



# 1725 Church Street, NW

BZA APPLICATION NO. 20367

LEE GRANADOS AND KEVIN KLYM

FEBRUARY 3, 2021

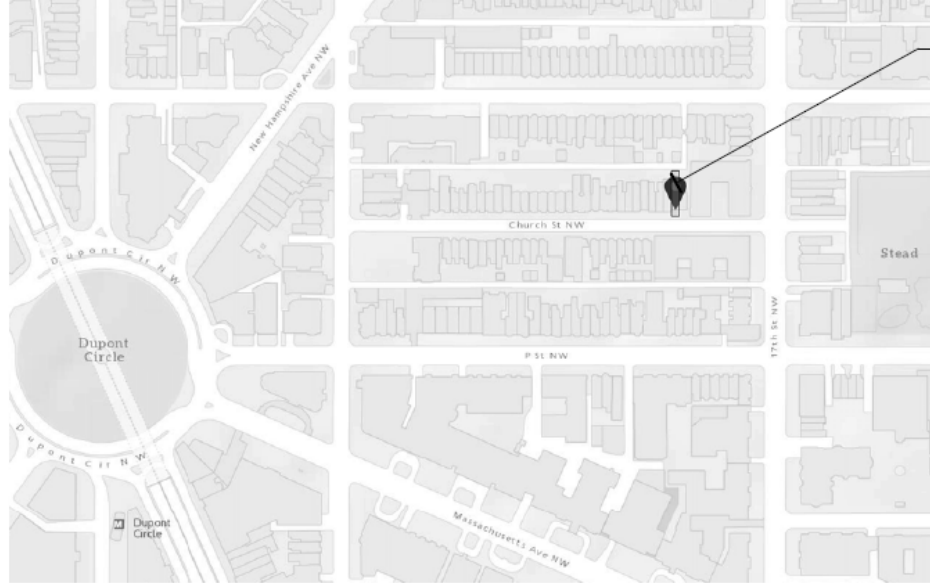
# Requested Relief

- Located in the Dupont Circle Historic District
- RA-8 Zone (lot occupancy is limited to 60%)
- Interior lot measuring 1,550 sq. ft.
- Existing lot occupancy is 58.4%
- Proposing to construct a new front porch, which will increase the lot occupancy to 64.5%
- Accordingly, owners are requesting special exception relief from the lot occupancy requirements of the RA-8 Zone pursuant to F-5201

# Community and Agency Support

- 2 letters in support (one from each adjacent neighbor)
- ANC 2B unanimously supports the application
- Office of Planning is recommending approval
- DDOT has no objection

1725 Church St. NW  
Washington DC 20036

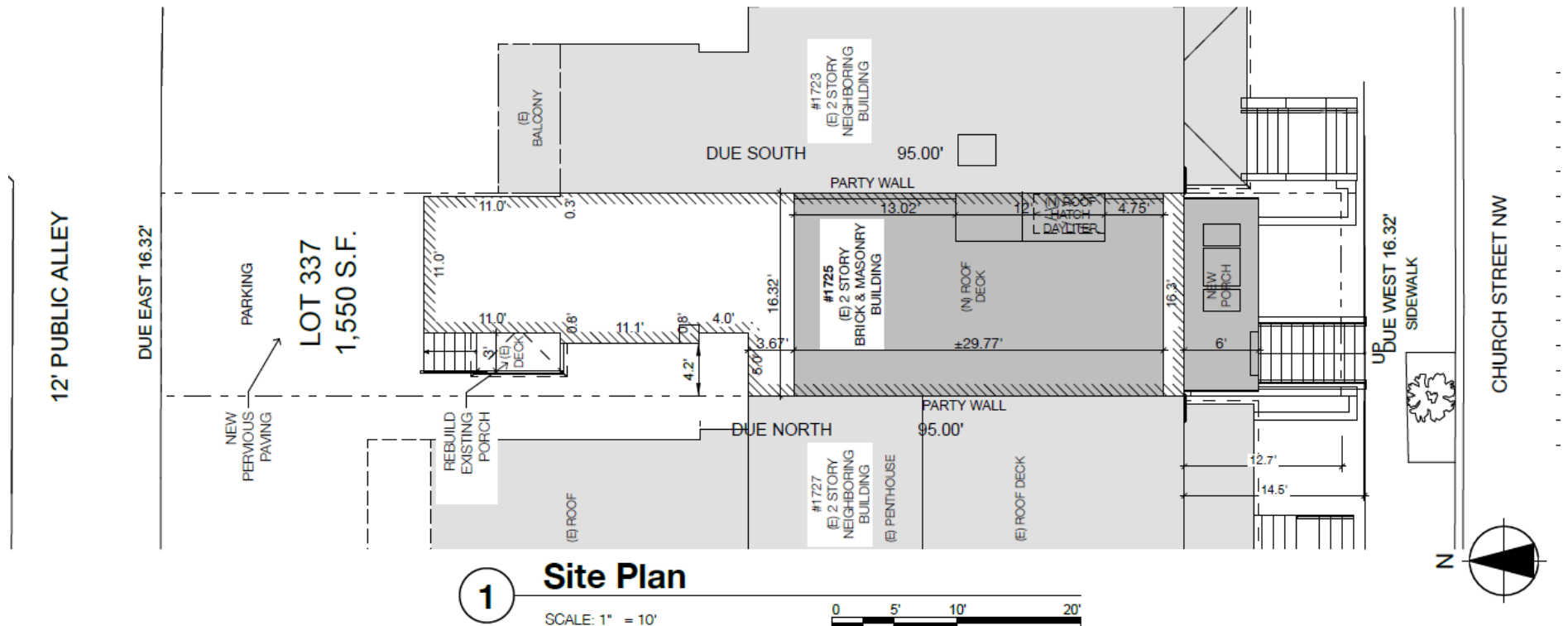


**PROJECT DATA**

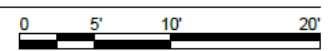
|                     |               |
|---------------------|---------------|
| Zone :              | RA-8          |
| Lot:                | 0337          |
| Square:             | 0156          |
| Lot Size:           | 1,550 Sq. Ft. |
| Existing C/O:       | Residential   |
| Proposed C/O:       | Residential   |
| Max. Lot Occupancy: | 60%           |
| Max. Height:        | 40 Ft.        |
| Max. Stories:       | 3             |
| F.A.R.              | 1.8           |

**PR**  
NEW FRON

**LOCATION MAP**



**1 Site Plan**  
SCALE: 1" = 10'







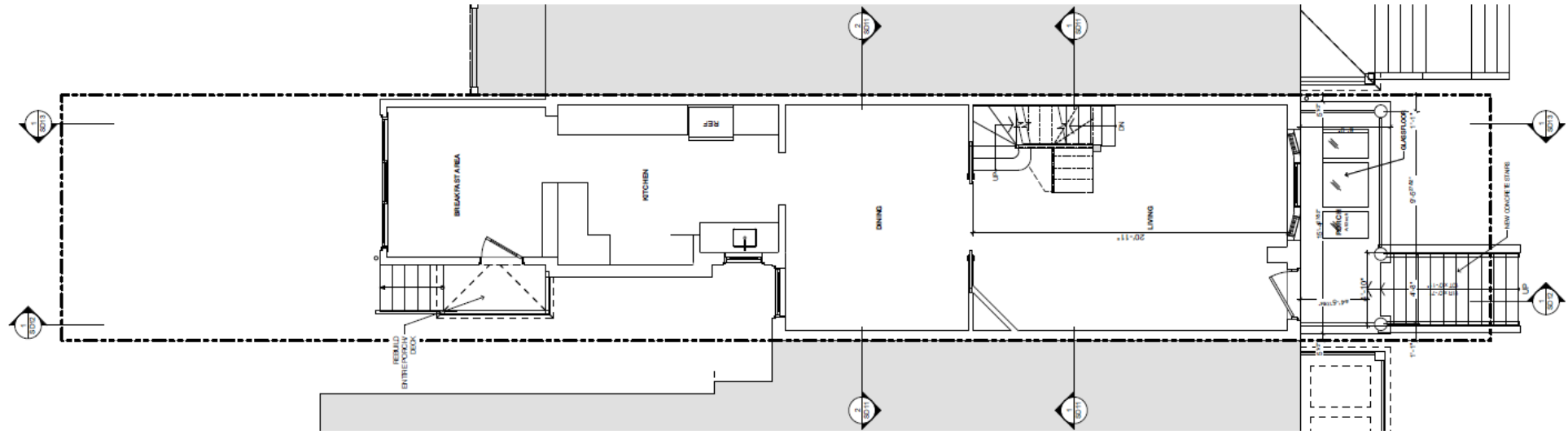
Church Street NW



Front Facade

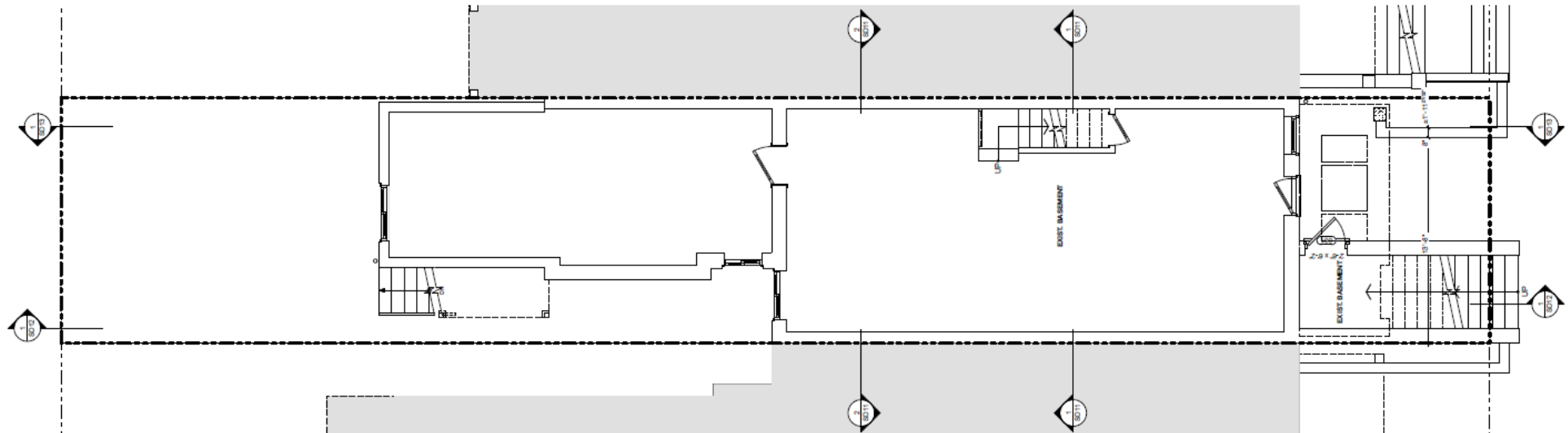
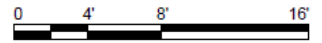






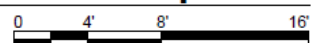
**2** First Floor Plan - Proposed

SCALE: 1/8" = 1'-0"



**1** Basement Floor Plan - Proposed

SCALE: 1/8" = 1'-0"





Front View - Proposed

# General Requirements of Subtitle 11-X DCMR § 901.2

*The granting of a special exception in this case:*

1. *“Will be in harmony with the general purpose and intent of the RF-1 zone, the Zoning Regulations, and Zoning Maps.”*
  2. *“Will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”*
- The Zoning Regulations specifically permit special exception relief from lot occupancy of up to seventy percent (70%) in the RA-8 Zone.
  - The project only exceeds the permitted 60% lot occupancy by 4.5%.
  - The use of neighboring properties will not be adversely affected by the proposed relief, as the neighboring properties also similarly-sized front porches.



# Lot Occupancy- Requirements of 11-E DCMR § 5201

- a) *The light and air available to neighboring properties shall not be unduly compromised;*
- The proposed porch will be approximately the same size as the adjacent porches, which are already covered.
- Accordingly, the light and air available to neighboring properties shall not be unduly compromised.

# Requirements of 11-E DCMR § 5201

- b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- The proposed porch would be to the front of the house and facing Church St NW.
  - The Applicant is not proposing any new windows along with the porch and the porch is not permitting any new or invasive views into the adjacent buildings.

## Requirements of 11-E DCMR § 5201

- c) The proposed addition or accessory structure, together with the original building, or the new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage; and*
- This house, which currently does not have a front porch, is between two houses that have front porches and, in a row, where most of the houses also have front porches.
- Adding the proposed porch to this house should improve the house's appearance and the visual character of Church Street.

**Questions?**