

DRAWING TITLE

COVER SHEET W/
ZONING ANALYSIS

0001

DRAWING NUMBER

REVISIONS

PROJECT



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BZA APPLICATION ALLOW CONSTRUCTION OF NEW ONE-FAMILY DETACHED DWELLING ON A NON-CONFORMING LOT
3156 MONROE STREET NE, WASHINGTON, DC 20018
ISSUED
DESCRIPTION
DATE

DRAWING INFORMATION
SCALE
DATE
PROJECT NUMBER
AS NOTED
10/14/2016
O.S.
D1689

BZA APPLICATION TO ALLOW CONSTRUCTION OF NEW ONE-FAMILY DETACHED DWELLING ON A NON-CONFORMING LOT

3156 MONROE STREET NE, WASHINGTON DC

INDEX OF DRAWINGS

- 0001 COVER SHEET W/ ZONING ANALYSIS
- A100 ARCHITECTURAL SITE PLAN
- A200 CELLAR & FIRST FLOOR PLAN
- A201 SECOND FLOOR & ROOF PLAN
- A300 ELEVATIONS
- A301 ELEVATIONS
- A400 BUILDING SECTION

NARRATIVE

PERSUANT TO II DCMR 3103.2, FOR VARIANCE FROM THE LOT AREA AND LOT WIDTH REQUIREMENTS OF §401, AND A VARIANCE FROM THE SIDE YARD REQUIREMENTS OF §405, TO ALLOW THE CONSTRUCTION OF A NEW ONE-FAMILY DETACHED DWELLING IN THE R-1-B DISTRICT AT PREMISES: 3156 MONROE STREET NE (SQUARE 4309, LOT 800).

CODE & ZONING ANALYSIS

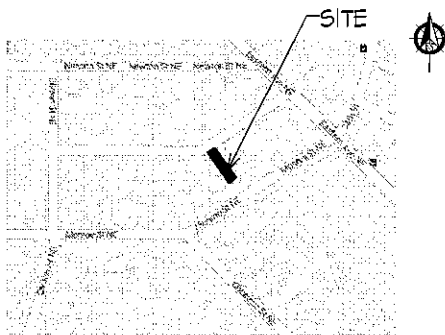
ZONING ANALYSIS: SQUARE 4309, LOT 800

	ALLOWABLE	PROPOSED	VARIANCE FROM
ZONED USE	R-1-B	NO CHANGE	
NUMBER OF DWELLING UNITS	1	NO CHANGE	
LOT SIZE	5,000 SF	2,500 SF (EXISTING NON-CONFORMING)	DCMR II, §401
LOT WIDTH	50'	25' (EXISTING NON-CONFORMING)	
LOT OCCUPANCY	40% (1,000 SF)	58.3% (912 SF)	
F.A.R.	NONE PRESCRIBED	NO CHANGE	
NUMBER OF STORIES	3	2 + CELLAR	
BUILDING HEIGHT	40' (MAXIMUM)	30'	
FRONT YARD SETBACK (CURB TO FRONT PORCH)	23.75' (REQUIRED)	23.75'	
REAR YARD SETBACK	25' (REQUIRED)	46'	
SIDE YARD SETBACK	5' (REQUIRED)	3' (WEST SIDE) AND 4' (EAST SIDE)	DCMR II, §405

PERVIOUS SURFACE CALCULATION

LANDSCAPED AREA	584.4 SQ. FT.
PERVIOUS PAVING @ PATIO + PERVIOUS CONC. WALK	254.4 SQ. FT.
PERVIOUS CONCRETE @ PARKING + ADJACENT PERVIOUS CONC. WALK	515.95 SQ. FT.
TOTAL PERVIOUS SURFACE	1,354.75 SQ. FT.
TOTAL LOT AREA	2,500 SQ. FT.
PERCENTAGE PERVIOUS SURFACE PROPOSED	54.19%

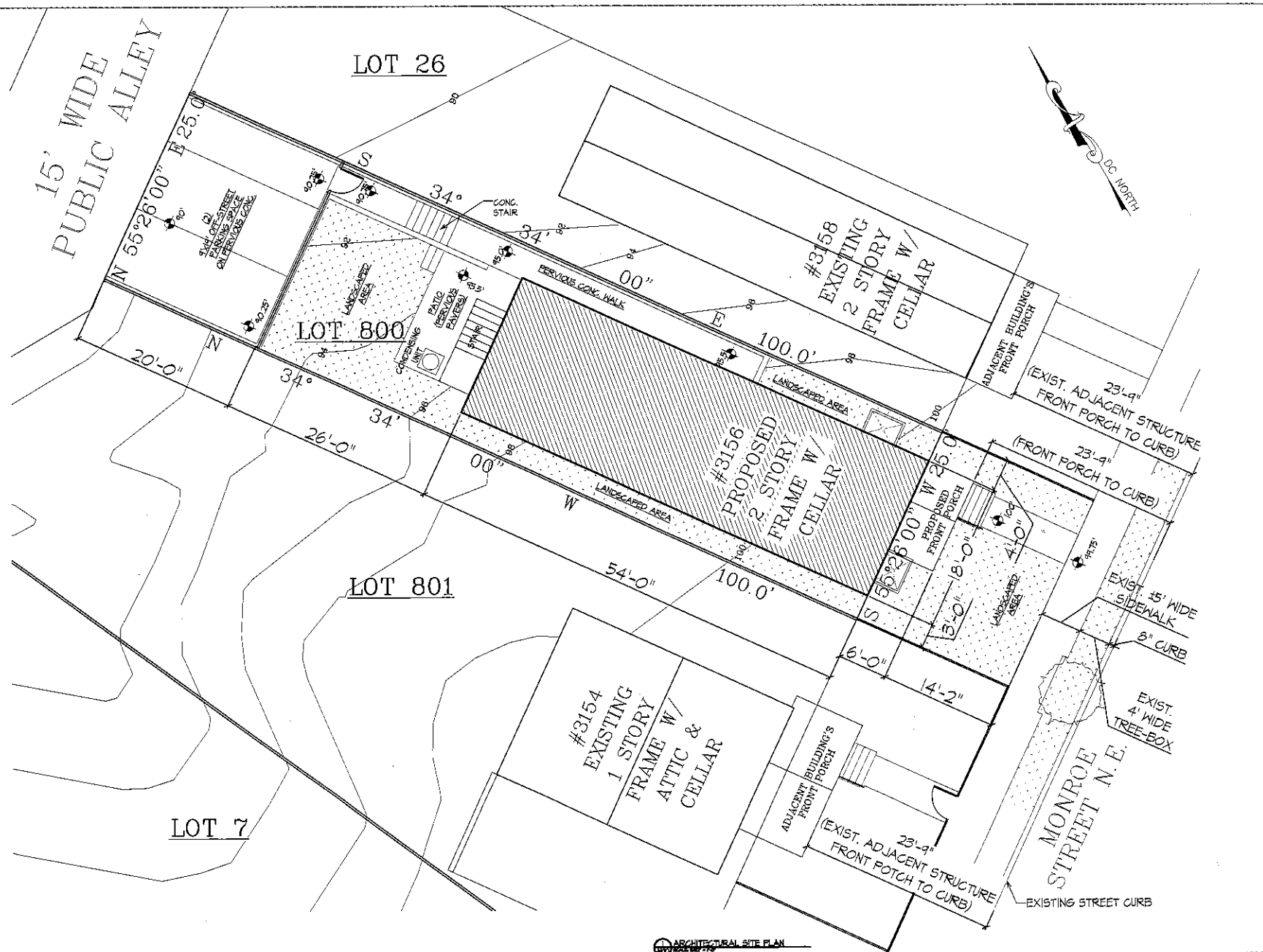
VICINITY MAP



EXISTING STREET VIEW



Board of Zoning Adjustment
District of Columbia
CASE NO. 19368
EXHIBIT NO. 36





3D STRUCTURAL
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4009 AUBURN AVE., SUITE
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SEAL

PROJECT

BY A TRULIKATION ALLOW CONSTRUCTION
OF NEW ONE-FAMILY DETACHED
DWELLING ON A NON-CONFORMING LOT

3150 MONROE STREET NE,
WASHINGTON, DC 20018

ISSUED
DESCRIPTION
DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	AS NOTED	10/1/2016
2	O.S.	10/1/2016

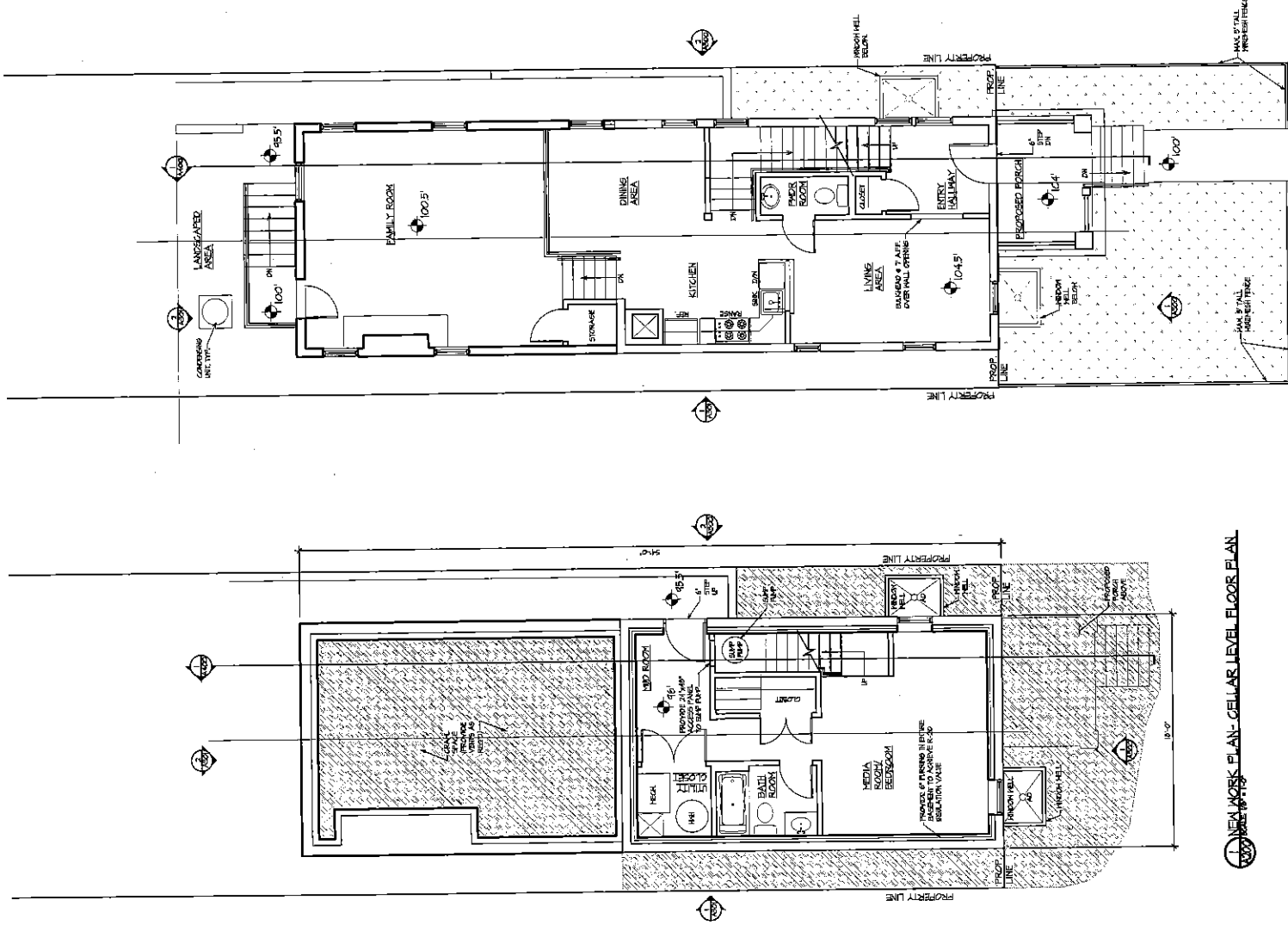
DRAWING TITLE

CELLAR & FIRST
FLOOR PLAN

A200

DRAWING NUMBER

D1689



NEW WORK PLAN - CELLAR LEVEL FLOOR PLAN

MONROE STREET N.E.
NEW WORK PLAN - FIRST FLOOR PLAN



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SEAL

PROJECT

BZA APPLICATION ALLOW CONSTRUCTION
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3150 MONROE STREET NE,
WASHINGTON, DC 20018

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REVISIONS

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1	AS NOTED	10/14/2016
2	O.S.	

DRAWING INFORMATION
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PROJECT NUMBER

DRAWING TITLE

SECOND FLOOR &
ROOF PLAN

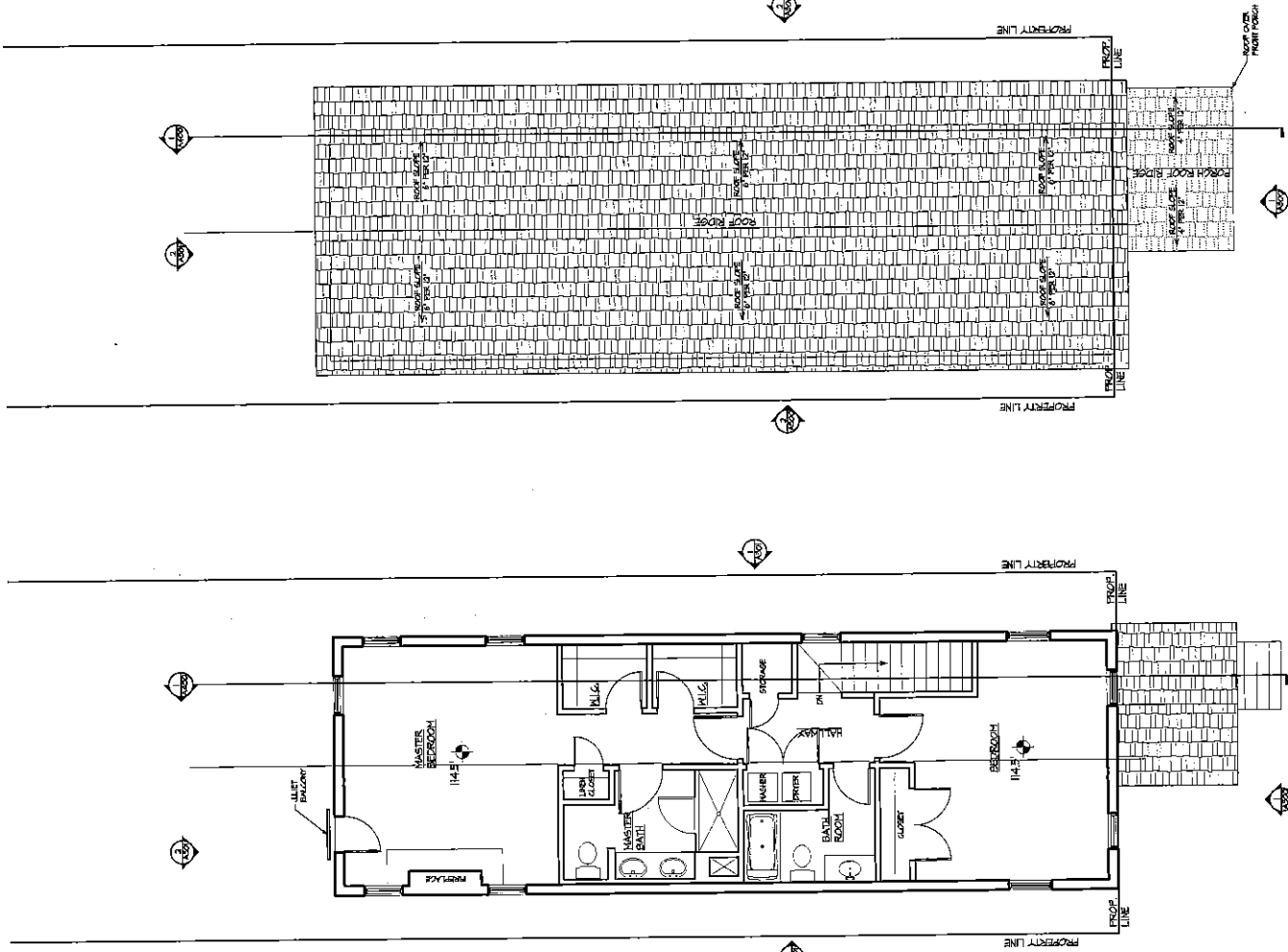
A201

DRAWING NUMBER

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PROJECT NUMBER

D1699



1. NEW WORK PLAN- SECOND FLOOR PLAN
DATE: 10/14/16

2. NEW WORK PLAN- ROOF PLAN
DATE: 10/14/16

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
A300

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	AS NOTED	10/14/2016	O.S.
2	D1699		

PROJECT
BIA APPLICATION ALLOW CONSTRUCTION
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3156 MONROE STREET NE,
WASHINGTON, DC 20018

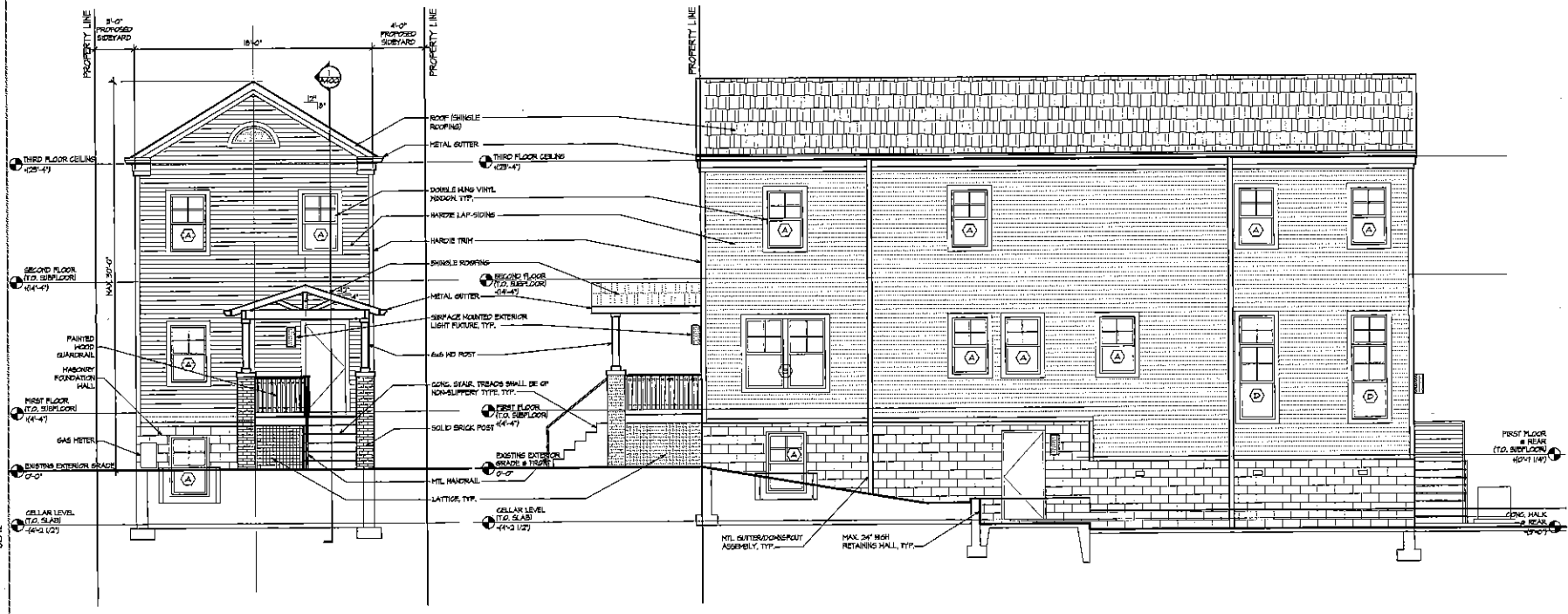
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PROPOSED SOUTH ELEVATION (FRONT ELEVATION)
SCALE: 1/8" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



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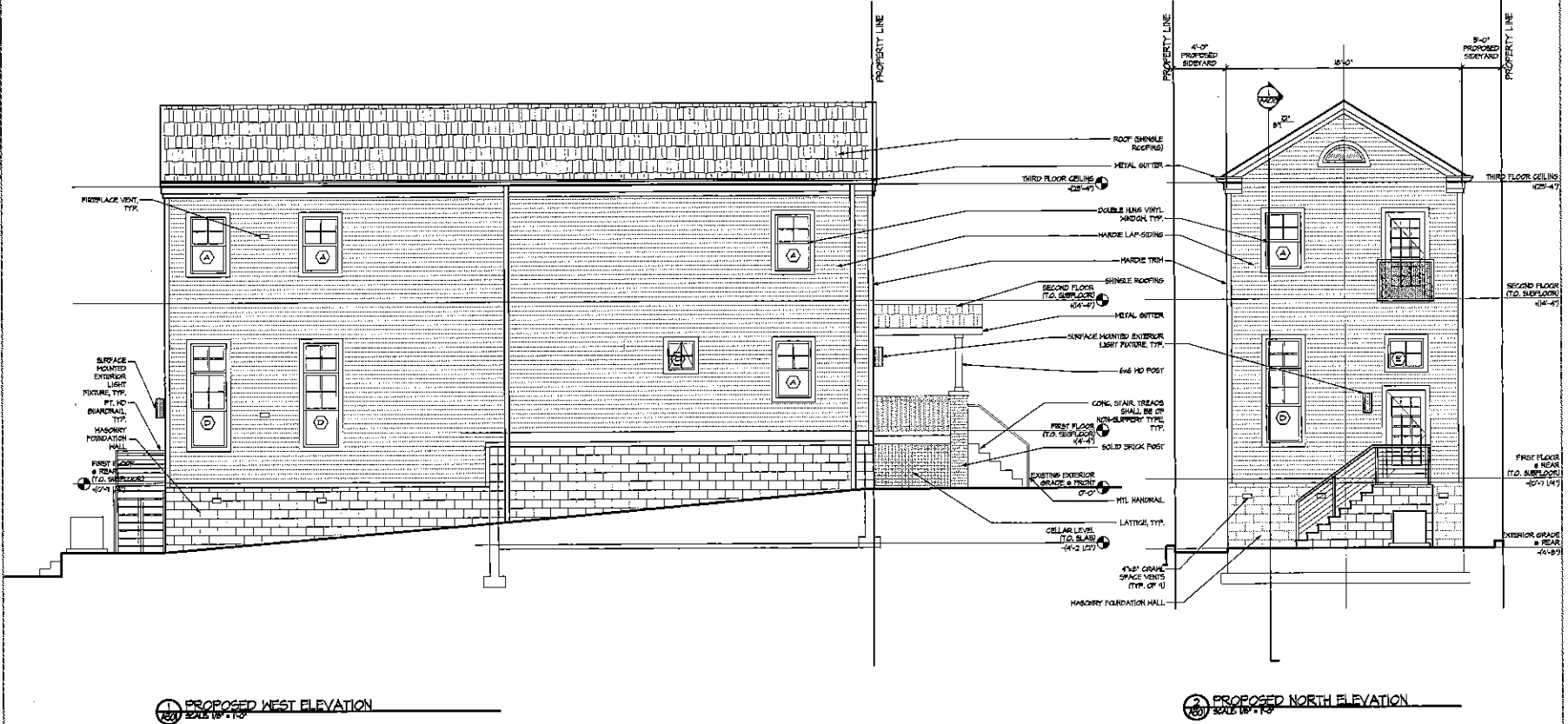
DRAWING INFORMATION

SCALE: _____
 DATE: _____
 DRAWN BY: _____
 PROJECT NUMBER: _____
 DLS: _____
 D1687

ELEVATIONS

A301

DRAWING NUMBER



A401

PROJECT NUMBER..... D1629

ISSUED	DESCRIPTION	DATE



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