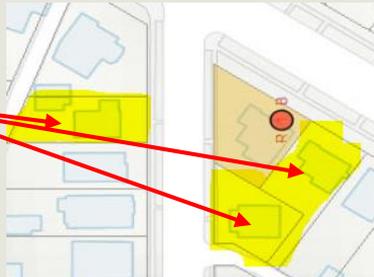


BZA Application No. 20922

**5724 Nebraska Avenue, NW
Lucia Cambria & Adrian Maseda
June 12, 2023**

Overview and Requested Relief

- The Property is located in the R-1-B zone district and is improved with a two-story single-family dwelling.
- The Applicant is proposing to construct a two-story addition to the rear of the building. The Addition is in part a reconstruction of an existing nonconforming portion of the Building – currently a screened in porch – with a slight expansion beyond the footprint of that existing nonconforming portion, as well as a second-story addition on top of that footprint.
- The resulting rear yard setback will be 12 feet, requiring special exception relief from the minimum rear yard requirements of Section D-306.1.
- Letters of support from surrounding neighbors



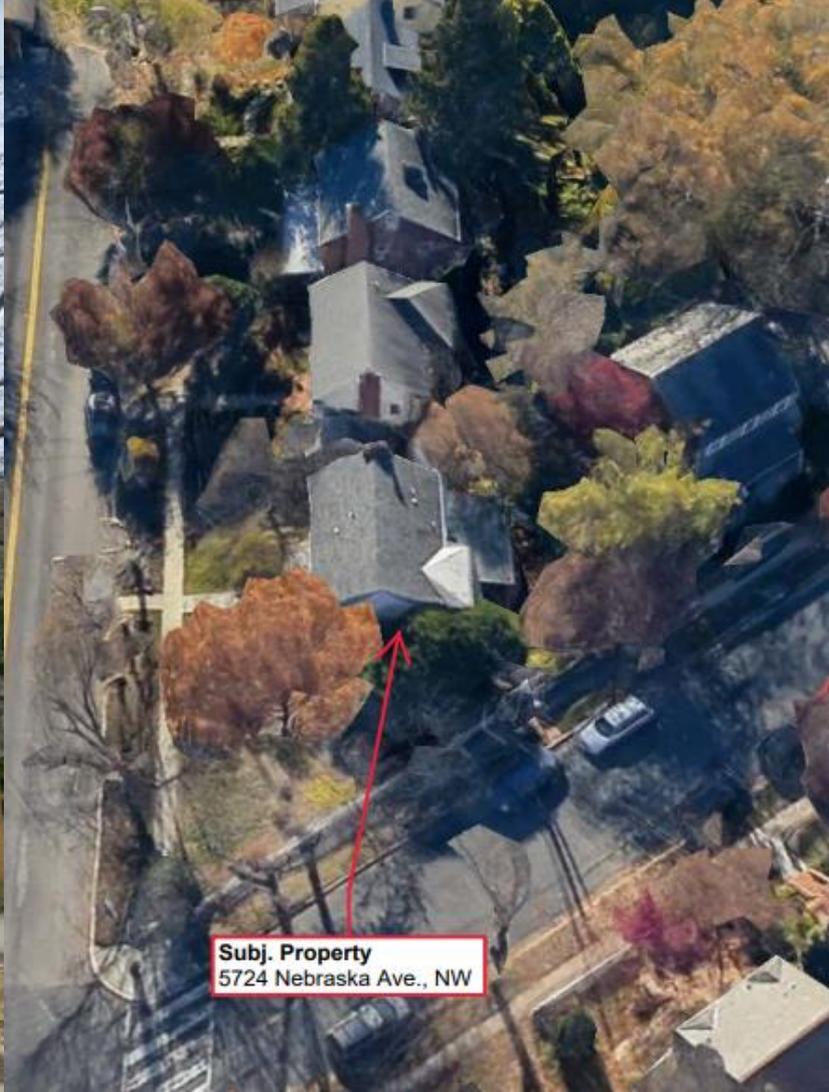
Existing Side Elevation



Proposed Side Elevation



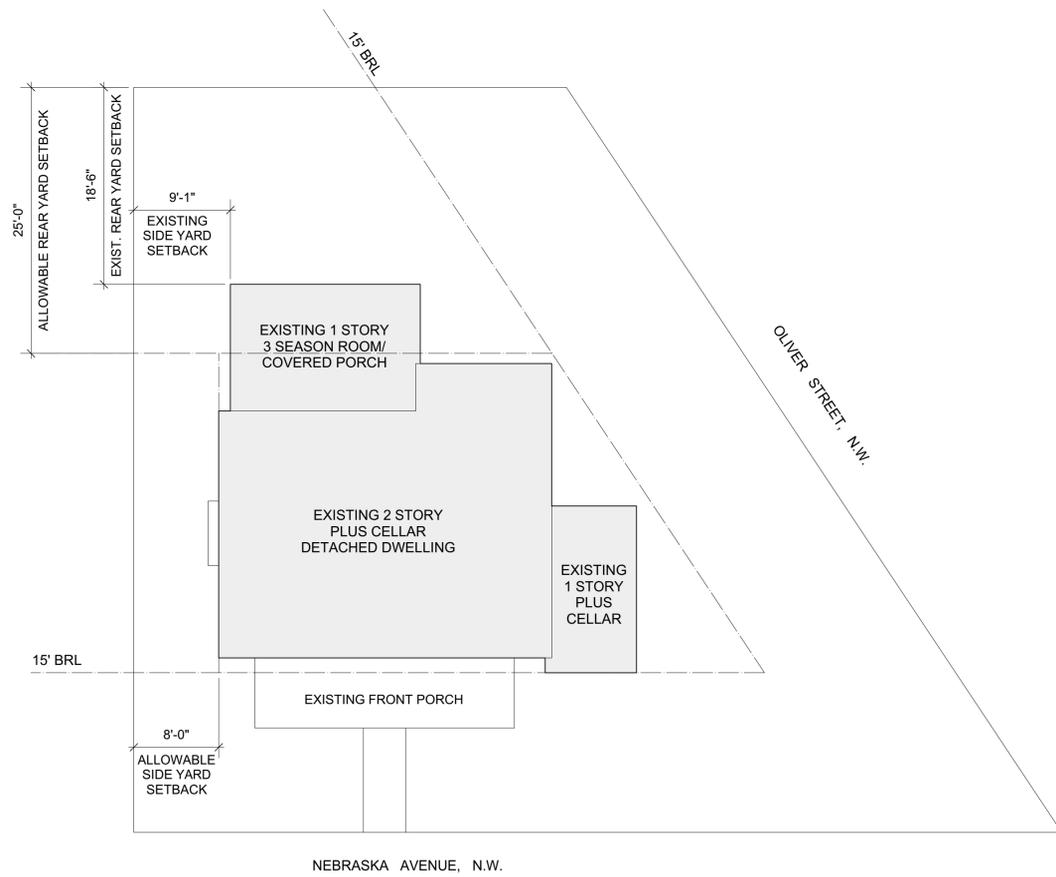
Subj. Property
5724 Nebraska Ave., NW



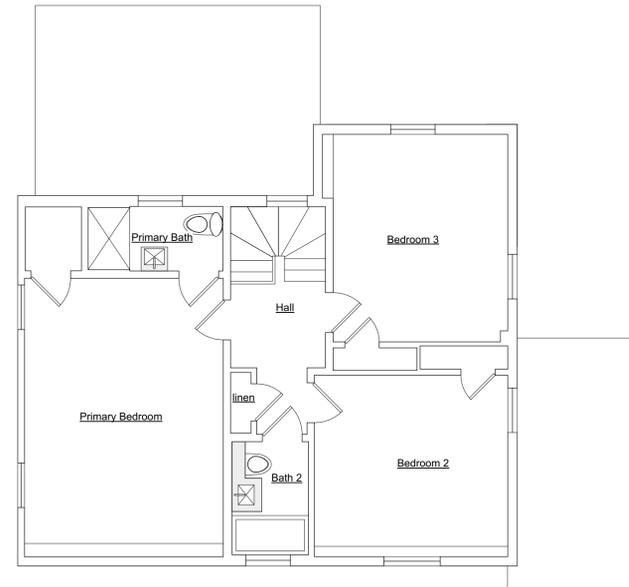
Subj. Property
5724 Nebraska Ave., NW

Existing Zoning Analysis:

Property Location: 5724 Nebraska Avenue NW
 Square: 2312
 Lot: 0061
 Zone: R-1-B
 Existing Use: Single Family
 Exist. Lot Size: 4,493 sq.ft.
 Exist. Bldg. Footprint: 1,123.6 sq.ft. (25%)
 Existing Rear Yard: 18.5 ft.
 Exist. Main Bldg. Height: 27.5 ft.



EX Existing Site Plan
 Scale: 1/8" = 1'-0"



EX Existing Second Floor Plan
 Scale: 3/16" = 1'-0"



EX Existing First Floor Plan
 Scale: 3/16" = 1'-0"



PATRICK BRIAN JONES
 PLLC
 1517 Church Street NW
 Unit A
 Washington, DC 20005
 202.765.1232

renovation & additions to:
5724 Nebraska Ave NW
Washington, DC

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Review Set _____ date 03.14.23

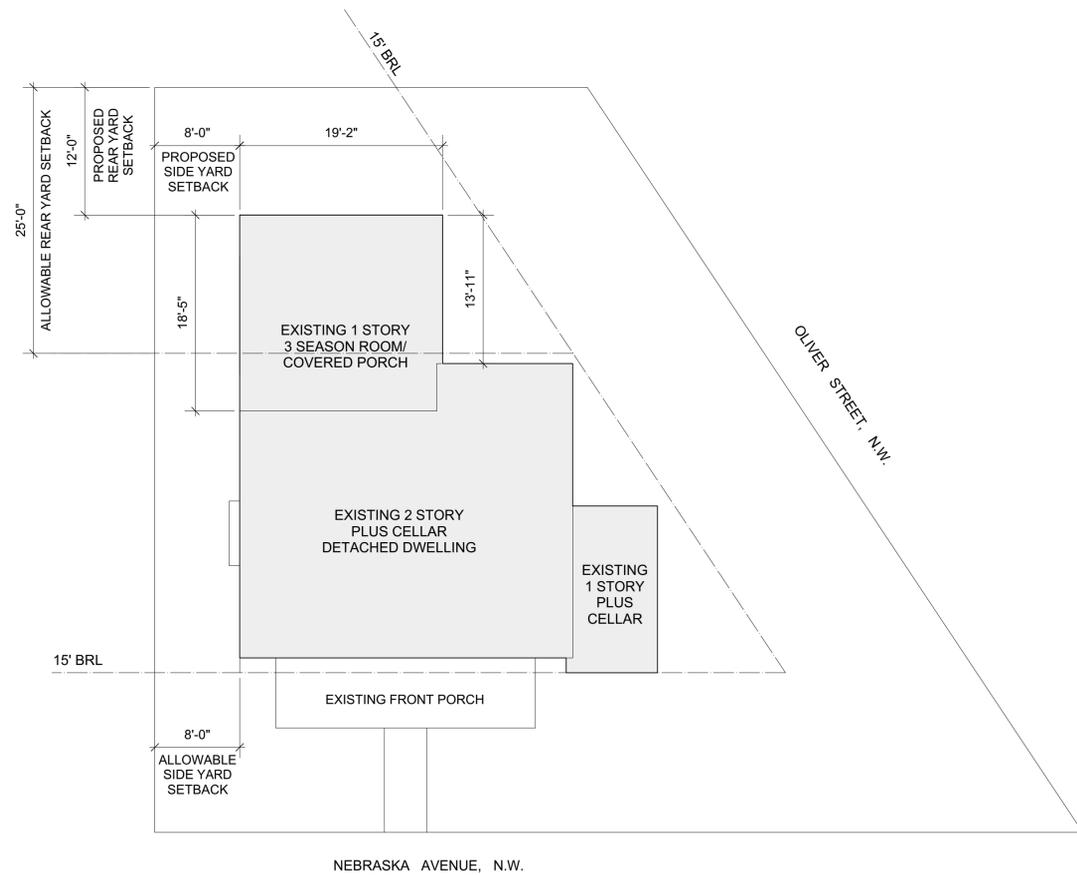
Existing Site Plan &
 Existing Floor Plans

FOR DESIGN PURPOSES ONLY

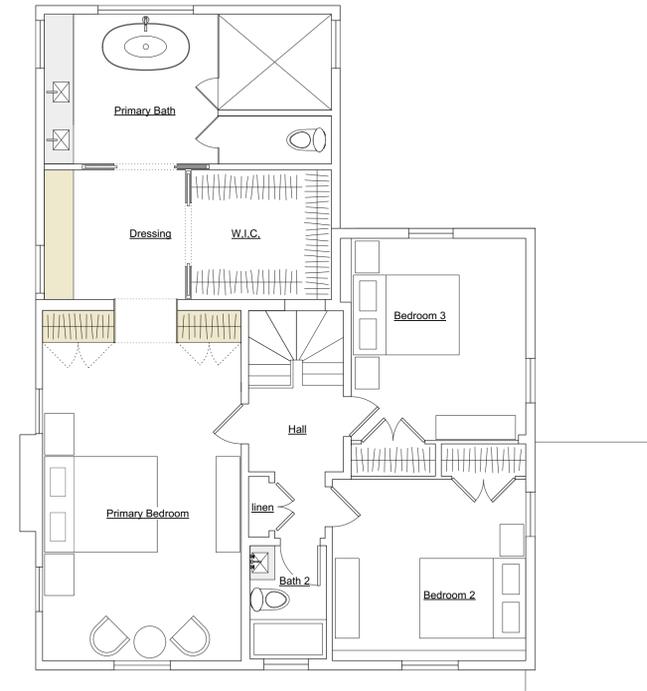
A100

Proposed Zoning Analysis:

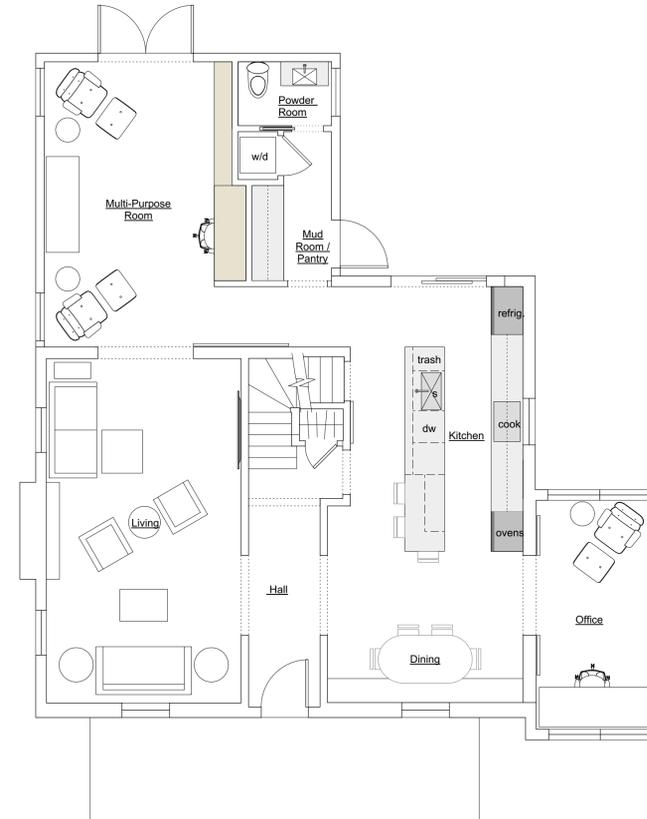
Property Location: 5724 Nebraska Avenue NW
 Square: 2312
 Lot: 0061
 Zone: R-1-B
 Proposed Use: Single Family (no change)
 Exist. Lot Size: 4,493 sq.ft.
 Proposed Bldg. Footprint: 1,262.3 sq.ft. (28.1%)
 Proposed Rear Yard: 12 ft.
 Proposed Bldg. Height: 21.33' ft. (at addition)



Proposed Site Plan
 Scale: 1/8" = 1'-0"



2.0 Proposed Second Floor Plan
 Scale: 3/16" = 1'-0"



1.0 Proposed First Floor Plan
 Scale: 3/16" = 1'-0"



PATRICK BRIAN JONES
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Proposed Site Plan &
 Proposed Floor Plans

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A101



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PLLC

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Unit A
Washington, DC 20005
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Existing Elevations

FOR DESIGN PURPOSES ONLY

A200



Existing Side Elevation (West)
Scale: 3/16" = 1'-0"



Existing Rear Elevation (North)
Scale: 3/16" = 1'-0"



Existing Front Elevation (South)
Scale: 3/16" = 1'-0"



Existing Side Elevation (East)
Scale: 3/16" = 1'-0"



Proposed Side Elevation (West)
Scale: 3/16" = 1'-0"



Proposed Rear Elevation (North)
Scale: 3/16" = 1'-0"



Proposed Front Elevation (South)
Scale: 3/16" = 1'-0"



Proposed Side Elevation (East)
Scale: 3/16" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
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renovation & additions to:
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Proposed Elevations

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A201

General Requirements of § 901.2

“Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”

- The Property is located in the R-1-B zone; per D-300.3, the R-1-B zone is “intended to provide for areas predominantly developed with detached houses on moderately sized lots.” The Property will remain a detached single-family dwelling. Accordingly, the proposed Addition and use will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

Specific Requirements of D-5201

(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;

- The Addition is limited to two stories and 21.33 ft. in height. Additional shade from the relief is expected to be minimal, and a shadow study will be provided.

(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

- The proposed Addition will not be visible from the Nebraska Avenue. The Addition is relatively small and designed in accordance with the rest of the neighborhood.

Questions?