

Overview and Requested Relief

- The Applicant is proposing to construct an enclosed screened porch addition to the rear of the main level of the building. While no work is proposed to the Accessory Building, that Accessory Building will be located in the “required rear yard” as a result of the proposed Addition to the principal Building. Accordingly, the Project requires special exception relief pursuant to D-5201 from the accessory building-related rear yard requirements of D-5004.1(a).
- The fact that the Accessory Building will be located in the Required Rear Yard as a result of this Addition to the Principal Building has no impact on the light and air available to neighboring properties, or the privacy of use and enjoyment. The effect of the relief is internal to the Property, as it merely allows the existing principal Building to be closer to the existing Accessory Building. The Principal Building and Accessory Building together meet all other zoning development standards, including lot occupancy (34.3% of 40% allowed) and rear yard (43 foot rear yard – 25 foot required).

TO SECTION
TO THE
VED PROJ

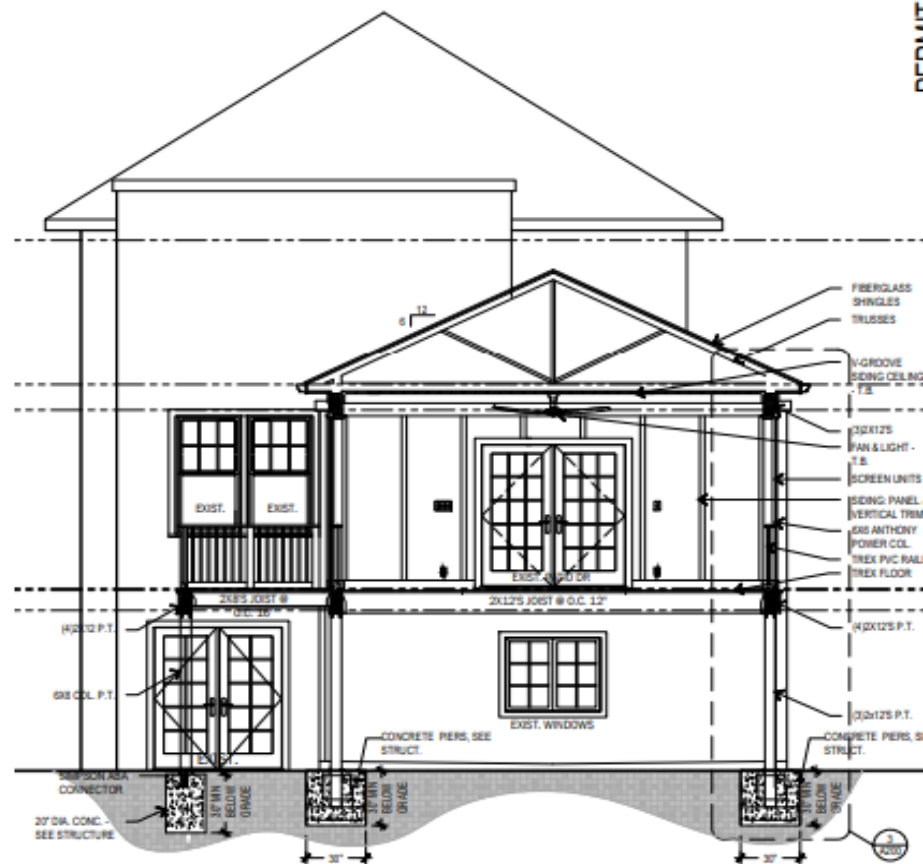
BEAM
PLANE

SK
SIDE

1/2"

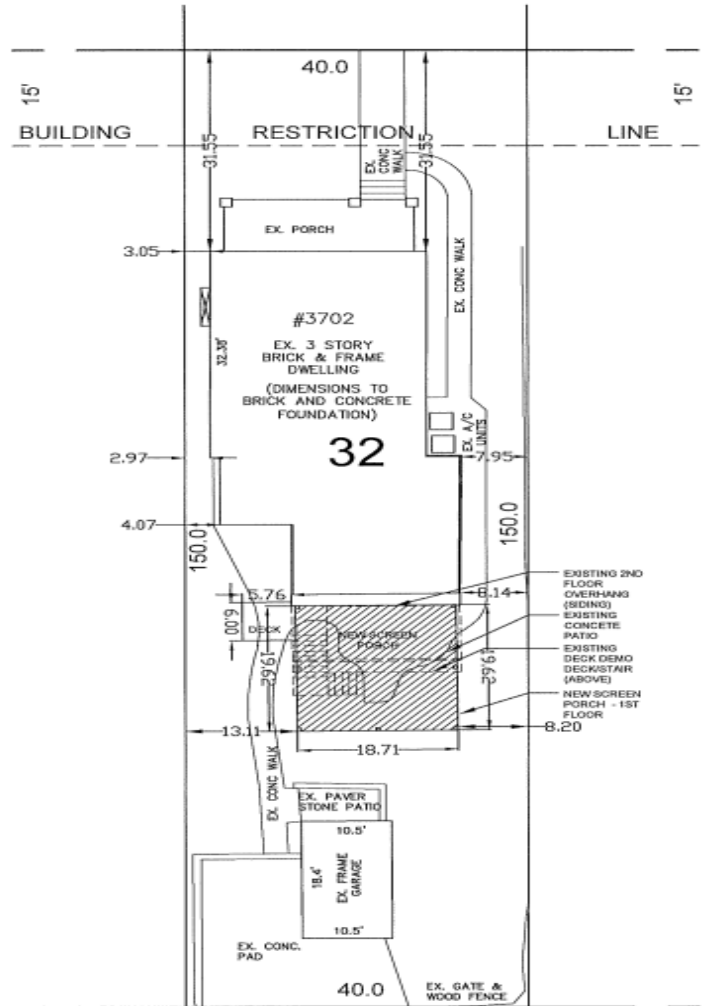
BT TO

PERMIT OFFICE



BUILDING SECTION

LIVINGSTON STREET, N.W.



32

#3702
EX. 3 STORY
BRICK & FRAME
DWELLING
(DIMENSIONS TO
BRICK AND CONCRETE
FOUNDATION)

18.4'
EX. FRAME
GARAGE

40.0

EX. GATE & WOOD FENCE

EXISTING 2ND
FLOOR
OVERHANG
(SIDING)
EXISTING
CONCRETE
PATIO
EXISTING
DECK DEMO
DECK/STAIR
(ABOVE)
NEW SCREEN
PORCH - 1ST
FLOOR

EX. CONC.
PAD

EX. PAVER
STONE PATIO

EX. CONC.
WALK

EX. CONC.
WALK

EX. A/C
UNITS

EX. CONC.
WALK

EX. PORCH

BUILDING

RESTRICTION

LINE

15

15

3.05

32.30

2.97

4.07

150.0'

150.0

13.11

00.9

29.6'

13.11

EX. CONC.
WALK

EX. CONC.
WALK

EX. CONC.
WALK

EX. CONC.
WALK

EX. CONC.
WALK

EX. CONC.
WALK

5.76

8.14

29.6'

8.20

18.71

10.5'

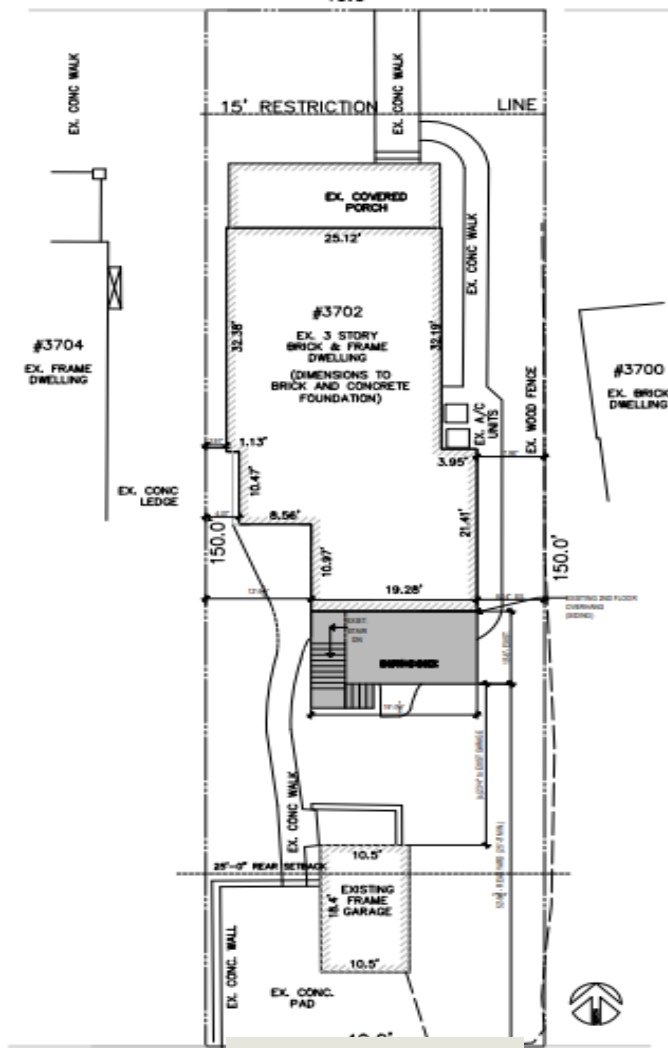
10.5'

40.0

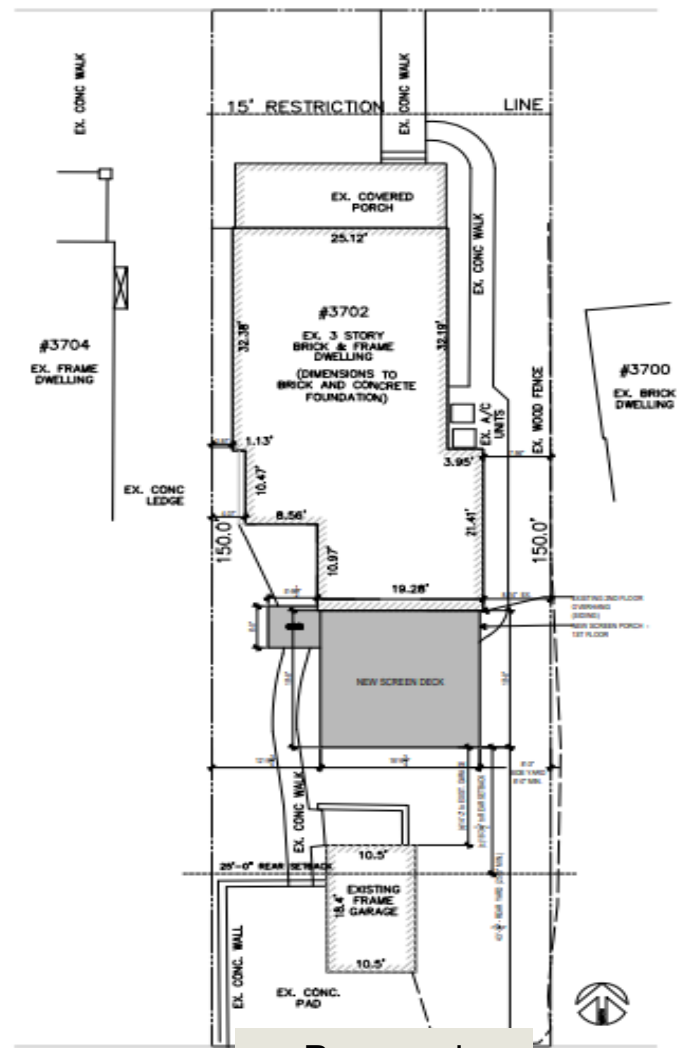
40.0

40.0

40.0



Existing



Proposed

