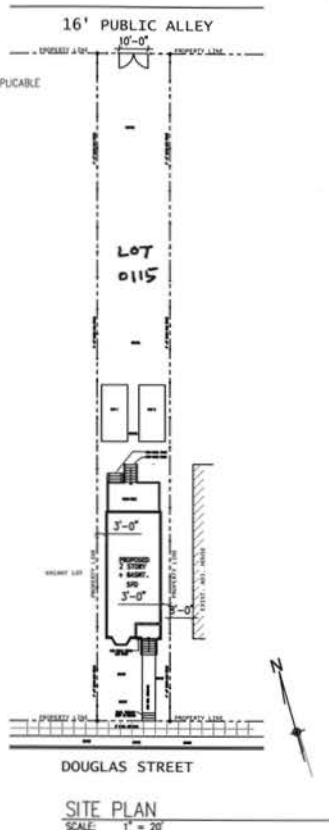


PROPOSED NEW
SINGLE FAMILY DWELLING
LOCATED AT
4336 DOUGLAS STREET, N.E.
WASHINGTON D.C. 20019

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REMARKS:

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AND APPLICABLE SECTIONS AND REQUIREMENTS:
IBC 2006
IMC 2006 (MECHANICAL)
IPC 2006 w/a MODIFICATION
IFC 2003
ICC 2003
NFPA 2003
NEC 2005
ANSI 117.1 ACCESSIBILITY



PROPERTY OWNER'S NAME:

MR. LAWAL ABUDUL GANIYU
4336 DOUGLAS STREET, NE
WASHINGTON D.C. 20019

LOT: 0115
BLOCK: 204
LOT AREA: 7,254 SF
VARD: 7
ZONING DESIGNATION: R1B
2006 LDC CODE USE GROUP: R1B
2006 LDC CODE CONSTRUCTION TYPE: SB
2006 LDC CODE SET



THE VACANT LOT (0115) AND ADJACENT PROPERTY

ZONING DATA / CODE ANALYSIS

CODE ITEM	ALLOWED / REQUIRED	PROPOSED / PROVIDED
APPLICABLE ZONING CODE	2006 DCMR 11 FEBRUARY, 2006 & AMENDMENTS	2006 DCMR 11 FEBRUARY, 2006 & AMENDMENTS
ZONING DESIGNATION	R1B	R1B
USE TYPE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
SITE AREA	SF 5,645	5'645 SF
LOT WIDTH (MIN.)	50' (MIN. REQUIRED LOT WIDTH)	25'
GROSS FLOOR AREA (FOOTPRINT)	1,048SF	1,048 SF
NUMBER OF STORES	2 STORES + BASEMENT	2 STORES + BASEMENT
OVERALL BUILDING HEIGHT	40'	28'-11"
PERCENTAGE OF LOT OCCUPANCY	40%	19%
F.A.R.	N/A	N/A
FRONT YARD (BLDG. RESTRICT LINE)	(BLDG. RESTRICT LINE)	(BLDG. RESTRICT LINE)
SIDE YARD	8'	3' (SPECIAL EXCEPTION)
REAR YARD	20'	46'
CLOSED COURT YARD	N/A	N/A
OPEN COURT YARD	N/A	N/A
INDOOR RECREATION	N/A	N/A
OUTDOOR RECREATION	N/A	N/A
ROOF STRUCTURE	SHINGLES	SHINGLES
PARKING	2	2

REMARKS:

BUILDING DATA / CODE ANALYSIS

CODE ITEM	ALLOWED / REQUIRED	PROPOSED / PROVIDED
APPLICABLE BUILDING CODE	IRC 2006, IRC 2006 AND REVISED 2006 DCMR 12 SUPPLEMENT	IRC 2006, IRC 2006 AND REVISED 2006 DCMR 12 SUPPLEMENT
USE GROUP	R1B	R1B
CONSTRUCTION TYPE	SB	SB
GROSS FLOOR AREA	1,048 SF	1,048 SF
CONSTRUCTION PROPOSED	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
NUMBER OF STORES	2 STORES + BASEMENT	2 STORES + BASEMENT
NUMBER OF EXITS	2	2
CORRIDOR WIDTH	3'-0"	3'-4"
APPLICABLE FIRE CODE	NFPA 13R, IRC 2006, IRC 2006 AND REVISED 2006 DCMR 12 SUPPLEMENT	NFPA 13R, IRC 2006, IRC 2006 AND REVISED 2006 DCMR 12 SUPPLEMENT
FIRE PROTECTION	EXTERIOR WALLS-2 HRS	EXTERIOR WALLS-2 HRS
MAIN STRUCTURAL MATERIALS	MASONRY & WOOD	MASONRY & WOOD
PROPERTY PARTY WALL	1 HOUR SEPARATION	1 HOUR SEPARATION
APPLICABLE ENERGY CODE	2006 IECC	2006 IECC (RESIDENTIAL)

REMARKS:

18381

REVISED
DRAWINGS



CLARENCE MOBLEY ASSOCIATES, PC

ARCHITECTS/ENGINEERS

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E-MAIL: CLARENCEMOBLEY@GMAIL.COM

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18381

EXHIBIT NO. 33

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License No.: _____ Expiration Date: _____

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ARCHITECT:

M. CLARENCE MOBLEY, AIA

1600 MONROE STREET, NE

WASHINGTON, DC 20018

202 832-0275

ZONING HEARING

Drawing Name:

COVER SHEET

Spec. Division/Section:

TITLE, ZONING DATA & BUILDING DATA

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Board of Zoning Adjustment

District of Columbia

CASE NO. 18381

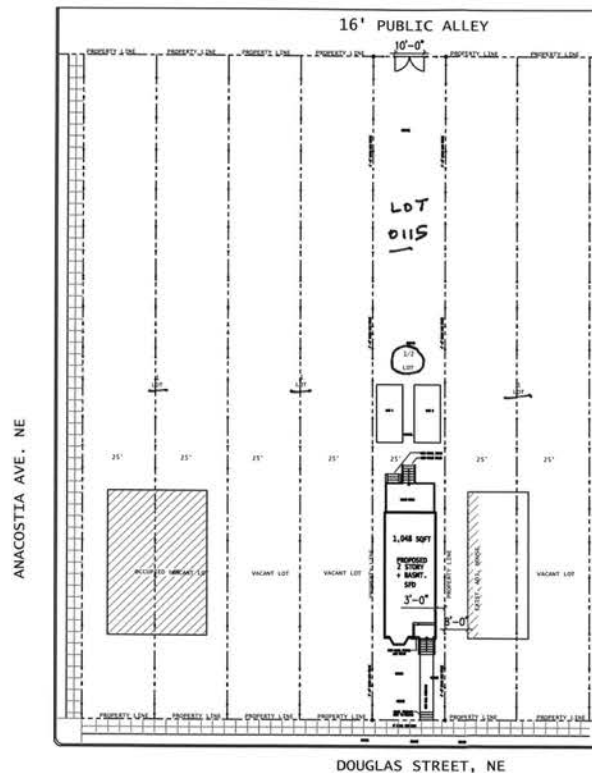
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WE ARE REQUESTING FOR A VARIANCE FOR PROPERTY AS SHOWN FOR LOT 0115. 3'-0" OF SPACE IS ALLOWED BETWEEN THE PROPERTY LINE ON BOTH SIDES OF THE PROPERTY A SPACE OF 8'-0" IS ALLOWED BETWEEN THE PROPERTY LINE AT LOT 0115 TO THE BUILDING AT THE ADJACENT LOT TO THE RIGHT. WINDOWS ON THE PROPERTY HAVE BEEN ADJUSTED SO AS NOT TO LOOK DIRECTLY INTO WINDOWS OF THE ADJACENT HOUSE ON THE RIGHT. IN REGARD TO PARKING, AMPLE PARKING IS AVAILABLE ON THE STREET, AND THE OWNER AT THE ADJACENT LOT CAN CHOOSE TO PARK ON HER ADDITIONAL 25'-0" LOT, WE WOULD NOT HAVE TO MAKE PROVISIONS FOR HER TO PARK ON A PORTION OF OUR LOT. THE CODE REQUIRES 50' PER LOT.

MY CLIENT BOUGHT THE 1/2 LOT AND ASKED THE TENANT ON HIS LEFT TO SALE THE 1/2 VACANT LOT TO HIM BUT THE DEAL DID NOT GO THROUGH. MY CLIENT WANTS TO LIVE IN THE HOUSE. I CHECKED WITH THE PLANNING OFC OF DCRA AND WAS ASKED THE ADJUST MY WINDOWS AND TO PROVIDE 3' SIDE YARD EA. SIDE OF THE PROPERTY IMPROVEMENT. THE USE OF THIS SPACE WOULD PROVIDE INCOME IN TAXES AND MAINTAINANCE FOR THIS LAND AND HOUSING FOR THE CITY.



ZONING VARIANCE PLAN
SCALE: 1" = 20'

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ARCHITECT:
M. CLARENCE MOBLEY, AIA



CERTIFICATION

The intent of the design/drawings delineated herein was designed/drawn by me or under my supervision with approval to the Owner named below, and are accurate to the best of my knowledge, information and belief. Any construction deviation in design or detailing shall not be the responsibility of the Architect without written directive or revised drawing.



CLARENCE MOBLEY ASSOCIATES, PC

ARCHITECTS / ENGINEERS

1800 MONROE ST N.E.
WASHINGTON, D.C. 20018

OFFICE: 202.133.0275

AS: CLARENCE@GLEYBORNA.COM

Donor's Name / Address

MR. LAVAL ABUDUL GANIYU
4336 DOUGLAS STREET, NE
WASHINGTON D.C. 20019

Project Name / Address

PROPOSED NEW FAMILY DWELLING
LOCATED AT
4336 DOUGLAS STREET, N.E.
WASHINGTON D.C. 20019

LOT: 0115
 SIGNED: 5056
 LOT AREA: 51654 S.F.
 WARD: 7
 ZONING DESIGNATION:
 2006 L.C. CODE: USE GROUP R13
 2006 L.C. CODE: CONSTRUCTION TYPE: SB
 2009 BOM CODE: 12

[illegible]

REVISION	SCHEDULE

Drinking Water

ZONING VARIANCE PLAN

Spec. Division/Section

ZONING

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	Reviewed by	
Architect's Project Number 201206	Plot by	
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	Plot Style	

Z

