



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

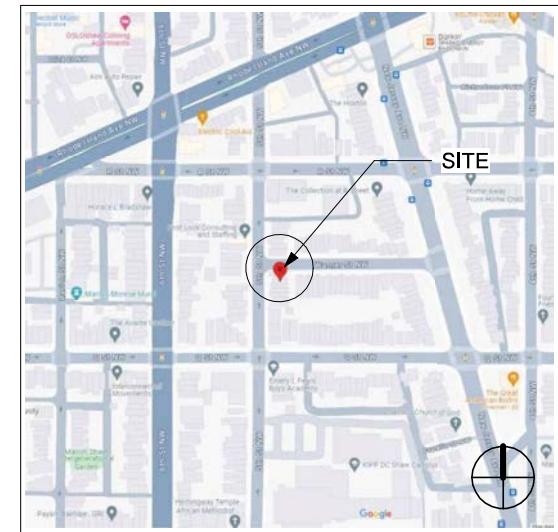
1615 5TH ST NW

1613 5TH ST NW

1611 5TH ST NW



LOCATION MAP



MAI 5S

BZA02

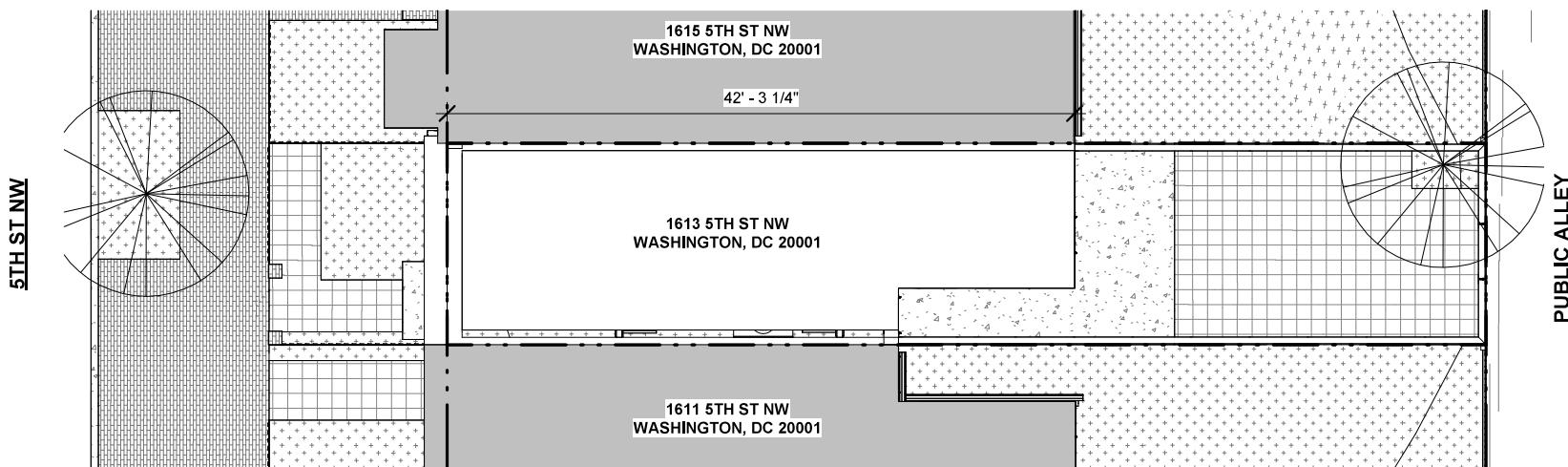
LOCATION & EXISTING PHOTOS CHRISTOPHER & NATHALIE MAIERSON

05/24/22

1613 5TH ST NW



**R. MICHAEL CROSS
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1 SITE PLAN - EXISTING

A201 | B2A03 1/8" = 1'-0"

8' 4' 0' 8' 16'



MAI 5S

BZA03

SITE PLAN - EXISTING

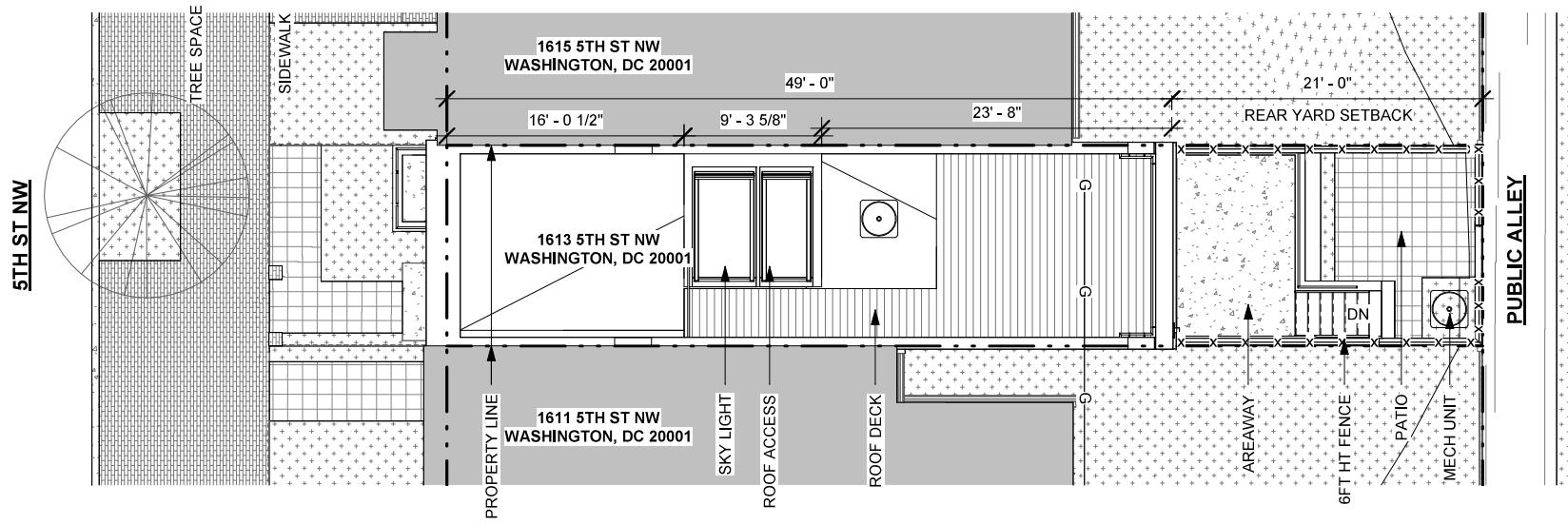
05/24/22

1613 5TH ST NW

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1 SITE PLAN - PROPOSED

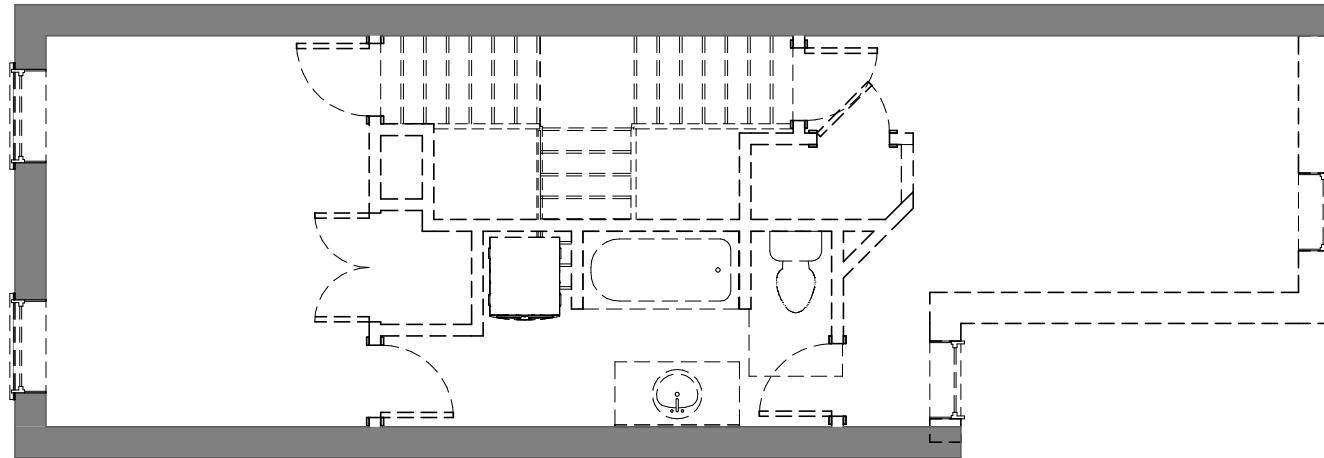
A201 BZA04 1/8" = 1'-0"

8' 4' 0' 8' 16'

MAI 5S
BZA04
SITE PLAN - PROPOSED

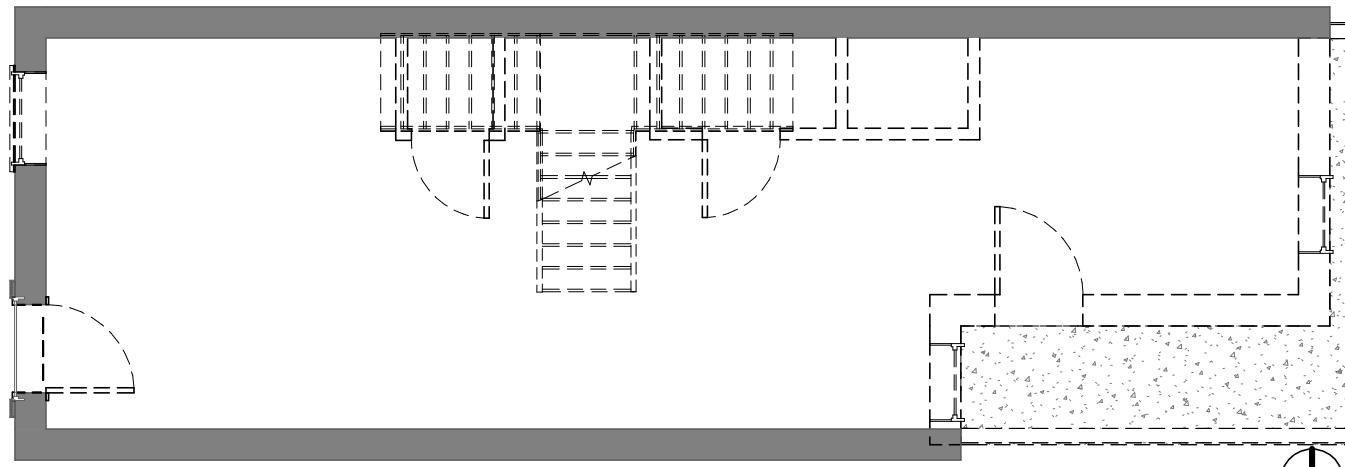
05/24/22
1613 5TH ST NW
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2 DEMO PLAN - 2nd FLOOR

A201 BZA05 1/4" = 1'-0"



1 DEMO PLAN - 1st FLOOR

A201 BZA05 1/4" = 1'-0"

CHRISTOPHER & NATHALIE MAIERSON

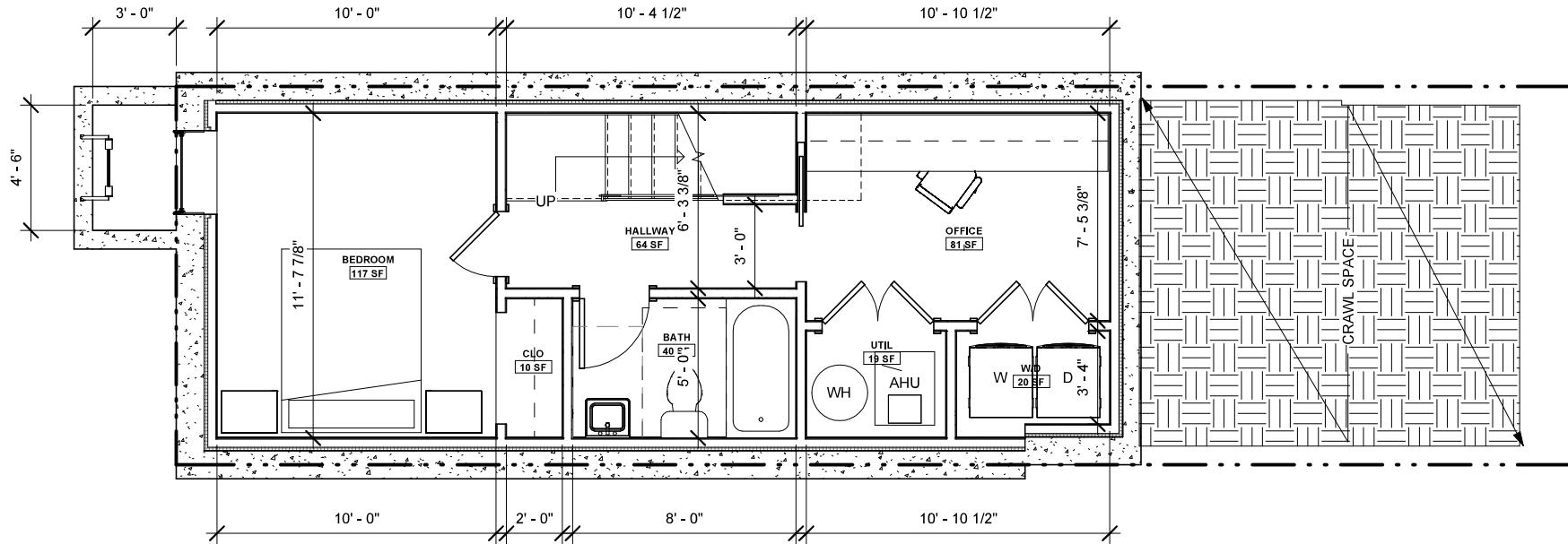
05/24/22

TH ST NW

MAI 5S
BZA05
EXISTING PLANS

A horizontal line representing a 16' wide space. It is divided into four 4' sections, labeled 4', 2', 0', and 4' from left to right. The total width is 8' on the right side of the diagram.

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1 FLOOR PLAN - CELLAR

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



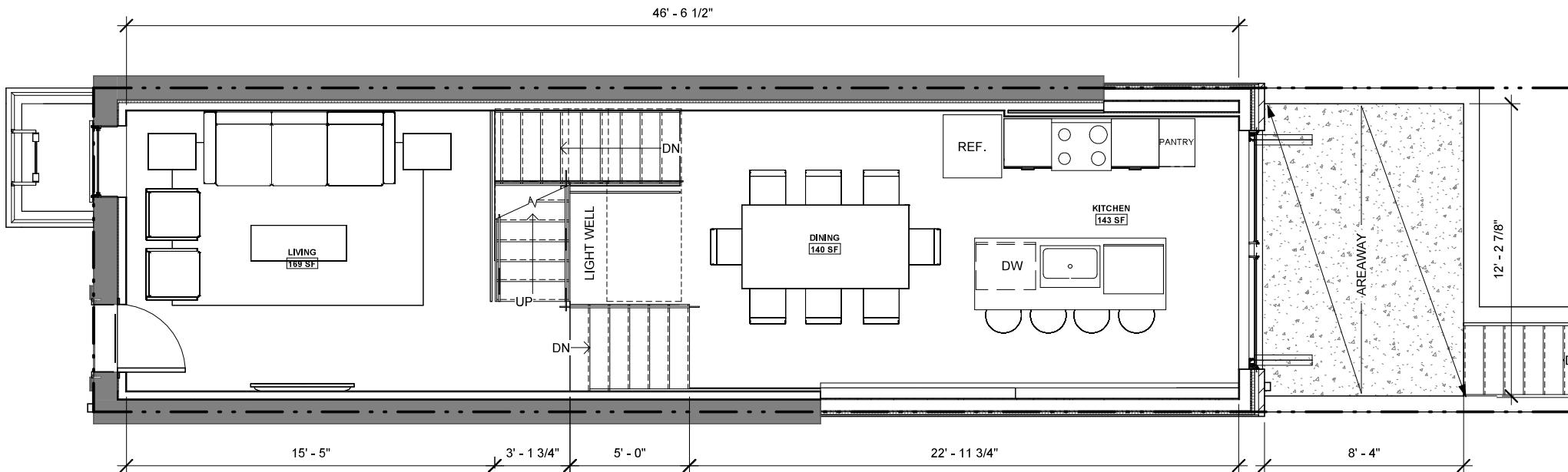
4' 2' 0' 4' 8'

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"

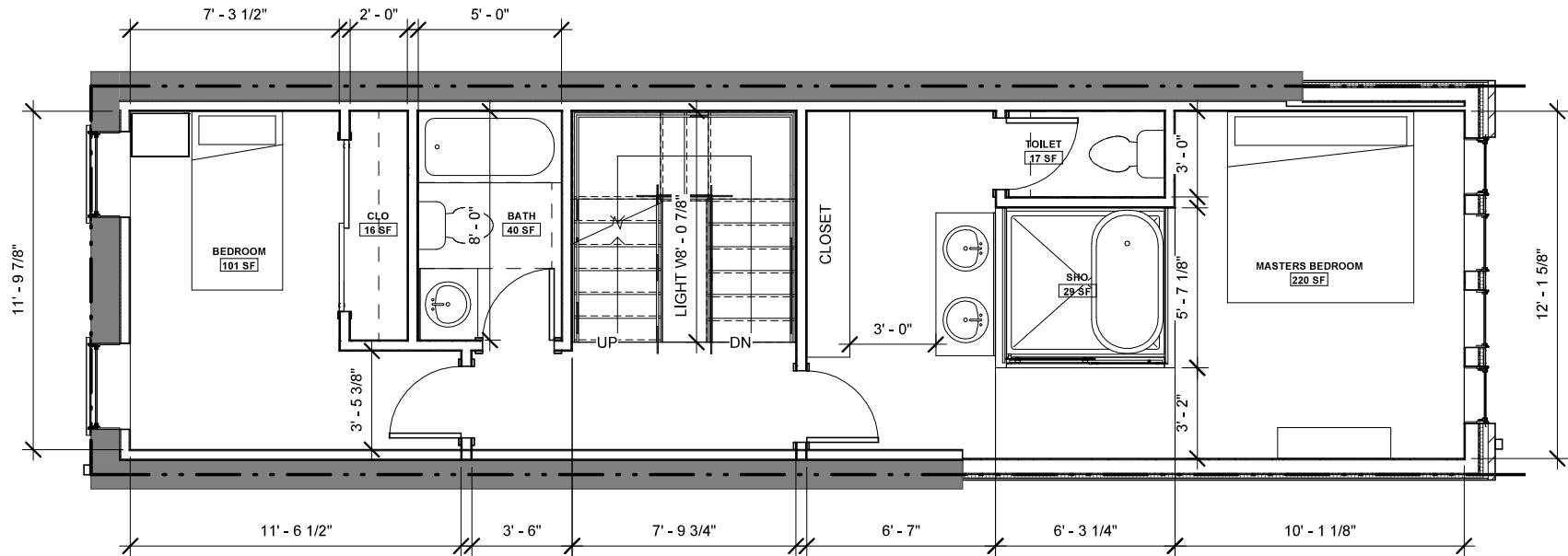


4' 2' 0' 4' 8'

MAI 5S
BZA07
 PROPOSED 1ST FLOOR

05/24/22
 1613 5TH ST NW
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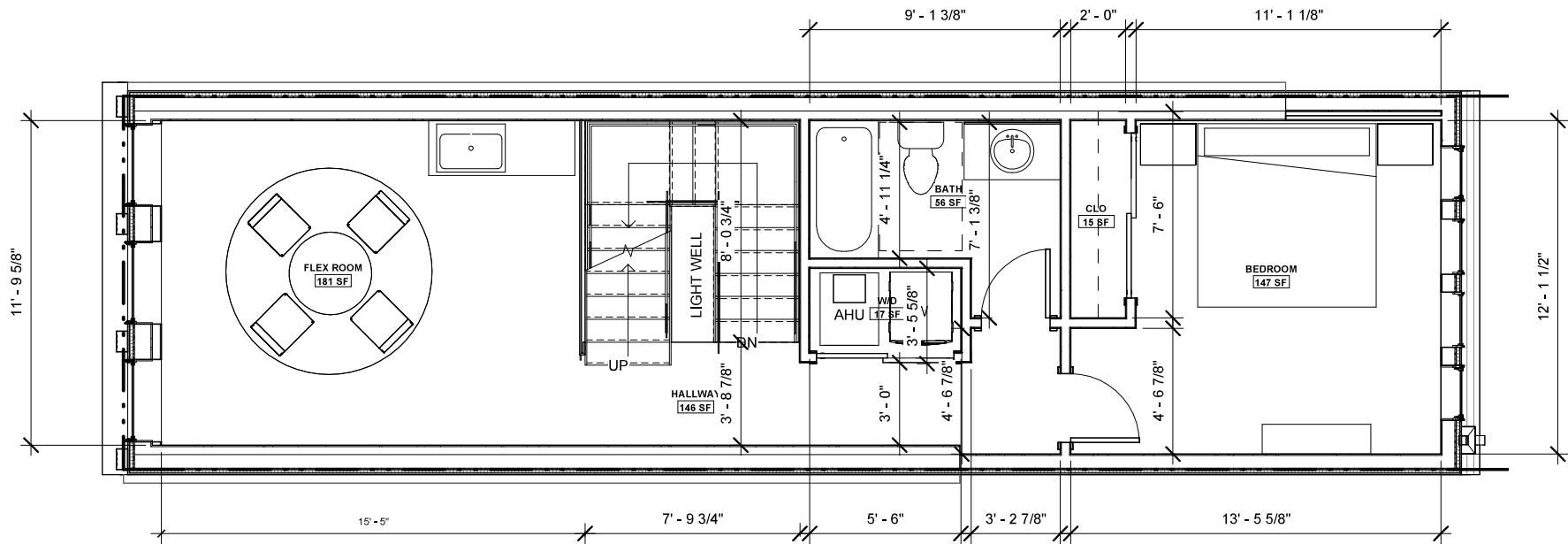
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MAI 5S
BZA08
 PROPOSED 2ND FLOOR

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

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

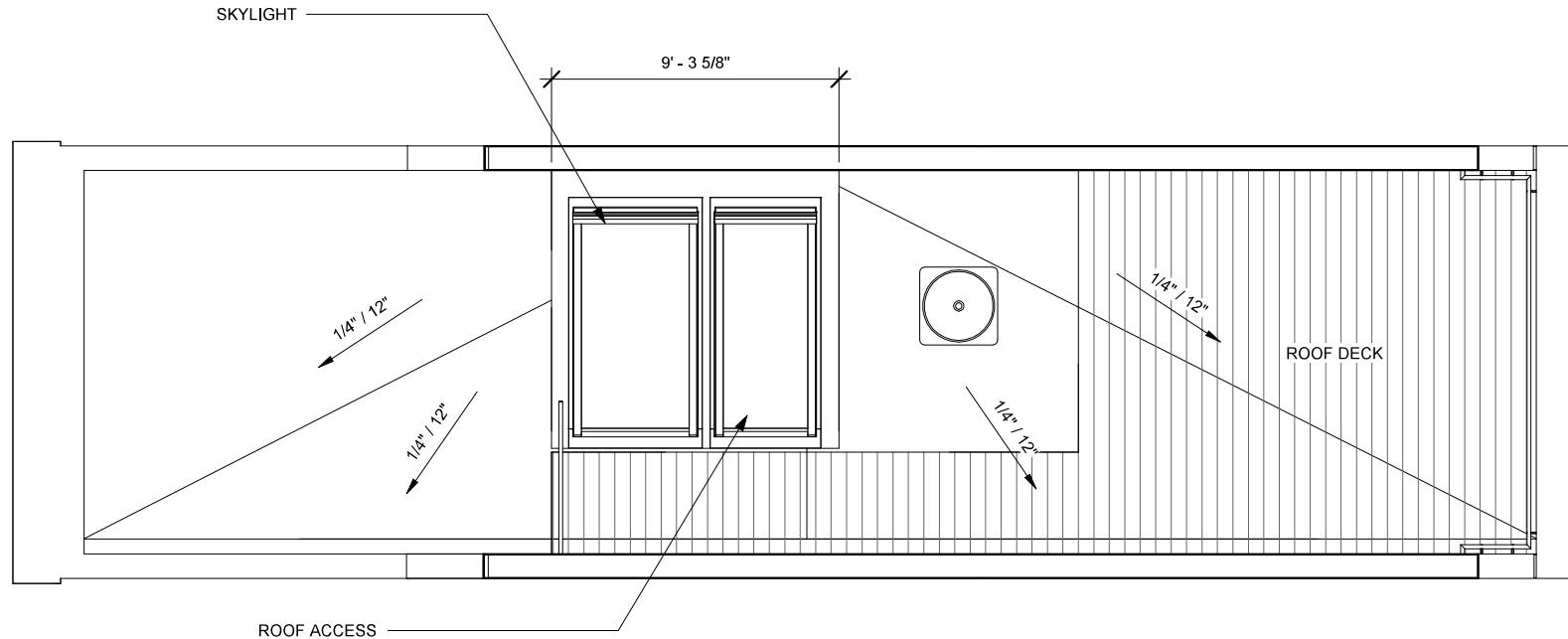


4' 2' 0' 4' 8'

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"



4' 2' 0' 4' 8'

MAI 5S

BZA10
PROPOSED ROOF PLAN

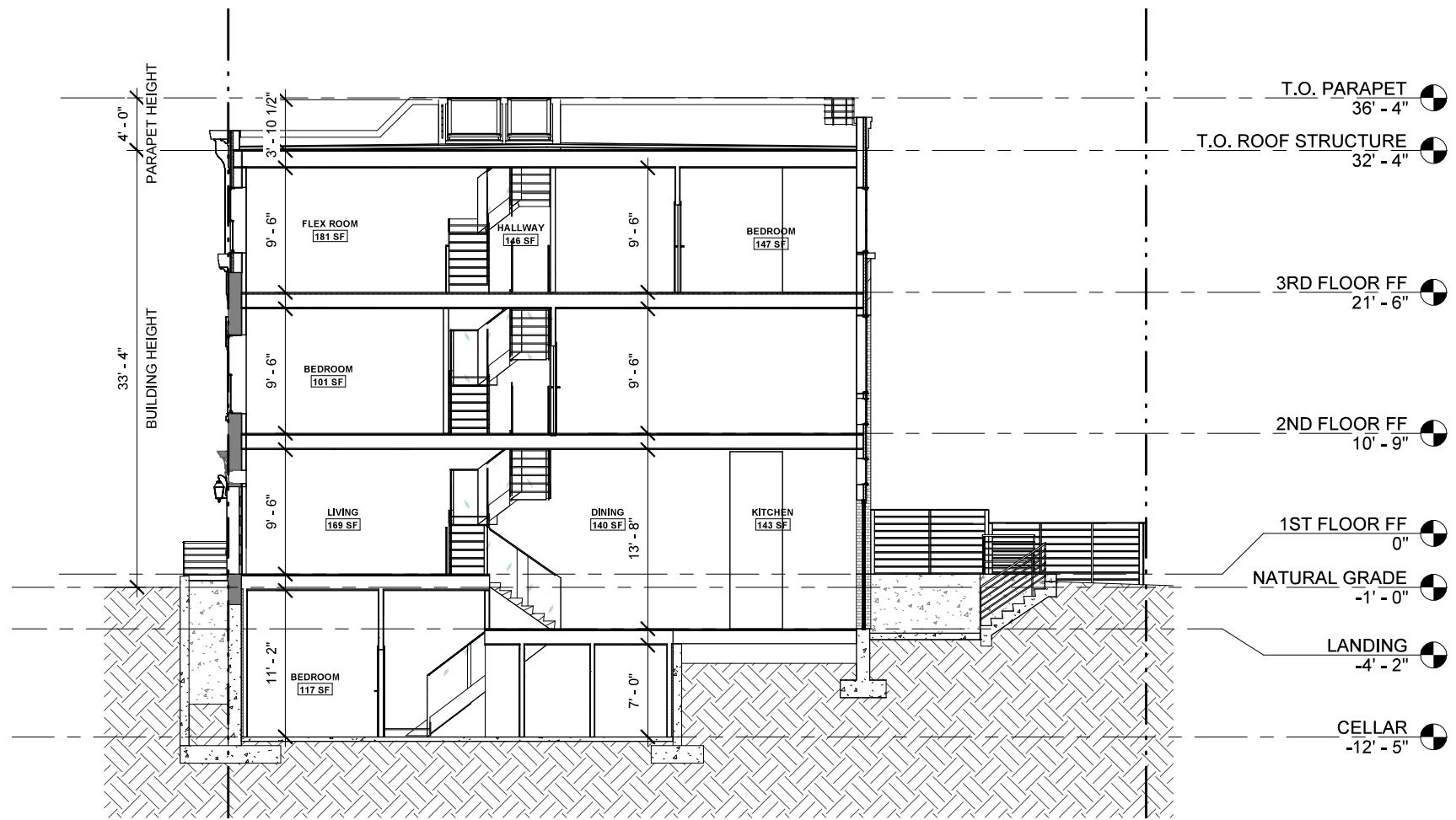
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



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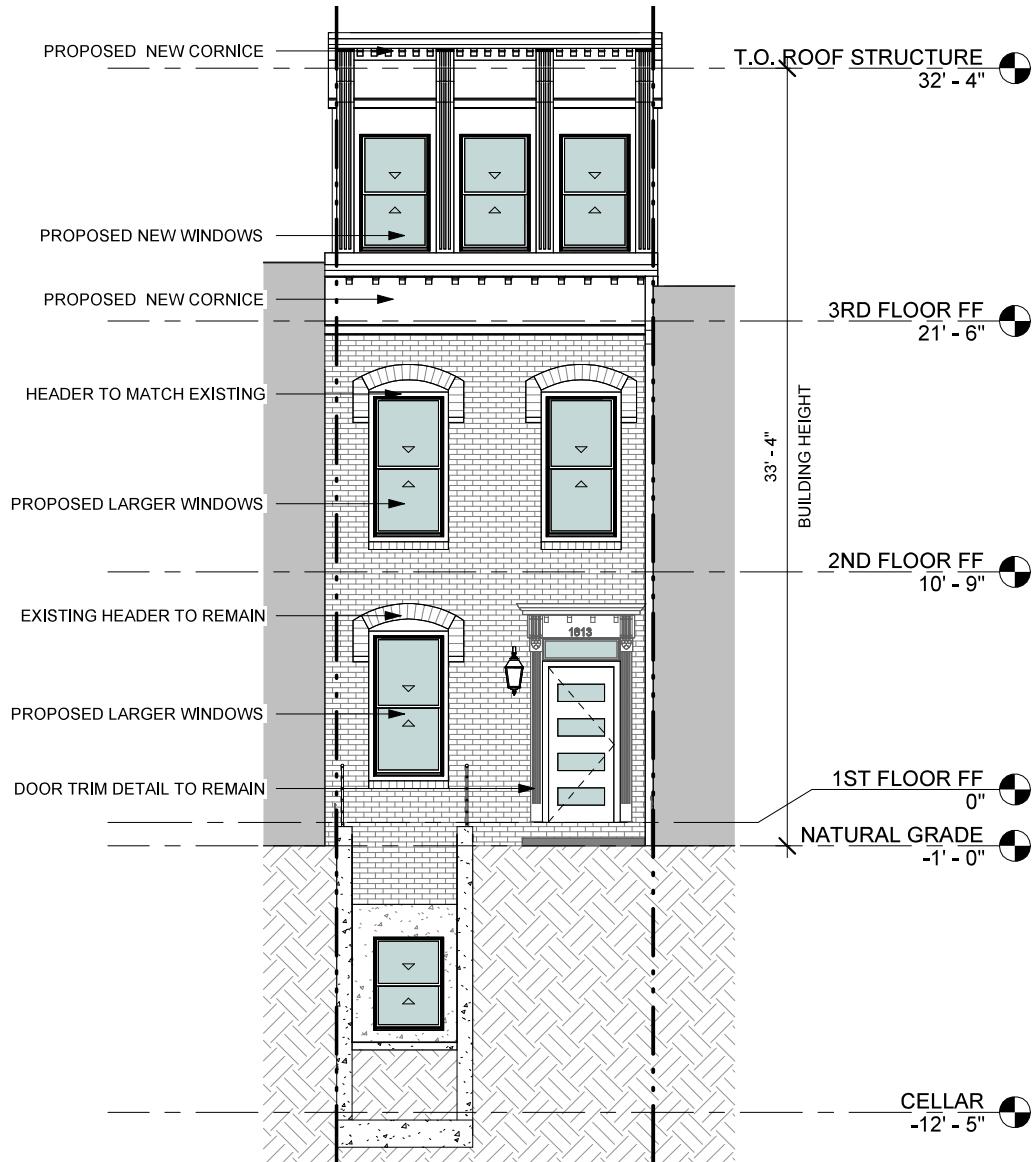


1 LONGITUDINAL SECTION
SD06 BZA11 1/8" = 1'-0"

MAI 5S
BZA11
BUILDING SECTION

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

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MAI 5S

BZA12
ELEVATIONS

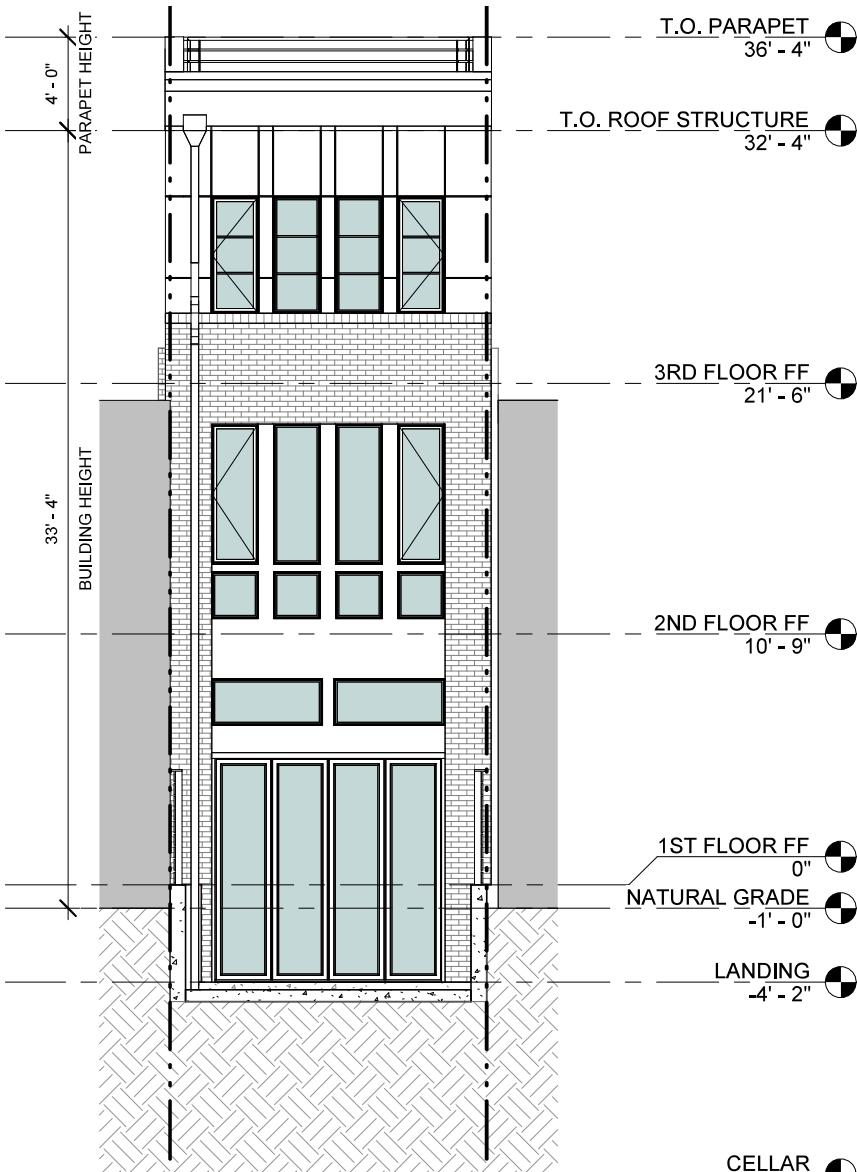
1 FRONT ELEVATION
BZA12 3/16" = 1'-0"

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

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

MAI 5S

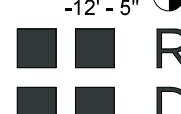
BZA13
ELEVATIONS

05/24/22

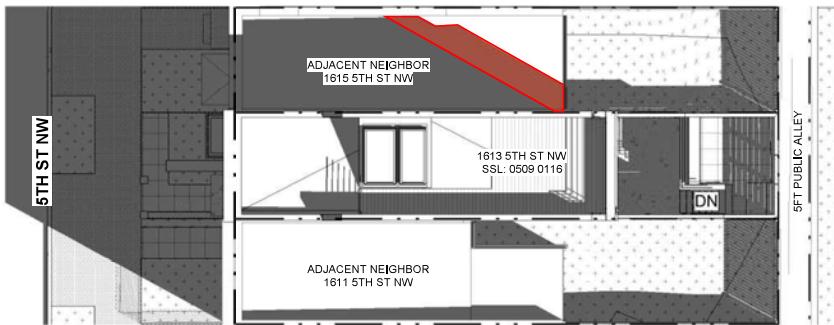
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

64" 32" 0" 64" 128"

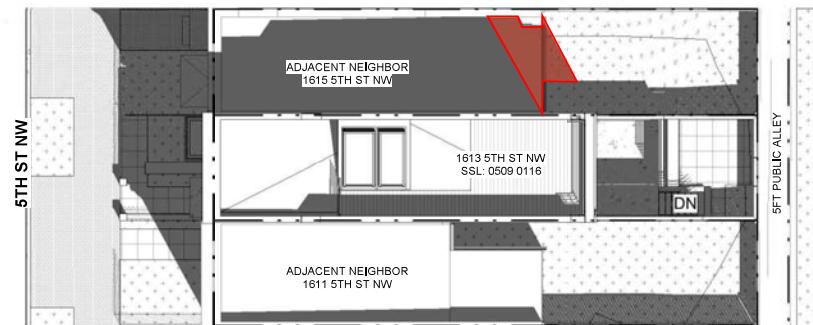


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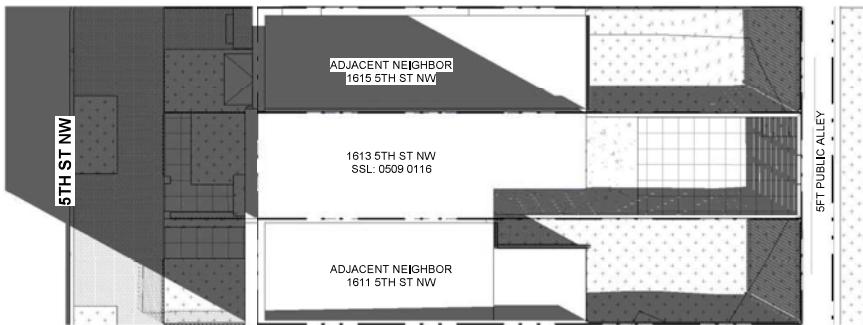
3 SOLAR STUDY - SE - 10AM

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



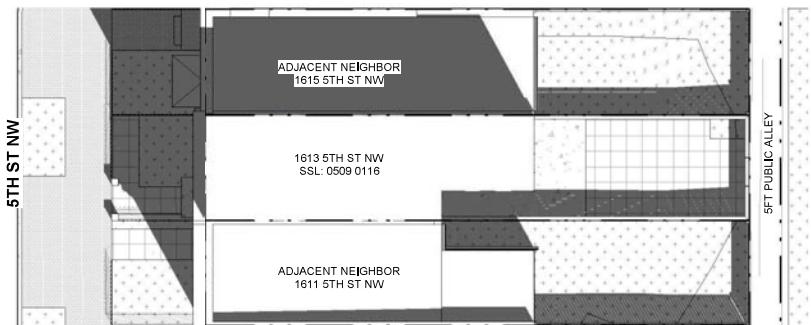
4 SOLAR STUDY - SE - 12PM

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



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

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'

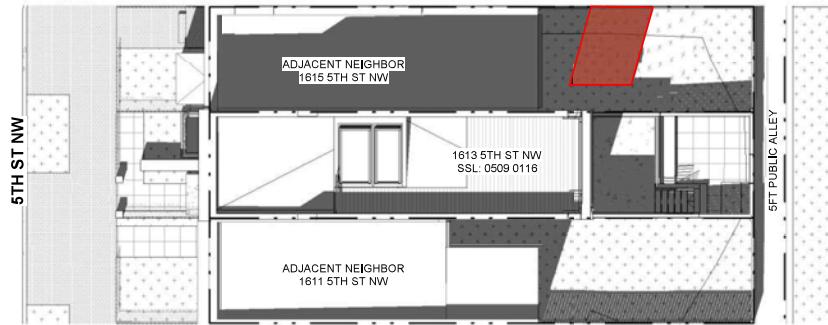


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DESIGN GROUP

MAI 5S
BZA14
SOLAR STUDY - SPRING

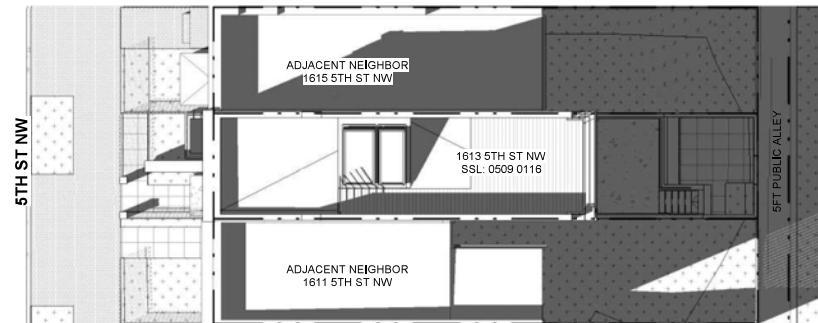
04/29/24
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



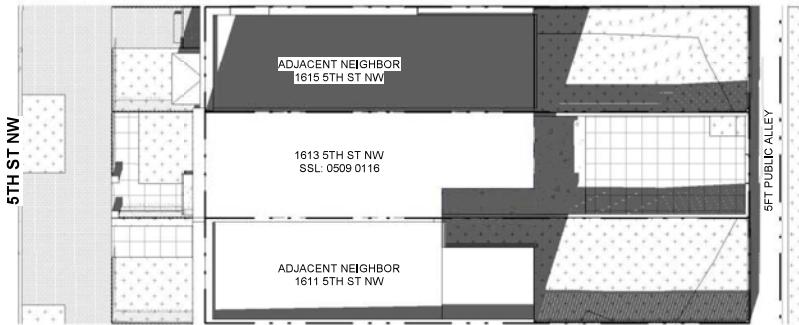
1 SOLAR STUDY - SE - 2PM

A201 BZA15 1/16" = 1'-0"



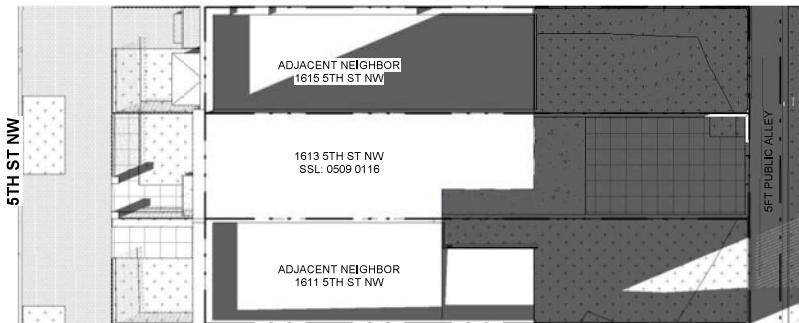
2 SOLAR STUDY - SE - 5PM

A201 BZA15 1/16" = 1'-0"



3 SOLAR STUDY - SE - 2PM MATTER-OF-RIGHT

A201 BZA15 1/16" = 1'-0"



4 SOLAR STUDY - SE - 5PM MATTER-OF-RIGHT

A201 BZA15 1/16" = 1'-0"

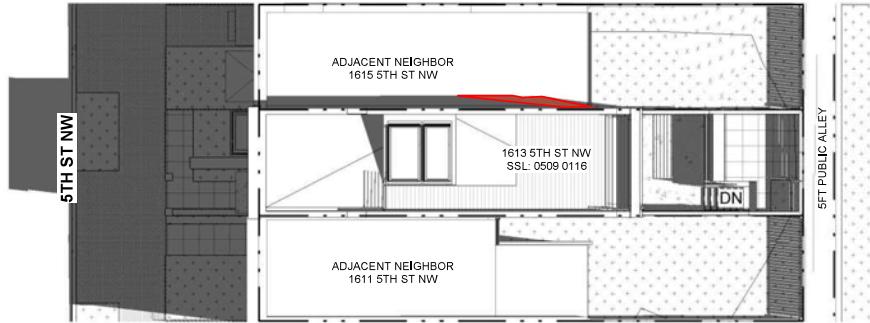
MAI 5S
BZA15
SOLAR STUDY - SPRING

05/24/22

1613 5TH ST NW

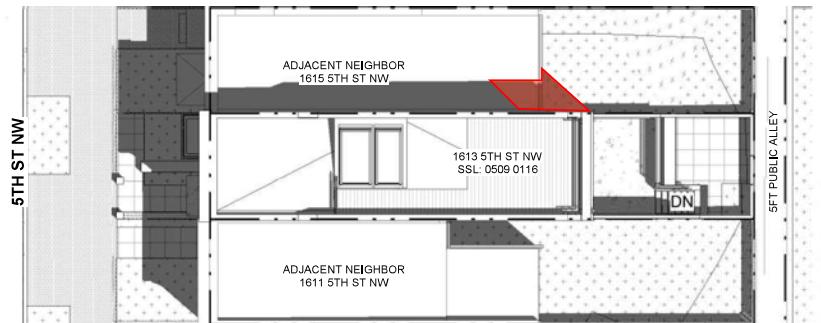
CHRISTOPHER & NATHALIE MAIERSON

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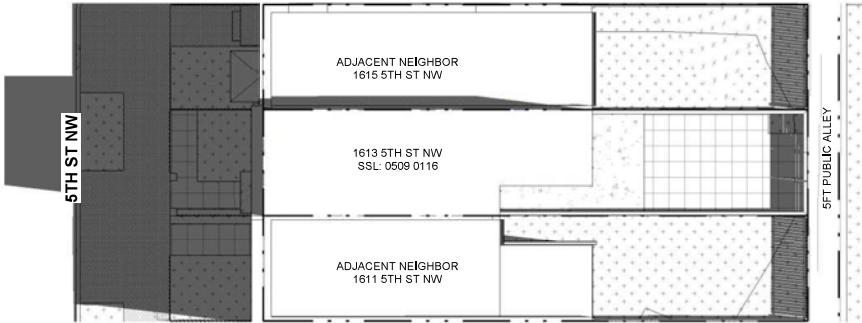
1 SOLAR STUDY - SS - 10AM

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



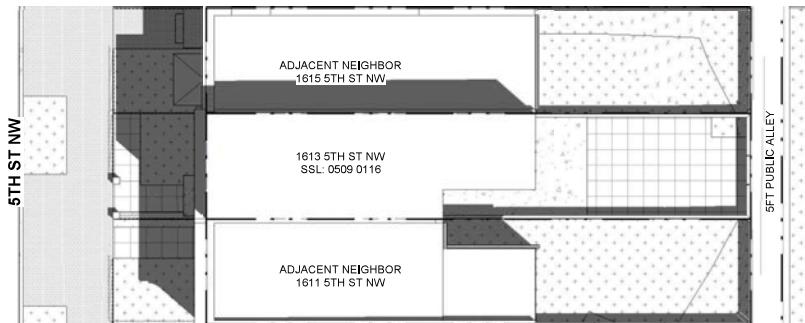
2 SOLAR STUDY - SS - 12PM

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



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

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



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

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

16' 8' 0' 16'



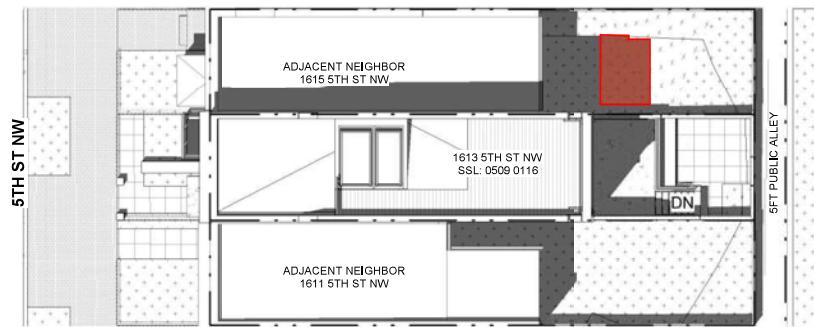
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MAI 5S
BZA16
SOLAR STUDY - SUMMER

05/24/22

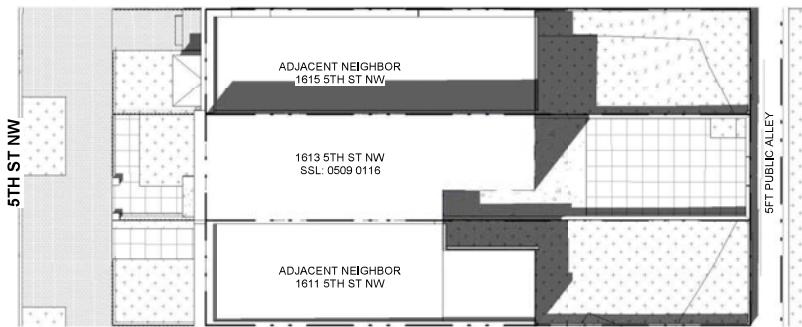
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



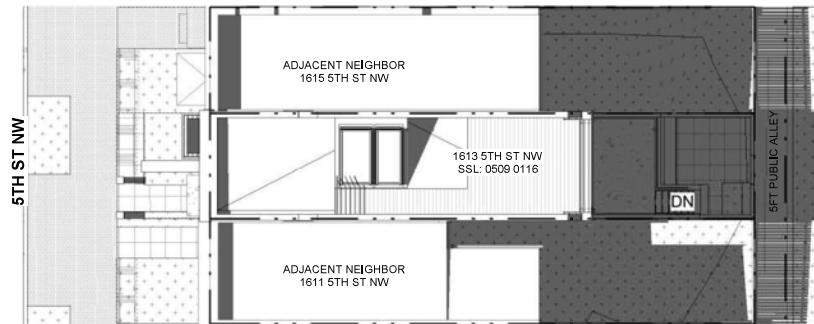
1 SOLAR STUDY - SS - 2PM

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



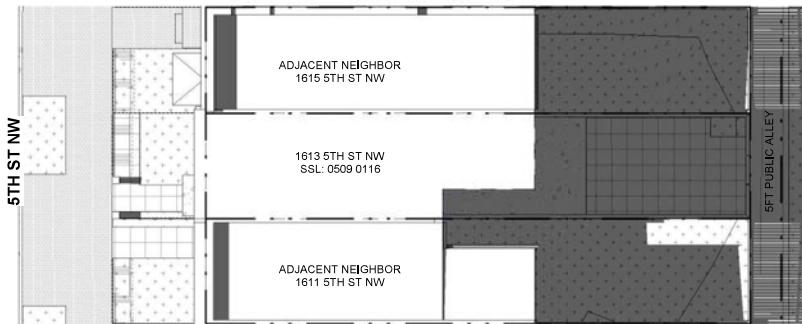
3 SOLAR STUDY - SS - 2PM MATTER-OF-RIGHT

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'



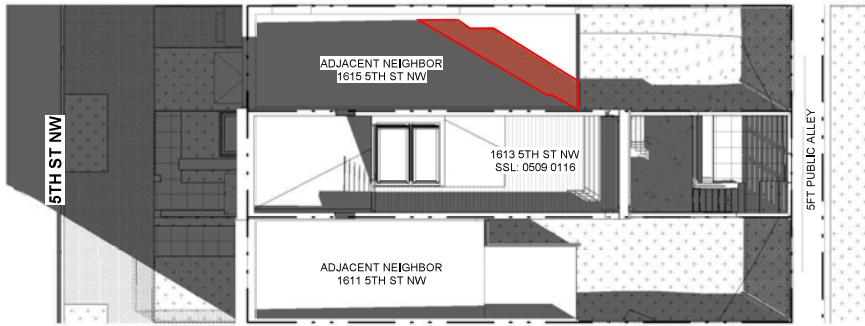
MAI 5S
BZA17
SOLAR STUDY - SUMMER

05/24/22

1613 5TH ST NW

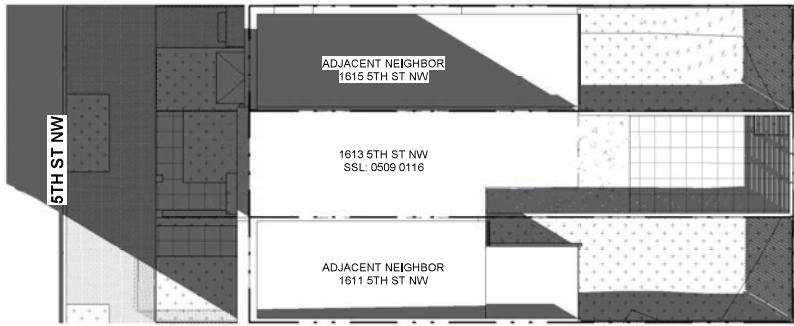
CHRISTOPHER & NATHALIE MAIERSON

R. MICHAEL CROSS
DESIGN GROUP



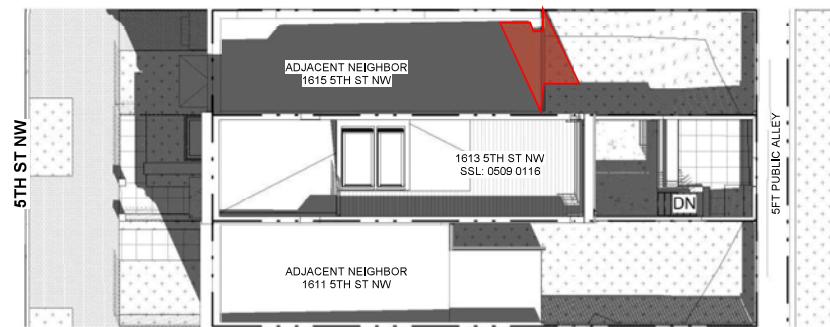
1 SOLAR STUDY - FE - 10AM

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



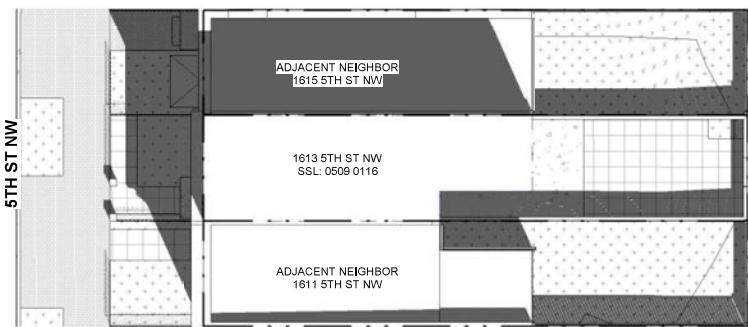
2 SOLAR STUDY - FE - 10AM MATTER-OF-RIGHT

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"



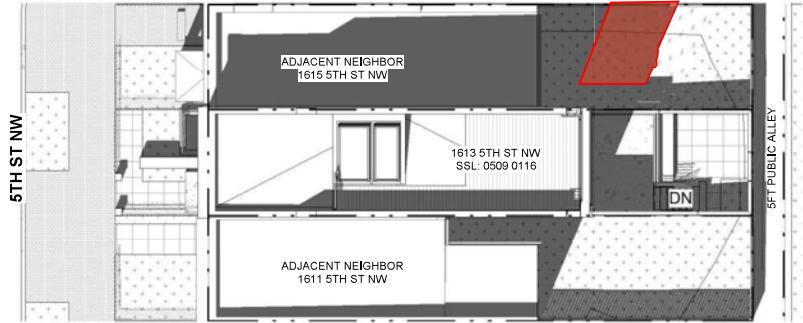
16' 8' 0' 16' 32'

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MAI 5S
BZA18
SOLAR STUDY - FALL

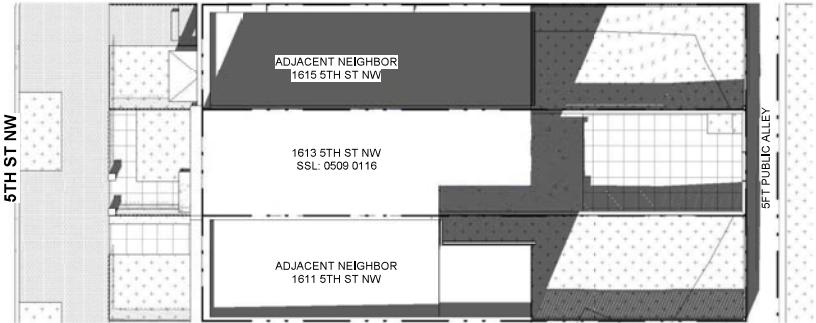
05/24/22
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



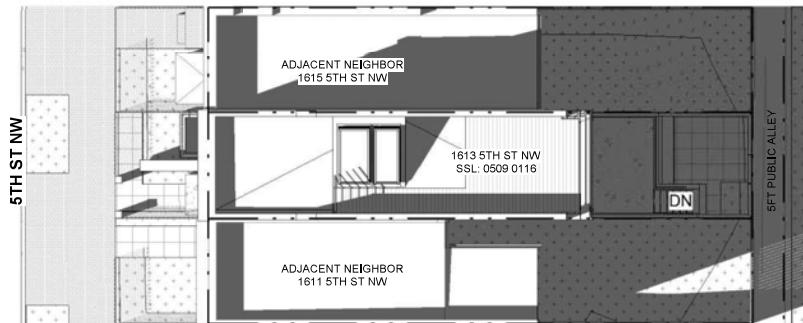
1 SOLAR STUDY - FE - 2PM

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



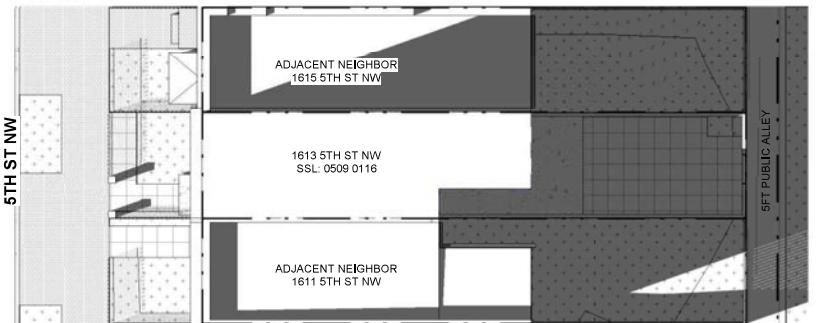
2 SOLAR STUDY - FE - 2PM MATTER-OF-RIGHT

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"

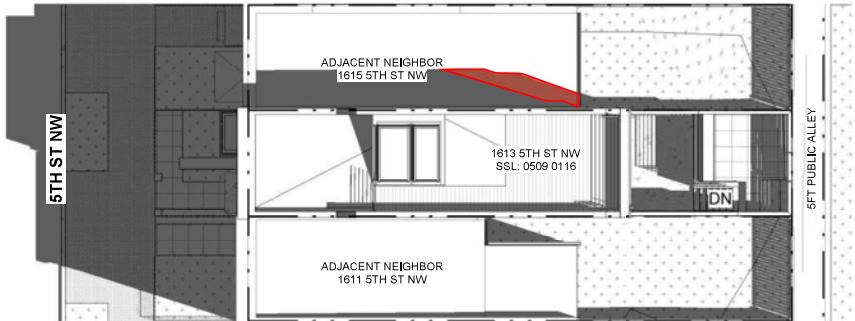


16' 8' 0' 16' 32'

MAI 5S
BZA19
SOLAR STUDY - FALL

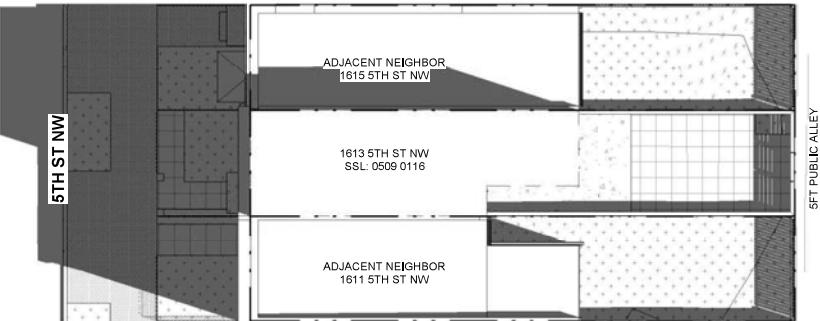
05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

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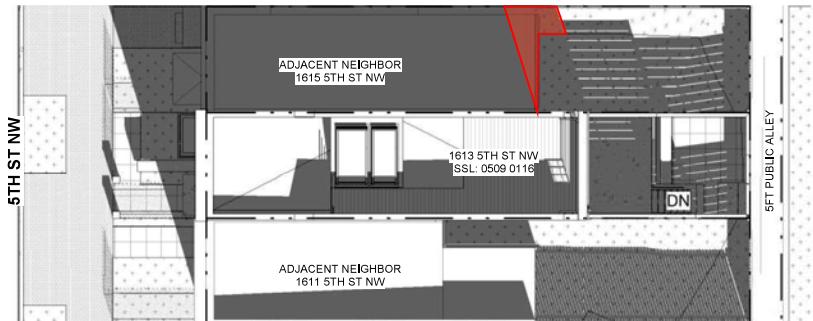
1 SOLAR STUDY - WS - 10AM

A201 BZA20 1/16" = 1'-0"



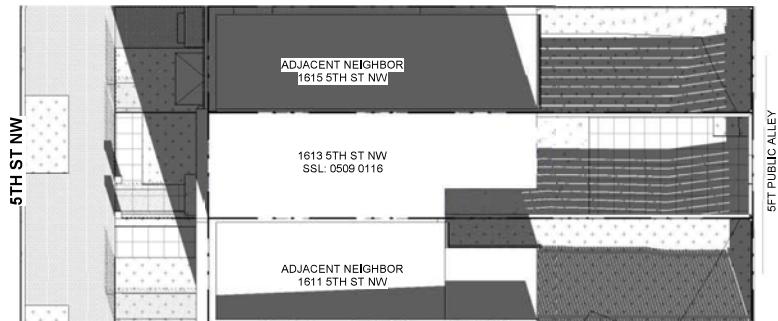
3 SOLAR STUDY - WS - 10AM MATTER-OF-RIGHT

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"

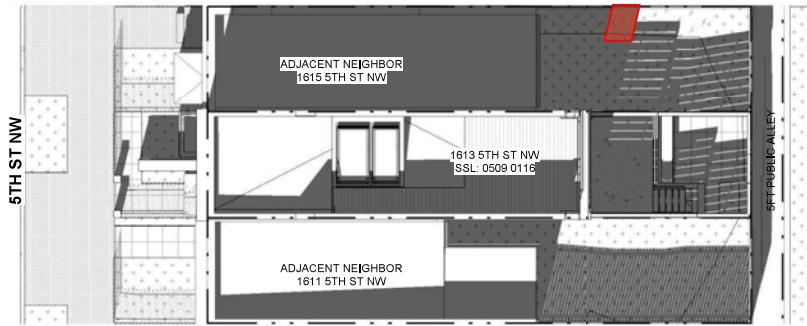
16' 8' 0' 16'



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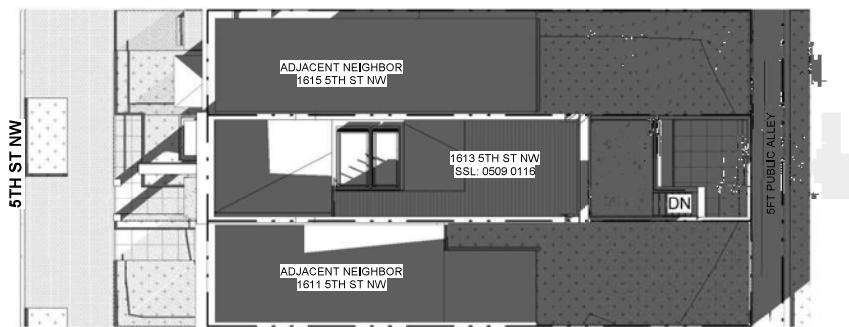
MAI 5S
BZA20
SOLAR STUDY - WINTER

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



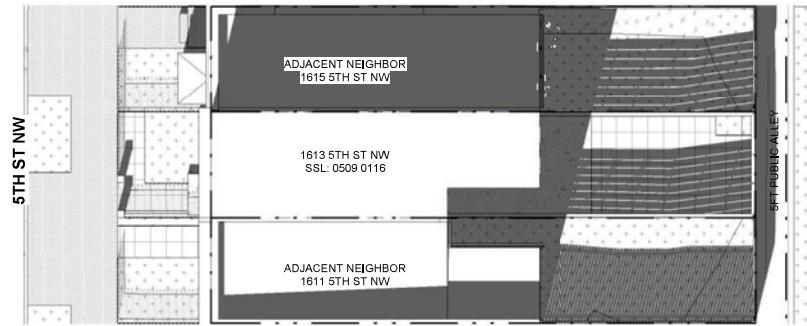
3 SOLAR STUDY - WS - 2PM

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



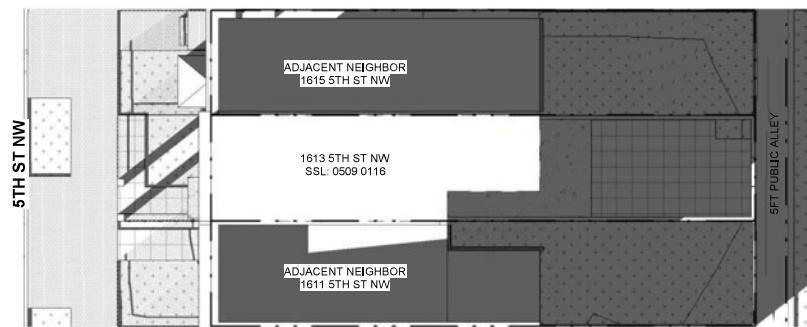
4 SOLAR STUDY - WS - 5PM

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



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

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'



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DESIGN GROUP

MAI 5S
BZA21
SOLAR STUDY - WINTER

05/24/22
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



R. MICHAEL CROSS
DESIGN GROUP

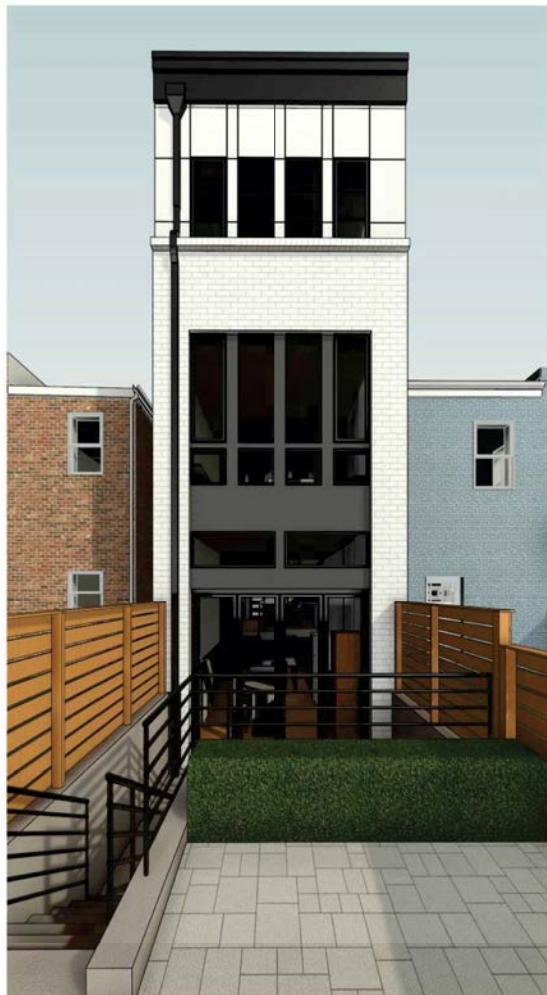


1 3D VIEW - REAR
BZA23

MAI 5S
BZA23
3D RENDERING

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

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2 REAR PERSPECTIVE
BZA24

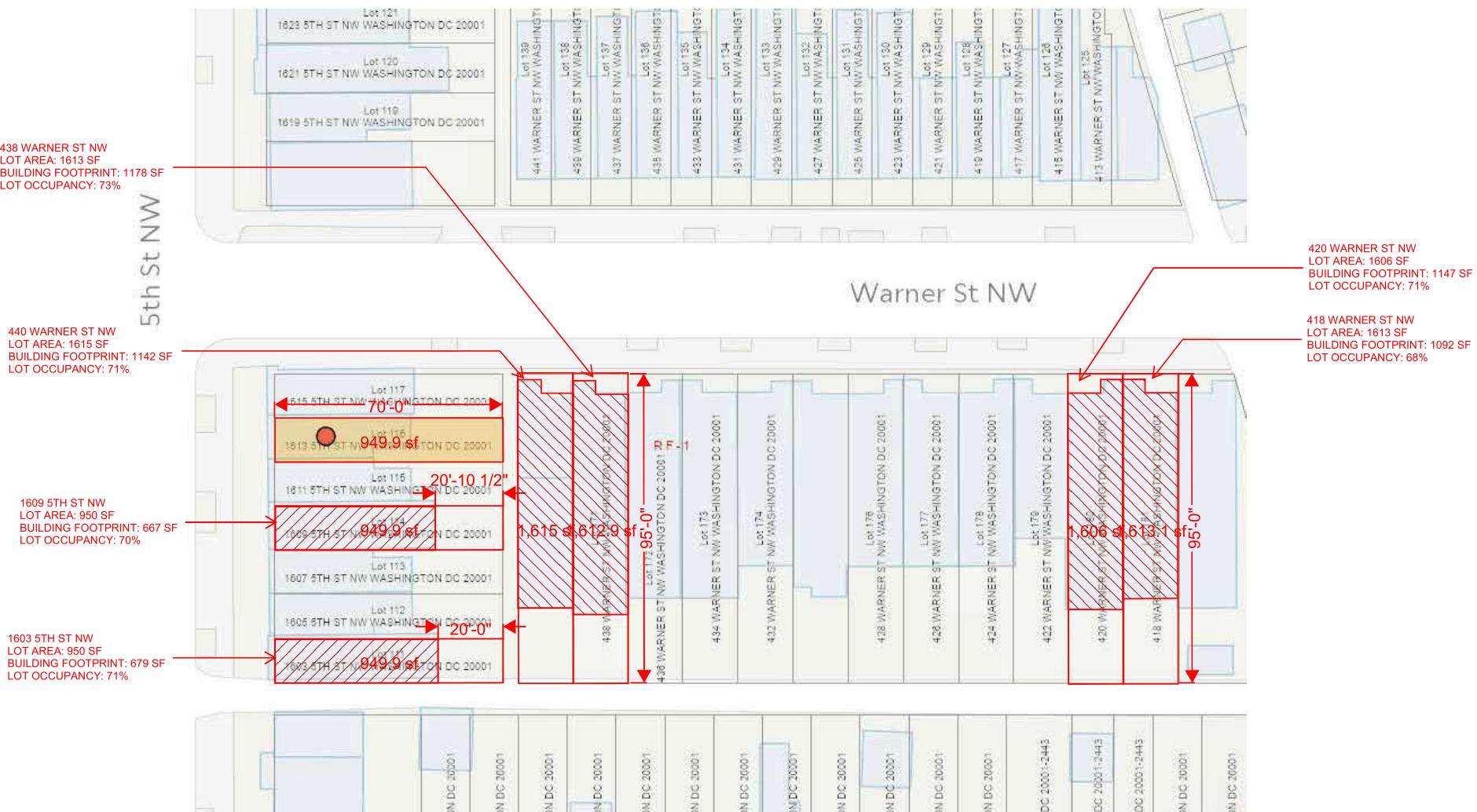
MAI 5S
BZA24
3D RENDERING

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



1 FRONT PERSPECTIVE
BZA24

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1 PRECEDENT COMPARISON

BZA25 1" = 30'-0"

MAI 5S

BZA25

PRECEDENT COMPARISON

16135TH ST NW

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAJERSON

R. MICHAEL CROSS DESIGN GROUP