

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)

ZONING: R-1-B
SETBACKS: SIDE: 8' (BOTH), REAR: 25'
LOT AREA: 2439 SF, (2441.9 AS SURVEYED)
AREA OF DISTURBANCE: TBD

	ALLOWED:	EXISTING:	PROPOSED:
HEIGHT TO ATTIC CLG.	40'-0"	39'-0"	No Change
LOT COVERAGE:	40 %	45.9%	49.85%

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	1120.35 SF	1,154 SF
FIRST FLOOR AREA:	1120.35 SF	1,154 SF
SECOND FLOOR AREA:	1120.35 SF	1,154 SF
THIRD FLOOR AREA:	730 SF	730 SF
TOTAL FLOOR AREA:	4091 SF	4192 SF

GARAGE AREA: 363 SF BELOW GRADE

DECK AREA 62 SF

TOTAL ZONING AREA: 1216 SF (1ST FLOOR + DECK + STAIR)

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 %	49.85%
REAR YARD (ZR 404.1)	55'-9"	25'	51'-3"
SIDE YARD (ZR 405.9)	NONE	8'-0"	NONE
OPEN COURT (ZR 406.1)	6'-11"	10'-6"/ 31.5' HGT	6'-11"
OFF STREET PARKING (ZR 2101.1)			

1814 24TH ST NW

WASHINGTON DC 20008

RENOVATION/ ADDITION TO EXISTING 3 STORY ROW HOUSE WITH BASEMENT



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18719

EXHIBIT NO. 8

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Cover

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T1

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District of Columbia
CASE NO.18719
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REAR EXTERIOR



FRONT EXTERIOR



REAR EXTERIOR



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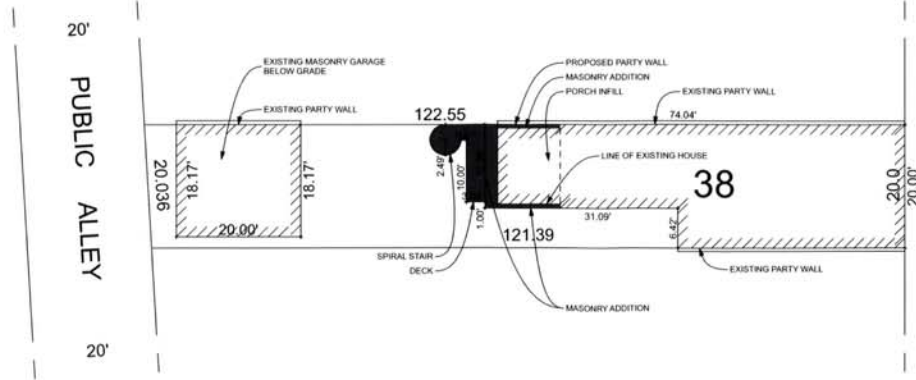
Photographs

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T2

1 PLAT PROPOSED

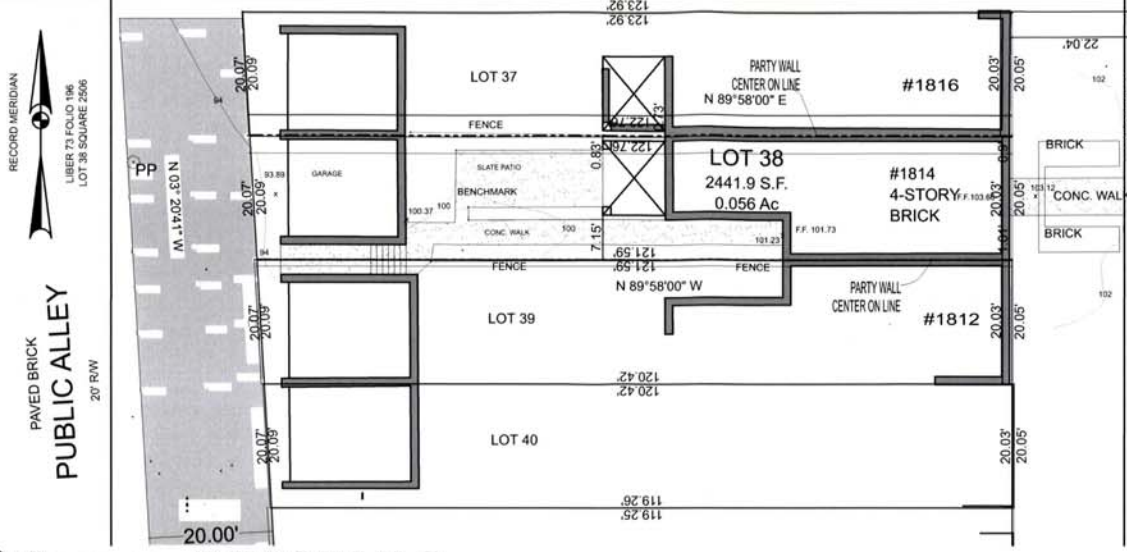
1" = 20.0'



24th STREET, N.W.

2 Survey EXISTING

1" = 20'



PUBLIC PAVED
VARIABLE WIDTH R/W
24TH STREET N.W.

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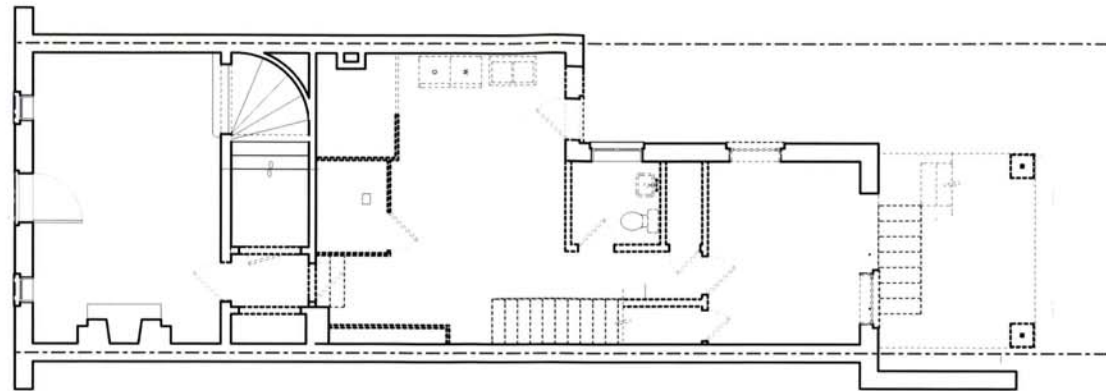
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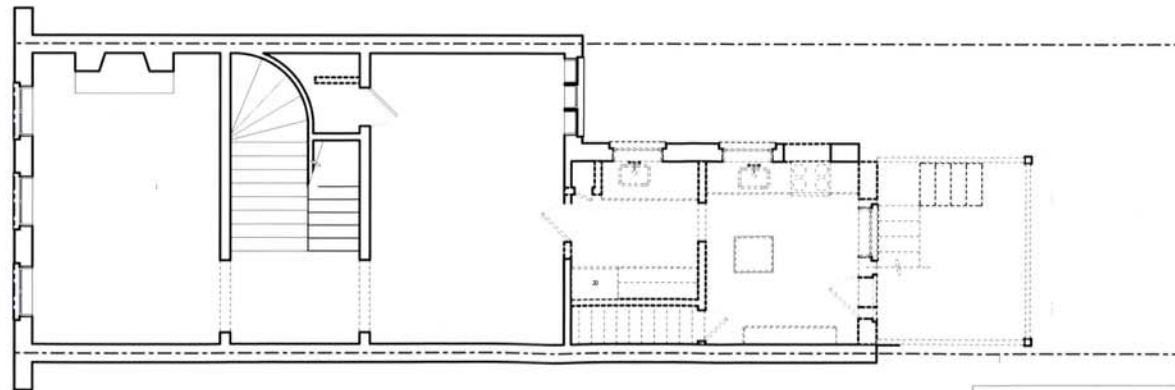
Site Plan

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T3



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



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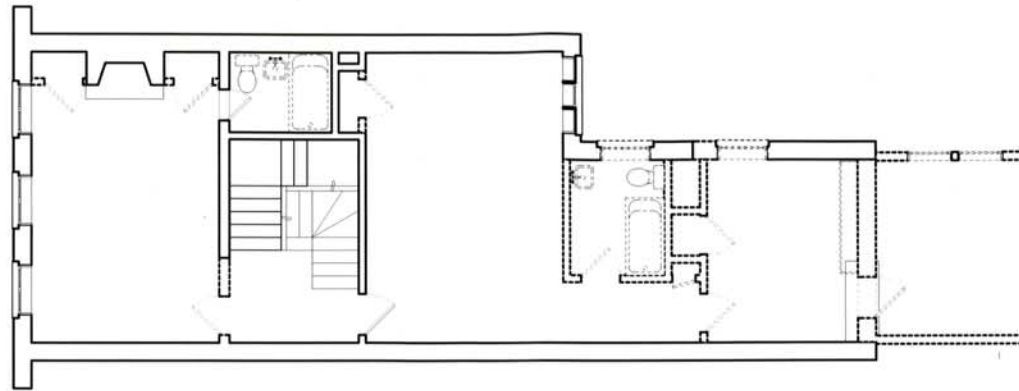
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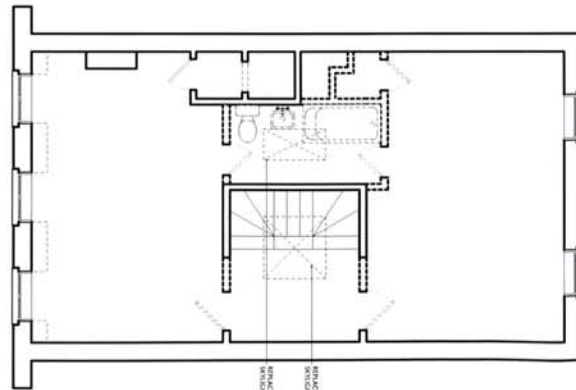
Demolition Plans

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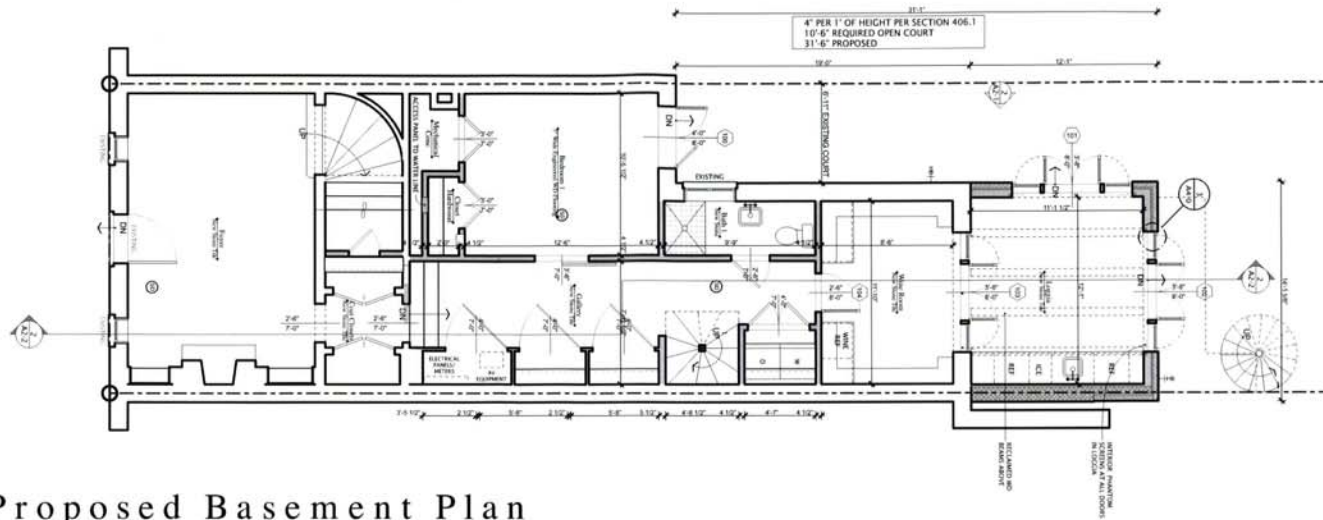


1 2nd Floor Demolition Plan
1/8" = 1'-0"

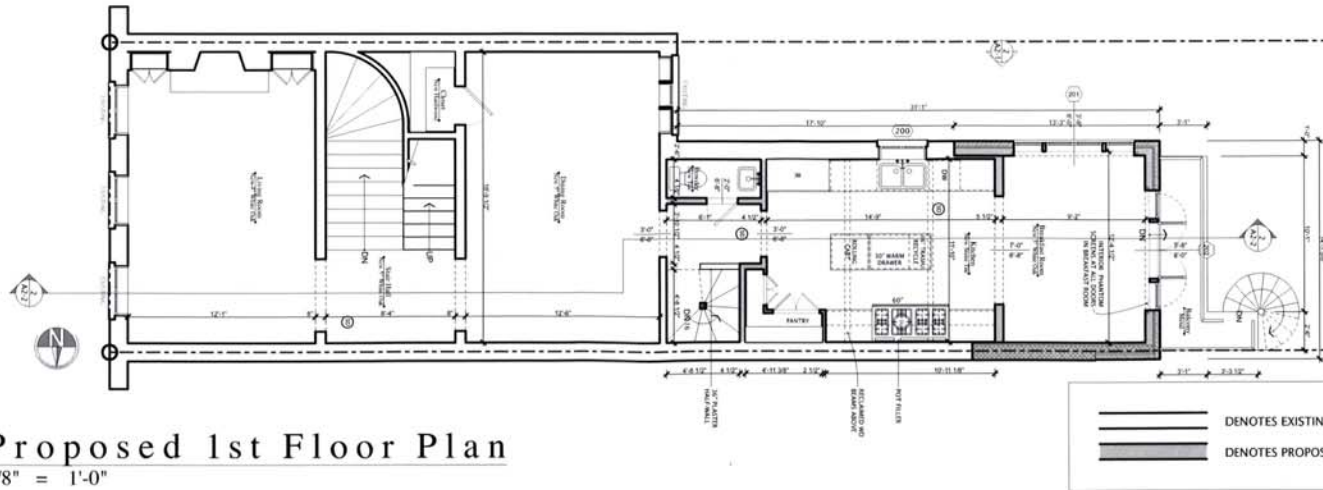


2 3rd Floor Demolition Plan
1/8" = 1'-0"

_____ DENOTES EXISTING WALLS
 - - - - - DENOTES WALLS TO BE DEMOLISHED



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



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

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Basement & 1st
Floor Plan

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A1-0

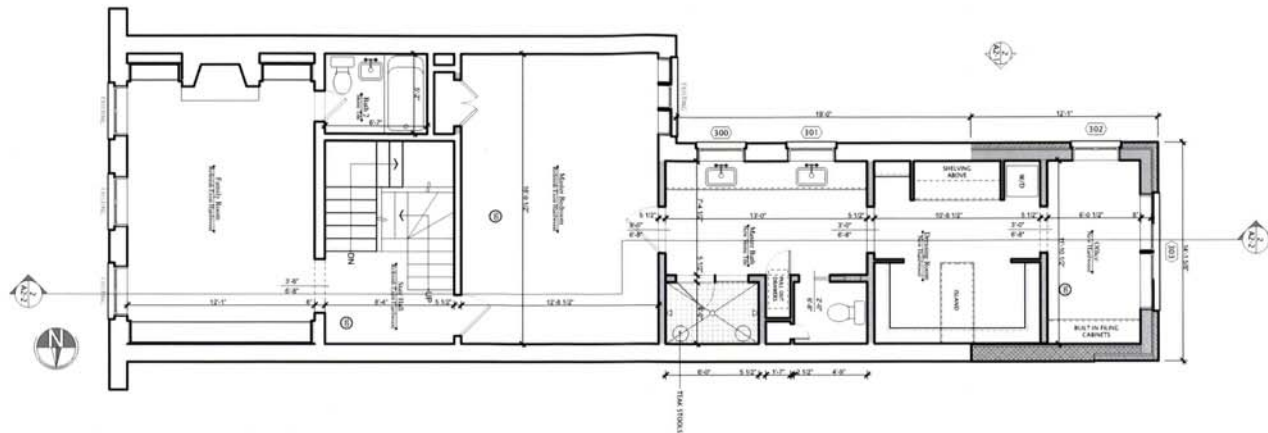
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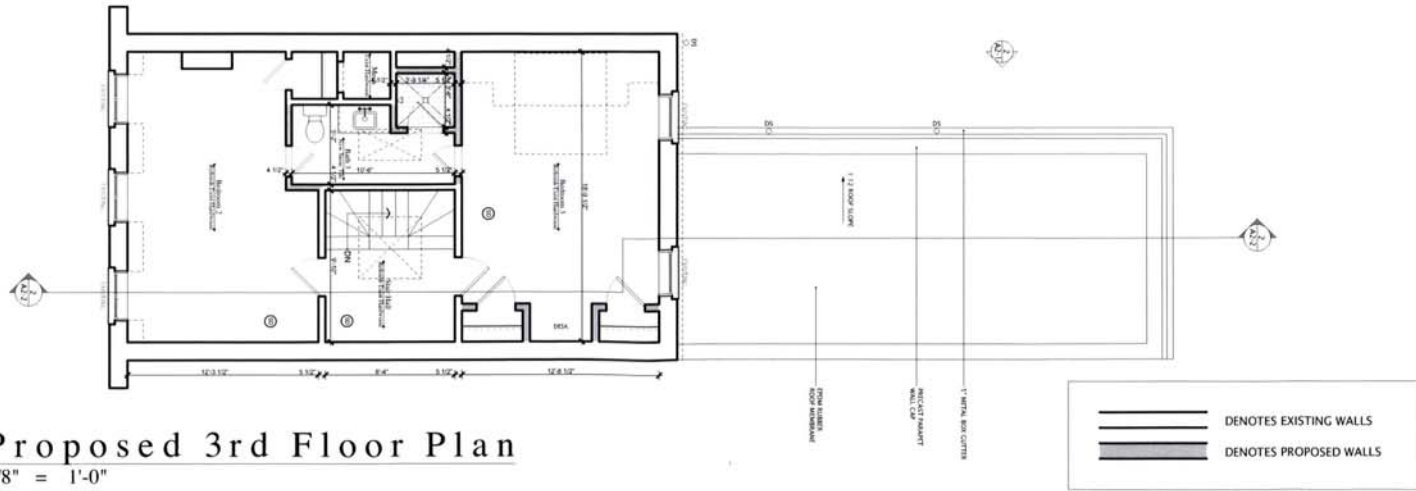
1st & 2nd Floor Plan

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A1-1



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



2 Proposed 3rd Floor Plan
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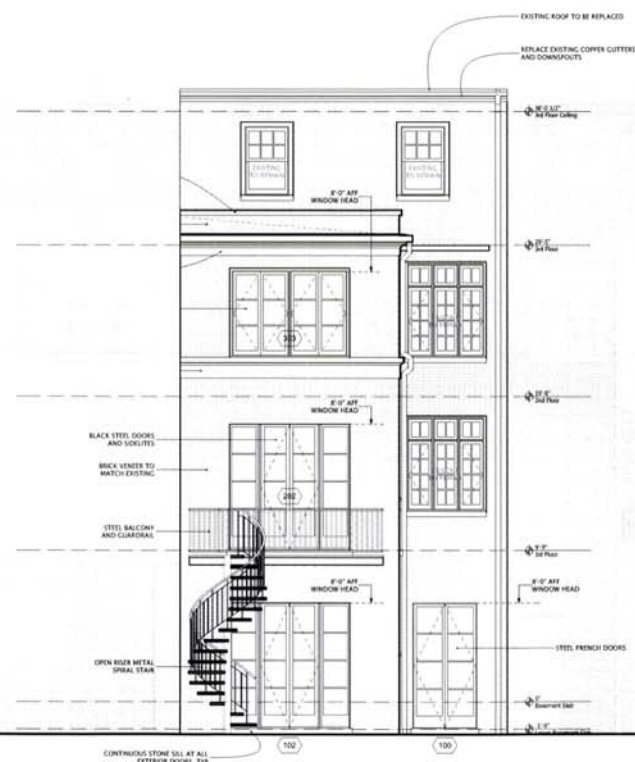
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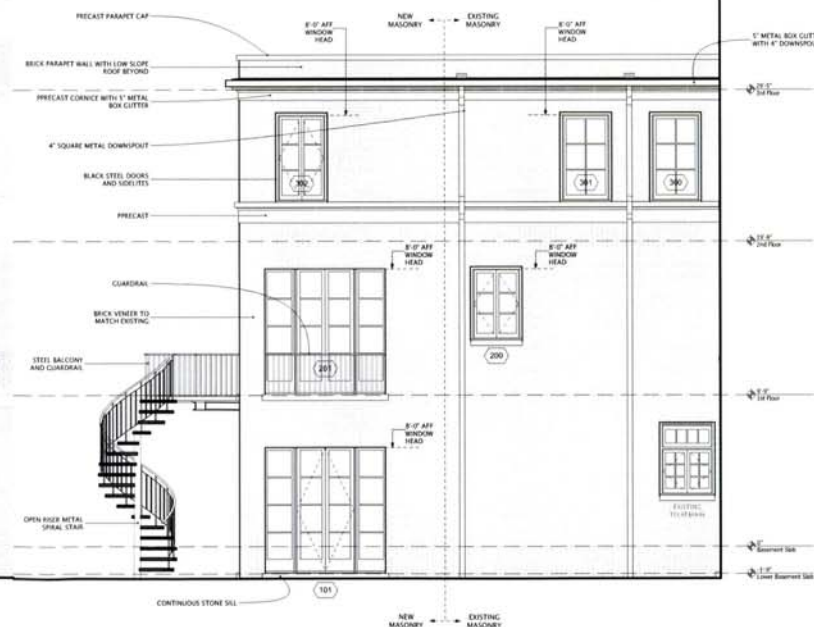
Elevations

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A2-1



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



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



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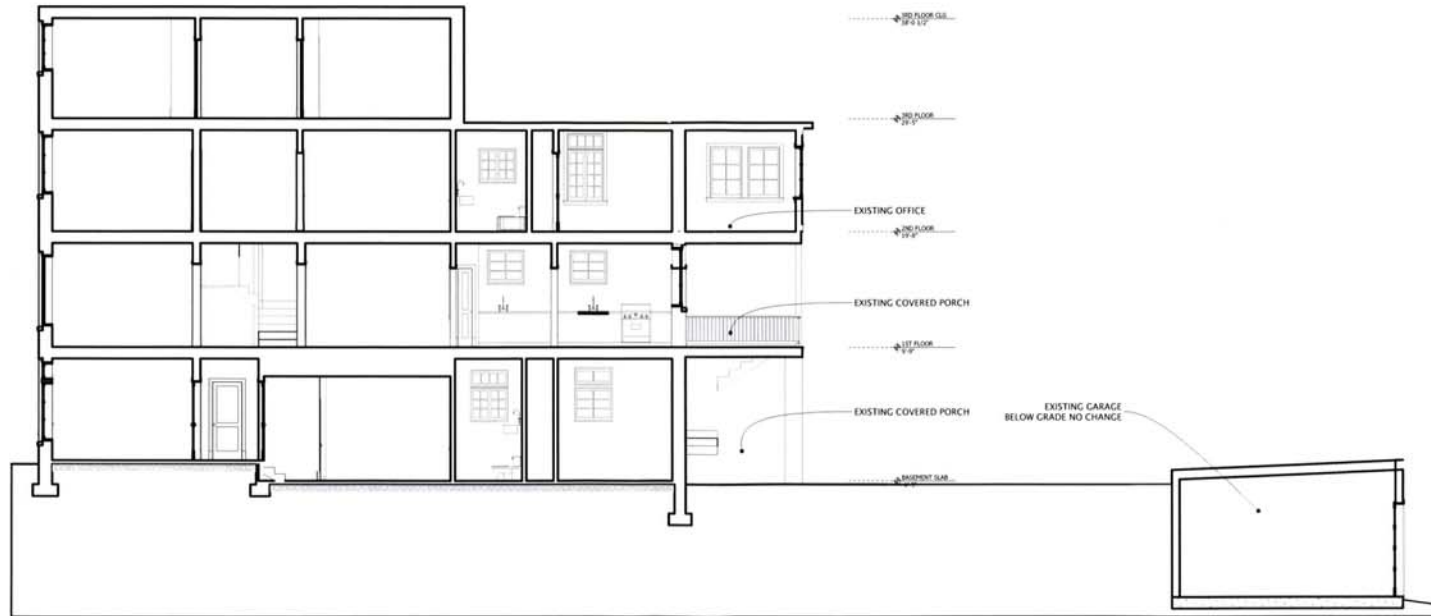
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Existing Building
Section

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A2-2



1 Building Section EXISTING

3/32" = 1'-0"

===== DENOTES EXISTING WALLS
===== DENOTES PROPOSED WALLS

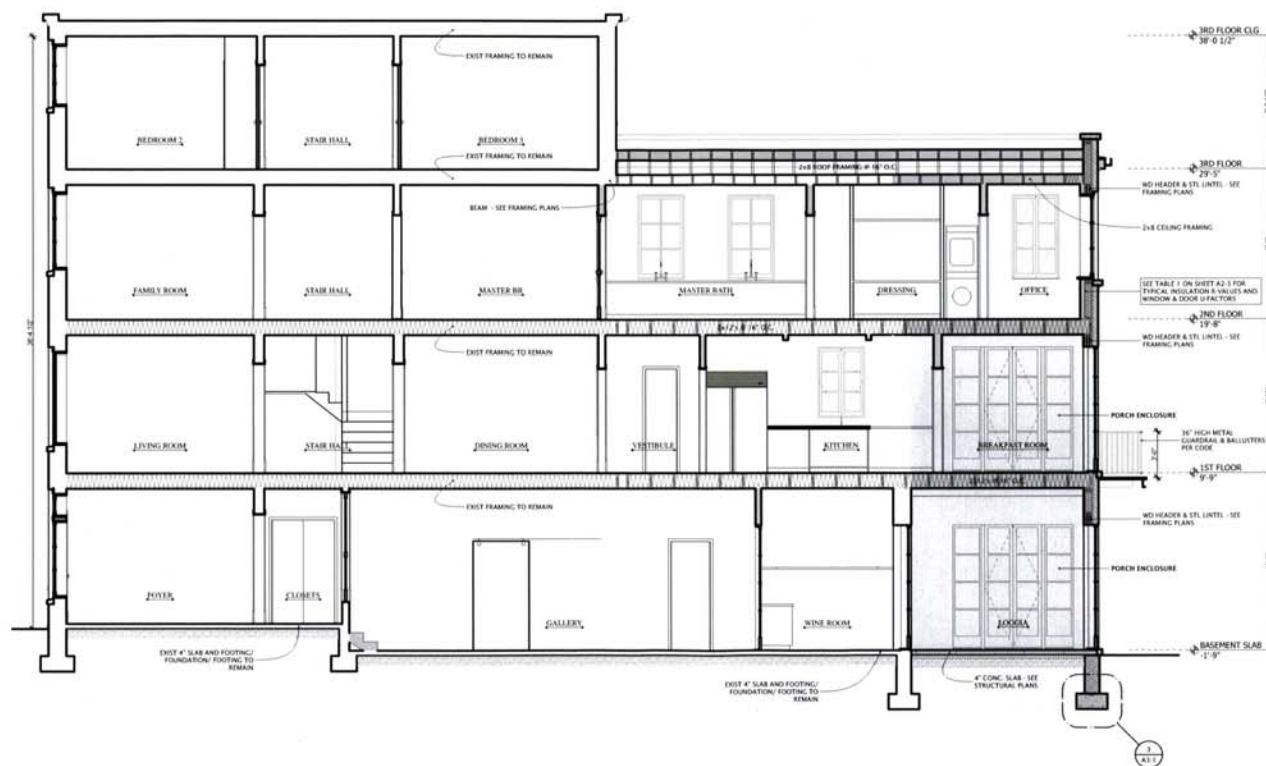
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A2-3



1 Building Section 1

 DENOTES EXISTING WALLS
 DENOTES PROPOSED WALLS