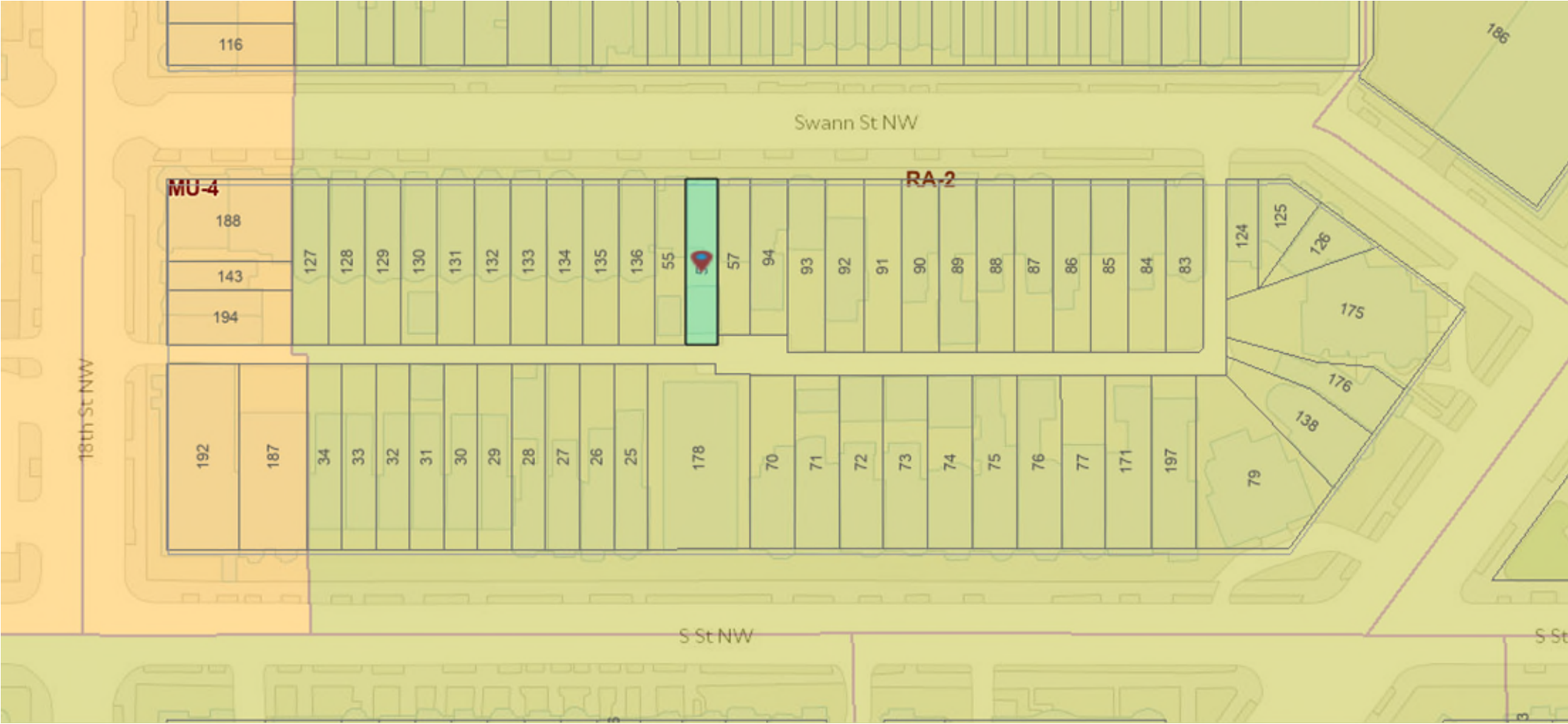


BZA Application #20737
Applicant: Dr. Charles Samenow
Property: 1736 Swann Street NW

Presented by: Eric J. DeBear, Cozen O'Connor

Zoning Map – 1736 Swann Street NW (Square 152, Lot 56) – RA-2 Zone



The Property

- Attached single-family home with one-story accessory garage
- Small lot with existing non-conforming lot-occupancy of 70.7%
- Dupont Circle Historic District



The Property - Google Map



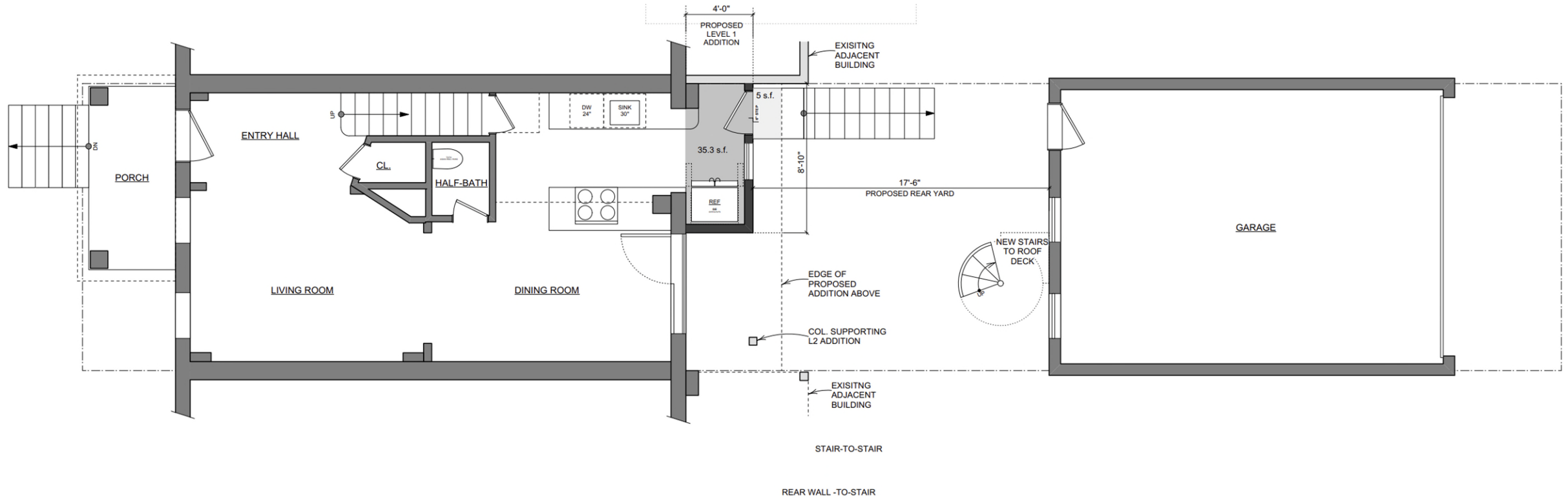
The Project

- Demolish existing rear deck and build new rear addition
- First floor - rear bump-out of kitchen + new rear stair
 - Extends 4 feet from existing home and totals 35.3 sq. ft.
- Second floor – rear bump-out of bathroom and den
 - Extends 5'8" from existing home and totals 96.3 sq. ft.
- New roof deck over accessory garage with spiral access stair in rear yard
 - Relief not required for roof deck

Community Outreach

- ANC 2B Support (Ex. 20)
- Office of Planning – Recommends Approval (Ex. 23)

Floor Plan – First Floor

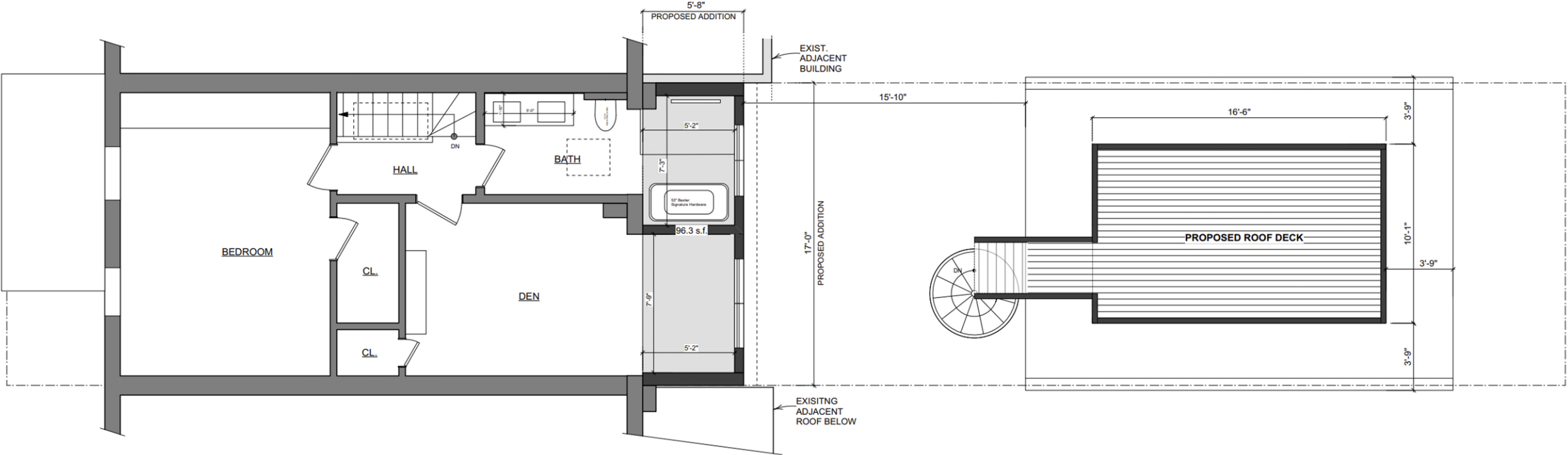


A LEVEL 1 ARCHITECTURAL PLAN
SCALE 1/4"=1'-0"

ALL DIMENSIONS
FRAMING-TO-FRAMING U.N.O.



Floor Plan – Second Floor



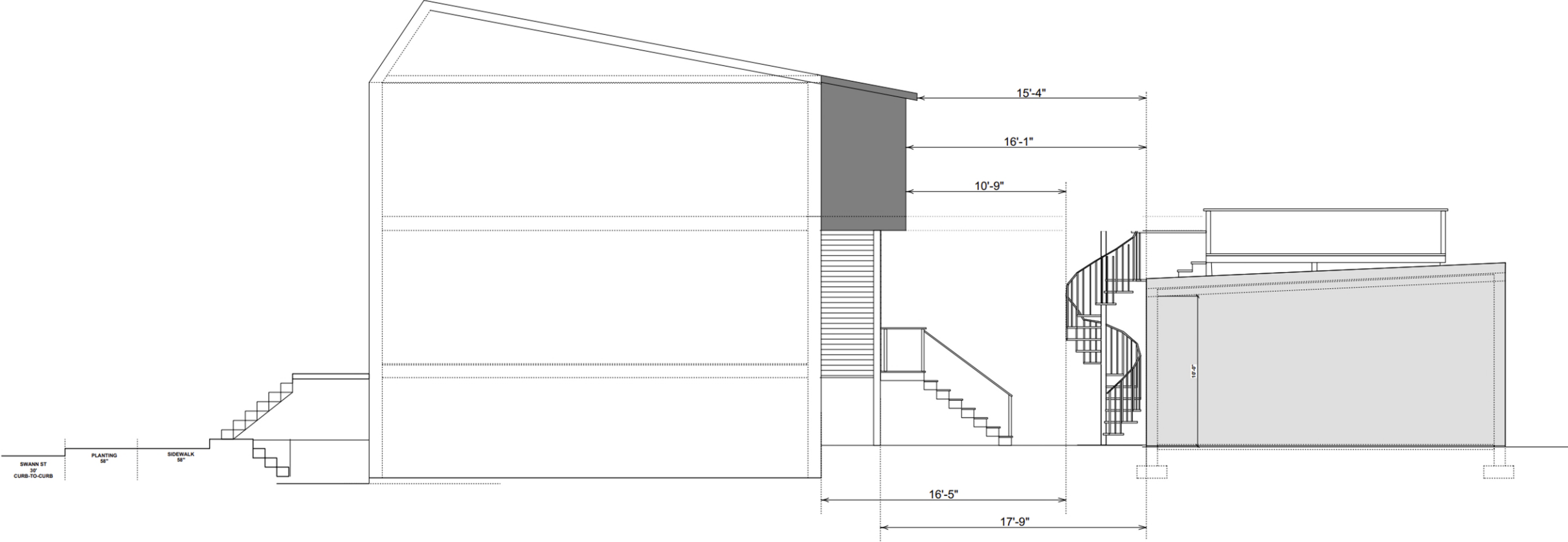
B

LEVEL 2 ARCHITECTURAL PLAN

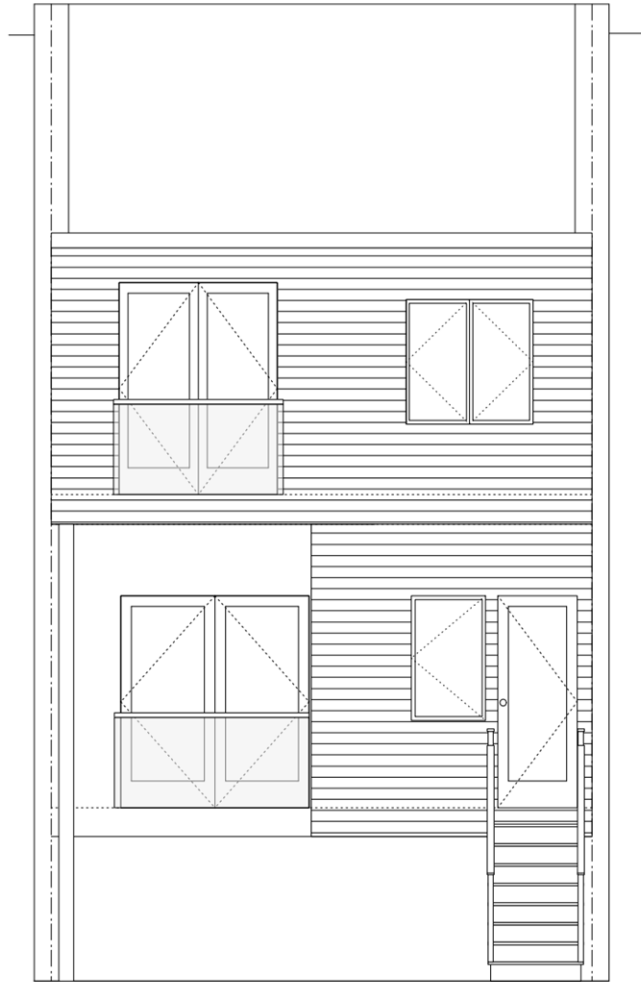
SCALE 1/4"=1'-0"



Side Elevation (West)



Rear Elevation (South)



Special Exception Relief

- Lot Occupancy (Subtitle F-304.1)
 - Existing = 70.7%
 - Proposed = 69.9% (first level); 41% (second level)
 - Permitted = 60%; Special Exception = 70%
- Rear Yard (Subtitle F-305.1)
 - Existing = ~18 feet
 - Proposed = 10'9"
 - Minimum = 15 feet

Harmonious with Purpose and Intent of Regulations

- Modest rear addition to increase functionality and usable space in the applicant's home
 - Furthers single-family use of property
- Decrease from existing non-conforming lot occupancy (70.7% with deck)
- Eastern portion of rear yard is compliant at 17'6"; relief is needed only adjacent to spiral stair

No Adverse Effects to Neighboring Properties

- Light and Air

- Two adjoining properties extend beyond proposed rear addition
 - 3 feet on first level and 1.5 feet on second level
- No second level on accessory garage = only 41% lot occupancy
- Spiral stair is unenclosed and open to the air
- Decrease from existing lot occupancy

- Privacy

- No windows facing either abutting neighbor
- Existing one-story fence around applicant's rear yard to remain
- Rear-facing windows similar in location and size to existing conditions

Special Conditions – Subtitle F-5201.4

(a) The light and air available to neighboring properties shall not be unduly affected.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

(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

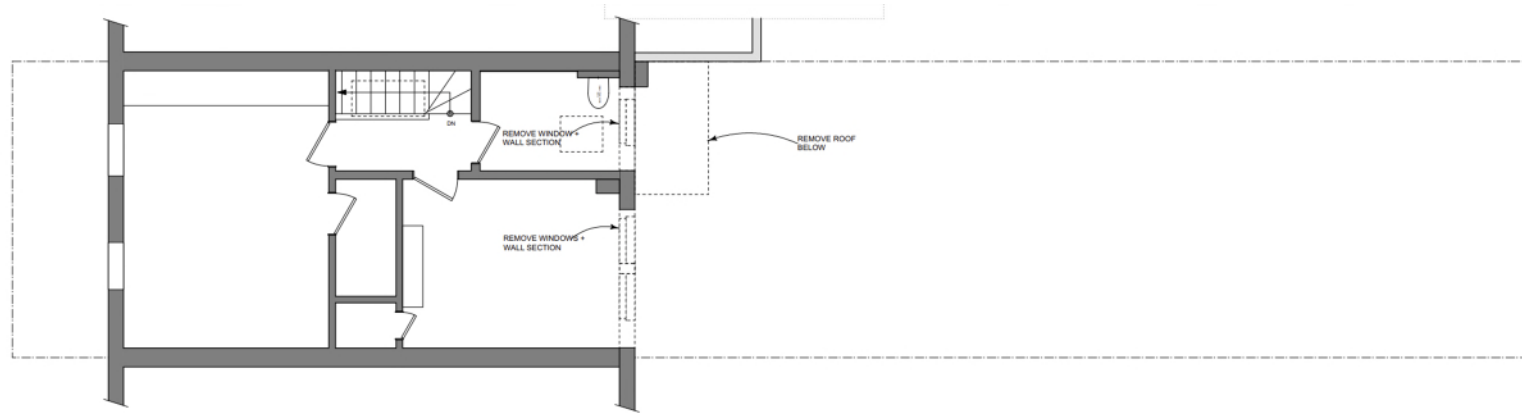
- **Does not alter frontage on Swann Street**
- **Variety of massing on southern side of Swann Street, many of which extend beyond the rear of the project**
- **Applicant's property will align with rear of two adjoining neighbors**
- **Discussions with HPO staff – can approve at staff level; prefer spiral stair**

(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.

Questions?



Demolition Plans



B LEVEL 2 DEMO PLAN
SCALE 1/4"=1'-0"

A north arrow points towards the top of the page. Below the title is a graphic scale bar with alternating black and white segments, representing the 1/4"=1'-0" scale.

