

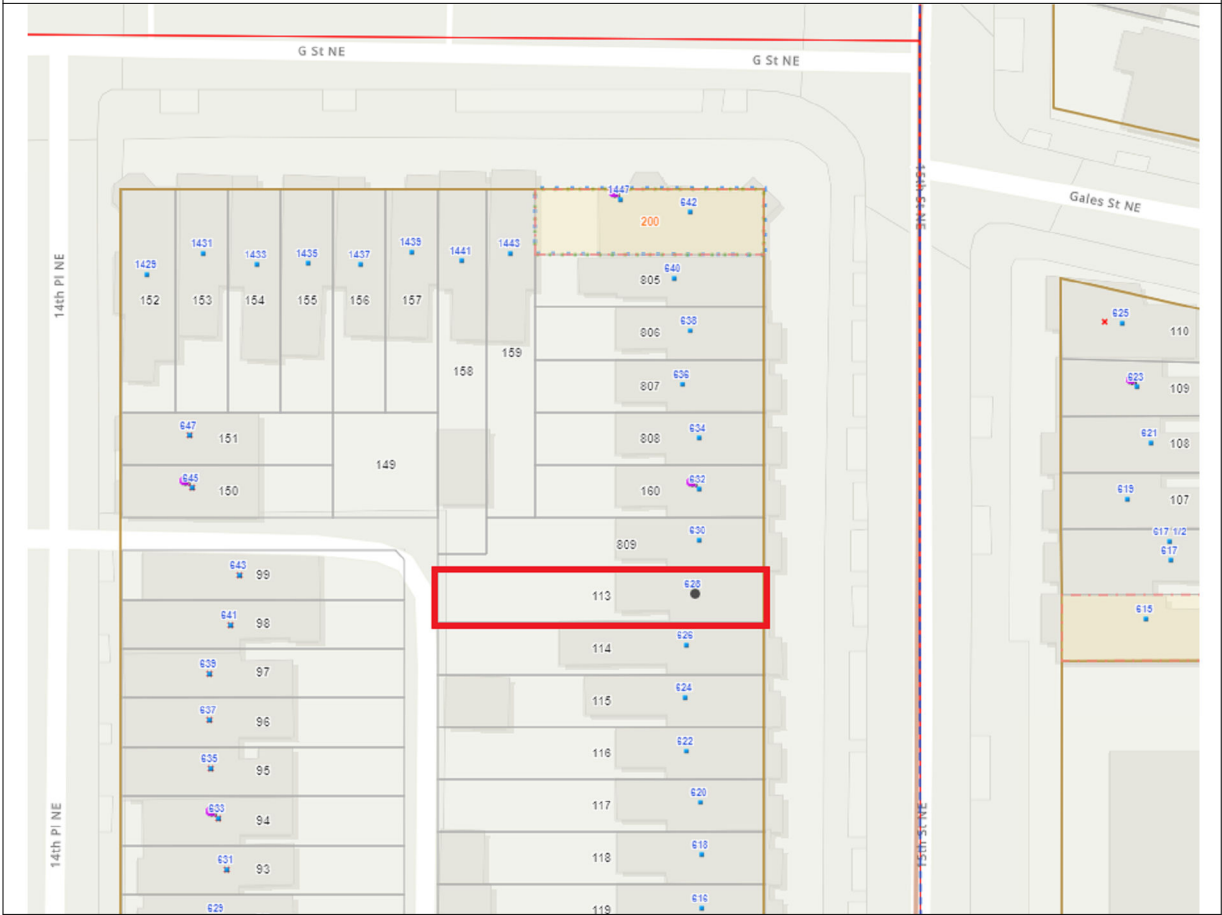
# SECOND PRINCIPAL DWELLING

## Fendley Residence

### BZA Application

MAY 2025  
100% SET

PROJECT LOCATION - 628 15TH STREET NORTHEAST

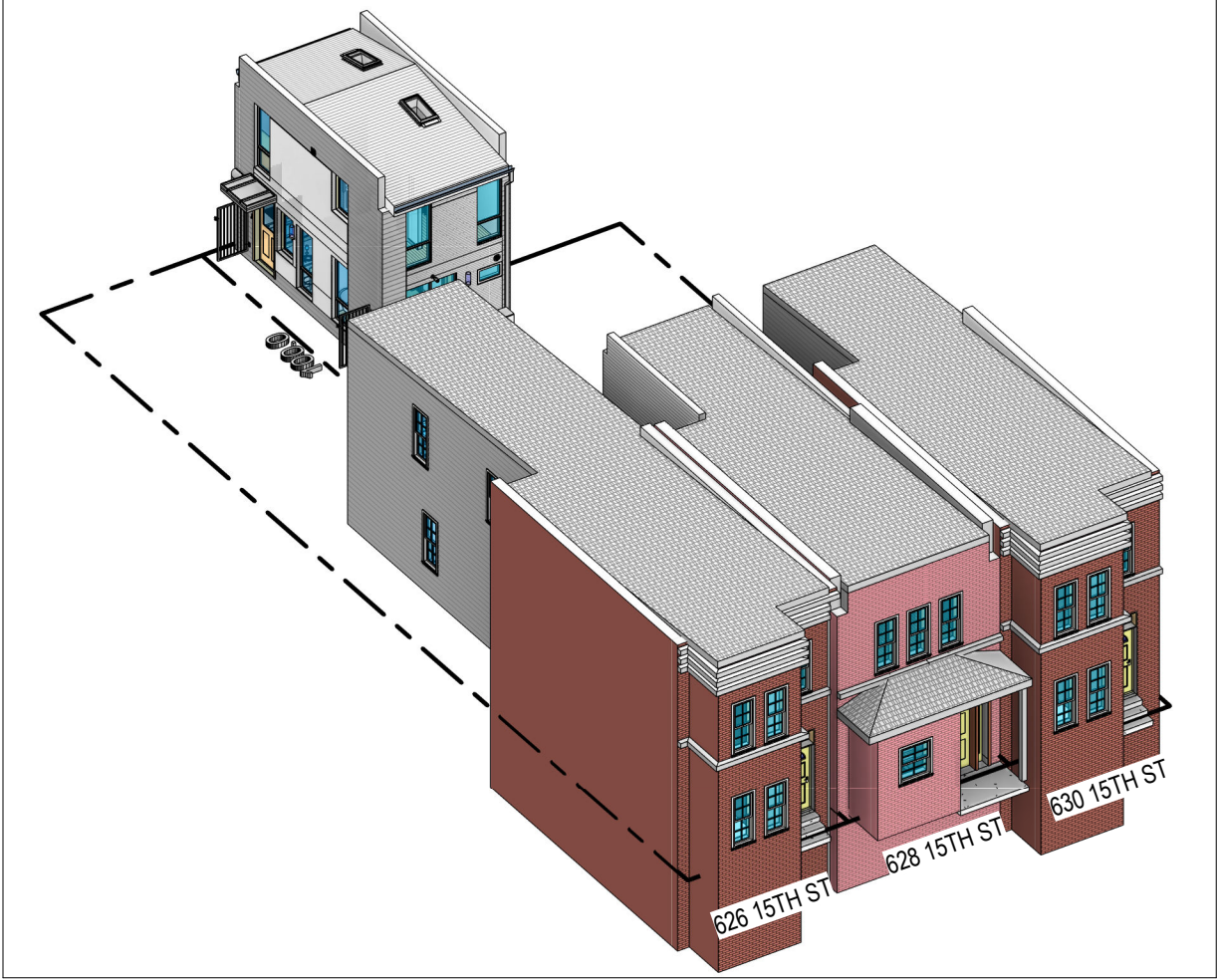


PROJECT DESCRIPTION

The project at the Fendley residence involves an 244 sqft, 2-story second principal dwelling located at the rear of the property. The dwelling unit shall include a new full bathroom, powder room, kitchen and laundry area.

- Structure:** New exterior and interior walls, and new concrete slab on grade.  
**Plumbing:** New full bathroom, powder room, and laundry.  
**Mechanical:** Exterior and interior mini split unit, exhaust fans at bathroom and laundry.  
**Electrical:** New switches and plugs to accommodate new design layout.  
**Exterior Envelope:** New 244 sqft, 2-srtory ADU.  
**Building Footprint:** Additional 290 sqft from exterior face to exterior face of ADU.  
**Change of Use:** Single family to Principal & Secondary dwelling.

3D SITE VIEW



SHEET INDEX

Sheet Number	Sheet Name
-BZA-0000	COVERSHEET
-BZA-0001	ZONING REPORT
-BZA-0002	ZONING SUMMARY
-BZA-0100	AERIAL VIEWS - FRONT
-BZA-0101	AERIAL VIEWS - REAR
-BZA-0200	PROPOSED FLOOR PLANS
-BZA-0201	PROPOSED FLOOR PLANS
-BZA-0202	PROPOSED FLOOR PLANS
-BZA-0203	PROPOSED ELEVATIONS
-BZA-0204	PROPOSED ELEVATIONS
-BZA-0205	EXISTING FLOOR PLANS
-BZA-0206	EXISTING ELEVATIONS
-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATION
-BZA-0301	WINTER SUN SHADE STUDY - ELEVATION
-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVE
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVE



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6316 2nd Street NW, Washington DC 20011

FENDLEY  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

COVERSHEET

Scale	
Project number	240628
Date	05/30/2025

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 2340  
EXHIBIT NO. 19  
**-BZA-0000**

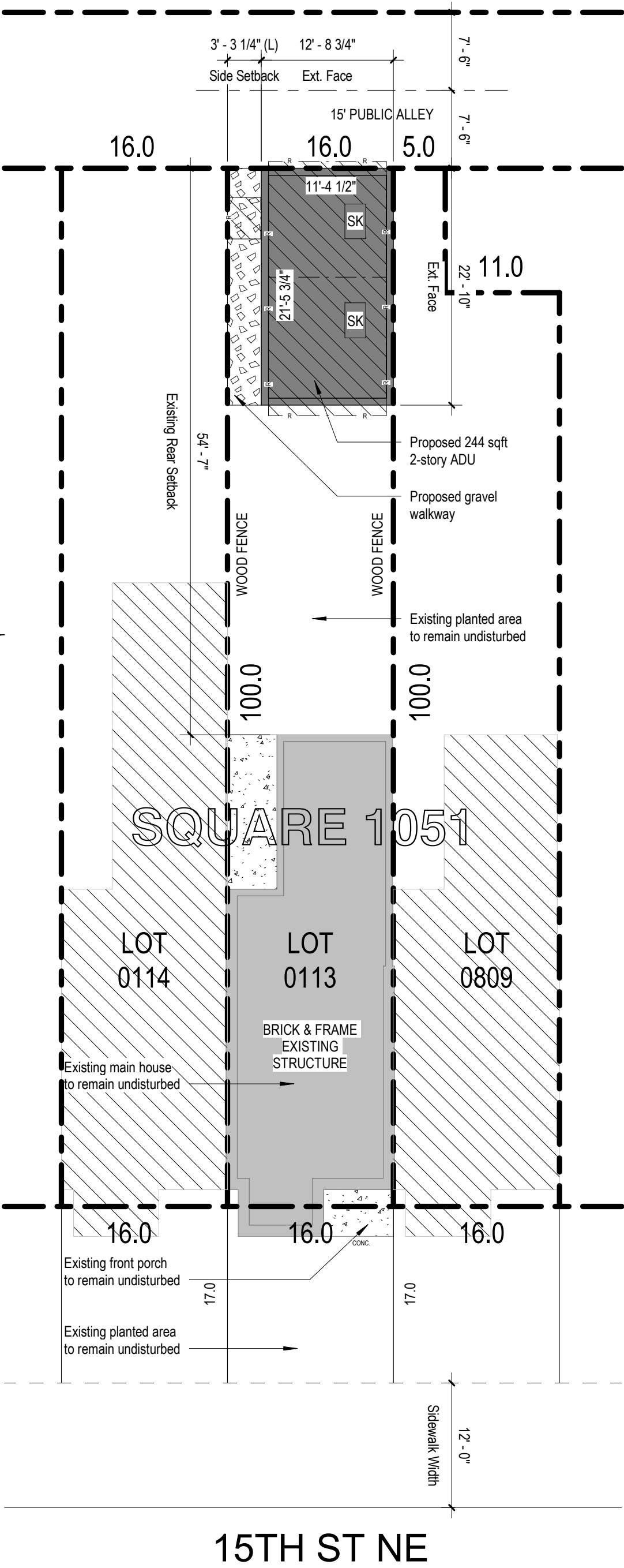
DDOT Tops - Permit Location Information

Address: 628 15TH ST  
Quadrant: NORTHEAST  
Zip Code: 20002  
SSL: 1051 / 0113  
Zone: RF-1  
Ward: 6  
ROW Total: 90'-0"  
ROW Sidewalk 1: EAST  
Sidewalk 1 Width: 12'-0"  
ROW Parking 1: EAST  
Parking 1 Width: 17'-0"

PROPOSED

EXISTING

NEIGHBOR PROPERTY



FENDLEY  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

Scale	3/32" = 1'-0"
Project number	240628
Date	05/30/2025

ZONING REPORT

-BZA-0001



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BUILDING CODE AND ZONING SUMMARY																							
<div><div>OWNER INFORMATION</div><div><div>NAME:</div><div>ED FENDLEY</div></div><div><div>ADDRESS:</div><div>628 15TH ST NE, WASHINGTON DC 20002</div></div><div><div>EMAIL:</div><div>EDFENDLEY@GMAIL.COM</div></div><div><div>PHONE NUMBER:</div><div>386-281-2316</div></div></div>																							
<div><div>AUTHORITY HAVING JURISDICTION</div><div>DISTRICT OF COLUMBIA - DCMR</div></div>																							
<div><div>APPLICABLE BUILDING CODES</div><div>All DCMR Title 12 Amendments - 2017 DCMR 12A, DC Building Code Amendments 2015 International Building Code (IBC) - 2017 DCMR 12B, DC Residential Code Amendments 2015 International Residential Code (IRC) - 2017 DCMR 12C, DC Electrical Code 2014 National Electrical Code (NEC), NFPA 70 - 2017 DCMR 12D, DC Fuel Gas Code 2015 International Fuel Gas Code (IFGC) - 2017 DCMR 12E, DC Mechanical Code 2015 International Mechanical Code (IMC) - 2017 DCMR 12F, DC Plumbing Code 2015 International Plumbing Code (IPC) - 2017 DCMR 12G, DC Property Maintenance Code 2015 International Property Maintenance Code (IPMC) - 2017 DCMR 12H, DC Fire Code 2015 International Fire Code (IFC) - 2017 DCMR 12I, DC Energy Conservation Code 2015 International Energy Conservation Code - Residential Provisions - 2013 ANSI / ASHRAE / IES 90.1 2017 DCMR 12J, DC Existing Building Code - 2015 Existing Building Code 2017 DCMR 12K. DC Green Construction Code - 2012 International Green Constructoin Code (IGCC) 2017 DCMR 12I, Energy Conservation Code Supplement of 2017 - Residential Provisions 2015 International Existing Building Code (IEBC)</div></div>																							
<div><div>EXISTING CONSTRUCTION CLASSIFICATION</div><div>III-B</div></div>																							
<div><div>PROPOSED CONSTRUCTION CLASSIFICATION</div><div>III-B</div></div>																							
<div><div>EXISTING BUILDING OCCUPANCY USE GROUP</div><div>RF-1 (RESIDENTIAL ROW)</div></div>																							
<div><div>PROPOSED BUILDING OCCUPANCY USE GROUP</div><div>RF-1 (PRINCIPAL &amp; SECONDARY DWELLING)</div></div>																							
<div><div>GENERAL INFORMATION: GROSS FLOOR AREA (GFA)</div><table><tr><th>LEVEL</th><th>EXISTING AREA(SF)</th><th>PROPOSED AREA(SF)</th></tr><tr><td>BASEMENT</td><td>500</td><td>0</td></tr><tr><td>1ST FLOOR</td><td>558</td><td>0</td></tr><tr><td>2ND FLOOR</td><td>530</td><td>0</td></tr><tr><td>ADU 1ST FLR</td><td>0</td><td>244</td></tr><tr><td>ADU 2ND FLR</td><td>0</td><td>244</td></tr><tr><td>TOTAL</td><td>1,588</td><td>488</td></tr></table></div>			LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)	BASEMENT	500	0	1ST FLOOR	558	0	2ND FLOOR	530	0	ADU 1ST FLR	0	244	ADU 2ND FLR	0	244	TOTAL	1,588	488
LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)																					
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TOTAL	1,588	488																					
<div><div>FLOOR AREA RATIO</div><table><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td></td><td>%</td><td>%</td></tr><tr><td>BUILDING USE:</td><td>SINGLE FAMILY</td><td>SINGLE FAMILY + ADU</td></tr><tr><td># OF STORIES:</td><td>2</td><td>2</td></tr><tr><td>STORIES PLUS:</td><td>BASEMENT</td><td>2 + BASEMENT</td></tr><tr><td># OF DWELLING UNITS:</td><td>1</td><td>2</td></tr></table></div>				EXISTING	PROPOSED		%	%	BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU	# OF STORIES:	2	2	STORIES PLUS:	BASEMENT	2 + BASEMENT	# OF DWELLING UNITS:	1	2			
	EXISTING	PROPOSED																					
	%	%																					
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU																					
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STORIES PLUS:	BASEMENT	2 + BASEMENT																					
# OF DWELLING UNITS:	1	2																					
<div><div>AREA COVERAGE:</div><table><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>TOTAL LOT AREA (SQFT):</td><td>1,600 SQFT</td><td>EXISTING TO REMAIN</td></tr><tr><td>SIDE YARD SETBACK (LEFT)</td><td>N/A</td><td>EXISTING TO REMAIN</td></tr><tr><td>SIDE YARD SETBACK (RIGHT)</td><td>N/A</td><td>EXISTING TO REMAIN</td></tr><tr><td>REAR YARD SETBACK</td><td>54'- 7 FT</td><td>EXISTING TO REMAIN</td></tr></table></div>				EXISTING	PROPOSED	TOTAL LOT AREA (SQFT):	1,600 SQFT	EXISTING TO REMAIN	SIDE YARD SETBACK (LEFT)	N/A	EXISTING TO REMAIN	SIDE YARD SETBACK (RIGHT)	N/A	EXISTING TO REMAIN	REAR YARD SETBACK	54'- 7 FT	EXISTING TO REMAIN						
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SIDE YARD SETBACK (RIGHT)	N/A	EXISTING TO REMAIN																					
REAR YARD SETBACK	54'- 7 FT	EXISTING TO REMAIN																					
<div><div>BUILDING AREA:</div><table><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>LOT OCCUPANCY:</td><td>40%</td><td>58%</td></tr><tr><td>PERVIOUS SURFACE:</td><td>28%</td><td>10%</td></tr><tr><td>GREEN AREA RATIO (GAR):</td><td>32%</td><td>32%</td></tr></table></div>				EXISTING	PROPOSED	LOT OCCUPANCY:	40%	58%	PERVIOUS SURFACE:	28%	10%	GREEN AREA RATIO (GAR):	32%	32%									
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LOT OCCUPANCY:	40%	58%																					
PERVIOUS SURFACE:	28%	10%																					
GREEN AREA RATIO (GAR):	32%	32%																					
<div><div>EXISTING FOOTPRINT AREA OF BUILDING:</div><div>670 SQFT (647 SQFT within property line)</div></div>																							
<div><div>PROPOSED FOOTPRINT AREA OF BUILDING:</div><div>647 + 290 SQFT (within property line)</div></div>																							
<div><div>FLOORS INVOLVED IN THIS PROJECT:</div><div>Additional Dwelling Unit (290 SQFT)</div></div>																							
<div><div>**TAXABLE ASSESSMENT (2023)</div><div>\$772,120.00</div></div>																							
<div><div>BUILDING CONSTRUCTION TYPE:</div><div>TYPE III NON COMBUSTIBLE EXTERIOR WALLS</div></div>																							



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FENDLEY

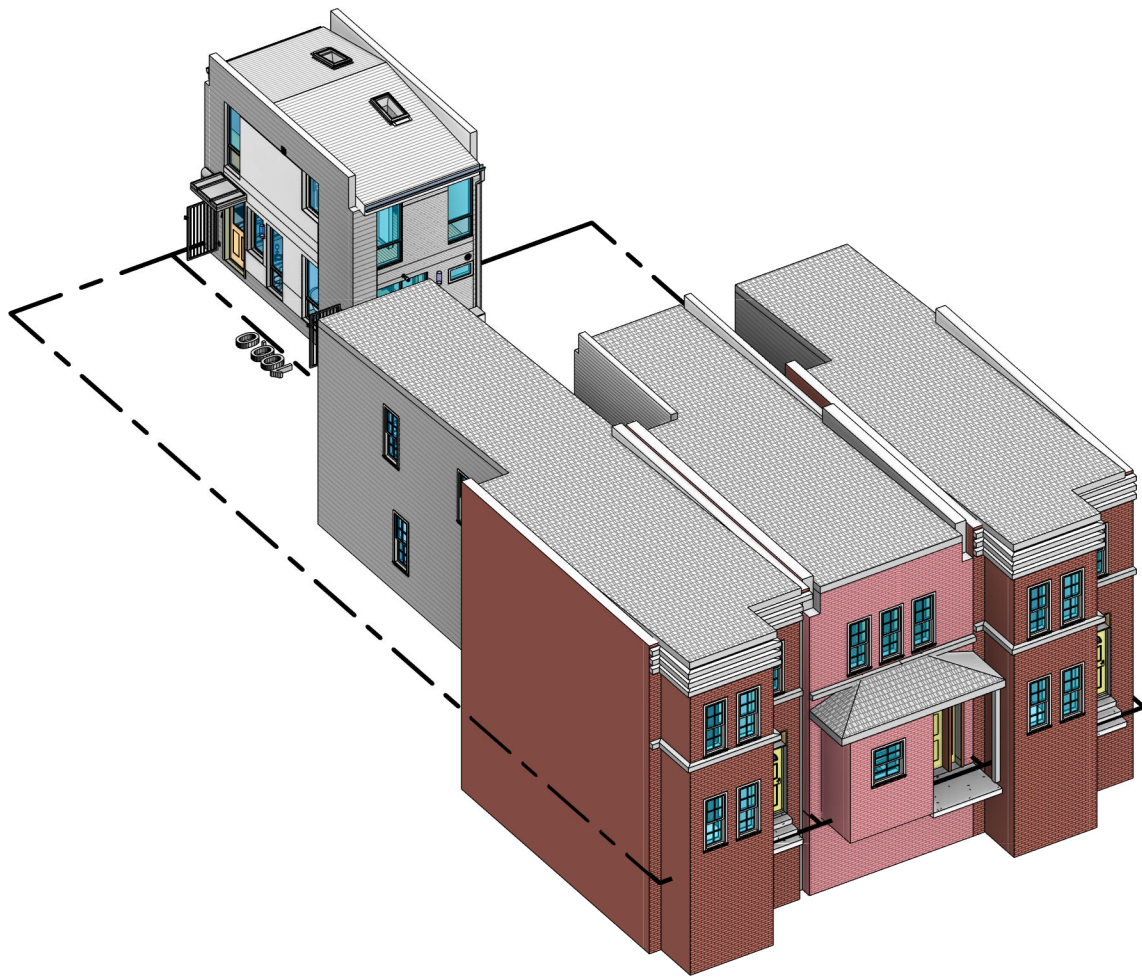
628 15th St NE

Washington DC 20002

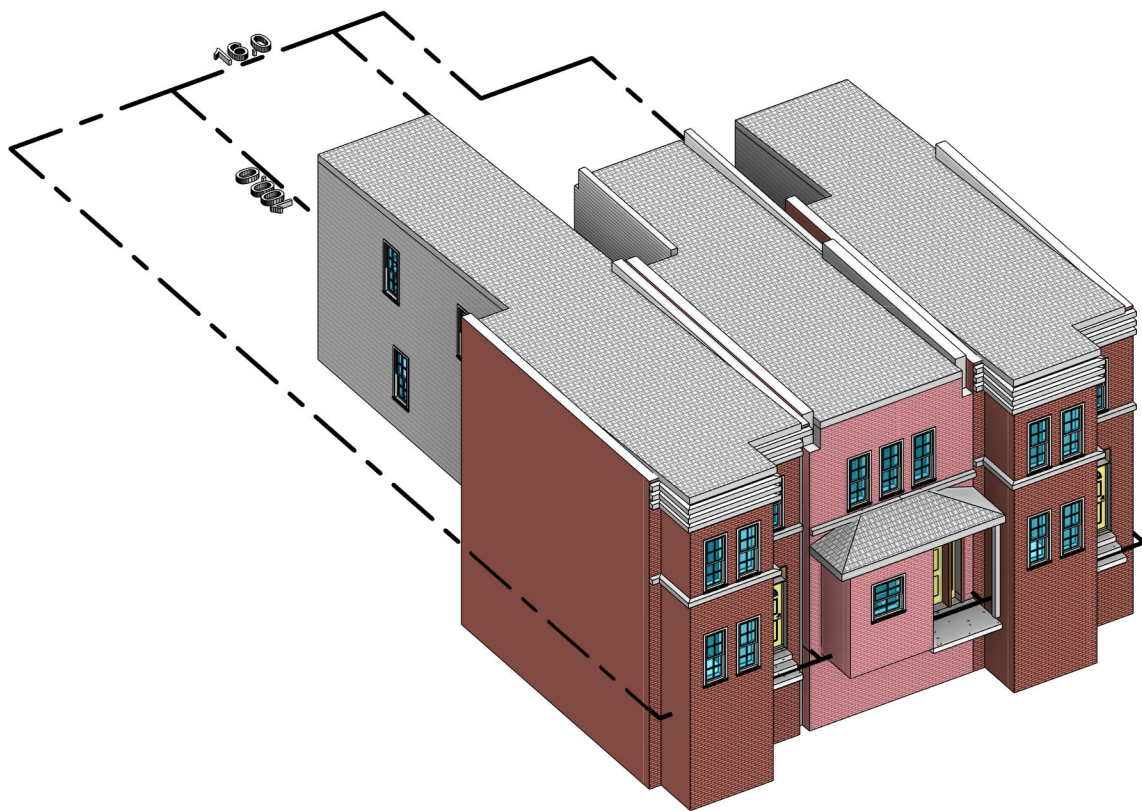
SECOND PRINCIPAL DWELLING

ZONING SUMMARY		
Scale	1/4" = 1'-0"	<div>-BZA-0002</div>
Project number	240628	
Date	05/30/2025	





1 Aerial View (Front) - Proposed



2 Aerial View (Front) - Existing



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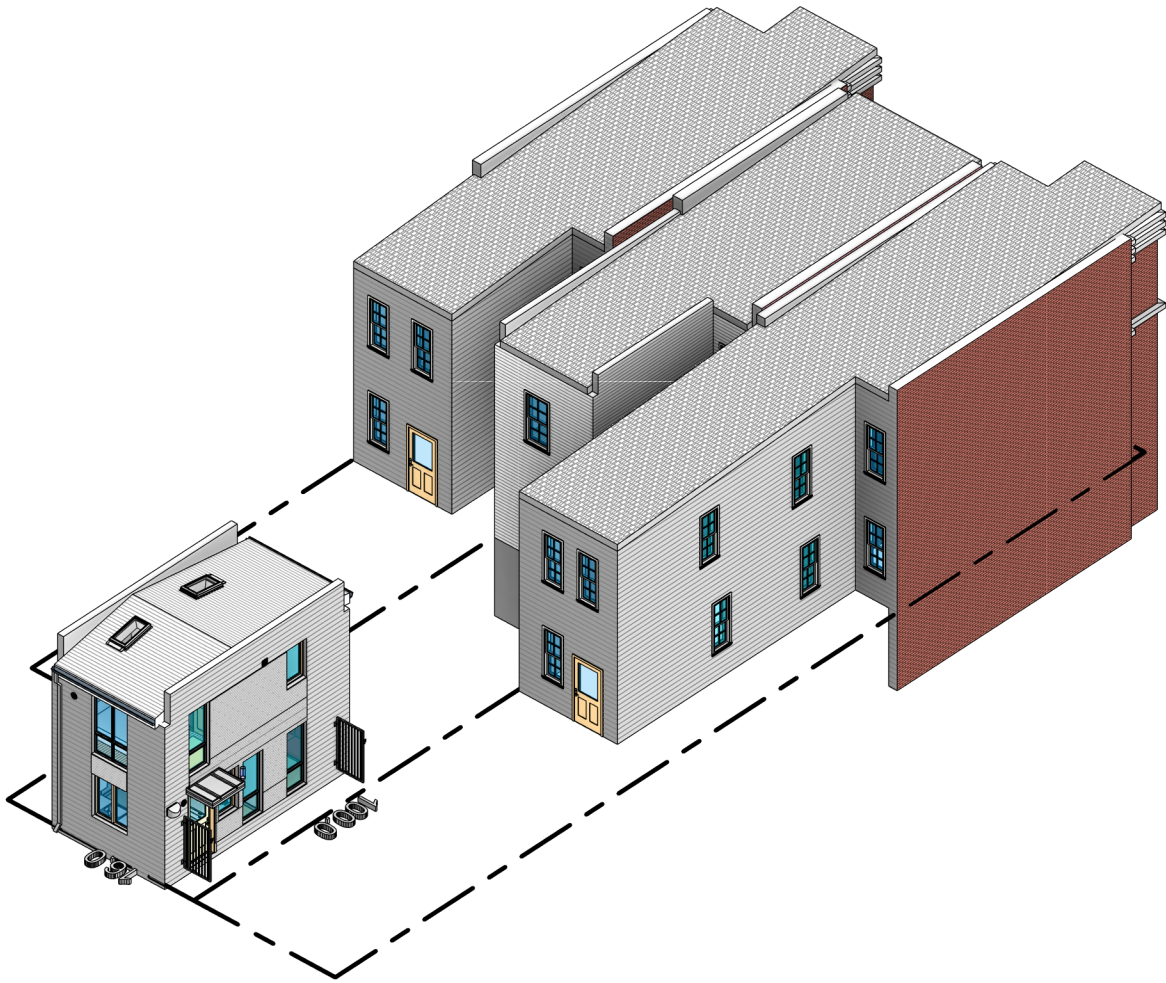
FENDLEY  
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SECOND PRINCIPAL DWELLING

AERIAL VIEWS - FRONT

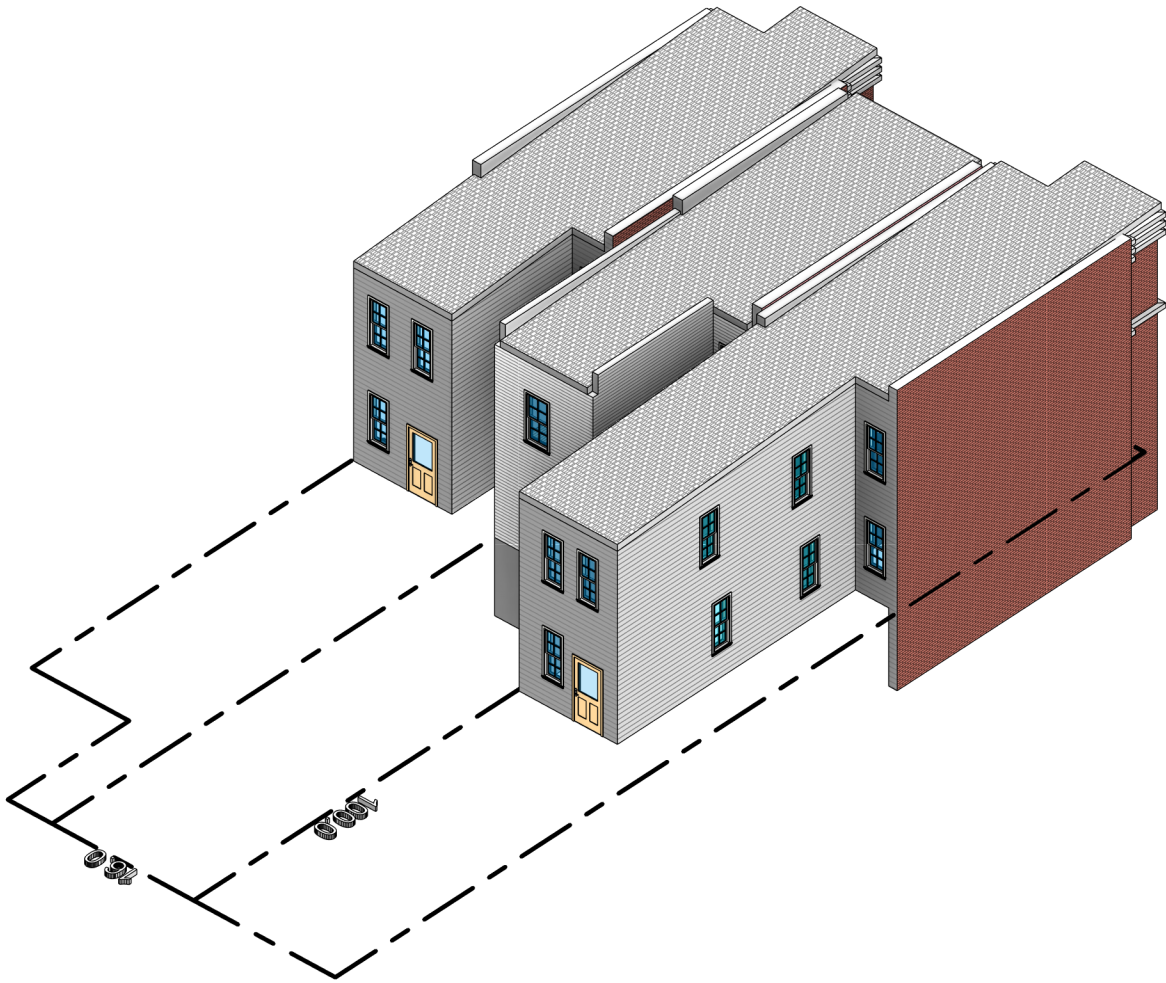
Scale	
Project number	240628
Date	05/30/2025

-BZA-0100





1 Aerial View (Rear) - Proposed



2 Aerial View (Rear) - Existing

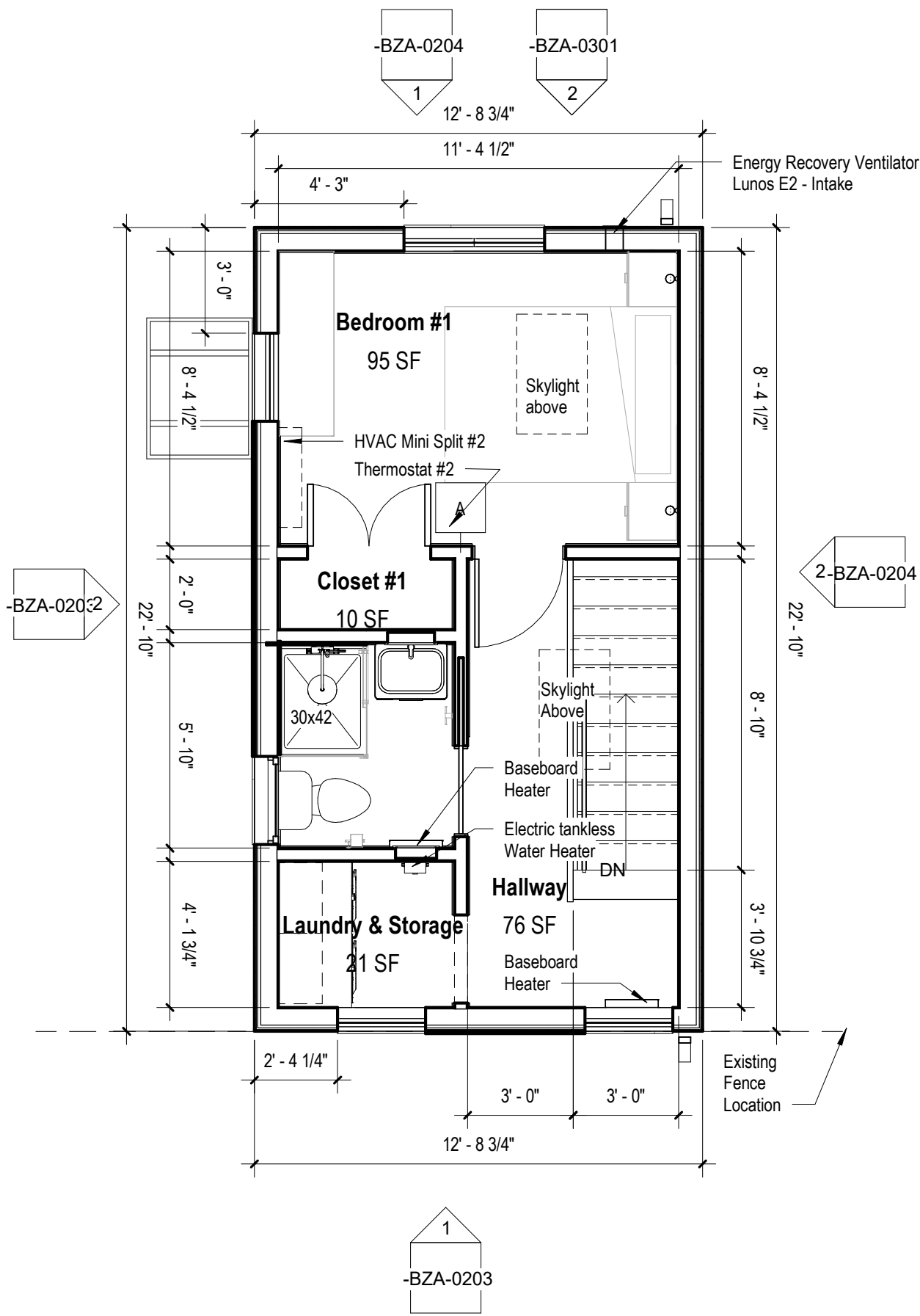


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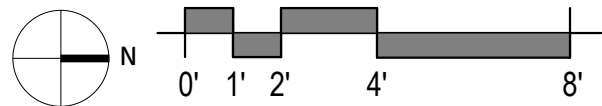
FENDLEY  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

AERIAL VIEWS - REAR		
Scale		-BZA-0101
Project number	240628	
Date	05/30/2025	





① Level 2 - Proposed ADU  
1/4" = 1'-0"



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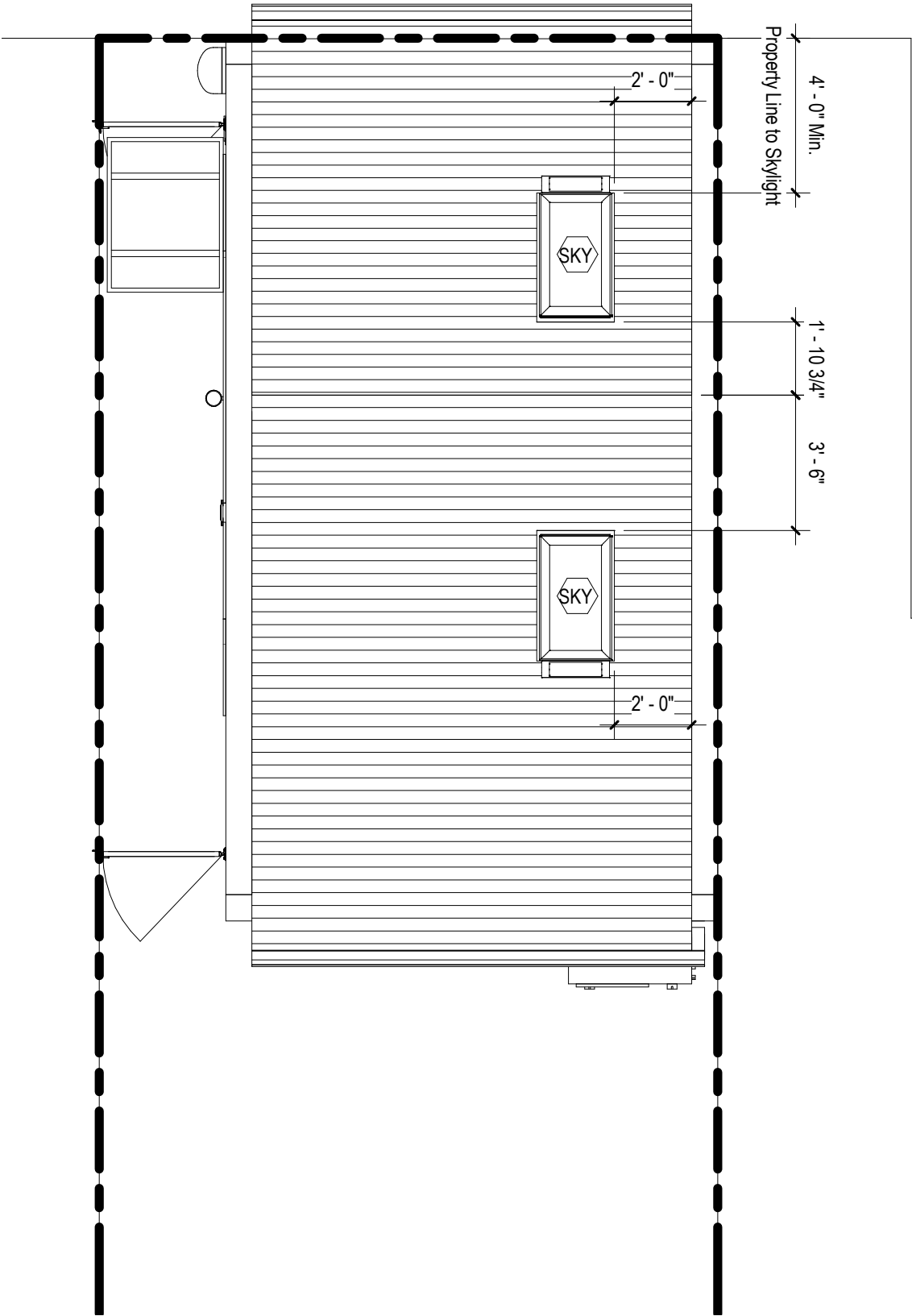
**FENDLEY**  
628 15th St NE  
Washington DC 20002  
**SECOND PRINCIPAL DWELLING**

PROPOSED FLOOR PLANS

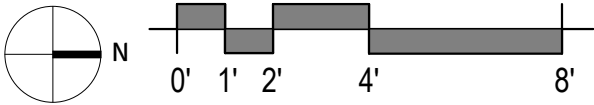
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Project number	240628
Date	05/30/2025

**-BZA-0201**

-BZA-0301  
2



1 Level 3 - Proposed ADU  
1/4" = 1'-0"

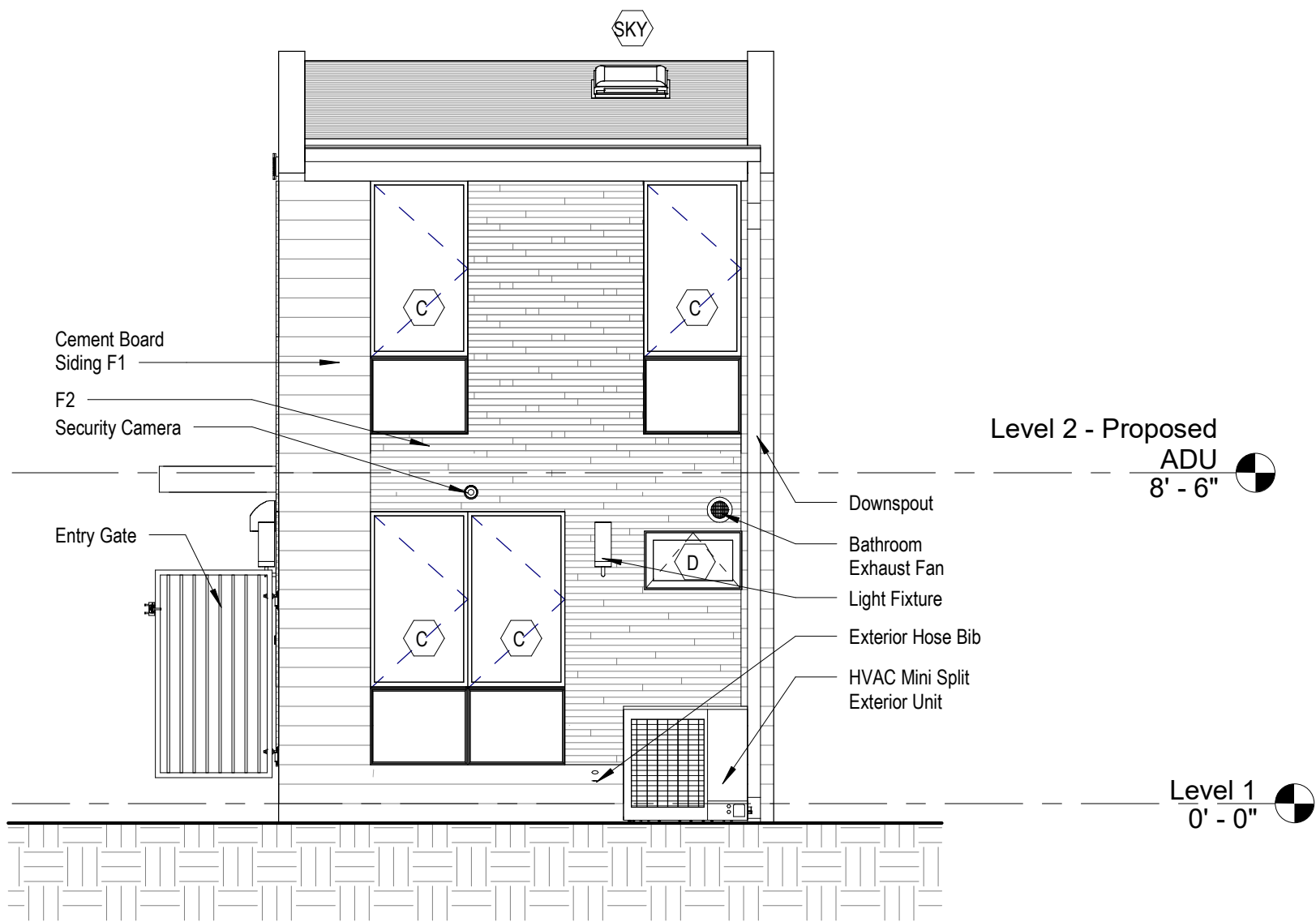


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SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	<b>-BZA-0202</b>
Project number	240628	
Date	05/30/2025	

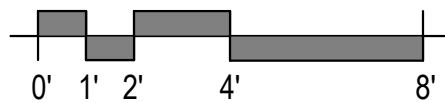




1 East Elevation - Proposed  
1/4" = 1'-0"



2 South Elevation - Proposed  
1/4" = 1'-0"



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SECOND PRINCIPAL DWELLING

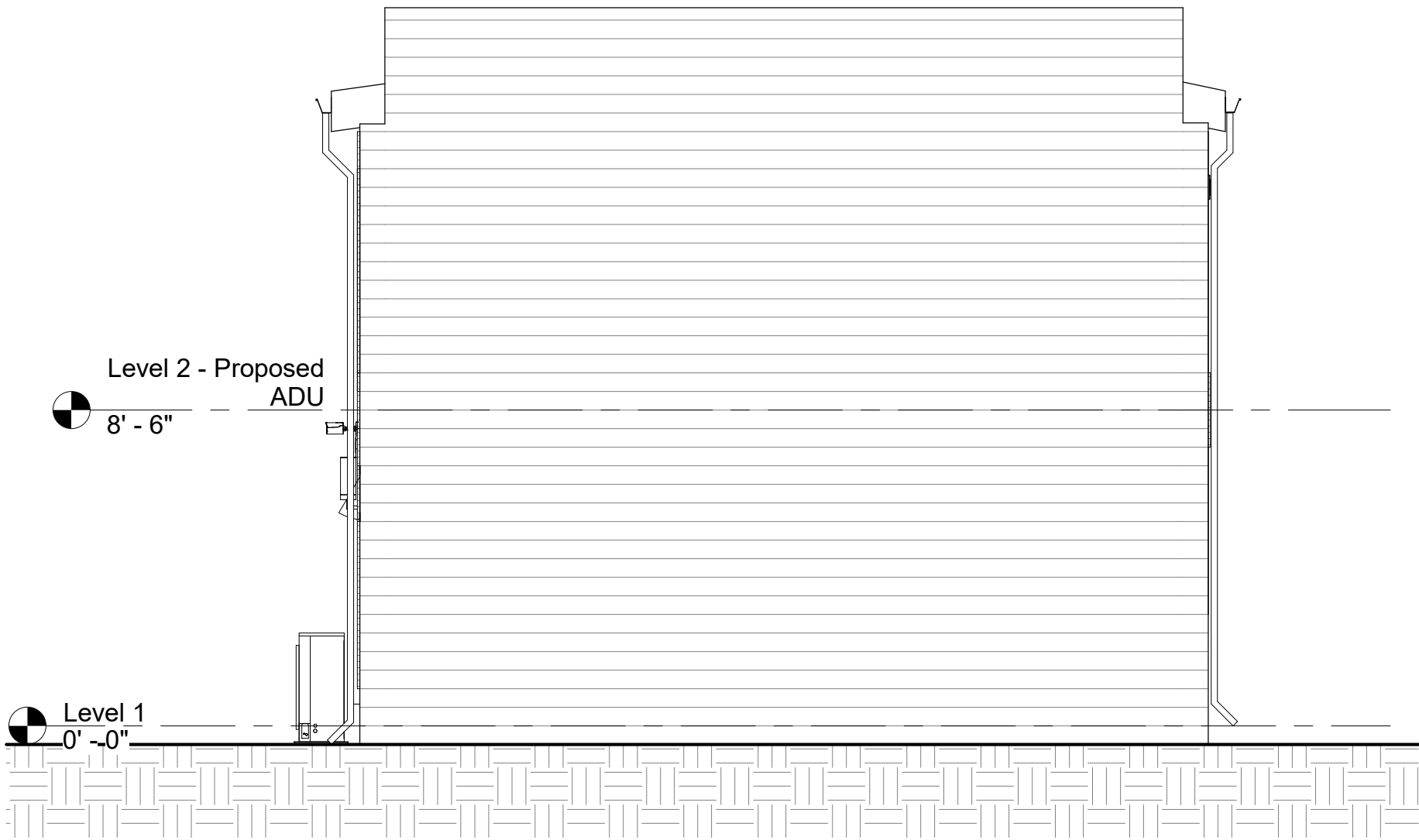
PROPOSED ELEVATIONS

Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

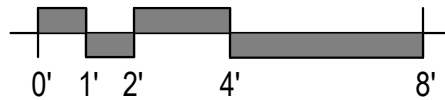
-BZA-0203



1 West Elevation - Proposed  
1/4" = 1'-0"



2 North Elevation - Proposed  
1/4" = 1'-0"



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FENDLEY  
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SECOND PRINCIPAL DWELLING

PROPOSED ELEVATIONS

Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0204

-BZA-0301

2

16.0

22'-10"

100.0

Existing Fence Location

-BZA-0206

2

DN

NO ALTERATIONS AT THIS LEVEL  
UNDER THE SCOPE OF THIS PROJECT

NO ALTERATIONS AT THIS LEVEL  
UNDER THE SCOPE OF THIS PROJECT

UP

NO ALTERATIONS AT THIS LEVEL  
UNDER THE SCOPE OF THIS PROJECT

3 Level 2

1/8" = 1'-0"

-BZA-0301

2 Level 1

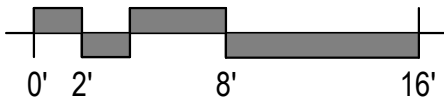
1/8" = 1'-0"

-BZA-03010206

1 Level 0

1/8" = 1'-0"

1/8" = 1'-0" SCALE



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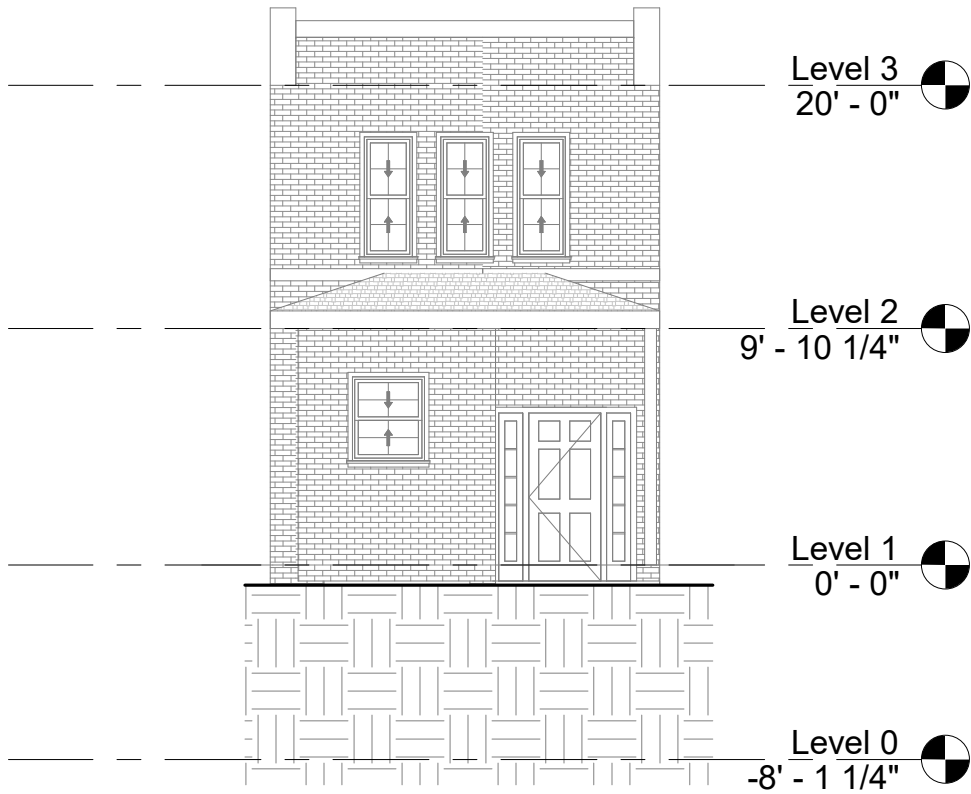
SECOND PRINCIPAL DWELLING

EXISTING FLOOR PLANS

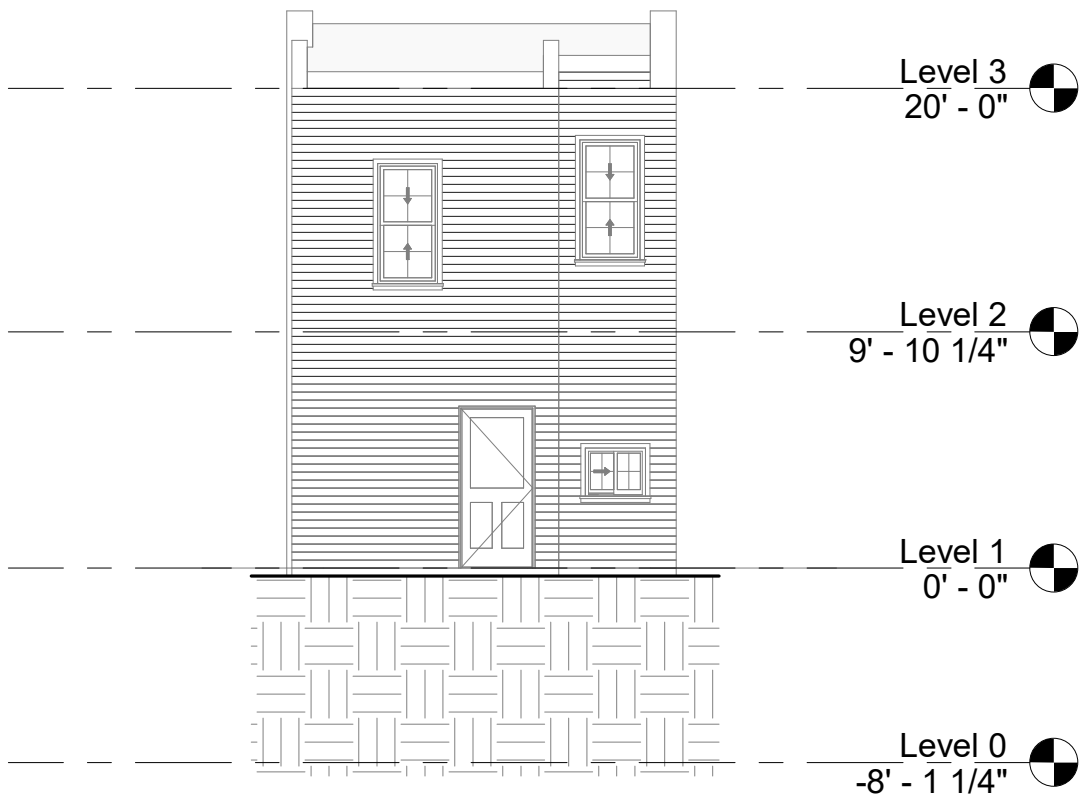
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Project number	240628
Date	05/30/2025

-BZA-0205

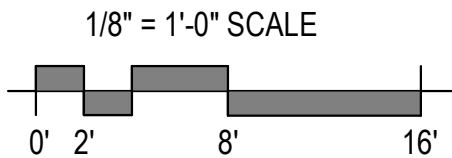




1 East View - Existing  
1/8" = 1'-0"



2 West View - Existing  
1/8" = 1'-0"



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EXISTING ELEVATIONS

Scale	1/8" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0206



① Summer Shade Study - Elevation  
1/8" = 1'-0"



② Summer Shade Study - Proposed  
1/8" = 1'-0"



③ Summer Shade Study - Existing  
1/8" = 1'-0"



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SECOND PRINCIPAL DWELLING

SUMMER SUN SHADE STUDY - ELEVATION

Scale	1/8" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0300



① Winter Shade Study - Elevation  
1/8" = 1'-0"



② Winter Shade Study - Proposed  
1/8" = 1'-0"



③ Winter Shade Study - Existing  
1/8" = 1'-0"



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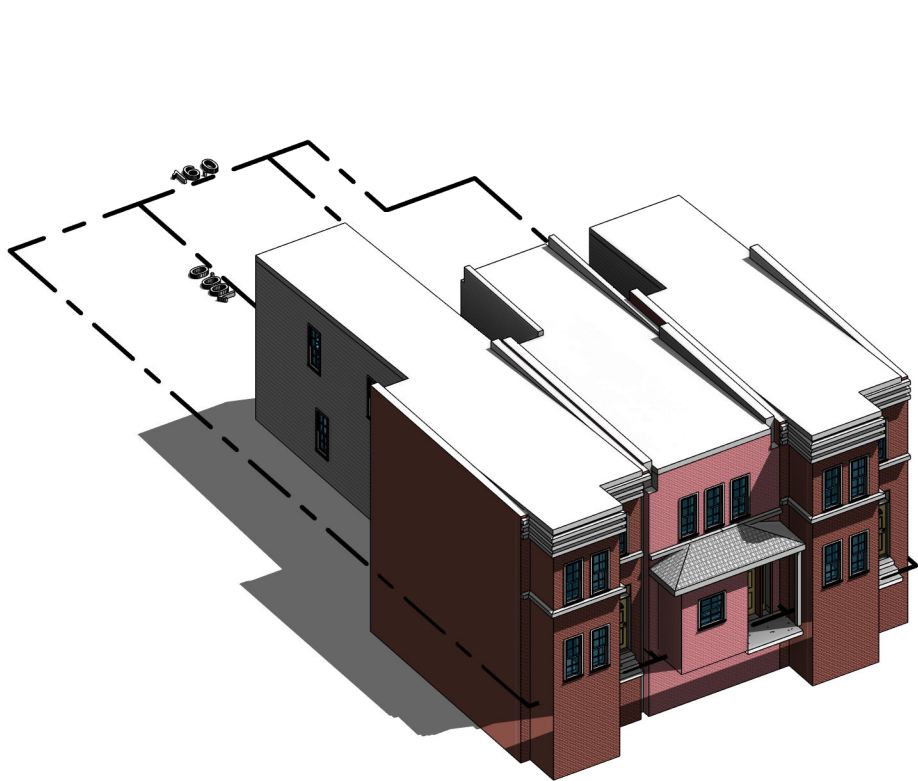
**FENDLEY**  
628 15th St NE  
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**SECOND PRINCIPAL DWELLING**

WINTER SUN SHADE STUDY - ELEVATION

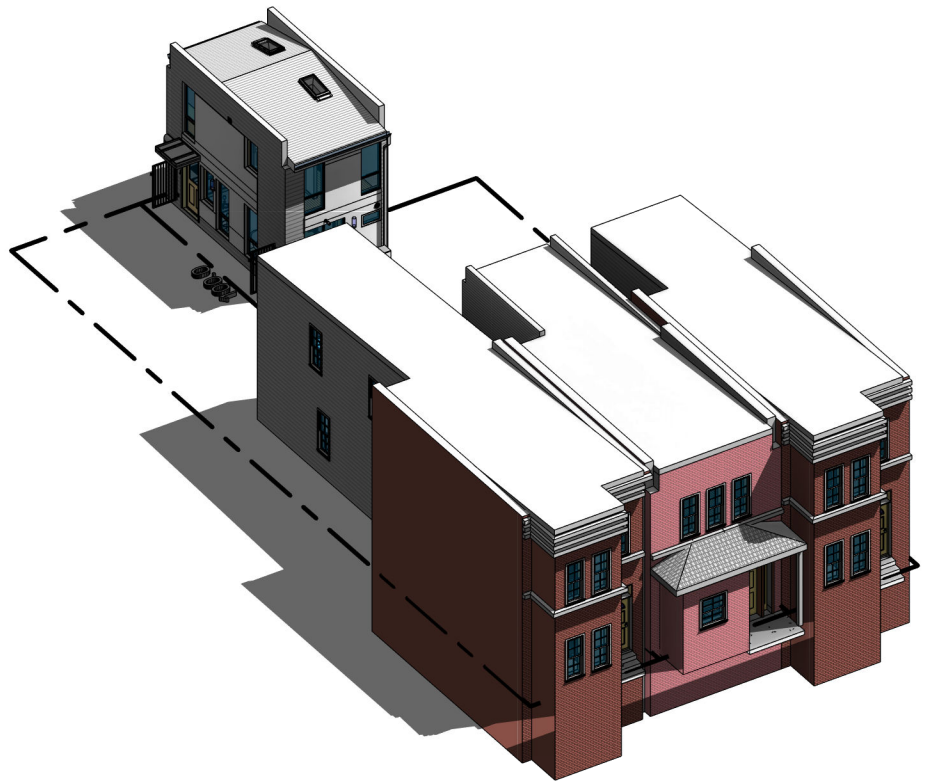
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Project number	240628
Date	05/30/2025

**-BZA-0301**

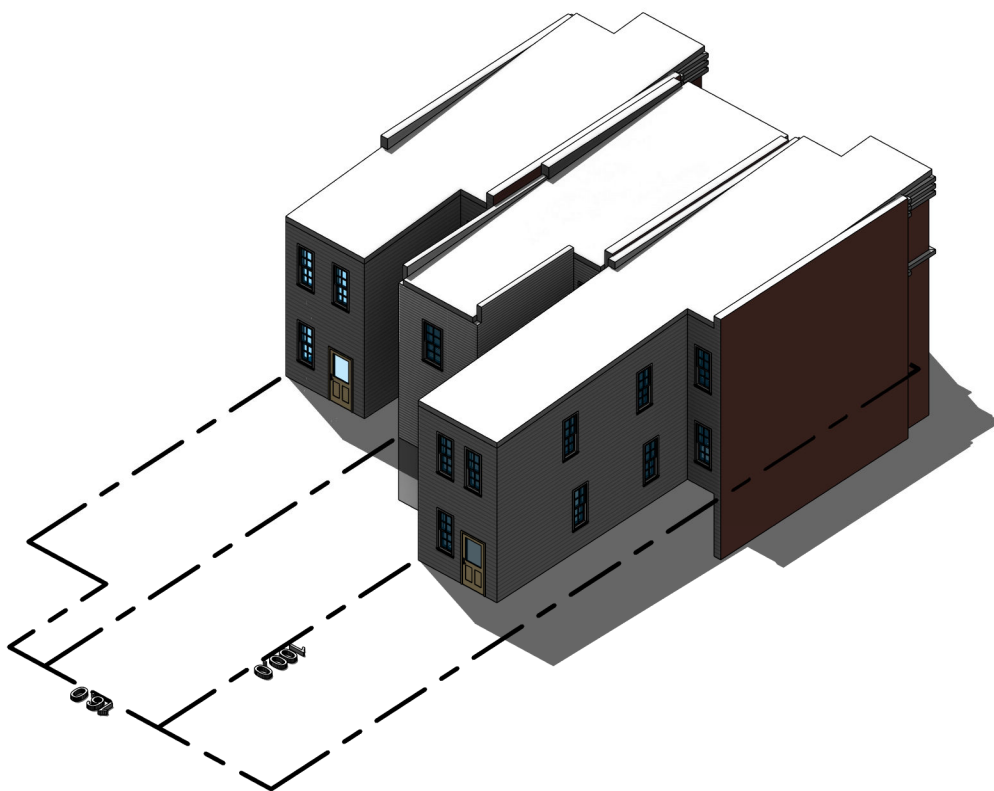




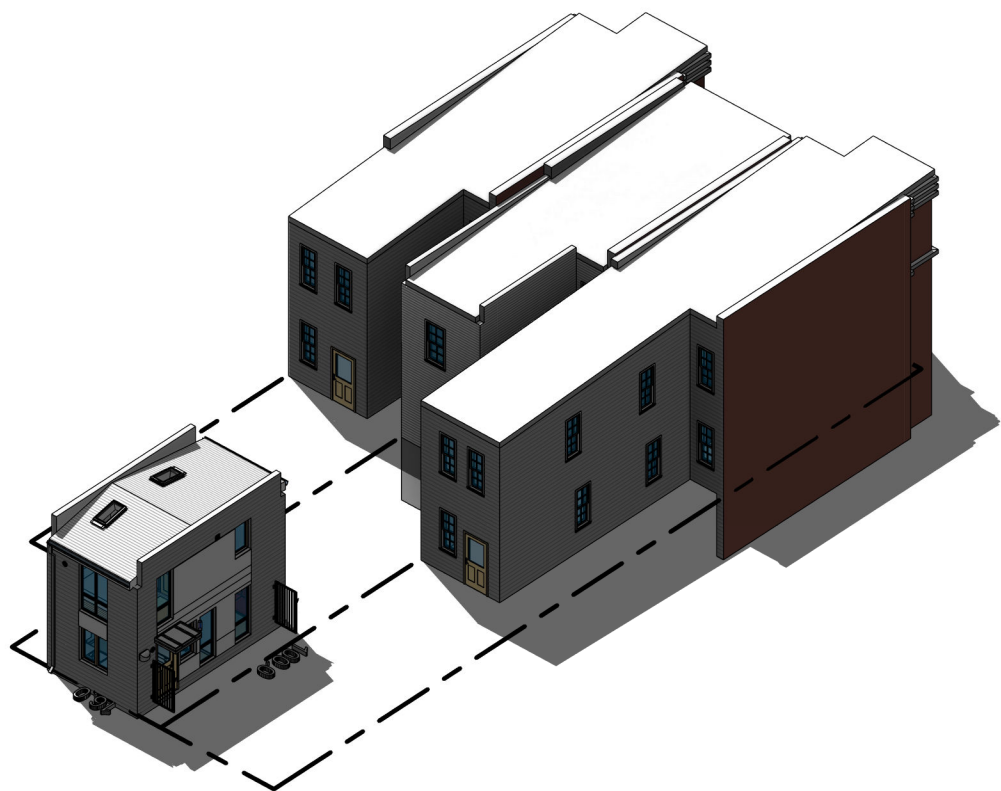
① Summer Sun Shade (Front) - Existing



② Summer Sun Shade (Front) - Proposed



③ Summer Sun Shade (Rear) - Existing



④ Summer Sun Shade (Rear) - Proposed



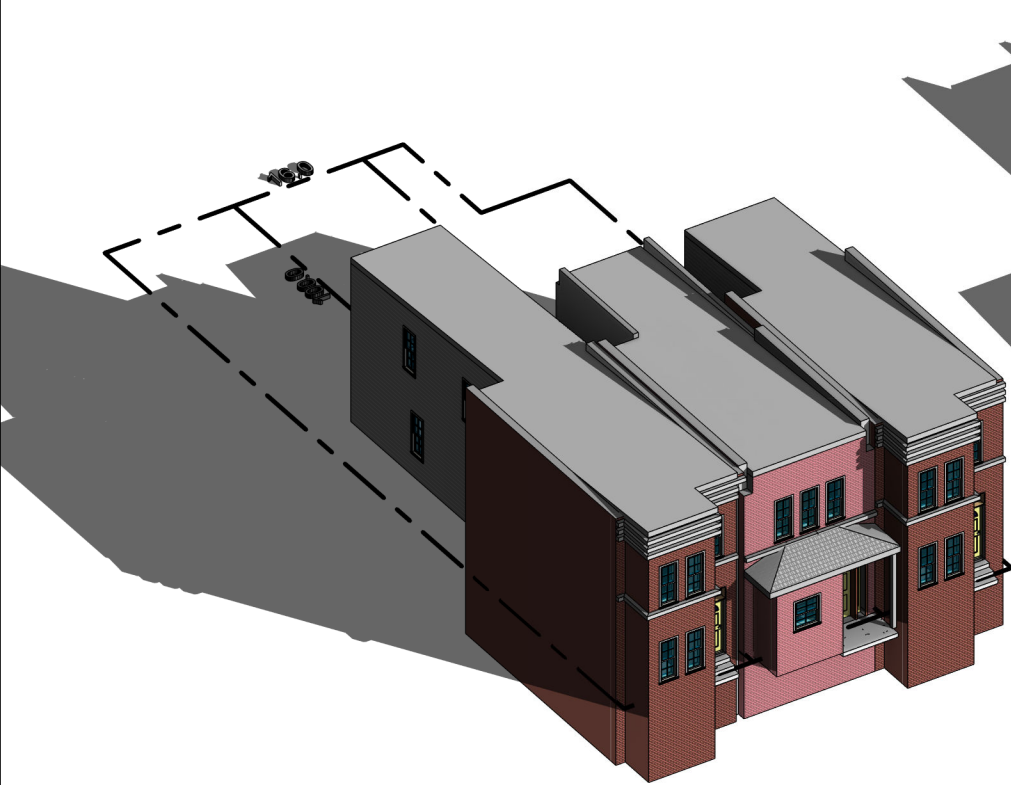
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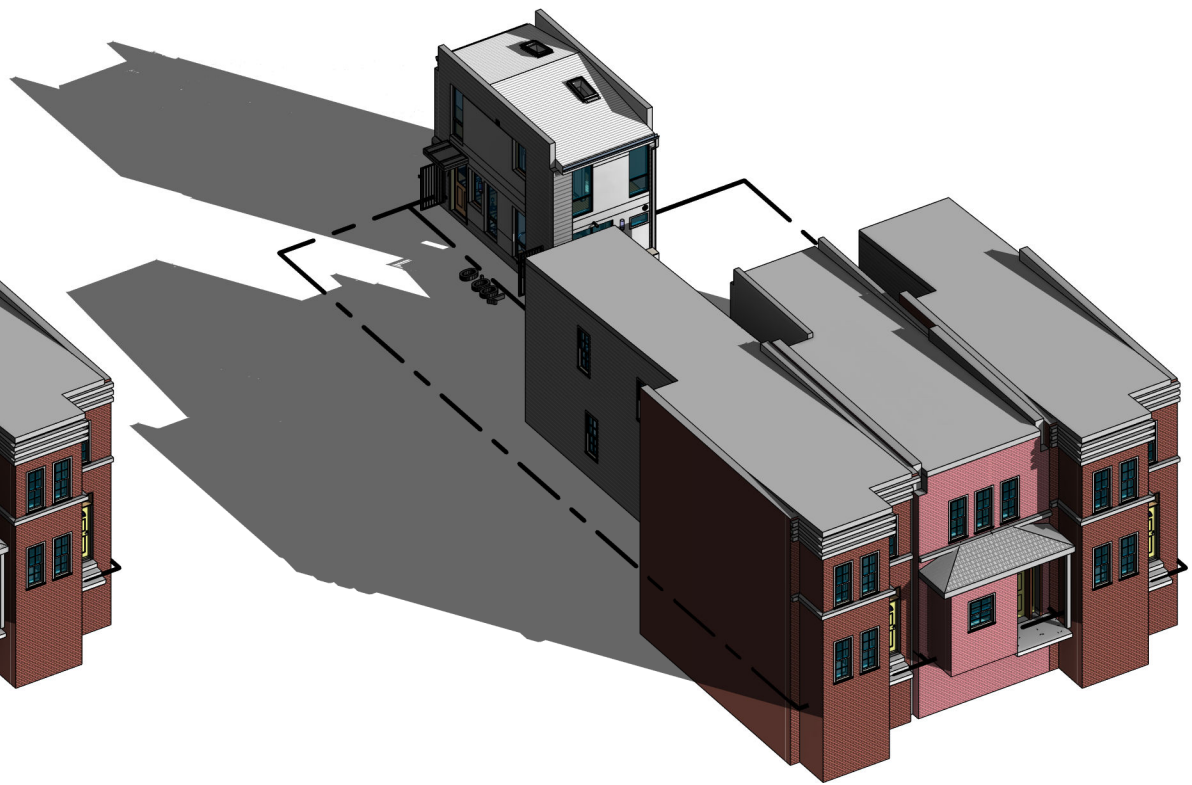
SUMMER SUN SHADE STUDY - PERSPECTIVE

Scale	
Project number	240628
Date	05/30/2025

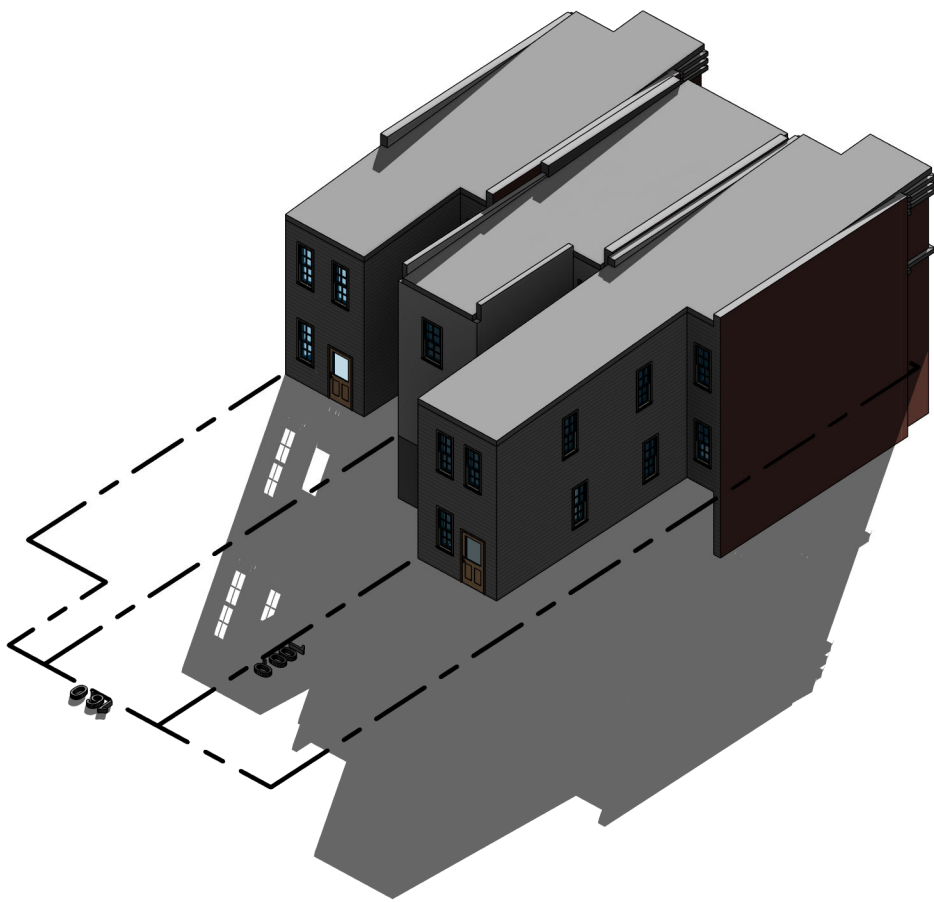
**-BZA-0302**



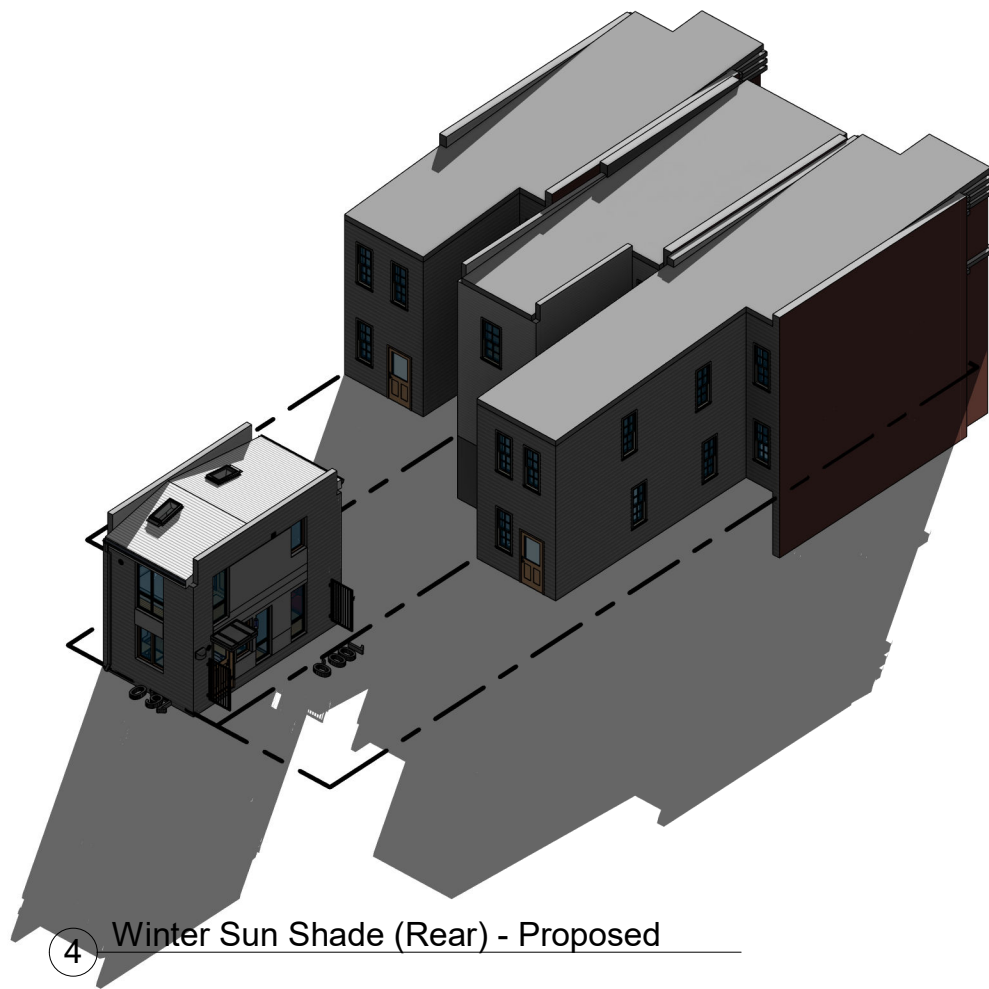
① Winter Sun Shade (Front) - Existing



② Winter Sun Shade (Front) - Proposed



③ Winter Sun Shade (Rear) - Existing



④ Winter Sun Shade (Rear) - Proposed



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**SECOND PRINCIPAL DWELLING**

WINTER SUN SHADE STUDY - PERSPECTIVE

Scale	
Project number	240628
Date	05/30/2025

**-BZA-0303**

5/30/2025 2:16:39 PM