

Archfina

Architecture, Forever.



September 18, 2018

Attn: ANC 6A Economic Development & Zoning Committee
Care of Brad Greenfield

From: Clairmarie Wholean on behalf of Lorens Helmchen, owner of 16 10th St NE

Description of Zoning Relief Requested:

On behalf of owner Lorens Helmchen, I will be self-certifying an application to request special exemption from Penthouse provisions. The project will provide stair access to the roof concurrent with a roof replacement including a green roof. The existing roof stair was constructed by a prior owner as a non-file project, does not meet code criteria and is leaking. The owner wishes to rebuild the stair in accordance with applicable codes to provide safe roof access and repair the leak. The stair enclosure falls under the criteria of Penthouse per Subtitle 15, 1500.3 and is provided solely for roof access, not habitable space.

Penthouse height is in compliance with 1500.4. Penthouse front setback is in compliance with 1502.1a. Compliance with Penthouse rear setback is infeasible due to historic view shed. Penthouse has been designed to be invisible from adjacent street views per Capitol Hill Historic District Guidelines. DCRA Historic Reviewer has approved the design. Compliance with Penthouse side setback per 1502.c is infeasible for a house on an 18'-0" wide lot. Penthouse area is in compliance with 1503.2.

Response to 1504, Relief to Penthouse Requirements:

- A. Strict application of penthouse regulations would prevent the owner from providing safe roof access.
- B. The relief requested results in a better design without resulting in an extension of the building walls. The stair enclosure is not visible from the street, is constructed of wood, and is structurally separate from the masonry bearing walls, therefore it is not an extension of the building wall.
- C. The stair enclosure is not visually intrusive as it is not visible from the street.
- D. Construction code reasonable efficiencies in lower floors: the stair has been designed as a continuation of the existing stair.
- E. Every effort has been made to be in compliance with the required setbacks.
- F. There is no effect to the light and air of adjacent structures.

The owner and I kindly request the opportunity to share a brief presentation with your committee.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Clairmarie Wholean
AIA LEED AP BD+C
Founding Principal, Archfina



Clair M. Wholean <cw@archfina.com>

Green Roof Project in ANC 6A

Clair M. Wholean <cw@archfina.com>

Wed, Sep 19, 2018 at 7:08 AM

To: Brad Greenfield <brad.greenfield@gmail.com>

Cc: Phil Toomajian <philanc6a@gmail.com>, Chris Ward <anc6a@yahoo.com>, Lorens Helmchen <lorens.helmchen@gmail.com>

Hi Brad,

The presentation is attached, for laptop viewing. I will still bring printouts. Look forward to meeting you.

On Tue, Sep 18, 2018 at 5:16 PM, Clairmarie Wholean <cw@archfina.com> wrote:

Brad,

Per our conversation, see attached for a description of the zoning relief requested.

On Tue, Sep 18, 2018 at 2:33 PM, Clairmarie Wholean <cw@archfina.com> wrote:

Hi Brad,

The application is in progress and I will forward the number as soon as I receive it.

On Tue, Sep 18, 2018 at 9:09 AM, Brad Greenfield <brad.greenfield@gmail.com> wrote:

Hi, Ms. Wholean

I am putting the agenda together, and just need to get your BZA Case number. Can you send it to me right away.

Brad Greenfield

On Tue, Sep 18, 2018 at 8:48 AM Clair M. Wholean <cw@archfina.com> wrote:

Absolutely. This is both for zoning relief support as well as informational.

On Mon, Sep 17, 2018 at 10:16 PM, Brad Greenfield <brad.greenfield@gmail.com> wrote:

Hi, Clairmarie

Unfortunately, we don't have anything that advanced; can you bring printouts? Also, are you looking for some zoning relief or support, or is this informational?

Brad

On Mon, Sep 17, 2018 at 11:12 AM Clairmarie Wholean <cw@archfina.com> wrote:

Phil,

That's great, thank you. The project is at [16 10th St NE, Washington DC 20002](#). Will there be a screen where I can show a few images?

Looking forward to meeting you & Brad.

On Mon, Sep 17, 2018 at 10:48 AM, Phil Toomajian <philanc6a@gmail.com> wrote:

Hi,

Thanks for reaching out.

What's the address for the project?

I'm adding our zoning and economic development chair Brad Greenfield, so he can add you to the agenda for the committee meeting on Wednesday.

Thanks,
Phil

On Mon, Sep 17, 2018, 8:13 AM Clair M. Wholean <cw@archfina.com> wrote:
Dear ANC 6A Chair,

I am an architect designing a project for a single family home in your ANC. The project is a roof replacement for a single family home including a green roof. I plan on attending the meeting this Wednesday with my client, Lorens Helmchen. We would greatly appreciate a 5 minute slot on the agenda to introduce the project.

Kind regards,



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com

--


Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



ANC 6A Presentation_Helmchen Roof_sm.pdf
2757K



Clair M. Wholean <cw@archfina.com>

Green Roof Project in ANC 6A

Clair M. Wholean <cw@archfina.com>

Wed, Sep 19, 2018 at 7:08 AM

To: Brad Greenfield <brad.greenfield@gmail.com>

Cc: Phil Toomajian <philanc6a@gmail.com>, Chris Ward <anc6a@yahoo.com>, Lorens Helmchen <lorens.helmchen@gmail.com>

Hi Brad,

The presentation is attached, for laptop viewing. I will still bring printouts. Look forward to meeting you.

On Tue, Sep 18, 2018 at 5:16 PM, Clairmarie Wholean <cw@archfina.com> wrote:

Brad,

Per our conversation, see attached for a description of the zoning relief requested.

On Tue, Sep 18, 2018 at 2:33 PM, Clairmarie Wholean <cw@archfina.com> wrote:

Hi Brad,

The application is in progress and I will forward the number as soon as I receive it.

On Tue, Sep 18, 2018 at 9:09 AM, Brad Greenfield <brad.greenfield@gmail.com> wrote:

Hi, Ms. Wholean

I am putting the agenda together, and just need to get your BZA Case number. Can you send it to me right away.

Brad Greenfield

On Tue, Sep 18, 2018 at 8:48 AM Clair M. Wholean <cw@archfina.com> wrote:

Absolutely. This is both for zoning relief support as well as informational.

On Mon, Sep 17, 2018 at 10:16 PM, Brad Greenfield <brad.greenfield@gmail.com> wrote:

Hi, Clairmarie

Unfortunately, we don't have anything that advanced; can you bring printouts? Also, are you looking for some zoning relief or support, or is this informational?

Brad

On Mon, Sep 17, 2018 at 11:12 AM Clairmarie Wholean <cw@archfina.com> wrote:

Phil,

That's great, thank you. The project is at [16 10th St NE, Washington DC 20002](#). Will there be a screen where I can show a few images?

Looking forward to meeting you & Brad.

On Mon, Sep 17, 2018 at 10:48 AM, Phil Toomajian <philanc6a@gmail.com> wrote:

Hi,

Thanks for reaching out.

What's the address for the project?

I'm adding our zoning and economic development chair Brad Greenfield, so he can add you to the agenda for the committee meeting on Wednesday.

Thanks,
Phil

On Mon, Sep 17, 2018, 8:13 AM Clair M. Wholean <cw@archfina.com> wrote:
Dear ANC 6A Chair,

I am an architect designing a project for a single family home in your ANC. The project is a roof replacement for a single family home including a green roof. I plan on attending the meeting this Wednesday with my client, Lorens Helmchen. We would greatly appreciate a 5 minute slot on the agenda to introduce the project.

Kind regards,



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



Clairmarie Wholean AIA LEED AP BD+C
Founding Principal
4500 East West Highway, Suite 125, Bethesda, MD 20814
1434 Spruce Street, Suite 100, Boulder, CO 80302
Office (720) 726-8035 Cell (917) 674-5448
cw@Archfina.com
Archfina.com



ANC 6A Presentation_Helmchen Roof_sm.pdf
2757K



16 10th St NE Roof Replacement Project

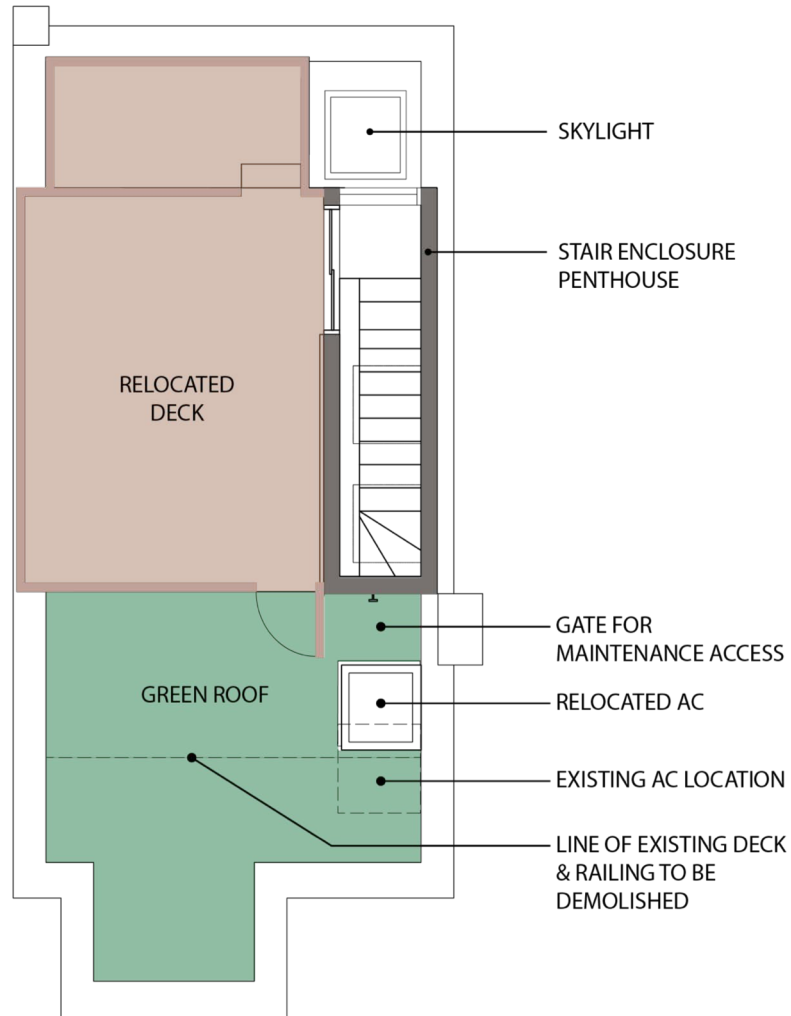
Owner: Lorens Helmchen
Architect: Clairmarie Wholean AIA LEED AP BD+C

Existing Condition



- Stair Bulkhead is a Rooftop Structure (Penthouse)
- Stair & Deck not filed with DCRA nor approved by BZA
- Slope of stair is unsafe – not compliant with IBC
- Roof is leaking around stair despite 2 attempts to repair
- Deck and guardrail are in poor condition
- Owner simply wants to maintain the property in good repair

Roof Plan



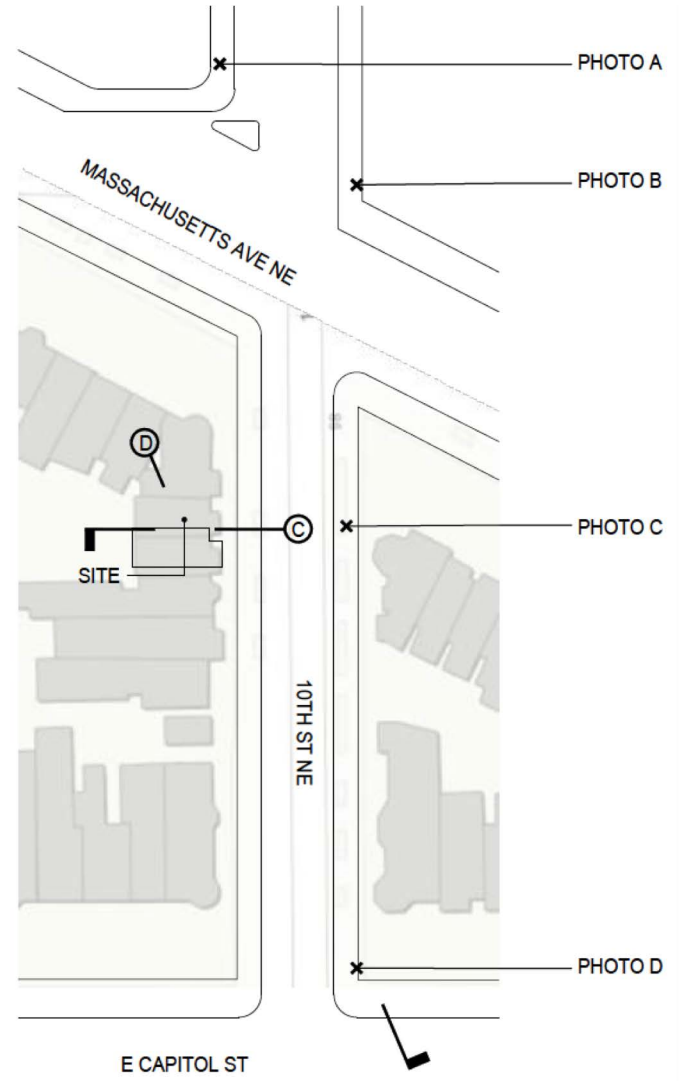
Historic View Compliance



PHOTO A NO ROOFTOP ELEMENTS ARE VISIBLE.



PHOTO B 1. SATELLITE IS VISIBLE AND WILL BE PERMANENTLY REMOVED AS PART OF THIS PROJECT.



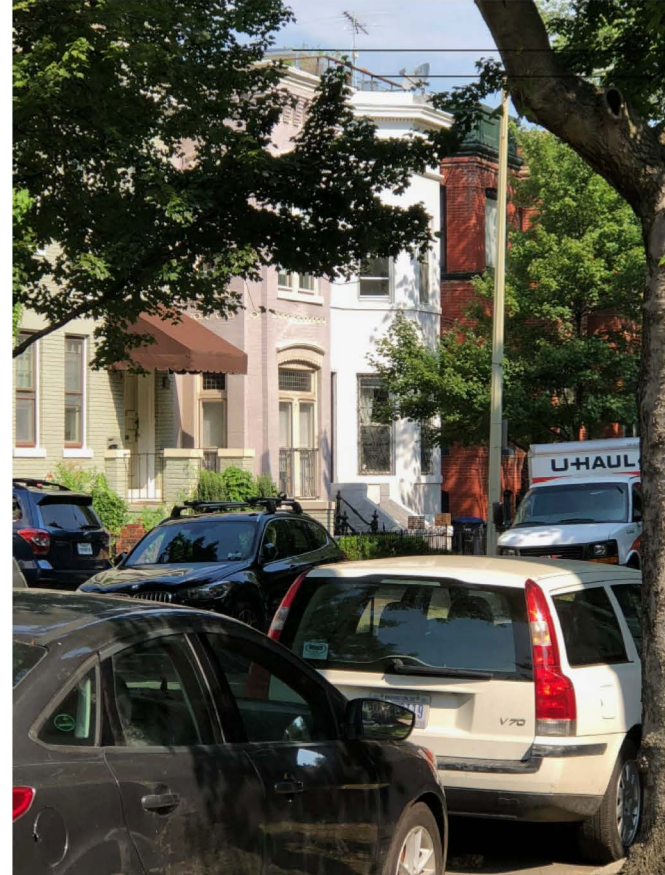
Historic View Compliance



SATELLITE
AC

PHOTO C

1. SATELLITE IS VISIBLE AND WILL BE PERMANENTLY REMOVED AS PART OF THIS PROJECT.
2. AIR CONDITIONER IS VISIBLE AND WILL BE RELOCATED 2'-10" TO THE REAR.
2. EXISTING GUARDRAIL IS VISIBLE. THE LINE OF THE NEW GUARDRAIL IS 5'-7" FT BEHIND THE EXISTING GUARDRAIL. SEE PLAN ON A002.

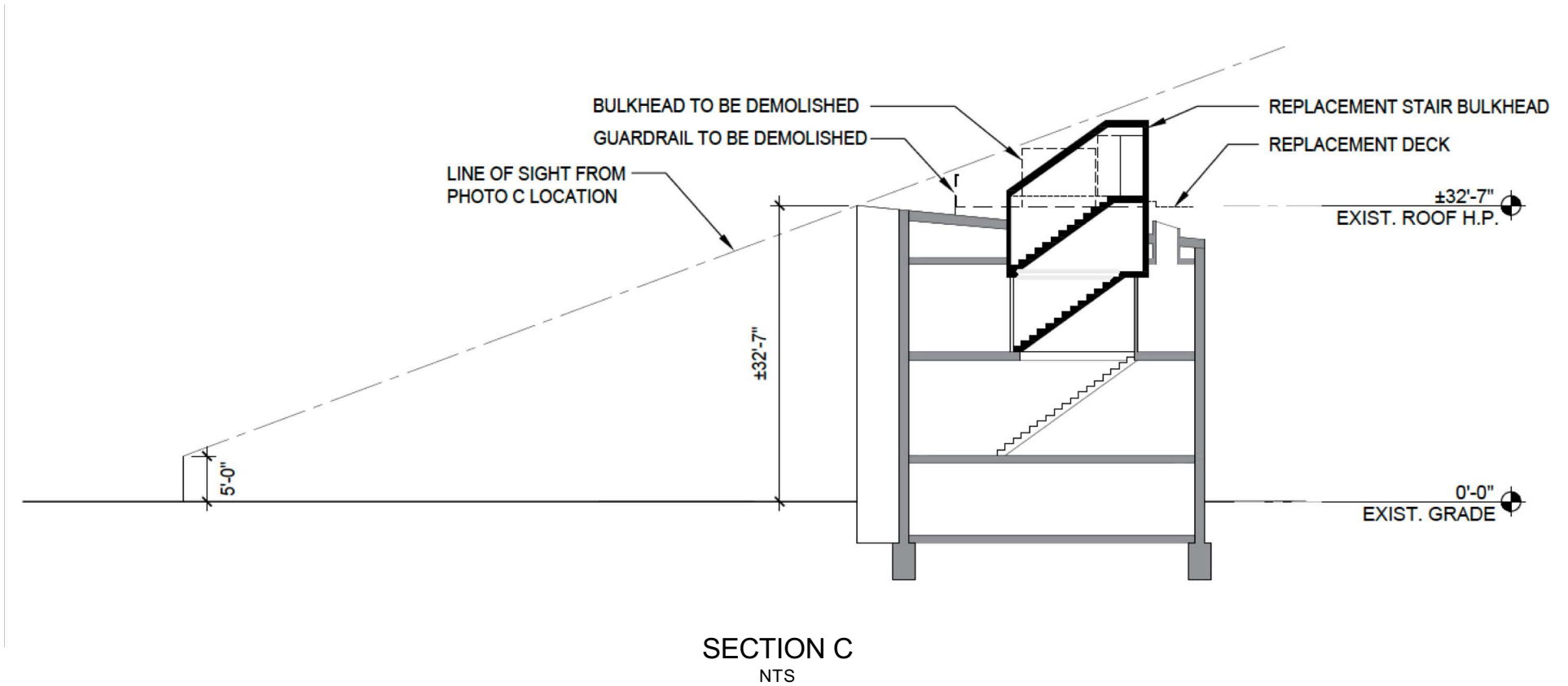


STAIR BULKHEAD
GUARDRAIL

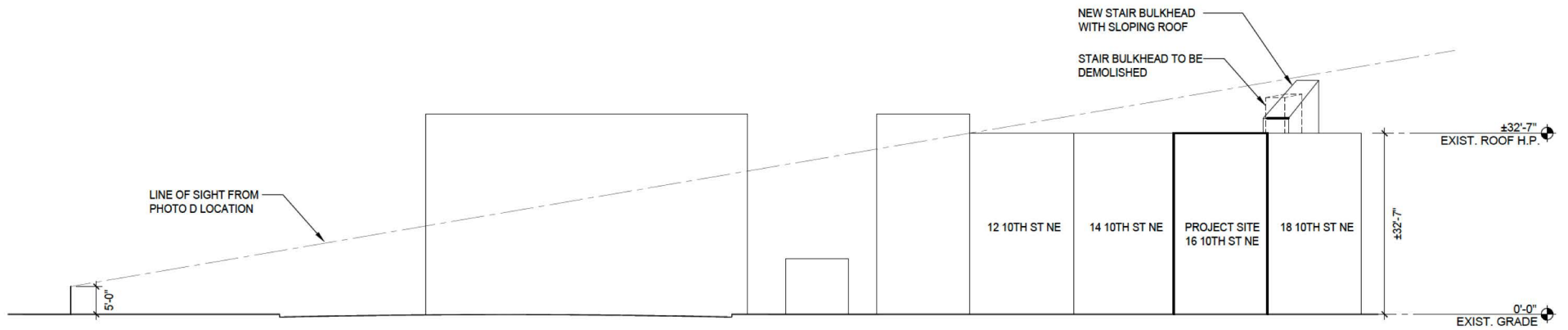
PHOTO D

1. EXISTING STAIR BULKHEAD IS VISIBLE. THE NEW STAIR BULKHEAD WILL HAVE A SLOPING TOP REMOVING IT FROM THE VIEWSHED.
2. EXISTING GUARDRAIL IS VISIBLE. THE LINE OF THE NEW GUARDRAIL IS 5'-7" FT BEHIND THE EXISTING GUARDRAIL. SEE PLAN ON A002.
3. EXISTING SATELLITE IS ALSO VISIBLE AND WILL BE PERMANENTLY REMOVED.

Historic View Compliance

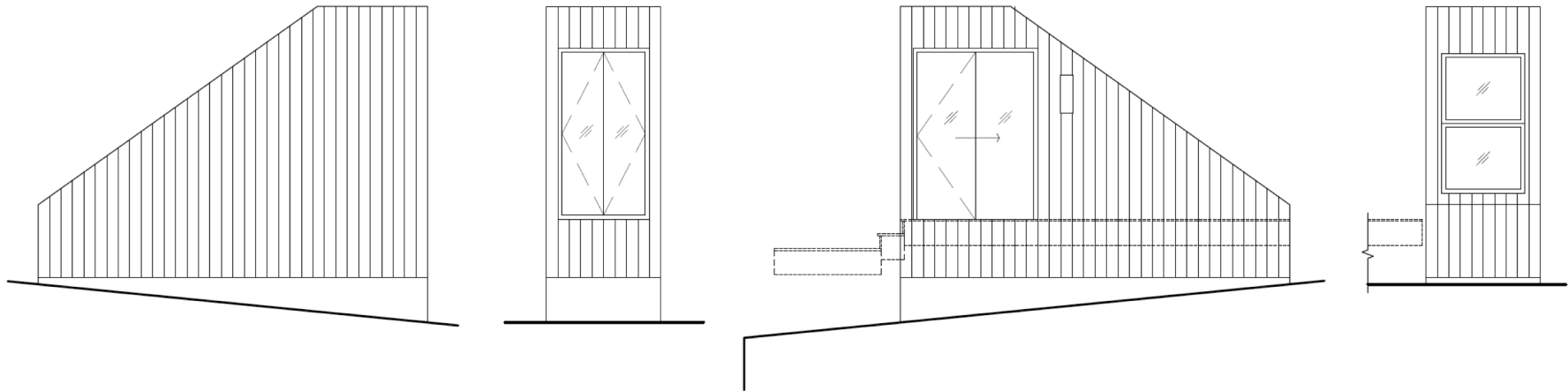


Historic View Compliance



SECTION D
NTS

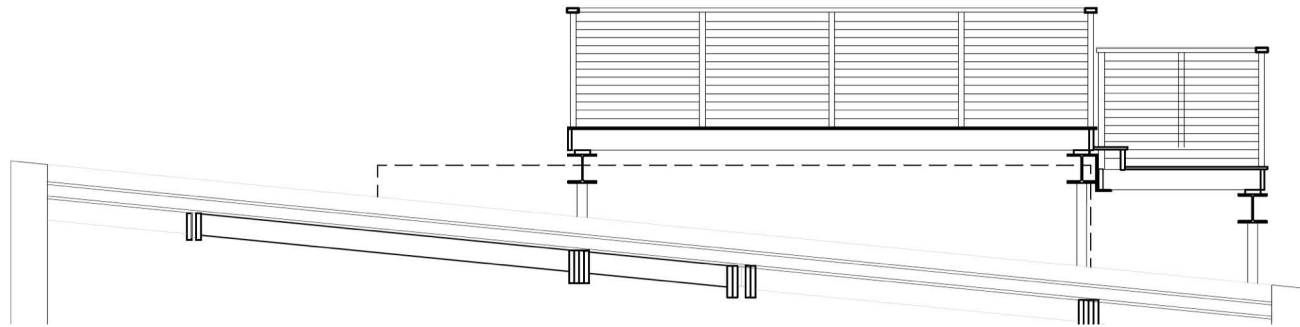
Elevations



Section

±33'-7"
MAIN DECK

±32'-7"
EXIST. ROOF H.P.



±32'-3 5/8"
LOWER DECK

Zoning Special Exception

ZONE

PROJECT IS IN ZONE RF-1.

BUILDING HEIGHT

THE EXISTING BUILDING IS 32'-7" ABOVE GRADE MEASURED FROM THE MIDPOINT OF THE FRONT FACADE, IN COMPLIANCE WITH 303.1.

YARDS

FRONT AND REAR YARDS ARE NOT MODIFIED BY THIS PROJECT. THERE ARE NO SIDE YARDS APPLICABLE TO ROW HOUSES ON AN INTERIOR LOT.

ORIGINAL ROOFTOP ELEMENTS

THE ONLY ORIGINAL ROOFTOP ELEMENT IS AN EXISTING CHIMNEY AND IT IS NOT ALTERED BY THIS PROJECT. THIS PROJECT IS IN COMPLIANCE WITH 206.1.

PENTHOUSE

THIS PROJECT INCLUDES STAIR ACCESS TO THE ROOF. THE STAIR ENCLOSURE FALLS UNDER THE CRITERIA OF PENTHOUSE PER CHAPTER 15, 1500.3 AND IS PROVIDED SOLELY FOR ROOF ACCESS, NOT HABITABLE SPACE.

PENTHOUSE APPLICABILITY

ON ROWHOUSES, A PENTHOUSE IS ALLOWABLE AS A SPECIAL EXCEPTION PER 1500.4 THAT CONTAINS ONLY STAIR ACCESS TO THE ROOF AND IS NO MORE THAN 10'-0" HIGH. THIS PENTHOUSE CONSISTS ONLY OF A STAIR AND HAS NO STORAGE AND NO OCCUPIED SPACE.

PENTHOUSE HEIGHT

THE STAIR ENCLOSURE IS IN COMPLIANCE WITH 1500.4 IN THAT IT RISES 9' 10 1/2" ABOVE THE EXISTING ROOF HIGH POINT (10'-0" ALLOWED) AND IS ONE STORY.

THE STAIR ENCLOSURE IS IN COMPLIANCE WITH SPECIAL EXCEPTION UNDER SUBTITLE X, CHAPTER 9 AND PENTHOUSE MAXIMUM HEIGHT OF 12'-0" PER 303.7.

PENTHOUSE WALLS

UNIFORM HEIGHT WALLS ARE REQUIRED PER 1500.9. THIS IS NOT FEASIBLE DUE TO HISTORIC VIEW REGULATIONS. THE STAIR ENCLOSURE HAS BEEN DESIGNED WITH A SLOPING ROOF TO BE OUT OF THE HISTORIC VIEW SHED.

Zoning Special Exception

PENTHOUSE SETBACKS

THE FRONT PENTHOUSE SETBACK IS 16'-6" FROM THE FRONT BUILDING WALL, IN COMPLIANCE WITH 1502.1a AS THIS IS GREATER THAN ITS HEIGHT OF 9'-10 1/2".

PENTHOUSE SETBACKS CONT'D

THE REAR PENTHOUSE SETBACK IS 6'-3". PER 1502.b THIS IS TO BE EQUAL TO THE PENTHOUSE HEIGHT. DUE TO THE HISTORIC VIEW REQUIREMENTS, COMPLIANCE WITH THIS SETBACK IS INFEASIBLE. THE SETBACK HAS BEEN MAXIMIZED TO THE GREATEST DEGREE POSSIBLE WHILE PROVIDING COMPLIANCE WITH HISTORIC REGULATIONS. THE SIZE OF THE PENTHOUSE HAS BEEN MADE AS SMALL AS POSSIBLE WHILE PROVIDING SAFE ROOF ACCESS.

PENTHOUSE SIDE SETBACK PER 1502.c IS NOT FEASIBLE FOR AN 18'-0" WIDE LOT. PLEASE NOTE THAT THE INTENT OF THE PENTHOUSE DESIGN IS TO PROVIDE SAFE ROOF ACCESS TO CORRECT THE NON-COMPLIANT CONSTRUCTION.

1504 RELIEF TO PENTHOUSE REQUIREMENTS

- A. STRICT APPLICATION OF PENTHOUSE SIDE SETBACK WOULD BE UNDULY RESTRICTIVE.
- B. THE RELIEF REQUESTED RESULTS IN A BETTER DESIGN OF THE ROOF STRUCTURE WITHOUT APPEARING TO BE AN EXTENSION OF THE BUILDING WALL. THE STAIR ENCLOSURE IS NOT VISIBLE FROM THE STREET, IS CONSTRUCTED OF WOOD, AND IS STRUCTURALLY SEPARATE FROM THE MASONRY BEARING WALLS, THEREFORE IT IS NOT AN EXTENSION OF THE BUILDING WALL.
- C. THE STAIR ENCLOSURE IS NOT VISUALLY INTRUSIVE AS IT IS NOT VISIBLE FROM THE STREET.
- D. CONSTRUCTION CODE REASONABLE EFFICIENCIES IN LOWER FLOORS: THE STAIR HAS BEEN DESIGNED AS A CONTINUATION OF THE EXISTING STAIR.
- E. EVERY EFFORT HAS BEEN MADE TO BE IN COMPLIANCE WITH THE REQUIRED SETBACKS.
- F. THERE IS NO EFFECT TO THE LIGHT AND AIR OF ADJACENT STRUCTURES.

PENTHOUSE AREA

PENTHOUSE IS 11% OF THE TOTAL ROOF AREA, IN COMPLIANCE WITH 1503.2.

THE STAIR ENCLOSURE IS 71 SF AND IS 16% OF THE USABLE ROOFTOP SPACE, IN COMPLIANCE WITH 1500.3b.

ROOF AREA: 668 SF

USABLE ROOF AREA 434 SF (GREEN ROOF + WOOD DECK)

PENTHOUSE AREA: 71 SF

Additional Information

- Requested Action:** Approval to present to ANC & BZA
- Schedule:** Construction begins immediately after DCRA & BZA Approval
- Construction Methods:** Working hours, noise, truck access, etc. will be negotiated by the owner to a reasonable time frame. A crane is most likely necessary to bring beams up to the roof.
- Contact:** cw@Archfina.com