

EXHIBIT NO. 32

CASE NO. 18719

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PROJECT INFO:

RENOVATION/ ADDITION TO EXISTING 3 STORY HOME WITH BASEMENT
ADDRESS: 1814 24th st NW Washington DC 20008
LOCATION: LOT 0038, Square 2506

ZONING RELIEF ISSUES:
SPECIAL EXCEPTION PURSUANT TO §223.1 TO PERMIT A REAR ADDITION TO AN EXISTING NON CONFORMING SFD ROW STRUCTURE BY §2001.3 (A) (B) (1) & (2) THAT DOES NOT COMPLY WITH THE MAXIMUM LOT OCCUPANCY REQUIREMENT OF §403.2; AND OPEN COURT WIDTH REQUIREMENT OF §406.1 IN THE R-1-B RESIDENTIAL ZONE DISTRICT. (§3104.1) **BZA #18719**

ZONING: R-1-B
BACKS: SIDE: 8' (BOTH), REAR: 25'
LOT AREA: 2439 SF, (2441.9 AS SURVEYED)
AREA OF DISTURBANCE: 530 SQUARE FEET
VOLUME OF EXCAVATION: 540 CUBIC FEET
ALLOWED: EXISTING: PROPOSED:
HEIGHT TO ATTIC CLG. 40'-0" 39'-0" No Change
LOT COVERAGE: 40 % 45.9% 46.2%

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	1,120.35 SF	1,127 SF
FIRST FLOOR AREA:	1,120.35 SF	1,127 SF
SECOND FLOOR AREA:	1,120.35 SF	1,127 SF
THIRD FLOOR AREA:	730 SF	730 SF
TOTAL FLOOR AREA:	4,091 SF	4,111 SF

GARAGE AREA: 363 SF BELOW GRADE

TOTAL ZONING AREA: 1,127 SF (1ST FLOOR)

PLANS PREPARED BASED ON THE FOLLOWING CODES:

APPLICABLE BUILDING CODE: 2006 INTERNATIONAL RESIDENTIAL CODE WITH 2008 DC AMENDMENTS

PROJECT SCOPE:

RENOVATION/ ADDITION TO EXISTING 3 STORY HOME WITH BASEMENT

APPLICABLE BUILDING CODES:

- 2003 DC REGULATIONS (DCMR 11)
- 2008 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WITH THE FOLLOWING AMENDMENTS:
- 2006 ICC INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS (DCMR 12B)
- 2005 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- 2006 ICC INTERNATIONAL MECHANICAL CODE (DCMR 12E)
- 2006 ICC INTERNATIONAL PLUMBING CODE (DCMR 12F)
- 2006 ICC INTERNATIONAL FIRE CODE (DCMR 12H)
- 2006 ICC INTERNATIONAL ENERGY CONSERVATION CODE (DCMR 12I)
- 2006 ICC INTERNATIONAL EXISTING BUILDING CODE (DCMR 12J)
- ICC/ANSI A117.1 - 2003

ZONING DATA:

SQUARE NO. 2506
LOT NO. 0038
ZONING DISTRICT R-1-B
ZONING OVERLAY NONE
HISTORIC AREA SHERIDAN CIRCLE
SITE AREA 2439 (PER DC RECORD)

REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 401.1)	39'-0"	40'-0"	39'-0"
LOT AREA (ZR 401.3)	2439 SF	5000 SF	2439 SF
LOT WIDTH (ZR 401.3)	20'-0"	50'-0"	20'-0"
FLOOR AREA RATIO (ZR 402.4)	N/A	N/A	N/A
LOT OCCUPANCY (ZR 403.2)	45.9%	40 %	46.2%
REAR YARD (ZR 404.1)	55'-9"	25'	55'-9"
SIDE YARD (ZR 405.9)	NONE	8'-0"	NONE
OPEN COURT (ZR 406.1)	6.42'	10'-6"/31.5' HGT	6.42'
OFF STREET PARKING (ZR 2101.1)			

1814 24TH ST NW
WASHINGTON DC 20008

RENOVATION/ ADDITION
TO EXISTING 3 STORY
ROW HOUSE WITH BASEMENT



LOCATION MAP

Thomson & Cooke
ARCHITECTS

5232 Chevy Chase Parkway NW
Washington, DC 20015
202.747.4823
www.thomsoncooke.com

JMC Residence
1814 24th Street NW, Washington, DC, 20008.

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Cover

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REVISED	3-19-2014

T1

Board of Zoning Adjustment
District of Columbia
CASE NO.18719
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REAR EXTERIOR



FRONT EXTERIOR



REAR EXTERIOR



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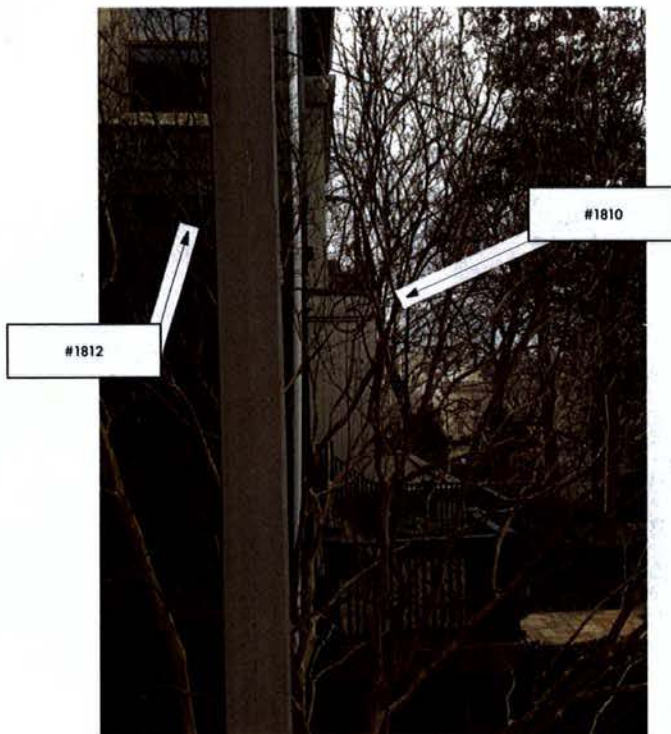
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Existing
Photographs

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T2



EXISTING REAR OF HOUSE RELATIONSHIP

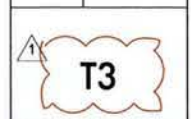


EXISTING REAR OF HOUSE RELATIONSHIP

EXISTING REAR HOUSE RELATIONSHIPS BETWEEN 1812 & 1810 24TH STREET NW

Adjacent Property
Photographs

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REAR EXTERIOR

EXISTING REAR HOUSE RELATIONSHIPS BETWEEN 1818 & 1824 24TH STREET NW

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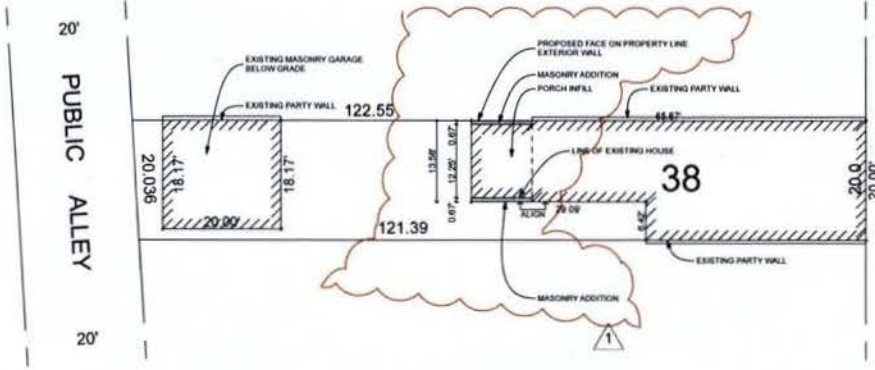
Adjacent Property
Photographs

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T4

1 PLAT PROPOSED

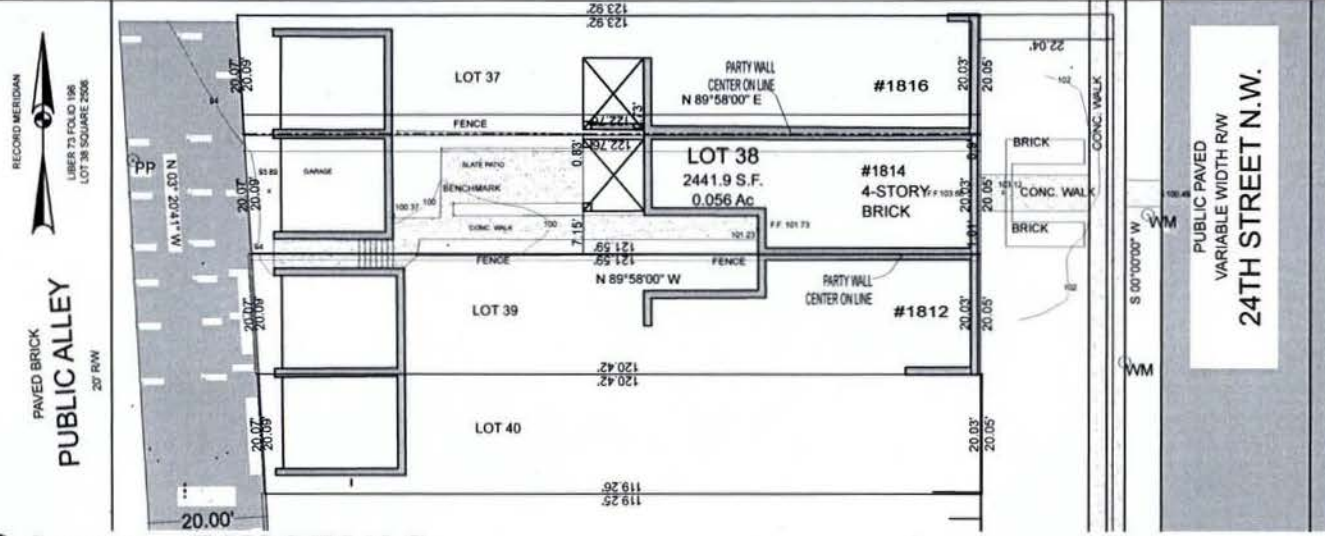
1" = 20.0'



24th STREET, N.W.

2 Survey EXISTING

1" = 20'



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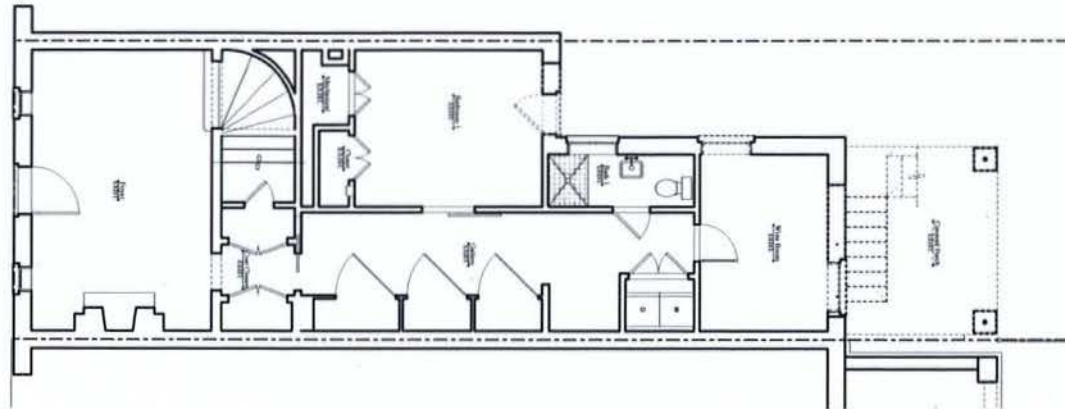
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Site Plan

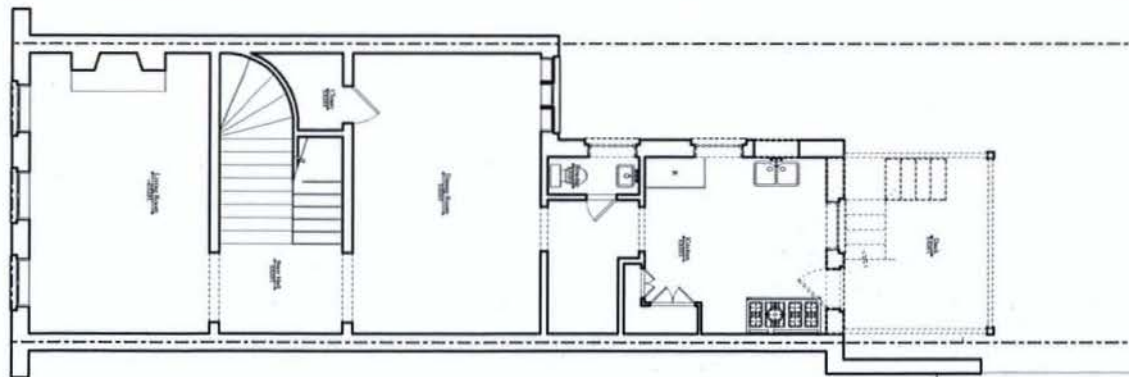
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1 Basement Demolition Plan
1/8" = 1'-0"



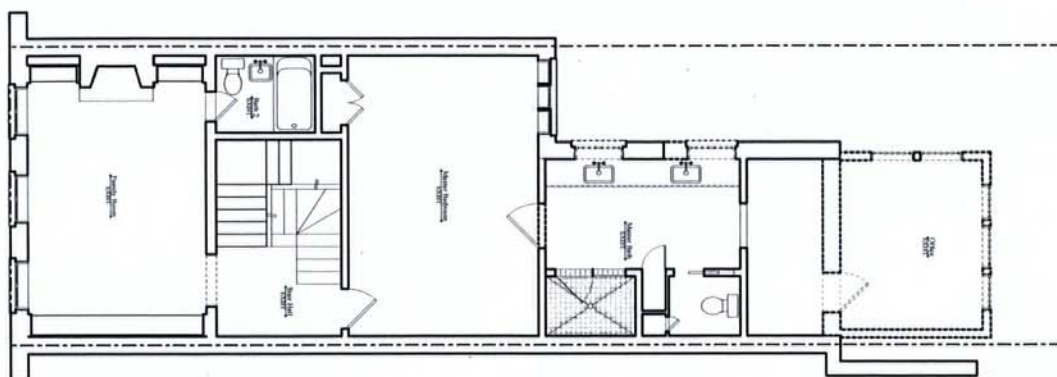
2 1st Floor Demolition Plan
1/8" = 1'-0"

————— DENOTES EXISTING WALLS
 - - - - - DENOTES WALLS TO BE DEMOLISHED

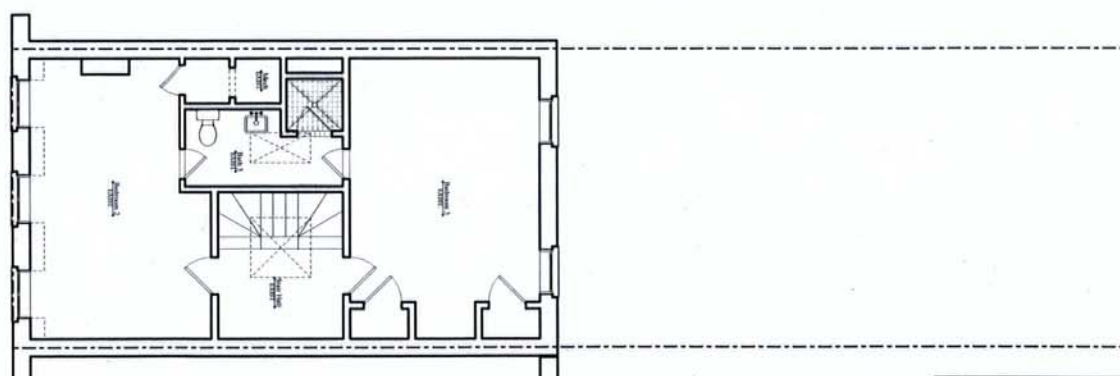
Demolition Plans

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D0



1 2nd Floor Demolition Plan
1/8" = 1'-0"



2 3rd Floor Demolition Plan
1/8" = 1'-0"

DENOTES EXISTING WALLS
 DENOTES WALLS TO BE DEMOLISHED

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ARCHITECTS

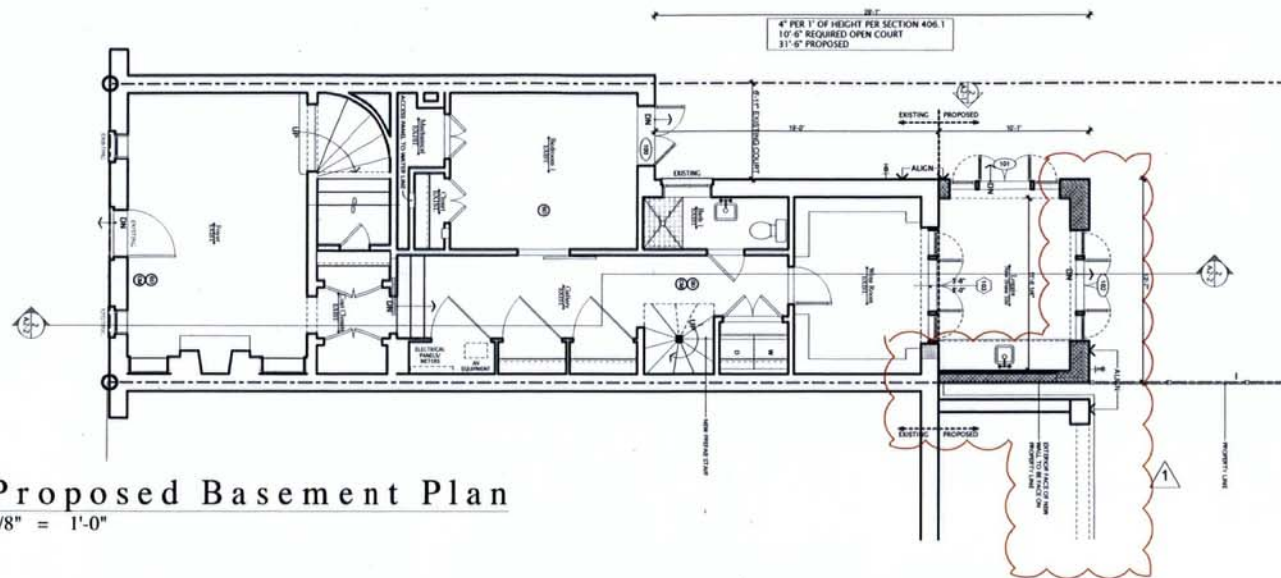
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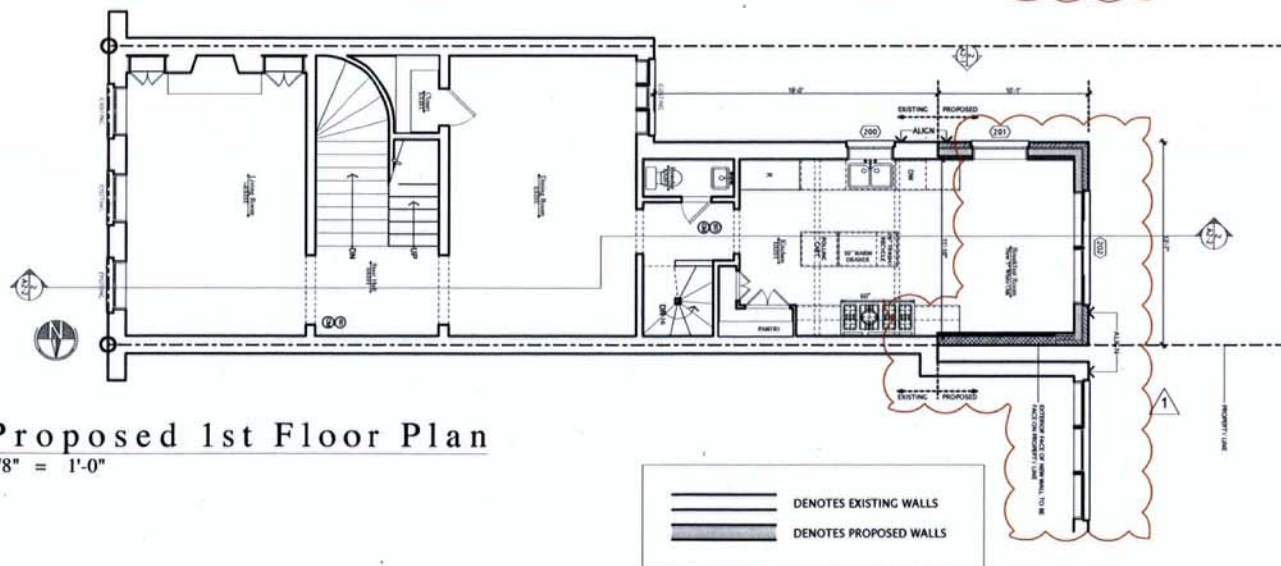
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Demolition Plans	
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D1

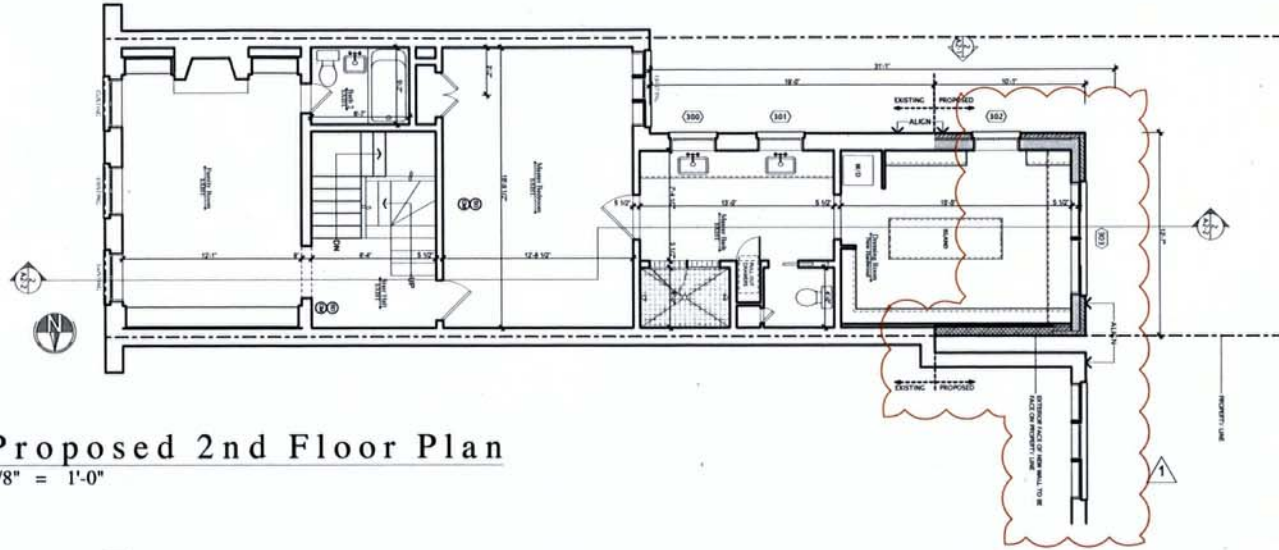


1 Proposed Basement Plan
1/8" = 1'-0"

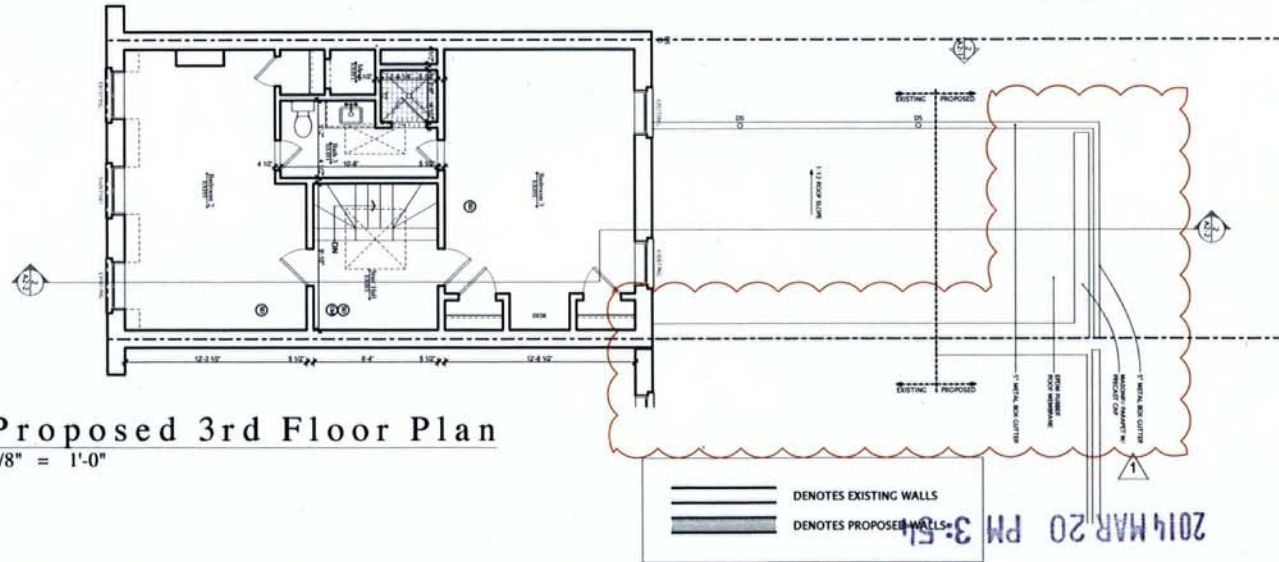


2 Proposed 1st Floor Plan
1/8" = 1'-0"

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1 Proposed 2nd Floor Plan
1/8" = 1'-0"



2 Proposed 3rd Floor Plan
1/8" = 1'-0"

DENOTES EXISTING WALLS
 DENOTES PROPOSED WALLS

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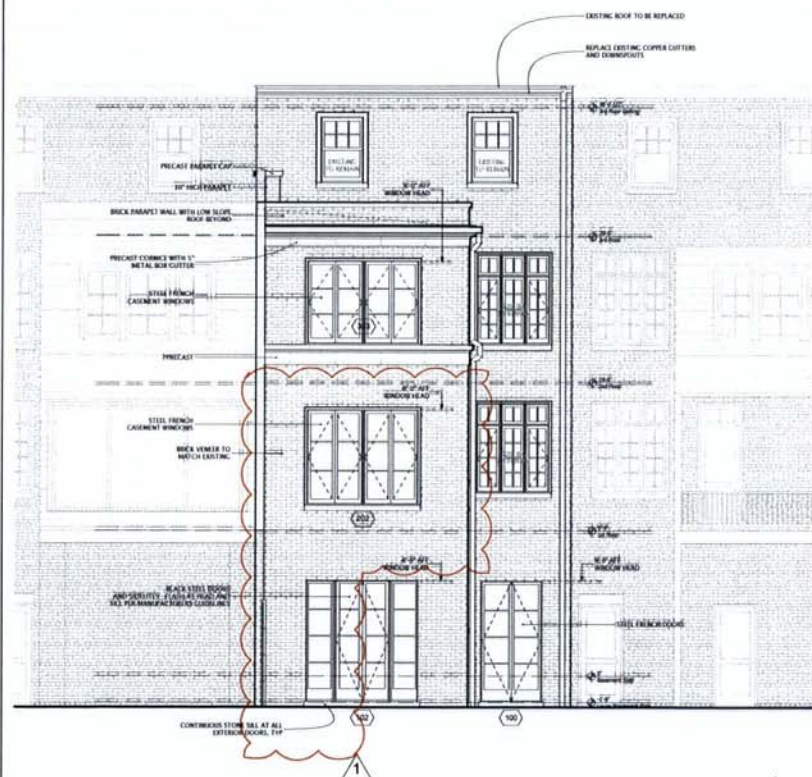
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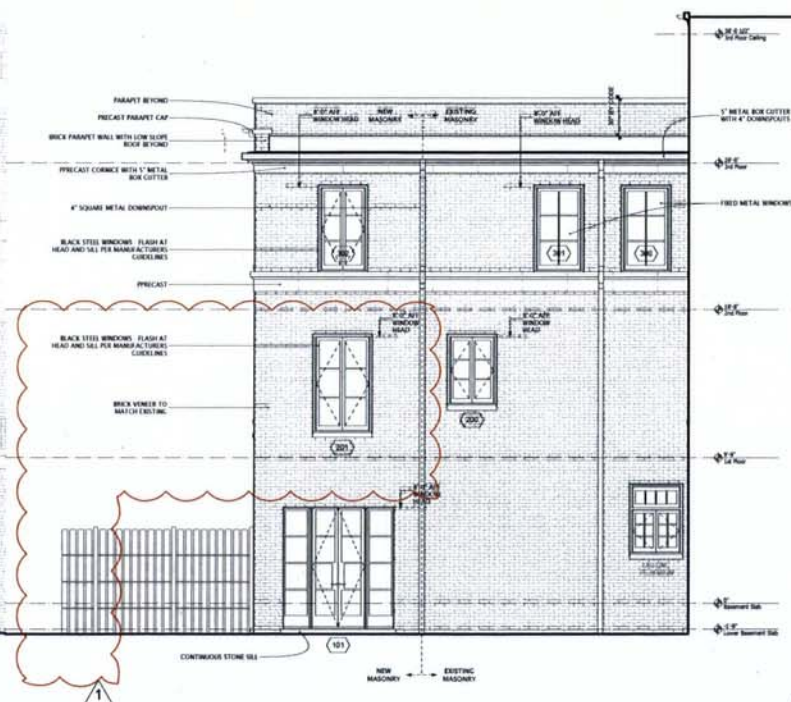
Elevations

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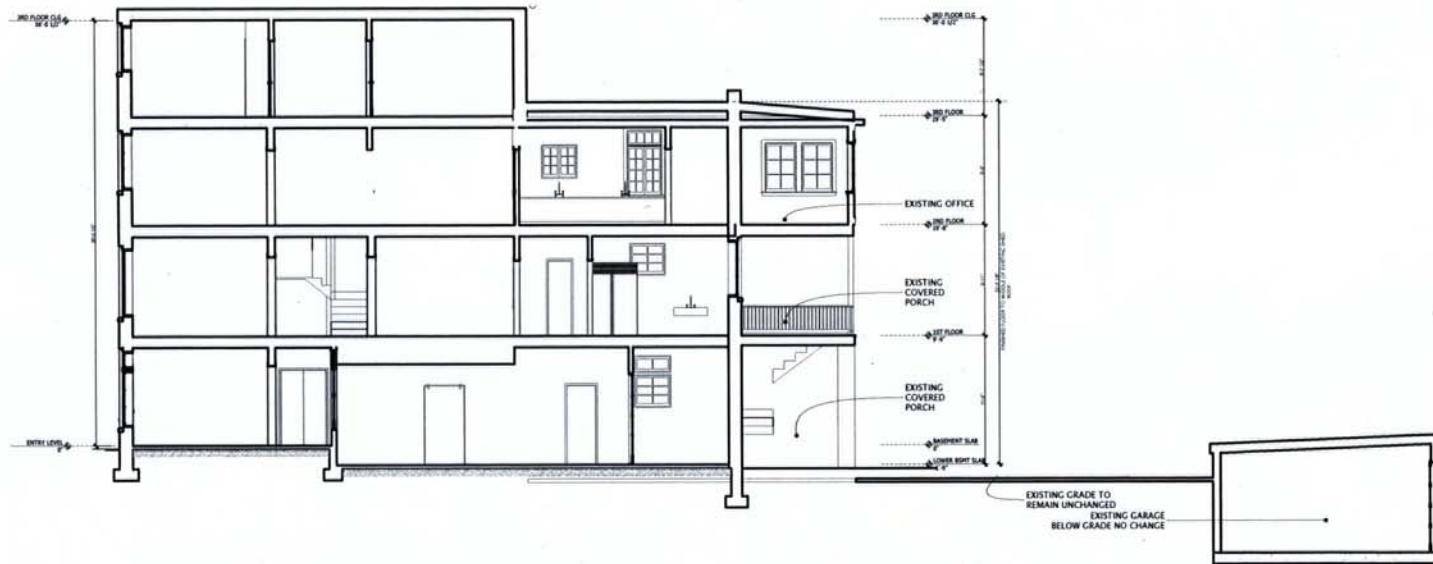
A2-1



1 **Rear Elevation**
1/8" = 1'-0"



2 **Left Elevation**
1/8" = 1'-0"



1 Building Section EXISTING
 3/32" = 1'-0"

————— DENOTES EXISTING WALLS
 ————— DENOTES PROPOSED WALLS

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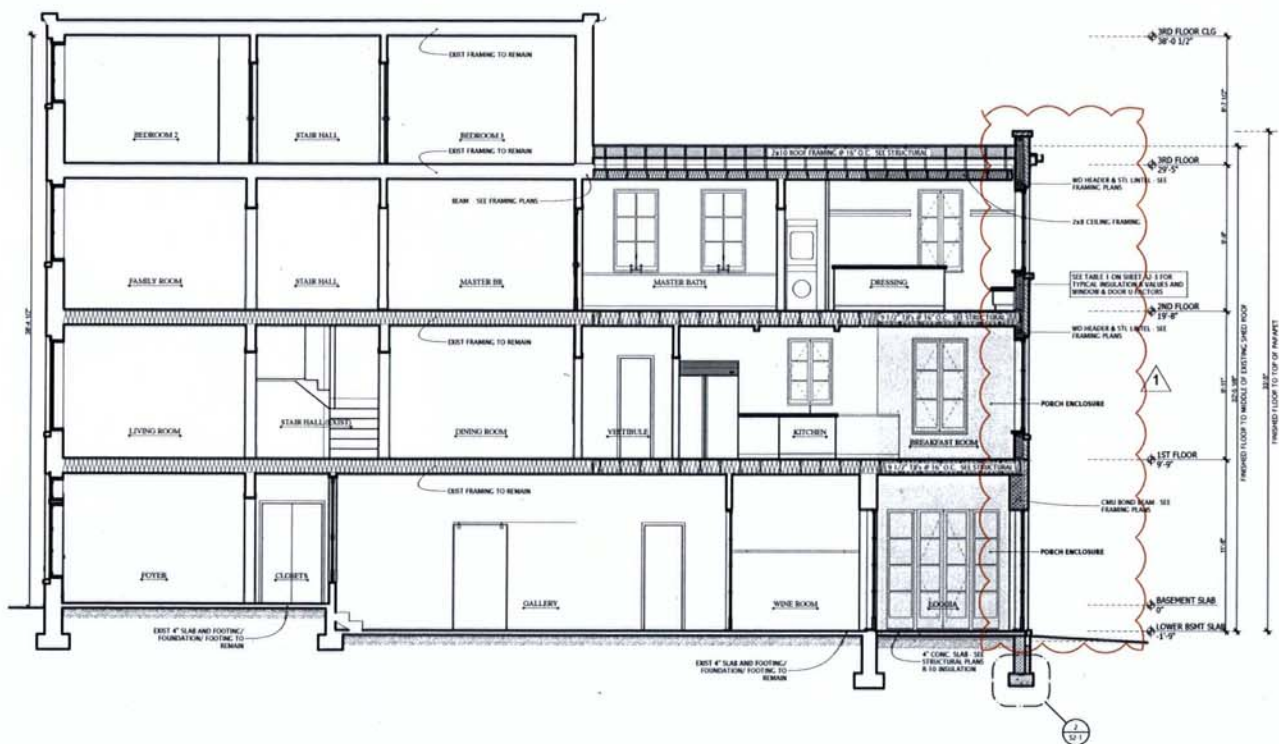
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Proposed Building Section

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A2-3



1 Building Section 1
1/8" = 1'-0"

DENOTES EXISTING WALLS
 DENOTES PROPOSED WALLS