

Data	Existing		Proposed	
Cellar	480.00		480.00	
1st	480.00		480.00	
2nd	480.00		480.00	
Front Porch	82.33		82.33	
1st - Rear Enclos Porch	130.51		-	
Cellar - addition			120.01	
1st - addition	-		120.01	
2nd - addition			120.01	
Rear Deck	-		30.00	
Rear Stair	-		11.44	
Lot Coverage	692.83	66.76%	723.77	69.74%
Building Area	1,172.83		1,282.34	
FAR	1.13		1.24	

Pervious Surface Calculation

Paved (fr & bk)	SF	%	SF	%
Rear Yard	274.54	26.46%	267.18	25.75%
Front Yard	14.02	1.35%	30.02	2.89%
Compacted Building	269.20	25.94%	140.55	13.54%
	1,037.76	100.00%	1,037.76	100.00%

Sub Title E	Existing	By Right	Proposed	Deviance	Reference	ZR
Dwelling Units	1	2	2	0%	E302.1	No
ADU	0	No	0		E302.3	No
Min Lot Width	16	18	16	-11%	E201	Yes
Courts	1.5	NA	0		E203	No
Minimum Lot Area	1,037.76	1,800	1,037.76	-42%	E201	Yes
Max Lot Occupancy	66.76%	60%	69.74%	11.27%	E304	Yes
Maximum Height	24.33	35	24.33		E303	No
Penthouse	NA	12'	NA		C/15, 303.7	No
Maximum Stories	2	3	2		E303	No
Front Setback	NA	No lesser or greater	NA		E305	No
Rear Yard Setback	16.79	20	17.35	-16%	E306	Yes
10' Extension	0	10	0		E205.4	No
Side Setback	NA	NA	NA		E307	No
Pervious Surface	25.94%	0	13.54%		E204	No
Roof Top (Arch Elements, Chimney, Solar)		NA	NA		E206	No
Non Conforming Structure					C2001.3	Yes
Sub Standard Lots					C301.1	Yes
Parking	0	1	0		C701	Yes

Project	Hummell	Zone	RF 1
Address	1119 Abbey Place NE Washington, DC 20002	Ward	6
Square Lot	773 183	ANC	6C
		SMD	6Co6

DRAWING LIST

- A0.0 TITLE PAGE & SITE INFORMATION
- A0.1 IMAGES
- A2.0 CELLAR PLANS
- A2.1 1ST FLOOR PLANS
- A2.2 2ND FLOOR PLANS
- A2.3 ROOF PLANS
- A3.0 FRONT ELEVATIONS
- A3.1 REAR ELEVATIONS
- A4.0 EXISTING BUILDING SECTION
- A4.1 PROPOSED BUILDING SECTION
- A5.0 CELLAR INTERIOR
- A5.1 INTERIOR ENLARGED PLANS & ELEV
- A5.2 KITCHEN ELEVATIONS
- A5.3 2ND FLOOR INTERIOR

PROJECT DESCRIPTION

PROJECT INVOLVES LOWERING CELLAR SLAB TO BOTTOM OF EXISTING FOOTING, RENOVATING CELLAR, 1ST, AND 2ND FLOOR, REPLACING EXISTING ENCLOSED PORCH WITH A TWO STORY ADDITION PLUS CELLAR IN SAME FOOTPRINT, AND CONVERTING USE FROM SINGLE FAMILY RESIDENTIAL TO RESIDENTIAL FLAT.

HUMMELL RESIDENCE
1119 ABBEY PL NE
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20002

RENOVATION AND ADDITION PROJECT

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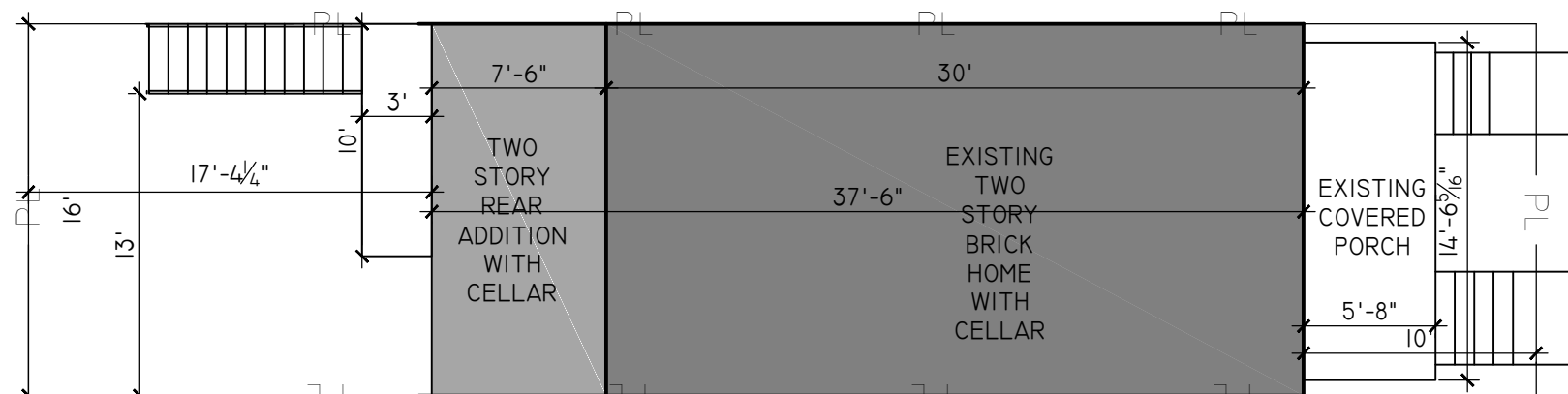
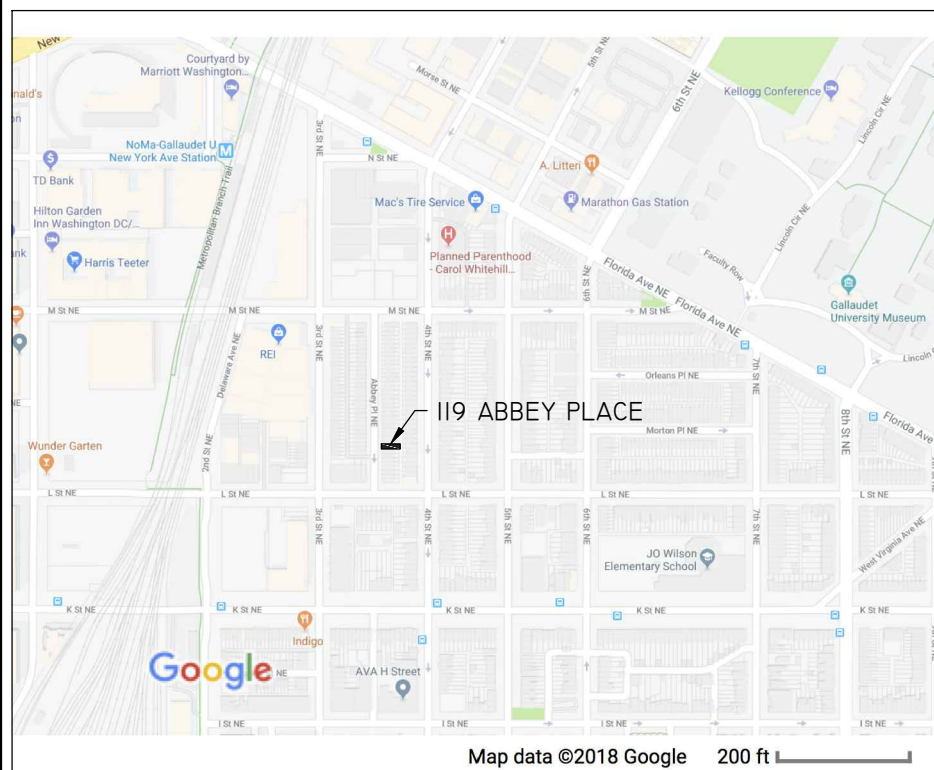
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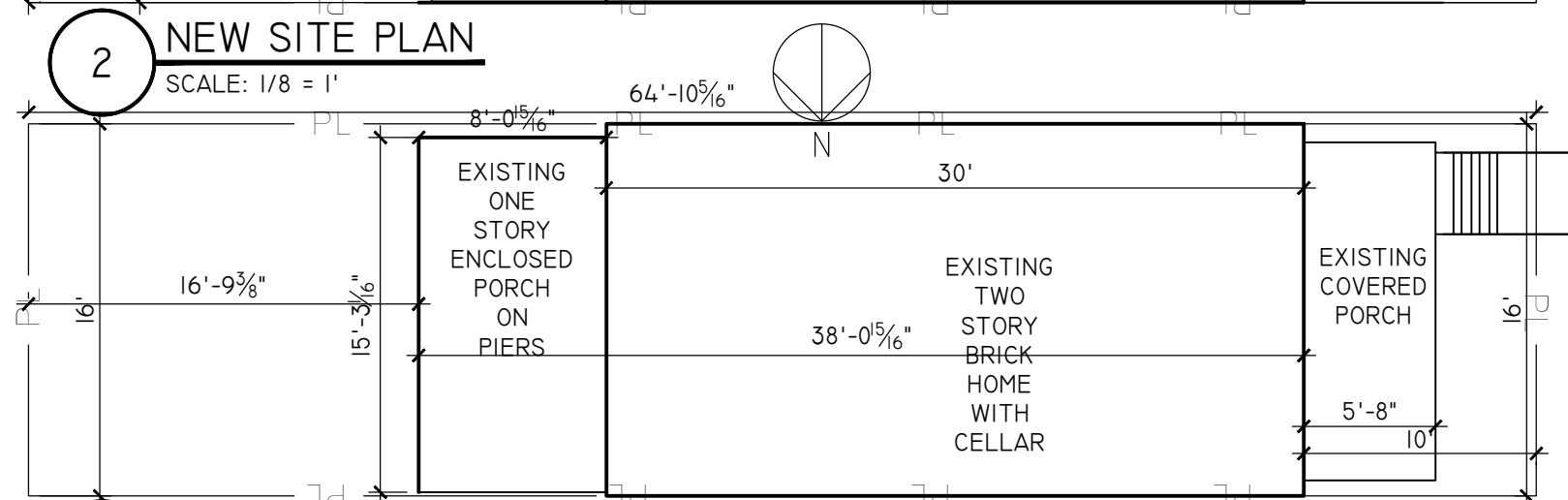
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TITLE

Board of Zoning Adjustment
District of Columbia
CASE NO. 19840
EXHIBIT NO. 37



2 NEW SITE PLAN
SCALE: 1/8" = 1'



1 EX SITE PLAN
SCALE: 1/8" = 1'



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IMAGES

A0.1

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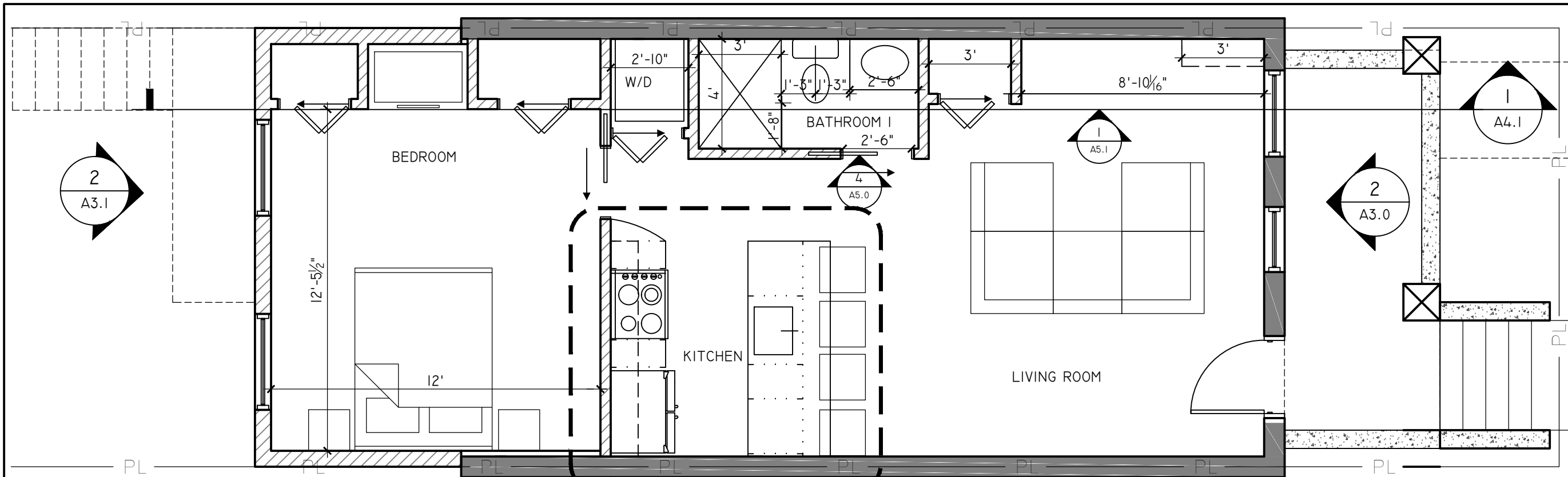
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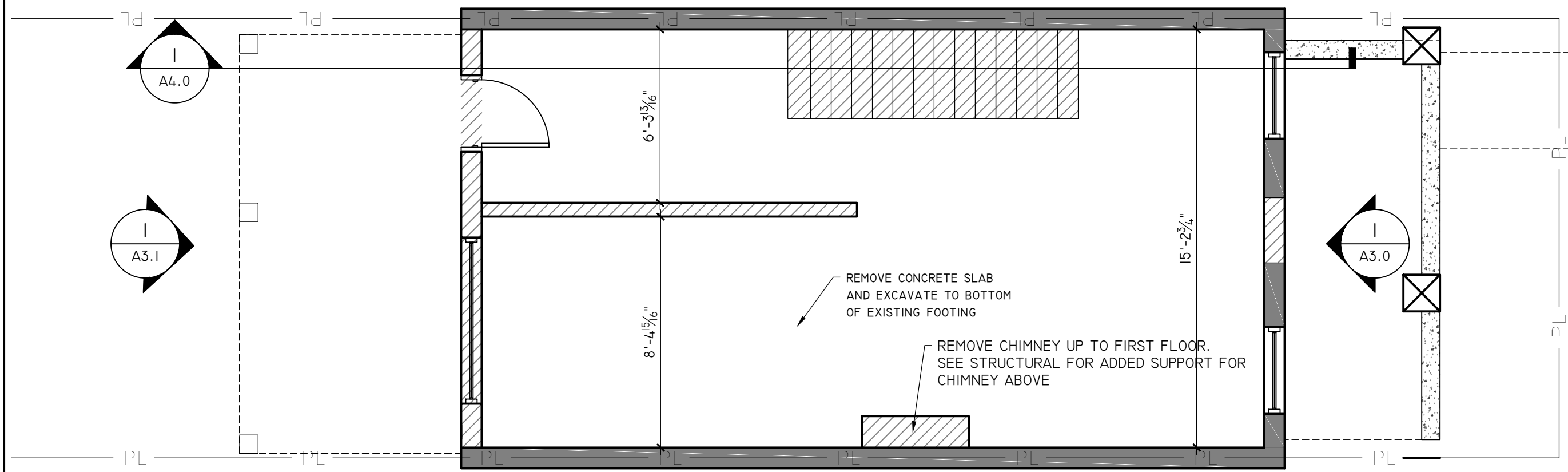
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CELLAR FLOOR
PLANS

A2.0



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

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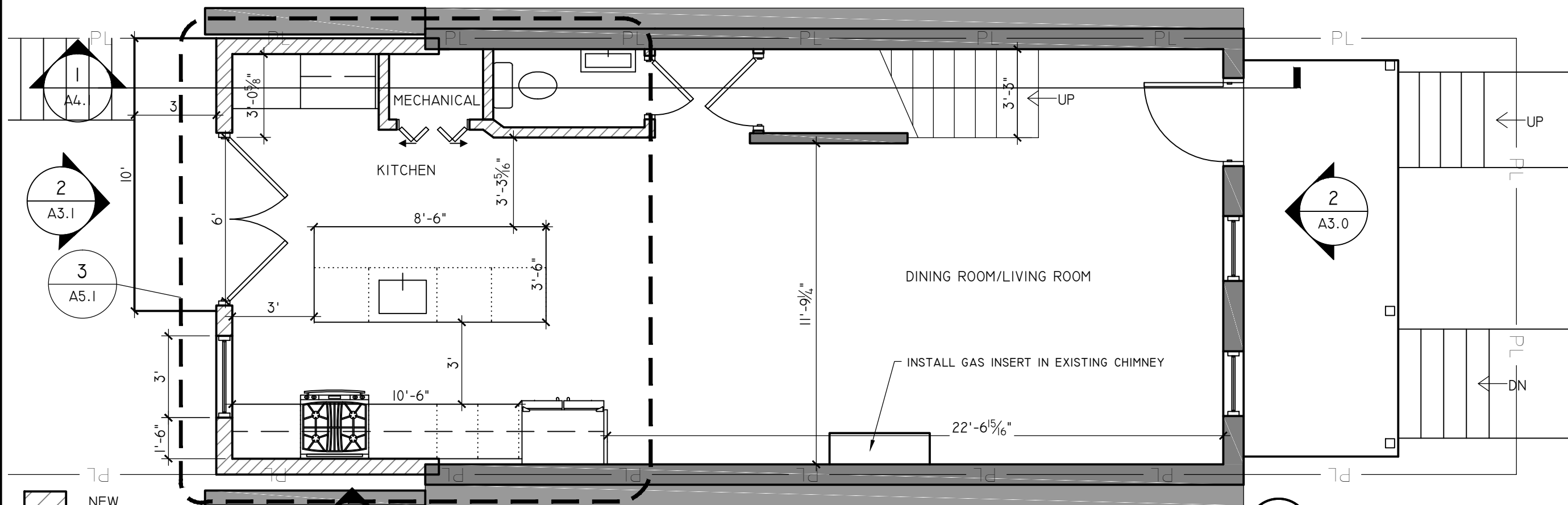
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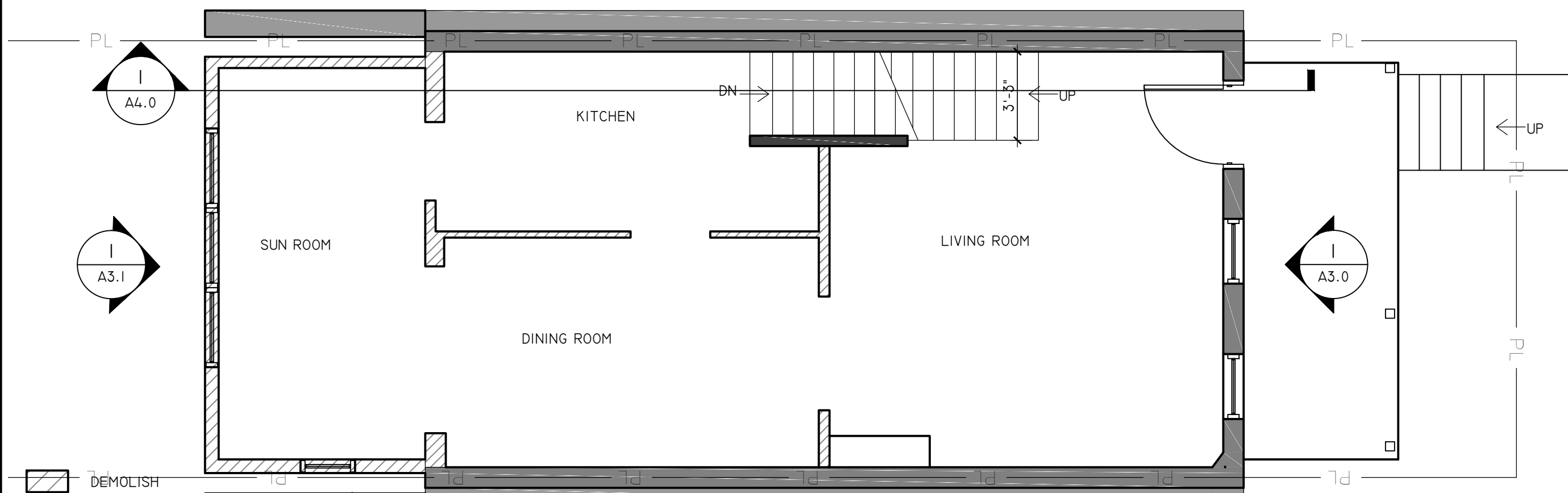
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**FIRST FLOOR
PLANS**

A2.1



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

NEW
EXISTING

DEMOLISH
REMAINING

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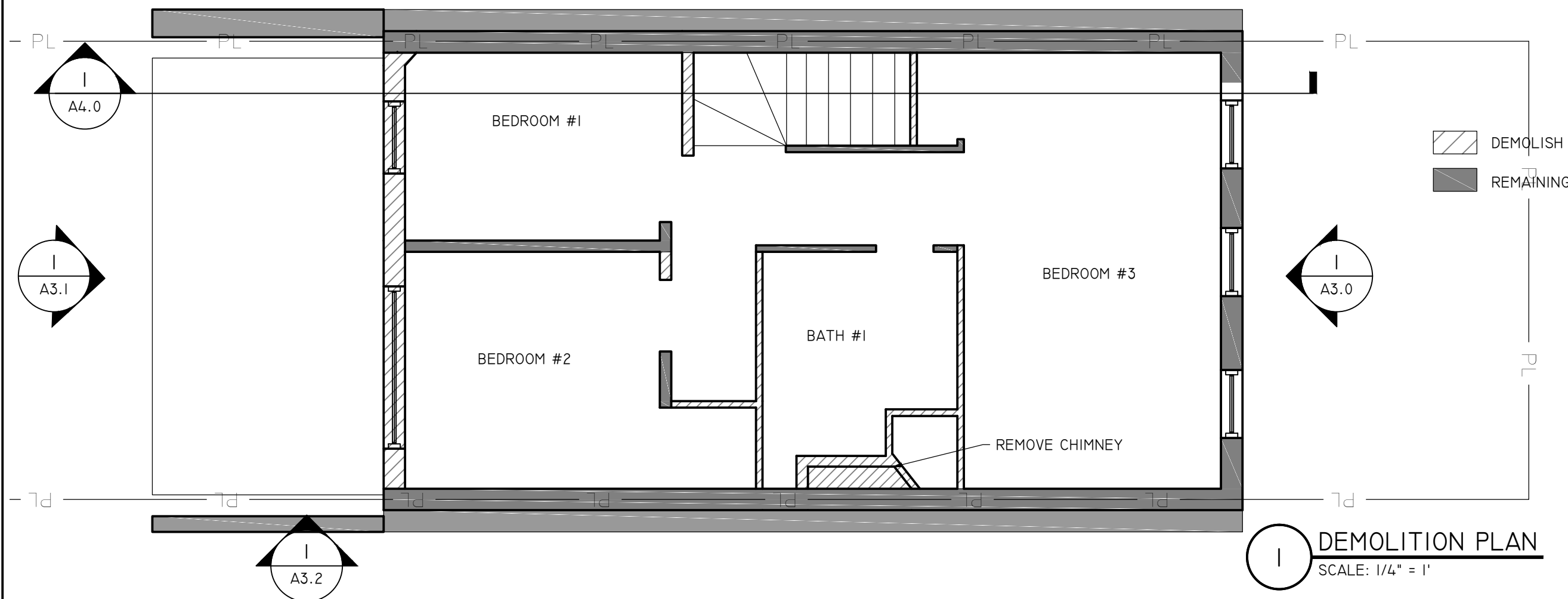
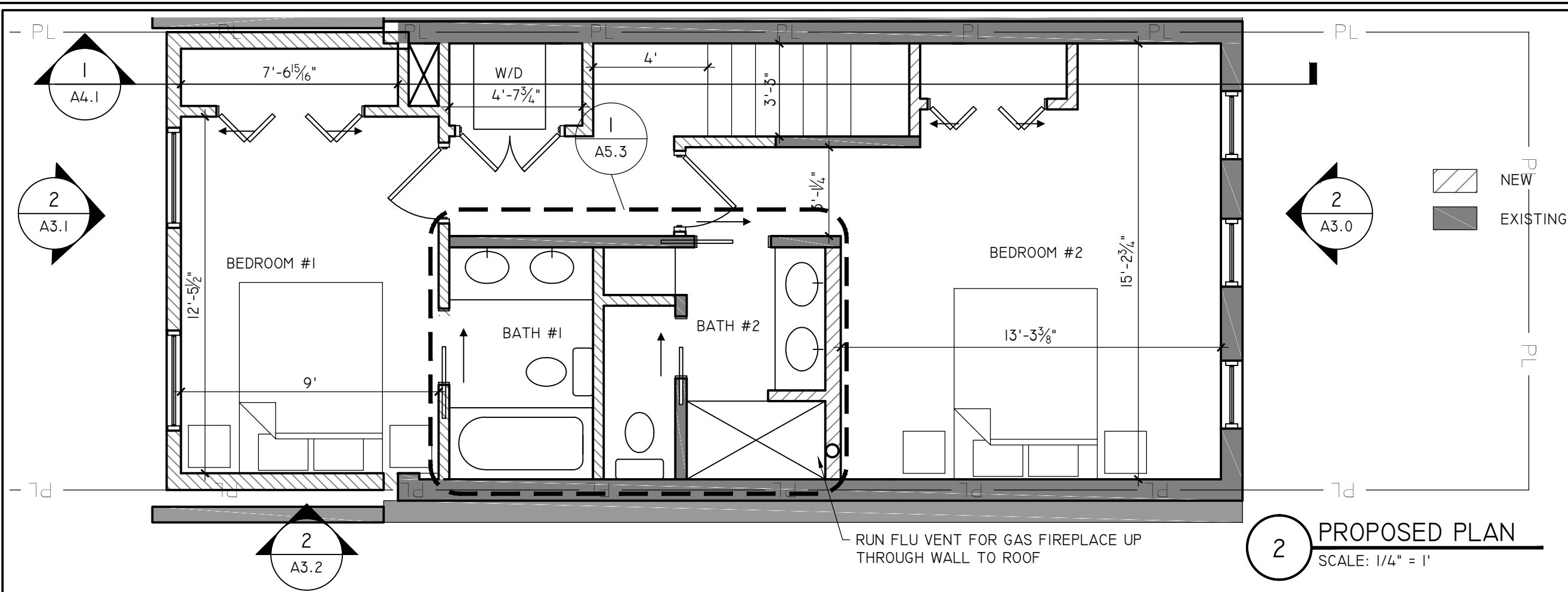
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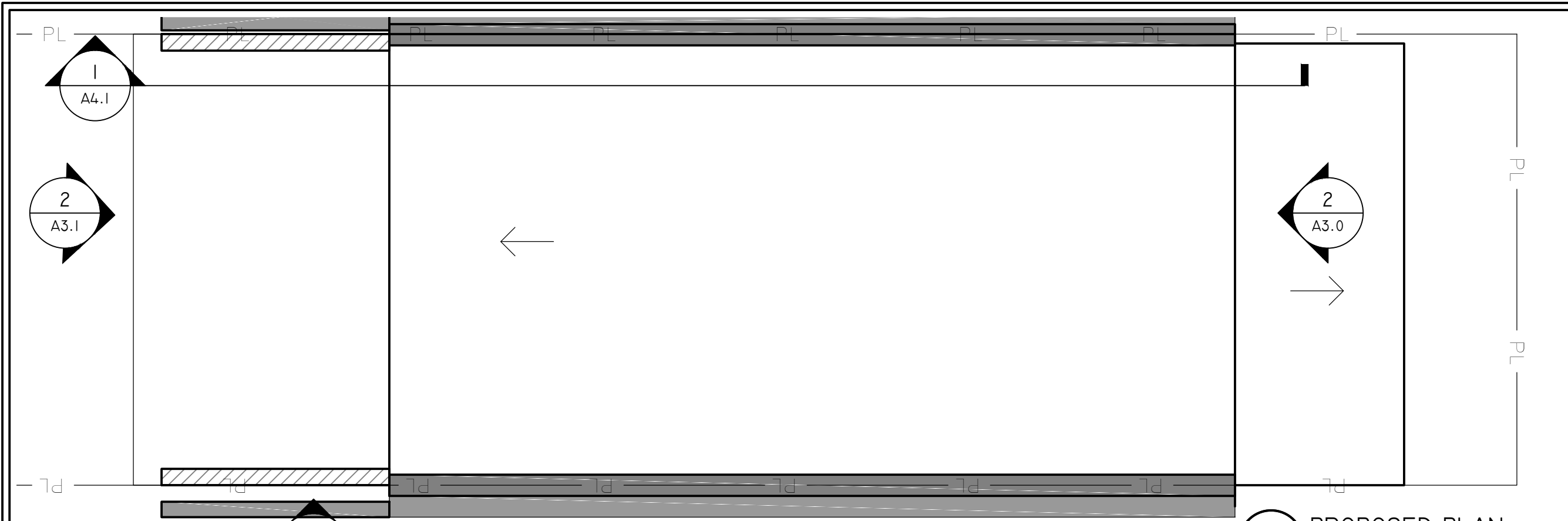
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**SECOND FLOOR
PLANS**

AI.2





2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

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ROOF PLANS
A2.3



1 EXISTING FRONT ELEVATION
1/4"=1'



2 PROPOSED FRONT ELEVATION
1/4"=1'

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FRONT
ELEVATIONS

A3.0

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REAR
ELEVATIONS

A3.1



1 EXISTING REAR ELEVATION
1/4"=1'

2 PROPOSED REAR ELEVATION
1/4"=1'

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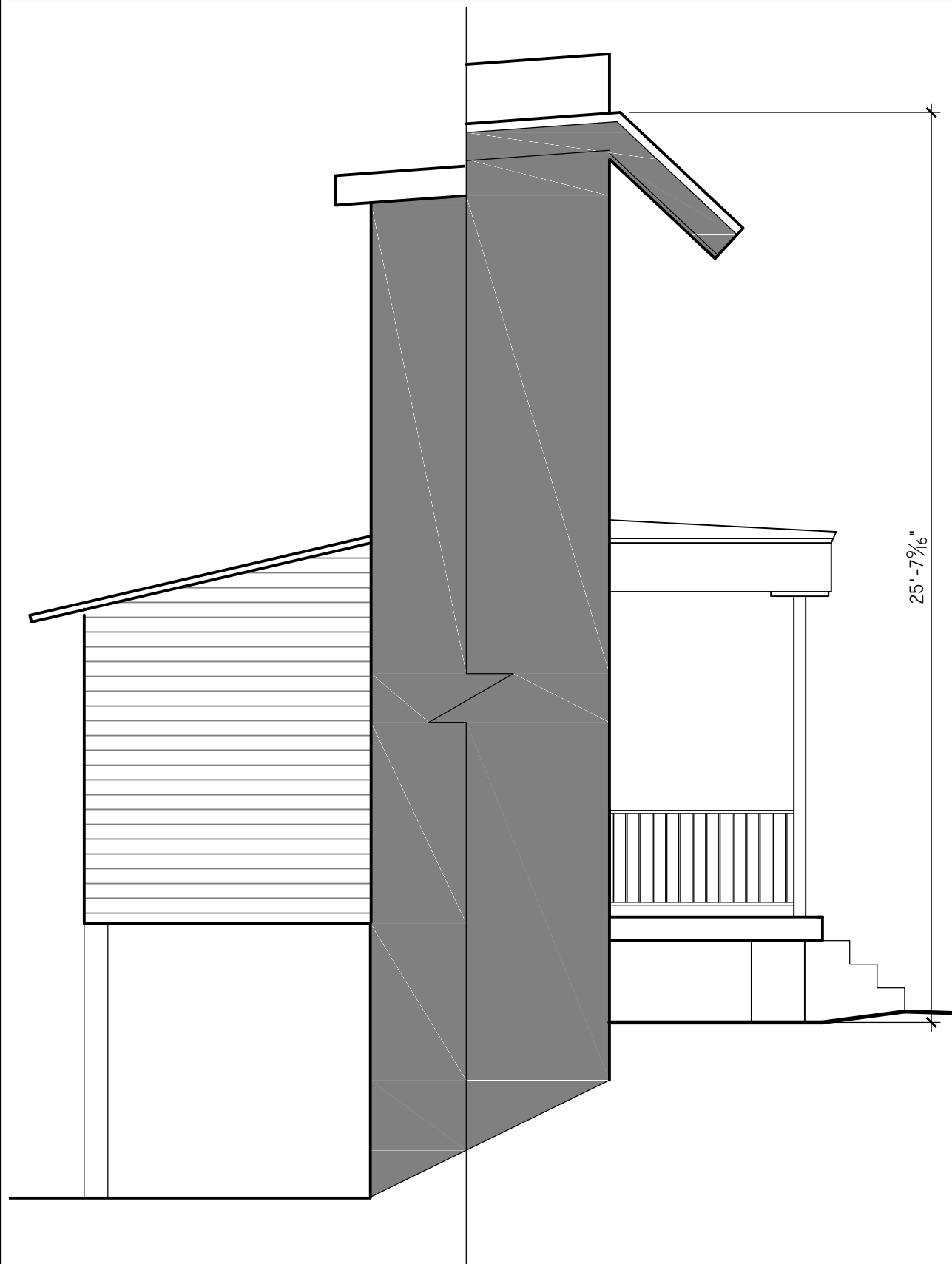
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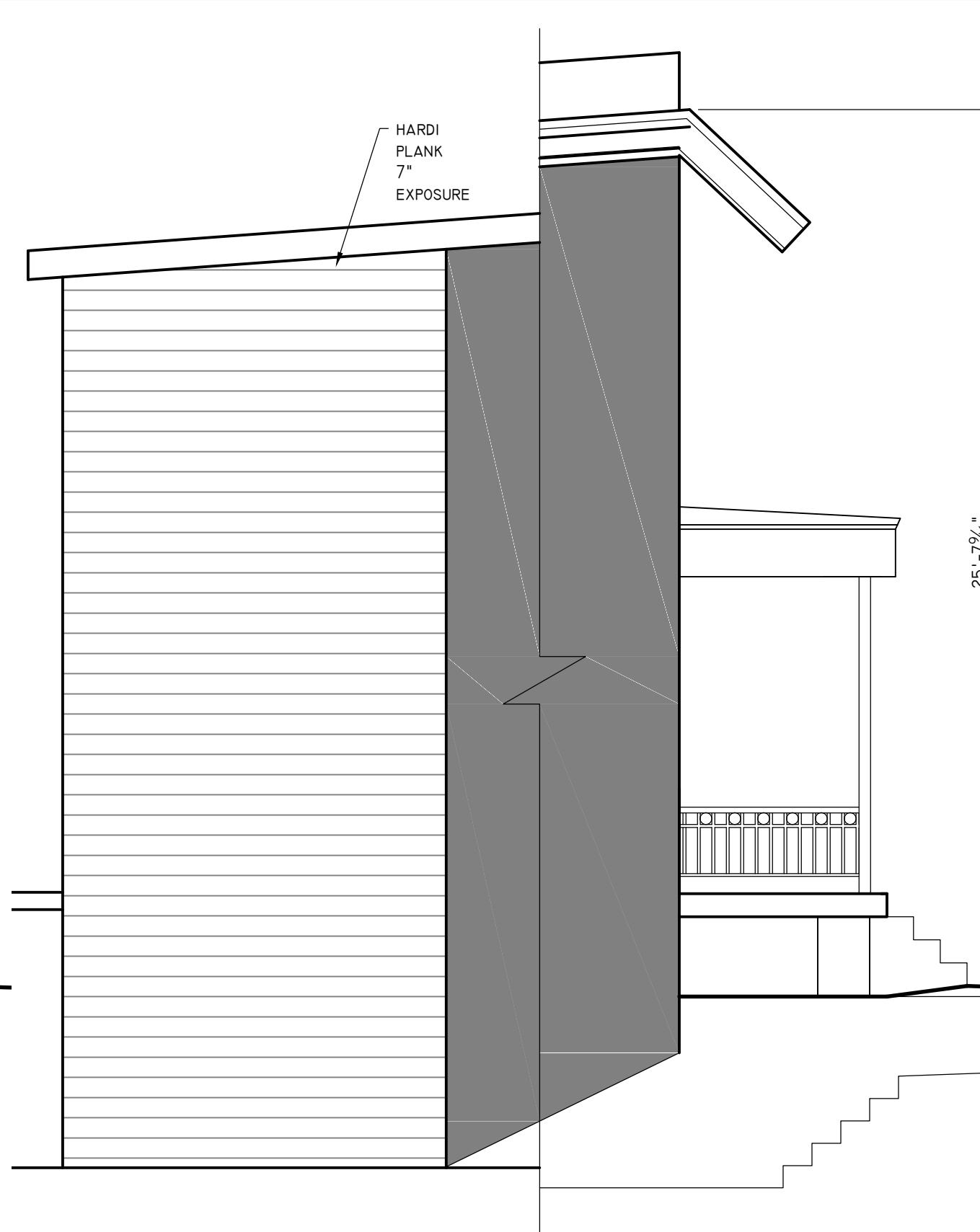
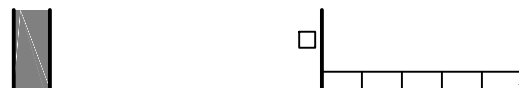
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SIDE
ELEVATIONS

A3.2



1 EXISTING SIDE ELEVATION
1/4"=1'



2 PROPOSED SIDE ELEVATION
1/4"=1'



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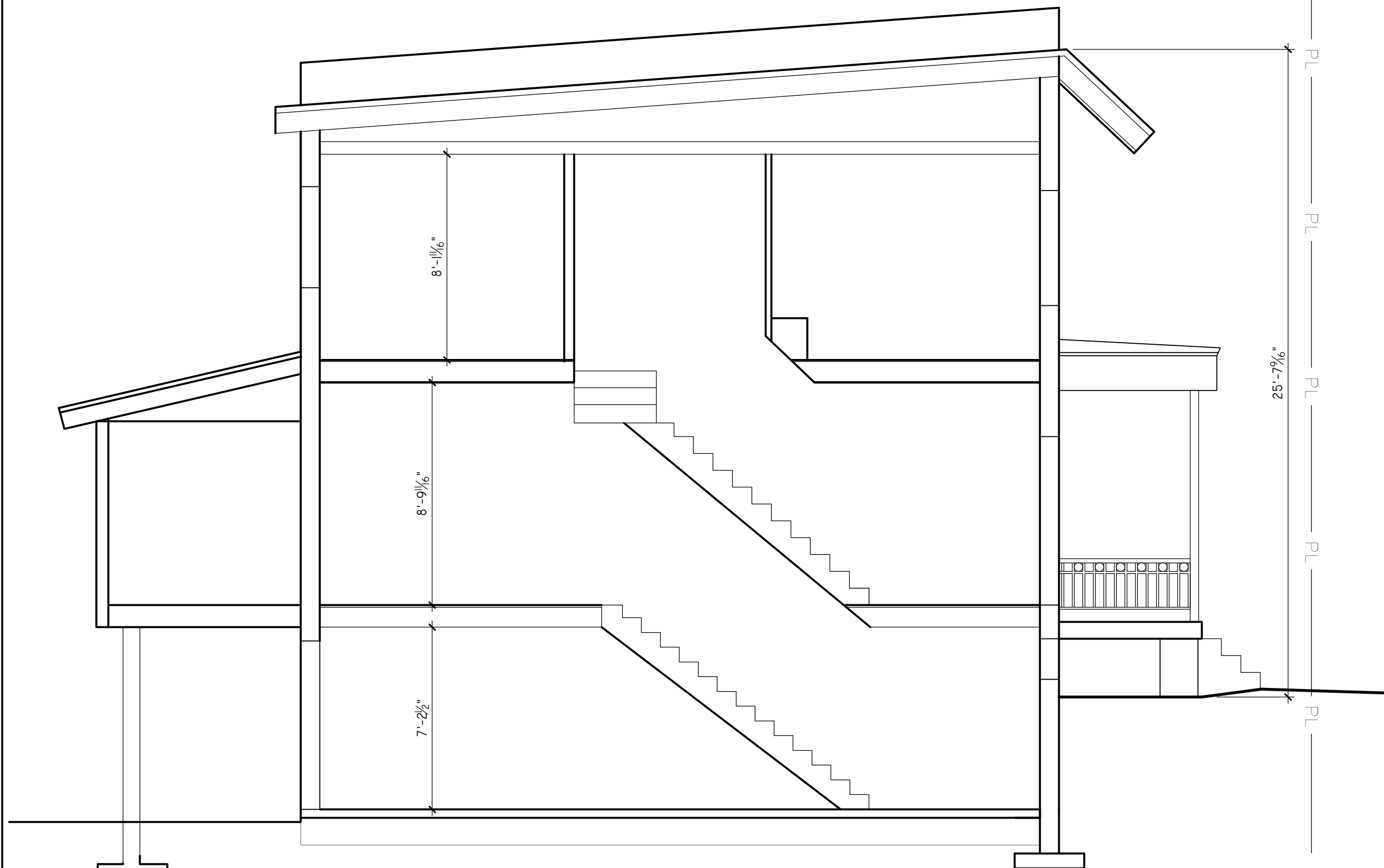
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BUILDING
SECTIONS

A4.0



1 EXISTING SECTION
SCALE: 1/4" = 1'

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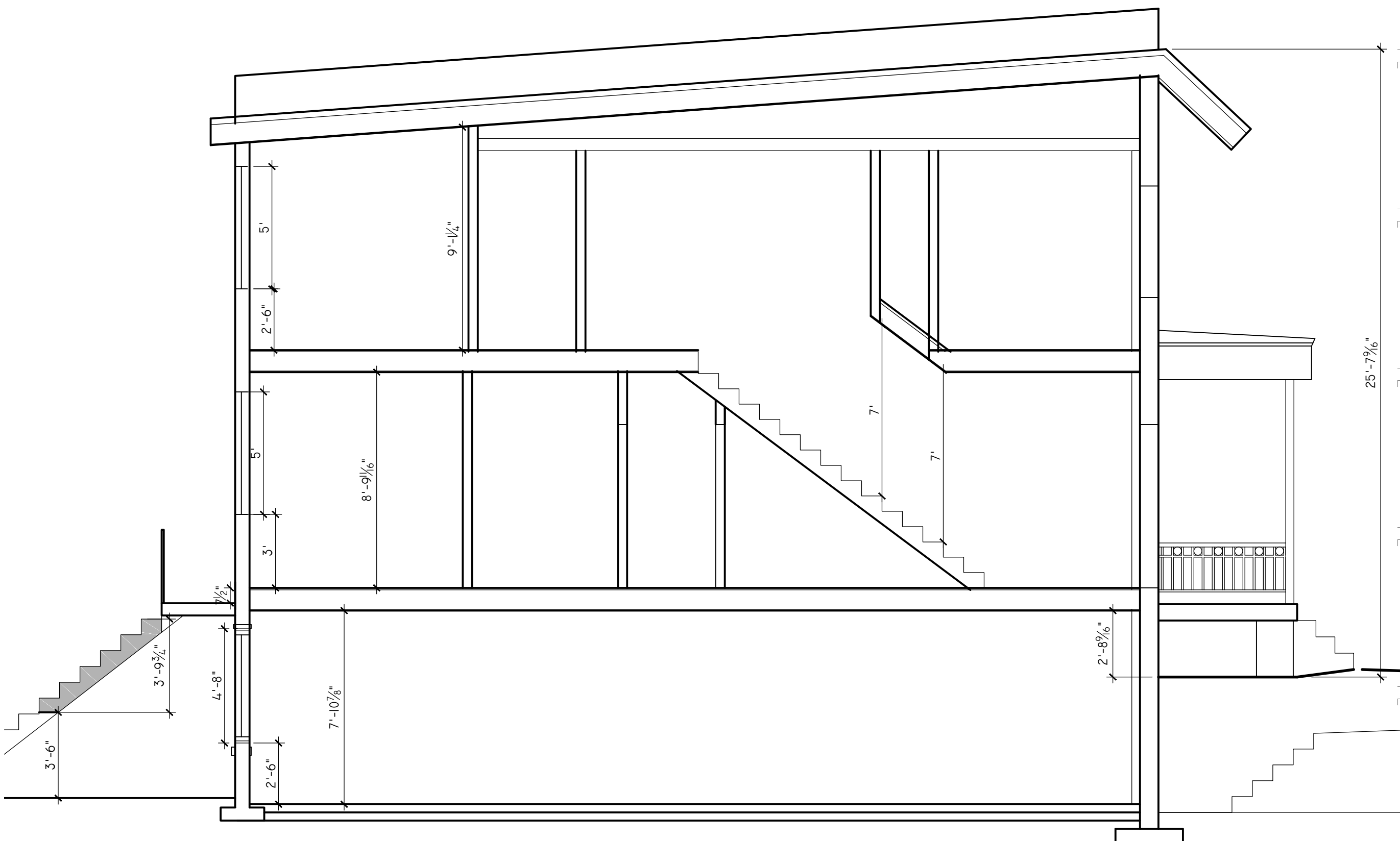
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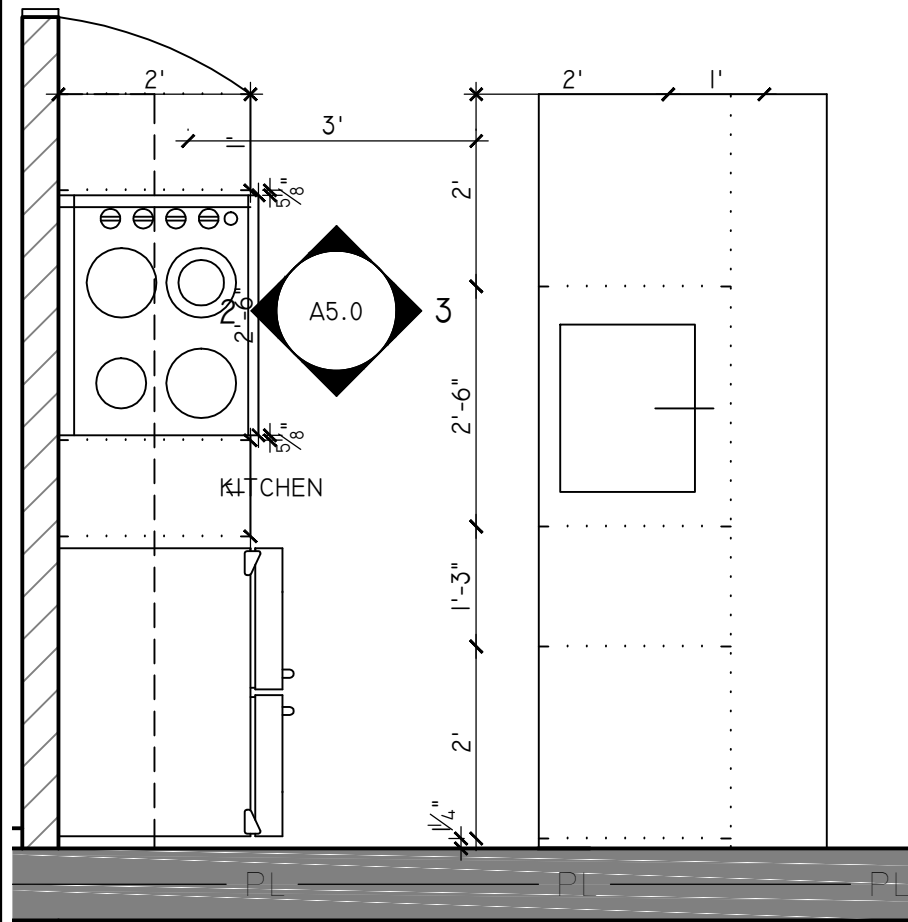
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BUILDING
SECTIONS

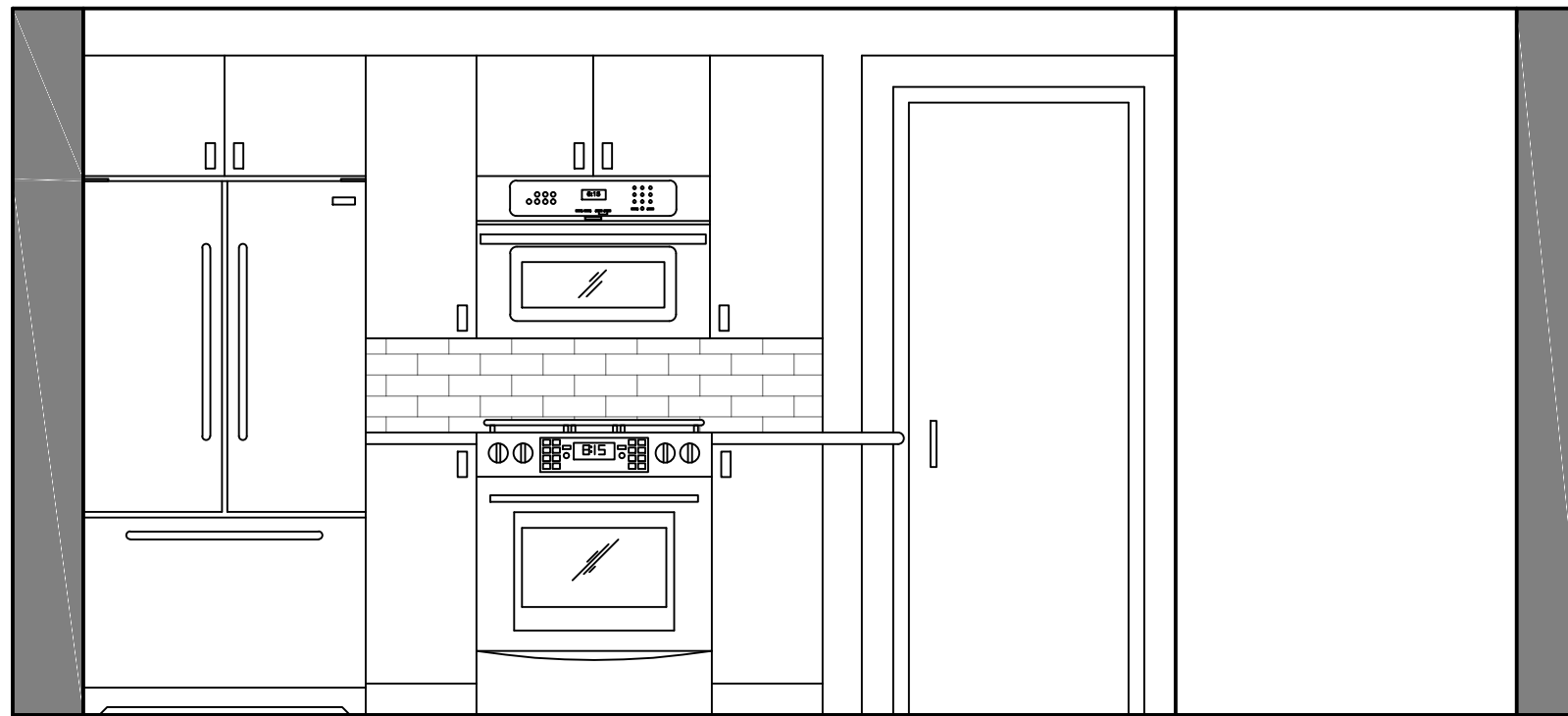
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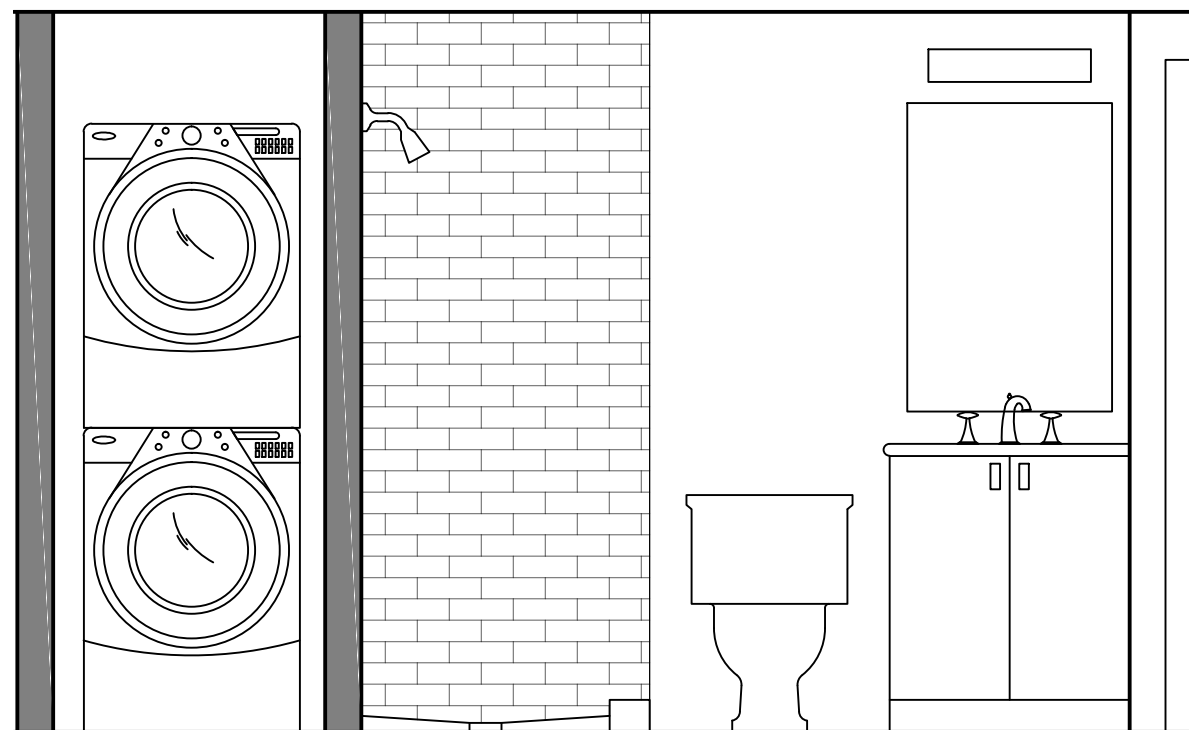
1 PROPOSED SECTION
1/4"=1'



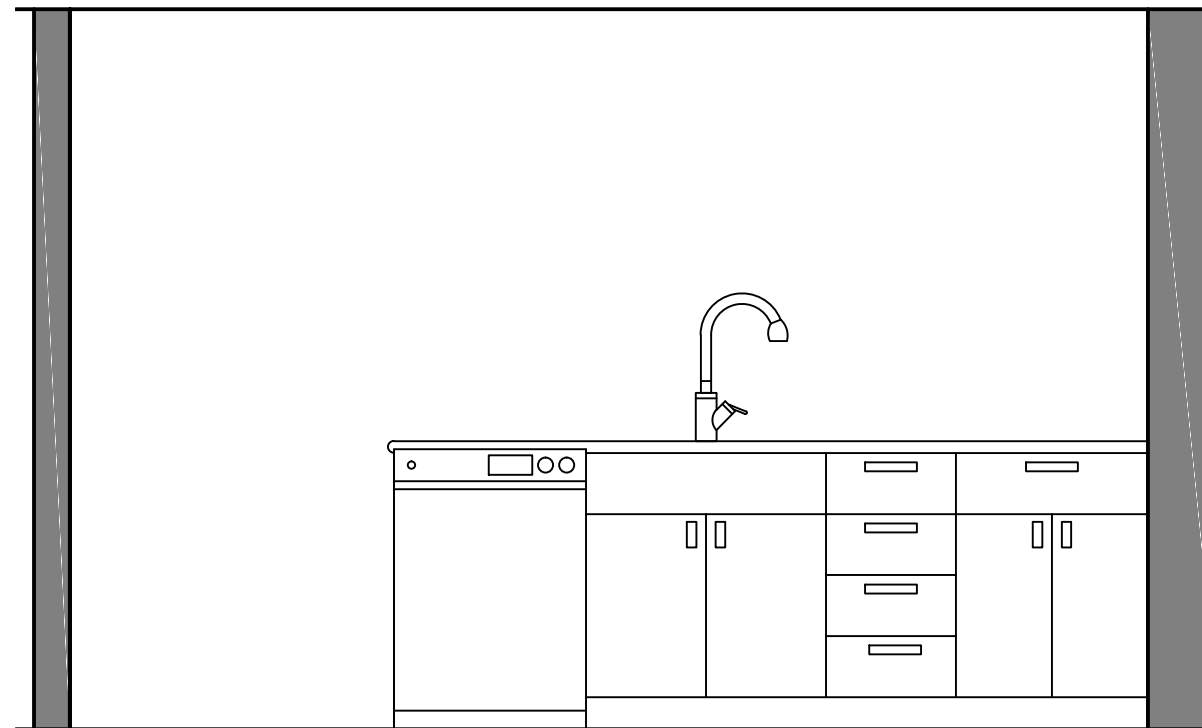
1 ENLARGED KITCHEN CELLAR
SCALE: 1/2" = 1'



2 KITCHEN ELEVATION
SCALE: 1/2" = 1'



4 BATHROOM ELEVATION
SCALE: 1/2" = 1'



3 KITCHEN ELEVATION
SCALE: 1/2" = 1'

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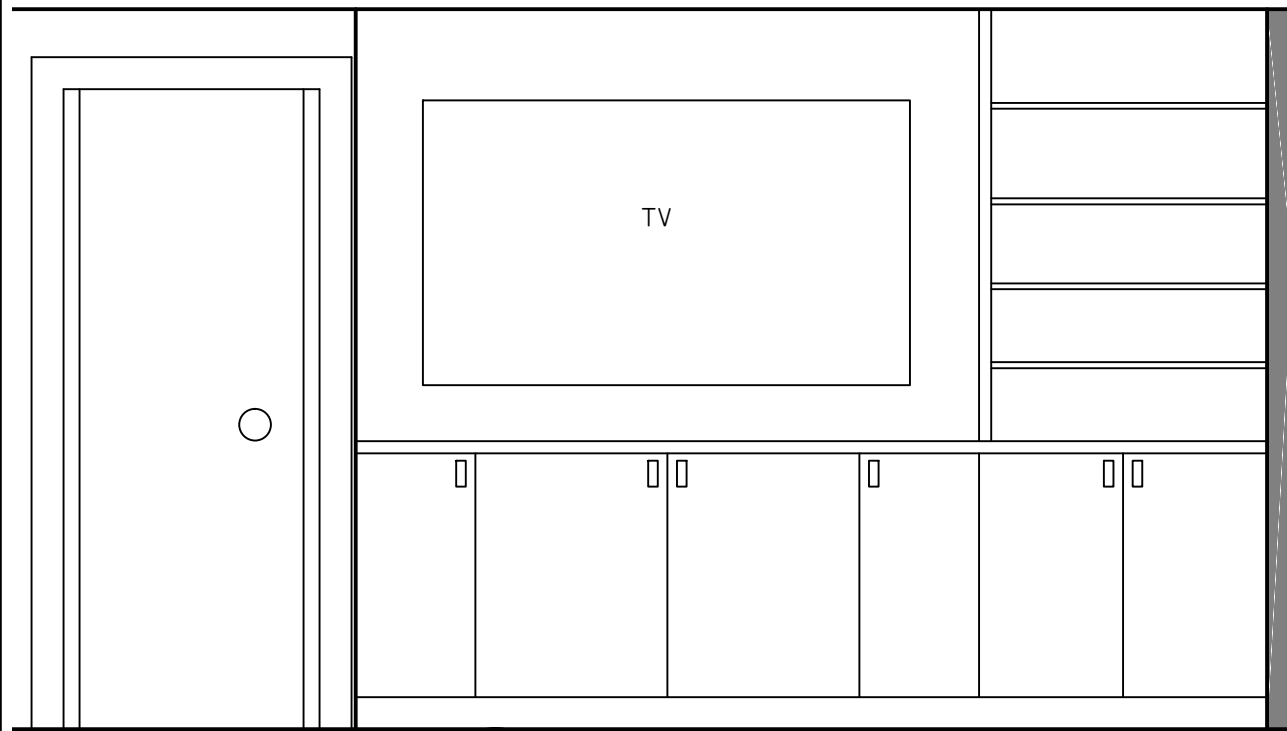
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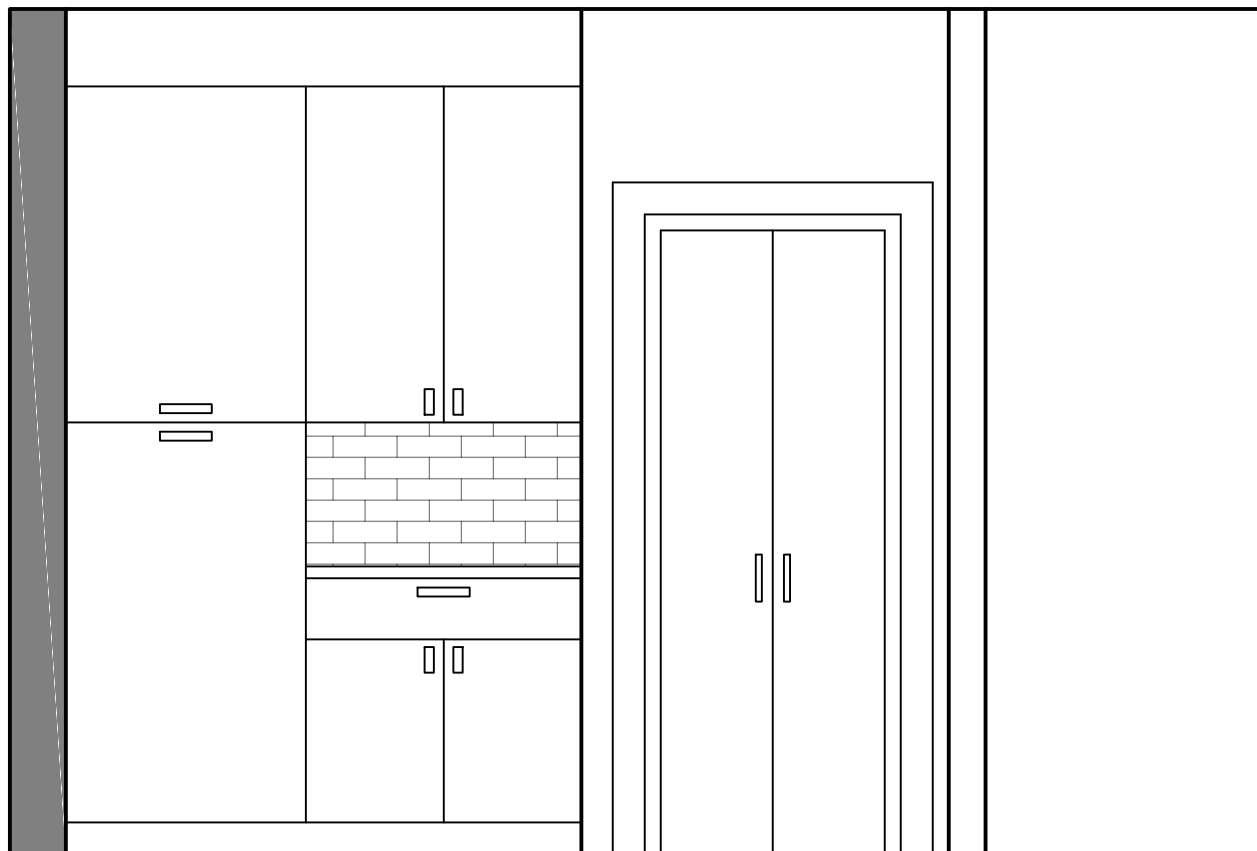
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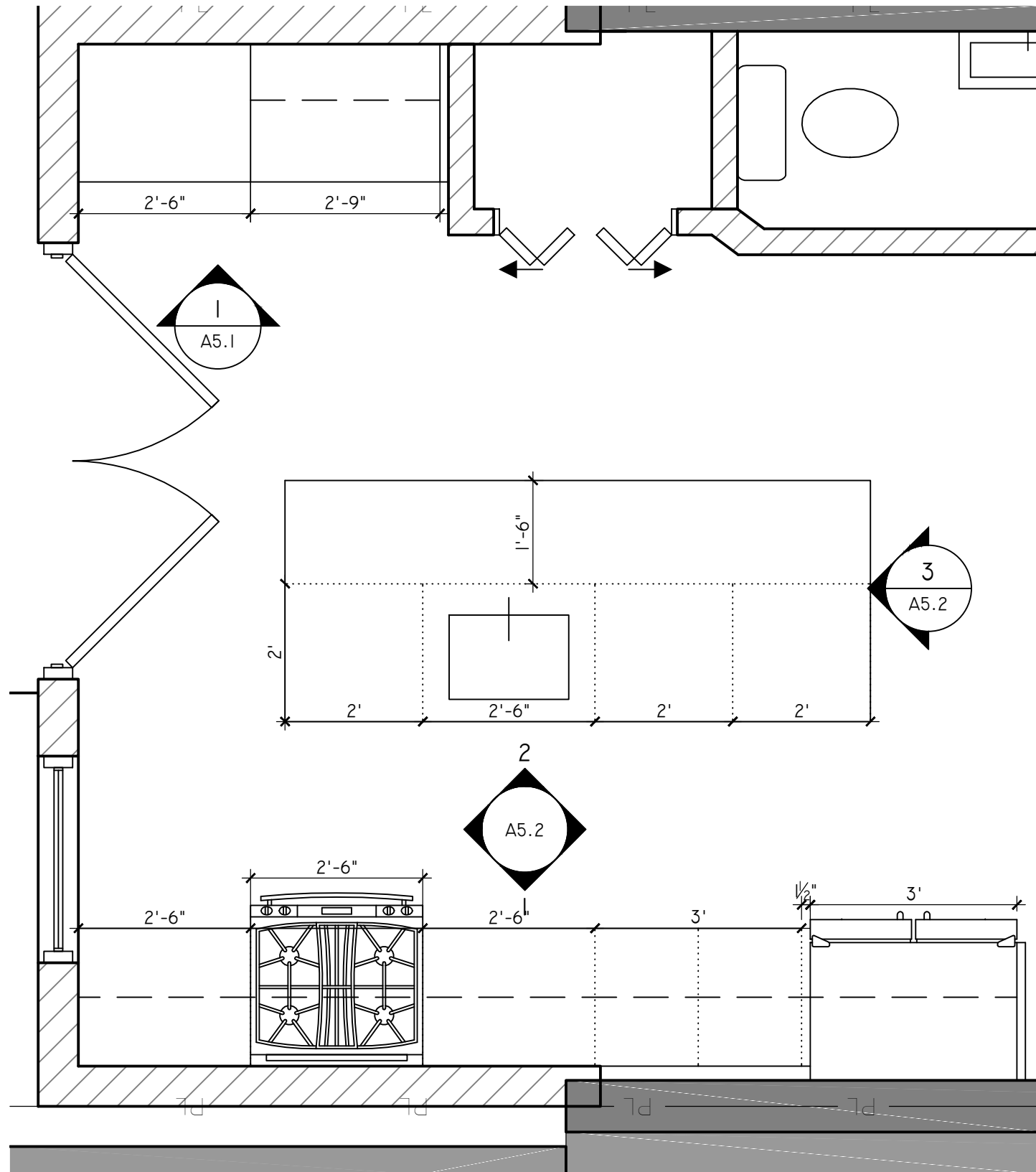
CELLAR INTERIOR
A5.0



1 CELLAR BUILT INS
SCALE: 1/2" = 1'



2 STORAGE ELEVATION
SCALE: 1/2" = 1'



3 ENLARGED KITCHEN 1ST FL
SCALE: 1/2" = 1'

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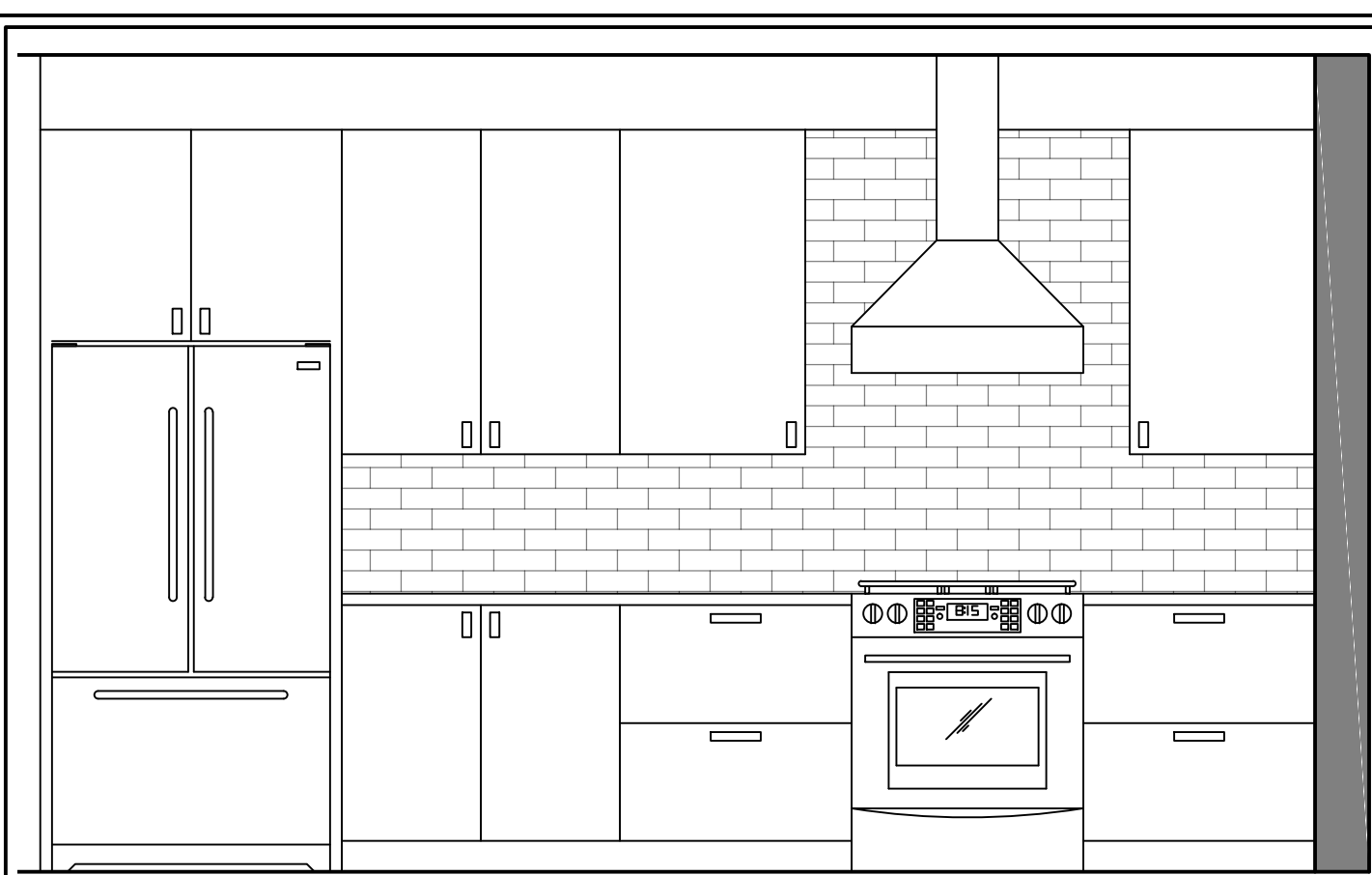
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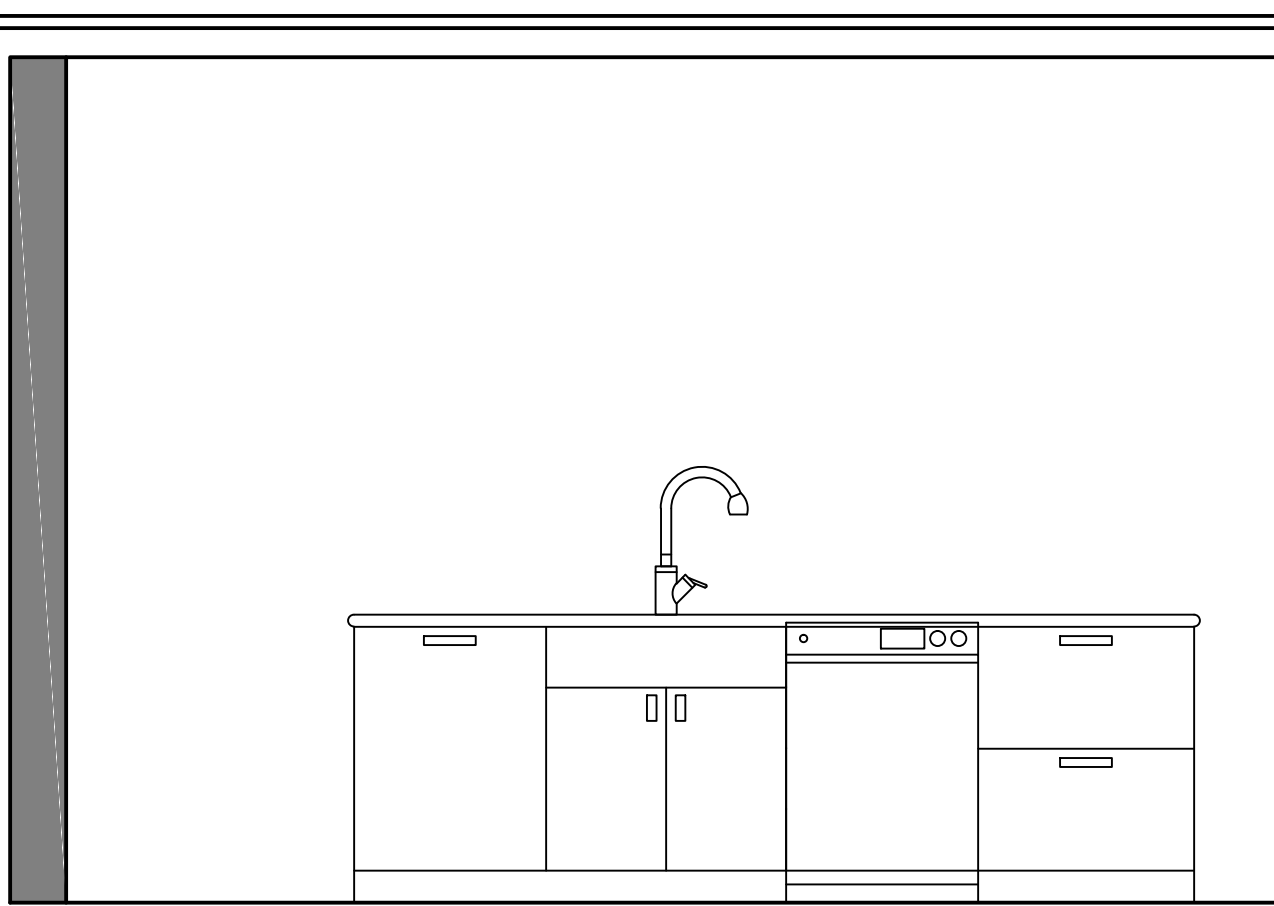
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INTERIOR ENLARGED
PLANS &
ELEVATIONS

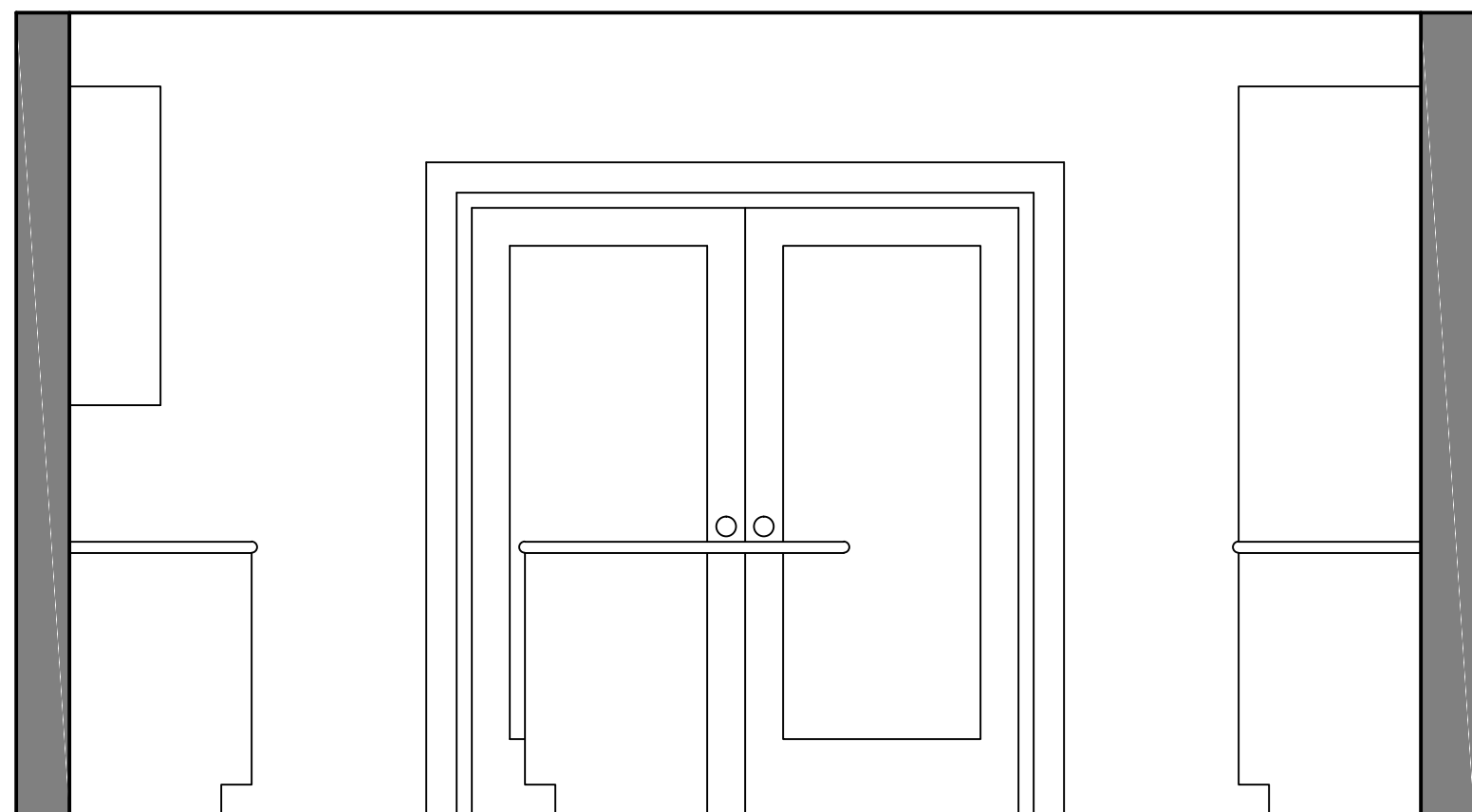
A5.1



1 KITCHEN ELEVATION
SCALE: 1/2" = 1'



2 ISLAND ELEVATION
SCALE: 1/2" = 1'



3 REAR WALL ELEV
SCALE: 1/2" = 1'

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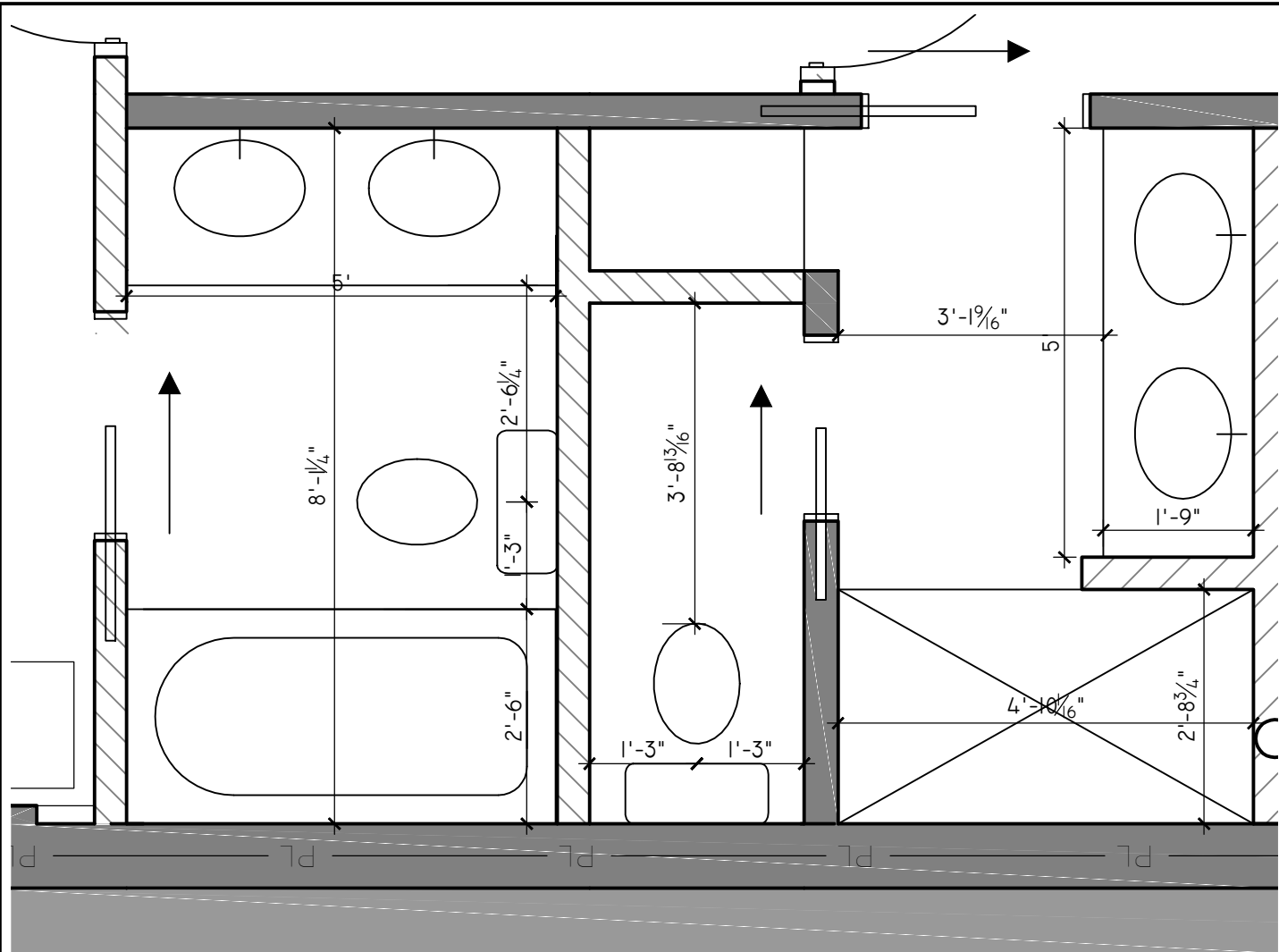
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KITCHEN
ELEVATIONS



BATHROOM ENLARGED PLAN
 SCALE: 1/2" = 1'

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2ND FLOOR
 INTERIOR