

T h e
S u l l i v a n R e s i d e n c e

6 1 7 M a s s a c h u s e t t s A v e N E • W a s h i n g t o n , D C 2 0 0 0 2

Special Exception Set

08 August 2025



MICHAEL PATRICK ROUSE
a r c h i t e c t u r e

Board of Zoning Adjustment
1232 Hamilton Street NW
District of Columbia
Washington, DC 20011
CASE NO. 21388
info@mprarchitecture.com
EXHIBIT NO. 4

Sq. 0865

7th St. NE

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

Project Location:
617 Massachusetts Ave. NE

Sq. 0866

RES 0084

Public Alley

Constitution Ave. NE

Sq. 0867

North

A-0

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architecture

Area Plan

Special Exception Set

Sullivan Residence

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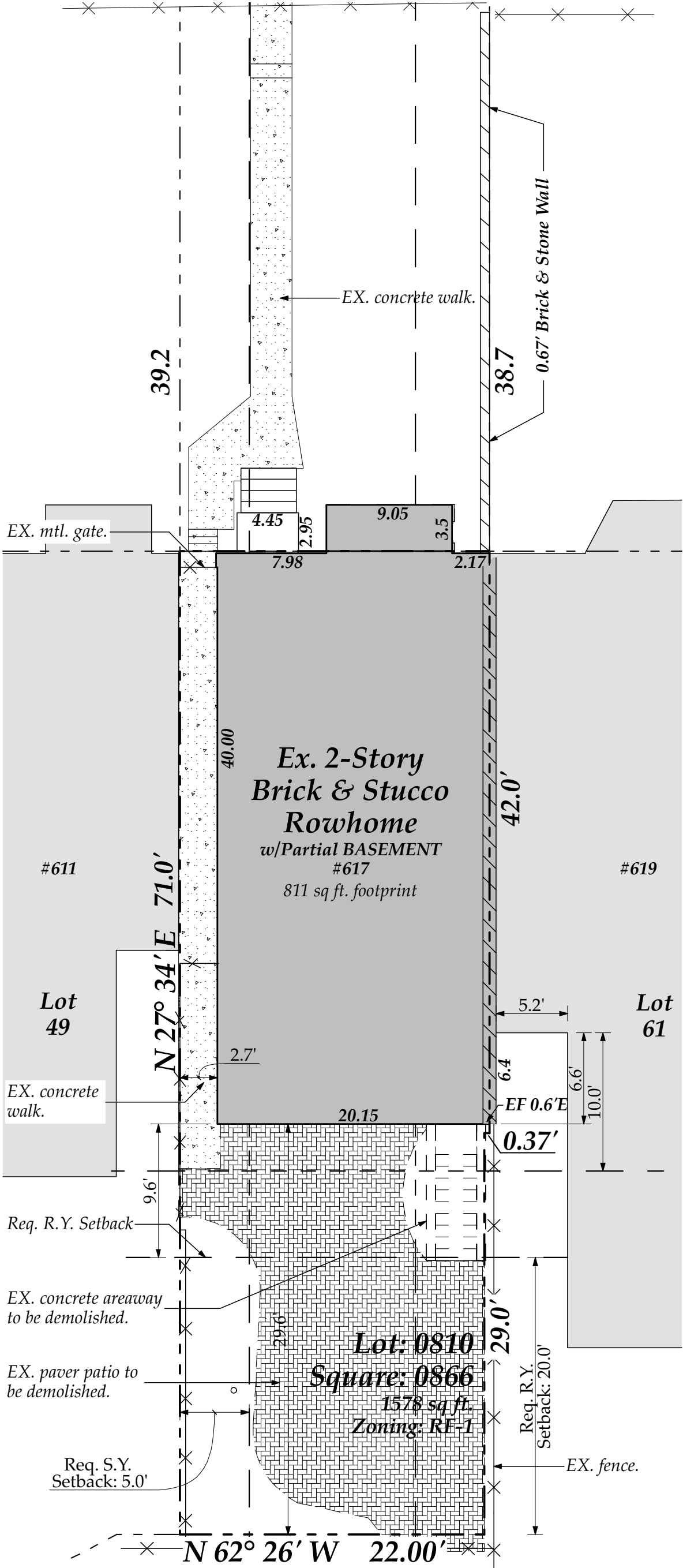
Scale: 1" = 50'
Date: 8/8/25

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Massachusetts Ave. NE

(90' R.O.W.) S 62° 26' E



4' PUBLIC ALLEY



A-1

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Existing Site Plan

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Scale: 1/8" = 1'-0"
Date: 8/8/25



Massachusetts Ave. NE Streetscape
N.T.S.



Alley Streetscape
N.T.S.

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Streetscape
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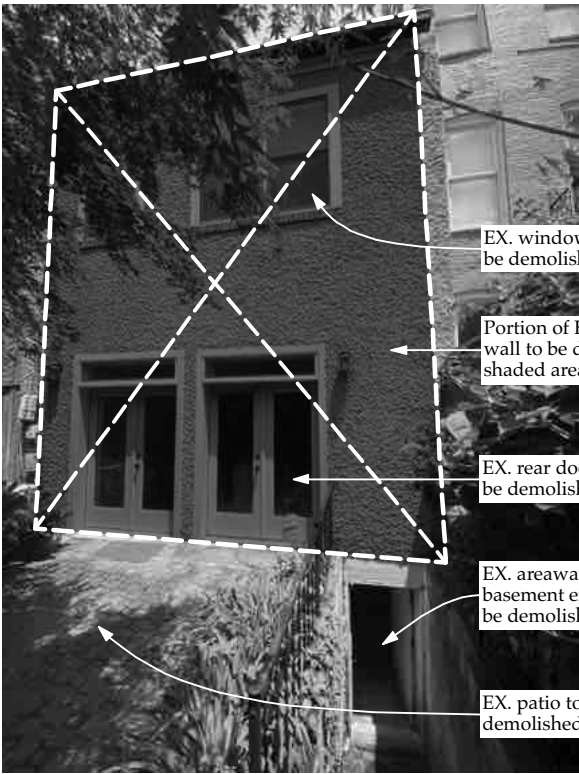
A-2
Special Exception Set

Date: 8/8/25

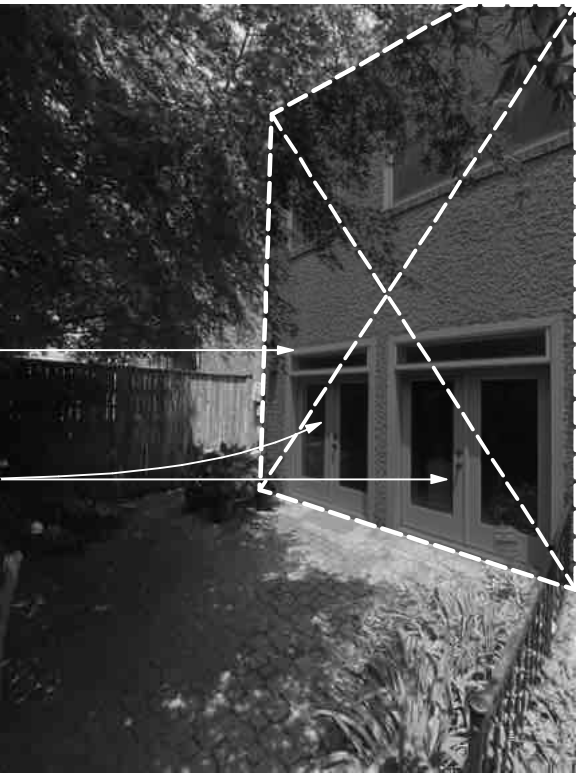
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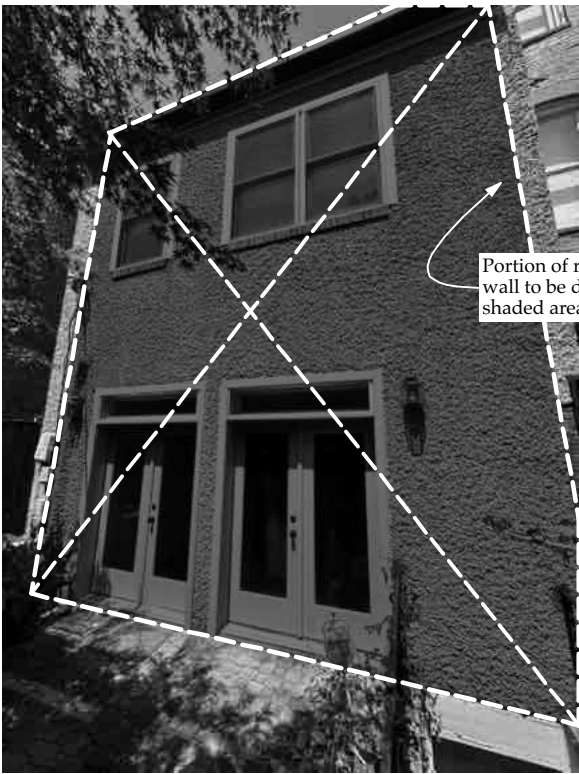
EX. North (Massachusetts Ave. NE) Elevation
N.T.S.



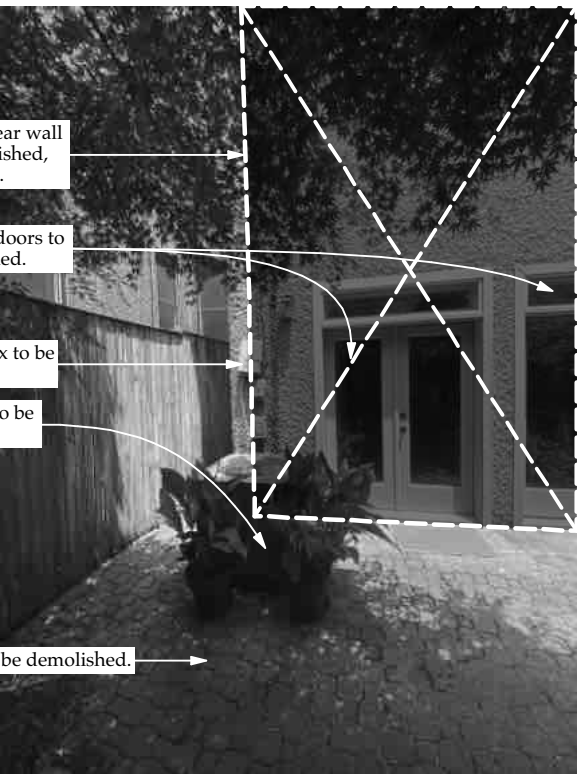
EX. South (Rear) Elevation
N.T.S.



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



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



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

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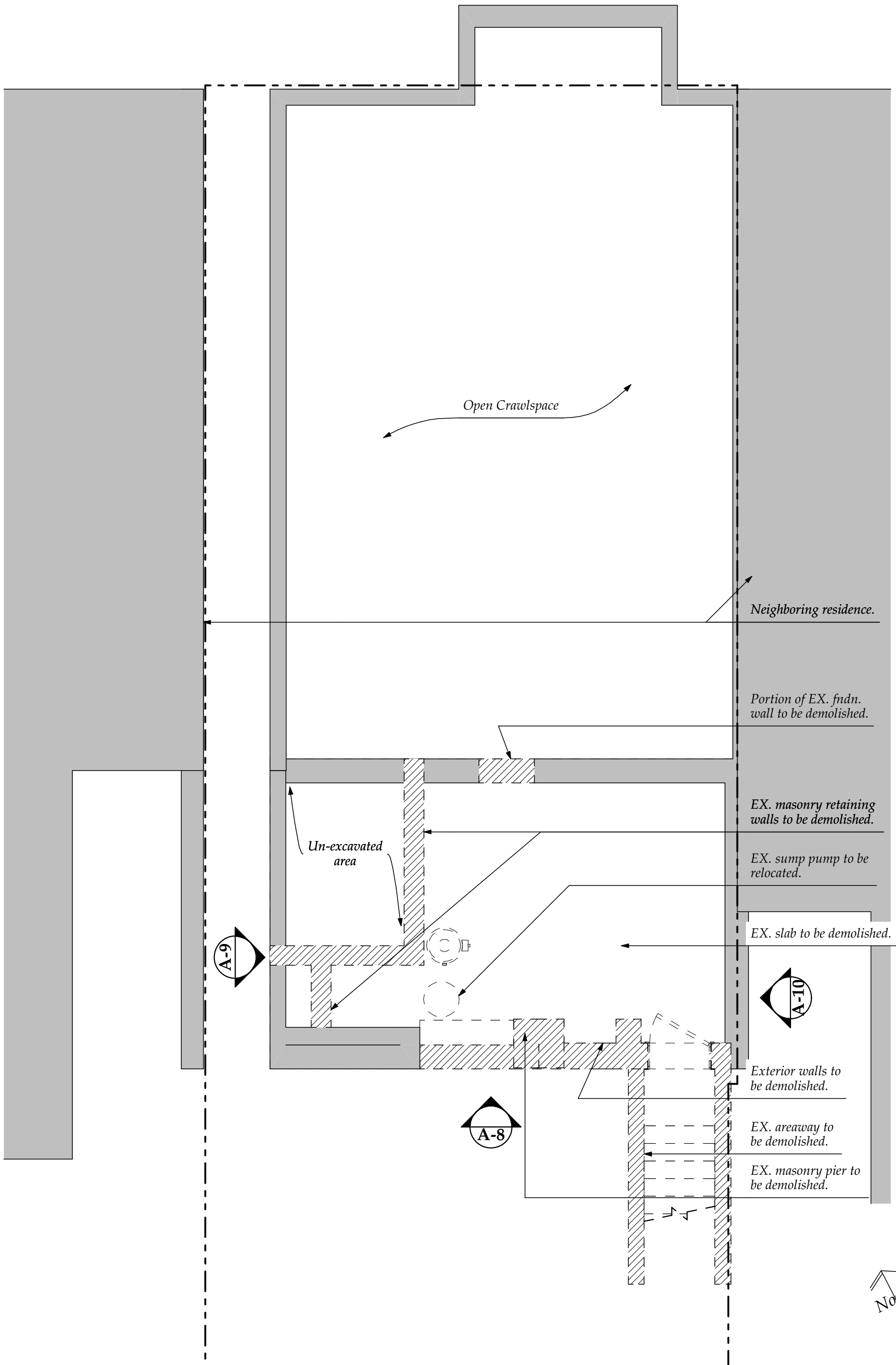
Existing Photos
Sullivan Residence

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A-3
Special Exception Set

Date: 8/8/25

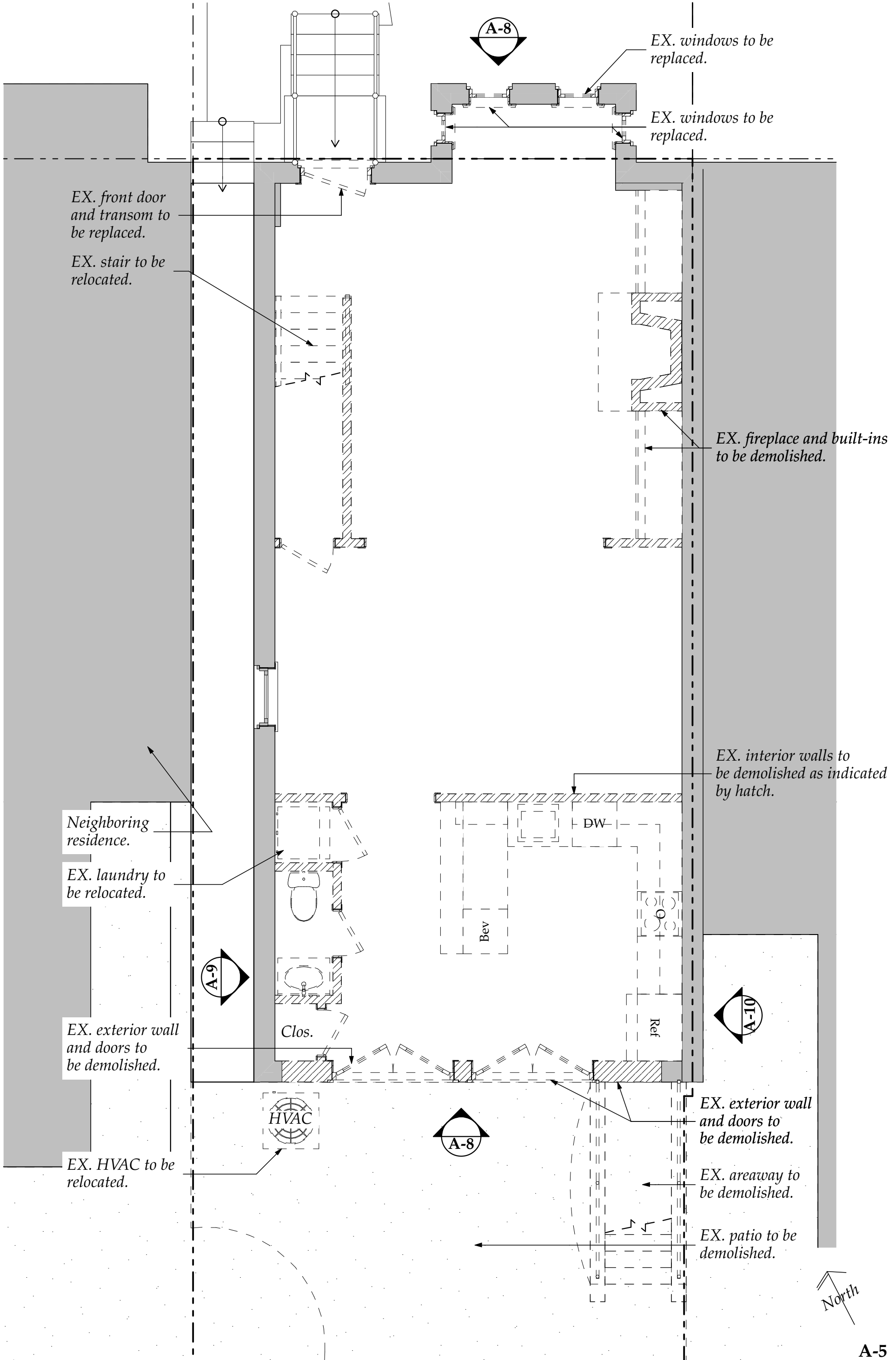
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Scale: 1/4" = 1'-0"
Date: 8/8/25



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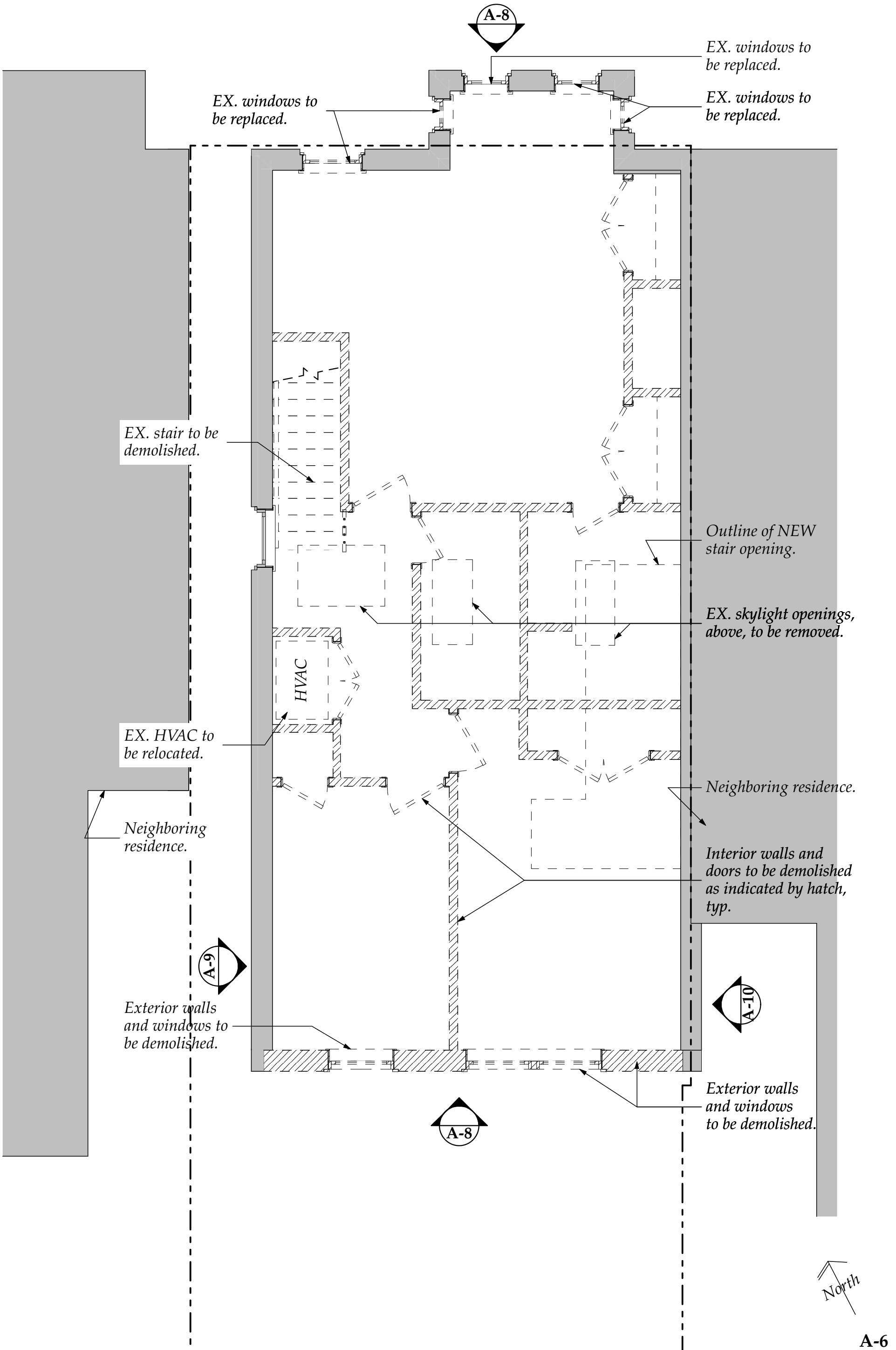
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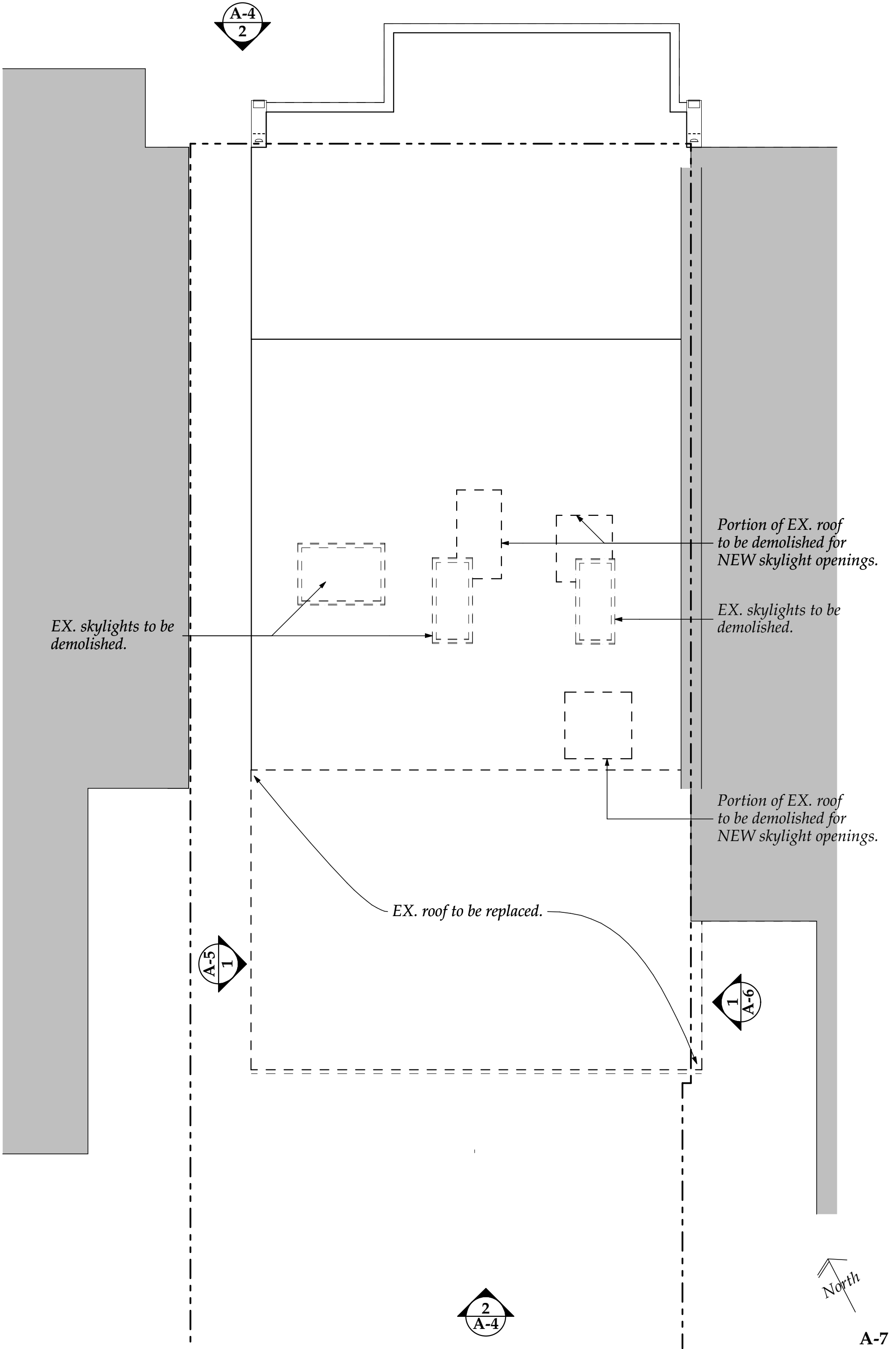
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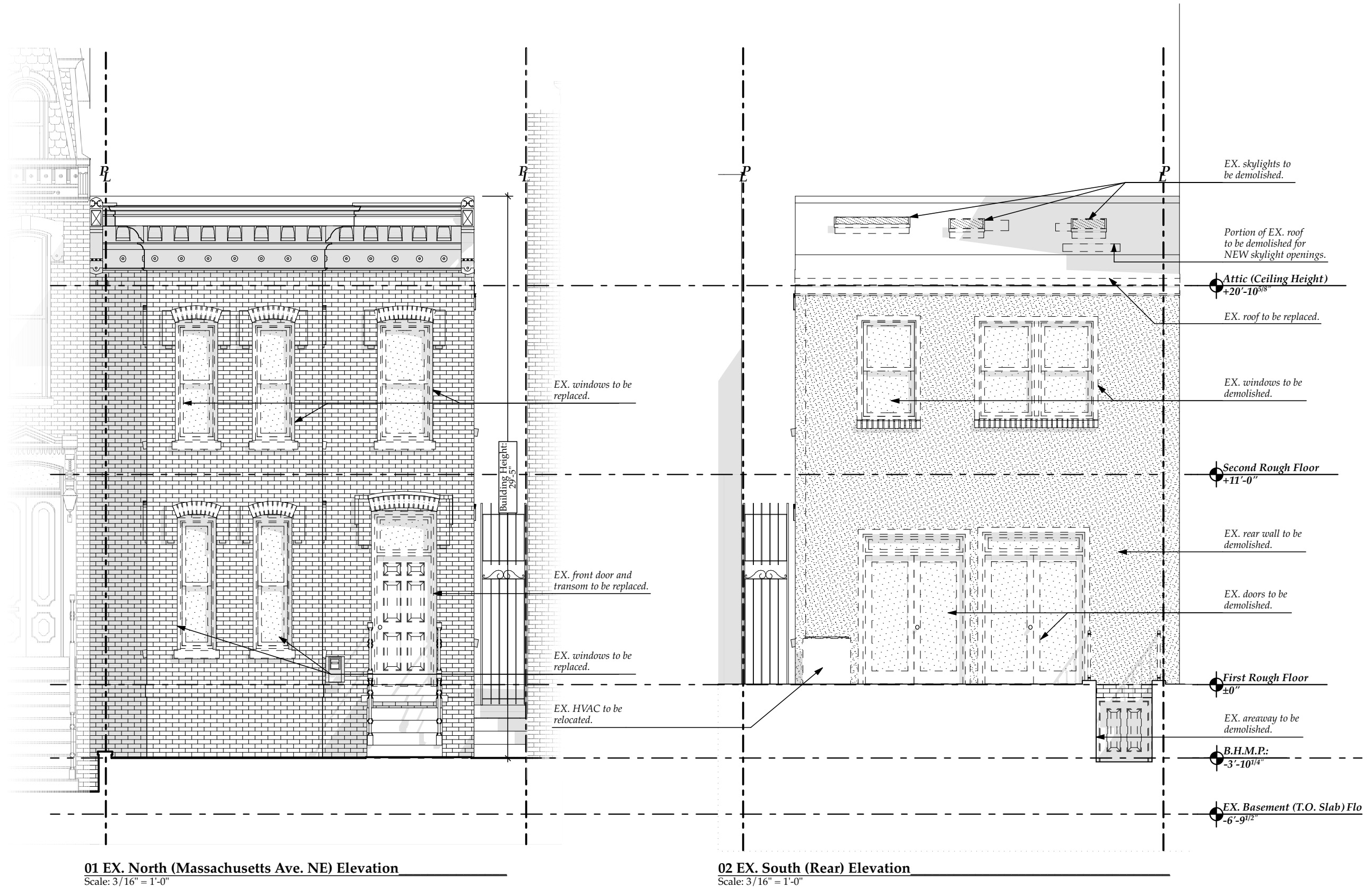
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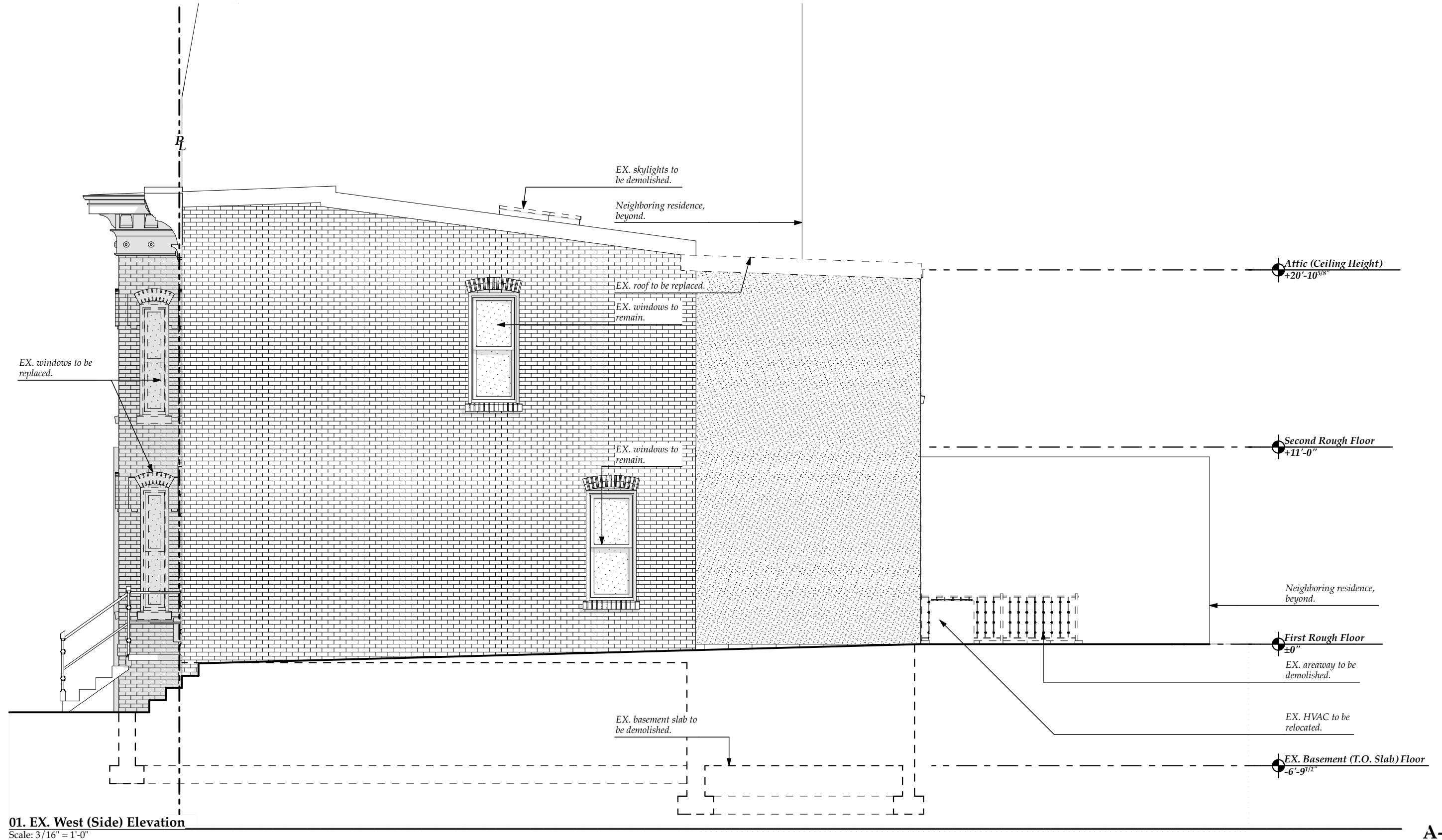
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Existing Elevations

Sullivan Residence

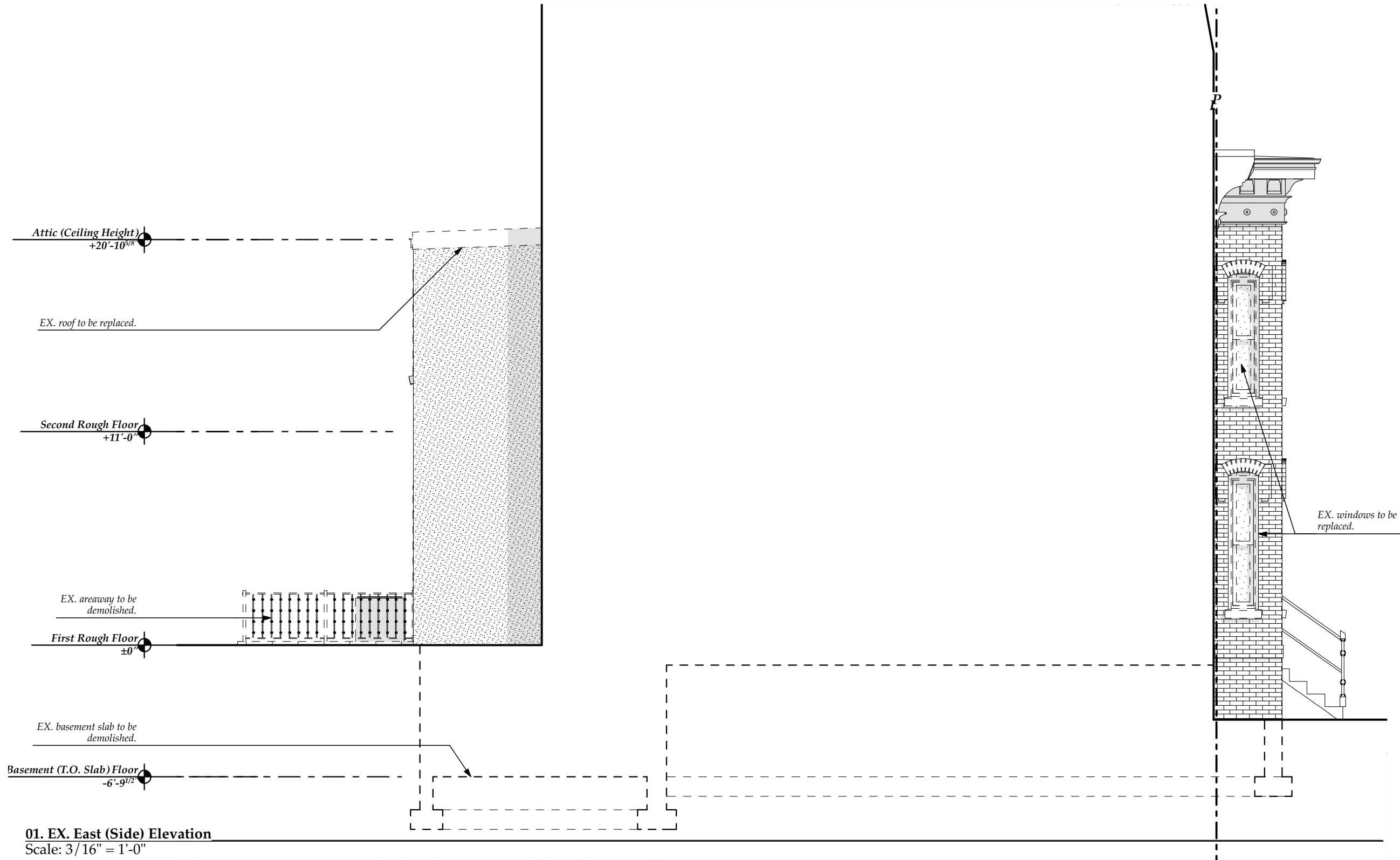
617 Massachusetts Ave NE • Washington, DC 20002

Special Exception Set

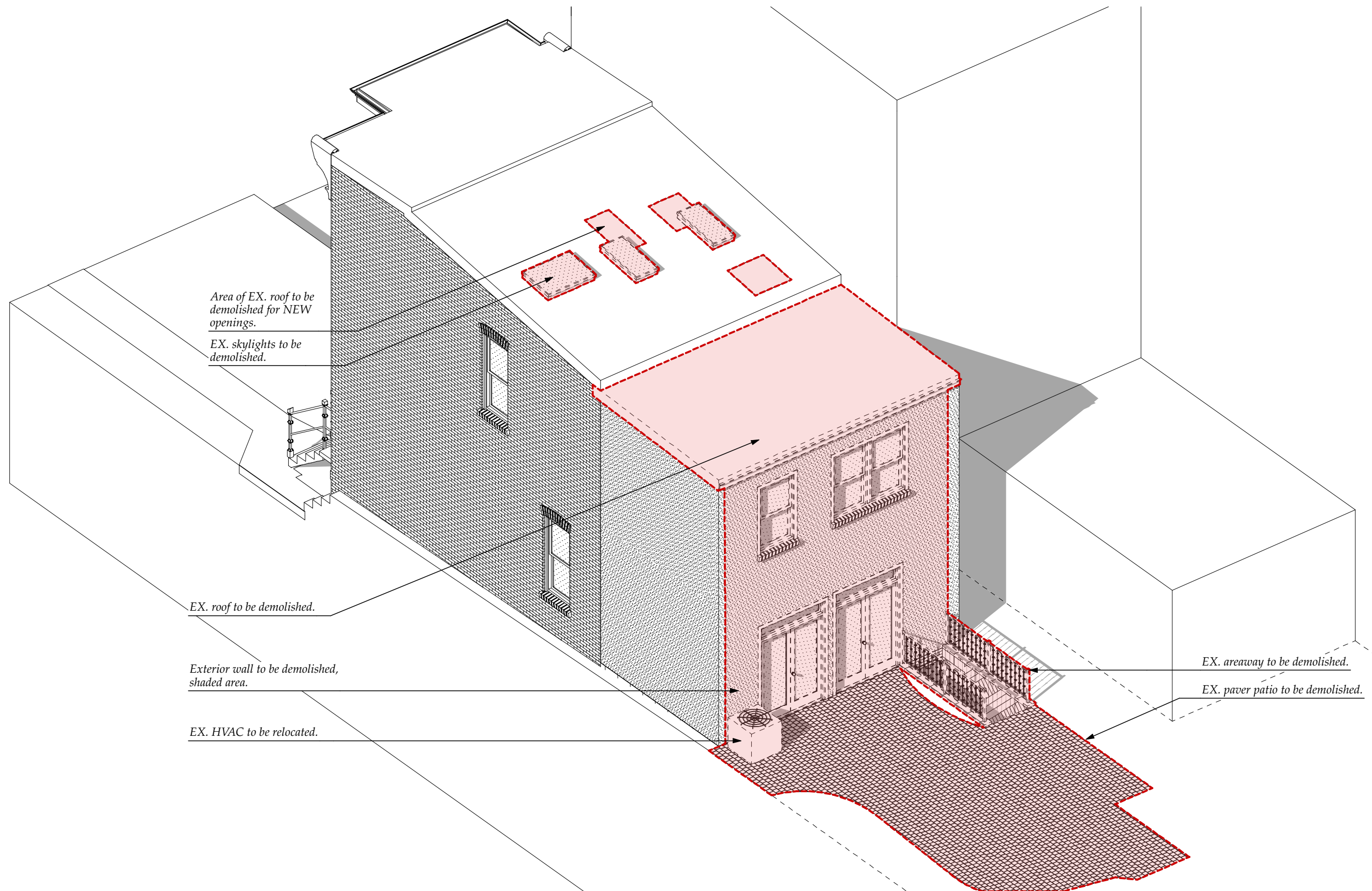
Scale: 3/16" = 1'-0"
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01. EX. East (Side) Elevation
Scale: 3/16" = 1'-0"



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Existing Views
Sullivan Residence

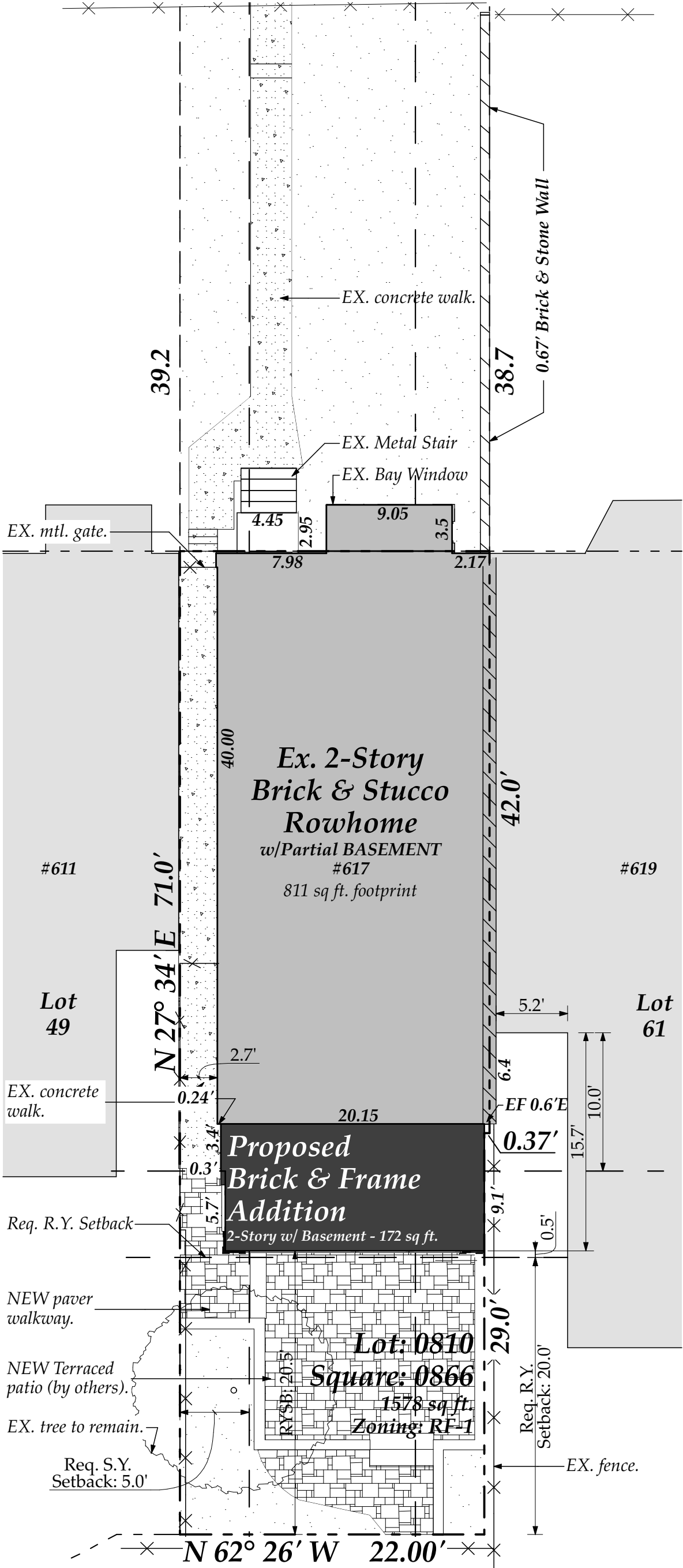
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Special Exception Set

Scale: 1/8" = 1'-0"
Date: 8/8/25

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



Zoning Review- Attached

Sullivan Residence
617 Massachusetts Avenue, NE Lot: 810
Washington, DC 20002 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
<u>Units & Parking Spaces</u>			
Number of Dwellings	1 Units	1 Units	1 Units
Number of Parking Spaces	0 Spaces	0 Spaces	0 Spaces
<u>Setbacks & Building Heights</u>			
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
Measurment	35 Ft.	29.5 Ft.	29.5 Ft.
Lot Width	25 Min. Ft.	22 Ft.	22 Ft.
<u>Areas</u>			
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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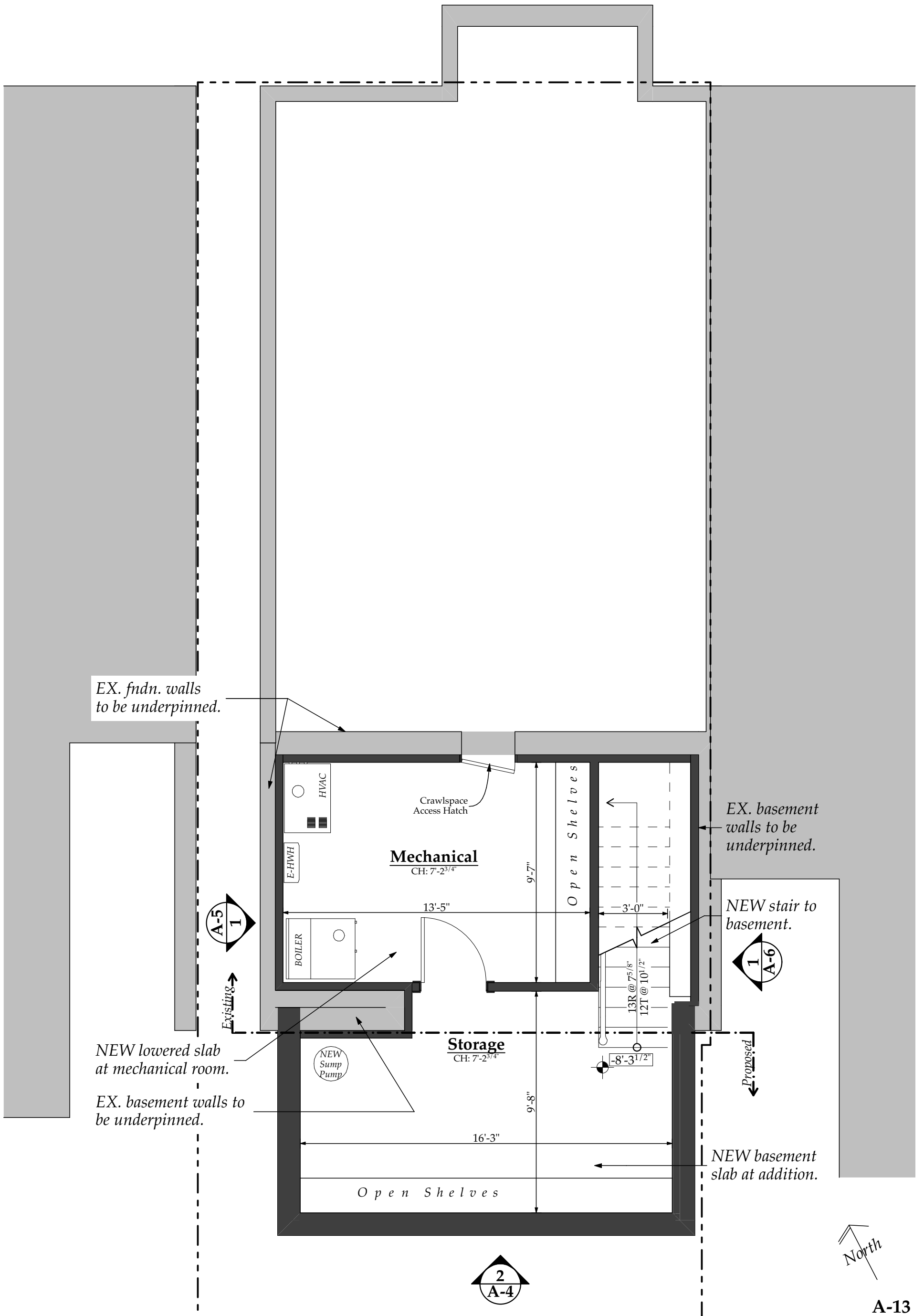
Proposed Site Plan

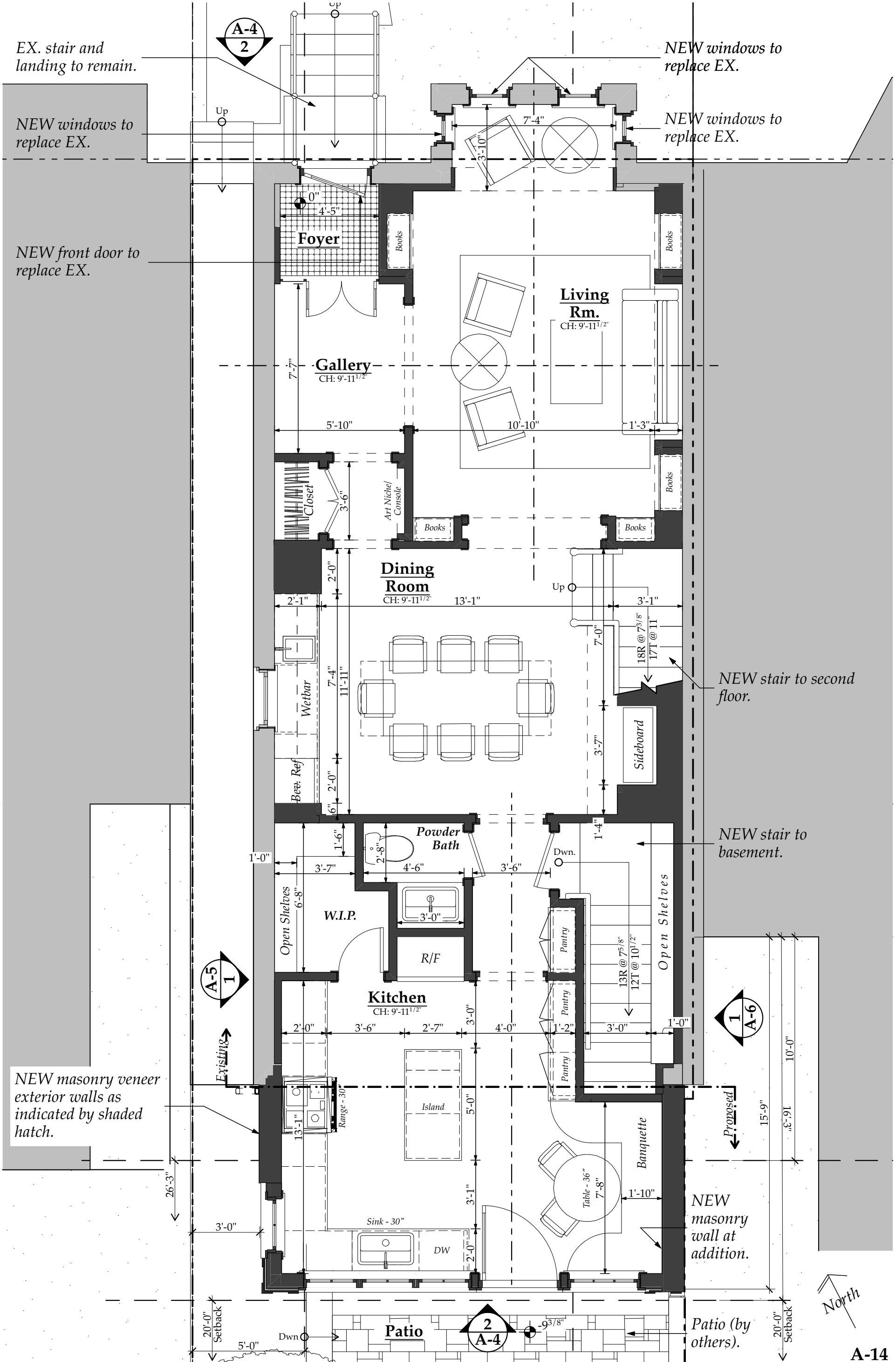
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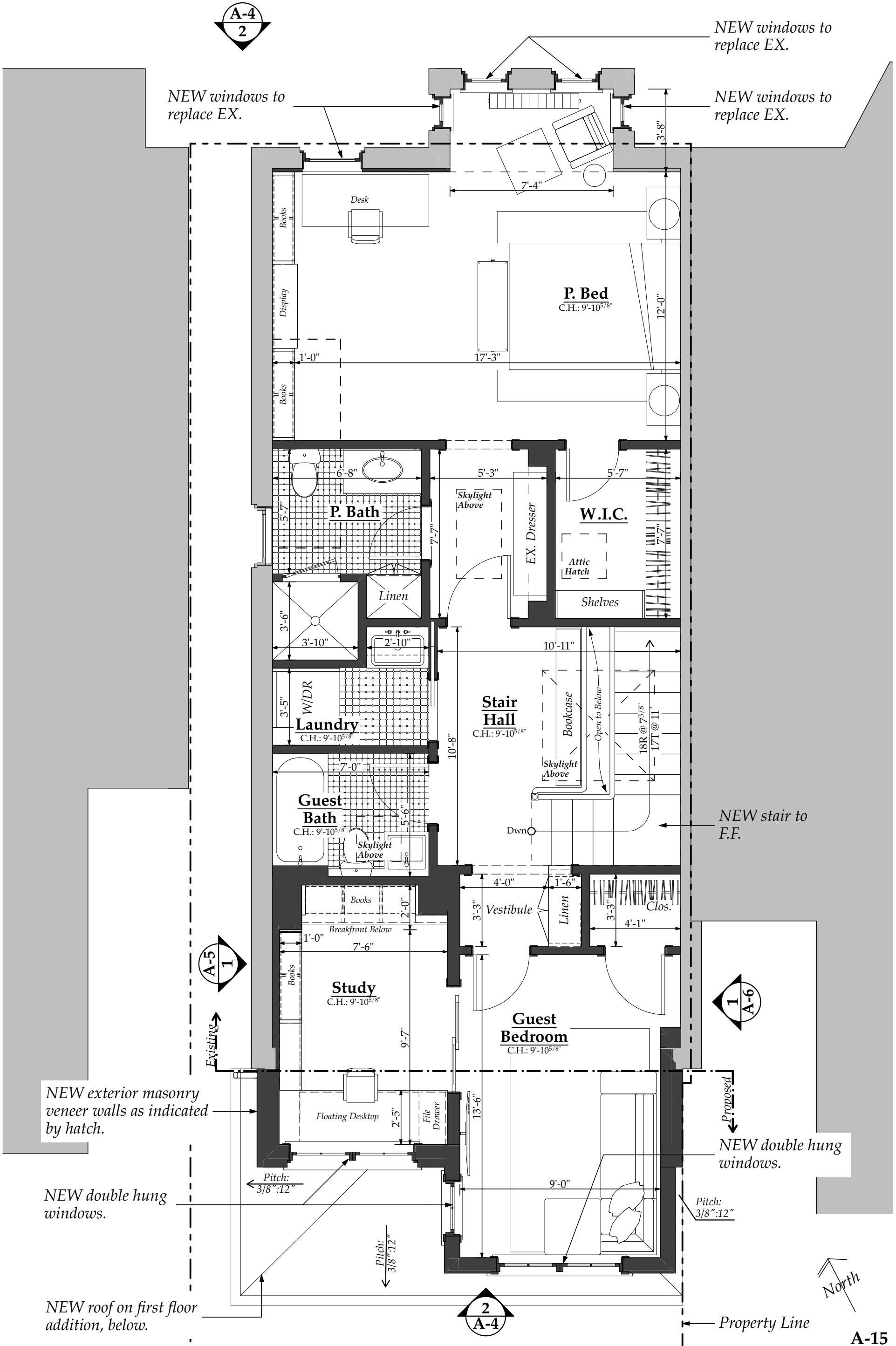
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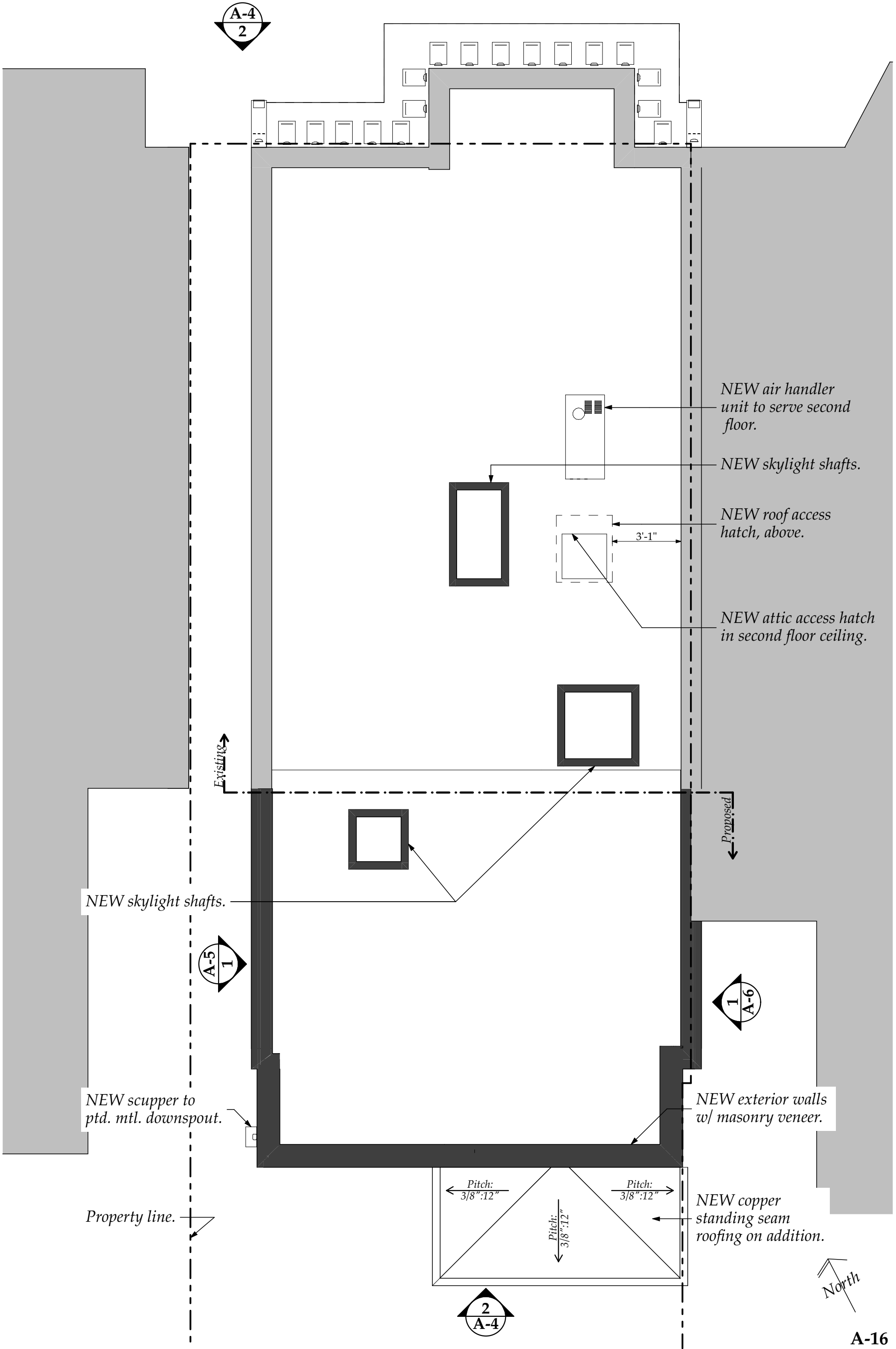
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Scale: 1/8" = 1'-0", 1:1.62
Date: 8/8/25









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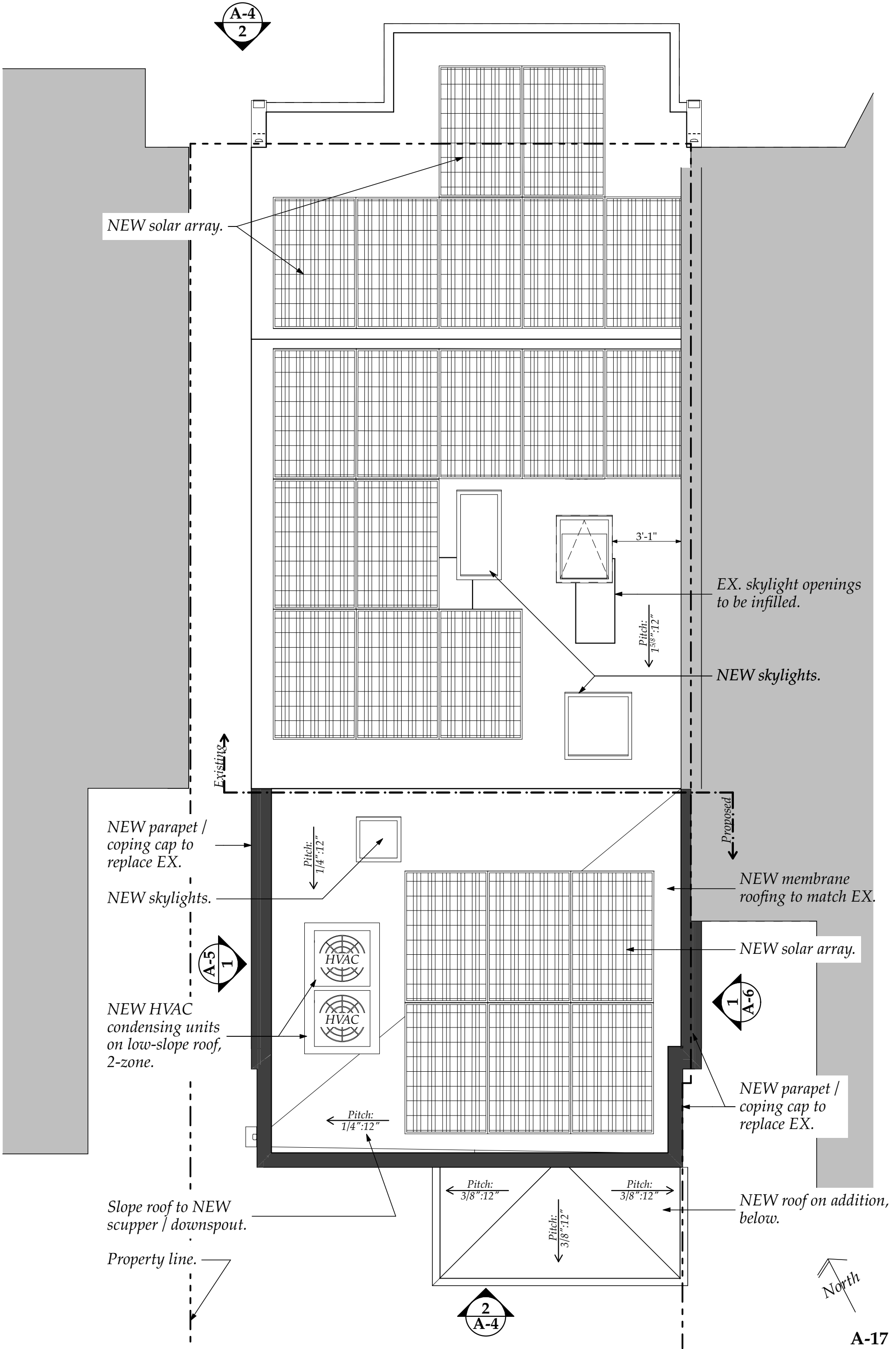
Proposed Attic Plan

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Scale: 1/4" = 1'-0"
Date: 8/8/25



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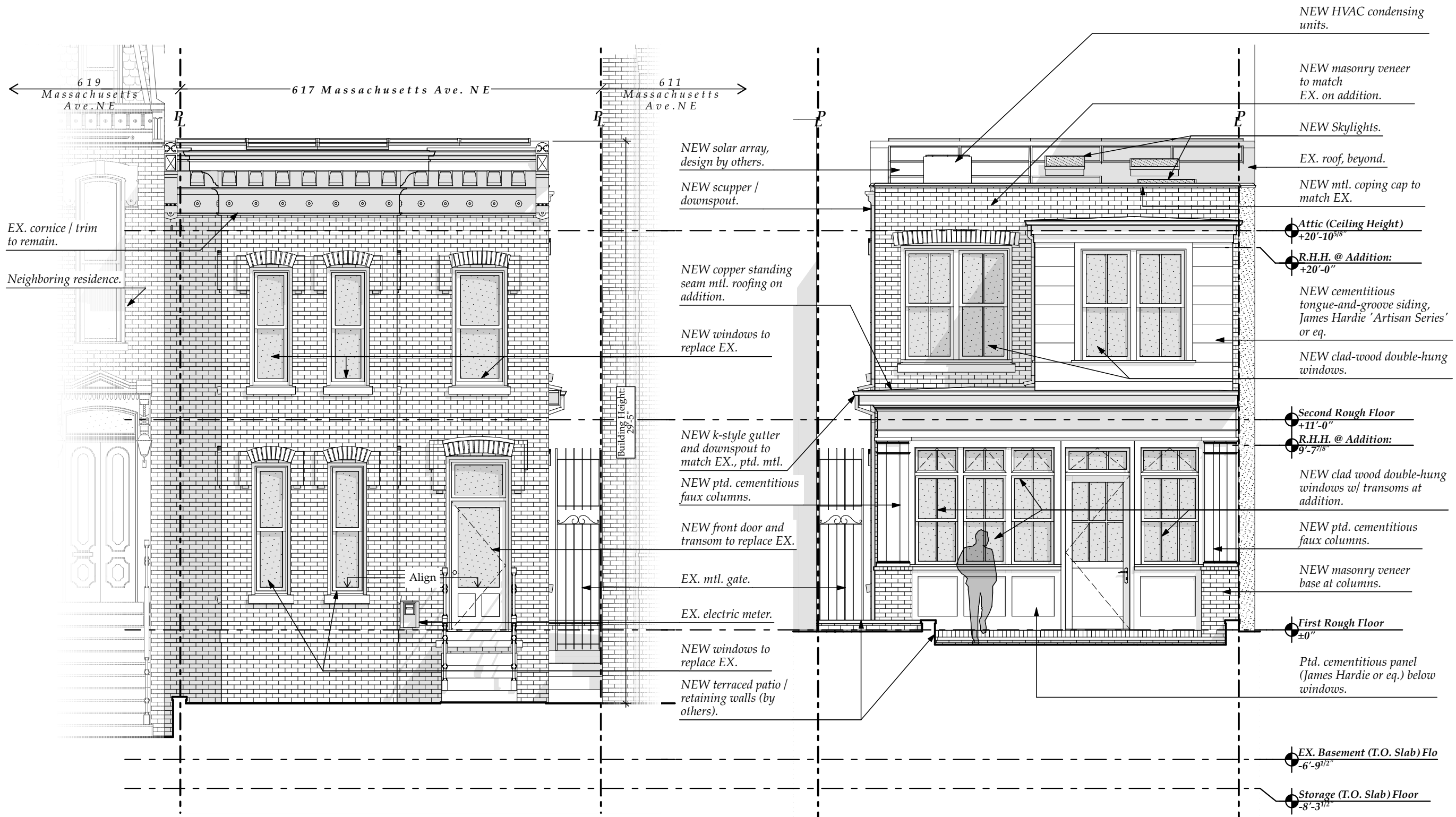
Proposed Roof Plan

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Scale: 1/4" = 1'-0"
Date: 8/8/25



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Proposed Elevations
Sullivan Residence

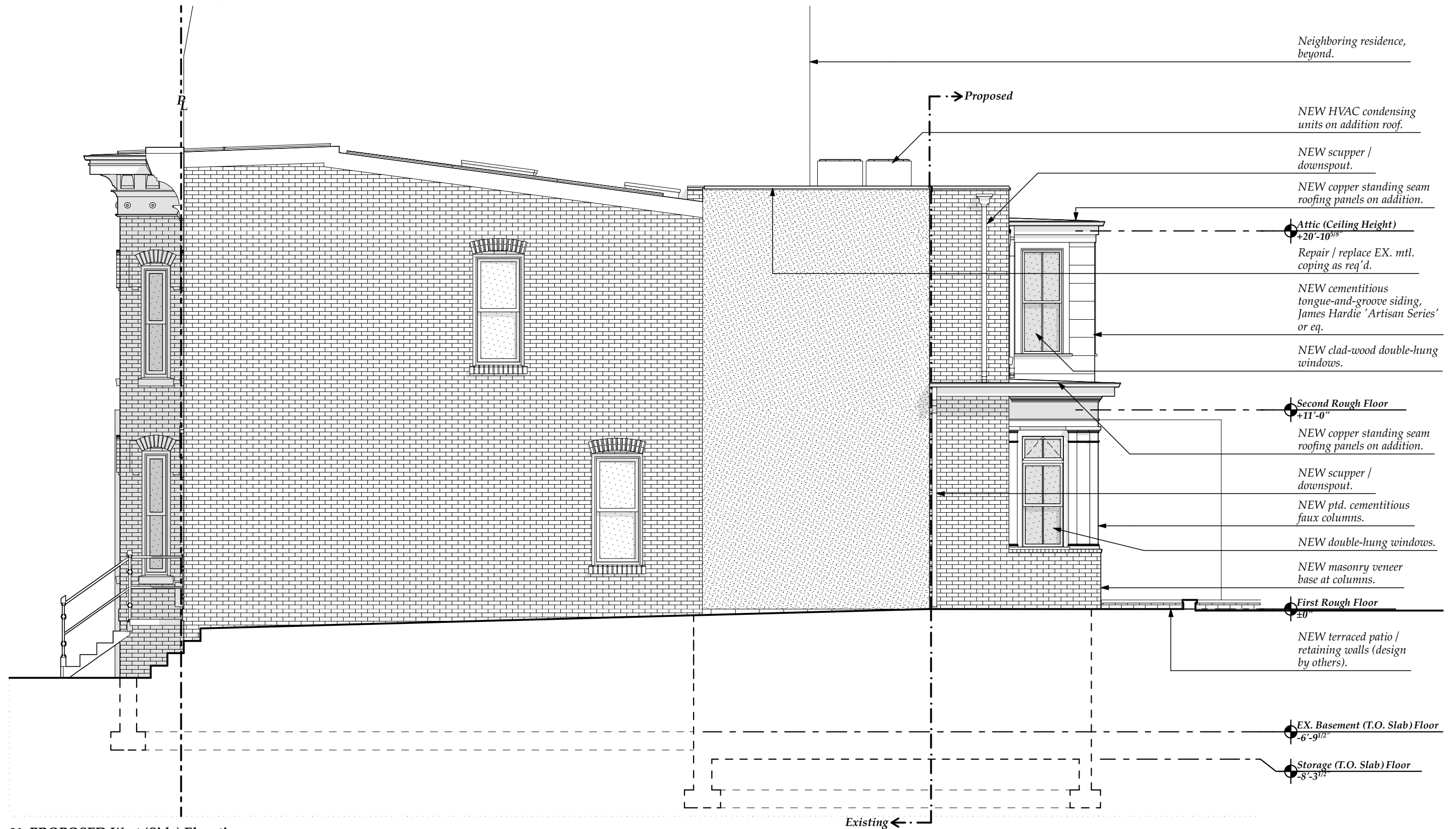
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A-18
Special Exception Set

Scale: 3/16" = 1'-0"
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01. PROPOSED West (Side) Elevation
Scale: 3/16" = 1'-0"

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Proposed Elevations
Sullivan Residence

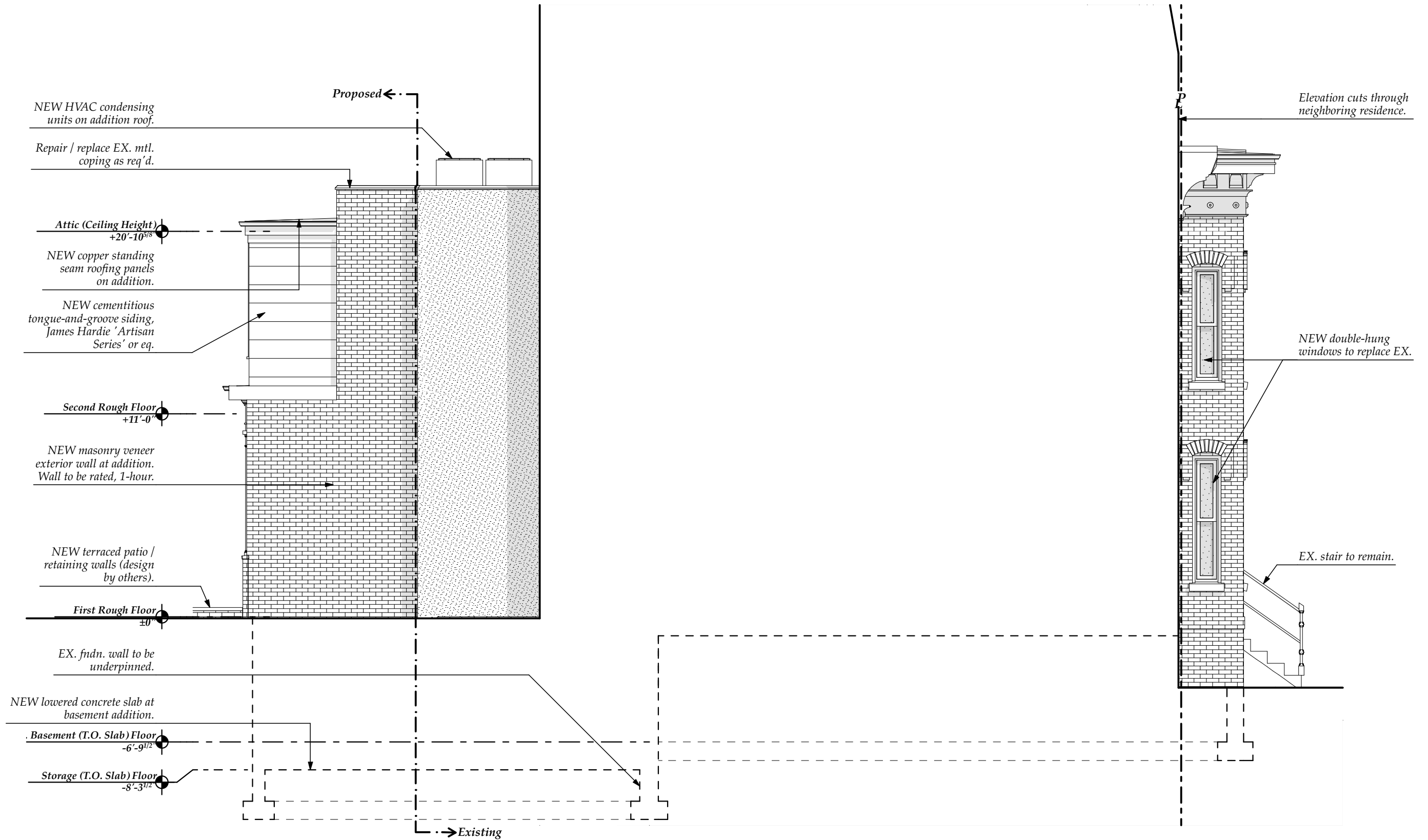
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A-19

Special Exception Set

Scale: 3/16" = 1'-0"
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01. PROPOSED East (Side) Elevation

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

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Proposed Elevations

Sullivan Residence

Special Exception Set

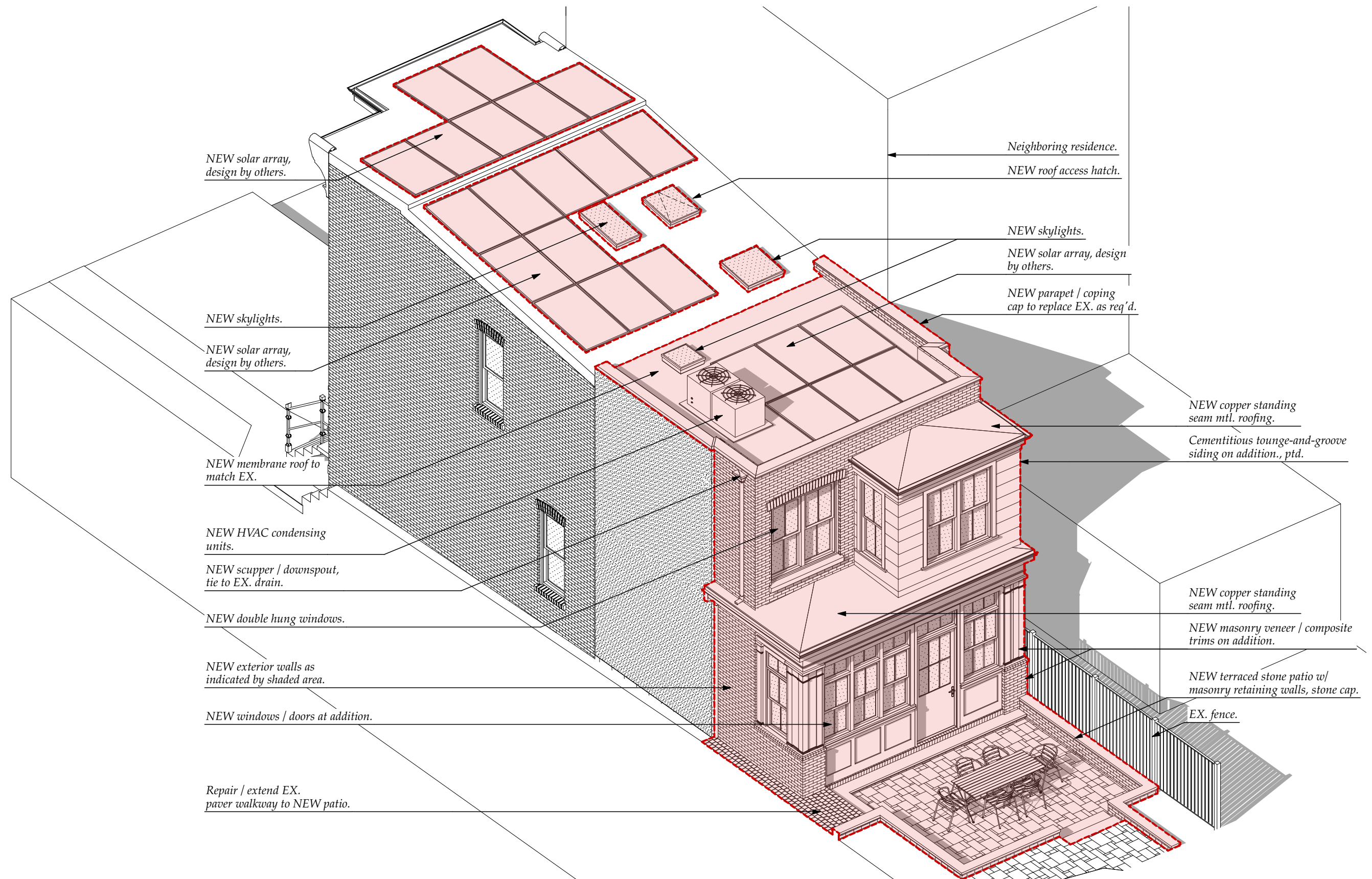
Scale: 3/16" = 1'-0"

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Proposed Views of Addition

Sullivan Residence

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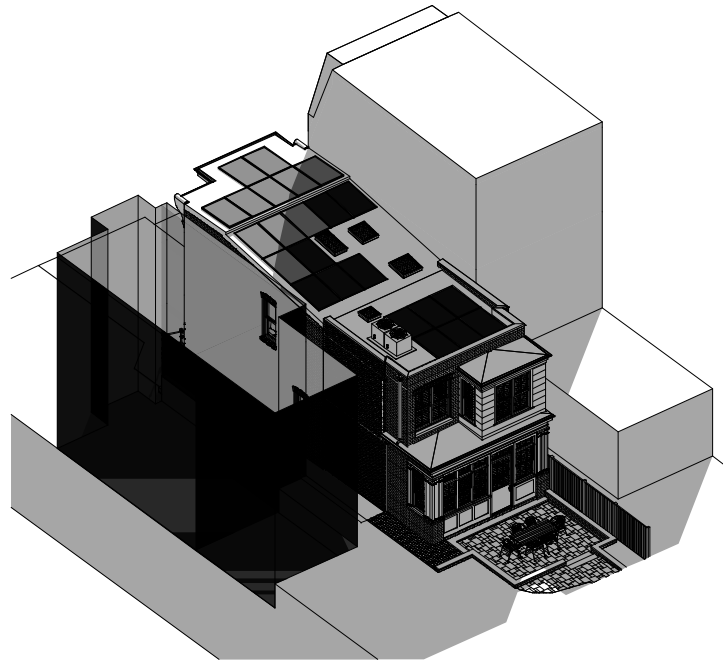
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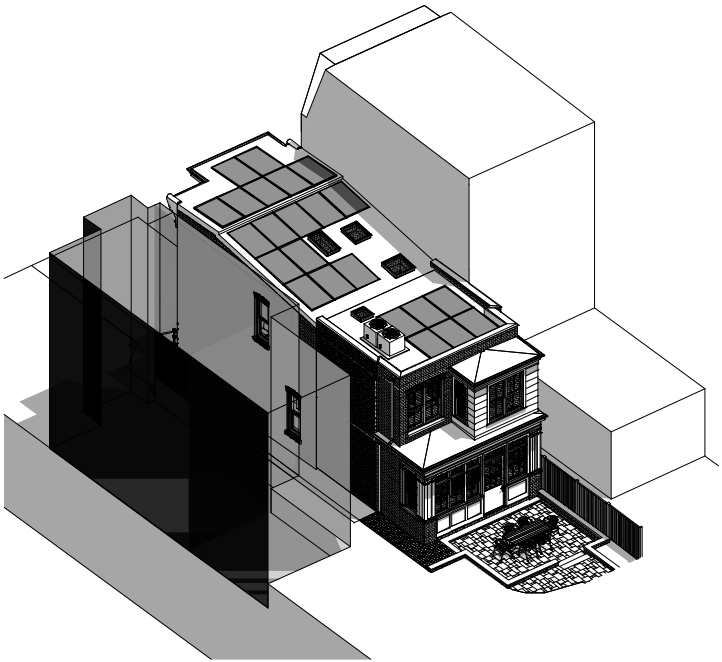
Date: 8/8/25

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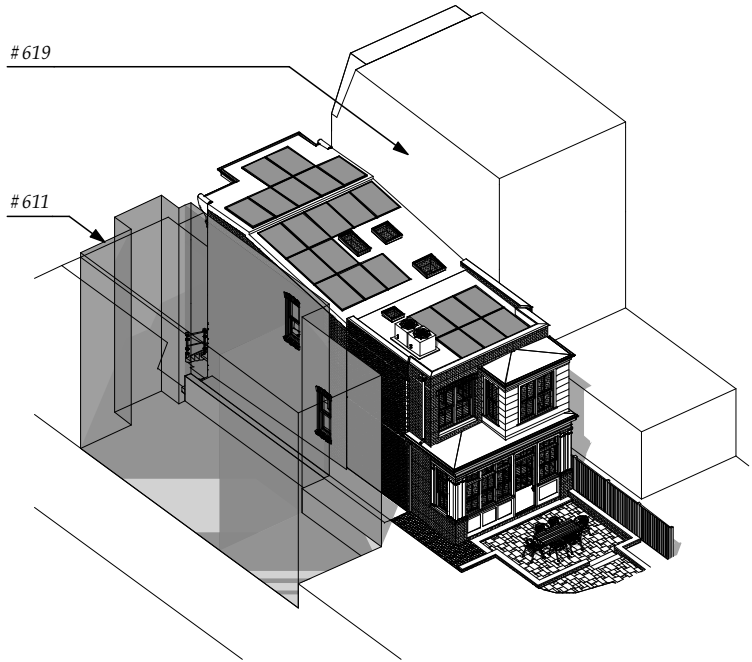
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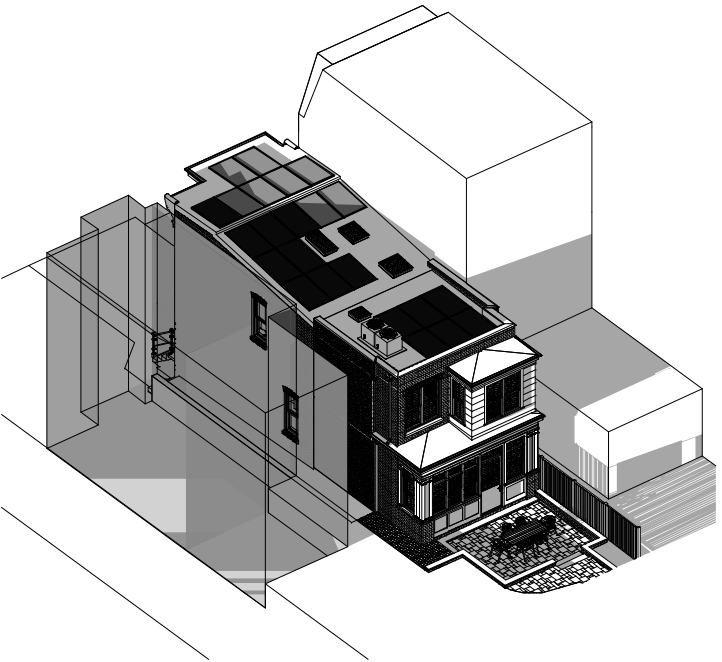
Proposed Addition - 7:00 AM (Summer)
 Scale: 1" = 30'



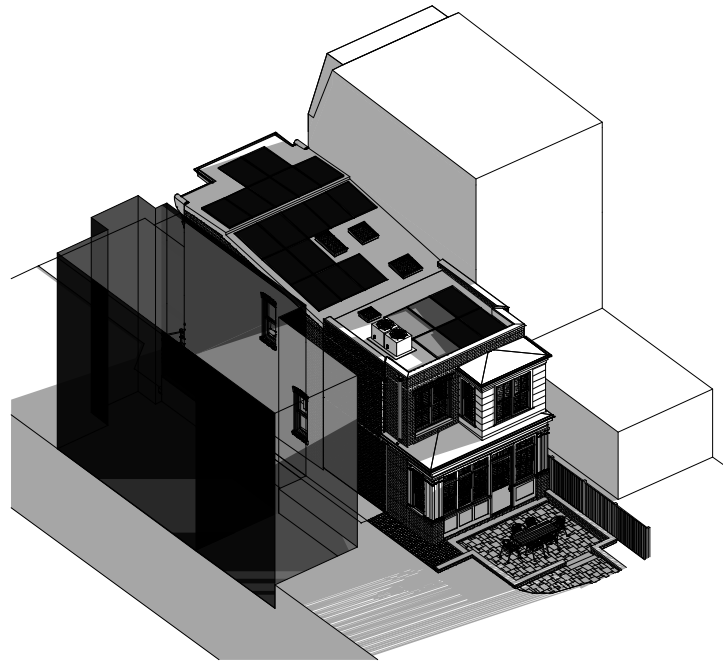
Proposed Addition - 12:00 Noon (Summer)
 Scale: 1" = 30'



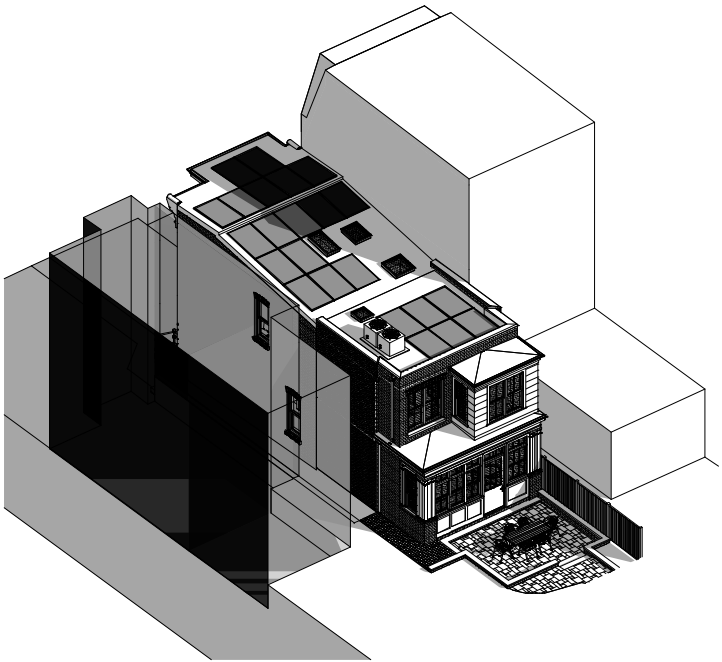
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 Scale: 1" = 30'



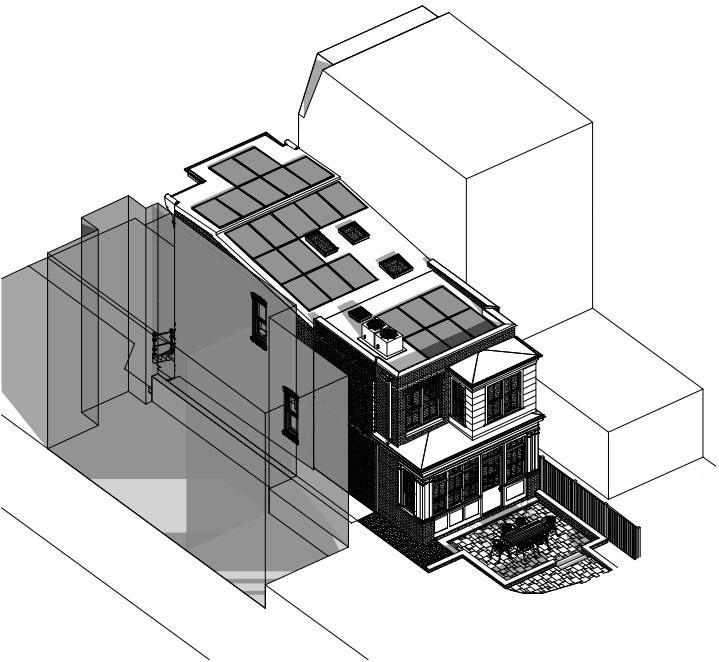
Proposed Addition - 7:00 PM (Summer)
 Scale: 1" = 30'



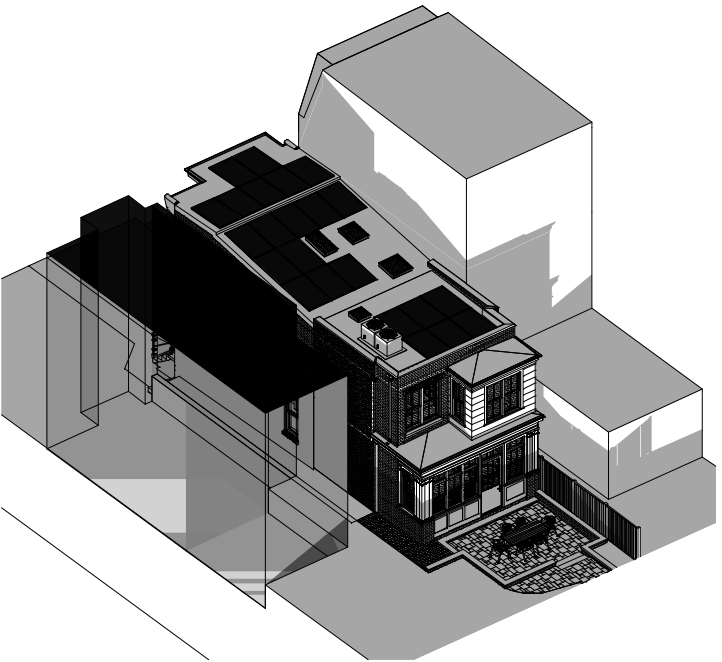
Proposed Addition - 8:00 AM (Winter)
 Scale: 1" = 30'



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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A-22
Special Exception Set

Scale: 1" = 30'
 Date: 8/8/25

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A-23

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Proposed Views of Addition

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