

BZA Application No. 20615

**751 10th Street, SE
Thomas Picarsic & Katherine Kuzma
February 9, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20615
EXHIBIT NO.51

Sullivan & Barros, LLP



Overview and Requested Relief

- The Applicant is proposing to construct a two-story rear/side addition and a two-story garage in the RF-1 Zone.
- Subtitle E §304.1: The proposed addition will expand the first and second floor levels of the existing two-story dwelling (to 24 feet). It will increase the overall lot occupancy from 841.7 SF (42.3%) to 1394.2 SF (68.3%).
- Subtitle E § 207.4: The proposed addition will eliminate an existing non-conforming side yard. New open courts will be created to accommodate neighbor's at-risk windows.
- ANC 6B and the Office of Planning support the Application, following revisions which satisfied concerns regarding the neighboring building.
- Support letters from at least eight neighboring resident homeowners.





EXISTING FRONT FACADE



EXISTING REAR FACADE



REAR FAÇADE, LOOKING NORTH



REAR FAÇADE, LOOKING SOUTH



REAR YARD



VIEW FROM ALLEY



LIGHT WELL AT 747 10TH SE



VIEW FROM SECOND FLOOR



WALKWAY BETWEEN 751 AND 747



747 10TH STREET SE- FRON T FACADE



GARAGE ACROSS THE ALLEY



GARAGES ACROSS THE ALLEY



ALLEY VIEW TO THE NORTH



ALLEY VIEW TO THE SOUTH

751 10th Street SE—ADDITION AND RENOVATION

Washington, DC 20003

BZA & HPRB Concept Plans

January 7, 2022

OWNER:

THOMAS PICARSIC AND KATHERINE KUZMA
751 10TH STREET SE
WASHINGTON, DC 20003

ARCHITECT:

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

PROPERTY INFORMATION:

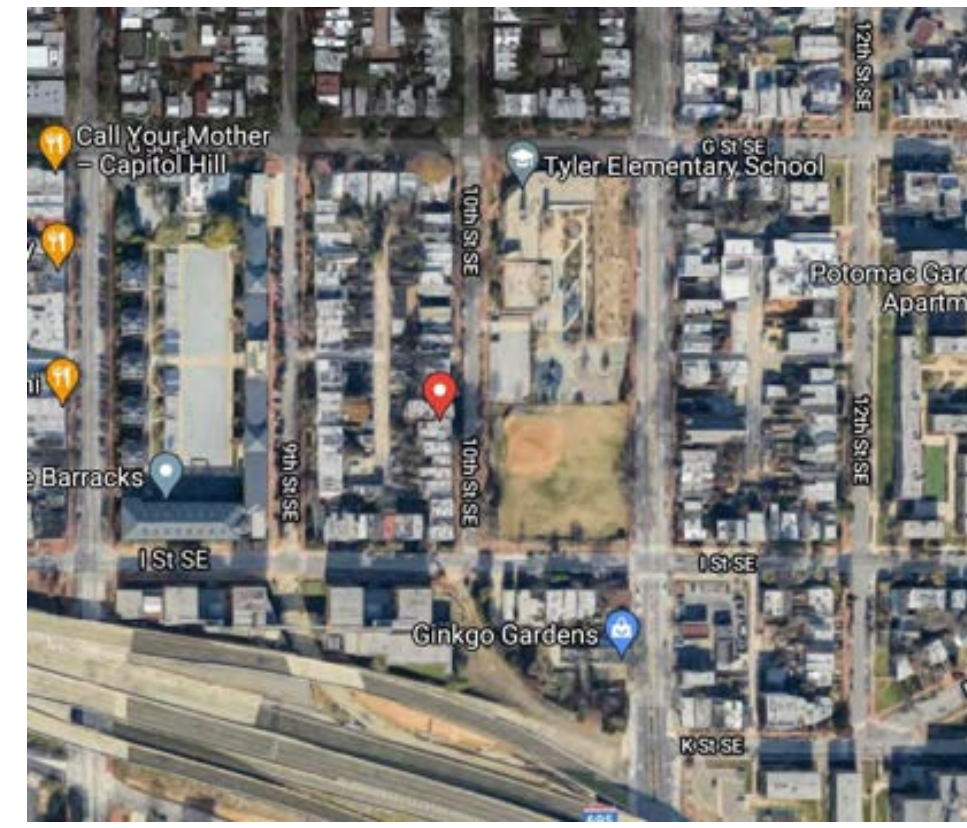
LOT: 0084
SQUARE: 0950
LOT AREA: 1992 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY SEMI-DETACHED ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: TWO STORY ROW DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

INTERIOR RENOVATIONS, ADDITIONS

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E, SECTION 304.1 LOT OCCUPANCY
SECTION 207.4 SIDE YARD RELIEF



SITE MAP

SATELLITE VIEW

	Existing	Proposed	Allowable
Lot Coverage	841.7 SF	1361 SF	1195.2 SF
(Percentage)	42.3%	68.3%	60%
Rear Yard	48.66'	46.16'	20 FT MIN
Side Yard	1.94'	N/A	N/A
Open Court	N/A	1.94'-6.8'	N/A
Height	22.0'	24.0'	35.0'
Stories	2	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	693 SF	887 SF	N/A
Second Floor	534 SF	887 SF	N/A
Third Floor	N/A	N/A	N/A
Total	1227 SF	1774 SF	N/A
Garage	N/A	348.8 SF/FLOOR	N/A

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- C-2 PHOTOGRAPHS
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- SECOND FLOOR DEMOLITION PLAN
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FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 20615
EXHIBIT NO. 27



FRONT FACADE



VIEW TO THE SOUTH



747 10TH STREET SE



747 10TH STREET SE



EXISTING COURT

751 10TH STREET SE –PHOTOGRAPHS



747 10TH STREET SE



VIEW OF REAR YARD



GARAGES ACROSS ALLEY



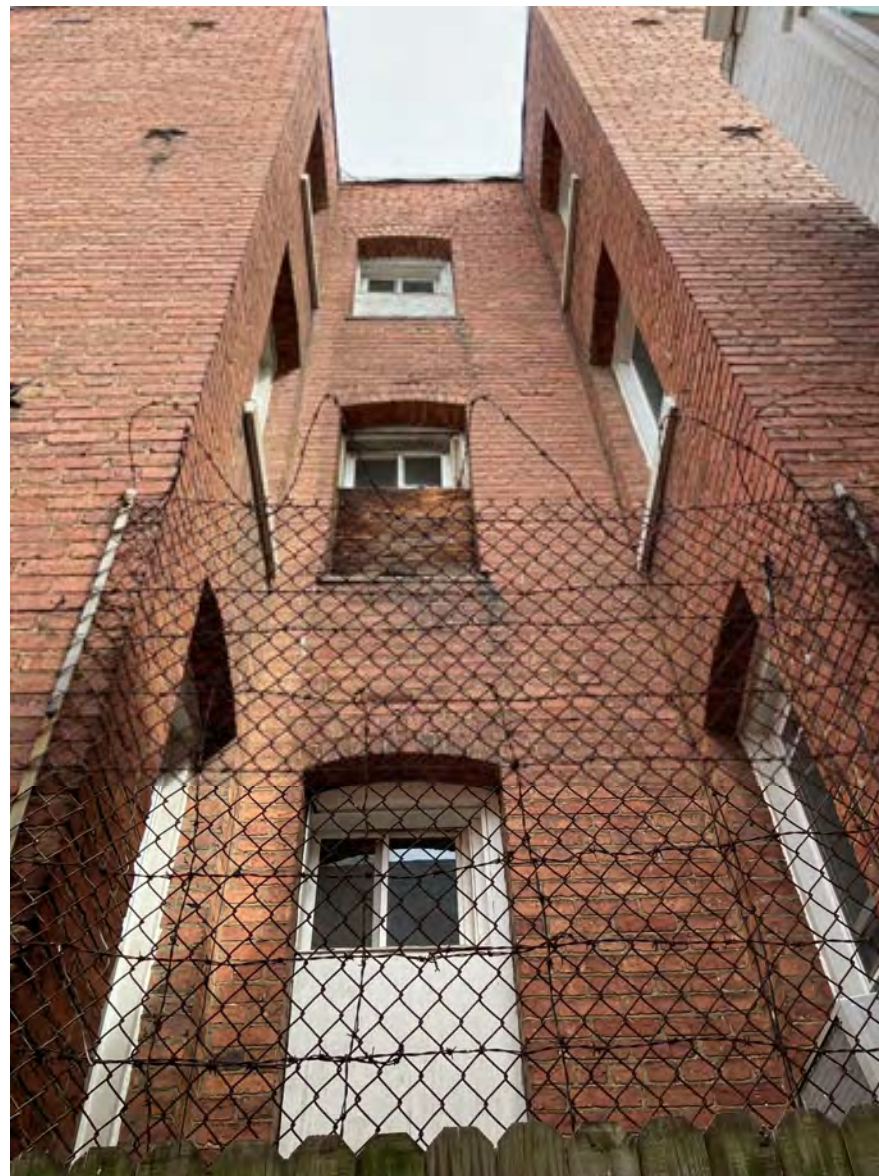
ALLEY VIEW

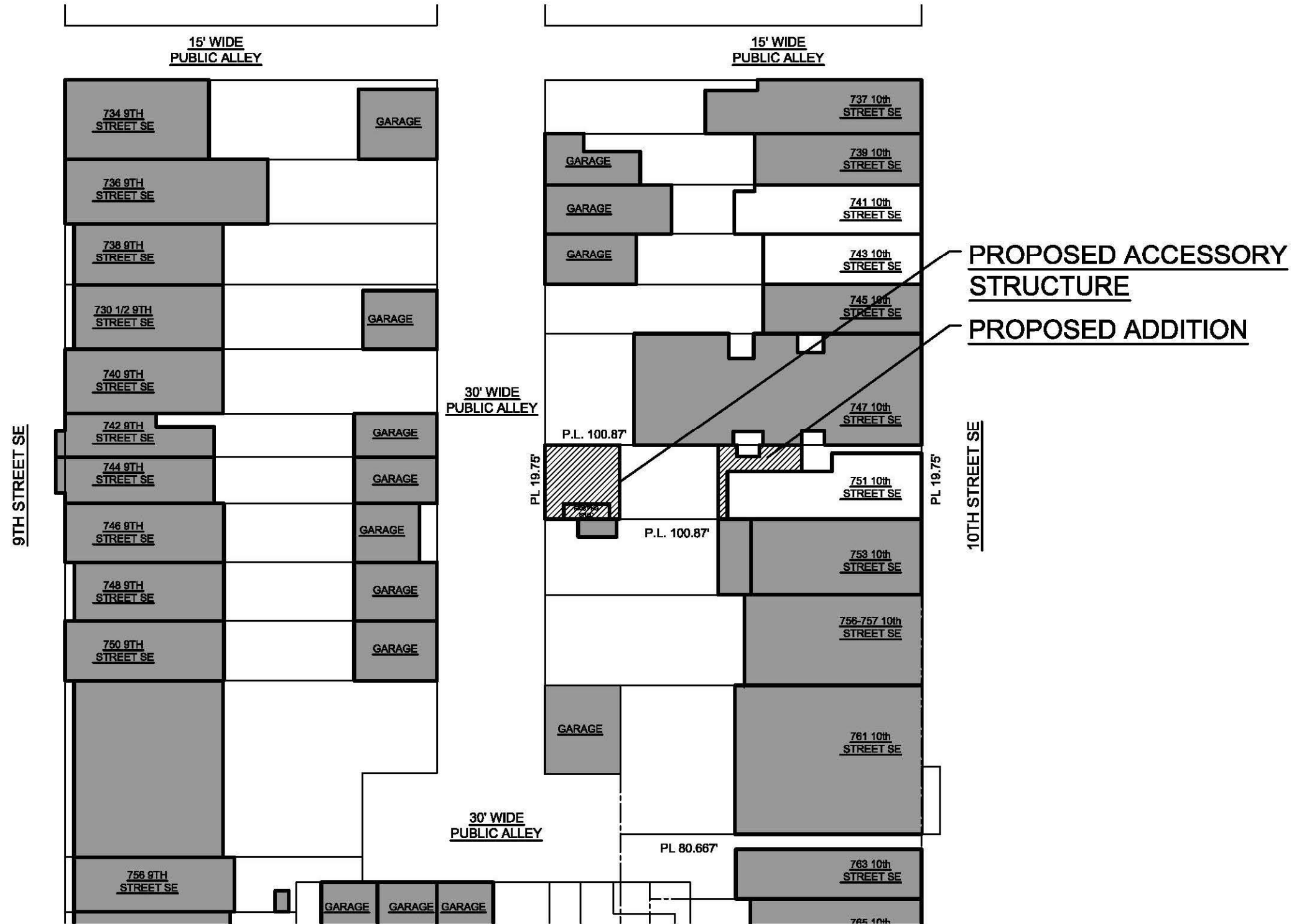


ALLEY VIEW LOOKING SOUTH



ALLEY VIEW LOOKING NORTH

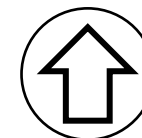


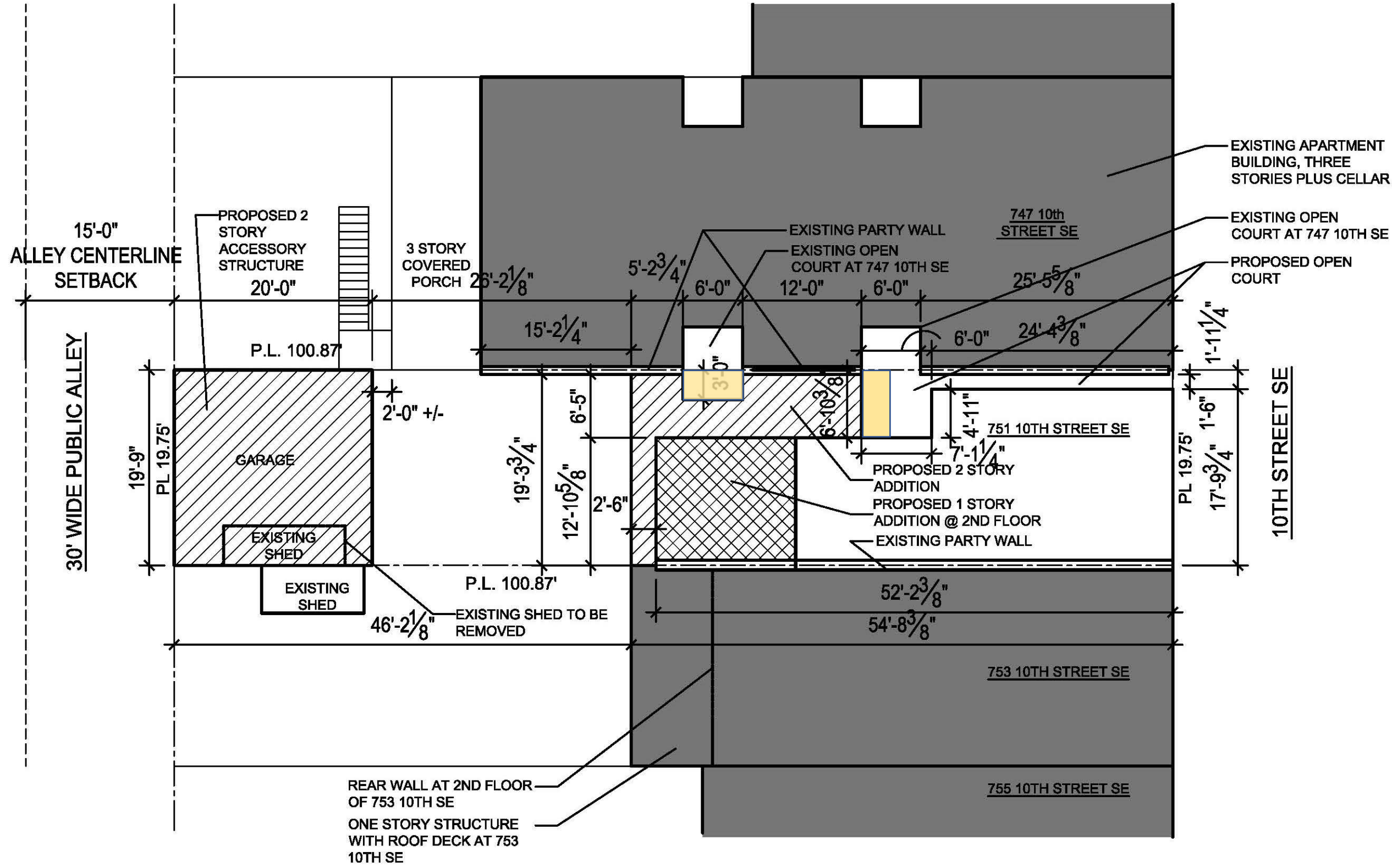
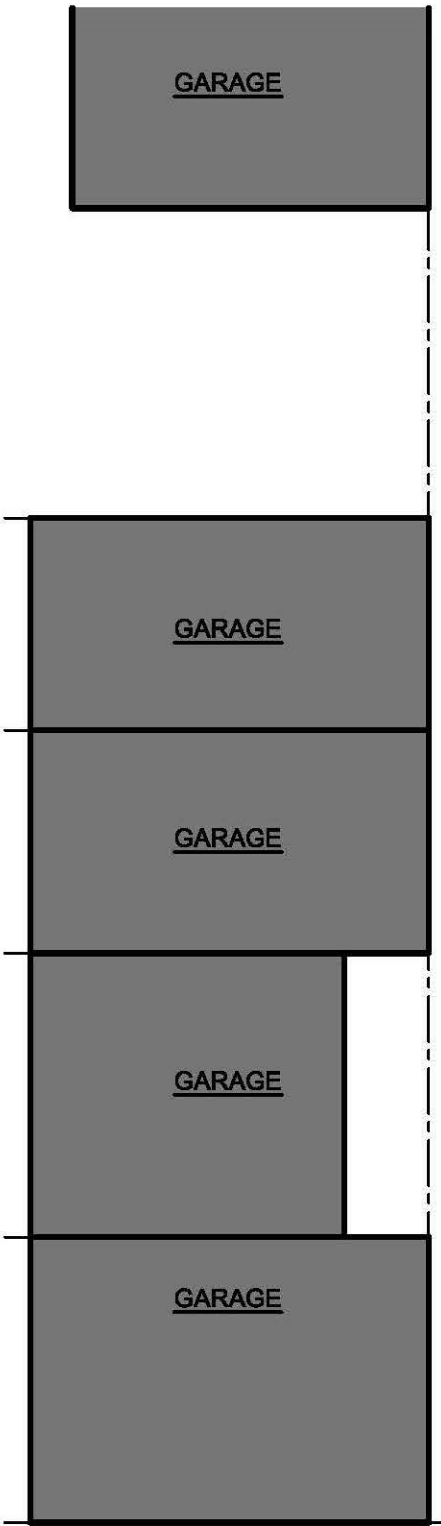


751 10TH STREET SE – BLOCK PLAN

BLOCK PLAN

SCALE: 1/32" = 1'-0"

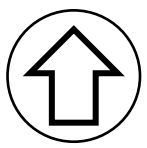


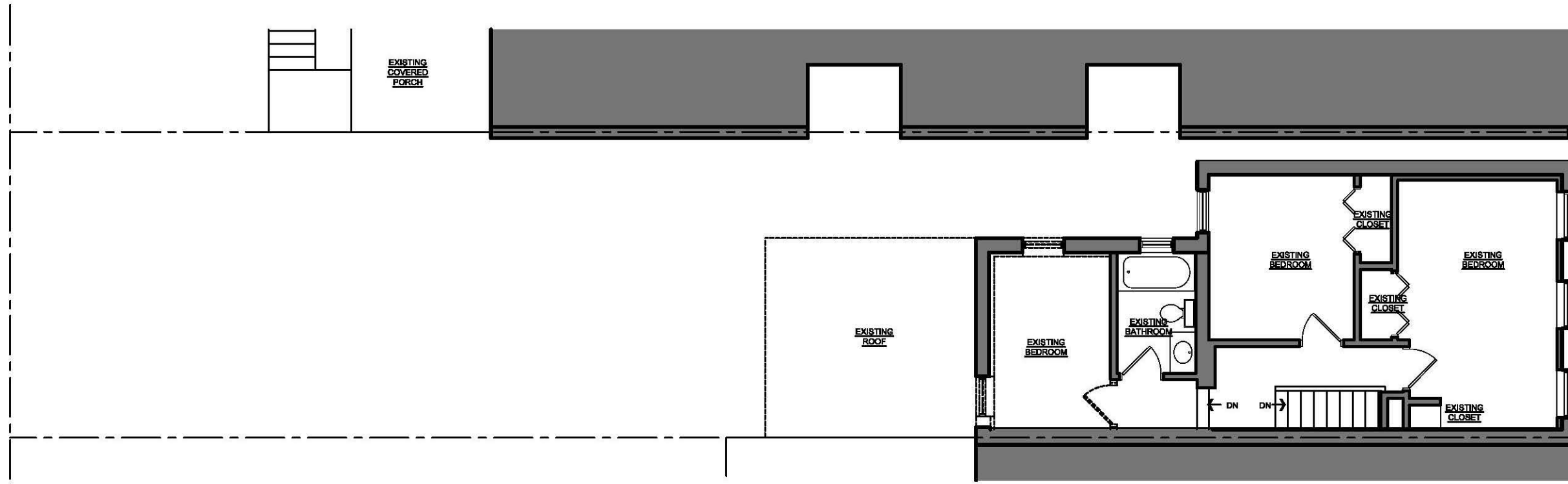


AREA REDUCED

751 10TH STREET SE – SITE PLAN

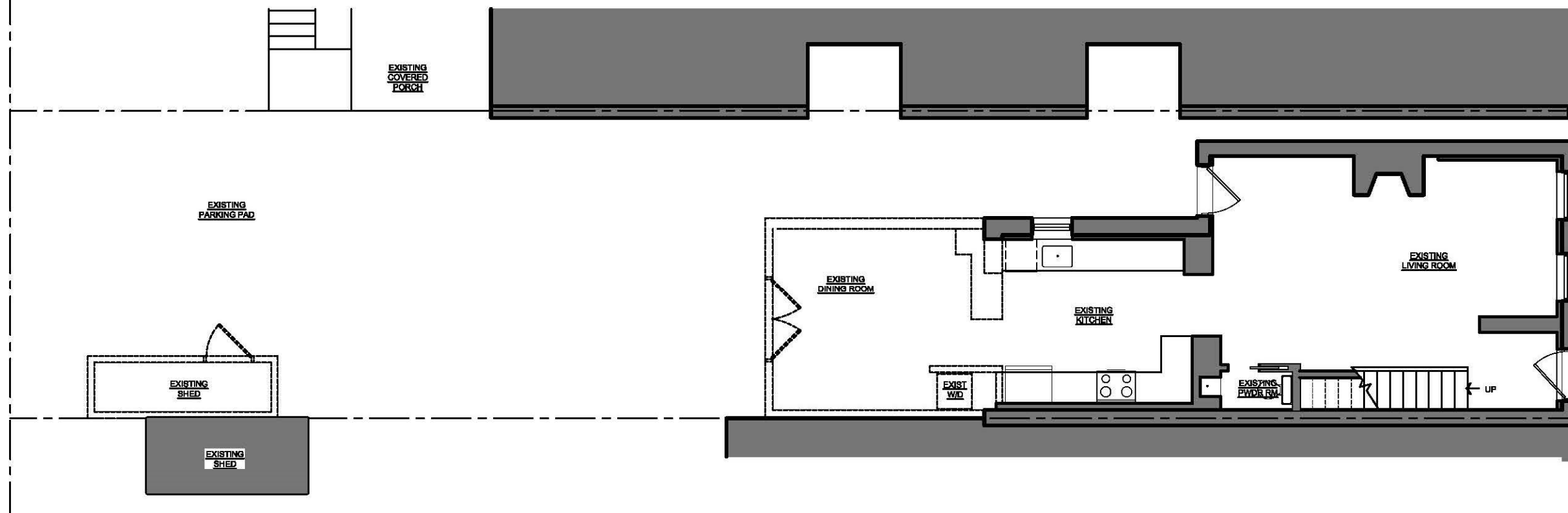
SITE PLAN
SCALE: 3/32" = 1'-0"





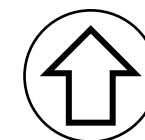
SECOND FLOOR DEMOLITION PLAN

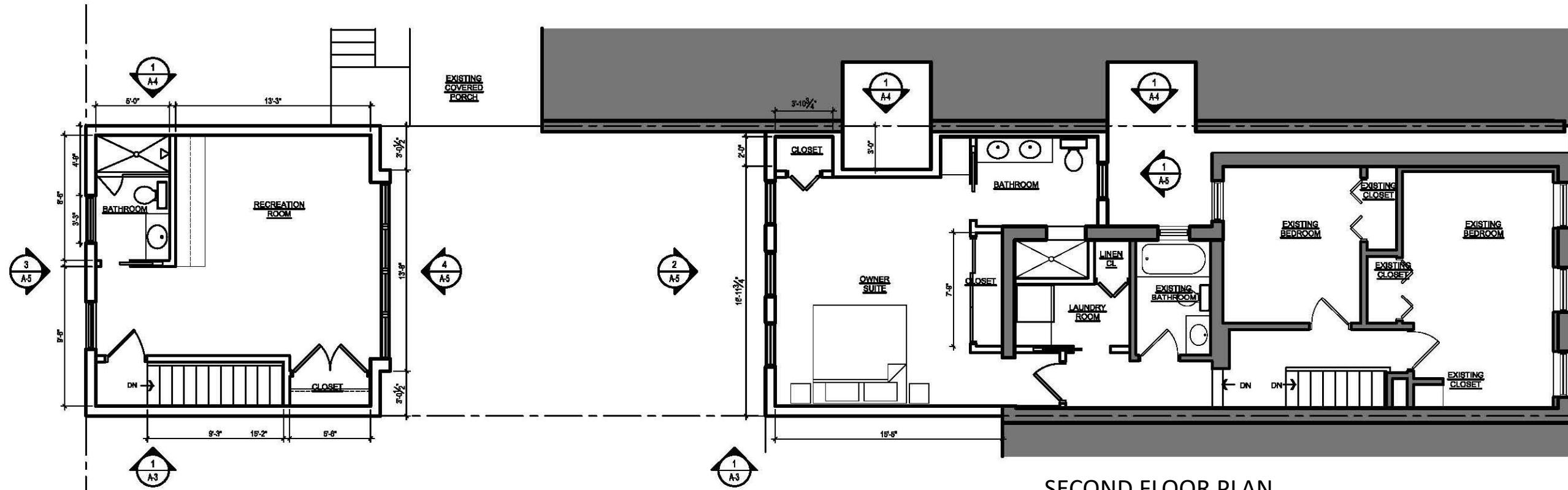
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FIRST FLOOR DEMOLITION PLAN

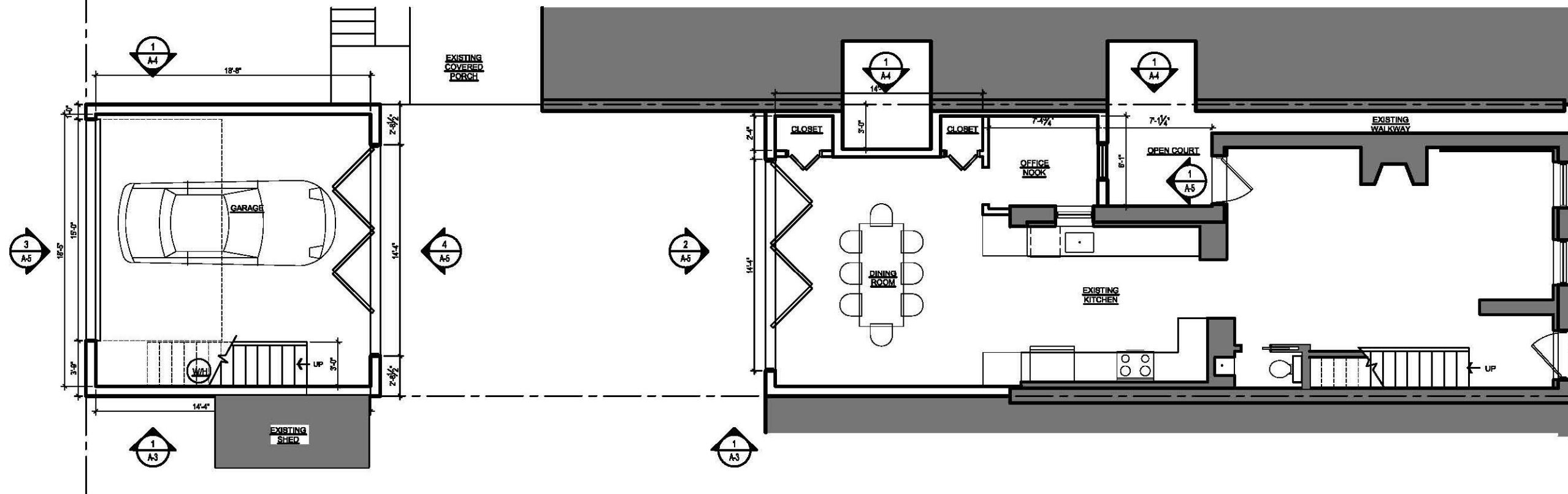
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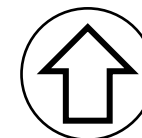
SECOND FLOOR PLAN

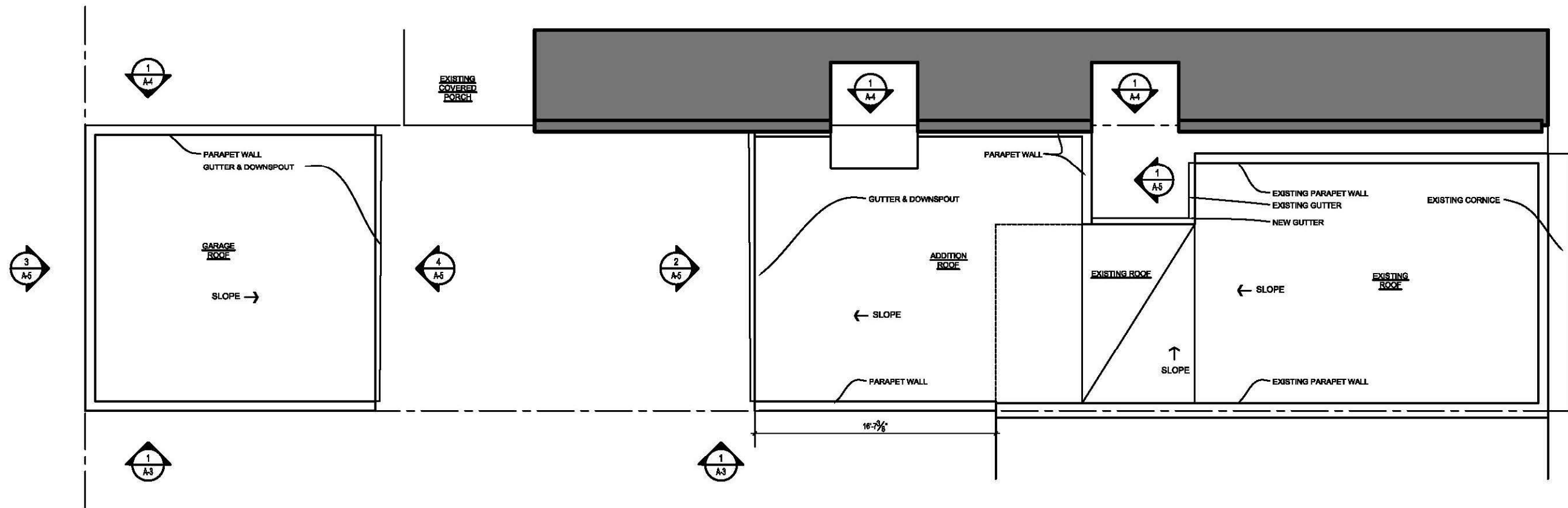
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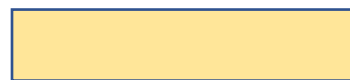
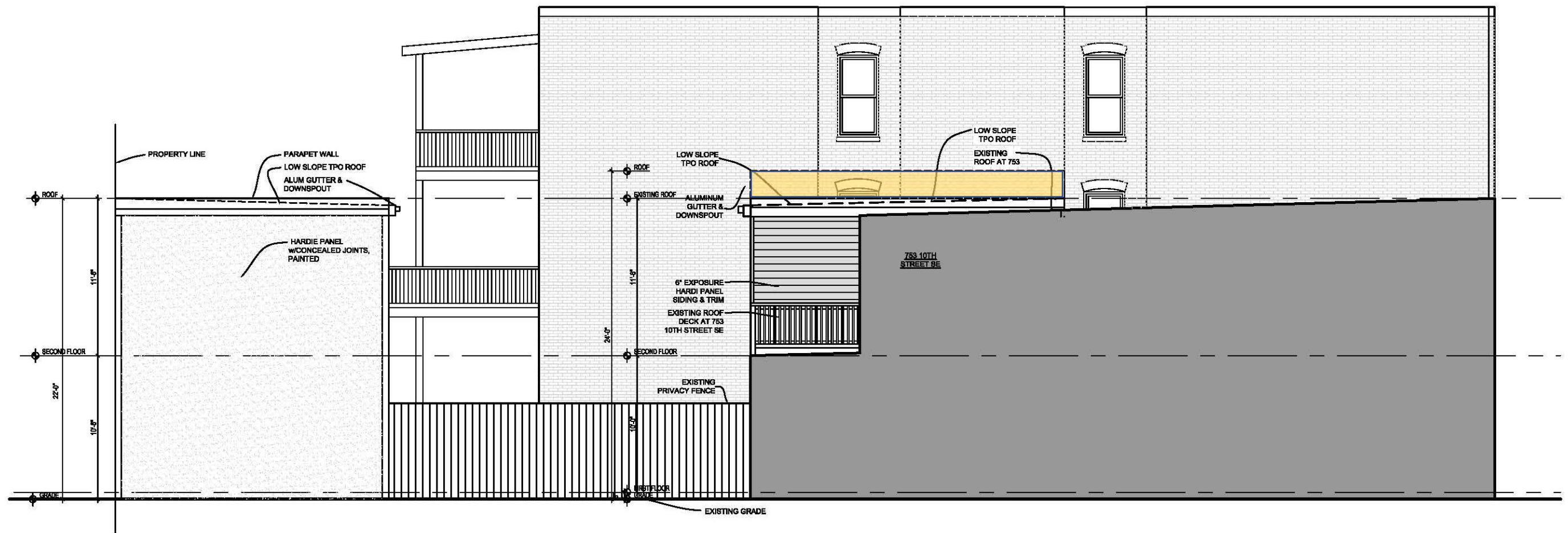


FIRST FLOOR PLAN

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





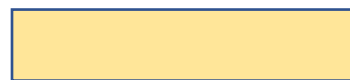
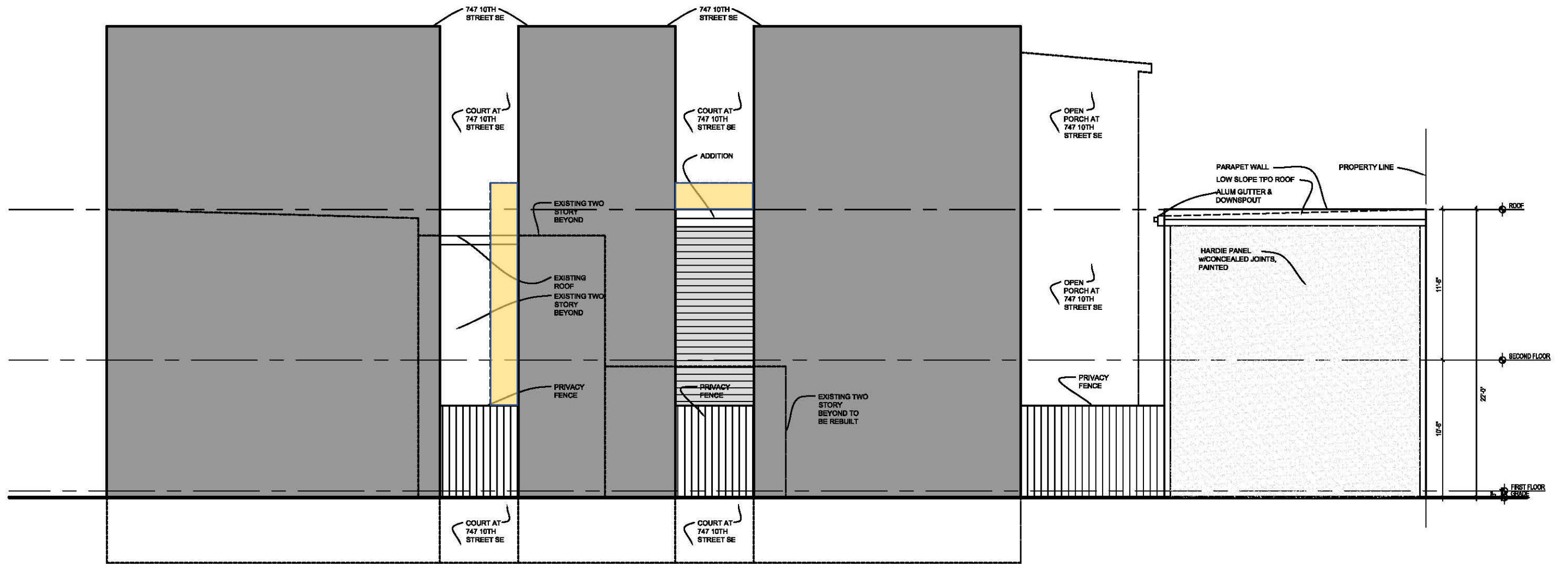


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SOUTH ELEVATION

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



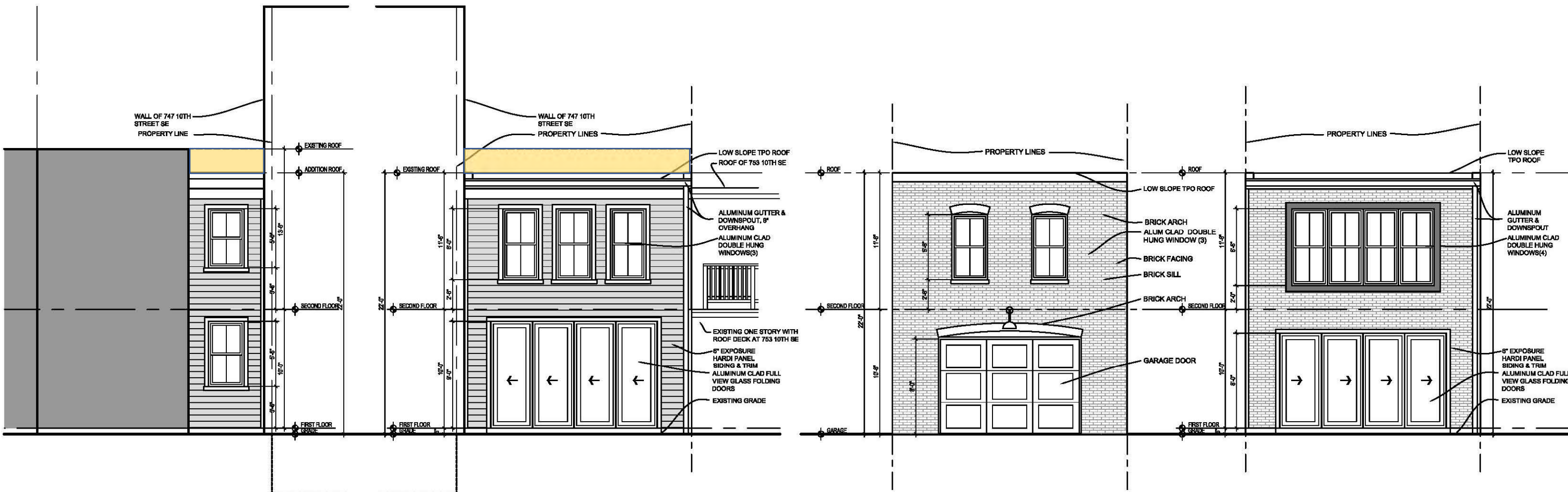


AREA REDUCED

NORTH ELEVATION

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





1- ADDITION FRONT ELEVATION

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

2- ADDITION YARD ELEVATION

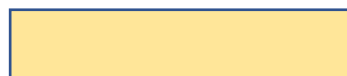
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3- GARAGE ALLEY ELEVATION

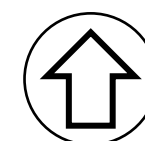
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4- GARAGE YARD ELEVATION

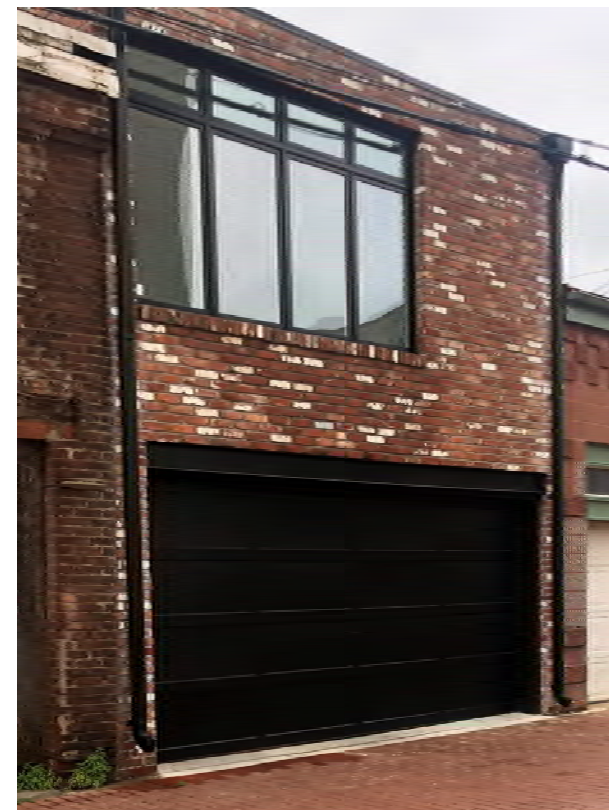
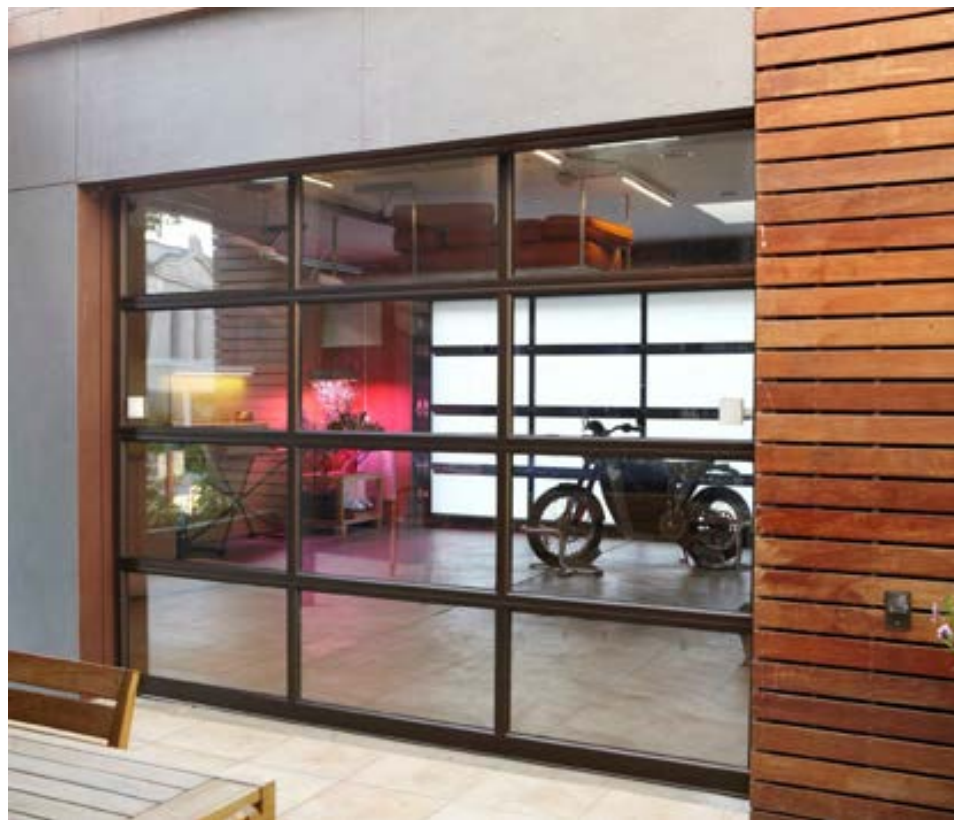
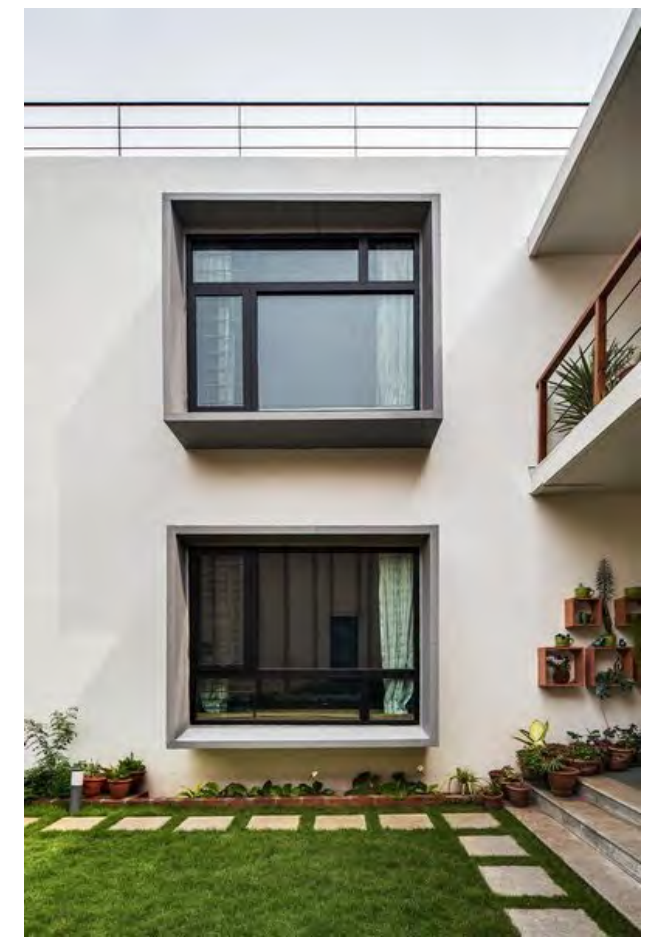
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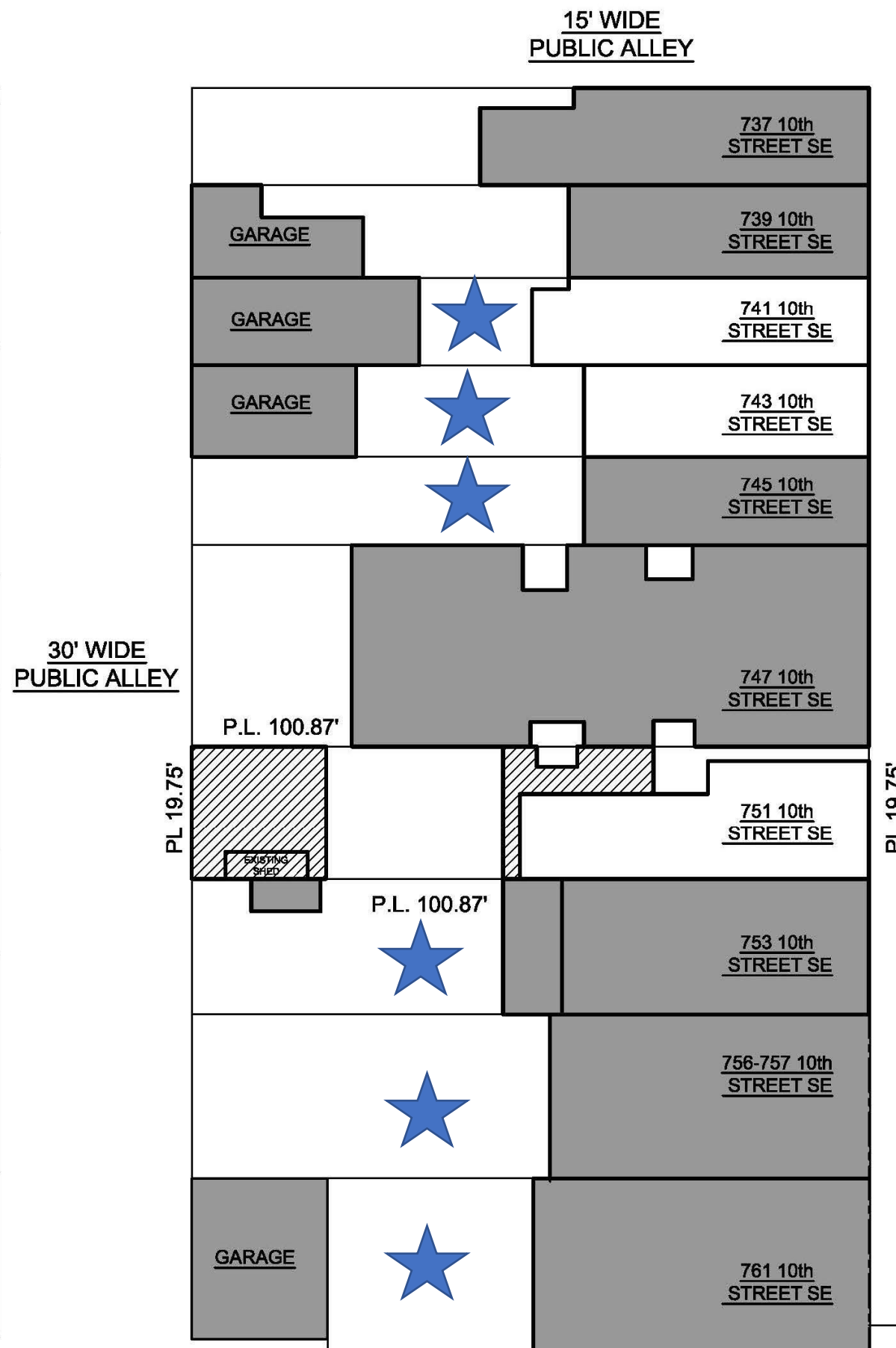
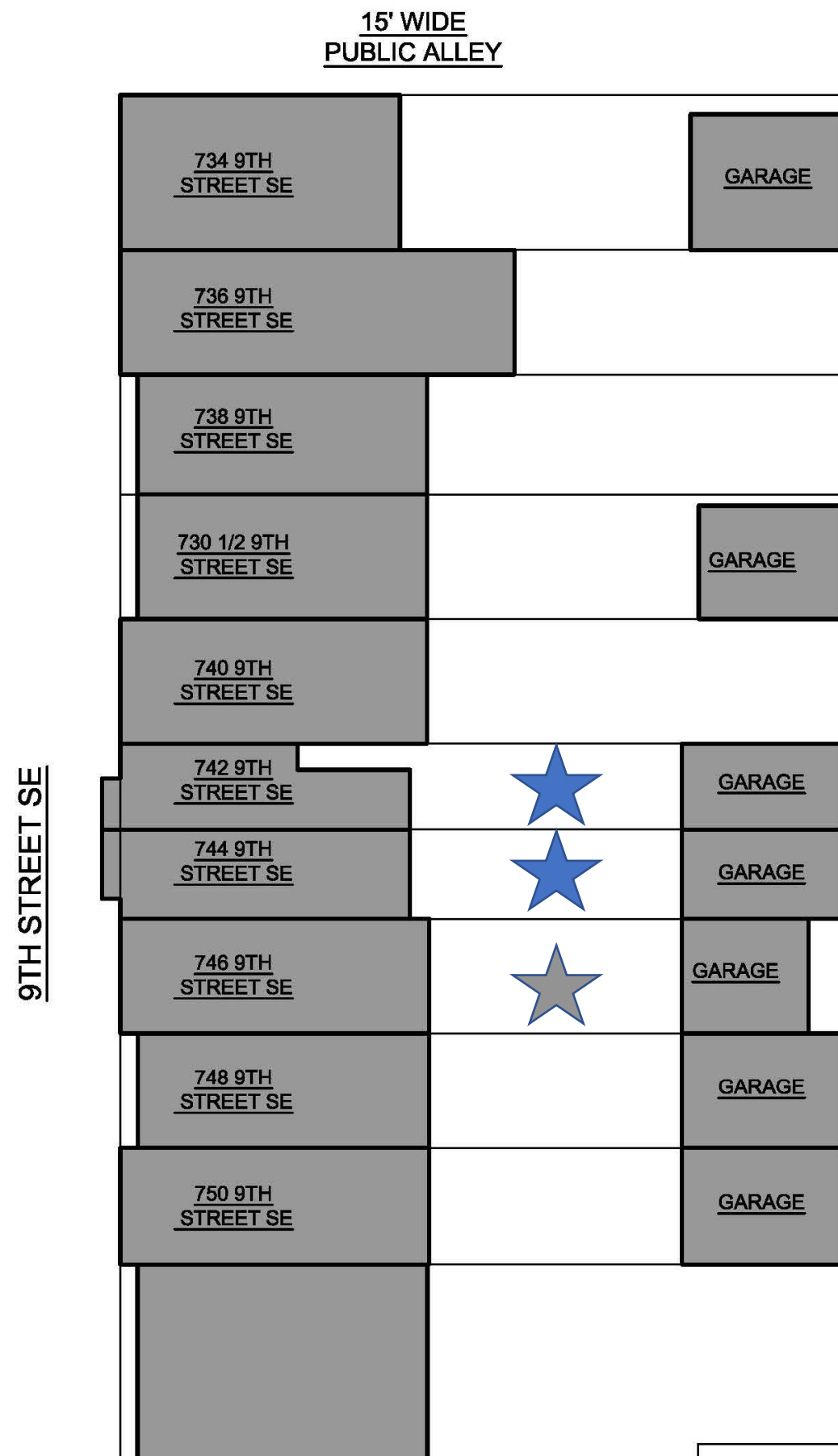
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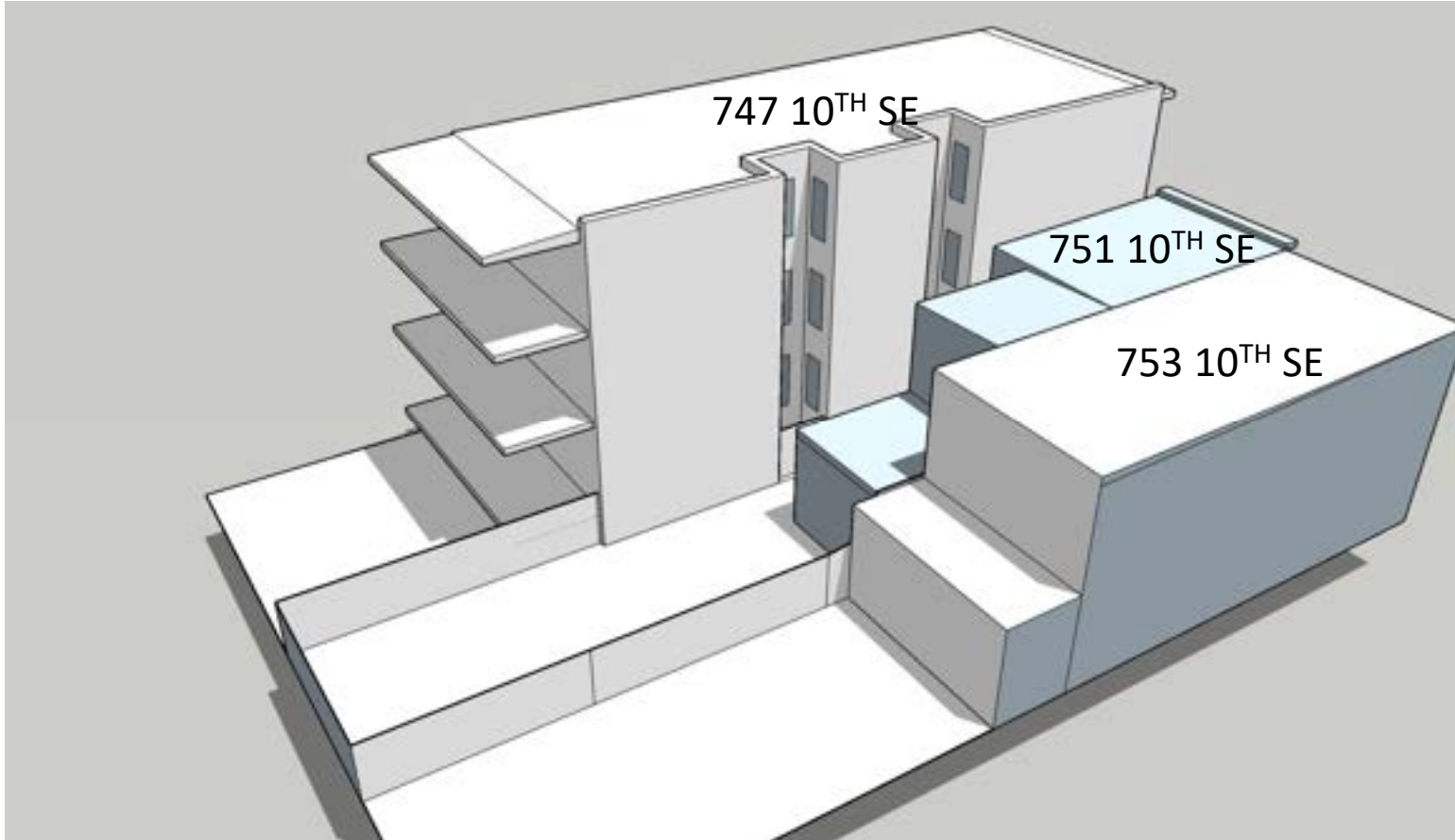
751 10TH STREET SE – EXTERIOR ELEVATIONS



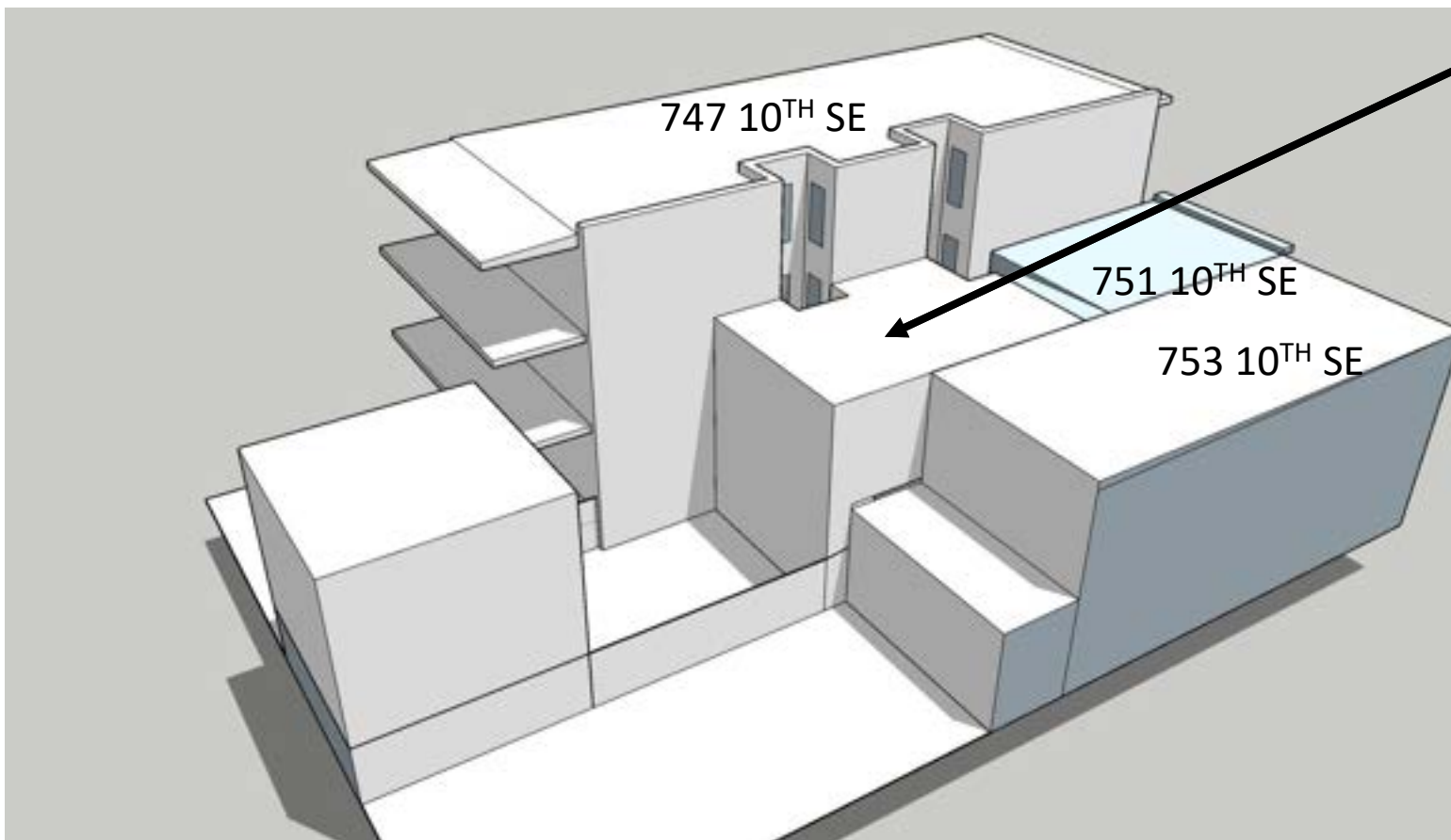
751 10TH STREET SE – EXAMPLE IMAGES



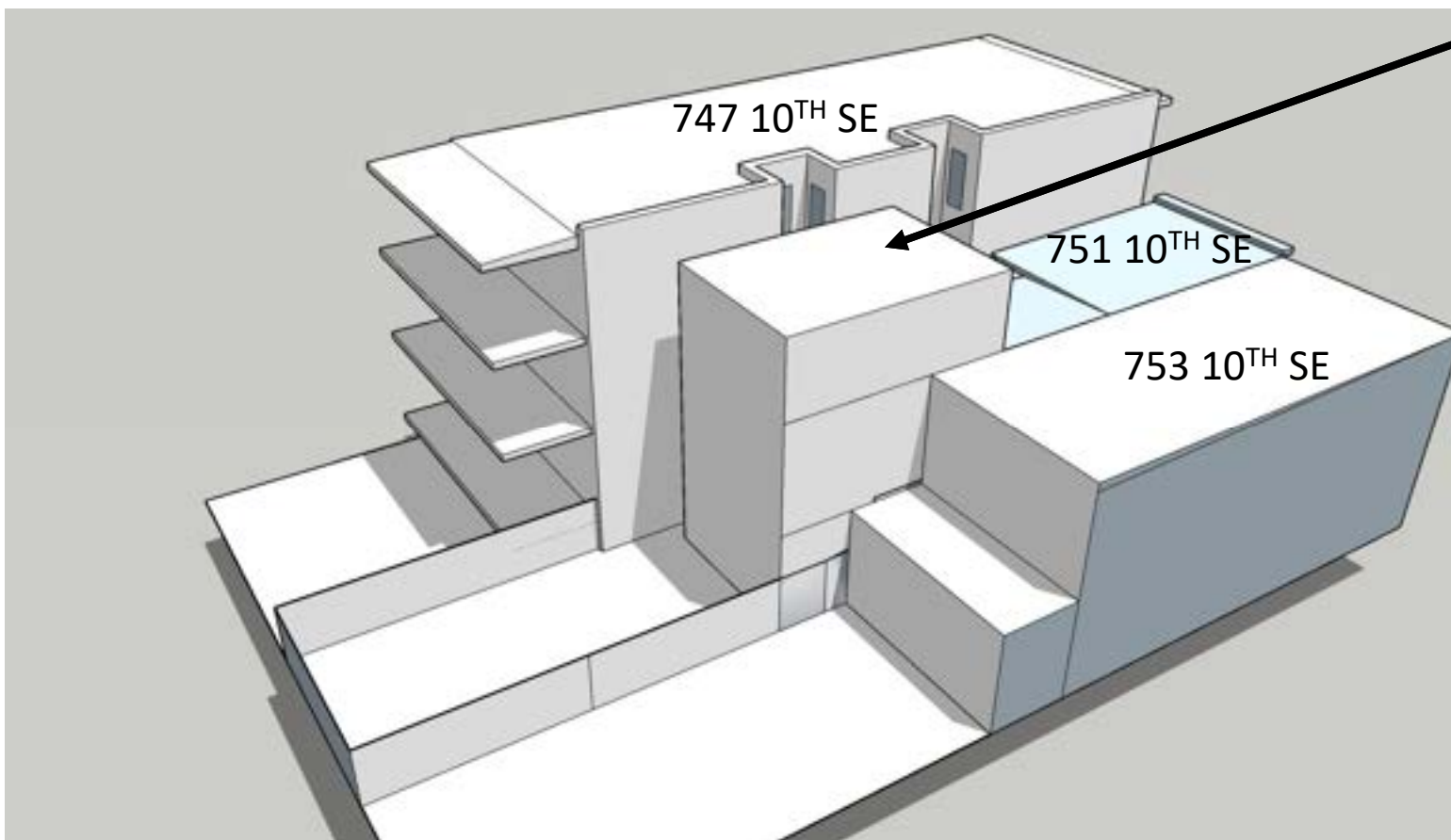
- ★ LETTER OF SUPPORT ON FILE
- ★ NOTIFIED



**EXISTING
CONDITIONS**

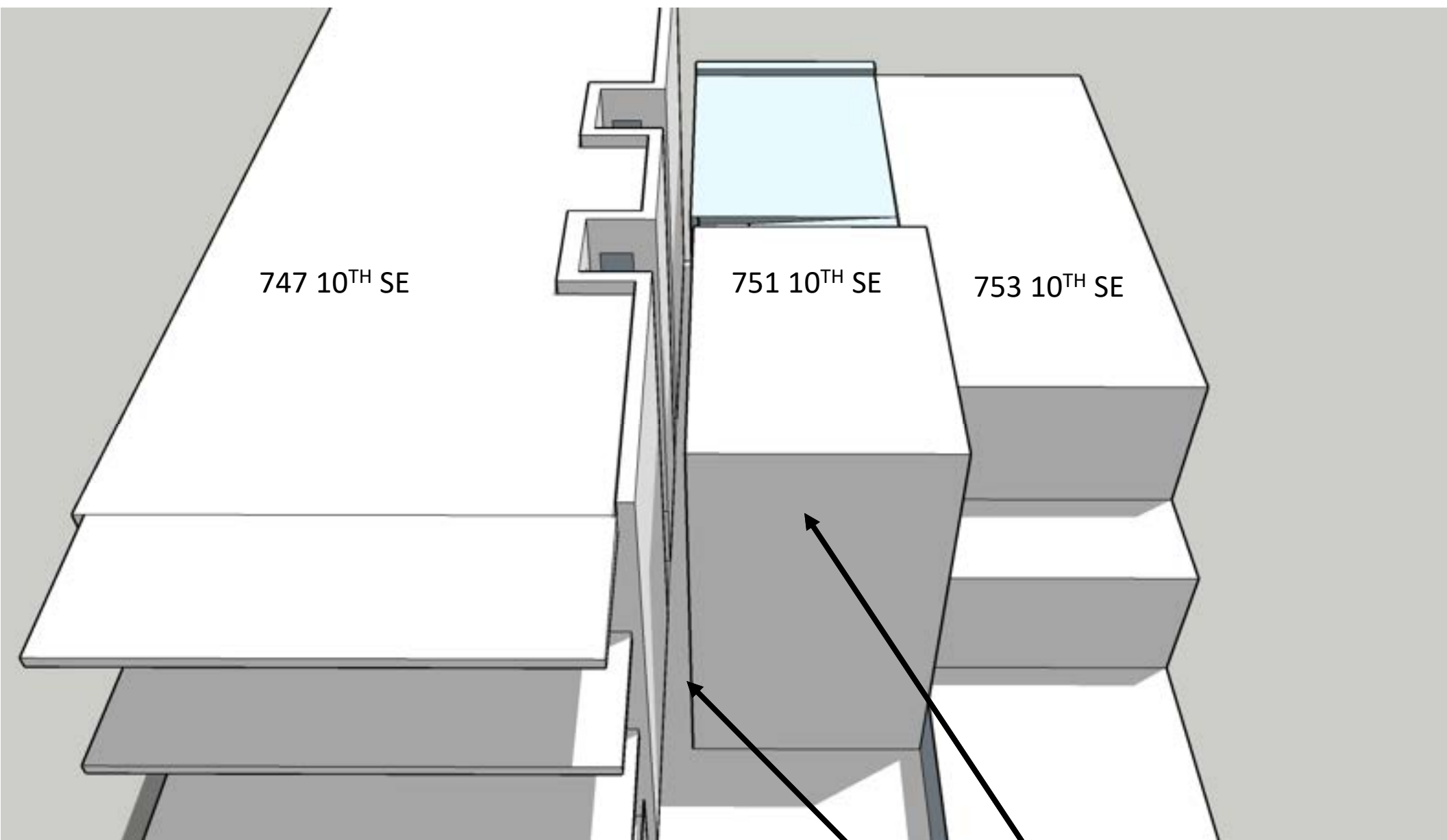


**PROPOSED 2
STORY
ADDITION
AND GARAGE**



**MATTER-OF-RIGHT
3 STORY ADDITION
w/3' SIDE YARD**

751 10TH STREET SE SUN STUDY

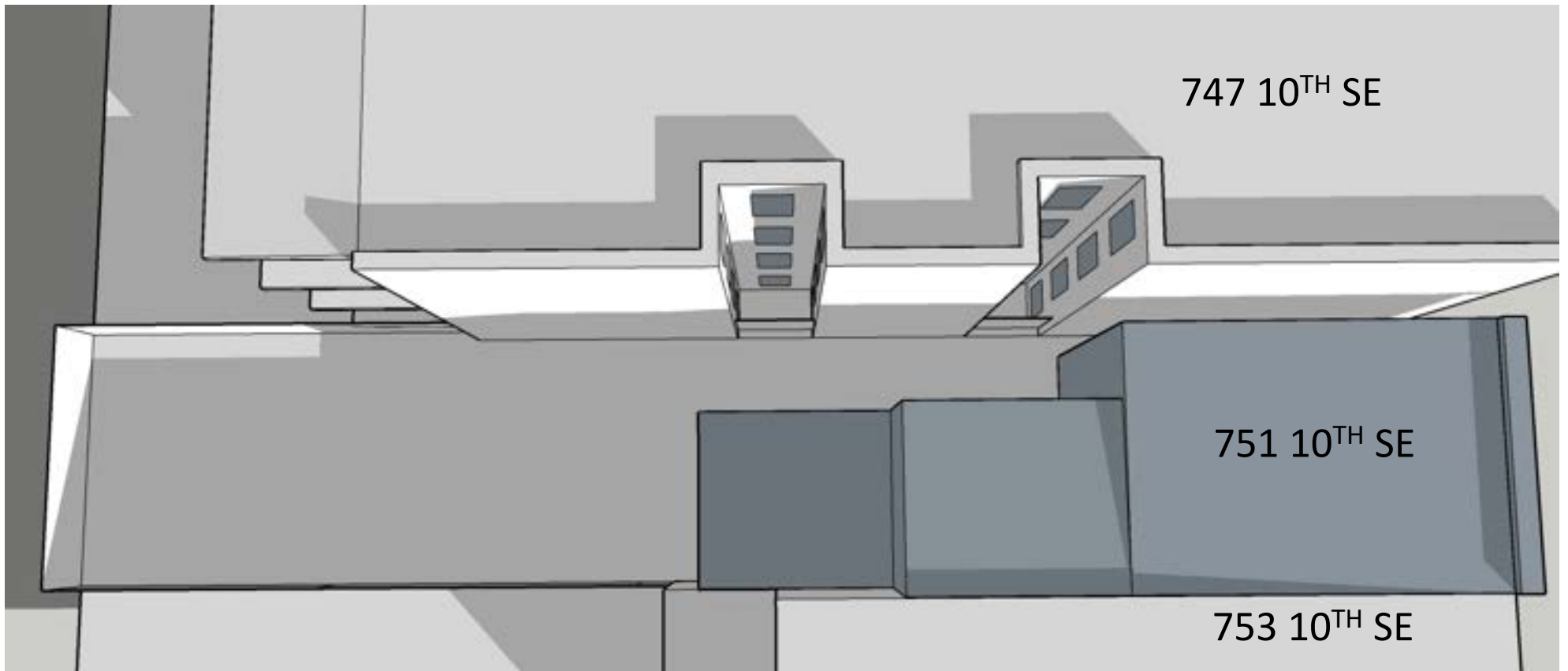


**MATTER-OF-RIGHT
3 STORY ADDITION
w/3' SIDE YARD**

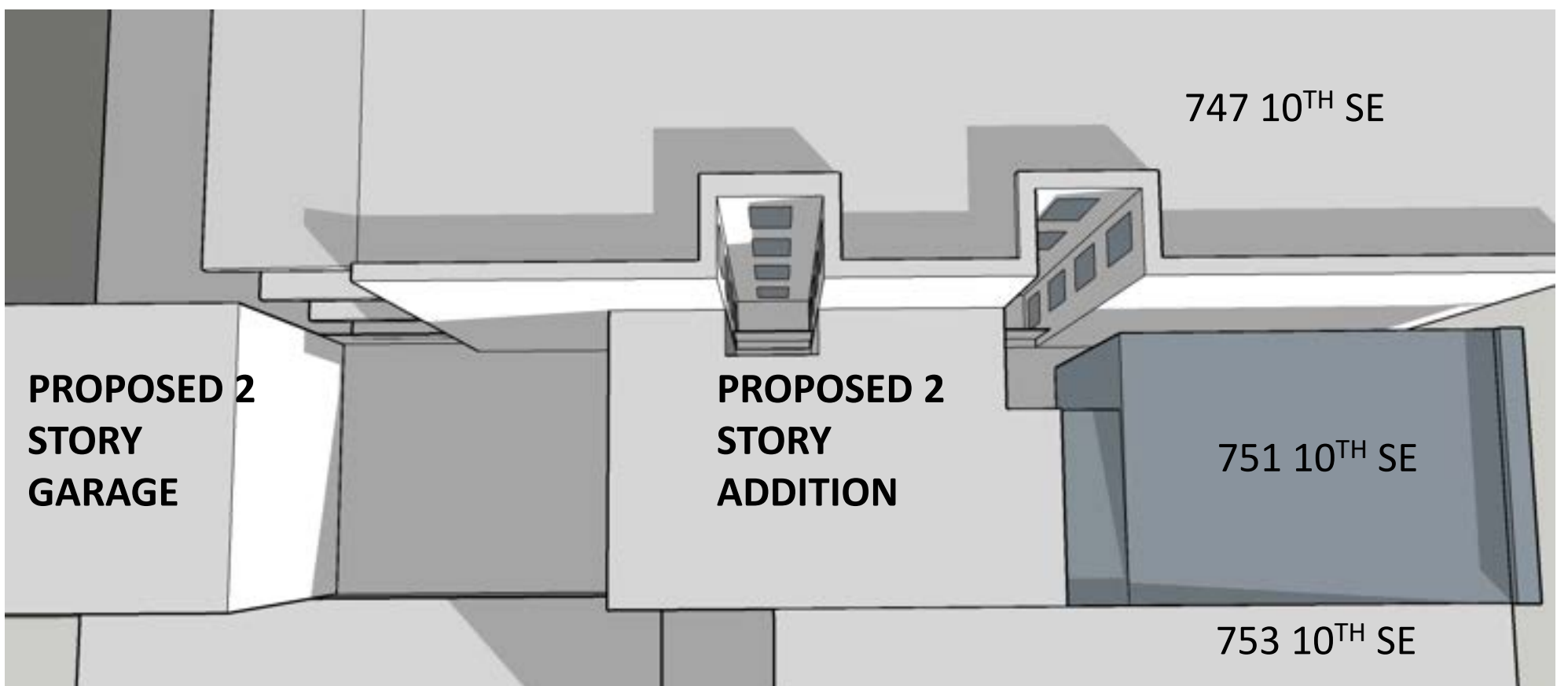
**SIDE YARD- 3' FROM
PROPERTY LINE, 2'-7"
FROM ENCROACHING
BUILDING WALL**

207 SIDE YARD

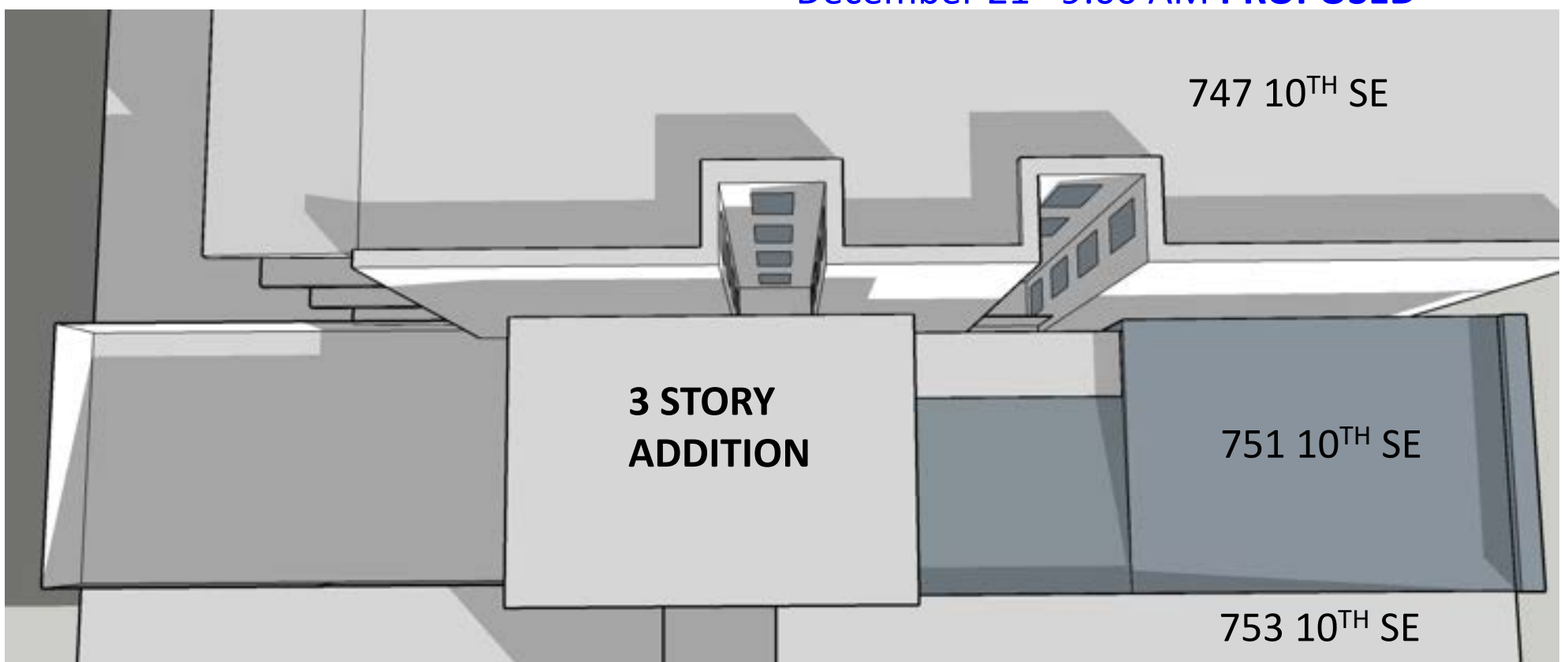
1. 207.1 Two (2) side yards shall be provided for detached buildings; one (1) side yard shall be provided for semi-detached buildings; and no side yards are required for row buildings.
2. 207.2 Any side yard provided shall be a minimum of five feet (5 ft.).
3. 207.3 Existing conforming side yards may not be reduced to a nonconforming width or eliminated.
4. **207.4 In the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).**



December 21st 9:00 AM **EXISTING**

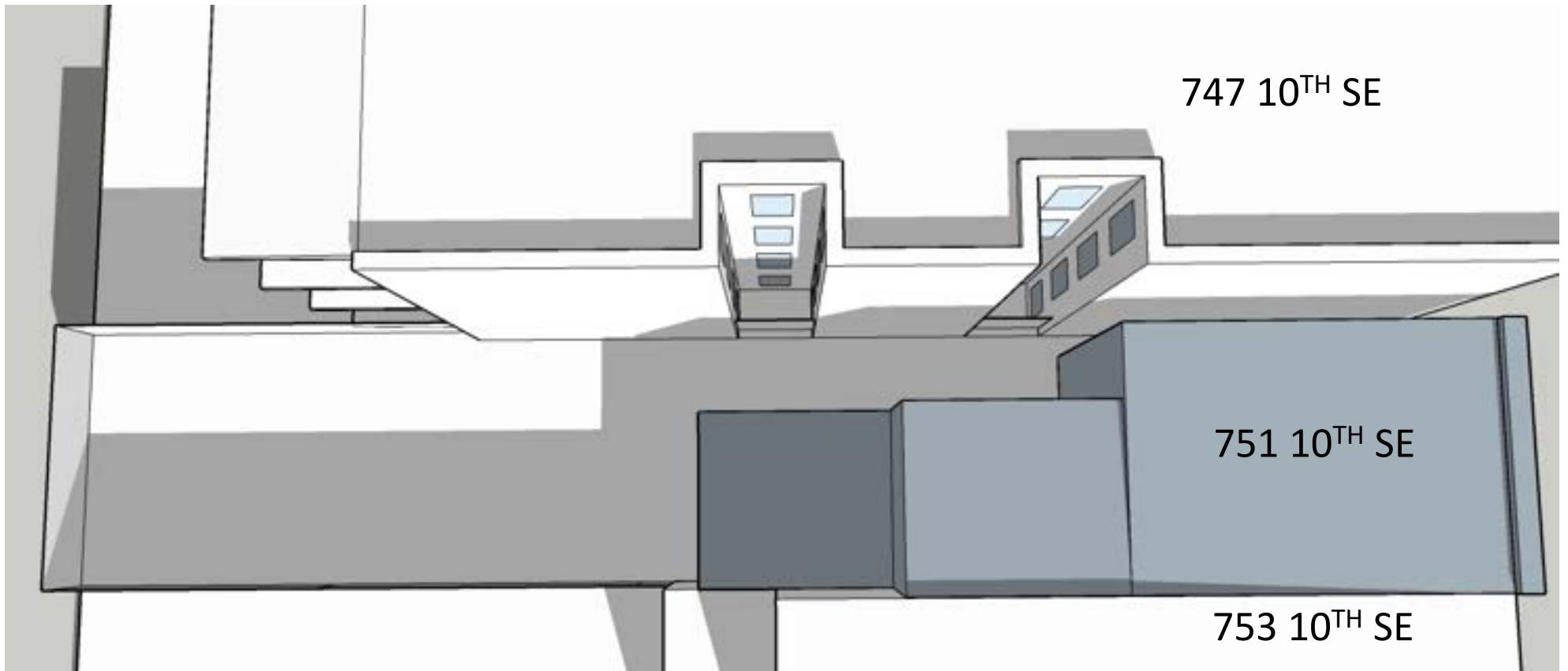


December 21st 9:00 AM **PROPOSED**

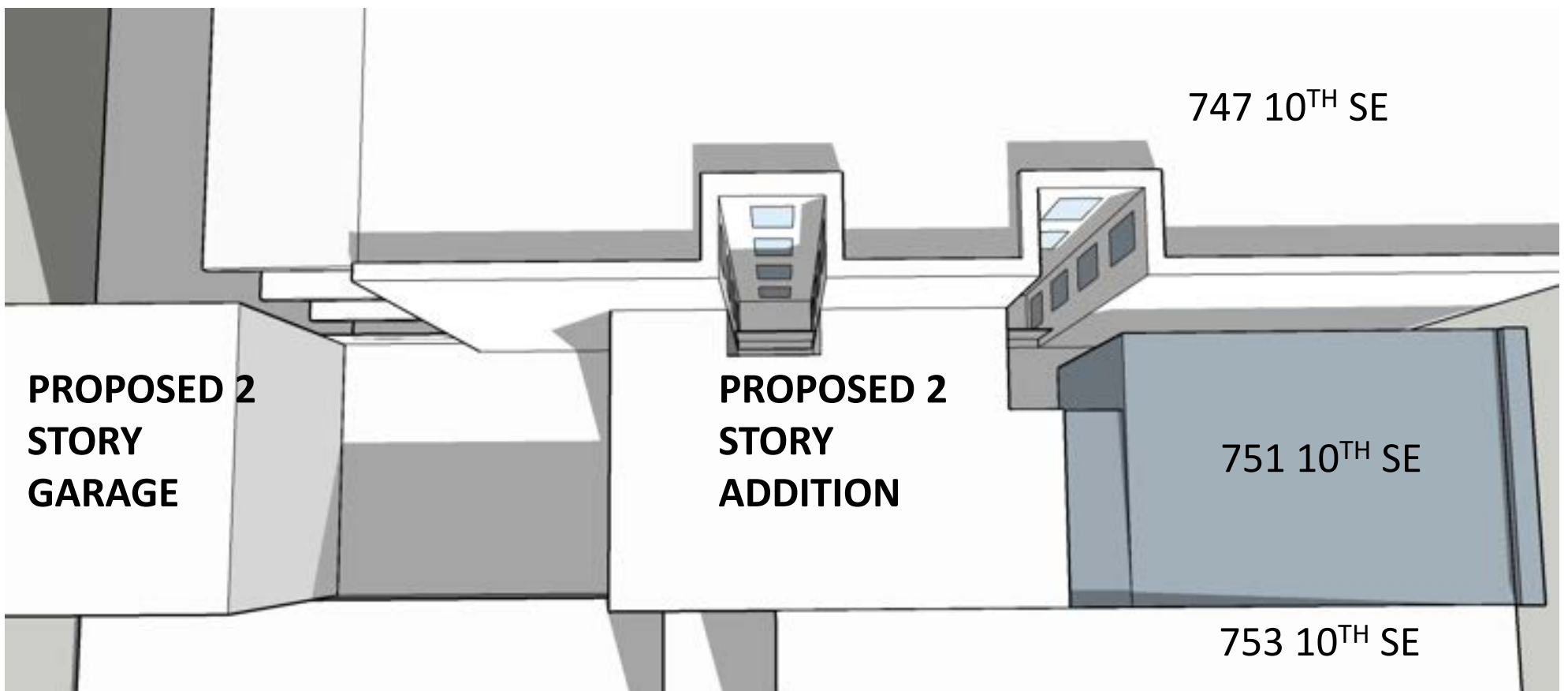


December 21st 9:00 AM **MATTER OF RIGHT**

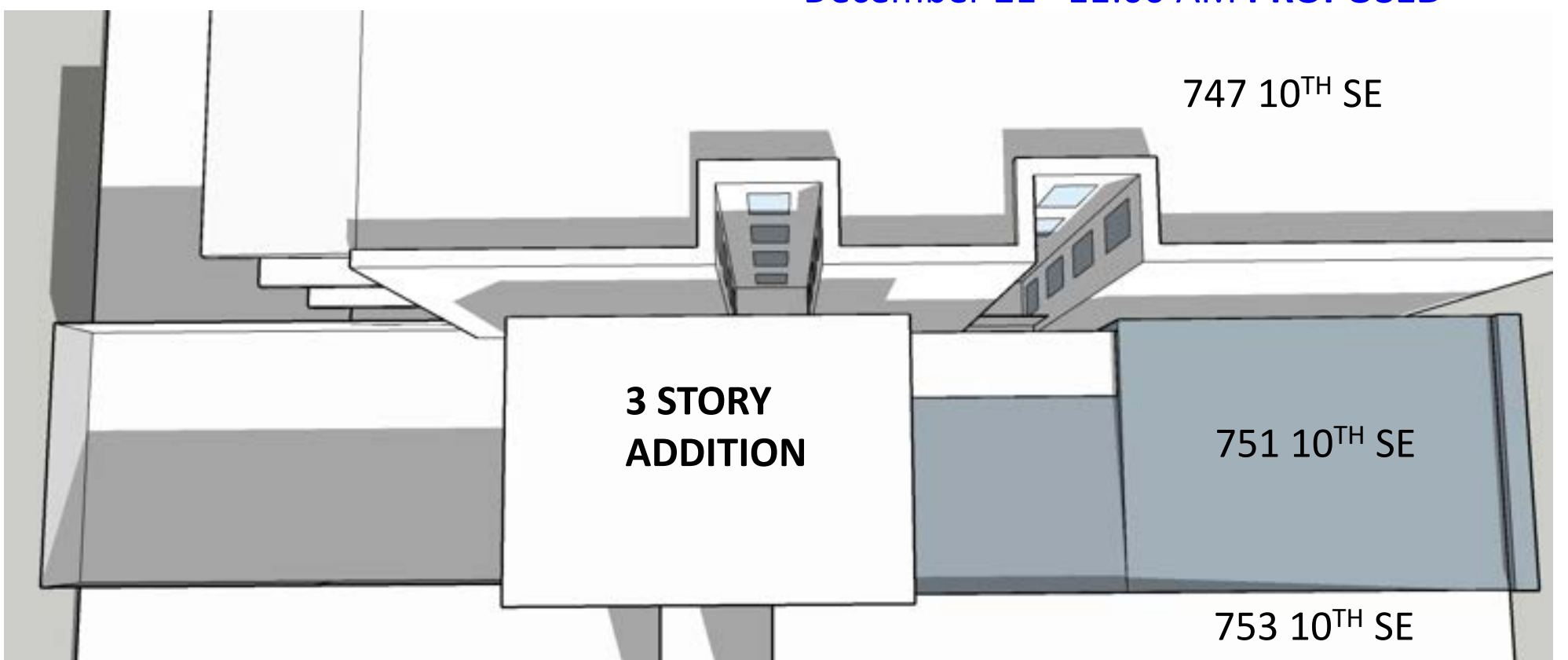




December 21st 11:00 AM **EXISTING**

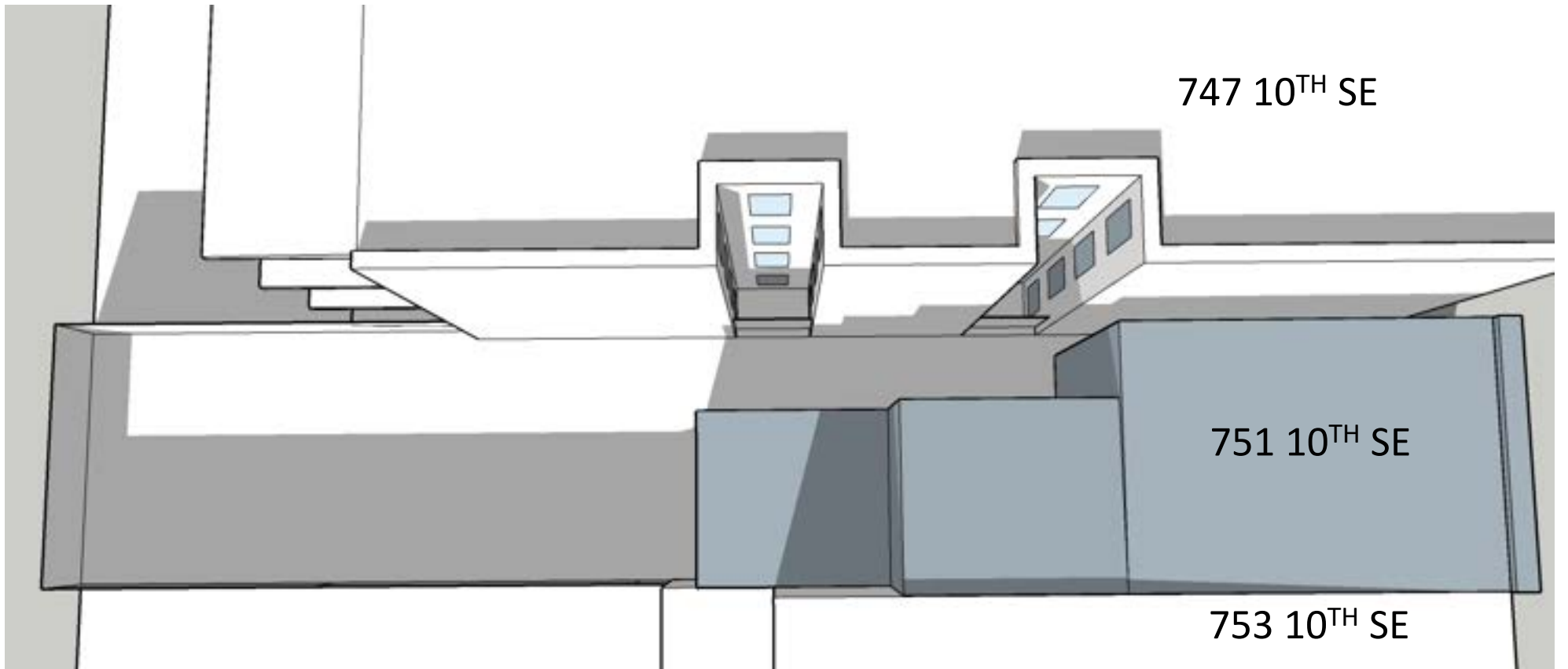


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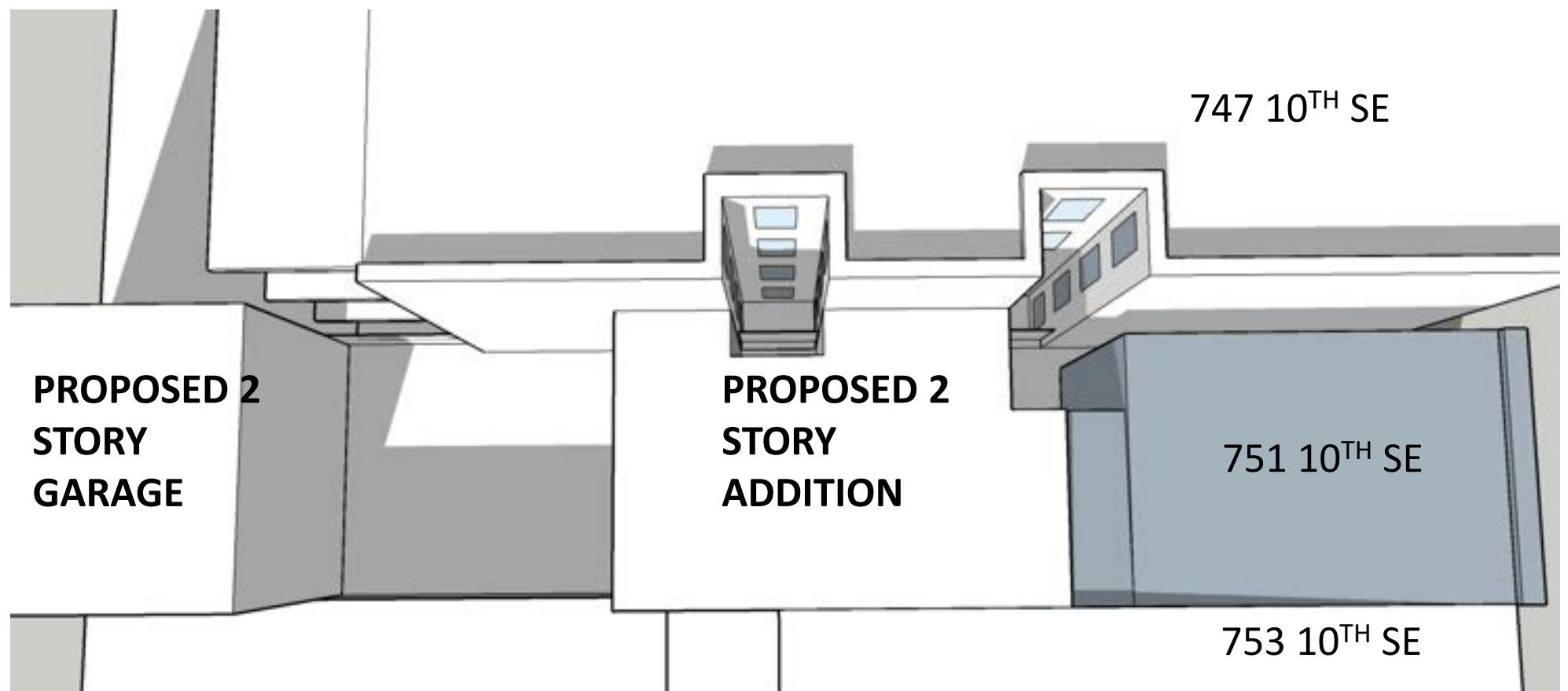


December 21st 11:00 AM **MATTER OF RIGHT**

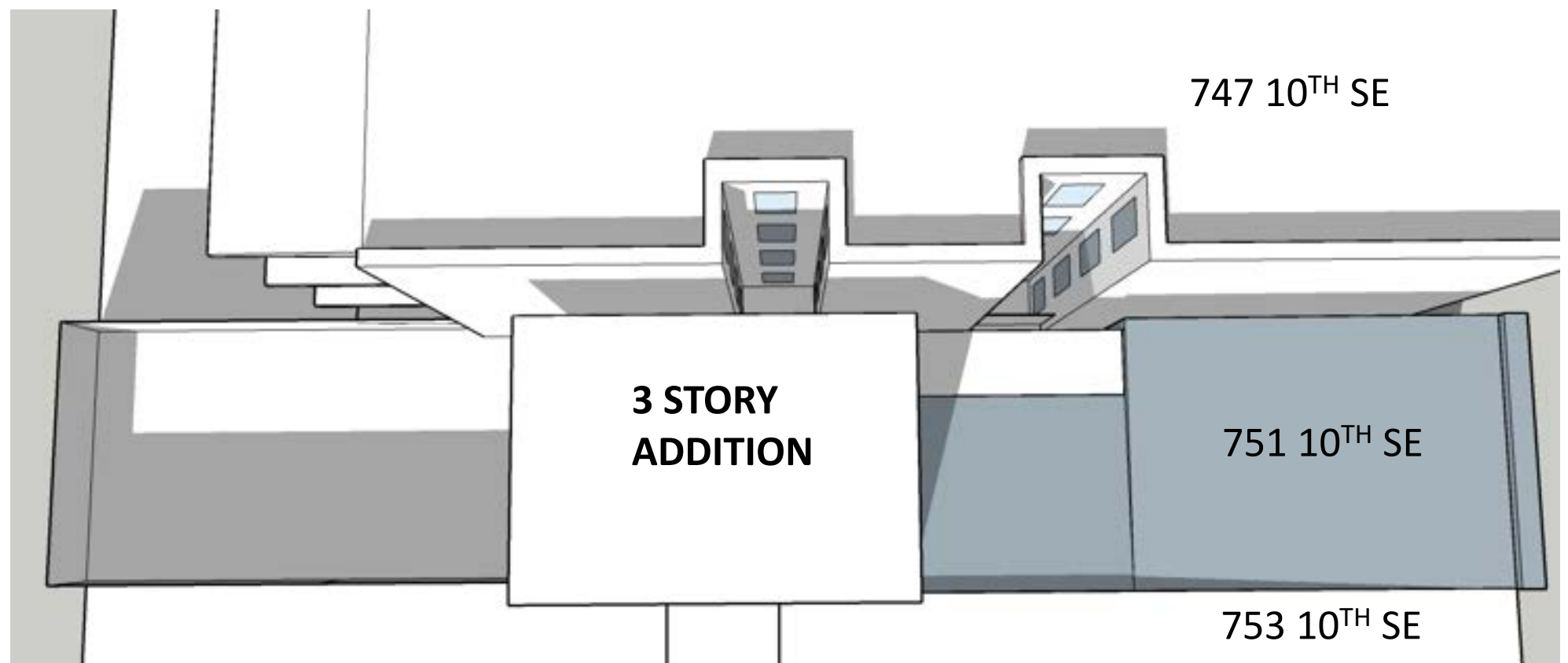




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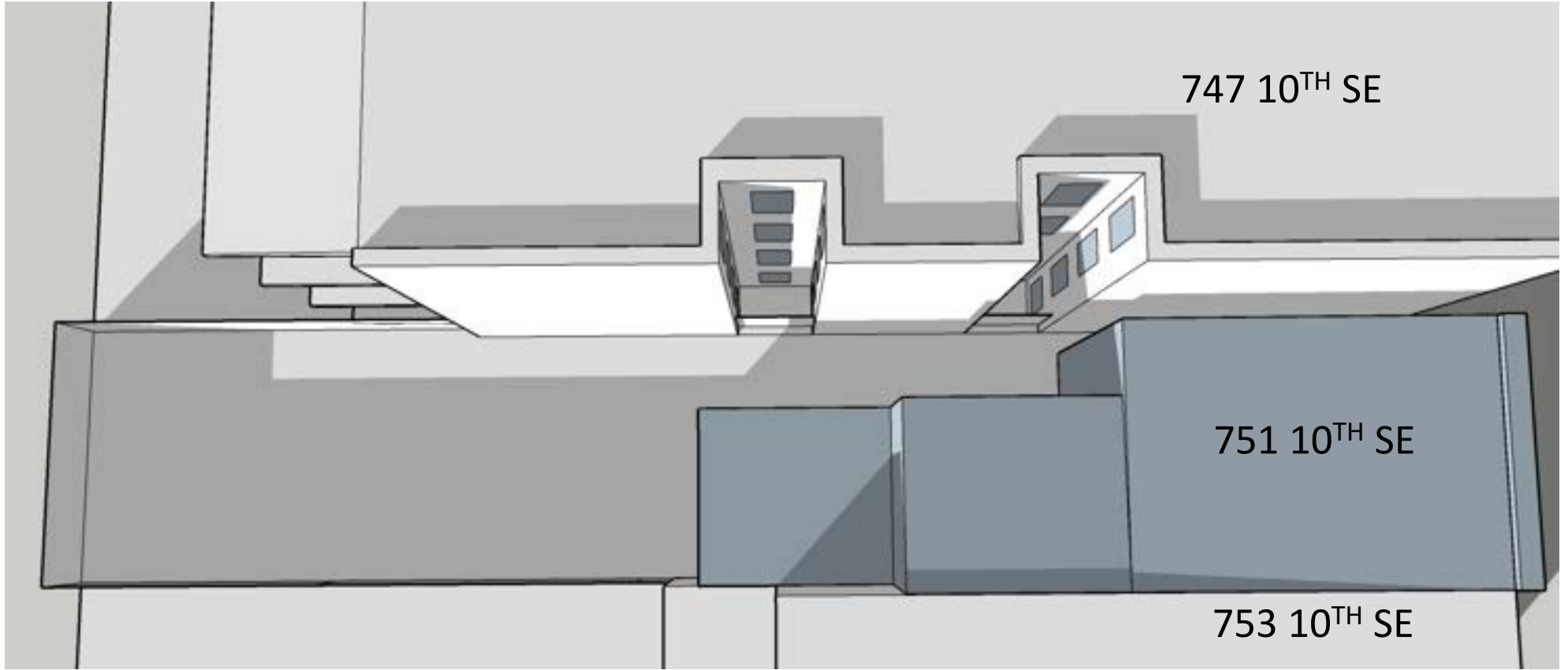


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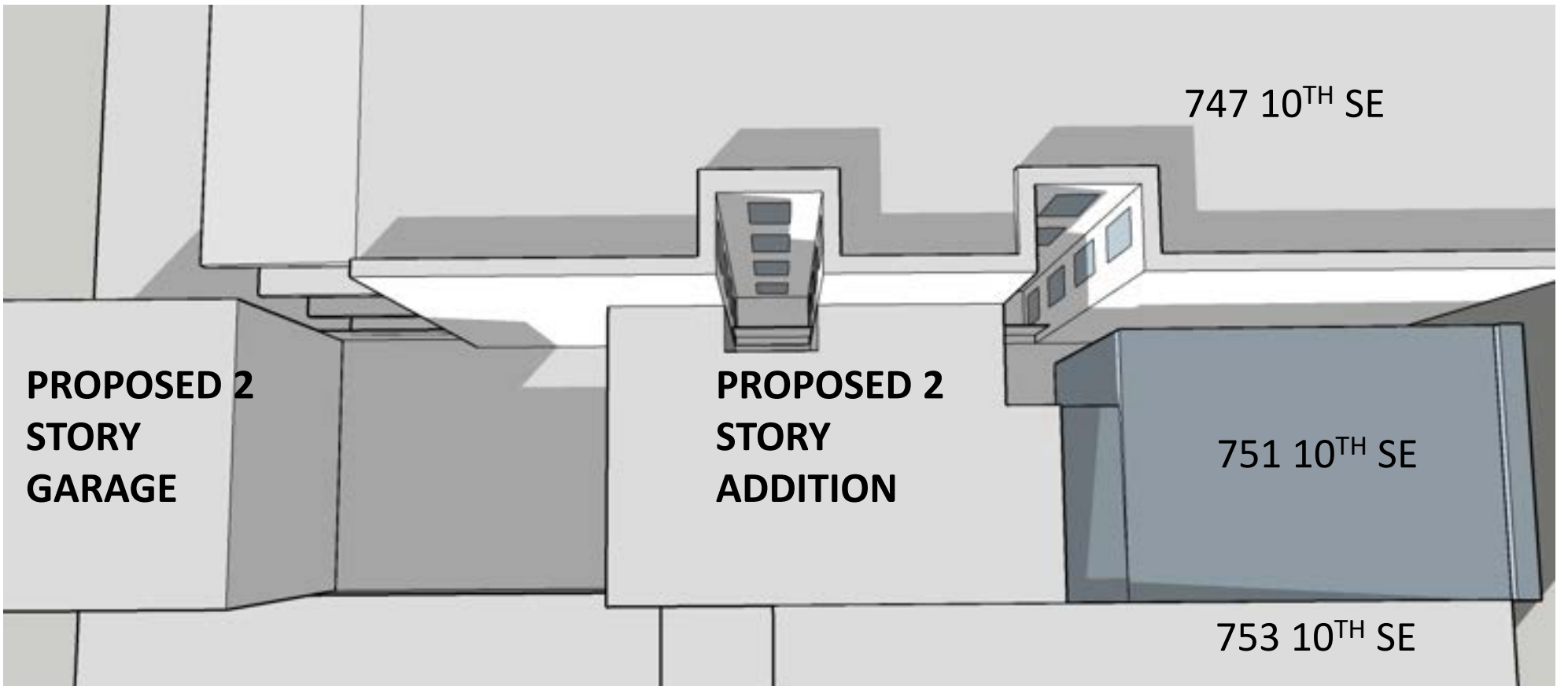


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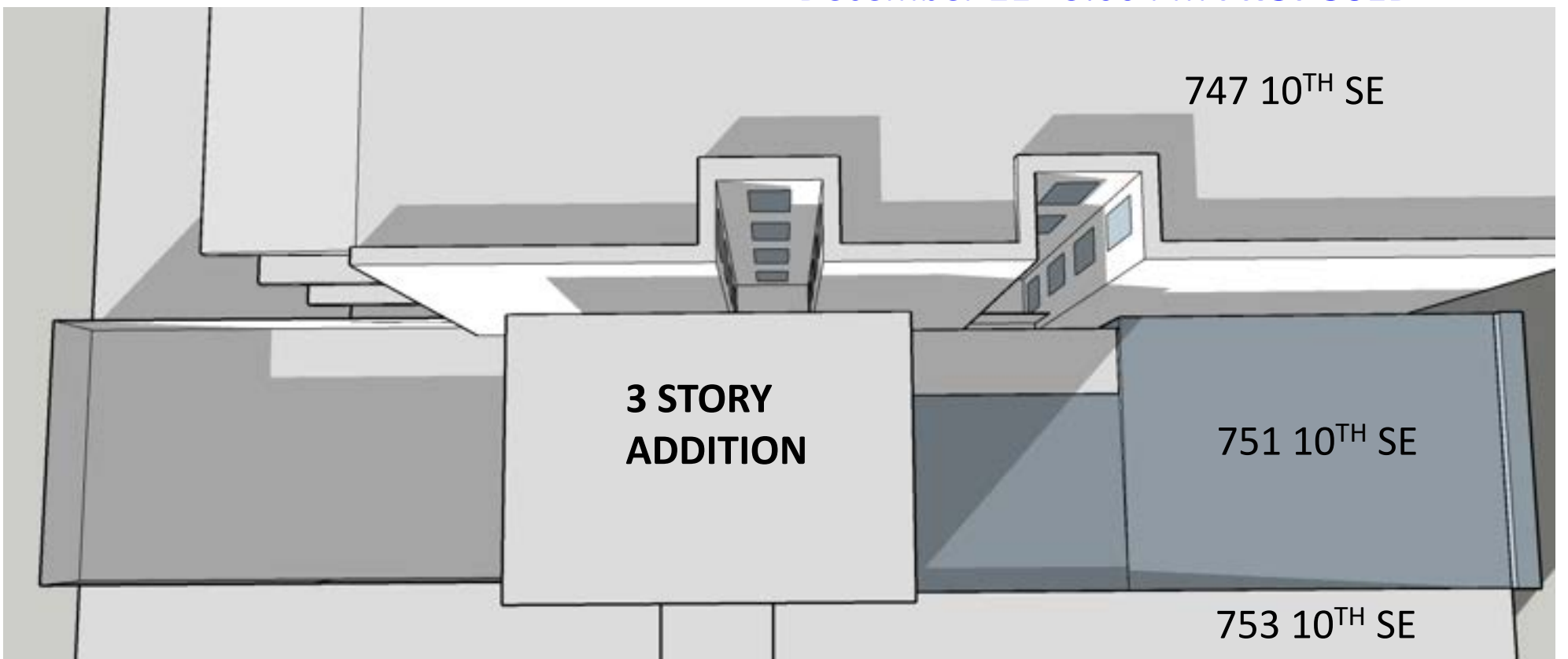




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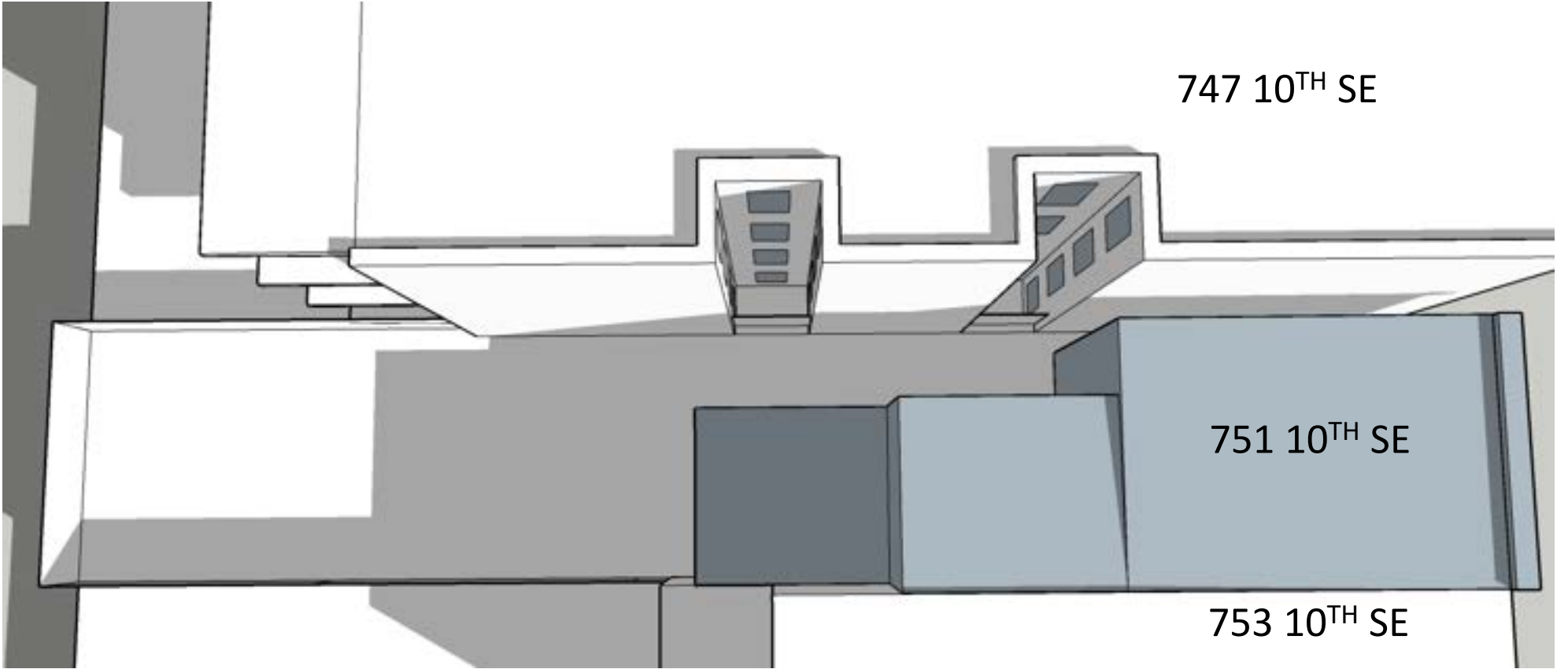


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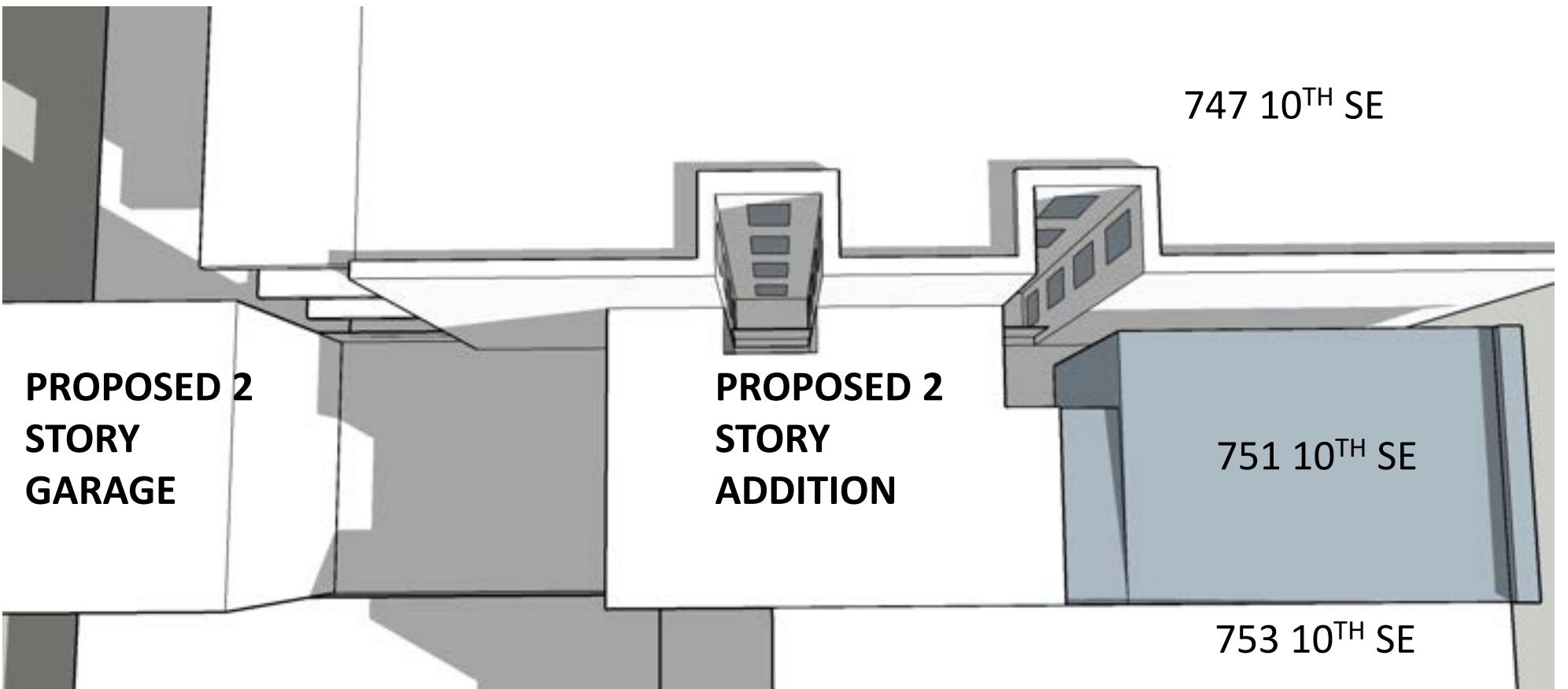


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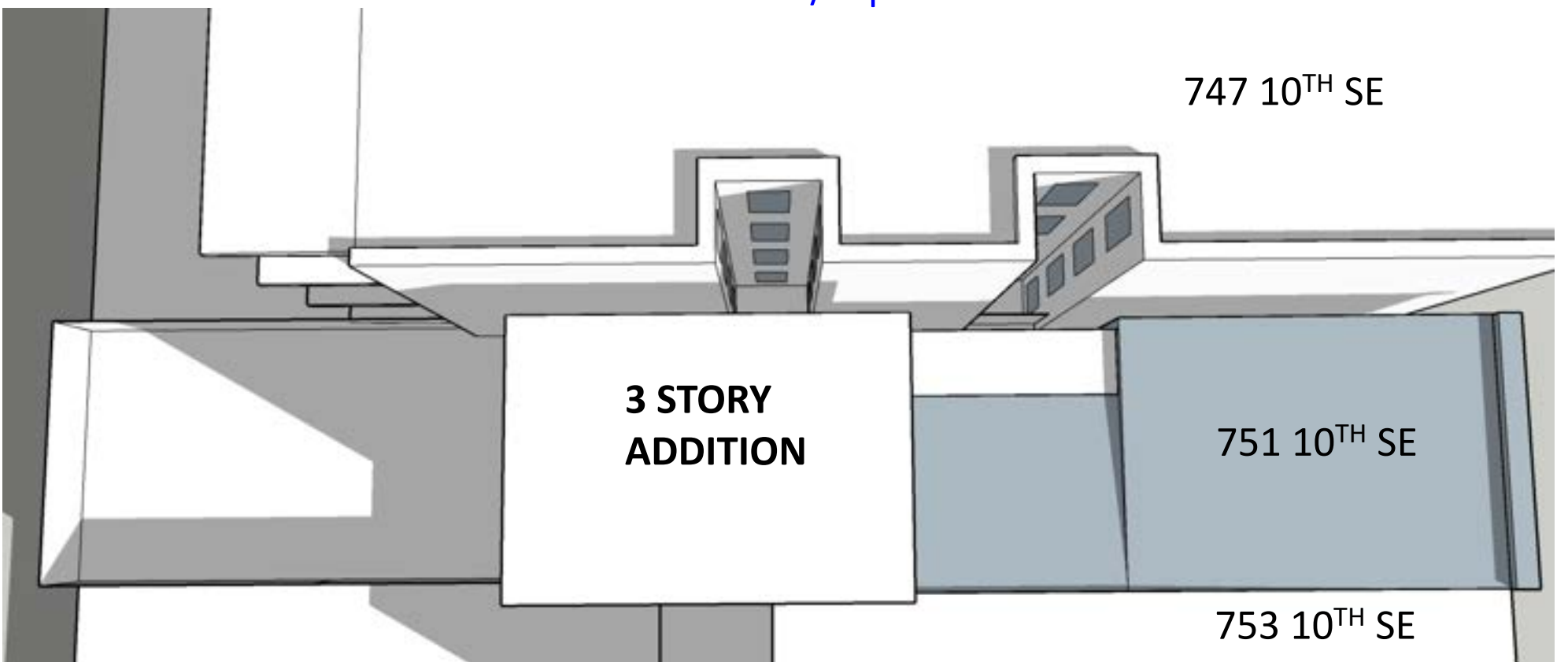




March/September 21st 9:00 AM **EXISTING**

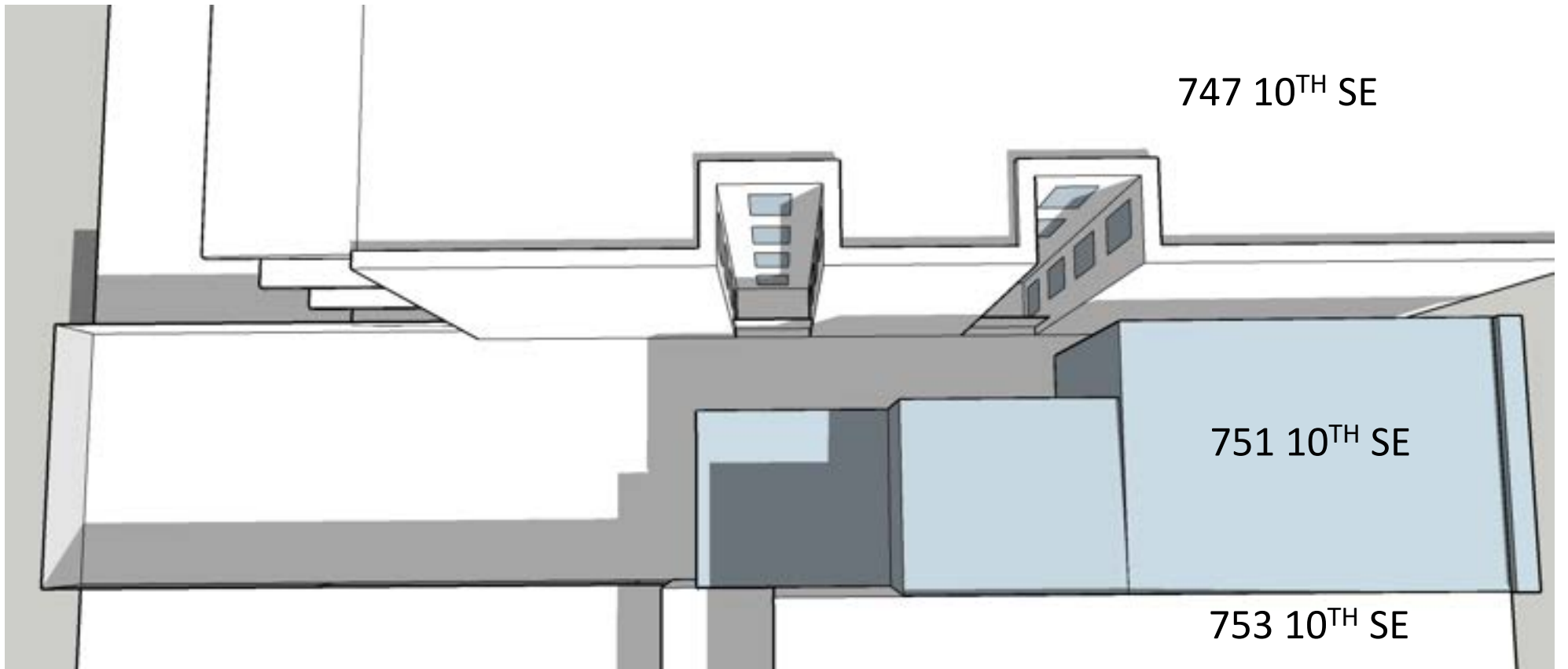


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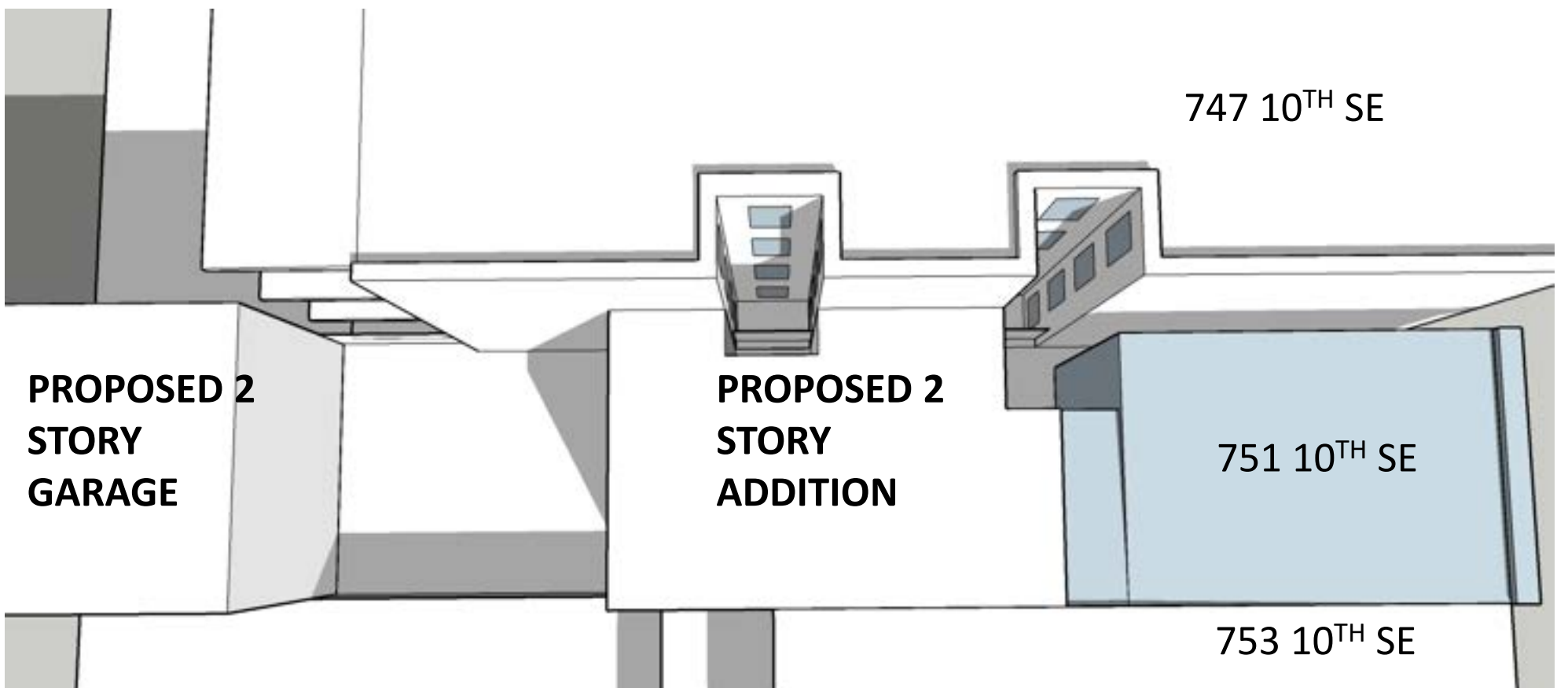


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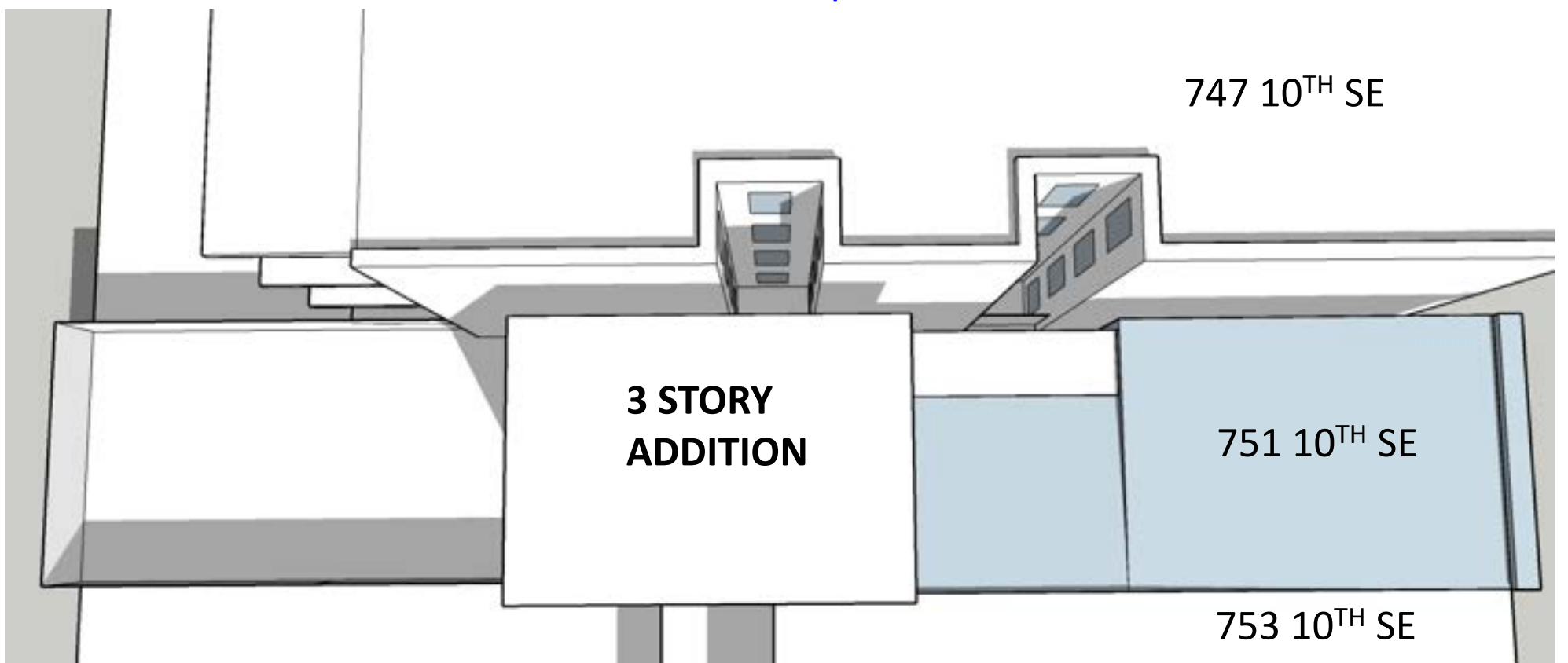




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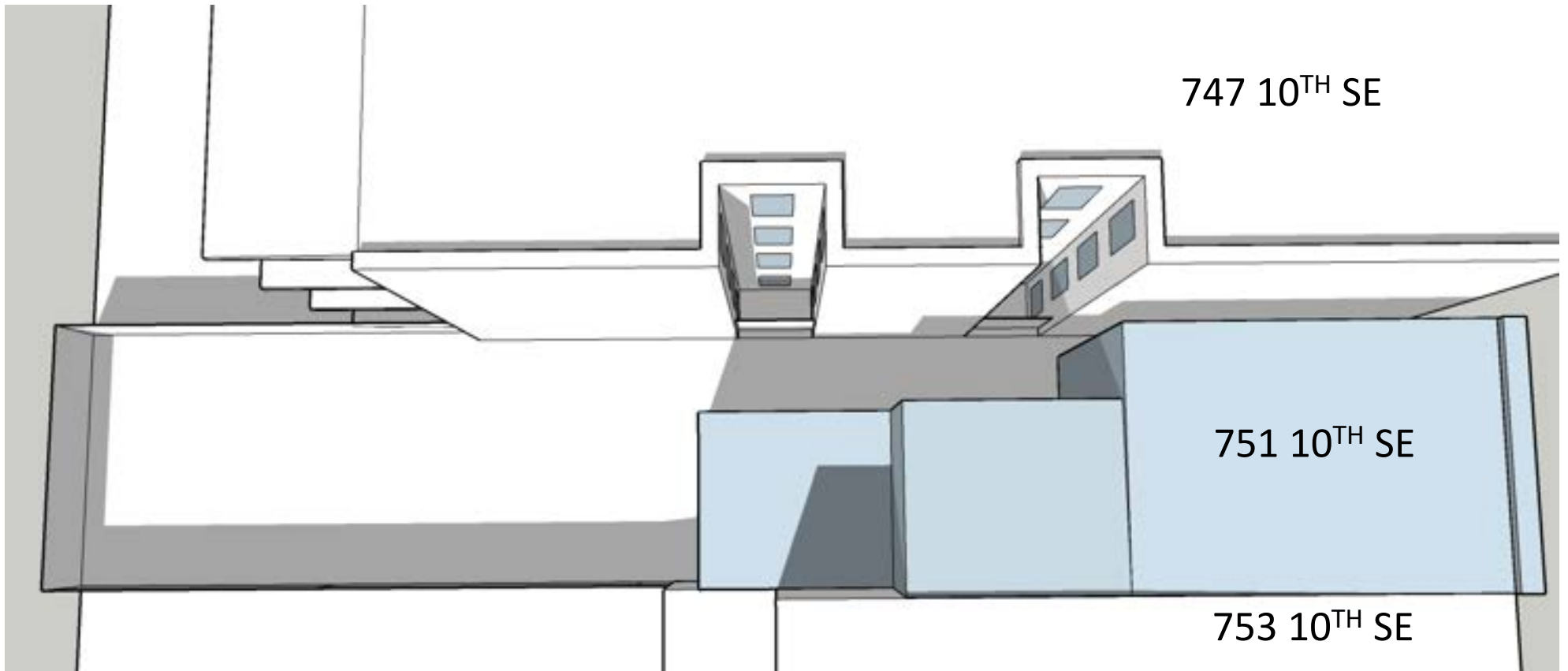


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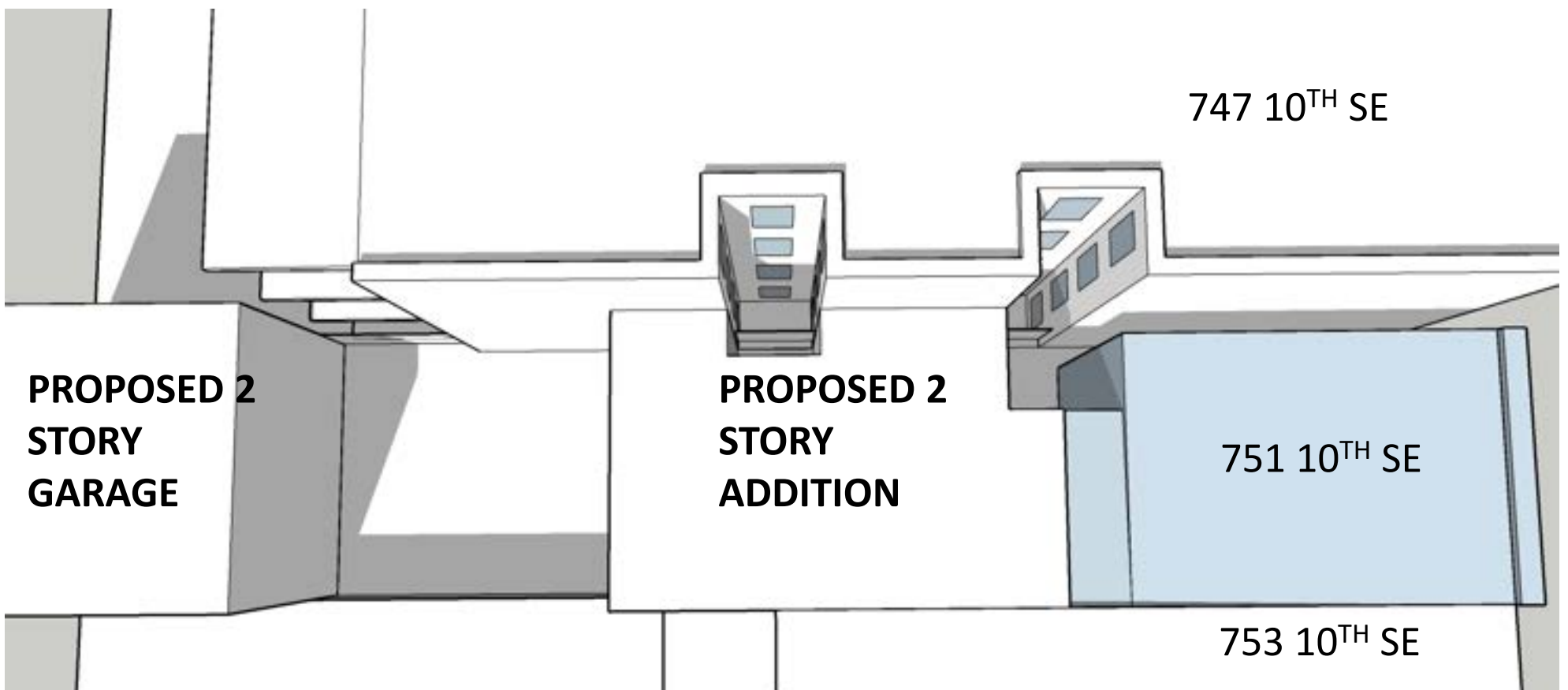


March/September 21st 11:00 AM **MATTER OF RIGHT**

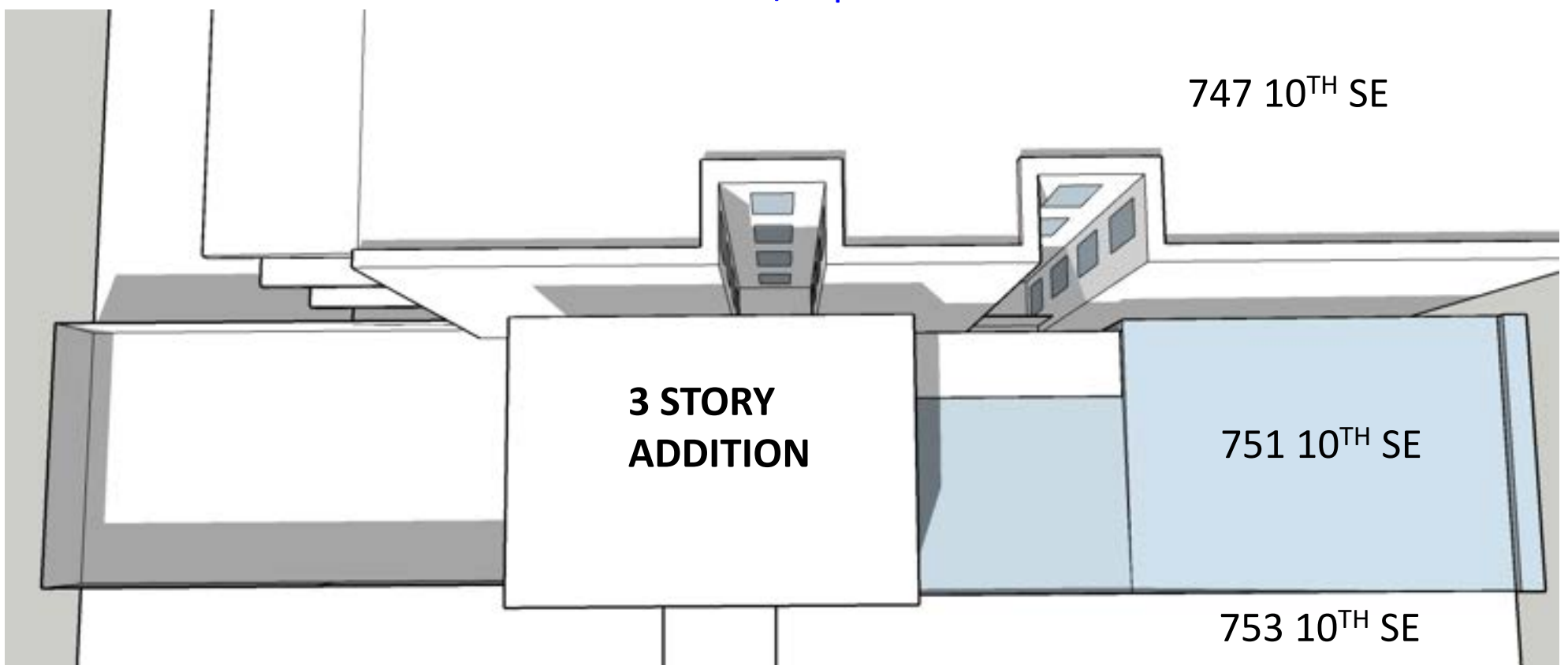




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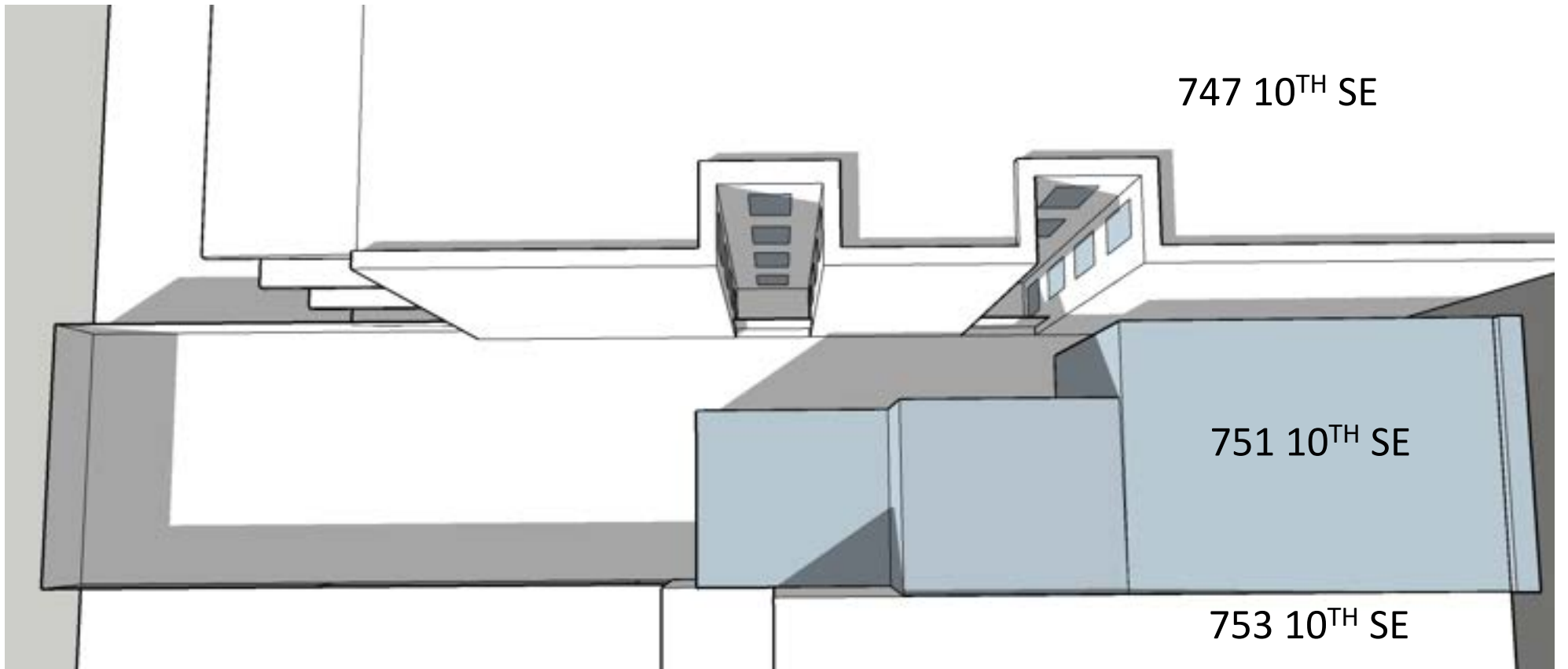


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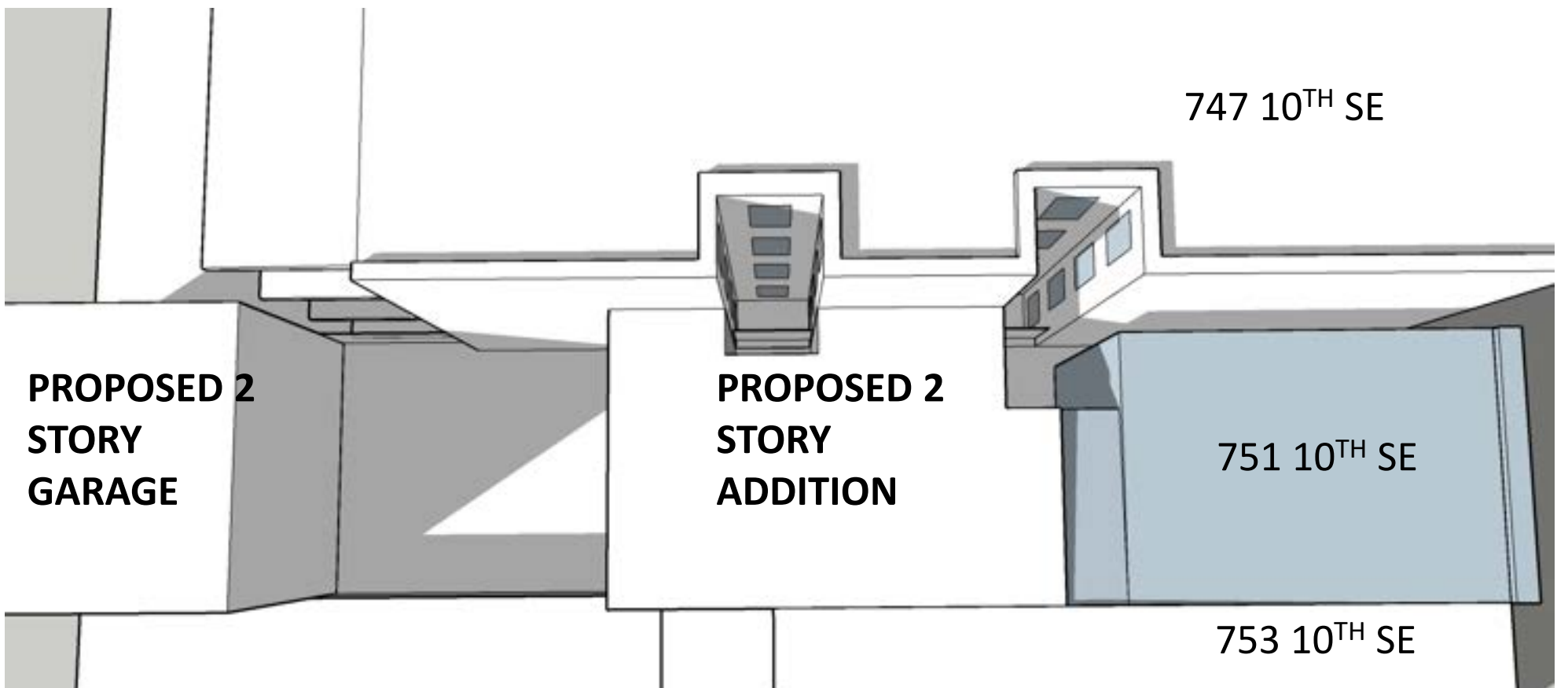


March/September 21st 1:00 PM **MATTER OF RIGHT**

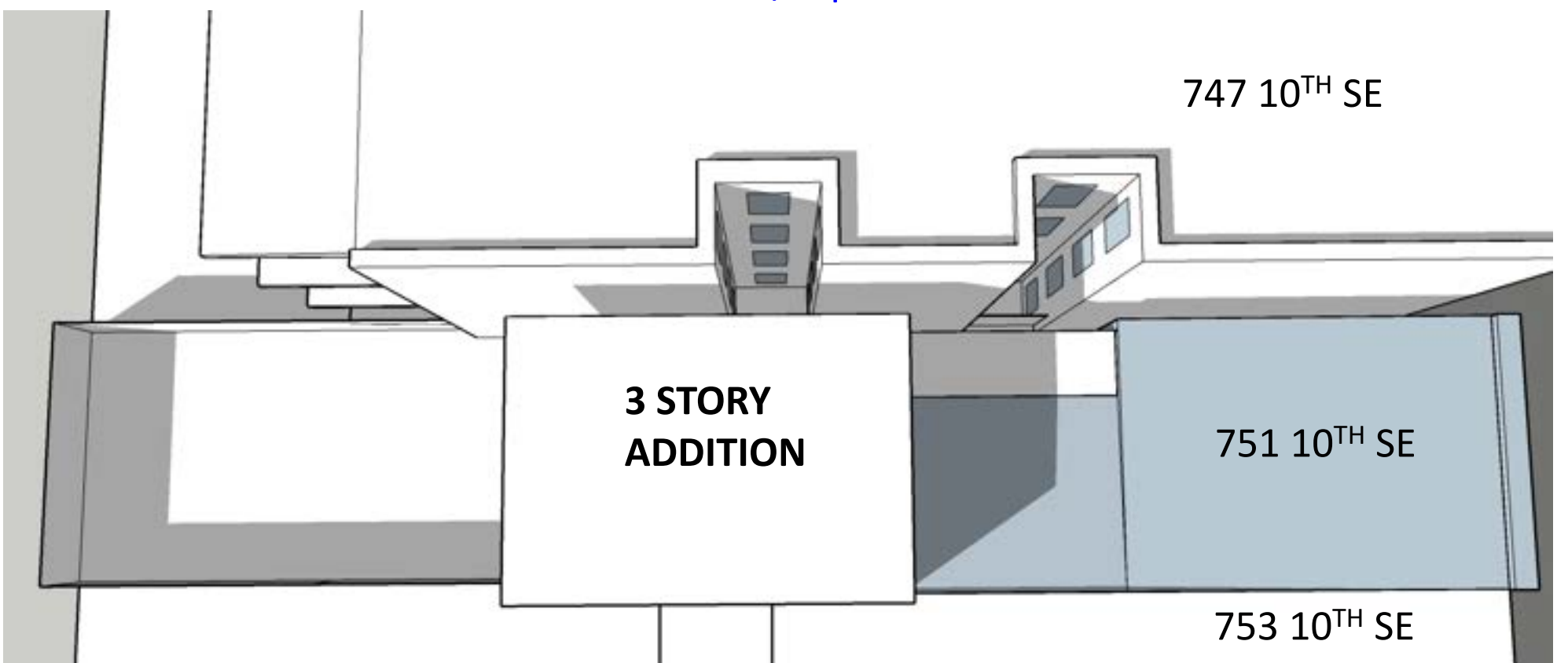




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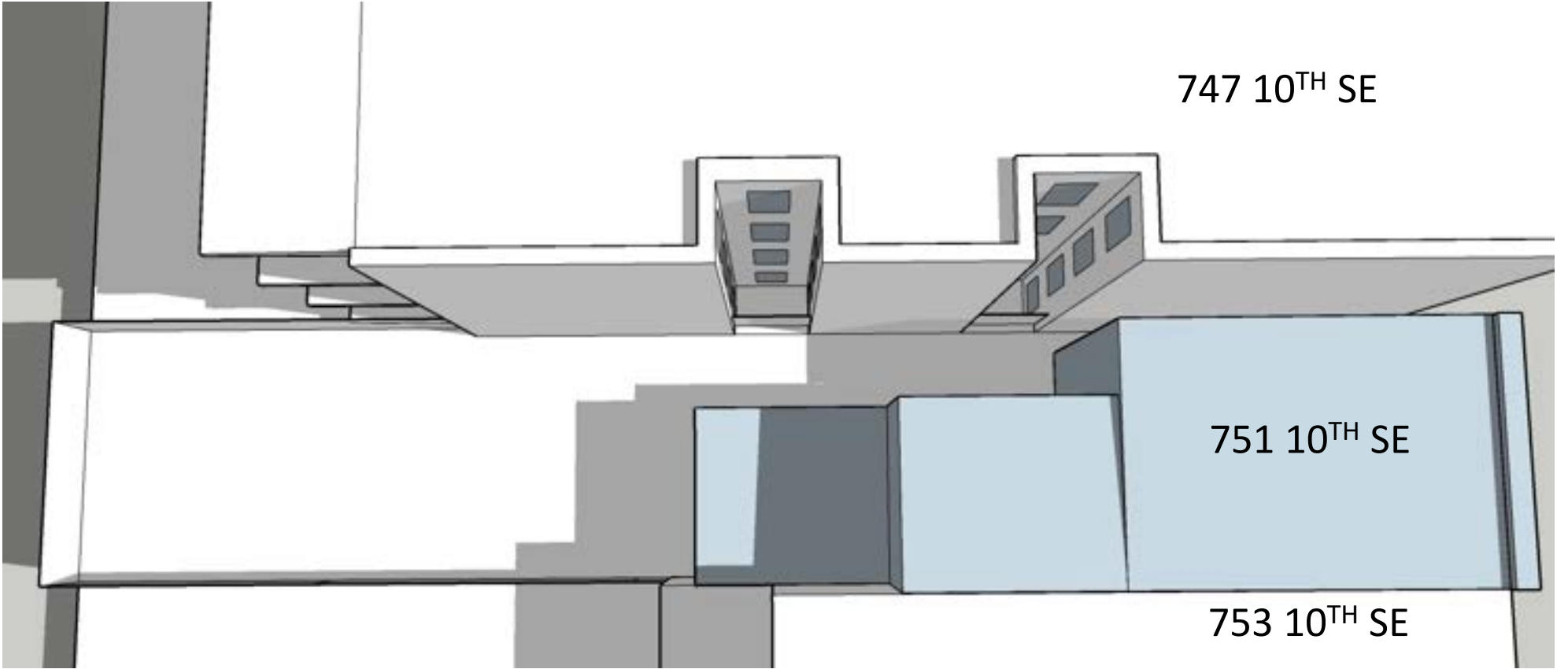


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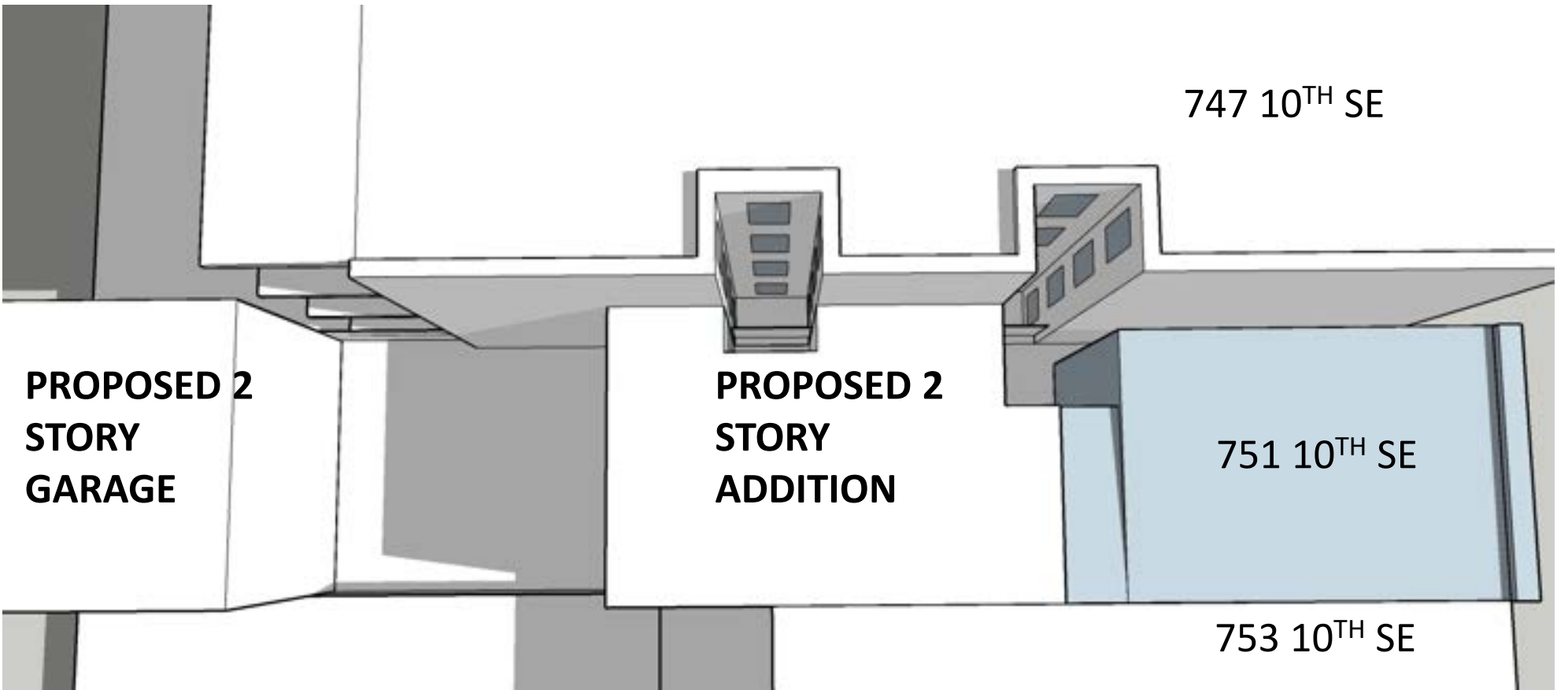


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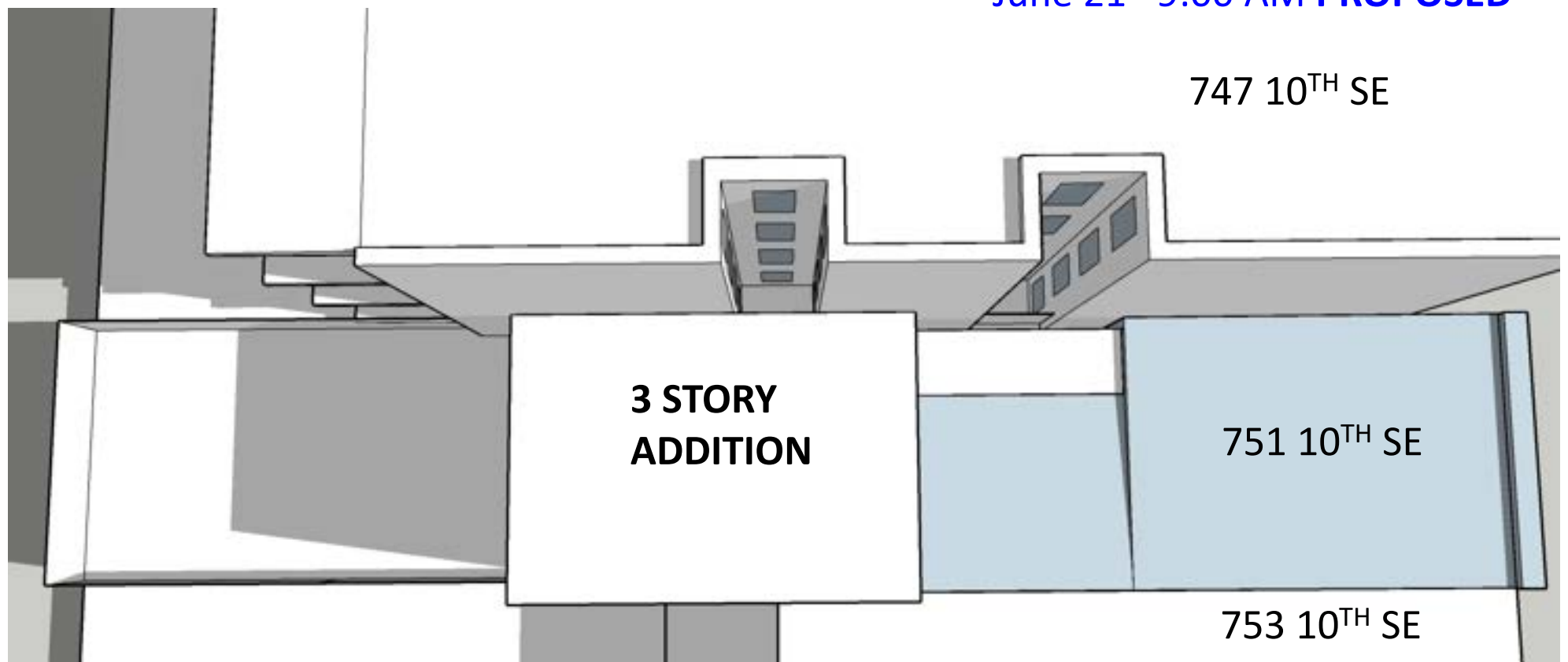




June 21st 9:00 AM **EXISTING**

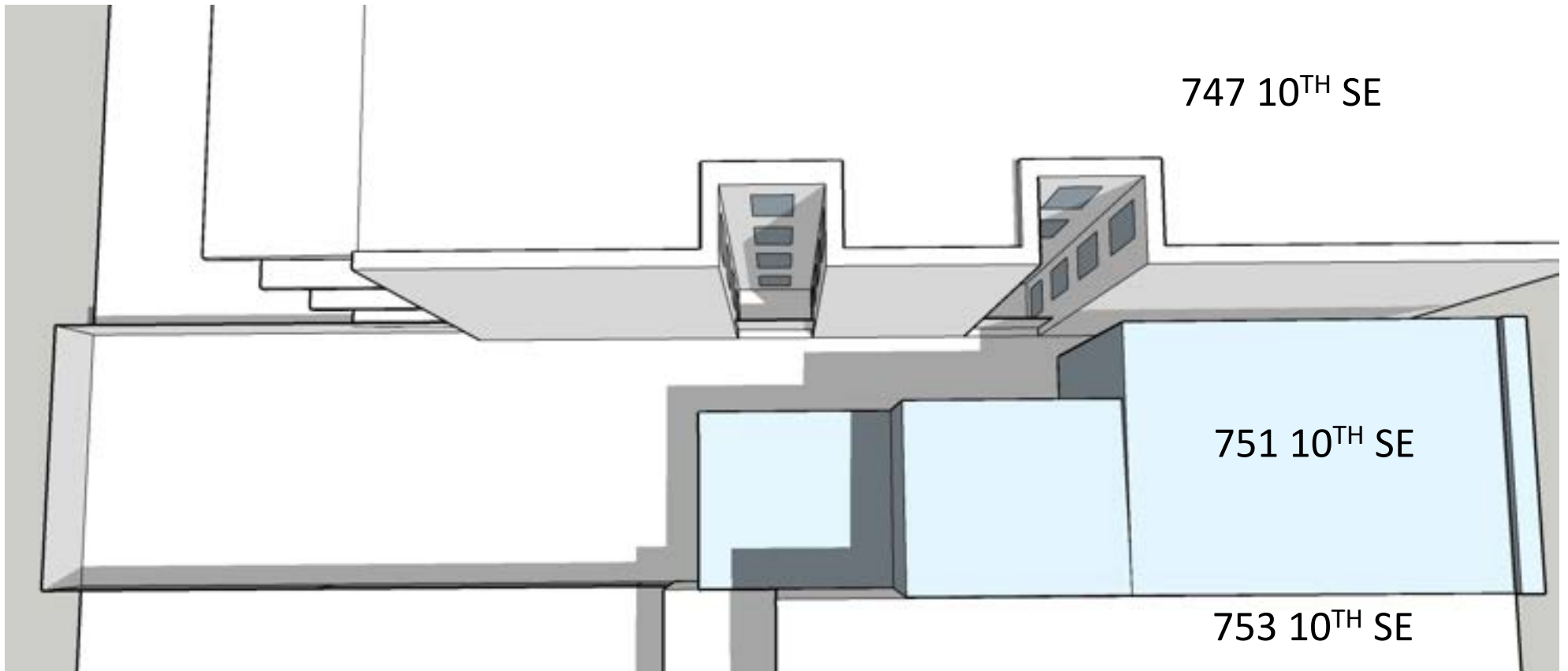


June 21st 9:00 AM **PROPOSED**

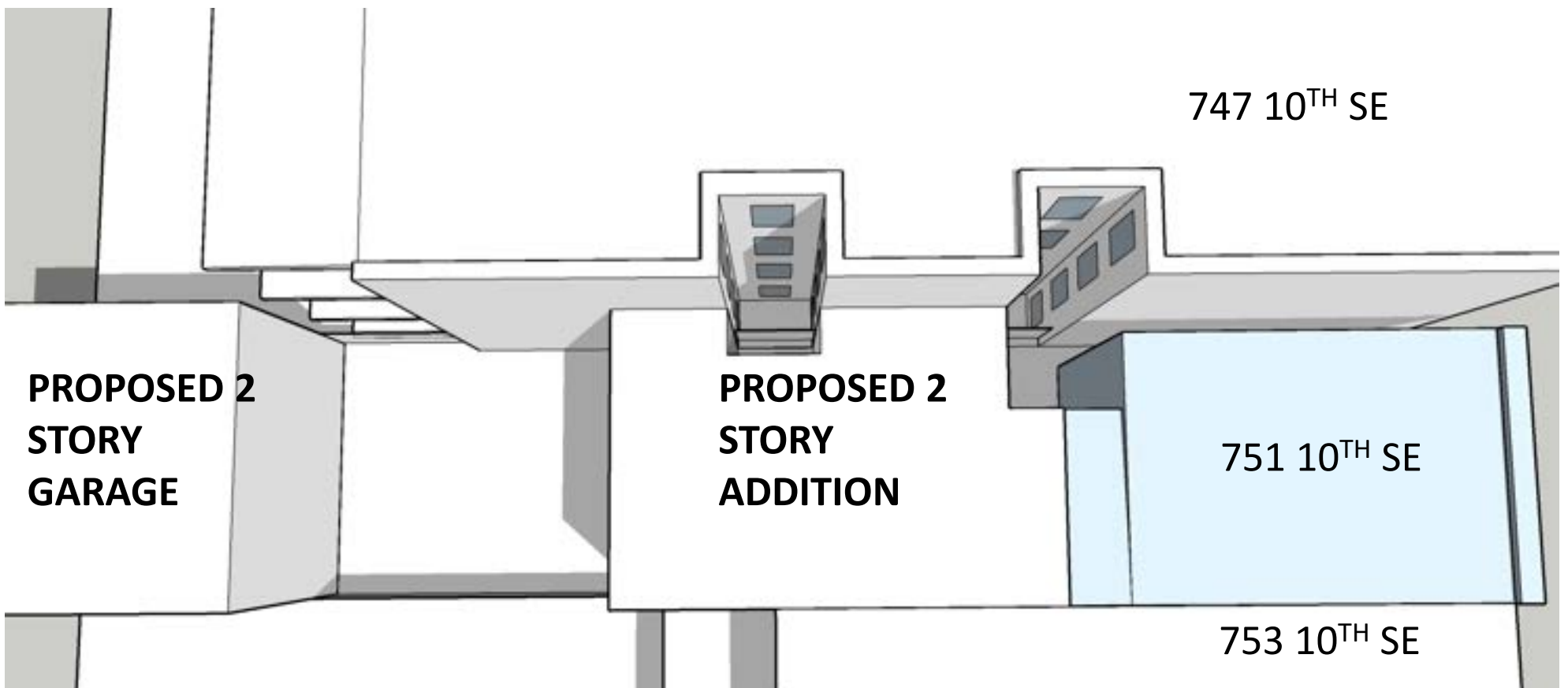


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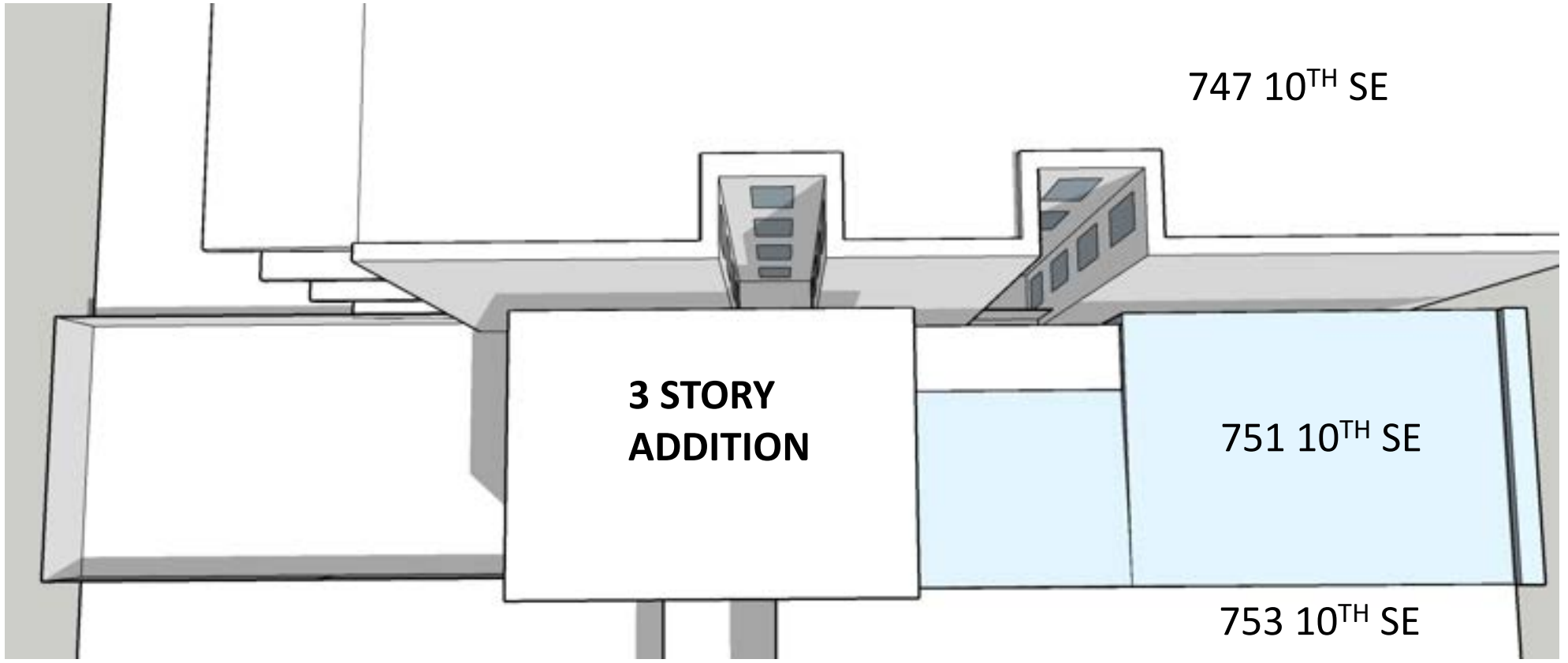




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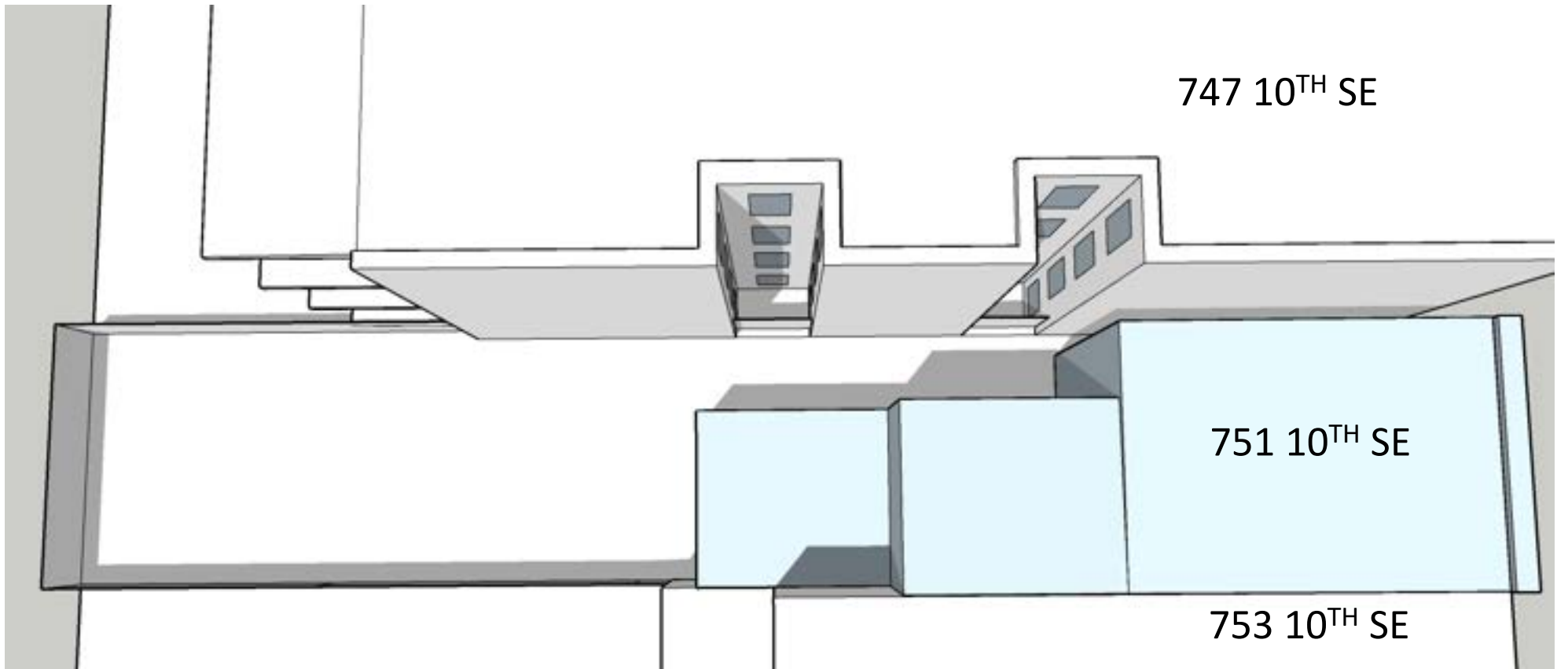


June 21st 11:00 AM **PROPOSED**

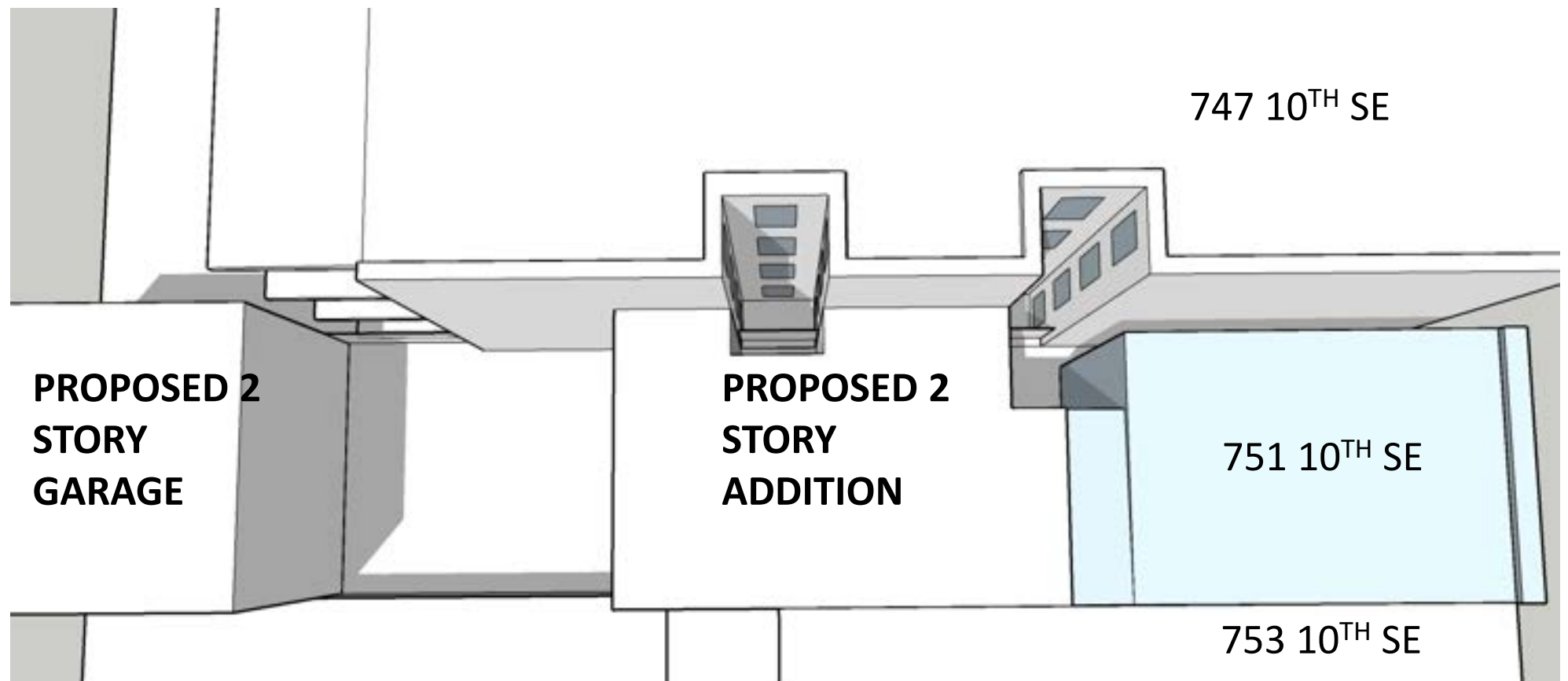


June 21st 11:00 AM **MATTER OF RIGHT**

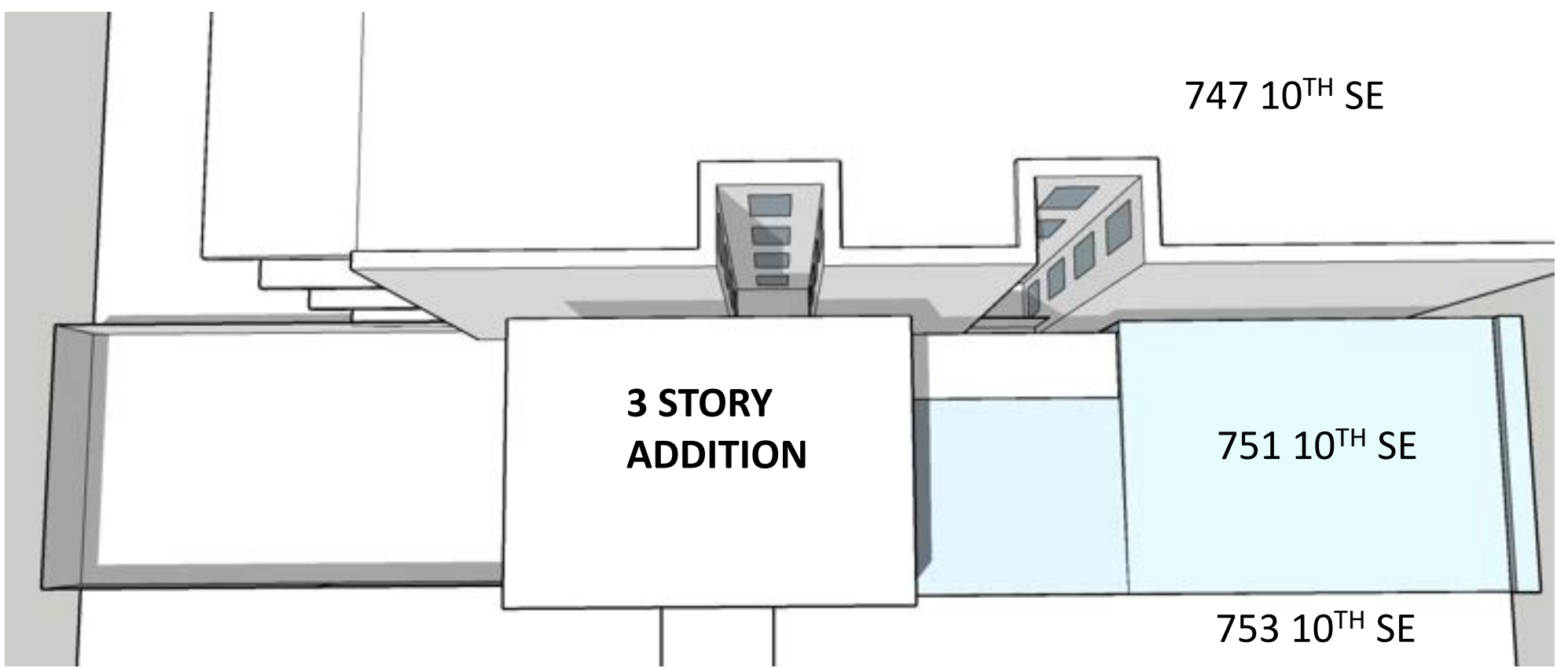




June 21st 1:00 PM **EXISTING**

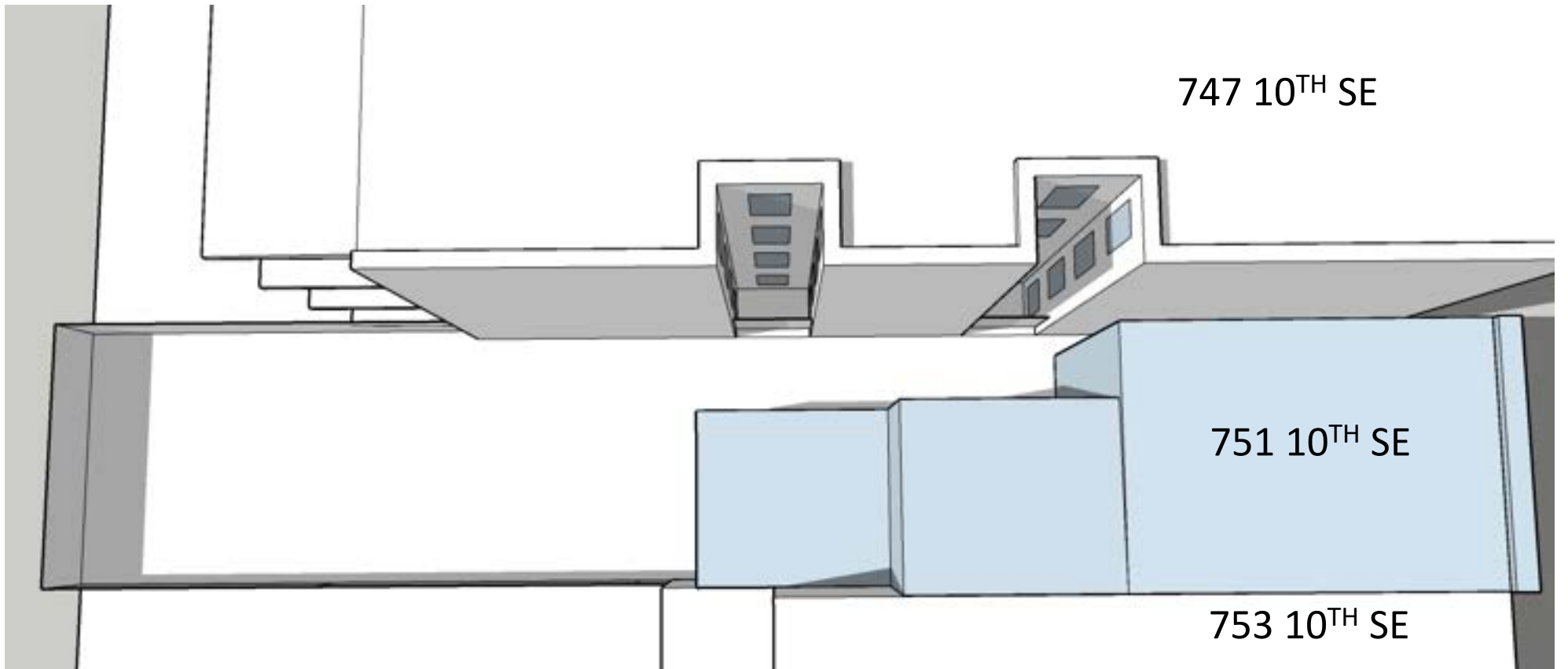


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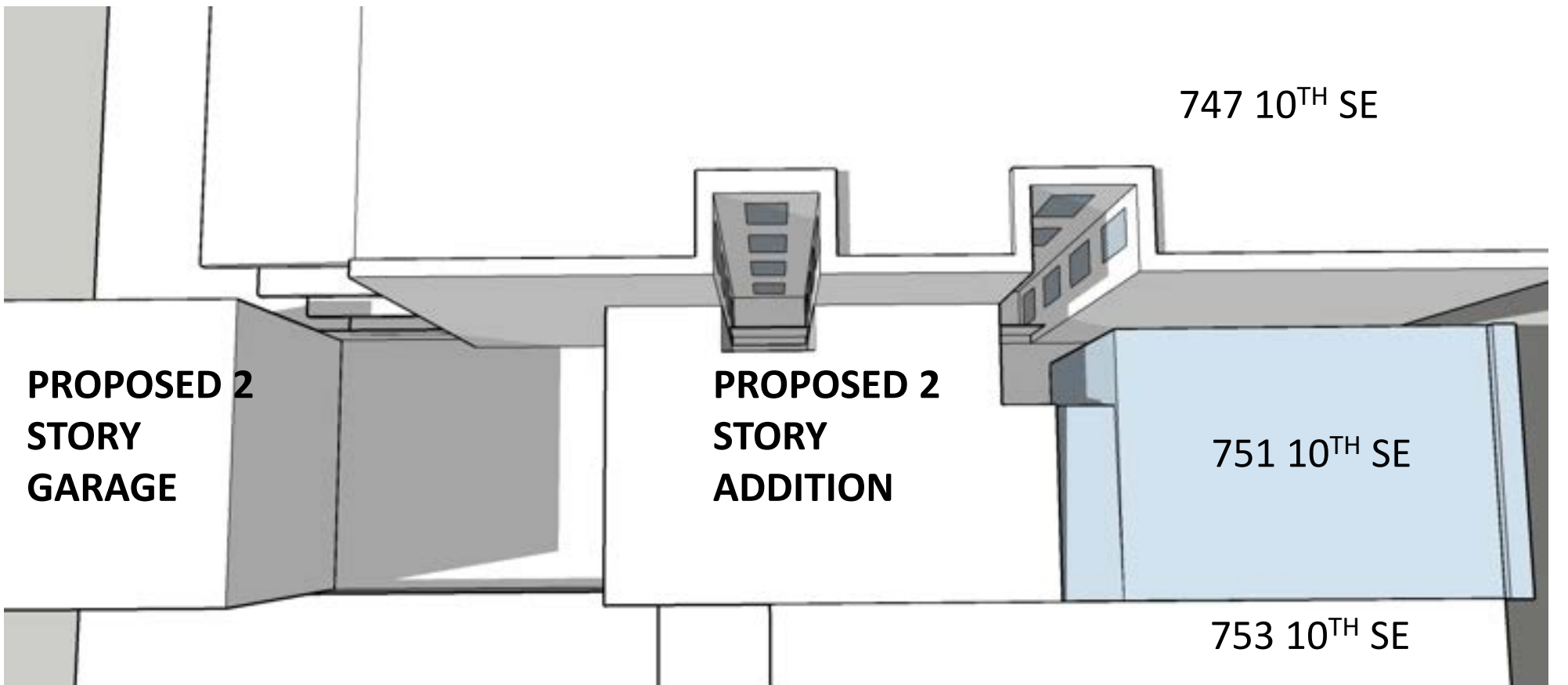


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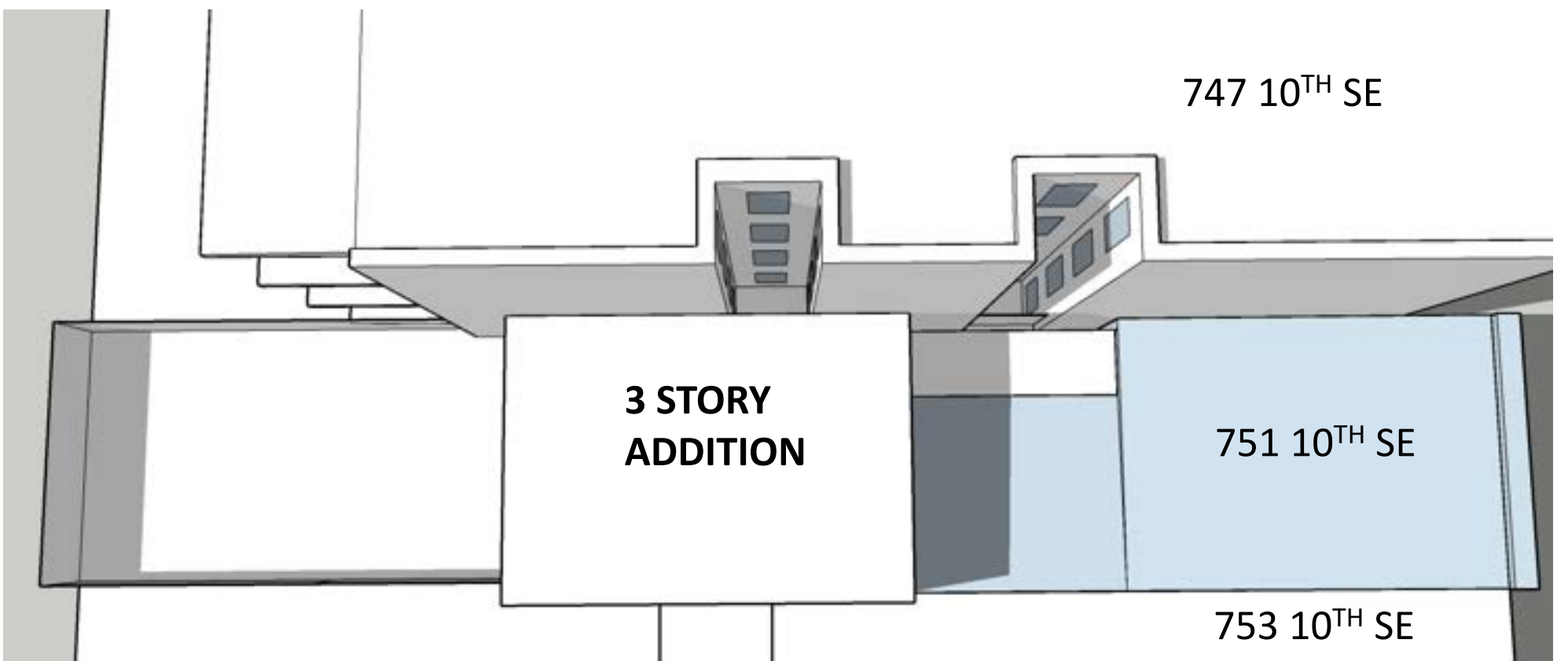




June 21st 3:00 PM **EXISTING**



June 21st 3:00 PM **PROPOSED**



June 21st 3:00 PM **MATTER OF RIGHT**



Specific Requirements of 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"> • Ms. Fowler’s presentation shows that light and air to 747-749 is not unduly affected by granting relief. • The accessory building has a footprint over 100 feet less than the maximum permitted building area for accessory buildings. Any impact to Opponent’s Building is a result of that building’s nonconforming size.
<p>5201.4(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<ul style="list-style-type: none"> • The Accessory Building will not have windows facing adjacent properties. Any claims for privacy from Opponent’s Building are not applicable. Privacy is reciprocal, and in this case infringement on privacy would be a result of the existence and location of Opponent’s nonconforming multi-level decks.
<p>5201.4(c) The addition or accessory structure, together with the original 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 subject street frontage; and</p>	<ul style="list-style-type: none"> • The existing square is extremely dense with backyards, privacy fences, trees, garages, and a public alley • The proposed addition will be similar in massing to the abutting home at 753 10th Street SE (which is in support). • The rear addition will be visible from the alley and from the properties to the west. However, it will not be visible from the street • The proposed garage is similar in massing and design as other garages and carriage houses on the alley

General Requirements of Subtitle X § 901.2

Criteria	Project
1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps."	<ul style="list-style-type: none">• Applicant is requesting reasonable special exception relief for its single-family home. Its principal building will still be overshadowed by the much larger building of Opponent at 747-749 10th.• The Addition meets all other development standard of the RF-1 zone, and the use, a single-family row dwelling, is in harmony with the intent and purpose of the RF-1 zone, which is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted.
2) "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none">• The Addition will also not adversely affect the use of neighboring properties as the proposal meets all other development standards of the RF-1 zone and any potential impacts on light, air and privacy do not rise to the level of undue.



Questions?