PROJECT NAME :
4519 DOUGLAS ST.NE
WASHINGTON DC ,20019

BZA SUBMISSION

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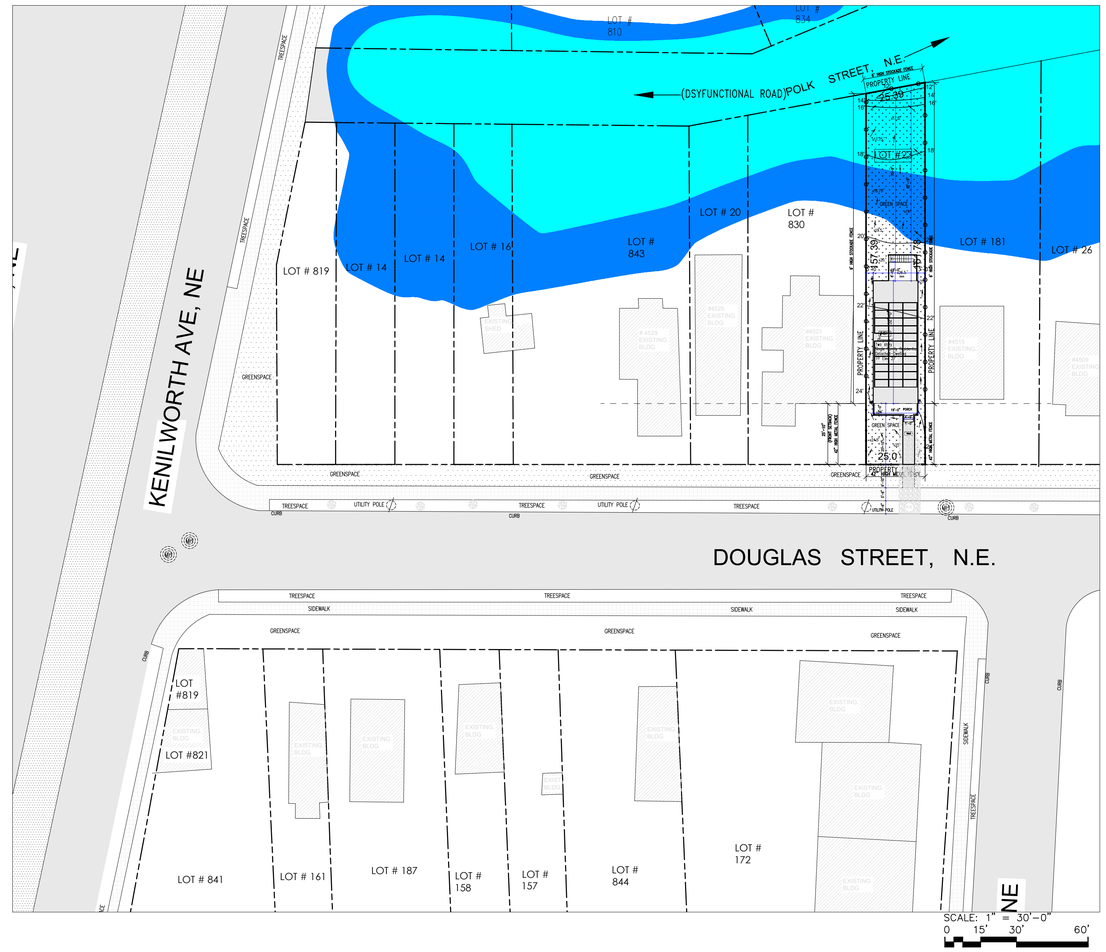
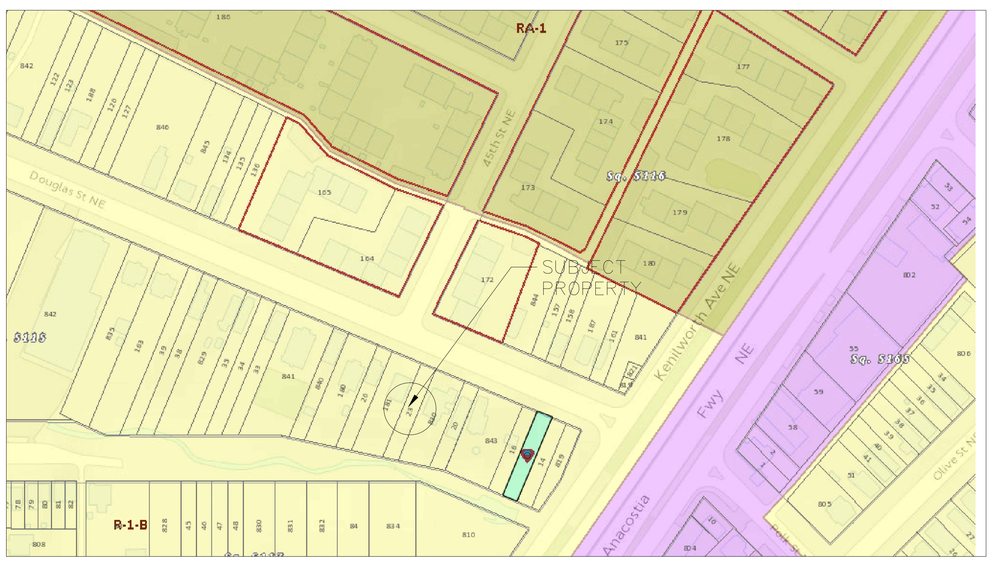
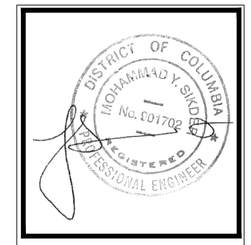






DATE	REV.	DESCRIPTION	BY

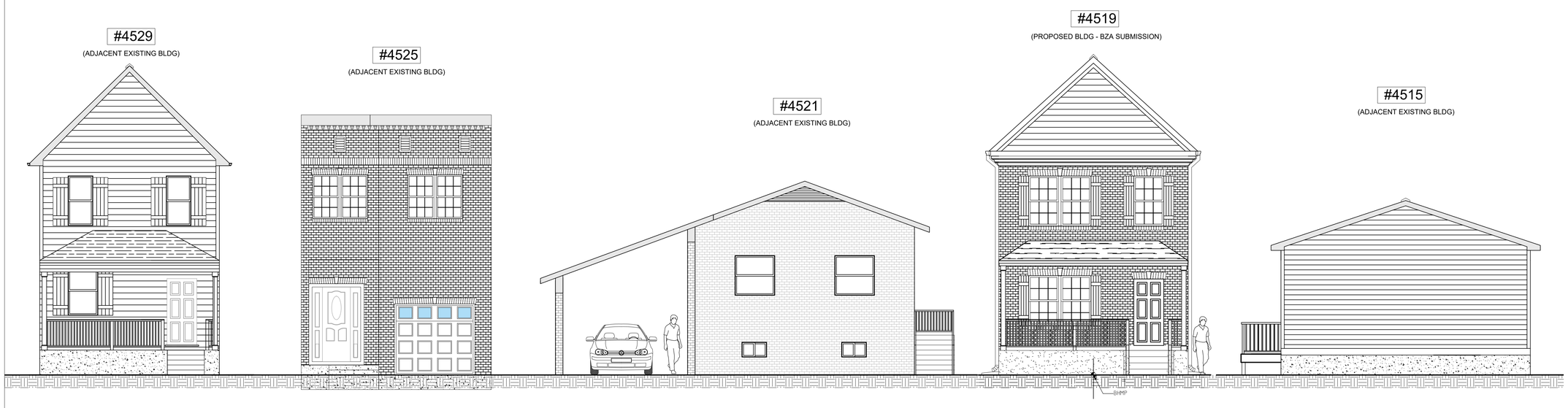
LNDC Inc
6100 Chillum Pl NE Suit 206
Washington DC 20011
(o) 202-526-8664
(f) 301-772-1008
(c) 240-806-5305

BZA COVERPAGE

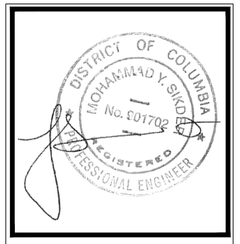
ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
AS SHOWN	DWG NO.: 000

Board of Zoning Adjustment
District of Columbia
CASE NO.20770
EXHIBIT NO.41



FRONT ELEVATION FROM THE STREET



DATE	REV.	DESCRIPTION	BY

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Washington DC 20011
(c) 202-526-8664
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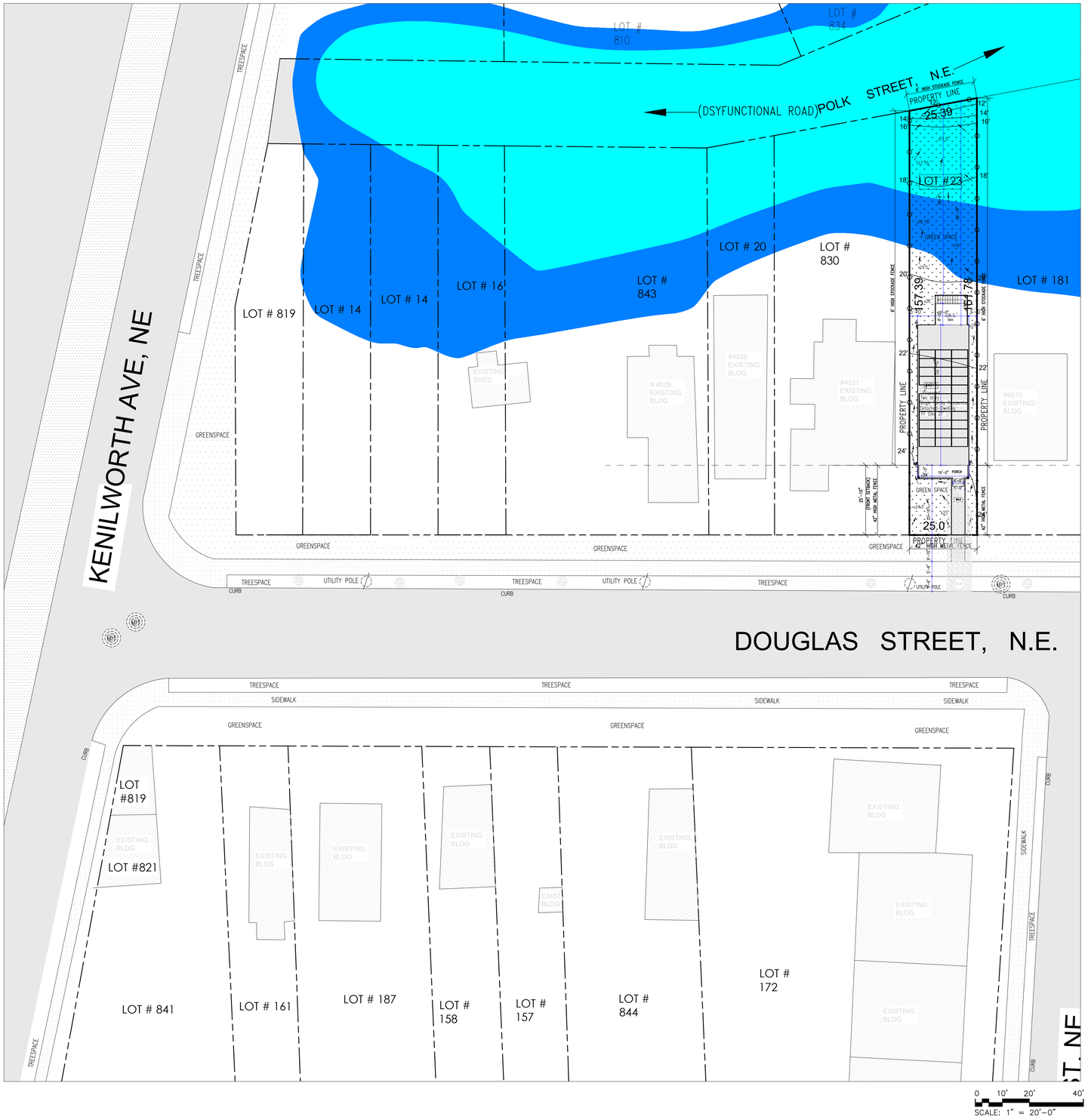
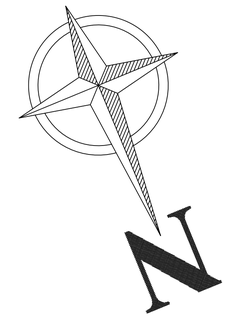
RENDERED FRONT ELEVATION

ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

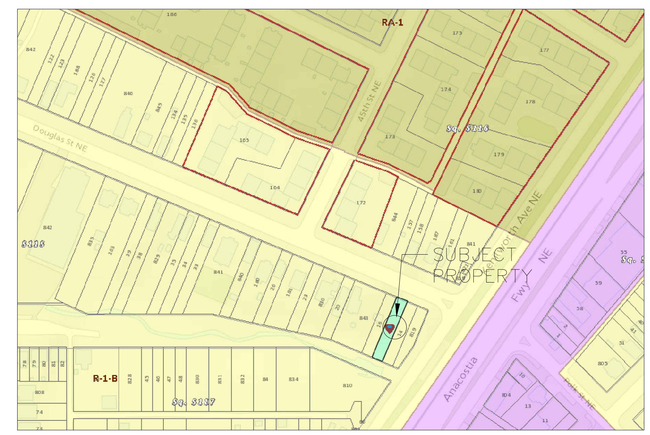
DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
NTS	DWG NO.: 000R

SITE PLAN WITH CONTEXT





LOCATION MAP



Zoning Data Summary

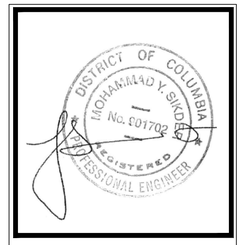
Zoning District	R–1–B

Proposed Use

SINGLE FAMILY RESIDENTIAL DETACHED DWELLING

Zoning Data

	Min. Rqd.	Max. Rqd.	Proposed	Zoning code	CODE COMPLAINT
Units & Parking Spaces					
Number of Dwelling Units	1	–	1	SUBTITLE D 201.1	COMPLY
Number of Parking Spaces	1	–	–	SUBTITLE C 702.4	COMPLY
Setbacks & Building Heights					
Side Yard (left)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Side Yard (Right)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Rear Yard	25'	–	70'–8"	SUBTITLE D 306.1	COMPLY
Building Height	–	40'	27'–0"	SUBTITLE D 303.1	COMPLY
Areas					
Lot Area	5,000 SF	–	3980 SF	SUBTITLE D 302.1	APPLYING FOR VARIANCE
Gross Floor Area	–	–	1974 SF	SUBTITLE B 304	–
Floor Area Ratio	–	–	N/A	–	–
Building Footprint Area	–	–	1082 SF	–	–
Lot Occupancy %	–	40%	27.19%	SUBTITLE D 304.1	COMPLY
Pervious Area	50%	–	66.88%	SUBTITLE D 308.1	COMPLY
Lot Width	50'	–	25'	SUBTITLE D 302.1	APPLYING FOR VARIANCE
Number of Stories	–	3	2	SUBTITLE D 303.1	COMPLY



DATE	REV.	DESCRIPTION	BY

LNDC Inc

6100 Chillum Pl NE Suit 206
Washington DC 20011
(o) 202-526-8664
(f) 301-772-1006
(c) 240-606-5305

SITE PLAN WITH CONTEXT

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE: 11/02/22

DESIGNED BY: MS

DRAWN BY: AE

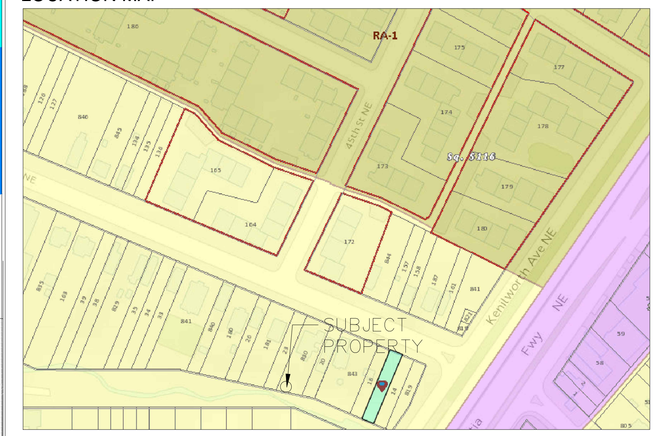
CHECKED BY:

APPROVED BY:

1/20"=1'-0"

DWG NO.: 001

LOCATION MAP



LEGENDS

	SILT FENCE
	LIMIT OF DISTURBANCE
xx'	EXISTING 2' CONTOUR LINE
xx'	PROP. CONTOUR LINE
× 000'	SPOT ELEVATION
	FLOW ARROW
—W—W—W—	EXISTING WATER MAIN
—S—S—S—	EXISTING SEWER MAIN
—SW—SW—SW—	EXISTING STORMWATER DRAIN
WHC	WATER HOUSE CONNECTION
SHC	SEWER HOUSE CONNECTION
DS	DOWNSPOUT DISCHARGING POINT
SCE	STABILIZED CONSTRUCTION ENTRANCE
	UTILITY POLE
B-1	BORE HOLE LOCATION
C.O.	CLEAN OUT
	EX. FIRE HYDRANT
	100 YEAR ZONE - BASE FLOOD ELEV
	500 YEAR ZONE - BASE FLOOD ELEV

DISTRICT OF COLUMBIA
MOHAMMAD Y. SIKDER
No. 901702
REGISTERED PROFESSIONAL ENGINEER

DATE	REV.	DESCRIPTION	BY

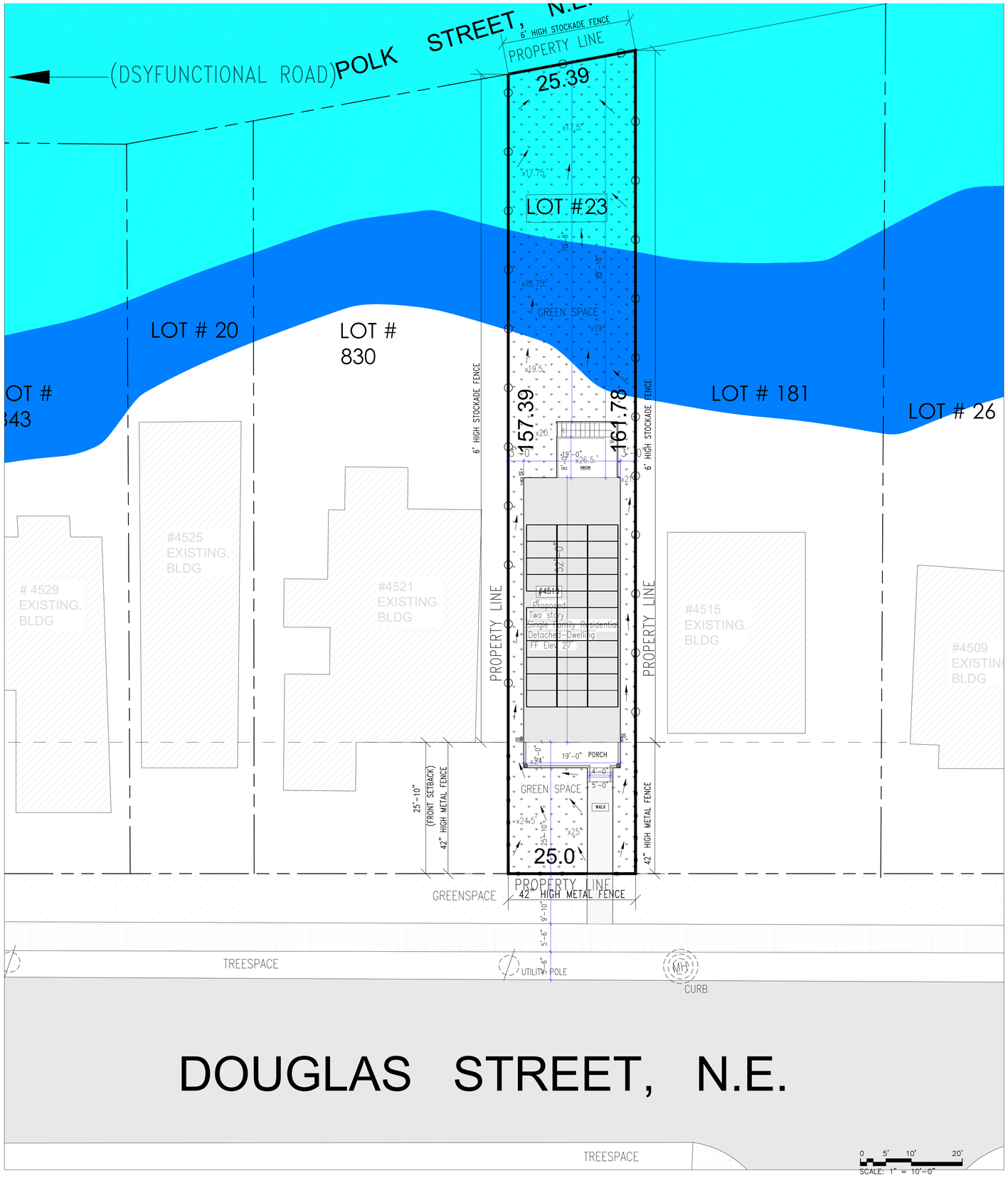
LNDC Inc

6100 Chillum Pl NE Suit 206
Washington DC 20011
(o) 202-526-8664
(f) 301-772-1006
(c) 240-606-5305

EXISTING SITE PLAN

ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
1/20"=1'-0"	DWG NO.: 002



LEGENDS

- 42" HIGH METAL FENCE
- STOCKADE FENCE
- EXISTING BUILDING
- GREEN SPACE
- SIDE WALK
- WALKWAY
- STABILISED CONSTRUCTION ENTRANCE
- 100 YEAR ZONE - BASE FLOOD ELEV
- 500 YEAR ZONE - BASE FLOOD ELEV

SYMBOL

- 42" HIGH METAL FENCE
- 6' HIGH STOCKADE FENCE

DISTRICT OF COLUMBIA
MOHAMMAD Y. SIKDER
No. 001703
REGISTERED PROFESSIONAL ENGINEER

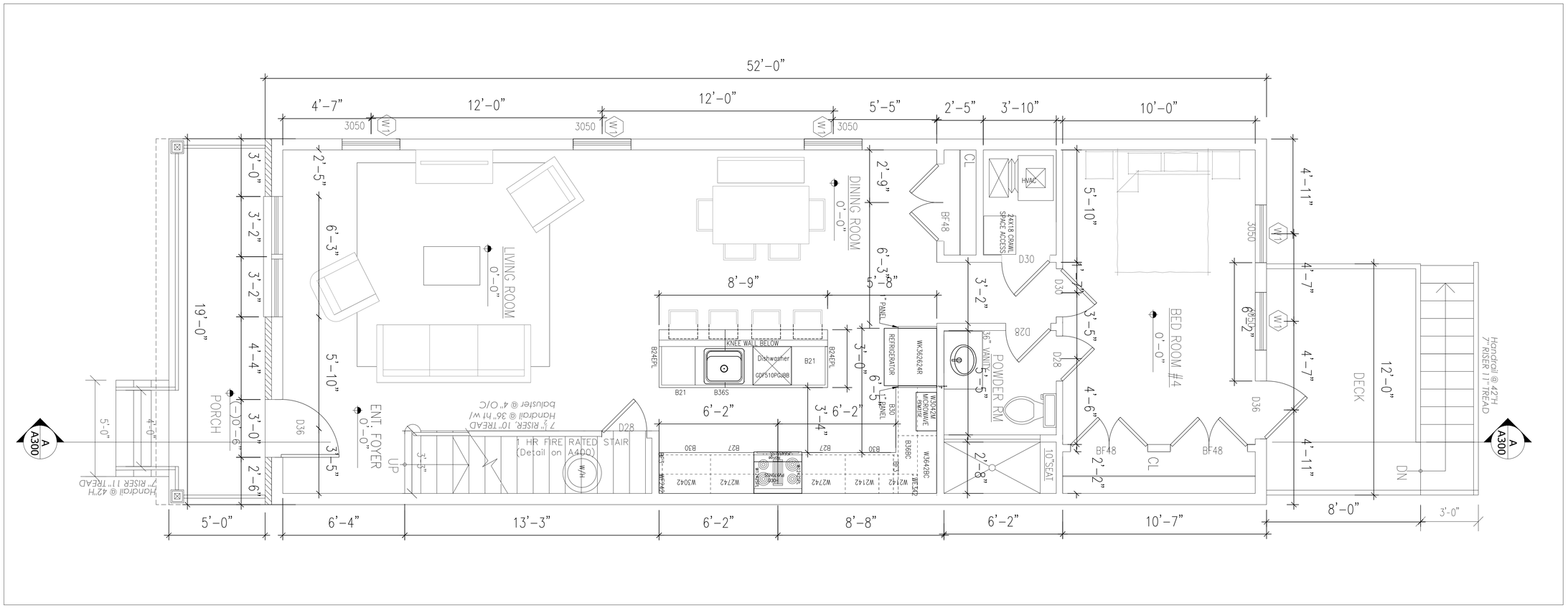
DATE	REV.	DESCRIPTION	BY

LNDC Inc
6100 Chillum Pl NE Suit 206
Washington DC 20011
(o) 202-526-8664
(f) 301-772-1006
(c) 240-606-5305

LANDSCAPE PLAN

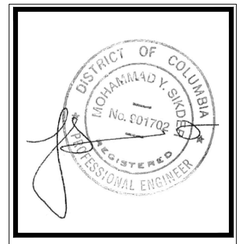
ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
1/10"=1'-0"	DWG NO.: 003



FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



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Washington DC 20011
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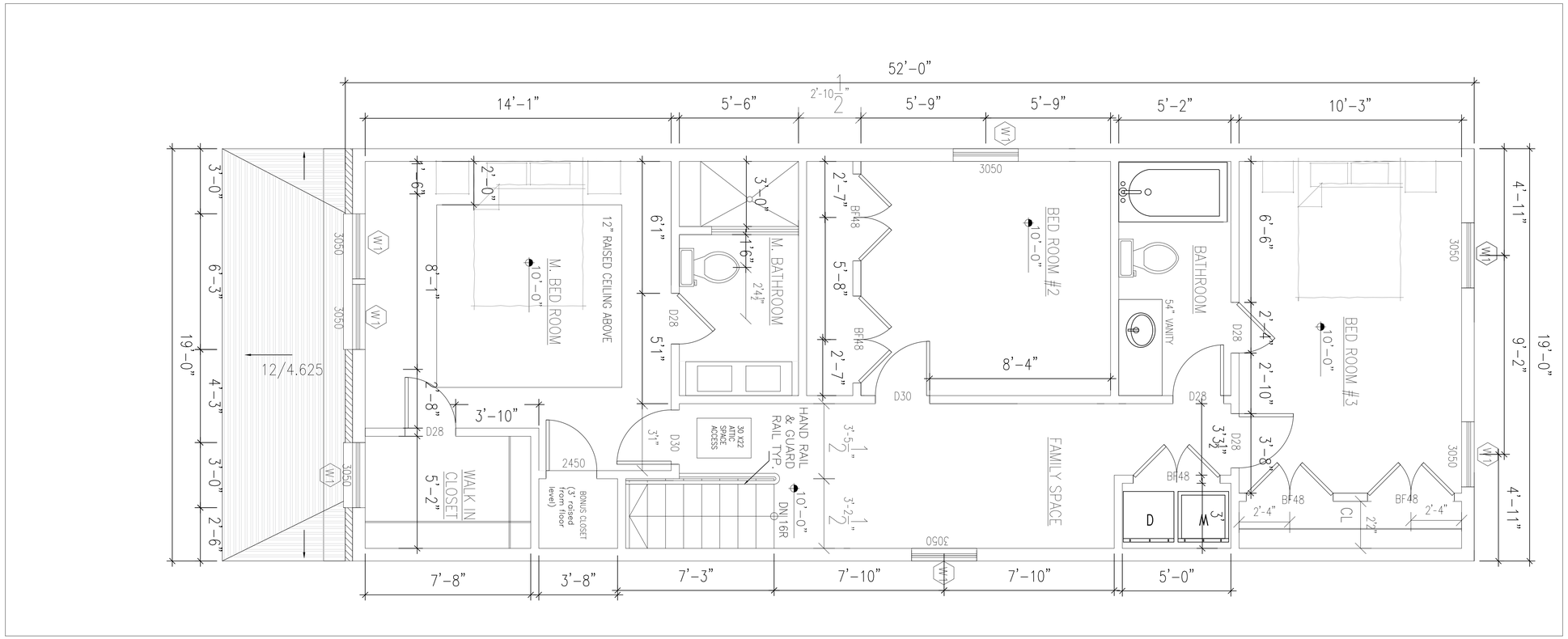
FIRST FLOOR PLAN

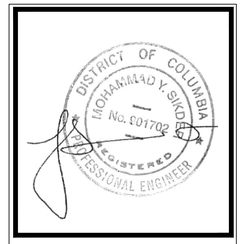
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 004



SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



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Washington DC 20011
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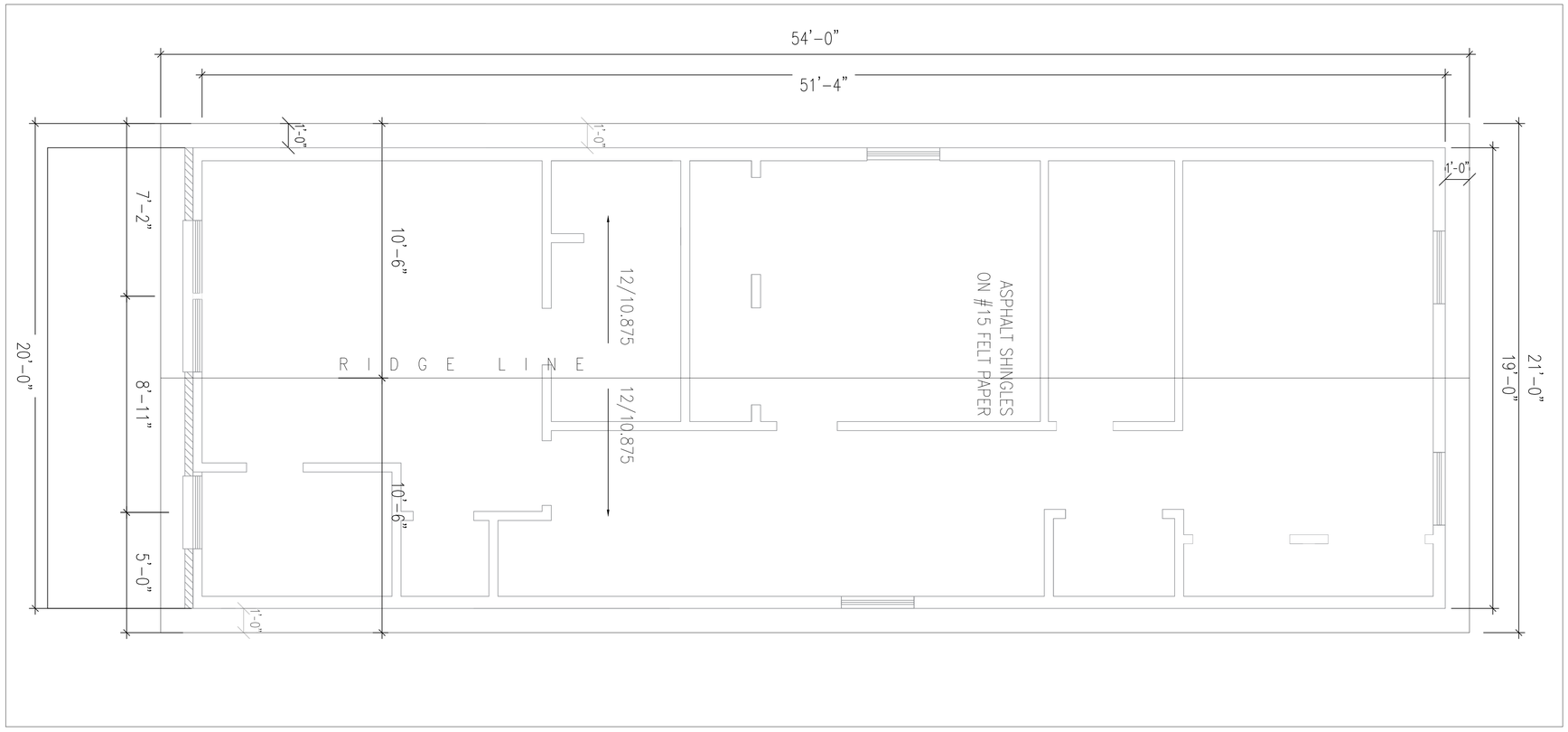
SECOND FLOOR PLAN

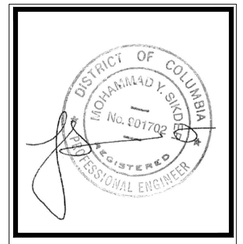
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 005



ROOF PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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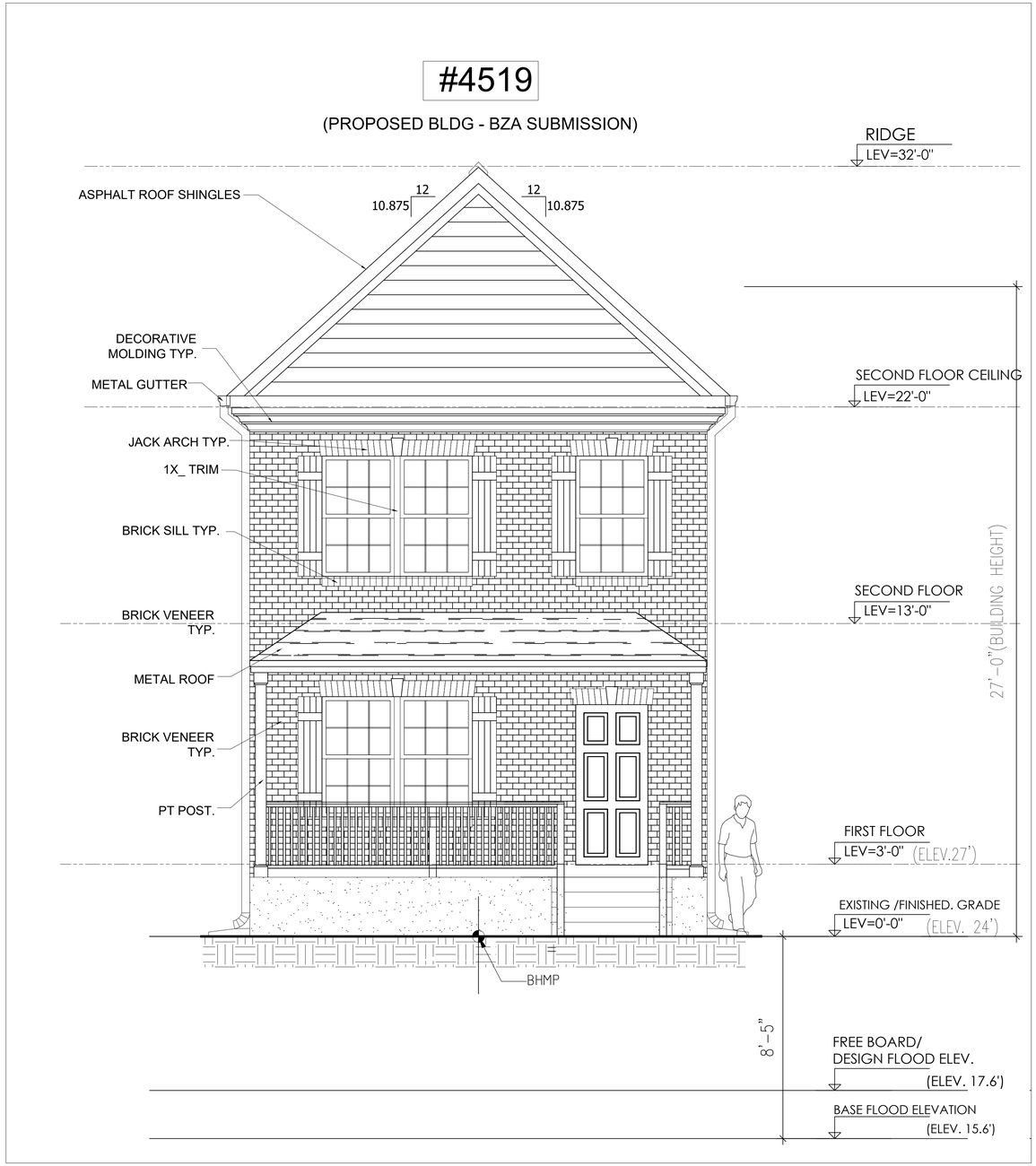
ROOF PLAN

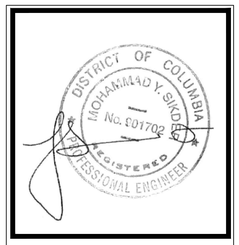
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 006



FRONT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



DATE	REV.	DESCRIPTION	BY

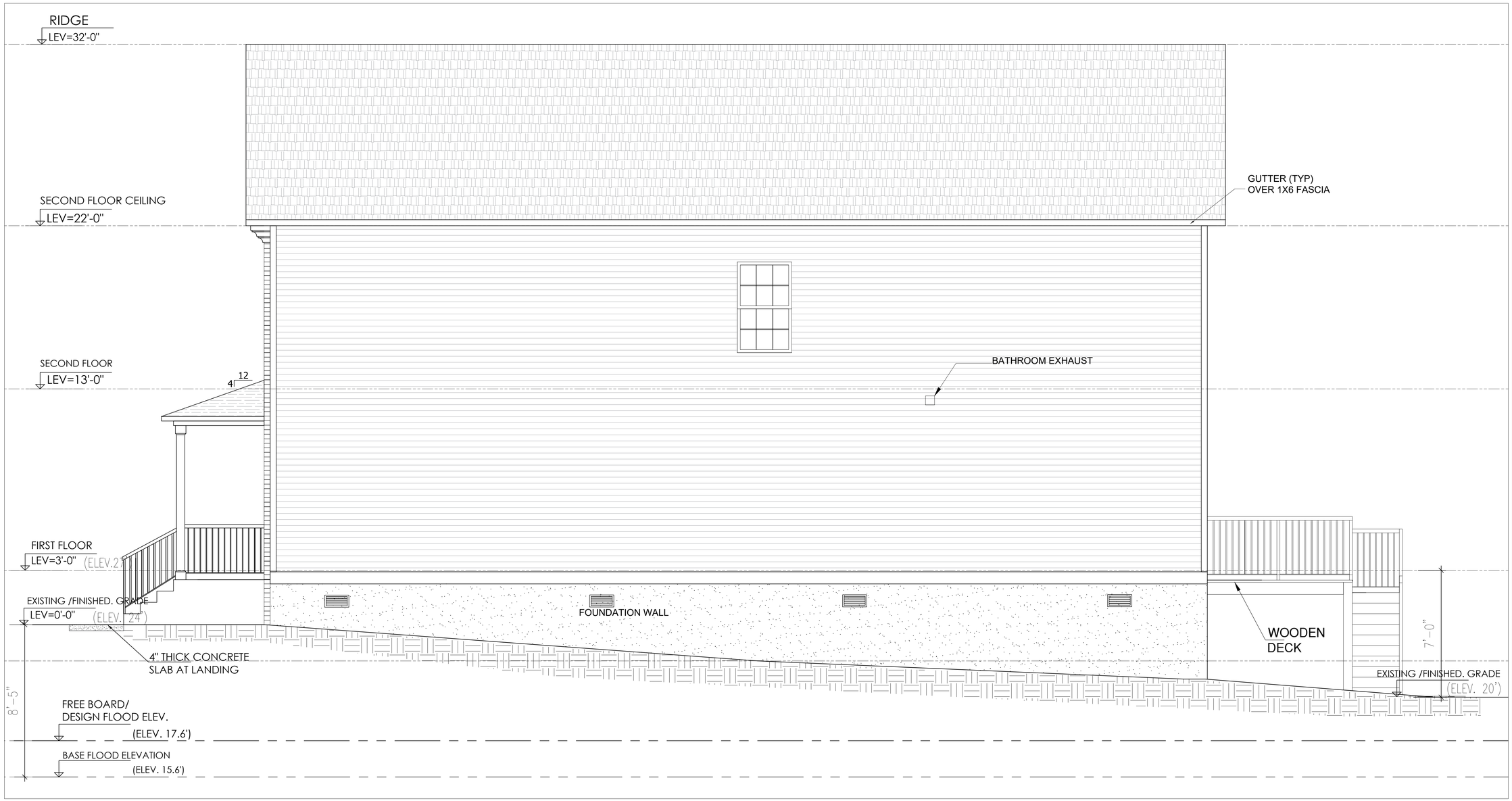
LNDC Inc

6100 Chillum Pl NE Suit 206
Washington DC 20011
(o) 202-526-8664
(f) 301-772-1006
(c) 240-606-5305

FRONT ELEVATION

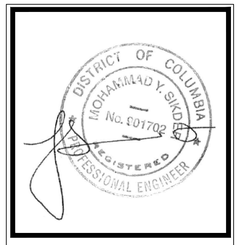
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 007



RIGHT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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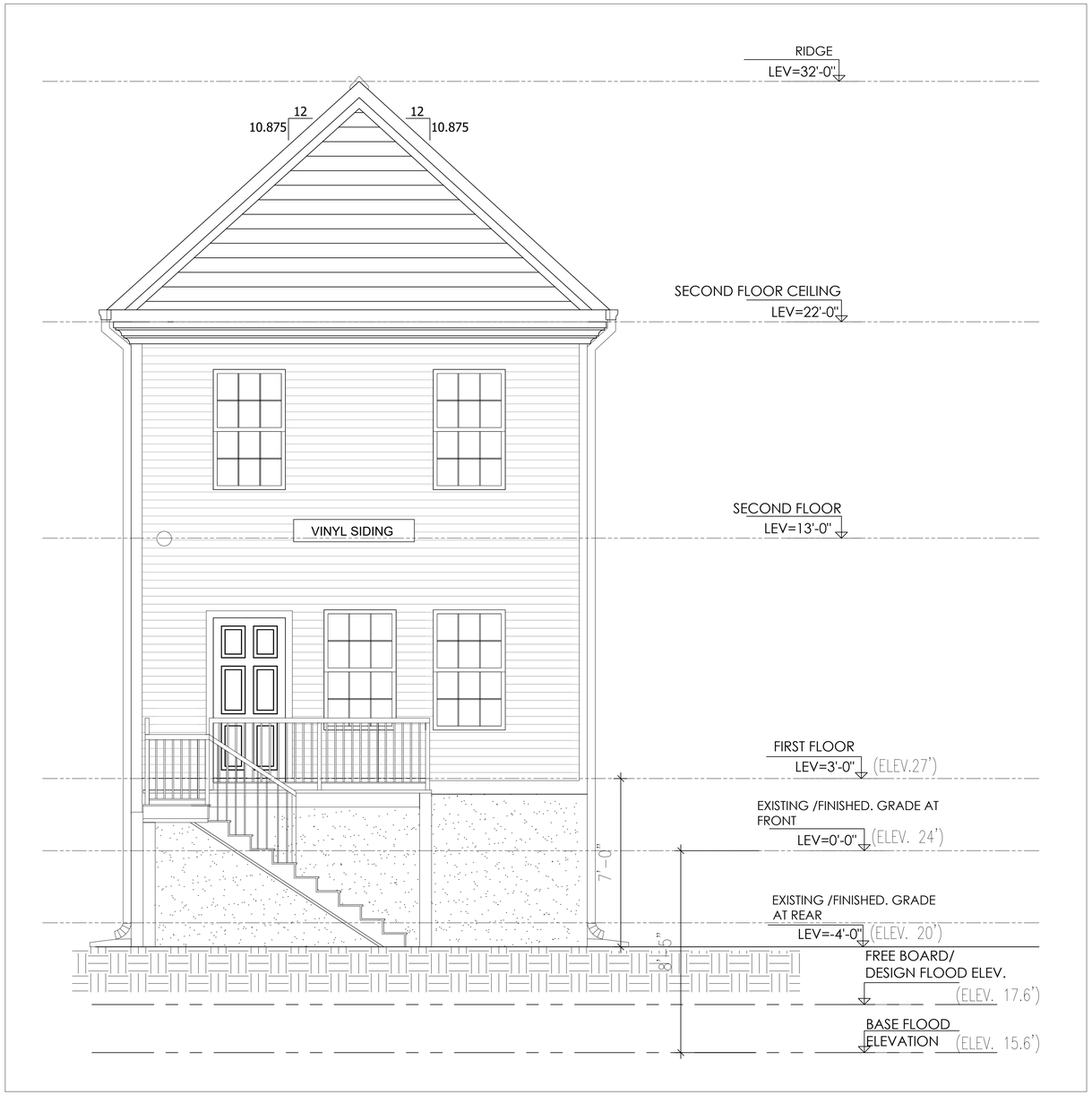
RIGHT ELEVATION

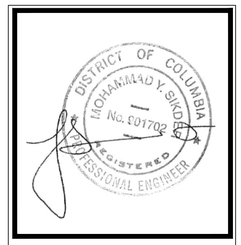
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	11/02/22
DESIGNED BY:	MS
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 008



BACK ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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BACK ELEVATION

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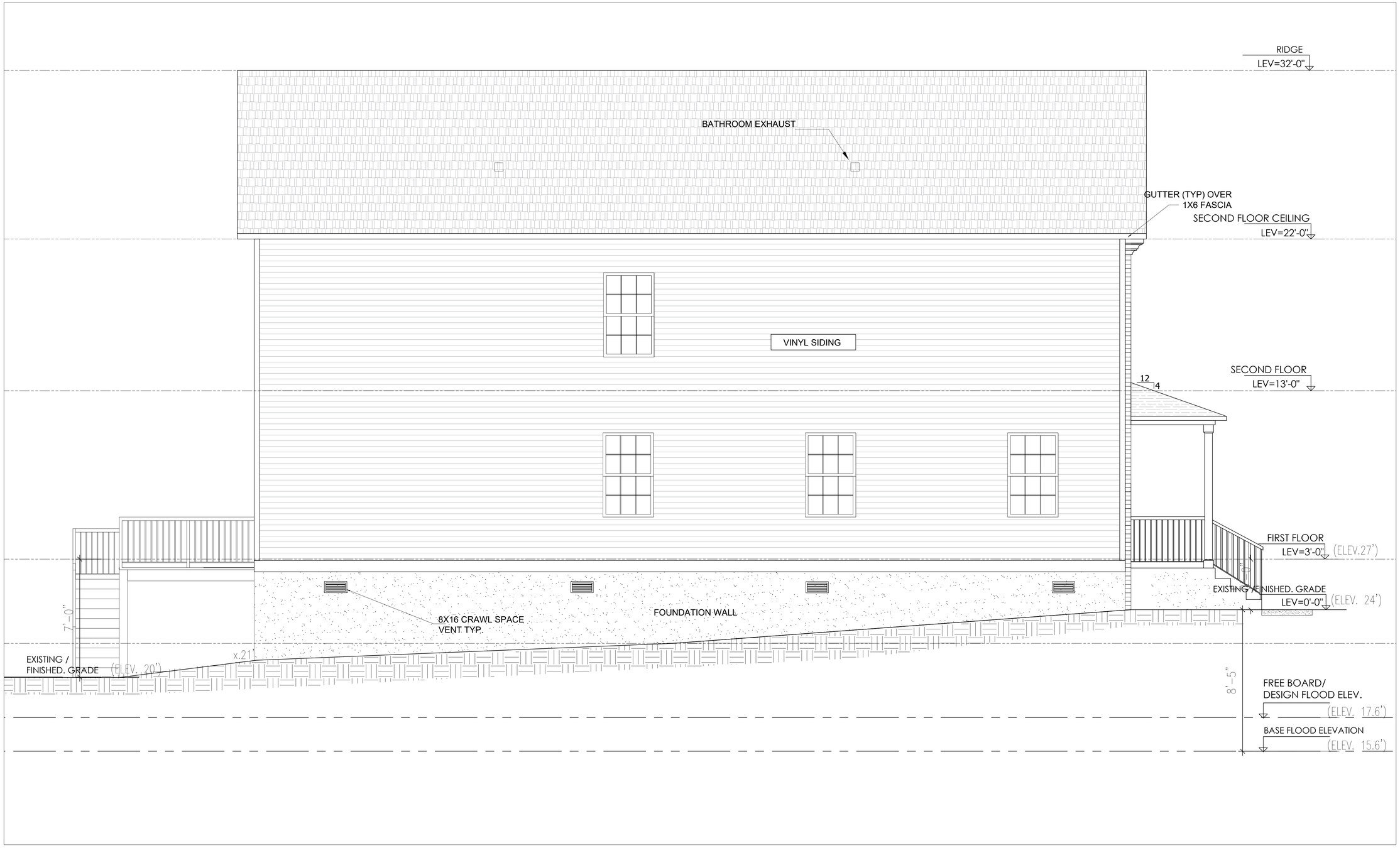
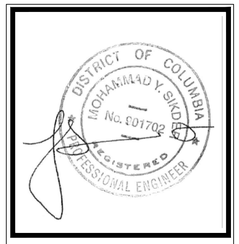
DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 009



LEFT ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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LEFT ELEVATION

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DRAWN BY:	AE
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 010