

3622 PATTERSON STREET, NW

BZA FILING SET: ISSUED MAY 12 2021

ANC HEARING: T.B.D.

DRAWING INDEX:

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PROJECT DATA:

SITE:

LOT: 1999
SQUARE: 0062
AREA: 3,032 SF

ZONING DISTRICT: R-1-B

USE GROUPS:

EXISTING- RESIDENTIAL- DETACHED SINGLE FAMILY
PROPOSED- RESIDENTIAL- DETACHED SINGLE FAMILY

BUILDING HEIGHT:

ALLOWABLE: 40'-0", 3 STORIES
EXISTING TO REMAIN: 21'-9 1/2", 2 STORIES

LOT OCCUPANCY:

ALLOWABLE: 40%
EXISTING: 30.4%
PROPOSED: 37.9%

FRONT SETBACK:

MATCHES BUILDINGS ON SAME BLOCK

SIDE YARD:

REQUIRED: 8'-0"
EXISTING-EAST: 1'-10"
EXISTING-WEST: 6'-10 3/4"

REAR YARD:

REQUIRED: 25'-0"
EXISTING: 19'-4 3/4"
PROPOSED: 7'-1"

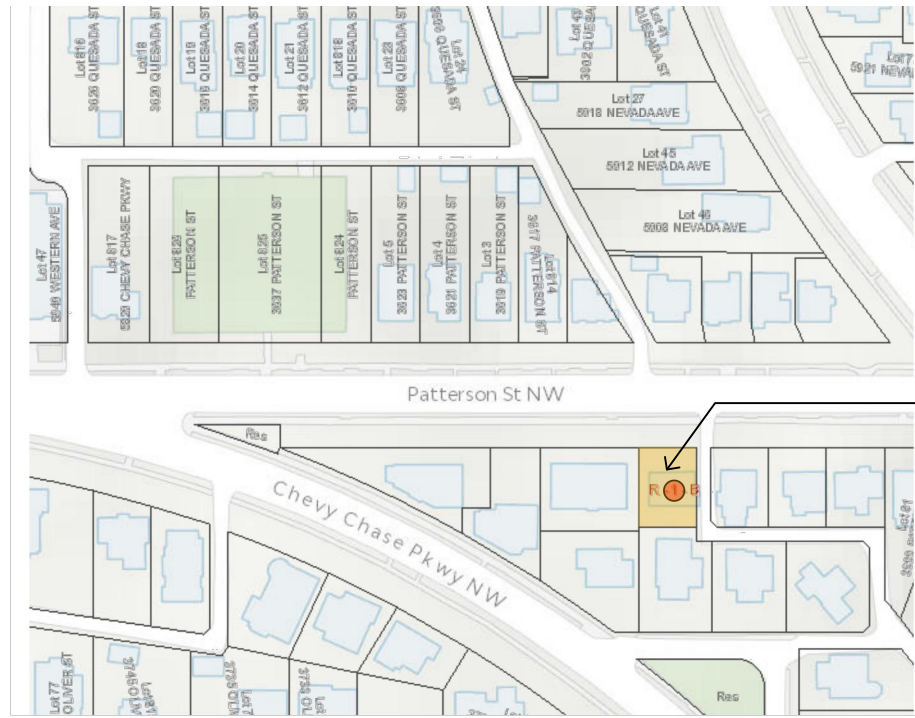
PROJECT DESCRIPTION:

The project includes the addition of a covered screened porch located on the rear of the existing house. The screened porch will be roughly 24'x10' (240 sf). The porch and roof will be constructed of standard pressure treated lumber. A set of stairs will connect the deck to the rear yard.

The porch addition shall be located in the required rear yard set back and will require a variance from the Board of Zoning Adjustment prior to issuance of the permit.

All existing doors and windows of the existing house shall remain, unless noted otherwise. All the existing electrical and mechanical systems will remain unless altered as part of the addition and renovation.

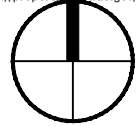
LOCATION MAP:



SITE

<https://propertyquest.dc.gov/>

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PATTERSON STREET VIEWS



3618 PATTERSON ST NW

12' PUBLIC ALLEY

3622 PATTERSON ST NW

3624 PATTERSON ST NW

FRONT ELEVATION:



3622 PATTERSON ST NW

12' PUBLIC ALLEY

ALLEY PICTURES:



5811 CHEVY CHASE PKWY NW

3622 PATTERSON ST NW

EXISTING CONCRETE
RETAINING WALL

6' WOOD FENCE ON
PROPERTY LINE

12' PUBLIC ALLEY

REAR OF PROPERTY:



6' WOOD FENCE ON
PROPERTY LINE

8' WOOD FENCE

MASONRY RETAINING
WALL

REAR OF PROPERTY:



ALLEY PICTURES:



5811 CHEVY CHASE PKWY NW

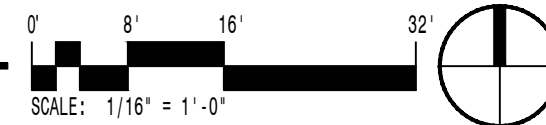
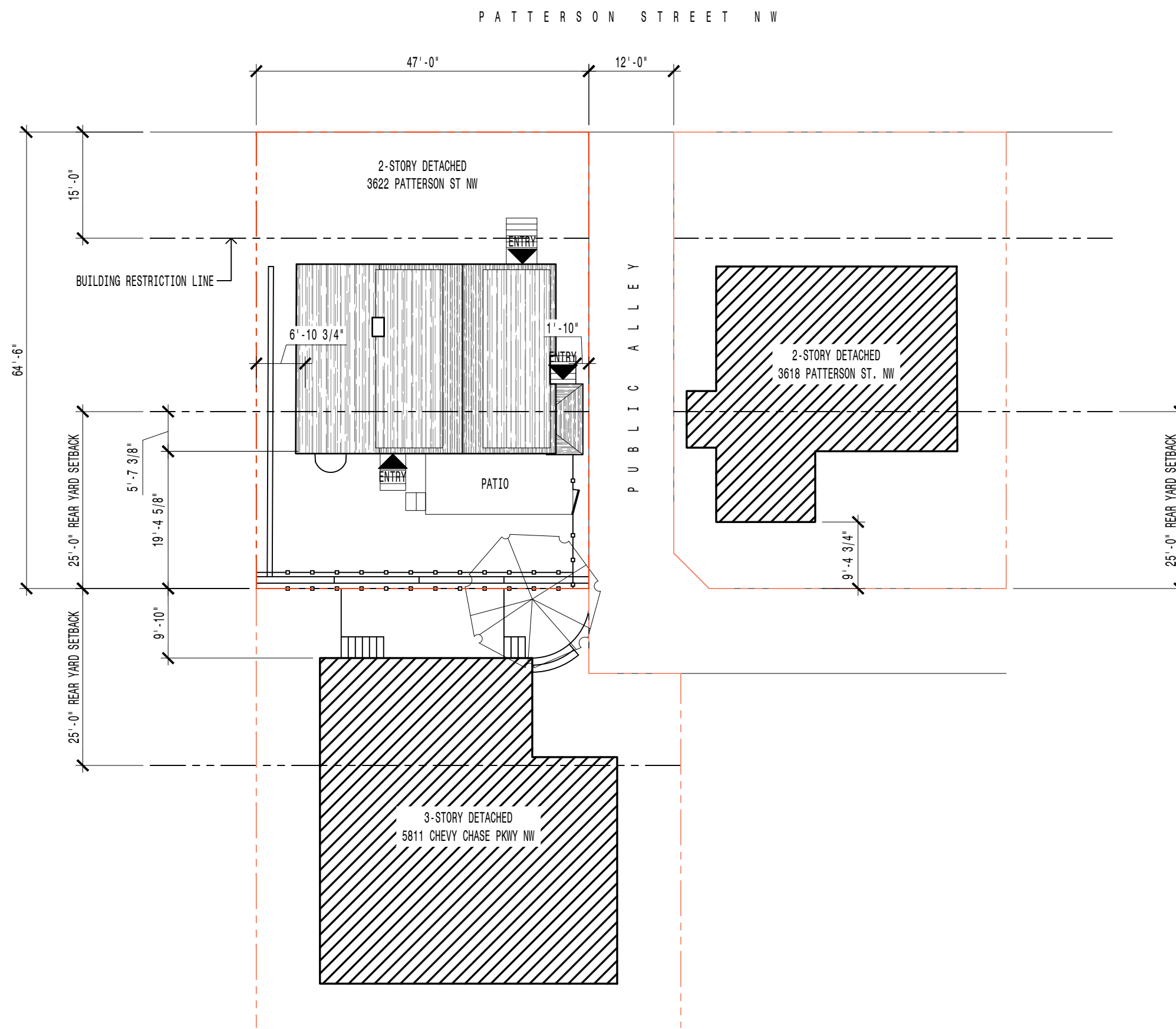
3618 PATTERSON ST NW

3622 PATTERSON ST NW

12' PUBLIC ALLEY



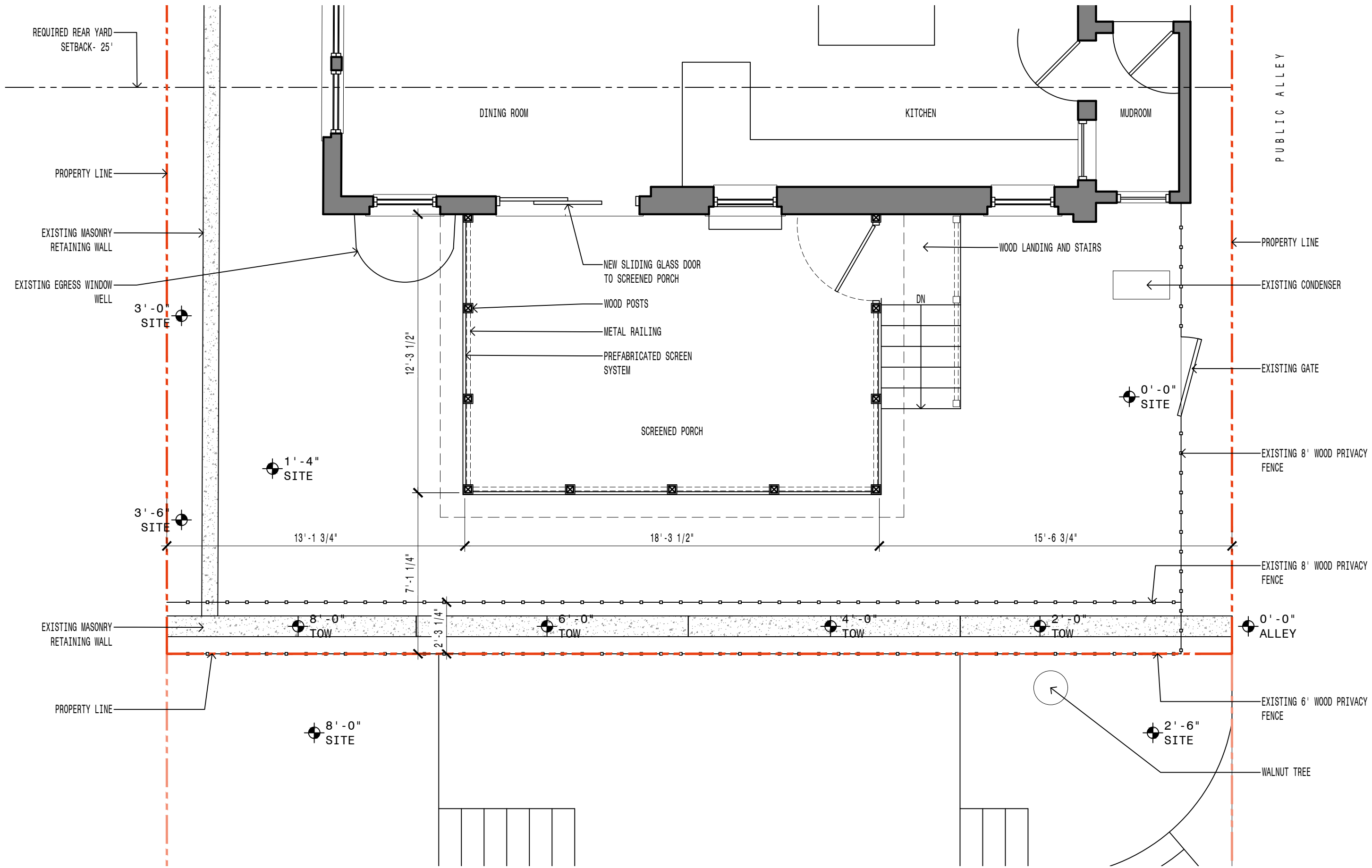
1 | **SITE PLAN**
 1/16" = 1'-0"



SITE PLAN

A100

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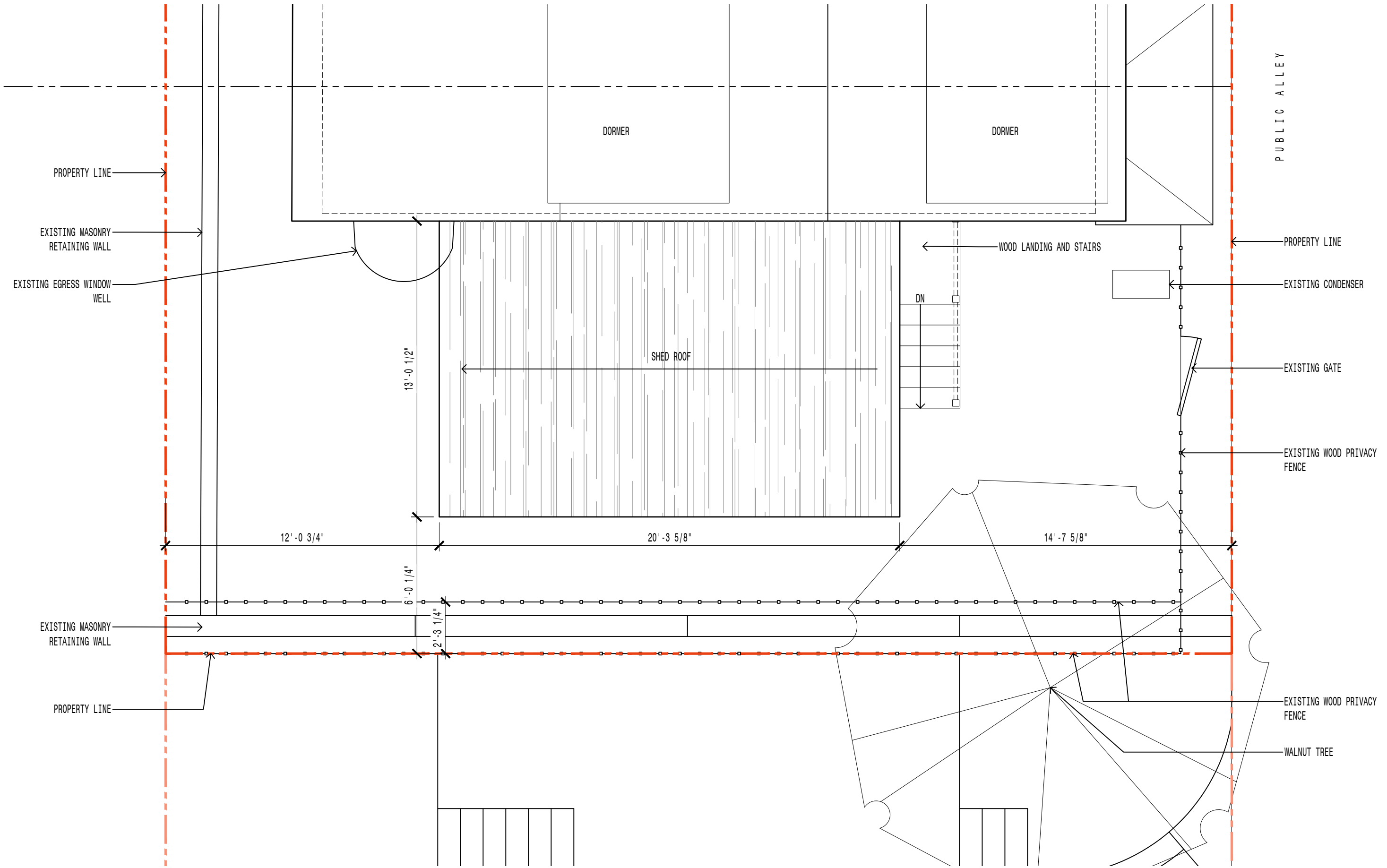


1 FLOOR PLAN
 1/4" = 1'-0"



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FLOOR PLAN
A101



1 FLOOR PLAN- ROOF

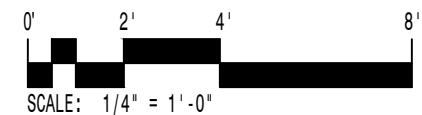
1/4" = 1'-0"





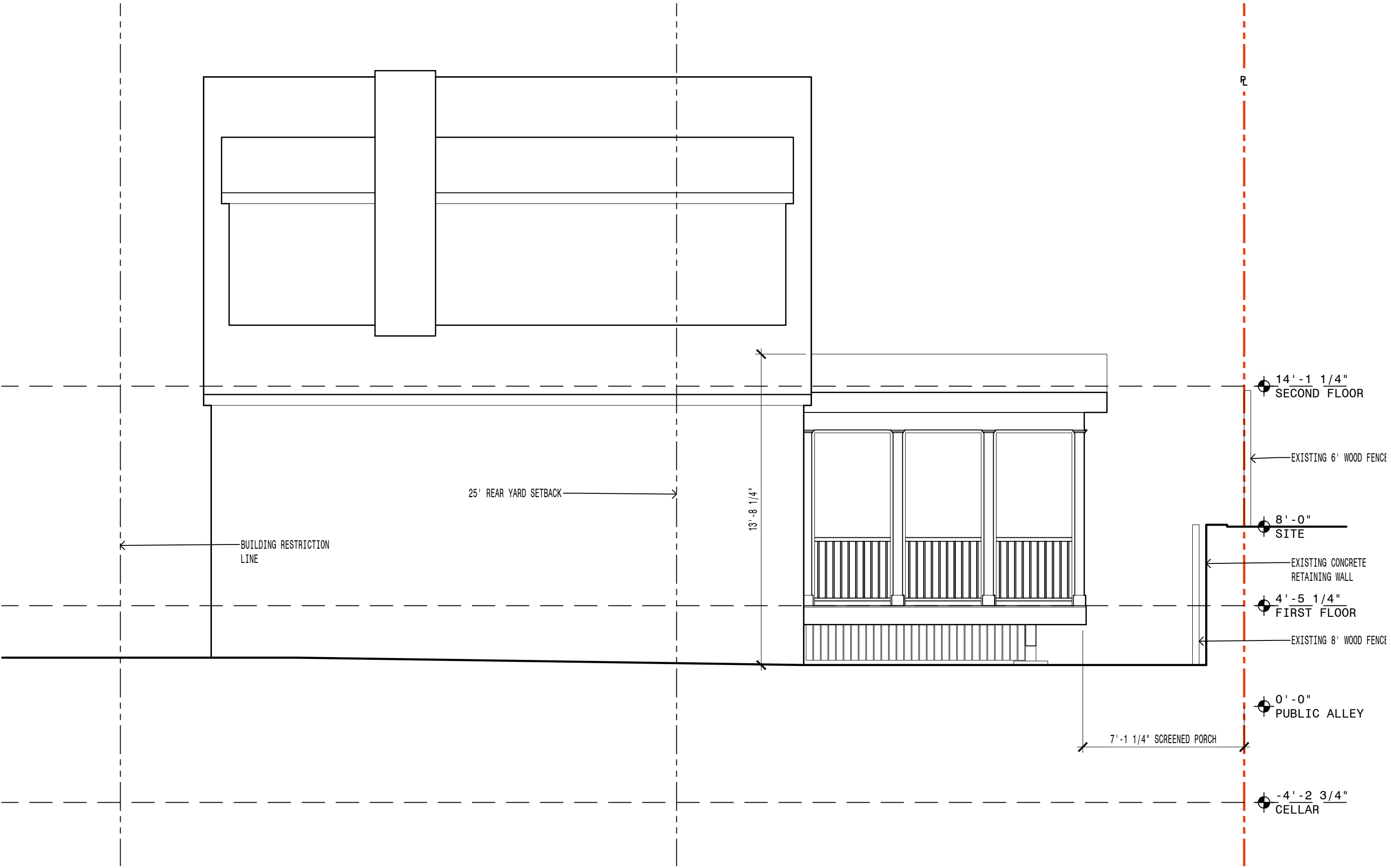
1 | ELEVATION - REAR

1/4" = 1'-0"



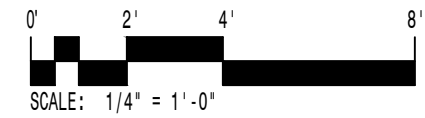
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ELEVATIONS
A200



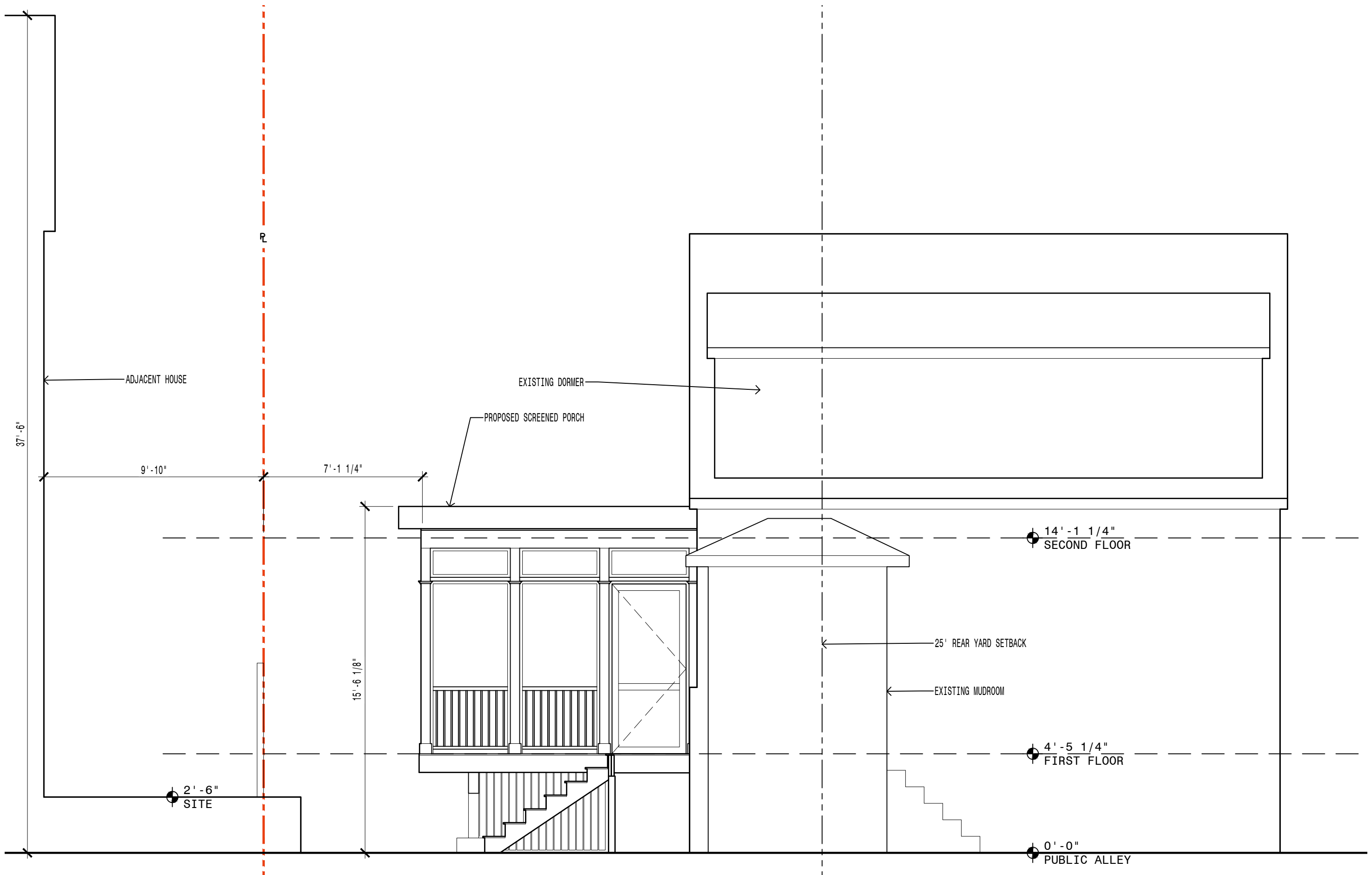
1 | ELEVATION - WEST FACADE

1/4" = 1'-0"



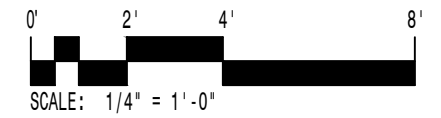
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ELEVATIONS
A201



1 | ELEVATION - EAST FACADE

1/4" = 1'-0"



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ELEVATIONS
A202