

*The*  
Sullivan Residence

617 Massachusetts Ave NE • Washington, DC 20002

Special Exception Set

08 August 2025



MICHAEL PATRICK ROUSE  
architecture

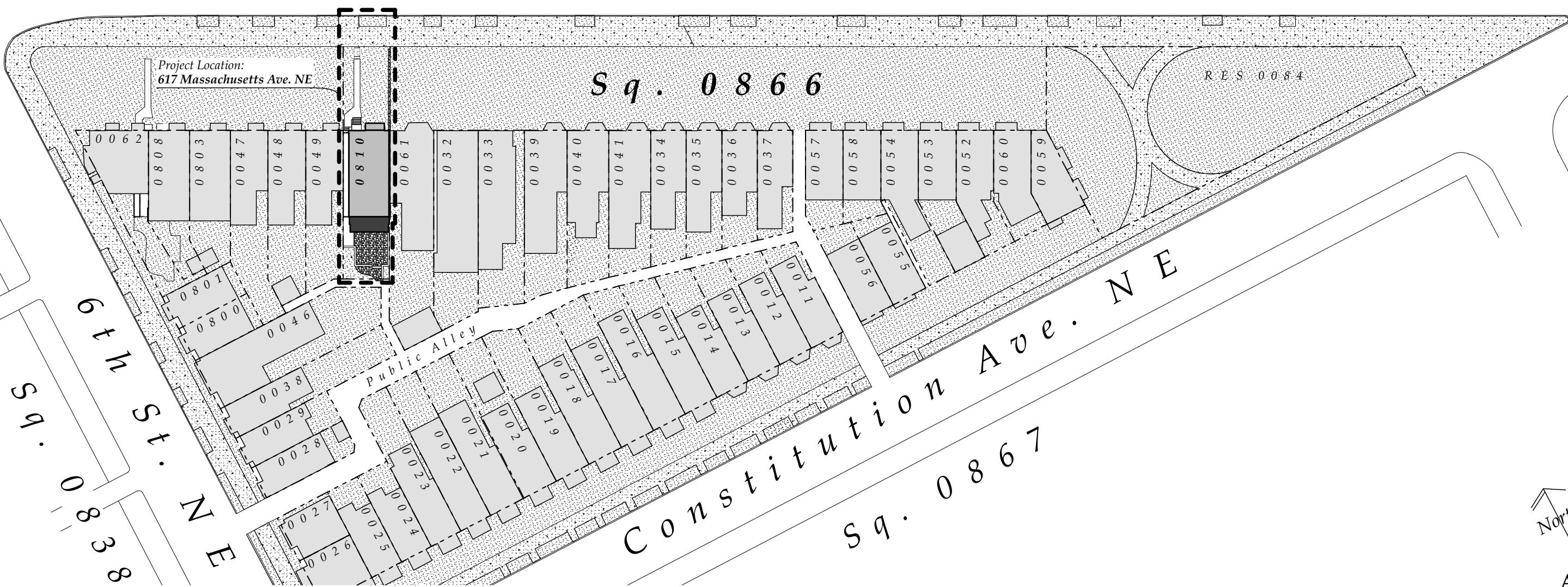
Board of Zoning Adjustment  
1232 Hamilton Street NW  
District of Columbia  
Washington, DC 20011  
CASE NO. 21383  
info@mprarchitecture.com  
EXHIBIT NO. 4

Sq. 0865

Massachusetts Ave. NE  
50.0' R.O.W.

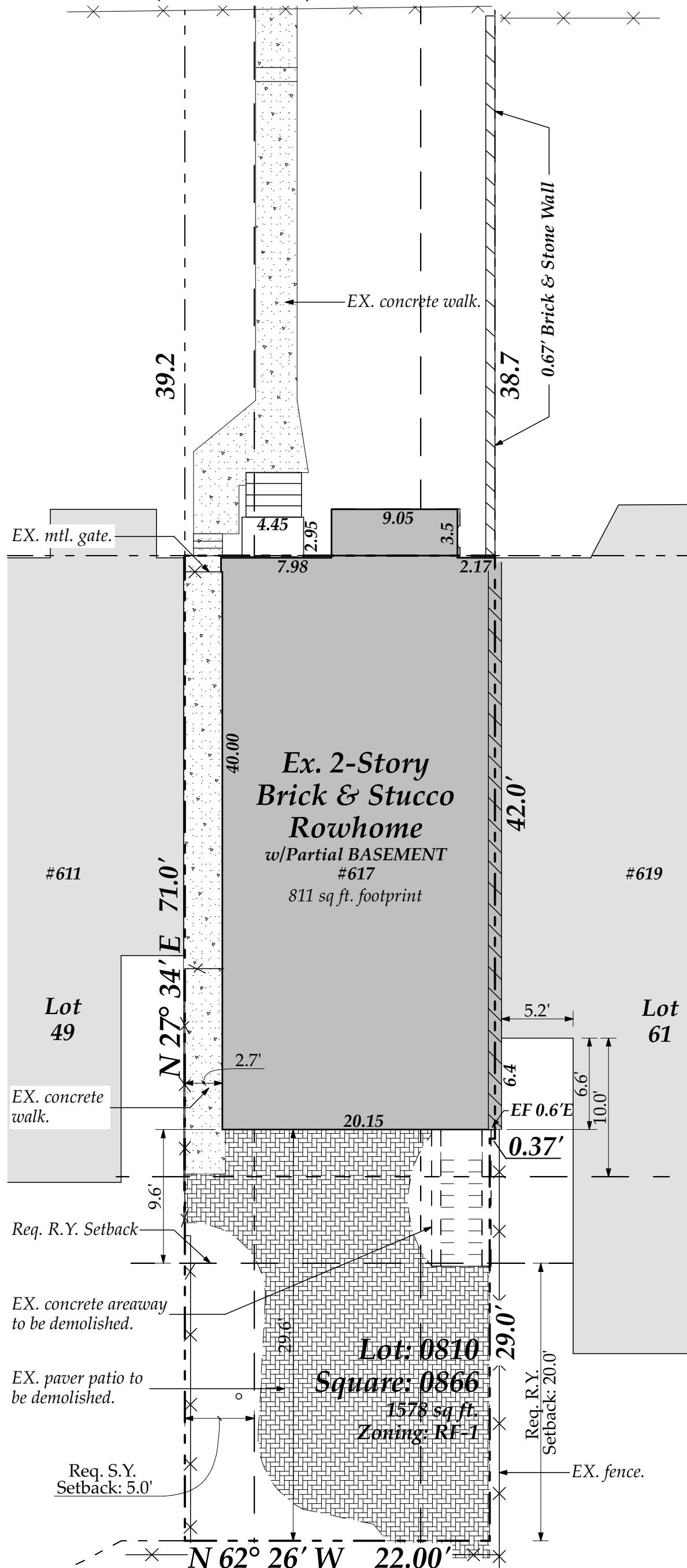
Sq. 0866

RES 0084



# Massachusetts Ave. NE

(90' R.O.W.) S 62° 26' E



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Existing Site Plan

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Date: 8/8/25

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**Massachusetts Ave. NE Streetscape**

N.T.S.



**Alley Streetscape**

N.T.S.

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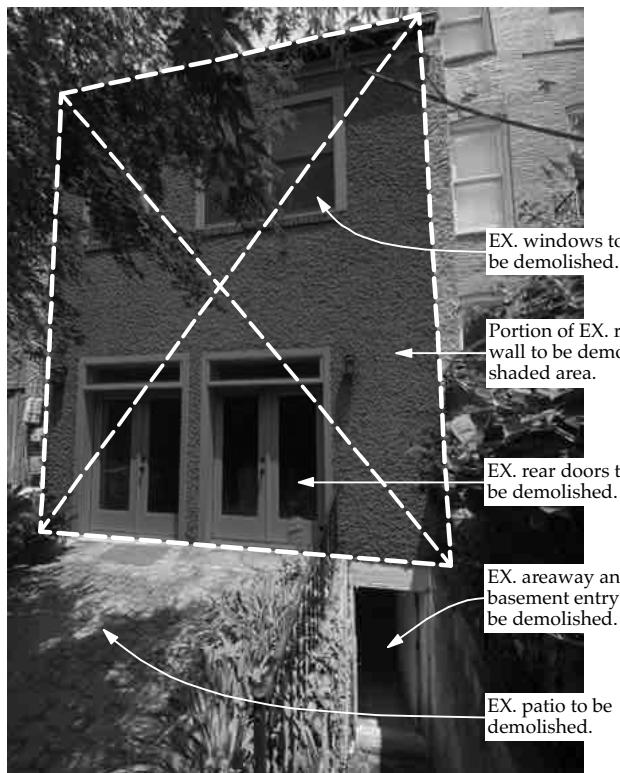
***Streetscape***  
***Sullivan Residence***

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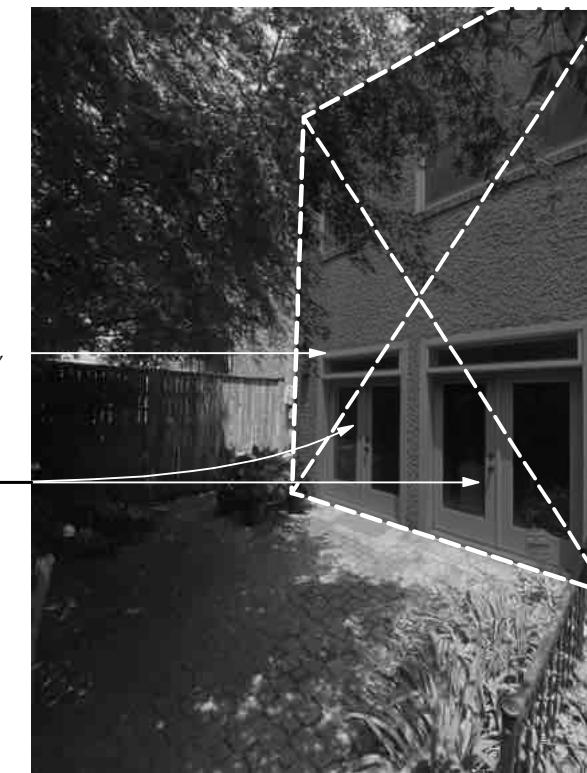
**Special Exception Set**

Date: 8/8/25

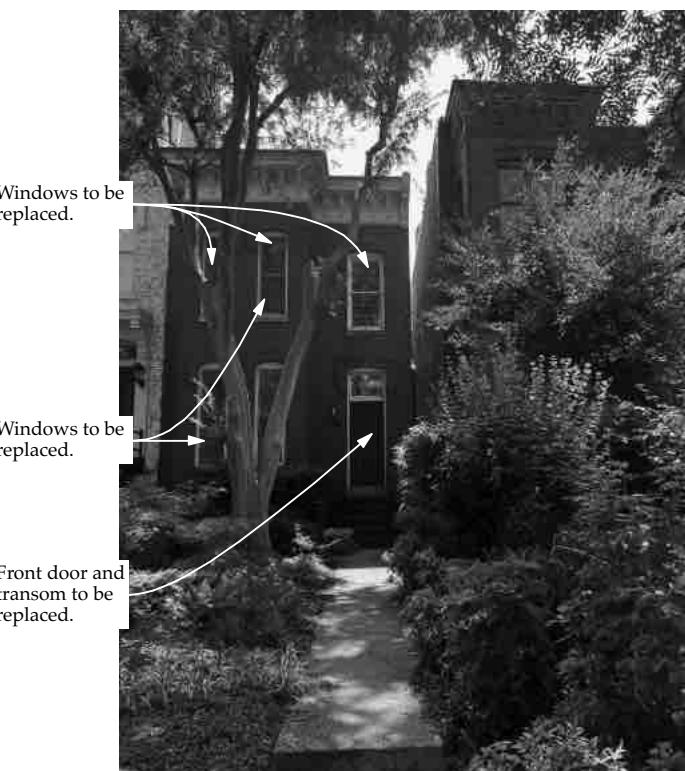
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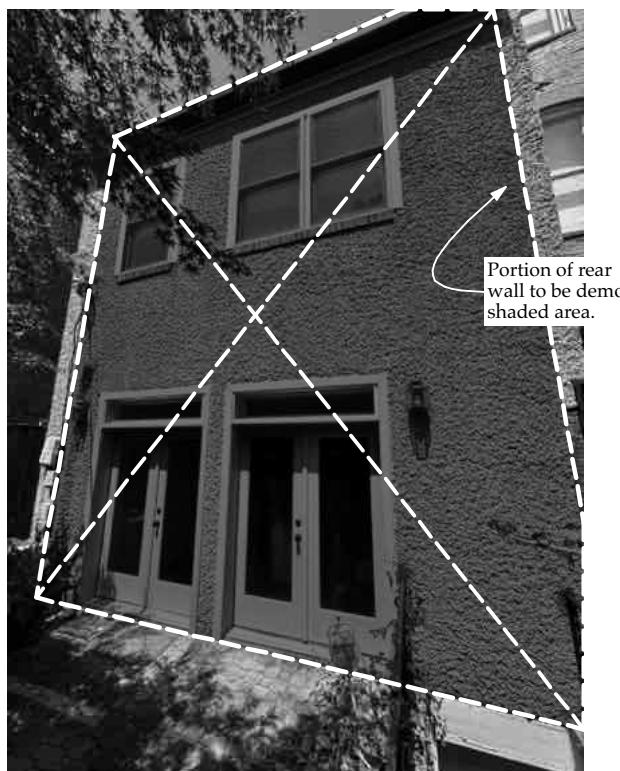
**EX. South (Rear) Elevation**  
N.T.S.



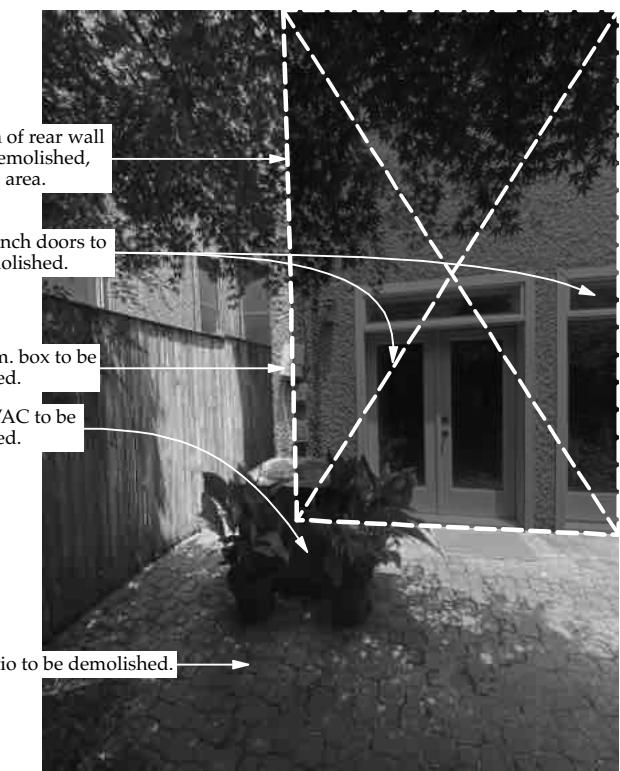
**EX. Northeast (Rear) Elevation**  
N.T.S.



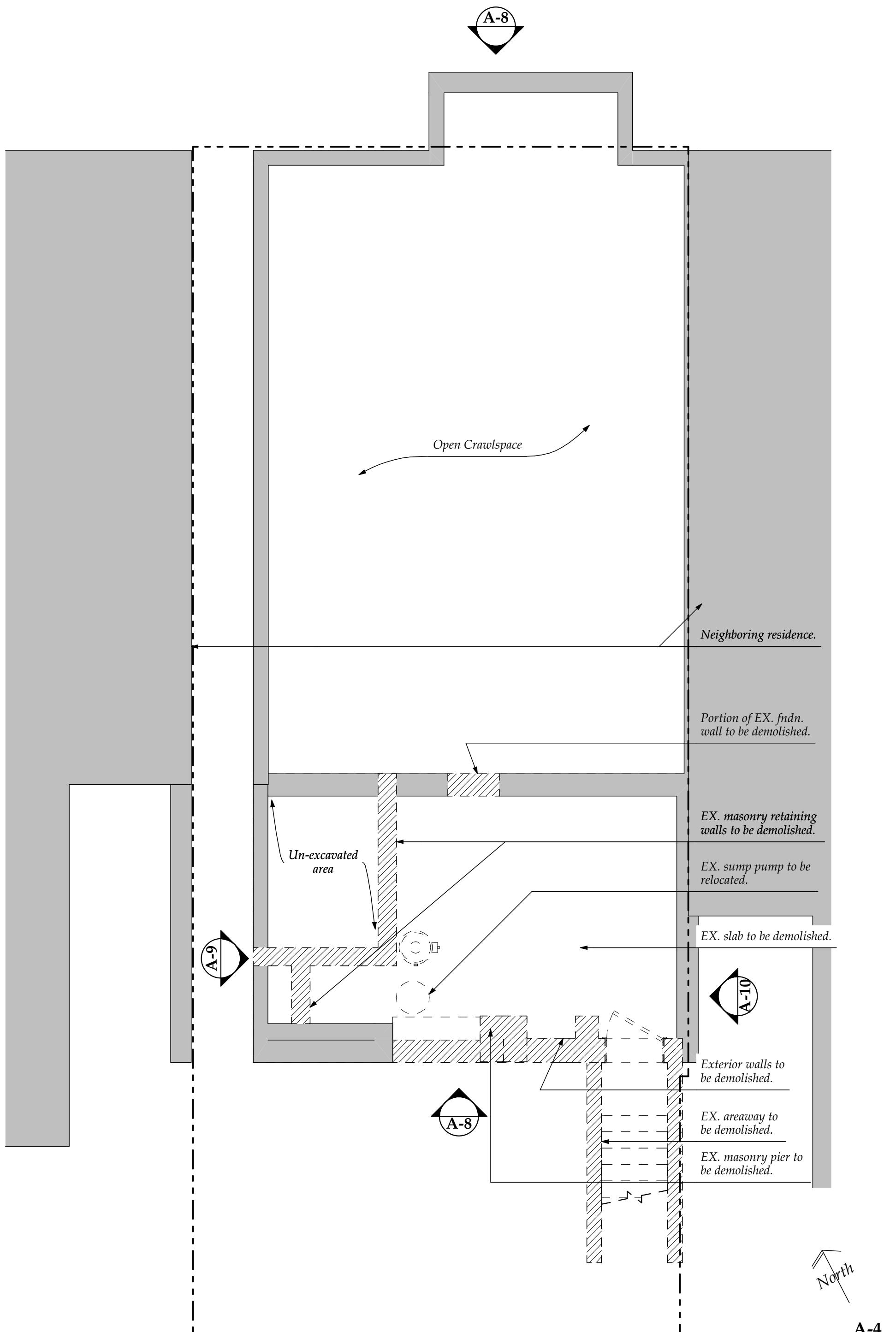
**EX. North (Massachusetts Ave. NE) Elevation**  
N.T.S.



**EX. South (Rear) Elevation**  
N.T.S.



**EX. South (Rear) Elevation**  
N.T.S.



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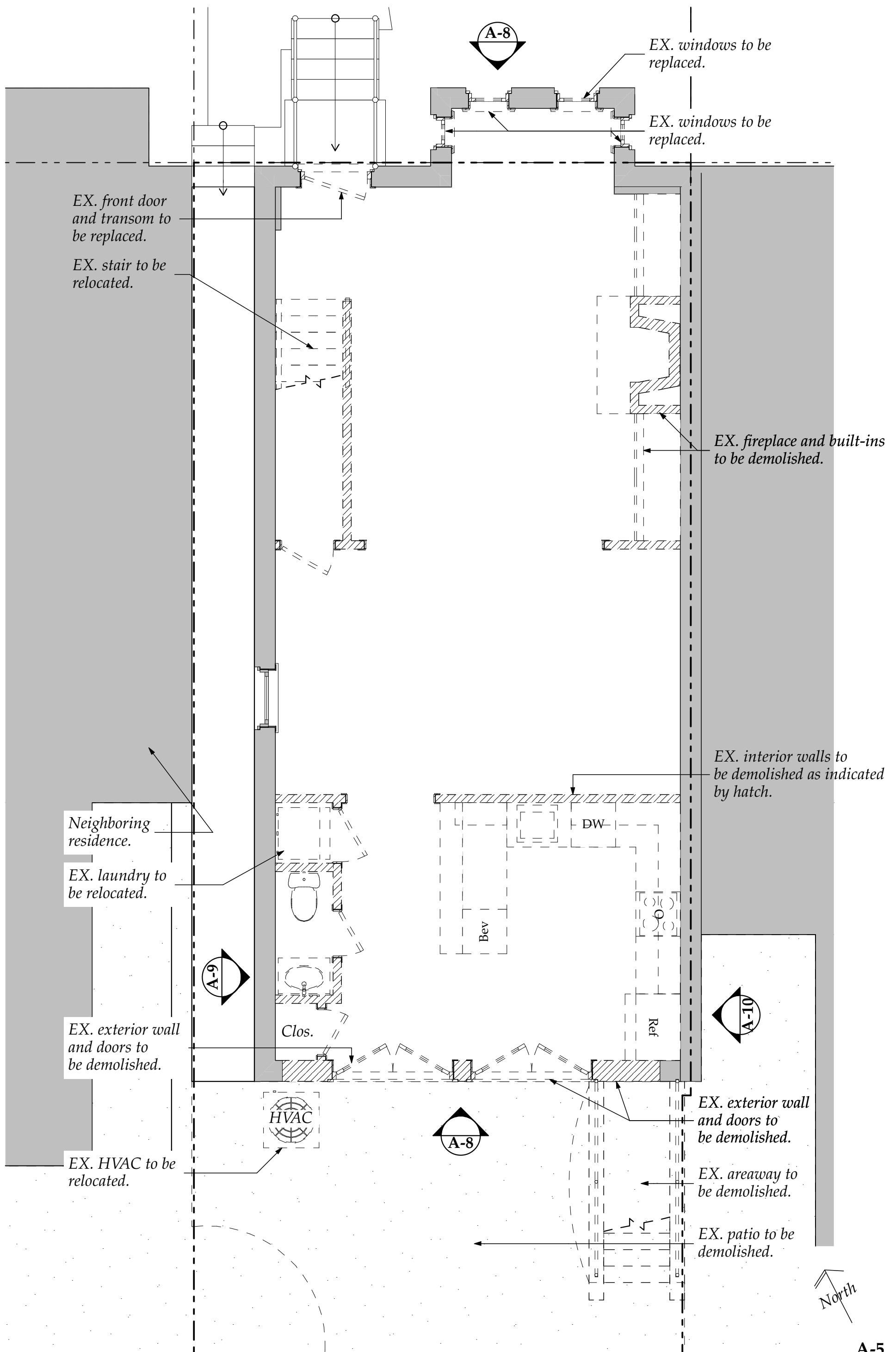
Existing Basement Floorplan

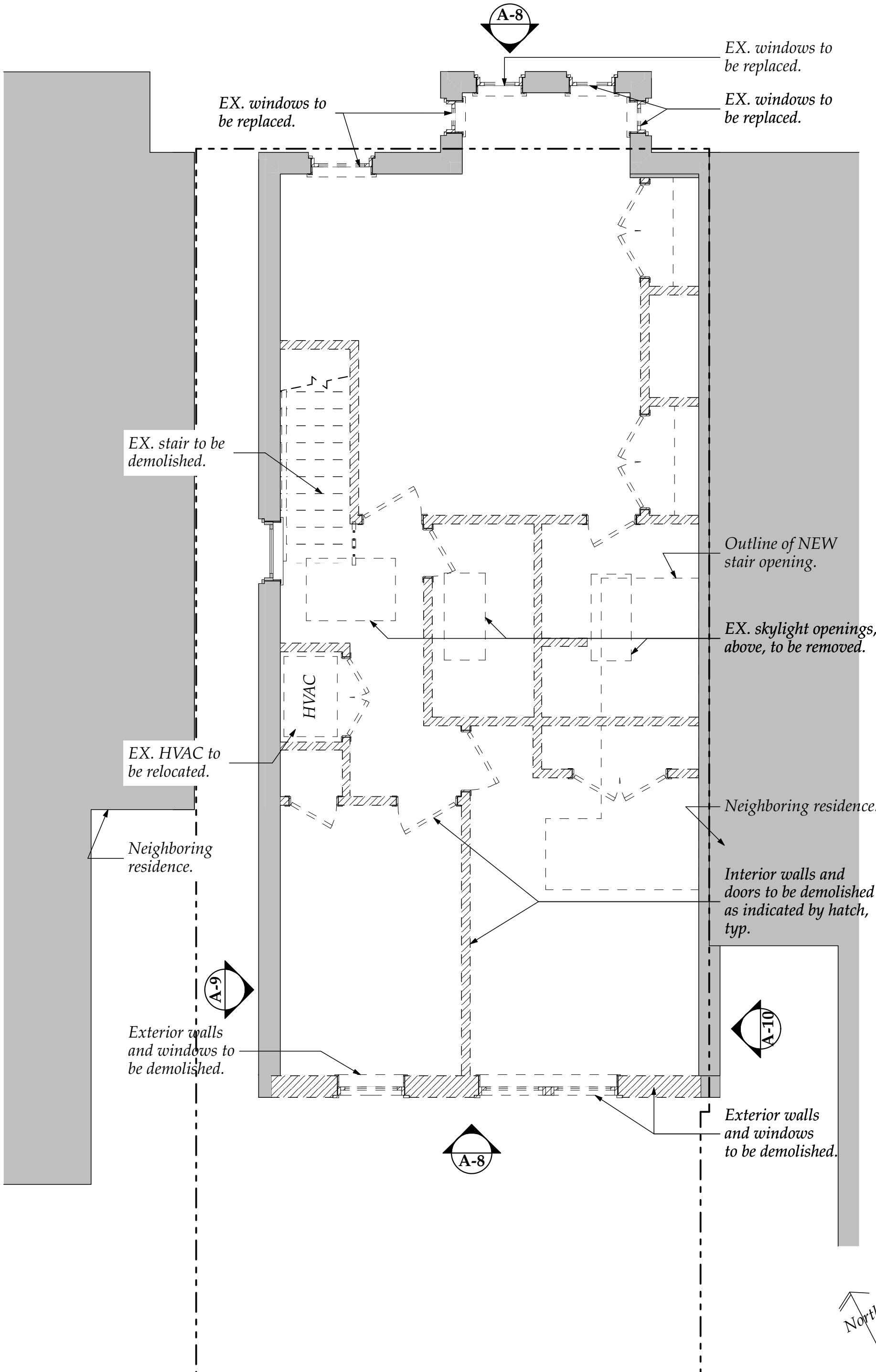
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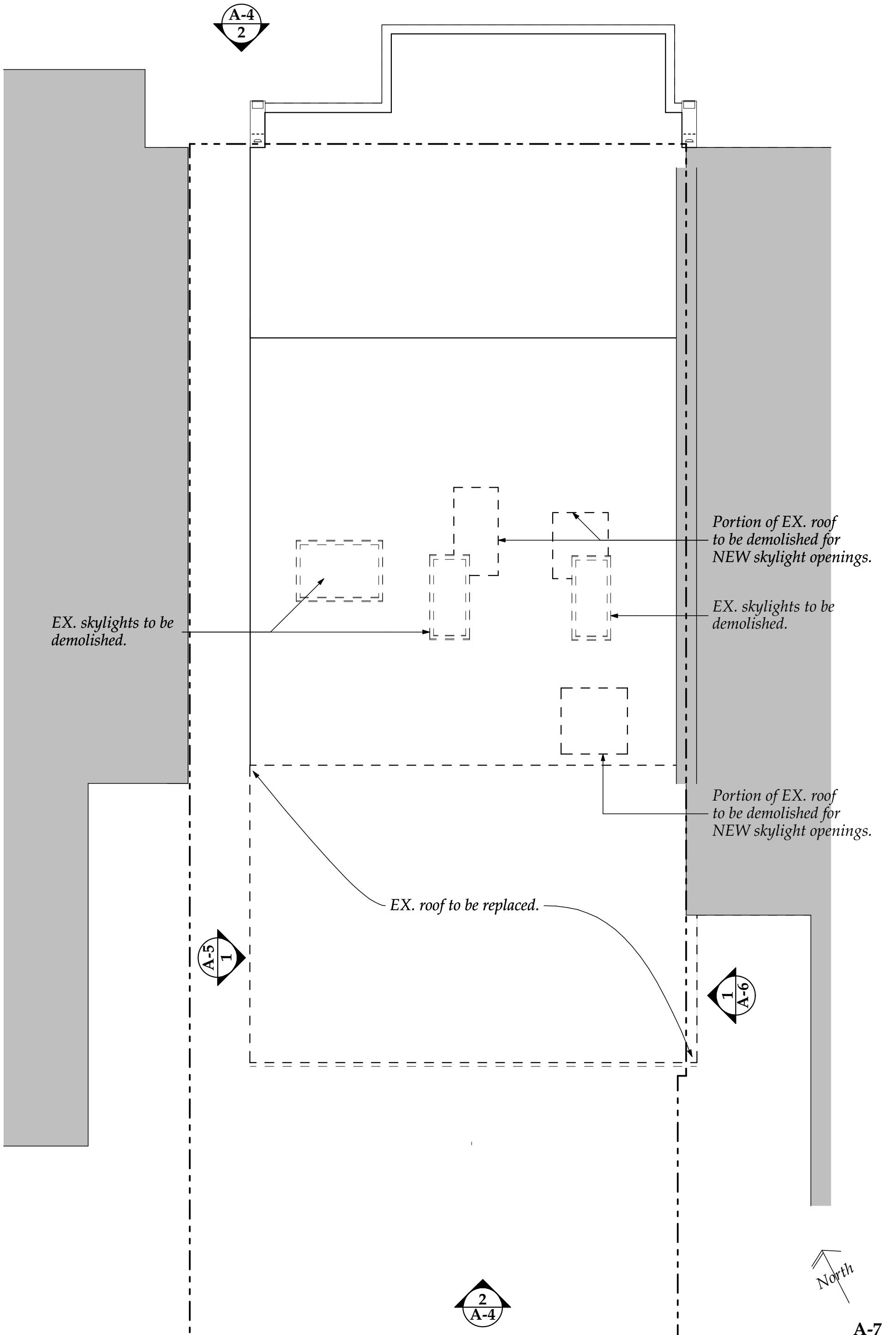
Existing Second Floorplan

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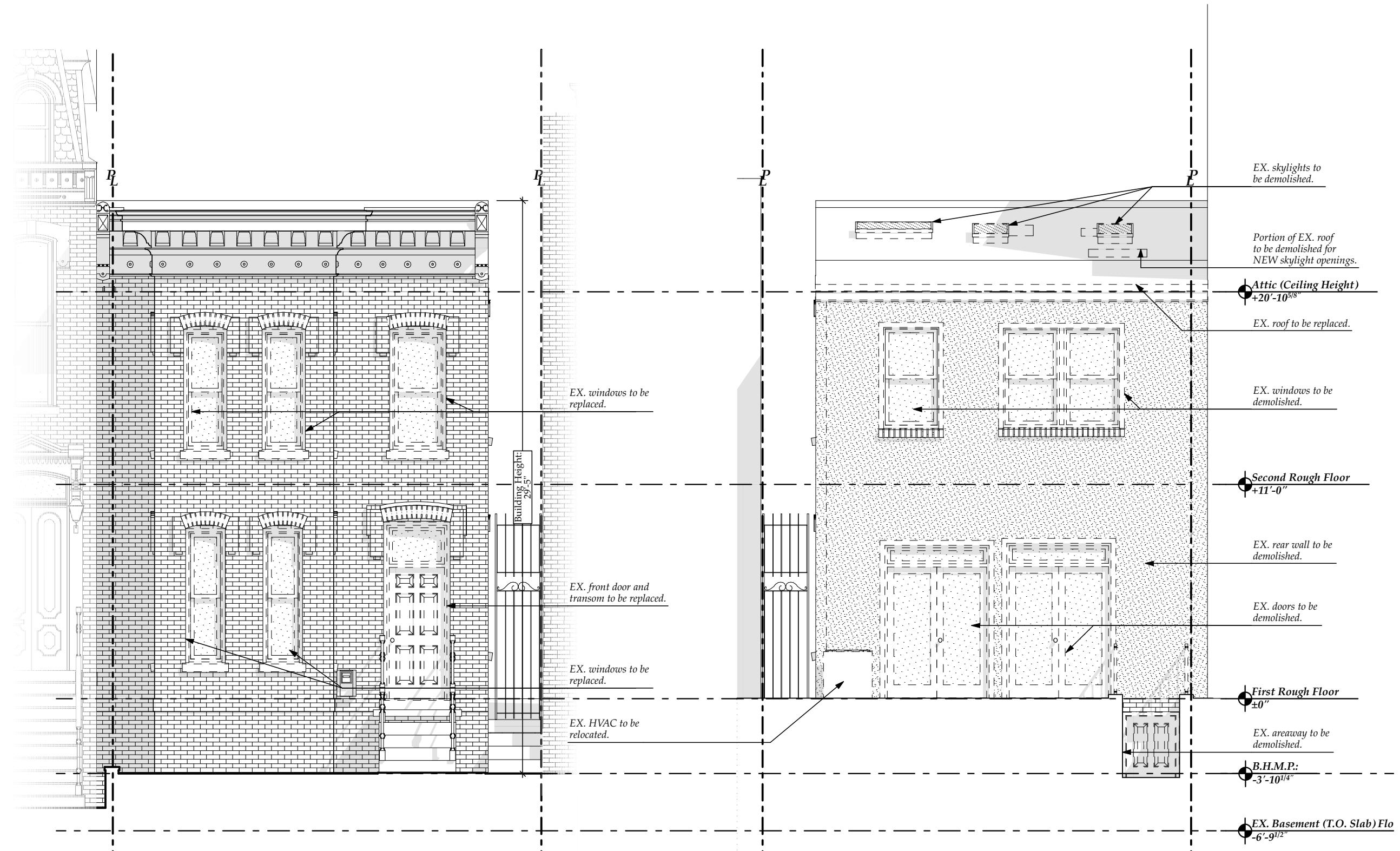
Existing Roof Plan

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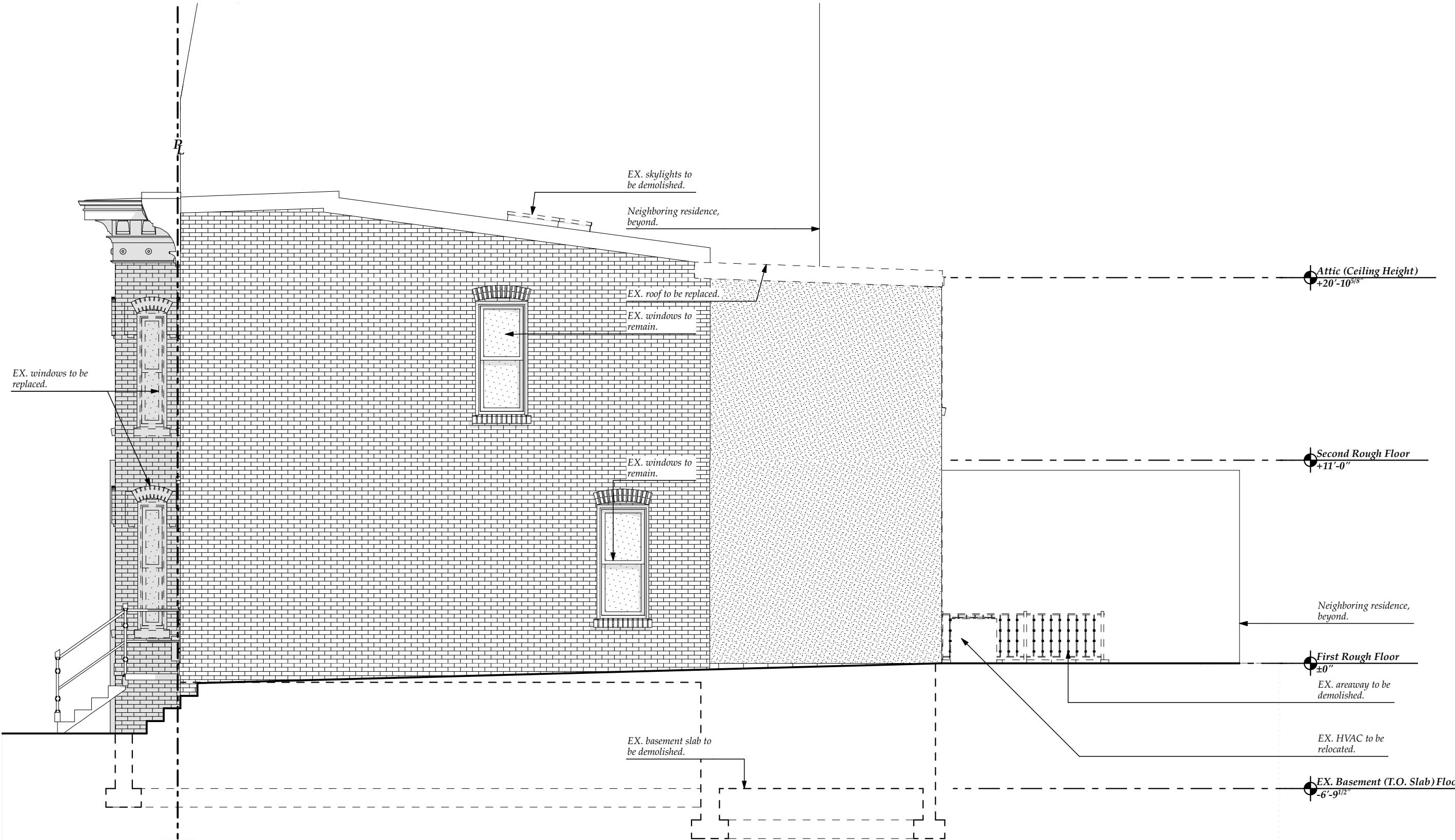
*Existing Elevations*  
*Sullivan Residence*

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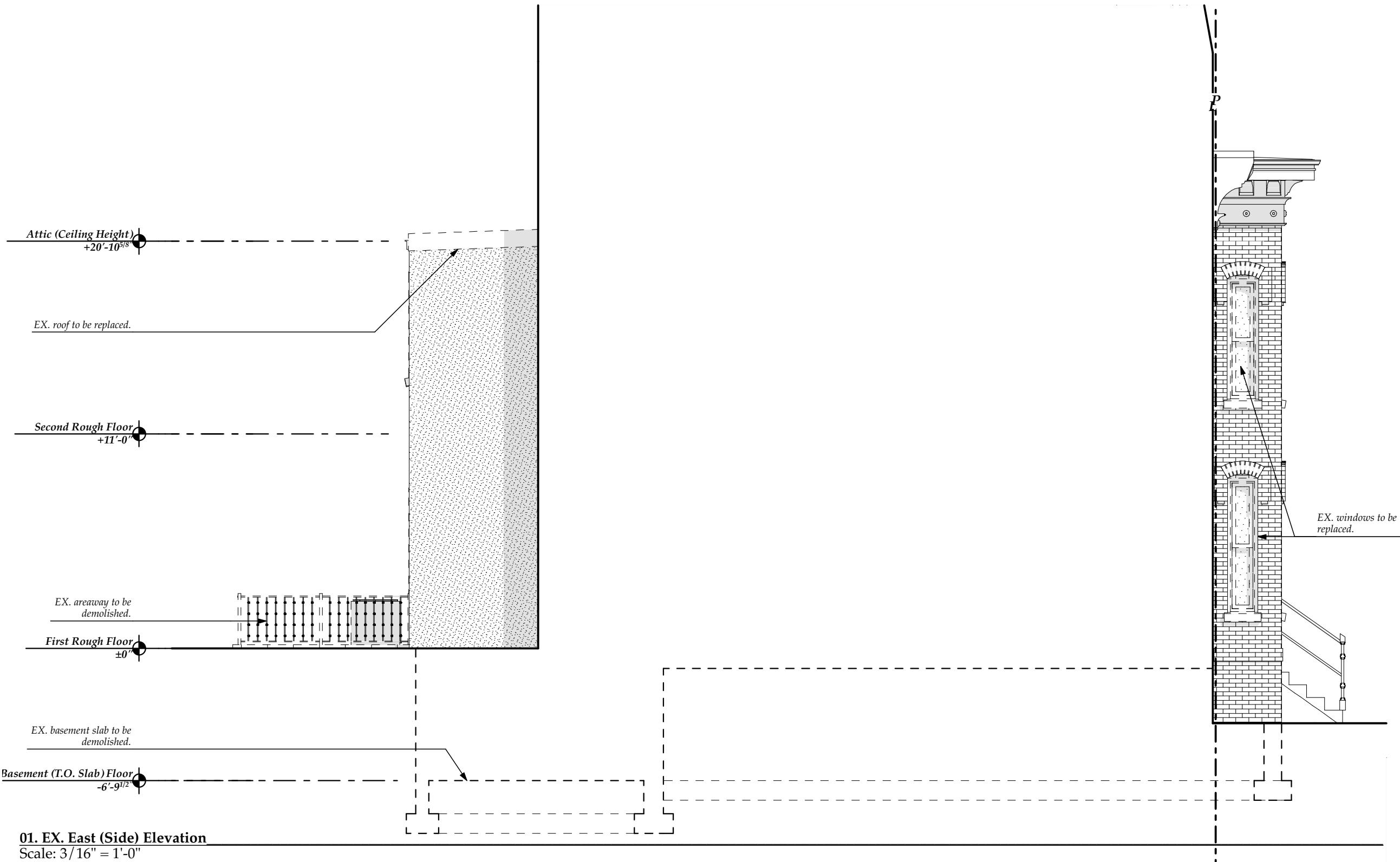
Existing Elevations  
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Existing Elevations  
**Sullivan Residence**

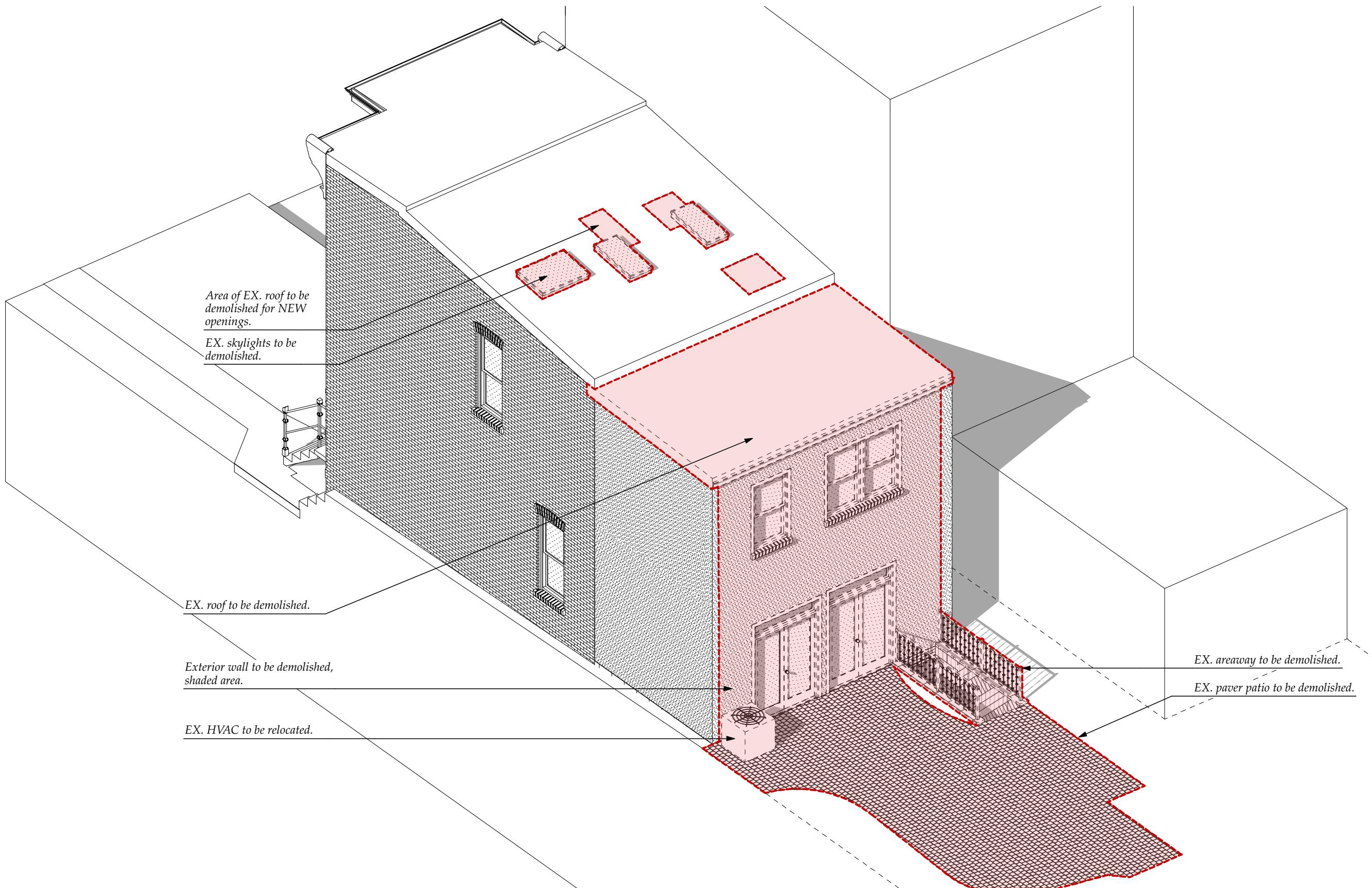
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Existing Views

**Sullivan Residence**

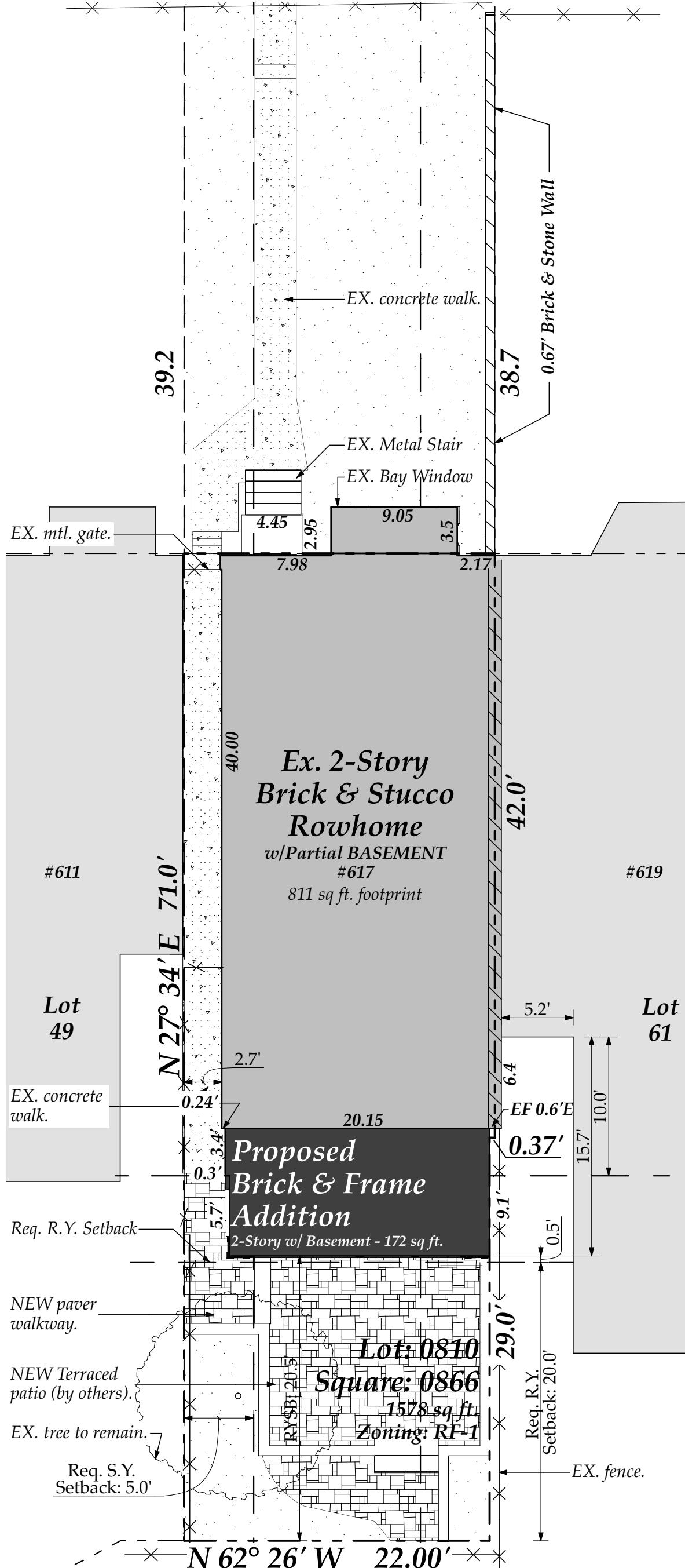
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# Massachusetts Ave. NE (90' R.O.W.) S 62° 26' E



## Zoning Review- Attached

Sullivan Residence  
617 Massachusetts Avenue, NE  
Washington, DC 20002  
Lot: 810  
Square: 866

Jurisdiction: Washington, DC

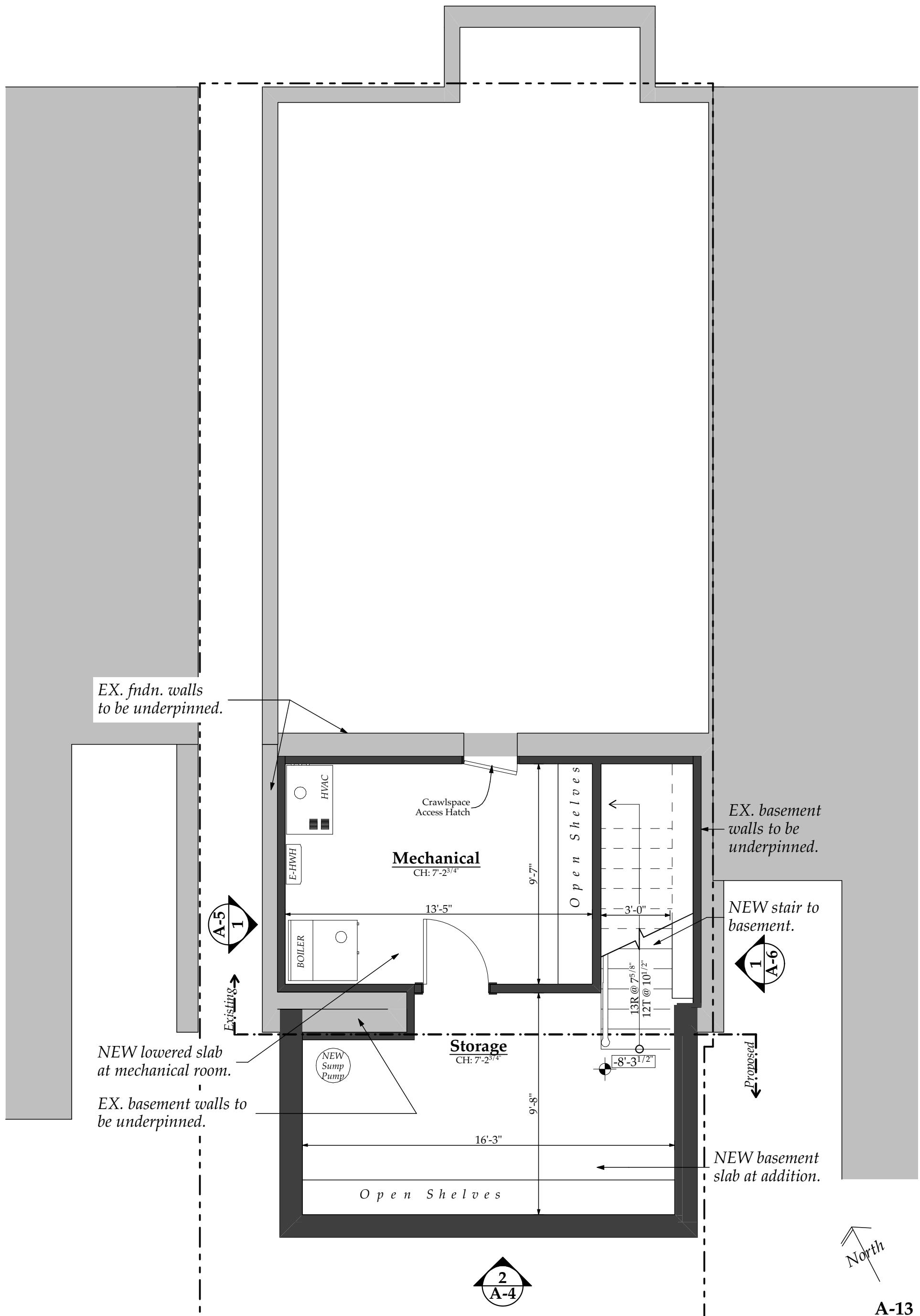
Zoning (2016): RF-1  
Lot Area: 1,578 S.F.  
Overlay District: n/a  
Historic District: Capitol Hill Historic District

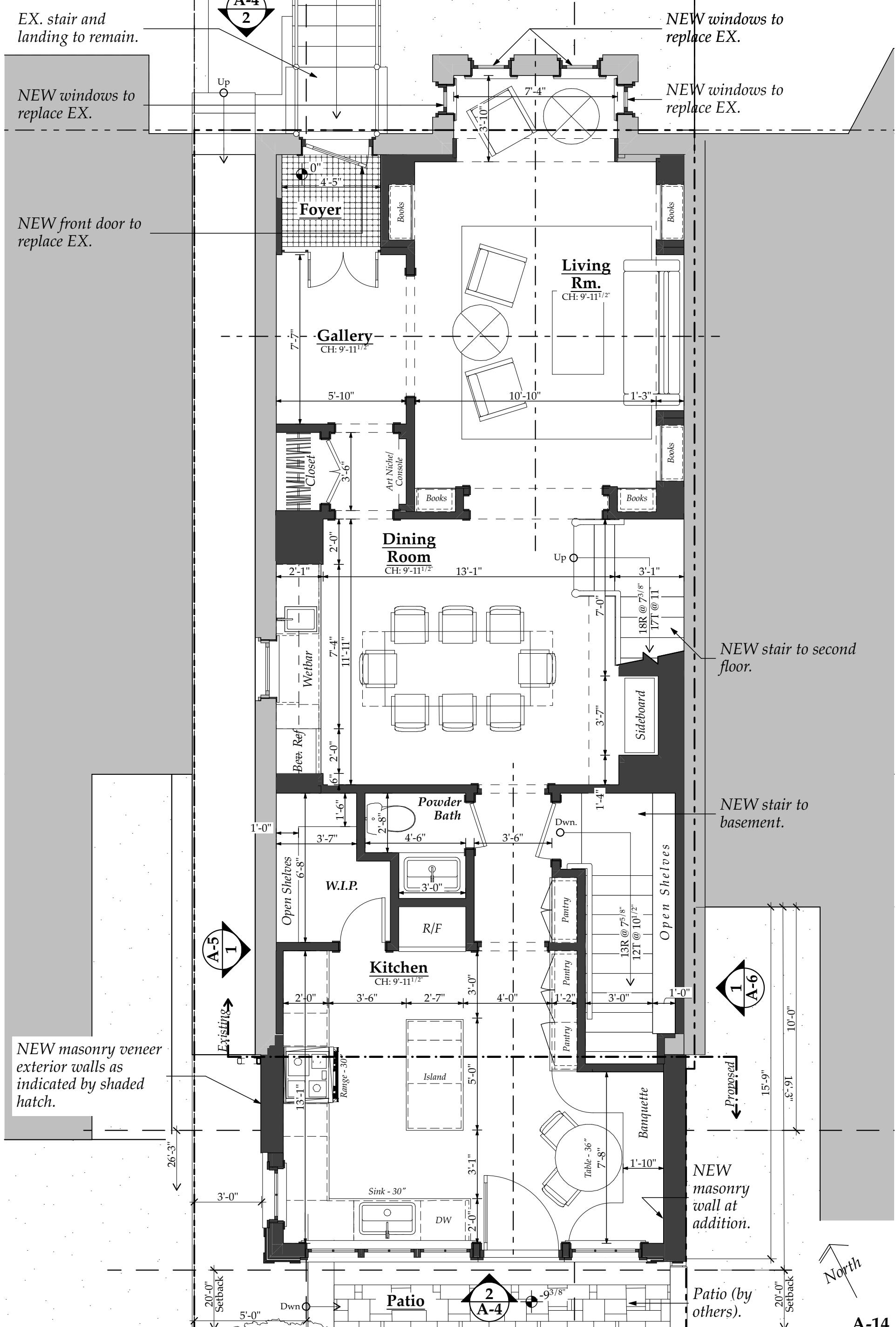
Attached Dwelling: Yes.  
Existing Use: Single Family Residence  
Proposed Use: Single Family Residence

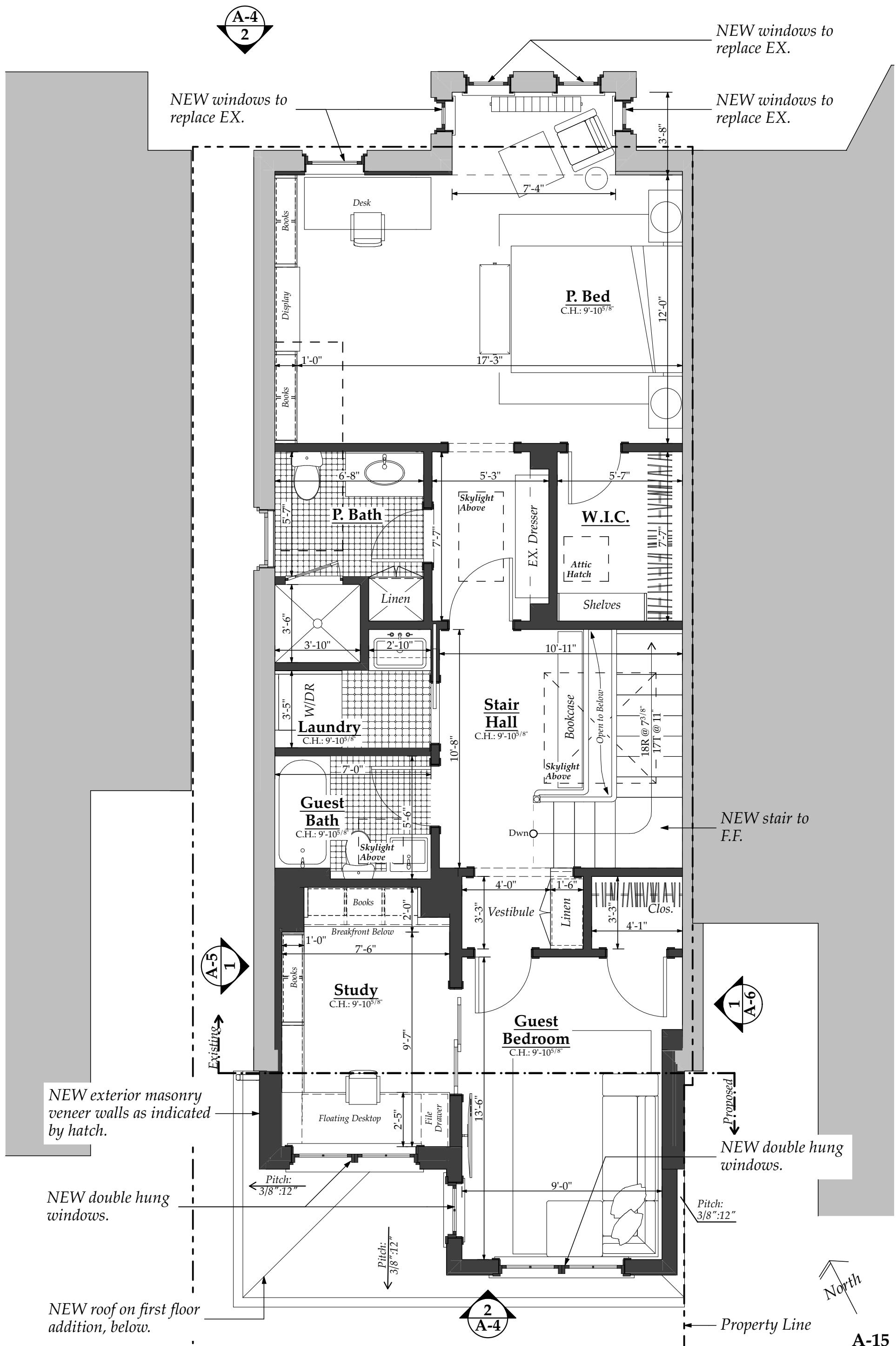
	Required	Existing	Proposed
<b>Units &amp; Parking Spaces</b>			
Number of Dwellings	1 Units	1 Units	1 Units
<b>Setbacks &amp; Building Heights</b>			
Front Yard Setback	0 L.F.	0 L.F.	0 L.F.
Side Yard Setback (West)	0 L.F.	0 L.F.	0 L.F.
Side Yard Setback (East)	5 L.F.	3 L.F.	3 L.F.
Rear yard depth (min.)	20 L.F.	29.60 L.F.	20.50 L.F.
Neighboring Rear Wall Setback	10 L.F.	6.60 L.F.	15.70 L.F.
Building Height	N.A. Stories	2 Stories	2 Stories
Measurement	35 Ft.	29.5 Ft.	29.5 Ft.
Lot Width	25 Min. Ft.	22 Ft.	22 Ft.
<b>Areas</b>			
Lot Area	1800 Min. S	1,578 S.F.	1,578 S.F.
Building Area (footprint)	0 S.F.	811 S.F.	983 S.F.
Lot Occupancy	60% Max.	51.39%	62.29%



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## architecture

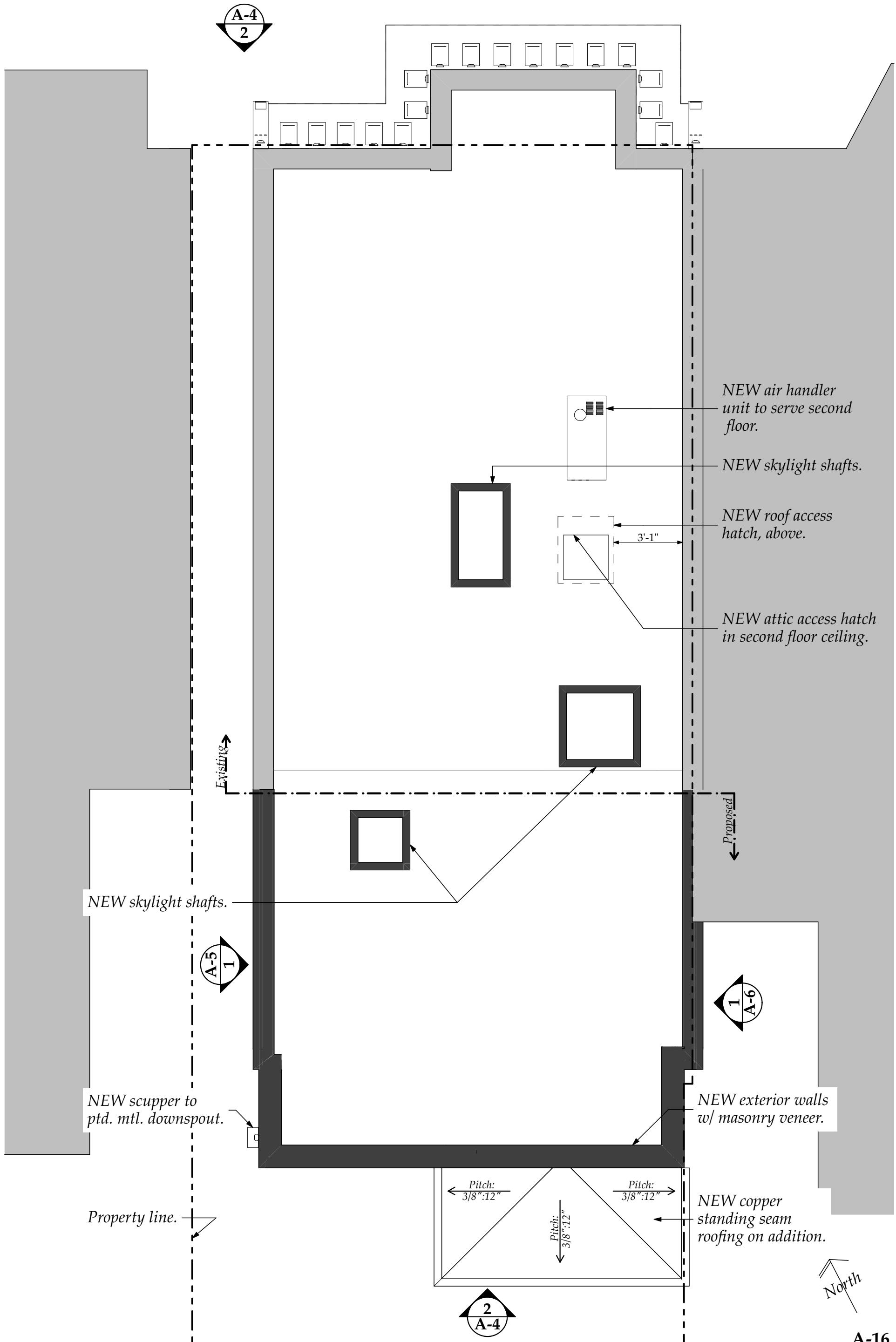
## Proposed Second Floorplan

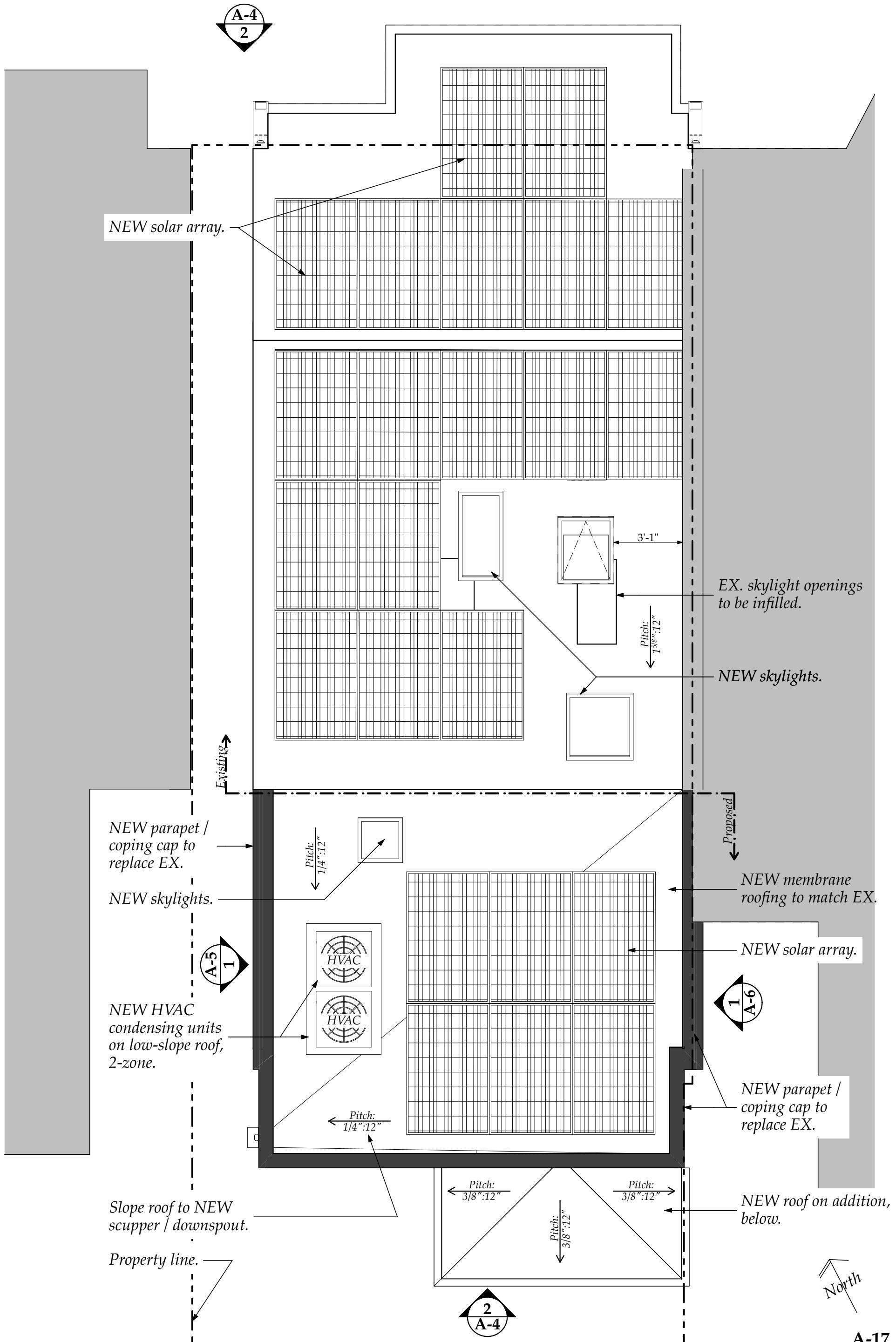
## Special Exception Set

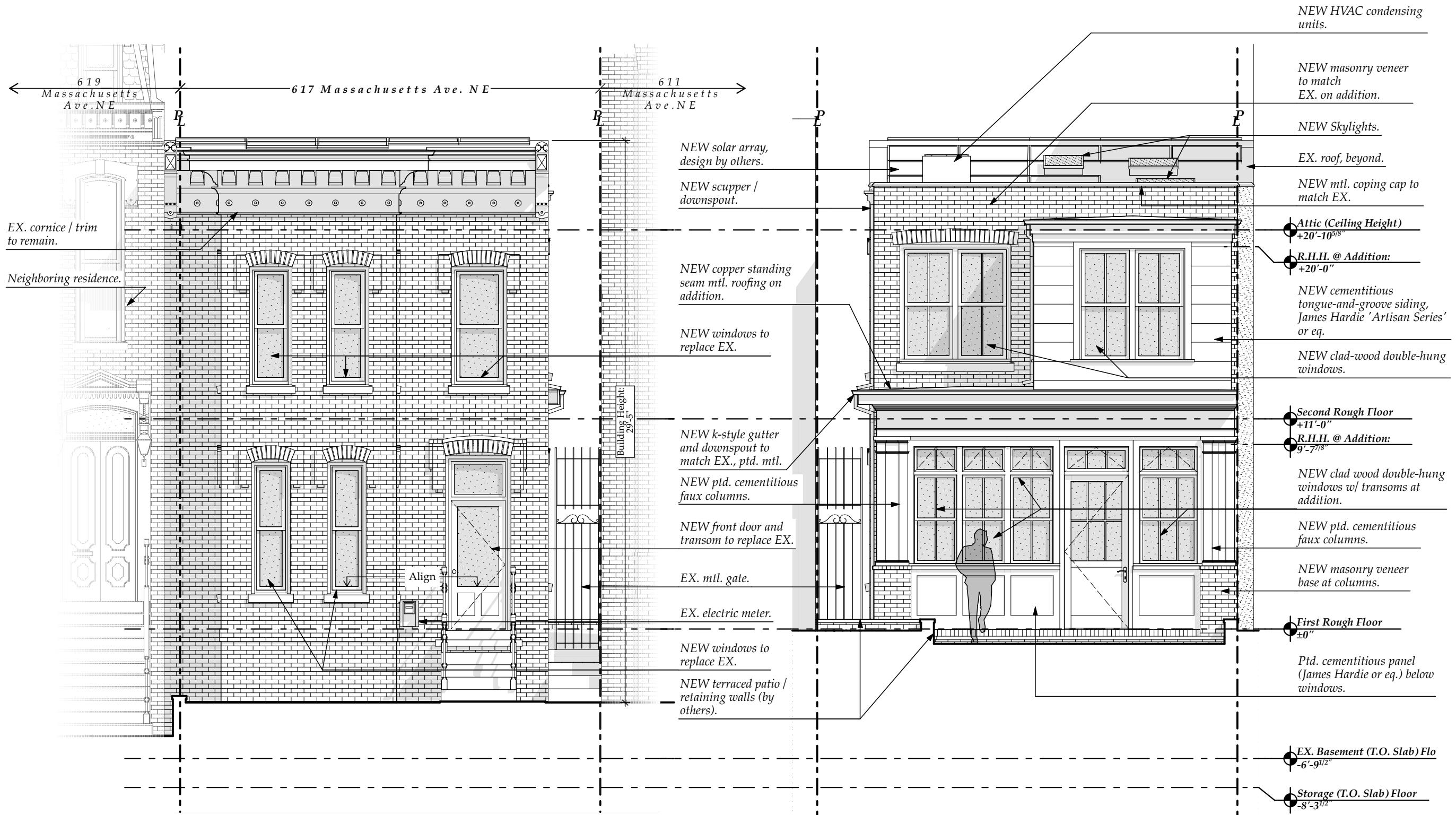
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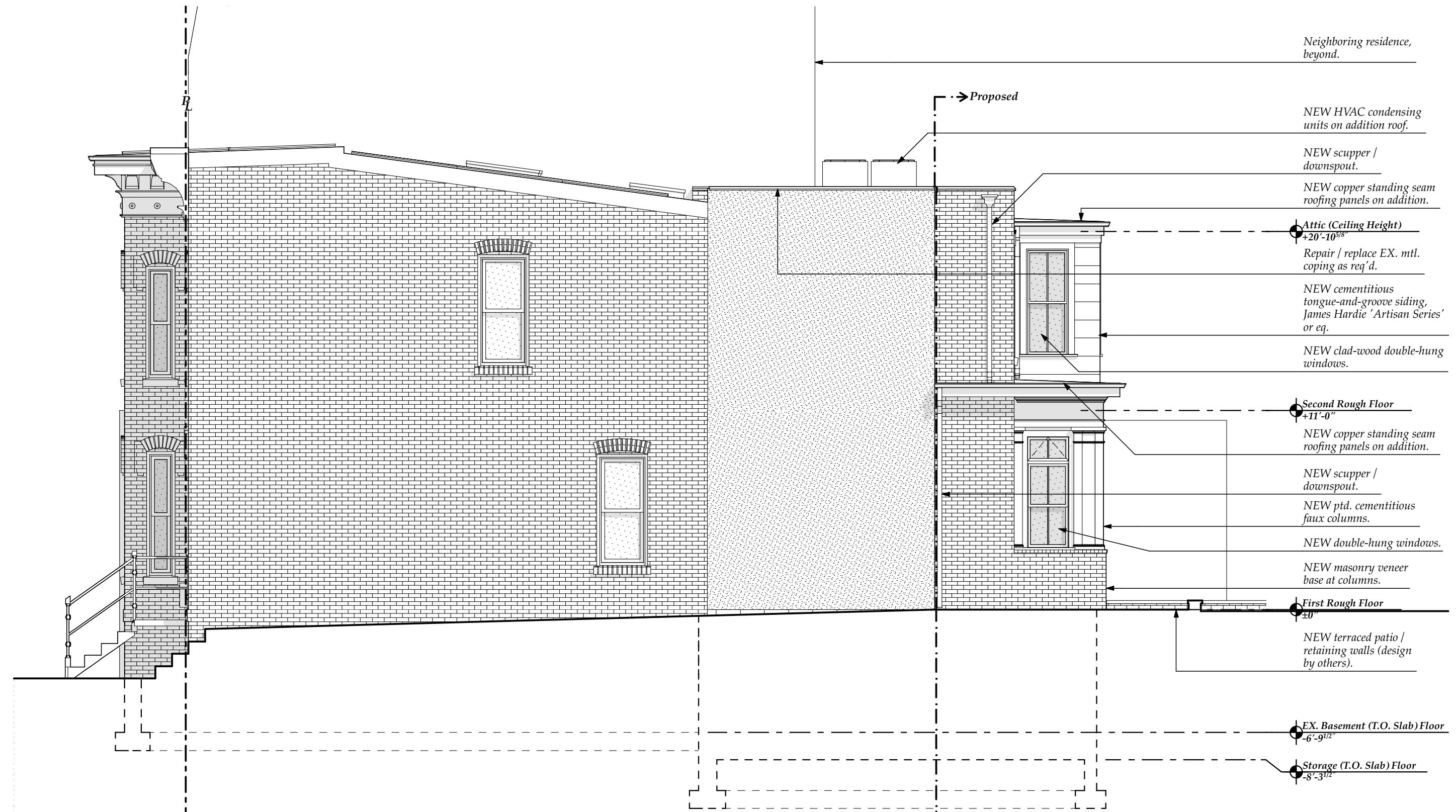
*Proposed Elevations*  
*Sullivan Residence*

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Proposed Elevations

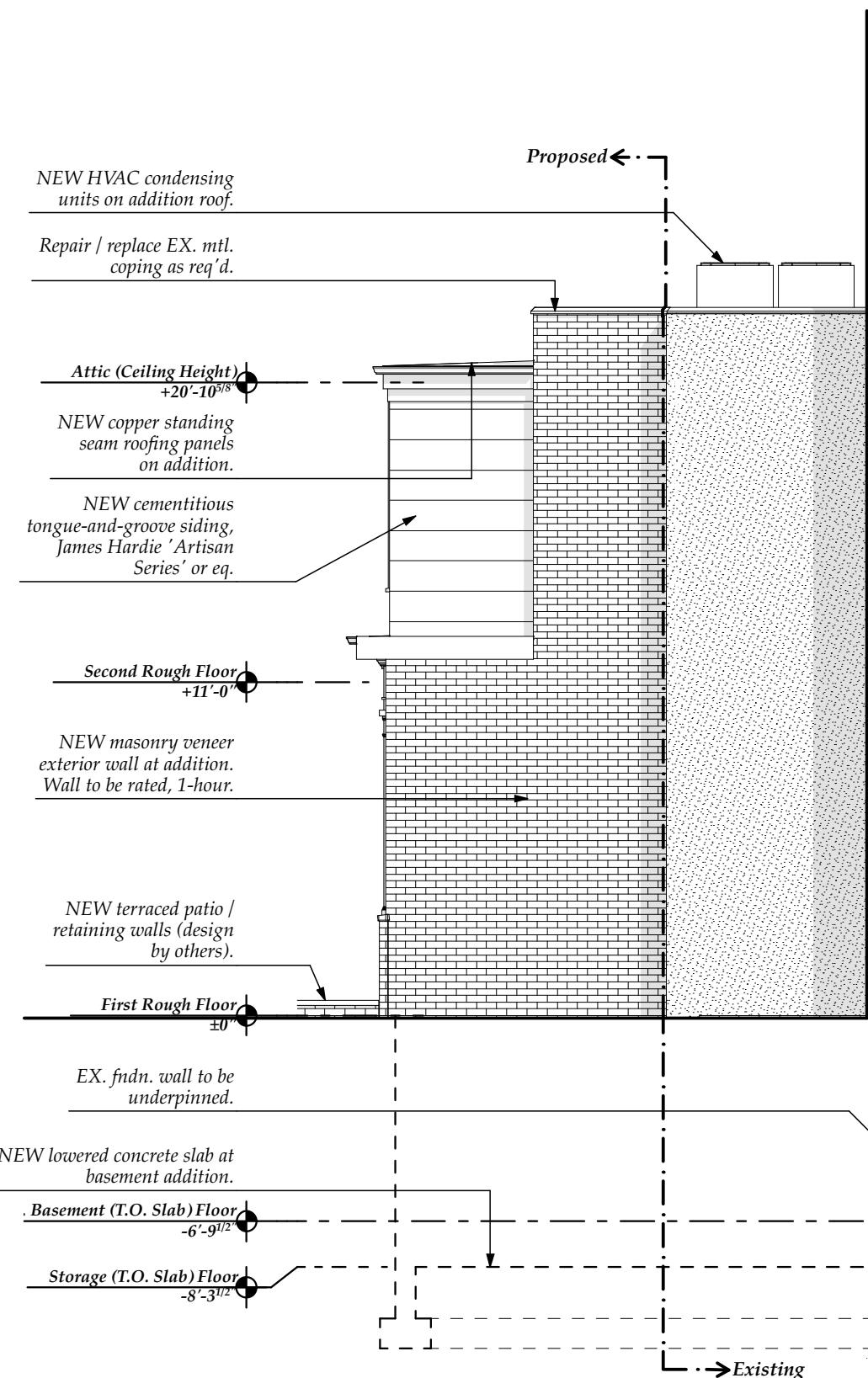
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01. PROPOSED East (Side) Elevation

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

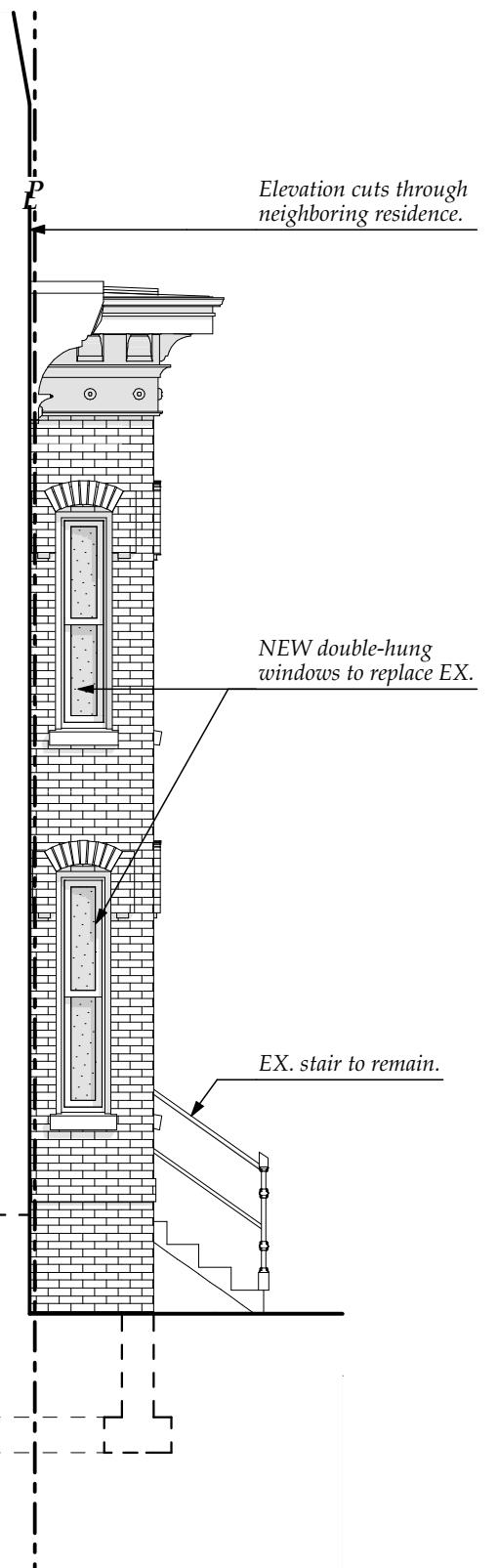
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*Proposed Elevations*

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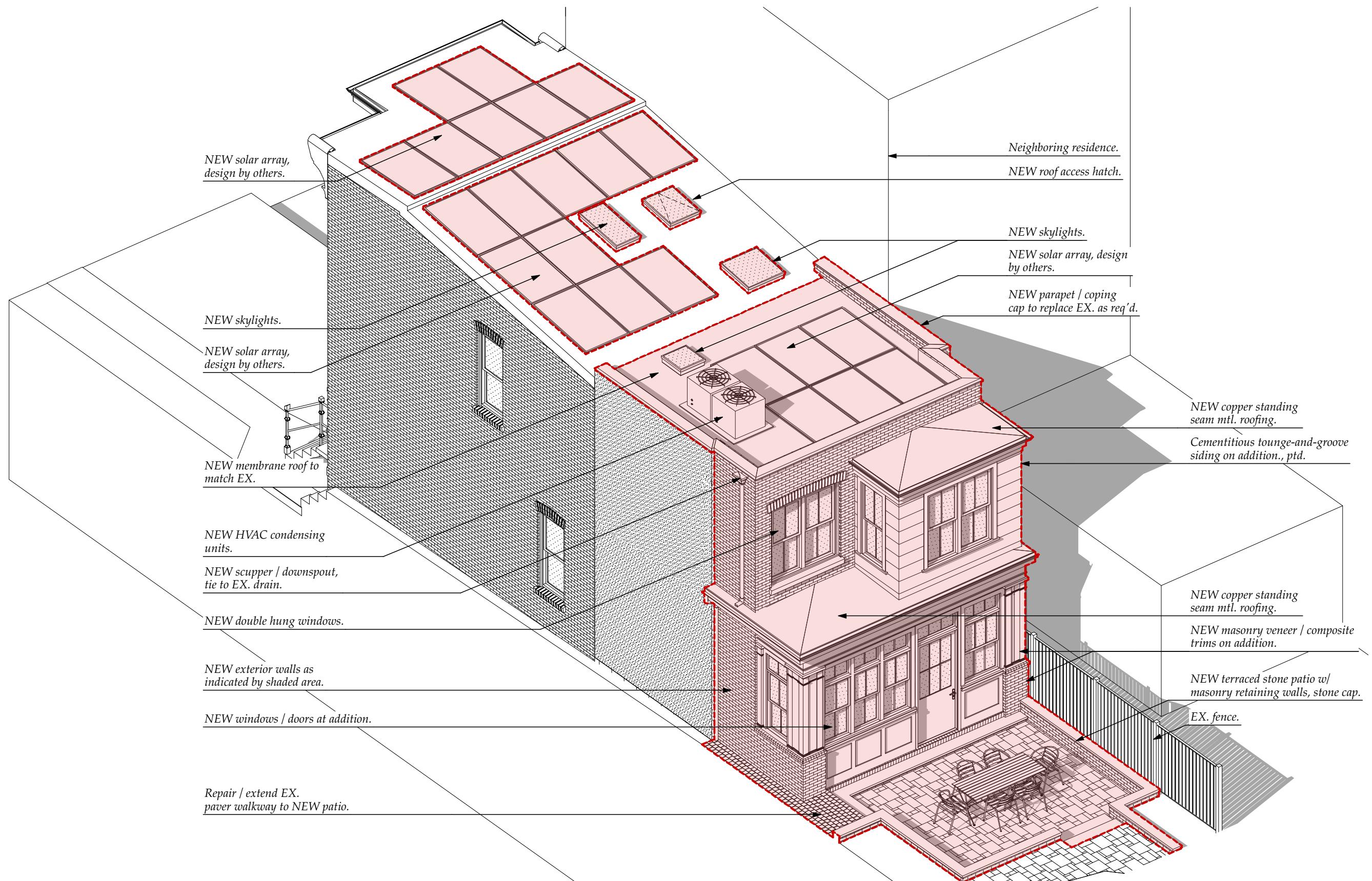


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### *Proposed Views of Addition*

#### *Sullivan Residence*

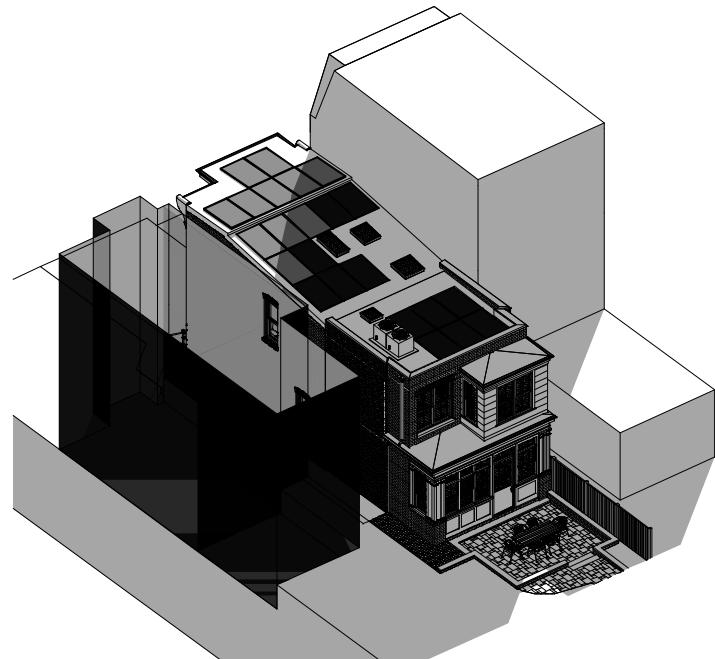
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Date: 8/8/25

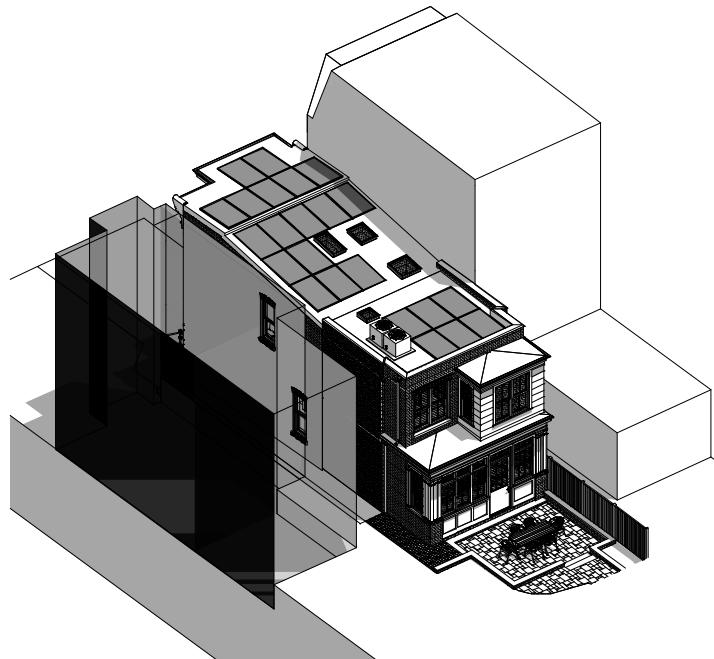
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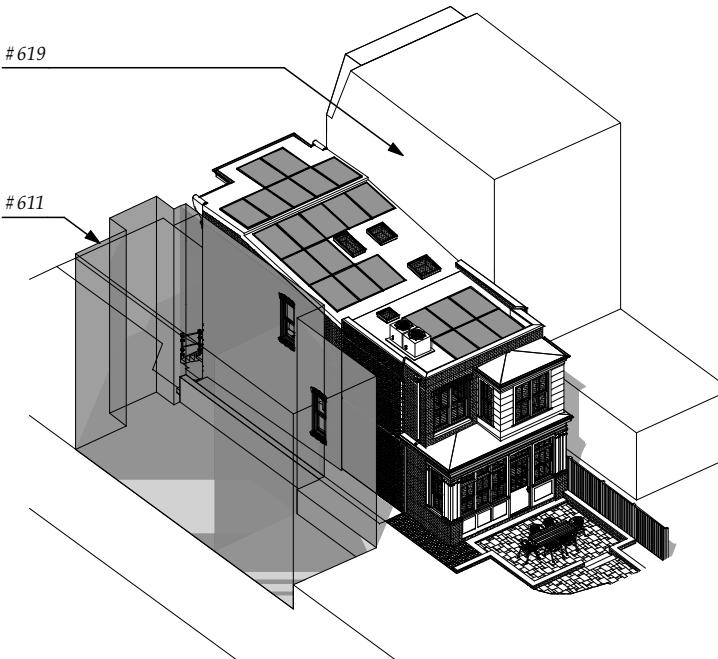
**Proposed Addition - 7:00 AM (Summer)**

Scale: 1" = 30'



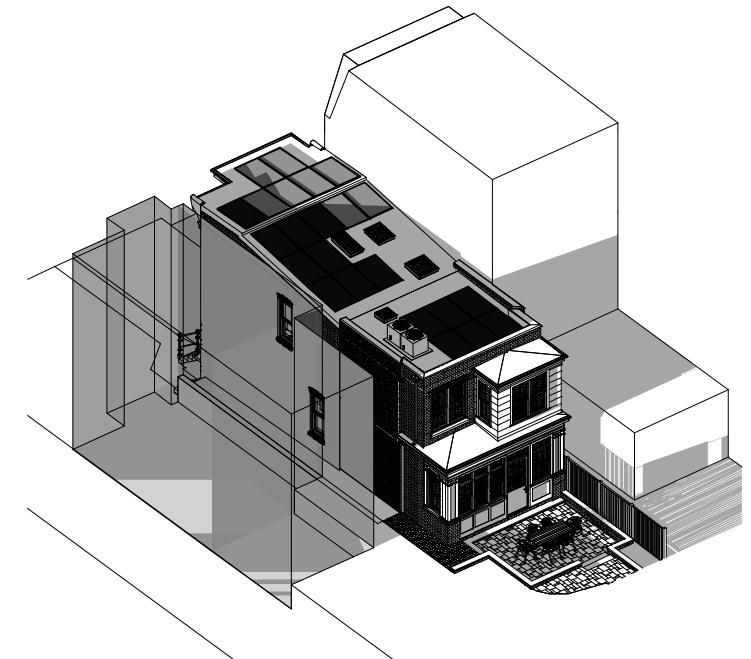
**Proposed Addition - 12:00 Noon (Summer)**

Scale: 1" = 30'



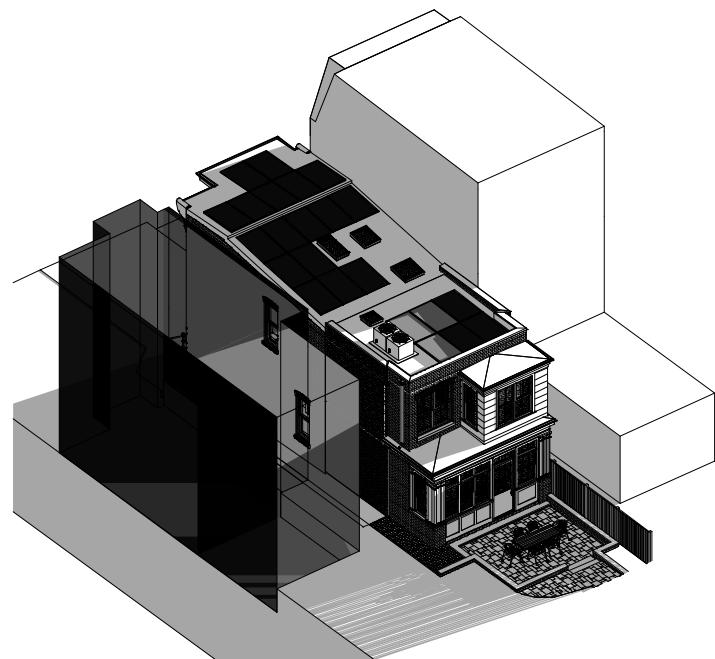
**Proposed Addition - 3:00 PM (Summer)**

Scale: 1" = 30'



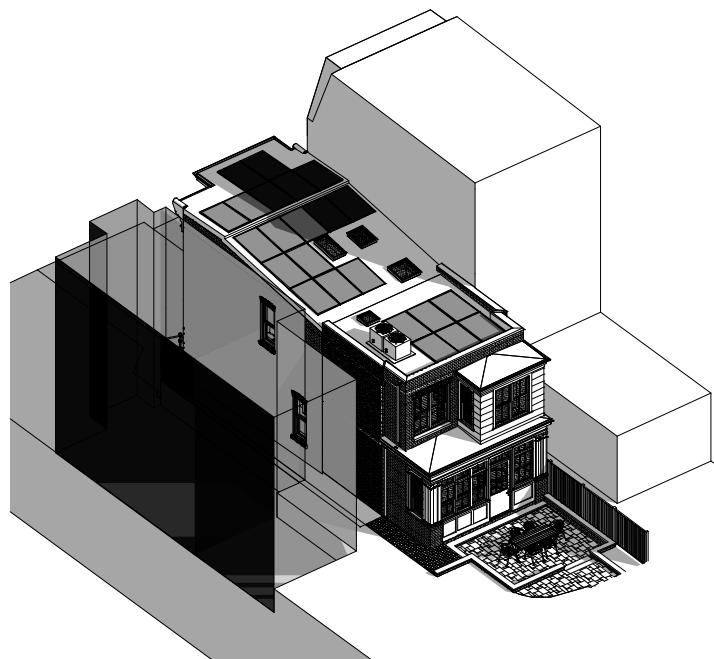
**Proposed Addition - 7:00 PM (Summer)**

Scale: 1" = 30'



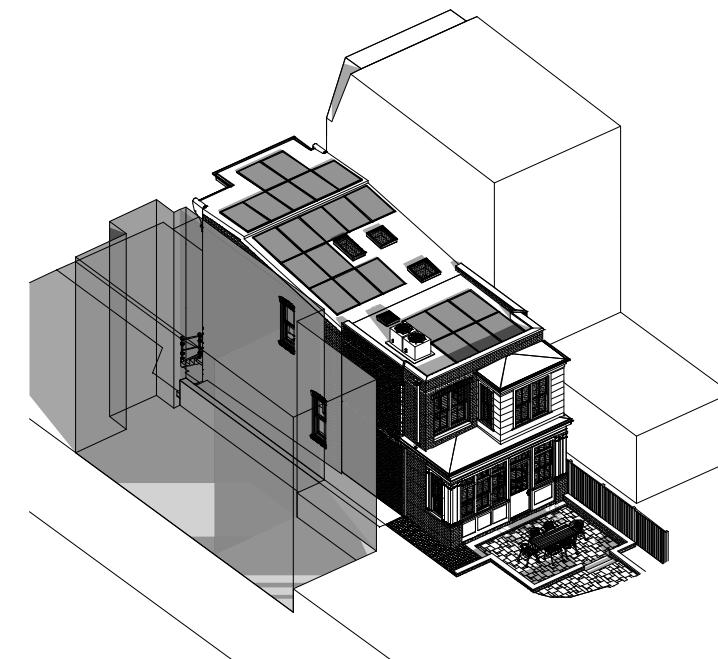
**Proposed Addition - 8:00 AM (Winter)**

Scale: 1" = 30'



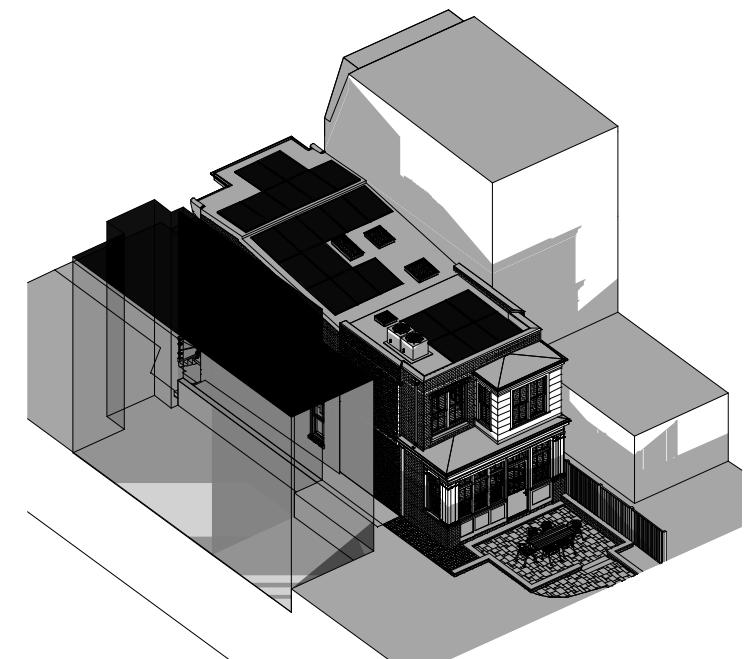
**Proposed Addition - 12:00 Noon (Winter)**

Scale: 1" = 30'



**Proposed Addition - 3:00 PM (Winter)**

Scale: 1" = 30'



**Proposed Addition - 6:00 PM (Winter)**

Scale: 1" = 30'

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### Solar Studies

#### *Sullivan Residence*

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*Proposed Views of Addition*

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