

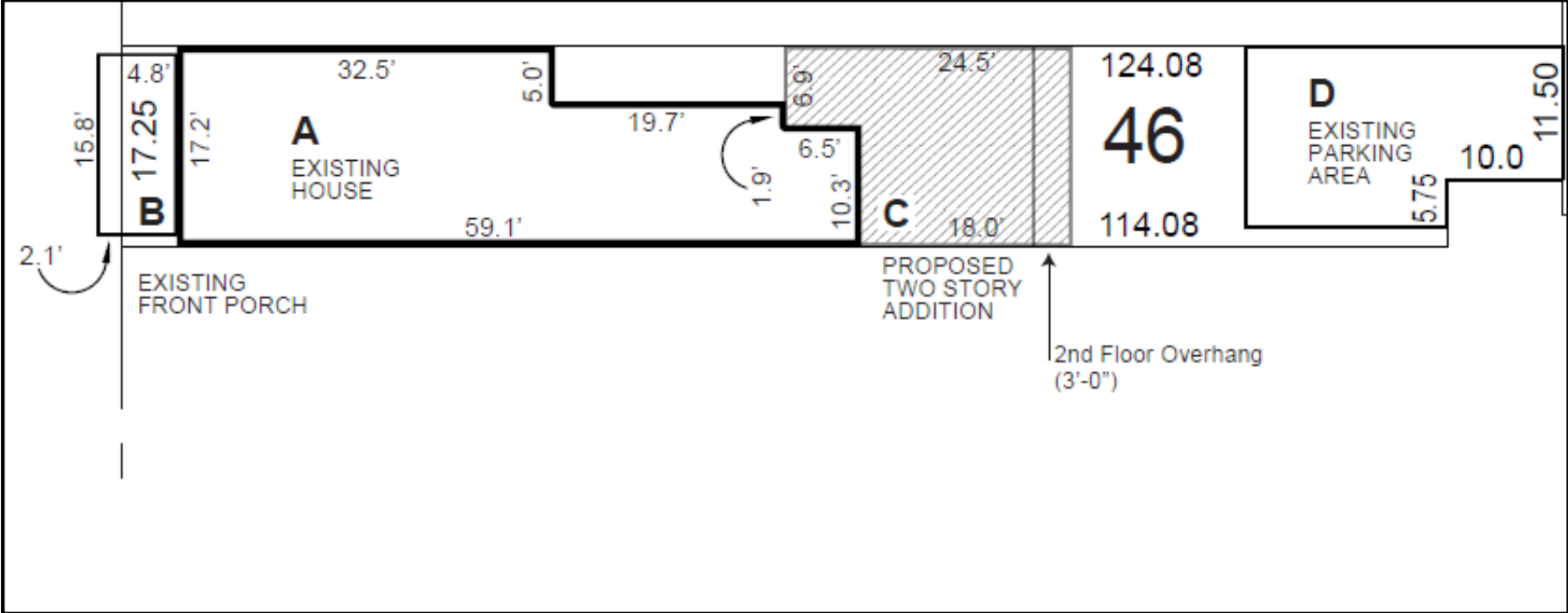


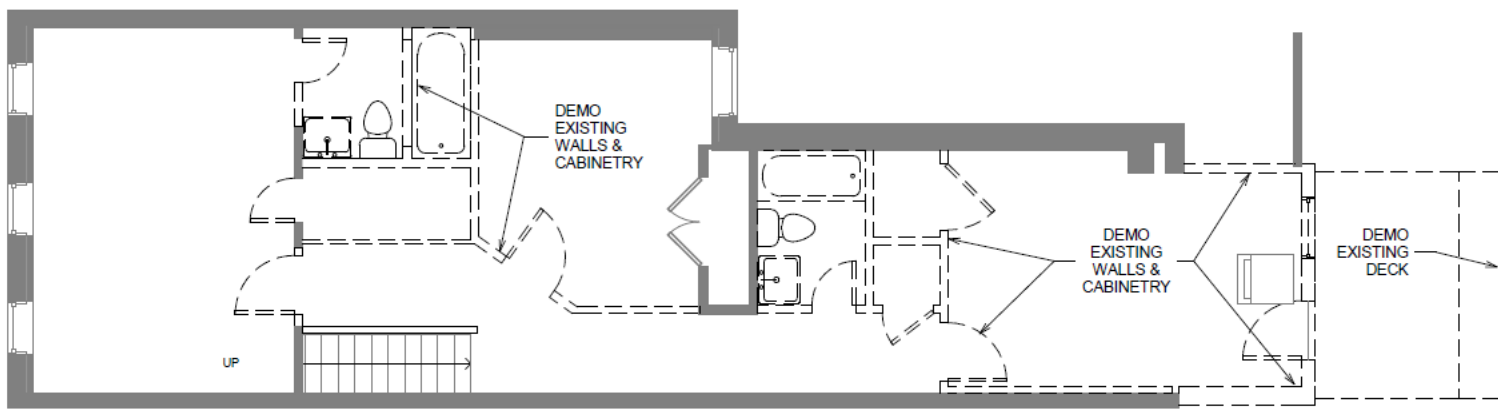
MODIFICATION OF
SIGNIFICANCE
913 7TH STREET, NE
BZA CASE NO.
19917-A
JULY 10, 2019

Background

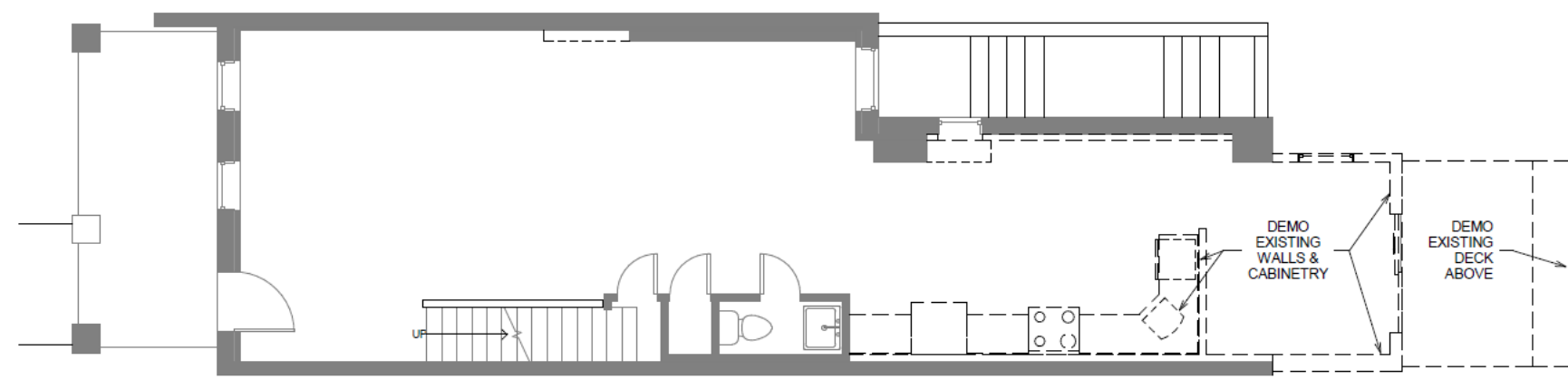
- Case No 19917- Applicant received relief from the 10 ft. rule (E-205) pursuant to E-5201 in order to construct a two-story rear addition
- After approval, it was discovered that the architect miscalculated the lot occupancy by not including a 3 ft. second-story overhang
- Once the 3 ft. overhang was included, the lot occupancy measurement totaled 62.39%
- Asking for a modification of significance for lot occupancy because the previous relief was reviewed under the same standard as the requested relief (E-5201); no change in plans
- Modification of Significance: The scope of a hearing conducted pursuant to Subtitle Y § 704.1 shall be limited to impact of the modification on the subject of the original application, and shall not permit the Board to revisit its original decision

Approved/Proposed Site Plan





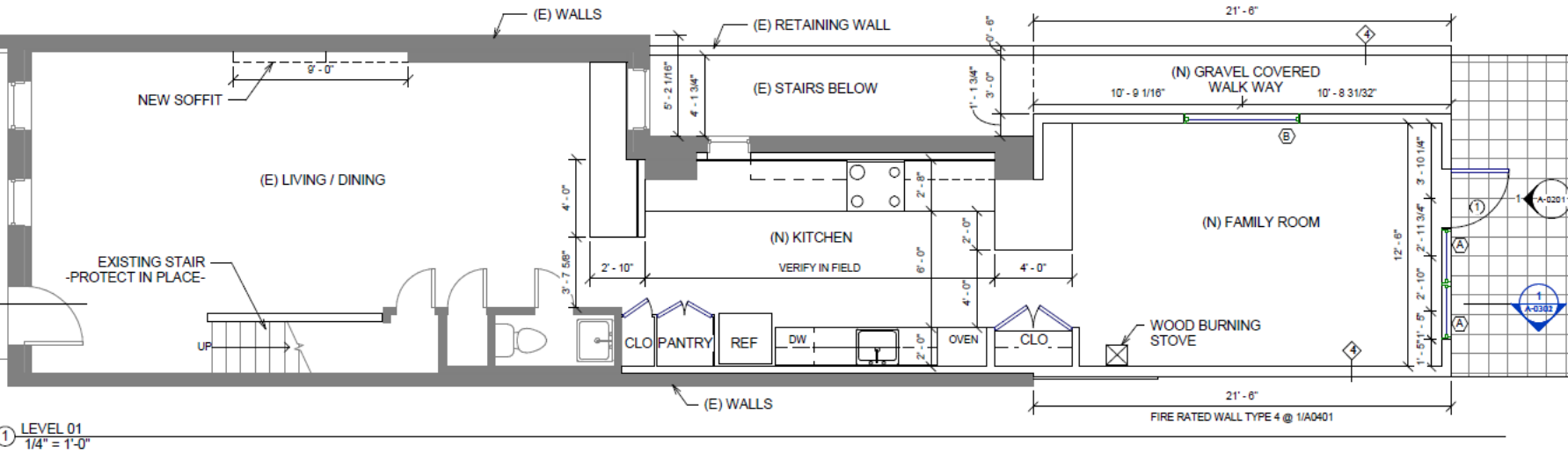
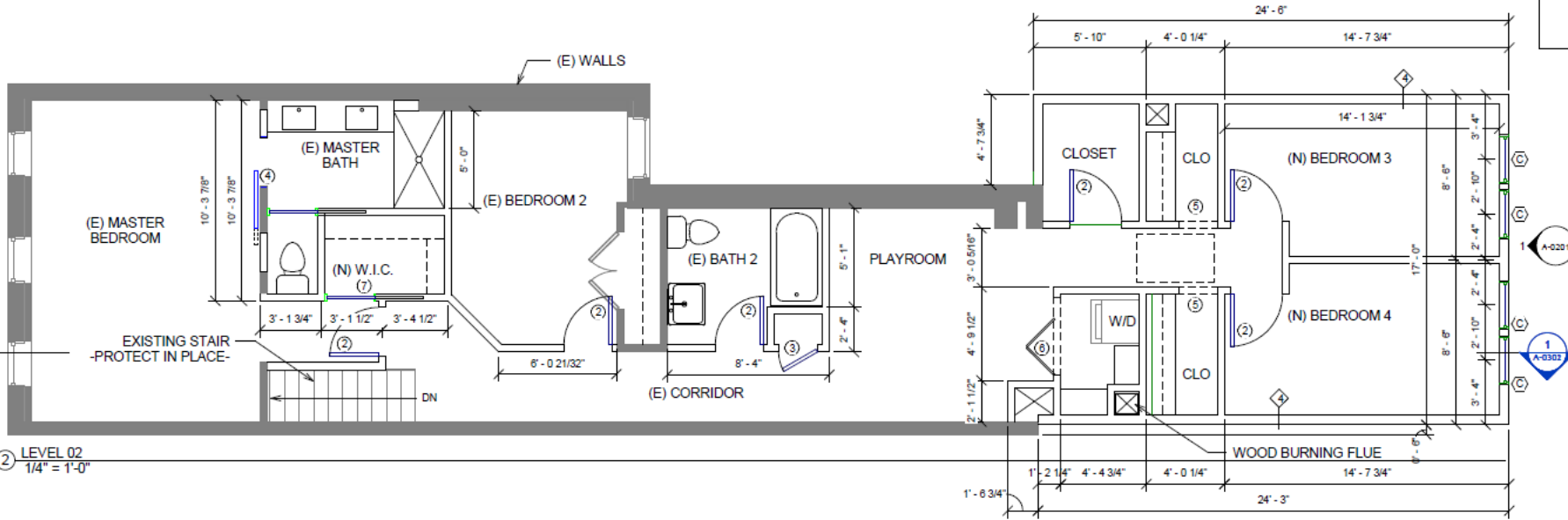
② LEVEL 02 - DEMO
1/4" = 1'-0"



① LEVEL 01 - DEMO
1/4" = 1'-0"

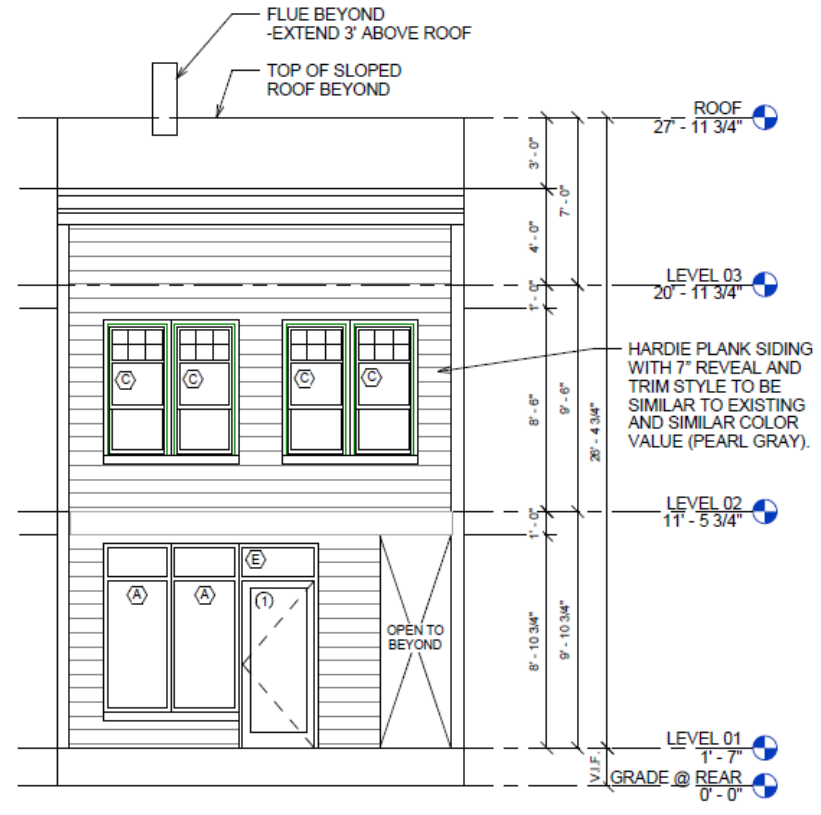
STRUCTURAL CERTIFICATION - STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES



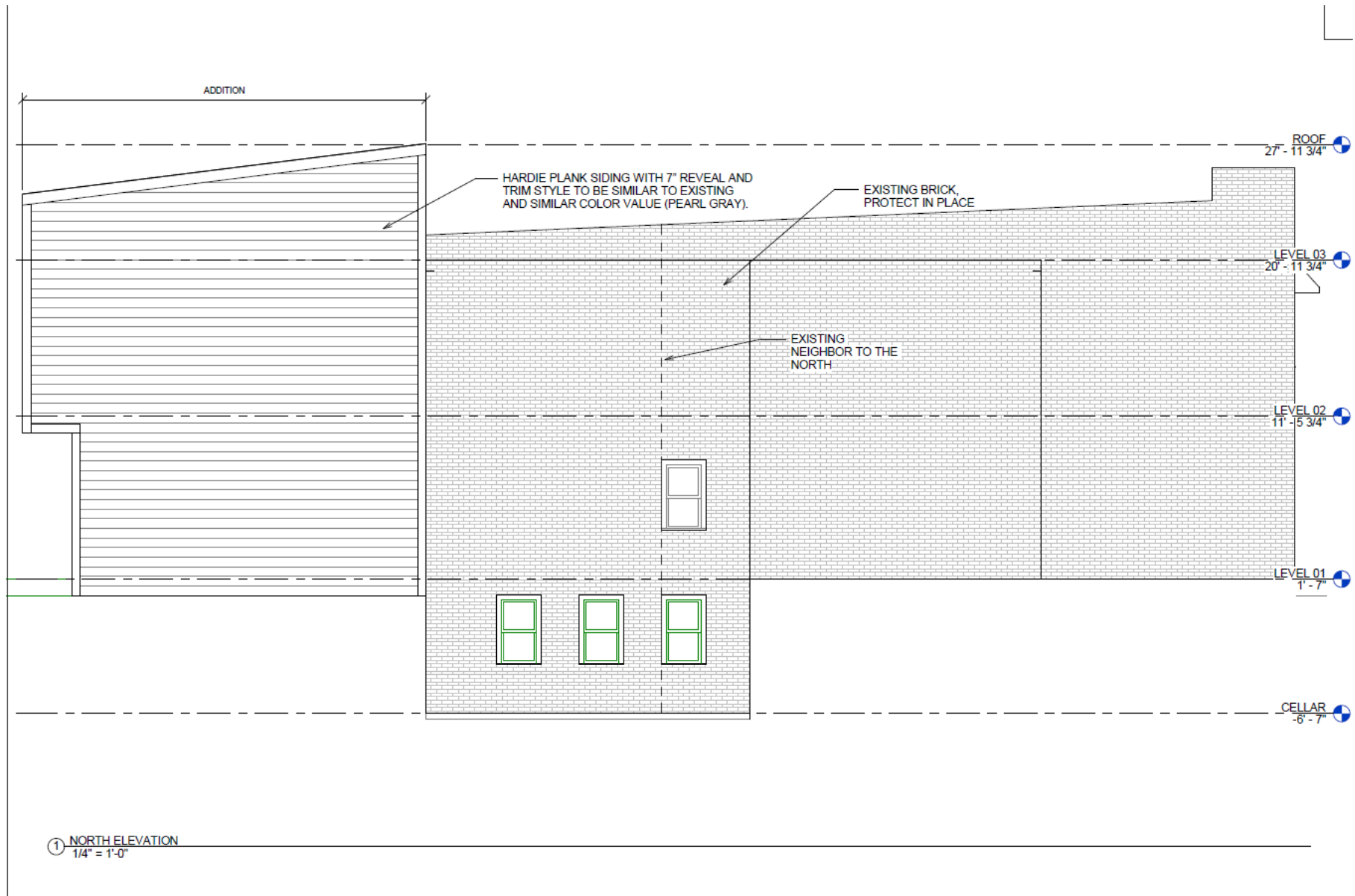


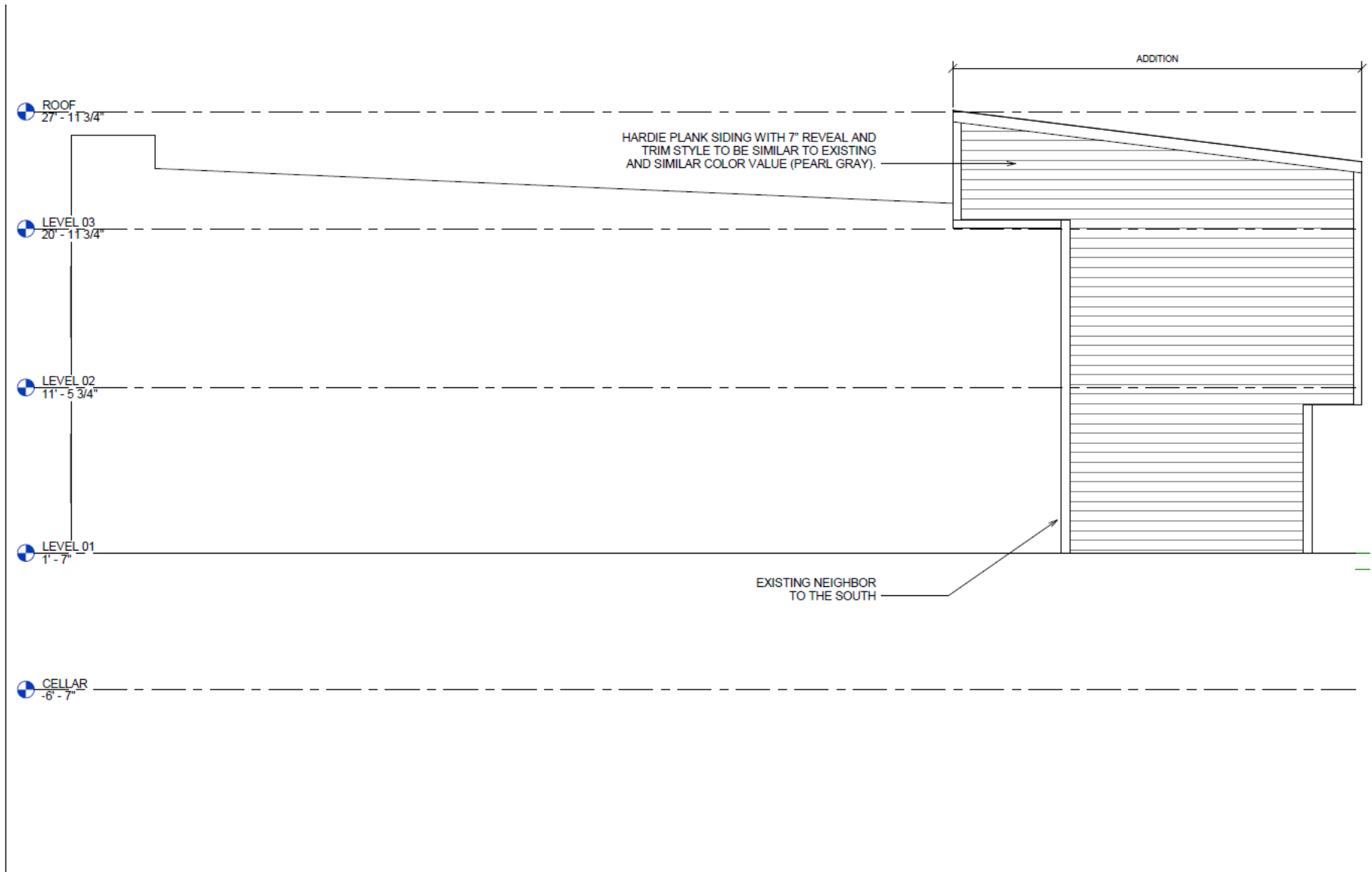


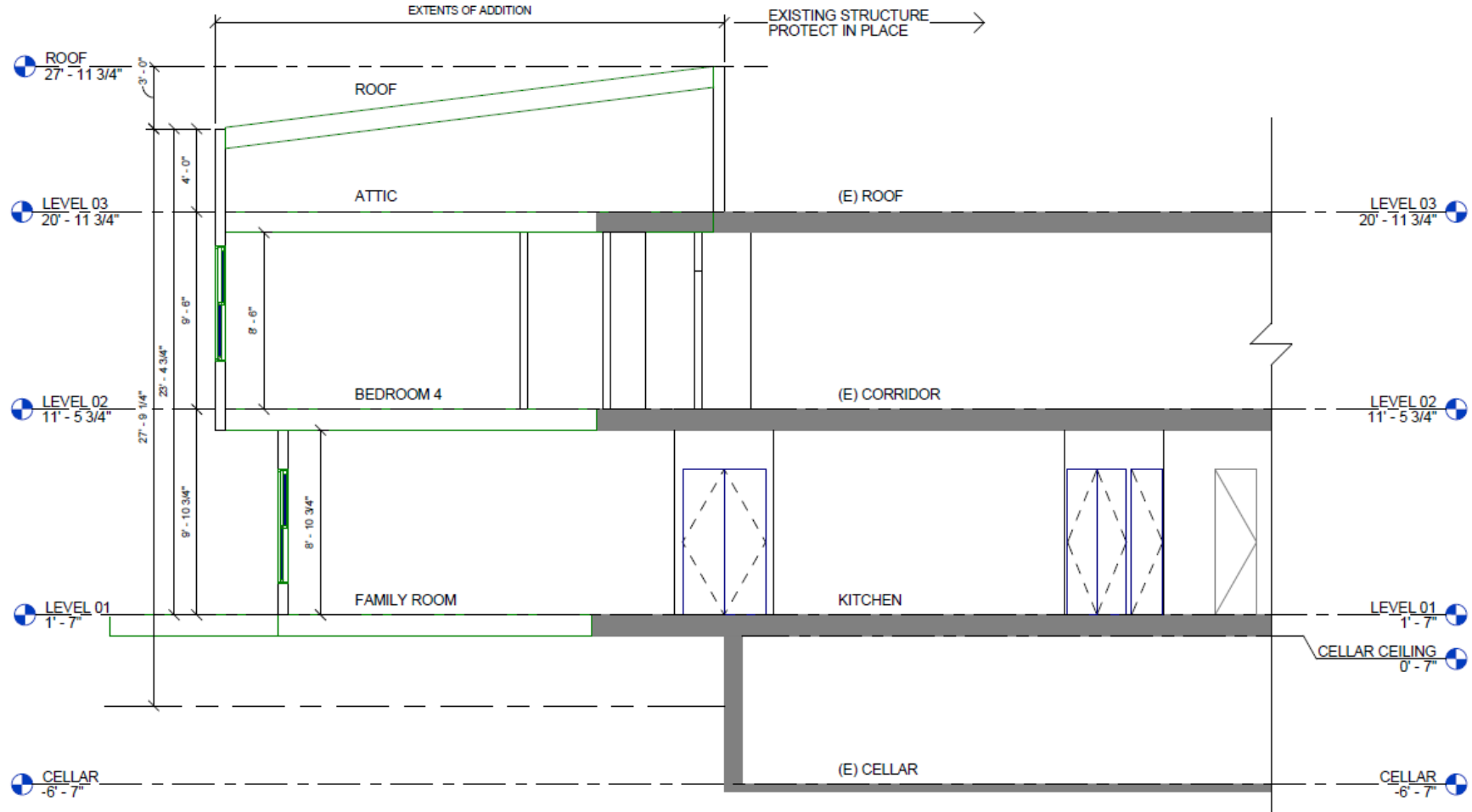
② FRONT ELEVATION
1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"







Requirements of E-5201.3

5201.3(a): The light and air available to neighboring properties shall not be unduly affected;

- Will not have an undue impact on light and air
- Maintaining the existing court by converting it from an open court to a closed court will minimize any potential impact on the northern neighbor's (915 7th ST NE) light and air
- Shadow study shows that the impact to the neighboring properties would be minimal

5201.3(b): The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

- No windows or decks facing adjacent property
- Privacy fence encloses the property

5201.3(c): The addition shall not substantially visually intrude upon the character, scale or pattern of houses along the street or alley

- No change to the front of the house; and the privacy fence makes it so only the second story addition will be visible from the alley

D § 5201.3(d) & (e)

- *(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and*
 - Photographs, maps, and renderings have been provided
- *(e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).*
 - Lot occupancy is 62.39%

D § 5201.4 - 5201.6

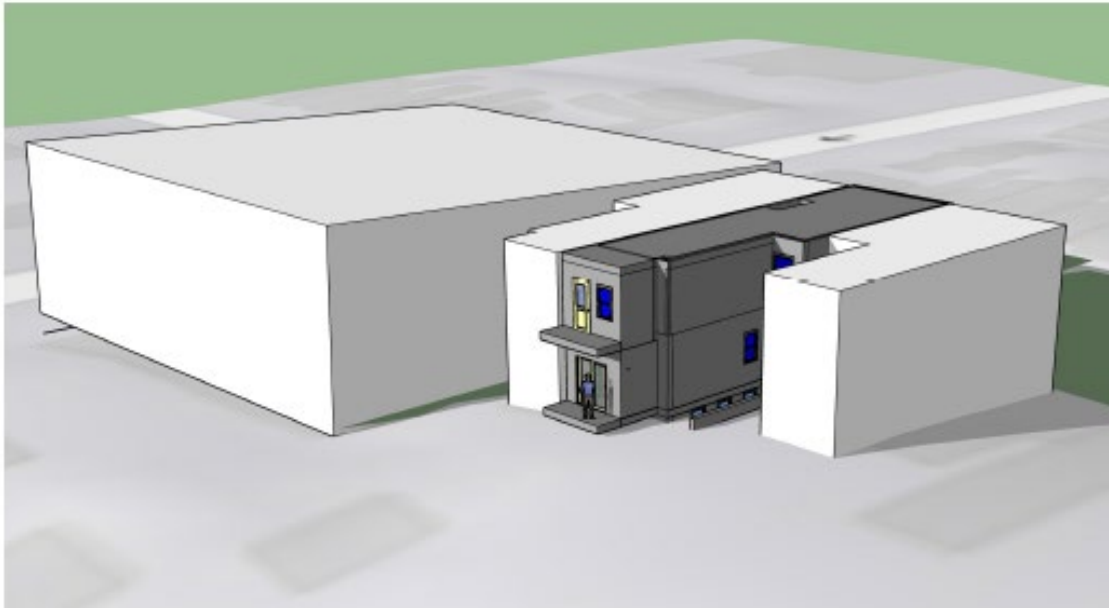
- *Section 5201.4 “The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.”*
- The Applicant will comply with Board directives for protection of adjacent and nearby properties
- *Section 5201.5 “This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.”*
- The Applicant is not requesting to introduce or expand a nonconforming use
- *Section 5201.5 “This section may not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.”*
- The Applicant is not requesting to introduce or expand nonconforming height or number of stories

Conclusion

- The Applicant is not asking the Board to approve new plans, only to grant the requested relief so the applicant may construct what was already approved
- ANC supports the modification of significance
- OP is recommending approval
- DDOT has no objection
- Adjacent neighbors supported the original application (plans are not changing)

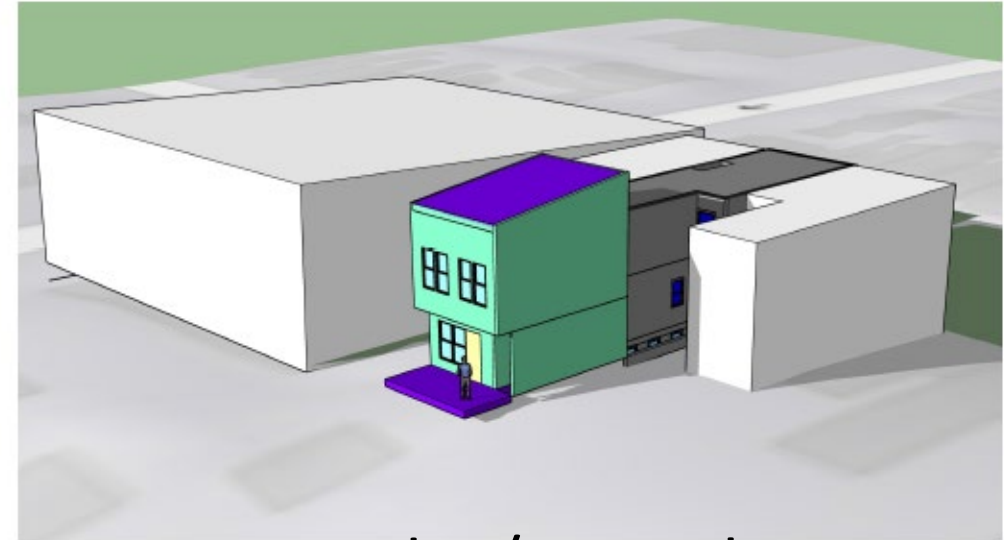
Spring 8am

Existing

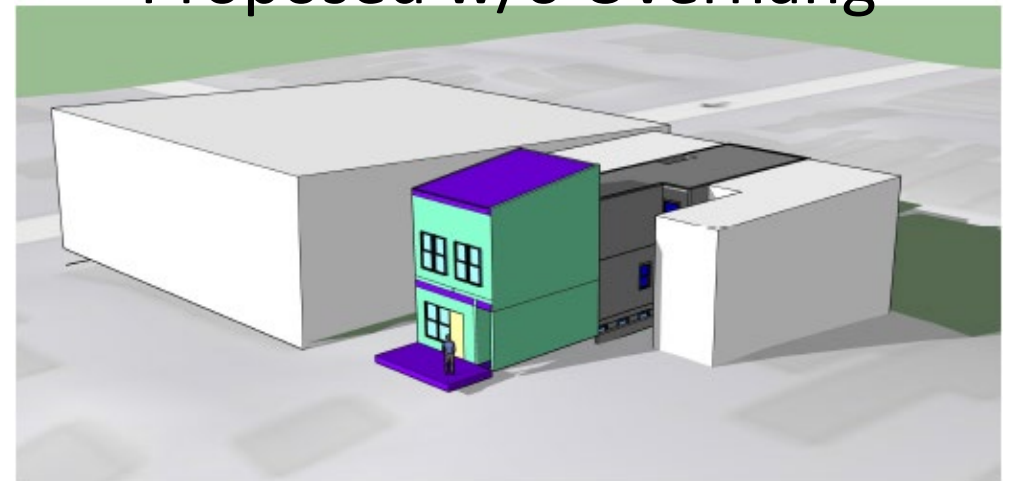


March 19th - 8 am

Proposed

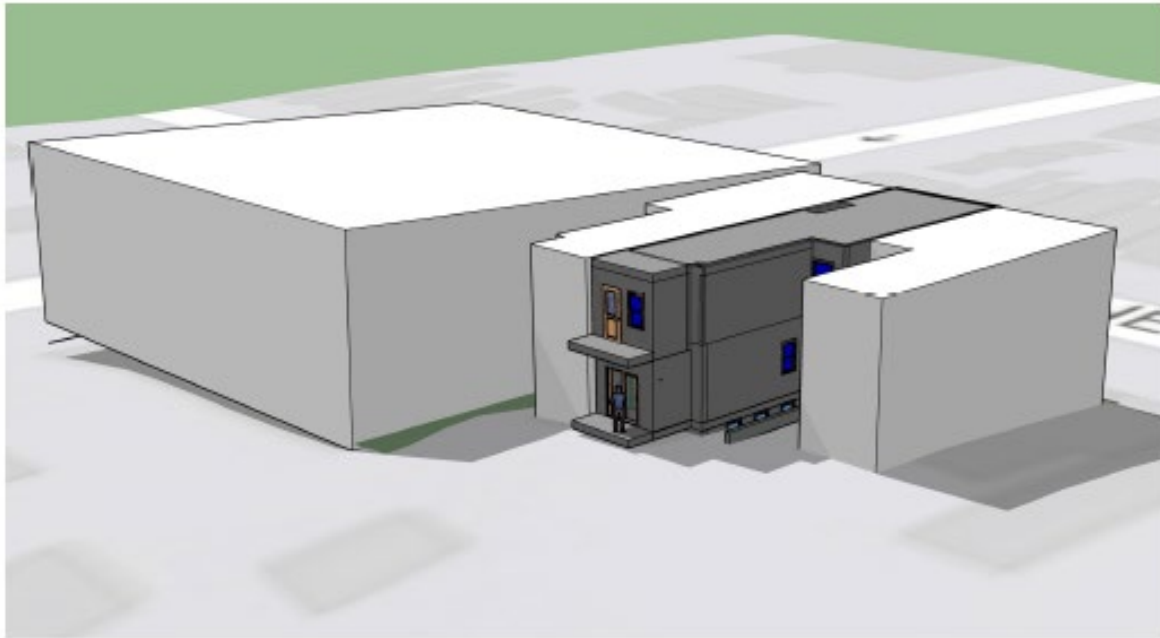


Proposed w/o Overhang



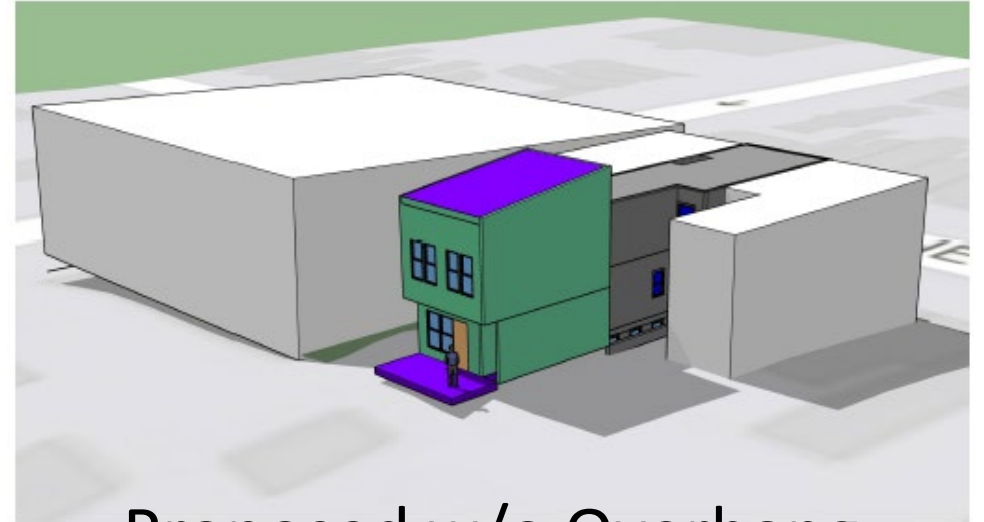
Spring 12pm

Existing

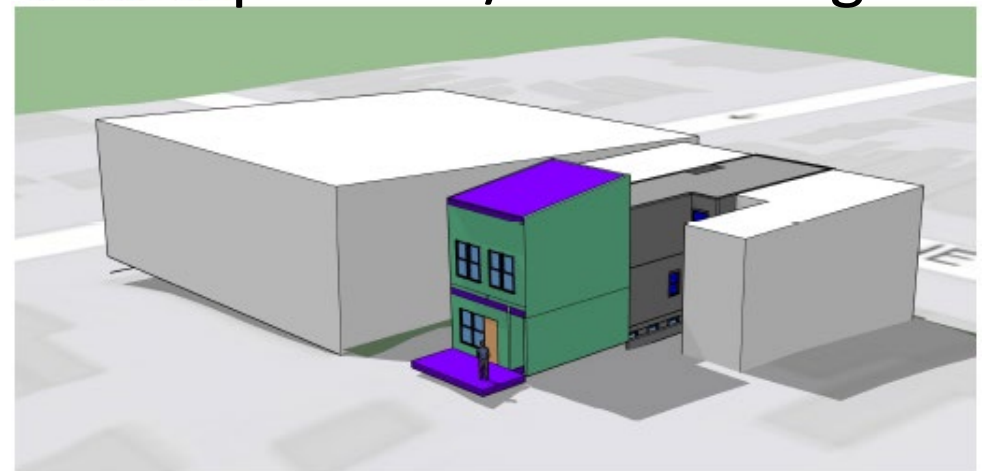


March 19th - 12 pm

Proposed

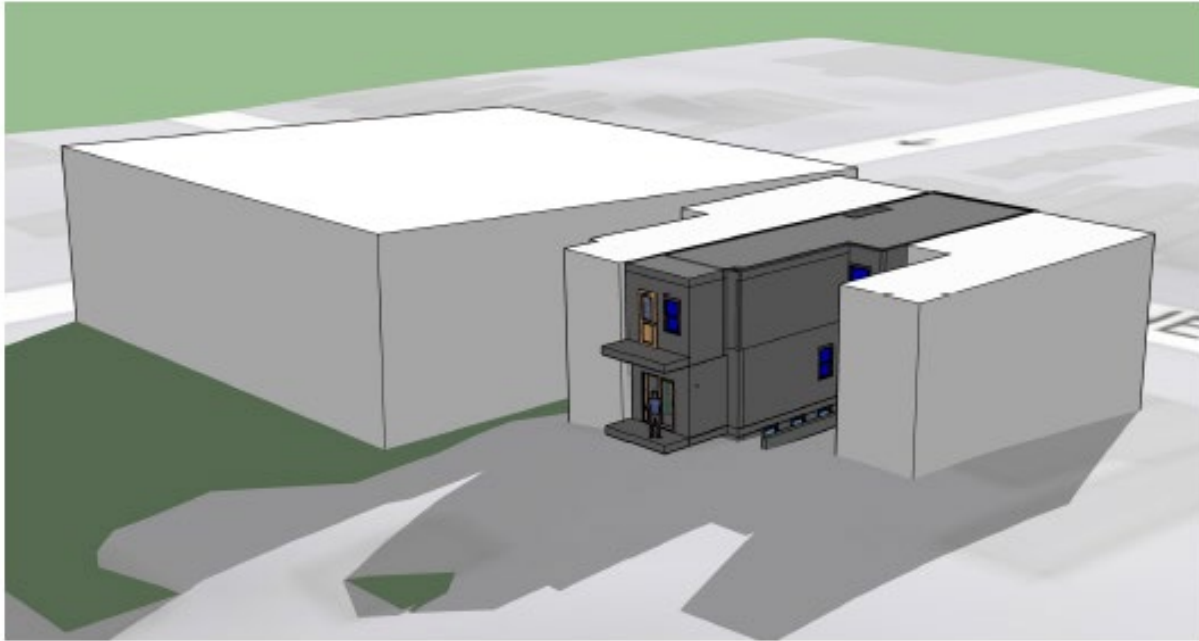


Proposed w/o Overhang



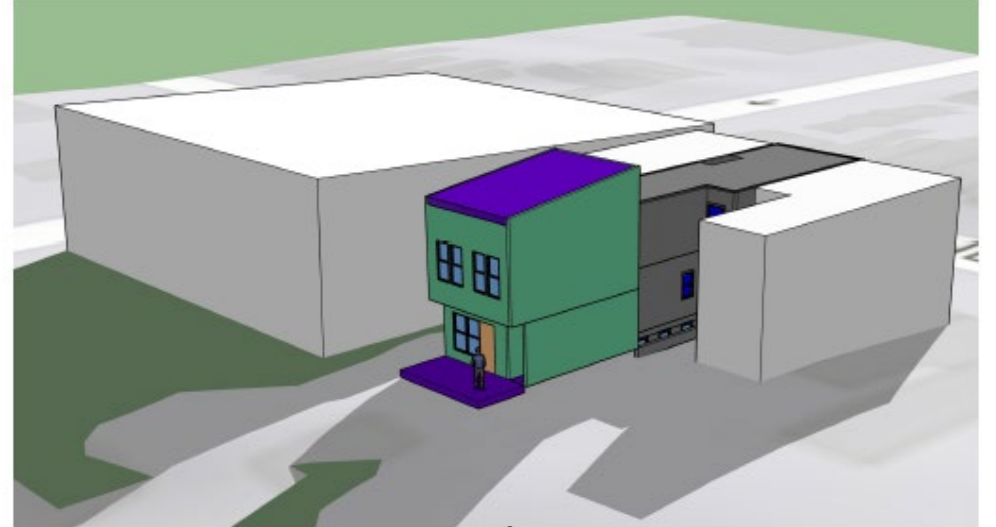
Spring 4pm

Existing



March 19th - 4 pm

Proposed

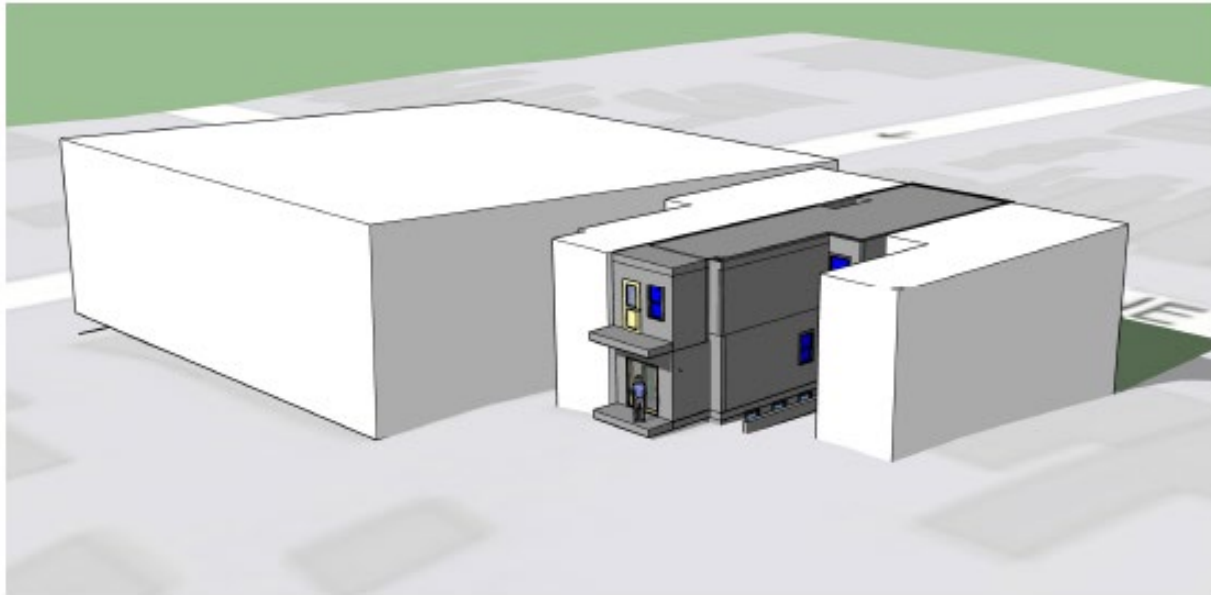


Proposed w/o Overhang



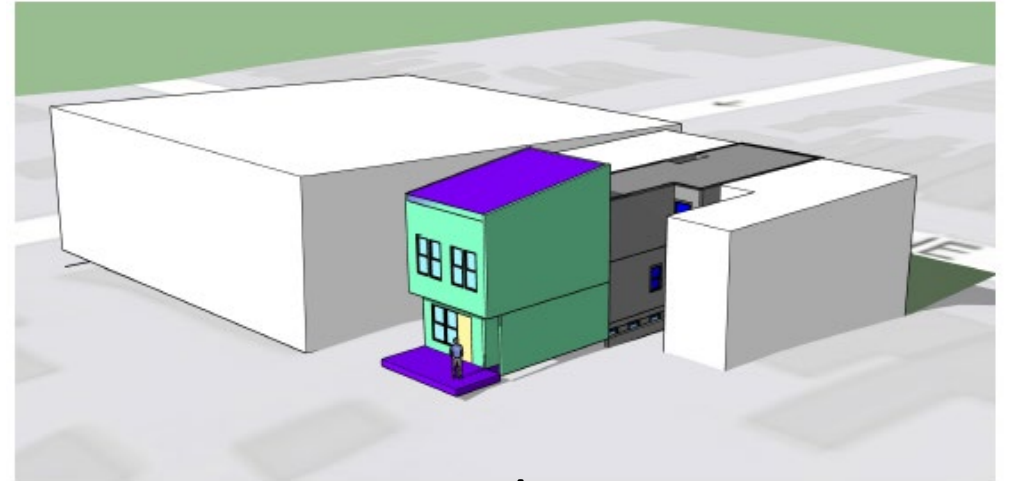
Summer 8am

Existing

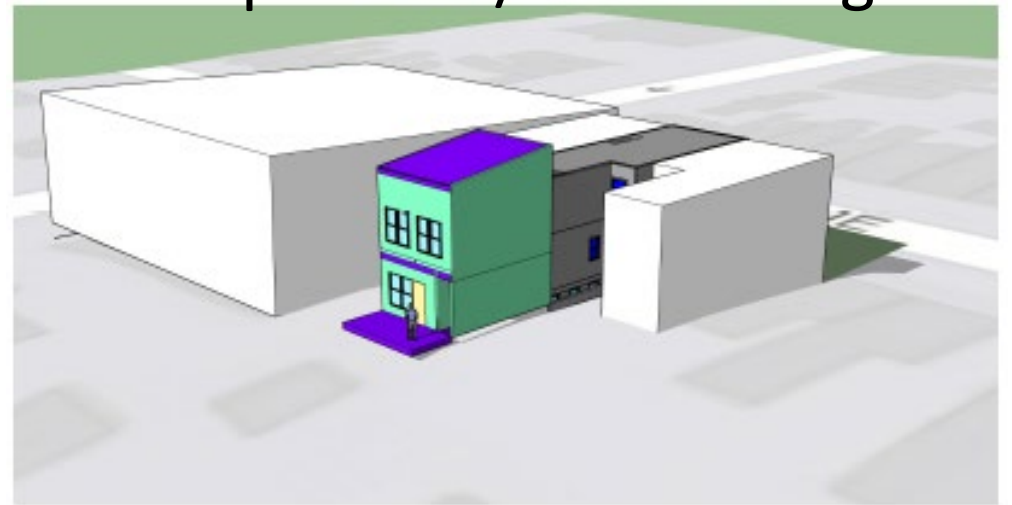


June 21st - 8 am

Proposed

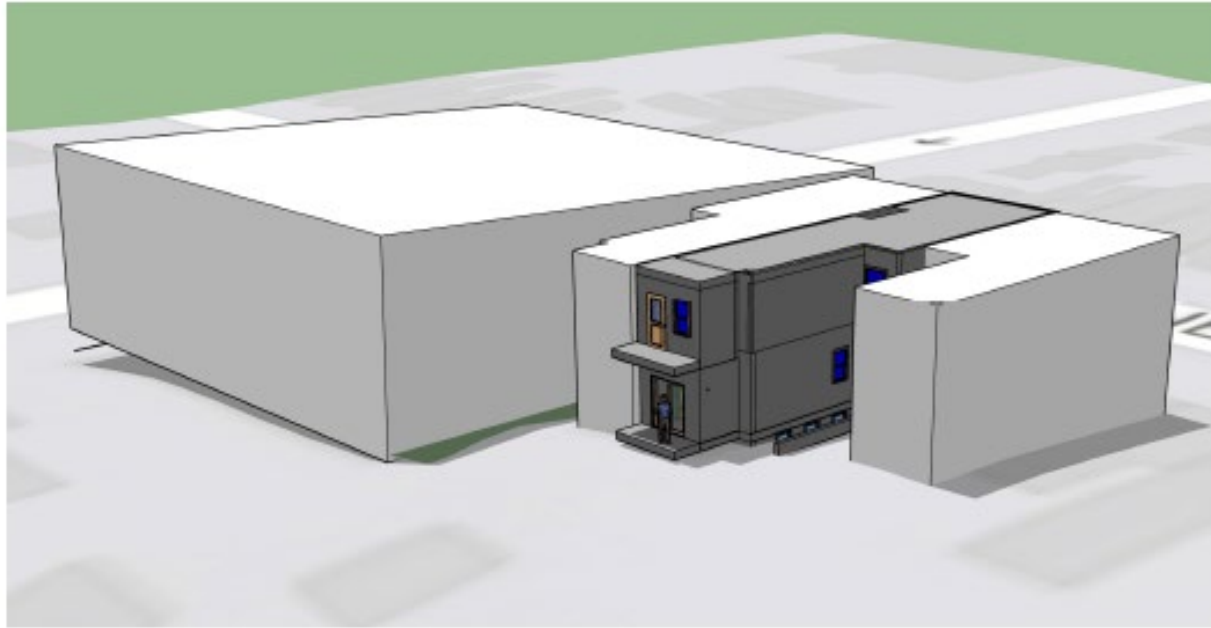


Proposed w/o Overhang



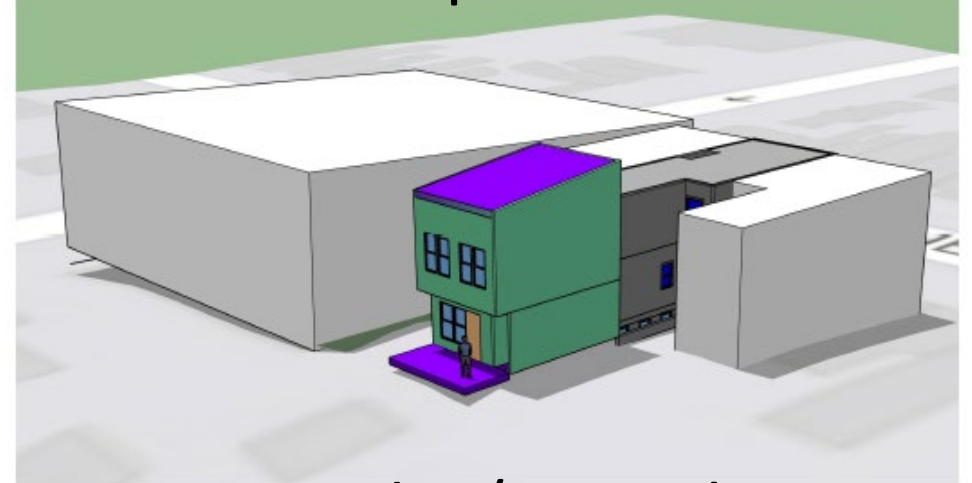
Summer 12pm

Existing

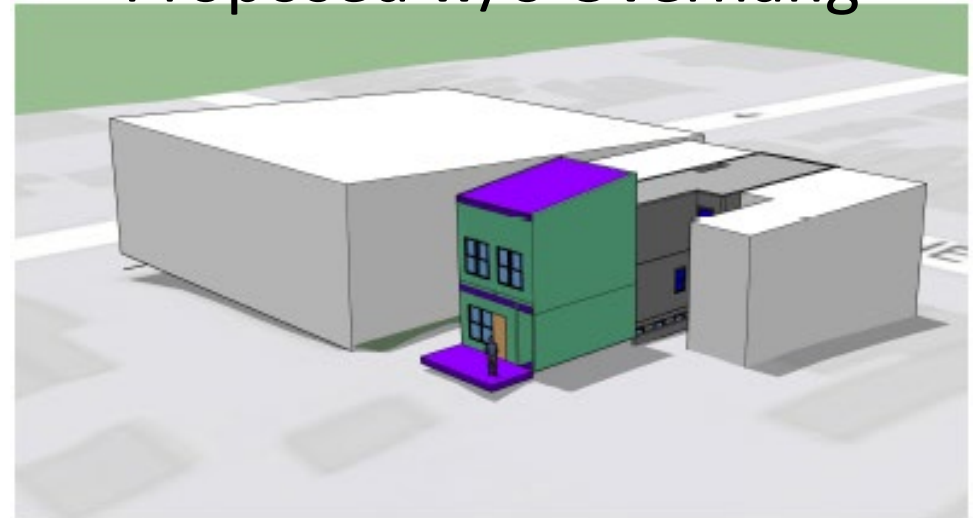


June 21st - 12 pm

Proposed

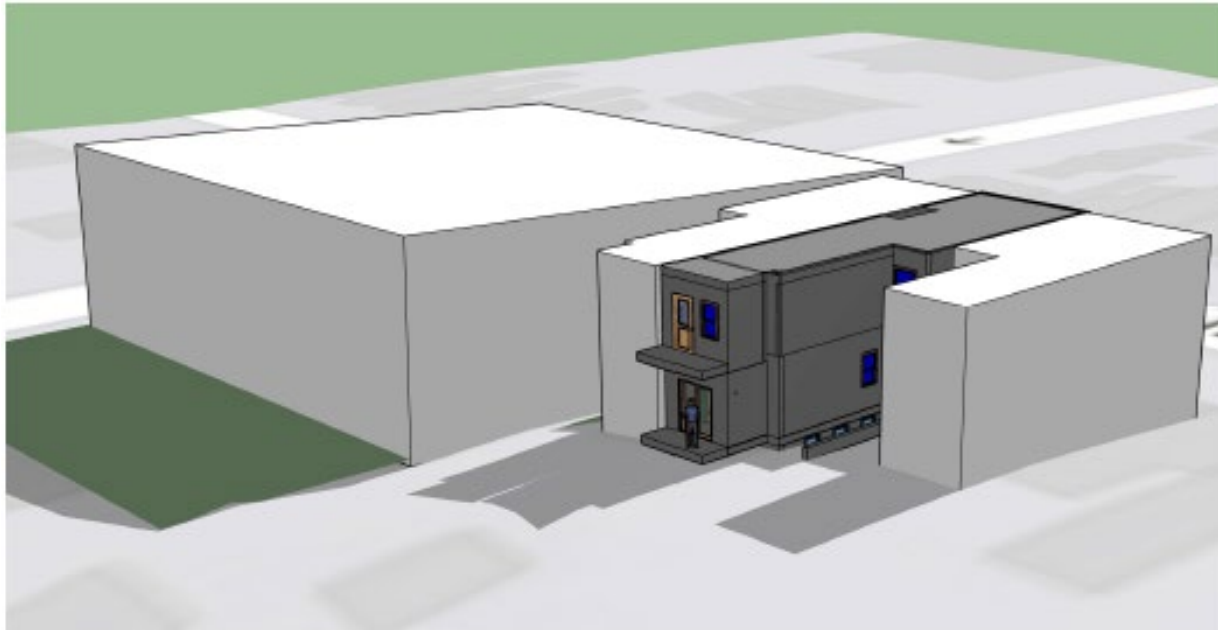


Proposed w/o Overhang



Summer 4pm

Existing

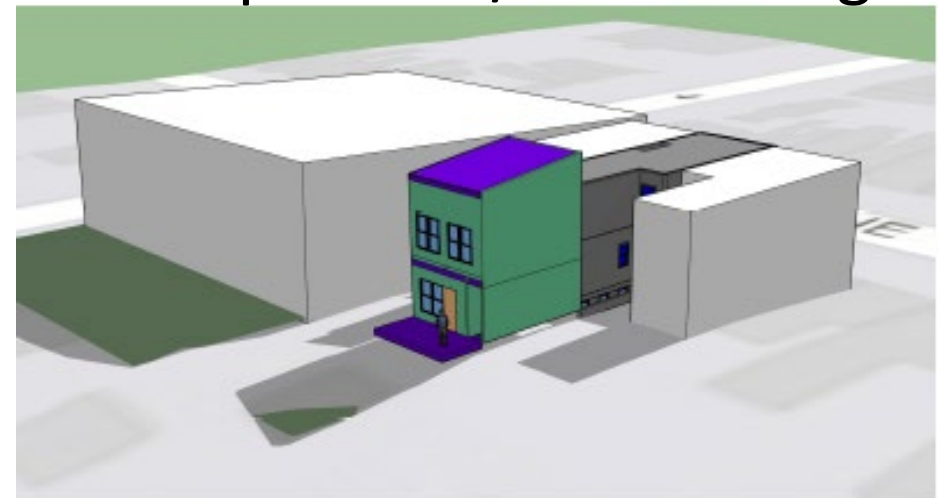


June 21st - 4 pm

Proposed

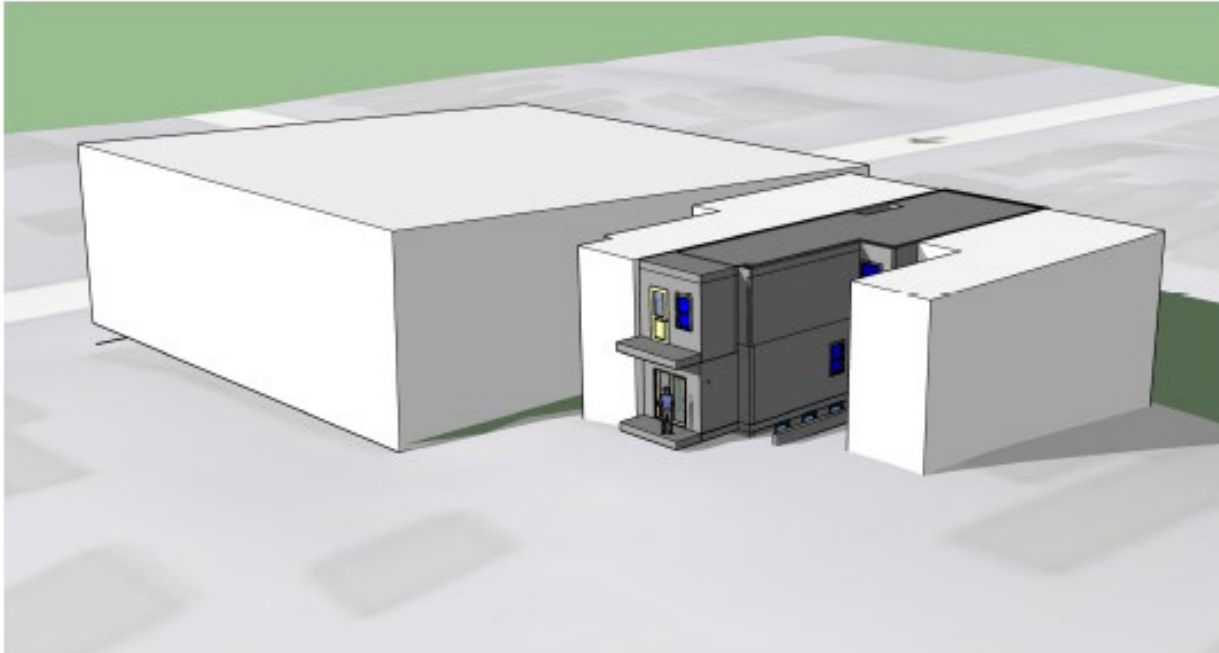


Proposed w/o Overhang



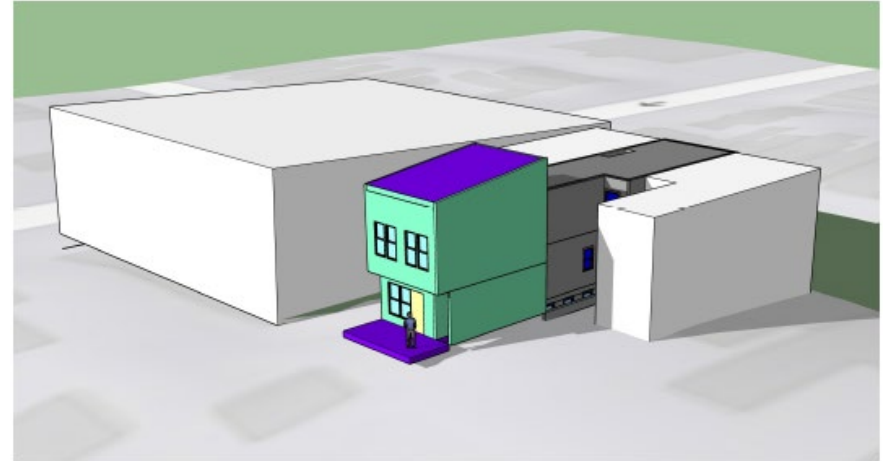
Fall 8am

Existing

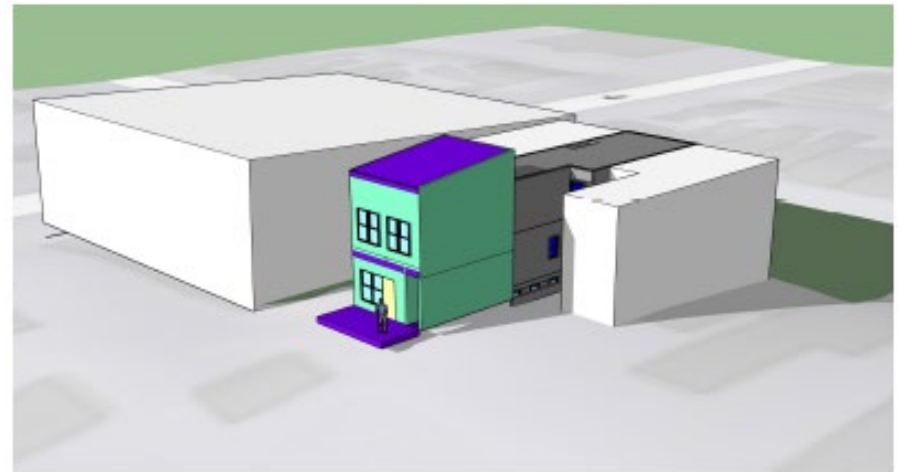


September 23rd - 8 am

Proposed

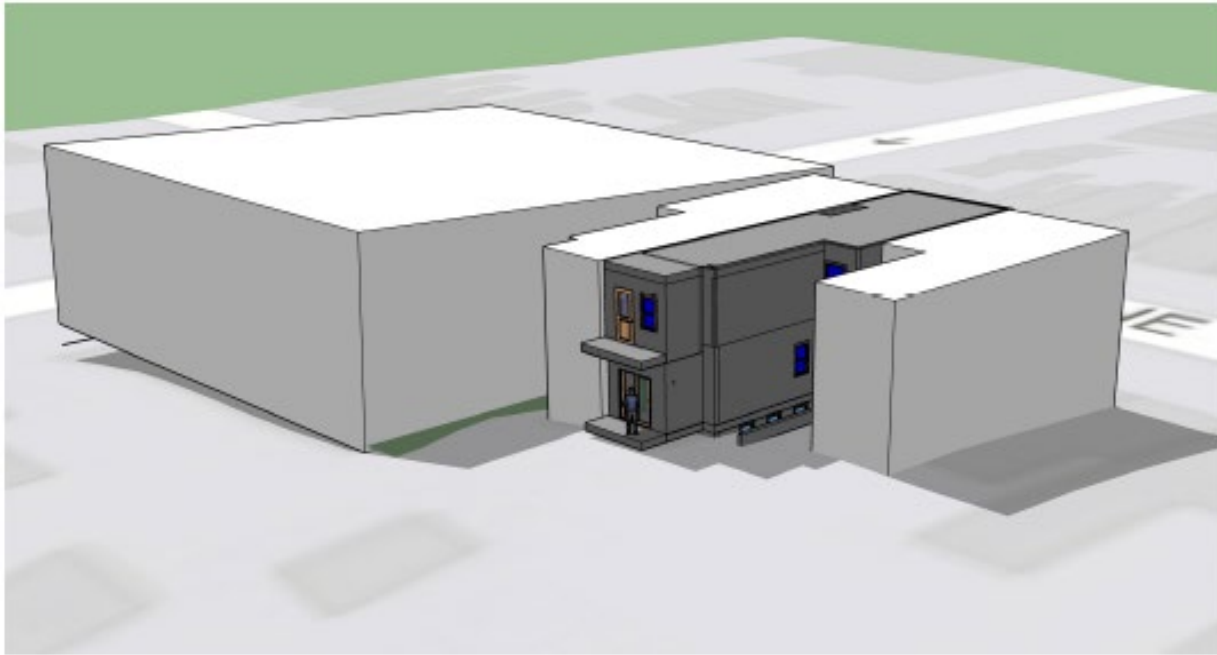


Proposed w/o Overhang



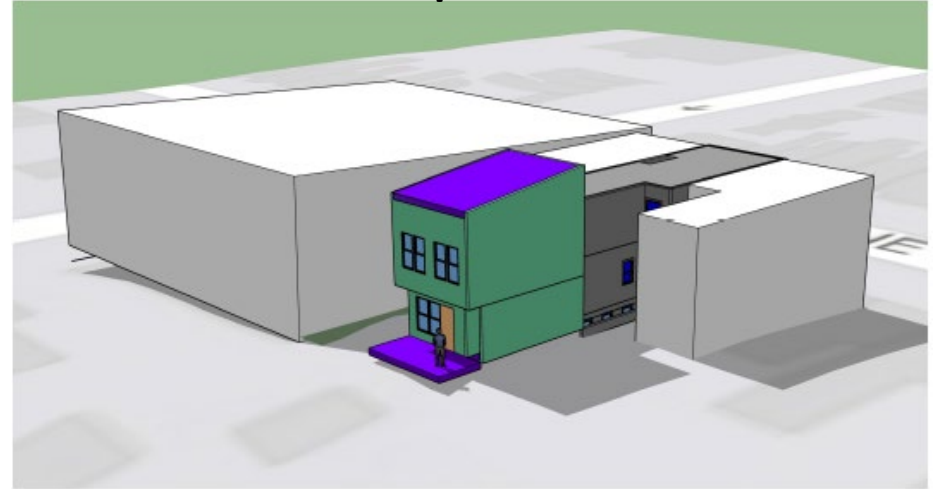
Fall 12pm

Existing

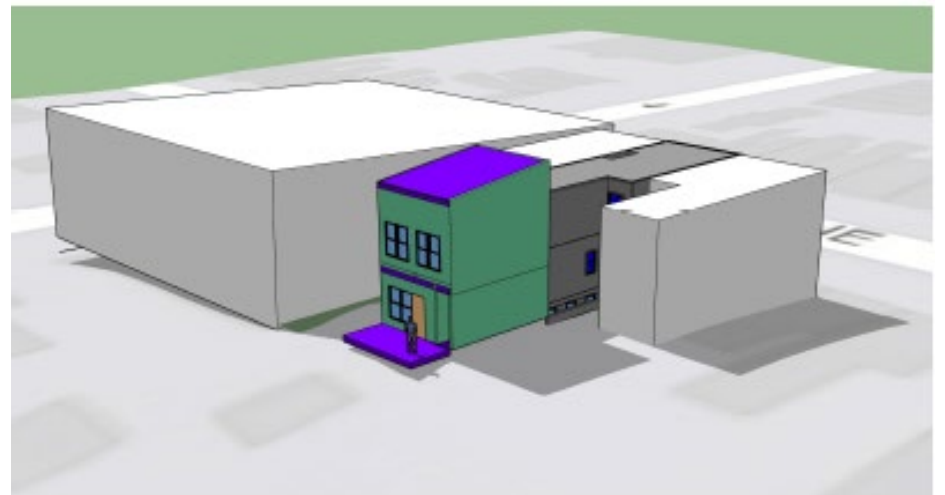


September 23rd - 12 pm

Proposed

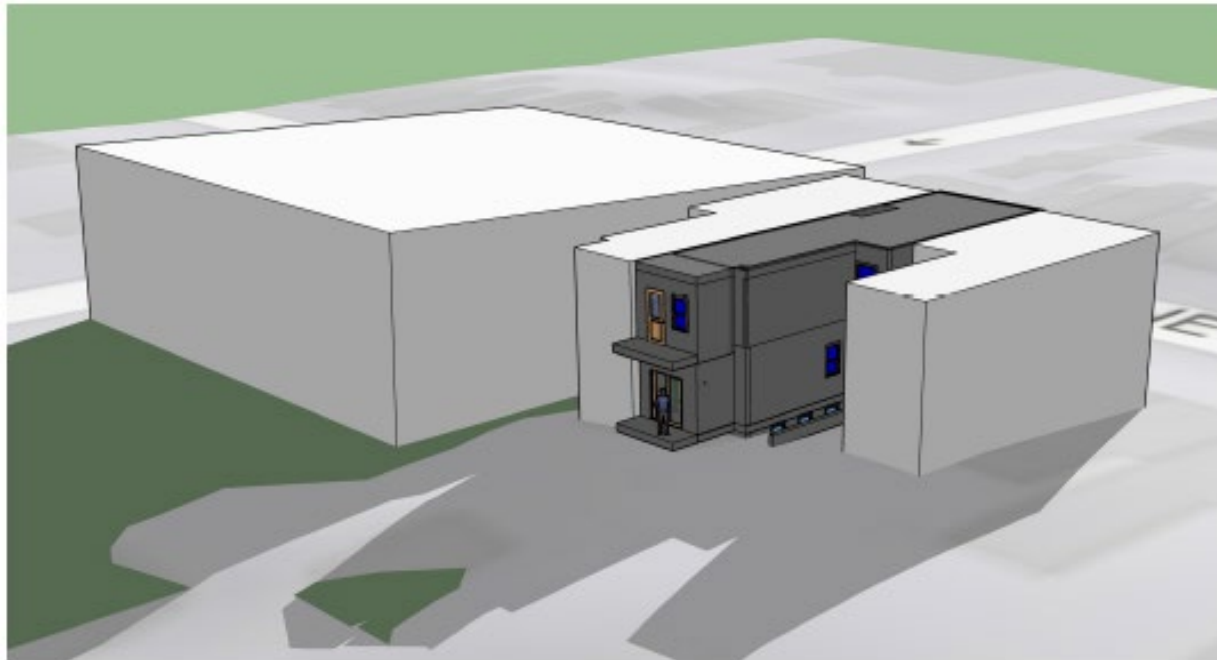


Proposed w/o Overhang



Fall 4pm

Existing



September 23rd - 4 pm

Proposed

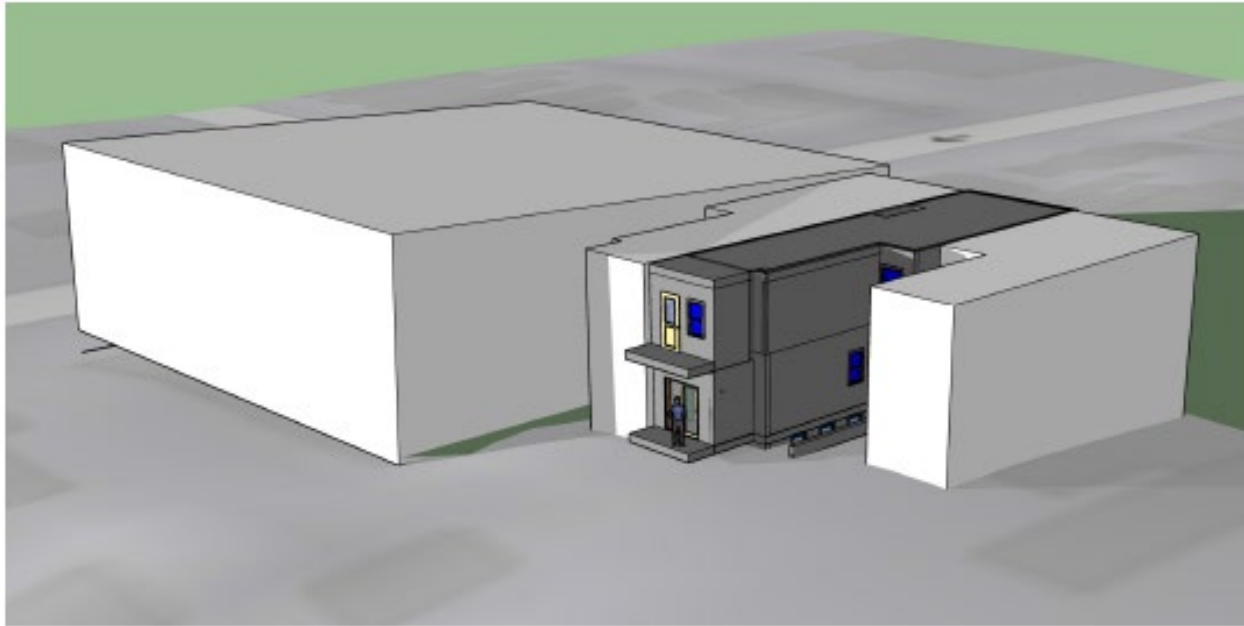


Proposed w/o Overhang



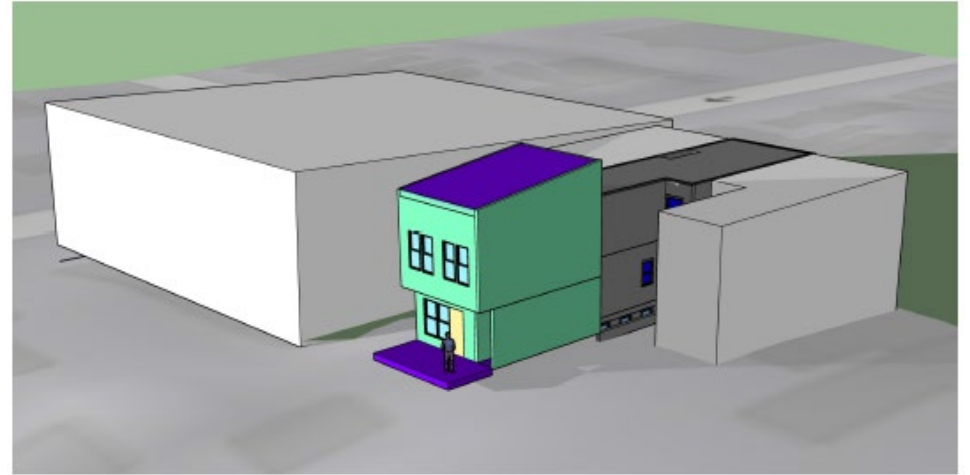
Winter 8am

Existing

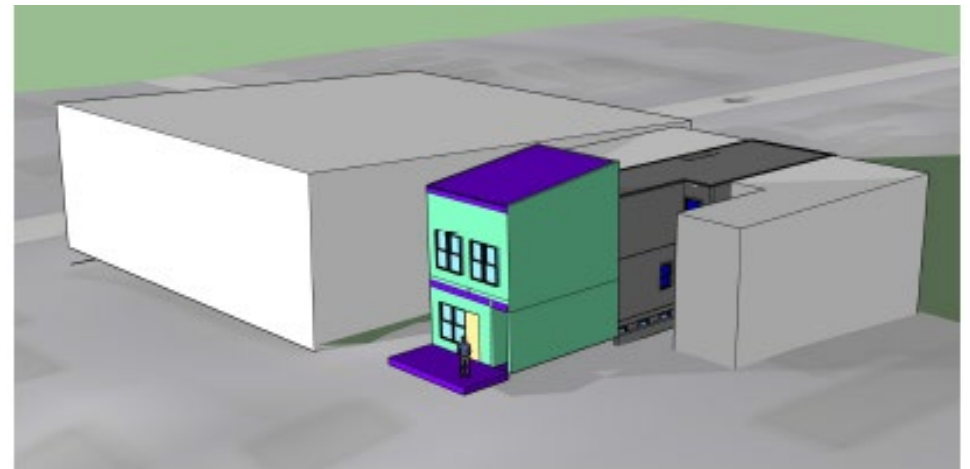


December 21st - 8 am

Proposed

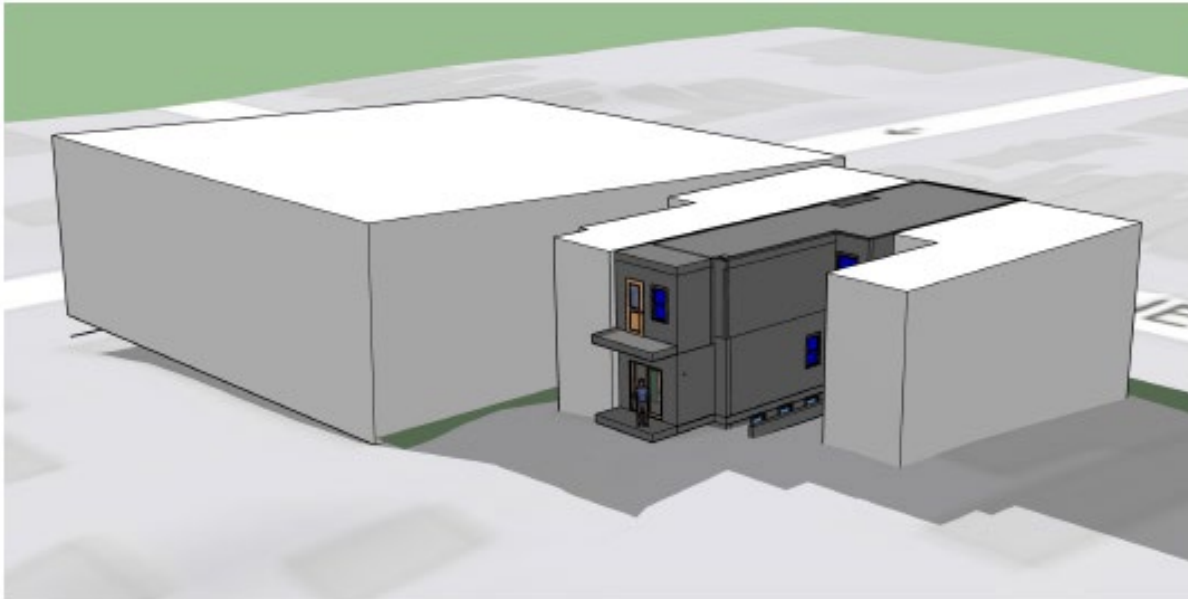


Proposed w/o Overhang



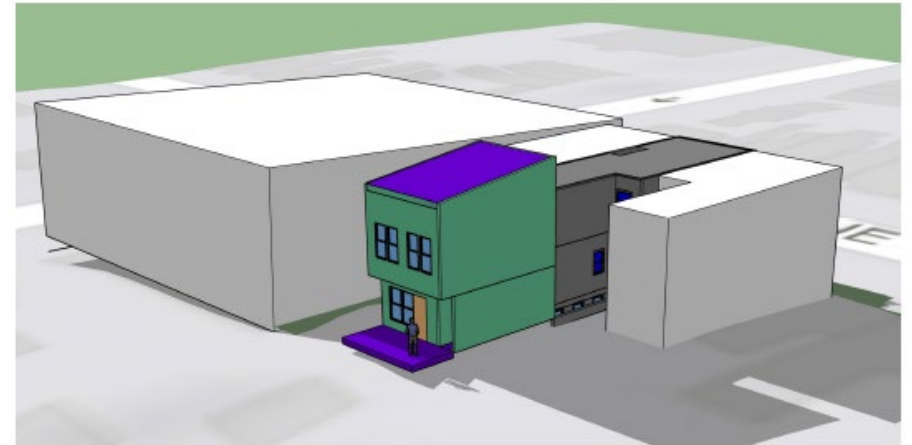
Winter 12pm

Existing



December 21st - 12 pm

Proposed



Proposed w/o Overhang



Winter 4pm

Existing



December 21st - 4 pm

Proposed



Proposed w/o Overhang

