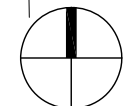


SITE PLAN
Scale: 1/16" = 1'-0"



PROJECT DATA

ADDRESS: 216 14TH PL. NE
WASHINGTON, DC 20002

SQUARE: 1055, LOT: 0031
ZONE: RF-1
LOT AREA: 1,392 SF
TWO STORY ROW DWELLING - SINGLE FAMILY

EXISTING GROSS SF = 2,215 SF
PROPOSED GROSS SF = 2,531 SF

EXISTING LOT COVERAGE: 823 SF = 59.1%
PROPOSED LOT COVERAGE: 937 SF = 64.9%

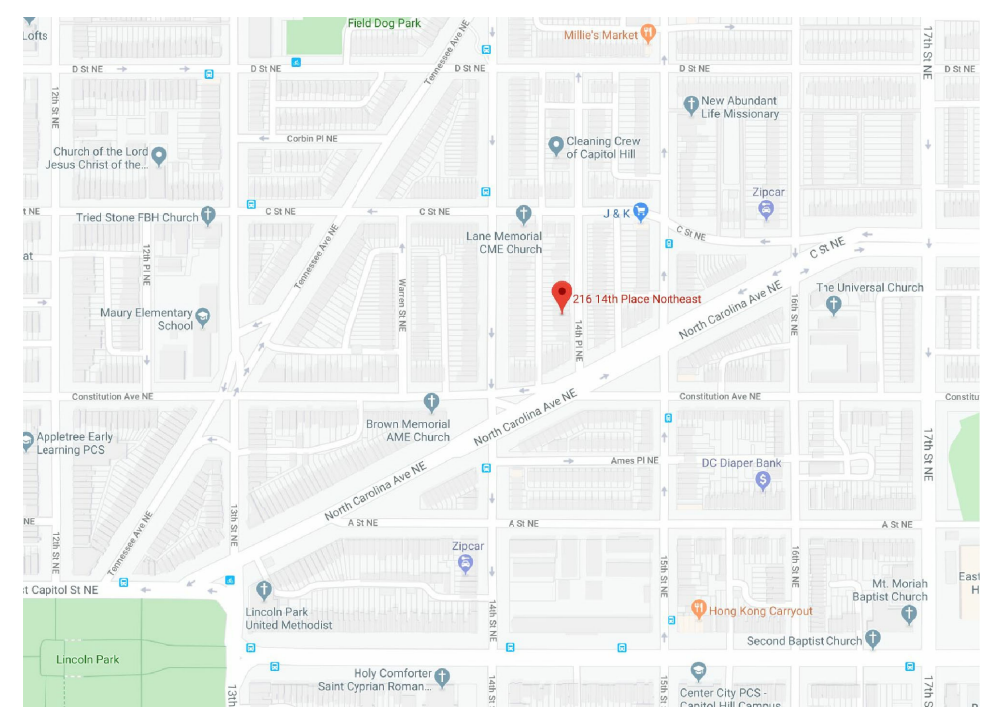
EXISTING REAR YARD: 29.5'
PROPOSED REAR YARD: 23.08'
PROJECTION BEYOND NEIGHBOR'S REAR WALL (@ SECOND FLOOR) = 5'-9"

EXISTING SIDE YARD: N/A
PROPOSED SIDE YARD: N/A

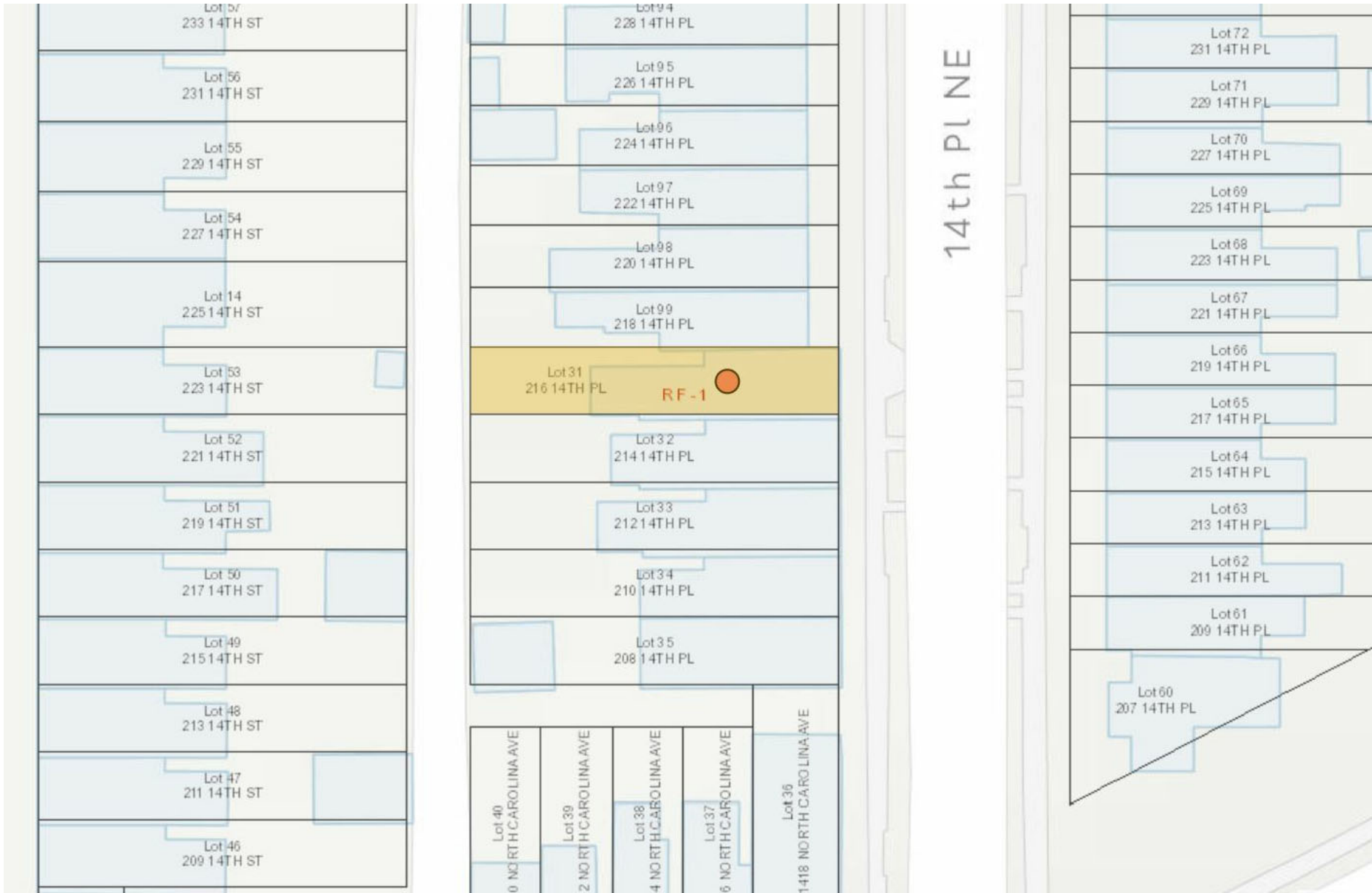
EXISTING STORIES: TWO
PROPOSED STORIES: UNCHANGED

EXISTING HEIGHT: 22'-7"
PROPOSED HEIGHT: UNCHANGED
PROJECT DESCRIPTION: ADD A TWO-STORY REAR ADDITION AND RENOVATE THE EXISTING HOUSE.

VICINITY MAP

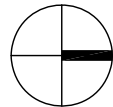


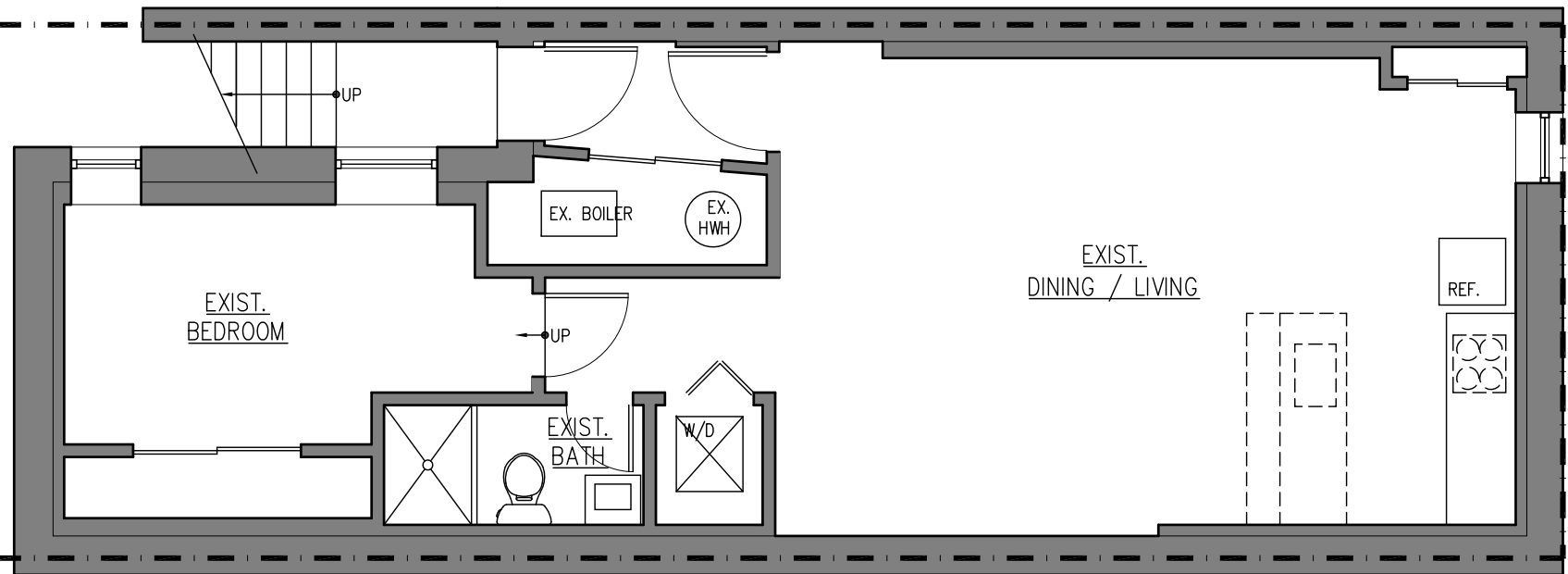
C St NE



14th Pl NE

BLOCK PLAN
Scale: NTS



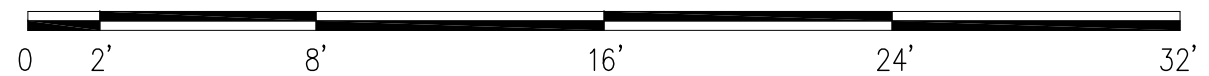
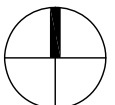


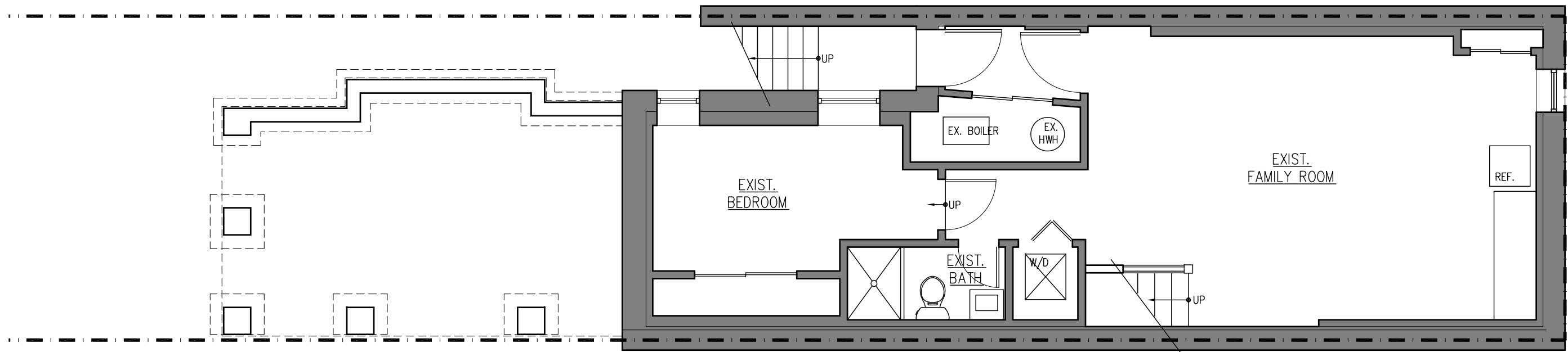
TYP. NOTES:

- 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN
- 2. DASHED LINES INDICATE ELEMENTS TO BE REMOVED UNO.

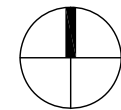
EXISTING / REMOVALS BASEMENT

Scale: 3/16" = 1'-0"

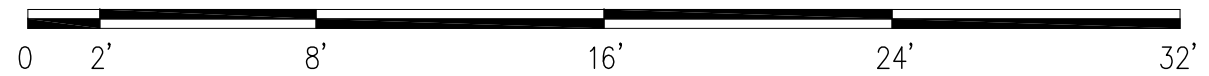


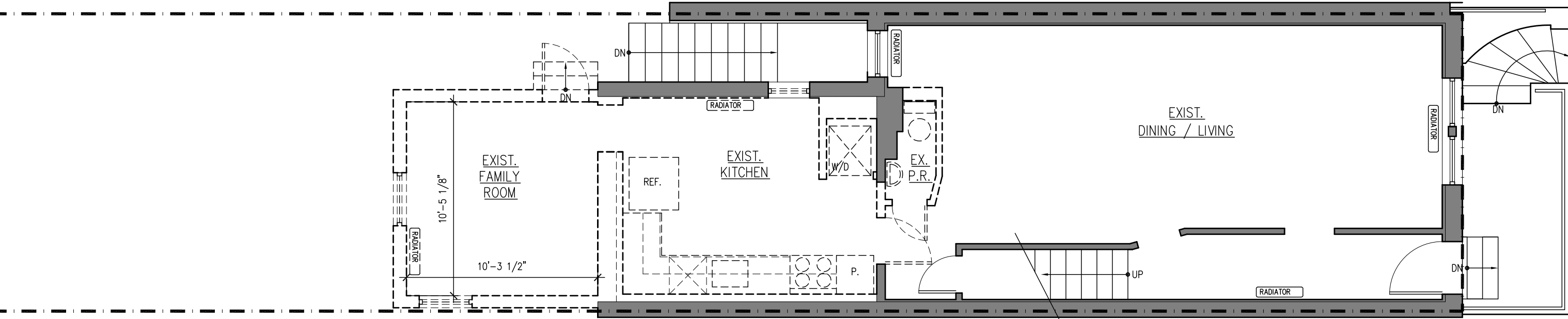


PROPOSED BASEMENT PLAN
 Scale: 3/16" = 1'-0"



TYP. NOTES:
 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN



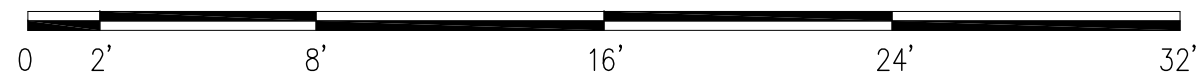
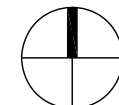


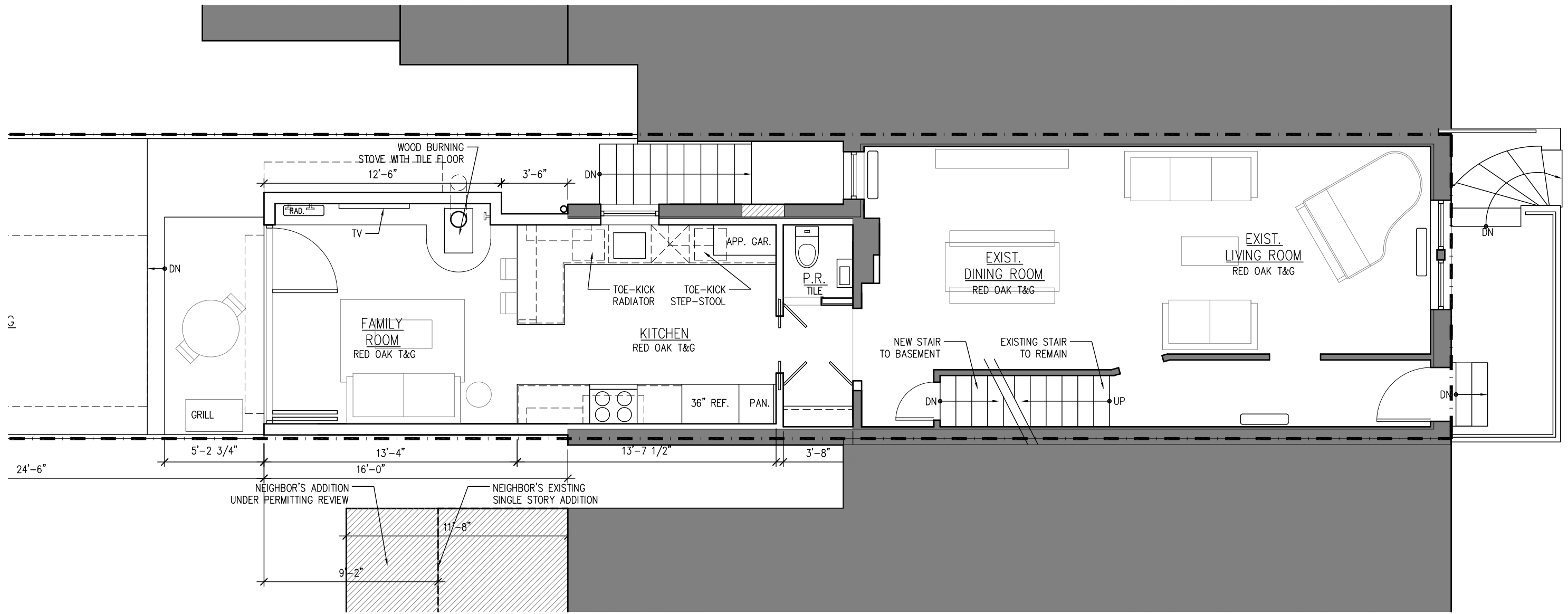
TYP. NOTES:

- 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN
- 2. DASHED LINES INDICATE ELEMENTS TO BE REMOVED UNO.

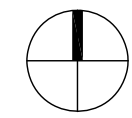
EXISTING / REMOVALS FIRST FLOOR

Scale: 3/16" = 1'-0"

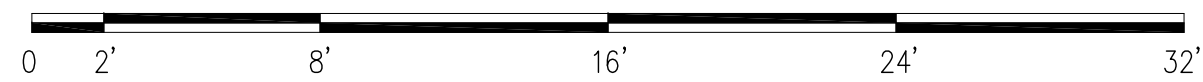


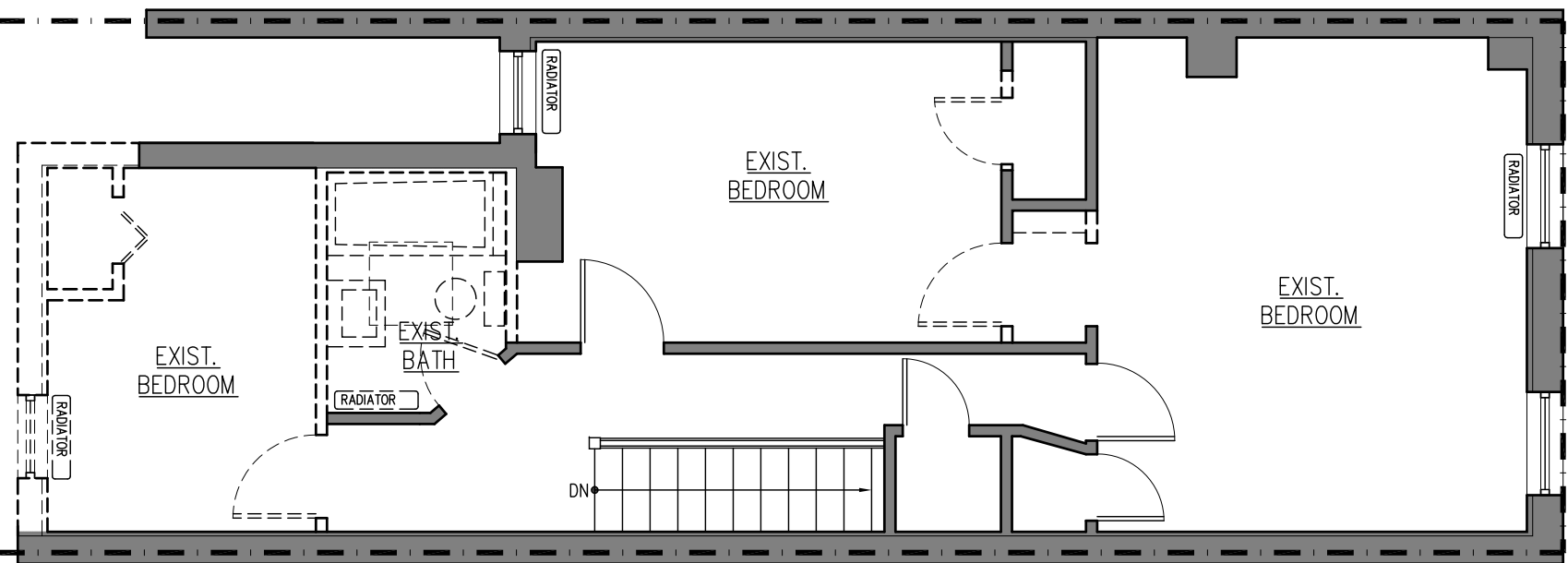


PROPOSED FIRST FLOOR PLAN
 Scale: 3/16" = 1'-0"



TYP. NOTES:
 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN



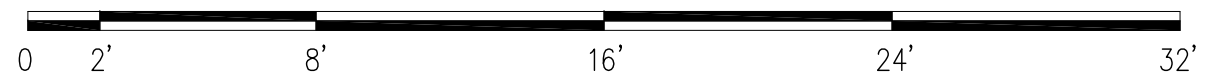
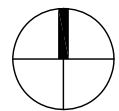


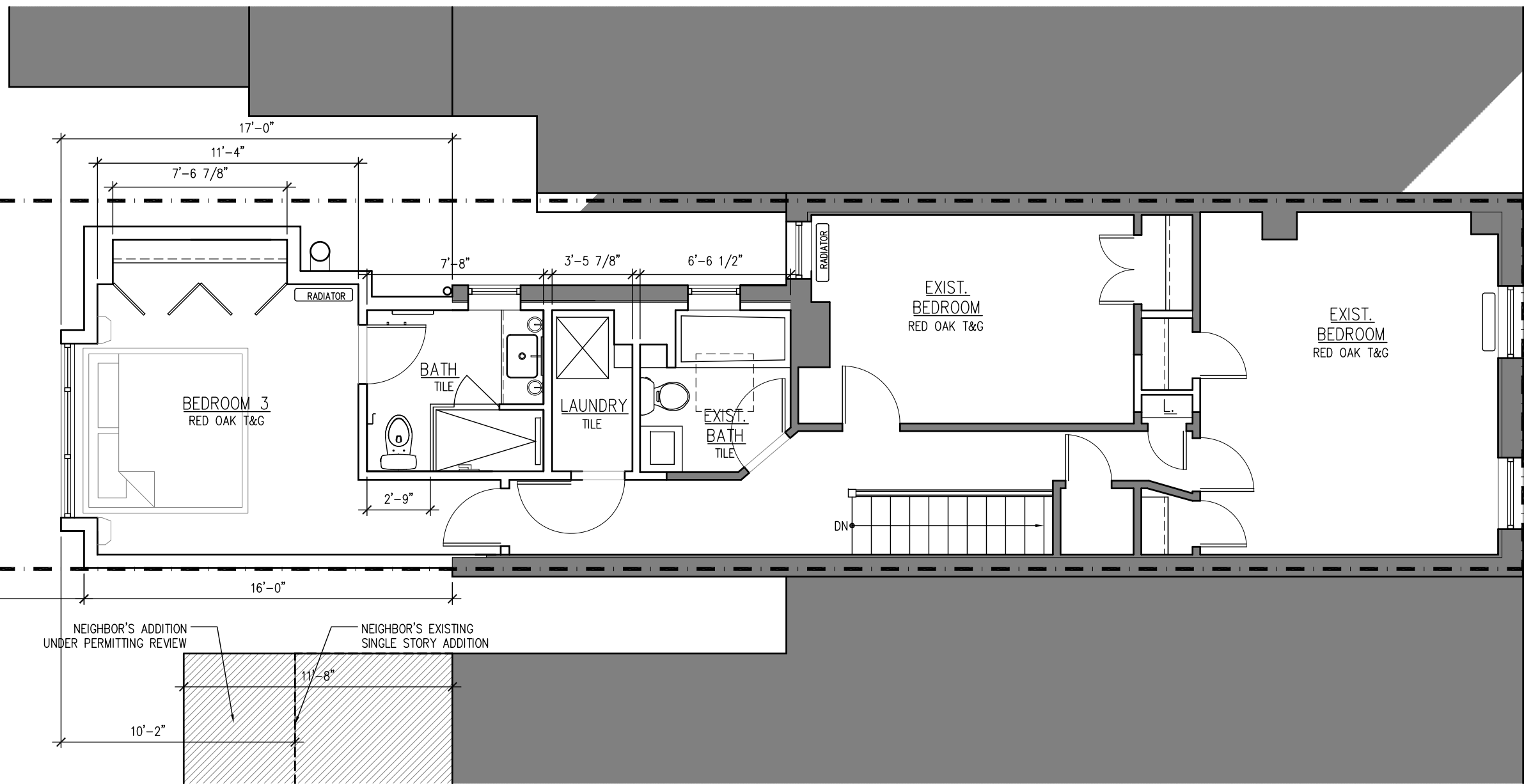
TYP. NOTES:

- 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN
- 2. DASHED LINES INDICATE ELEMENTS TO BE REMOVED UNO.

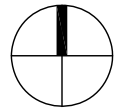
EXISTING/REMOVALS - SECOND FLOOR

Scale: 3/16" = 1'-0"

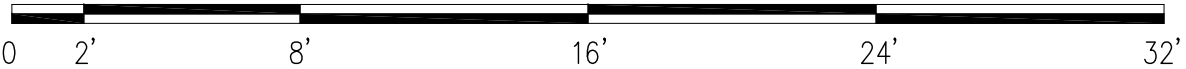


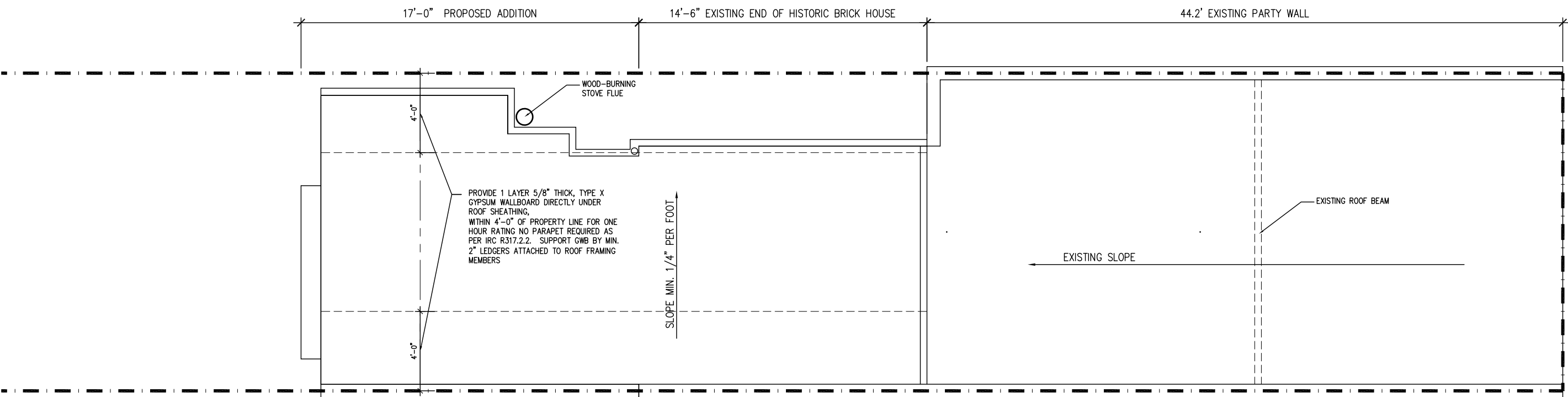


PROPOSED SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"

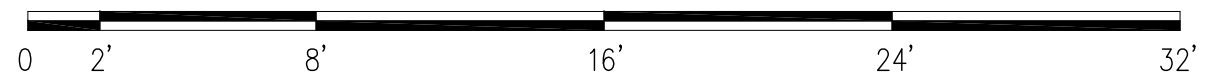
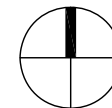


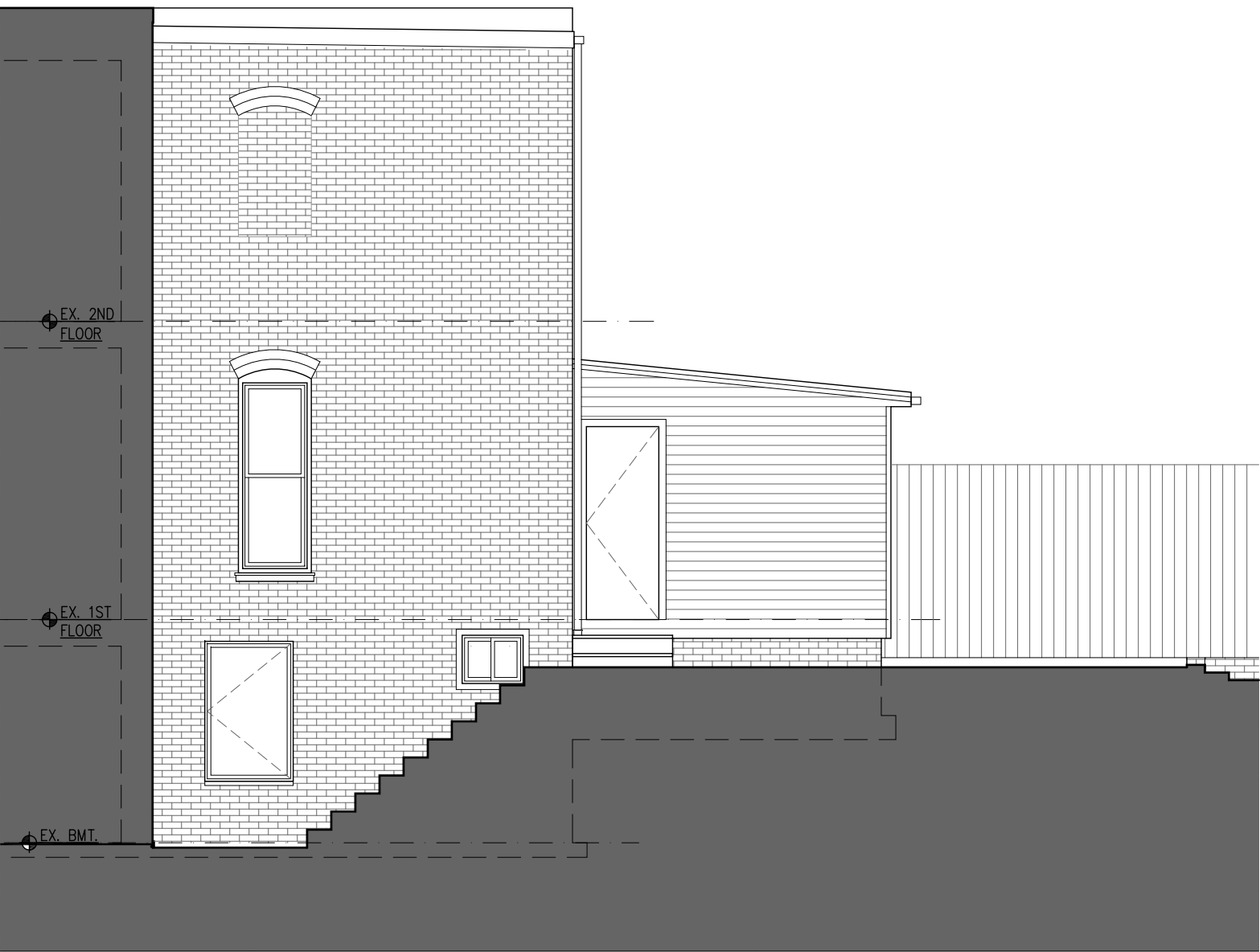
TYP. NOTES:
 1. GREY HATCH INDICATES EXISTING WALLS TO REMAIN



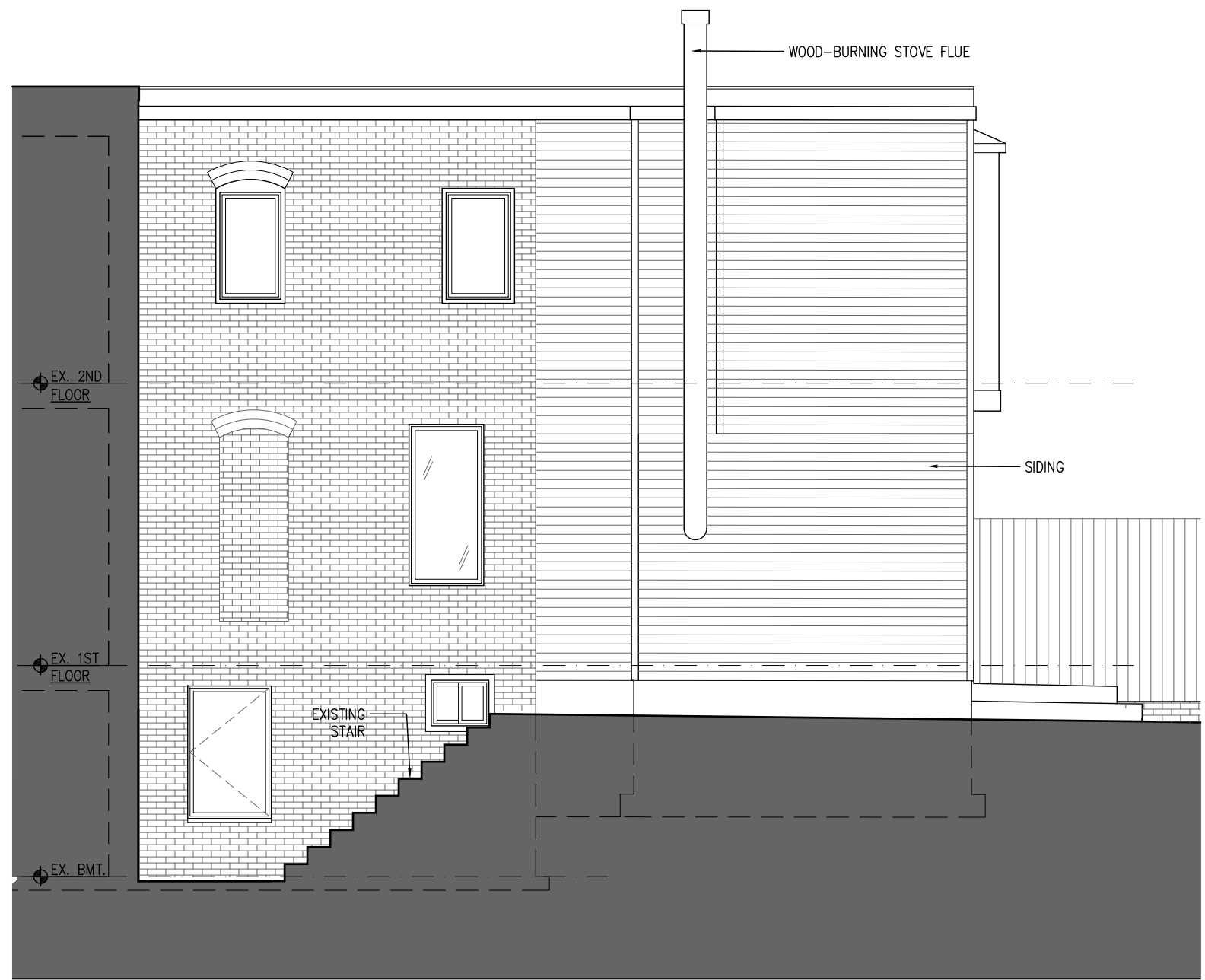


PROPOSED ROOF PLAN
 Scale: 3/16" = 1'-0"

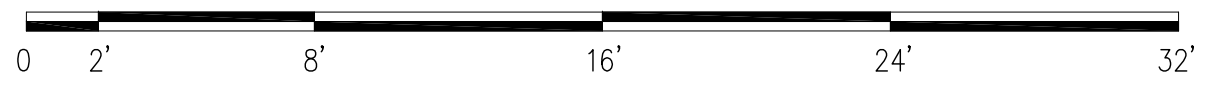


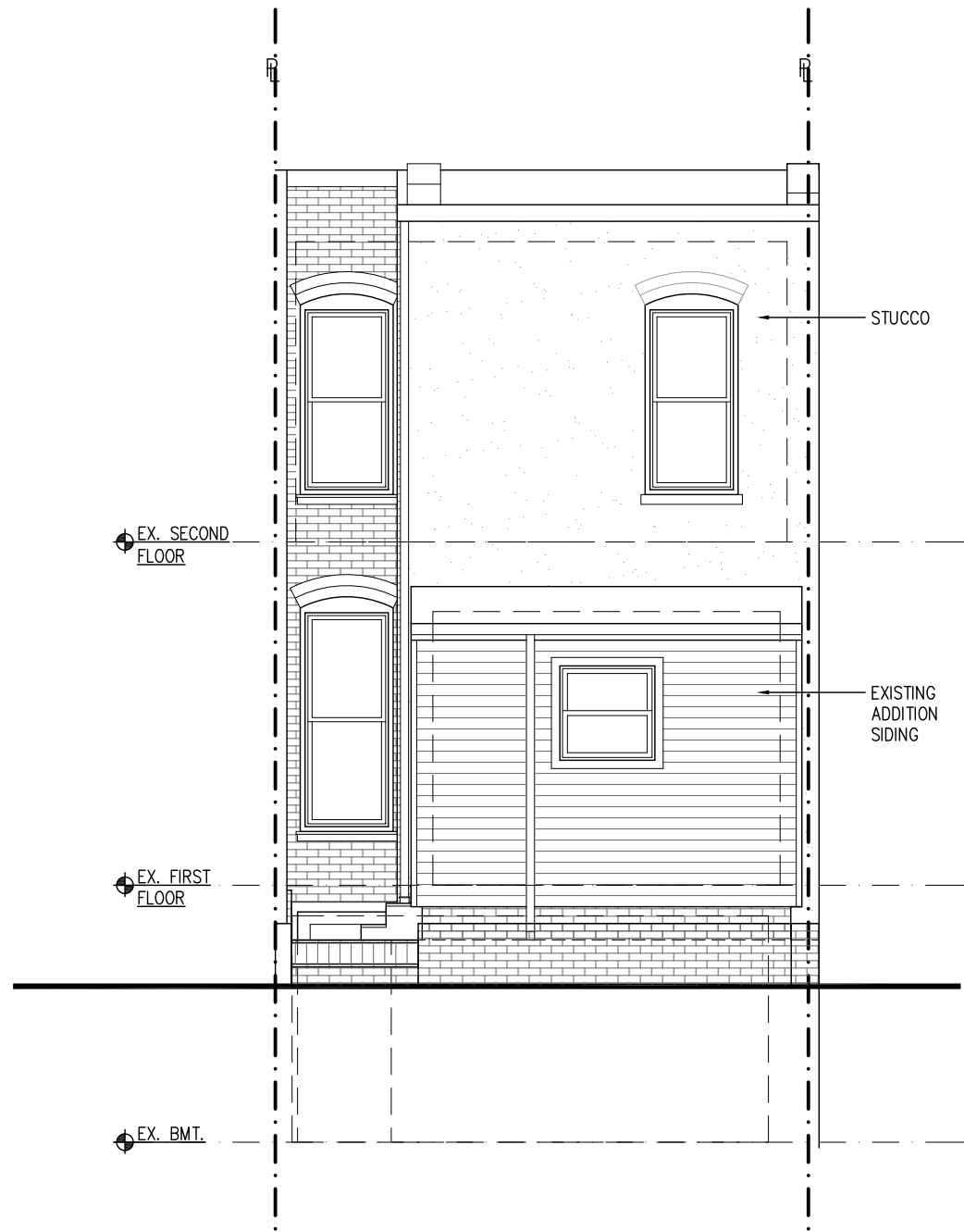


EXISTING SIDE ELEVATION (SOUTH)
 Scale: 3/16" = 1'-0"



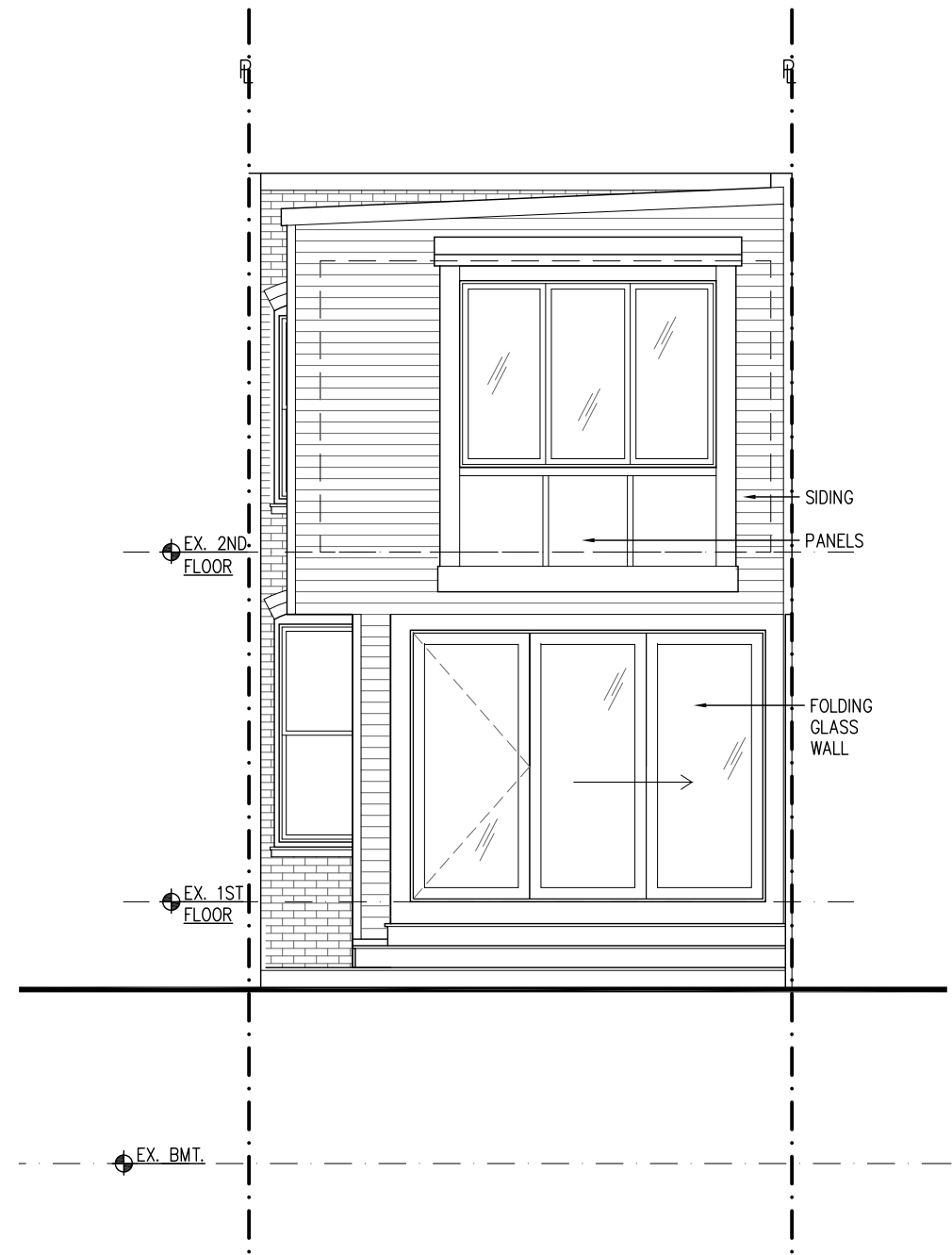
PROPOSED SIDE ELEVATION
 Scale: 3/16" = 1'-0"





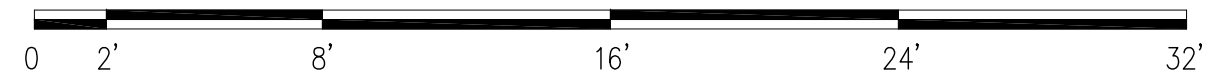
EXISTING REAR ELEVATION

Scale: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

Scale: 3/16" = 1'-0"





EXISTING REAR



EXISTING REAR YARD



VIEW FROM SAME SIDE OF STREET



VIEW FROM ACROSS THE STREET

Status of the Construction at Adjacent Neighbor - 214 14th PI NE

June 22, 2020

D.C. Board of Zoning Adjustment
441 4th St NW, Suite 210S
Washington, DC 20001

Re: Application for Special Exception Relief for 216 14th PI. NE (Square 1055, Lot 0031)
Additional Information

Dear Members of the Board:

As noted on the drawings and documents submitted for this BZA case #20045, the adjacent neighbor at 214 14th PI. NE had a building permit under review at DCRA at the time of application to the Board for BZA #20045.

Since then, the permit at 214 14th PI. NE has been granted as B2000299. The Office of Zoning has indicated that while the construction has progressed beyond the foundation construction as you will see in the below photo, no wall check has currently been submitted for 214 14th PI. NE.

It was the intention of the applicant to modify the application to reduce the relief requested for the proposed project at the subject property 216 14th PI. NE once the house at 214 was under construction since the proposed construction will no longer be more than 10' beyond the new rear wall of 214 14th PI. NE. **Without the wall check at the adjacent property being submitted to DCRA, we must retain the relief from 11 DCMR Subtitle E, Section 205.4 however I wanted to convey to the Board the effect of the very large structure to the south at 214 14th PI. NE which will certainly have an impact on the light available to 216 14th PI. NE and not the other way around.**

I will note that the existing adjacent house to the north of the subject property extends beyond the proposed new rear wall of the subject property at 216 14th PI. NE.



Sincerely,

Handwritten signature of Lacy Brittingham in cursive script.

Lacy Brittingham AIA