

THE SIMPSON RESIDENCE

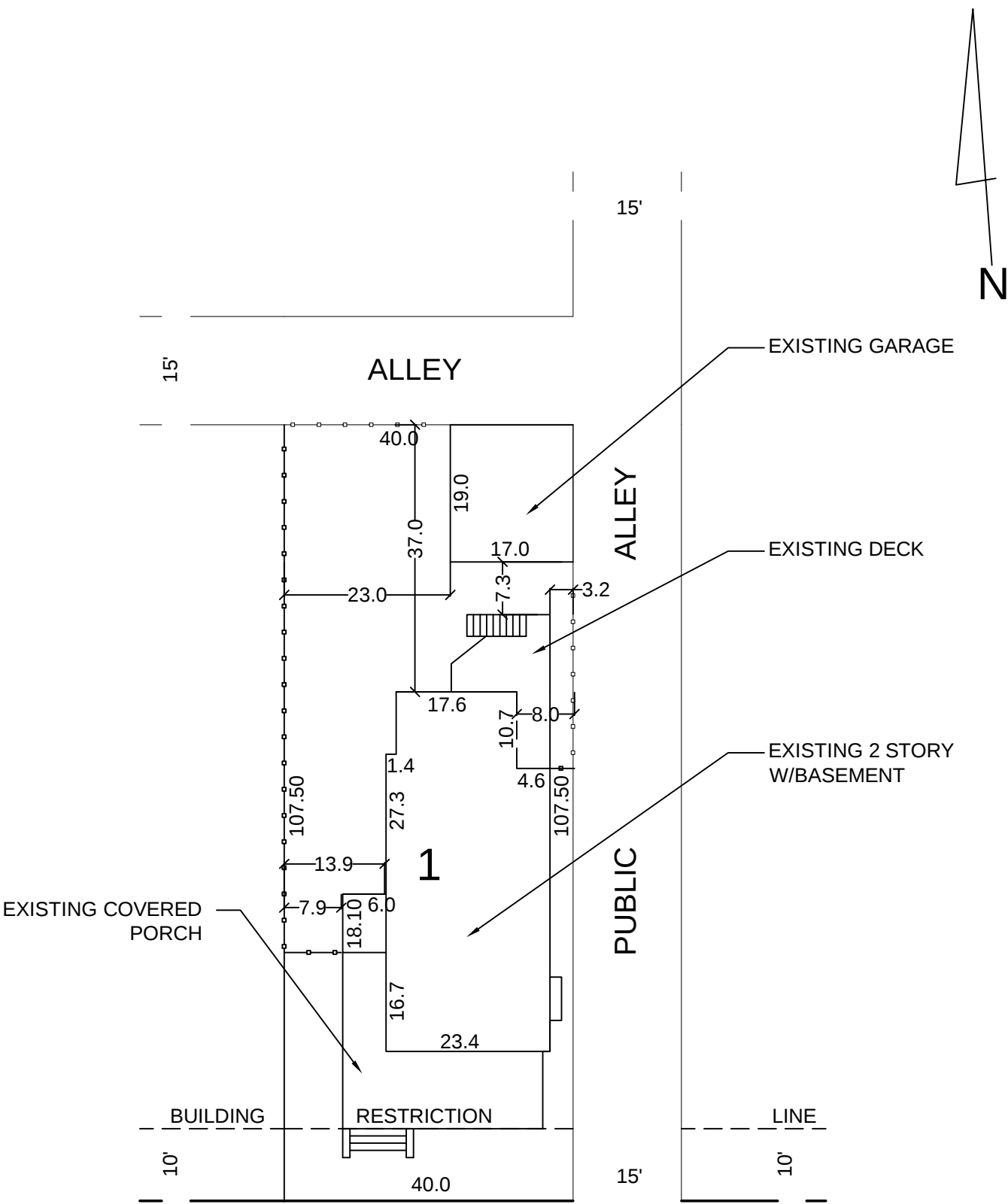
1605 MADISON STREET NW
WASHINGTON DC 20011

BZA SUBMITTAL PACKAGE

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EXISTING SITE PLAN



ZONING INFO

ZONE: R-1-B

EXISTING LOT = 4300 sf

ALLOWABLE COVERAGE: 40%

TOTAL COVERAGE: 1976.88 SF
(HOUSE, GARAGE, DECK, PORCH)

1976.88 / 4300 = .45%

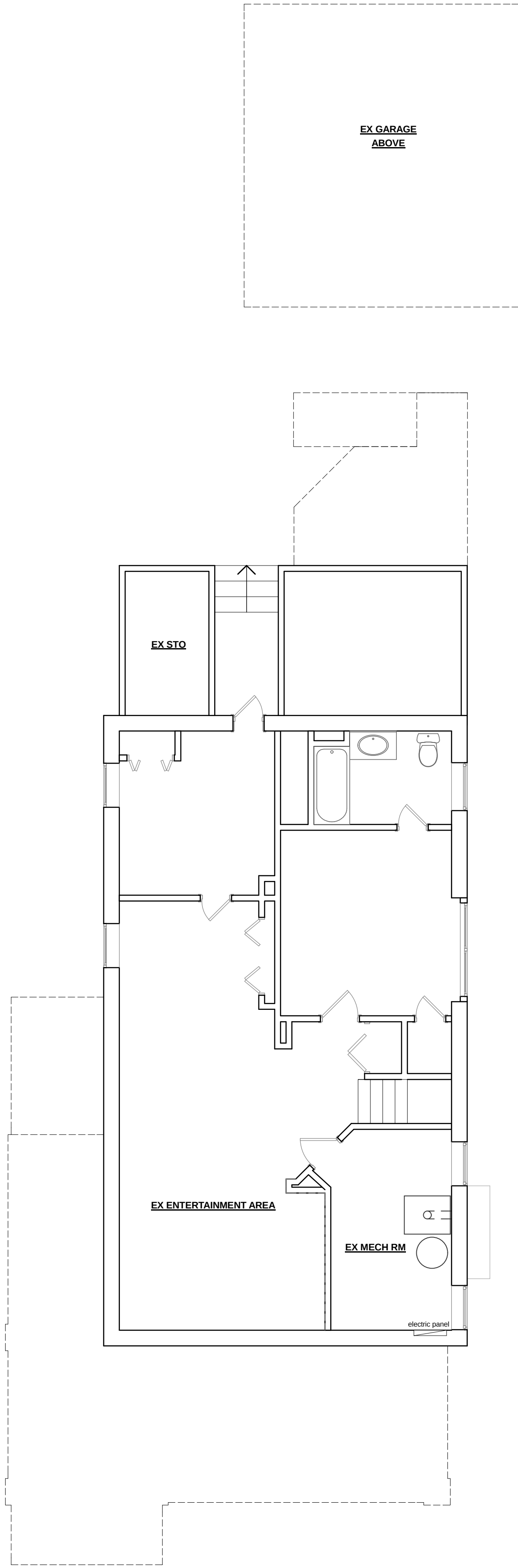
EXISTING COVERAGE OVER: .5%

EXISTING SIDE YARD: 7.9' WEST, 3.2 EAST (MINIMUM SIDE YARD: 8.0')

EXISTING REAR YARD: 37.0' (MINIMUM REAR YARD: 25.0')

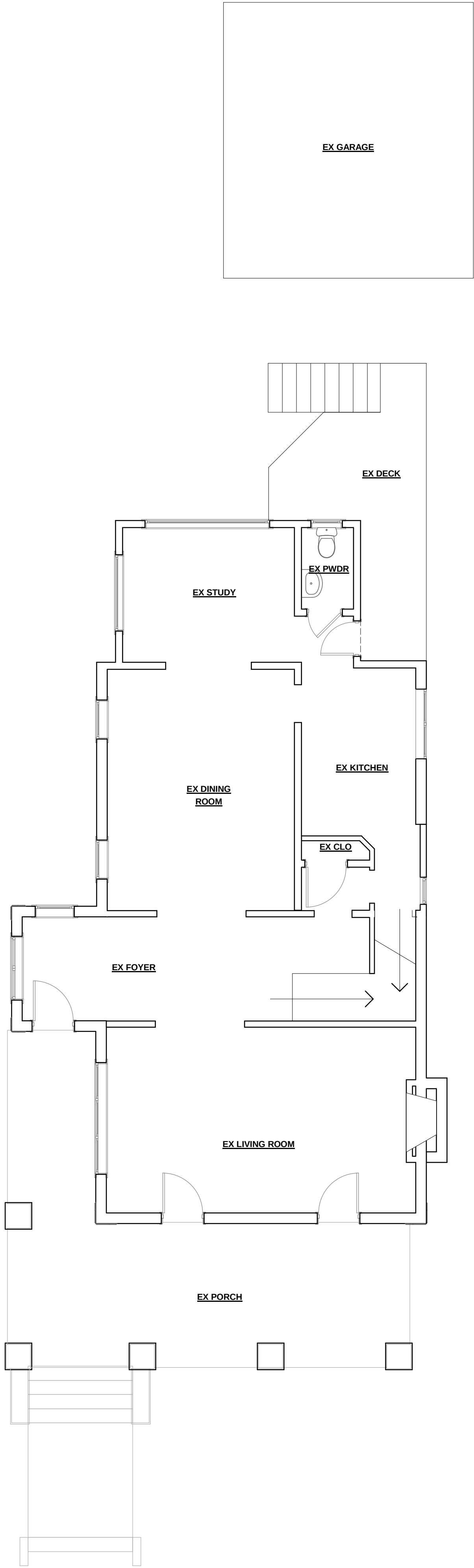
EXISTING HEIGHT: 30.9' (MAXIMUM HEIGHT: 40.0')

MADISON STREET, N.W.



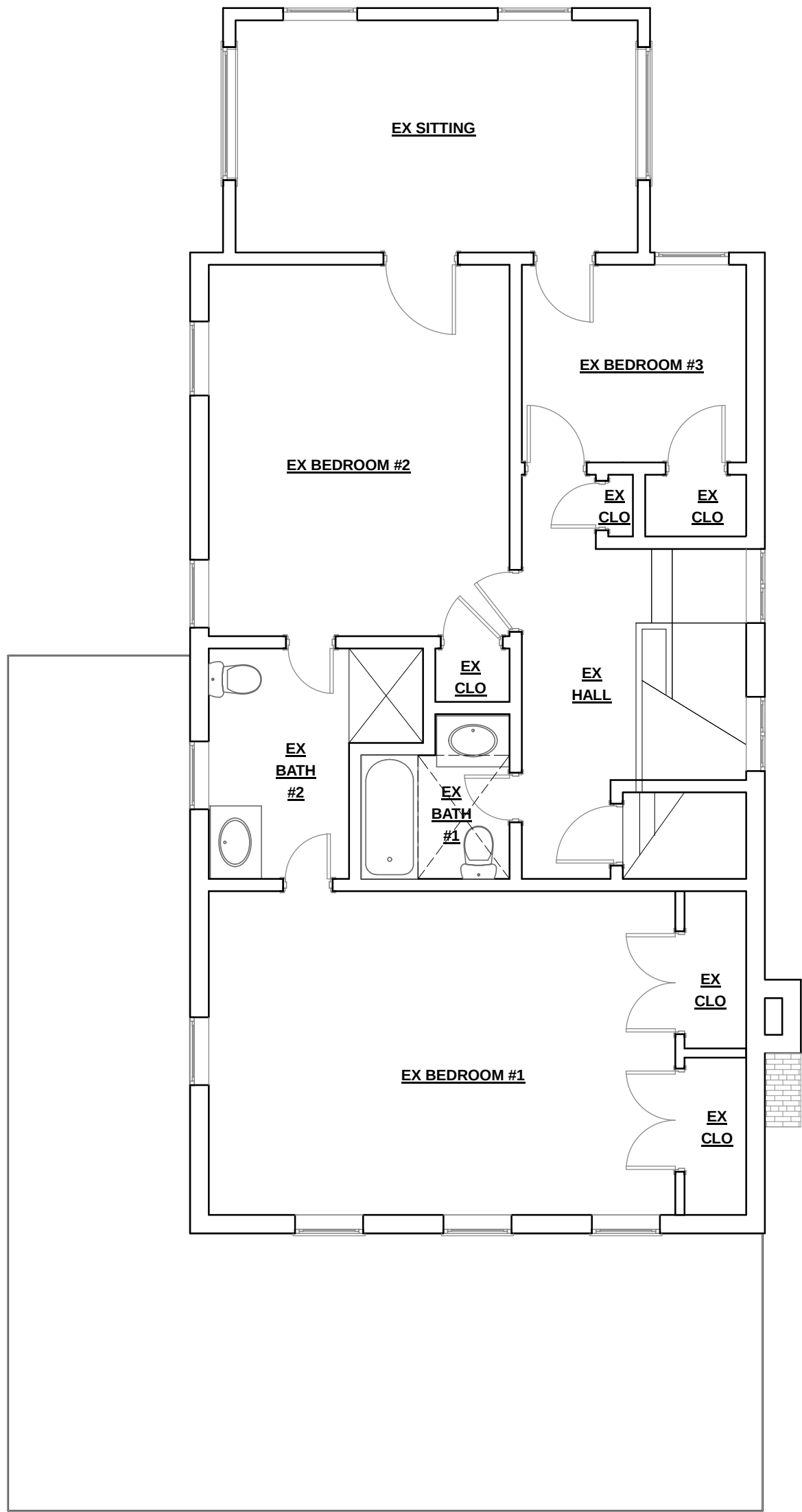
Existing Basement Floor Plan
3/16" = 1'-0"

1.
AB-1



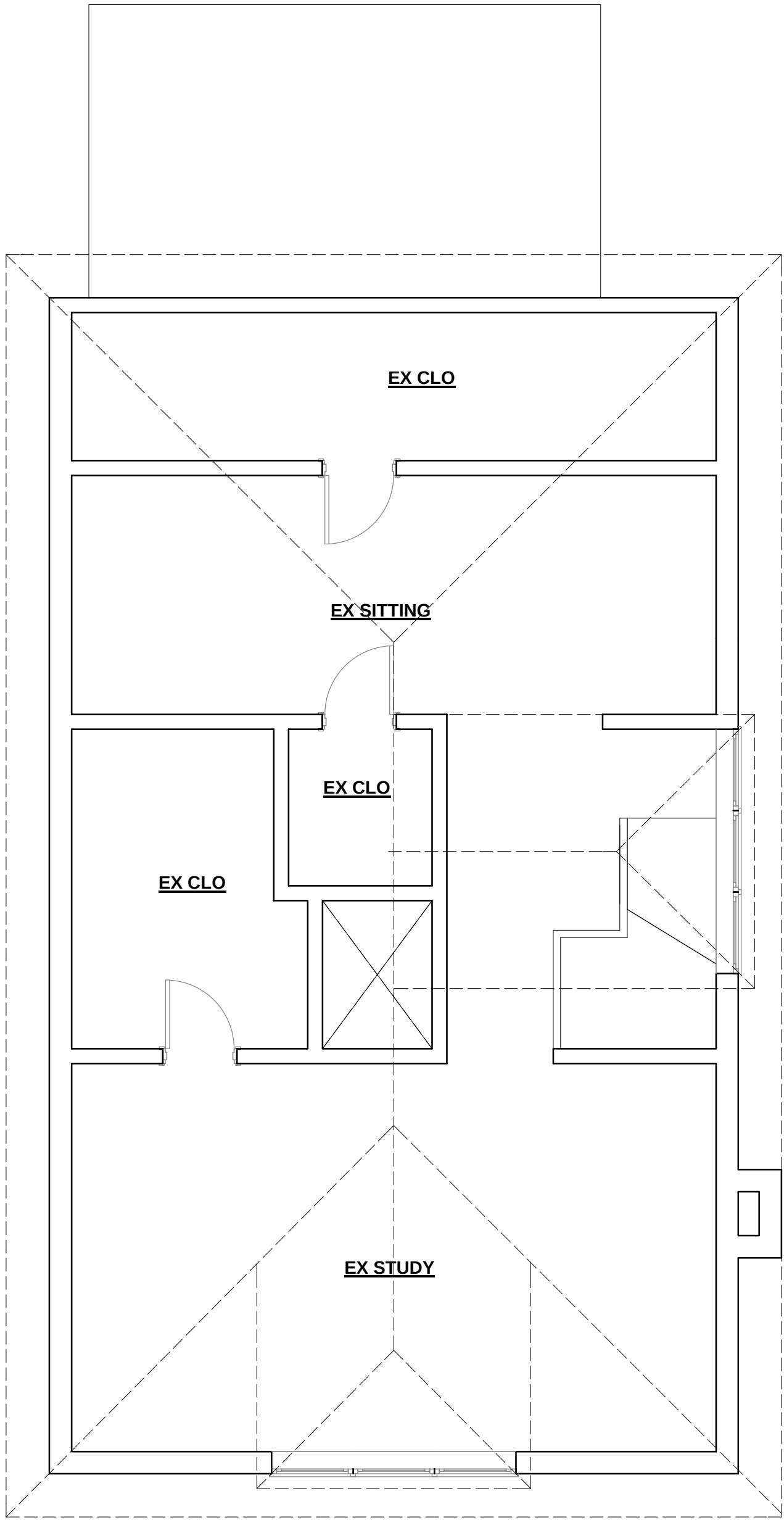
Existing 1st Floor Plan
3/16" = 1'-0"

2.
AB-1



Existing 2nd Floor Plan
3/16" = 1'-0"

3.
AB-1



Existing Attic Plan
1/4" = 1'-0"

4.
AB-1



10739 Tucker St #260
Beltsville MD 20705
301.579.4563

THE SIMPSON RESIDENCE
1605 Madison St NW
Washington DC 20011

Existing Attic Plan, Existing 2nd
Floor Plan, Existing 1st Floor Plan,
Existing Basement Floor Plan

Written dimensions on these drawings shall
have precedence over scale dimensions.
Contractor shall verify and be responsible for all
dimensions and conditions on the job and this
office must be notified of any variations from the
dimensions and conditions.

Drawn by
LB

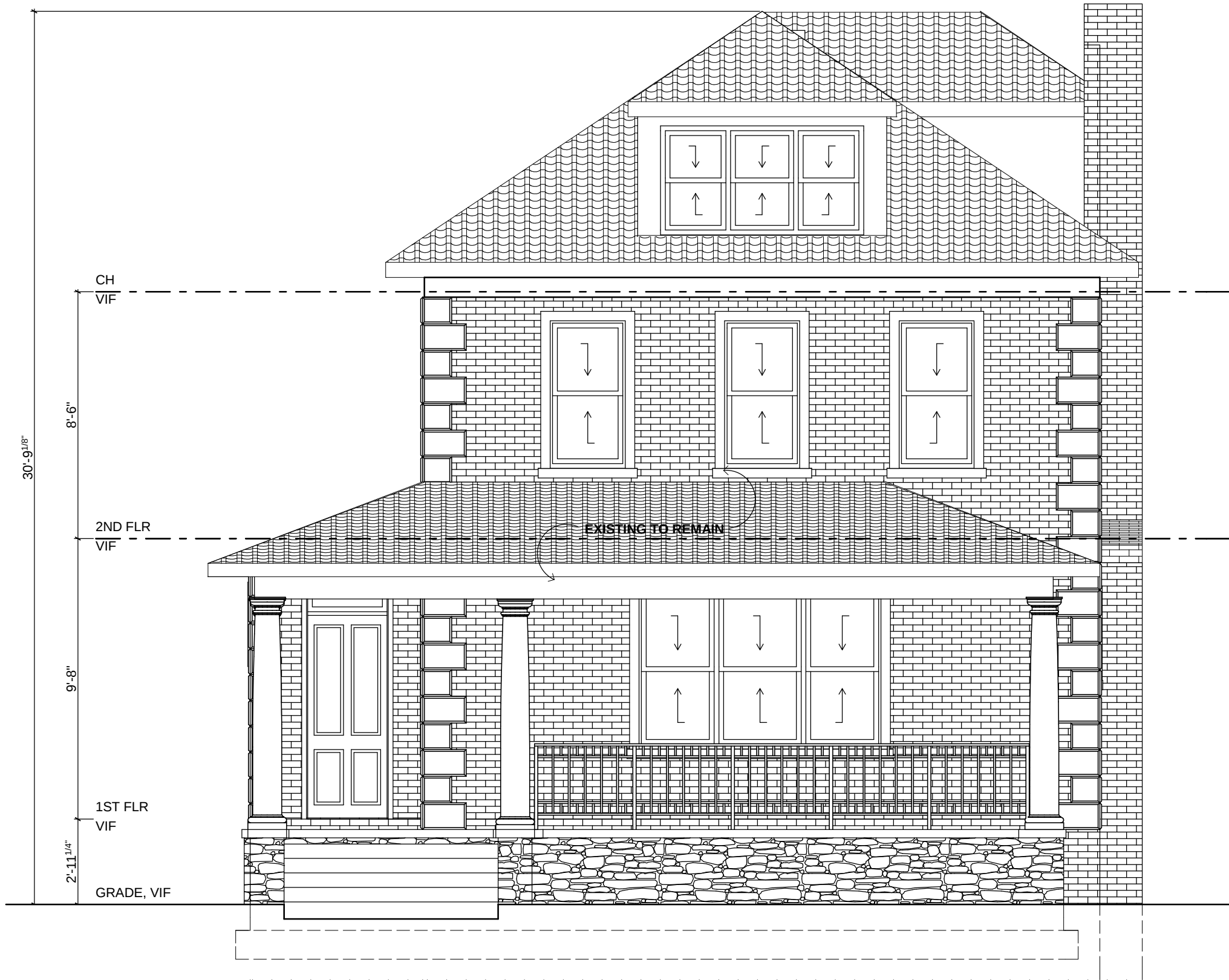
Date
1/19/15

Checked by
.

Date

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AB-1



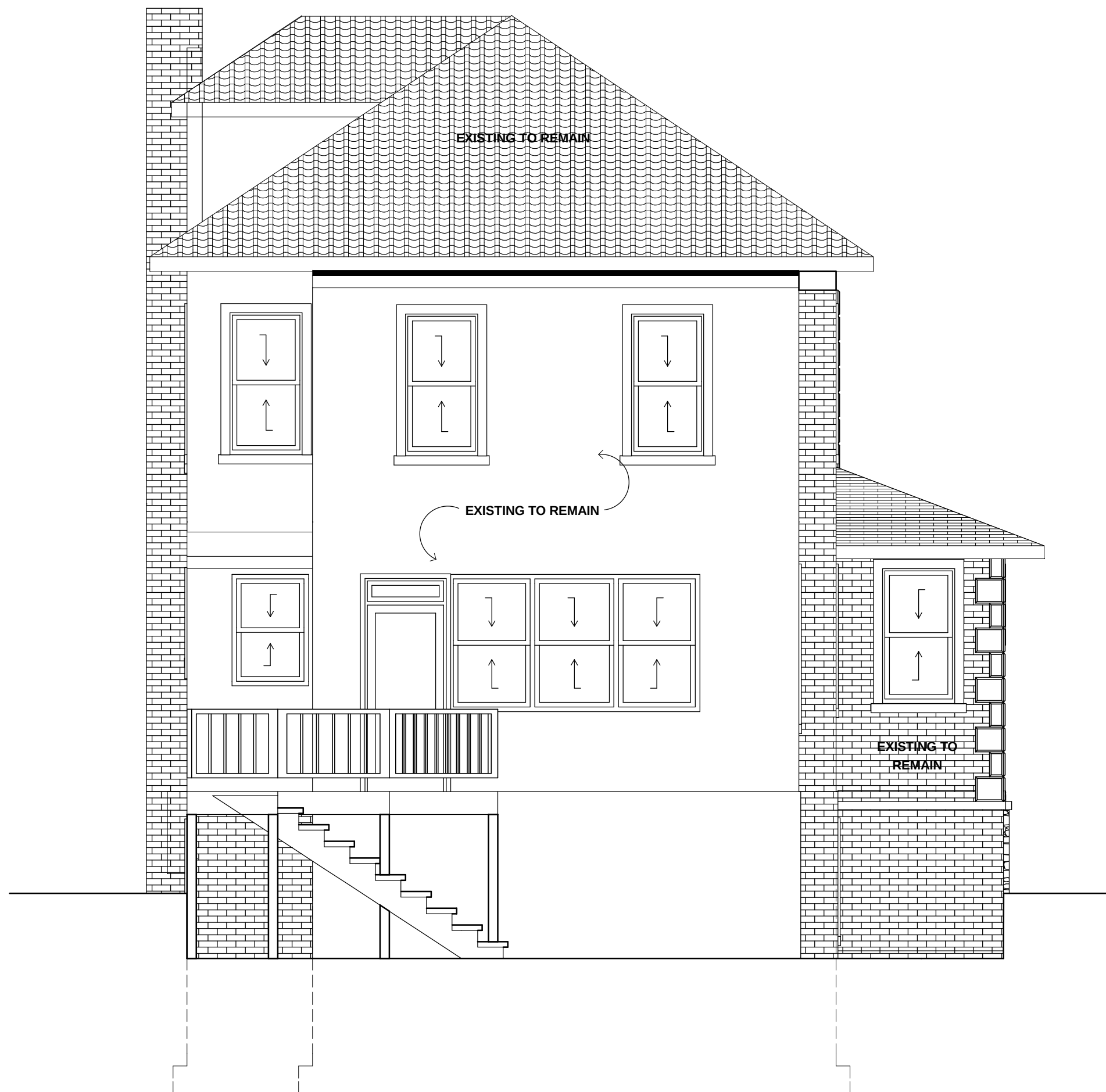
Existing Front Elevation
1/4" = 1'-0"

1.
A2.1



Existing West Side Elevation
1/4" = 1'-0"

3.
A2.1



Existing Rear Elevation
1/4" = 1'-0"

2.
A2.1



Existing East Side Elevation
1/4" = 1'-0"

4.
A2.1



12501 Prosperity Dr #210
Silver Spring, MD 20904
301.579.4563

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1605 Madison St NW
Washington DC 20011

Existing East Side Elevation, Existing Rear Elevation,
Existing Front Elevation, Existing West Side Elevation

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LB
Date
1/19/15
Checked by
Date

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A2.1



EXISTING FRONT VIEW OF RESIDENCE



EXISTING REAR VIEW FROM ALLEY



EXISTING NEIGHBORS HOUSE VIEW ON THE LEFT SIDE



EXISTING REAR VIEW FROM YARD



EXISTING ALLEY VIEW ON RIGHT SIDE

THE SIMPSON RESIDENCE
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Washington DC 20011

EXISTING IMAGES

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Drawn by	Date
LB	10/29/15
Checked by	Date

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 21, 2014

Plat for Building Permit of: SQUARE W-2722 LOT 1

Scale: 1 inch = 20 feet Recorded in Book 54 Page 12

Receipt No. 14-04292

Furnished to: GEORGE SIMPSON

Surveyor, D.C.

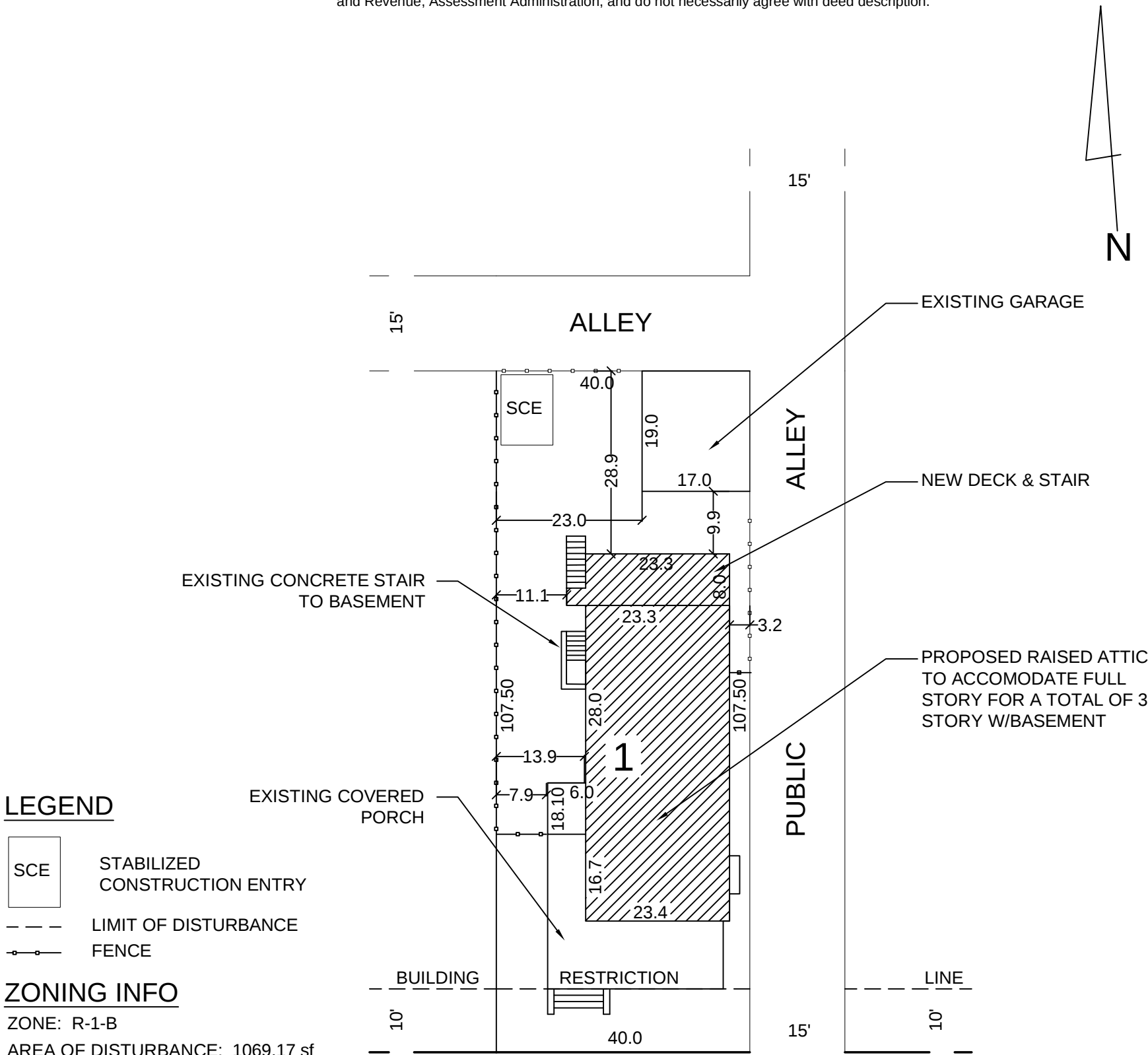
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



LEGEND

- SCE STABILIZED CONSTRUCTION ENTRY
- LIMIT OF DISTURBANCE
- FENCE

ZONING INFO

ZONE: R-1-B
AREA OF DISTURBANCE: 1069.17 sf
VOLUME OF EXCAVATION: 0 cu ft
EXISTING LOT = 4300 sf
ALLOWABLE COVERAGE: 40%
TOTAL COVERAGE: 2066.78
(HOUSE, GARAGE, DECK, PORCH)
2066.78 / 4300 = .48%
PROPOSED COVERAGE OVER: .8%
PROPOSED SIDE YARD: 7.9' WEST, 3.2 EAST (MINIMUM SIDE YARD: 8.0')
PROPOSED REAR YARD: 28.9' (MINIMUM REAR YARD: 25.0')
PROPOSED HEIGHT: 38.1' (MAXIMUM HEIGHT: 40.0')

MADISON STREET, N.W.

INSTRUCTIONS

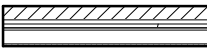
Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. 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 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	4300	5000	5000		N/A
Lot Width (ft. to the tenth)	40.0	50.0	50.0	40.0	n/a
Lot Occupancy (building area/lot area)	45 %	n/a	40 %	48 %	80%
Floor Area Ratio (FAR) (floor area/lot area)	n/a	n/a	n/a	n/a	n/a
Parking Spaces (number)	n/a	n/a	n/a		n/a
Loading Berths (number and size in ft.)	n/a	n/a	n/a		n/a
Front Yard (ft. to the tenth)	n/a	n/a	n/a		n/a
Rear Yard (ft. to the tenth)	57.0	25.0	n/a	28.9	n/a
Side Yard (ft. to the tenth)	7.9 / 3.2	5.0	n/a	7.9 / 3.2	1.8
Court, Open (width by depth in ft.)					n/a
Court, Closed (width by depth in ft.)					n/a
Height (ft. to the tenth)	30' 9"	n/a	40.0'	38'-1"	n/a

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



WALL LEGEND	
	EXISTING WALL TO REMAIN
	8" CMU WALL W/2X4 FUR WALL
	2X4 PARTITION WALL
	2X6 WALL W/ BRICK VENEER
	2X6 WALL W/ STUCCO



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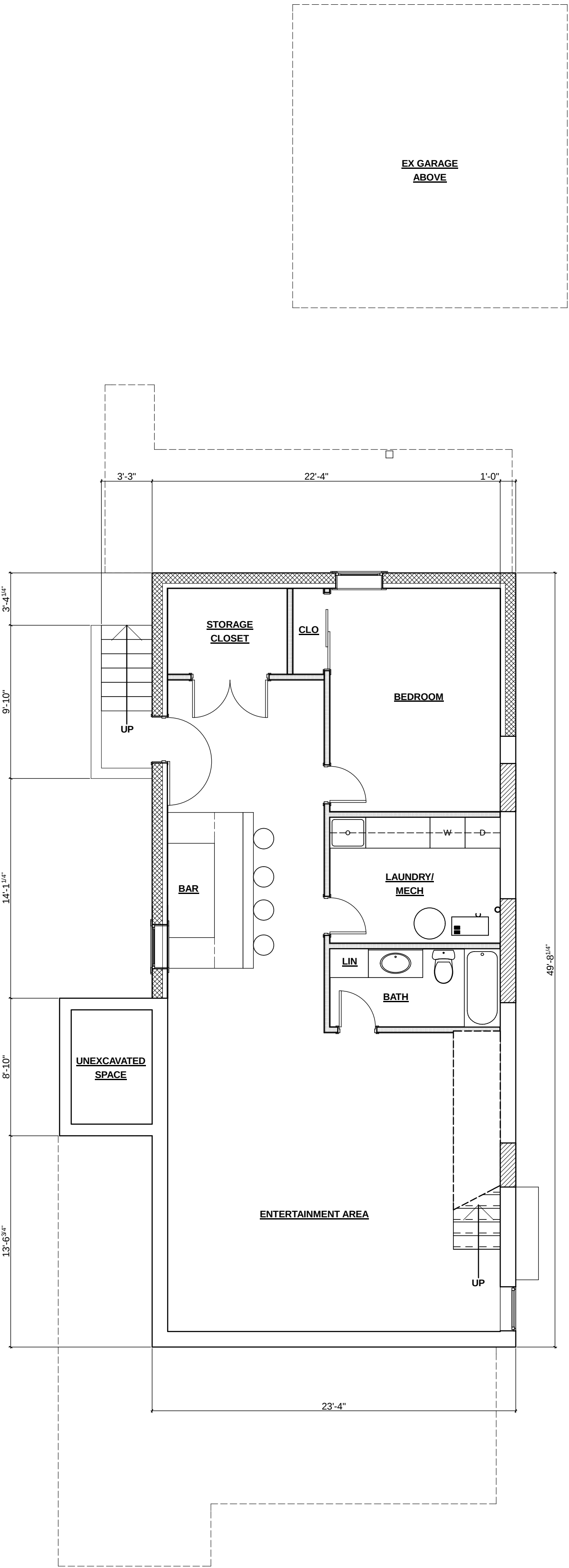
Proposed Basement Floor Plan, Proposed First Floor Plan,
Proposed Second Floor Plan, Proposed Third Floor Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by LB Date 10/29/15
Checked by . Date

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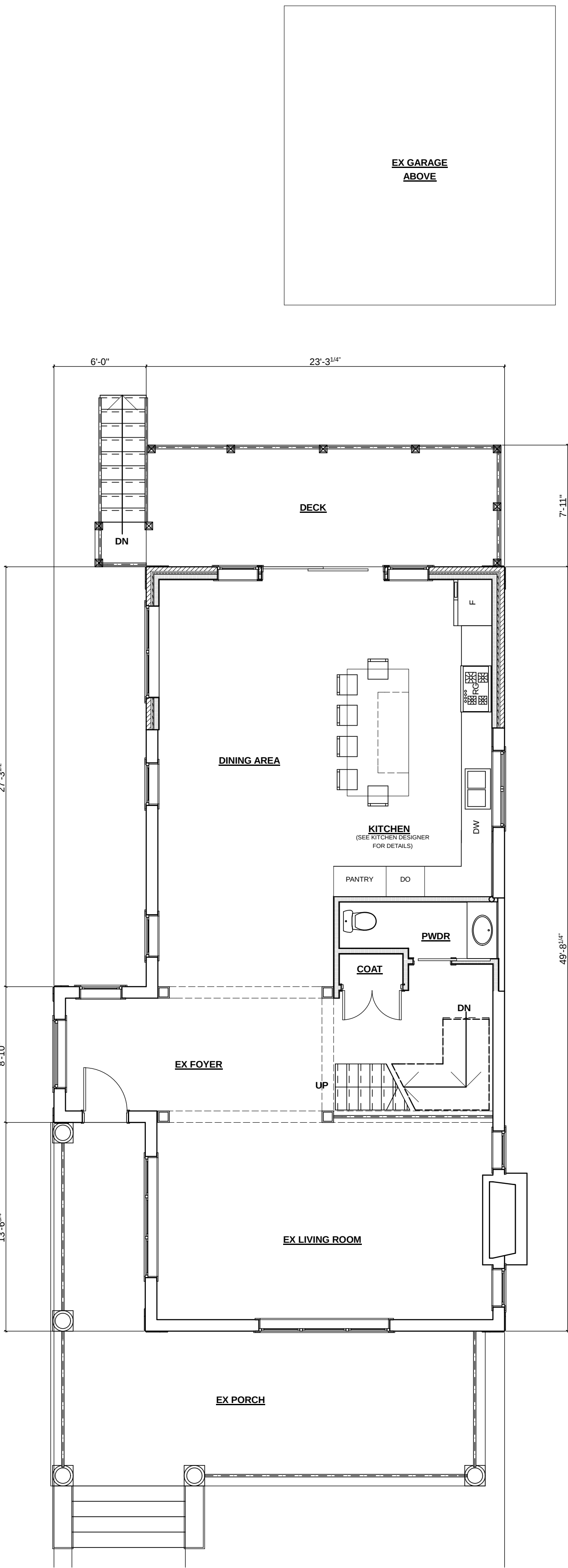
A1.1



Proposed Basement Floor Plan
3/16" = 1'-0"

1.

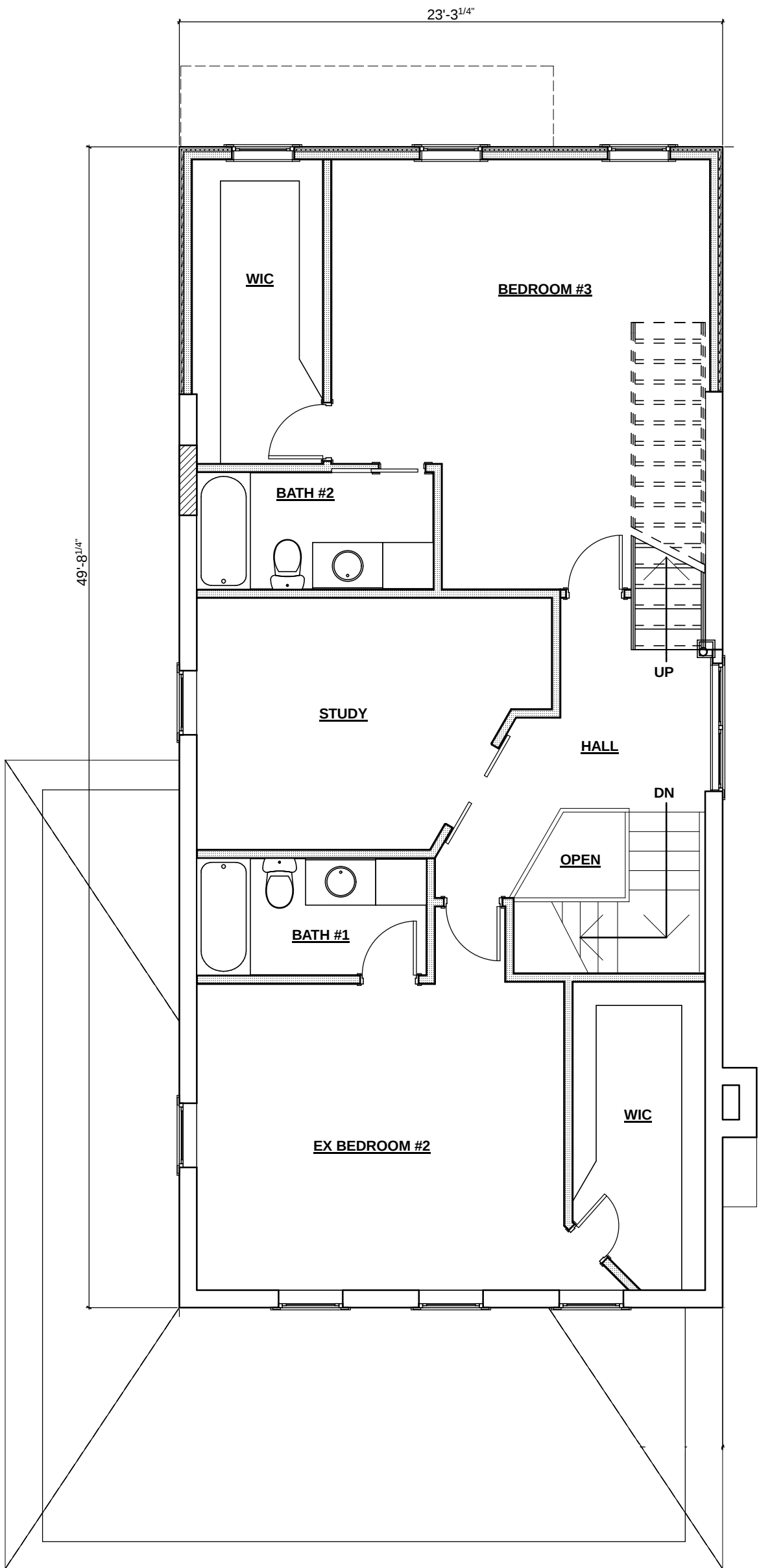
A1.1



Proposed First Floor Plan
3/16" = 1'-0"

2.

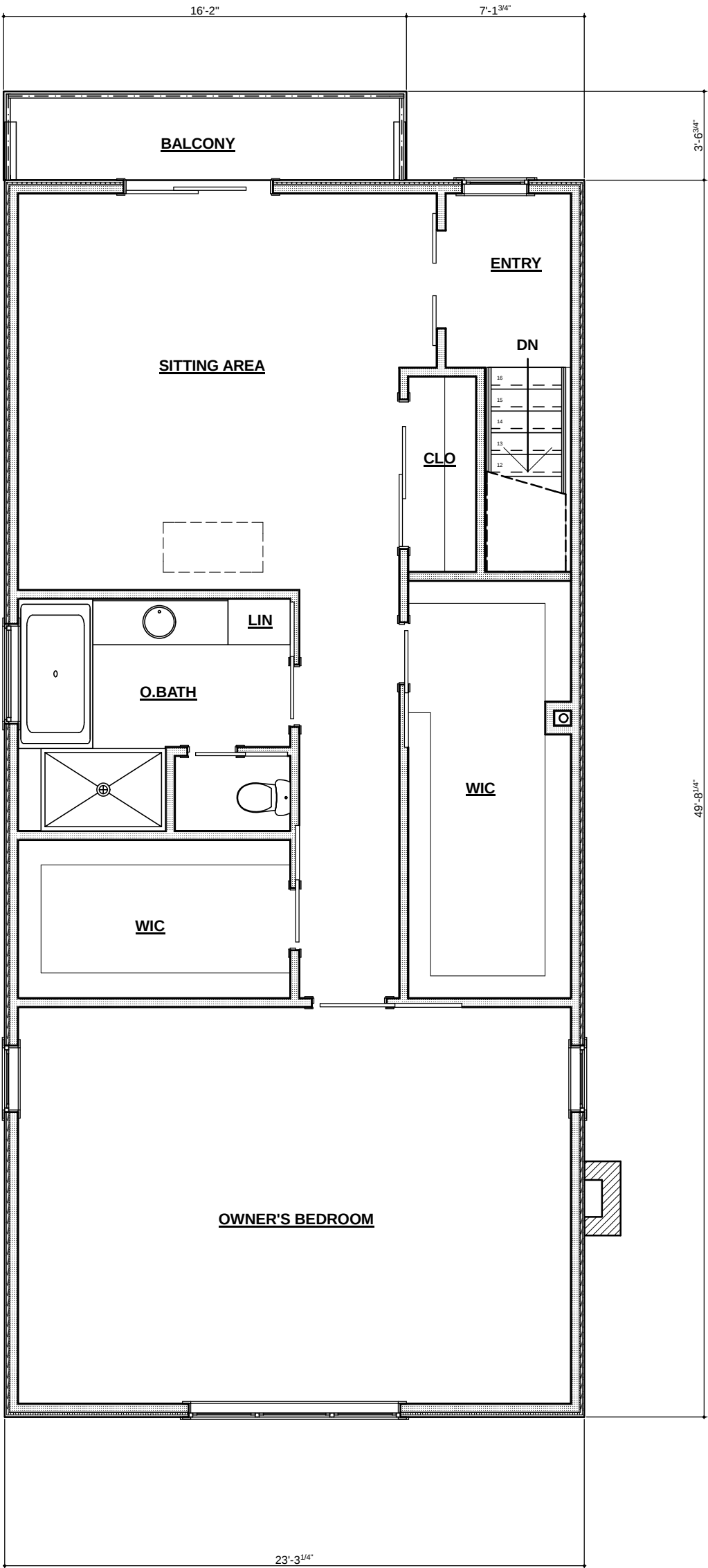
A1.1



Proposed Second Floor Plan
3/16" = 1'-0"

3.

A1.1



Proposed Third Floor Plan
3/16" = 1'-0"

1.

A1.1



Front Elevation
1/4" = 1'-0"

1.
A2.1



West Side Elevation
1/4" = 1'-0"

3.
A2.1



Rear Elevation
1/4" = 1'-0"

2.
A2.1



East Side Elevation
1/4" = 1'-0"

4.
A2.1