

Cunningham Welsh Architects

02/05/2025

Project Address: 1311 Floral Street NW
Permit #B2500904

REQUEST FOR SPECIAL EXCEPTION

Board of Zoning Adjustments,

We would like to request the Board of Zoning Adjustments provide a special exception relief to 11-DCMR 207.1 (25' required rear yard).

We are requesting flexibility for this deviation per 11-DCMR Subtitle D 5201.2.c

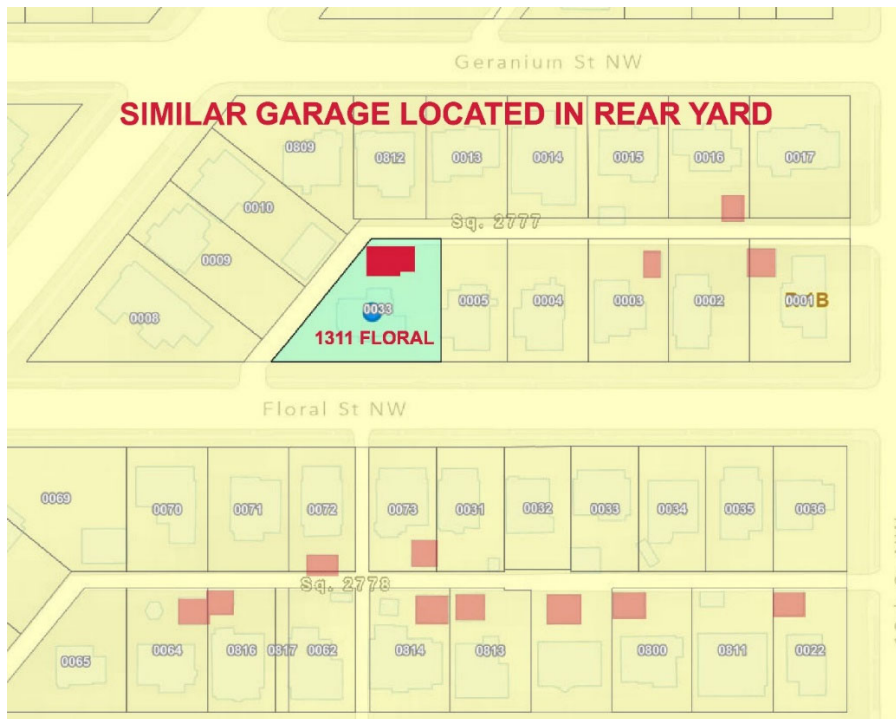
This project involves the enlargement of an existing accessory structure to an existing detached residential structure with (1) principal dwelling unit. The accessory structure in question is currently a garage. The existing garage is located 5' into the rear yard setback requirement. A new larger garage is to be constructed in the same location. This new garage will have an associated garden/entertaining/office space. The new garage will be 12' 7" into the rear yard setback requirement.

With respect to the review standards of Subtitle X § 901.2(a), (b), and (c),

(a) This project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. As seen in the following diagrams, there are many similarly sized two car garages in this neighborhood including one located directly adjacent to this structure. Additionally there are many garages in this neighborhood are located in the required rear yard. See exhibit #1-3

(b) By harmonizing and maintaining consistency with many similar projects in this neighborhood this project will not affect adversely, the use of neighboring property. This proposed garage replaces and existing garage which is too small for one car. This will reduce the on-street parking burden by one car.

(c) This project will meet all such special conditions as may be specified in this title.



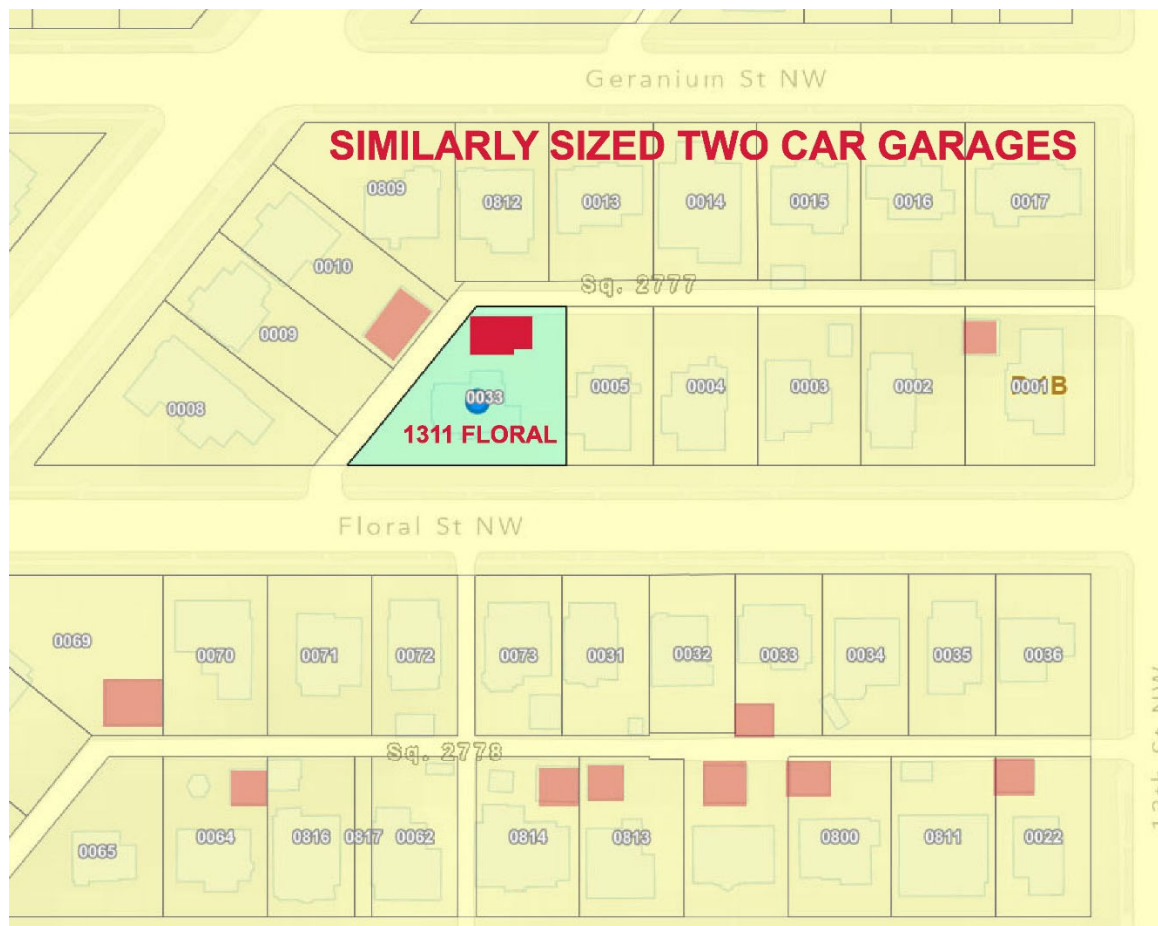


Exhibit #2:



Exhibit #3: Existing garage located directly across the alley from the subject property.

With respect to the review standards of Subtitle E § 5201.4(a), (b), (c), and (d)

(a) This single-story project respects the light and air available to neighboring properties. There will be no undue effect on neighboring properties. The design features two volumes locked together to reduce the scale of the building. The smaller volume has large glass doors and windows to make it feel more like a garden room than a stark garage. It will feature vertical wood siding. The primary volume will have cementitious painted siding that matches the house. See exhibits #5-8

(b) This project will not affect the privacy or use and enjoyment of neighboring properties. The property is only one story tall, and an existing fence completely encloses the yard. The yard is not elevated. Properties with the highest visibility onto this structure are uphill. As such the structure does not impede any degree of visibility to anything other than the alley for the adjacent neighbor on Floral. Exhibit #4

(c) This accessory structure is discretely hidden behind the primary residence. There is little visibility to this structure from Floral Street. The portion that is visible is the associated garden room. See exhibit #7

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways. See exhibits #4-8

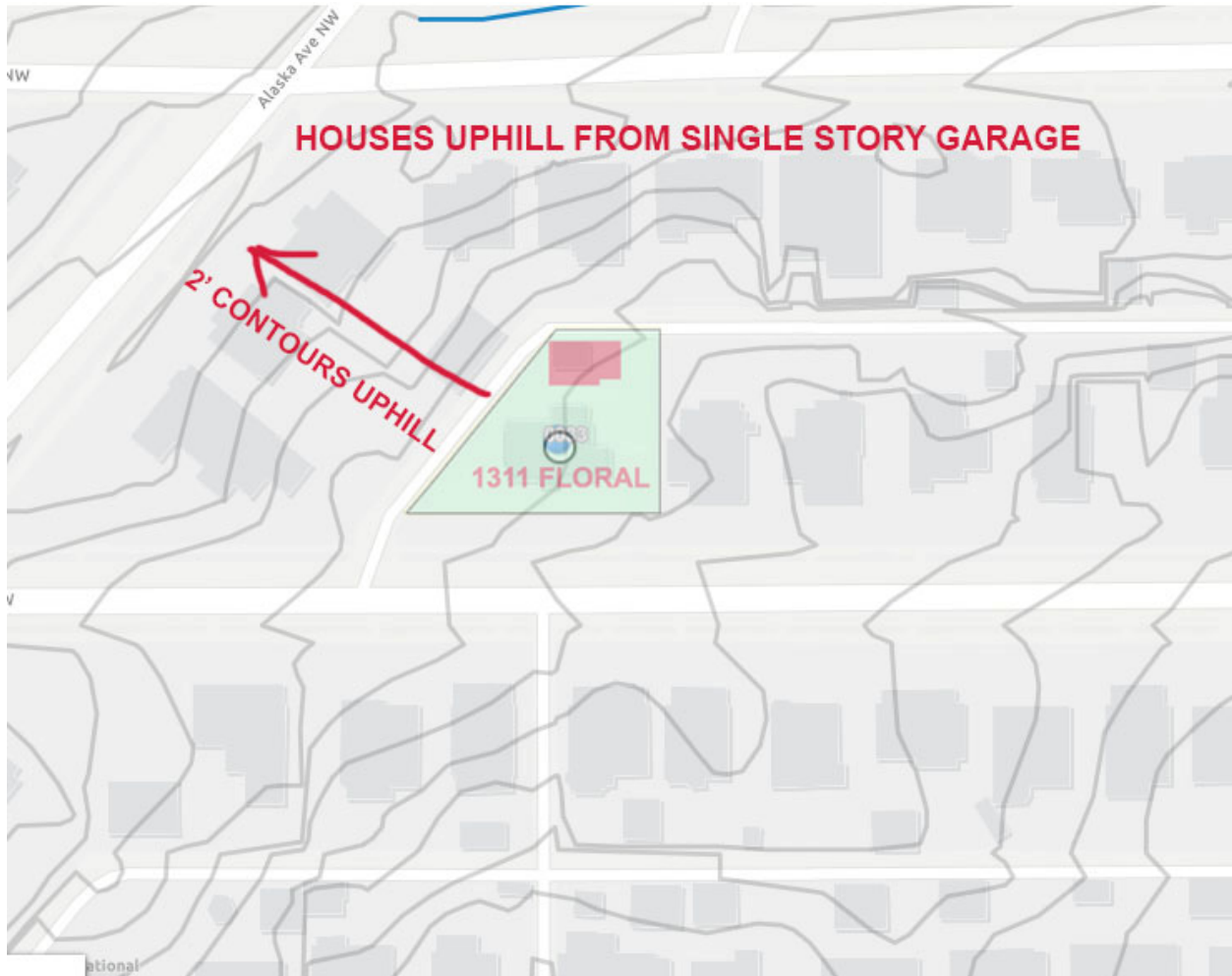
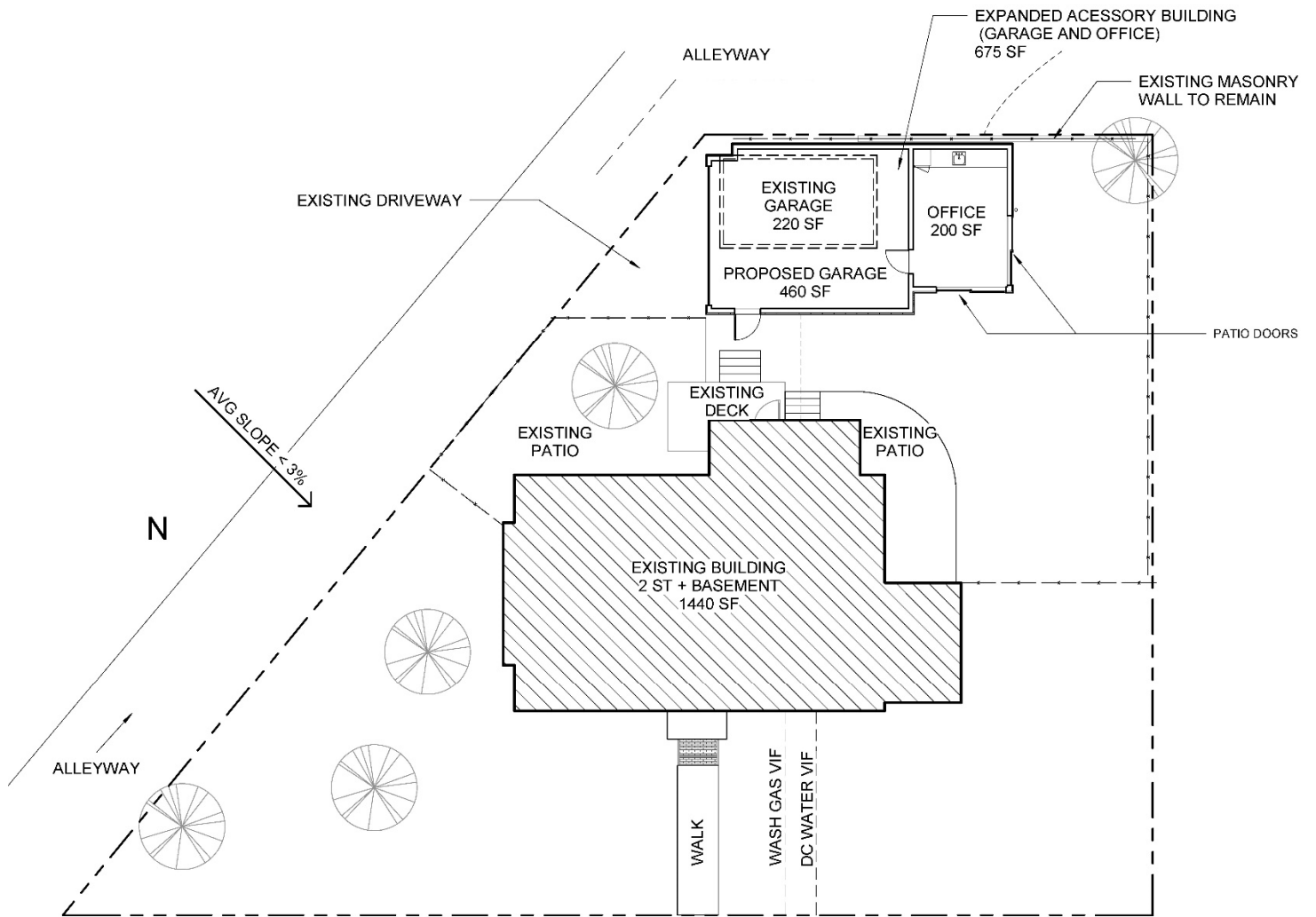


Exhibit #4:



FLORAL ST, NW

Exhibit #5: Site plan showing office/garden room with glazing.

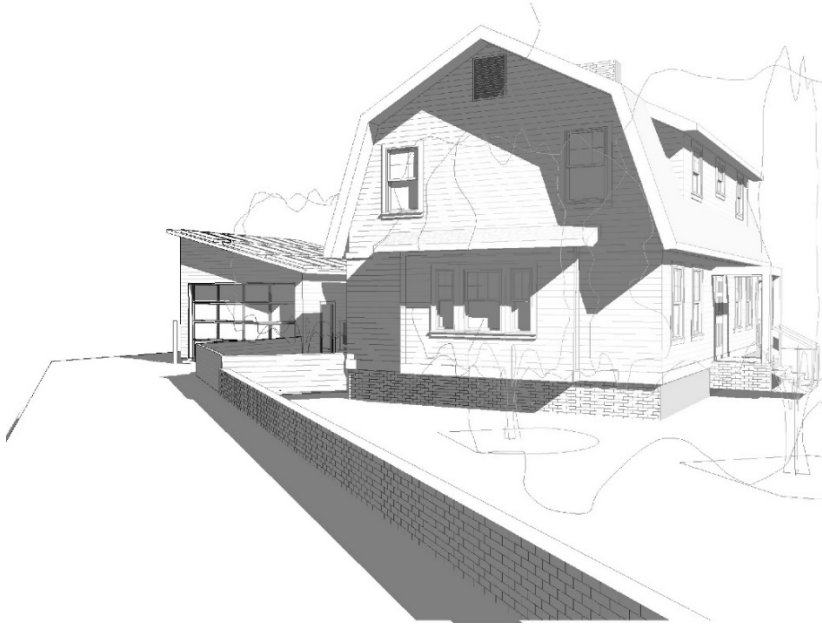


Exhibit #6: Rendering showing view from intersection of Floral and alley entrance



Exhibit #7: Rendering showing view from Floral street



Exhibit #8 Rendering showing view from alley

Thank you for your attention to this matter:

Patrick Welsh 2/5/2025

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