

LOT AREA: 4067.6 SQ. FT
EXISTING LOT OCCUPANCY: 1014.4 SQ. FT. (24.9%)
ZONING R-1-B (8' SIDE, 25' REAR, 40% LOT OCC.)

LOT 809
3116 PATTERSON PLACE NW

63'-1 1/4"

+/- 10'

19'-1 3/4"

LOT 808

PATTERSON PLACE NW

50'-0"

3120 PATTERSON PLACE NW
EXISTING 2 STOREY BRICK.
W/ BASEMENT

EXIST. 2
STOREY
FRAME
ADDITION

22'-7"

EXIST. FRAME
GARAGE
(203.0 SQ FT)

46'-11 1/2"

PUBLIC ALLEY

CENTER LINE OF
ALLEY

Board of Zoning Adjustment
District of Columbia
CASE NO.18777
EXHIBIT NO.3



LOT 22
3124 PATTERSON PLACE NW

GARAGE

EXISTING SITE PLAN
1/8"=1'-0"

140116
PATTERSON

25'-0" EXISTING SET BACK

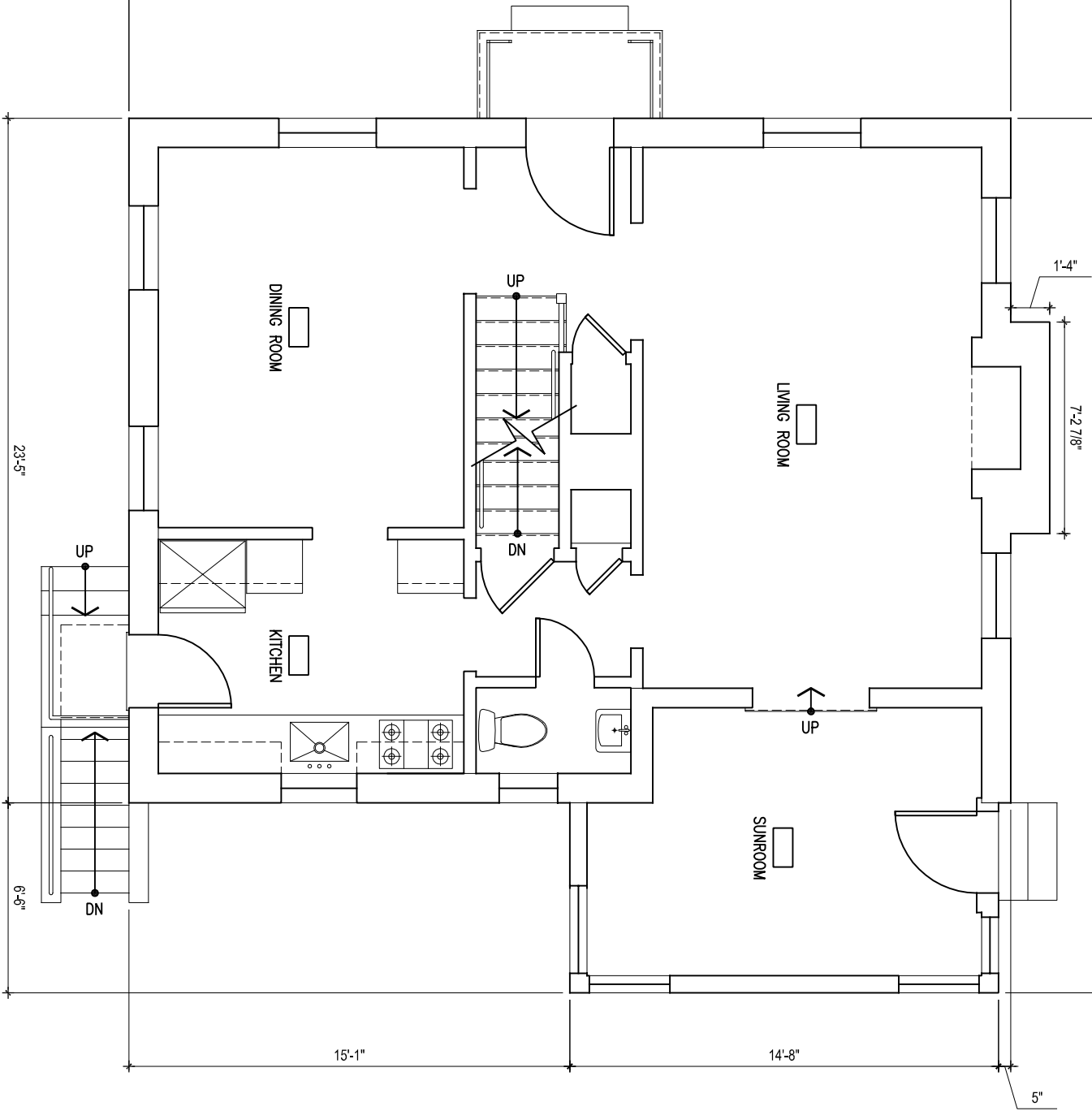
9'-11" EXISITNG SETBACK

29'-11"

27'-1" EXISTING SET BACK

9'-11" EXISTING SET BACK

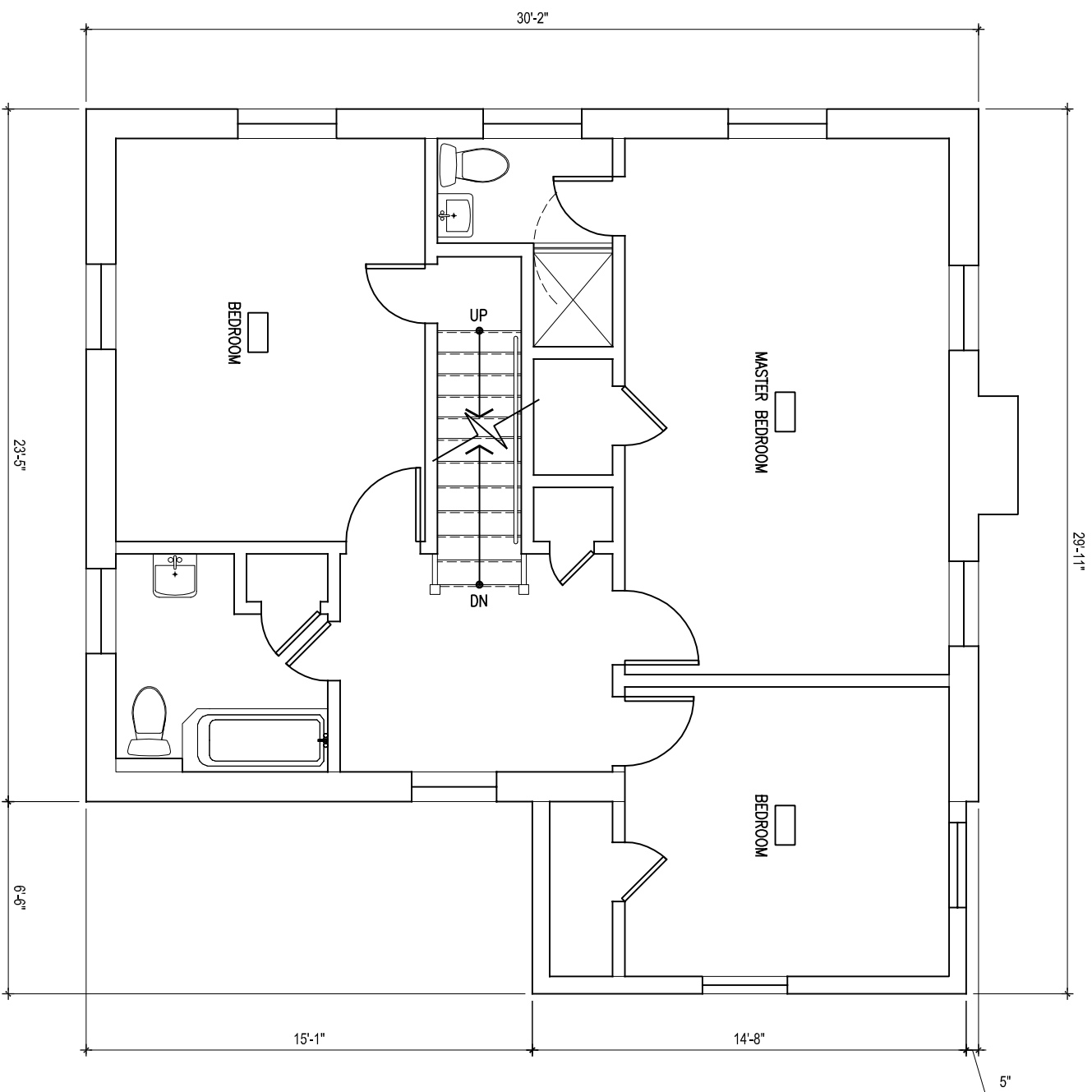
30'-2"



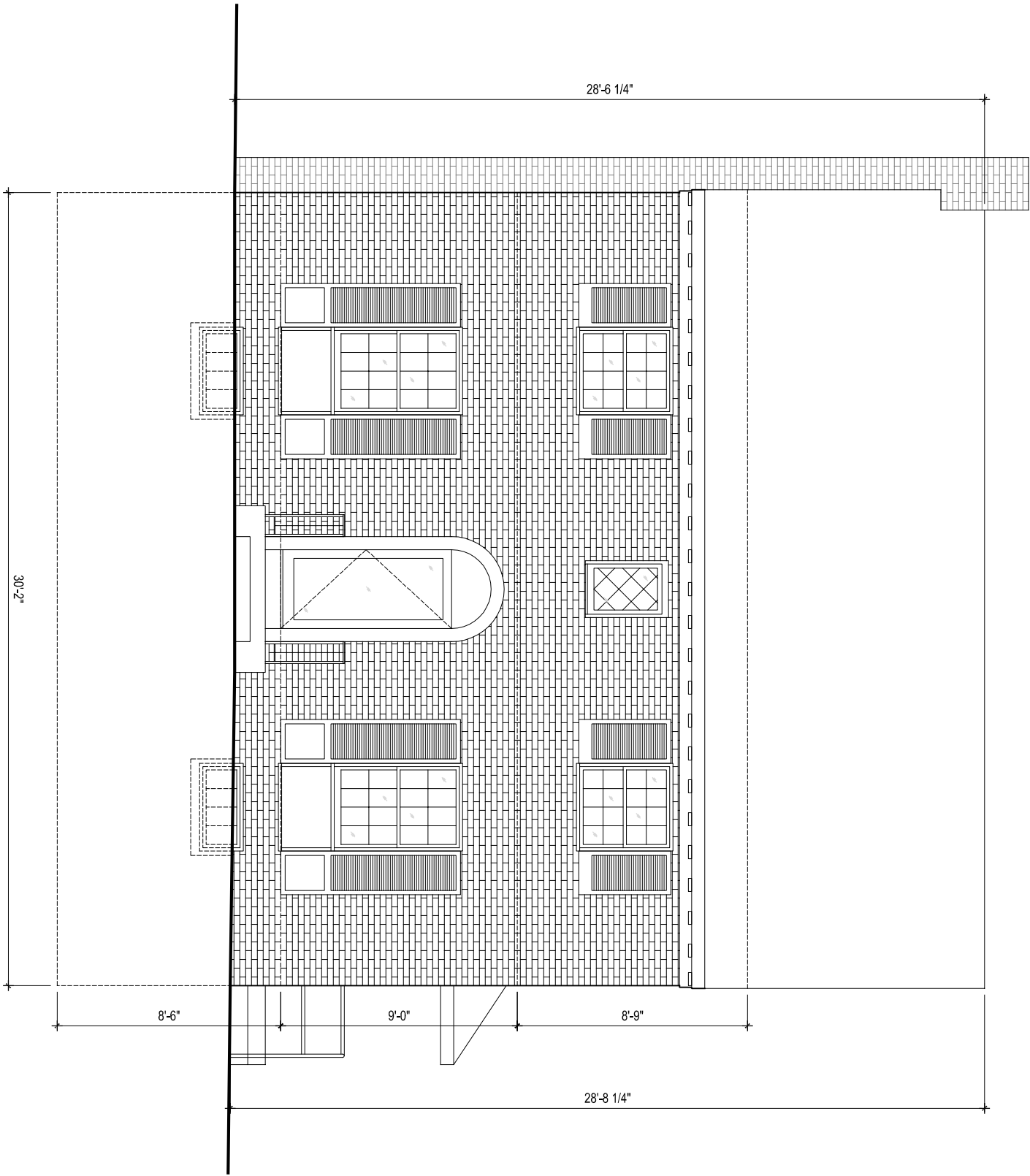
FIRST FLOOR
FLOOR PLAN
1/16" = 1'-0"

EXISTING 1ST FLOOR
3/16"=1'-0"

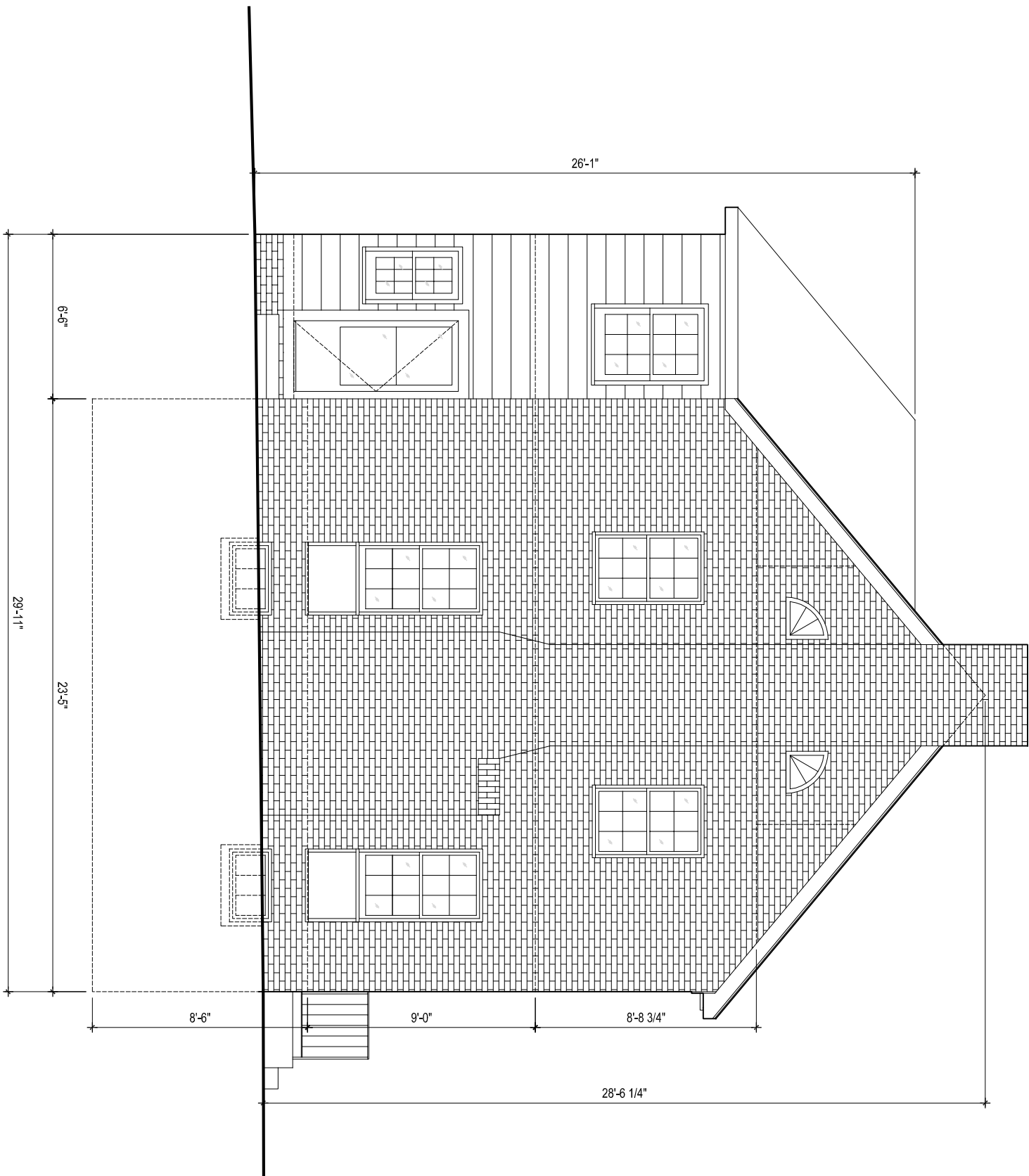
140331
3120 PATTERSON PLACE



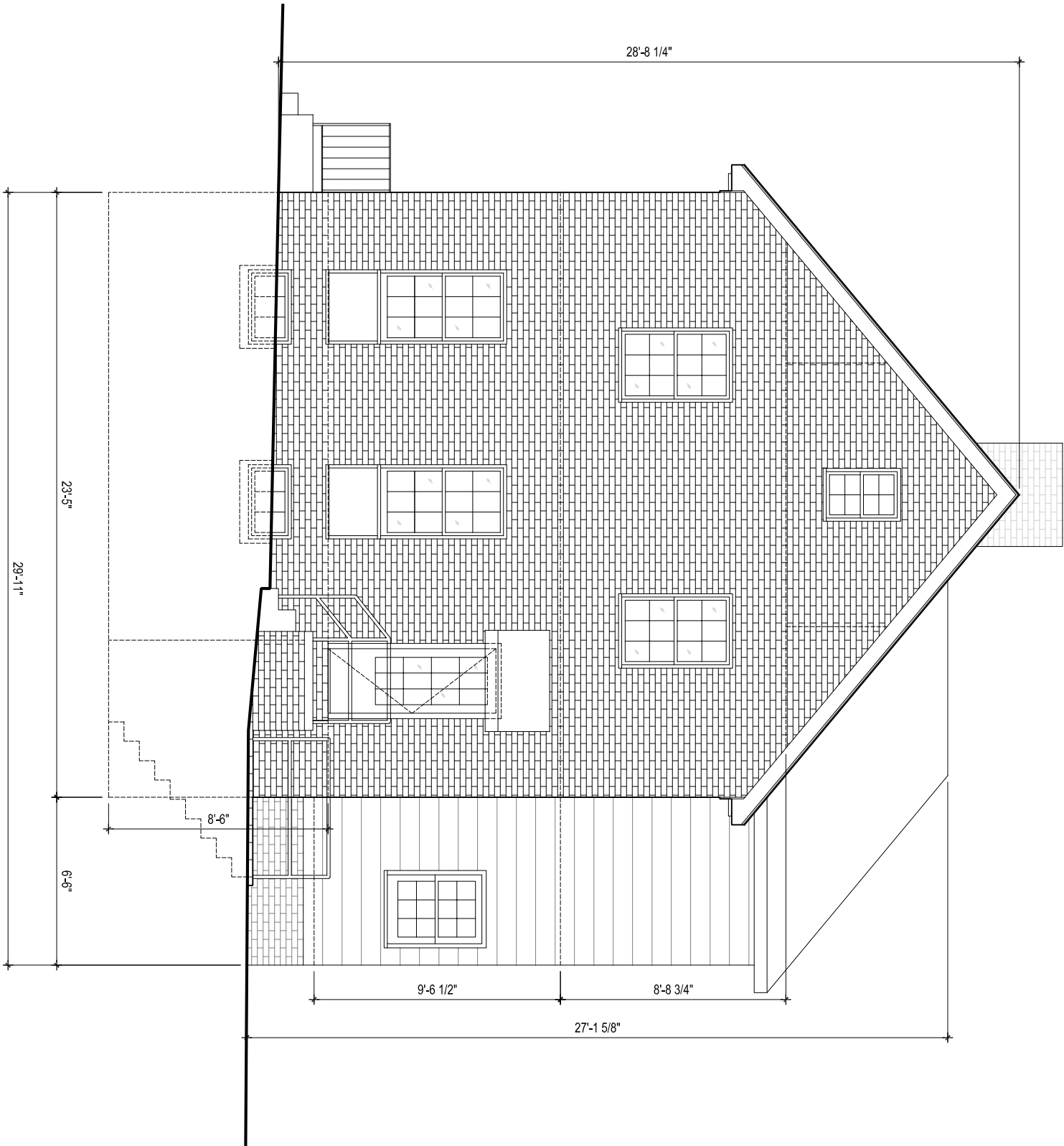
EXISTING 2ND FLOOR
3/16"=1'-0"



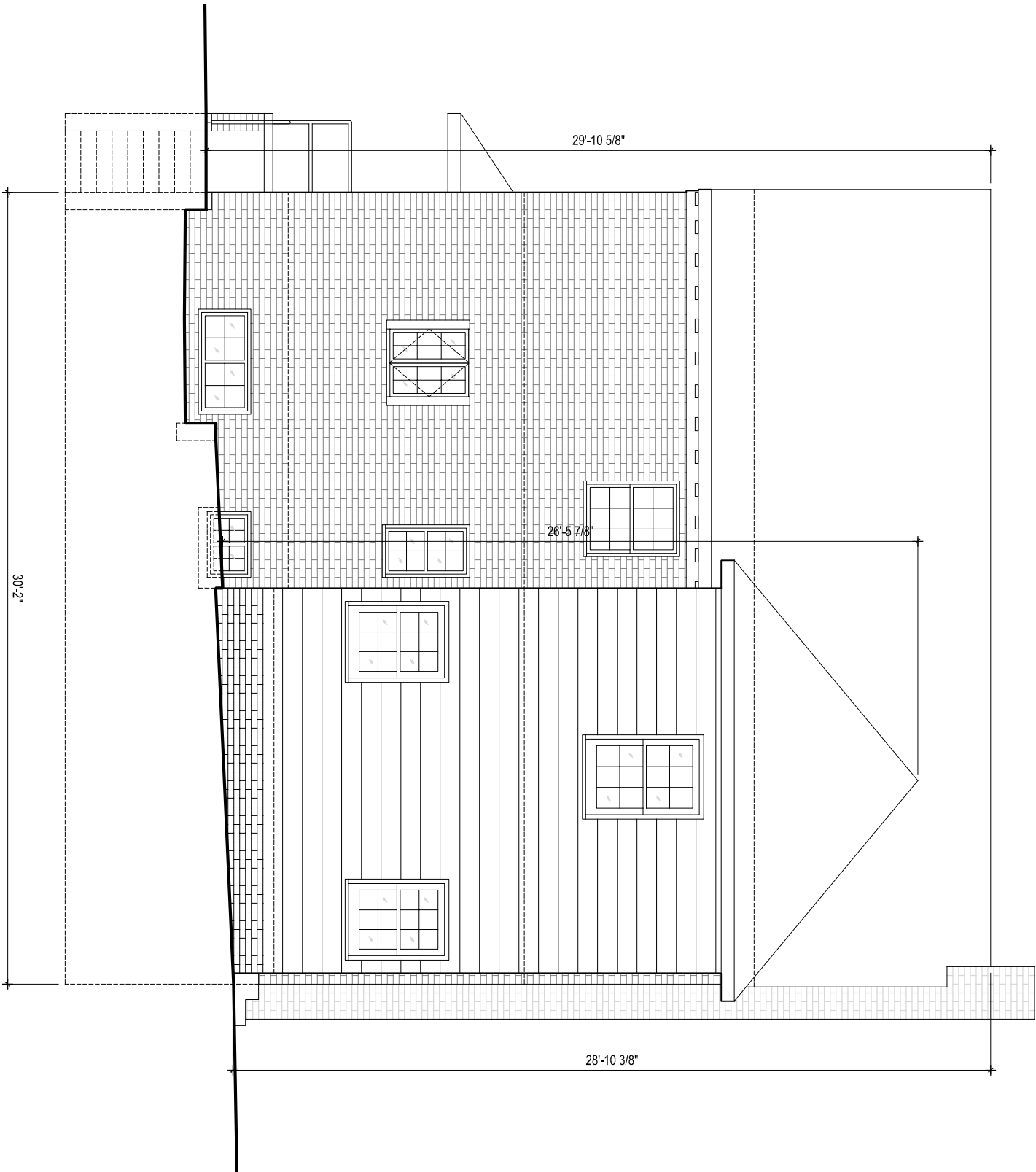
EXISTING FRONT ELEVATION
3/16"=1'-0"



EXISTING SIDE ELEVATION
3/16"=1'-0"



EXISTING SIDE ELEVATION
3/16"=1'-0"



EXISTING REAR ELEVATION
3/16"=1'-0"



LOT AREA: 4067.6 SQ. FT

EXISTING LOT OCCUPANCY: 1014.4
SQ. FT. (24.9%)

PROPOSED LOT OCCUPANCY:
1143.8 SQ. FT. (28.1%)

ZONING R-1-B (8' SIDE, 25'
REAR, 40% LOT OCC.)

LOT 809

3116 PATTERSON PLACE NW

PATTERSON PLACE NW

50'-0"

+/- 25'

+/- 10'

+/- 10'

8'-1"

19'-13/4"

LOT 808

+/- 19'

8'-0"

PUBLIC ALLEY

46'-11 1/2"

CENTER LINE OF
ALLEY

LOT 23
3120 PATTERSON PLACE NW
EXISTING 2 STOREY BRICK.
W/ BASEMENT

332.4 SQ FT
ADDITION

14'-7" VIF

82'-0"

LOT 22

3124 PATTERSON PLACE NW

GARAGE

NEW PARKING PAD

EXISTING
GARAGE TO BE
REMOVED

10'-0"

PROPOSED SITE PLAN

1/8"=1'-0"

140331
3120 PATTERSON PLACE



PROPOSED ADDITION

PATTERSON PLACE (30 FT WIDE)

30'-2" EXISTING BUILDING WIDTH (FRONT)

EXISTING FENCE TO REMAIN

38'-0" PROPOSED DEPTH

29'-1" EXISTING BUILDING DEPTH

8'-1" FIRST FL EXTENSION

4'-0"

10'-4" SET BACK

19'-0" SET BACK

NEW LANDING

REPAIR AND REPLACE FENCE TO MATCH EXISTING

EXISTING ONE STOREY GARAGE TO BE DEMOLISHED

ADD GATE TO FENCE

16 FT PUBLIC ALLEY

29'-4" REAR WIDTH

NEW 19 ft x 10 ft PARKING PAD

PERVIOUS PAVERS

19'-0" SET BACK

REPAIR AND REPLACE FENCE TO MATCH EXISTING

GROUND FLOOR

FLOOR PLAN

1/8"=1'-0"

1

NEW LOW WALL

14'-7" ADDITION

FLOOR PLAN

1/8"=1'-0"

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GROUND FLOOR

FLOOR PLAN

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GROUND FLOOR

FLOOR PLAN

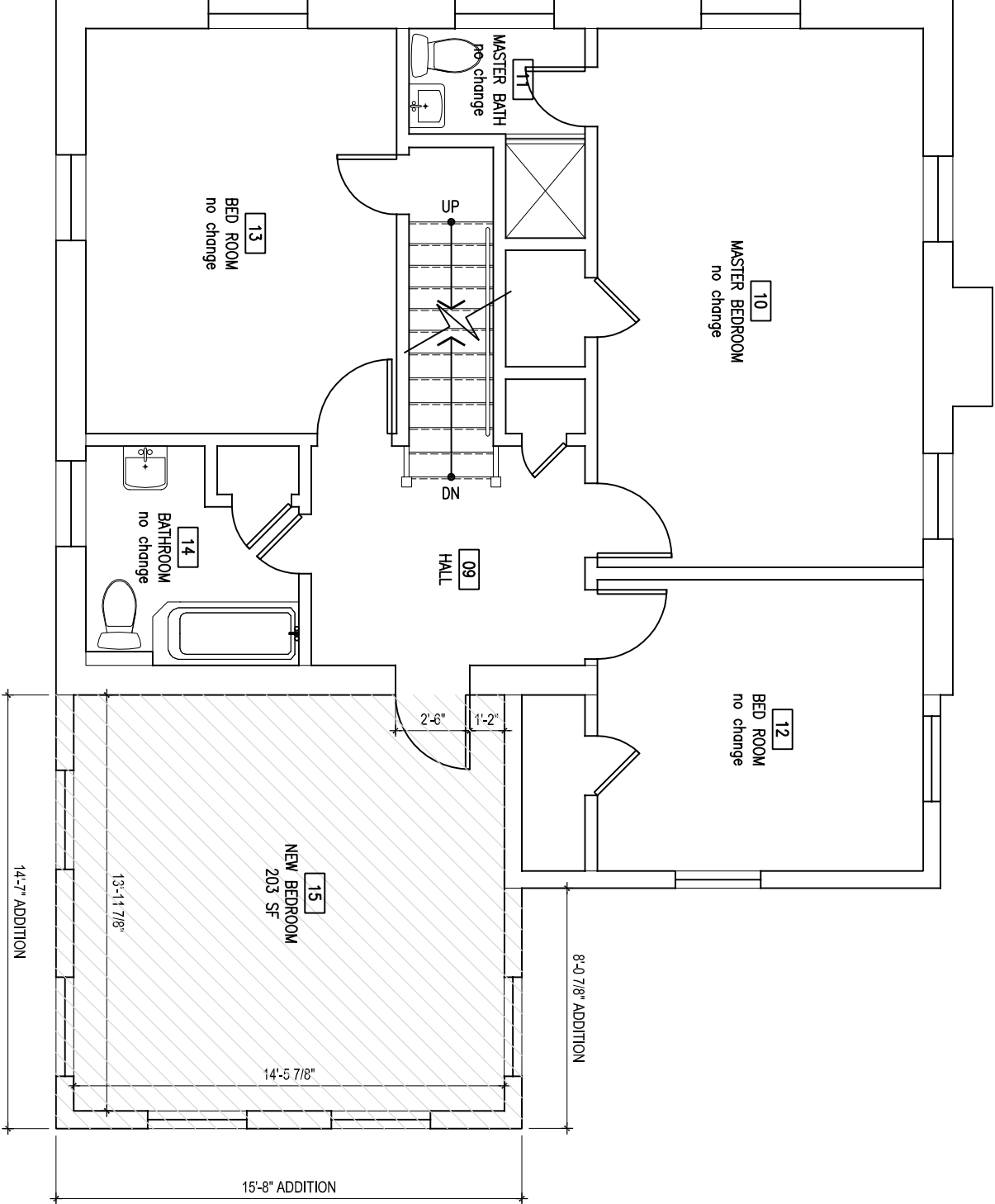
1/8"=1'-0"

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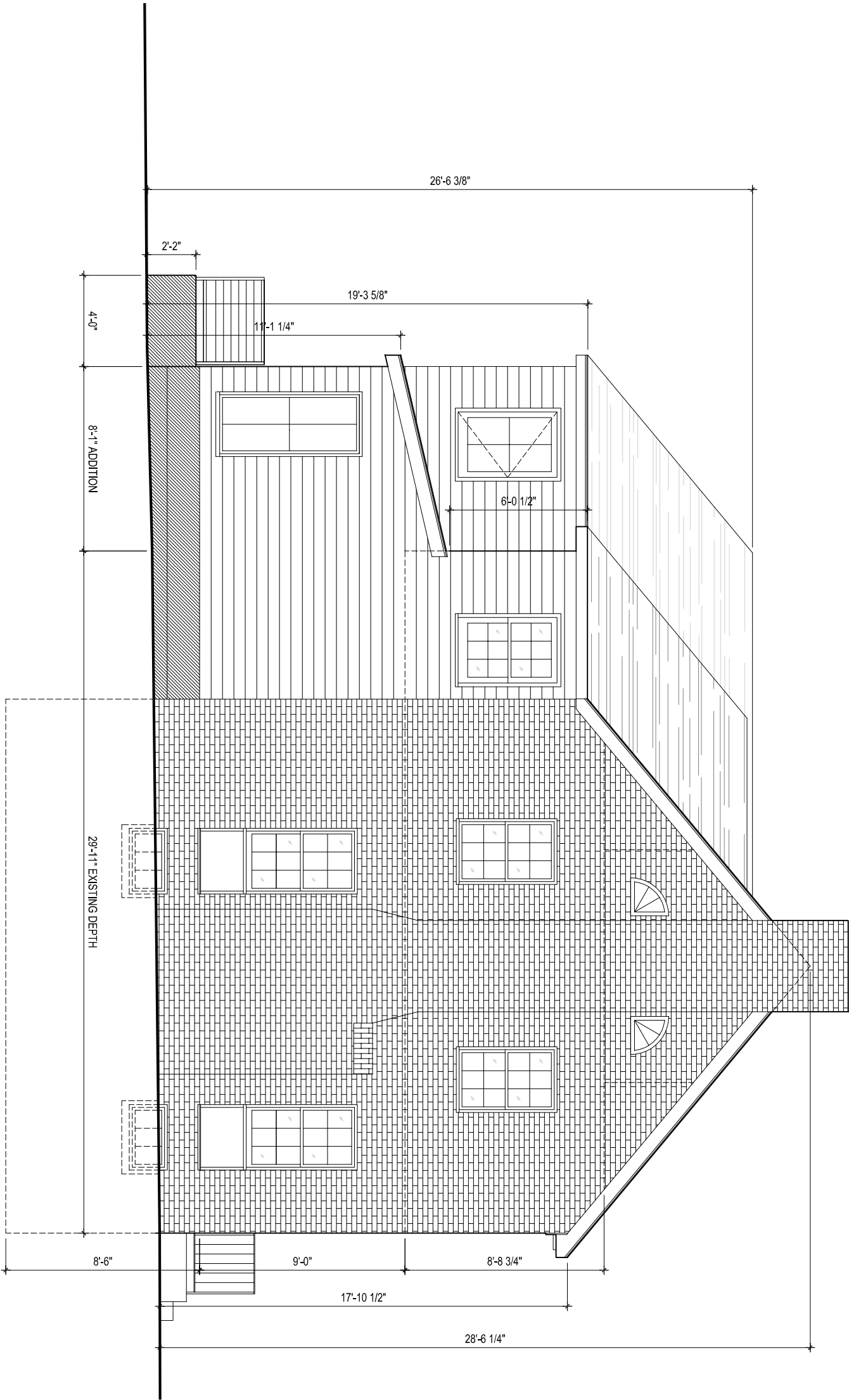
GROUND FLOOR

FLOOR PLAN

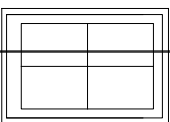
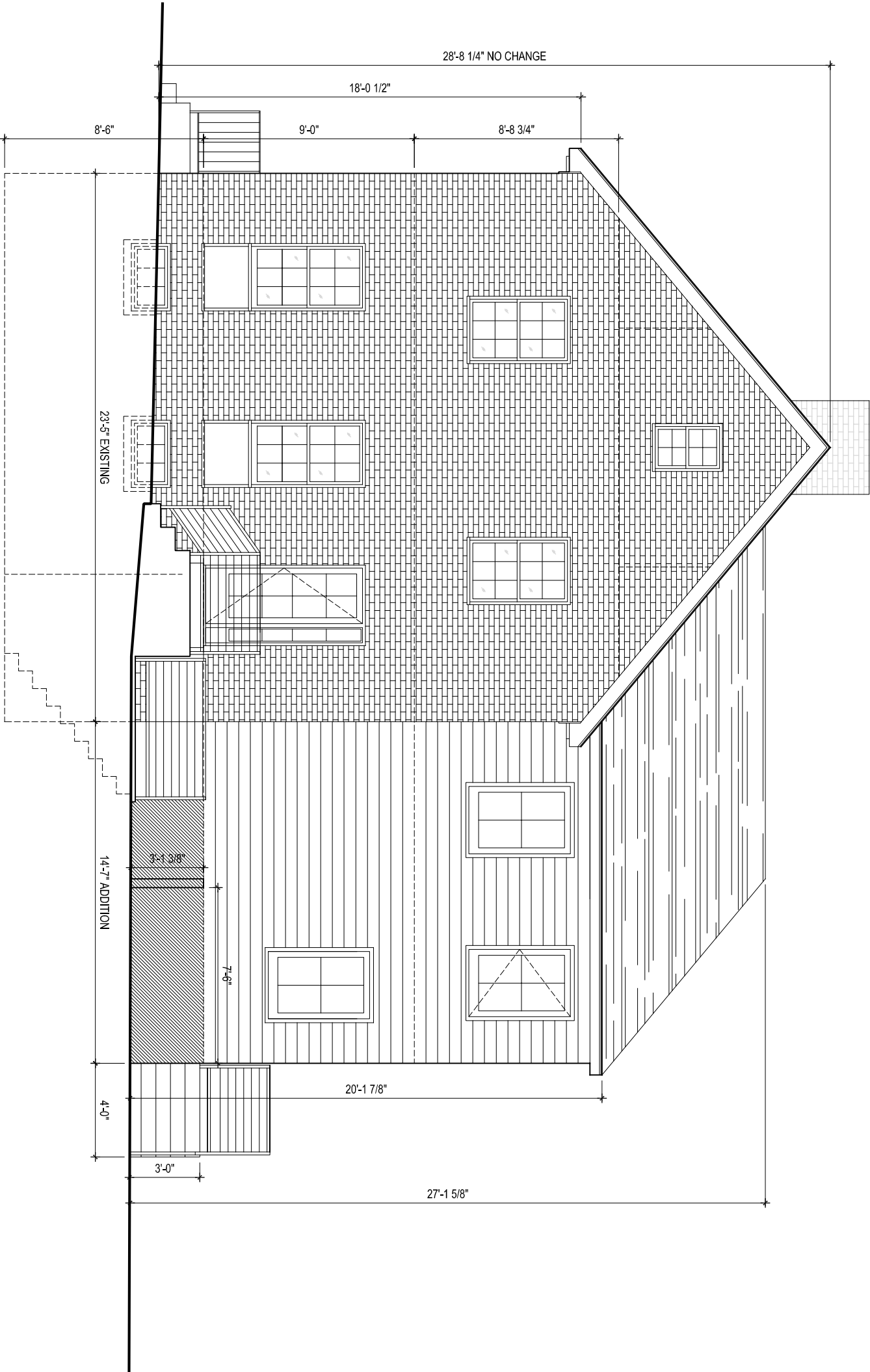
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PROPOSED 2ND FLOOR PLAN
3/16"=1'-0"

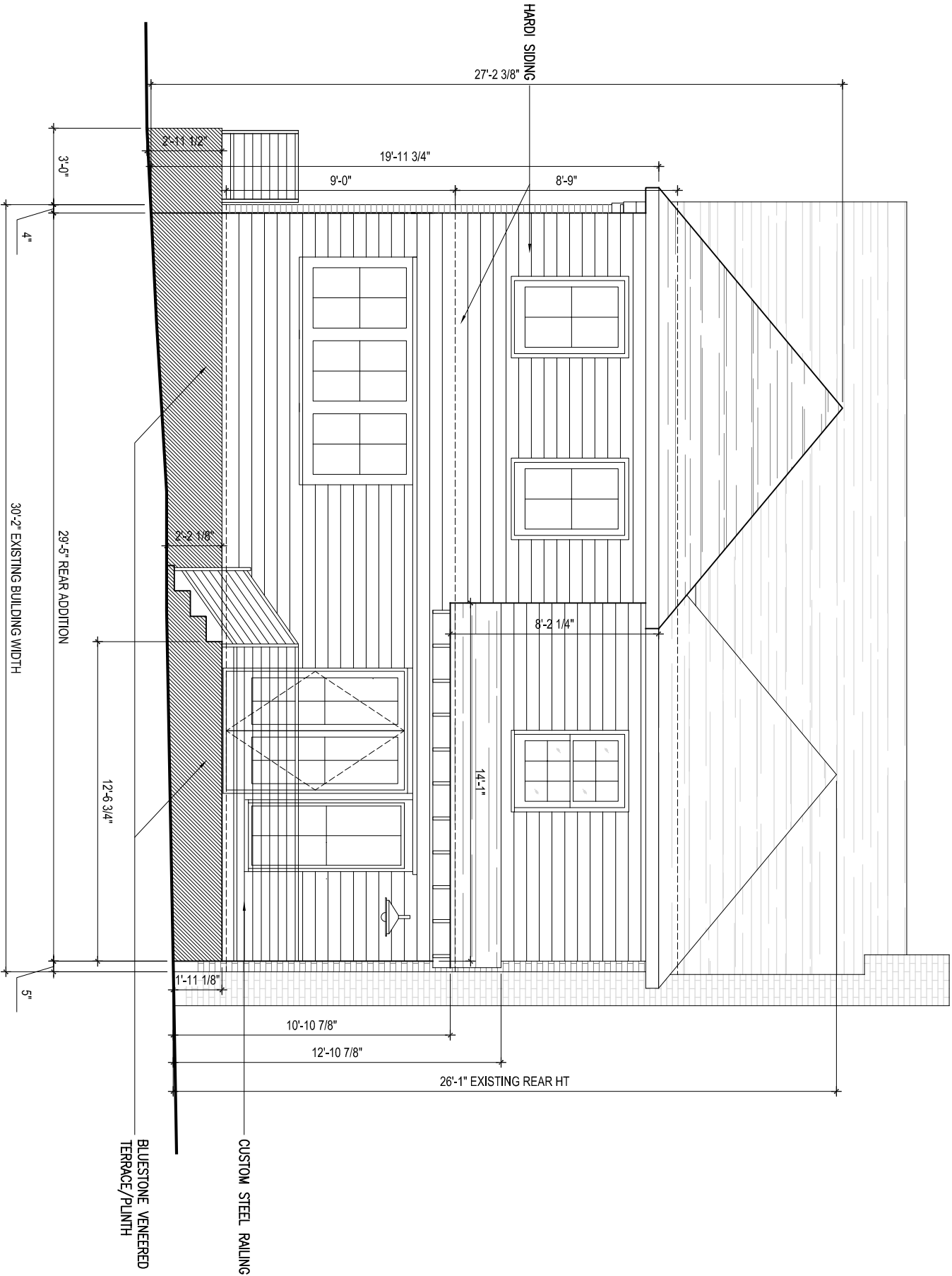


PROPOSED SIDE ELEVATION
3/16"=1'-0"



PROPOSED SIDE ELEVATION
3/16"=1'-0"

140331
3120 PATTERSON PLACE



PROPOSED REAR ELEVATION

3/16"=1'-0"