

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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-BZA-0201	PROPOSED FLOOR PLAN - 2ND FLOOR
-BZA-0202	PROPOSED FLOOR PLAN - ROOF
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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

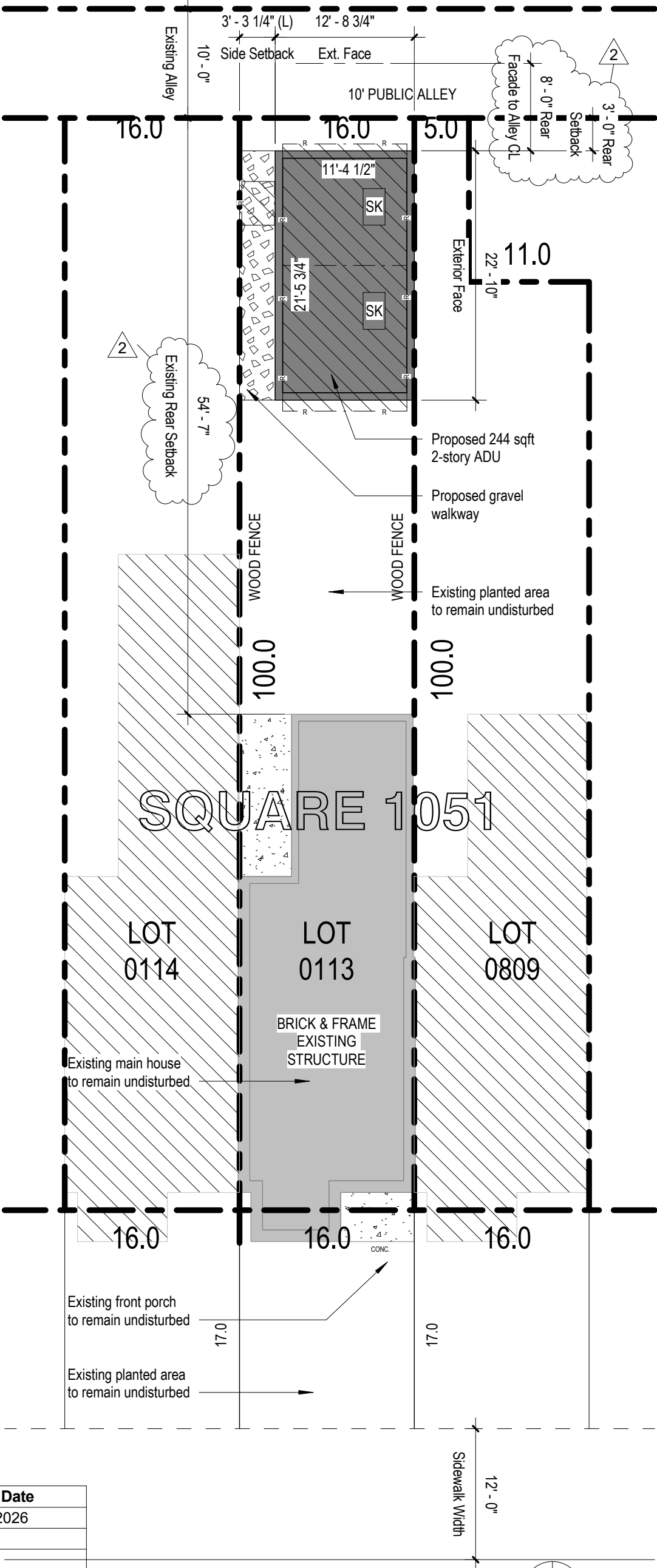
Parking 1 Width:

17'-0"

PROPOSED

EXISTING

NEIGHBOR PROPERTY



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

ARQ

ileana schinder

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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

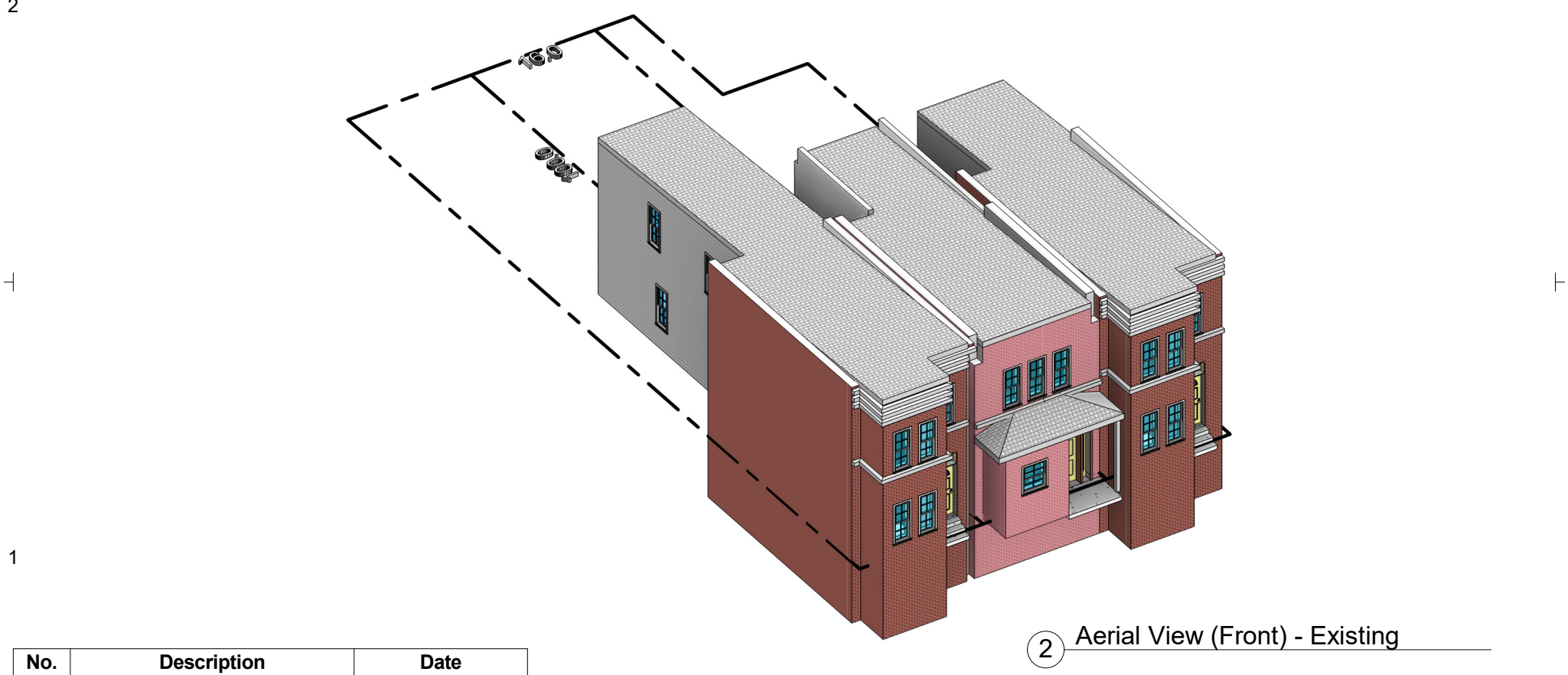
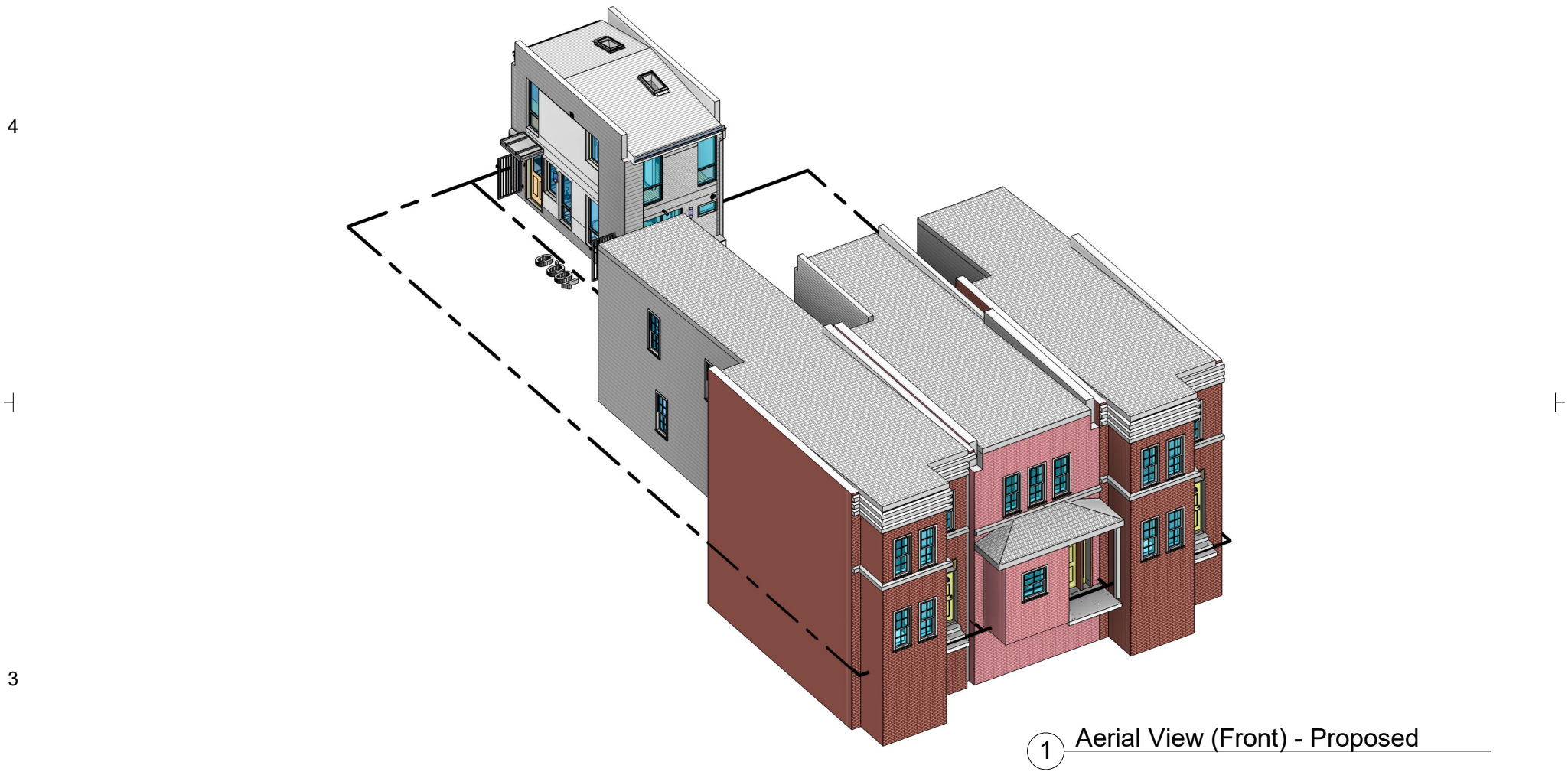
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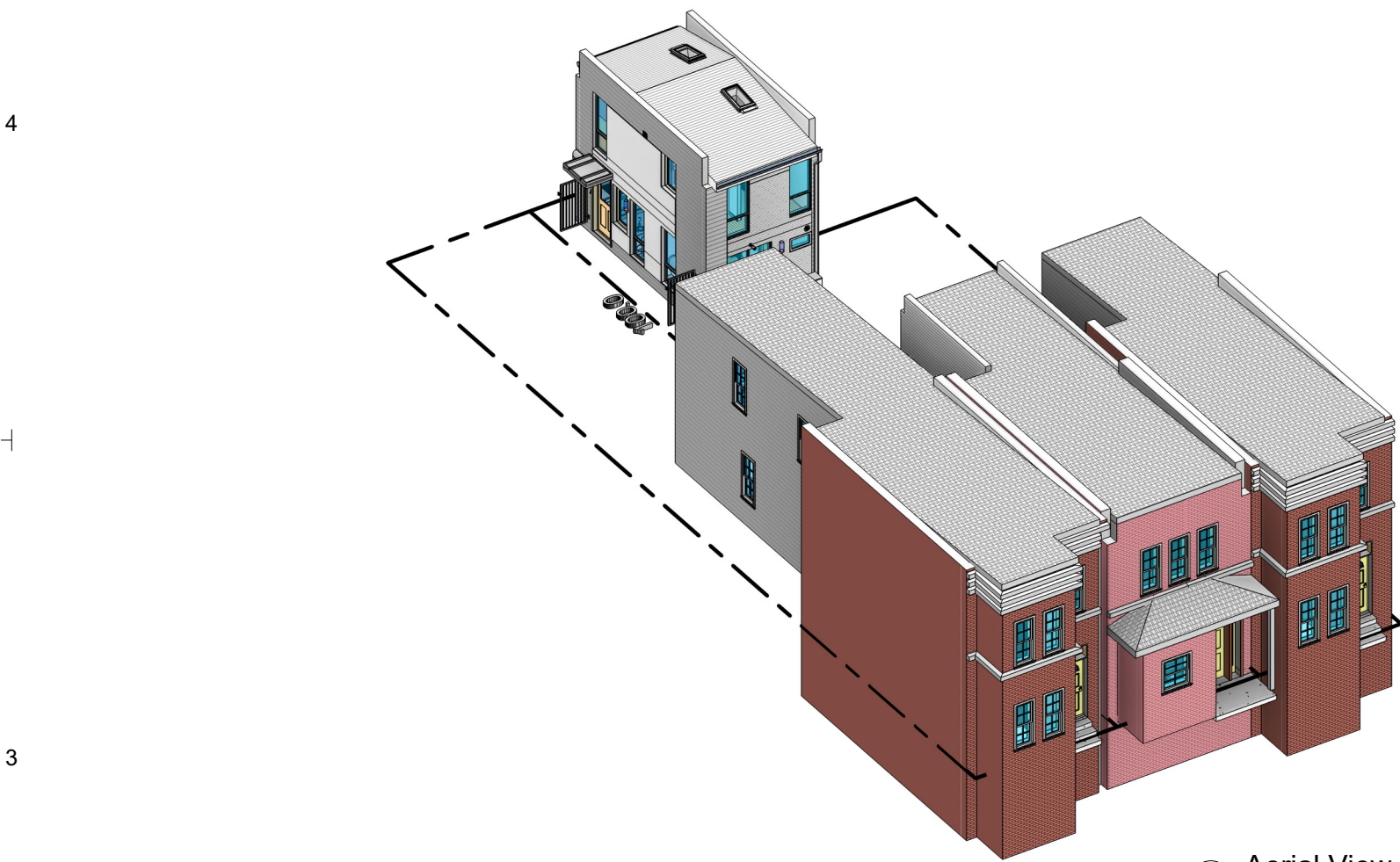
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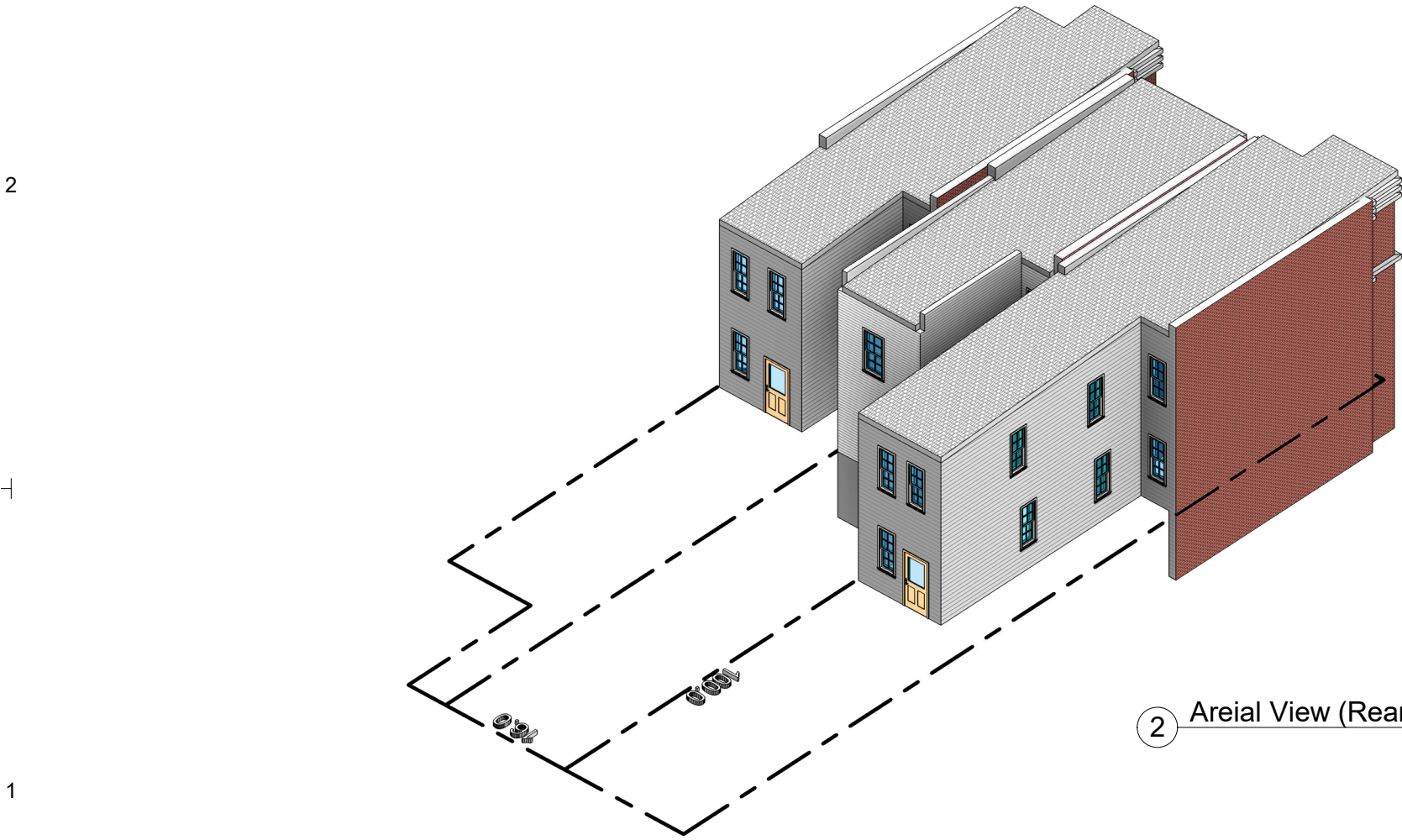
No.	Description	Date
2	BZA Review	06/01/2026



No.	Description	Date



1 Aerial View (Rear) - Proposed



2 Aerial View (Rear) - Existing

No.	Description	Date

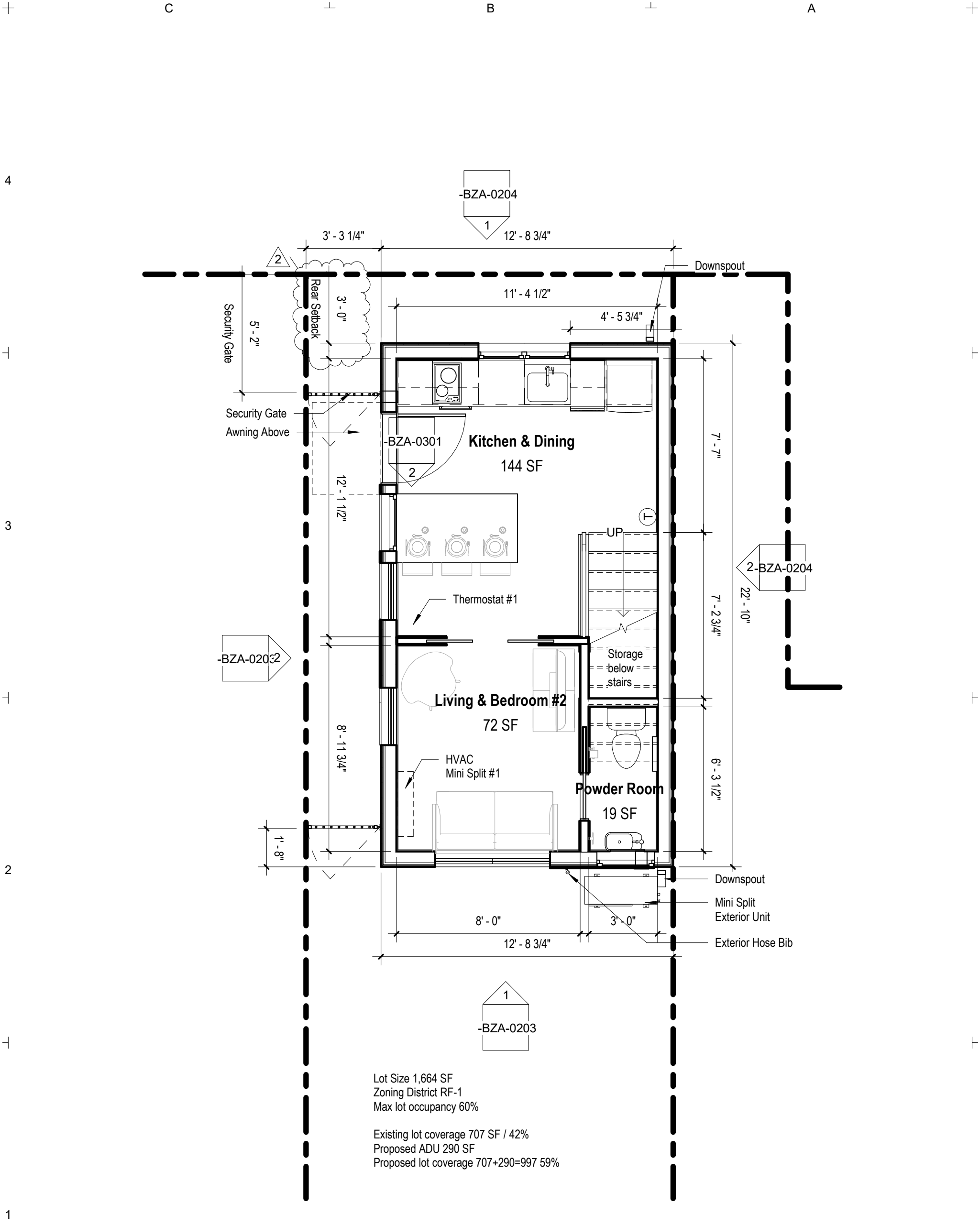


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SECOND PRINCIPAL DWELLING

AERIAL VIEWS - REAR

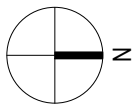
Scale
 Project number 240628 **-BZA-0101**
 Date 06/01/2026



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"



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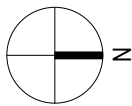
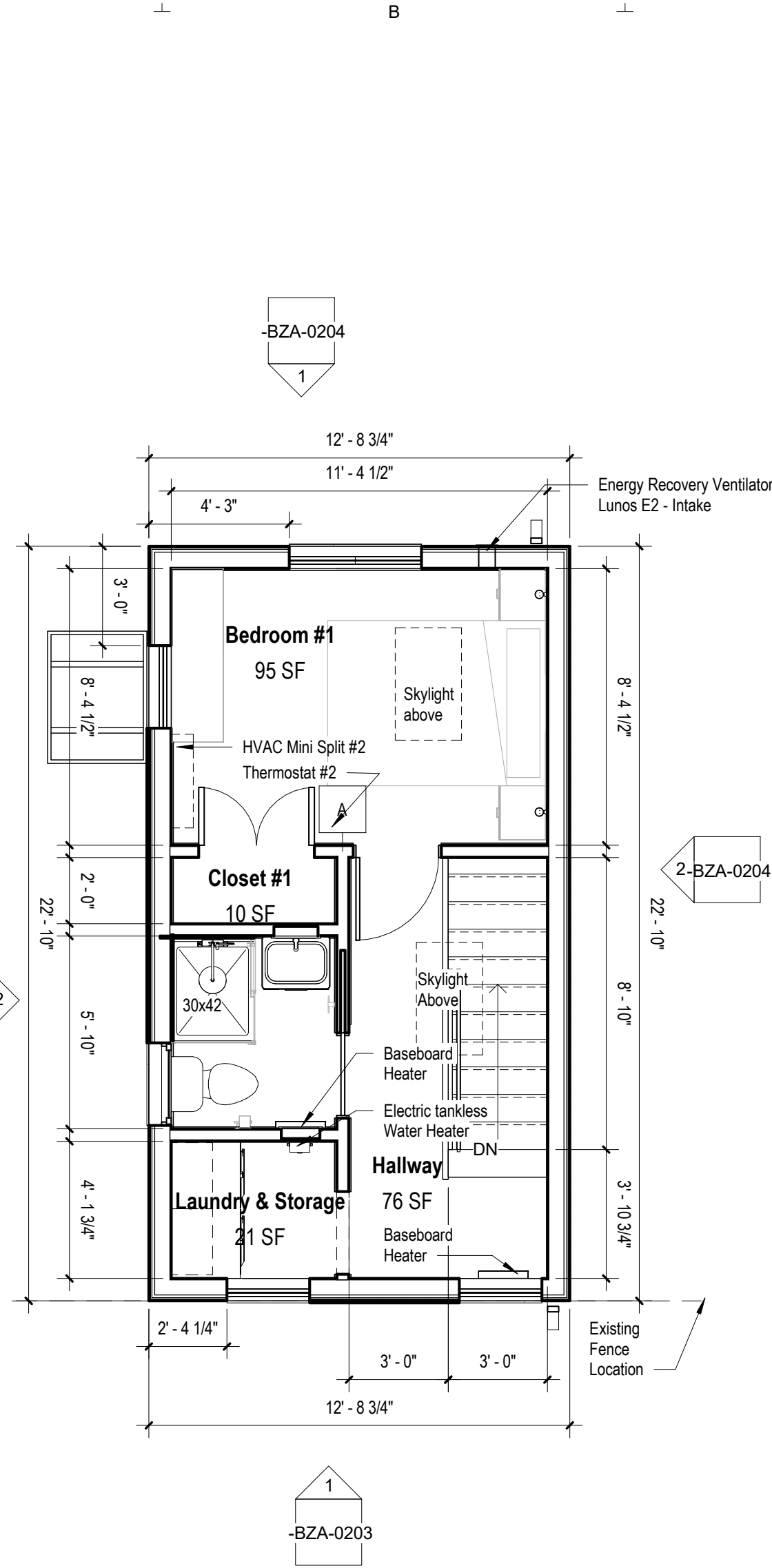
FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLAN - 1ST FLOOR

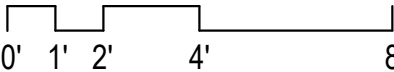
Scale 1/4" = 1'-0"
Project number 240628
Date 06/01/2026

-BZA-0200

No.	Description	Date



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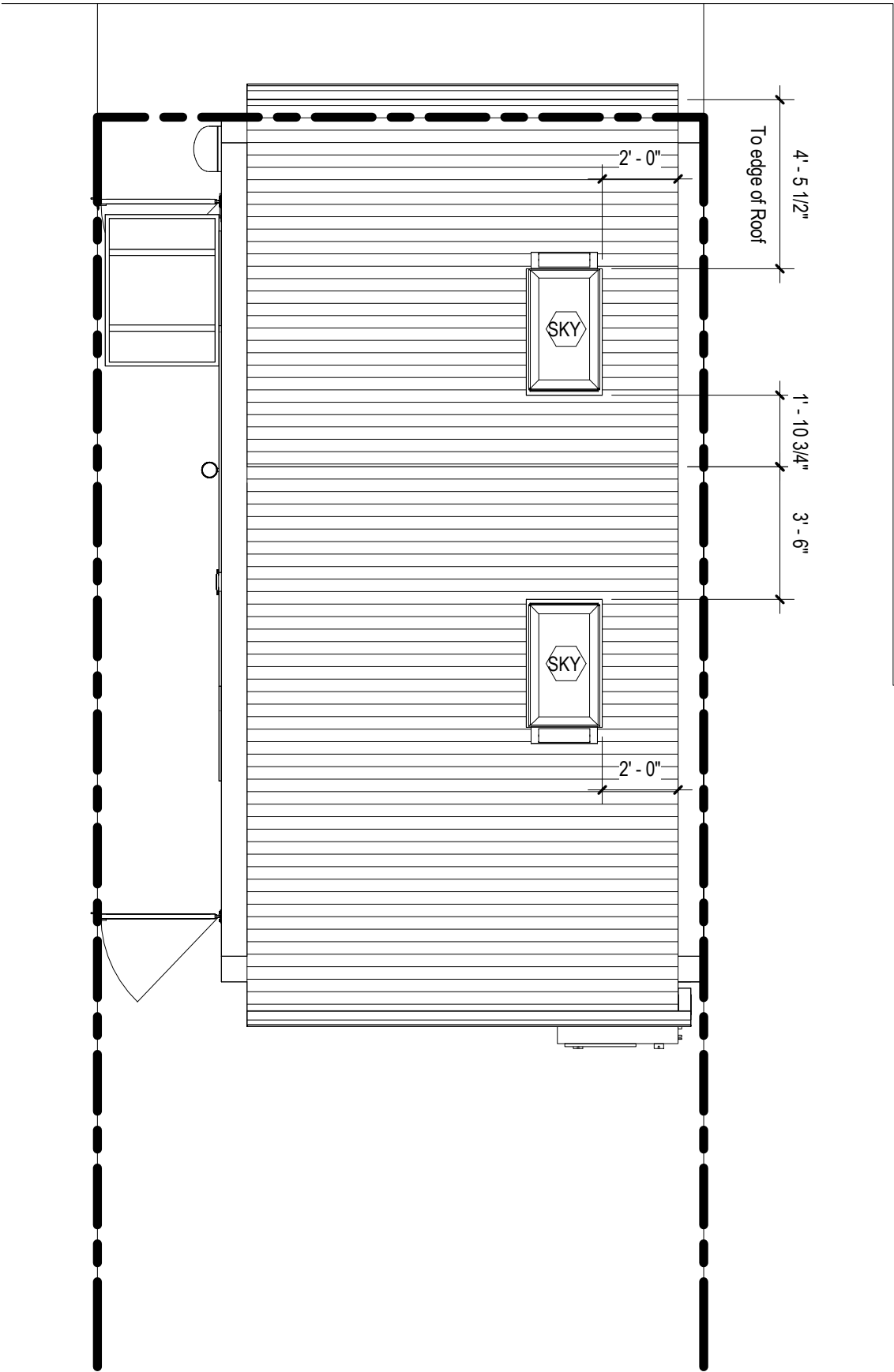


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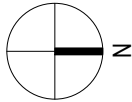
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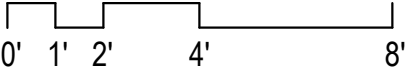


1 Level 3 - Proposed ADU
1/4" = 1'-0"

No.	Description	Date



SCALE 1/4" = 1'-0"



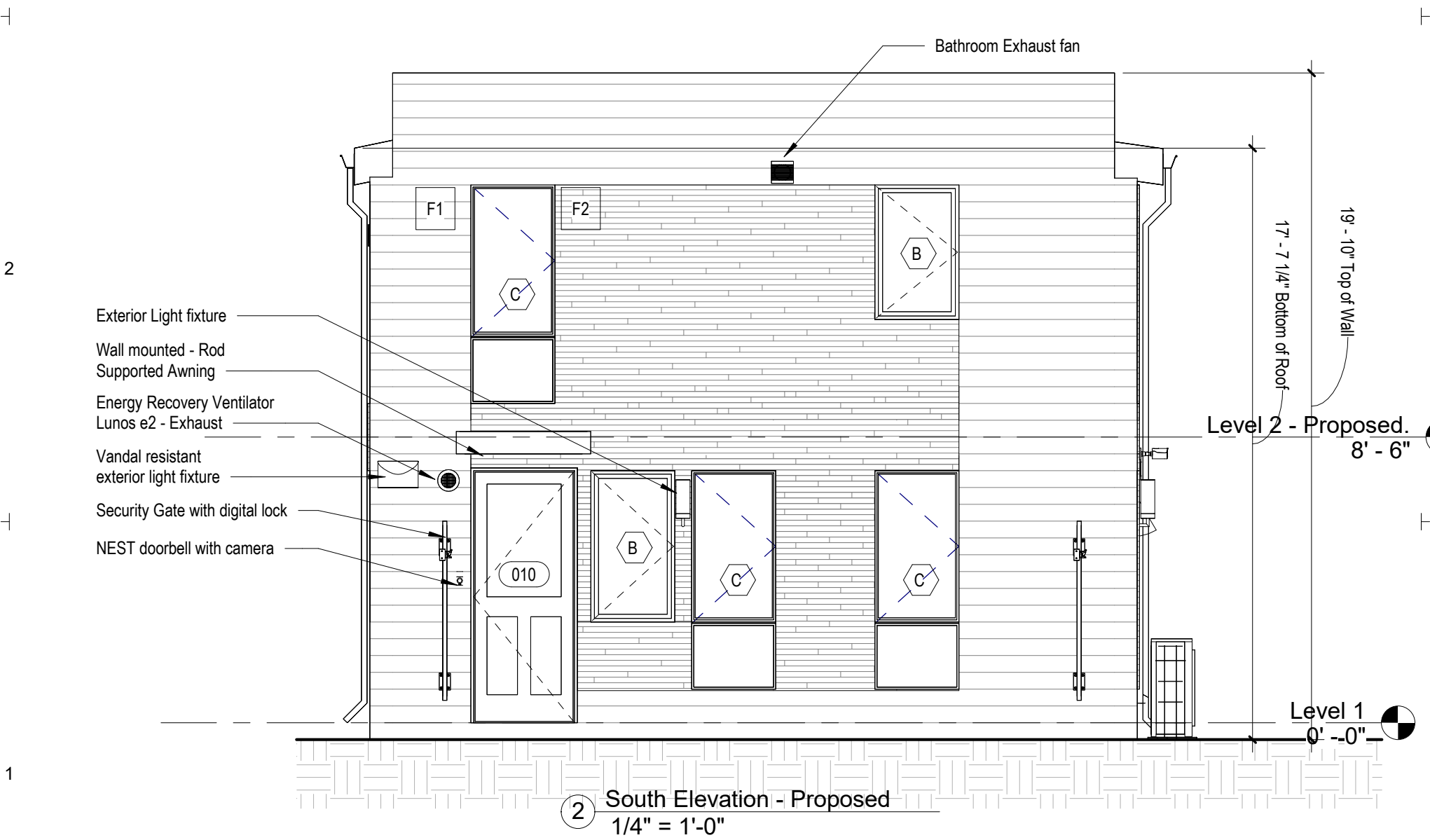
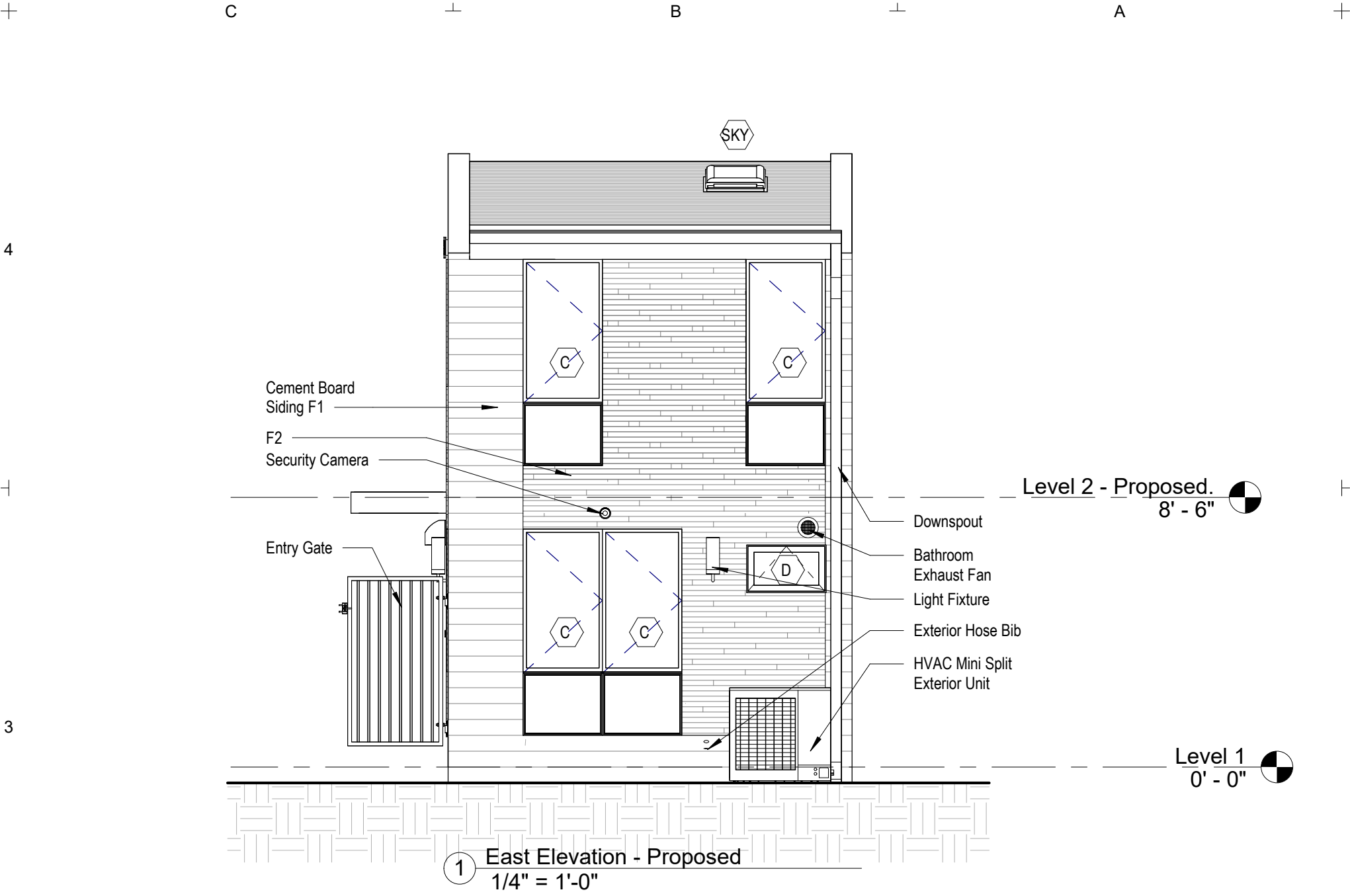
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SECOND PRINCIPAL DWELLING

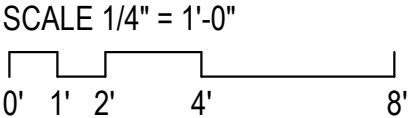
PROPOSED FLOOR PLAN - ROOF

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

-BZA-0202



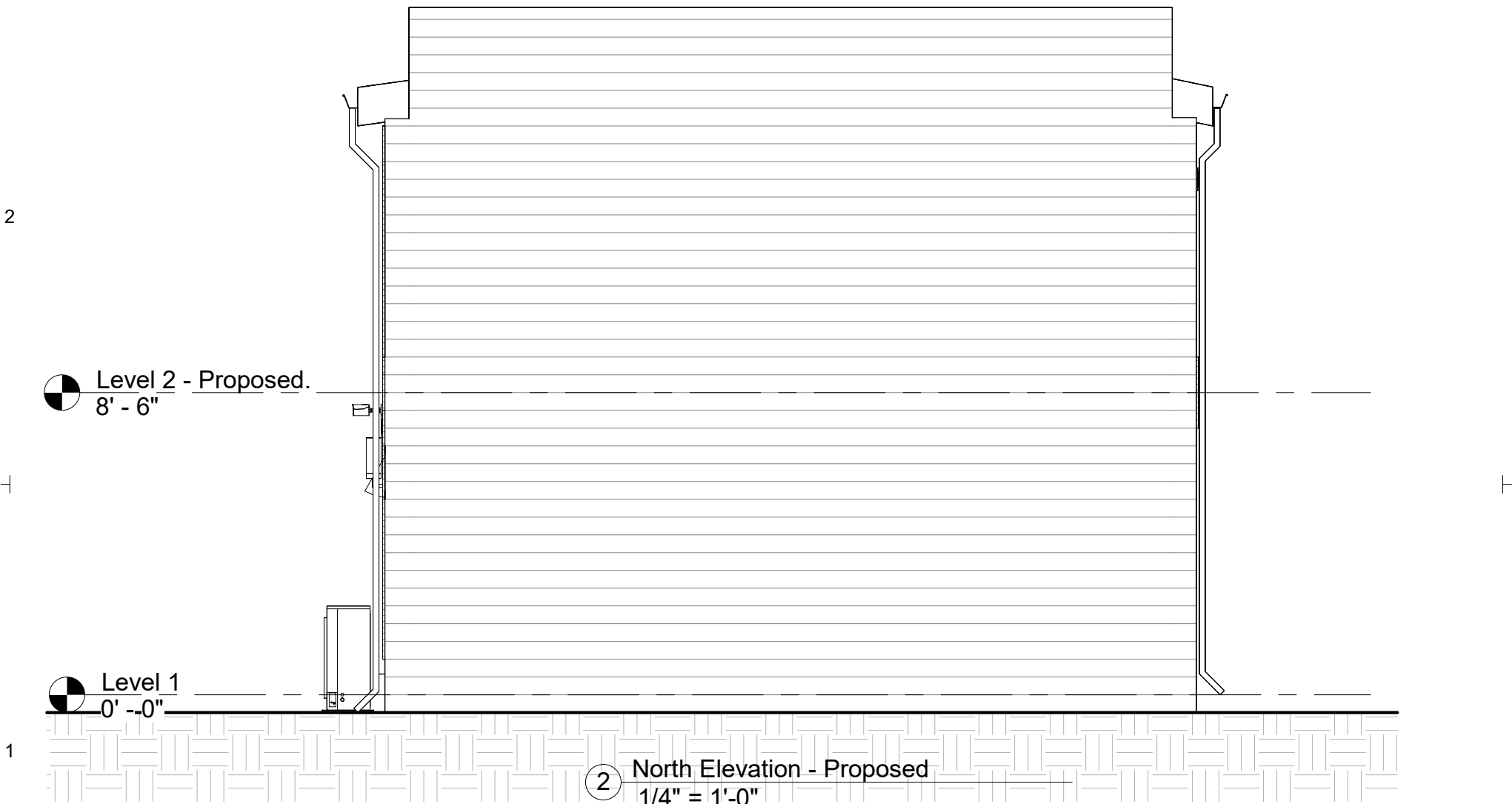
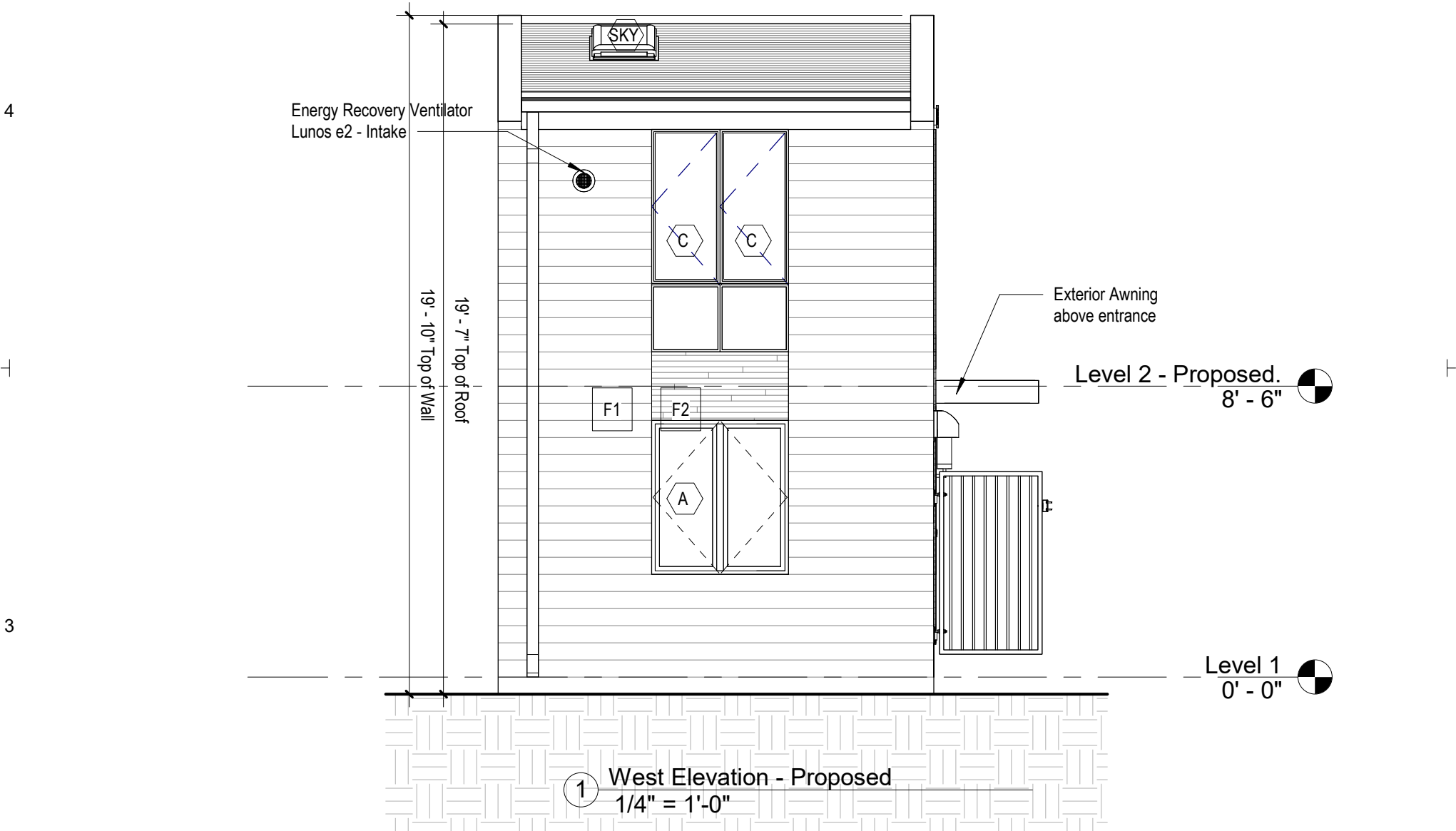
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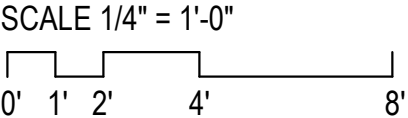
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SECOND PRINCIPAL DWELLING

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



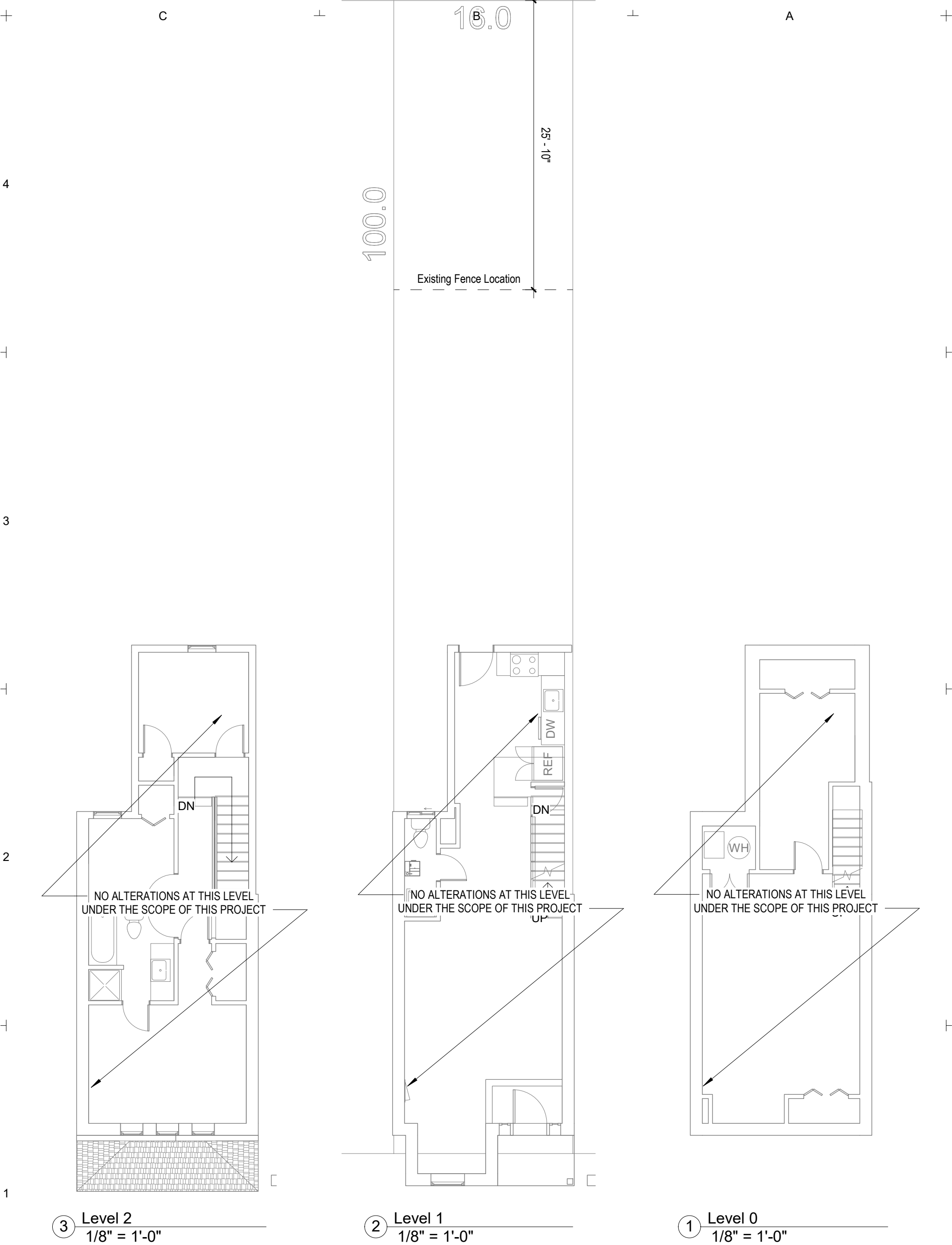
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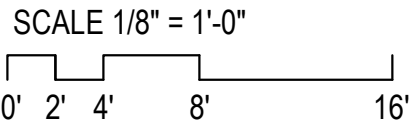
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SECOND PRINCIPAL DWELLING

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



No.	Description	Date



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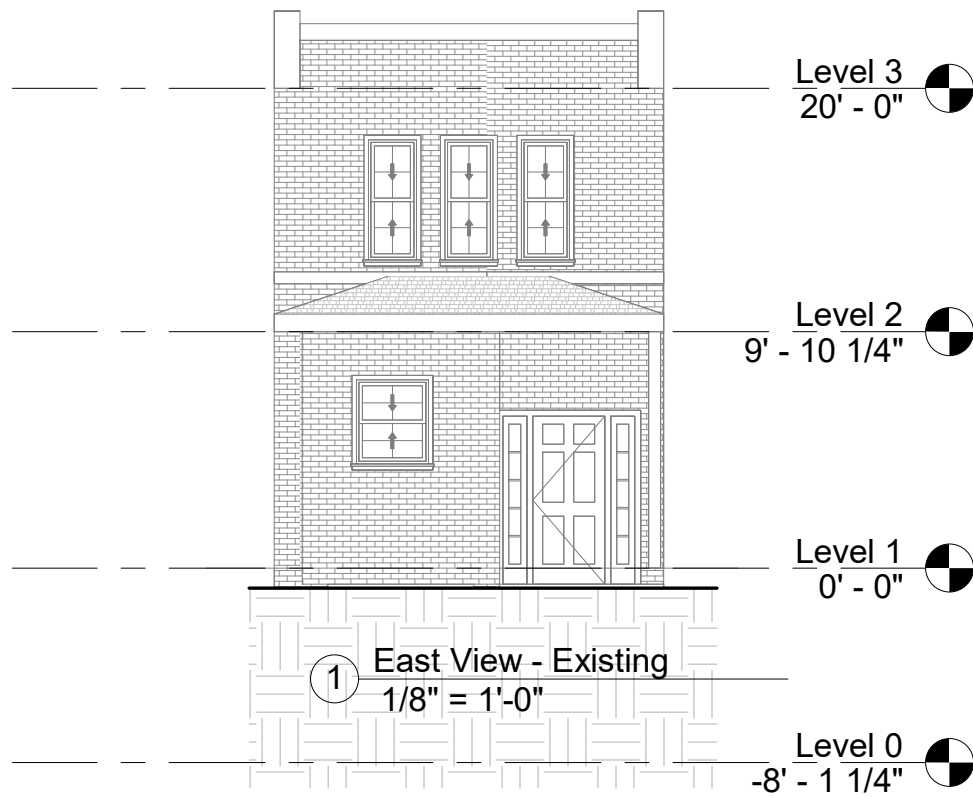
FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

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

EXISTING FLOOR PLANS

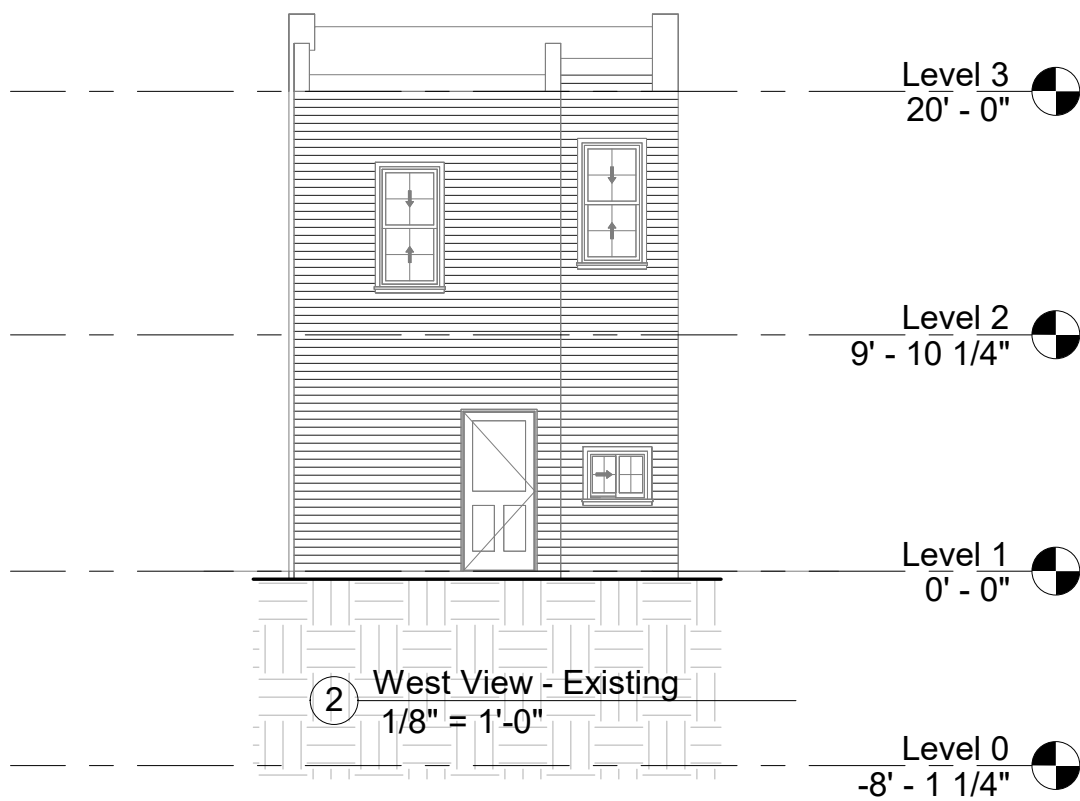
-BZA-0205

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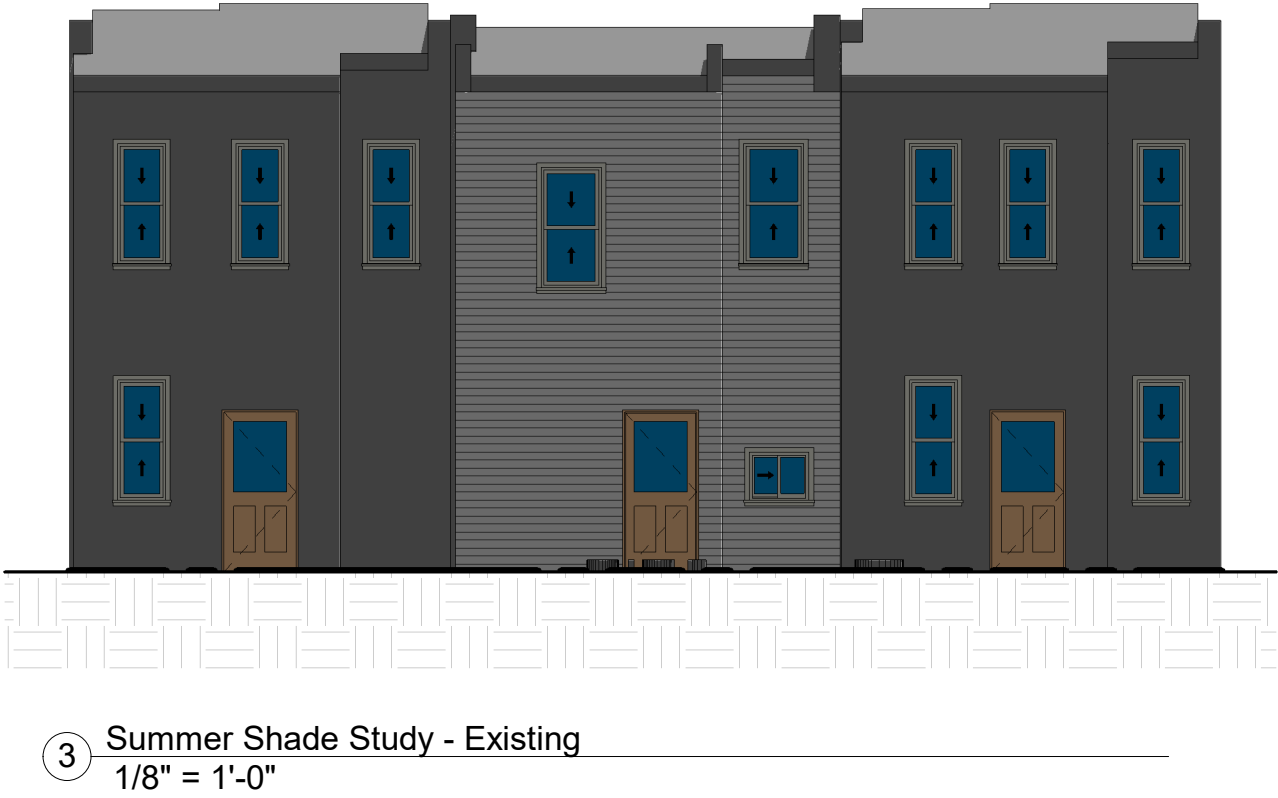
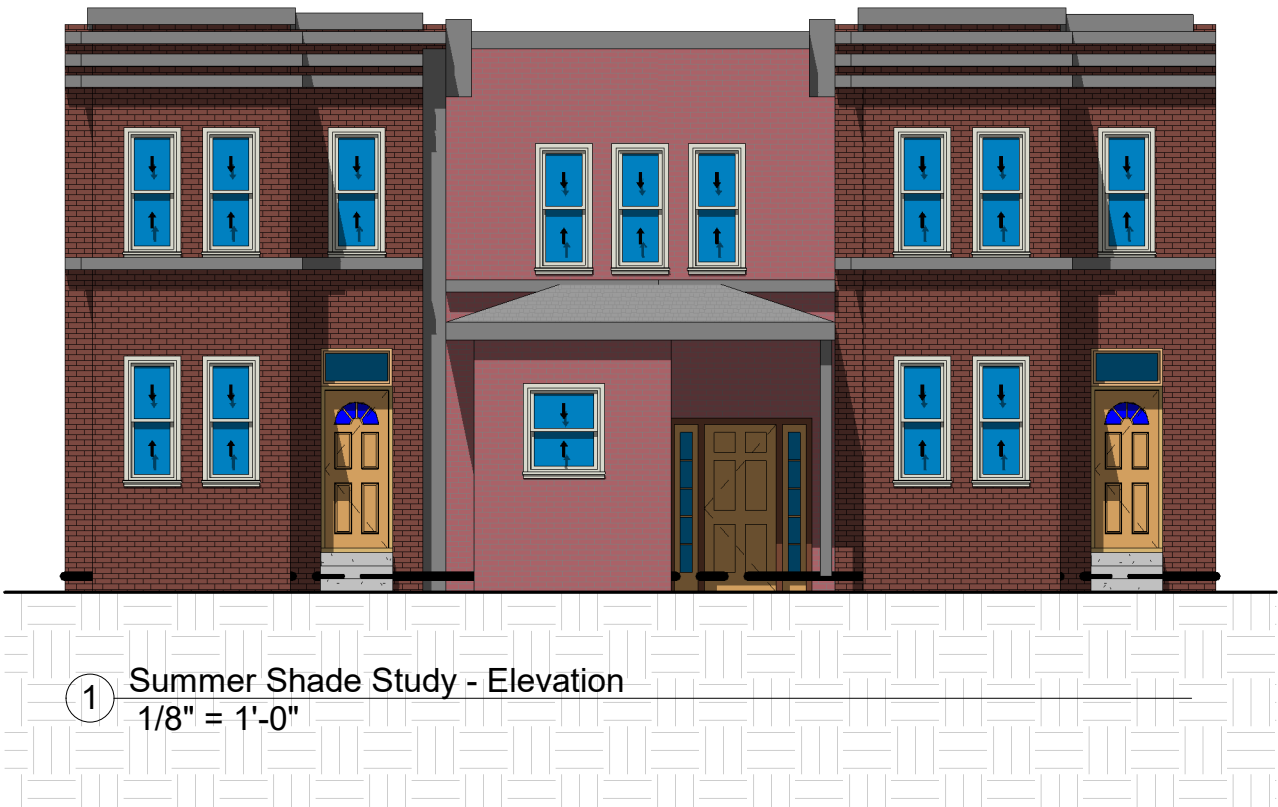
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1

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SCALE 1/8" = 1'-0"



No.	Description	Date

4



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

3



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

2

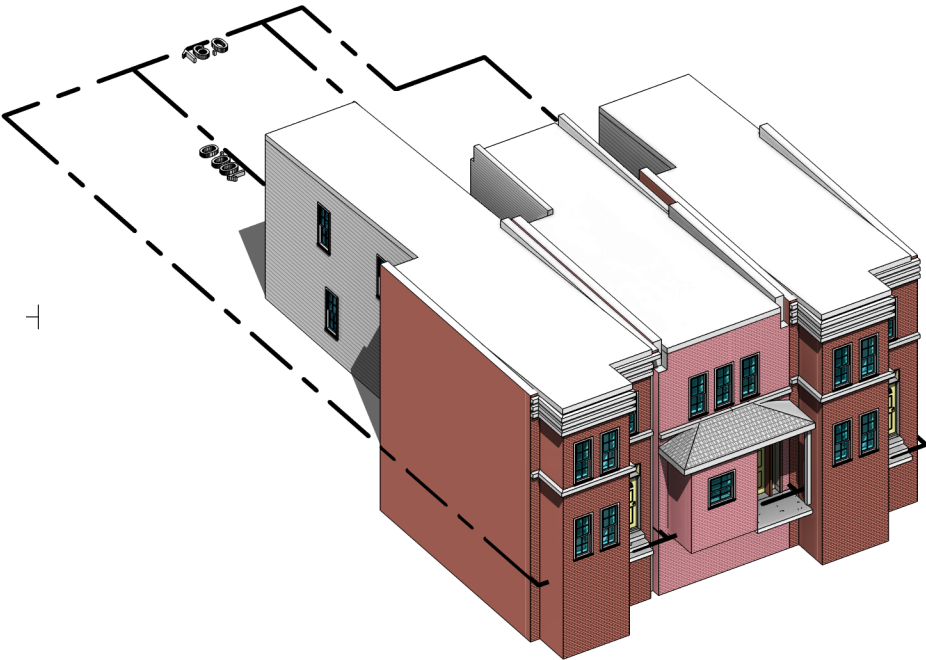


3 Winter Shade Study - Existing
1/8" = 1'-0"

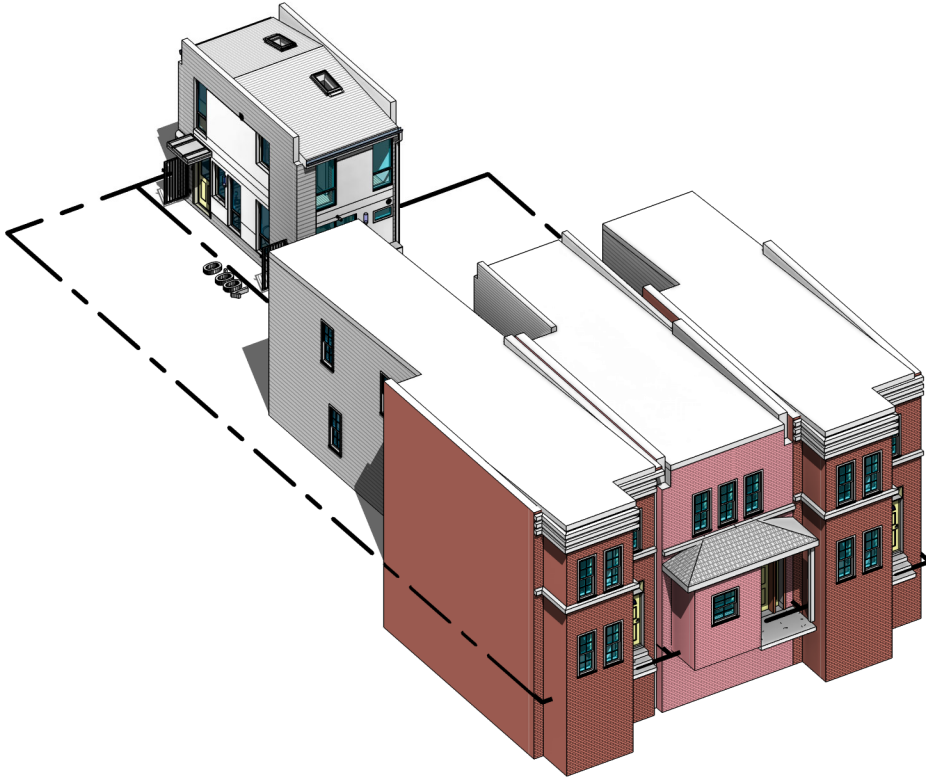
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No.	Description	Date

4

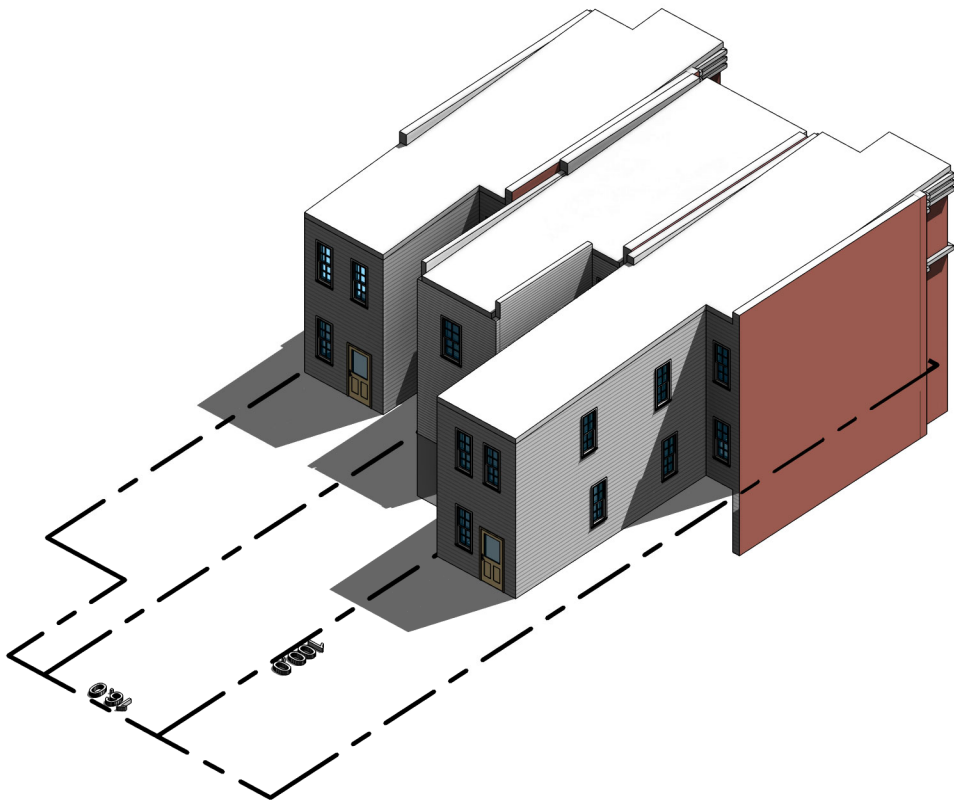


3
① Summer Sun Shade (Front) - Existing

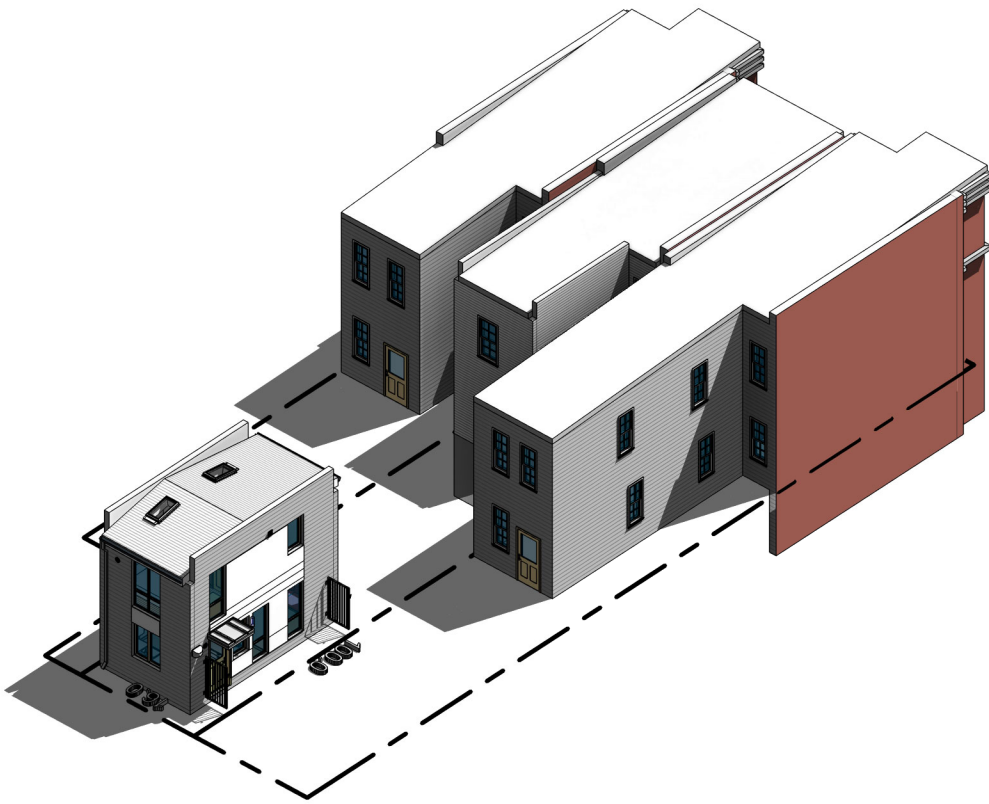


② Summer Sun Shade (Front) - Proposed

2

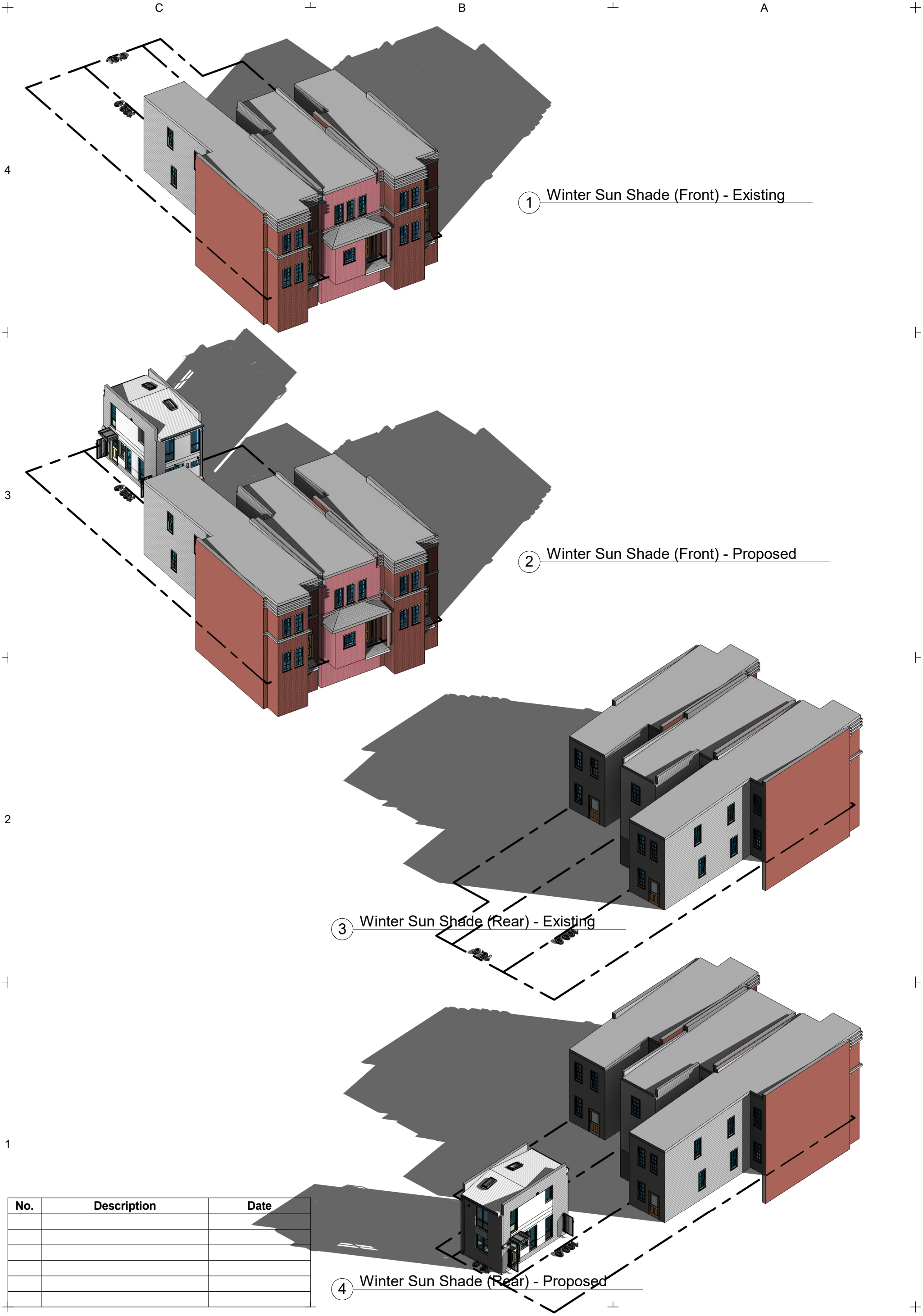


1
③ Summer Sun Shade (Rear) - Existing



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
Project number 240628 -BZA-0303
Date 06/01/2026