

PROJECT INFO:

RENOVATION/ ADDITION TO EXISTING 2 STORY HOME WITH CELLAR

ADDRESS: 2950 Legation St NW Washington DC 20015

LOCATION: LOT 0802, Square 2298

ZONING RELIEF ISSUES:

SPECIAL EXCEPTION PURSUANT TO §223.1 TO PERMIT AN ADDITION TO A ONE FAMILY DWELLING IN THE R-1-B DISTRICT NOT MEETING THE REAR YARD REQUIREMENT. 404.1.

ZONING:

R-1-B

SETBACKS: SIDE: 8' (BOTH), REAR: 25'

LOT AREA: 3713 SF

	ALLOWED:	EXISTING:	PROPOSED:
HEIGHT TO ATTIC CLG.	40'-0"	27'-2"	27'-8"
LOT COVERAGE:	40 %	23.75%	32.24 %

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:
CELLAR FLOOR AREA:	760.94 SF	760.94 SF
FIRST FLOOR AREA:	793.94 SF	1108.81 SF
SECOND FLOOR AREA:	578.62 SF	867.4 SF
ATTIC AREA:		263.04 SF
TOTAL FLOOR AREA:	2221.68 SF	3088.38 SF
COVERED PORCH AREA	88.18 SF	88.18 SF
TOTAL ZONING AREA:	1197 SF	

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

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RENOVATION /ADDITION TO EXISTING
2 STORY HOUSE WITH CELLAR

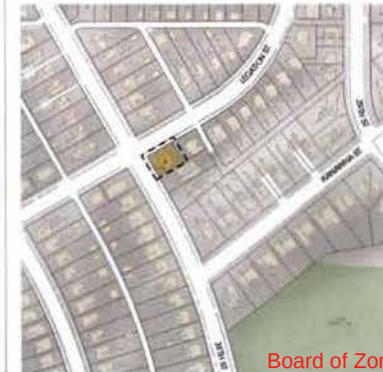
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ZONING DATA:

SQUARE NO.	2298
LOT NO.	0802
ZONING DISTRICT	R-1-B
ZONING OVERLAY	NONE
HISTORIC AREA	NONE
SITE AREA	3713 (PER DC RECORD)

REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 401.1)	27'-2"	40'-0"	27'-8"
LOT AREA (ZR 401.3)	3713 SF	5000 SF	3713 SF
LOT WIDTH (ZR 401.3)		50'-0"	
FLOOR AREA RATIO (ZR 402.4)	N/A	N/A	N/A
LOT OCCUPANCY (ZR 403.2)	23.75%	40 %	32.24%
REAR YARD (ZR 404.1)	5'-0"	25'	15'-4"
SIDE YARD (ZR 405.9)	21'-6"	8'-0"	8'-0"
OPEN COURT (ZR 406.1)	N/A	N/A	N/A
OFF STREET PARKING (ZR 2101.1)			



LOCATION MAP

Goitein Residence
2950 Legation St NW, Washington - DC, 20015.

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Cover

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T1

Board of Zoning Adjustment
District of Columbia
CASE NO.18745
EXHIBIT NO.9

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18745

EXHIBIT NO. 9

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FRONT



LEFT



RIGHT/REAR

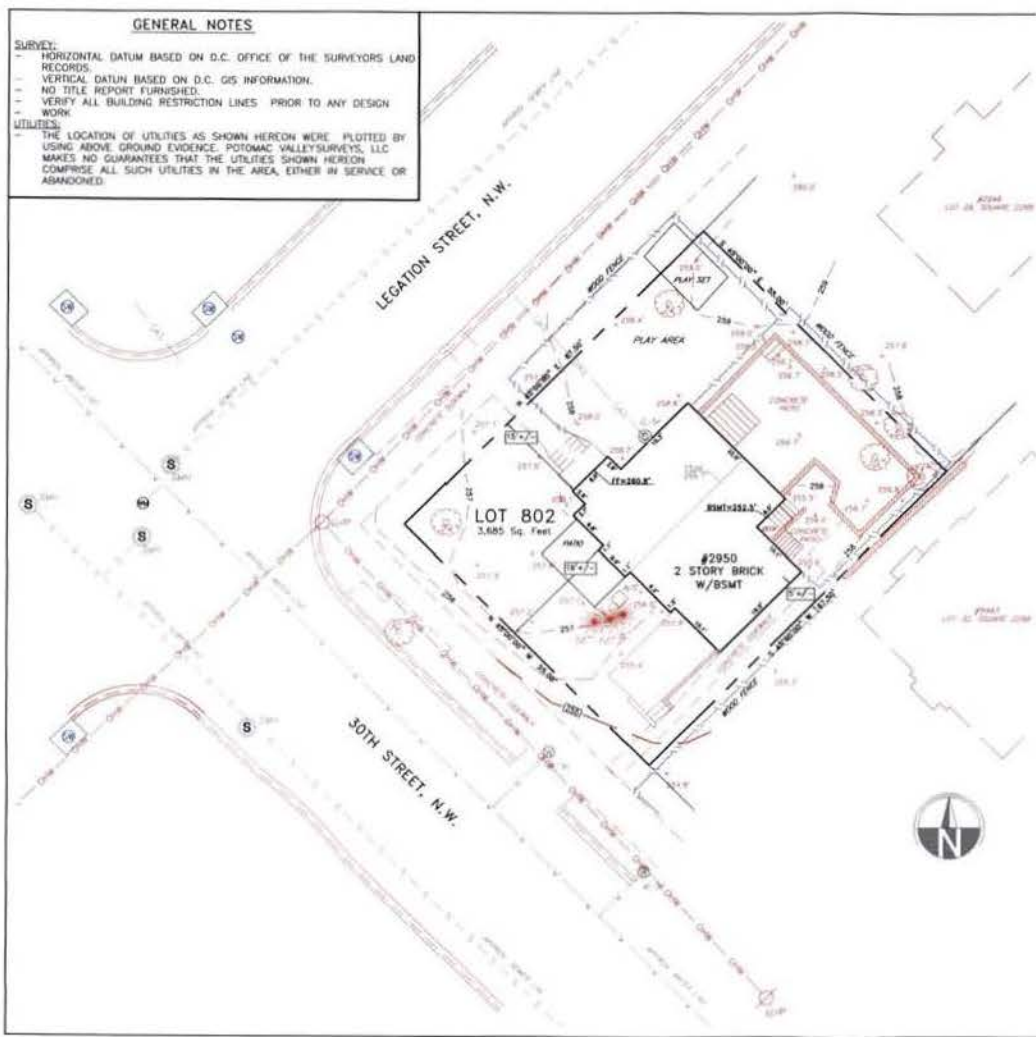
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Photographs

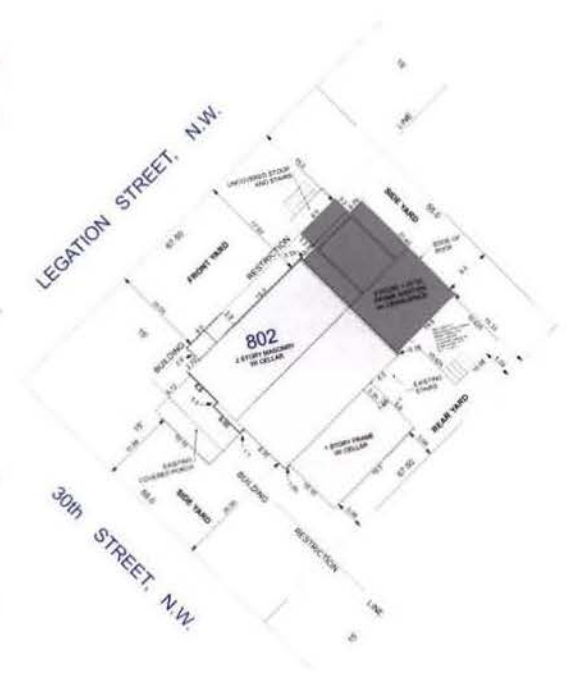
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Existing Survey
1" = 20.0'

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Proposed Plat
1" = 20.0'



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Site Plan

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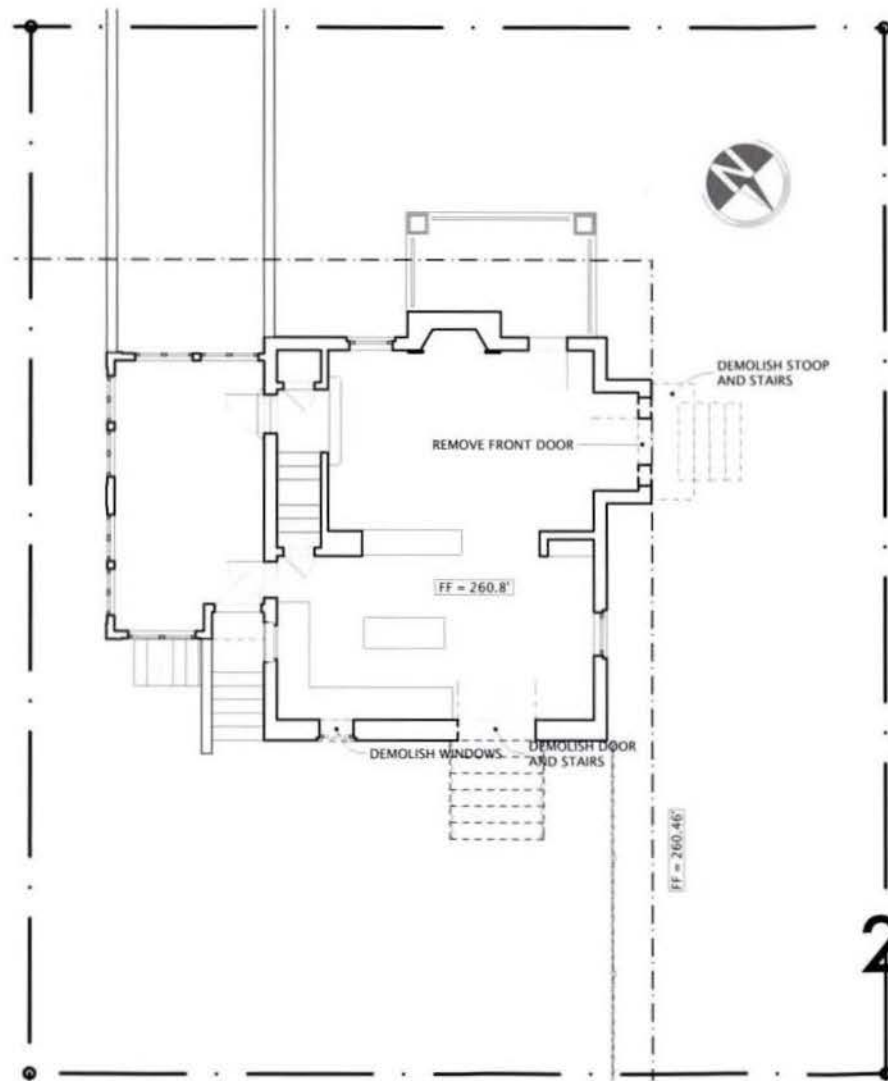
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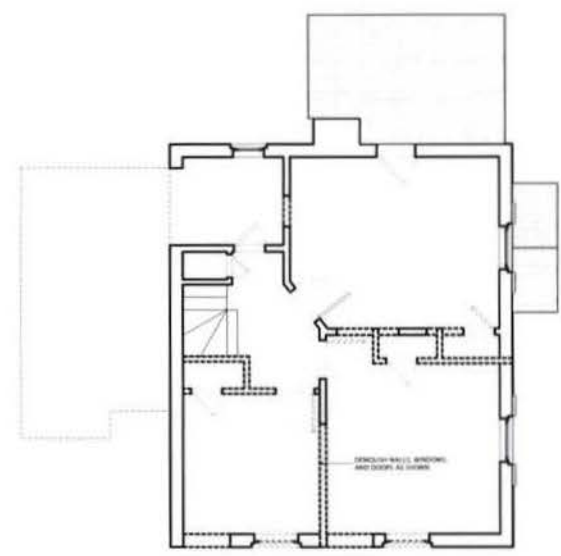
Demolition Plans

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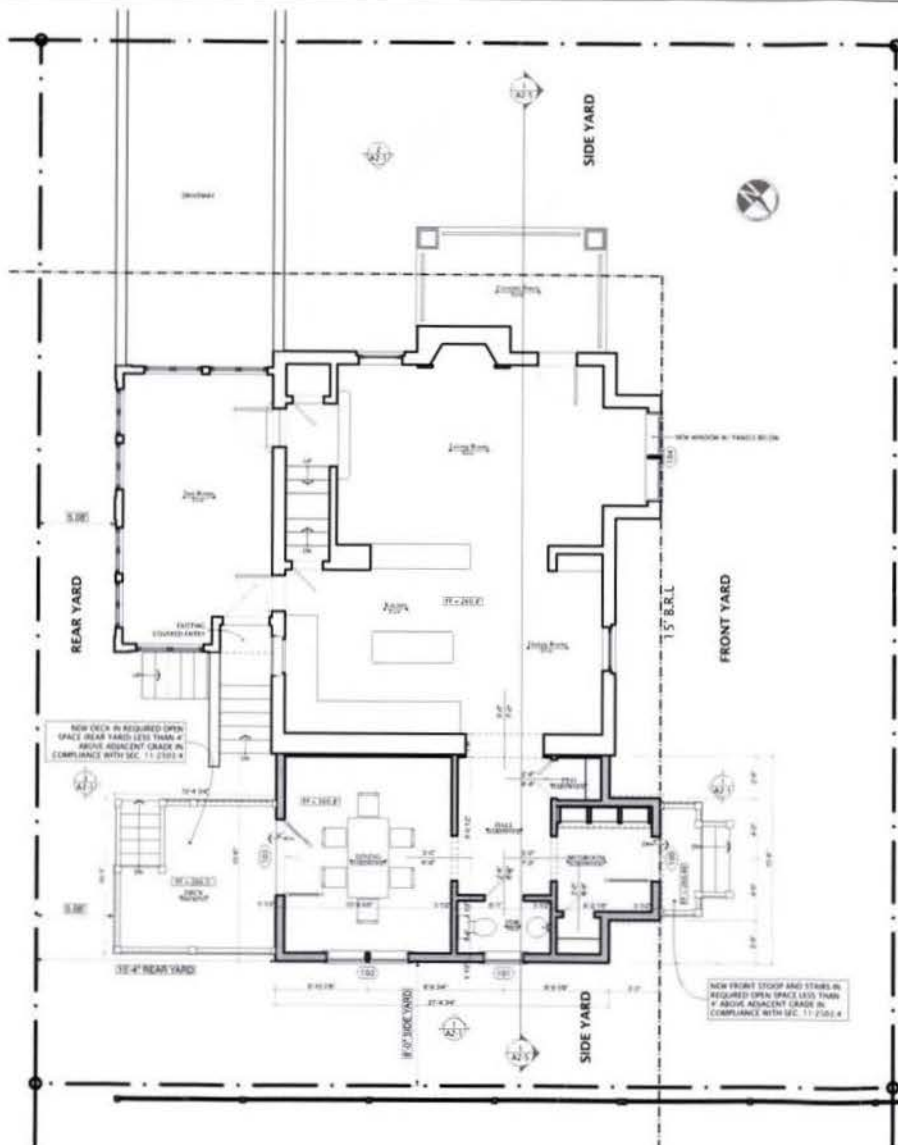
1 1st Floor Demo Plan
1/8" = 1'-0"



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

DENOTES EXISTING WALLS

DENOTES DEMOLISHED WALLS



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

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Proposed 1st & 2nd Floor Plans

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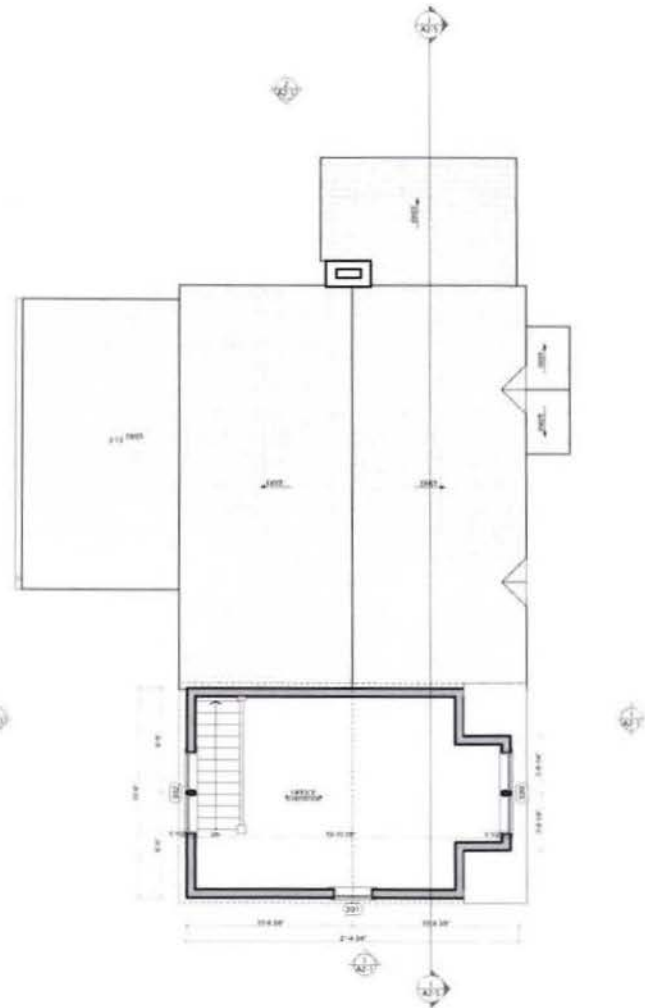
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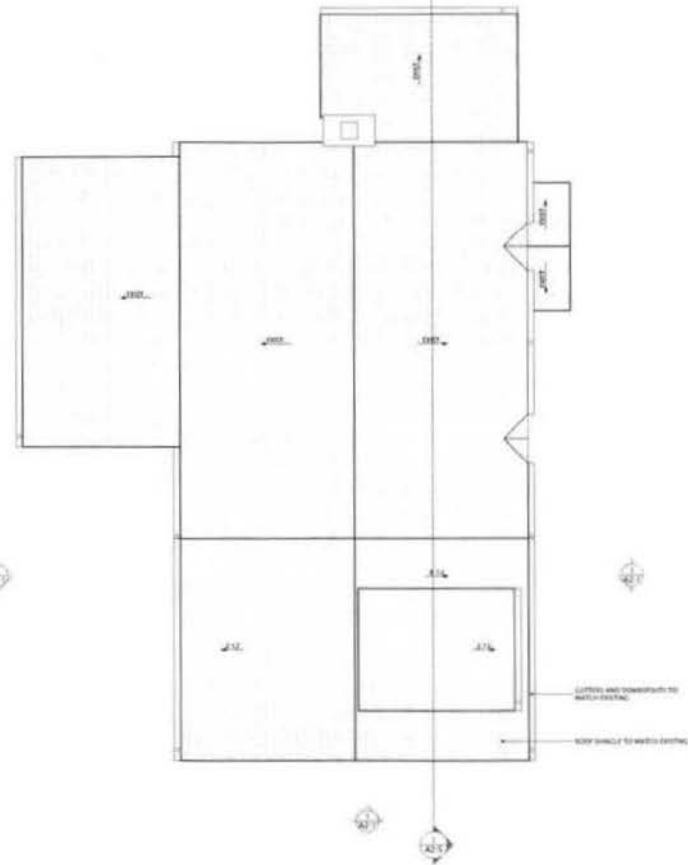
Proposed Attic & Roof Plan

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A1-1



1 Attic
 1/8" = 1'-0"



2 Roof
 1/8" = 1'-0"

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS

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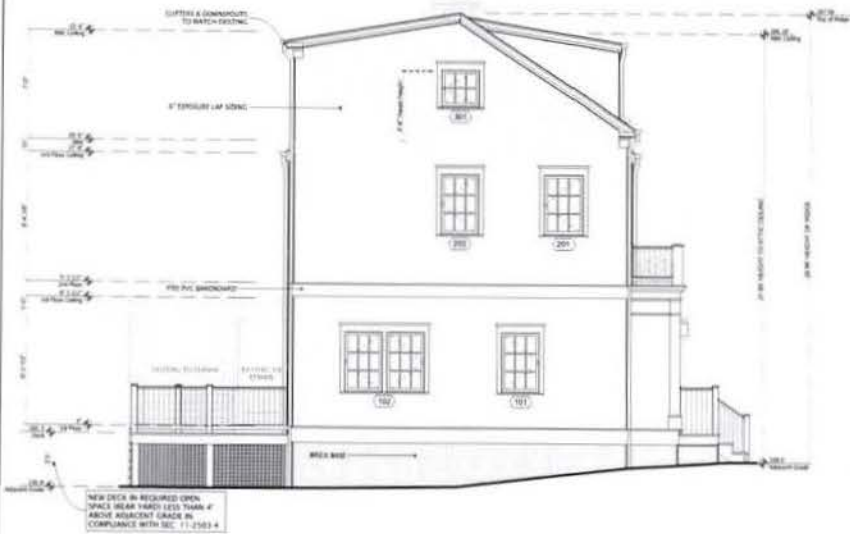


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1 Left Elevation
 1/8" = 1'-0"



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

Elevation

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



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



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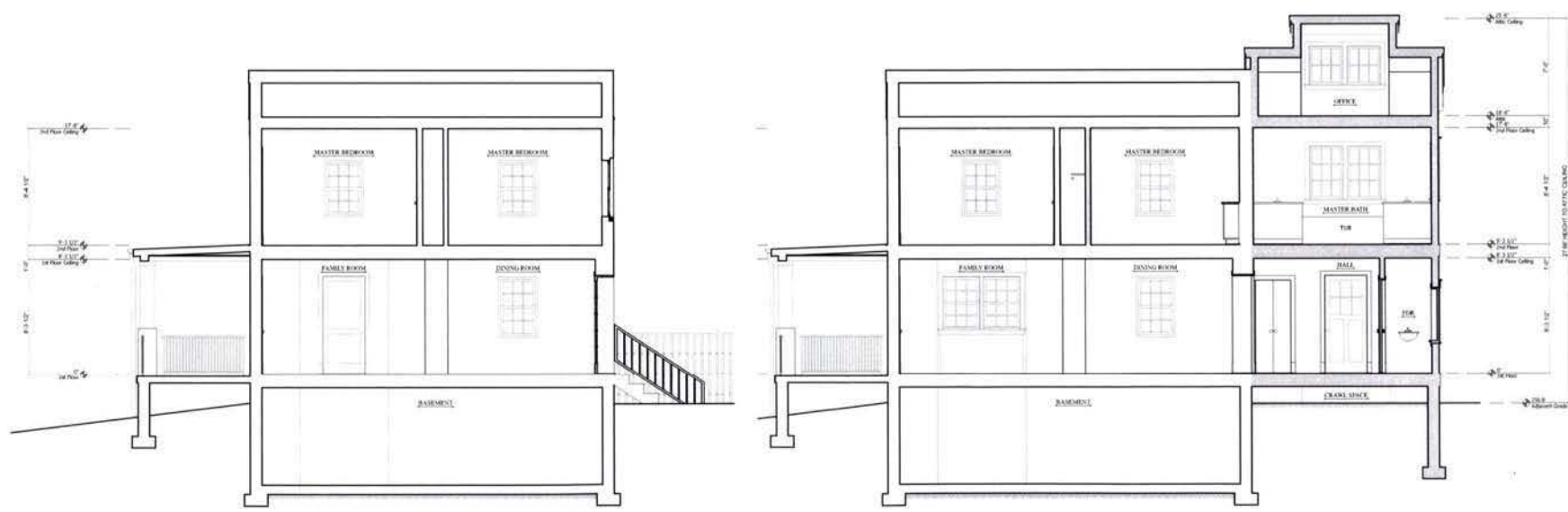
Elevation

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

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

	DENOTES EXISTING WALLS
	DENOTES PROPOSED WALLS

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Building Sections

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A2-3

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