



1617 19TH STREET, NW
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1617 19TH STREET, NW- REAR



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1619 & 1617 19th Street, NW

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

1617-1619 19TH STREET, NW

- 1617 19TH ST. EXISTING APT. BLD. - (3) UNITS, 3-STORY ROWHOUSE. PROPOSED REAR ADDITION INCLUDES COVERED WALKWAY AND TWO-STORY 16'-0" X 19'-10" ADDITION.
- 1619 19TH ST. EXISTING SINGLE FAMILY 3-STORY ROWHOUSE. PROPOSED REAR ADDITION INCLUDES COVERED WALKWAY AND TWO-STORY 16'-0" X 19'-10" ADDITION.



1 PROPOSED REAR ELEVATION
SCALE 3/32"=1'-0"

BZA SUBMISSION

BZA Relief Requested - Lot Occupancy, FAR, Rear Yard, Courts

LIST OF DRAWINGS:

- A0.0 COVER SHEET
- A0.1 SNIDER & ASSOCIATES SURVEY
- A0.2 SITE PLANS- EXISTING & PROPOSED
- A0.3 SITE PHOTOS
- A0.4 SITE PHOTOS AT REAR
- A0.4A SITE PHOTOS- EXISTING ALLEY CONDITIONS AT REAR
- A0.5 AERIAL PHOTO
- A1.1 EXISTING 1ST & 2ND FLOOR PLANS
- A1.2 EXISTING 3RD FLOOR PLANS
- A1.3 PROPOSED 1ST & 2ND FLOOR PLANS
- A1.4 PROPOSED 3RD FLOOR PLANS
- A2.1 EXISTING WEST/FRONT & EAST/REAR ELEVATIONS
- A2.2 EXISTING NORTH/SIDE & SOUTH SIDES ELEVATIONS
- A2.3 PROPOSED WEST/FRONT & EAST/REAR ELEVATIONS
- A2.4 PROPOSED NORTH/SIDE & SOUTH SIDES ELEVATIONS

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18675
EXHIBIT NO. 11

COVER SHEET A.0.0

Board of Zoning Adjustment
District of Columbia
CASE NO. 18675
EXHIBIT NO. 11
Date: 09/14/13

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NOTES:

1. All property corners have been recovered or set and verified per field survey performed April 8, 2013.
2. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
3. REVISED: 07-09-2013.

19TH STREET, N.W.

NORTH 18.05' (SURVEY) NORTH 16.05' (RECORD)
NORTH 18.0' (RECORD) NORTH 16.0' (RECORD)

PLAT OF SURVEY LOTS 18 & 19, SQUARE 134 WASHINGTON DISTRICT OF COLUMBIA



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON A FIELD SURVEY PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED AND HAVE BEEN DETERMINED TO BE IN RELATIVE AGREEMENT WITH THE RECORD INFORMATION AS SHOWN.

DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. 12 000632

REFERENCES

PLAT BK. 35

PLAT NO. 456

LIBER

FOLIO

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.:

PROP. CORRS.: 4-5-13



SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-0100, Fax 301/948-1286

SCALE: 1" = 10'

DRAWN BY: E.H.

JOB NO.: 13-200319

LOT 20
EAST 100.20' (SURVEY)
EAST 100.0' (RECORD)

EAST 100.20' (SURVEY)
EAST 100.0' (RECORD)

WEST 100.0' (RECORD)
WEST 100.20' (SURVEY)

PLAT BOOK 35 PLAT NO. 456

SOUTH 16.0' (RECORD)
SOUTH 16.05' (SURVEY)
SOUTH 16.0' (RECORD)
SOUTH 16.05' (SURVEY)

10' PLAT NO. 456

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1619 & 1617 19th Street, NW

SNIDER & ASSOCIATES SURVEY A 0.1

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 09/14/13



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PROPOSED INFILL

1619 19th Street, NW Lot 19				
ZONING CODE	ALLOWED	EXISTING	PROPOSED	NOTES
Zoning District	R-5-B			
Overlay	DC (Dupont Circle)			
Lot Area		1,608	1,608	
Lot Width		16'-2"	16'-2"	
Gross SF		2,826	3,495	
1st Floor SF		1,070	1,417	
Lot Occupancy	60%	67%	88%	Existing nonconforming
FAR	1.8	1.8	2.2	Addition nonconforming
Stones	No Limit	3	3	Addition nonconforming
Rear Yard Setback	4'-0" per bldg height, but not less than 15'-0"	16'-11"	None	Addition nonconforming
Side Yard Setback	None required, if provided, 3'-0" per bldg height, but not less than 8'-0"	None	None	None
Closed Courts	Width: 4'-0" per bldg height, but not less than 15'-0" Area: Twice square width, not less than 350 SF	1 @ 37 SF 1 @ 269 SF	1 @ 122 SF	Existing nonconforming
Height	50'-0"	34'-0"	34'-0"	Addition nonconforming



Date: 09/14/13

VIEWS FROM 19th STREET



VIEWS FROM CORCORAN STREET



VIEWS FROM MID-ALLEY



SURROUNDING ARCHITECTURAL CONTEXT



1619 & 1617 19th Street, NW

Washington, DC
 Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

SITE PHOTOS A 0.3

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1619 & 1617 19th Street, NW

Washington, DC
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SITE PHOTOS | A 0.4

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GREEN ROOF
EXAMPLE

EXISTING ALLEY CONDITIONS



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SITE PHOTOS- EXISTING ALLEY CONDITIONS

A 0.4A

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SITE PLAN SHOWING EXISTING FOOTPRINT OF 1617 & 1619 AND ADJACENT BUILDINGS

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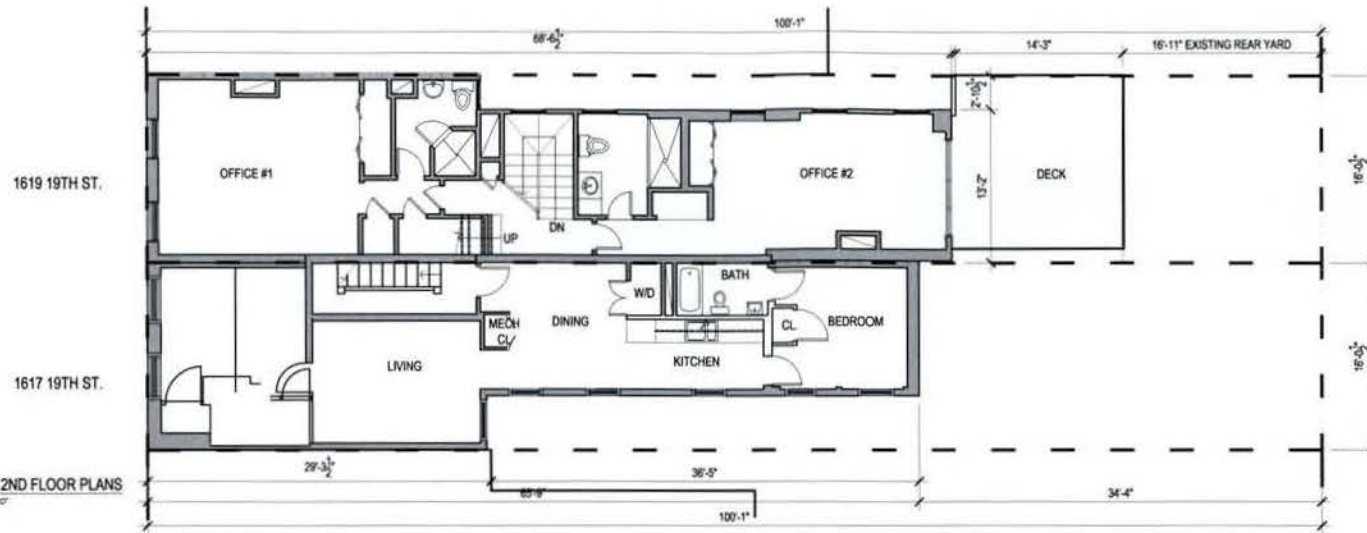
1619 & 1617 19th Street, NW

SITE PHOTOS | A 0.5

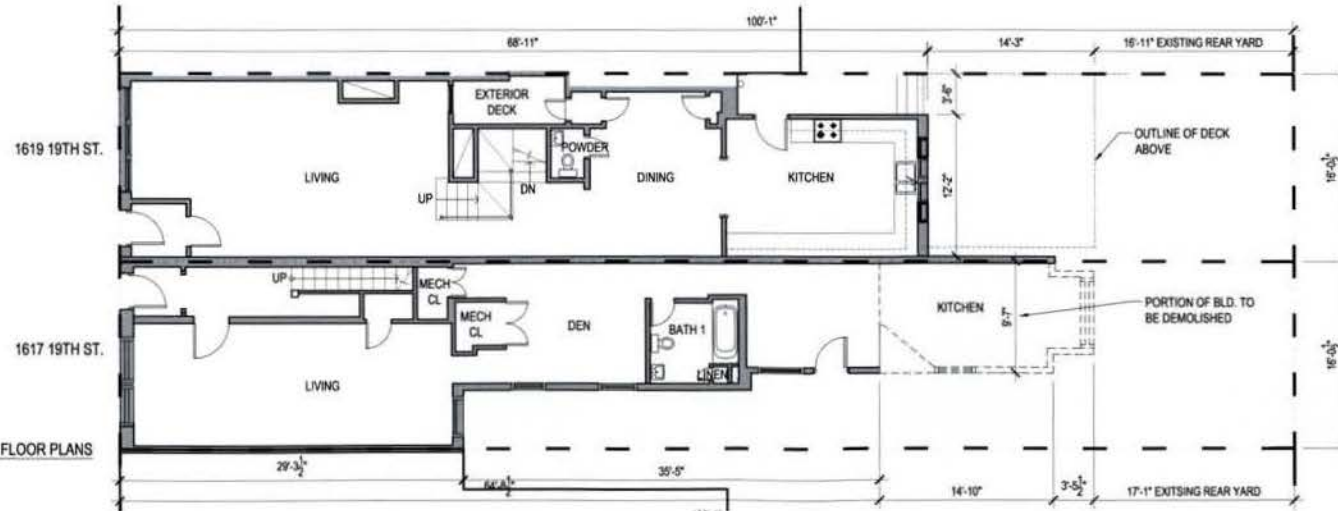
Washington, DC
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Date: 09/14/13

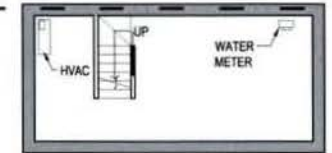
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2 EXISTING 2ND FLOOR PLANS
SCALE: 3/32"=1'-0"



1 EXISTING 1ST FLOOR PLANS
SCALE: 3/32"=1'-0"



3 EXISTING CELLAR
SCALE: 3/32"=1'-0"



1619 & 1617 19th Street, NW

EXISTING PARTIAL BASEMENT, 1ST & 2ND FLOOR PLANS

A 1.1

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1 EXISTING 3RD FLOOR PLANS
SCALE: 3/32"=1'-0"

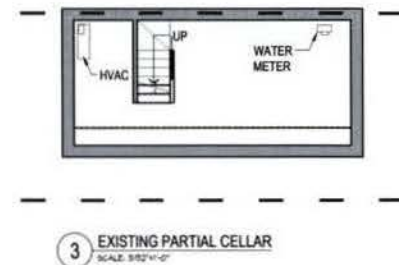
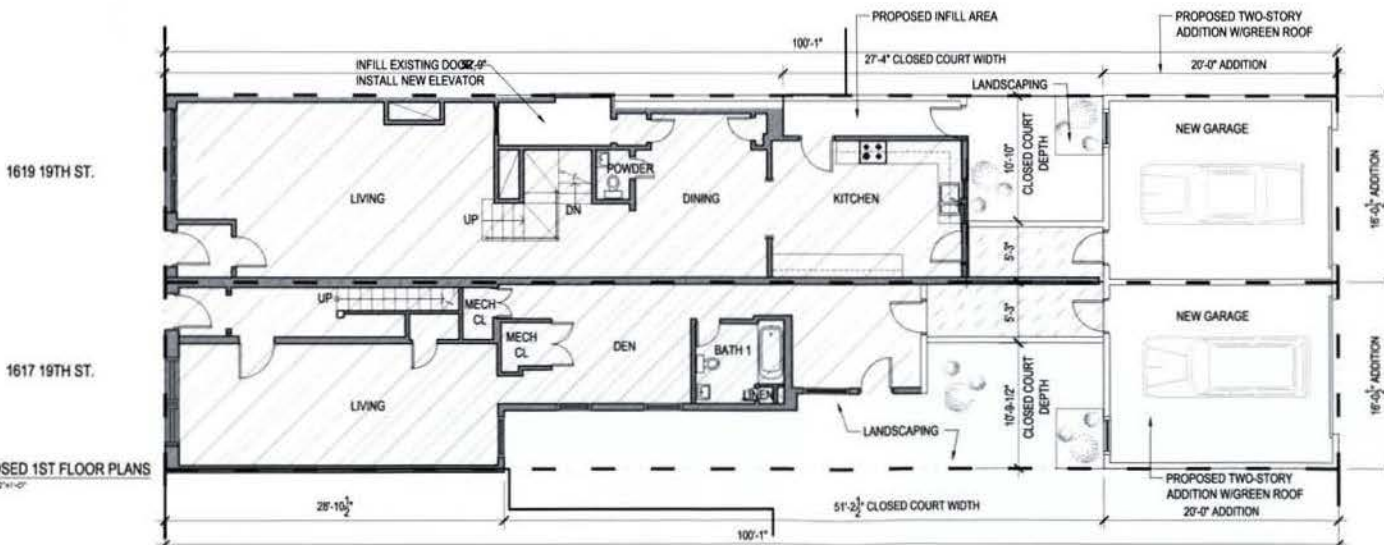
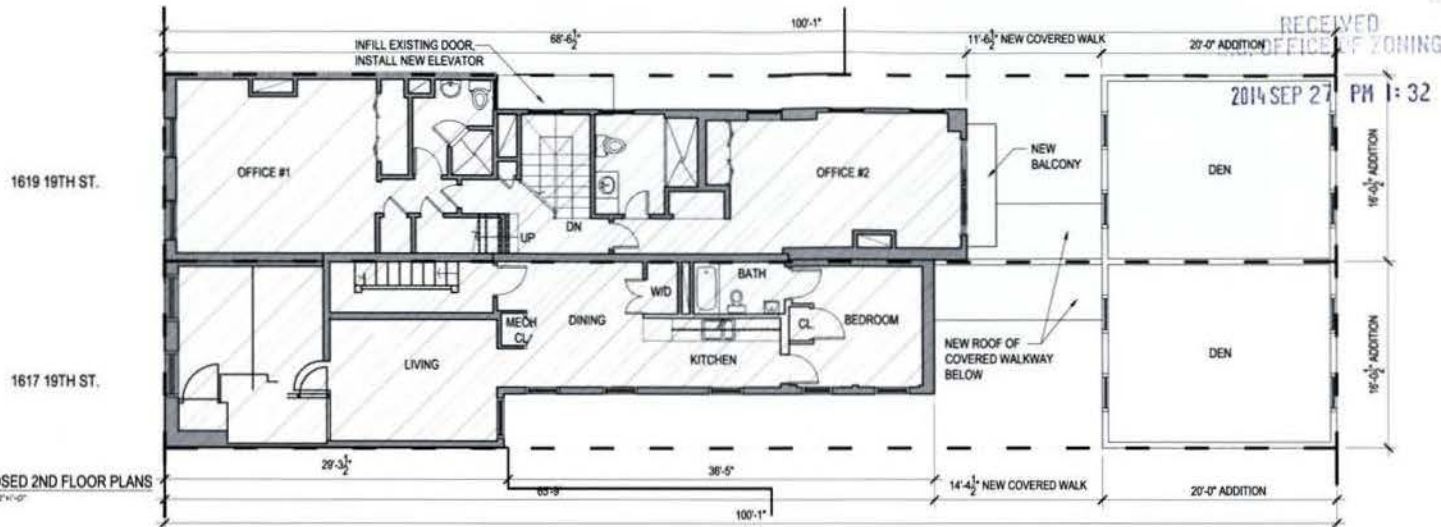
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EXISTING 3RD FLOOR PLANS

A 1.2

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1619 & 1617 19th Street, NW

PROPOSED PARTIAL BASEMENT, 1ST & 2ND FLOOR PLANS

A 1.3

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1 PROPOSED 3RD FLOOR PLANS
SCALE: 1/8" = 1'-0"

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Washington, DC
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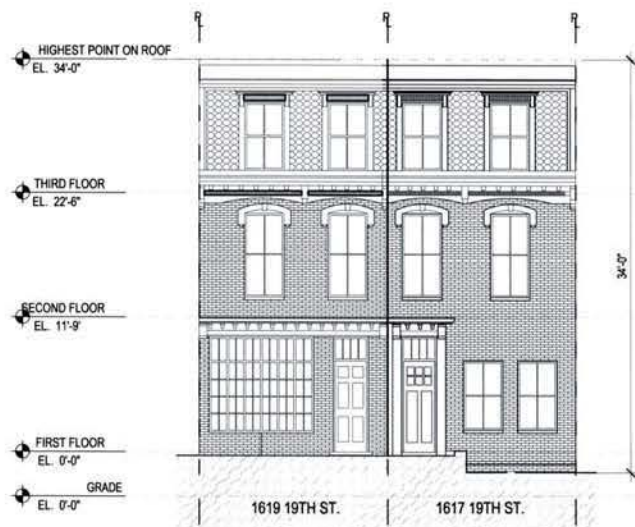
PROPOSED 3RD FLOOR PLANS

A 1.4

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1 EXISTING FRONT ELEVATIONS
SCALE: 3/32"=1'-0"



2 EXISTING REAR ELEVATIONS
SCALE: 3/32"=1'-0"

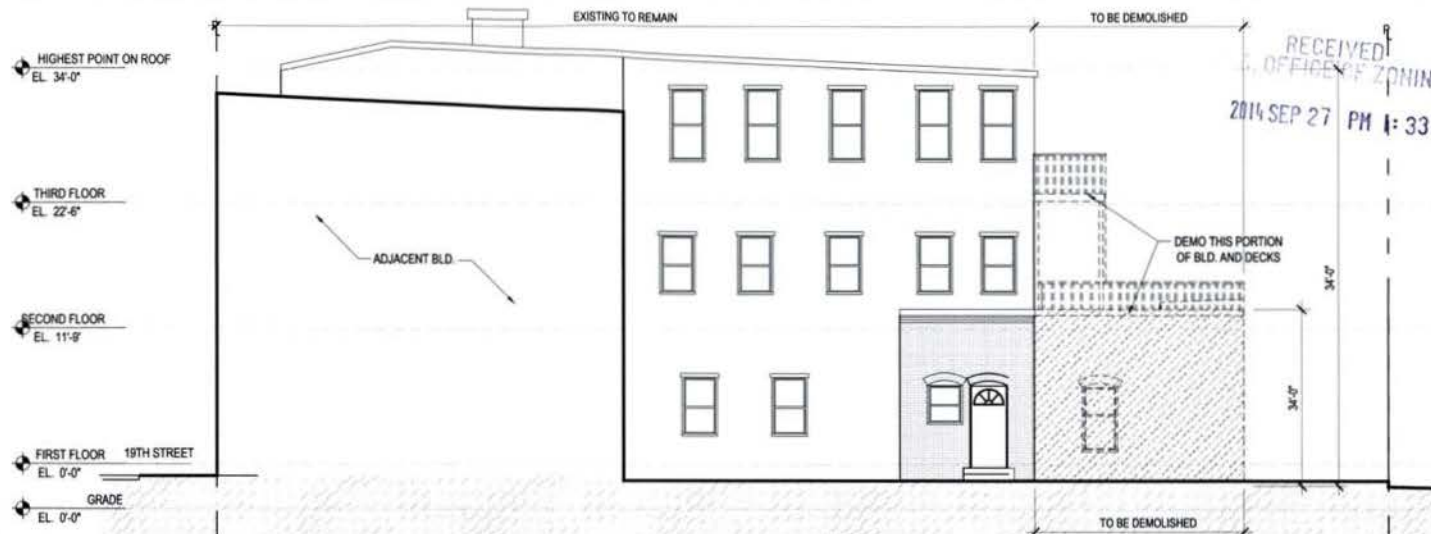
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EXISTING FRONT & REAR ELEVATIONS

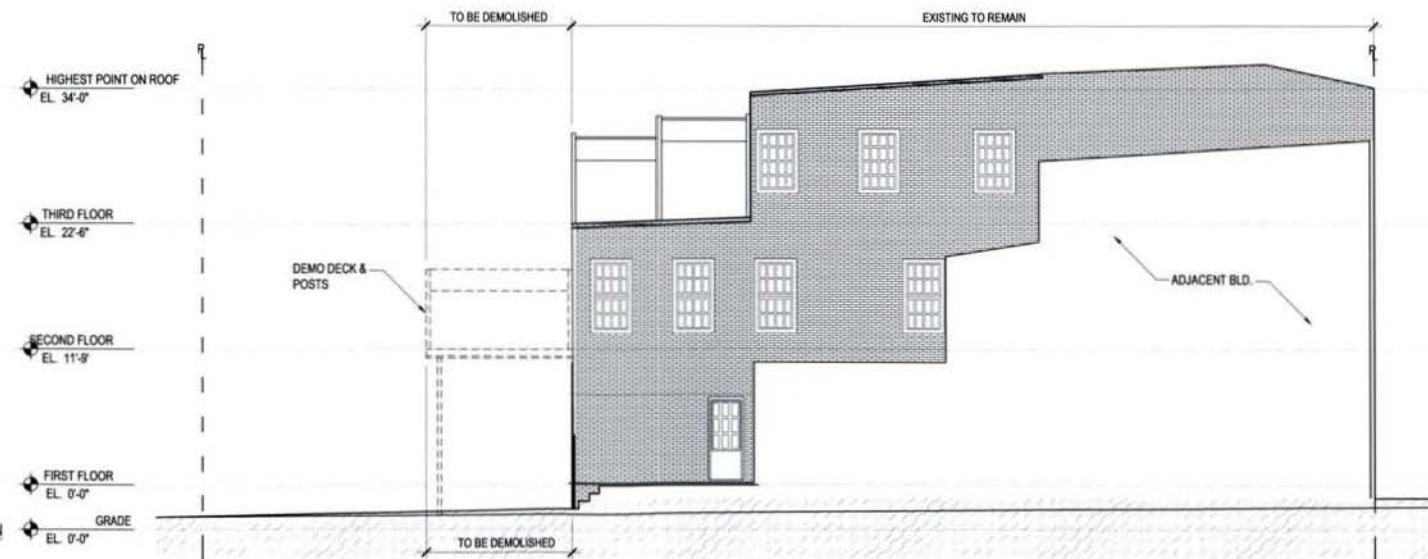
A 2.1

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1 EXISTING NORTH SIDE ELEVATION
SCALE: 3/32"=1'-0"



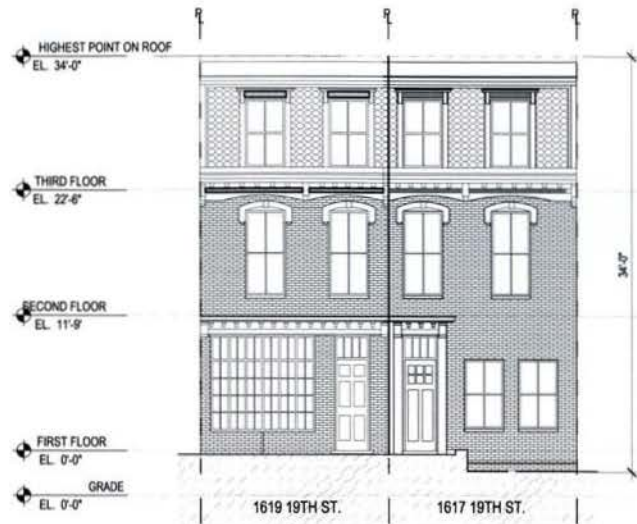
1 EXISTING SOUTH SIDE ELEVATION
SCALE: 3/32"=1'-0"

1619 & 1617 19th Street, NW

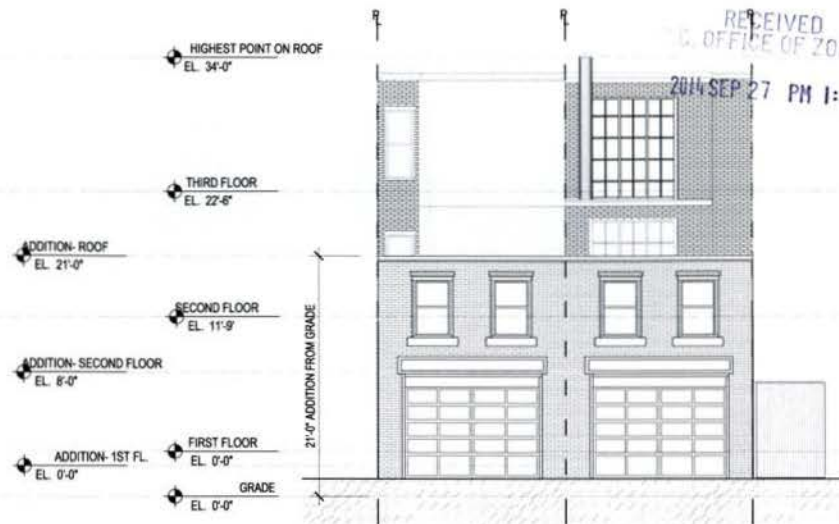
EXISTING NORTH & SOUTH SIDE ELEVATIONS A 2.2

Washington, DC
Square: 134 Lot No: 1617 19th St.- Lot 18, 1619 19th St.- Lot 19 Zone: R-5-B Overlay: DC (Dupont Circle)

Date: 09/14/13



1 PROPOSED FRONT ELEVATIONS
SCALE: 3/32"=1'-0"



2 PROPOSED REAR ELEVATIONS
SCALE: 3/32"=1'-0"

APARTMENT BUILDING



3 PROPOSED ELEV. W/ADJ. BLDGS.
SCALE: 3/32"=1'-0"



1619 & 1617 19th Street, NW

PROPOSED FRONT & REAR ELEVATIONS

A 2.3

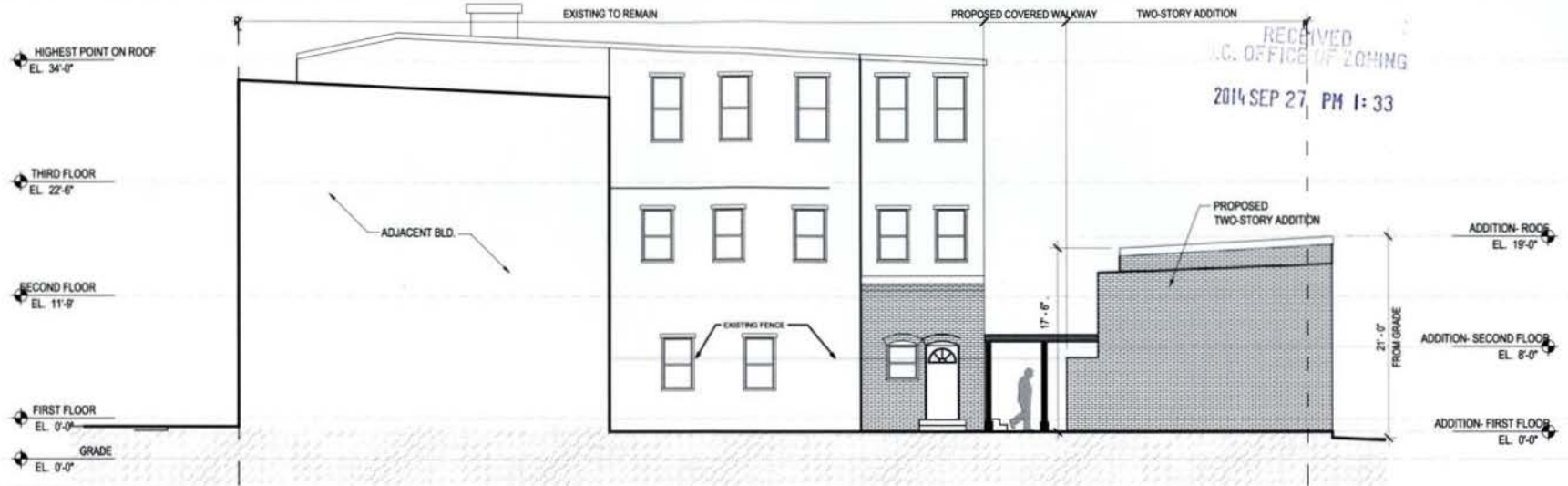
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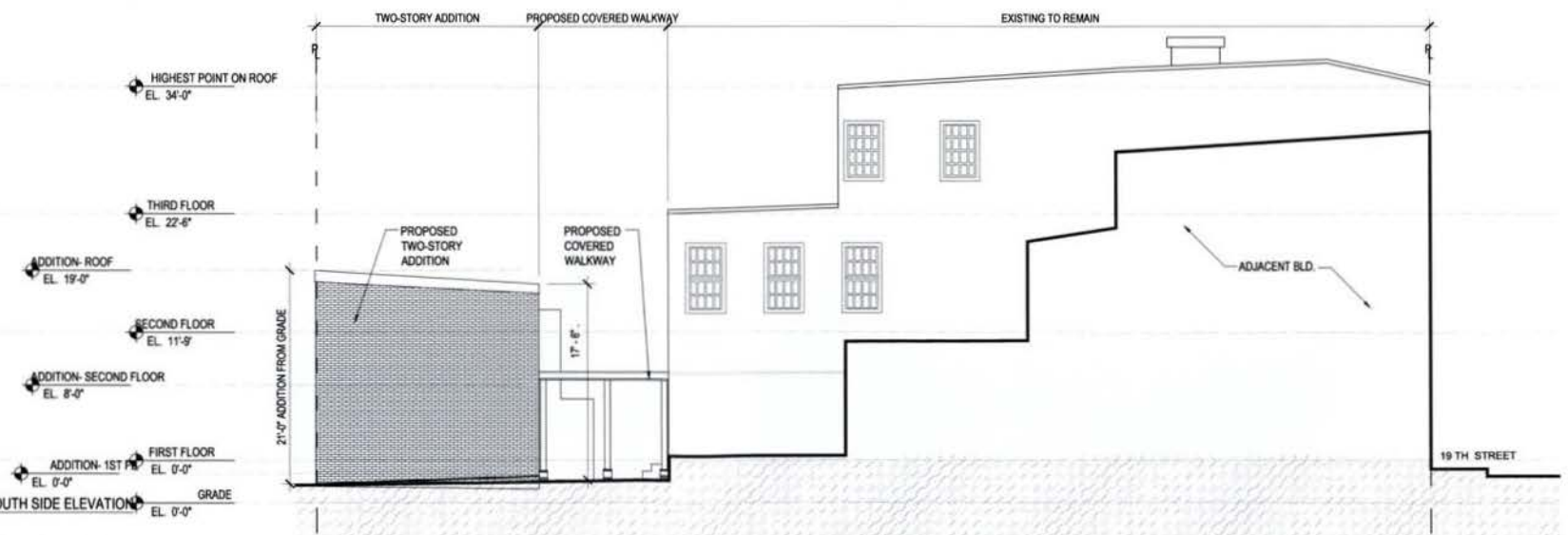
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1 PROPOSED NORTH SIDE ELEVATION
 SCALE: 5/32"=1'-0"



1 PROPOSED SOUTH SIDE ELEVATION
 SCALE: 5/32"=1'-0"



1619 & 1617 19th Street, NW

PROPOSED NORTH & SOUTH SIDE ELEVATIONS A 2.4

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Date: 09/14/13

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 10, 2013

Plat for Building Permit of: SQUARE 134 LOTS 18 - 19

Scale: 1 inch = 20 feet Recorded in Book WF. Page 5

Receipt No. 13-06895

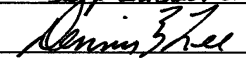
Furnished to: JENNIE GROSS


Surveyor, D.C.

By: A.S. 

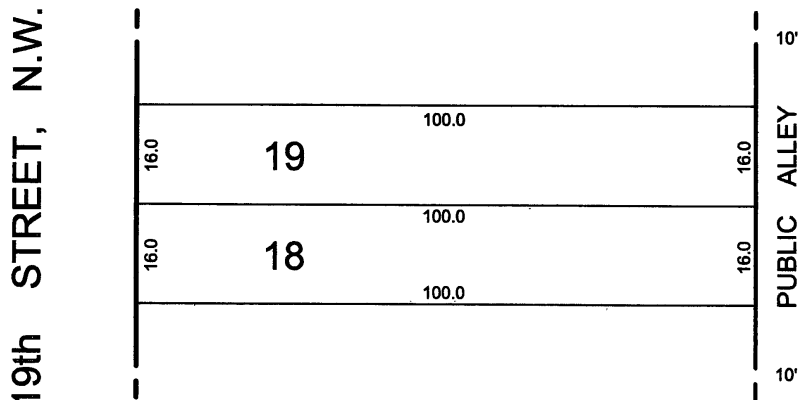
I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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 that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, 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 private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: September 24th, 2013


(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.

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OFFICE OF THE SURVEYOR

Washington, D.C., September 10, 2013

Plat for Building Permit of: SQUARE 134 LOTS 18 - 19

Scale: 1 inch = 20 feet Recorded in Book WF. Page 5

Receipt No. 13-06895

Furnished to: JENNIE GROSS

[Signature]
Surveyor, D.C.

By: A.S. *[Signature]*

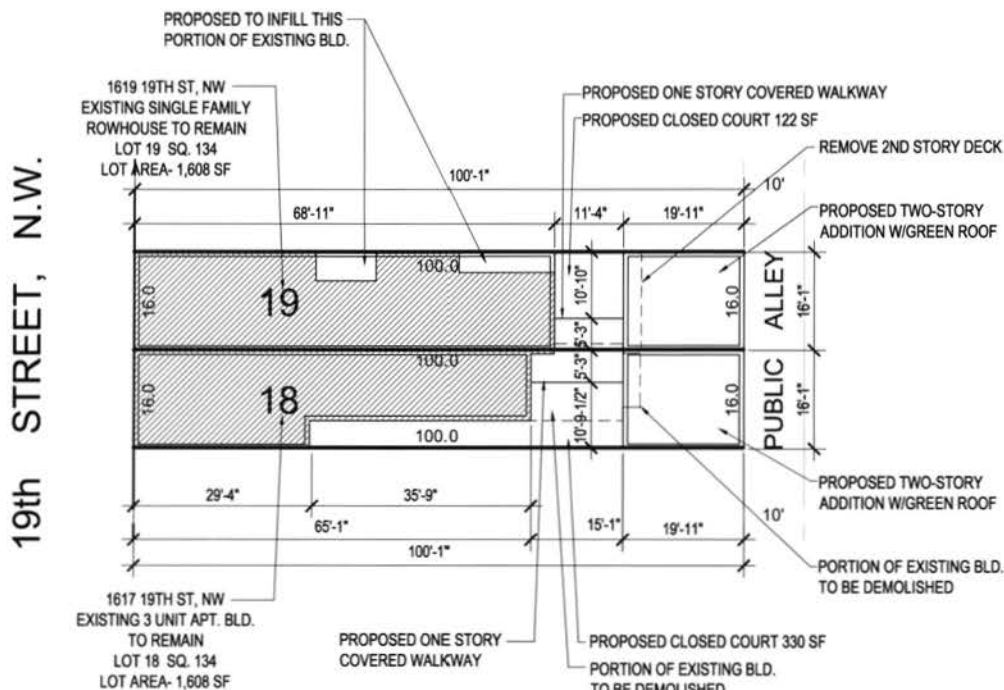
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Date: *September 24th 2013*

[Signature]

(Signature of owner or his authorized agent)

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