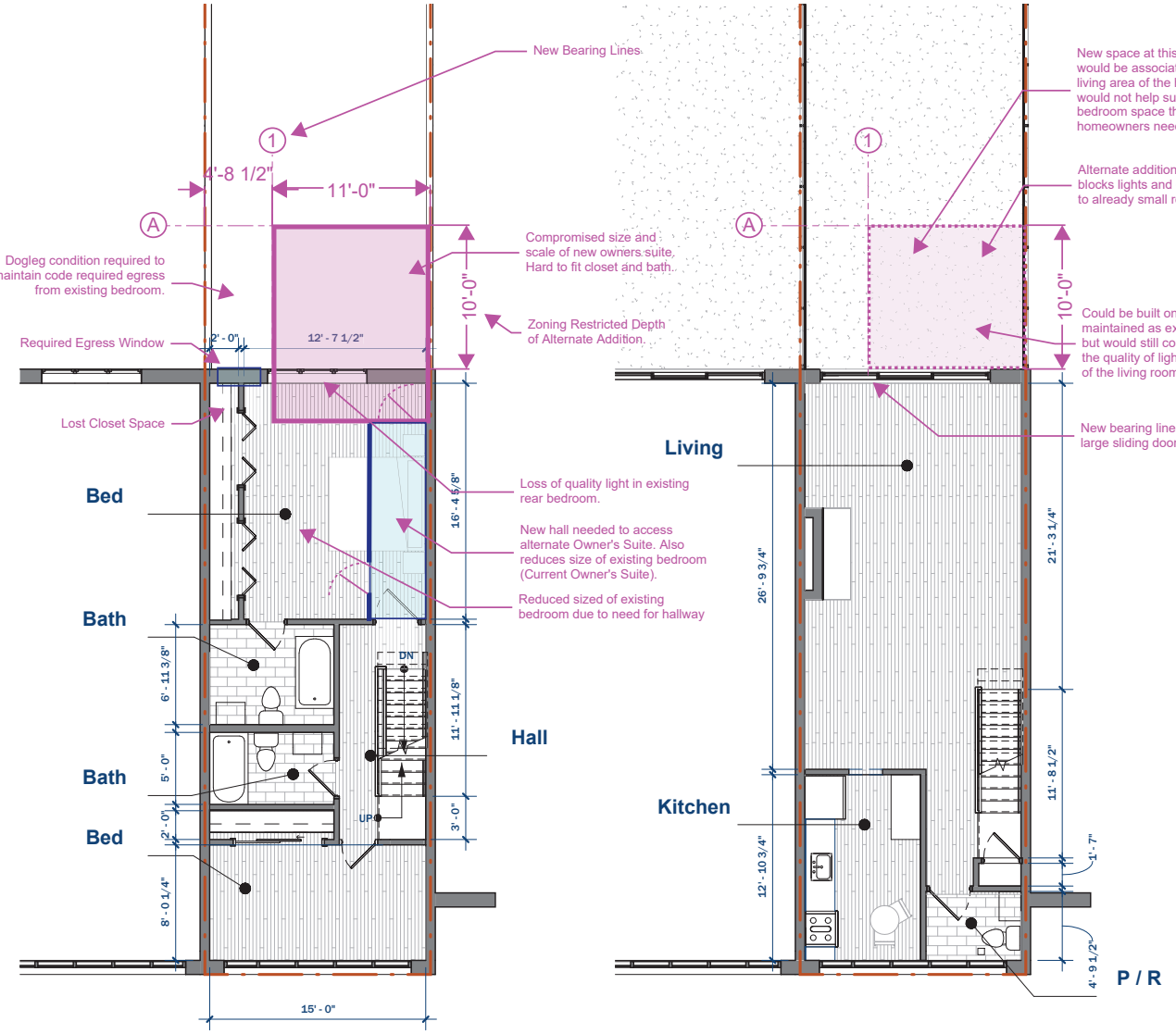


No Change - 3rd Floor

No Change - 2nd Floor

No Change - Ground Floor

0221

Architect's Notes: Due to Zoning Code restrictions and the Building Code requirement of an egress opening in each bedroom, the resulting rear addition is restricted to roughly 11' x 10' (exterior wall dimensions.) This is not enough space to sufficiently provide (3) quality bedrooms to support a family of (5). Nor does it provide enough space for any one bedroom to become a decently appointed Owner's Suite with Walk in Closet and on suite bathroom. Additionally, a hall is needed to access the alternate bedroom location, thus compromising the existing rear bedroom in several negative ways.

At the lower level, the alternate addition location compromises both the rear yard and the rear living room space. It reduces the quality of light and access. If maintained as a single room at the top level on posts, the issue of access is resolved, but not the issue of quality light.

Alternate Plans

8 October 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21519
EXHIBIT NO. 19A

Circle Square Cross

4th Floor Addition

Zoning / HPRB (Pre-Design)