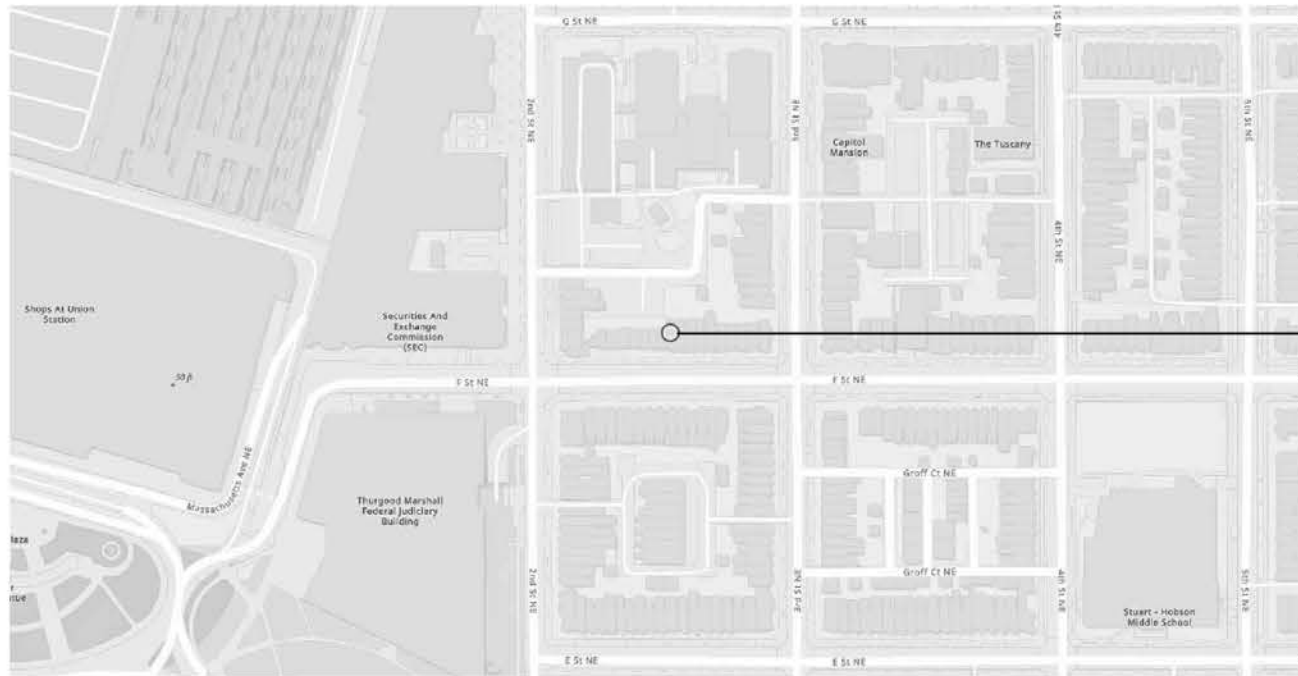


**RENOVATION AND ADDITION TO  
THE HANLEY RESIDENCE  
218 F STREET NE  
WASHINGTON, DC 20002**

**LOCATION PLAN**



218 F St. NE

**OWNER:**  
Katie & Christopher Hanley  
218 F Street, NE  
Washington, DC 20002

**PROJECT DESCRIPTION:**  
New 2-story + Cellar addition to existing 2-story + Cellar single family residence.

**ZONING DATA:**  
Type: 2-Story + Cellar Attached Row Dwelling  
Square: 0753  
Lot: 0122  
Zoning District: RF-1  
ANC: 6C-04

ZONING ANALYSIS:		ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 201.1	18 feet	16 feet	Unchanged
Min. Lot Area:	E 201.1	1,800 sq ft	1,600 sq ft	Unchanged
Min. Pervious Surface:	E 204.1	10%	>10%	Unchanged
Max. Dwelling Units:	E 302.1	2	1	Unchanged
Max. Stories:	E 303.1	3 stories	2 stories	Unchanged
Max. Height:	E 303.1	35 feet	30.5 feet	Unchanged
Max. Lot Occupancy:	E 304.1	60%	57.4%	63.6%
Min. Rear Yard:	E 306.1	20 feet	54.0 feet	34.5 feet
Parking Space:	C 701.5	1	1	Unchanged

**INDEX OF DRAWINGS**

- G1 COVER SHEET
- G2 BLOCK PLAN
- G3 EXISTING SITE PLAN
- G4 PROPOSED SITE PLAN
- G5 CONTEXT PHOTOS
  
- E0 EXISTING FLOOR PLAN LOWER LEVEL
- E1 EXISTING FLOOR PLAN 1ST LEVEL
- E2 EXISTING FLOOR PLAN 2ND LEVEL
- E3 EXISTING ROOF PLAN
  
- A0 PROPOSED FLOOR PLAN LOWER LEVEL
- A1 PROPOSED FLOOR PLAN 1ST LEVEL
- A2 PROPOSED FLOOR PLAN 2ND LEVEL
- A3 PROPOSED ROOF PLAN
  
- A4 PROPOSED NORTH ELEVATIONS
- A5 PROPOSED EAST & WEST ELEVATIONS

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**RELEVANT CODE:**  
2016 DCMR 11 - ZONING REGULATIONS  
2017 DC RESIDENTIAL CODE (2015 IRC AS AMENDED BY DCMR TITLE 12B)

**CODE ANALYSIS:**

**FIRE DETECTION SYSTEM:** HARD WIRED WITH BATTERY BACKUP  
**FIRE RATING:**  
EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR  
EXISTING & NEW FLOOR FRAMING: 0-HR  
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR  
NEW ROOF FRAMING: 1-HR

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DATE: 10.03.2025  
SCALE: NONE



COVER SHEET

**G1**

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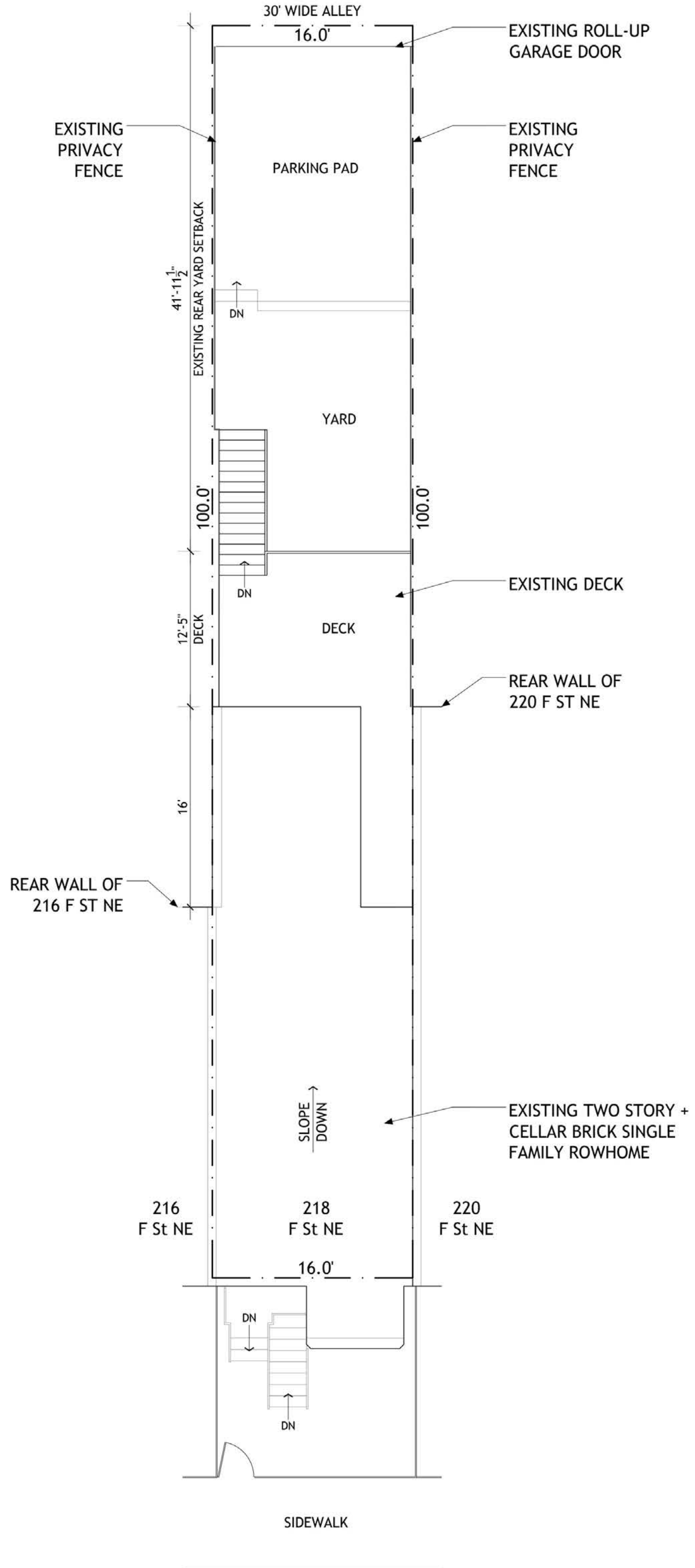
DATE: 10.03.2025  
SCALE: NONE



BLOCK PLAN

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21414  
EXHIBIT NO. 28

**G2**



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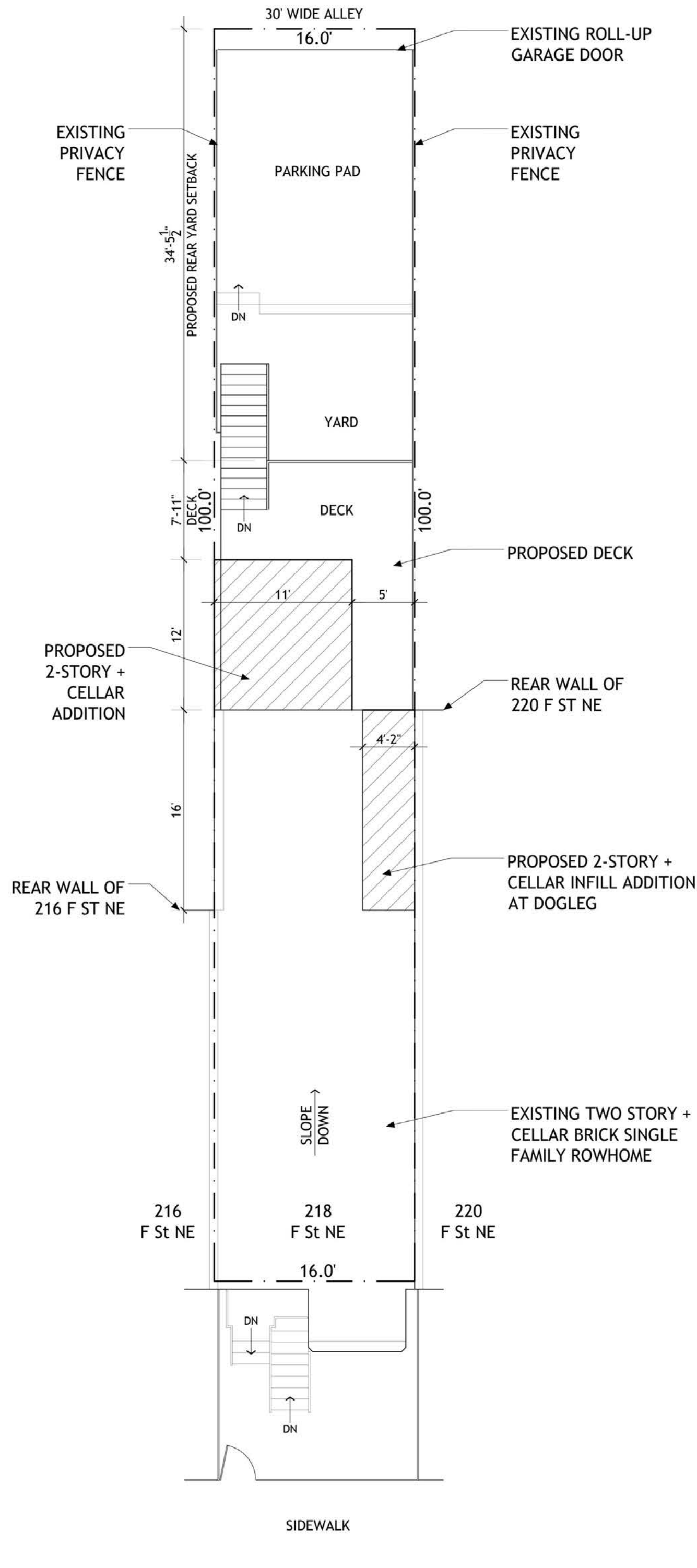
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 SCALE: 1/8" = 1'-0" 0 2 8



**G3**

**1** PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"

**G4**



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 WASHINGTON, DC 20002

DATE: 10.03.2025  
 SCALE: 1/8" = 1'-0" 0 2 8



**G4**

**1** EXISTING SITE PLAN  
 SCALE: 1/8" = 1'-0"

**G3**

F Street, NE

F Street, NE



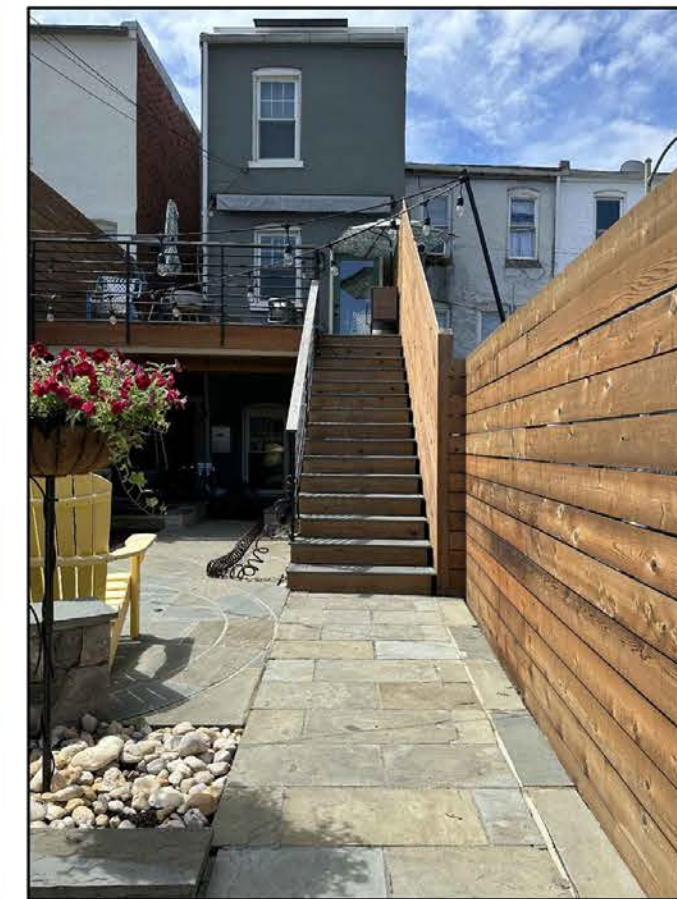
view from F Street NE from across the street



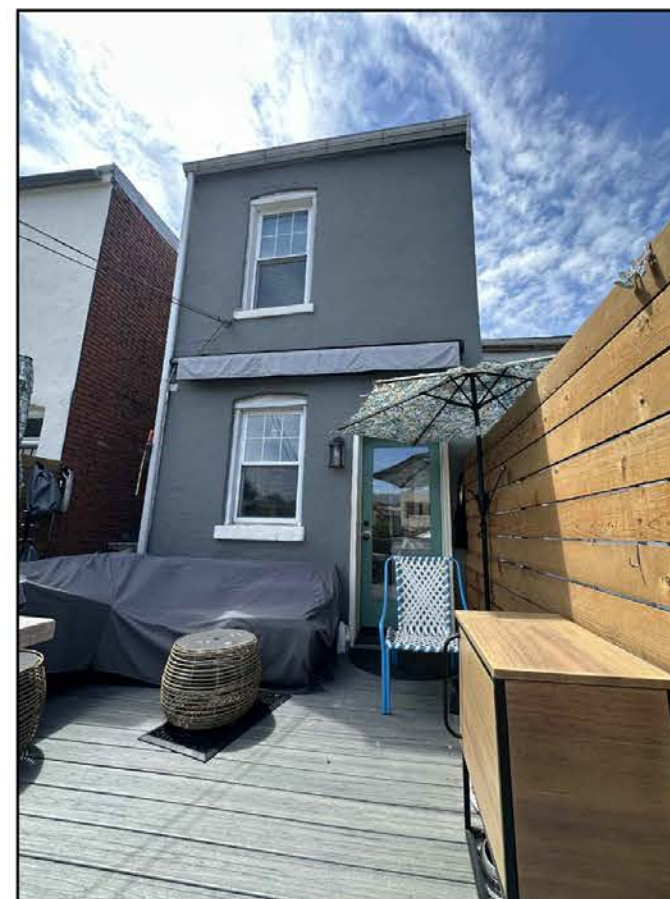
view from alley



view of rear facade from parking pad



view of rear facade from yard



views of rear facade from rear deck



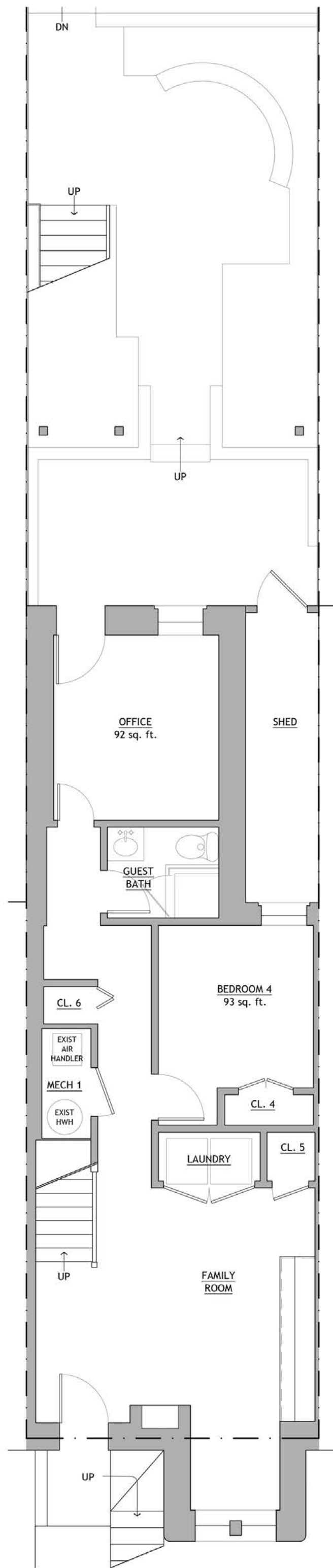
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CONTEXT  
PHOTOS



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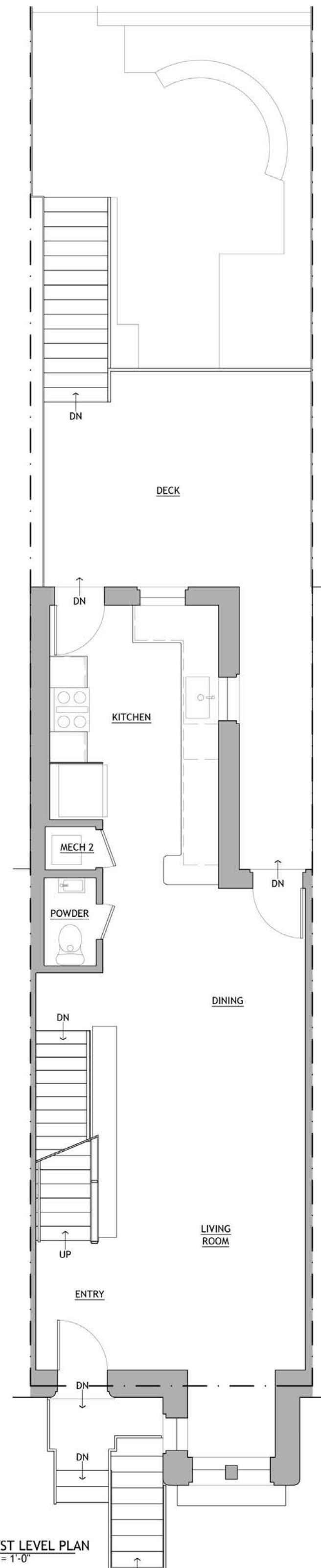
**CLIENT:**  
 HANLEY RESIDENCE  
 218 F STREET NE  
 WASHINGTON, DC 20002

DATE: 10.03.2025  
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



**E0**

**1** EXISTING LOWER LEVEL PLAN  
 SCALE: 3/16" = 1'-0"



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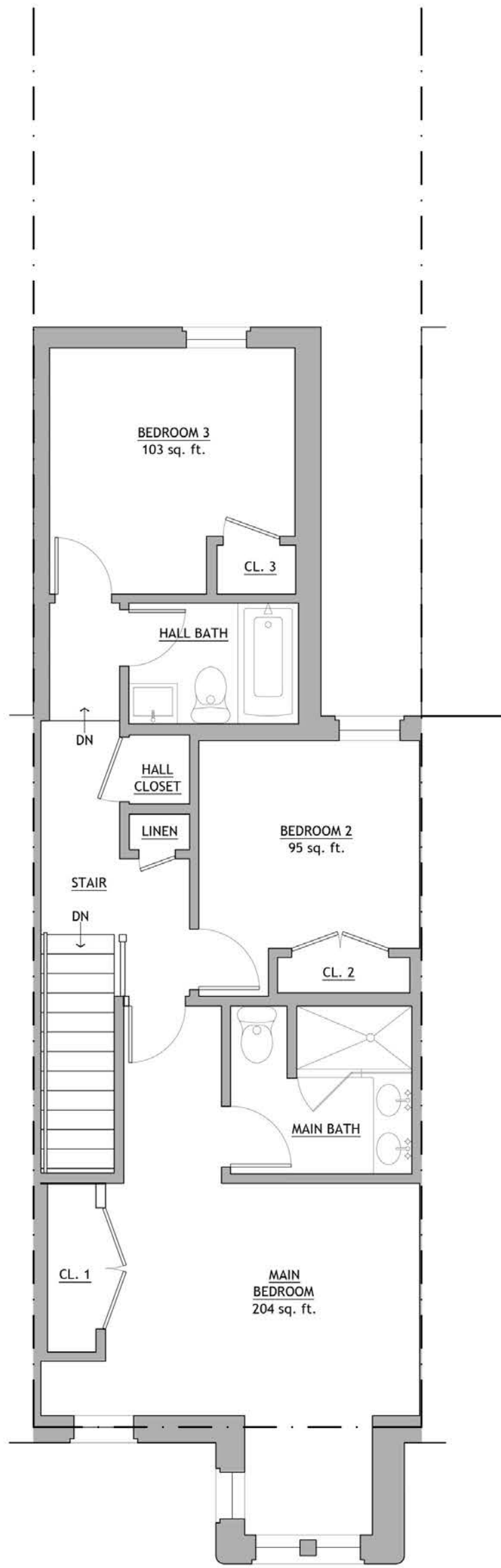
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 HANLEY RESIDENCE  
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DATE: 10.03.2025  
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



**E1**

**1** EXISTING FIRST LEVEL PLAN  
 SCALE: 3/16" = 1'-0"



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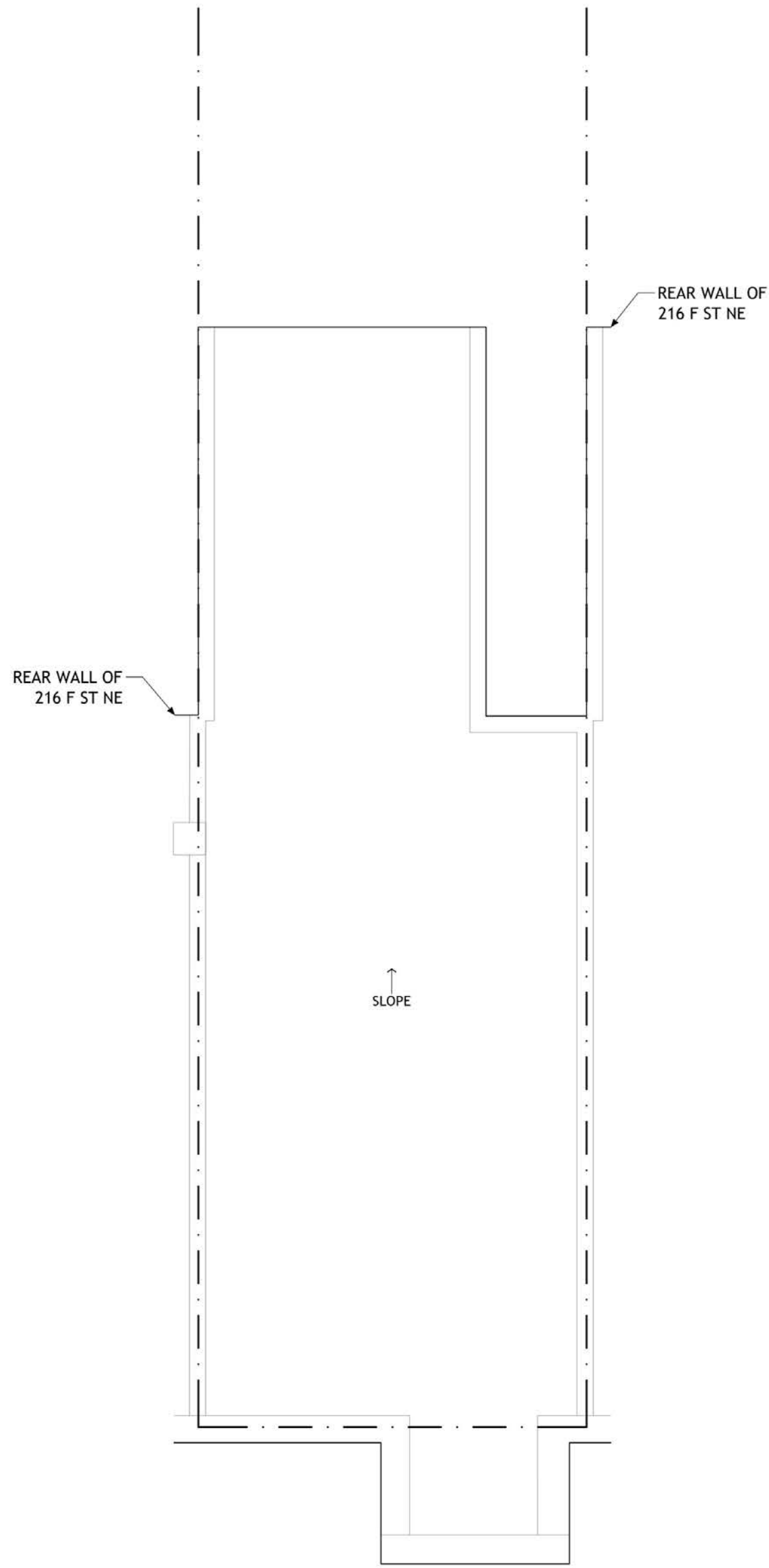
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 WASHINGTON, DC 20002

DATE: 10.03.2025  
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING  
 FLOOR PLAN  
 SECOND LEVEL

**E2**



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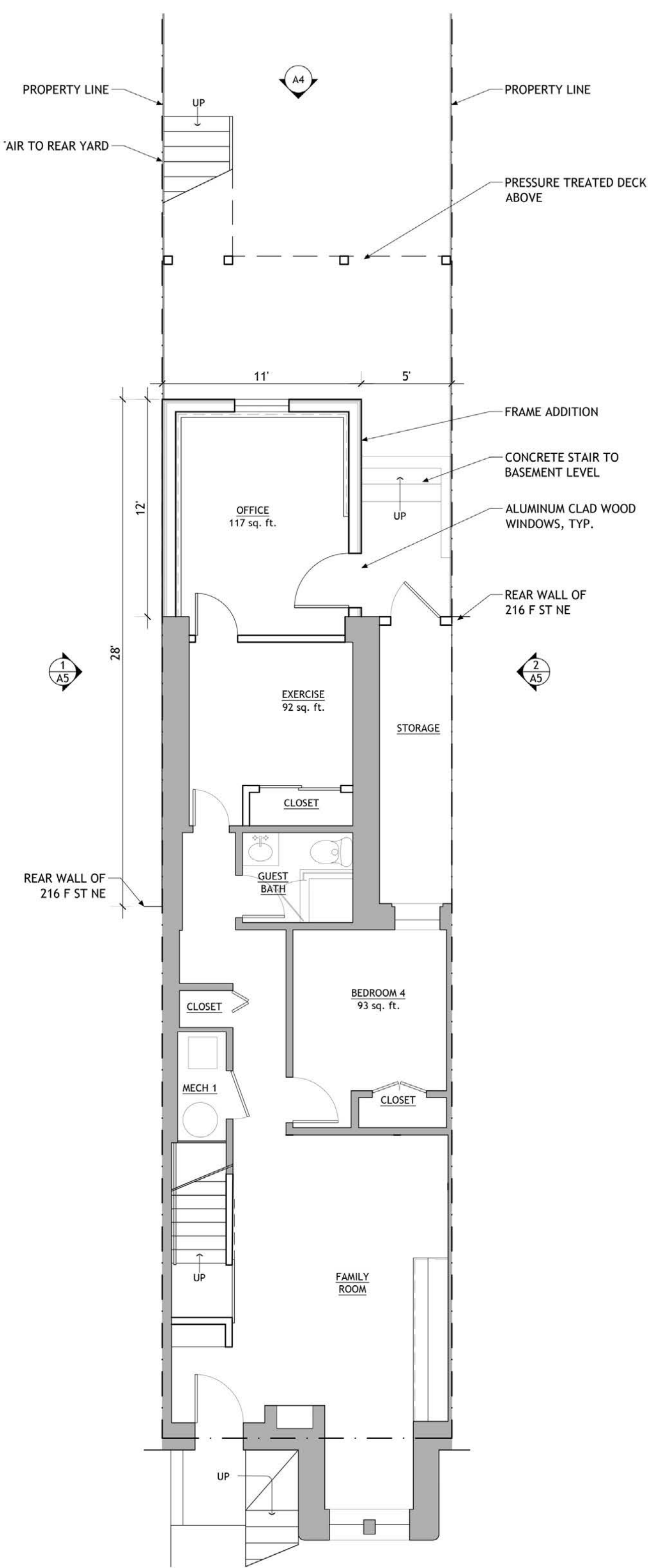
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 HANLEY RESIDENCE  
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 WASHINGTON, DC 20002

DATE: 10.03.2025  
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING  
 FLOOR PLAN  
 ROOF LEVEL

**E3**

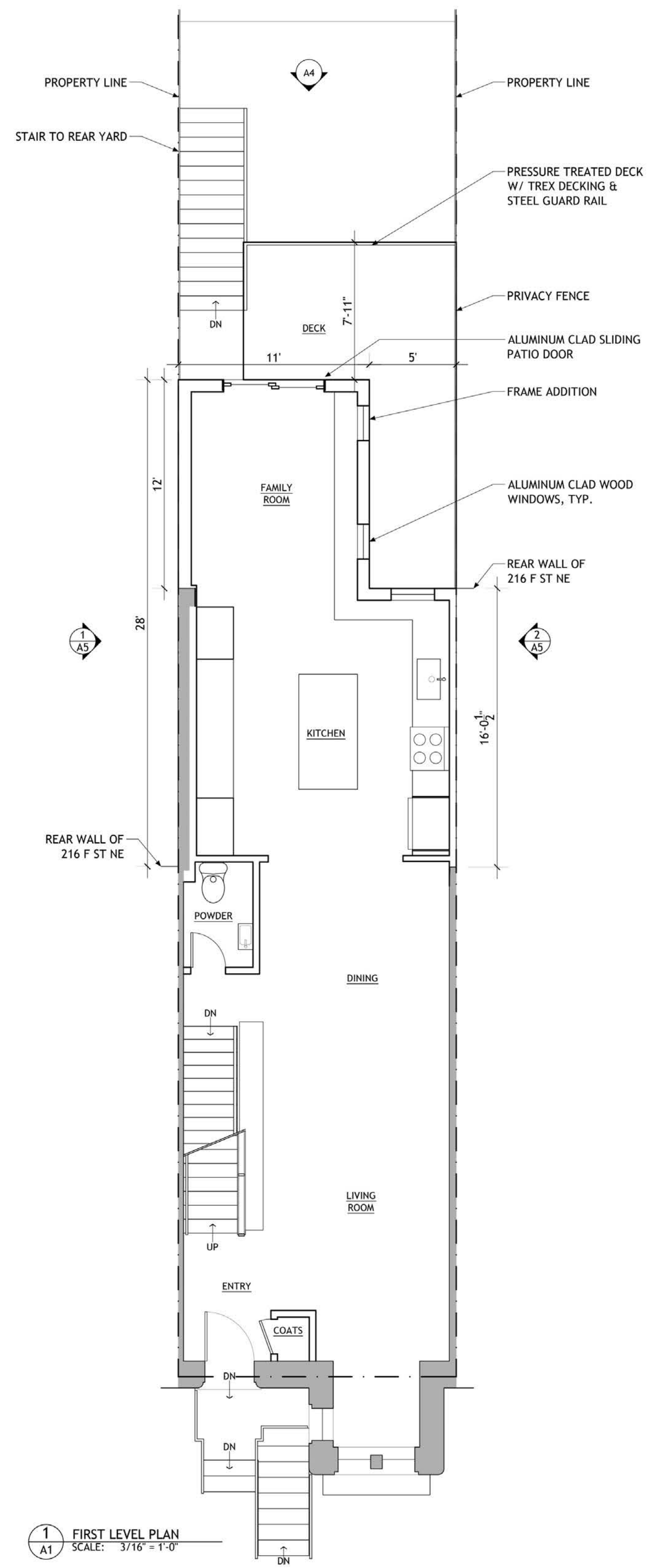


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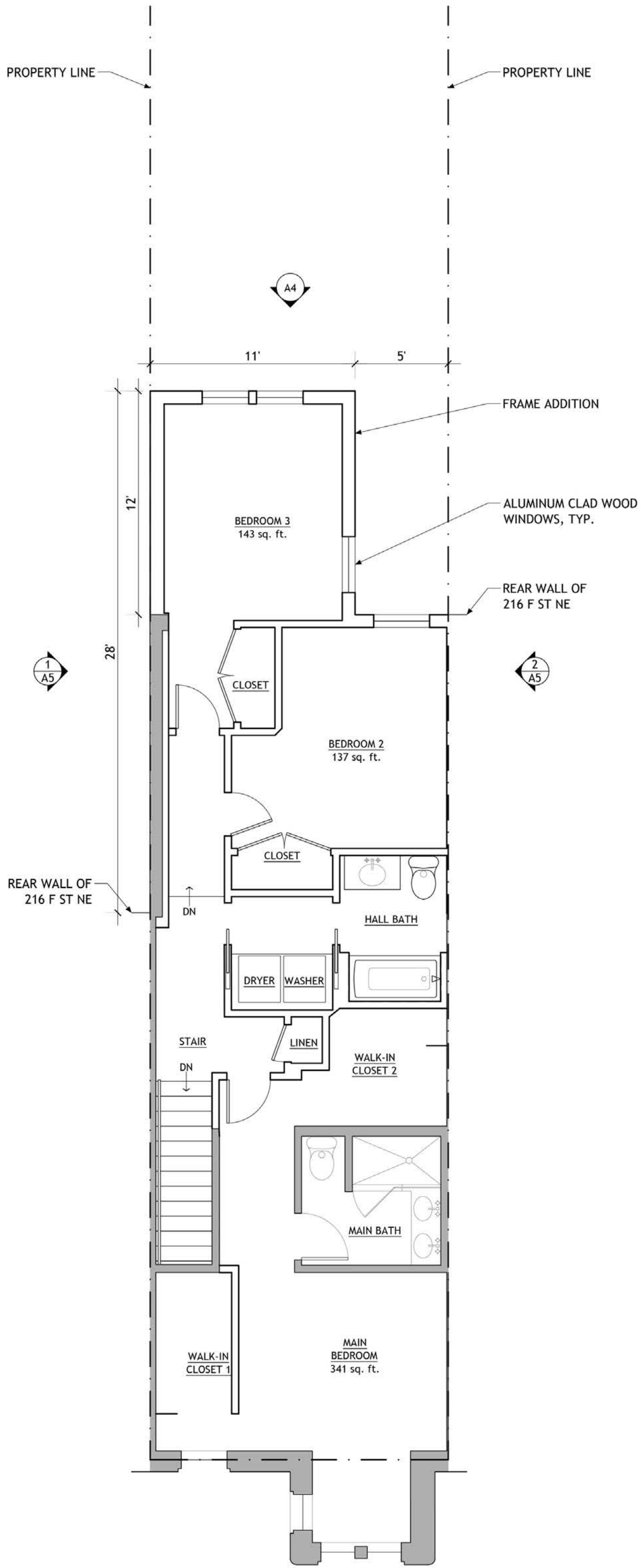


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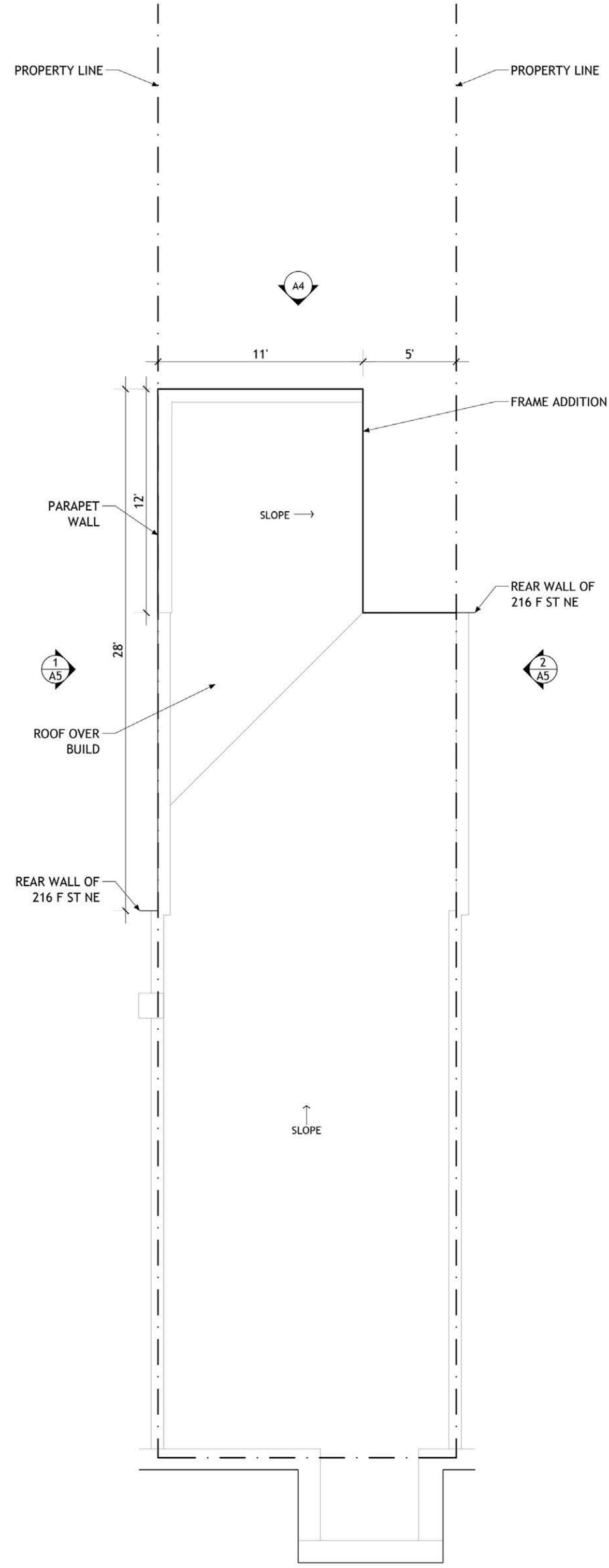
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 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



PROPOSED  
 FLOOR PLAN  
 SECOND LEVEL

**A2**



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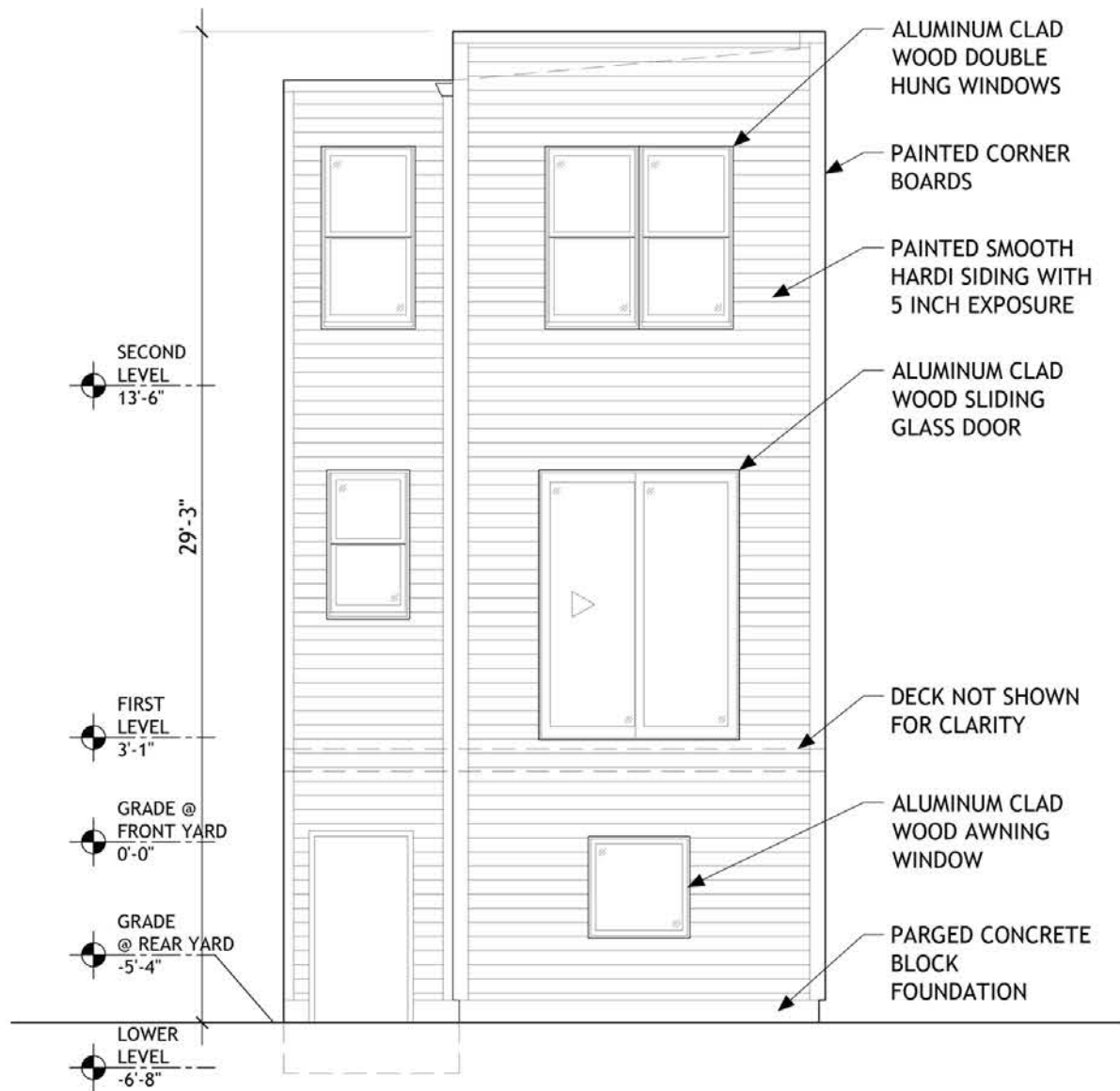
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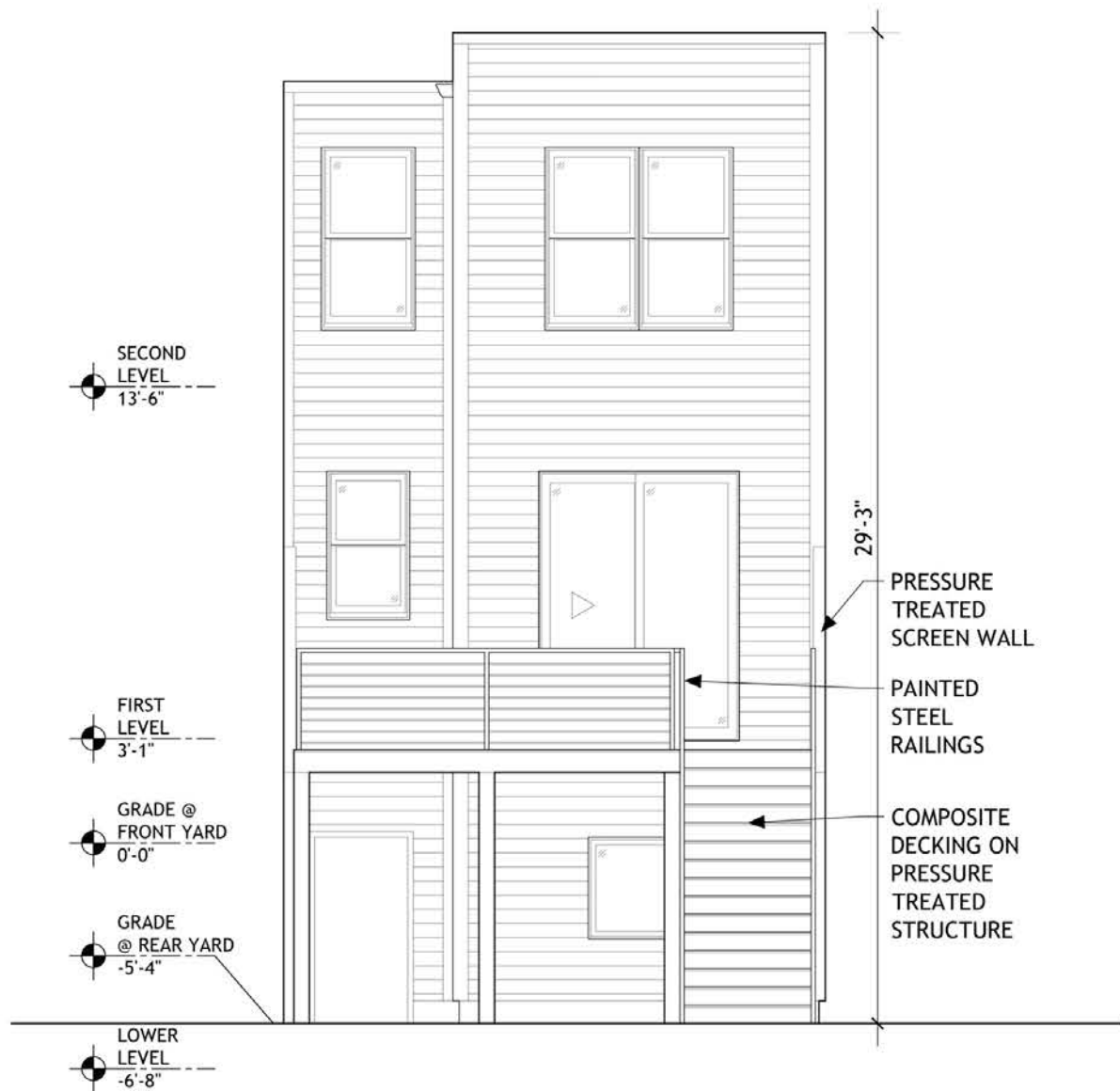


PROPOSED  
 FLOOR PLAN  
 ROOF LEVEL

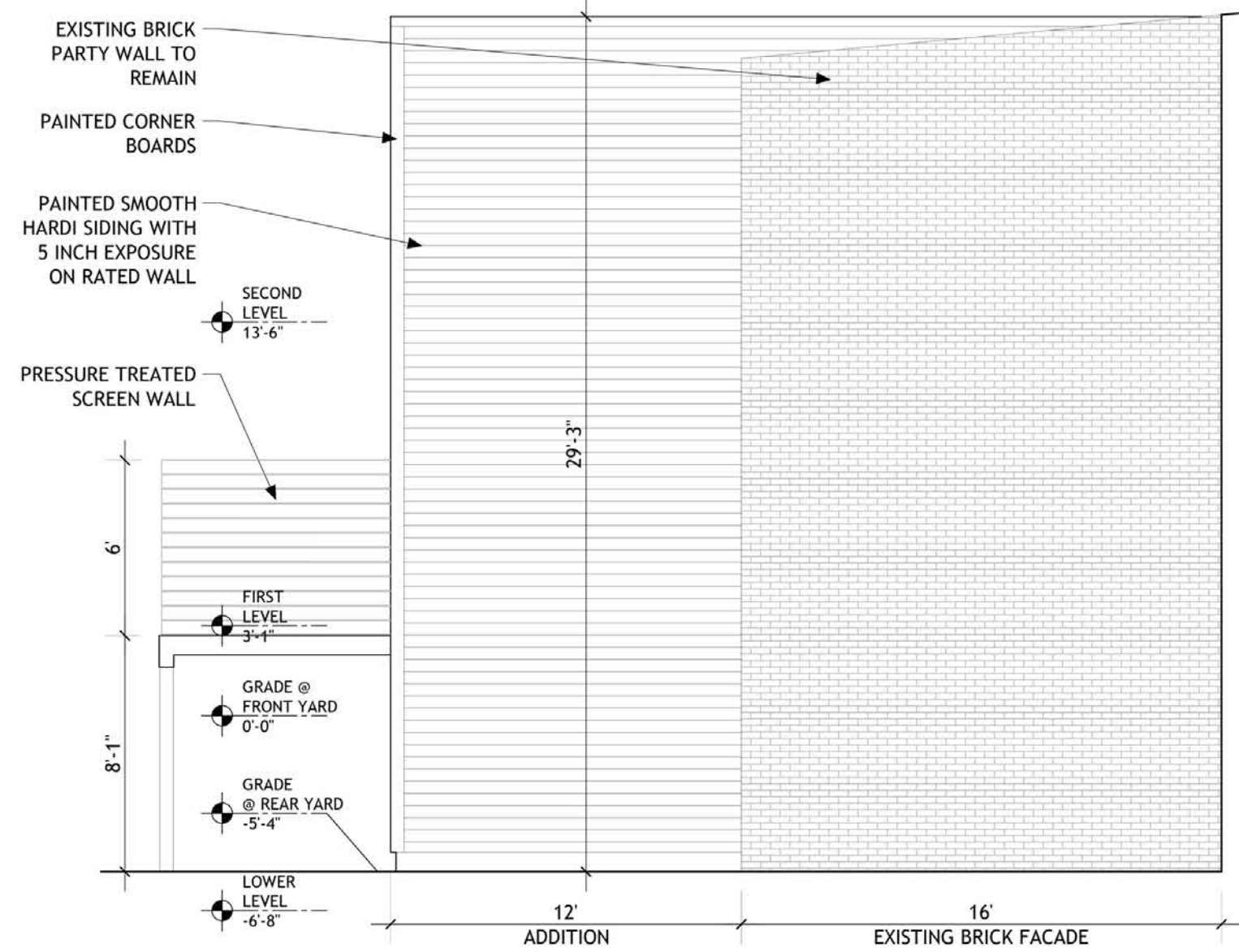
**A3**



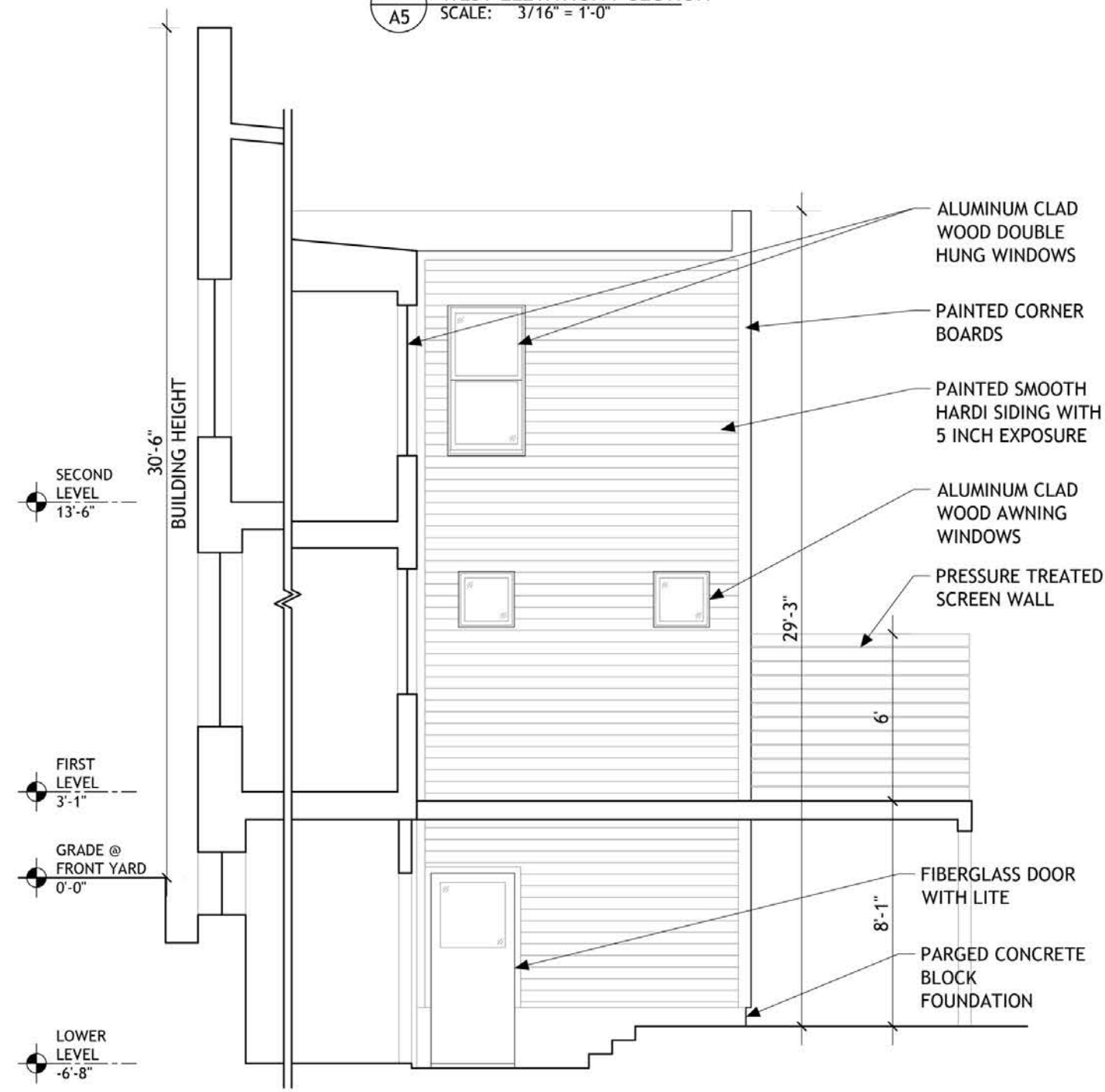
1 NORTH ELEVATION (REAR)  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION (REAR - WITH DECK SHOWN)  
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION / SECTION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION / SECTION  
SCALE: 3/16" = 1'-0"

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DATE: 10.03.2025  
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED NORTH ELEVATION

**A4**

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DATE: 10.03.2025  
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED EAST & WEST ELEVATIONS

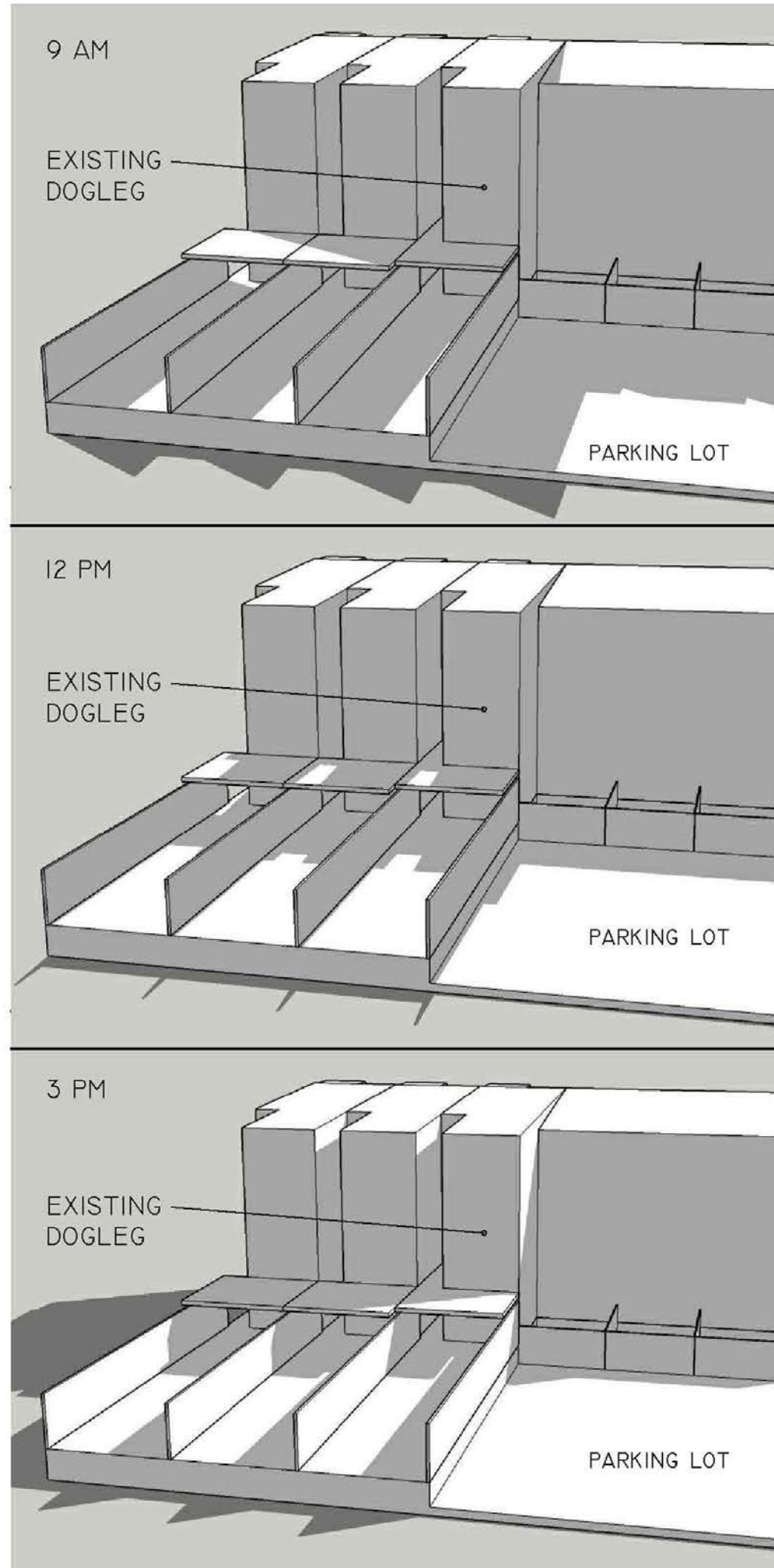
**A5**



218 F ST NE

SHADOW STUDY OF THE EXISTING ADDITION

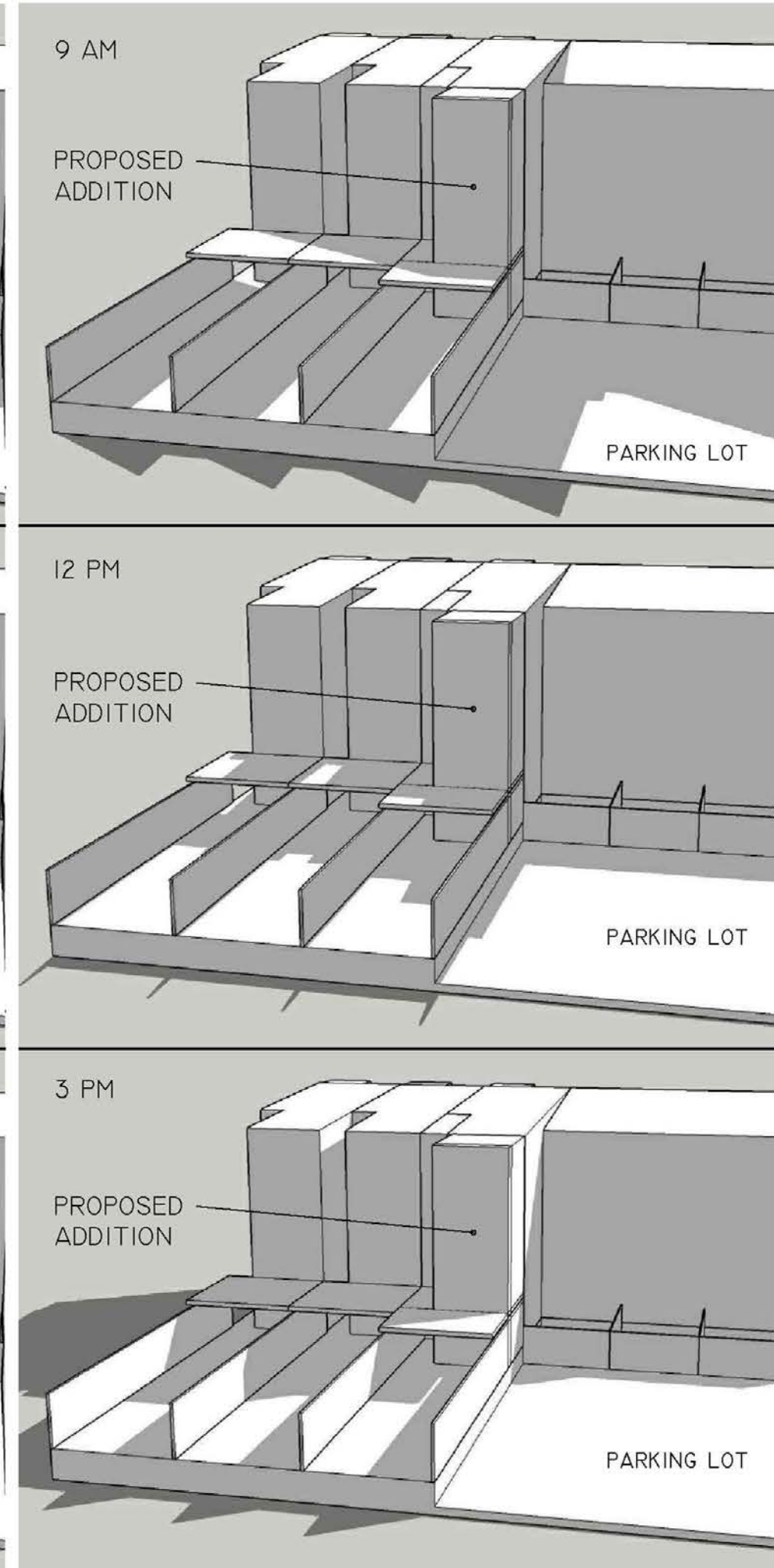
VERNAL EQUINOX & AUTUMNAL EQUINOX



218 F ST NE

SHADOW STUDY OF PROPOSED ADDITION  
REQUIRING ZONING RELIEF

VERNAL EQUINOX & AUTUMNAL EQUINOX



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**CLIENT:**  
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WASHINGTON, DC 20002

DATE: 01.07.2026  
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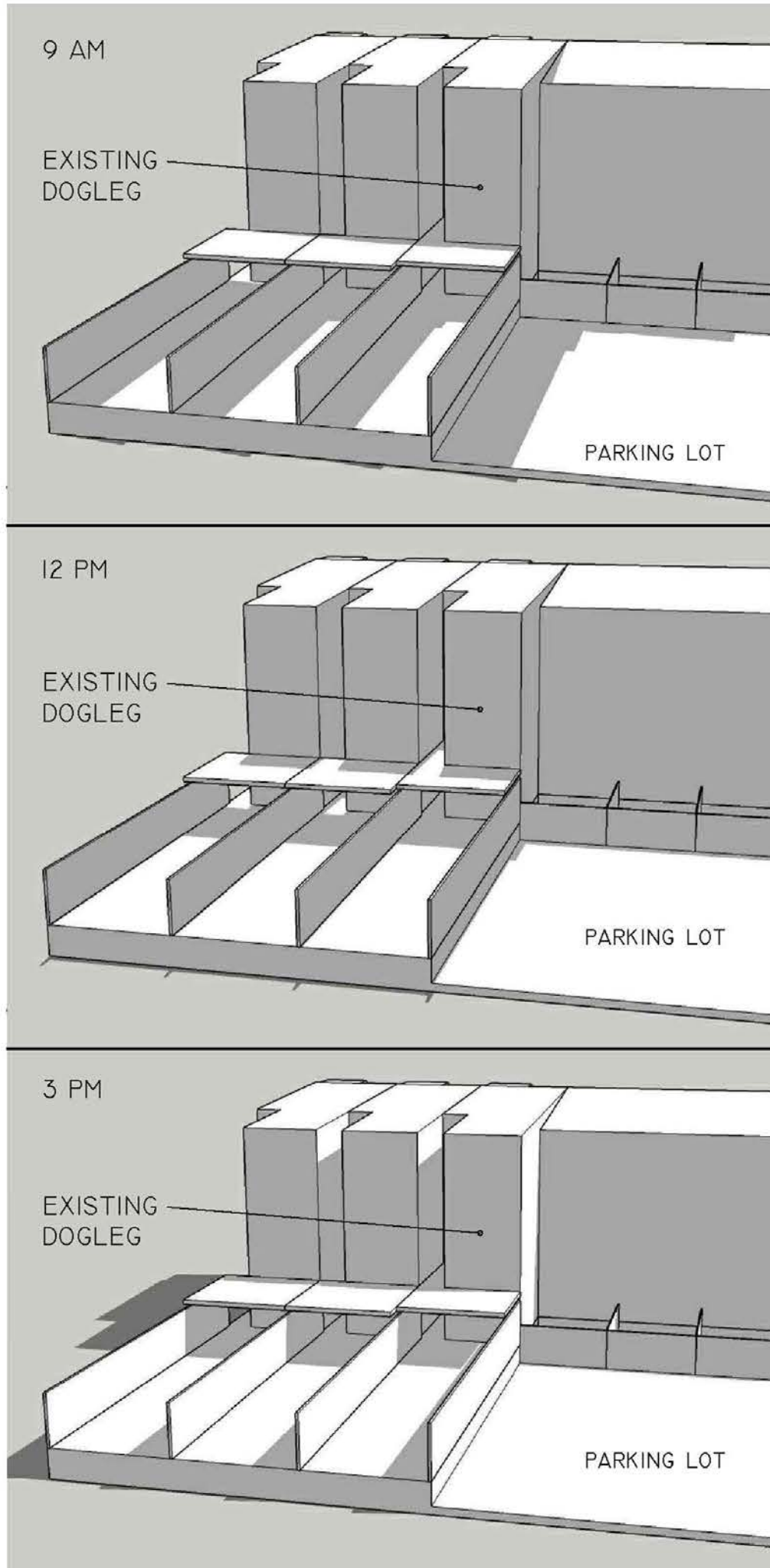
SHADOW STUDIES  
VERNAL EQUINOX &  
AUTUMNAL EQUINOX

**A6**

218 F ST NE

SHADOW STUDY OF THE EXISTING CONDITION

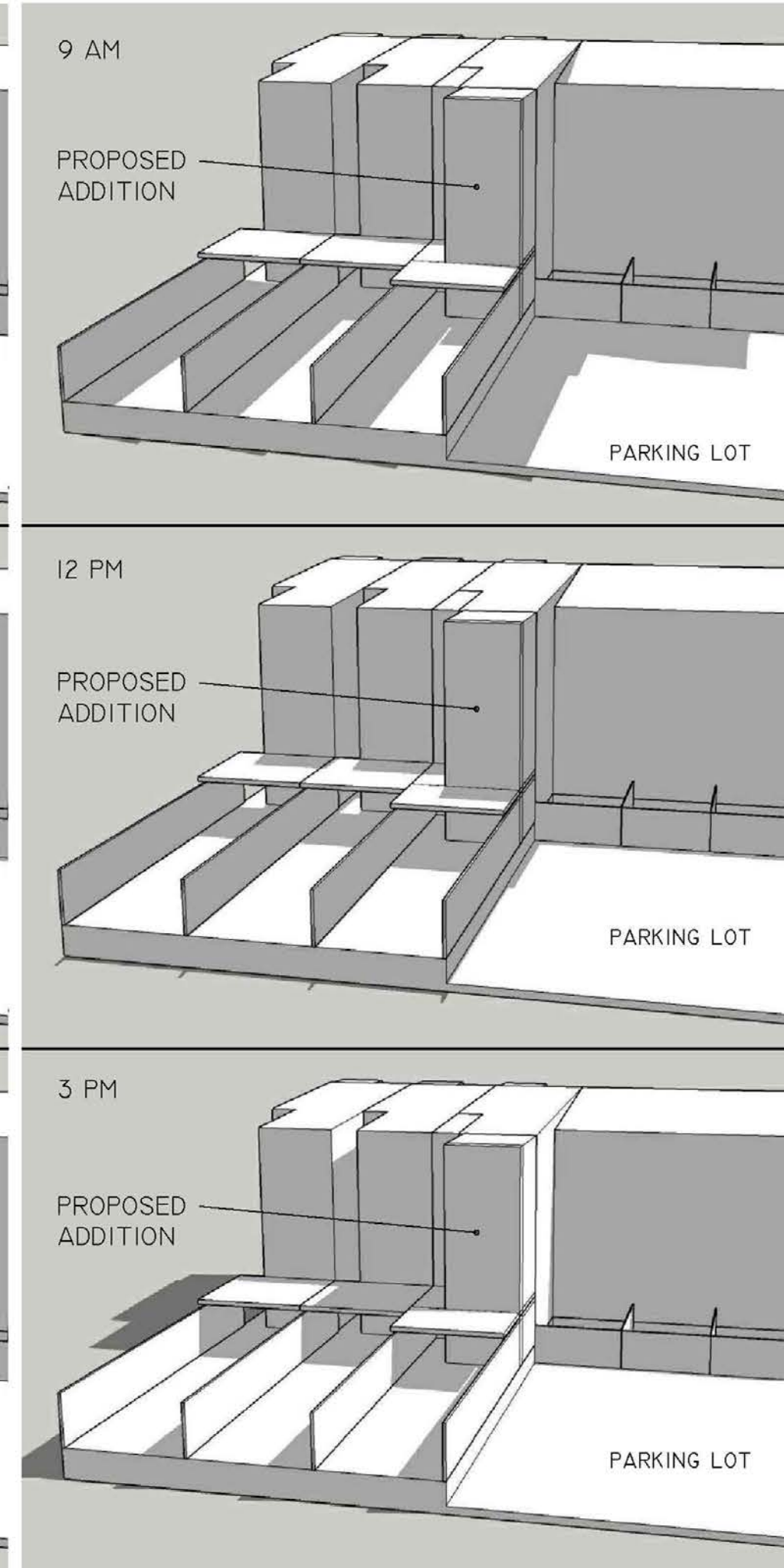
SUMMER SOLSTICE



218 F ST NE

SHADOW STUDY OF PROPOSED ADDITION  
REQUIRING ZONING RELIEF

SUMMER SOLSTICE



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WASHINGTON, DC 20002

DATE: 01.07.2026  
SCALE: NONE 0 1 2 3 4 5

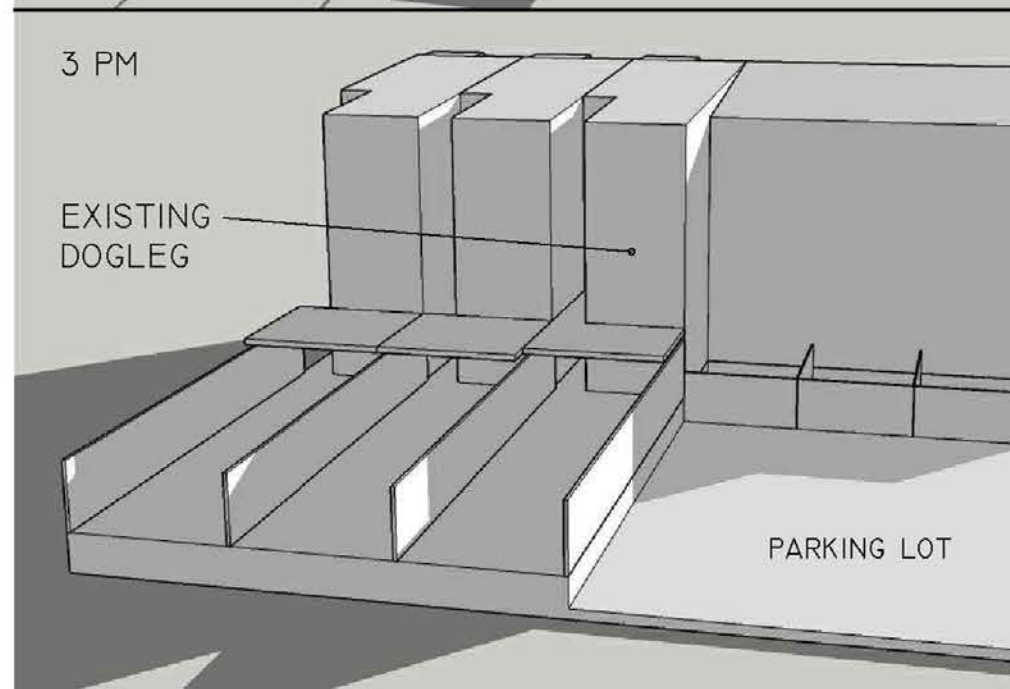
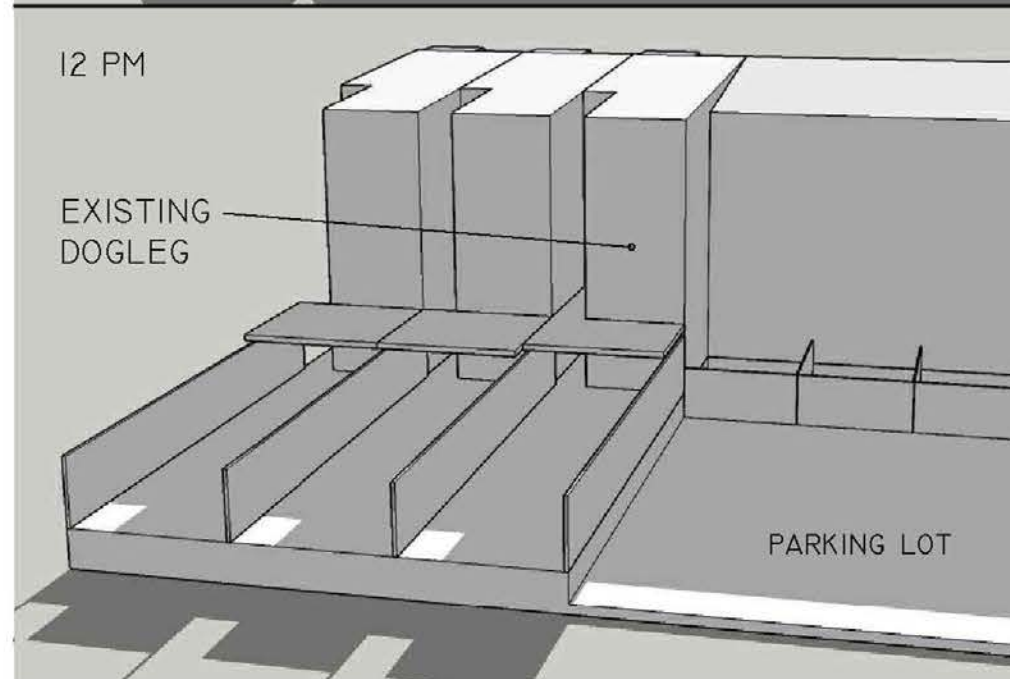
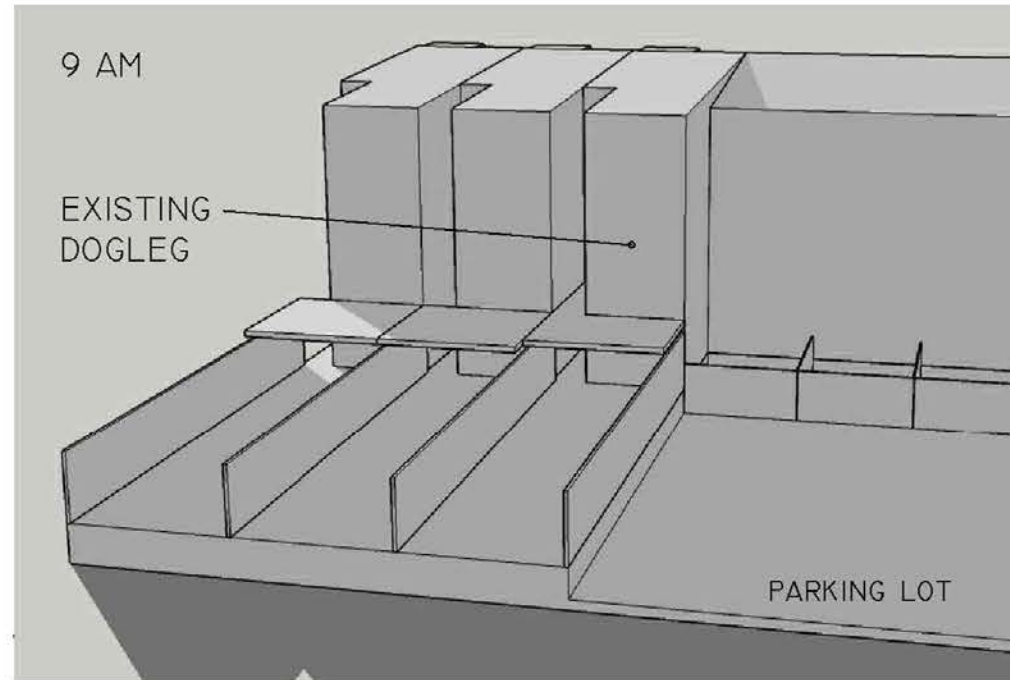
SHADOW STUDIES  
SUMMER SOLSTICE

**A7**

218 F ST NE

SHADOW STUDY OF THE EXISTING CONDITION

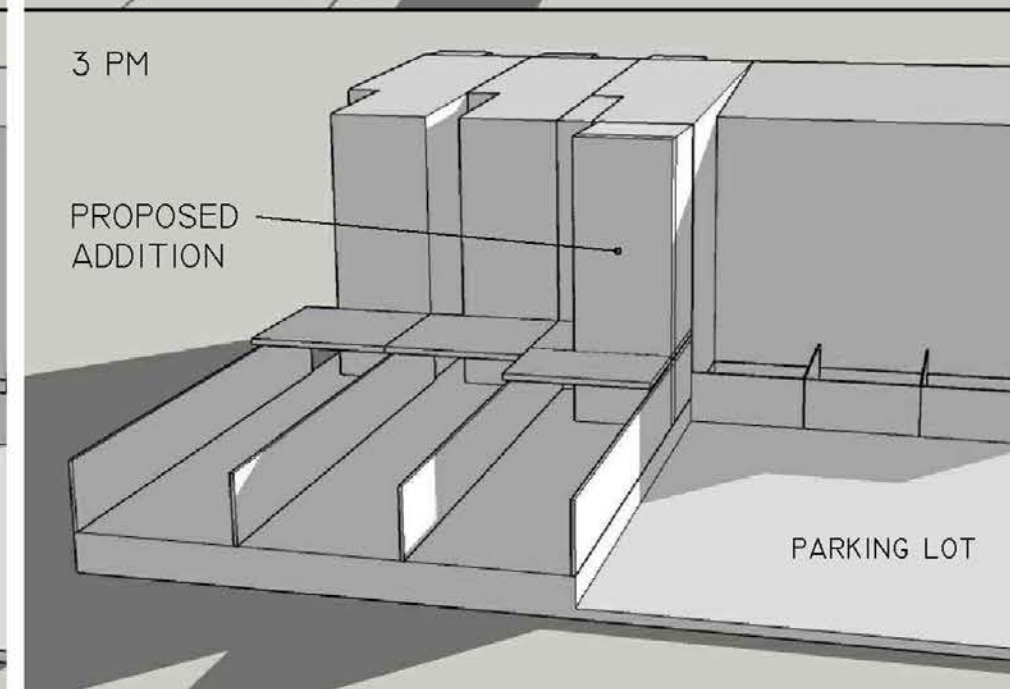
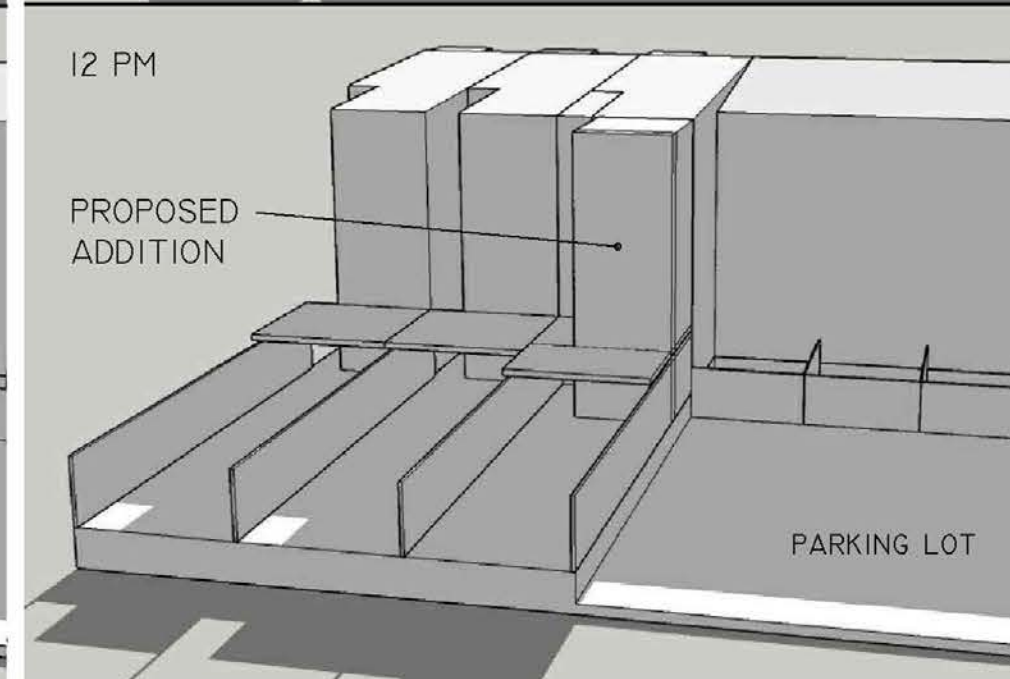
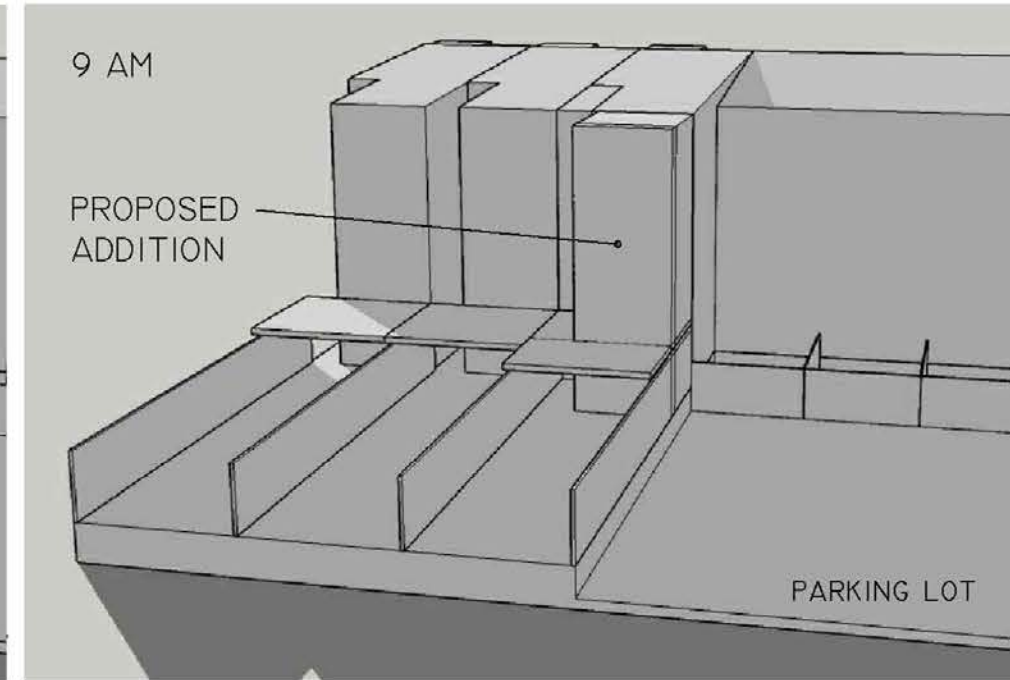
WINTER SOLSTICE



218 F ST NE

SHADOW STUDY OF PROPOSED ADDITION  
REQUIRING ZONING RELIEF

WINTER SOLSTICE



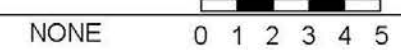
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DATE: 01.07.2026

SCALE:



SHADOW STUDIES  
WINTER SOLSTICE

**A8**