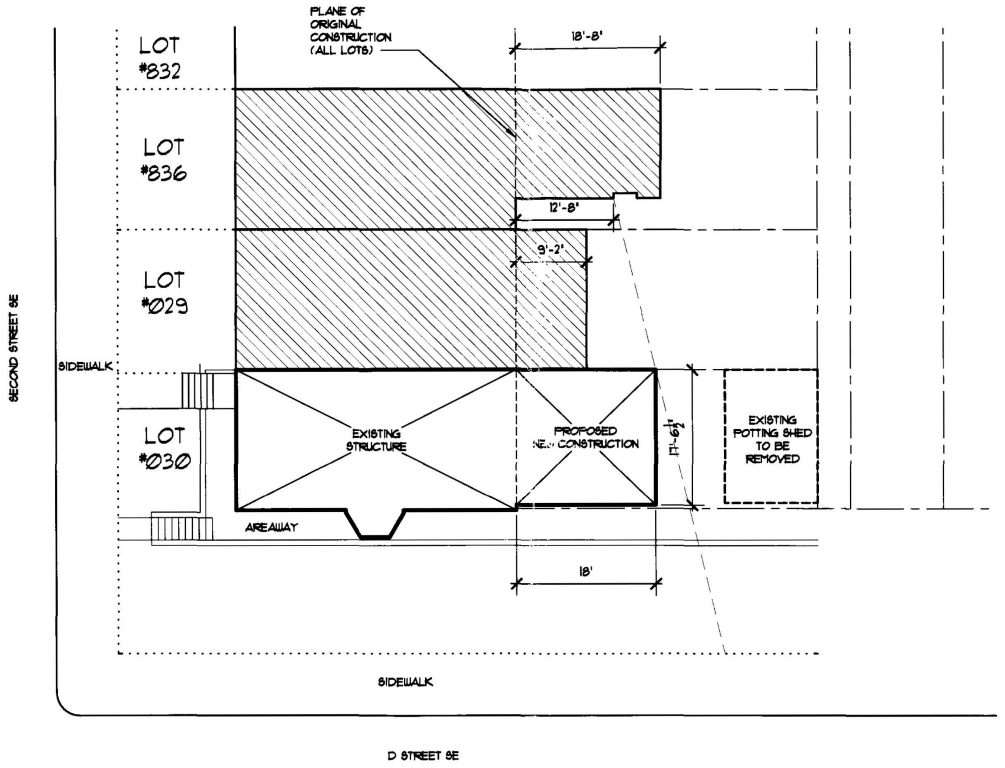
DCMR Title 11, Chapter 2, Section 223:

- 223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all of the applicable area requirements shall be permitted as a special exception if approved by the Board of Zoning Adjustment, subject to the provisions of this section.

- 223.2 The addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: a) the light and air available to neighboring properties shall not be unduly affected; b) The privacy of use and enjoyment or neighboring properties shall not be unduly compromised; c)the addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and d) In demonstrating compliance with paragraphs a), b), and c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawing sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- 223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed 50% in R-1 and R-2 or 70% in R-3, R-4, R-5 districts.

- 223.4 The Board of Zoning may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.



SQUARE: 0763
LOT: 0030
Zoning: CAP(Capitol Interest District)/R-4

FAR: Not to exceed 1.8

Percentage of Lot Occupancy: 60%**

Calculations:

Lot Area: 1458 s.f.

Existing Lot Occupancy Percentage:
Residence: 18 ft. x 35 ft. = 630 s.f.
Potting Shed: 17.25 ft. x 12 ft. = 207 s.f.
Total: 630 s.f. + 207 s.f. = 837 s.f.
837/1458 x 10 = 57% Lot Occupancy

Proposed Lot Occupancy Percentage:
Residence: 18 x 53' = 954 s.f.
Potting Shed: Removed
954/1458 x 10 = 65% Lot Occupancy

FAR:
1458 s.f. (Lot Area) x 1.8 = 2624.4 s.f. Maximum Area
18' x 35' (Existing)= 630 s.f.
18' x 53' (Proposed) = 954 s.f.

630 s.f. (Lower Level)
+ 954 (First Floor)
+ 954 (Second Floor) = 2538 s.f. Total Proposed

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 11 PM 1:42

SITE PLAN - PROPOSED RENOVATION & ADDITION

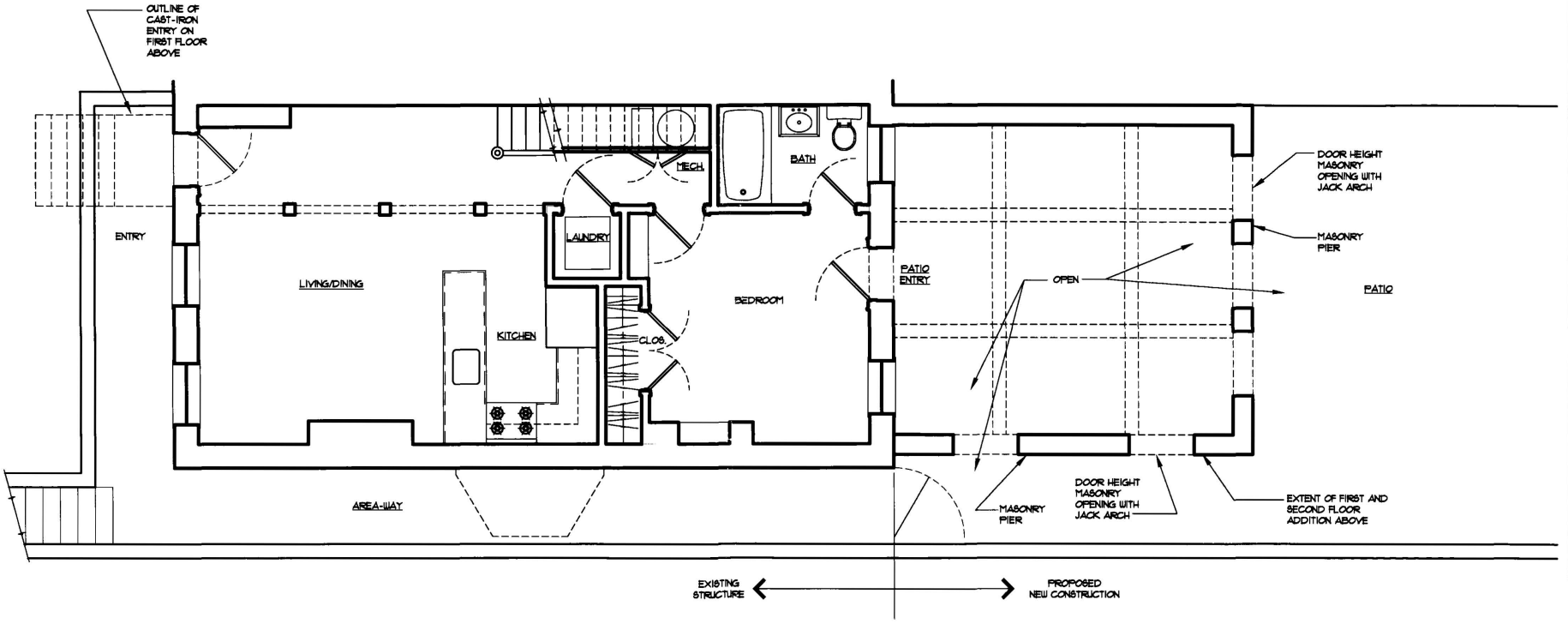
SCALE: 1/8"=1'-0"

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17294
EXHIBIT NO. 8

SUBMITTED FOR APPROVAL DEC. 20, 2004

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC

Board of Zoning Adjustment
District of Columbia
CASE NO. 17294
EXHIBIT NO. 8

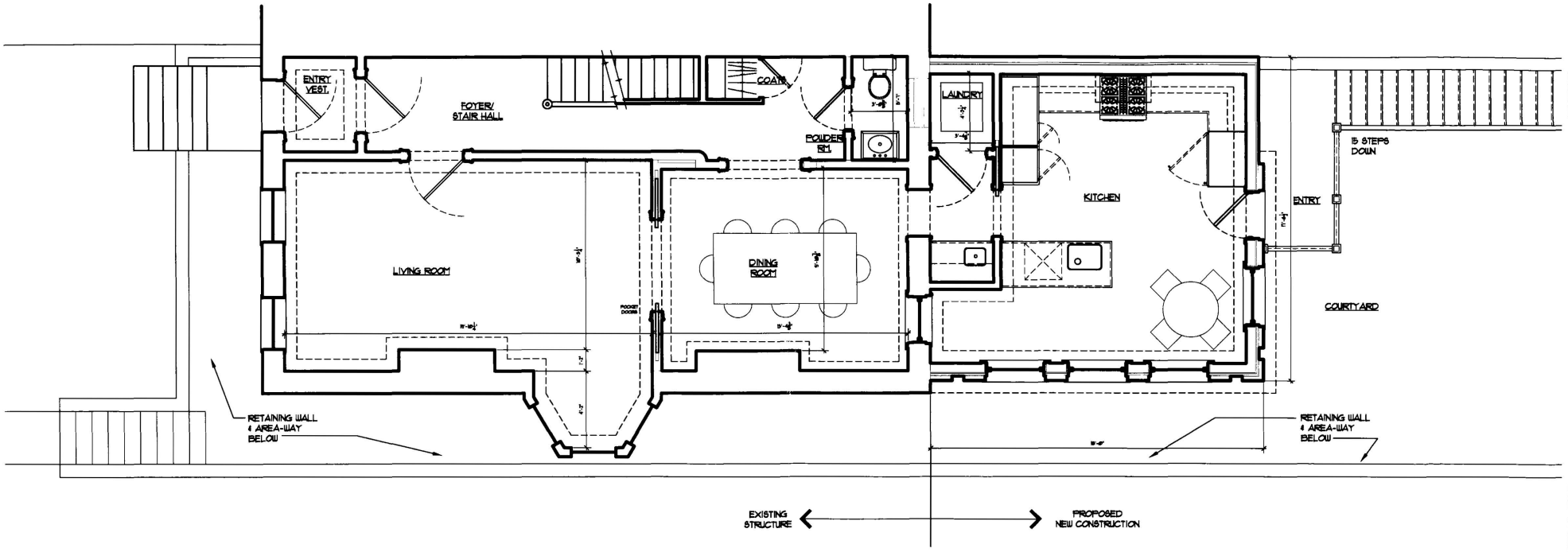


LOWER-LEVEL FLOOR PLAN
- PROPOSED ADDITION & RENOVATION -

SCALE: 3/16"=1'-0"

SUBMITTED FOR APPROVAL DEC. 20, 2024

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC

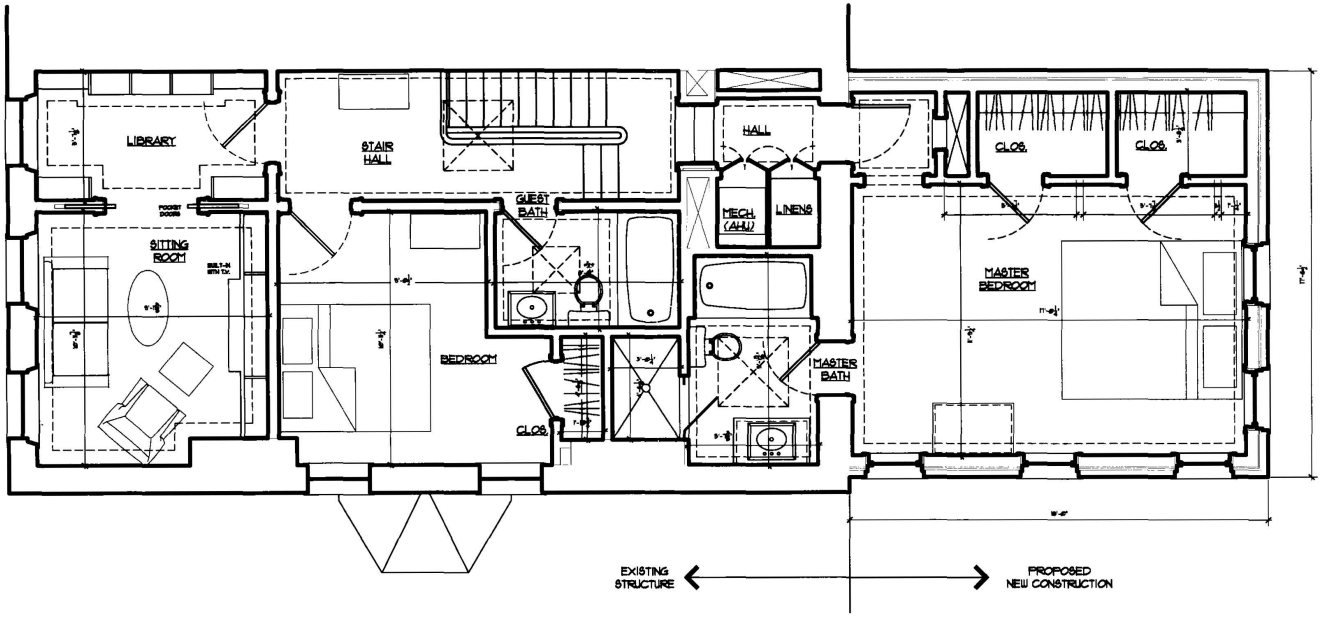


FIRST FLOOR PLAN - PROPOSED ADDITION & RENOVATION

SCALE: 3/16"=1'-0"

SUBMITTED FOR APPROVAL DEC. 20, 2024

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC



SECOND FLOOR PLAN - PROPOSED ADDITION & RENOVATION

SCALE: 3/16"=1'-0"

SUBMITTED FOR APPROVAL DEC. 20, 2024





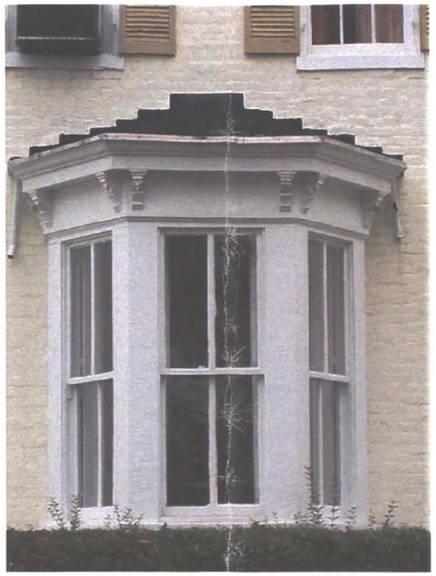




CONTEXT PHOTOS - NEIGHBORHOOD PRECEDENTS FOR MASSING & MATERIALS

SUBMITTED
FOR APPROVAL
DEC. 20, 2004







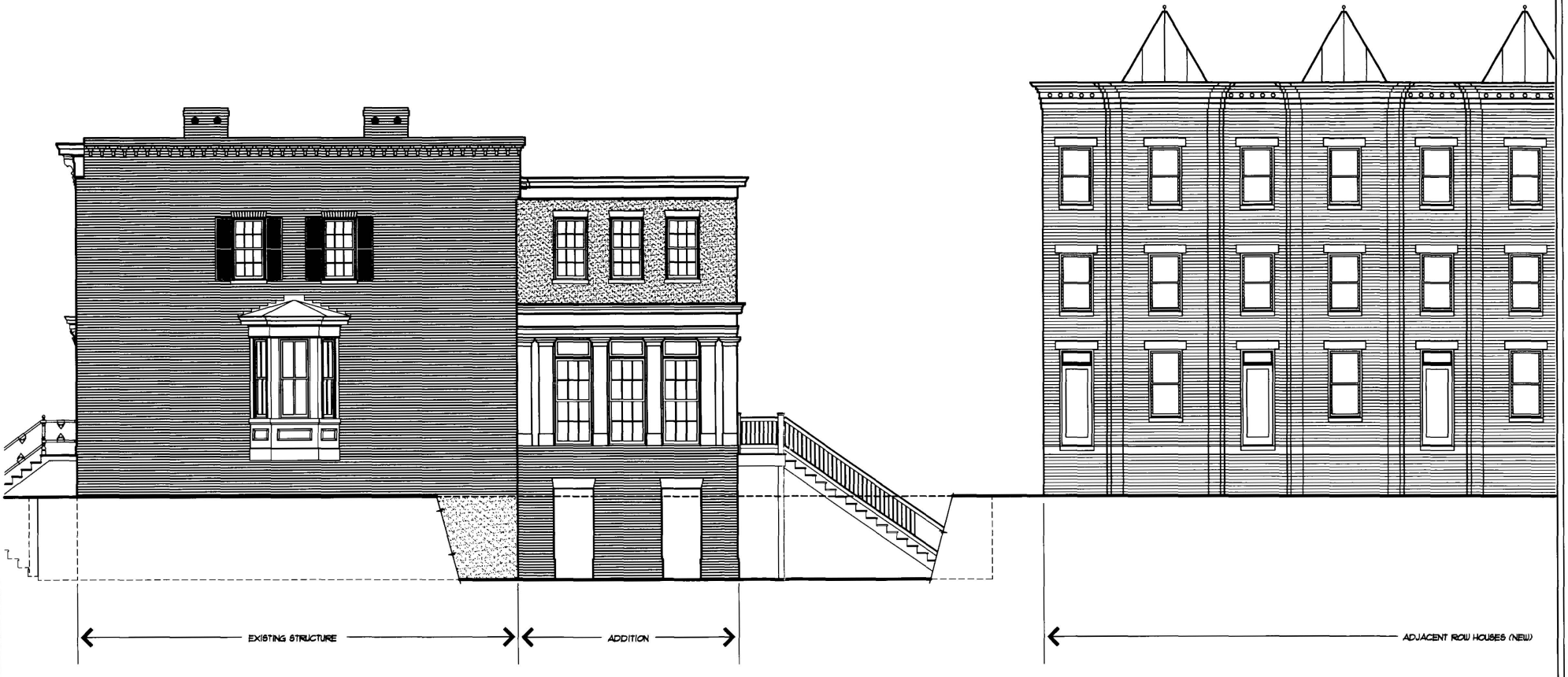






CONTEXT PHOTOS - EXISTING ARCHITECTURAL DETAILS

SUBMITTED
FOR APPROVAL
DEC. 20, 2004



SITE ELEVATION - VIEW FROM D STREET & FOLGER PARK

SCALE: 1/8"=1'-0"

SUBMITTED
FOR APPROVAL
DEC. 20, 2004

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC

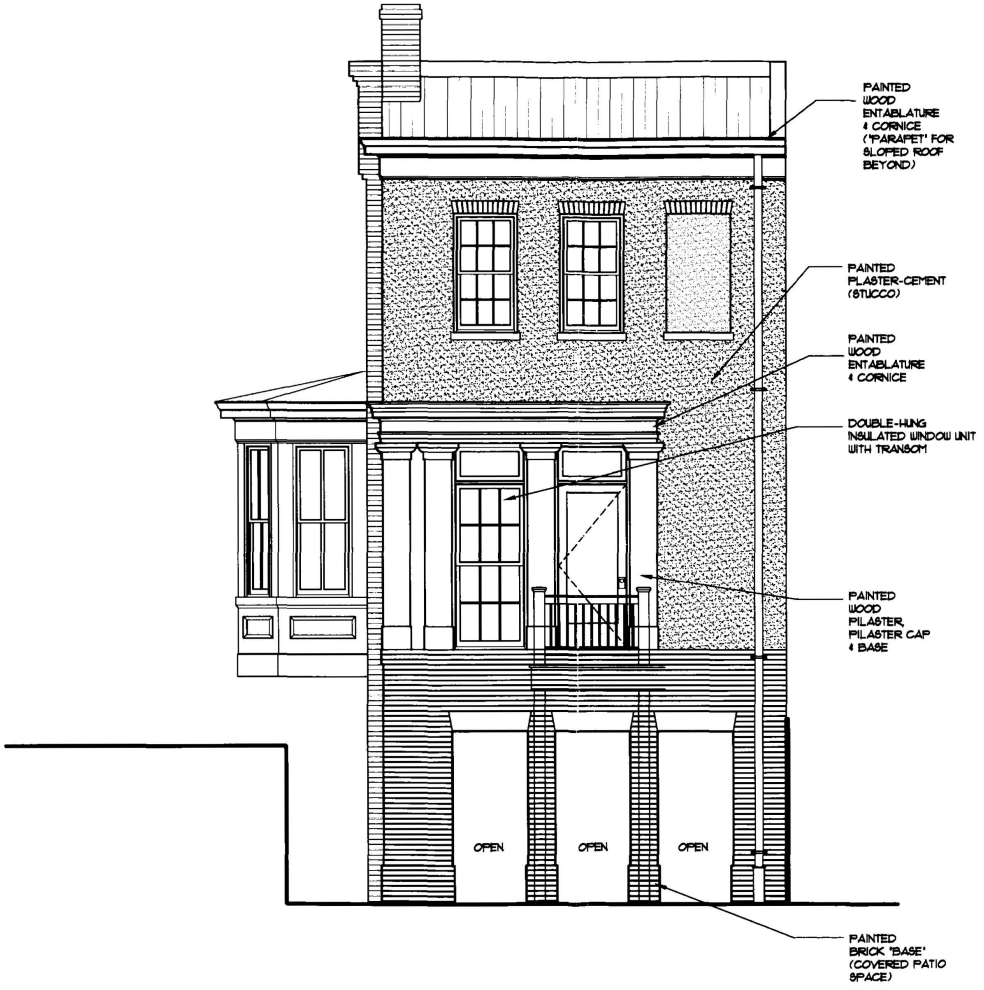


SIDE ELEVATION

SCALE: 3/16"=1'-0"

SUBMITTED
FOR APPROVAL
DEC. 20, 2004

Mr. & Mrs. Patrick Browne - 326 SECOND STREET SE - Washington, DC



REAR ELEVATION

SCALE: 3/16"=1'-0"

SUBMITTED
FOR APPROVAL
DEC. 20, 2024



SIDE ELEVATION - RENDERING

SUBMITTED
FOR APPROVAL
DEC. 20, 2004