

PROJECT INFO:

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

ADDRESS: 4108 Garrison St. NW
Washington, DC 20016

LOCATION: LOT 0044, SQUARE 1738

ZONING: (Refer to Civil Engineer site plan for complete zoning data)

ZONING: R-2
SETBACKS: SIDE: 8' (BOTH), REAR: 20'
LOT AREA: 5445 SF

	ALLOWED:	EXISTING:	PROPOSED:
RIDGE HEIGHT:	40'-0"	29'-8"	29'-8" (EXIST)
LOT COVERAGE:	40%	22.4%	26.1%
LOT COVER CALCULATIONS:			
EXIST: $941.93 + 28.31 + 150.65 + 96.52 = 1,217.41 / 5445 = 0.224 * 100 = 22.4\%$			
PROPOSED: $1,038.64 + 87.15 + 150.65 + 145.66 = 1,422.10 / 5445 = 0.261 * 100 = 26.1\%$			

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:	NEW:
FINISHED BASMNT AREA:	646.89 SF	646.89 SF	0 SF
FIRST FLOOR AREA:	941.93 SF	1,038.64 SF	96.71 SF
SECOND FLOOR AREA:	902.75 SF	977.31 SF	74.56 SF
TOTAL FLOOR AREA:	2,491.57 SF	2,662.84 SF	171.27 SF
DECK AREA:	28.31 SF	87.15 SF	58.84 SF
ADDITIONAL BASEMENT COVERED AREA:	292.40 SF	292.40 SF	0 SF
FRONT PORCH AREA:	150.65 SF	150.65 SF	0 SF
TOTAL:	2,962.93 SF	3,193.04 SF	230.11 SF
SIDE YARD (< 5' TO INCLUDE IN LOT OCC.):	96.52 SF	145.66 SF	

PLANS PREPARED BASED ON THE FOLLOWING CODES:

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

4108 GARRISON ST NW

WASHINGTON DC 20016

RENOVATION/ ADDITION TO EXISTING 2 STORY SINGLE FAMILY WITH BASEMENT

RELIEF REQUESTED
SPECIAL EXCEPTION PURSUANT TO §223.1 TO PERMIT AN ADDITION TO A SINGLE-FAMILY DWELLING IN THE R-2 DISTRICT NOT MEETING THE SIDE YARD REQUIREMENT 405.1. ADDITION IS TO A NON-CONFORMING STRUCTURE PER §2001.3

ZONING DATA:

SQUARE NO.	1738
LOT NO.	0044
ZONING DISTRICT	R-2
ZONING OVERLAY	NONE
HISTORIC AREA	NONE
SITE AREA	5445 SF

REGULATION (ZR)	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 401.1)	29'-8"	40'-0"	29'-8"
LOT AREA (ZR 401.3)	5445 SF	4,000 SF MIN	5445 SF
LOT WIDTH (ZR 401.3)	30'-0"	40'-0" MIN	30'-0"
FLOOR AREA RATIO (ZR 402.4)	N/A	N/A	N/A
LOT OCCUPANCY (ZR 403.2)	1217.41 SF 22.4%	1600 SF 40%	1422.10 SF 26.1%
REAR YARD (ZR 404.1)	117.24'	20'-0"	100.34'
SIDE YARD (ZR 405.9)	RIGHT - 6.03' LEFT- 2.58'	8'-0"	RIGHT - 6.03' LEFT- 2.58'
OFF STREET PARKING (ZR 2101.1)	N/A	N/A	N/A



LOCATION MAP



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

McCallum Residence
4108 Garrison Street NW Washington, DC 20016

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Cover

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Board of Zoning Adjustment
District of Columbia
CASE NO.19078
EXHIBIT NO.26



FRONT



RIGHT



LEFT



REAR



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Photographs

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T3


$$1/8'' = 1'-0''$$

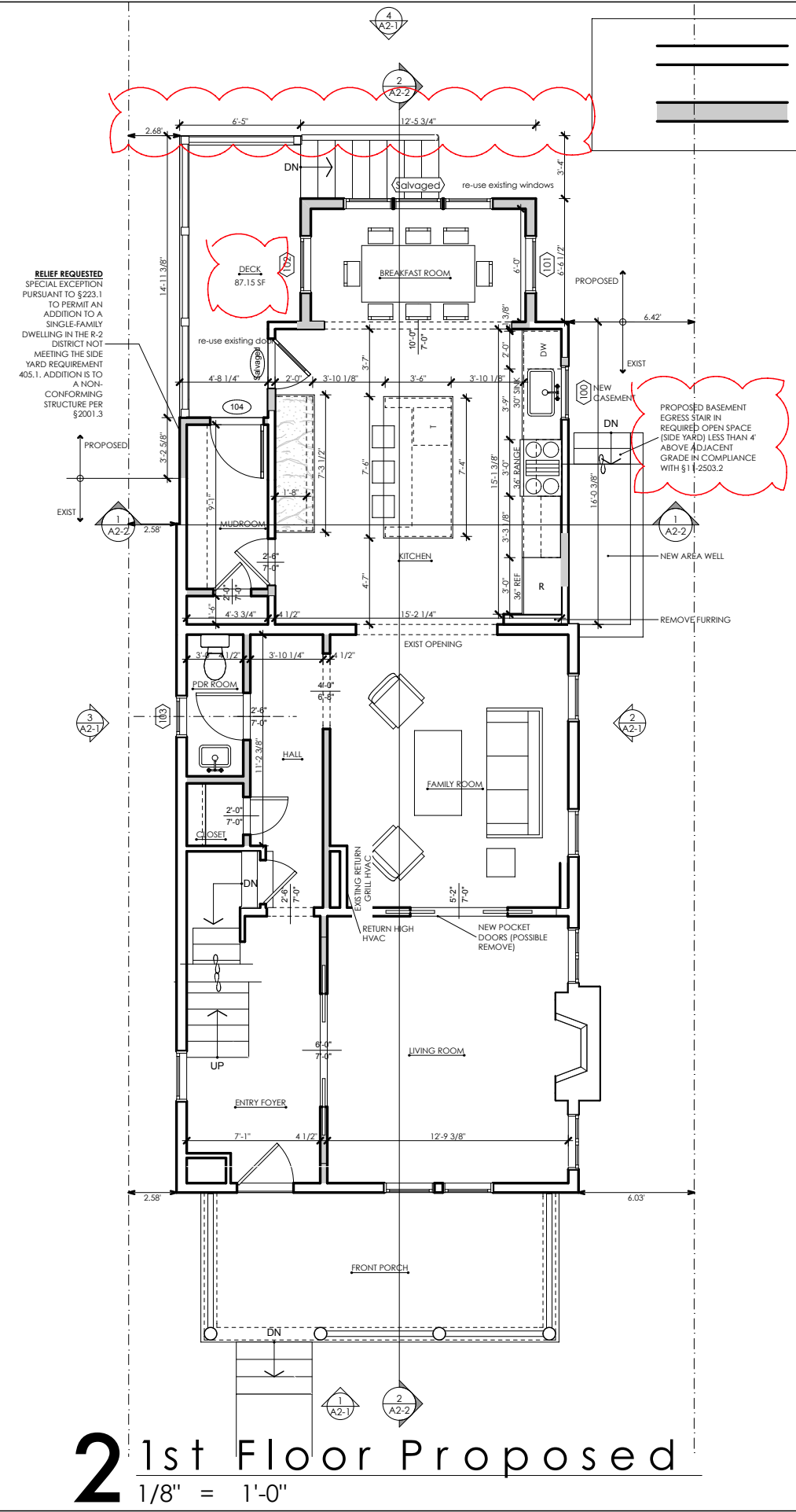
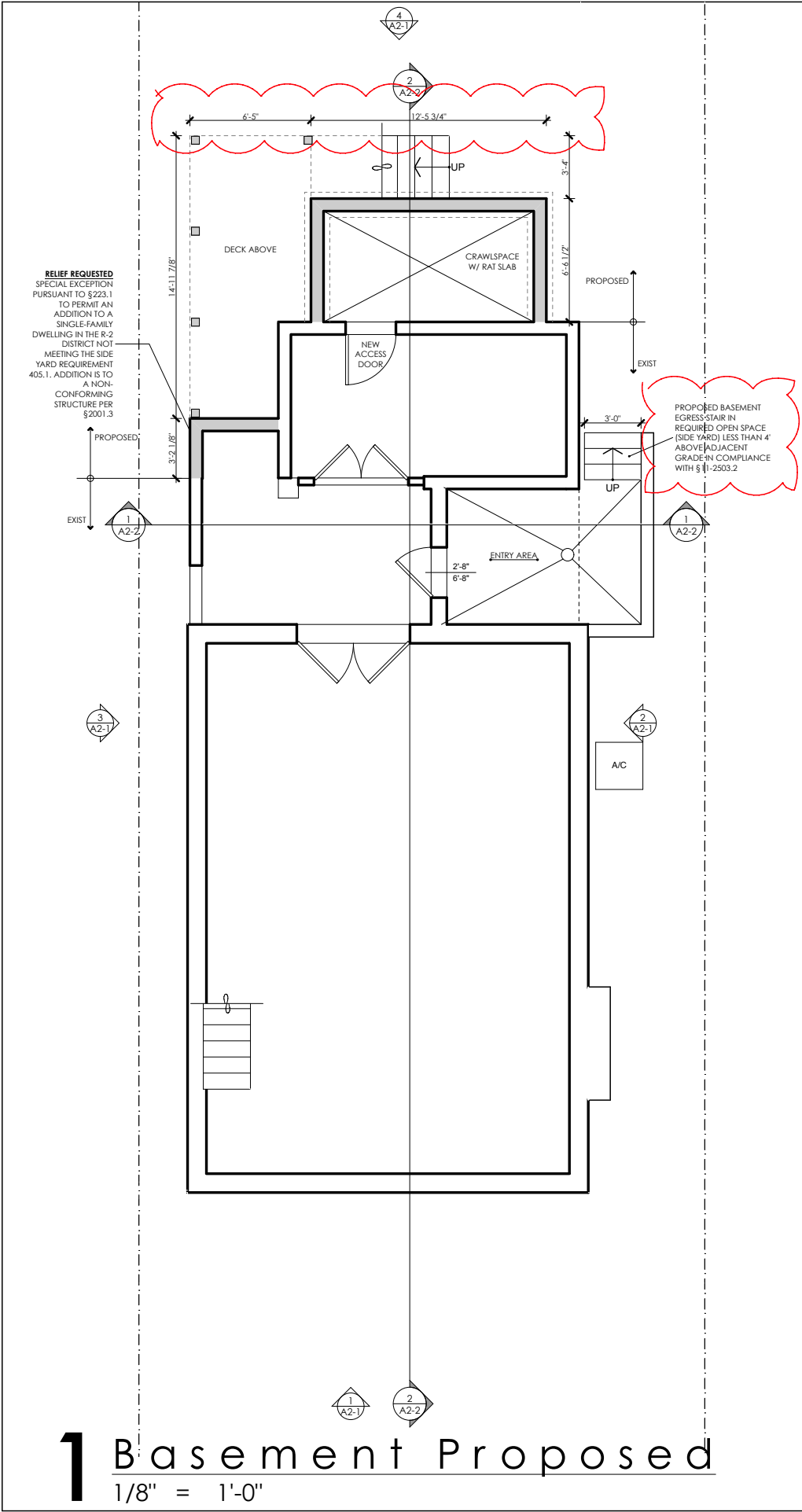
$$\overline{1/8''} = 1'-0''$$


DENOTES EXISTING WALLS

DENOTES DEMOLISHED WALLS

$$1/8'' = 1'-0''$$

D0



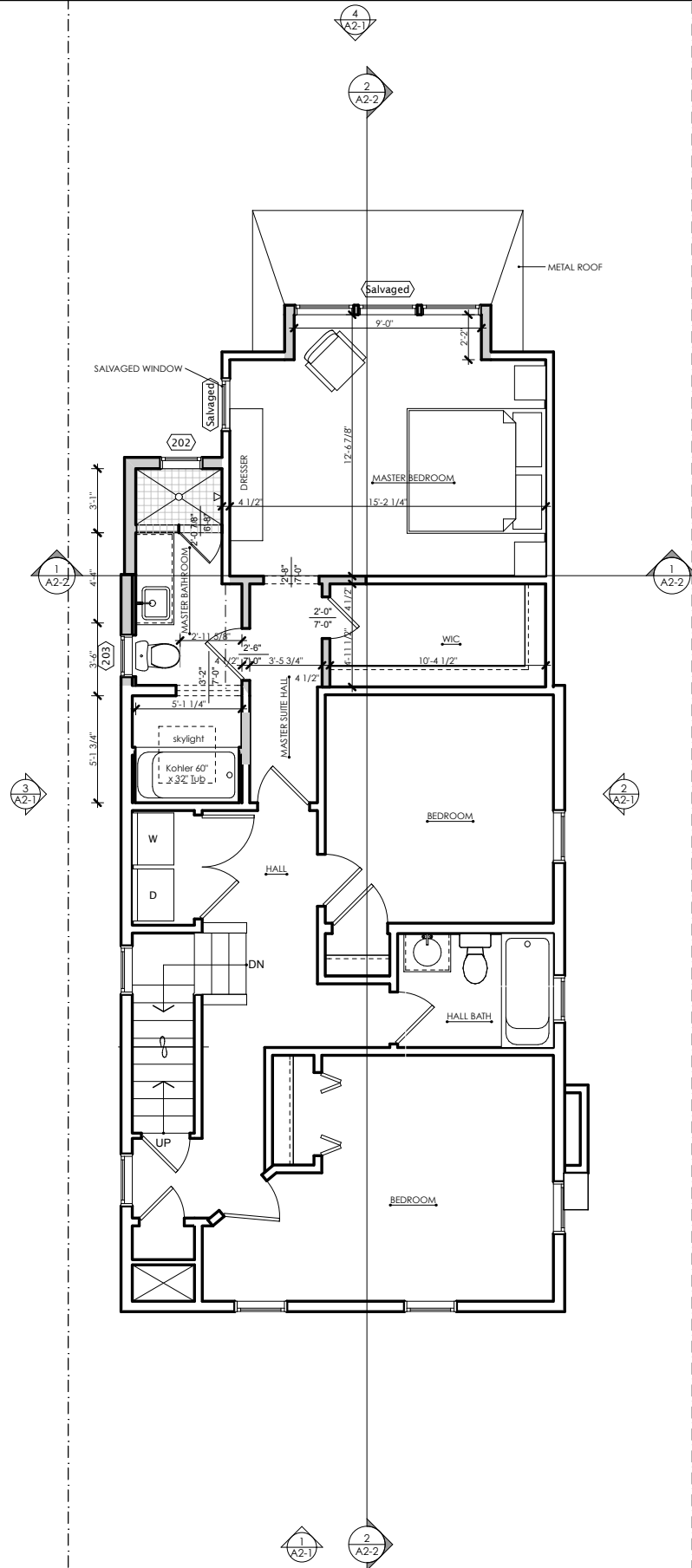
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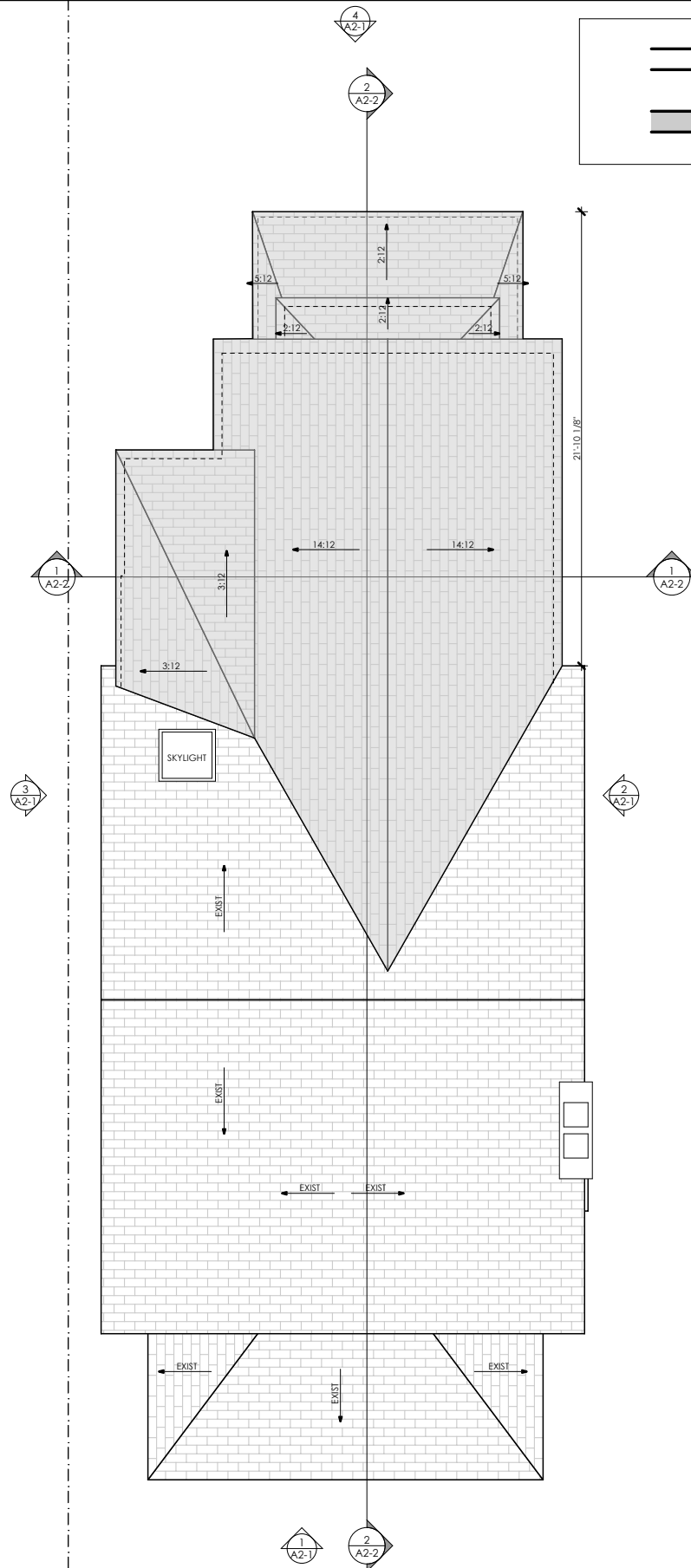
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Proposed Basement & 1st Floor Plans	
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A1-0	



1 2nd Floor Proposed
1/8" = 1'-0"



2 Roof Proposed
1/8" = 1'-0"

Legend:

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS



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Proposed 2nd
Floor & Roof
Plans

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A1-1



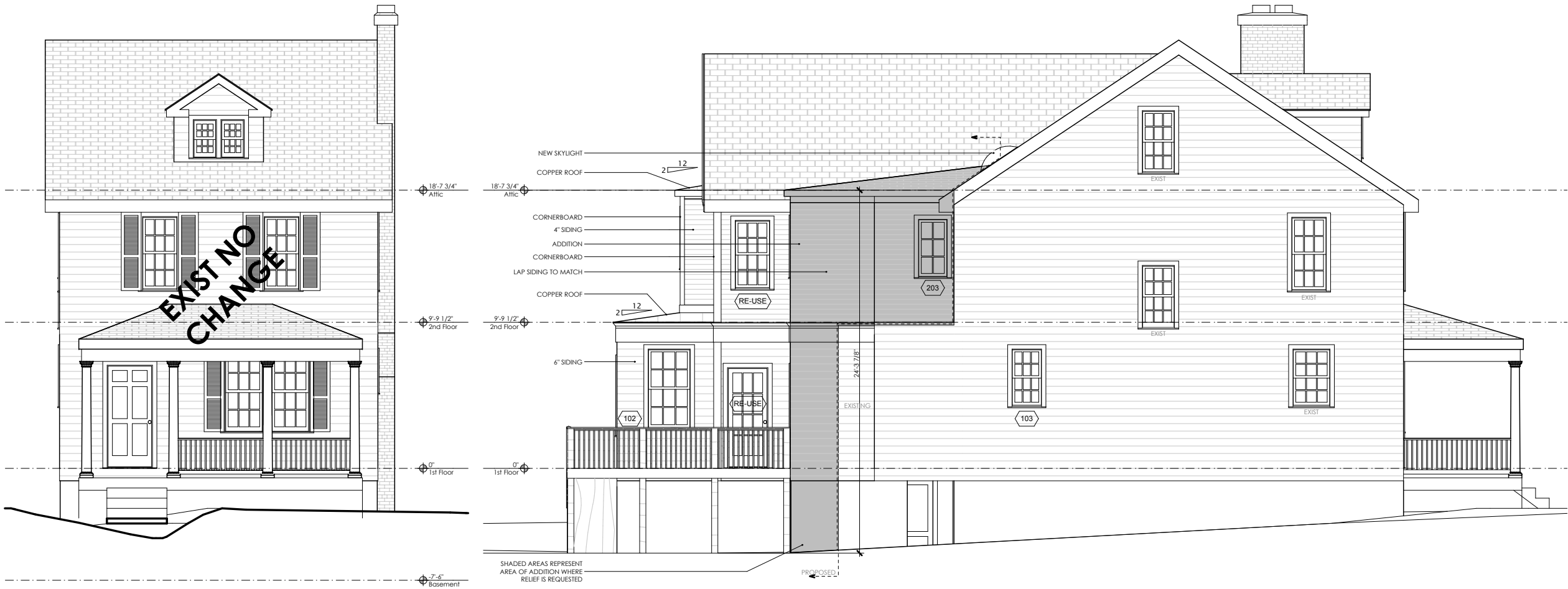
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1 Front Elevation
1/8" = 1'-0"
NO CHANGE

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

Front & Left
Elevation

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A2-0

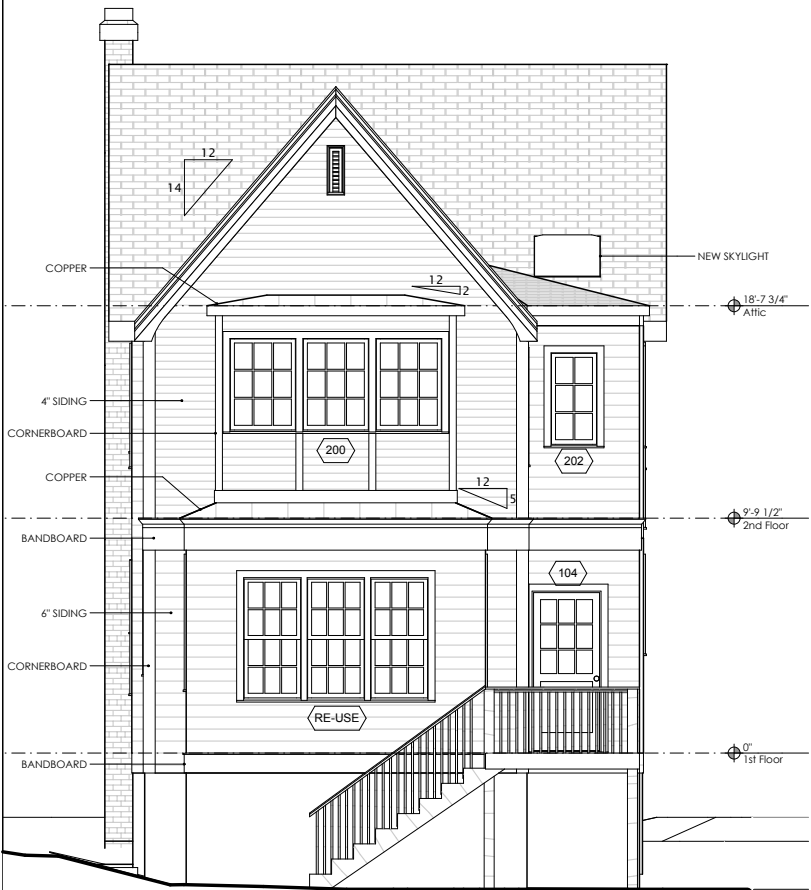
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Rear & Right
Elevation

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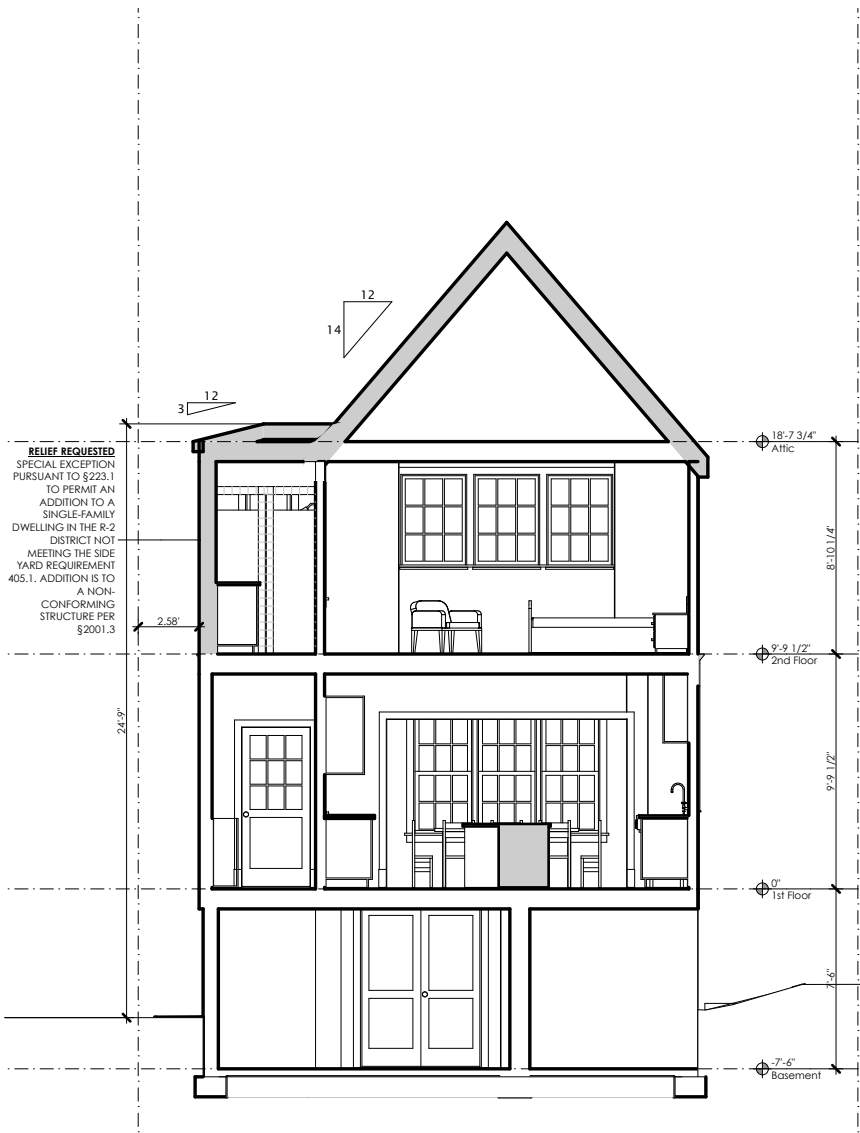
A2-1



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 1
1/8" = 1'-0"



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Building Sections

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A2-2