

EUBANKS RESIDENCE

133 U STREET NE WASHINGTON, DC



FRONT VIEW FROM U STREET



SIDE VIEW FROM U STREET



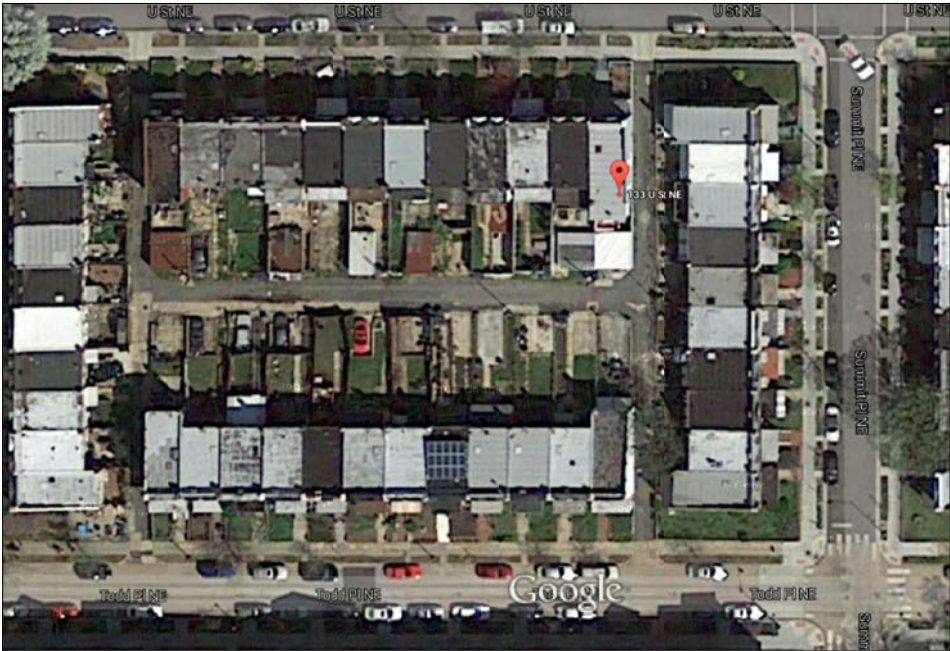
SIDE VIEW FROM ALLEY



REAR VIEW FROM ALLEY



REAR VIEW FROM ALLEY



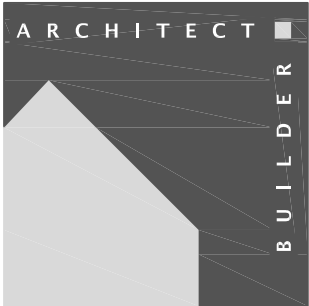
SATELLITE LOCATION VIEW (GOOGLE)

SCOPE OF WORK:

- 1- PROPOSED 3RD STORY POP-UP
- 2-PROPOSED DECK ON EXISTING GARAGE

PROPERTY INFORMATION:

SQUARE & LOT: 3533, 0186
PHYSICAL ADDRESS: 133 U STREET, NE
OWNER: COLLEEN EUBANKS
ZONING: R-4
BUILDING TYPE: 2- STORY END ROW HOUSE
PROPOSED USE: NO CHANGE ((FLATS)
CONTACT INFORMATION: LANDIS CONSTRUCTION
TAHANI SHARE 202-370-3410



LANDIS

A DESIGN/BUILD FIRM
7059 Blair Road, NW, Ste 300
Washington, DC 20012
Phone: 202-726-3777
Fax: 202-882-9703
www.landisconstruction.com

Approvals		
Reviewer	Initial	Date
Chris Landis		
Paul Gaiser		
Client		

Version

ZONING REQUEST FOR VARIANCE

Client and Project Location

EUBANKS RESIDENCE

133 U STREET NE
WASHINGTON, DC

Sheet Title

COVER SHEET

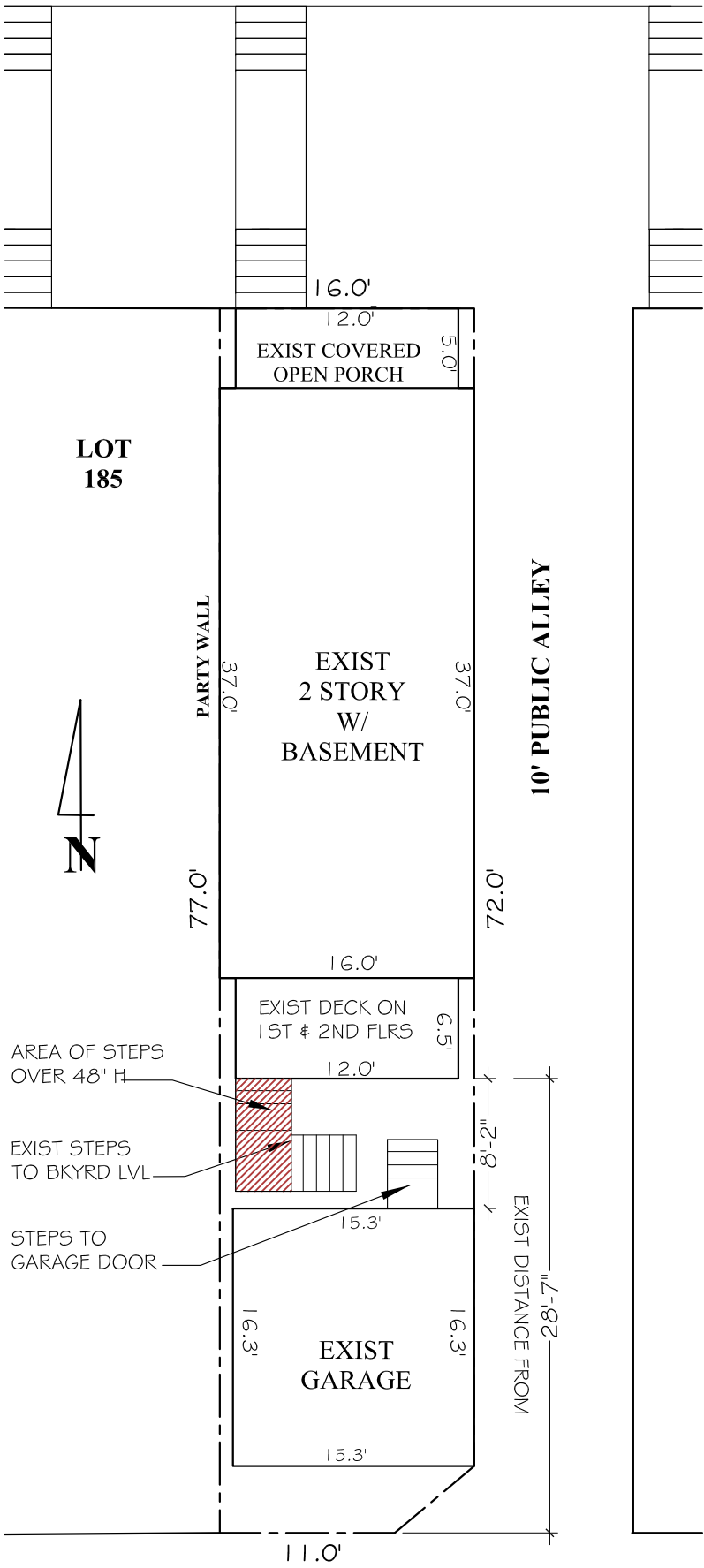
Date

22 AUGUST 2015

Board of Zoning Adjustment
District of Columbia
CASE NO. 18193
EXHIBIT NO. 7

A000

U STREET NE



15' PUBLIC ALLEY

1

EXISTING SITE PLAN

3/32" = 1'-0"

SCOPE OF WORK

- 1- PROPOSED 3RD STORY POP-UP ON EXIST HOUSE
- 2- PROPOSED DECK ON EXISTING GARAGE

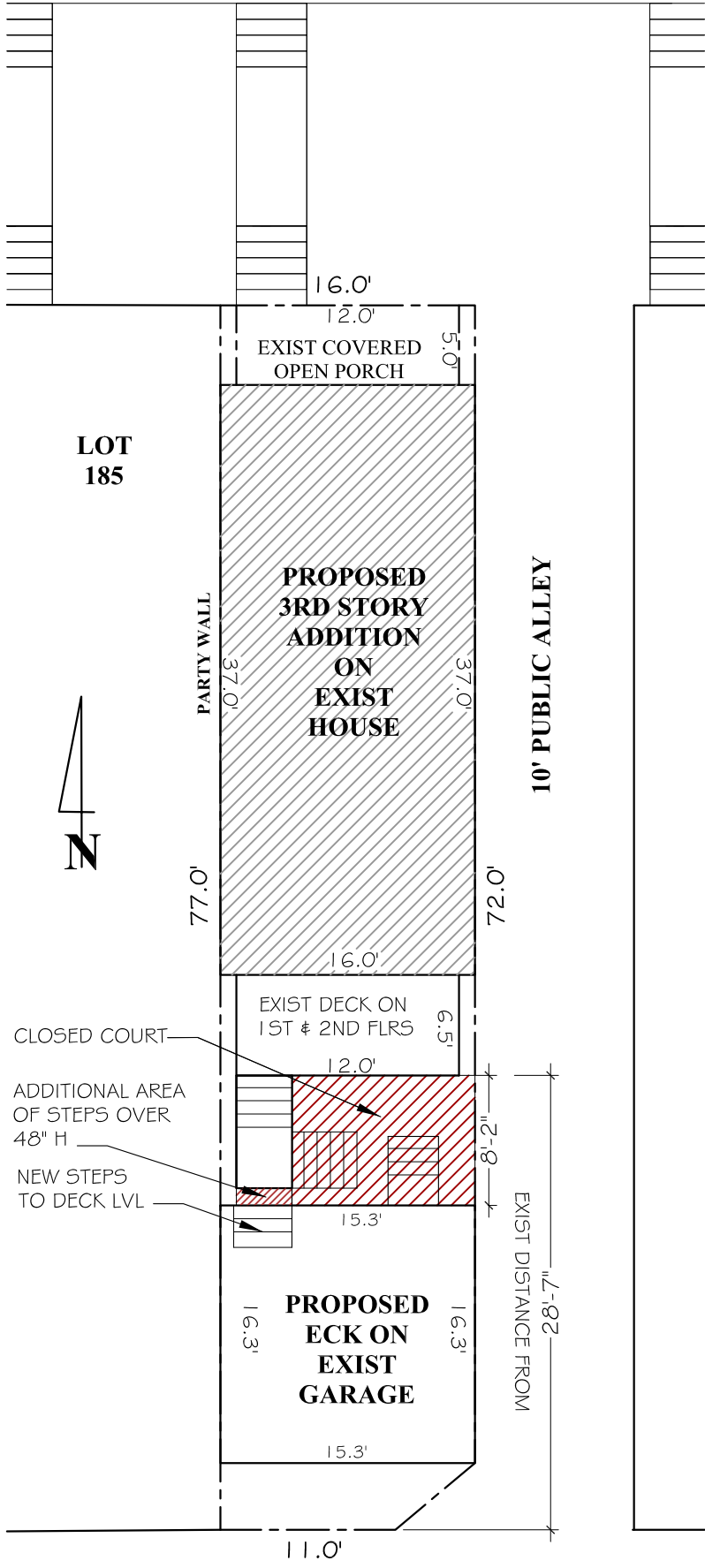
SUMMARY OF ZONING FOR EXISTING CONDITIONS

LOT SIZE	: 1,220 SQ.FT
EXIST HOUSE AREA (INCLUDING FRONT PORCH & REAR DECK)	: 752 SQ.FT = 61.6%
EXIST GARAGE AREA	: 250 SQ.FT = 20.5%
EXIST AREA OF STAIR OVER 48"H	: 25 SQ.FT = 0.2%
EXIST TOTAL AREA	: 1,027 SQ.FT = 84.2%

SUMMARY OF ZONING FOR PROPOSED CONDITIONS

LOT SIZE	: 1,220 SQ.FT
PROPOSED 3RD FLOOR AREA: (INCLUDING REAR DECK, NO FRONT PORCH)	: 682 SQ.FT = 55.9%
	: NO CHANGE TO LOT COVERAGE
PROPOSED DECK-OVER-GARAGE AREA	: 250 SQ.FT = 20.5%
	: NO CHANGE TO LOT COVERAGE
ADDITIONAL AREA OF STAIR OVER 48"H	: 4 SQ.FT
	: ADDITIONAL 0.3% TO LOT COVERAGE
PROPOSED TOTAL AREA	: 1,031 SQ.FT = 84.5%

U STREET NE

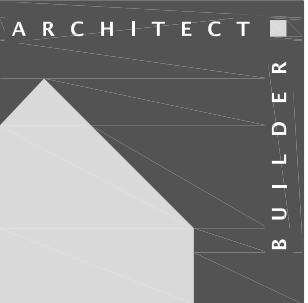


15' PUBLIC ALLEY

2

PROPOSED SITE PLAN

3/32" = 1'-0"



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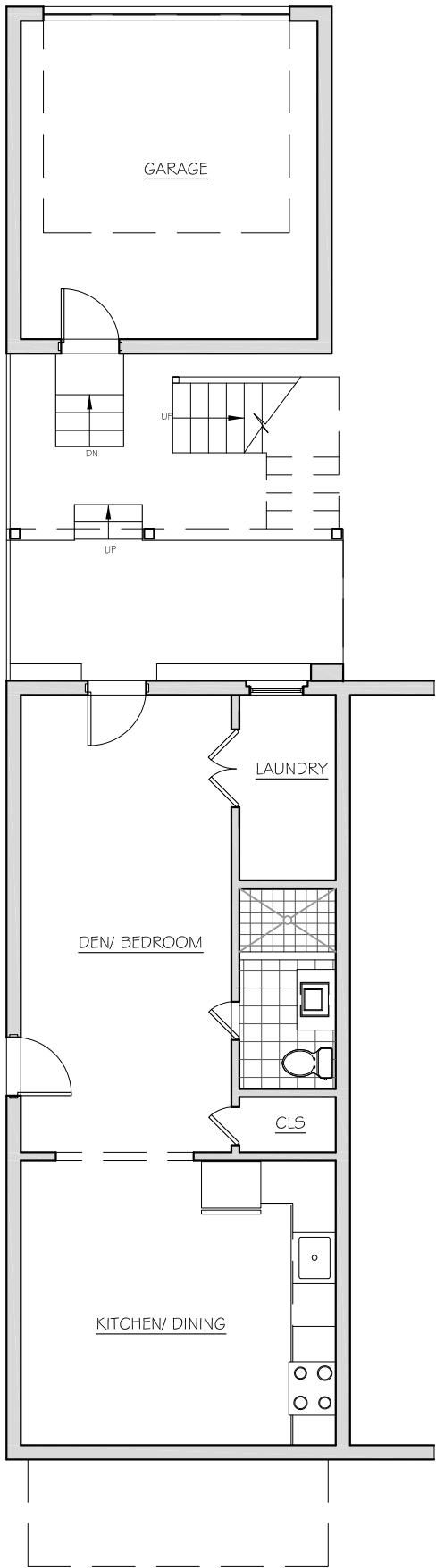
Sheet Title

EXISTING &
PROPOSED
SITE PLANS

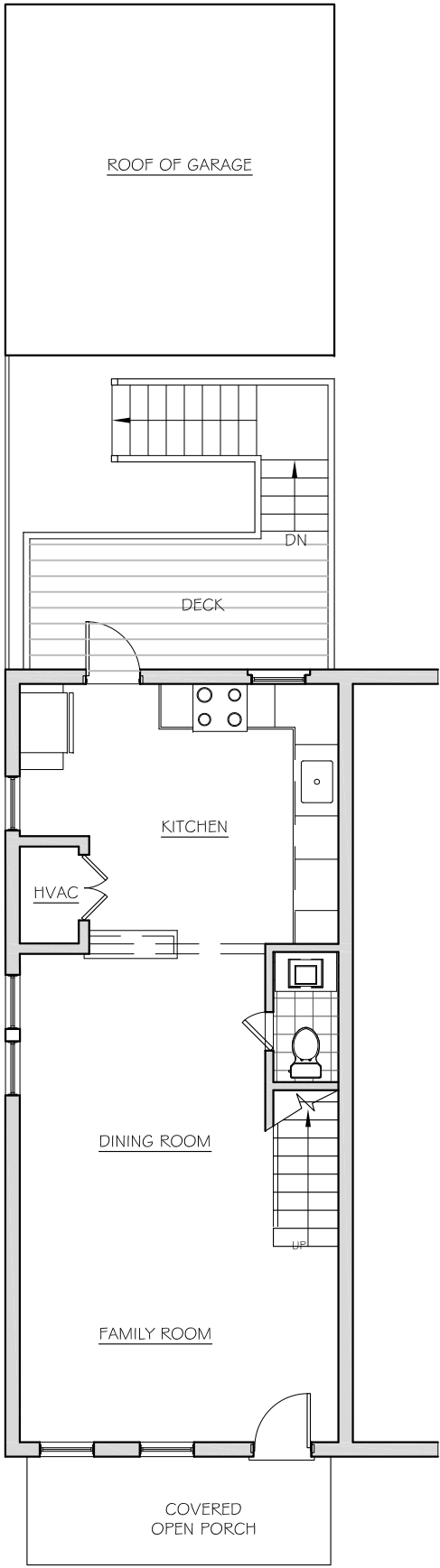
Date
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Drawing Number

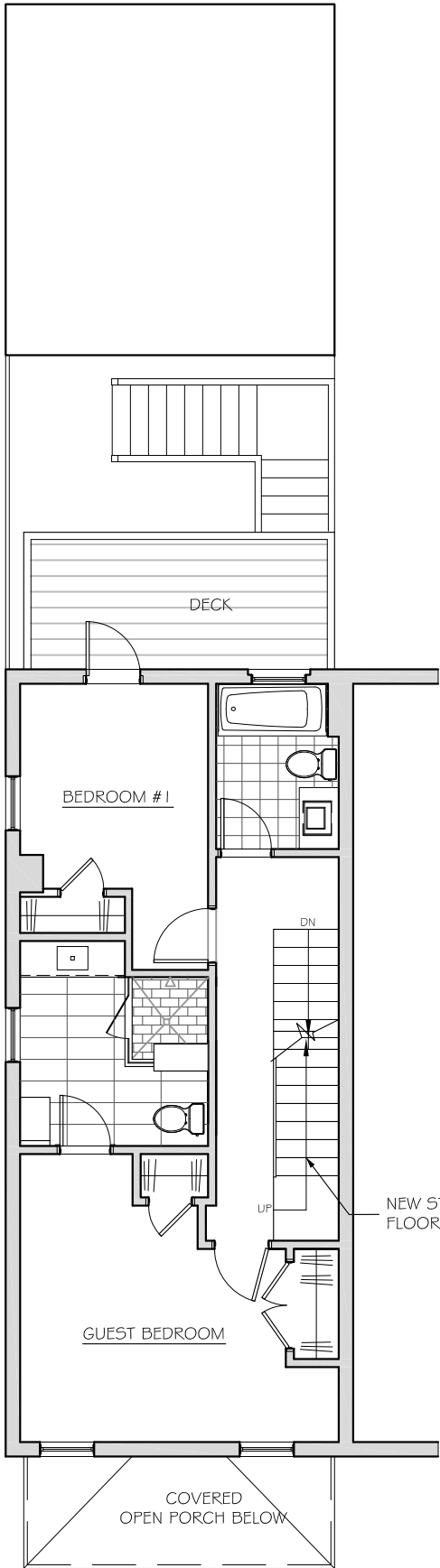
A001



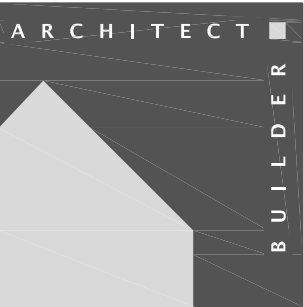
1 **EXISTING BASEMENT PLAN**
1/8" = 1'-0"



2 **EXISTING 1ST FLOOR PLAN**
1/8" = 1'-0"



3 **EXISTING 2ND FLOOR PLAN**
1/8" = 1'-0"



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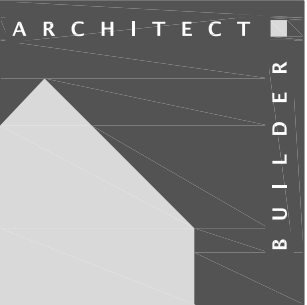
Version
**ZONING
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Sheet Title
**EXISTING
FLOOR
PLANS**

Date
22 AUGUST 2015
Drawing Number

A002



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1 **EXISTING FRONT ELEVATION**
1/8" = 1'-0"



2 **EXISTING REAR ELEVATION**
1/8" = 1'-0"

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EUBANKS RESIDENCE
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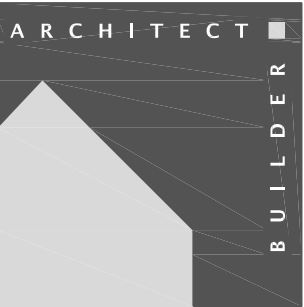
Sheet Title

EXISTING ELEVATIONS

Date
22 AUGUST 2015

Drawing Number

A003



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1 EXISTING SIDE ELEVATION
1/8" = 1'-0"

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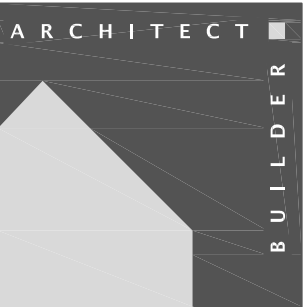
EXISTING
SIDE
ELEVATION

Date

22 AUGUST 2015

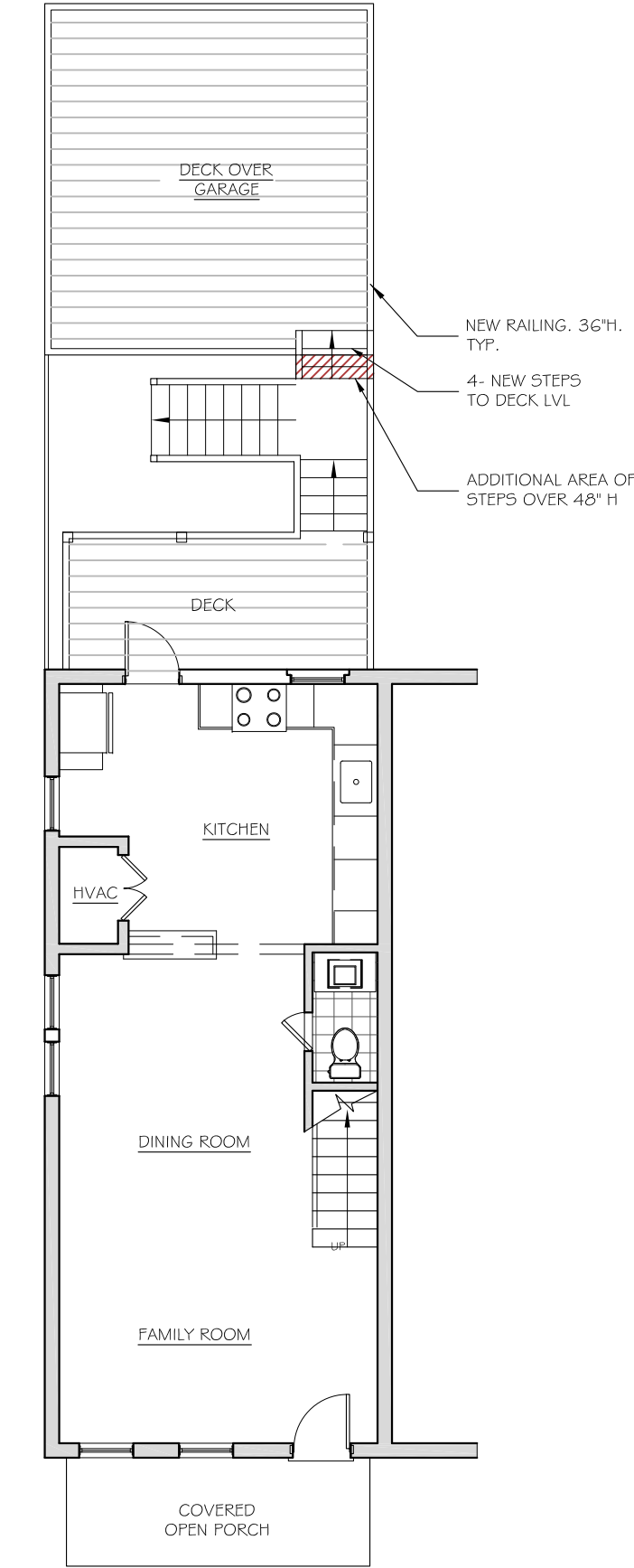
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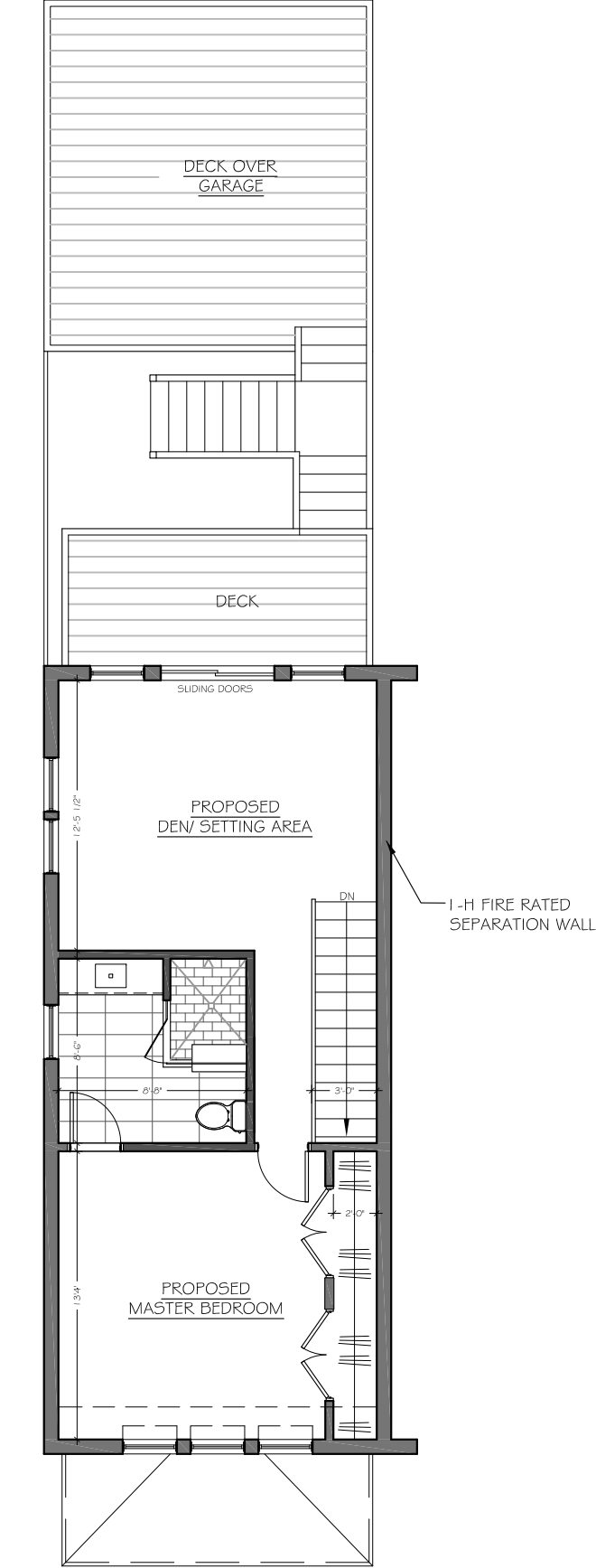


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1 **PROPOSED DECK OVER GARAGE**
1/8" = 1'-0"



2 **PROPOSED 3RD FLOOR PLAN**
1/8" = 1'-0"

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PROPOSED FLOOR PLANS

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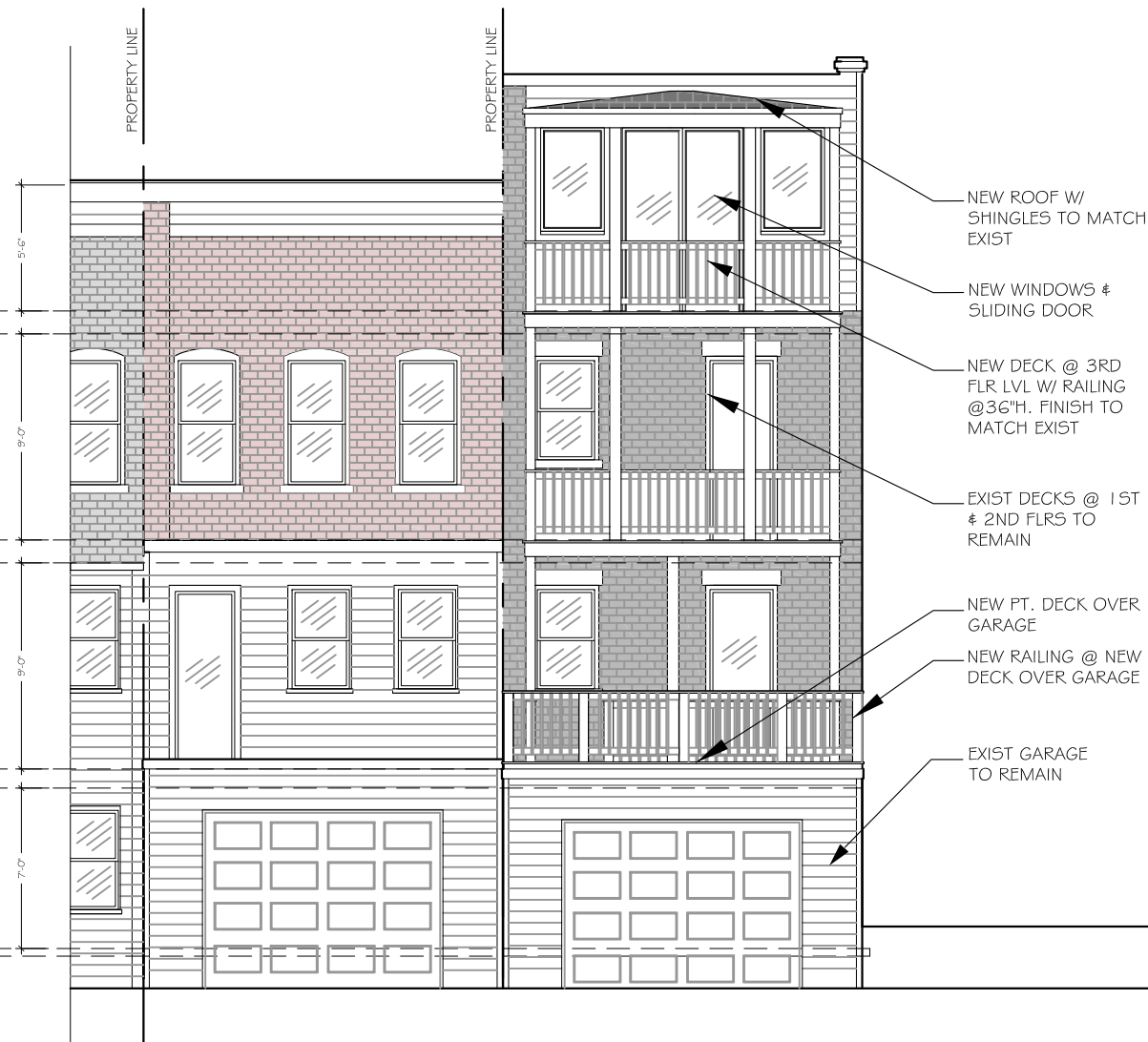
A005



1

PROPOSED FRONT ELEVATION

1/8" = 1'-0"



2

PROPOSED REAR ELEVATION

1/8" = 1'-0"

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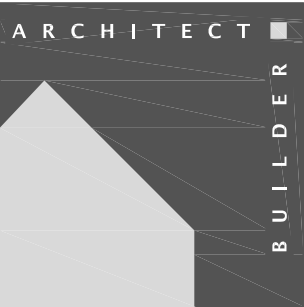
PROPOSED
ELEVATIONS

Date

22 AUGUST 2015

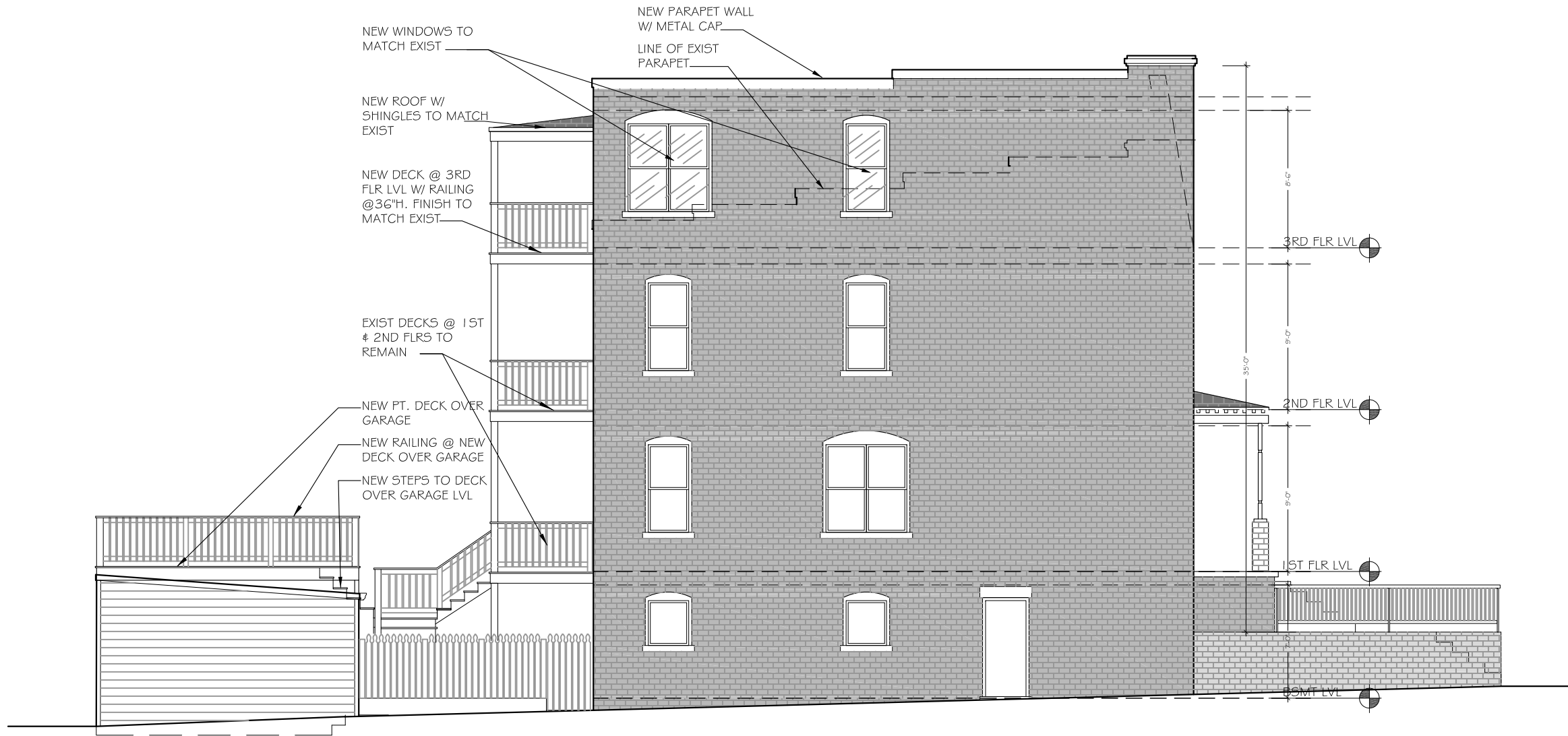
Drawing Number

A006



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1 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

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PROPOSED SIDE ELEVATION

Date

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Drawing Number

A007