

# SPECIAL EXCEPTION REQUEST

## 1519 12th St NW 20005

### SCOPE OF WORK

PROPOSED 130 SQ.FT. TWO STORY ADDITION TO REAR OF SINGLE FAMILY RESIDENCE

### ZONING INFORMATION

ZONE : RA-2, GREATER FOURTEENTH ST HISTORIC, DOWNTOWN SUB-AREA  
EXISTING C/O = RESIDENTIAL,  
PROPOSED C/O= RESIDENTIAL

SQUARE 0310, LOT 35

LOT SIZE : = 1,697 SQ.FT.

LOT OCCUPANCY ALLOWED= 60% ( 1,018 SQ.FT.)

EXISTING LOT OCCUPANCY = 62% (1,058 SQ.FT.) OVER 2%

PROPOSED SPECIAL EXCEPTION 70%= (1,188 SQ.FT.)  
EXISTING 1,058 SQ.FT. + ADDITION 130 SQ.FT. = 1,188 SQ.FT.

FAR ALLOWED =1.8 ( 3,055 SQ.FT. ) PROPOSED= 1.4 ( 2,376 SQ.FT.)

REQUIRED REAR YARD SETBACK = 15'

EXISTING REAR YARD=21'-3"

PROPOSED REAR YARD =17'-4"

PROPOSED HEIGHT - NO CHANGE ( 20 FT)



AREA MAP  
NOT TO SCALE

### DRAWING INDEX

1. COVER SHEET: ZONING INFORMATION
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. EXISTING AND PROPOSED FLOOR PLANS
5. EXISTING AND PROPOSED REAR ELEVATION
6. EXISTING AND PROPOSED SECTIONS



DATES: 2-18-2017 CDC, 2-23-2017 5-15-2017 SE

C

NESBIT ARCHITECT  
202-415-4852

PELONIS RESIDENCE  
1519 12TH ST NW  
WASHINGTON, DC 20005

12 TH STREET NW

LOT 24

78.00' PL

47.31' PARTY WALL

LOT 35

EX TWO STORY BRICK  
1,058 SF

19.62'

9.4'

9.4'

5.82'

FENCE- RETAINING WALL

21.29'

9.81' PL

813  
PARKING

PATIO

FENCE-  
RETAINING WALL

30.69'

17' PL  
PARKING

9.81' PL

13.8'

95.00' PL

5' ALLEY

LOT 31

3' ALLEY

11.7' PUBLIC ALLEY

SQUARE 310

EXISTING SITE PLAN  
1"=10'-0"



1st Floor



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12 TH STREET NW

LOT 24

78.00" PL

NEW 130 SQ.FT.  
2 STORY ADDITION

47.31' PW  
**19.62'** LOT 35  
EX. TWO STORY BRICK  
1,058 SF  
47.31' PW

9.4'

13.8'

3.84' x 17.45' x

9.81' x

LOT 813  
PARKING

19.62' PATIO  
FENCE,  
RETAINING  
WALL

17' PL  
PARKING

9.81'

PUBLIC ALLEY

10.17'

5.82'

13.24'

x 17.45' x

95.00' PL

ALLEY 5'

LOT 31

SQUARE 310

ALLEY 3'



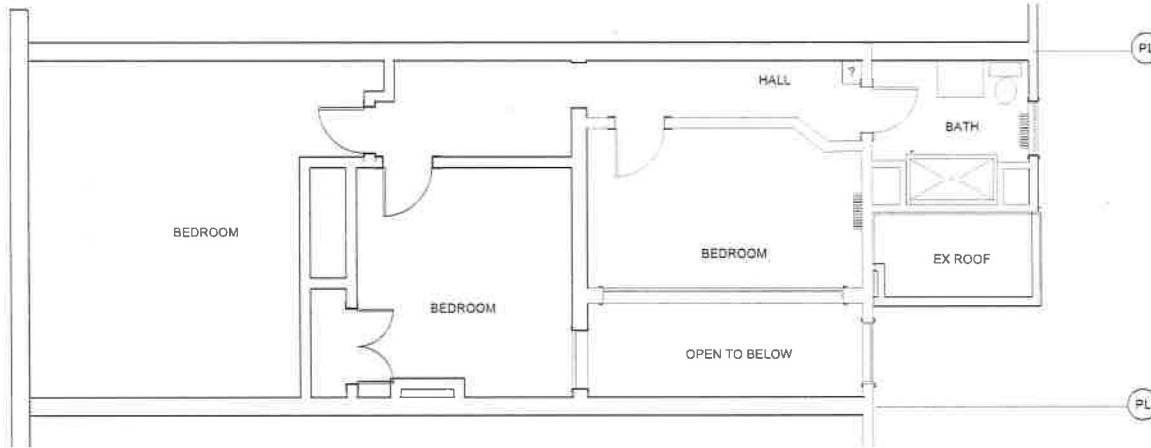
PROPOSED SITE PLAN  
1"=10'-0"



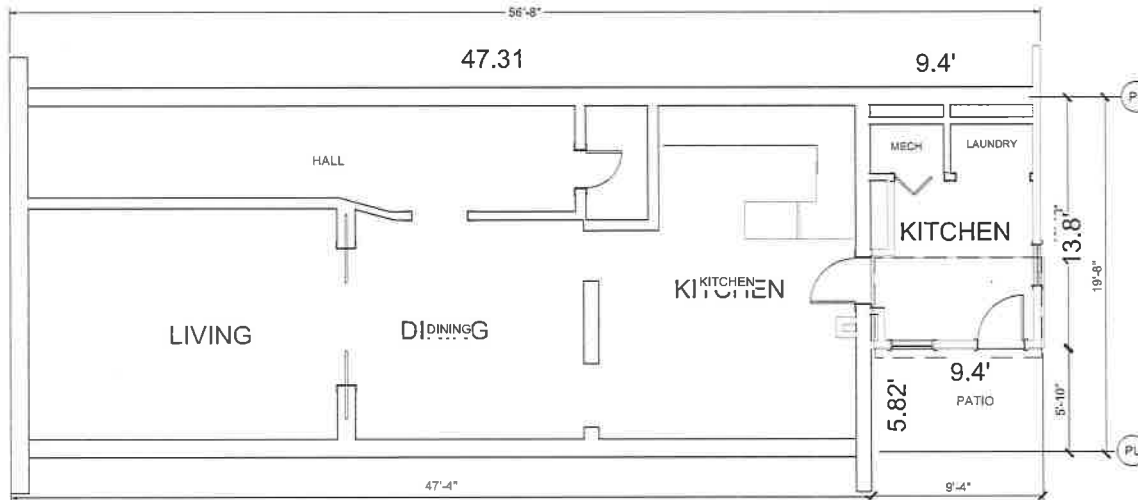
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EXISTING SECOND FLOOR  
1/8"-1-0"



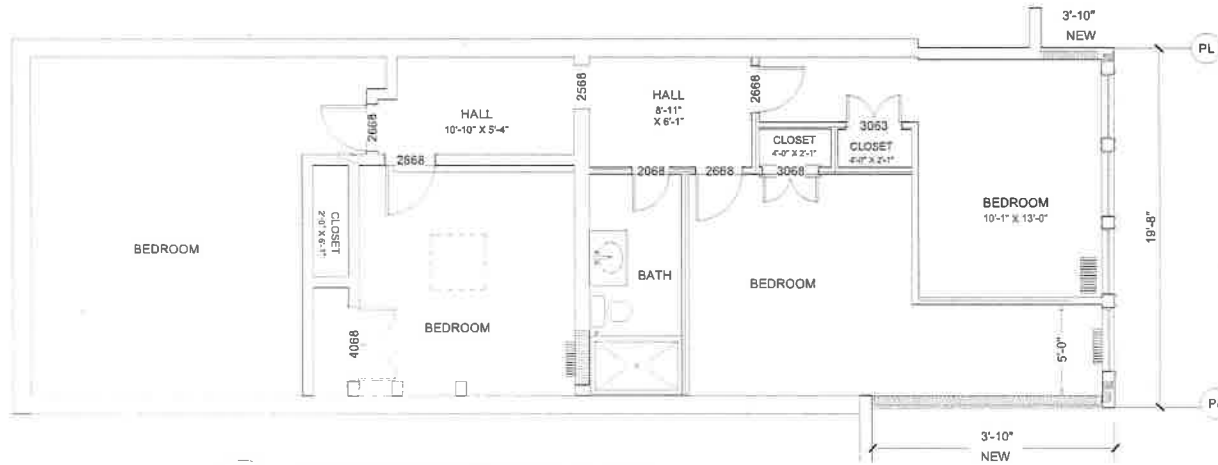
EXISTING FIRST FLOOR  
1/8"-1-0"



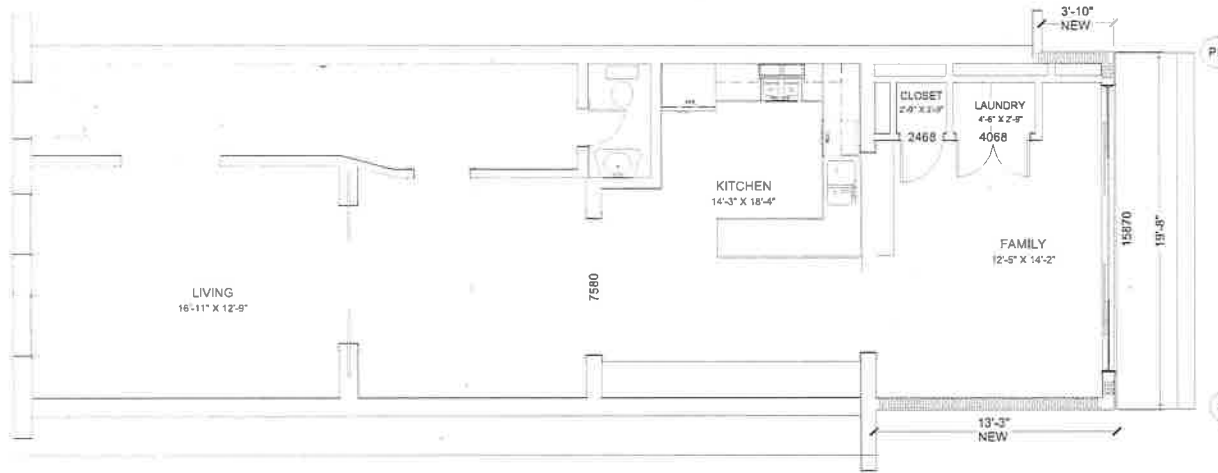
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**A**  
4  
PROPOSED SECOND FLOOR  
1/8"=1'-0"



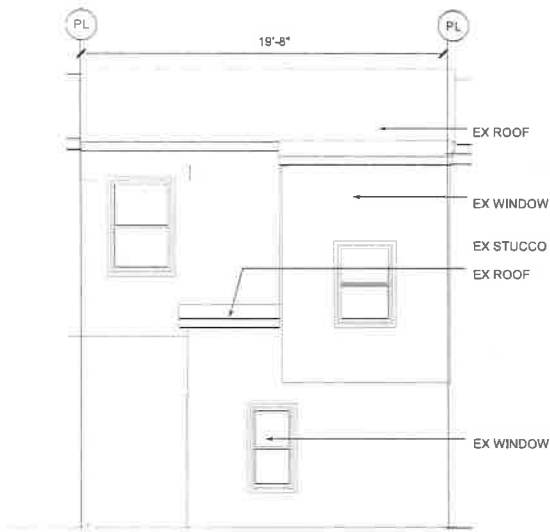
**B**  
4  
PROPOSED FIRST FLOOR  
1/8"=1'-0"



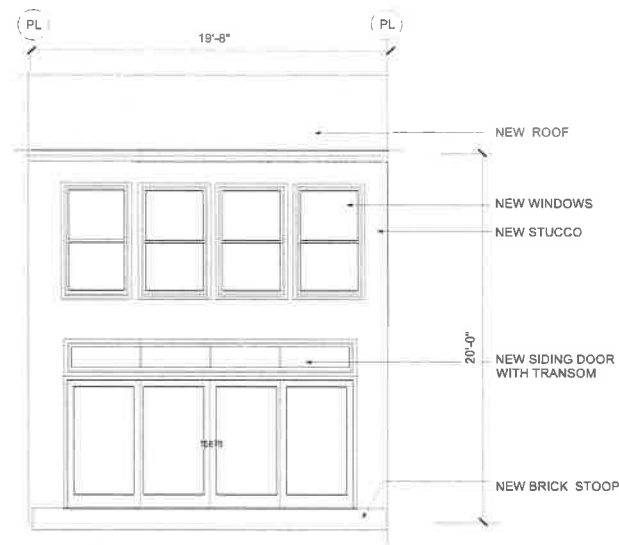
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**A**  
5 EXISTING REAR ELEVATION  
1/8"-1-0"



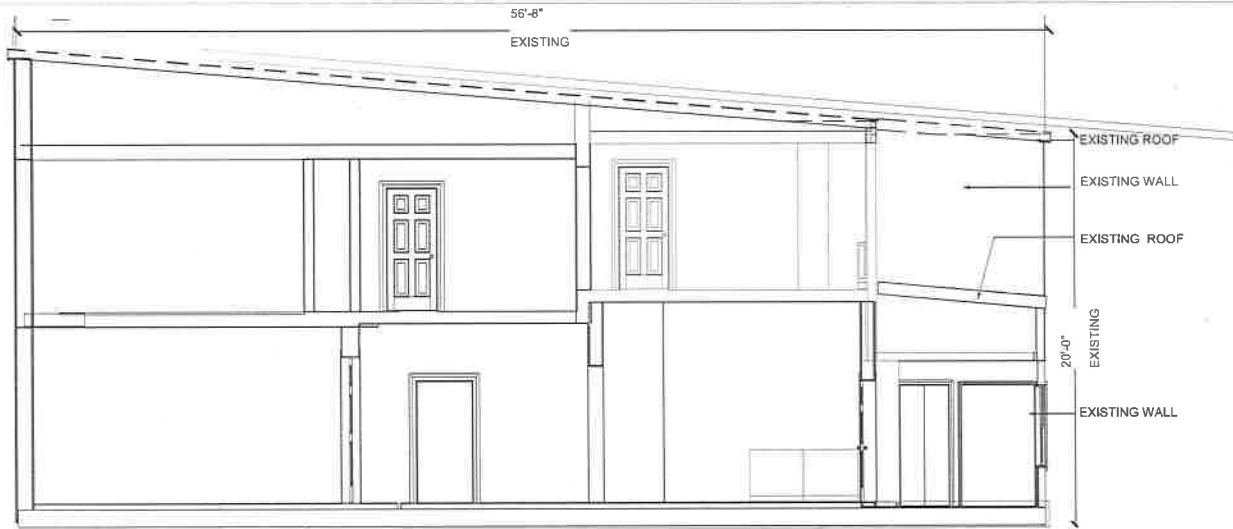
**B**  
5 PROPOSED REAR ELEVATION  
1/8"-1-0"



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**A**  
**6** EXISTING BUILDING SECTION  
1/8"-1-0"



**B**  
**6** PROPOSED BUILDING SECTION  
1/8"-1-0"



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