

- Subject Property
- Radius
- Ownership Lots
- Condo Lots
- DC Squares
- ANC Boundary
- ✕ = Mailing Address Unavailable

MyTax DC Radius Map Request

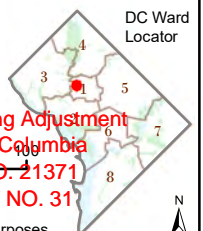
Subject Property ID: 2588 0080



DC Office of Tax and Revenue
Real Property Assessment Division
Maps and Titles Assessment Roll
Geographic Information Systems



Board of Zoning Adjustment
District of Columbia
CASE NO. 21371
EXHIBIT NO. 31
Print Date: 7/31/2025
For general planning purposes





St NW

Irving St NW

Irving St NW

Irving St NW

Irving St NW

Irving St NW



1822

1816

1812

1810

1808

1806

1804

1802

1746

1744

1742

1738

1736

Hart Higgins Coaching

1738

1736

1761

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1719

1715

Hobart St NW

Hobart St NW

Hobart St NW

Hobart St NW

Hobart St NW

Hobart St NW

1740

1735

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 8, 2024

Plat for Building Permit of :

SQUARE 2588 LOT 80

Scale: 1 inch = 20 feet

Recorded in Book 90 Page 199

Receipt No. 25-00748

Drawn by: B.S.

Furnished to: ERIK HOFFLAND

"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.



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 DK2500072; 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/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/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: Erik Hoffland

Date: October 28, 2024

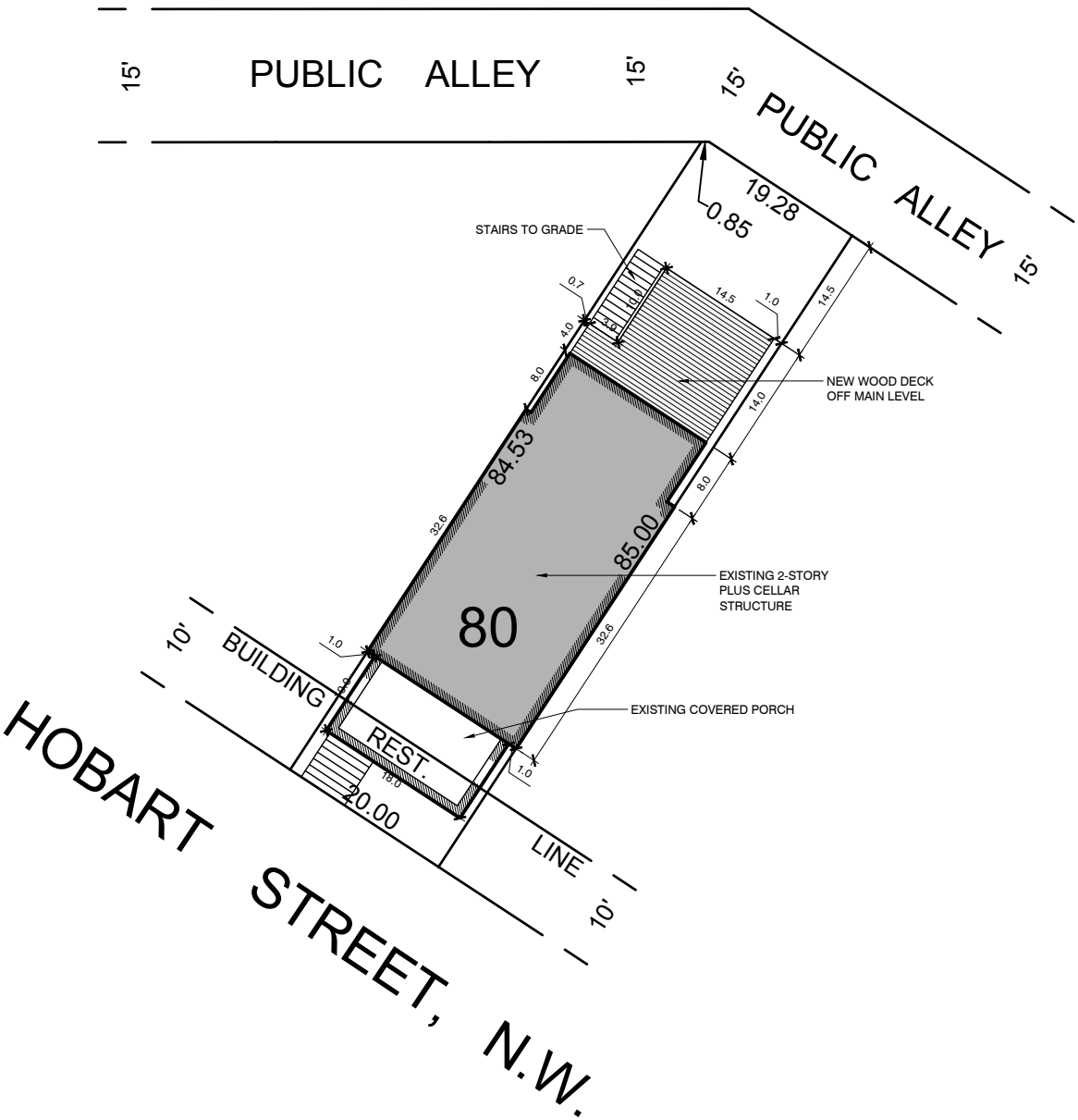
Printed Name: Erik Hoffland Relationship to Lot Owner: Architect

If a registered design professional, provide license number 101250 and include stamp below.



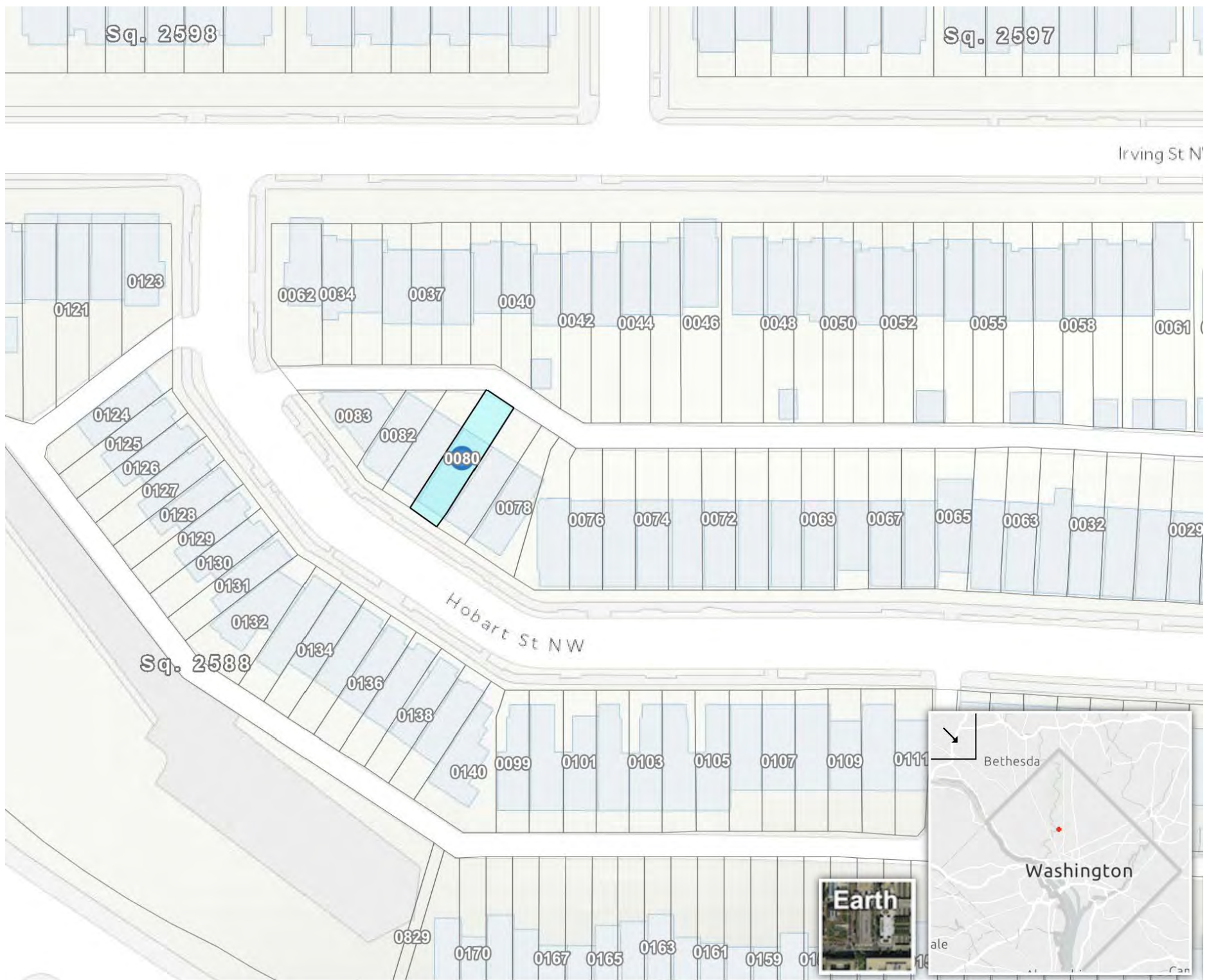
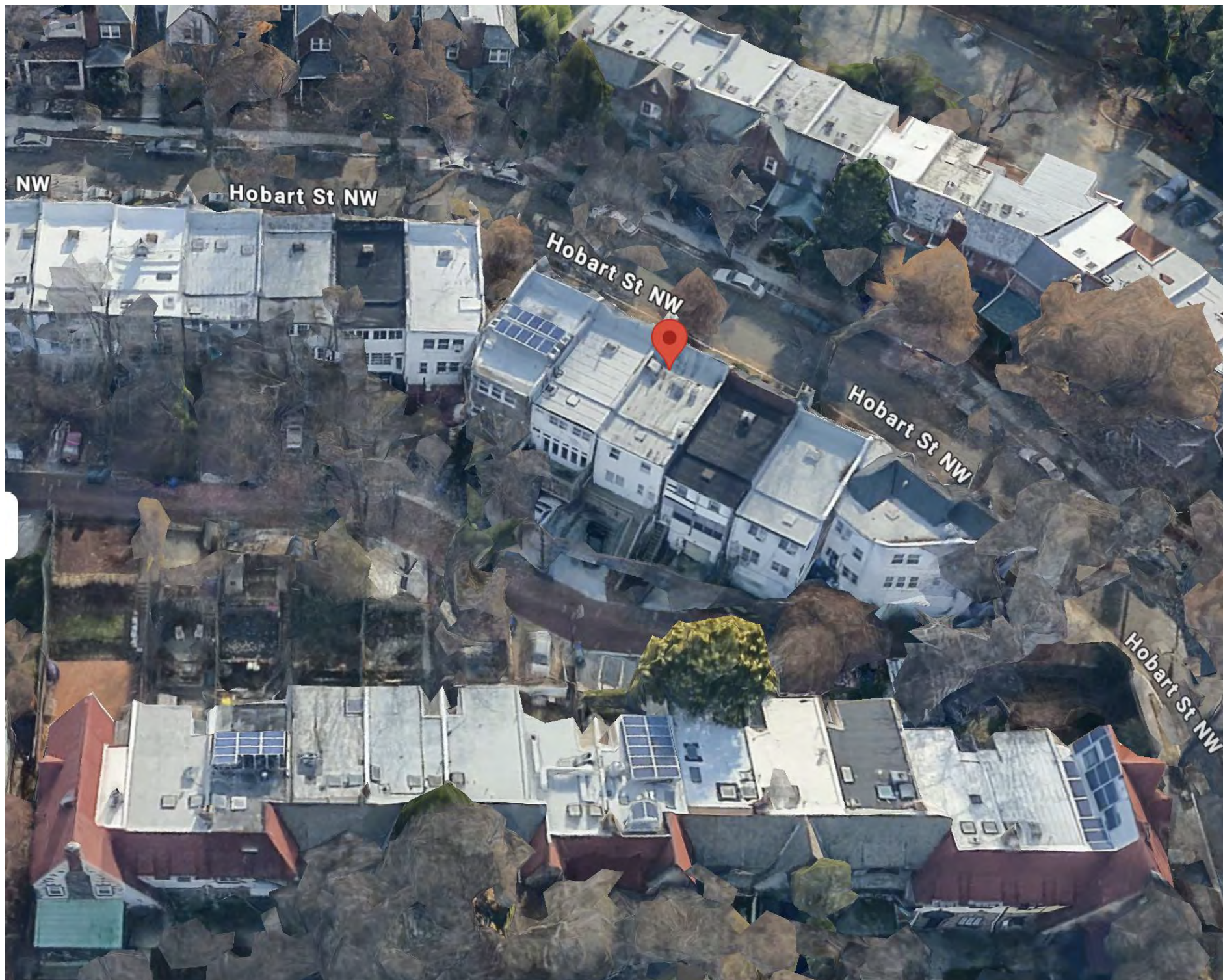
SCALE: 1:20

SQUARE 2588



1755 Hobart Street NW

Washington DC 20009



ZONING DATA

ZONING DISTRICT	RF-1
SQUARE	2588
LOT	0080
USE	EXISTING: R-3 SINGLE FAMILY DWELLING PROPOSED: R-3 SINGLE FAMILY DWELLING

LOT OCCUPANCY		
AREA	1700 SF	
FOOTPRINT ALLOWED	1020 SF (60%)	
	EXISTING	PROPOSED
HOUSE	790	790
FRONT PORCH/PATIO	176	176
REAR DECK	110	220 SF
TOTAL	1076 SF	1186 SF
		(69.7%/special exception)

REAR YARD SETBACK	EXISTING	PROPOSED
	22.1 FEET	14.3 FEET

GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	n/a
FIRST FLOOR	790 SF	0 SF	790 SF
SECOND FLOOR	790 SF	0 SF	790 SF
TOTAL	1580 SF	0	1580 SF

BUILDING/FIRE CODE DATA

BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
ASHRAE 90.1 - 2013
DCMR TITLE 12 CODE SUPPLEMENT - 2017

USE GROUP R-3 (Single Family Residential)

CONSTRUCTION TYPE VB (existing)

FIRE SPRINKLER
N/A (SINGLE FAMILY)

AREA OF WORK	
CELLAR	0 SF
FIRST FLOOR	405 SF
SECOND FLOOR	429 SF
TOTAL	834 SF

AREA OF SOIL DISTURBANCE
8 SF (2 post footings)
*no soil erosion control plan is required for <50 SF disturbance

SCOPE OF WORK

- RENOVATE 1ST & 2ND FLOORS
- NEW REAR DECK (REQUIRES ZONING 'SPECIAL EXCEPTION')

PROJECT TEAM

BUILDING OWNER
DAVID AND ALISON DESCRYVER
1755 HOBART STREET NW
WASHINGTON DC 20009

ARCHITECT
HOFFLAND ARCHITECTS
1810 KILBOURNE PLACE NW
WASHINGTON DC 20010
202.234.7795
erik@erikhoffland.com

DRAWING INDEX

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ARCHITECTURAL	
A001	PHOTOGRAPHS
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A200	REAR ELEVATIONS
A300	BUILDING SECTIONS
STRUCTURAL	
S100	STRUCTURAL PLANS
S200	DC DECK DETAILS

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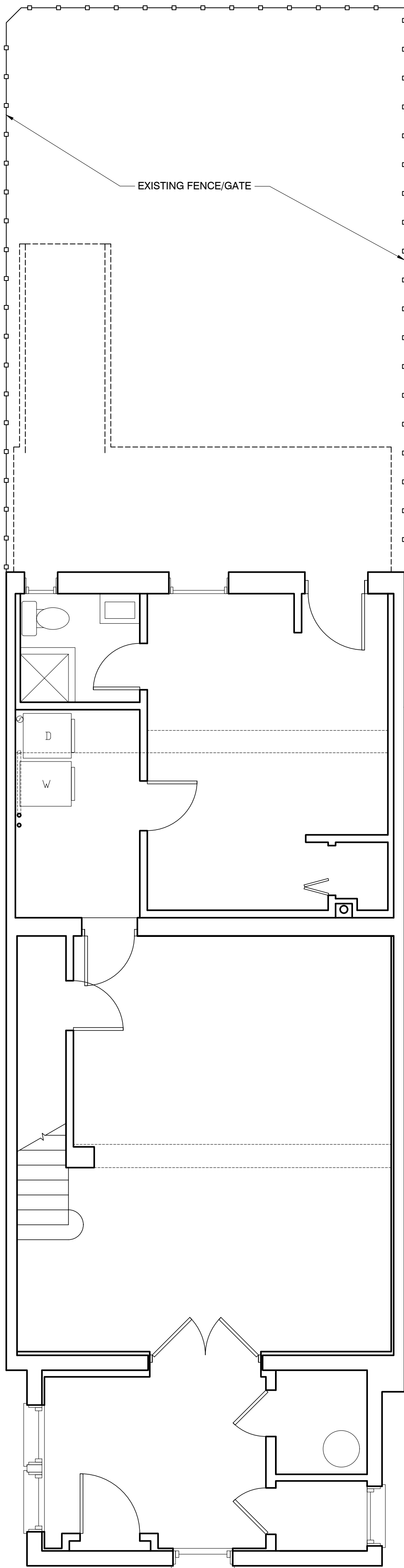


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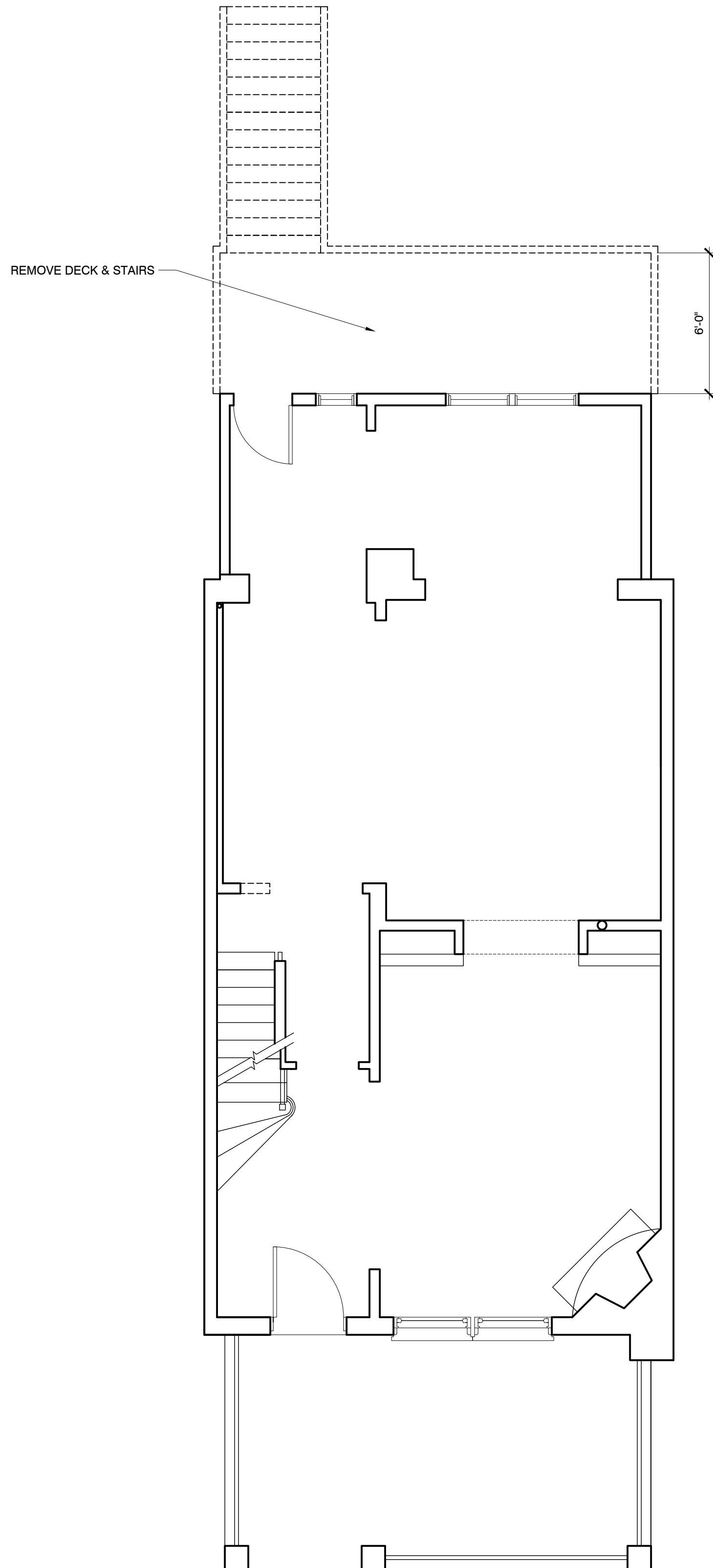
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Schematic Design	03.12.2024
Schematic Pricing	04.25.2024
Deck Permit	10.28.2024
HOUSE PERMIT	02.05.2025
FRAMING UPDATE	05.21.2025
DECK/BZA	06.05.2025

COVER SHEET

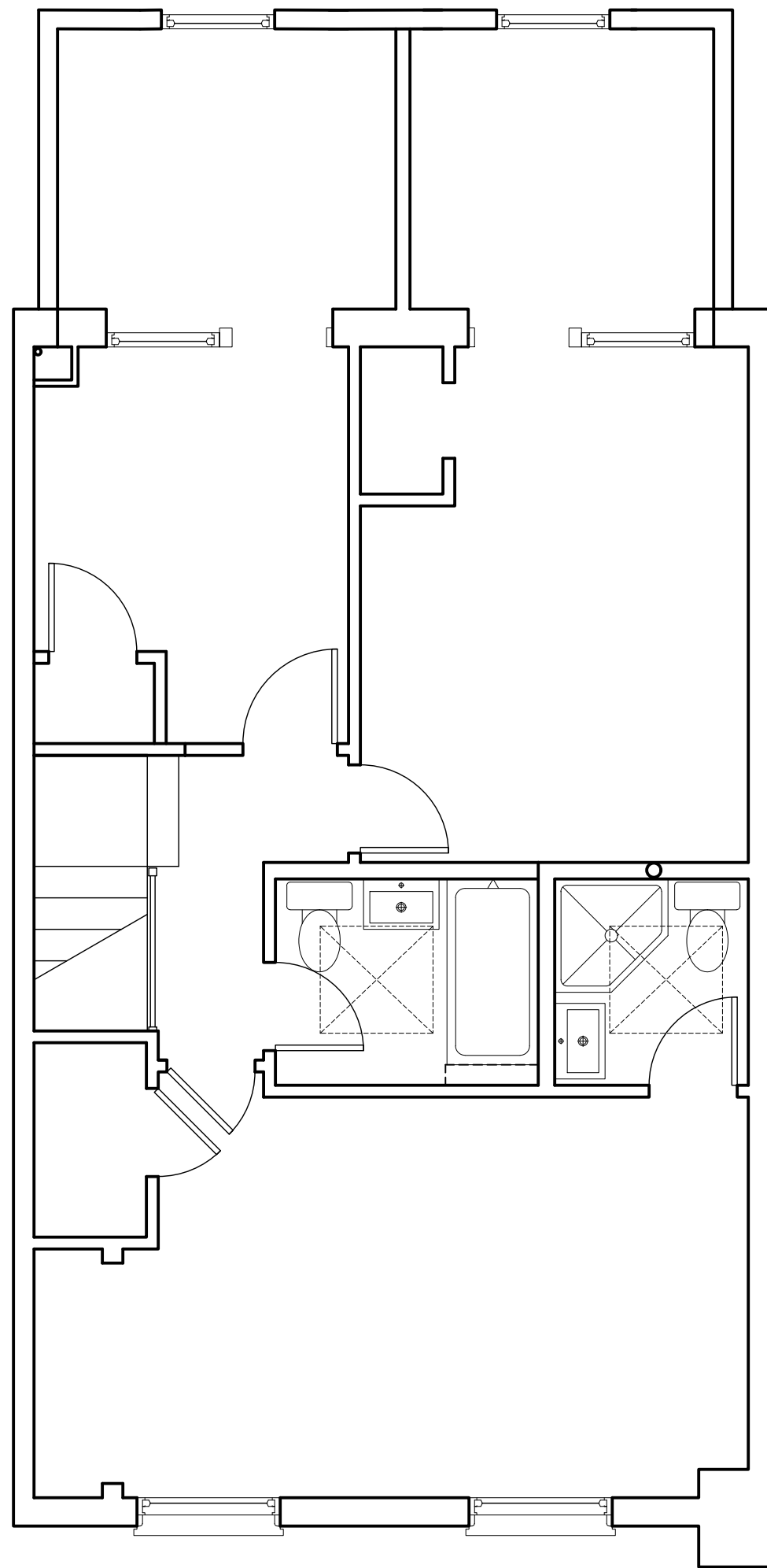
0001



1 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"



2 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



3 SECOND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- A. REMOVE WALLS AS SHOWN, INCLUDING SHEATHING AND FRAMING MEMBERS. PROVIDE TEMPORARY SHORING FOR REMOVAL OF ALL LOAD-BEARING MEMBERS PER STRUCTURAL DRAWINGS.
- B. REMOVE WINDOWS & DOORS AS SHOWN ON PLAN
- C. REMOVE ALL EQUIPMENT, APPLIANCES, AND PLUMBING FIXTURES AS SHOWN ON PLAN & RECYCLE AND/OR DONATE TO SALVAGE YARD (I.E., COMMUNITY FORKLIFT) U.N.O.

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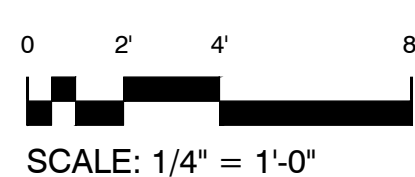
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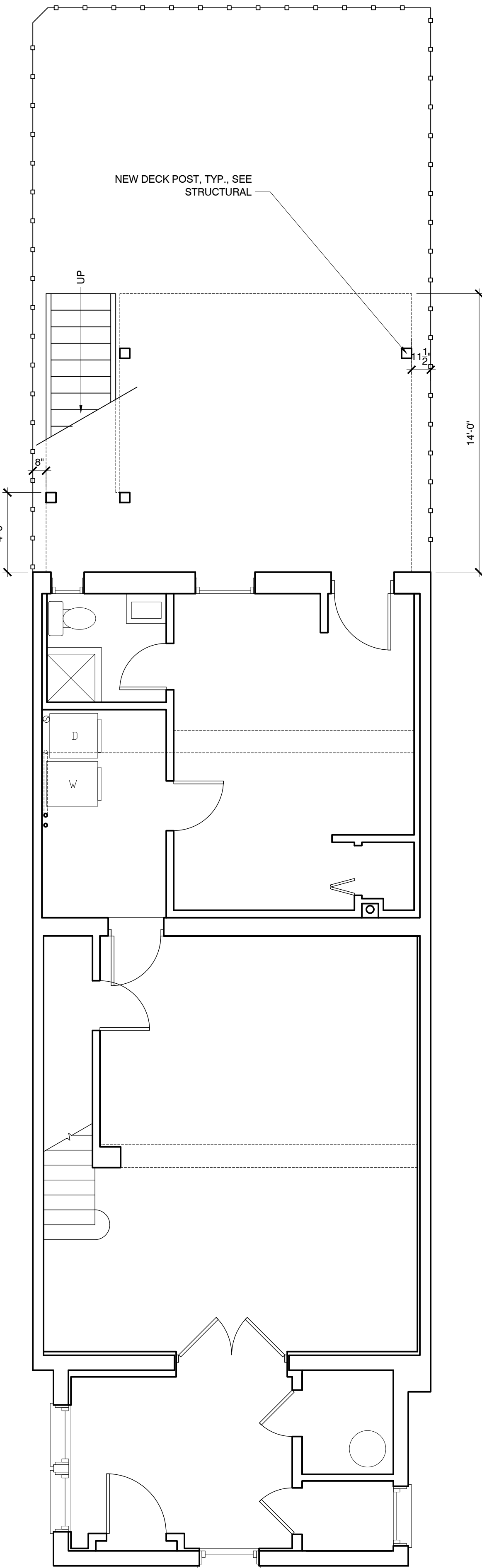
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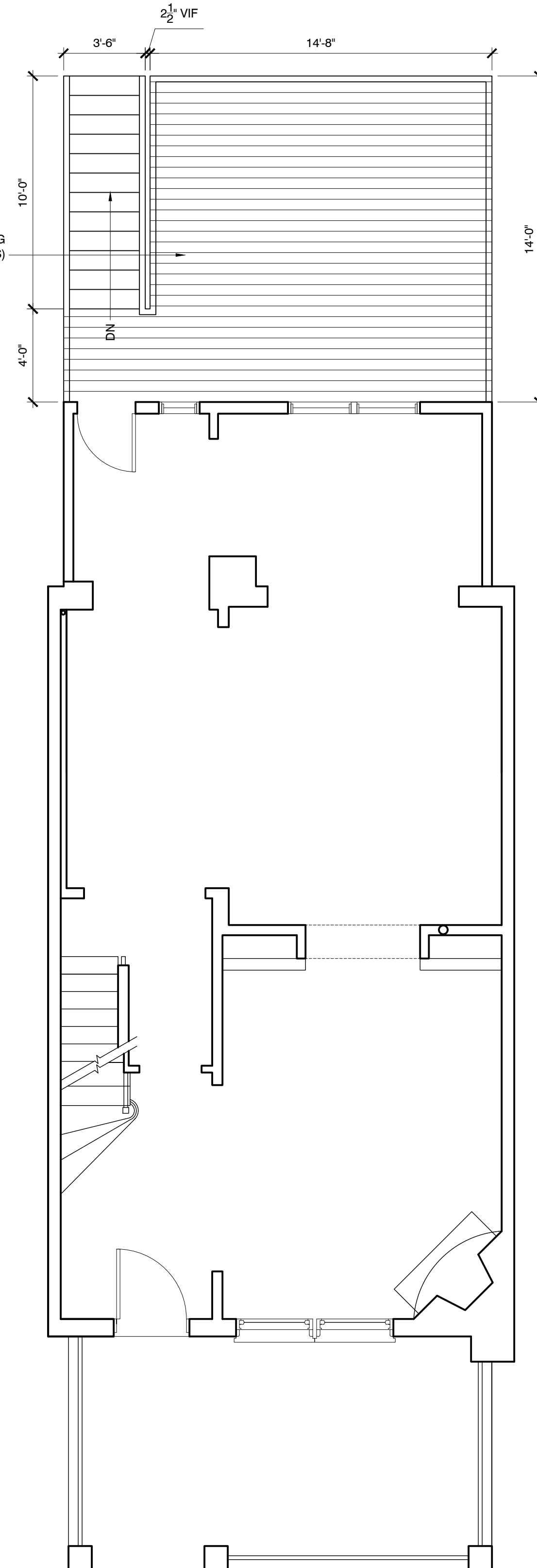
DEMOLITION PLANS



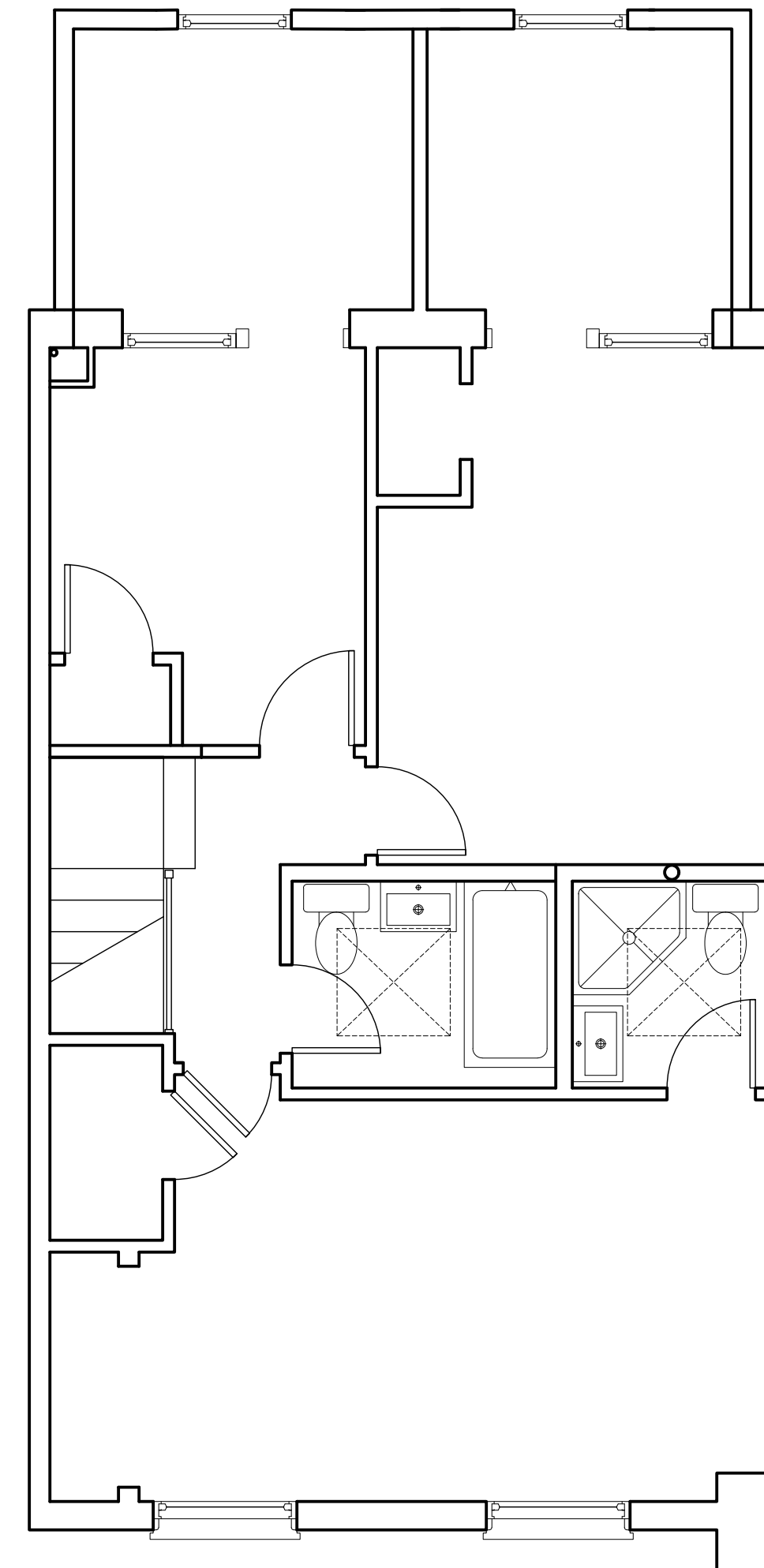
AD100



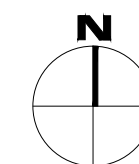
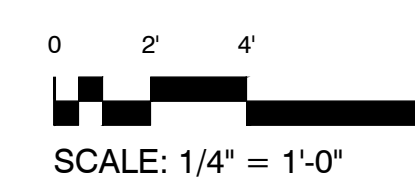
1 BASEMENT PLAN - PROPOSED
1/4" = 1'-0"



2 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



3 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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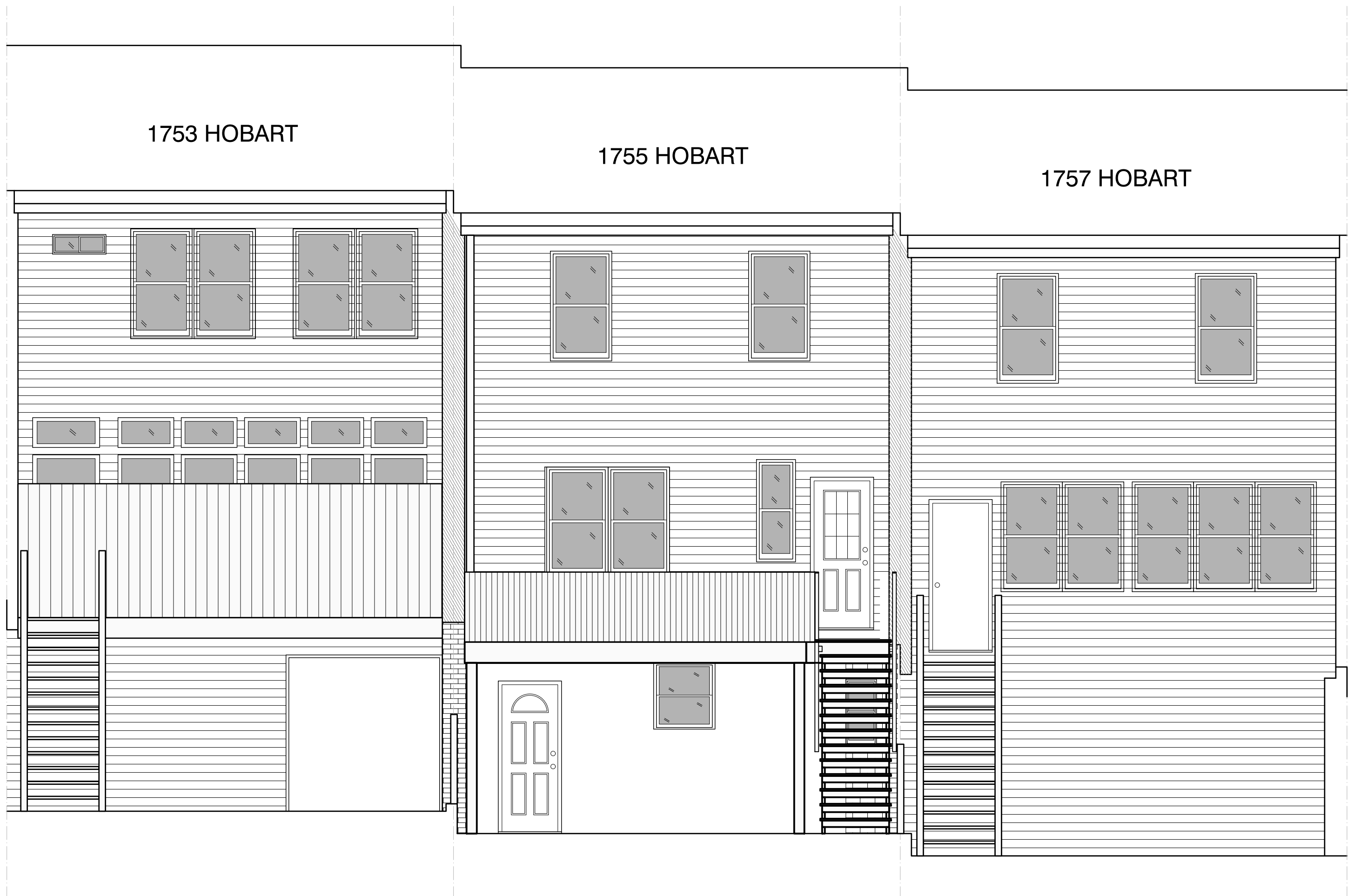


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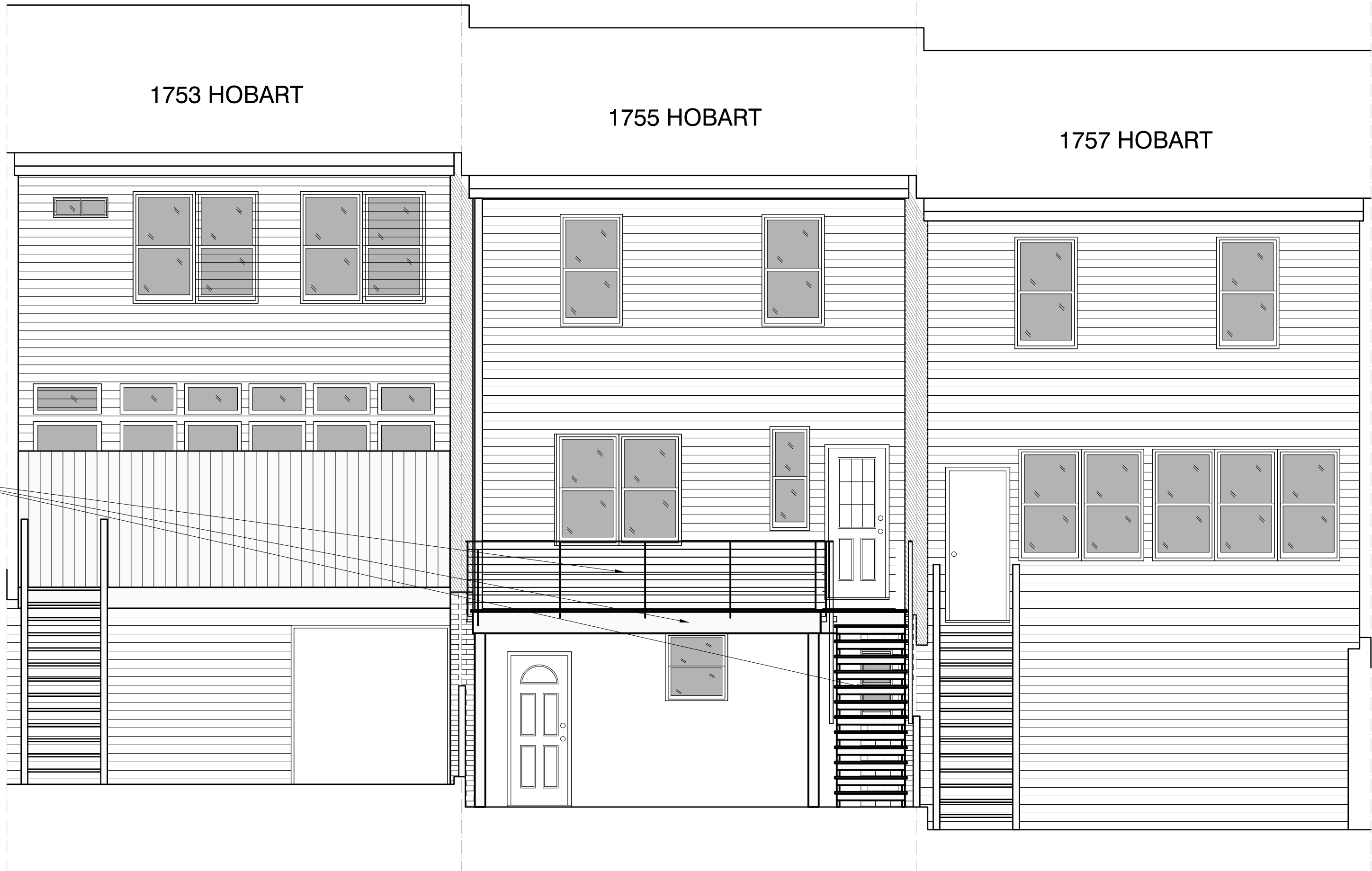
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PROPOSED PLANS

A100



1 REAR ELEVATION - EXISTING
1/4" = 1'-0"



NEW DECK, STAIRS, & RAILING

2 REAR ELEVATION - PROPOSED
1/4" = 1'-0"

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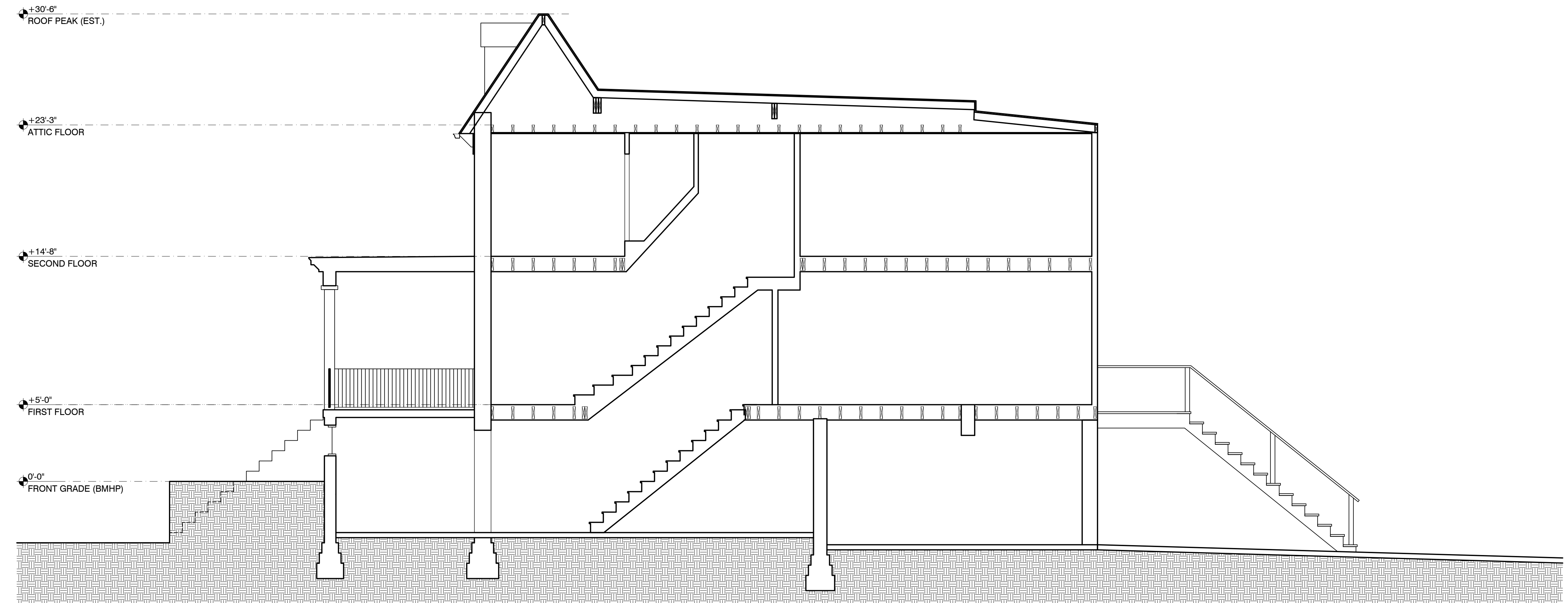


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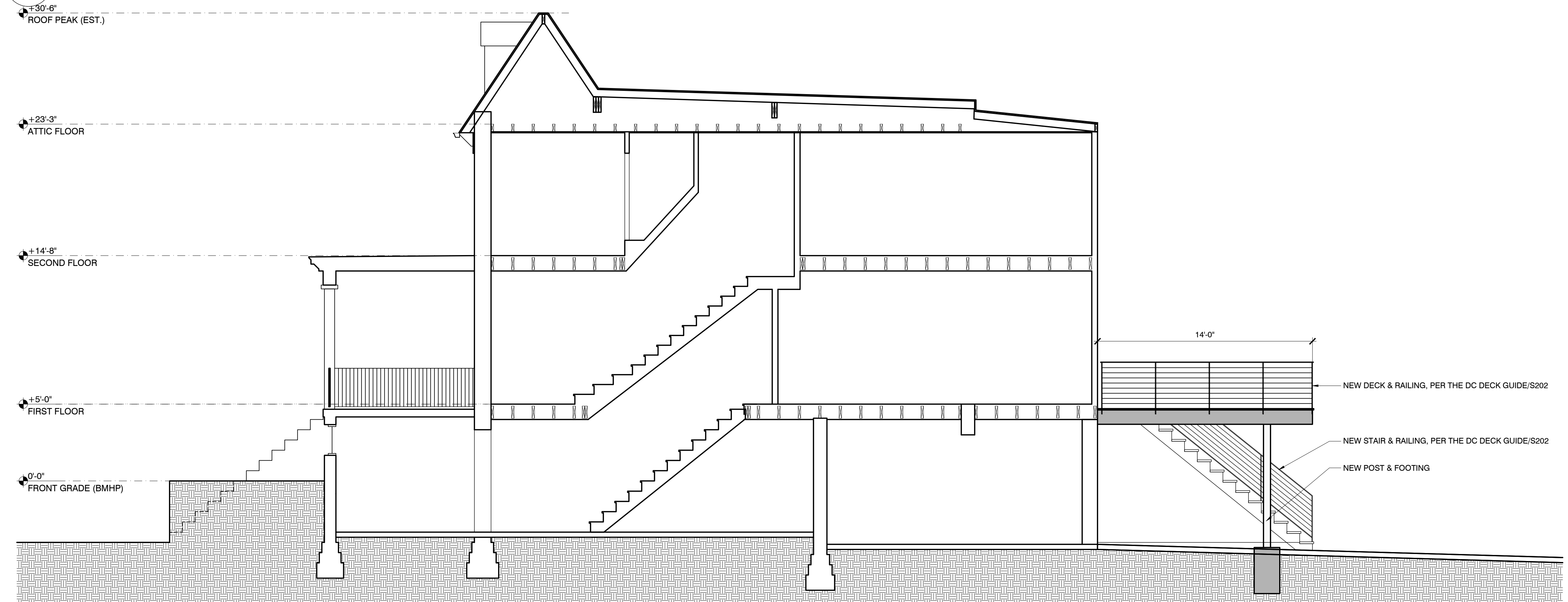
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REAR ELEVATIONS

A200



1 BUILDING SECTION - EXISTING
1/4" = 1'-0"



2 BUILDING SECTION - PROPOSED
1/4" = 1'-0"

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BUILDING SECTIONS

A300

















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1749

1751

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1749





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1737

