



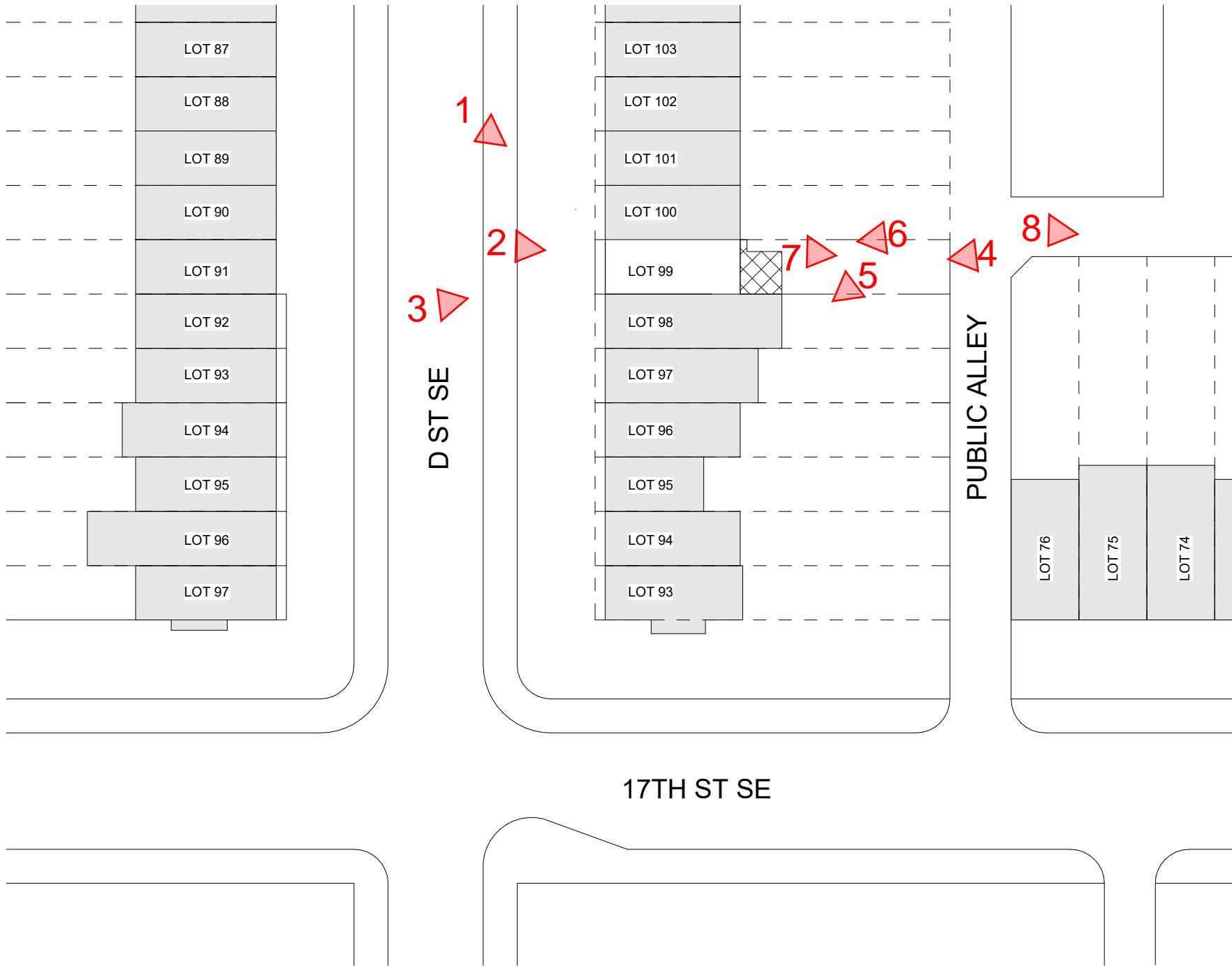
1713 D Street, SE

**BZA APPLICATION NO. 20560
BRIDGET DRIGGS AND MICHAEL SEWELL
NOVEMBER 10, 2021**

Overview of Project and Requested Relief

- The Subject Property is improved with a two-story, single-family row building and is located in the RF-1 zone
- The Applicant is proposing to construct a third-story addition on top of the existing building and a three-story rear addition
- The addition will extend the existing building 14 feet and 6 inches beyond the rear wall of the building to the East
- ANC 6B supports this application, the Office of Planning recommends approval, DDOT has no objection
- The Application has received over a dozen letters of support, including letters from the owners of the immediately adjacent properties

Item	Regulation	Existing	Proposed	Relief
Ten Foot Rule (E § 205.4)	10 ft. past the furthest rear wall	NA	14 ft. 6in.	Special Exception
Lot Occupancy (E § 304.1)	60%	40.7%	62.7%* (building itself is not over, only decks)	Special Exception
Architectural Elements (E § 262.1)	Prohibits removal of rooftop architectural elements original to a building.	Mansard rooftop element	Eliminate the existing mansard rooftop element.	Special Exception



DRIGGS-SEWELL RESIDENCE

SITE PLAN W/ PHOTO LOCATIONS



VIEW 1



VIEW 2

DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

BLUESTAR



VIEW 3



VIEW 4

DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

BLUESTAR



VIEW 5

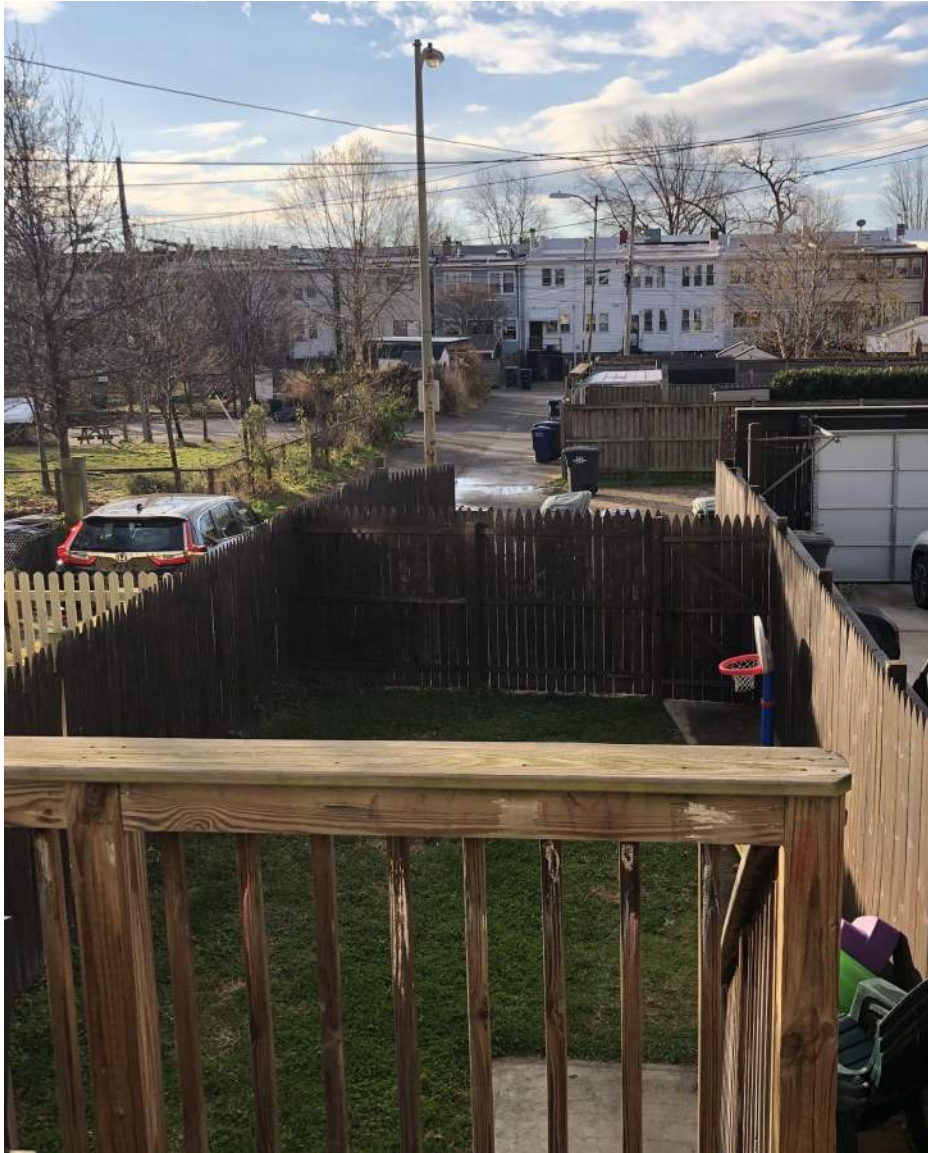


VIEW 6

DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

BLUESTAR



VIEW 7

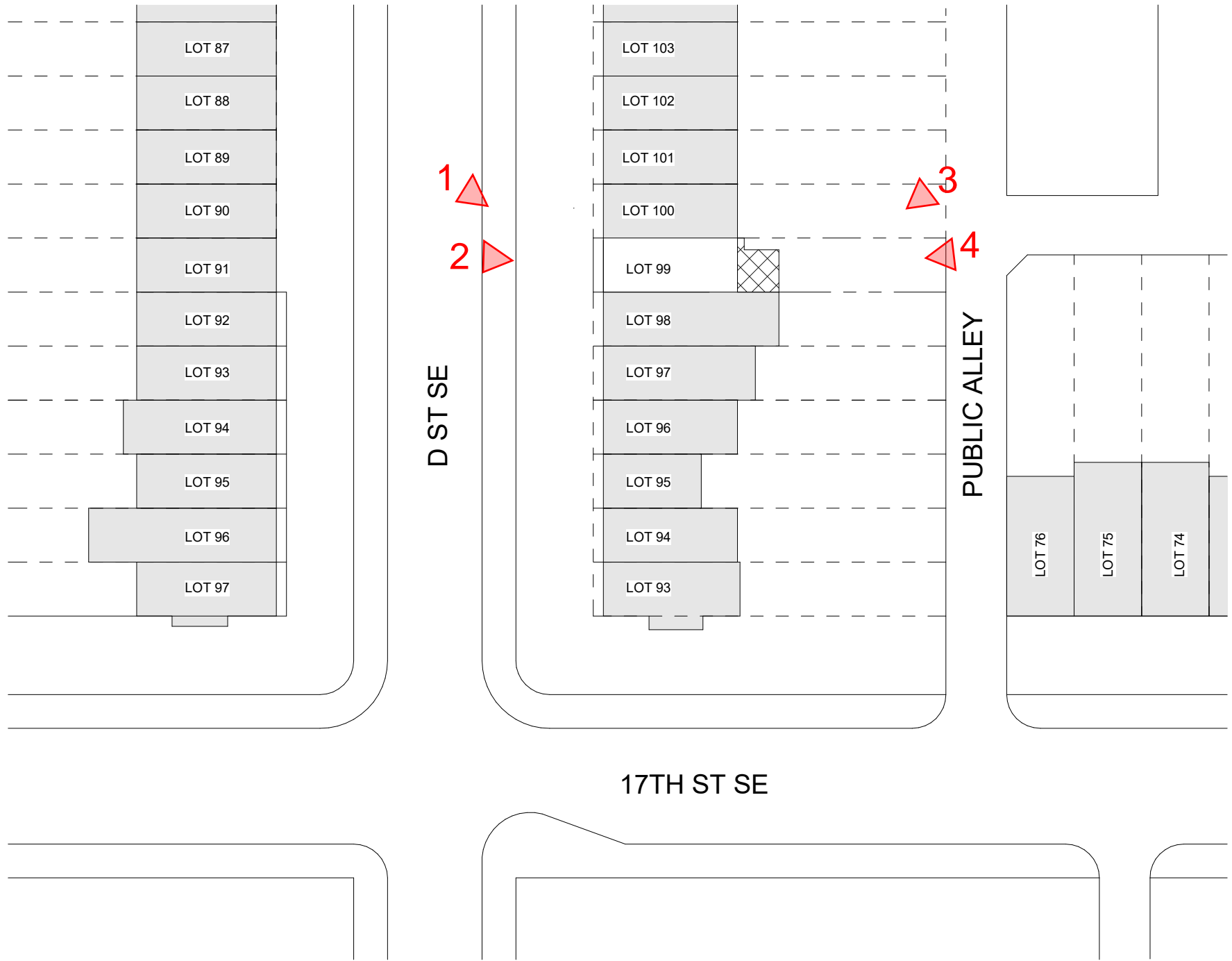


VIEW 8

DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

BLUESTAR



DRIGGS-SEWELL RESIDENCE

SITE PLAN W/ VIEWING ANGLES



DRIGGS-SEWELL RESIDENCE

VIEW 1 - FROM D ST. SE

1713 D ST. SE, WASHINGTON, DC 20003

BLUESTAR



DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

VIEW 2 - FROM D ST SE

BLUESTAR



DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

VIEW 3 - FROM ALLEY

BLUESTAR



DRIGGS-SEWELL RESIDENCE

1713 D ST. SE, WASHINGTON, DC 20003

VIEW 4 - FROM ALLEY

BLUESTAR

DRIGGS-SEWELL RESIDENCE

1713 D ST SE, WASHINGTON, DC 20003

PROJECT DATA

OWNER: BRIDGET DRIGGS & MICHAEL SEWELL
1713 D ST.
WASHINGTON, DC 20003

EXISTING SINGLE FAMILY RESIDENCE

PROPOSED SINGLE FAMILY RESIDENCE
- REAR YARD ADDITION ON ALL FLOORS
- THIRD FLOOR ADDITION
- INTERIOR REMODEL

ZONING DATA

SQUARE / LOT 1102 / 0099
ZONE RF-1
USE GROUP R-3
CONSTRUCTION TYPE VB

STORIES EXISTING 2 + CELLAR PROPOSED 3 + CELLAR
LOT SIZE 1,672 SF 1,672
LOT OCCUPANCY 680.50 SF OR 40.7% 1,048.05 SF OR 62.7%

VICINITY MAP



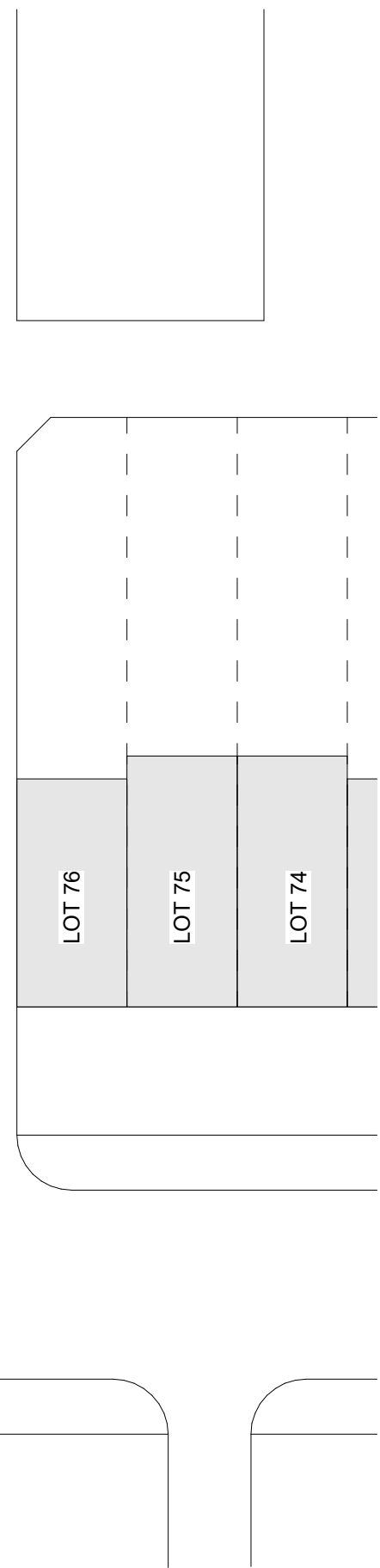
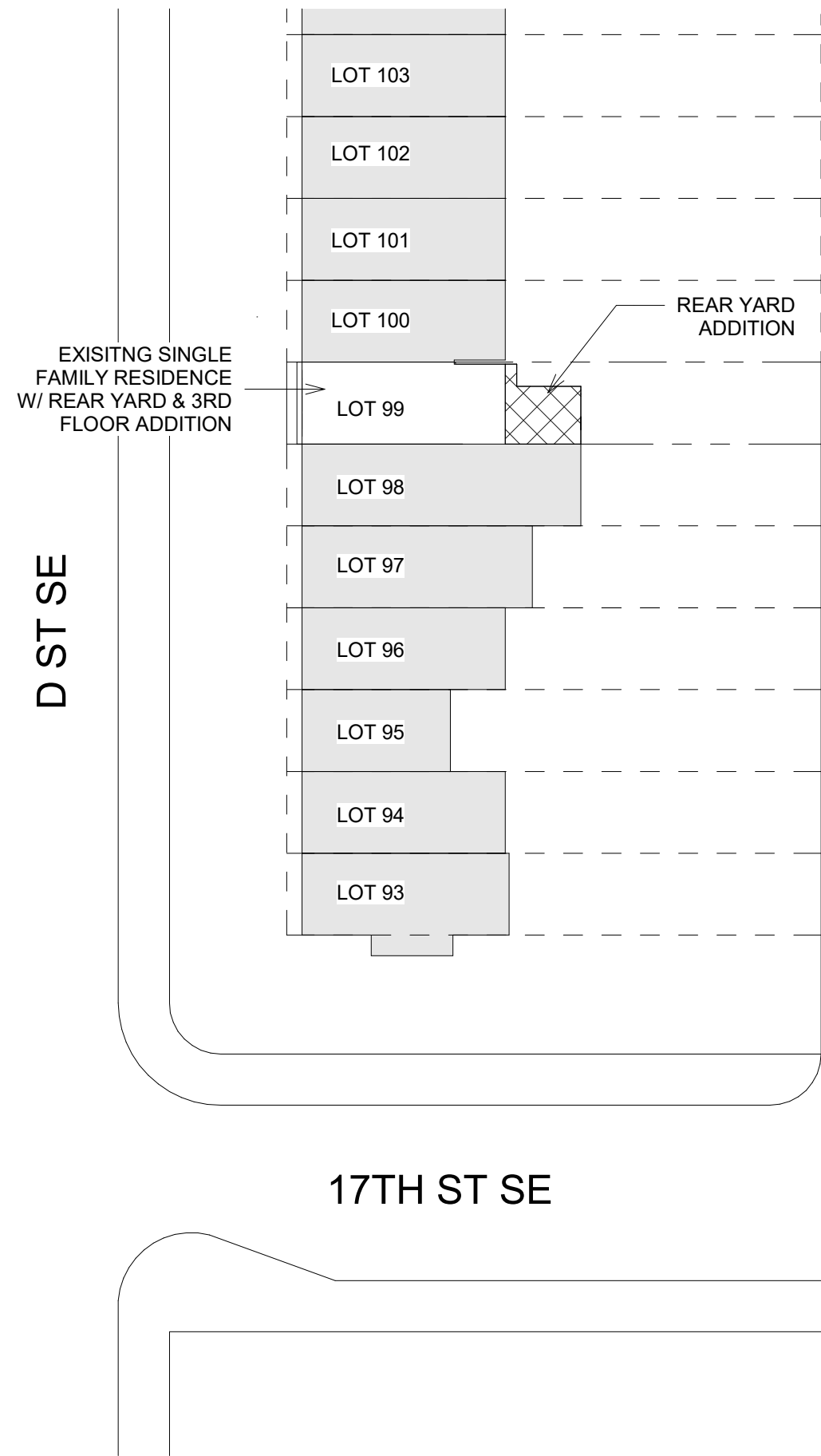
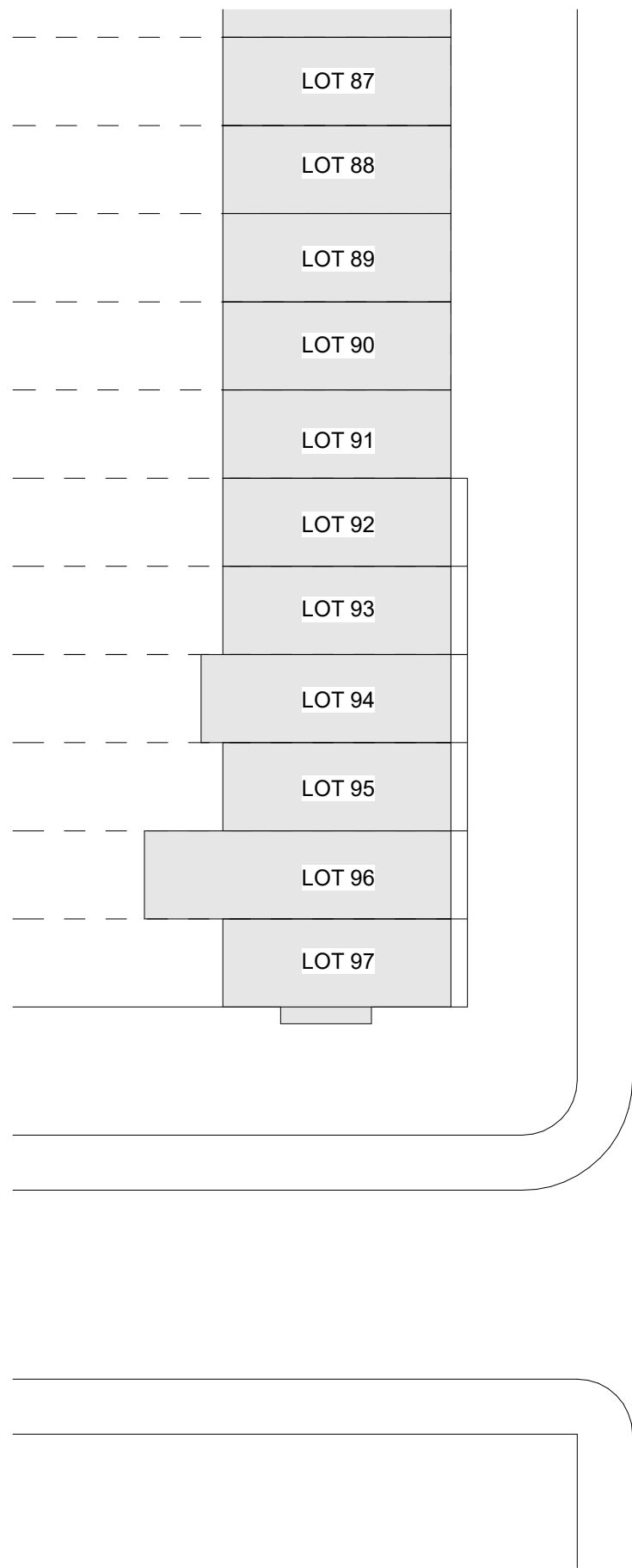
PROJECT TEAM

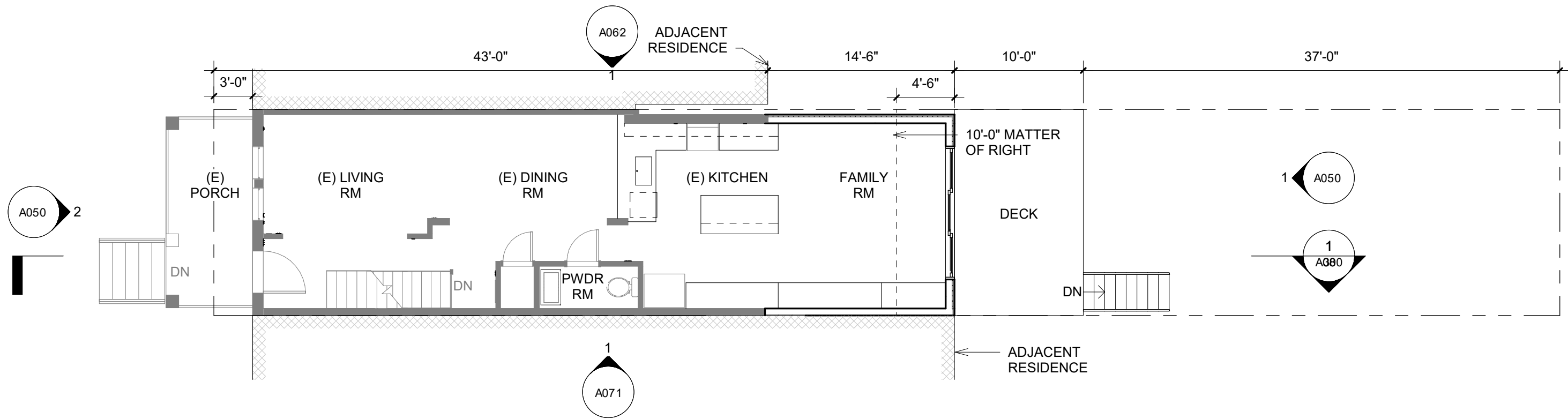
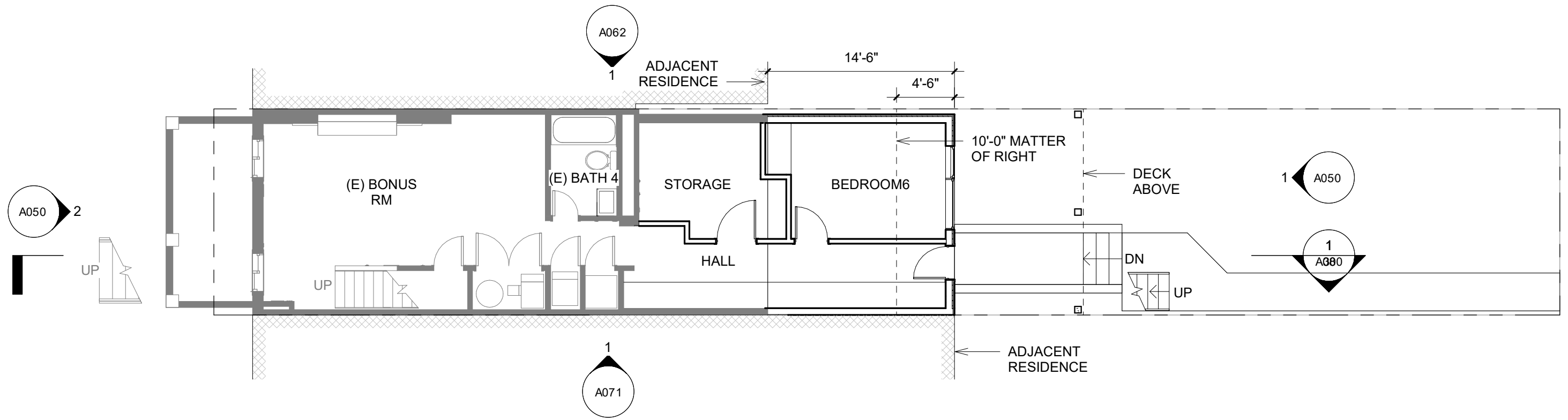
ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

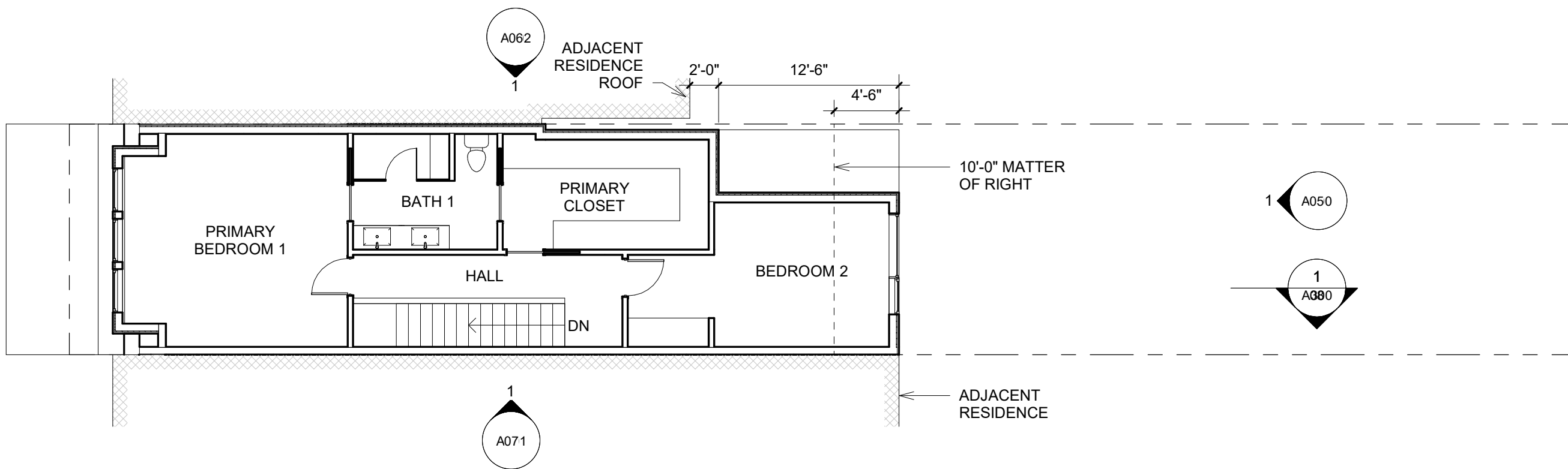
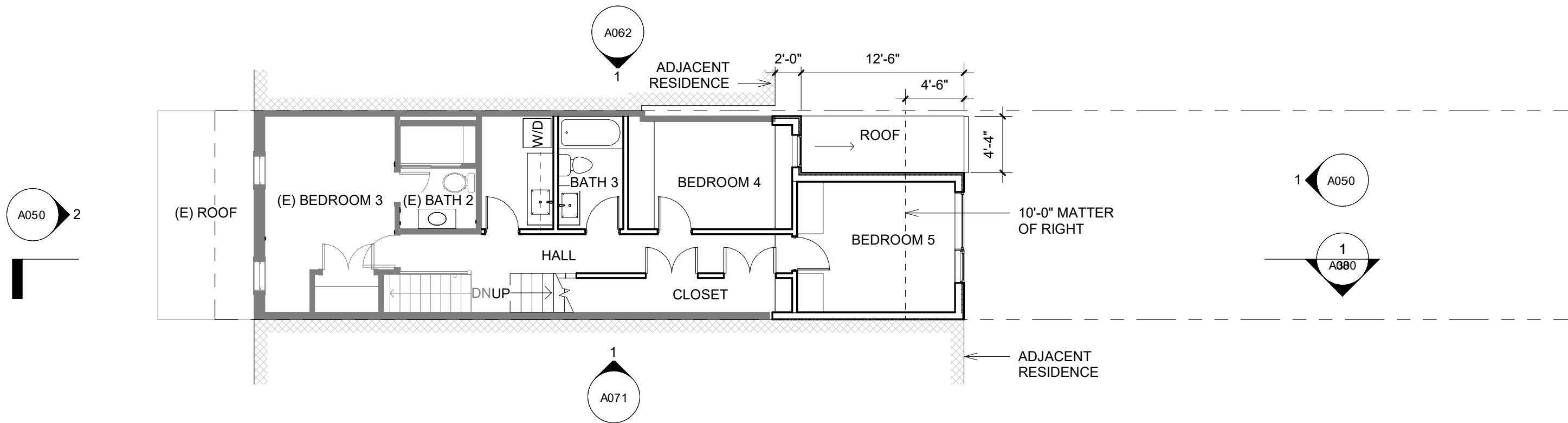
CONTRACTOR
BLUESTAR
ERIC GOETZ
515 M. ST. SE, SUITE 201
WASHINGTON, DC 20003
202-544-2274
IDEAS@BLUESTARDESIGNBUILD.COM

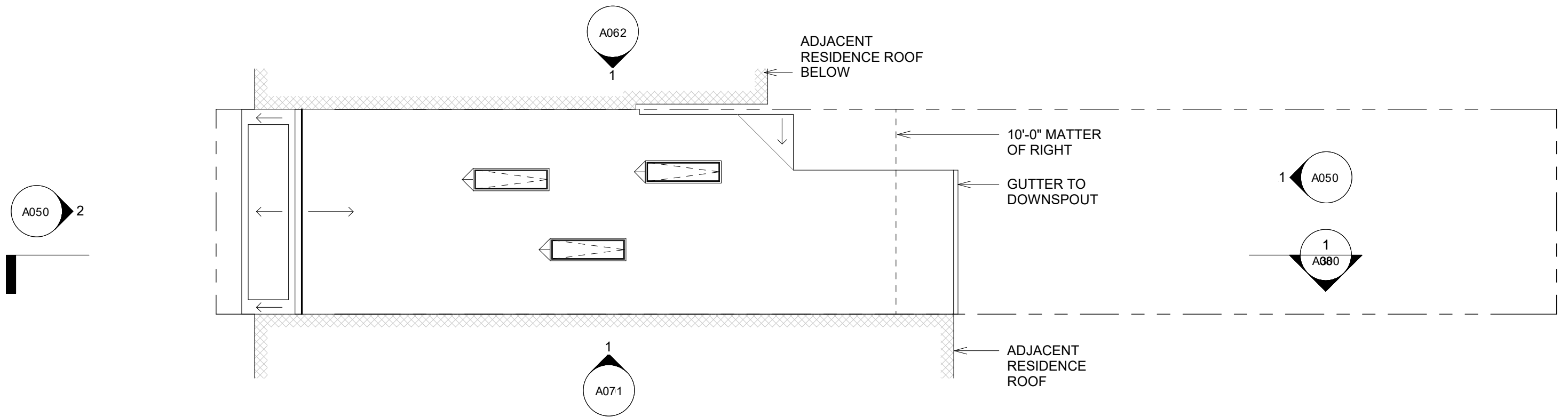
SHEET INDEX

00 COVER SHEET
01 SITE PLAN
02 FLOOR PLANS
03 FLOOR PLANS
04 ROOF PLAN
05 ELEVATIONS - FRONT & REAR
06 ELEVATION - NORTH
07 ELEVATION - SOUTH
08 SECTION
09 EXISTING & DEMO PLANS
10 EXISTING & DEMO PLANS

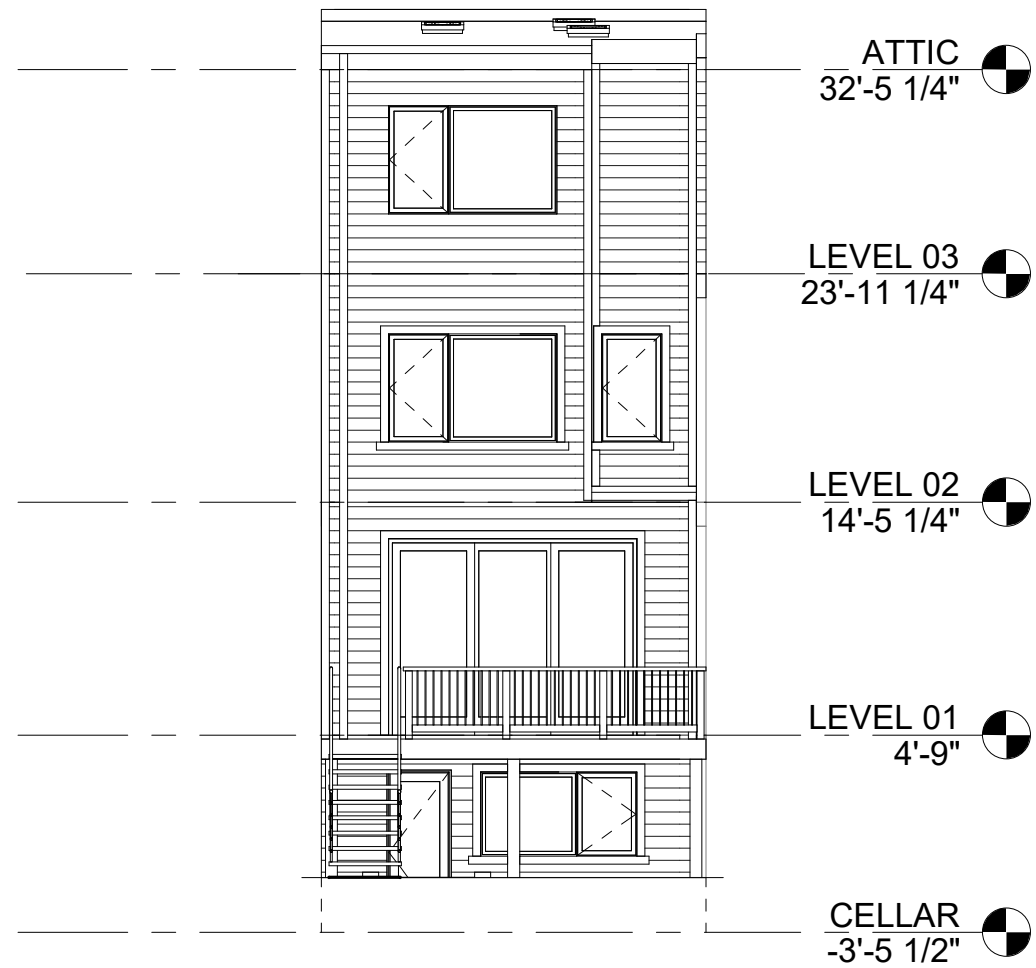








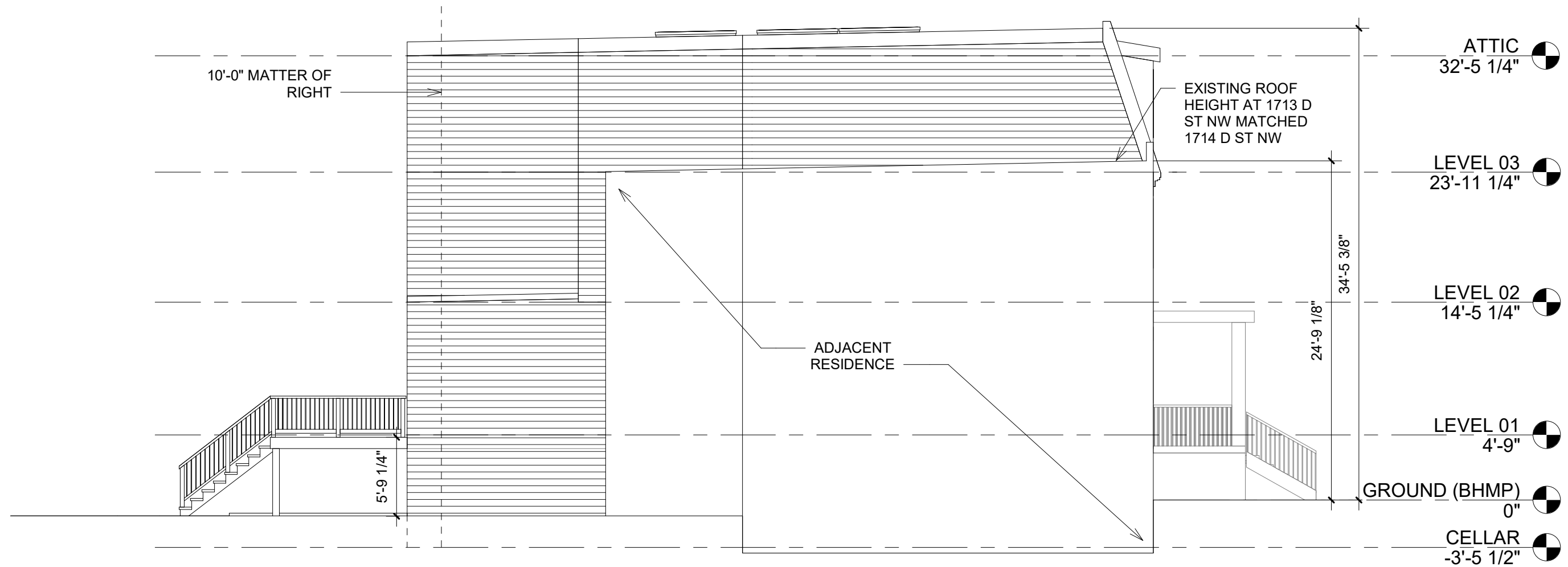
ROOF PLAN PROPOSED PLAN



SOUTH ELEVATION

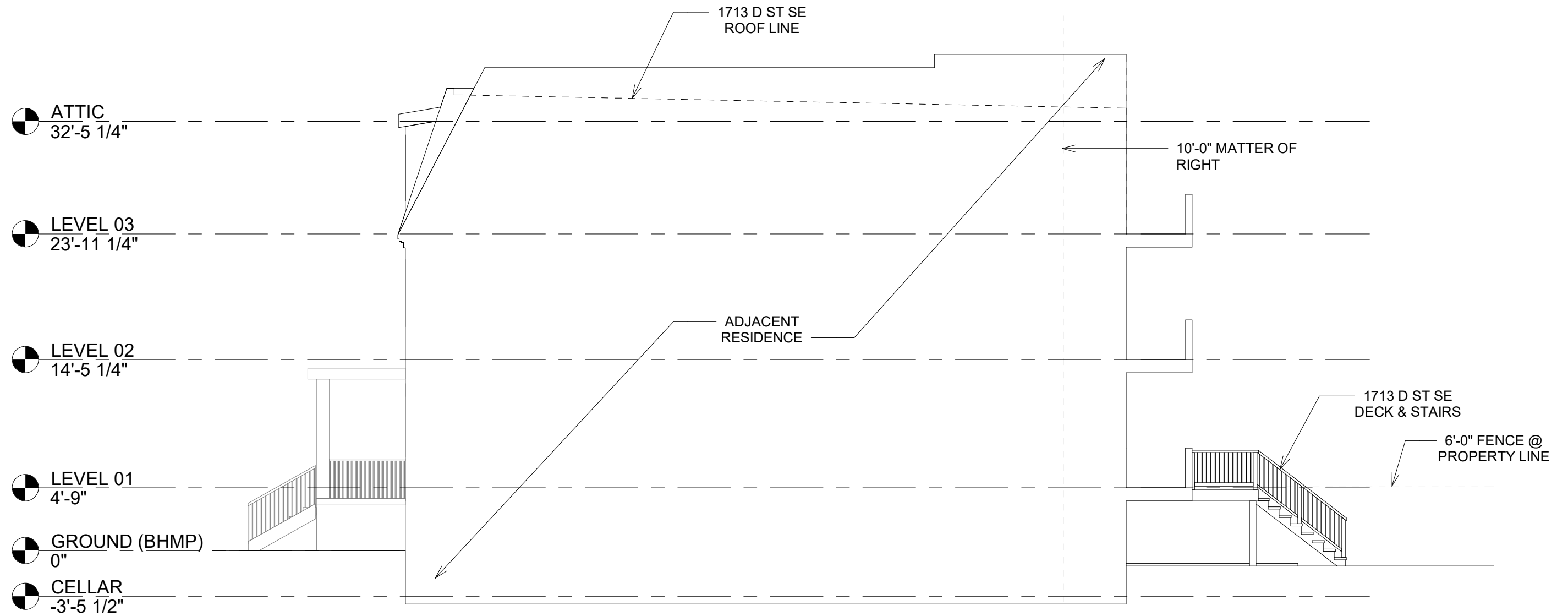


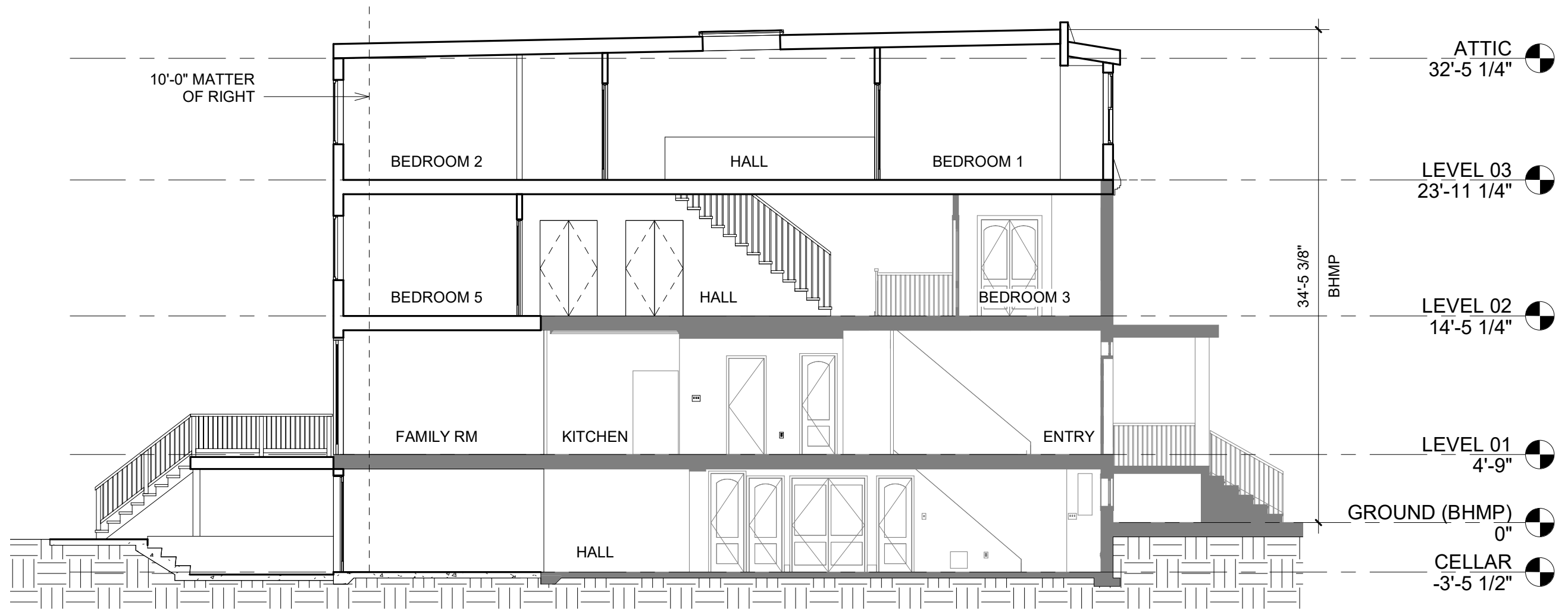
NORTH ELEVATION

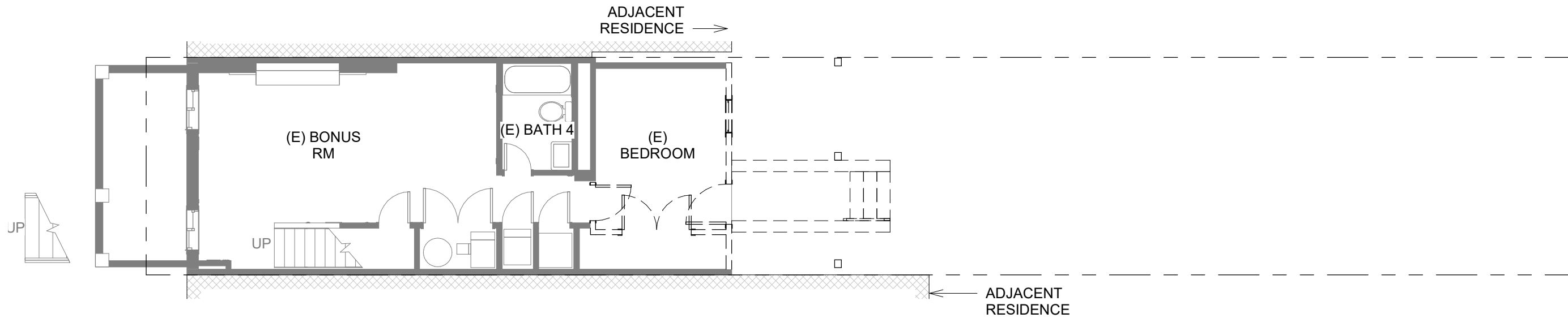


DRIGGS-SEWELL RESIDENCE

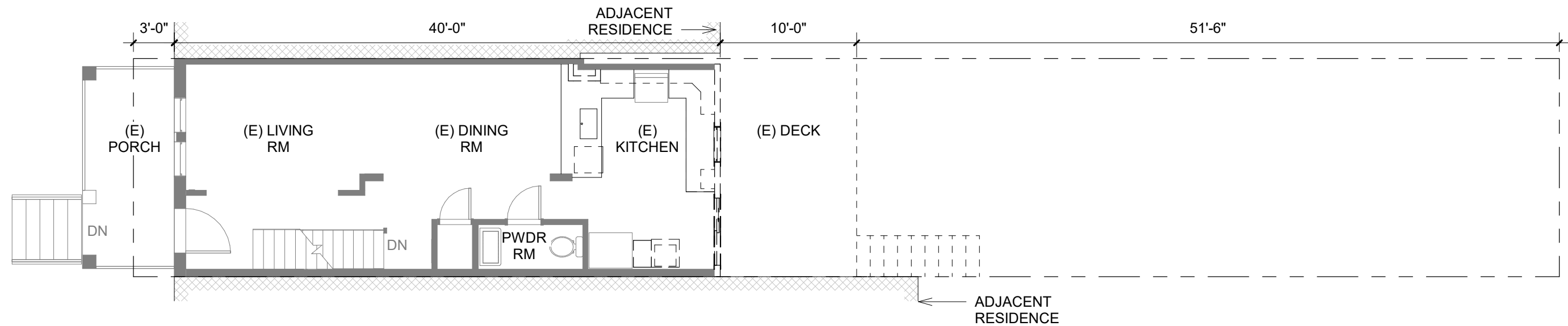
ELEVATION - EAST



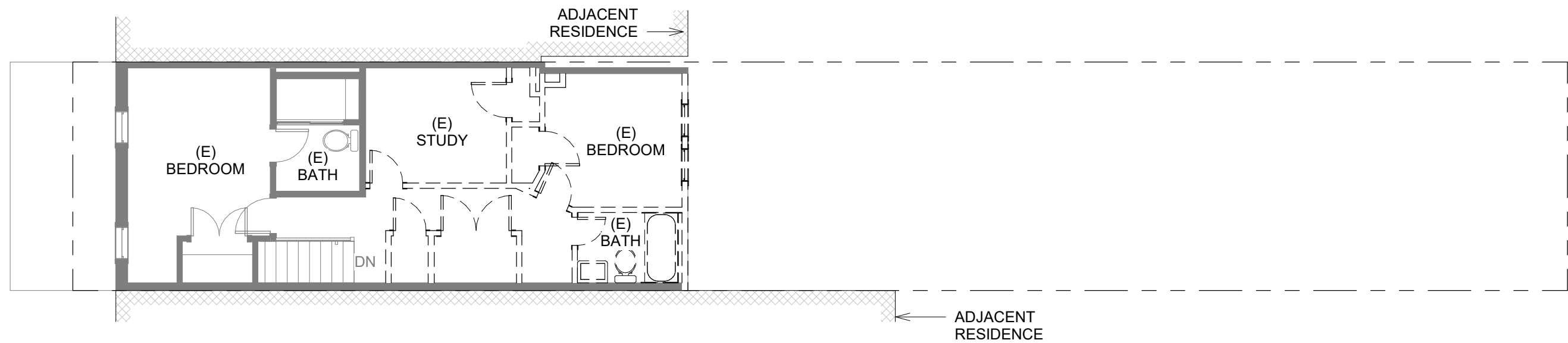




CELLAR EXISTING & DEMO PLAN



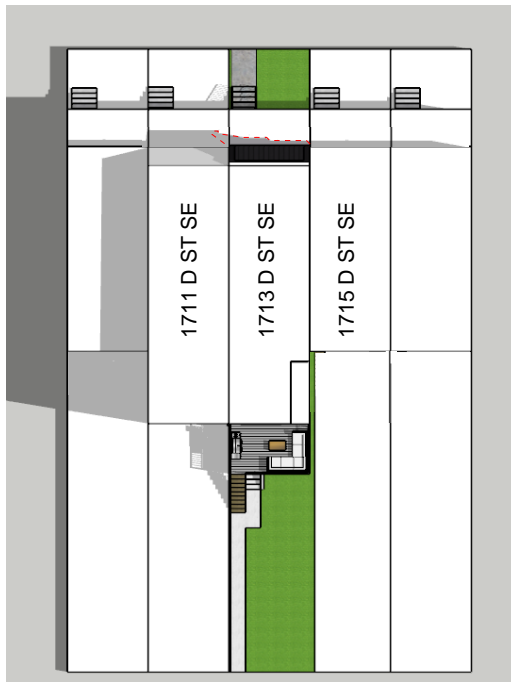
LEVEL 01 EXISTING & DEMO PLAN



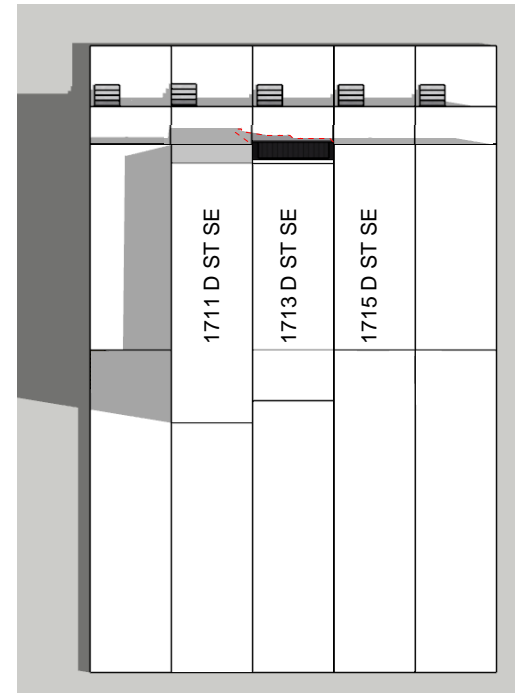
LEVEL 02 EXISTING & DEMO PLAN

..... MATTER OF RIGHT

■ PROPOSED SHADOW



PROPOSED

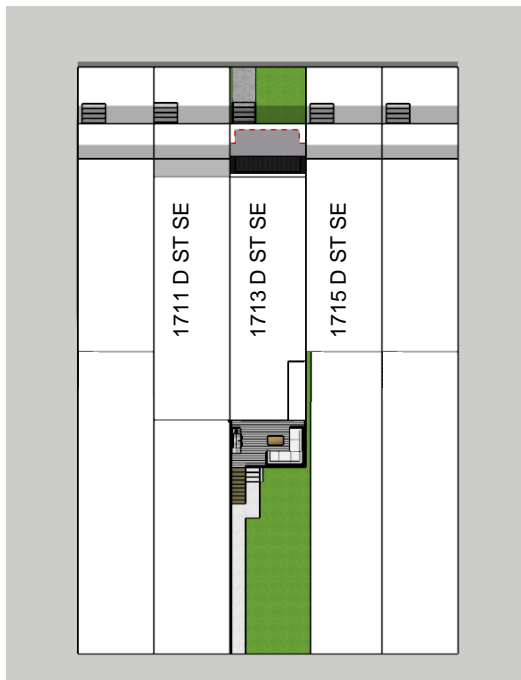


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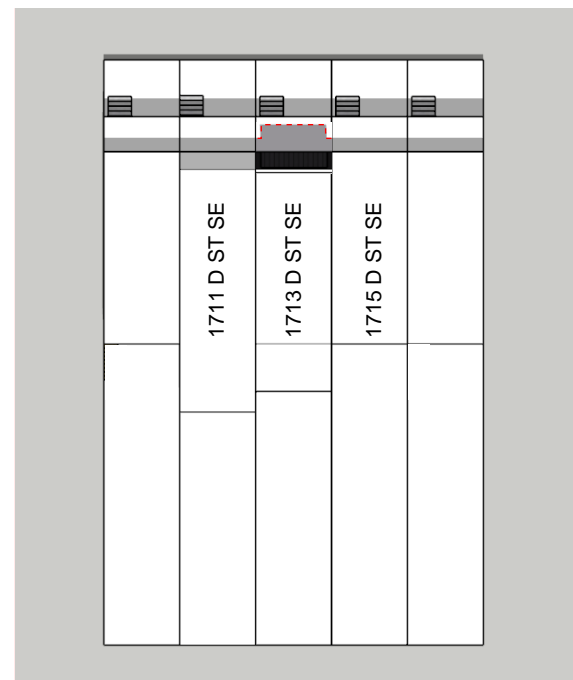
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..... MATTER OF RIGHT

■ PROPOSED SHADOW



PROPOSED



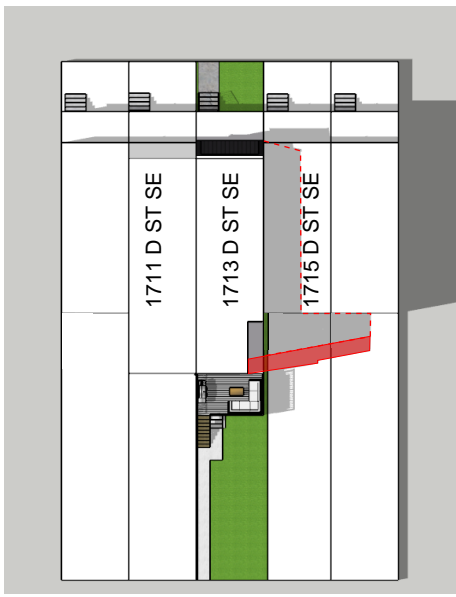
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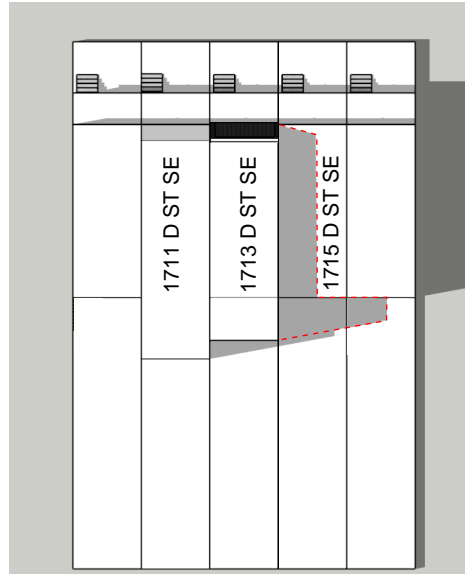


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PROPOSED



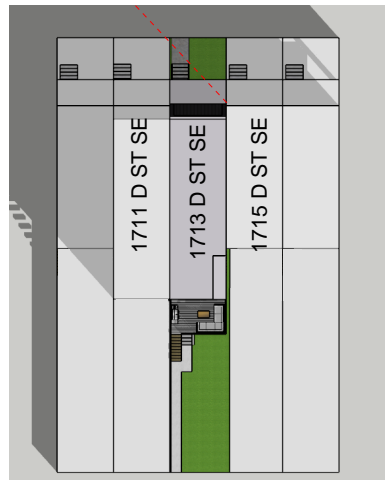
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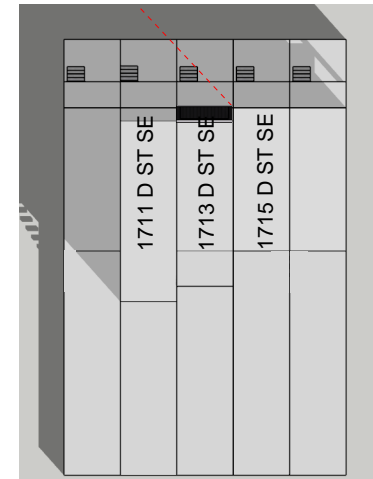


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PROPOSED



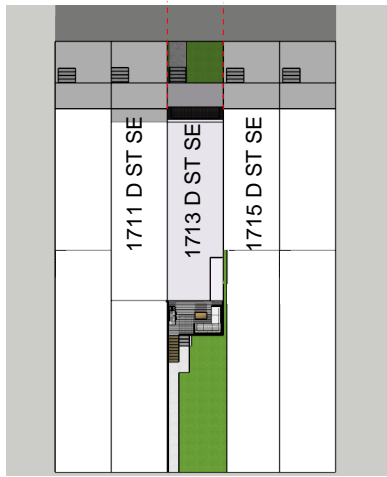
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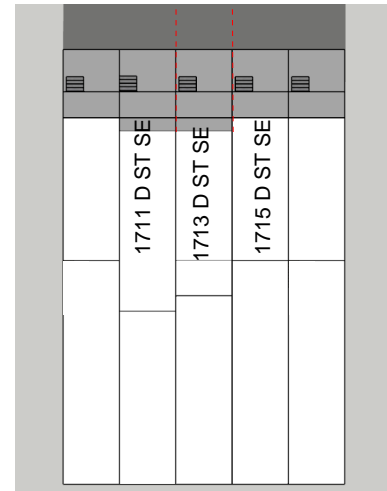


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PROPOSED



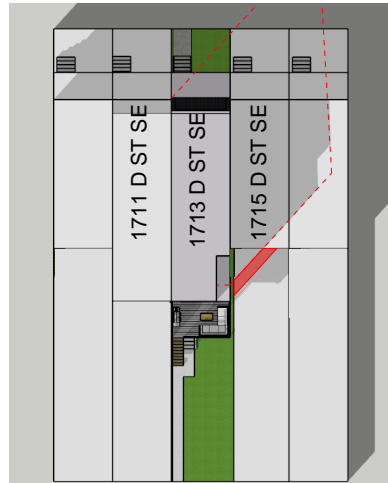
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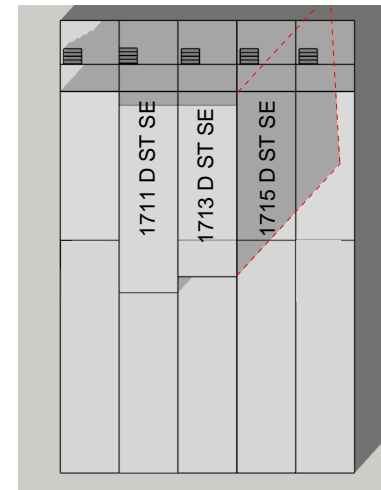


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■ PROPOSED SHADOW



PROPOSED



MATTER OF RIGHT

3 PM



General Requirements of Subtitle 11-X DCMR § 901.2

Criteria	Project
<p>1. “Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps.”</p>	<ul style="list-style-type: none">• The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the regulations permit special exception relief for lot occupancy and architectural element alteration.• The use, a single-family row dwelling, is a permitted use in this zone.• The building itself is under 60% lot occupancy; the rear deck at the main level of the house brings the total lot occupancy to 62.7%.
<p>2. “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”</p>	<ul style="list-style-type: none">• The proposed addition will not adversely affect the use of neighboring properties as the proposal meets all other developmental standards of the RF-1 zone and any potential impacts on light, air, and privacy do not rise to the level of undue.• Application has received support from both adjacent neighbors.

Lot Occupancy and 10 Foot Rule: E § 5201

Criteria	Project
<p>5201.4 (a) The light and air available to neighboring properties shall not be unduly affected;</p>	<ul style="list-style-type: none">• The Addition will be similar to the existing rear addition on the neighboring property to the west at 1711 D St., SE.• The shadow study shows the difference between the proposed building footprint and a matter-of-right building footprint. As demonstrated by the shadow study, the only time of the day and year where there is additional shade on the property to the east is at 3PM on the summer and winter solstices. Even at these two times, the additional shading is confined to a small portion of the rear yard.
<p>(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<ul style="list-style-type: none">• The Addition will not have any windows facing the neighboring buildings to the east or west.• The windows within the area requesting relief face directly south, overlooking the Subject Property's rear yard, the alleys to the south, and the community garden plots at the center of the block.

The Application meets the requirements of E § 5201

Criteria	Project
<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; and</p>	<ul style="list-style-type: none">• The area is characterized by two-story and three-story dwellings. The property to the west is a three-story dwelling, which the applicant is proposing match.• The Project will use similar design elements as other properties in the area.
<p>(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.</p>	<ul style="list-style-type: none">• The Applicant has included materials sufficient to represent the relationship of the proposed addition to the adjacent buildings and view from public ways.

Architectural Elements: E § 5207.1

Criteria	Project
<p>(1) The light and air available to neighboring properties shall not be unduly affected;</p>	<ul style="list-style-type: none">• The removal of the mansard roof shall not impact the light and air available to neighboring properties.
<p>(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and</p>	<ul style="list-style-type: none">• The privacy and use of enjoyment of neighboring properties shall not be compromised by the proposed Addition as it does not have any windows facing the adjacent properties to the east or west.
<p>(3) 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 street or alley frontage;</p>	<ul style="list-style-type: none">• Mansard roof elements are not universally present on the block and are not currently present on the adjacent property at 1711 D St., SE.• The area is characterized by residential row buildings, a number of which have third stories.• Therefore, the removal of the mansard roof and the third-floor addition would not substantially visually intrude upon the character, scale, and pattern of houses along D Street.