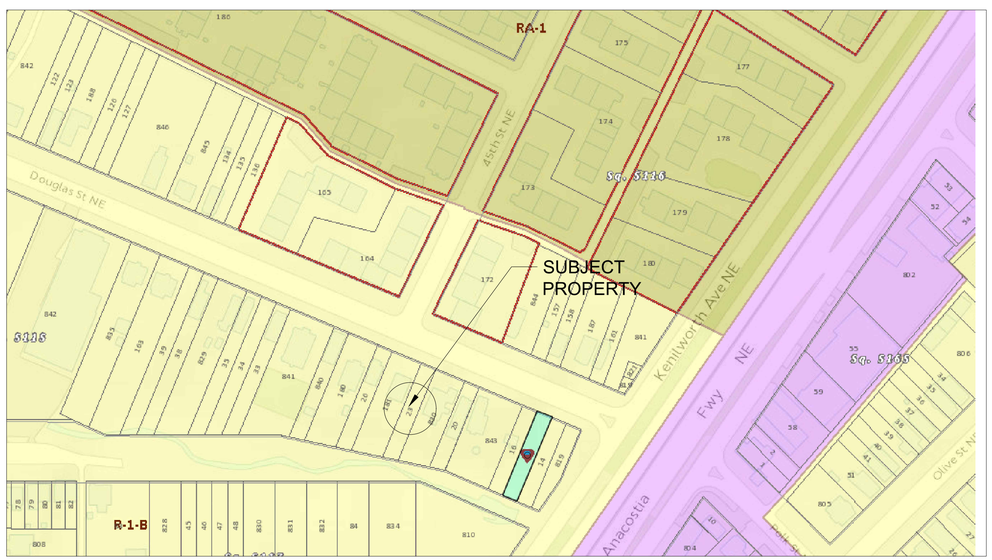
PROJECT NAME :
4519 DOUGLAS ST.NE
WASHINGTON DC ,20019

BZA SUBMISSION

INDEX

Sheet Name	Sheet Number
BZA COVER PAGE	000
RENDERED FRONT ELEVATION	000R
SITE PLAN WITH CONTEXT	001
EXISTING SITE PLAN	002
LANDSCAPE PLAN	003
FIRST FLOOR PLAN	004
SECOND FLOOR PLAN	005
ROOF PLAN	006
FRONT ELEVATION	007
RIGHT ELEVATION	008
BACK ELEVATION	009
LEFT ELEVATION	010



FRONT ELEVATION FROM THE STREET

DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

BZA COVERPAGE

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
AS SHOWN	DWG NO.: 000

Board of Zoning Adjustment
District of Columbia
CASE NO.20776
Exhibit No.2

#4519

(PROPOSED BLDG - BZA SUBMISSION)

#4521

(ADJACENT EXISTING BLDG)

#4515

(ADJACENT EXISTING BLDG)

FRONT ELEVATION FROM THE STREET

DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.

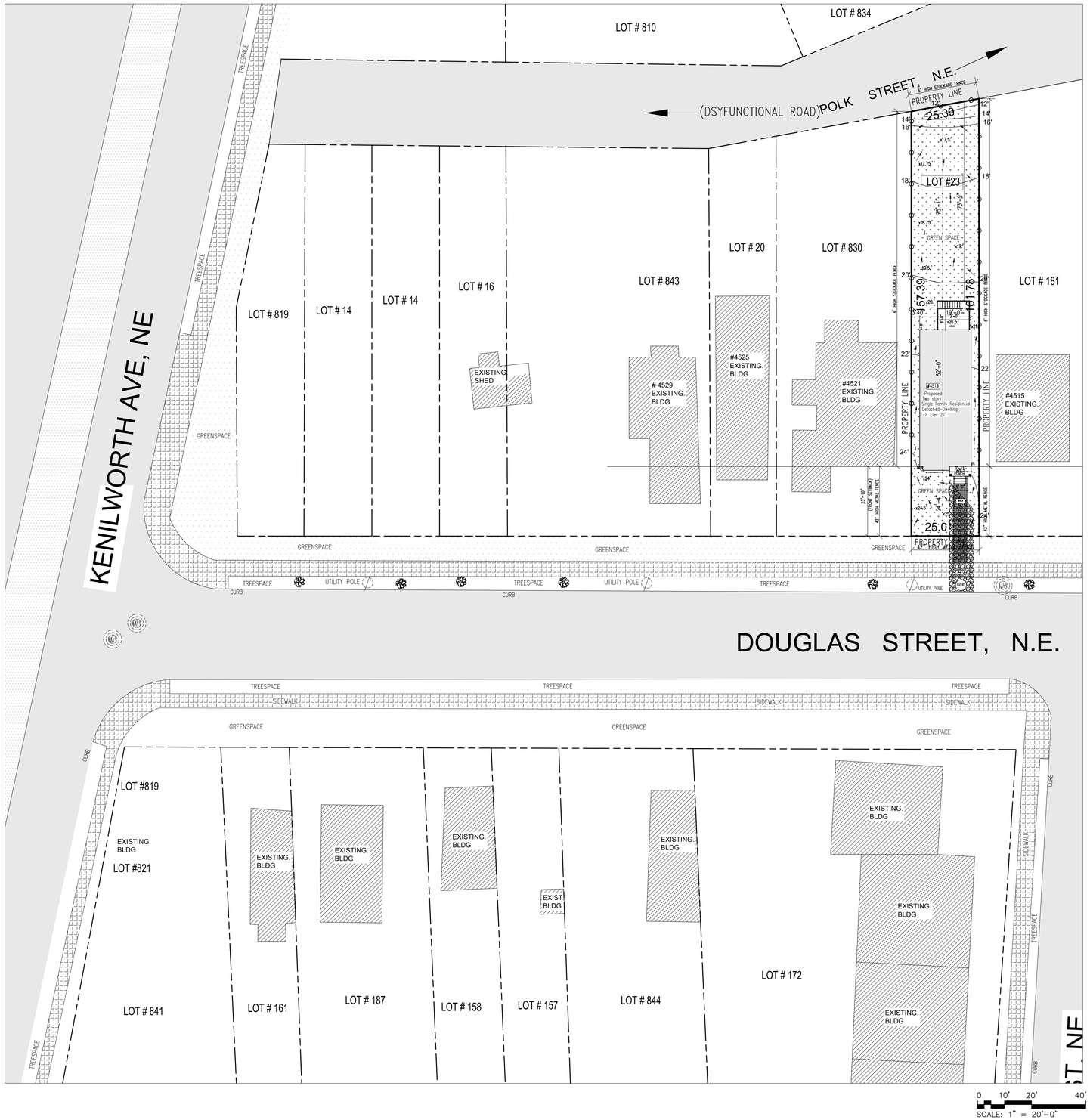
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

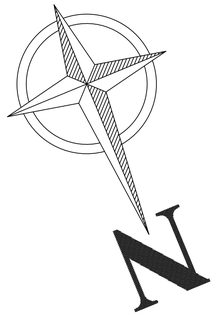
RENDERED FRONT ELEVATION

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE: 12/07/21	
DESIGNED BY: MS	
DRAWN BY: OB	
CHECKED BY:	APPROVED BY:
NTS	DWG NO.: 000R

SITE PLAN WITH CONTEXT





LOCATION MAP

Zoning Data Summary

Zoning District	R–1–B

Proposed Use

SINGLE FAMILY RESIDENTIAL DETACHED DWELLING

Zoning Data

	Min. Rqd.	Max. Rqd.	Proposed	Zoning code	CODE COMPLAINT
Units & Parking Spaces					
Number of Dwelling Units	1	–	1	SUBTITLE D 201.1	COMPLY
Number of Parking Spaces	1	–	–	SUBTITLE C 702.4	COMPLY
Setbacks & Building Heights					
Side Yard (left)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Side Yard (Right)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Rear Yard	25'	–	73'–9"	SUBTITLE D 306.1	COMPLY
Building Height	–	40'	27'–0"	SUBTITLE D 303.1	COMPLY
Areas					
Lot Area	5,000 SF	–	3980 SF	SUBTITLE D 302.1	APPLYING FOR VARIANCE
Gross Floor Area	–	–	1948 SF	SUBTITLE B 304	–
Floor Area Ratio	–	–	N/A	–	–
Building Footprint Area	–	–	1003 SF	–	–
Lot Occupancy %	–	40%	25.20%	SUBTITLE D 304.1	COMPLY
Pervious Area	50%	–	68.74%	SUBTITLE D 308.1	COMPLY
Lot Width	50'	–	25'	SUBTITLE D 302.1	APPLYING FOR VARIANCE
Number of Stories	–	3	2	SUBTITLE D 303.1	COMPLY

DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

SITE PLAN WITH CONTEXT

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE: 12/07/21

DESIGNED BY: MS

DRAWN BY: OB

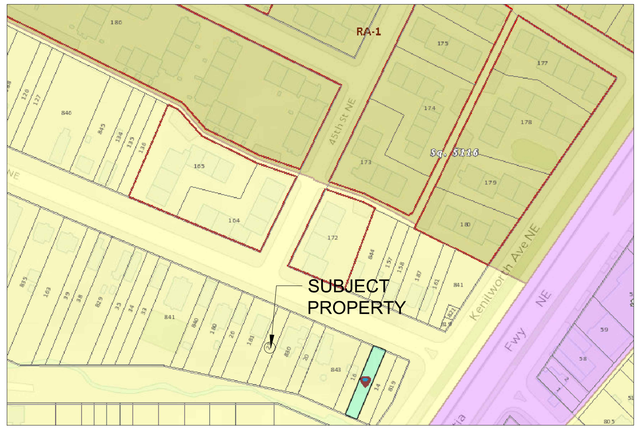
CHECKED BY:

APPROVED BY:

1/20"=1'-0"

DWG NO.: 001

LOCATION MAP



LEGENDS

	SILT FENCE
	LIMIT OF DISTURBANCE
xx'	EXISTING 2' CONTOUR LINE
xx'	PROP. CONTOUR LINE
× 000'	SPOT ELEVATION
	FLOW ARROW
W W W	EXISTING WATER MAIN
S S S	EXISTING SEWER MAIN
SW SW SW	EXISTING STORMWATER DRAIN
WHC	WATER HOUSE CONNECTION
SHC	SEWER HOUSE CONNECTION
DS	DOWNSPOUT DISCHARGING POINT
SCE	STABILIZED CONSTRUCTION ENTRANCE
	UTILITY POLE
B-1	BORE HOLE LOCATION
C.O.	CLEAN OUT
	EX. FIRE HYDRANT

DATE	REV.	DESCRIPTION	BY

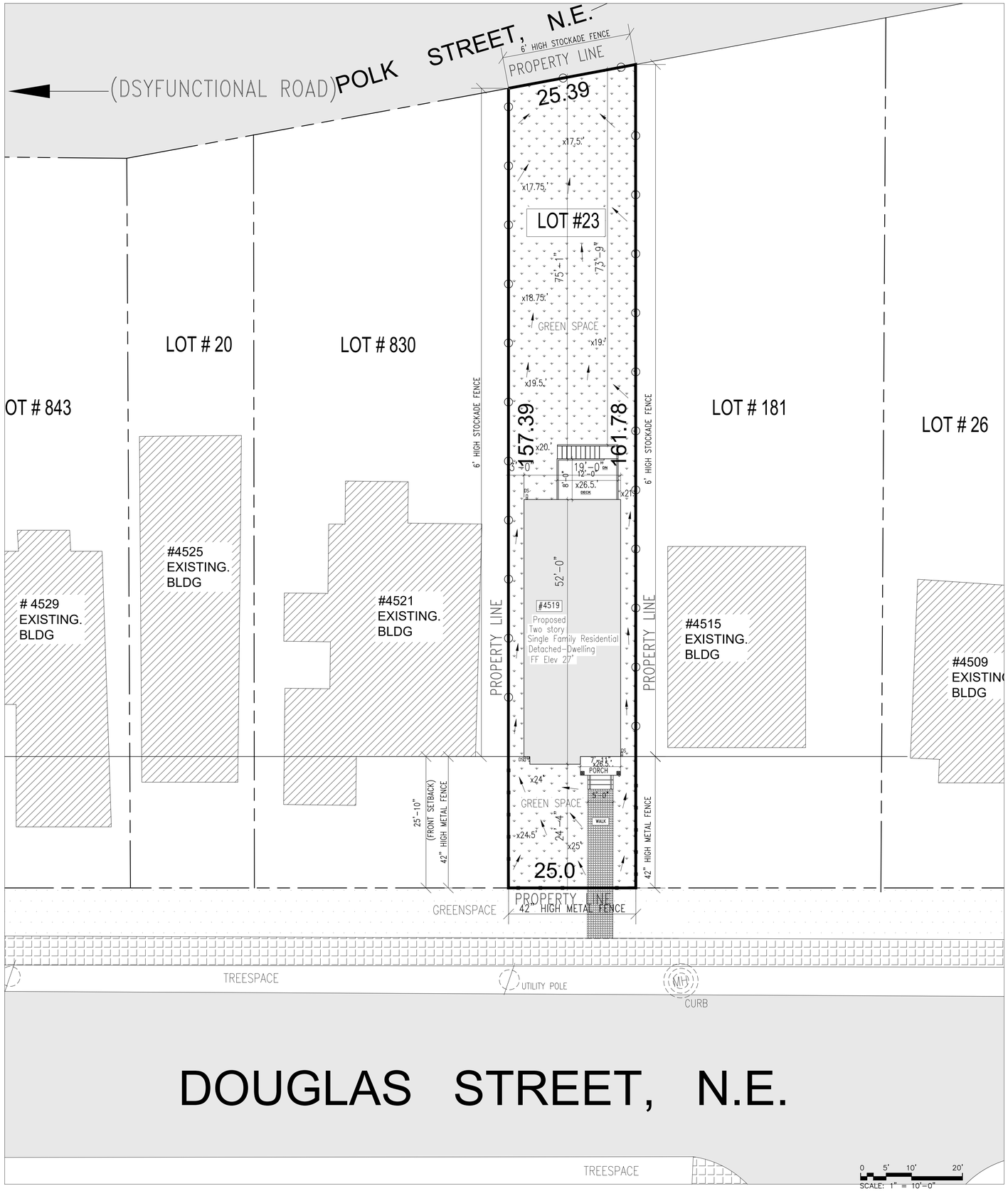
District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

EXISTING SITE PLAN

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
1/20"=1'-0"	DWG NO.: 002



N

LEGENDS

- 42" HIGH METAL FENCE
- STOCKADE FENCE
- EXISTING BUILDING
- GREEN SPACE
- SIDE WALK
- WALKWAY
- STABILISED CONSTRUCTION ENTRANCE

SYMBOL

- 42" HIGH METAL FENCE
- 6' HIGH STOCKADE FENCE

DISTRICT OF COLUMBIA
MOHAMMAD Y. SIKDER
No. 501708
REGISTERED
PROFESSIONAL ENGINEER

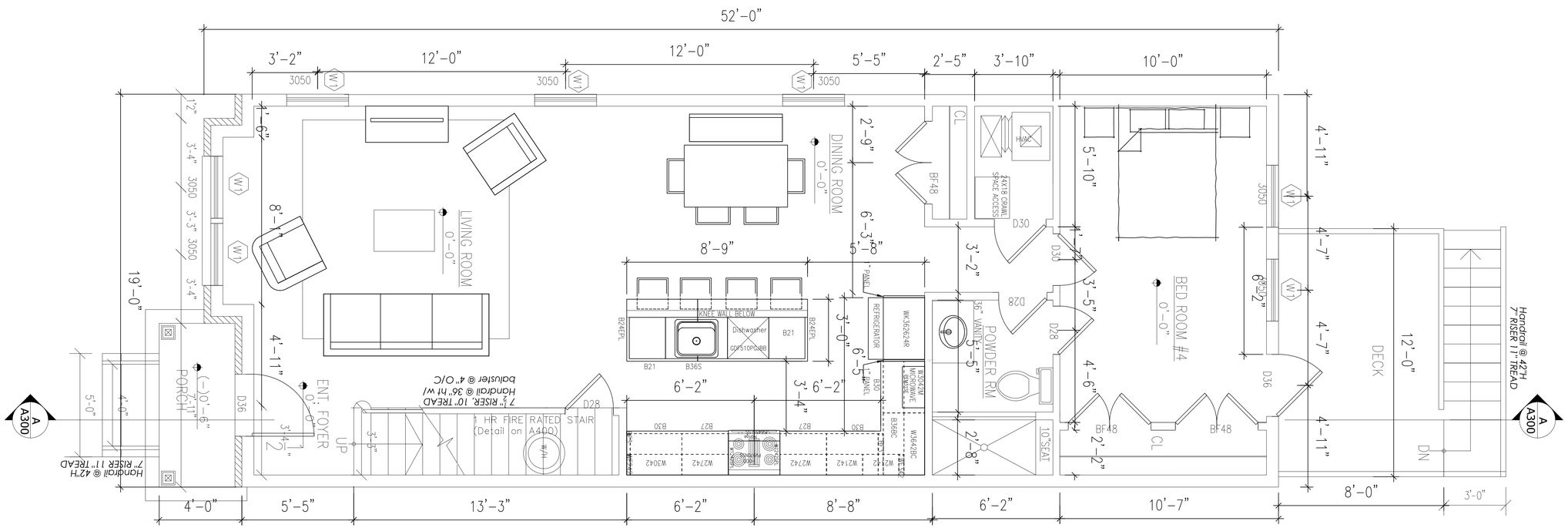
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

LANDSCAPE PLAN

ADDRESS: 4519 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
1/10"=1'-0"	DWG NO.: 003



FIRST FLOOR PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"

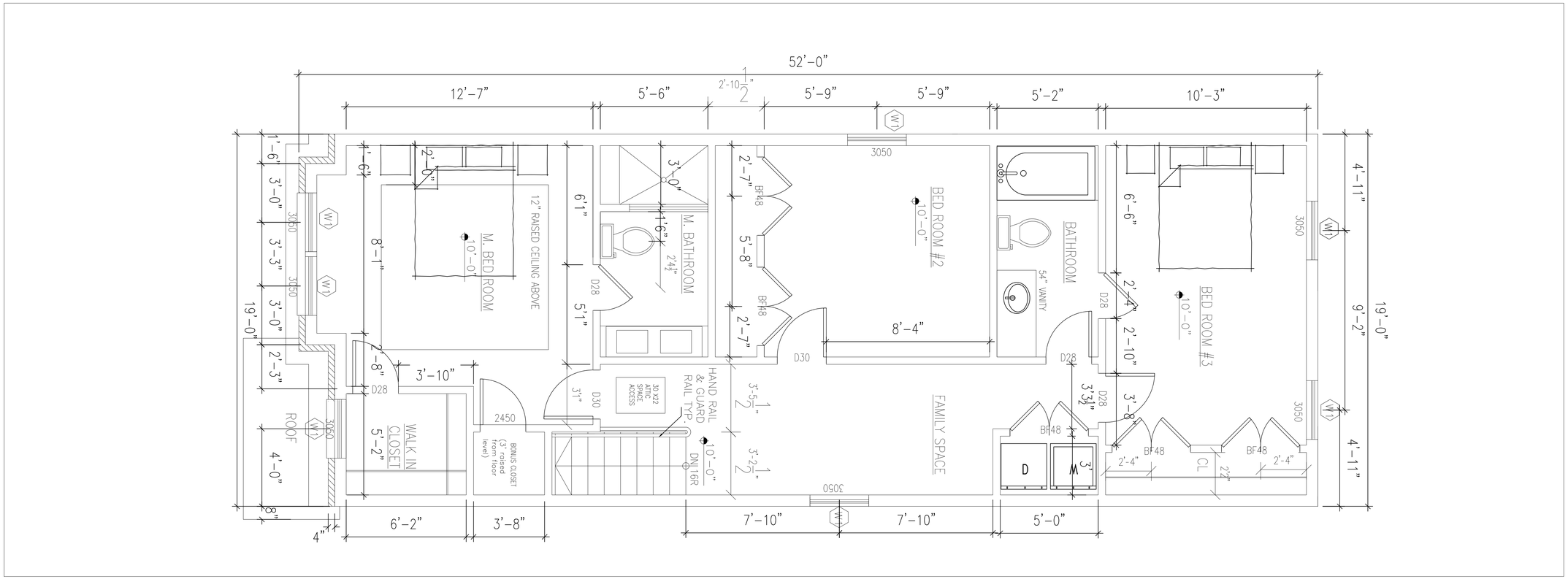
DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

FIRST FLOOR PLAN

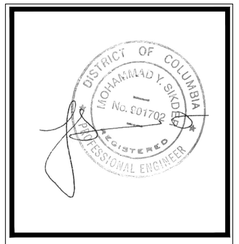
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 004



SECOND FLOOR PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



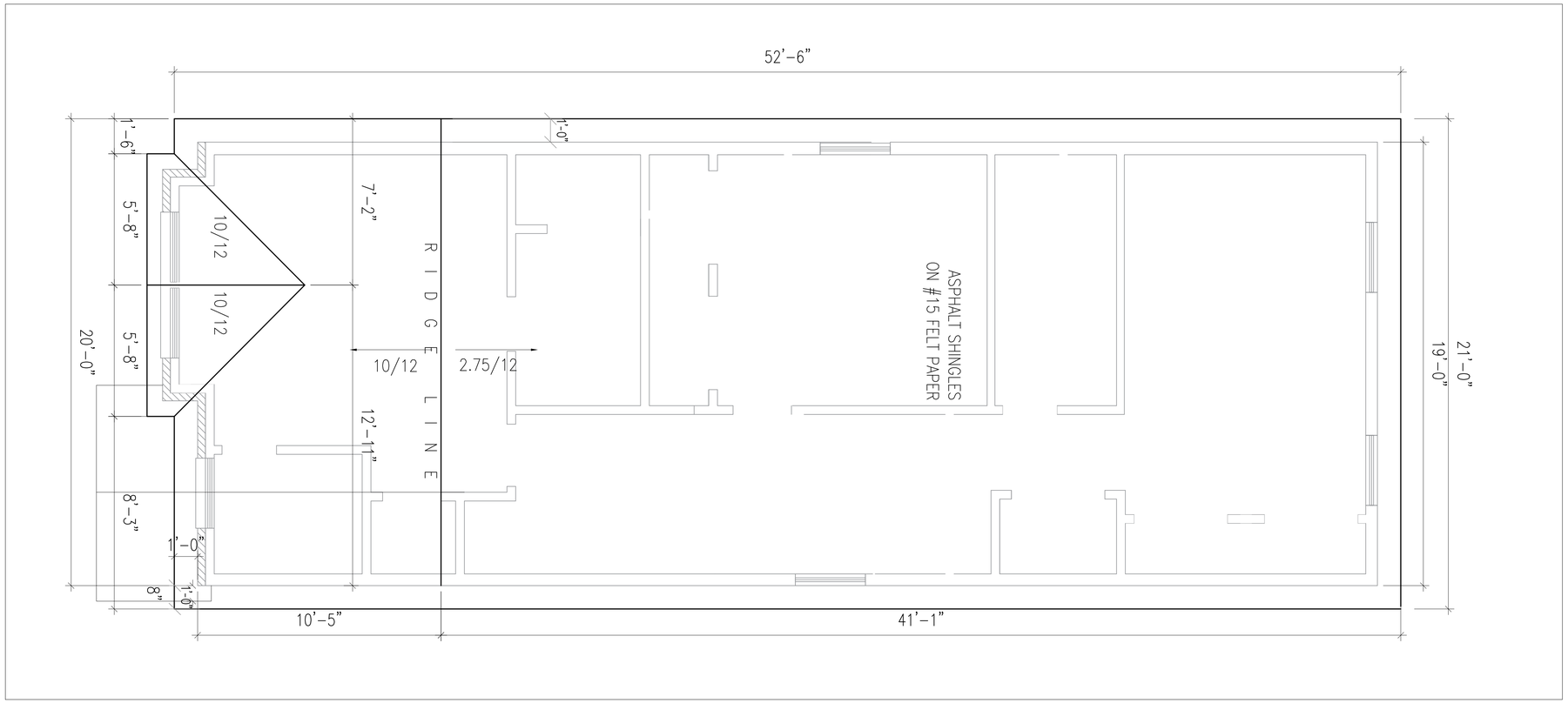
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

SECOND FLOOR PLAN

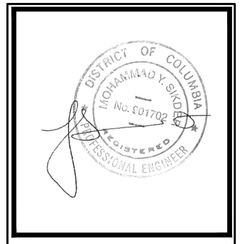
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 005



ROOF PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



DATE	REV.	DESCRIPTION	BY

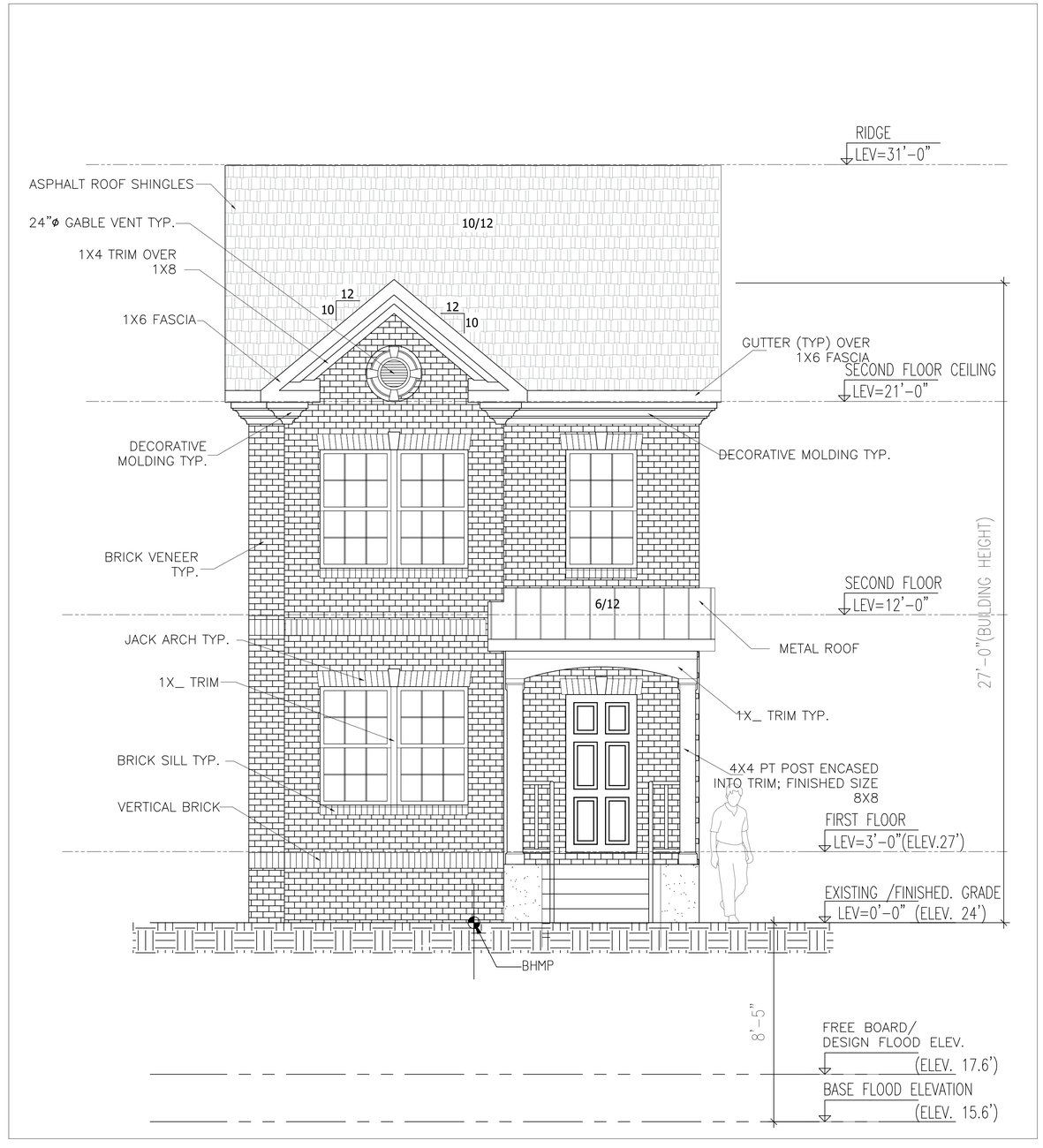
District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

ROOF PLAN

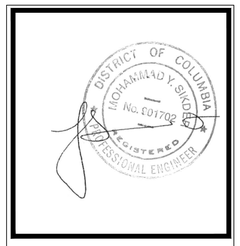
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 006



FRONT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



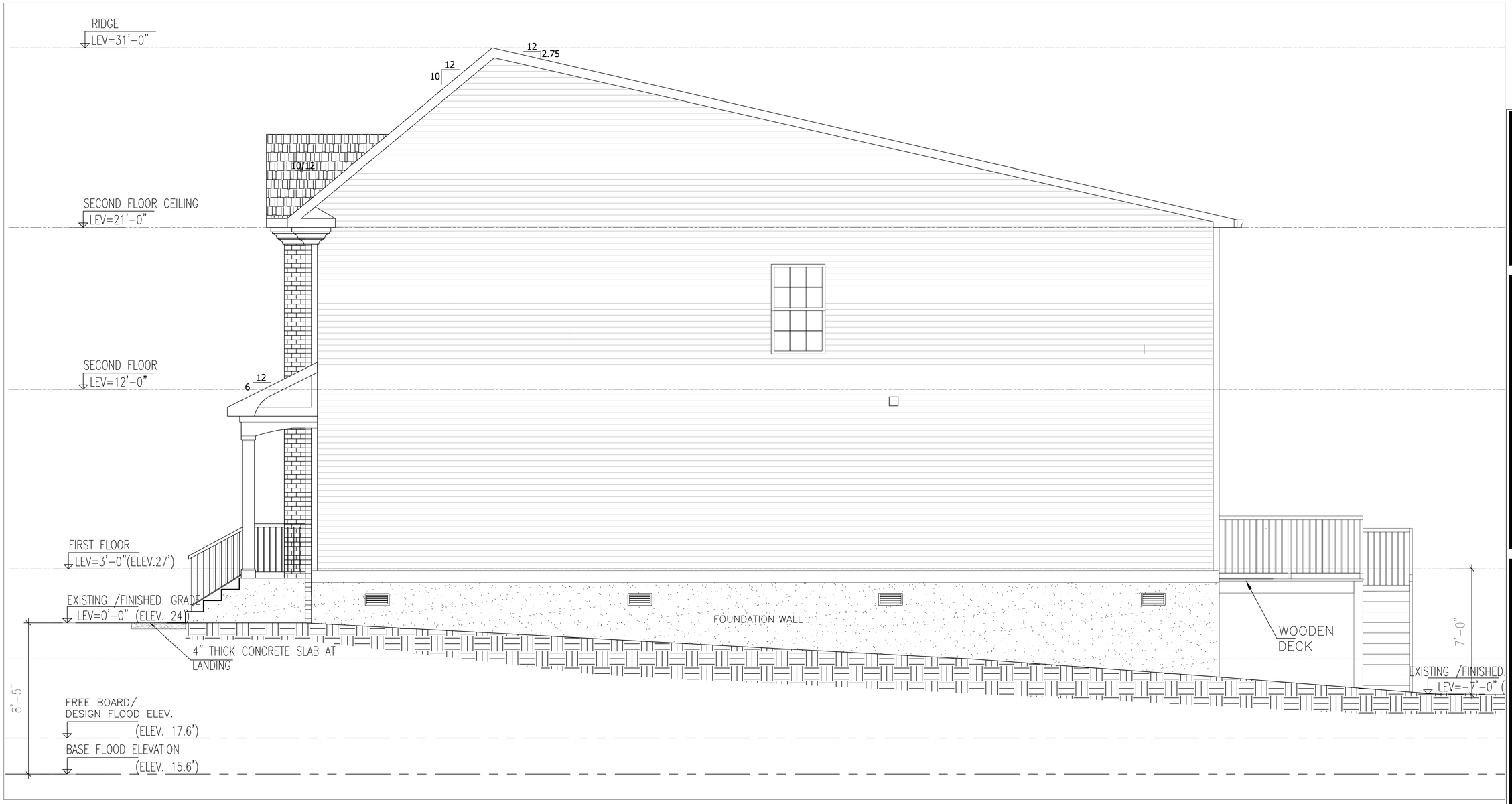
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

FRONT ELEVATION

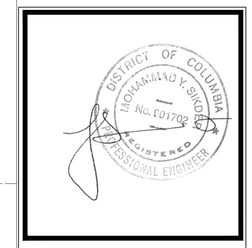
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 007



RIGHT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



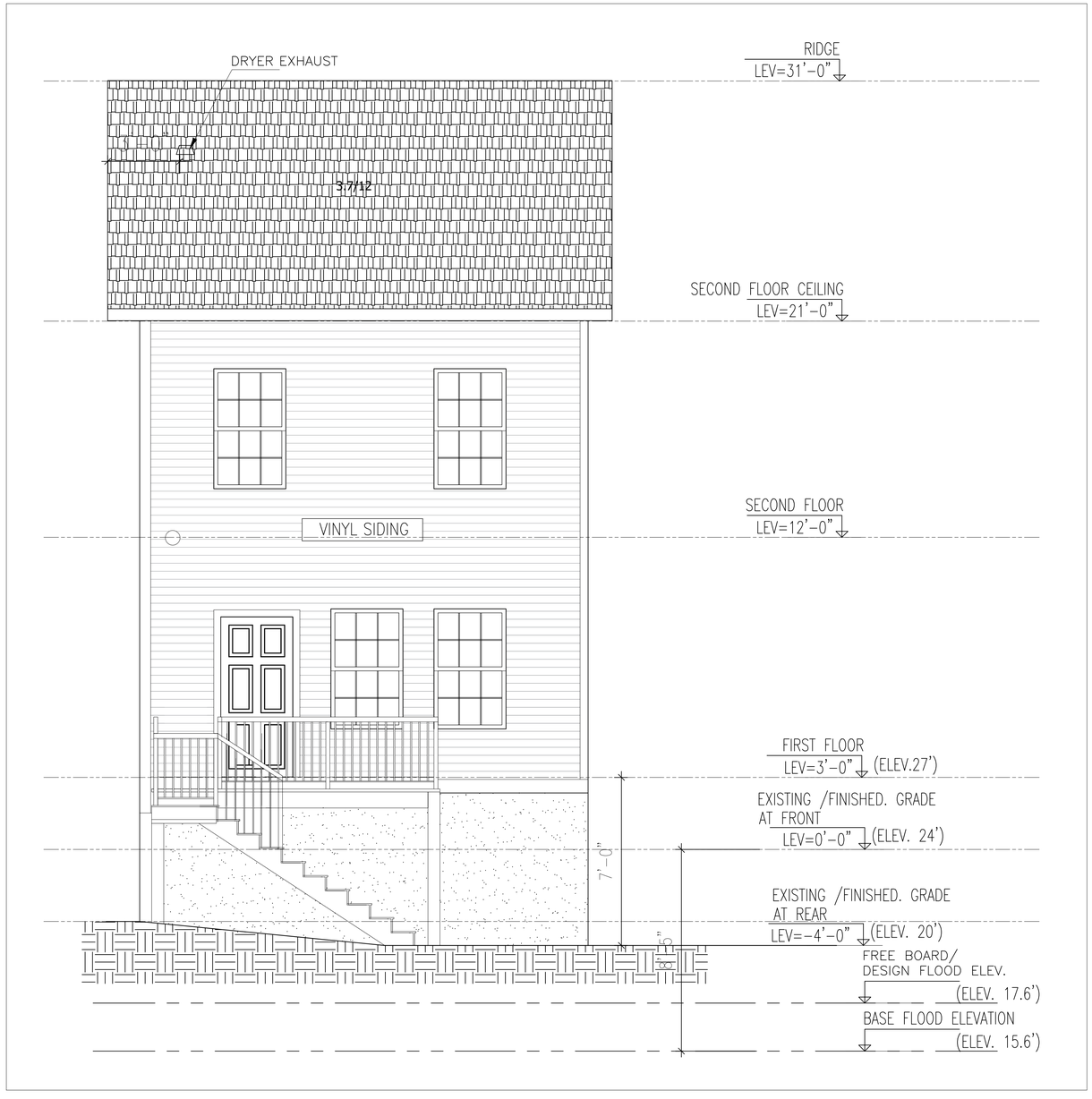
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

RIGHT ELEVATION

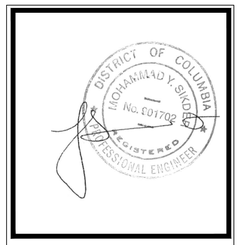
ADDRESS:
4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 008



BACK ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



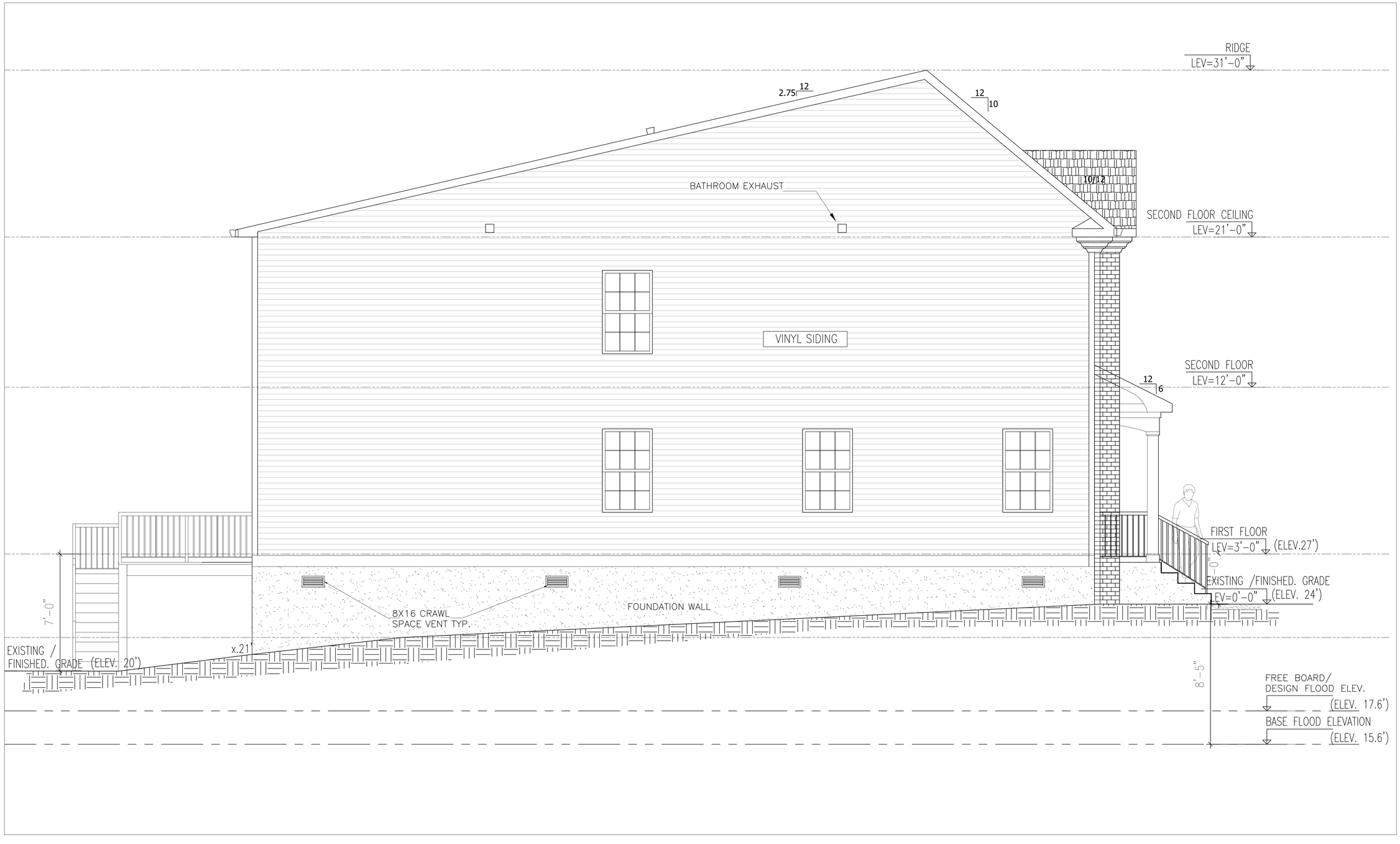
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

BACK ELEVATION

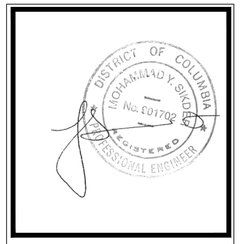
ADDRESS: 4519 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 009



LEFT ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

LEFT ELEVATION

ADDRESS:
4519 DOUGLAS ST NE
WASHINGTON DC,20019

DATE:	12/07/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 010