

PROJECT SCOPE:

RENOVATION AND ADDITION TO EXISTING 2-STORY SINGLE FAMILY HOME WITH BASEMENT.

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

ZONING DATA:

SQUARE NO.	1605
LOT NO.	0050
ZONING DISTRICT	WH/R-1-B
ZONING OVERLAY	WH (Wesley Heights)
HISTORIC AREA	NONE
SITE AREA	NONE

REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 401.1)	20'-1"	40'-0"	20'-1"
LOT AREA (ZR 401.3)	3750 SF	5000 SF MIN	3750 SF
LOT WIDTH (ZR 401.3)	50'-0"	50'-0" MIN	50'-0"
FLOOR AREA RATIO (ZR 402.4)	N/A	N/A	N/A
LOT OCCUPANCY (ZR 403.2)	847 SF - 22.6%	1500 SF - 40%	1018.3 SF - 27.2%
REAR YARD (ZR 404.1)	30'-10"	25'-0"	25'-0"
SIDE YARD (ZR 405.9)	RIGHT - 5'-7" LEFT - 11'-11"	RIGHT - 8'-0" LEFT - 8'-0"	RIGHT - 5'-7" LEFT - 8'-1"
OFF STREET PARKING (ZR 2101.1)	N/A	N/A	N/A

ZONING OVERLAY

WH (Wesley Heights)

The gross floor area of all buildings and structures on the lot shall not exceed the sum of two-thousand (2,000) square feet plus forty percent (40%) of the area of the lot

2,000 SF + 1,500 SF > 2704 SF

No structure, including accessory buildings, shall occupy an area in excess of thirty percent with the exception of lots less than 5,000 SF, which may occupy 40%

27.2% PROPOSED LOT OCCUPANCY

All residential buildings shall have a front yard setback equal to or greater than the average setback of all structures on the same side of the street in the block where the building in question is located.

AVERAGE FRONT YARD SETBACK = 22'
PROPOSED FRONT YARD SETBACK = 16.75' (RELIEF REQUESTED - SEE BELOW)

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:	NEW:
BASEMENT FLOOR AREA:	584 SF	890 SF	306 SF
FIRST FLOOR AREA:	818 SF	994 SF	176 SF
SECOND FLOOR AREA:	576 SF	820 SF	244 SF
TOTAL FLOOR AREA:	1978 SF	2704 SF	726 SF

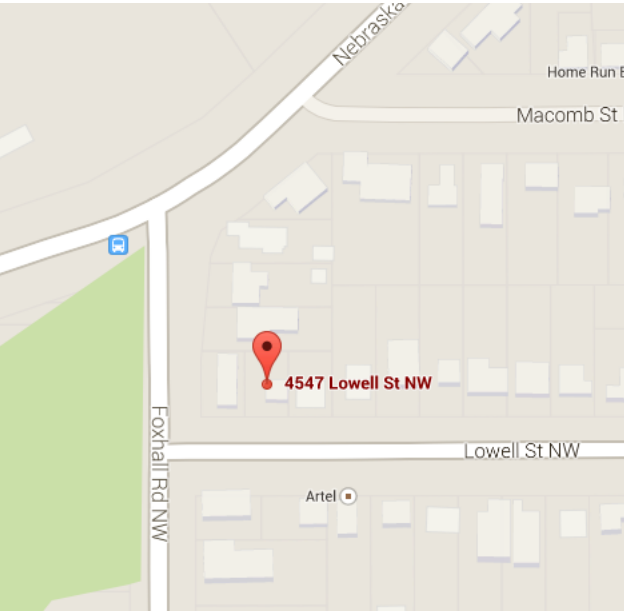
AREA OF DISTURBANCE: 1134 SF SEE T3 FOR CALCULATIONS

*RELIEF REQUESTED:

PER §1543.4 - 5.25' DEVIATION (23.86%) FROM REQUIRED 22' FRONT YARD SETBACK IN THE WESLEY HEIGHTS OVERLAY DISTRICT.

4547 Lowell ST NW
WASHINGTON DC 20016

RENOVATION/ ADDITION
TO EXISTING 2 STORY
SINGLE FAMILY WITH CELLAR



Thomson & Cooke
ARCHITECTS

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Washington, DC 20015
202.747.4823
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Joseph Residence

4547 Lowell Street NW Washington DC 20016

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Cover

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Board of Zoning Adjustment
District of Columbia
CASE NO.18868
EXHIBIT NO.11

T1



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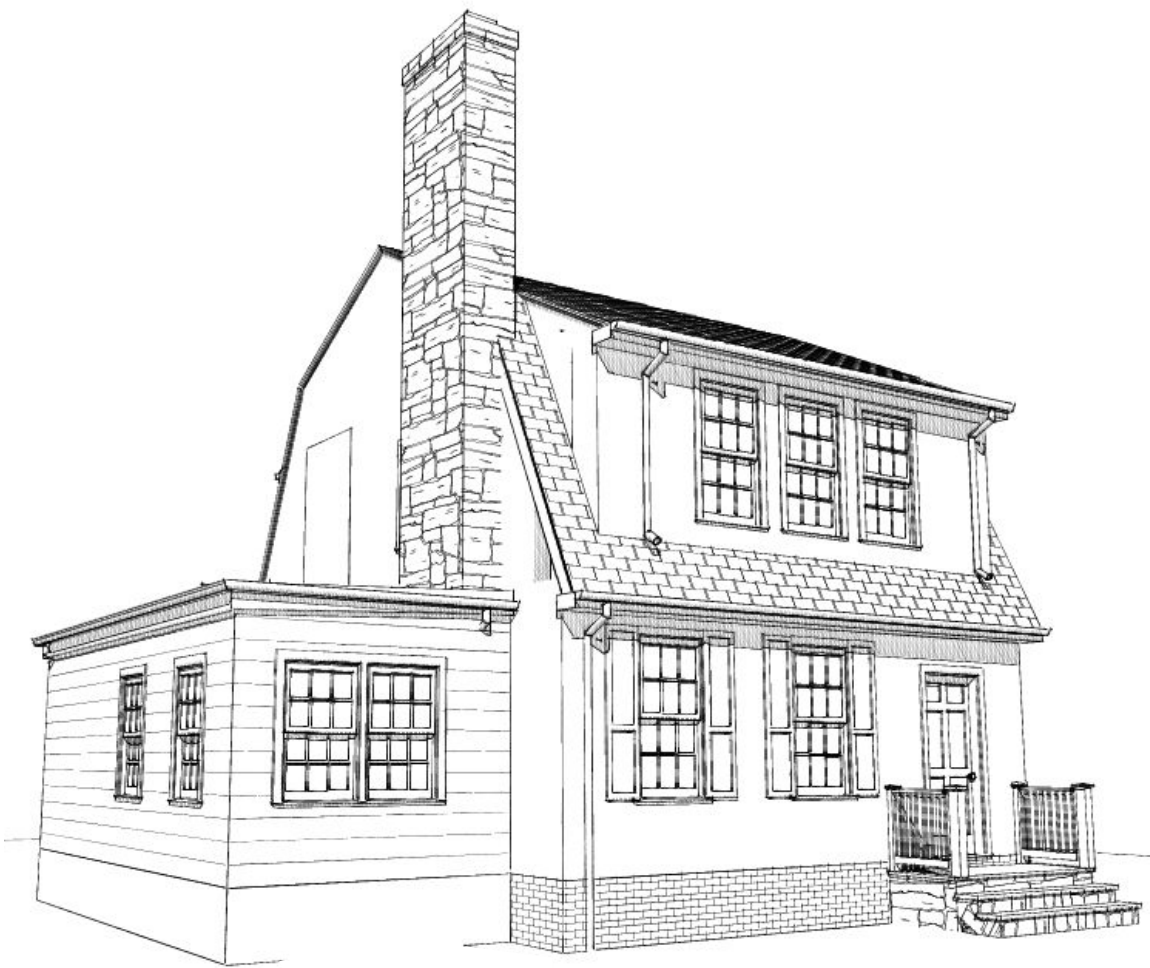
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Perspectives

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T2



Existing Front Perspective



Proposed Front Perspective



LEFT



REAR



FRONT

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Photographs

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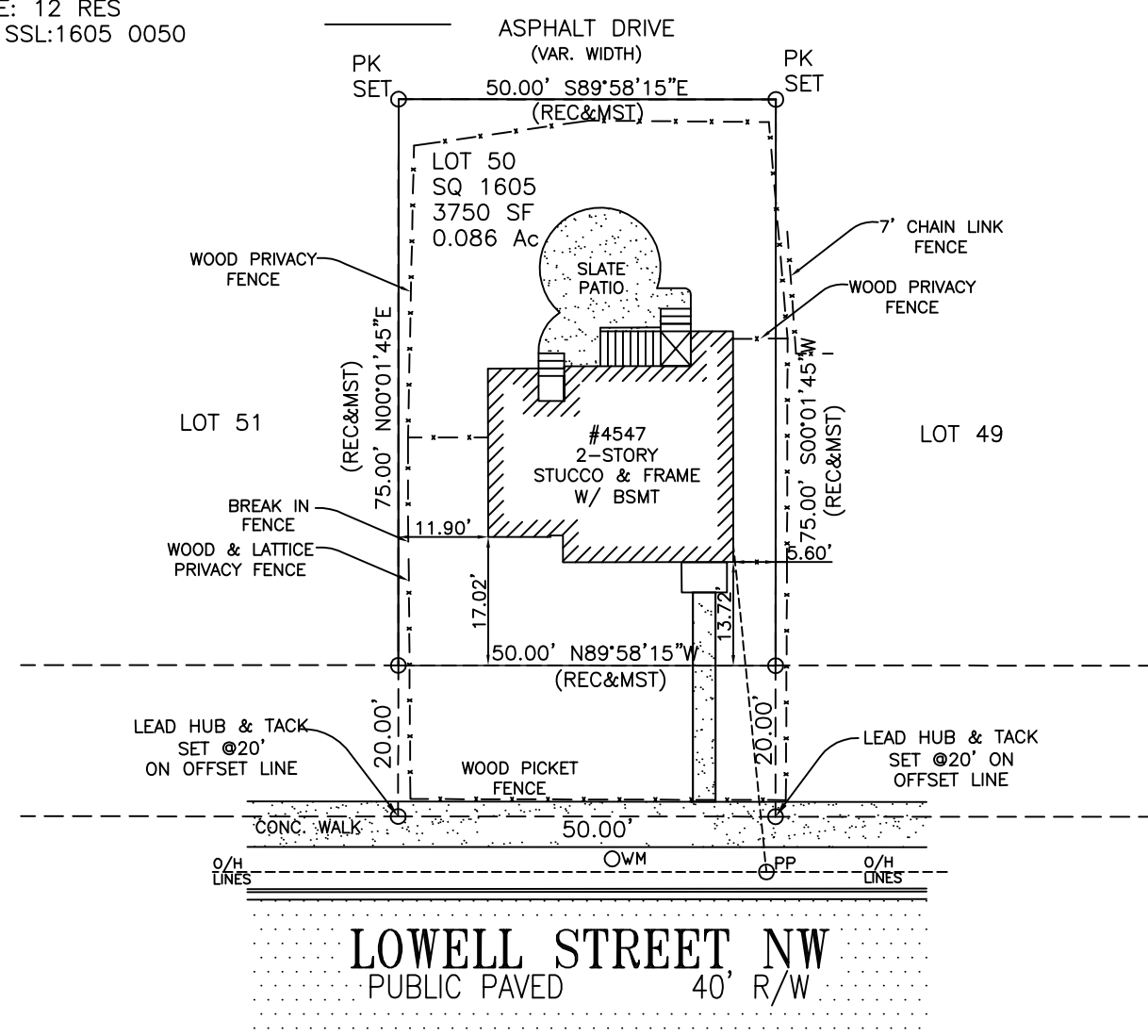


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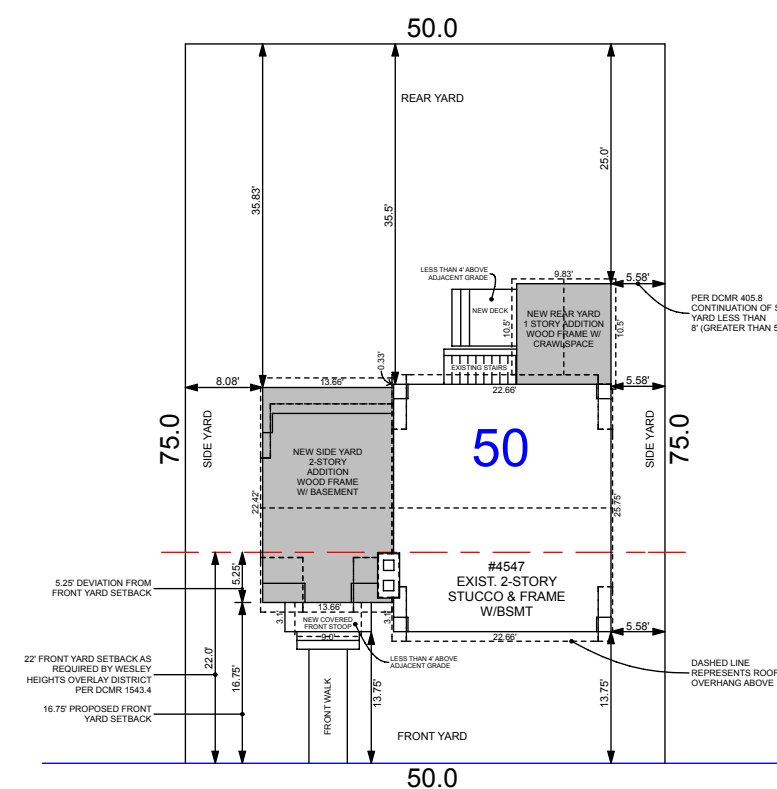
RE: THOMSON & COOKE
LOT:50 SQUARE:1605

LOT 52

TAX CLASS 001 RES
USE CODE: 12 RES
WARD: 3 SSL:1605 0050



Existing Survey



LOWELL STREET, N.W.

Proposed Plat
1" = 20.0'

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Site Plan Existing & Proposed

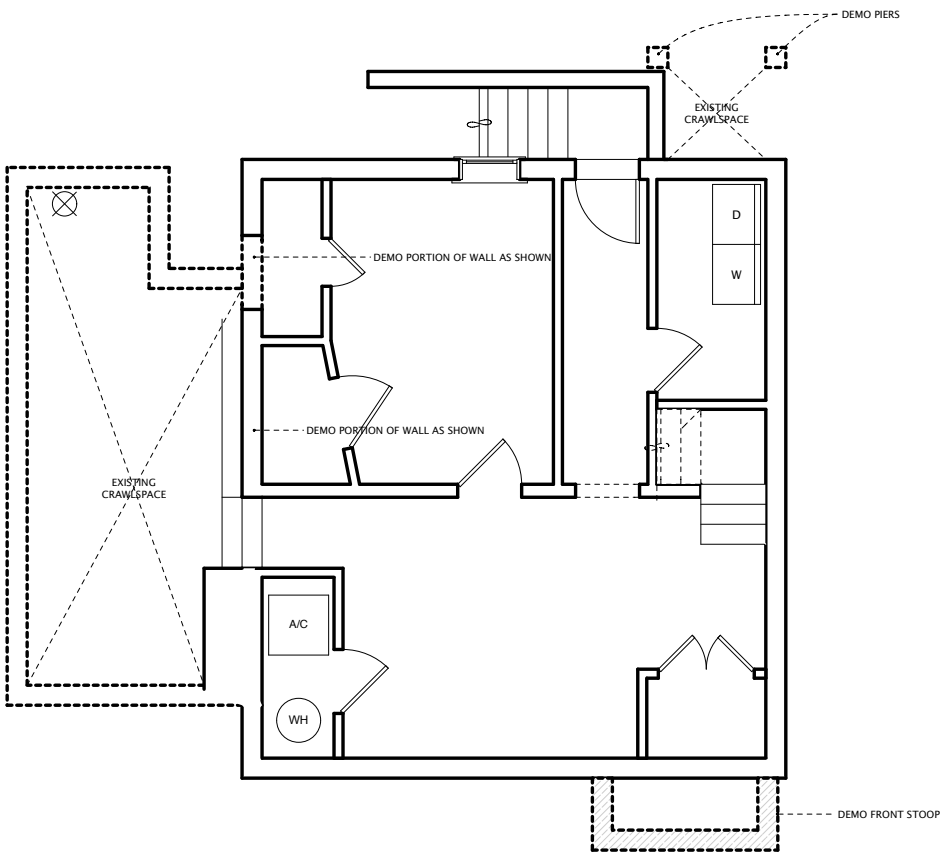
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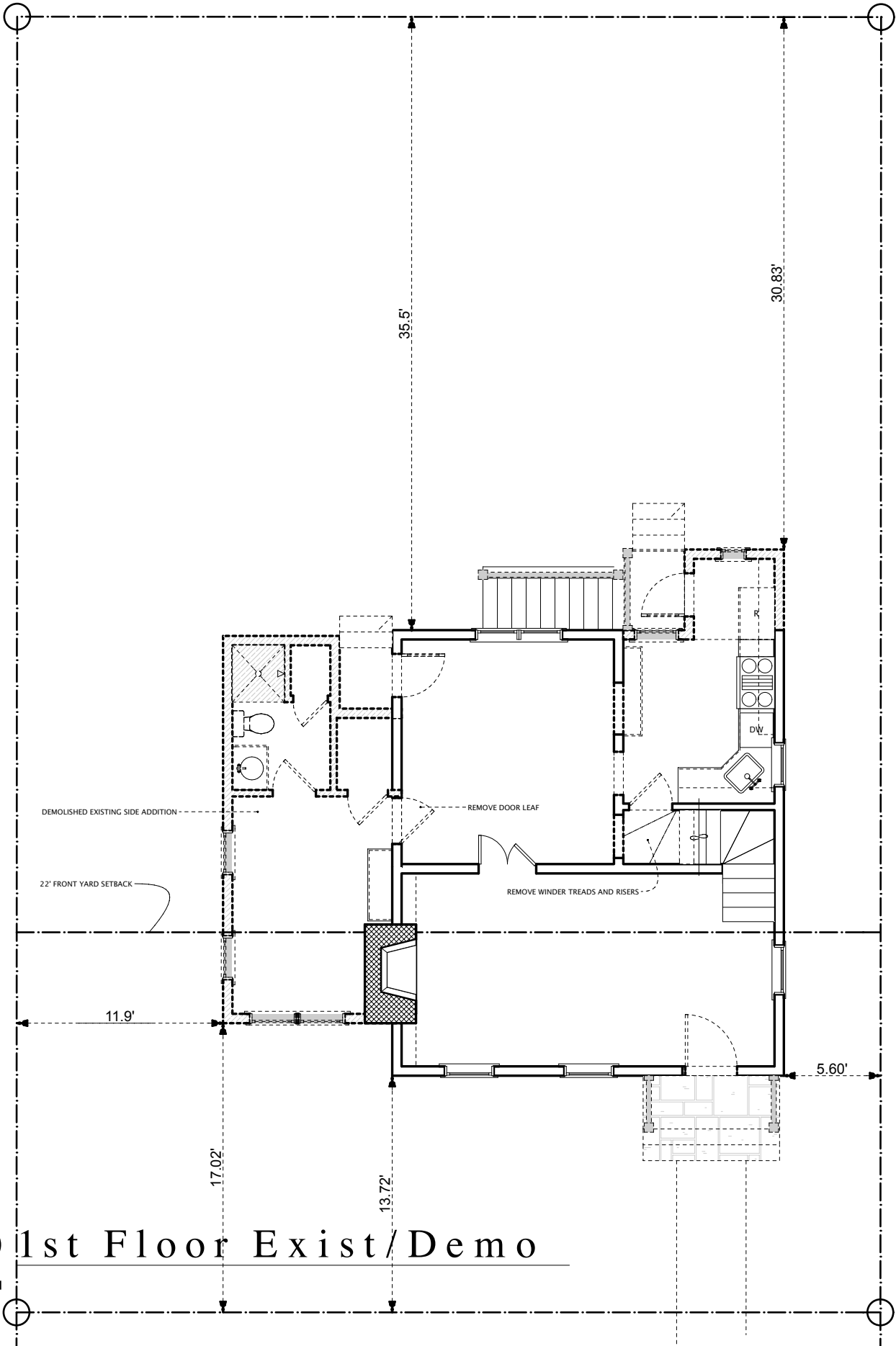
T4

DENOTES EXISTING WALLS

DENOTES DEMOLISHED WALLS



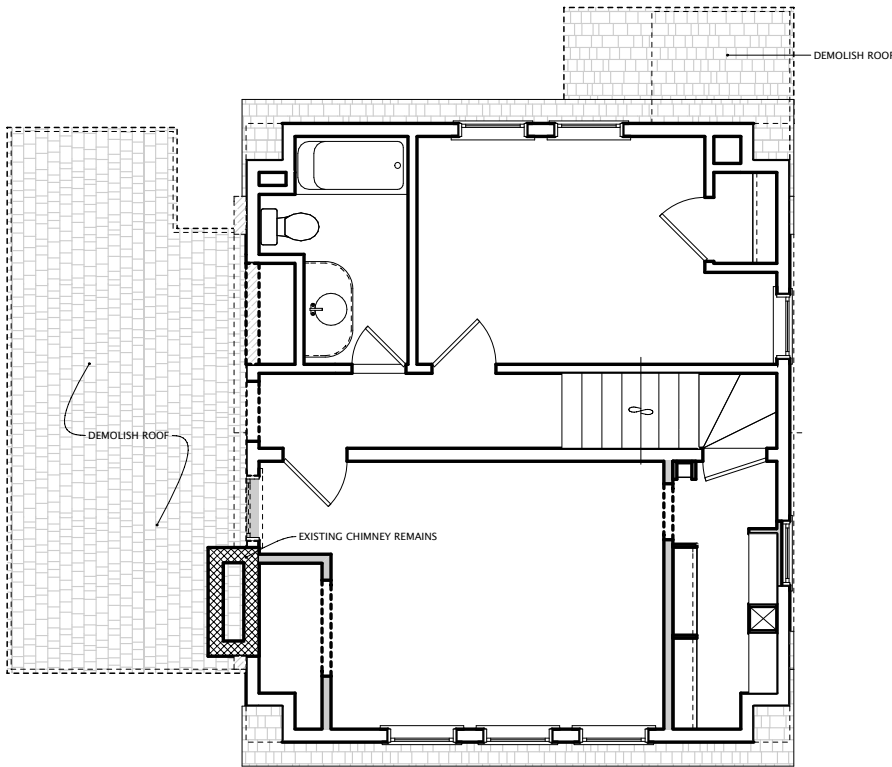
1 1st Floor Exist/Demo



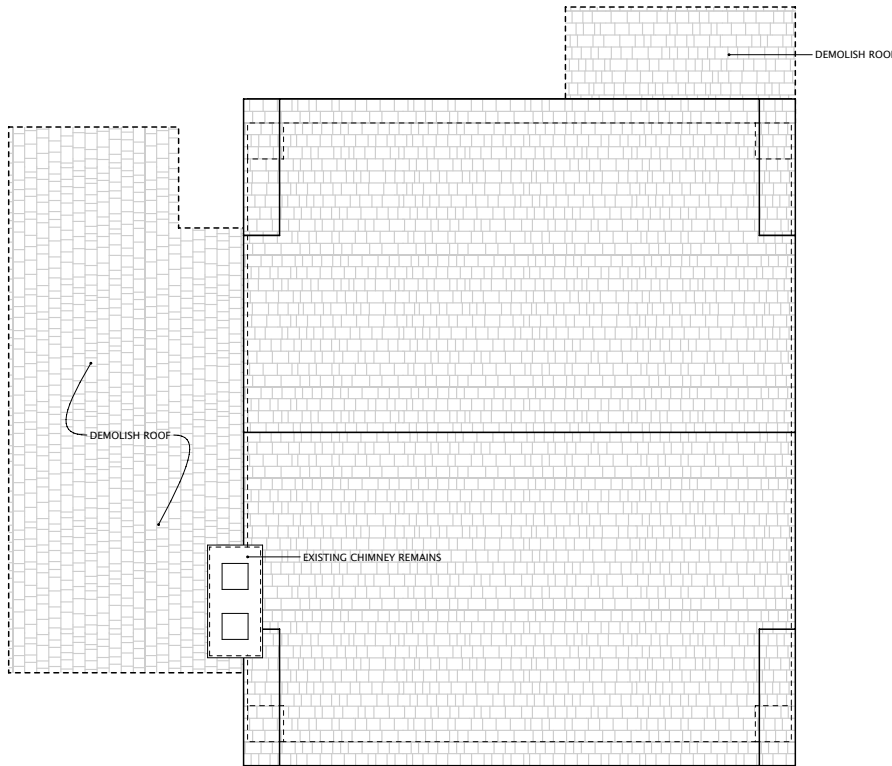
2 1st Floor Exist/Demo

DENOTES EXISTING WALLS

DENOTES DEMOLISHED WALLS



1 2nd Floor Exist/Demo



2 Roof Exist/Demo

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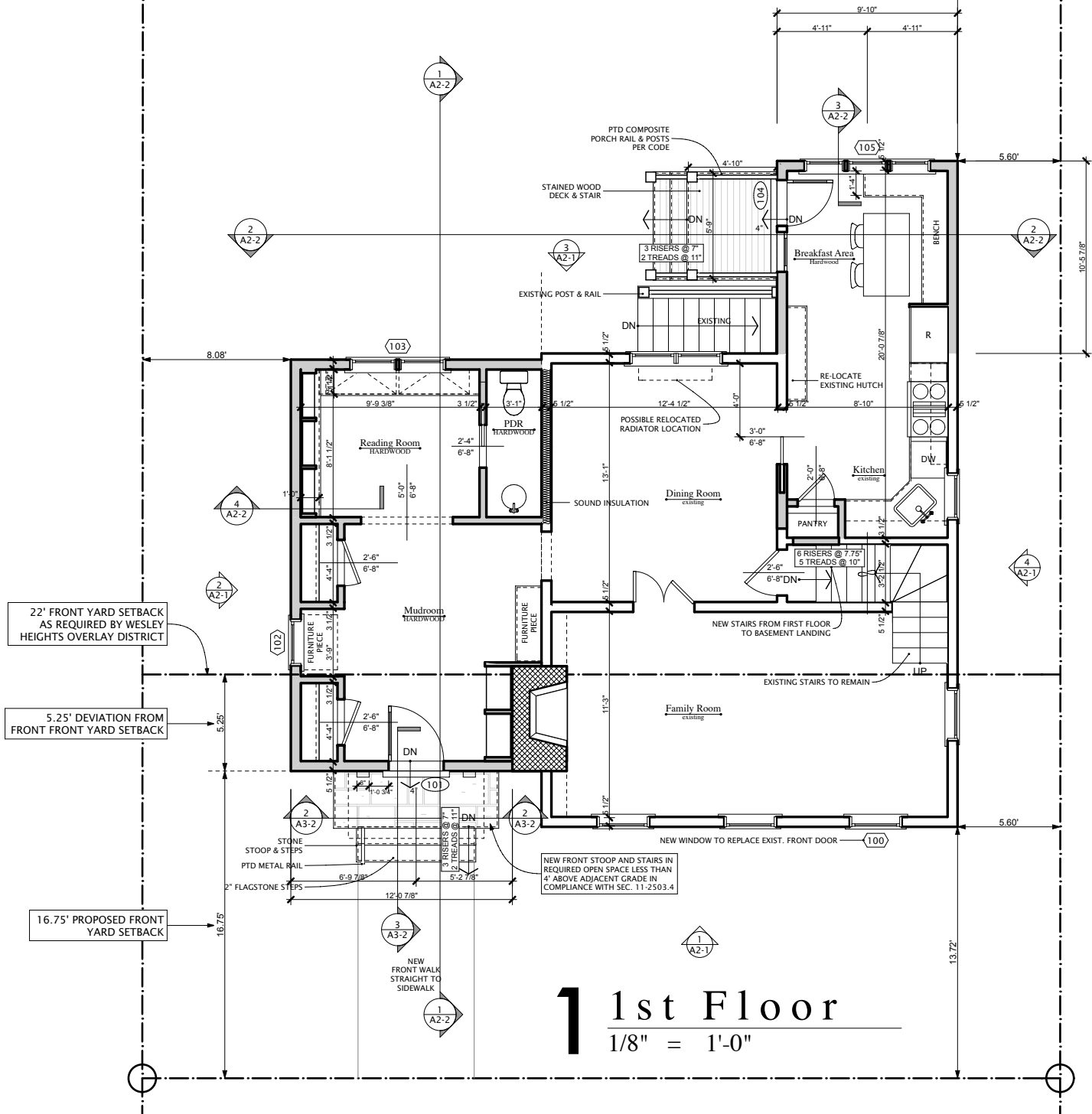
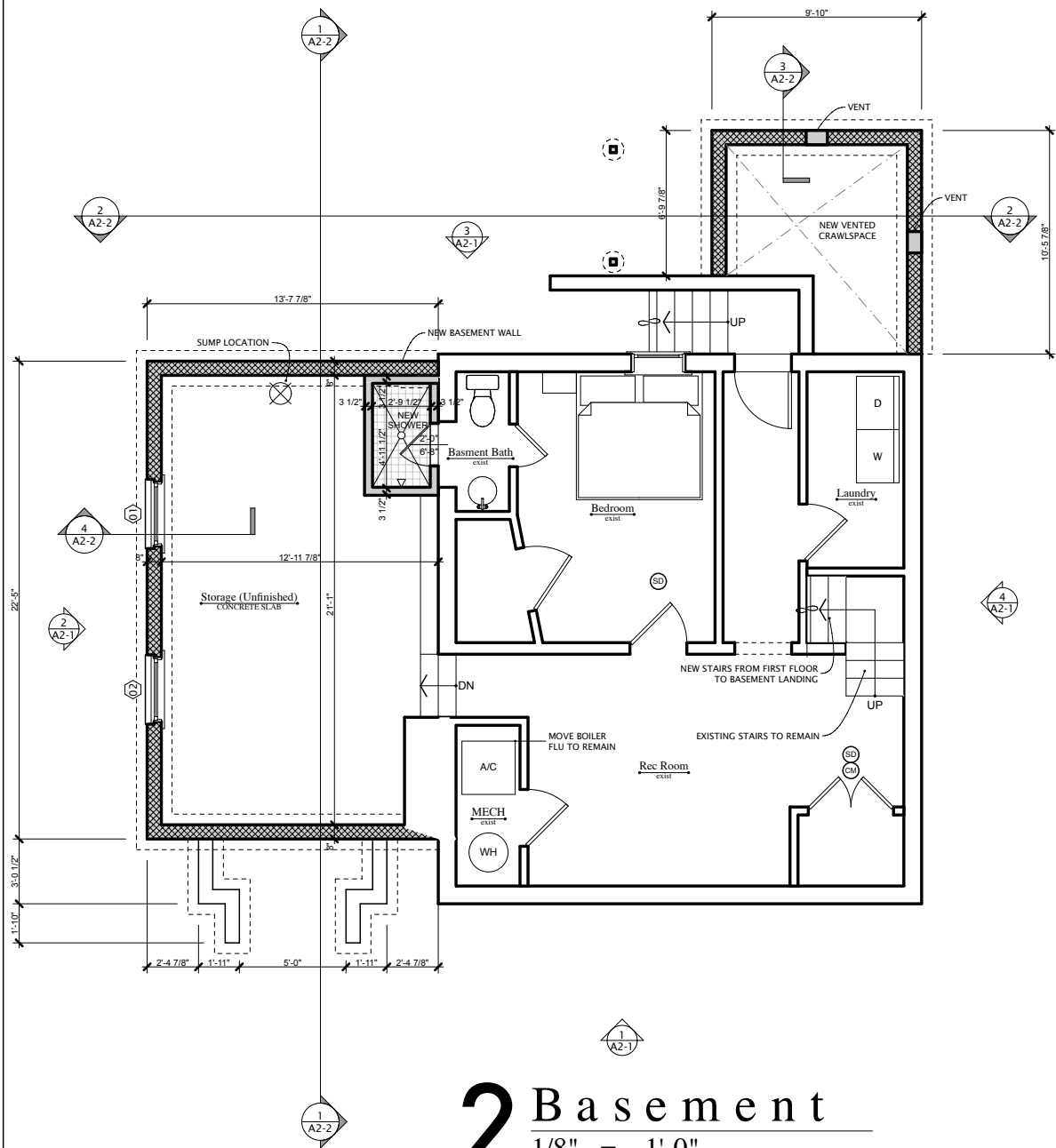
2nd Floor & Roof
Exist/Demo Plans

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D1

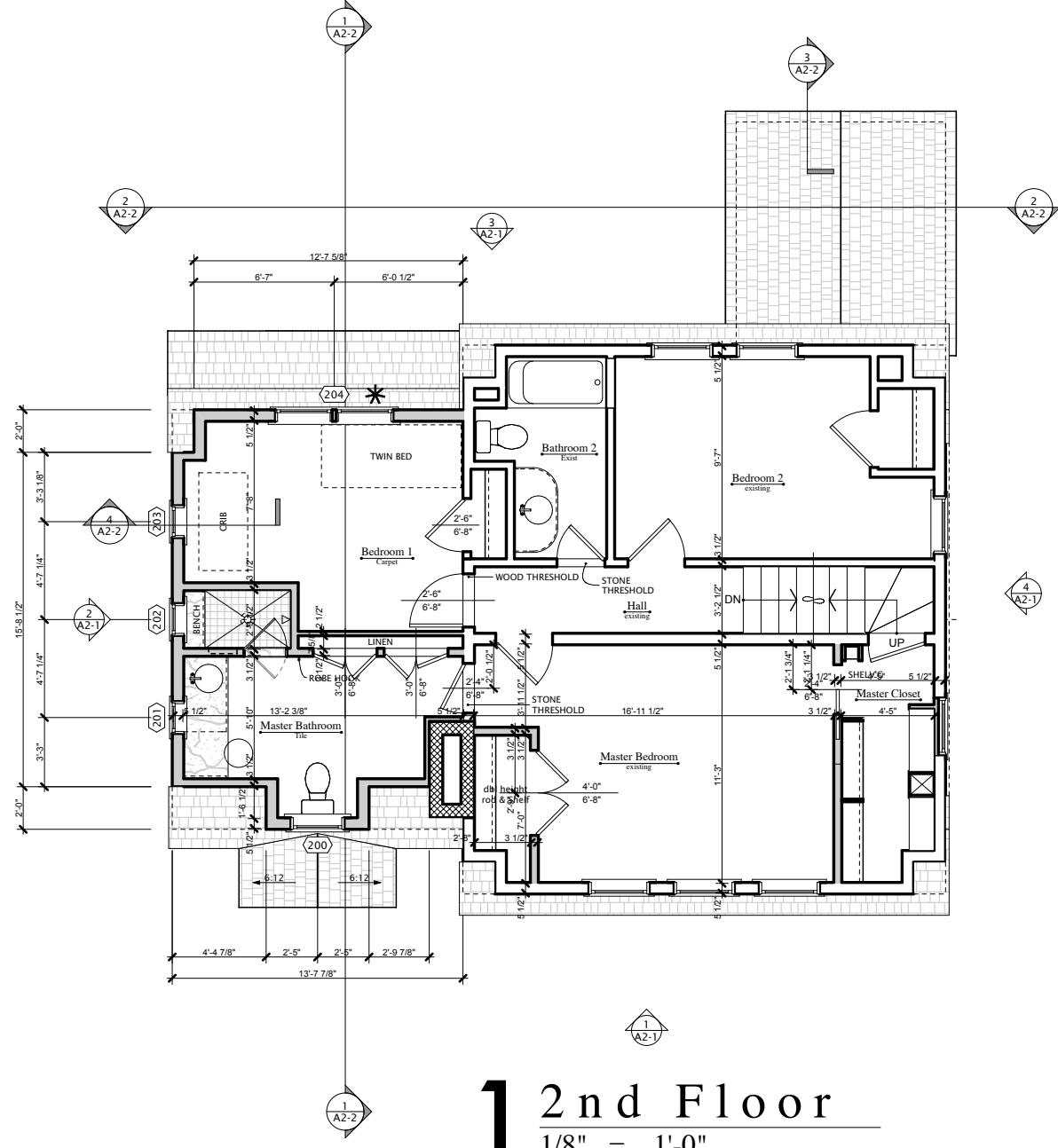
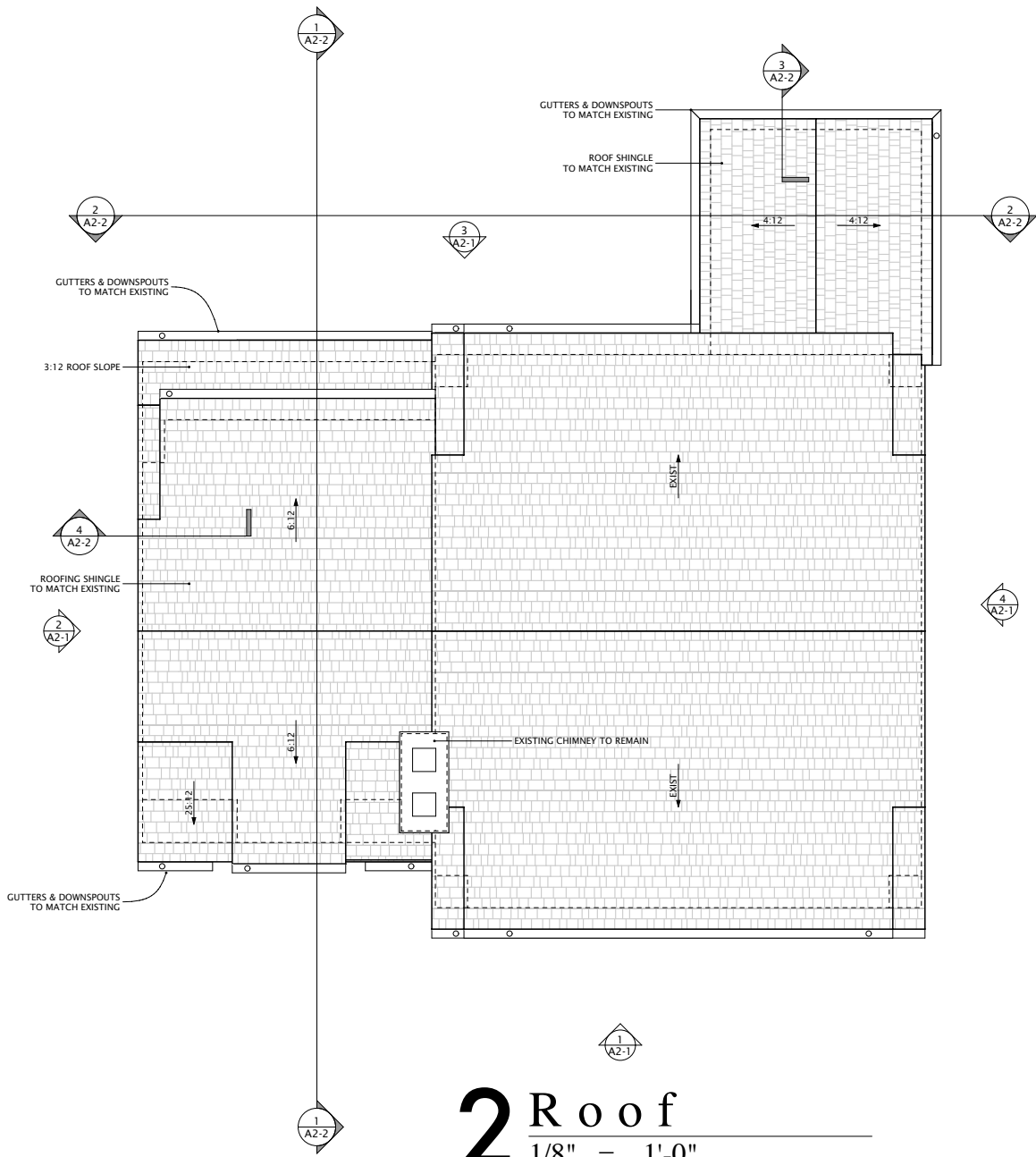
DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS



DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS



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2nd Floor & Roof
Plans

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A1-1



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



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



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



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



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Building Sections

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A2-2

1 Building Section
1/4" = 1'-0"

