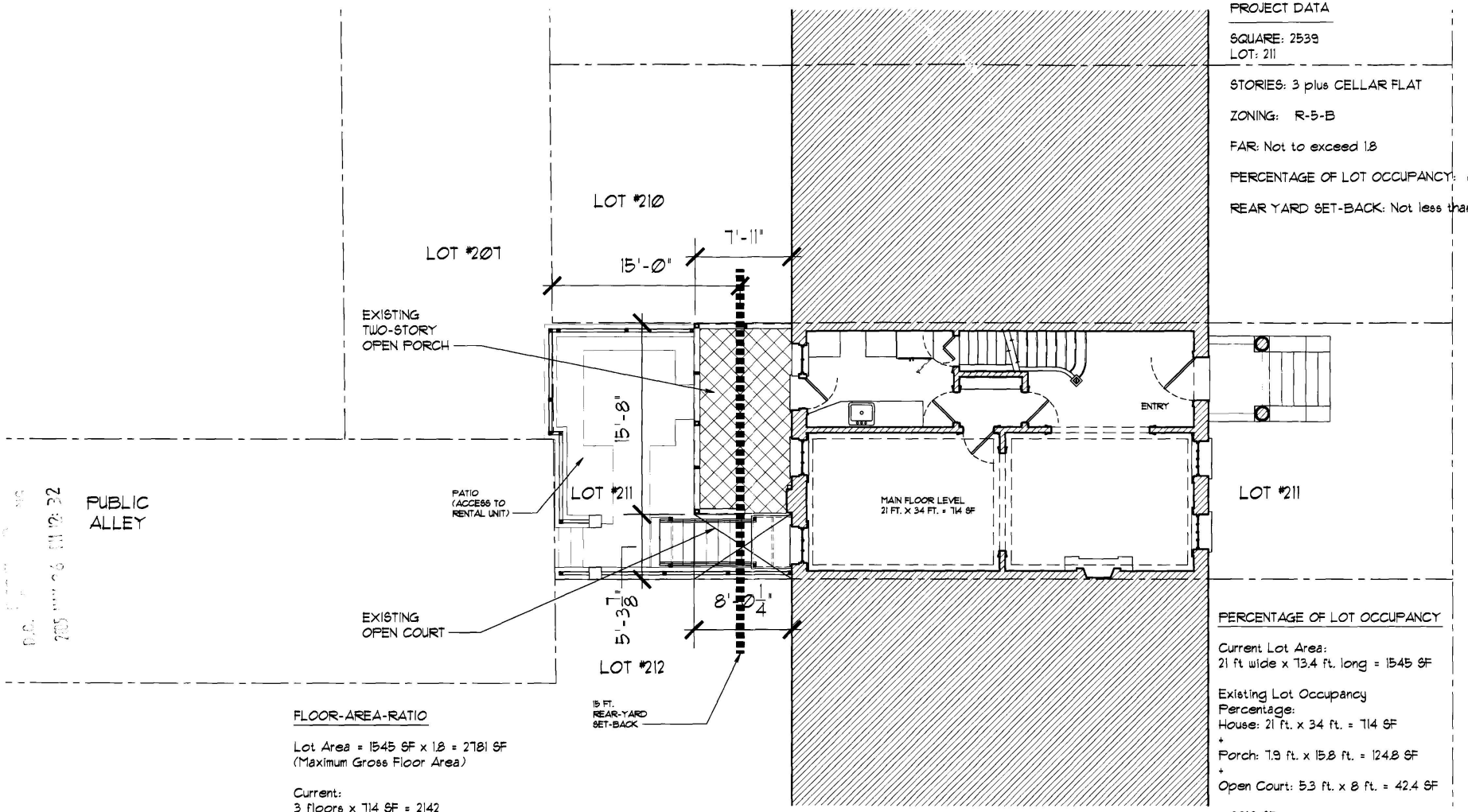


2328 19TH STREET, NW
PROJECT DATA

SQUARE: 2539
LOT: 211

STORIES: 3 plus CELLAR FLAT

ZONING: R-5-B

FAR: Not to exceed 1.8

PERCENTAGE OF LOT OCCUPANCY: 60%

REAR YARD SET-BACK: Not less than 15 feet.

FLOOR-AREA-RATIO

Lot Area = 1545 SF x 1.8 = 2781 SF
(Maximum Gross Floor Area)

Current:
3 floors x 714 SF = 2142
+
2 balconies x 124 = 248

Total Current Gross Floor Area =
2390 SF

PERCENTAGE OF LOT OCCUPANCY

Current Lot Area:
21 ft wide x 73.4 ft. long = 1545 SF

Existing Lot Occupancy
Percentage:
House: 21 ft. x 34 ft. = 714 SF
+
Porch: 7.9 ft. x 15.8 ft. = 124.8 SF
+
Open Court: 5.3 ft. x 8 ft. = 42.4 SF

= 881.2 SF

Total Existing Lot Occupancy Percentage =
= 57 % (PERCENT)

SITE PLAN - EXISTING CONDITIONS
SCALE: 1/8"=1'-0"

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FOR APPROVAL
MAY 19, 2005

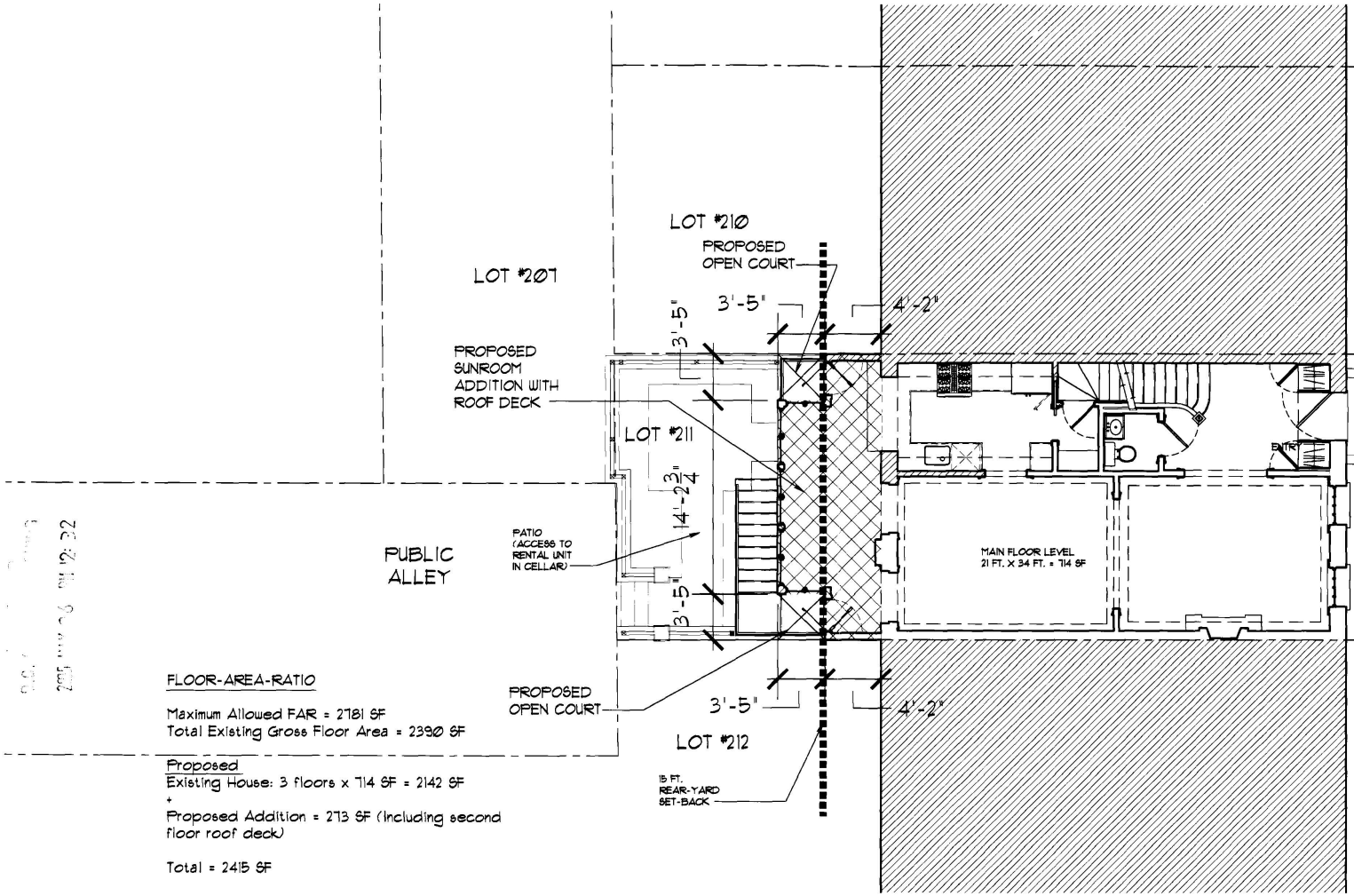
BZA

CASE No. 17374
EXHIBIT No. 5

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-0.1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17374
EXHIBIT NO. 5



2328 19TH STREET, NW
PROJECT DATA

SQUARE: 2539
LOT: 211

STORIES: 3 plus CELLAR FLAT

ZONING: R-5-B

FAR: Not to exceed 1.8

PERCENTAGE OF LOT OCCUPANCY: 60%

REAR YARD SET-BACK: Not less than 15 feet.

PERCENTAGE OF LOT OCCUPANCY

Existing Percentage of Lot Occupancy =
= 57 % (PERCENT)

Proposed

Existing House: 714 SF
+
Proposed Addition: 136.5 SF
+
Open Courts (2): 23.34 SF

= 874 SF

Total Proposed Lot Occupancy Percentage:
= 56.6% Percent

Proposed Alternate:
Existing House: 714 SF
+
Proposed Addition: 148.17 SF
+
Open Court (1): 11.67 SF

= 874 SF

Total Proposed Lot Occupancy Percentage:
= 56.6% Percent

FLOOR-AREA-RATIO

Maximum Allowed FAR = 2781 SF
Total Existing Gross Floor Area = 2390 SF

Proposed
Existing House: 3 floors x 714 SF = 2142 SF
+
Proposed Addition = 273 SF (including second floor roof deck)

Total = 2415 SF

Proposed Alternate:
Existing House: 3 floors x 714 SF = 2142 SF
+
Proposed Addition = 296 SF

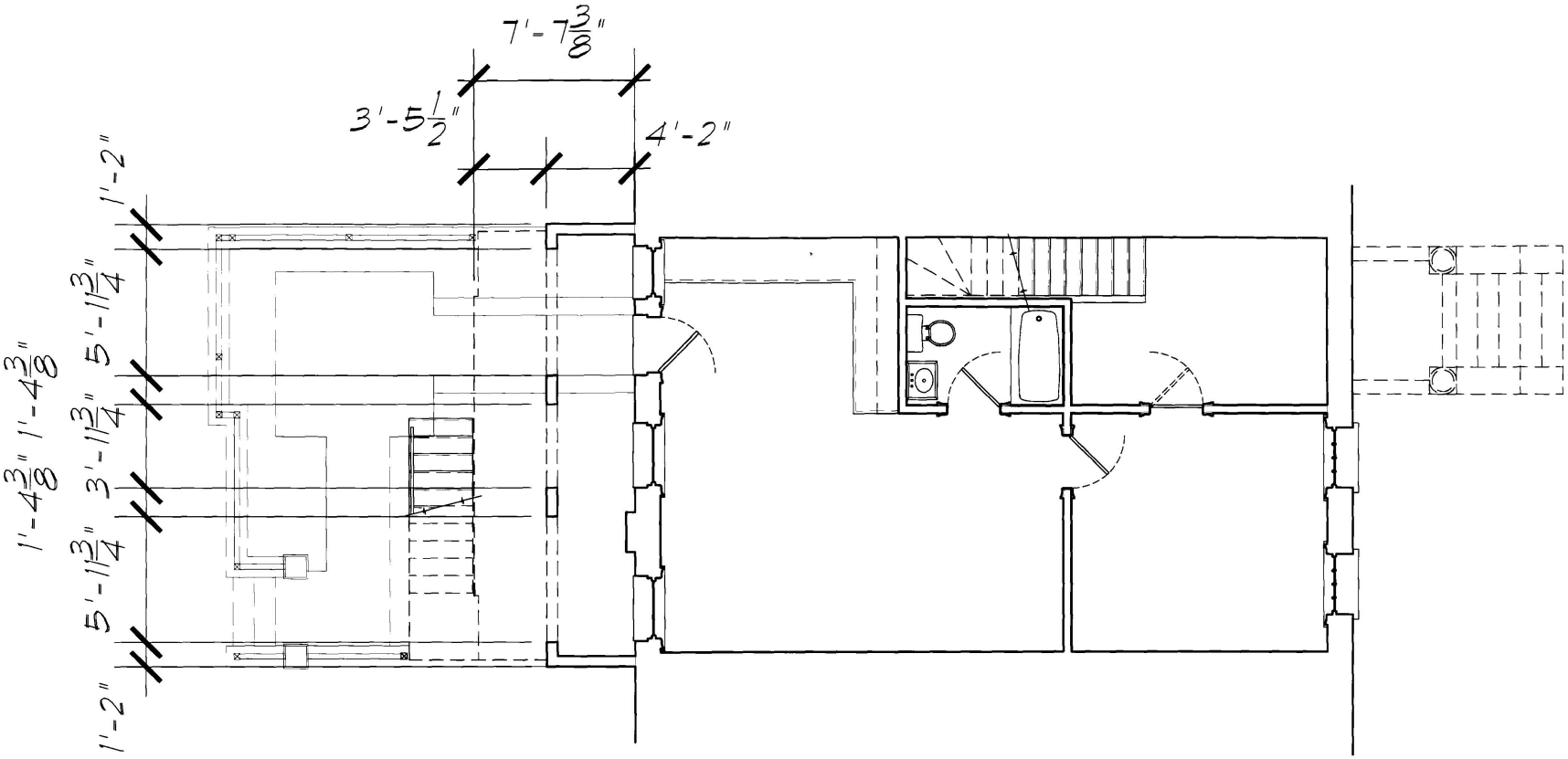
Total = 2438 SF

SITE PLAN - PROPOSED
SCALE: 1/8"=1'-0"

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Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-02



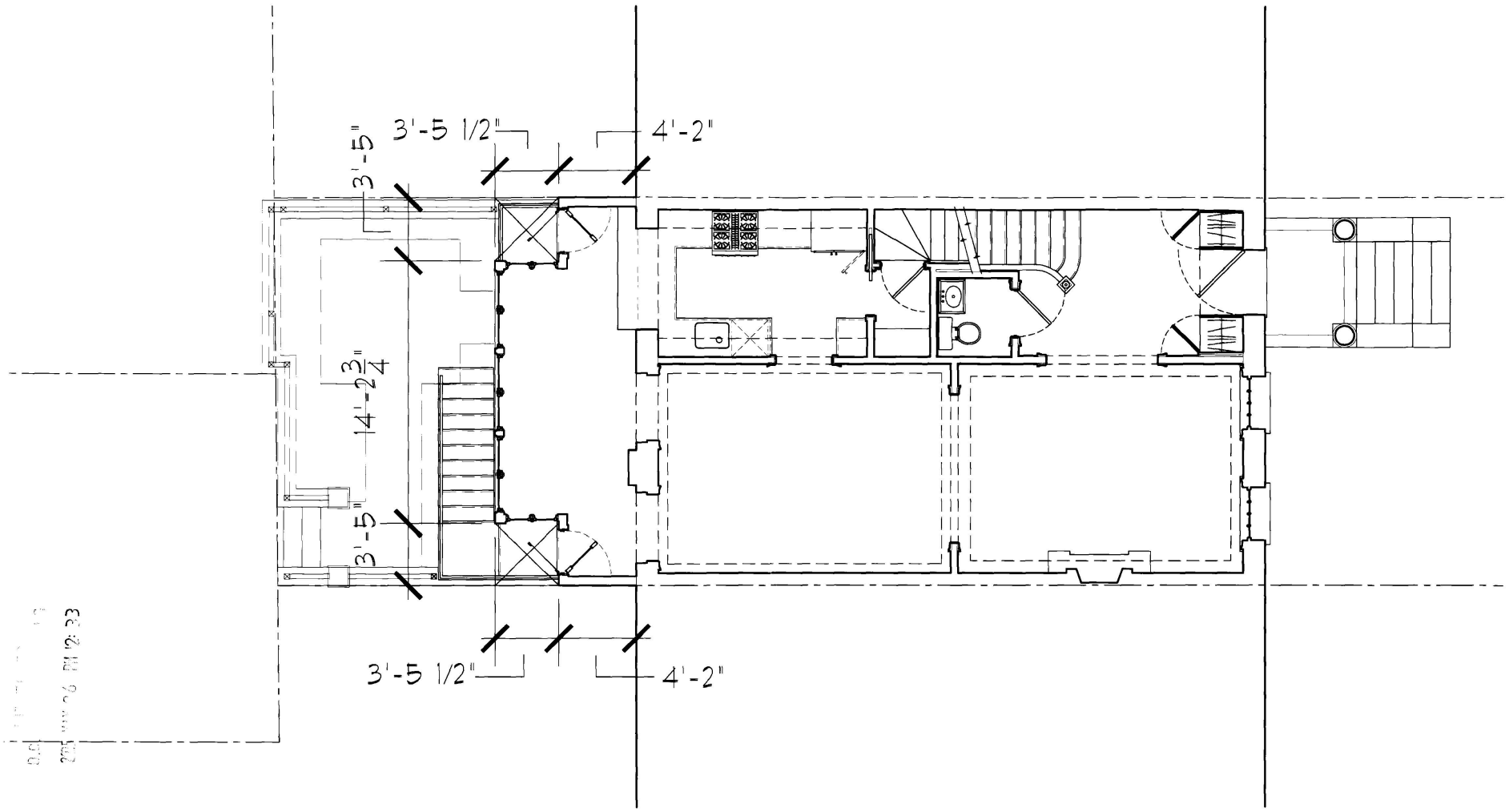
PROPOSED - CELLAR-FLAT FLOOR PLAN

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

SUBMITTED
FOR APPROVAL
MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-1.0



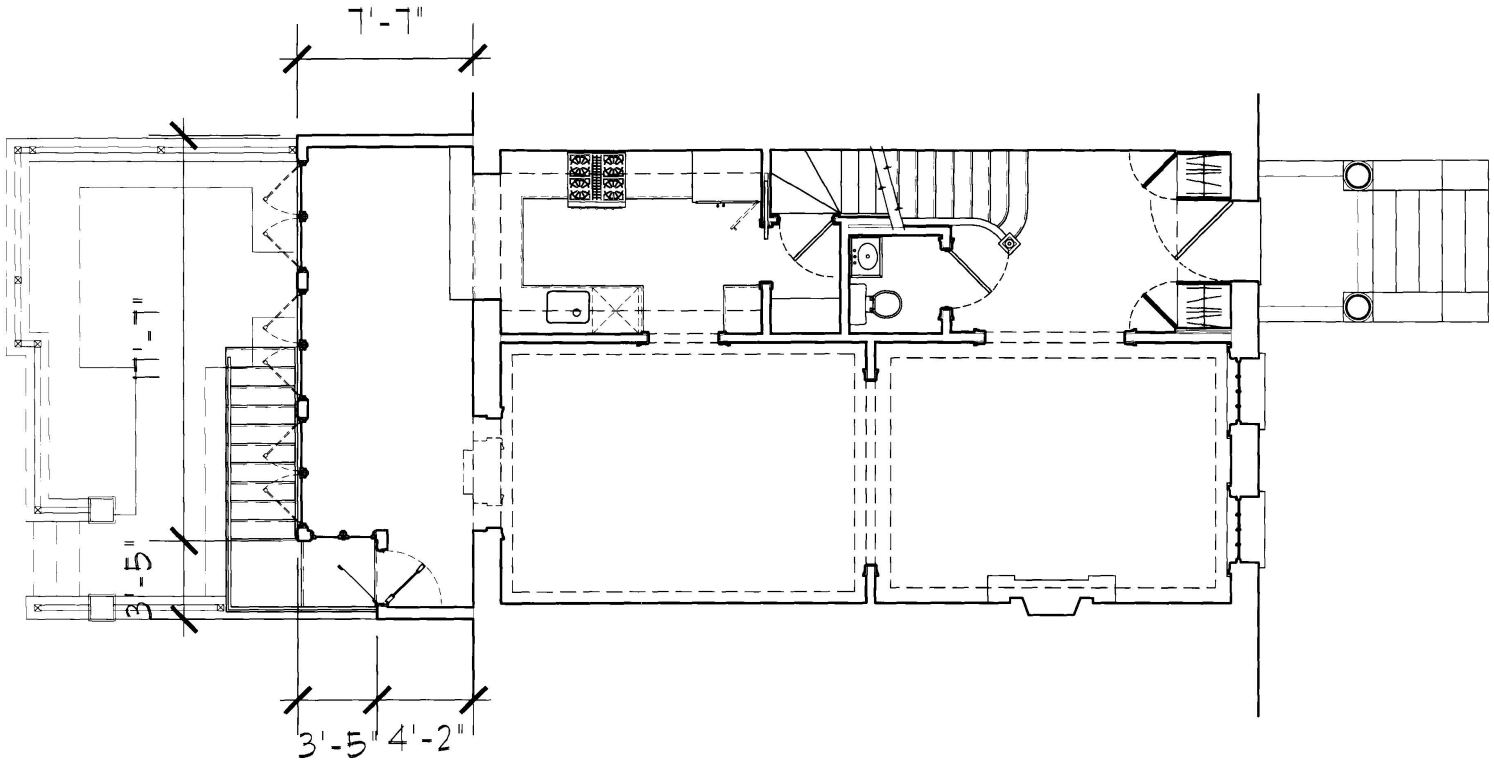
PROPOSED - FIRST FLOOR PLAN

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

SUBMITTED
FOR APPROVAL
MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-1.1



PROPOSED ALTERNATE - FIRST FLOOR PLAN

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

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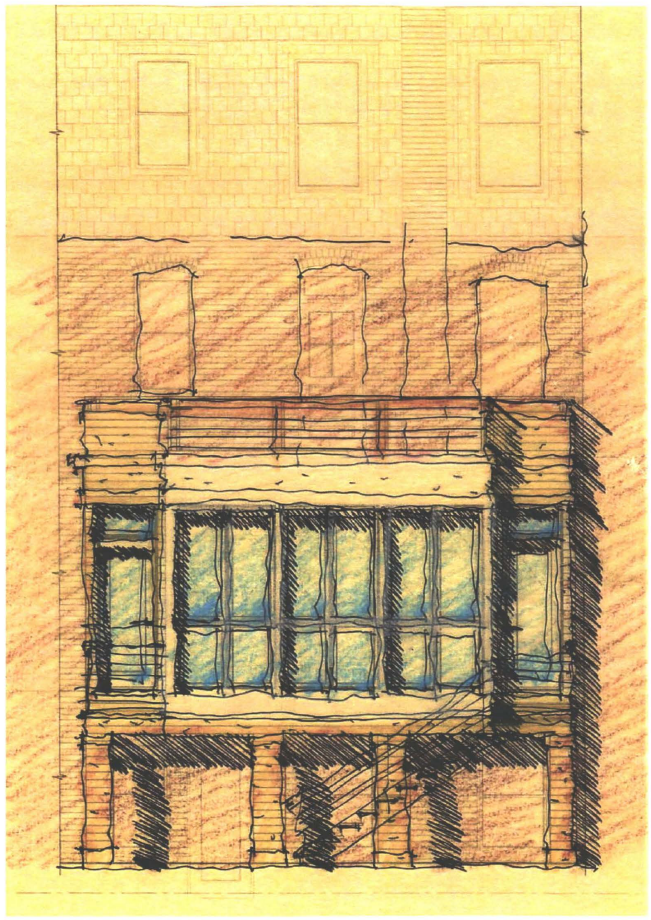
Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-1.1-alt.



EXTERIOR ELEVATION - REAR

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



EXTERIOR ELEVATION - RENDERING

SCALE: N.T.S.

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 26 PM 12:33

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MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-2.0



ALTERNATE - EXTERIOR ELEVATION - REAR

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



ALTERNATE - EXTERIOR ELEVATION - RENDERING

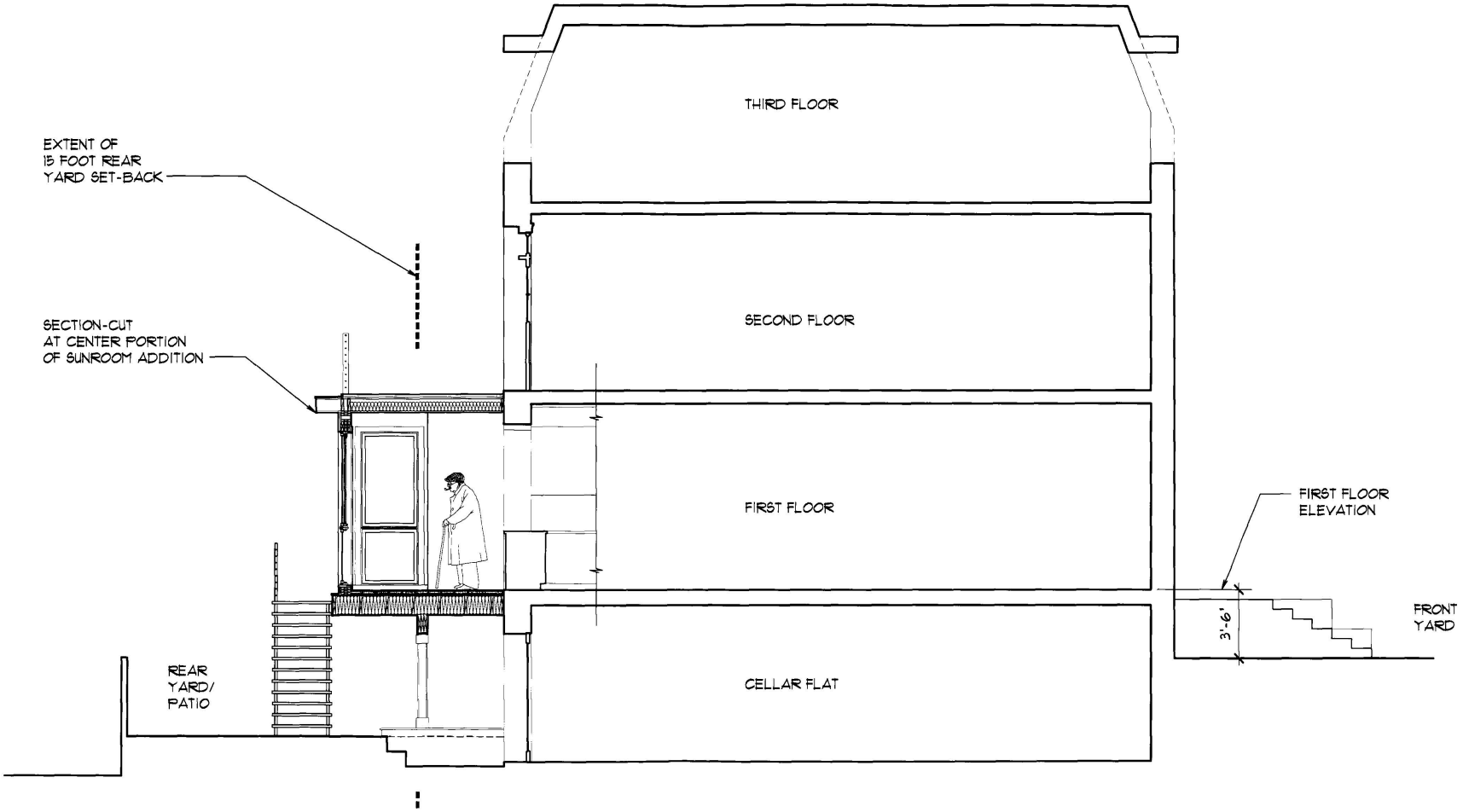
SCALE: N.T.S.

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FOR APPROVAL
MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-2.0-alt.



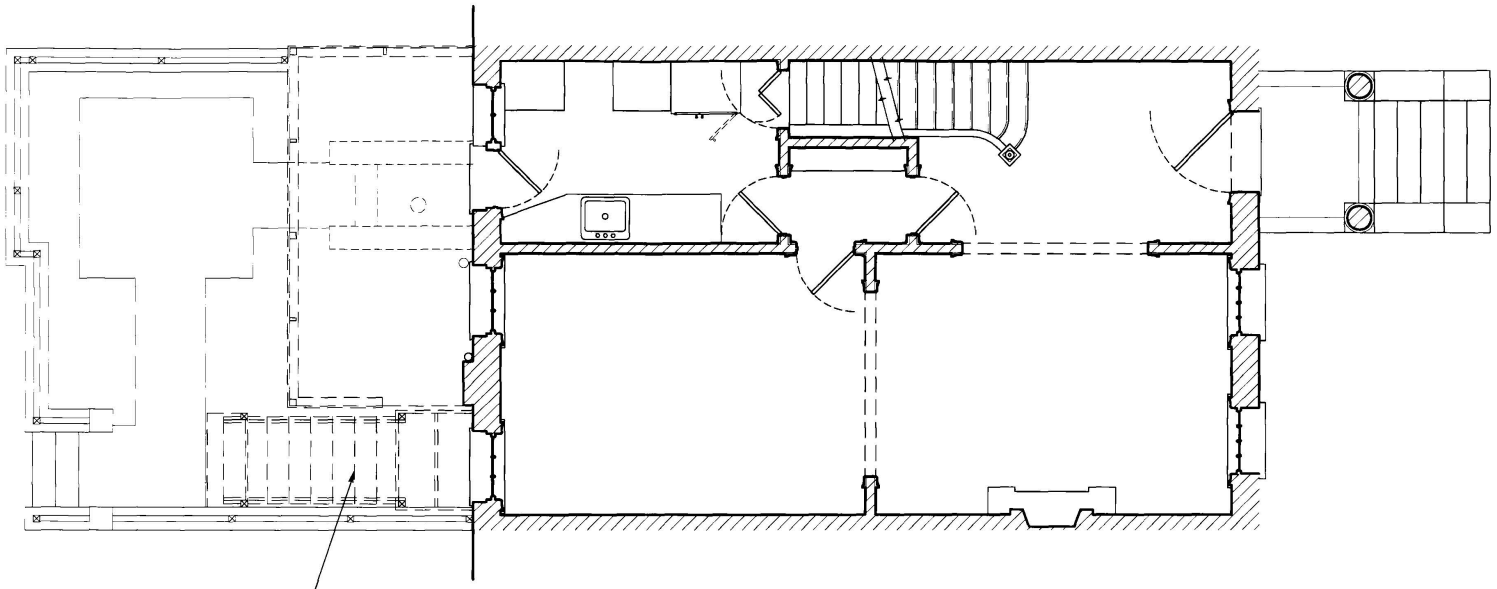
BUILDING SECTION

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

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FOR APPROVAL
MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. A-3.0



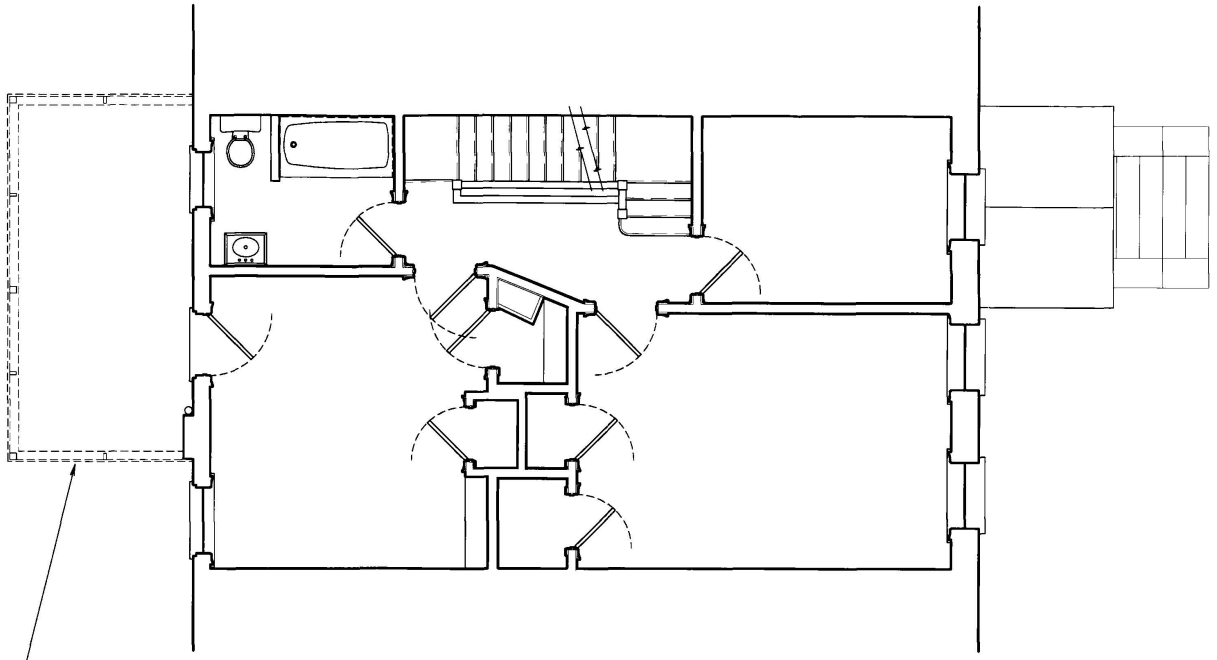
EXISTING CONDITIONS - FIRST FLOOR PLAN

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

SUBMITTED
FOR APPROVAL
MAY 19, 2005

Canby/Schady Residence - 2328 NINETEENTH STREET NW - Washington, DC

DWG. NO. D-1.1



EXISTING CONDITIONS - SECOND FLOOR PLAN

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

SUBMITTED
FOR APPROVAL
MAY 19, 2025