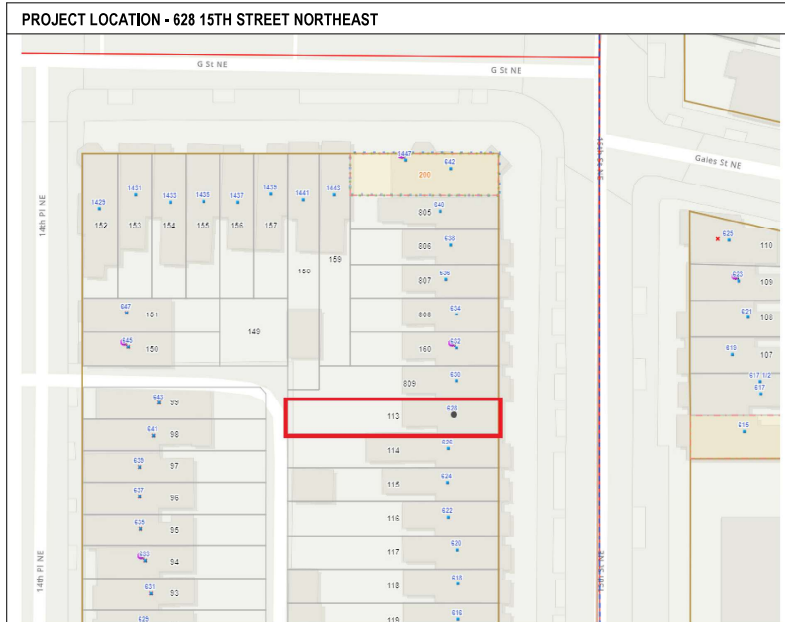


SECOND PRINCIPAL DWELLING

Fendley Residence

BZA Application

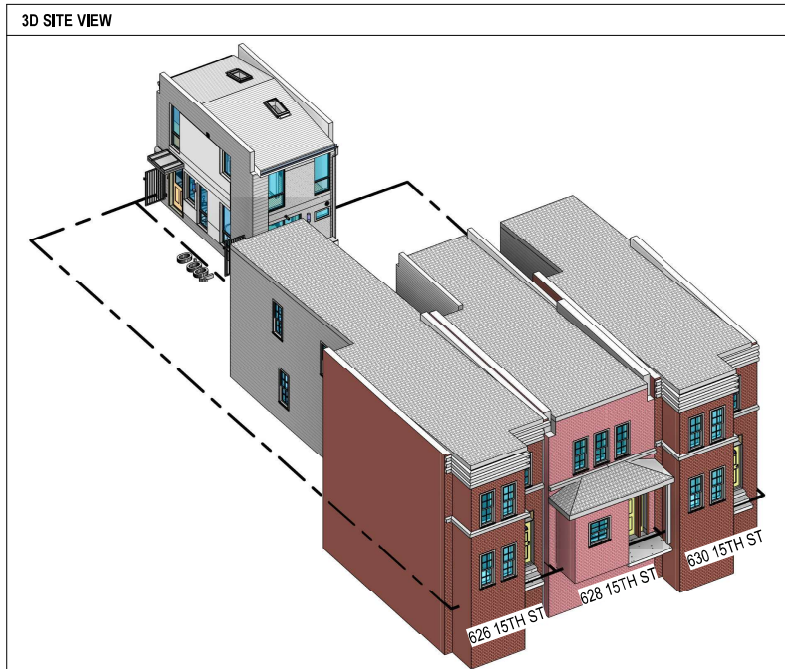
MAY 2025
100% SET



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-story ADU.
Building Footprint: Additional 290 sqft from exterior face to exterior face of ADU.
Change of Use: Single family to Principal & Secondary dwelling.



SHEET INDEX

Sheet Number	Sheet Name
-BZA-0000	COVERSHEET
-BZA-0001	ZONING REPORT
-BZA-0002	ZONING SUMMARY
-BZA-0100	AERIAL VIEWS - FRONT
-BZA-0101	AERIAL VIEWS - REAR
-BZA-0200	PROPOSED FLOOR PLANS
-BZA-0201	PROPOSED FLOOR PLANS
-BZA-0202	PROPOSED FLOOR PLANS
-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

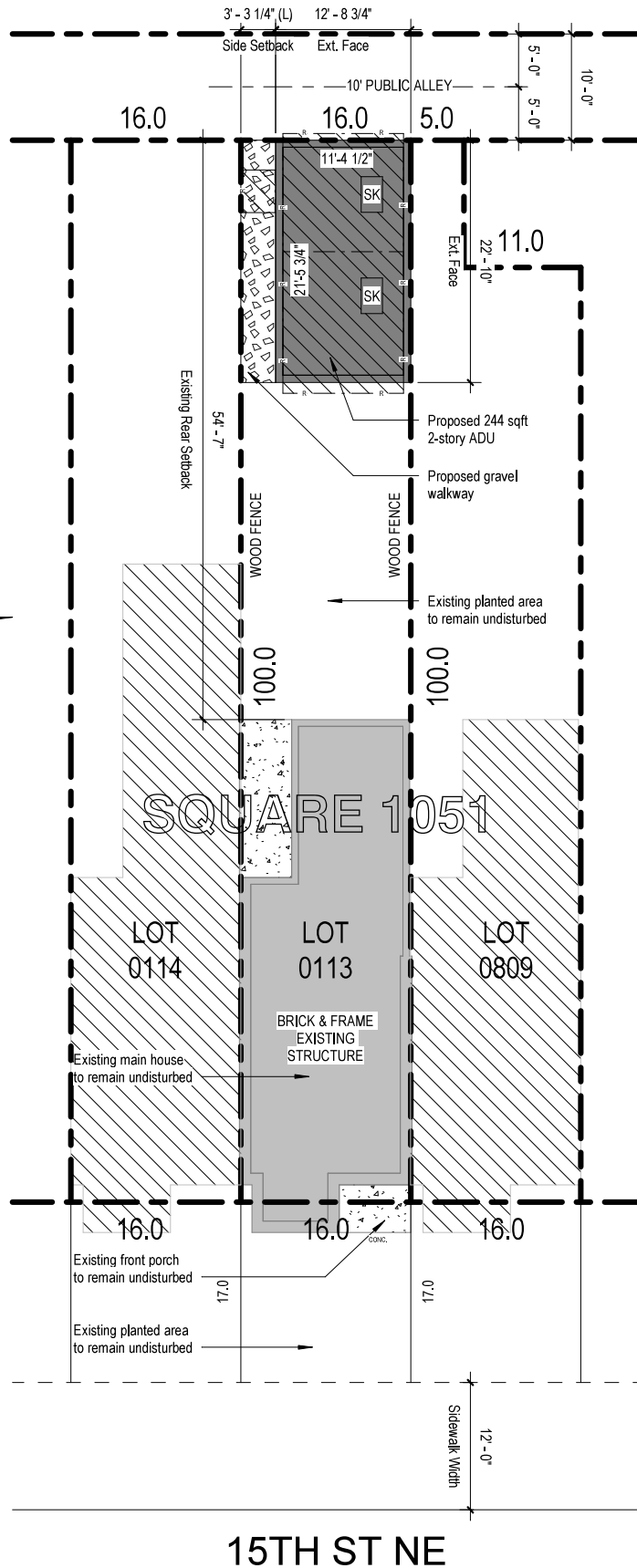
Board of Zoning Adjustment
 District of Columbia
 CASE NO. 21349A
 EXHIBIT NO. 27
 -BZA-0000

Scale	
Project number	240628
Date	05/30/2025

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



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

ZONING REPORT	
Scale	3/32" = 1'-0"
Project number	240628
Date	05/30/2025
-BZA-0001	

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 12L, 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 + ADU
# OF STORIES:	2	2
STORIES PLUS:	BASEMENT	2 + BASEMENT
# 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	EXISTING TO REMAIN

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



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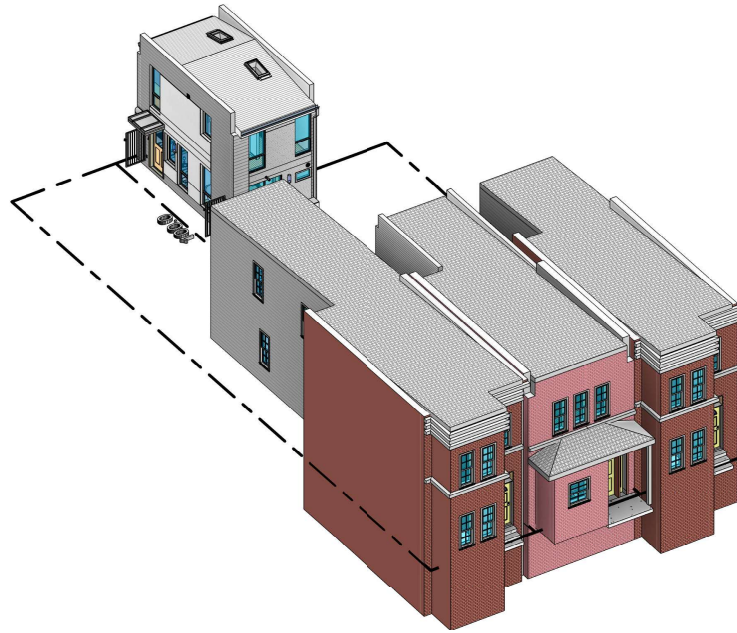
FENDLEY
 628 15th St NE
 Washington DC 20002

SECOND PRINCIPAL DWELLING

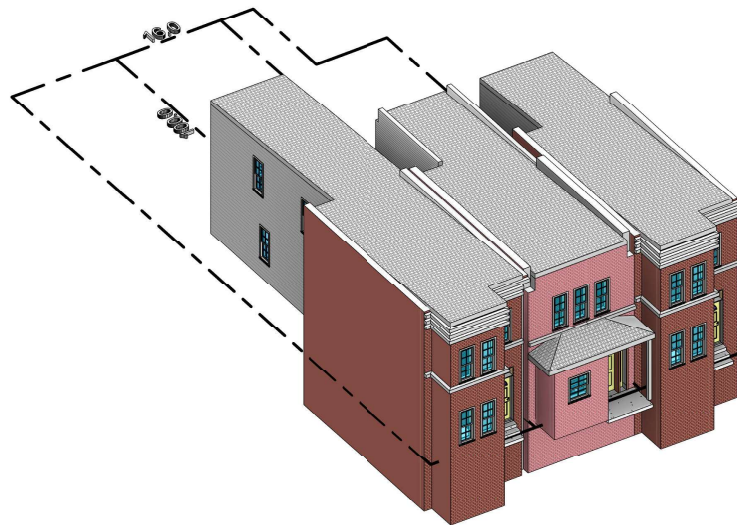
ZONING SUMMARY

Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0002

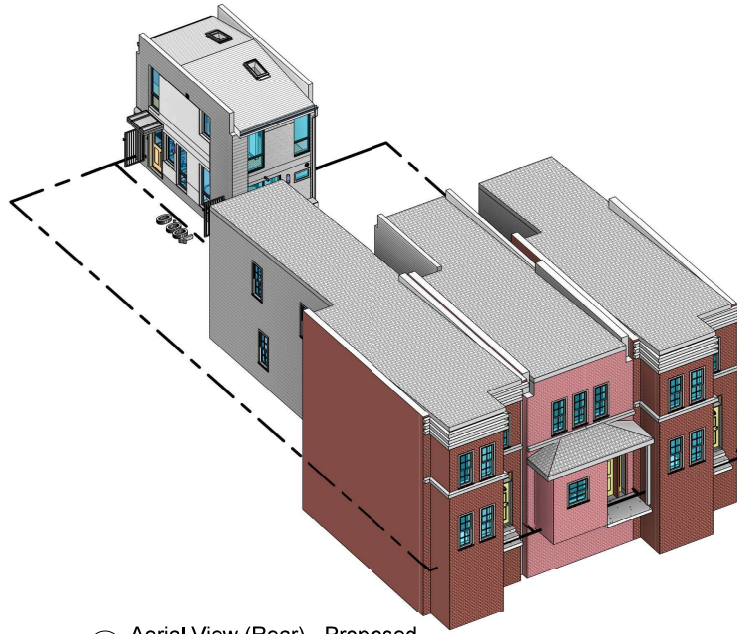


① Aerial View (Front) - Proposed

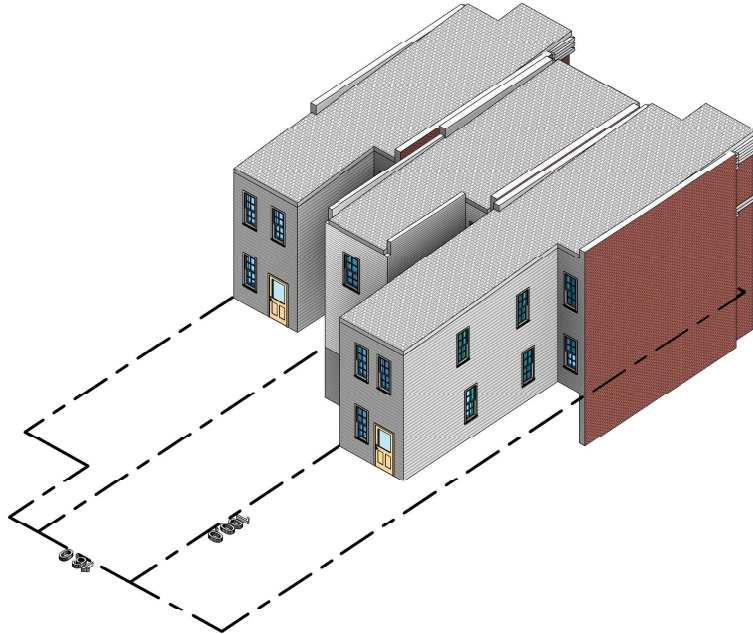


② Aerial View (Front) - Existing

AERIAL VIEWS - FRONT	
Scale	
Project number	240628
Date	05/30/2025
-BZA-0100	



① Aerial View (Rear) - Proposed



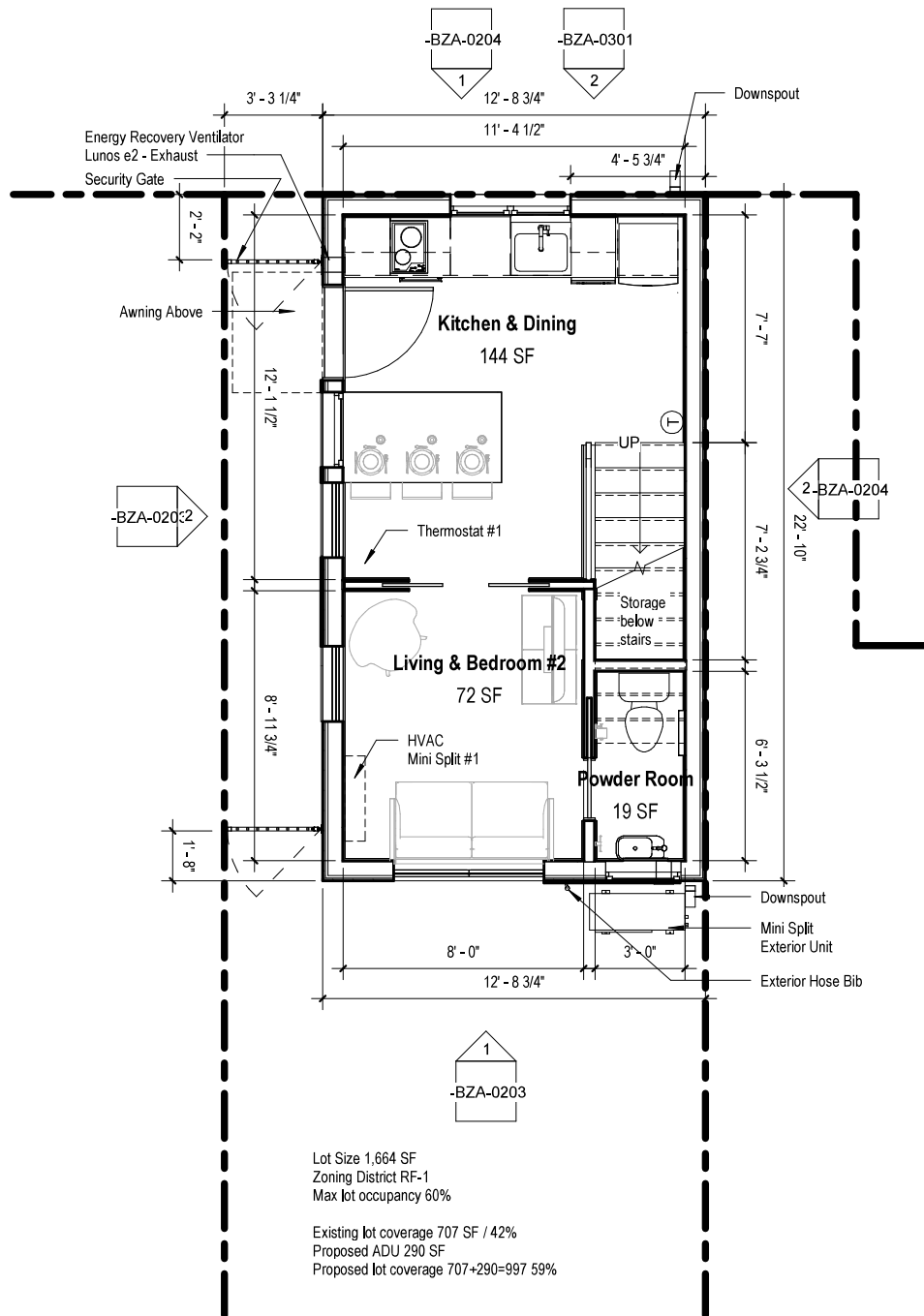
② Aerial View (Rear) - Existing



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SECOND PRINCIPAL DWELLING

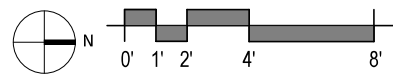
		AERIAL VIEWS - REAR
Scale		-BZA-0101
Project number	240628	
Date	05/30/2025	



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

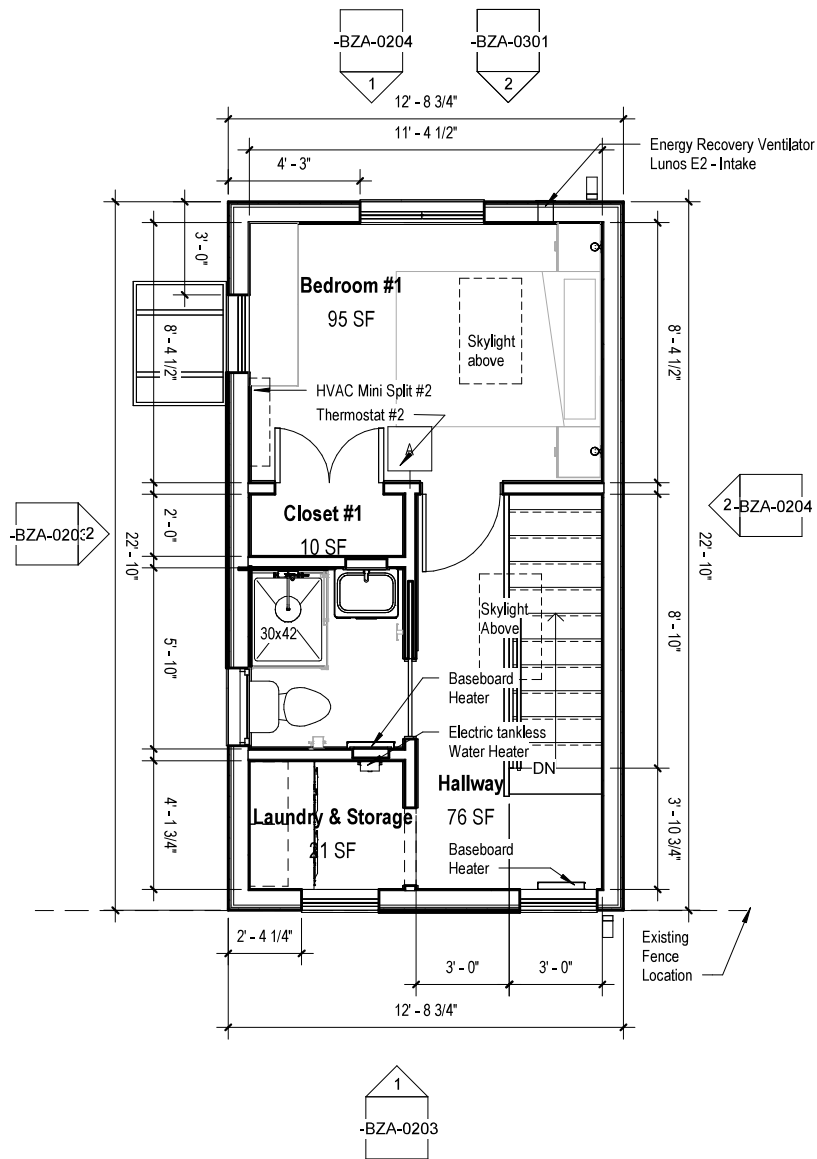
 Existing lot coverage 707 SF / 42%
 Proposed ADU 290 SF
 Proposed lot coverage 707+290=997 59%

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

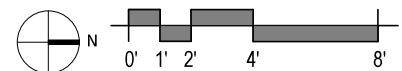


FENDLEY
 628 15th St NE
 Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	-BZA-0200
Project number	240628	
Date	05/30/2025	



① Level 2 - Proposed ADU
 1/4" = 1'-0"

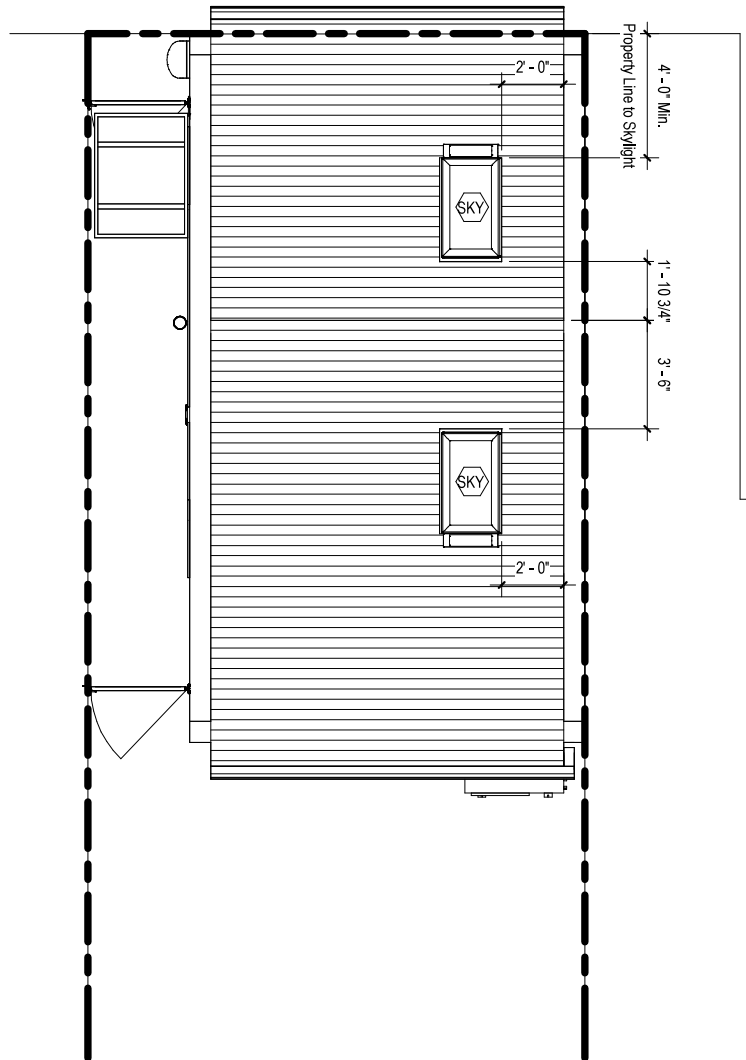


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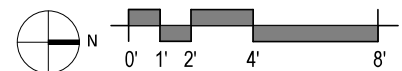
FENDLEY
 628 15th St NE
 Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	-BZA-0201
Project number	240628	
Date	05/30/2025	

-BZA-0301
2



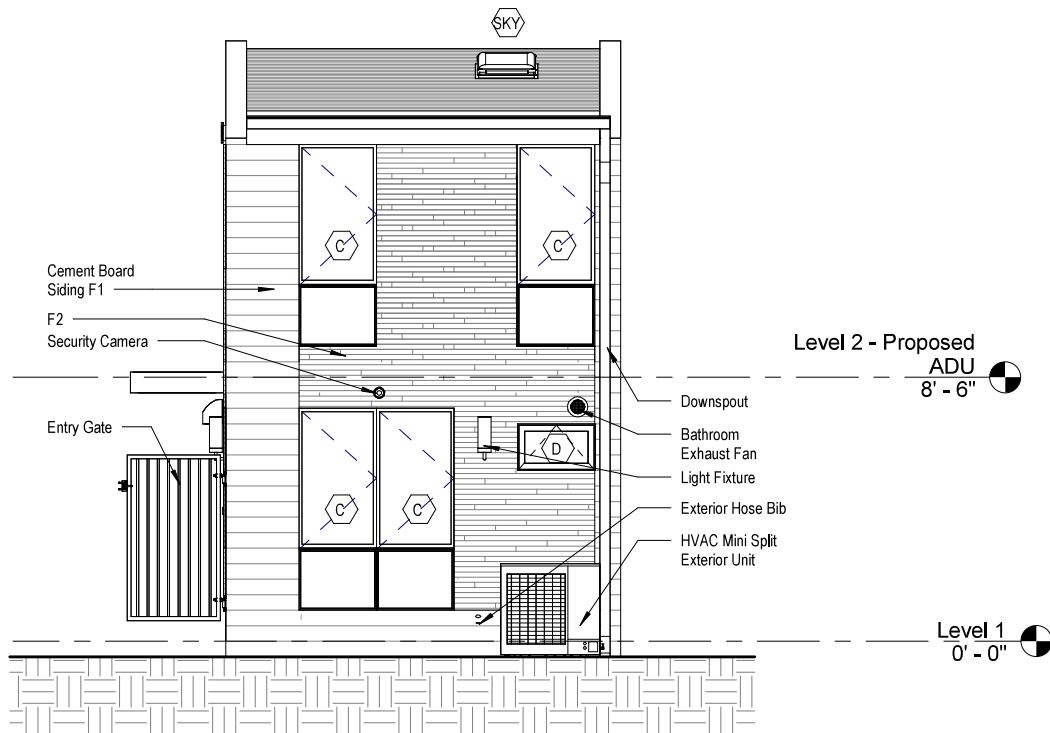
① Level 3 - Proposed ADU
1/4" = 1'-0"



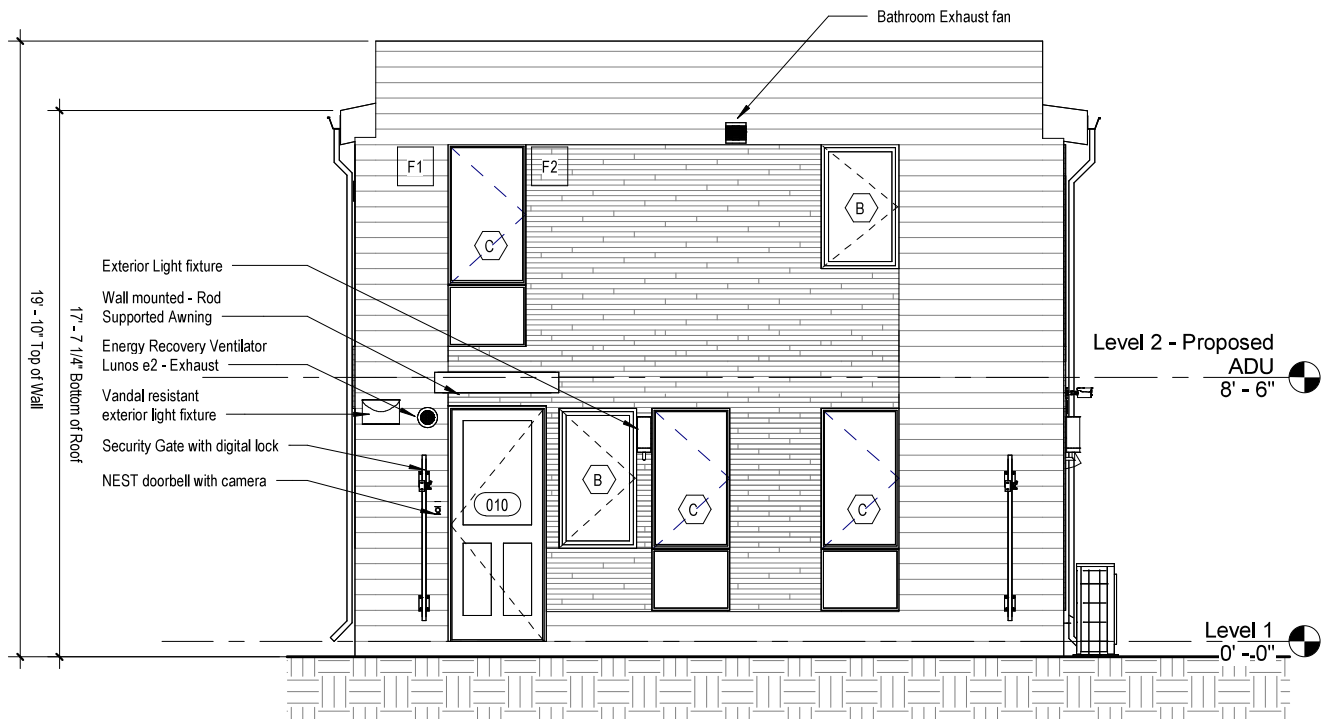
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FENDLEY
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SECOND PRINCIPAL DWELLING

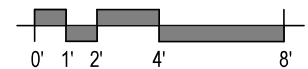
PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	-BZA-0202
Project number	240628	
Date	05/30/2025	



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



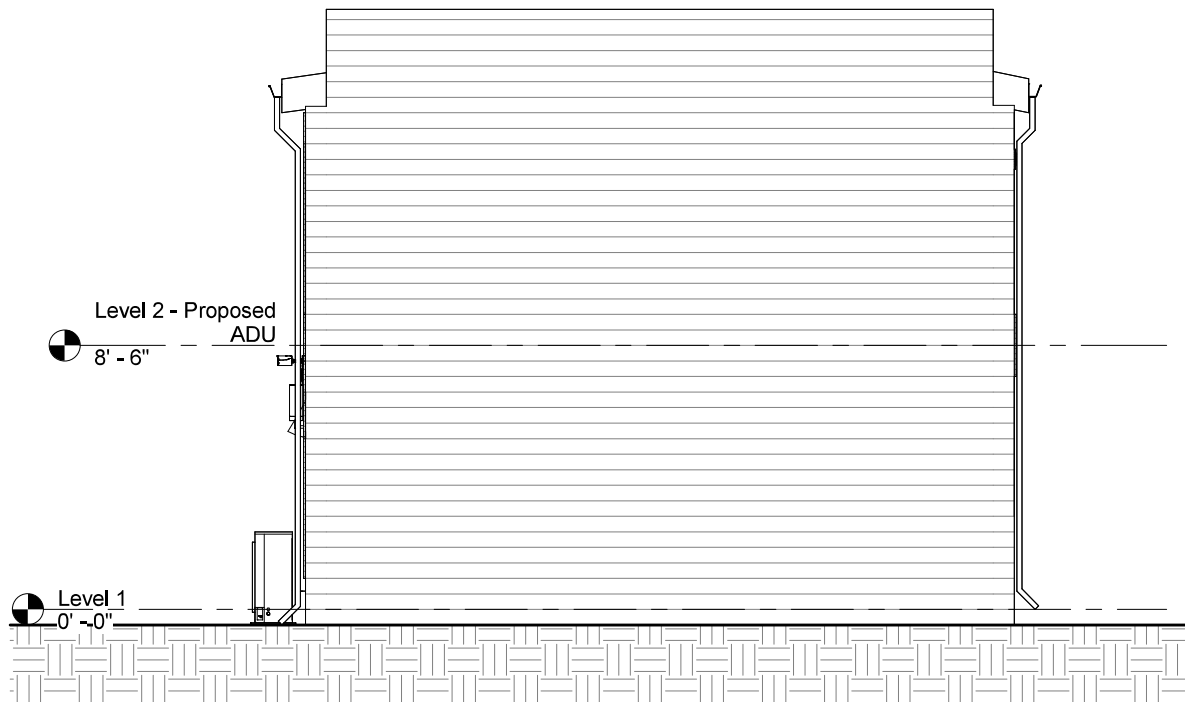
② South Elevation - Proposed
1/4" = 1'-0"



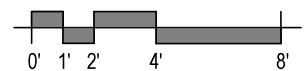
PROPOSED ELEVATIONS		
Scale	1/4" = 1'-0"	-BZA-0203
Project number	240628	
Date	05/30/2025	



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



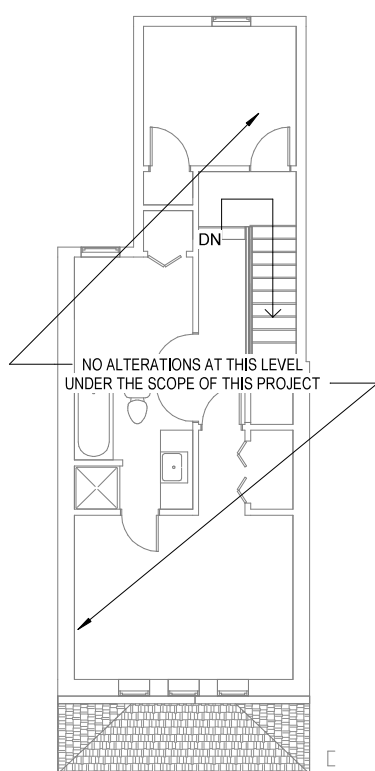
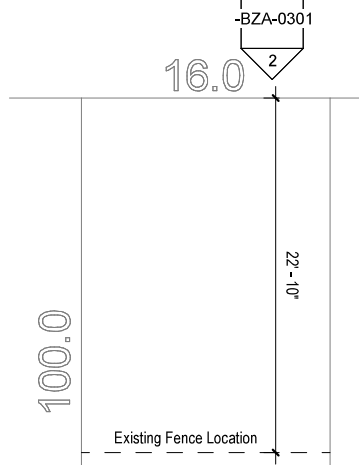
② North Elevation - Proposed
1/4" = 1'-0"



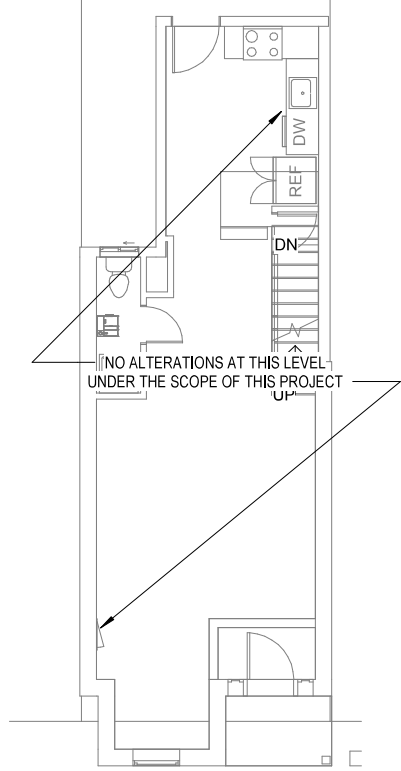
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SECOND PRINCIPAL DWELLING

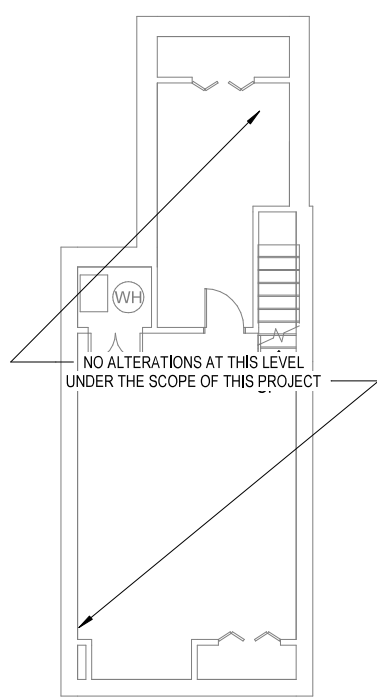
PROPOSED ELEVATIONS		
Scale	1/4" = 1'-0"	-BZA-0204
Project number	240628	
Date	05/30/2025	



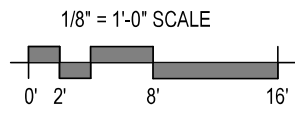
③ Level 2
1/8" = 1'-0"
-BZA-0301



② Level 1
1/8" = 1'-0"
-BZA-03010206

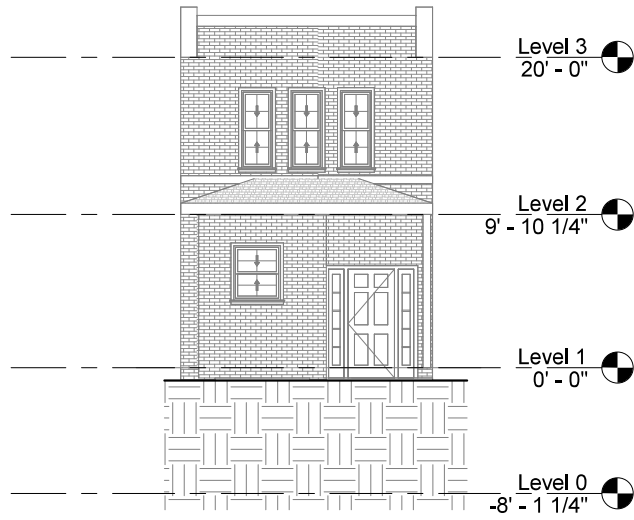


① Level 0
1/8" = 1'-0"

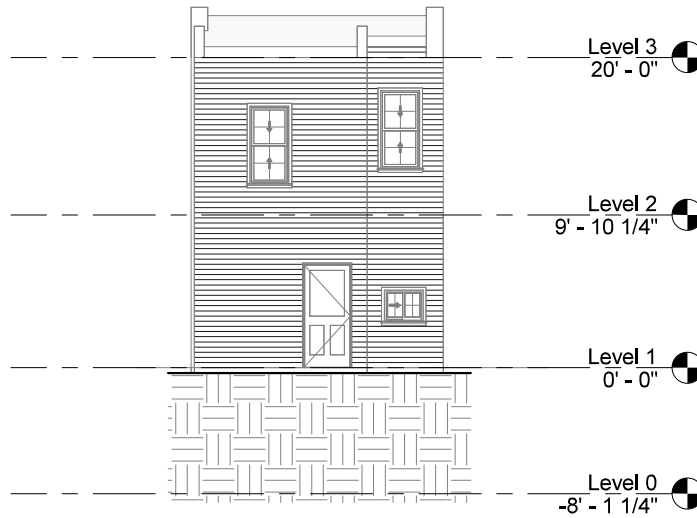


FENDLEY
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Washington DC 20002
SECOND PRINCIPAL DWELLING

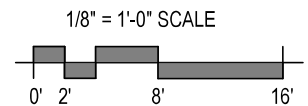
EXISTING FLOOR PLANS		
Scale	1/8" = 1'-0"	-BZA-0205
Project number	240628	
Date	05/30/2025	



① East View - Existing
1/8" = 1'-0"



② West View - Existing
1/8" = 1'-0"



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SECOND PRINCIPAL DWELLING

EXISTING ELEVATIONS		
Scale	1/8" = 1'-0"	-BZA-0206
Project number	240628	
Date	05/30/2025	



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



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



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



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SECOND PRINCIPAL DWELLING

SUMMER SUN SHADE STUDY - ELEVATION

Scale	1/8" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0300



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

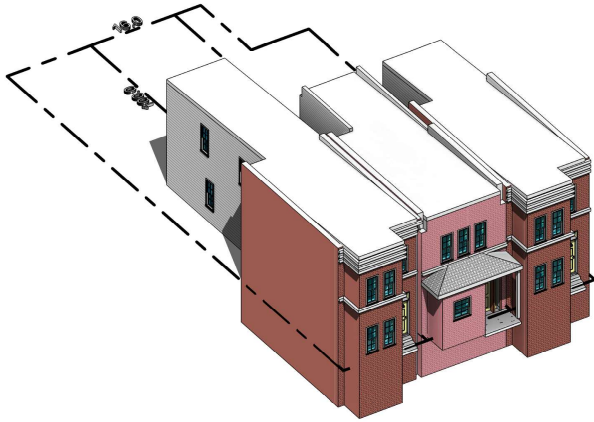


② Winter Shade Study - Proposed
1/8" = 1'-0"

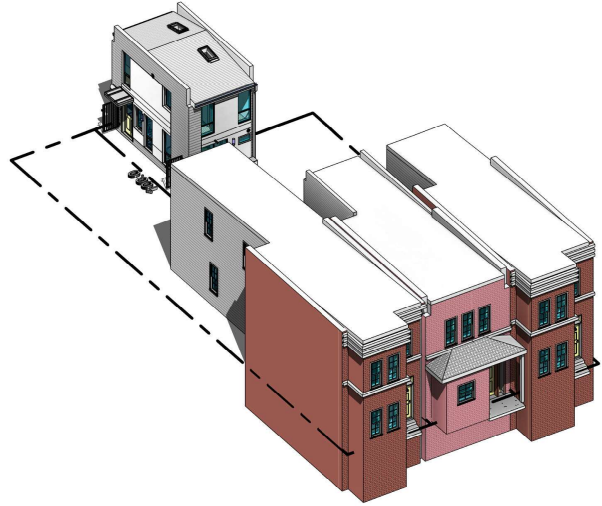


③ Winter Shade Study - Existing
1/8" = 1'-0"

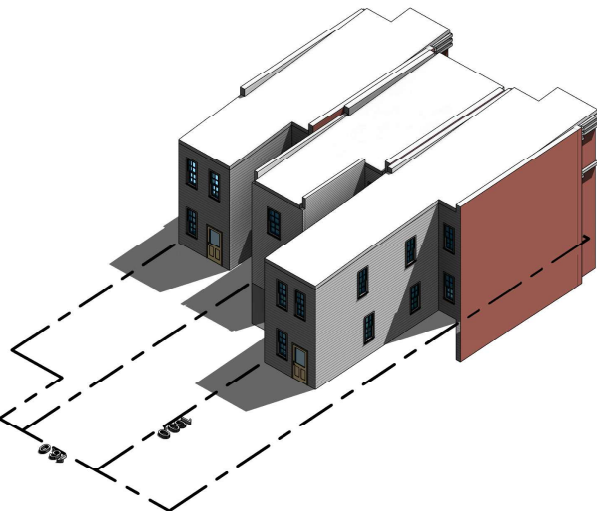
WINTER SUN SHADE STUDY - ELEVATION		
Scale	1/8" = 1'-0"	-BZA-0301
Project number	240628	
Date	05/30/2025	



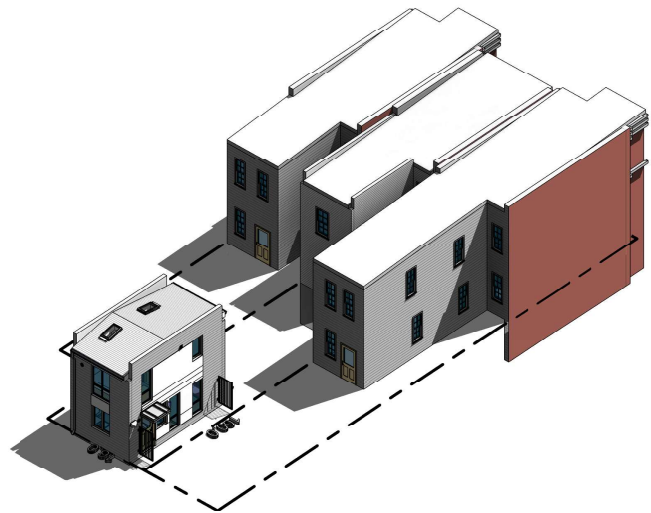
① Summer Sun Shade (Front) - Existing



② Summer Sun Shade (Front) - Proposed



③ Summer Sun Shade (Rear) - Existing



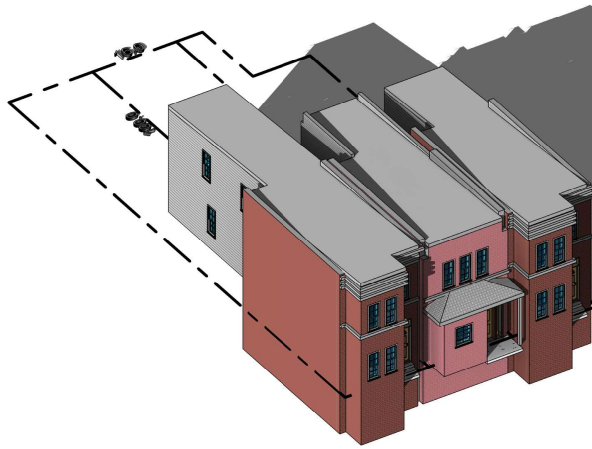
④ Summer Sun Shade (Rear) - Proposed



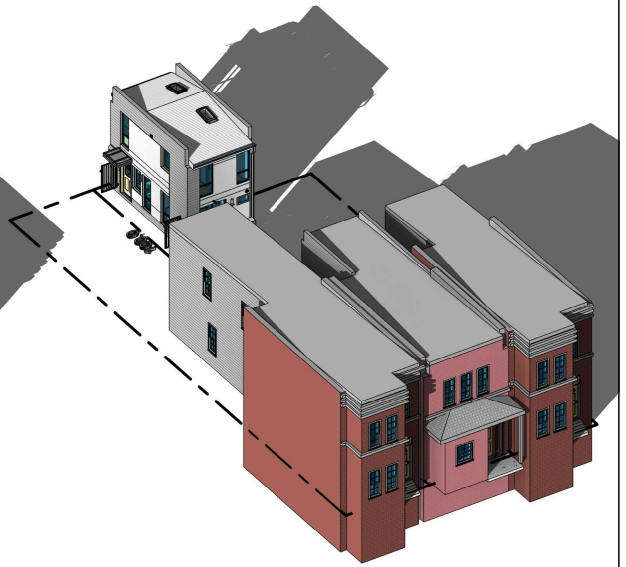
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SECOND PRINCIPAL DWELLING

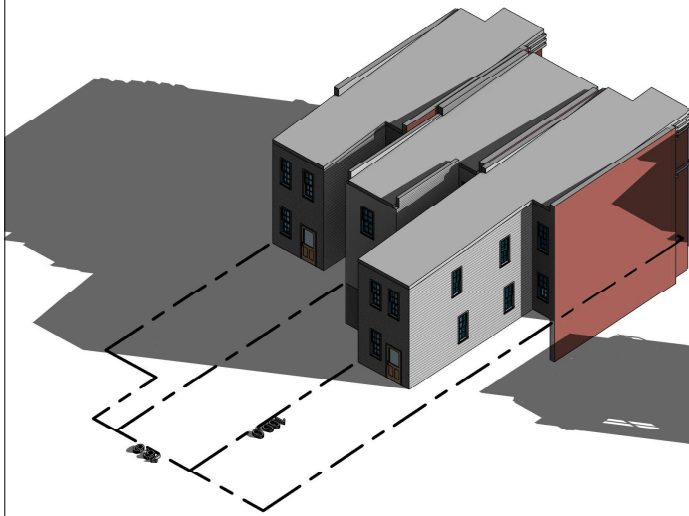
SUMMER SUN SHADE STUDY - PERSPECTIVE	
Scale	
Project number	240628
Date	05/30/2025
-BZA-0302	



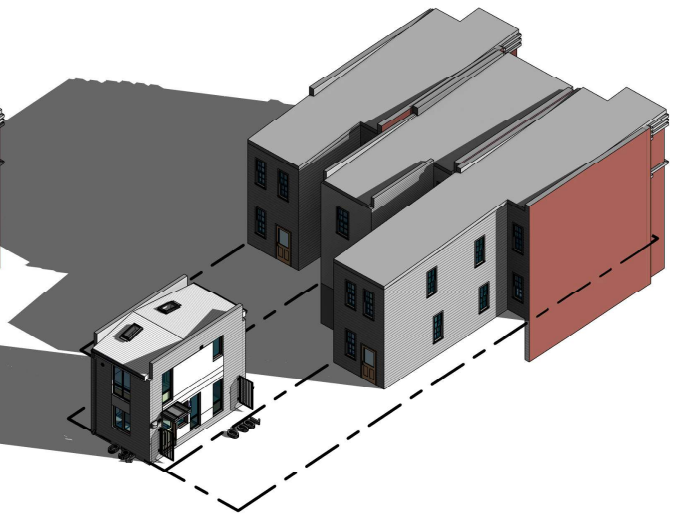
① Winter Sun Shade (Front) - Existing



② Winter Sun Shade (Front) - Proposed



③ Winter Sun Shade (Rear) - Existing



④ Winter Sun Shade (Rear) - Proposed



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WINTER SUN SHADE STUDY - PERSPECTIVE	
Scale	
Project number	240628
Date	05/30/2025

-BZA-0303