



### PROJECT NARRATIVE

This project is proposing to convert an existing 2-Story Single-Family Structure to a 3-Story Single Family Residence with Cellar. 3-Story Addition with Cellar at the rear of the Building. Full Mechanical, Electrical, Plumbing & Underpinning Scope to be included.

### ZONING INFO

Address:	1613 5TH ST NW WASHINGTON DC 20001
SSL:	0509 0116
Zoning:	RF-1
Historic District:	N/A
Lot Area:	950 SF
Lot Width :	13.57 FT
ANC:	ANC 2G

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	SINGLE-FAMILY		SINGLE-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	28 FT	20 FT MIN	21 FT
Side Yard:	0 FT	0 FT	0 FT
Building Height:	21 FT	35 FT MAX	33'-4"
FAR:	N/A	N/A	N/A
Lot Occupancy:	60%	60%	70%* (BZA #21168)
Gross Building Area:	1,057 SF	2,280 SF	2,464 SF
Pervious Surface:	30% (285 SF)	0% (0 SF)	4% (43 SF)
Parking:	0 Spaces	0 Spaces	0 Spaces

### DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	LOCATION & EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - PROPOSED
BZA05	EXISTING PLANS
BZA06	PROPOSED CELLAR
BZA07	PROPOSED 1ST FLOOR
BZA08	PROPOSED 2ND FLOOR
BZA09	PROPOSED 3RD FLOOR
BZA10	PROPOSED ROOF PLAN
BZA11	BUILDING SECTION
BZA12	ELEVATIONS
BZA13	ELEVATIONS
BZA14	SOLAR STUDY - SPRING
BZA15	SOLAR STUDY - SPRING
BZA16	SOLAR STUDY - SUMMER
BZA17	SOLAR STUDY - SUMMER
BZA18	SOLAR STUDY - FALL
BZA19	SOLAR STUDY - FALL
BZA20	SOLAR STUDY - WINTER
BZA21	SOLAR STUDY - WINTER
BZA22	3D RENDERING
BZA23	3D RENDERING
BZA24	3D RENDERING
BZA25	PRECEDENT COMPARISON

### 1 3D - VIEW

BZA01

MAI 5S

**BZA01**

COVER SHEET

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS  
DESIGN GROUP**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21168  
EXHIBIT NO.17

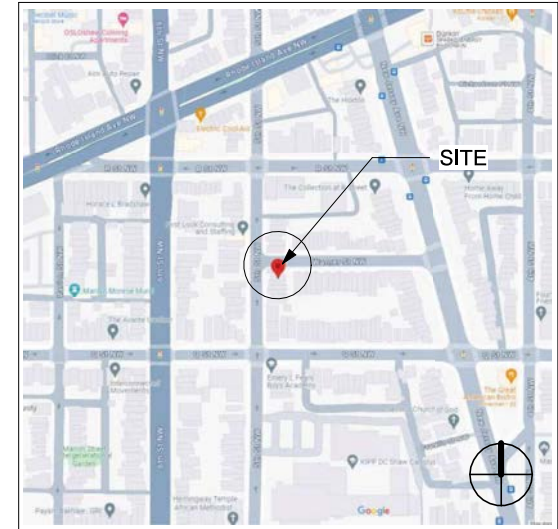
1615 5TH ST NW

1613 5TH ST NW

1611 5TH ST NW



## LOCATION MAP



MAI 5S

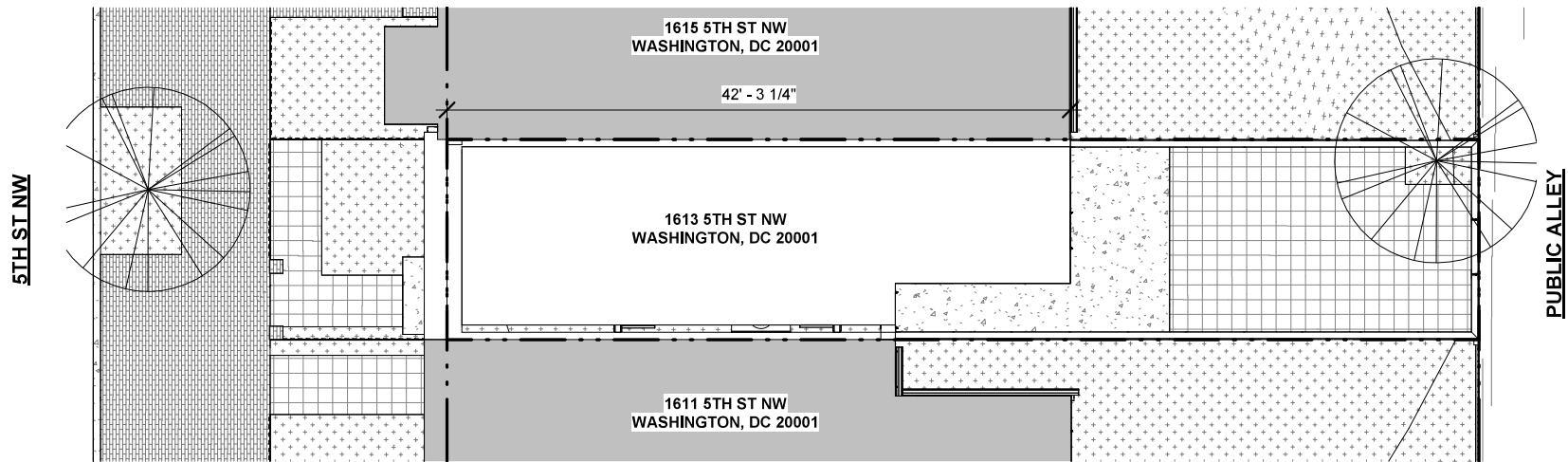
**BZA02**

LOCATION & EXISTING PHOTOS CHRISTOPHER & NATHALIE MAIERSON

05/24/22

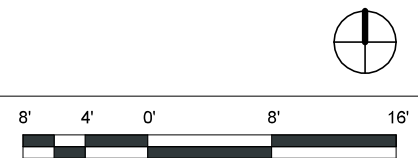
1613 5TH ST NW

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DESIGN GROUP**



**1 SITE PLAN - EXISTING**

A201 | BZA03 1/8" = 1'-0"



MAI 5S

**BZA03**

SITE PLAN - EXISTING

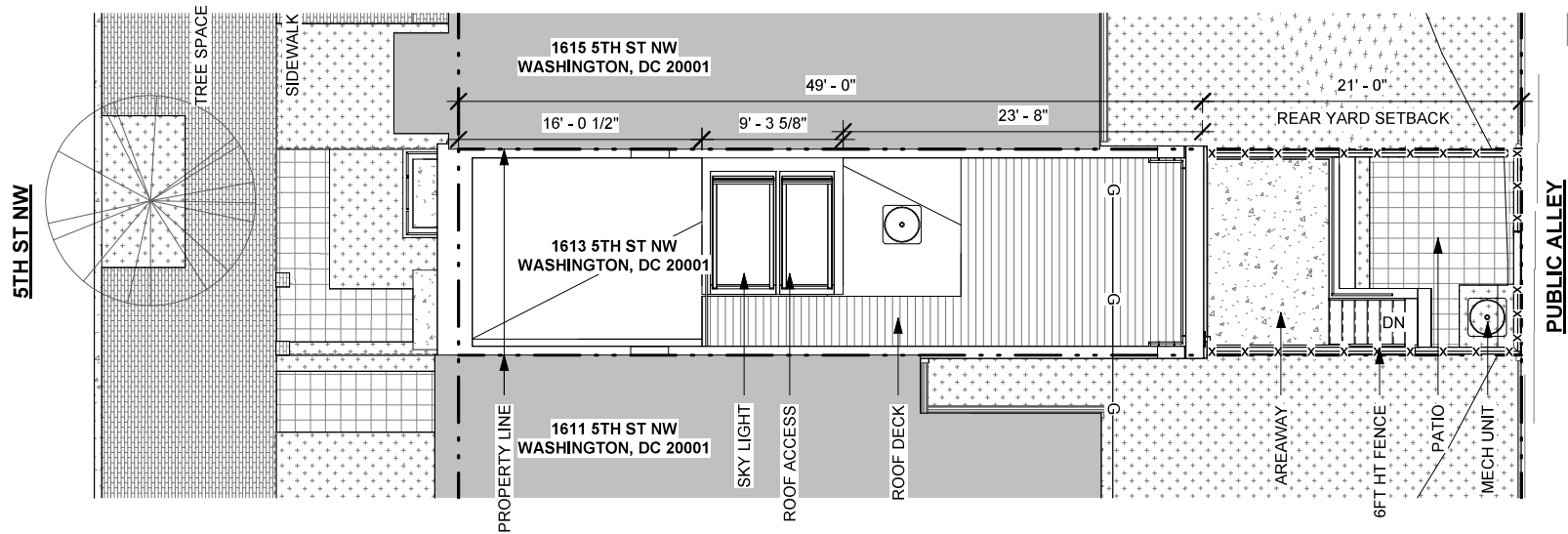
05/24/22

1613 5TH ST NW

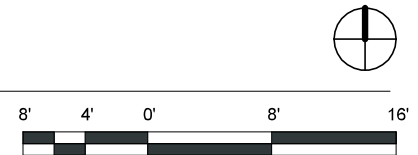
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS  
DESIGN GROUP**





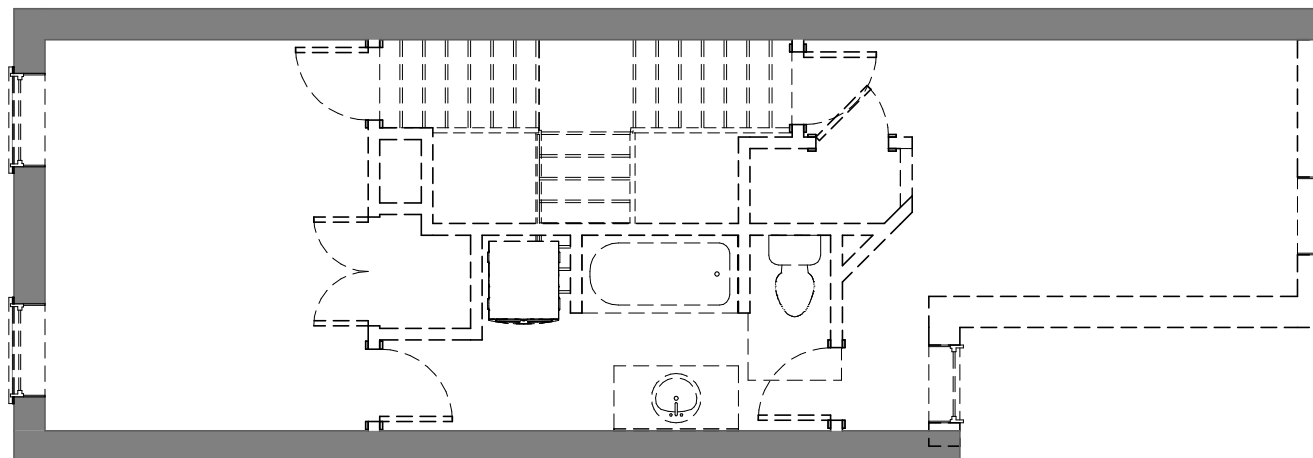
1 SITE PLAN - PROPOSED  
A201 | BZA04 1/8" = 1'-0"



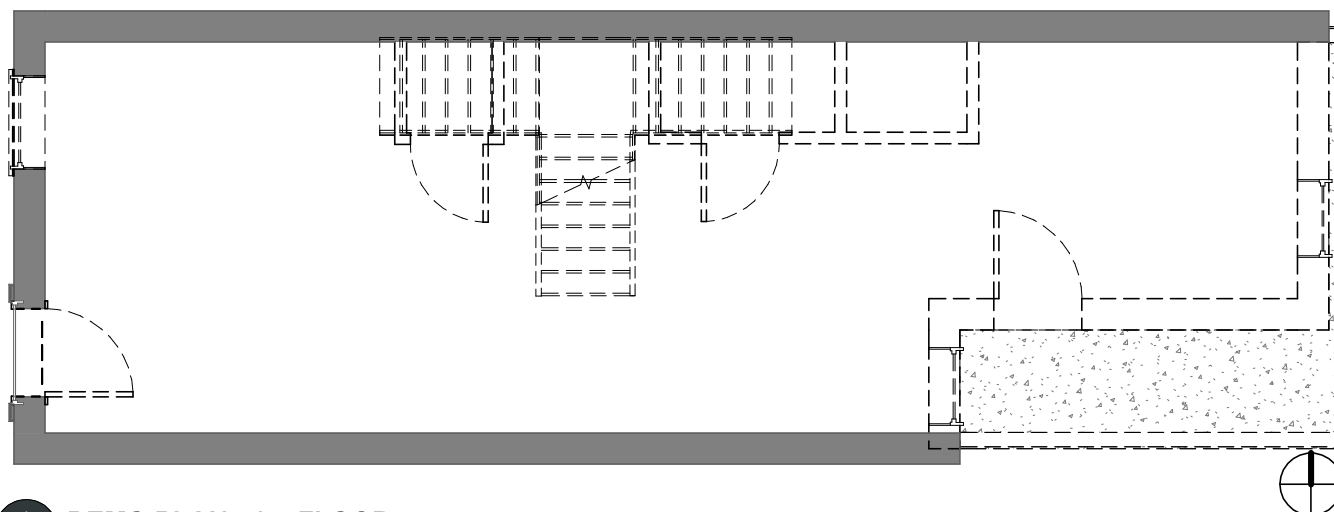
MAI 5S  
**BZA04**  
SITE PLAN - PROPOSED

05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

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■ ■ DESIGN GROUP



**2 DEMO PLAN - 2nd FLOOR**  
 A201 BZA05 1/4" = 1'-0"



**1 DEMO PLAN - 1st FLOOR**  
 A201 BZA05 1/4" = 1'-0"

MAI 5S

**BZA05**

EXISTING PLANS

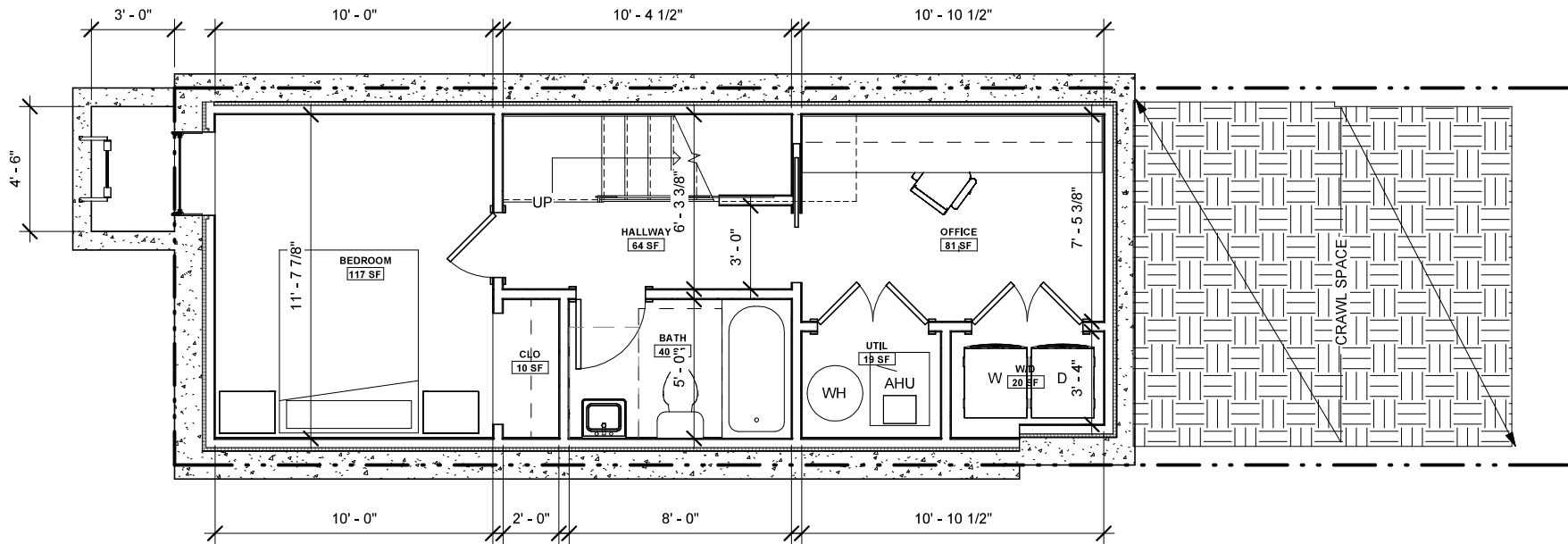
05/24/22

1613 5TH ST NW

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1 FLOOR PLAN - CELLAR

A201 BZA06 1/4" = 1'-0"



MAI 5S

**BZA06**

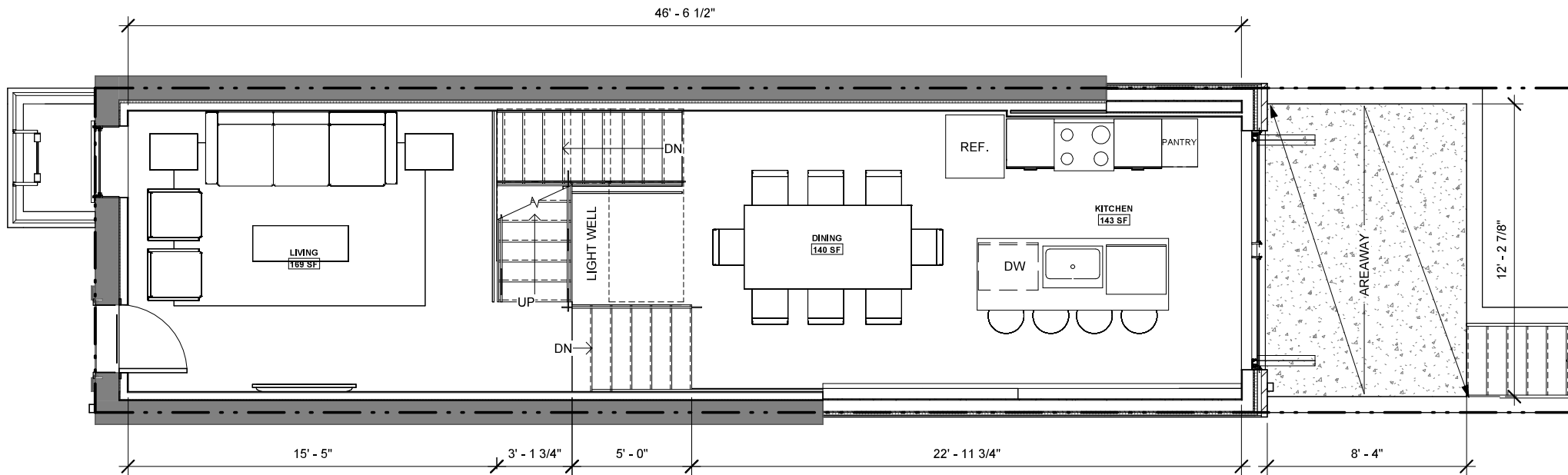
PROPOSED CELLAR

05/24/22

1613 5TH ST NW

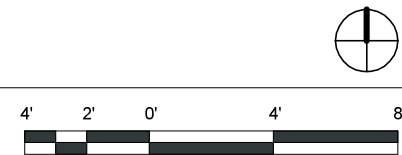
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# 1 FLOOR PLAN - 1ST FLOOR

A201 | BZA07 1/4" = 1'-0"



MAI 5S

**BZA07**

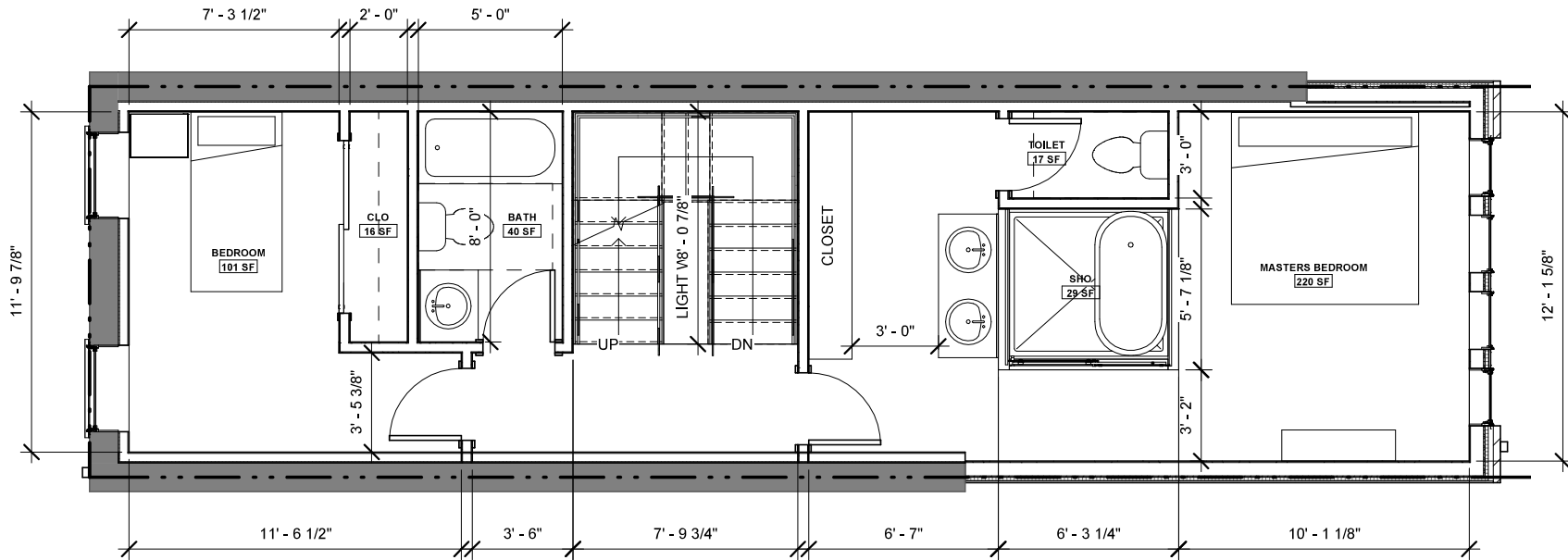
PROPOSED 1ST FLOOR

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

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DESIGN GROUP**



1 FLOOR PLAN - 2ND FLOOR  
A201 | BZA08 1/4" = 1'-0"

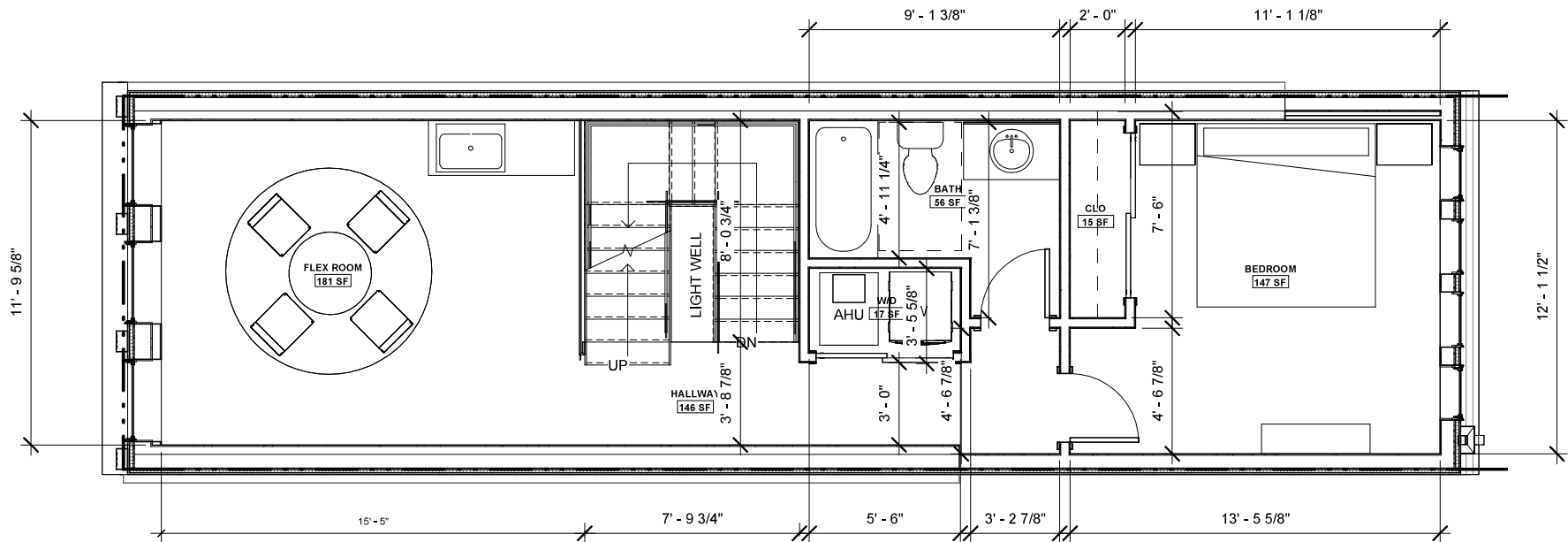


MAI 5S  
**BZA08**  
PROPOSED 2ND FLOOR

05/24/22  
1613 5TH ST NW  
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■ ■ DESIGN GROUP





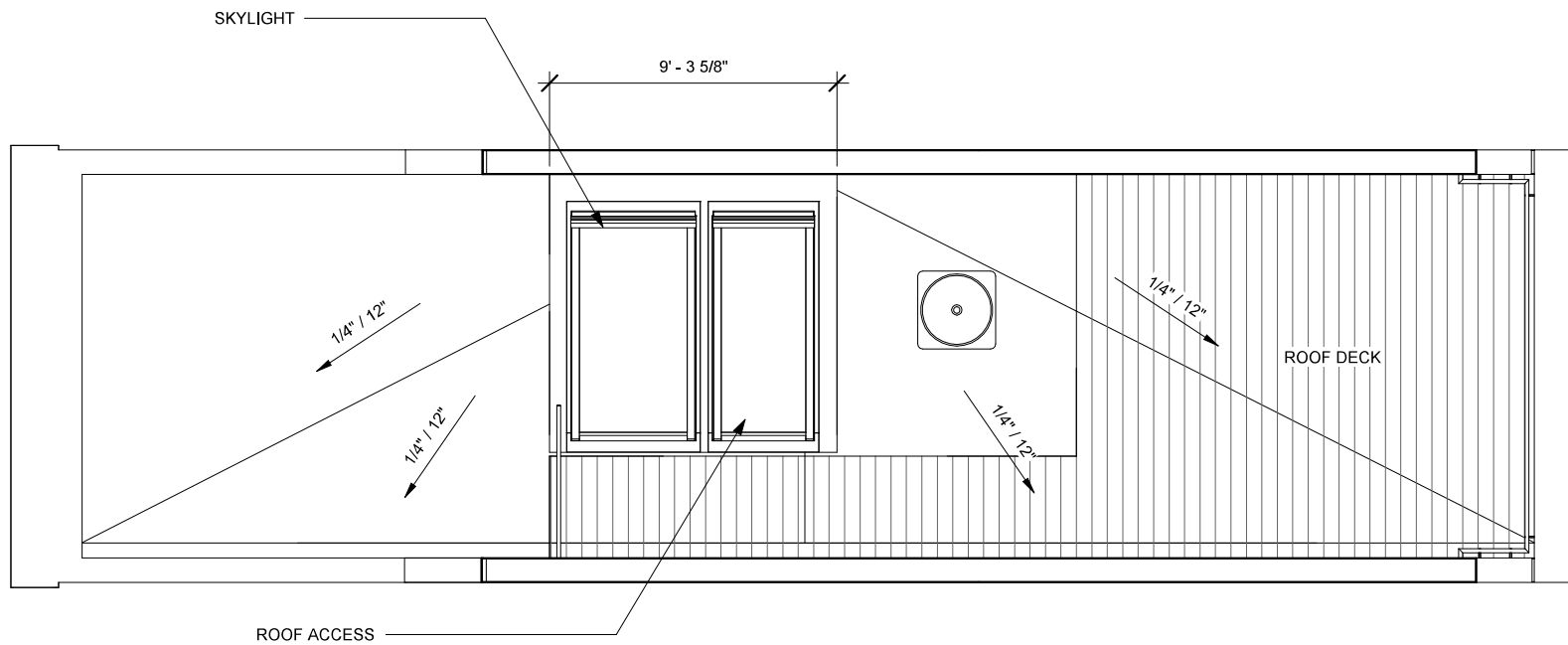
**1 FLOOR PLAN - 3RD FLOOR**  
A201 | BZA09 1/4" = 1'-0"



MAI 5S  
**BZA09**  
PROPOSED 3RD FLOOR

05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

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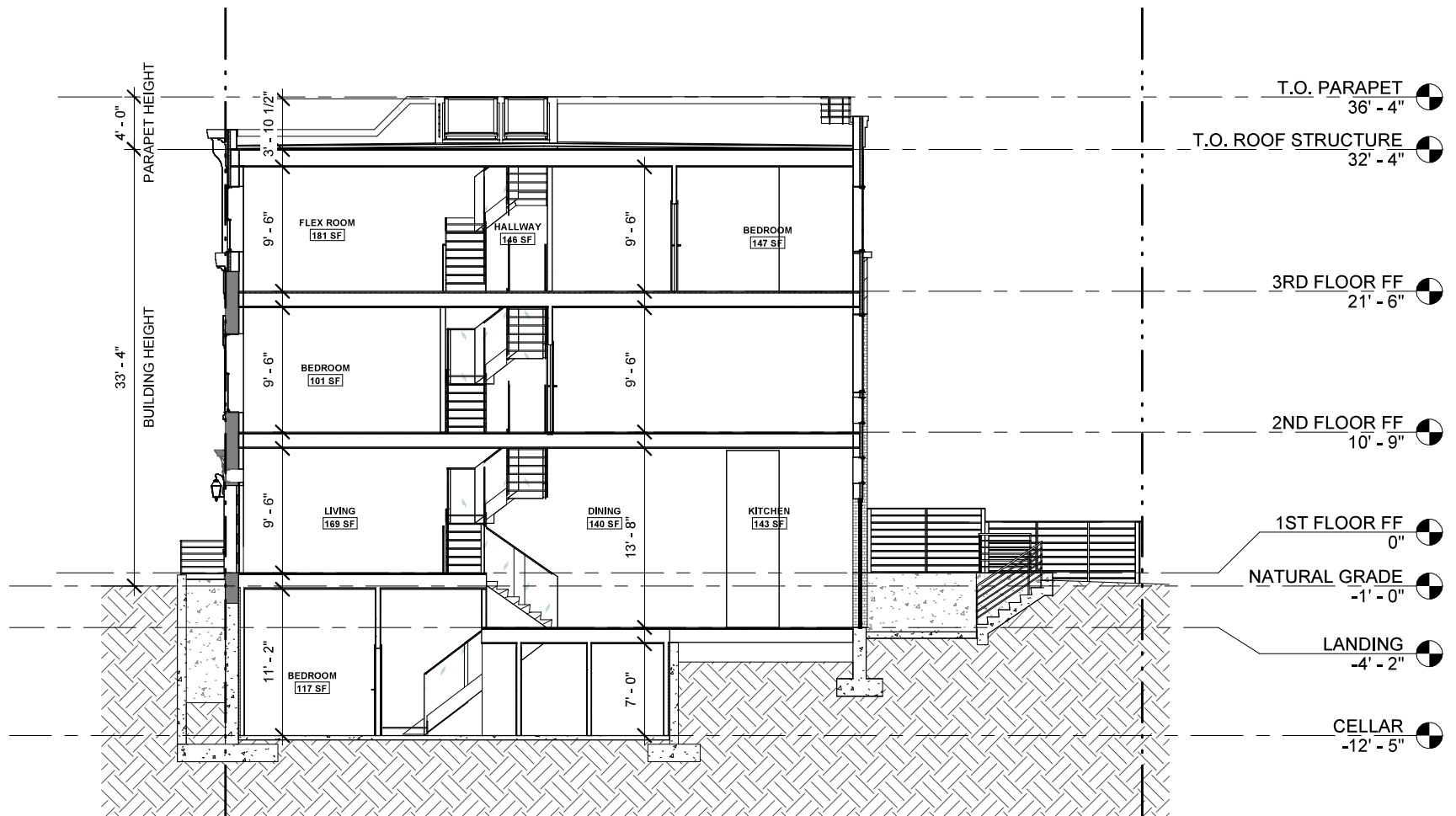
**1 FLOOR PLAN - ROOF**  
A201 | BZA10 1/4" = 1'-0"



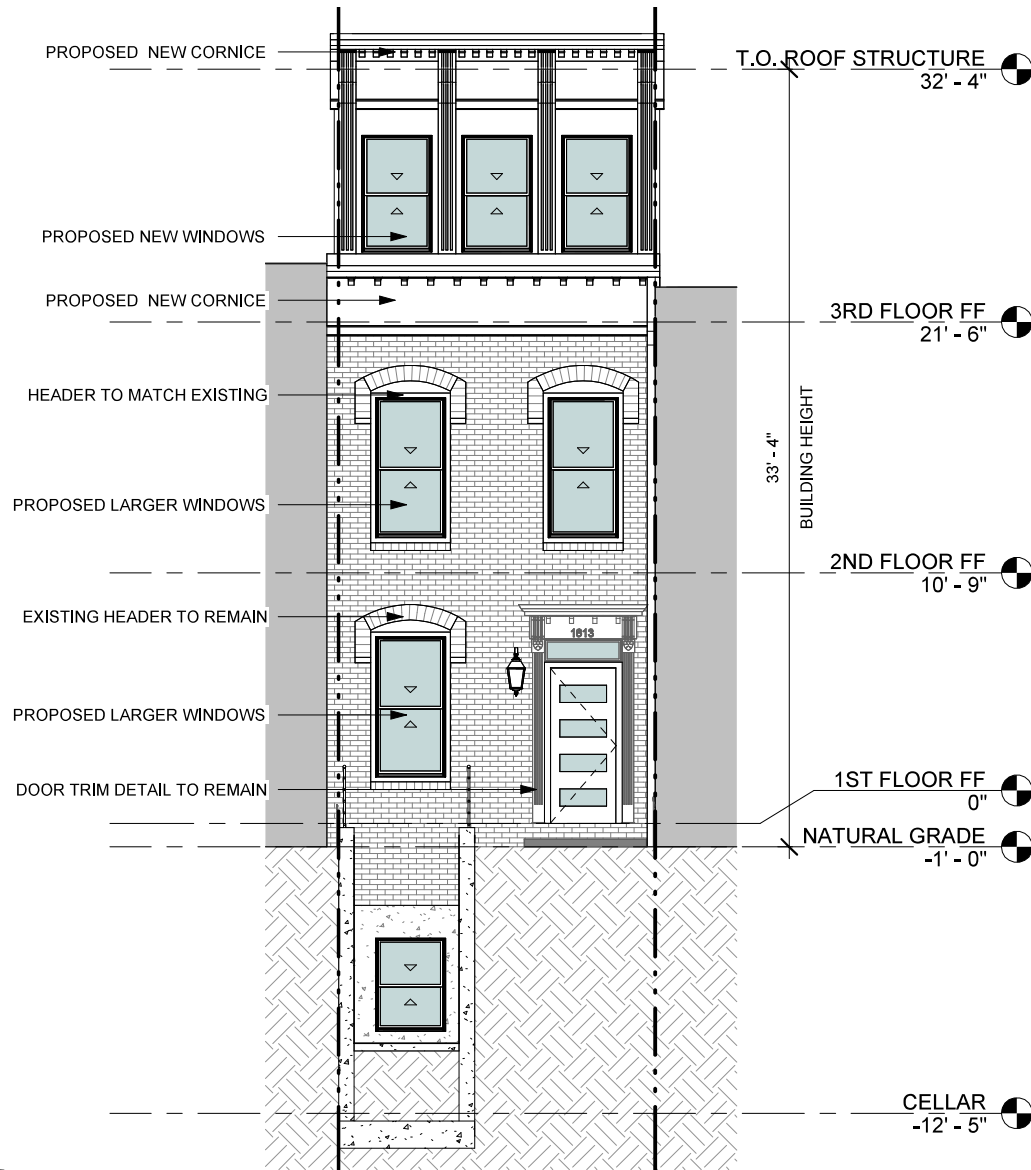
**MAI 5S**  
**BZA10**  
 PROPOSED ROOF PLAN

05/24/22  
 1613 5TH ST NW  
 CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS  
 DESIGN GROUP**



**1 LONGITUDINAL SECTION**  
SD06 | BZA11 1/8" = 1'-0"



MAI 5S

**BZA12**

ELEVATIONS

1 FRONT ELEVATION

BZA12 3/16" = 1'-0"

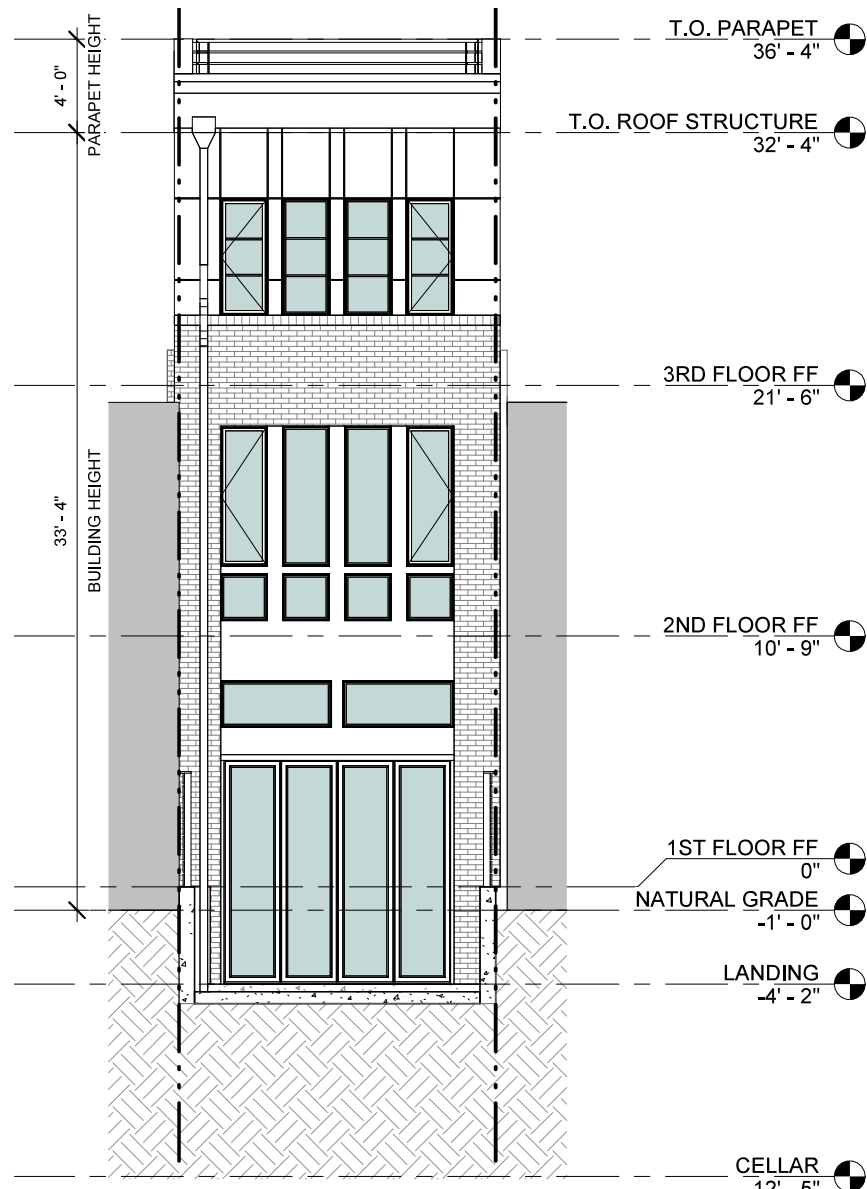
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



**R. MICHAEL CROSS  
DESIGN GROUP**

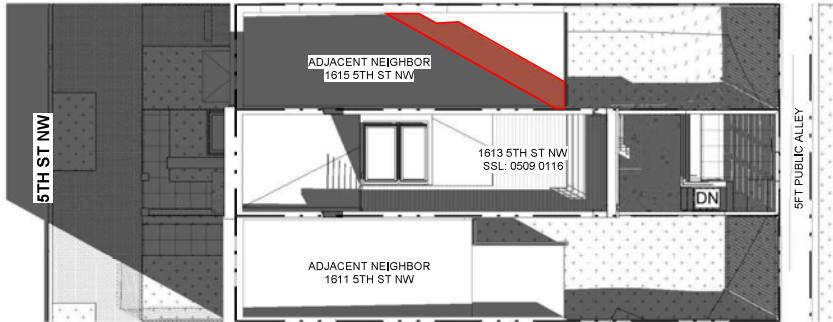


1 REAR ELEVATION  
BZA13 3/16" = 1'-0"

MAI 5S  
**BZA13**  
ELEVATIONS

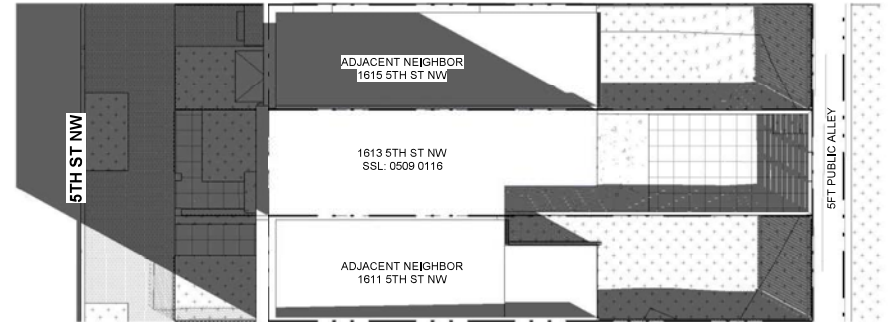
05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

64" 32" 0' 64" 128"  
CELLAR -12' - 5"  
R. MICHAEL CROSS  
DESIGN GROUP



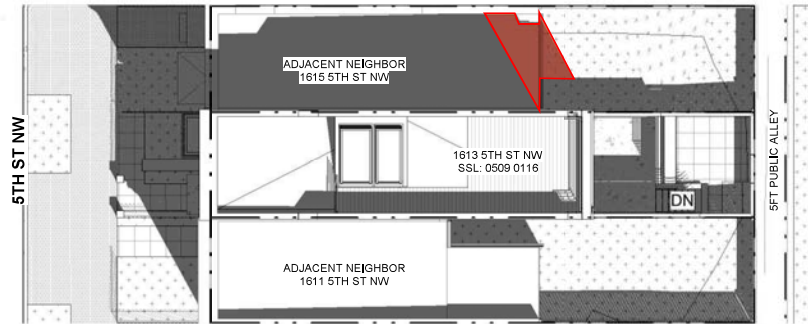
**3 SOLAR STUDY - SE - 10AM**

A201 | BZA14 1/16" = 1'-0"



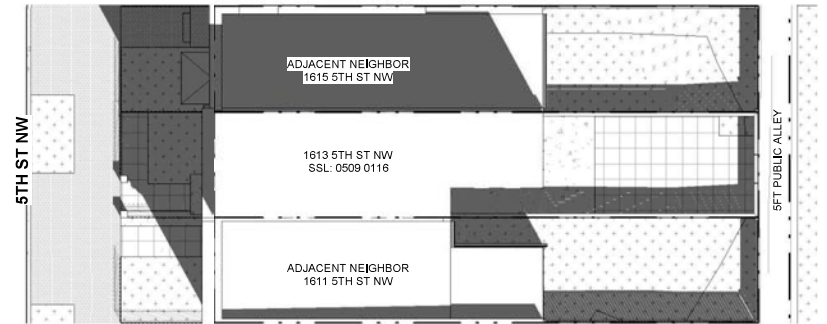
**1 SOLAR STUDY - SE - 10AM MATTER-OF-RIGHT**

A201 | BZA14 1/16" = 1'-0"



**4 SOLAR STUDY - SE - 12PM**

A201 | BZA14 1/16" = 1'-0"

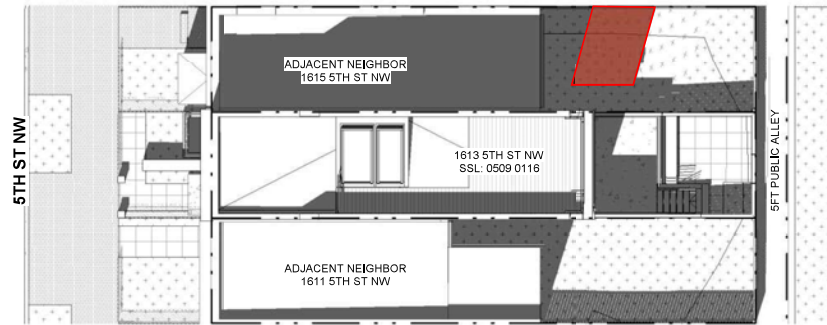


**2 SOLAR STUDY - SE - 12PM MATTER-OF-RIGHT**

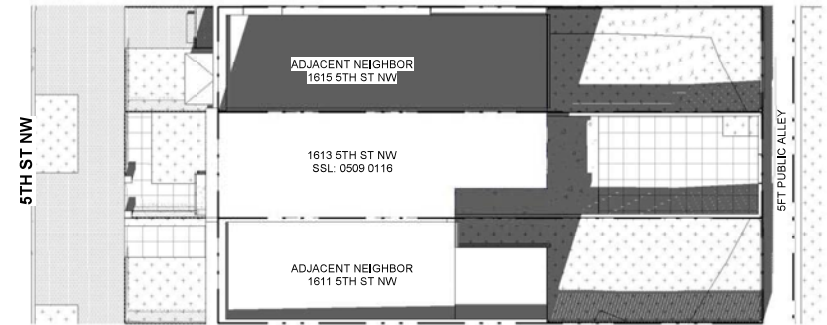
A201 | BZA14 1/16" = 1'-0"

16' 8' 0' 16' 32'

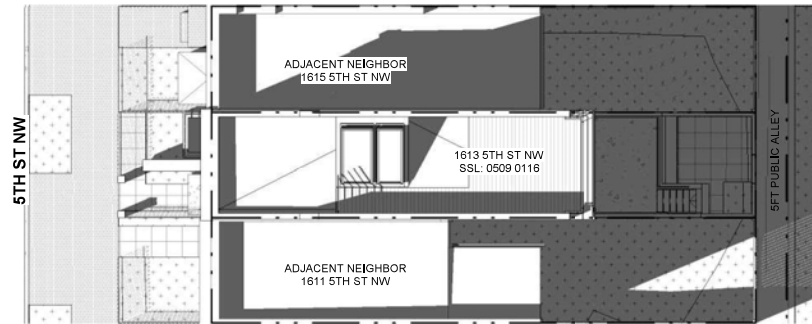




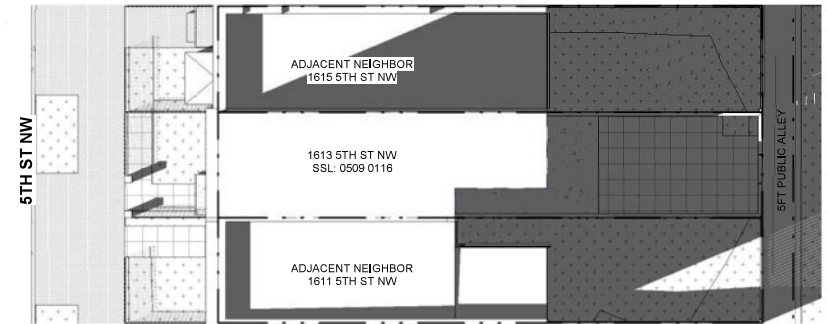
**1 SOLAR STUDY - SE - 2PM**  
A201 | BZA15 1/16" = 1'-0"



**3 SOLAR STUDY - SE - 2PM MATTER-OF-RIGHT**  
A201 | BZA15 1/16" = 1'-0"

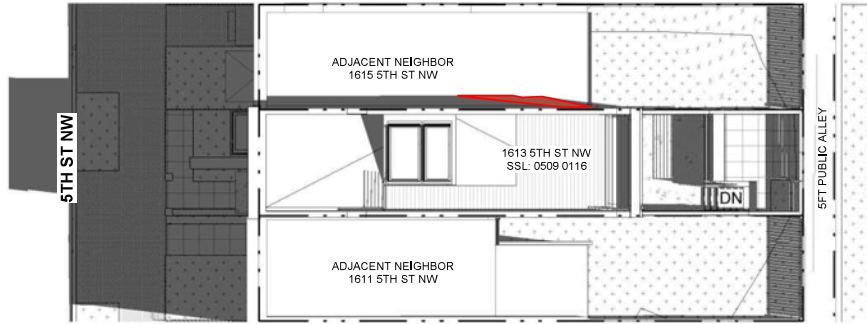


**2 SOLAR STUDY - SE - 5PM**  
A201 | BZA15 1/16" = 1'-0"



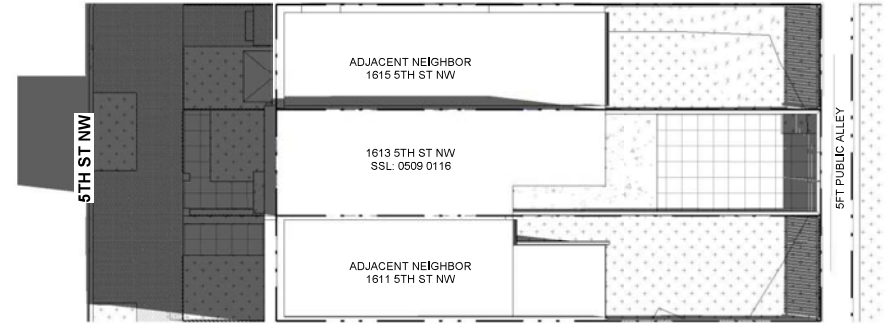
**4 SOLAR STUDY - SE - 5PM MATTER-OF-RIGHT**  
A201 | BZA15 1/16" = 1'-0"





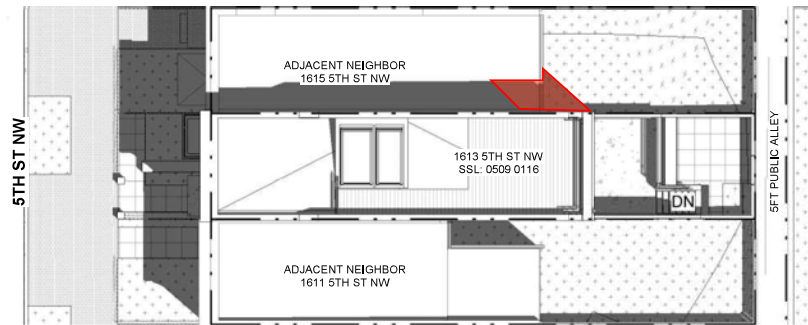
**1 SOLAR STUDY - SS - 10AM**

A201 | BZA16 1/16" = 1'-0"



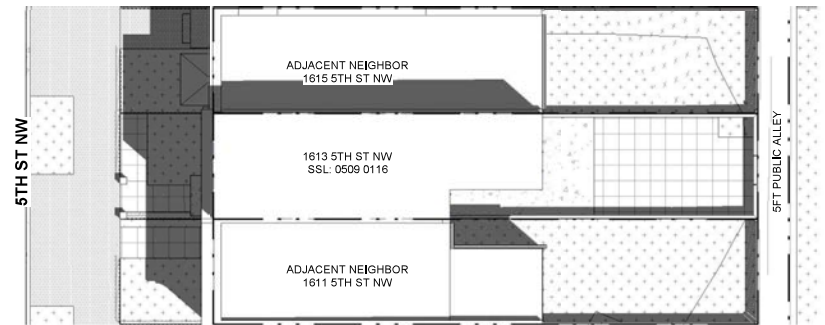
**3 SOLAR STUDY - SS - 10AM MATTER-OF-RIGHT**

A201 | BZA16 1/16" = 1'-0"



**2 SOLAR STUDY - SS - 12PM**

A201 | BZA16 1/16" = 1'-0"



**4 SOLAR STUDY - SS - 12PM MATTER-OF-RIGHT**

A201 | BZA16 1/16" = 1'-0"



MAI 5S

**BZA16**

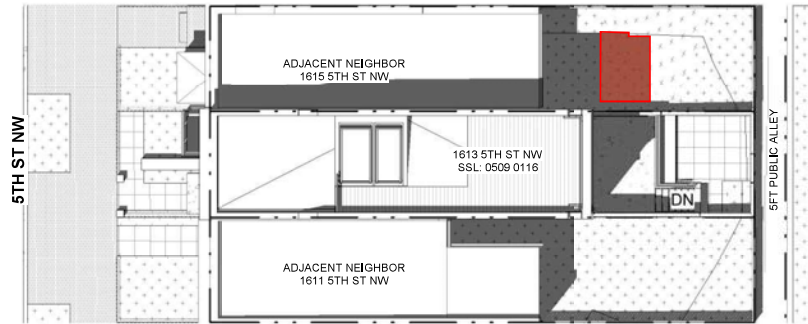
SOLAR STUDY - SUMMER

05/24/22

1613 5TH ST NW

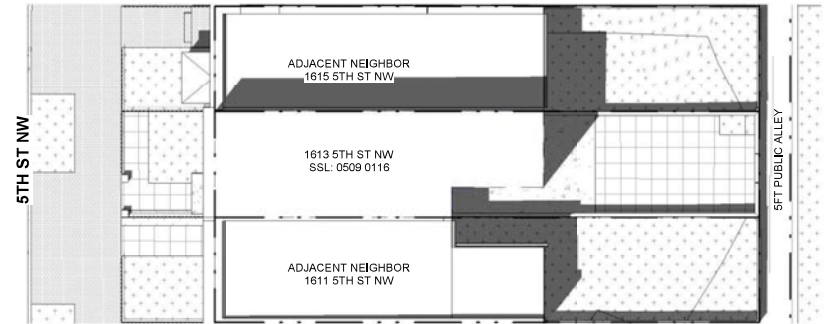
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS  
DESIGN GROUP**



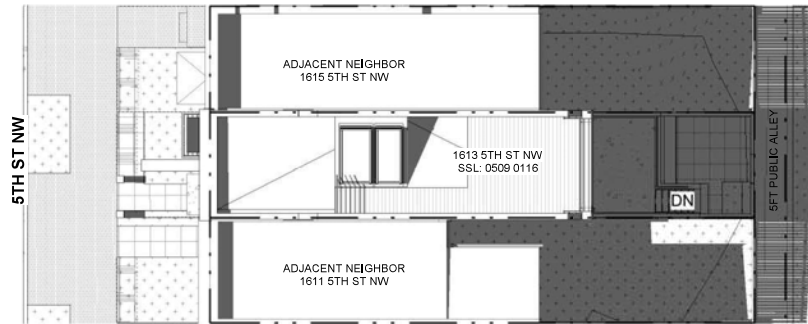
**1 SOLAR STUDY - SS - 2PM**

A201 | BZA17 1/16" = 1'-0"



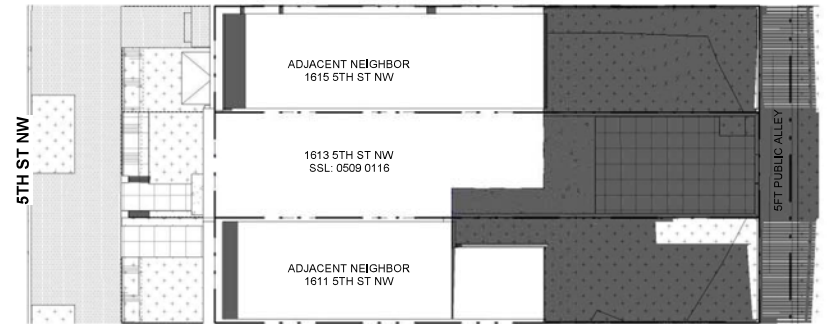
**3 SOLAR STUDY - SS - 2PM MATTER-OF-RIGHT**

A201 | BZA17 1/16" = 1'-0"



**2 SOLAR STUDY - SS - 5PM**

A201 | BZA17 1/16" = 1'-0"



**4 SOLAR STUDY - SS - 5PM MATTER-OF-RIGHT**

A201 | BZA17 1/16" = 1'-0"

16' 8' 0' 16' 32'

MAI 5S

**BZA17**

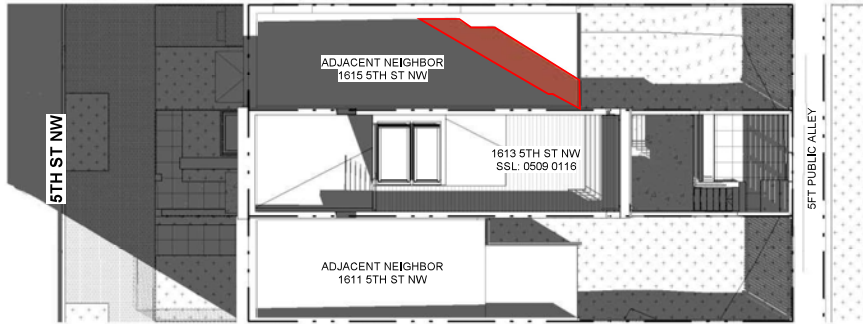
SOLAR STUDY - SUMMER

05/24/22

1613 5TH ST NW

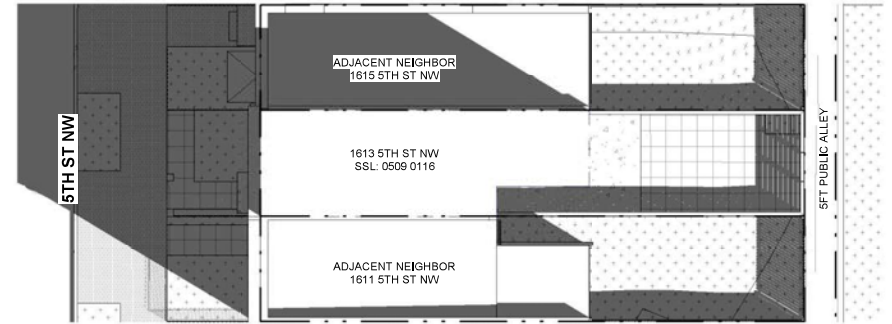
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS  
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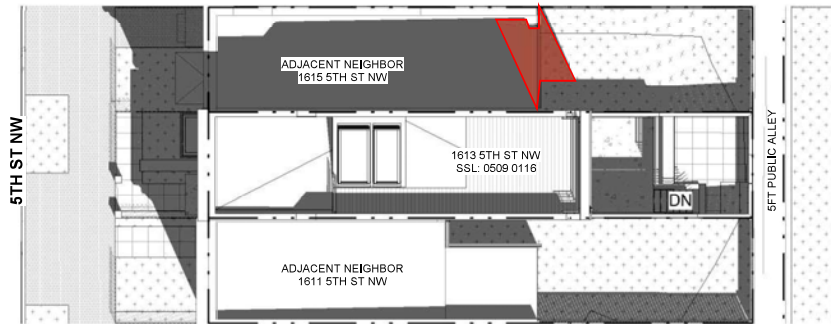
**1 SOLAR STUDY - FE - 10AM**

A201 | BZA18 1/16" = 1'-0"



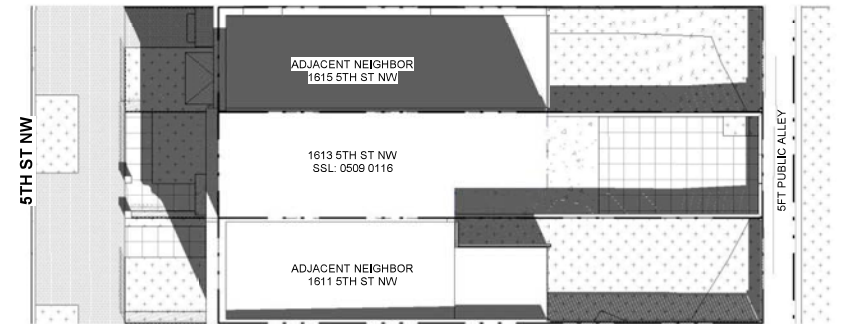
**2 SOLAR STUDY - FE - 10AM MATTER-OF-RIGHT**

A201 | BZA18 1/16" = 1'-0"



**4 SOLAR STUDY - FE - 12PM**

A201 | BZA18 1/16" = 1'-0"



**3 SOLAR STUDY - FE - 12PM MATTER-OF-RIGHT**

A201 | BZA18 1/16" = 1'-0"

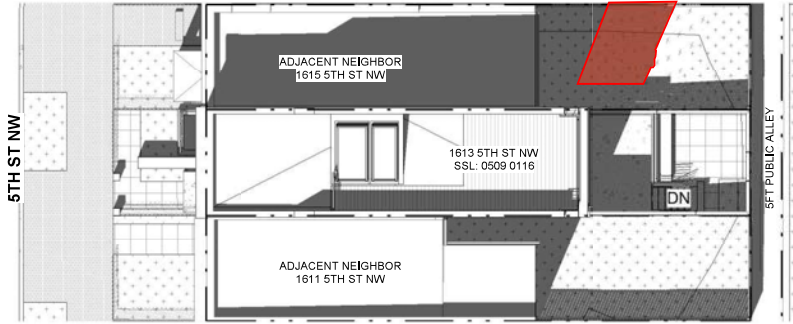


**MAI 5S**  
**BZA18**

SOLAR STUDY - FALL

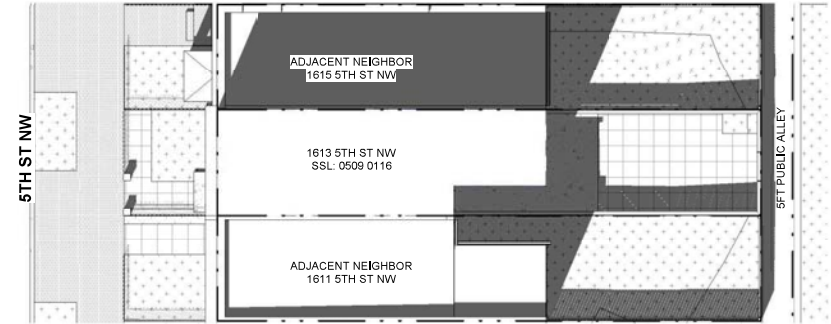
05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

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**DESIGN GROUP**



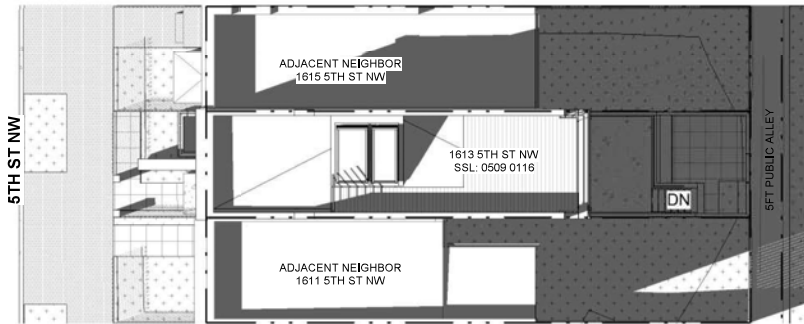
### 1 SOLAR STUDY - FE - 2PM

A201 | BZA19 1/16" = 1'-0"



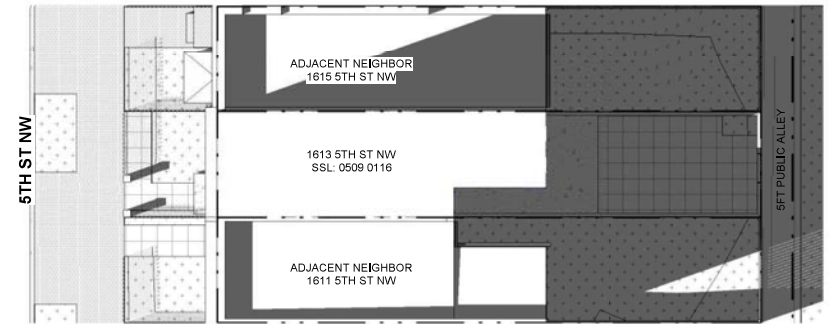
### 2 SOLAR STUDY - FE - 2PM MATTER-OF-RIGHT

A201 | BZA19 1/16" = 1'-0"



### 3 SOLAR STUDY - FE - 5PM

A201 | BZA19 1/16" = 1'-0"



### 4 SOLAR STUDY - FE - 5PM MATTER-OF-RIGHT

A201 | BZA19 1/16" = 1'-0"



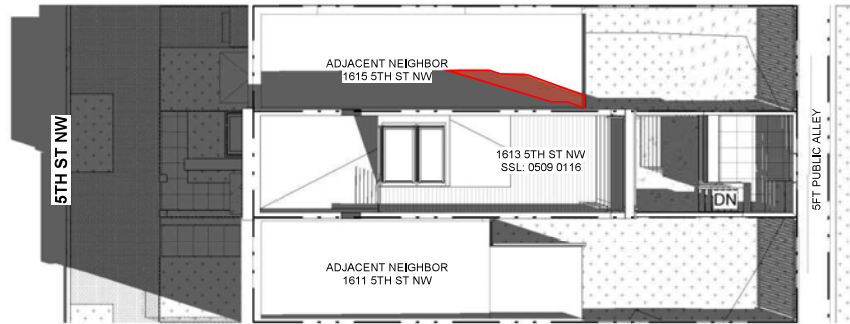
MAI 5S  
**BZA19**

SOLAR STUDY - FALL

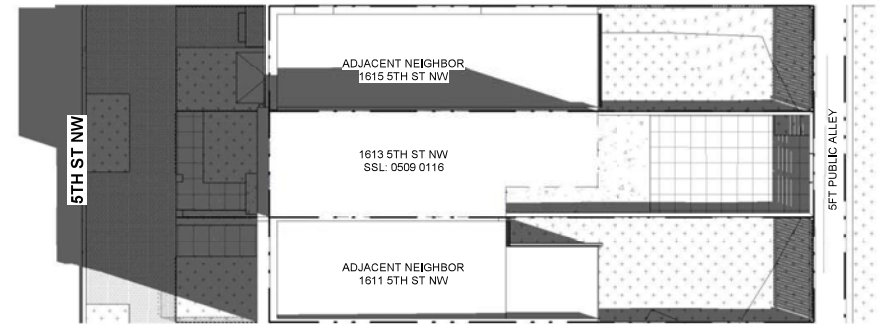
05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

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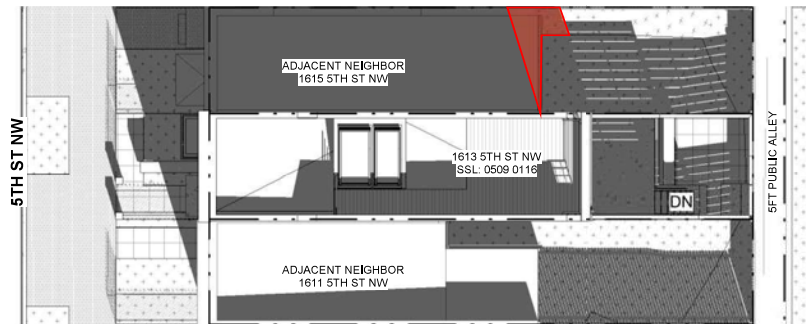




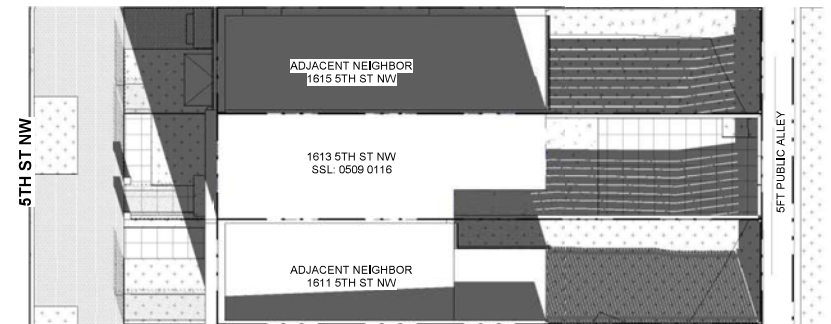
**1 SOLAR STUDY - WS - 10AM**  
A201 | BZA20 1/16" = 1'-0"



**3 SOLAR STUDY - WS - 10AM MATTER-OF-RIGHT**  
A201 | BZA20 1/16" = 1'-0"



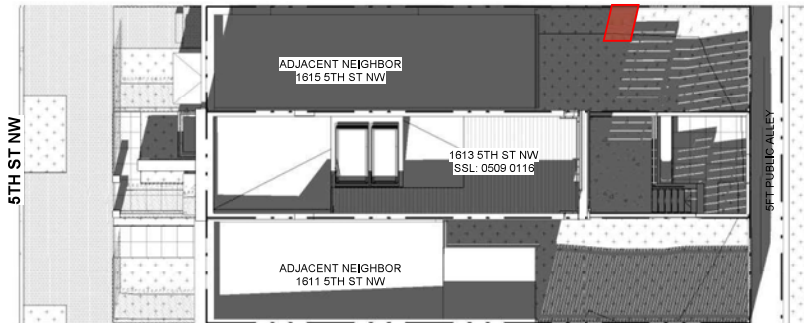
**2 SOLAR STUDY - WS - 12PM**  
A201 | BZA20 1/16" = 1'-0"



**4 SOLAR STUDY - WS - 12PM MATTER-OF-RIGHT**  
A201 | BZA20 1/16" = 1'-0"

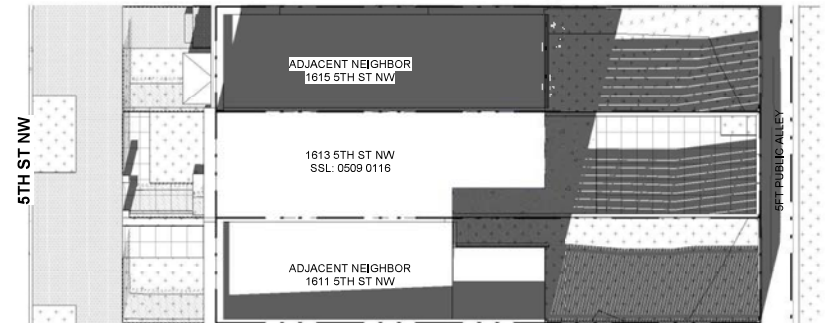
16' 8' 0' 16' 32'





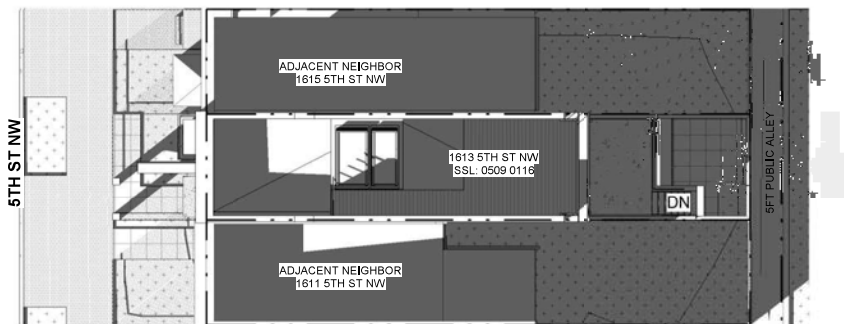
**3 SOLAR STUDY - WS - 2PM**

A201 | BZA21 1/16" = 1'-0"



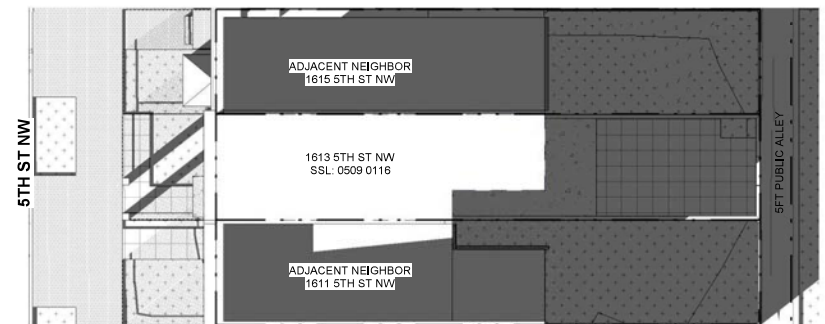
**1 SOLAR STUDY - WS - 2PM MATTER-OF-RIGHT**

A201 | BZA21 1/16" = 1'-0"



**4 SOLAR STUDY - WS - 5PM**

A201 | BZA21 1/16" = 1'-0"



**2 SOLAR STUDY - WS - 5PM MATTER-OF-RIGHT**

A201 | BZA21 1/16" = 1'-0"

16' 8' 0' 16' 32'



1 3D VIEW - FRONT  
BZA22

MAI 5S  
**BZA22**

3D RENDERING

05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

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DESIGN GROUP



1 3D VIEW - REAR  
BZA23

MAI 5S  
**BZA23**

3D RENDERING

05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON



R. MICHAEL CROSS  
DESIGN GROUP





2 REAR PERSPECTIVE  
BZA24



1 FRONT PERSPECTIVE  
BZA24

MAI 5S  
**BZA24**  
3D RENDERING

05/24/22  
1613 5TH ST NW  
CHRISTOPHER & NATHALIE MAIERSON

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP



420 WARNER ST NW  
LOT AREA: 1606 SF  
BUILDING FOOTPRINT: 1147 SF  
LOT OCCUPANCY: 71%

418 WARNER ST NW  
LOT AREA: 1613 SF  
BUILDING FOOTPRINT: 1092 SF  
LOT OCCUPANCY: 68%

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP