

In BZA Case No. 19472, the Applicant requested relief from E-5203 in order to construct a third floor addition to the existing dwelling and conversion to a flat. The proposal included the addition of a roof deck to the building and an existing porch would be modified. It also included raising the existing mansard roof in order to accommodate the third floor addition, which would include two new dormers. The Office of Planning recommended approval stating that “while this would change the front profile of the building, the new roofline is a respectful nod to the original mansard roof and the existing proportions of the façade.” (OP Report, Exhibit 43, 4/21/2017) (723 Girard St., NW)

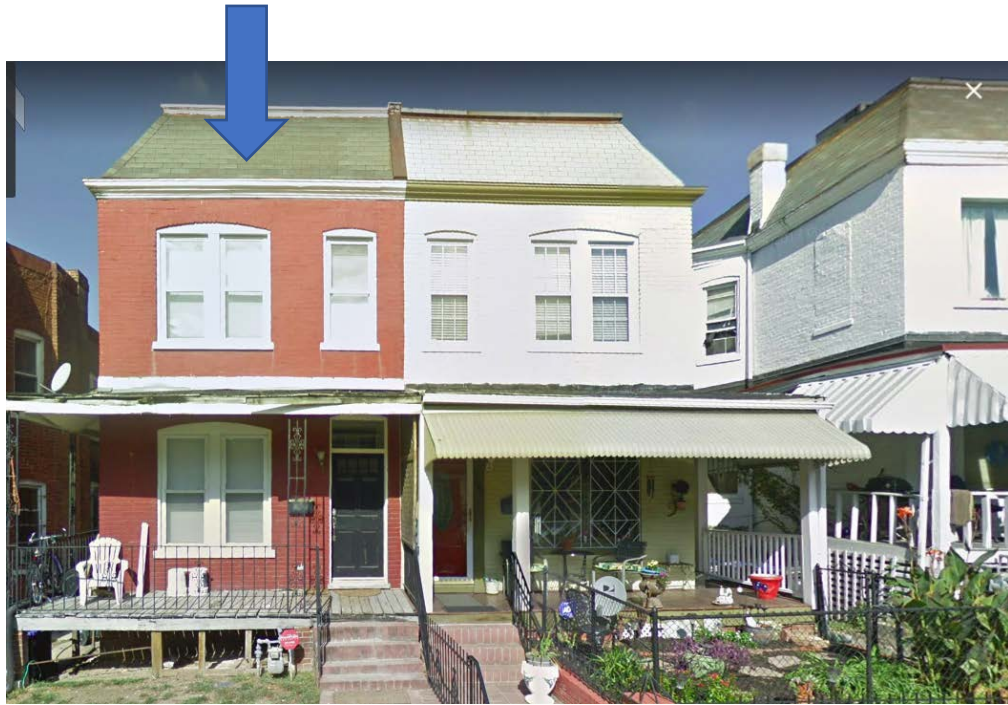


Original Building



BZA Approved Design

In BZA Case No. 19516, the Applicant requested relief from E-206 in order to alter an existing porch roof. The proposal included the expansion of the front porch with a balcony porch roof. The Office of Planning recommended approval stating that the “proposed porch expansion with balcony porch roof would not substantially visually intrude upon the character, scale, and pattern of houses along Gresham ST NW frontage. It would extend 2 feet further into the front yard but would appear similar to the other houses in the neighborhood. This would not be the only house in the vicinity with a porch and balcony roof. The adjacent house to the west and a house immediately across the street from the subject site also have similar porches with balcony porch roofs, and there are others further up the street.” (OP Report, Exhibit 35, 6/16/2017) (765 Gresham Pl St., NW)



Original Building



BZA Approved Design

In BZA Case No. 19387, the Applicant requested a waiver from the architectural elements (U-320.2(h)) as part of a conversion case. The proposal modified the existing roofline, specifically, the rear of the turret would be incorporated into a mansard-type roof that would be added to accommodate the new third floor. The Office of Planning recommended approval, noting that the change to the rooftop would not be in conflict with U-320.2(i) (light, air, privacy test). (OP Report, Exhibit 64, 12/2/2016)
(3616 11th Street, NW)

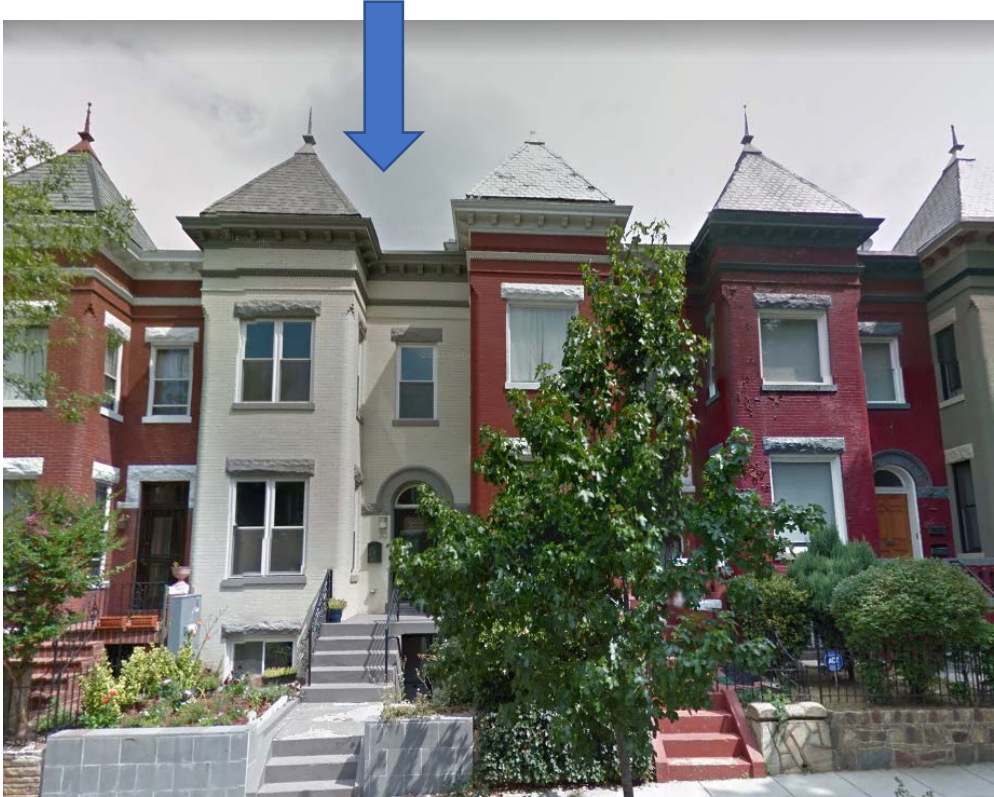


Original Building

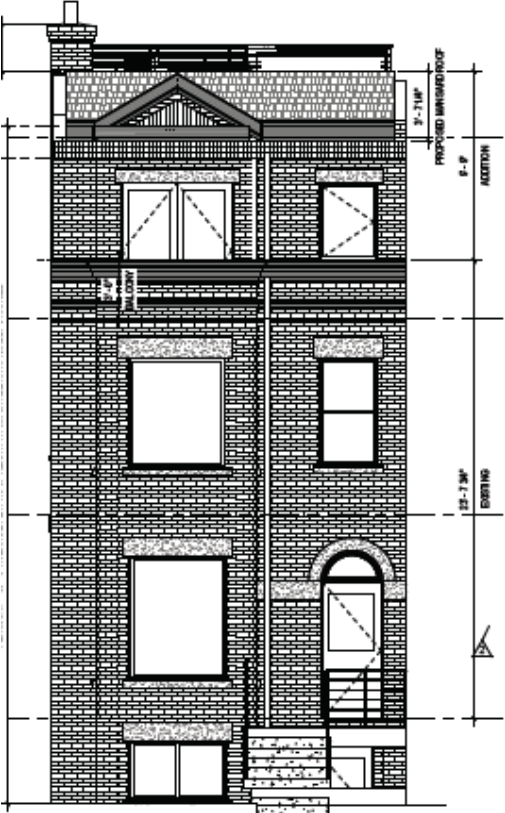


BZA Approved Design

In BZA Case No. 19425, the Applicant requested relief from E-206 in order to construct a third story addition. The proposal included the removal of an existing turret in the middle of a row of identical dwellings. The Office of Planning recommended approval stating that the “removal of the turret should not substantially visually intrude upon the character, scale and pattern of houses along the street and alley as there are other three story houses on this street and there are other houses with rooftop front gable features so that the proposed design would not be out of character for the area.” (OP Report, Exhibit 43, 2/3/2017) (30 Quincy Place, NE)



Original Building

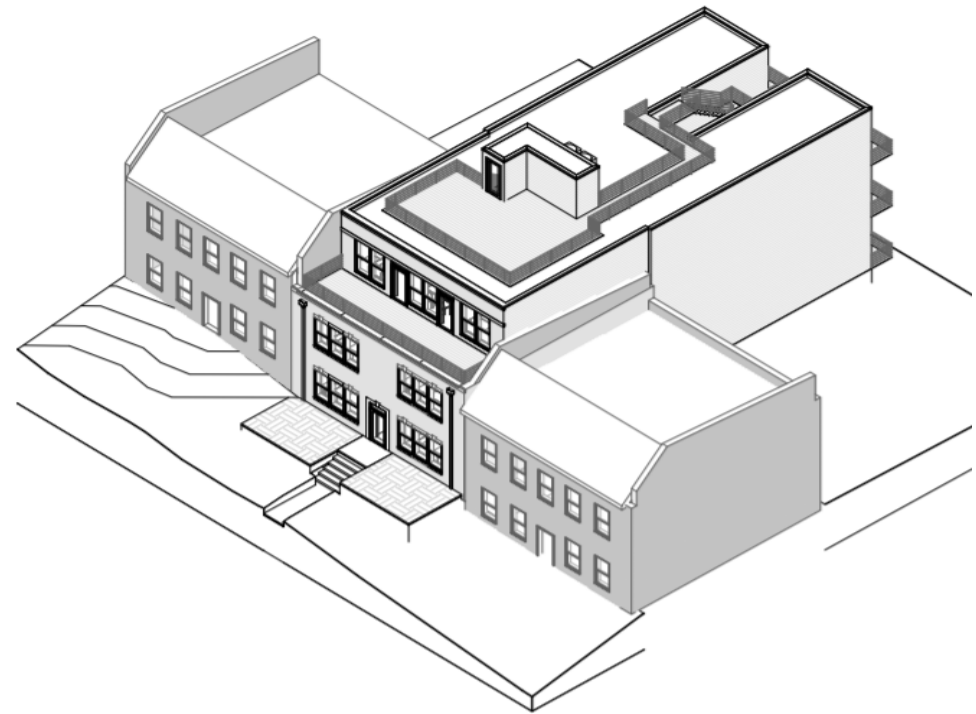


BZA Approved Design

In BZA Case No. 19428, the Applicant requested relief from E-206 in order to construct a third story addition. The proposal included the removal of an faux mansard from the front façade of a residential building as part of the buildings renovation with a third floor and rear addition for an additional dwelling unit. The Office of Planning recommended approval stating that the “removal of the faux mansard should have little if any impact on the adjacent neighboring properties. The removal of the faux mansard would result in the building having a different rooftop appearance than its adjacent neighbors but the new rooftop would be residential in character while the setback from the front façade would help to minimize impact along the streetscape.” (OP Report, Exhibit 40, 2/10/2017) (1937 2nd St, NE)

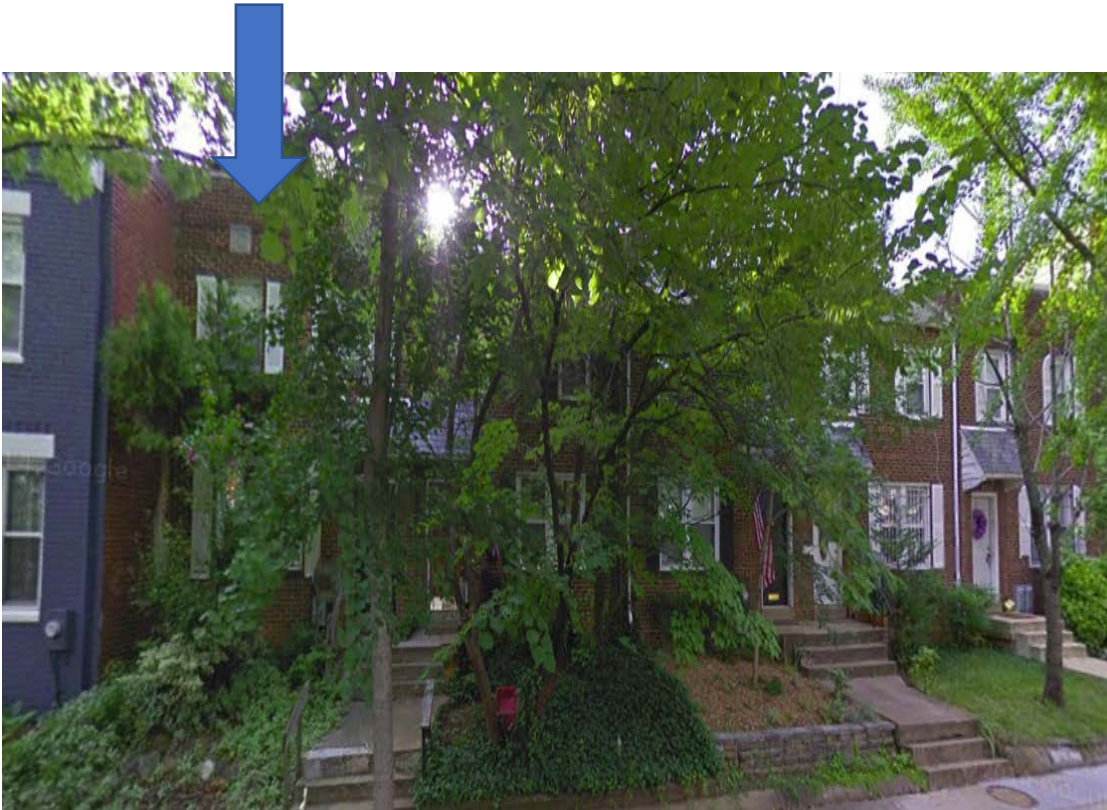


Original Building



BZA Approved Design

In BZA Case No. 19565, the Applicant requested relief from E-206 in order to construct a rear addition that will extend more than ten feet beyond adjoining buildings. The proposal included the removal of the existing mansard roof. The proposed third story would have a new mansard roof with former windows at the front. The Office of Planning recommended approval stating that “the proposed addition would be visible from the street and alley but should not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. The proposed addition maintains a residential character and aesthetic that would not be incompatible with neighboring properties.” (OP Report, Exhibit 46, 9/8/2017) (237 Warren St., NE)



Original Building



BZA Approved Design

In BZA Case No. 19546, the Applicant requested relief from E-206 in order to expand and convert a row house to a flat. The proposal included the removal of a detached garage that would be replaced with surface parking. It also included a modification of rooftop architectural features and the addition of a penthouse as part of the conversion of a row house to a flat. The Office of Planning recommended approval stating that “although modified, the exterior of the dwelling would generally maintain the existing design and style of the structure, as intended by this section, while allowing for its expansion and modernization.” (OP Report, Exhibit 39, 8/25/2017) (2521 12th St., NW)



Original Building



BZA Approved Design

In BZA Case No. 19619, the Applicant requested relief from E-206 in order to construct a third story addition. The proposal included a roofline modification with the conversion of a single-family home dwelling to a flat, altering the existing front porch and the fenestration of three sides of the building. The dwelling shared a party wall with a similarly designed “mirror-image” east-adjacent semi-detached dwelling. A similar pair of semi-detached houses, but without mansard roofs, is to the west. The Office of Planning recommended approval stating that “the proposal would change the appearance of the building, but the modification should not substantially intrude upon the character, scale, or pattern of houses visible from Girard Street or from the alley at the rear. The general neighborhood has a variety of architectural types, including 19th century buildings that have been renovated with a modern industrial aesthetic.” (OP Report, Exhibit 89, 12/1/2017) (765 Girard St., NW)



Original Building



BZA Approved Design

In BZA Case No. 19624, the Applicant requested relief from E-206 in order to construct a third story addition with a front balcony. The proposal included the modification of existing roof top elements and creating a new mansard roof. The Office of Planning recommended approval stating that the “addition and its front balcony would be set back 12 ft. 10 in from the front building façade. The building with the proposed alterations would appear similar to the existing building because the existing hip roof, cornice and trim would be retained.” (OP Report, Exhibit 33, 11/22/2017) (137 S St., NW)



Original Building

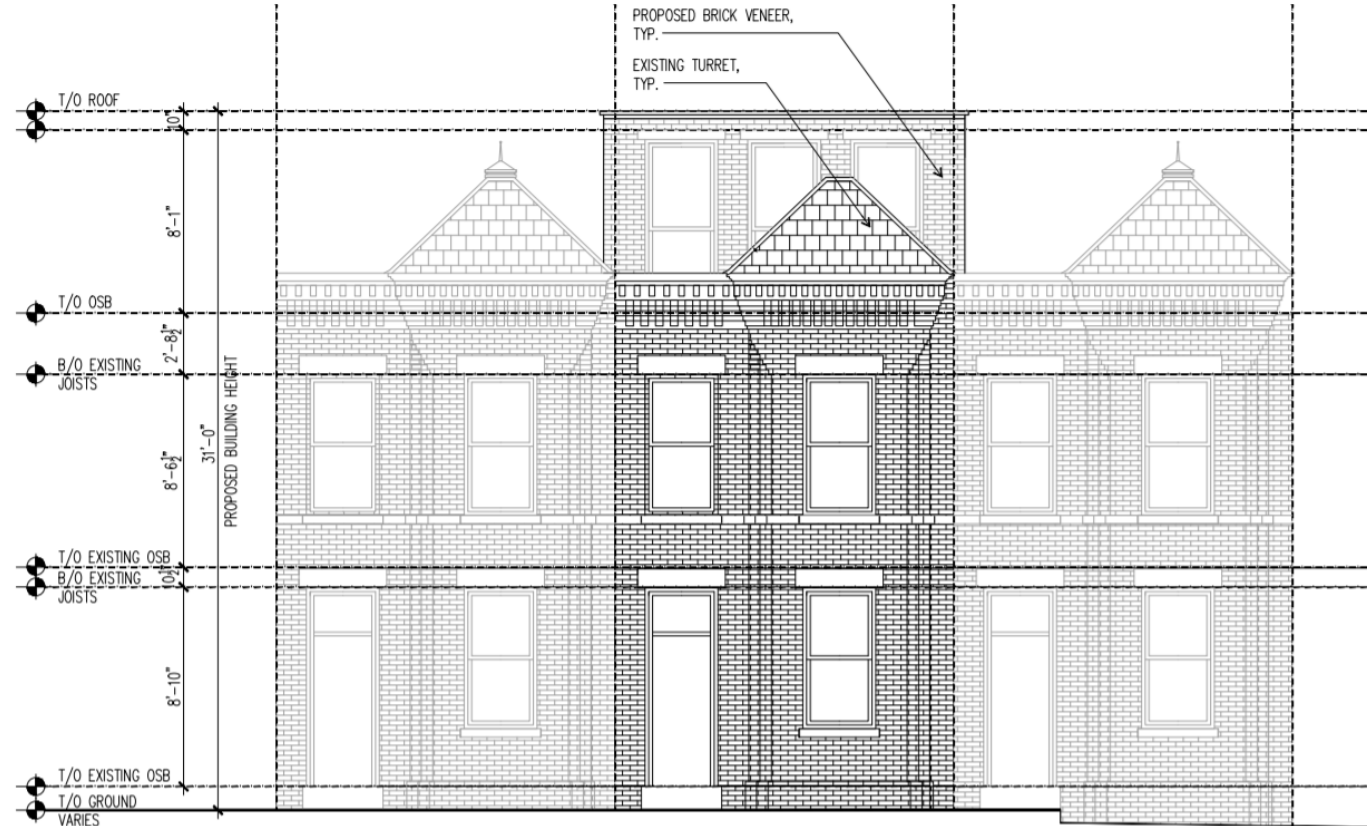


BZA Approved Design

In BZA Case No. 19674, the Applicant requested relief from E-206 in order to construct an addition to the third floor and the rear of the building. The proposal included that the front of the third floor would be set-back three feet from the existing cornice and turret. The existing dwelling sits in the middle of a row of identical dwellings. The Office of Planning recommended approval stating that the “ OP has encouraged the applicant to use material or color on the front face of the addition that would contrast with the two existing stories, to make a clear distinction between the existing building and the proposed addition.” (OP Report, Exhibit 83, 4/13/2018) (1139 6th St., NE)



Original Building



BZA Approved Design

In BZA Case No. 19416, the Applicant requested a waiver from the architectural elements (U-320.2(h)) as part of a conversion case. The proposal modified the existing roofline, specifically the existing dormers were modified to retain the proportions with the increased roof height. The Office of Planning recommended approval, noting that the change to the rooftop would be roughly equivocal to the roof and “the proposal is well designed to be in keeping with the existing character of the row house.” (OP Report, Exhibit 88, 1/27/2017) (1412 Shepherd Street, NW)



Original Building



BZA Approved Design

In BZA Case No. 19300, the Applicant requested special exception approval pursuant to § 3104 and § 336 (1958 regulations) and variance relief pursuant to § 3103 and § 403, lot occupancy, as part of a conversion case. The proposal included the removal and relocation of a cornice and the expansion of an existing porch. The Office of Planning recommended approval, noting that “the porch, cornice and window shutters and ‘eyebrows’ will fit with the scale and pattern of the houses along G Street. Therefore, the conversion and addition, as viewed from the street, will not substantially visually intrude upon the character, scale and pattern of the houses along G Street.” (OP Report, Exhibit 32, 7/5/2016) (1121 G St., NE)



Original Building



BZA Approved Design