



# 520 Groff Court, N.E. (Sq. 779, Lot 179)

BZA Case No. 20027

Applicant: Kara Benson

# Areas of Relief

Zone RF-3	Regulation	Existing	Proposed
Height  E § 5102.1	20 ft.	23 ft. 8 in.	23 ft. 8 in.
Alley Centerline Setback  E § 5106.1	12 ft. from centerline of all abutting public alleys	Northern Alley: 16 ft. 11 in.	Northern Alley: 5 ft.
		Eastern Alley: 10 ft.	Eastern Alley: 10 ft. (extend)

# East Alley Groff Court





# East Alley Groff Court





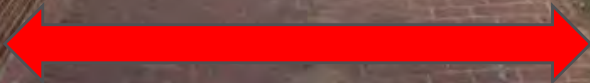


# North Alley





# North Alley



10 feet width existing

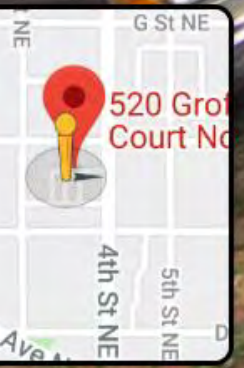


# North Alley

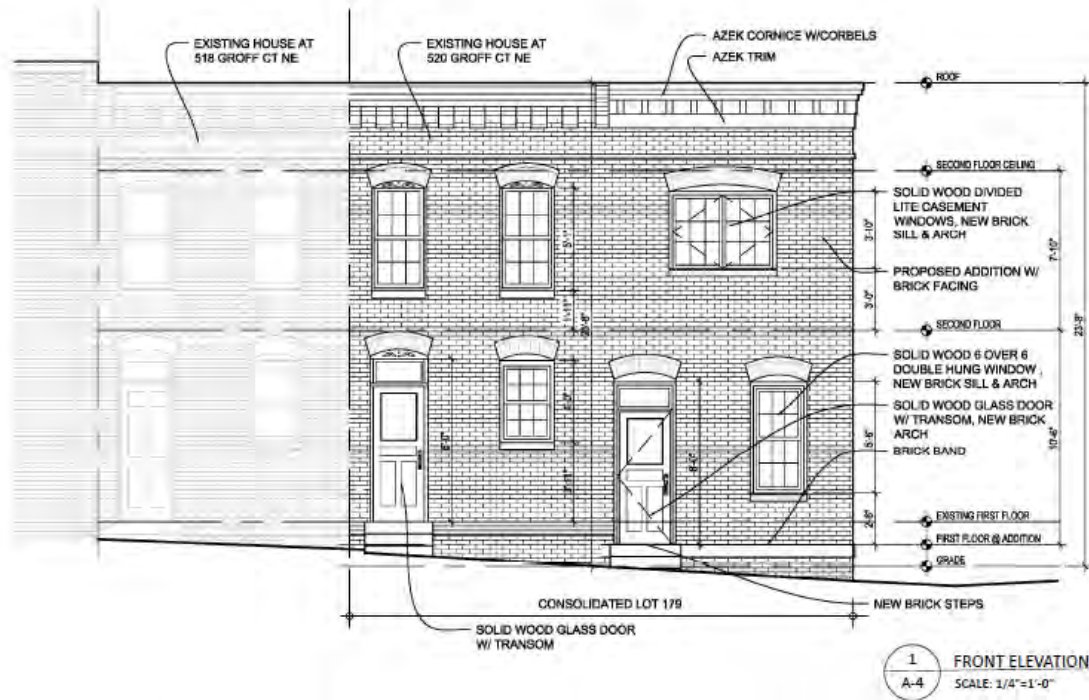


**Applicant's Lot**

**10 feet width existing**

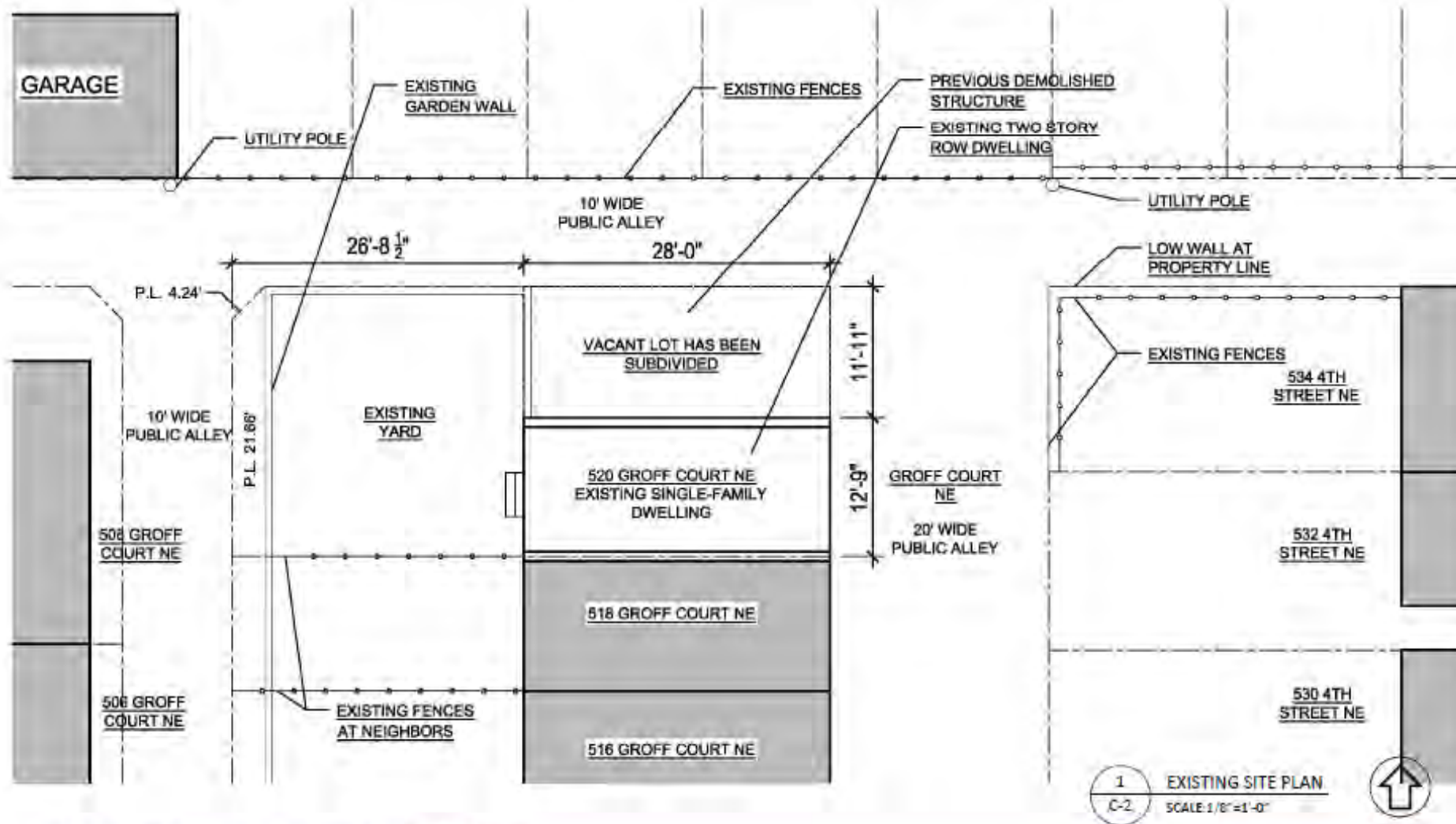






# HPRB Approved Plan





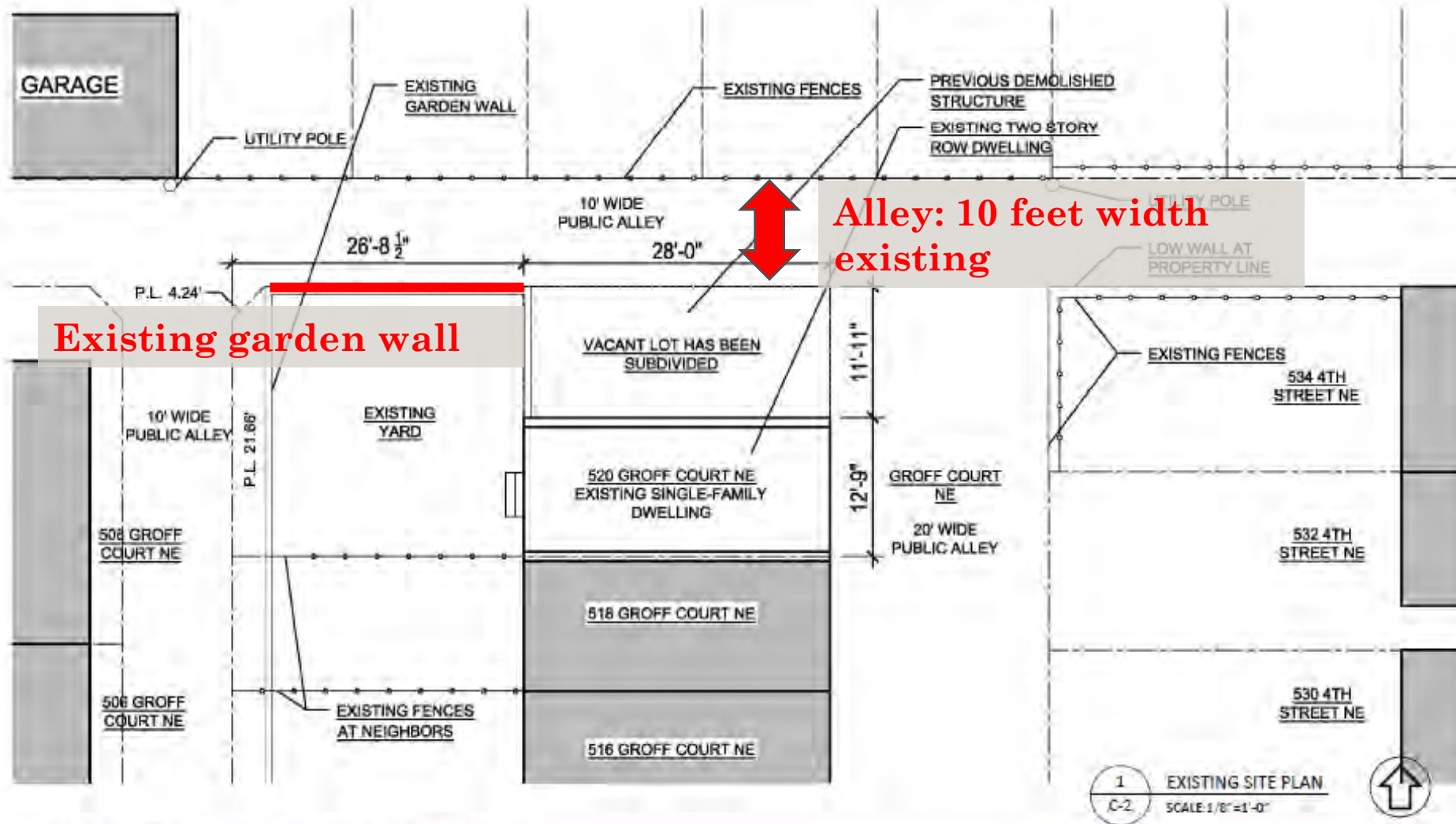
520 Groff Court NE- EXISTING SITE PLAN

Fowler Architects

6/18/19

C-2





520 Groff Court NE- EXISTING SITE PLAN

1 EXISTING SITE PLAN  
C-2 SCALE 1/8"=1'-0"

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C-2



GARAGE

UTILITY POLE

EXISTING GARDEN WALL

EXISTING FENCES

PREVIOUS DEMOLISHED STRUCTURE

EXISTING TWO STORY ROW DWELLING

10' WIDE PUBLIC ALLEY

Alley: 10 feet width existing

26'-8 1/2"

28'-0"

P.L. 4.24'

Existing garden wall

VACANT LOT HAS BEEN SUBDIVIDED

10' WIDE PUBLIC ALLEY

P.L. 21.66'

EXISTING YARD

520 GROFF COURT NE  
EXISTING SINGLE-FAMILY DWELLING

11'-11"

GROFF COURT NE

12'-9"

20' WIDE PUBLIC ALLEY

EXISTING FENCES

508 GROFF COURT NE

506 GROFF COURT NE

EXISTING FENCES AT NEIGHBORS

518 GROFF COURT NE

516 GROFF COURT NE

534 STREET

532 STREET

530 STREET

POLE

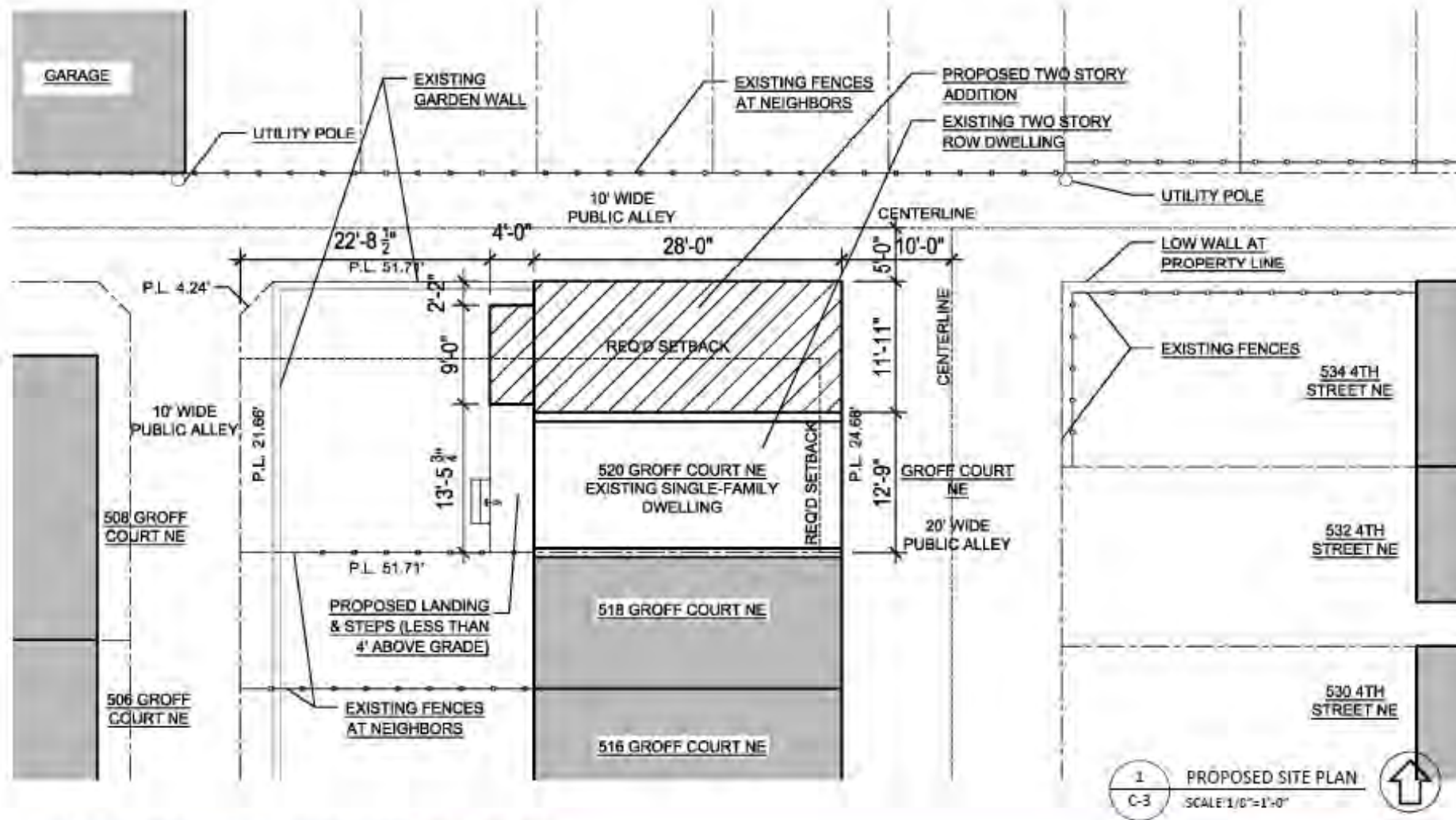
PROPERTY LINE

EXISTING FENCES

532 STREET

530 STREET



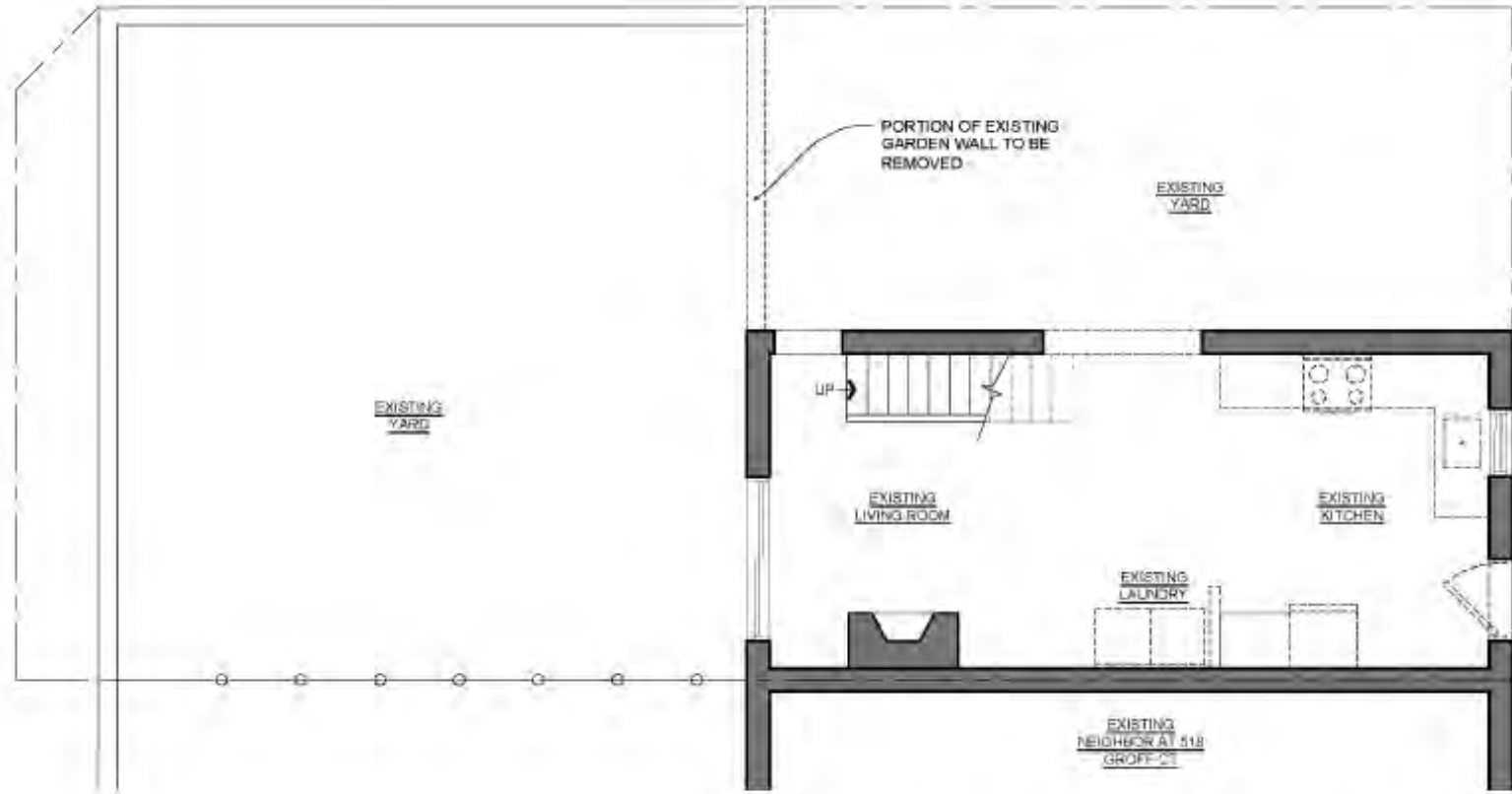


520 Groff Court NE- PROPOSED SITE PLAN

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C-3



1 FIRST FLOOR DEMOLITION PLAN  
 D-1 SCALE: 1/4"=1'-0"

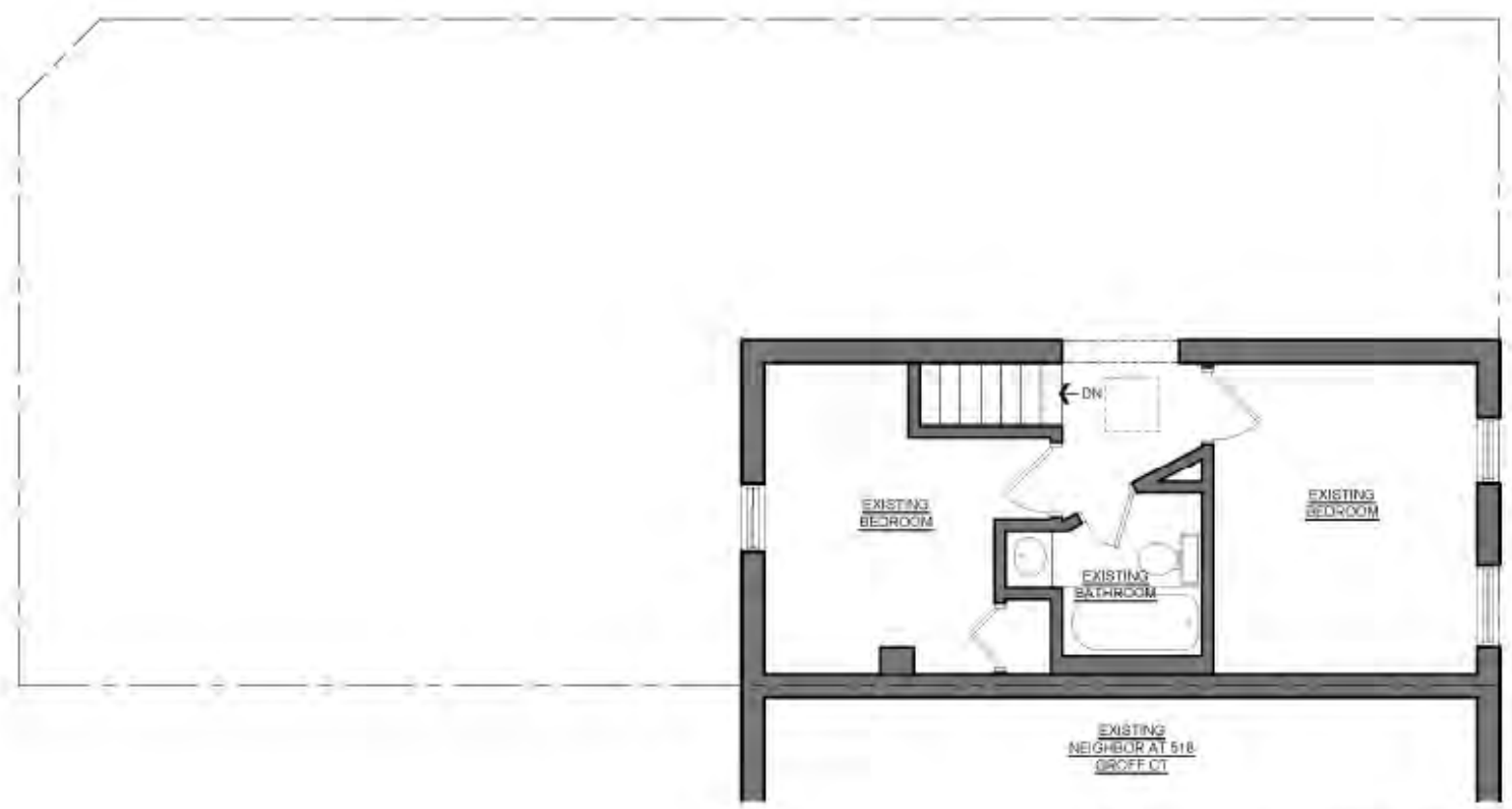


520 Groff Court NE- **FIRST FLOOR DEMOLITION PLAN**

Fowler Architects 6/18/19

**D-1**





1  
D-2

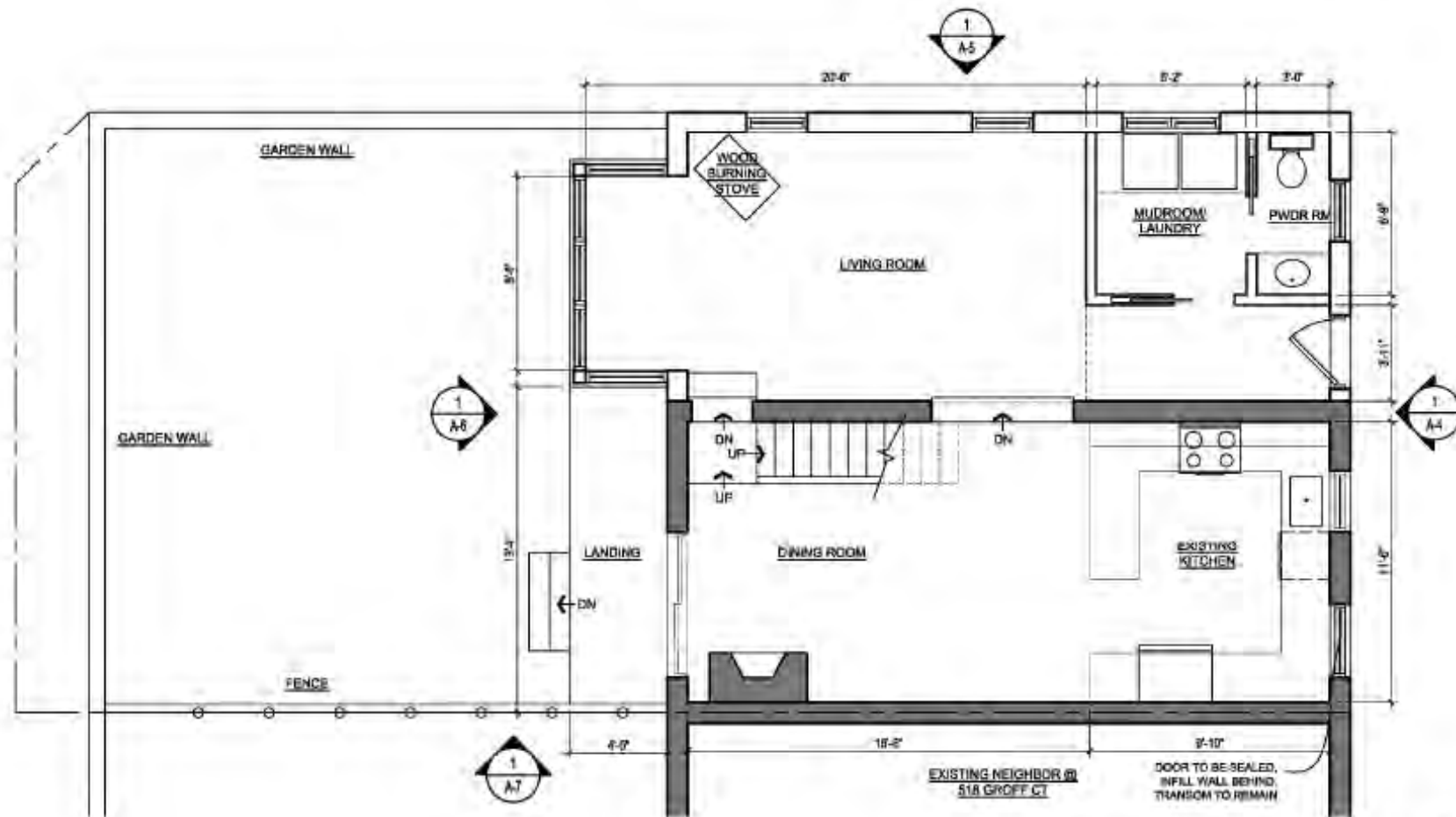
SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/4"=1'-0"



520 Groff Court NE- **SECOND FLOOR DEMOLITION PLAN**

Fowler Architects 5/20/19

**D-2**



1 FIRST FLOOR PLAN  
A-1 SCALE: 1/4"=1'-0"

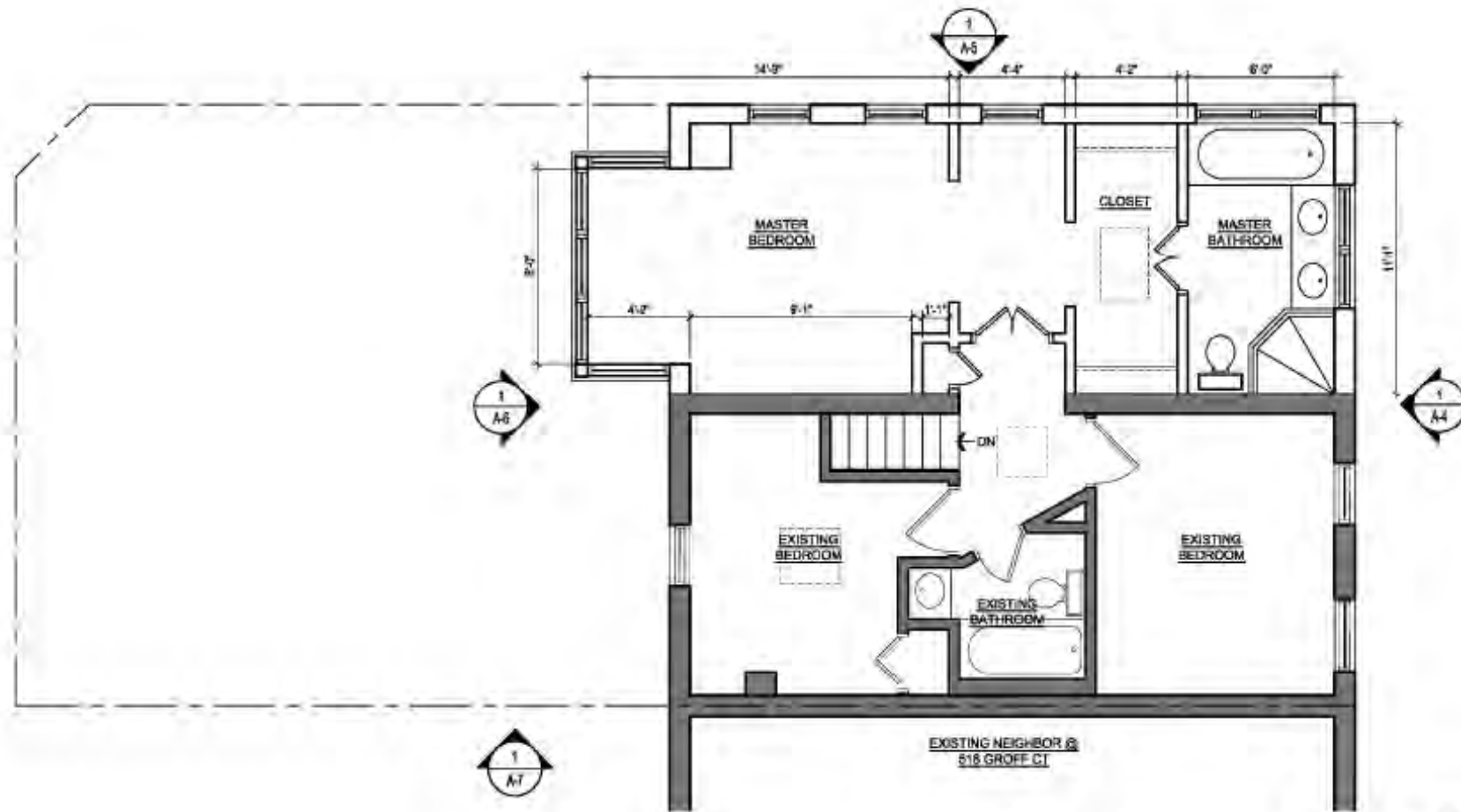


520 Groff Court NE- FIRST FLOOR PLAN

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A-1





1 SECOND FLOOR PLAN  
A-2 SCALE: 1/4"=1'-0"

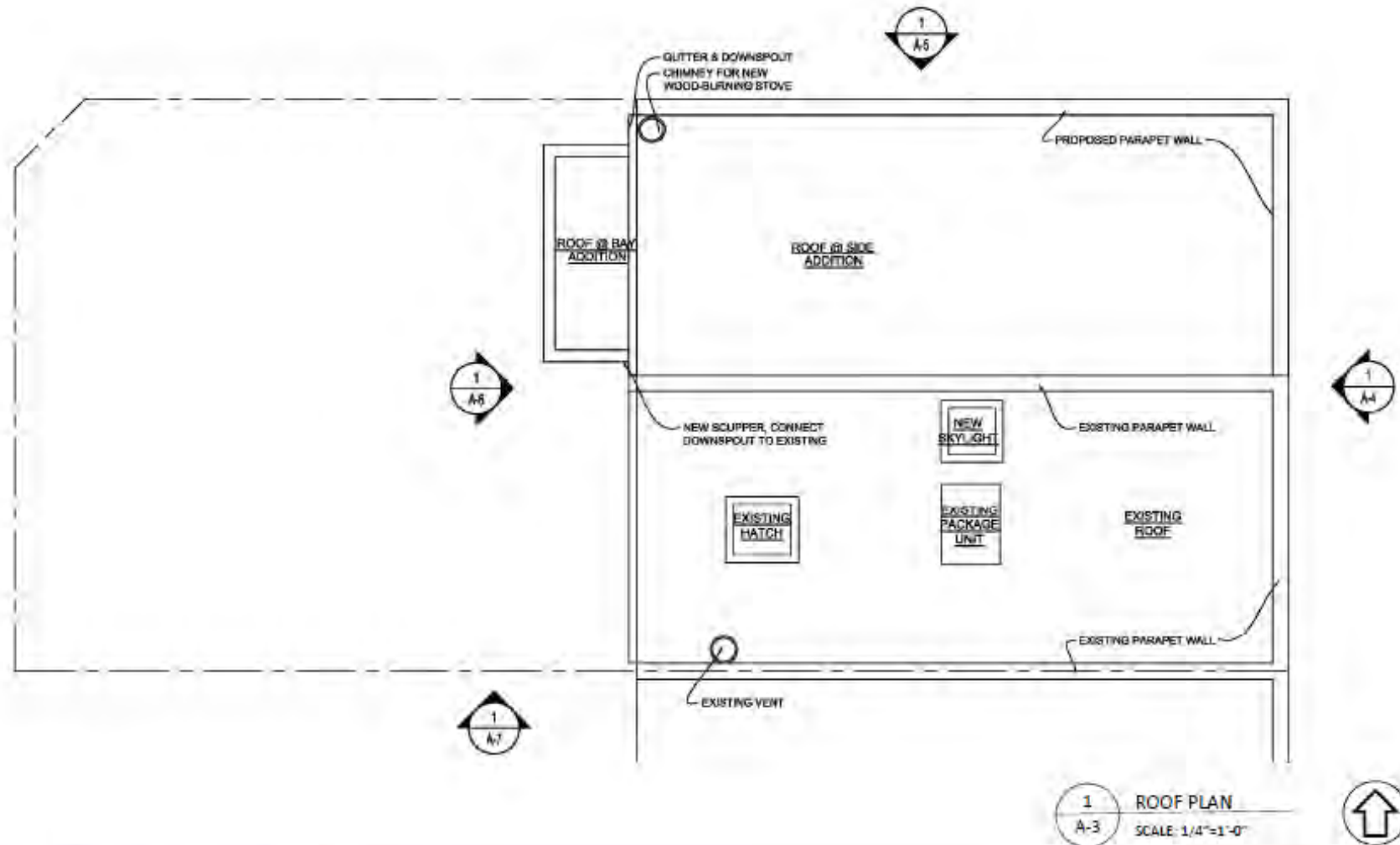


520 Groff Court NE- SECOND FLOOR PLAN

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A-2



520 Groff Court NE- ROOF PLAN

1  
A-3 ROOF PLAN  
SCALE: 1/4"=1'-0"



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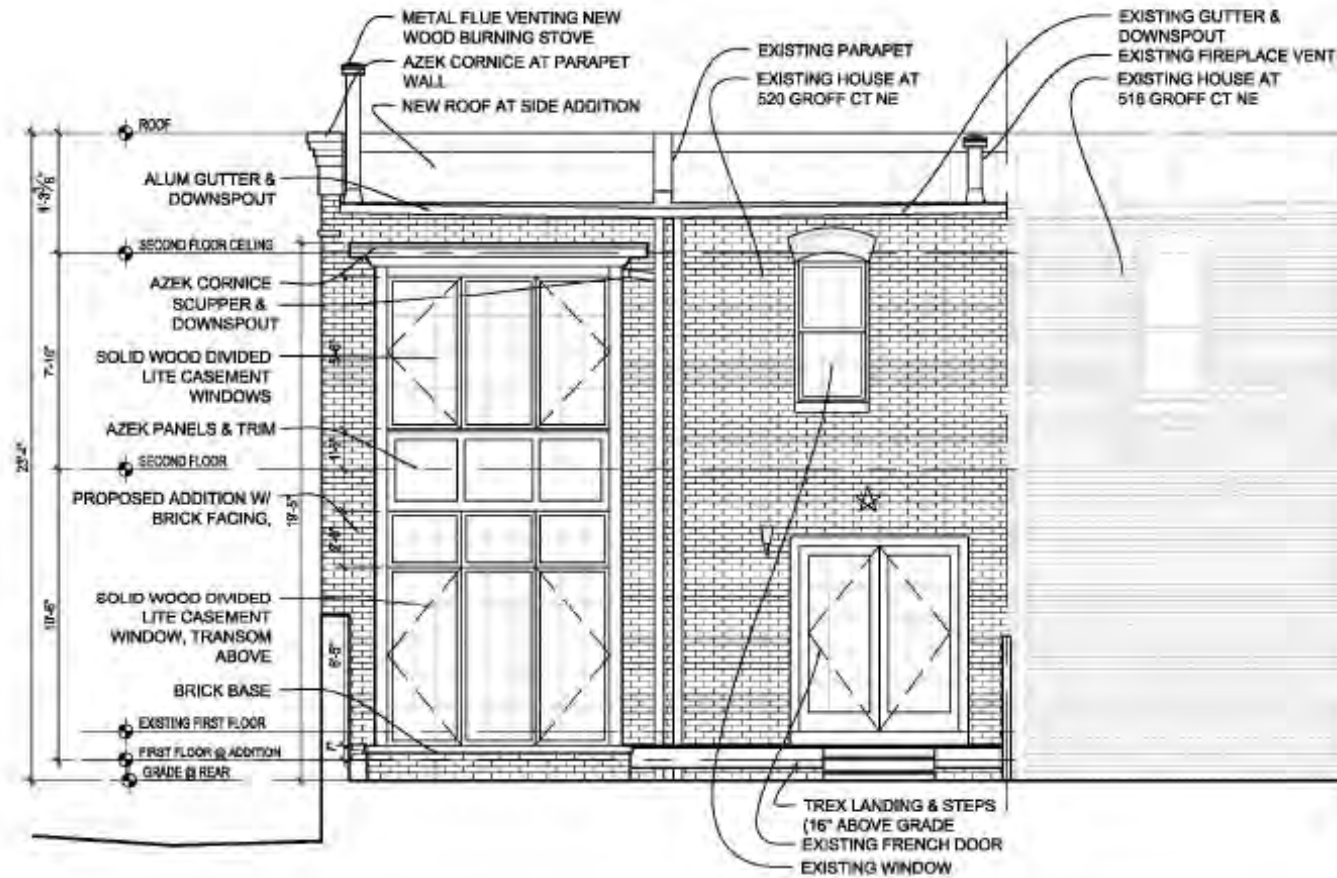
**A-3**











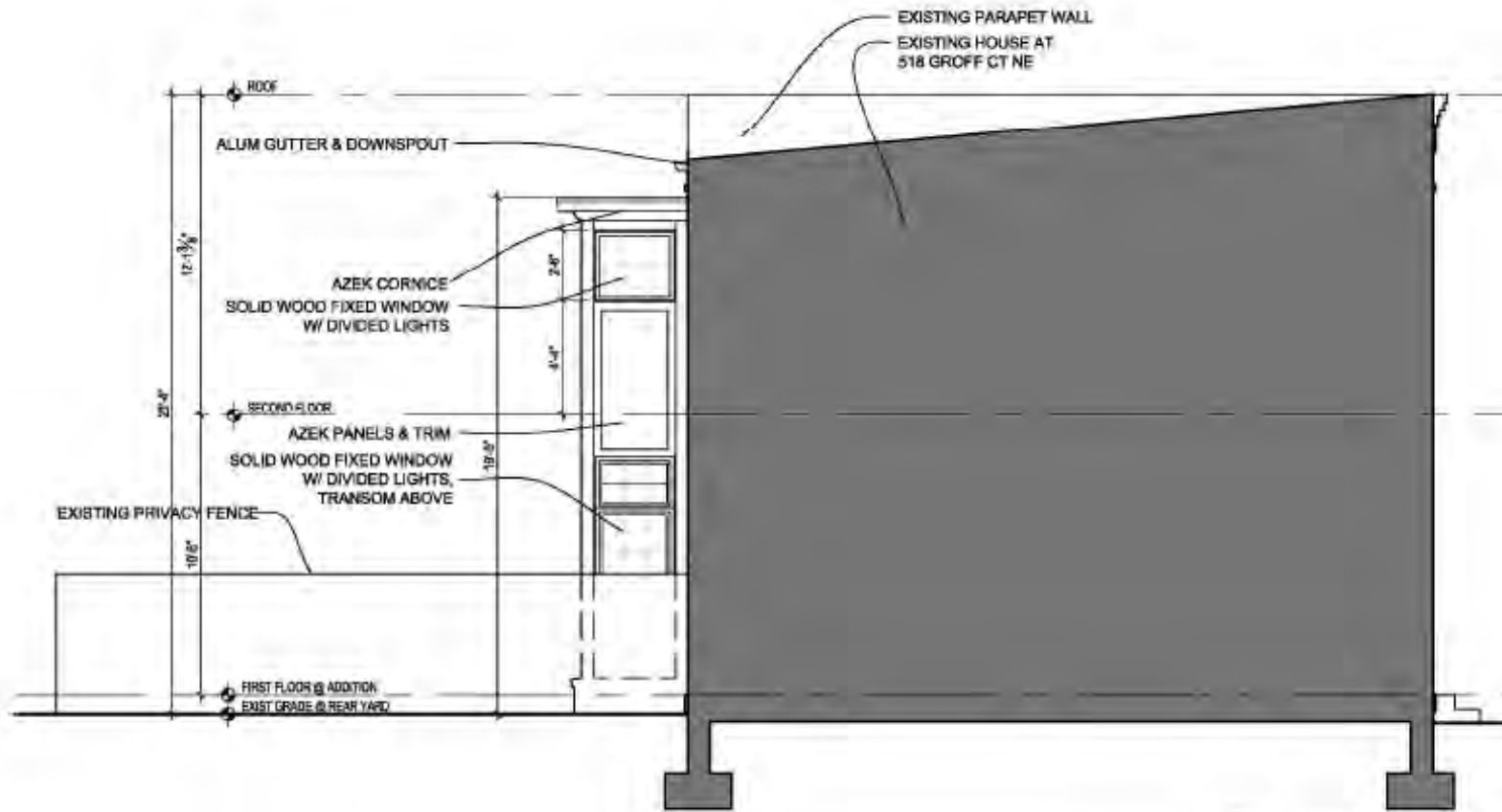
1 REAR ELEVATION  
A-6 SCALE: 1/4"=1'-0"

520 Groff Court NE- EXTERIOR ELEVATIONS

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A-6



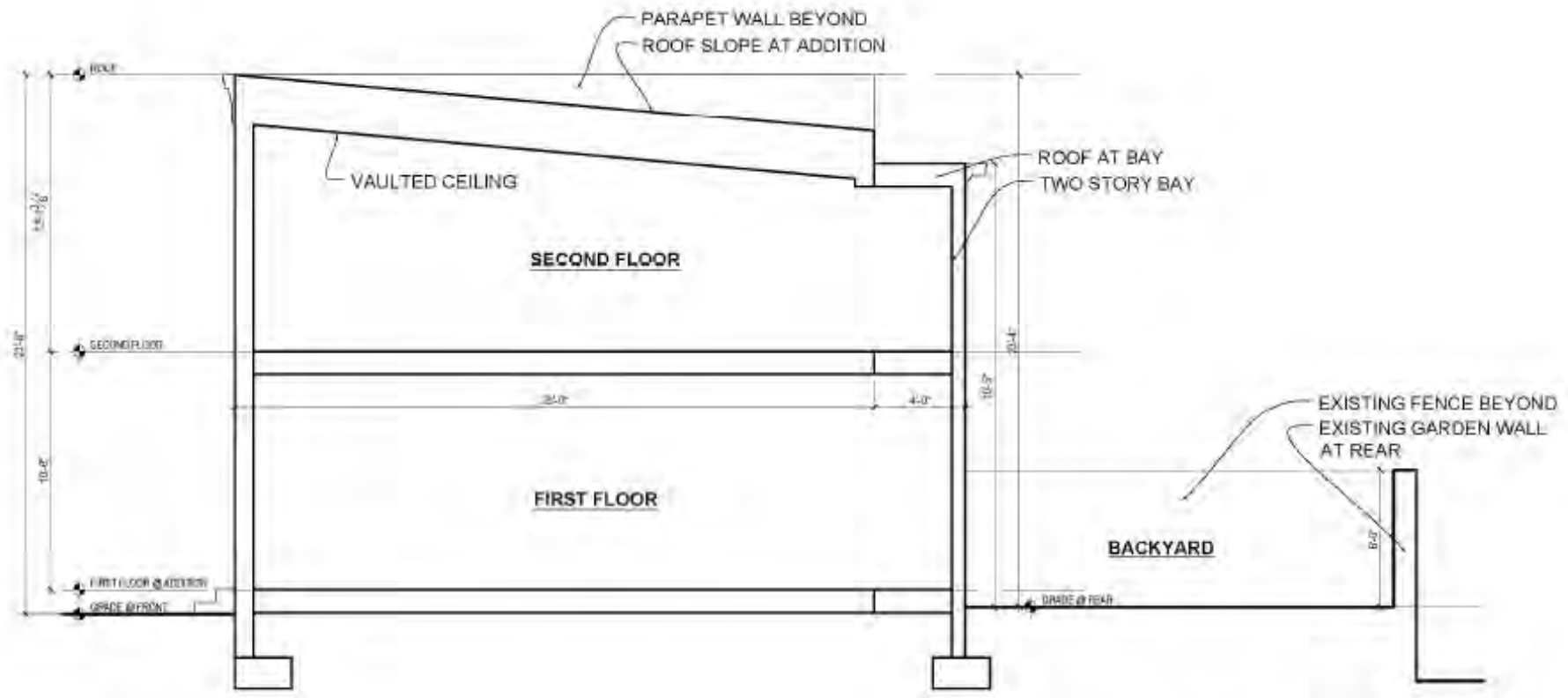
1 SOUTH ELEVATION  
A-7 SCALE: 1/4"=1'-0"

520 Groff Court NE- EXTERIOR ELEVATIONS

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A-7



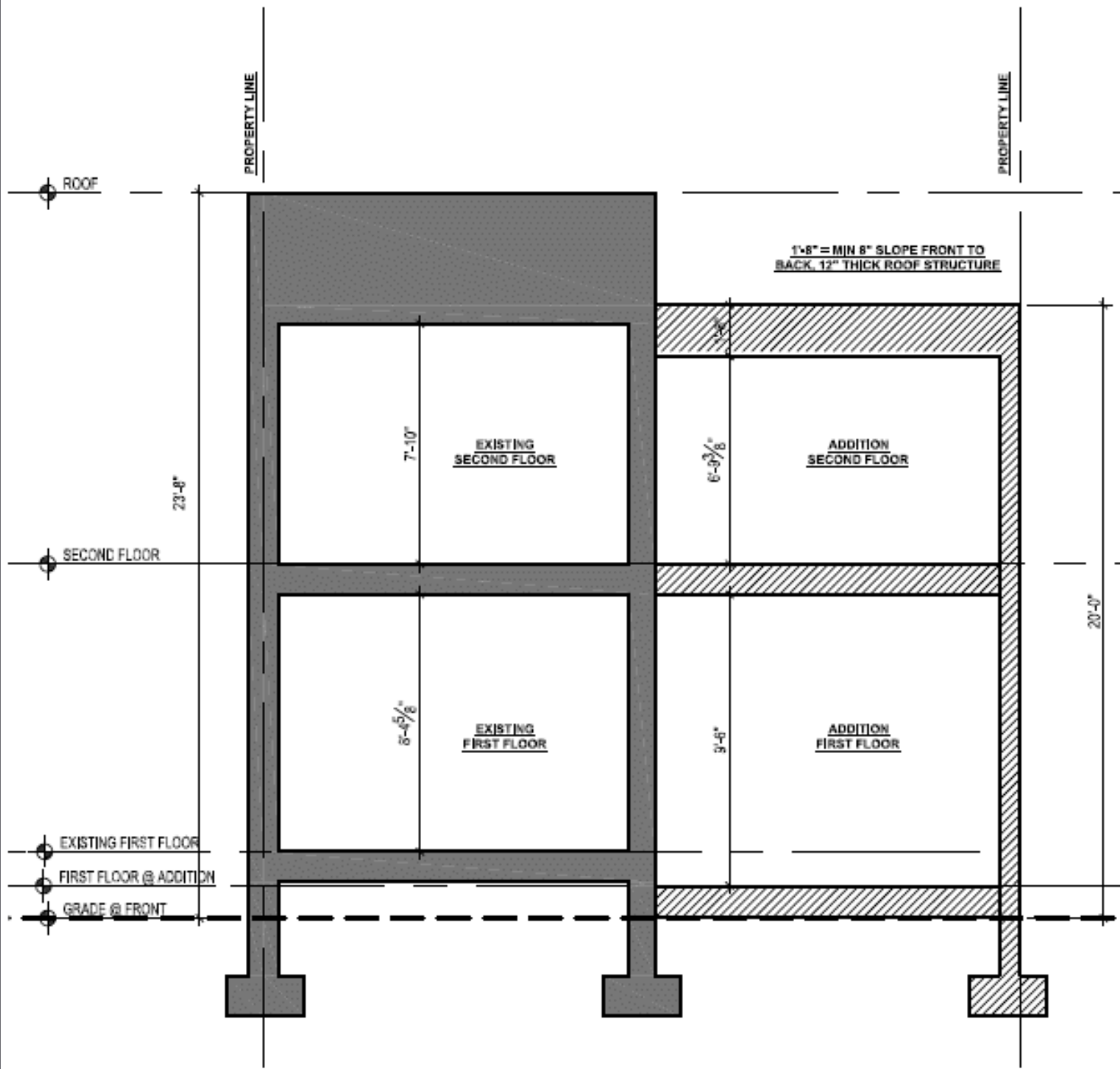


1 SITE SECTION  
 A-8 SCALE: NTS

520 Groff Court NE- SITE SECTION

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A-8



Section demonstrating 20-foot height



# Site Constraints

- Rare remaining purpose-built alley row dwellings in Capitol Hill
  - HPRB design approval
- Unusual alley configuration
  - Site bounded by three alleys
  - Alley centerline setback requirement from three alleys

# Practical Difficulties

- Setback requirement compliance
  - Addition could only be 5 feet wide on historic lot
  - Addition would need to be setback two feet from character-defining front building line of the historic row
  - Destroy historic quality of building
- Height requirement compliance
  - Stepping down second floor is impracticable
  - Cannot provided code compliant ceiling height
- Strict application of the regulations would result in such a small addition as to not create any meaningful, practical space for the Applicant

# No harm to public good

- Alley will **not** be decreased in width
  - No effect on vehicle maneuverability or trash collection
- ANC 6C supports this project
- Adjacent neighbors support this project
- Applicant has reached agreement with other neighbors who previously had concerns
- Proposed addition will not cause safety issues or have an adverse effect on the light, airflow, or privacy of the adjacent neighbor or neighbors across the alley



# OP Report

- 1-foot setback recommendation at north alley
- HPO Concerns
- Practical difficulties
- No truck issue
  - Existing configuration of alley already requires trash collection crews to manually walk bins to the truck

