

ZONING DATA

ZONE: R-4
 LOTS: 0074, 0811(67), 0818
 SQUARE: 0916
 EXISTING USE: CHURCH & 2 ACCESSORY BUILDINGS
 PROPOSED USE: CHURCH - MULTI FAMILY RESIDENTIAL (26 UNITS PROPOSED)
 ACCESSORY BUILDINGS - 2 FAMILY DWELLING "FLATS" (4 UNITS PROPOSED)
 EXISTING SITE AREA: 11,457 SQ. FT.
 NO. OF STORIES: CHURCH - 3 STORIES W/ MEZZ. + 2 STORY STEEPLE ABOVE GRADE
 ACCESSORY BUILDINGS - 3 STORIES
 EXISTING PARKING: 0 CONFORMING PARKING SPACES
 PROPOSED PARKING: 6 PARKING SPACES
 REQUIRED PARKING: 0 PARKING SPACES

NEIGHBORHOOD BIRD'S EYE VIEW



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LIST OF DRAWINGS

A1 COVER SHEET	A9 EXISTING THIRD FLOOR PLAN + TOWER	A16 EXISTING NORTH ELEVATION
A2 ZONING ANALYSIS		A17 EXISTING SOUTH ELEVATION
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COVER SHEET

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Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18724
 Harsanyi Architects
 NO. 23B

A1

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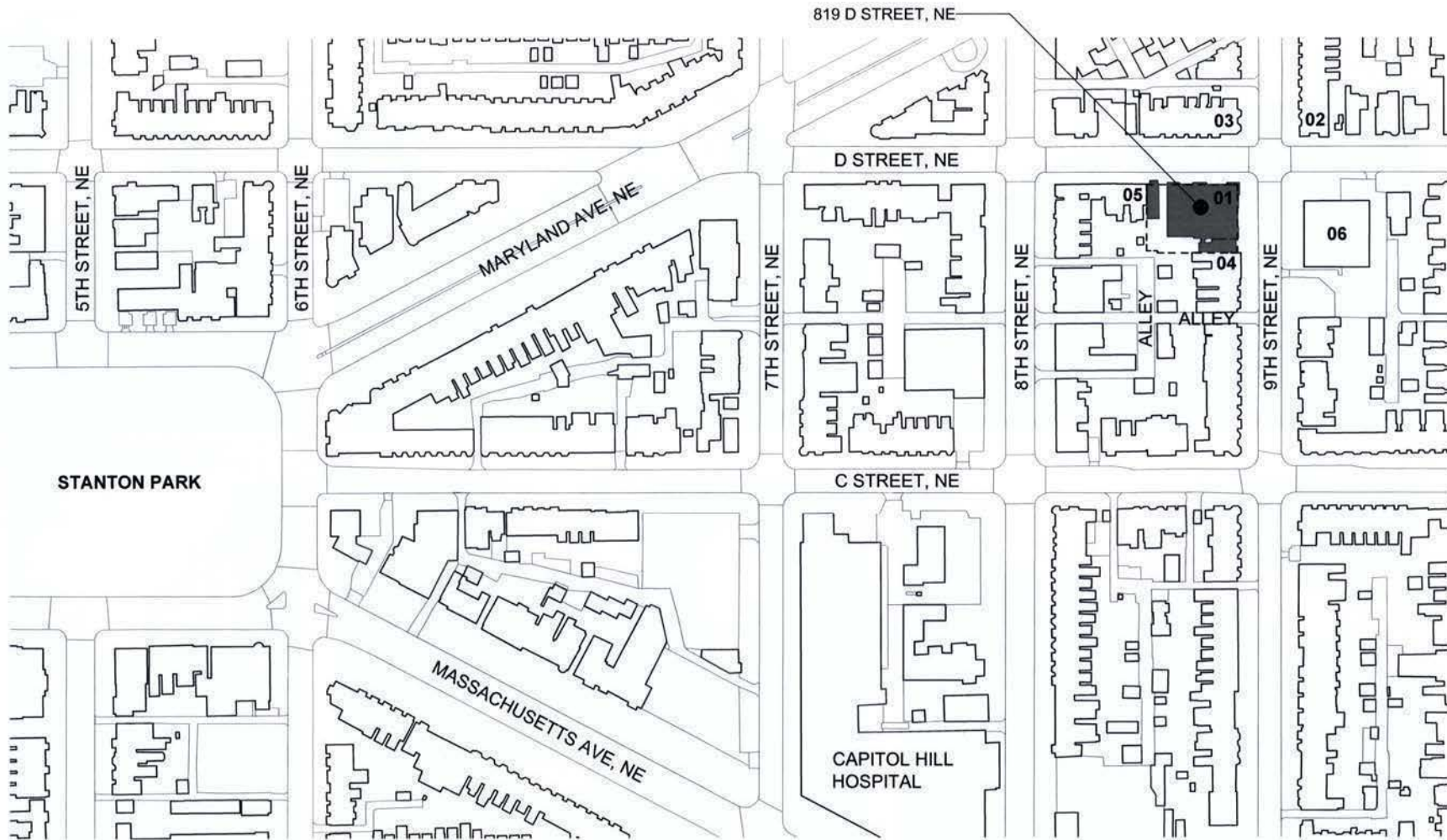
819 SD Street, NE Washington, DC 20011			
Site Data			
Lot:	0074, 0811(87), 0818		
Square:	0916		
Survey Site Area:	11,457		
Building Data			
Gross Floor Area:			
Cellar	8,731 GSF		
1st Floor	8,865 GSF		
2nd Floor	8,814 GSF		
3rd Floor + Mezz.	8,173 GSF		
Tower 4th Floor	265 GSF		
Tower 5th Floor	255 GSF		
Tower 6th Floor	245 GSF		
Total	34,948 GSF		
Zoning Code	Title	Required / Allowed	C / NC / NA / P Proposed
DC Zoning Map	Zone:	R-4	NA
DCMR11 330.5 e.	Use Permitted	Conversion of a building to an apartment house	C 26 Unit Apartment House
DCMR11 330.5 f.		Flat	C 4 Units
DCMR11 400.1	Allowable Building Height:	40' (3 stories)	C Annex - 47'-3" (3 Stories) (Existing) Church - 55'-4" (5 Stories) (Existing) D St Townhouse - 30'-5" (2 Stories) (Existing) D St Townhouse - 36'-5 1/2" (3 Stories) (Proposed) 9th St Townhouse - 32'-0" (2 Stories) (Existing) 9th St Townhouse - 40'-0" (3 Stories) (Proposed)
DCMR11 401.3	Minimum Lot Dimensions:	Lots 74, 818 - 9,962 SF / 900 SF = 11 units Lot 811 (87) - 17,86' x 82' = 1448.12 SF	NC 28 Units 2 Units
DCMR11 402.4	FAR:	None prescribed	C 26,217 GSF
DCMR11 403.2	Lot Occupancy:	Lots 74, 818 - Greater of 60% or the lot occupancy as of the date of conversion Lot 811 (87) - 60% of Site Area	C 8,803 GSF (existing first floor + 9th Street courts + front stair / landing on 819 D St.) Existing Building Occupies 60% of Site Area
DCMR11 404.1	Rear Yard:	20'	C Existing
DCMR11 405.9	Side Yard:	None required	C None
DCMR11 2120	Parking:	0 spaces	C 6 spaces
DCMR11 2117.4	Alley width:	10'	C 10' minimum provided
DCMR11 2117.5	Alley width:	20' (for 90 deg. parking)	C 28'
DCMR11 2117.8(c)(2)	Required driveway width:	14' (two-way circulation)	C 15'
DCMR11 2201.1	Loading Requirements:	0 (< 50 units)	C None
DCMR11 2602.1 c (3)	Inclusionary Zoning Applicability:	17,348 GSF (34,948 GSF x 50%)	C 1,818 GSF added (IZ not required)

ITEM	EXISTING CONDITIONS	IMMEDIATE REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	11,457 SF	N/A		N/A	
Lot Width (ft. to the tenth)	125'-0"	N/A		N/A	
Lot Occupancy (Building area/lot area)	8,803 SF	N/A	8,803 SF	8,803 SF	
Floor Area Ratio (FAR) (Floor area/lot area)	None Prescribed	N/A	None Prescribed	26,217 SF	
Parking Spaces (number)	4	4		6	
Loading Berths (number and size in ft.)	0	0		0	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	Existing	20'-0"		Existing	
Side Yard (ft. to the tenth)	0	0		0	
Court, Open (width by depth in ft.)	See A8	N/A		See A8	
Court, Closed (width by depth in ft.)	See A8	N/A		See A8	
Height (ft. to the tenth)	See A16, A19	N/A	40'-0"/3 STORIES	See A16, A19	

DCD

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.

Division of Community Office of Zoning, 844 15th Street, N.W., 301, P.O. Box 999, Washington, D.C. 20001
(202) 724-4311 • (202) 724-6572 fax • www.dcd.dc.gov • dcd@dc.gov



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CONTEXT PLAN

N.T.S.

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01



02



03



04



05



06

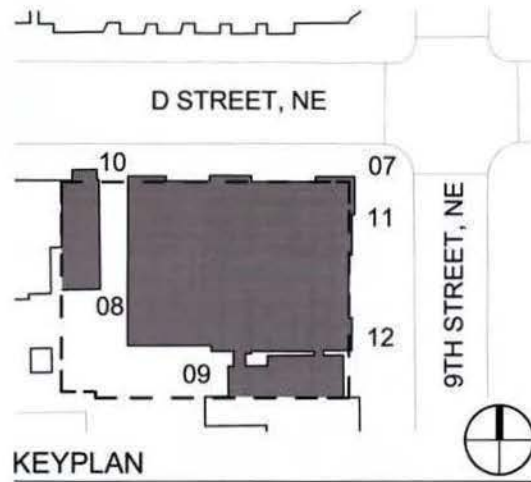
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SITE PHOTOS

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07



08



09



10



11



12

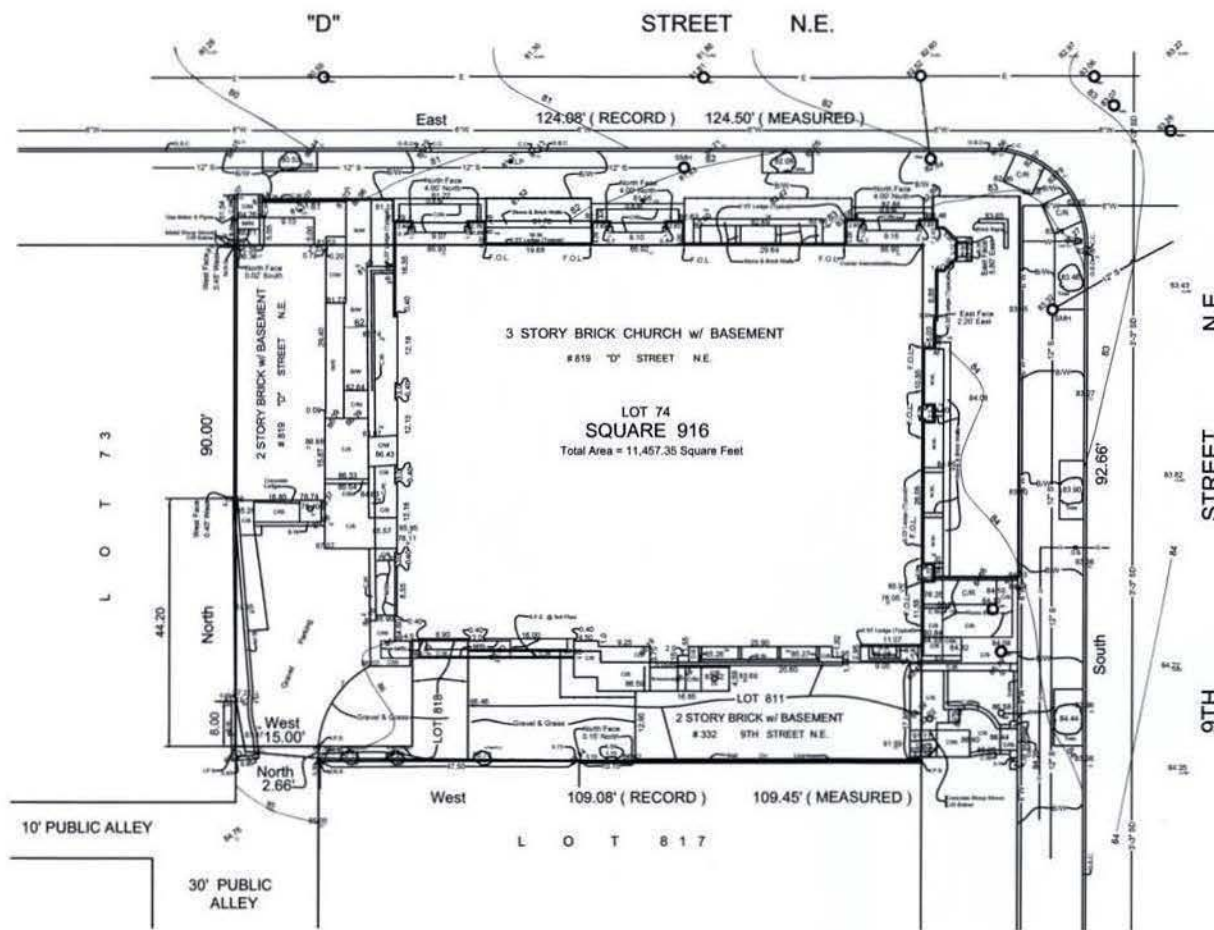
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SITE PHOTOS

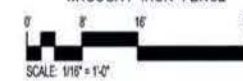
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ABBREVS. AND LEGEND

	BUILDING
	PROPERTY LINE
	PIPE RAILING
	CHAIN LINK FENCE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS METER
	GAS VALVE
	COMBO SEWER MANHOLE
	CLEANOUT
	ROOF DRAIN
	OVERHEAD UTILITY
	ELECTRIC MANHOLE
	POWER POLE
	ST. LIGHT ON PWR POLE
	WALL MOUNTED CAMERA
	BOLLARD
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL BOX
	SATELLITE DISH
	MAILBOX
	DOOR
	TRASH CAN
	SIGN
	PARKING METER
	DECIDUOUS TREE
	ASPH
	CONCRETE
	WROUGHT IRON FENCE



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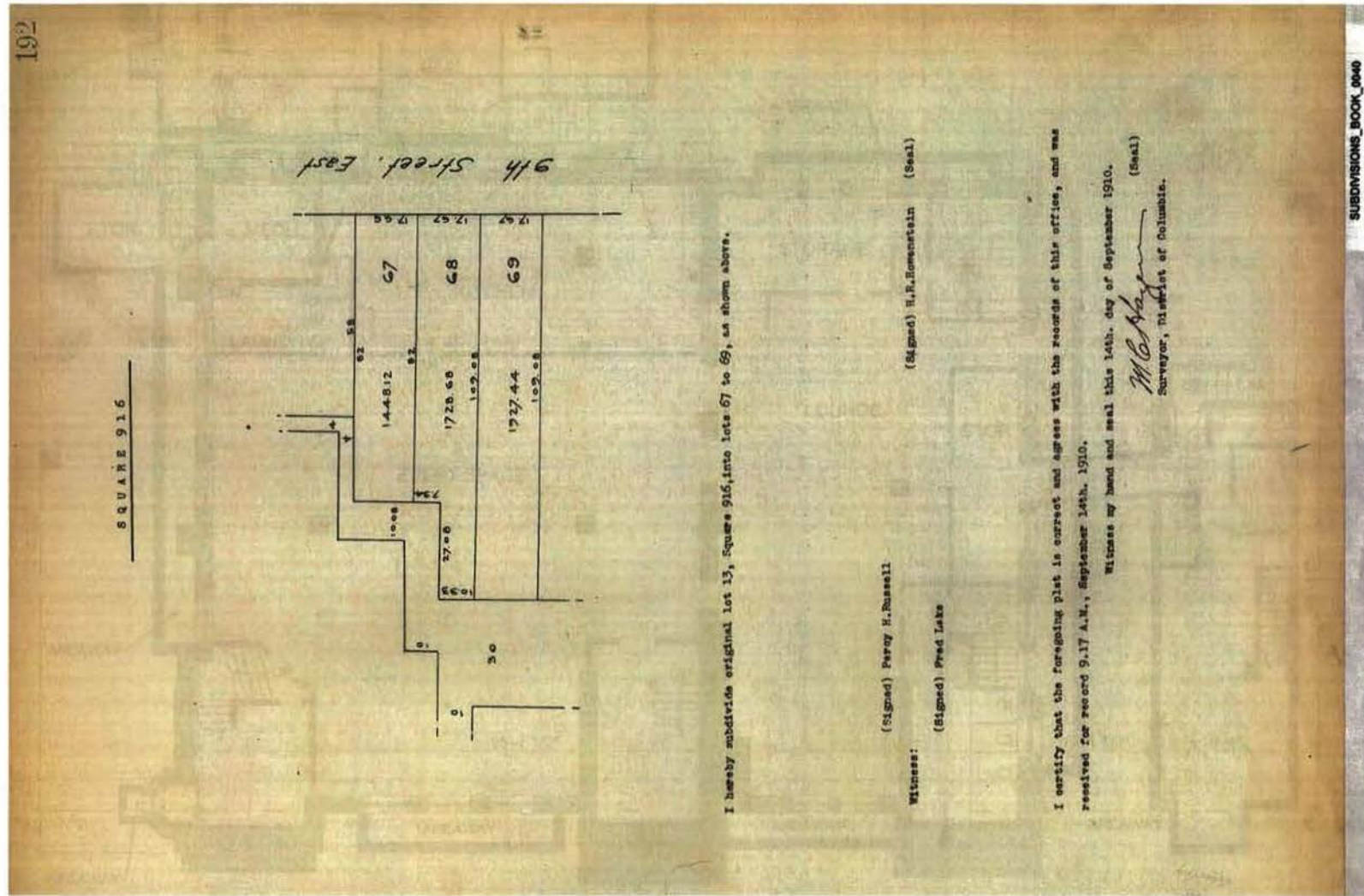
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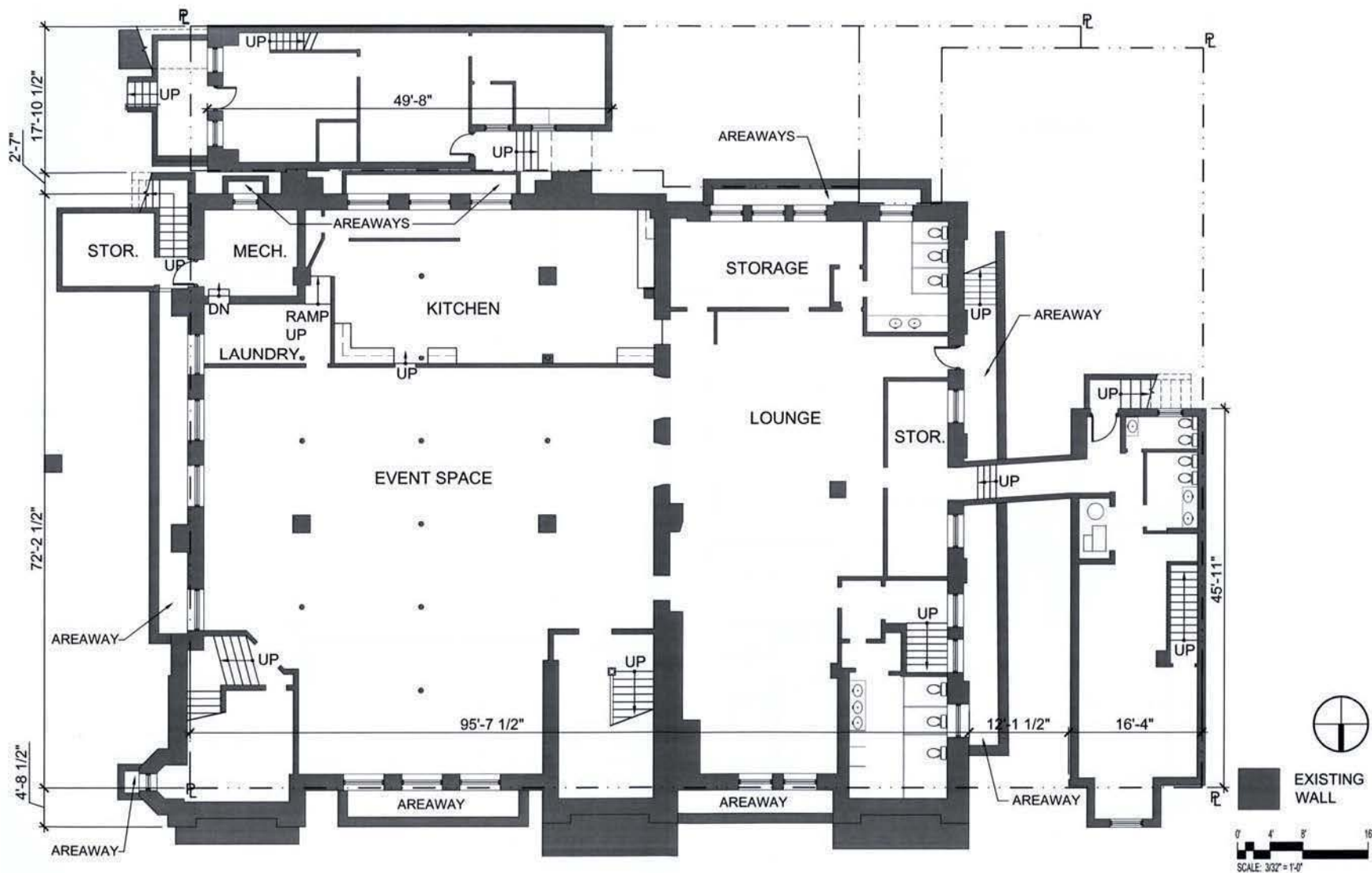
EXISTING CIVIL PLAN

1" = 20'-0"

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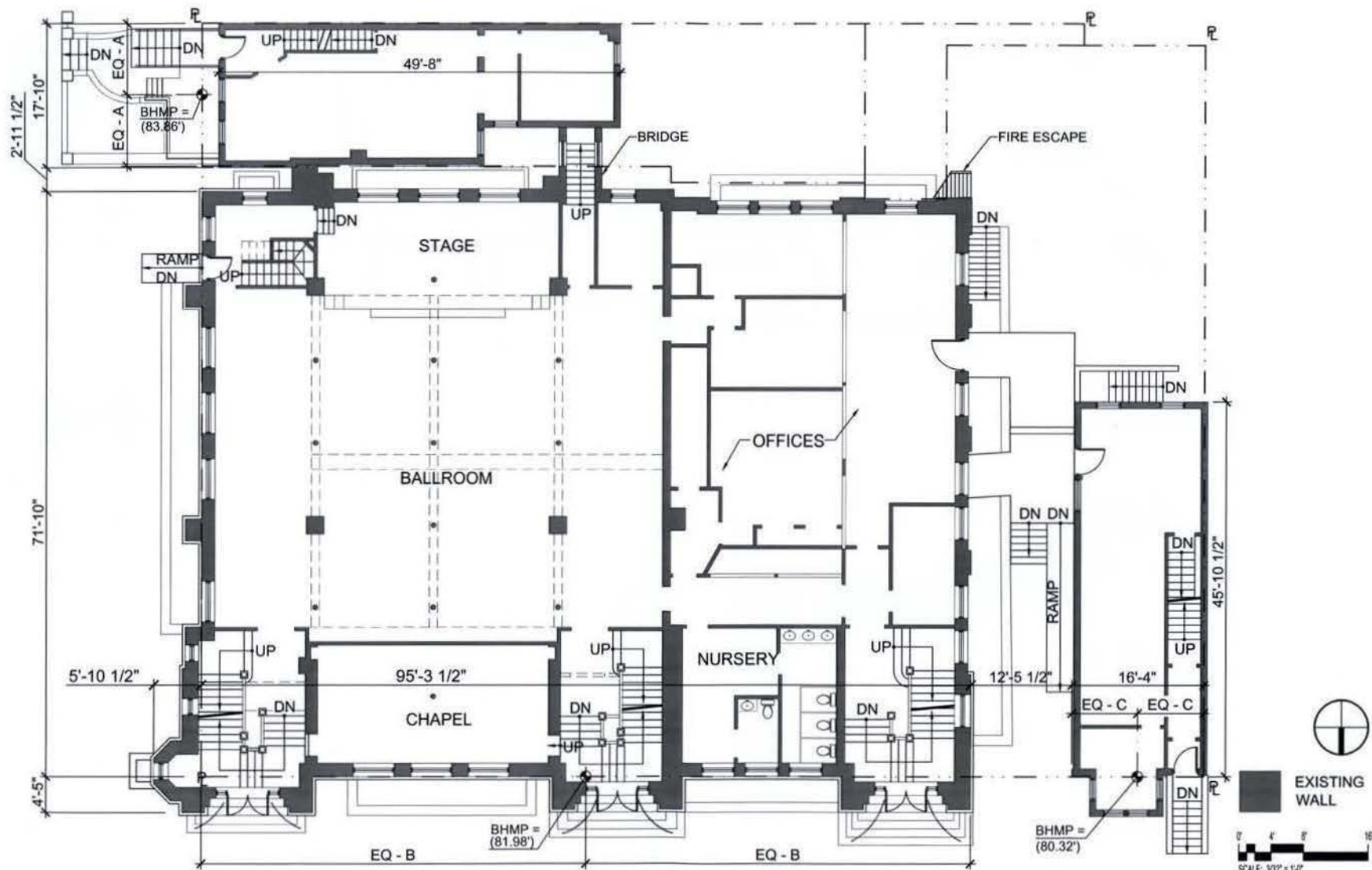
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EXISTING CELLAR PLAN

3/32" = 1'-0"

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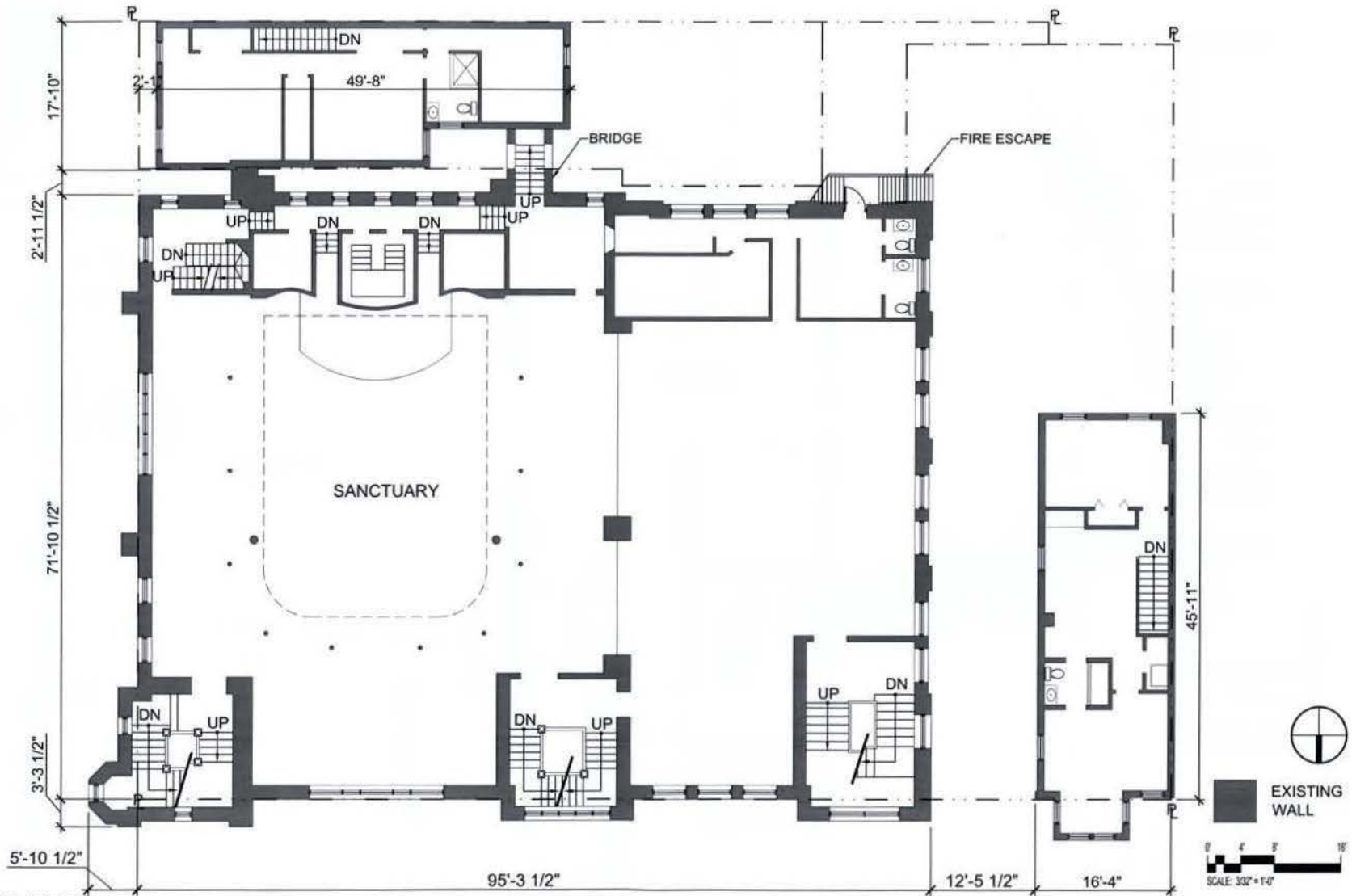
EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"

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A7

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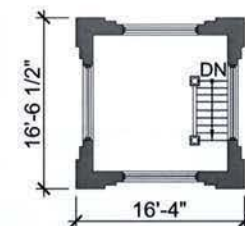
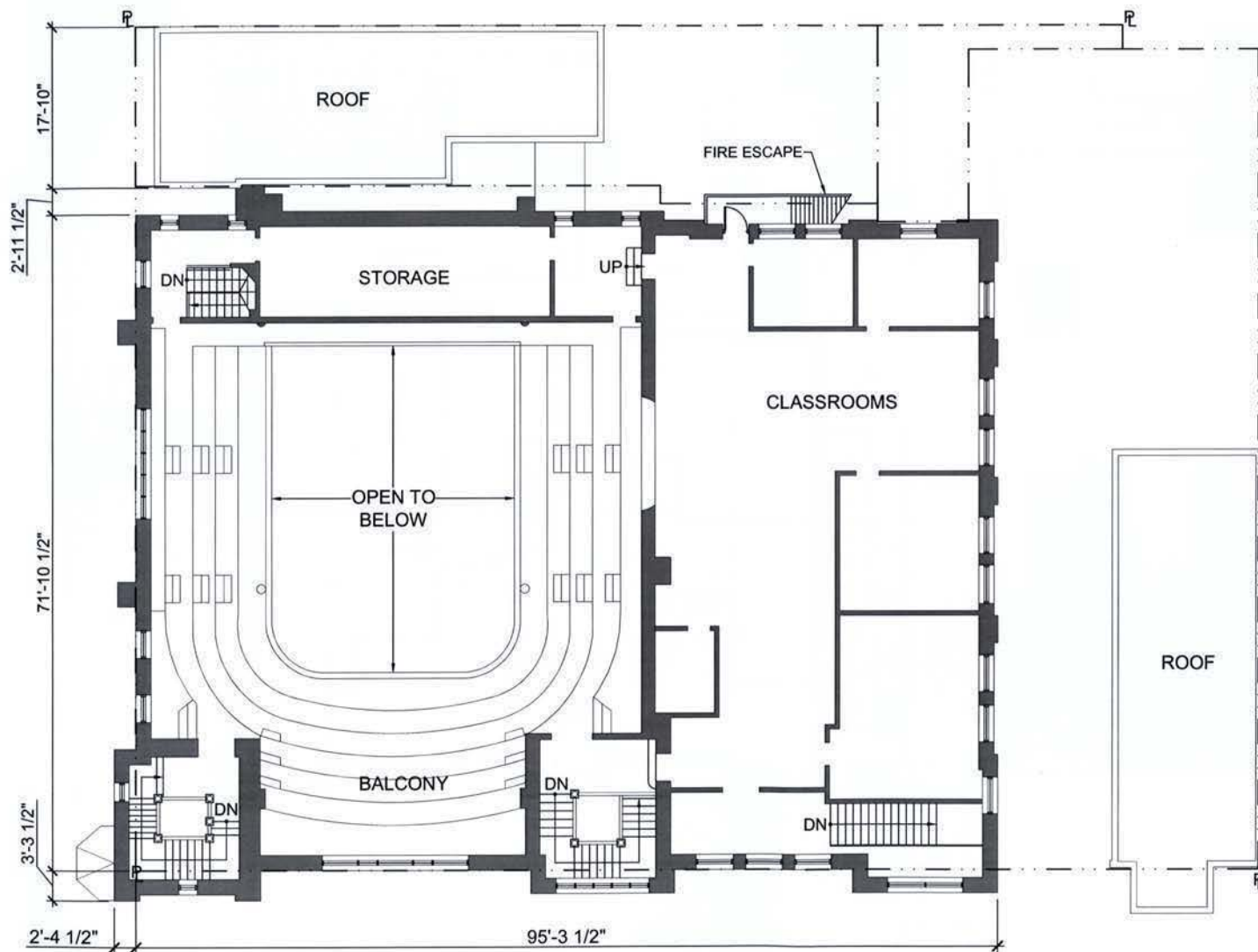
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EXISTING SECOND FLOOR PLAN

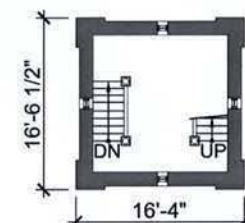
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819 D STREET, NE

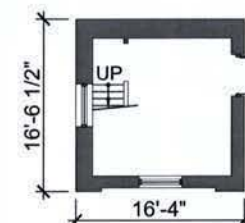
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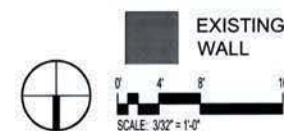
EXISTING SIXTH
FLOOR PLAN @ TOWER



EXISTING FIFTH
FLOOR PLAN @ TOWER



EXISTING FOURTH
FLOOR PLAN @ TOWER



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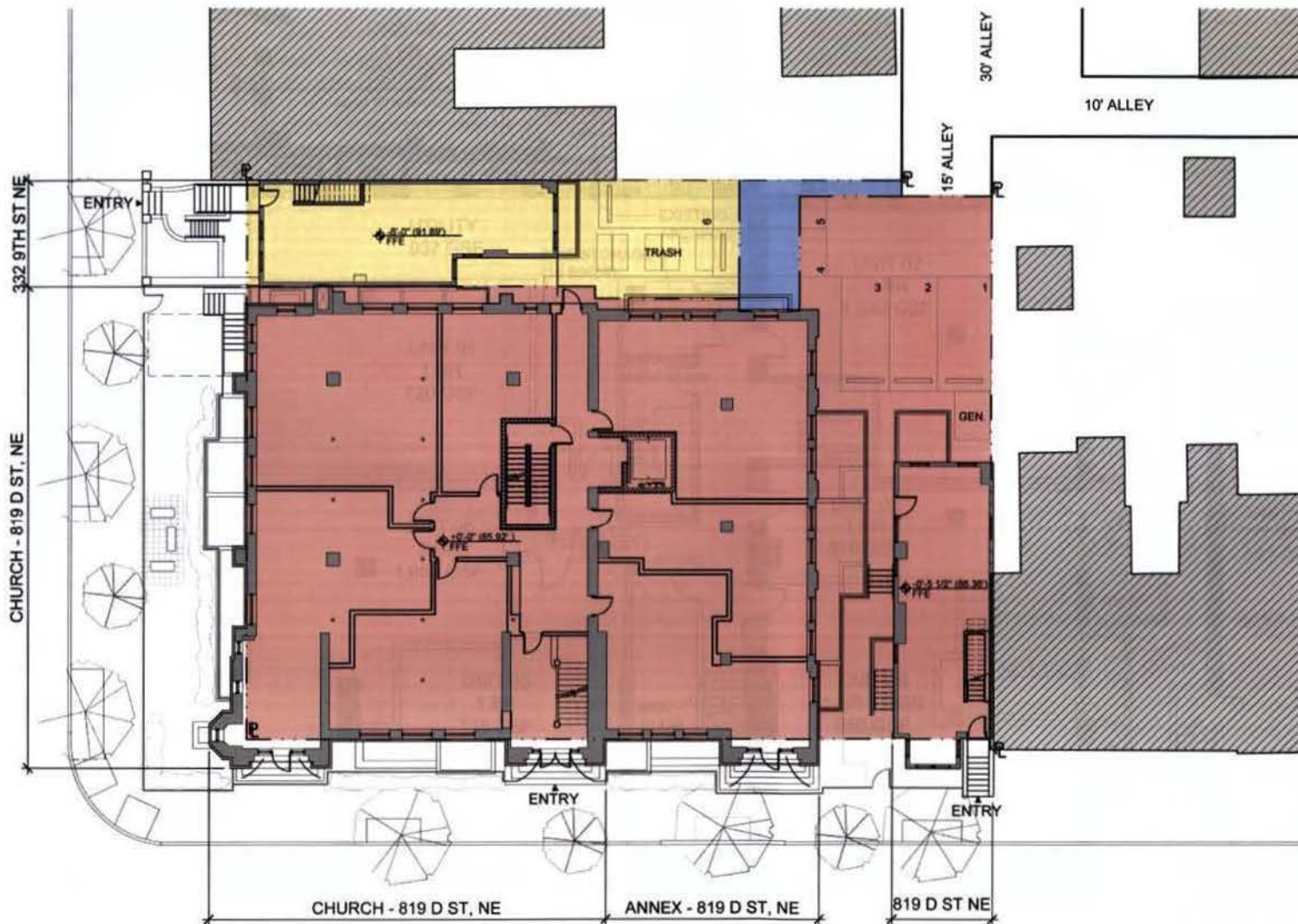
EXISTING THIRD FLOOR PLAN + TOWER

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3/32" = 1'-0"

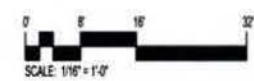
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NOTE:
FINAL DESIGNS AND
DETAILS ARE SUBJECT
TO HPRB REVIEW AND
APPROVAL

- LOT 0818
- LOT 0811
- LOT 0074
- EXISTING NEIGHBORING BUILDINGS
- EXISTING TO REMAIN
- NEW FAMED WALL
- NEW CONC. WALL
- FFE FIN.FLOOR ELEVATION



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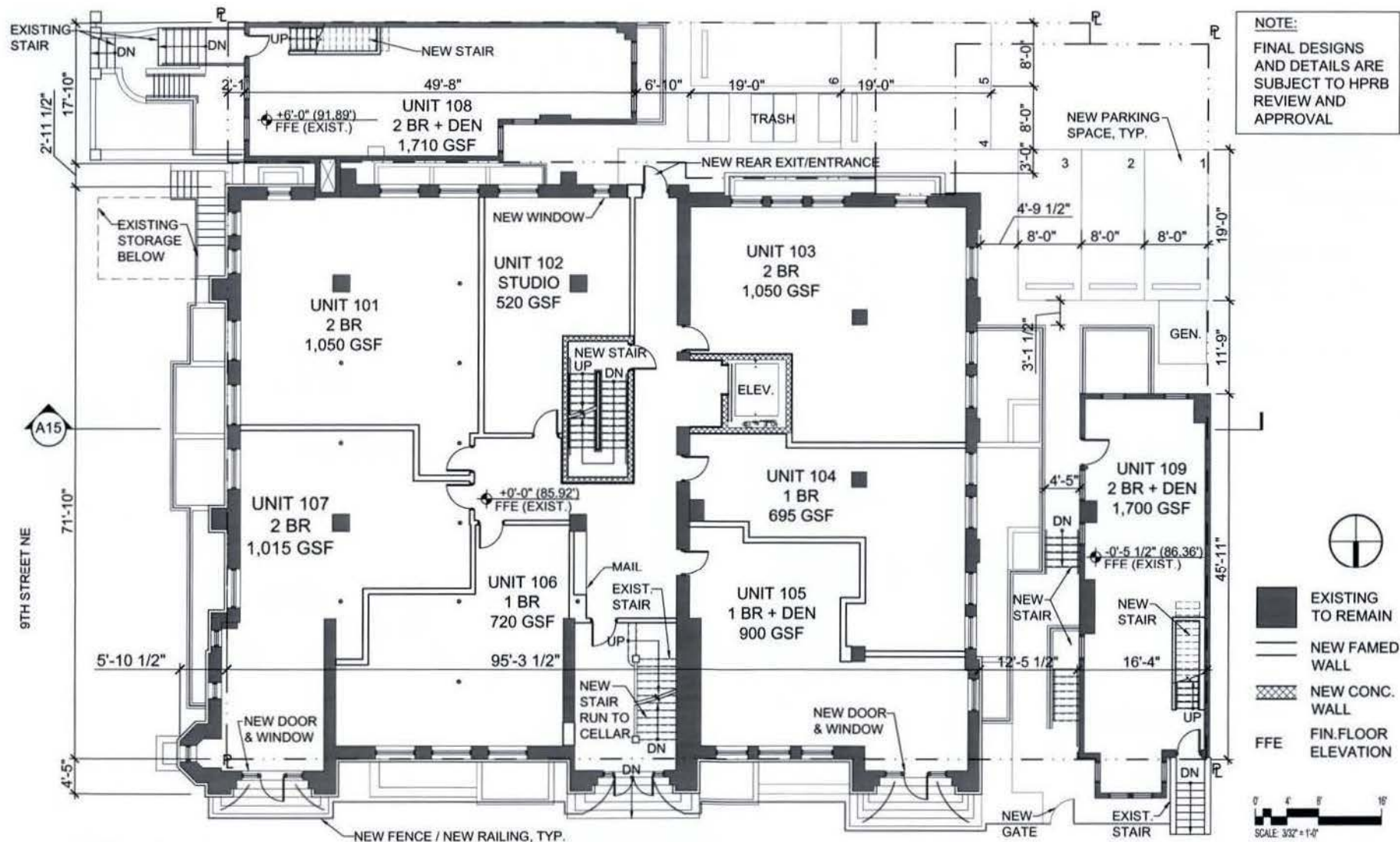
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PROPOSED SITE PLAN

1/16" = 1'-0"

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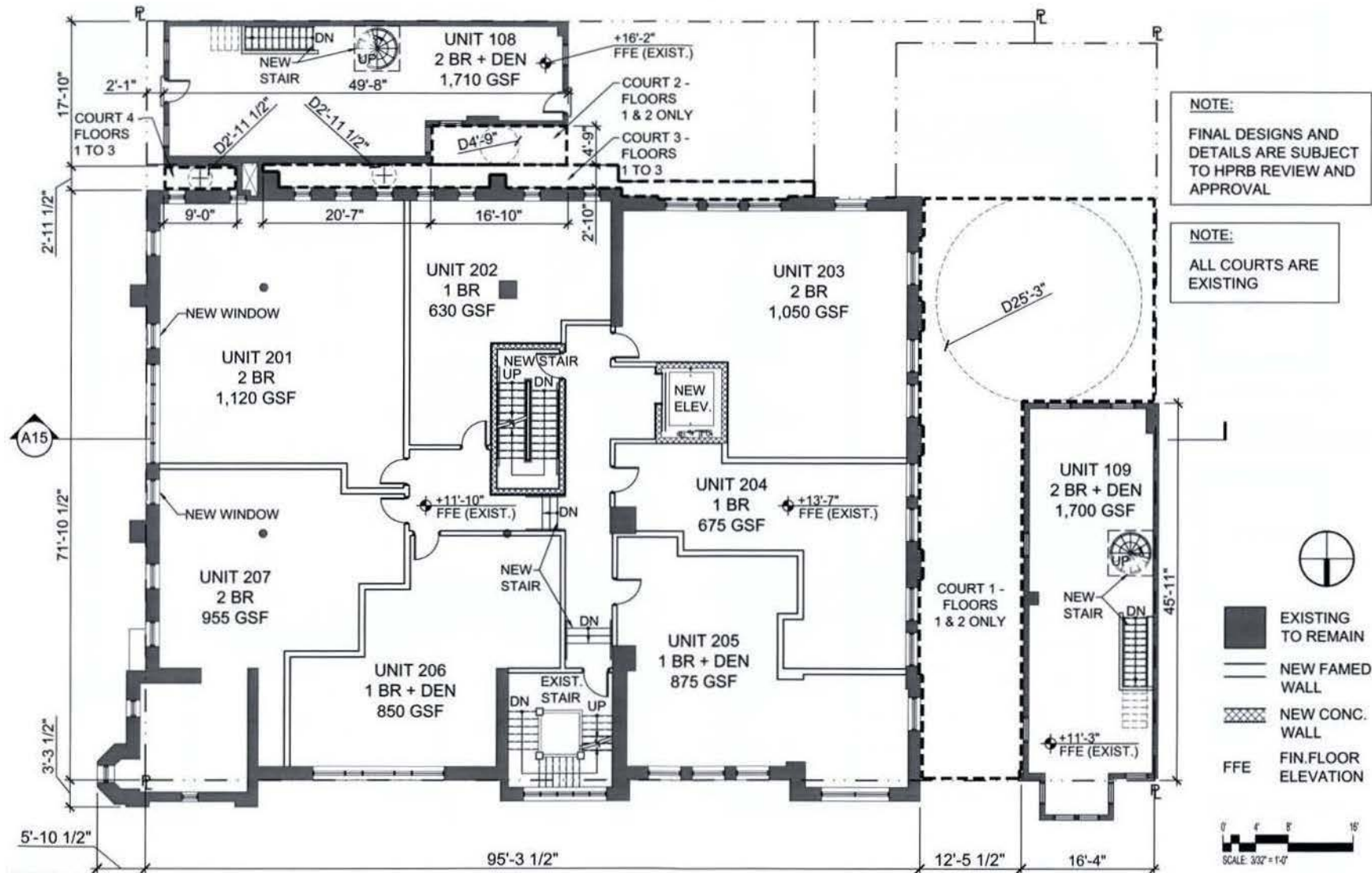
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PROPOSED FIRST FLOOR PLAN

3/32" = 1'-0"

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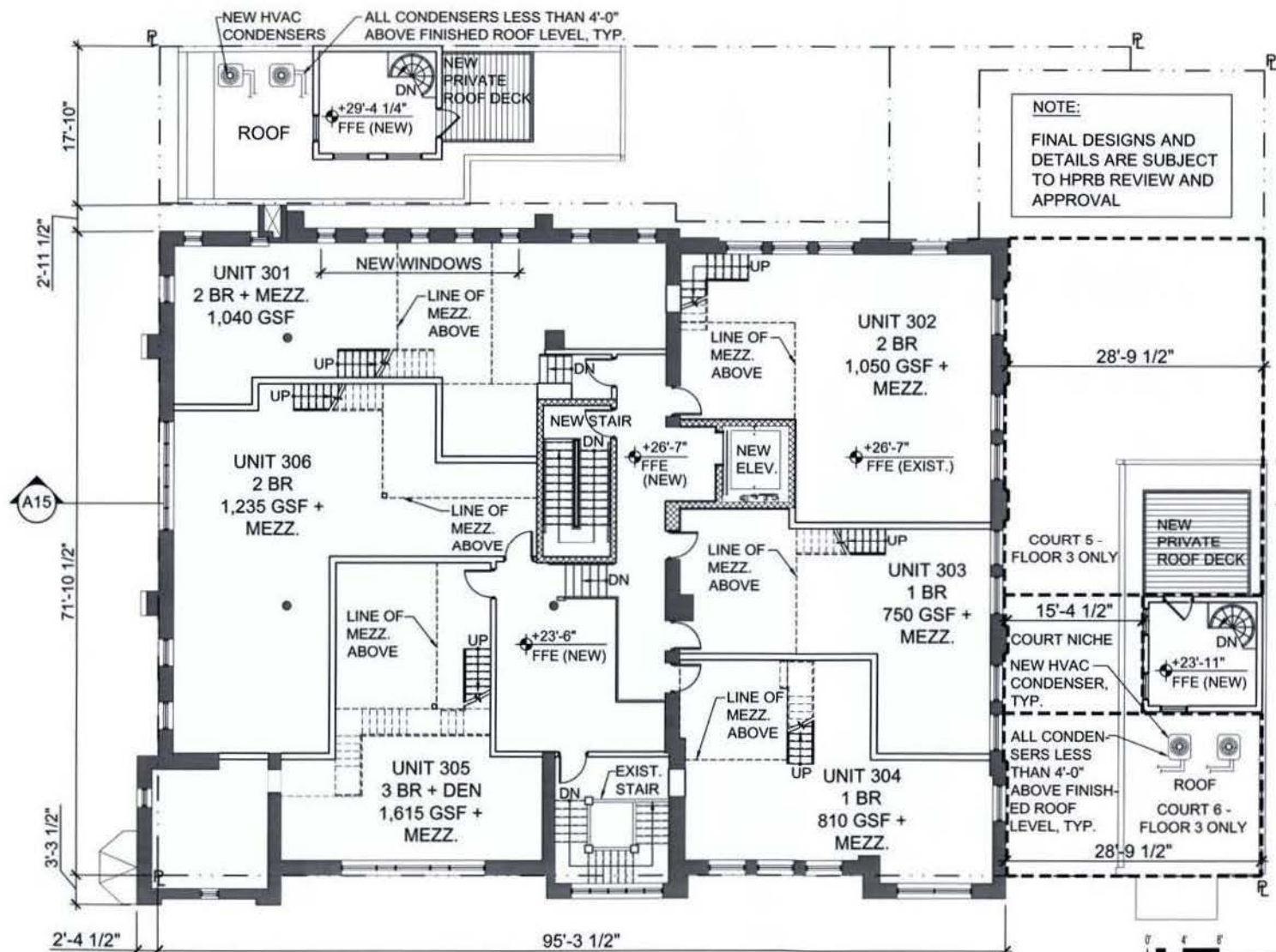
PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

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A13

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- EXISTING TO REMAIN
- NEW FAMED WALL
- NEW CONC. WALL
- FIN.FLOOR ELEVATION

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PROPOSED THIRD FLOOR PLAN + MEZZANINE + TOWER

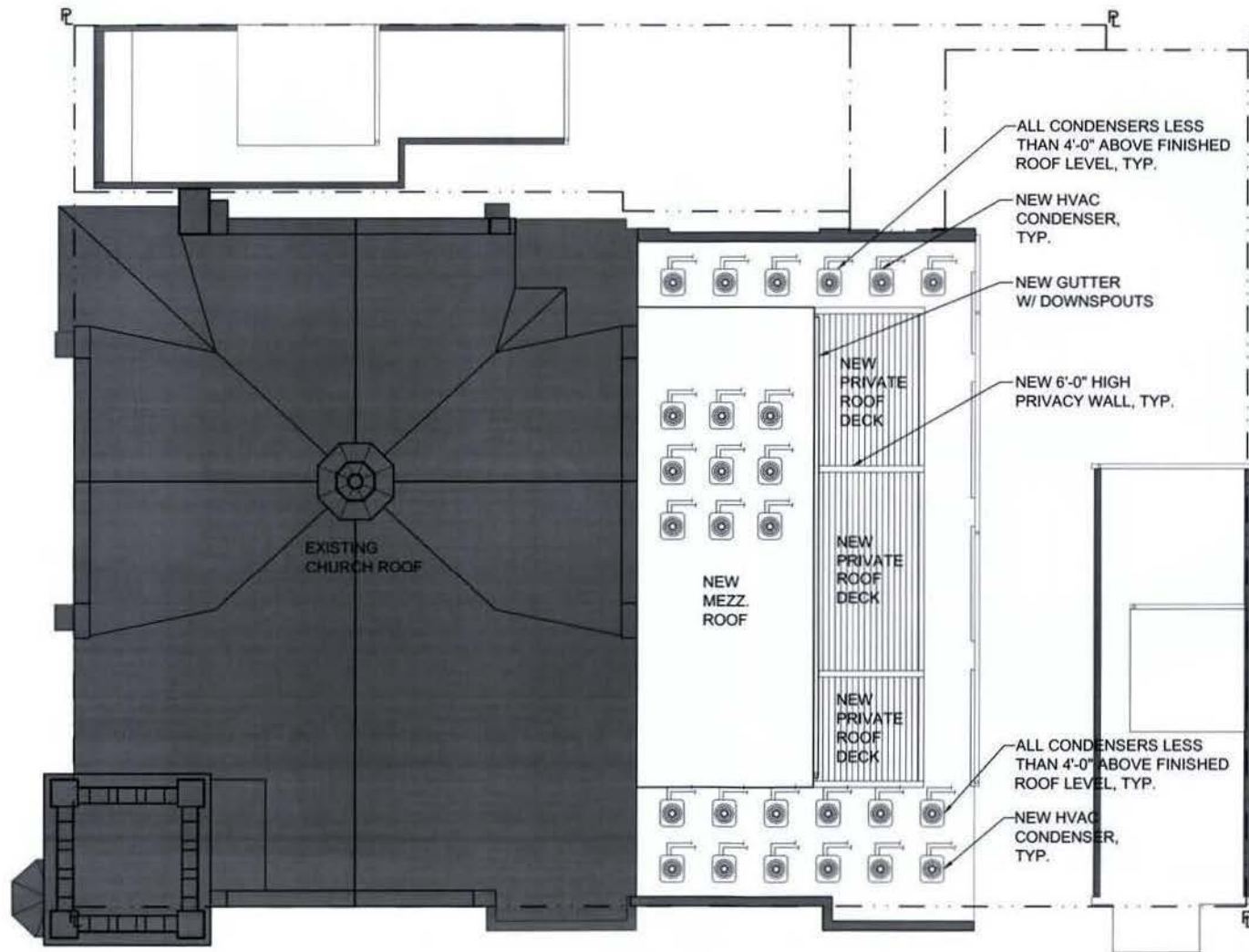
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3/32" = 1'-0"

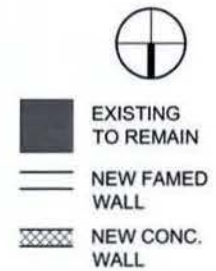
A14

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FINAL DESIGNS AND DETAILS ARE SUBJECT TO HPRB REVIEW AND APPROVAL



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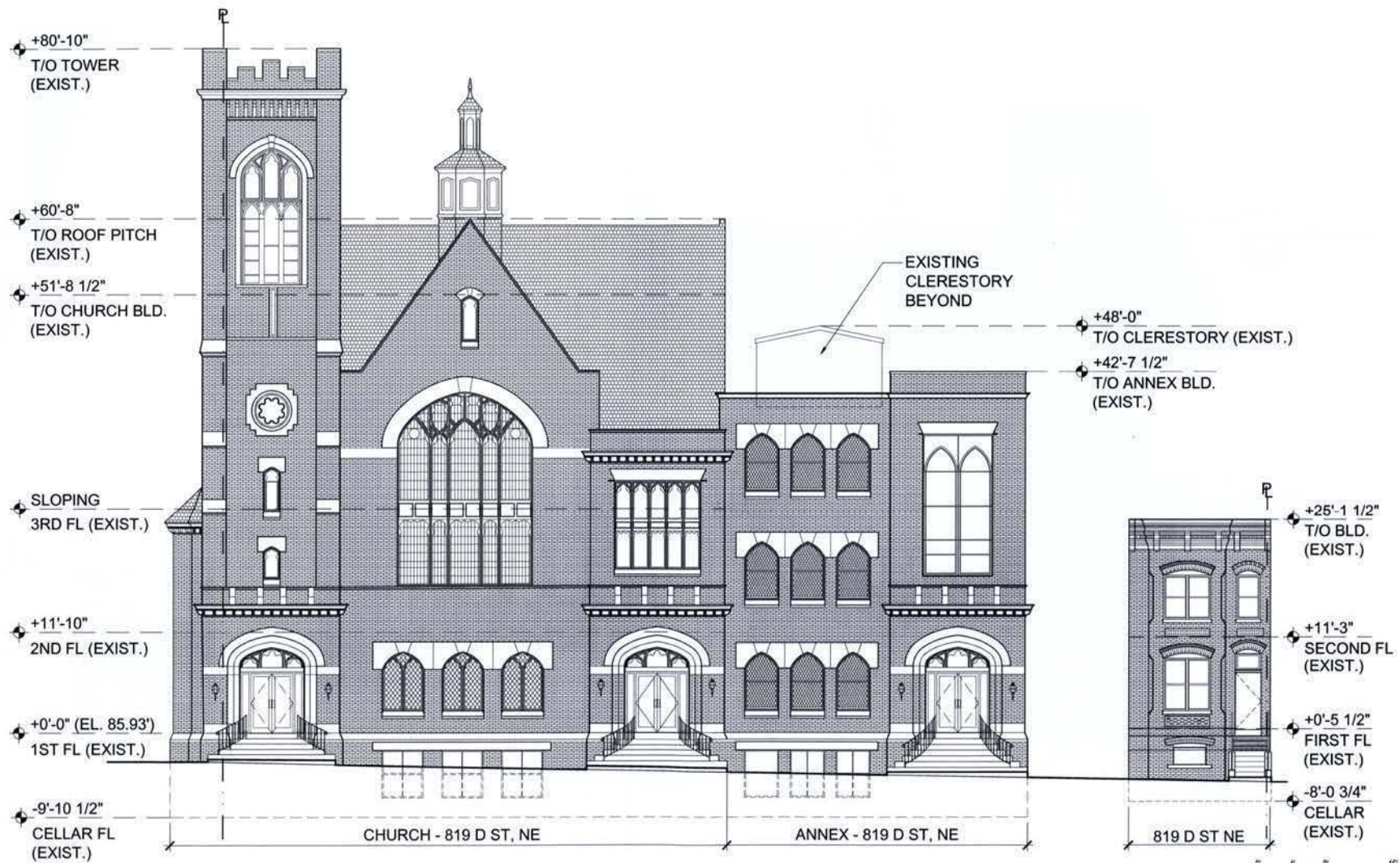
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PROPOSED ROOF PLAN

3/32" = 1'-0"

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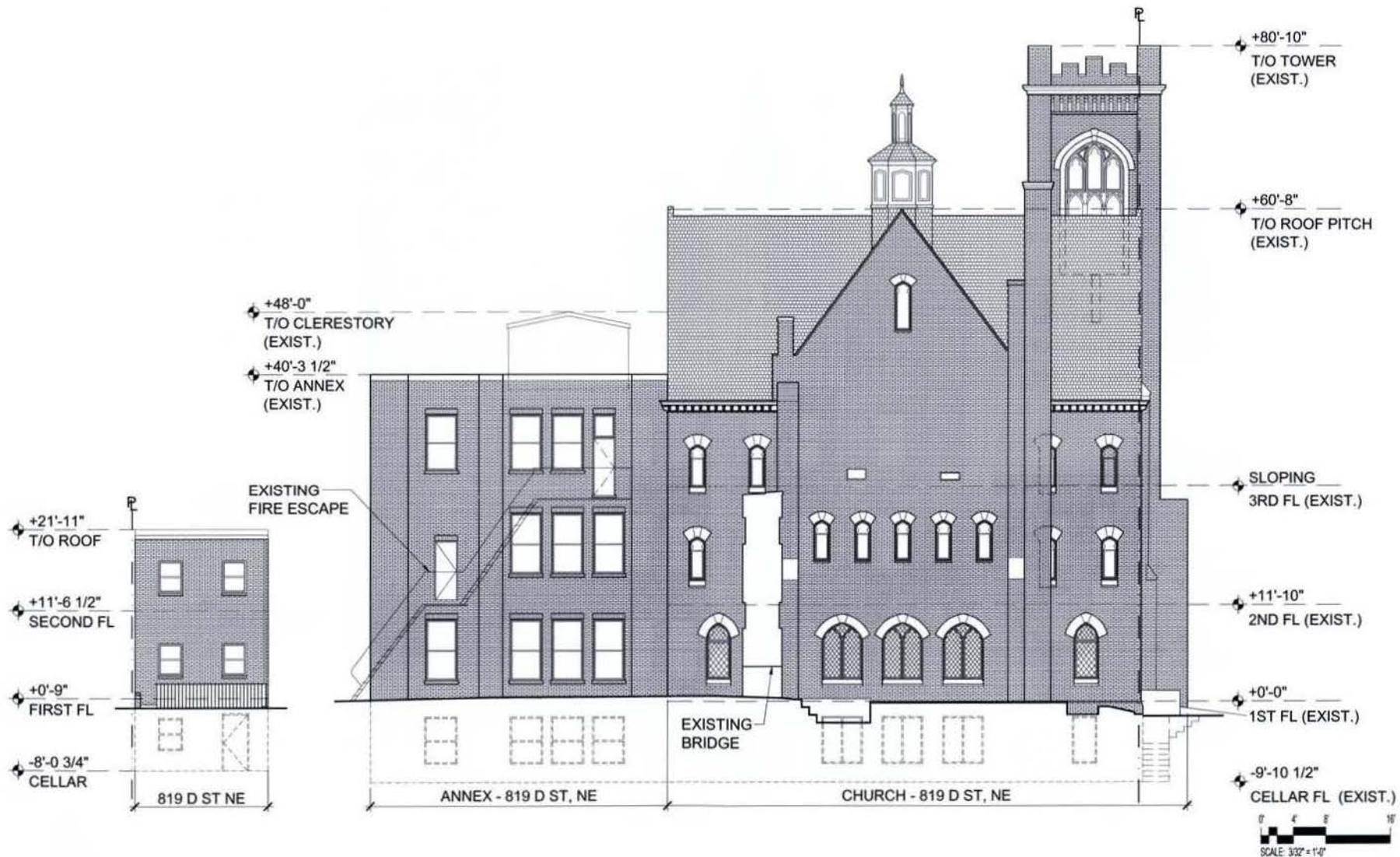
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EXISTING NORTH ELEVATION

3/32" = 1'-0"

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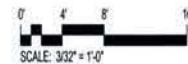
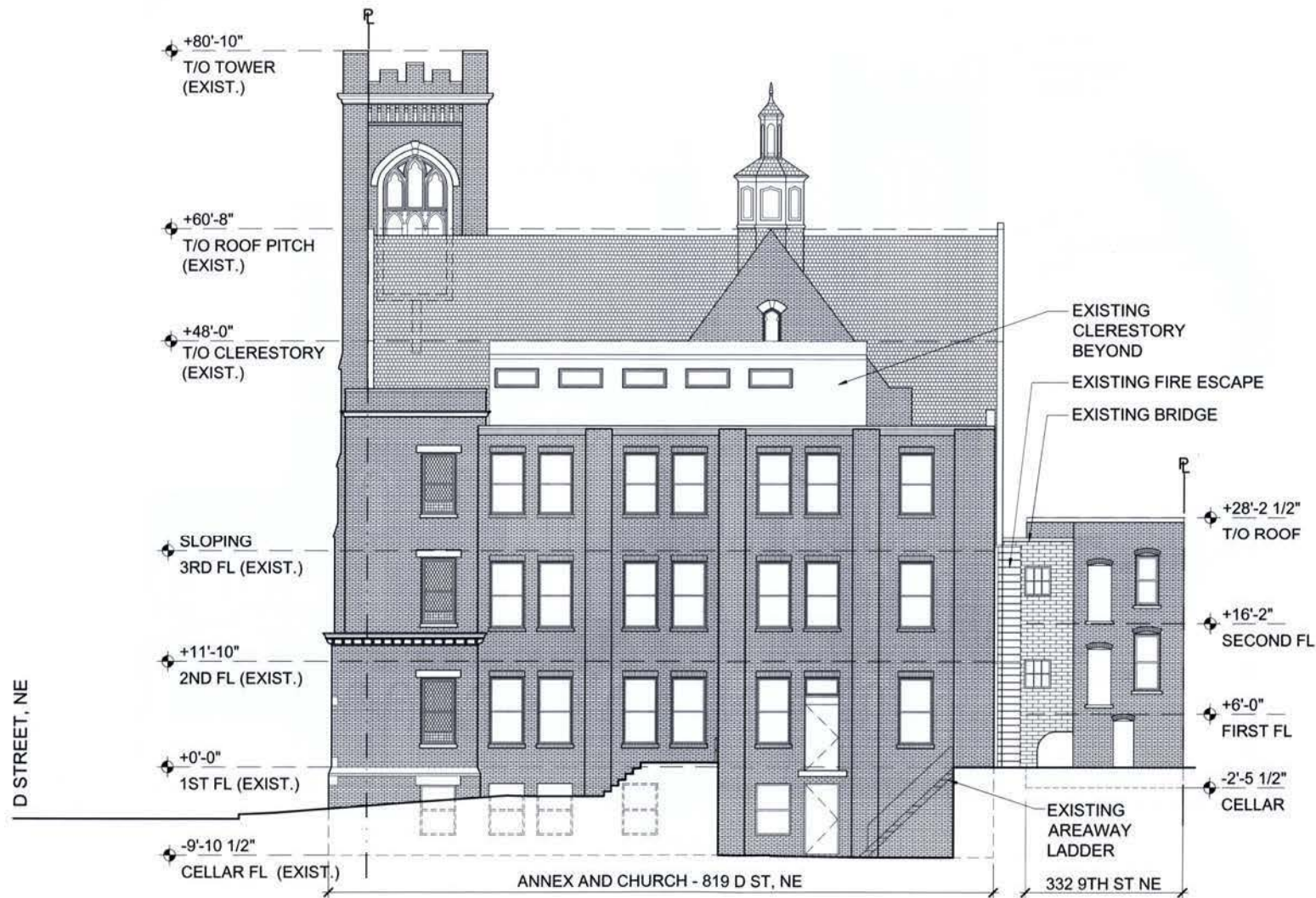
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EXISTING SOUTH ELEVATION

3/32" = 1'-0"

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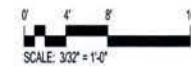
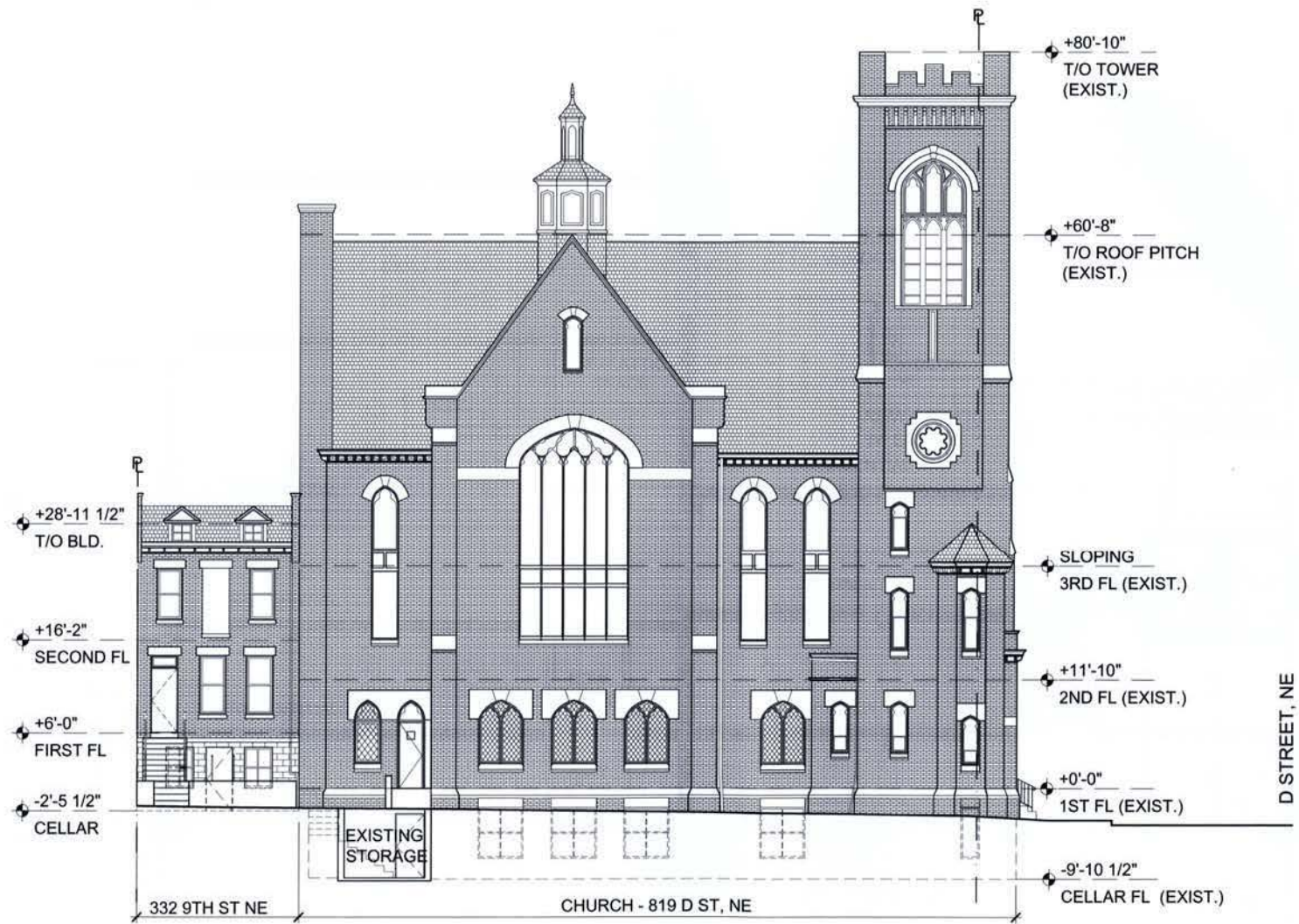
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EXISTING WEST ELEVATION

3/32" = 1'-0"

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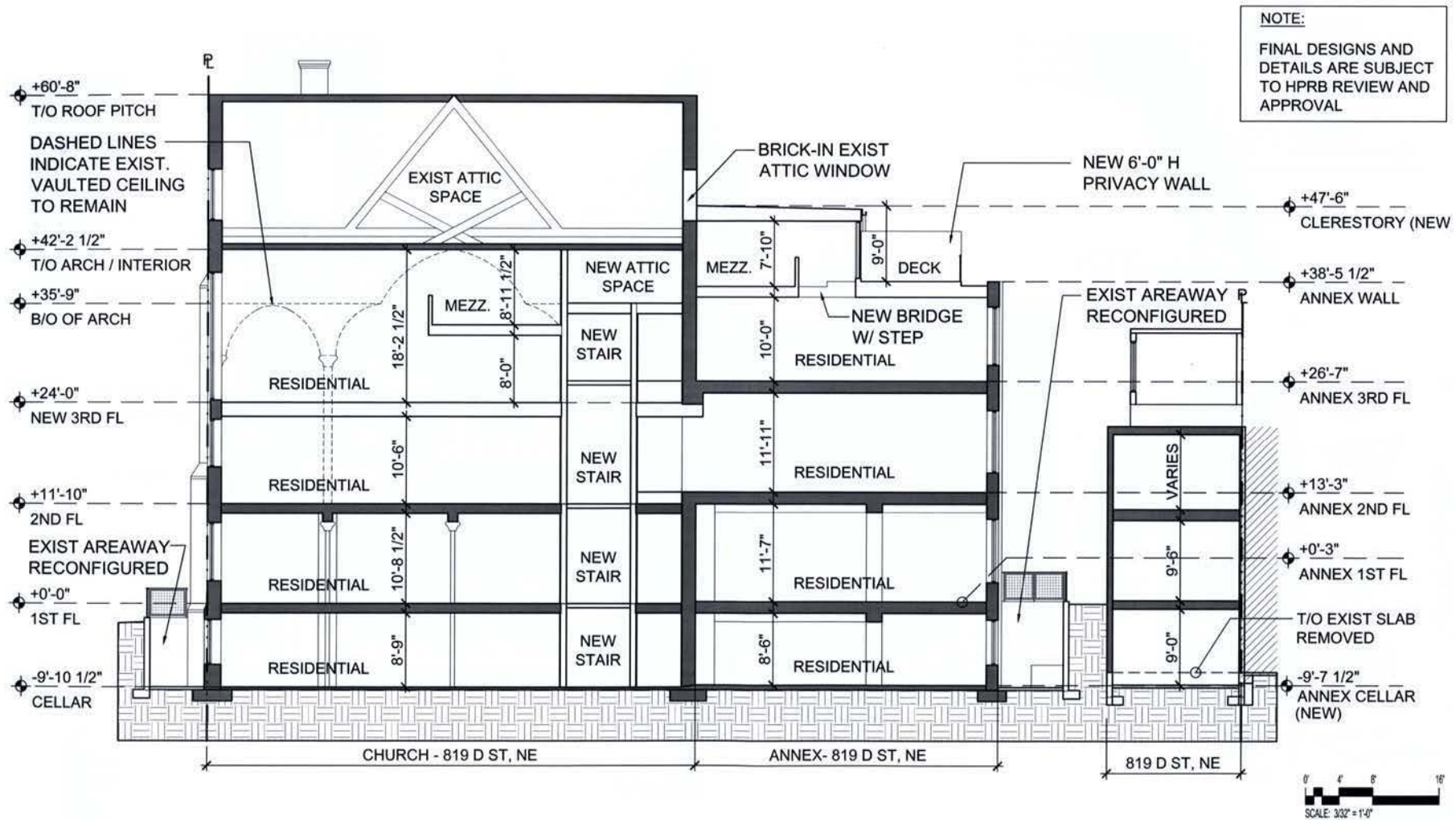
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EXISTING EAST ELEVATION

3/32" = 1'-0"

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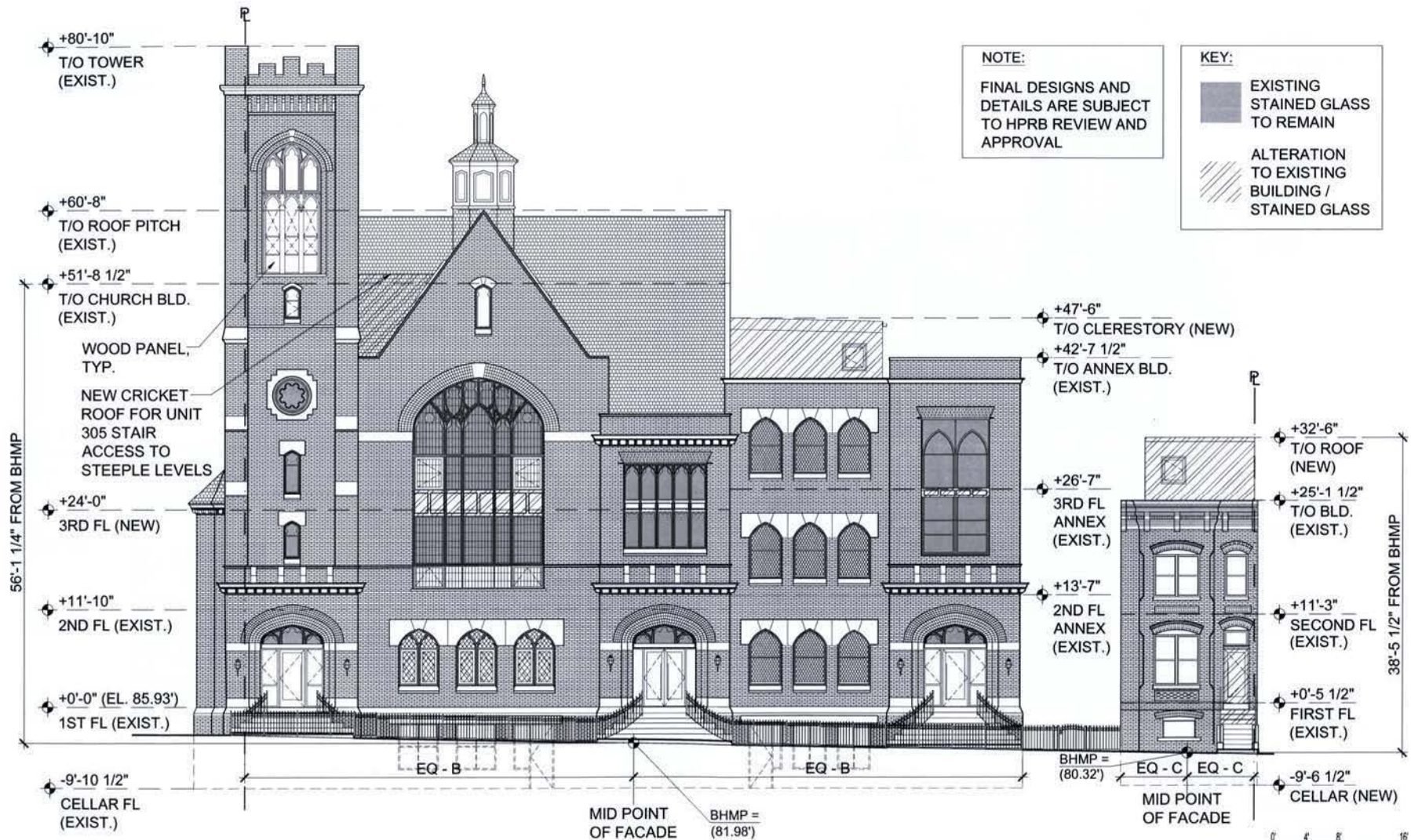
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PROPOSED BUILDING SECTION

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PROPOSED NORTH ELEVATION

3/32" = 1'-0"

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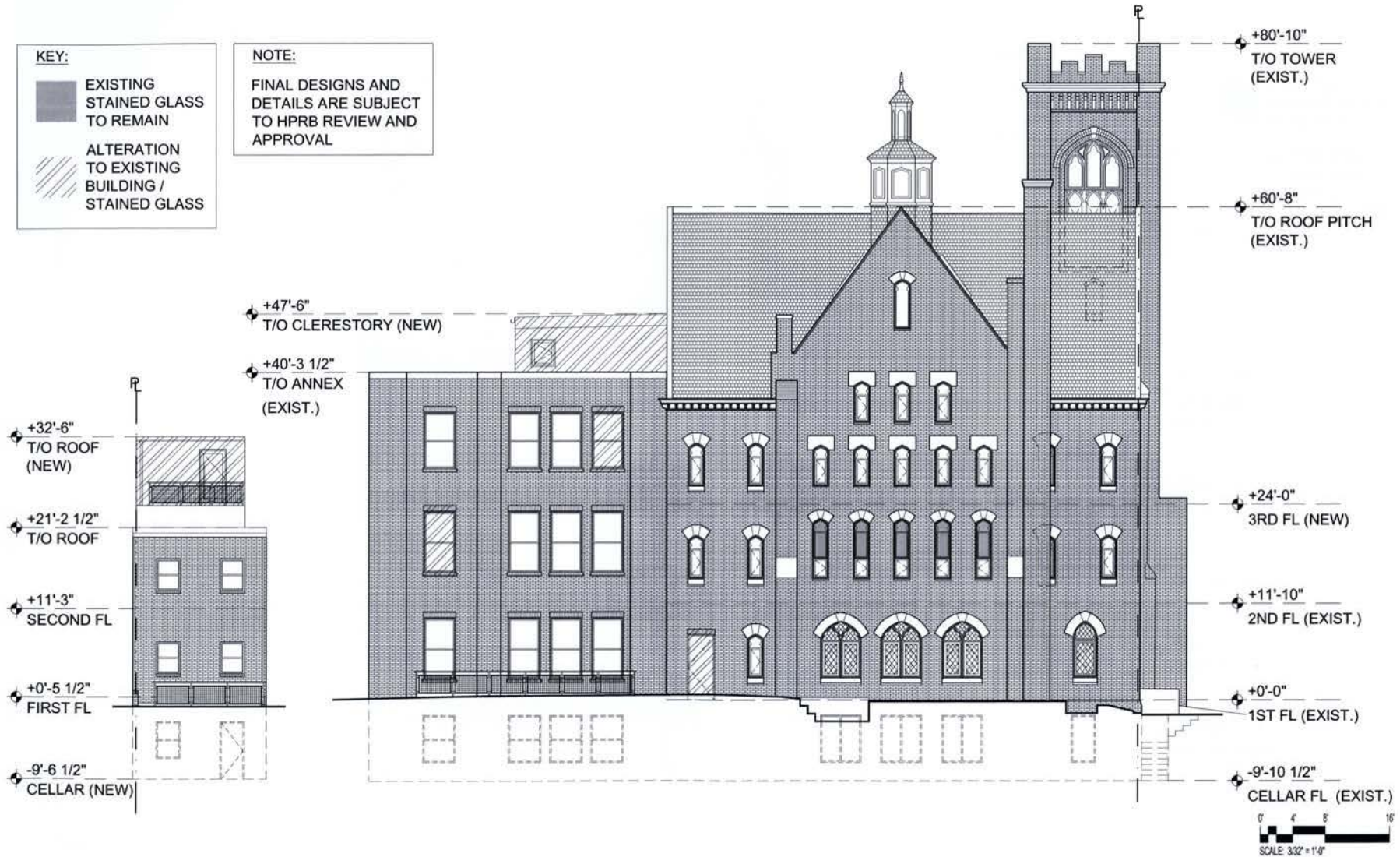
KEY:

EXISTING
STAINED GLASS
TO REMAIN

ALTERATION
TO EXISTING
BUILDING /
STAINED GLASS

NOTE:

FINAL DESIGNS AND
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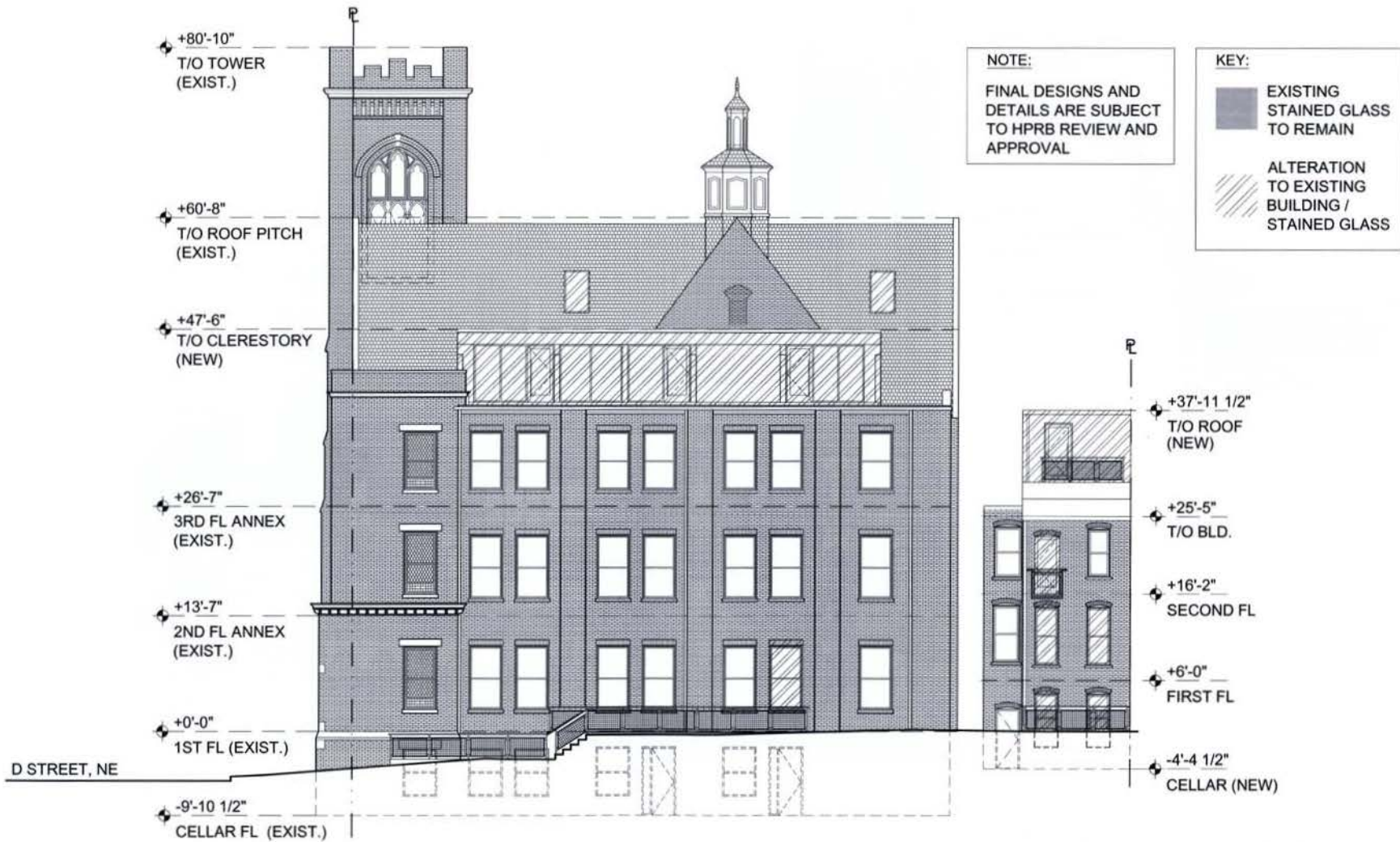
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PROPOSED SOUTH ELEVATION

3/32" = 1'-0"

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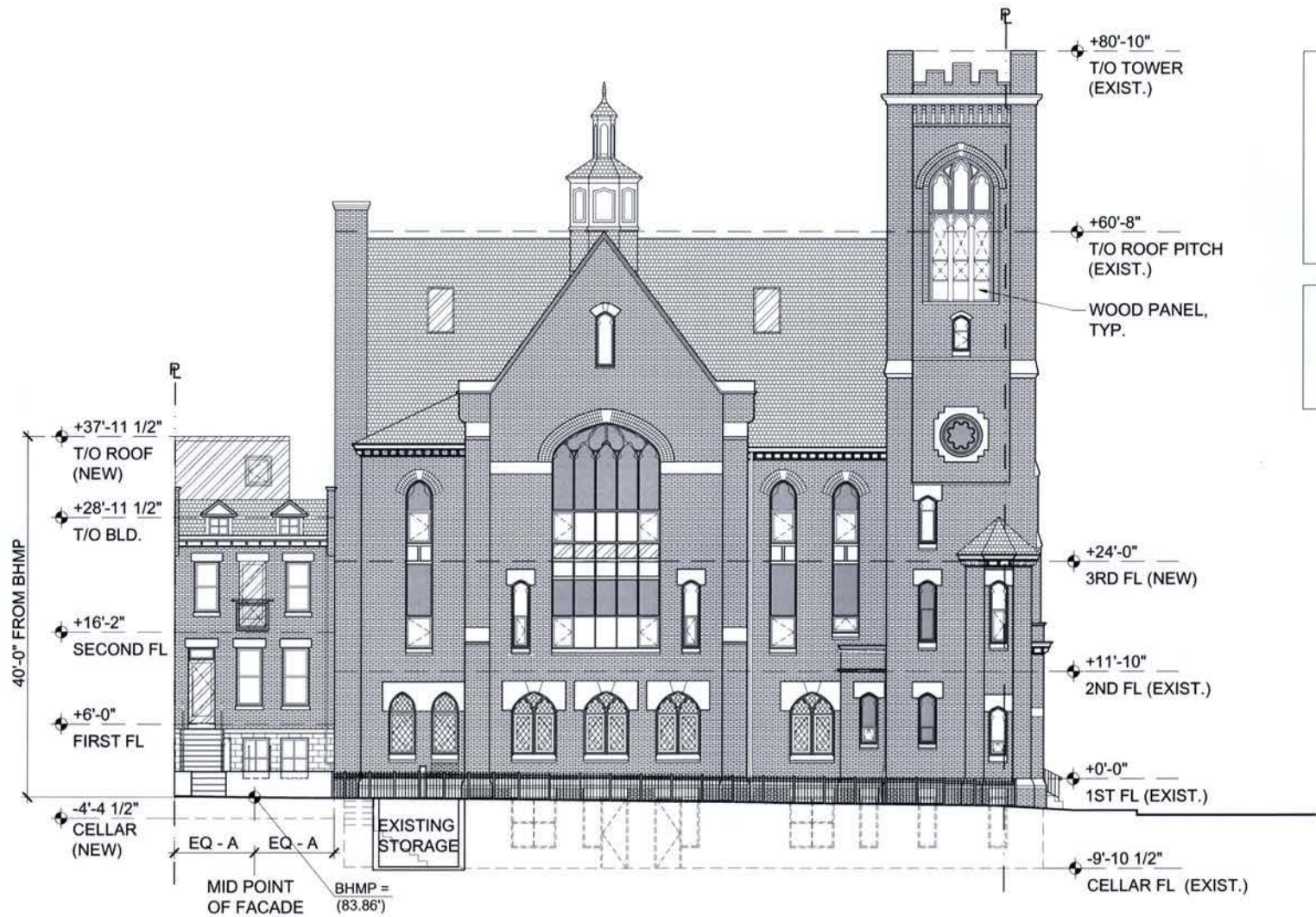
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PROPOSED WEST ELEVATION

3/32" = 1'-0"

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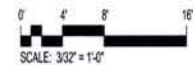
KEY:

EXISTING
STAINED GLASS
TO REMAIN

ALTERATION
TO EXISTING
BUILDING /
STAINED GLASS

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PROPOSED WEST ELEVATION

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3/32" = 1'-0"

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