER PROPOSED

11/24/2025

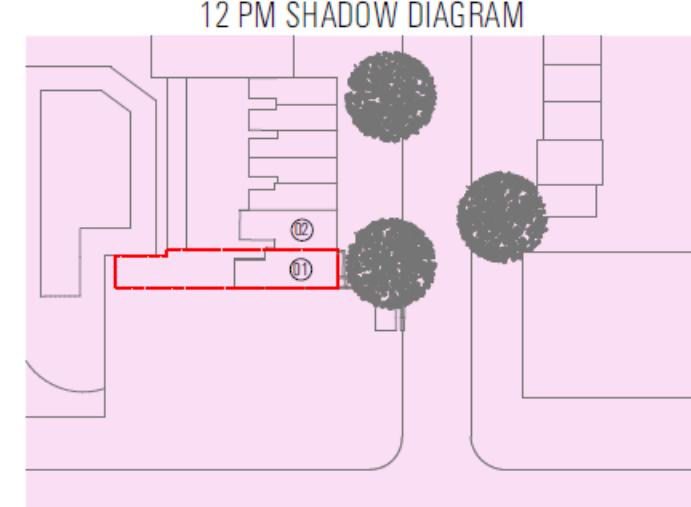
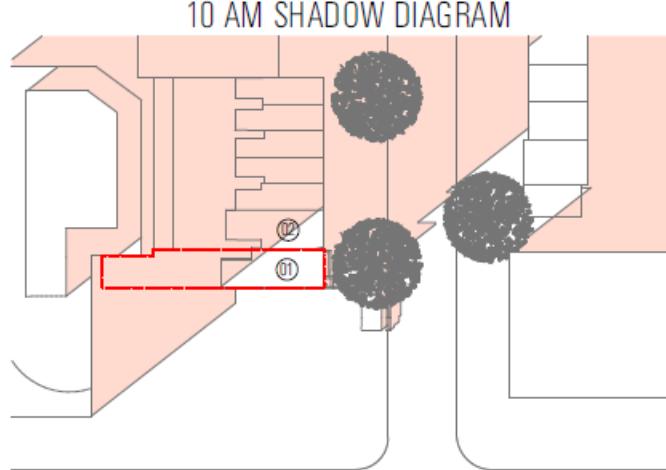
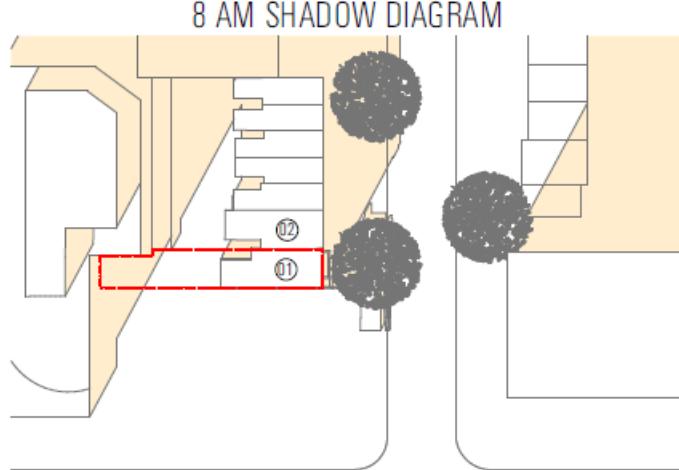
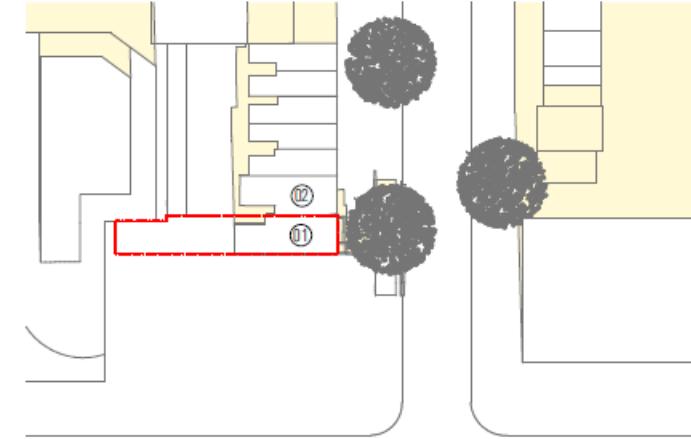
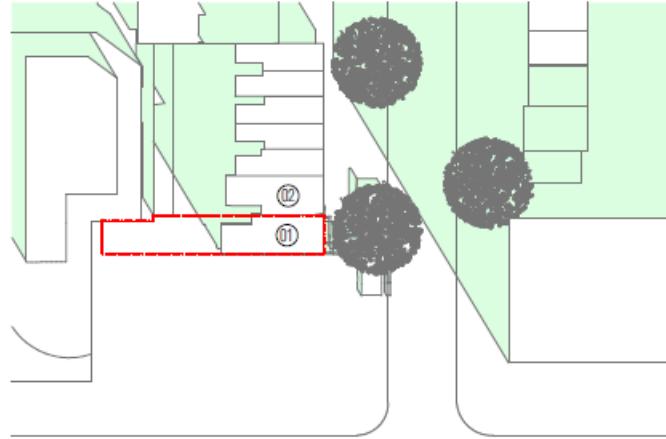
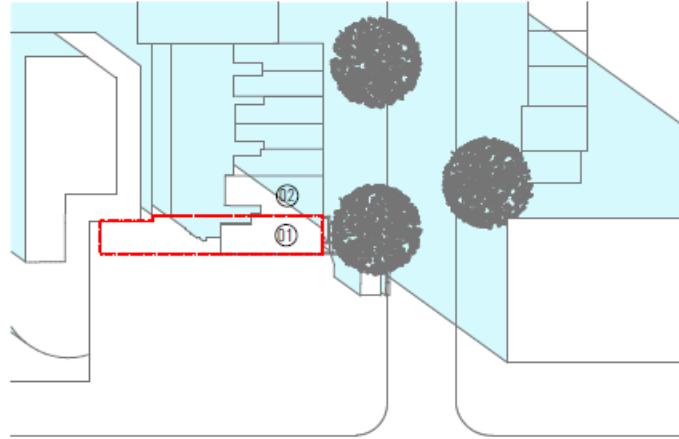
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## SHADOW ANALYSIS - WINTER EXISTING

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON DECEMBER 21 IN 2 HOUR INCREMENTS



LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD07 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - WINTER EXISTING

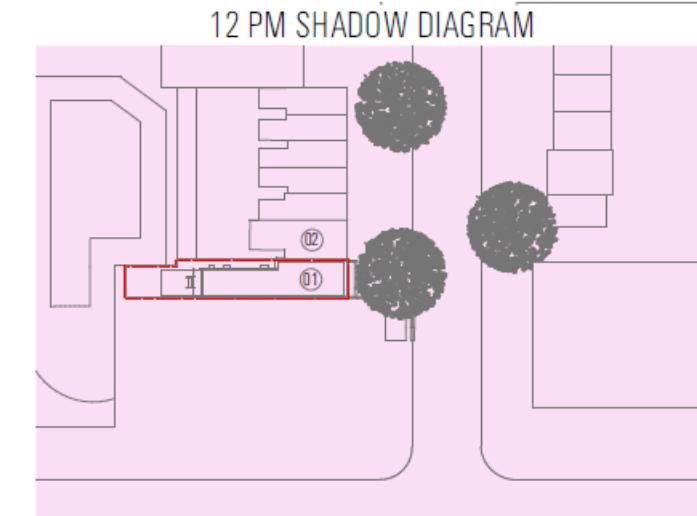
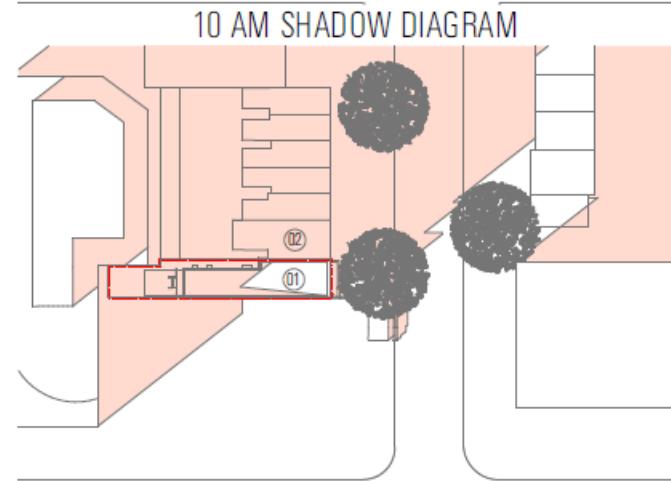
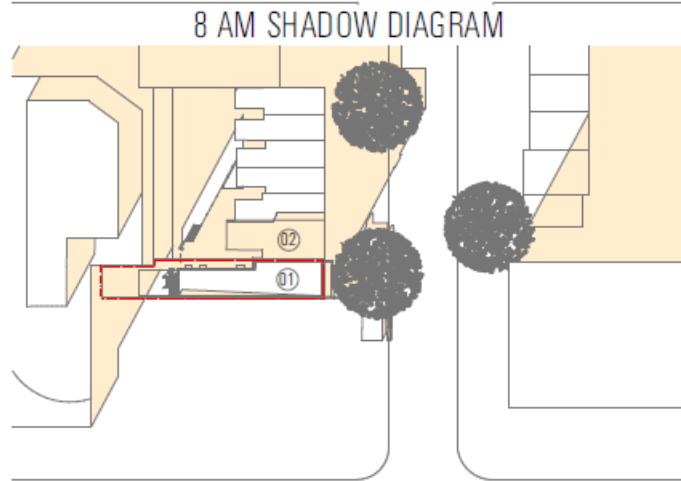
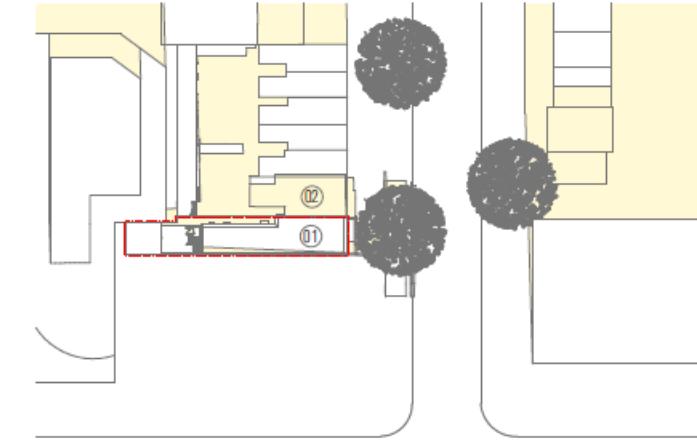
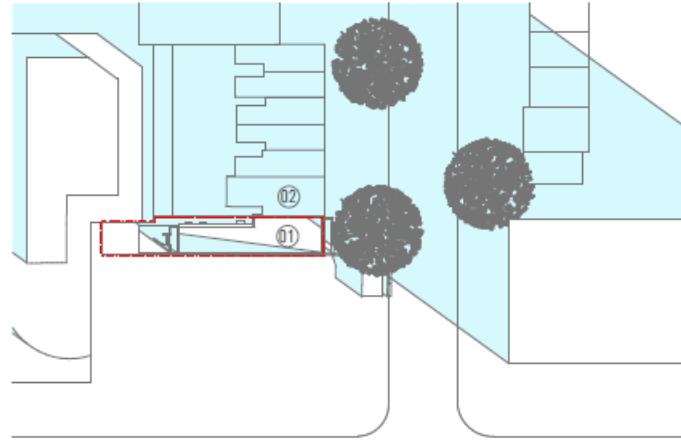
11/24/2025

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## SHADOW ANALYSIS - WINTER PROPOSED

THIS SUN STUDY IMAGES WERE CONDUCTED FROM 08:00:00 AM TO 06:00:00 PM ON DECEMBER 21 IN 2 HOUR INCREMENTS



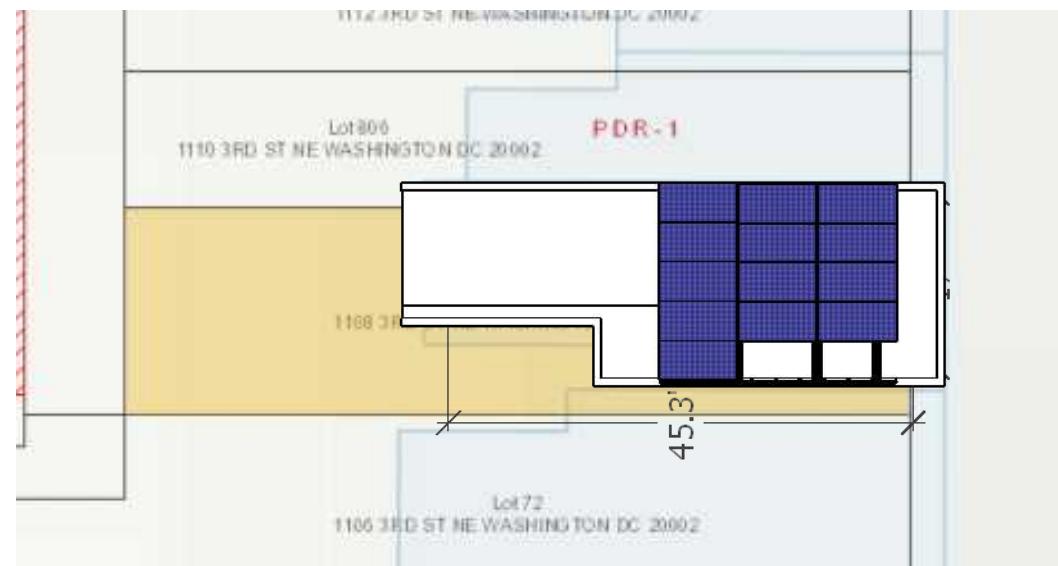
LEGEND: ① - 1106 3RD ST NE, ② - 1108 3RD ST NE

SD08 | 1106 3RD ST NE, WASHINGTON, DC  
SHADOW ANALYSIS - WINTER PROPOSED

11/24/2025

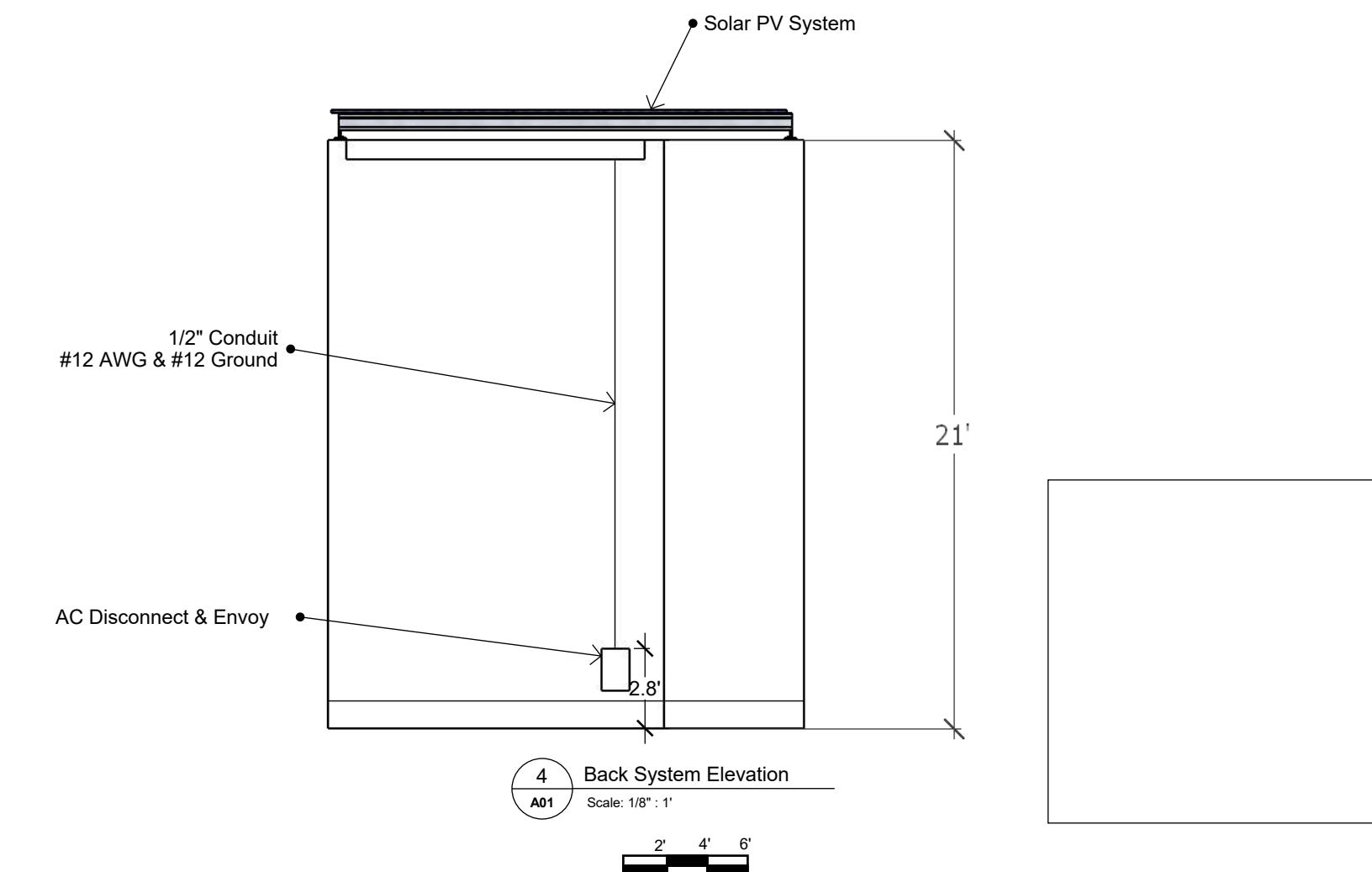
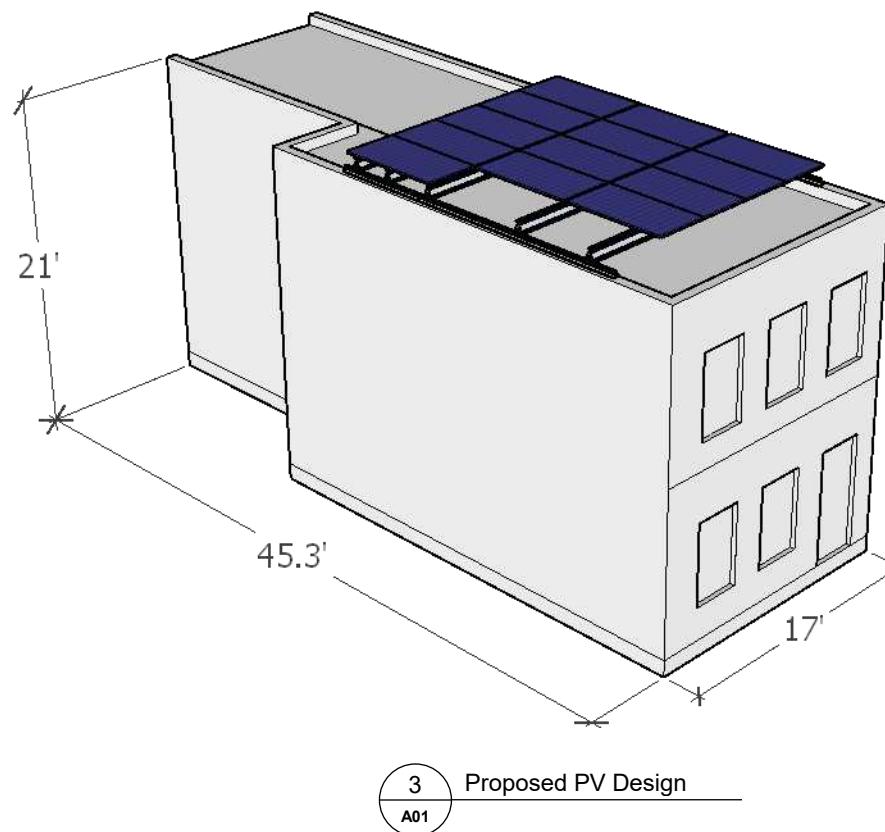
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2  
A01

Street View of Building



SOLAR  
SOLUTION  
4700 14th ST. NW  
Washington, DC 20011

Project #4148  
Arita Brown  
1108 3rd St NE  
Washington, DC 20002

## Overview

Issue Date  
05.21.2021

Revisions:

System Size:  
4.94 kW

a

01



Bike repair station

L St NE

Swampoodle Terrace



1104

1110



Union Inn