

MANGAN GROUP
A R C H I T E C T S

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18368

EXHIBIT NO. 29

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 10 PM 1:38

Application of John B. Ritch Associates

1830 24th Street, NW

Square 2506, Lot 44

July 10, 2012

BZA #18368

This statement is submitted on behalf of John B. Ritch Associates ("Applicant") by its architects, Mangan Group Architects, by John Mangan in support of an application for Special Exception Relief as per Section 223.

DESCRIPTION OF THE PROPERTY

The Property, located at 1830 24th Street, N.W., is located on the west side of the street, between S and California Streets in the Sheridan-Kalorama Historic District. It is zoned R-1-B and has a total lot area of 4,261.0 square feet. The Property is almost rectangular in shape. The lot is improved with a four-story stucco and brick semi-detached dwelling, plus a one-story brick garage at the north west corner of the lot adjacent to a twenty foot public alley. The lot slopes down from 24th Street towards the public alley with a change in elevation of approximately seven and a half feet.

The subject Property is presently non-conforming with respect to the lot area, lot width, lot occupancy, number of stories, building height and side yard setback requirements.

EXISTING AND INTENDED USE

The existing four-story house is currently used as a single family residence. It was built in 1927 by the developer Harry Wardman. The Applicant has met with the Office of Planning, Historic Preservation Office regarding massing of the proposed addition and preserving any contributing factors to the historic fabric of the neighborhood. (Exhibit C)

The Applicant is proposing to extend and enclose an existing second story porch for use as a dining room and to improve the existing kitchen. The existing dining room will be used as a family room. Off of the reconfigured kitchen and new dining room would be an elevated deck for use as a connection to the rear yard with steps. The Applicant is also proposing to extend the first floor area underneath and beyond the existing second story kitchen in order to create an exercise area. This space will open directly into the private backyard. All alterations and extensions to the building are to the rear of the building. No changes are proposed for the street side of the building.

A new elevator is proposed to allow for ease of use of the property as the Applicants age. In order to access the fourth floor bedrooms by elevator, the Applicant is proposing a small addition to the rear of the fourth floor to accommodate the elevator and an access hall. This addition would be completely within the perimeter of the existing low roof above the existing third floor. This would also allow access to the rear flat roof above the existing third floor for use as a roof deck. All other renovations to the building are interior. (Exhibit D)

REQUIREMENTS FOR ZONING RELIEF UNDER §3104AS A SPECIAL EXCEPTION UNDER §223

In order to satisfy the standards for special exception, the Applicant must satisfy the following criteria per Sections 223.2 and 223.3:

Per 223.2

- a) *"Light and air available to the neighboring properties shall not be unduly affected"*
 - a. Available light and air are not unduly affected
- b) *"The privacy of use and enjoyment of the neighboring properties shall not be unduly compromise"*
 - a. Use and enjoyment of neighboring properties is not compromised
- c) *"The addition or accessory structure, together with the original building, as viewed form the street, ally and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage;"*
 - a. The design consciously tries to improve the compatibility with a recent addition to the adjacent property at the rear, and does not visually intrude upon the character, scale, and pattern of houses along the subject street frontage.
- d) *"In demonstrating compliance with paragraphs a. b. and c of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways"*
 - a. Exhibits are enclosed in this submission package (Exhibits C,D,E and F)

Also

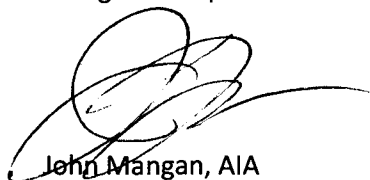
- a) Per 223.3 *Lot occupancy of all new and existing structures on the lot shall not exceed 50% in an R-1 District.*
 - a. The proposed lot occupancy after the addition 49.59%

CONCLUSION

For all of the above reasons, the Applicant is entitled to the requested special exception relief.

Respectfully submitted,

Mangan Group Architects

A handwritten signature in black ink, appearing to read 'John Mangan', with a long, sweeping horizontal line extending to the right.

John Mangan, AIA

jmangan@mangangroup.com

7034 Carroll Ave, Suite 3
Takoma Park, MD 20912
(P) 301.589.7900
(F) 301.589.7911

EXHIBITS

Exhibit A:

- Zoning Self Certification Form 135, (Exhibit E shows supporting area calculations)
- Application for Variance/special Exception Form 120,
- Advisory Neighborhood Commission Report Form 129,
- DDOT Recommendation,
- Affidavit of Posting Form 145

Exhibit B: Plat

Exhibit C: Existing Architectural Plans and Elevations

Exhibit D: Proposed Architectural Plans and Elevations

Exhibit E: Zoning Exhibit

Exhibit F: Images



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1830 24th Street NW	2506	44	R-1-B

Single-Member Advisory Neighborhood Commission District(s): ANC 2D

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections			

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

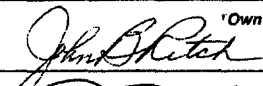
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

 Owner's Signature		John B. Ritch Owner's Name (Please Print)	
 Agent's Signature		John Mangan Agent's Name (Please Print)	
Date	D.C. Bar No.	or	Architect Registration No. 4896

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____
Signature	Date

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

RECEIVED
OFFICE OF ZONING
JUL 10 PM 1:4

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8 1/2" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

RECEIVED
D.C. OFFICE OF ZONING

2012 JUL 10 PM 4:44

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	4261	5000			EX. NON-CONFORMING
Lot Width (ft. to the tenth)	33.3	50			EX. NON-CONFORMING
Lot Occupancy (building area/lot area)	47.78%		40	49.59%	1.81%
Floor Area Ratio (FAR) (floor area/lot area)	n/a	n/a	n/a	n/a	n/a
Parking Spaces (number)					
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)					
Side Yard (ft. to the tenth)	L: 7.8 R:0	8'		L: 6.5 R:0	EX. NON-CONFORMING
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)	47.3		40	47.3	EX. NON-CONFORMING

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1830 24th Street NW	2506	44	R-1-B	Special Exception	2001.3 (sections 400 and 405); 403

Present use(s) of Property:	Single Family Residence		
Proposed use(s) of Property:	Single Family Residence		
Owner of Property:	John B. Ritch	Telephone No:	202-342-0374
Address of Owner:	2701 32nd Street NW, Washington DC 20008		
Single-Member Advisory Neighborhood Commission District(s):	ANC 2D		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application of John B. Ritch, pursuant to 11 DCMR § 3103.2, for a variance from the nonconforming structure provisions under subsection 2001.3 (sections 401 and 405) and a variance from the lot occupancy requirements under section 403, to construct an addition at the first and second floor levels at the rear of a semi-detached dwelling in an R-1-B District at premises 1830 24th Street, N.W. (Square 2605, Lot 44).

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:	2/24/2012	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	John Mangan	E-Mail:	jmangan@mangangroup.com
Address:	Mangan Group Architects; 7034 Carroll Ave. Suite 3 Takoma Park, MD 20912		
Phone No(s):	301-589-7900	Fax No.:	301-589-7911

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18368	Case Name:	John B. Ritch Associates
Address or Square/Lot(s) of Property:	1830 24 th Street NW Square 2506 Lot 44		
Relief Requested:	Area Variance Relief		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2 / 7 / 10	Was proper notice given?:	Yes ☒ No ☐
Description of how notice was given:	Local / community newspaper, ACC Website and online mail list, plus release of agenda		
Number of members that constitutes a quorum:	2	Number of members present at the meeting:	2

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

18368
17

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR - 1 PM 1:53

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Fully supports the proposal as
presented on February 27, 2012

See attached Resolution

AUTHORIZATION

ANC	2 D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	2-0
Name of the person authorized by the ANC to present the report:		David R Bender	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		David Bender	
Signature of Chairperson/ Vice-Chairperson:		Date:	3-1-12
David R Bender			

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

RECEIVED
D.C. OFFICE OF ZONING
JUL 10 PM 1:44

John Mangan

From: DavidANC2D01@aol.com
Sent: Sunday, July 08, 2012 6:08 PM
To: John Mangan
Cc: ericslamar@gmail.com
Subject: Re: 1830 24th Street

Hi John: it was my understanding that in voting to support your application, the Commission merely inserted the wording you provided thus indicating that we have no objection to changing the application to "a special exception under Section 223". As always, David Bender (ANC 2D Chair/Secretary)

In a message dated 7/6/2012 1:12:12 A.M. Eastern Daylight Time, JMangan@mangangroup.com writes:

David,

I am writing to you with regard to a project we have designed at 1830 24th Street. We have received approval from the ANC (attached are the resolution draft as well as the Report), and went on to a BZA hearing on June 19th. At the BZA hearing we were not approved based upon what I believe was a formality of our asking for a variance rather than a special exception under section 223.

We are resubmitting our plans this coming Tuesday for a follow up hearing on the morning of July 18th. I was asked by Mr. Clifford Moy at the Board of Zoning Adjustment to reach out to you as a courtesy. I believe that since we have been approved by the ANC for the Variance that the lesser request of special exception would not require us to go through the entire process again.

Please let me know if are familiar with this process, and if it causes you any concern.

I thank you in advance for your time,

John Mangan

John Mangan AIA

President

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 10 PM 1:44

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN -5 AM 11:45

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
District Department of Transportation

DATE: June 01, 2012

SUBJECT: BZA Case #18368 (Application of John B. Ritch)
(1830 24th St N.W.)

APPLICATION

John B. Ritch, the "Applicant," pursuant to 11 DCMR § 3103.2, seeks a variance from the nonconforming structure provisions under subsection § 2001.3 and a variance from the lot occupancy requirements under § 403, to construct an addition at the first and second floor levels at the rear of a semi-detached dwelling in the R-1-B District at premises 1830 24th Street, N.W. (Square 2506, Lot 44).

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 10 PM 1:44

RECOMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that, based on the information provided, this proposed redevelopment will have no adverse impacts on the District's transportation network or public space. Therefore, DDOT has no objection to approval of the requested special exception.

SZ:ek

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18368
EXHIBIT NO. 26

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 19, 2011

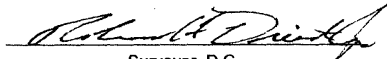
Plat for Building Permit of: SQUARE 2506 LOT 44

Scale: 1 inch = 20 feet Recorded in Book 81 Page 13

Receipt No. 11-03708

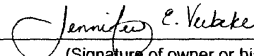
Furnished to: JENNIFER VERBEKE

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)


Surveyor, D.C.

Date: 2/24/2012

By: A.S. 


(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 10 PM 1:45

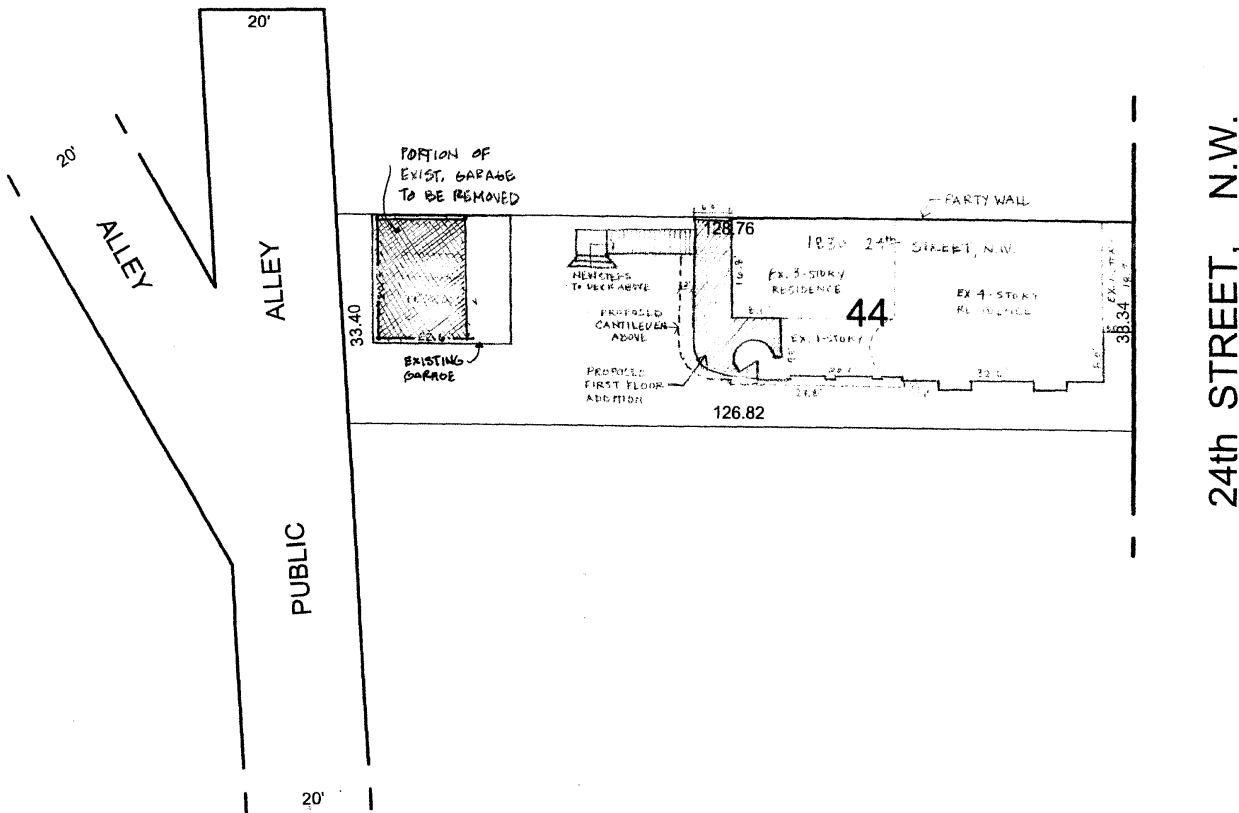
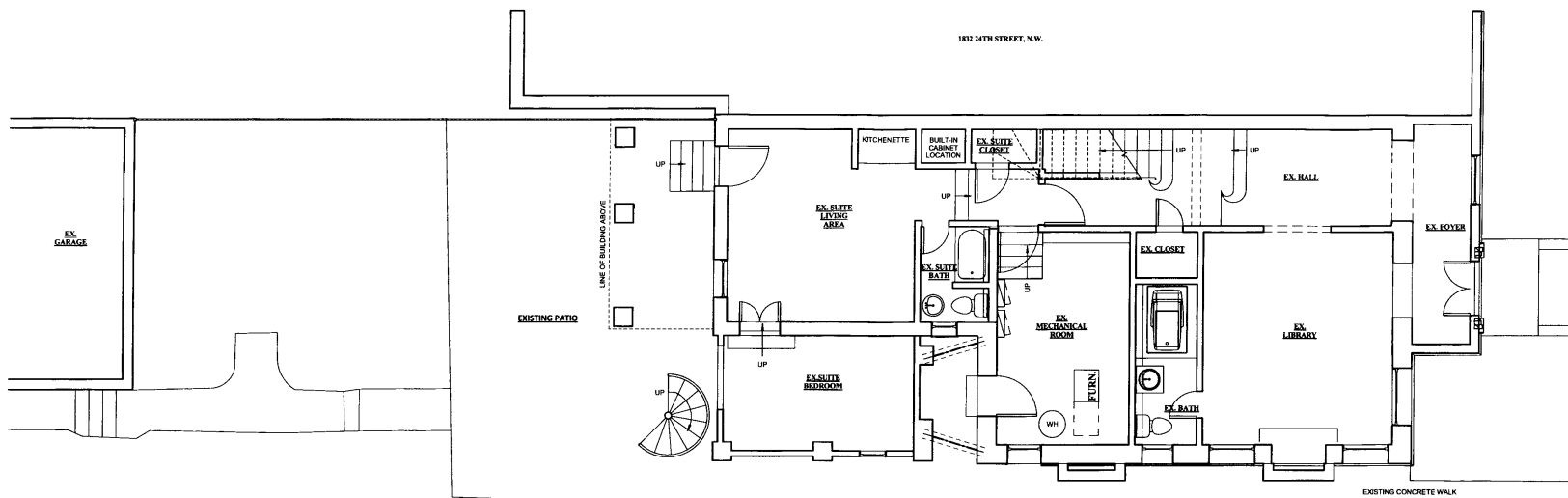
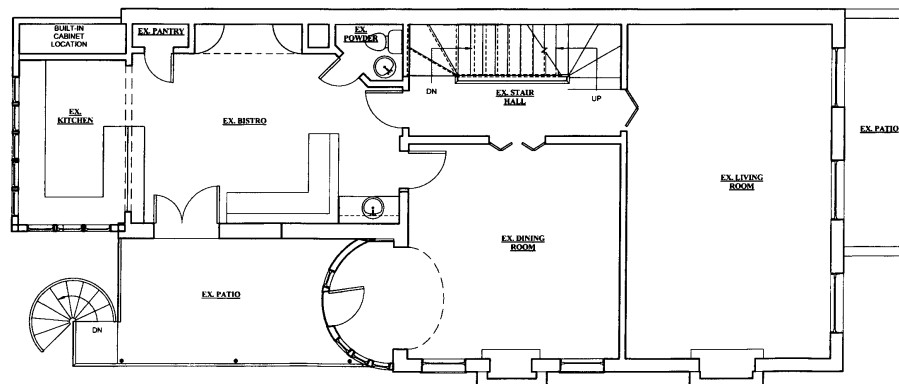


Exhibit C



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:
THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.


MANGAN GROUP
 ARCHITECTS
 7034 CARROLL AVE, SUITE 3
 TAKOMA PARK, MD 20912
 (P) 301.589.7900
 (F) 301.589.7911
 WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information
Name & Address:

Key Plan

Project Information
Project Number: 10038
Project Name:
1830 24th Street
Project Address:
1830 24th Street NW
Washington DC 20008

Project Issue Status:
☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:
XX/XX/XXXX

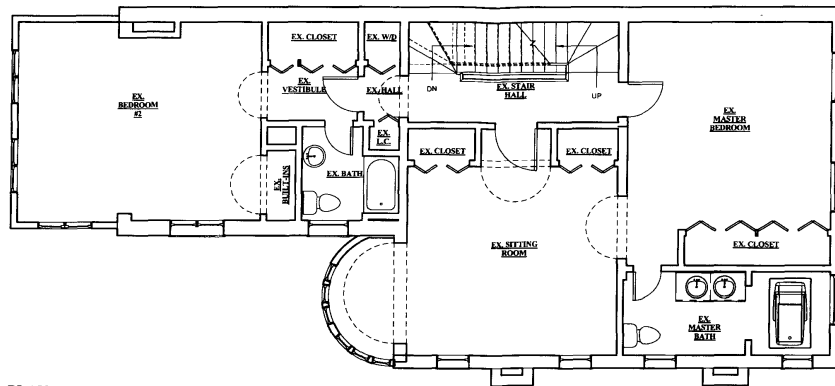
Revision Log

Rev #	Date	Description

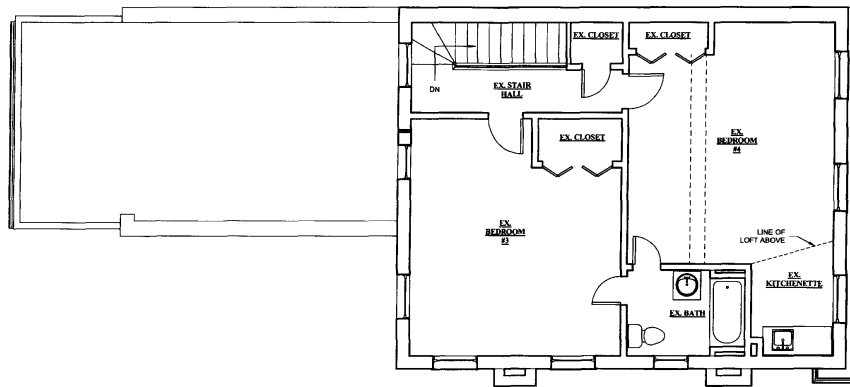
Drawing Sheet Information
 Actual Plot Date:
 2/9/2012 5:00:33 PM
 Drawn By: J Approved By: JIM
 Scale:
 1/4" = 1'-0"
 Full size original sheet is 24" x 36".
 Do not scale drawings for measurements.
 Call or email MGA for dimension clarifications.

Title
EX. PLANS

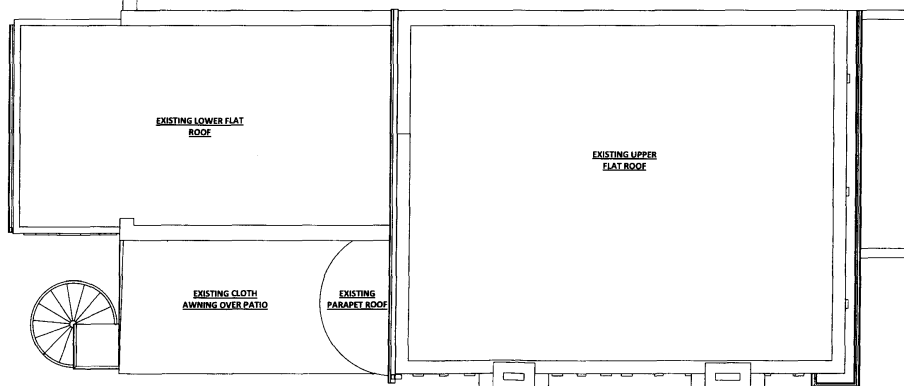
Sheet Number
0.3



EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



EXISTING FOURTH FLOOR PLAN
1/4" = 1'-0"



PROPOSED ROOF PLAN
1/4" = 1'-0"

NOTE:
THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE
DEFINITION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD
CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR
TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF
ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.


MANGAN GROUP
 ARCHITECTS
 7034 CARROLL AVE, SUITE 3
 TAKOMA PARK, MD 20912
 (P) 301.589.7900
 (F) 301.589.7911
 WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information
Name & Address:

Key Plan

Project Information
Project Number: 10038
Project Name:
1830 24th Street
Project Address:
1830 24th Street NW
Washington DC 20008

Project Issue Status:
☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:
XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information
 Actual Plot Date: 2/9/2012 5:00:39 PM
 Drawn By: JY Approved By: JYM
 Scale: 1/4" = 1'-0"
 Full size original sheet is 24" x 36".
 Do not scale drawings for measurements.
 Call or email MGA for dimension clarifications.

Title
EX. PLANS

Sheet Number
0.3a

C:\Users\jym\Documents\10038_Ruth Properties - 1830 24th Street - Dec 2011 - Jane Ruth Center_gymlab.docx

Professional Certification:

Builder / Contractor Information
Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:
1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/7/2012 5:04:25 PM

Drawn By: JIM Approved By:

JIM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

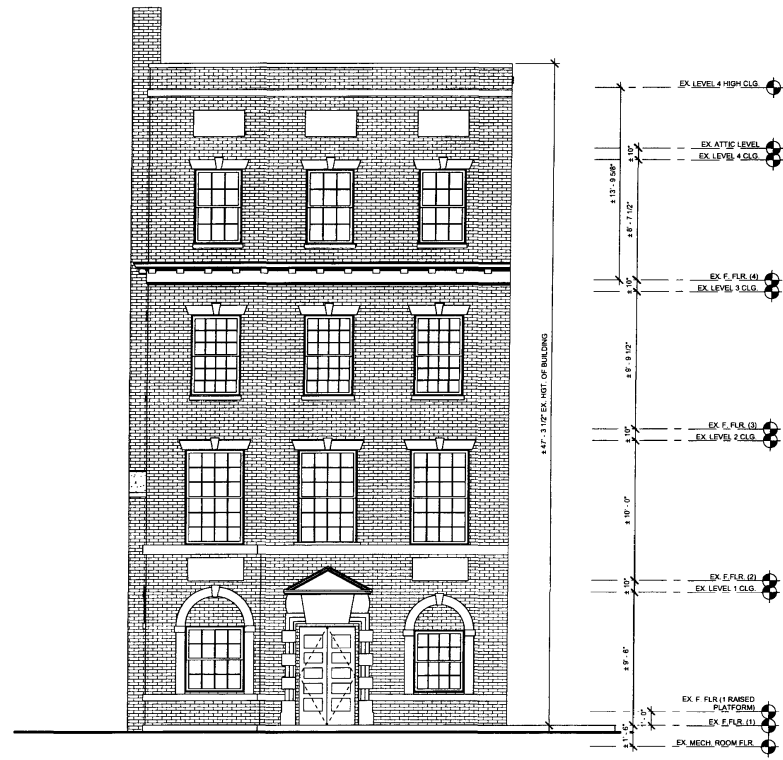
Call or email MGA for dimension clarifications.

Title:

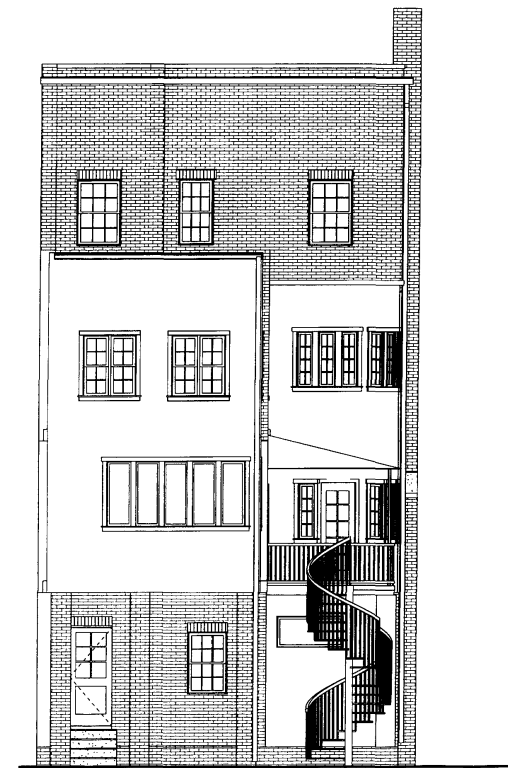
EX. ELEVATIONS

Sheet Number:

0.3b



EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"

NOTE:

THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.



EXISTING LEFT ELEVATION
1/4" = 1'-0"

NOTE

THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.


MANGAN GROUP
 ARCHITECTS
 7034 CARROLL AVE, SUITE 3
 TAKOMA PARK, MD 20912
 (P) 301.589.7900
 (F) 301.589.7911
 WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information
 Name & Address:

Key Plan

Project Information
 Project Number: 10038
 Project Name:
1830 24th Street
 Project Address:
 1830 24th Street NW
 Washington DC 20008
 Project Issue Status:
☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION
 Project Submission Issue Date:
 XX/XX/XXXX

Revision Log

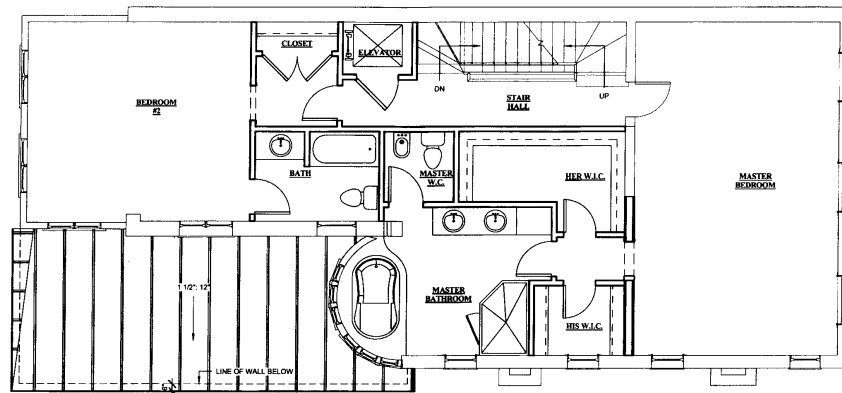
Δ #	Date	Description

Drawing Sheet Information
 Actual Plot Date:
 2/9/2012 5:04:33 PM
 Drawn By: J. Approved By:
 JV JIM
 Scale:
 1/4" = 1'-0"
 Full size original sheet is 24" x 36".
 Do not scale drawings for measurements.
 Call or email MGA for dimension clarifications.
 Title:
EX. SIDE ELEVATION
 Sheet Number:
0.3c

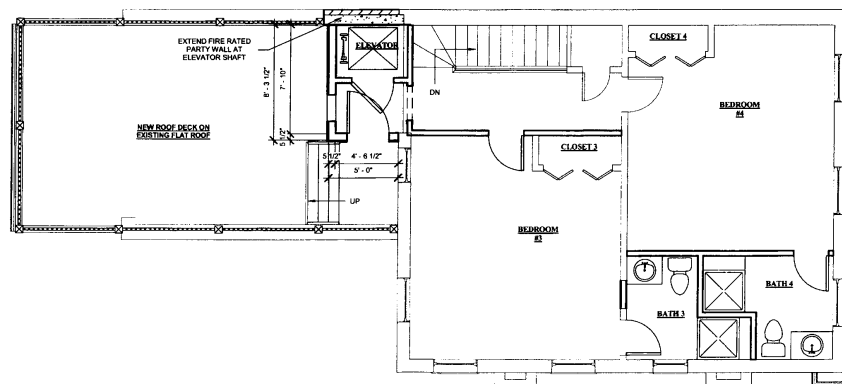
Exhibit D



\\saturn\share\projects_ManganGroup_P\Projects\Young Remodeling\Nitch Properties\1830 24th Street\Nitch Properties - 1830 24th Street - Zoning Exhibit Model.rvt



PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"



7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/26/2012 5:01:06 PM

Drawn By: J. Approved By:

JV JIM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

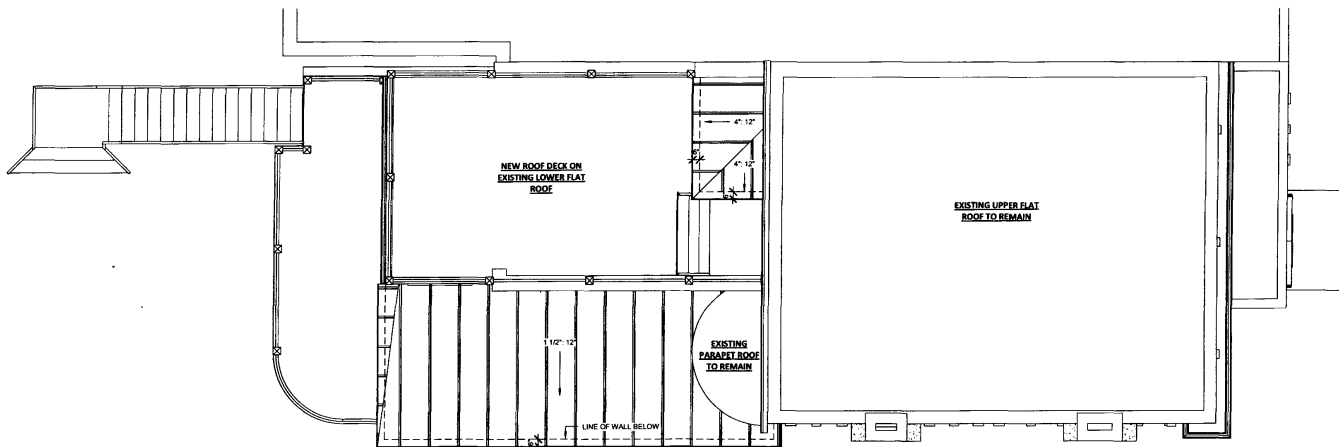
Call or email MGA for dimension clarifications.

Title

THIRD AND FOURTH FL. PLAN

Sheet Number

1.2



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Rev	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:06:17 PM

Drawn By: J. Approved By:

JV JIM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

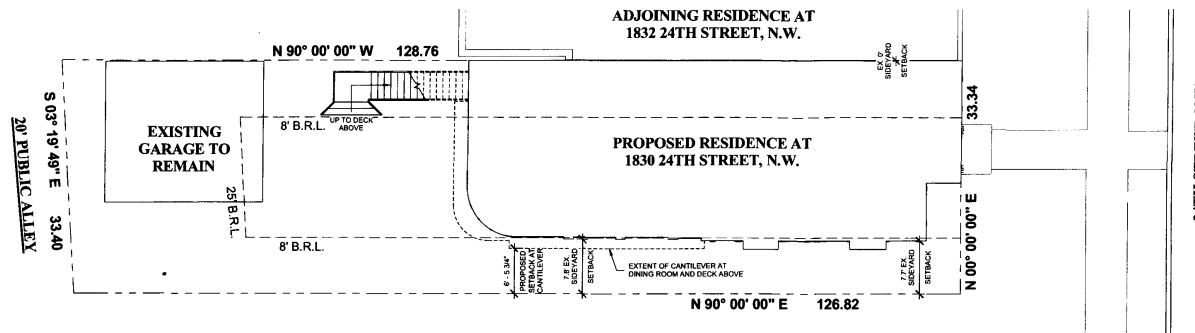
Call or email MGA for dimension clarifications.

Title

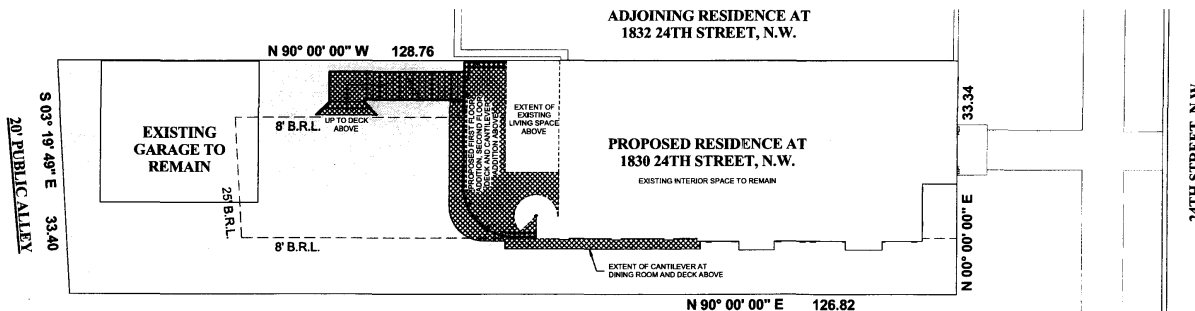
ROOF PLAN

Sheet Number

1.3



PROPOSED SITE PLAN - SHOWING SETBACKS
1/8" = 1'-0"



PROPOSED SITE PLAN - LOT OCCUPANCY DIAGRAM
1/8" = 1'-0"



MANGAN GROUP
ARCHITECTS
7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/7/2012 5:06:48 PM

Drawn By: JIM

Approved By: JIM

Scale:

1/8" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

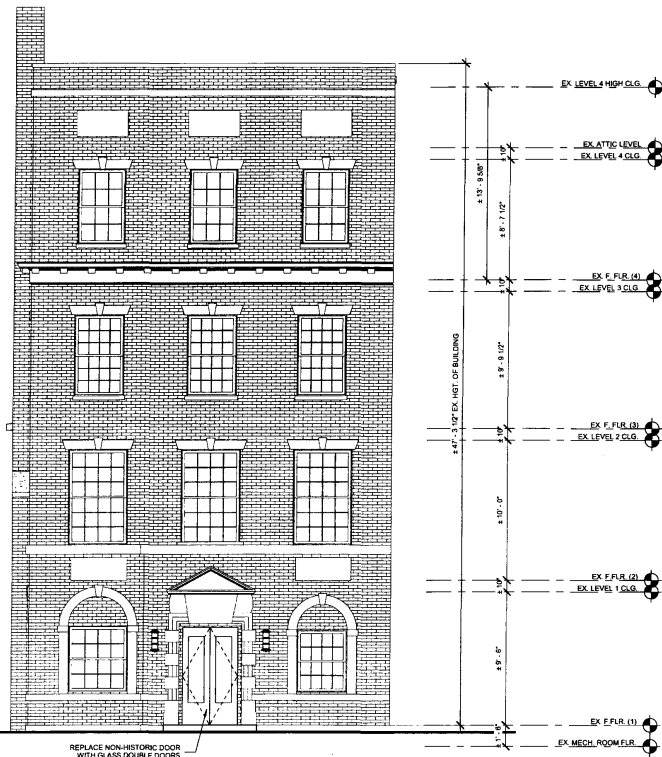
Call or email MGA for dimension clarifications.

Title:

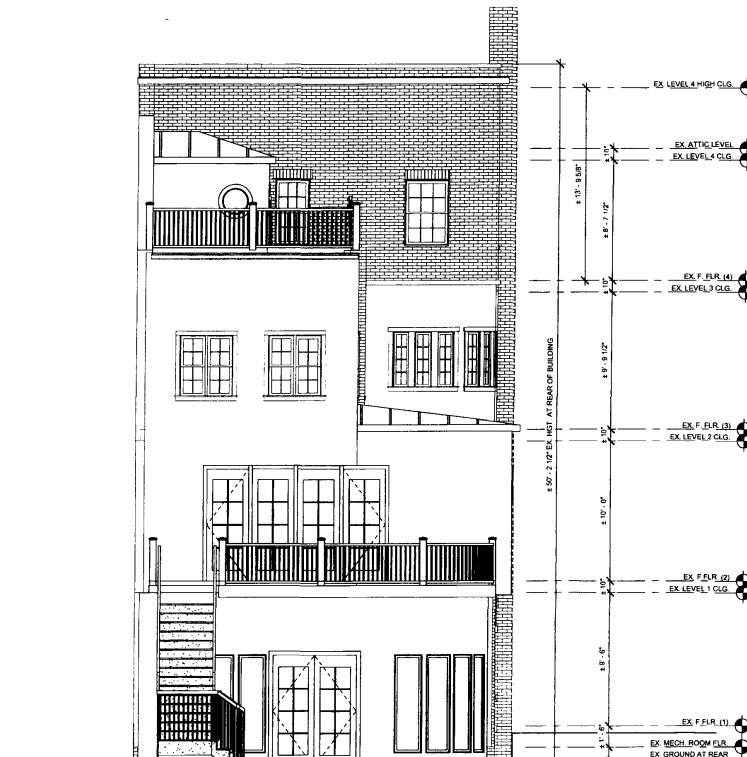
ZONING EXHIBIT

Sheet Number

1.4



REPLACE NON-HISTORIC DOOR
WITH GLASS DOUBLE DOORS



NEW ADDITION TO BE STUCCO
TO MATCH EXISTING REAR
BUILDING CONSTRUCTION

FRONT ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2013 5:08:04 PM

Drawn By: J. Approved By:

XXX Approver

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarifications.

Title:

ELEVATIONS

Sheet Number

2.0

Δ #	Date	Description



LEFT ELEVATION
1/4" = 1'-0"

Exhibit E

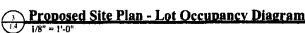
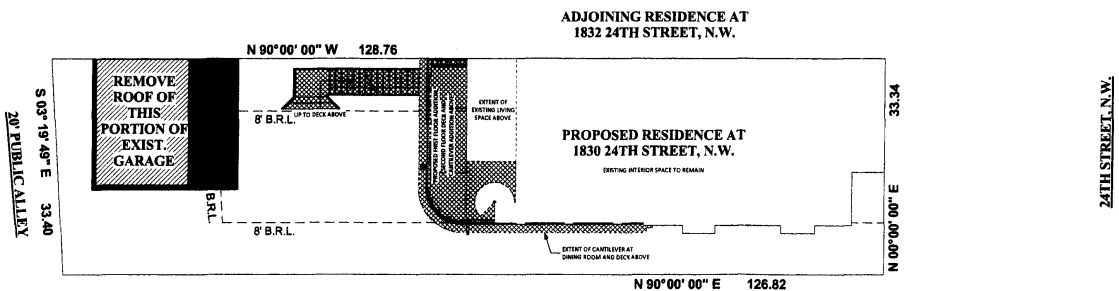
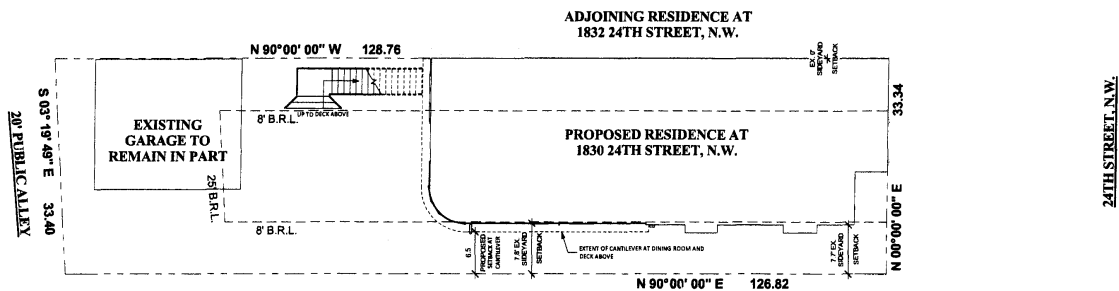
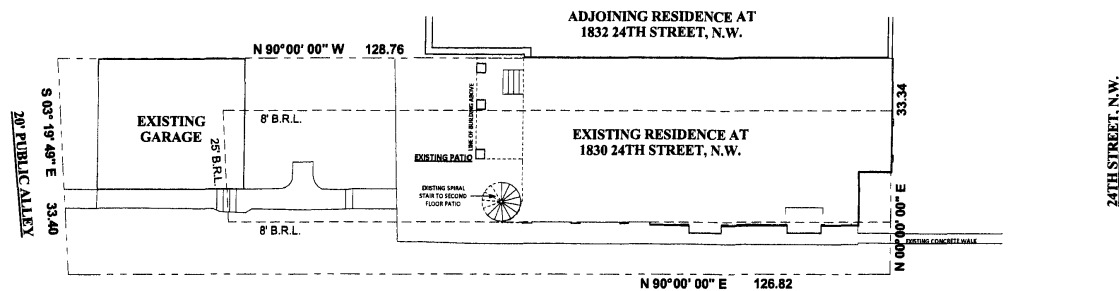
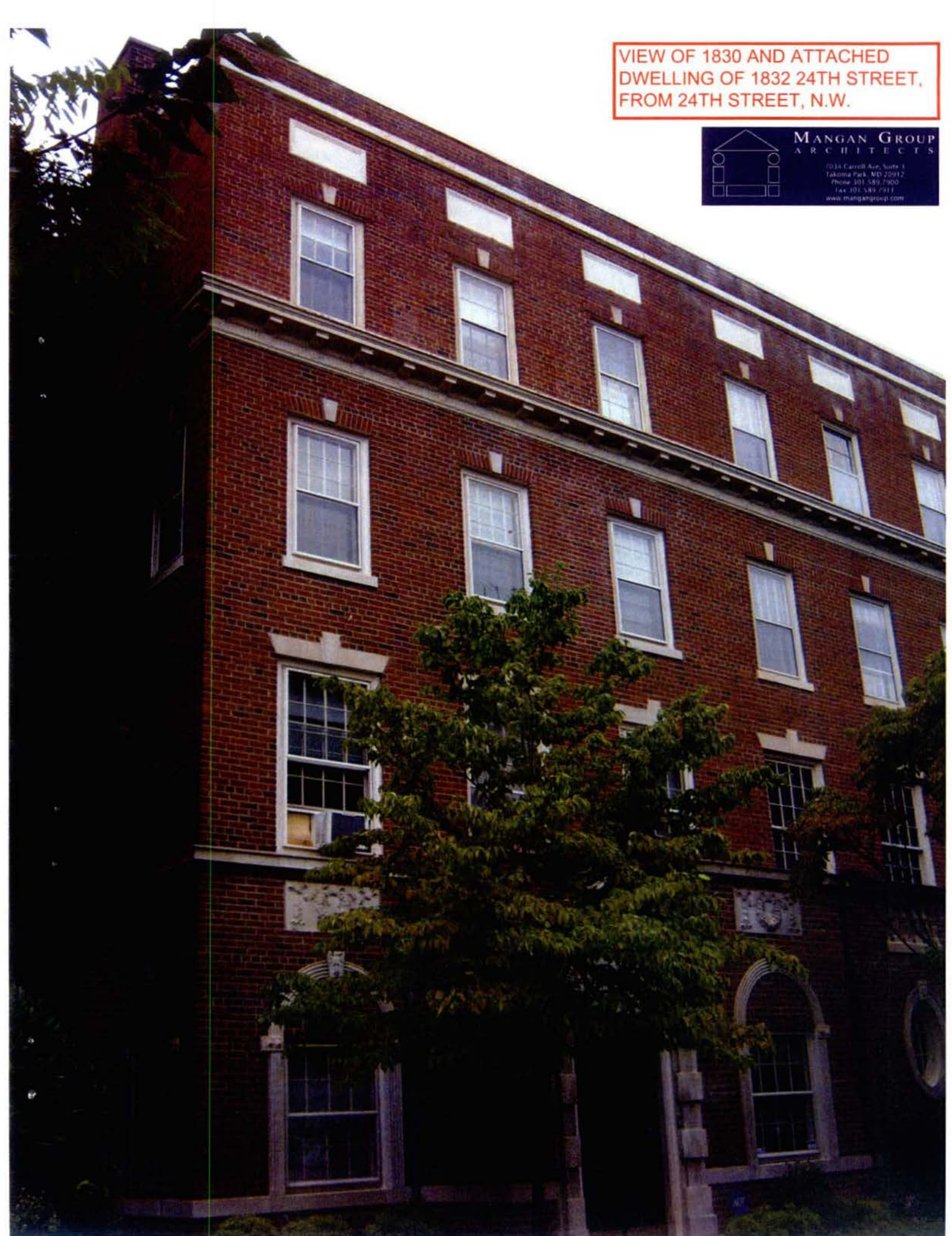
[illegible]

Exhibit F

VIEW OF 1830 AND ATTACHED
DWELLING OF 1832 24TH STREET,
FROM 24TH STREET, N.W.



REAR VIEW OF 1832 (LEFT) AND
1830 (RIGHT) 24TH STREET, N.W.



MANGAN GROUP
ARCHITECTS

2034 Carroll Ave, Suite 1
Takoma Park, MD 20912
Phone: 301.589.7900
Fax: 301.589.7911
www.mangangroup.com



REAR VIEW OF 1830 (LEFT) AND
1824 (RIGHT) 24TH STREET, N.W.



MANGAN GROUP
ARCHITECTS
2014 Carroll Ave. Suite 3
Takoma Park, MD 20912
Phone: 301.589.7900
Fax: 301.589.7911
www.mangangroup.com



