

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

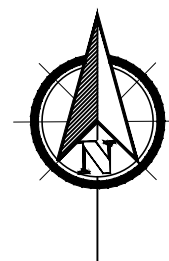
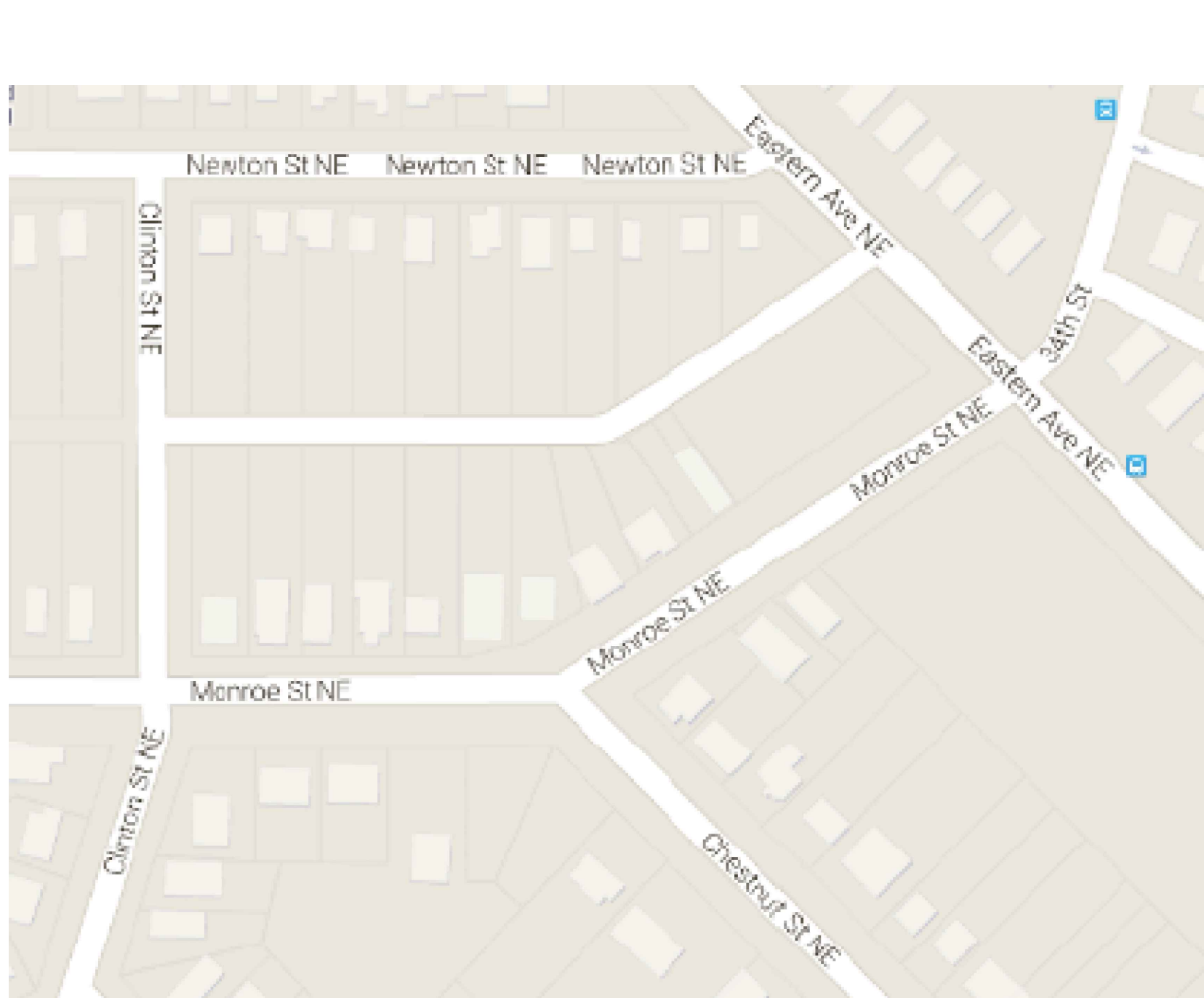
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NARRATIVE

PERSUANT TO 11 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).

VICINITY MAP



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 11, §401
LOT WIDTH	50'	25' (EXISTING NON-CONFORMING)	
LOT OCCUPANCY	40% (1,000 SF)	38.9% (972 SF)	
F.A.R.	NONE PRESCRIBED	NO CHANGE	
NUMBER OF STORIES	3	2 + CELLAR	
BUILDING HEIGHT	40' (MAXIMUM)	30'	
REQUIRED REAR YARD SETBACK	25'	46'	
REQUIRED SIDE YARD SETBACK	8'	3' (WEST SIDE) AND 4'(EAST SIDE)	DCMR 11, §405

EXISTING STREET VIEW



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3D STRUCTURAL
ENGINEERS, INC.
4903 AUBURN AVE., S#204
BETHESDA, MD 20814
PH.301.986.8458 FAX.301.986.8459

SEAL

PROJECT

3156 MONROE ST NE,
WASHINGTON, DC 20018

REVISIONS
NO. DESCRIPTION DATE
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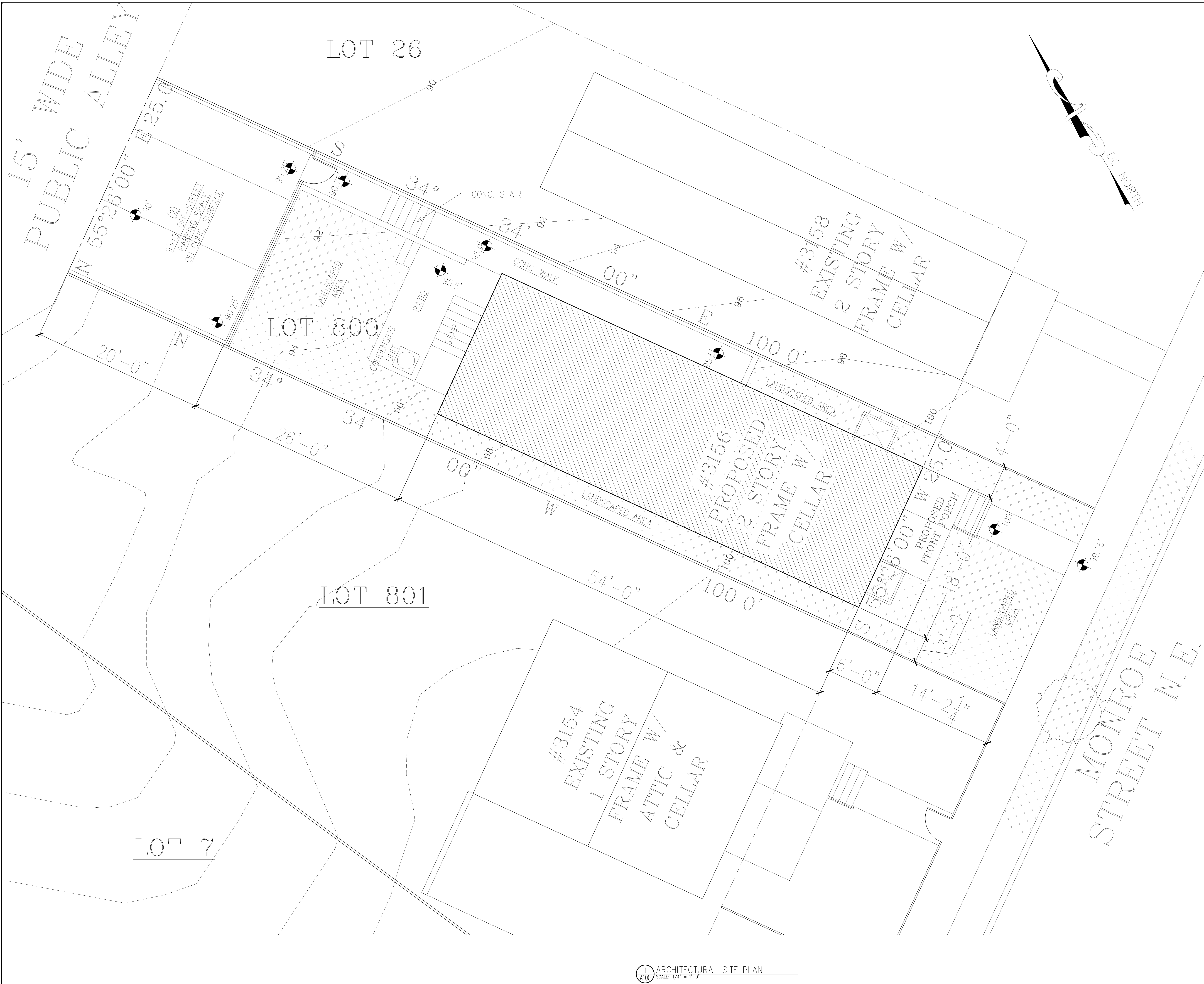
DRAWING TITLE

COVER SHEET
WITH ZONING
ANALYSIS

DRAWING INFORMATION
SCALE AS NOTED
DATE 06-13-16
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PROJECT NUMBER D1629

0001

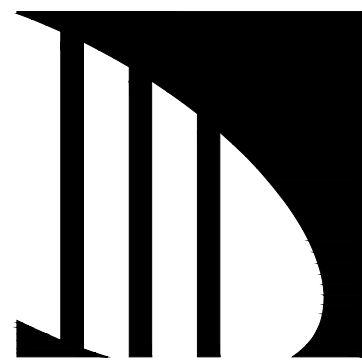
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District of Columbia
CASE NO.113368
EXHIBIT NO.7



1 ARCHITECTURAL SITE PLAN
A100 SCALE: 1/4" = 1'-0"

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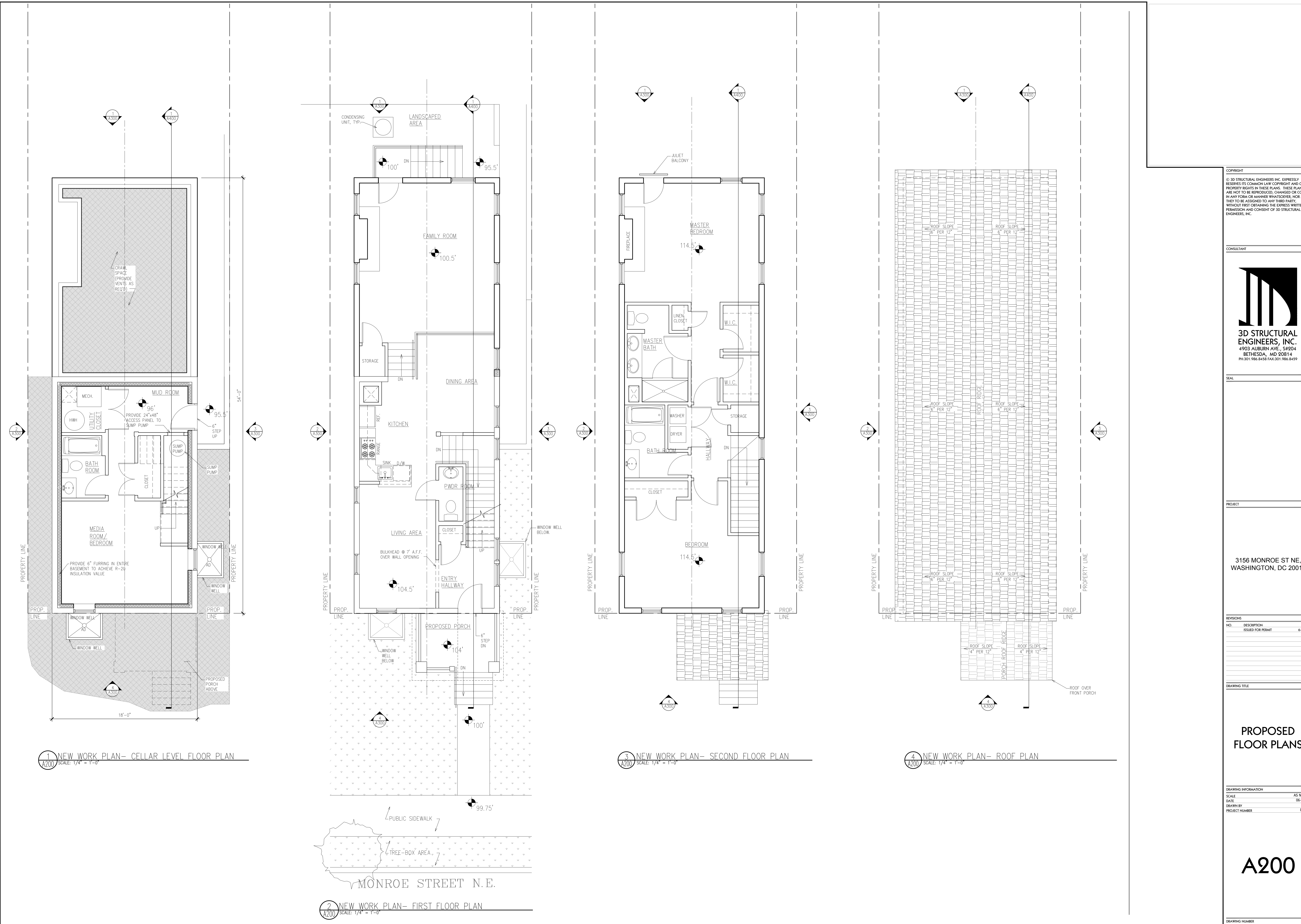
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ARCHITECTURAL
SITE PLAN

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A100



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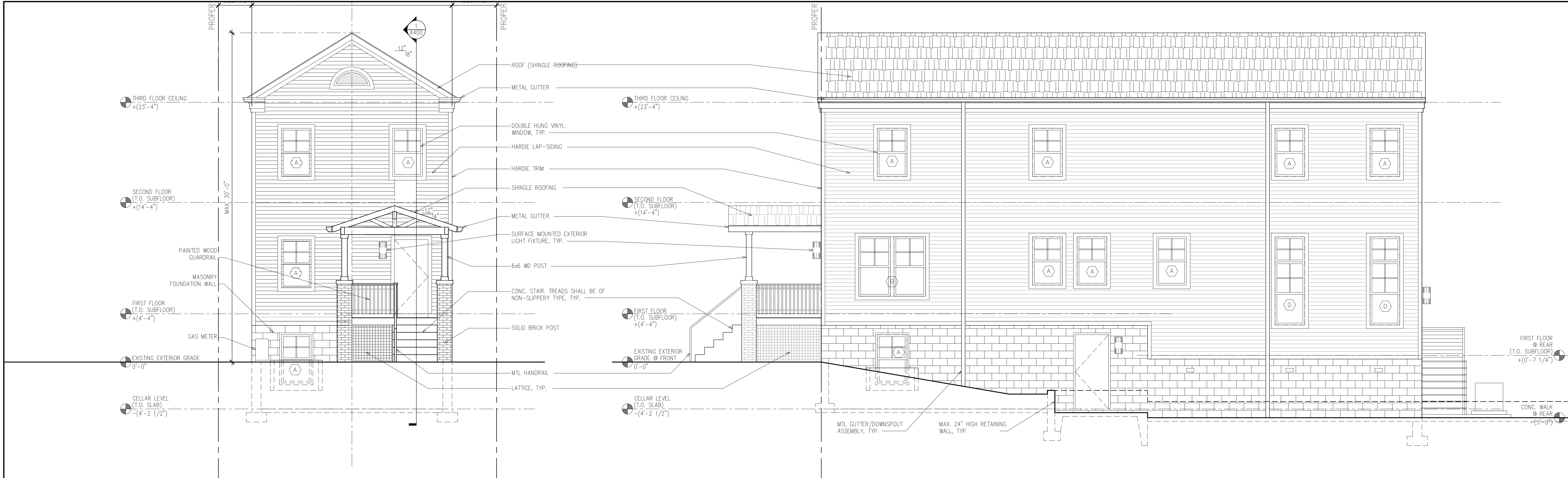
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**PROPOSED
FLOOR PLANS**

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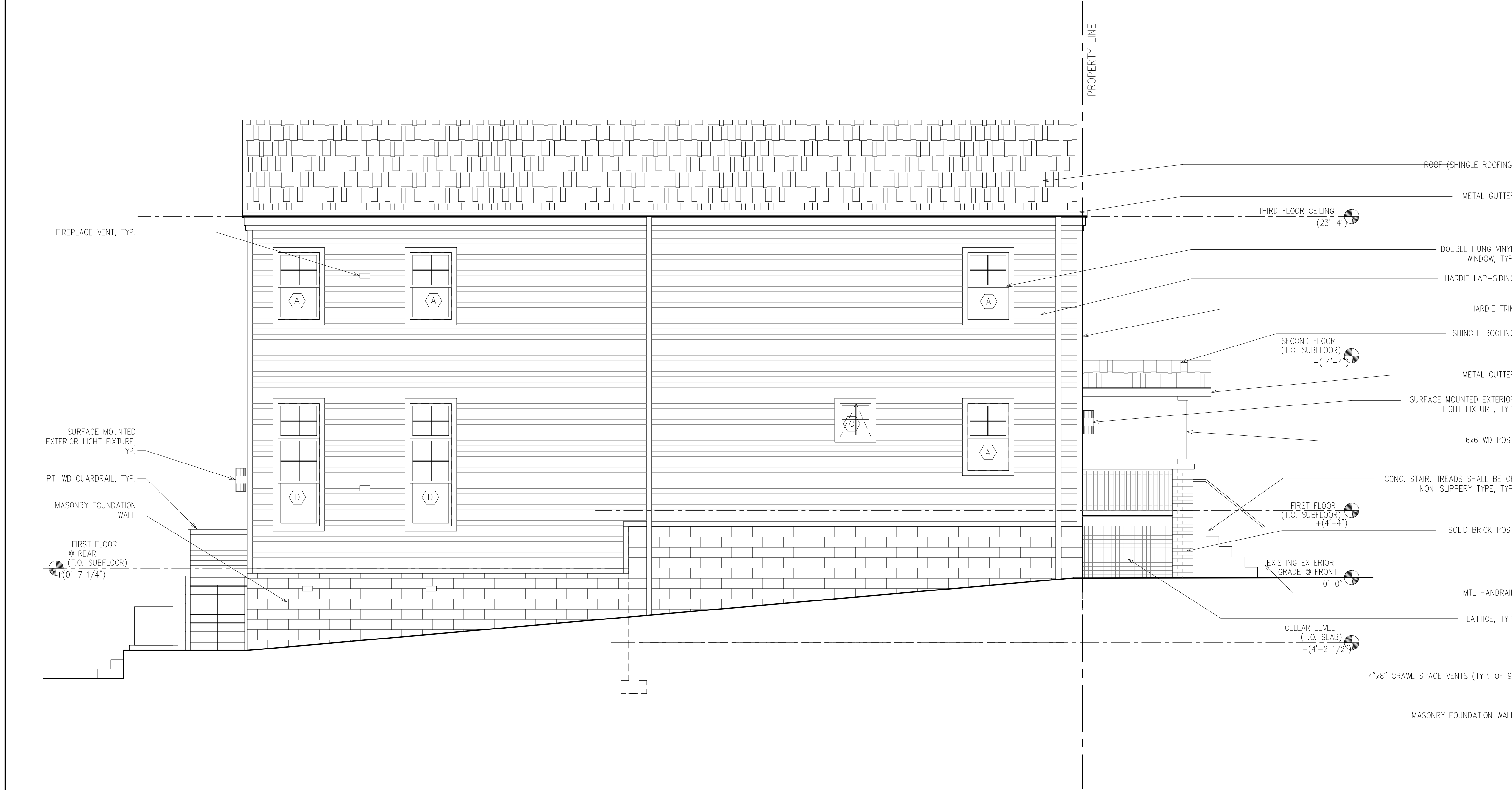
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A200

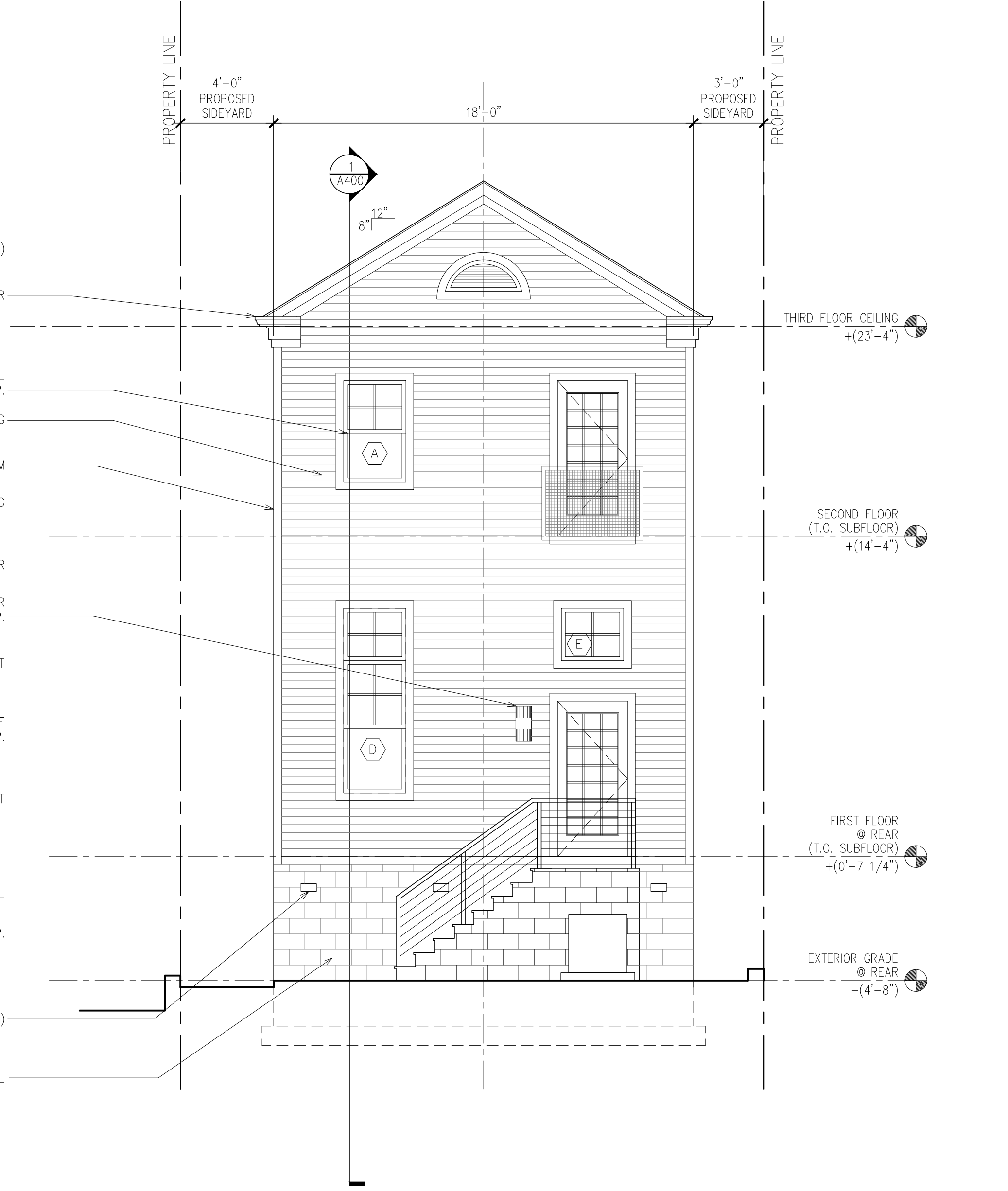


4 PROPOSED SOUTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4" = 1'-0"

3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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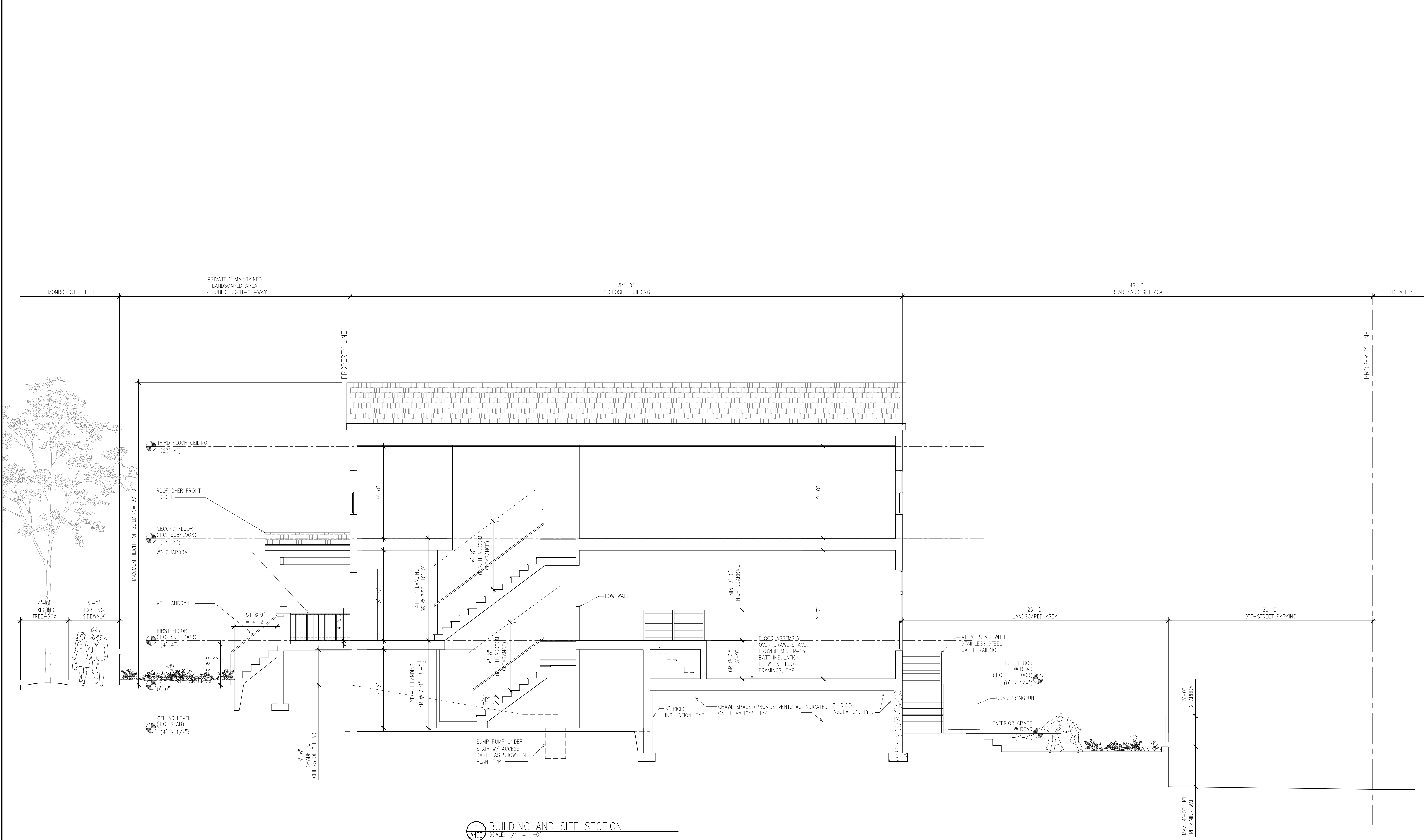
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PROPOSED
ELEVATIONS

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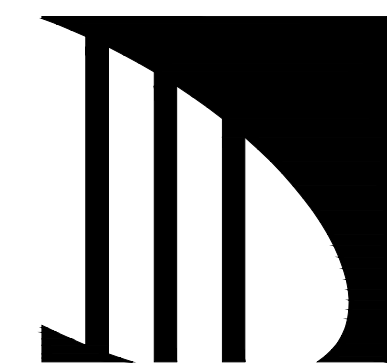
A300



BUILDING AND SITE SECTION
SCALE: 1/4" = 1'-0"

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BUILDING & SITE
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A400