

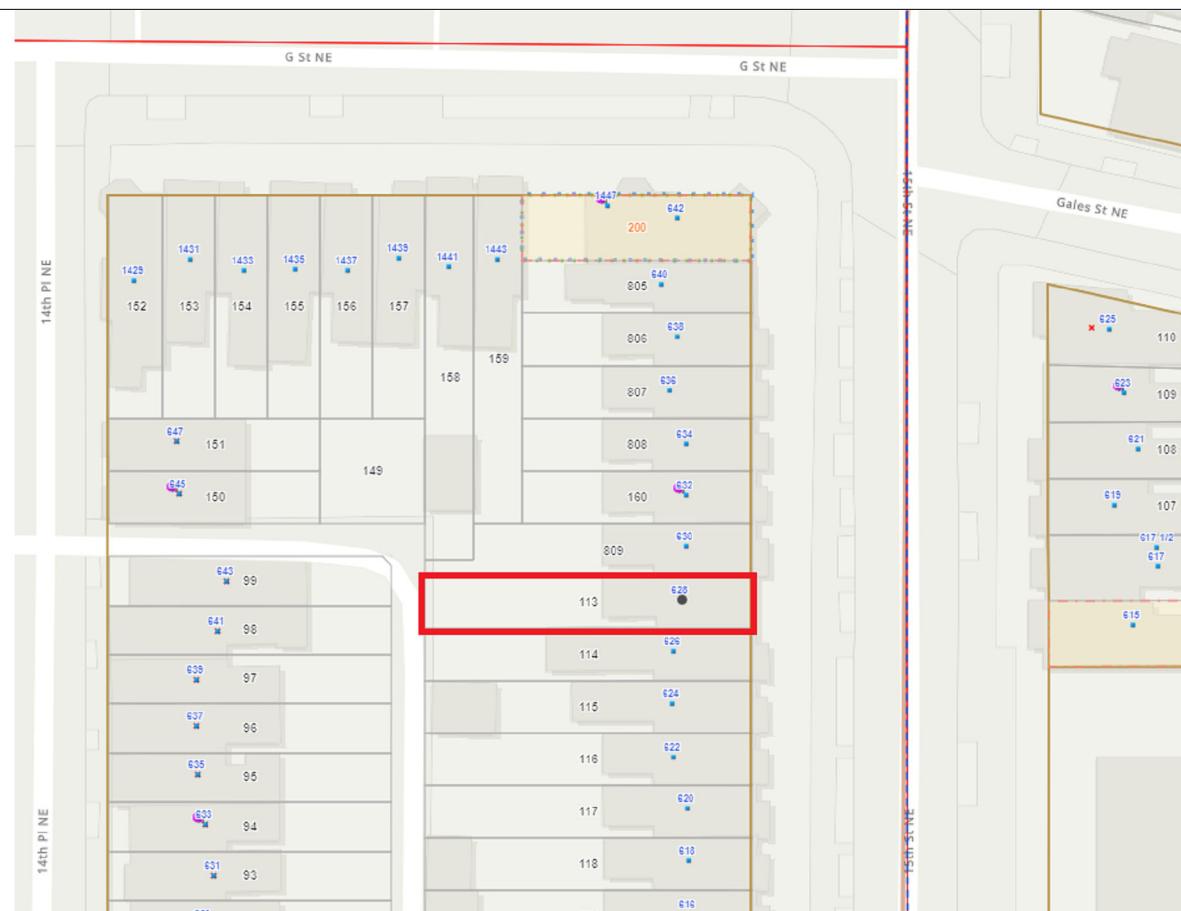
# SECOND PRINCIPAL DWELLING

## 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.

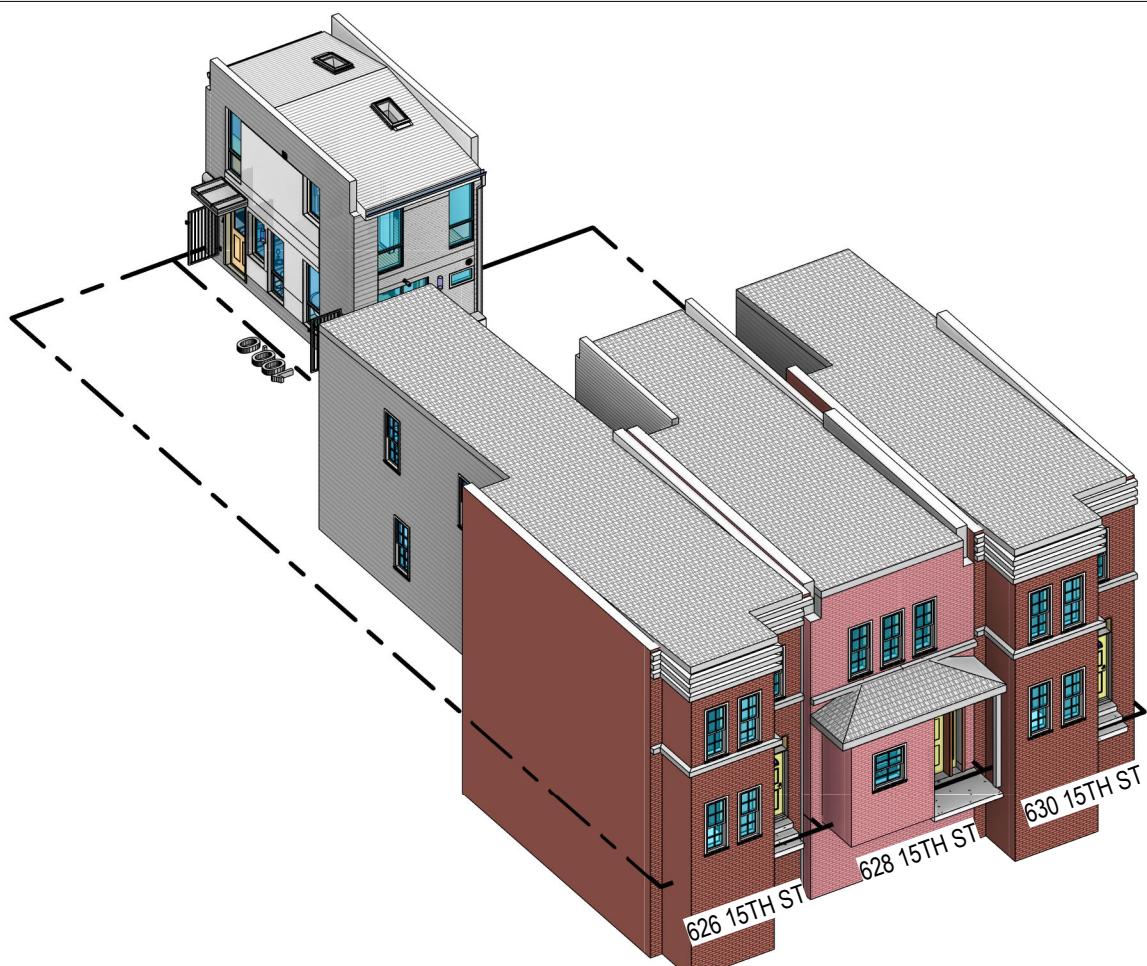
**Electrical:** New switches and plugs to accommodate new design layout.

**Exterior Envelope:** New 244 sqft, 2-story 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

**DDOT Tops - Permit Location Information**

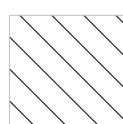
Address: 628 15TH ST  
 Quadrant: NORTHEAST  
 Zip Code: 20002  
 SSL  
 Zone RF-1  
 Ward 6  
 ROW Total: 90'-0"  
 ROW Sidewalk 1: EAST  
 Sidewalk 1 Width: 12'-0"  
 ROW Parking 1: EAST  
 Parking 1 Width: 17'-0"



PROPOSED

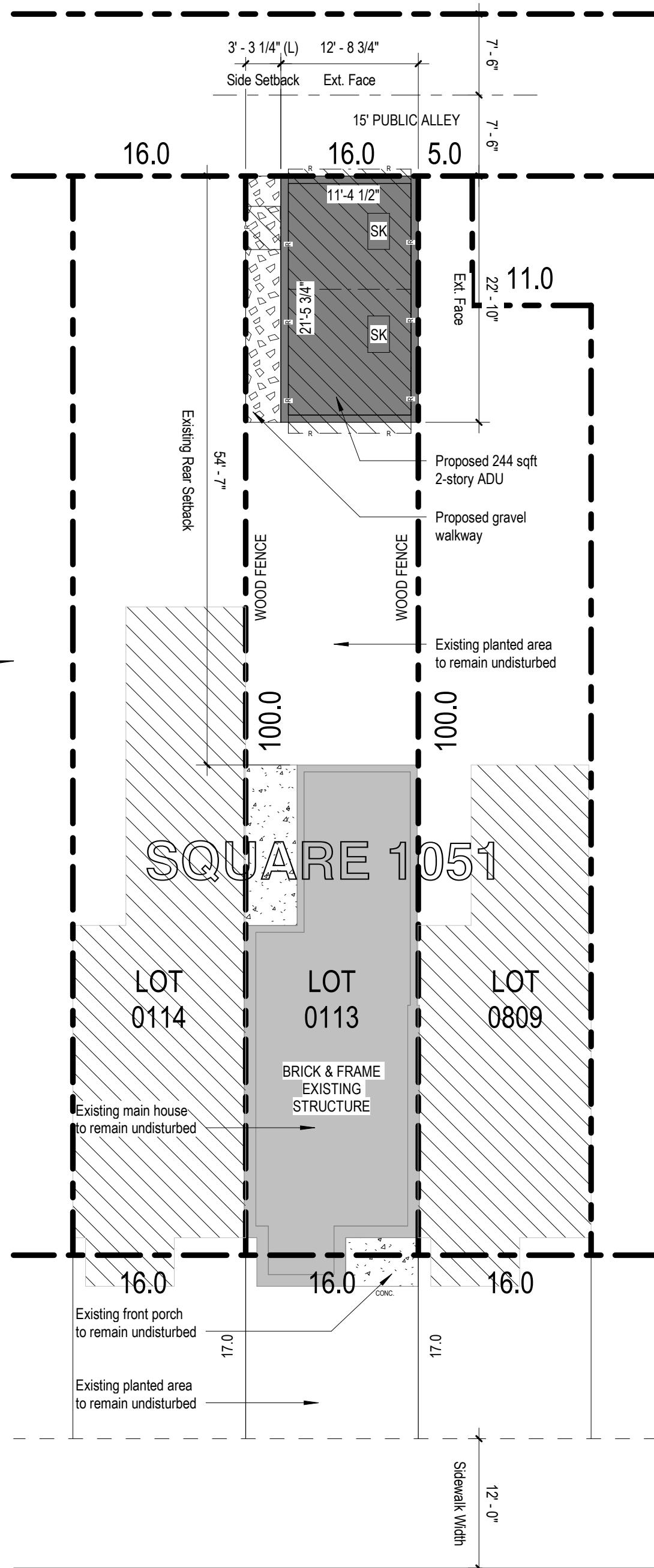


EXISTING



NEIGHBOR PROPERTY

NORTH



**BUILDING CODE AND ZONING SUMMARY****OWNER INFORMATION**

NAME: ED FENDLEY  
 ADDRESS: 628 15TH ST NE, WASHINGTON DC 20002  
 EMAIL: EDFENDLEY@GMAIL.COM  
 PHONE NUMBER: 386-281-2316

**AUTHORITY HAVING JURISDICTION** DISTRICT OF COLUMBIA - DCMR

**APPLICABLE BUILDING CODES**

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 Construction Code (IGCC)  
 2017 DCMR 12L, Energy Conservation Code Supplement of  
 2017 - Residential Provisions  
 2015 International Existing Building Code (IEBC)

EXISTING CONSTRUCTION CLASSIFICATION  
 PROPOSED CONSTRUCTION CLASSIFICATION

III-B  
 III-B

EXISTING BUILDING OCCUPANCY USE GROUP  
 PROPOSED BUILDING OCCUPANCY USE GROUP

RF-1 (RESIDENTIAL ROW)

RF-1 (PRINCIPAL & SECONDARY DWELLING)

**GENERAL INFORMATION: GROSS FLOOR AREA (GFA)**

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

FLOOR AREA RATIO	EXISTING	PROPOSED
	%	%

BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	BASEMENT	2 + BASEMENT
# OF DWELLING UNITS:	1	2

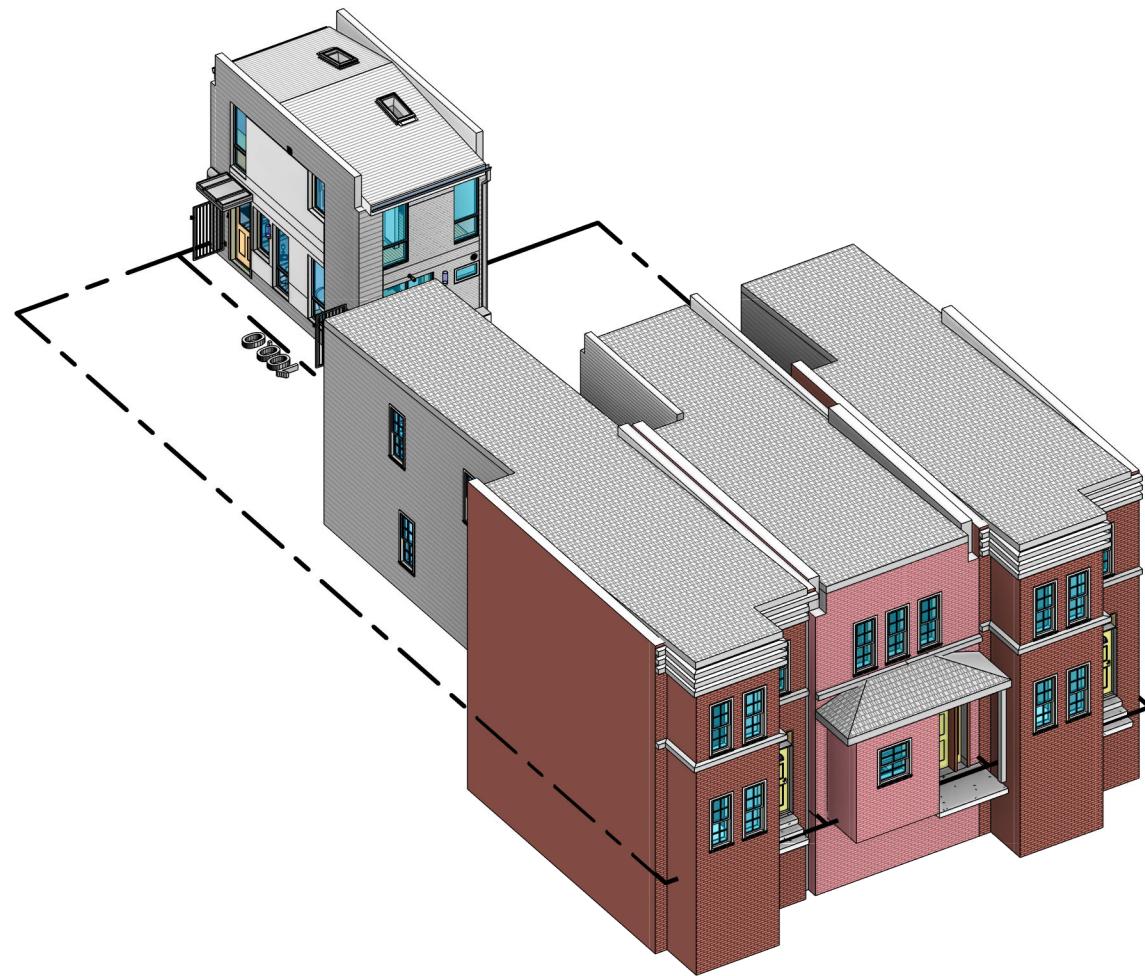
AREA COVERAGE:	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	1,600 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	EXISTING TO REMAIN
SIDE YARD SETBACK (RIGHT)	N/A	EXISTING TO REMAIN
REAR YARD SETBACK	54'- 7 FT	EXISTING TO REMAIN

BUILDING AREA:	EXISTING	PROPOSED
LOT OCCUPANCY:	40%	58%
PERVIOUS SURFACE:	28%	10%
GREEN AREA RATIO (GAR):	32%	32%

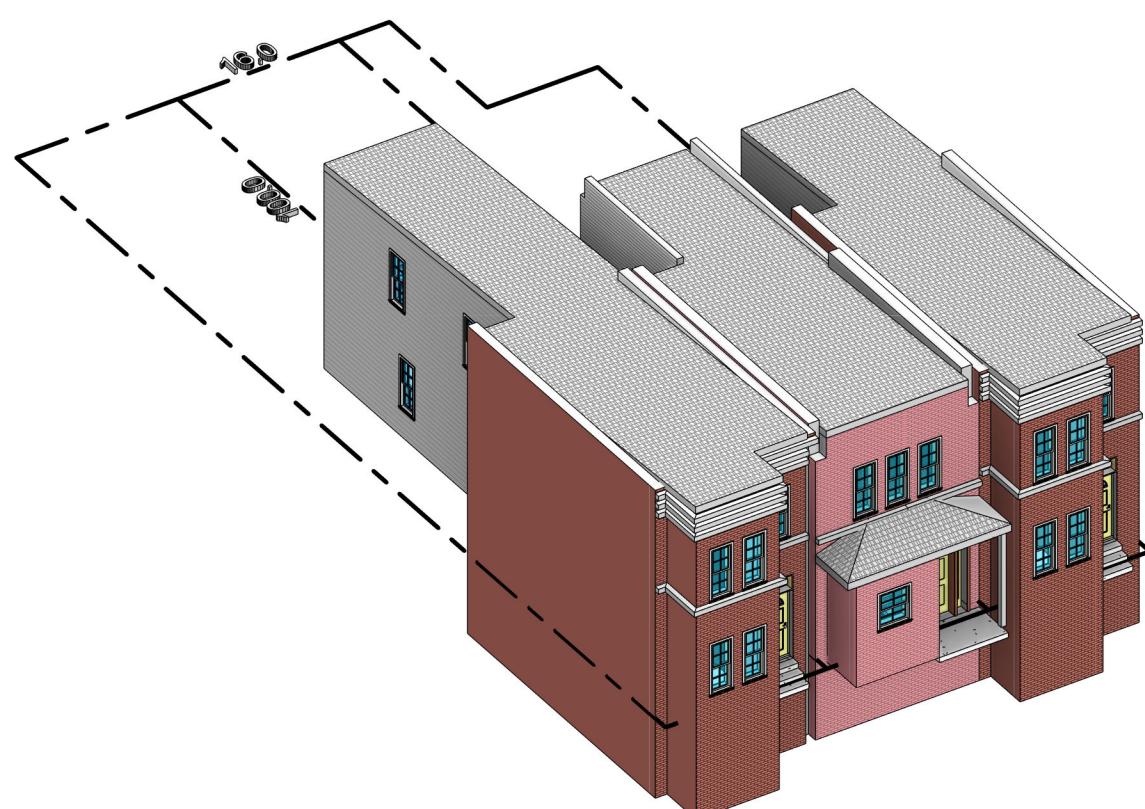
EXISTING FOOTPRINT AREA OF BUILDING: 670 SQFT (647 SQFT within property line)  
 PROPOSED FOOTPRINT AREA OF BUILDING: 647 + 290 SQFT (within property line)  
 FLOORS INVOLVED IN THIS PROJECT: Additional Dwelling Unit (290 SQFT)

\*\*TAXABLE ASSESSMENT (2023) \$772,120.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS



1 Aerial View (Front) - Proposed



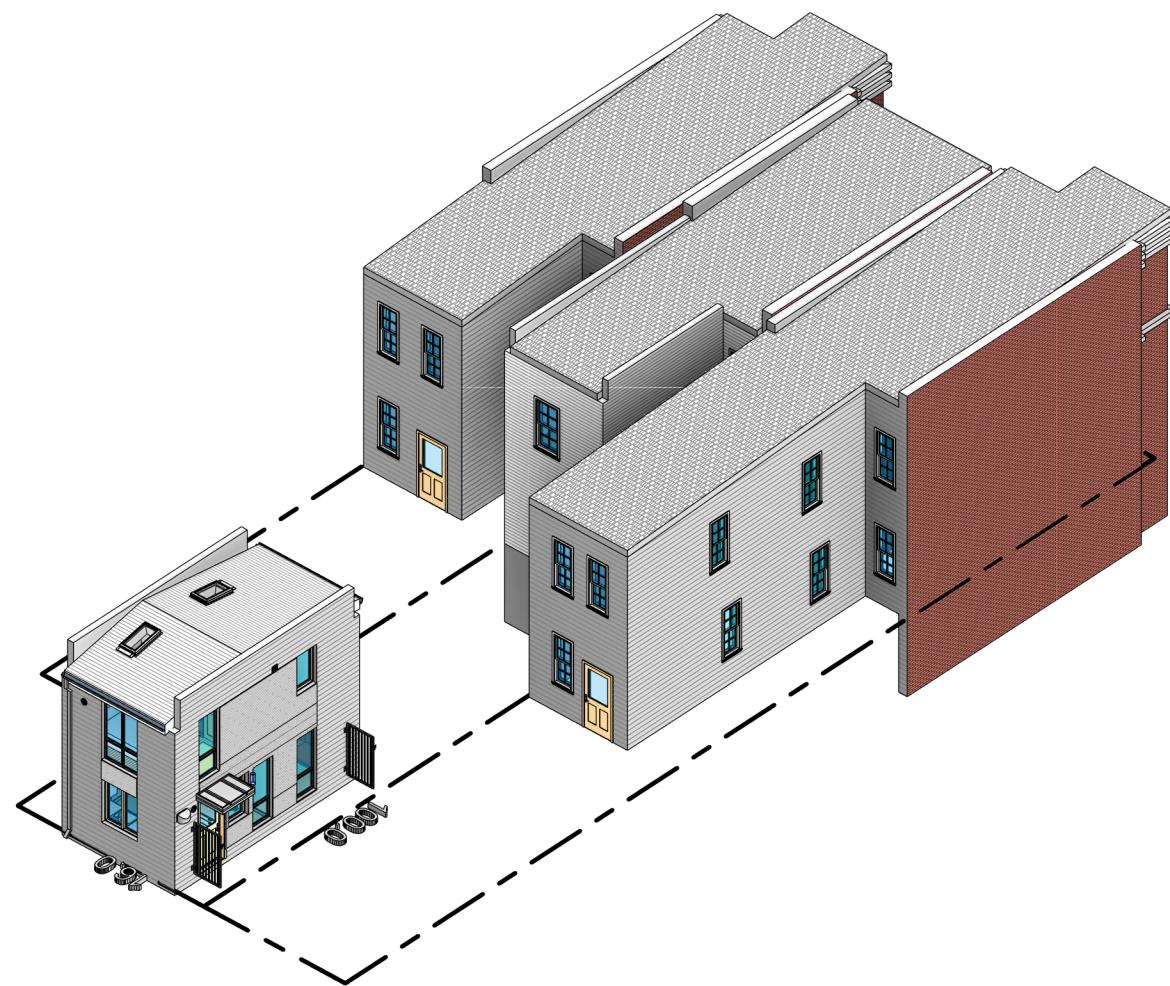
2 Aerial View (Front) - Existing

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

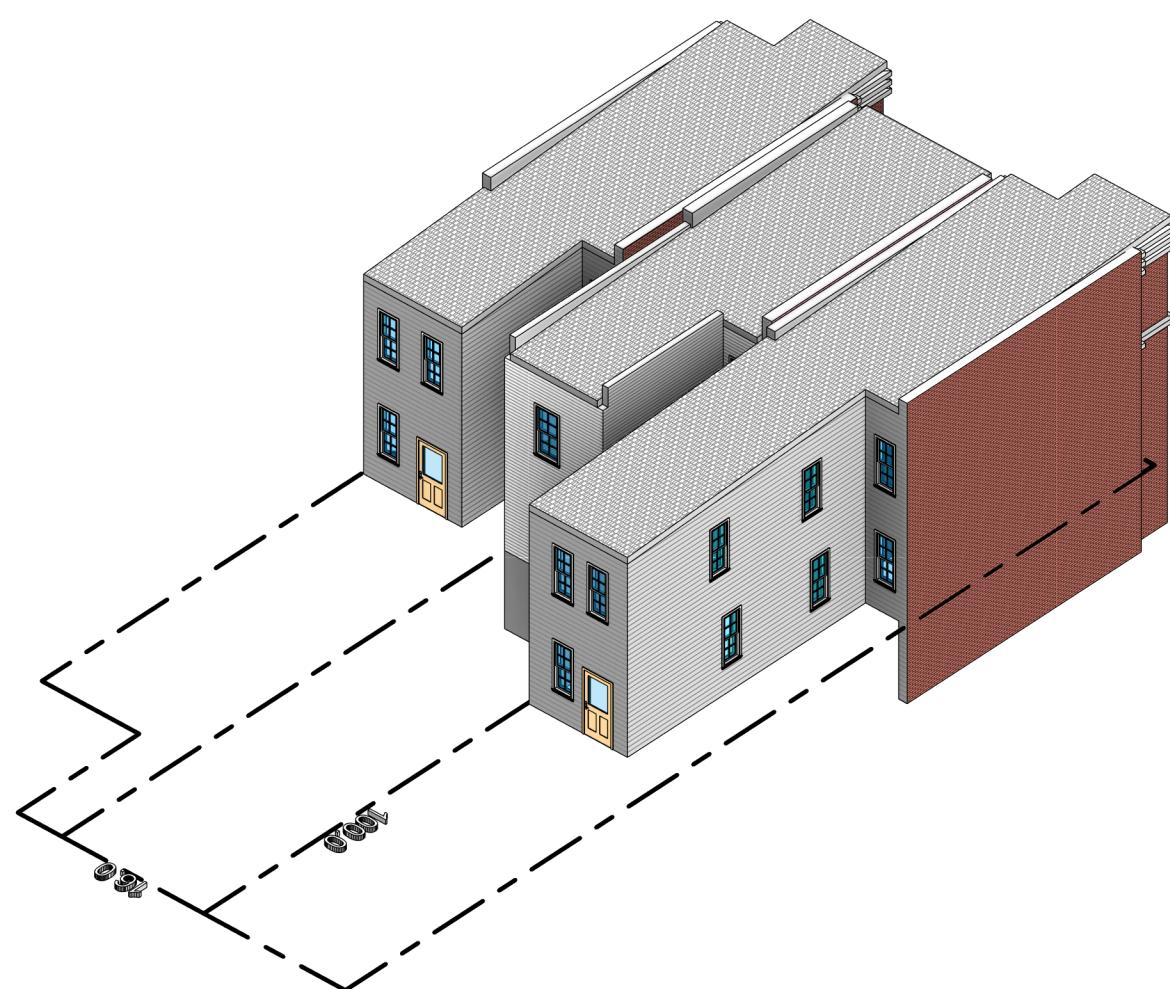
AERIAL VIEWS - FRONT

Scale	
Project number	240628
Date	05/30/2025

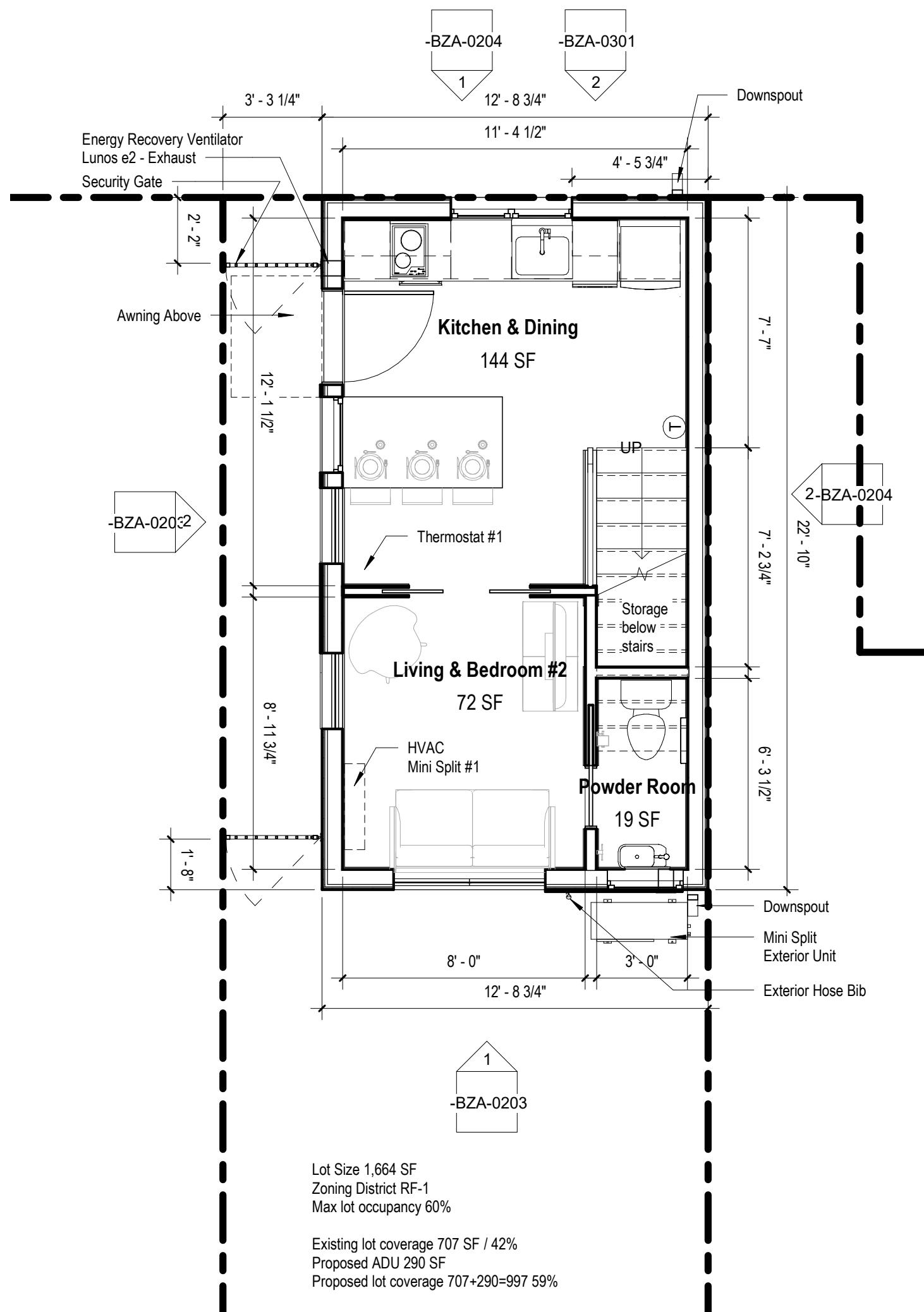
**-BZA-0100**



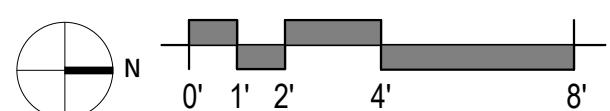
① Aerial View (Rear) - Proposed



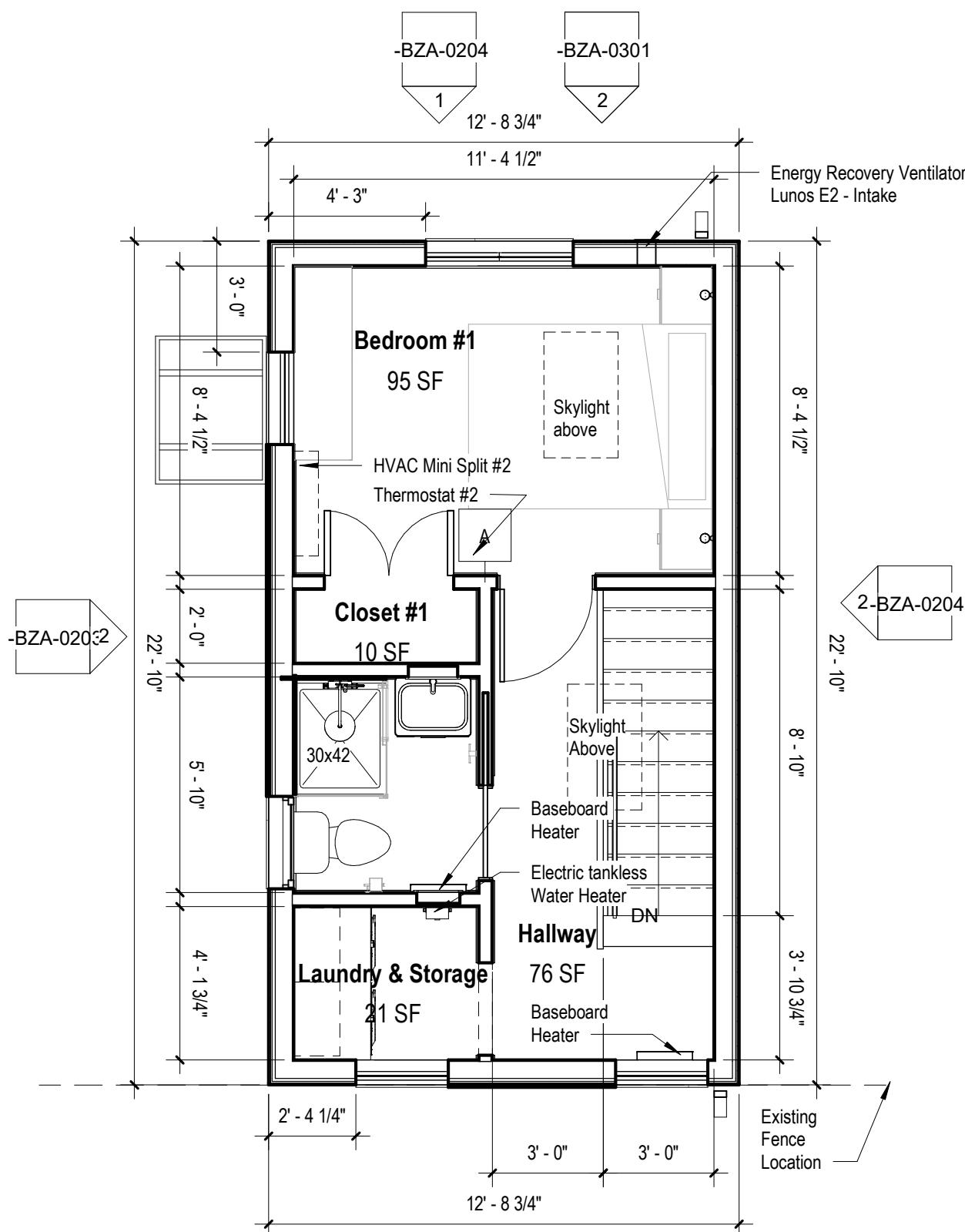
② Aerial View (Rear) - Existing



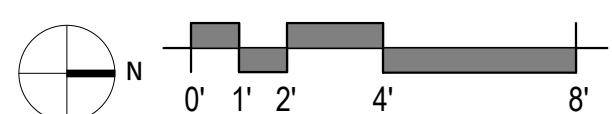
1 Level 1 - Proposed ADU  
1/4" = 1'-0"



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



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



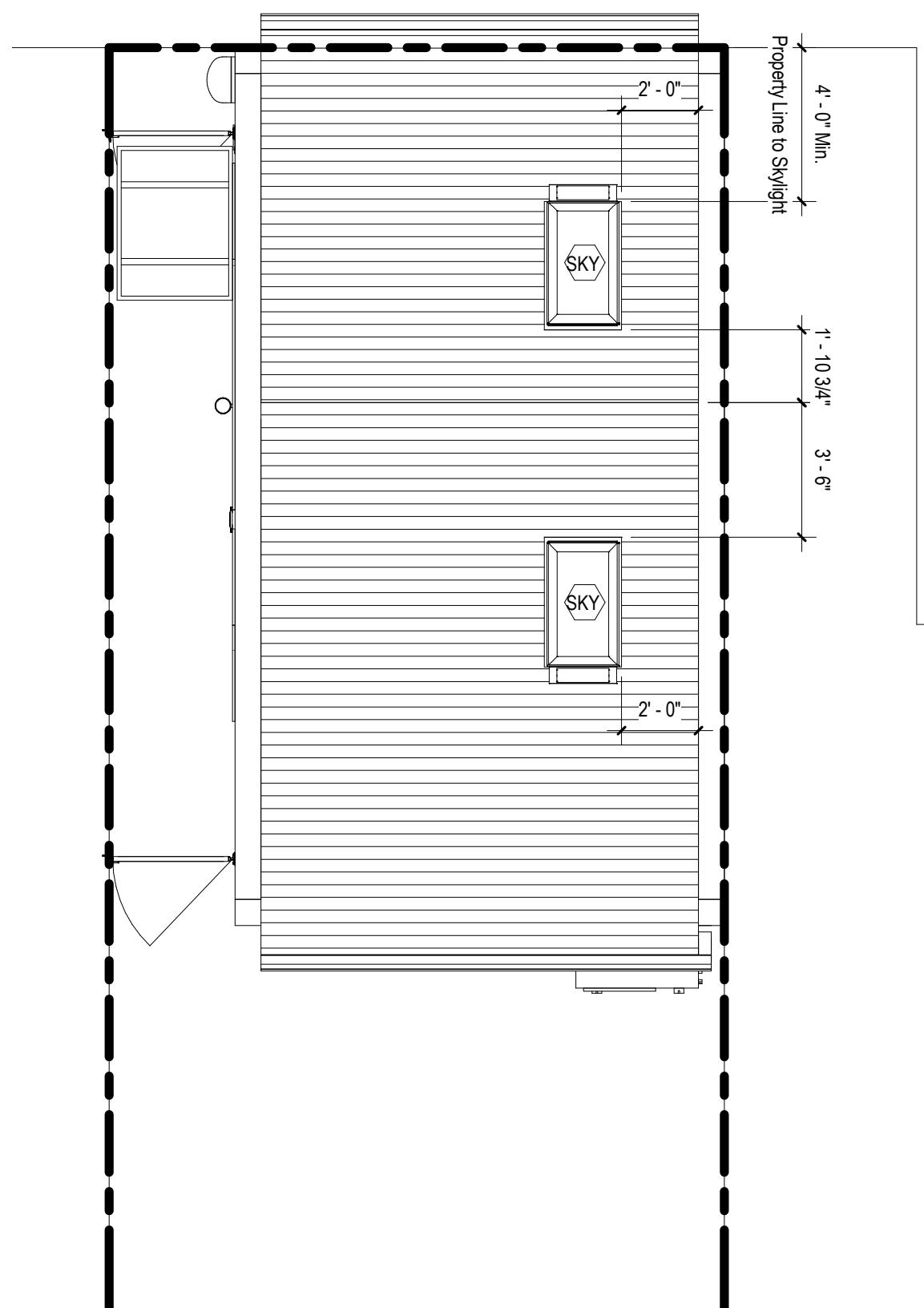
**FENDLEY**  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS

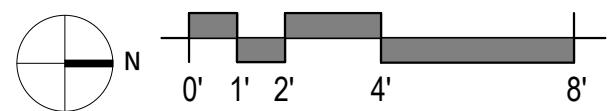
Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

**-BZA-0201**

-BZA-0301  
2



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

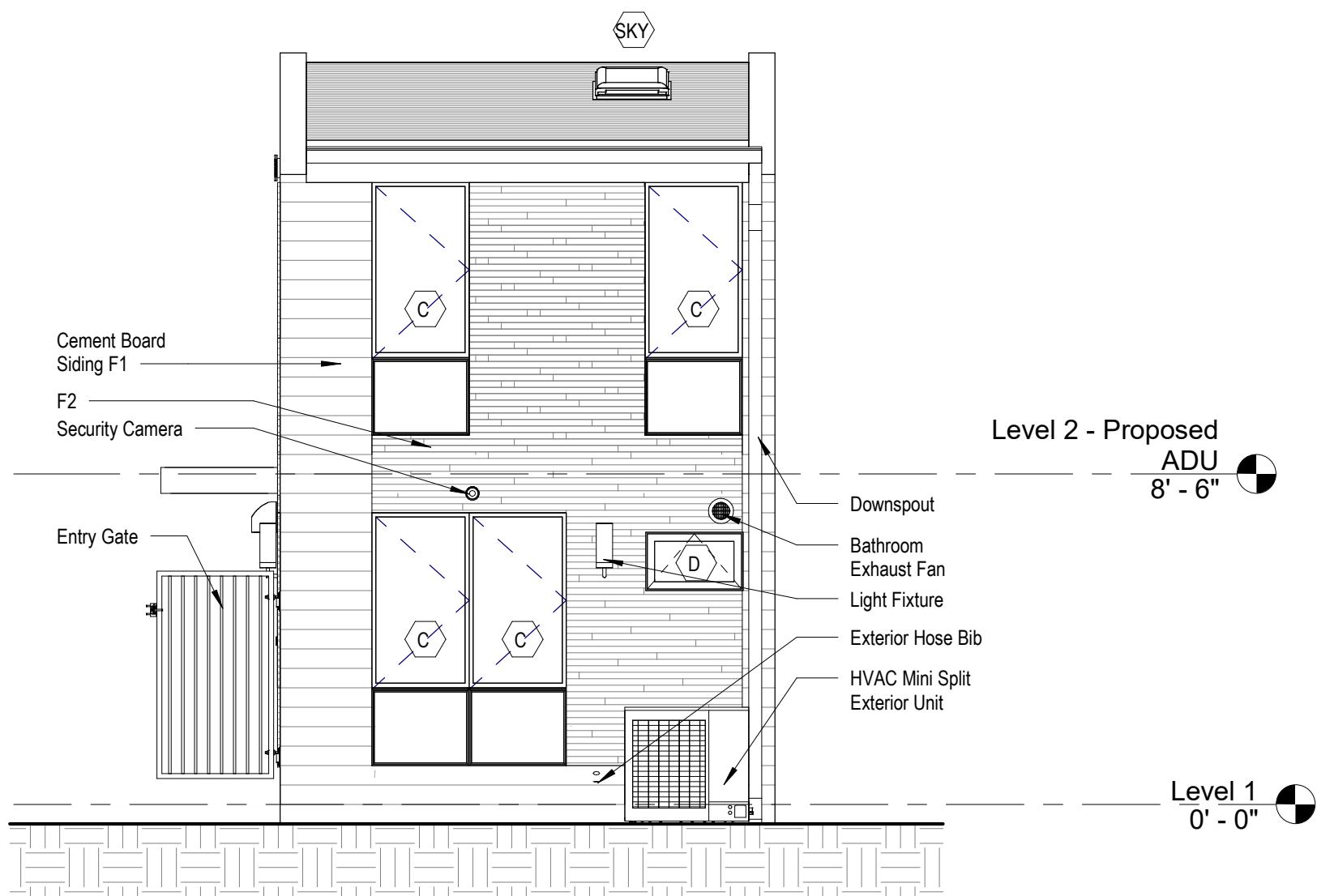


**FENDLEY**  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

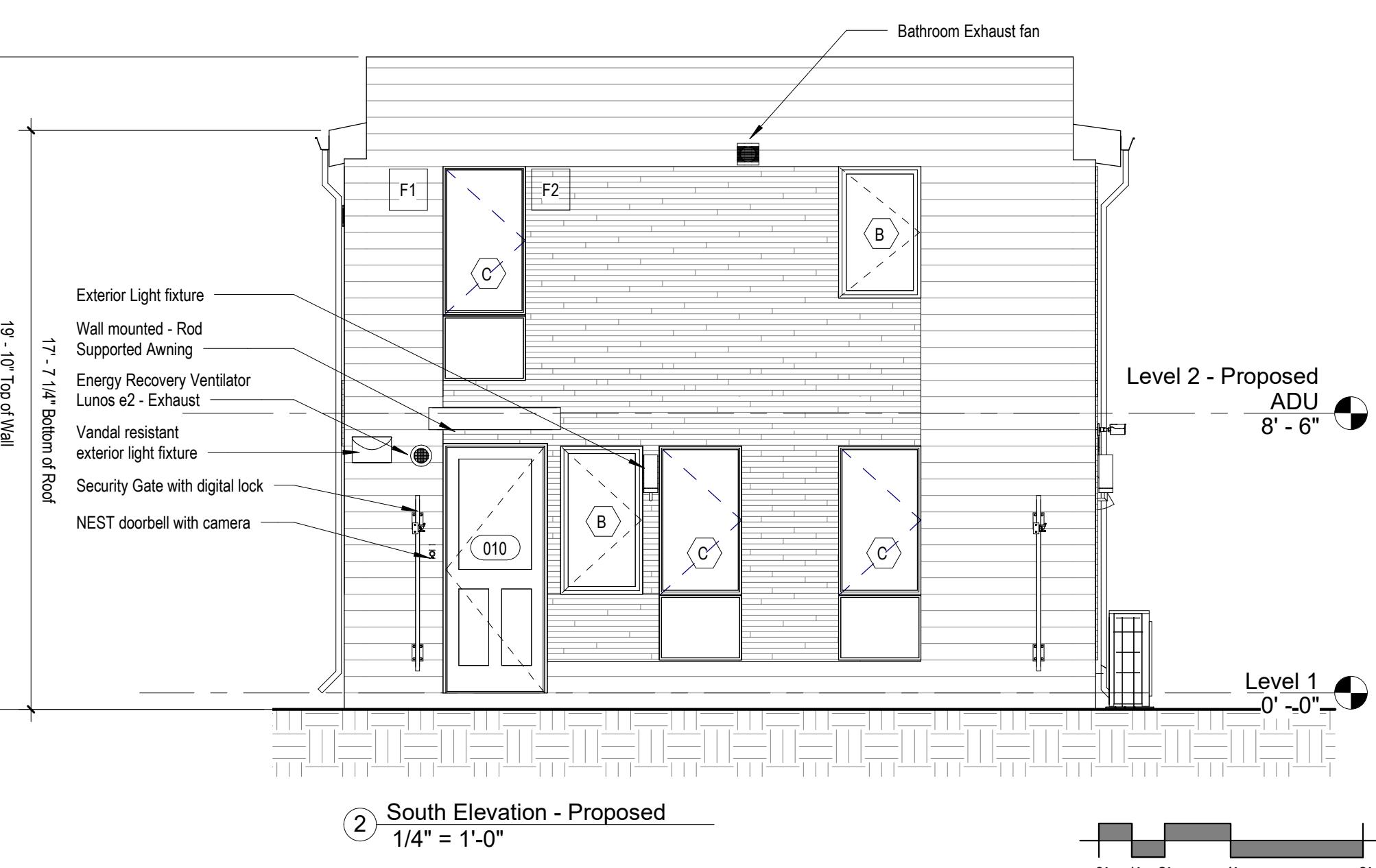
PROPOSED FLOOR PLANS

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

**-BZA-0202**



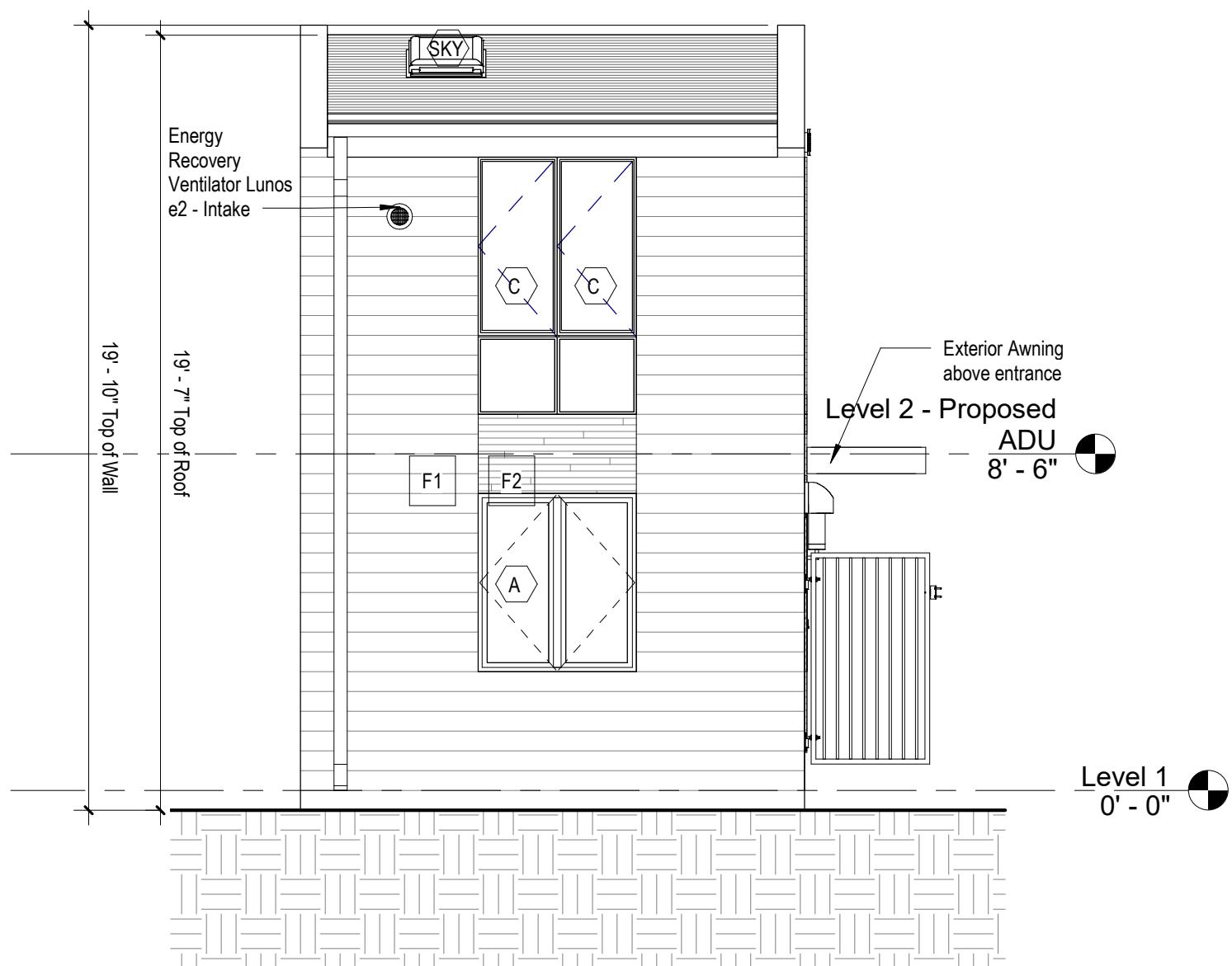
① East Elevation - Proposed



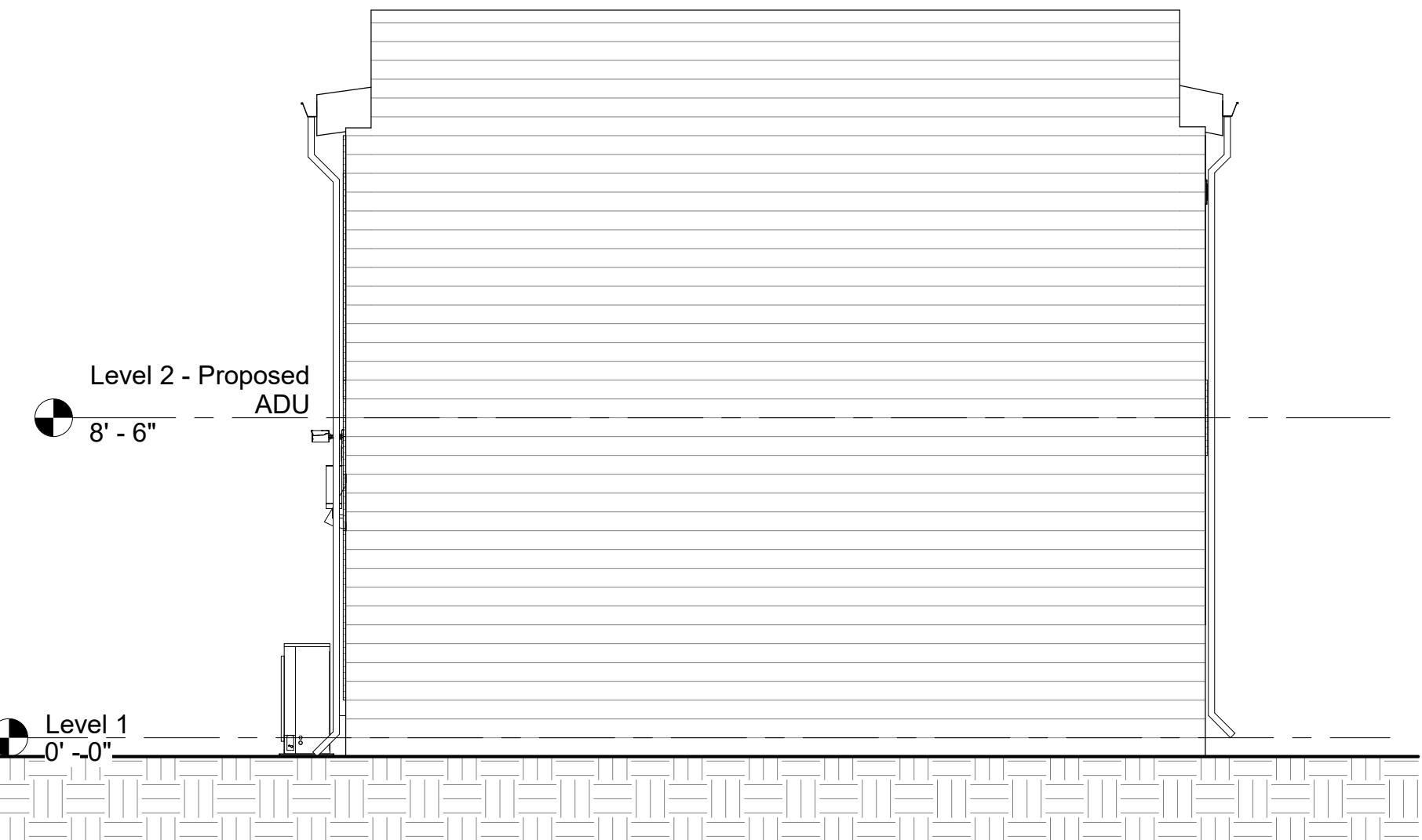
② South Elevation - Proposed

SECOND PRINCIPAL DWELLING

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

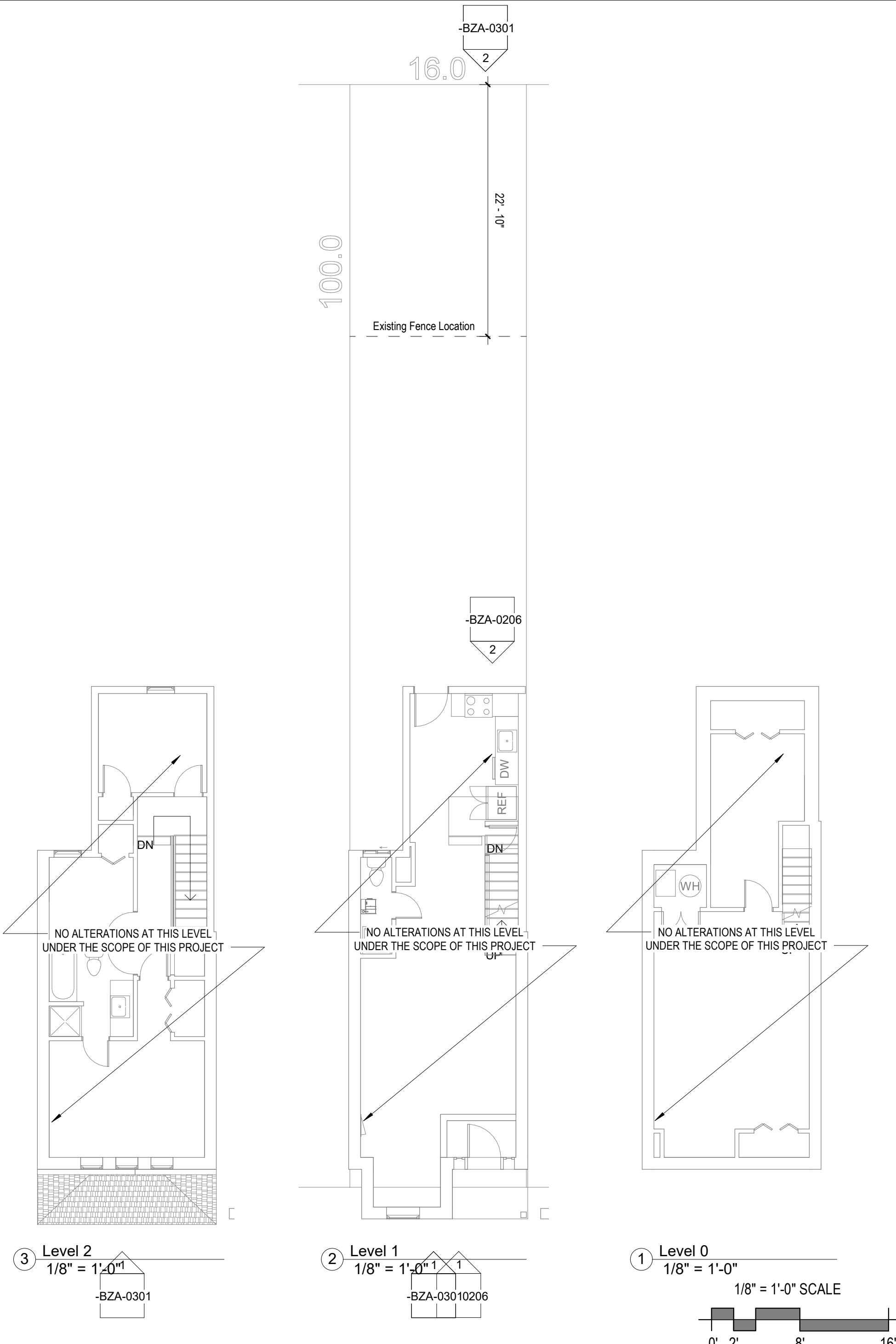


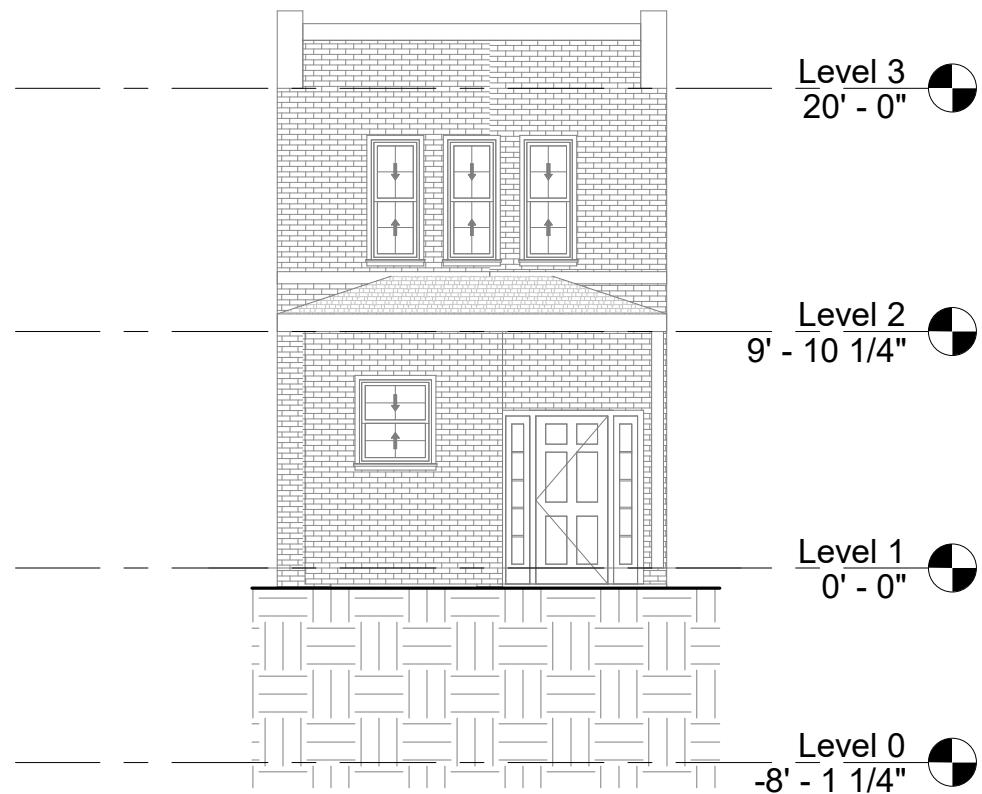
1 West Elevation - Proposed  
1/4" = 1'-0"



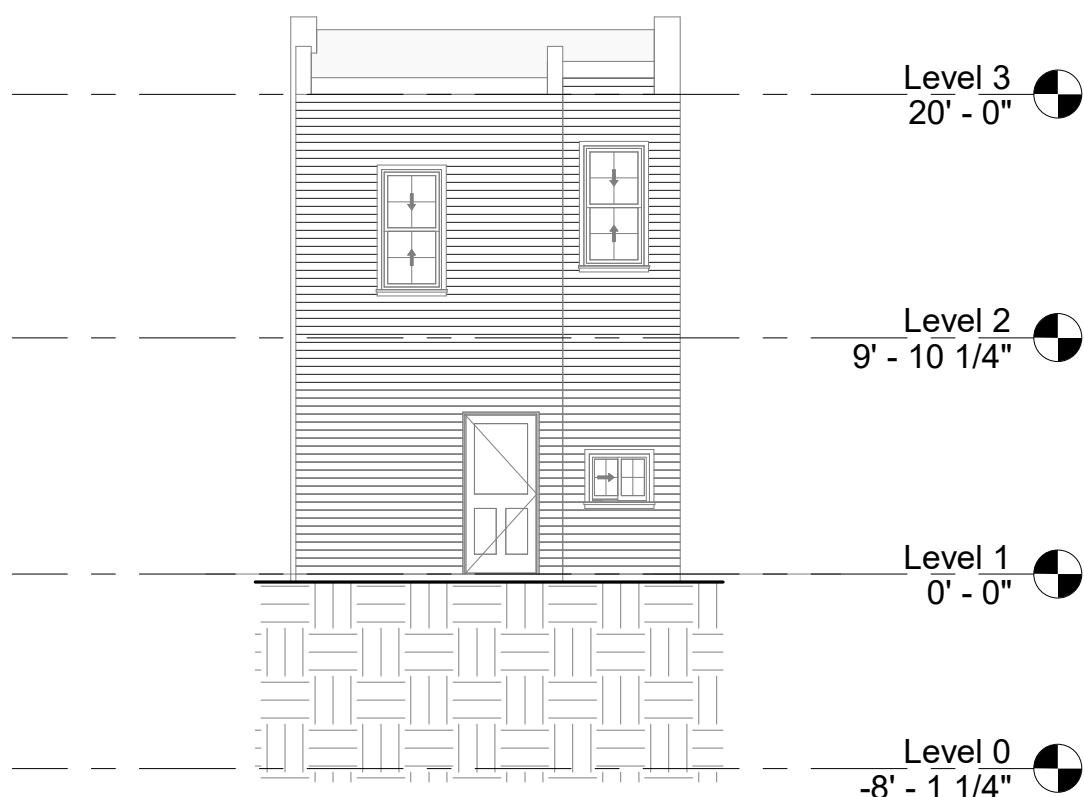
2 North Elevation - Proposed  
1/4" = 1'-0"





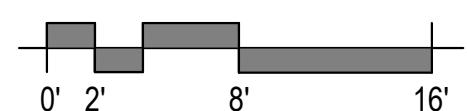


① East View - Existing  
1/8" = 1'-0"



② West View - Existing  
1/8" = 1'-0"

1/8" = 1'-0" SCALE

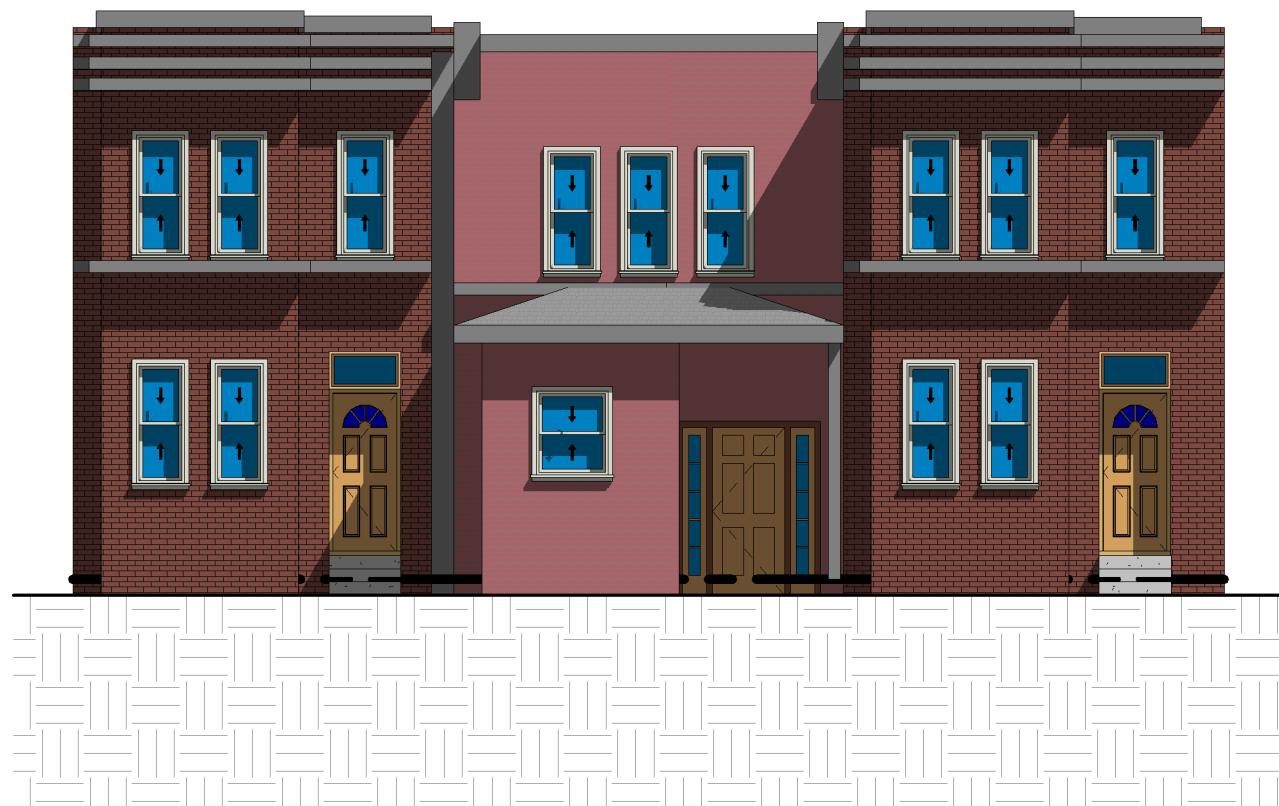


**FENDLEY**  
628 15th St NE  
Washington DC 20002  
SECOND PRINCIPAL DWELLING

EXISTING ELEVATIONS

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

-BZA-0206



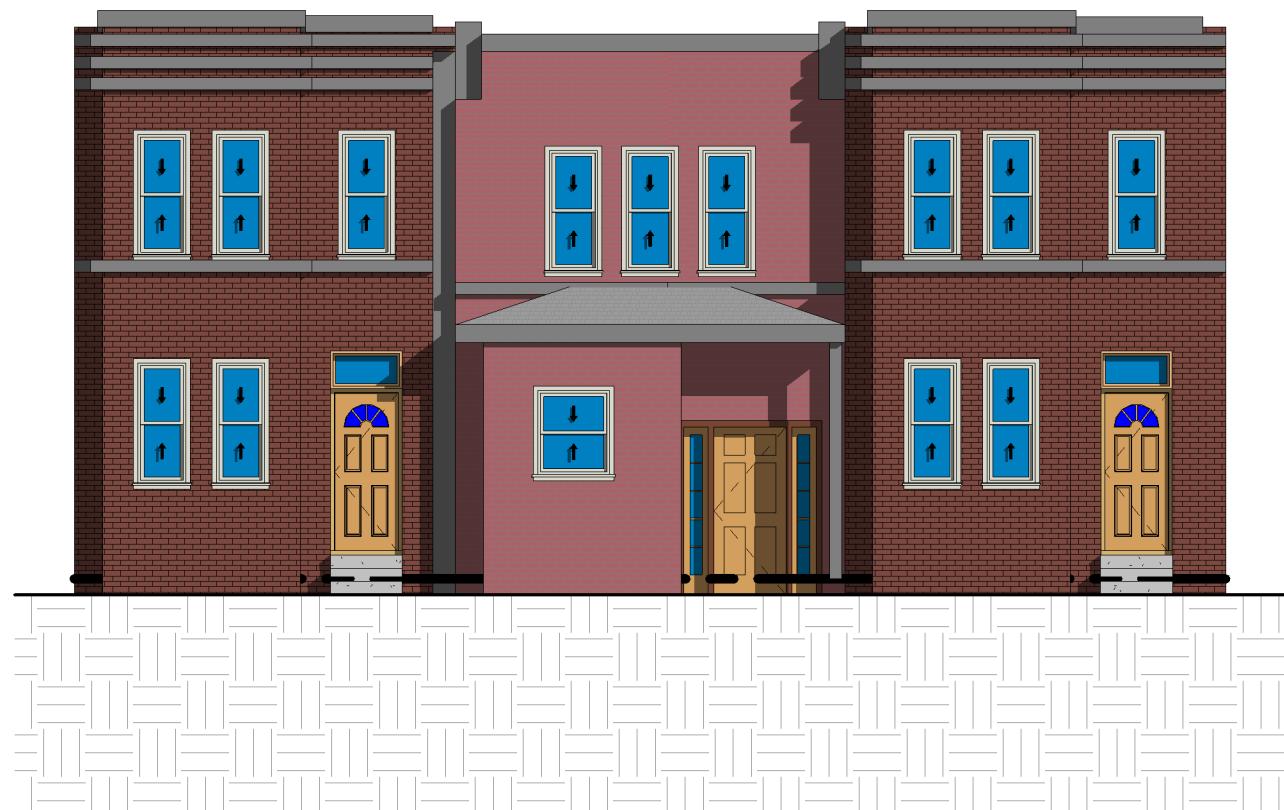
① Summer Shade Study - Elevation  
1/8" = 1'-0"



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



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



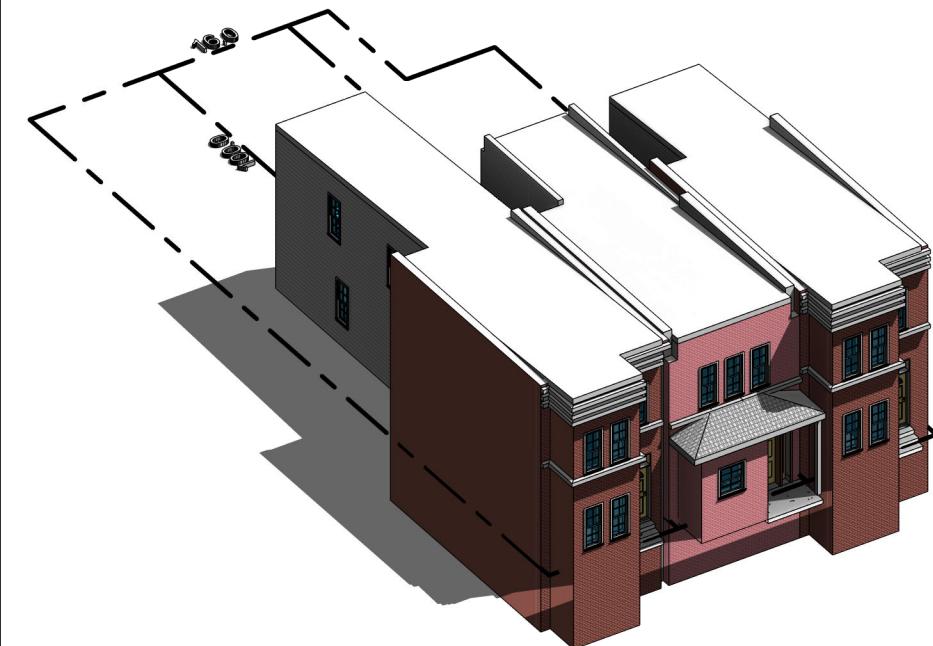
① Winter Shade Study - Elevation  
1/8" = 1'-0"



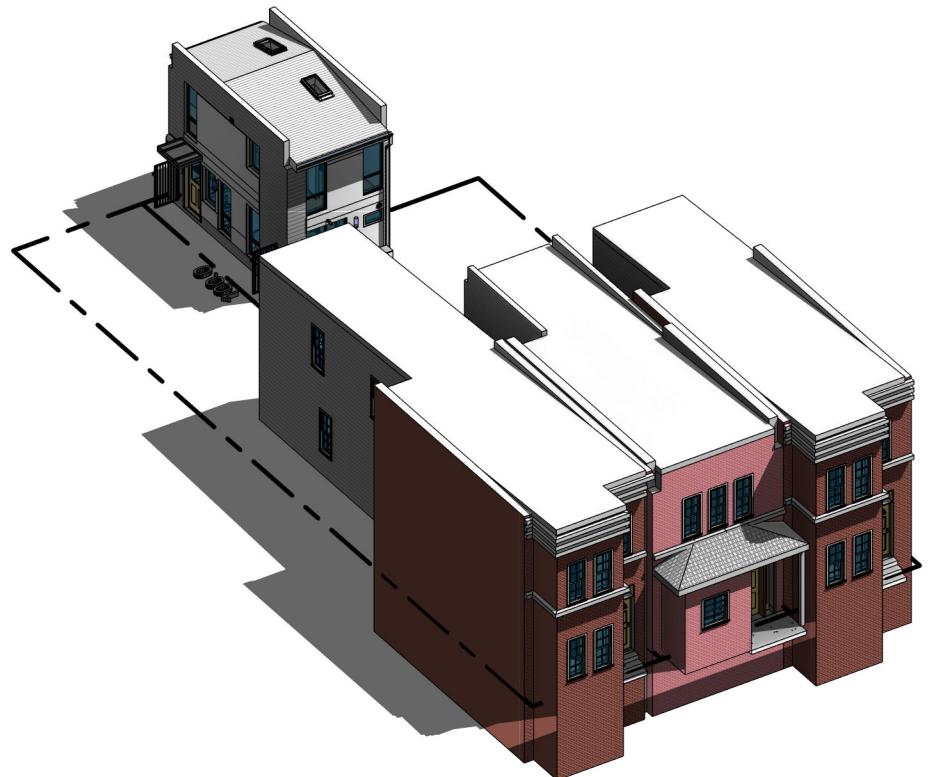
② Winter Shade Study - Proposed  
1/8" = 1'-0"



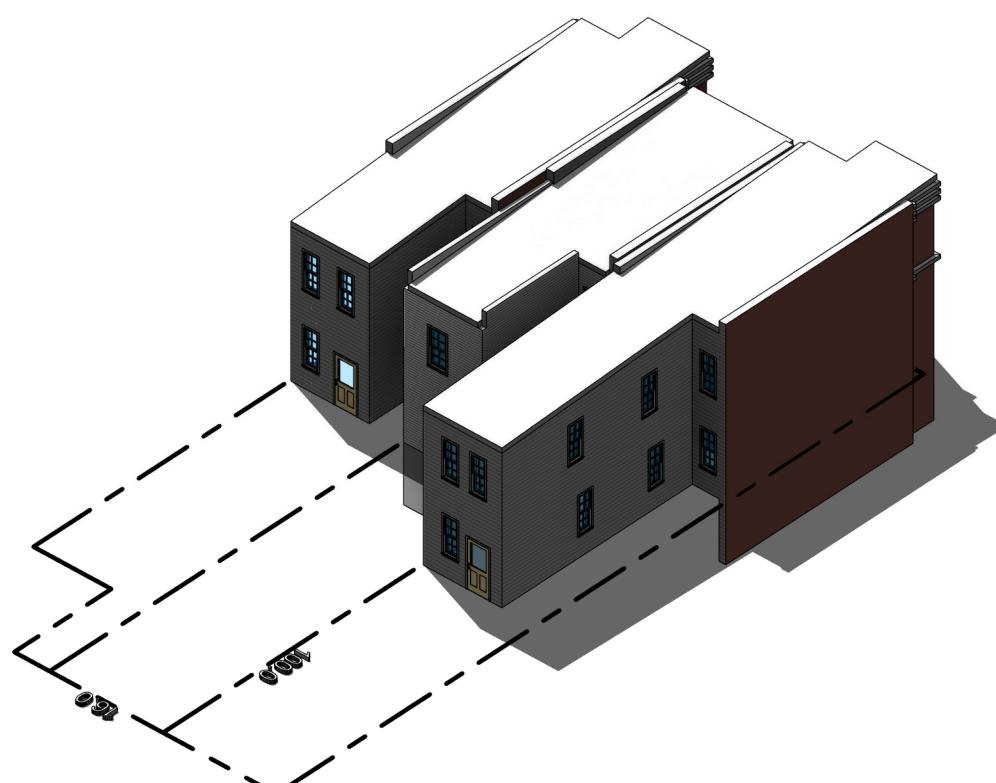
③ Winter Shade Study - Existing  
1/8" = 1'-0"



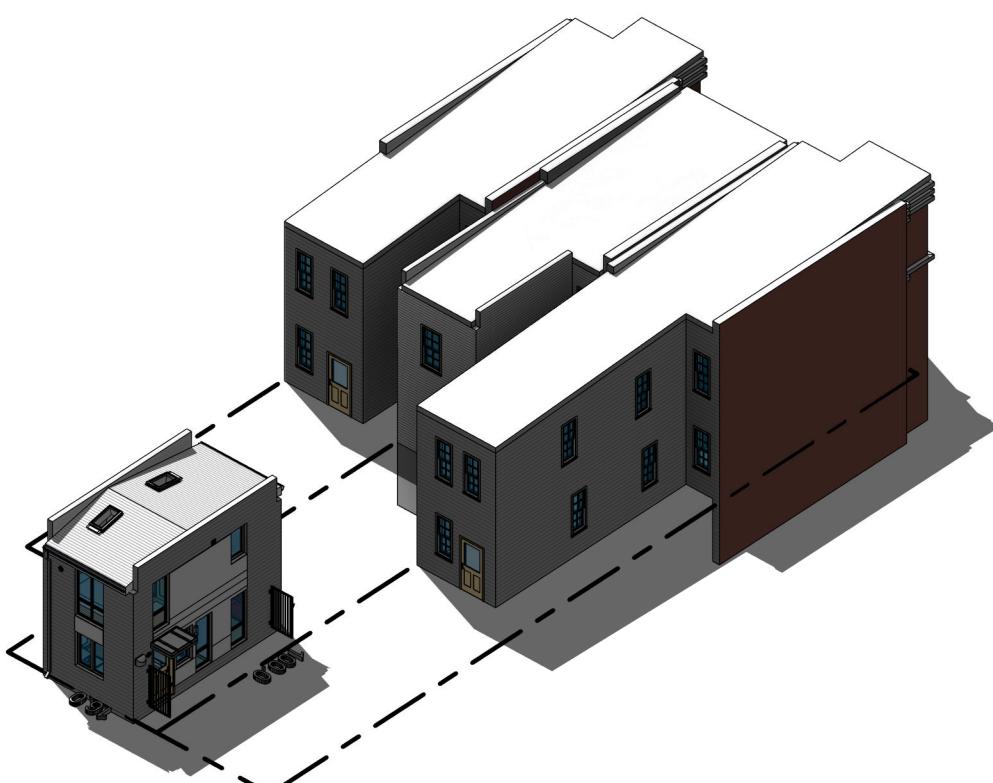
① Summer Sun Shade (Front) - Existing



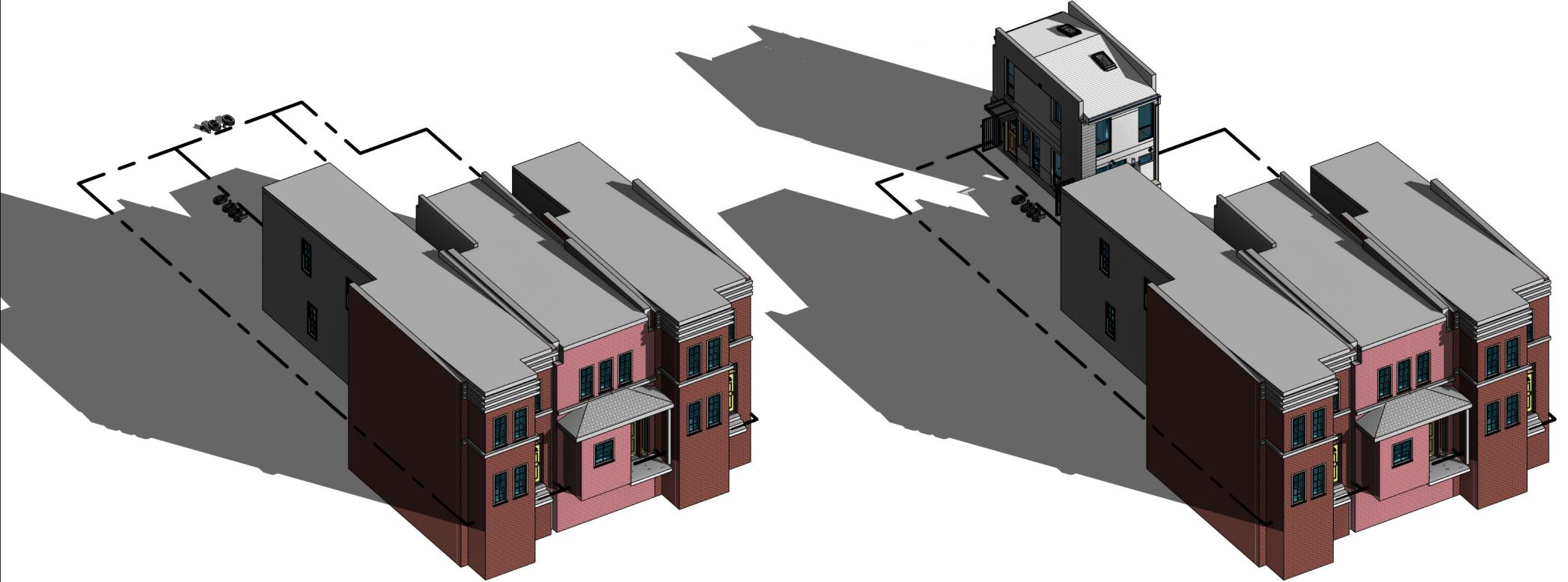
② Summer Sun Shade (Front) - Proposed



③ Summer Sun Shade (Rear) - Existing

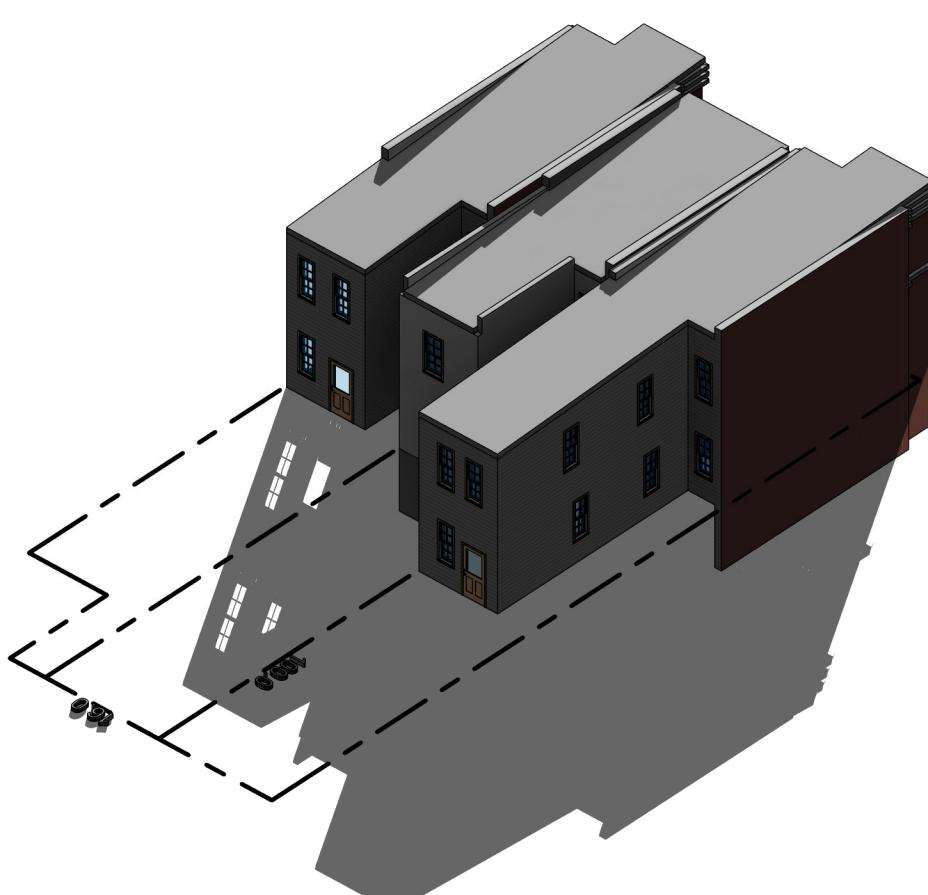


④ Summer Sun Shade (Rear) - Proposed

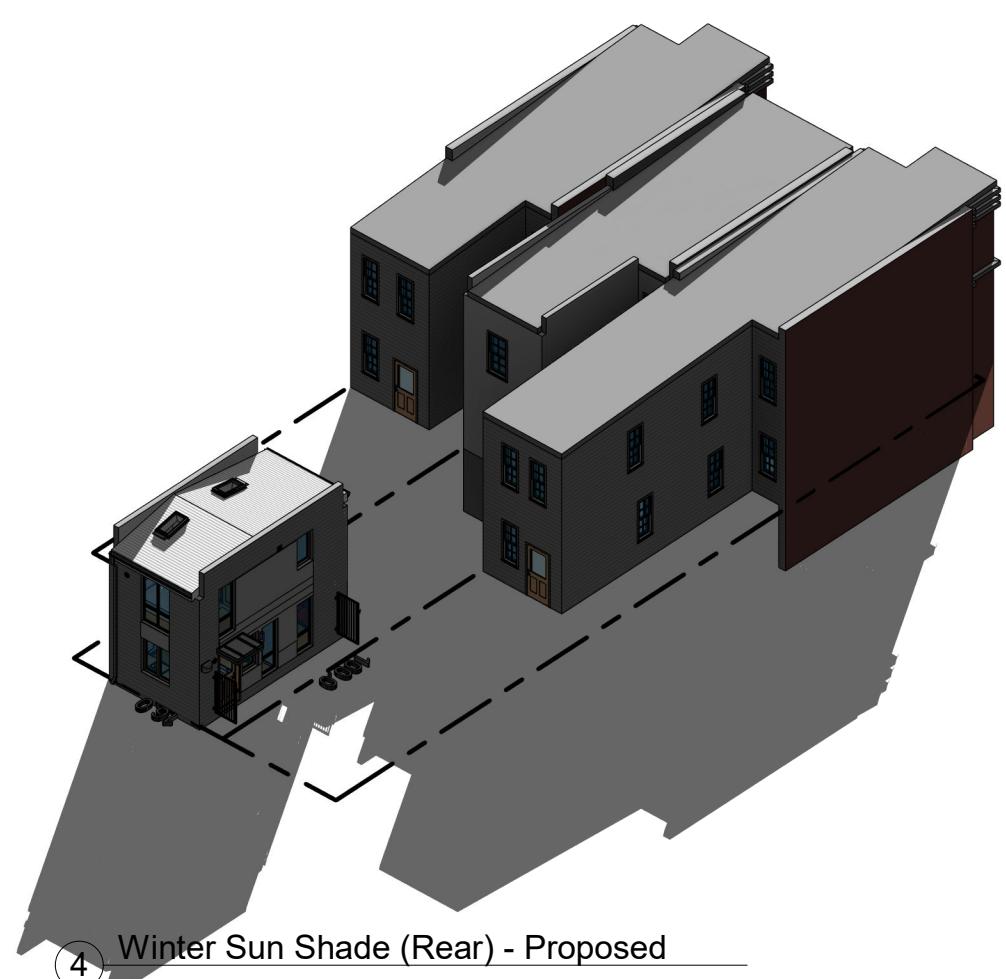


1 Winter Sun Shade (Front) - Existing

2 Winter Sun Shade (Front) - Proposed



3 Winter Sun Shade (Rear) - Existing



4 Winter Sun Shade (Rear) - Proposed