

ADDRESS AND ZONE	
PROJECT CODE / NAME :	P00 / 3905 KANSAS AVE NW
PROJECT ADDRESS :	3905 KANSAS AVE NW WASHINGTON DC 20011

PROJECT NARRATIVE : CONVERT EXISTING SINGLE FAMILY 2 STORY (SEMI DETACHED) HOUSE TO A 3 STORY MULTI FAMILY RESIDENTIAL BUILDING

JURISDICTION :	
EXISTING :	DISTRICT OF COLUMBIA
USE AND OCCUPANCY :	R3 RESIDENTIAL / SINGLE FAMILY
PROPOSED :	R2 RESIDENTIAL APARTMENT HOUSES / MULTI FAMILY

SQUARE /SUFFIX / LOT :	2906 / - / 0830
ZONE :	RF-1
LOT AREA (BASED ON PLAT) :	2845.19 SQ.FT
HISTORIC DISTRICT :	NO

ZONING REFERENCES

ZONING REVIEWERS ASSOCIATED WITH THIS PROJECT :

REF P1 :	JEANETTE ANDERSON	DCRA ZONING OFFICE
		EMAIL : TBD

ONLINE REFERENCES :

- REF W1 : DC ZONING HANDBOOK / TITLE 11 / SUBTITLE A / AUTHORITY AND APPLICABILITY
- REF W2 : DC ZONING HANDBOOK / TITLE 11 / SUBTITLE B / DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES
- REF W3 : DC ZONING HANDBOOK / TITLE 11 / SUBTITLE C / GENERAL RULES
- REF W4 : DC ZONING HANDBOOK / TITLE 11 / SUBTITLE E / RESIDENTIAL FLATS (RF) ZONES
- REF W4 : DC ZONING MAP
- REF W4 : DC ATLAS PLUS

HISTORIC ZONING	REF	Y / N	ZONE
HISTORIC DISTRICT :	W4	N	NA
HISTORIC LANDMARK :	W4	N	NA

SQF SUMMARY

FLOOR	EXISTING (SQ.FT)			ADDITION / NEW	TOTAL SQ.FT
	N.I.S.W	DEMO	ALTER		
3RD	0.00	0.00	0.00	1674.47	1674.47
2ND	0.00	768.00	0.00	1674.47	1674.47
1ST	0.00	768.00	0.00	1674.47	1674.47
TOTAL (GFA)	0.00	0000.00	0.00	5023.41	5023.41
B (CELLAR)	0.00	768.00	0.00	1674.47	1674.47
TOTAL (INCLUDING CELLAR)	0.00	2304.00	0.00	6697.88	6697.88

N.I.S.W : NOT IN SCOPE OF WORK

LOT AREA	REF	SQ.FT
BASED ON PLAT	PLAT	2845.19

BUILDING HEIGHT MEASURING METHOD

B.H.M.P MEASURING METHOD W2 § 308.2 THE BUILDING HEIGHT MEASURING POINT (BHMP) SHALL BE ESTABLISHED AT THE ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER IN ELEVATION, AT THE MID-POINT OF THE BUILDING FACADE OF THE PRINCIPAL BUILDING THAT IS CLOSEST TO THE STREET LOT LINE.

BUILDING HEIGHT MEASURING METHOD FOR FLAT ROOF W2 § 308.3 THE HEIGHT OF A BUILDING WITH A FLAT ROOF SHALL BE MEASURED FROM THE BHMP TO THE HIGHEST POINT OF ROOF EXCLUDING PARAPETS AND BALUSTRADES NOT EXCEEDING 4' IN HEIGHT.

BUILDING HEIGHT MEASURING METHOD FOR SLOPED ROOF W2 § 308.4 (A) FROM THE BHMP TO THE AVERAGE LEVEL BETWEEN THE HIGHEST EAVE, NOT INCLUDING THE EAVE OF DORMER AND THE HIGHEST POINT OF THE ROOF.

AND (B) WHERE THERE ARE NO EAVES, THE AVERAGE LEVEL SHALL BE MEASURED BETWEEN THE TOP OF THE HIGHEST WALL PLATE AND THE HIGHEST POINT OF THE ROOF.

BUILDING HEIGHT	REF	EXISTING	ALLOWABLE	PROPOSED
BUILDING HEIGHT MAX (FT.) :	W4 § 303.1	29	35'	34'-4 1/2"
BUILDING HEIGHT MAX (STORIES) :	W4 § 303.1	2	3	3

SETBACKS	REF	EXISTING	ALLOWABLE	PROPOSED
FRONT (FRONT YARD)	W4 § 305.1			WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF EXISTING RESIDENTIAL BUILDINGS ON THE SAME SIDE OF STREET IN THE BLOCK.
REAR (REAR YARD)	W4 § AA	46'-7"	20'-00"	26'-11"
SIDES (SIDE YARD)	W4 § 207.1			NO SET BACK IS REQUIRED FOR ROW HOUSES.
	W4 § 207.1			ANY SIDE YARD PROVIDED, SHALL BE MINIMUM OF 5'.

PERVIOUS SURFACE	REF	EXISTING	ALLOWABLE	PROPOSED
MIN. PERVIOUS SURFACE %	A	TBD	20 %	569.03
S.F	A	00.00	24.81 %	706.00

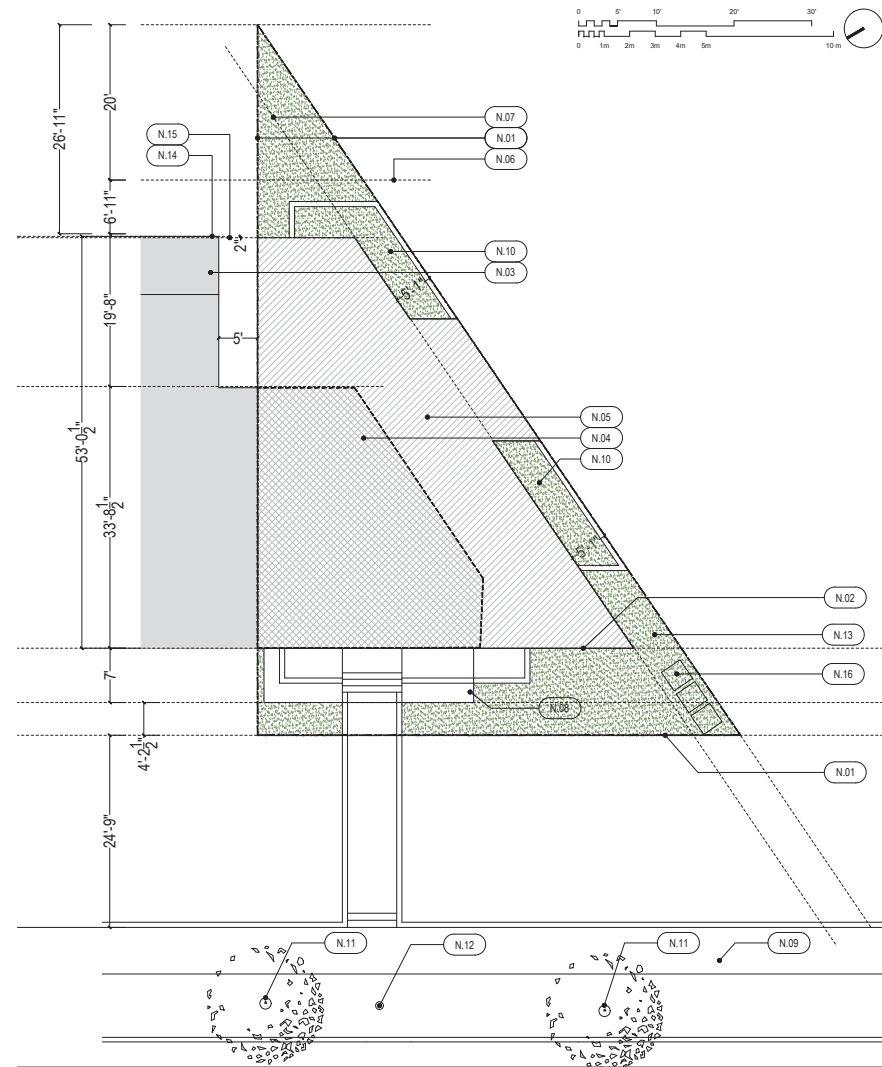
GAR (GREEN AREA RATIO)	REF	EXISTING	ALLOWABLE	PROPOSED
	W4 § AA			GREEN AREA REGULATIONS DO NOT APPLY TO THIS ZONE.

PARKING	REF	EXISTING	ALLOWABLE	PROPOSED
PARKING		0	2	0
		BECAUSE THERE IS NO ACCESS FROM BACK ALLEY TO THE LOT, PARKING IS NOT REQUIRED.		
		BECAUSE THERE IS NO ACCESS FROM BACK ALLEY TO THE LOT, AND CURB CUT WASN'T ALLOWED, A WAIVER FROM 2 PARKING IN BEING REQUESTED FROM BZA.		

LOT OCCUPANCY	REF	EXISTING	ALLOWABLE	PROPOSED
LOT AREA	PLAT	2845.19		
LOT OCCUPANCY %	W4 § 304.1	26.99	60.00	59.99
SQ.FT		768	1707.14	1706.96

No. OF DWELLING UNITS	REF	EXISTING	ALLOWABLE	PROPOSED
NUMBER OF DWELLING UNITS	A	1	2	3*
* FOR HAVING 3RD DWELLING UNIT, THIS PROJECT IS GOING TO BE PRESENTED TO BZA.				

DENSITY (FLOOR AREA RATIO) (FAR)	REF	EXISTING	ALLOWABLE	PROPOSED
FAR	W4			FAR (FLOOR AREA RATIO) REGULATIONS DO NOT APPLY ON THIS PROJECT / PROPERTY.



NOTES

- N.01 PROPERTY LINE
- N.02 BUILDING EXISTING FRONT FACE. (FRONT SET BACK)
- N.03 EXISTING NEIGHBOR BUILDING.
- N.04 EXISTING BUILDING.
- N.05 PROPOSED BUILDING (ADDITION)
- N.06 REAR YARD SET BACK
- N.07 SIDE SET BACK
- N.08 FRONT PORCH ROOF
- N.09 SIDE WALK
- N.10 WINDOW WELL
- N.11 EXISTING TREE TO REMAIN
- N.12 EXISTING LIGHT POST TO REMAIN
- N.13 PERVIOUS SURFACE
- N.14 NEIGHBOR BUILDING REAR FACE.
- N.15 PROPOSED BUILDING REAR FACE.
- N.16 TRASH CAN

ZONING SITE PLAN

SCALE : 1/8" = 1' 1/8



ZONING SITE PLAN

SCALE : 1/8" = 1' 1/8



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PROJECT :

3905
KANSAS AVE NW

3905 KANSAS AVE NW
WASHINGTON DC 20011
SQ : 2906
LOT : 0830

VERSION:

DATE FOR THE ANALYSIS : 16 JUN 2023
DEVELOPER BY : 10 10 2023
DATE OF THE : 16 JUN 2023

SHEET NAME:

ZONING
ANALYSIS

SHEET No :

1
Z1-01



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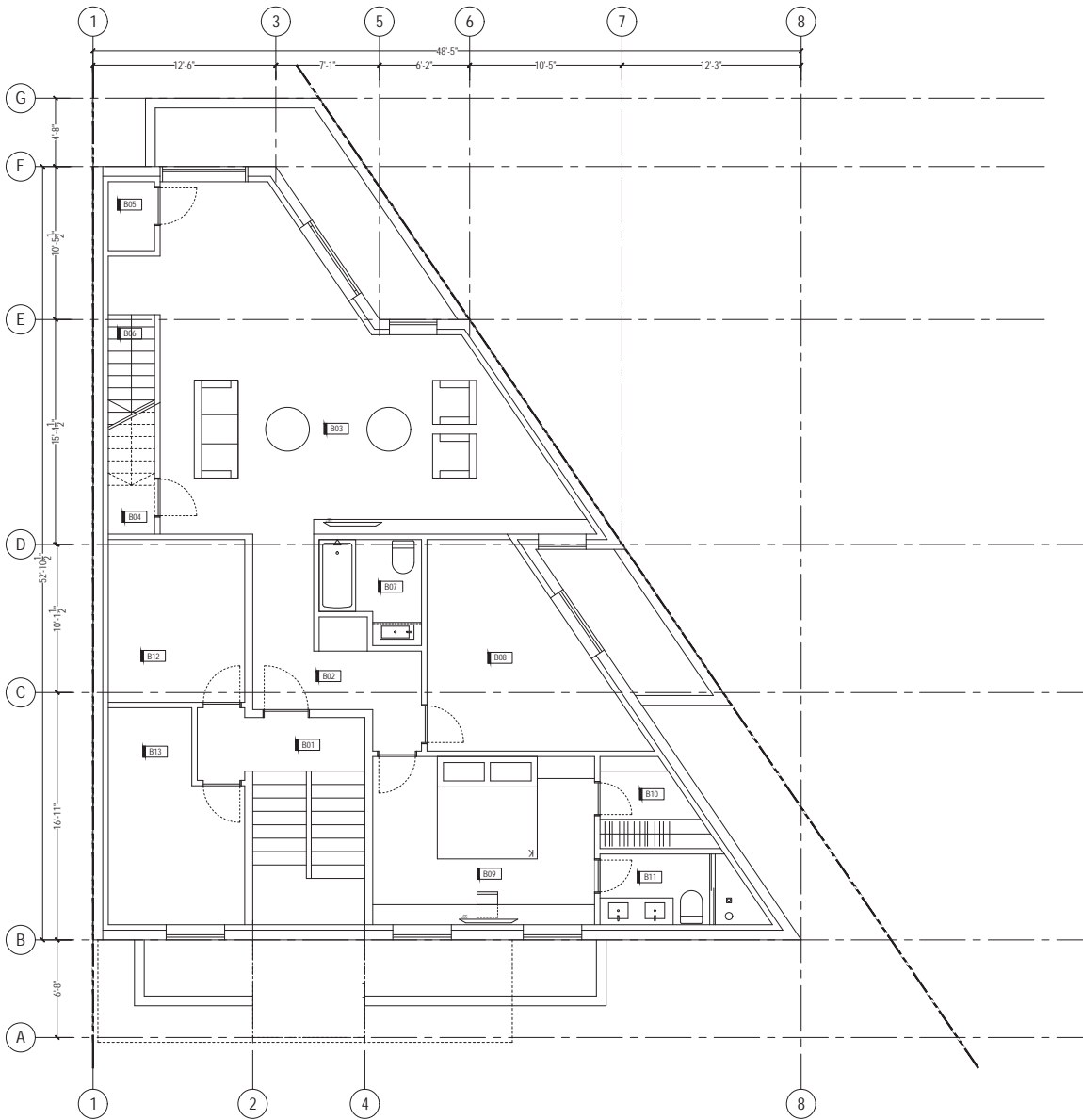
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SHEET PREPARED BY: 100 - 211
CHECKED BY: 11/17/11

SHEET NAME:

PROPOSED
FLOOR PLAN
-CELLAR

SHEET No :

AP1-01



SPACE LIST

- B01 STAIRCASE
- B02 ENTRANCE HALL
- B03 RECREATION ROOM
- B04 MECHANICAL ROOM
- B05 STORAGE
- B06 STAIRS GOING TO 1ST FLOOR
- B07 BATHROOM
- B08 BEDROOM
- B09 BEDROOM
- B10 WALK-IN CLOSET
- B11 BATHROOM
- B12 STORAGE
- B13 STORAGE

1ST FLOOR - LIVABLE AREA

PROPOSED FLOOR PLAN - CELLAR
SCALE: 1/4" = 1' 1/4"

1
AP1-01



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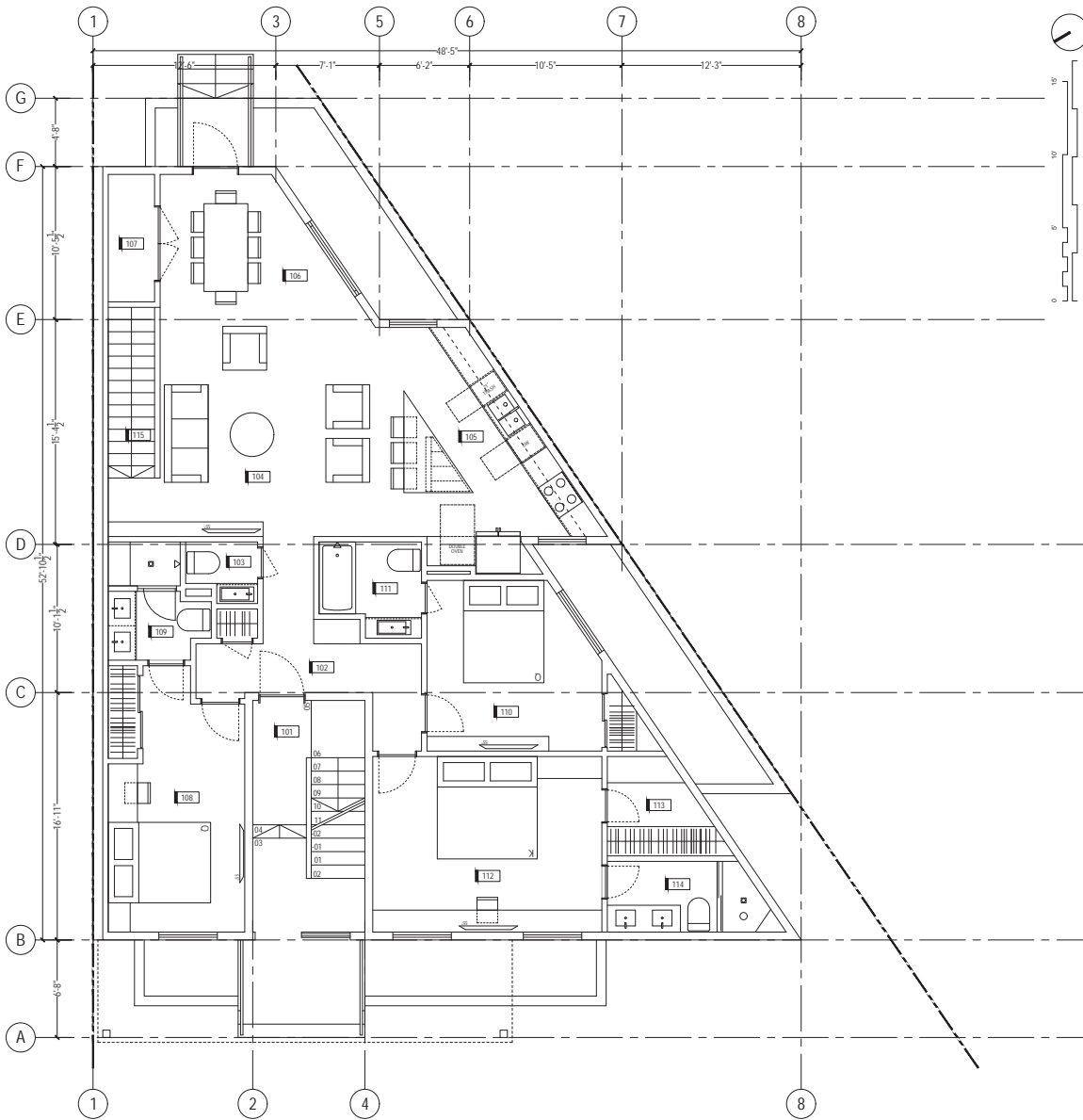
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DATE FOR PERMITS: 11-11-11
DATE FOR CONSTRUCTION: 11-11-11

SHEET NAME:

PROPOSED
FLOOR PLAN
- 1ST FLOOR

SHEET No :

AP1-02



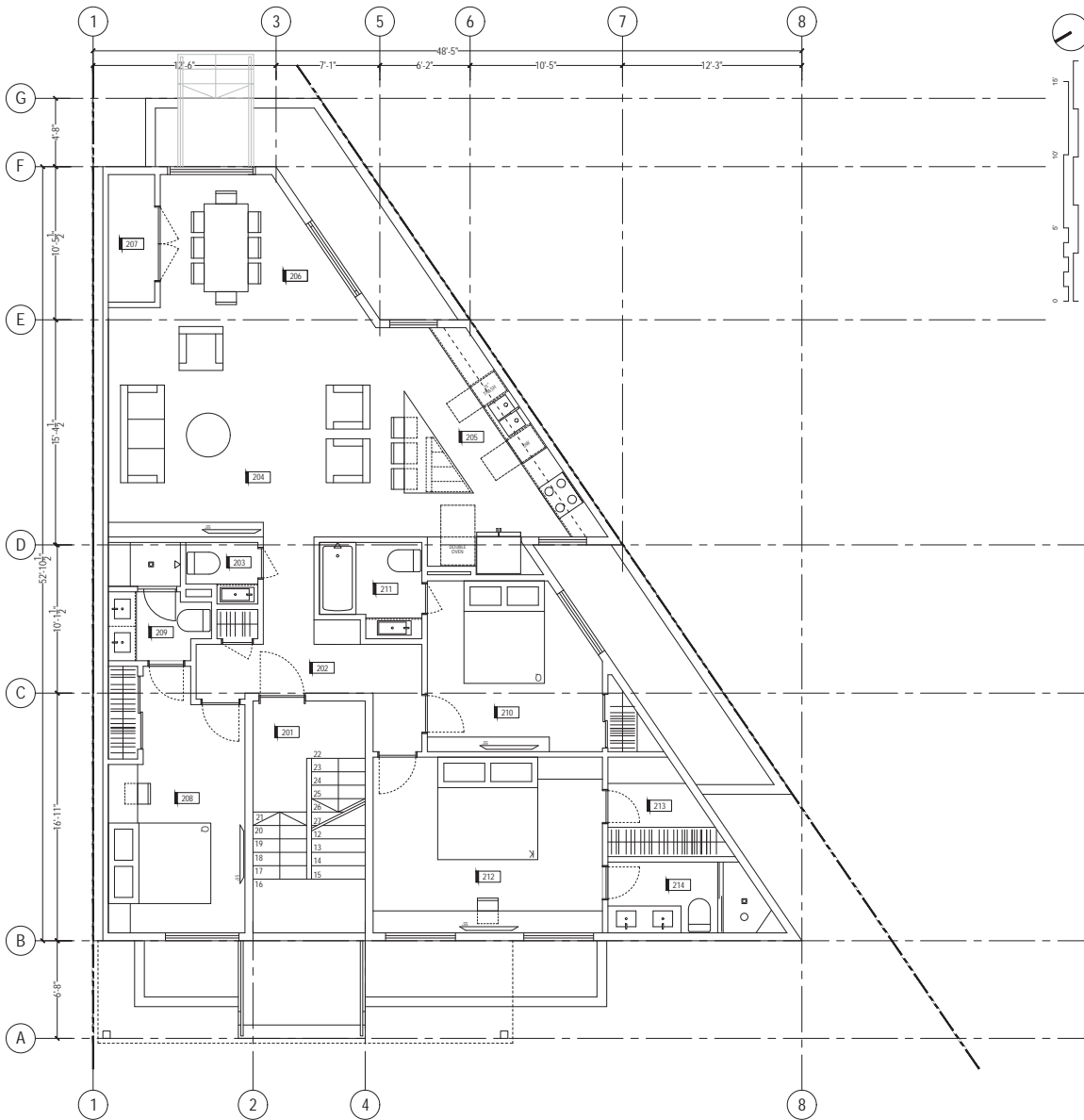
SPACE LIST

- 101 STAIRCASE
- 102 ENTRANCE HALL
- 103 POWDER ROOM
- 104 LIVING ROOM
- 105 KITCHEN
- 106 DINING ROOM
- 107 UTILITY CLOSET
- 108 BEDROOM
- 109 BATHROOM
- 110 BEDROOM
- 111 BATHROOM
- 112 MASTER-BEDROOM
- 113 MASTER-CLOSET
- 114 MASTER BATHROOM
- 115 STAIRS FROM CELLAR

PROPOSED FLOOR PLAN - 1ST FLOOR
SCALE: 1/4" = 1' 1/4"

1

AP1-02



SPACE LIST

201	STAIRCASE
202	ENTRANCE HALL
203	POWDER ROOM
204	LIVING ROOM
205	KITCHEN
206	DINING ROOM
207	UTILITY CLOSET
208	BEDROOM
209	BATHROOM
210	BEDROOM
211	BATHROOM
212	MASTER-BEDROOM
213	MASTER-CLOSET
214	MASTER BATHROOM

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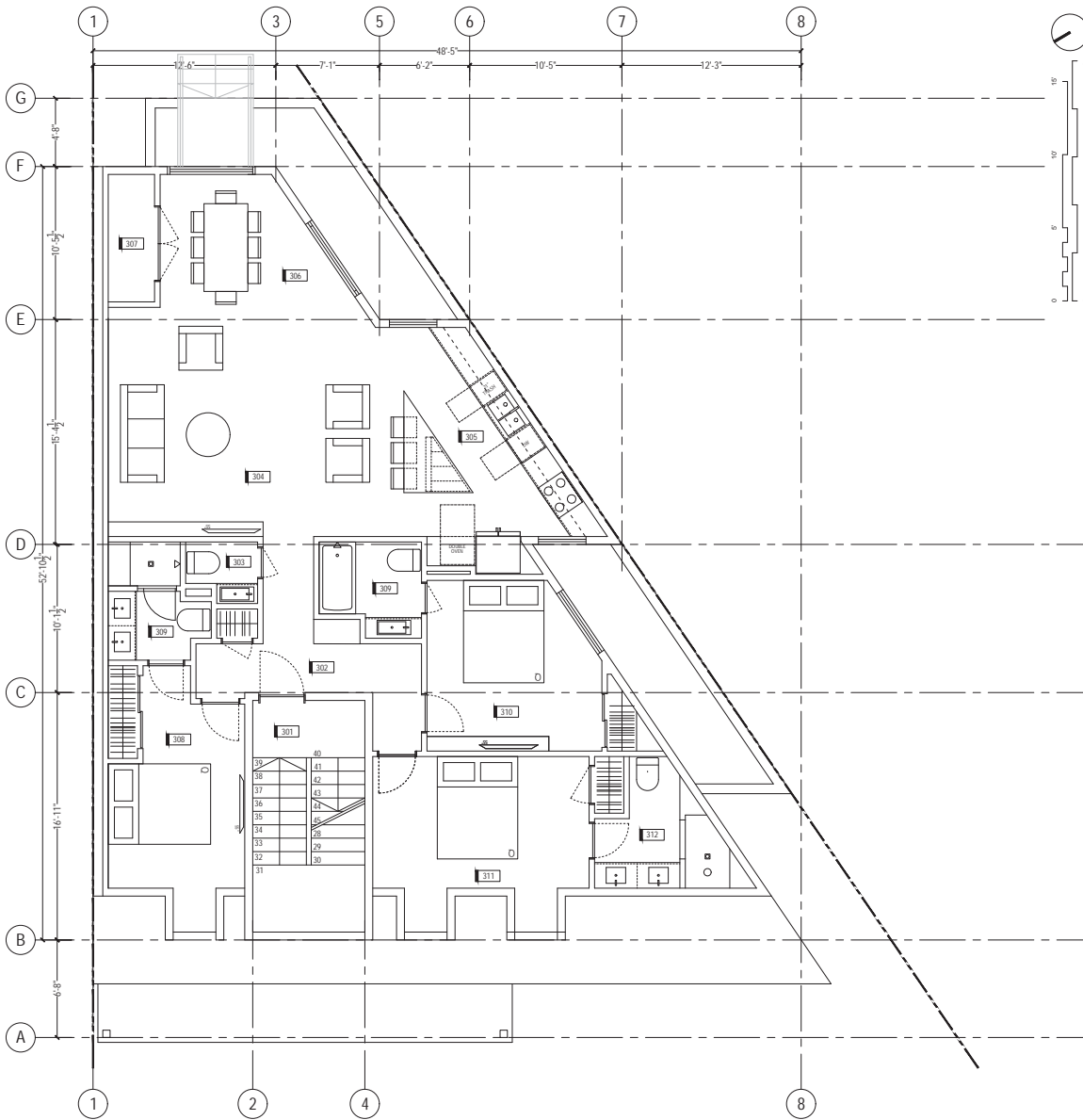
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DATE FOR PERMIT: 11-11-14
DATE FOR CONSTRUCTION: 11-11-14

SHEET NAME:

PROPOSED
FLOOR PLAN
-3RD FLOOR

SHEET No :

AP1-04



SPACE LIST

- 301 STAIRCASE
- 302 ENTRANCE HALL
- 303 POWDER ROOM
- 304 LIVING ROOM
- 305 KITCHEN
- 306 DINING ROOM
- 307 UTILITY CLOSET
- 308 BEDROOM
- 309 BATHROOM
- 310 BEDROOM
- 311 MASTER-BEDROOM
- 312 BATHROOM



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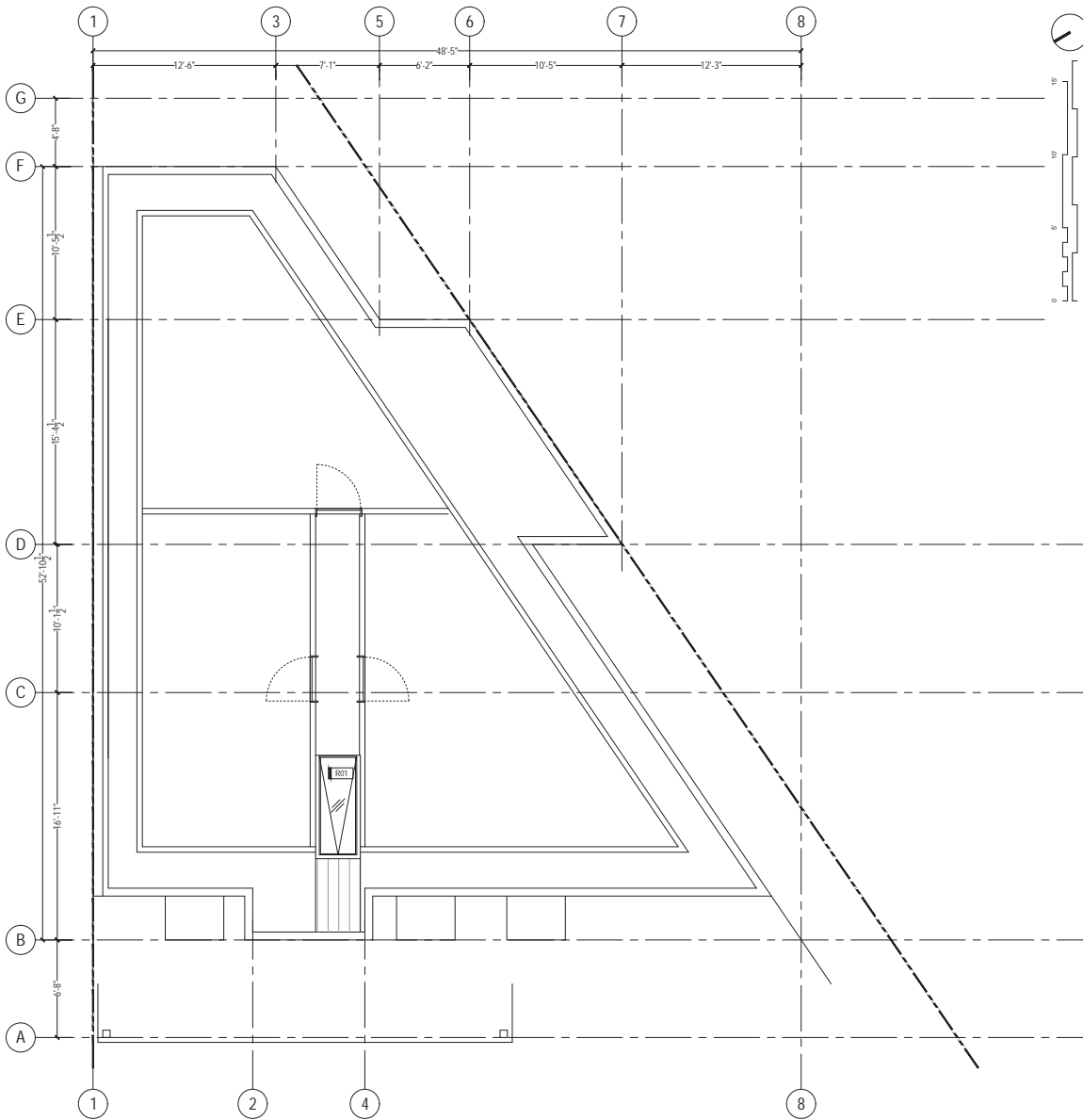
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SHEET GENERATED BY: NOOR EITEHADI
DATE: 05/17/2016 10:48 AM

SHEET NAME:

PROPOSED
ROOF PLAN

SHEET No :

AP1-05



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



1 EXISTING ELEVATION - FRONT
A2-01 SCALE: 3/16" = 1'-0" 1/8"



2 PROPOSED ELEVATION - FRONT
A2-01 SCALE: 3/16" = 1'-0" 1/8"

NOTES

- N.01 Existing attic will be converted to a 3rd story addition which will be set back 3 feet to accommodate the existing mansard roof
- N.02 Side addition proposed with brick façade to match look of existing building
- N.03 Existing mansard roof will be extended on the proposed side addition to maintain look
- N.04 3rd dormer added on side extension to make it look like the existing building
- N.05 Increased size of dormer windows to meet the bedroom egress code requirement
- N.06 Existing house has mismatched windows, increased window size on level 1 to match those on level 2
- N.07 Existing porch roof maintained to match architectural look of neighbors
- N.08 Entrance door to stairwell lowered to access basement storage units and keep overall building within the 35 feet height requirement
- N.09 Existing brick façade retained to keep to the architectural look
- N.10 Roof deck setback 6 feet from front to reduce visibility from the street

3 NOTES
A2-01



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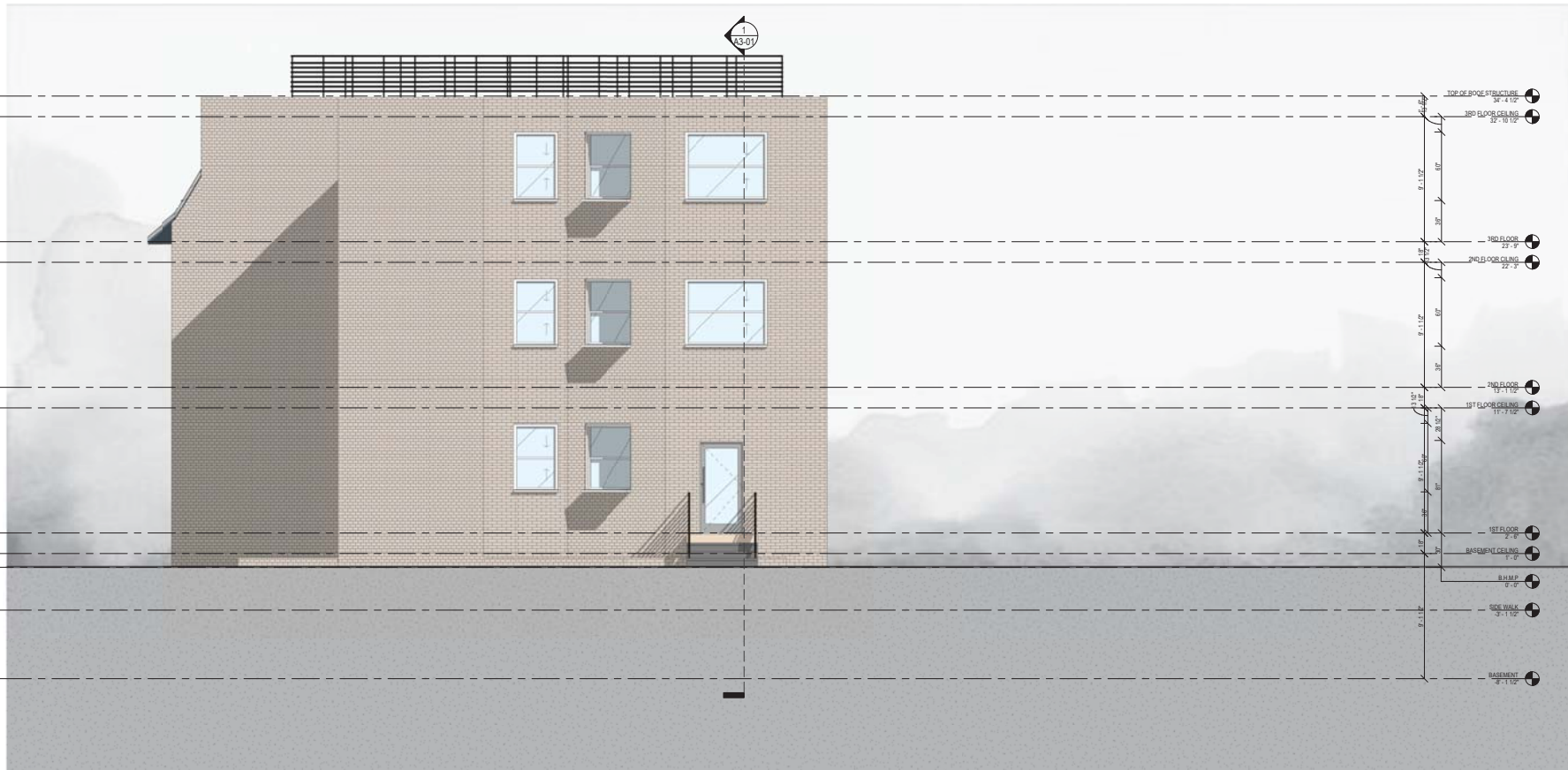
PROJECT:
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SD : 2906
LOT : 0830

VERSION:

SHEET NAME:
ELEVATIONS -
FRONT

SHEET No:

A2-01



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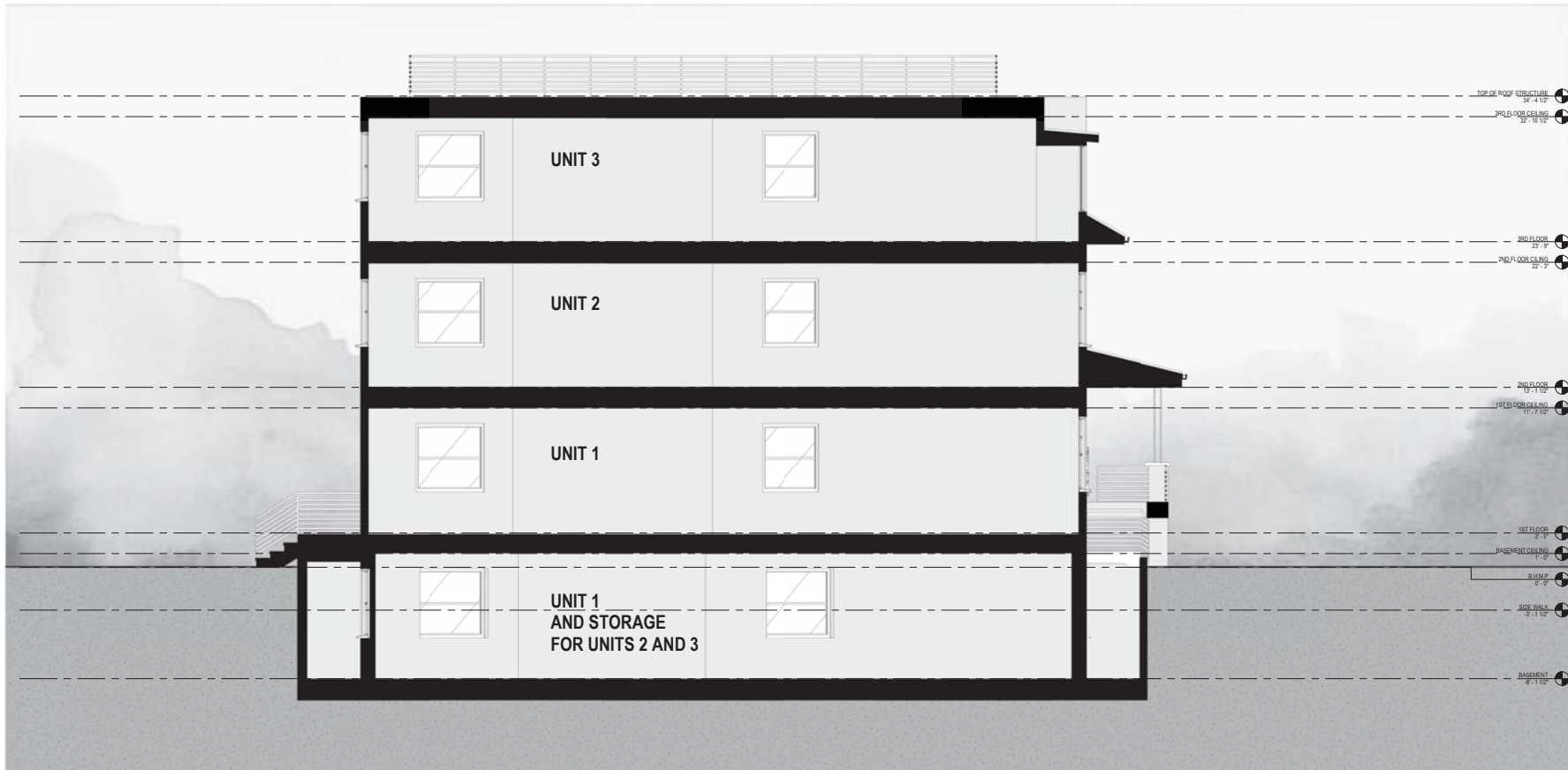
VERSION:

SHEET NAME:

PROPOSED
ELEVATION -
REAR

SHEET No :

A2-02



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PROJECT:
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SO: 2906
LOT: 0830

VERSION:

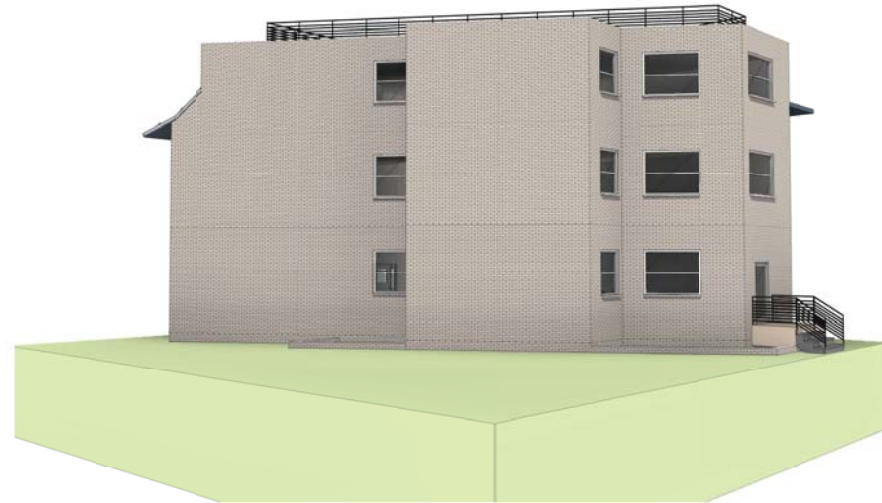
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SECTION - LONITUDINAL

SHEET No:

A3-01



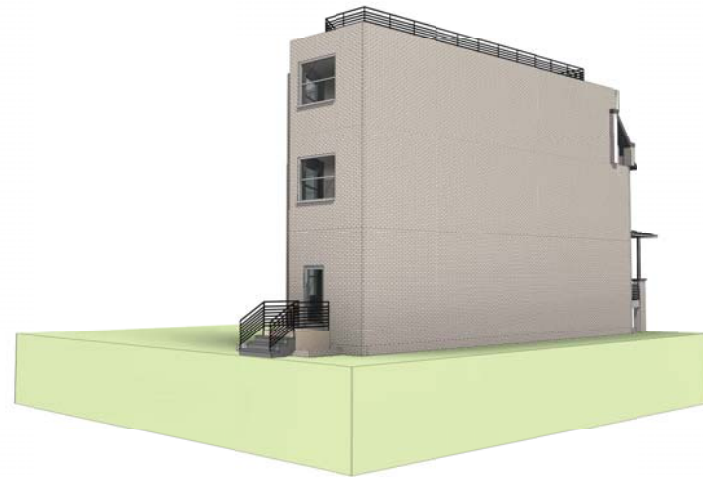
1 CAM-01
AS-01 SCALE: 1/48



2 CAM-02
AS-01 SCALE: 1/48



3 CAM-03
AS-01 SCALE: 1/48



4 CAM-04
AS-01 SCALE: 1/48



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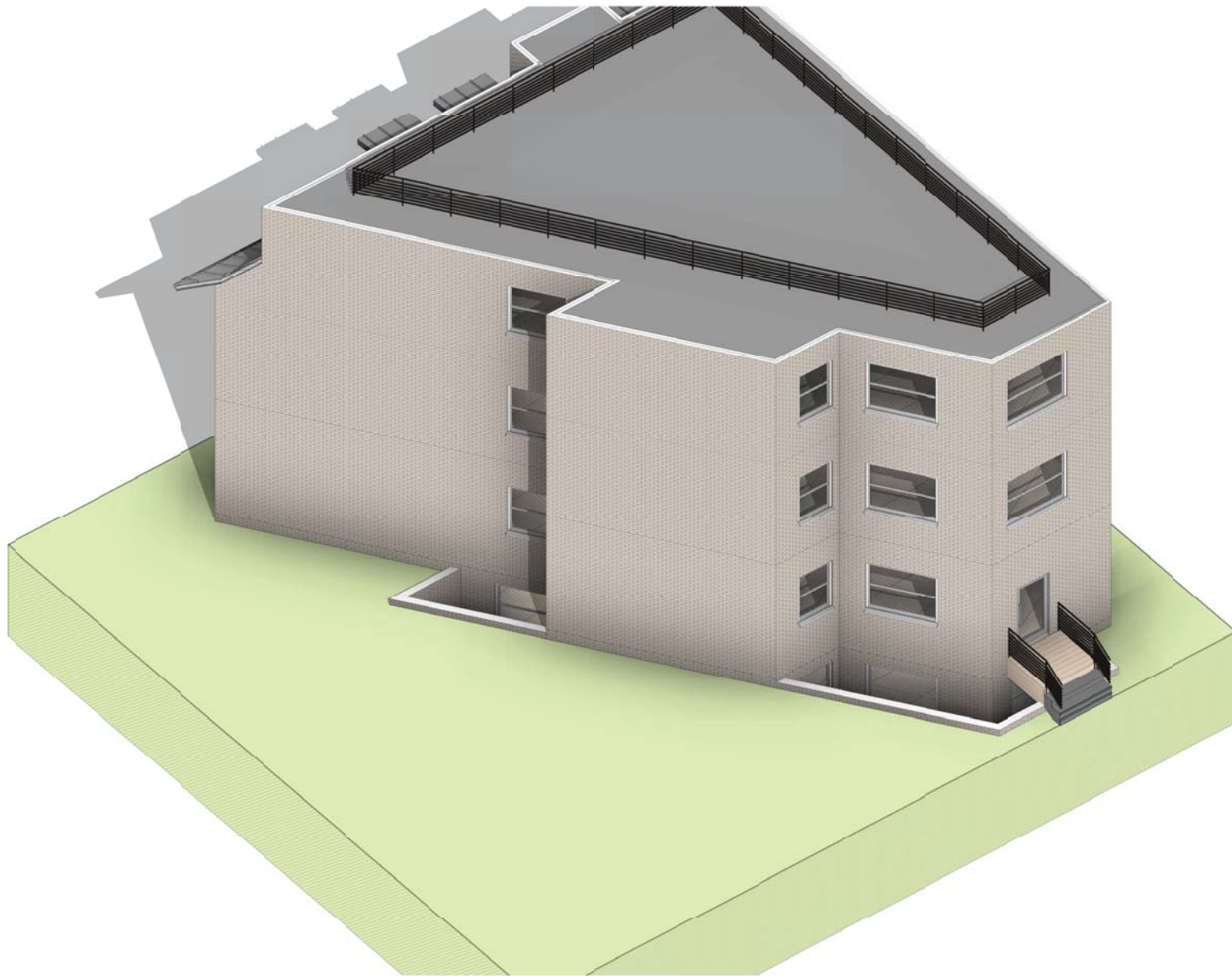
VERSION:

SHEET NAME:

3D - VIEW

SHEET No:

A9-01



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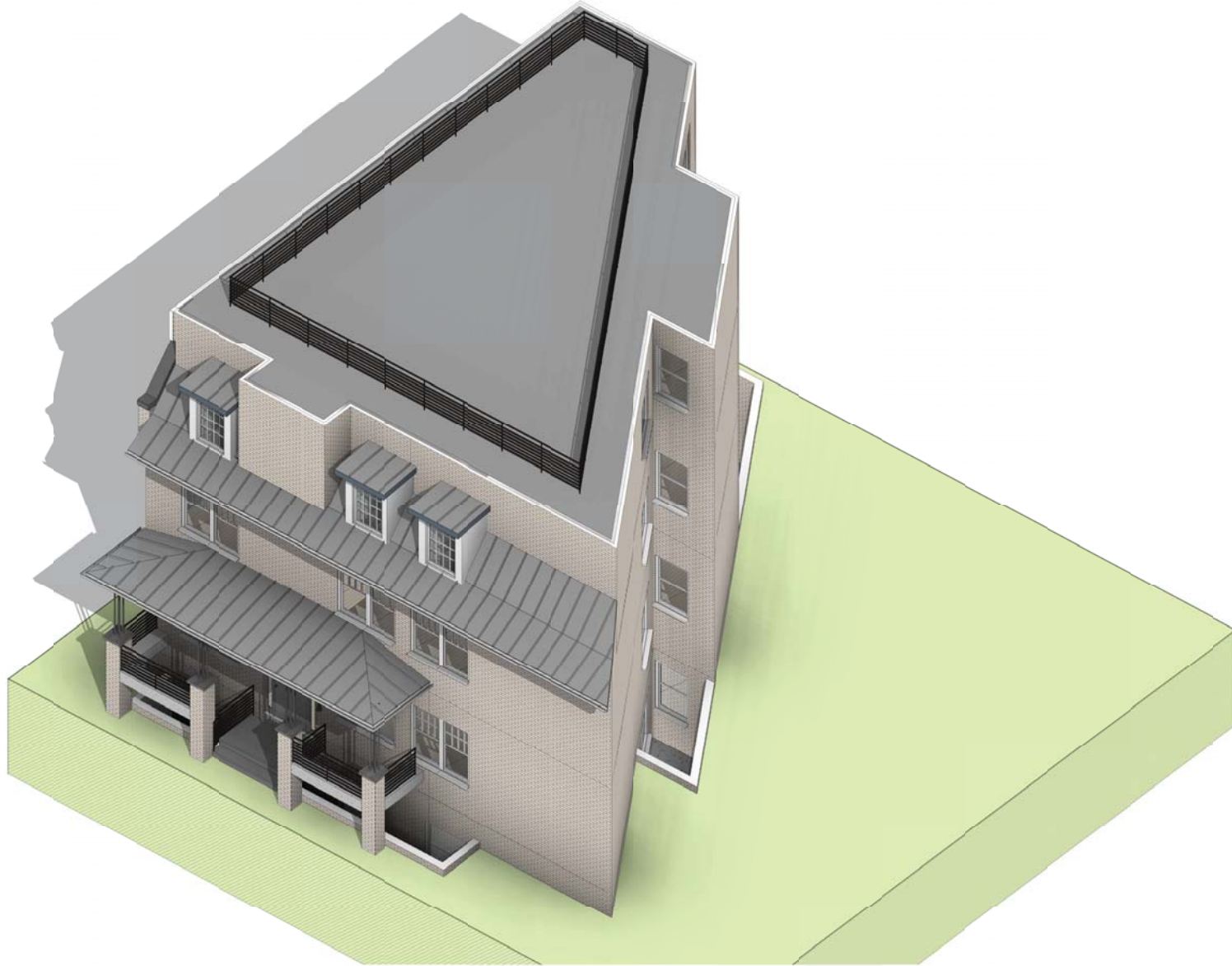
VERSION:

SHEET NAME:

3D - VIEW

SHEET No :

A9-02



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VERSION:

SHEET NAME:

3D - VIEW

SHEET No :

A9-03