

Board of Zoning Adjustment Submission

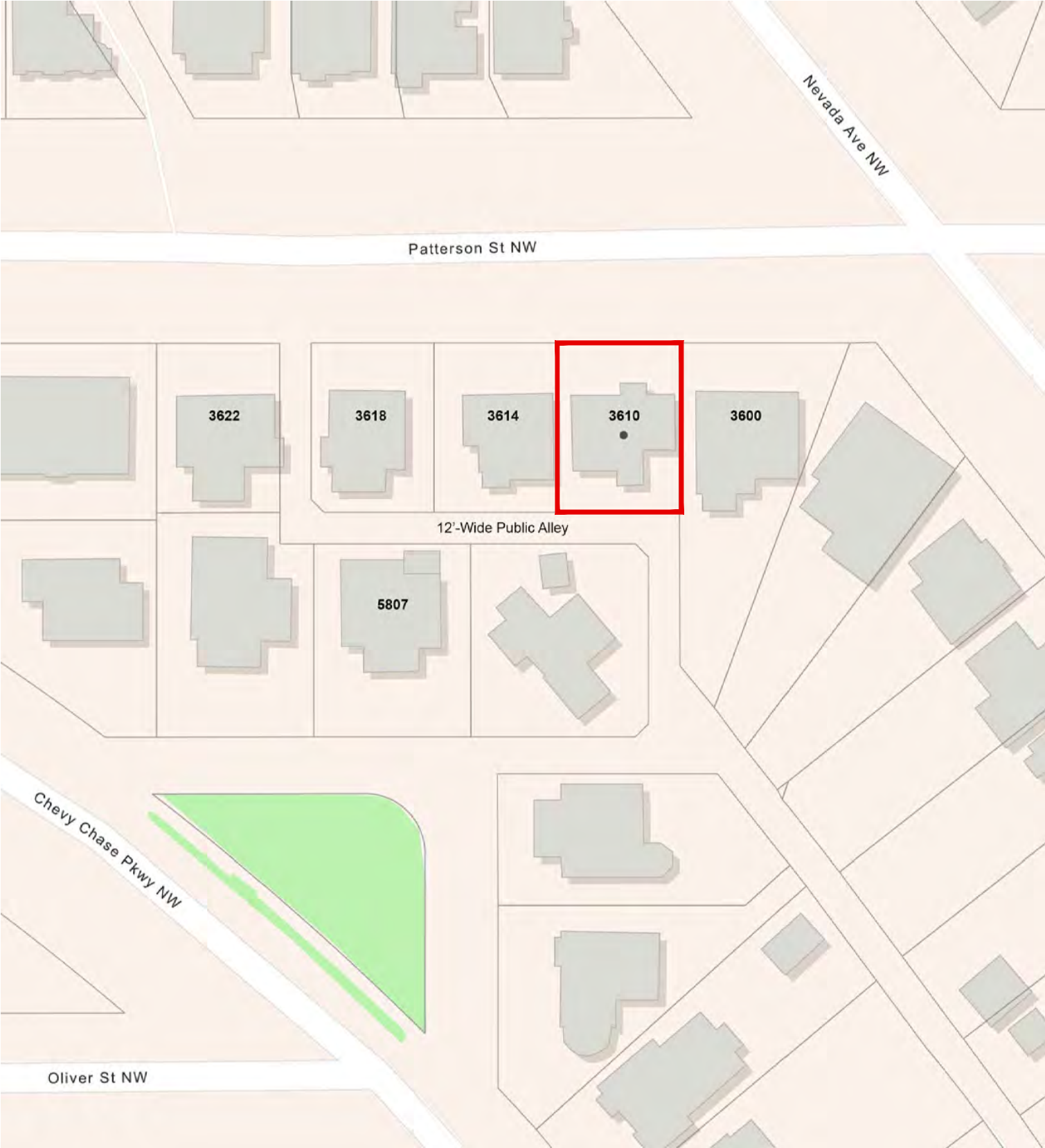
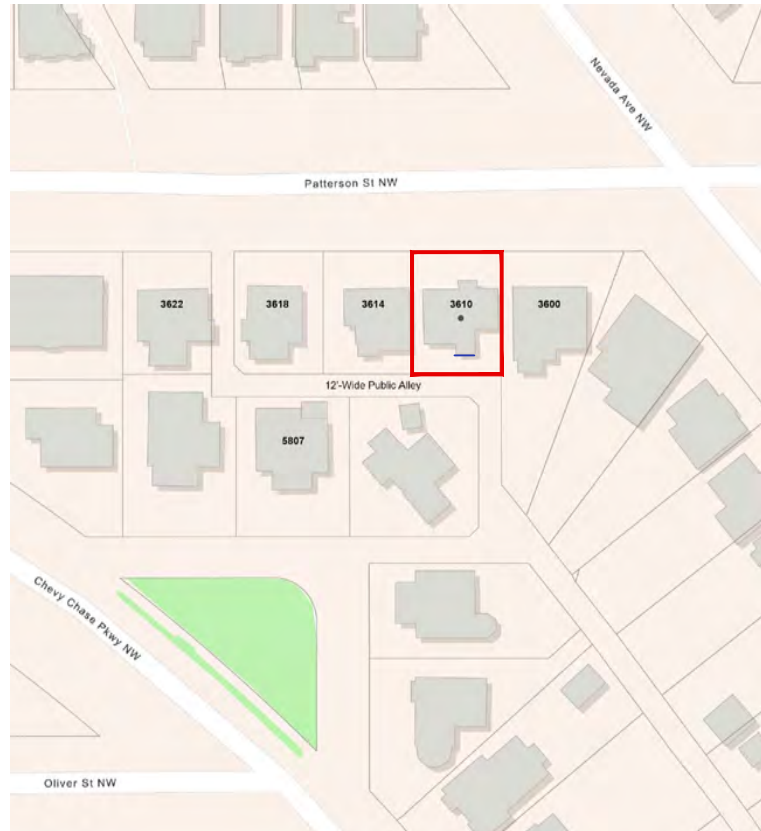


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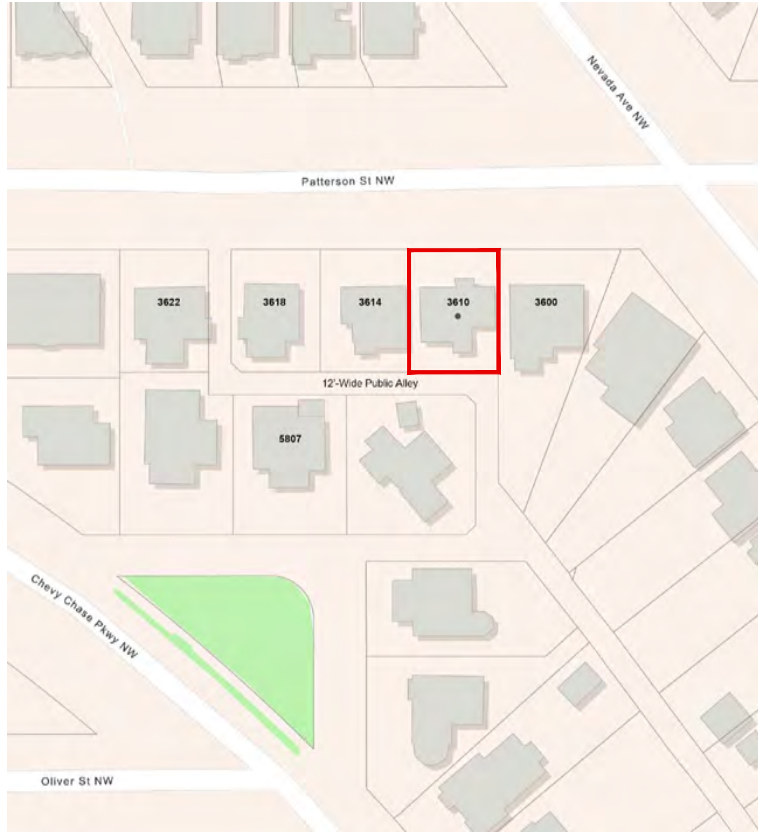
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Photos of 3610 Patterson NW

This property is the subject of the BZA application. The current rear setback is 12'-7 $\frac{1}{4}$ ". Photos show the existing 1-story rear projection, which includes a covered landing and steps down to grade.

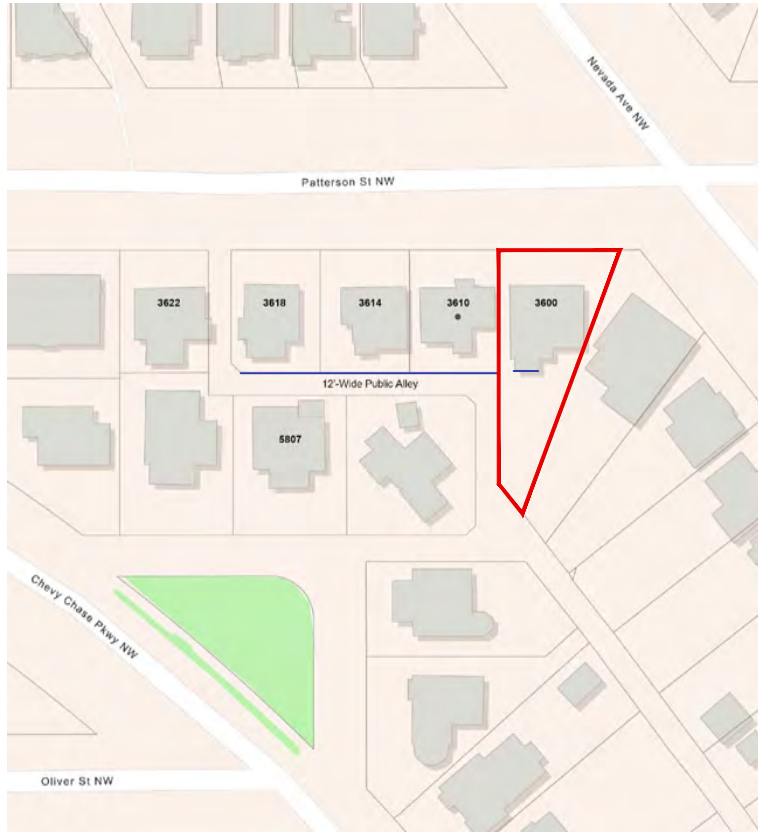




Additional Photos of 3610 Patterson NW

Photos show the rear yard patio space, the raised planters with stone retaining walls, existing trees, and the wood privacy fence to the west and south.

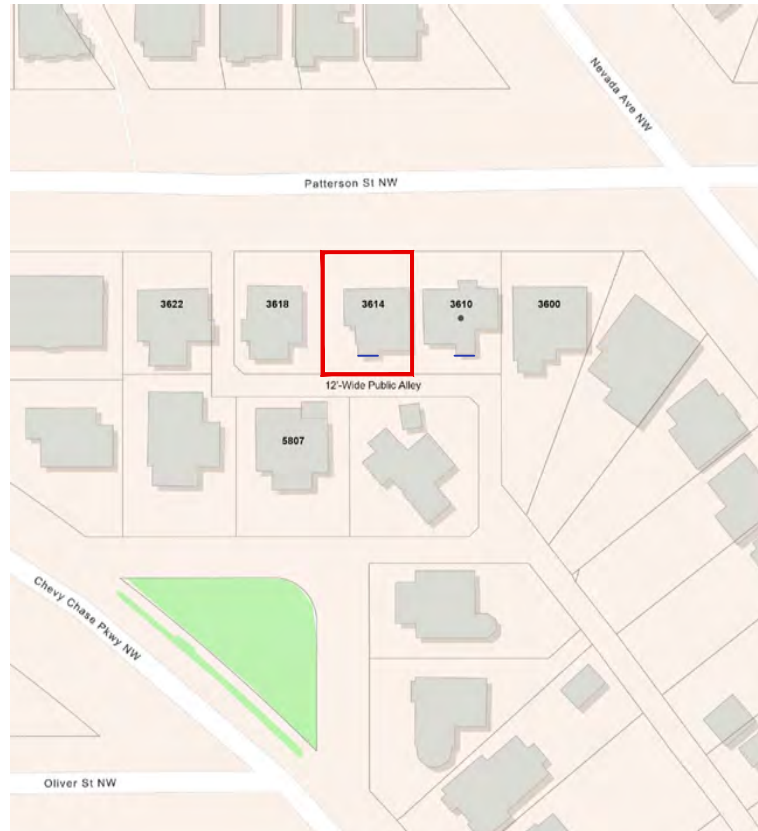




Photos of 3600 Patterson NW

This property is directly to the east of the subject of the BZA application. This lot is significantly deeper than 3610 Patterson NW, and contains an existing rear addition. This appears to be by-right, but it visually represents a building mass located only 2'-6" from the north line of the alley.

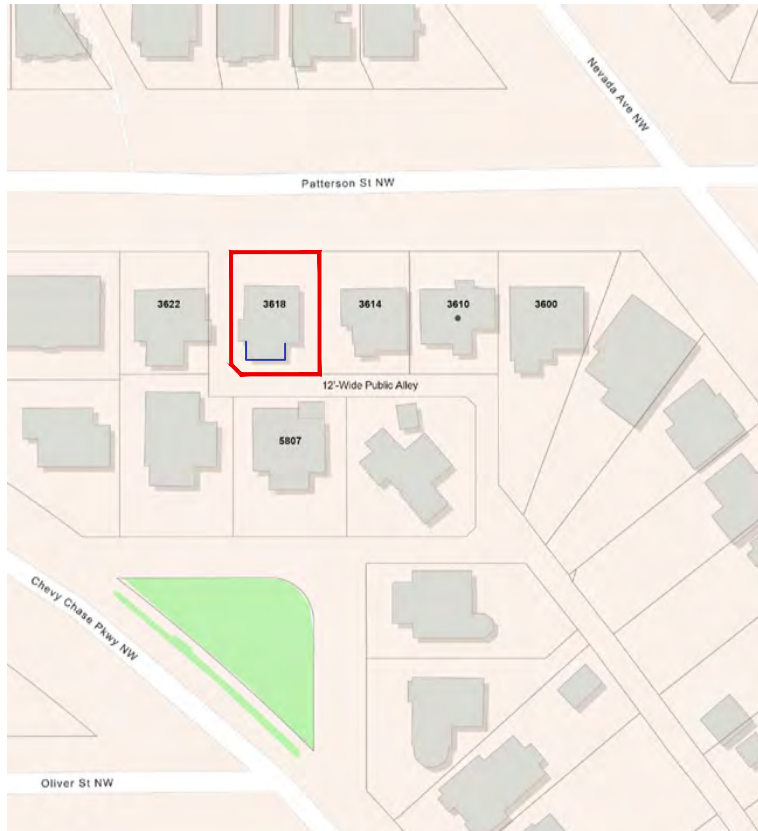




Photos of 3614 Patterson NW

This property is directly to the west of the subject of the BZA application. This lot size matches 3610 Patterson NW, and appears to have an identical existing rear addition, resulting in a 12'-7" rear setback.

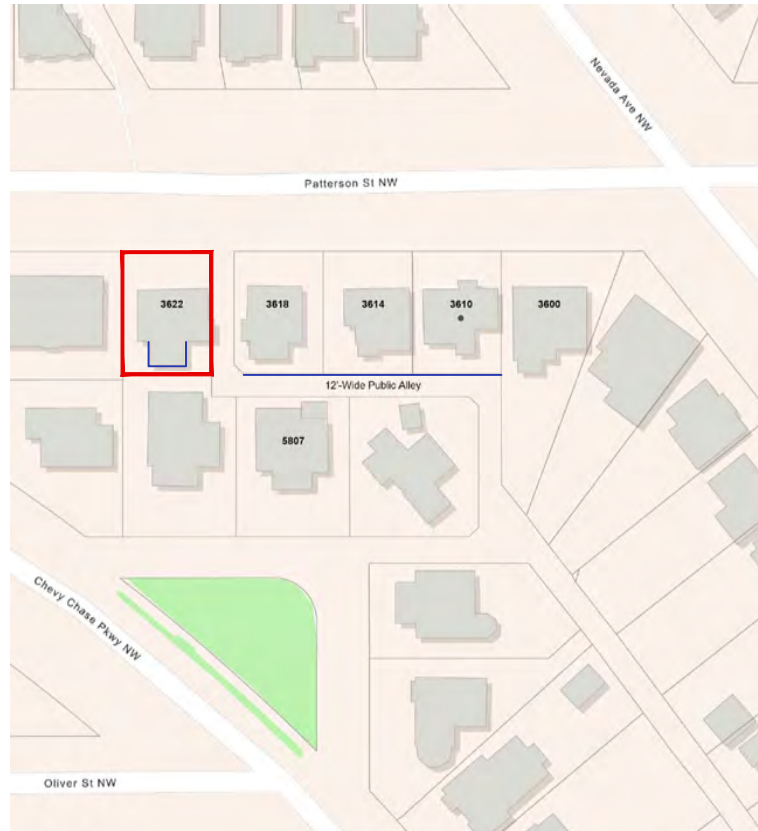




Photos of 3618 Patterson NW

This property is located 2 lots west of the subject of the BZA application. This lot matches the length of 3610 Patterson NW, and contains an existing rear addition with a 9'-10" rear setback from the north line of the alley. This existing 1-story rear addition is approximately 18'-4" long and projects 9'-8" from the main building.

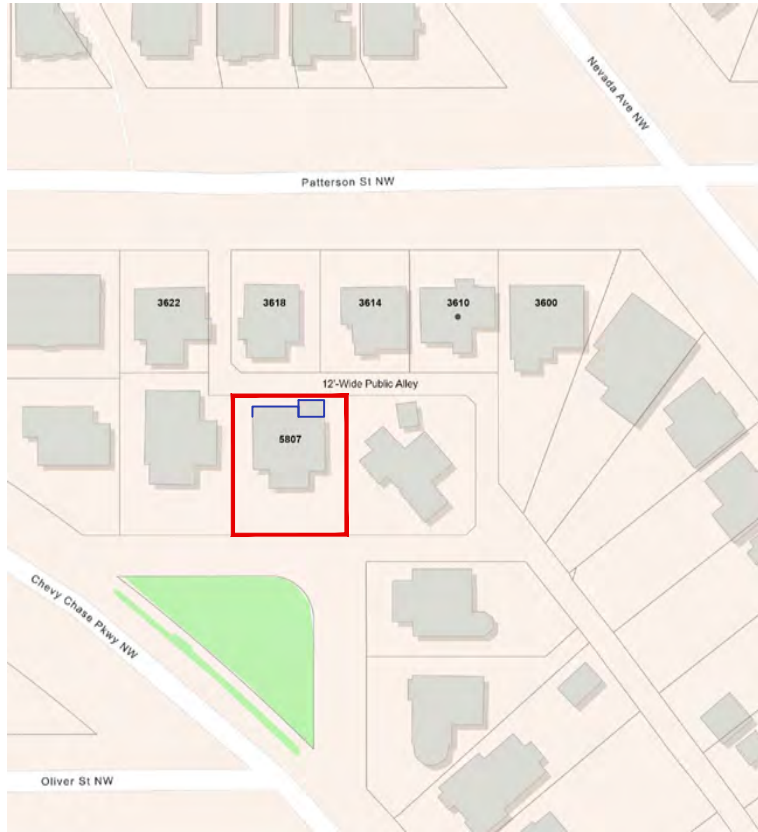




Photos of 3622 Patterson NW

This property is located 3 lots west of the subject of the BZA application. This lot matches the length of 3610 Patterson NW, and contains an existing rear addition screened porch with a 7'-0" rear setback from the north line of the alley (per 2021 BZA documents). This existing rear addition is approximately 18'-4" long and projects 12'-4" from the main building.



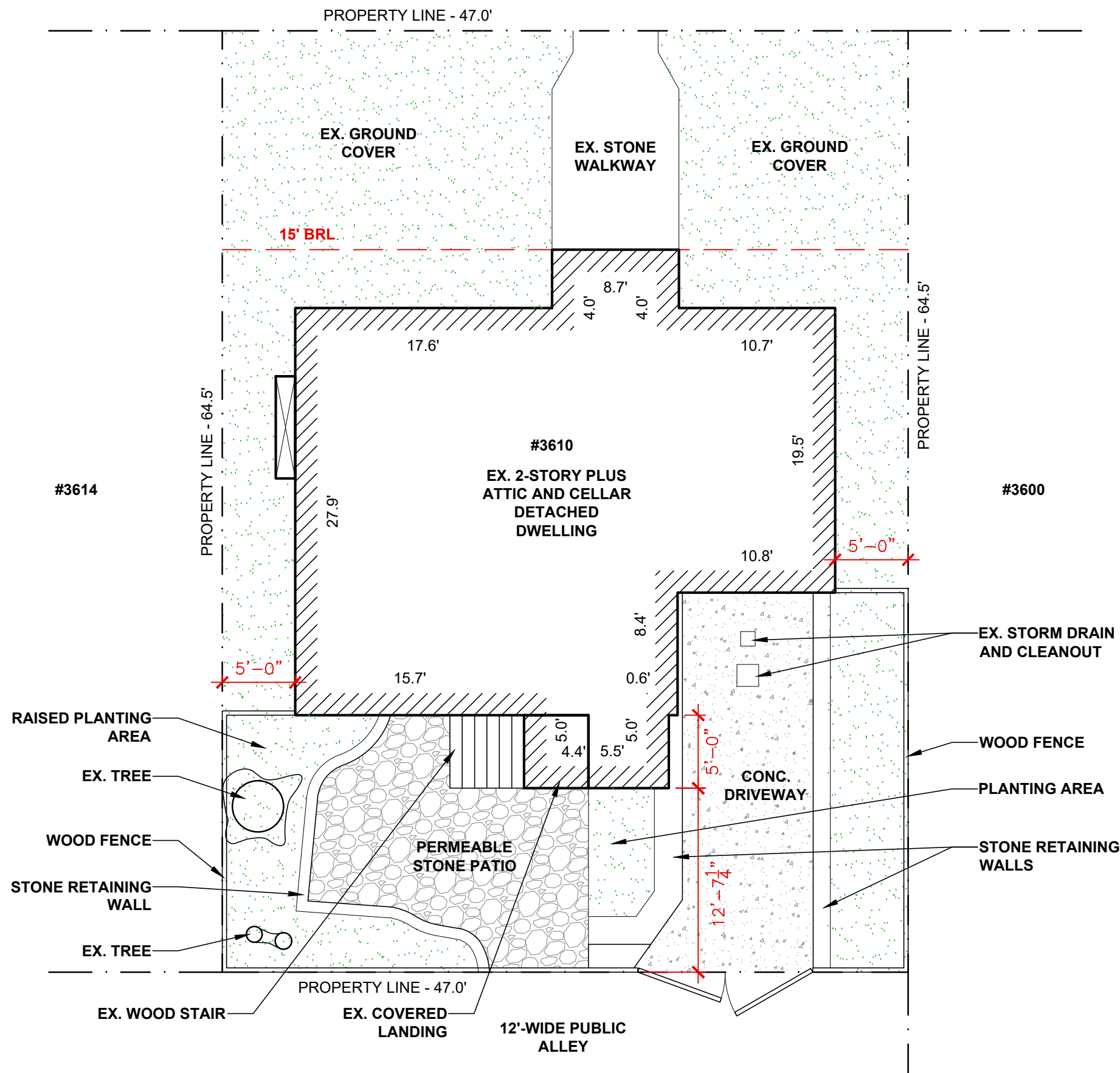


Photos of 5807 Chevy Chase Parkway NW

This property is across the alley to the south and 2 lots to the west of the subject of the BZA application. This lot contains an elevated deck located 3'-0" from the south line of the alley, the floor of which is 9'-0" above grade. Additionally, the rear wall of the 2-story main building is located 6'-4" from the south line of the alley. The height of the main building is approximately 26'-0" to the eave.



PATTERSON STREET NW



Site Plan - Existing

Square: 1999, Lot: 0065

Lot Area: 3,031.5 SF

Zone: R-1B

Min. Rear Yard

Required: 25'

Existing: 12'-7 1/4"

Min. Side Yard

Required: 8' (5' for existing, non-conforming)

Existing: 5'

Max. Lot Occupancy

Required: 40% (1,212.6 SF)

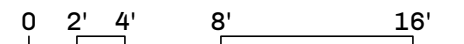
Existing: 33.8% (1,026.0 SF)

Min. Pervious Surface

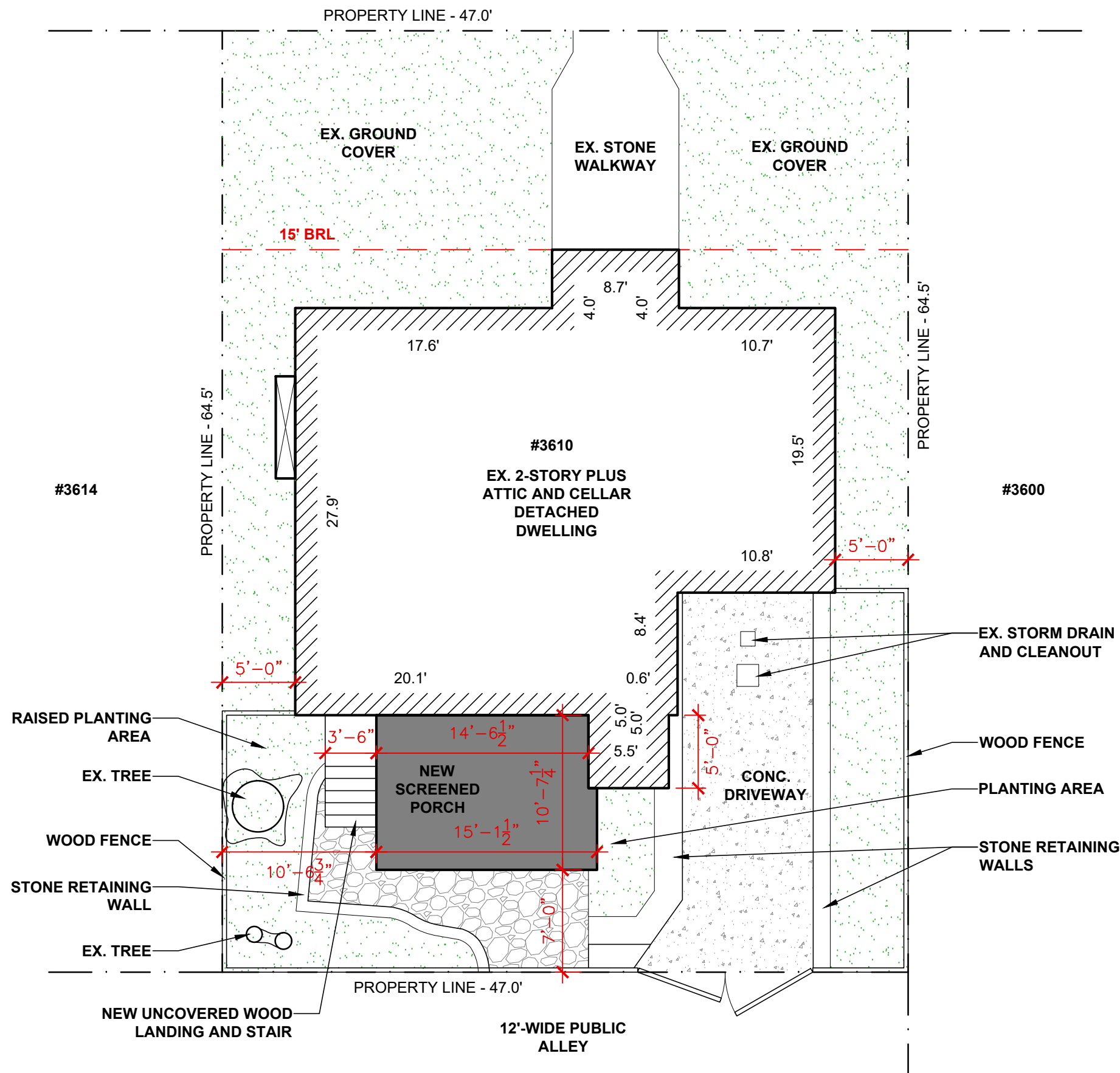
Required: 50% (1,515.75 SF)

Existing: 50.7% (1,537.85 SF)

Proposed: 46.3% (1,403.6 SF)



PATTERSON STREET NW



Site Plan - Proposed

Square: 1999, Lot: 0065

Lot Area: 3,031.5 SF

Zone: R-1B

Min. Rear Yard

Required: 25'

Existing: 12'-7 $\frac{1}{4}$ "

Proposed: 7'-0" - **BZA relief requested**

Min. Side Yard

Required: 8' (5' for existing, non-conforming)

Existing: 5'

Proposed: 10'-6 $\frac{3}{4}$ "

Max. Lot Occupancy

Required: 40% (1,212.6 SF)

Existing: 33.8% (1,026.0 SF)

Proposed: 38.3% (1,161.3 SF)

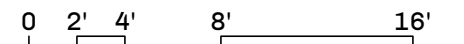
Min. Pervious Surface

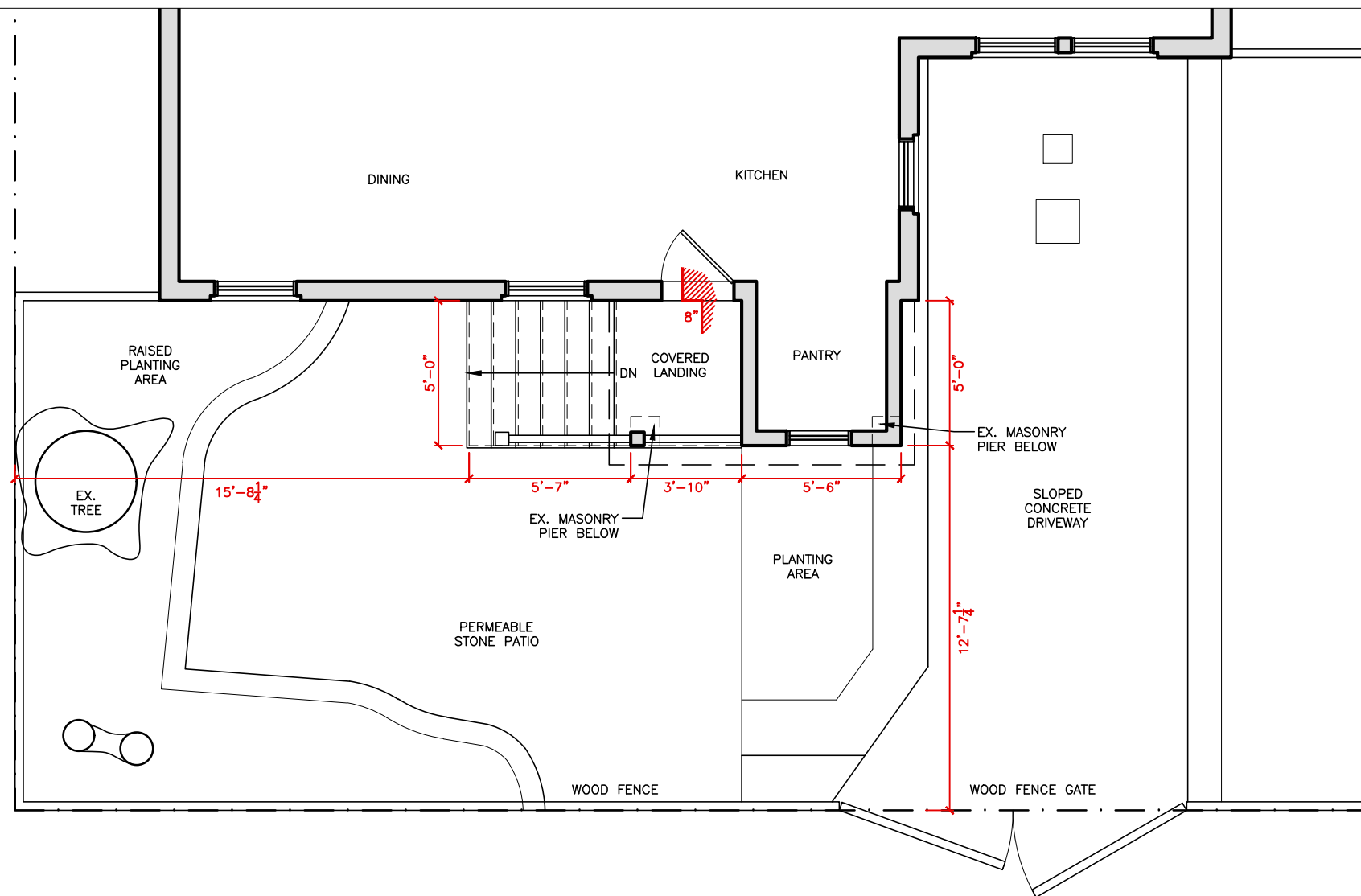
Required: 50% (1,515.75 SF)

Existing: 50.7% (1,537.85 SF)

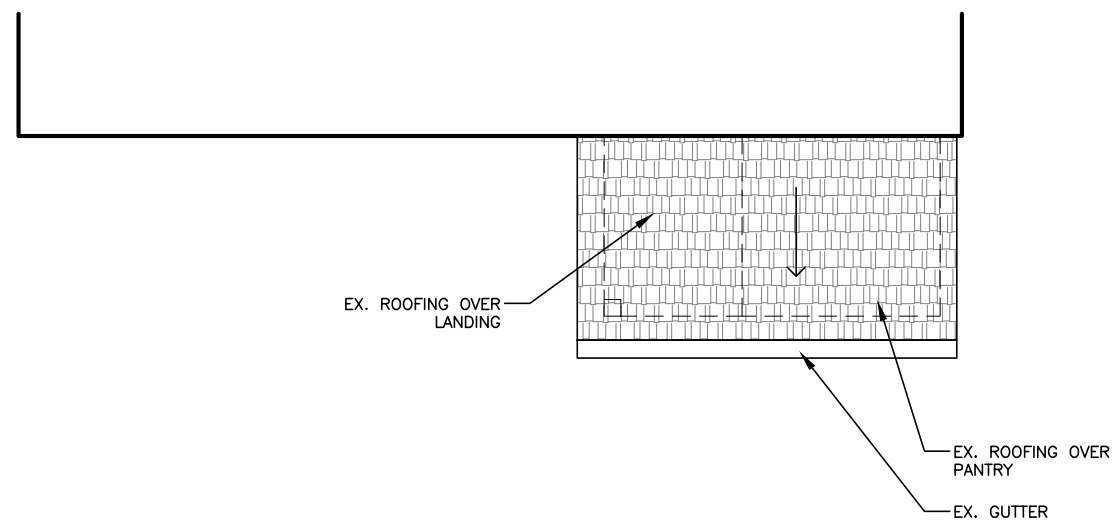
Proposed: 46.3% (1,403.6 SF)*

*Note: Per Subtitle C §501.2(b), minimum pervious surface percentage requirement shall be applicable only in conjunction with an addition that increases the existing lot occupancy by 10% or more (not applicable to proposed 4.5% increase).





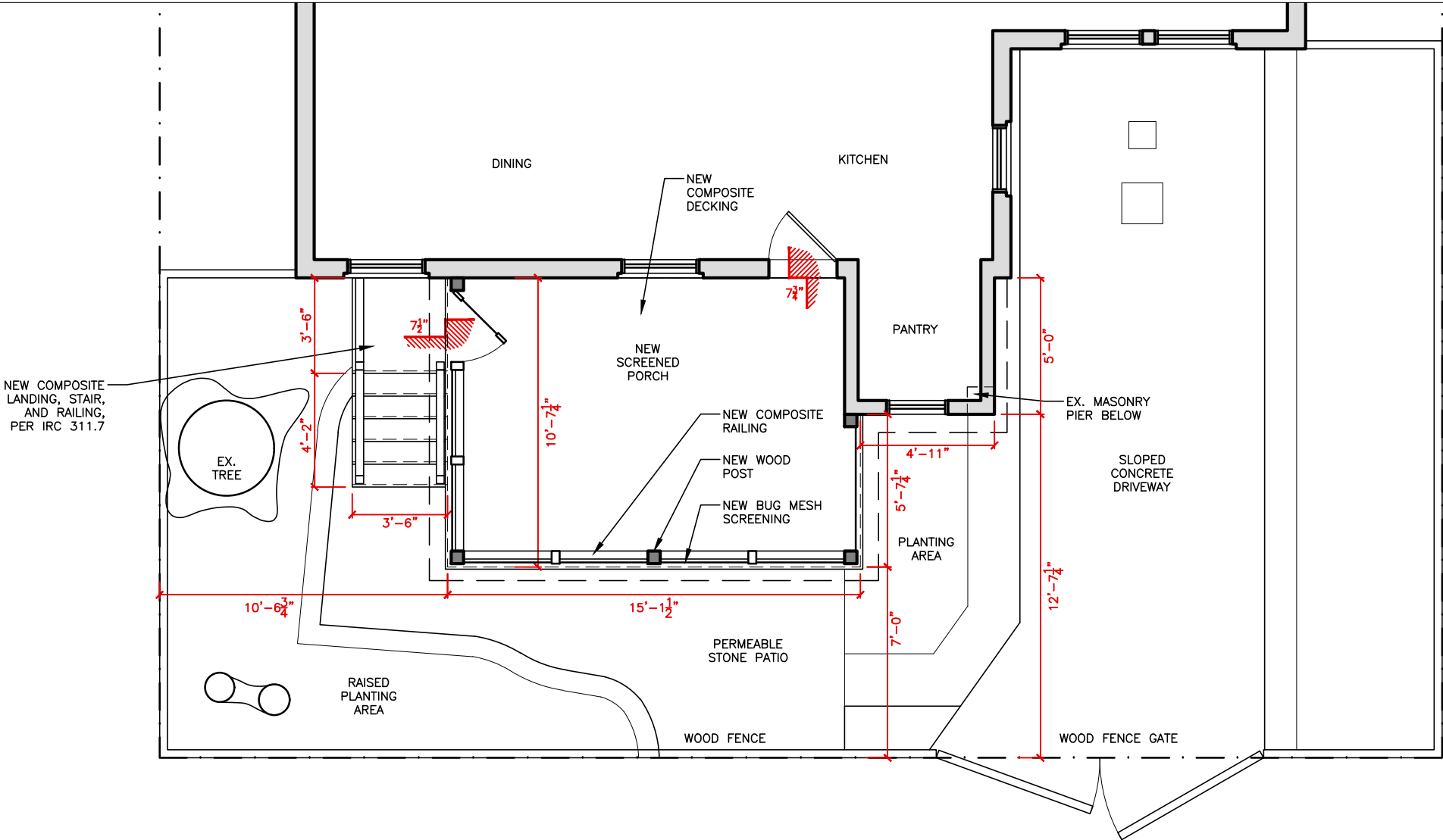
Floor Plan - Existing



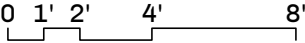
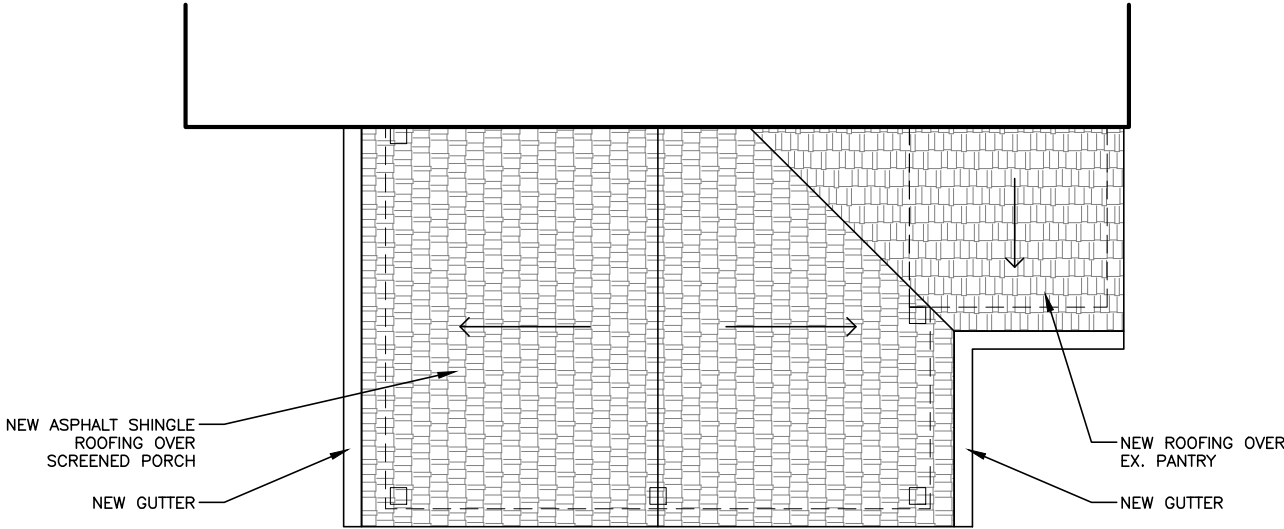
Roof Plan - Existing

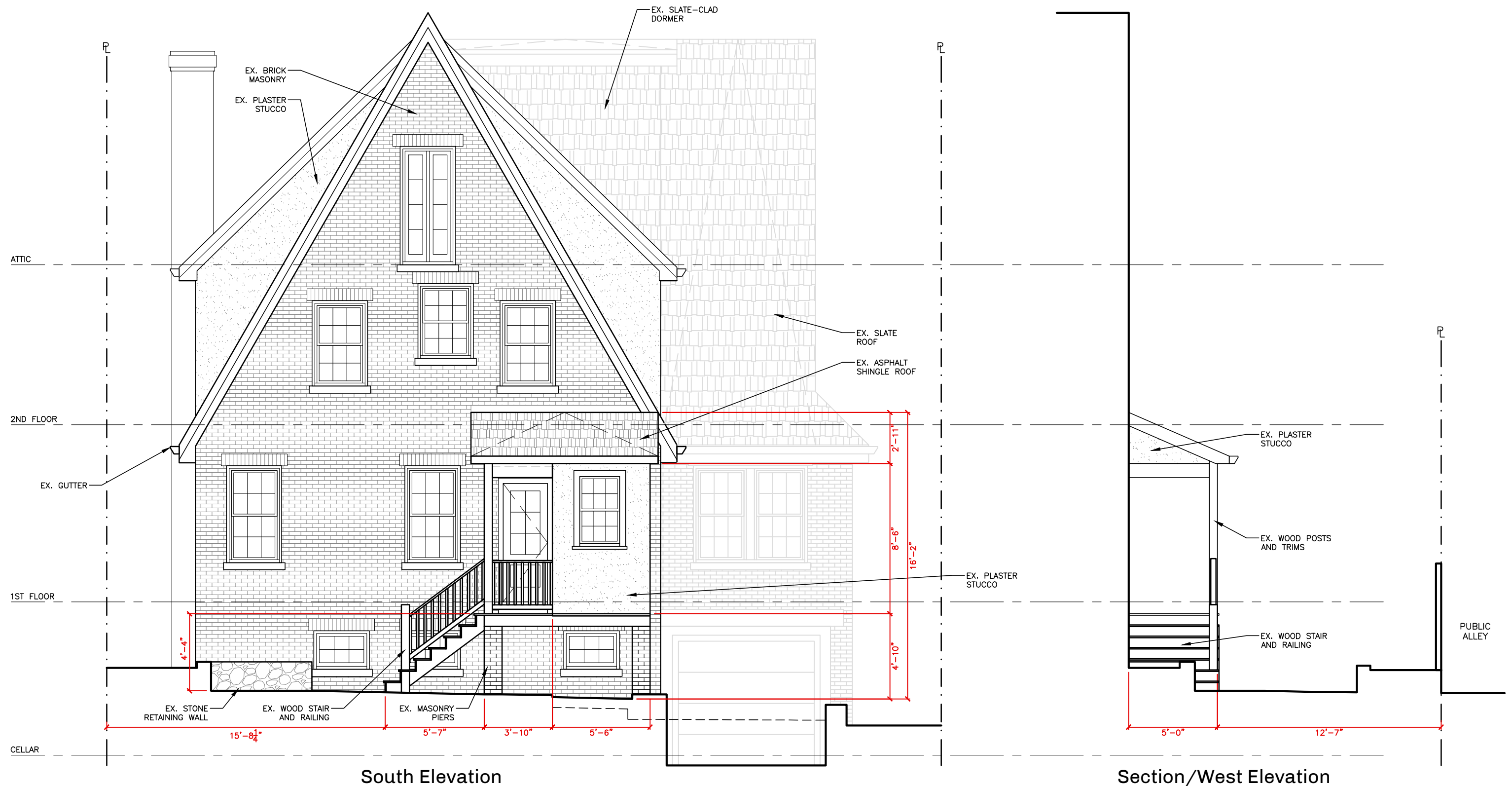
0 1' 2' 4' 8'

Floor Plan - Proposed

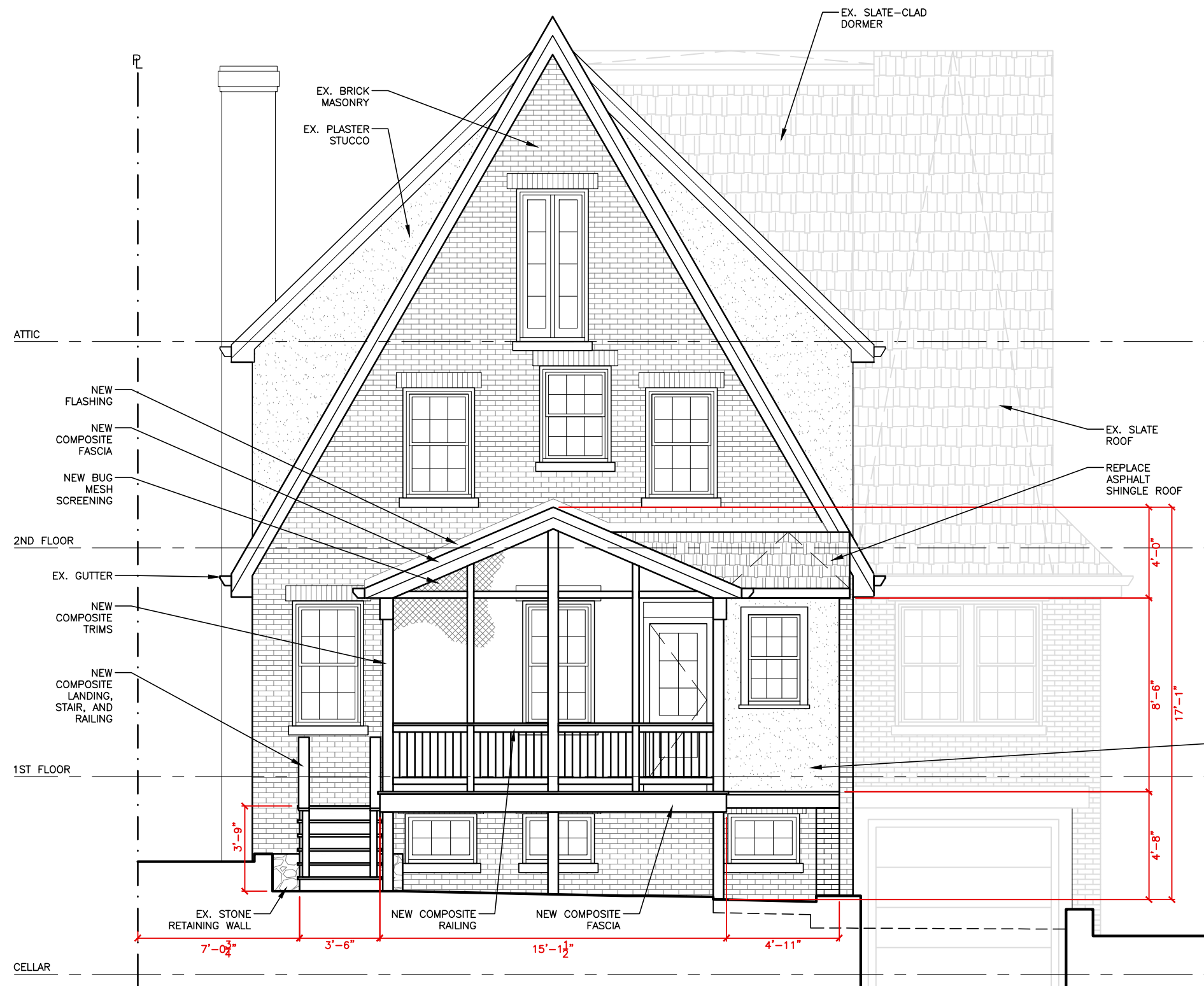


Roof Plan - Proposed

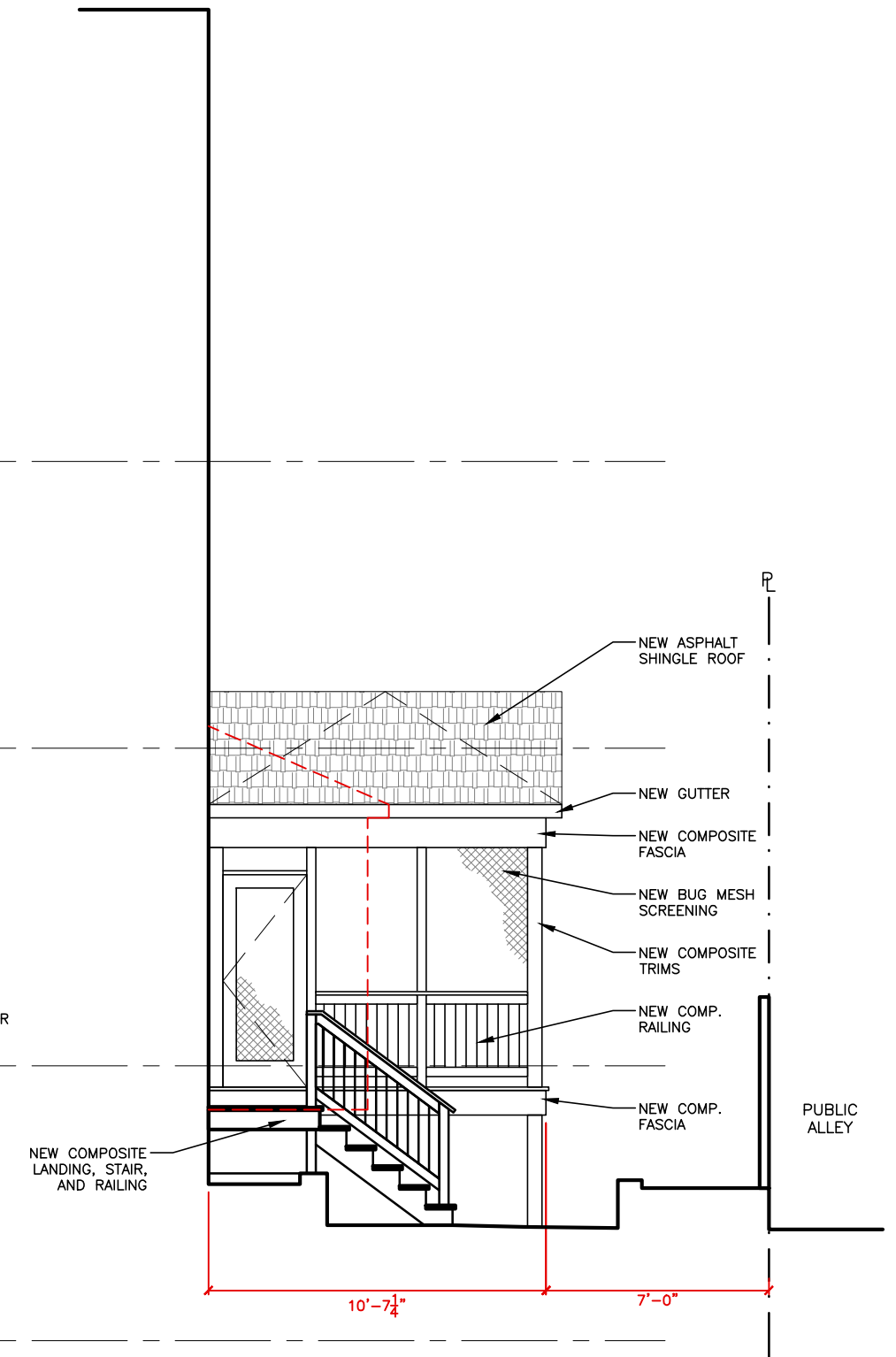




0 1' 2' 4' 8'



South Elevation



Section/West Elevation

Elevations - Proposed

0 1' 2' 4' 8'

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