

4450 ALTON PLACE NW LOCATION

**PROPOSED DESIGN
B.Z.A. APPLICATION**

CAM ARCHITECT
534 6th St. SE
Washington, DC 20003
202-262-1340

Project	4450 ALTON PL NW	Sheet	1
Date	06 / 25 / 2024		of 7
ANC PRESENTATION		Board of Zoning Adjustment District of Columbia CASE NO. 21150 EXHIBIT NO. 34	



EXISTING STREET FACADE OF HOUSE



PROPOSED STREET FACADE OF HOUSE



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4444 ALTON PL.
(2 STORY
WOOD FRAME)

25 ft. rear yard
setback line

8 ft. setback line

5'-1/2"

4450 ALTON PL.
(2 STORY BRICK)

8 ft. setback line

GARAGE
(1 STORY
WOOD FRAME)

45TH ST.
(3 STORY
BRICK & WOOD
FRAME HOUSE)

area of lot 18 =
2877 sq.ft.

area of house on
the lot = 552.7 sq.ft.

current lot coverage = 19.2%

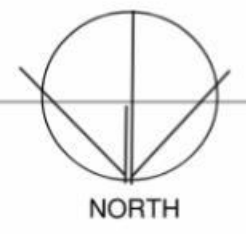
R 1 B maximum lot occupancy = 40%
minimum. pervious surface = 50%

11'- 2" x 17'- 6.5" Front Addition =
196 sq.ft. + Side Porch enclosure = 36 sq. ft. Total = 232 sq. ft.
232 + 552.7 = 784.7 sq. ft. =
27.2 % lot coverage

PROPERTY LINE

CURB LINE

ALTON PLACE NW



NORTH

STRUCTURES

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**SITE PLAN - ZONING SETBACKS
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STREET FRONTAGE - NORTH FACADE



EAST SIDE YARD FROM STREET



LOOKING WEST TO ADJACENT PROPERTY



ENTRY PORCH - WEST FACADE

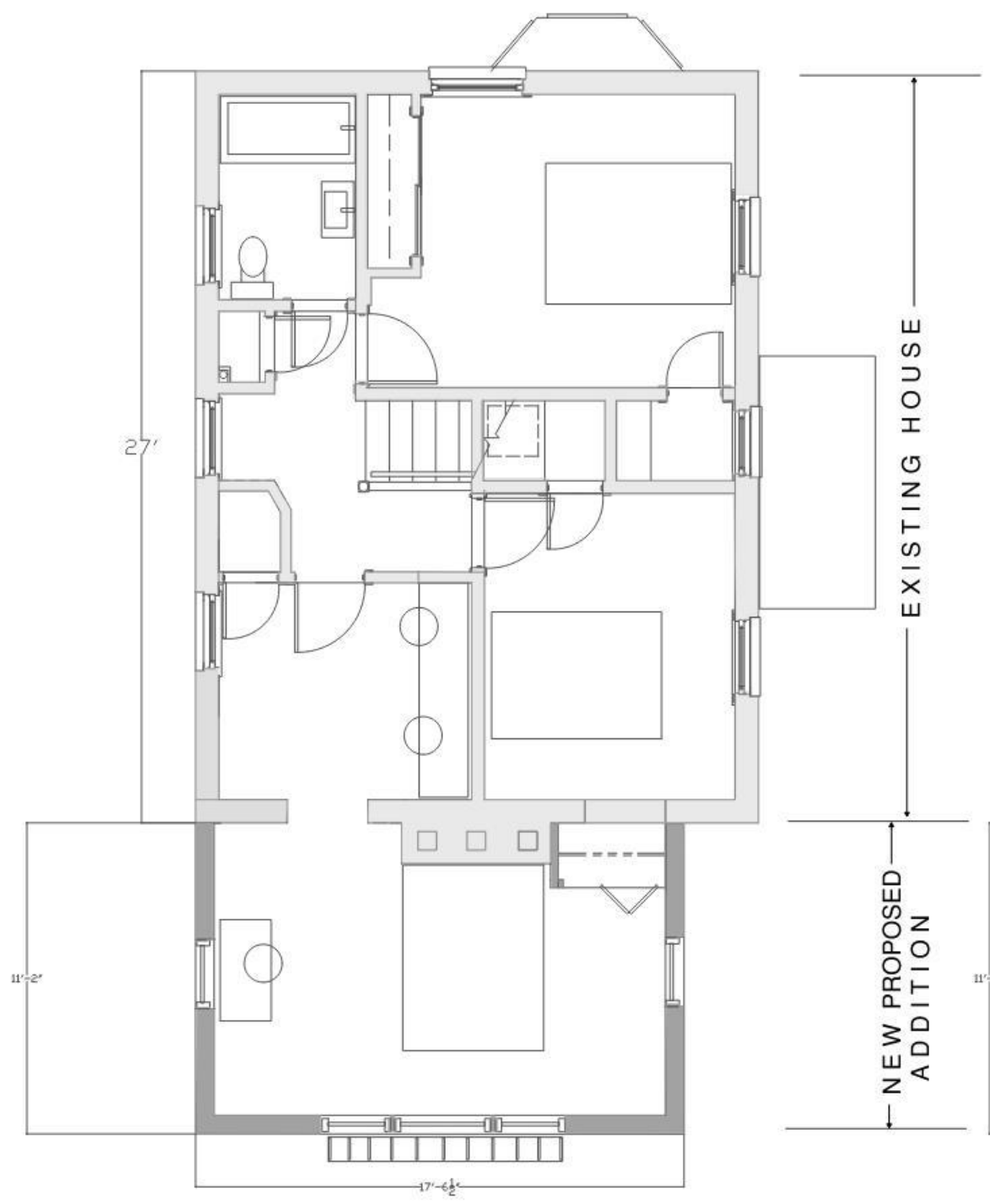


WEST SIDE OF HOUSE

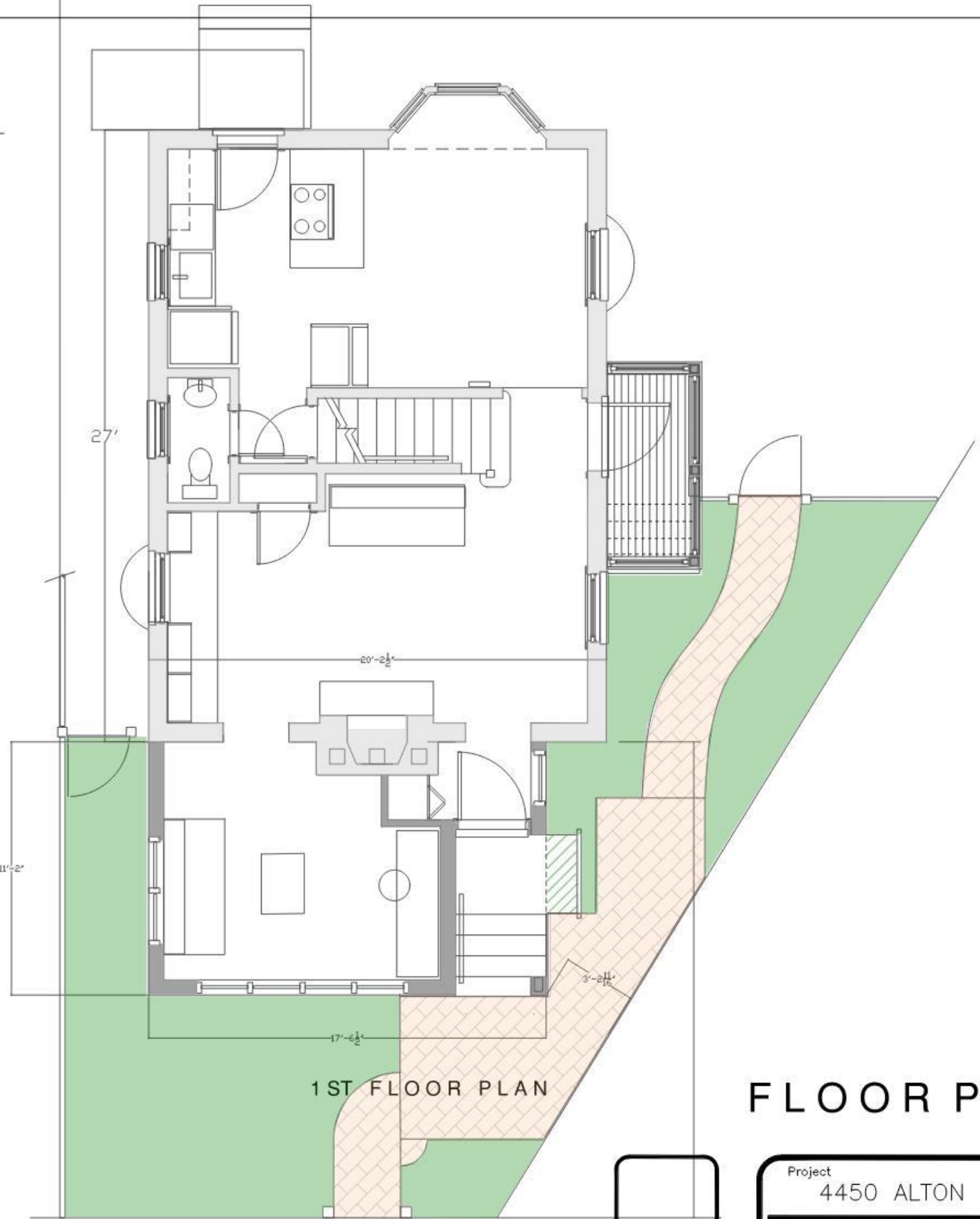

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2ND FLOOR PLAN



1ST FLOOR PLAN

PLANS and ELEVATIONS

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FLOOR PLANS

Project	4450 ALTON PL NW
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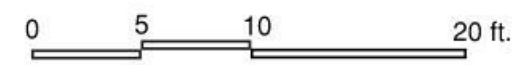
NEW PROPOSED
SIDE (EAST) ELEVATION



NEW PROPOSED
FRONT ELEVATION



NEW PROPOSED
SIDE (WEST) ELEVATION



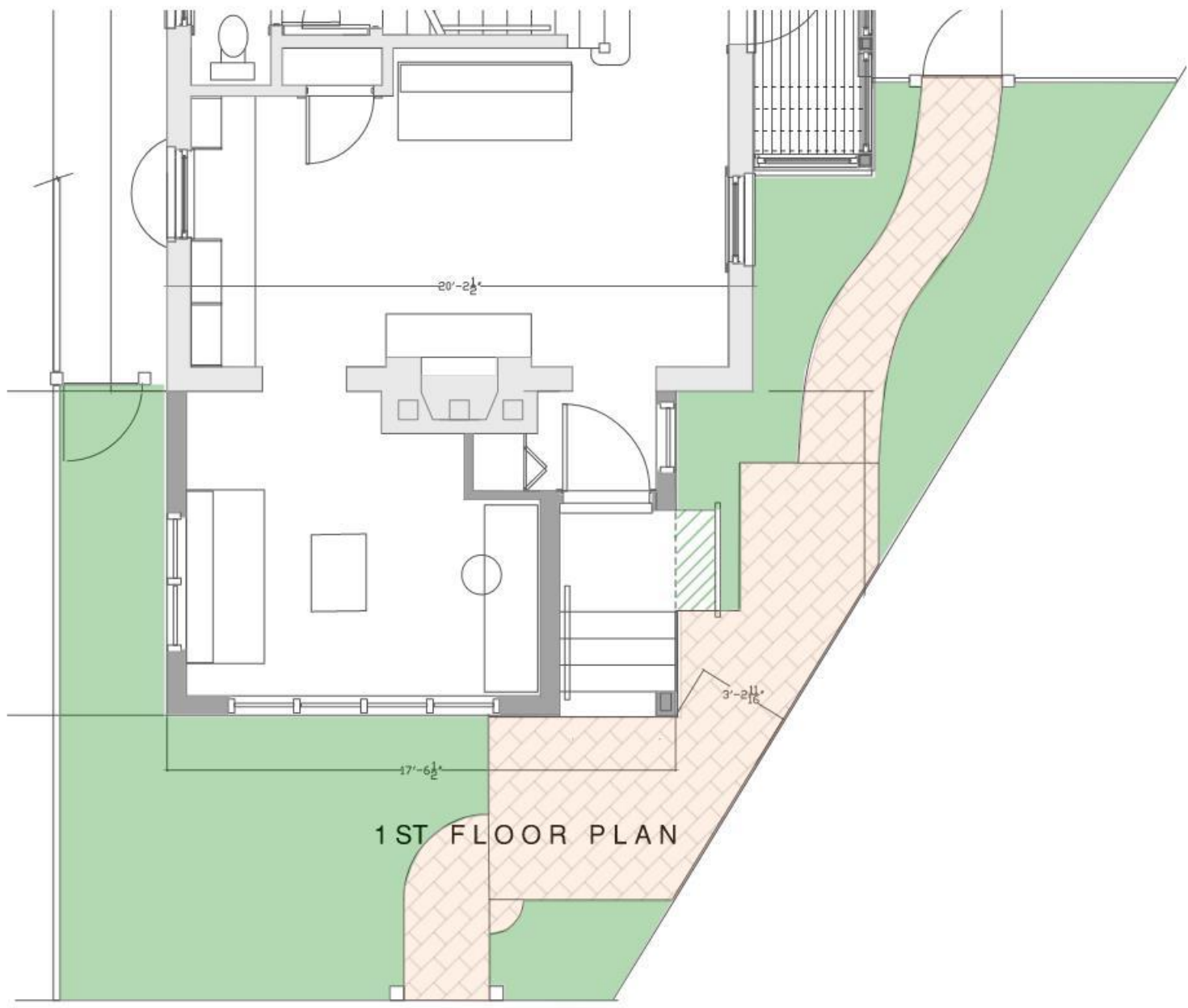
ELEVATIONS



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PLAN OF PROPOSED ADDITION



NEW PROPOSED FRONT ENTRY STEPS AND DOORWAY



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