

802 10TH STREET CONDOS

BZA FILING SET: ISSUED FEB XX 2019

ANC HEARING: T.B.D.

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PROJECT DATA:

<u>SITE:</u>	
LOT:	0047
SQUARE:	0933
AREA:	1,736 SF
<u>ZONING DISTRICT:</u> RF-1 ZONE	
<u>USE GROUPS:</u>	
EXISTING-	VACANT LOT
PROPOSED-	RESIDENTIAL FLATS- LESS THAN 5
<u>BUILDING HEIGHT:</u>	
ALLOWABLE:	35' -0", 3 STORIES
PROPOSED:	35' -0", 3 STORIES
<u>LOT OCCUPANCY:</u>	
ALLOWABLE:	60%
PROPOSED:	55%
<u>FRONT SETBACK:</u>	
MATCHES BUILDINGS ON SAME BLOCK	
<u>REAR YARD:</u>	
REQUIRED:	20' -0"
PROPOSED:	47' -1"

PROJECT DESCRIPTION:

The project includes the construction of a single building containing two dwelling units. The building is limited to three stories and 35' in height and will have a partially buried cellar; first floor, second floor, and third floor. The cellar will be constructed of CMU, the remaining framing, flooring, and roof will be constructed of wood, type V construction.

The floors will be roughly 966 sf each for a total building area of 3,986 sf. The dwelling units will contain a kitchen, living/dining area, laundry, three sleeping rooms, and bathrooms.

The lower unit will have a rear patio at grade. The upper unit, occupying the second and third floor will have a rear balcony on the third floor.

The dwelling units will be heated and cooled by a gas fueled HVAC ducted system. Each unit will also contain a gas fueled hot water heater. The building will be sprinklered.

A building permit, B1811092, was issued for the work above in early January 2019.

We are seeking BZA approval for a special exception per section C-1500 Penthouse. The roof is proposed to contain a 156 sf roof deck and an 82 sf stair penthouse. The roof deck is accessed from the 3rd floor via an internal stair.

ZONING ANALYSIS TABLE	
E202 PENTHOUSES: 1. Penthouses shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in each zone of this subtitle.	REQUESTING
E308 SPECIAL EXCEPTION: 1. Exceptions to the development standards of this chapter shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, and subject to the provisions and limitations of Subtitle E §§ 5201, 5203, and 5205.	REQUESTING
E5205 SPECIAL EXCEPTION FROM PENTHOUSE PROVISIONS: 1. The Board of Zoning Adjustment may grant special exception relief from the penthouse requirements of this subtitle pursuant to the provisions of Subtitle C §§ 1504.1 and 1504.2.	REQUESTING
C1500 PENTHOUSE GENERAL REGULATIONS: 3. A penthouse may house mechanical equipment or any use permitted within the zone, except as follows: (a) Penthouse habitable space on a detached dwelling, semi-detached dwelling, rowhouse, or flat shall be limited pursuant to Subtitle C § 1500.4; 4. Notwithstanding Subtitle C § 1500.3, a penthouse, other than screening for rooftop mechanical equipment or a guard-rail required by Title 12 of the DCMR, D.C. Construction Code for a roof deck, shall not be permitted on the roof of a detached dwelling, semi-detached dwelling, rowhouse or flat in any zone; however, the Board of Zoning Adjustment may approve a penthouse as a special exception under Subtitle X, Chapter 9, provided the penthouse: (a) Is no more than ten feet (10 ft.) in height and contains no more than one (1) story; and (b) Contains only stair or elevator access to the roof, and a maximum of thirty square feet (30 sq. ft.) of storage space ancillary to a rooftop deck. 6. All penthouses and mechanical equipment shall be placed in one (1) enclosure, except that a rooftop egress stairwell enclosure not containing any other form of habitable or mechanical space may be contained within a separate enclosure, and shall harmonize with the main structure in architectural character, material, and color. 9. Enclosing walls of the penthouse shall be of equal, uniform height as measured from roof level	COMPLIANT
	COMPLIANT- HEIGHT IS 8' -6 1/4"
	COMPLIANT- CONTAINS ONLY STAIR
C1502 PENTHOUSE SETBACKS: 1. Penthouses, screening around unenclosed mechanical equipment, rooftop platforms for swimming pools, roof decks, trellises, and any guard rail on a roof shall be setback from the edge of the roof upon which it is located as follows: c.) A distance equal to its height from the side building wall of the roof upon which it is located if: (1) In any zone, it is on a building used as a detached dwelling, semi-detached dwelling, rowhouse or flat, that is: (A) Adjacent to a property that has a lower or equal permitted matter-of-right building height, or	COMPLIANT- WALLS EQUAL AND UNIFORM
	REQUESTING RELIEF FOR 1:1 SETBACK
C1503 PENTHOUSE AREA 2. Penthouses shall not exceed one-third (1/3) of the total roof area upon which the penthouse sits in the following areas: (a) Zones or portions of zones where there is a limitation on the number of stories of three (3) or less	COMPLIANT- 238SF (PH) /972 SF (ROOF) =24%
1504 RELIEF TO PENTHOUSE REQUIREMENTS 1. Relief to the requirements of Subtitle C §§ 1500.6 – 1500.10 and 1502 may be granted as a special exception by the Board of Zoning Adjustment subject to Subtitle X, Chapter 9 and subject to the following considerations: (d) Operating difficulties such as meeting D.C. Construction Code, Title 12 DCMR requirements for roof access and stairwell separation or elevator stack location to achieve reasonable efficiencies in lower floors; size of building lot; or other conditions relating to the building or surrounding area make full compliance unduly restrictive, prohibitively costly or unreasonable;	REQUESTING RELIEF- LOT IS 16' -4 1/2"W; NO OTHER LOCATION FOR STAIR

Board of Zoning Adjustment
District of Columbia
CASE NO. 20062
EXHIBIT NO. 6

DBMC
ARCHITECTURE + DESIGN
www.dbmc.us

MID CITY BUILDERS, LLC
6704 ALGONQUIN AVENUE
BETHESDA, MD 20817

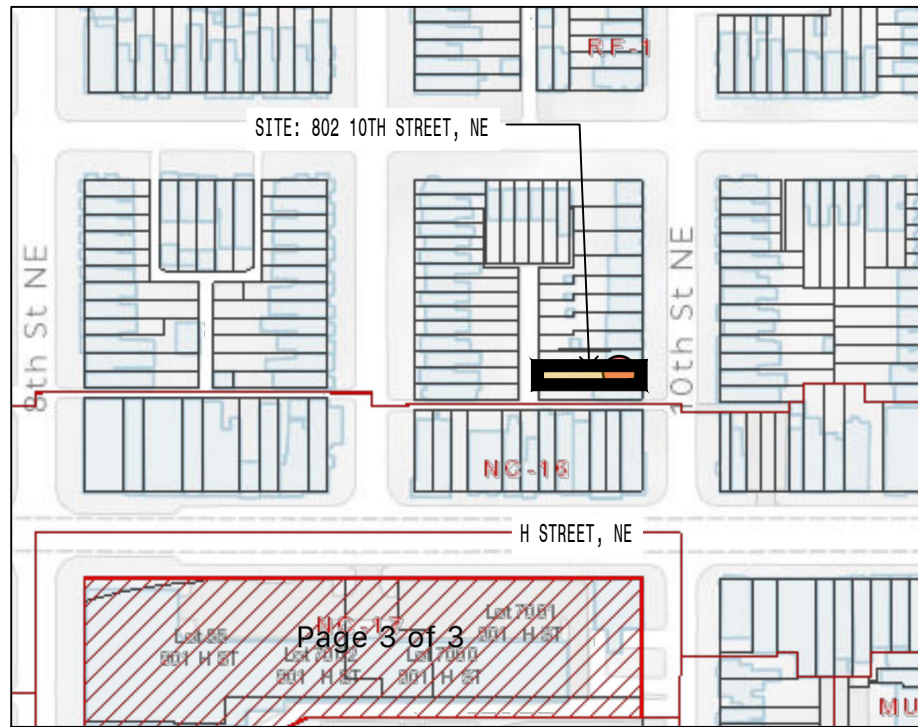
802 10TH STREET CONDOS

802 10TH STREET, NE
WASHINGTON DC 20002
DATE: FEB XX, 2019

COVER SHEET

A000

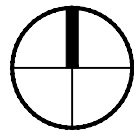
LOCATION MAP:



ORIGINAL HOUSE:



EXISTING VACANT LOT:



NC-16 ZONE SOUTH OF ALLEY

RF-1 ZONE NORTH OF ALLEY



924 H ST, NE PUBLIC ALLEY 800 10TH ST 802 10TH ST 810 10TH ST 812 10TH ST 814 10TH ST 816 10TH ST 818 10TH ST 820 10TH ST 822 10TH ST 824 10TH ST 826 10TH ST

LOCATION MAP:



REAR OF PROPERTY:



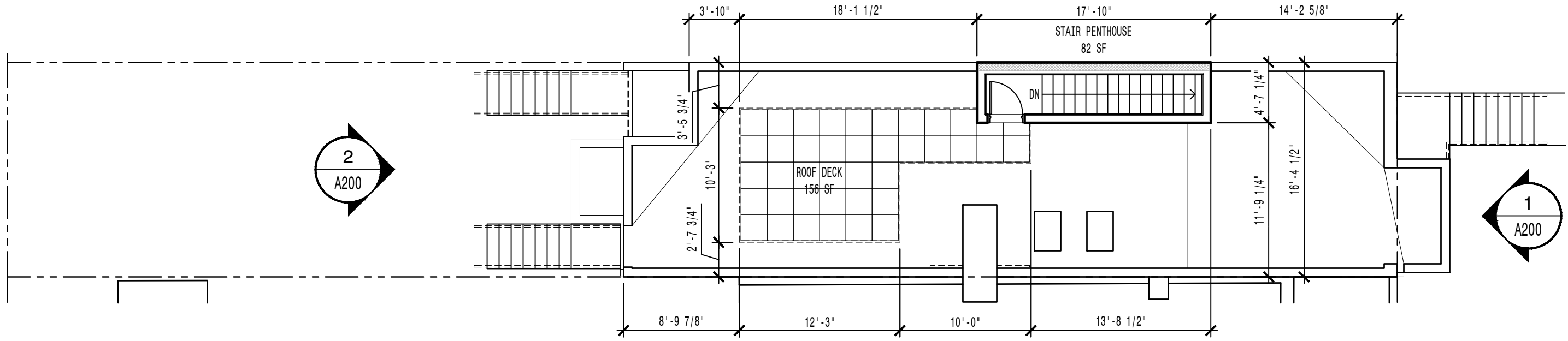
ALLEY PICTURES:



801 9TH ST

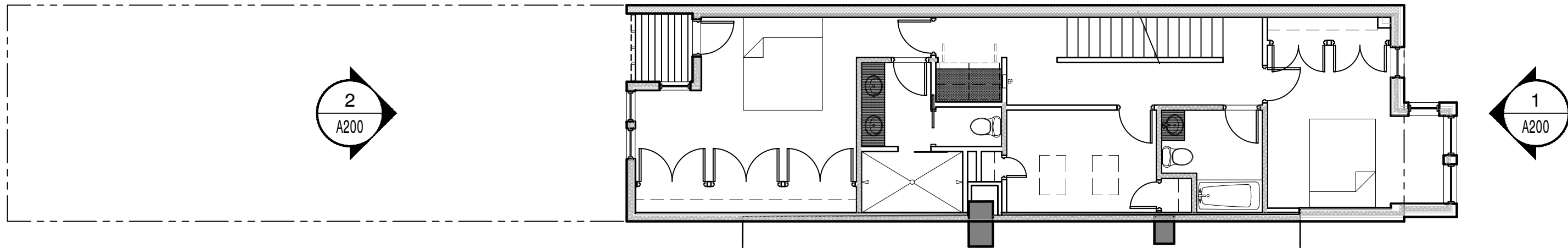
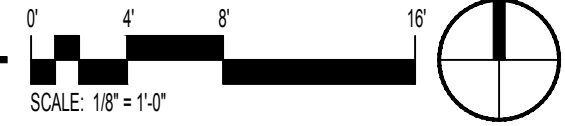


811 9TH ST



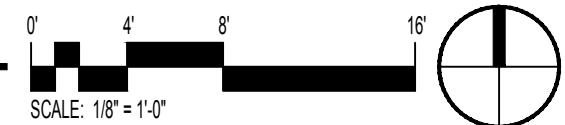
1 FLOOR PLAN - ROOF

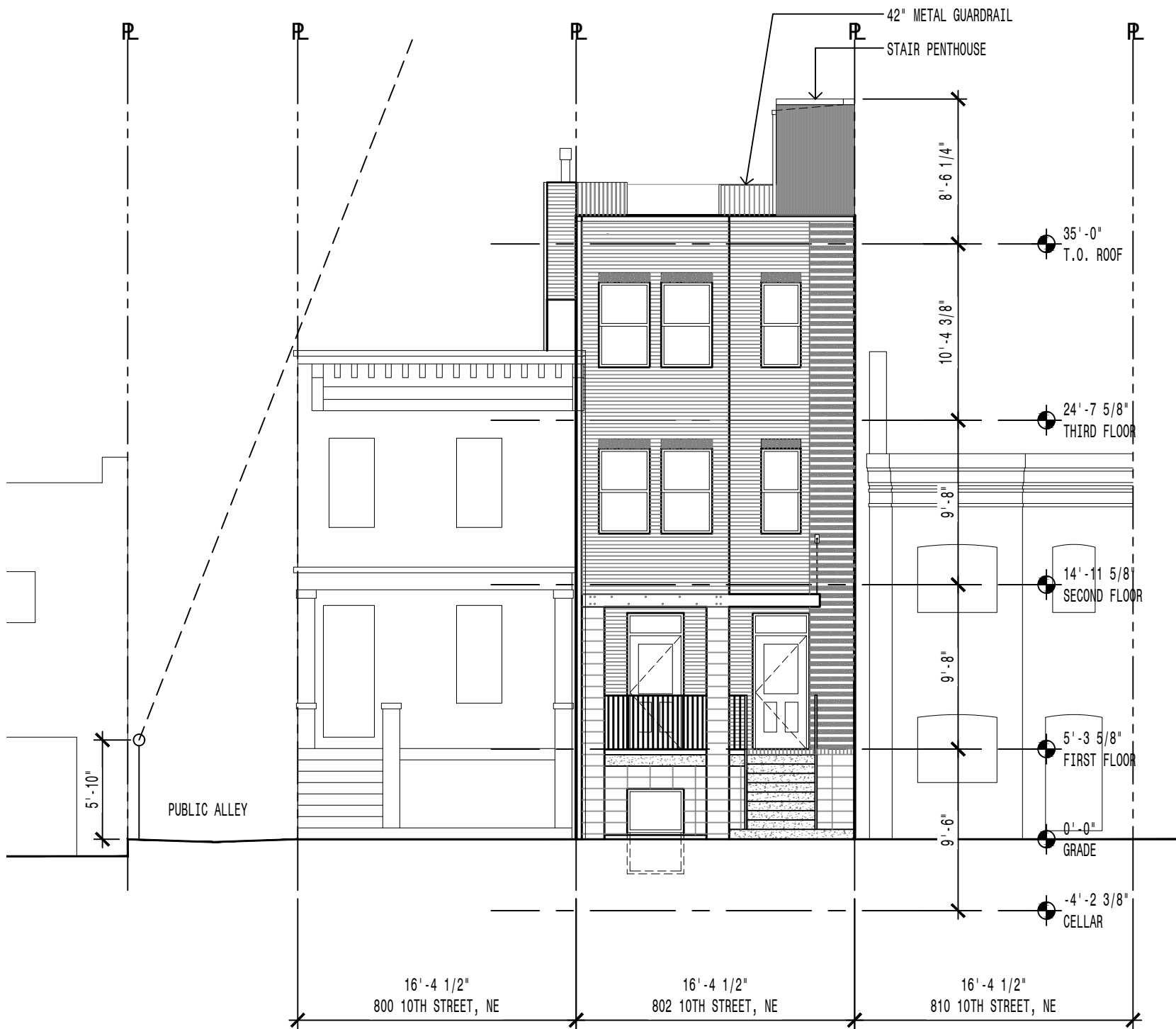
1/8" = 1'-0"



2 FLOOR PLAN - THIRD

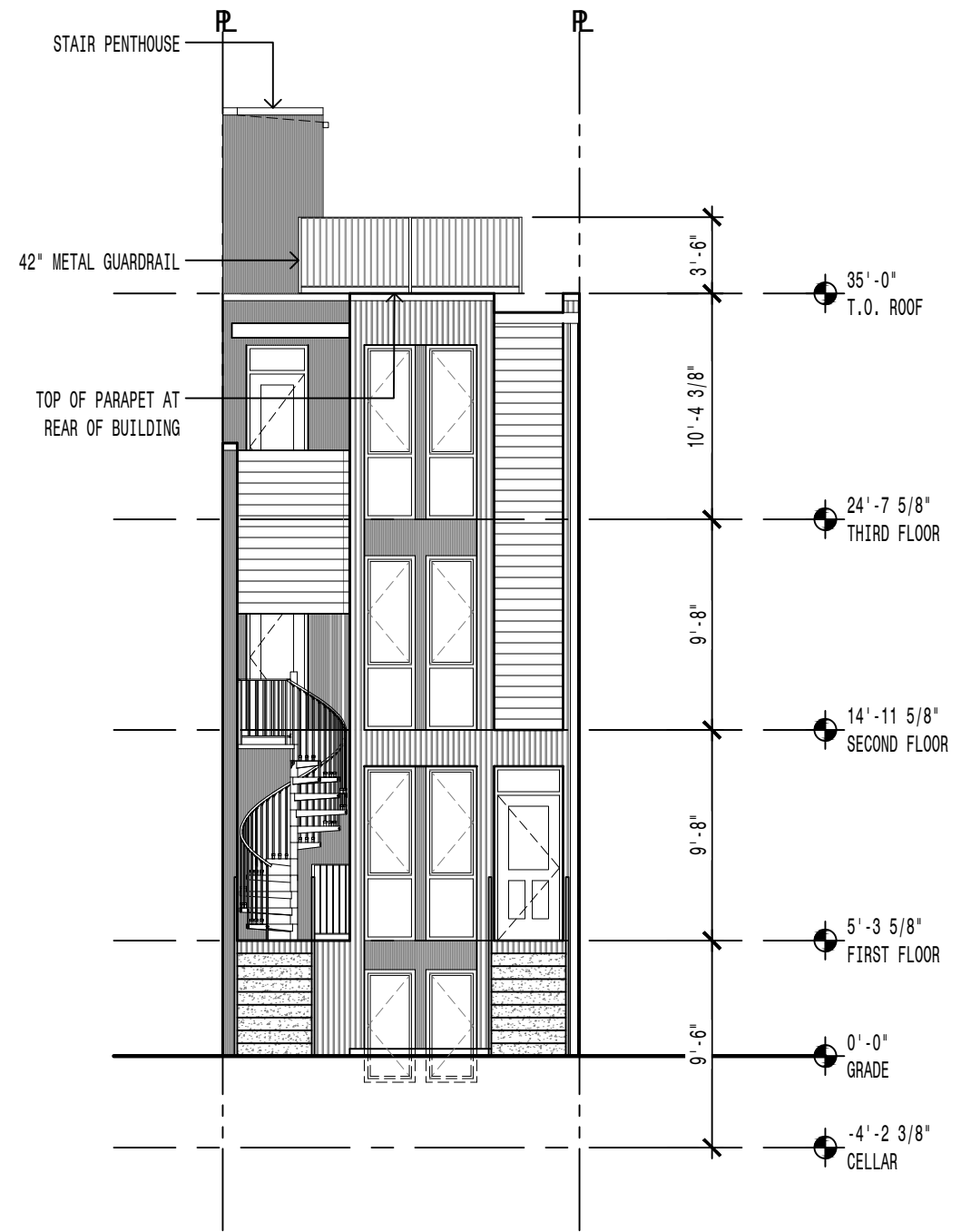
1/8" = 1'-0"





1 ELEVATION - FRONT

1/8" = 1'-0"



2 ELEVATION - REAR

1/8" = 1'-0"

ELEVATIONS

A200

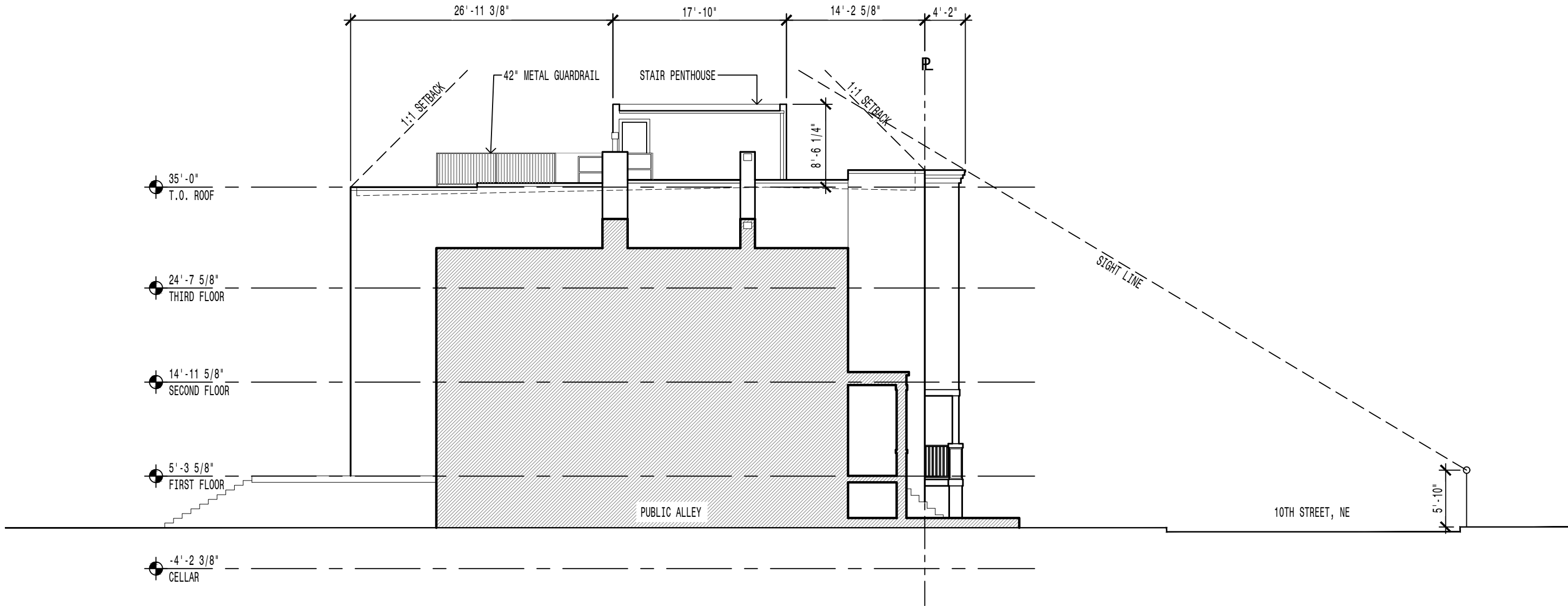
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1 | ELEVATION - SOUTH

3/32" = 1'-0"

