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VIEW FROM REAR ALLEY

LAHAYE CAVAGNERO RESIDENCE - REAR YARD DECK

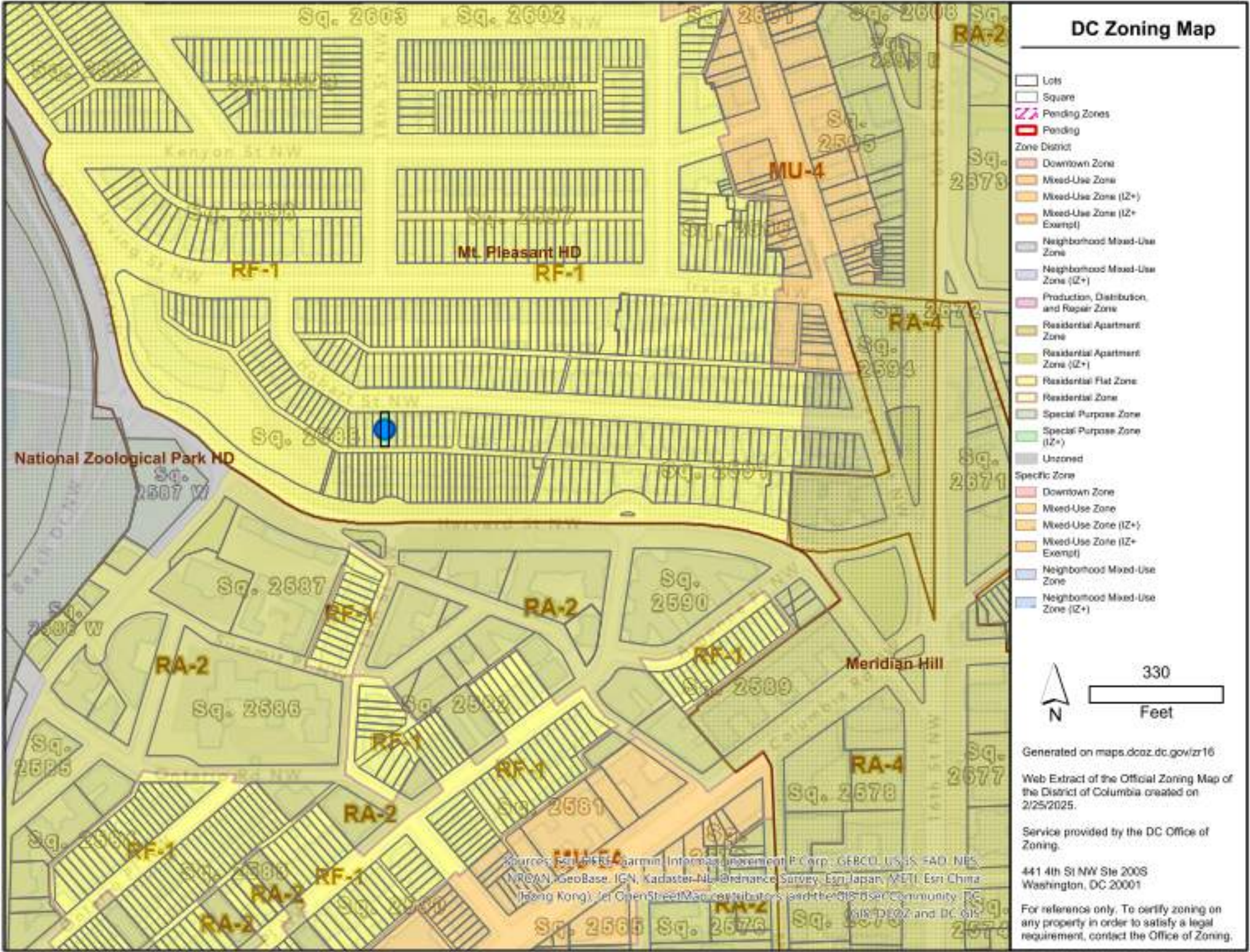
1738 HOBART ST NW, WASHINGTON DC 20009 | 25 MARCH 2025

PROJECT DESCRIPTION	CONSTRUCTION OF A WOOD-FRAME DECK IN THE REAR YARD OF AN ATTACHED SINGLE-FAMILY HOME
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RELIEF REQUESTED:	<ul style="list-style-type: none">11 DCMR § E 207 REAR YARD EXCEPT AS PROVIDED ELSEWHERE IN THIS TITLE IN SUBTITLE, THE MINIMUM REQUIRED REAR YARD SHALL BE 20'11 DCMR § E 210 LOT OCCUPANCY EXCEPT AS PROVIDED ELSEWHERE IN THIS TITLE IN SUBTITLE § E 212.2, THE MAXIMUM PERMITTED LOT OCCUPANCY SHALL BE 60%
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JURISDICTIONAL INFORMATION	BUILDING ADDRESS	1738 HOBART ST NW, WASHINGTON DC 20009
	SQUARE, SUFFICE, LOT	2588, 0103
	ZONE	RF-1
	JURISDICTION	WASHINGTON DC
	HISTORIC DISTRICT	MOUNT PLEASANT HISTORIC DISTRICT
	WARD, ANC, SMD	1, 1D, 1D05
	CLASSIFICATION OF WORK	RENOVATION + REAR DECK ADDITION
	APPLICABLE CODE	<ul style="list-style-type: none">11 DCMR ZONING REGULATIONS2015 INTERNATION RESIDENTIAL CODE, AS AMMENDED BY 2017 DCMR 12B RESIDENTIAL CODE AMENDMENTS2015 INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL PROVISIONS, AS AMMENDED BY 2017 DCMR I2I

DESIGN CRITERIA - ZONING (BY RIGHT)		ALLOWABLE/REQUIRED	EXISTING	PROPOSED
	USE CATEGORY	11 DCMR U §301	RESIDENTIAL	RESIDENTIAL
	LOT AREA	1,800 SF MIN	1,700 SF	1,700 SF
	LOT OCCUPANCY	60% MAX	62.17% (1,057 SF/1,700 SF)	69.64% (1,184 SF/1,700 SF)
	DENSITY	2 DWELLING UNITS MAX	1 DWELLING UNIT	1 DWELLING UNIT
	PARKING SPACES	1 PER 2 DWELLING UNITS MIN	0	0***
	FRONT YARD SETBACK	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	16'	16'
	SIDE YARD SETBACK	NOT REQUIRED FOR PRINCIPAL BUILDING; 5' MIN IF PROVIDED	N/A	N/A
	REAR YARD SETBACK	20' MIN	14.5'	4'-9.75"
	HEIGHT / STORIES *	35' MAX / 3 MAX	20' / 2 + CELLAR	20' / 2 + CELLAR
	PENTHOUSE HEIGHT / STORIES	12' MAX / 1 MAX	N/A	N/A
	PENTHOUSE AREA **	210 SF MAX	N/A	N/A
	PERVIOUS SURFACE	20% MIN	6% (102 SF)	6% (102 SF)



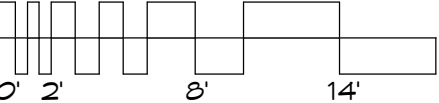
CAVAGNERO LAHAYE RESIDENCE

LOCATION MAP

OWNER: ELEONORA CAVAGNERO & JEROME LAHAYE
DATE: 03/28/2025

A02

GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



bestudio



1 - REAR ALLEY LOOKING EAST



2 - REAR ALLEY LOOKING WEST



3 - REAR ALLEY LOOKING SOUTH



4 - SUBJECT PROPERTY REAR ELEVATION



5 - NEIGHBORING PROPERTY PRECEDENT

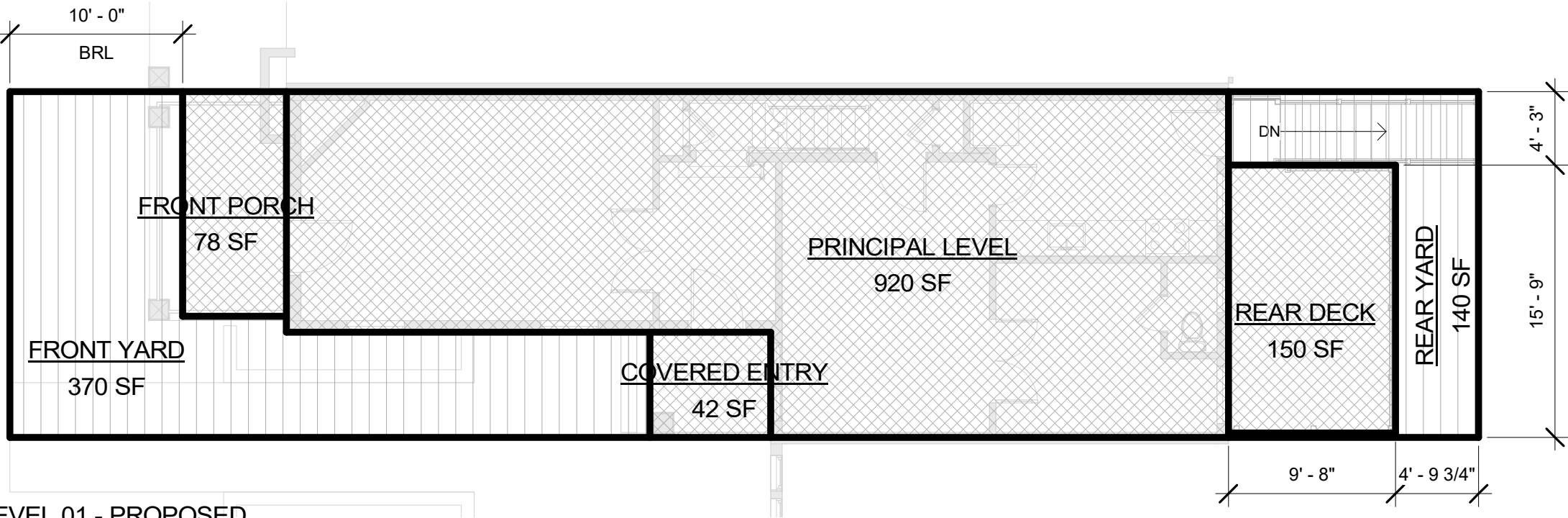


6 - REAR ALLEY LOOKING NORTH EAST

Area Schedule (Lot Occupancy - Proposed)	
Name	Area

Exterior Area	
FRONT YARD	370 SF
REAR YARD	140 SF
	510 SF

Floor Area	
COVERED ENTRY	42 SF
FRONT PORCH	78 SF
PRINCIPAL LEVEL	920 SF
REAR DECK	150 SF
	1,190 SF
	1,700 SF

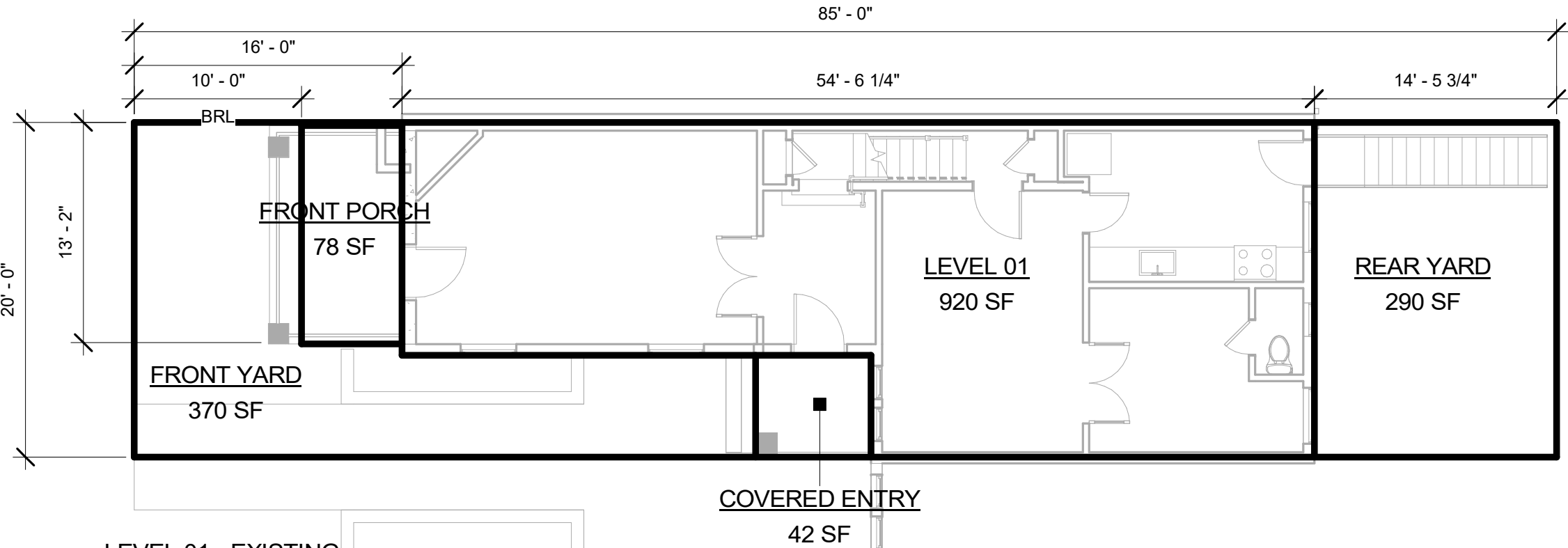


2 LEVEL 01 - PROPOSED
1/8" = 1'-0"

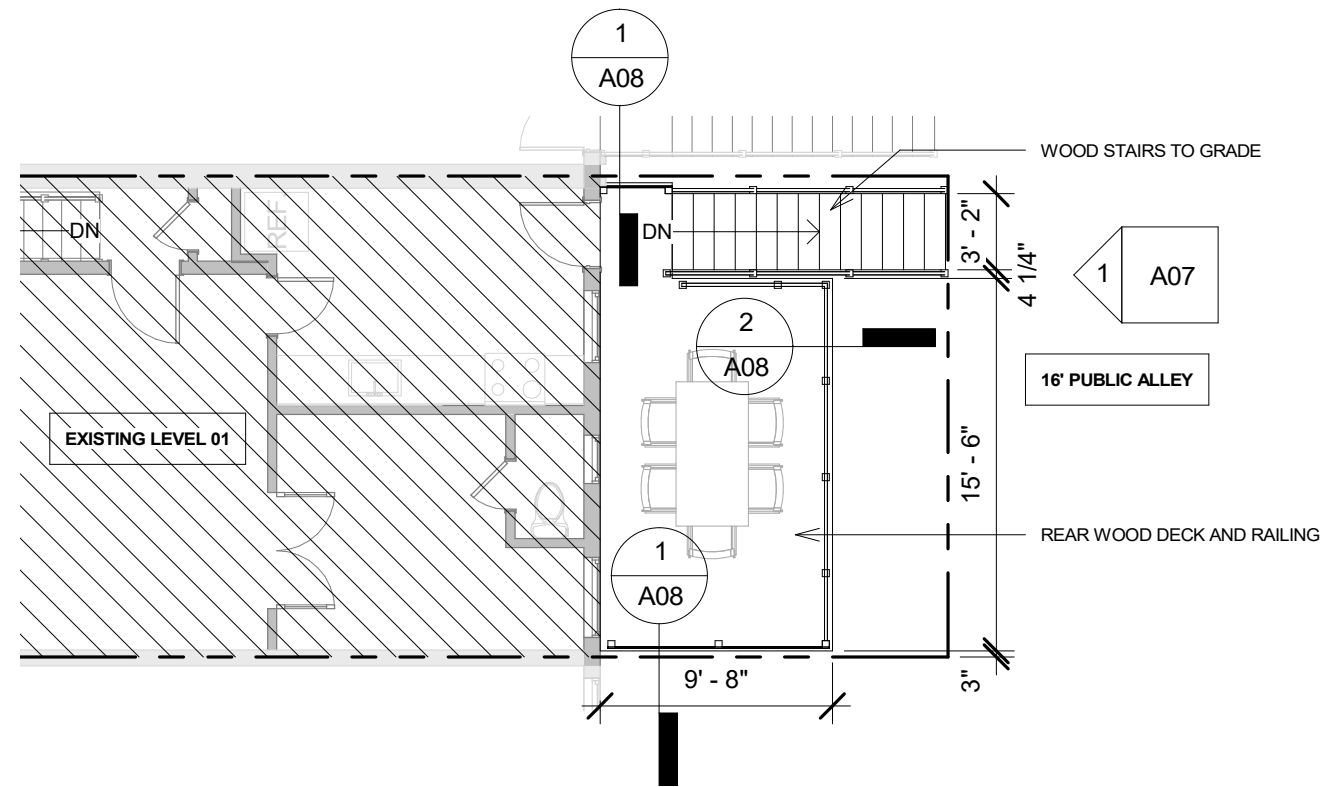
Area Schedule (Lot Occupancy - Existing)	
Name	Area

Floor Area	
LEVEL 01	920 SF
FRONT PORCH	78 SF
COVERED ENTRY	42 SF
	1,040 SF

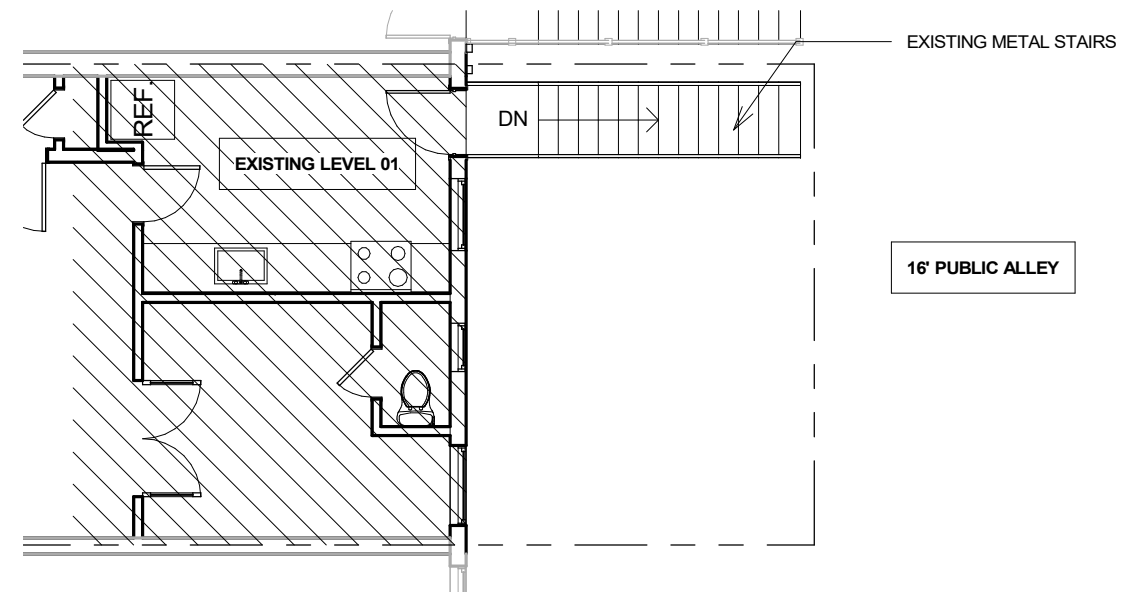
Exterior Area	
FRONT YARD	370 SF
REAR YARD	290 SF
	660 SF
	1,700 SF



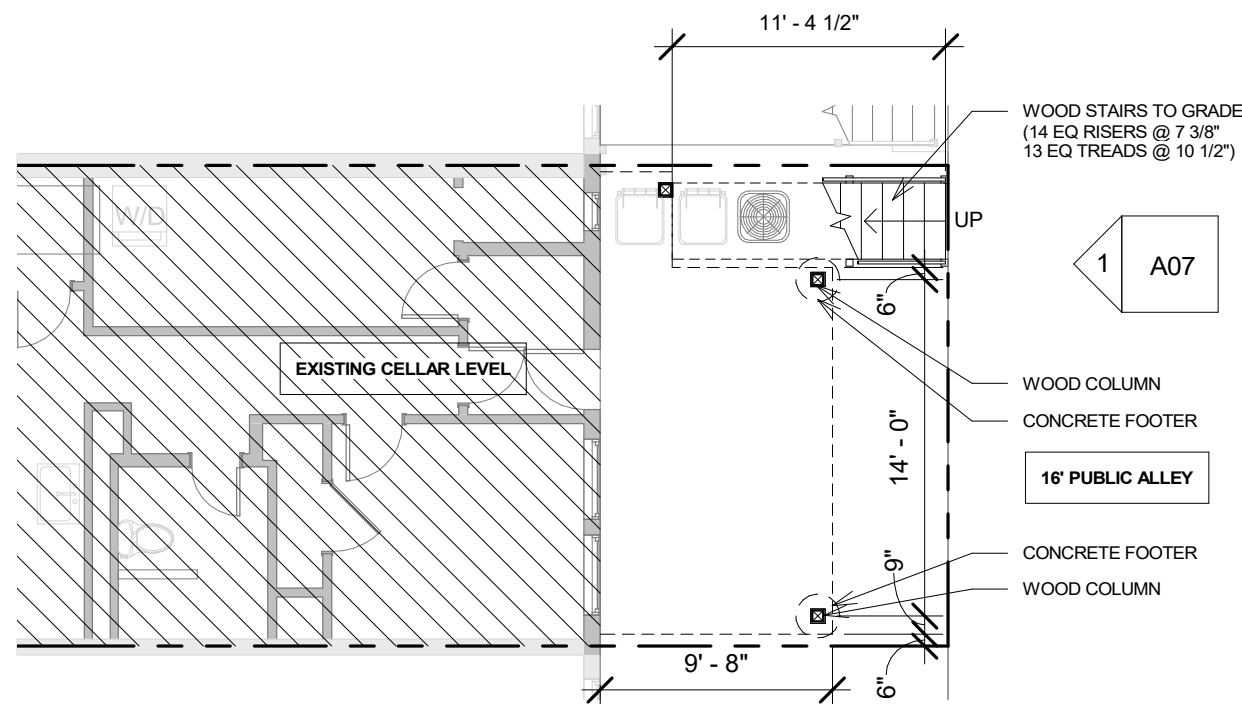
1 LEVEL 01 - EXISTING
1/8" = 1'-0"



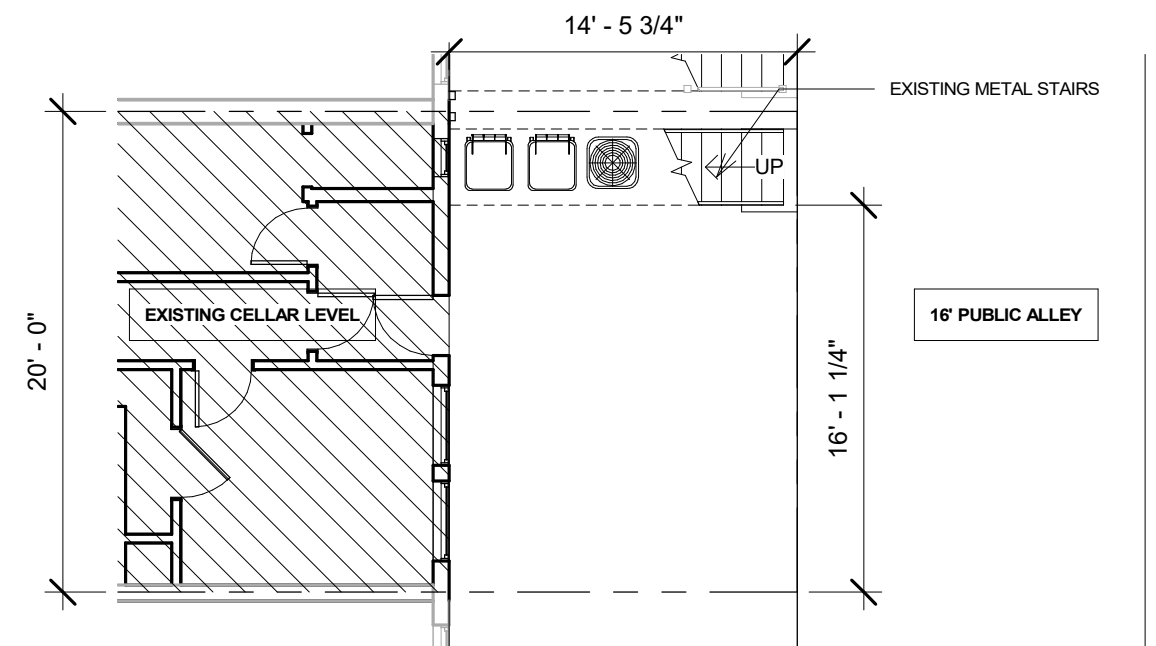
4 PARTIAL FLOOR PLAN - PROPOSED FIRST FLOOR
1/8" = 1'-0"



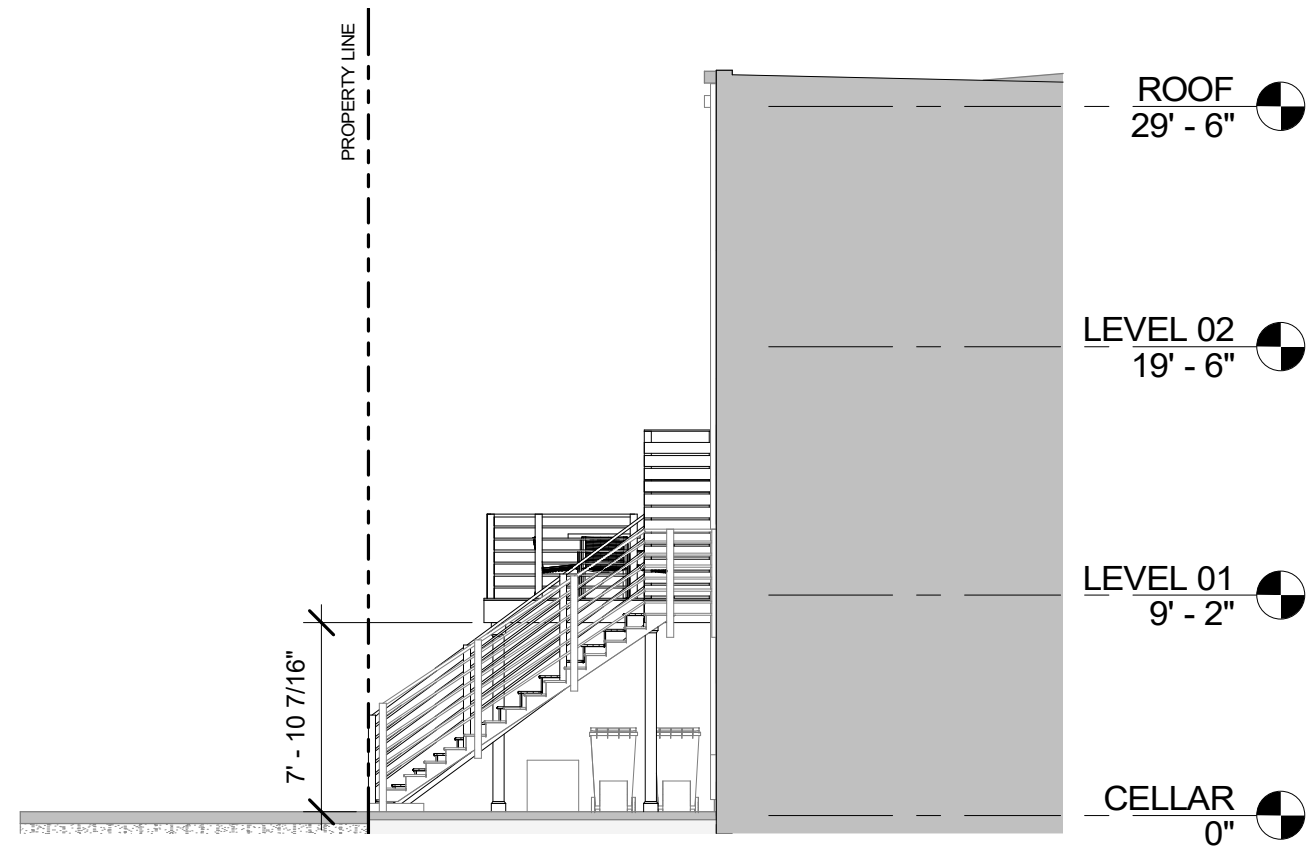
3 PARTIAL FLOOR PLAN - EXISTING FIRST FLOOR
1/8" = 1'-0"



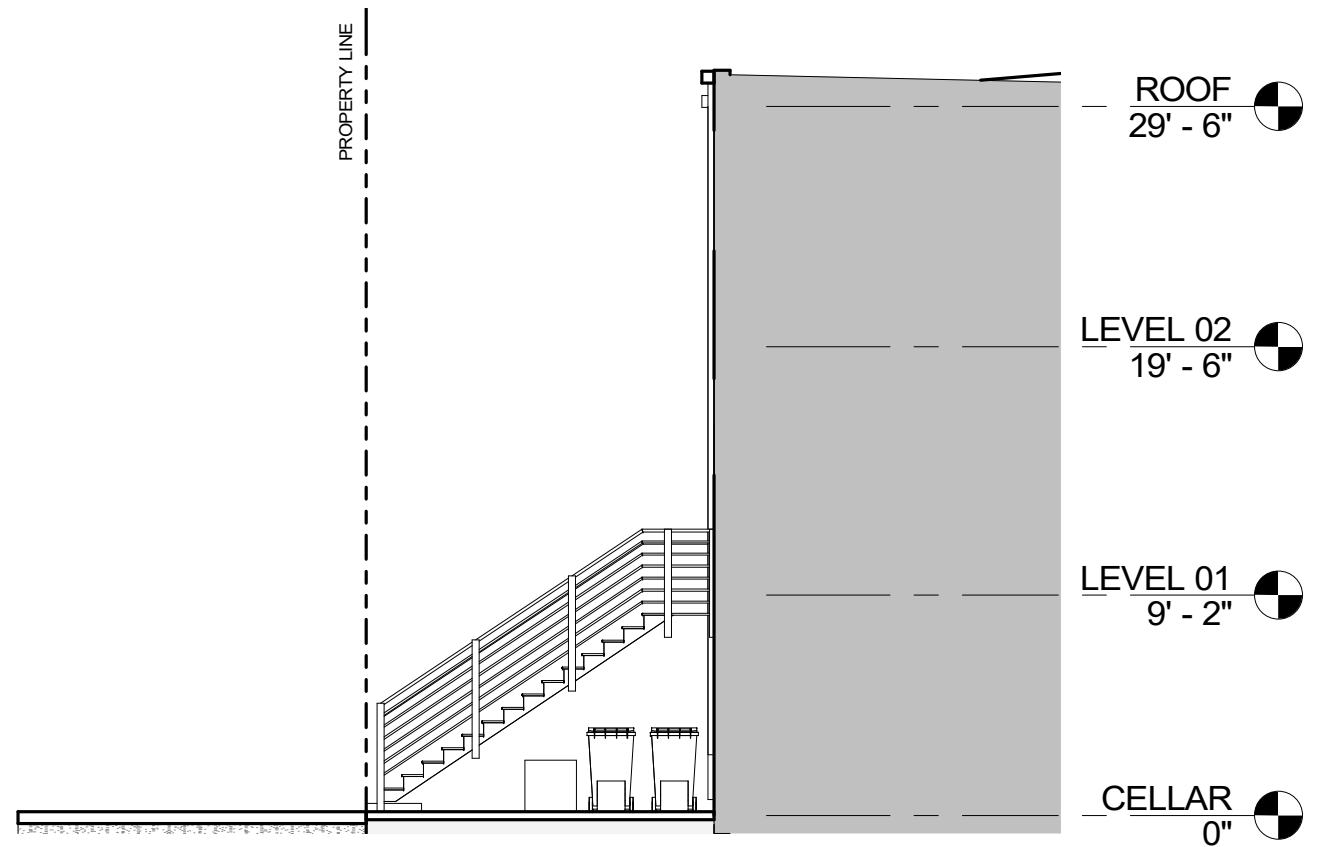
2 PARTIAL FLOOR PLAN - PROPOSED CELLAR
1/8" = 1'-0"



1 PARTIAL FLOOR PLAN - EXISTING CELLAR
1/8" = 1'-0"



② PROPOSED SIDE ELEVATION
1/8" = 1'-0"



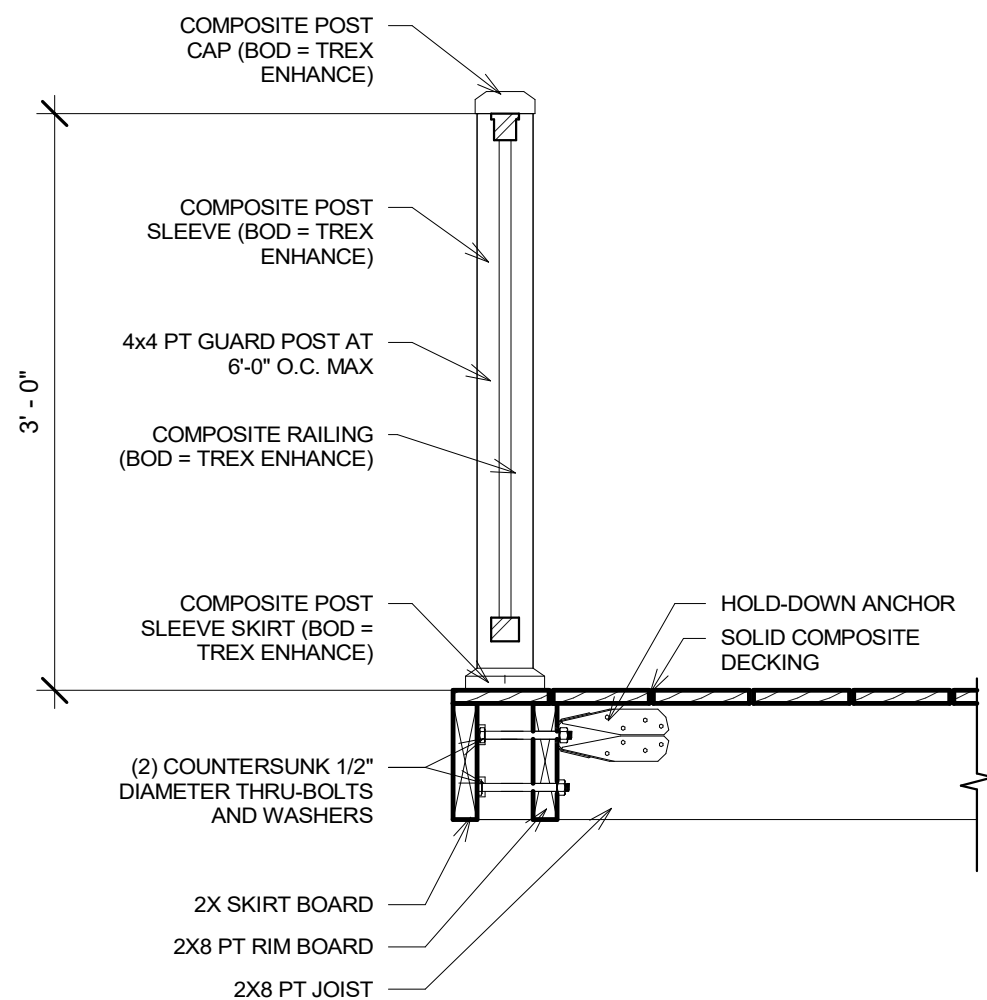
④ EXISTING SIDE ELEVATION
1/8" = 1'-0"



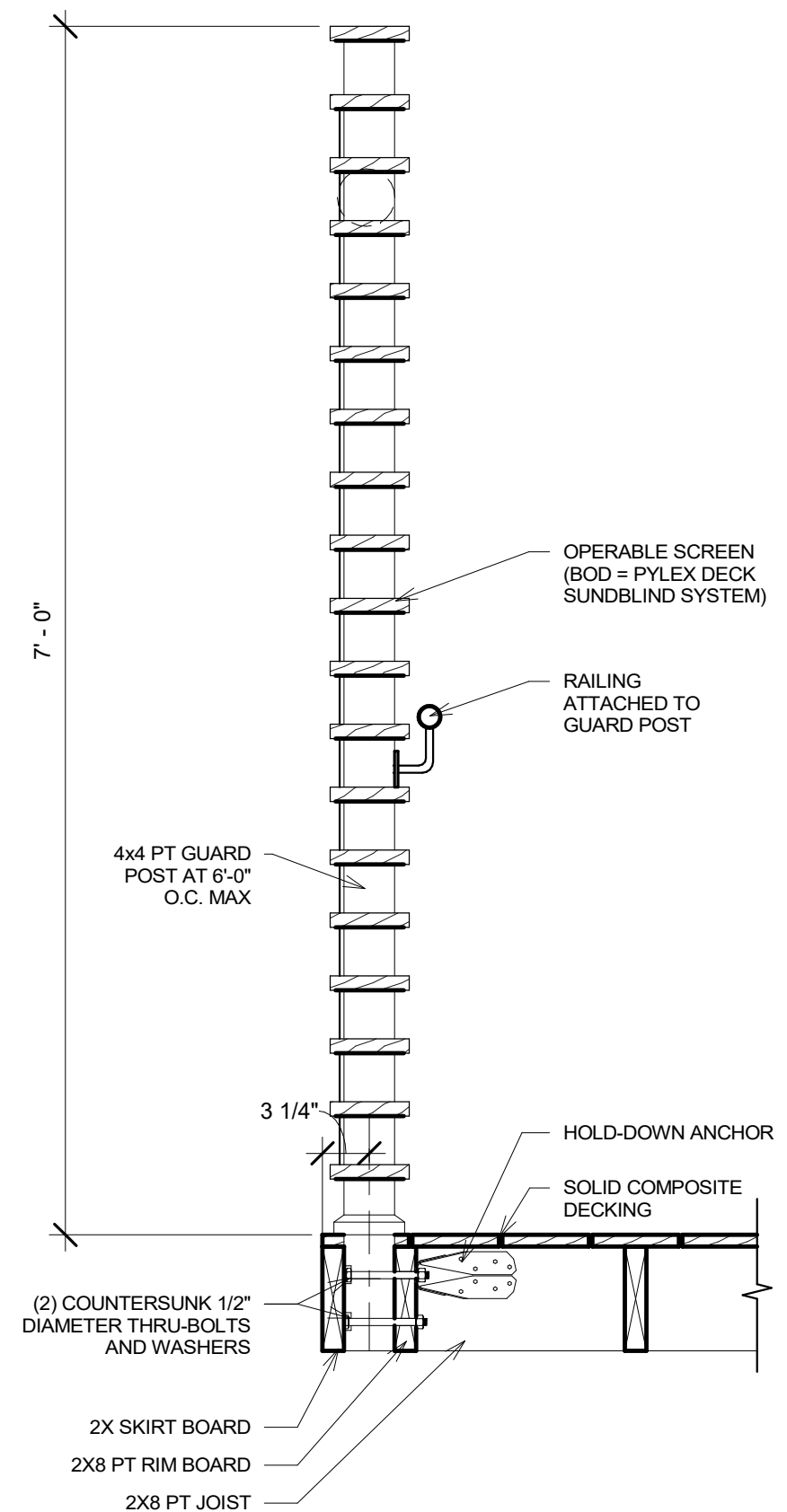
① PROPOSED REAR ELEVATION
1/8" = 1'-0"



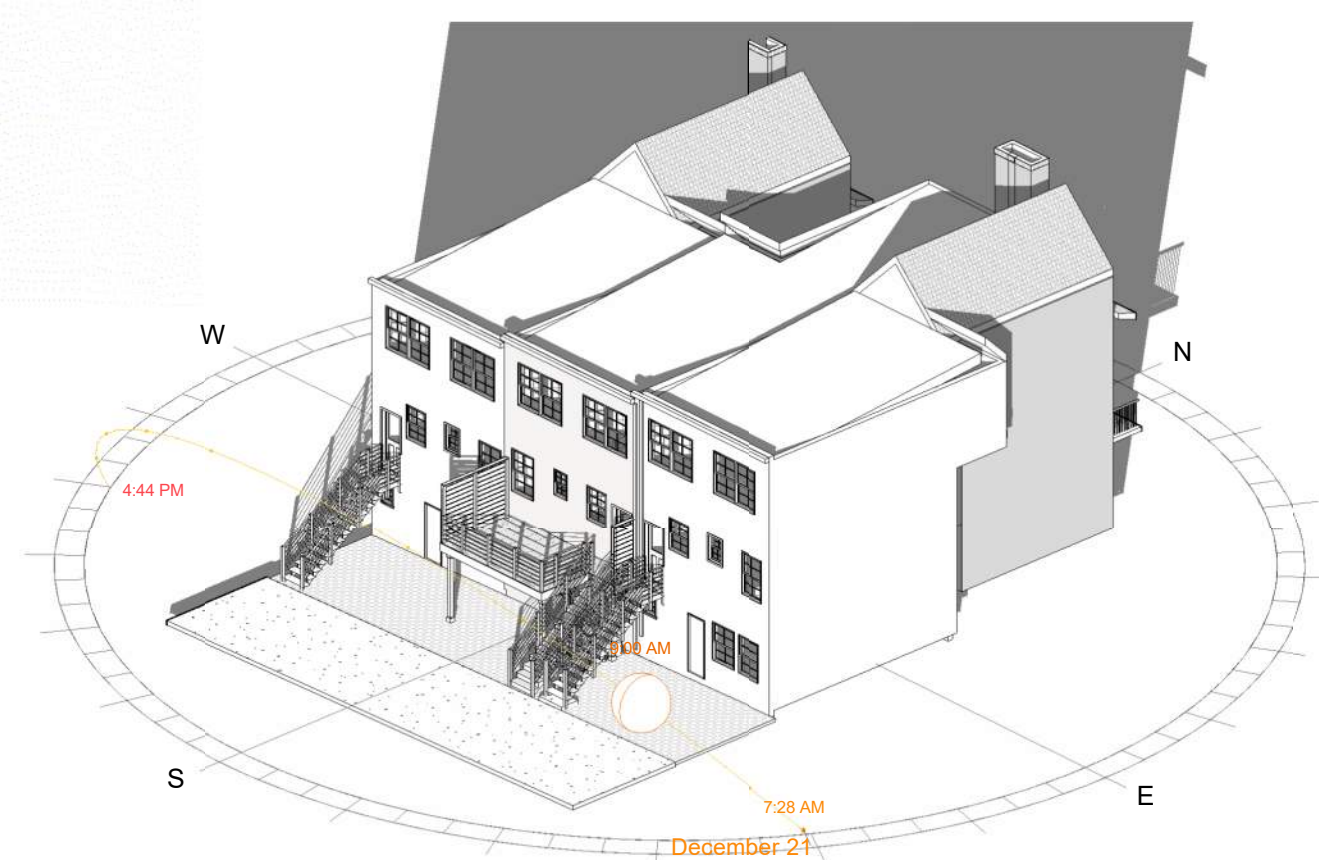
③ EXISTING REAR ELEVATION
1/8" = 1'-0"



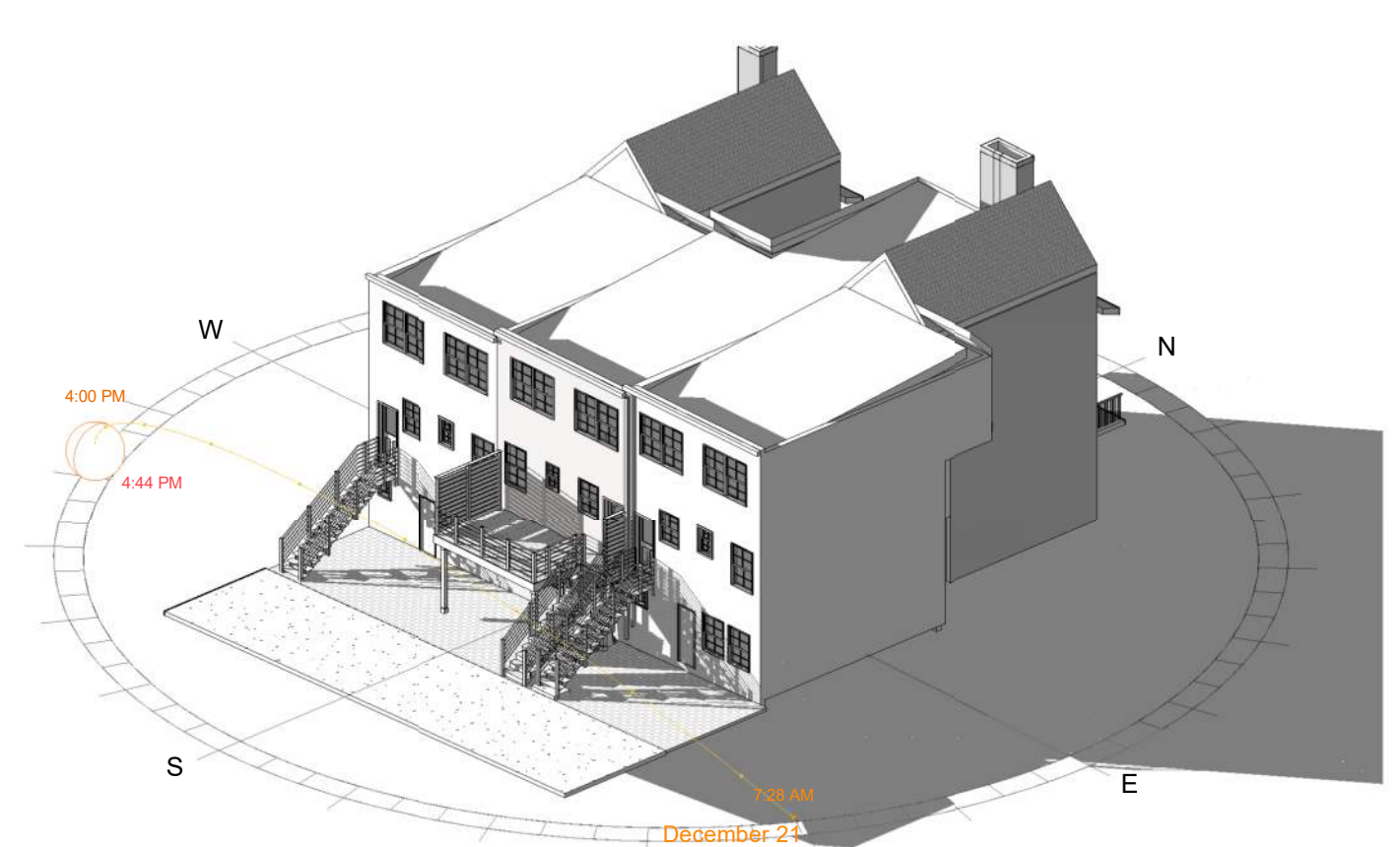
② SECTION DETAIL - GUARD
1" = 1'-0"



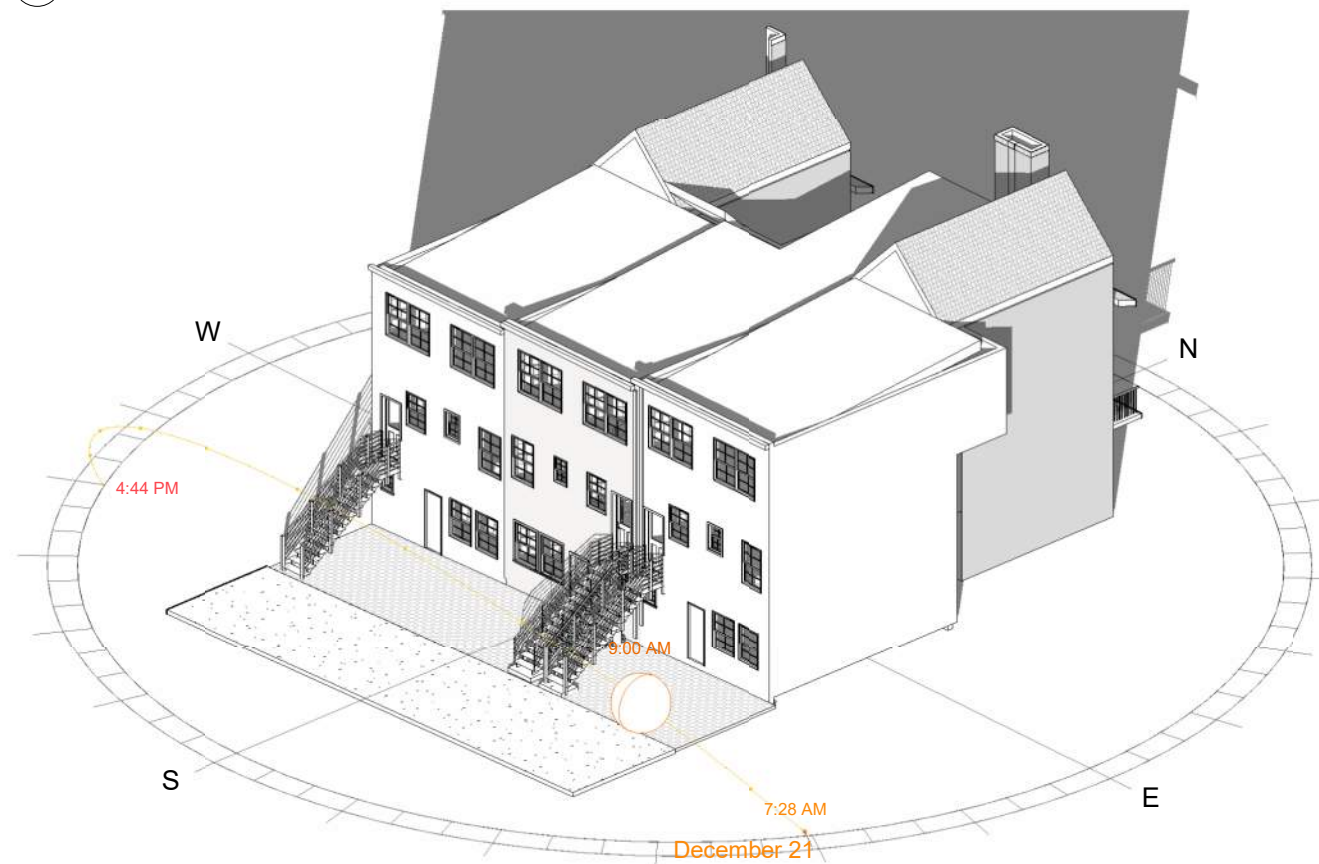
① SECTION DETAIL - PRIVACY SCREEN
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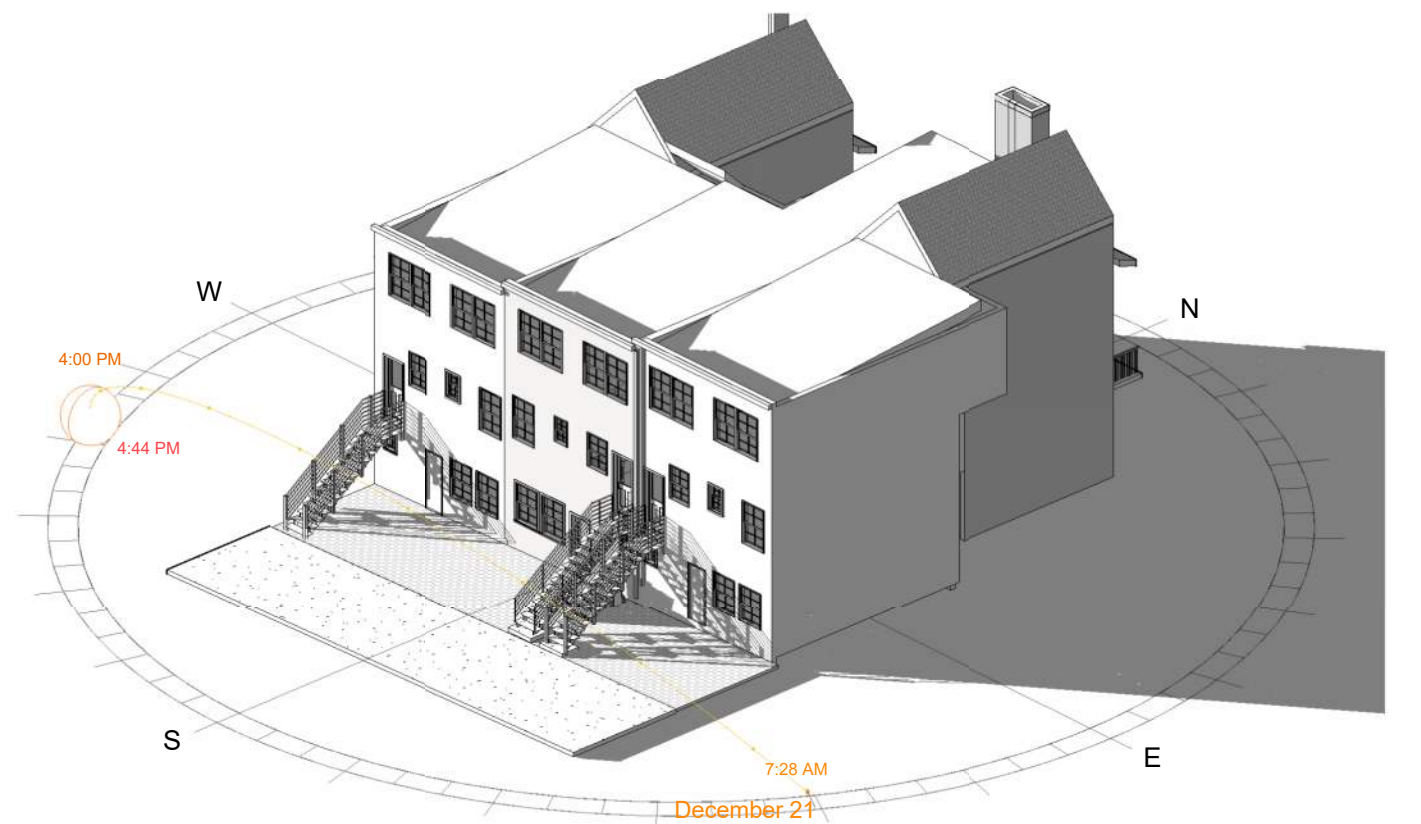
① SOLAR STUDY - PROPOSED DESIGN AT WINTER SOLTICE MORNING



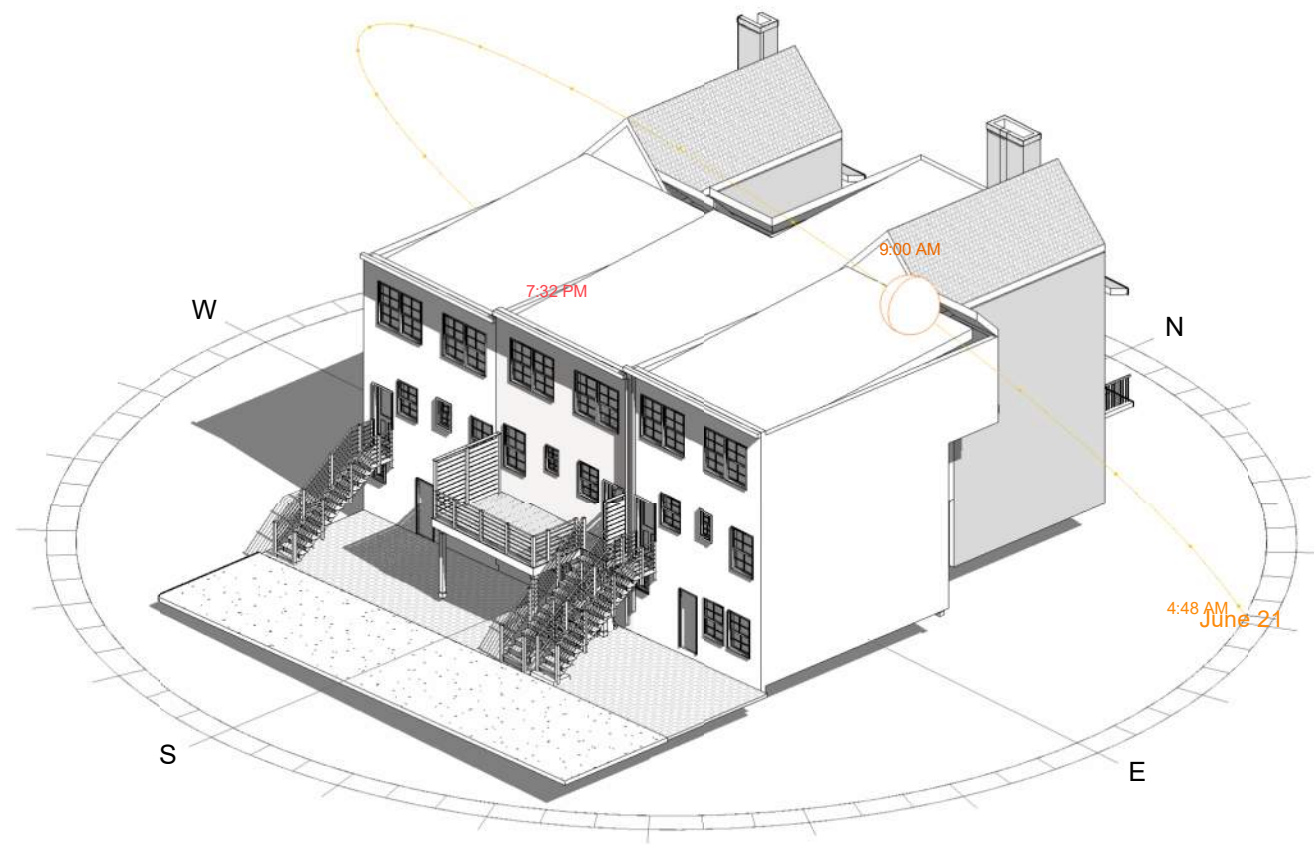
② SOLAR STUDY - PROPOSED DESIGN AT WINTER SOLTICE EVENING



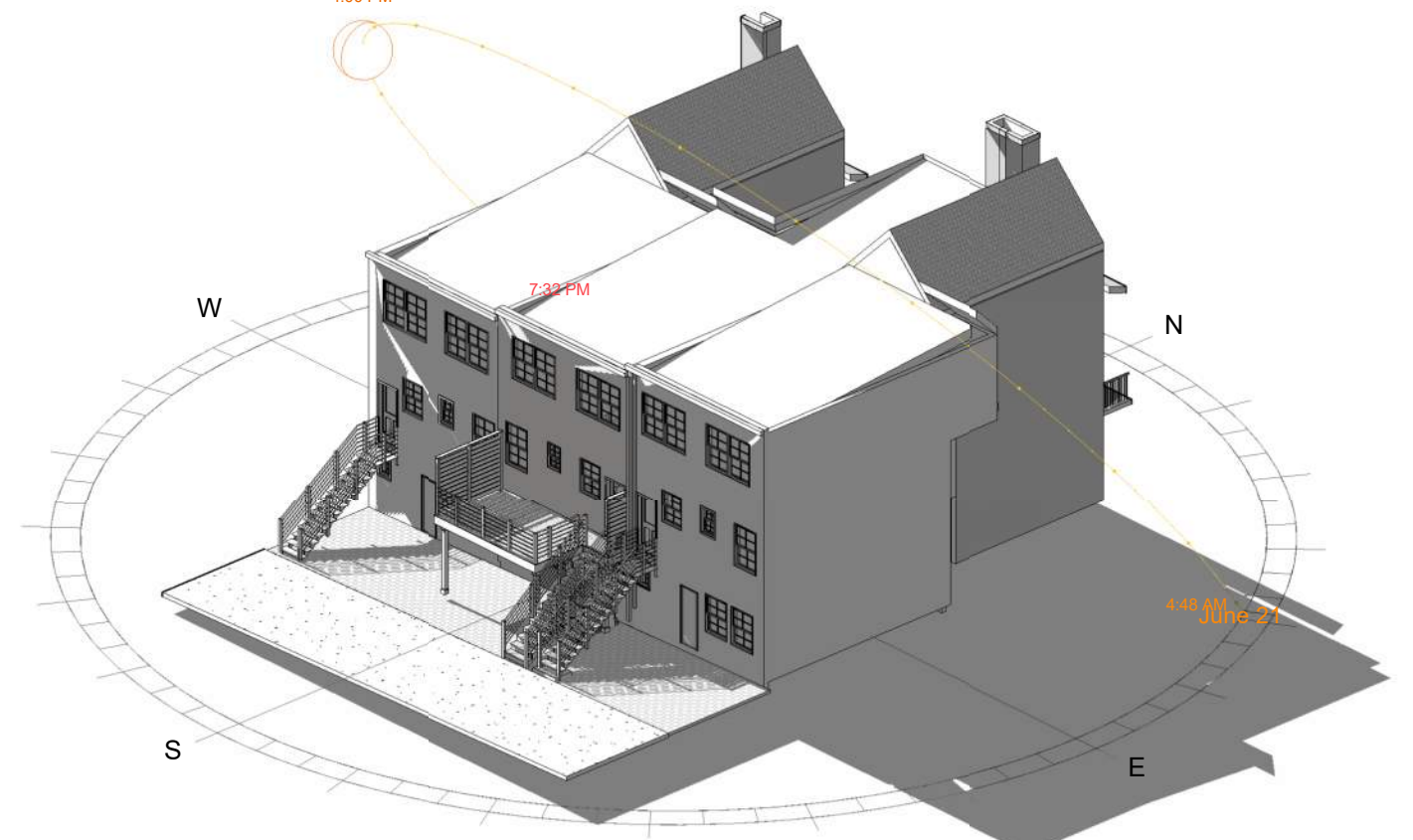
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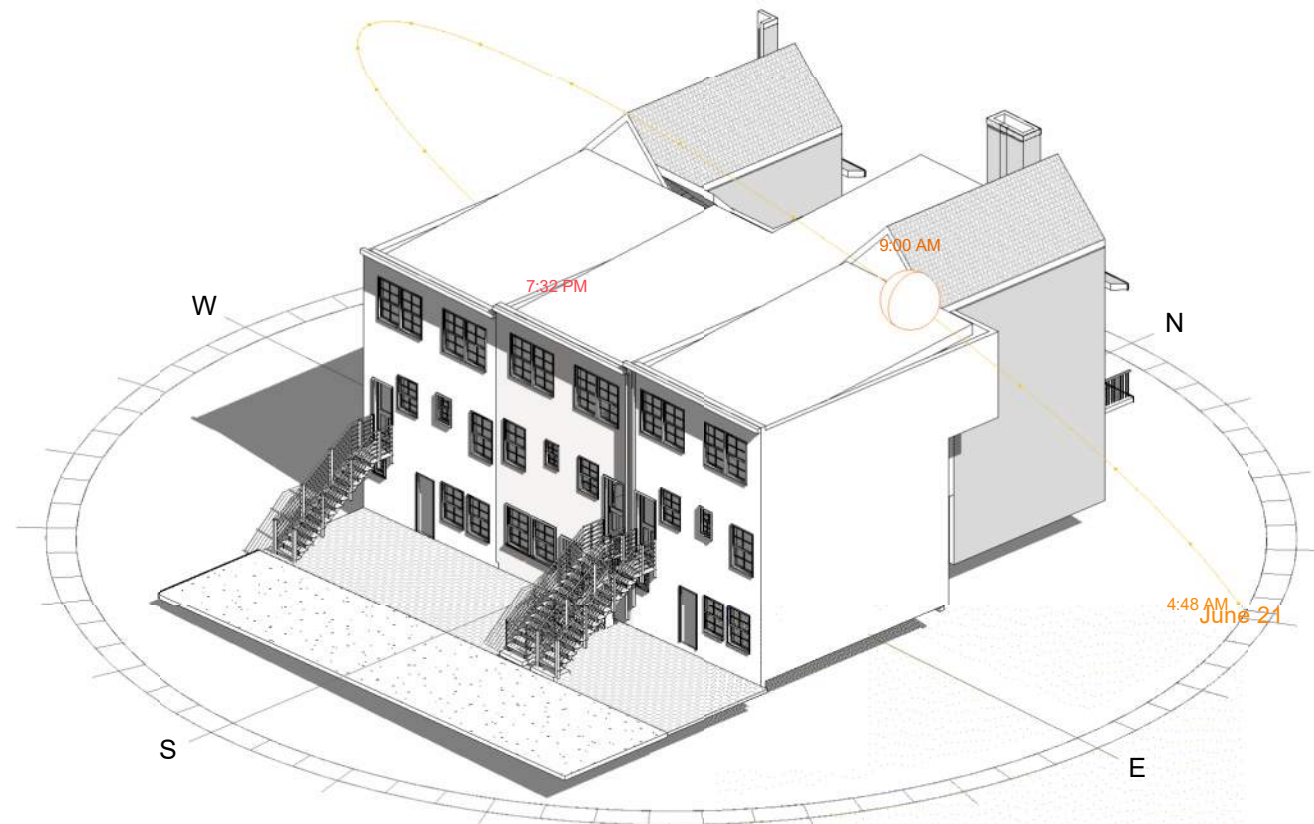
④ SOLAR STUDY - EXISTING DESIGN AT WINTER SOLTICE EVENING



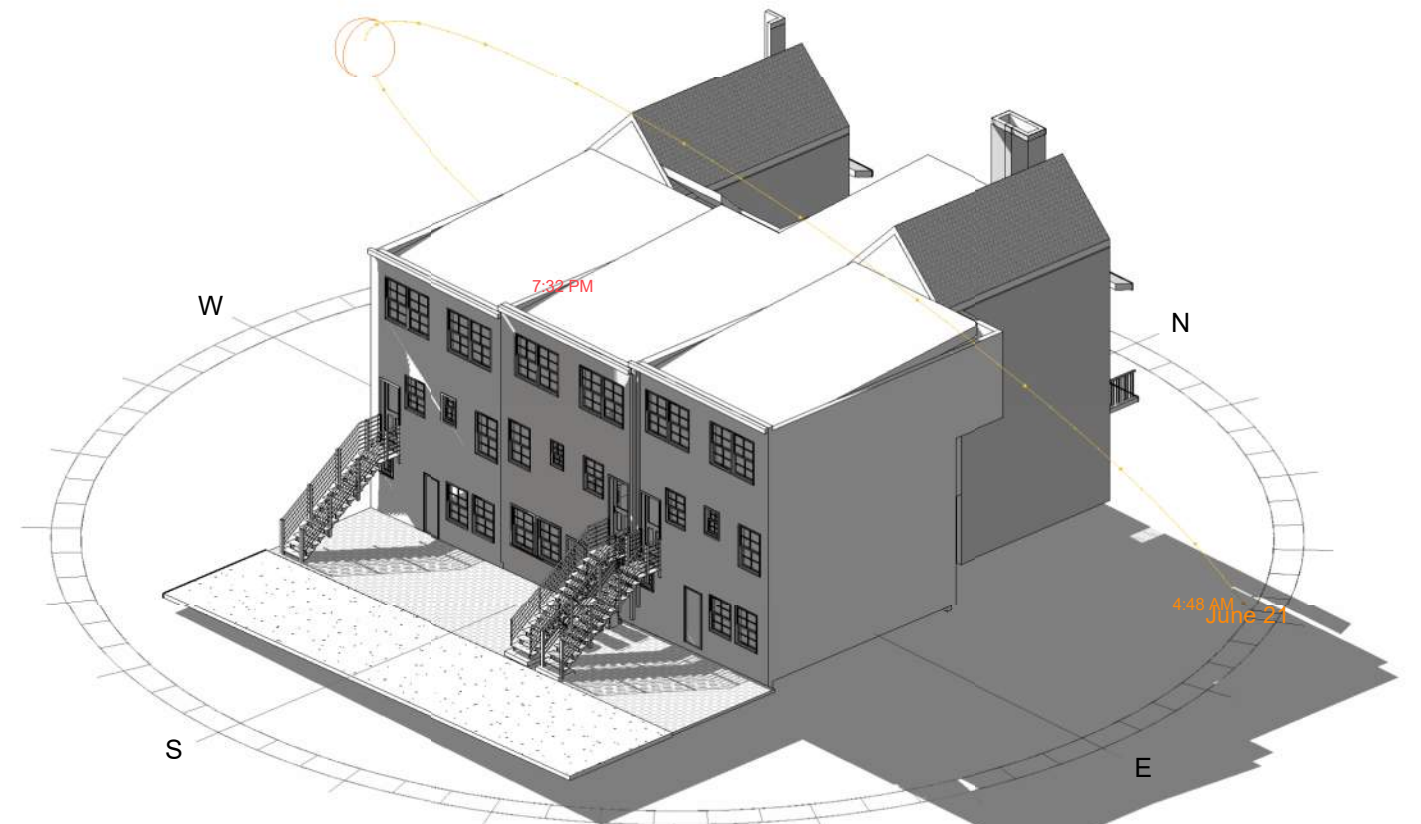
① SOLAR STUDY - PROPOSED DESIGN AT SPRING EQUINOX MORNING



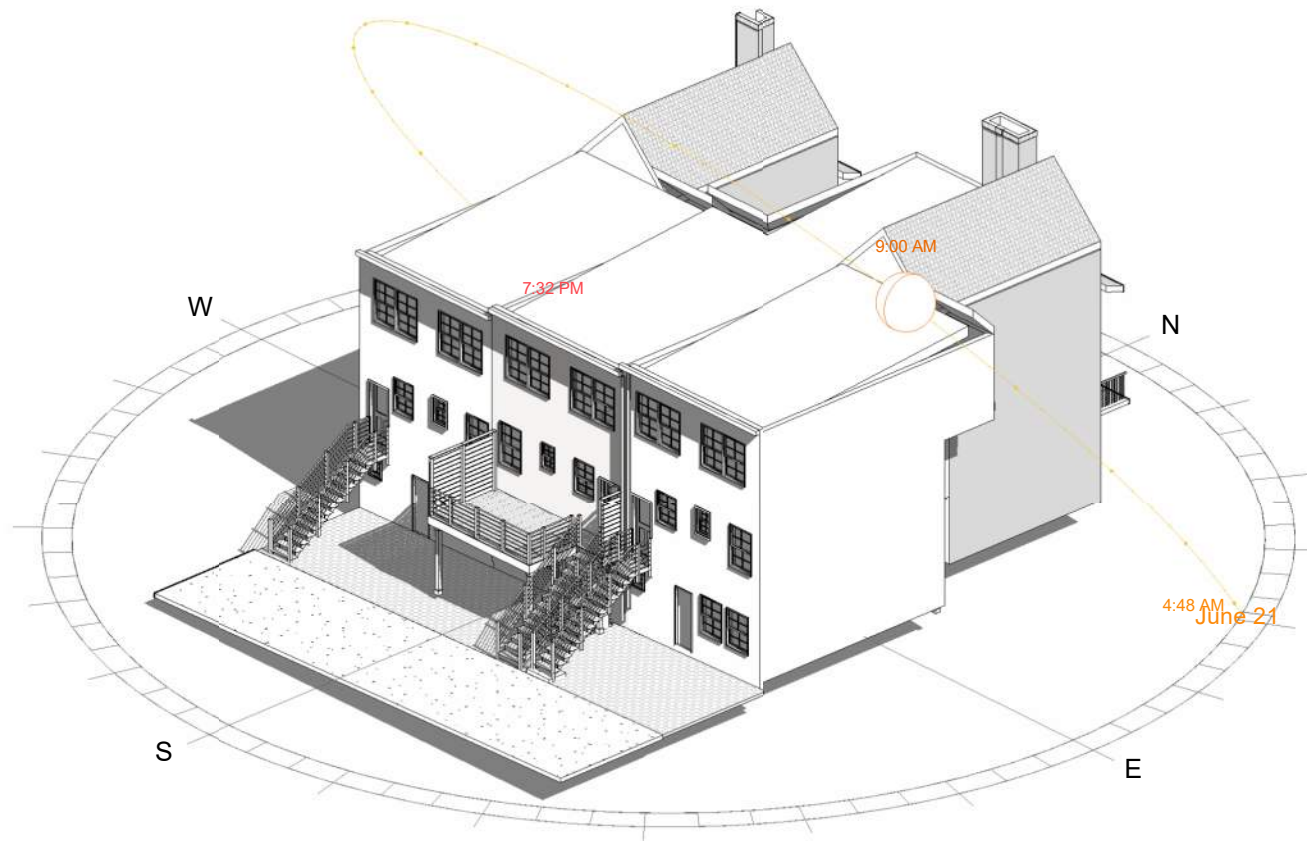
② SOLAR STUDY - PROPOSED DESIGN AT SPRING EQUINOX EVENING



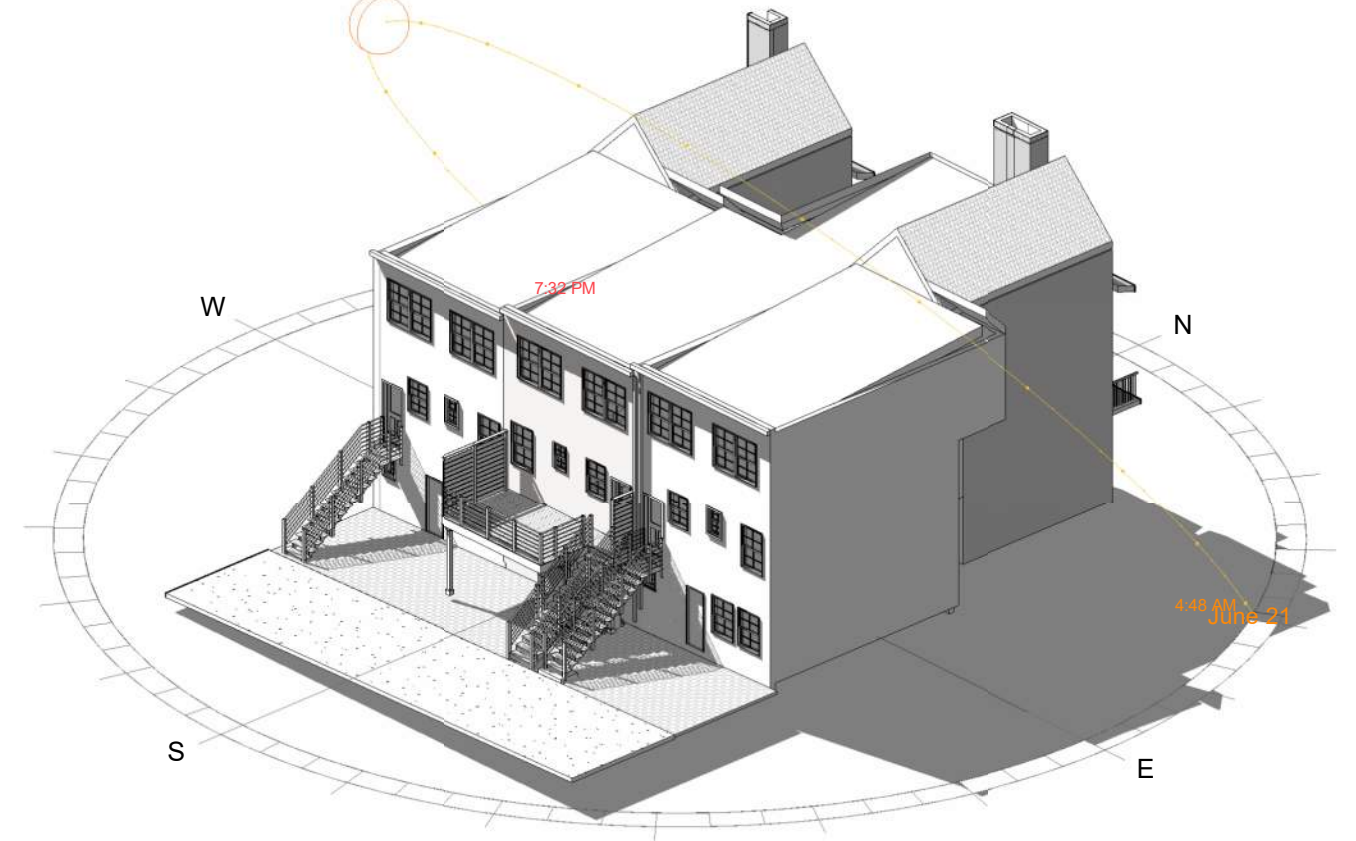
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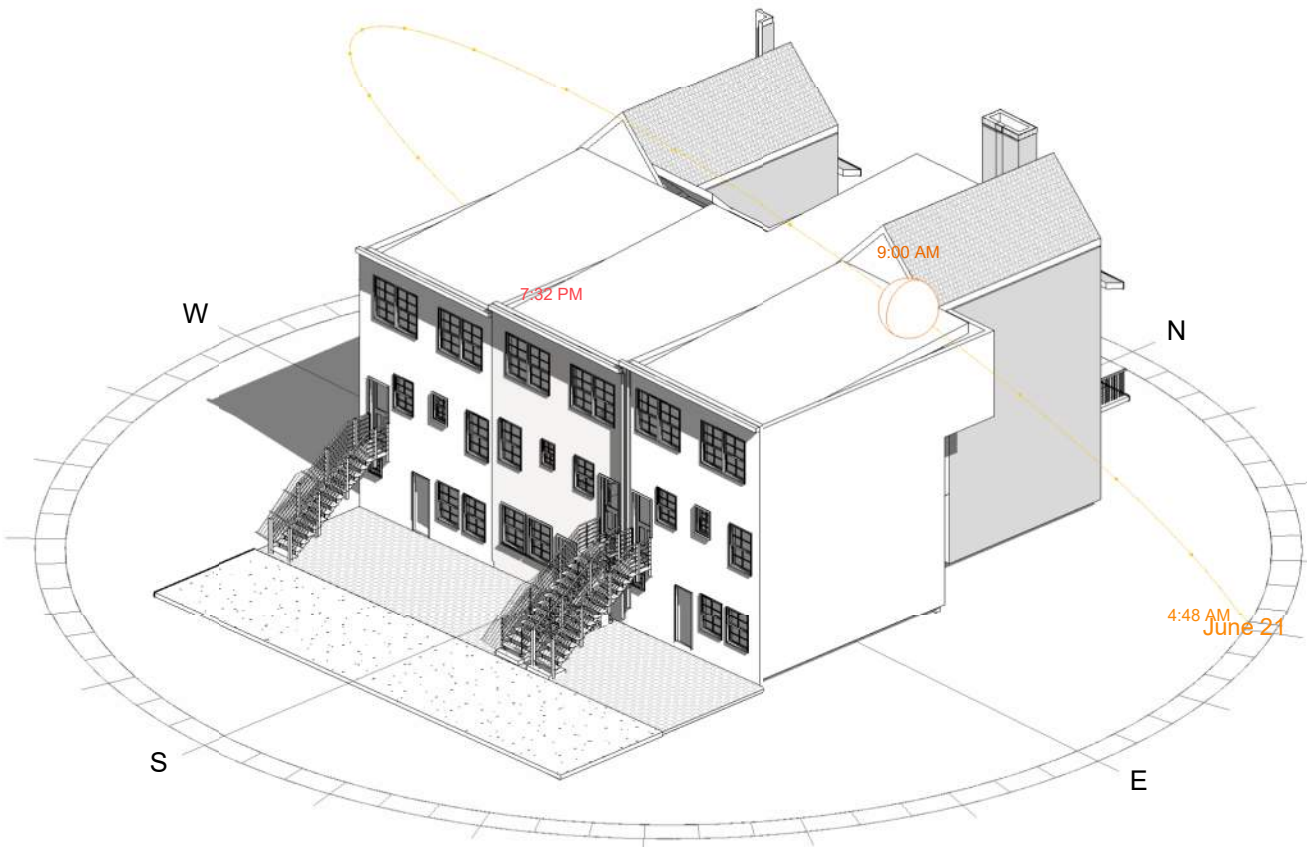
④ SOLAR STUDY - EXISTING DESIGN AT SPRING EQUINOX EVENING



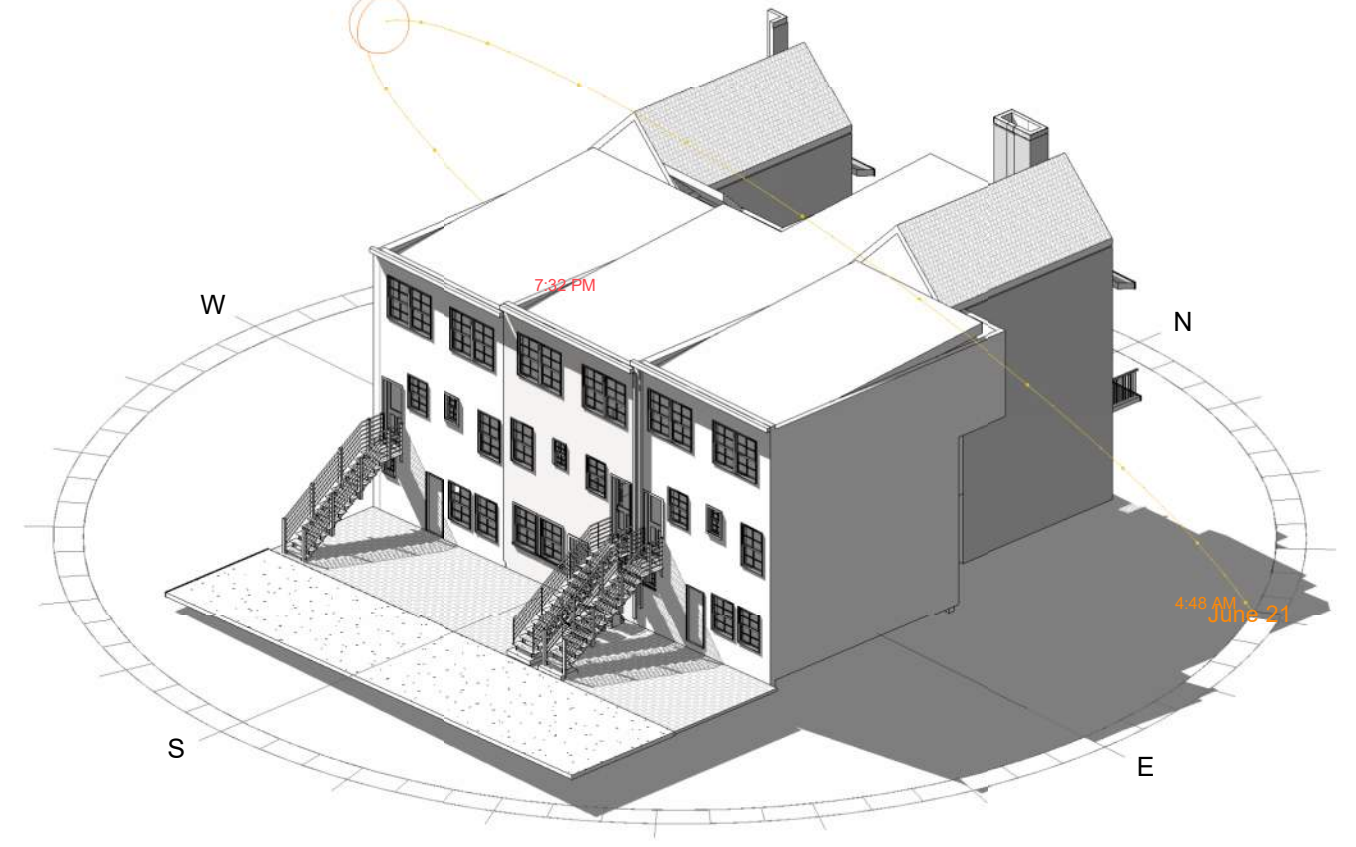
① SOLAR STUDY - PROPOSED DESIGN AT SUMMER SOLTICE MORNING



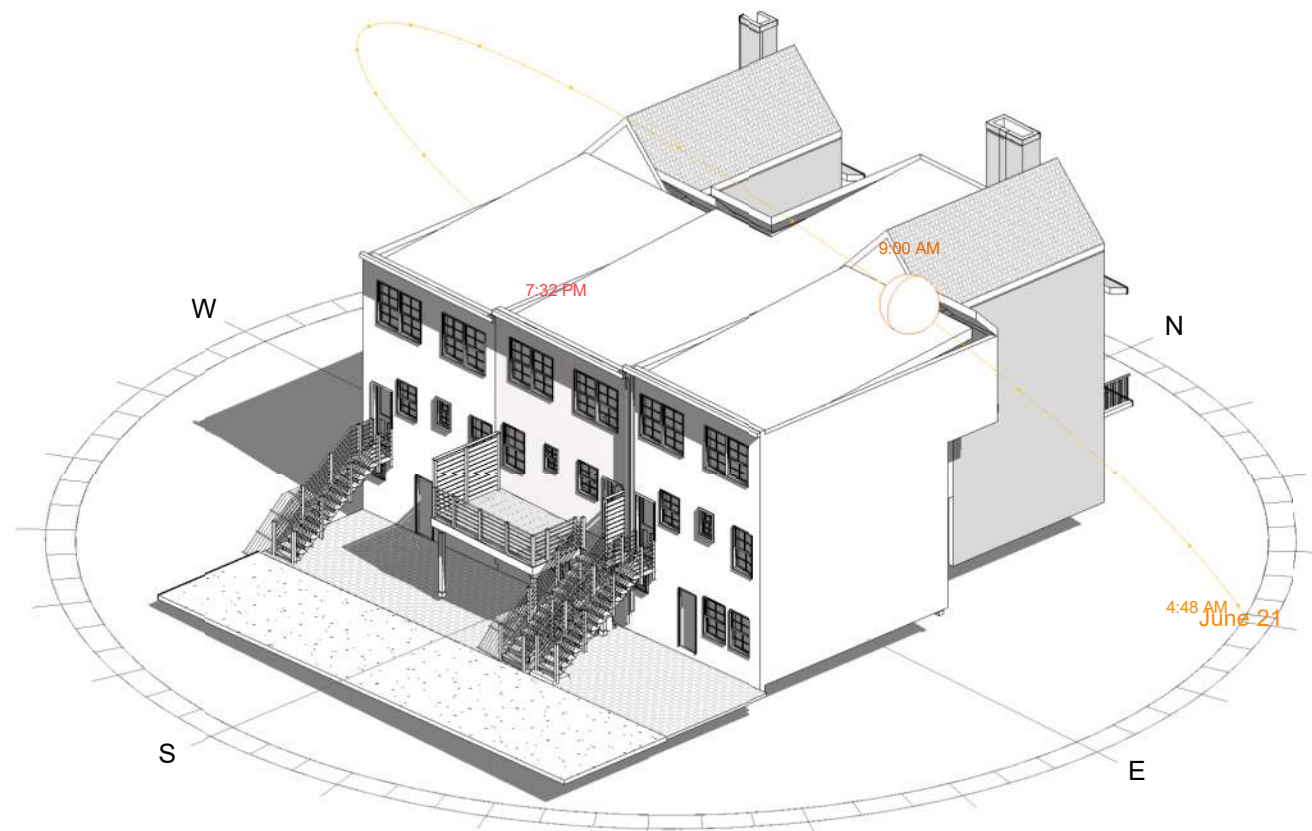
② SOLAR STUDY - PROPOSED DESIGN AT SUMMER SOLTICE EVENING



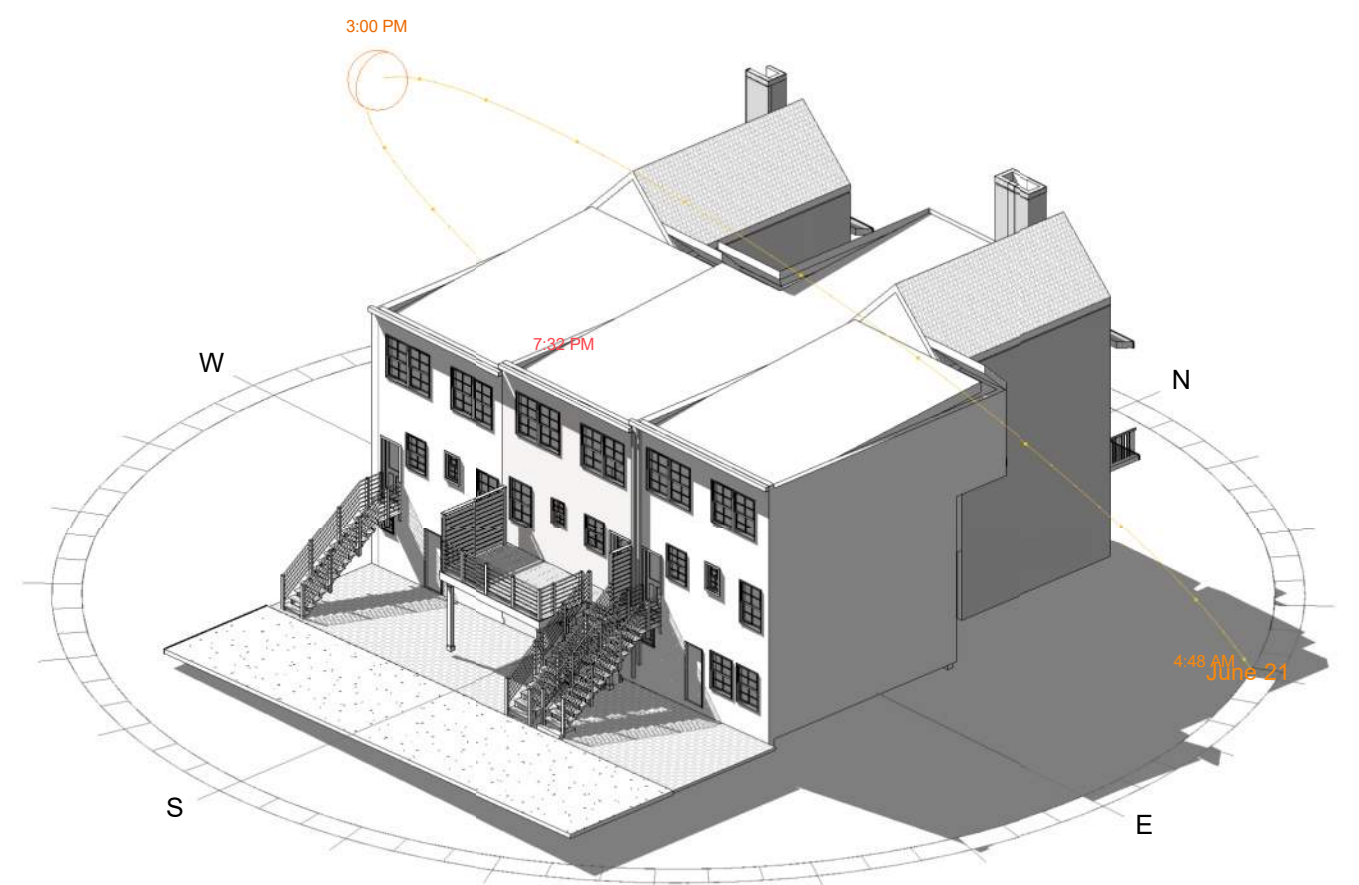
③ SOLAR STUDY - EXISTING DESIGN AT SUMMER SOLTICE MORNING



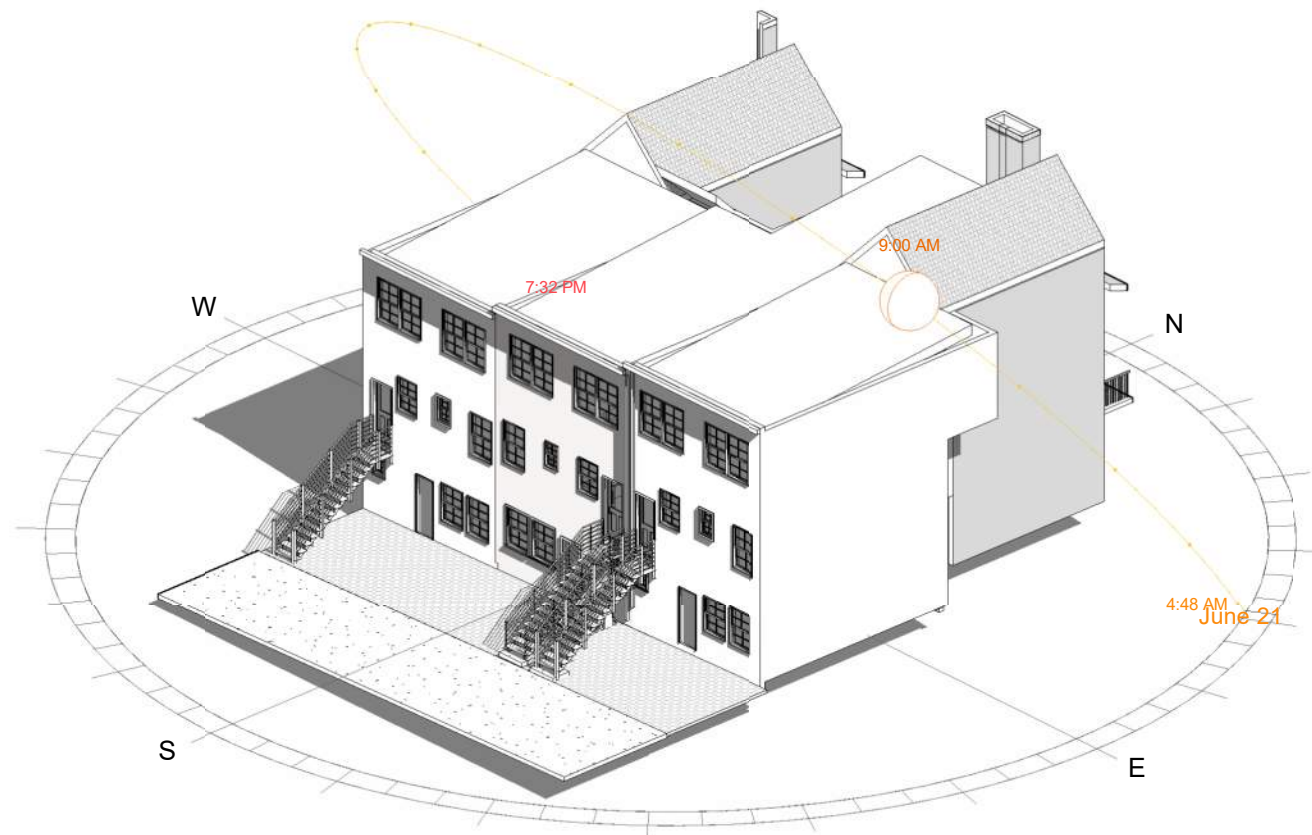
④ SOLAR STUDY - EXISTING DESIGN AT SUMMER SOLTICE EVENING



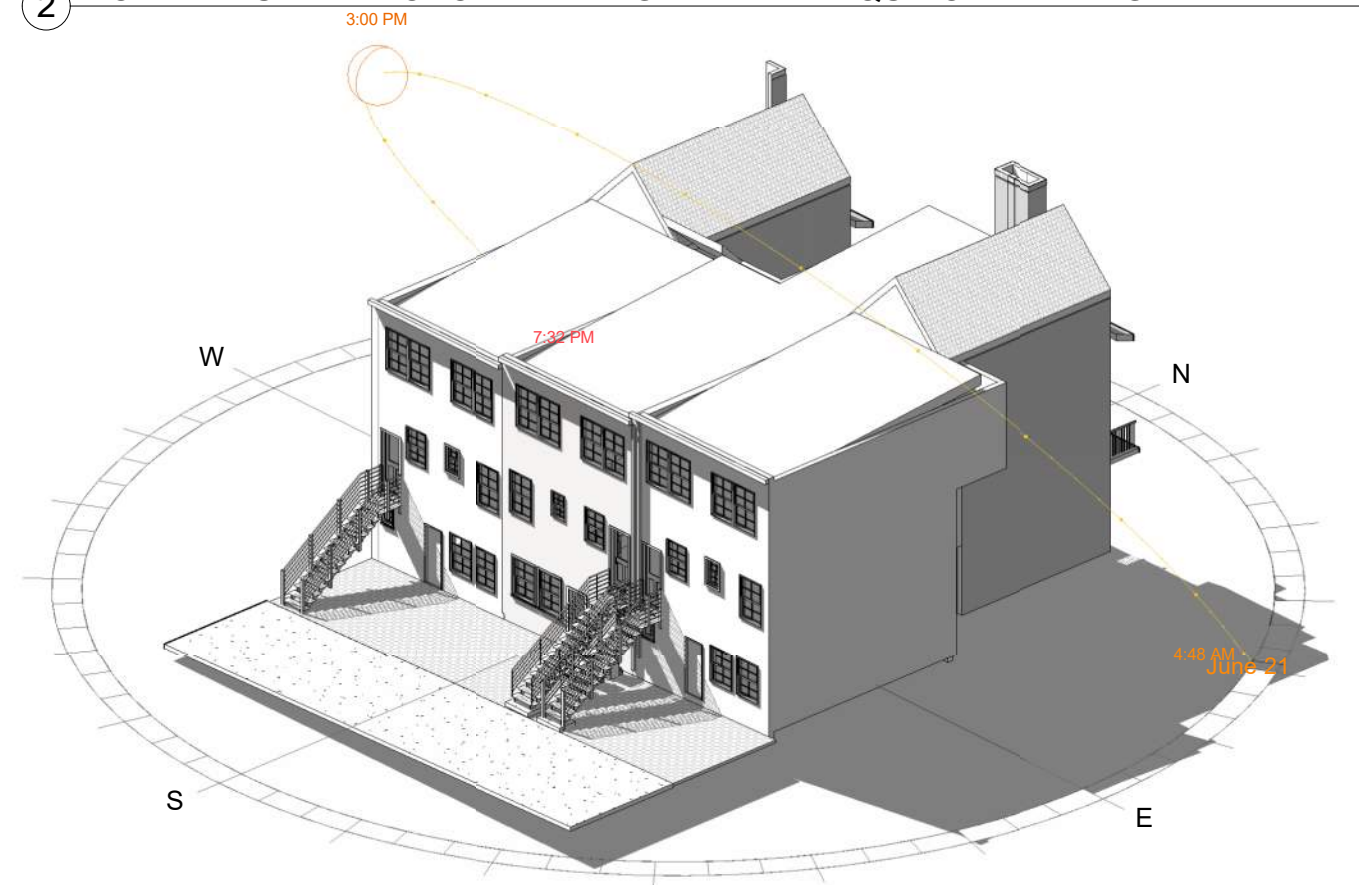
① SOLAR STUDY - PROPOSED DESIGN AT FALL EQUINOX MORNING



② SOLAR STUDY - PROPOSED DESIGN AT FALL EQUINOX EVENING



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④ SOLAR STUDY - EXISTING DESIGN AT FALL EQUINOX EVENING