

**RENZULLO RESIDENCE
BZA APPLICATION**

**3605 PATTERSON ST NW
WASHINGTON, DC 20015**

01 JULY 2017

SHEET LIST	
Sheet No	Sheet Name

BZA01	SHEET LIST & ZONING INFORMATION
BZA02	VICINITY MAP
BZA03	PHOTOGRAPHS - EXISTING CONDITIONS
BZA04	SITE PLAN - EXISTING & PROPOSED
BZA05	NORTH ELEVATION - EXISTING & PROPOSED
BZA06	WEST ELEVATION - EXISTING & PROPOSED
BZA07	EAST ELEVATION - EXISTING & PROPOSED
BZA08	PROPOSED PLAN - BASEMENT
BZA09	PROPOSED PLAN - LEVEL 01
BZA10	PROPOSED DEMO PLAN - LEVEL 02
BZA11	PROPOSED PLAN - LEVEL 02
BZA12	3D VIEWS - PROPOSED
BZA13	SOLAR STUDY - 3609 PATTERSON ST NW
BZA14	SOLAR STUDY - 3609 PATTERSON ST NW
BZA15	SOLAR STUDY - 5900 NEVADA AVE NW
BZA16	SOLAR STUDY - 5900 NEVADA AVE NW

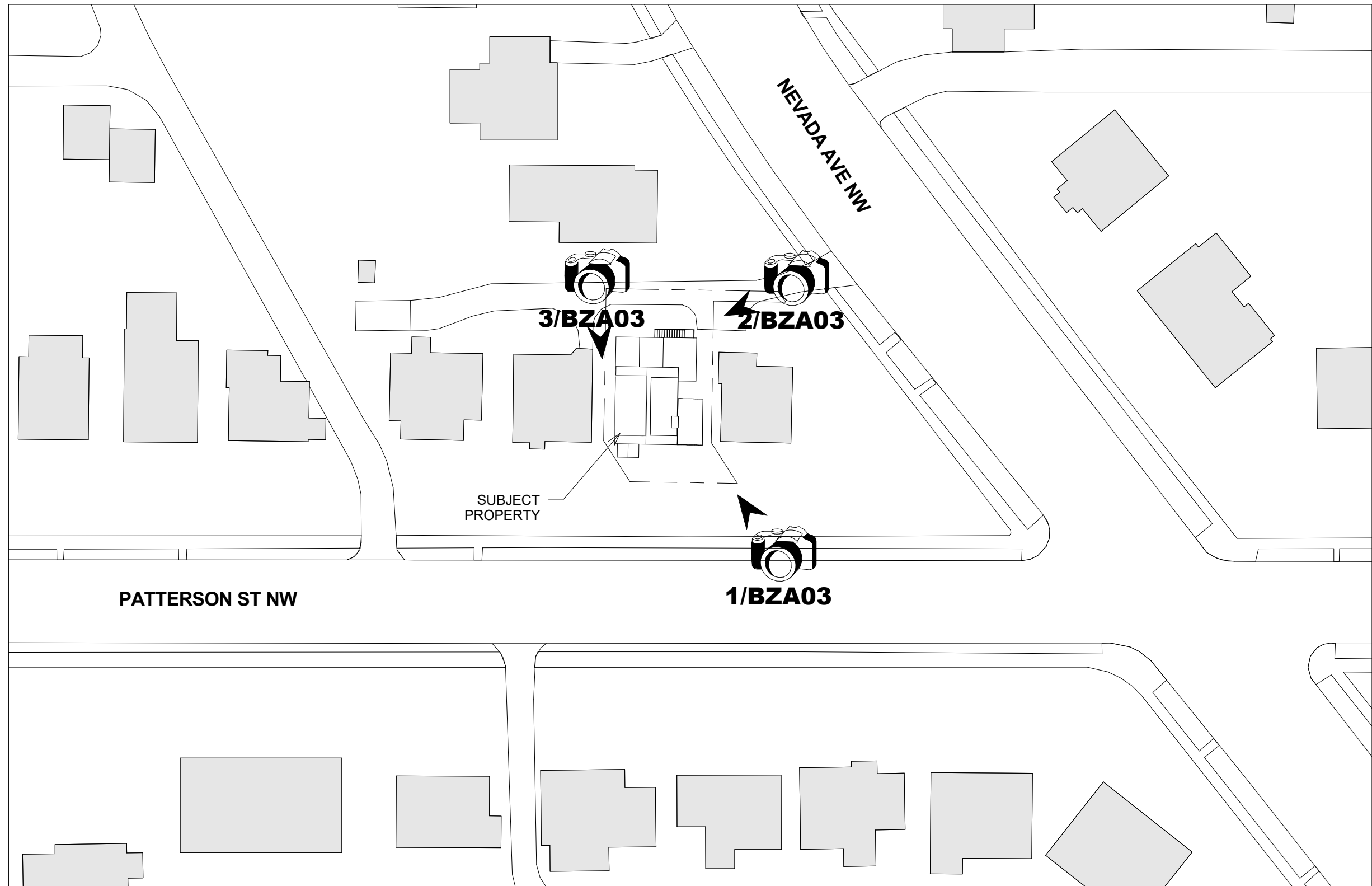
PROJECT DESCRIPTION	THIS PROJECT INVOLVES AN ADDITION TO AN EXISTING SINGLE FAMILY HOME TO PROVIDE A MASTER BEDROOM & BATHROOM ON THE SECOND FLOOR. THE DESIGN PROPOSES TO EXTEND THE EXISTING GABLE AND SHED DORMER ROOFS, MODIFYING AN EXISTING LOW ROOF ATTIC SPACE & EXTENDING THE FLOOR PLATE OVER AN EXISTING COVERED PORCH.
---------------------	--

ZONING RELIEF	THE HOMEOWNER IS SEEKING A SPECIAL EXCEPTION TO THE REAR & SIDE YARD SETBACK REQUIREMENTS AS SET FORTH IN 11 DCMR D §306.1 & §307.1, AS PERMITTED BY 11 DCMR D §309.1. WHILE THE DESIGN PROPOSES TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE, THE HOUSE WAS BUILT IN 1927 AND DOES NOT CONFORM WITH CURRENT REGULATIONS.
---------------	---

JURISDICTIONAL INFORMATION	BUILDING ADDRESS	3605 PATTERSON ST NW
	SQUARE, SUFFICE, LOT	1863, 0036
	ZONE	R-1-B
	JURISDICTION	WASHINGTON DC
	HISTORIC DISTRICT	N/A
	APPLICABLE CODE	<ul style="list-style-type: none"> 11 DCMR ZONING REGULATIONS 2012 INTERNATIONAL RESIDENTIAL CODE AS AMMENDED BY 12 DCMR B RESIDENTIAL CODE SUPPLEMENT 2012 INTERNATIONAL ENERGY CONSERVATION CODE AS AMMENDED BY 12 DCMR I

DESIGN CRITERIA - ZONING (R-1-B)		ALLOWABLE/REQUIRED	EXISTING	PROPOSED
	LOT AREA	5,000 SF MIN	2965.48 SF	2965.48 SF
	LOT WIDTH	50' MIN	40 SF	40 SF
	LOT OCCUPANCY	40% MAX	36%	36%
	DENSITY	1 PRINCIPAL DWELLING + 1 ACCESSORY APARTMENT PER LOT	1 DWELLING UNIT	1 DWELLING UNIT
	PARKING SPACES	1 PER PRINCIPAL DWELLING	0	0
	FRONT YARD SETBACK	WITHIN RANGE OF EXIST SETBACKS ON THE SAME SIDE OF STREET IN BLOCK	-	-
	SIDE YARD SETBACK	8' MIN	5' 1-1/4"	5' 1-1/4"
	REAR YARD SETBACK	25' MIN	18' 11"	18' 11"
	HEIGHT / STORIES *	40' MAX / 3 MAX	25'-10 / 2	25'-10 / 2
	PENTHOUSE HEIGHT / STORIES	12' MAX / 1 MAX	N/A	N/A
	PENTHOUSE AREA **	210 SF MAX	N/A	N/A
	PERVIOUS SURFACE	50% MIN	N/A	N/A

*DOES NOT INCLUDE PENTHOUSES PER 11 DCMR D 303.1
 ** MAX 1/3 OF ROOF LOCATED ON PER 11 DCMR C 1503.2



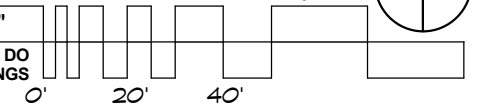
Renzullo Residence

OWNER: Philip Renzullo
DATE: 06/20/17

VICINITY MAP

BZA02

1" = 40'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



bestudio,LLC



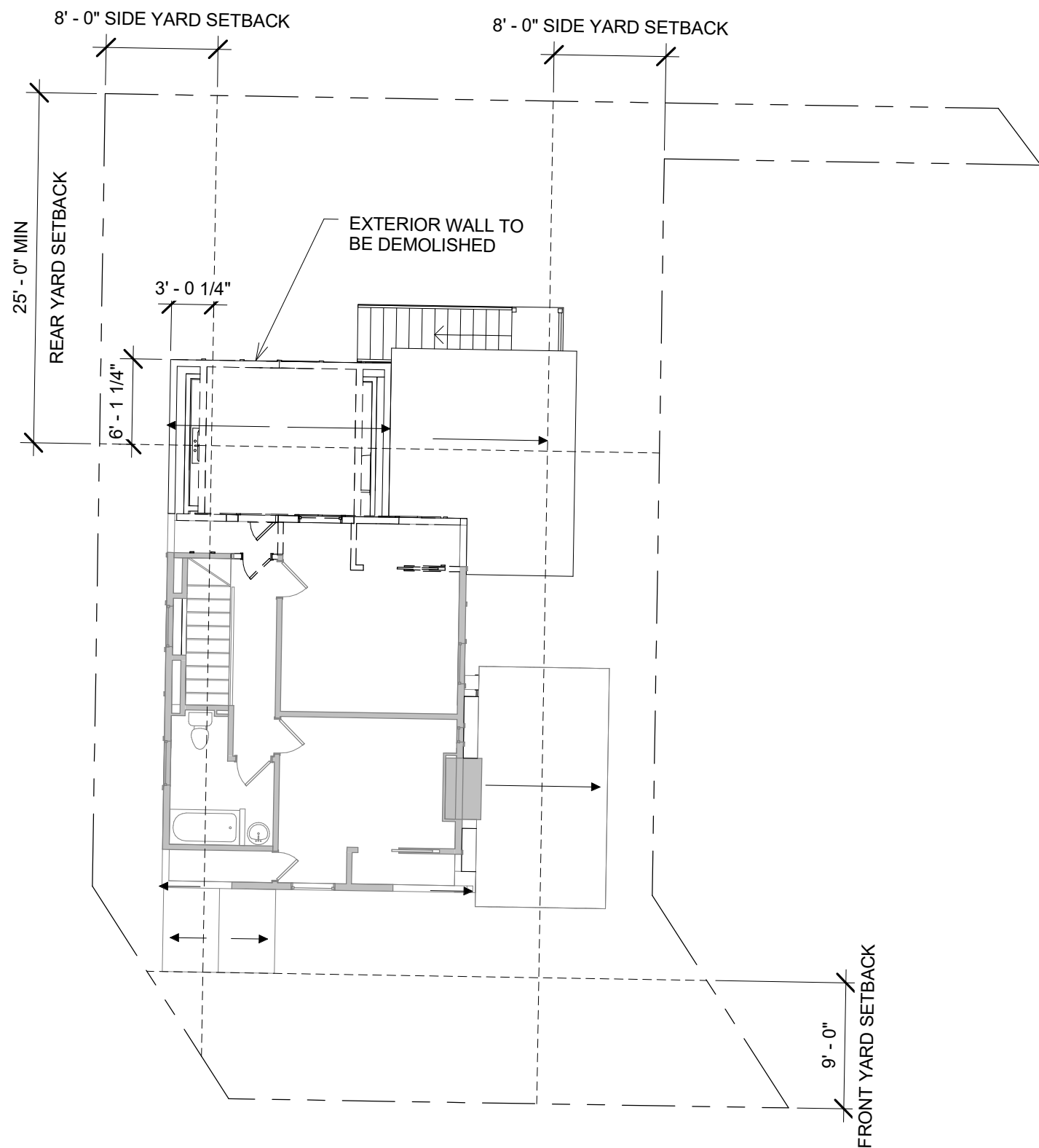
① PHOTO - FRONT YARD FROM PATTERSON ST NW
12" = 1'-0"



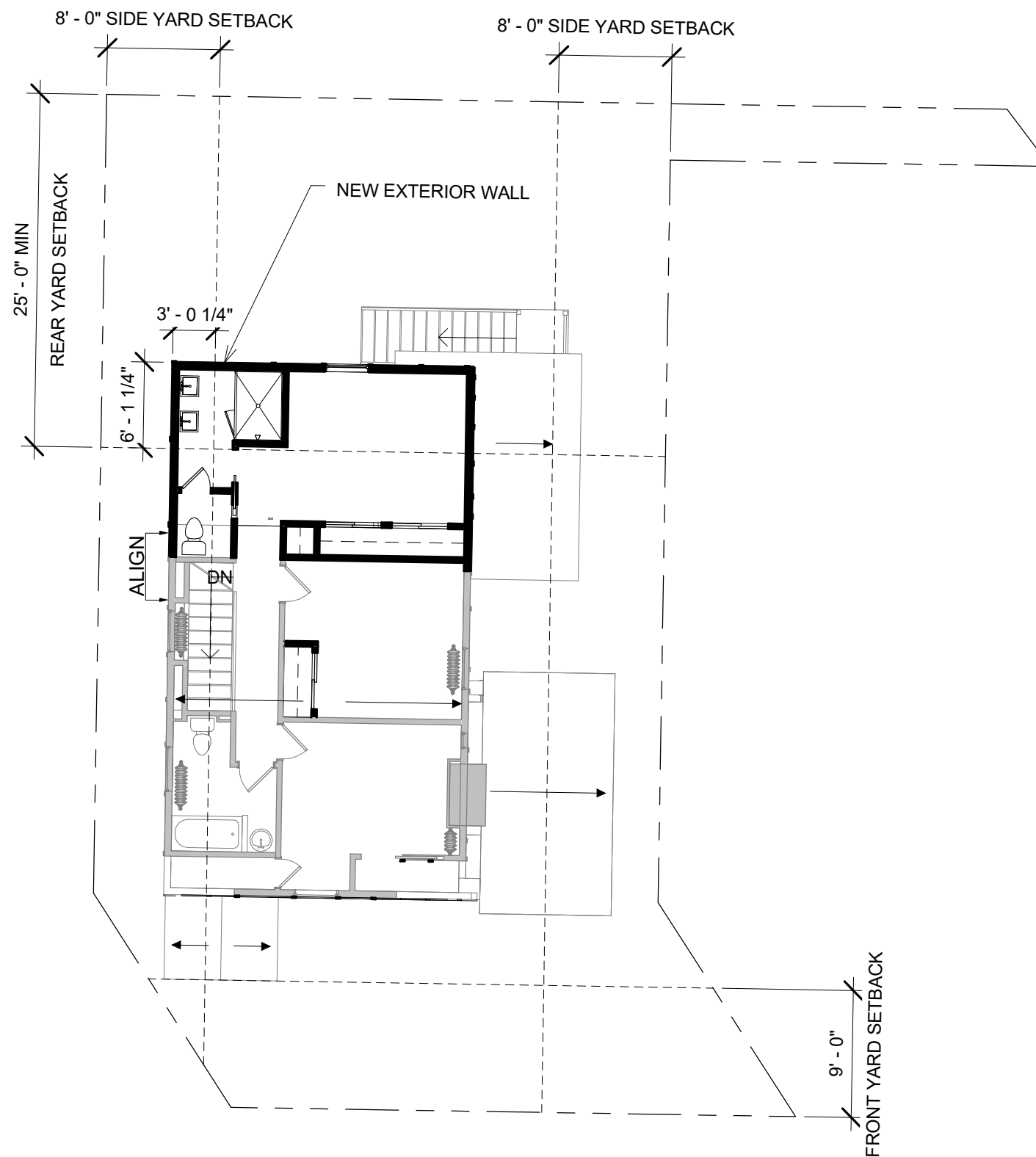
② PHOTO - REAR YARD FROM REAR ALLEY
12" = 1'-0"



③ PHOTO - WEST SIDE YARD FROM REAR YARD
12" = 1'-0"



① SITE PLAN - EXISTING
1" = 10'-0"



② SITE PLAN - PROPOSED
1" = 10'-0"

Renzullo Residence

OWNER: Philip Renzullo
DATE: 06/20/17

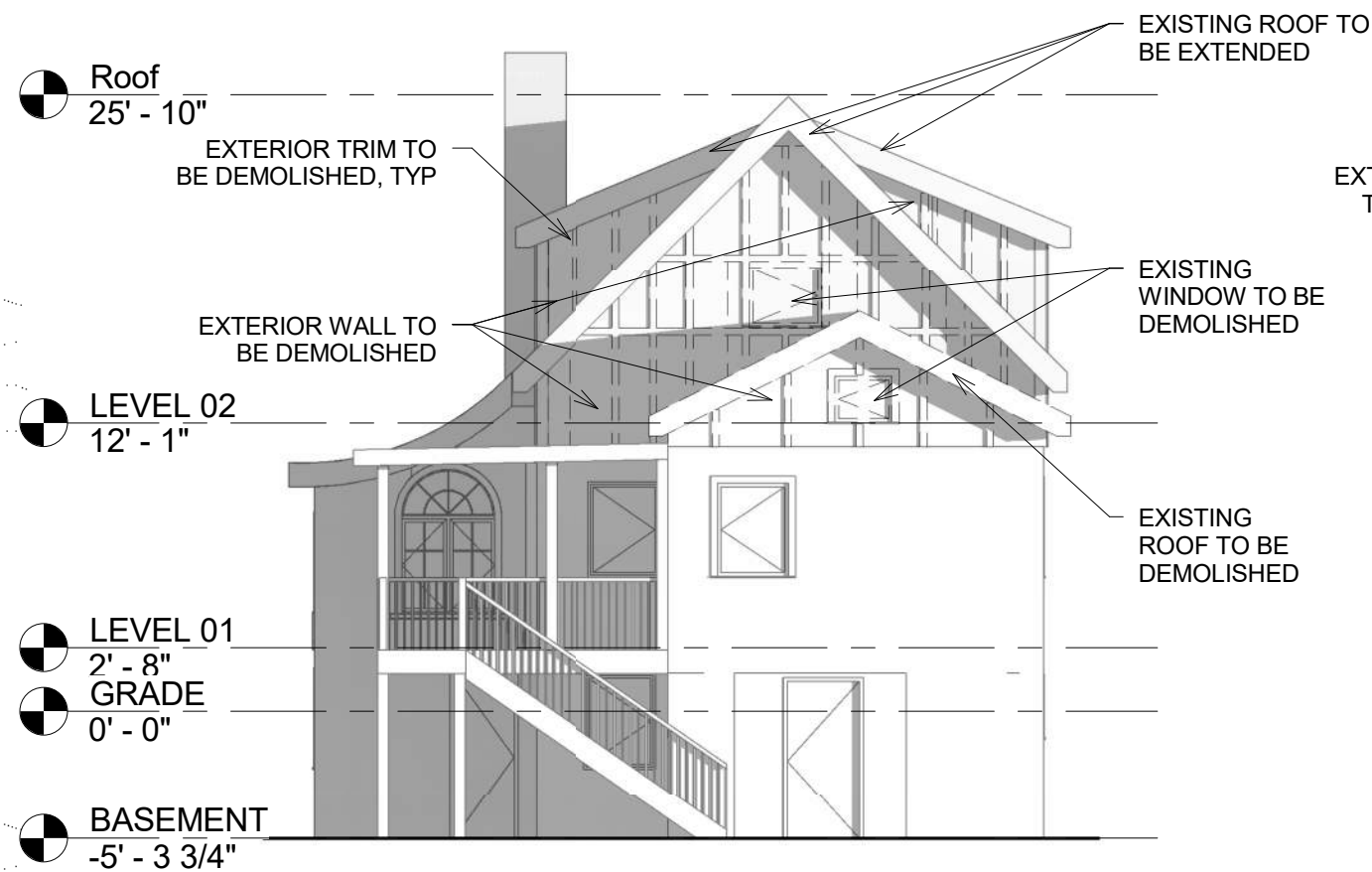
SITE PLAN - EXISTING & PROPOSED

BZA04

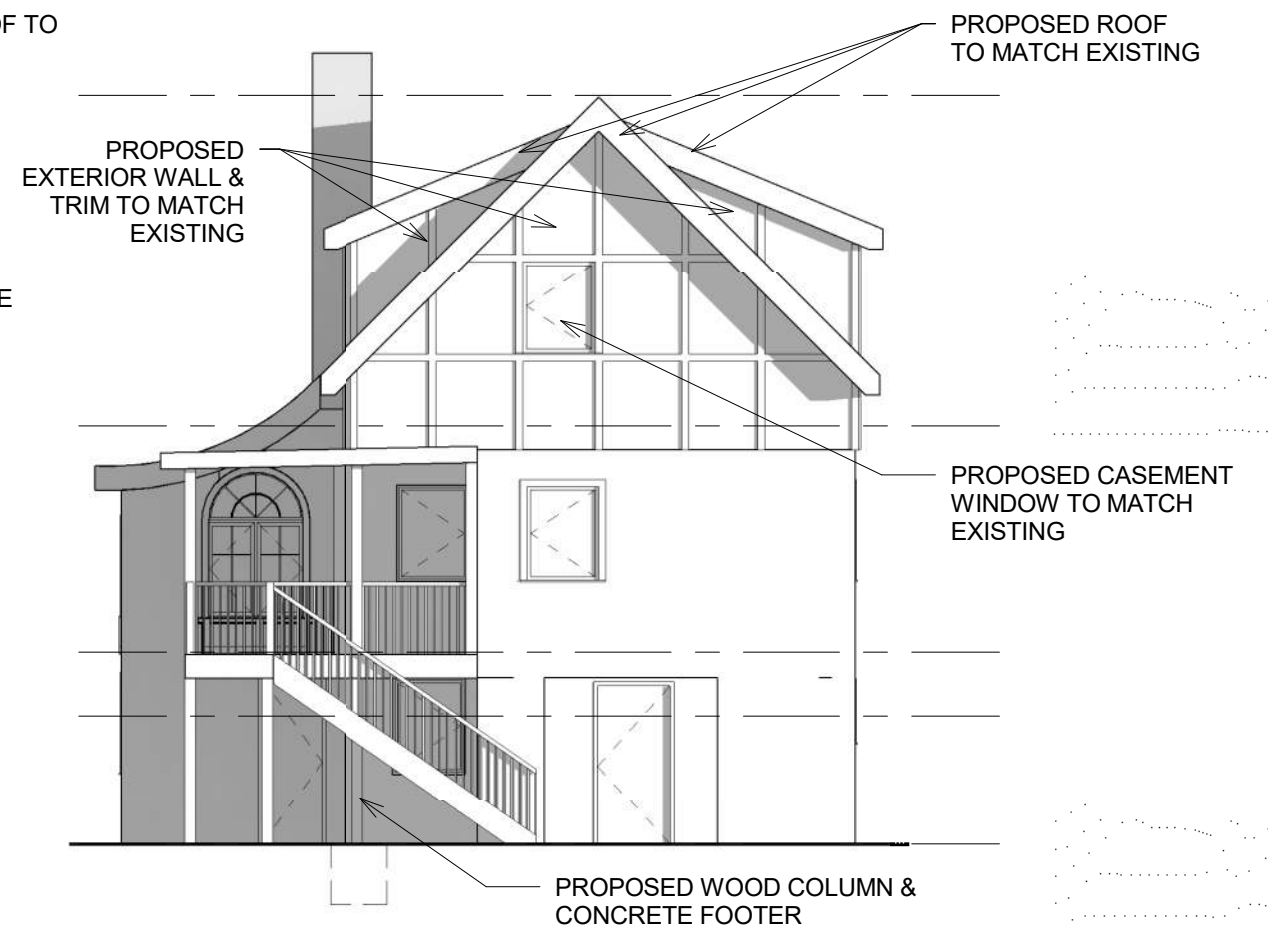
bestudio,LLC

1" = 10'-0"

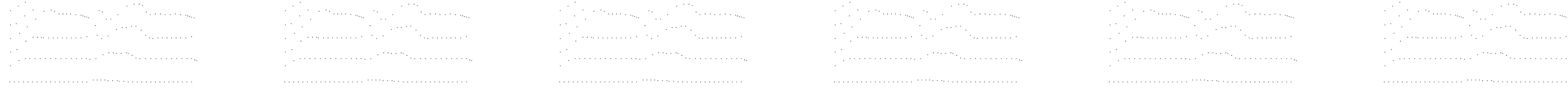
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



① NORTH ELEVATION - EXISTING
1/8" = 1'-0"



② NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



Roof
25' - 10"

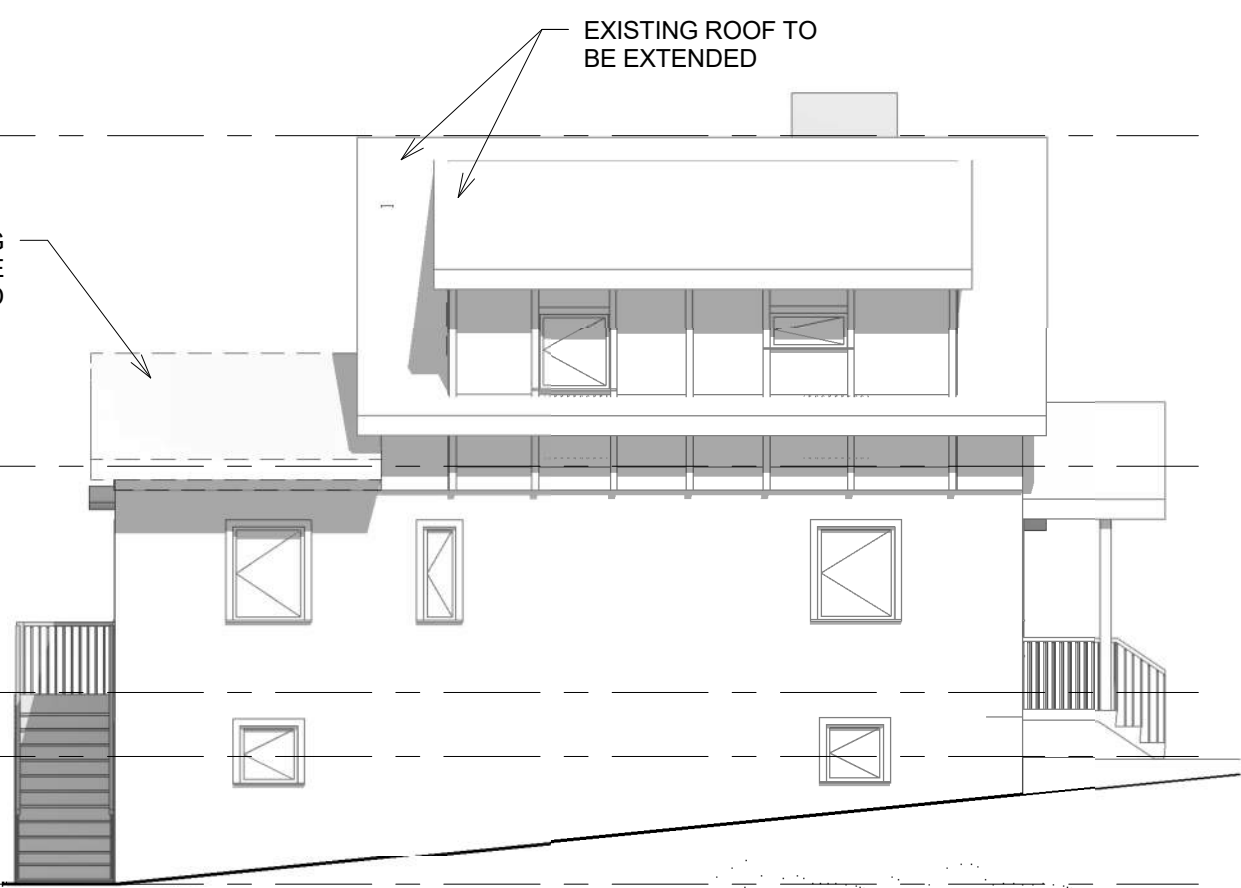
EXISTING
ROOF TO BE
DEMOLISHED

LEVEL 02
12' - 1"

LEVEL 01
2' - 8"
GRADE
0' - 0"

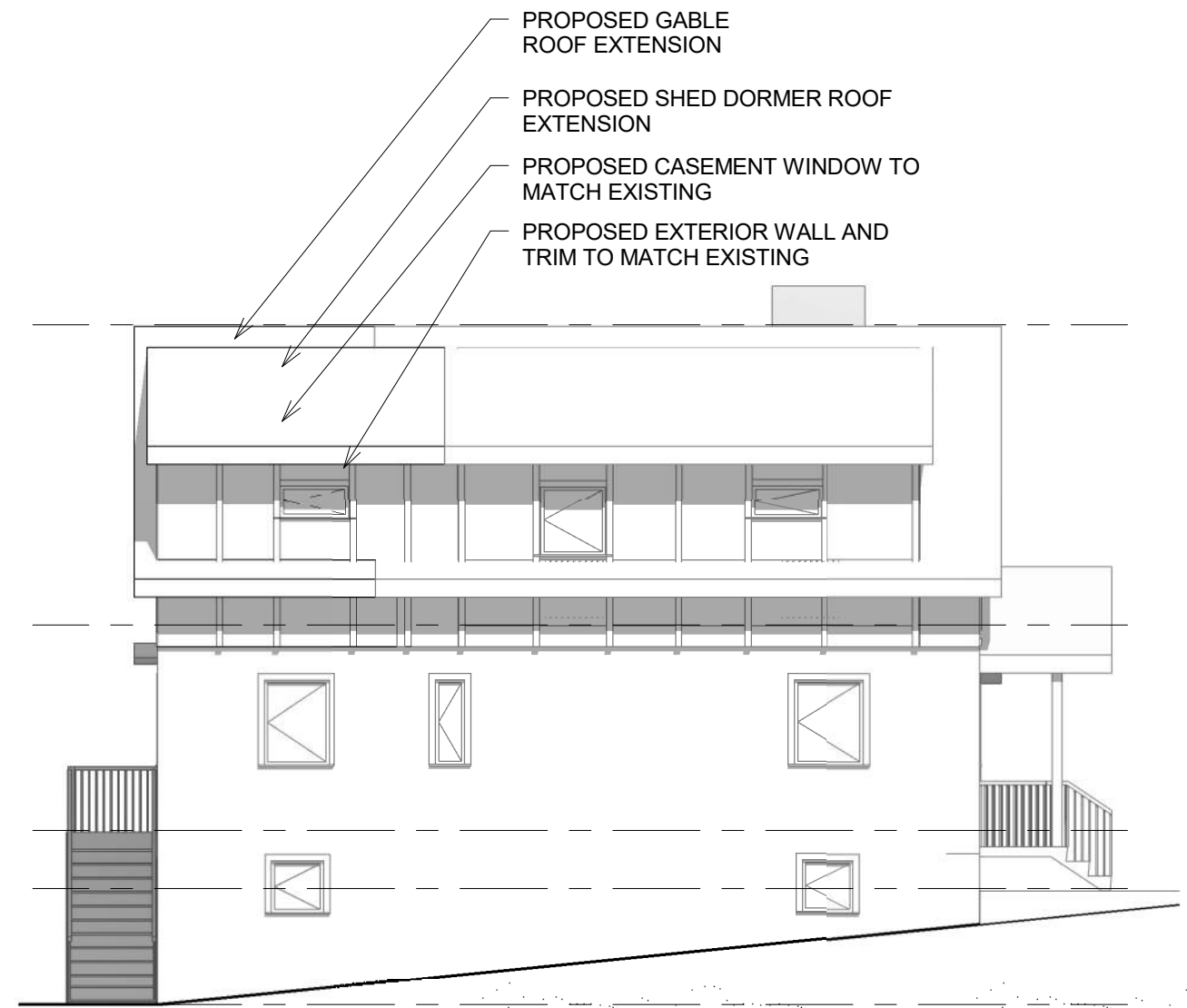
BASEMENT
-5' - 3 3/4"

1 WEST ELEVATION - EXISTING
1/8" = 1'-0"



PROPOSED GABLE
ROOF EXTENSION
PROPOSED SHED DORMER ROOF
EXTENSION
PROPOSED CASEMENT WINDOW TO
MATCH EXISTING
PROPOSED EXTERIOR WALL AND
TRIM TO MATCH EXISTING

2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



Roof
25' - 10"

LEVEL 02
12' - 1"

LEVEL 01
2' - 8"

GRADE
0' - 0"

BASEMENT
-5' - 3 3/4"

1 EAST ELEVATION - EXISTING
1/8" = 1'-0"



EXISTING ROOF
TO BE
DEMOLISHED

PROPOSED GABLE
ROOF EXTENSION

PROPOSED SHED DORMER
ROOF EXTENSION

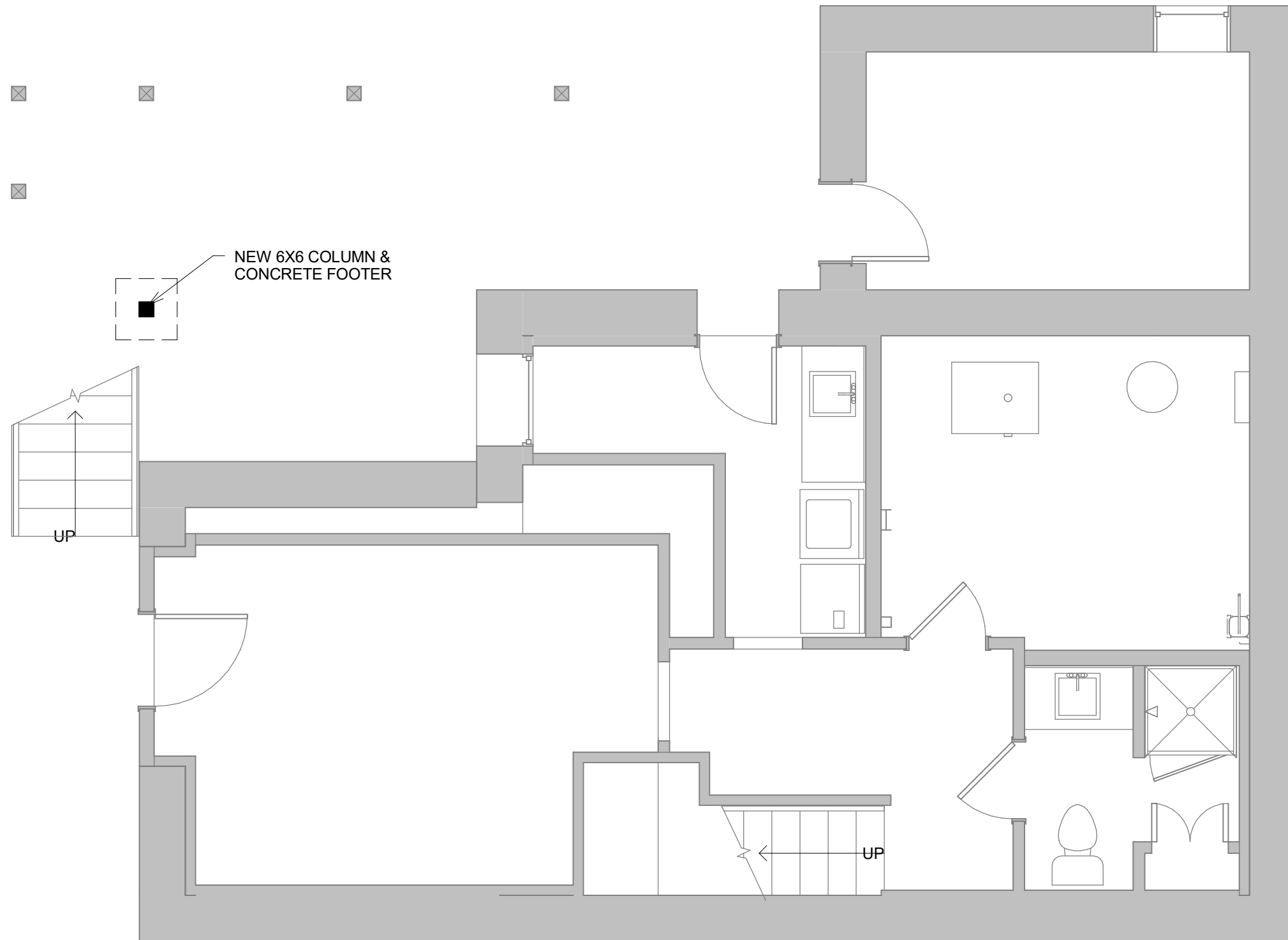
PROPOSED CASEMENT WINDOW
TO MATCH EXISTING

PROPOSED EXTERIOR WALL &
TRIM TO MATCH EXISTING

2 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



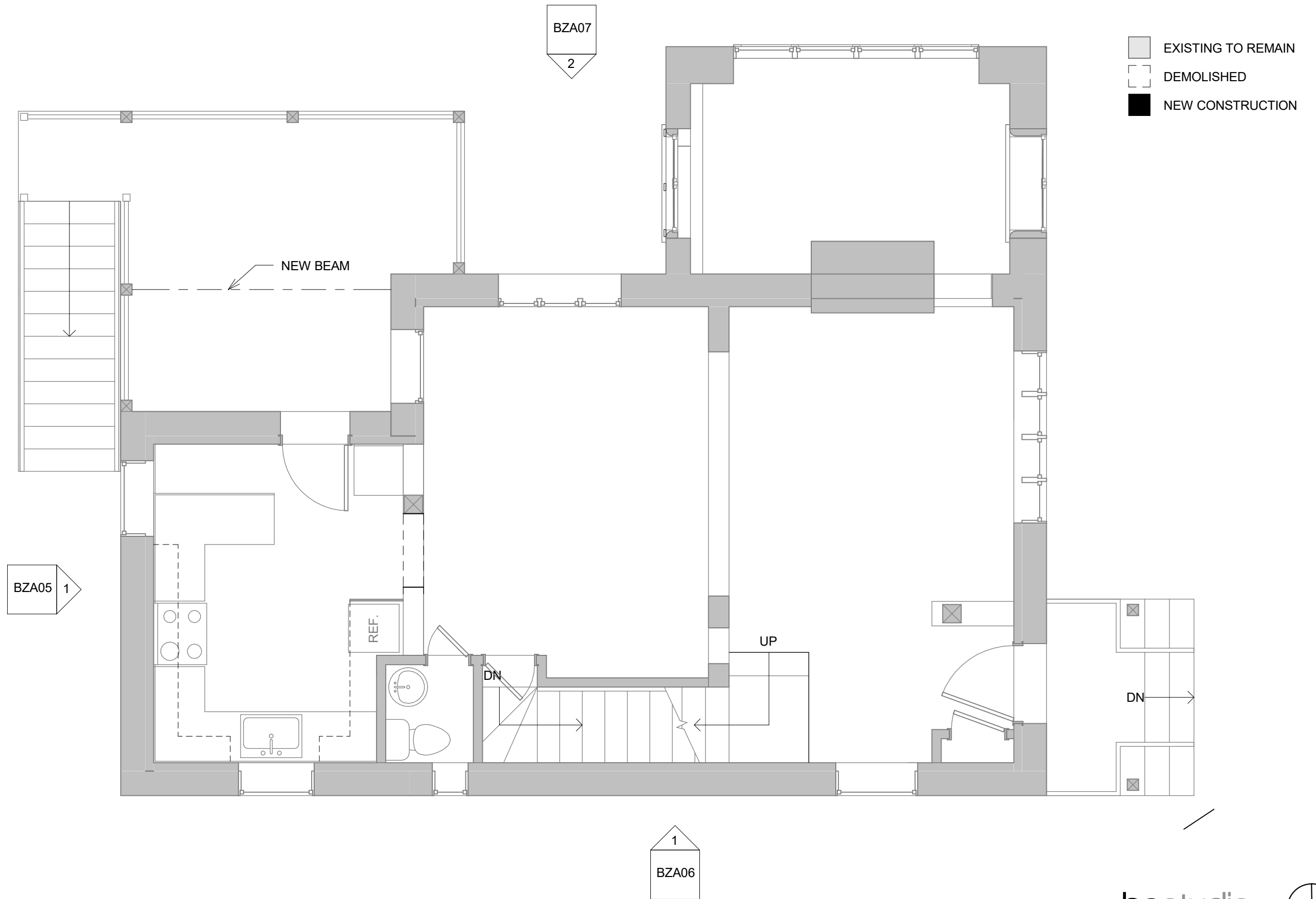
Renzullo Residence
 OWNER: Philip Renzullo
 DATE: 06/20/17

PROPOSED PLAN - BASEMENT

BZA08

bestudio,LLC

1/4" = 1'-0"
 GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



Renzullo Residence
 OWNER: Philip Renzullo
 DATE: 06/20/17

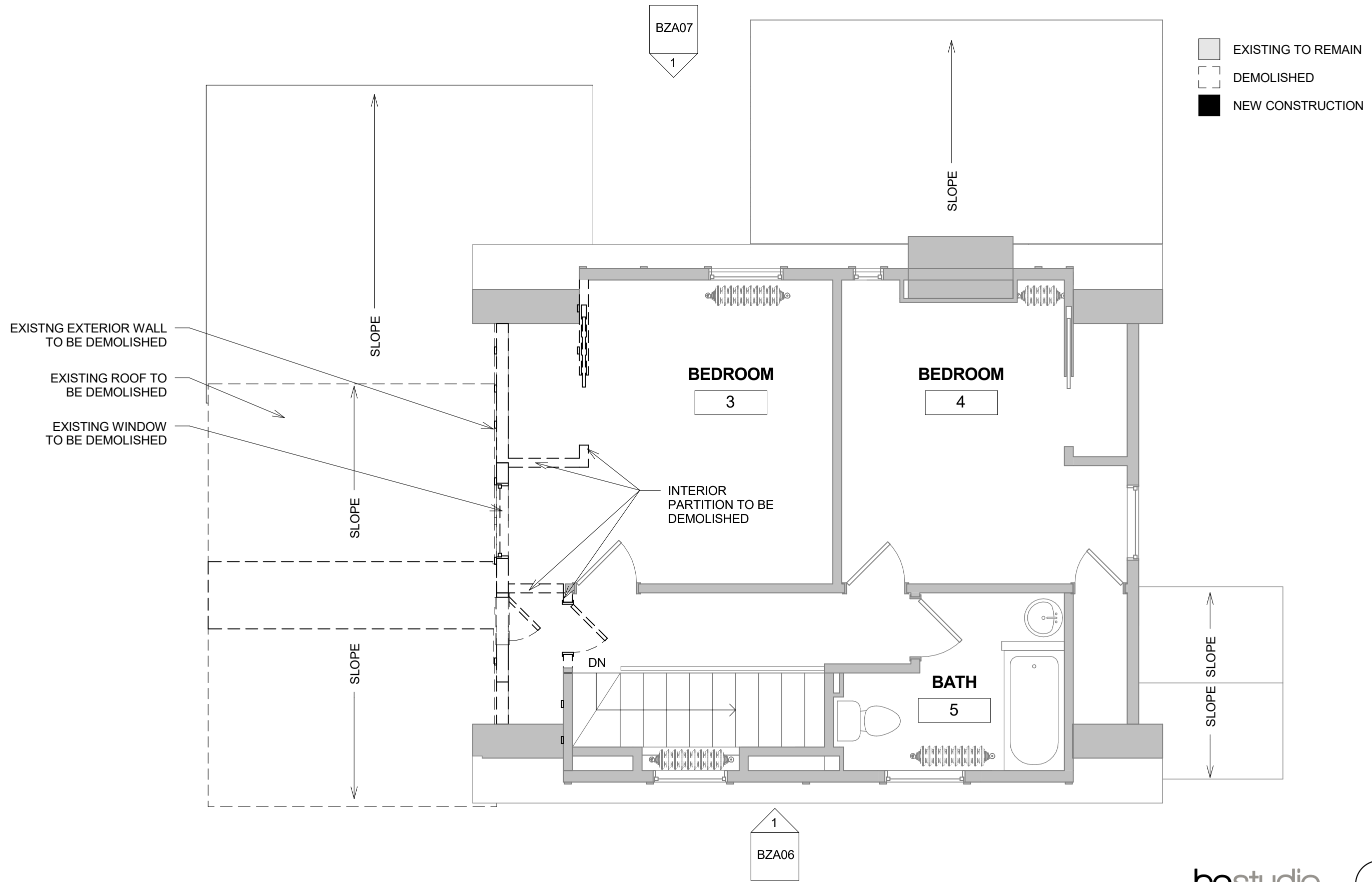
PROPOSED PLAN - LEVEL 01

BZA09

bestudio,LLC

1/4" = 1'-0"

GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



Renzullo Residence
 OWNER: Philip Renzullo
 DATE: 06/20/17

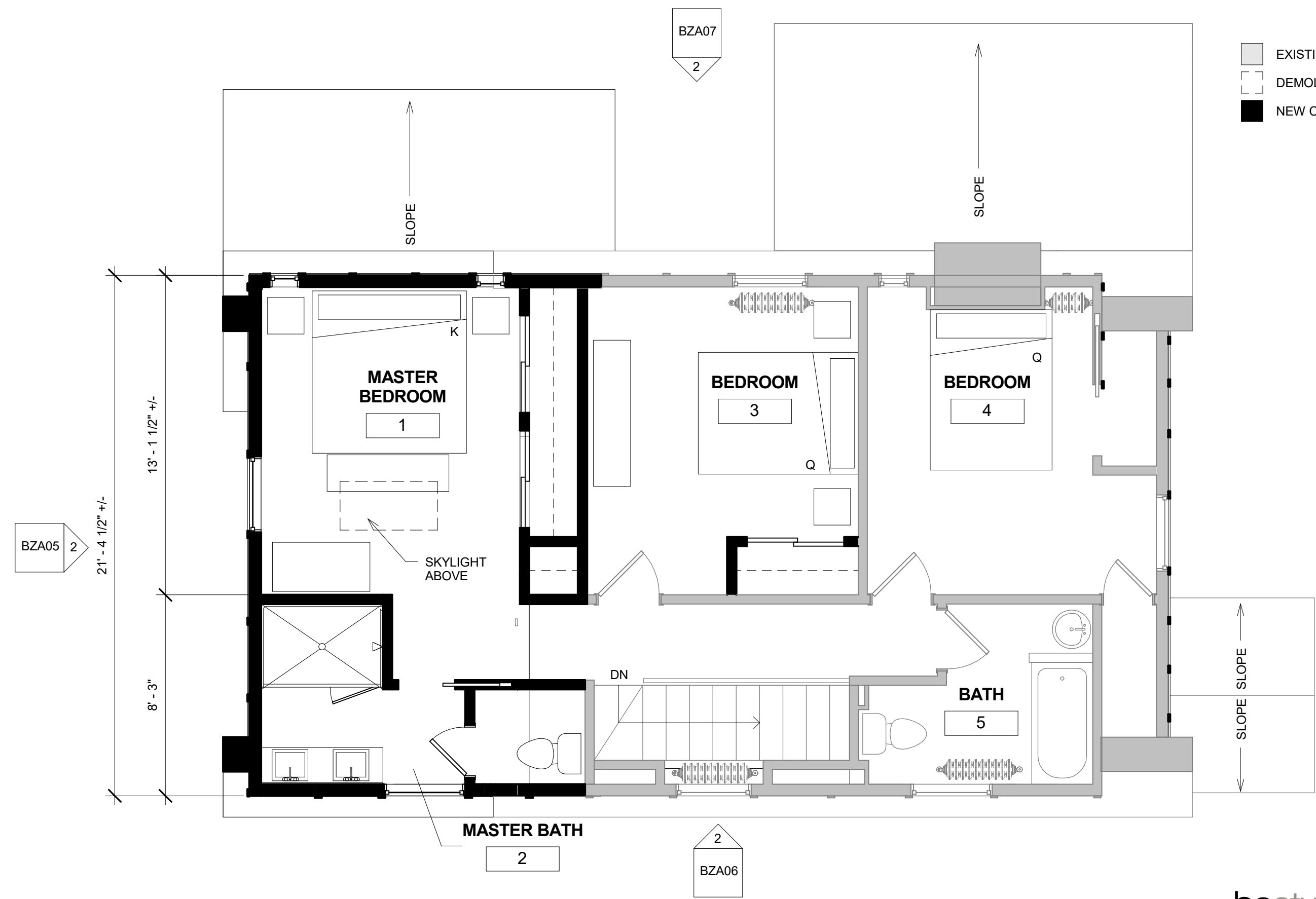
PROPOSED DEMO PLAN - LEVEL 02

BZA10

1/4" = 1'-0"
 GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS

bestudio,LLC

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION



Renzullo Residence
 OWNER: Philip Renzullo
 DATE: 06/20/17

PROPOSED PLAN - LEVEL 02

BZA11

1/4" = 1'-0"

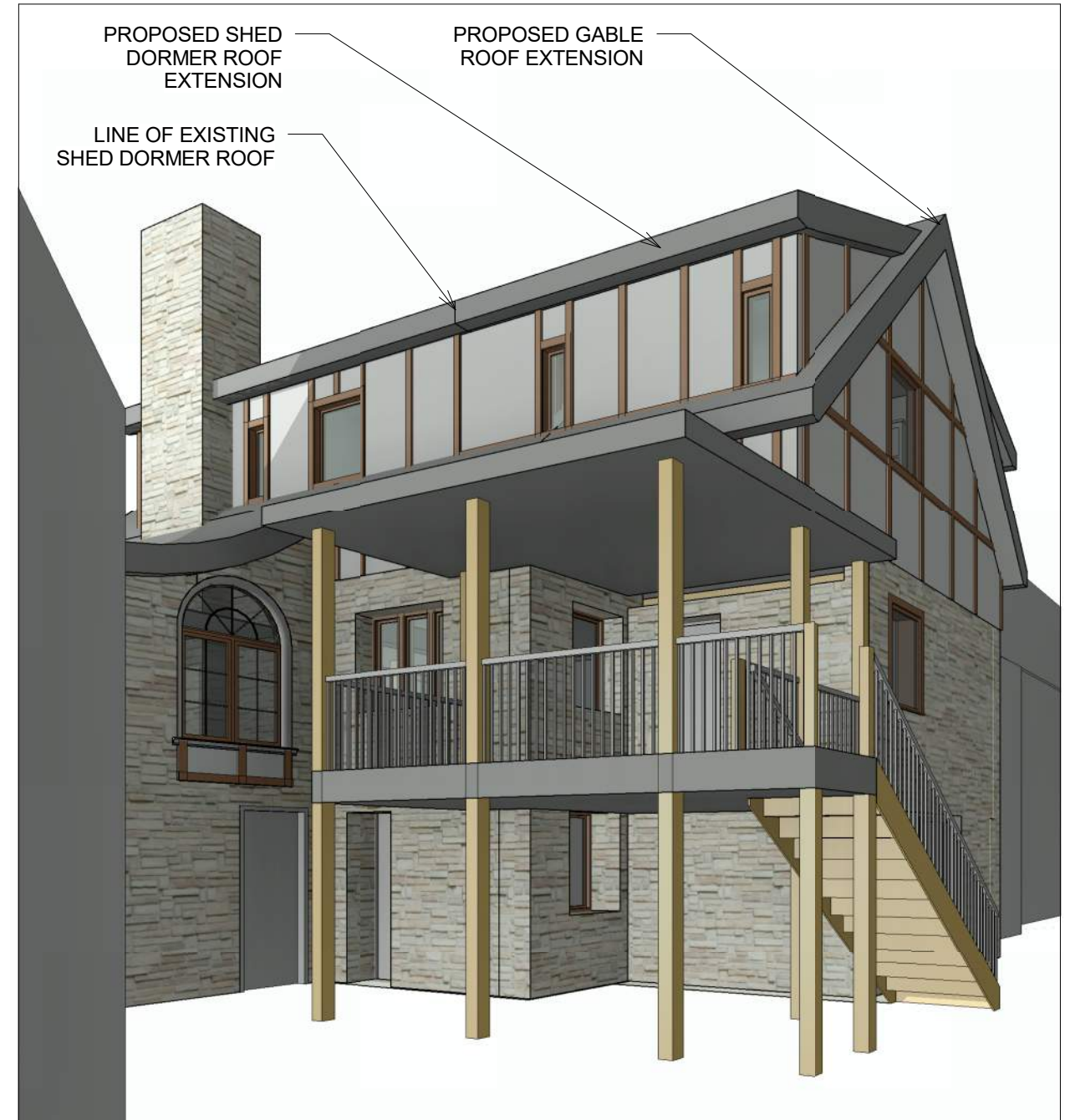
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS

0' 1' 2' 3' 4' 7'

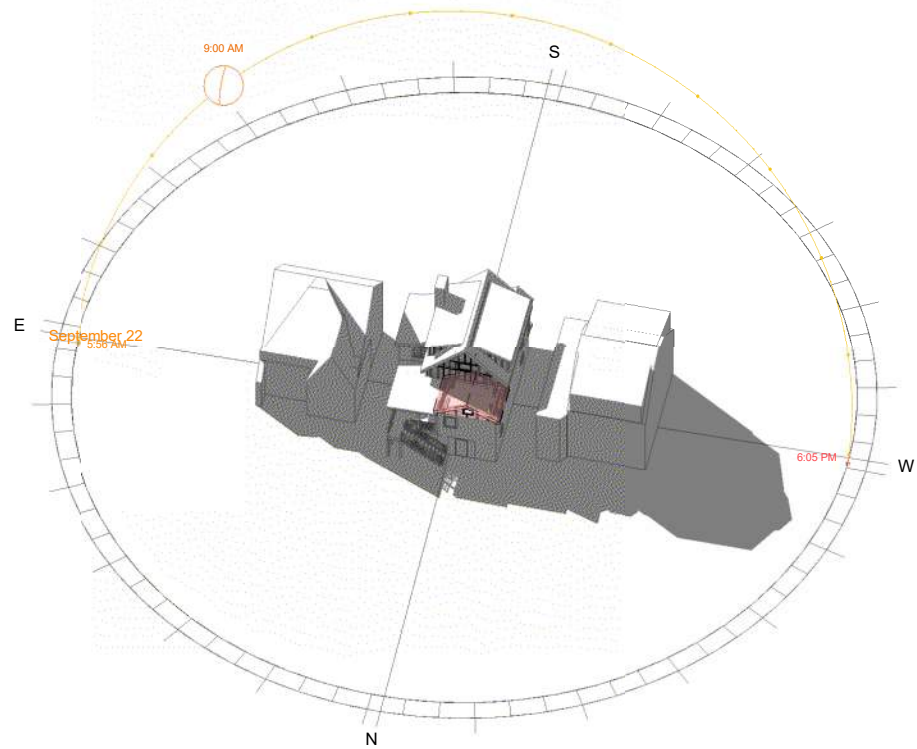
bestudio,LLC



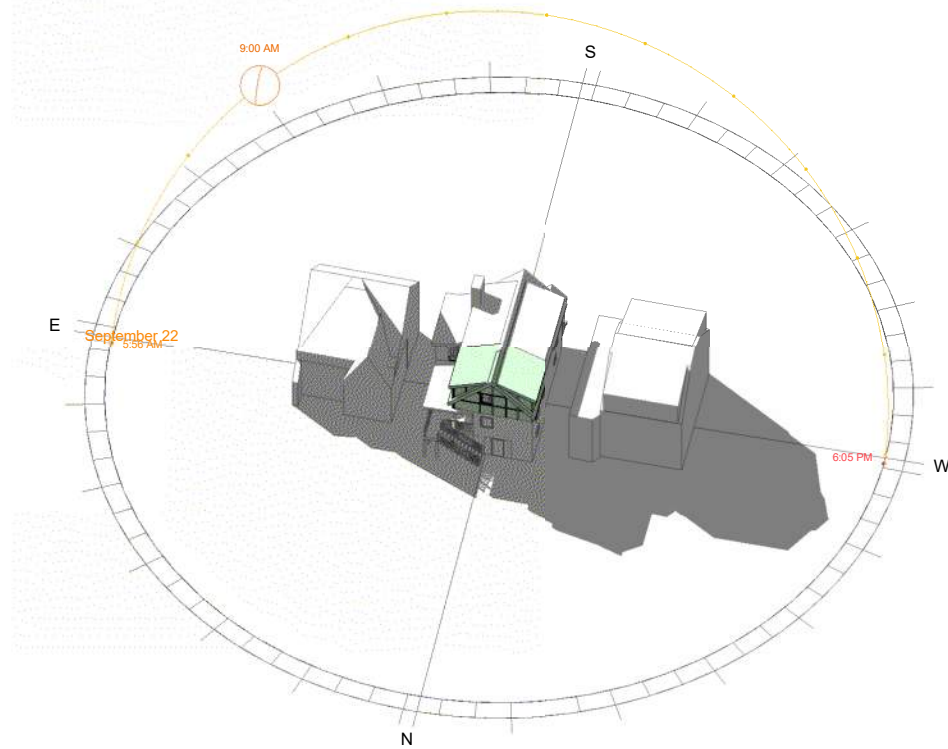
① VIEW FROM PATTERSON ST



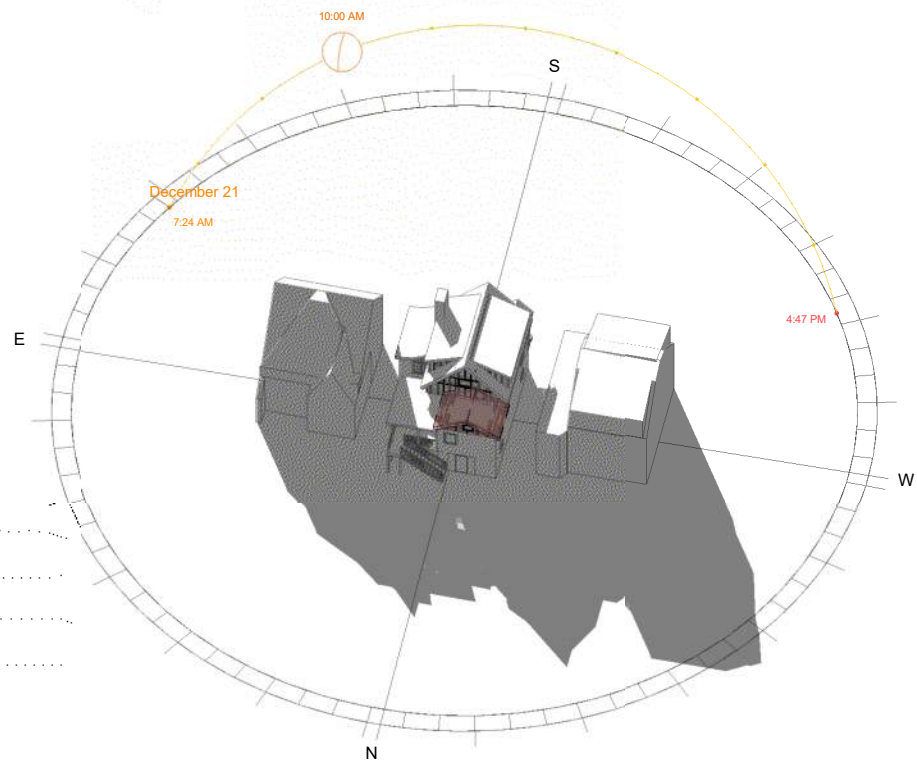
② VIEW FROM REAR ALLEY



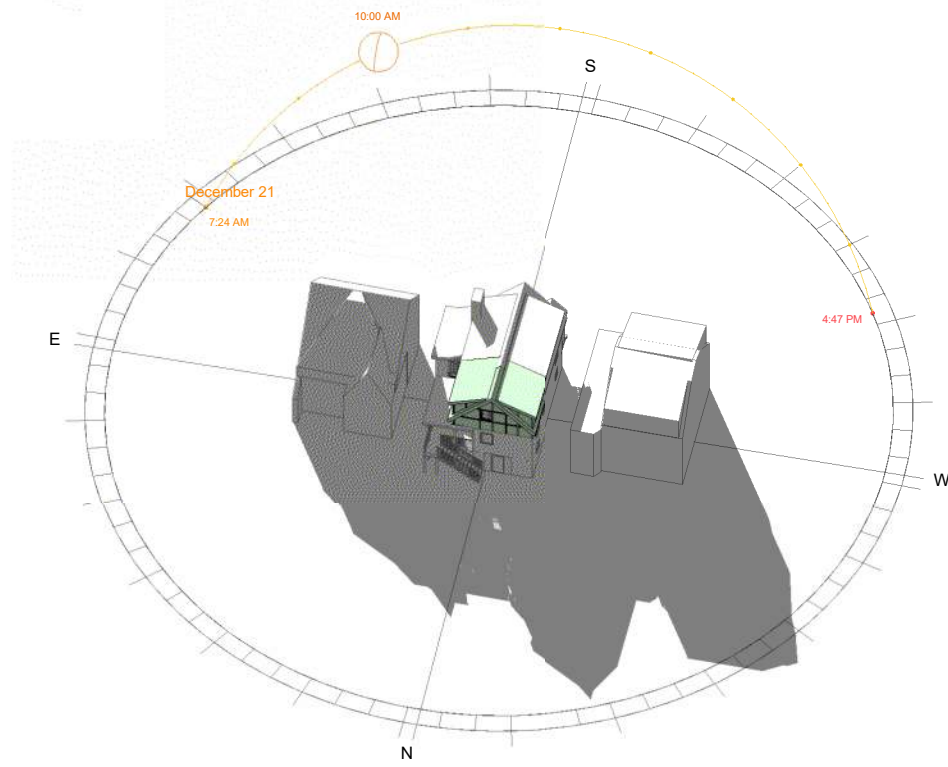
① FALL EQUINOX MORNING - EXISTING MASSING



② FALL EQUINOX MORNING - PROPOSED MASSING

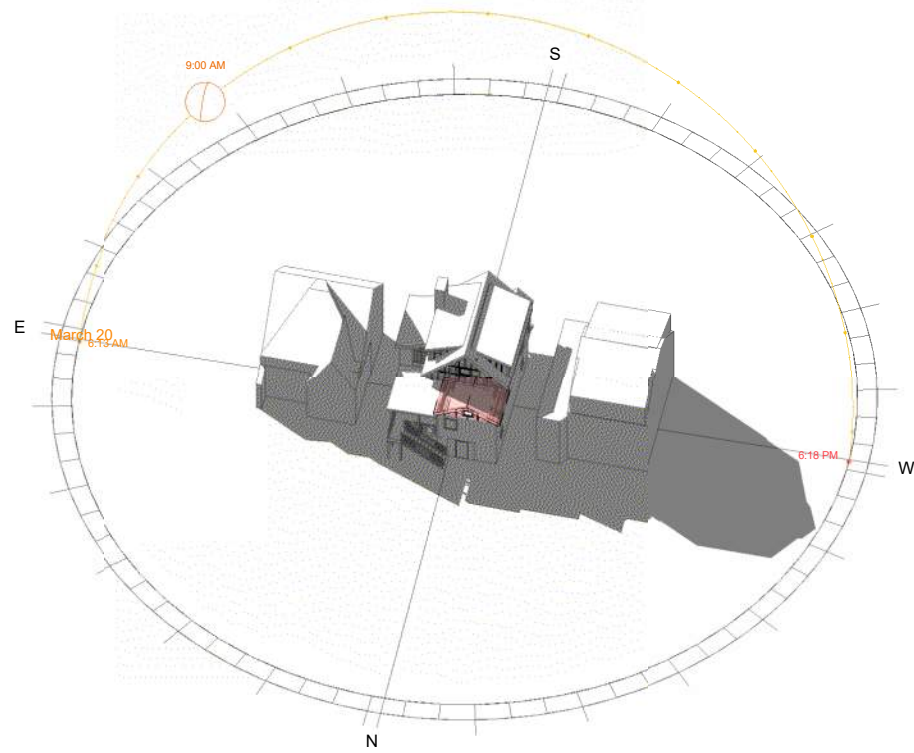


③ WINTER SOLSTICE MORNING - EXISTING MASSING

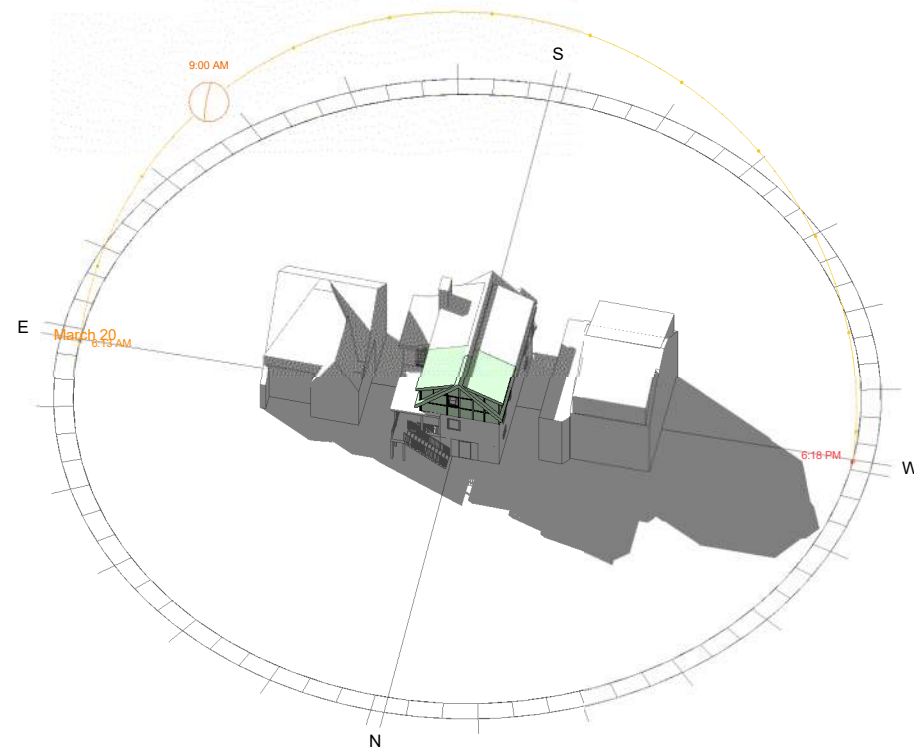


④ WINTER SOLSTICE MORNING - PROPOSED MASSING

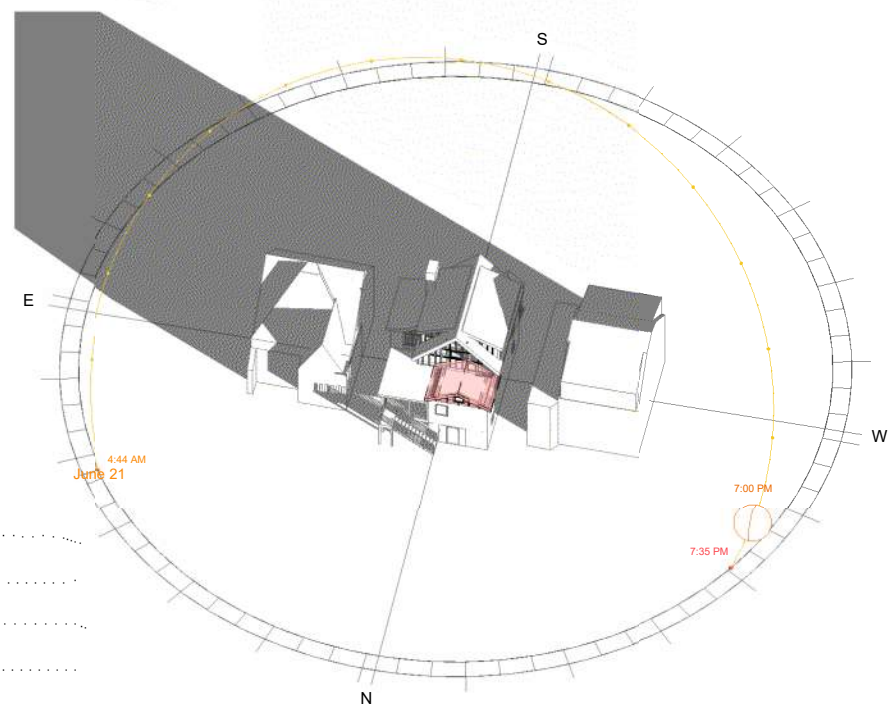
- EXISTING TO REMAIN
- DEMOLISHED
- PROPOSED



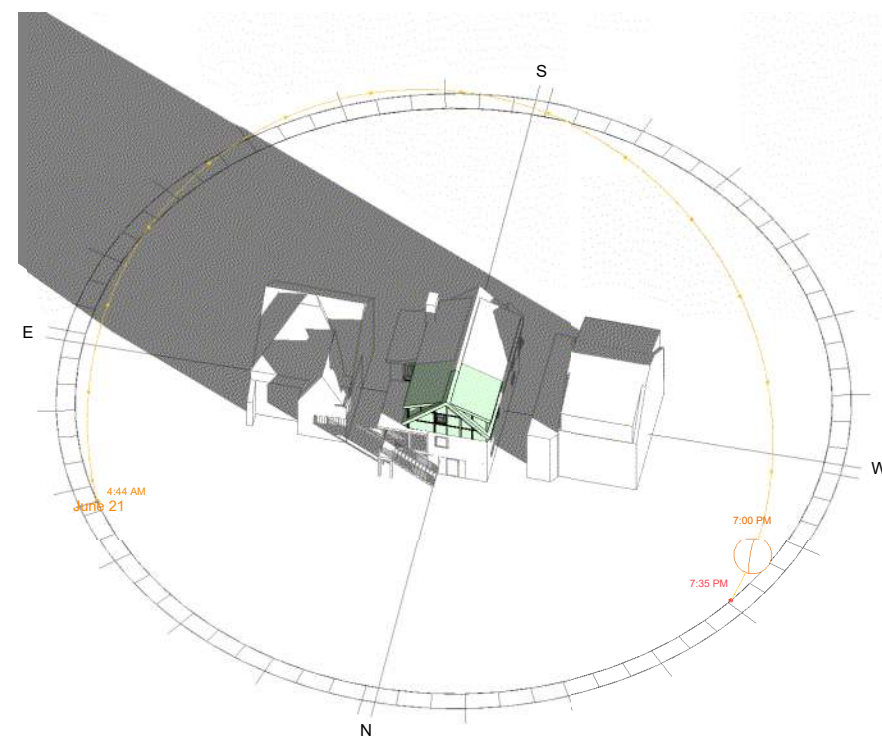
1 SPRING EQUINOX MORNING - EXISTING MASSING



2 SPRING EQUINOX MORNING - PROPOSED MASSING

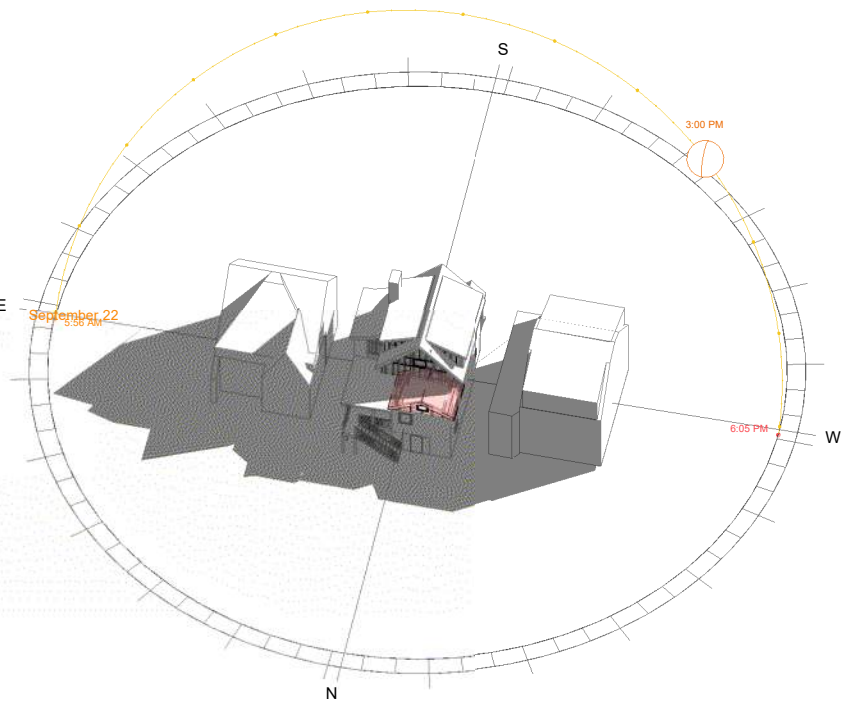


3 SUMMER SOLSTICE MORNING - EXISTING MASSING

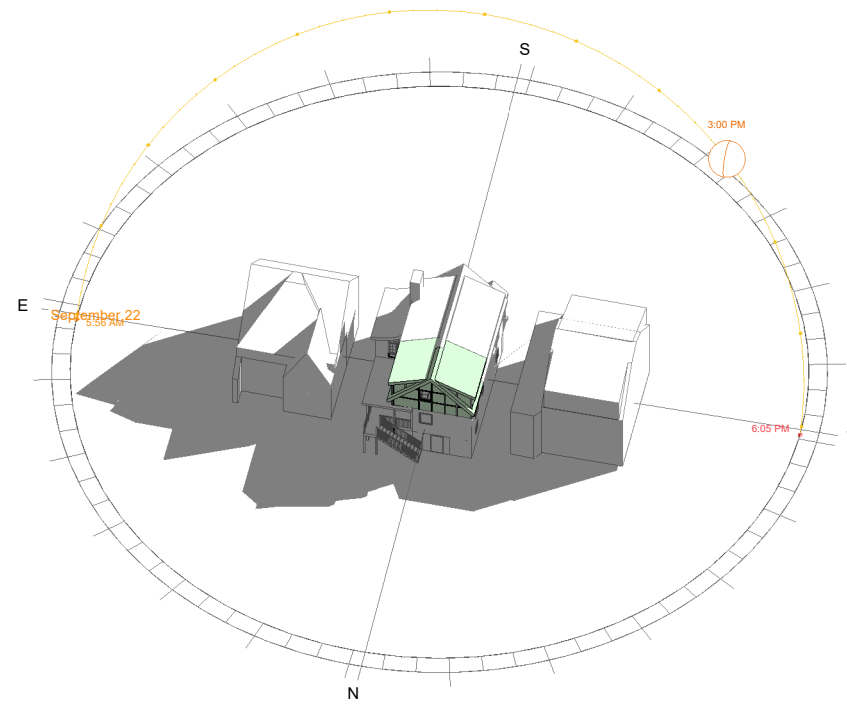


4 SUMMER SOLSTICE MORNING - PROPOSED MASSING

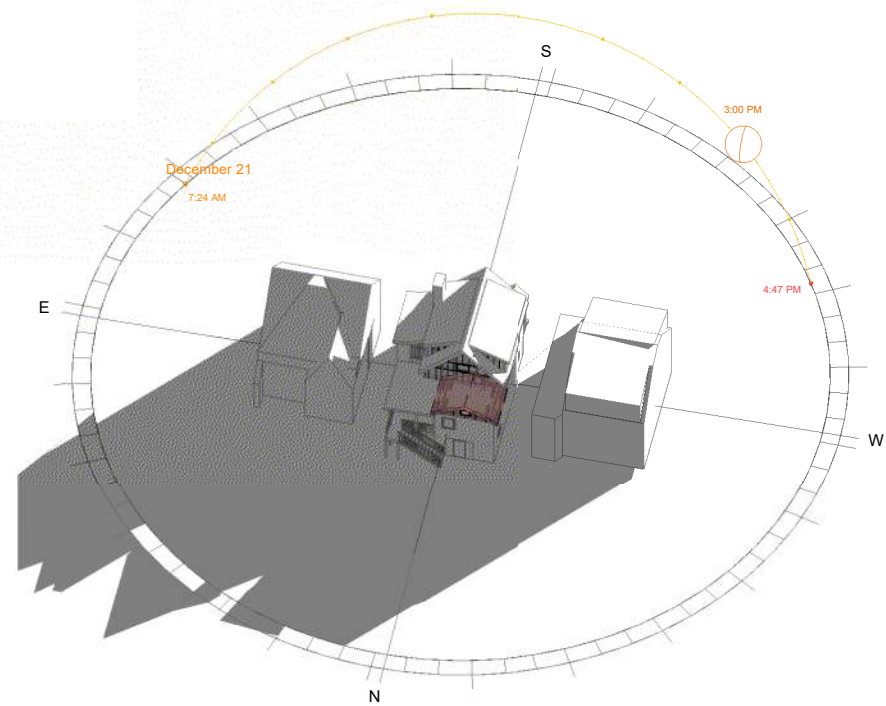
- EXISTING TO REMAIN
- DEMOLISHED
- PROPOSED



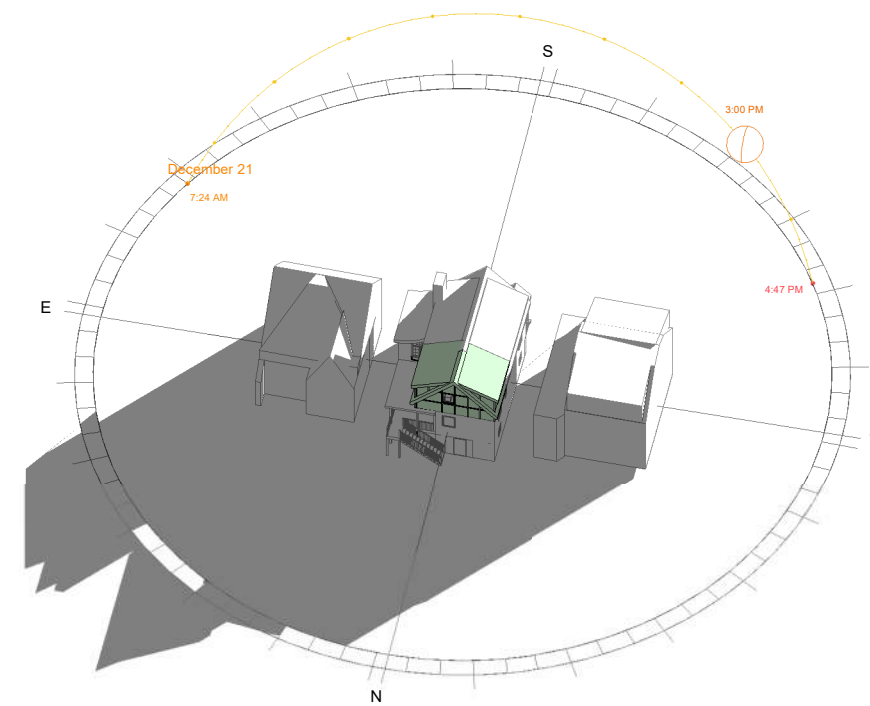
1 FALL EQUINOX AFTERNOON - EXISTING MASSING



2 FALL EQUINOX AFTERNOON - PROPOSED MASSING

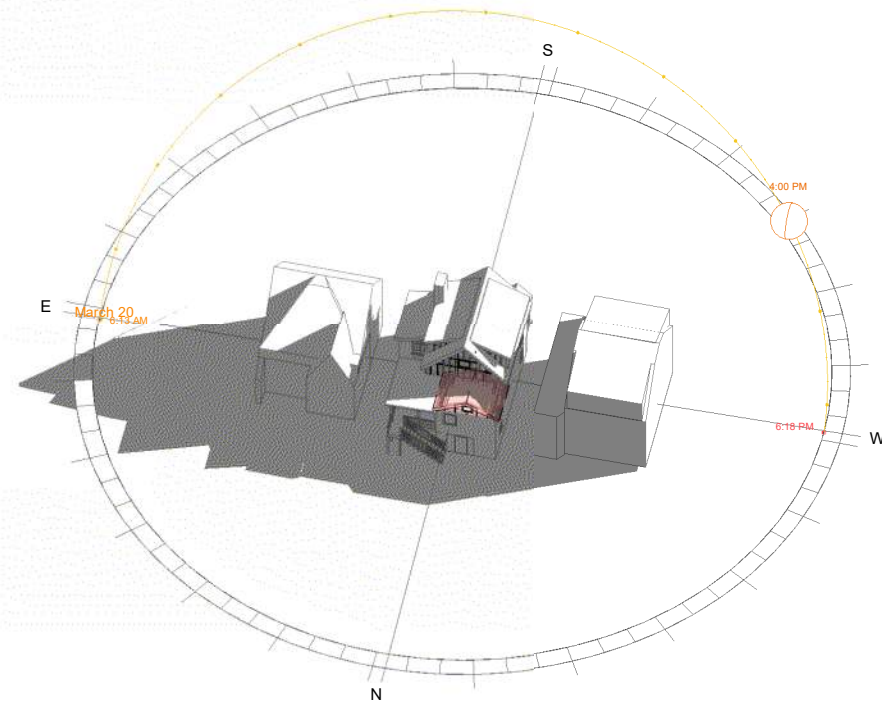


3 WINTER SOLSTICE AFTERNOON - EXISTING MASSING

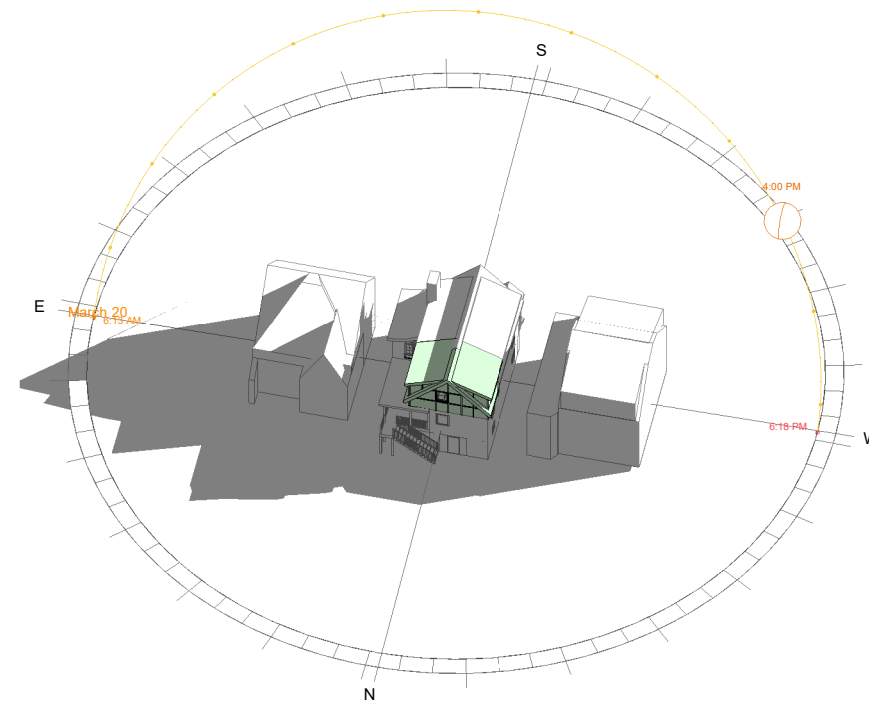


4 WINTER SOLSTICE AFTERNOON - PROPOSED MASSING

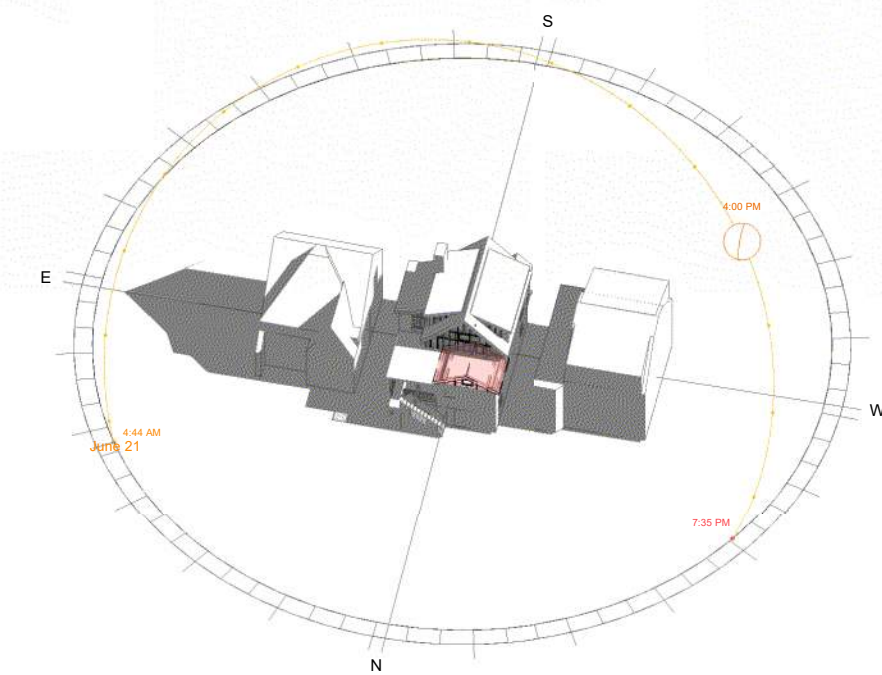
- EXISTING TO REMAIN
- DEMOLISHED
- PROPOSED



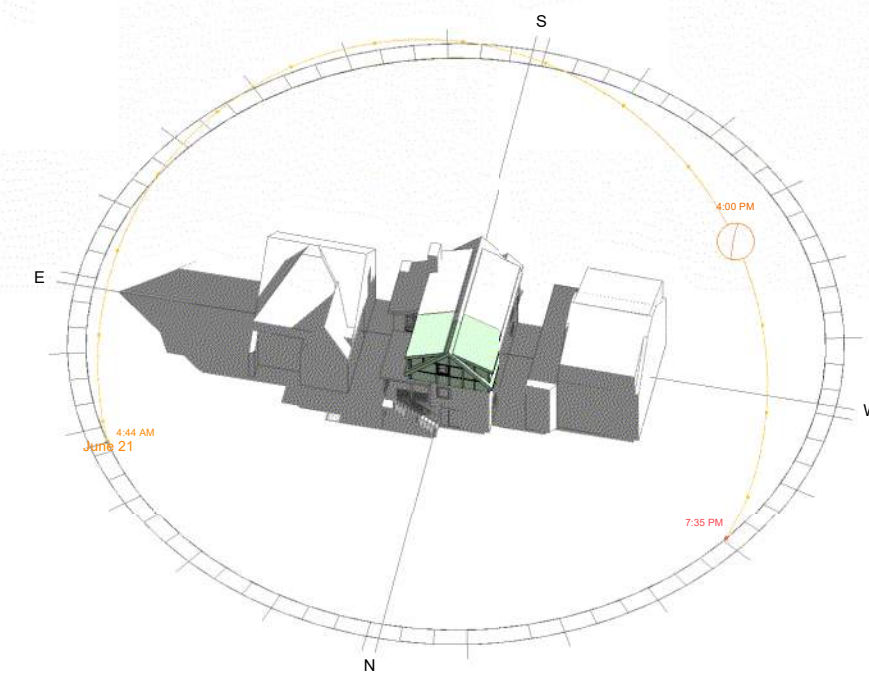
1 SPRING EQUINOX AFTERNOON - EXISTING MASSING



2 SPRING EQUINOX AFTERNOON - PROPOSED MASSING



3 SUMMER SOLSTICE AFTERNOON - EXISTING MASSING



4 SUMMER SOLSTICE AFTERNOON - PROPOSED MASSING

- EXISTING TO REMAIN
- DEMOLISHED
- PROPOSED