ARNOLD & PORTER LLP

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February 22, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 22 PM 1:33

Geoffrey Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: BZA Application No. 17262
Pre-Hearing Submission – ARCH Training Center

Dear Mr. Chairman and Members of the Board:

Submitted herewith are 20 copies of the Applicant's Pre-Hearing Submission in the above-referenced case.

Please note that on February 9, 2005 the Applicant applied to the Board for an additional area variance. Documentation of that submission, together with documentation of the Applicant's actions to provide public notice of this change are in the record of the case. An amended and updated Zoning Self-Certification Form reflecting the change is attached as Exhibit C to the Statement.

Sincerely,
ARNOLD & PORTER LLP

Nathan W. Gross

Nathan W. Gross, AICP

Cynthia Giordano

Cynthia A. Giordano

Enclosures

BZA
Case No. 17262
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17262
EXHIBIT NO. 29

PRE-HEARING STATEMENT
ARCH TRAINING CENTER

FOR VARIANCES FROM THE SIDE YARD, LOT DIMENSIONS AND LOT OCCUPANCY REQUIREMENTS TO CONSTRUCT A SINGLE-FAMILY DETACHED DWELLING AT 1528 W STREET, S.E. (SQUARE 5779, LOT 824)

February 22, 2005

I. Nature of Relief Sought

This is the Pre-Hearing Statement of ARCH Training Center ("ARCH," the "Applicant") in support of an application for variance relief from the side yard, lot dimensions and lot occupancy requirements set forth in the Zoning Regulations at 11 DCMR §§ 405, 401 and 403, for the purpose of constructing a single-family detached dwelling on a vacant lot. The requested relief is identified in the Self-Certification Form prepared by the project architect and submitted as part of this application. The subject property is located at 1528 W Street, S.E. (Square 5779, Lot 824) and is zoned R-3.

Note: On February 9, 2005, the Applicant submitted a supplemental request to the Board to add the requested lot occupancy variance. At that time, the Applicant also provided notice by first class mail to Advisory Neighborhood Commission 8A and property owners within 200 feet of the subject property, as well as the Office of Planning. The relevant documents are in the record of the case.

II. Jurisdiction of the Board of Zoning Adjustment

The Board of Zoning Adjustment ("BZA") has jurisdiction to grant the relief requested pursuant to § 3103 of the Zoning Regulations.

III. The Applicant

ARCH ("Action to Rehabilitate Community Housing") was established in Anacostia in 1986 as a job-training organization with a dual focus on economic development. Now with 53 full-time employees, ARCH is able to serve hundreds of Southeast residents every year. Over the past 18 years ARCH has developed and sold 112 below-market residential units and trained thousands of adults in academics and vocational skills.

ARCH's mission is to maintain a structured environment where at-risk individuals receive access to the tools, education, and resources needed to ensure independence and security by providing assessment, job training, career development, up-to-date technology, and personal counseling. This mission is focused primarily in Ward 8, east of the Anacostia River, ensuring individuals and families access to quality education, livable wage jobs, cultural activities, affordable housing, neighborhood businesses, effective health and social services; while supporting the successful transition to a life-long journey of education, self-sufficiency, and community awareness.

The Founding purpose was to address the following problems in Ward 8:

- High unemployment rate for youth and adults.
- Low educational level of residents.
- No existing vocational training programs.
- Lack of affordable housing for low-income residents.
- Lack of support for local businesses.

At its new (2003) training center in the historic Woolworth Building, facilities on the top floor offer academic classrooms, computer classrooms and computer labs with high-speed Internet access. On the lower level, the training center has locker areas, large lunchrooms, the skills lab, a lecture room and offices for teachers, counselors and

caseworkers. Next door to the school is ARCH's Career Services Department and Executive offices, along with a small computer lab for students working with ARCH's Job Developers – for a total of 20,000 square feet utilized for academics, training, counseling and career development.

YouthBuild is the program that will construct the proposed house at 1528 W Street, S.E. This program is a comprehensive 10 – 16 month program in which unemployed or under-employed individuals age 16 – 24 build or rehabilitate housing for low to moderate-income level individuals and families. While participating in the program, students receive academic enhancement education, construction skills training, community leadership preparation and guidance/career counseling.

YouthBuild students learn construction skills in a practical setting, rehabilitating and building housing in their own community. They are exposed to many aspects of construction and related career opportunities, including carpentry, plumbing, electrical, project management and site supervision. In addition, the students volunteer once a month for community service projects that enhance the usage or beauty of public space in Southeast DC.

Other YouthBuild activities include:

- Academic classes for 50% of the students' time at ARCH, giving them the ability to receive a GED, learn or enhance their computer skills, and increase their exposure to culture and knowledge.
- Leadership Development in which YouthBuild students participate in their own governance and extend that participation into the community.
- One-on-one and group/peer counseling sessions to discuss life-planning processes to help the individual overcome hurdles, understand and accept past injures, defeat negative behavior and attitudes and pursue achievable goals towards a productive life.
- Career Counseling in on-going education and apprenticeships, placement in full-time livable wage jobs and encouragement to fulfill future aspirations.

Many of ARCH's students have gone on to college or continued in trade schools. In February 1999, ARCH was one of the first five YouthBuild programs in the country to pass a rigorous program audit to become certified as a full YouthBuild USA Affiliate. Since its YouthBuild Program began, ARCH has served more than 450 youth, aged 16 to 24. According to the program audit, 84% of the participants who graduated from ARCH YouthBuild were either placed in jobs or fulfilled their individual service strategy (i.e., placed in jobs, institutions of higher education or apprenticeships).

ARCH has always encouraged the exposure of its clients – young and old – to the world outside of Southeast Washington. With that same principle in mind, ARCH aims to help other Washington residents to understand the culture and needs in Southeast.

III. The Neighborhood Context

The lot is located within the Anacostia Historic District, which was added to the D.C. Inventory of Historic Sites in 1973 and listed on the National Register of Historic Places in 1978. The historic district includes approximately 550 buildings in the area roughly bounded by Martin Luther King Jr. Avenue on the west, Good Hope Road on the north, Fendall Street at the rear of Frederick Douglas House on the east, and Bangor Street at Morris Road on the south, all S.E.

Anacostia was one of the city's first suburbs, incorporated in 1854 as Uniontown and later expanded. It was initially a working class community housing primarily employees of the Navy Yard. The oldest houses in the neighborhood are detached or semi-detached frame houses with front porches and Italianate detail. Later development included brick row dwellings and 20th-century commercial buildings on two business

streets. The Frederick Douglas National Historic Site ("Cedar Hill") is located at 14th and W Streets, S.E.

The immediate vicinity of the subject property in this application includes several types of residential buildings.[1] The houses on the north frontage of the 1500 block of W Street are predominantly detached houses on deep, narrow lots, similar to the subject property, which is located on this frontage. Square 5779 is also improved with some semi-detached houses and garden apartments. Development on surrounding blocks includes detached, semi-detached and row dwellings, as well as small apartment buildings. Frederick Douglas House and Our Lady of Perpetual Help School are each a block or two away to the east of the subject site. The Good Hope Road commercial strip is three blocks away to the north.

The "Neighborhood Context Map" shows the footprint of the house that formerly occupied the lot. It was similar in size to the nearby houses to the west, and like the others, was sited very near the west lot line.

IV. The Project

This application requests approval to construct a single-family detached dwelling on a vacant corner lot at 16th and W Streets, S.E. This lot is vacant because of an unfortunate sequence of events. The former house on the site, which had been vacant for several years, suffered severe water damage after a vehicle struck the fire hydrant on W Street immediately adjacent to the house. For two weeks, the broken hydrant went unreported, water flowed into the house, and the house was structurally weakened. The

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[1] See the "Neighborhood Context Map" in *Exhibit A* and the photographs of the property in the set of Schematic Plans attached in *Exhibit C*.

District of Columbia deemed the house a hazard and had the property demolished. ARCH acquired the property from the Department of Housing and Community Development ("DHCD") to develop it for homeownership.

The Applicant proposes to construct a replacement house of similar size as the one demolished. The existing garage structure near the alley will be demolished. The new house will have approximately 1,915 square feet of floor area. It will be 28 feet-6 inches and two stories high. Proposed lot occupancy is 51%. The rear yard setback is 54 feet 7 inches, and the side yards are 2 feet 10 inches on the west (interior) side and none on the 16th Street side. It should be noted that the narrow section of the side yard is for the middle (stucco) section of the house and that the remainder of the side yard setback is four feet on the west.

The house will have three bedrooms, one-and-one-half baths, living room, dining room and kitchen. A roof garden is located over the center section of the house. There is a wrap-around porch with railing on the front and side of the house and a covered rear porch. The exterior materials are Hardi-Plank siding with a middle section of the house in stucco. Energy-efficient windows will be used.

The design is sympathetic to the neighborhood with details and proportions that relate to the other nearby houses on W Street. The Lap siding, colored stucco and tight picket pattern recalls the neighborhood palette. The window and porch covering rhythmically tie the new with the old. The home is designed with modern features that reflect today's understanding of energy, environment and material. The historic preservation staff of the Office of Planning recommended some design adjustments that

have been made, and with those changes having been made, the Historic Preservation Division staff is supportive of the proposed design.

V. The Requested Area Variances

The property is zoned R-3, which permits matter-of-right development of single-family residential uses, including detached, semi-detached and row dwellings with a minimum lot area of 2,000 square feet, a minimum lot width of twenty feet and a maximum height of 40 feet and three stories. For a detached dwelling the minimum lot dimensions are 4,000 square feet and 40 feet in width and maximum lot occupancy is 40 percent. The required yard setbacks are 20 feet for the rear yard and 8 feet for side yards.

The requested area variances require a demonstration that some exceptional or unique condition of the property creates a practical difficulty for the owner in using or developing the property. The Board must also find (2) that the requested variance can be granted without substantial detriment to the public good and (3) without substantially impairing the purpose and integrity of the zone plan.

A. An exceptional or unique condition creates a practical difficulty in using the property.

Lot Area and Width Variance. The existing and proposed lot size is 2,760 square feet and the lot width is 24 feet. Accordingly, a variance is requested from the lot area and lot width requirements of § 401.3, i.e., 4,000 s.f. area and 40 feet in width. The house that occupied the subject lot until its demolition several years ago was constructed in 1905, 15 years before any zoning regulations existed in the District of Columbia. The lot was created at its current size of 24 feet wide and 2,760 square feet in land area.[2]

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[2] See the historic subdivision plan attached in *Exhibit B*.

The lot cannot be expanded in size because it is bounded at the rear by a public alley and on two sides by public streets. On the fourth side is an existing detached dwelling at 1526 W Street, S.E. Because the house on the abutting lot is deemed contributing to the character of the historic district, it is highly unlikely that the Historic Preservation Review Board and the Mayor's Agent for Historic Preservation would allow demolition of the house and thus accommodate a potential subdivision and enlargement of the subject lot in this Application. And, of course, the owner of 1526 W Street, S.E. may not be interested in selling the property. The small area and width of the lot also contribute to the difficulty of complying with the side yard and lot occupancy requirements, as described below.

Side Yard Variance. The proposed side yards in this case are none along 16th Street and 2 feet 10 inches on the interior (west) side of the lot; therefore an area variance is requested from the 8-foot minimum required for a side yard under § 405.1. As noted previously, the side yard provided is four feet except for the central section of the house.

Regarding the lack of any side yard along 16th Street, § 405.5 of the side yard provisions states, "A side yard shall not be required along a side street abutting a corner lot in a Residence District." Note that it is only the wraparound front porch that is situated on the property line along 16th Street to a depth of 20 feet, whereas the remainder of the house is set back four feet, which is less than the eight feet required if any setback is provided.

It is the Applicant's understanding that this plan is in conformance with § 405.5 and that no side yard variance is required on the 16th Street side of the property because part of the house is situated on the property line. However, if the Board's interpretation

is that a side yard variance on this side is necessary, the Applicant notes that the original application was for two side yard variances based on the original design in which no part of the house was on the 16th Street property line.

As to the exceptional condition and practical difficulty, the lot is only 24 feet wide. The proposed house is 16 feet in width (other than the four-foot extension of the front porch), with a (primarily) four-foot side yard on the west side of the lot and a four-foot setback along the east property line except for the front porch. If the side yard setback on the interior side were made to be eight feet, the house would only be 12 feet wide. This would create practical difficulties in the internal layout of rooms and hallways in the house and would also be a substandard size from the standpoint of both marketing.

This situation could potentially be alleviated by eliminating the four-foot wraparound extension of the porch on the 16th Street side and siting the entire east wall of the house along the 16th Street property line. However, the wraparound porch was a preferred feature in the historic preservation review process. Also, the property line on 16th Street is immediately next to the sidewalk and only 12 feet from the curb. The shallow depth of this "parking" area thus constitutes an additional impediment to siting the house farther to the east so as to eliminate or reduce the requested side yard variance on the interior side of the lot.

One lingering issue raised by OP has been whether undue maintenance problems would be created if the neighbor to the west were to erect a fence on the property line, whether this would create problems in maintaining the wall of the subject house (painting, patching the stucco) or cutting grass in this location. The alternative of

eliminating the wraparound part of the front porch and setting the house flush on the 16th Street property line was considered. But the Applicant would prefer not to sacrifice the wraparound porch and the predominant 4-foot setback along 16th Street for the reasons cited above.

We believe construction of a fence in a fairly limited space between the two houses is unlikely, and that if it were constructed, reasonable measures could be taken regarding property maintenance, such as planting ground cover instead of grass. Two feet, ten inches is somewhat tight for painting and patching, but it can be done. If more significant work is needed, it is common for fence sections to be temporarily dismantled for construction. As noted later in this statement, the design intentionally limits the number of windows on the west side of the house in the interest of privacy for residents of both houses.

Lot Occupancy Variance. The proposed lot occupancy is 50.8 percent, whereas the maximum allowed in R-3 is 40 percent. The actual footprint of the building is approximately 1,100 square feet, which is slightly less than the 40 percent maximum allowed. However, the lot occupancy requirements are based on "building area" rather than simply the footprint of the building. The definition of "Building Area" in § 199 states in part, "The term 'building area' shall include all side yards and open courts less than five feet (5') in width . . ." Therefore, because the side yard provided on the west side is only 2 feet ten inches to four feet wide, the strip of land area along this side of the house had to be included in the lot occupancy calculation. This results in the 50.8 percent lot occupancy as indicated above.

The applicability of 'building area" to the lot occupancy provisions, together with the small area of the lot, constitute an exceptional condition and practical difficulty in meeting the 40 percent lot occupancy standard.

B. The requested relief can be granted without substantial detriment to the public good, and the requested relief can be granted without substantial impairment of the zone plan.

The subject property is in the R-3 District – single-family row dwellings – and proposed single-family detached dwelling is a use that is allowed as a matter of right and thus consistent with the purpose of the R-3 District to allow and encourage single-family housing. The pattern of residential development in the vicinity is a mixture of detached, semi-detached and row dwellings, as well as small garden apartment buildings. The addition of this dwelling will not contribute any noticeable traffic, noise or other adverse effects on neighbors.

Regarding the public good, it should be noted that the proposed house is very similar in scale and siting to the 1905 house that has been demolished. The narrow side yard on the interior as proposed is very similar to the side yard provided by the former 1905 house and similar to the adjacent side yard provided by the abutting house at 1526 W Street, S.E.

Although the development standards for a detached dwelling in this zone require a larger lot and side yards compared with a row dwelling, the proposed house and the adjacent detached houses along W Street generally have the small size and narrow dimensions of row houses, although they are not attached on any side. This is part of the historic character of the Anacostia historic district. The proposed replacement house will

be consistent with this character, and the historic preservation authorities have granted concept design approval. The typical condition of narrow side yards together with deep rear yards creates a substantial rear yard for use by residents. The house proposed in this application will have a rear yard that is quite large, being 54 feet 9 inches deep.

Because of the unique corner lot condition, the architects sought to tie the fronts together by providing a wrap around porch. Not only does the porch marry the two different street fronts together, but it also potentially increases the security of the corner by providing more "eyes on the street."

The only property affected by the requested deviations from lot size and side yards is the abutting neighbor to the west. To minimize any adverse effects on privacy to the neighbor, the Applicant's architect has designed the west façade of the house with few windows. The neighbor in question has been informed of the possible development and will be kept up to date as these proceedings continue.

Based on the foregoing statements, the Applicant believes that the application complies with the second and third tests for approval of a variance.

VI. Community Outreach

The Applicant presented the plans to Advisory Neighborhood Commission 8A at its January 4, 2005 meeting. ANC Commissioners unanimously expressed their support for the project. The Applicant also met separately with the single-member district representative for 8A03, and he has indicated his intention to submit a letter to the Board in support of the application.

VII. Conclusion

The proposed area variances from the minimum lot dimensions, lot occupancy and side yard requirements are justified based upon the exceptional conditions described herein, which create a practical difficulty. The requested relief can be granted without substantial detriment to the public good and can be granted without substantial impairment of the zone plan. The Applicant requests that the Board approve the application to allow construction of the plans as submitted to the record of the case.

Respectfully submitted,
ARNOLD & PORTER LLP

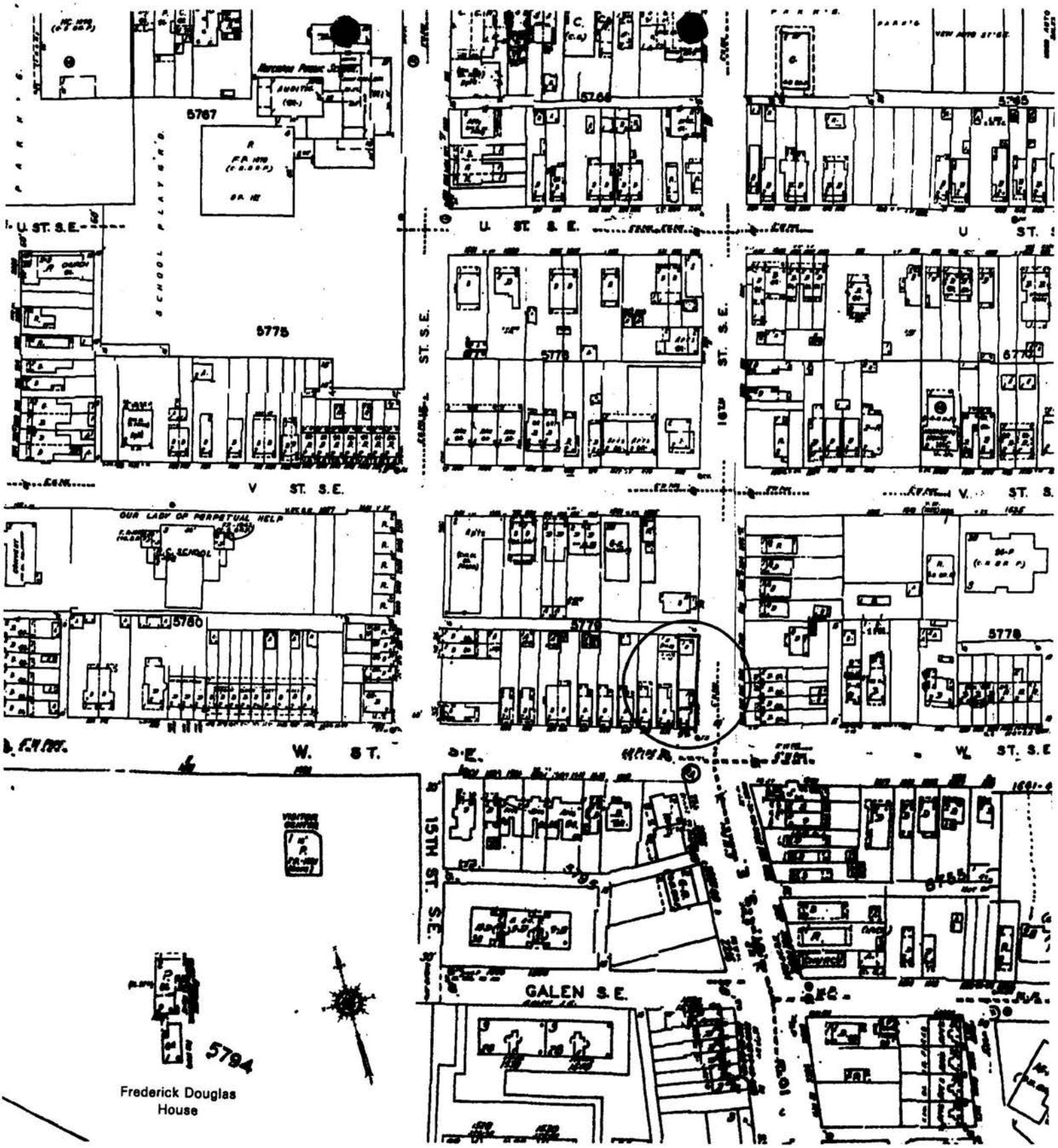
Nathan W. Gross, AICP

Cynthia A. Giordano

Attachments

1267358

Exhibit A: Neighborhood Context Map



NEIGHBORHOOD CONTEXT MAP

Exhibit B: Historic Subdivision Plan

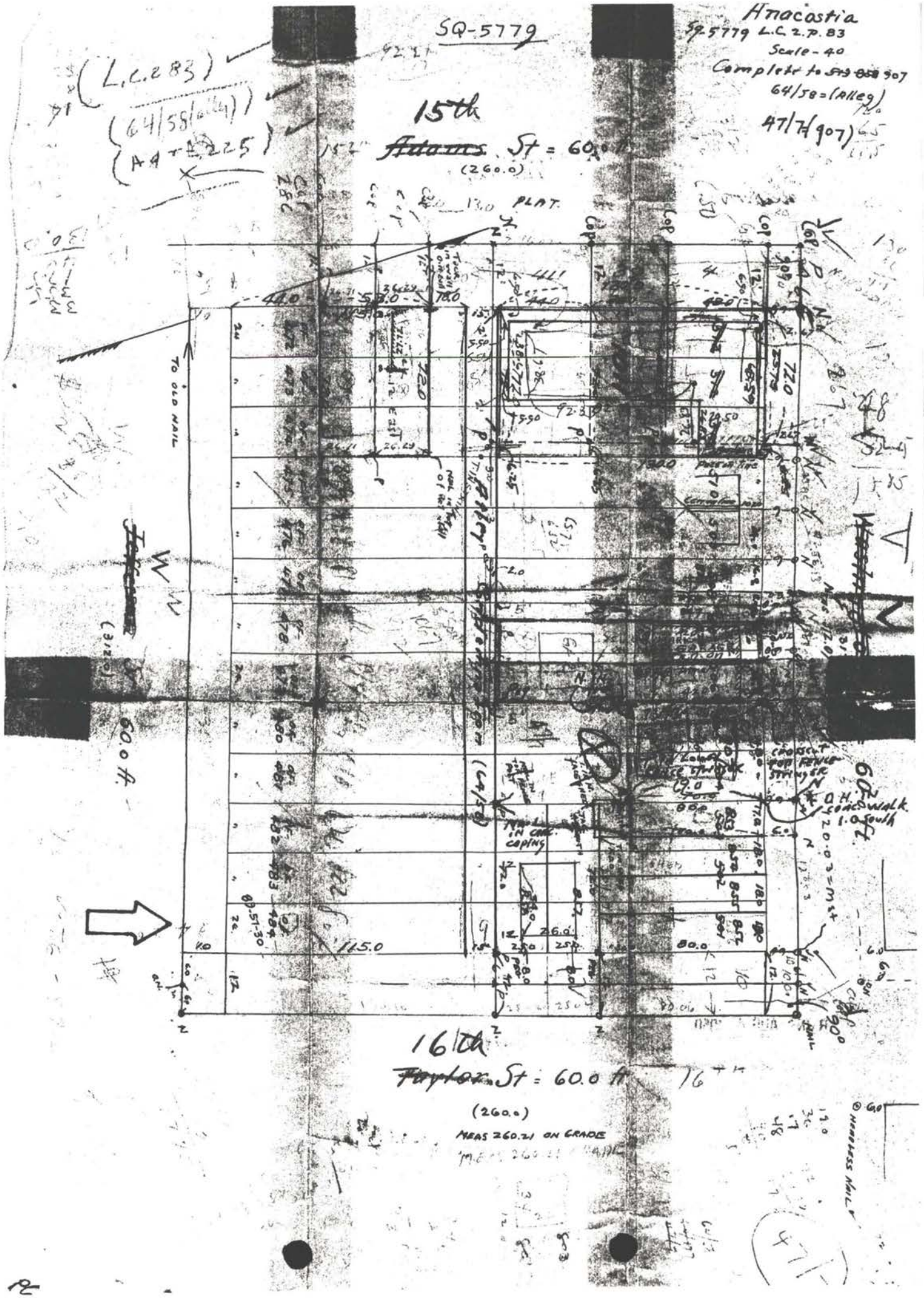

SQ-5779
Anacostia
SQ-5779 L.C. 2. P. 83
Scale - 40
(L.C. 283)
(64/58 (alley))
(AA + E 225)
15th
Adams St = 60.0 ft
(260.0)
PLAT
TO OLD MILL
60.0 ft.
16th
Taylor St = 60.0 ft
(260.0)
MEAS 260.21 ON GRADE
115.0
80.0
120
60.0 ft.

Exhibit C: Amended Zoning Self-Certification Form

Form 185 - Side 1
(Revised 03/15/02)

Case No. _____

ZONING SELF-CERTIFICATION FORM

1520 W St. SE	5779	0824	R-3	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	☐	☒	☐
Provision Subsection		405.1, 401.3, 403.2	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

X Owner's Signature	Owner's Name (Please Print): O D GAUTIER
Agent's Signature	Agent's Name (Please Print): RICK HARMAN SCHNEIDER, AIA, LEED
	or DC # 5863

OFFICE OF ZONING DETERMINATION

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

Jennifer K. Steingasser, FAIA - Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROPOSED CONDITIONS	VARIANCE REQUESTED
Lot Area (sq. ft.)	2760 SF	4,000 SF	N.A.	NO CHANGE	31%
Lot Width (ft. to the tenth)	24'-0"	40'-0"	N.A.	24'-0"	40%
Lot Occupancy (building area/lot area)	0	N.A	40%	50.8%	10.8%
Floor Area Ratio (FAR) (floor area/lot area)	0	N.A.	N.A.	N.A.	—
Parking Spaces (number)	0	1	N.A.	2	—
Loading Berths (number and size in ft.)	-	0	N.A.	0	—
Front Yard (ft. to the tenth)	0	0	N.A.	0	—
Rear Yard (ft. to the tenth)	0	20'	N.A.	56'-9	—
Side Yard (ft. to the tenth)	0'	8'-0"	N.A	2' 10"	5' 2"
Court, Open (width by depth in ft.)	0	N.A	N.A	—	—
Court, Closed (width by depth in ft.)	0	N.A.	N.A	—	—
Height (ft. to the tenth)	0	N.A	40'-0"	28'-6"	—

Exhibit D: Project Plans and Photographs

ARCH YOUTH BUILD 1528 W STREET SE WASHINGTON, DC, 20020

SCHEMATIC DESIGN SET
1528 W STREET, SE
WASHINGTON DC 20020

ARCHITECT
INSCAPE STUDIO
1215 CONNECTICUT AVE. NW
3RD FLOOR
WASHINGTON DC 20036
T: (202) 416 0333
F: (202) 416 0332

BZA
Case No. 17262
Exhibit No. 29

inscapestudio
1215 CONNECTICUT AVE. NW
WASHINGTON, DC 20036
T: 202 416 0333 F: 202 416 0332

ARCH DEVLOPMENT
1528 W STREET SE
WASHINGTON, DC 20020

www.inscapestudio.com

COVER SHEET

REVISIONS

SCALE
ISSUE
27 JAN 05

A000

ABBREVIATIONS

A/C	AIR / CONDITIONING
AFF	AT FINISHED FLOOR
BD.	BOARD
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CONSTR.	CONSTRUCTION
D	DEMOLISH
DISP.	DISPOSAL
DS	DIMMER SWITCH
DWG.	DRAWING
E, EXIST.	EXISTING
FIXT.	FIXTURE
FL.	FLOOR
FT.	FEET
G	GRAMS
GAL.	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPSUM WALL BOARD
HT.	HEIGHT
IN.	INCHES
INSUL.	INSULATION
L	LITTERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
M.O.	MASONRY OPENING
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT.	OPTION
P.LAM.	PLASTIC LAMINATE
PNT.,PTD.	PAINT, PAINTED
R	RELOCATE
R.O.	ROUGH OPENING
REQ'D	REQUIRED
SA	SUPPLY AIR
SIM.	SIMILAR
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH /
WD.	WOOD

PROJECT INFO

TEAM

Owner:	ARCH Development
Architect:	Inscape Studio 1215 Connecticut Ave NW 3rd Floor

SITE

1528 W Street
Washington, DC 20020

Lot:	842
Square:	5779
Lot Square footage:	2760 sf

ZONING

Zoned	R-3
Use:	Residential
Max. Height	40'-0" - 3 Stories Max.
Proposed Height	28'-2" - 2 Stories
Req. Rear Setback	20'-0"
Proposed Rear Setback	>30'-0"
Req. Side Setback	*None Required, except as required under article 405.1, 405.2 and 405.6 Eight Feet (8ft.)
Proposed Side Setback	3'-0"
Allowed Lot Occupancy	40%
Proposed Lot Coverage	50% (not including existing garage)
Allowed Minimum Lot size	4000
Actual Lot Size	2760

*405 SIDE YARDS
405.1 In an R-2, R-3, R-4 or R-5 District, a one-family detached dwelling shall be subject to the side yard requirements of an R-1 District.
405.2 In an R-3, R-4, or R-5 District, a one-family semi-detached dwelling shall be subject to the side yard requirements of an R-2 District.
405.5 Except as provided in article 405.1 and 405.2, a side yard shall not be required in an R-3, R-4, R-5-B, R-5-C, R-5-D, or R-5-E District. However, if the yard is provided, it shall be at least three inches (3in.) wide per foot of height of building, but not less than eight feet (8ft.) wide.

DRAWING INDEX

ARCHITECTURAL

A000	COVER SHEET
A000B	PREVIOUS DESIGN
A000C	SITE ANALYSIS PRECEDANTS
A000D	HISTORIC CASE STUDY
A002	SITE PLAN
A003	SITE PANORAMIC PHOTOGRAPHS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF AND LOFT PLAN
A201	EXTERIOR ELEVATION - EAST
A202	EXTERIOR ELEVATION - SOUTH/NORTH
A203	EXTERIOR ELEVATION - WEST

DRAWING INDEX

STRUCTURAL

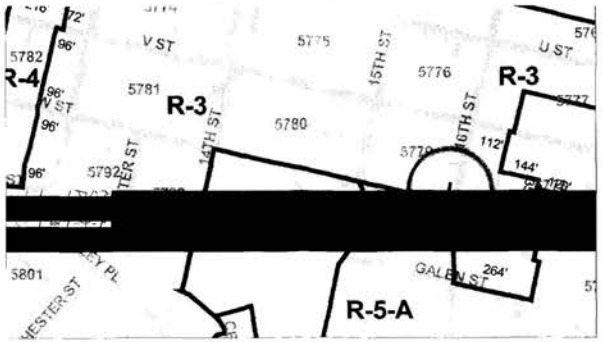
MECHANICAL

ELECTRICAL

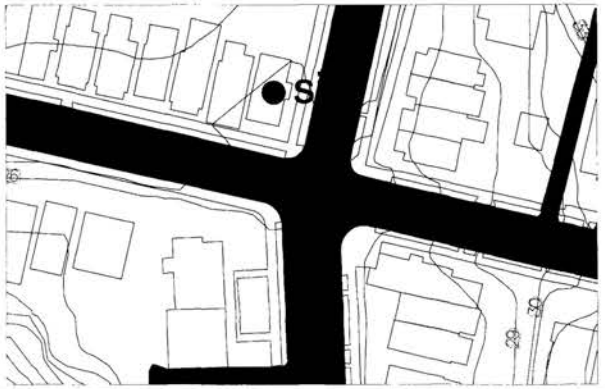
PLUMBING

DRAWING KEY

VICINITY



LOCATION



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1528 W STREET SE
WASHINGTON, DC 20020

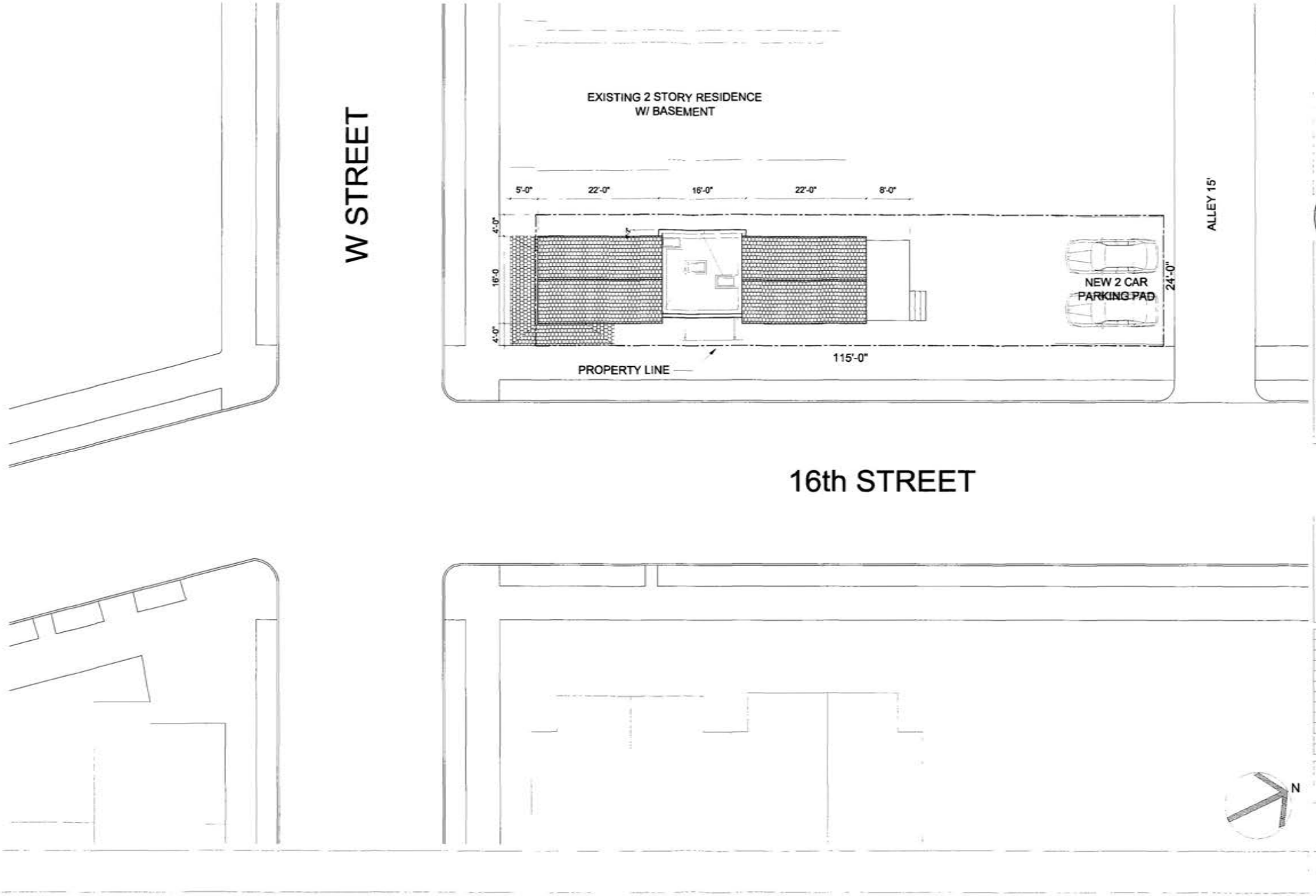
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GRAPHIC SYMBOLS
PROJECT INFO.
DRAWING INDEX

REVISIONS

SCALE
ISSUE
27 JAN 05

A001



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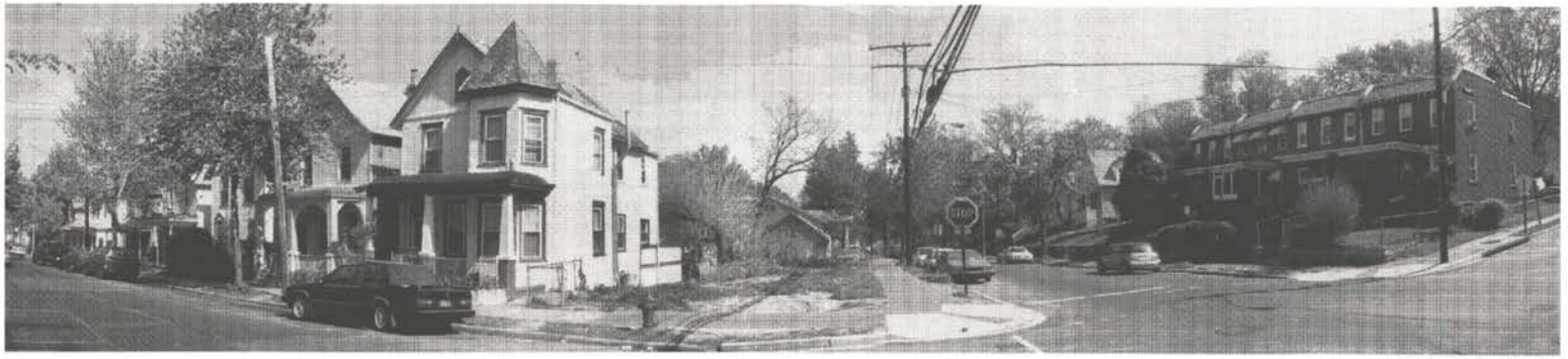
SITE PLAN

REVISIONS

1/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

A002



FRONT ELEVATION OF
EXISTING PROPERTY



SIDE ELEVATION OF
EXISTING PROPERTY



REAR ELEVATION OF
EXISTING PROPERTY

1528 W ST. SE PANORAMIC PHOTOGRAPHS

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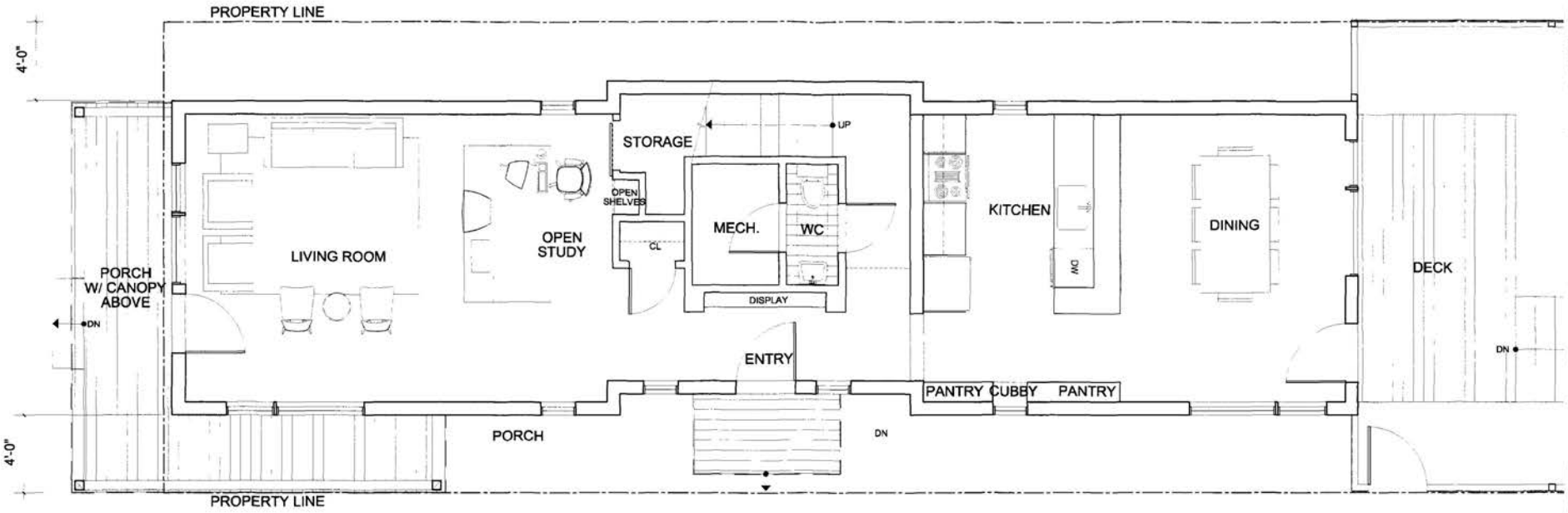
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SITE PANORAMIC
PHOTOGRAPHS

REVISIONS

SCALE
ISSUE
27 JAN 05

A003



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1ST FLOOR PLAN

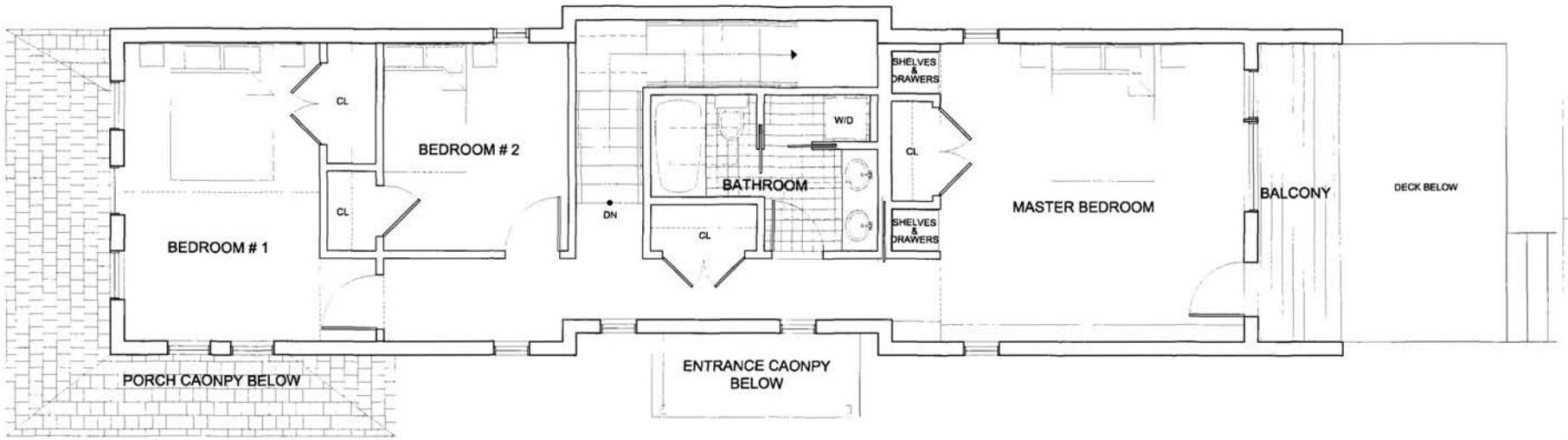
REVISIONS

N

3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

FIRST FLOOR PLAN A101



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2ND FLOOR PLAN

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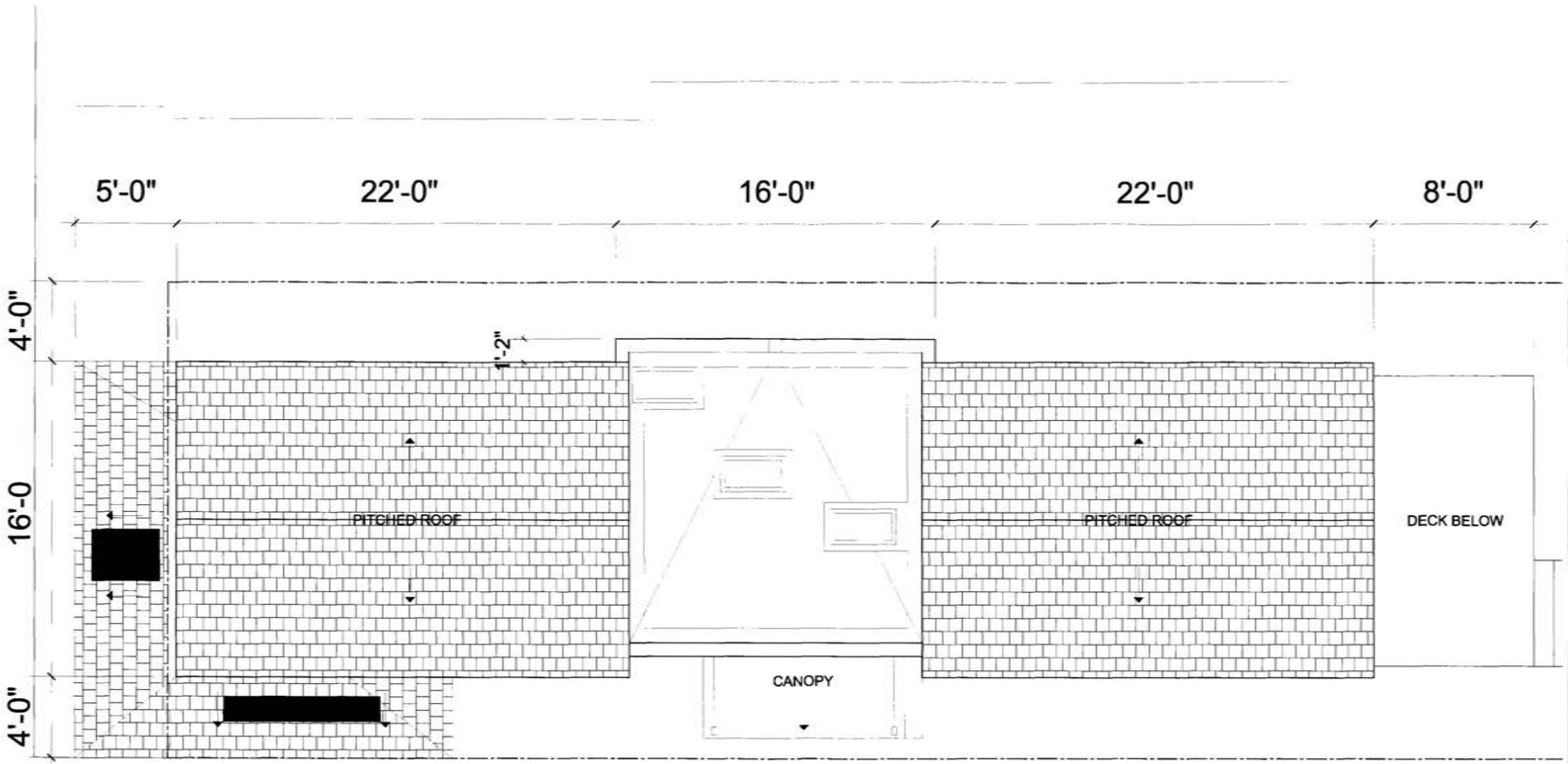
REVISIONS

N

3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

SECOND FLOOR PLAN A102



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ROOF/LOFT PLAN

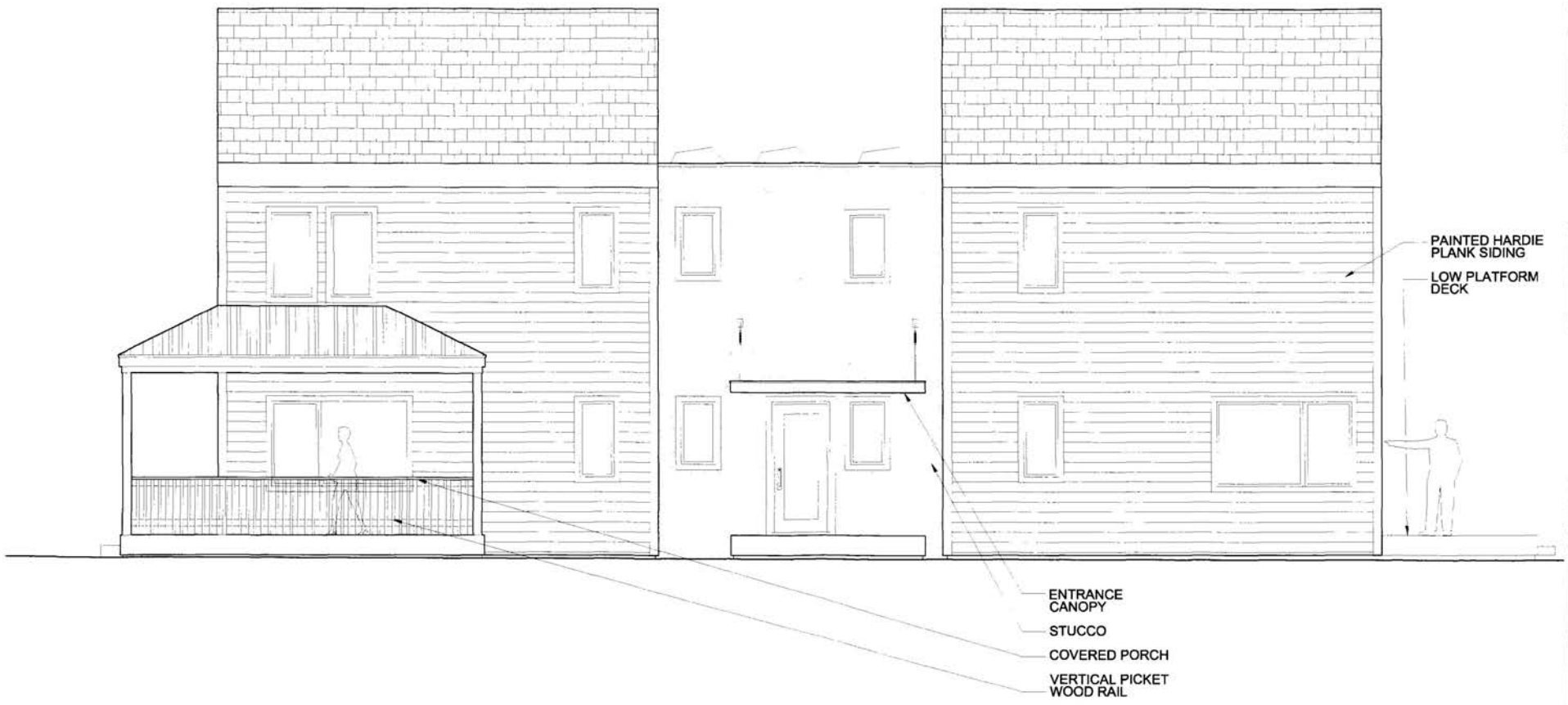
REVISIONS

N

3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

ROOF PLAN A103



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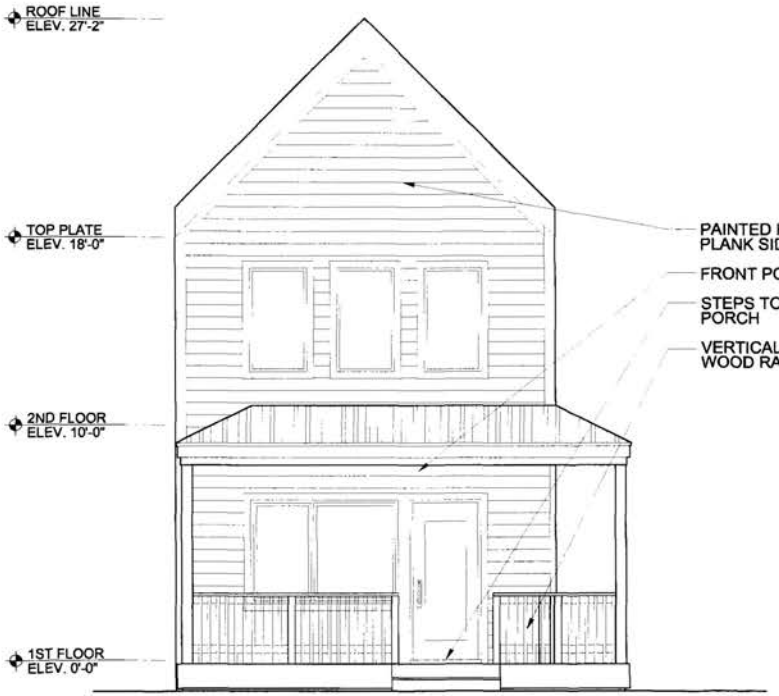
EAST ELEVATION

REVISIONS

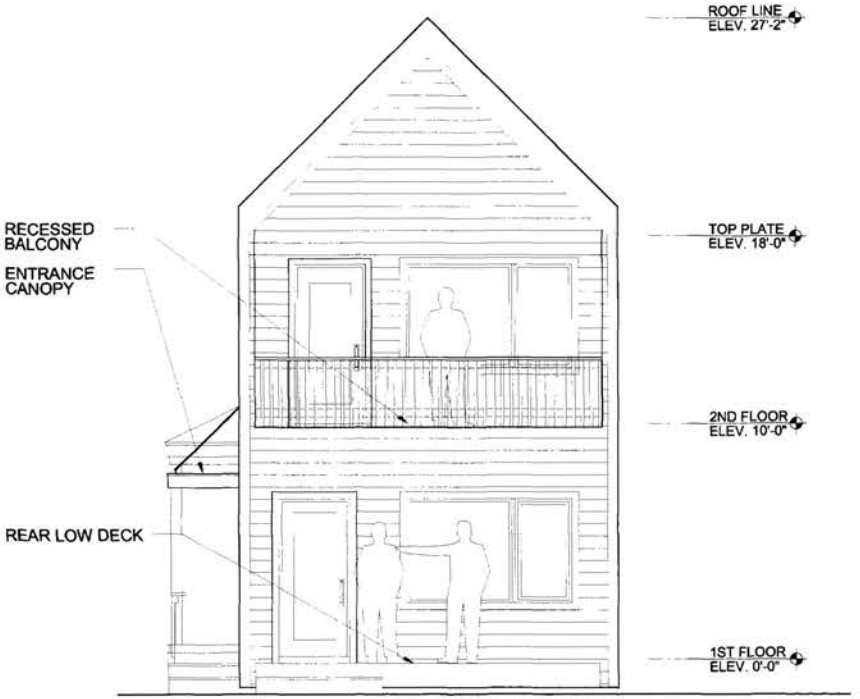
3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

EXTERIOR ELEVATIONS A201



FRONT ELEVATION



REAR ELEVATION

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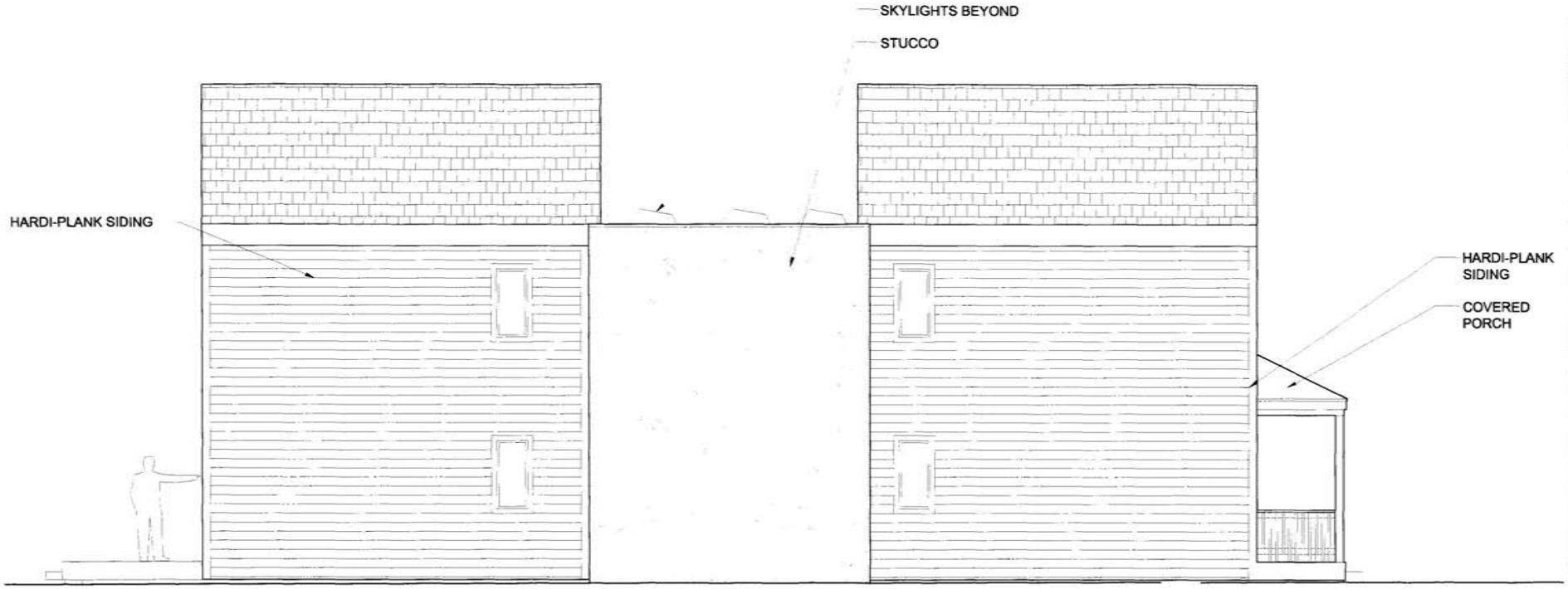
NORTH + SOUTH
ELEVATIONS

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

EXTERIOR ELEVATIONS A202



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WEST ELEVATION

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
27 JAN 05

EXTERIOR ELEVATIONS A203