

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 EXECPTION PURSUANT TO 223.1 TO PERMIT AN ADDITION AND NEW ACCESSORY BUILDING (DETACHED GARAGE) TO AN EXISTING NON CONFORMING STRUCTURE (2001.3) THAT DOES NOT COMPLY WITH THE MAXIMUM LOT OCCUPANCY IN THE R-2 DISTRICT. (40%)

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%	43.7%

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	304.5 SF
TOTAL:	2,635.74 SF	3,686.72 SF

TOTAL ZONING AREA: 1,478.4 SF 1,835.7 SF

SEE SHEET T4 FOR CALCULATIONS

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

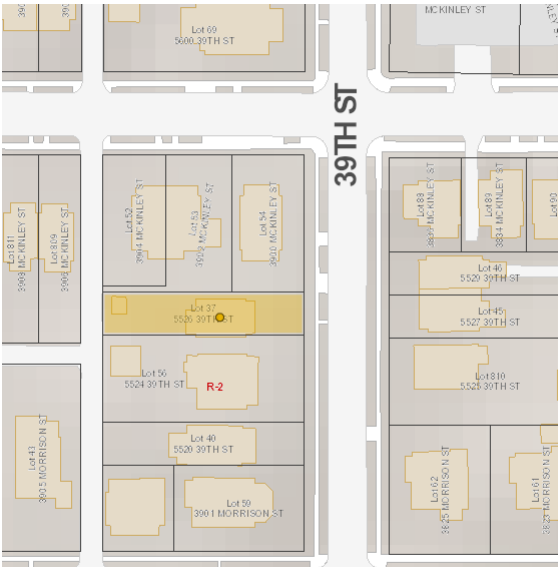
REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 400.1)	21'-4"	40'	21'-4"
LOT AREA (ZR 401.3)	4200 SF	4000 SF MIN	4200 SF
LOT WIDTH (ZR 401.3)	30'	40' MIN	30'
FLOOR AREA RATIO (ZR 402.4)	NA	NA	NA
LOT OCCUPANCY (ZR 403.2)	1478.4 SF (35.2 %)	1680 SF (40 %)	1,835.7 SF (43.7 %)
REAR YARD (ZR 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 GRANTED 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
GRANTED UNDER BZA 18843

*AMENDMENT REQUESTED:
SPECIAL EXECPTION PURSUANT TO 223.1 TO PERMIT AN ADDITION AND NEW ACCESSORY BUILDING (DETACHED GARAGE) TO AN EXISTING NON CONFORMING STRUCTURE (2001.3) THAT DOES NOT COMPLY WITH THE MAXIMUM LOT OCCUPANCY (403.2) IN THE R-2 DISTRICT. (40%)

5526 39th ST NW
WASHINGTON DC 20015

RENOVATION/ ADDITION
TO EXISTING 2 STORY
SINGLE FAMILY WITH CELLAR



LOCATION MAP



Thomson & Cooke
ARCHITECTS

5232 Chevy Chase Parkway NW
Washington, DC 20015
202.747.4823
www.thomsoncooke.com

Pashby Residence
5526 39th Street NW Washington DC 20015
BZA AMENDMENT SUBMISSION

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Cover

BZA AMENDMENT	9-22-15

Board of Zoning Adjustment
District of Columbia
CASE NO.18843A
EXHIBIT NO.4

T1



FRONT



RIGHT



REAR YARD & GARAGE



REAR



LEFT



REAR YARD & GARAGE



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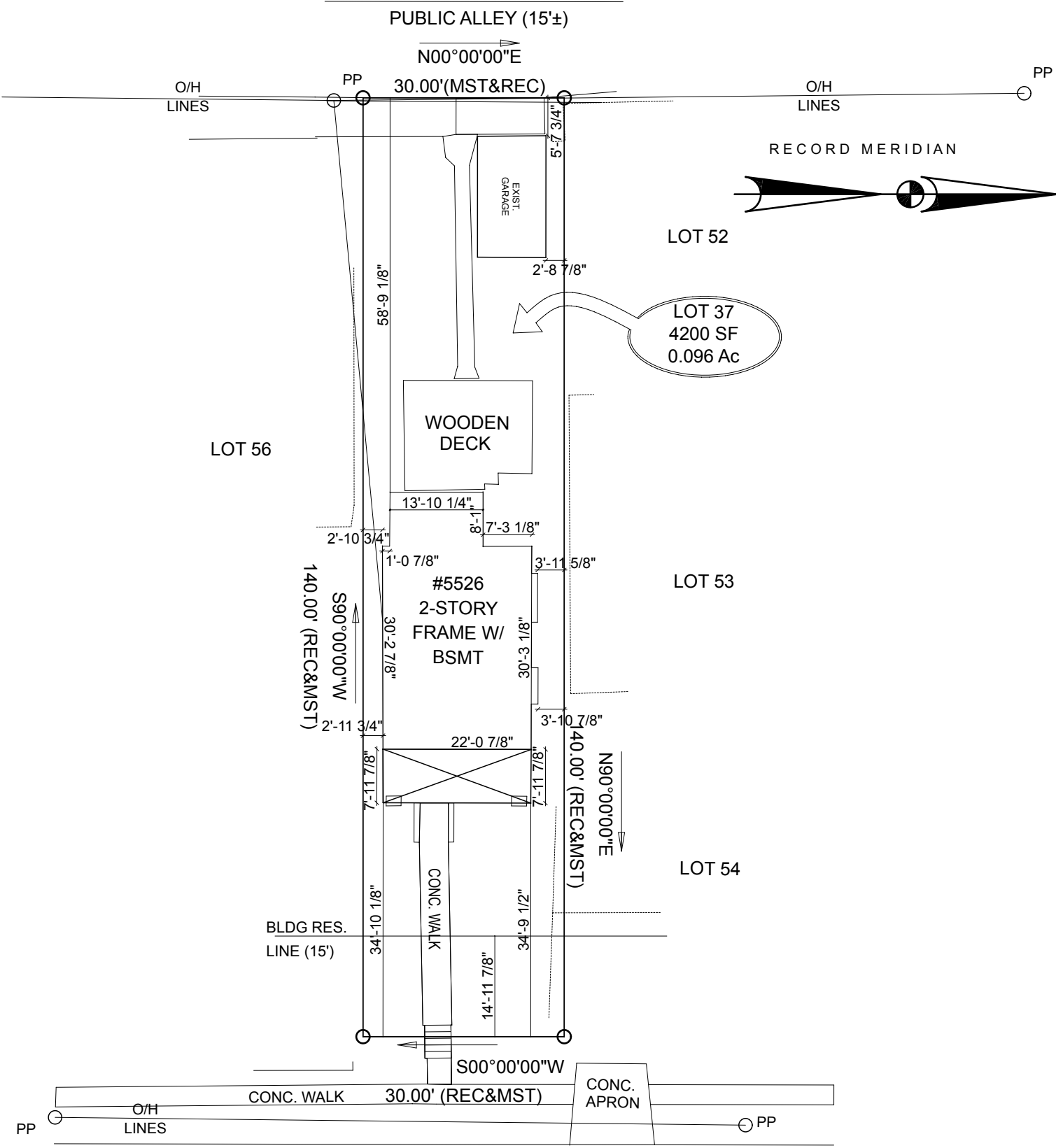
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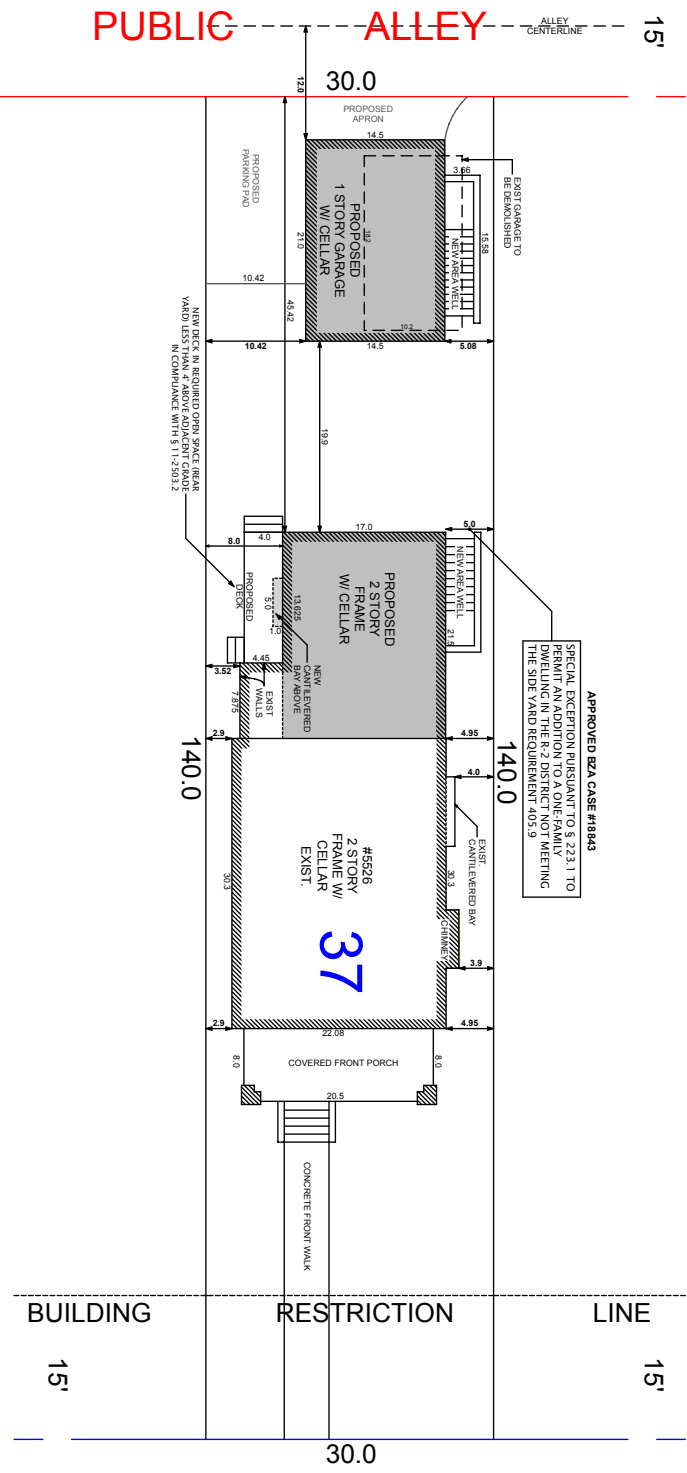
Photographs

BZA AMENDMENT	9-22-15

T2



1 Existing Survey
1" = 20'



39th STREET, N.W.
2 Proposed Plat
1" = 20.0'



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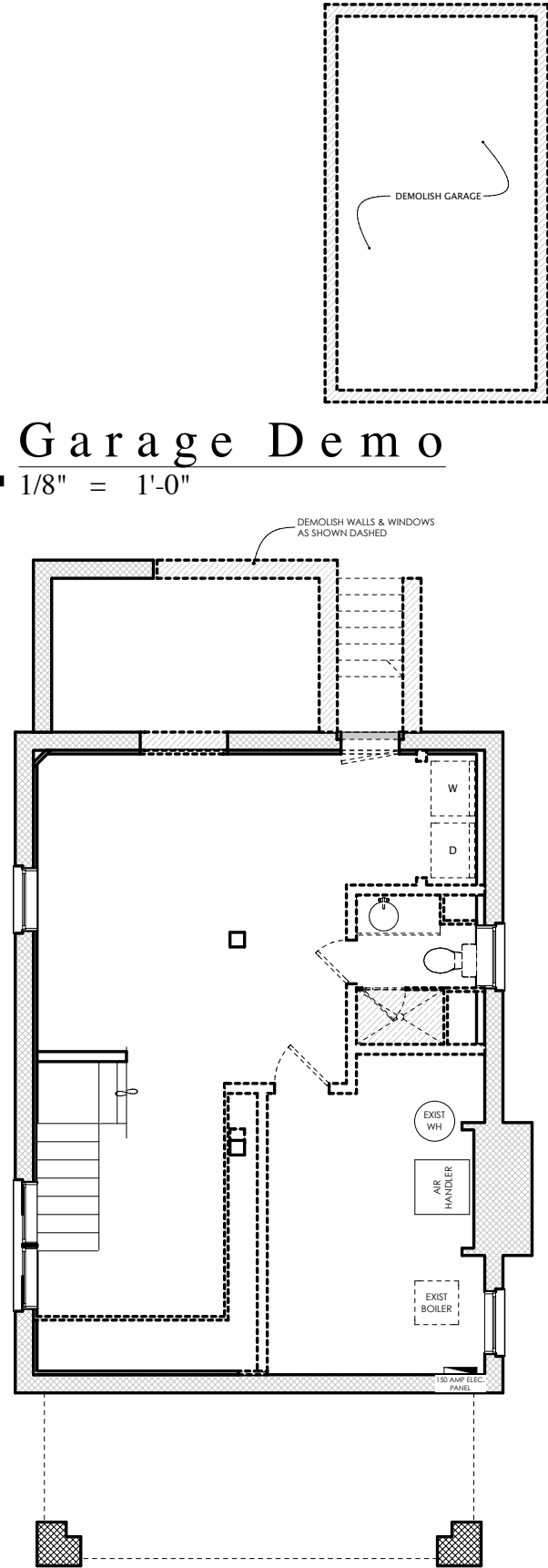
Site Plan

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T3

4 Garage Demo

1/8" = 1'-0"



1 Cellar Demo

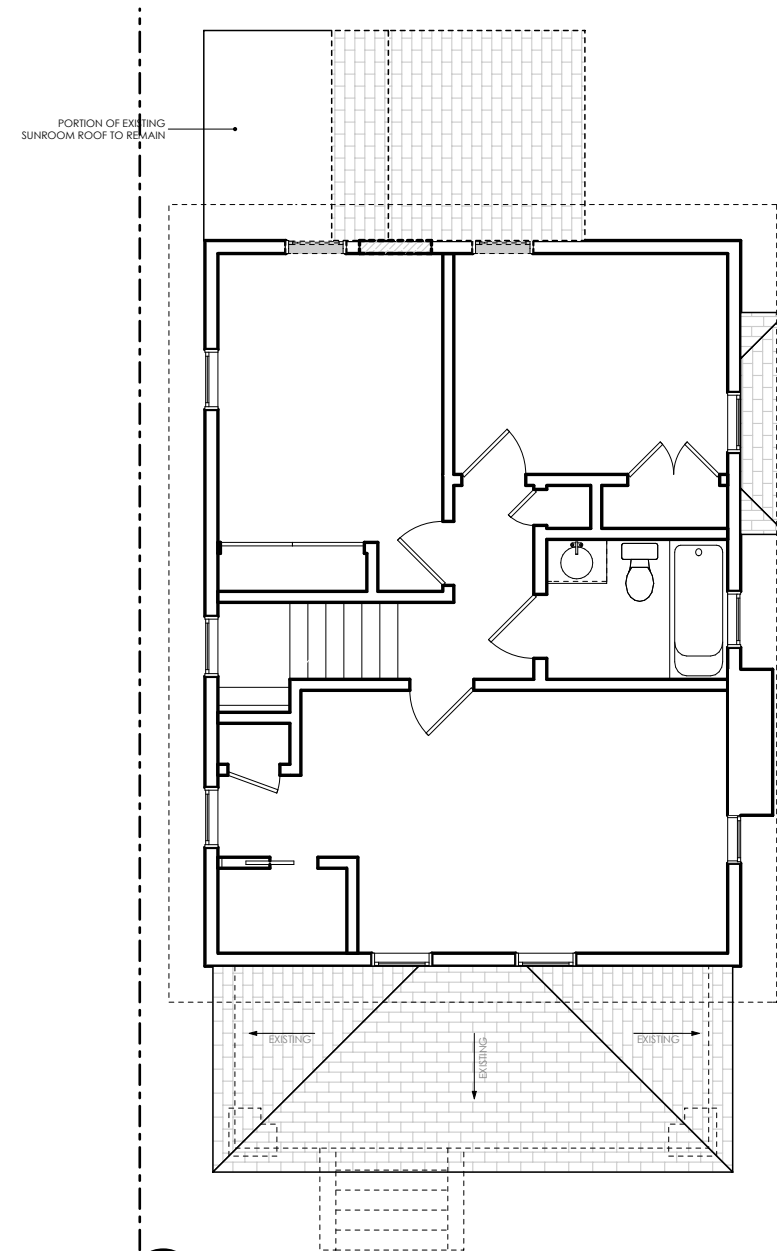
1/8" = 1'-0"

2 1st Floor Demo

1/8" = 1'-0"

3 2nd Floor Demo

1/8" = 1'-0"



Pashby Residence

5526 39th Street NW Washington DC 20015

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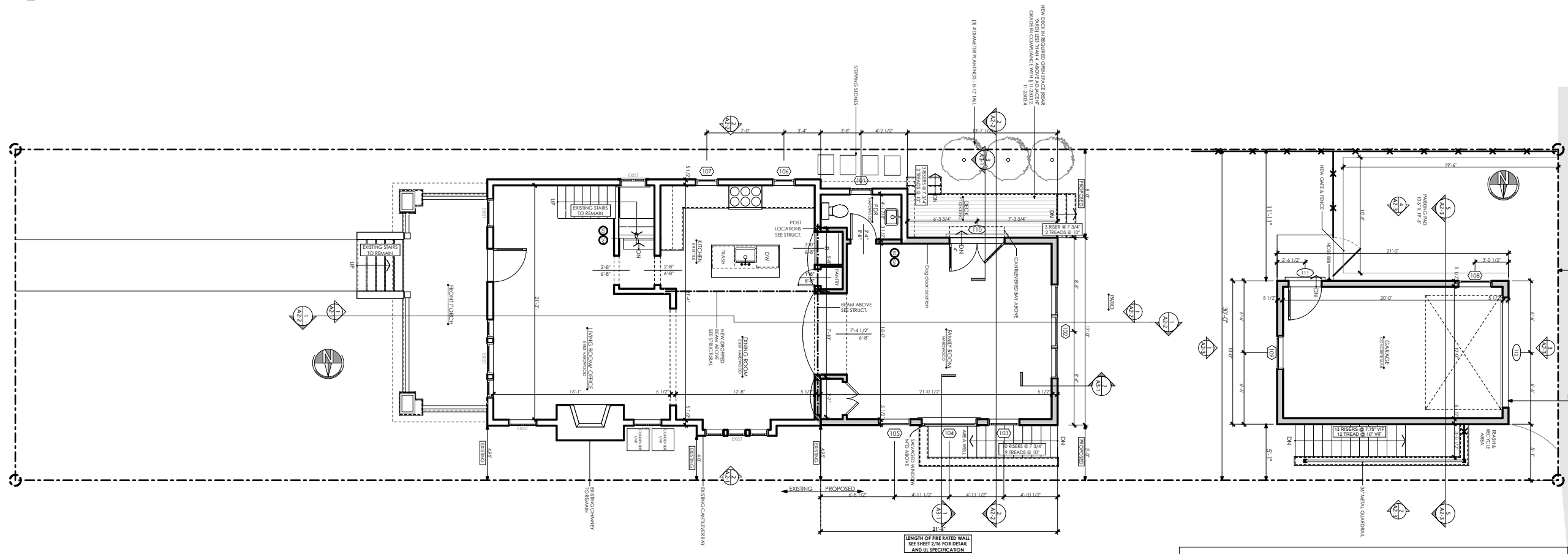
Demolition Plans

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D0

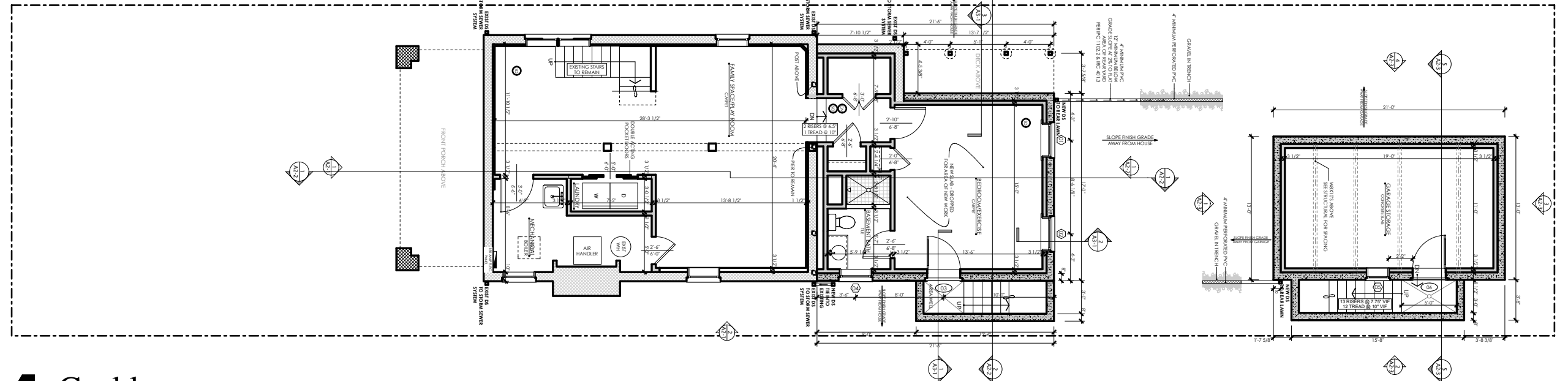
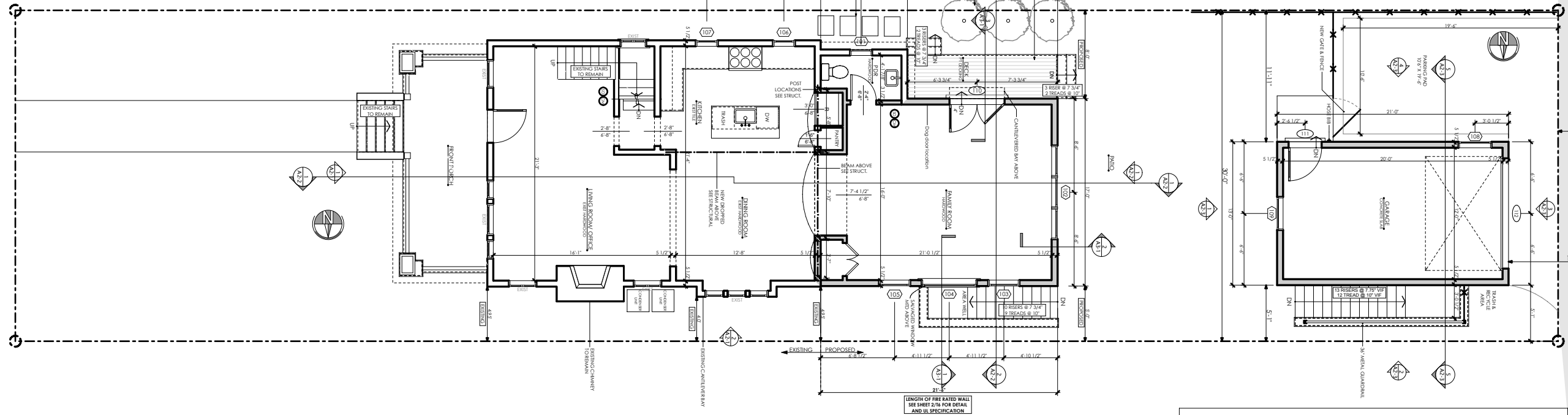
1 Cellar

3/32" = 1'-0"



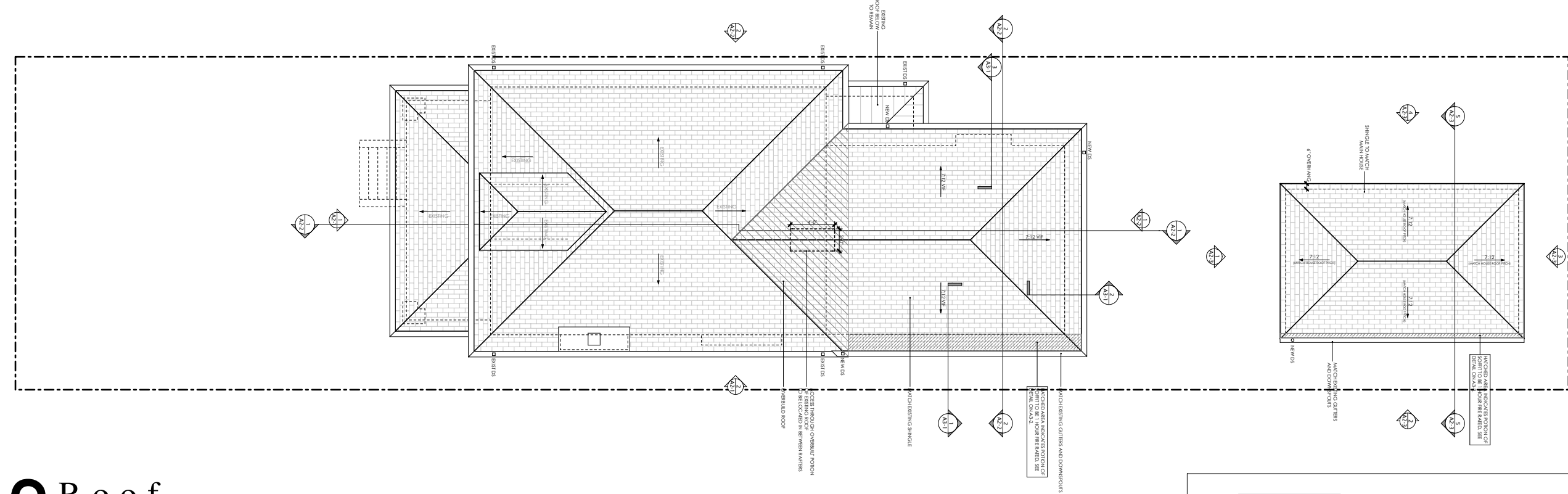
2 1st Floor

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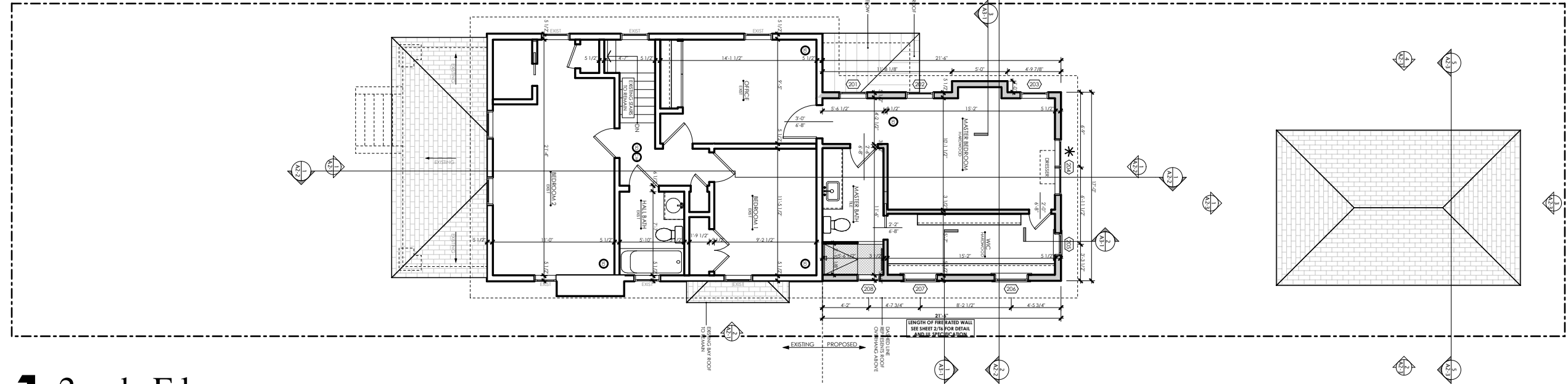
1 2nd Floor

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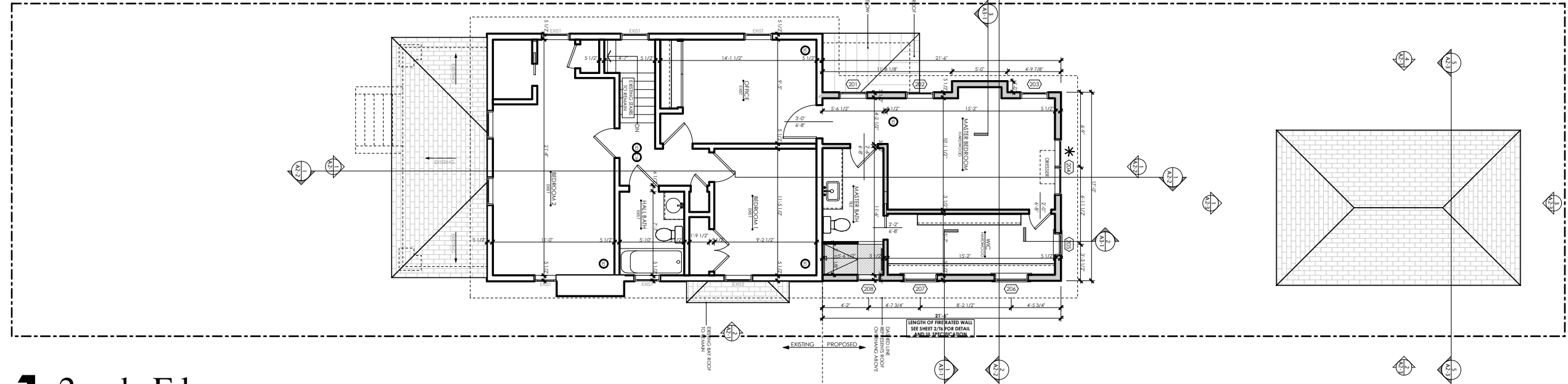
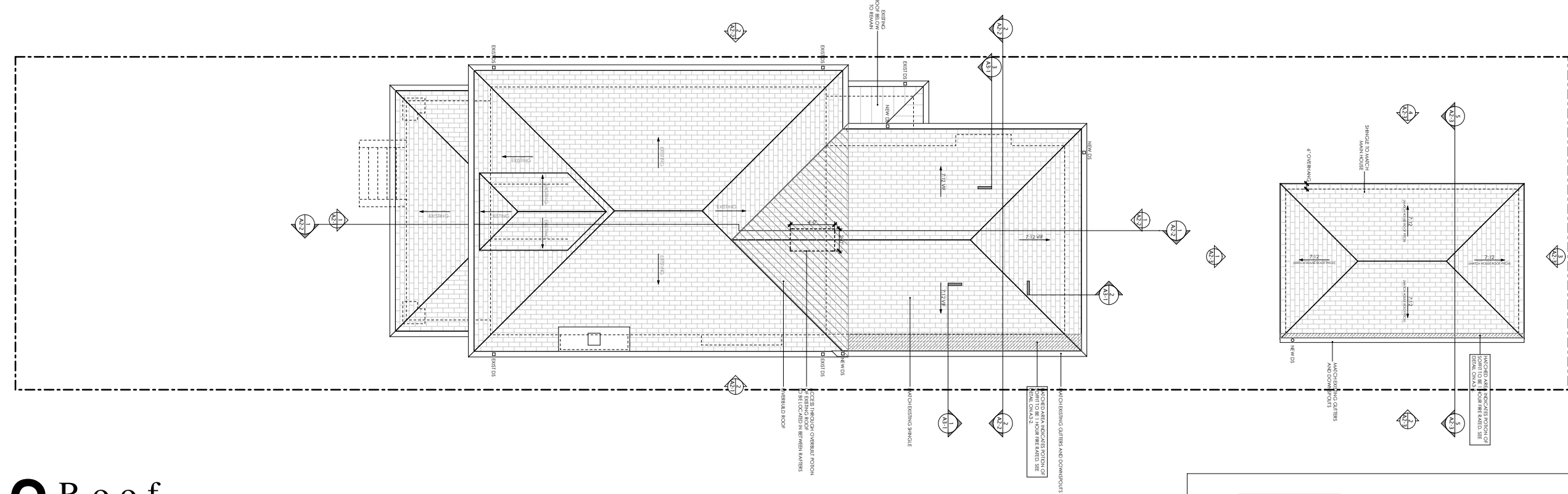
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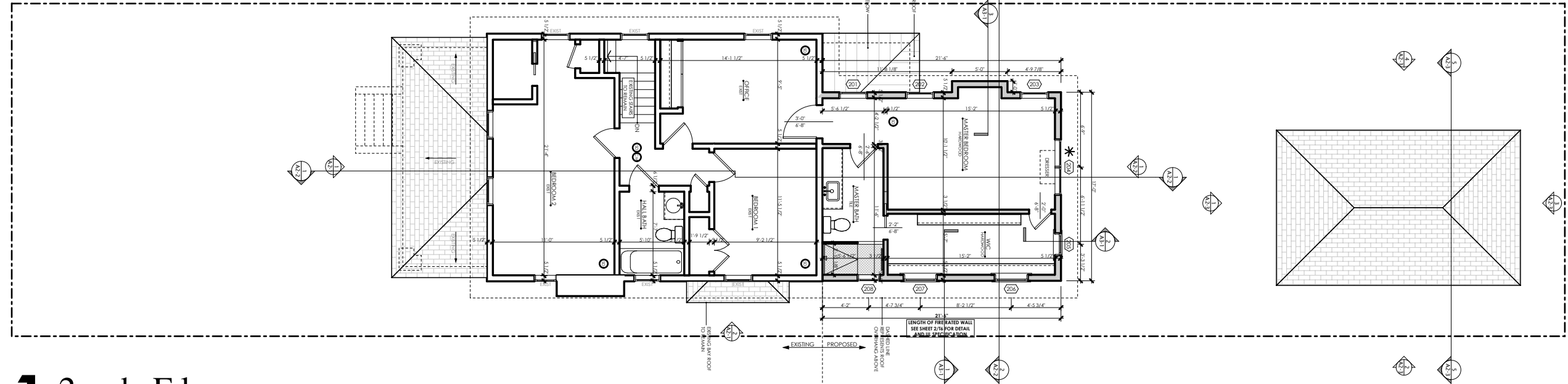
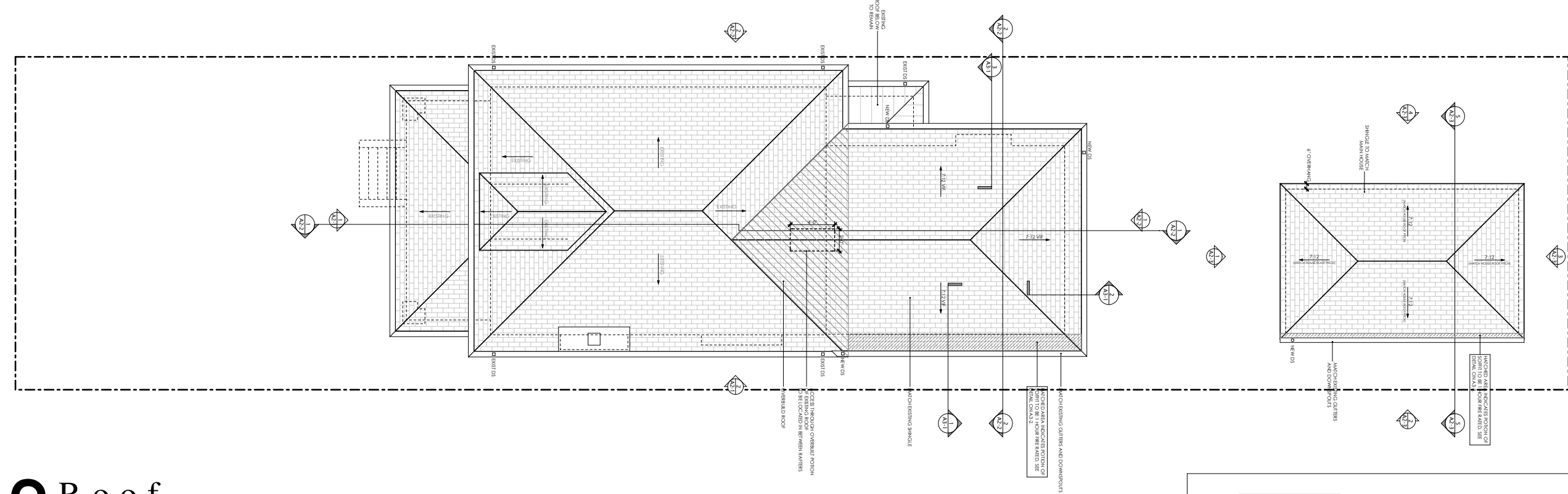
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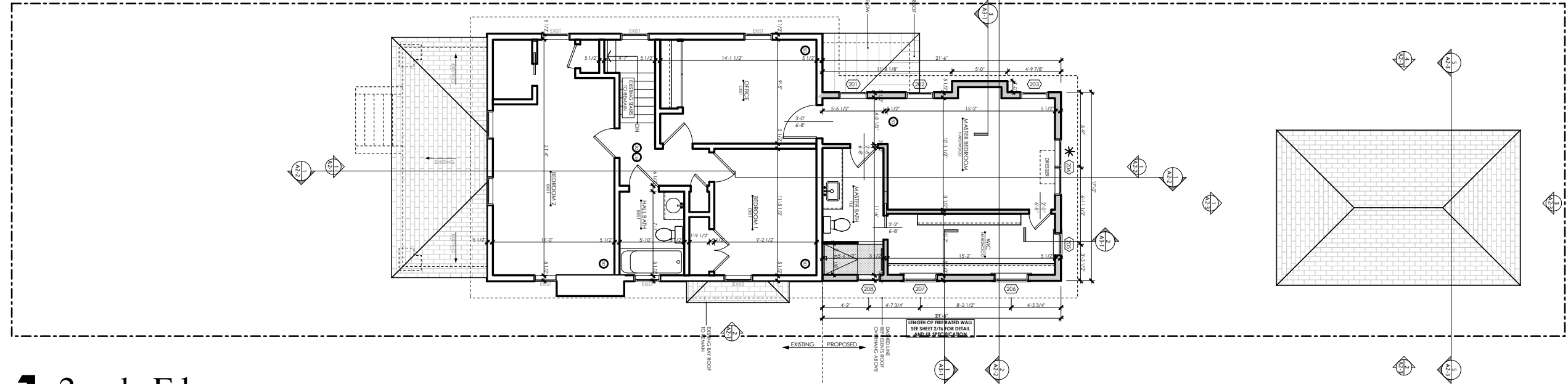
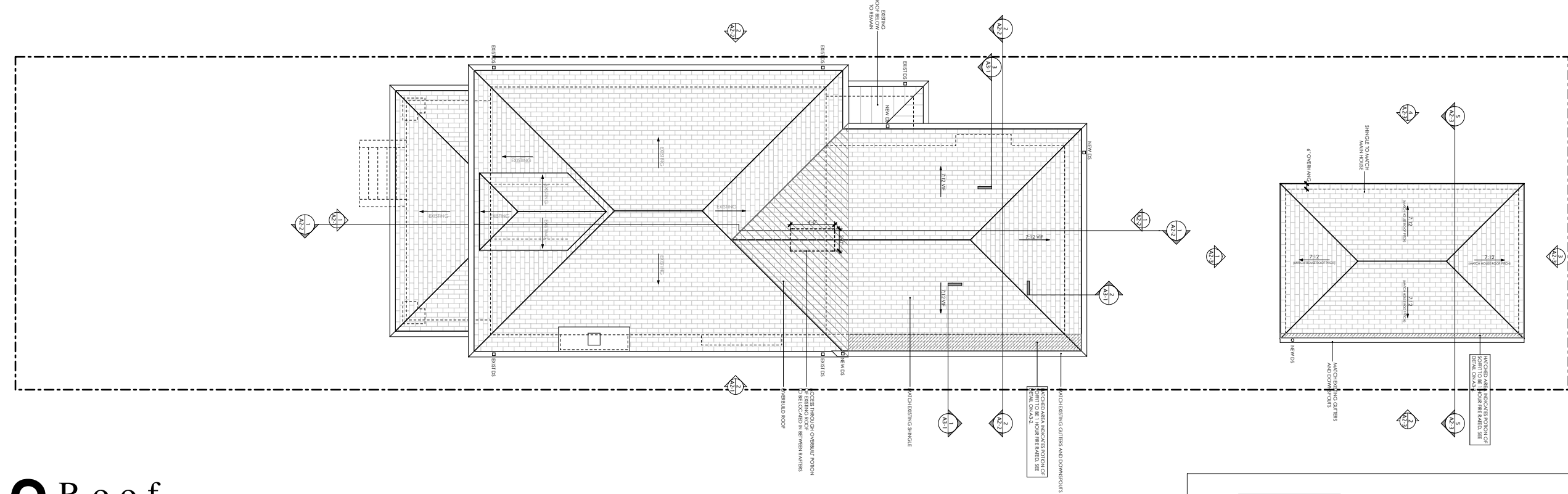
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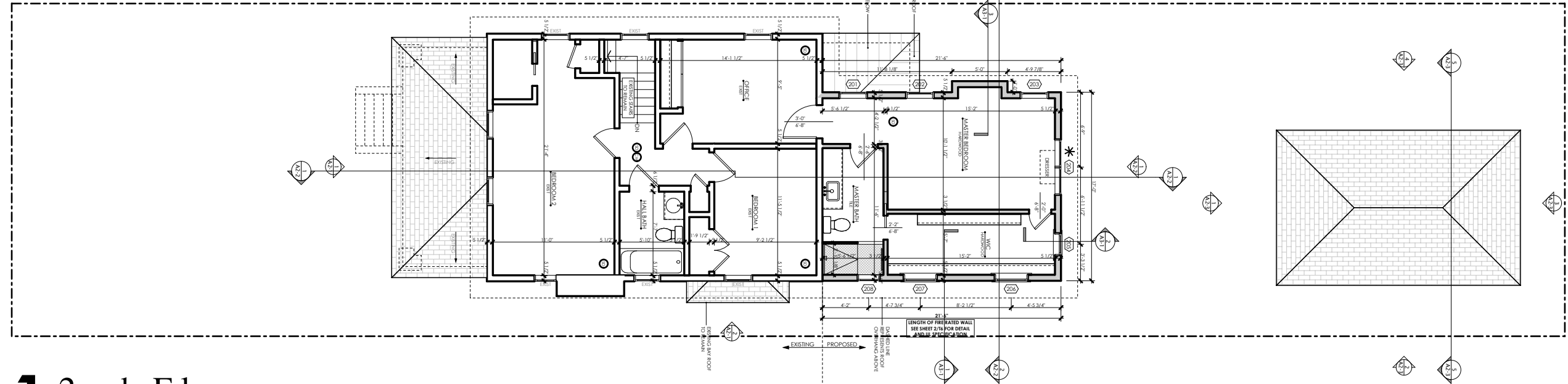
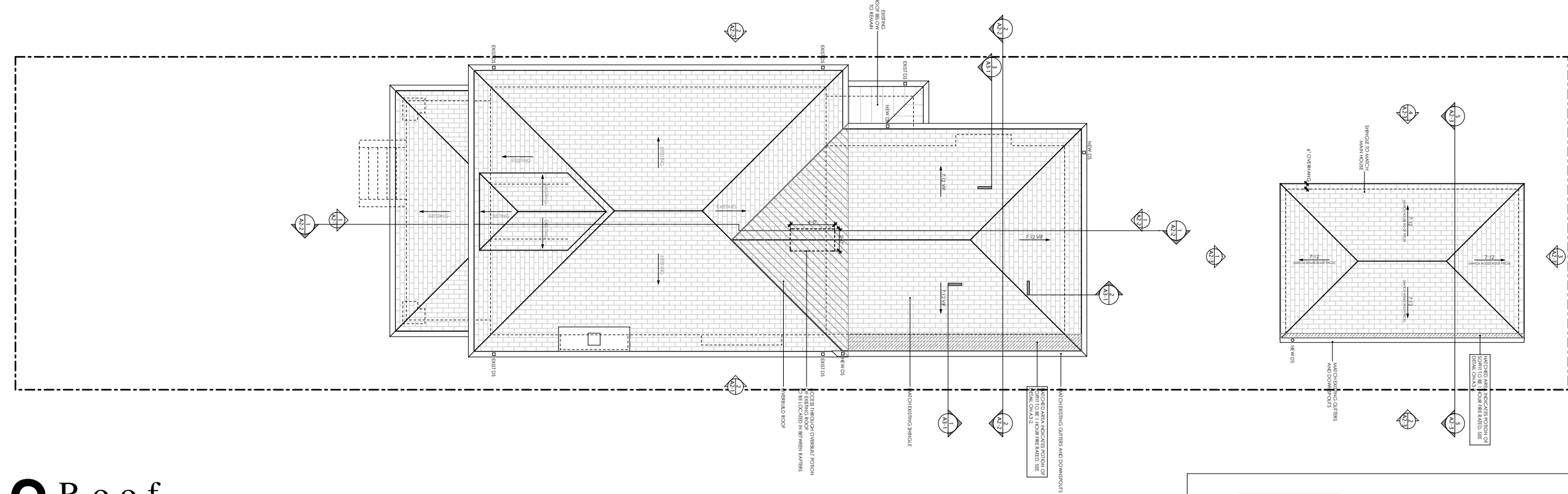
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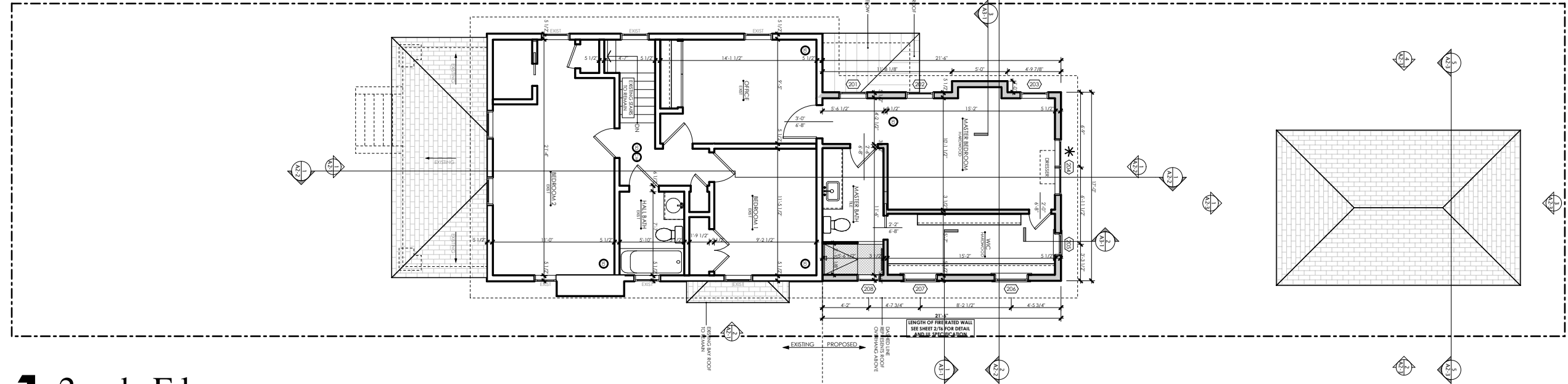
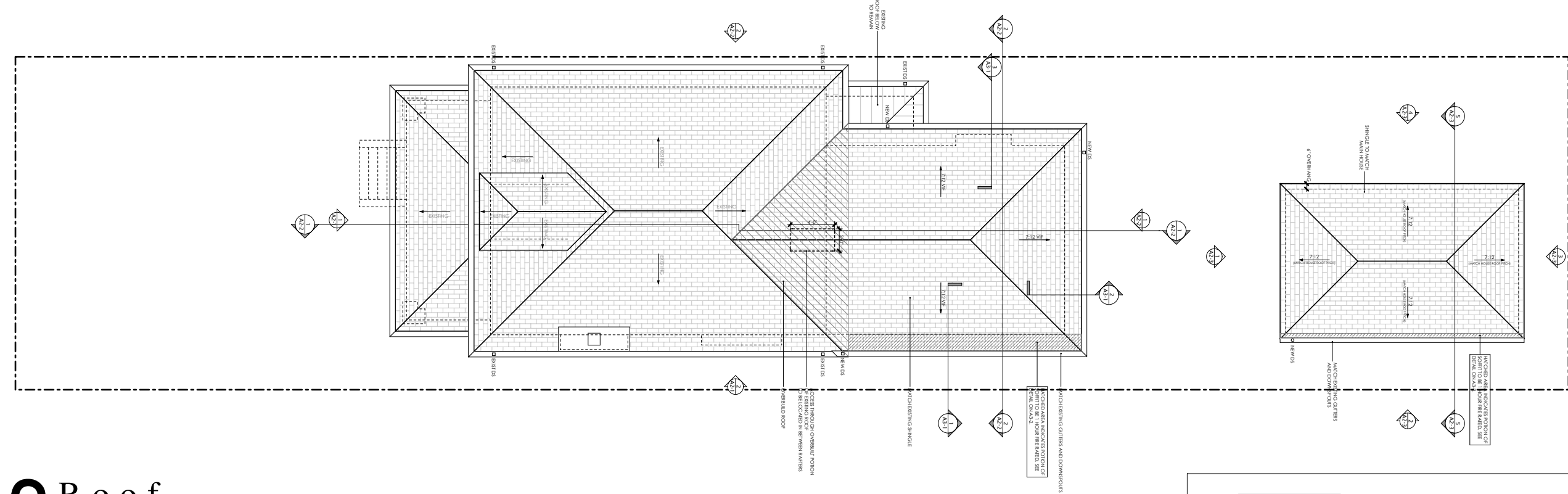
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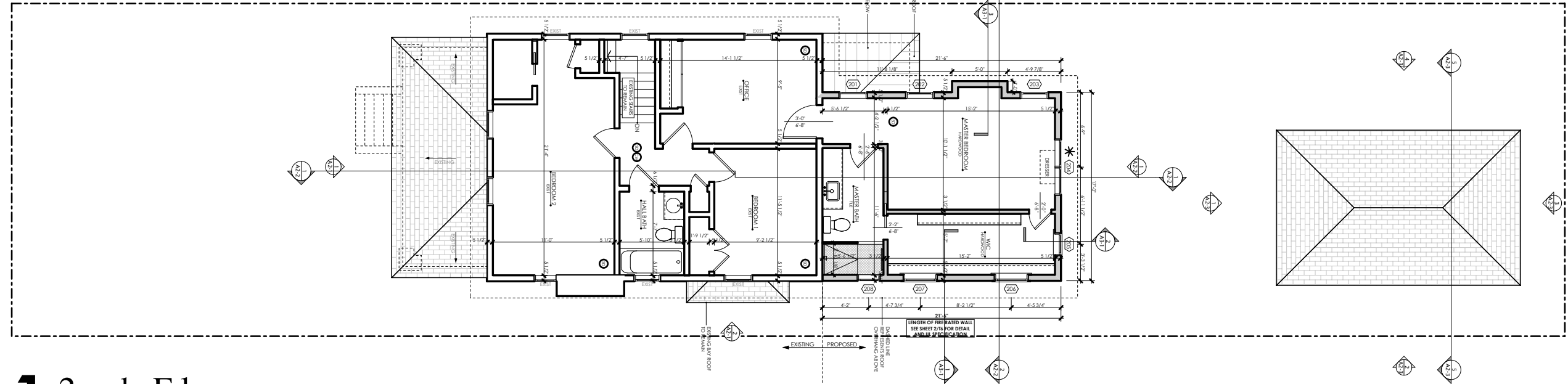
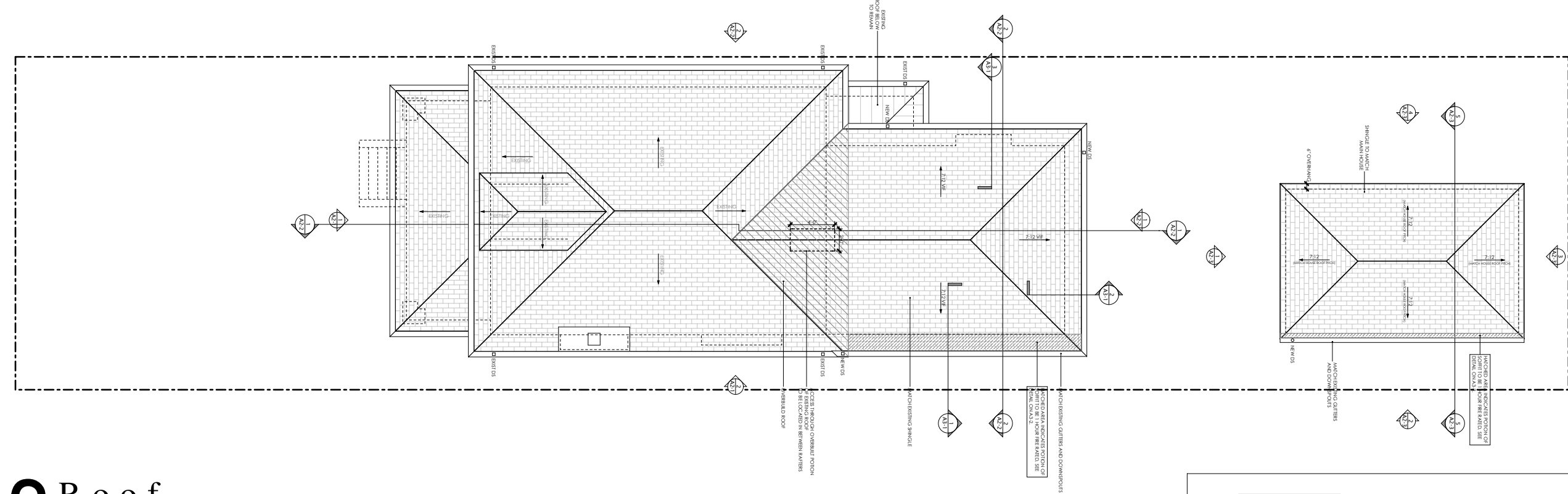
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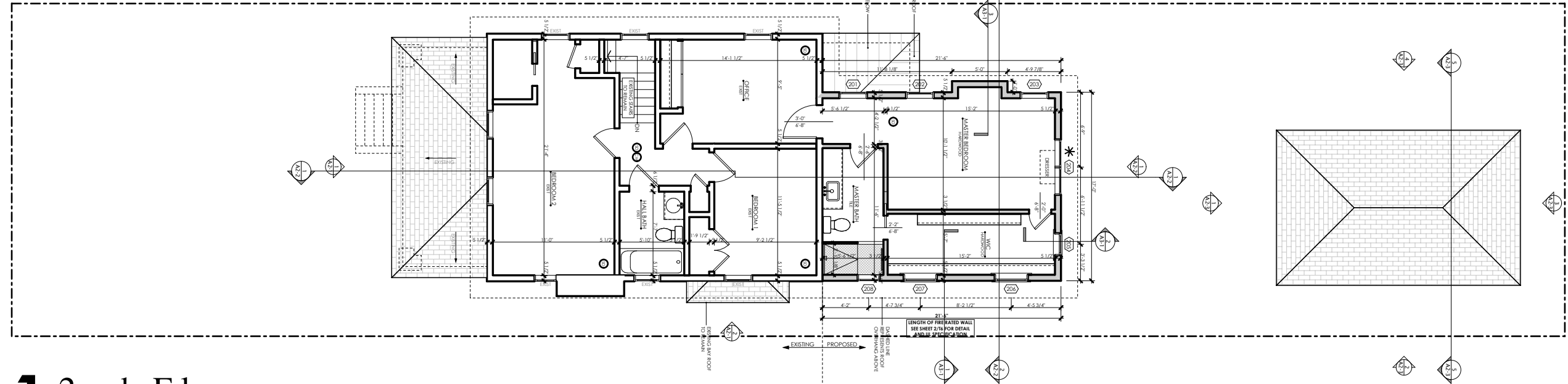
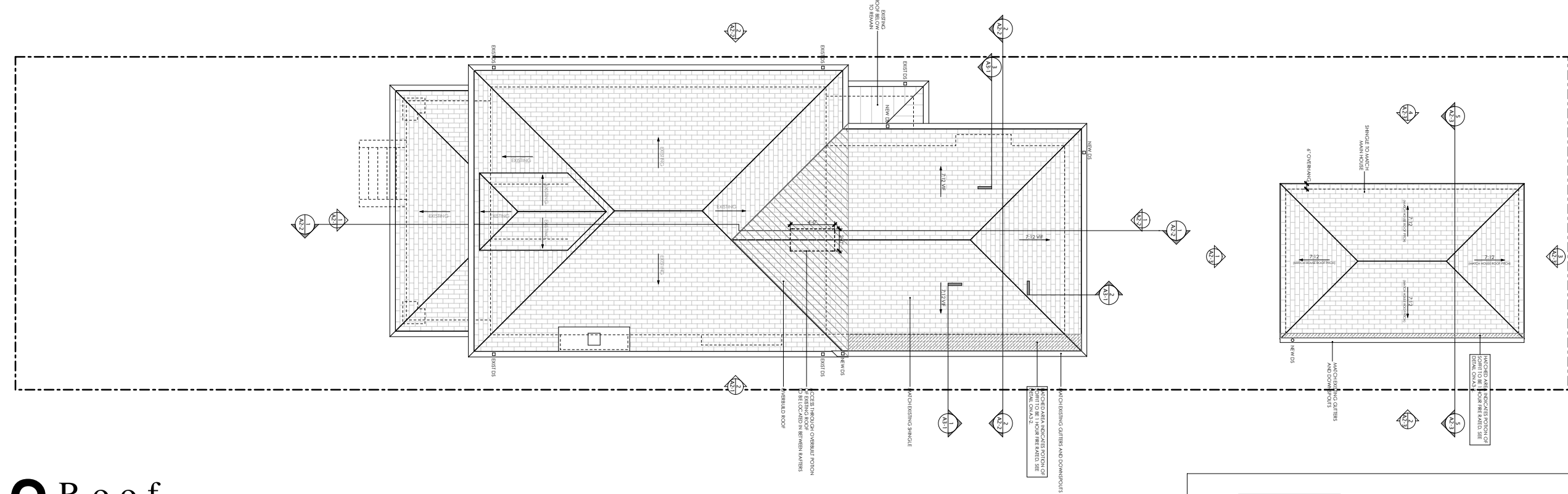
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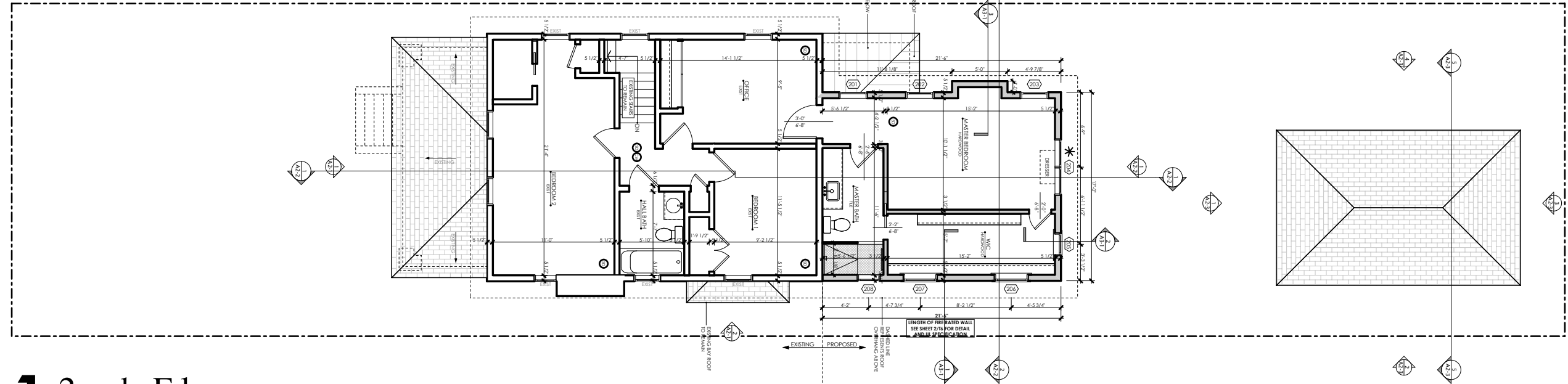
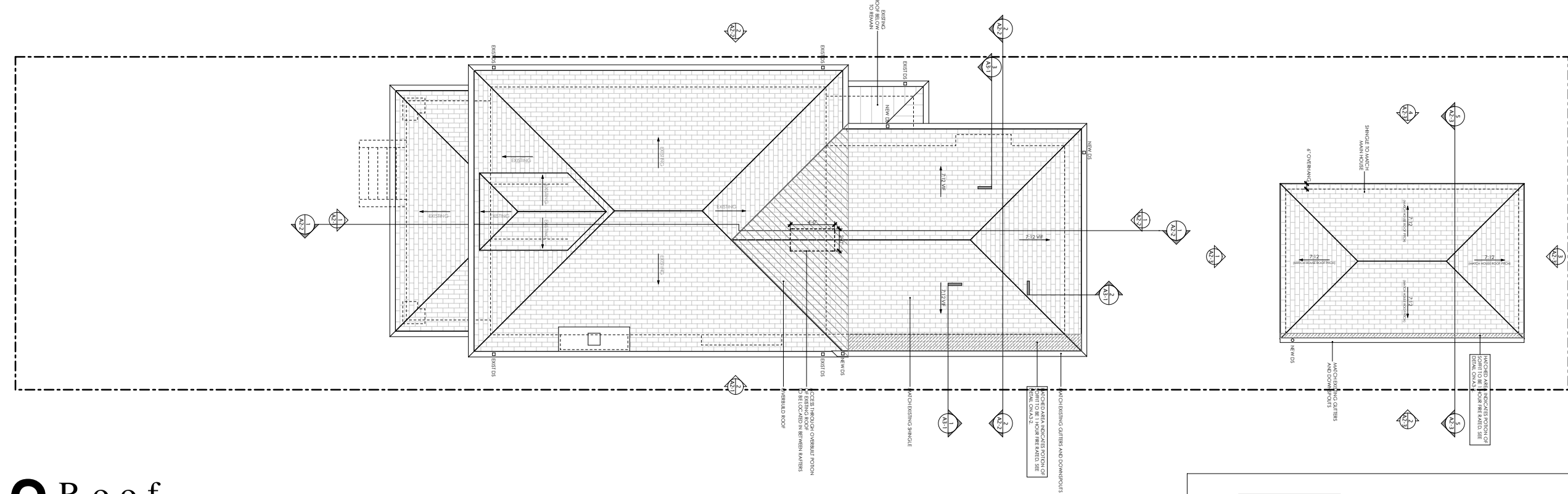
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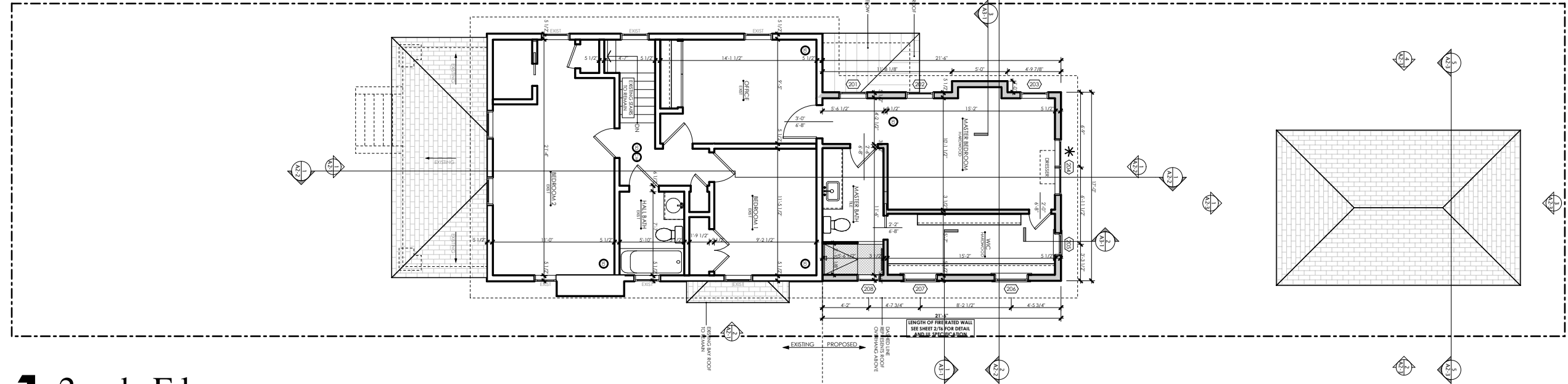
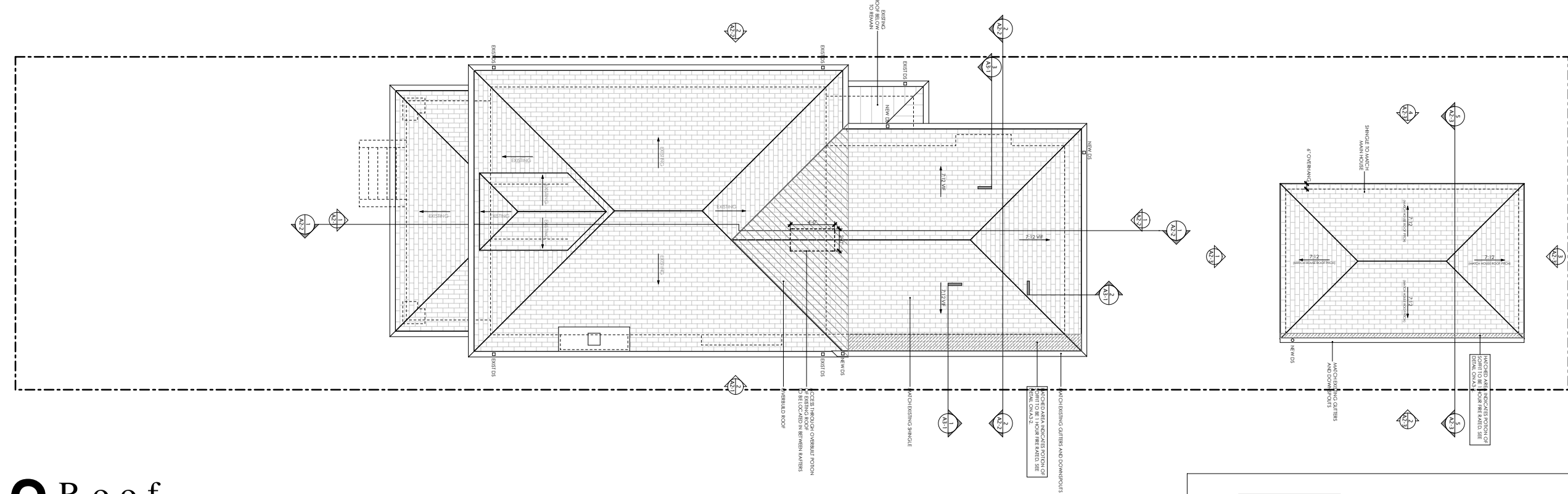
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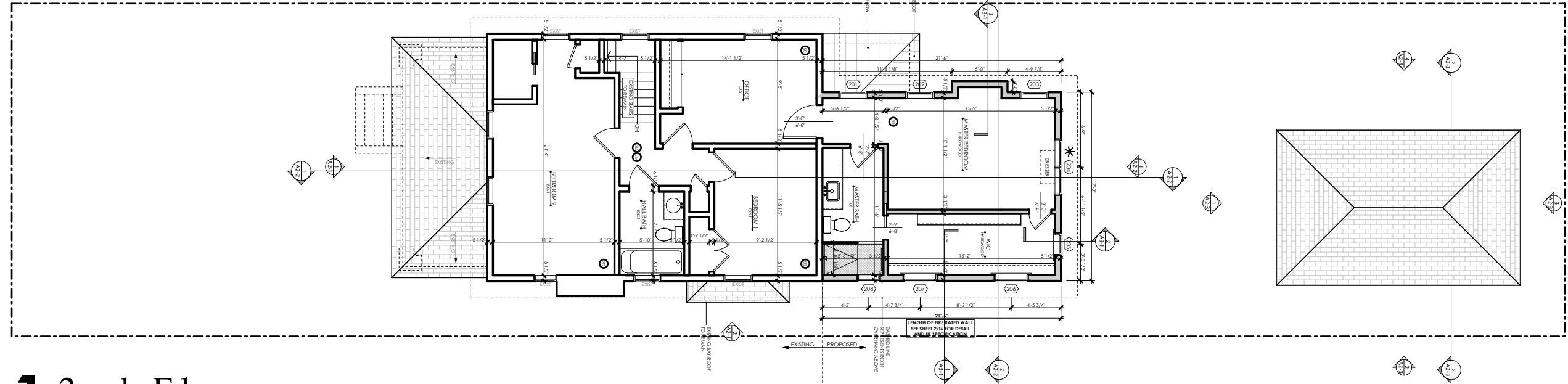
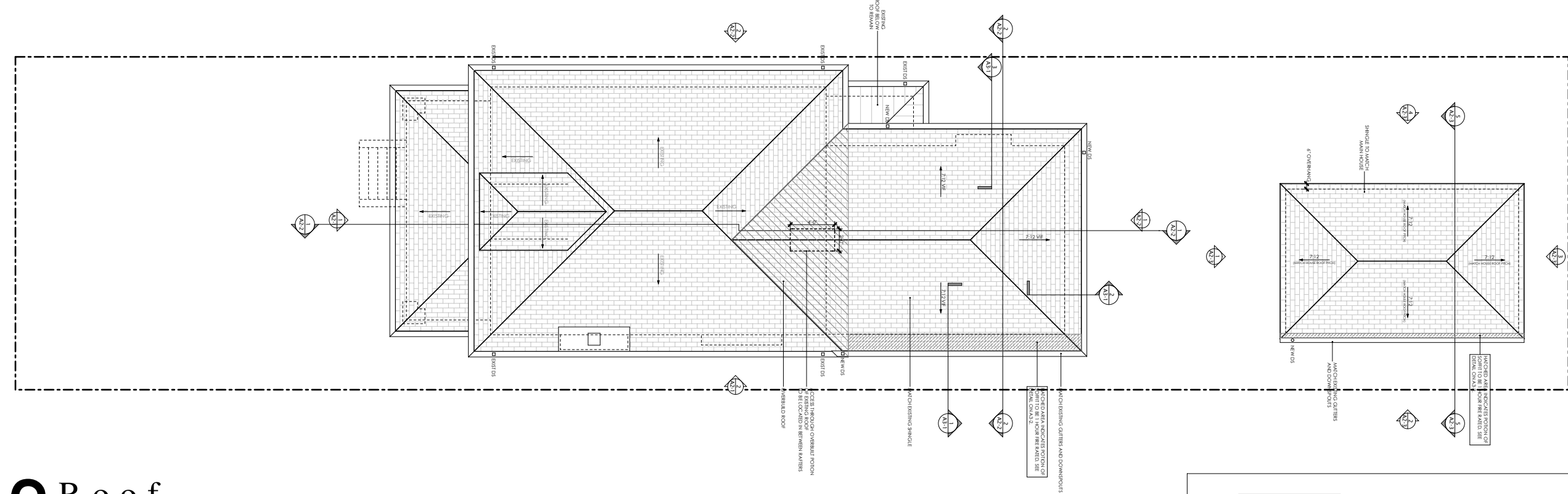
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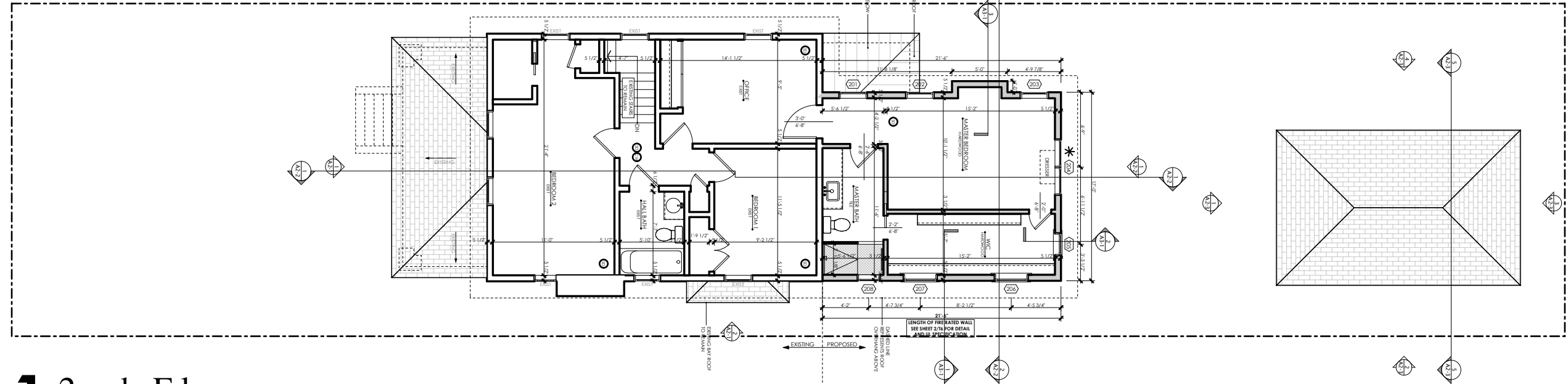
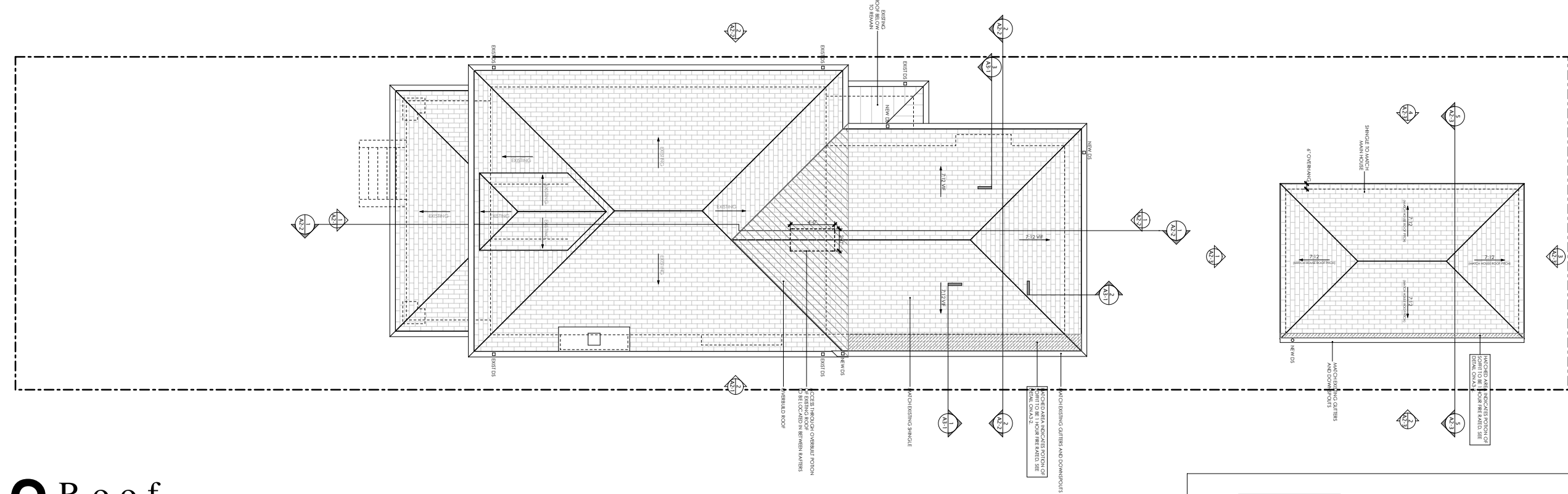
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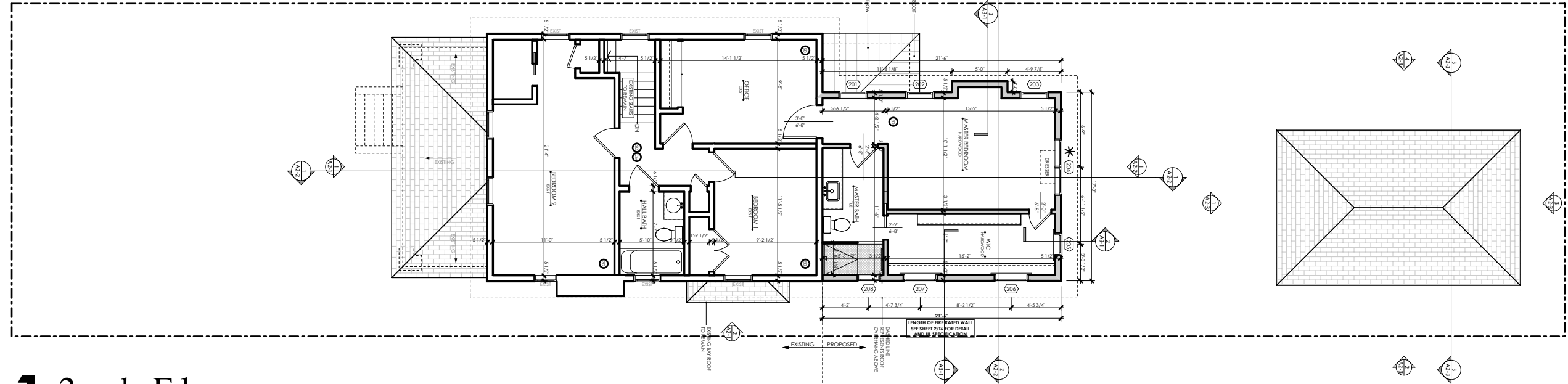
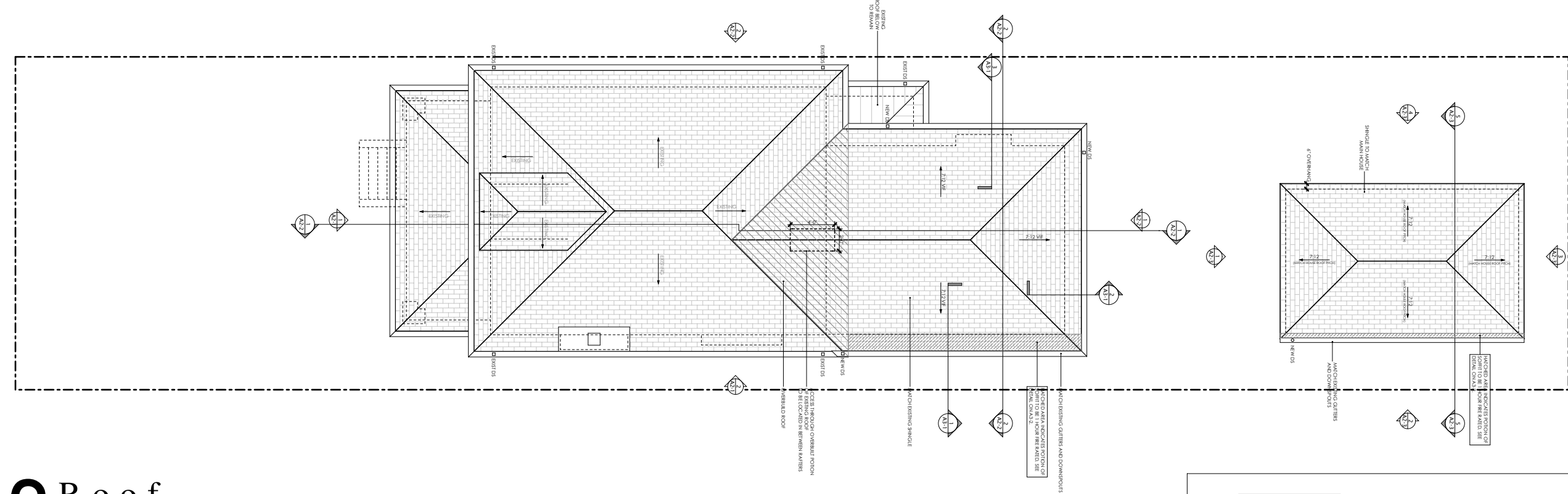
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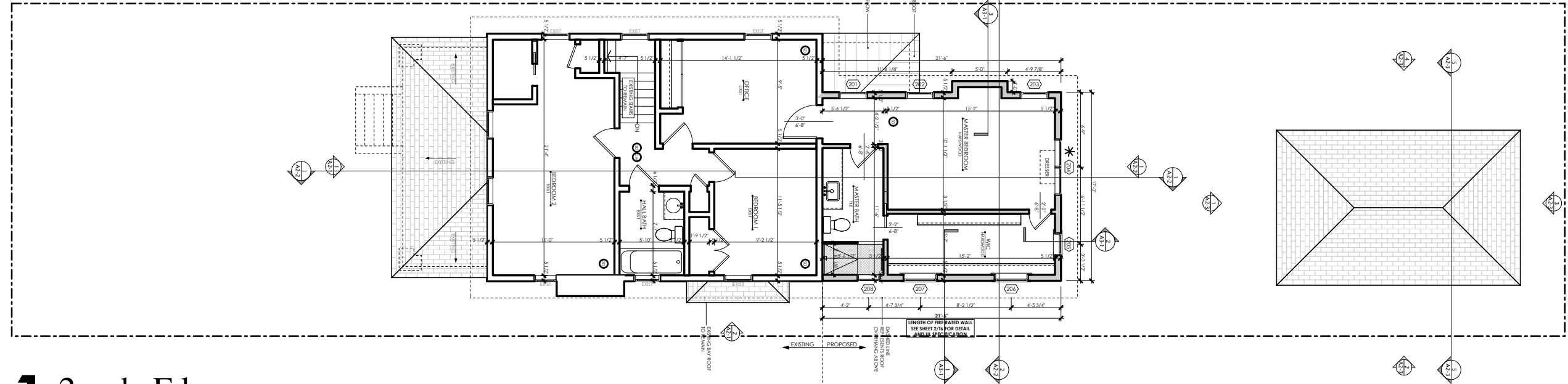
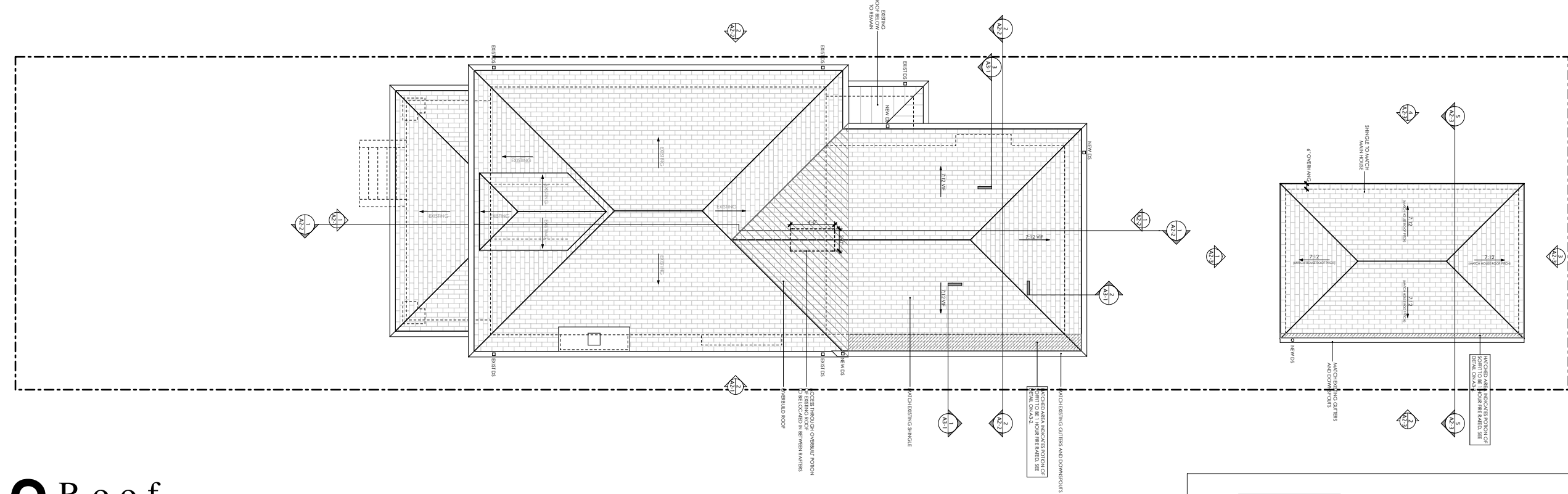
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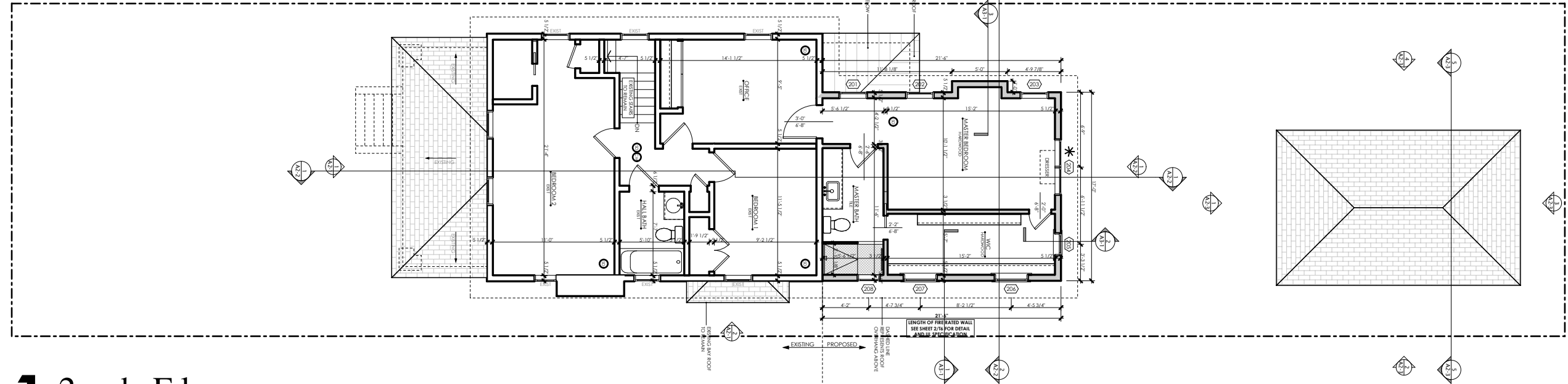
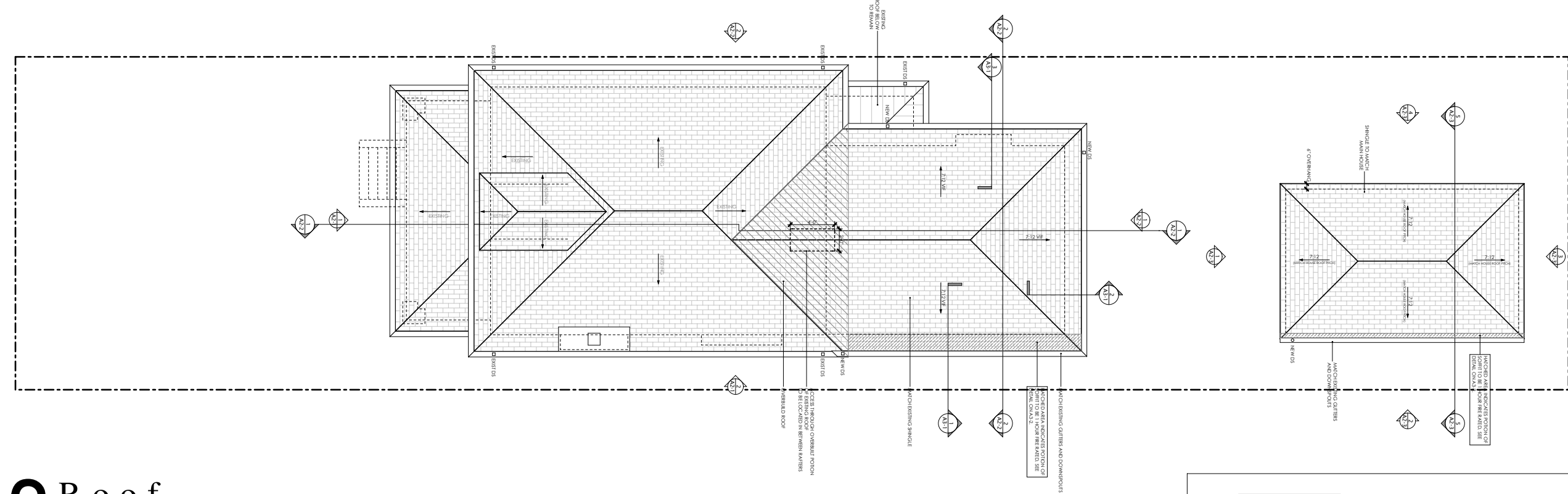
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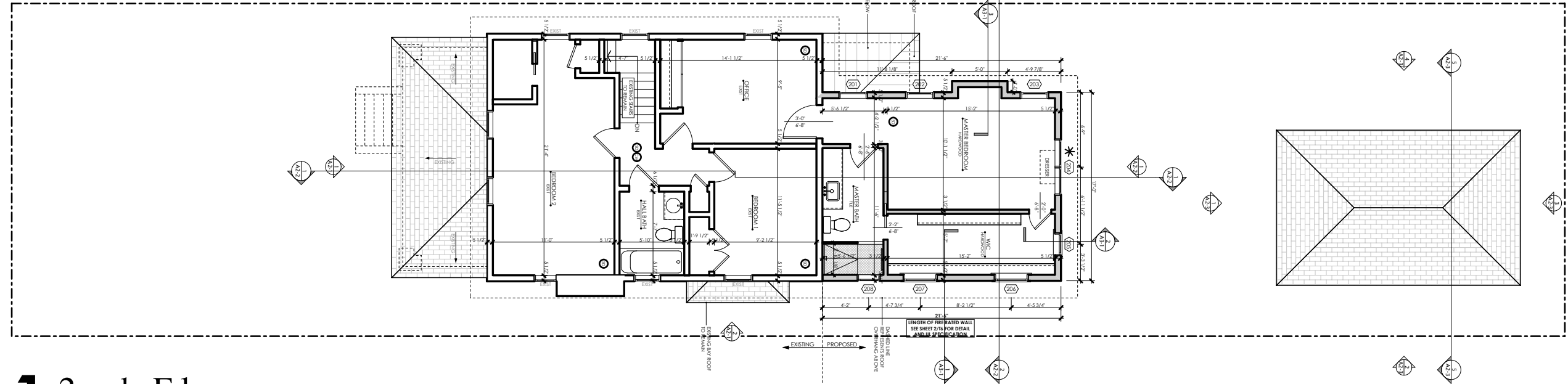
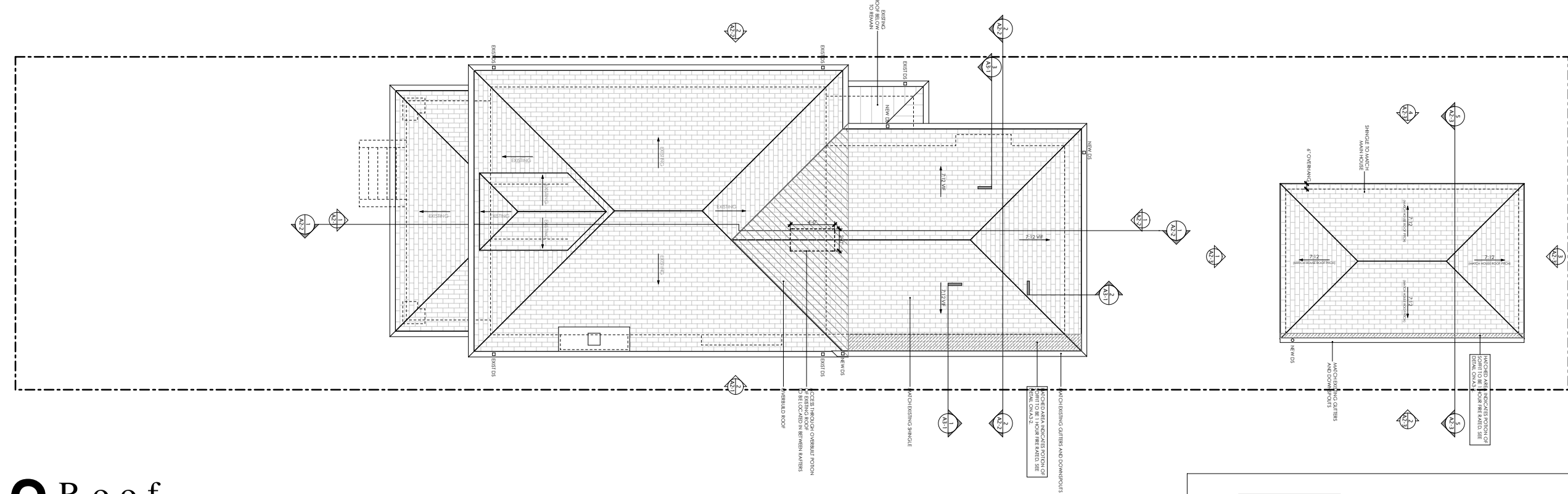
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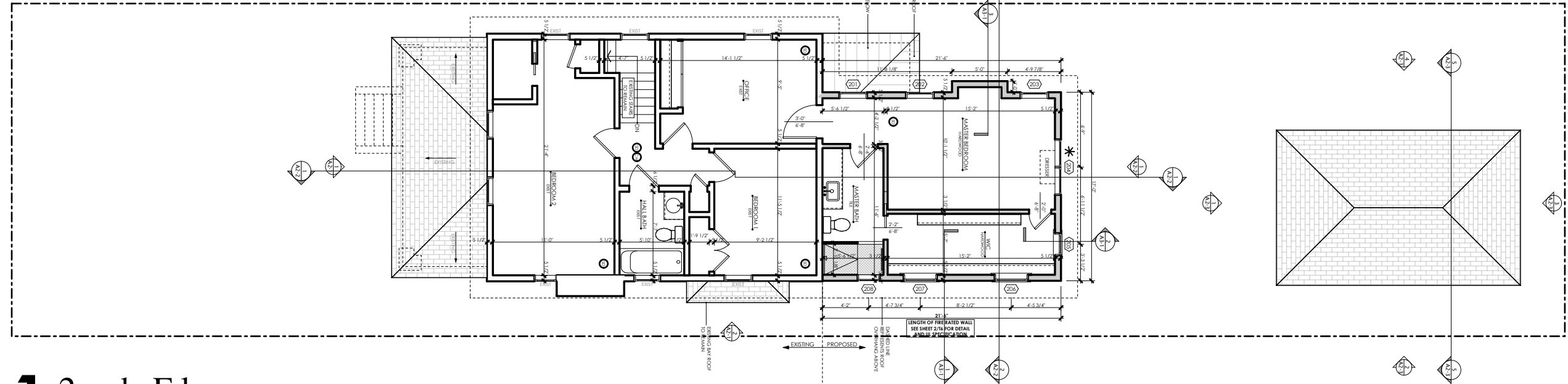
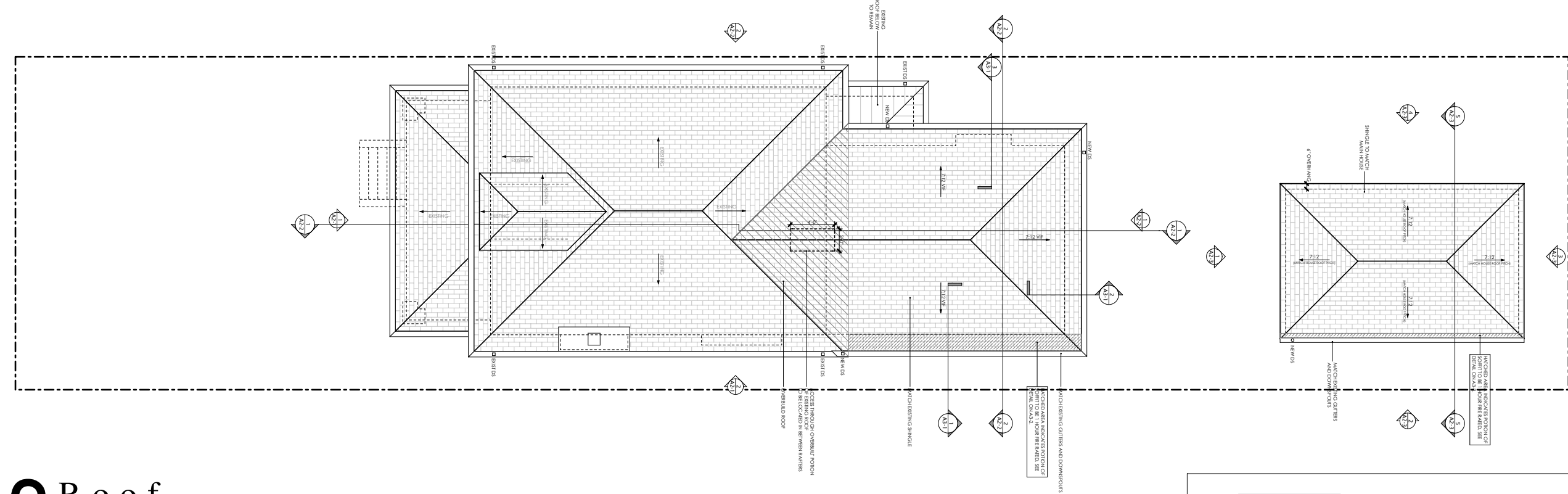
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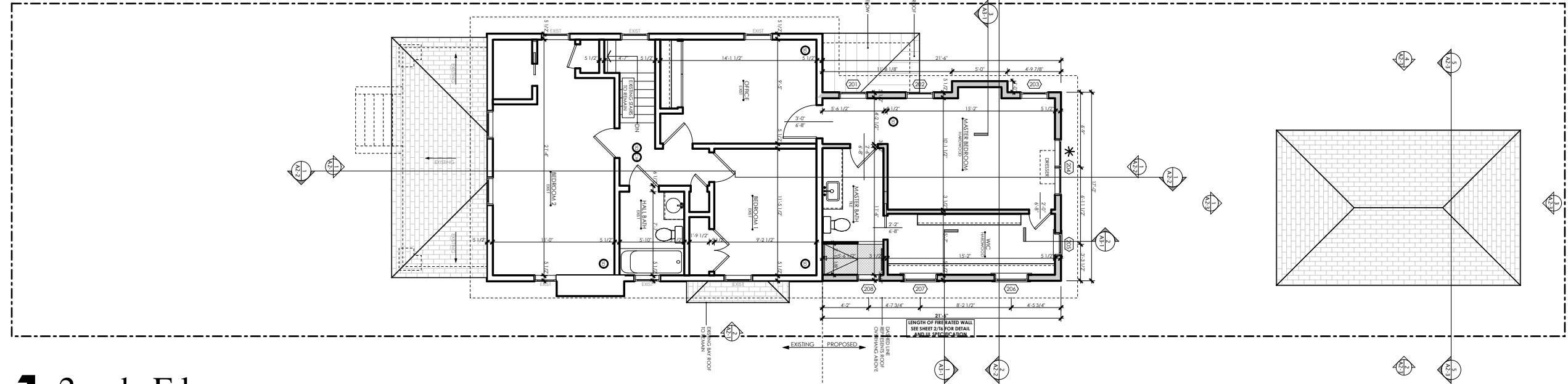
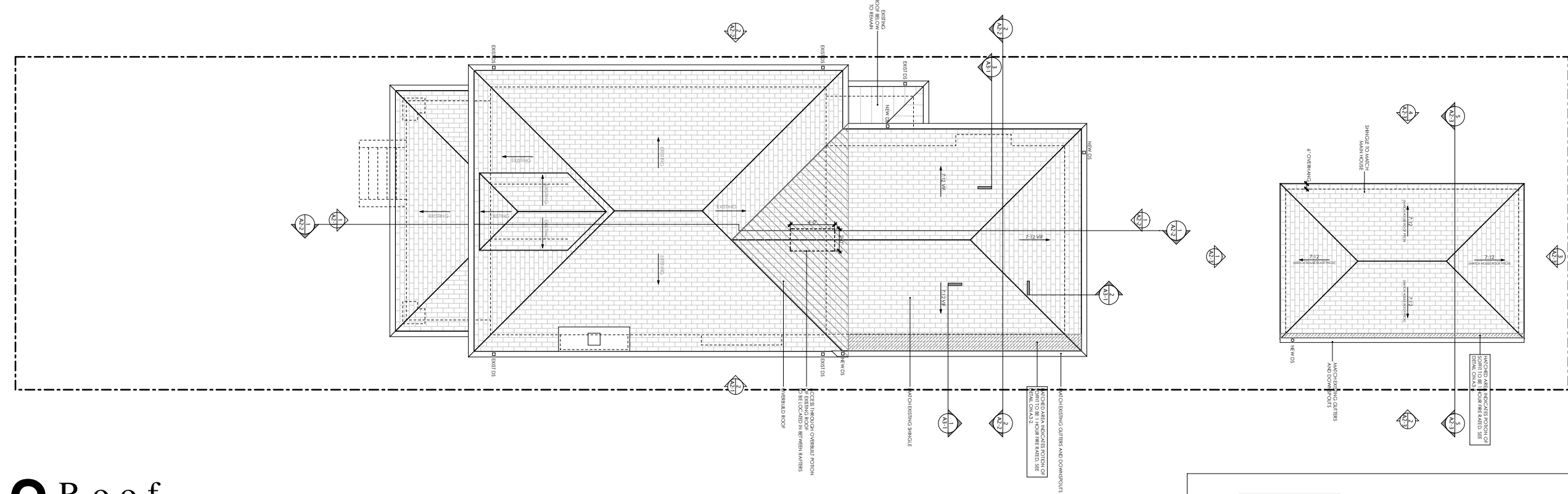
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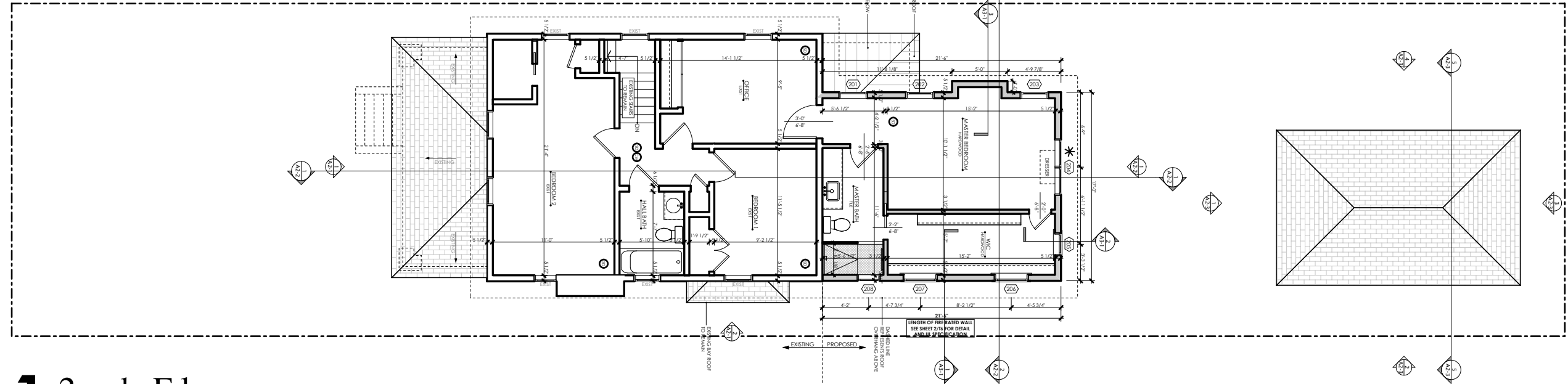
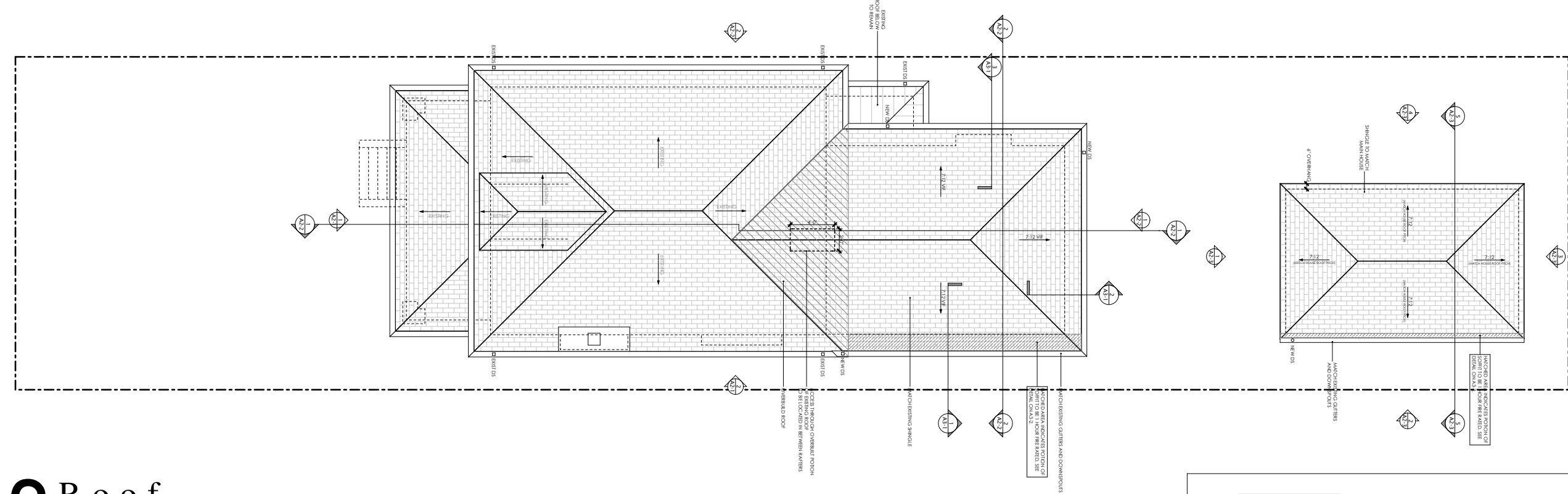
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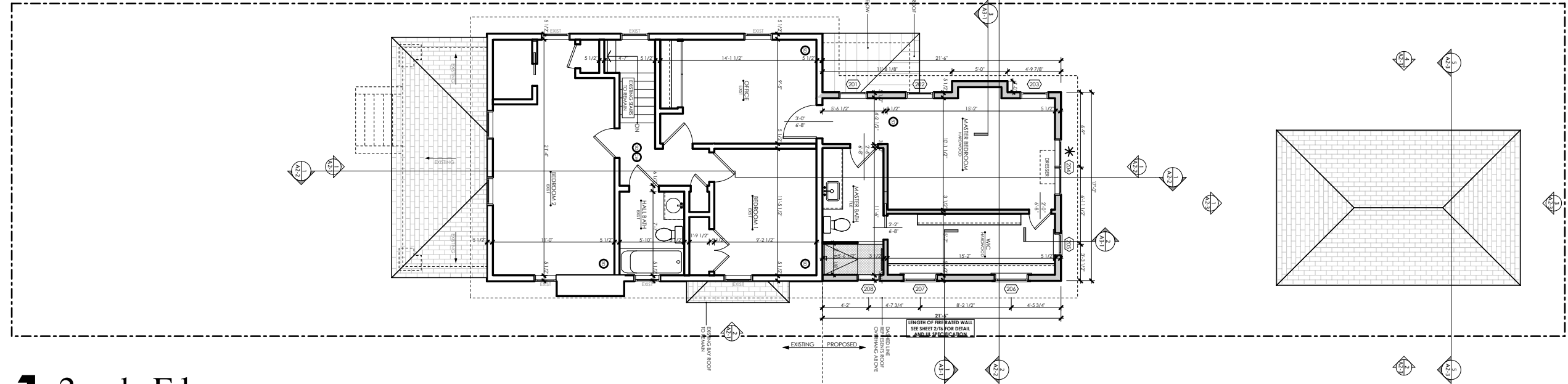
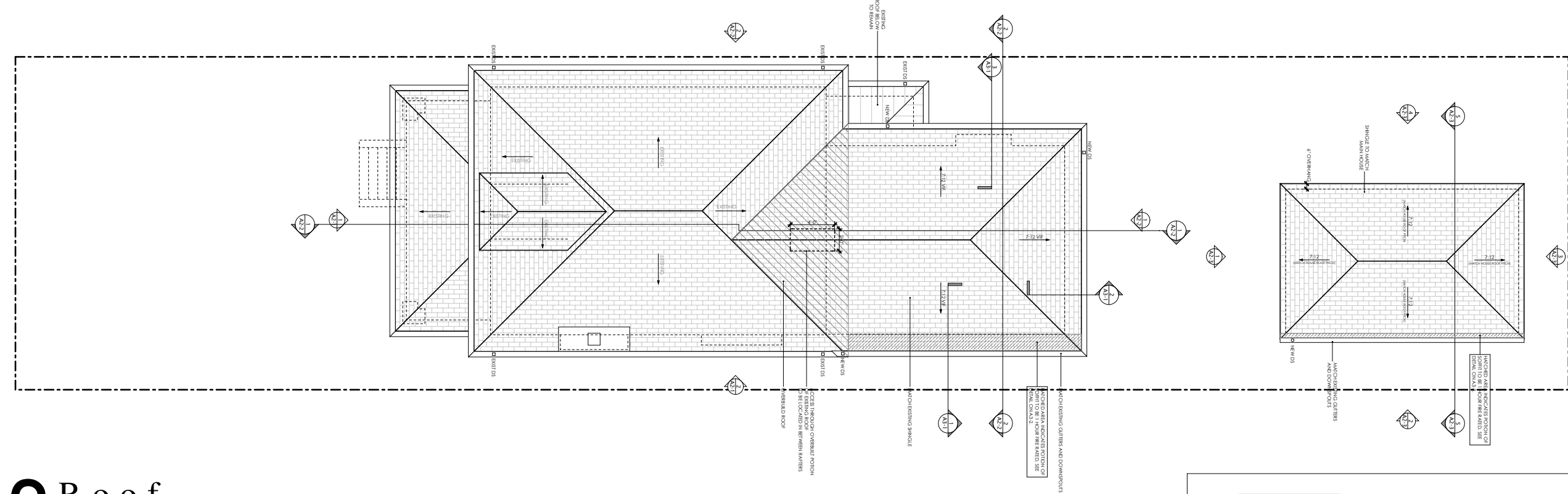
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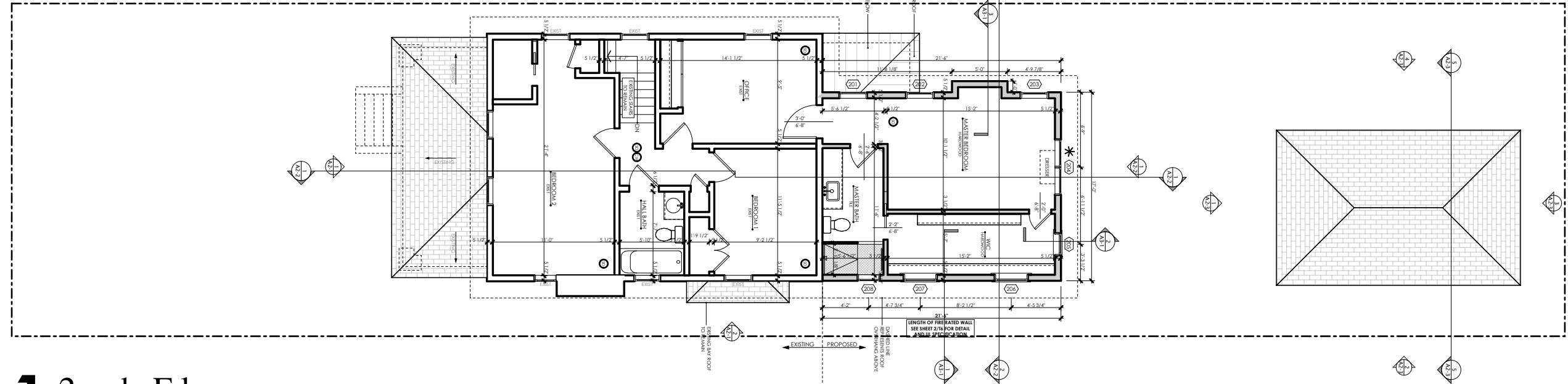
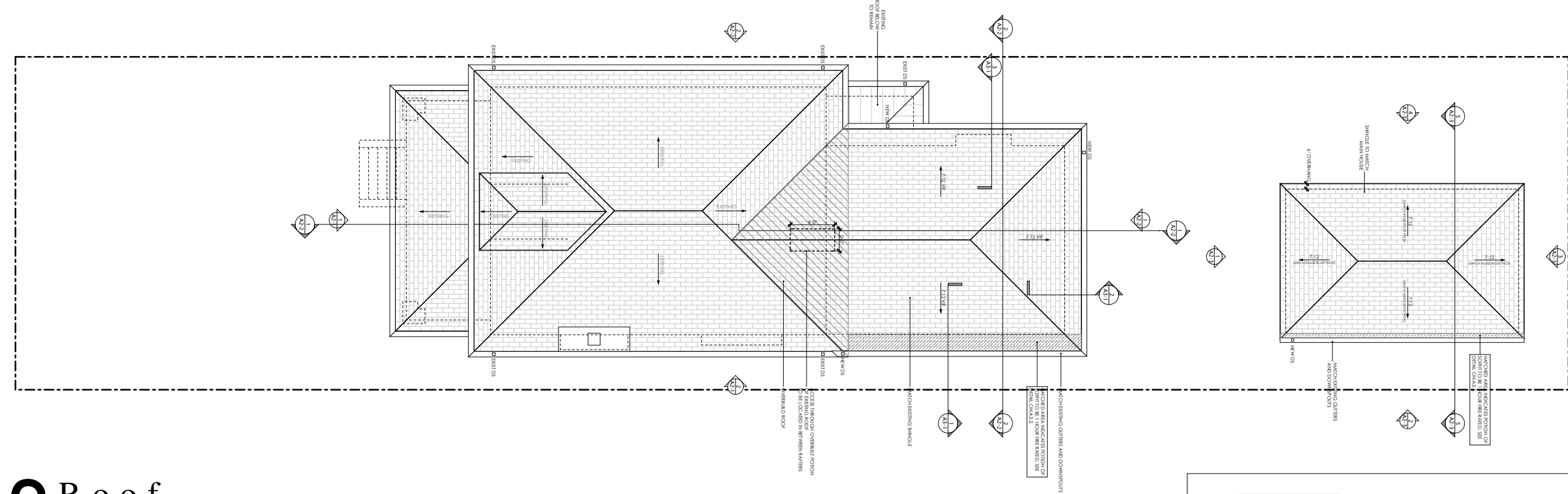
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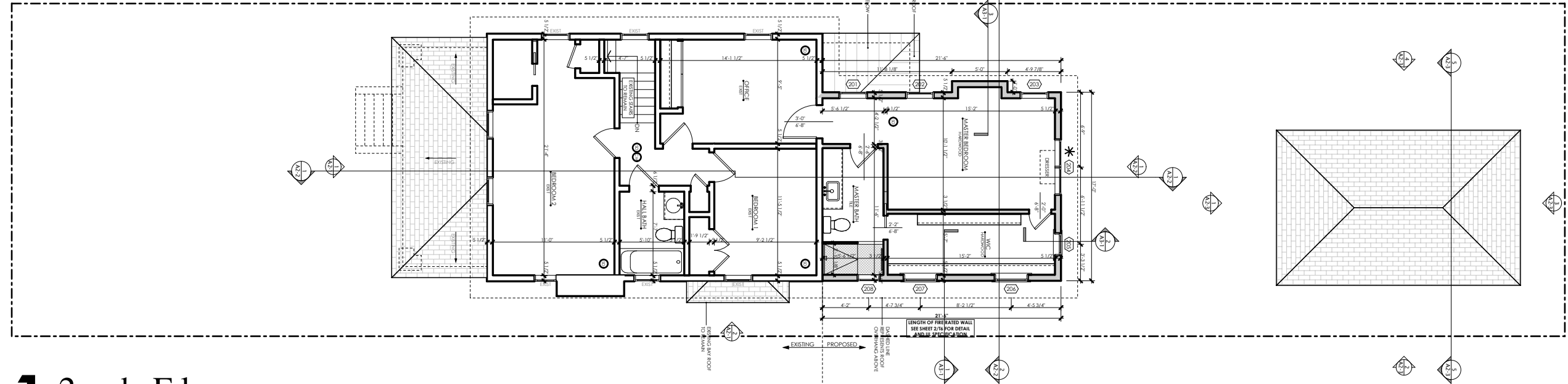
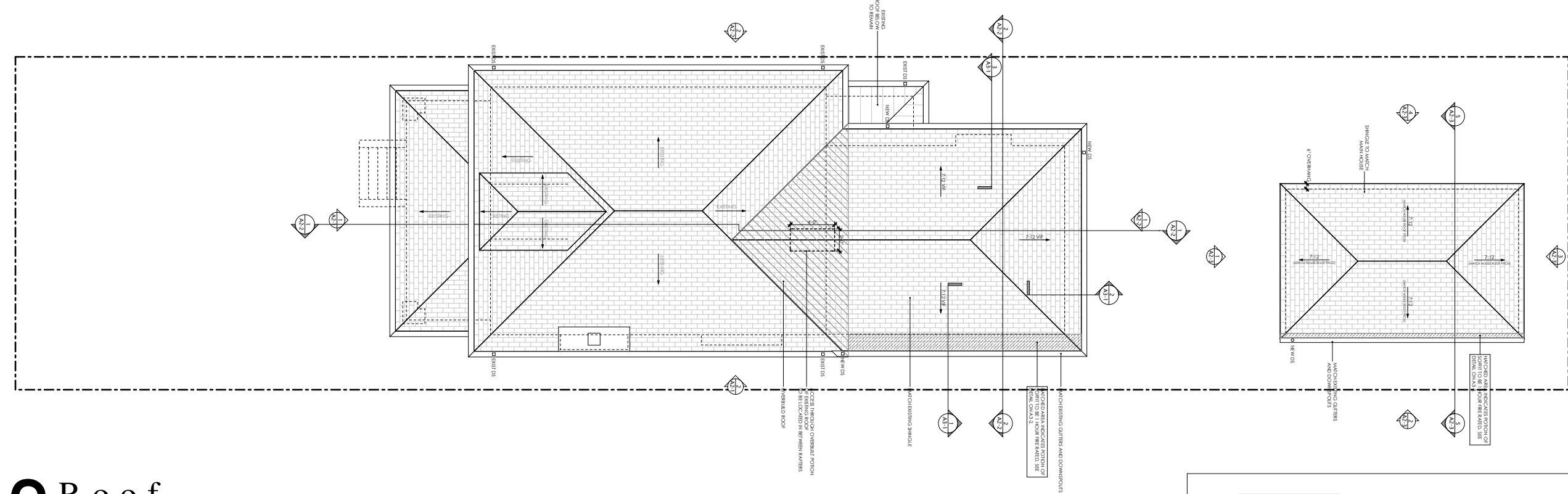
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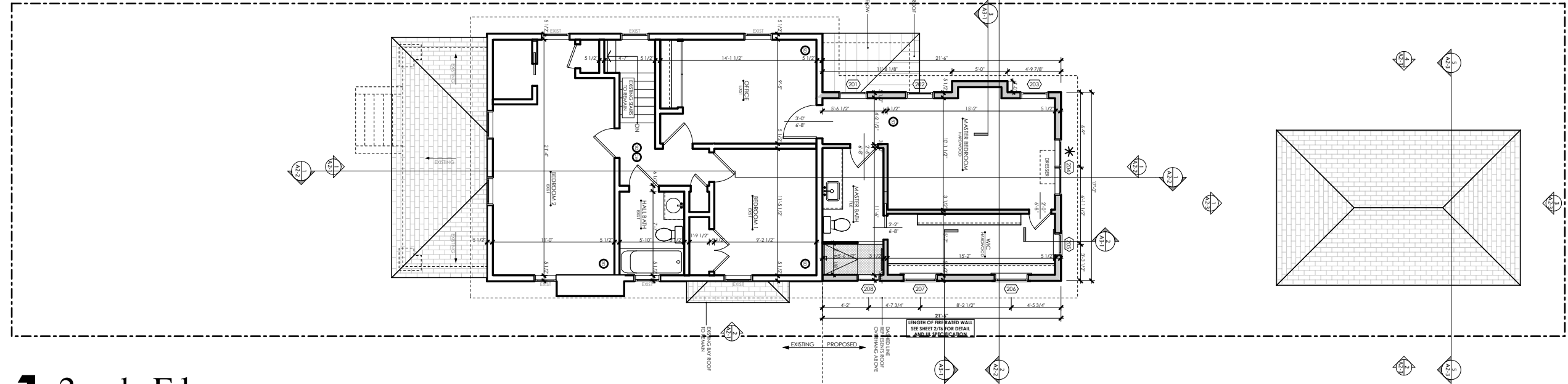
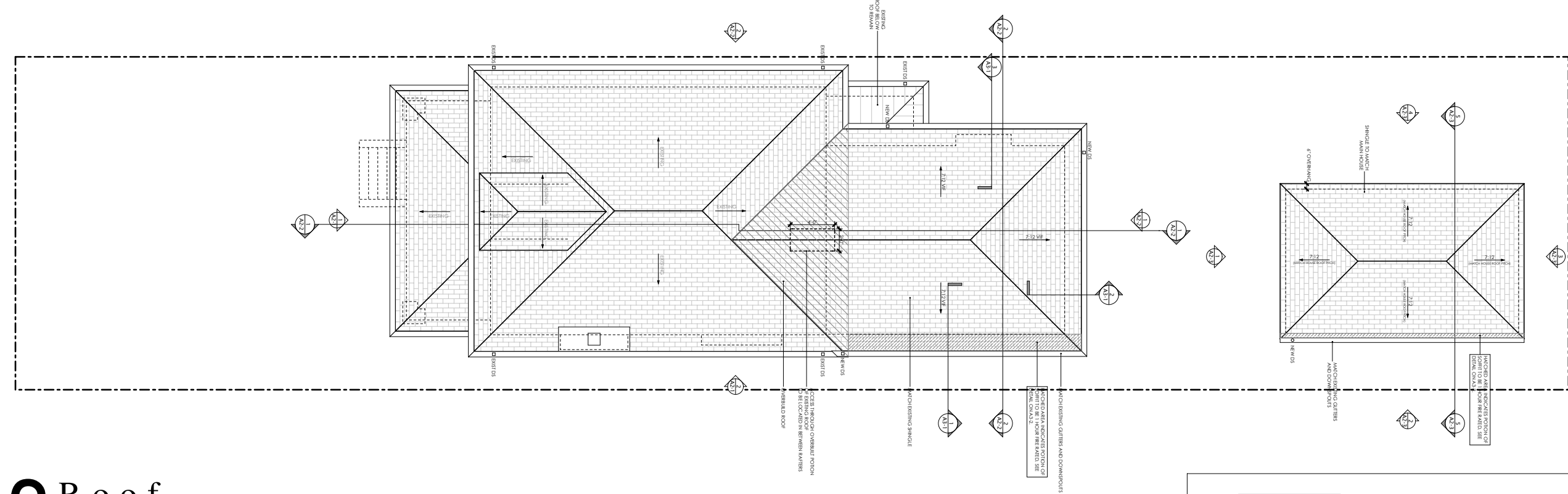
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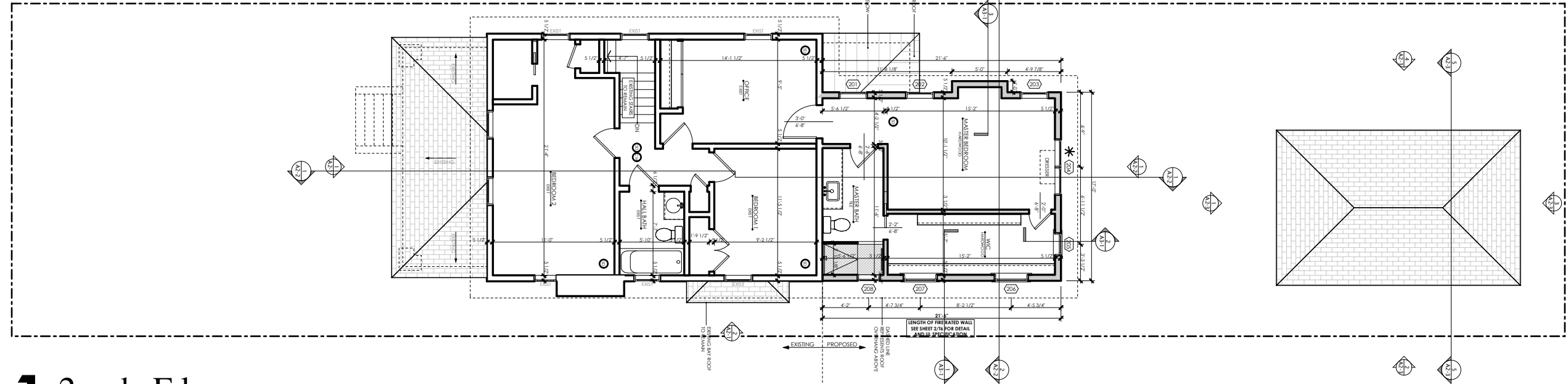
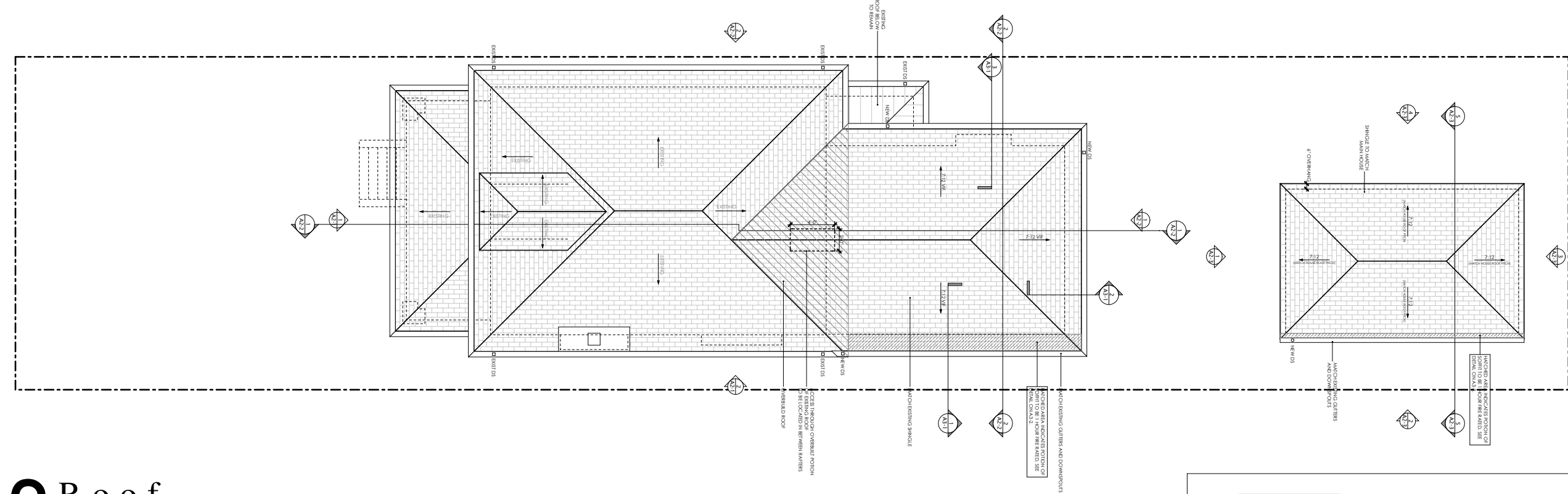
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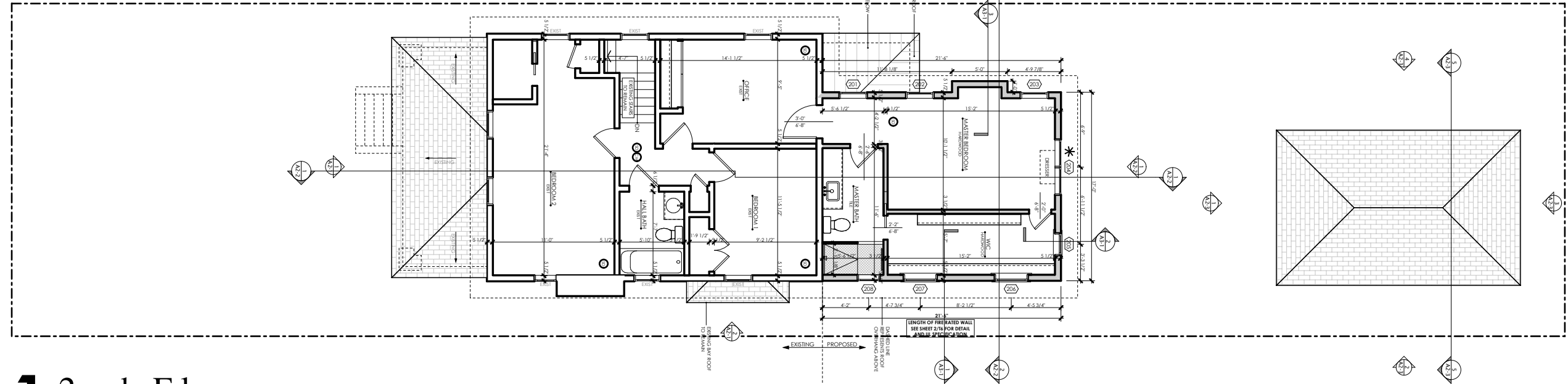
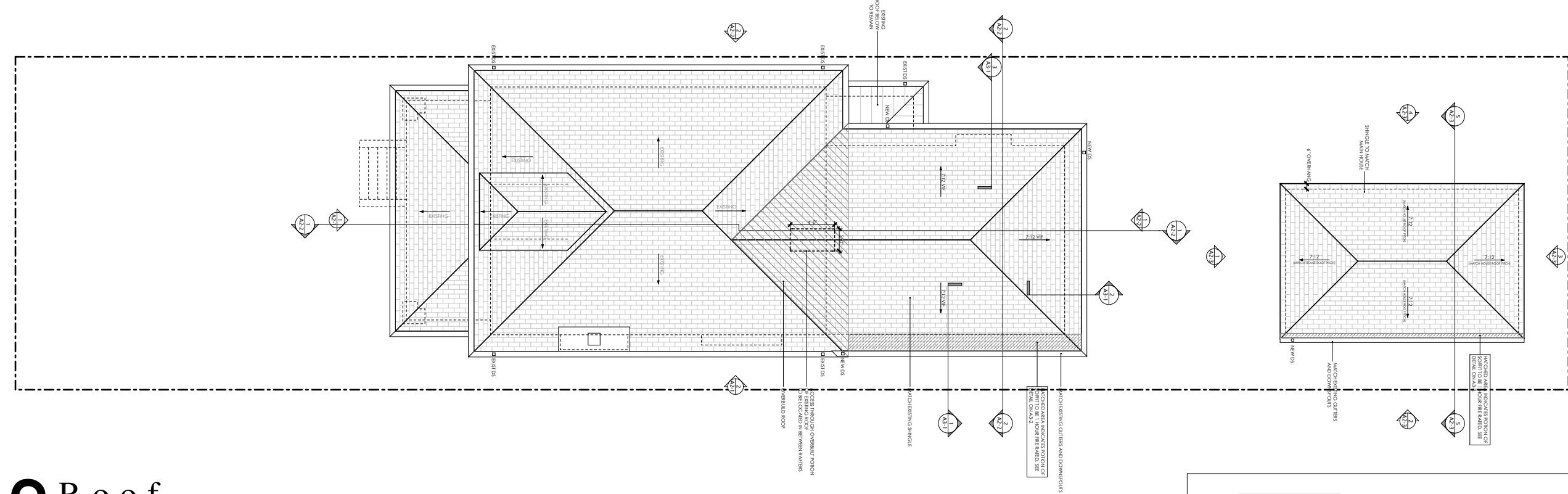
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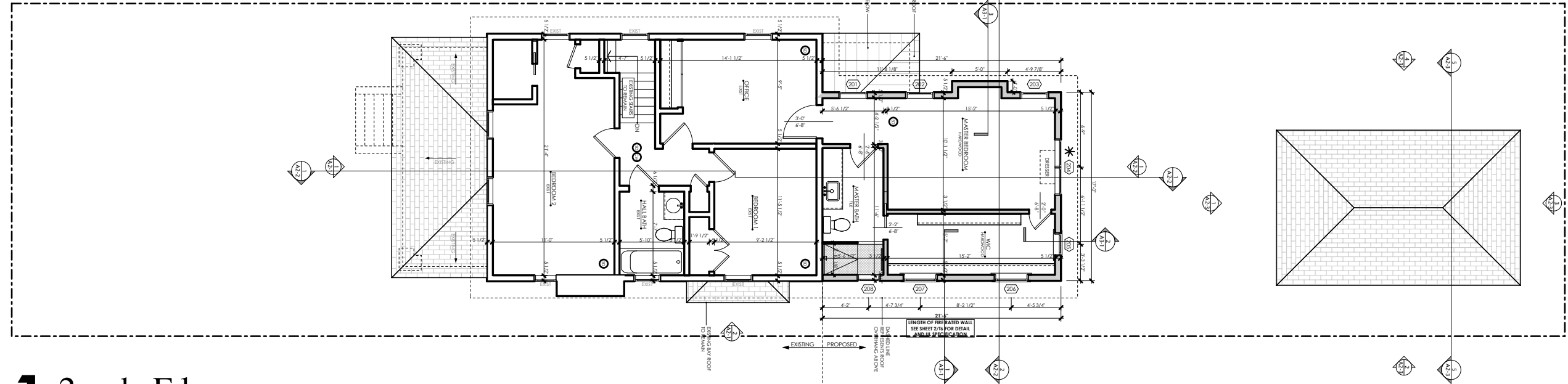
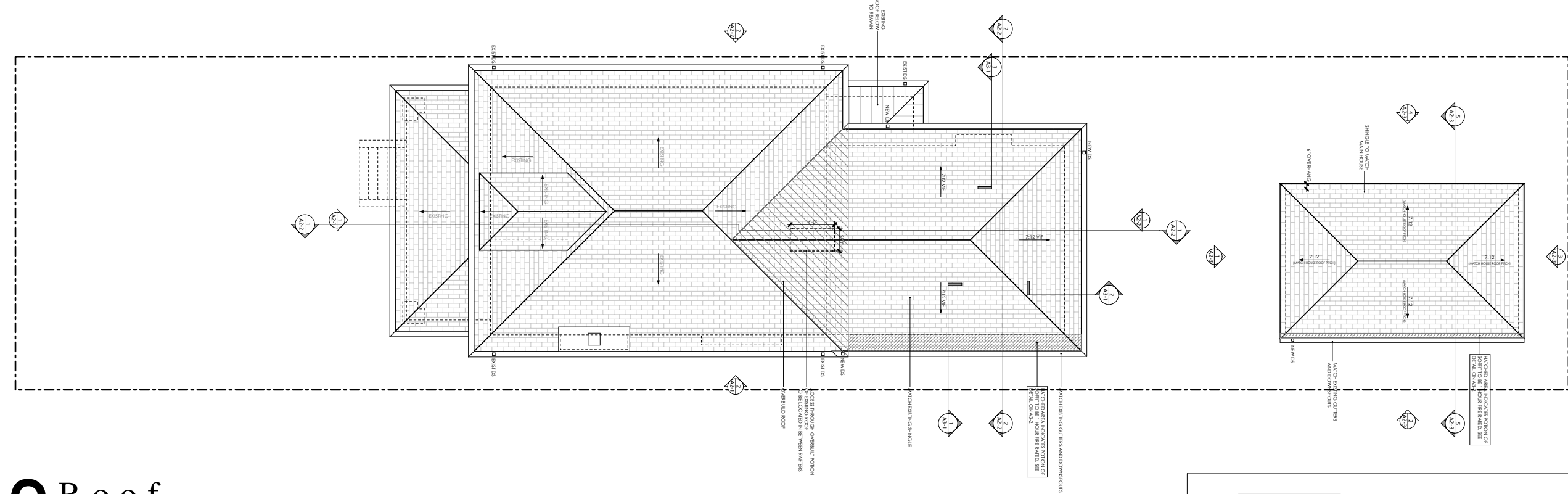
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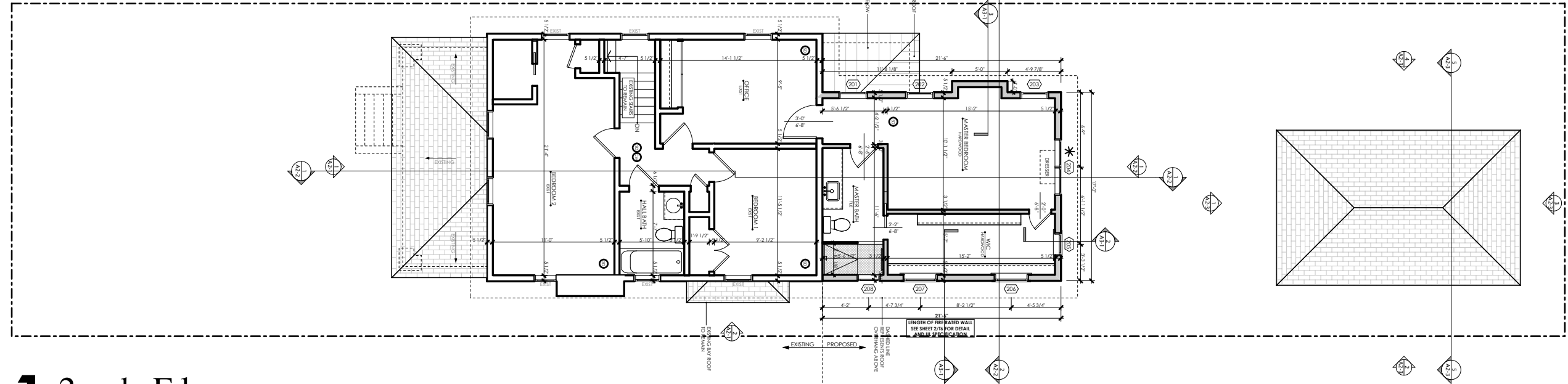
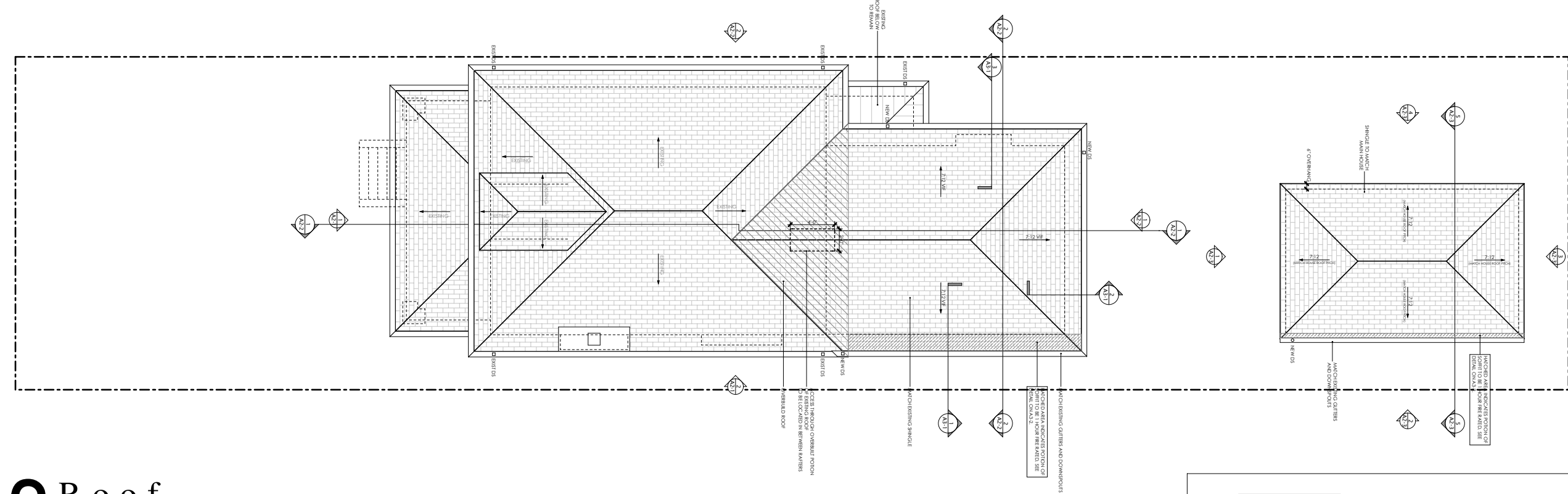
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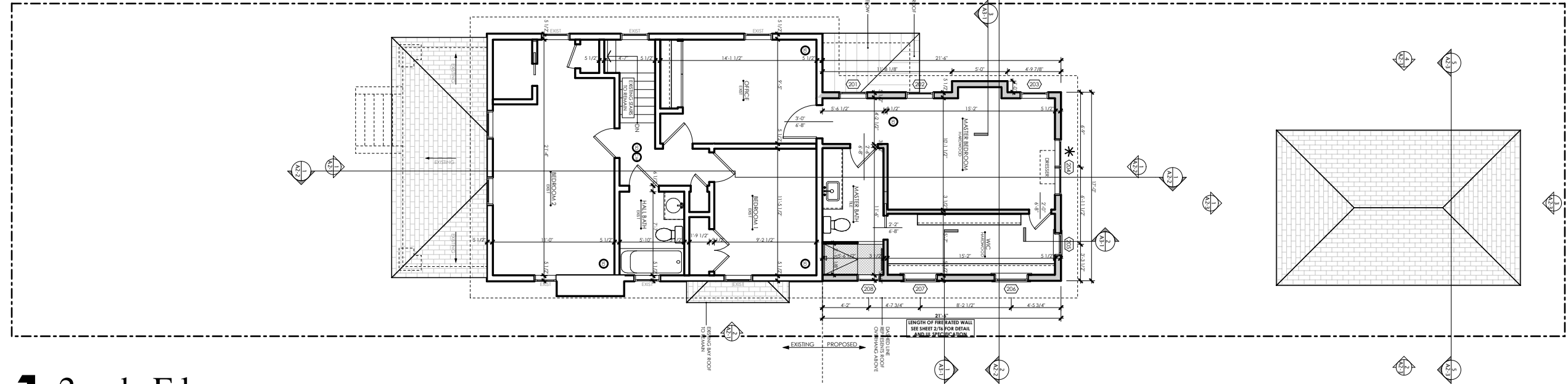
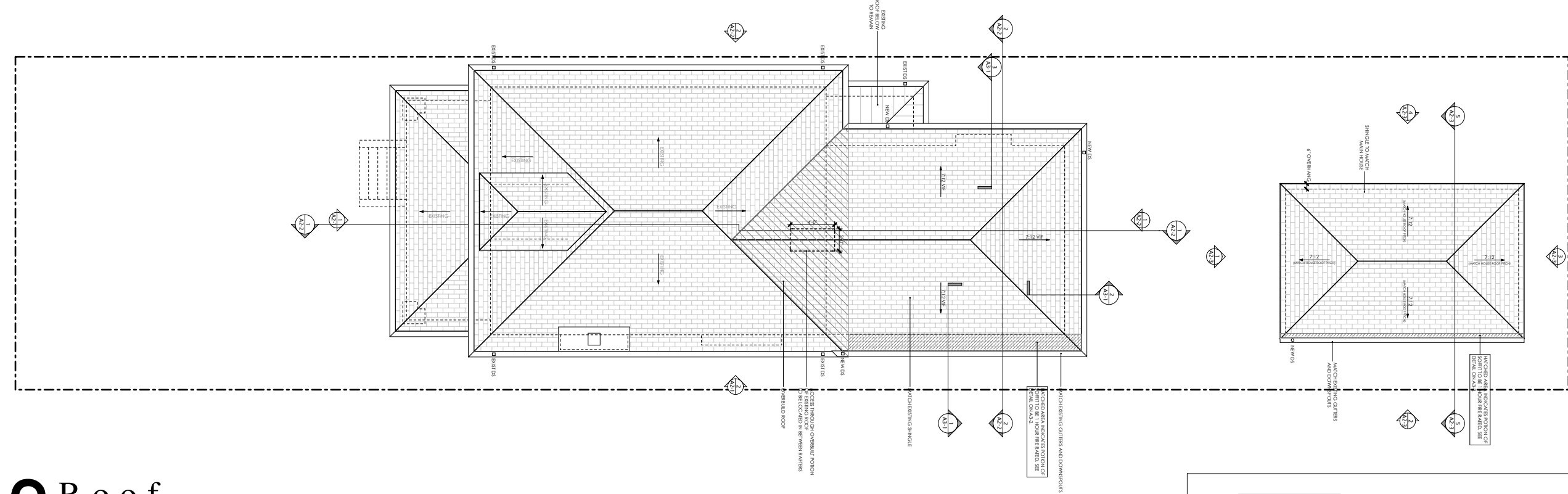
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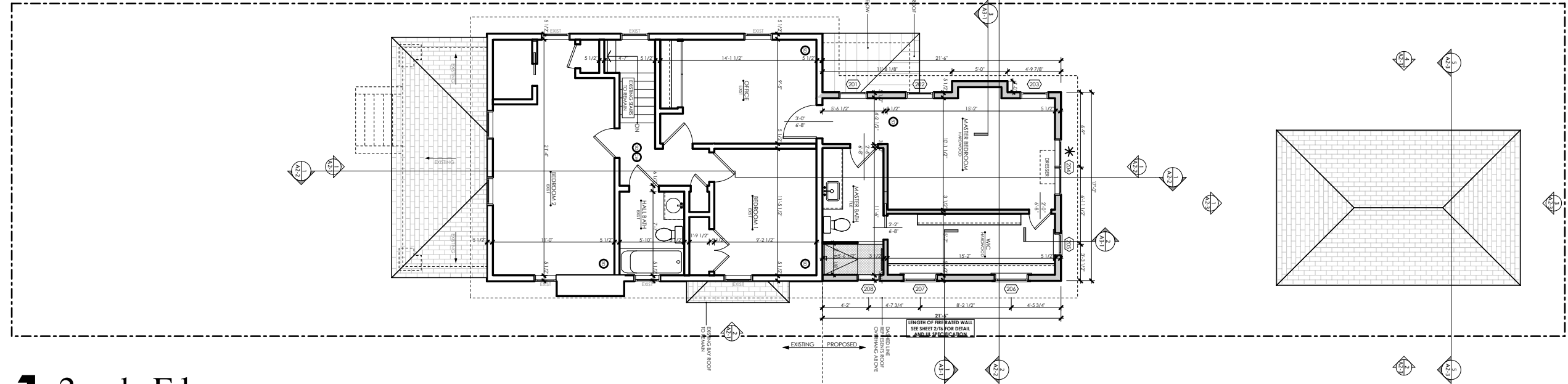
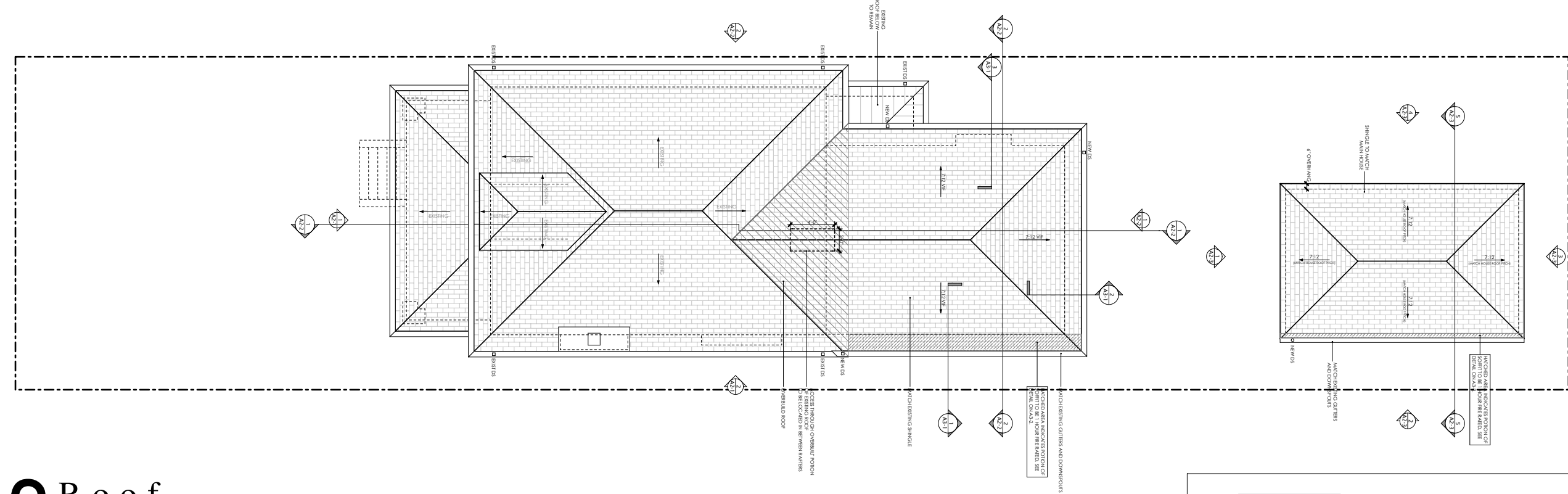
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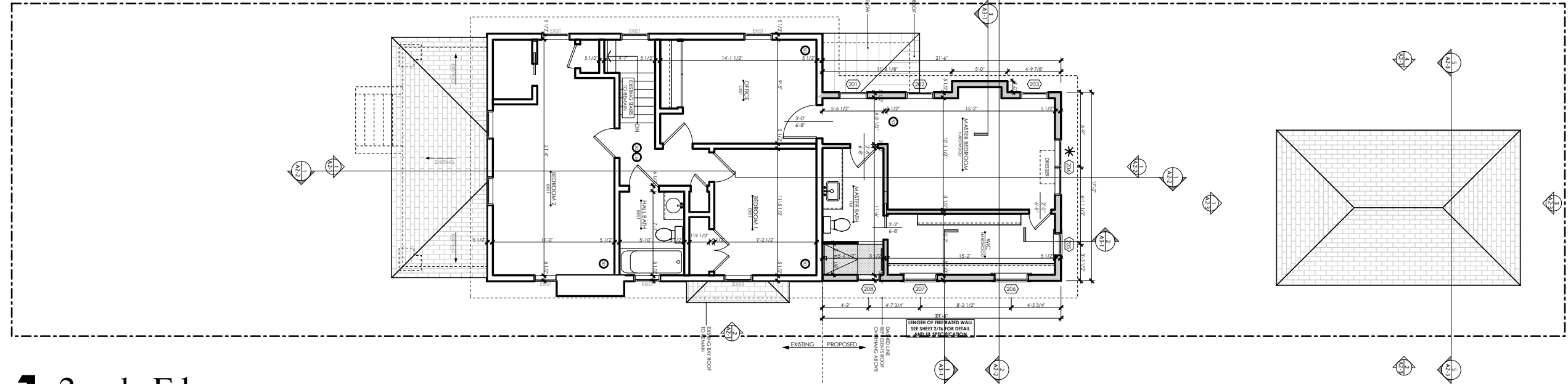
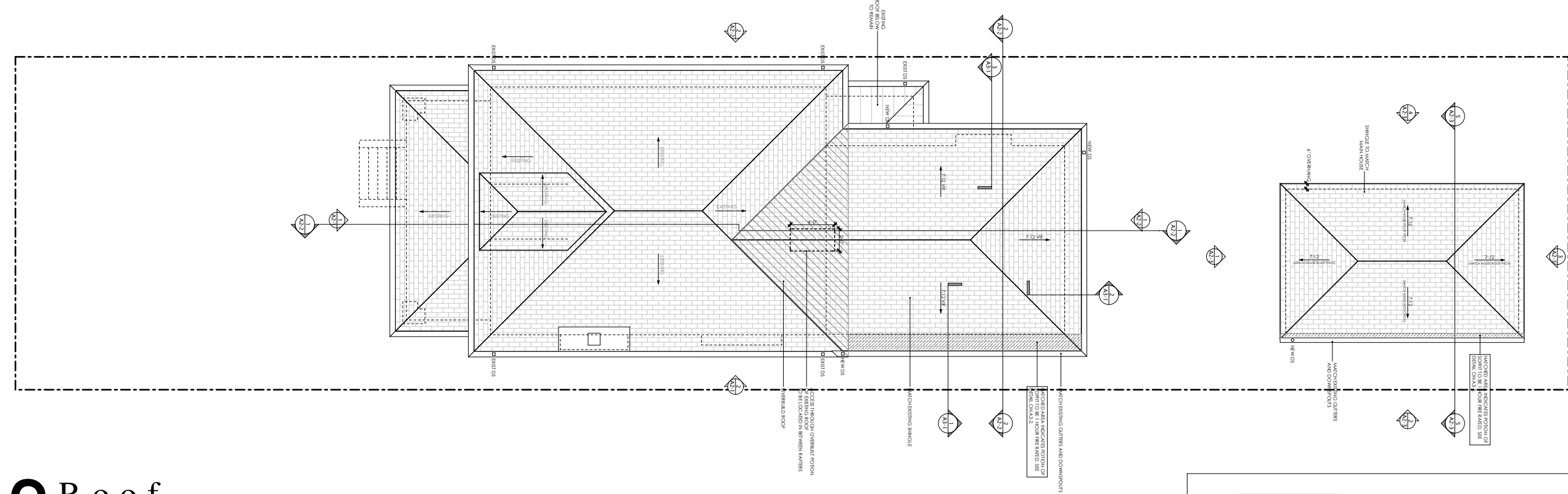
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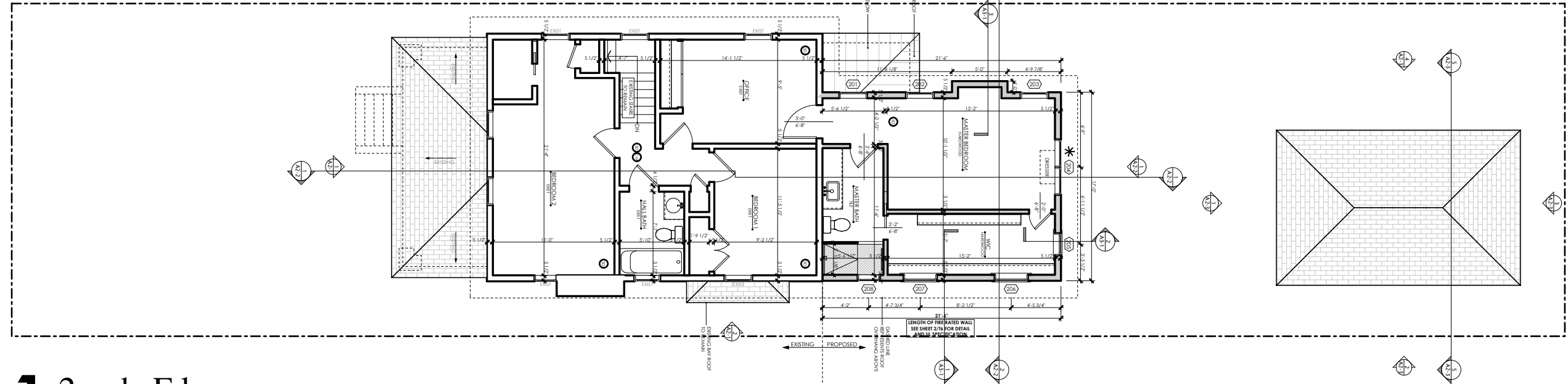
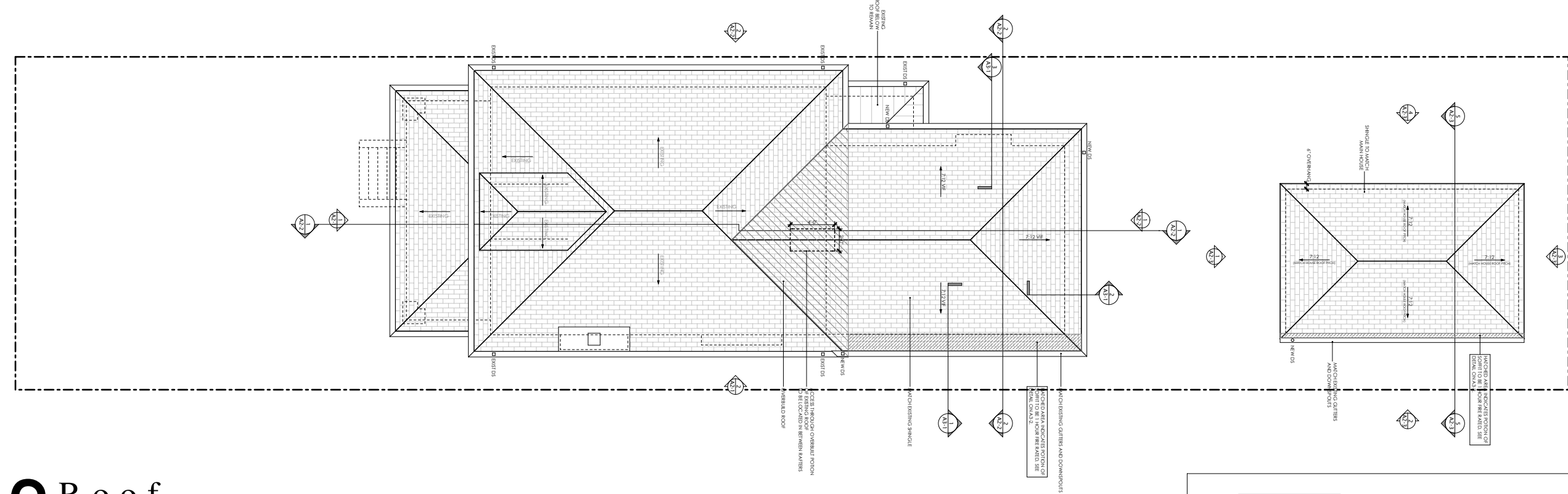
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3/32" = 1'-0"



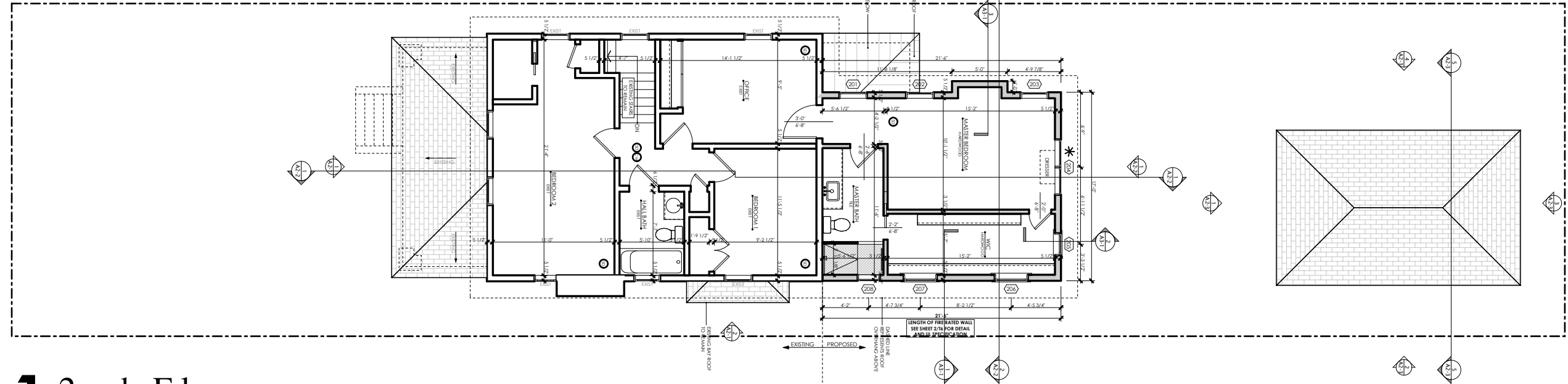
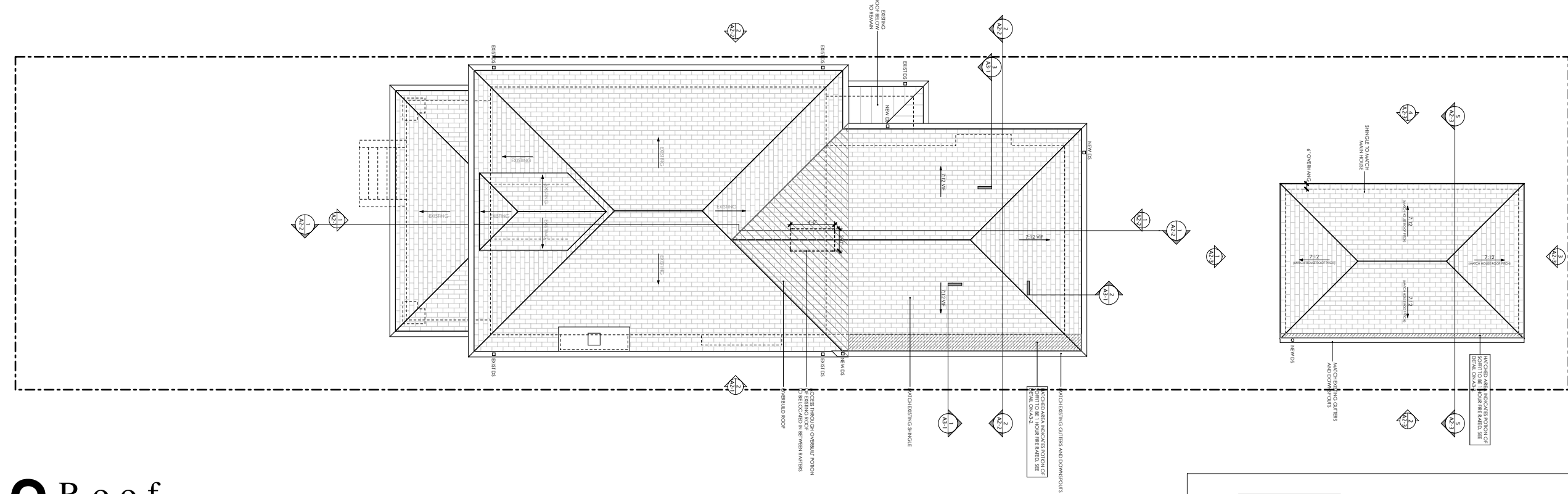
2 Roof

3/32" = 1'-0"



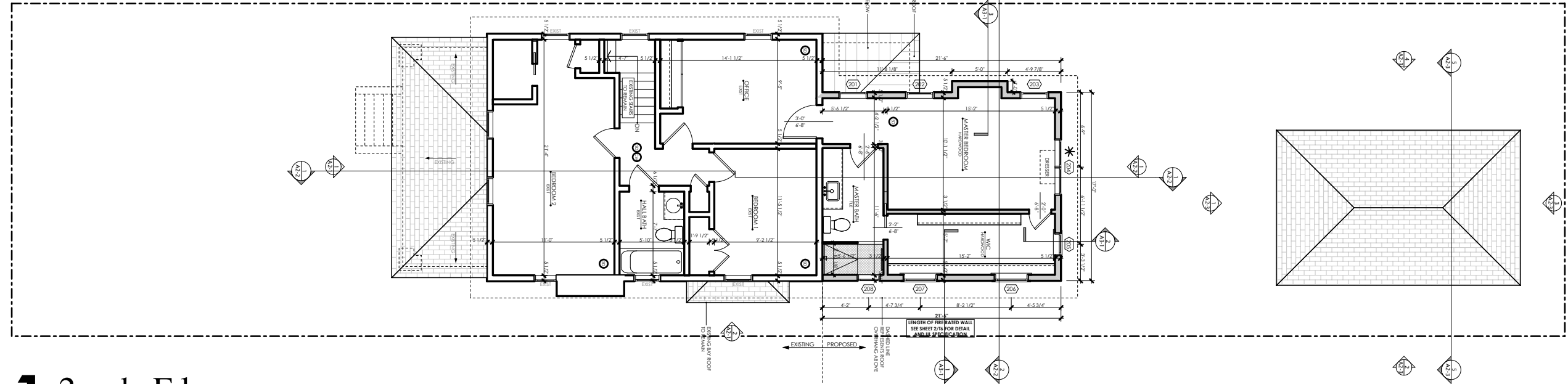
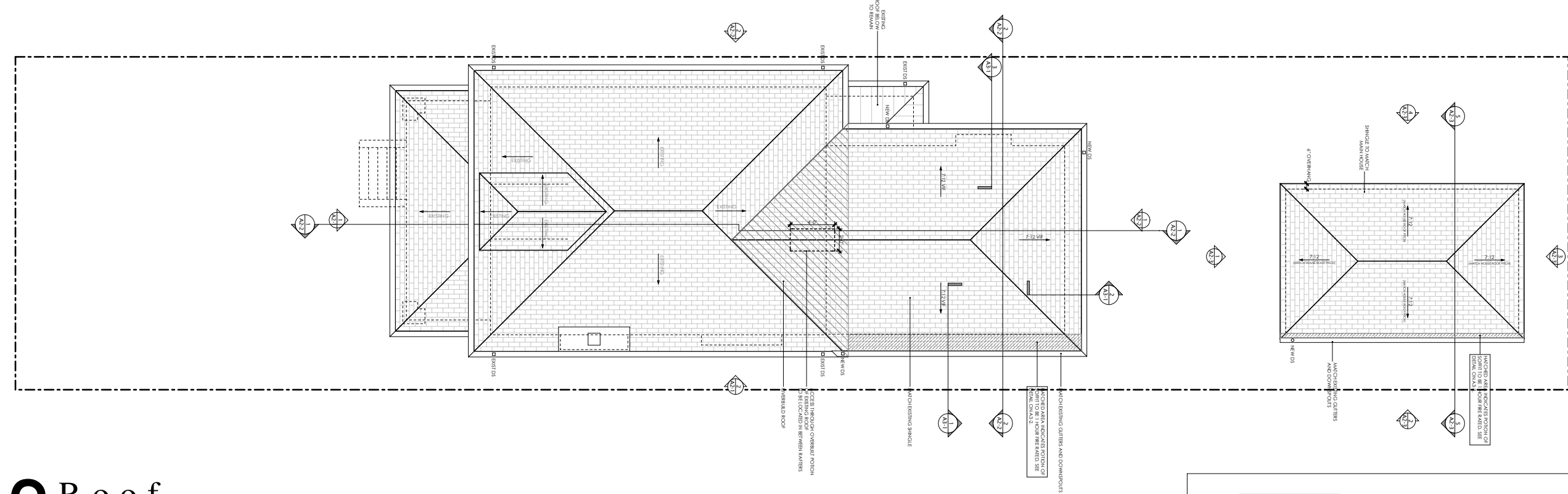
2 Roof

3/32" = 1'-0"



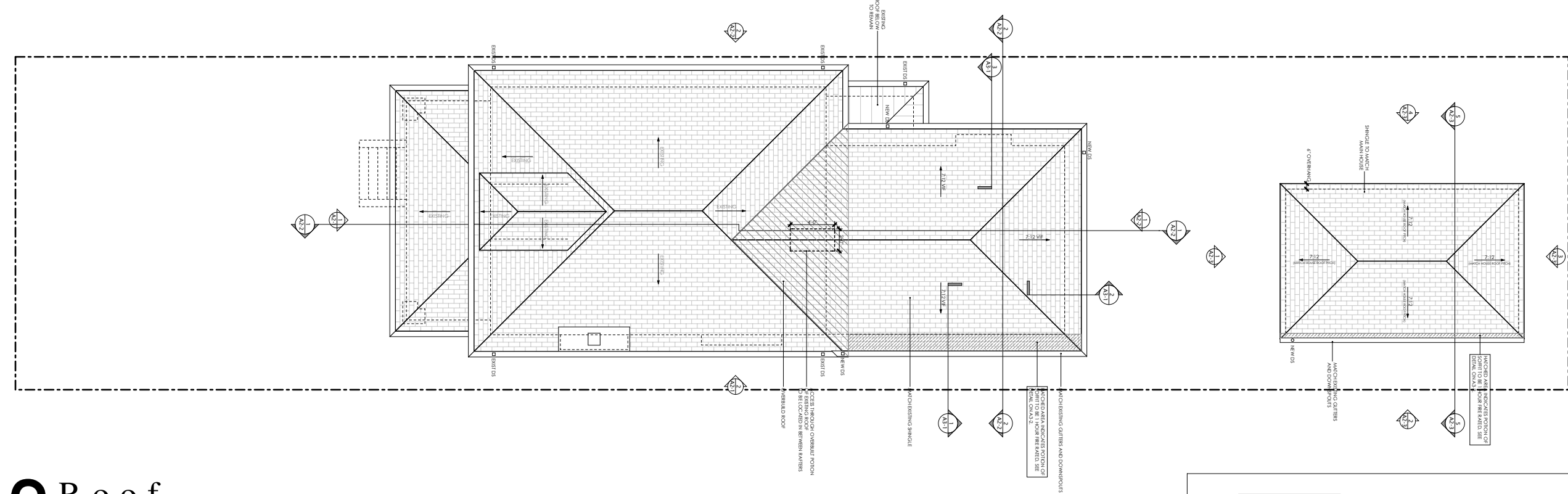
2 Roof

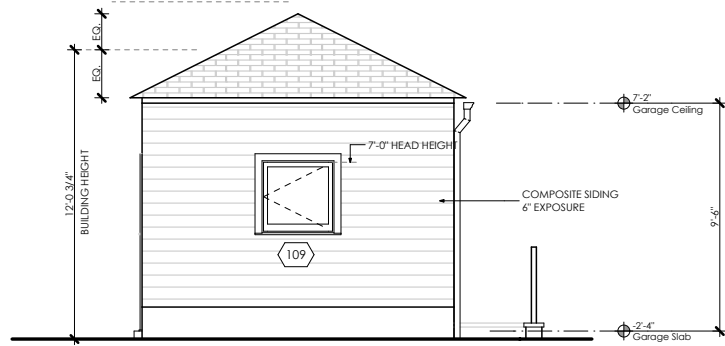
3/32" = 1'-0"



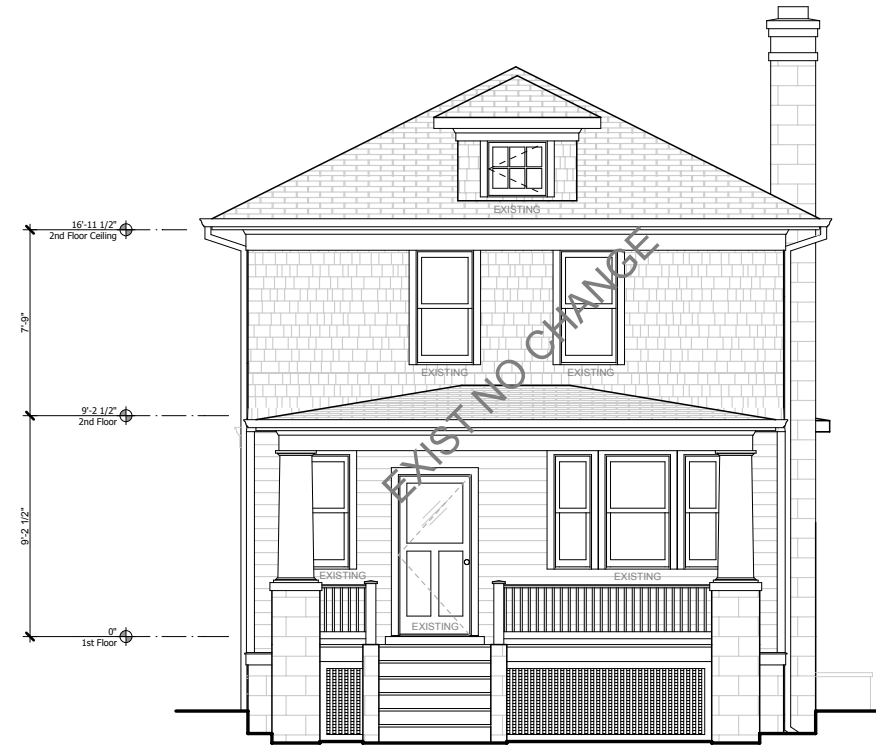
2 Roof

3/32" = 1'-0"

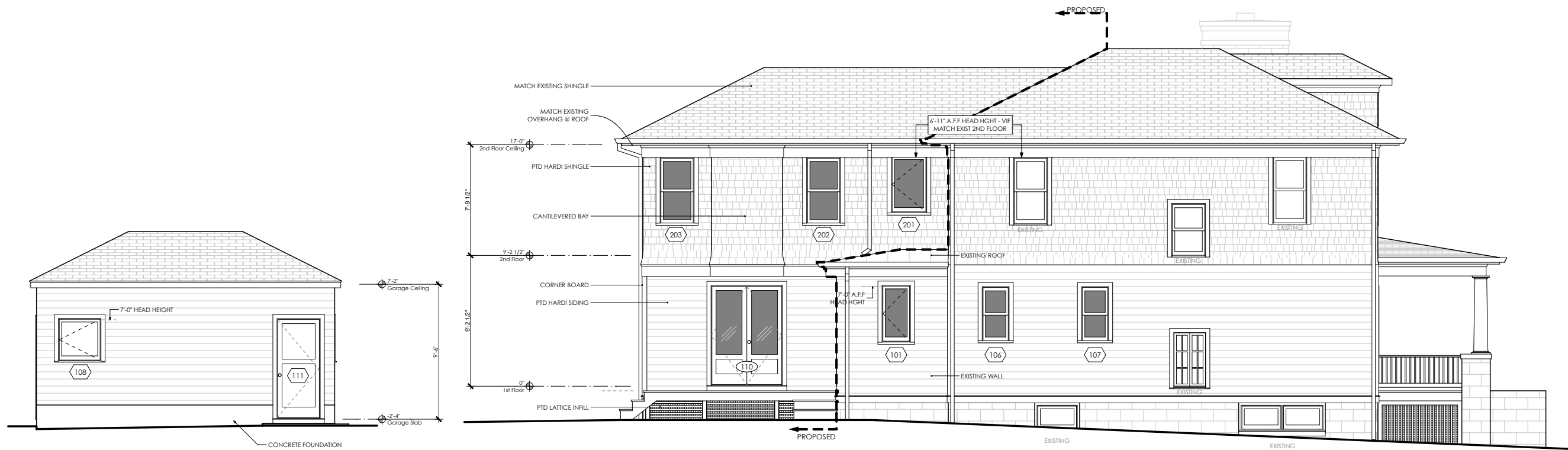




4 Garage Front Elevation
1/8" = 1'-0"



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



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

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



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**Front & Left
Elevations**

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A2-0



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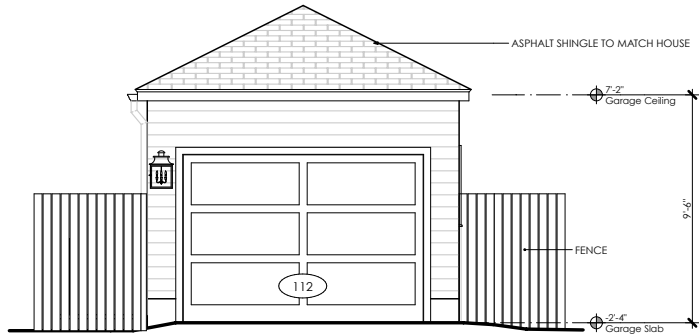
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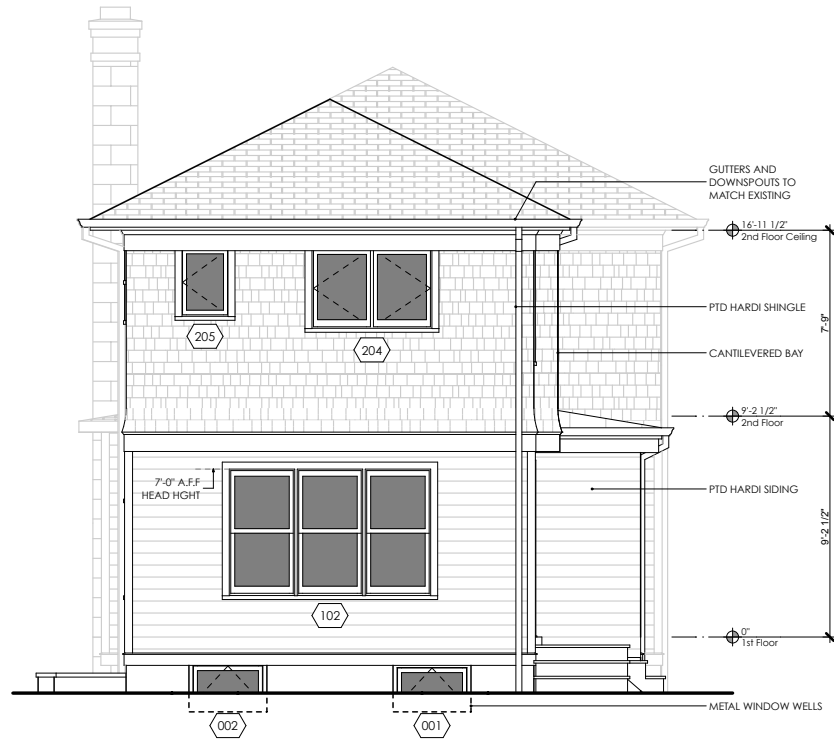
Rear & Right
Elevations

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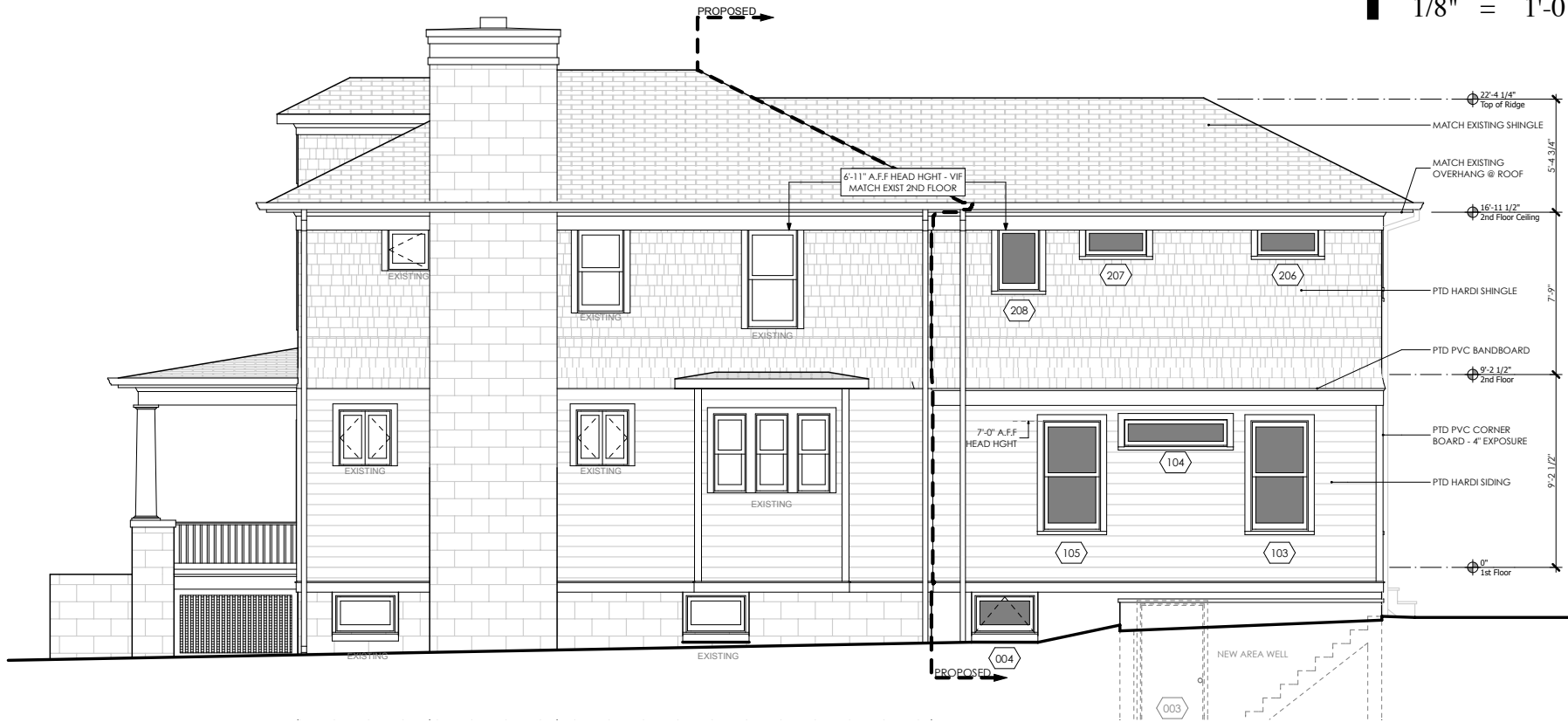
A2-1



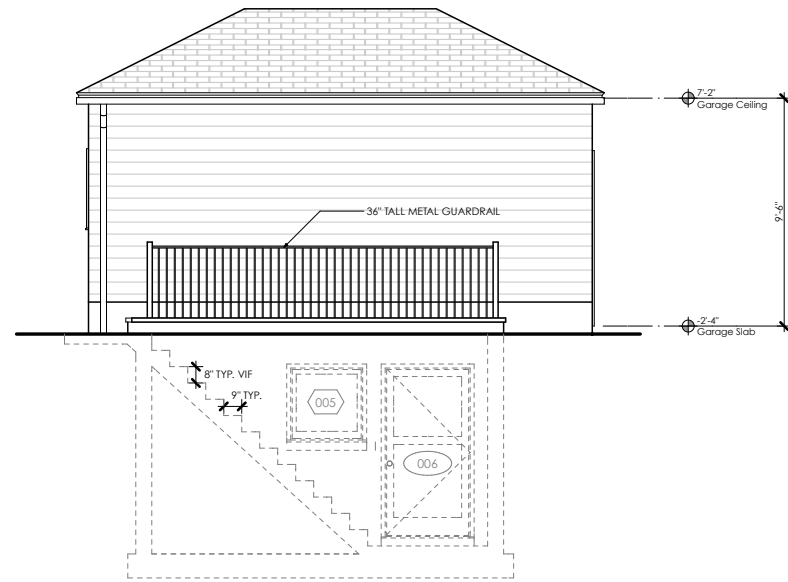
4 Garage Rear Elevation
1/8" = 1'-0"



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



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



3 Garage Right Elevation
1/8" = 1'-0"



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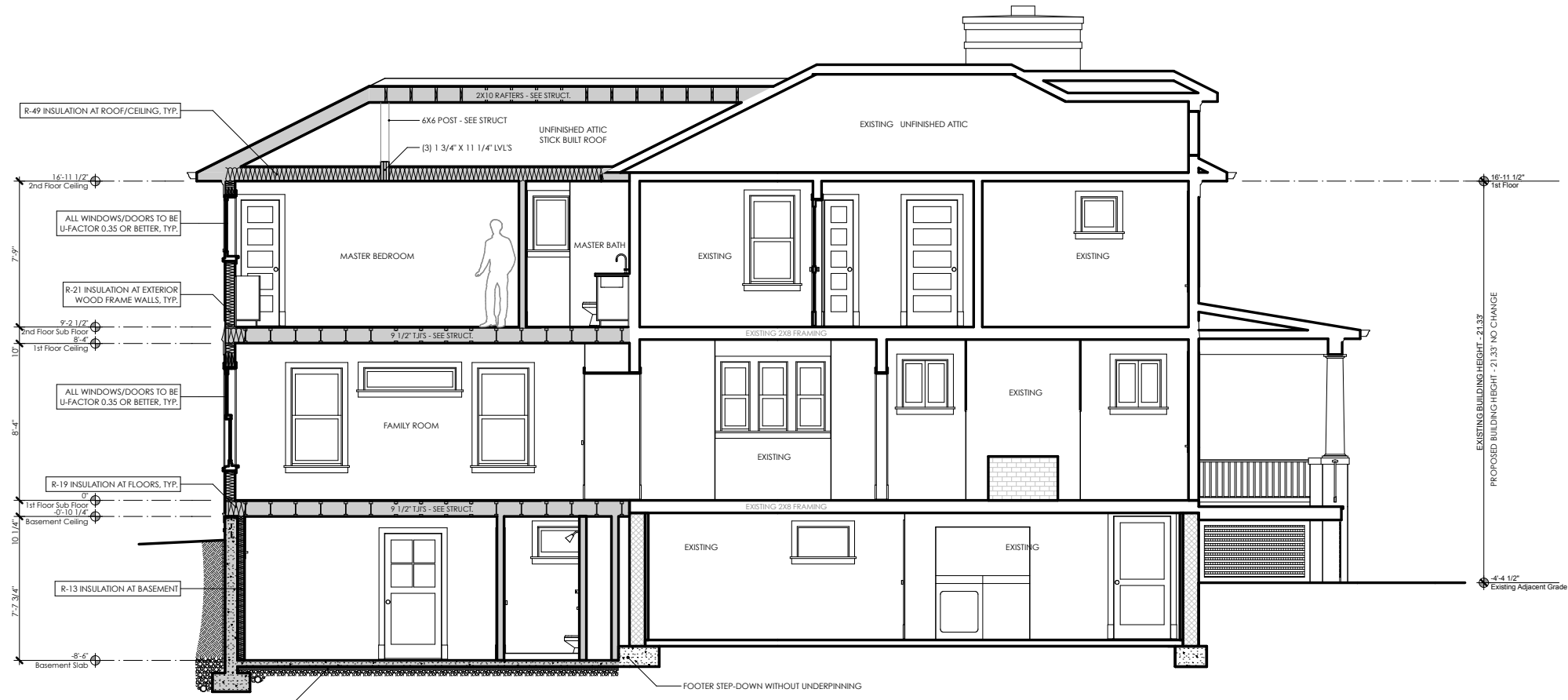
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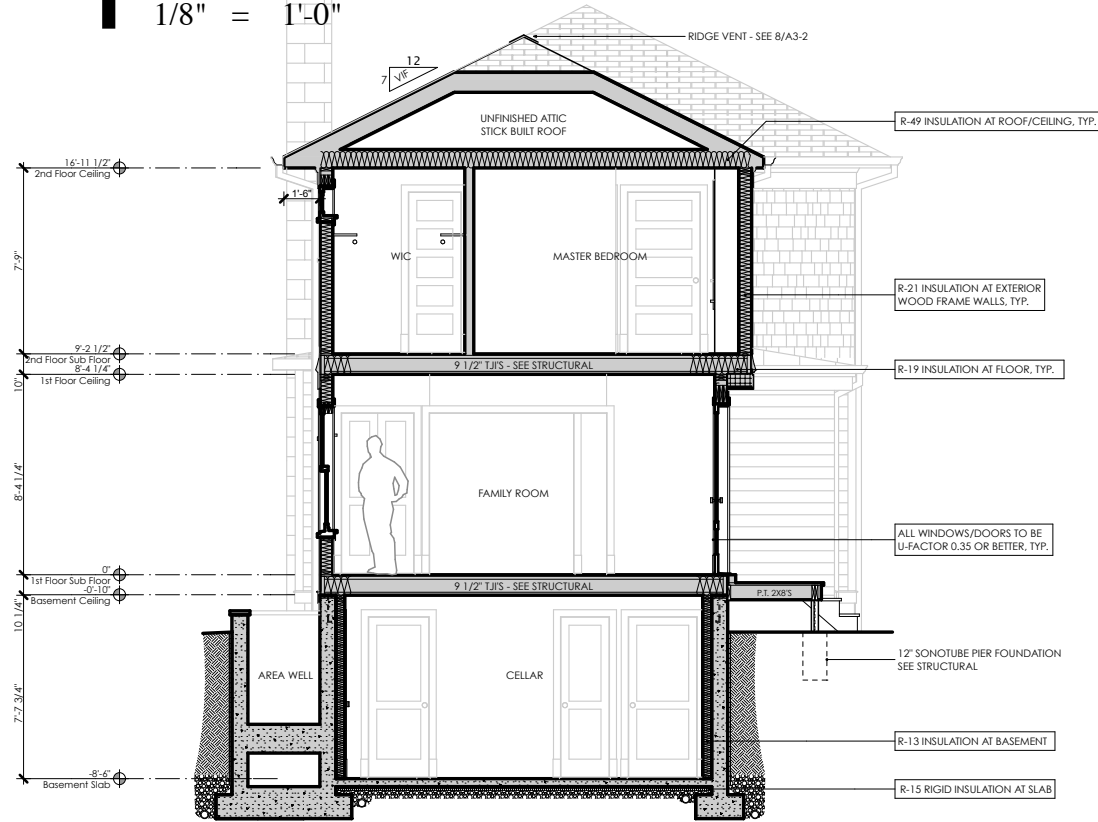
Building Sections

BZA AMENDMENT	9-22-15

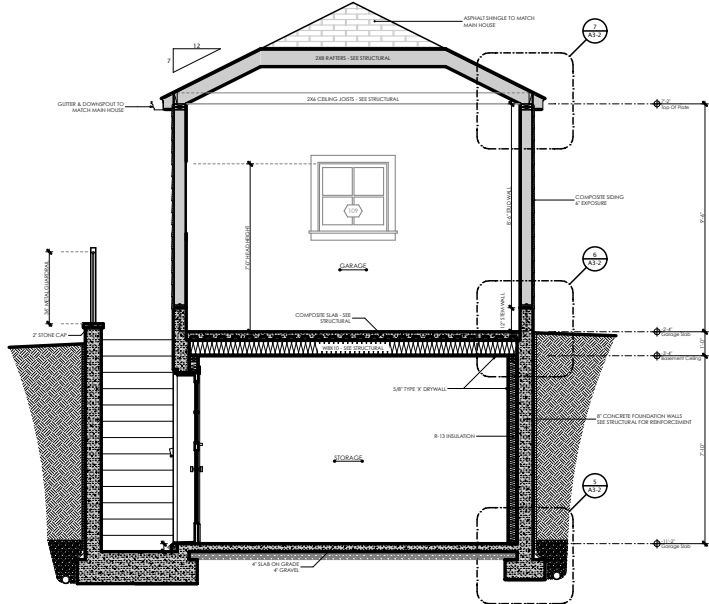
A2-2



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



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



3 Garage Section
1/8" = 1'-0"