

PROJECT INFO:

RENOVATION AND ADDITION TO EXISTING 2 STORY SINGLE FAMILY HOUSE WITH CELLAR

ADDRESS: 5526 39TH ST NW WASHINGTON DC 20015

LOCATION: LOT 37, SQUARE 1747

ZONING RELIEF ISSUES:

SPECIAL EXCEPTION PURSUANT TO § 223.1 TO PERMIT AN ADDITION TO A ONE-FAMILY DWELLING IN THE R-2 DISTRICT NOT MEETING THE SIDE YARD REQUIREMENT 405.9

ZONING:	R-2	
SETBACKS:	SIDE: 8' (BOTH), REAR: 20'	
LOT AREA:	4200 SF	
AREA OF DISTURBANCE:	TBD	
	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	40'-0"	21'-4"
LOT COVERAGE:	40%	34.16%

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:
CELLAR FLOOR AREA:	818.61 SF	1,081.55 SF
FIRST FLOOR AREA:	794.94 SF	1,088.20 SF
SECOND FLOOR AREA:	675.58 SF	1,051.50 SF
TOTAL FLOOR AREA:	2,289.13 SF	3,221.25 SF
FRONT PORCH AREA:	160.97 SF	160.97 SF
GARAGE AREA:	185.64 SF	185.64 SF
TOTAL:	2,635.74 SF	3,567.86 SF
TOTAL ZONING AREA:	1,141.55 SF	1,434.81 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

APPLICABLE BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE WITH 12 DCMR 2013 RESIDENTIAL CODE SUPPLEMENT

ZONING DATA:

SQUARE NO.	1747
LOT NO.	37
ZONING DISTRICT	R-2
ZONING OVERLAY	NONE
HISTORIC AREA	NONE
SITE AREA	4200 SF

REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 400.1)	21'-4"	40'	21'-4"
LOT AREA (ZR 401.3)	4200 SF	4000 SF MIN	4200 SF
LOT WIDTH (ZR 401.3)	30'	40' MIN	30'
FLOOR AREA RATIO (ZR 402.4)	NA	NA	NA
LOT OCCUPANCY (ZR 403.2)	1141.55 SF (27.17 %)	1680 SF (40 %)	1434.81 SF (34.16 %)
REAR YARD (ZR 404.1)	59'-0"	20'	45'-5"
SIDE YARD (ZR 405.9)	RIGHT - 4.95' LEFT - 2.9'	8'	RIGHT - 5' LEFT - 8'
OFF STREET PARKING (ZR 2101.1)	NA	NA	NA

*RELIEF REQUESTED SIDE YARD SET BACK:

PER §407.1 DEVIATION OF 1% FROM LINEAR SIDE YARD REQUIREMENTS TO CONTINUE A SIDE YARD OF 5' CURRENTLY LESS THAN MINIMUM REQUIRED 5' SIDE YARD PER §405.8

5526 39th ST NW
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RENOVATION/ ADDITION
TO EXISTING 2 STORY
SINGLE FAMILY WITH CELLAR



LOCATION MAP



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Pashby Residence
5526 39th Street NW Washington DC 20015

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Cover

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Board of Zoning Adjustment
District of Columbia
CASE NO.18843
EXHIBIT NO.5

T1



FRONT



RIGHT



REAR



LEFT



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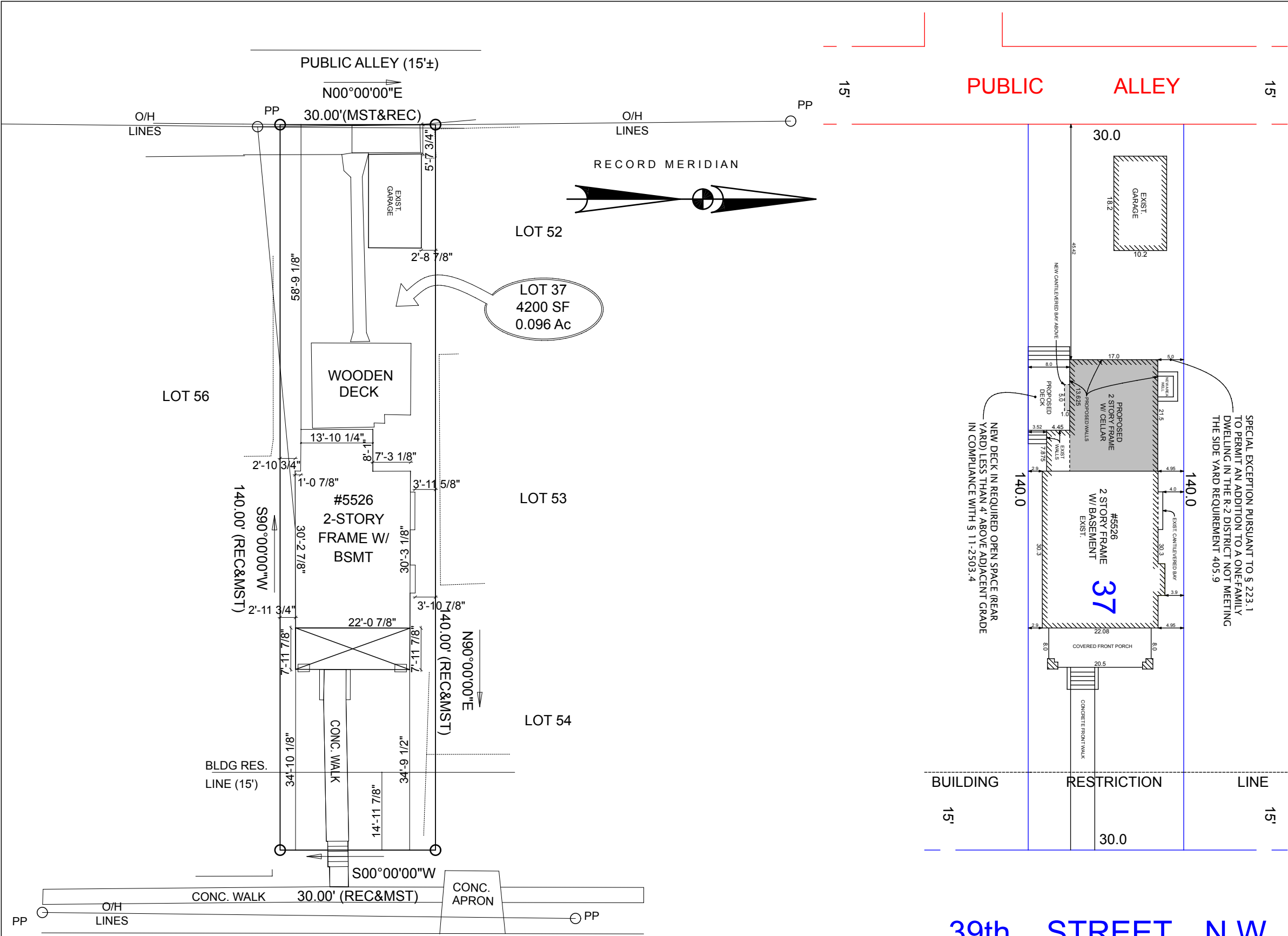
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Photographs

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T2



1 Existing Survey
1" = 20'

2 Proposed Plat
1" = 20.0'



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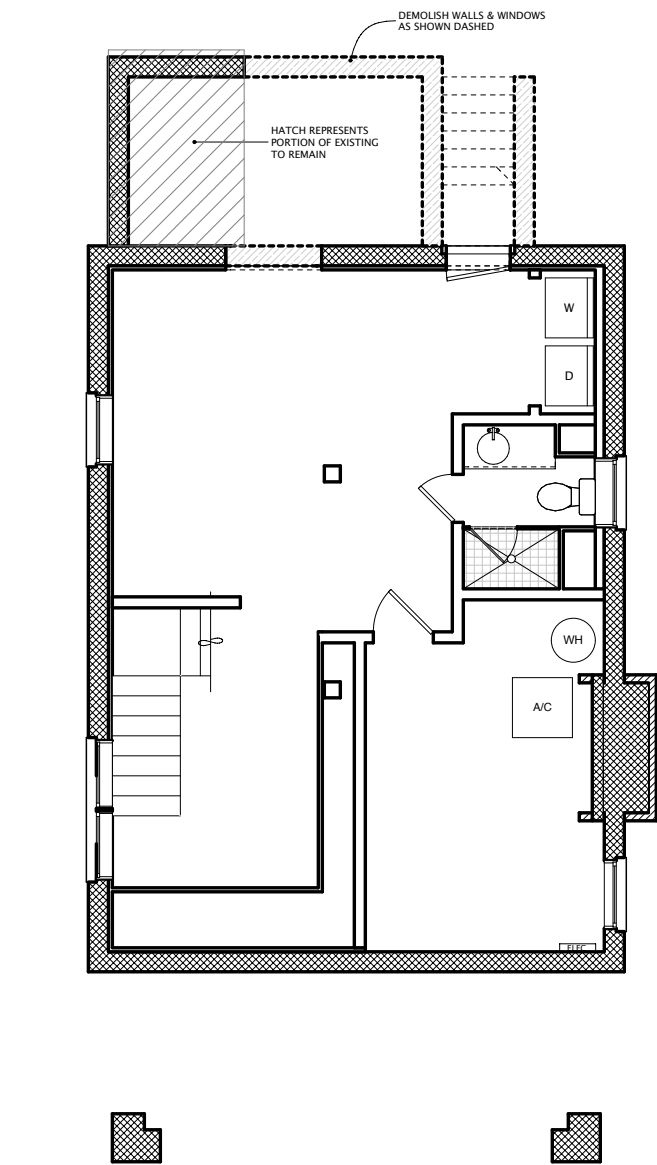
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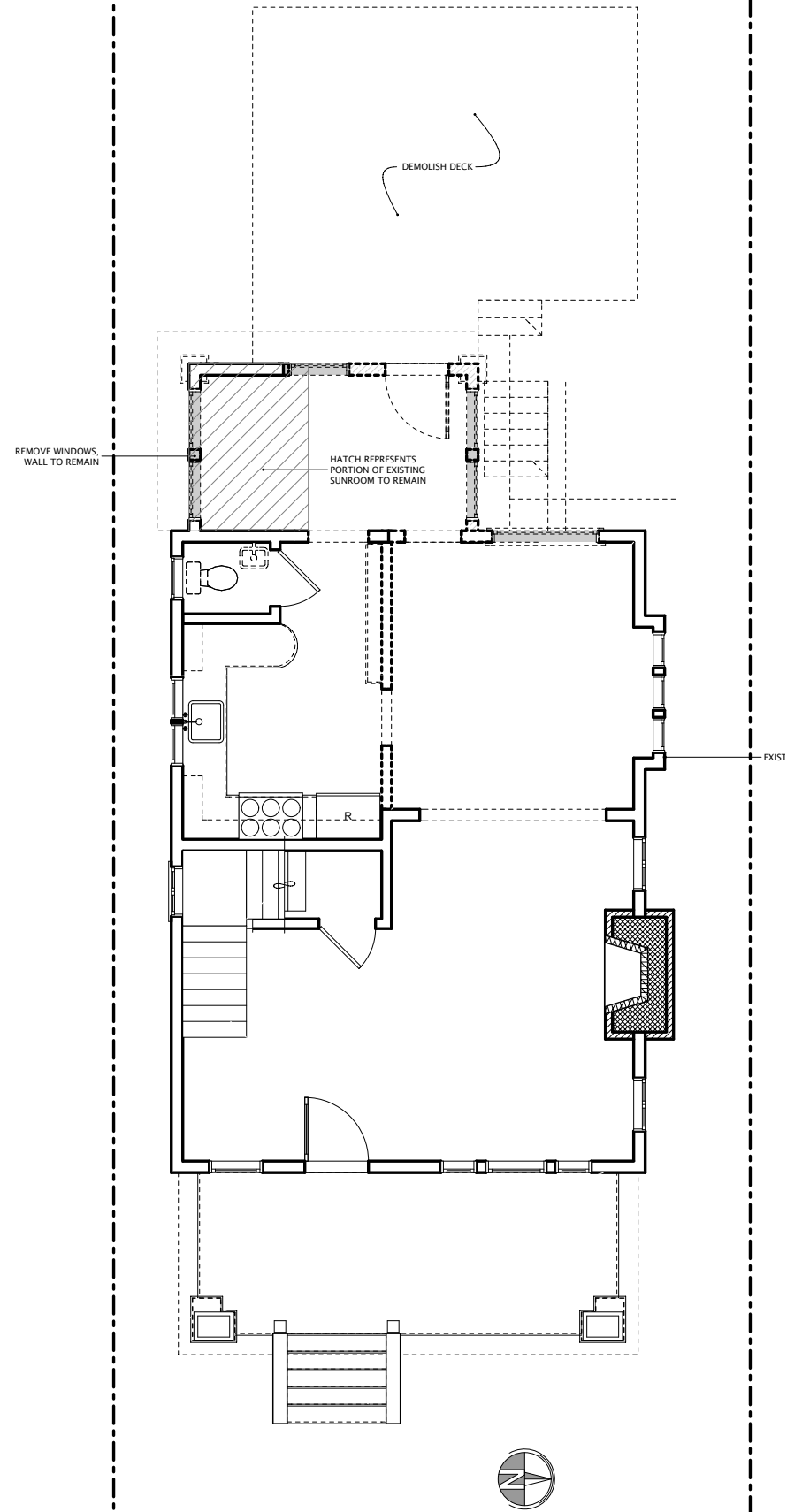
Site Plan

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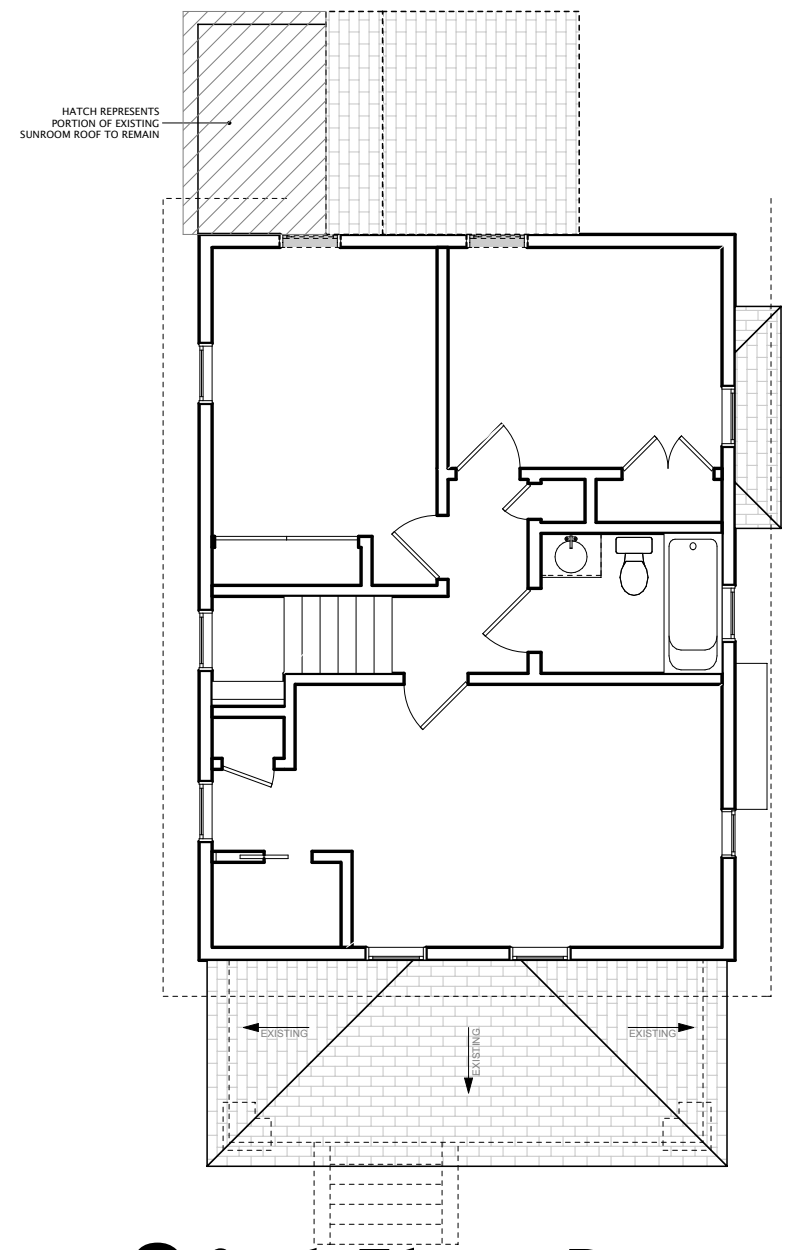
T3



1 Cellar Demo
1/8" = 1'-0"



2 1st Floor Demo
1/8" = 1'-0"



3 2nd Floor Demo
1/8" = 1'-0"

=====	DENOTES EXISTING WALLS
-----	DENOTES DEMOLISHED WALLS



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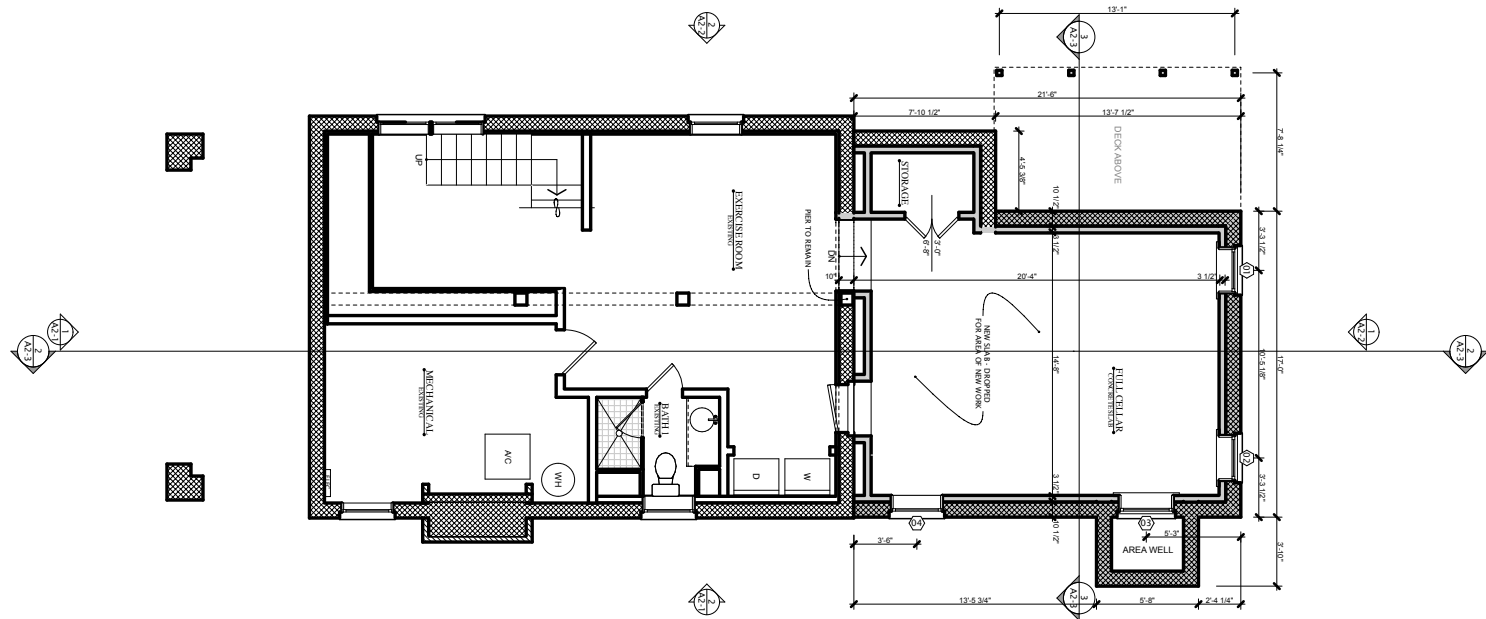
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Demolition Plans

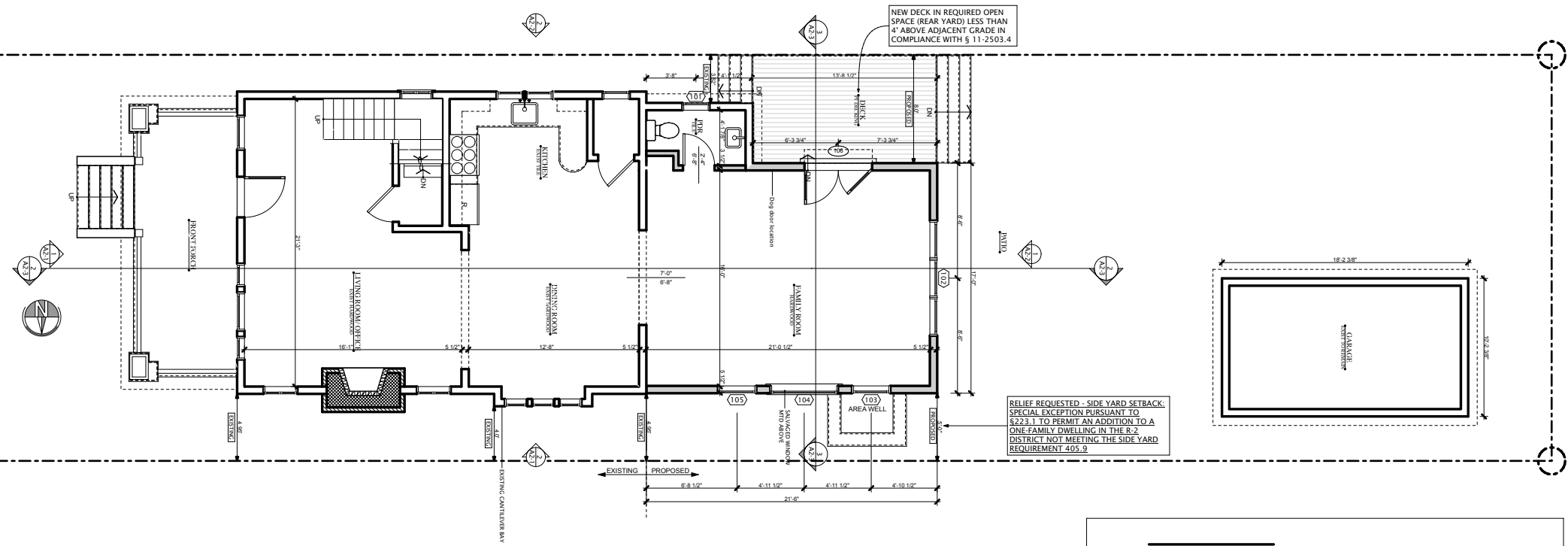
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D0

1 Cellar
3/32" = 1'-0"



2 1st Floor
3/32" = 1'-0"



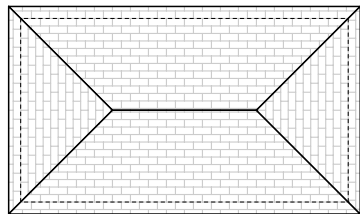
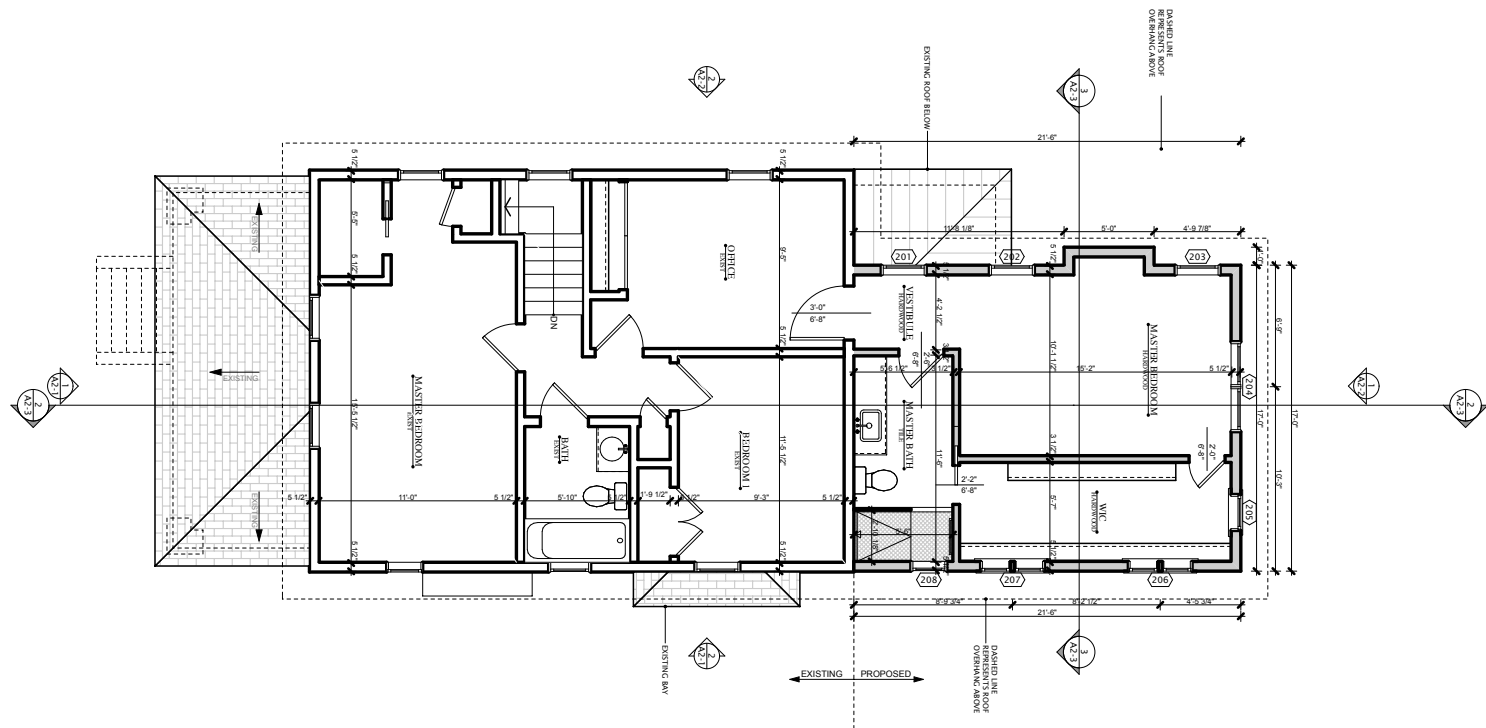
DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS

Proposed Basement & 1st Floor Plans	
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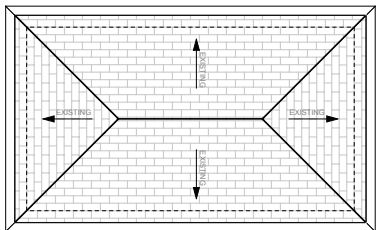
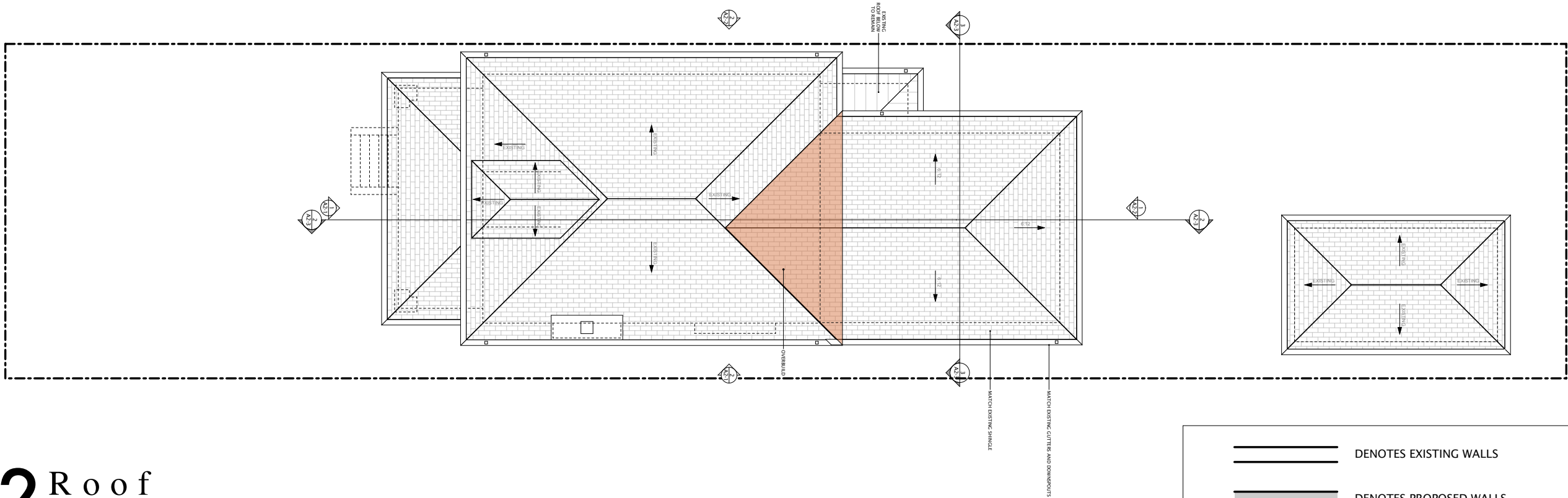
1 2nd Floor

3/32" = 1'-0"



2 Roof

3/32" = 1'-0"



DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS

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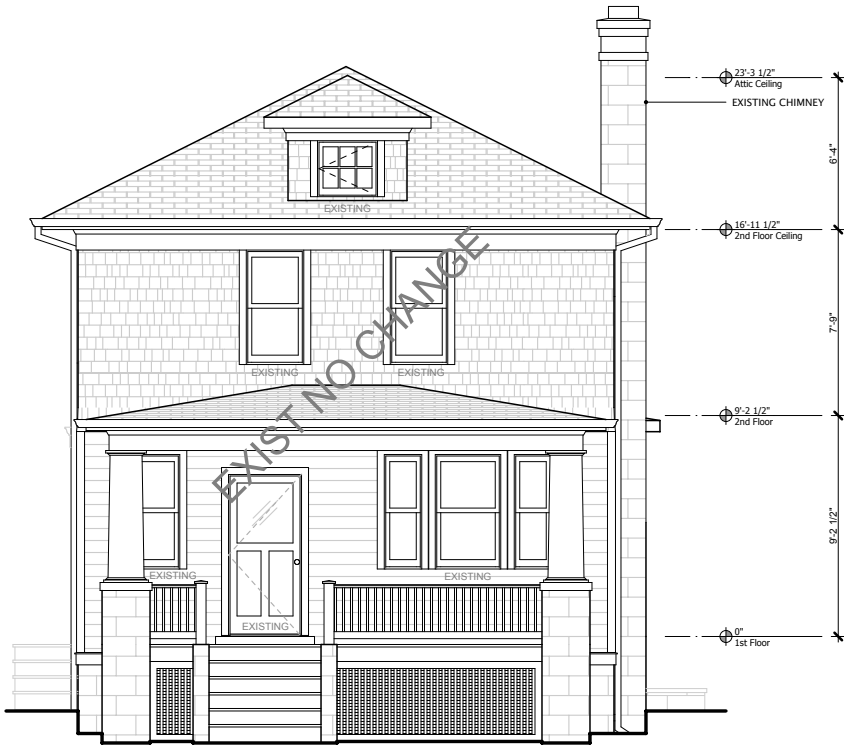
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Front & Left
Elevations

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A2-0



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



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



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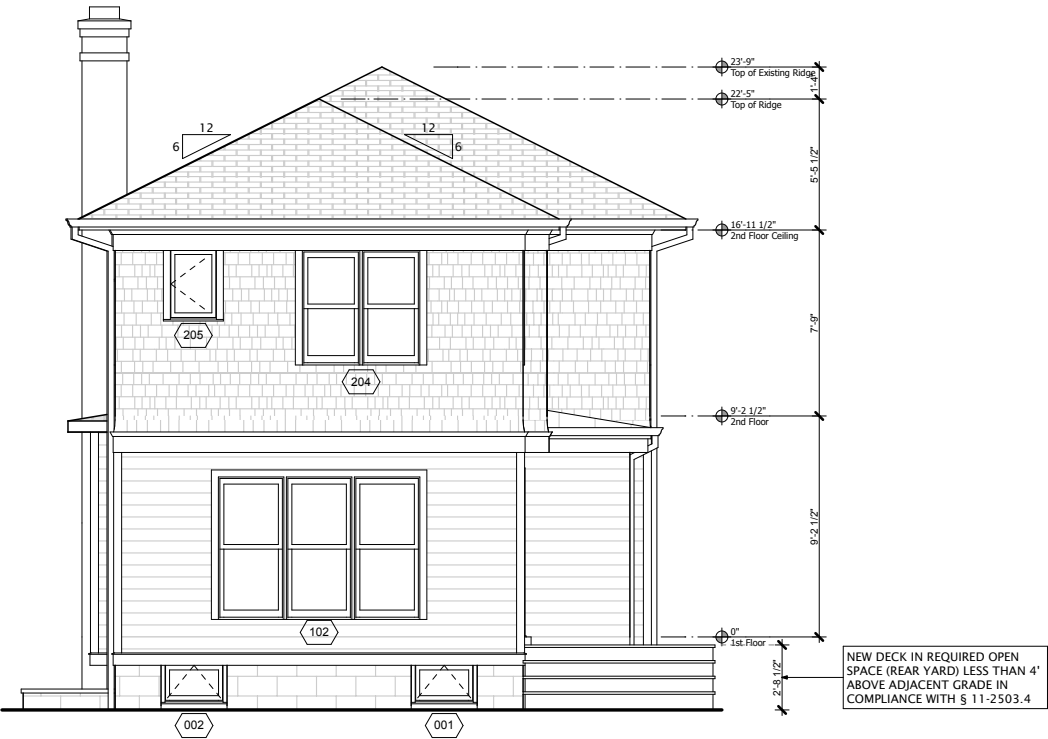
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Rear & Right
Elevations

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A2-1



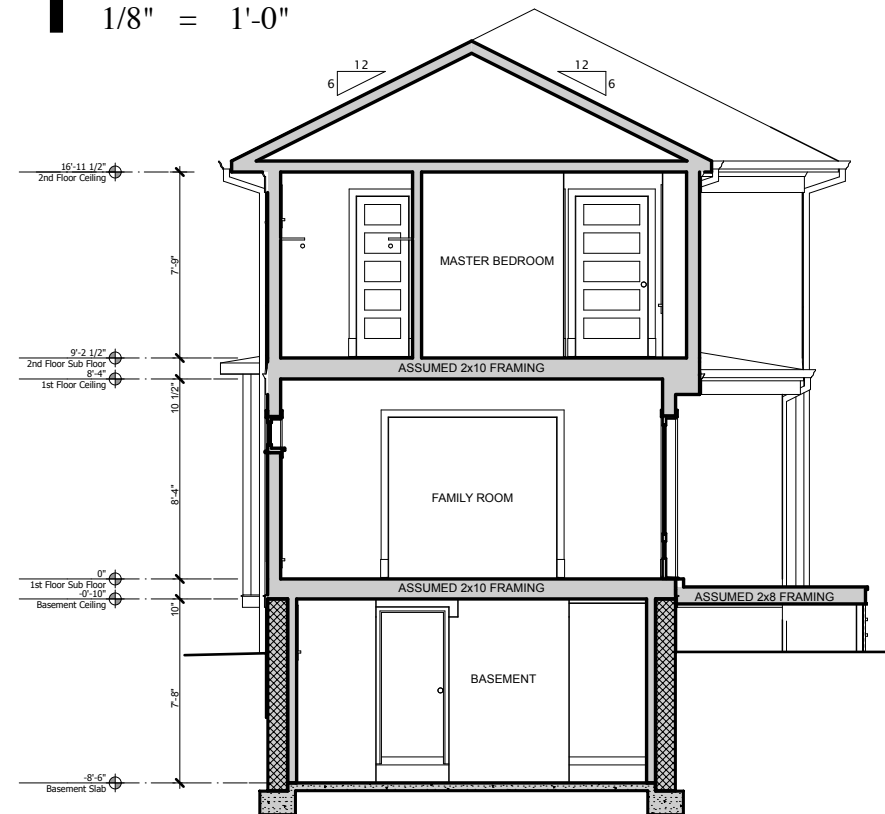
1 Rear Elevation
1/8" = 1'-0"



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



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



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



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Building Sections

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A2-2