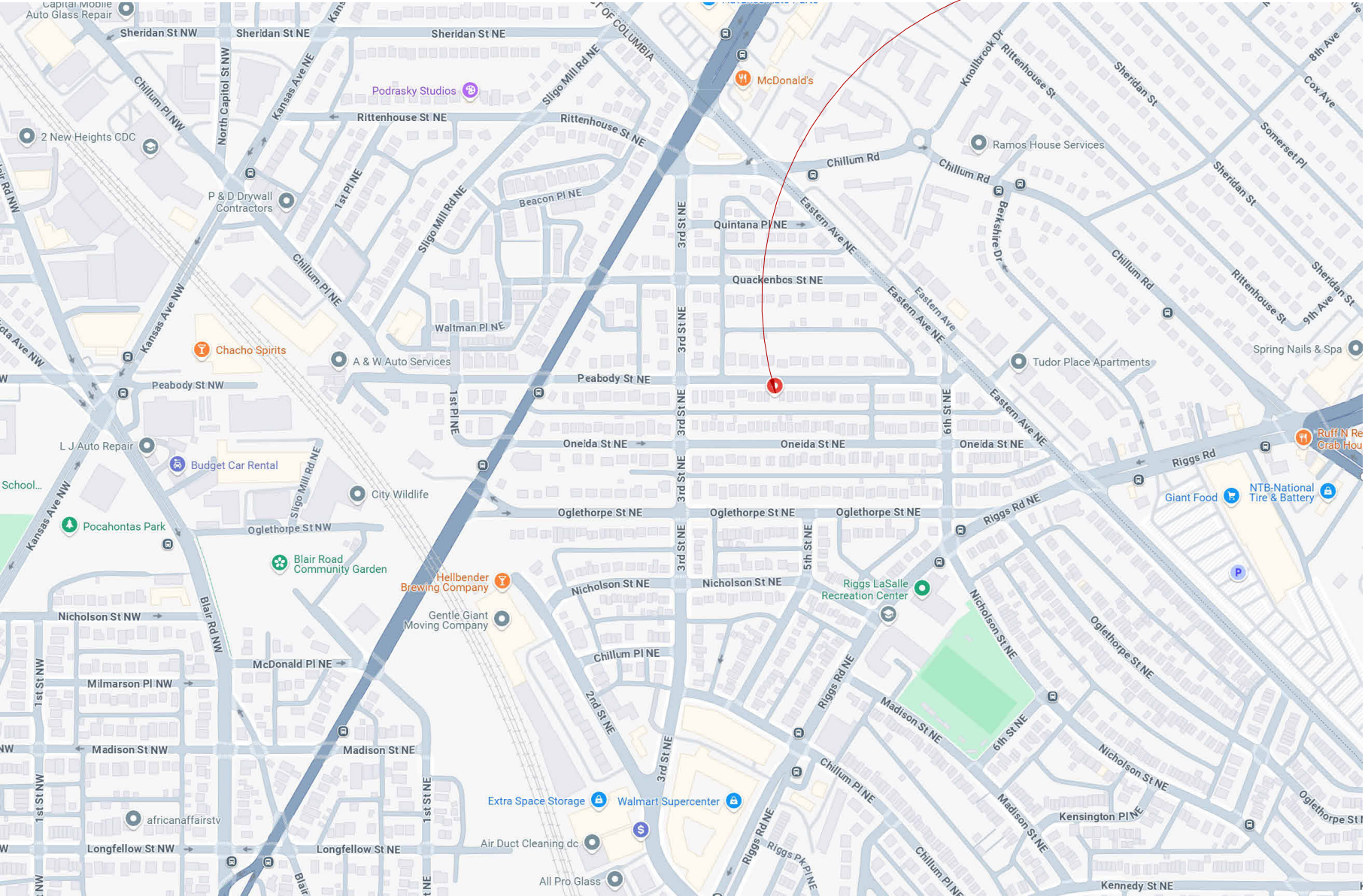


VICINITY MAP



PROPERTY LOCATION



PROPERTY INFORMATION

OWNER / APPLICANT: MR. PAUL DeVERGER
ADDRESS: 329 PEABODY ST. NE
WASHINGTON, D.C. 20019

SQ / LOT: SQ 3783 / LOT 0820

WARD / ANC: 4B (SMD 4B10)
NEIGHBORHOOD: 19 - LAMOND-RIGGS

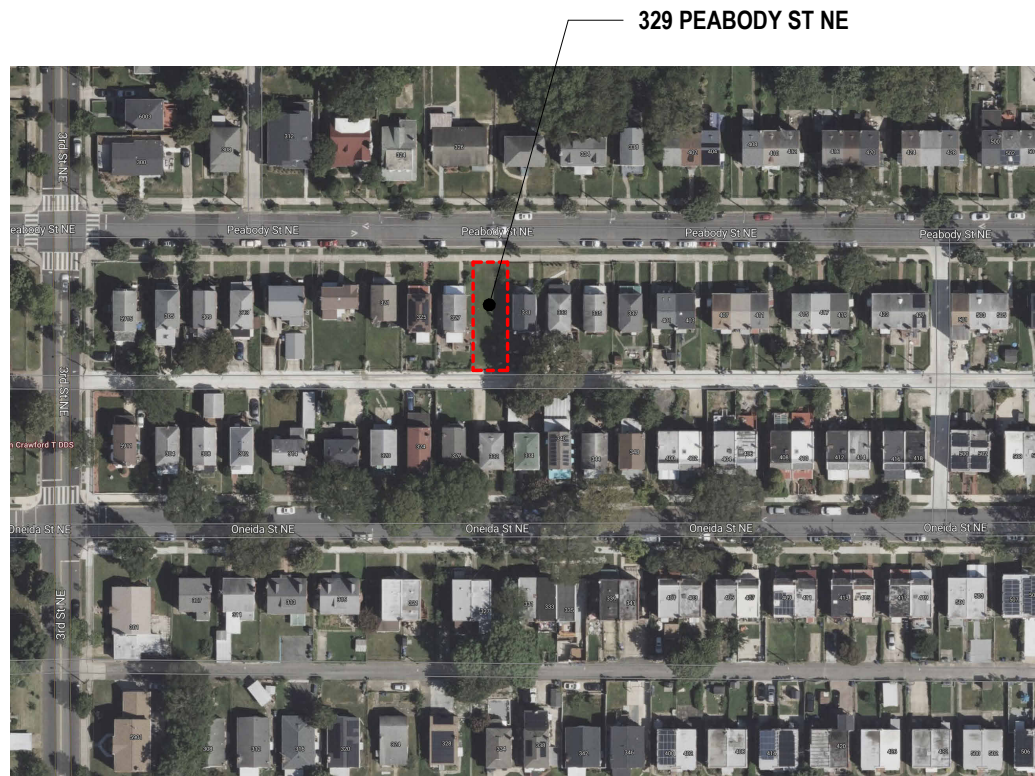
PROJECT DESCRIPTION

PROPOSED DEVELOPMENT OF AN EXISTING VACANT SUB-STANDARD LOT LOCATED W/IN R1-B ZONE.

- NEW DETACHED SINGLE-FAMILY HOUSE
- EXTERIOR SITE IMPROVEMENTS

SHEET INDEX - BZA SUBMISSION	
SHEET NUMBER	SHEET NAME

BZA SUBMISSION	
A0.0	COVER SHEET
A0.1	SITE PHOTOS
A1.0	SITE PLAN
A1.1	FLOOR PLANS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING SECTIONS
A3.0	PERSPECTIVE VIEWS



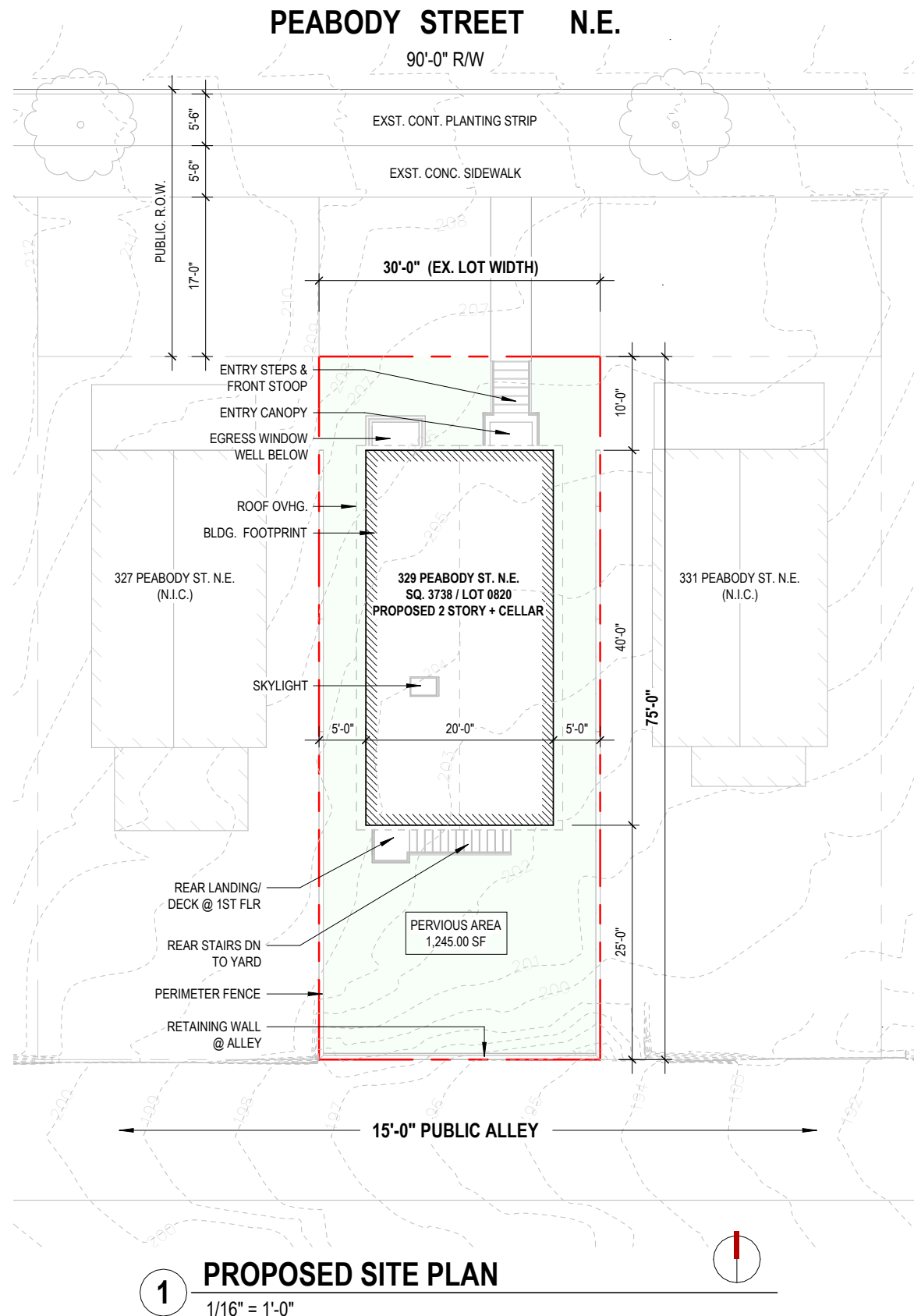
AERIAL VIEW OF EXISTING VACANT LOT



STREET VIEW OF EXISTING VACANT LOT



ALLEY VIEW OF EXISTING VACANT LOT



PROPERTY & SITE INFO

ADDRESS: 329 PEABODY ST NE
SQ / LOT: SQ 3783 / LOT 0820
ZONING: R-1B
LOT AREA: 2,250 SF

PROPOSED LOT OCCUPANCY INFO

A. FRONT STOOP: 24.00 SF
B. BUILDING FOOTPRINT: 800.00 SF
C. REAR LANDING/DECK: 16.00 SF
D. DECK LANDING/STAIR: 42.00 SF

PROPOSED LOT OCC. 882.00 SF (39.20%)

ZONING INFO / ANALYSIS

EXISTING SUBSTANDARD LOT DEVELOPMENT (R-1B)

MIN. LOT WIDTH / AREA: MIN. REQUIRED: 50'-0" / 5,000 SF
EXISTING: 30'-0" / 2,250 SF (UNCHANGED)

BLDG HEIGHT // STORIES: MAX. ALLOWED: 40'-0" // 3 STORIES
PROPOSED: 28'-8 1/2" // 2 STY + CELLAR

FRONT YARD: MIN. REQUIRED: WITHIN RANGE OF EXST.
PROPOSED: YES - 10'-0" FROM PROP. LINE

SIDE YARD: MIN. REQUIRED: 8'-0" BOTH SIDES (DETACHED)
PROPOSED: 5'-0" BOTH SIDES

REAR YARD: MIN. REQUIRED: 25'-0"
PROPOSED: 25'-0" BLDG TO PROP. LINE

LOT OCCUPANCY: MAX ALLOWED: 40.00% (900.00 SF)
PROPOSED: 38.13% (858.00 SF)

PERVIOUS SURFACE: MIN. REQUIRED: 50.00% (1,125.00 SF)
PROPOSED: 55.33% (1,245.00 SF)

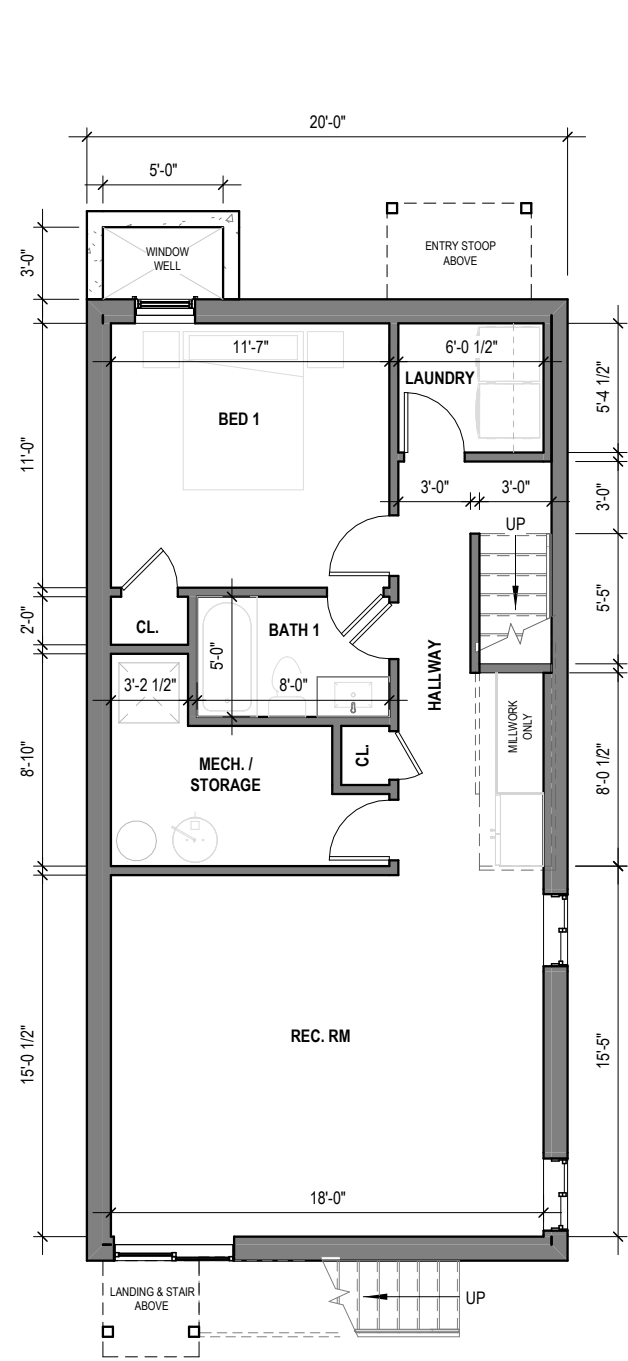
PARKING: MIN. REQUIRED: 1 STANDARD SPACE
PROPOSED: NONE

BUILDING AREA INFO

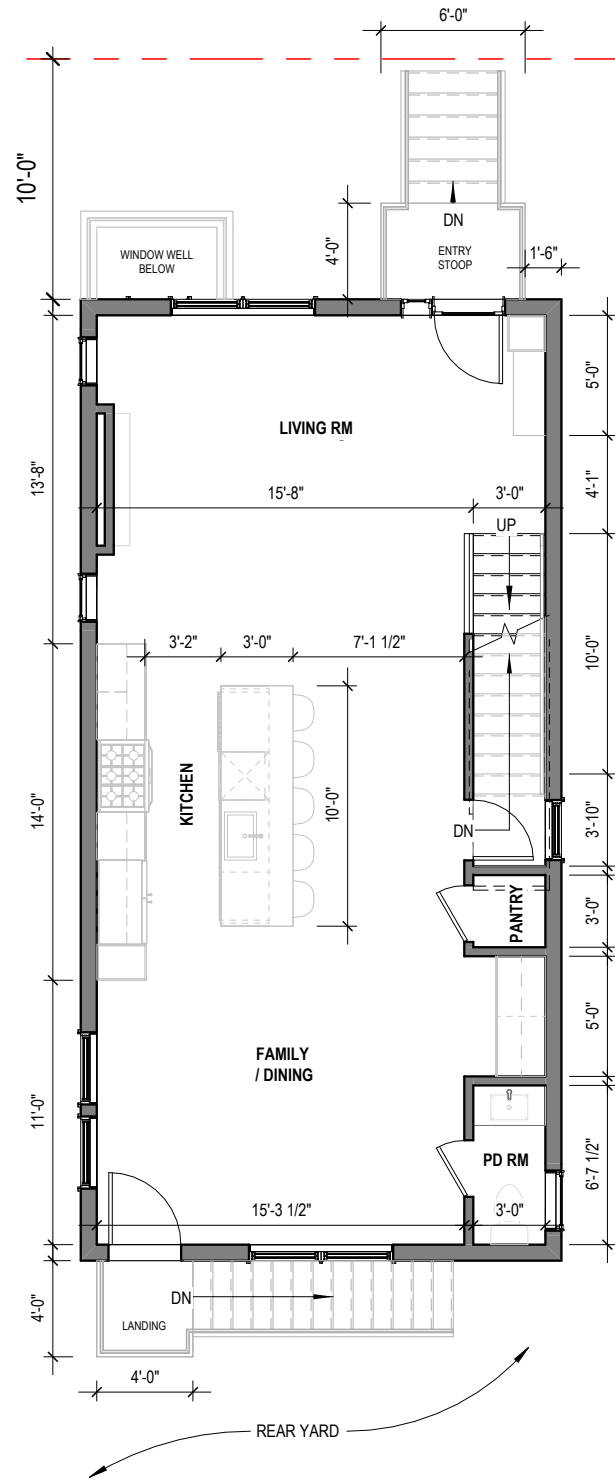
BUILDING AREAS BY FLOOR:

CELLAR LEVEL: 800.00 SF
1ST FLOOR: 800.00 SF
2ND FLOOR: 800.00 SF

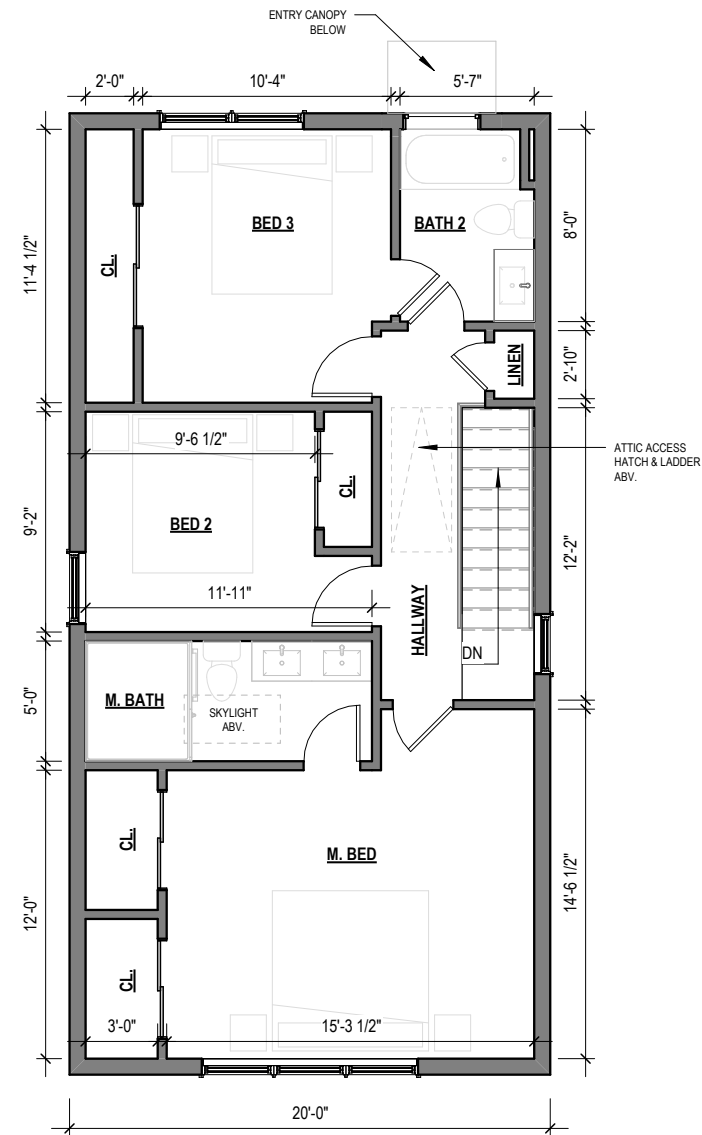
TOTAL BLDG GSF: 2,400.00 SF



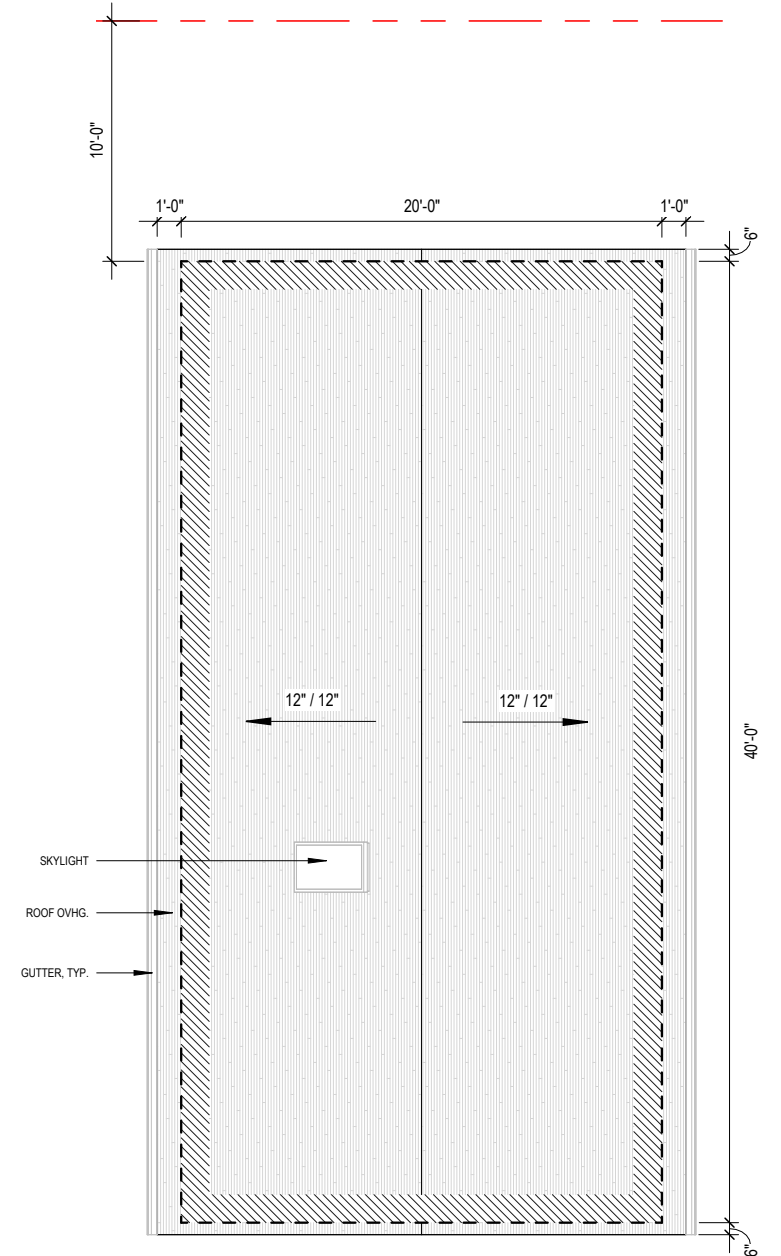
1 CELLAR PLAN
1/8" = 1'-0"



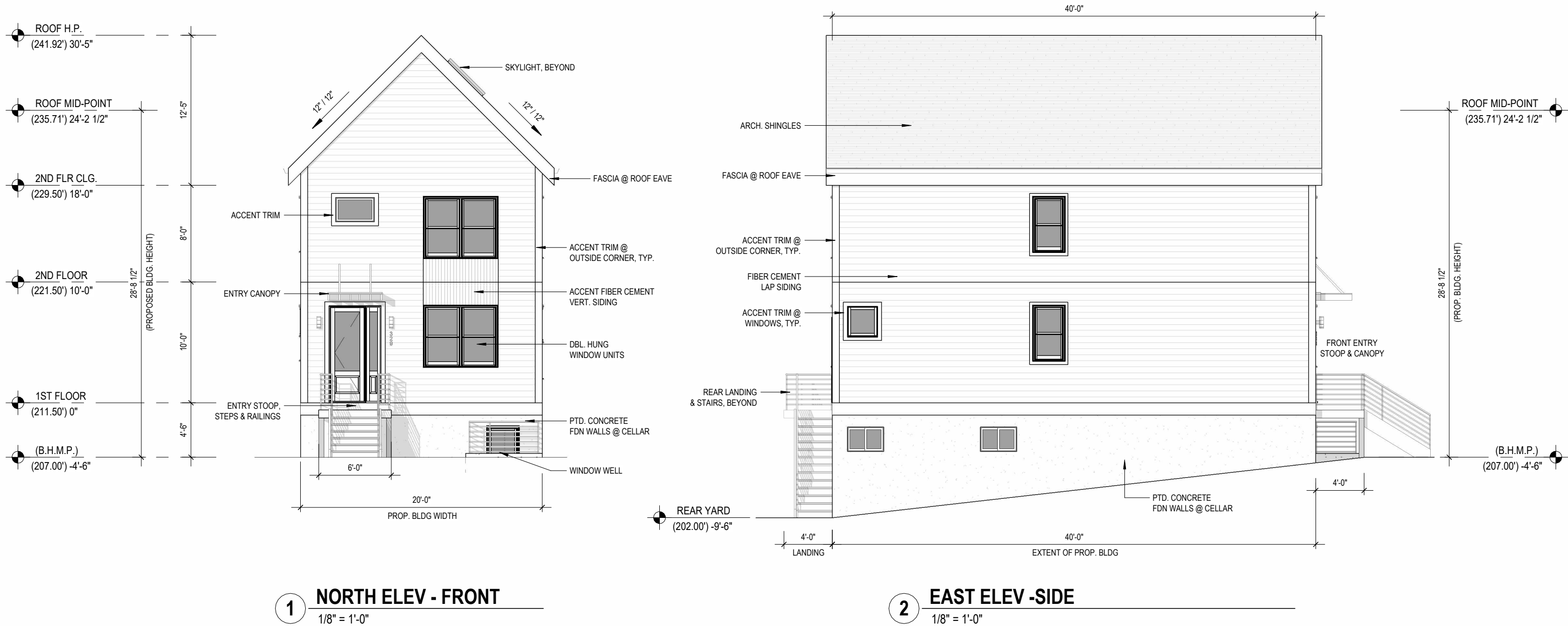
2 1ST FLOOR
1/8" = 1'-0"

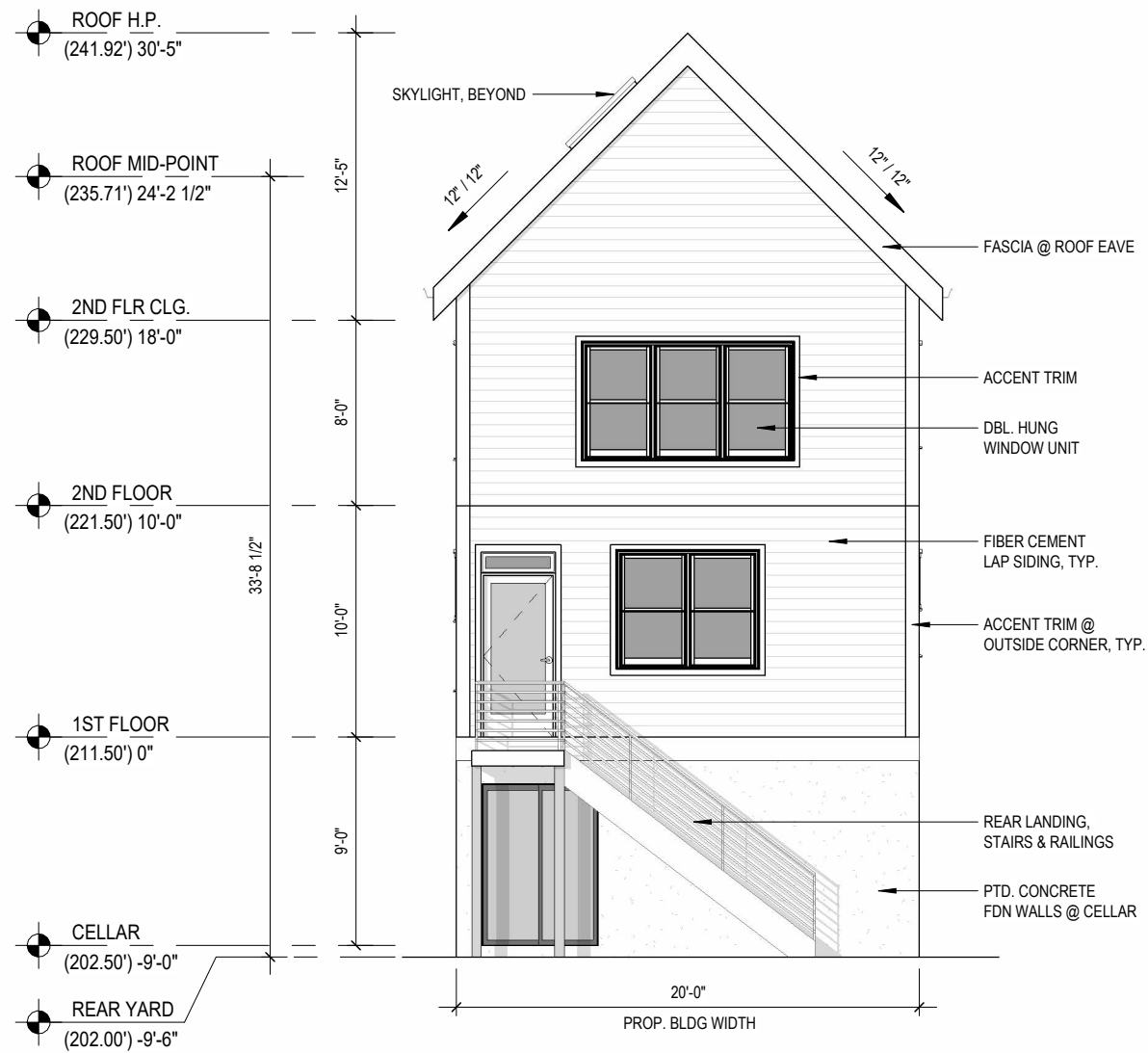


3 2ND FLOOR
1/8" = 1'-0"

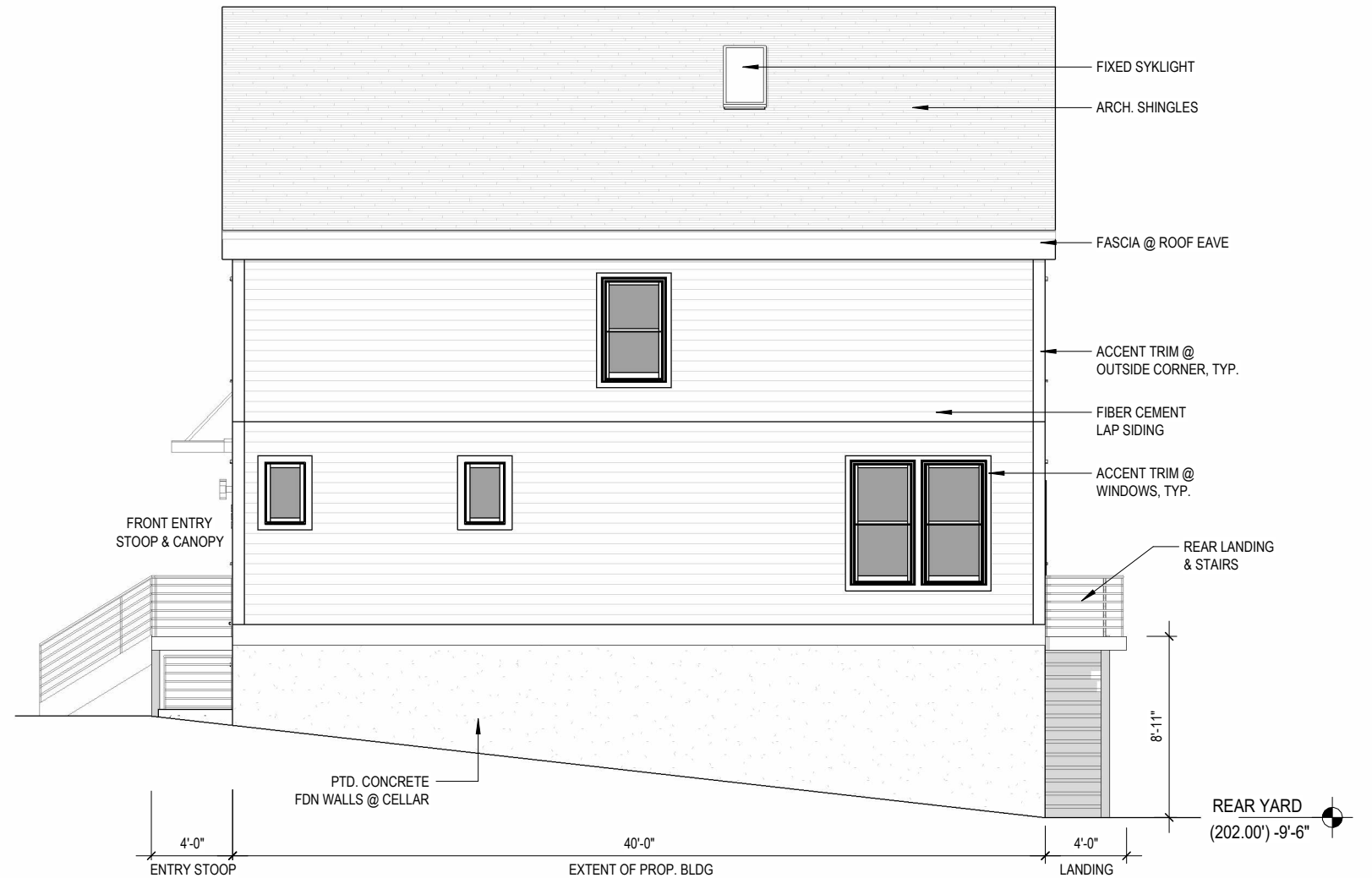


4 ROOF PLAN
1/8" = 1'-0"





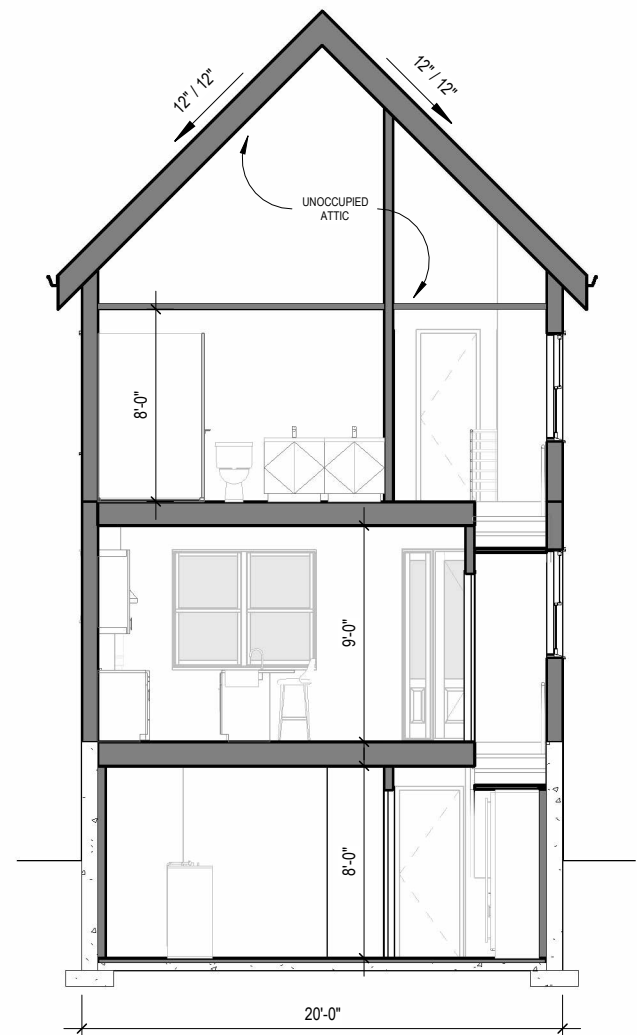
1 SOUTH ELEV - REAR
1/8" = 1'-0"



2 WEST ELEV- SIDE
1/8" = 1'-0"



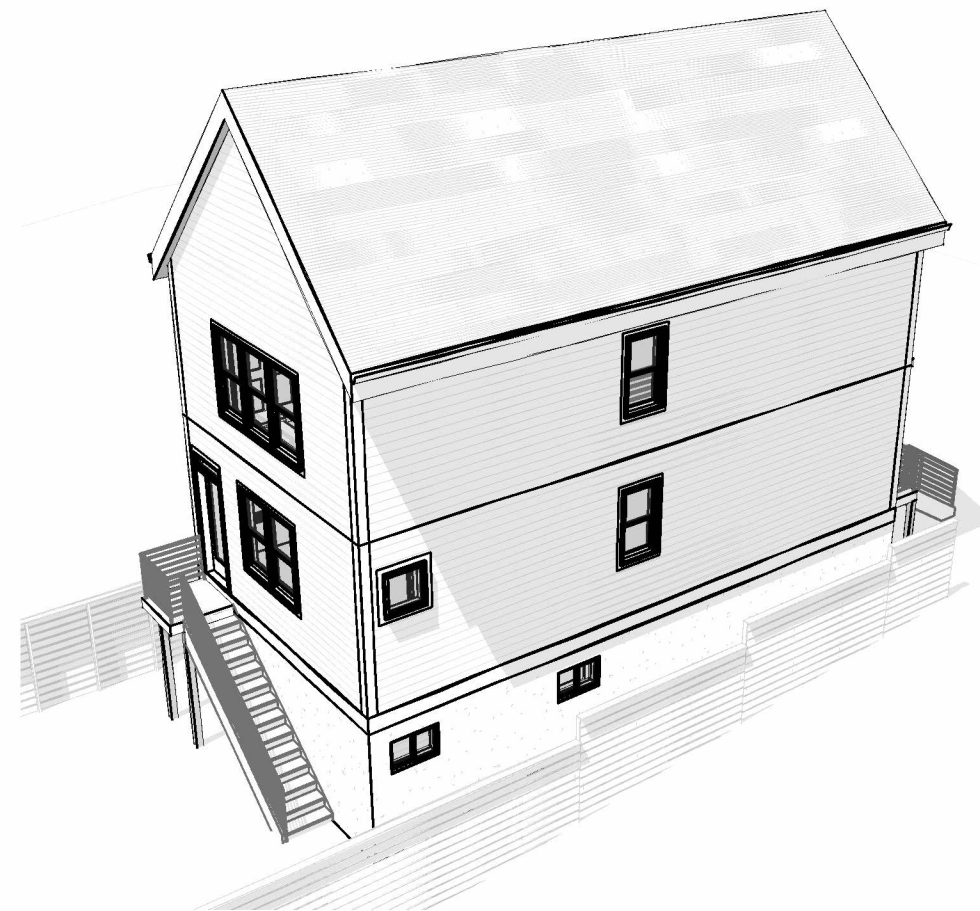
1 LONGITUDINAL SECTION A
1/8" = 1'-0"



2 CROSS-SECTION B
1/8" = 1'-0"



1 FRONT - NW VIEW



2 REAR - SE VIEW