

BZA Application No. 21200

**2915-2917 Dumbarton Street, NW
2915 Dumbarton St NW, LLC
December 4, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21200
EXHIBIT NO.29

Requested Relief & Agency/Community Support

- The Property is located in the R-3/GT zone and currently consists of two single-family dwellings.
- The previous owner, Ms. Marilyn Melkonian, had intended to consolidate the two existing buildings into a single-family residence. The initial step in this process was the creation of a new record lot, which combined the tax lots in July 2023. Unfortunately, Ms. Melkonian passed away in February 2024 before the work could commence.
- The Applicant is proposing to subdivide the lot back into its historical condition – two nonconforming (in terms of lot dimension) lots.
- Accordingly, the Applicant seeks variance relief from the minimum lot dimension requirements of Section D-202.1 of the Zoning Regulations.
- The Office of Planning recommends approval.
- ANC 2E voted unanimously in support.

History of the Property & The Proposed Project

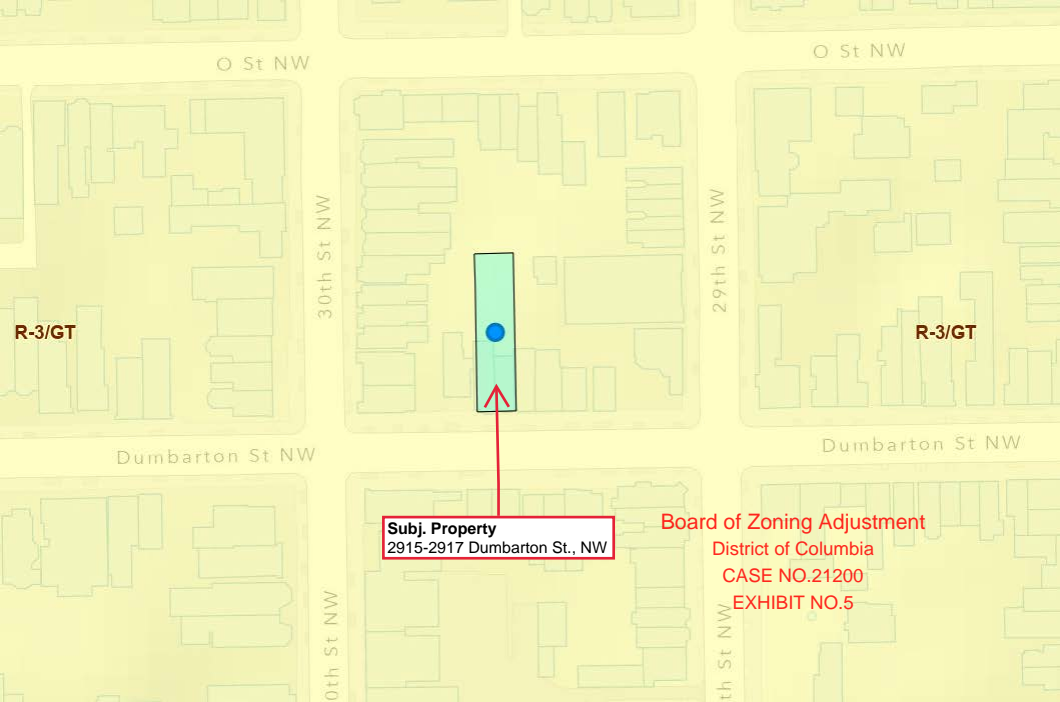
- The creation of the new record lot in 2023 resulted in a nonconforming condition, as it left two separate buildings on a single record lot. Technically, such a subdivision should not have been allowed, as it created this noncompliant zoning condition.
- Typically, the Zoning Administrator would not approve a plat that creates a nonconforming condition, but in this instance, the subdivision and the intended combination of the buildings could not occur simultaneously. Consequently, the approval of the subdivision by the OZA was contingent upon the subsequent unification of the two buildings into one structure, thereby rectifying the nonconformity. However, due to Ms. Melkonian's passing, this contingency was not fulfilled, leaving the existing nonconforming condition.
- The Applicant now seeks to maintain the two separate dwellings in their historical use and configuration. The problem with subdividing Lot 139 back to its historical condition is that the previously existing lots were nonconforming in terms of lot dimensions, and therefore, variance relief is required to restore the lots to that historical condition. The historical lot dimensions for each of the two proposed lots are 15 feet in width and 1,800 square feet in area.

The Application Satisfies the Requirements for Area Variance Relief

Criteria	Project
Extraordinary or Exceptional Condition affecting the Subject Property	The Property is unique due to its history regarding the subdivision that took place in 2023 and the subsequent passing of the property owner before she could satisfy a condition subsequent to the approved record lot subdivision recorded in 2023.
Practical Difficulty if the Zoning Regulations were Strictly Enforced.	Given the current configuration of the Property as two separate single-family dwellings, enforcing strict compliance with the zoning regulations would result in significant practical difficulties, including (i) forcing the property owner to combine the two homes into one; (ii) causing the disruptive and expensive reconfiguration of the interior, including relocating rooms and eliminating a kitchen. One can see how such a renovation would cost hundreds of thousands of dollars. This would also eliminate one of the two dwelling units, resulting in an excessively large home that is out of character with the surrounding homes. Ms. Melkonian's choice to undertake such a consolidation was a personal preference. It would not be fair to her estate or a subsequent purchaser to force them to follow Ms. Melkonian's personal preference, and lose a housing unit in the process.

The Application Satisfies the Requirements for Area Variance Relief

Criteria	Project
Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan.	<p>The rationale for this request is that the unmet contingency created a noncompliant condition, and approving the new subdivision would rectify this issue by returning the Property to its original, legally nonconforming state. In short, the previously existing nonconforming condition is more conforming than the present condition, and forcing an owner to combine two separate homes would be unprecedented regulatory action to correct a non-compliance that should have never been approved in the first place.</p> <p>The restoration of the historic lot dimensions, while technically non-compliant by current standards, resolves the more recent non-compliance of having two buildings on a single record lot. The existing minimum lot dimension nonconformity is a legitimate, historically recognized condition, and is consistent with the original construction of the homes in 1881.</p> <p>Title 11, Subtitle A-303.1 of the DC Zoning Regulations underscores the principle that nonconforming structures when modified, should ideally be brought into greater conformity with current zoning standards or, at the very least, should not exacerbate the nonconformance. This provision supports the merit of approving the subdivision, as it would restore the original, historically nonconforming condition, thereby preventing further nonconformity and aligning with the intent of the regulation.</p> <p>Granting relief improves the compliance situation with the Property, as approval just keeps the Property status quo and restores the long-existing legally nonconforming lot dimension condition while immediately eliminating the current violation of Section A-301.3 of the Zoning Regulations – having two buildings on a single record lot. Finally, the overall situation is so unique as to preclude the possibility of an approval granting any detriment to the integrity of the Regulations; i.e. there is no chance of an unfavorable precedent being set by an approval.</p>



O St NW

O St NW

30th St NW

29th St NW

R-3/GT

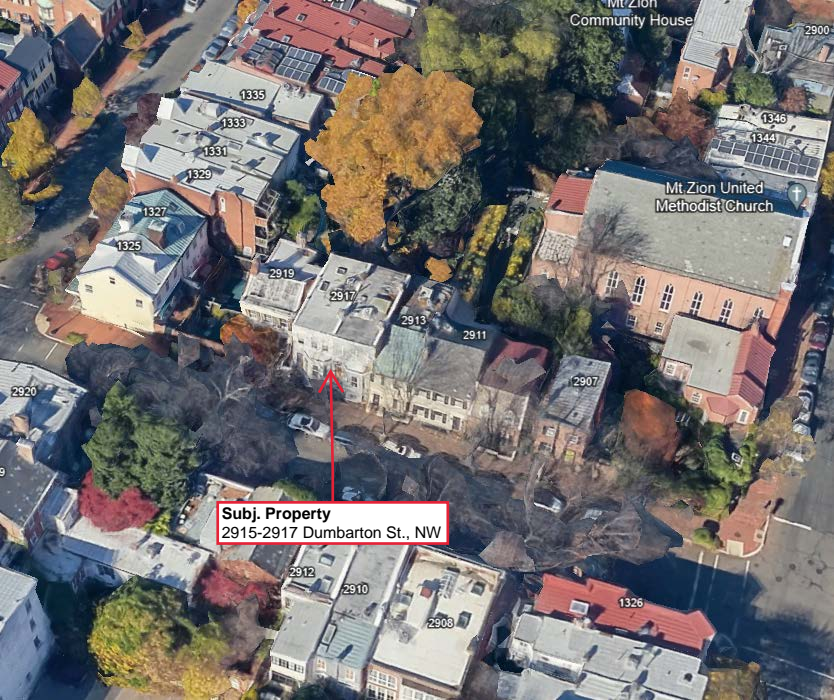
R-3/GT

Dumbarton St NW

Dumbarton St NW

Subj. Property
2915-2917 Dumbarton St., NW

Board of Zoning Adjustment
District of Columbia
CASE NO.21200
EXHIBIT NO.5



Mt. Zion
Community House

2900

1346

1344

Mt. Zion United
Methodist Church

1335

1333

1331

1329

1327

1325

2919

2917

2913

2911

2907

2920

Subj. Property
2915-2917 Dumbarton St., NW

2912

2910

2908

1326

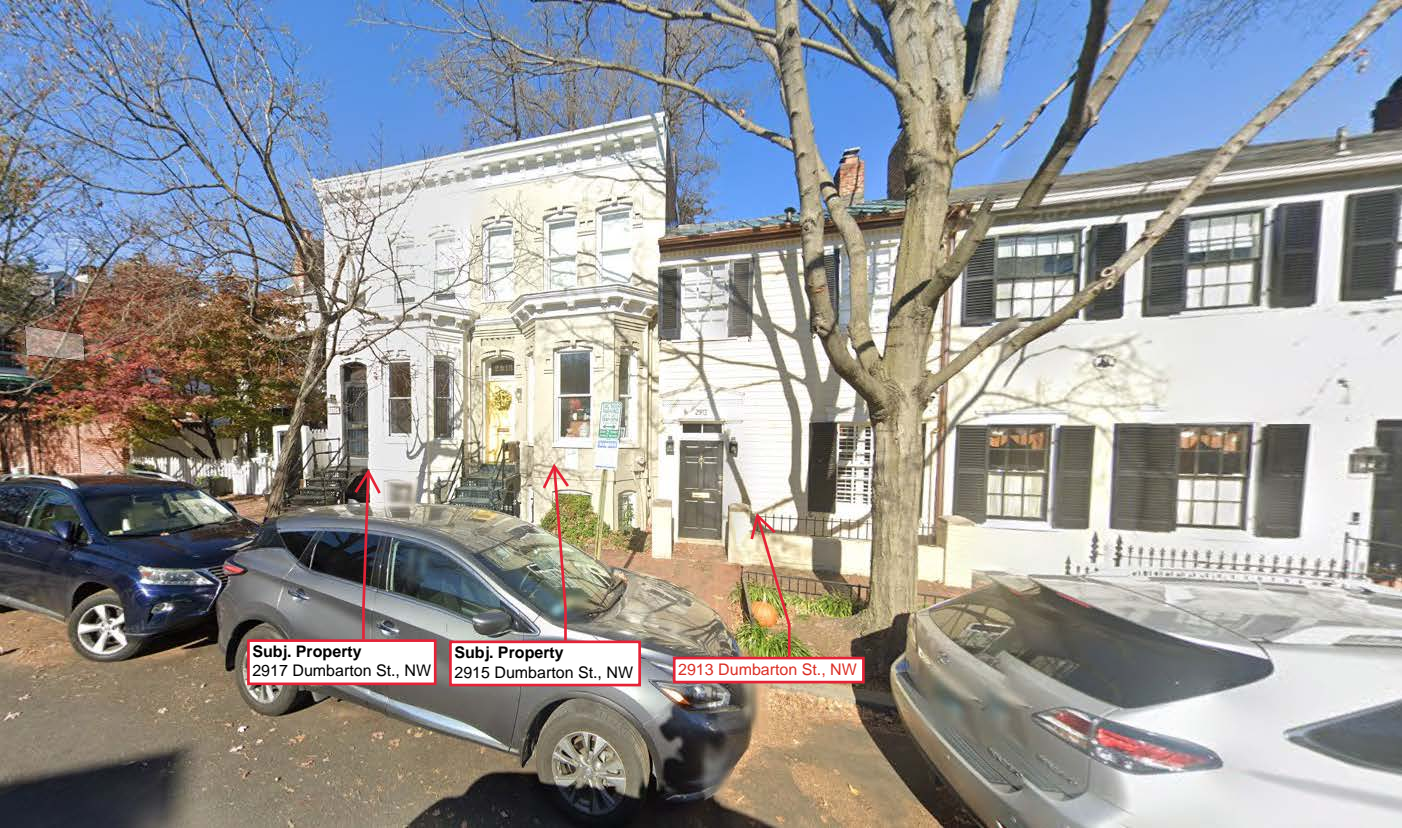


2919 Dumbarton St., NW

Subj. Property
2917 Dumbarton St.,

Subj. Property
2915 Dumbarton St., NW

2913 Dumbarton St., NW



Subj. Property
2917 Dumbarton St., NW

Subj. Property
2915 Dumbarton St., NW

2913 Dumbarton St., NW

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 30, 2024

Plat for Building Permit of :

SQUARE 1241 LOT 139

Scale: 1 inch = 20 feet

Recorded in Book 221 Page 139

Receipt No. 24-04593

Drawn by: A.S.

Furnished to: COBA PROPERTIES

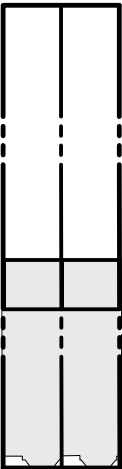
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Myers

For Surveyor, D.C.

LOT OCCUPANCY EXHIBIT

SCALE: 1"=50'



#2915 DUMBARTON STREET, NW

TOTAL SITE AREA = 1,800 SF

LOT OCCUPANCY AREA = 794 SF

(OCCUPANCY SHOWN)

OCCUPANCY % = 44.1%

< 60% REQUIRED FOR R-3/GT ZONE PER 11D DCMR 210.1

#2917 DUMBARTON STREET, NW

TOTAL SITE AREA = 1,800 SF

LOT OCCUPANCY AREA = 794 SF

(OCCUPANCY SHOWN)

OCCUPANCY % = 44.1%

< 60% REQUIRED FOR R-3/GT ZONE PER 11D DCMR 210.1

0 10 30 60 100



SCALE: 1:20

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

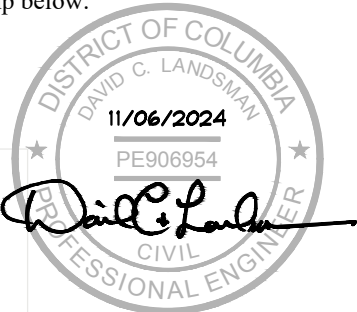
Signature:

Date: November 6, 2024

Printed Name: David C. Landsman

Relationship to Lot Owner: Agent/Engineer

If a registered design professional, provide license number PE906954 and include stamp below.



Notes:

- All proposed demolition or raze of existing buildings is omitted for clarity, refer to Sheet CIV100 and CIV101 for additional details.
- Existing chimneys and/or vents on adjacent properties within 10 feet of the subject property are not shown. Not applicable to project scope or reviews, and/or these locations are inaccessible.
- Existing conditions shown hereon are based upon a Location Survey prepared by Duley & Associates, Inc., dated August, 2024.

SQUARE 1241

LEGEND:

2F = SECOND FLOOR

EX. = EXISTING

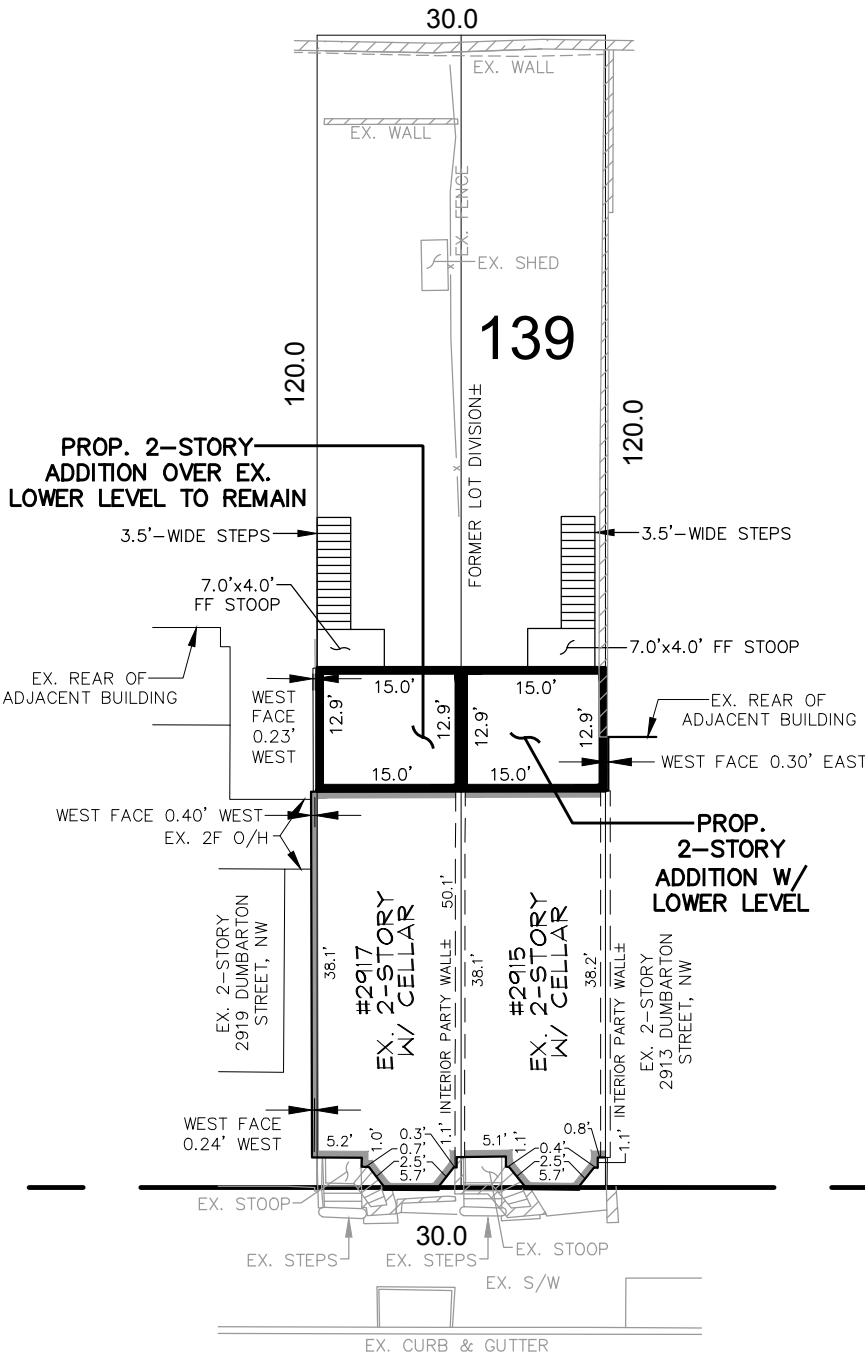
FF = FIRST FLOOR

O/H = OVERHEAD

S/W = SIDEWALK

W/ = WITH

//// = RETAINING WALL

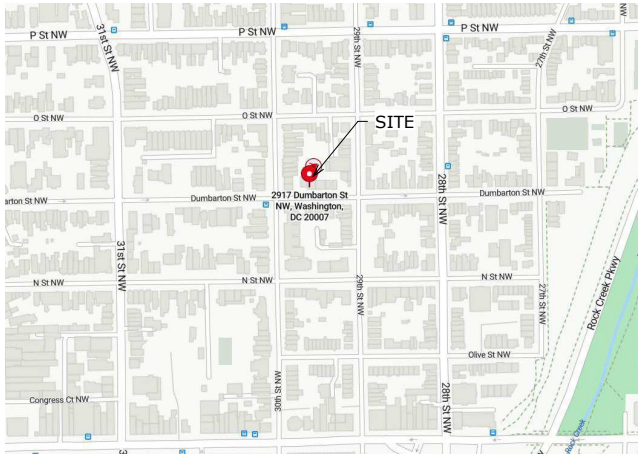


DUMBARTON STREET, N.W.

Board of Zoning Adjustment
District of Columbia
CASE NO.21200
EXHIBIT NO.25C



LOCATION MAP



SCOPE OF WORK

TWO INDIVIDUAL DWELLINGS:

- RENOVATE EXISTING TWO ROWHOMES AS INDIVIDUAL UNITS
- ADDITION AT REAR FACADE. TWO STORY OVER EXISTING FOOTPRINT AT 2917. TWO-STORY ADDITION W/BASEMENT AT 2915
- RESTORATION OF FRONT FACADE WINDOWS AND EXTERIOR DOORS
- RESTORE/REPAIR FRONT STOOP, BASEMENT STEPS AS NEEDED
- NEW CEDAR/WOOD FENCE

ONE DWELLING UNIT:

- RENOVATE EXISTING TWO ROWHOMES AS ONE DWELLING UNIT
- ADDITION AT REAR FACADE. TWO STORY OVER EXISTING FOOTPRINT AT 2917. TWO-STORY ADDITION W/BASEMENT AT 2915
- RESTORATION OF FRONT FACADE WINDOWS AND EXTERIOR DOORS
- RESTORE/REPAIR FRONT STOOP, BASEMENT STEPS AS NEEDED
- NEW CEDAR/WOOD FENCE

NOTE: 2915 & 2917 WERE PREVIOUSLY CONVERTED INTO A SINGLE LOT, BUT NO CONSTRUCTION WORK HAD TAKEN PLACE.

DRAWING LIST

SHEET TITLE	SHEET NUM.
Cover Sheet	A1.0
Existing Floor Plans	A1.1
Existing Elevations	A1.2
Existing Elevations	A1.3

Two Individual Dwellings - Proposed Plans	A2.1
Two Individual Dwellings - Proposed Elevations	A2.2
Two Individual Dwellings - Proposed Elevations	A2.3
Two Individual Dwellings - Site Plans	A2.4

One Dwelling Unit - Proposed Plans	A3.1
One Dwelling Unit - Proposed Elevations	A3.2
One Dwelling Unit - Proposed Elevations	A3.3
One Dwelling Unit - Site Plans	A3.4

Existing Photos - Front	P.1
Existing Photos - Rear	P.2

Existing Conditions Site Plan	CIV100
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CONTACT INFORMATION

OWNER:

2915 DUMBARTON ST NW LLC
1716 14TH ST NW STE 300
WASHINGTON DC, 20009-7831

ARCHITECT:

MCD STUDIO, LLC
4948 ST. ELMO AVENUE, SUITE 304
BETHESDA, MD 20814
CONTACT: MATT MCDONALD
PHONE: 301-215-7277

mcdstudio

4948 St. Elmo Ave, Suite 304
Bethesda, MD 20814
P: (301) 215-7277
www.mcdstudio.com

Rowhome
Renovation / Addition

2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number: 24-048

Client Name:
Owner

Project Status:
☐ As Built Conditions
☐ Preliminary Design
☐ Design Development
☐ Permit Submission
☐ Construction Documents
☐ Construction Administration
☒ Historic Concept Review

Drawing Issue Date: 10/17/2024

Revision Schedule		
No.	Description	Date

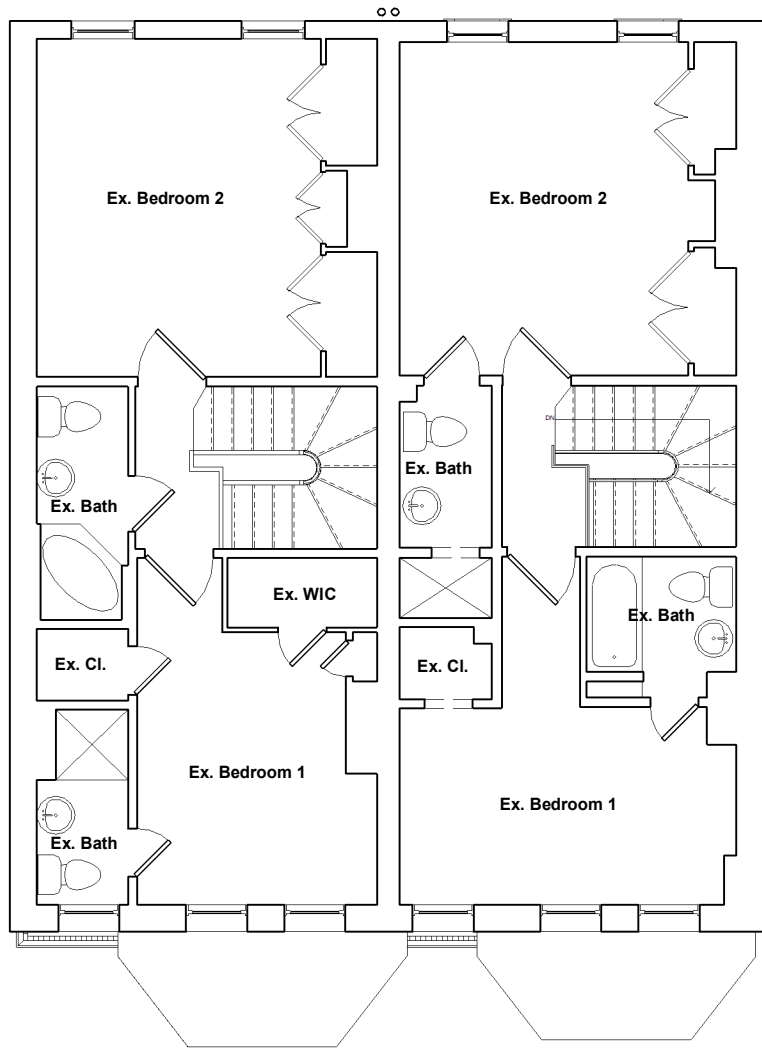
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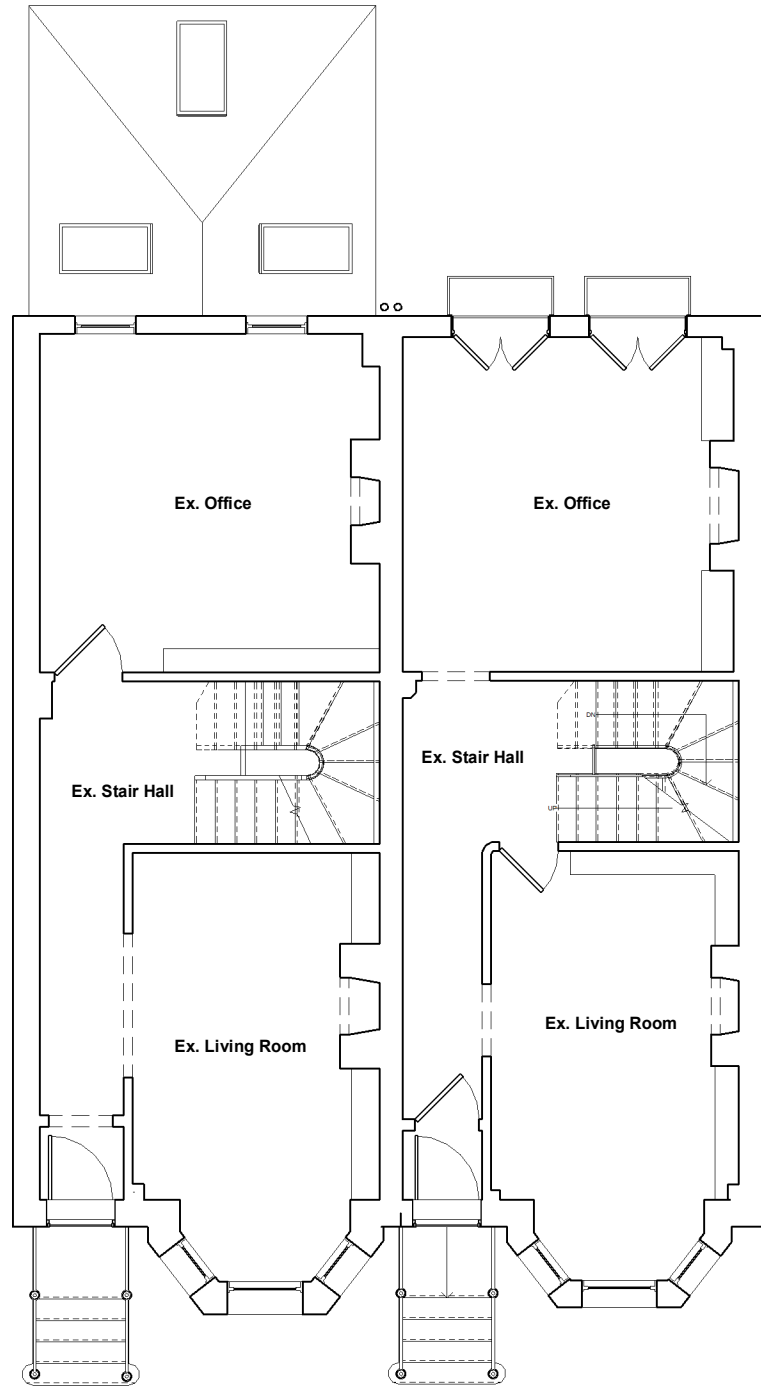
Cover Sheet

Board of Zoning Adjustment
District of Columbia
CASE NO. 24000
EXHIBIT NO. 25B

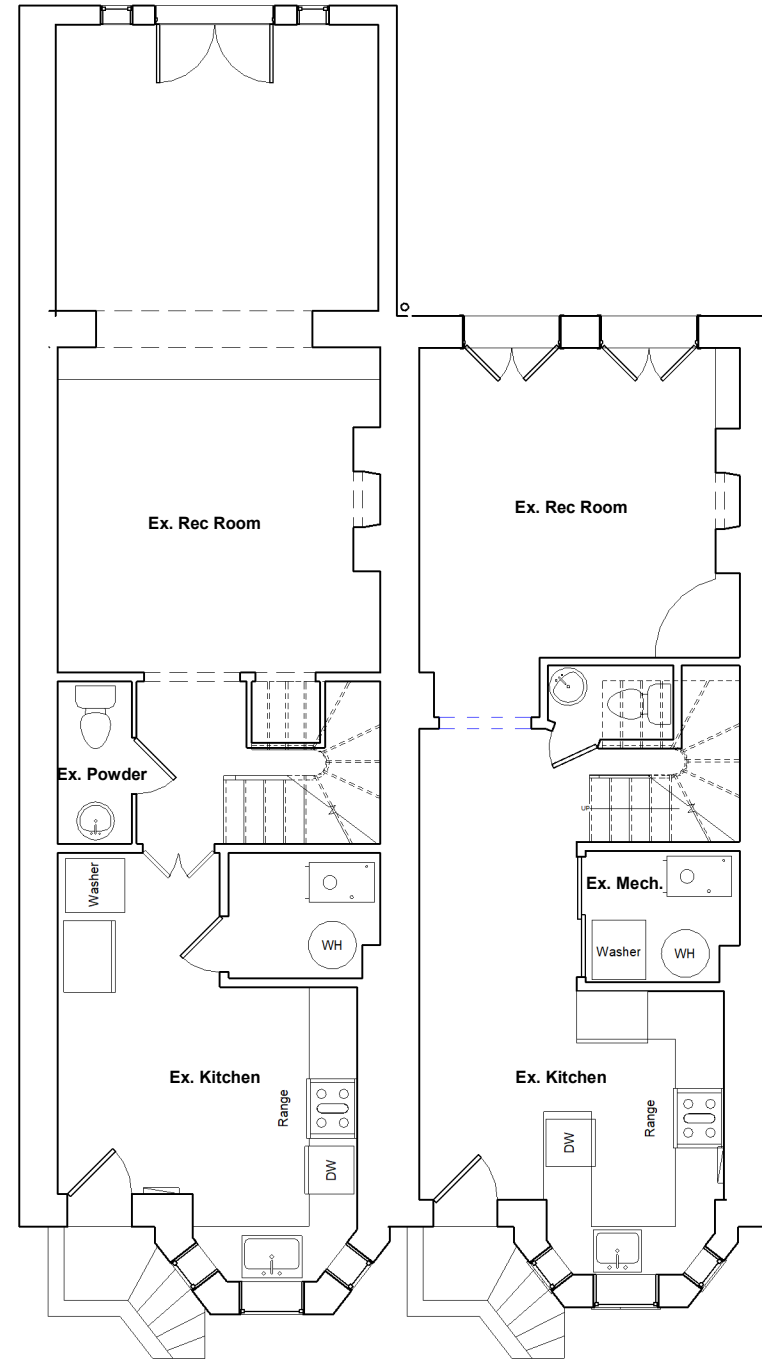
A1.0



③ Existing Second Floor Plan
1/8" = 1'-0"



② Existing First Floor Plan
1/8" = 1'-0"



① Existing Basement Plan
1/8" = 1'-0"

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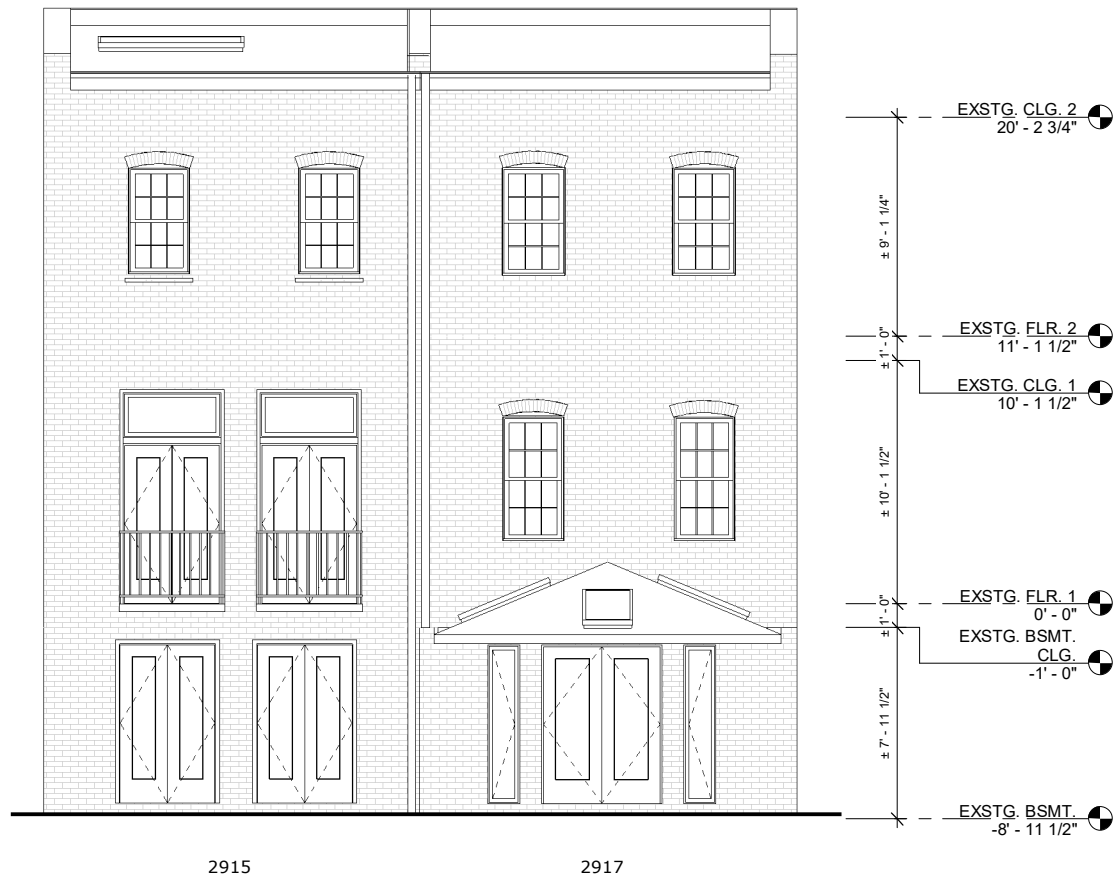
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No.	Description	Date

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Sheet Name:

Existing Floor Plans

Sheet
Number:

A1.1



② Existing Rear Elevation
1/8" = 1'=0"



① Existing Front Elevation
1/8" = 1'=0"

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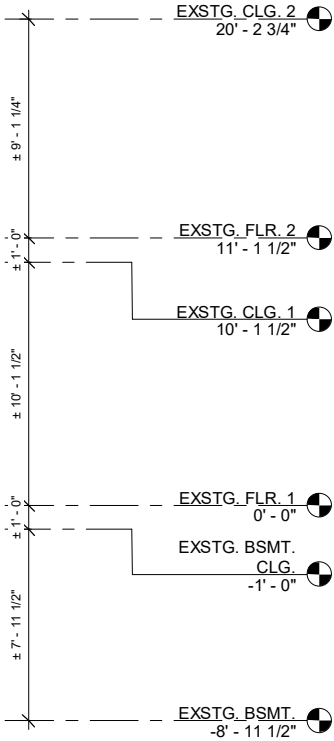
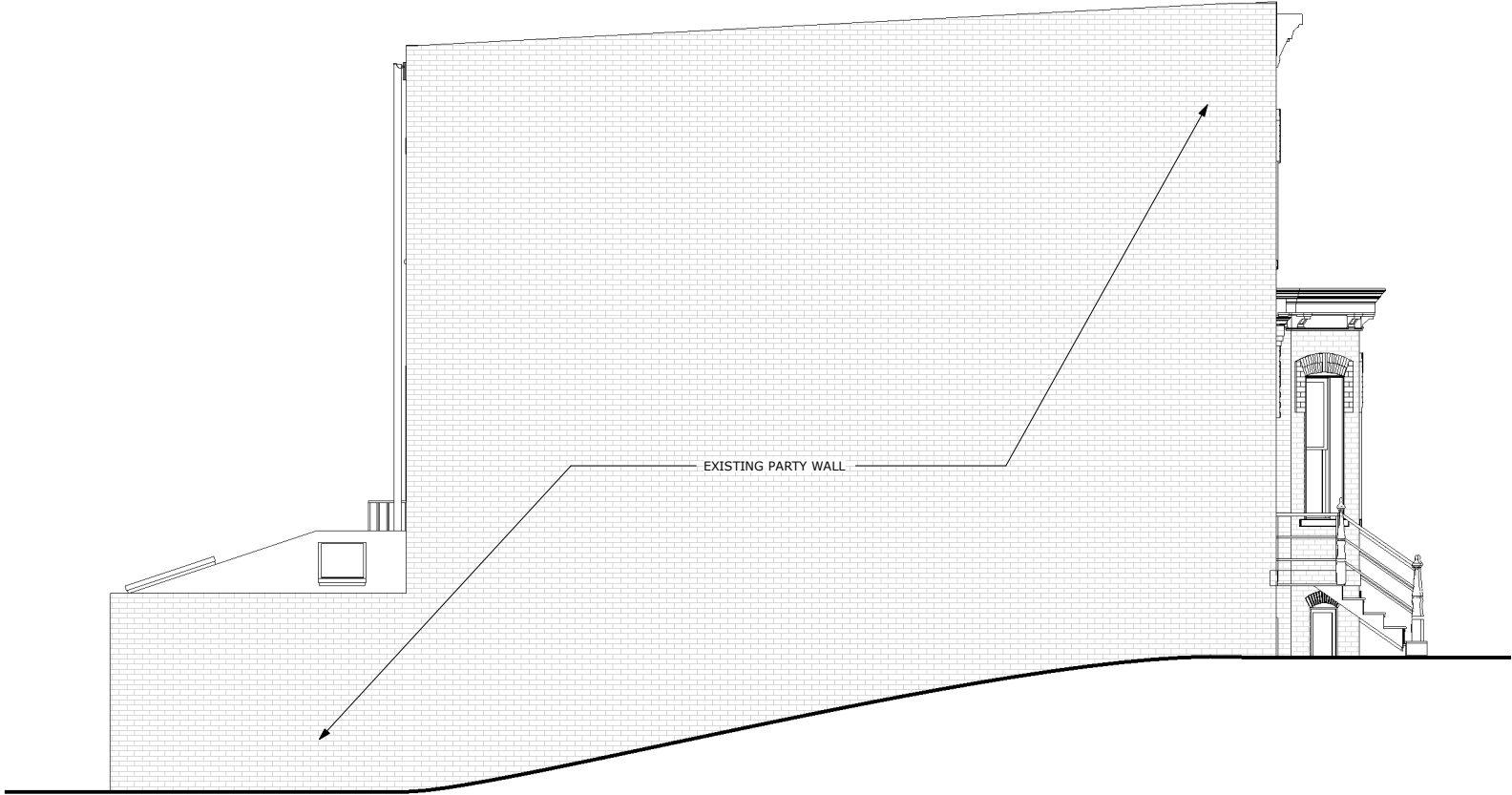
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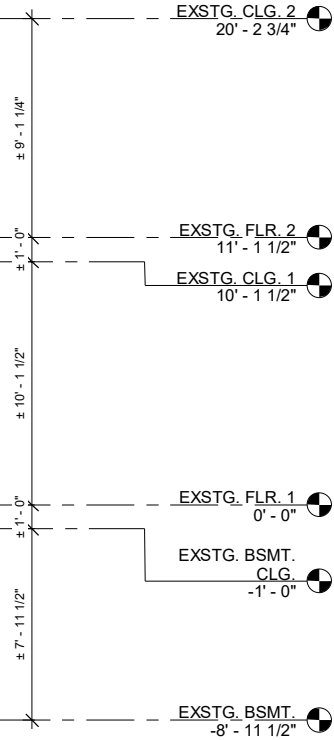
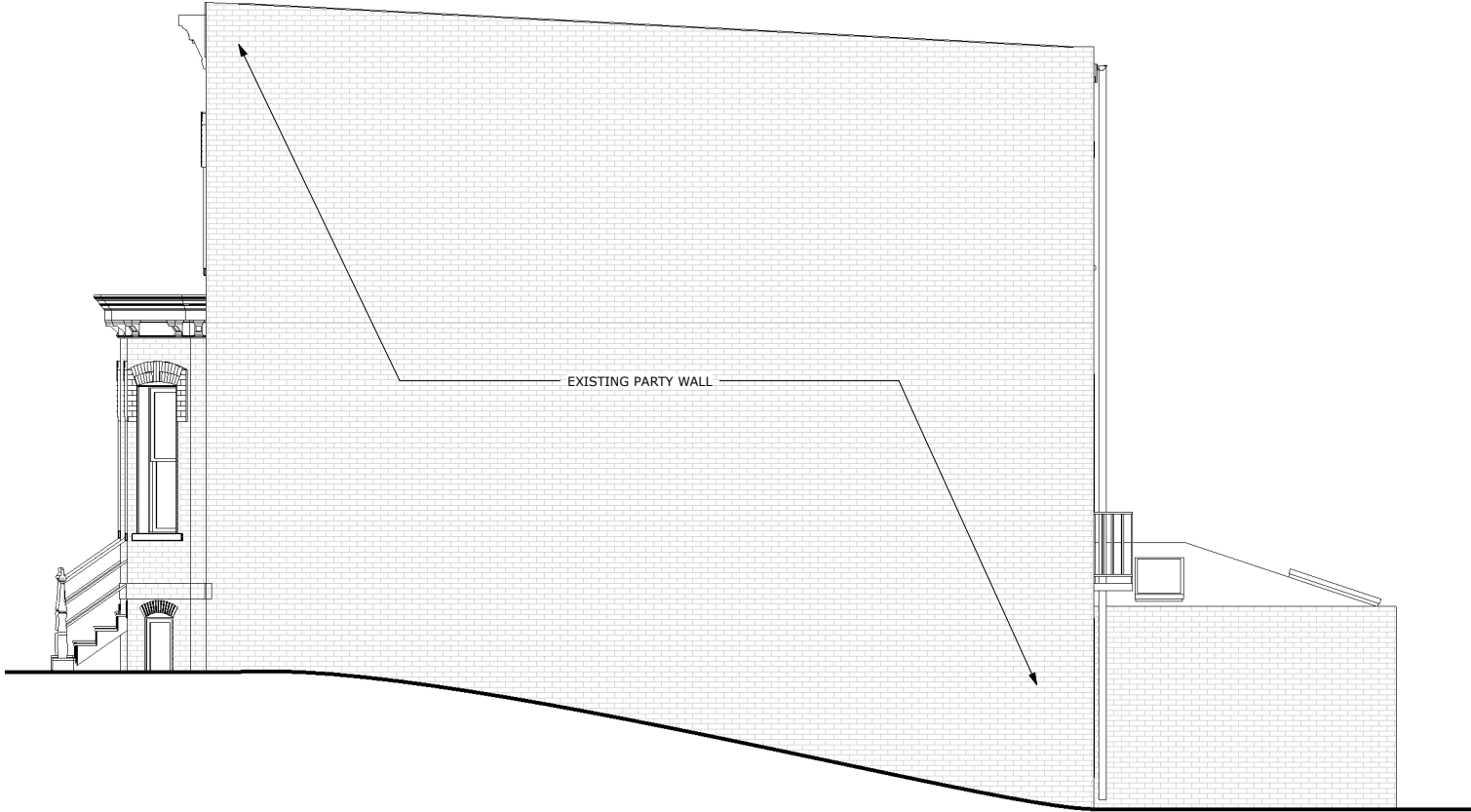
Existing Elevations

Sheet
Number:

A1.2



② Existing Left Elevation
1/8" = 1'-0"



① Existing Right Elevation
1/8" = 1'-0"

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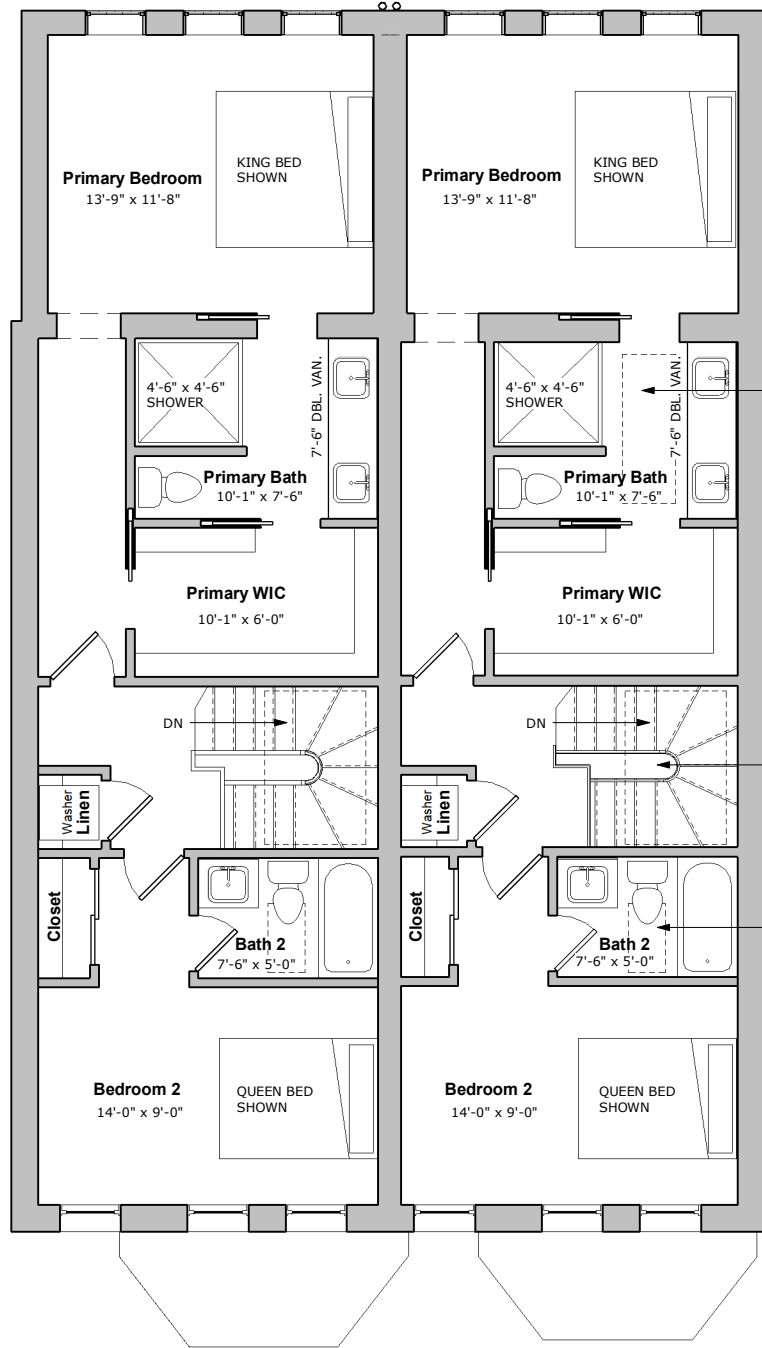
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No.	Description	Date

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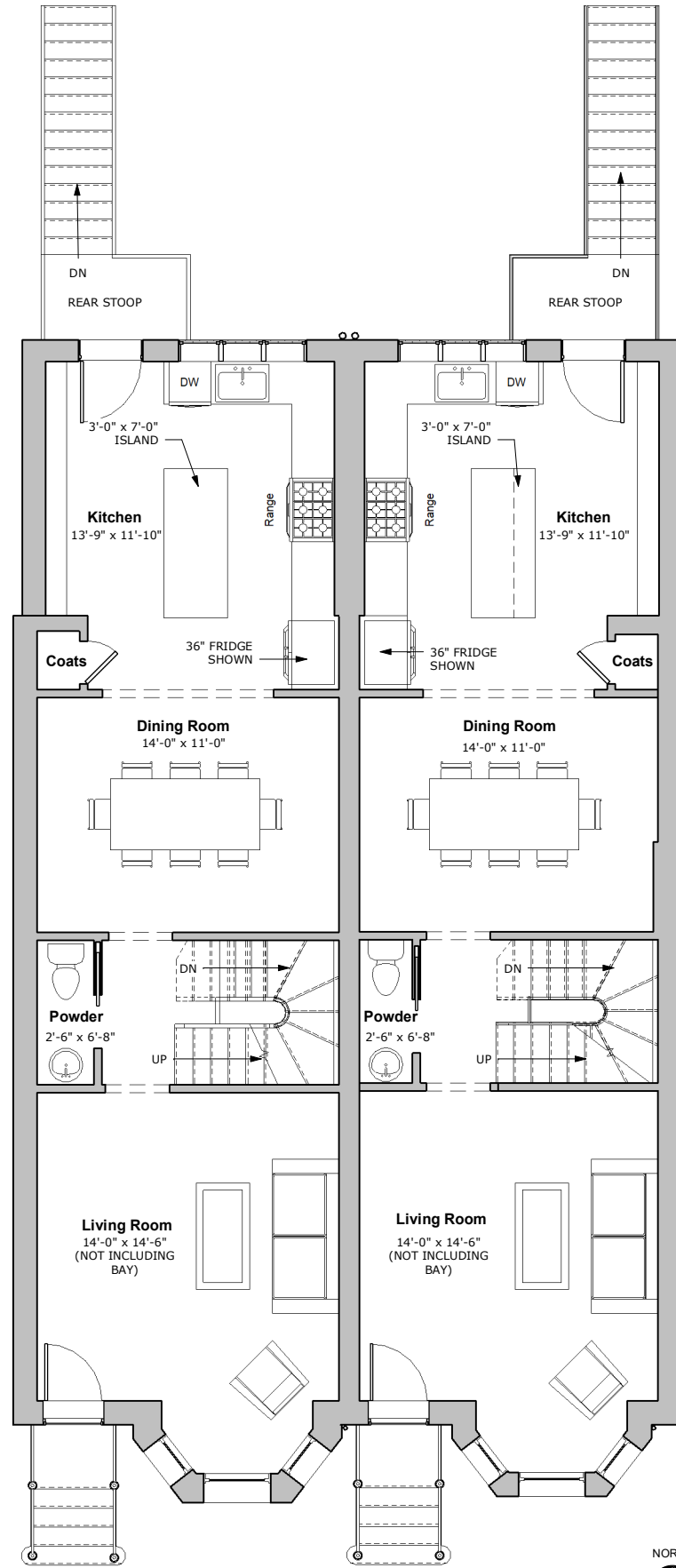
Existing Elevations

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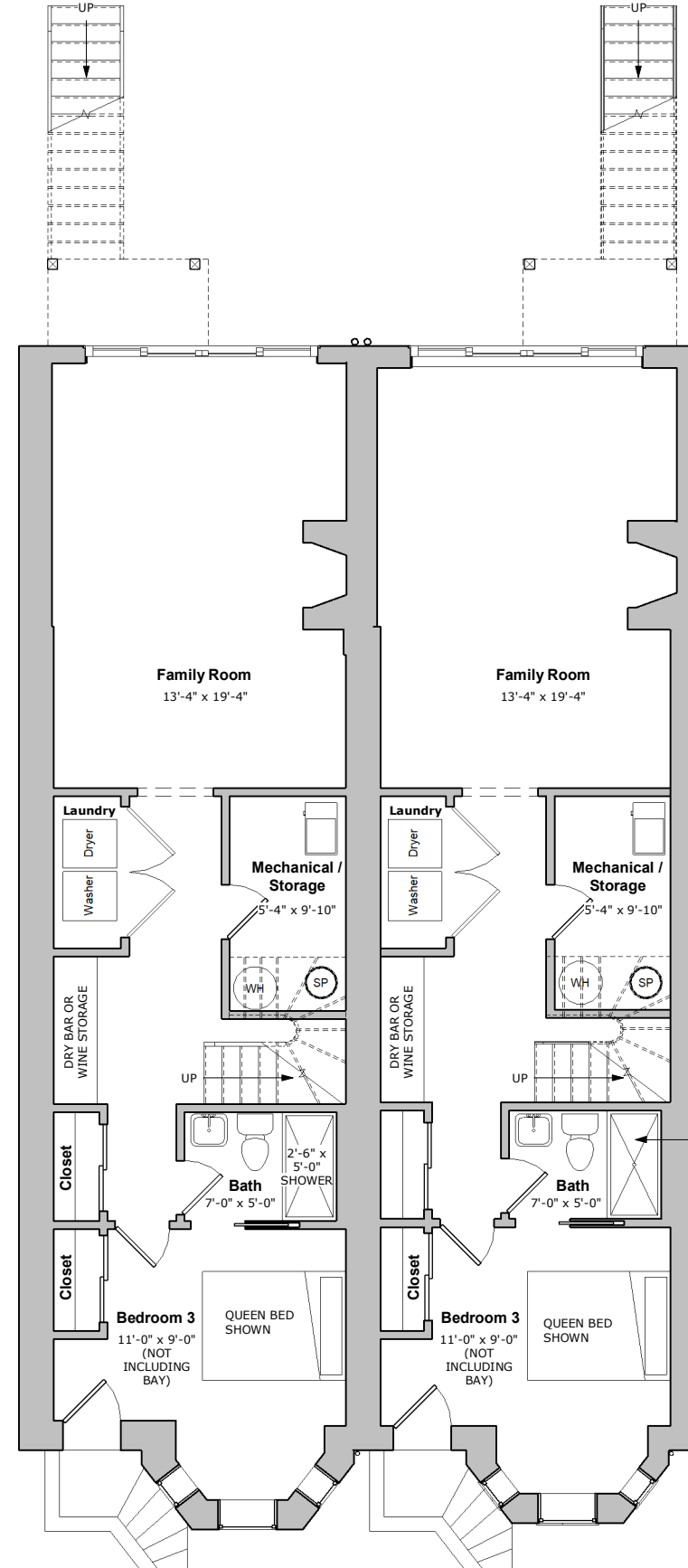
A1.3



③ Proposed Second Floor Plan
1/8" = 1'-0"



② Proposed First Floor Plan
1/8" = 1'-0"



① Proposed Basement Plan
1/8" = 1'-0"

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Two Individual Dwellings Renovation

2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number:	24-048
Client Name:	Owner
Project Status:	<input type="checkbox"/> As Built Conditions <input type="checkbox"/> Preliminary Design <input type="checkbox"/> Design Development <input type="checkbox"/> Permit Submission <input type="checkbox"/> Construction Documents <input type="checkbox"/> Construction Administration <input checked="" type="checkbox"/> Historic Concept Review
Drawing Issue Date:	10/17/2024

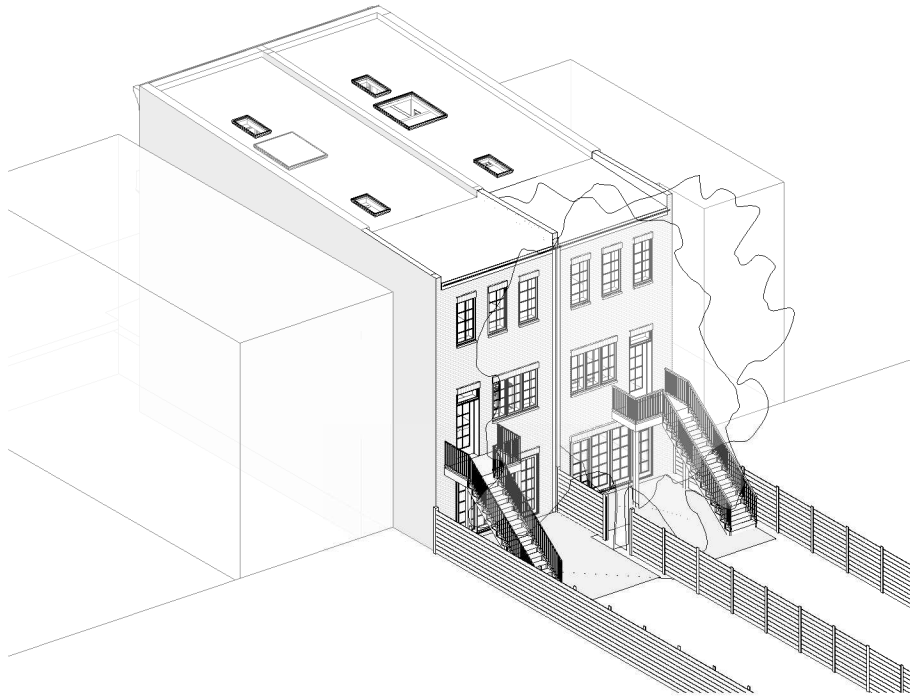
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No.	Description	Date

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Sheet Name:

Two Individual Dwellings - Proposed Plans

Sheet Number:

A2.1



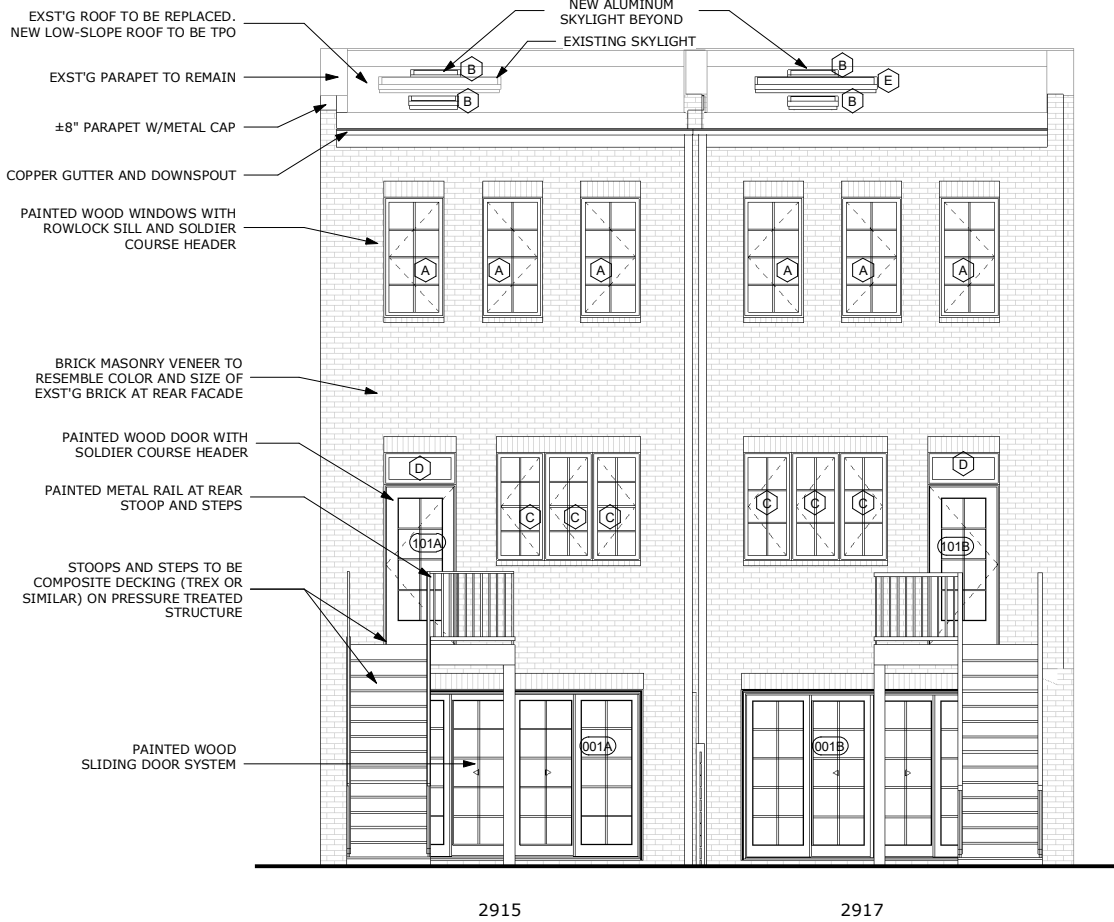
③ 3D Rear Left Birdseye



④ Proposed Rear View

Window Schedule					
Type Mark	Count	Rough Opening		Description	Comments
		Width	Height		
A	6	2' - 6"	5' - 0"	CASEMENT	
B	4	2' - 0"	4' - 0"	SKYLIGHT	
C	6	2' - 0"	4' - 6"	CASEMENT	
D	2	3' - 0"	1' - 4"	TRANSOM	
E	1	6' - 0"	5' - 0"	SKYLIGHT	
Total: 19					

New Door Schedule				
Door Number	Width	Height	Description	Comments
001A	10' - 8"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	
001B	10' - 8"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	
101A	3' - 0"	6' - 8"	EXTERIOR SINGLE FRENCH DOOR	
101B	3' - 0"	6' - 8"	EXTERIOR SINGLE FRENCH DOOR	
Total: 4				



② Proposed Rear Elevation
1/8" = 1'-0"



① Proposed Front Elevation
1/8" = 1'-0"

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Two Individual Dwellings Renovation

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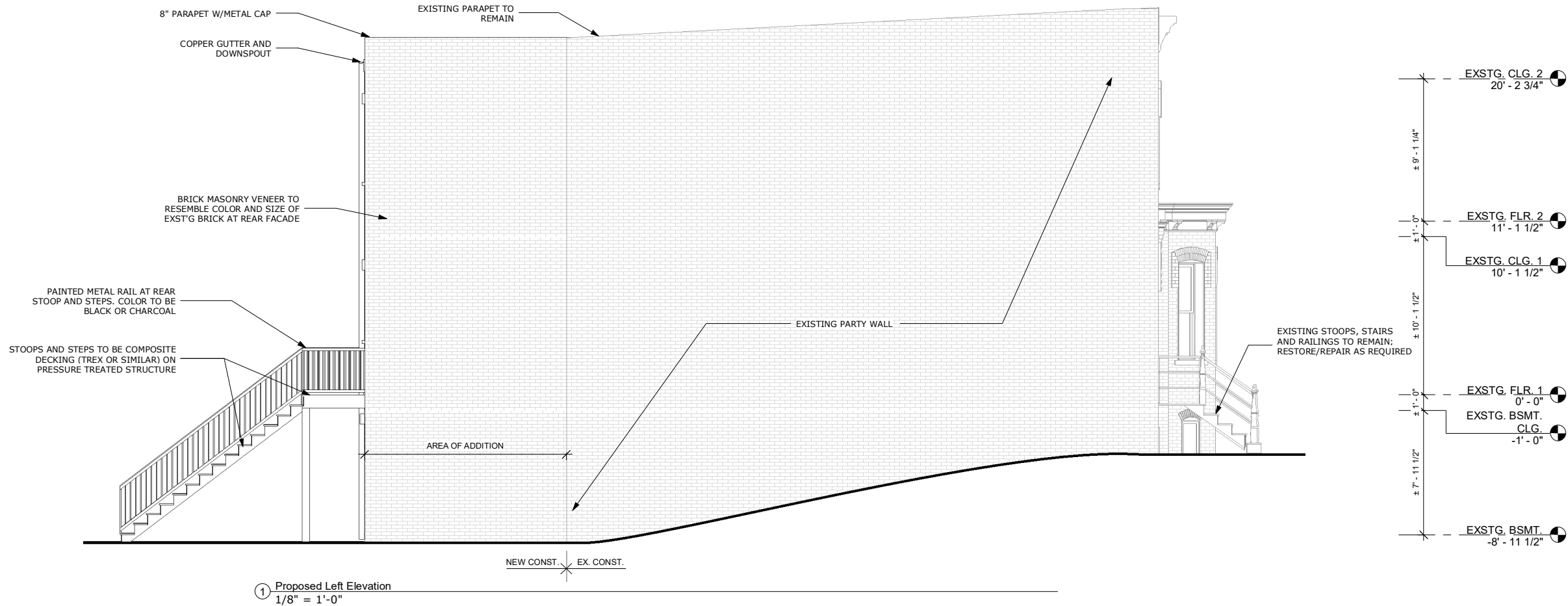
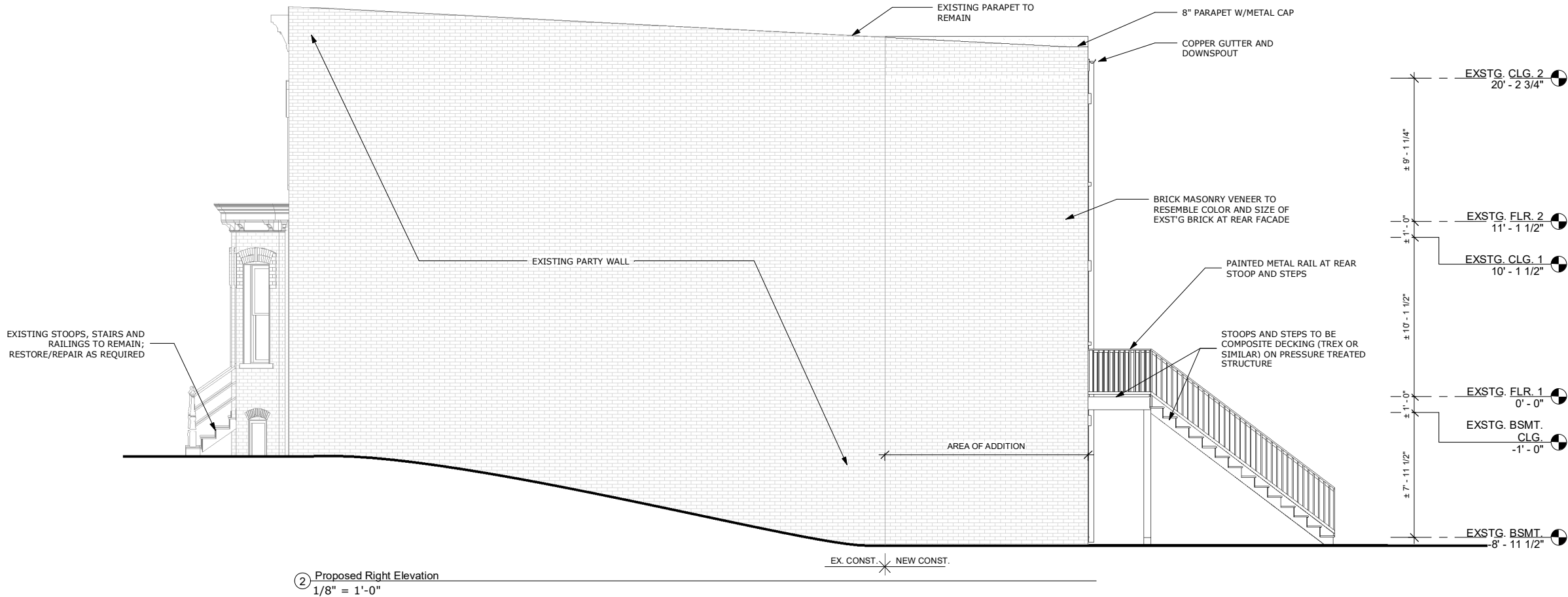
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Sheet Name:

Two Individual Dwellings - Proposed Elevations

Sheet Number:

A2.2



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Two Individual Dwellings Renovation

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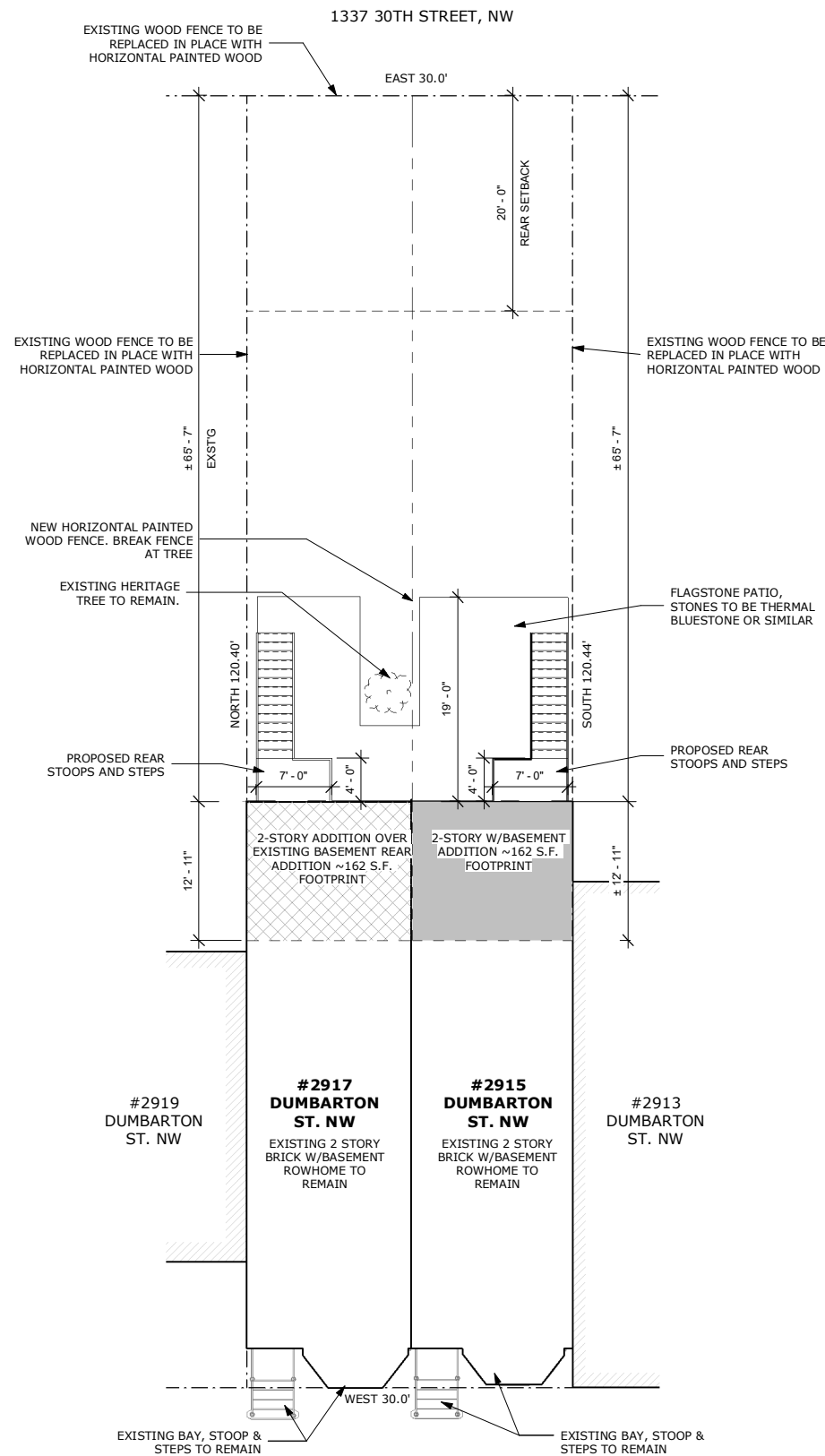
Revision Schedule		
No.	Description	Date

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Sheet Name:	

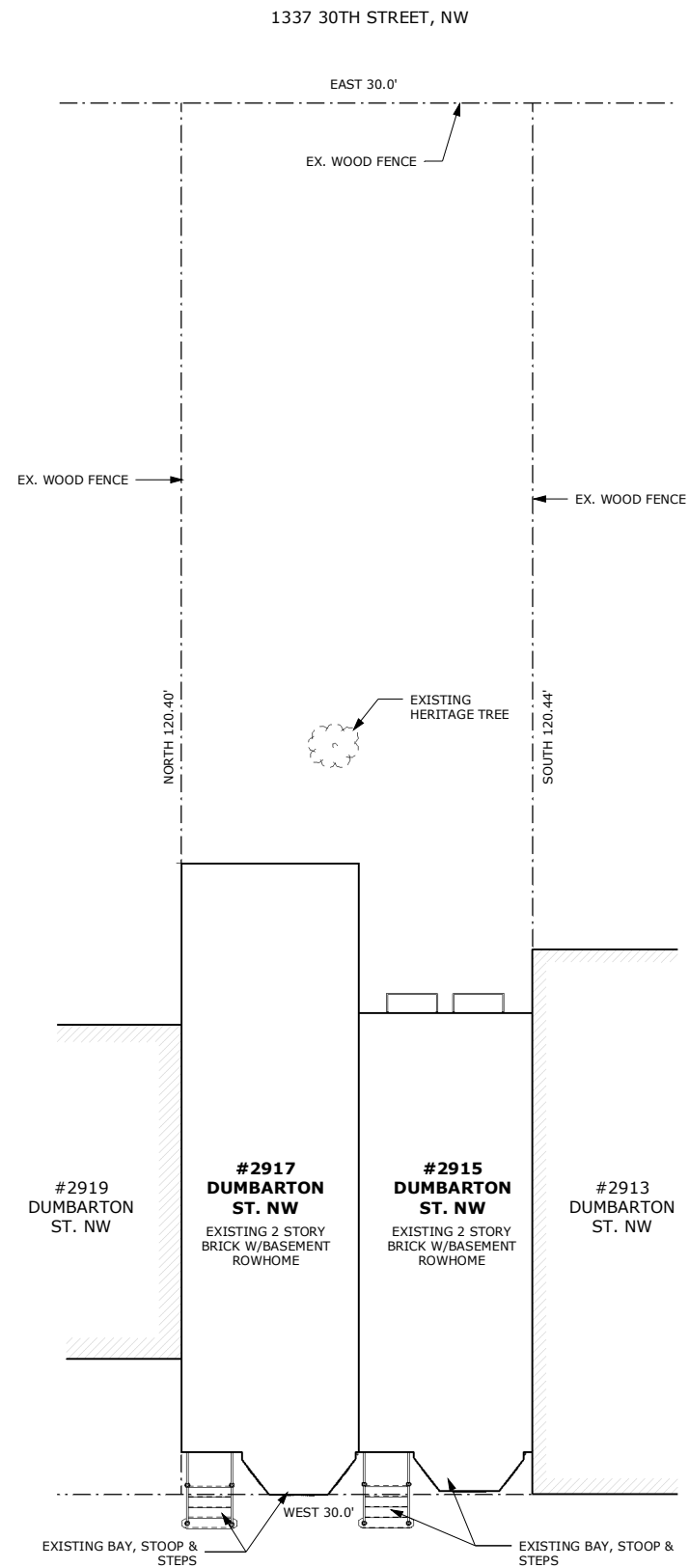
Two Individual Dwellings - Proposed Elevations

Sheet Number:

A2.3



② Proposed Site Plan
1/8" = 1'-0"



① Existing Site Plan
1/8" = 1'-0"

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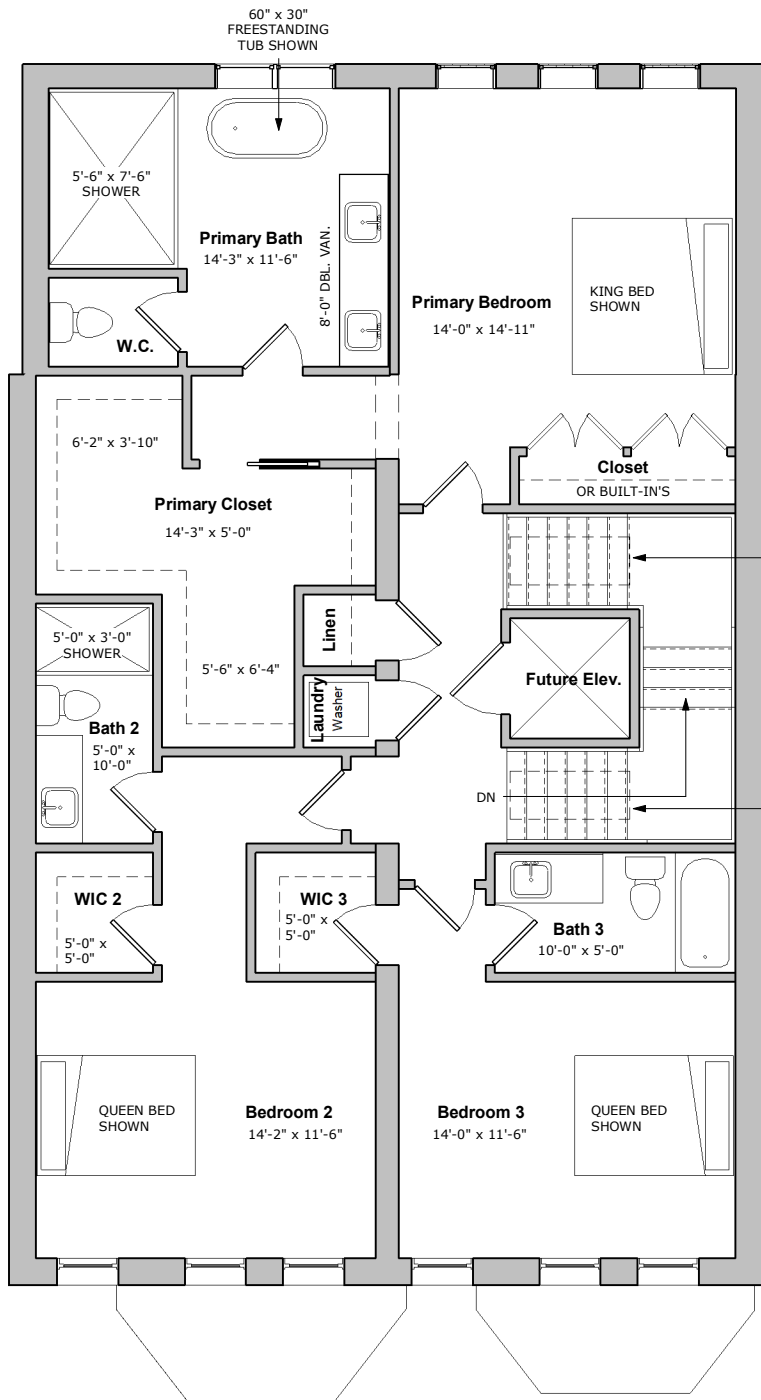
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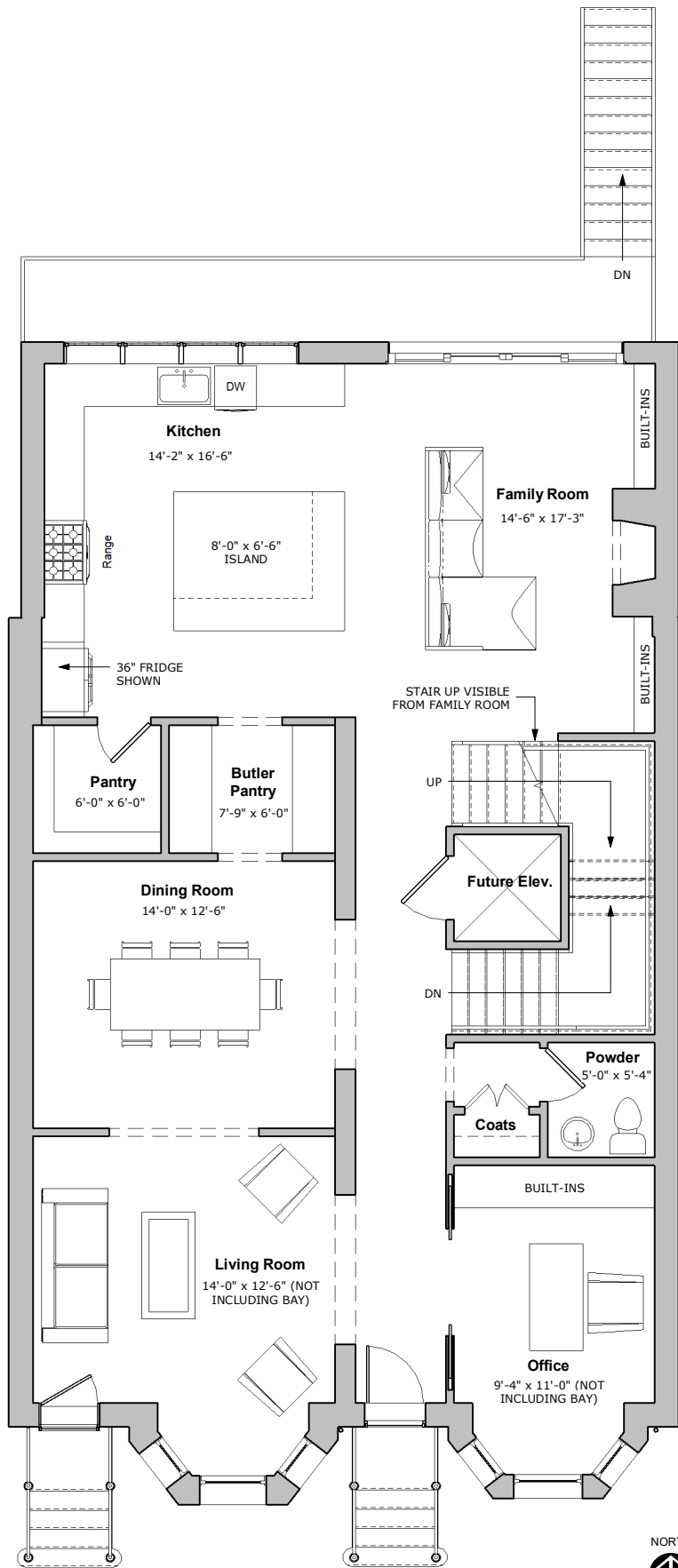
Two Individual Dwellings - Site Plans

Sheet Number:

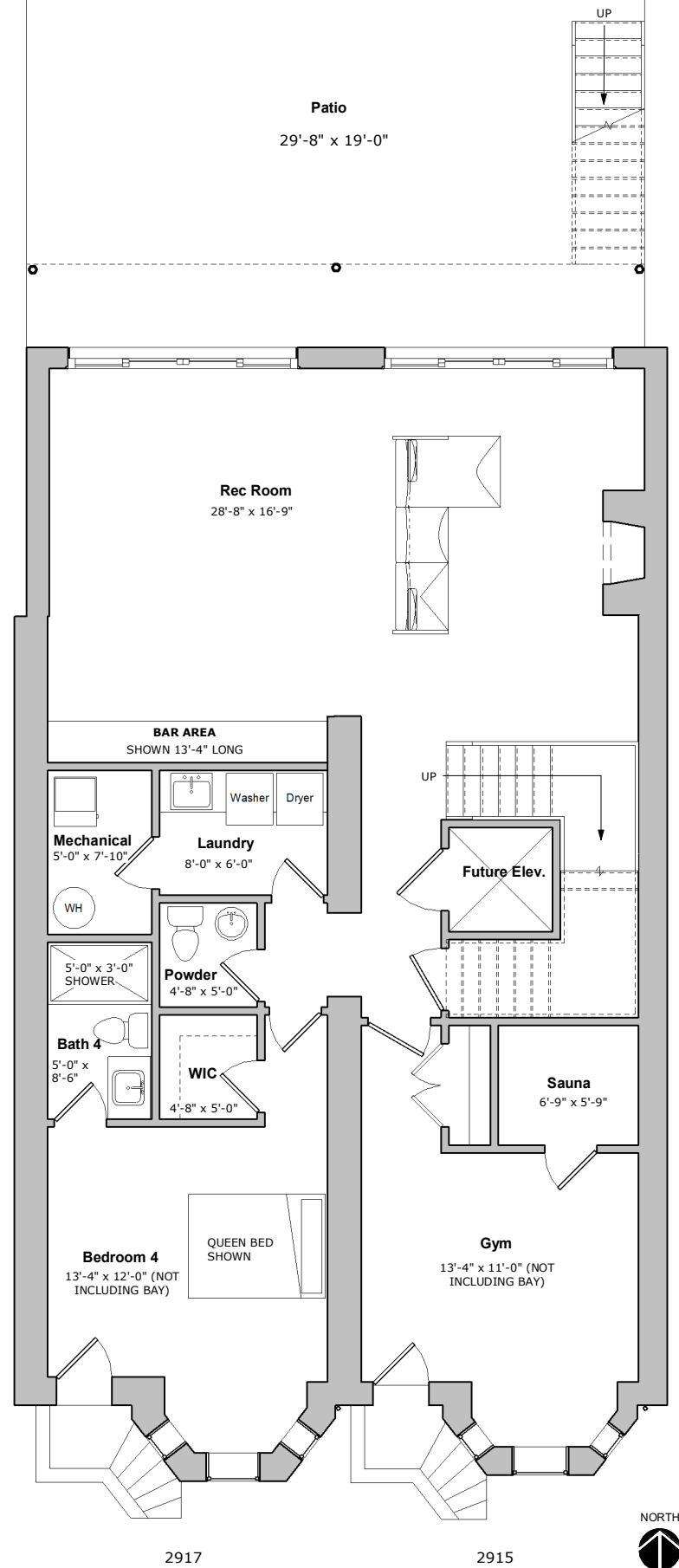
A2.4



③ Proposed Second Floor Plan
1/8" = 1'-0"



② Proposed First Floor Plan
1/8" = 1'-0"



① Proposed Basement Plan
1/8" = 1'-0"

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One Dwelling Unit

2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number: 24-048
Client Name: Owner
Project Status:
☐ As Built Conditions
☐ Preliminary Design
☐ Design Development
☐ Permit Submission
☐ Construction Documents
☐ Construction Administration
☒ Historic Concept Review
Drawing Issue Date: 10/17/2024

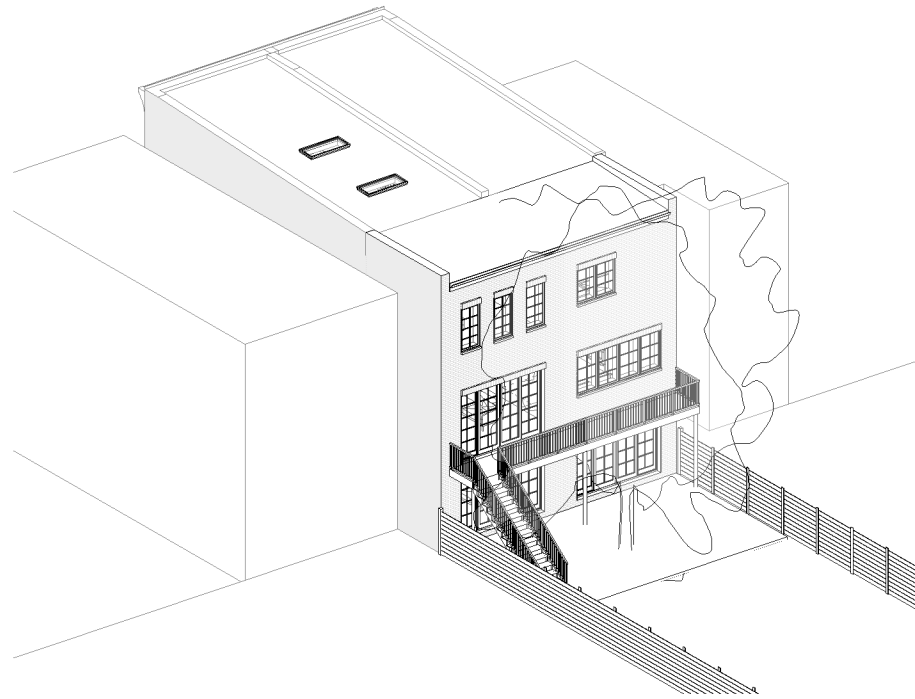
Revision Schedule		
No.	Description	Date

Drawn by: AP
Checked by: MCD
Scale: 1/4" = 1'-0"
Sheet Name:

One Dwelling Unit -
Proposed Plans

Sheet
Number:

A3.1



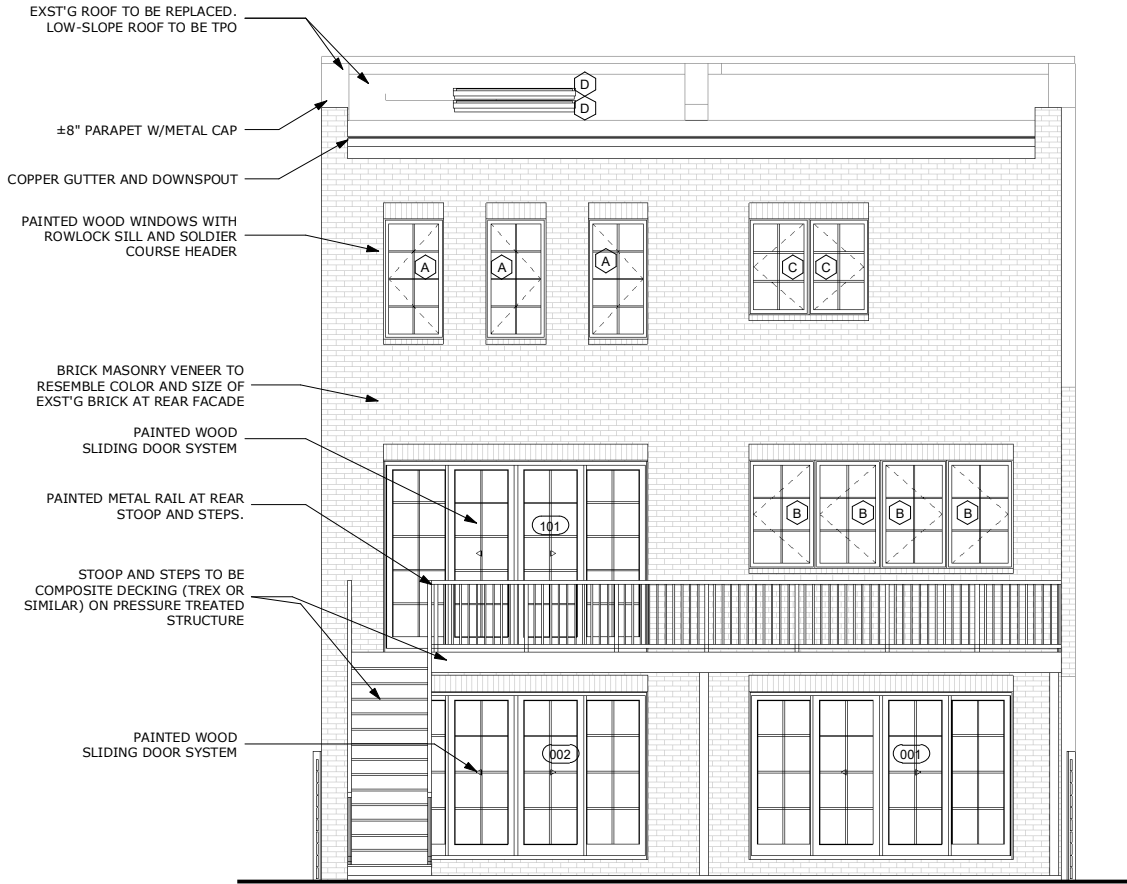
3D Rear Left Birdseye



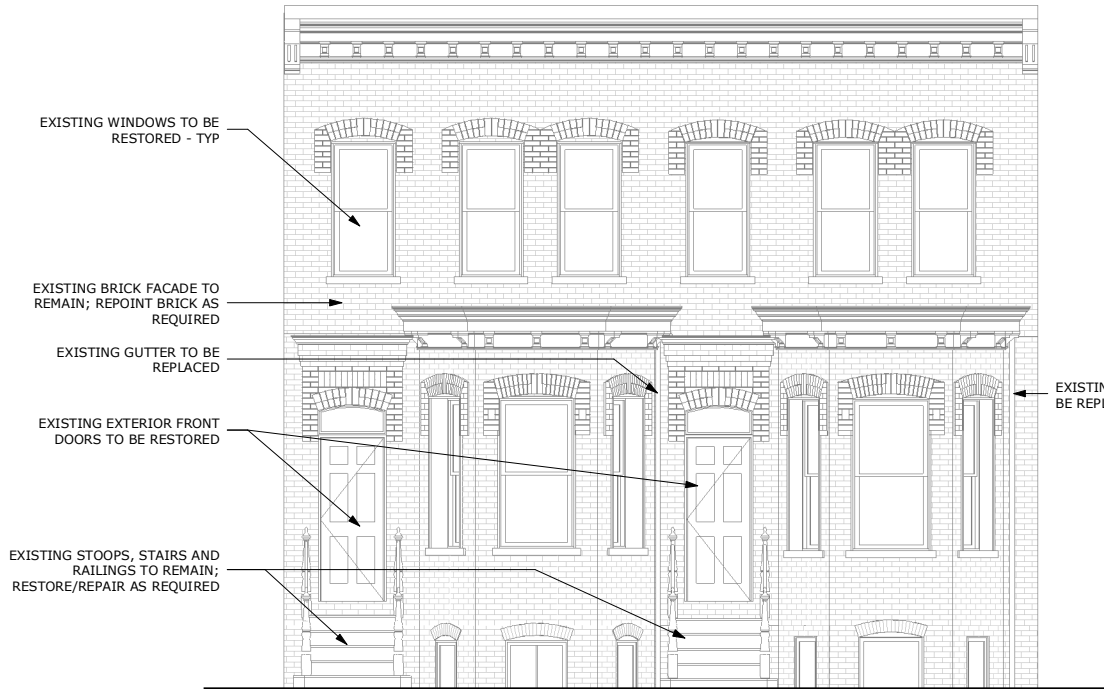
Proposed Rear View

Window Schedule					
Type Mark	Count	Rough Opening		Description	Comments
		Width	Height		
A	3	2' - 6"	5' - 0"	CASEMENT	
B	4	2' - 9"	4' - 6"	CASEMENT	
C	2	2' - 6"	4' - 0"	CASEMENT	
D	2	2' - 0"	5' - 0"	SKYLIGHT	
Total: 11					

New Door Schedule					
Door Number	Width	Height	Description	Comments	
001	11' - 0"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
002	11' - 0"	7' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
101	11' - 0"	8' - 0"	4 PANEL SLIDING DOOR SYSTEM	oor 4 Panel Clac	
Total: 3					

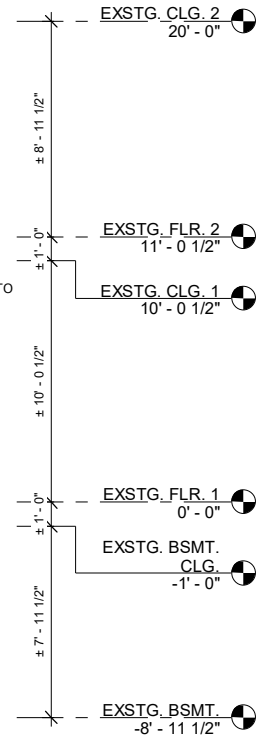
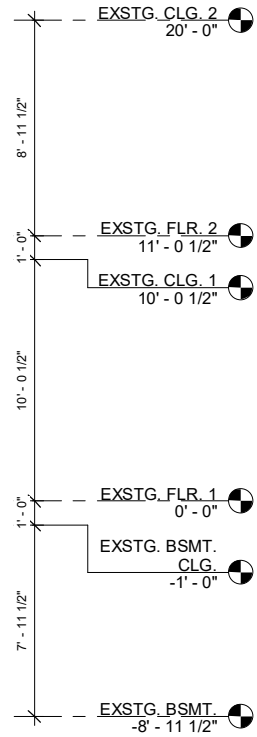


Proposed Rear Elevation
1/4"1/8" = 1'-0"



NO CHANGE TO FRONT ELEVATION PROPOSED

Proposed Front Elevation
1/4"1/8" = 1'-0"



mcdstudio

4948 St. Elmo Ave, Suite 304
Bethesda, MD 20814
P: (301) 215-7277
www.mcdstudio.com

One Dwelling Unit

2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number: 24-048

Client Name:

Owner

Project Status:

- ☐ As Built Conditions
☐ Preliminary Design
☐ Design Development
☐ Permit Submission
☐ Construction Documents
☐ Construction Administration
☒ Historic Concept Review

Drawing Issue Date: 10/17/2024

Revision Schedule

No.	Description	Date

Drawn by:

AP

Checked by:

MCD

Scale:

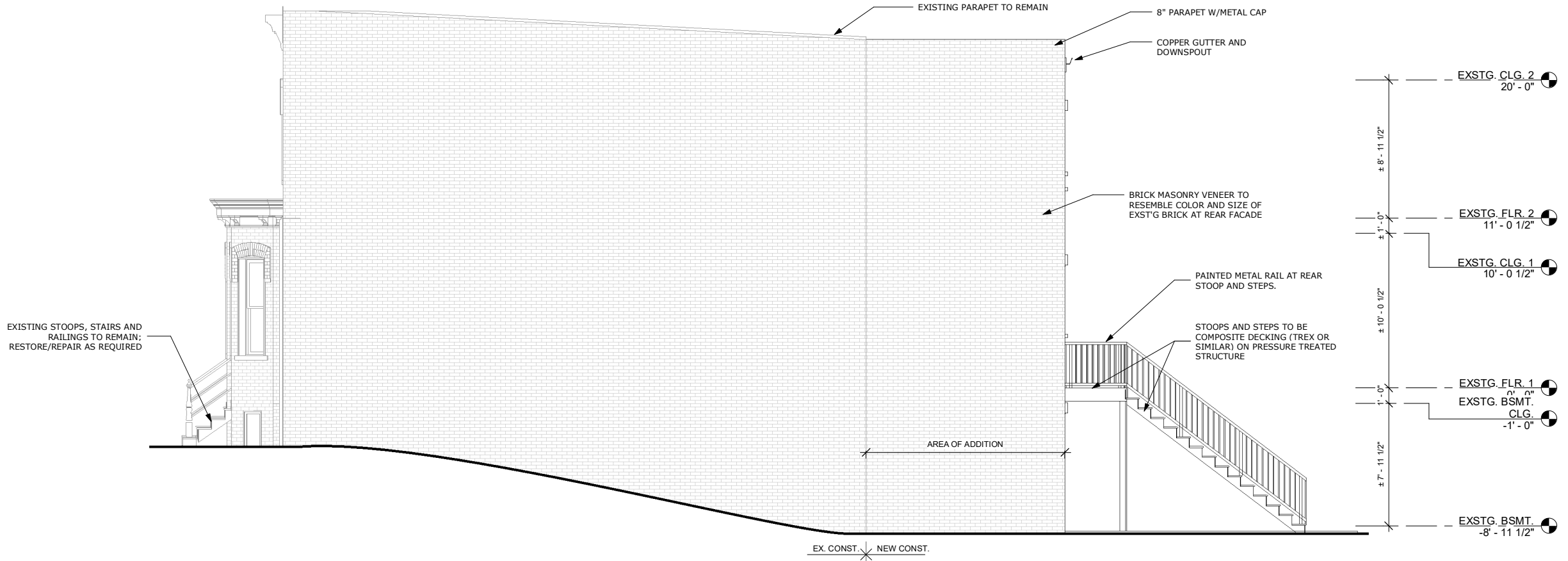
Sheet Name:

One Dwelling Unit -
Proposed Elevations

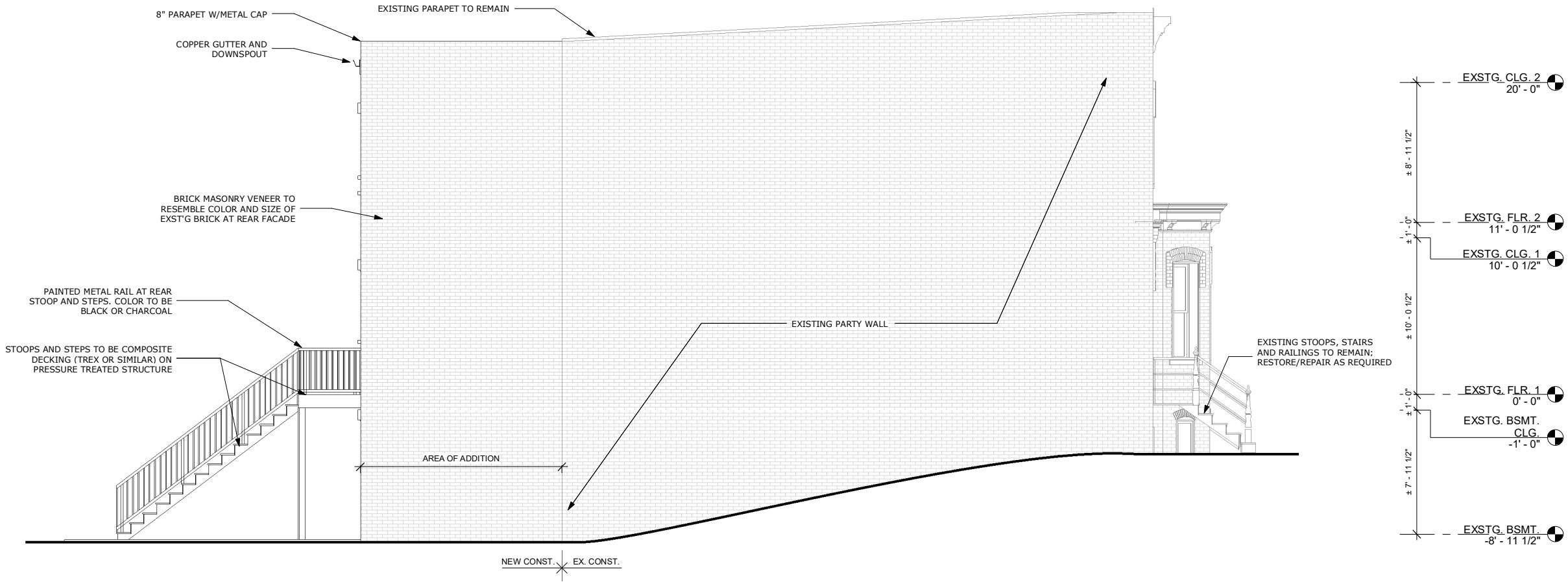
Sheet

Number:

A3.2



② Proposed Right Elevation
1/8" = 1'-0"



① Proposed Left Elevation
1/8" = 1'-0"

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One Dwelling Unit

2915 & 2917 Dumbarton Street NW
Washington, DC 20007

Project Number:	24-048
Client Name:	Owner
Project Status:	<input type="checkbox"/> As Built Conditions <input type="checkbox"/> Preliminary Design <input type="checkbox"/> Design Development <input type="checkbox"/> Permit Submission <input type="checkbox"/> Construction Documents <input type="checkbox"/> Construction Administration <input checked="" type="checkbox"/> Historic Concept Review
Drawing Issue Date:	10/17/2024

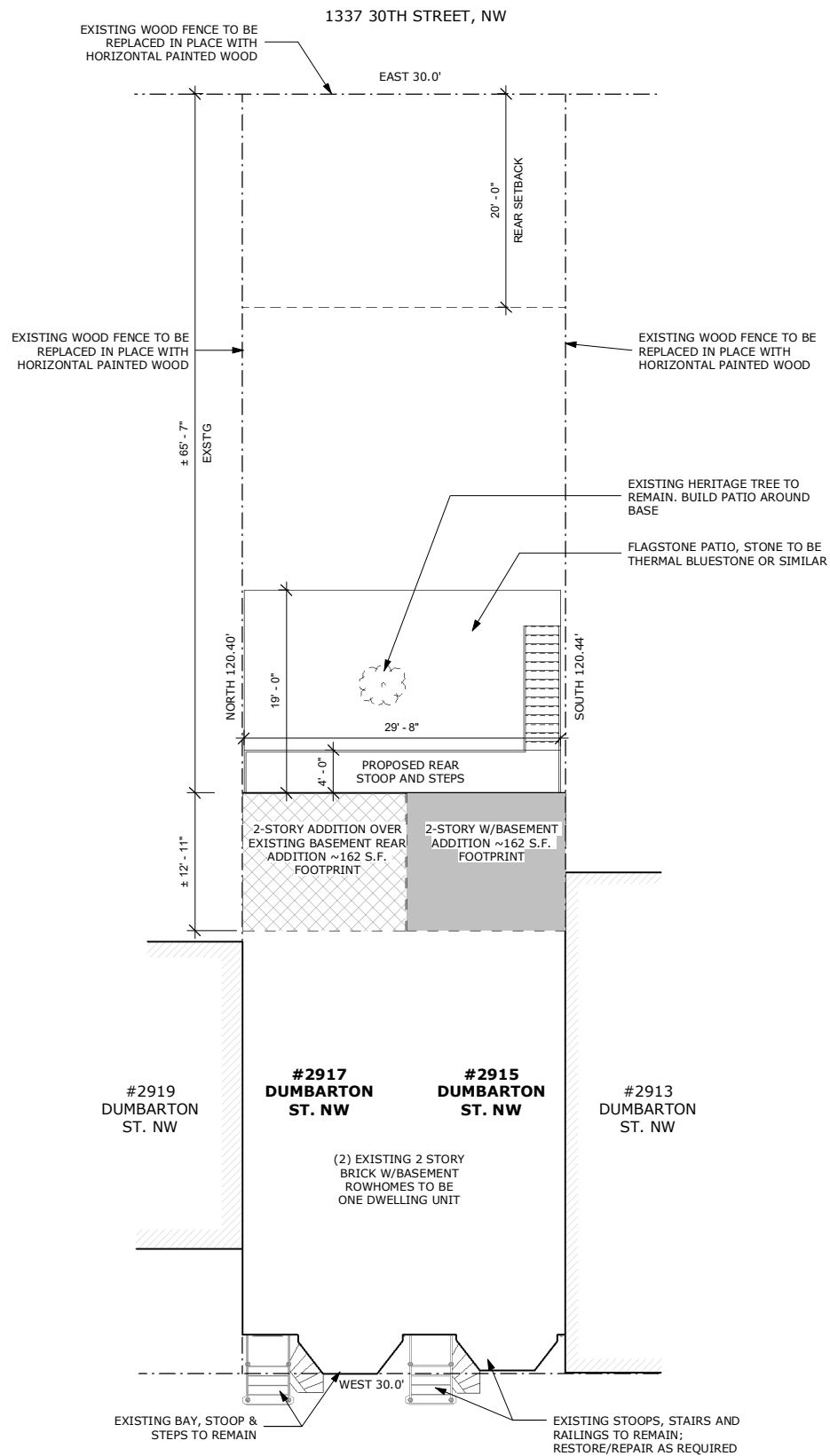
Revision Schedule		
No.	Description	Date

Drawn by:	AP
Checked by:	MCD
Scale:	
Sheet Name:	

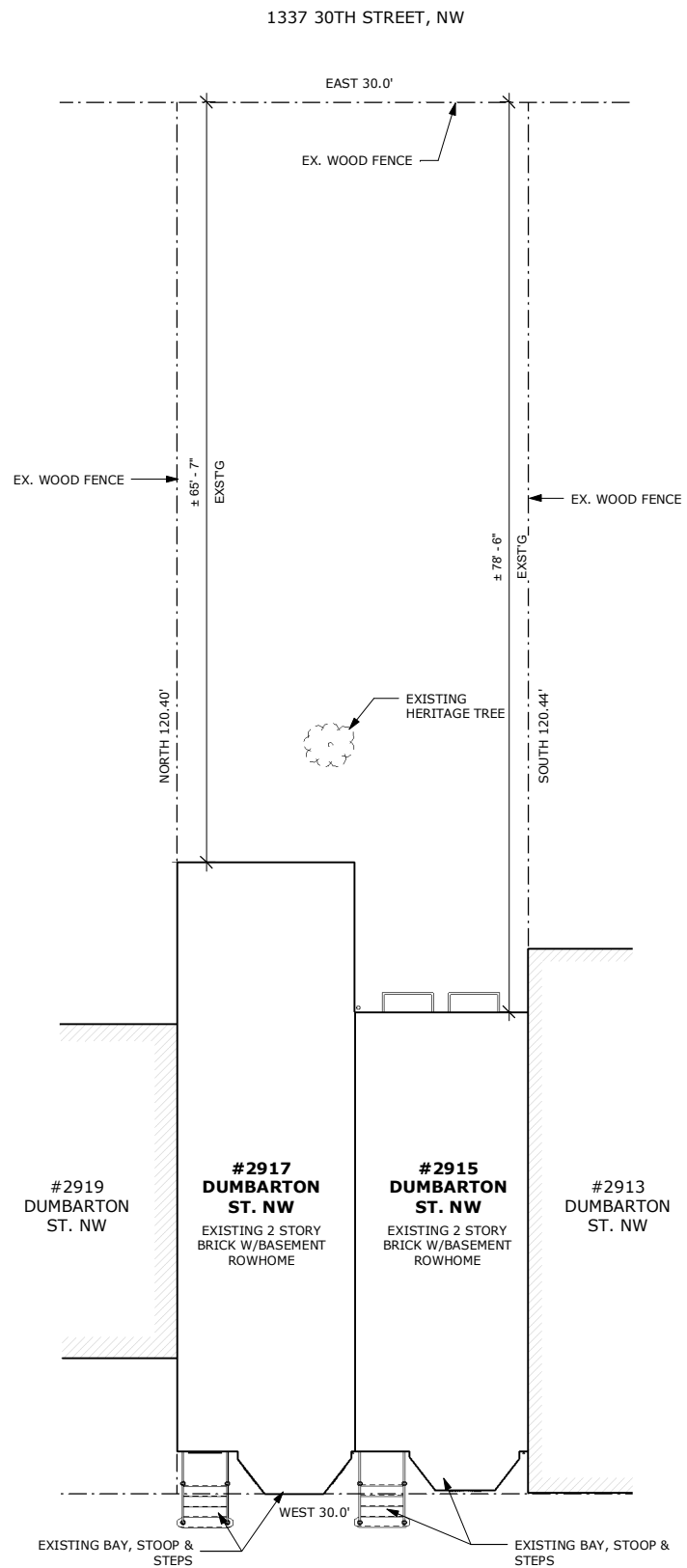
One Dwelling Unit -
Proposed Elevations

Sheet
Number:

A3.3



① Proposed Site Plan
1/8" = 1'-0"



② Existing Site Plan
1/8" = 1'-0"

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One Dwelling Unit

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Washington, DC 20007

Project Number: 24-048
Client Name: Owner
Project Status:
☐ As Built Conditions
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☐ Design Development
☐ Permit Submission
☐ Construction Documents
☐ Construction Administration
☒ Historic Concept Review
Drawing Issue Date: 10/17/2024

Revision Schedule		
No.	Description	Date

Drawn by: AP
Checked by: MCD
Scale: 1/8" = 1'-0"
Sheet Name:

One Dwelling Unit - Site Plans

Sheet Number:

A3.4