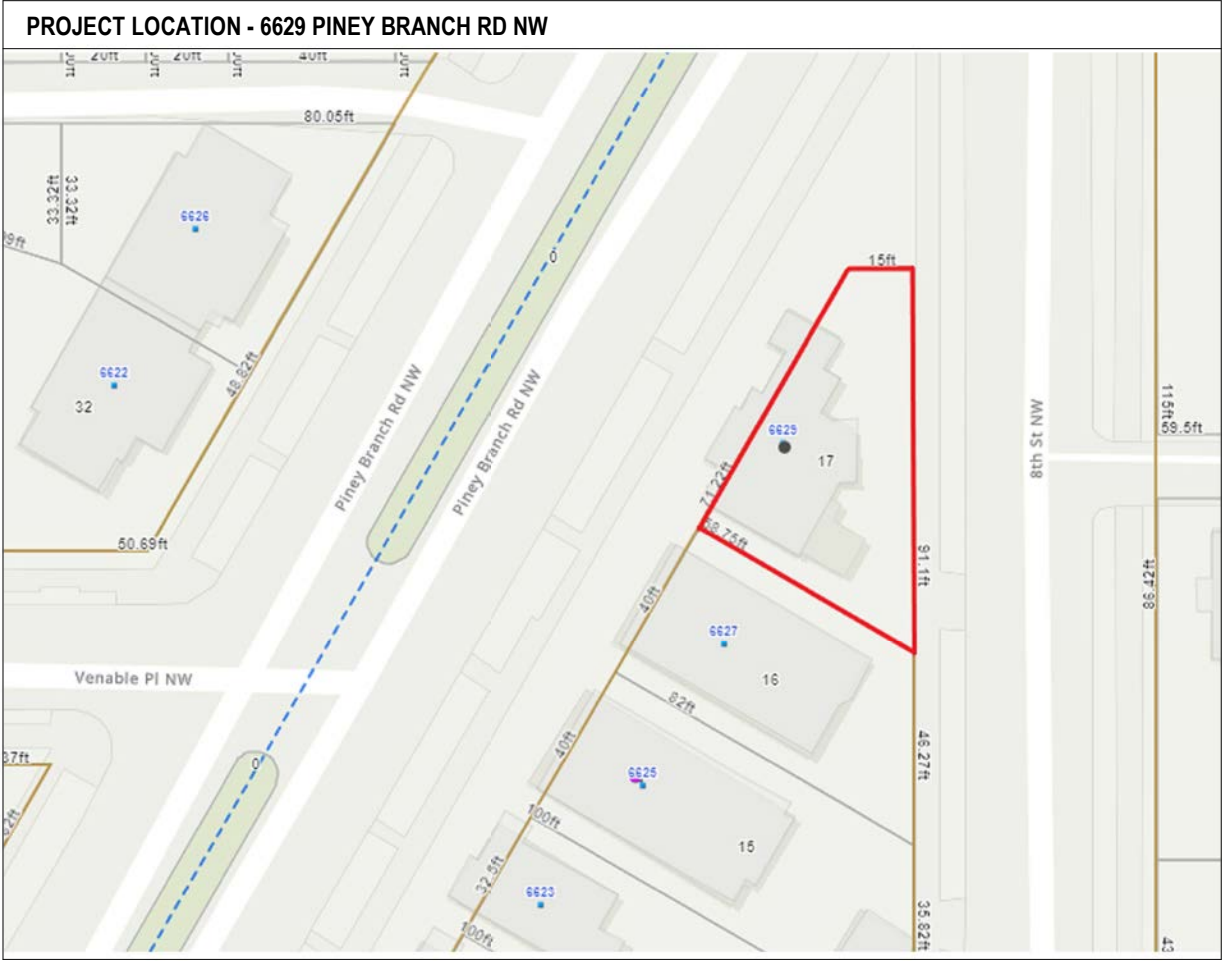


# RESIDENTIAL ADDITION AND RENOVATION

## BANULESCU RESIDENCE

### BZA Application

MARCH 2025  
100% SET



PROJECT DESCRIPTION

The project at the Banulescu residence involves 2 story addition and interior alteration. Alterations include 1 new full bathroom, and renovations to existing laundry, kitchen, and main level bathroom.

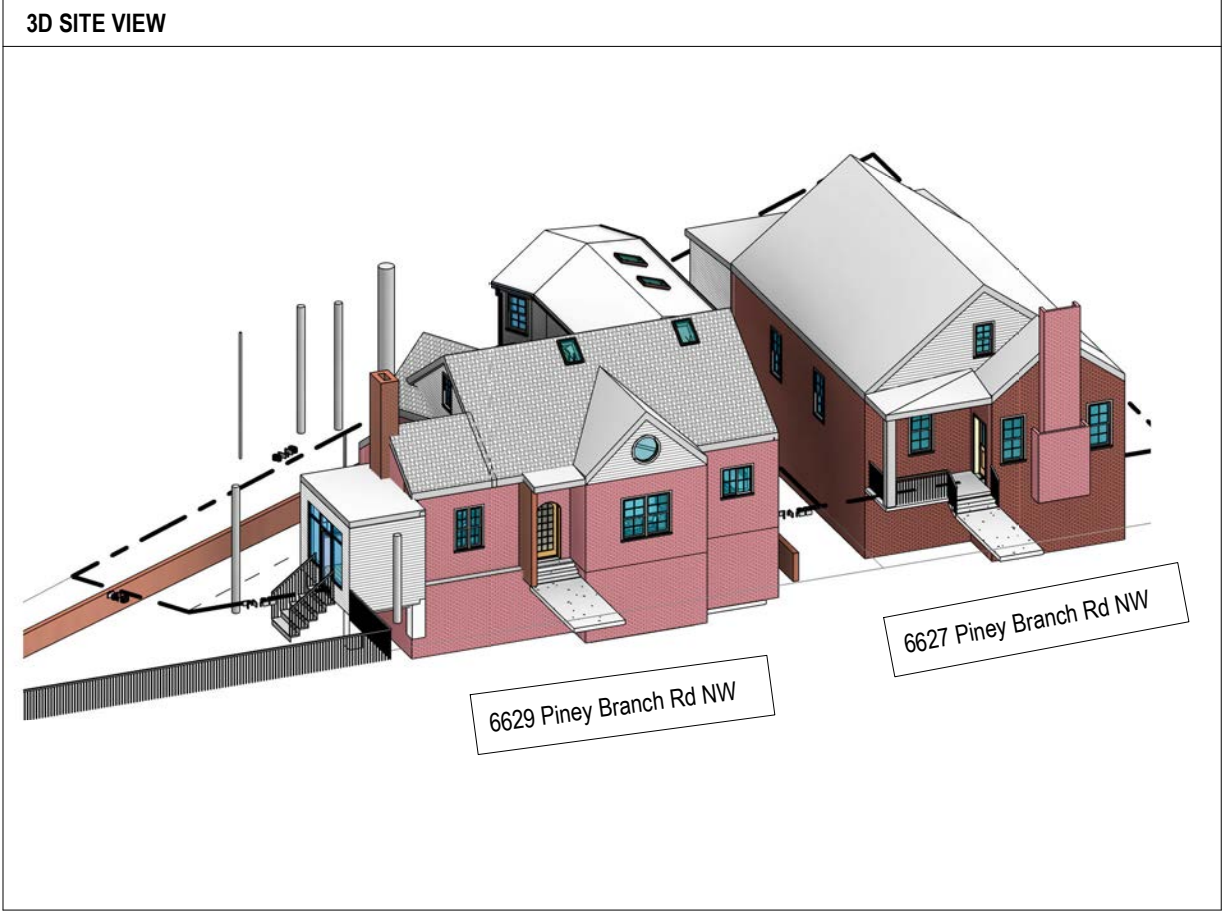
The addition consists of a 200 Square foot addition facing 8th street. The addition requires code modification because it exceeds BRL Guidelines.

The existing driveway is to be removed along with the curb cut. No existing trees within the property and on the public way will be removed.

Parking zone is to remain undisturbed except for those areas detailed on the site plan related to the curb cut removal. No existing trees nor their tree boxes are to be altered under the scope of this project. If required by DDOT, an additional tree box can be added in the location of the removed curb cut.

Proposed fence on 8th Street NW to match existing, single concave with posts at 42" height maximum. This fence sits atop a retaining wall with a height variability to compensate for site slope. Total height of fence plus retaining wall does not exceed 42" at any point. Existing fence and proposed to maintain a 50% aperture. See plans and photos for details.

**Structure:** New 2-story, 198 sqft addition. Rearrangement of interior partition walls.  
**Plumbing:** 1 new full bath. Existing main floor kitchen and bath to have existing plumbing fixtures replaced with new.  
**Mechanical:** Add existing ventilation to new addition. new exhaust fan at new bath.  
**Electrical:** rearrangement of plugs and switched to accommodate new layout. new plugs & switches at addition.  
**Exterior Envelope:** 198 sqft addition, exterior doors and windows.  
**Building Footprint:** 198 sqft addition.  
**Change of Use:** No Alteration.



SHEET INDEX

Sheet Number	Sheet Name
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A-0100	ZONING REPORT
A-0101	ZONING SUMMARY
A-0102	AERIAL VIEWS - FRONT
A-0103	AERIAL VIEWS - REAR
A-0200	PROPOSED FLOOR PLANS
A-0201	PROPOSED FLOOR PLANS
A-0203	PROPOSED ELEVATIONS
A-0204	PROPOSED ELEVATIONS
A-0205	EXISTING FLOOR PLANS
A-0206	EXISTING FLOOR PLANS
A-0300	SUMMER SUN SHADE STUDY - ELEVATION
A-0301	WINTER SUN SHADE STUDY - ELEVATION
A-0302	SUMMER SUN SHADE STUDY - PERSPECTIVE
A-0303	WINTER SUN SHADE STUDY - PERSPECTIVE



**BANULESCU**  
6629 PINEY BRANCH RD NW  
WASHINGTON, DC 20012

**RESIDENTIAL RENOVATION & ADDITION**

Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

COVERSHEET

Scale	Board of Zoning Adjustment
Project number	230915
Date	03/04/2025

District of Columbia  
CASE NO. 2019-0000  
EXHIBIT NO. 38

**A-0000**

DDOT Tops - Permit Location Information

Address: 6629 PINEY BRANCH RD  
Quadrant: NORTHWEST  
Zip Code: 20012  
SSL: 2972 / 0017  
Zone: R-1-B  
Ward: 4  
ROW Total: 105'-0"  
ROW Sidewalk 1: EAST  
Sidewalk 1 Width: 15'-0"  
ROW Parking 1: EAST  
Parking 1 Width: 15'-0"

Existing Area

Proposed Area

B.R.L. Building Restriction Line

Roof Line

Neighboring Area

Impervious Area

Landscape Area

Existing Trees

**\*\*SEE SHEET DDOT-01 FOR SITE SPECIFIC  
DETAILS PER DDOT REQUIREMENTS\*\***

8TH ST NW

91.10

LOT  
0017

BRICK & FRAME  
EXISTING  
STRUCTURE

71.22

Proposed 2-story rear addition

Existing residence to  
receive interior alterations

LOT  
0016

40.0

PINEY BRANCH RD NW



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

ZONING REPORT

Scale	1/16" = 1'-0"
Project number	230915
Date	03/04/2025

**A-0100**

BUILDING CODE AND ZONING SUMMARY		
<b>OWNER INFORMATION</b>		
NAME:	NATALIA BANULESCU-BOGDAN & AIDA CAVALIC	
ADDRESS:	6629 PINEY BRANCH RD NW, WASHINGTON DC 20012	
EMAIL:	NATALITZA@GMAIL.COM & AIDA13@GMAIL.COM	
PHONE NUMBER:	n/a	
<b>AUTHORITY HAVING JURISDICTION</b>	DISTRICT OF COLUMBIA - DCMR	
<b>APPLICABLE BUILDING CODES</b>	All DCMR Title 12 Amendments - 2017 DCMR 12A, DC Building Code Amendments 2015 International Building Code (IBC) - 2017 DCMR 12B, DC Residential Code Amendments 2015 International Residential Code (IRC) - 2017 DCMR 12C, DC Electrical Code 2014 National Electrical Code (NEC), NFPA 70 - 2017 DCMR 12D, DC Fuel Gas Code 2015 International Fuel Gas Code (IFGC) - 2017 DCMR 12E, DC Mechanical Code 2015 International Mechanical Code (IMC) - 2017 DCMR 12F, DC Plumbing Code 2015 International Plumbing Code (IPC) - 2017 DCMR 12G, DC Property Maintenance Code 2015 International Property Maintenance Code (IPMC) - 2017 DCMR 12H, DC Fire Code 2015 International Fire Code (IFC) - 2017 DCMR 12I, DC Energy Conservation Code 2015 International Energy Conservation Code - Residential Provisions - 2013 ANSI / ASHRAE / IES 90.1 2017 DCMR 12J, DC Existing Building Code - 2015 Existing Building Code 2017 DCMR 12K. DC Green Construction Code - 2012 International Green Constructoin Code (IGCC) 2017 DCMR 12I, Energy Conservation Code Supplement of 2017 - Residential Provisions 2015 International Existing Building Code (IEBC)	
EXISTING CONSTRUCTION CLASSIFICATION	III-B	
PROPOSED CONSTRUCTION CLASSIFICATION	III-B	
EXISTING BUILDING OCCUPANCY USE GROUP	R-1-B (SINGLE FAMILY DETACHED)	
PROPOSED BUILDING OCCUPANCY USE GROUP	R-1-B (SINGLE FAMILY DETACHED)	
<b>GENERAL INFORMATION: GROSS FLOOR AREA (GFA)</b>		
<b>LEVEL</b>	<b>EXISTING AREA(SF)</b>	<b>PROPOSED AREA(SF)</b>
BASEMENT + PORCH	885	969
1ST FLOOR + PORCH	899	1,073
2ND FLOOR	325	573
TOTAL	2,109	2,615
<b>FLOOR AREA RATIO</b>	<b>EXISTING</b>	<b>PROPOSED</b>
BUILDING USE:	SINGLE FAMILY	EXISTING TO REMAIN
# OF STORIES:	1.5	2
STORIES PLUS:	BASEMENT	EXISTING TO REMAIN
# OF DWELLING UNITS:	1	EXISTING TO REMAIN
<b>AREA COVERAGE:</b>	<b>EXISTING</b>	<b>PROPOSED</b>
TOTAL LOT AREA (SQFT):	2,775 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	15'- 6" FT	EXISTING TO REMAIN
SIDE YARD SETBACK (RIGHT)	6'- 0" FT	EXISTING TO REMAIN
REAR YARD SETBACK	13'- 2.5" FT	12'- 2.5" FT
<b>BUILDING AREA:</b>	<b>EXISTING</b>	<b>PROPOSED</b>
LOT OCCUPANCY:	38%	41%
PERVIOUS SURFACE:	12%	8%
GREEN AREA RATIO (GAR):	50%	51%
EXISTING FOOTPRINT AREA OF BUILDING:	1,064 SQFT (Within Property Line)	
PROPOSED FOOTPRINT AREA OF BUILDING:	1,139 SQFT (Within Property Line)	
FLOORS INVOLVED IN THIS PROJECT:	ALL LEVELS (2,546 SQFT)	
**TAXABLE ASSESSMENT (2023)	\$515,636.00	
BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS		



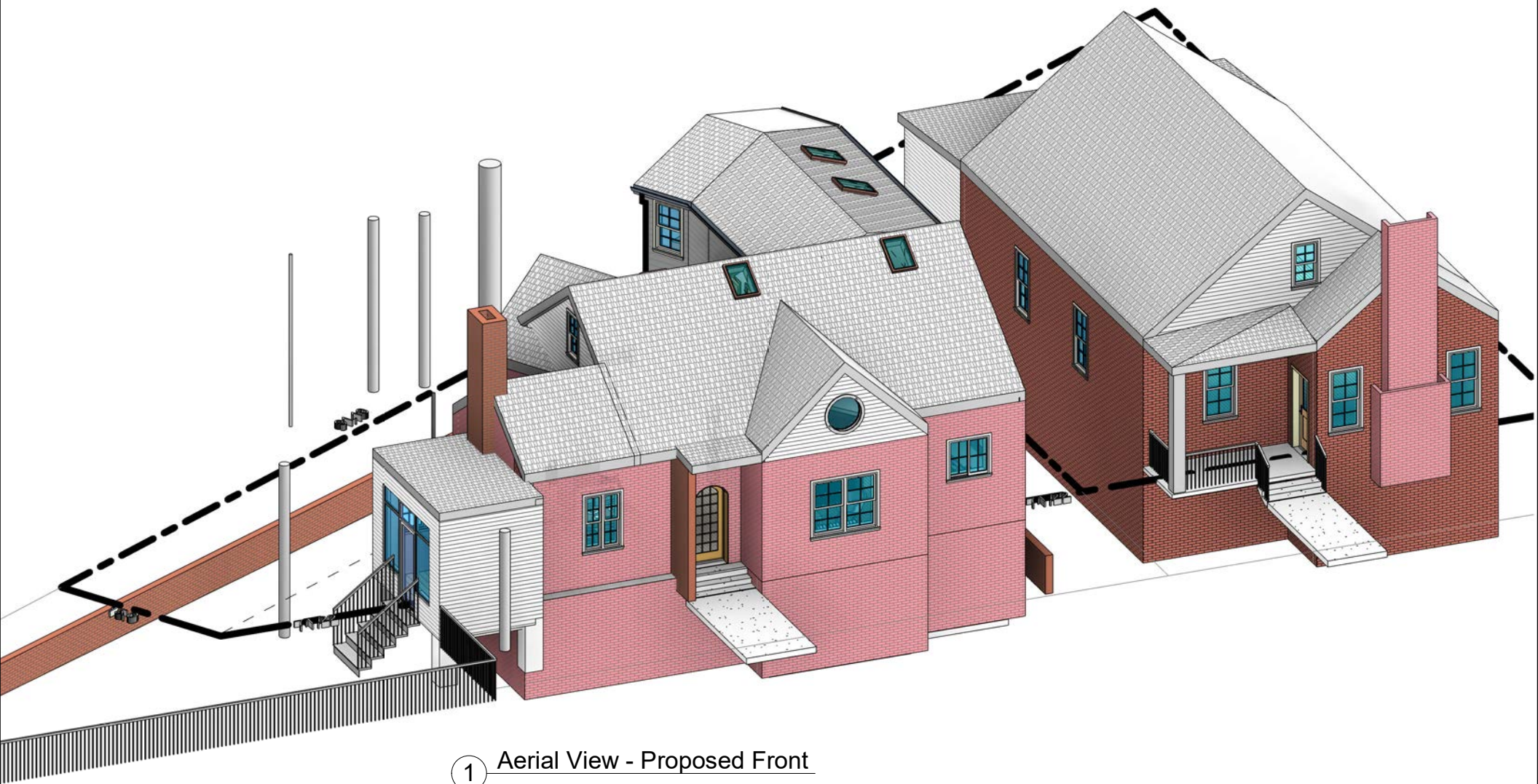
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

**BANULESCU**  
6629 PINEY BRANCH RD NW  
WASHINGTON, DC 20012

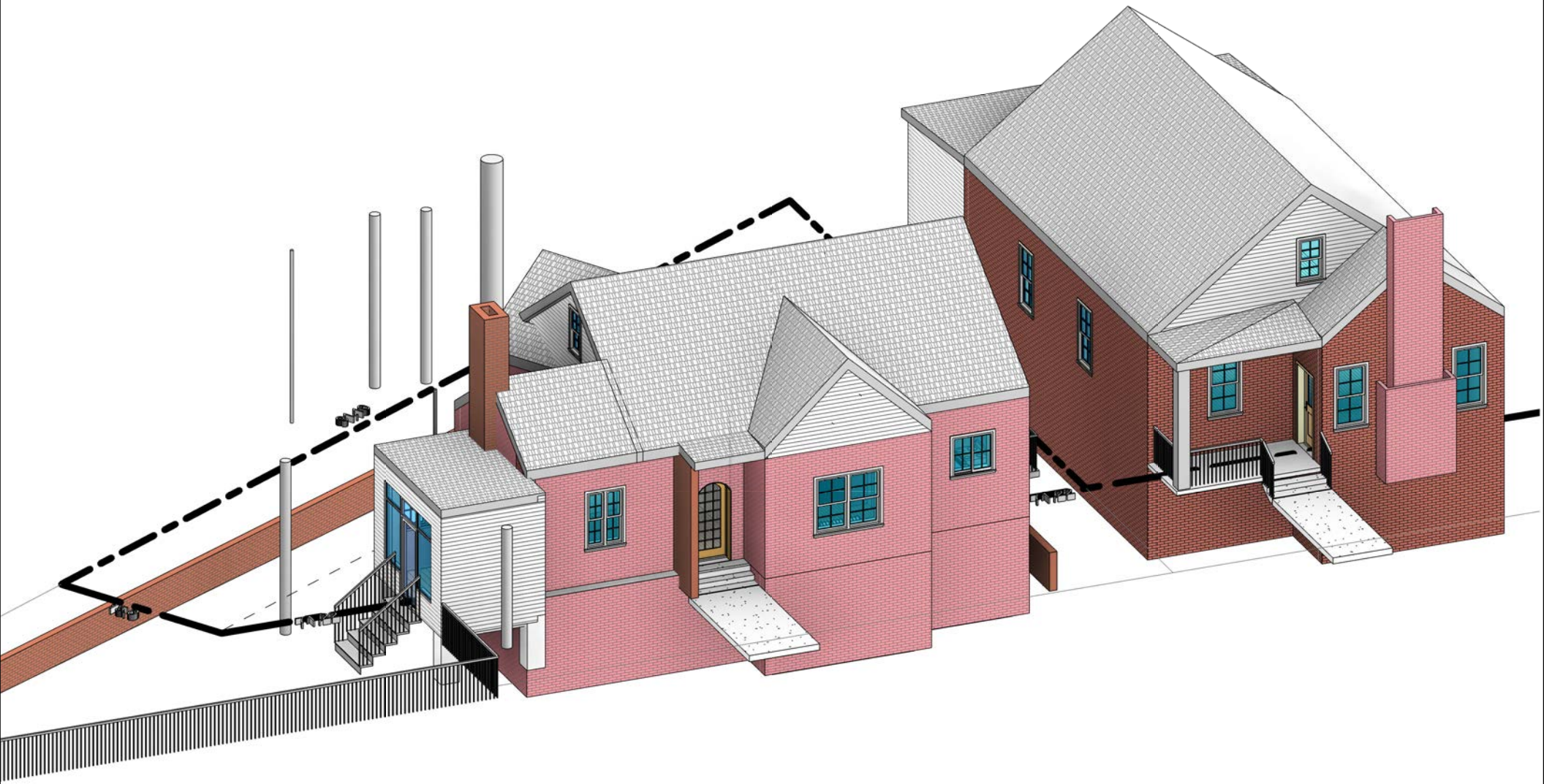
**RESIDENTIAL RENOVATION & ADDITION**

ZONING SUMMARY		
Scale	1/4" = 1'-0"	A-0101
Project number	230915	
Date	03/04/2025	





① Aerial View - Proposed Front



② Aerial View - Existing Front



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

AERIAL VIEWS - FRONT

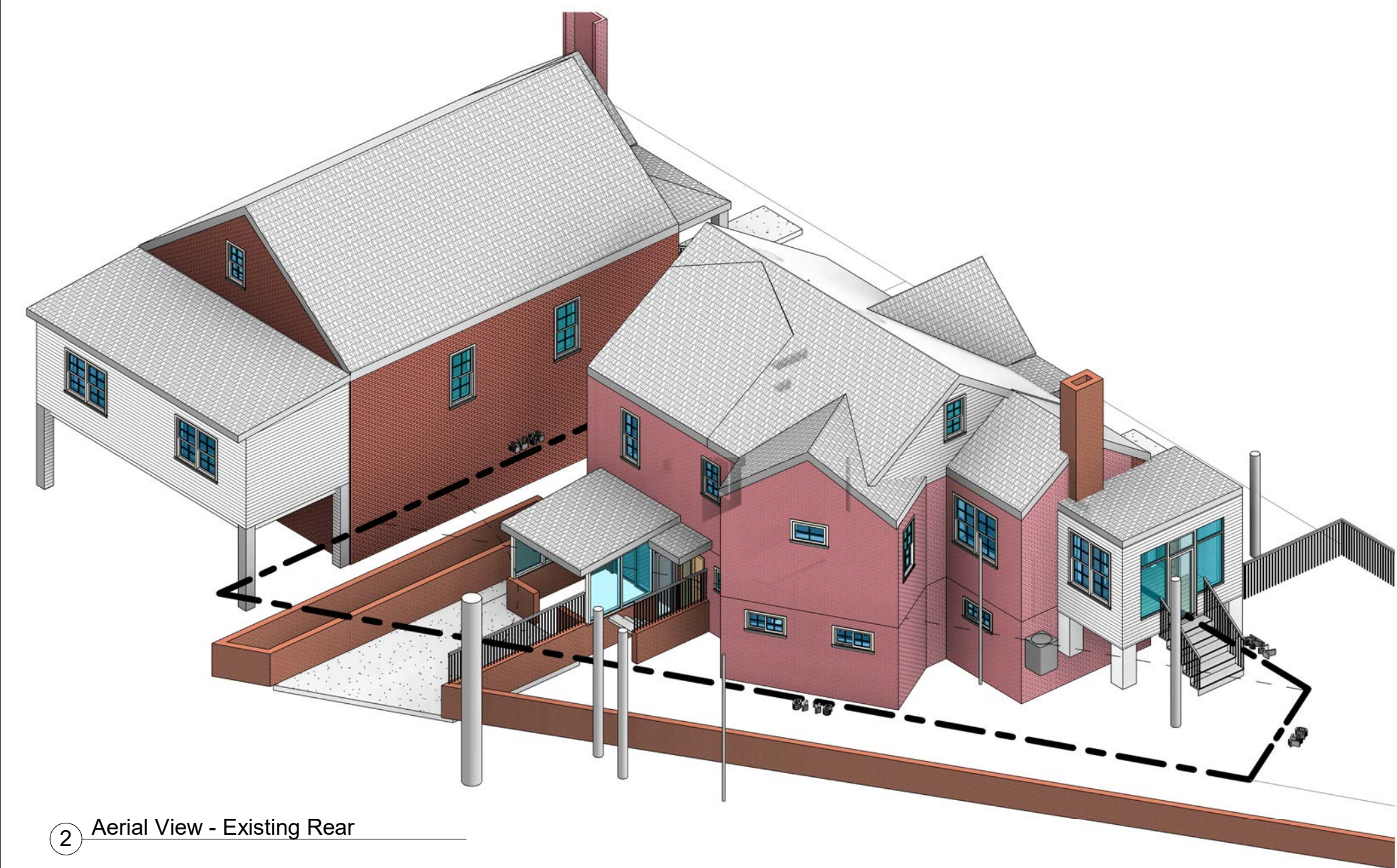
Scale	
Project number	230915
Date	03/04/2025

**A-0102**





1 Aerial View - Proposed Rear



2 Aerial View - Existing Rear



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

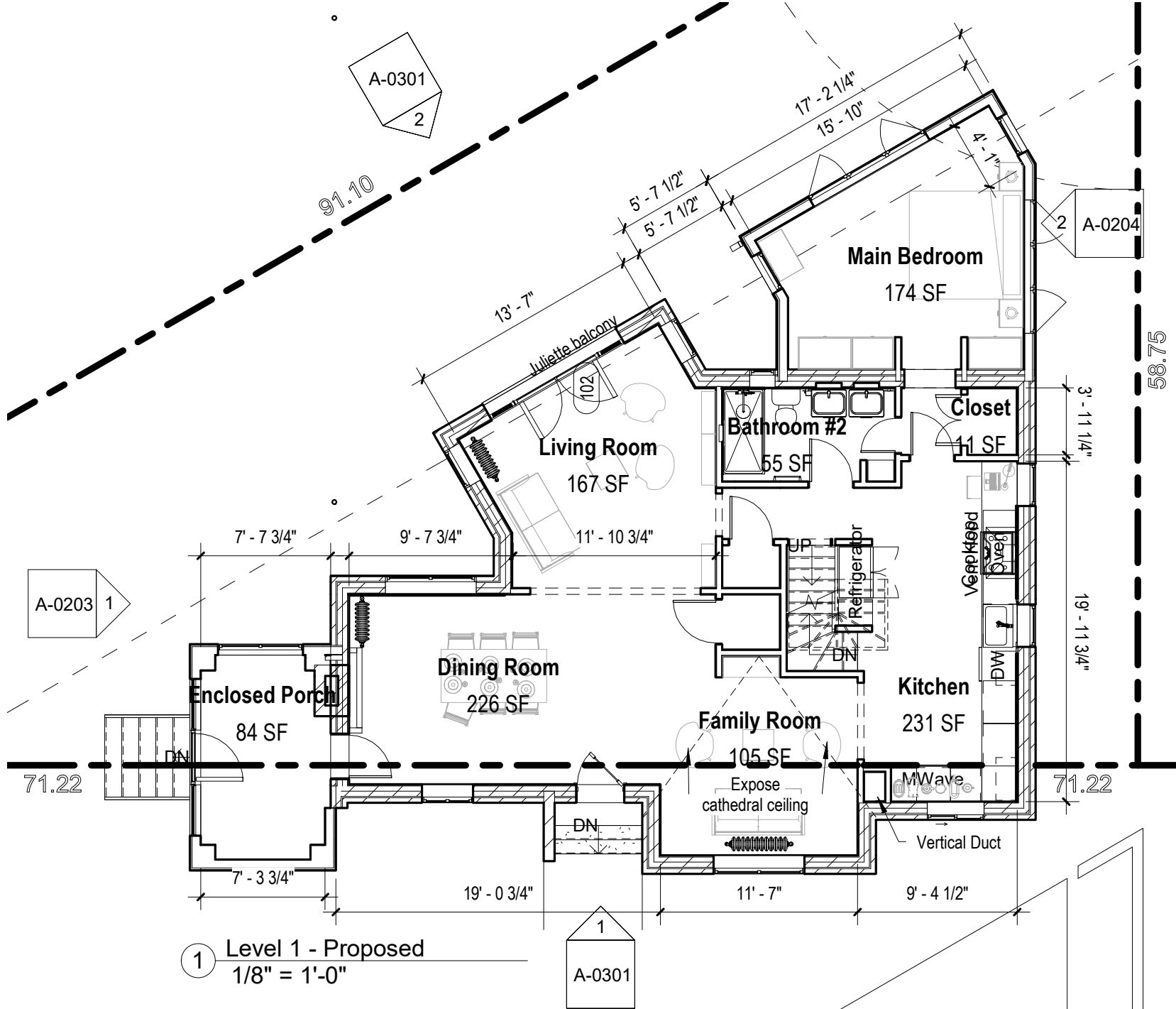
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6629 PINEY BRANCH RD NW  
WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

AERIAL VIEWS - REAR

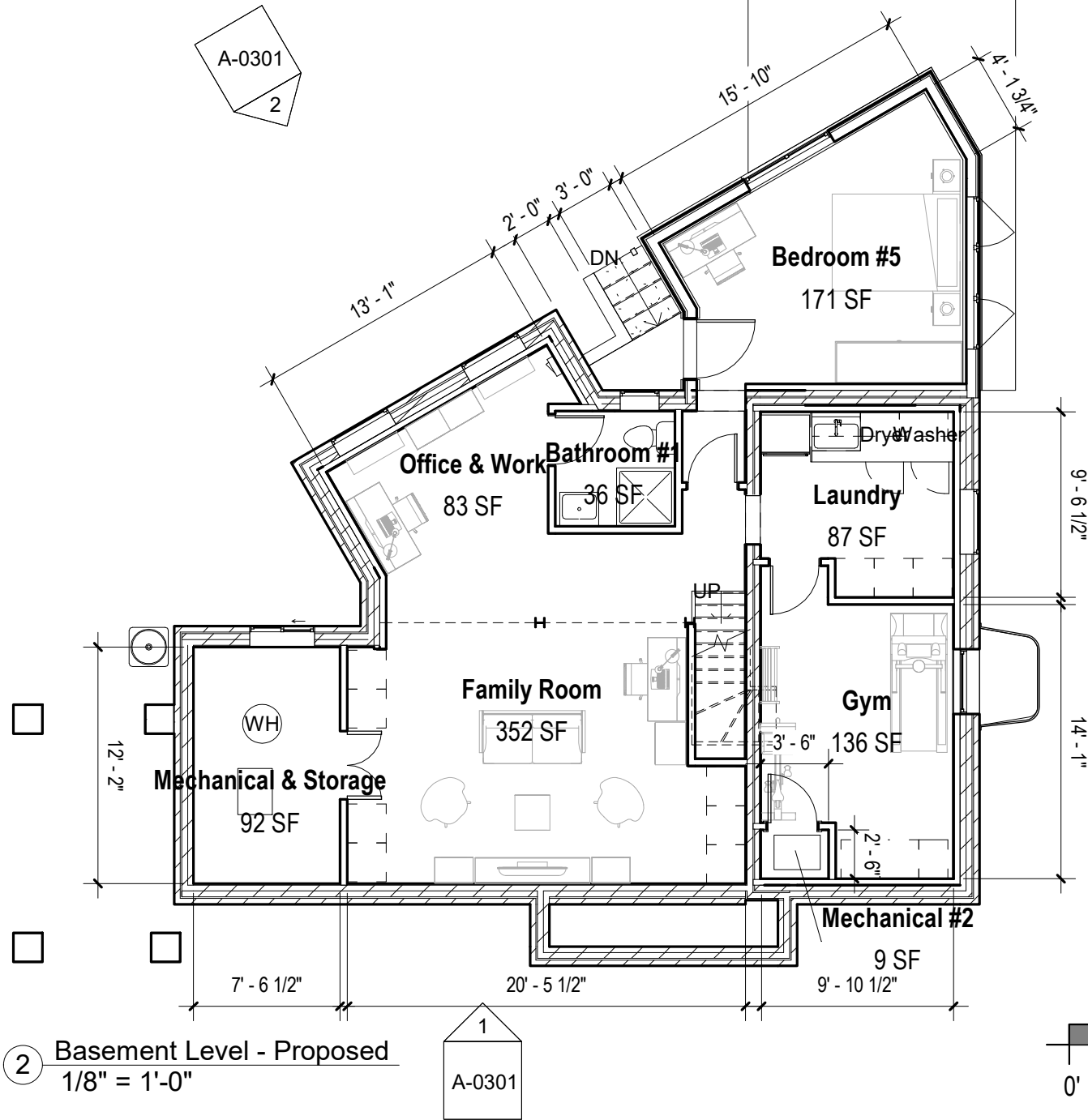
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Project number	230915
Date	03/04/2025

**A-0103**

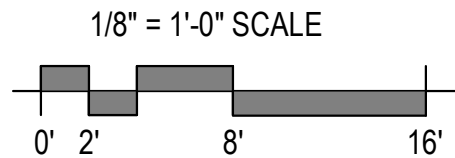




1 Level 1 - Proposed  
1/8" = 1'-0"



2 Basement Level - Proposed  
1/8" = 1'-0"



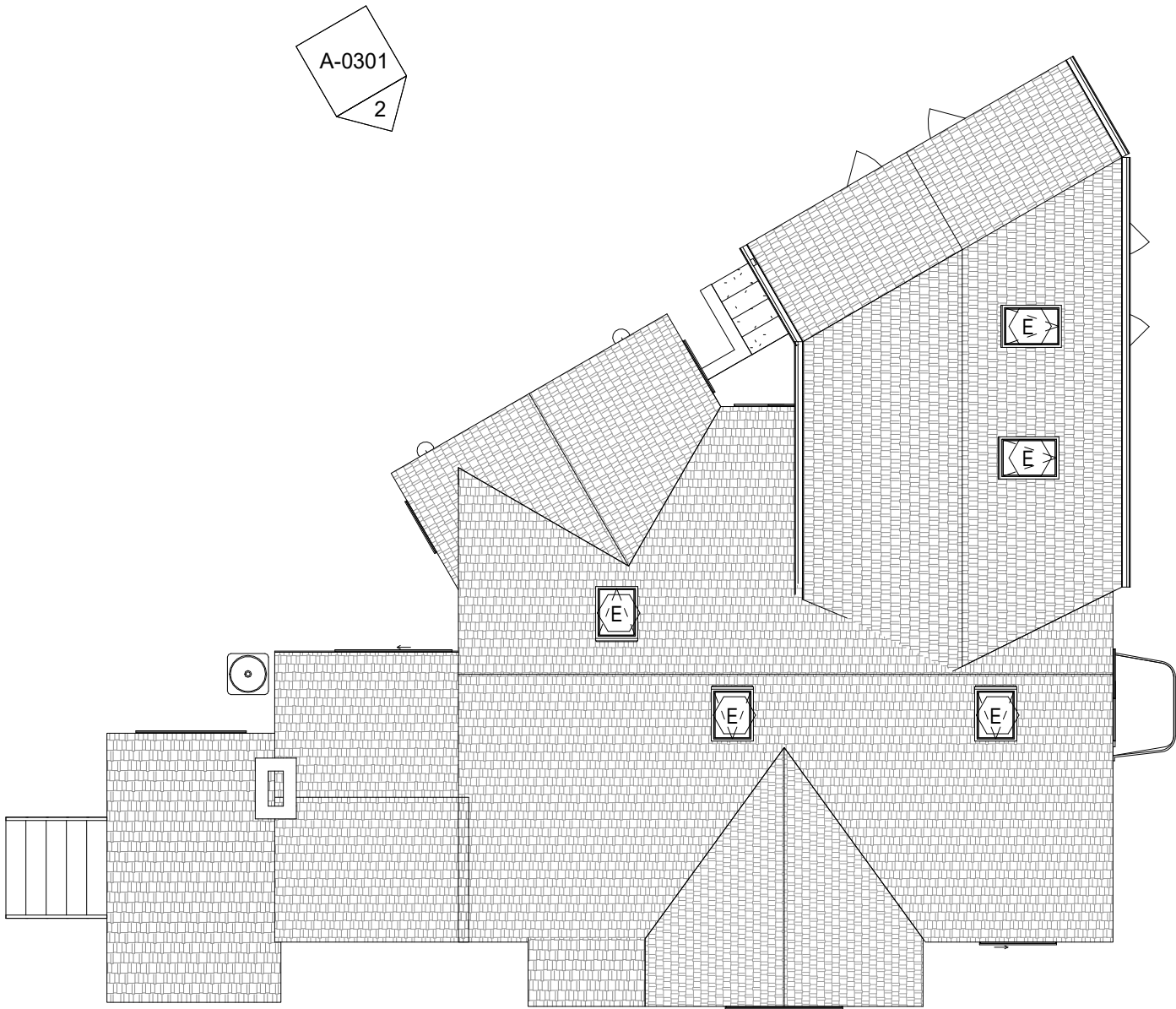
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

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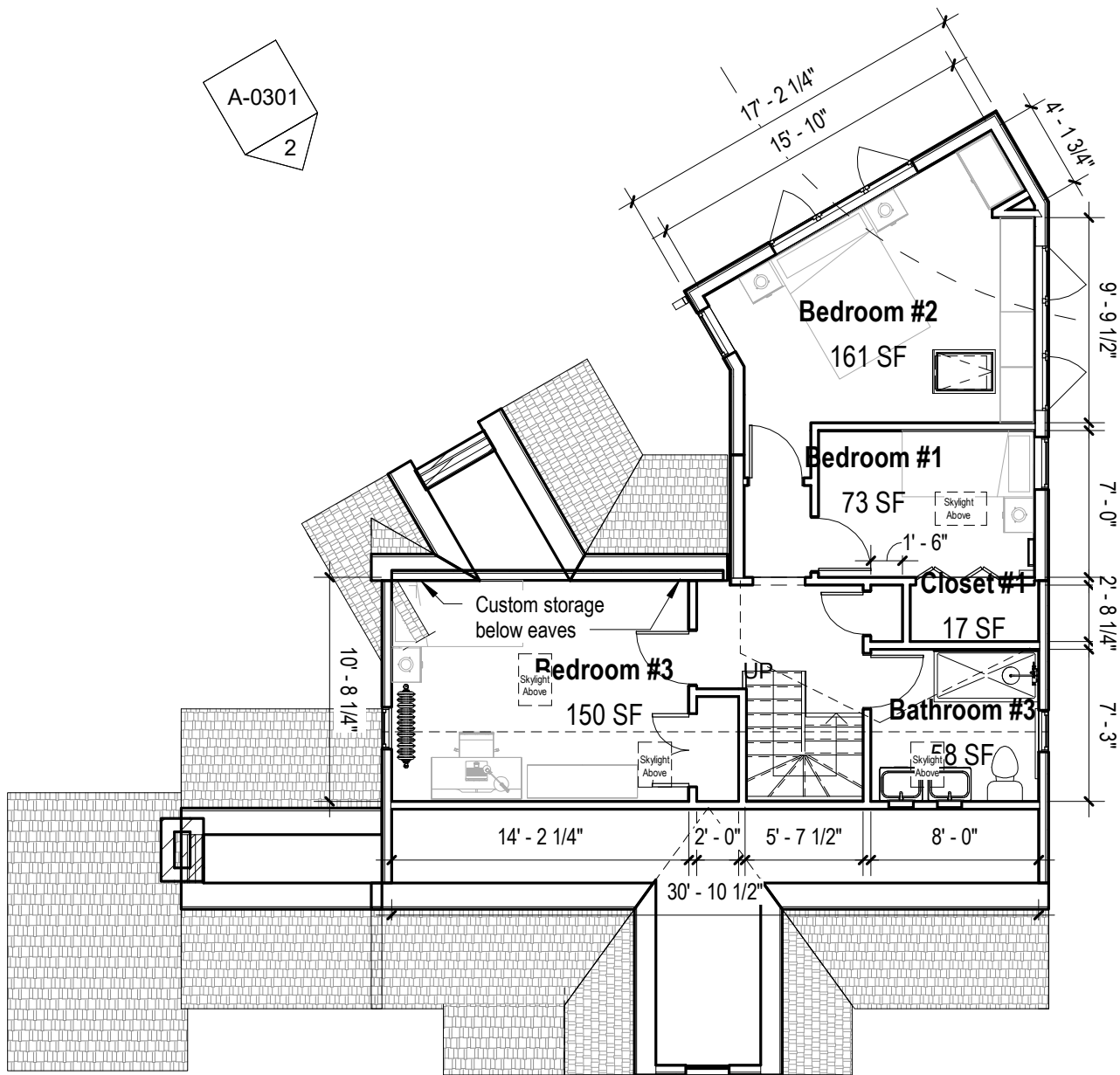
PROPOSED FLOOR PLANS

Scale	1/8" = 1'-0"
Project number	230915
Date	03/04/2025

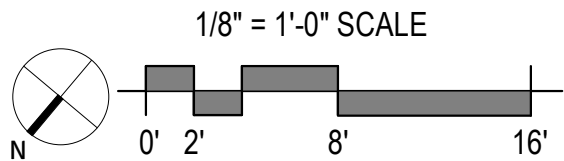
**A-0200**



2 Roof Plan  
1/8" = 1'-0"



1 Level 2 - Proposed  
1/8" = 1'-0"



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

PROPOSED FLOOR PLANS

Scale	1/8" = 1'-0"
Project number	230915
Date	03/04/2025

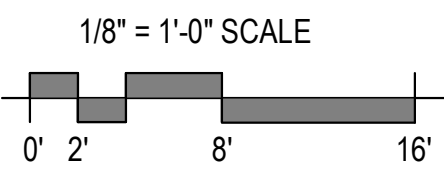
**A-0201**




1 East View - Proposed  
1/8" = 1'-0"



2 Northwest View - Proposed  
1/8" = 1'-0"





Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

**BANULESCU**  
6629 PINEY BRANCH RD NW  
WASHINGTON, DC 20012

**RESIDENTIAL RENOVATION & ADDITION**

PROPOSED ELEVATIONS		
Scale	1/8" = 1'-0"	<b>A-0203</b>
Project number	230915	
Date	03/04/2025	

3/4/2025 4:36:29 PM

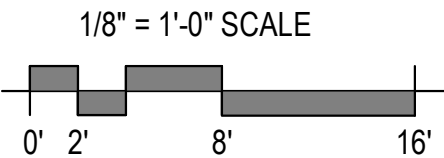


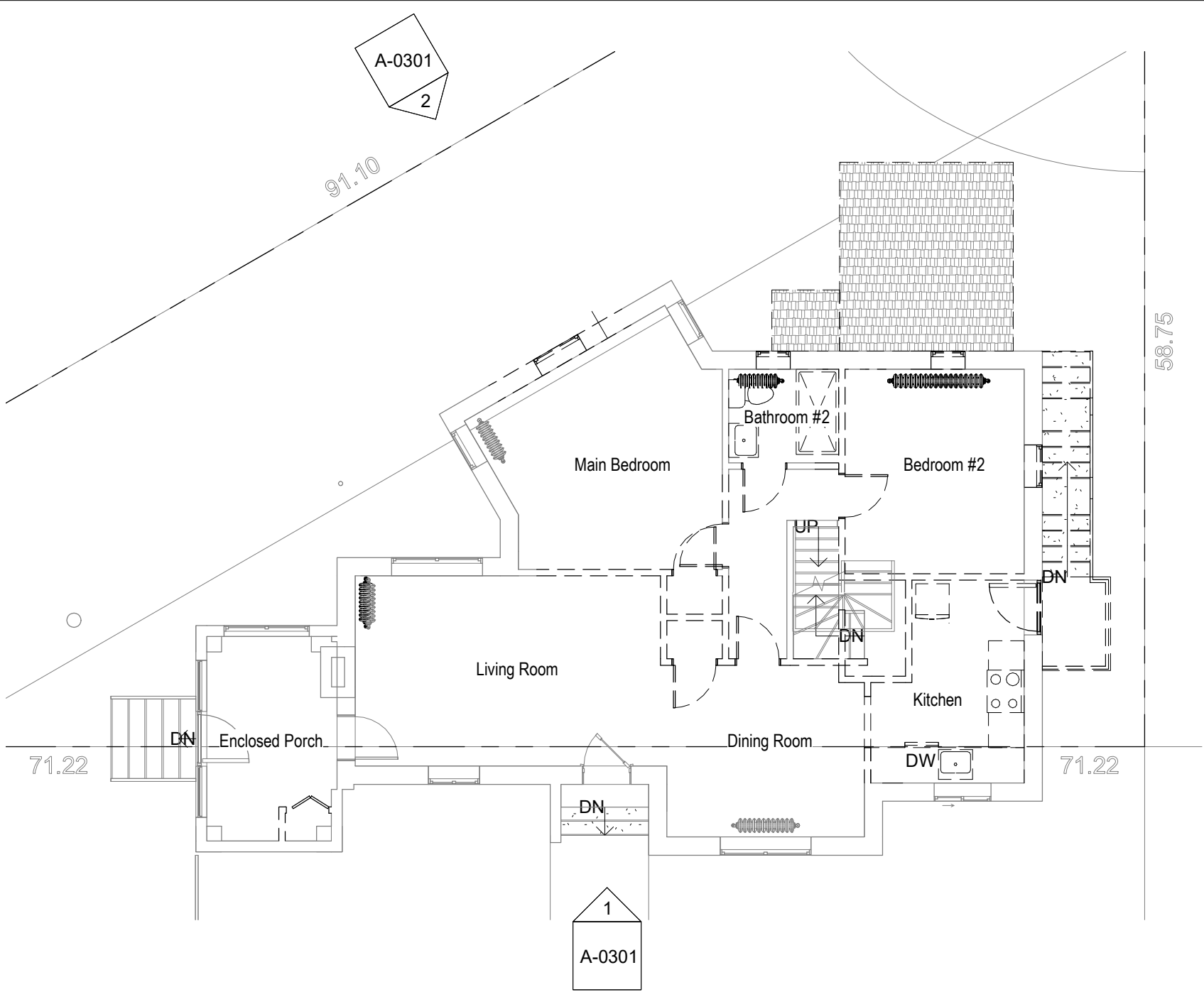


1 Southeast View - Proposed  
1/8" = 1'-0"

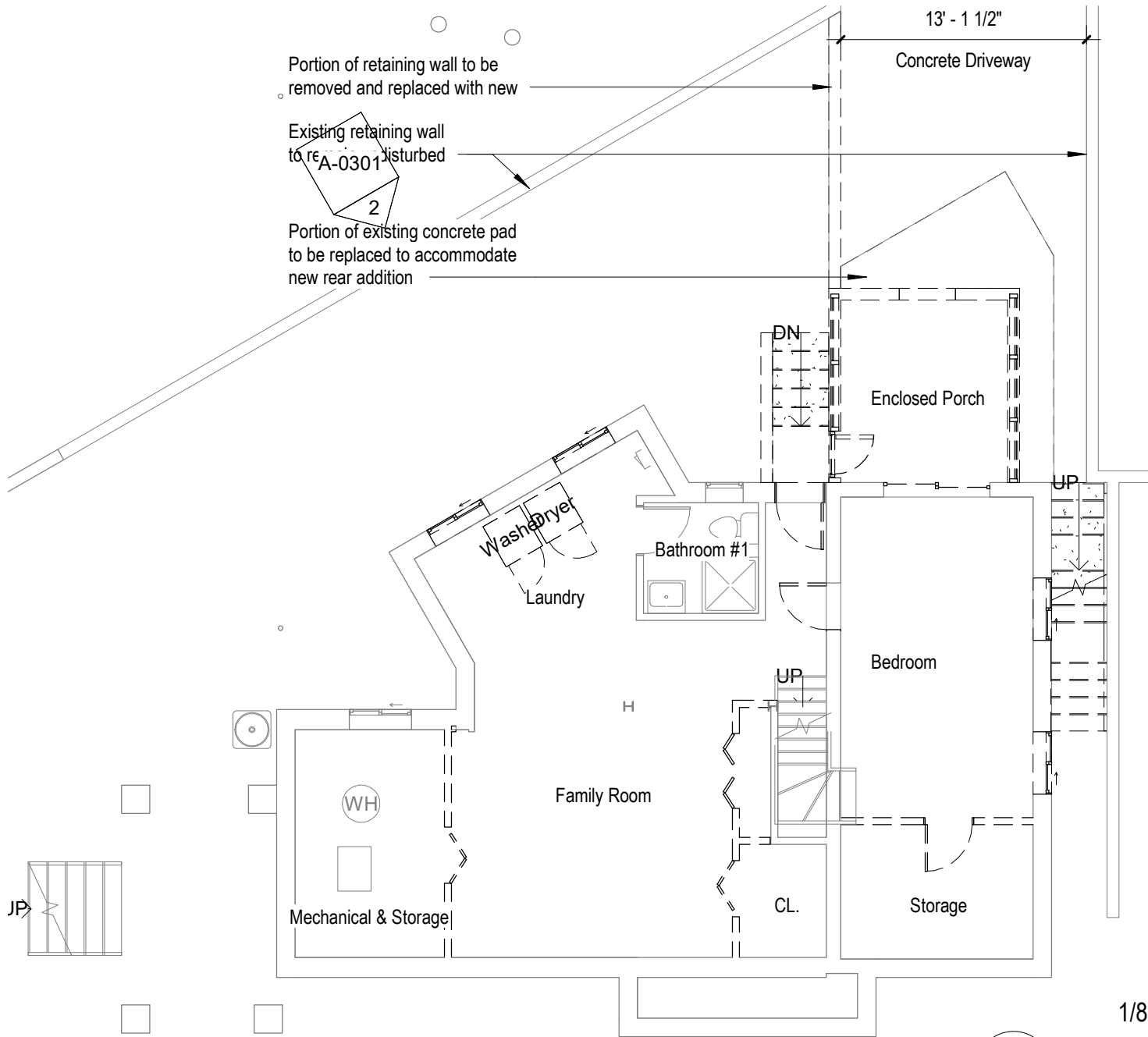


2 West View - Proposed  
1/8" = 1'-0"

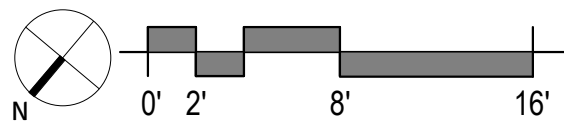




2 Level 1  
1/8" = 1'-0"



1 Level 0  
1/8" = 1'-0"



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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WASHINGTON, DC 20012

## RESIDENTIAL RENOVATION & ADDITION

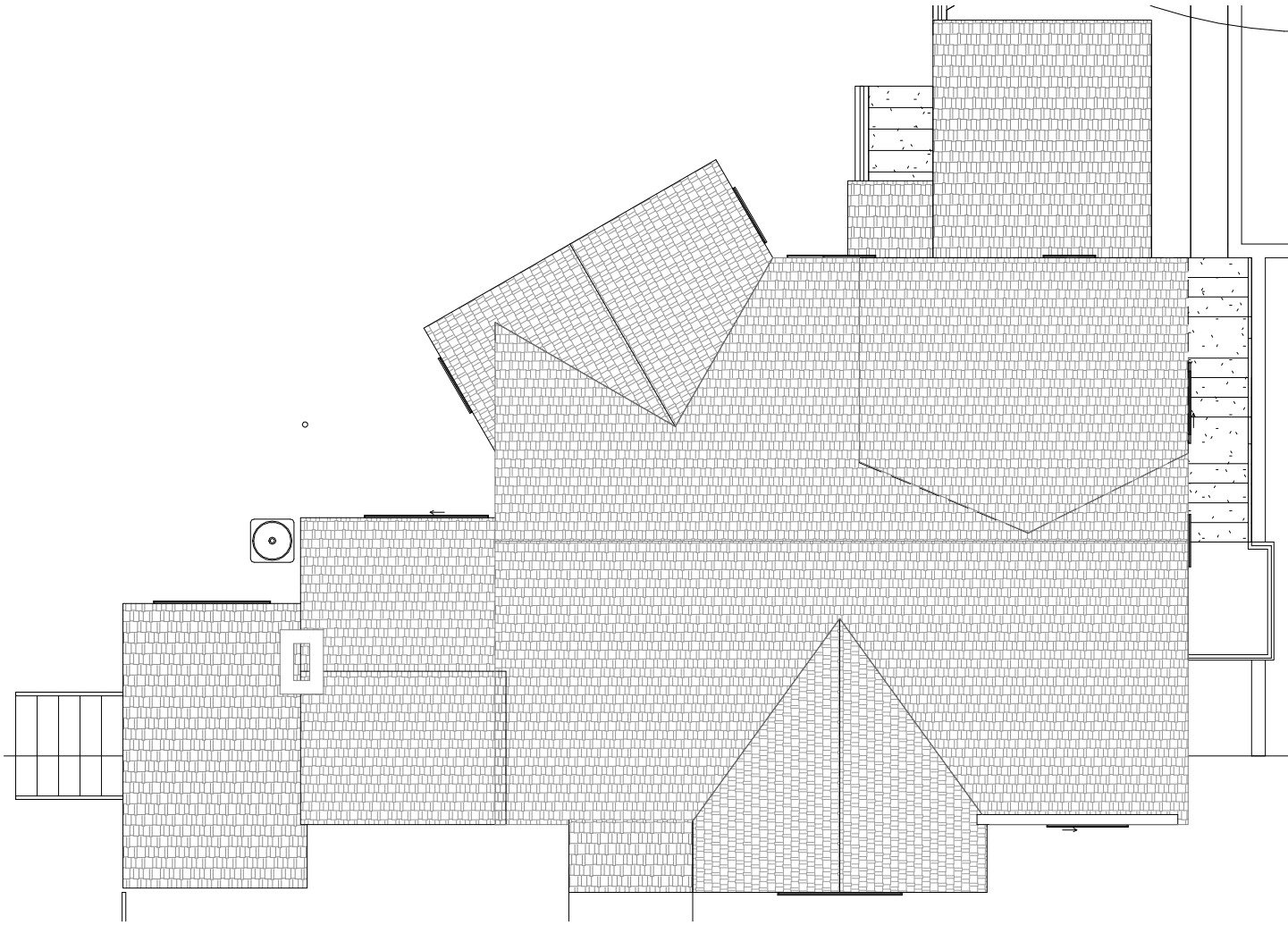
EXISTING FLOOR PLANS

Scale	1/8" = 1'-0"
Project number	230915
Date	03/04/2025

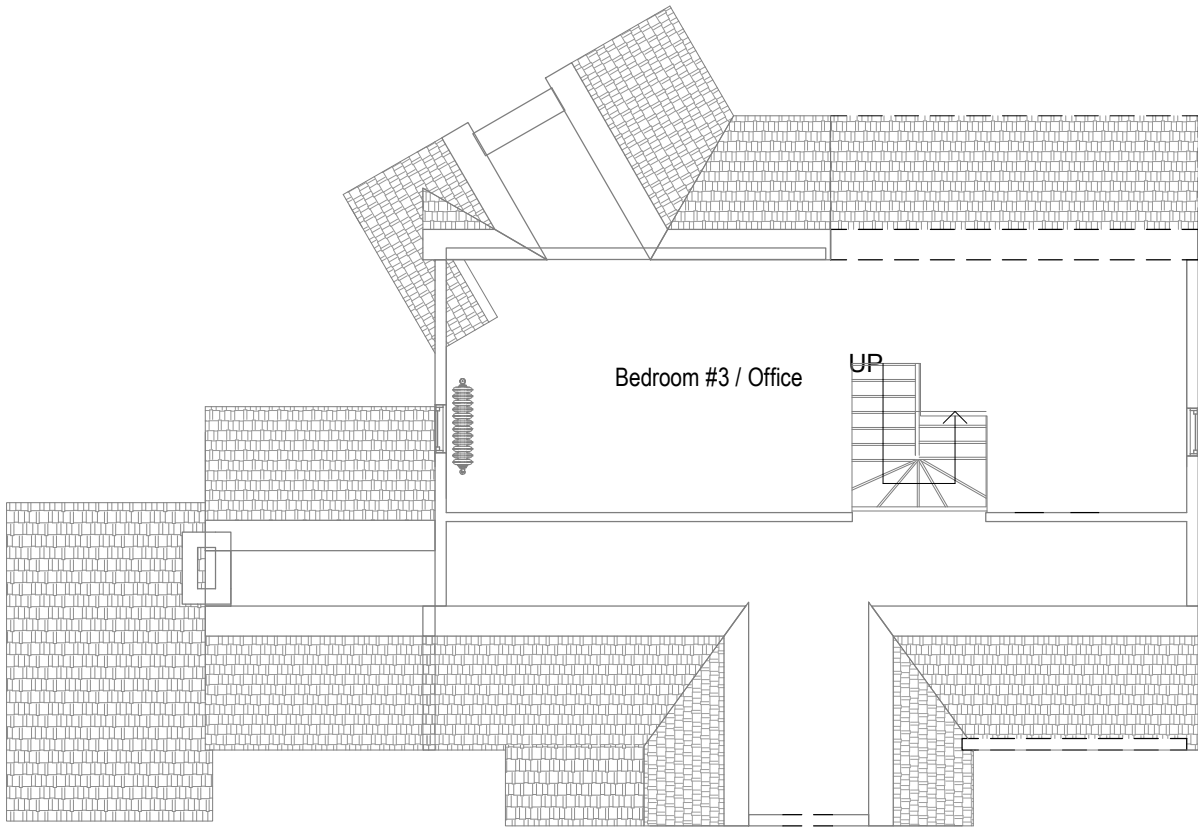
**A-0205**



A-0301  
2

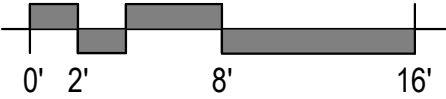
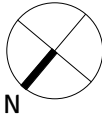


2 Existing Roof Plan  
A-0301  
1/8" = 1'-0"  
2



1 Level 2  
A-0301  
1/8" = 1'-0"  
1

1/8" = 1'-0" SCALE



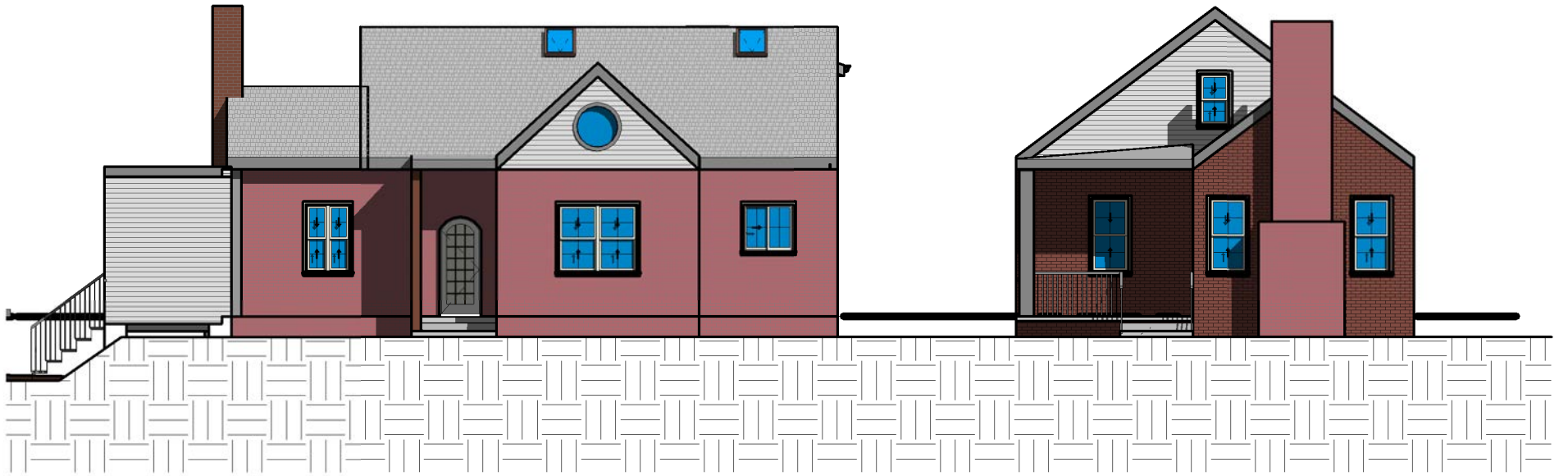
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

EXISTING FLOOR PLANS

Scale	1/8" = 1'-0"
Project number	230915
Date	03/04/2025

**A-0206**



1 Northeast (Front) View - Summer Solciste  
3/32" = 1'-0"

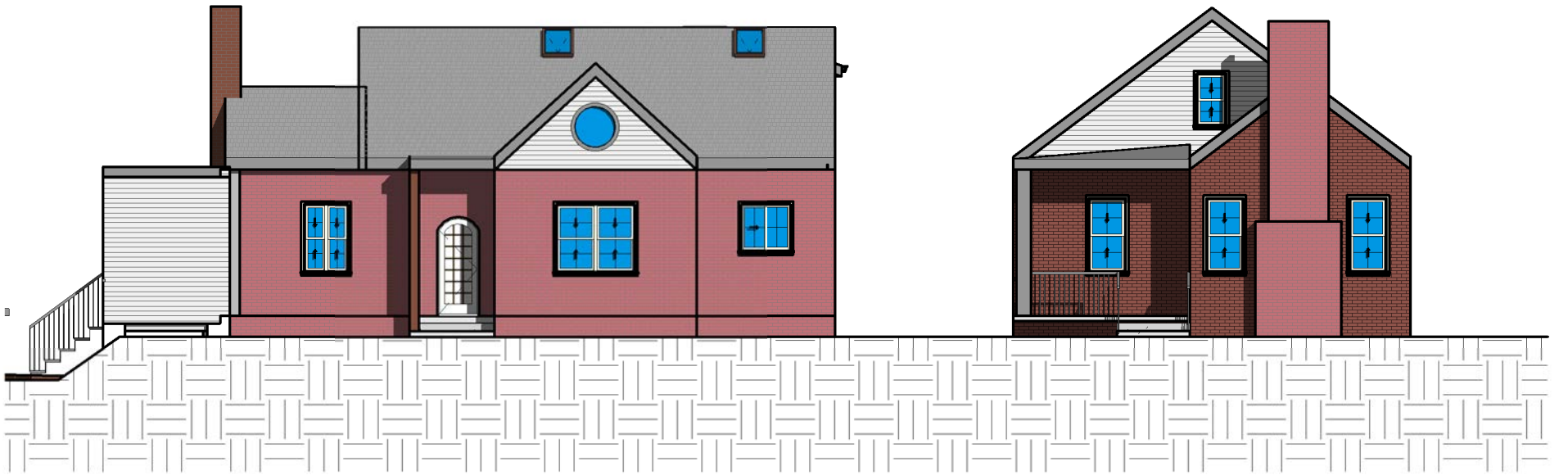


2 Southeast View - Proposed Summer  
Solciste  
3/32" = 1'-0"



3 Southwest View - Existing Summer Solciste  
3/32" = 1'-0"





① Northeast (Front) View - Winter Solciste  
3/32" = 1'-0"



② Southeast View - Proposed Winter Solciste  
3/32" = 1'-0"



③ Southwest View - Existing Winter Solciste  
3/32" = 1'-0"



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

WINTER SUN SHADE STUDY - ELEVATION

Scale	3/32" = 1'-0"
Project number	230915
Date	03/04/2025

**A-0301**





1 Summer Solciste - Proposed



2 Summer Solciste - Existing



**ARQ**  
ileana schinder

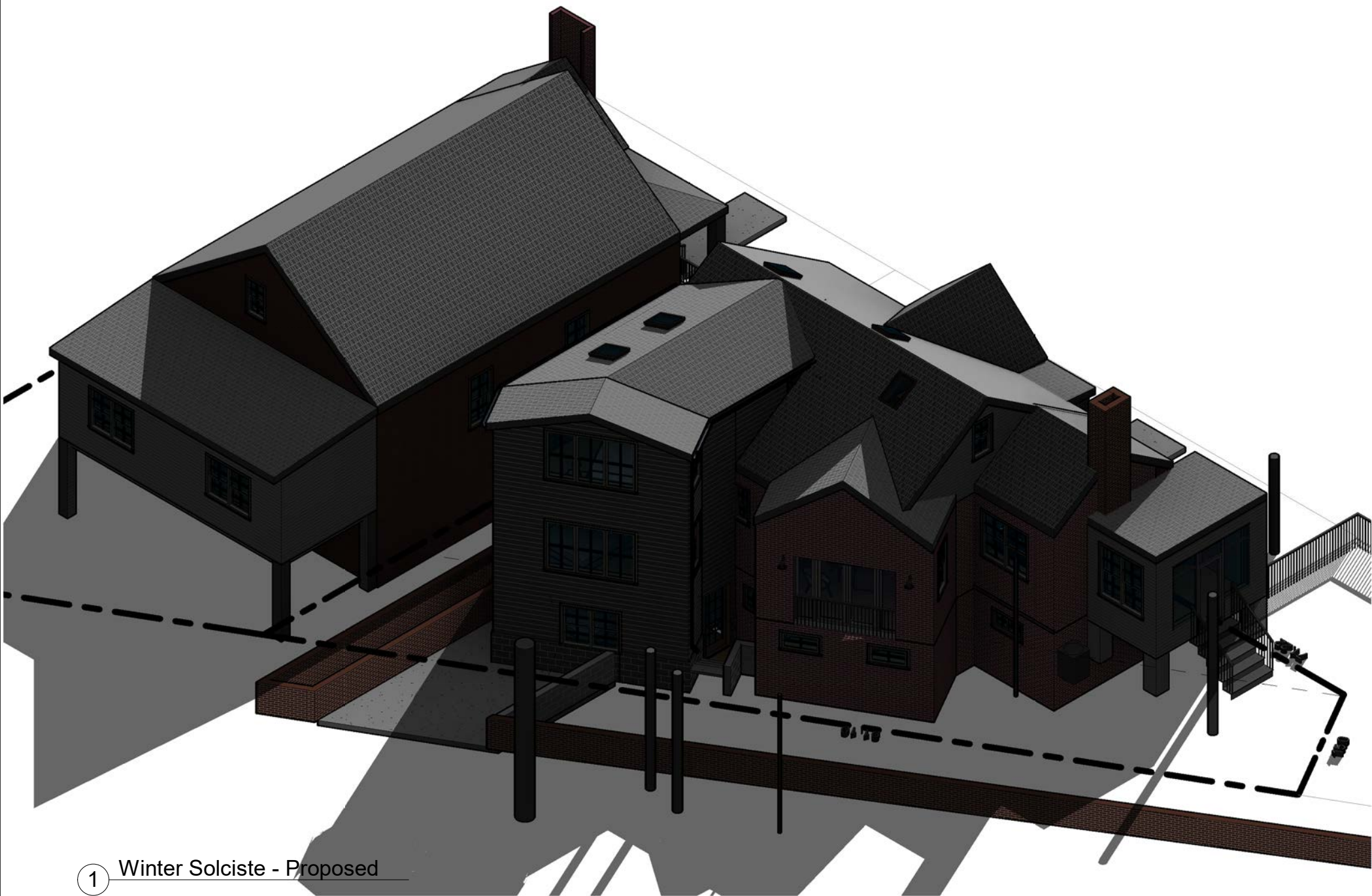
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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WASHINGTON, DC 20012

**RESIDENTIAL RENOVATION & ADDITION**

SUMMER SUN SHADE STUDY - PERSPECTIVE		
Scale		A-0302
Project number	230915	
Date	03/04/2025	





1 Winter Solciste - Proposed



2 Winter Solciste - Existing



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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WASHINGTON, DC 20012  
**RESIDENTIAL RENOVATION & ADDITION**

WINTER SUN SHADE STUDY - PERSPECTIVE

Scale	
Project number	230915
Date	03/04/2025

A-0303