

# SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use

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November 9, 2015

**Delivered via IZIS**

Marnique Heath, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

**Re: BZA Application No. 19029**

Dear Chairperson Heath and Members of the Board:

Pursuant to the Board's request, attached are revised plans showing the 3-unit configuration, following the Board's approval of the third residential unit.

Sincerely,



Alexandra Garcia

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19029  
EXHIBIT NO.46  
[www.sullivanbarros.com](http://www.sullivanbarros.com)

# 1338 FAIRMONT STREET RENOVATION

1338 FAIRMONT STREET, NW  
WASHINGTON, DC 20009

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## SCOPE OF WORK

RENOVATION OF THE EXISTING STRUCTURE TO CREATE A 3-UNIT APARTMENT BUILDING. THE ATTIC ROOF WILL BE RAISED TO ALLOW FULL FLOOR FINISHES. THE EXISTING FRONT FACADE WILL NOT BE ALTERED.

## CURRENT MODEL CODE

THE CURRENT MODEL CODE IS THE IBC 2006 AS AMENDED BY WASHINGTON, DC, OCMR CODE SUPPLEMENTS

## BUILDING INFORMATION

TO OUR BEST PROFESSIONAL JUDGEMENT AND BELIEF, THE EXISTING BUILDING INFORMATION IS AS FOLLOWS:

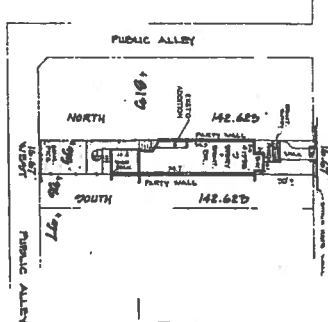
CONSTRUCTION TYPE: IIB  
USE GROUP: RESIDENTIAL (ROW DWELLING)  
SPANNED STORIES: 3 + BASEMENT & ATTIC  
LOT SIZE: 2,372.5 SQUARE FEET  
LOT NUMBER: 35  
SQUARE: 2861  
BUILDING FOOT PRINT: 1,367 SQUARE FEET

## ZONING: R-4

| REAR YARD SET BACK        | ALLOWABLE     | EXISTING      | PROPOSED           |
|---------------------------|---------------|---------------|--------------------|
| 20'-0"                    | 35'-0"        | 35'-0"        | 35'-0" (NO CHANGE) |
| SIDE YARD SET BACK        | ALLOWABLE     | EXISTING      | PROPOSED           |
| 10' MINIMUM (IF PROVIDED) | NONE PROVIDED | NONE PROVIDED | NONE PROVIDED      |
| MAX BUILDING HEIGHT       | ALLOWABLE     | EXISTING      | PROPOSED           |
| 40'-0"                    | 35'-0"        | 35'-0"        | 35'-0" (NO CHANGE) |
| NUMBER OF STORIES         | ALLOWABLE     | EXISTING      | PROPOSED           |
| 3                         | 3             | 3             | 3 (NO CHANGE)      |
| MAX OCCUPANCY %           | ALLOWABLE     | EXISTING      | PROPOSED           |
| 80%                       | 80%           | 80%           | 80% (NO CHANGE)    |
| MAX RESIDENTIAL FAR       | ALLOWABLE     | EXISTING      | PROPOSED           |
| N/A                       | N/A           | 1.8           | 1.8 (NO CHANGE)    |

LAURENCE ASSOCIATES, INC.  
7807 BALTIMORE AVENUE, SUITE 500  
COLLEGE PARK, MARYLAND 20740

FAIRMONT STREET, N.W.



SQUARE: 2861

NOTE: THIS PROPERTY IS IN ZONING DISTRICT 2861. THE EXISTING BUILDING IS A 3-UNIT APARTMENT BUILDING. THE EXISTING BUILDING IS A 3-UNIT APARTMENT BUILDING.

LOCATION SURVEY OF  
1338 FAIRMONT STREET, N.W.  
WASHINGTON, D.C.

|          |          |         |          |
|----------|----------|---------|----------|
| LOT      | 35       | SQUARE  | 2861     |
| LIBER    | BY 93 75 | POLY    | 178      |
| DATE     | 07/21    | SCALE   | 1" = 30' |
| CODE NO. | 07/21    | PTE NO. | 17-10448 |

NOT TO SCALE. THIS SURVEY IS A PRELIMINARY SURVEY. THE EXISTING BUILDING IS A 3-UNIT APARTMENT BUILDING. THE EXISTING BUILDING IS A 3-UNIT APARTMENT BUILDING.

## EXISTING SITE PLAN

1" = 30'

MCDSTUDIO

matt@mcdstudio.com  
703.581.9348

1338 FAIRMONT  
RENOVATION  
1338 FAIRMONT STREET, NW  
WASHINGTON, DC 20009

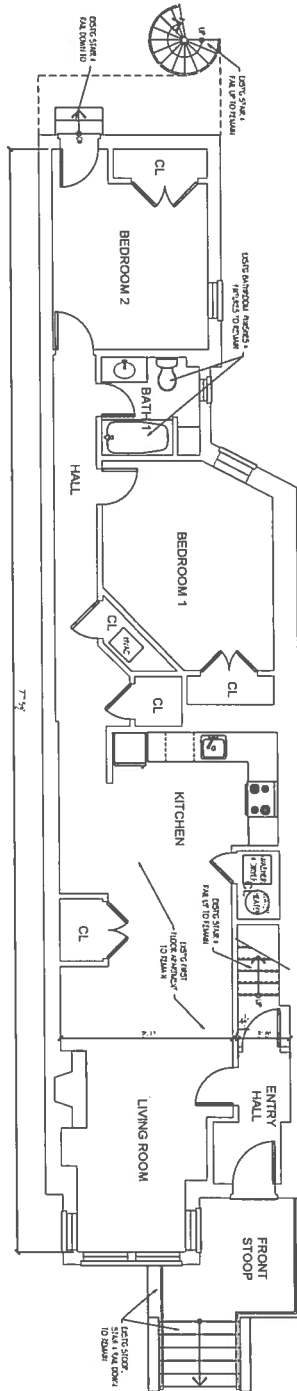
| ISSUE           | DATE     |
|-----------------|----------|
| DO1             | 09-12-14 |
| ZONING PERMIT 1 | 11-13-14 |
| ZONING PERMIT 2 | 02-25-15 |
| ZONING PERMIT 3 | 11-05-15 |

COVER SHEET

CS

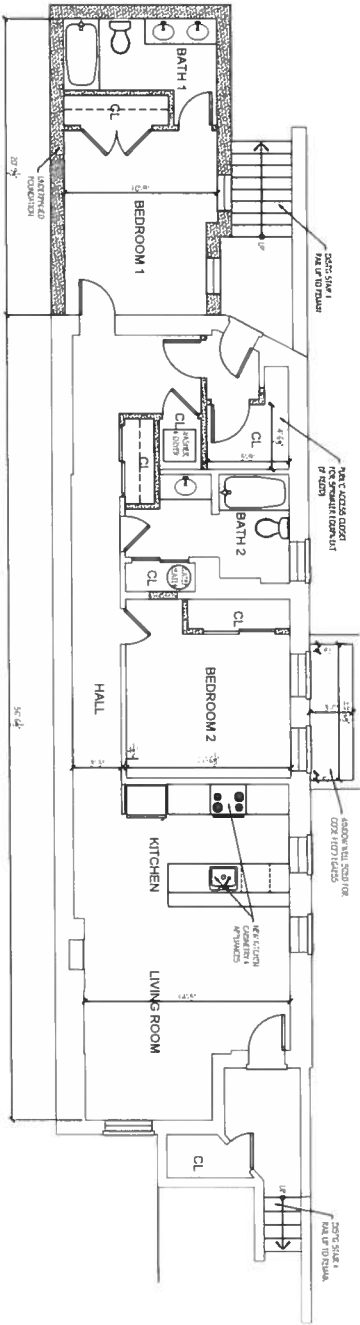






PROPOSED FLOOR PLAN - UNIT 2 (FLOOR 1)

1/4" = 1'-0"



PROPOSED FLOOR PLAN - UNIT 1 (BASEMENT)

1/4" = 1'-0"

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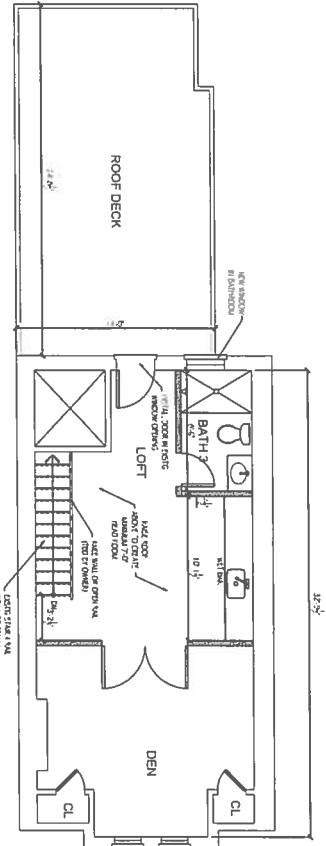
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RENOVATION

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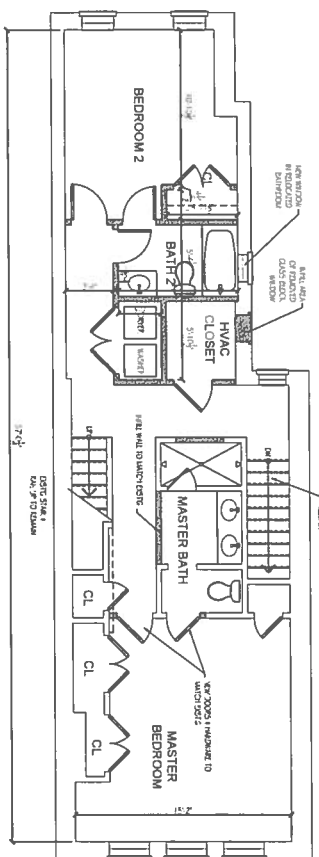
ISSUE DATE  
DD1 09-12-14  
ZONING/PERMIT 1  
11-12-14  
ZONING/PERMIT 2  
8-25-15  
ZONING/PERMIT 3  
11-05-15

FLOOR PLANS  
PROPOSED  
A-2.1



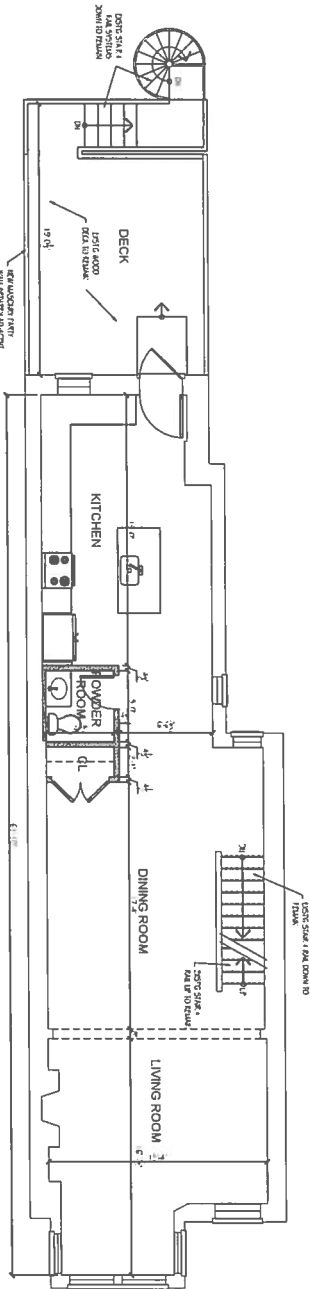
PROPOSED FLOOR PLAN - UNIT 31 LEVEL 3 (ATTIC)

1/4" = 1'-0"



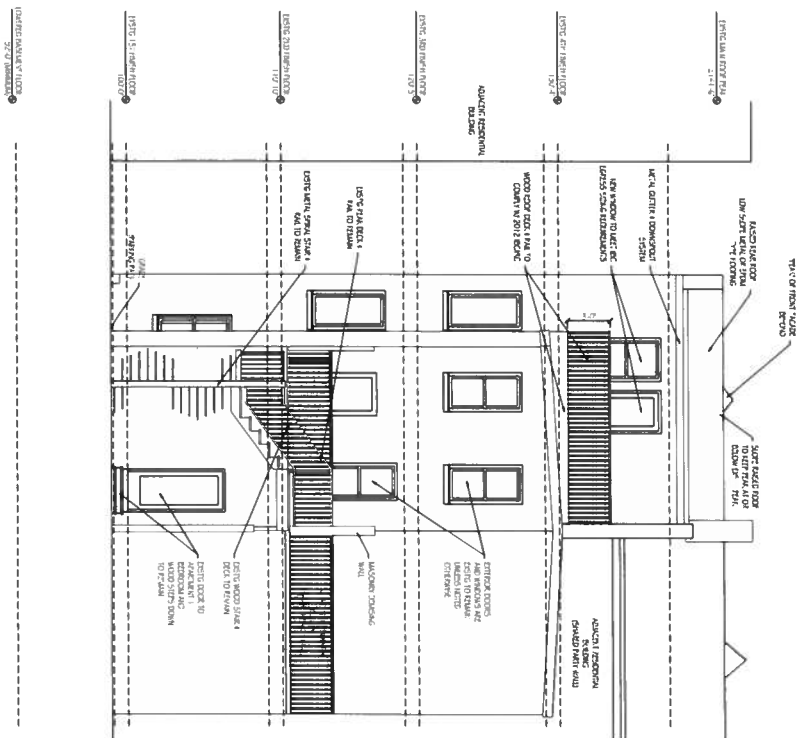
PROPOSED FLOOR PLAN - UNIT 31 LEVEL 2 (FLOOR 3)

1/4" = 1'-0"

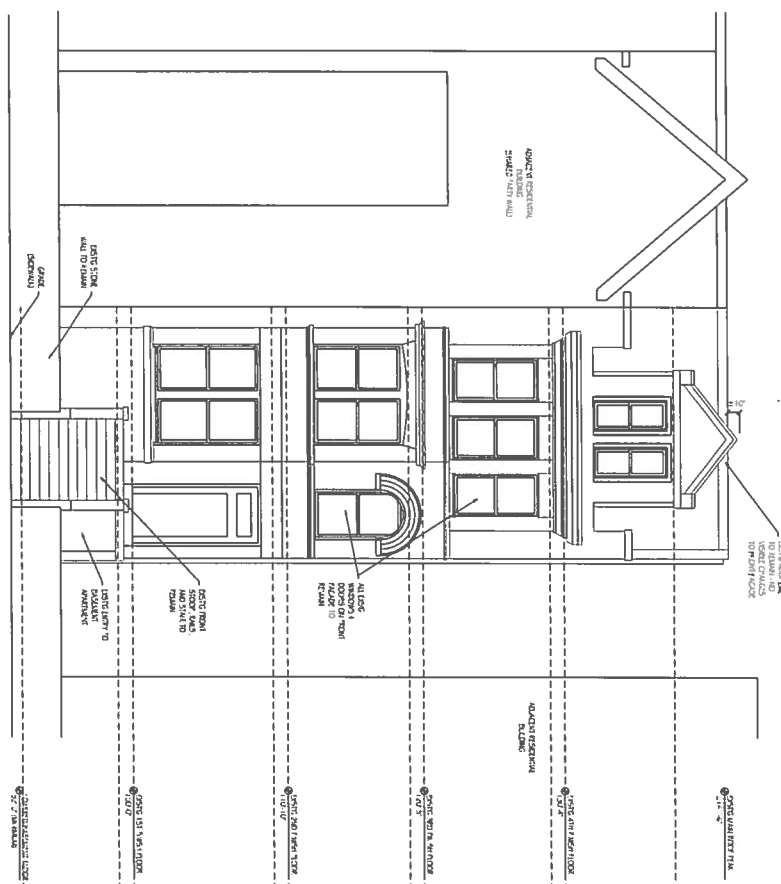


PROPOSED FLOOR PLAN - UNIT 31 LEVEL 1 (FLOOR 2)

1/4" = 1'-0"



**FRONT ELEVATIONS (PROPOSED)**

$$\frac{2}{4^m} = 1 \cdot 0^m$$


**FRONT ELEVATIONS (PROPOSED)**

$$\frac{1}{4} = 1 - 0.75$$