

BZA Package

Spratt Household

McRae | Starr

July 2019



Neighborhood Vicinity Map



Local Vicinity Map

SCOPE OF WORK:

Two Story Rear Addition including a new First Floor exterior screened porch, a new Second Floor rear bedroom and bath, and other renovations.

REQUEST FOR SPECIAL EXCEPTION:

By right per R-3 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, the western adjoining rowhouse is a special condition as relative to the remaining block since the home occurs at an obtuse angle and that its rear wall sits closer to the street by 3'-3" as relative to the Owner's rear wall. The Owner's eastern adjoining rowhouse has a rear elevation that sits flush with the Owner's rear wall. The property because of the western adjacency is by right allowed a 6'-9" addition, which significantly limits the Owner's ability to add area as relative to the remainder of the block.

The Owner requests for Special Exception to construct a 10'-0" New Addition into the rear yard as measured from the existing rear face of the rowhouse.

Note, the western adjoining property has a covered porch area aligned to the rear face, and an open deck extending beyond the rear face of the Owner's rowhouse.

SUBMISSION DATA:

Address: 130 Rhode Island Avenue NE
Owner: Cassandra Spratt
Architect: McRae|Starr

LOT INFORMATION:

Zoning:

R-3, Fully Attached Rowhouse

Rear Yard Set Back:

20'-0" Required, Min.
58'-0" Provided

Lot Occupancy:

60% Allowable, Max.
41.6% Provided

Pervious Surface:

50% Required, Min.
56.3% Provided

Rear Addition:

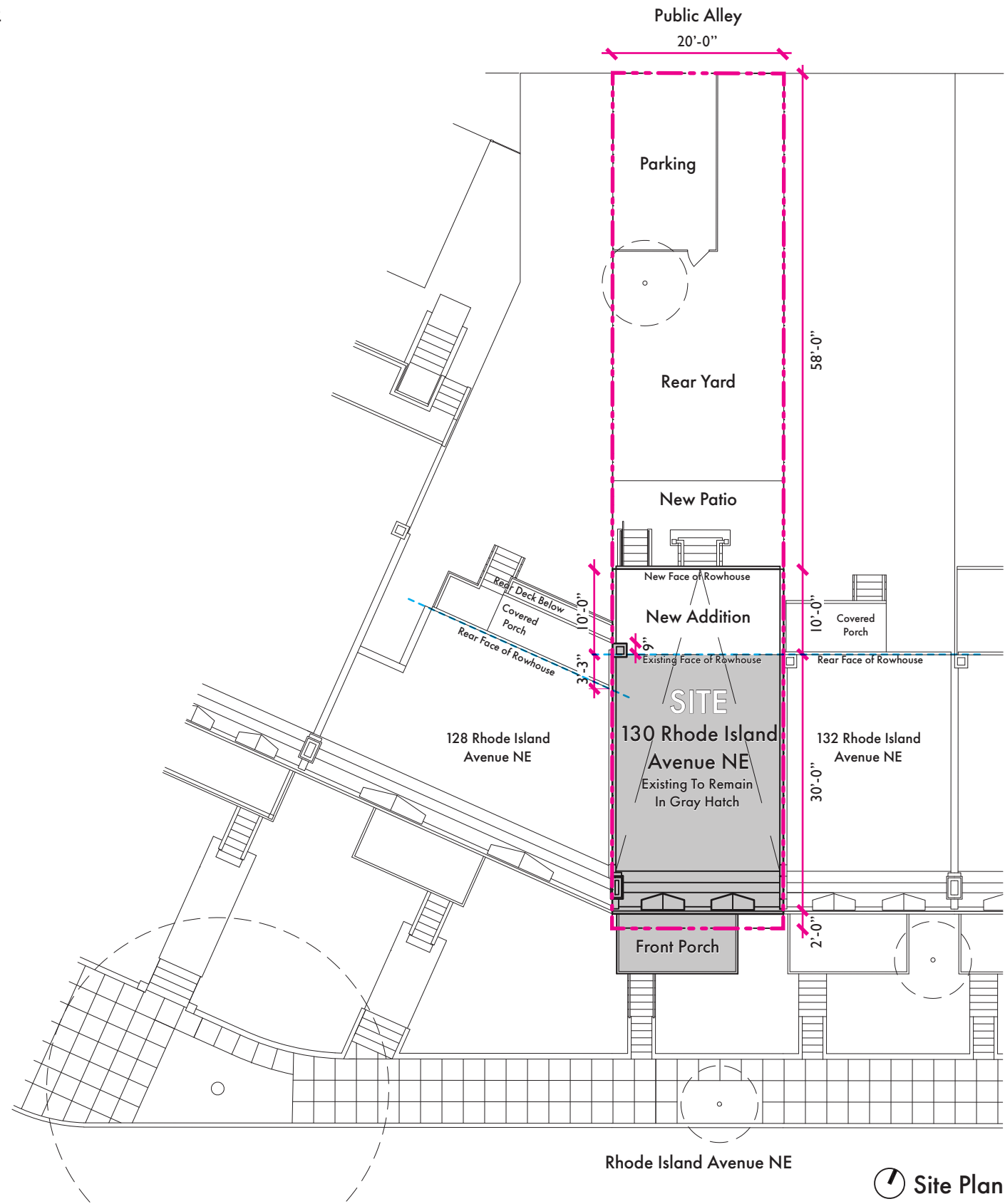
10'-0" Allowable Beyond Adjoining, Max.
14'-0" Provided Beyond Adjoining (Special Exception)

No Additional Overlays

DRAWING LIST:

- 01 - Cover Sheet | Vicinity Maps, Submission Data, Lot Info
- 02 - Vicinity Plan | Aerial Views of Adjacent Properties
- 03 - Site & Zoning | Site Plan & Zoning Requirements
- 04 - Plans | First, Second, and Roof Plans
- 05 - Site Photos | Rear Existing Conditions





Site Plan

SITE & ZONING 1/16" = 1'-0"

BZA PACKAGE - SPRATT

ZONING REQUIREMENT:

As Per Title 11-D DCMR, Chapter 3, RESIDENTIAL HOUSE (R) ZONES (Per Z.C. Order No 14-11B):

306.3 Notwithstanding Subtitle D §§ 306.1 and 306.2, a rear wall of an attached or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property.

306.4 A rear wall of an attached or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle D §§ 5201.3(a) through 5201.3(d) and §§ 5201.4 through 5201.6.



PLANS 1/4" = 1'-0"



132 Rhode Island Avenue NE
Eastern Adjoining Rowhouse



130 Rhode Island Avenue NE
Rear Yard of Site



128 Rhode Island Avenue NE
Western Adjoining Rowhouse

BZA Package

Spratt Household

McRae | Starr

July 2019