

BZA SUBMISSION

JULY 12, 2019

SALE RESIDENCE
3917 MILITARY RD NW
WASHINGTON, DC 20015

SQUARE: 1750
LOT: 0057



65 RANDOLPH PL NW
WASHINGTON, DC 20001



SITE DESCRIPTION		NOTES
SQUARE:	1750	
LOT:	0057	
SITE AREA:	9,000 SF	
ZONING DISTRICT:	R-2	
STREET WIDTHS:	Military Rd NW 90' ROW	

ZONING REGULATED TOPIC	PERMITTED	SUBTITLE/SECTION	EXISTING	PROPOSED	NOTES
DENSITY:	N/A	N/A	N/A	N/A	
GROSS FLOOR AREA (GFA):	UNLIMITED		N/A	N/A	
HEIGHT	40'	D/§303	NA	N/C	
STORIES	3	D/§303.1	3	N/C	
LOT OCCUPANCY	40%	D/§304.1	27%	N/C	
FRONT SETBACK		D/§305		N/C	
REAR YARD	20'	D/§306	25'	N/C	
SIDE YARD	8'	D/§206	4'	N/C	§206.7 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 FIVE FEET (5 FT.).
VEHICLE PARKING		C/§701.5	1	1	1 PER 2 DWELLING UNITS
PERVIOUS SURFACE	30%	D/§308	30%	N/C	

N/A- NOT APPLICABLE
N/C- NO CHANGE



Zoning Map of the District of Columbia



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (CTO) Exported on: 4/3/2019

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning, 441 4th St NW, Suite 200 South, Washington, DC 20001 202-727-6311 | dcoz@dc.gov

ZONING MAP

3921 MILITARY RD NW

3917 MILITARY RD NW

3915 MILITARY RD NW



project address:
Sale Residence
3917 Military Rd, NW
Washington, DC 20015



AERIAL IMAGE

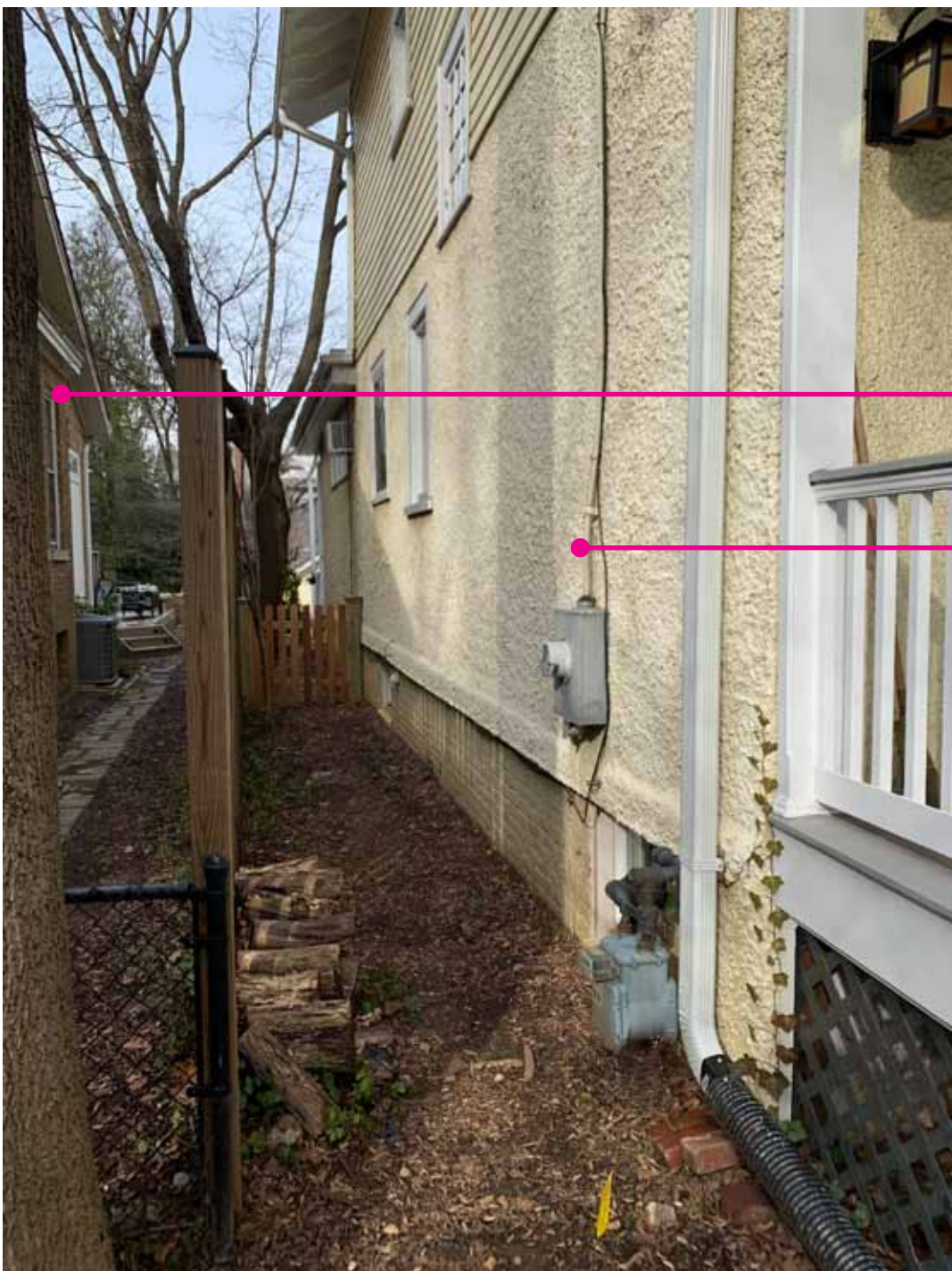


3921 MILITARY RD NW

3917 MILITARY RD NW

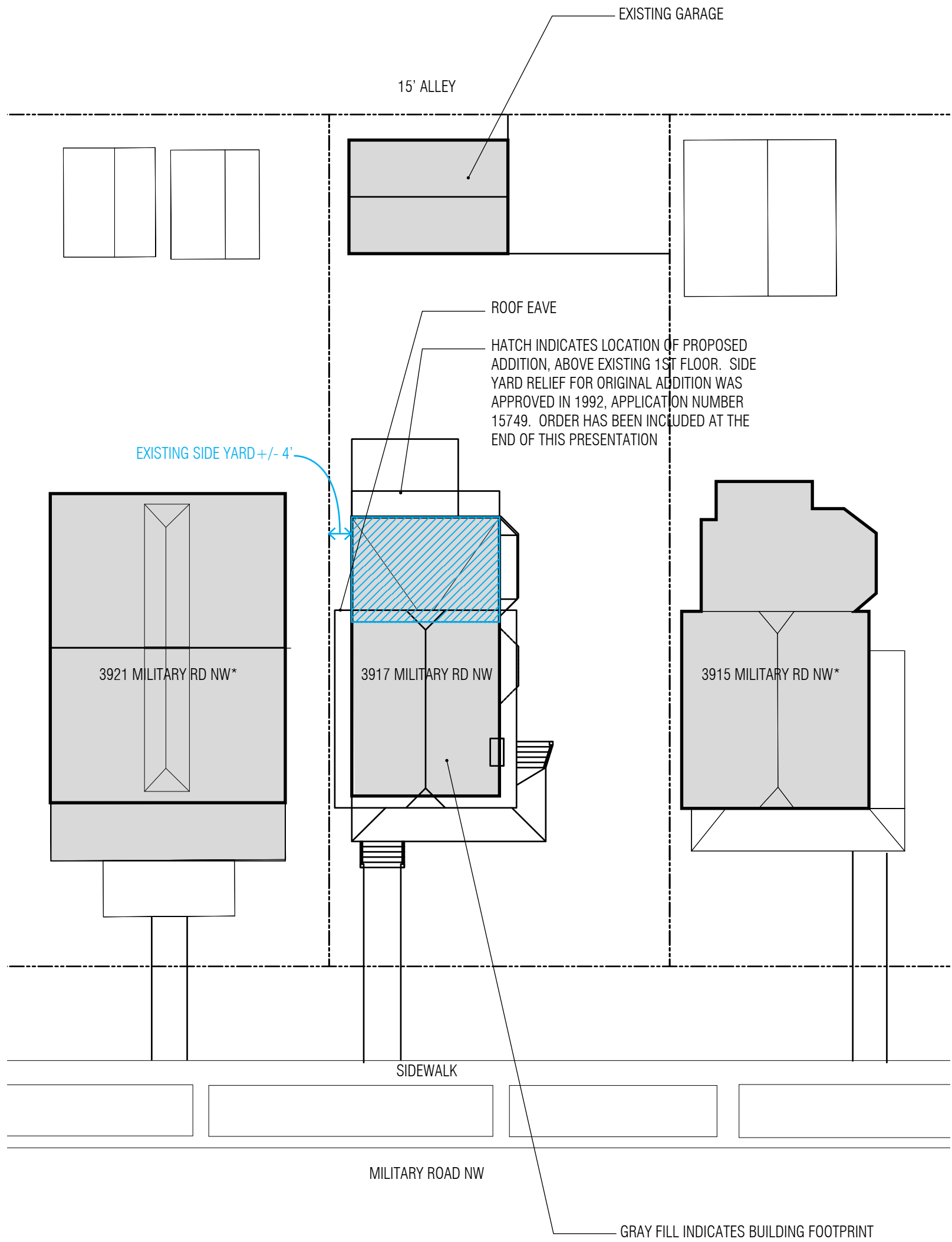


3917 MILITARY RD NW



3921 MILITARY RD NW

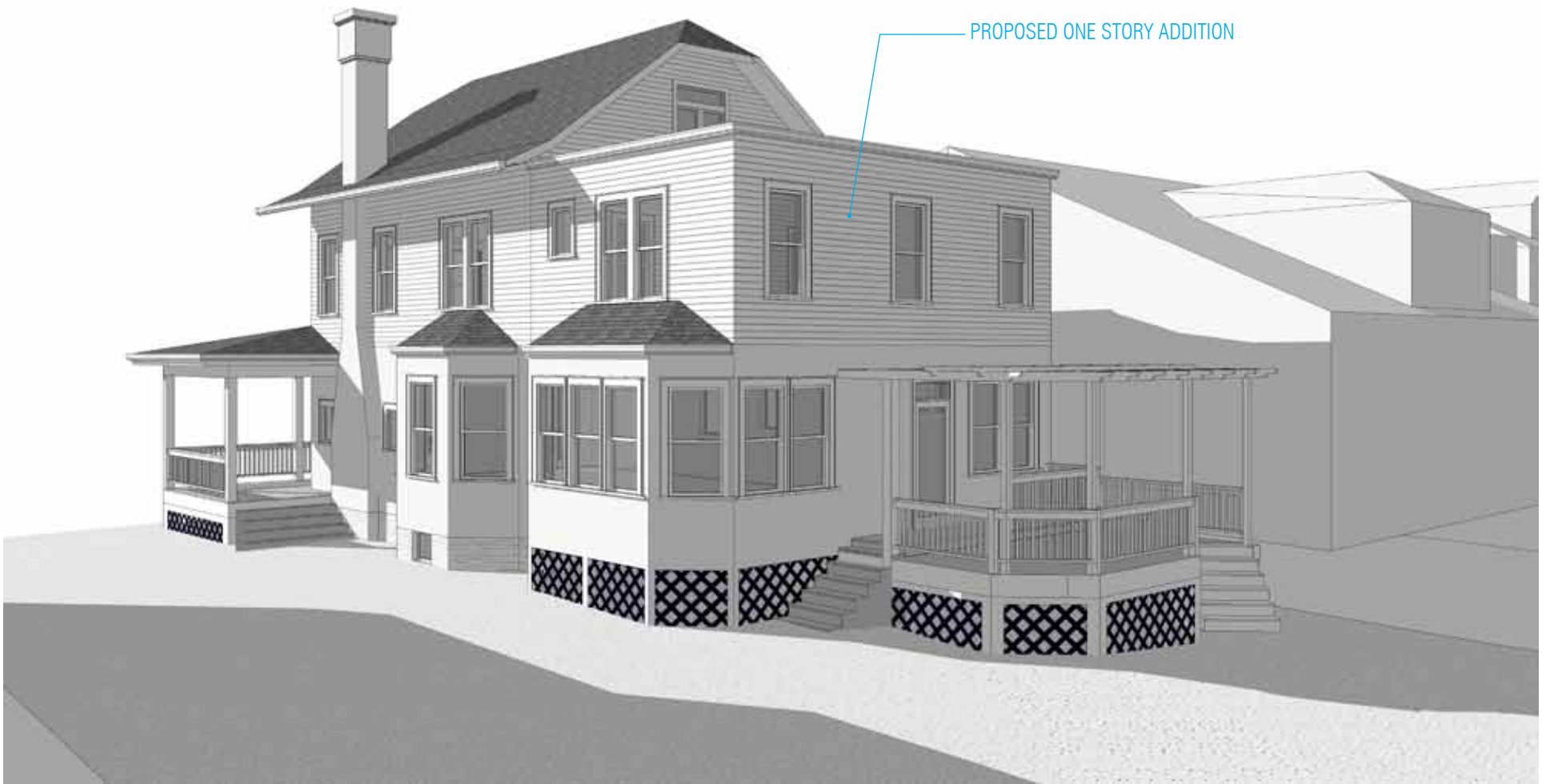
3917 MILITARY RD NW



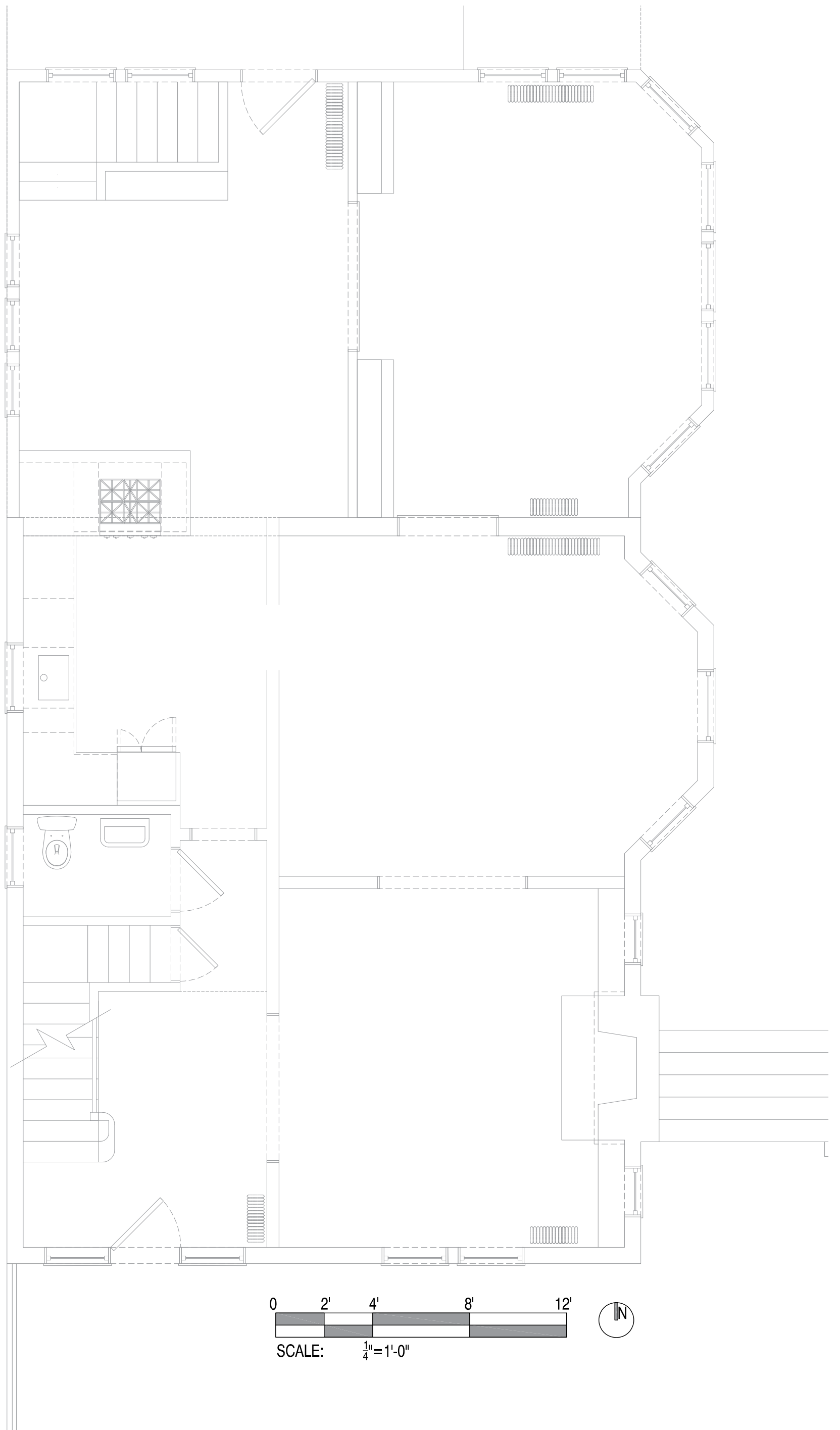
* ADJACENT PROPERTIES BASED OFF OF DC GIS

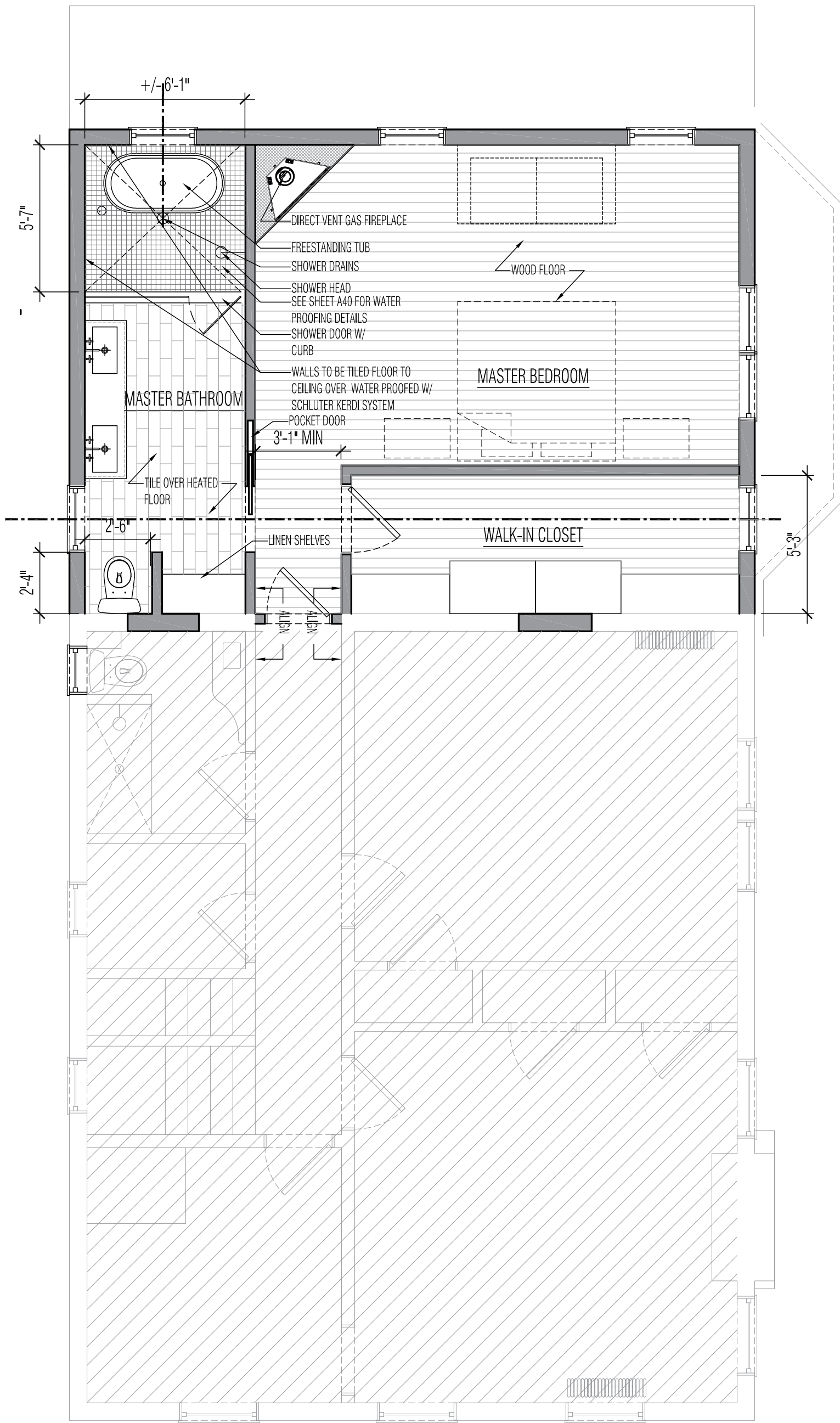


EXISTING REAR RENDERING



PROPOSED REAR RENDERING

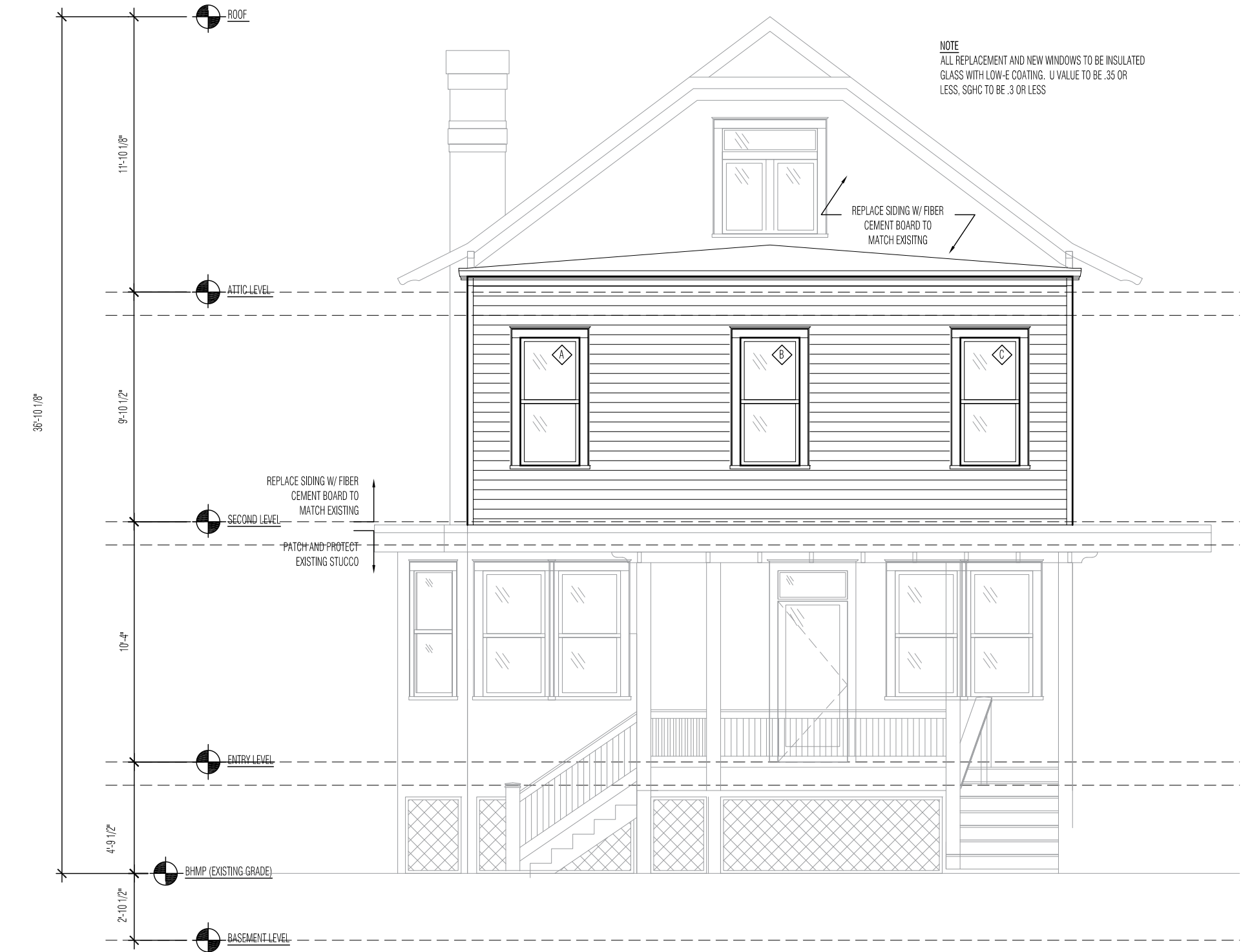




INSULATION & FENESTRATION REQUIREMENTS

CLIMATE ZONE: 40
 MIN FENESTRATION U FACTOR: .35
 MAX SHGC: .40
 SKYLIGHT MIN U FACTOR: .55
 GLAZED FENESTRATION: .40
 MIN CEILING R VALUE: 49
 WOOD FRAME MIN R VALUE: 20/13+3.8
 MASS WALL R VALUE: 8/13
 FLOOR R VALUE: 19

NOTE
 ALL REPLACEMENT AND NEW WINDOWS TO BE INSULATED
 GLASS WITH LOW-E COATING. U VALUE TO BE .35 OR
 LESS, SHGC TO BE .3 OR LESS



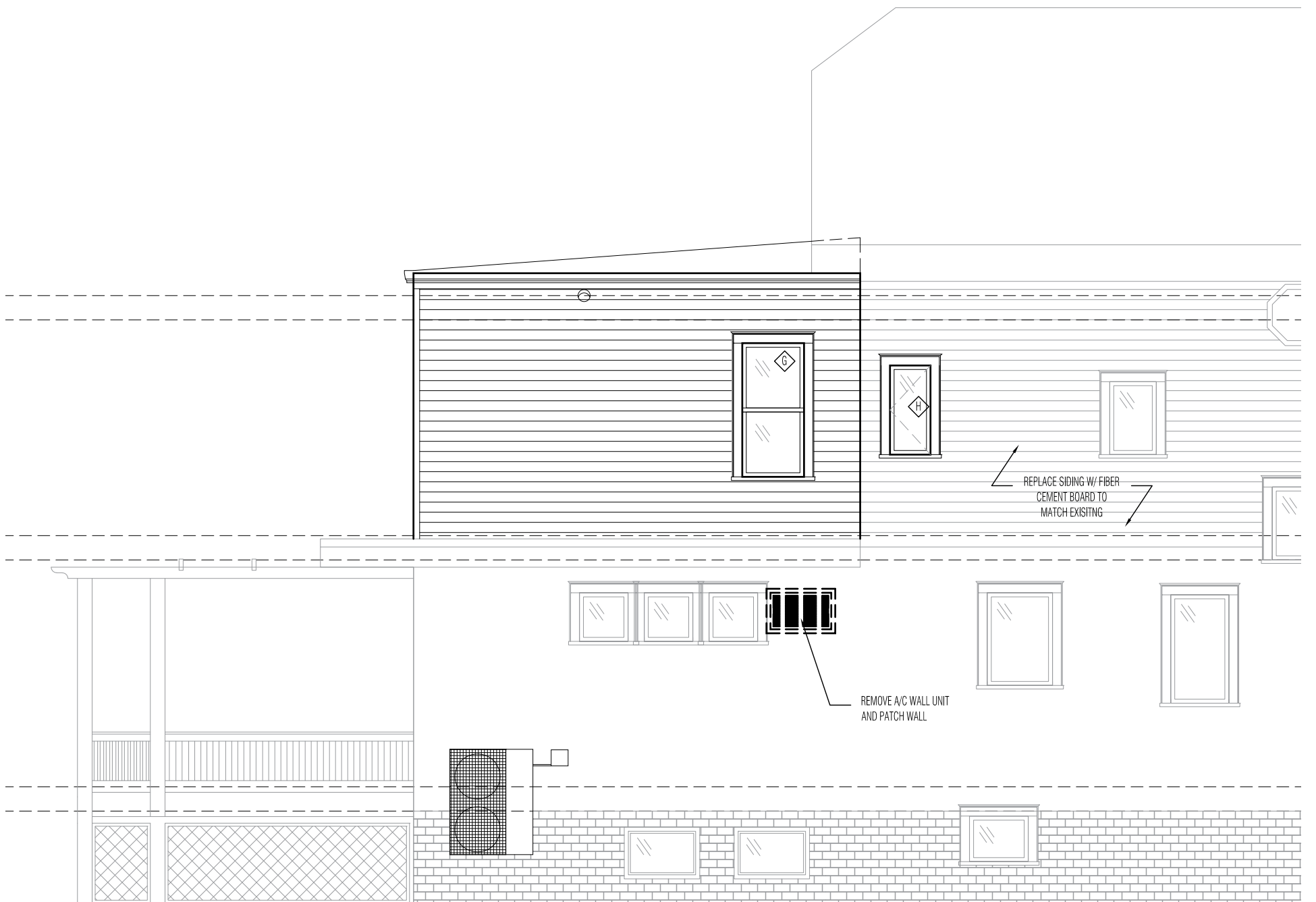
0 2' 4' 8' 12'
 SCALE: 3/16"=1'-0"

INSULATION & FENESTRATION REQUIREMENTS

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**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., April 26, 2019

Plat for Building Permit of: SQUARE 1750 LOT 57

Scale: 1 inch = 20 feet

Recorded in Book 40 Page 157

Receipt No. 19-04652 Drawn by: L.E.S.

Furnished to: ALBERT HOPPER

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B1910345; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have not~~ (circle one) filed a division of lots application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

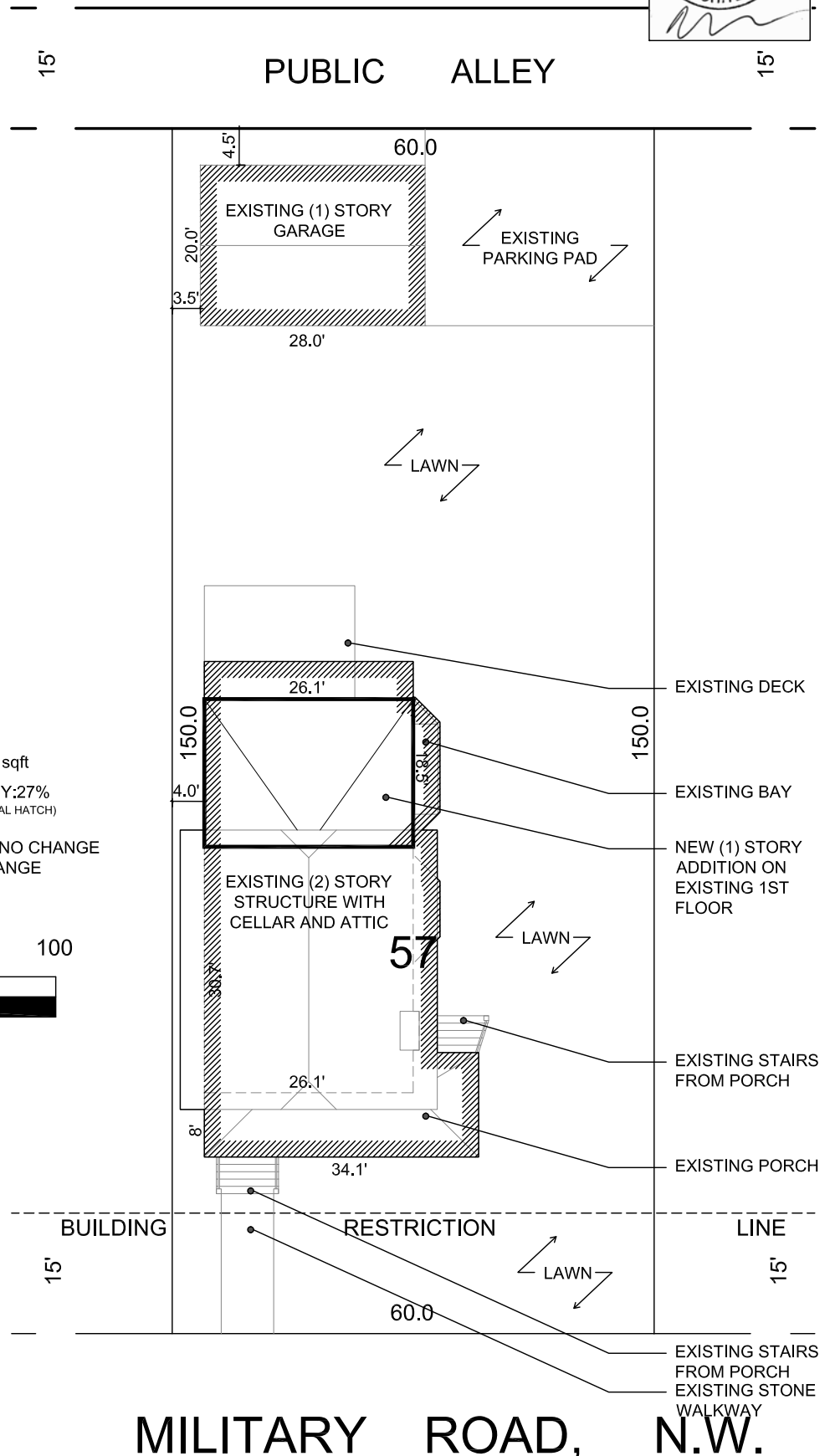
Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: MARGARET HARTY Date: 05/31/2019
 Printed Name: MARGARET HARTY Relationship to Lot Owner: ARCHITECT

If a registered design professional, provide license number ARC 200328 and include stamp below.



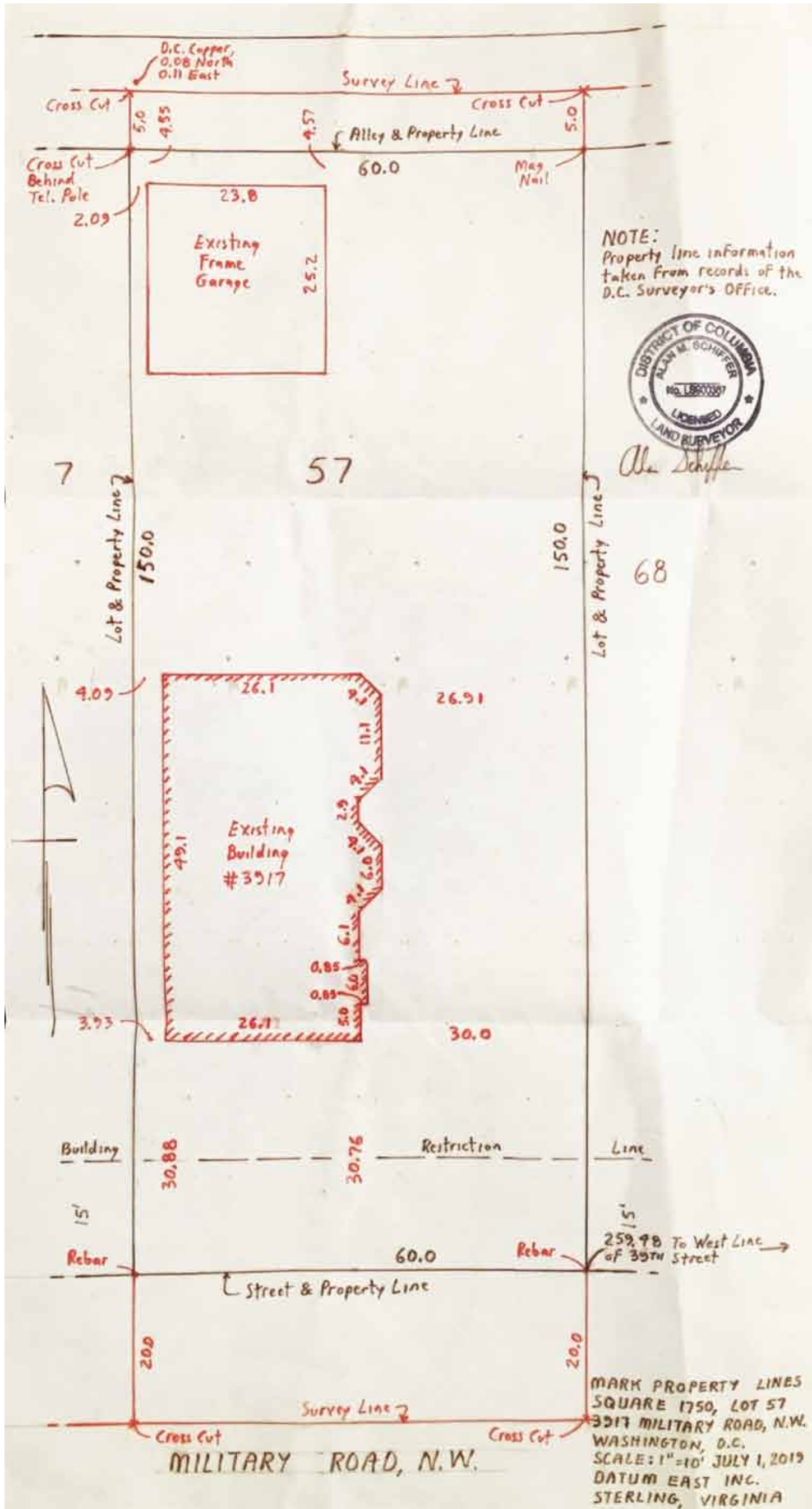
 Surveyor, D.C.



LOT AREA: 9,000 sqft
 LOT OCCUPANCY: 27%
 (INDICATED BY DIAGONAL HATCH)
 2,430 sqft
 GREEN SPACE: NO CHANGE
 PAVING: NO CHANGE



SCALE: 1:20



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15749, of Robert C. Leland and Laura B. Anthony, pursuant to 11 DCMR 3107.2, for a variance to allow an addition to an existing nonconforming structure that does not now meet and will exceed the nonconforming side yard [Paragraph 2001.3(b) and (c)], and a variance from the side yard requirements (Subsection 405.9) for an addition to a nonconforming, detached, single-family dwelling in an R-2 District at premises 3917 Military Road, N.W. (Square 1750, Lot 57).

HEARING DATE: October 28, 1992
DECISION DATE: October 28, 1992 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3G and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 3G. ANC 3G, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 2001.3(b) and (c) and 405.9. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party to this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED**.

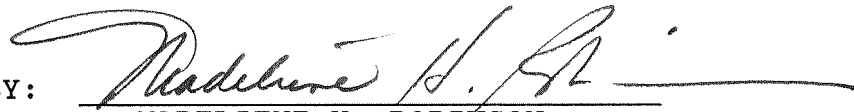
Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.1 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

BZA APPLICATION NO. 15749
PAGE NO. 2

VOTE: 4-0 (Angel F. Clarens, Paula L. Jewell, Sheri M. Pruitt
and Carrie L. Thornhill to grant; Tersh Boasberg
not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



MADELIENE H. ROBINSON
Acting Director

FINAL DATE OF ORDER: NOV 17 1992

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord15749/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT




BZA APPLICATION NO. 15749

As Acting Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on NOV 17 1992 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Robert C. Leland
3917 Military Road, N.W.
Wash, D.C. 20015

Robert Diamond, Chairperson
Advisory Neighborhood Commission 3-G
P.O. Box 6252
Washington, D.C. 20015


MADELIENE H. ROBINSON
Acting Director

DATE: NOV 17 1992