



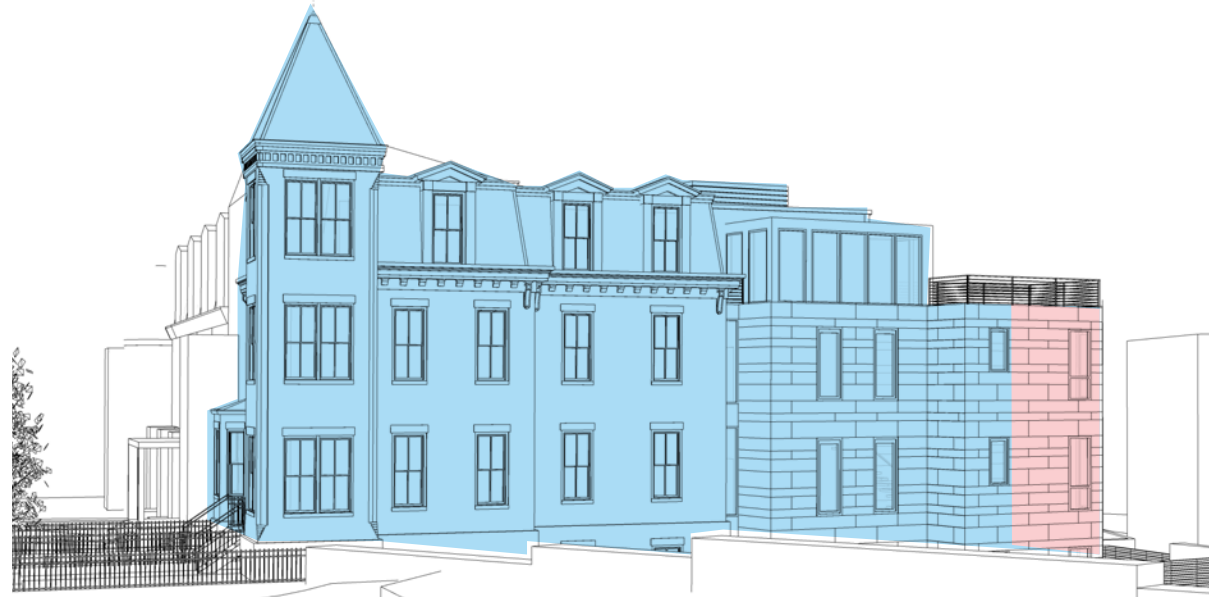
ELEVATION DIAGRAM: ■ WITHOUT RELIEF ■ WITH RELIEF

RELIEF BEING SOUGHT:

Special exception to 11-E § 503.2 via 11-E § 303.3 :
 To increase building height from 35' to approx 35'-6" to match dormer height of existing buildings on block.

JUSTIFICATION:

1. Additional height is required to match the architectural massing of the adjacent buildings.
2. CFA has provided concept approval for this scheme and HPO approval is expected.



LOT PLAN:

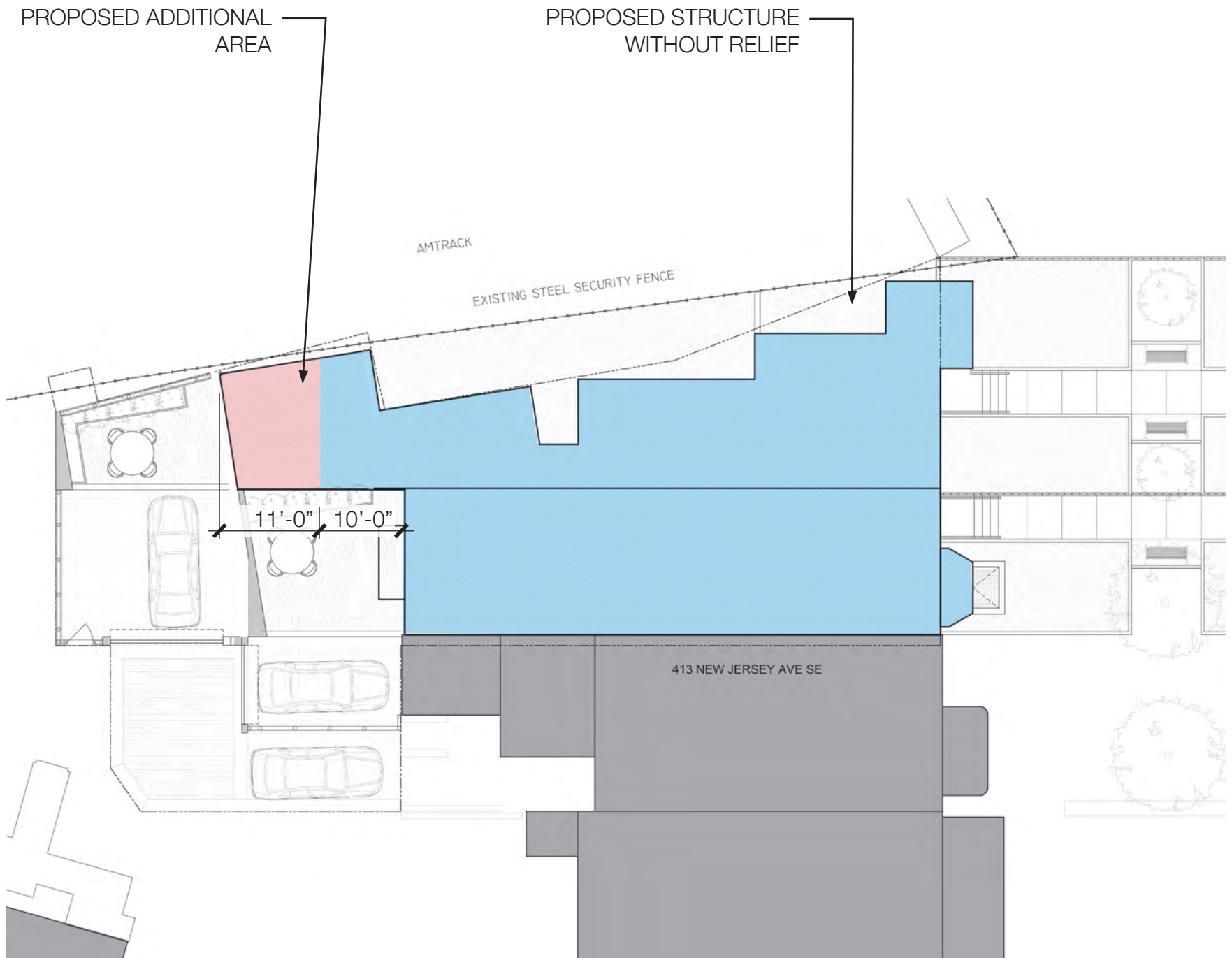
■ WITHOUT RELIEF
 ■ WITH RELIEF

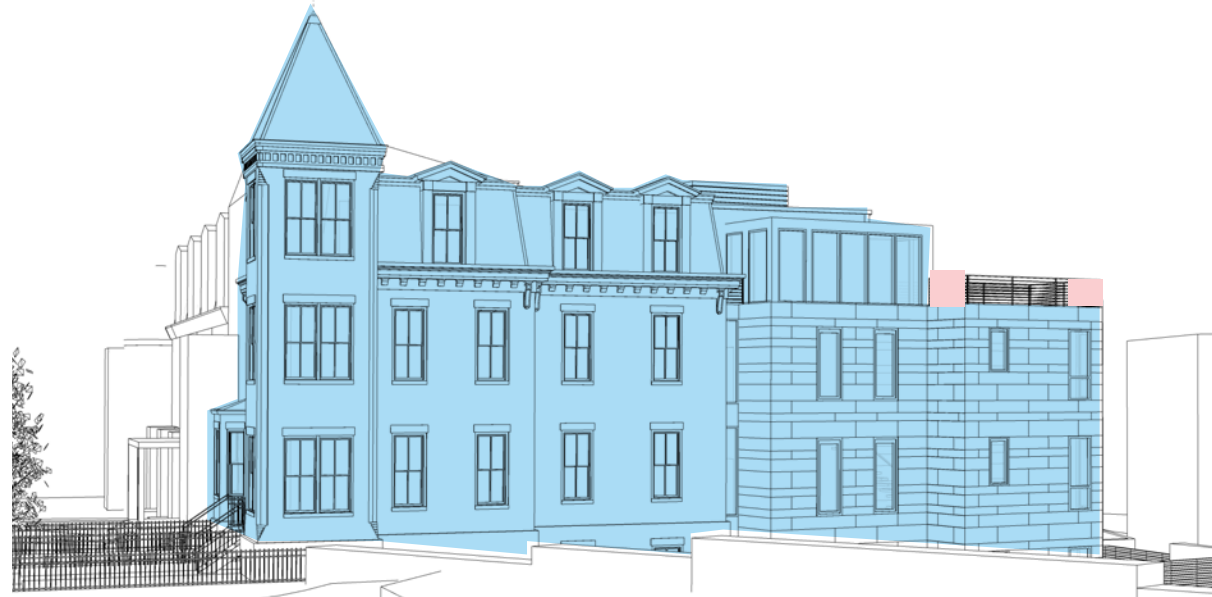
RELIEF BEING SOUGHT:

Special exception to 11-E § 205.4 via 205.5
 To extend the rear wall of the new structure beyond the ten foot limit established by 11'

JUSTIFICATION:

1. This extra length provides a more appropriate facade that speaks to both industrial and traditional conditions on the block.
2. Narrow lot requires a longer building to provide appropriate square footage
3. CFA has provided concept approval.
4. Being the northernmost structure makes it impossible to block light to neighbors.
5. Increasing this facade reinforces the impression of a corner condition that is begun by the tower.





LOT PLAN:

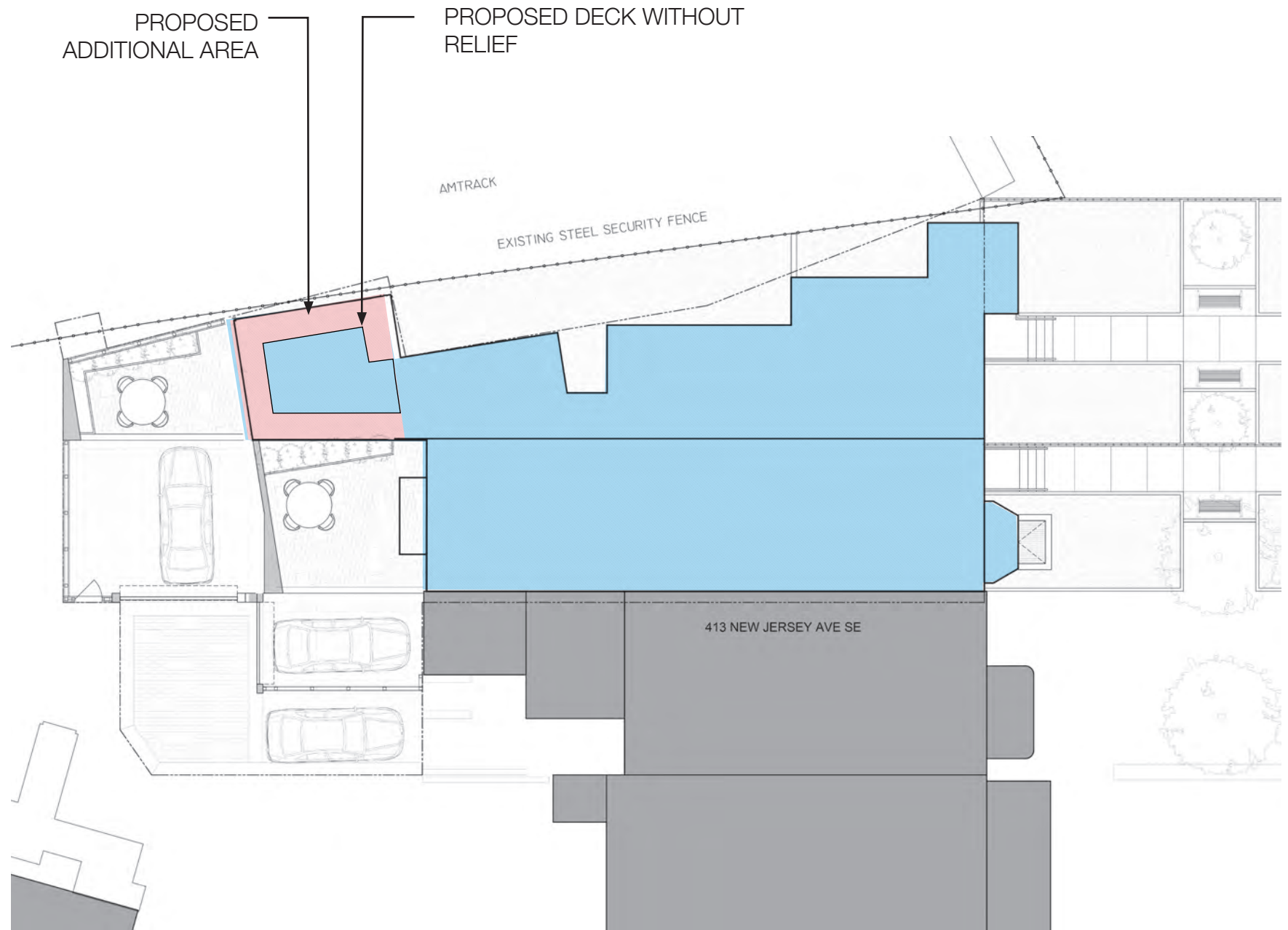
■ WITHOUT RELIEF
 ■ WITH RELIEF

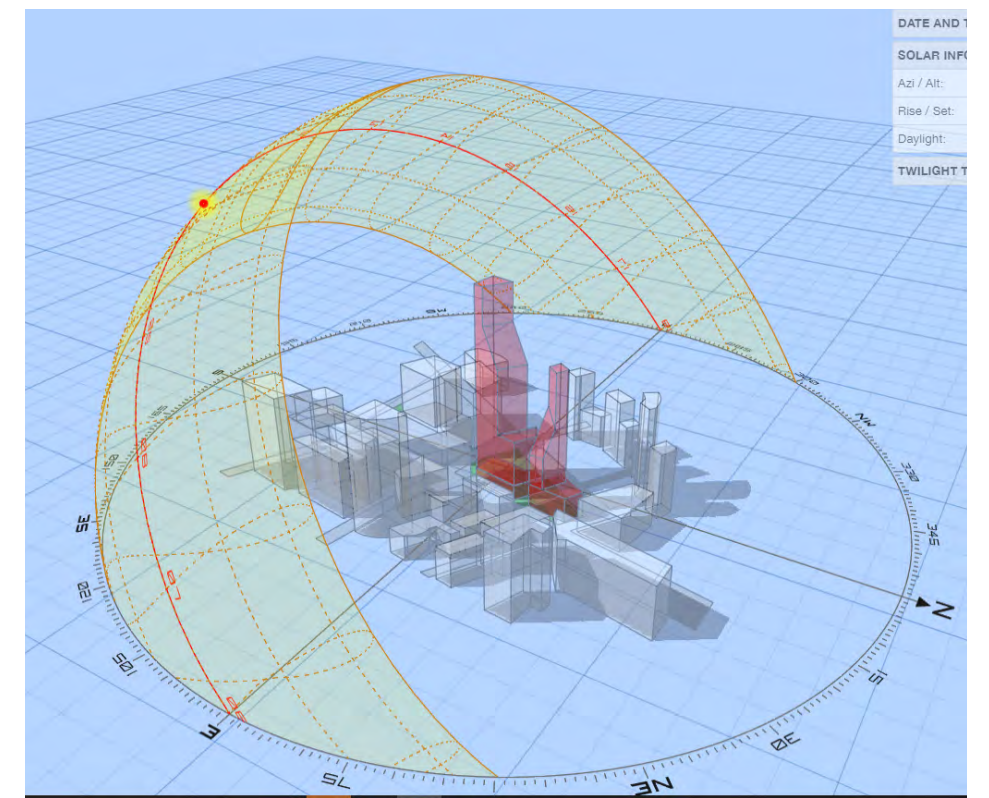
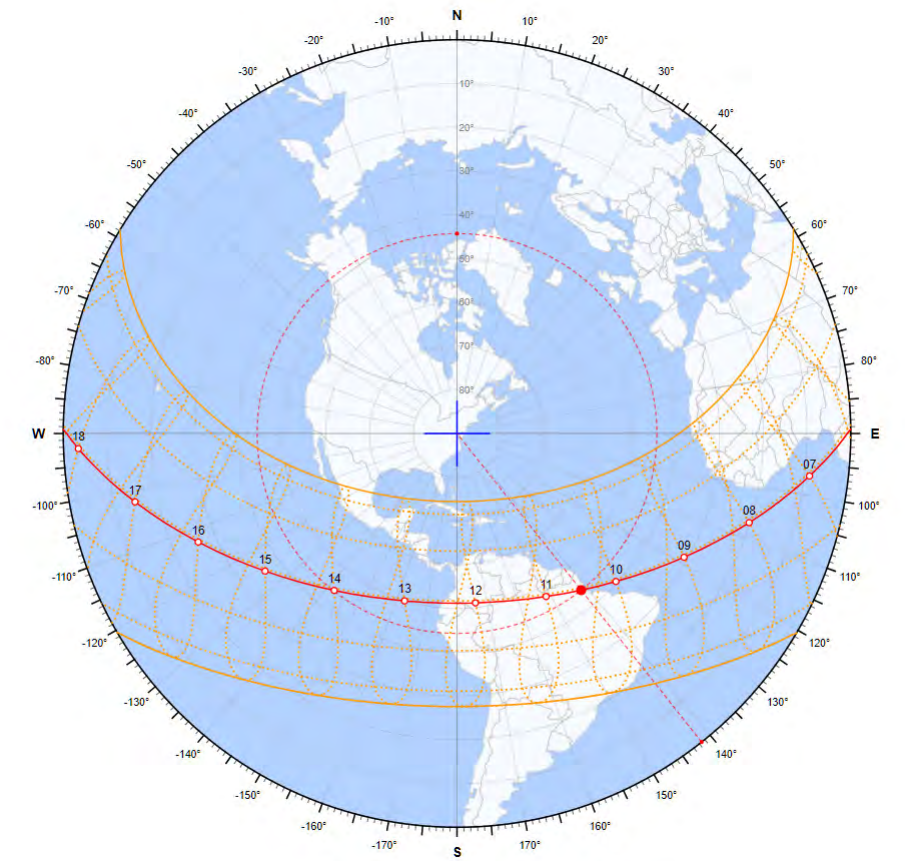
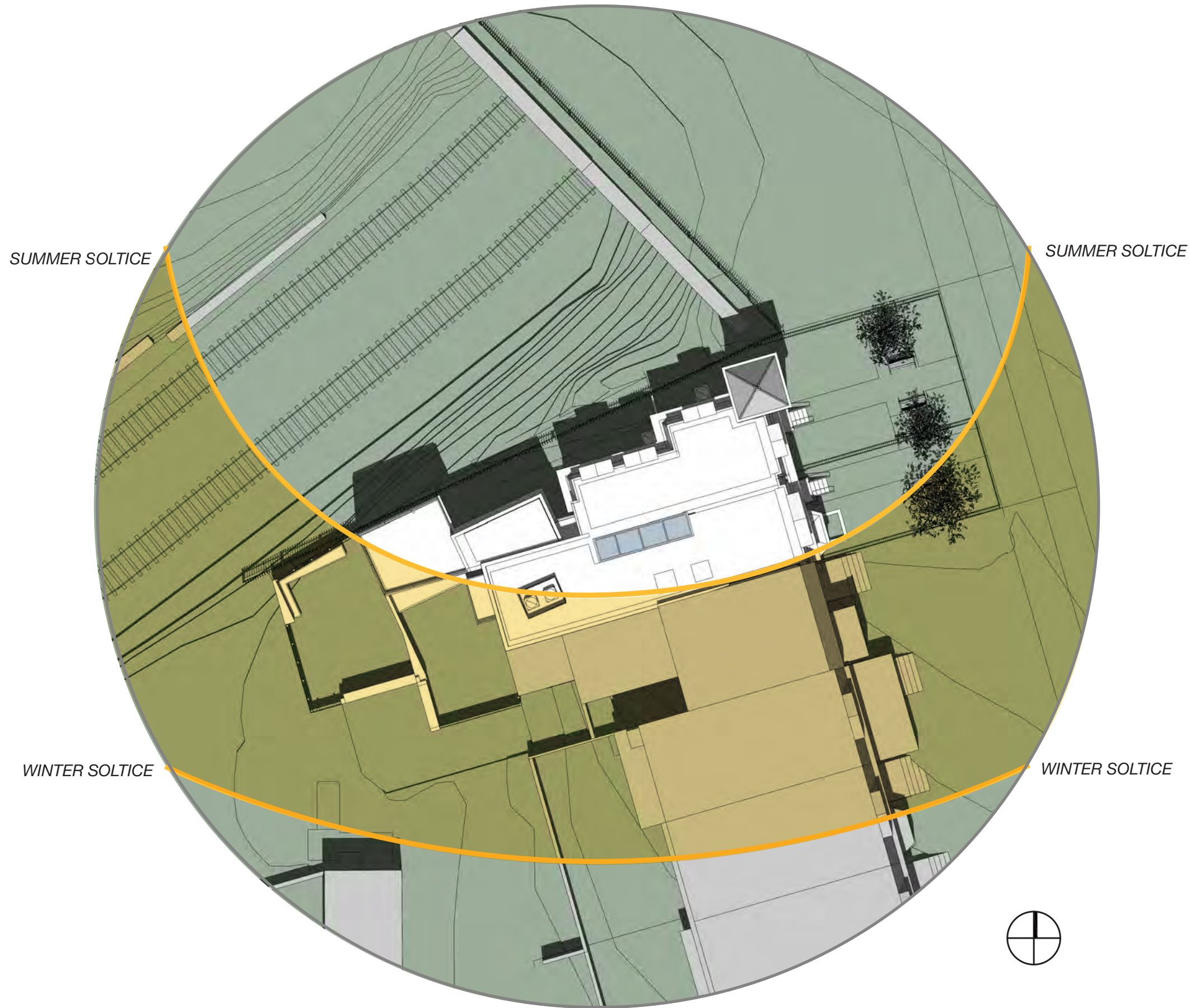
RELIEF BEING SOUGHT:

Relief from Zoning Administrator's guidance on railing setbacks

JUSTIFICATION:

1. Roof is open on 4 sides, 3' setback on all sides makes roof deck unusable
2. Deck is below the roofline, and not subject to any other penthouse guidelines
3. Reduces area from 240 sqft to 100 sqft





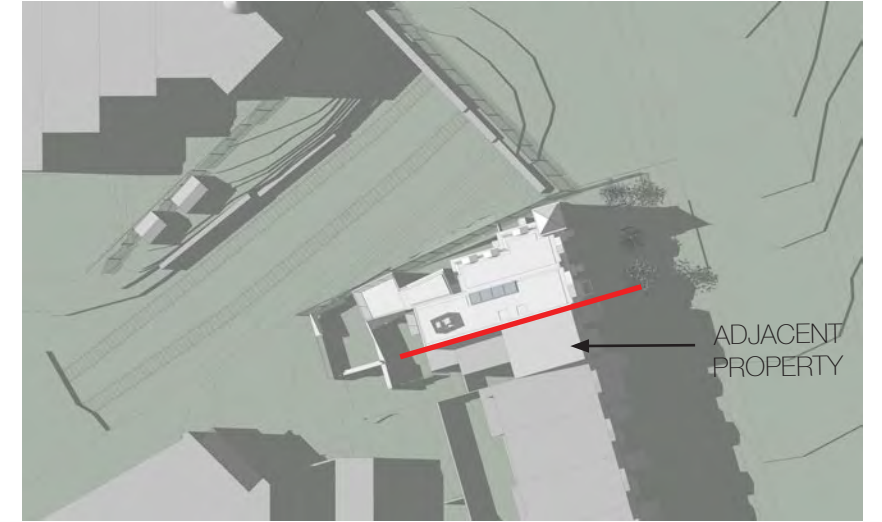
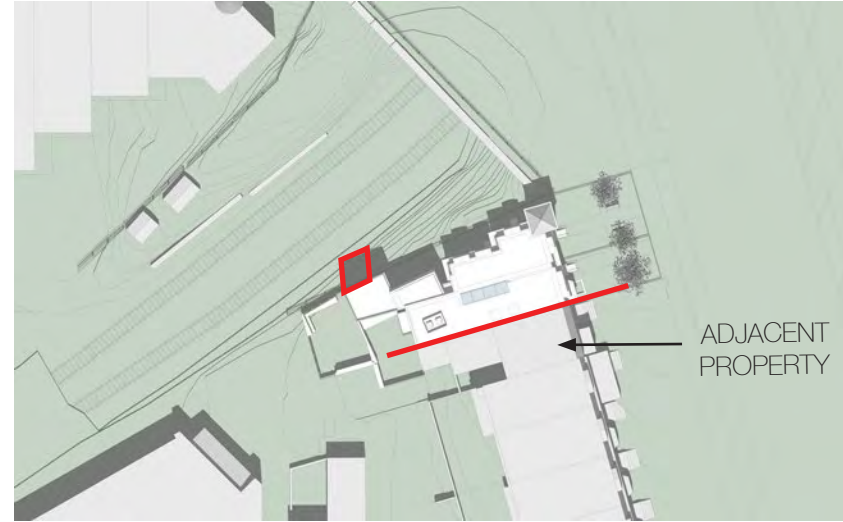
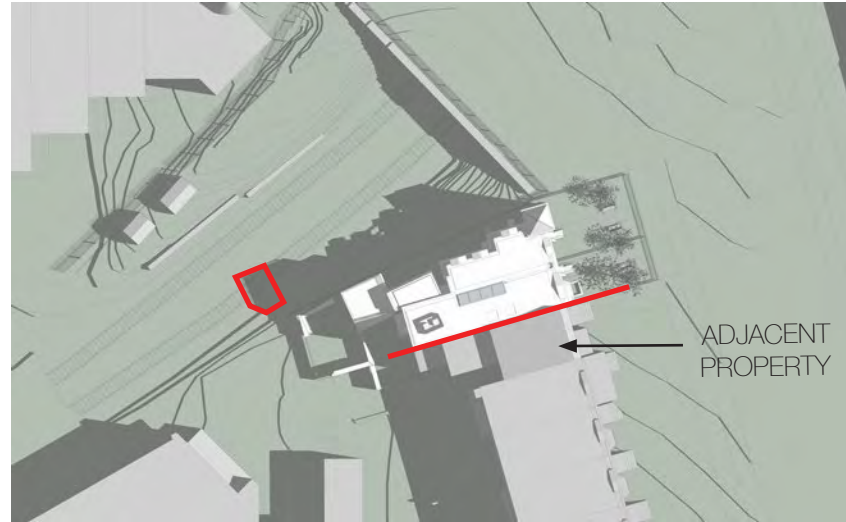
diagrams generated at andrewmarsh.com

9 AM

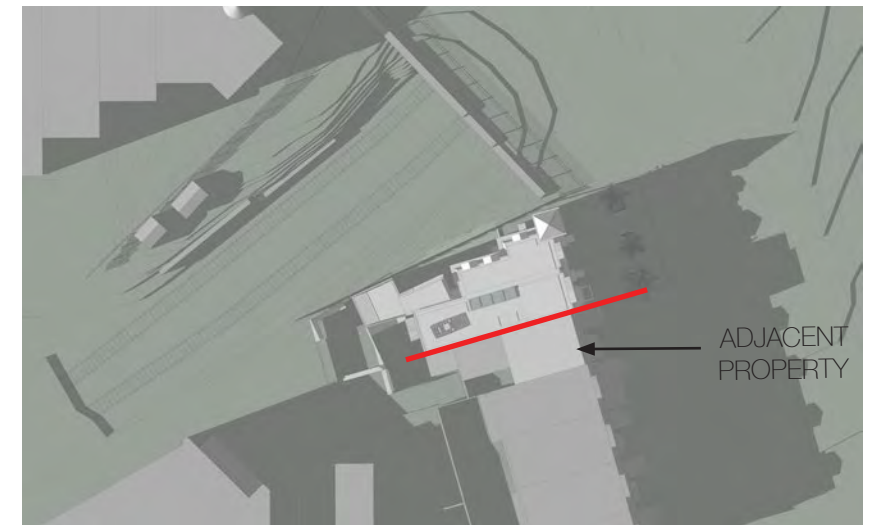
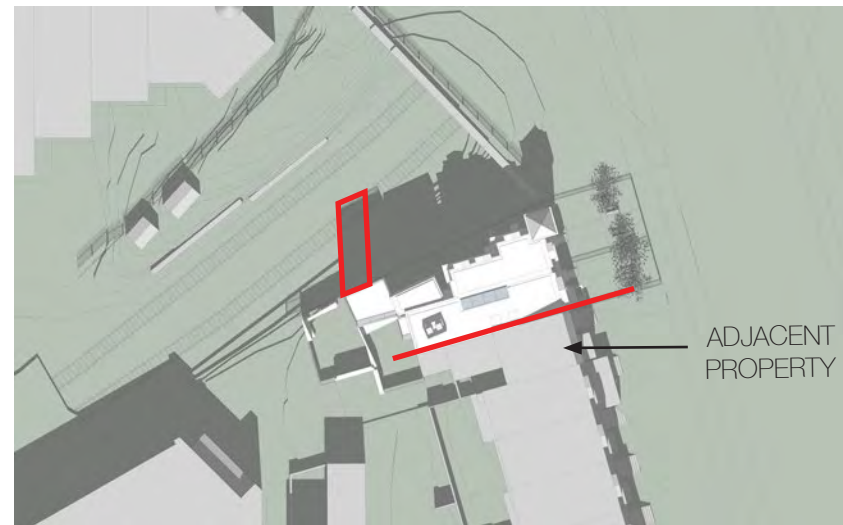
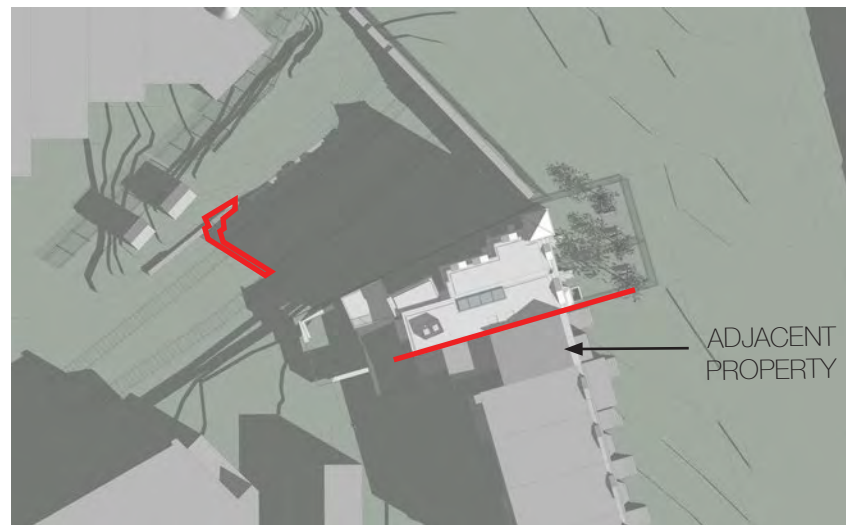
NOON

4PM

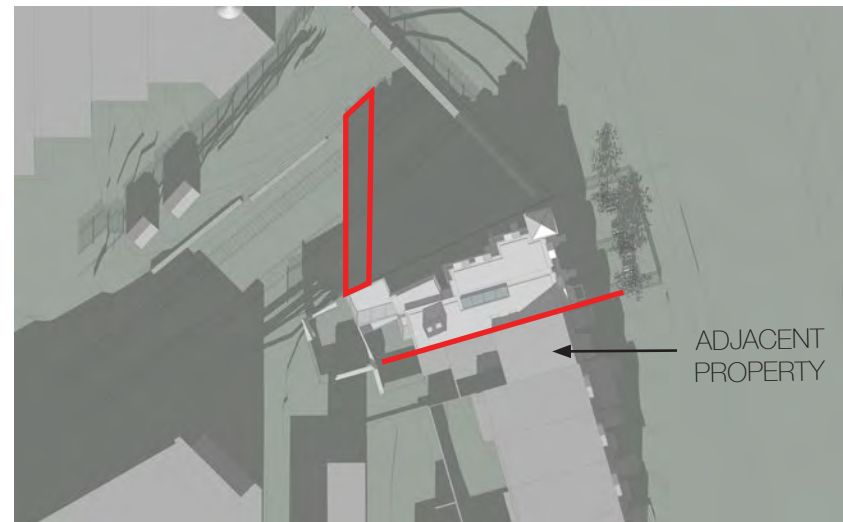
SUMMER SOLSTICE



SPRING/
FALL
EQUINOX



WINTER SOLSTICE

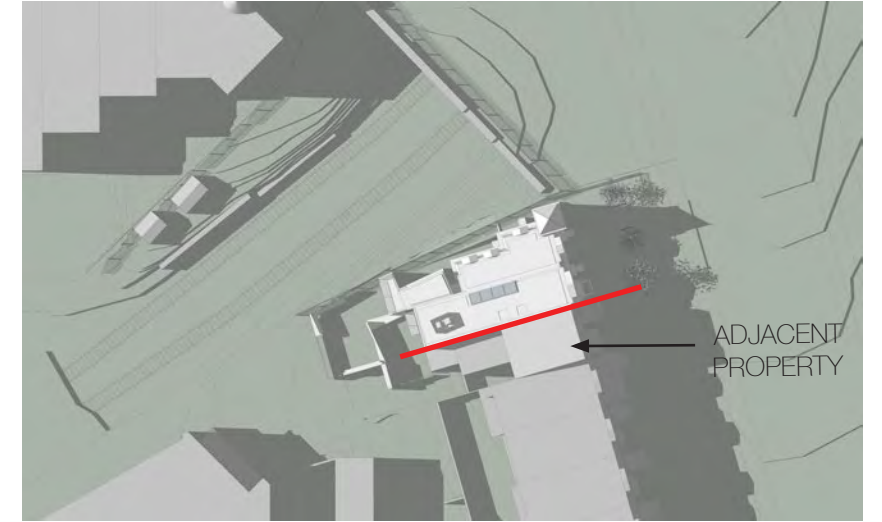
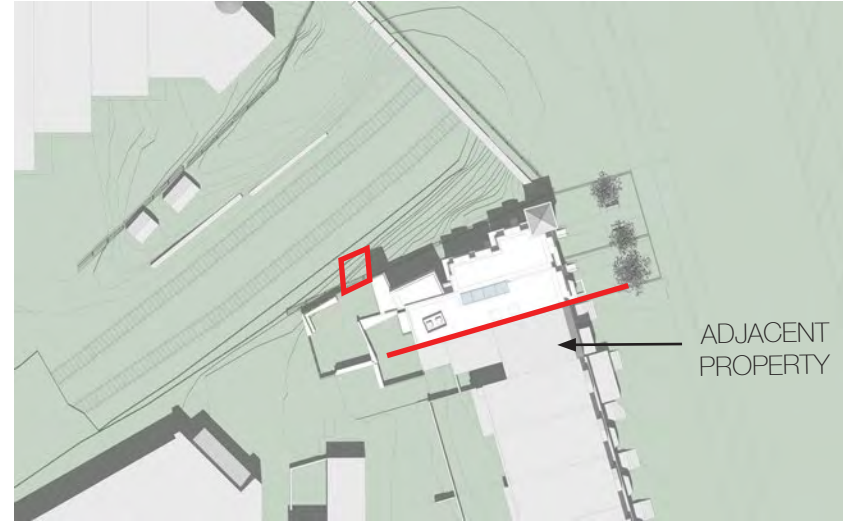
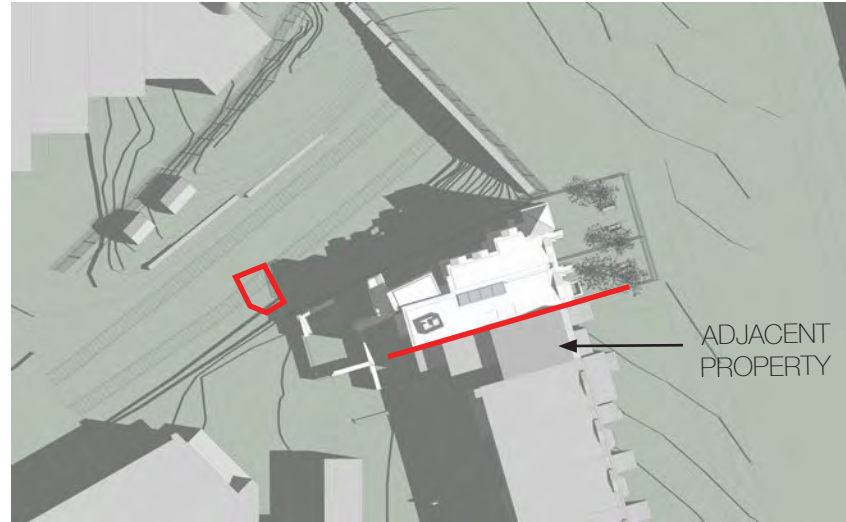


9 AM

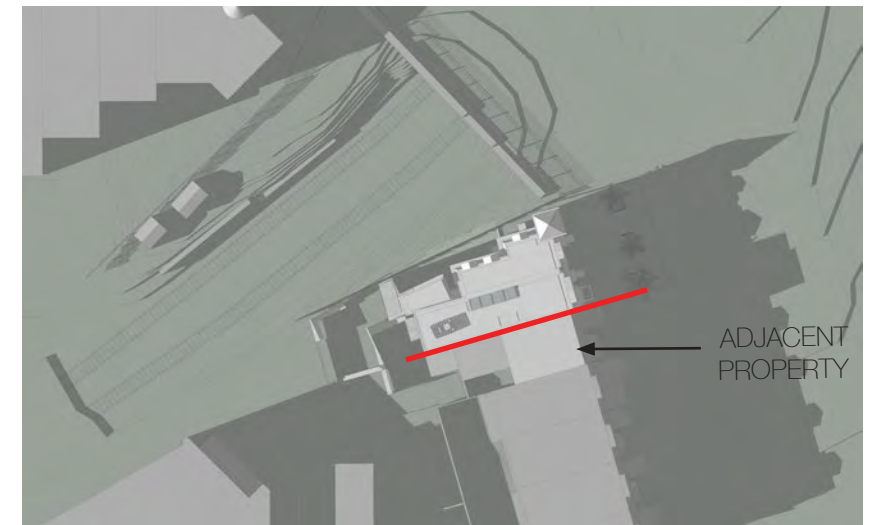
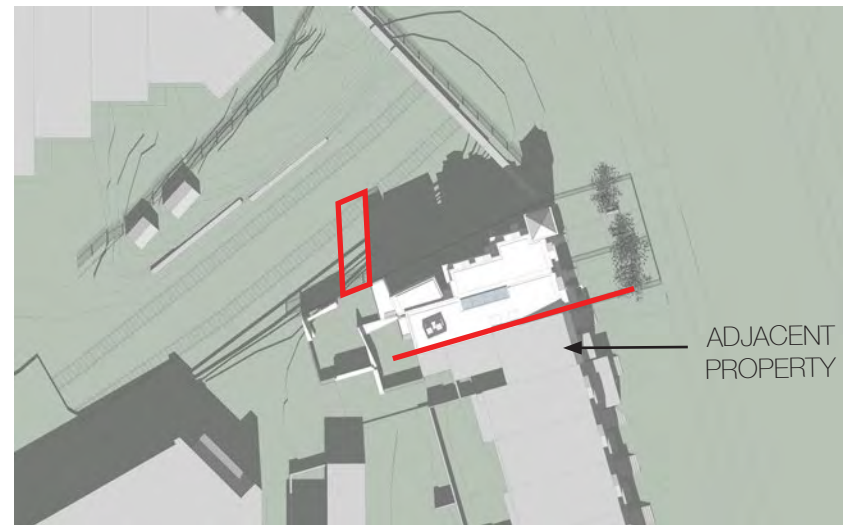
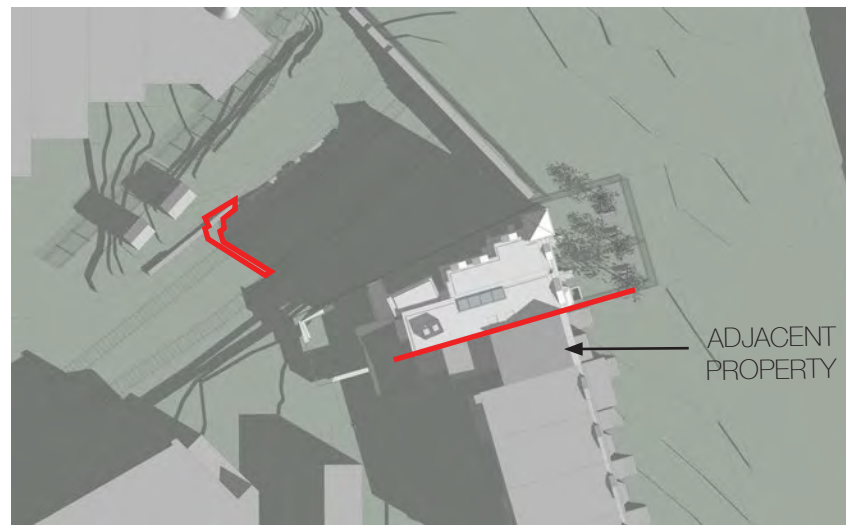
NOON

4PM

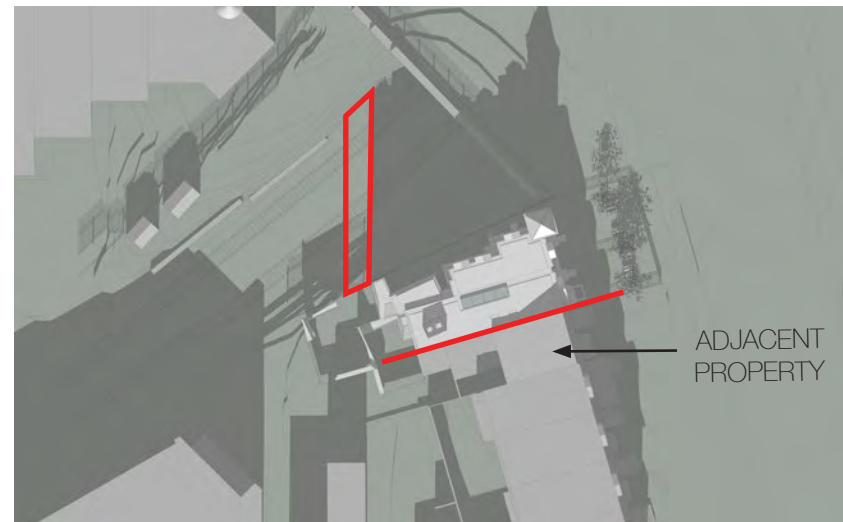
SUMMER SOLSTICE



SPRING/
FALL
EQUINOX



WINTER SOLSTICE



General Special Exception Requirements of X § 900

Criteria	Project (Ten-Foot Rule, Height, and Railing Setbacks)
1. Granting the relief will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.	<ul style="list-style-type: none">• The use itself—a 2-unit dwelling—is permitted as a matter-of-right.• The requested relief for special exception was contemplated by the Zoning Commission and enumerated in the 2016 Zoning Regulations.• The degree of relief for each item is relatively small and the relief is related to design considerations which will keep the proposed Building in character with the surrounding buildings.
2. Granting the relief will not tend to affect adversely, the use of neighboring property.	<ul style="list-style-type: none">• The rear addition was designed purposefully to mitigate any potential undue impacts on light and air.• Shadow Studies have been done to demonstrate zero impact on only adjoining property to the south• Relief for height is being requested to match the height of adjacent buildings

Special Exception Requirements of E § 5201 (“Ten-Foot” Rule Relief)

Criteria	Project
<p>a) The light and air available to neighboring properties shall not be unduly affected;</p>	<ul style="list-style-type: none"> • The Building length varies and the portion closest to the southern neighbor does not extend further and matches its rear wall. • Based on the orientation of the lots relative to the location of the sun, and the distance between the portion of the Building needing relief and the adjacent building, the additional 11 feet will create no additional impact on the building to the south (compared to a MOR building). • See also, shadow studies.
<p>b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.</p>	<ul style="list-style-type: none"> • There are no proposed south-facing windows.
<p>c) The proposed addition or accessory structure, together with the original building, or the new principal 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 or alley frontage;</p>	<ul style="list-style-type: none"> • The design and building length was reviewed and conceptually approved by HPO/CFA • The additional Building length will not impact the view from New Jersey Avenue, nor will it substantially visually intrude upon the character, scale, and pattern of houses along New Jersey Avenue as it is located at the rear of the Building, adjacent to a railroad yard

Special Exception Requirements of E § 5203 (Height)

Criteria	Project
a) The light and air available to neighboring properties shall not be unduly affected;	<ul style="list-style-type: none">• Only proposing an additional 6 in. of height to match the height of the neighboring building
b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.	<ul style="list-style-type: none">• The additional building height will not result in an increase in windows facing the adjacent property (there are no windows facing the adjacent property)
c) The proposed construction 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 subject street or alley;	<ul style="list-style-type: none">• Applicant is only proposing a height of 35 ft. 6 in. in order to more closely match the existing heights of the other buildings along the street.• The design was reviewed and conceptually approved by HPO/CFA

Special Exception Requirements of C § 1504 (Railing Setbacks)

Criteria	Project
<p>(a) The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;</p>	<ul style="list-style-type: none">• The second story deck is only 240 square feet and requiring a 1:1 setback for all railings would reduce this area to only 100 square feet.
<p>b) The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall;</p>	<ul style="list-style-type: none">• With regards to the choice for the railings vs. parapet, this came about through conversation with CFA and HPRB.• This was driven by trying to remove the appearance of a taller proposed mass / structure along the rear by providing a more transparent railing condition.• The railings are clearly distinct from the Building and would not appear to be an extension of the Building wall.
<p>f) The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.</p>	<ul style="list-style-type: none">• This technically a Zoning Administrator interpretation, so the intent and purpose of this chapter and this title shall not be materially impaired by the railings.• The deck is 20 feet away from the only adjoining property to the south and railings would tend to allow for more light and air vs. a parapet wall.

Questions?