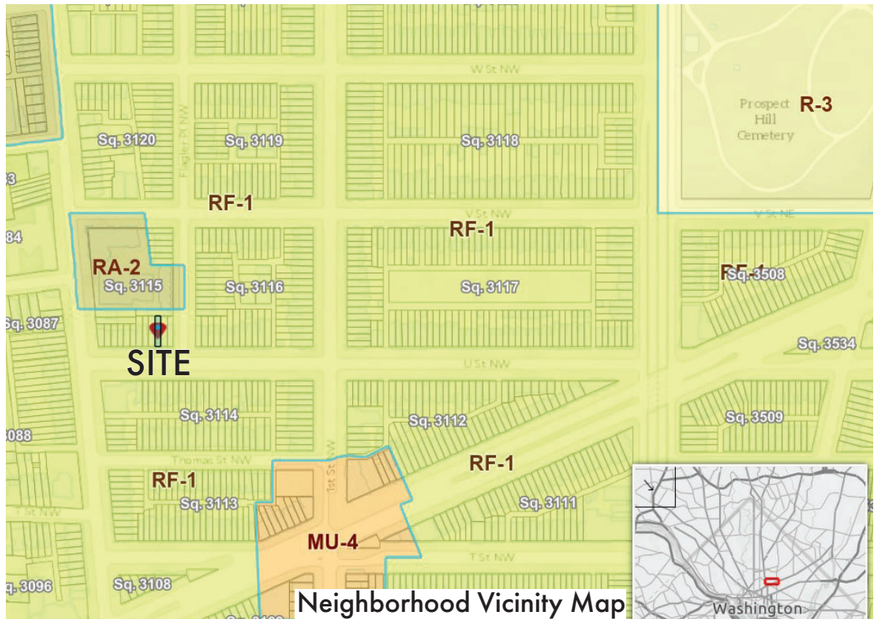
BZA Package

Gopaul Residence

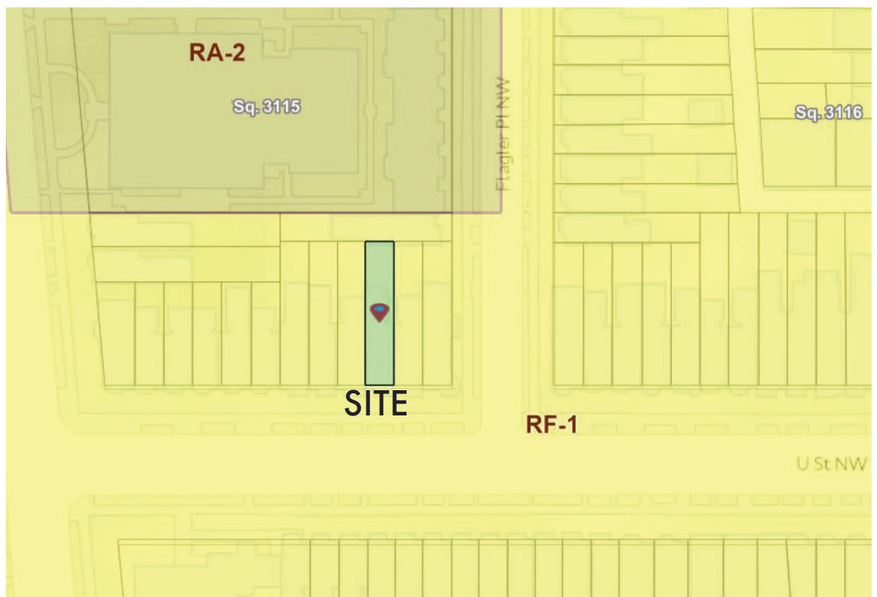
wood + starr

March 2023

Board of Zoning Adjustment
District of Columbia
CASE NO.20936
EXHIBIT NO.8



Neighborhood Vicinity Map



Local Vicinity Map

SCOPE OF WORK:

The Two Story Rear Addition with finsihed basment includes a new bedroom at the basement level, exterior screened porch at the first level and an a additional new bedroom at the second level.

REQUEST FOR SPECIAL EXCEPTION:

By right per RF-1 Zoning a rowhouse is typically allowed a 10'-0" maximum rear addition from the exterior face of the farthest rear wall of the immediately adjoining properties. In the Owner's present case, we have a lot occupancy which is currently at 60%. In providing a 10 foot rear addition we would increase the lot occupancy to 70%.

All other conditions of zoning are met, including side and rear yard setbacks.

The Owner requests Special Exception to construct a 10'-0" New Addition into the rear yard which will increase the total lot occupancy from 60% to 70%.

SUBMISSION DATA:

Address: 147 U Street NW
Owner: Ivone Gopaul
Architect: Wood + Starr

LOT INFORMATION:

Zoning:
RF-1, Fully Attached Rowhouse
Rear Yard Set Back:
20'-0" Required, Min.
20'-3.5" Provided
Lot Occupancy:
60% Allowable, Max.
60% Existing
70% New, Requested
Pervious Surface:
0% Required, Min.
Rear Addition:
10'-0" Permitted Beyond Adjoining, Max.
70% Lot Occupancy (Special Exception)
No Additional Overlays

DRAWING LIST:

01 - Site Context | Vicinity Maps, Submission Data, Lot Info
02 - Site Photos | Rear Existing Conditions
03 - Site & Zoning | Existing and Proposed
04 - Basement, First, & Second Floor Plans | Proposed
05 - Rear Elevations | Proposed
06 - Exterior Rear Axon |Proposed
07 - Exterior Rear Axon |Proposed

SITE CONTEXT

147 U Street NW
Eastern Adjoining Rowhouse

147 U Street NW
Rear Yard of Site

147 U Street NW
Western Adjoining Rowhouse

SITE PHOTOS

147 U Street NW
Washington, DC 20001

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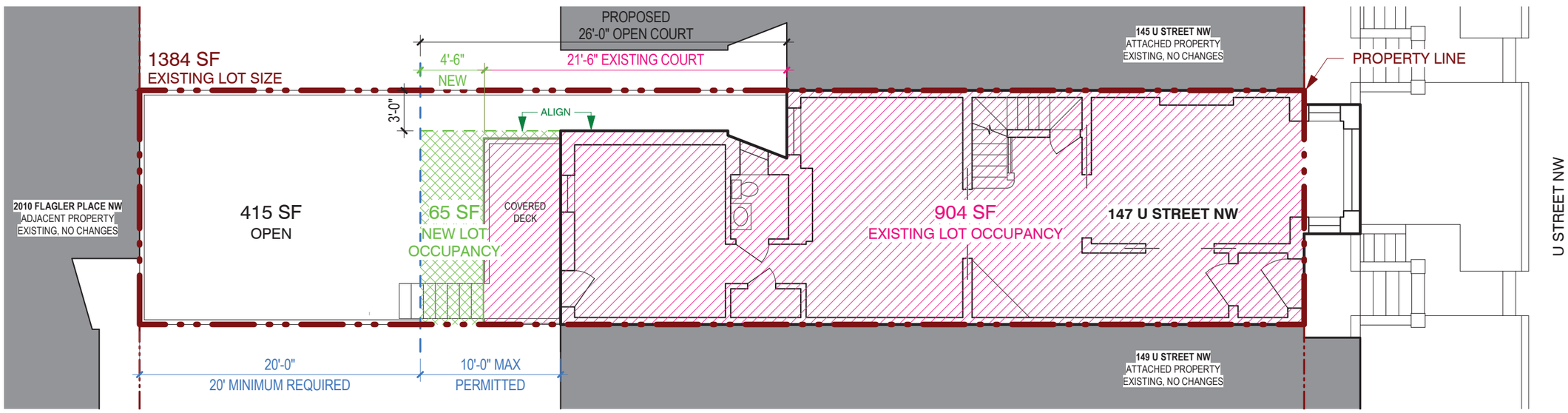

EXISTING LOT				
AREA	1384	SF	100%	OF LOT
OCCUPANCY	904	SF	66%	COVERED
OPEN	478	SF	34%	OPEN
PROPOSED LOT				
NEW OCCUPANCY	65	SF	4%	ADDED
EXISTING OCCUPANCY	904	SF	66%	COVERED
TOTAL OCCUPANCY	**969**	**SF**	**70%**	**COVERED**
TOTAL OPEN	415	SF	30%	OPEN

Site Plan & Zoning

Lot Coverage and Set Backs, Scale: 1/8" = 1'-0"

147 U Street NW
Washington, DC 20001

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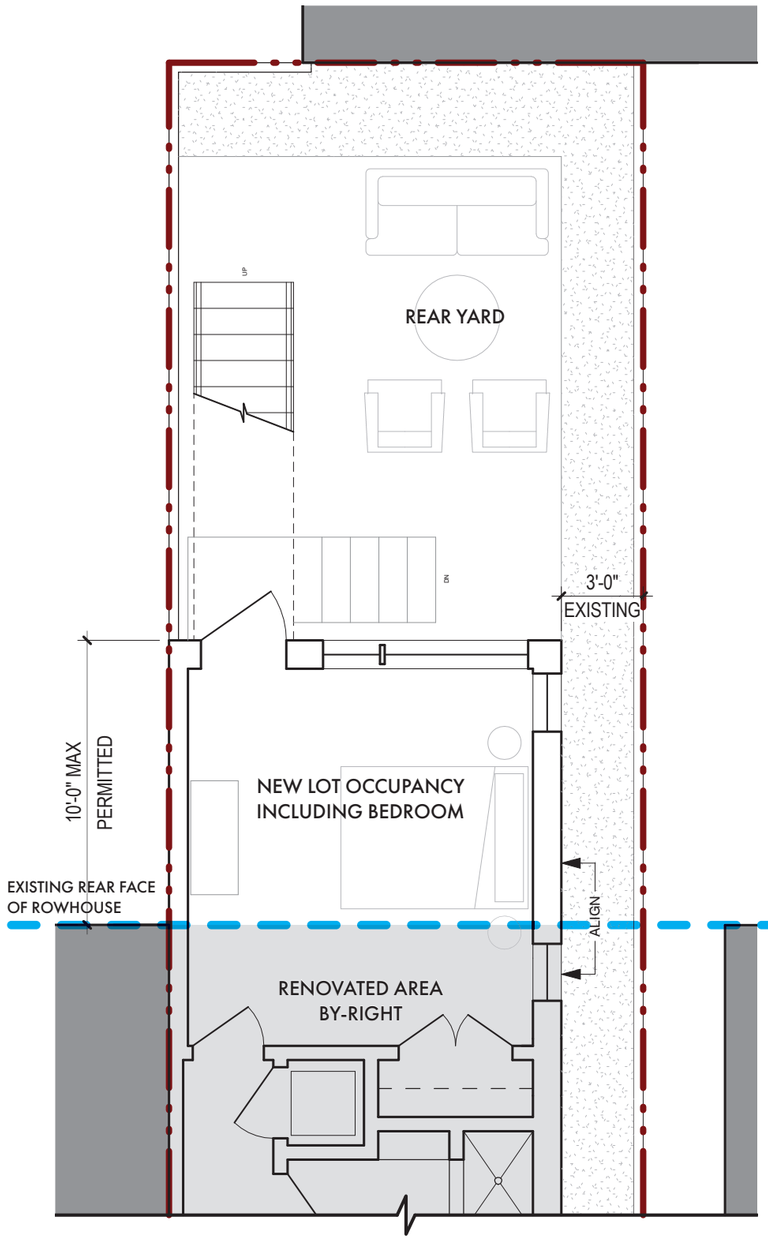
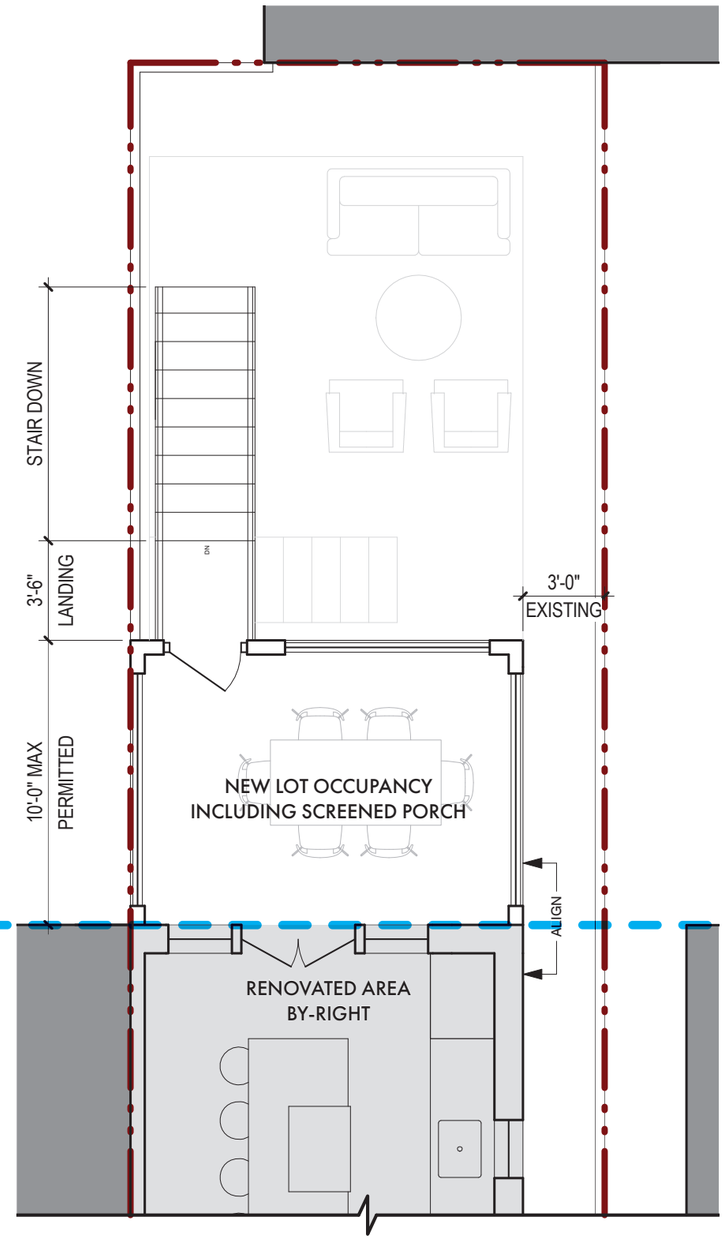
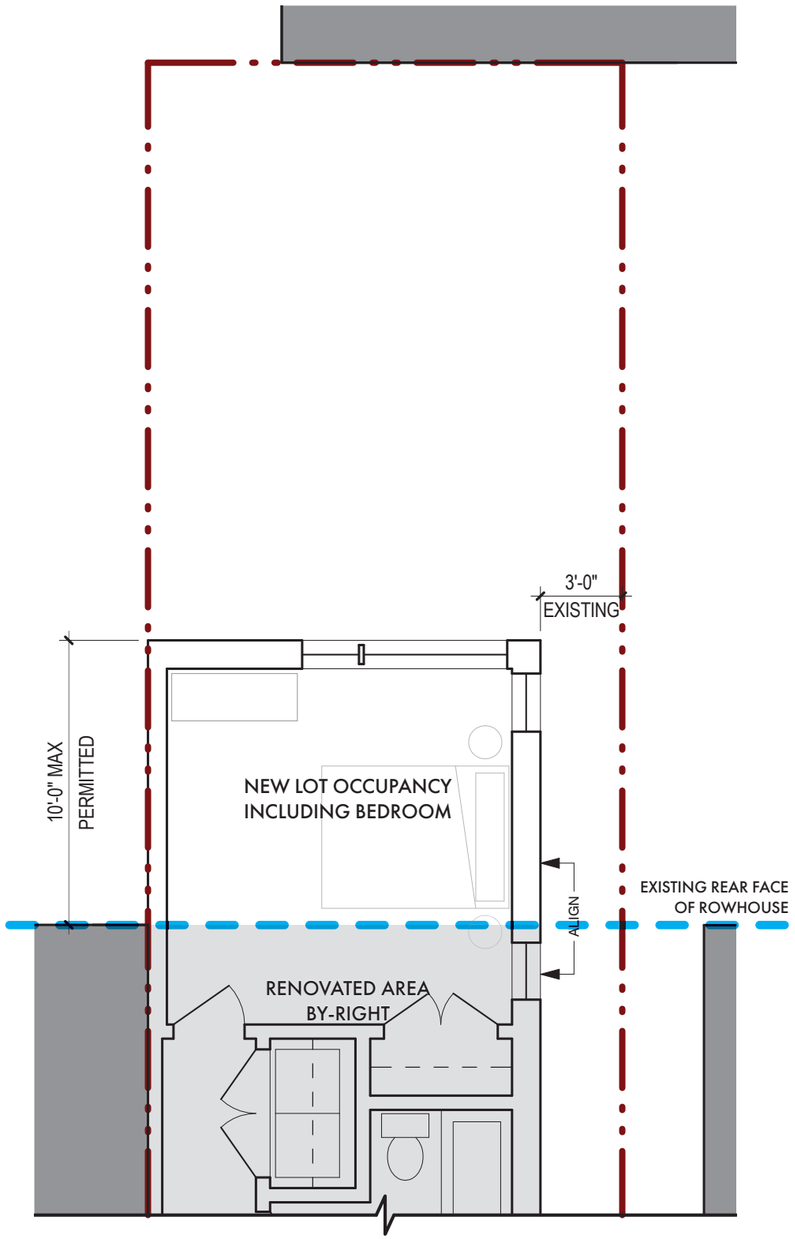


Basement Plan



First Floor Plan



Second Floor Plan

Floor Plans

Proposed, Scale: 3/16" = 1'-0"

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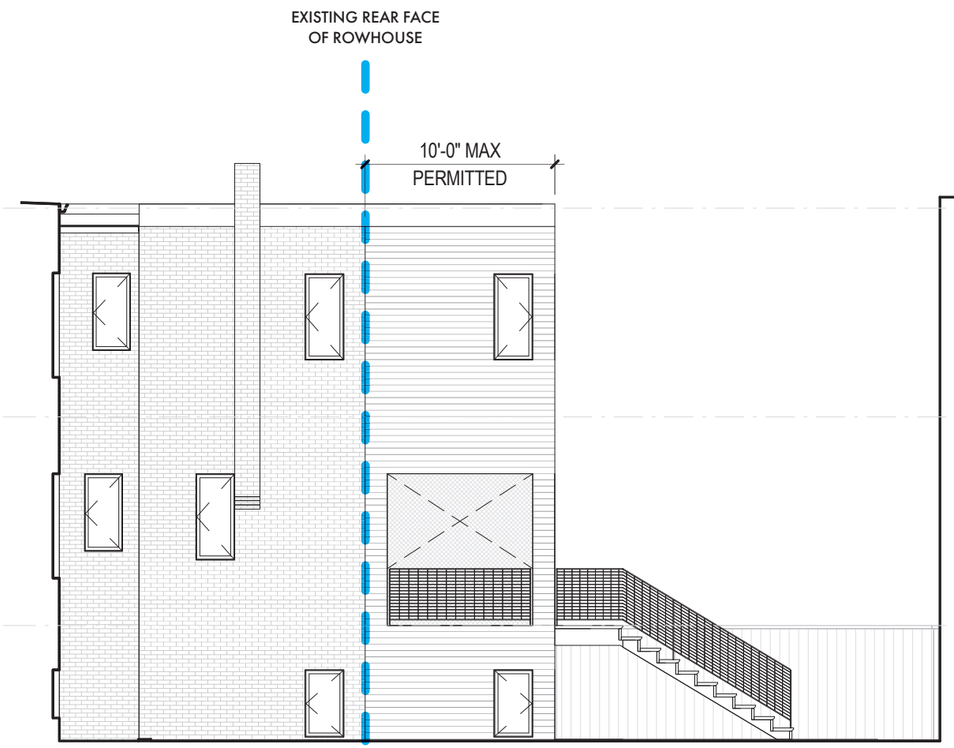
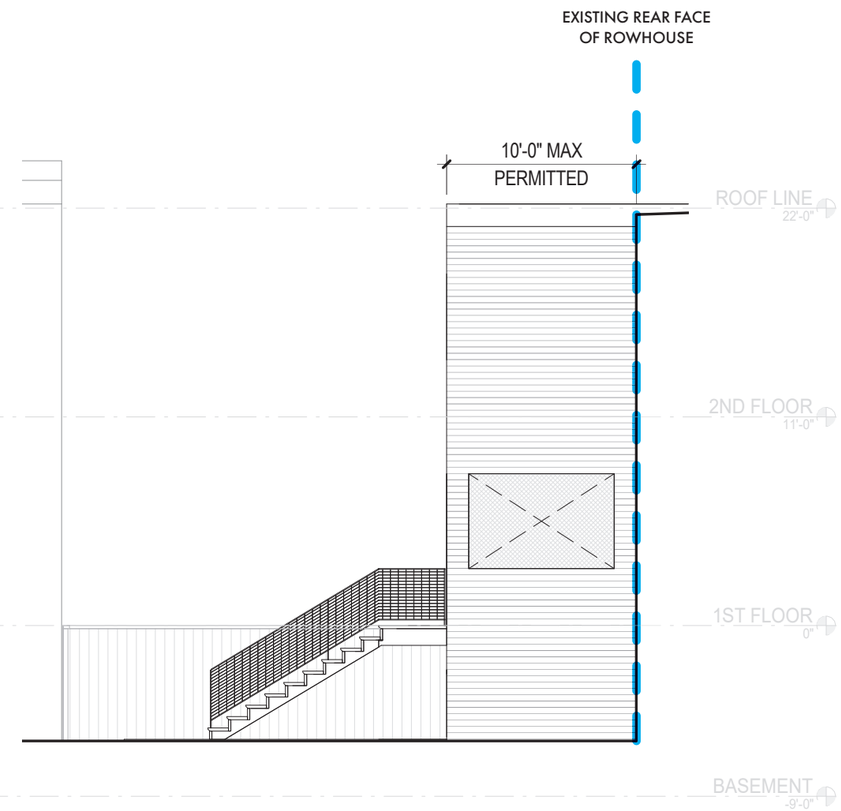


East (Side)

North (Rear)



West (Side)

Elevations

Proposed, Scale: 1/8" = 1'-0"

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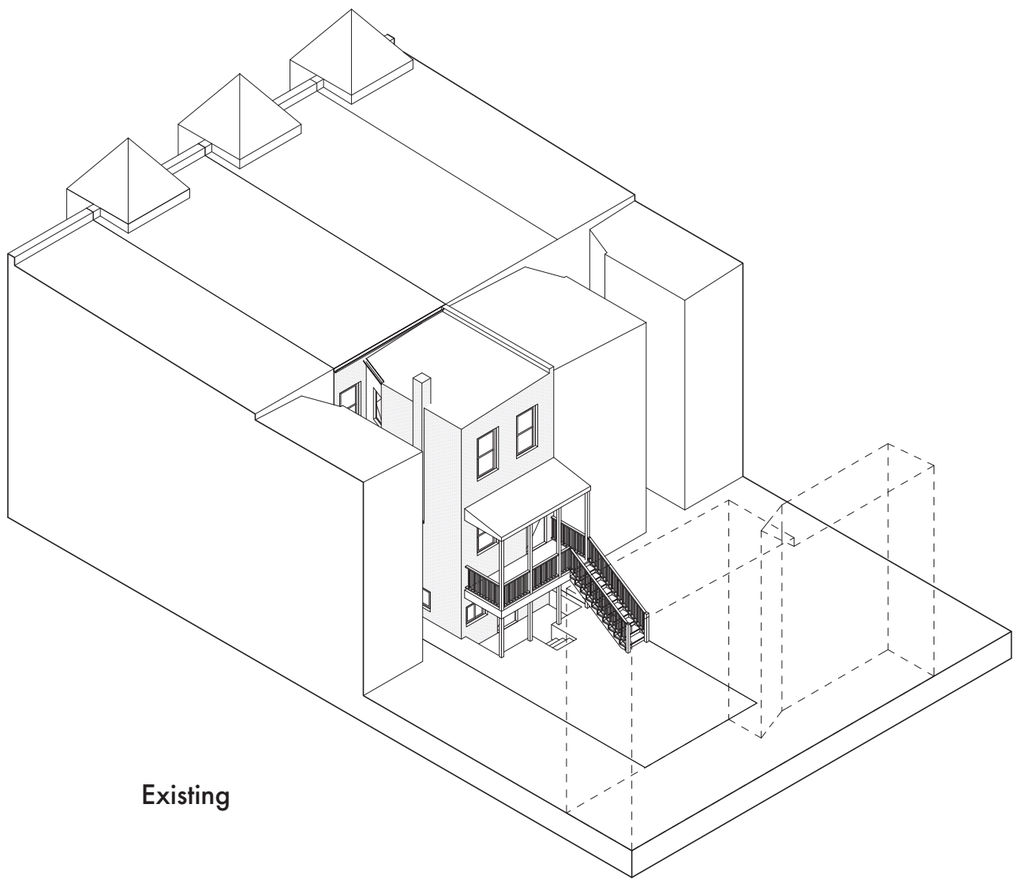
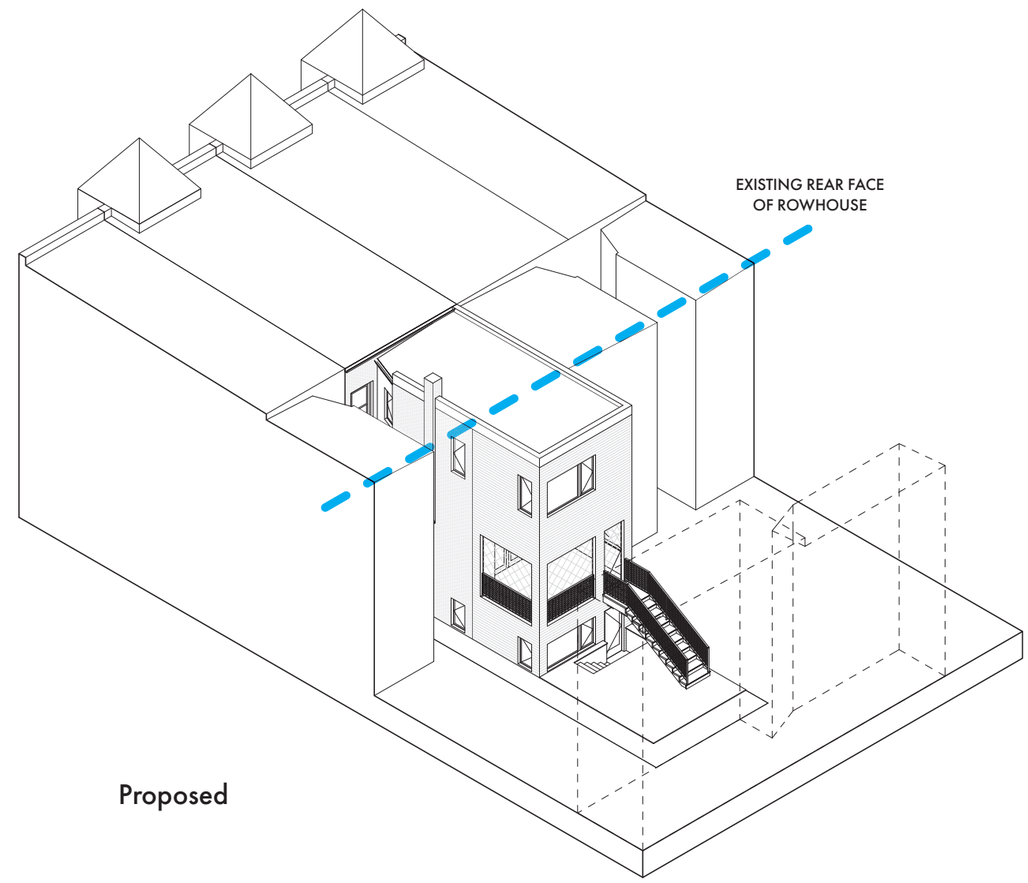


Existing



Proposed

Axon from NE

Scale: 1/8" = 1'-0"

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Washington, DC 20001

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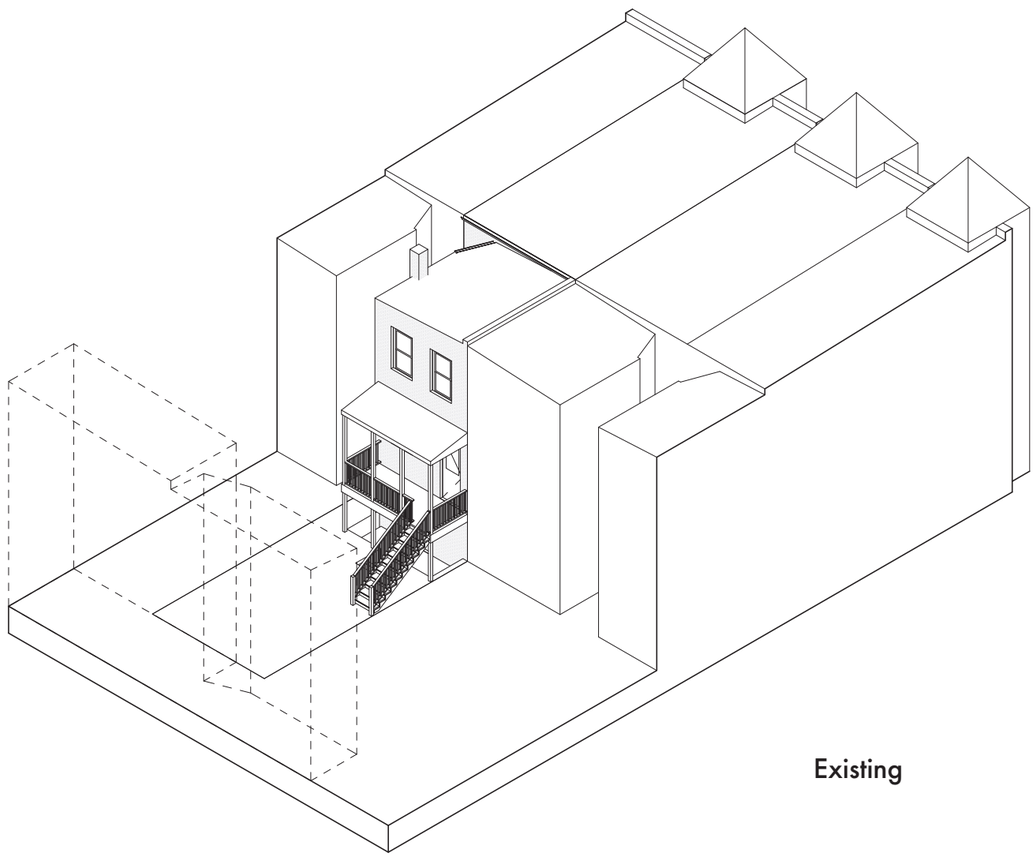
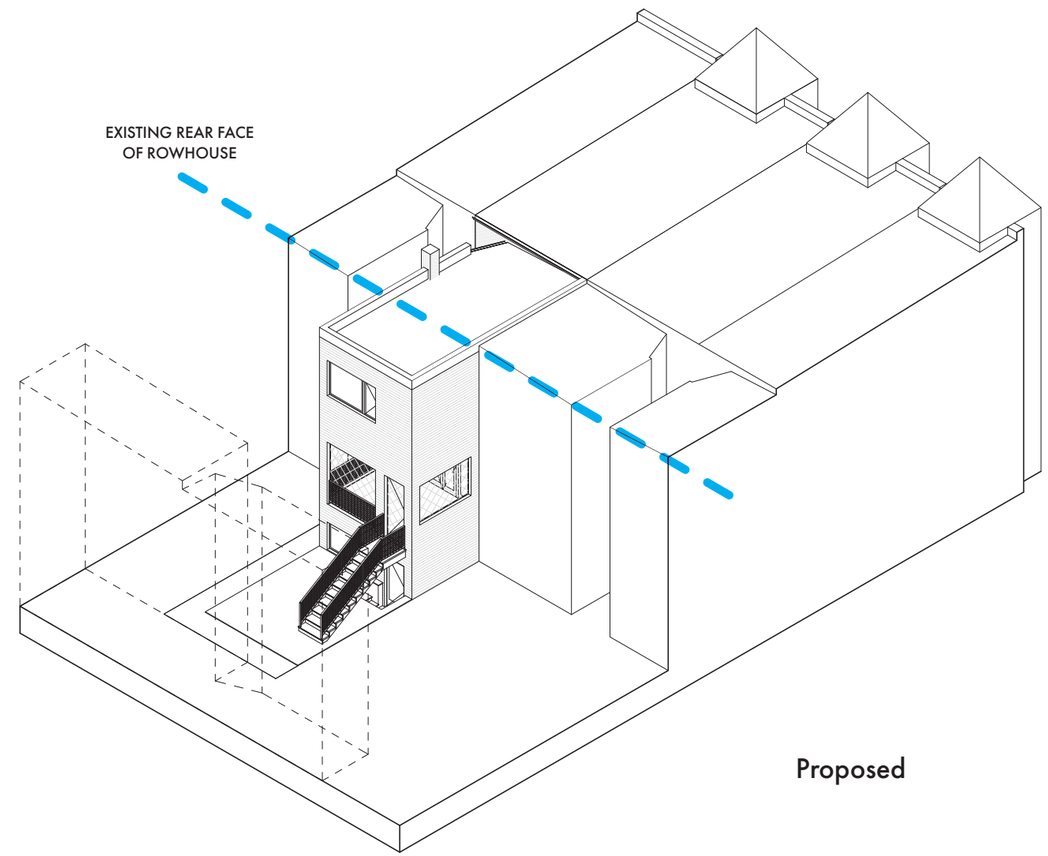


Existing



Proposed

Axon from NW

Scale: 1/8" = 1'-0"

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