

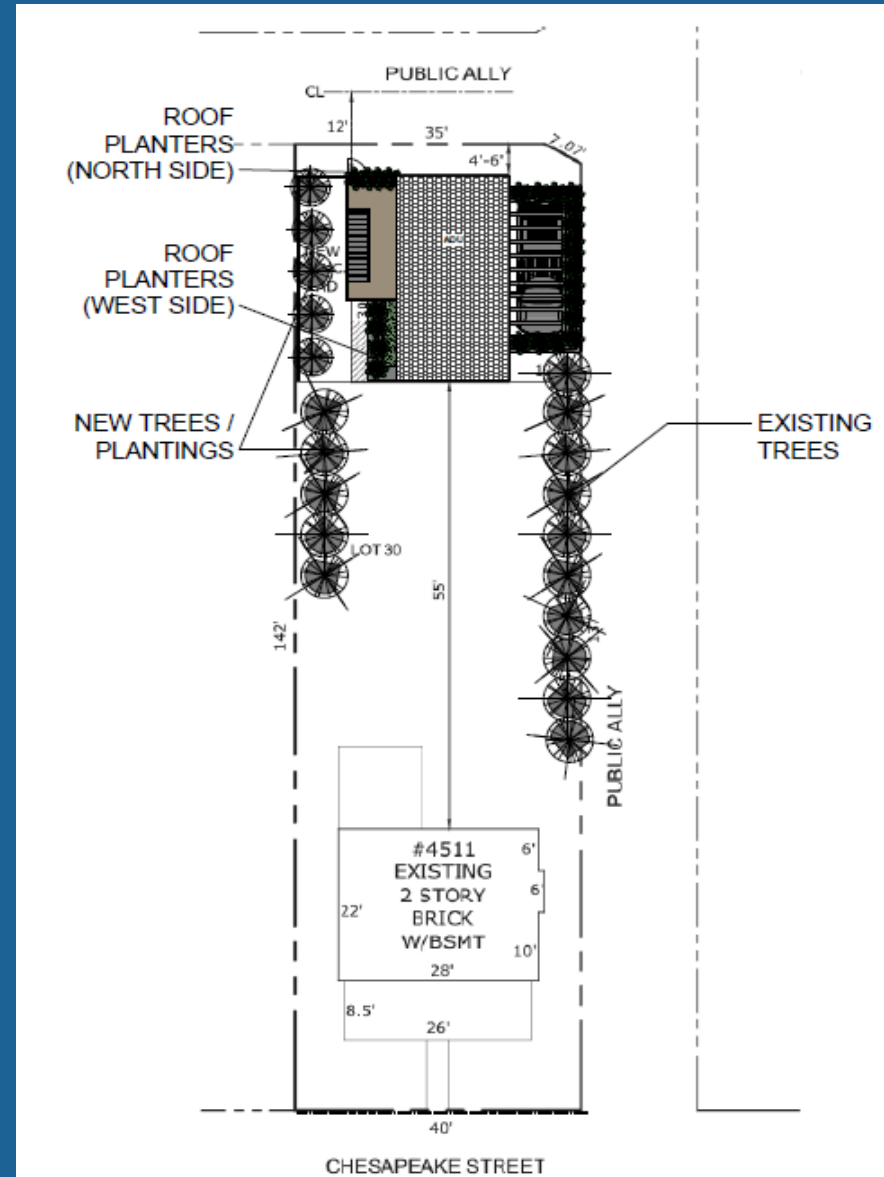
BZA CASE NO. 20661

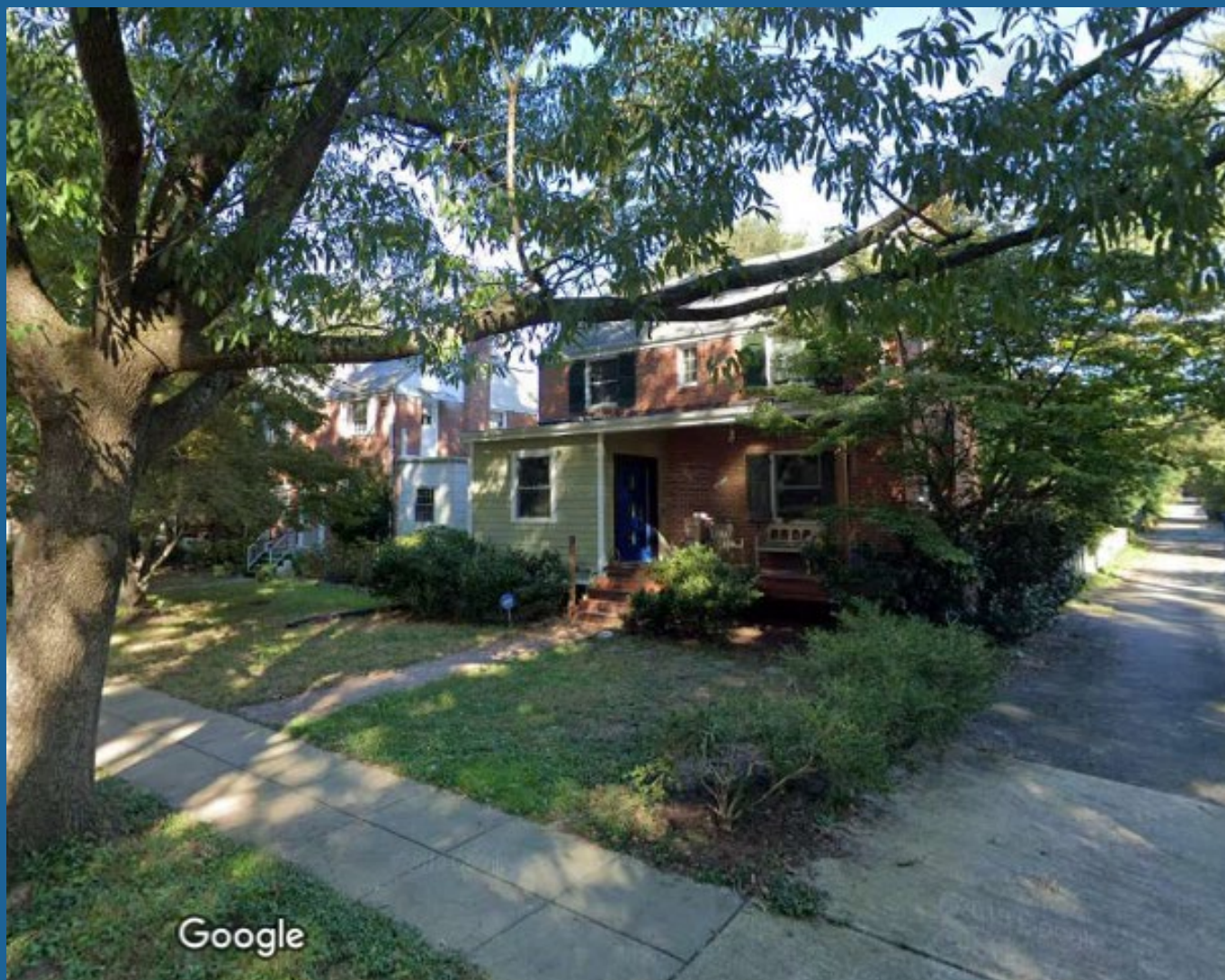
4511 Chesapeake St., N.W.

Special Exception to Exceed the 450 SF Area Requirement
For an Accessory Structure in the R-1-A District

APPLICATION OF NICHOLAS AND VALERIE ALTEN
BZA HEARING APRIL 6, 2022

BZA Case No. 20661 – 4511 Chesapeake Street, N.W.





4511 CHESAPEAKE ST., N.W.
front elevation



4511 CHESAPEAKE ST., N.W.
east alley running N-S



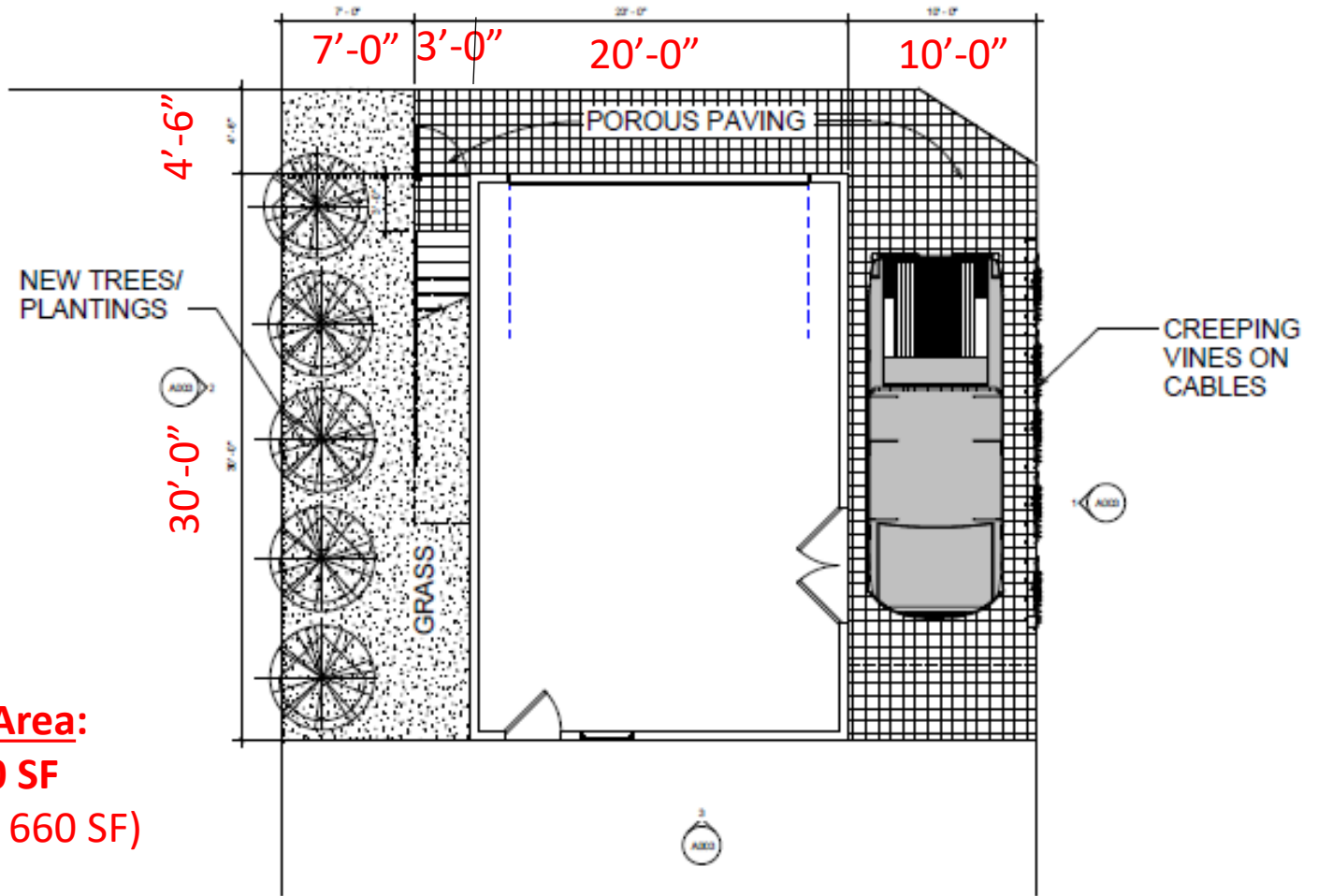
View of Alten east property fence and north-south alley (looking north)



View of existing Alten garage looking south-southwest

4511 CHESAPEAKE ST., N.W. – PROPOSED ACCESSROY STRUCTURE





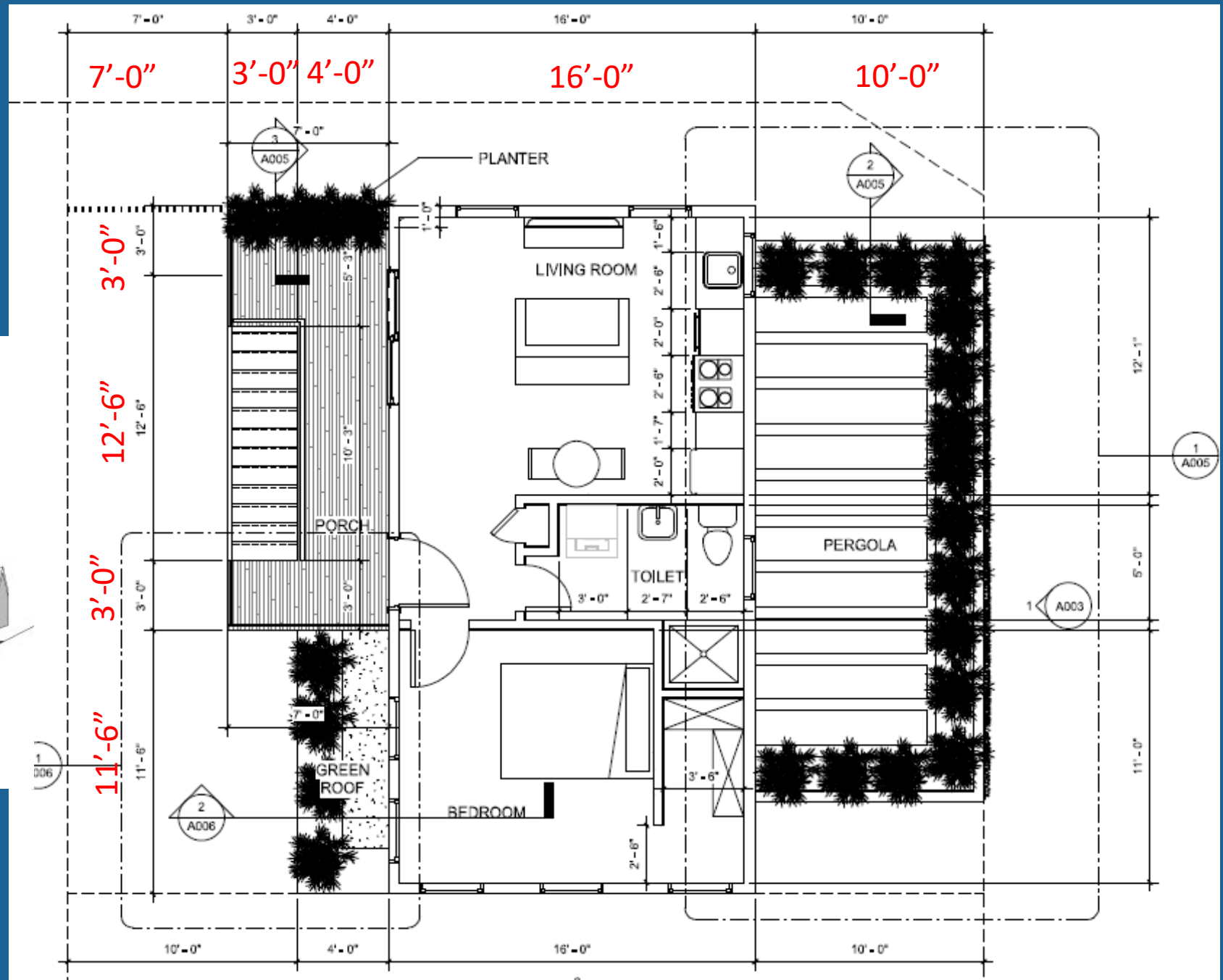
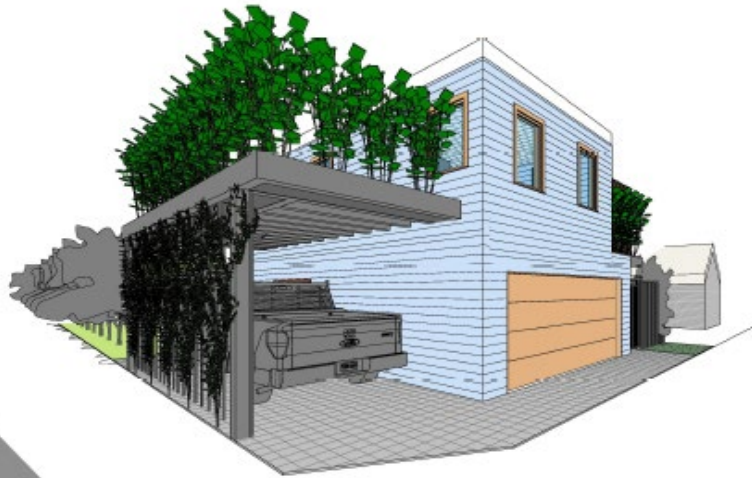
1st Floor Bdg Area:
20' X 30' = 600 SF
 (reduced from 660 SF)

① FLOOR PLAN - LEVEL 1
 1/4" = 1'-0"

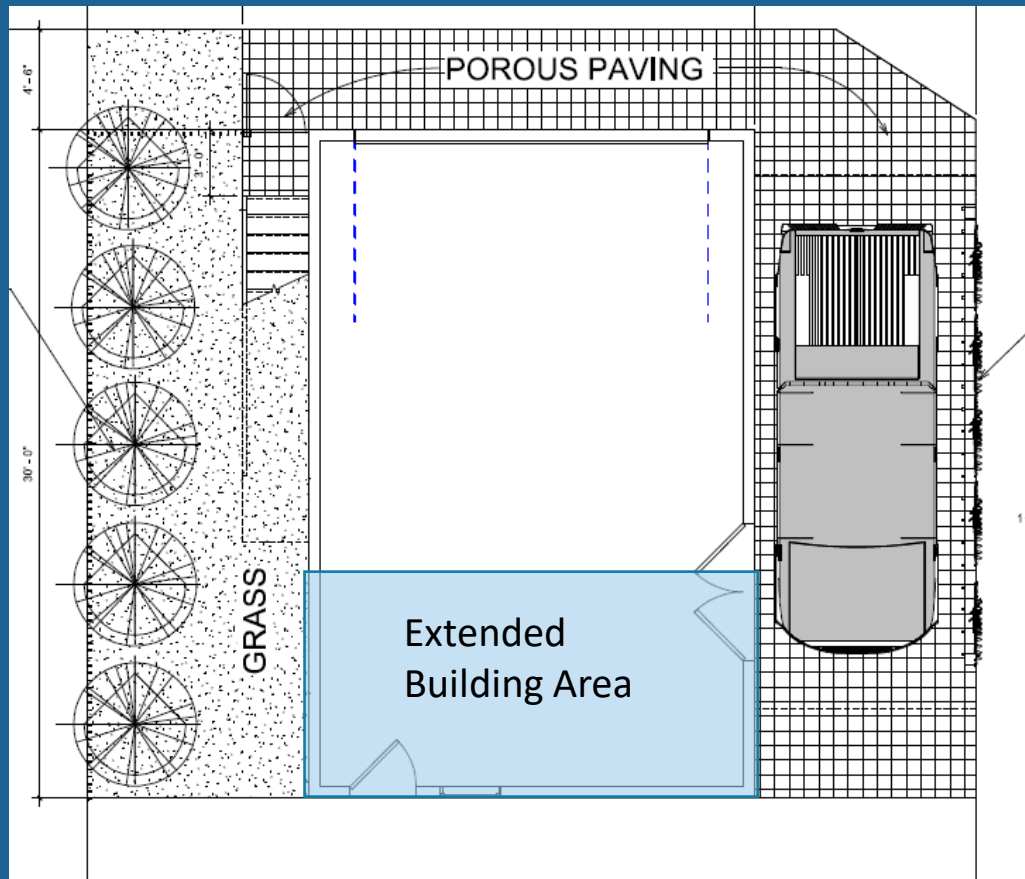
Proposed Garage/ADU – First Floor Plan

Proposed Garage/ADU 2ND Floor Plan

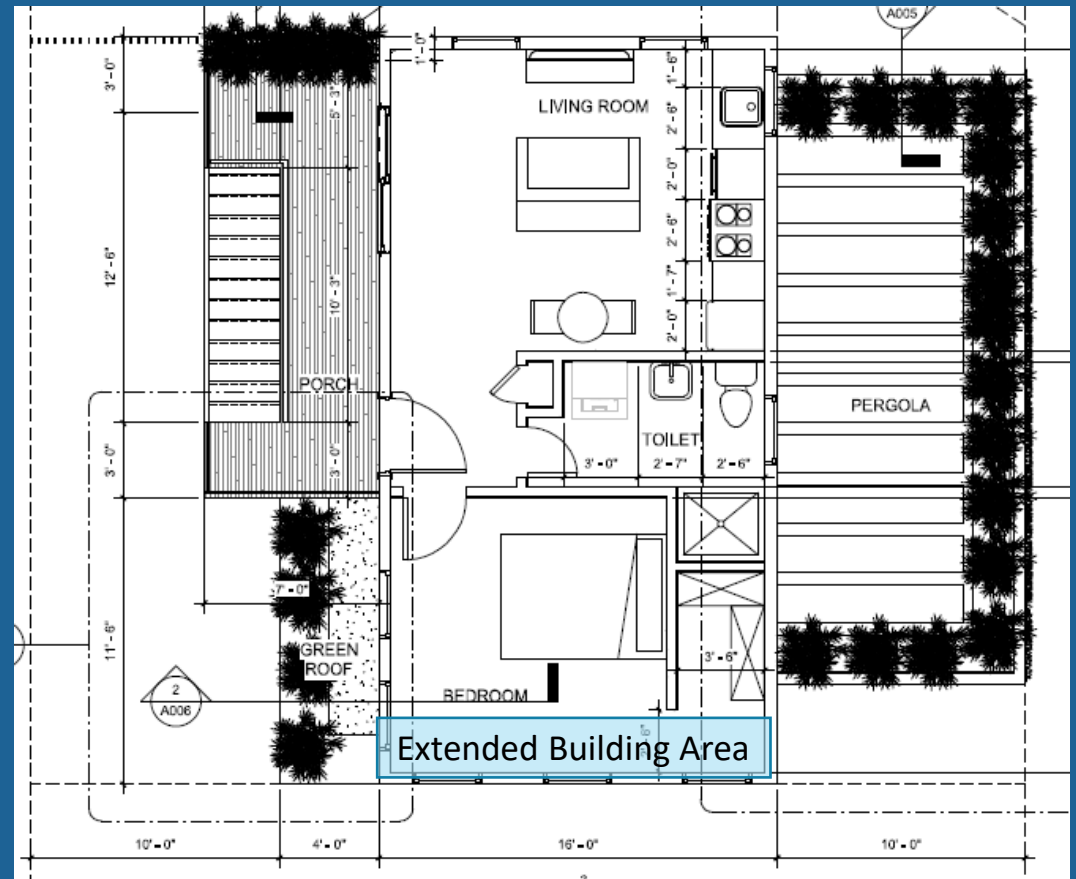
Building Area reduced from
660 SF to 480 SF

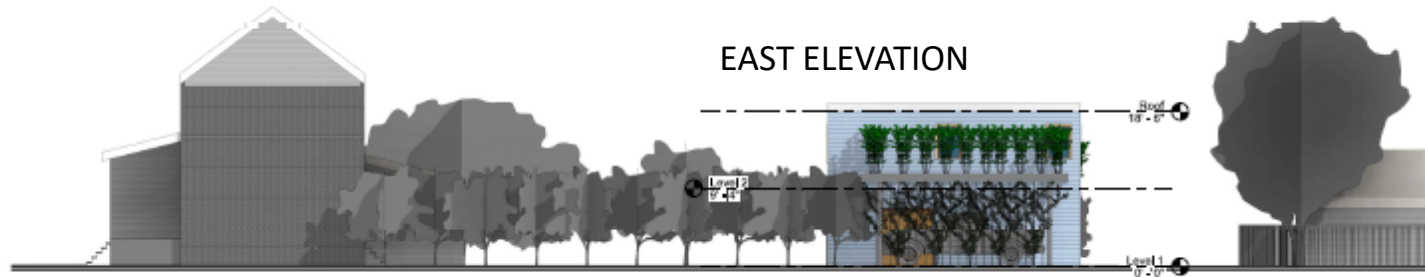


Area of 1st Floor Exceeding 450 SF (150 SF)



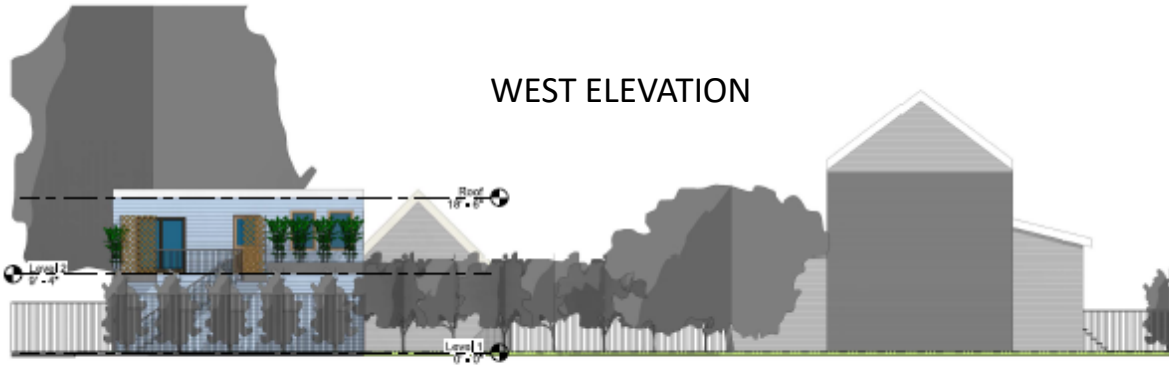
Area of 2nd Floor Exceeding 450 SF (30 SF)





EAST ELEVATION

① Elevation 1
1/8" = 1'-0"



WEST ELEVATION

Height = 18'-6"

② Elevation 2
1/8" = 1'-0"



SOUTH ELEVATION

NORTH ELEVATION

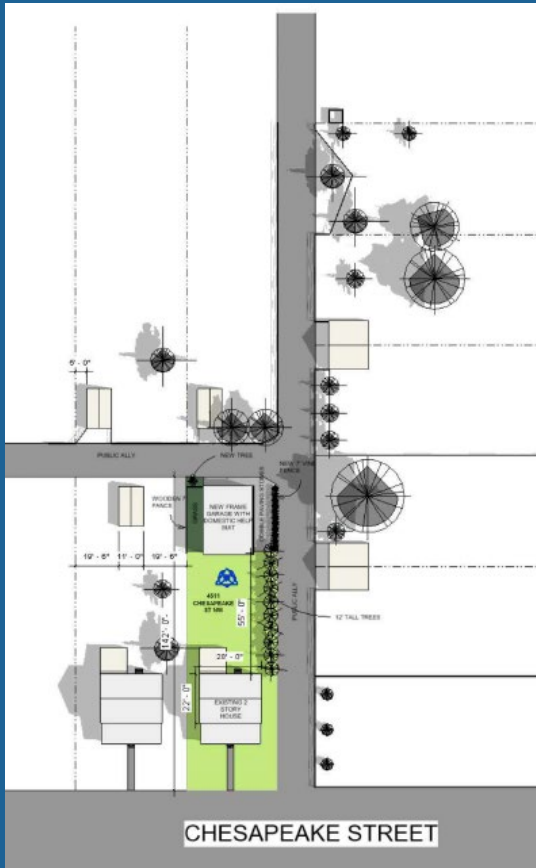
③ Elevation 3
1/8" = 1'-0"

④ Elevation 4
1/8" = 1'-0"

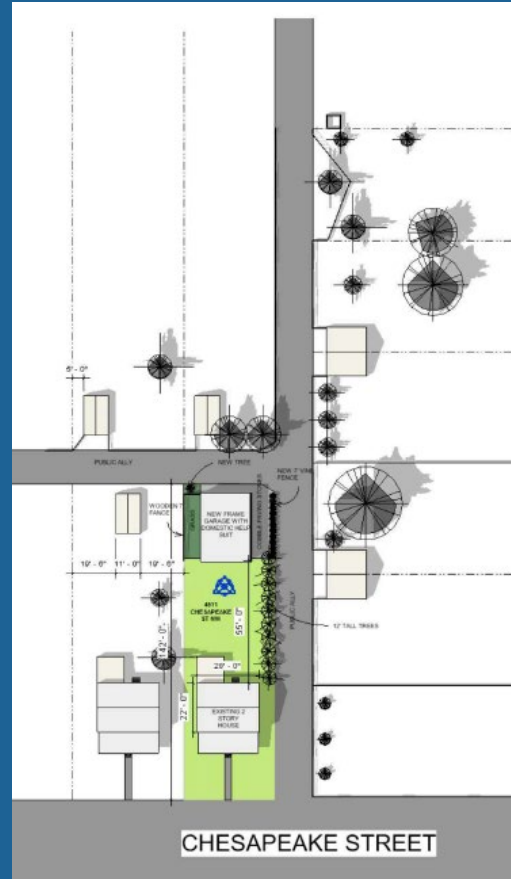
SPECIAL EXCEPTION RELIEF FROM ACCESSORY BUILDING AREAL REQUIREMENTS OF SUBTITLE D § 5201.4

1. *The light and air available to neighboring properties shall not be unduly affected (D § 5201.4(a)).*
 - Shadow studies of original scheme with building area of 660 SF show no undue effect caused by additional 210 SF of building area (“Extended Building Area”)
 - Revised scheme with smaller Extended Building Area has even less effect.

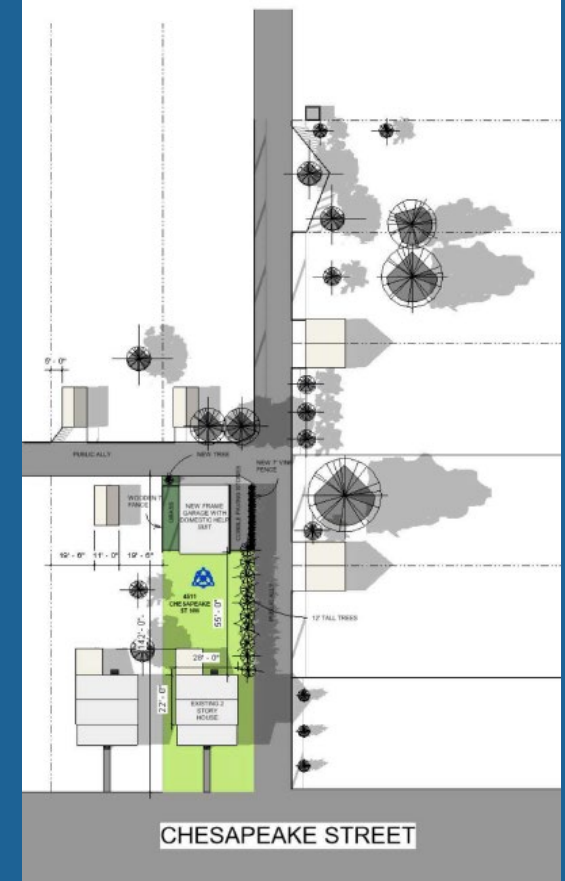
SUMMER SOLSTICE SHADOW STUDIES



9:48 AM



1:48 PM

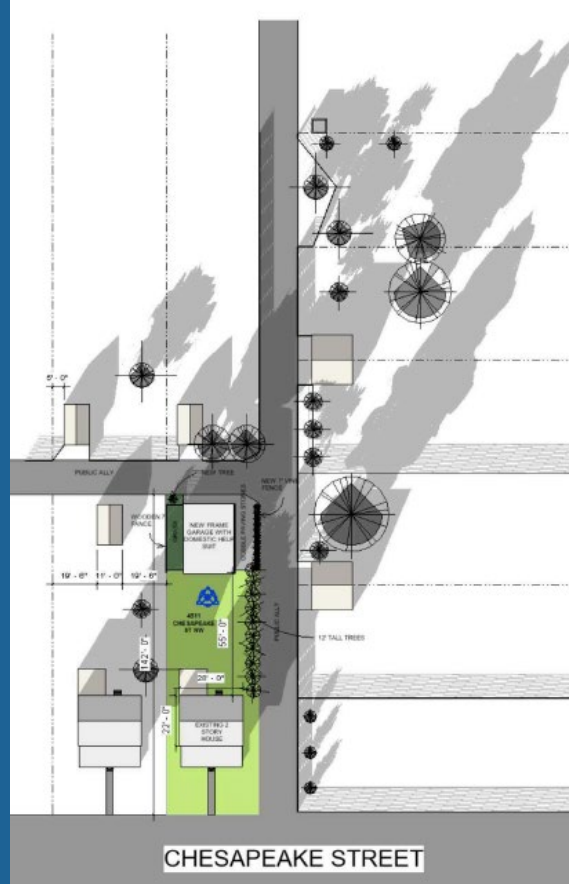


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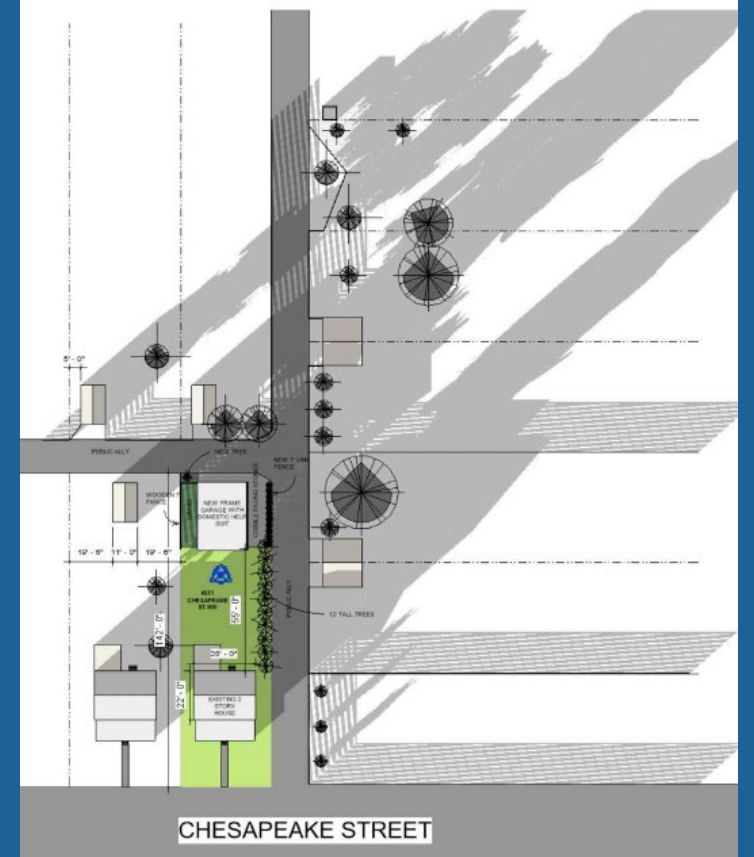
WINTER SOLSTICE SHADOW STUDIES



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SPECIAL EXCEPTION RELIEF FROM ACCESSORY BUILDING AREAL REQUIREMENTS OF SUBTITLE D § 5201.4

2. *The privacy of use and enjoyment of neighboring properties will not be unduly affected (D § 5201.4(b)).*
- Extended Building Area only protrudes in the Applicants' own yard.
 - New shrubs and vegetation will be planted along the accessory structure to screen adjacent properties
 - New fence will be installed to enhance the visual appearance of the site.
 - Planting boxes along perimeter of pergola will accelerate screening of second story

SPECIAL EXCEPTION RELIEF FROM ACCESSORY BUILDING AREAL REQUIREMENTS OF SUBTITLE D § 5201.4

3. The addition, together with the original building, as viewed from the street, alley or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage (D § 5201.4(c)).

- Extended Building Area only modestly visible from street due to ample vegetative screening.
- Hardyplank cladding is used throughout the neighborhood
- Other two-story accessory buildings in this square and throughout AU Park

Two-Story Accessory Structures in Immediate Vicinity



SPECIAL EXCEPTION RELIEF FROM ACCESSORY BUILDING AREAL REQUIREMENTS OF SUBTITLE D § 5201.4

4. *In demonstrating compliance with this subsection, the applicant shall use graphical representations such as plans, photographs, or elevations and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from the public ways.*
 - See Exhibits 2, 6, 26-37, 60, and 63 in record.

5. *The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties (D § 5201.5).*
 - Design incorporates ample screening and compatible materials
 - Responds directly to requests from abutting neighbor to west

COMPLIANCE WITH SPECIAL EXCEPTION GENERAL STANDARDS – Subtitle X § 901.2

1. *The Extended Building Area will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map.*
 - Favorable conditions created for community through complimentary design, extensive plantings, a new fence, and passive energy features.
 - Accessory dwelling unit helps contribute to goal of increasing housing stock and enabling homeowners to age in place through supplemental income.

2. *The Extended Building Area will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.*
 - Evidence presented demonstrates that Extended Building Area will not tend to adversely affect the use of neighboring property with respect to light, air, privacy and enjoyment of use of property.

BZA Case No. 20611

END