SITE LOCATION
1 — N.T.S.

SITE

PUBLIC ALLEY

	REQUIRED/ALLOWED	EXISTING	PROPOSED
DWELLING UNITS	1	1	UNCHANGED
LOT AREA	2,000 SF MIN.	1,265 SF	UNCHANGED
LOT WIDTH	20' MIN.	15.96'	UNCHANGED
LOT OCCUPANCY CALC:			
-HOUSE =		580.19 SF	UNCHANGED
-DECK (SEE NOTE) =		189.76	UNCHANGED
TOTAL BUILDING FOOTPRINT =		770.78 SF	UNCHANGED
PERCENTAGE LOT OCCUPANCY	60% MAX.	60.86%*	UNCHANGED
(* ZONING ADMINISTRATORS MODIFICATION APPLIED FOR ON 12/31/17)			
PARKING SPACES	1/PER DWELLING	0	UNCHANGED
REAR YARD	20' MIN.	4'	UNCHANGED
FRONT YARD SETBACK	CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY	CONSISTENT	UNCHANGED
SIDE YARD	NOT REQUIRED	NONE	UNCHANGED
COURT, OPEN (SINGLE DWELLING UNIT)	MIN. AREA NOT REQUIRED	NONE	UNCHANGED
COURT, CLOSED (SINGLE DWELLING UNIT)	MIN. AREA NOT REQUIRED	NONE	UNCHANGED
BUILDING HEIGHT	MAX 35' (3 STORIES MAX.)	23'+/- (2 STORIES+BASEMENT)	UNCHANGED
PERVIOUS SURFACE	20% MIN.	28%	UNCHANGED

NOTE 1: CURRENTLY UN-BUILT DECK PREVIOUSLY APPROVED FOR A SPECIAL EXCEPTION, CASE #19533, UNDER SUBTITLE D § 5201 FROM THE NONCONFORMING STRUCTURE REQUIREMENTS OF SUBTITLE C § 202.2 AND THE REAR YARD REQUIREMENTS OF SUBTITLE D § 1206.2, TO CONSTRUCT A REAR DECK ON AN EXISTING ONE-FAMILY DWELLING IN THE R-20 ZONE AT PREMISES 1959 39TH STREET N.W. (SQUARE 1310, LOT 77)
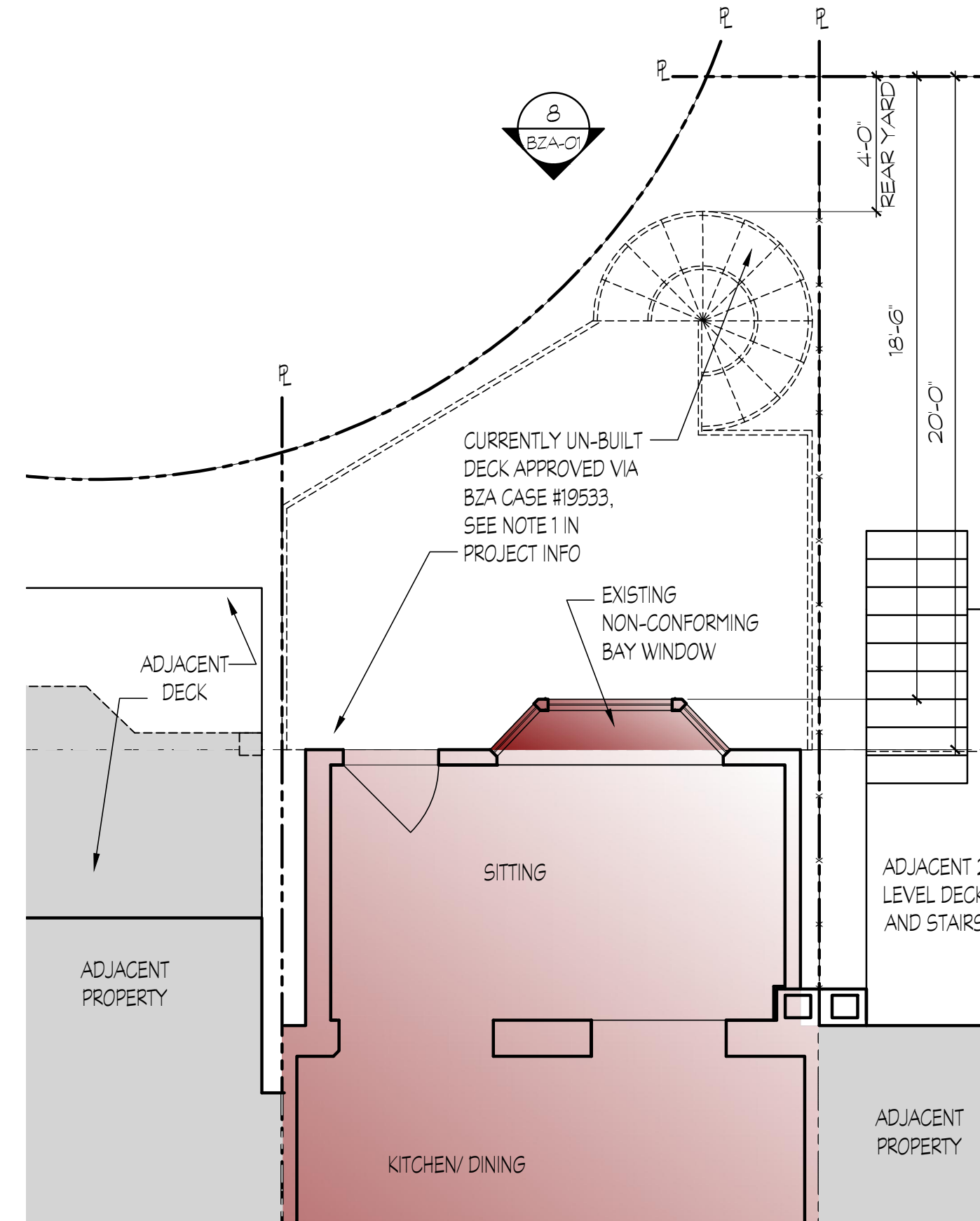
EXG 6' FENCE
EXISTING NON-CONFORMING BAY WINDOW
20' SETBACK LINE
R= 20.00'
A= 17.40'
SOUTH 3.34'
CURRENTLY UN-BUILT DECK, SEE NOTE 1 IN PROJECT INFO
ADJACENT DECK
ADJACENT 2 LEVEL DECK
14.7
8.2   EXG 1 STORY + BASEMENT   8.2
0.58   0.42
EXG 2 STORY + BASEMENT HOUSE
28.8   #1959 LOT 77, SQUARE 1310   28.8
15.6
LOT 78   LOT 76
BRICK STOOP
20' SETBACK
STONE WALK
EAST 73.83'   WEST 56.0'
NORTH 15.96'
NORTH

SITE PLAN
5 — 1/8" = 1'-0'   0 10 20

39TH STREET, NW

VIEW OF REAR LOOKING WEST TO PROPERTY TO THE SOUTH, LOT 76
2 — N.T.S.
SUBJECT PROPERTY

VIEW OF REAR OF PROPERTY LOOKING WEST
3 — N.T.S.
SUBJECT PROPERTY

VIEW OF REAR LOOKING WEST TO PROPERTY TO THE NORTH, LOT 78
4 — N.T.S.
SUBJECT PROPERTY

FIRST FLOOR PLAN
6 — 1/4" = 1'-0'   0 5 10

8 BZA-01
REAR YARD   4'-0'
18'-6'   20'-0'
CURRENTLY UN-BUILT DECK APPROVED VIA BZA CASE #19533, SEE NOTE 1 IN PROJECT INFO
EXISTING NON-CONFORMING BAY WINDOW
ADJACENT DECK
SITTING
KITCHEN/ DINING
ADJACENT PROPERTY
ADJACENT 2 LEVEL DECK AND STAIRS

SECOND FLOOR PLAN
7 — 1/4" = 1'-0'   0 5 10

8 BZA-01
ADJACENT DECK
ROOF BELOW
BEDROOM
ADJACENT PROPERTY
ADJACENT 2 LEVEL DECK AND STAIRS

REAR ELEVATION
8 — 1/4" = 1'-0'   0 5 10

EXG CHIMNEY
EXG WINDOWS
EXG NON-CONFORMING BAY WINDOW
EXG DOOR
CURRENTLY UN-BUILT DECK, SEE NOTE 1 IN PROJECT INFO
EXG BRICK
EXG DOOR
GRADE AT HOUSE
GRADE AT STAIR
23'-0' +/- BUILDING HEIGHT
8'-0'
9.46 2ND FLOOR
0.00 FIRST FLOOR
-0.38 FLOOR AT REAR SITTING ROOM
-1.44 APPROX. GRADE AT FRONT
-8.28 +/- BASEMENT AT STORAGE ROOM
-8.45 +/- GRADE AT HOUSE

ADDITION AND RENOVATION TO THE:

HALL RESIDENCE
1959 39th Street NW, Washington D.C. 20007

EXISTING CONDITIONS

17 NOV 2017   SHEET: BZA-01