



# CHRISTINA FERRERI RESIDENCE

## 3125 WARDER STREET NW

Board of Zoning Adjustment  
Application  
# 21390

CASE NO. 21390 - 3125 WARDER ST NW - SQUARE 3049, LOT 035 CHRISTINA FERRERI

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21390  
EXHIBIT NO. 36

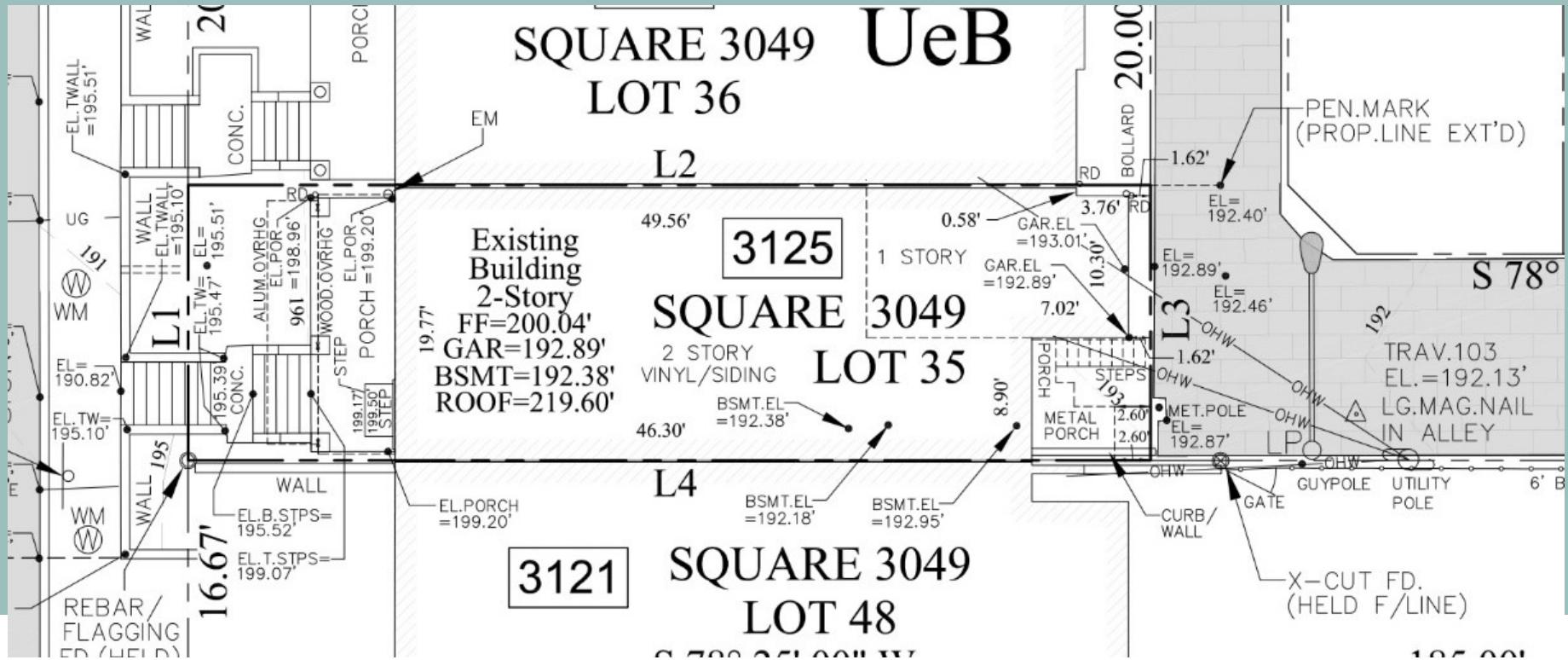
- Aerial View
- Survey
- Survey Details
- Existing Property Details
- Lot Occupancy
  - E 210.1
  - E 5201.1(a)
- Rear Yard Setback
  - E 207.1
  - E 5201.1(b)
- Roof Top or Upper Floor Elements (Front Porch)
  - E 204.1
  - E 204.4
- Front Porch: Details
- Front Porch: Neighboring Property Examples

## OVERVIEW



# SURVEY

CASE NO. 21390 - 3125 WARDER ST NW - SQUARE 3049, LOT 035 CHRISTINA FERRERI



# SURVEY DETAIL

CASE NO. 21390 - 3125 WARDER ST NW - SQUARE 3049, LOT 035 CHRISTINA FERRERI

111  
Square 3049, Lot 035

## RF-1 Zoning District

Built 1912

## Substandard Lot 1,400 s. f.

81% Current Lot Occupancy

# 1923 Addition of a Breakfast Room

## Undocumented 205 s.f. garage

# EXISTING PROPERTY DETAILS

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	Required	Actual
Current RF-1	60%	81%
Proposed RF-1 Substandard	70%	64.7%

- E 210.1 Maximum Lot Occupancy: 60%
- E 5201.1(a) Residential building on a non-alley record lot (Subtitle C 301.1) the BZA may grant relief up to 70%

## LOT OCCUPANCY

	Required	Existing	Proposed
Minimum Rear Yard Setback	20'	3'1"	7'9"

## Rear Yard

- E 207.1 – Minimum rear yard setback of 20 ft
- E 5201.1(b) - Residential building on a non-alley record lot (Subtitle C 301.1) the BZA may grant relief yards including alley centerline setback

# REAR YARD SETBACK

Request	
Porch Roof	Remove 4' of porch to allow head clearance for basement dwelling
Adverse Effects	No change in light and air, privacy of use
Alter Character	No change in scale or pattern of house

- E 204.1

Original roof top elements should not be removed, including porch roofs

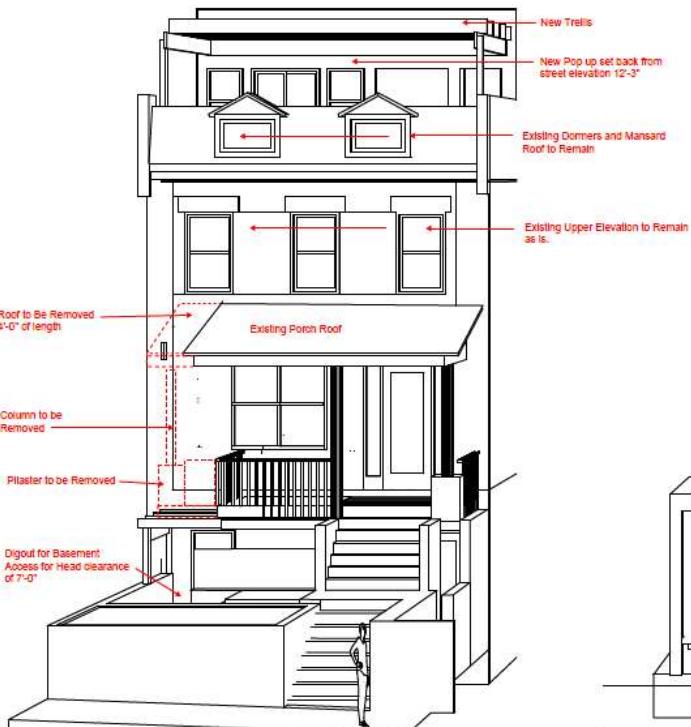
- E 204.4

The proposed construction shall not have an adverse effect on the use or enjoyment of an adjacent property

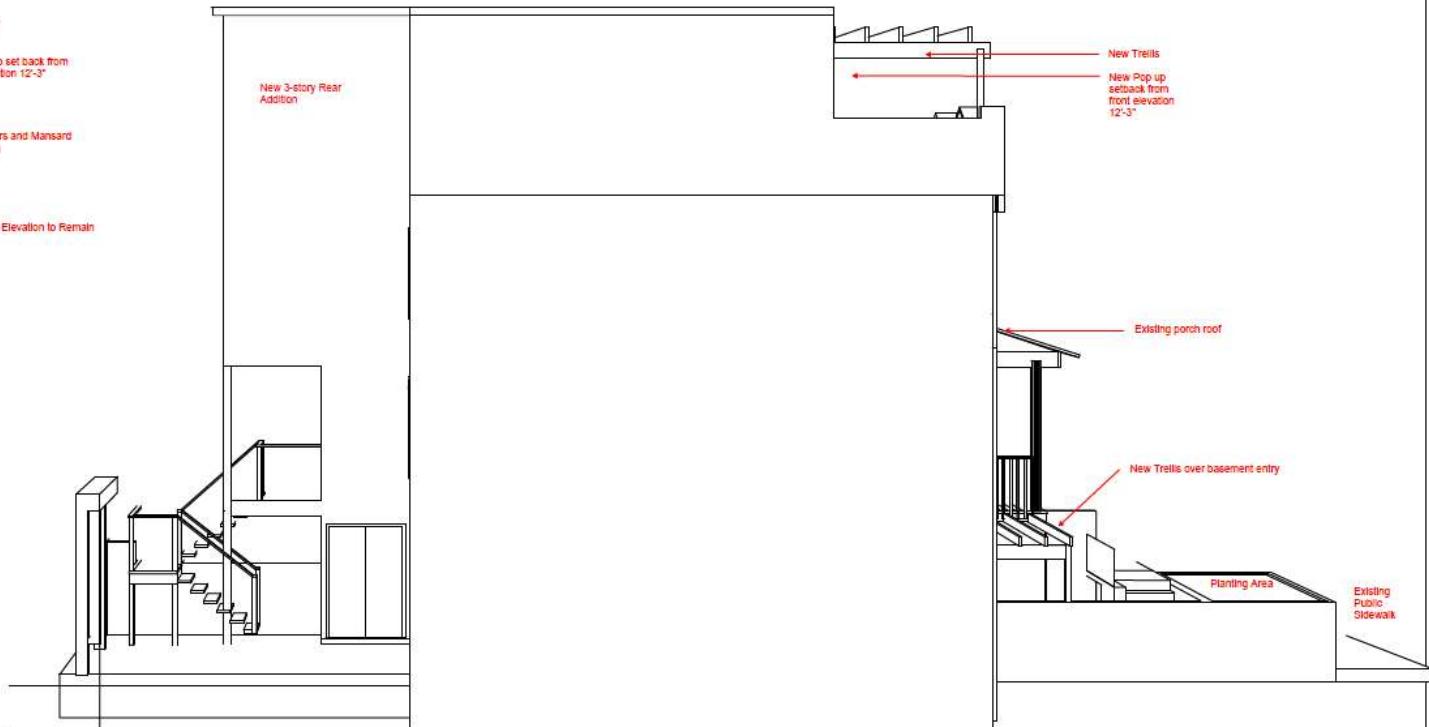
- Light and air
- Privacy of use
- Alter character, scale, pattern of houses along the street or alley frontage

## ROOF TOP OR UPPER FLOOR ELEMENTS

Front Porch



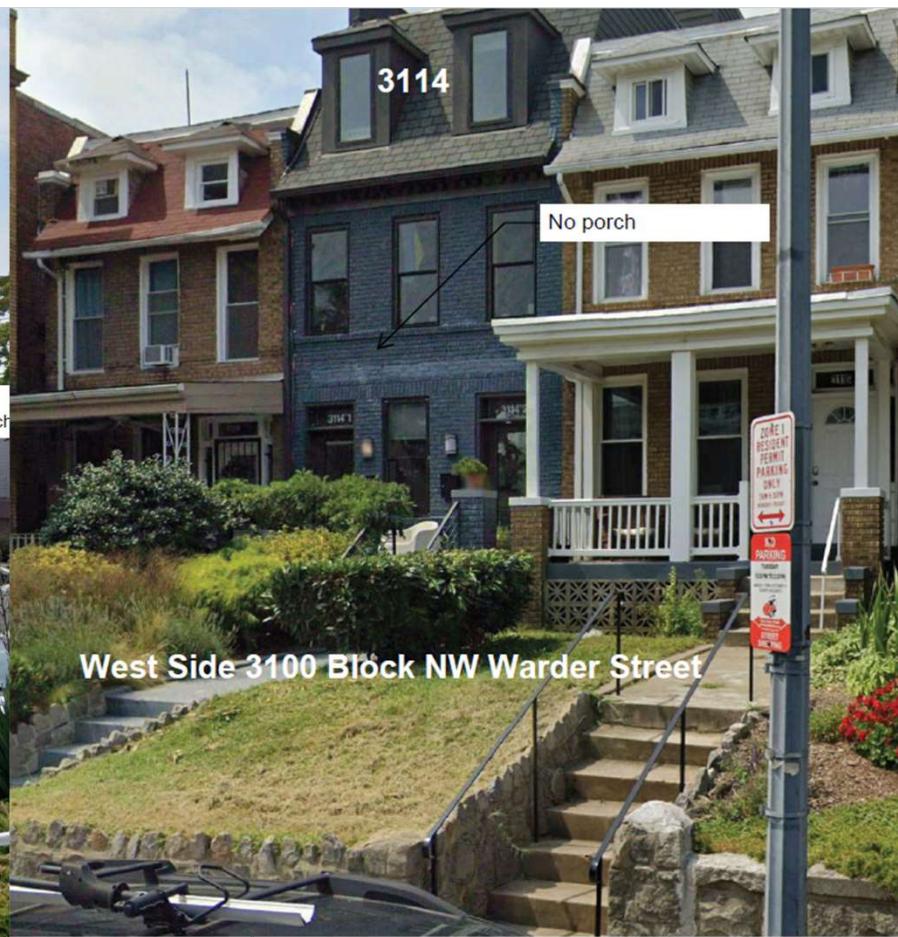
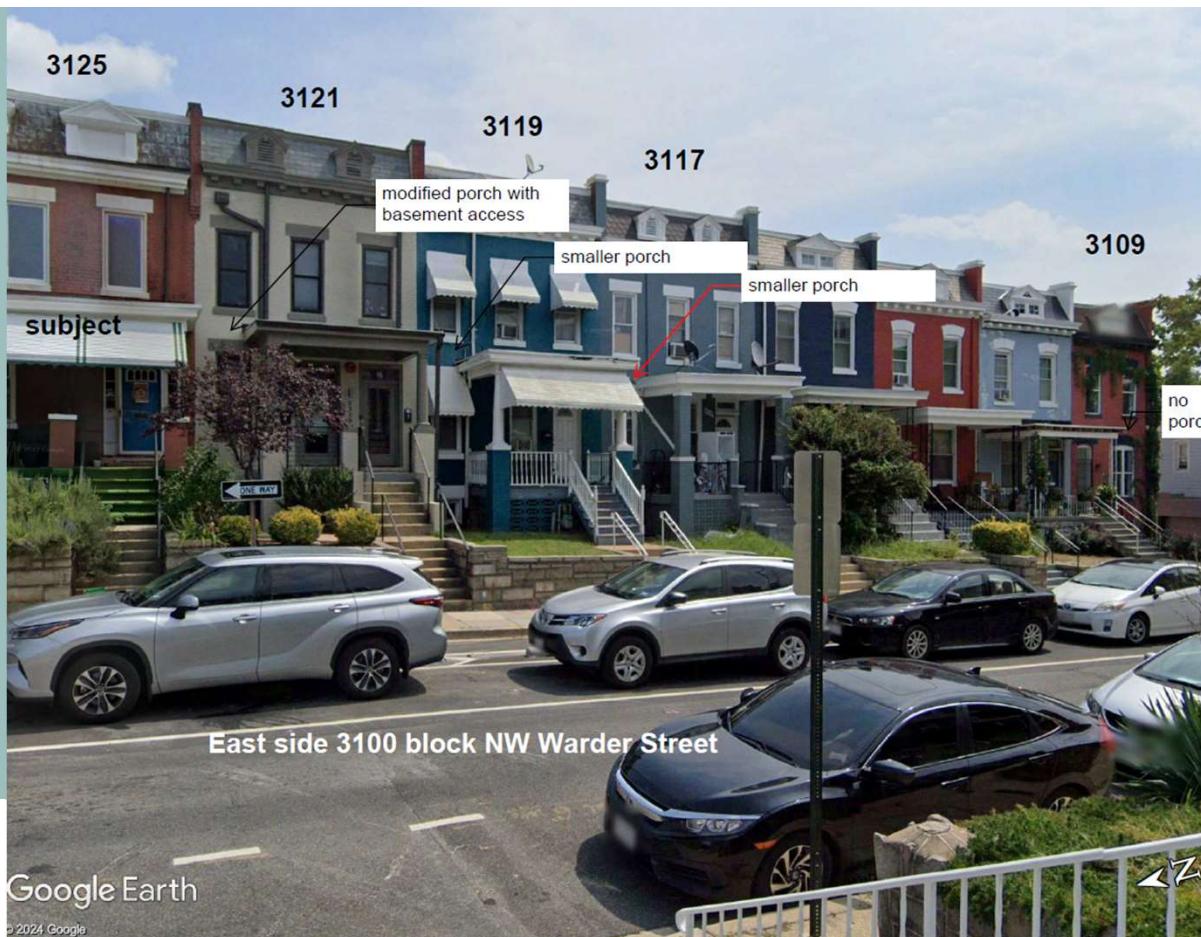
EXTERIOR WEST ELEVATION



EXTERIOR NORTH ELEVATION

# FRONT PORCH

Details



# FRONT PORCH

Neighboring Property Examples  
3100 Block