



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

March 26, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG 22*
Zoning Administrator

THROUGH: Daniel Calhoun
Zoning Technician

SUBJECT: **Construction of two (2) story Accessory Building in the rear of the property.**
Location: 2214 Douglas St. NE
Square: 4254
Lot: 0035
Zone: R-1-B
DCRA Building Permit #: B1708259
DCRA BZA Case #: FY-18-14-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception request to construct new 15'5" X 22' (26ft) high accessory building for an accessory apartment in rear of private property that exceeds the standard accessory building height under Section D-5002.1. (X-902.1)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

NOTES AND COMPUTATIONS

Building Permit #

B1708259

Zone:

R-1-B

1

DCRA BZA Case #

FY-18-14-Z

Existing Use:

Single Family Dwelling w/ Detached Accessory Apartment

Date of Review: 3/26/18

Property Address: 2214 Douglas St. NE

Single Family Dwelling w/ Detached Accessory Apartment

Proposed Use:

Reviewer: Daniel Calhoun

Square: 4254 Lot: 0035

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot area (sq. ft.)	5396	5000	N/A	5396	0	N/A
Lot width (ft. to the tenth)	38	50	N/A	50	0	N/A
Building area (sq. ft.)	1372	N/A	2158	1713	N/A	N/A
Lot occupancy (building area/lot area)	25%	N/A	40%	32%	0	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (Stories)	0	0	2	2	0	N/A
Accessory Building Height (ft. to the tenth)	0	N/A	20	26	6	SPECIAL EXCEPTION
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	0	12	N/A	12	0	N/A
Side Yard(s), facing building front on right side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard(s), facing building front on left side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (number)	0	1	N/A	1	0	N/A
Loading Berths, Platforms, and Spaces (number and size in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	38.17	2698	N/A	3476	0	N/A
Green Area Ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Principal (#)	1	N/A	1	1	N/A	N/A
Dwelling units, Accessory (#)	0	0	1	1	N/A	N/A
Setback from alley Center Line (ft. to the tenth)	0	12	N/A	12	0	N/A
Other:						

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 24, 2017

Plat for Building Permit of: SQUARE 4254 LOT 35

Scale: 1 inch = 20 feet Recorded in Book 75 Page 88

Receipt No. 17-02209

Furnished to: BRENDAN M. SMULLEN

[Signature]
Surveyor, D.C.

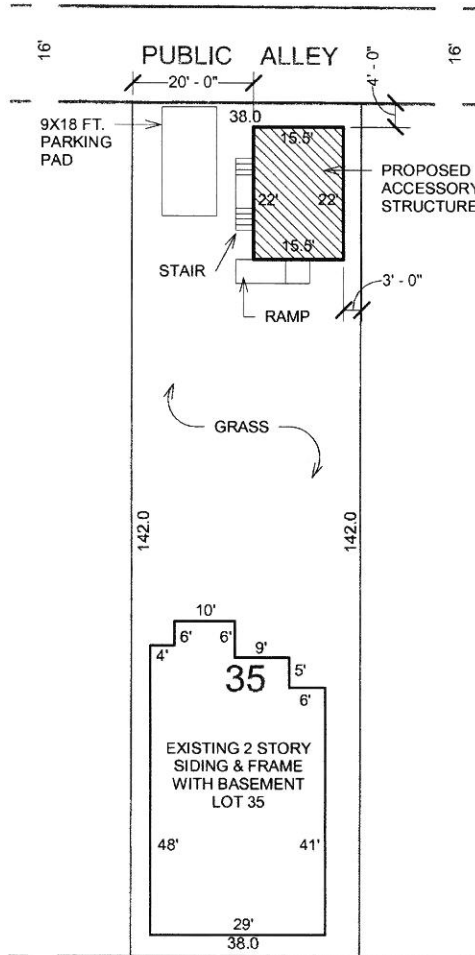
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: March 15, 2017

[Signature]
(Signature of Owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



DOUGLAS STREET, N.E.



SCALE: 1:20

SR-17-02209(2017)



PROJECT: ACCESSORY STRUCTURE
ORIGINAL DRAWING DATE: 04/07/17
REV: 1 (REVISIONS)
DATE: 11/20/18
 1 - Permit Commencement Review 10/26/17

CLIENT: CLARE SMULLEN
PROJECT: ACCESSORY STRUCTURE
DATE: 11/20/18
DESIGNER: J. CAMPBELL
DRAWING NUMBER: A1.0

CONSTRUCTION PLANS
SCALE: AS SHOWN
PROJECTED: 11/20/18
DATE: 11/20/18
CONTRACTOR: J. CAMPBELL
DRAWING NUMBER: A1.0

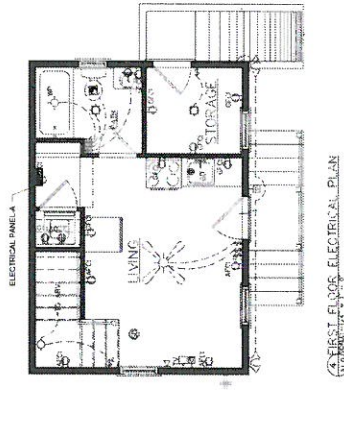
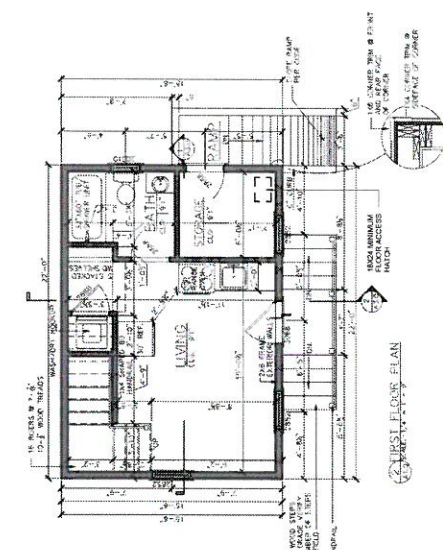
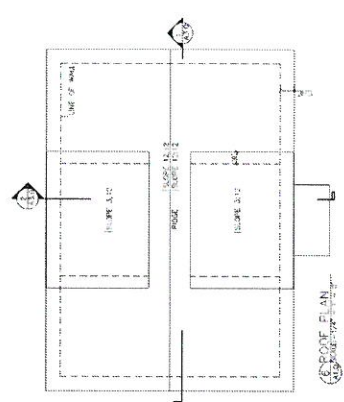
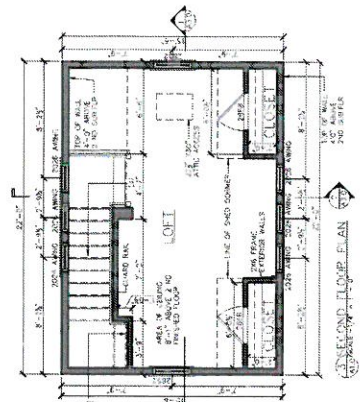
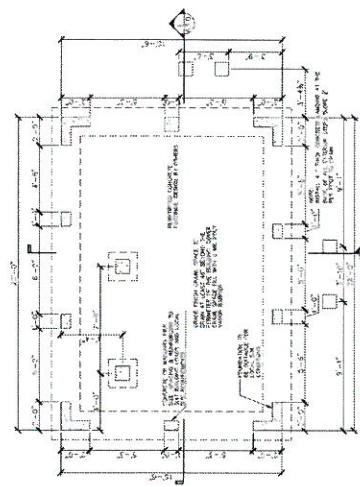


TABLE R902.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	INSULATED FLOOR FLOOR JOIST	CEILING FLOOR JOIST	MASS FLOOR	FLOOR	BASEMENT	SLAB	GRAIN
			R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE	SPACE	SPACE
								& DEPTH	& DEPTH
								R-VALUE	R-VALUE
1	NR	0.75	0.25	39	13	34	13	0	0
2	0.40	0.65	0.25	38	13	46	13	0	0
3	0.35	0.65	0.25	38	13	46	13	0	0
4 except Marine	0.35	0.40	0.40	49	20 or 134 ⁵	8/13	10	10/13	10/24
5	0.32	0.25	NR	59	20 or 134 ⁵	13/17	30 ⁶	15/19	10/24
6	NR	0.32	NR	49	20.5 or 134.0 ⁵	15/20	30 ⁶	15/19	10/24
7 and 8	0.32	0.35	NR	49	20.5 or 134.0 ⁵	10/21	30 ⁶	15/19	10/24



- ELECTRICAL**
- ELECTRICAL MATERIAL PROVIDED SHALL BE LISTED TO THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL LIGHTING FIXTURES SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL WIRING SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL PANELS SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL OUTLETS SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL SWITCHES SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL CONDUITS SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL TRAYS SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL RACEWAYS SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 - ALL ELECTRICAL BATTERIES SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND SHALL BE APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).



CAMPBELL ARCHITECTS, LLC
 1000 W. BIRNEY PARKWAY
 UPPER MERIDEN, CONNECTICUT 06450

STRUCTURAL ENGINEER
 ASST. Civil Engineer
 THE HAVES FERRIS & BLISS/CT CITY
 HARTFORD, CT
 06103-1029



ACCESSORY STRUCTURE
 2214 DOUGLAS STREET NE
 WASHINGTON, DC 20018

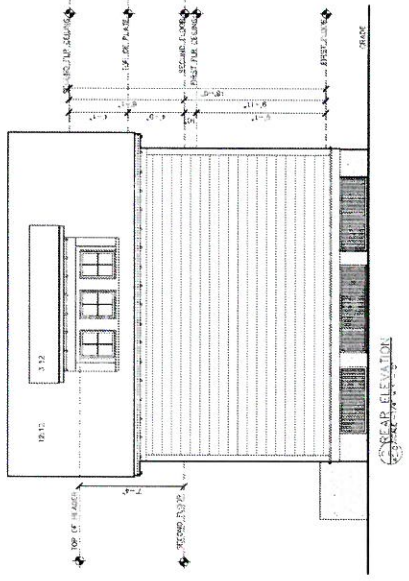
CLIENT: CLARE SMILLEN

PROJECT: ACCESSORY STRUCTURE
 ORIGINAL DRAWING DATE: 04/07/2017
 REV. 1: 05/01/2017
 1. Permit Comment Revision (05/01/17)

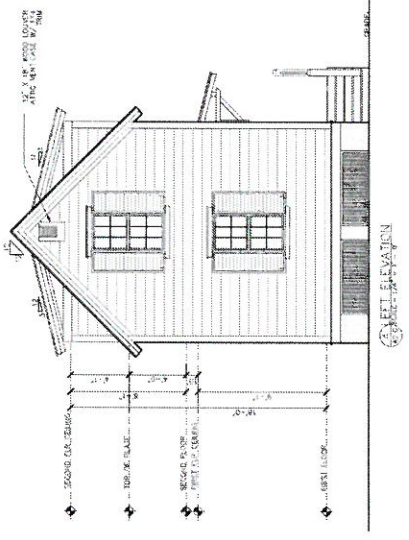
DRAWING TITLE: BUILDING ELEVATIONS

SCALE: AS NOTED
 PROJECT NO.: 17-002
 DRAWN BY: JCAMPBELL
 CHECKED BY: JCAMPBELL
 DRAWING NUMBER: ASP

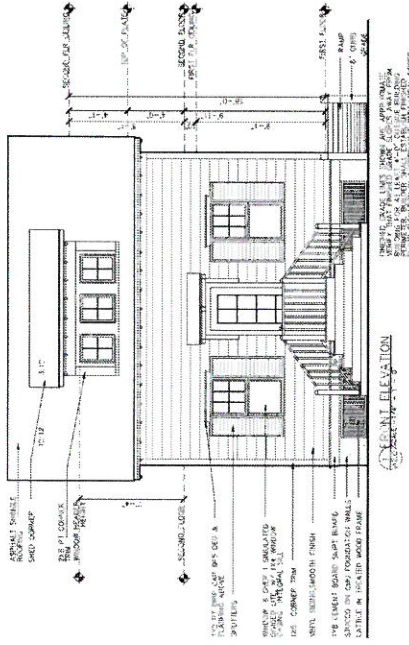
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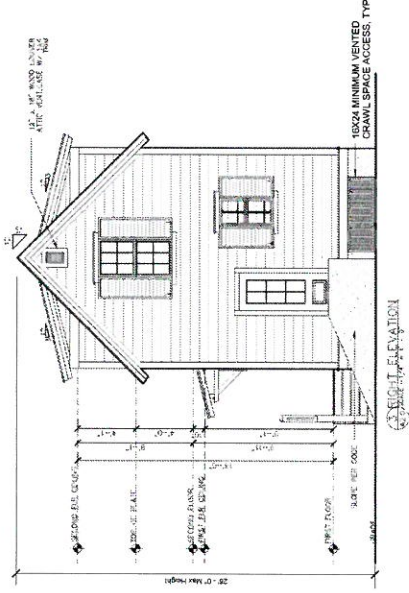
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION