

4

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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-BZA-0002	ZONING SUMMARY
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-BZA-0101	AERIAL VIEWS - REAR
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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

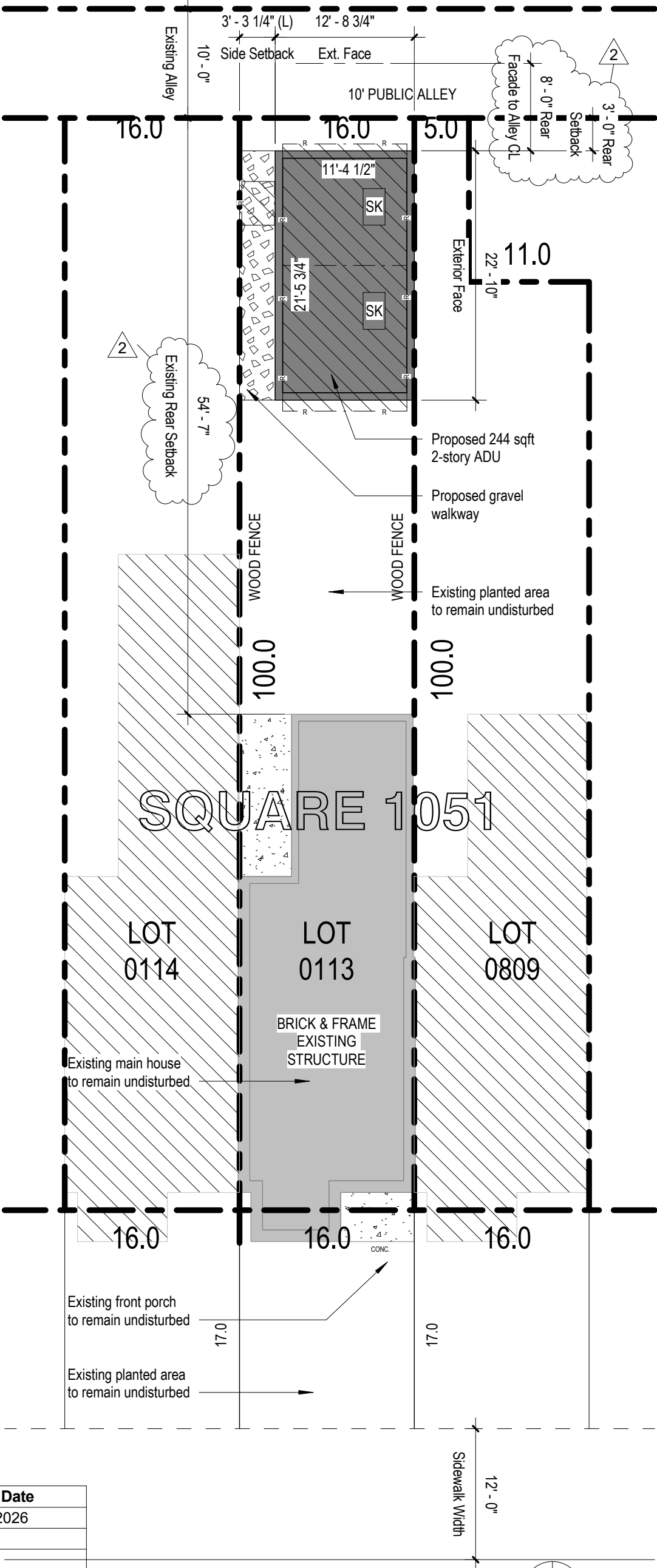
Parking 1 Width:

17'-0"

PROPOSED

EXISTING

NEIGHBOR PROPERTY



No.	Description	Date
2	BZA Review	06/01/2026

ARQ

ileana schinder

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6316 2nd Street NW, Washington DC 20011

NOT FOR CONSTRUCTION

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

-BZA-0001

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1

No.	Description	Date
2	BZA Review	06/01/2026

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 JURISDICTIONDISTRICT 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 CLASSIFICATIONIII-B

PROPOSED CONSTRUCTION CLASSIFICATIONIII-B

EXISTING BUILDING OCCUPANCY USE GROUPRF-1 (RESIDENTIAL ROW)

PROPOSED BUILDING OCCUPANCY USE GROUPRF-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"

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)

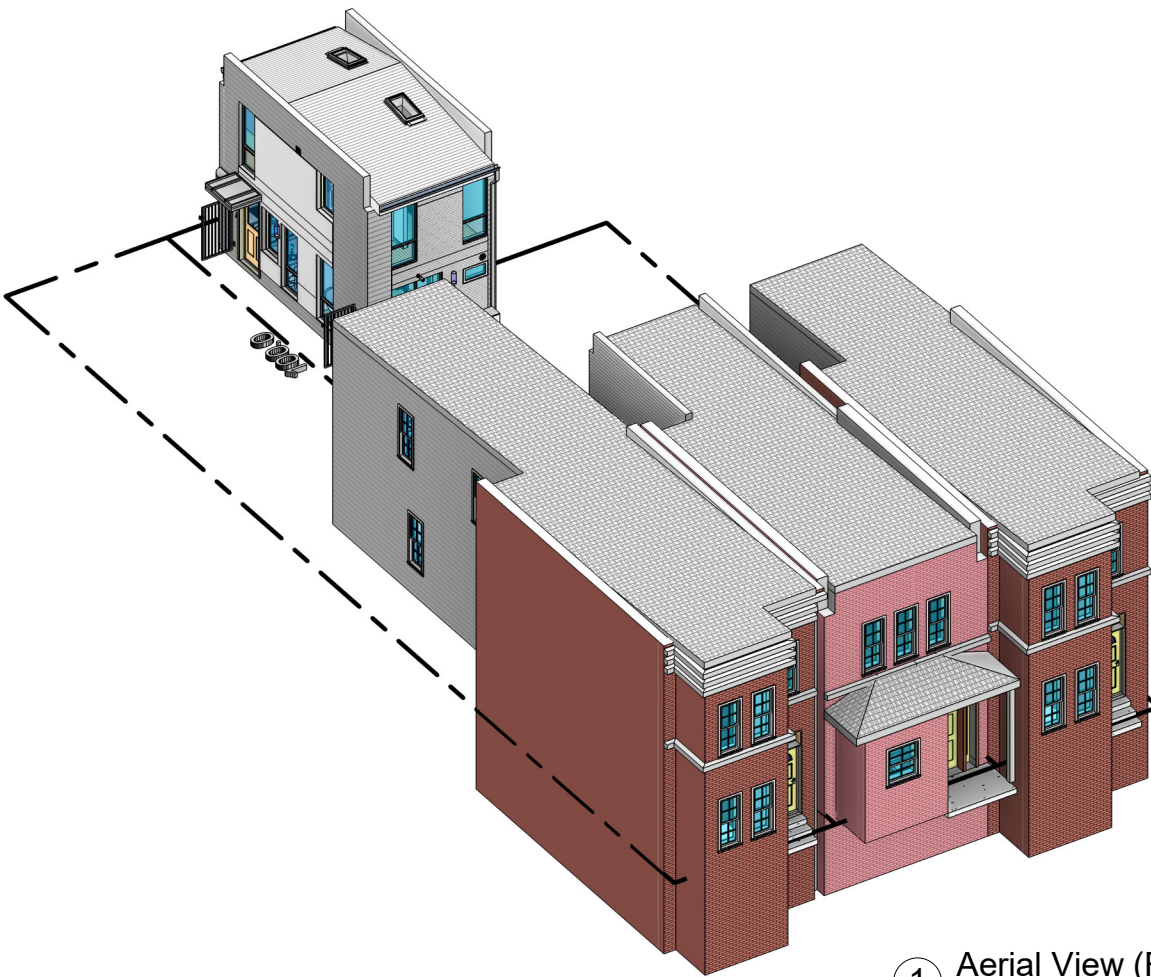
FLOORS INVOLVED IN THIS PROJECT:Additional Dwelling Unit (290 SQFT)

**TAXABLE ASSESSMENT (2023)\$772,120.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

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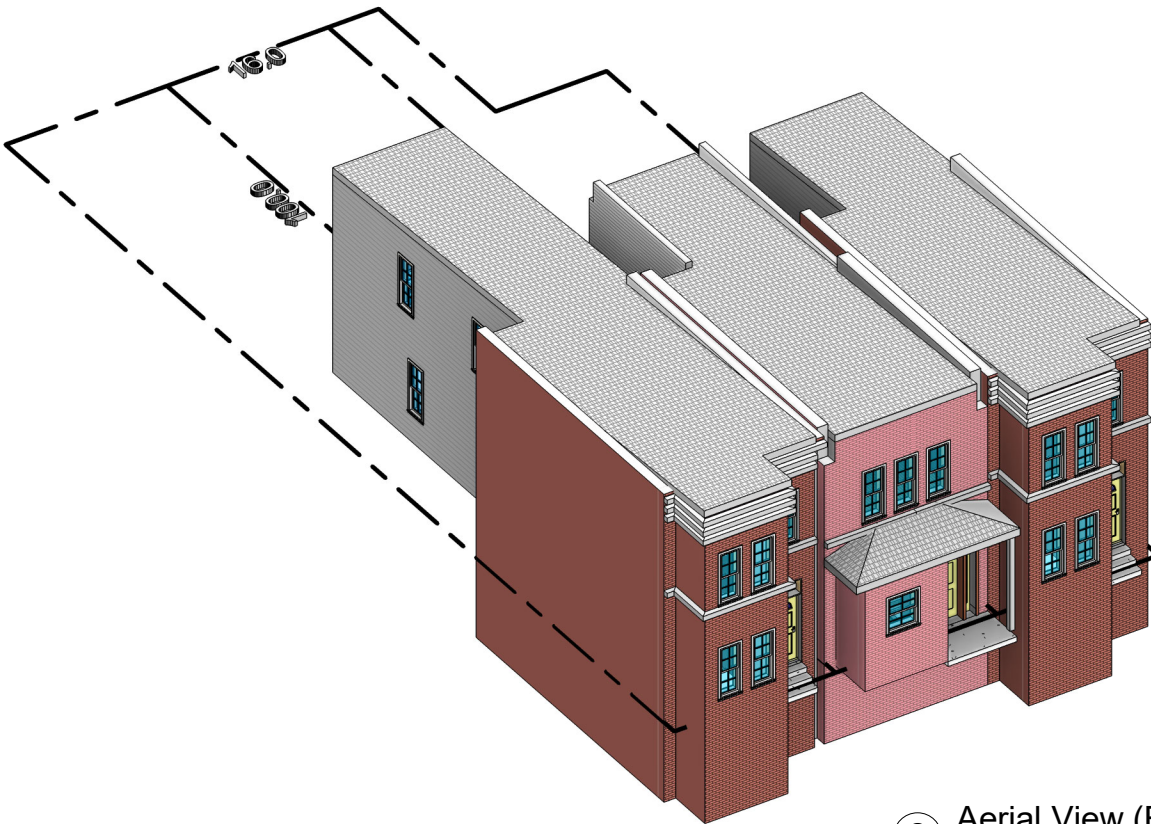
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1 Aerial View (Front) - Proposed

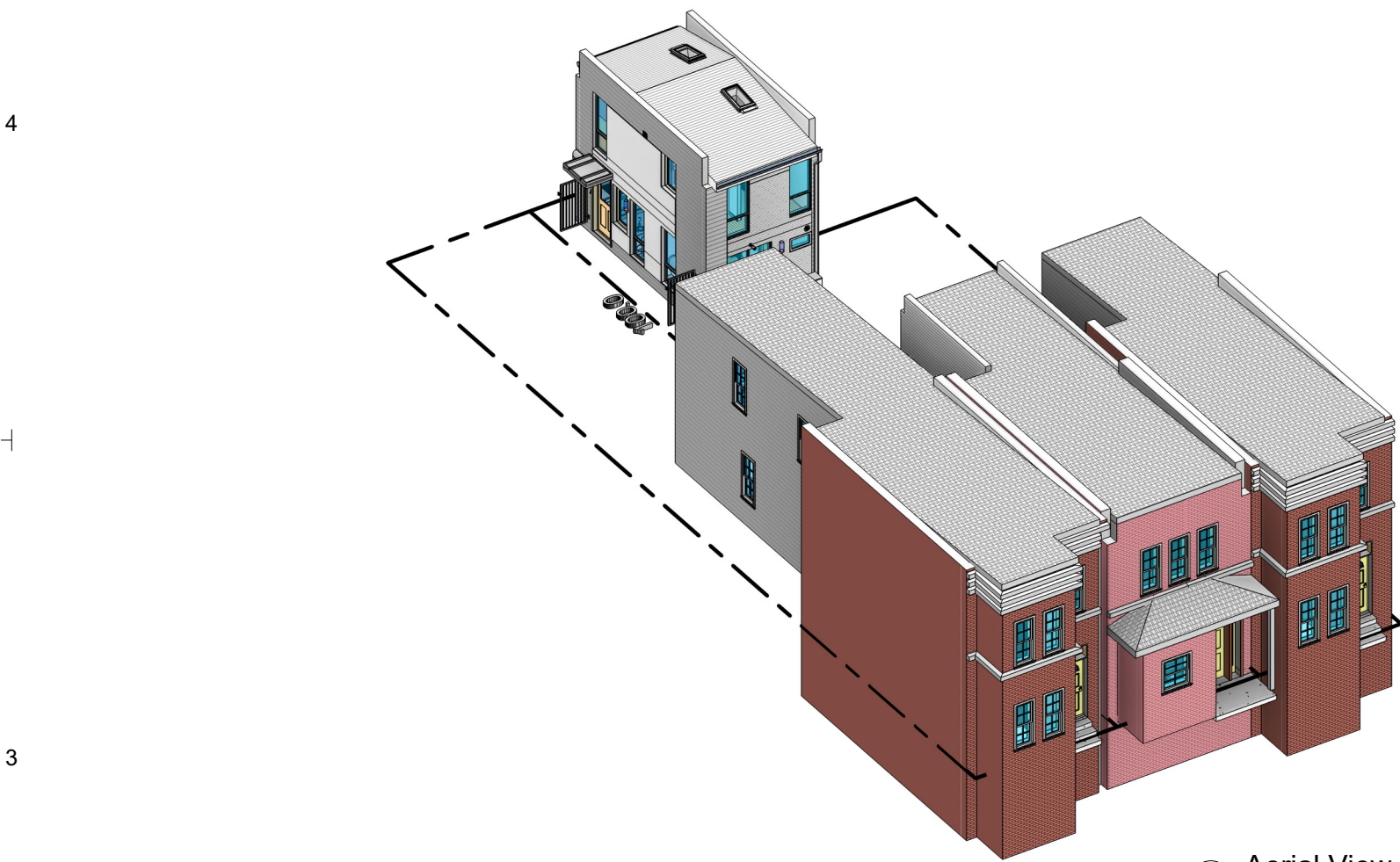
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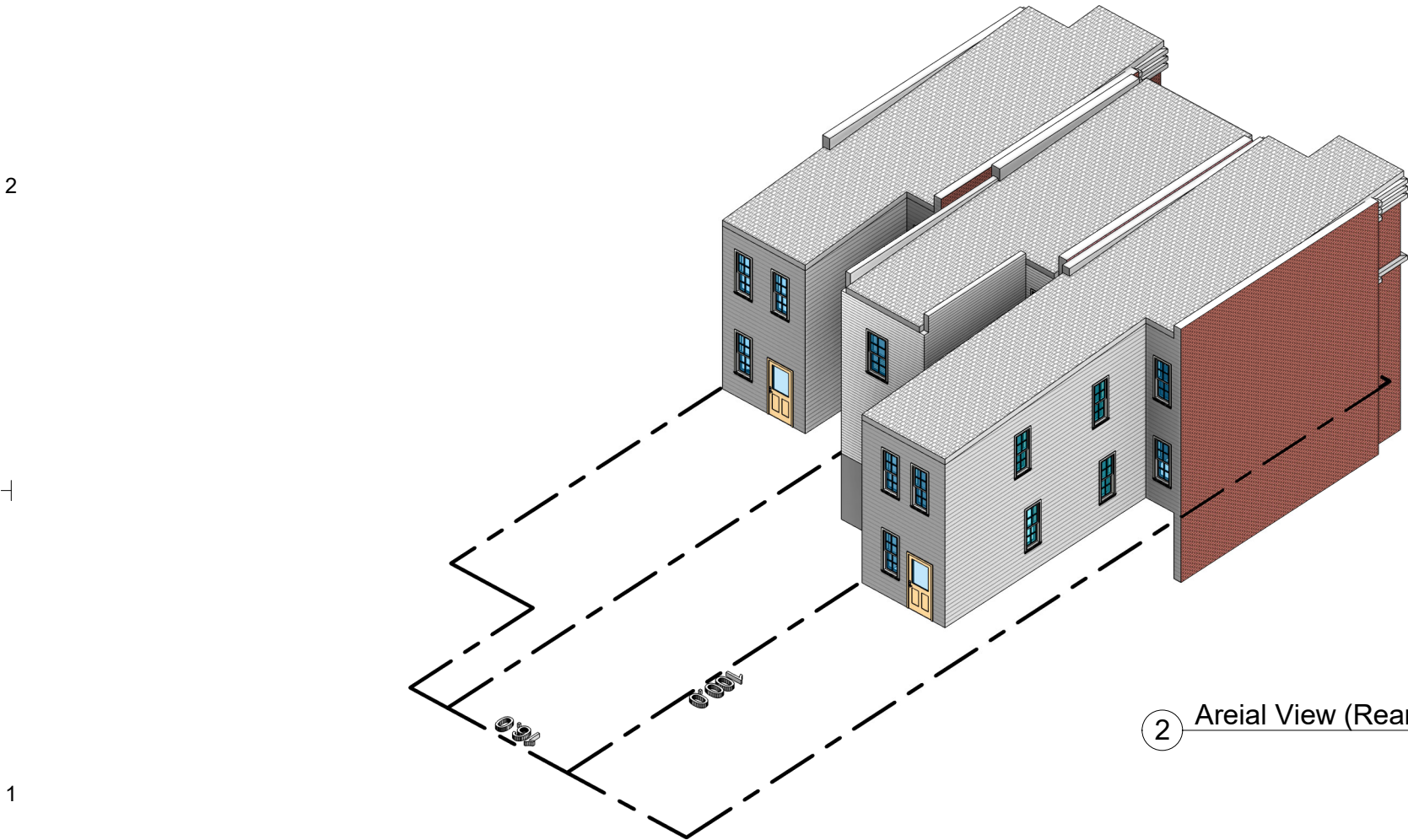


2 Aerial View (Front) - Existing

No.	Description	Date



1 Aerial View (Rear) - Proposed



2 Aerial View (Rear) - Existing

No.	Description	Date

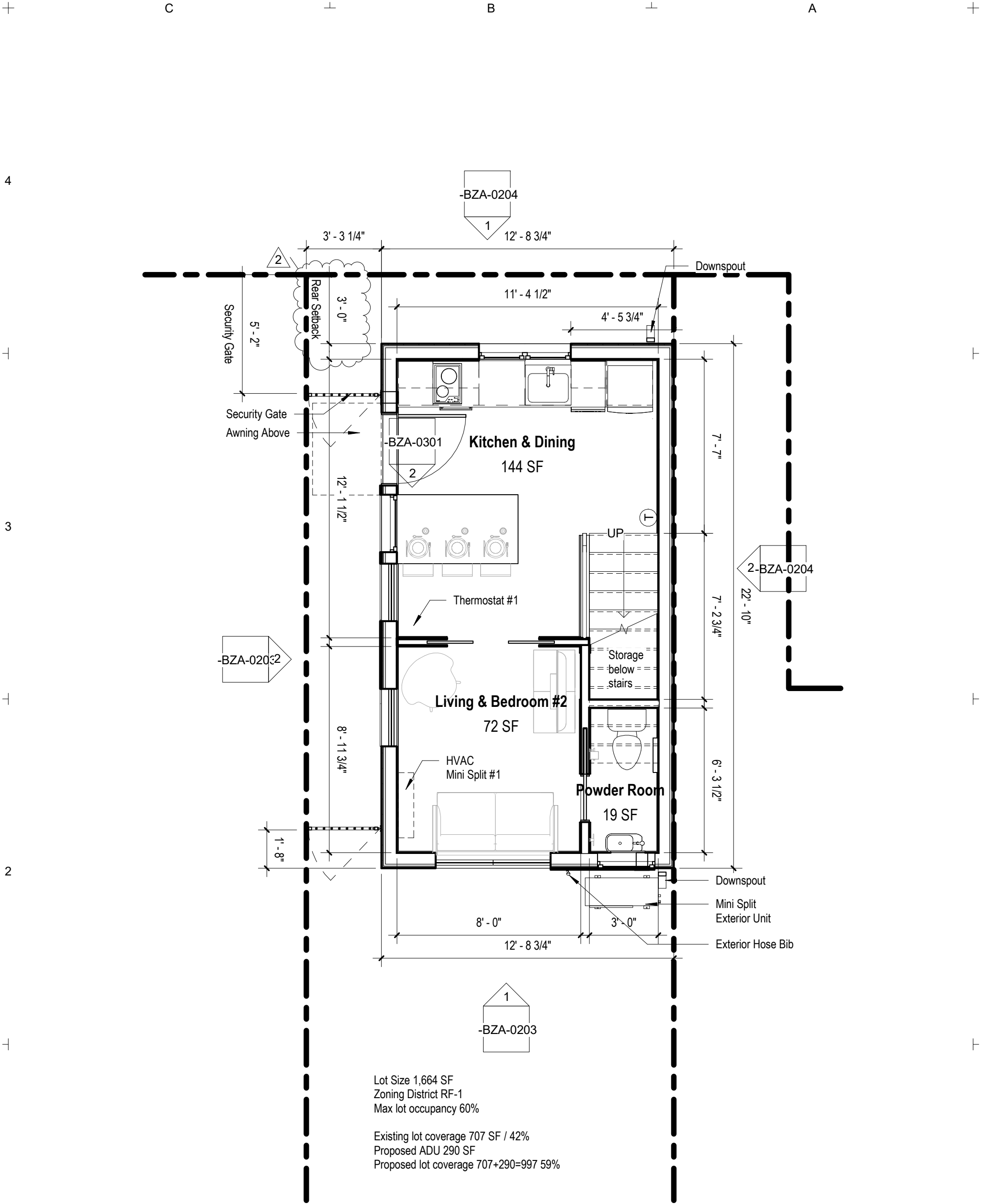


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FENDLEY
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SECOND PRINCIPAL DWELLING

AERIAL VIEWS - REAR

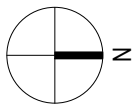
Scale
Project number 240628 -BZA-0101
Date 06/01/2026



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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SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'



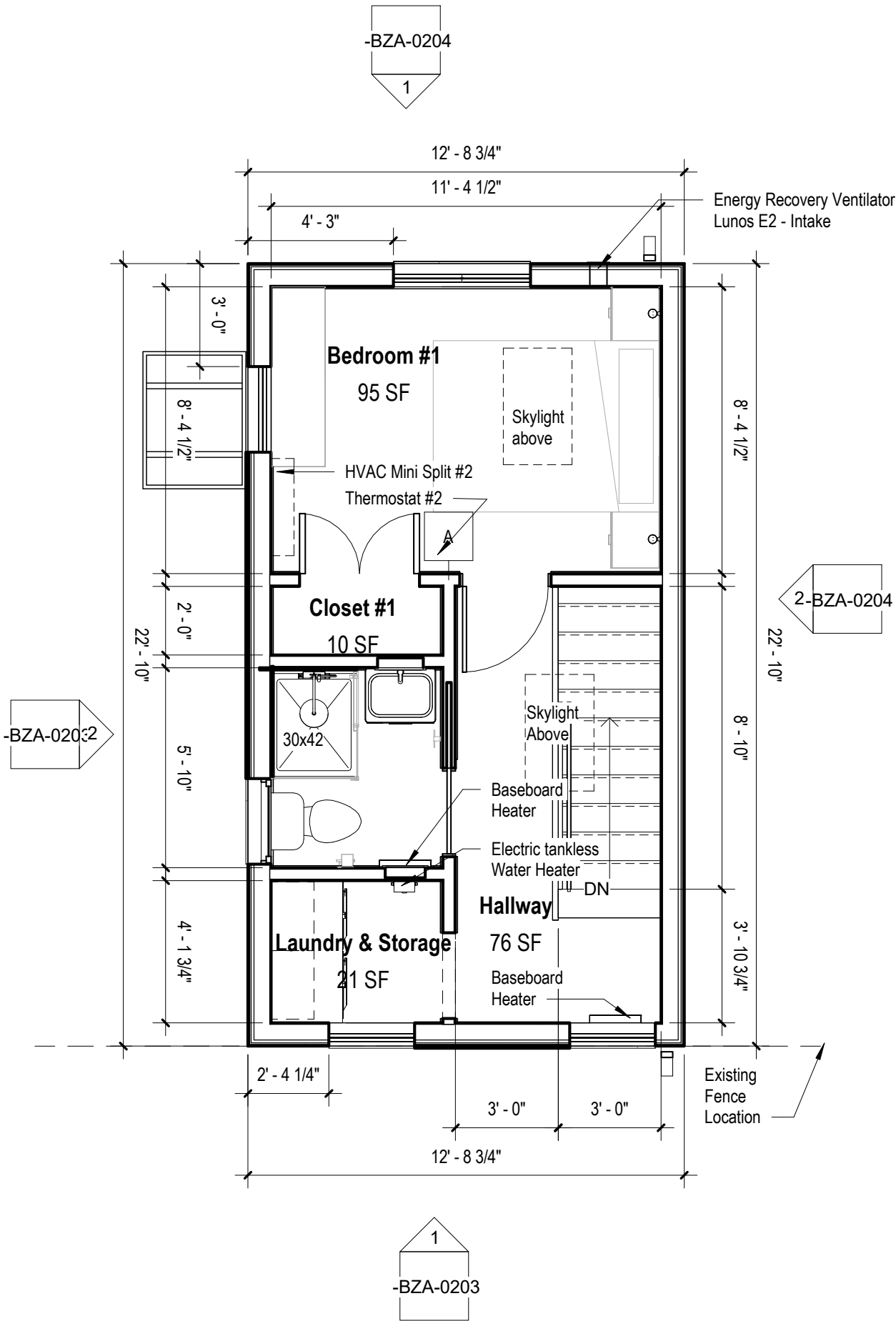
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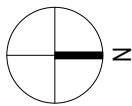
PROPOSED FLOOR PLAN - 1ST FLOOR

Scale 1/4" = 1'-0"
Project number 240628
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-BZA-0200



No.	Description	Date



SCALE 1/4" = 1'-0"

0' 1' 2' 4' 8'



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PROPOSED FLOOR PLAN - 2ND FLOOR

Scale 1/4" = 1'-0"
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Date 06/01/2026

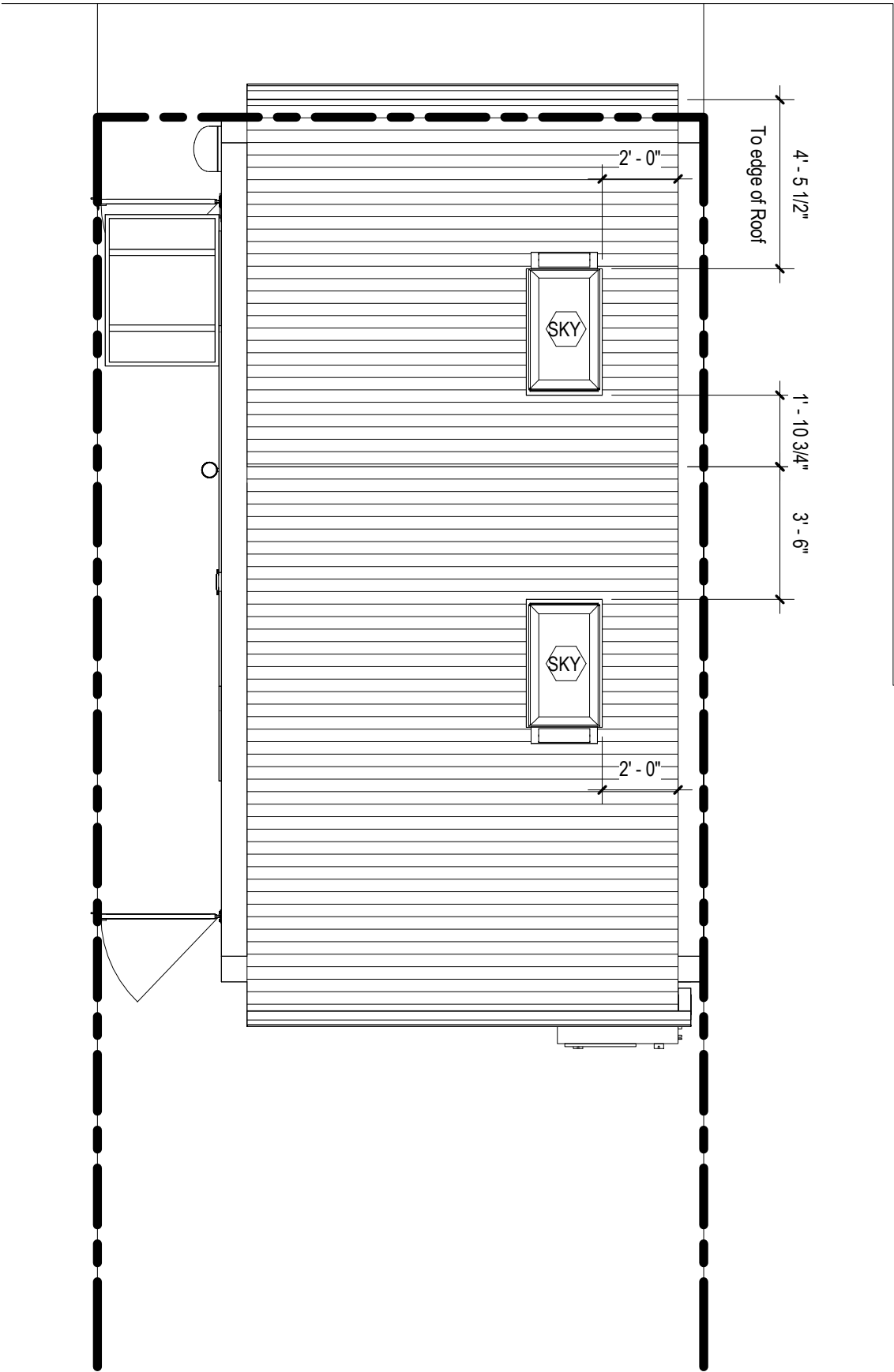
-BZA-0201

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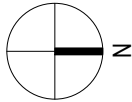
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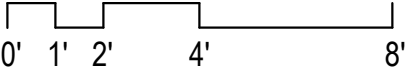


1 Level 3 - Proposed ADU
1/4" = 1'-0"

No.	Description	Date



SCALE 1/4" = 1'-0"



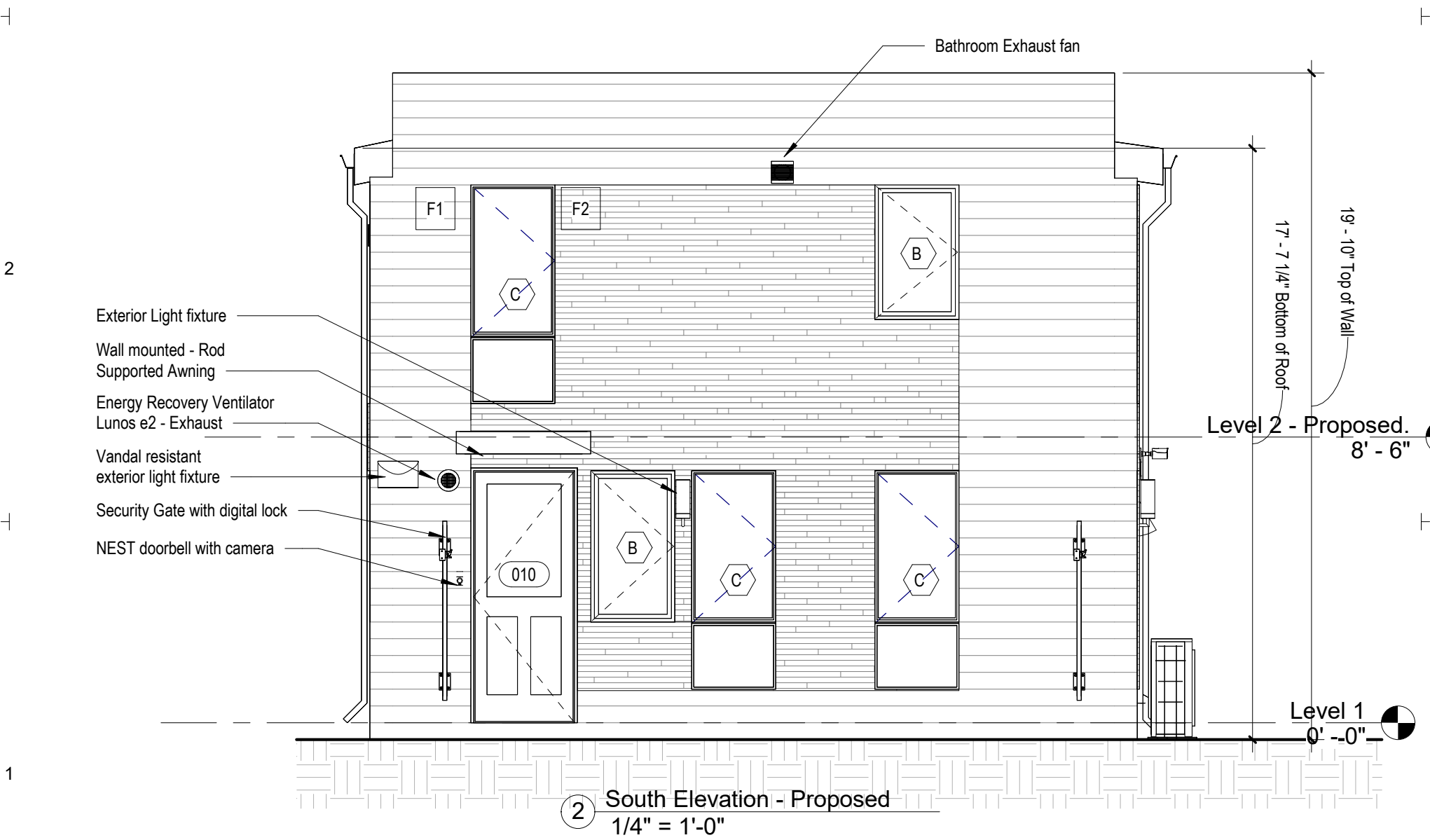
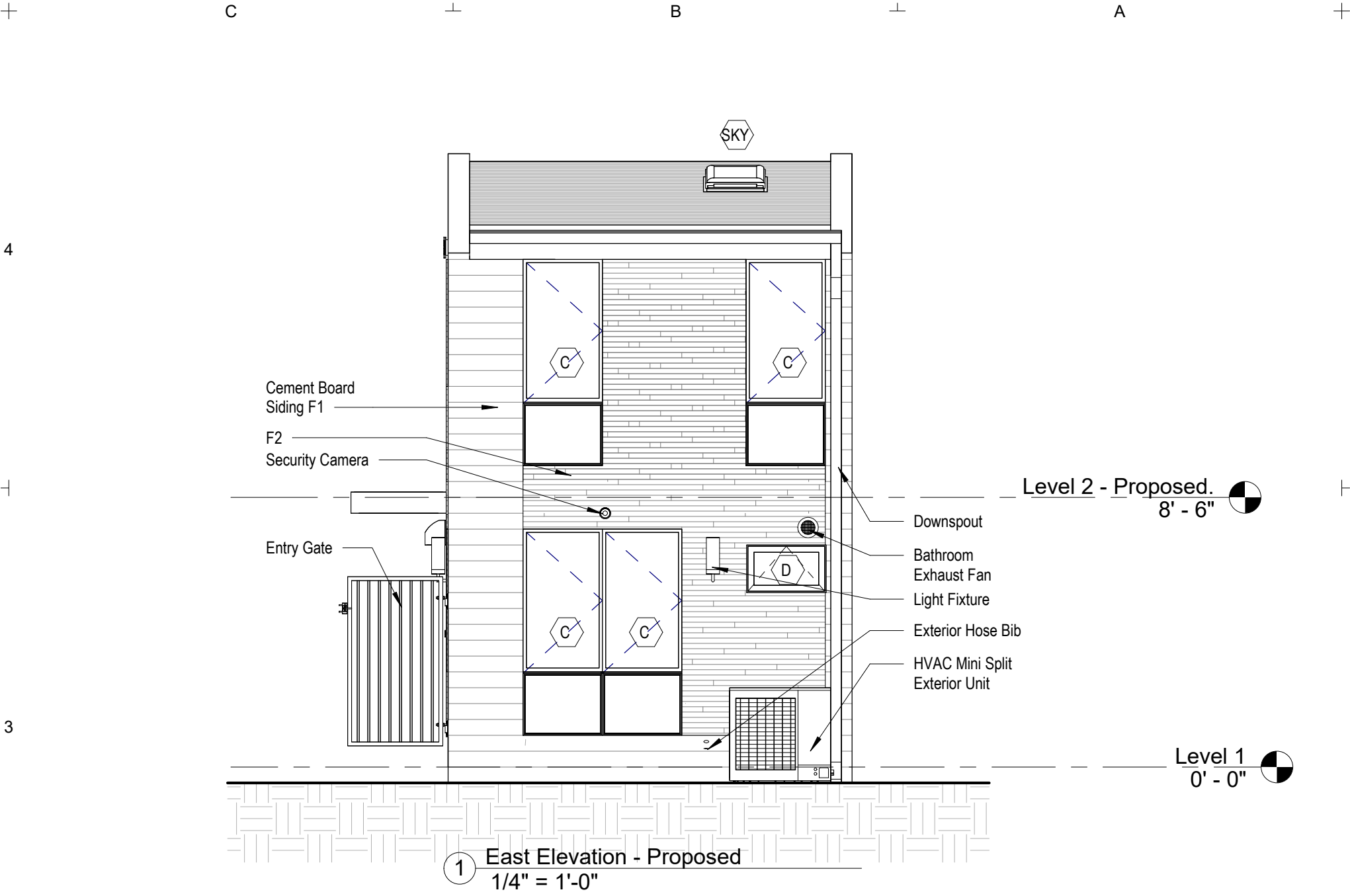
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SECOND PRINCIPAL DWELLING

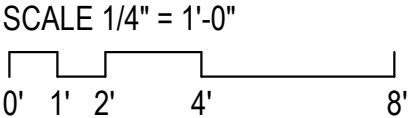
PROPOSED FLOOR PLAN - ROOF

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

-BZA-0202



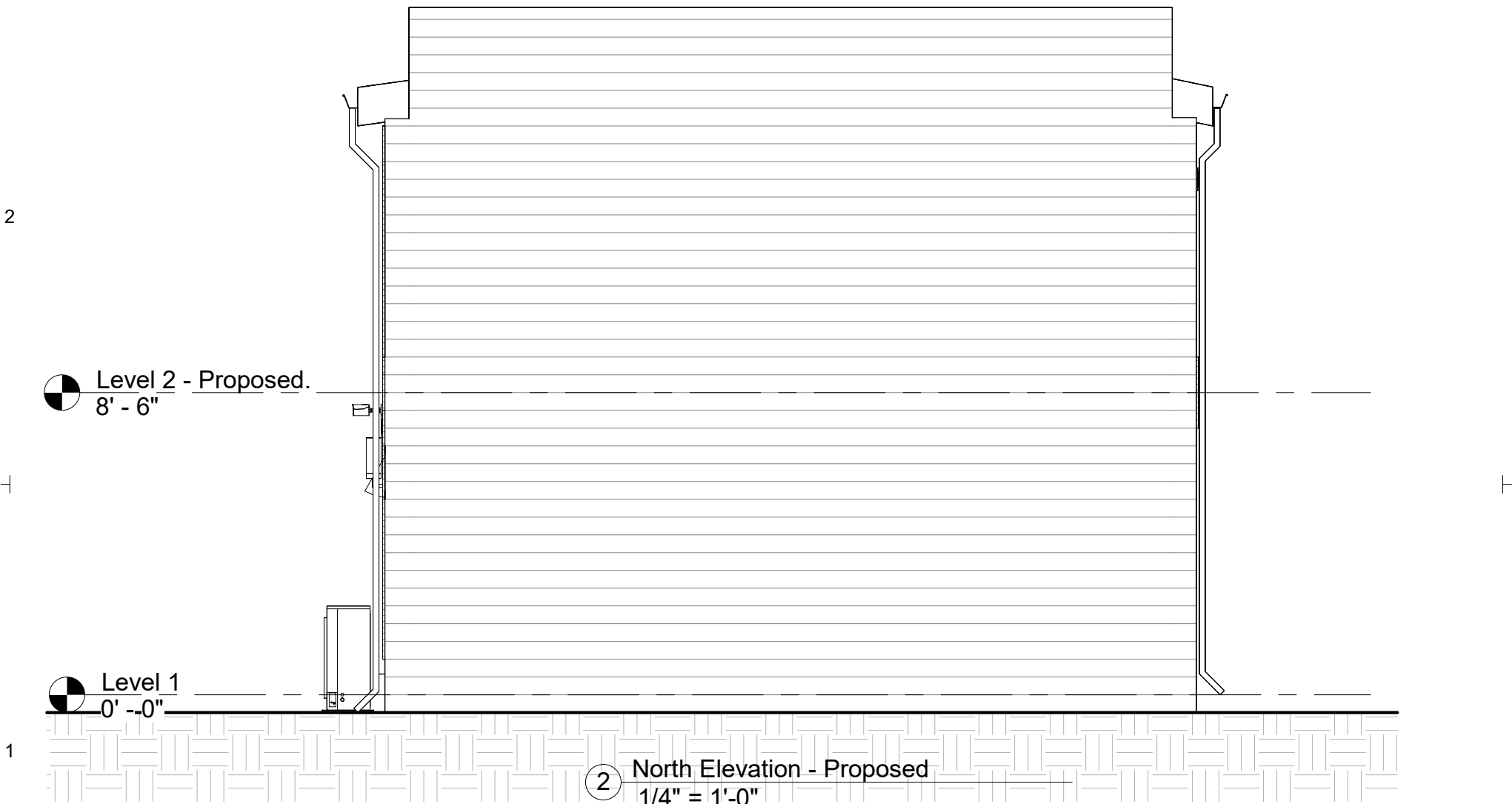
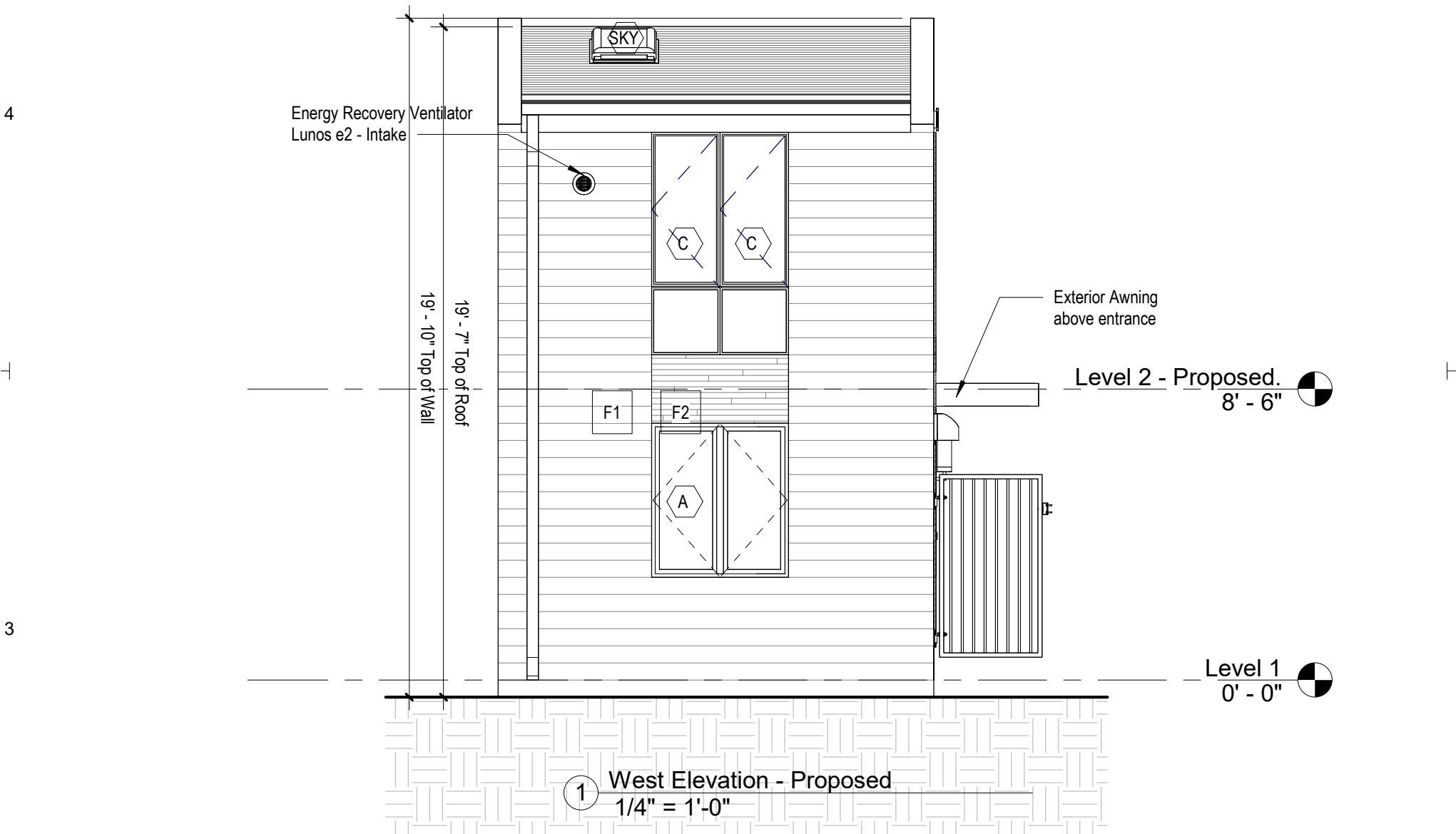
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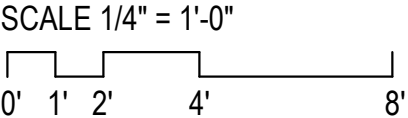
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SECOND PRINCIPAL DWELLING

PROPOSED ELEVATIONS
Scale 1/4" = 1'-0"
Project number 240628 -BZA-0203
Date 06/01/2026



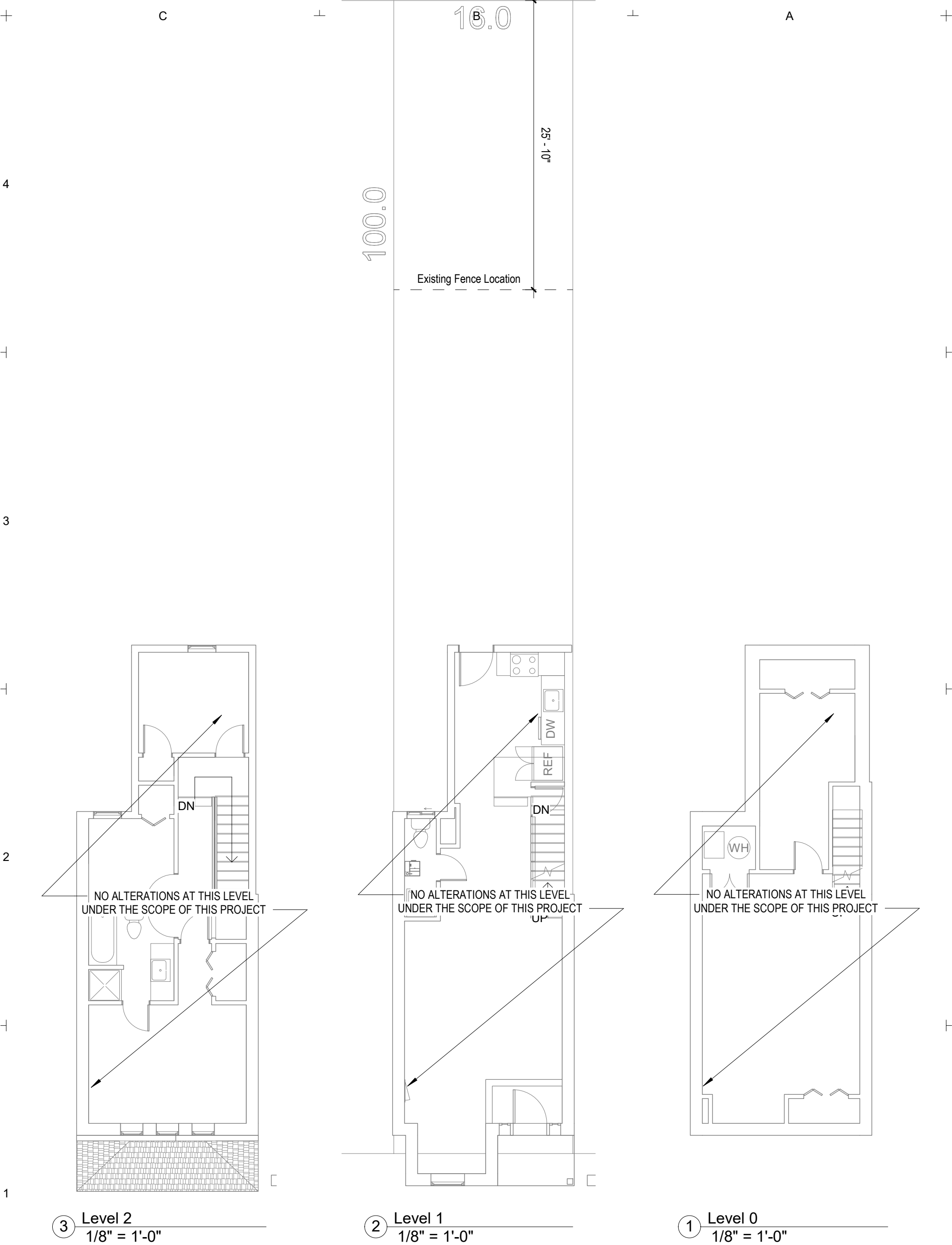
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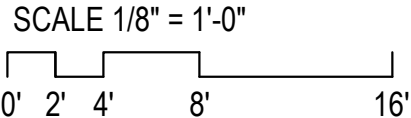
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SECOND PRINCIPAL DWELLING

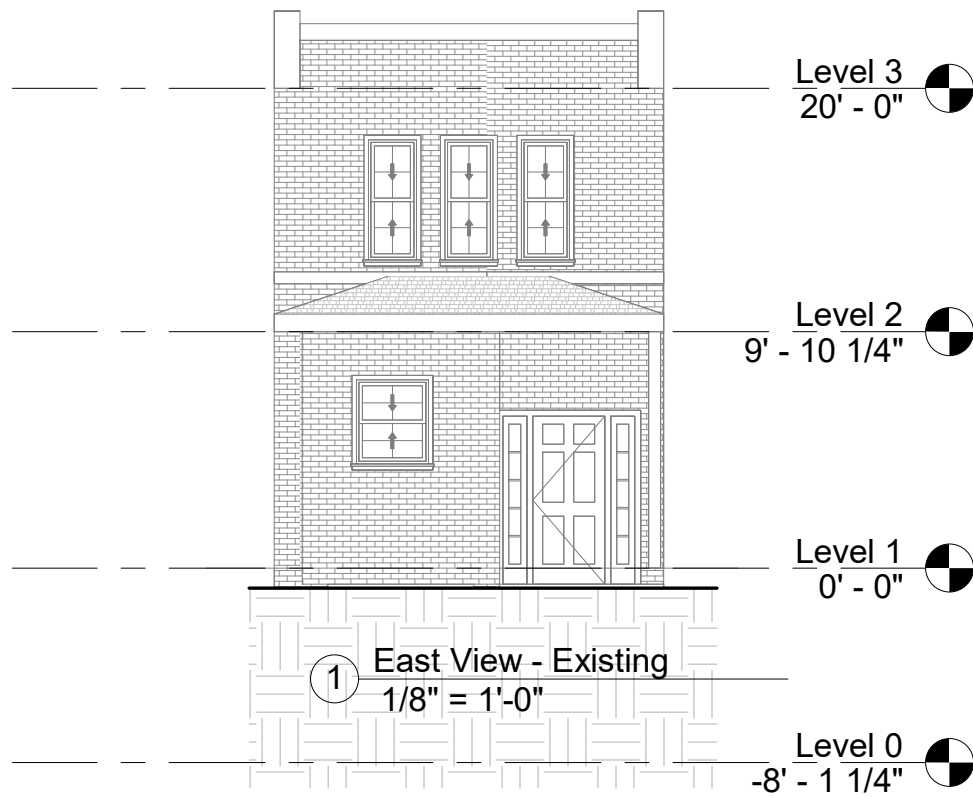
PROPOSED ELEVATIONS
Scale 1/4" = 1'-0"
Project number 240628
Date 06/01/2026
-BZA-0204



No.	Description	Date

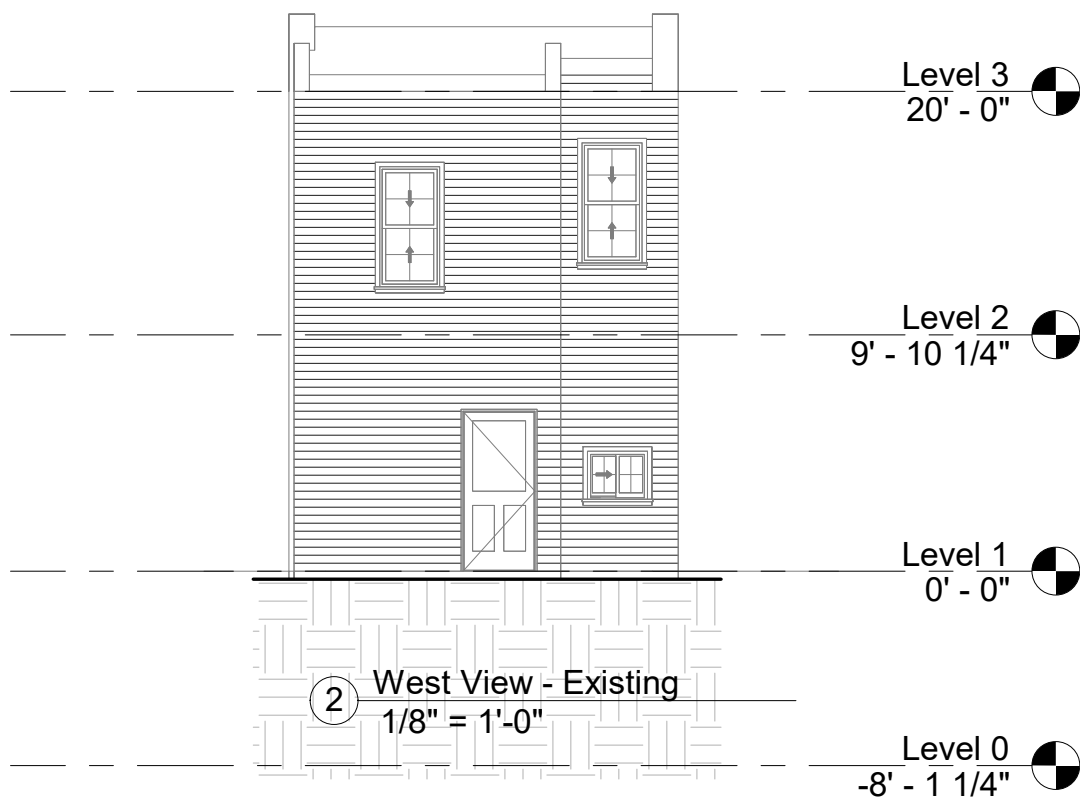


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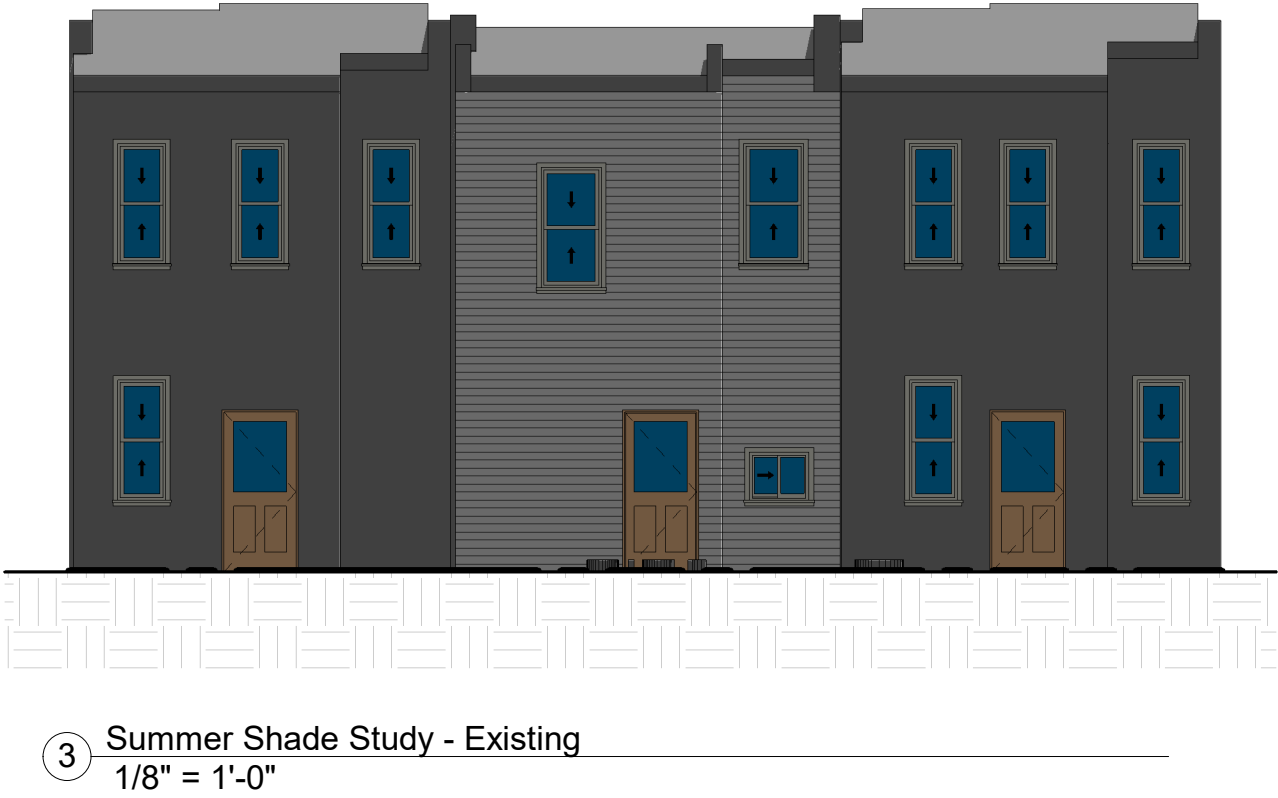
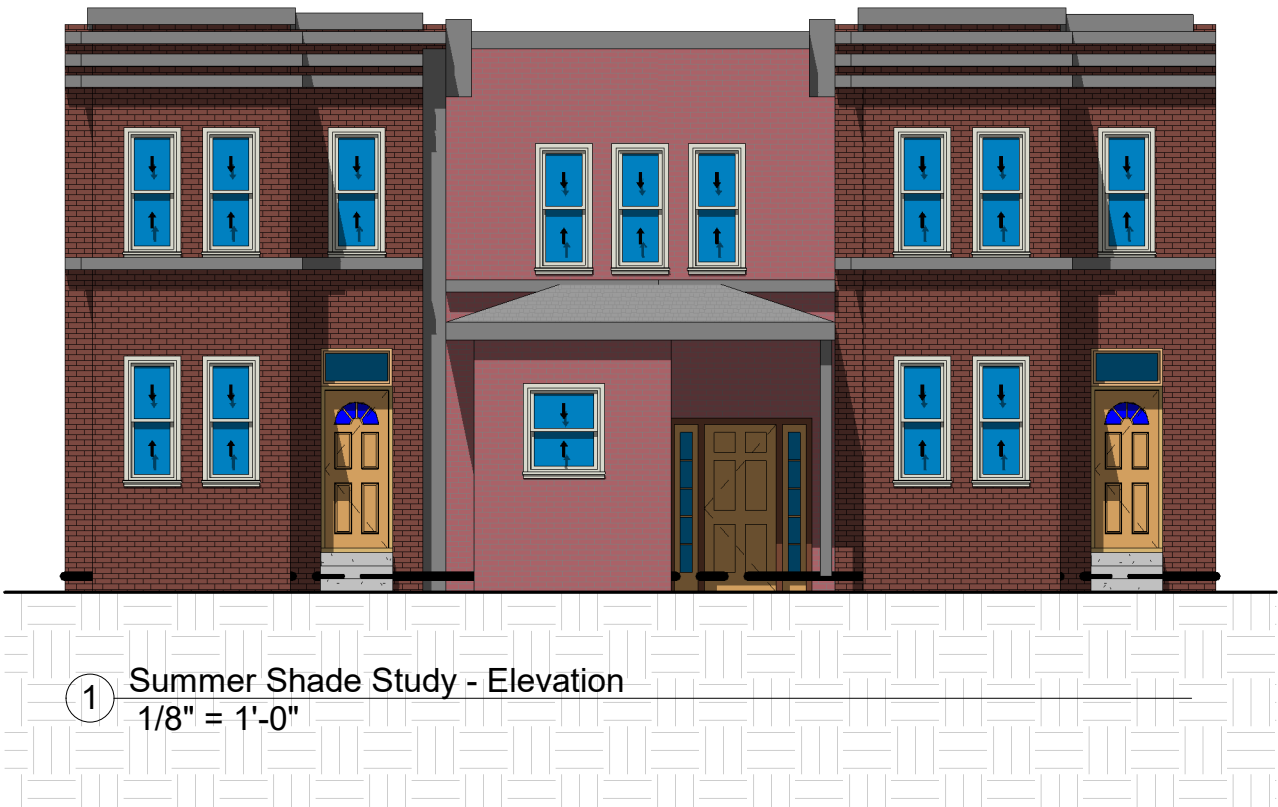


1

[illegible]

SCALE 1/8" = 1'-0"

0' 2' 4' 8' 16'



No.	Description	Date

4



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

3



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

2

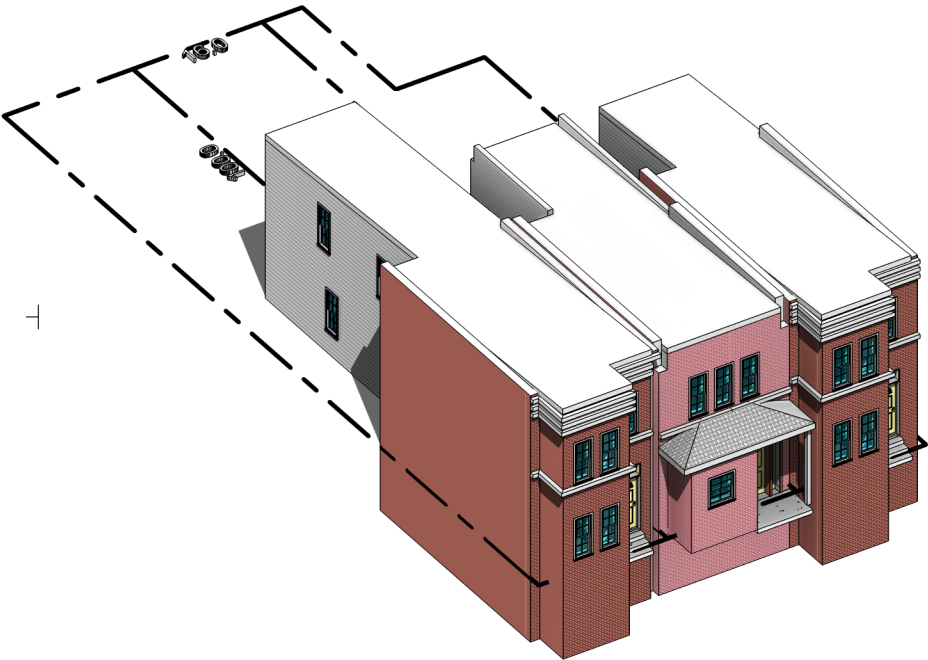


3 Winter Shade Study - Existing
1/8" = 1'-0"

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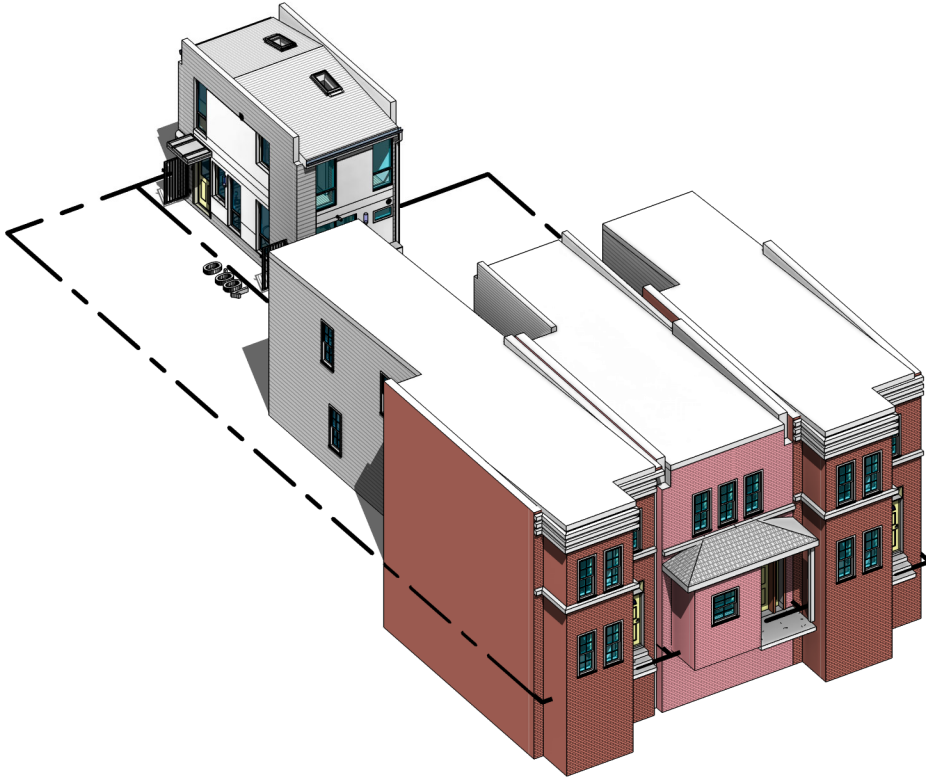
No.	Description	Date

4



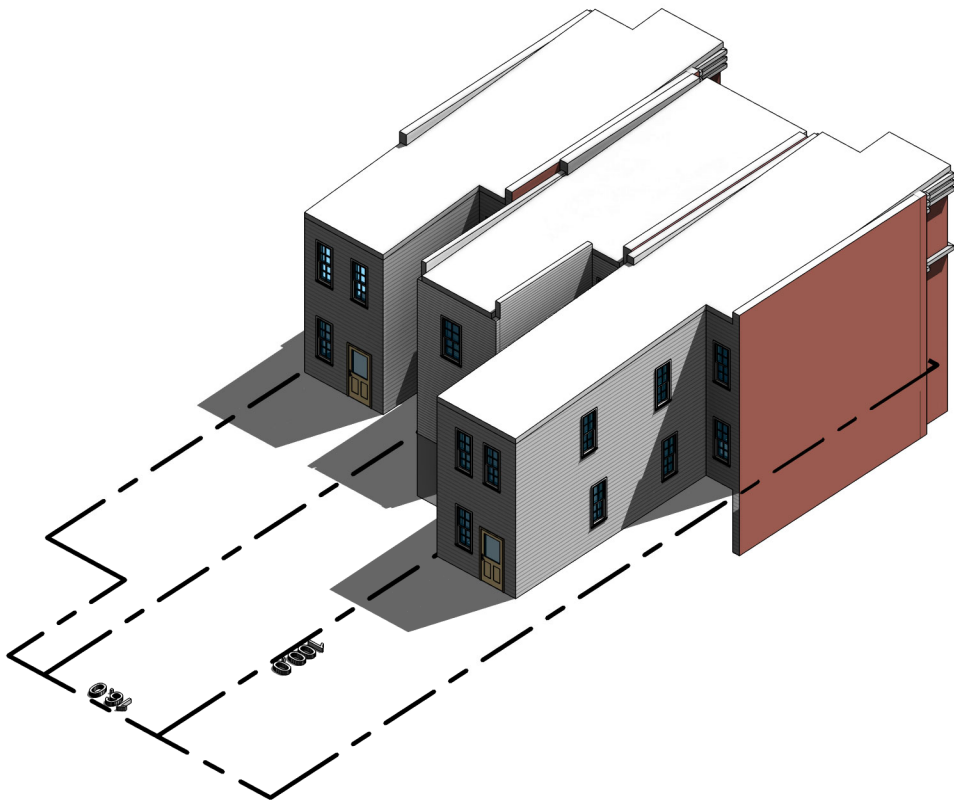
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① Summer Sun Shade (Front) - Existing



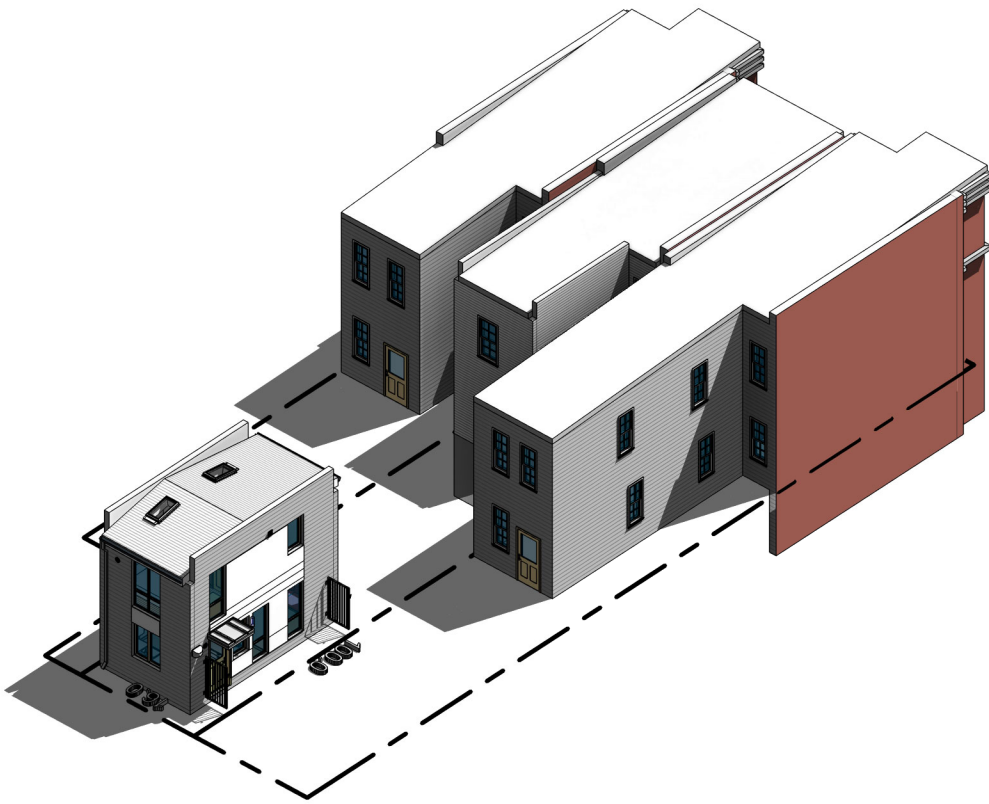
② Summer Sun Shade (Front) - Proposed

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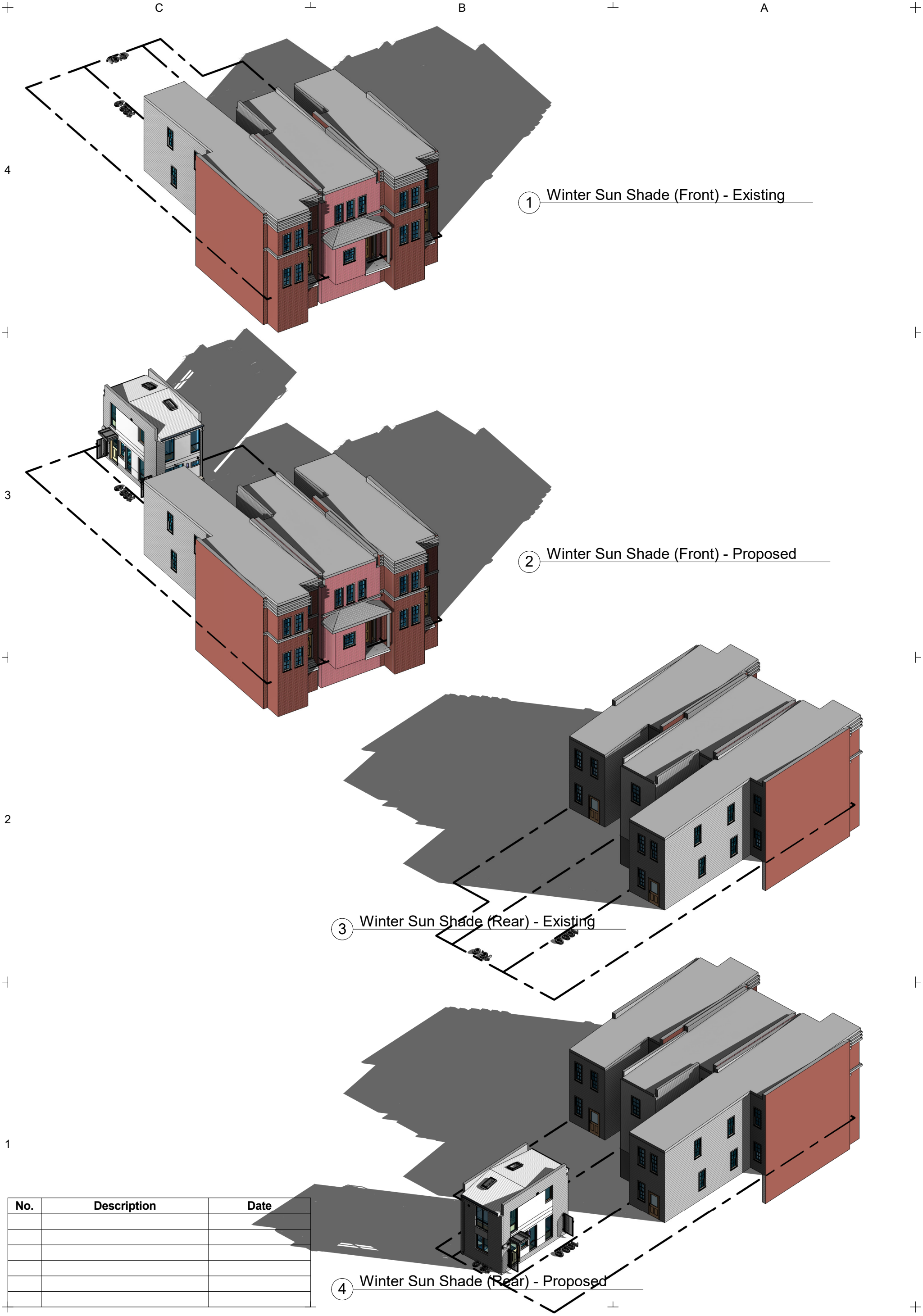
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③ Summer Sun Shade (Rear) - Existing



④ Summer Sun Shade (Rear) - Proposed

No.	Description	Date



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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WINTER SUN SHADE STUDY - PERSPECTIVE

Scale
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Date 06/01/2026