

3747 Huntington St NW  
Washington, DC 20015  
ANC Presentation

Matt Mason (owner)

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# Administration

Application No. 21064 of Matthew T. Mason (Owner)

Address: 3747 Huntington Street N.W. (Square 1876, Lot 37)

DCRA Permit Number: B2307827

Square 1876 | Lot 0037 | ANC: 3/4G

Relief: Special Exceptions from:

- the rear yard requirements of Subtitle D § 207.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)
- the floor area ratio requirements of Subtitle D § 210.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)

Project: To construct a three-story with cellar side addition, and a detached, **one-story, accessory garage**, to an existing, detached, two-story with cellar, principal dwelling unit in the R-1B Zone.

# Current Garage



North Side



East Side



West Side



South Side



North Side



NE Side



West Side



South Side

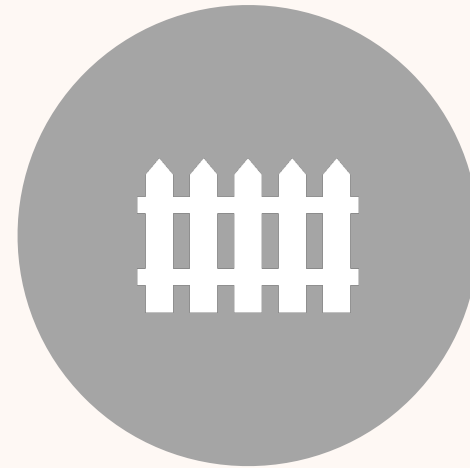


SW Side

# Summary



GARAGE INCREASES LOT OCCUPANCY TO  
A DEVIATION OF 4% OVER MAX  
ALLOWED



REAR YARD SETBACK FROM 25' TO 11.8'

# Burden of Proof

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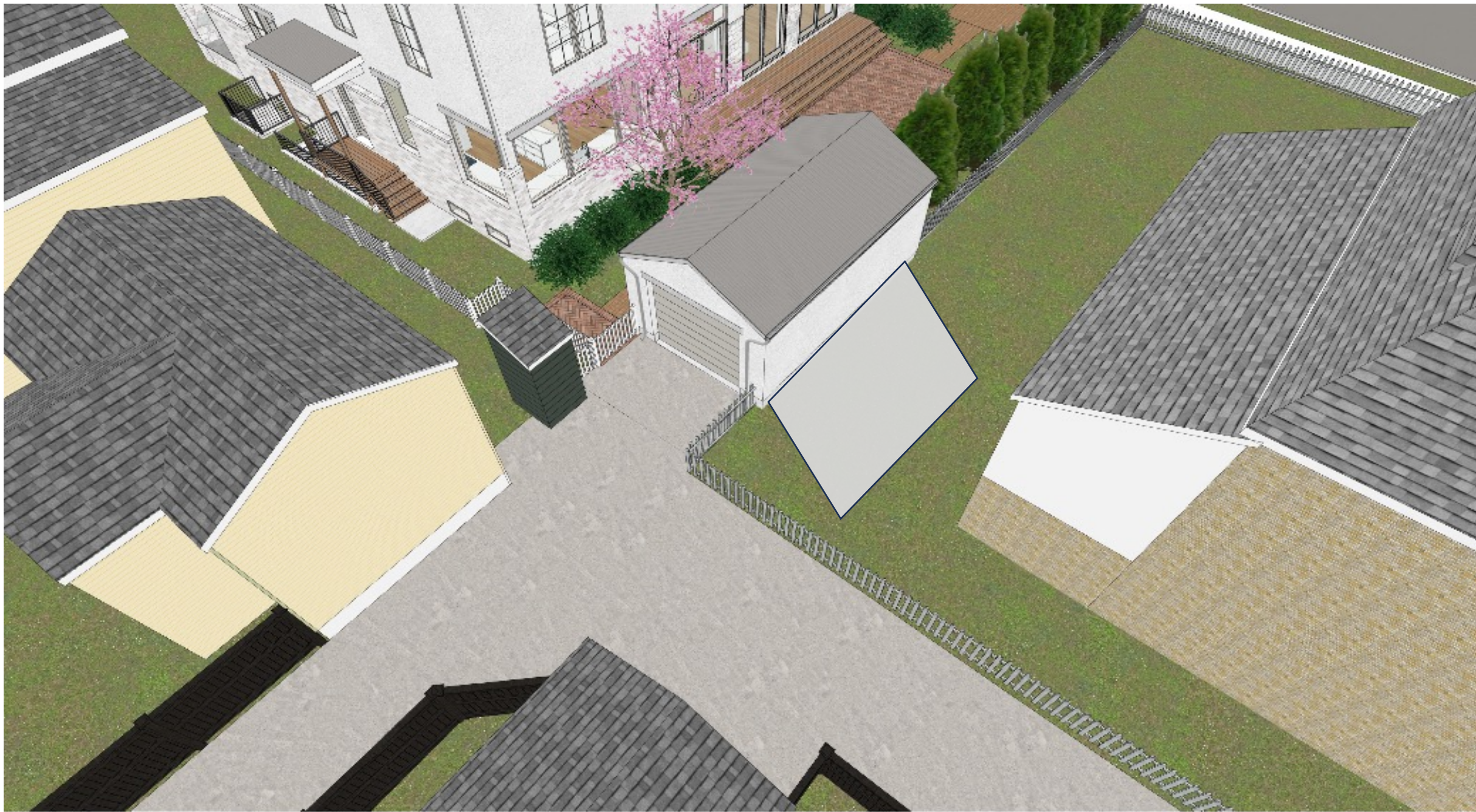
**1. Light and Air:** Maximum Shadow distance is  $1.7 \times$  height of garage.



**2. Privacy of Use and Enjoyment:** Current garage encroaches on 3726 Ingomar. Upon completion of the new garage, a Washington DC “wall check” will ensure there is no encroachment. Further new garage creates capacity for a car off the street.



**3. Visually intrude on the character, scale, and pattern:** Proposed structure improves the character and pattern. See before and after photos.









# Questions and Concerns