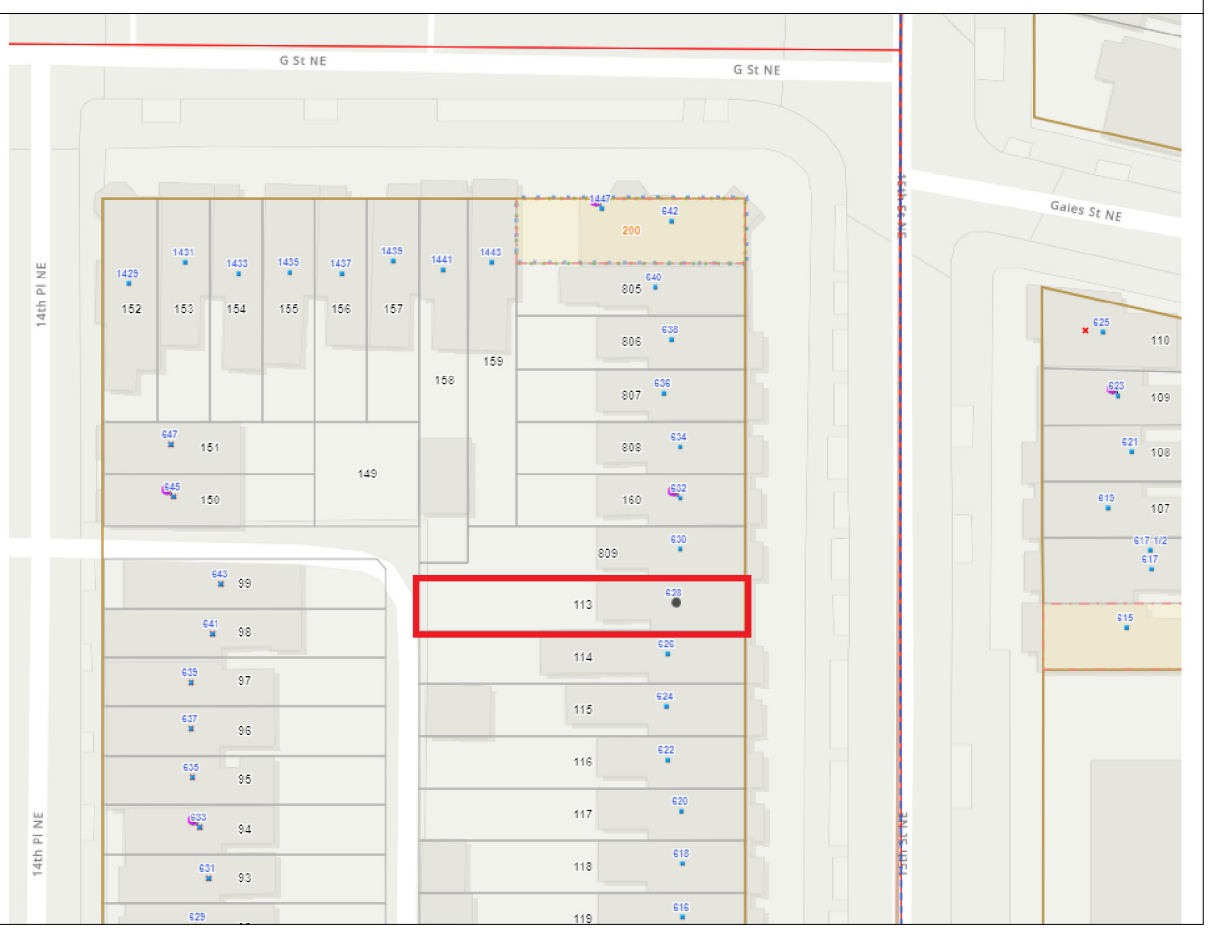
# SECOND PRINCIPAL DWELLING

# Fendley Residence

# BZA Application

**JUNE 2026**
**100% SET**

## PROJECT LOCATION - 628 15TH STREET NORTHEAST

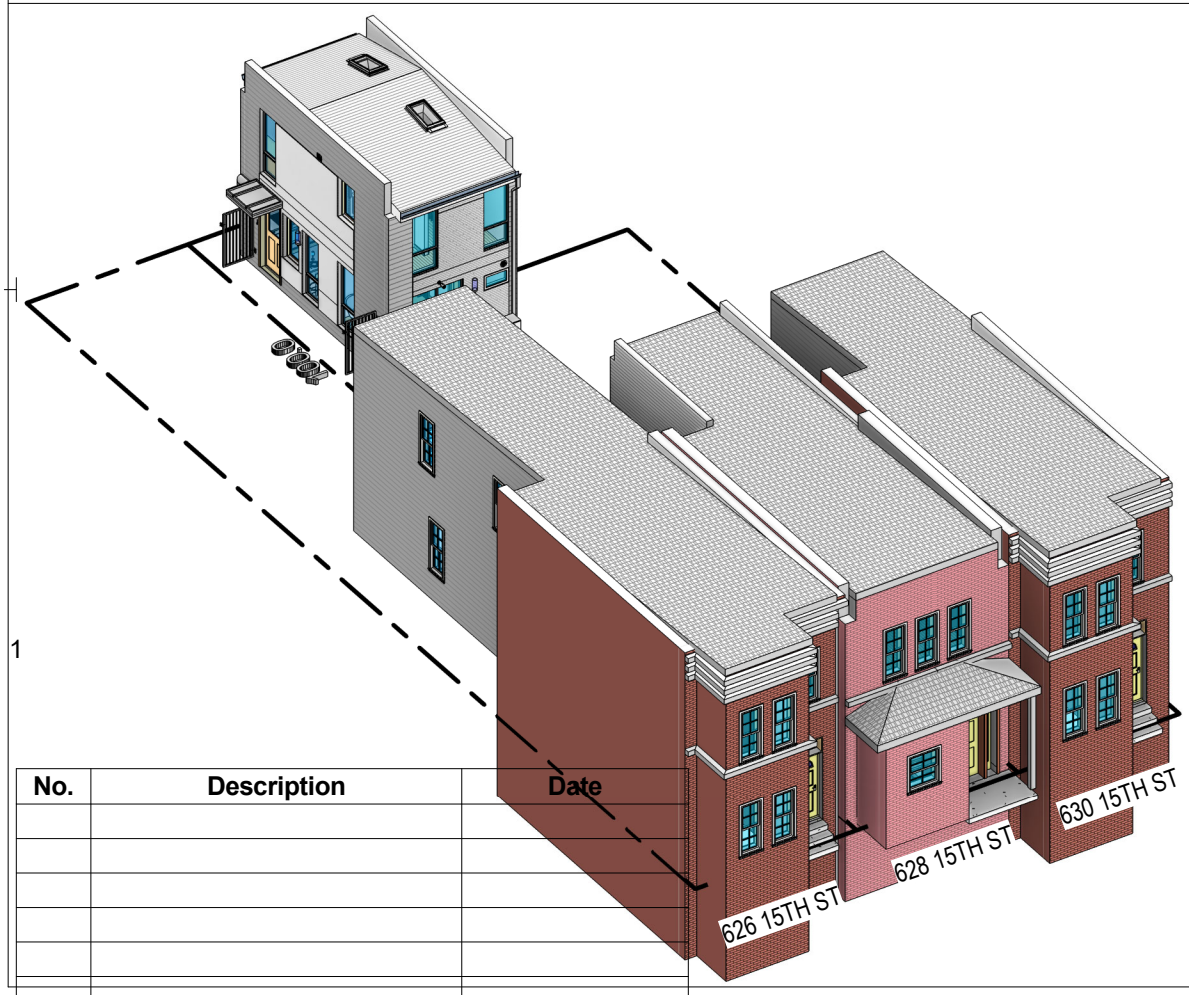



## PROJECT DESCRIPTION

The project at the Fendley residence involves an 244 sqft, 2-story second principal dwelling located at the rear of the property. The dwelling unit shall include a new full bathroom, powder room, kitchen and laundry area.

**Structure:** New exterior and interior walls, and new concrete slab on grade.
**Plumbing:** New full bathroom, powder room, and laundry.
**Mechanical:** Exterior and interior mini split unit, exhaust fans at bathroom and laundry.
**Electrical:** New switches and plugs to accommodate new design layout.
**Exterior Envelope:** New 244 sqft, 2-srtory ADU.
**Building Footprint:** Additional 290 sqft from exterior face to exterior face of ADU.
**Change of Use:** Single family to Principal & Secondary dwelling.

## 3D SITE VIEW




| No. | Description | Date |
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## SHEET INDEX

| Sheet Number | Sheet Name |
|---|---|
| -BZA-0000 | COVER SHEET |
| -BZA-0001 | ZONING REPORT |
| -BZA-0002 | ZONING SUMMARY |
| -BZA-0100 | AERIAL VIEWS - FRONT |
| -BZA-0101 | AERIAL VIEWS - REAR |
| -BZA-0200 | PROPOSED FLOOR PLAN - 1ST FLOOR |
| -BZA-0201 | PROPOSED FLOOR PLAN - 2ND FLOOR |
| -BZA-0202 | PROPOSED FLOOR PLAN - ROOF |
| -BZA-0203 | PROPOSED ELEVATIONS |
| -BZA-0204 | PROPOSED ELEVATIONS |
| -BZA-0205 | EXISTING FLOOR PLANS |
| -BZA-0206 | EXISTING ELEVATIONS |
| -BZA-0300 | SUMMER SUN SHADE STUDY - ELEVATION |
| -BZA-0301 | WINTER SUN SHADE STUDY - ELEVATION |
| -BZA-0302 | SUMMER SUN SHADE STUDY - PERSPECTIVE |
| -BZA-0303 | WINTER SUN SHADE STUDY - PERSPECTIVE |


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FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

COVER SHEET

Scale
Project number 240628
Date 06/01/2026


Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 61


-BZA-0000

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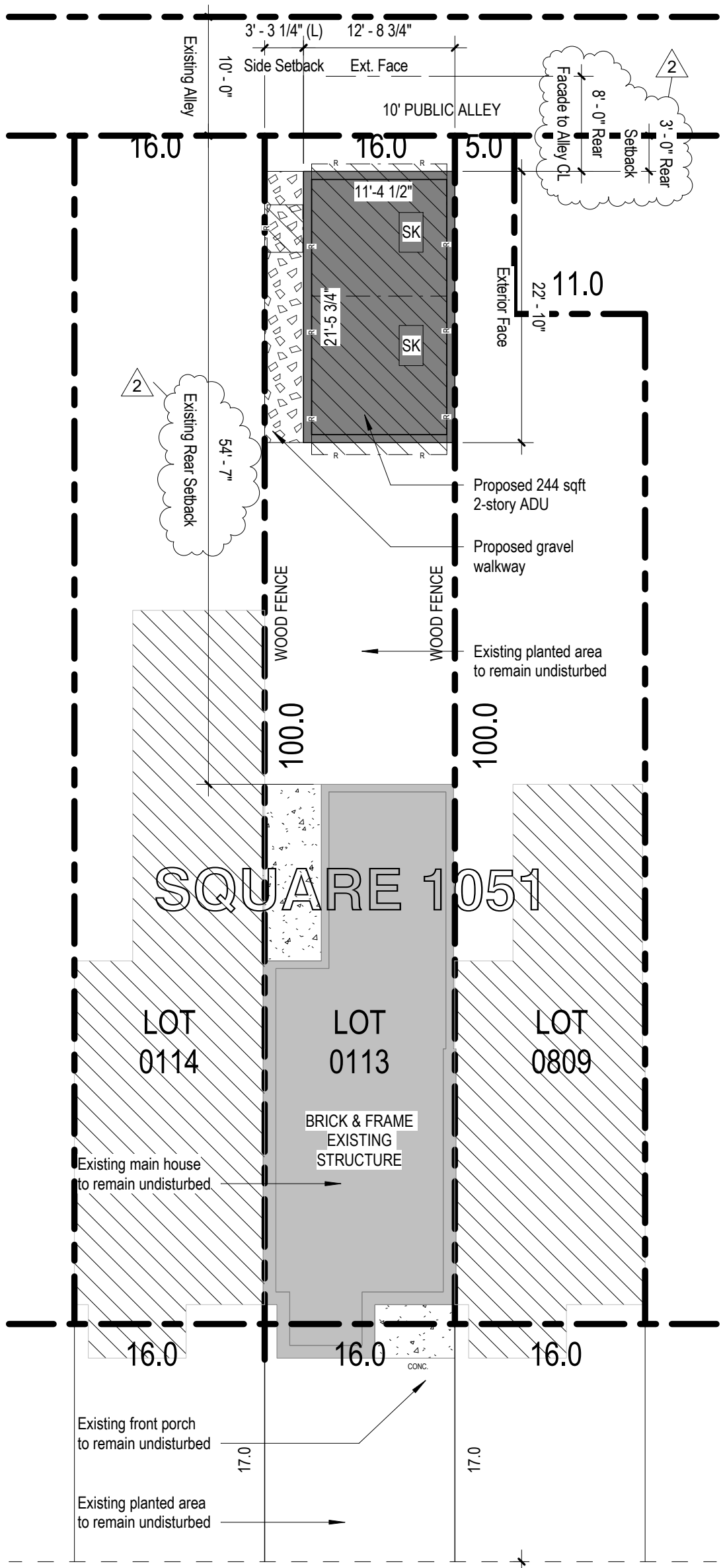
**DDOT Tops - Permit Location Information**

| | |
|---|---|
| Address: | 628 15TH ST |
| Quadrant: | NORTHEAST |
| Zip Code: | 20002 |
| SSL | 1051 / 0113 |
| Zone | RF-1 |
| Ward | 6 |
| ROW Total: | 90'-0" |
| ROW Sidewalk 1: | EAST |
| Sidewalk 1 Width: | 12'-0" |
| ROW Parking 1: | EAST |
| Parking 1 Width: | 17'-0" |

PROPOSED

EXISTING

NEIGHBOR PROPERTY




| No. | Description | Date |
|---|---|---|
| 2 | BZA Review | 06/01/2026 |
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NOT FOR CONSTRUCTION


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# FENDLEY

628 15th St NE
Washington DC 20002

## SECOND PRINCIPAL DWELLING

ZONING REPORT

| | |
|---|---|
| Scale | 3/32" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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## BUILDING CODE AND ZONING SUMMARY

**OWNER INFORMATION**

| | |
|---|---|
| **NAME:** | **ED FENDLEY** |
| **ADDRESS:** | 628 15TH ST NE, WASHINGTON DC 20002 |
| **EMAIL:** | EDFENDLEY@GMAIL.COM |
| **PHONE NUMBER:** | 386-281-2316 |

**AUTHORITY HAVING JURISDICTION** DISTRICT OF COLUMBIA - DCMR

**APPLICABLE BUILDING CODES**

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 | RF-1 (RESIDENTIAL ROW) |
| PROPOSED BUILDING OCCUPANCY USE GROUP | RF-1 (PRINCIPAL & SECONDARY DWELLING) |

**GENERAL INFORMATION**: **GROSS FLOOR AREA (GFA)**

| **LEVEL** | **EXISTING AREA(SF)** | **PROPOSED AREA(SF)** |
|---|---|---|
| BASEMENT | 500 | 0 |
| 1ST FLOOR | 558 | 0 |
| 2ND FLOOR | 530 | 0 |
| ADU 1ST FLR | 0 | 244 |
| ADU 2ND FLR | 0 | 244 |
| TOTAL | 1,588 | 488 |

| **FLOOR AREA RATIO** | **EXISTING** | **PROPOSED** |
|---|---|---|
| BUILDING USE: | SINGLE FAMILY | SINGLE FAMILY + 2ND DWELL |
| # OF STORIES: | 2 | 2 |
| STORIES PLUS: | BASEMENT | 2 |
| # OF DWELLING UNITS: | 1 | 2 |

| **AREA COVERAGE:** | **EXISTING** | **PROPOSED** |
|---|---|---|
| TOTAL LOT AREA (SQFT): | 1,600 SQFT | EXISTING TO REMAIN |
| SIDE YARD SETBACK (LEFT) | N/A | EXISTING TO REMAIN |
| SIDE YARD SETBACK (RIGHT) | N/A | EXISTING TO REMAIN |
| REAR YARD SETBACK | 54'- 7 FT | 3'-0" |

2

| **BUILDING AREA:** | **EXISTING** | **PROPOSED** |
|---|---|---|
| LOT OCCUPANCY: | 40% | 58% |
| PERVIOUS SURFACE: | 28% | 10% |
| GREEN AREA RATIO (GAR): | 32% | 32% |

| | |
|---|---|
| EXISTING FOOTPRINT AREA OF BUILDING: | 670 SQFT (647 SQFT within property line) |
| PROPOSED FOOTPRINT AREA OF BUILDING: | 647 + 290 SQFT (within property line) |
| FLOORS INVOLVED IN THIS PROJECT: | Additional Dwelling Unit (290 SQFT) |
| **TAXABLE ASSESSMENT (2023) | $772,120.00 |

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

| No. | Description | Date |
|---|---|---|
| 2 | BZA Review | 06/01/2026 |
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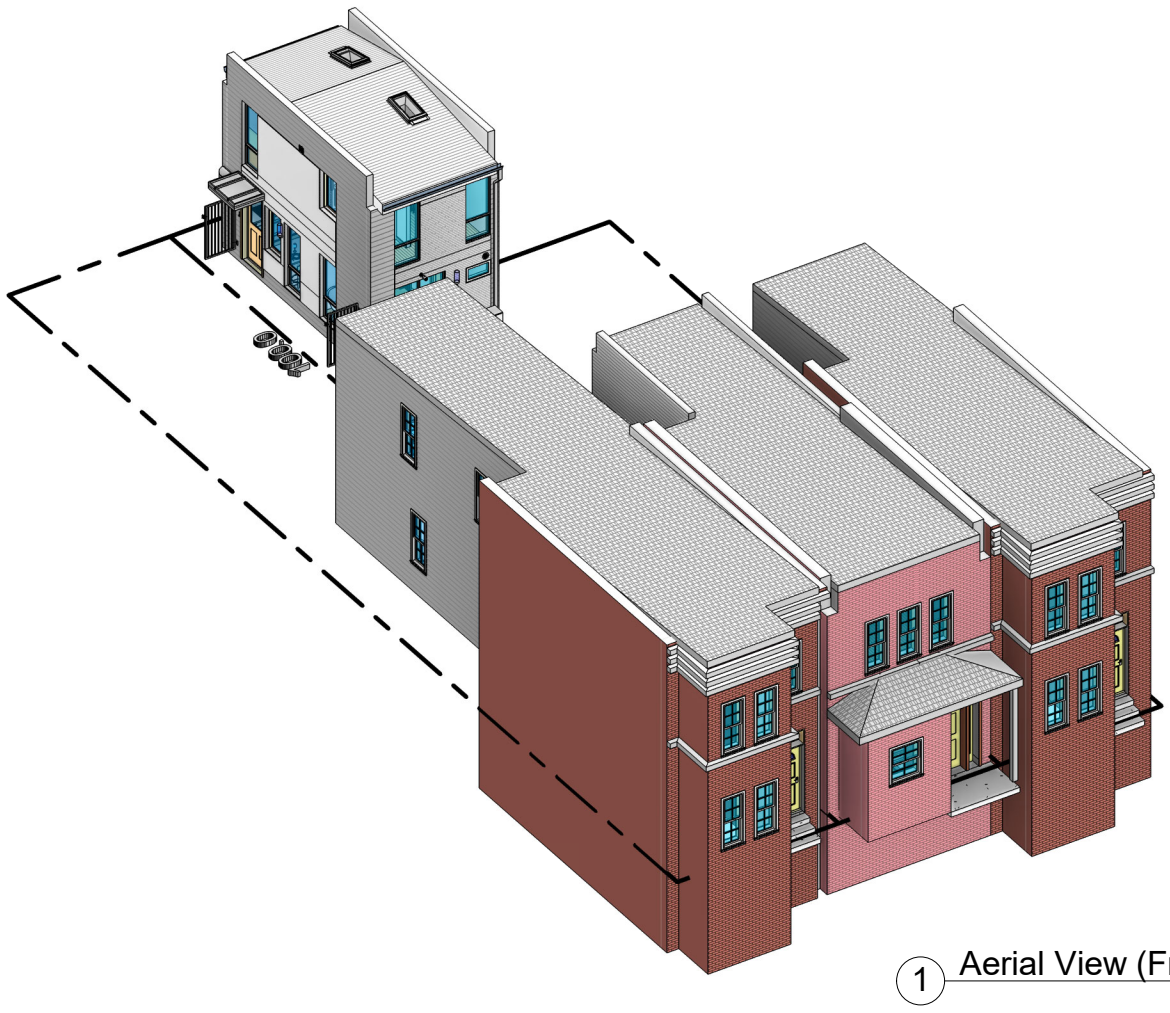
# FENDLEY
628 15th St NE
Washington DC 20002

# SECOND PRINCIPAL DWELLING

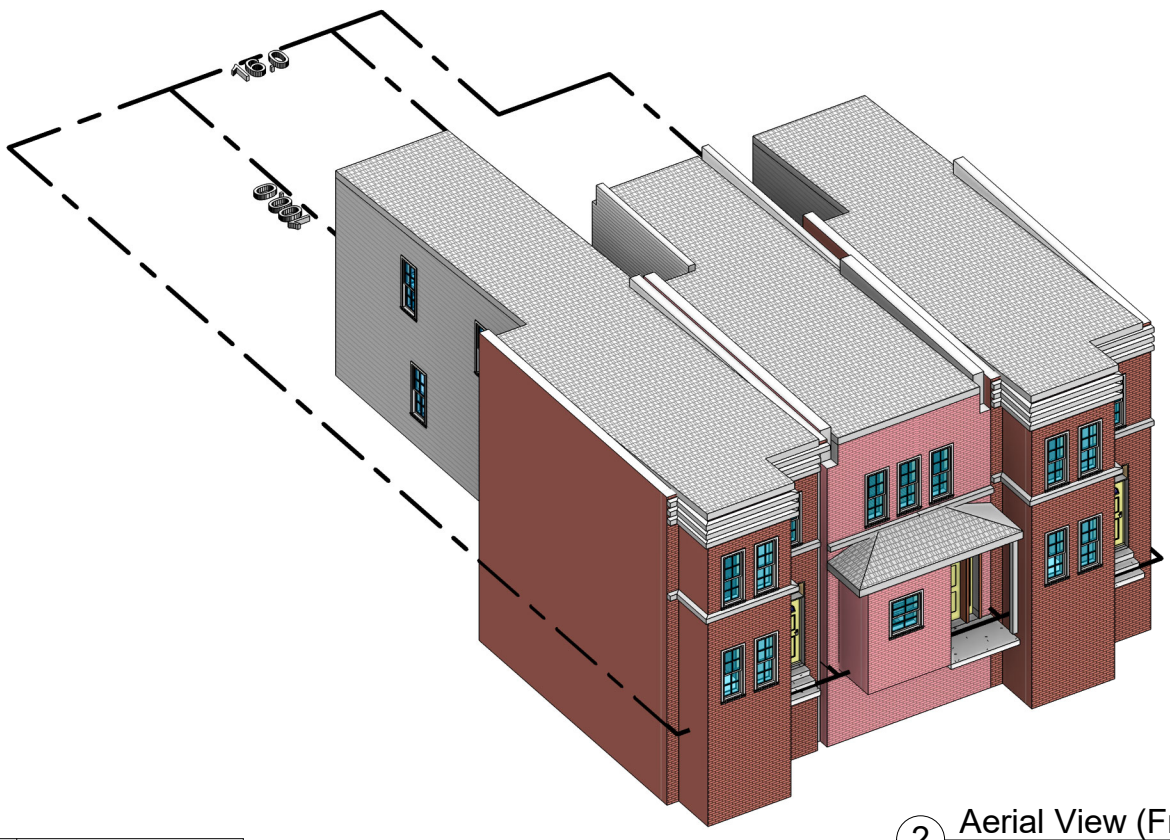
ZONING SUMMARY

Scale 1/4" = 1'-0"
Project number 240628 -BZA-0002
Date 06/01/2026

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1 Aerial View (Front) - Proposed



2 Aerial View (Front) - Existing

| No. | Description | Date |
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# FENDLEY
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## SECOND PRINCIPAL DWELLING

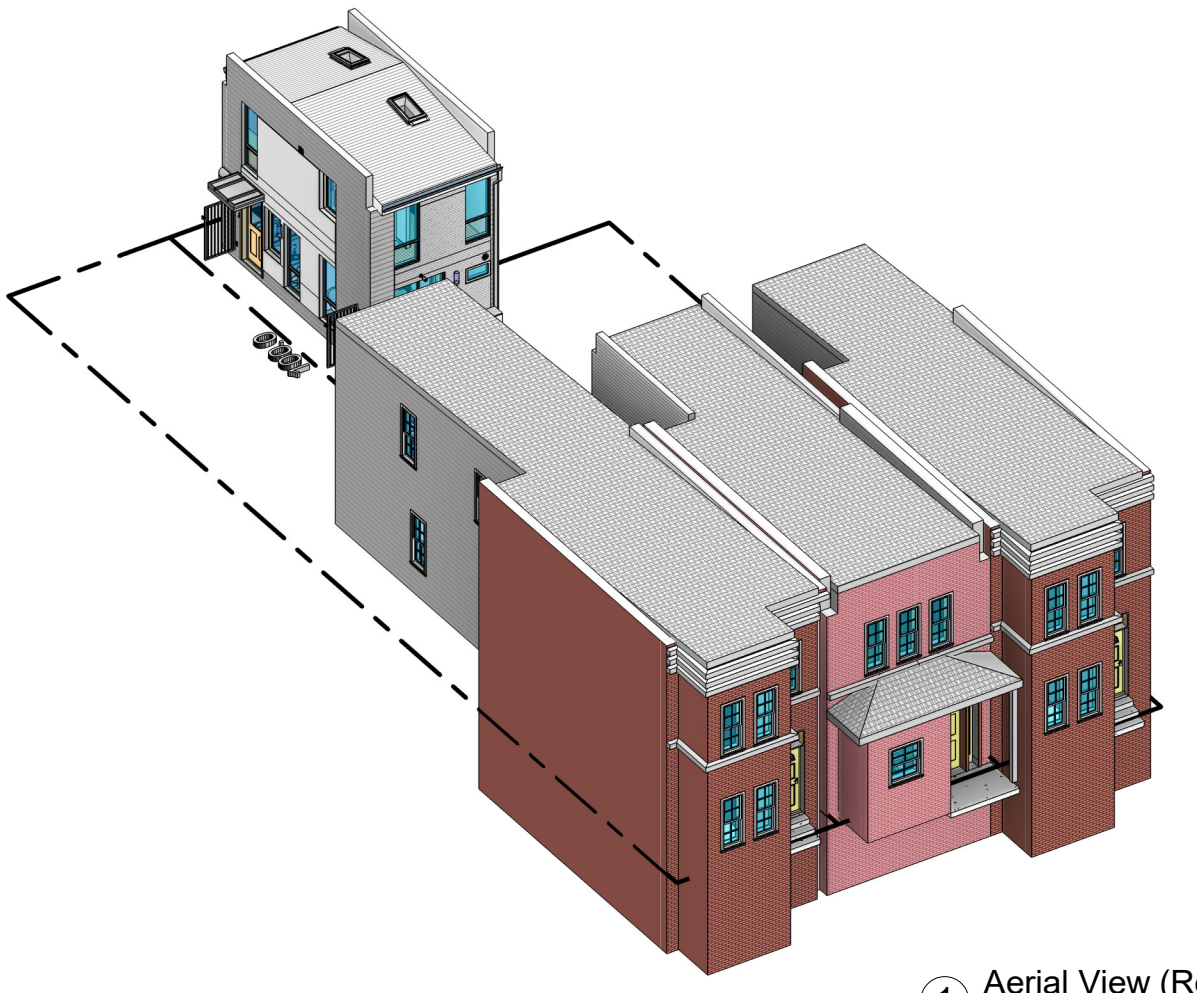
AERIAL VIEWS - FRONT

Scale

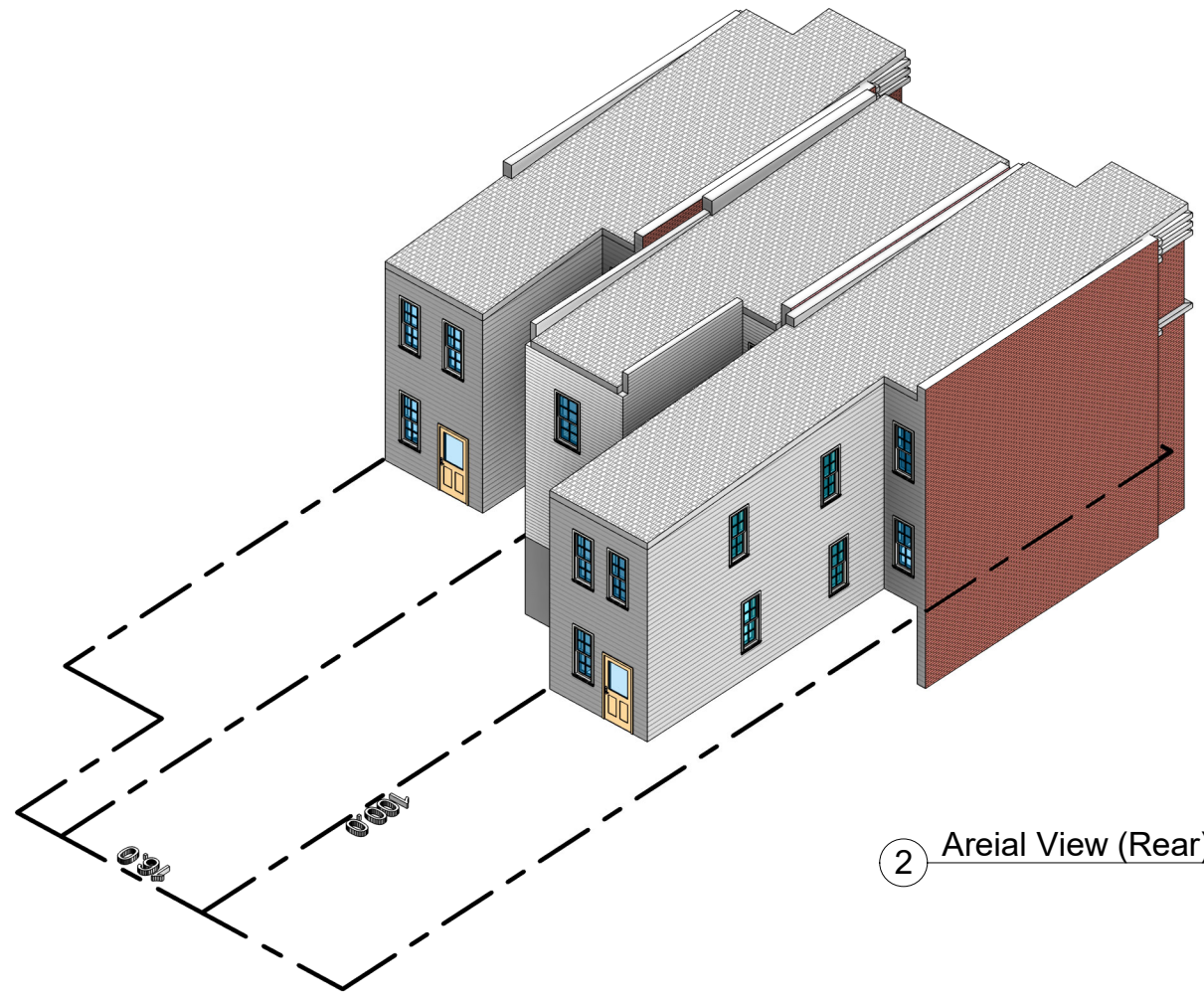
Project number 240628 -BZA-0100

Date 06/01/2026

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1 Aerial View (Rear) - Proposed




2 Areial View (Rear) - Existing

| No. | Description | Date |
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# FENDLEY
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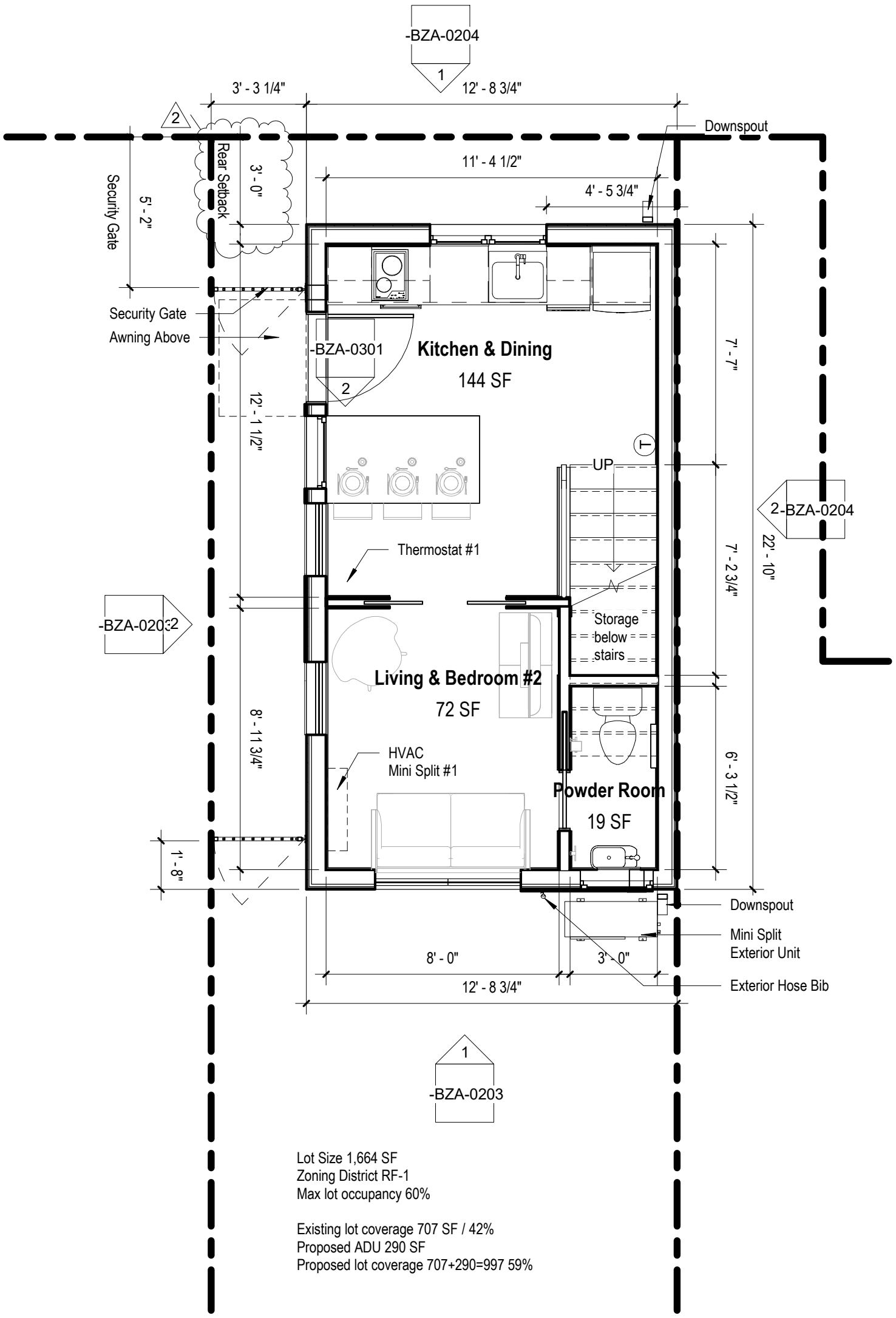
## SECOND PRINCIPAL DWELLING

AERIAL VIEWS - REAR

Scale
Project number 240628
Date 06/01/2026

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Lot Size 1,664 SF
Zoning District RF-1
Max lot occupancy 60%

Existing lot coverage 707 SF / 42%
Proposed ADU 290 SF
Proposed lot coverage 707+290=997 59%

| No. | Description | Date |
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| 2 | BZA Review | 06/01/2026 |
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SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'

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# FENDLEY

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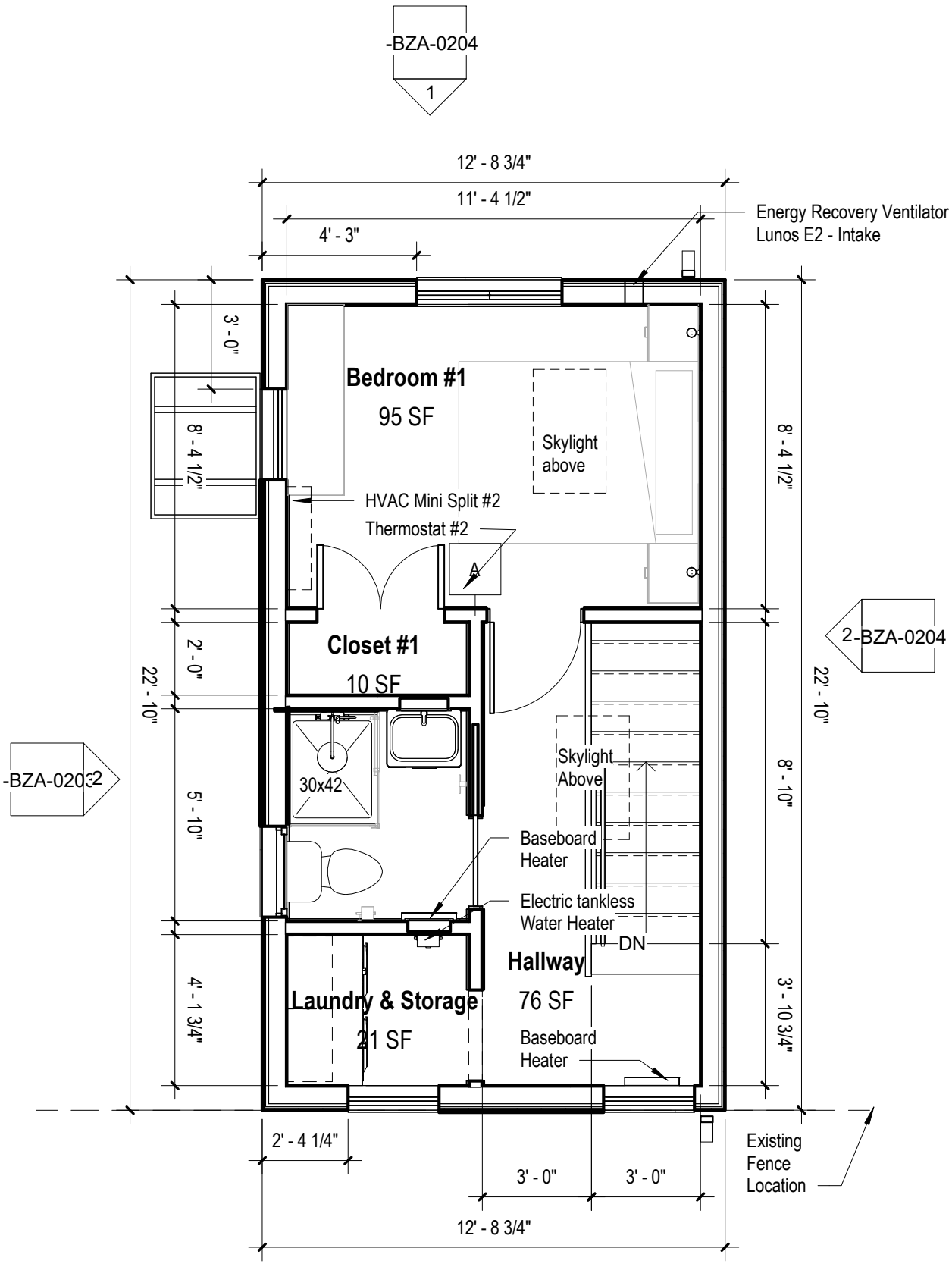
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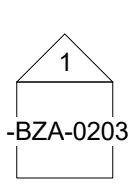
PROPOSED FLOOR PLAN - 1ST FLOOR

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| Scale | 1/4" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

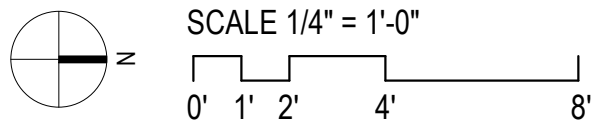
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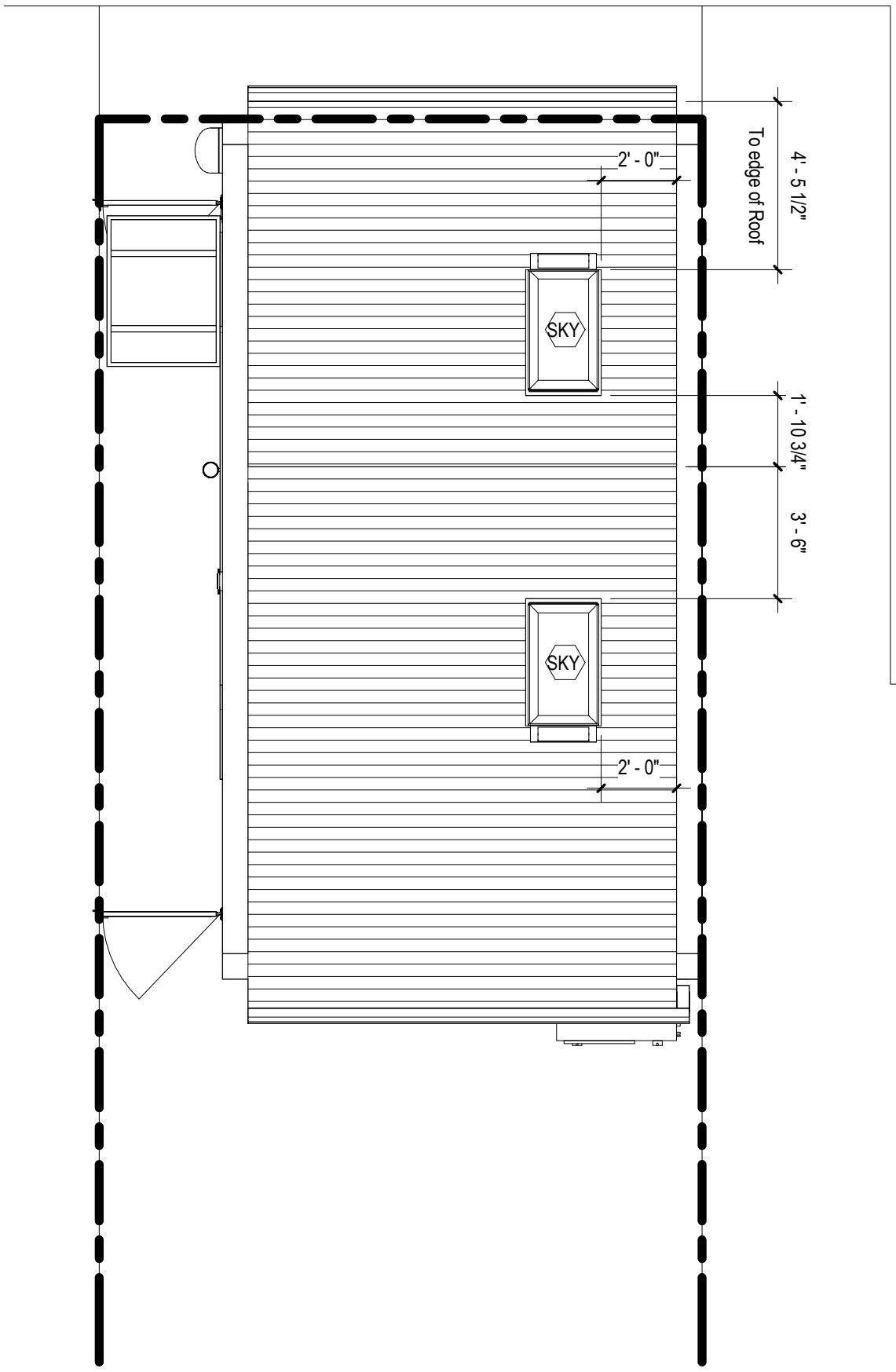
## SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLAN - 2ND FLOOR

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| Scale | 1/4" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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1 Level 3 - Proposed ADU
1/4" = 1'-0"

| No. | Description | Date |
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SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'

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# FENDLEY

628 15th St NE
Washington DC 20002

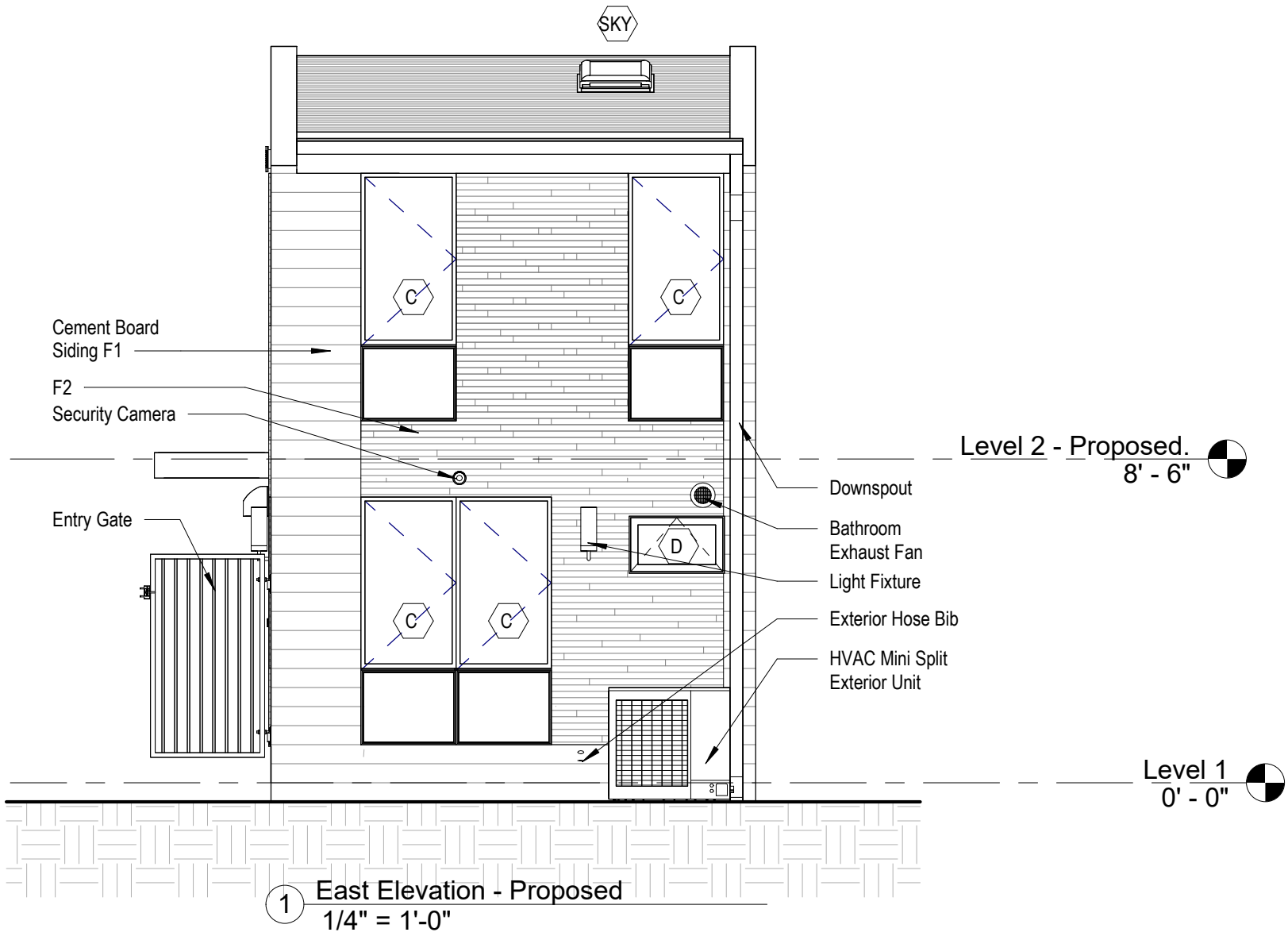
## SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLAN - ROOF

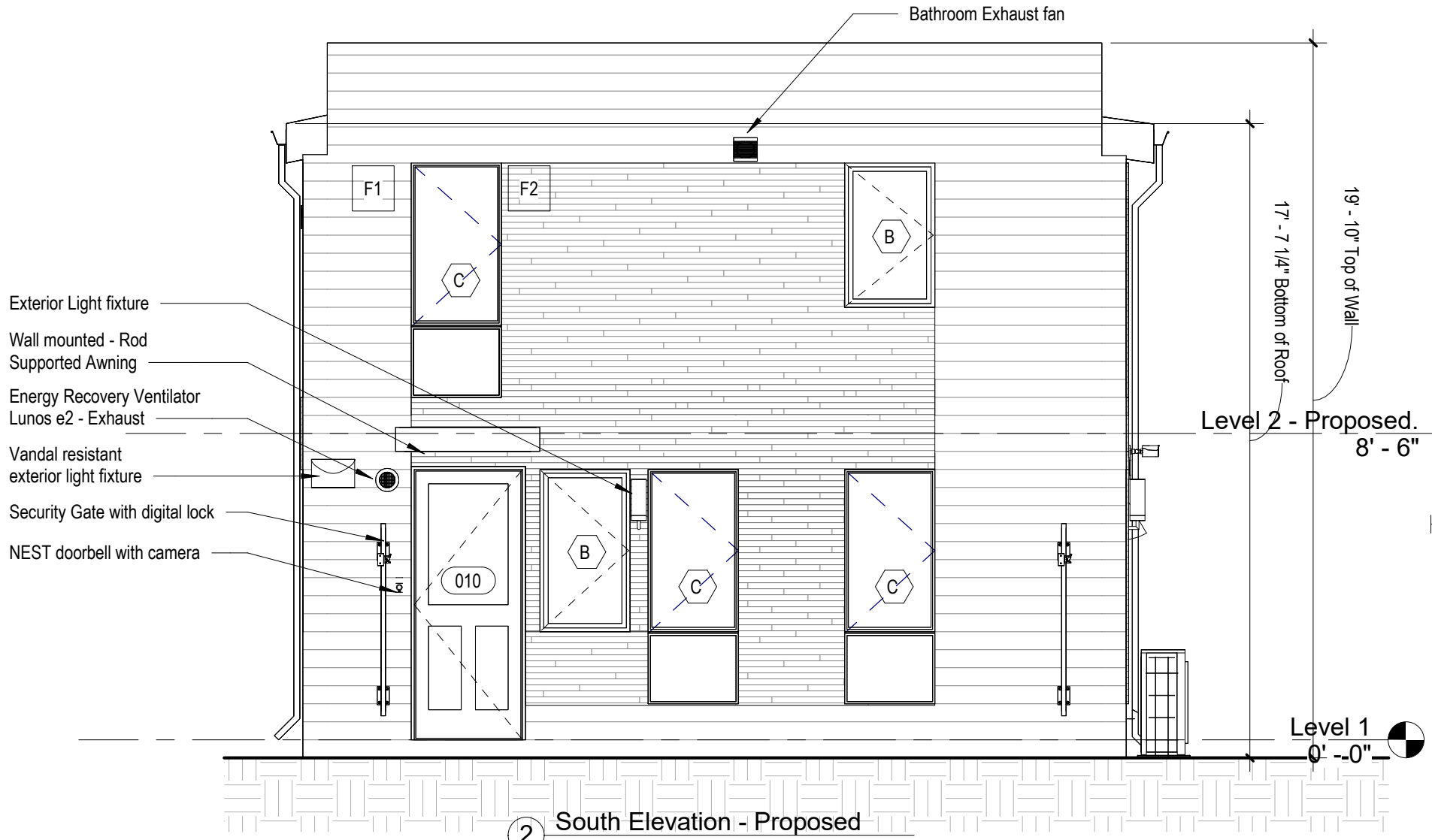
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| Scale | 1/4" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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1 East Elevation - Proposed
1/4" = 1'-0"




2 South Elevation - Proposed
1/4" = 1'-0"

| No. | Description | Date |
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SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'

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# FENDLEY
628 15th St NE
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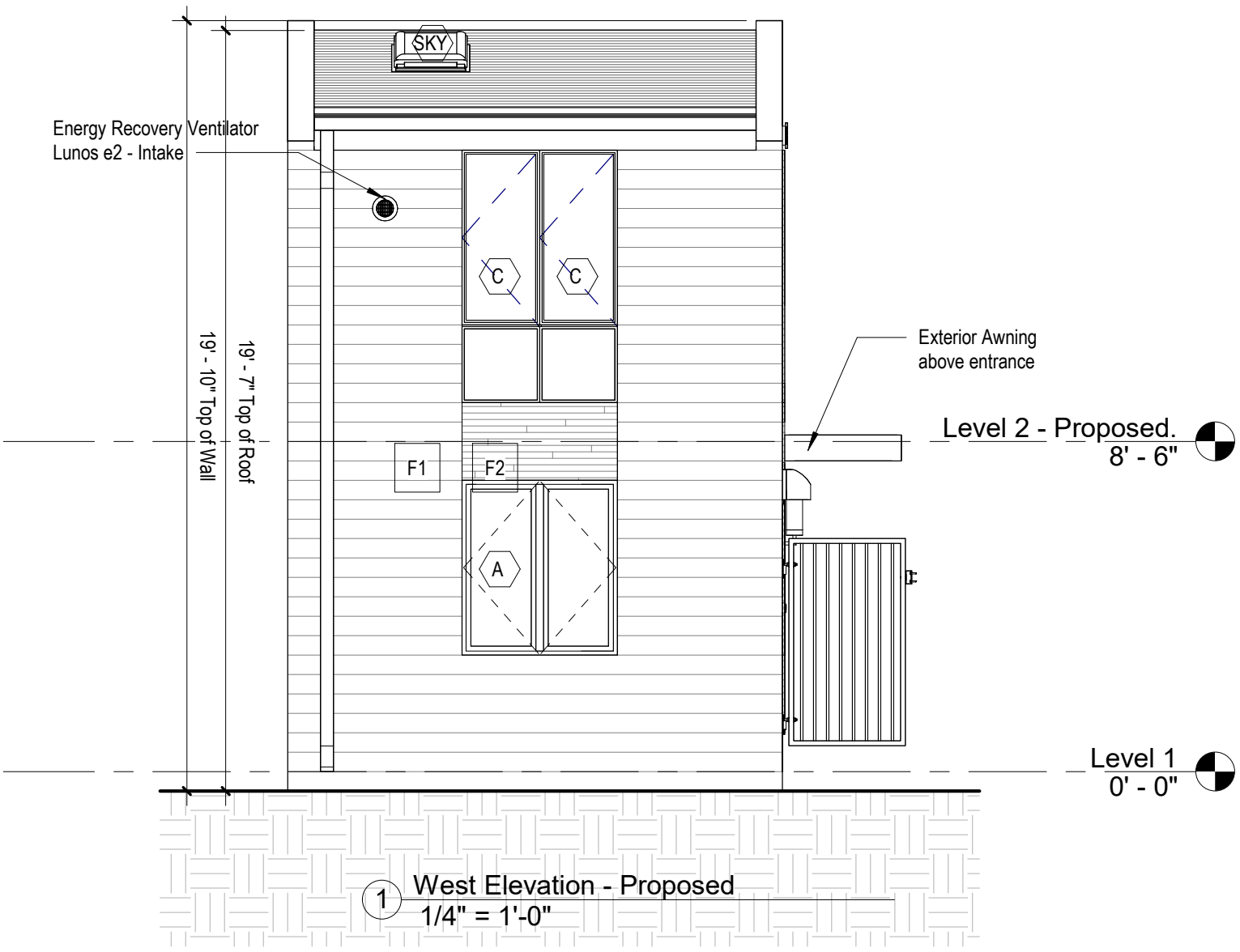
## SECOND PRINCIPAL DWELLING

PROPOSED ELEVATIONS

| | |
|---|---|
| Scale | 1/4" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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1 West Elevation - Proposed
1/4" = 1'-0"




2 North Elevation - Proposed
1/4" = 1'-0"

| No. | Description | Date |
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SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'

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# FENDLEY
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Washington DC 20002

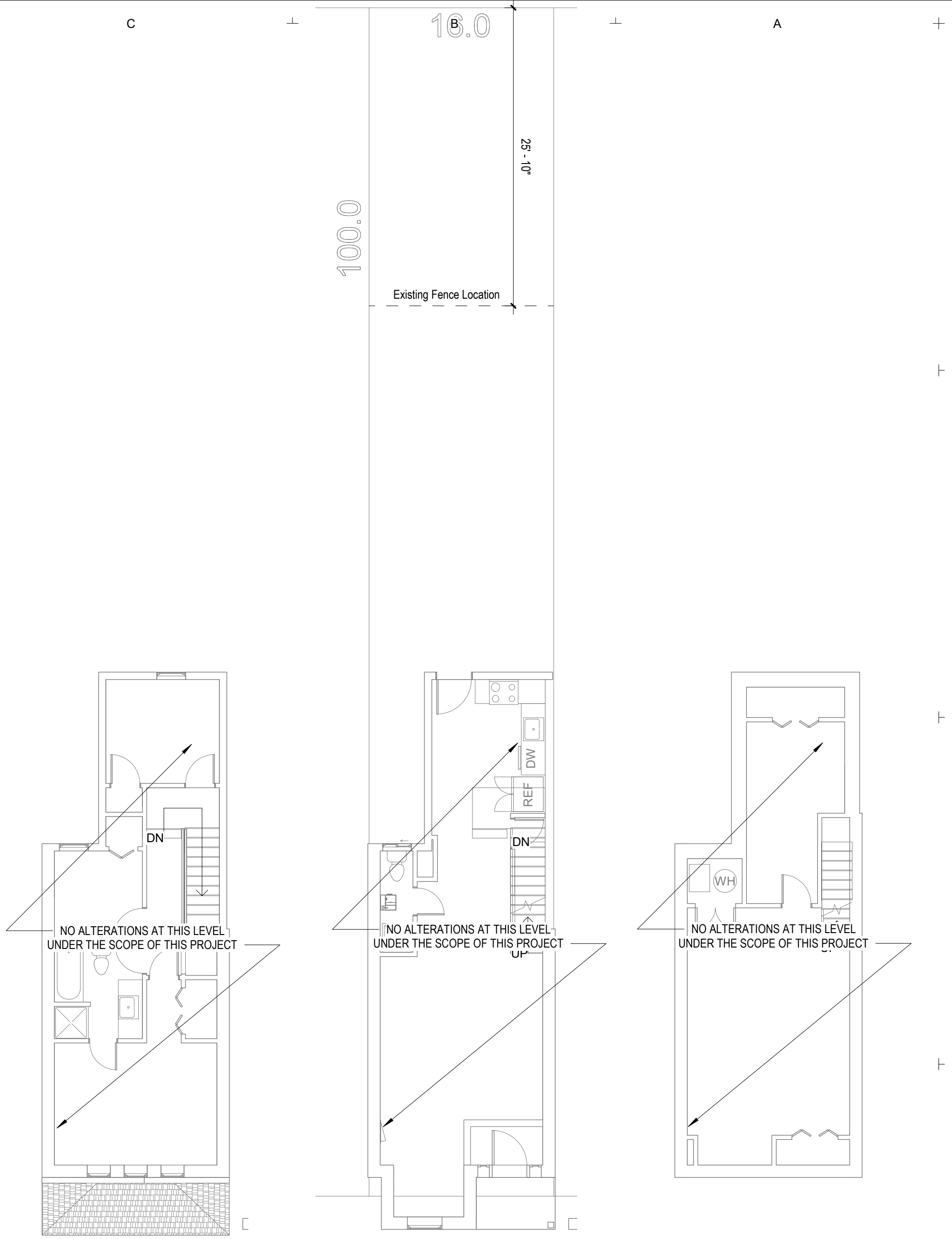
# SECOND PRINCIPAL DWELLING

PROPOSED ELEVATIONS

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|---|---|
| Scale | 1/4" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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

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

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

| No. | Description | Date |
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SCALE 1/8" = 1'-0"

0' 2' 4' 8' 16'

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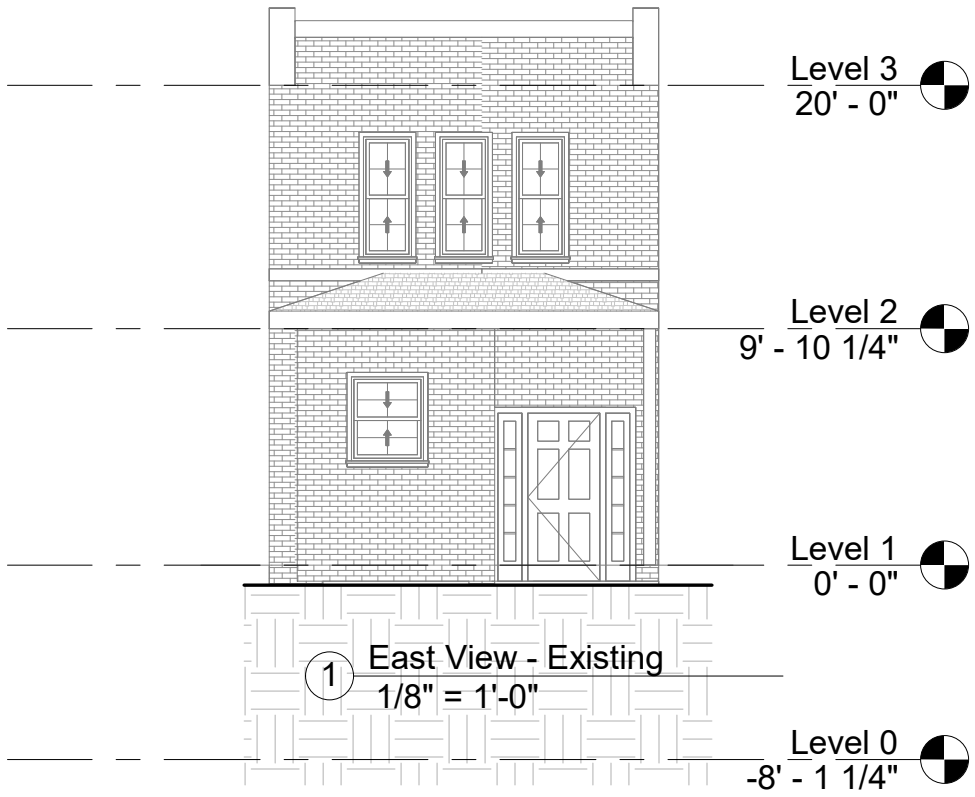
## SECOND PRINCIPAL DWELLING

EXISTING FLOOR PLANS

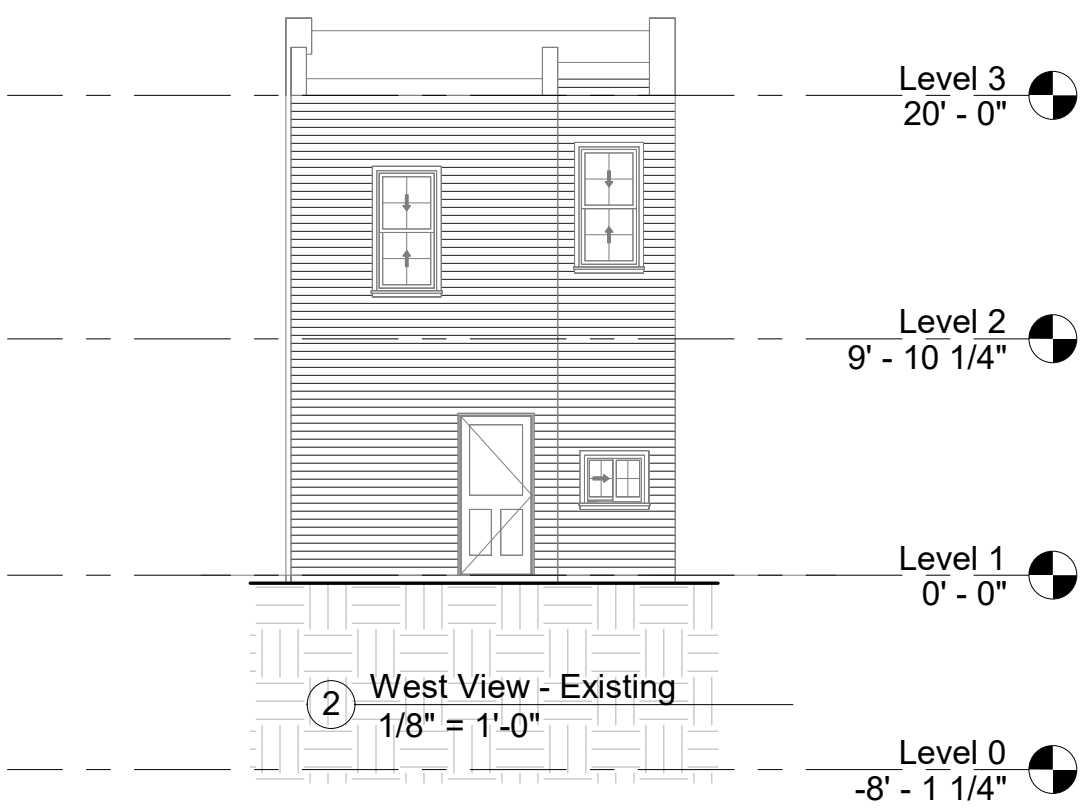
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|---|---|
| Scale | 1/8" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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




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

| No. | Description | Date |
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SCALE 1/8" = 1'-0"

0' 2' 4' 8' 16'

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# FENDLEY
628 15th St NE
Washington DC 20002

# SECOND PRINCIPAL DWELLING

EXISTING ELEVATIONS

| | |
|---|---|
| Scale | 1/8" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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4



1 Summer Shade Study - Elevation
1/8" = 1'-0"

3



2 Summer Shade Study - Proposed
1/8" = 1'-0"

2



1

3 Summer Shade Study - Existing
1/8" = 1'-0"

| No. | Description | Date |
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# FENDLEY
628 15th St NE
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## SECOND PRINCIPAL DWELLING

SUMMER SUN SHADE STUDY - ELEVATION

Scale 1/8" = 1'-0"
Project number 240628 -BZA-0300
Date 06/01/2026

6/1/2026 2:30:44 PM



1 Winter Shade Study - Elevation
1/8" = 1'-0"



2 Winter Shade Study - Proposed
1/8" = 1'-0"



3 Winter Shade Study - Existing
1/8" = 1'-0"

| No. | Description | Date |
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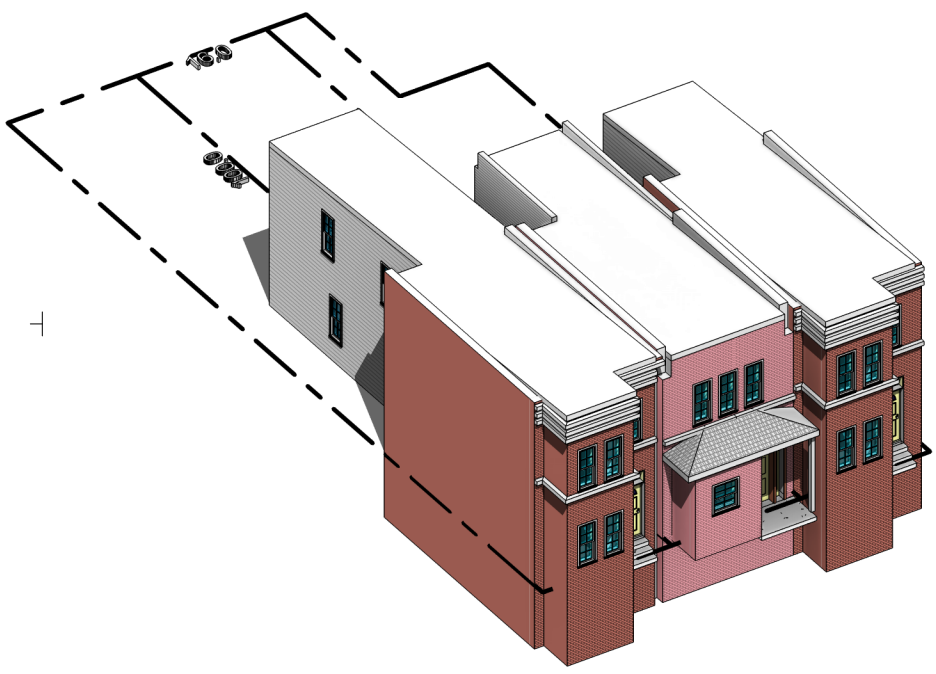
## SECOND PRINCIPAL DWELLING

WINTER SUN SHADE STUDY - ELEVATION

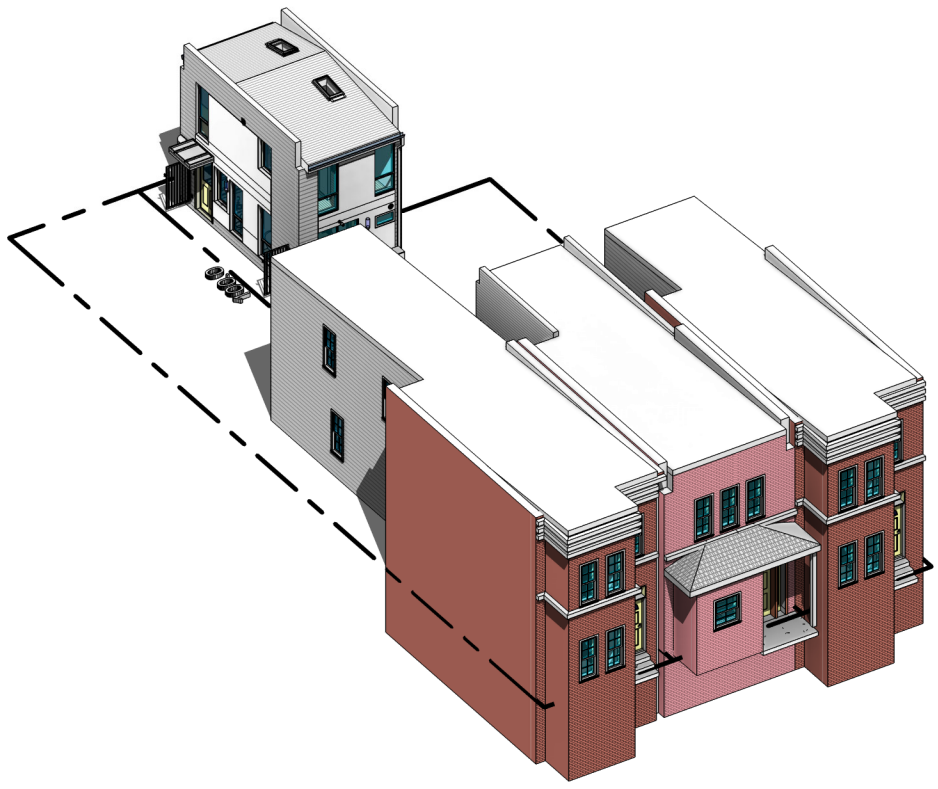
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|---|---|
| Scale | 1/8" = 1'-0" |
| Project number | 240628 |
| Date | 06/01/2026 |

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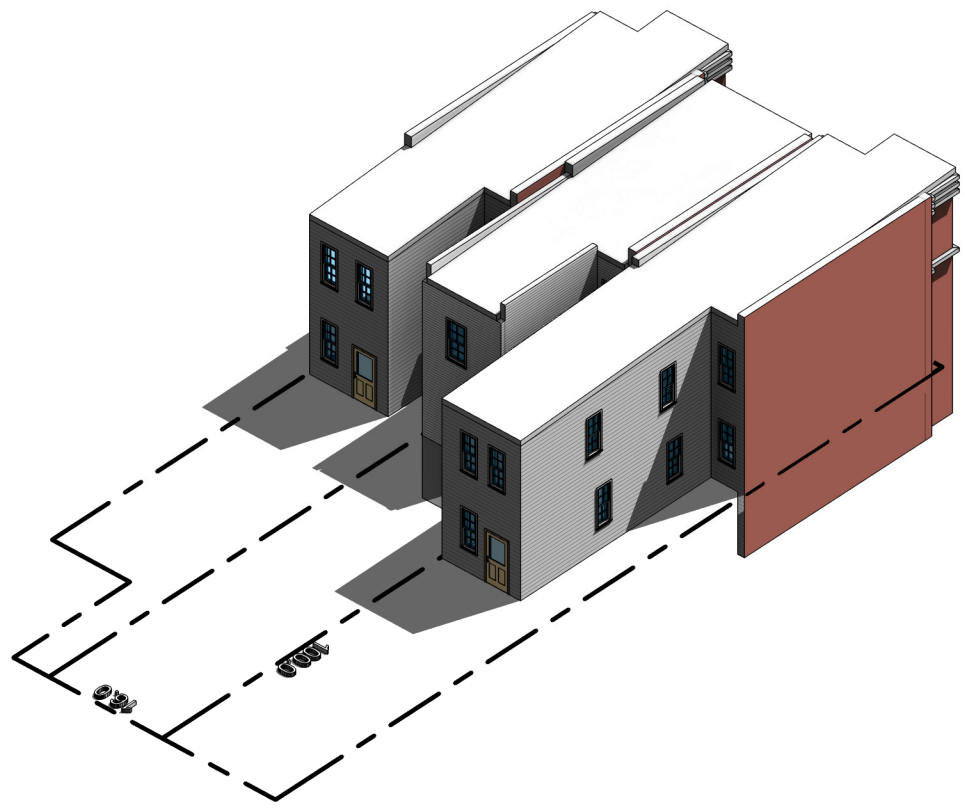
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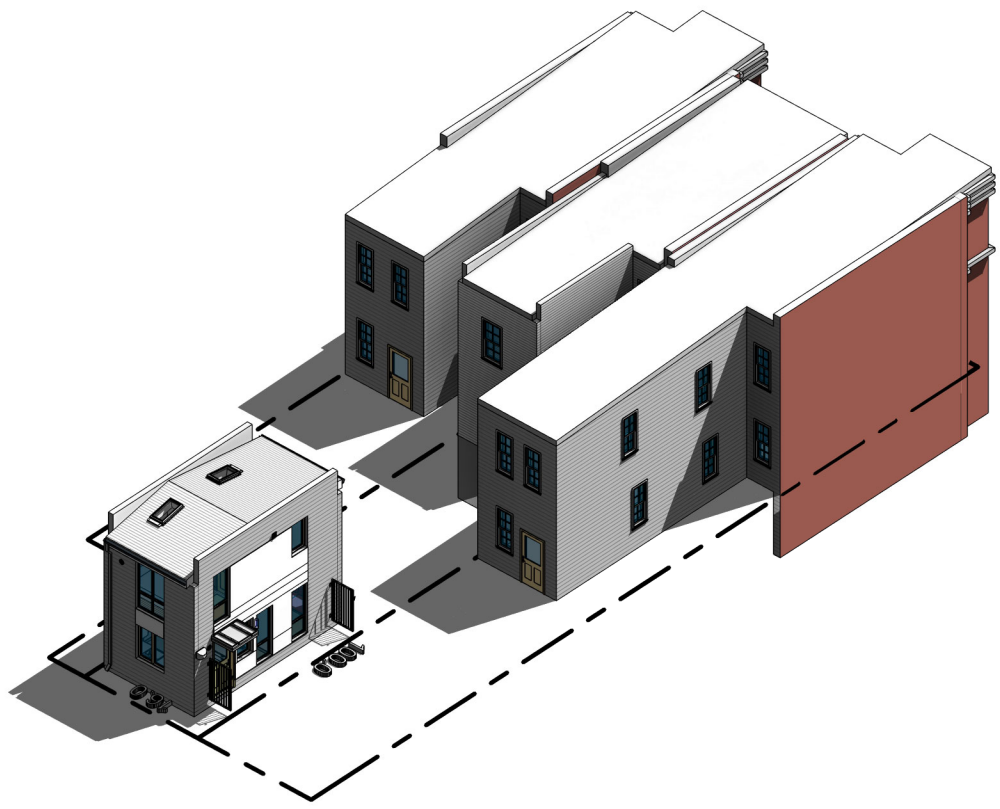
1 Summer Sun Shade (Front) - Existing



2 Summer Sun Shade (Front) - Proposed



3 Summer Sun Shade (Rear) - Existing



4 Summer Sun Shade (Rear) - Proposed

| No. | Description | Date |
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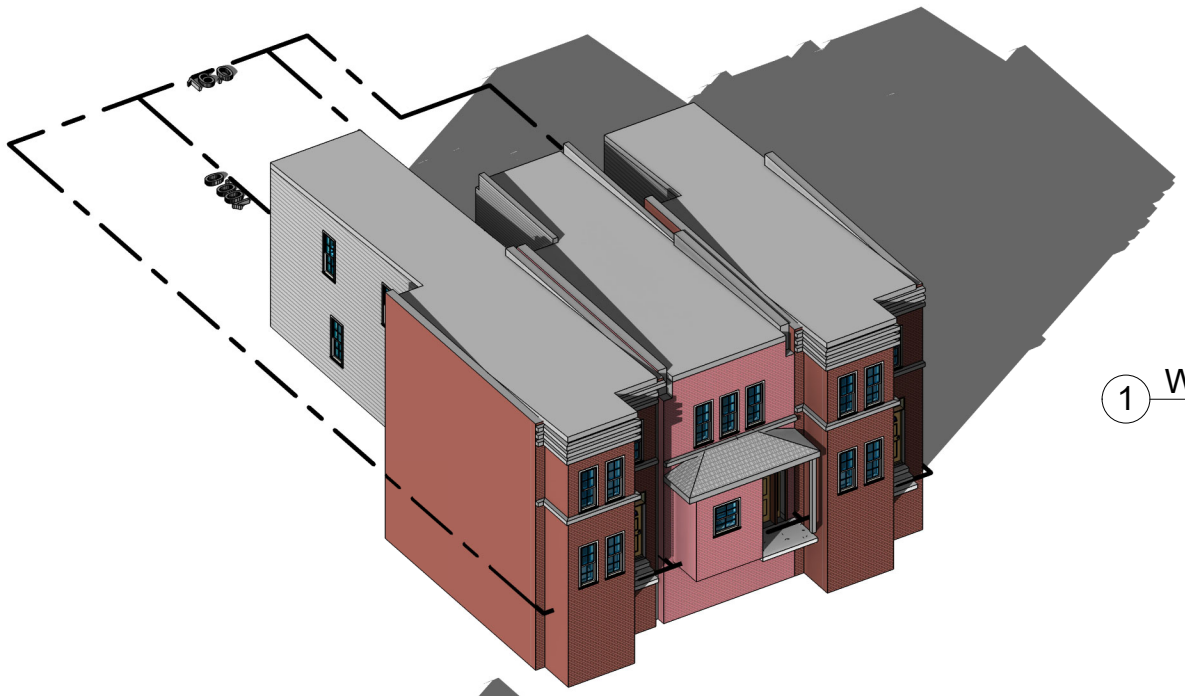
# FENDLEY
628 15th St NE
Washington DC 20002

## SECOND PRINCIPAL DWELLING

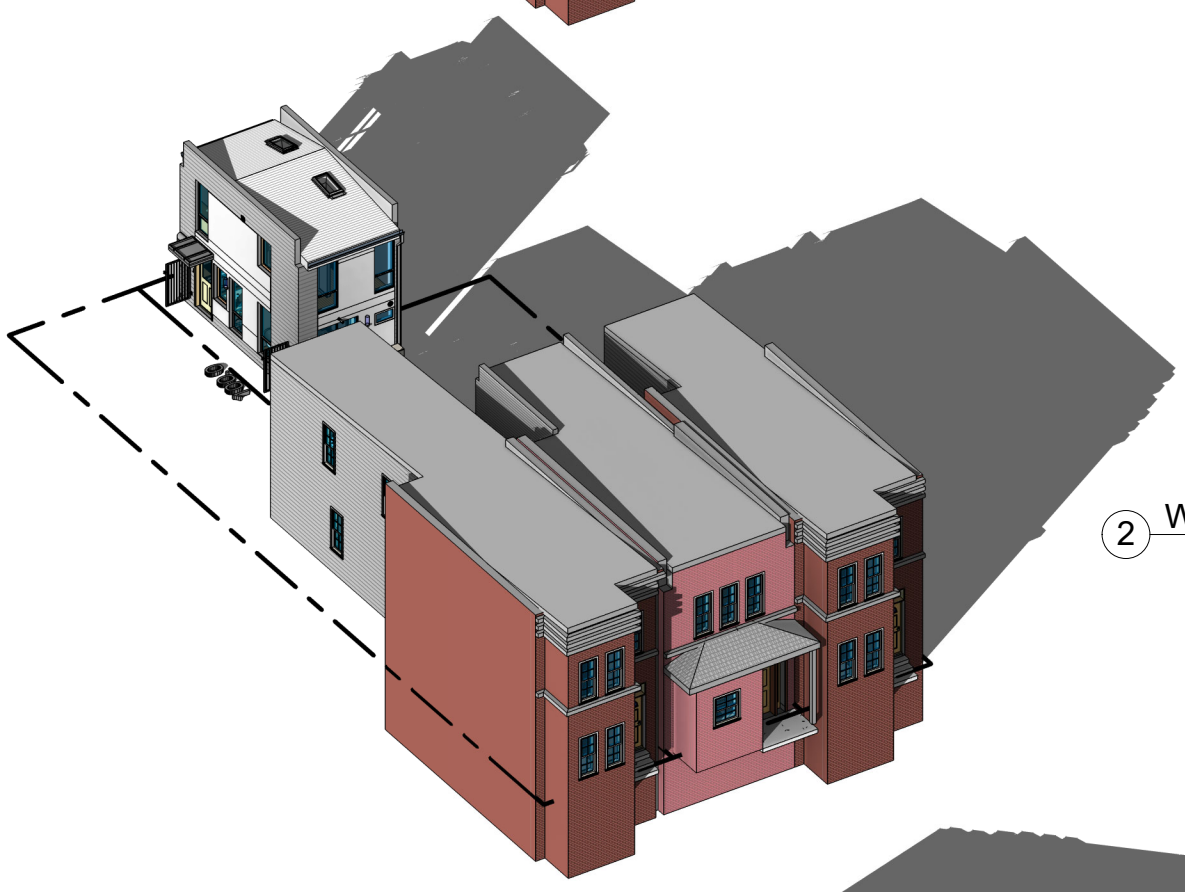
SUMMER SUN SHADE STUDY - PERSPECTIVE

Scale
Project number 240628 -BZA-0302
Date 06/01/2026

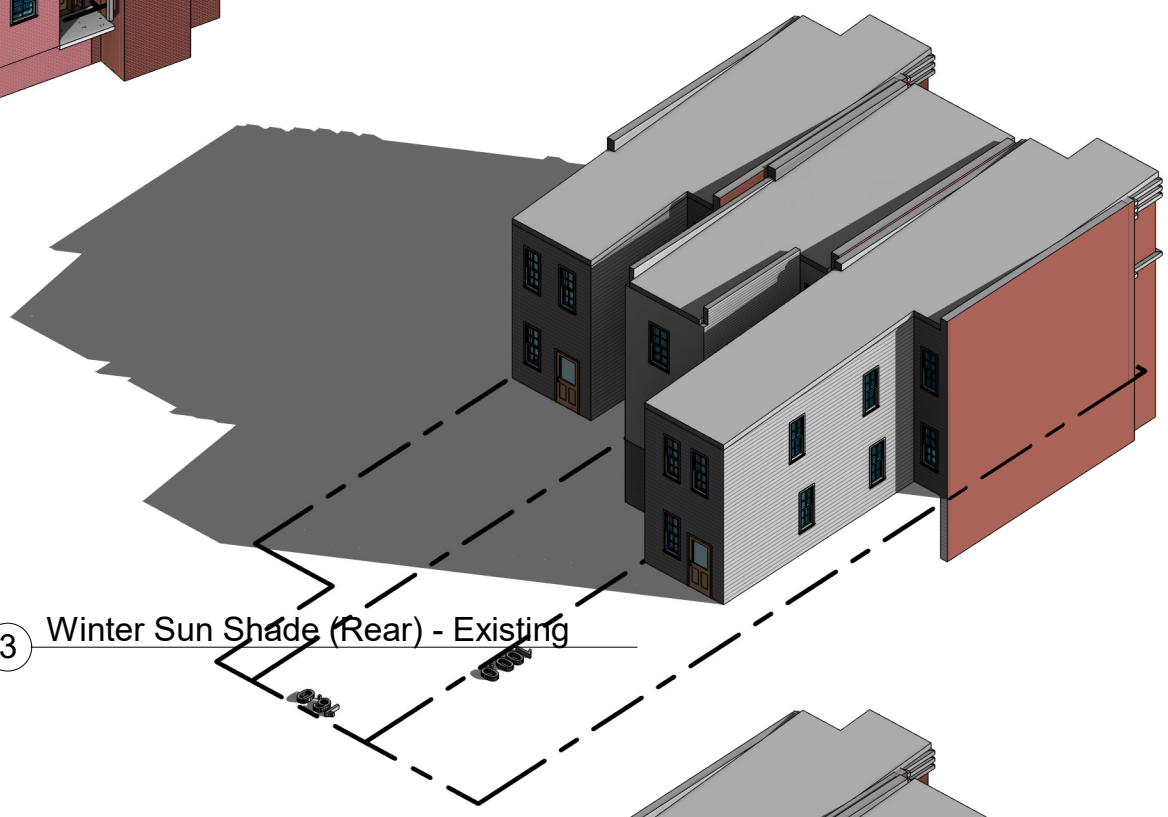
6/1/2026 2:30:49 PM



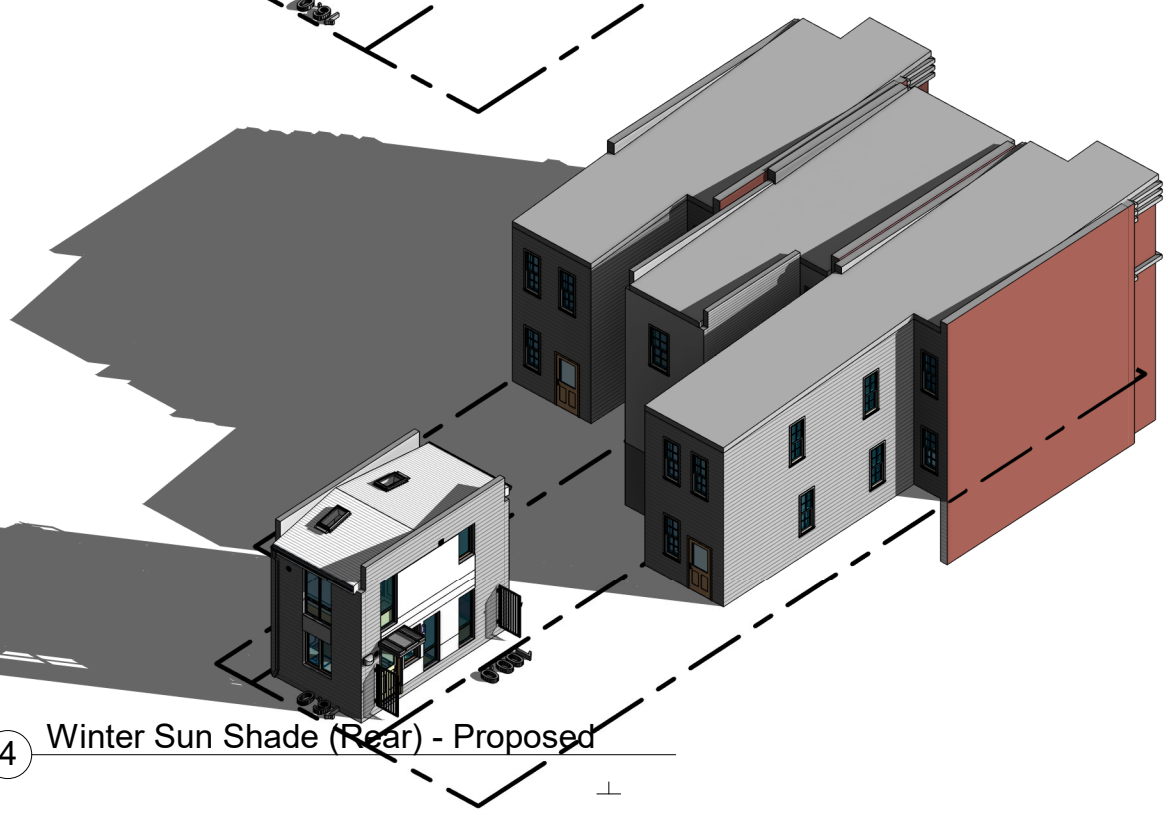
1 Winter Sun Shade (Front) - Existing



2 Winter Sun Shade (Front) - Proposed



3 Winter Sun Shade (Rear) - Existing



4 Winter Sun Shade (Rear) - Proposed

| No. | Description | Date |
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## SECOND PRINCIPAL DWELLING

WINTER SUN SHADE STUDY - PERSPECTIVE

Scale

Project number 240628 -BZA-0303

Date 06/01/2026

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