



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

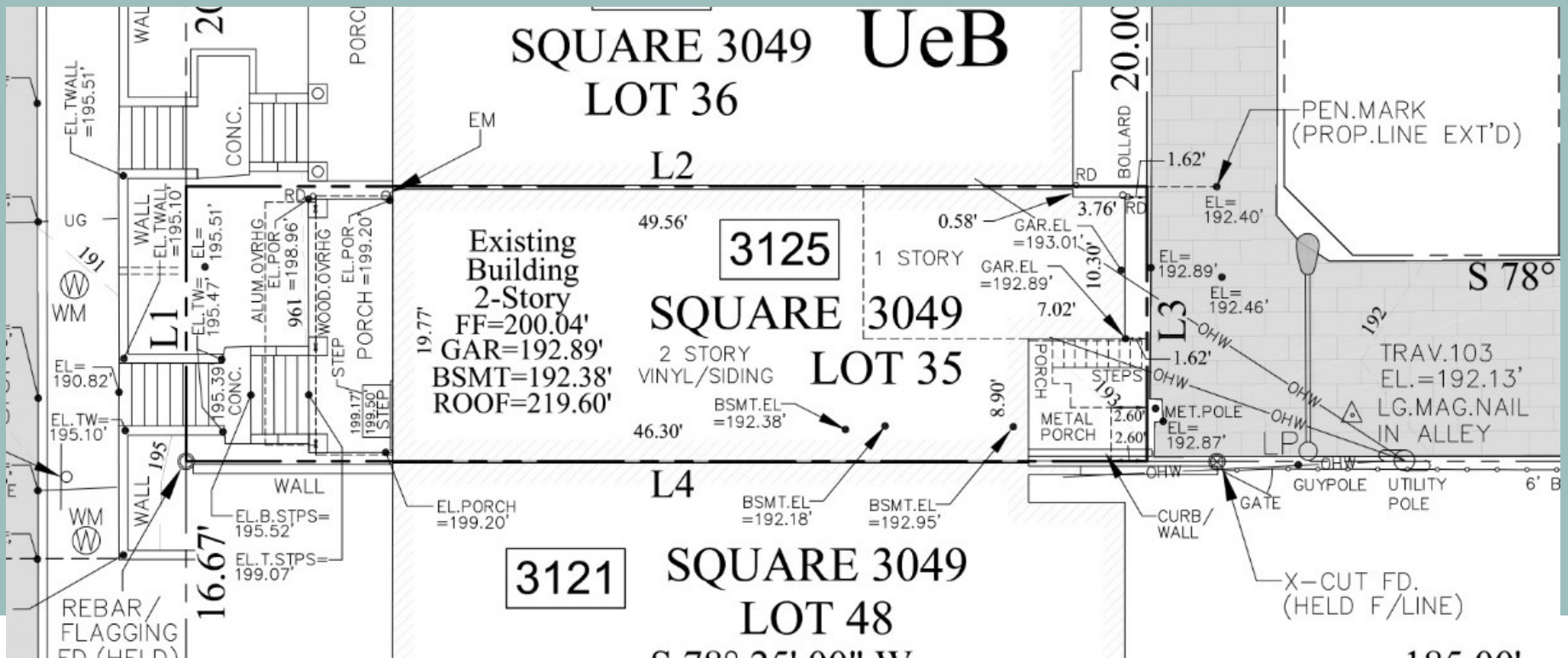
OVERVIEW



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

SURVEY

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SURVEY DETAIL

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

Application for Permit to Repair or Reconstruct Buildings
Washington, D. C.

To the INSPECTOR OF BUILDINGS:
The Undersigned owner hereby applies for a permit to make repairs in conformity with the Building Regulations.

1. Owner's name Mrs Anne L Barnes
2. House number 3125 Street Ward St NW
3. Nearest intersecting street Logan Avenue Ward St NW
4. Number of lot 35 square 3049
5. Architect's name William Case
6. Contractor's name William Case

Description of the Building.
7. How many buildings to be repaired? one Material of house Brick Roof metal
8. No. of stories in height two Width of front 20'-0" No. of feet deep 26
9. How is the building to be occupied Dwelling If a dwelling, how many families? one
10. Will the building be wired for Electric lighting, heating or power? No
11. Will front wall of building, when altered, project beyond the front walls of other buildings in block? No
12. After alteration, will the building conform in every respect with the requirements of the building law? Yes
13. Has application for Certificate of Occupancy been made? Not required
14. Have proceedings of condemnation been instituted against this building? No
15. Collector's receipt for above deposit No. 18922 Date One Hundred & Eighty Nine Amount \$ 100.00
16. What is the estimated cost of the improvement? \$189.22 Personally appeared before me this 10 day of July A. D. 1923
who, being duly sworn, deposes and says that the estimated cost of alteration and repairs contemplated in the attached application for permit is true.

Description of the Proposed Improvements.
Give details particulars of just what repairs or improvements are contemplated.
To erect one Breakfast Room at Rear of
3125 Ward St NW
Remodeling to be of Brick
Wood Flooring
Plaster Ceiling
State roof shingle Roof
insulate finish of sheet rock
All work to be according to plans

USE DISTRICT RF-1
HEIGHT DISTRICT 4-2
AREA DISTRICT 1-2

Notary Public, D. C.

EXISTING PROPERTY DETAILS

	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

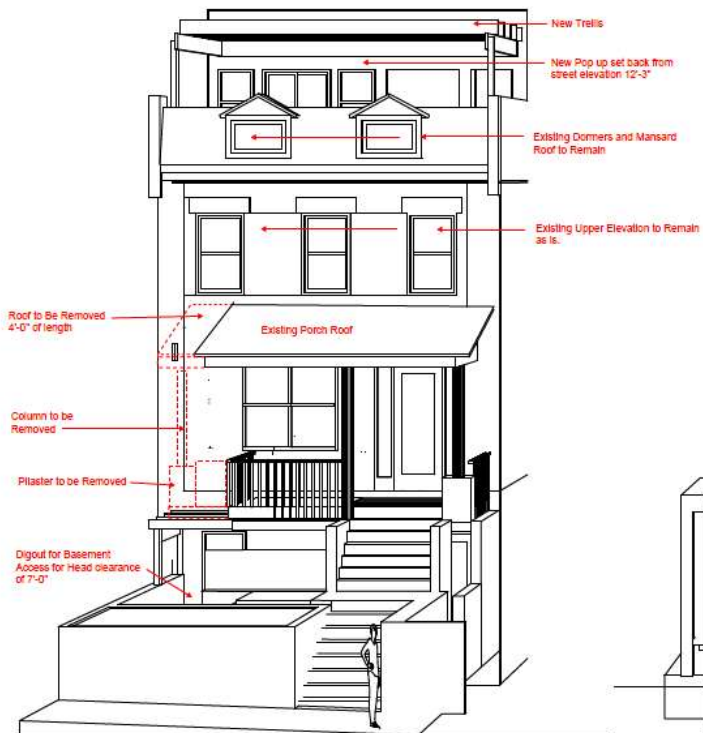
- E 204.4

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

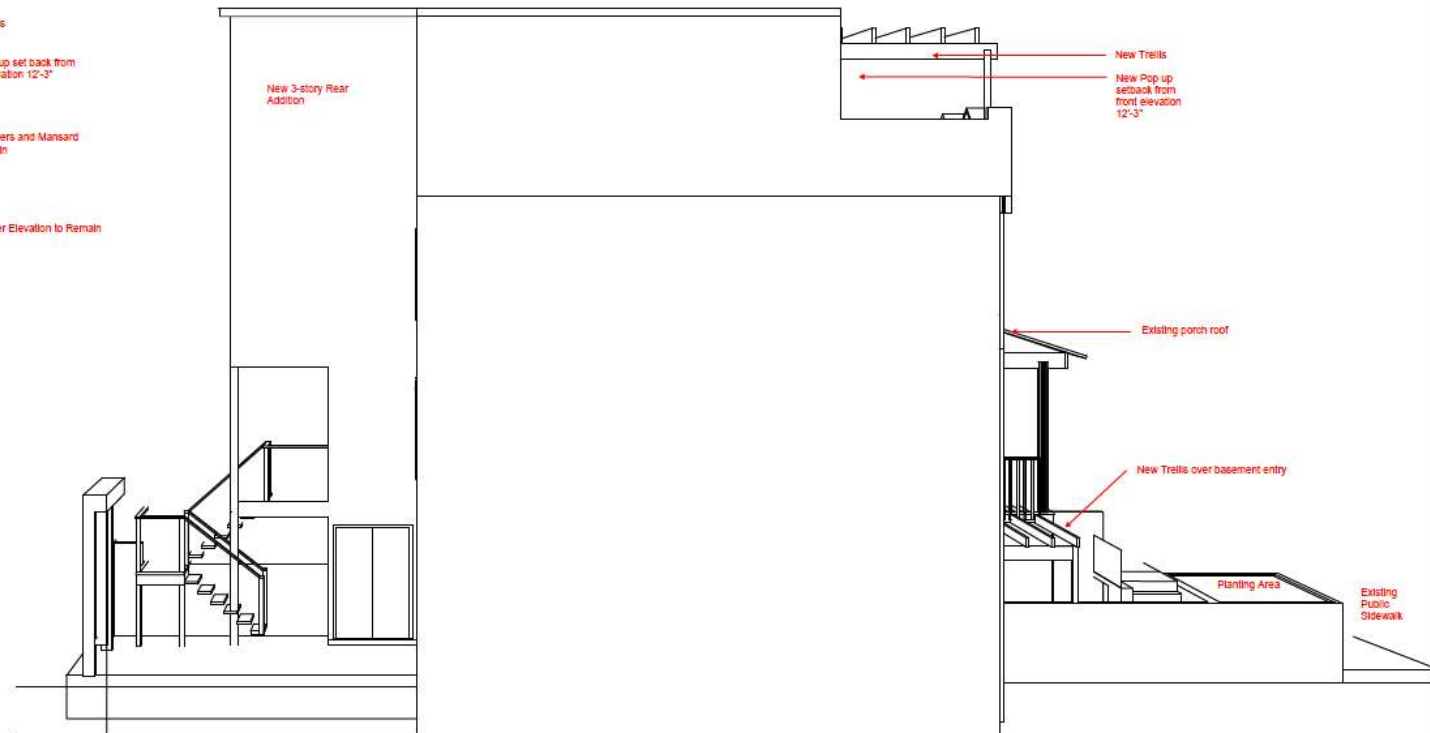
- Light and air
- Privacy of use
- Alter character, scale, pattern of houses along the street or alley frontage

ROOF TOP OR UPPER FLOOR ELEMENTS

Front Porch



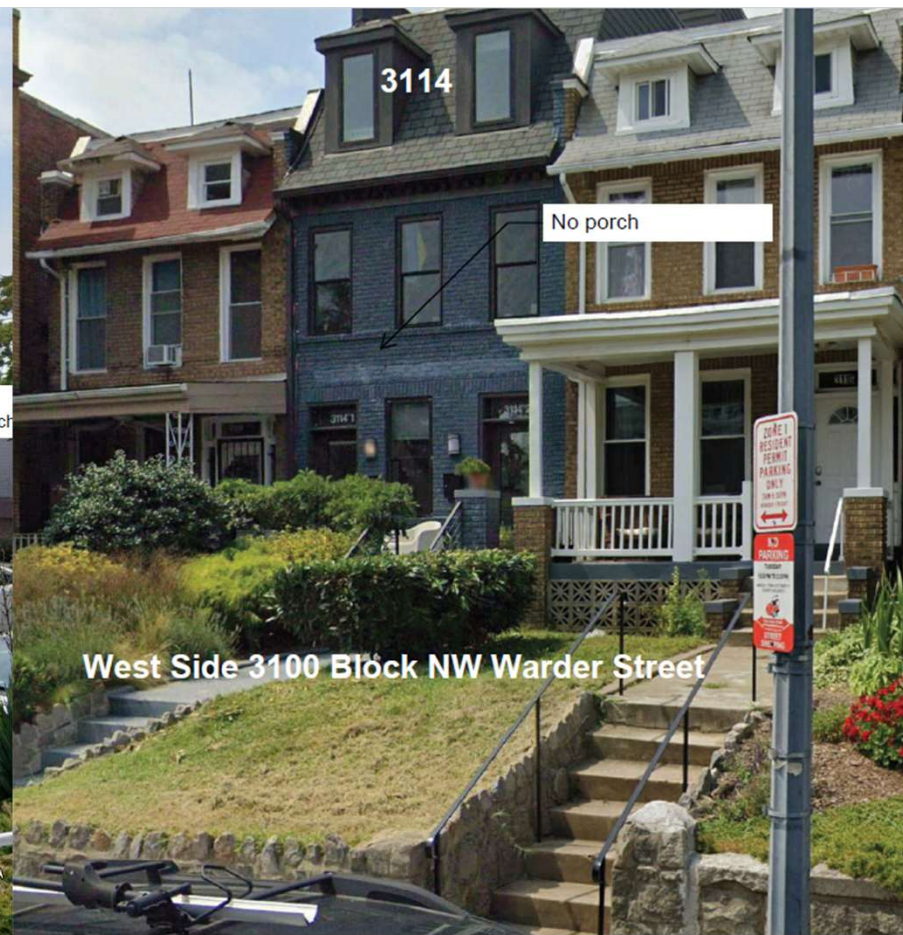
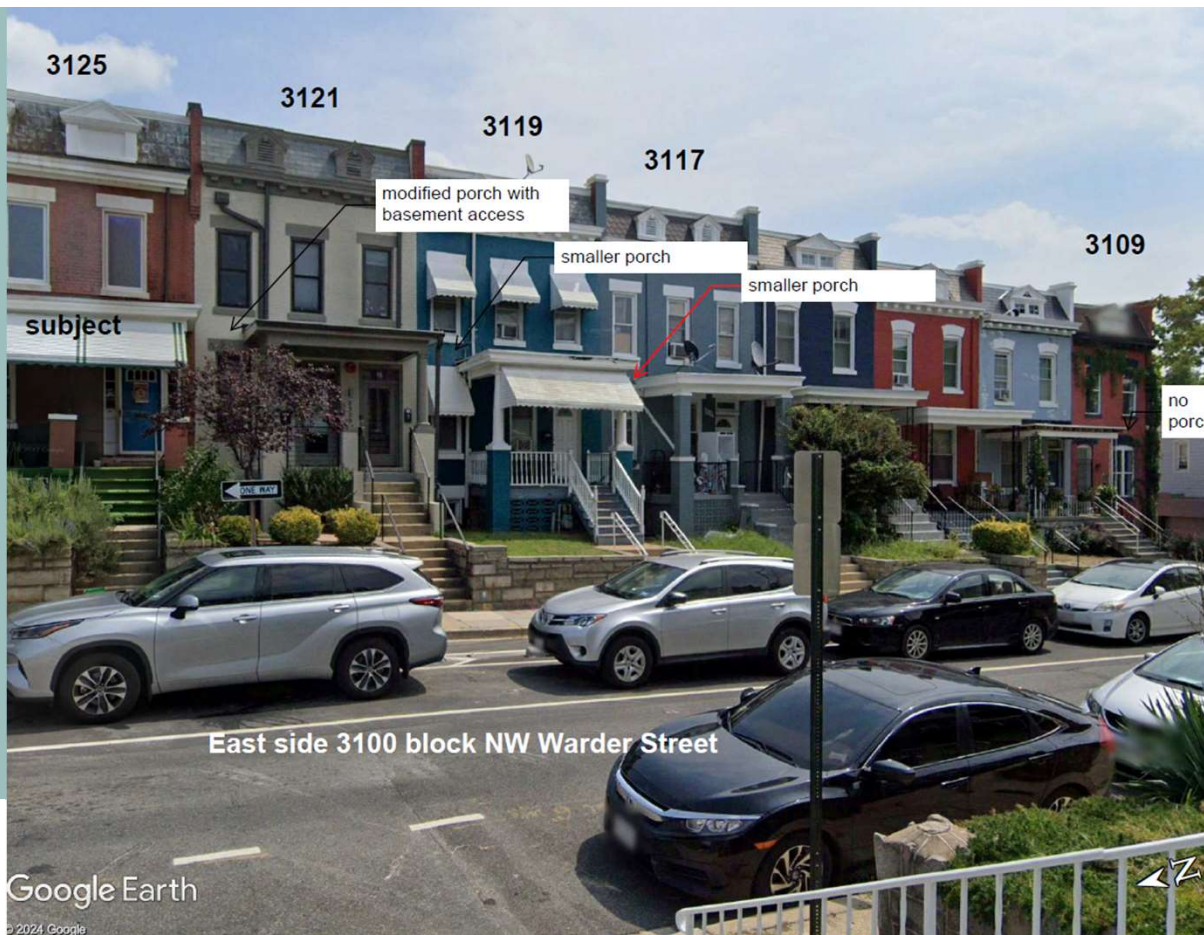
EXTERIOR WEST ELEVATION



EXTERIOR NORTH ELEVATION

FRONT PORCH

Details



FRONT PORCH

Neighboring Property Examples
3100 Block