

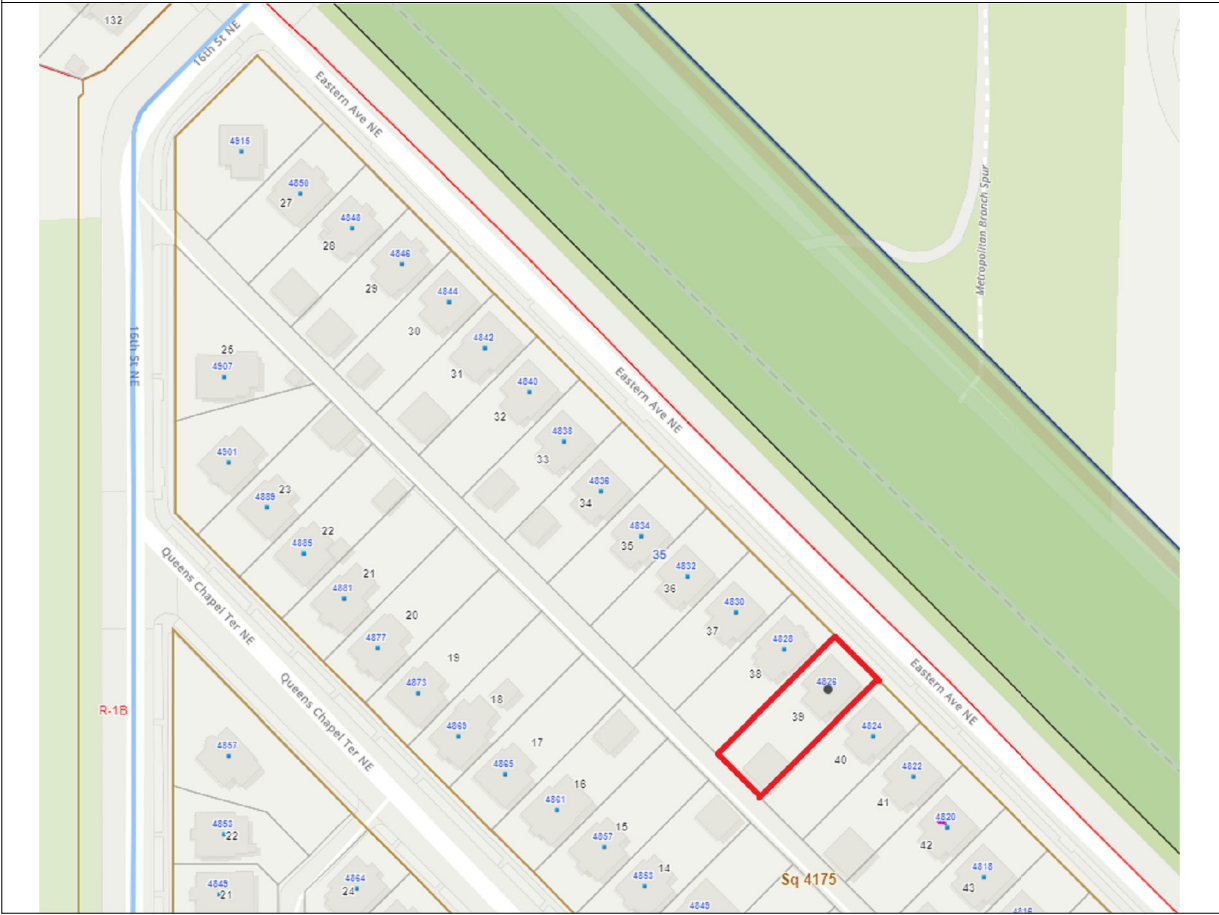
ADDITIONAL DWELLING UNIT

Guzman Residence

BZA Application

JULY 2025
100% SET

PROJECT LOCATION - 4826 EASTERN AVE NE, WASHINGTON DC 20011

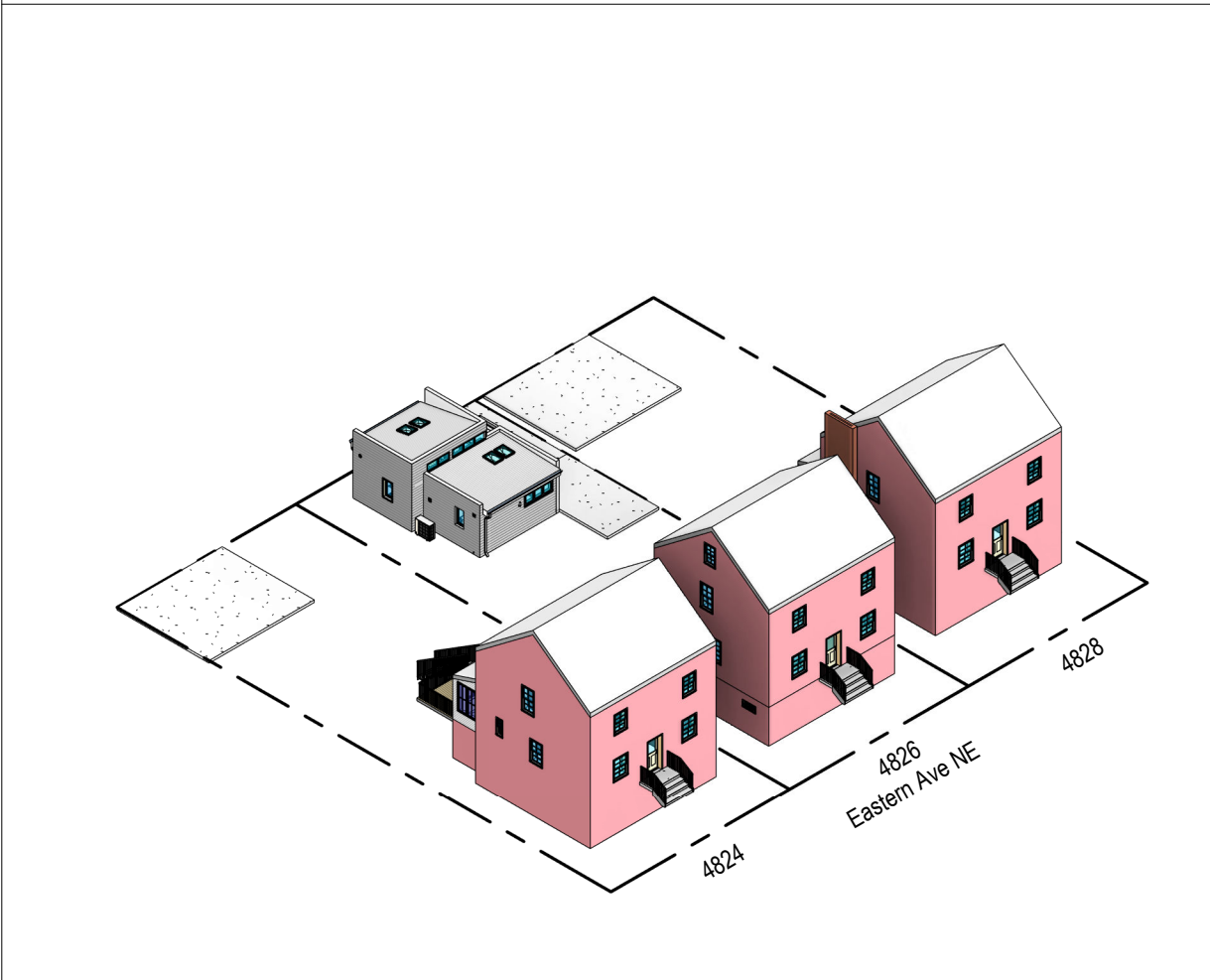


PROJECT DESCRIPTION

The project at the Guzman residence involves a single-story additional dwelling unit located at the rear of the property. ADU shall have a full bathroom, kitchen, laundry, mechanical system and 1 bedroom.

- Structure:** Existing garage structure to be demolished.
Plumbing: All new fixtures at kitchen, bathroom and laundry
Mechanical: New mini-split interior and exterior system.
Electrical: All new electrical fixtures to accommodate design layout
Exterior Envelope: Existing garage to be demolished. New ADU to be placed.
Building Footprint: ADU
Change of Use: Single Family + Accessory Structure

3D SITE VIEW



SHEET INDEX

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-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 ELEVATIONS
-BZA-0203	PROPOSED ELEVATIONS
-BZA-0204	EXISTING FLOOR PLANS
-BZA-0205	EXISTING ELEVATIONS
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-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

GUZMAN
4826 Eastern Ave NE
Washington, DC 20011
Additional Dwelling Unit

COVER SHEET

Scale	
Project number	240705
Date	07/03/2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21364
EXHIBIT NO. 31
-BZA-0000

DDOT Tops - Permit Location Information

Address: 4826 EASTERN AVE
Quadrant: NORTHEAST
Zip Code: 20017
SSL: 4175 / 0039
Zone: R-1-B
Ward: 5
ROW Total: 57'-0"
ROW Sidewalk 1: NORTH
Sidewalk 1 Width: 0'-0"
ROW Parking 1: NORTH
Parking 1 Width: 6'-0"



PROJECT PROPERTY - PROPOSED

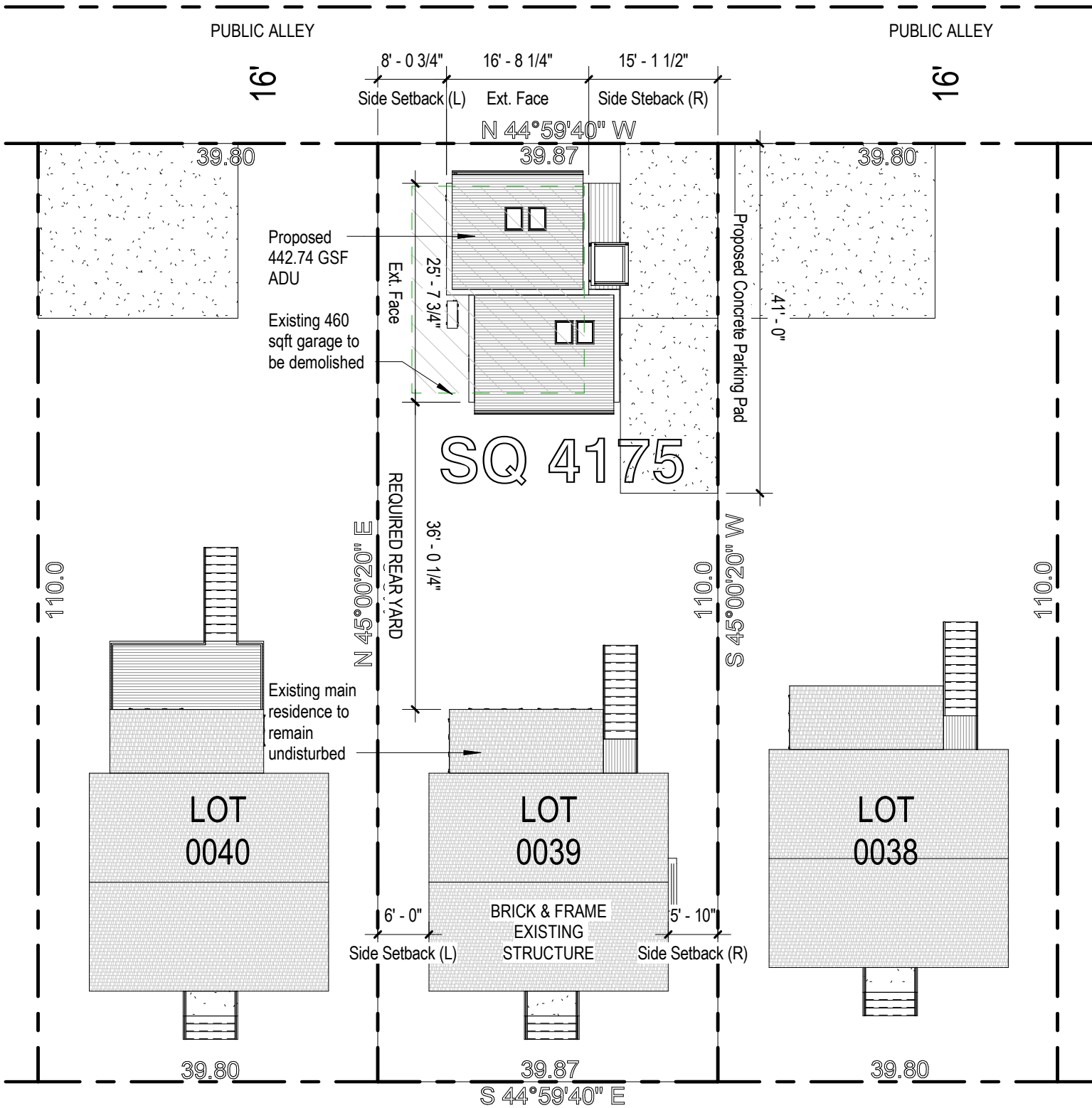


PROJECT PROPERTY - EXISTING



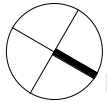
PROJECT PROPERTY - DEMO

NORTH



EASTERN AVE NE

1 Site - Proposed
1/16" = 1'-0"



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ZONING REPORT

Scale	1/16" = 1'-0"
Project number	240705
Date	07/03/2025

-BZA-0001

BUILDING CODE AND ZONING SUMMARY

OWNER INFORMATION

NAME:

BERNARD GUZMAN

ADDRESS:

4826 EASTERN AVE NW, WASHINGTON DC 20011

EMAIL:

BGUZ824@gmail.com

PHONE NUMBER:

N/A

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

EXISTING CONSTRUCTION CLASSIFICATION

III-B

PROPOSED CONSTRUCTION CLASSIFICATION

III-B

EXISTING BUILDING OCCUPANCY USE GROUP

R-1-B (SINGLE FAMILY DETACHED)

PROPOSED BUILDING OCCUPANCY USE GROUP

R-1-B (PRINCIPAL & SECONDARY DWELLING)

GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL

EXISTING AREA(SF)

PROPOSED AREA(SF)

BASEMENT

734

0

1ST FLOOR

759

0

2ND FLOOR

615

0

GARAGE

460

0

ADU 1ST FLR

-

442.74

TOTAL

2,568

2,550.74

FLOOR AREA RATIO

EXISTING

PROPOSED

BUILDING USE:

SINGLE FAMILY

SINGLE FAMILY + ADU

OF STORIES:

2

2

STORIES PLUS:

BASEMENT + GARAGE

BASEMENT + ADU

OF DWELLING UNITS:

1

2

AREA COVERAGE:

EXISTING

PROPOSED

TOTAL LOT AREA (SQFT):

4,378 SQFT

EXISTING TO REMAIN

SIDE YARD SETBACK (LEFT)

4'-10"FT

EXISTING TO REMAIN

SIDE YARD SETBACK (RIGHT)

6'-6"FT

EXISTING TO REMAIN

REAR YARD SETBACK

65'-8"FT

EXISTING TO REMAIN

BUILDING AREA:

EXISTING

PROPOSED

LOT OCCUPANCY:

31%

30%

PERVIOUS SURFACE:

03%

05%

GREEN AREA RATIO (GAR):

66%

75%

EXISTING FOOTPRINT AREA OF BUILDING:

883 SQFT + 507 SQFT (GARAGE)

PROPOSED FOOTPRINT AREA OF BUILDING:

883 SQFT + 442 SQFT (ADU)

FLOORS INVOLVED IN THIS PROJECT:

GARAGE (460 SQFT)

**TAXABLE ASSESSMENT (2024)

\$534,800.00

BUILDING CONSTRUCTION TYPE:

TYPE III NON COMBUSTIBLE EXTERIOR WALLS

ARQ

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GUZMAN

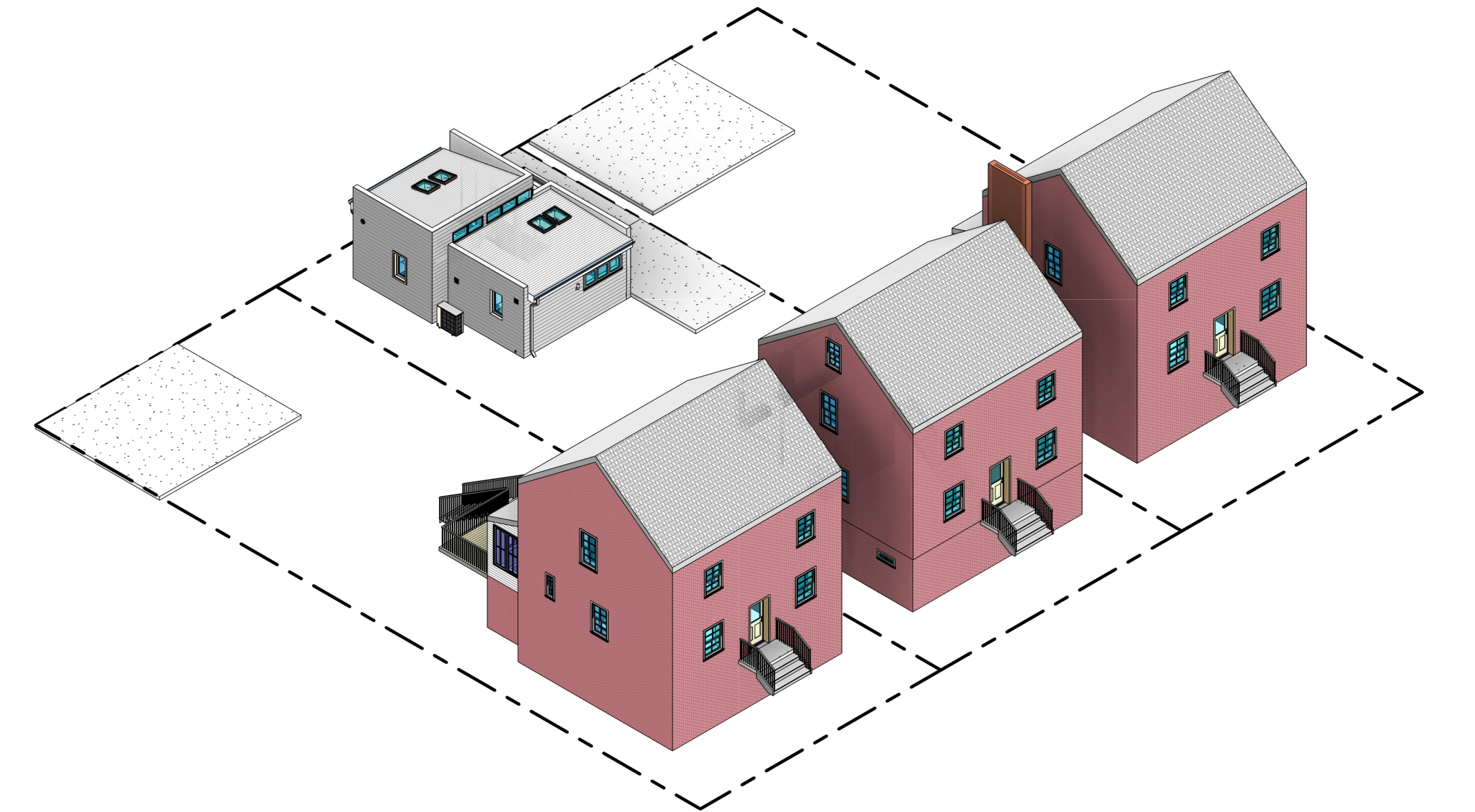
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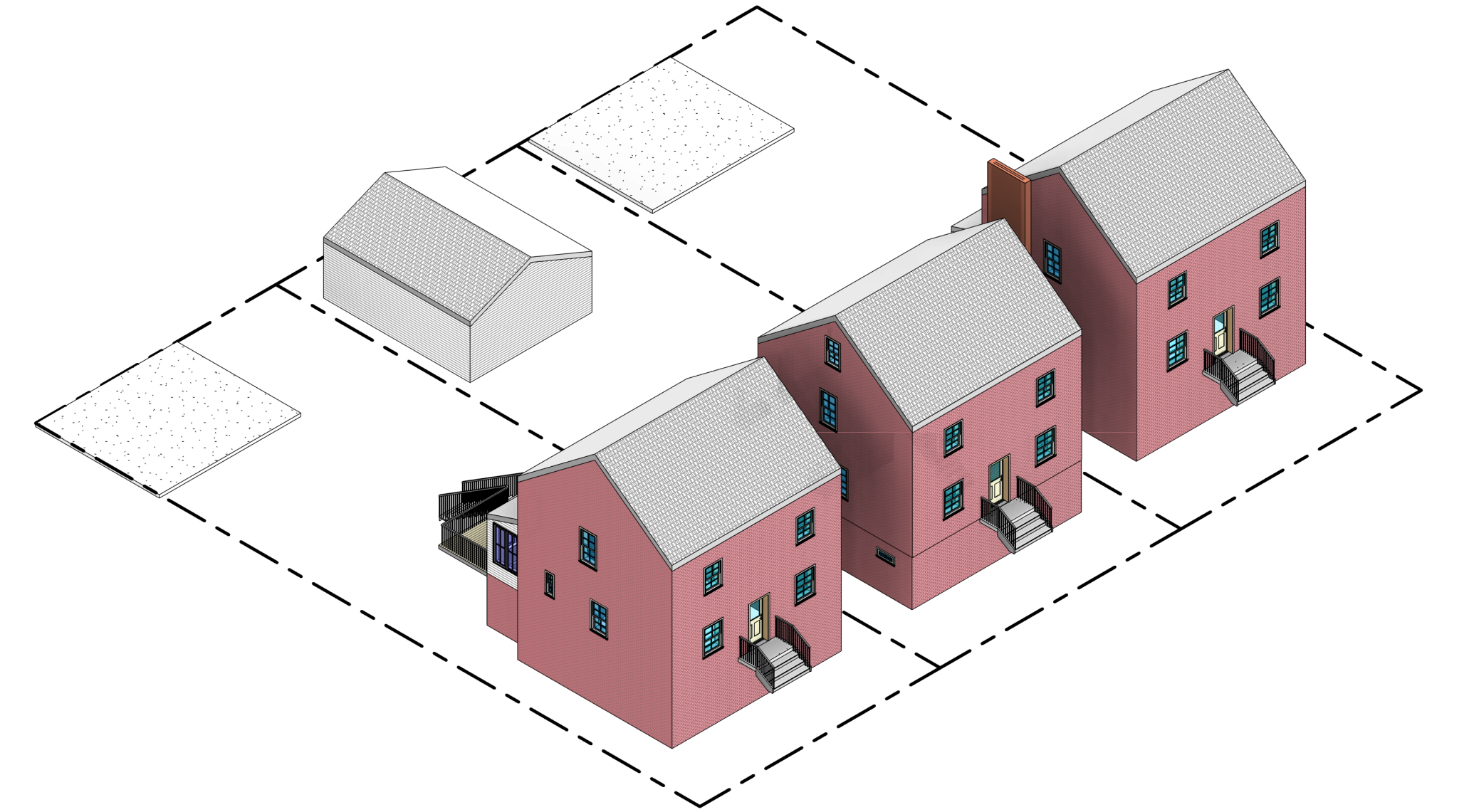
Additional Dwelling Unit

ZONING SUMMARY		
Scale	1/4" = 1'-0"	<div>-BZA-0002</div>
Project number	240705	
Date	07/03/2025	

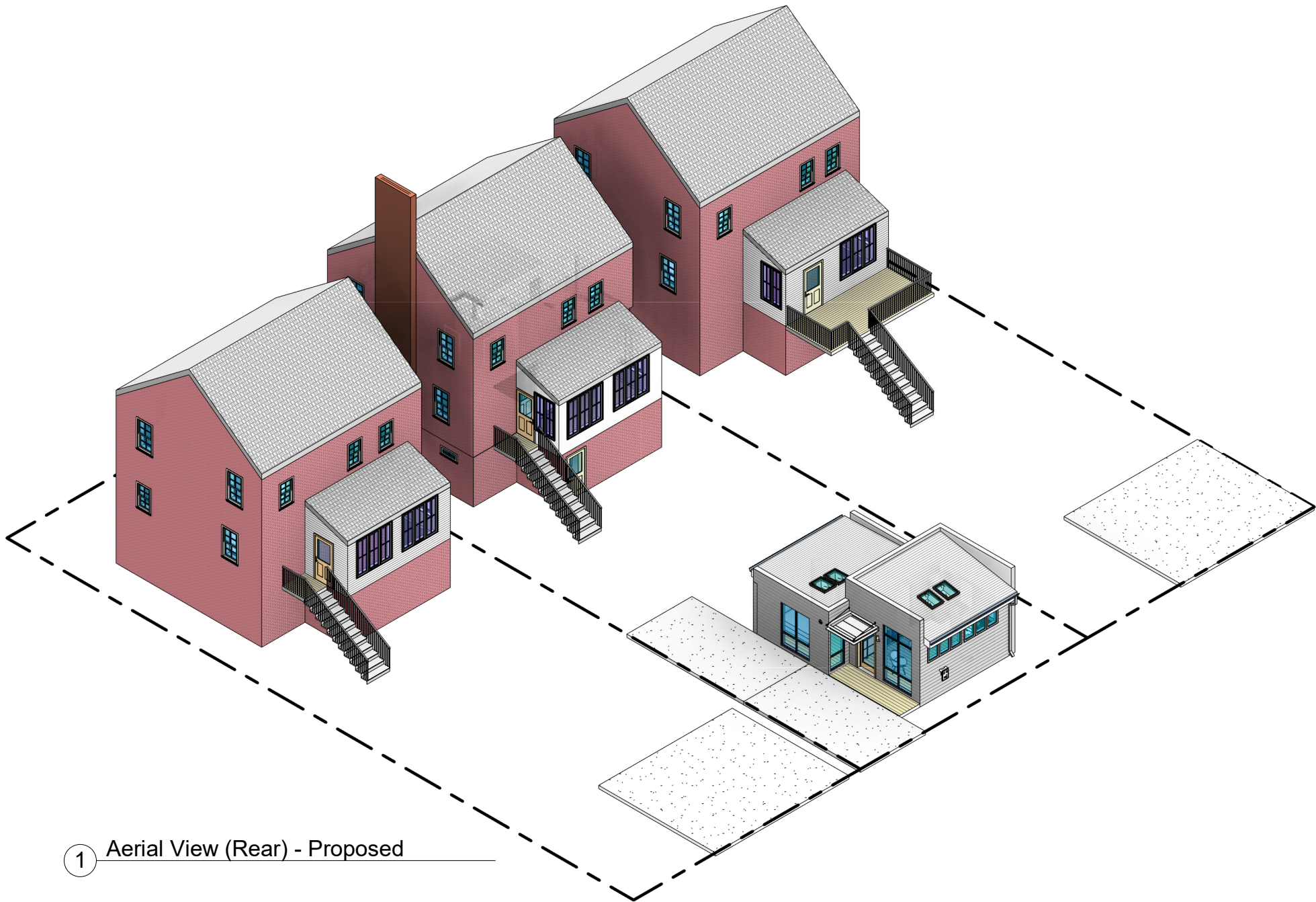
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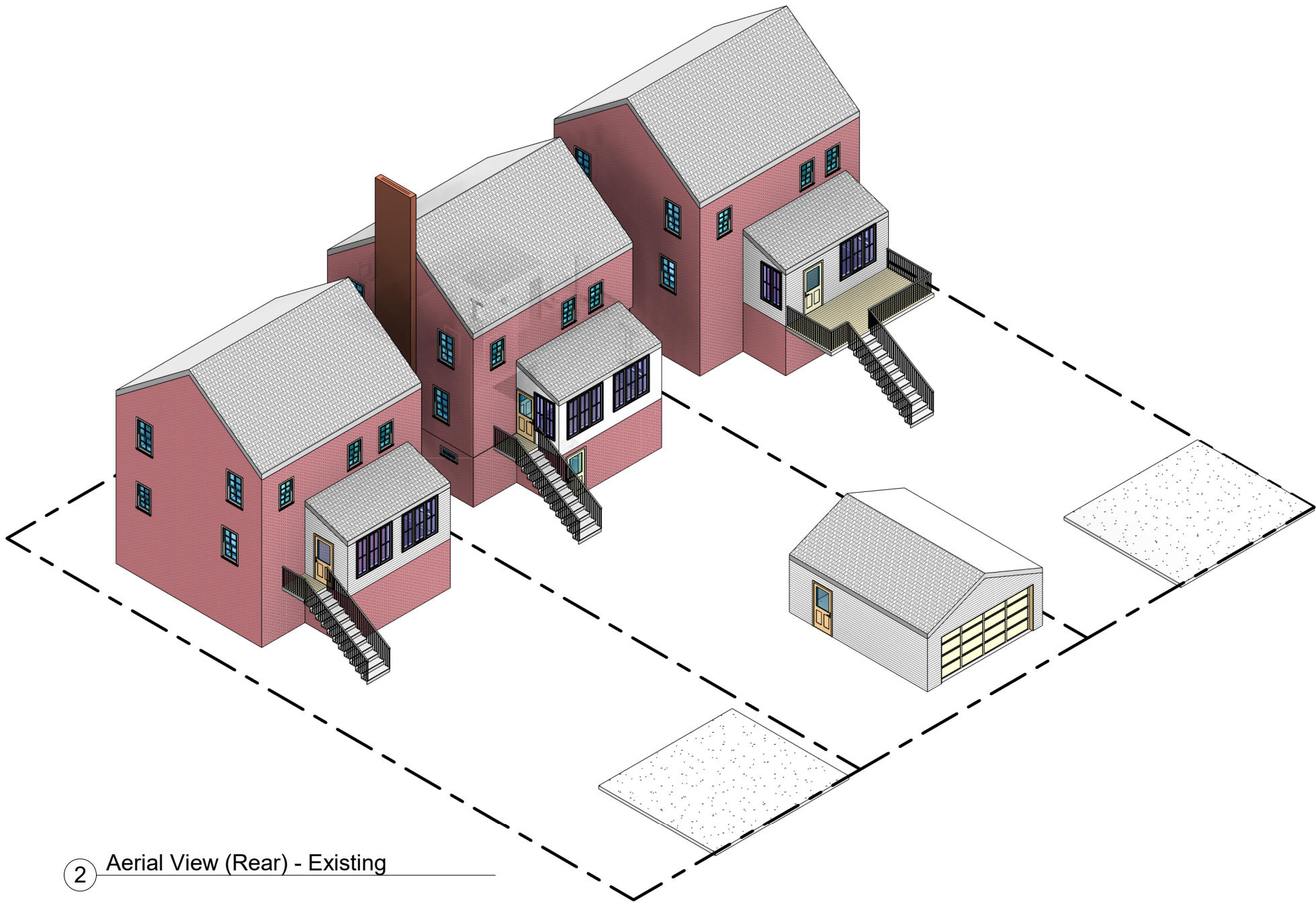
1 Aerial View (Front) - Prposed



2 Aerial View (Front) - Existing



1 Aerial View (Rear) - Proposed



2 Aerial View (Rear) - Existing



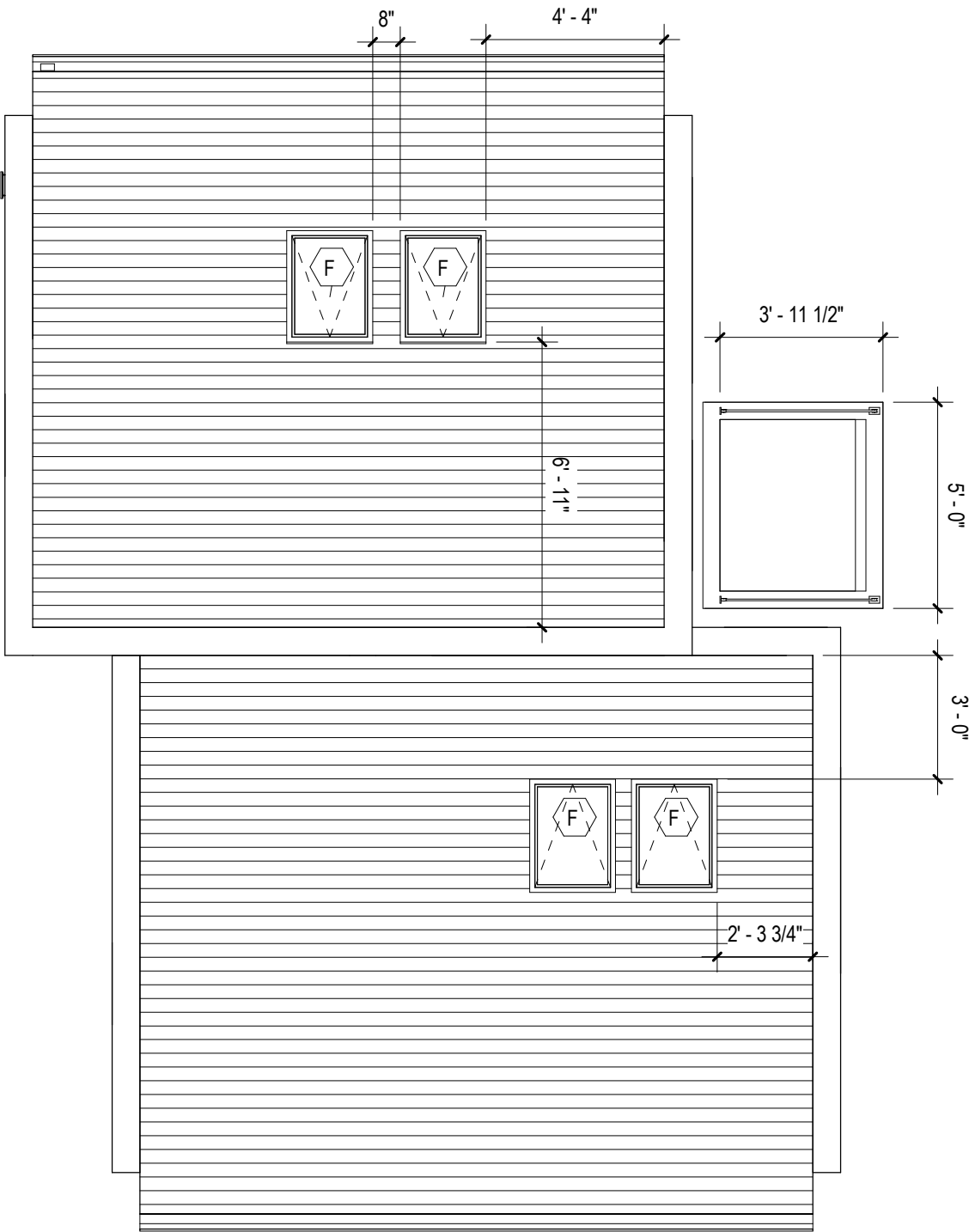
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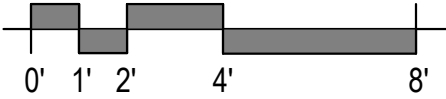
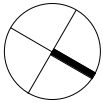
AERIAL VIEWS - REAR


Scale	
Project number	240705
Date	07/03/2025

-BZA-0101



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



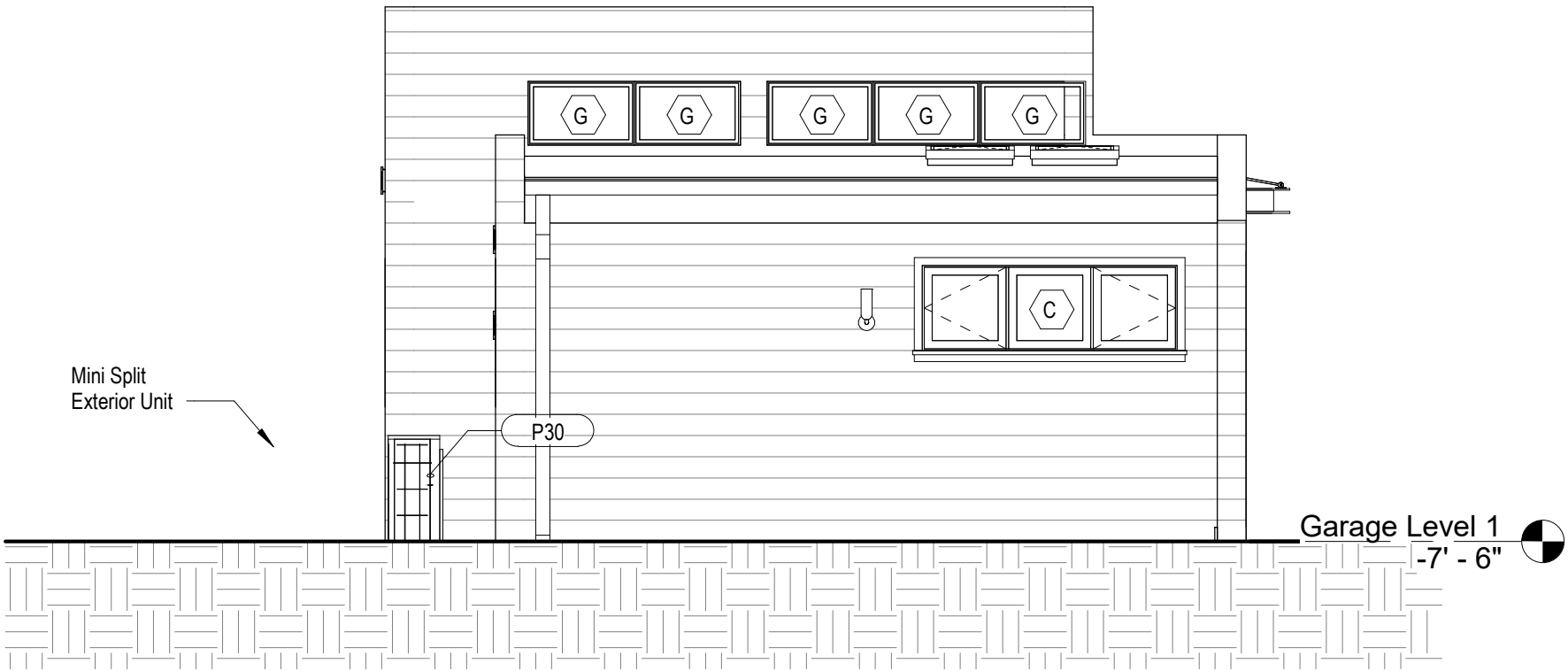


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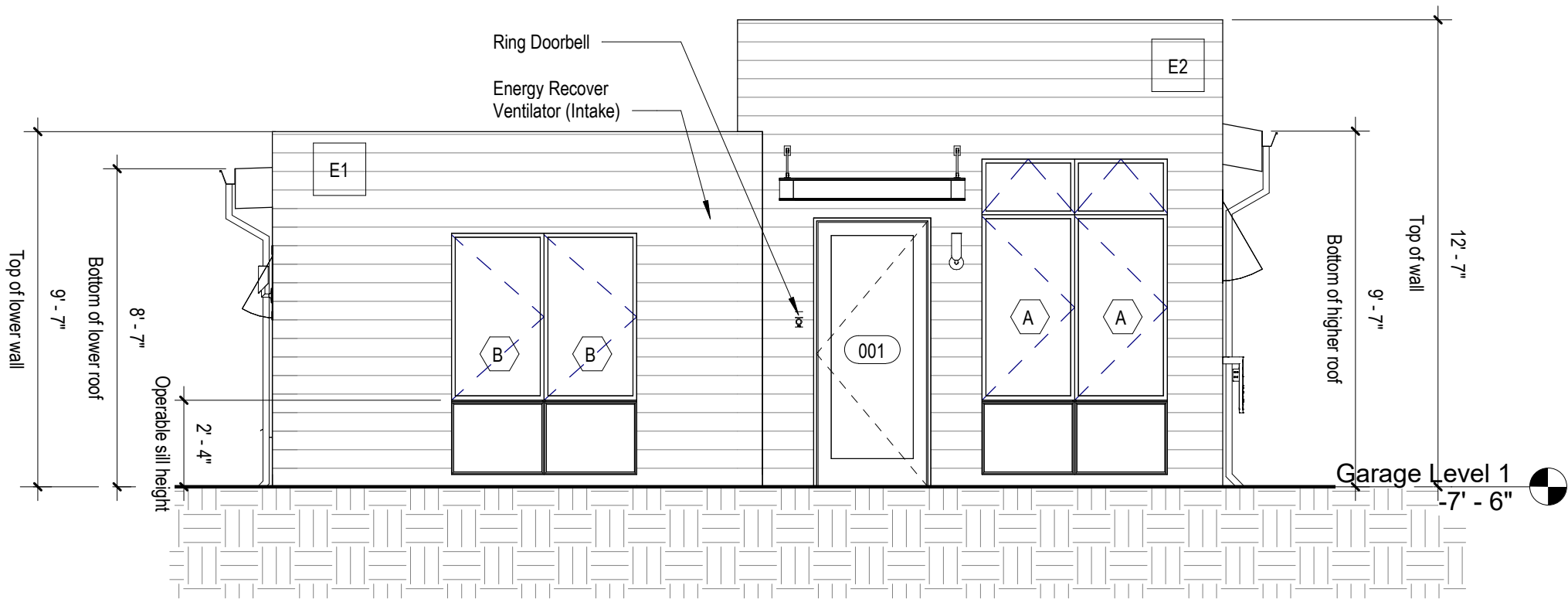
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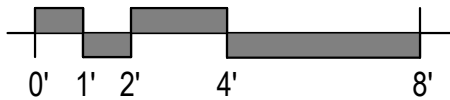
PROPOSED FLOOR PLANS		
Scale	1/4" = 1'-0"	-BZA-0201
Project number	240705	
Date	07/03/2025	



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



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



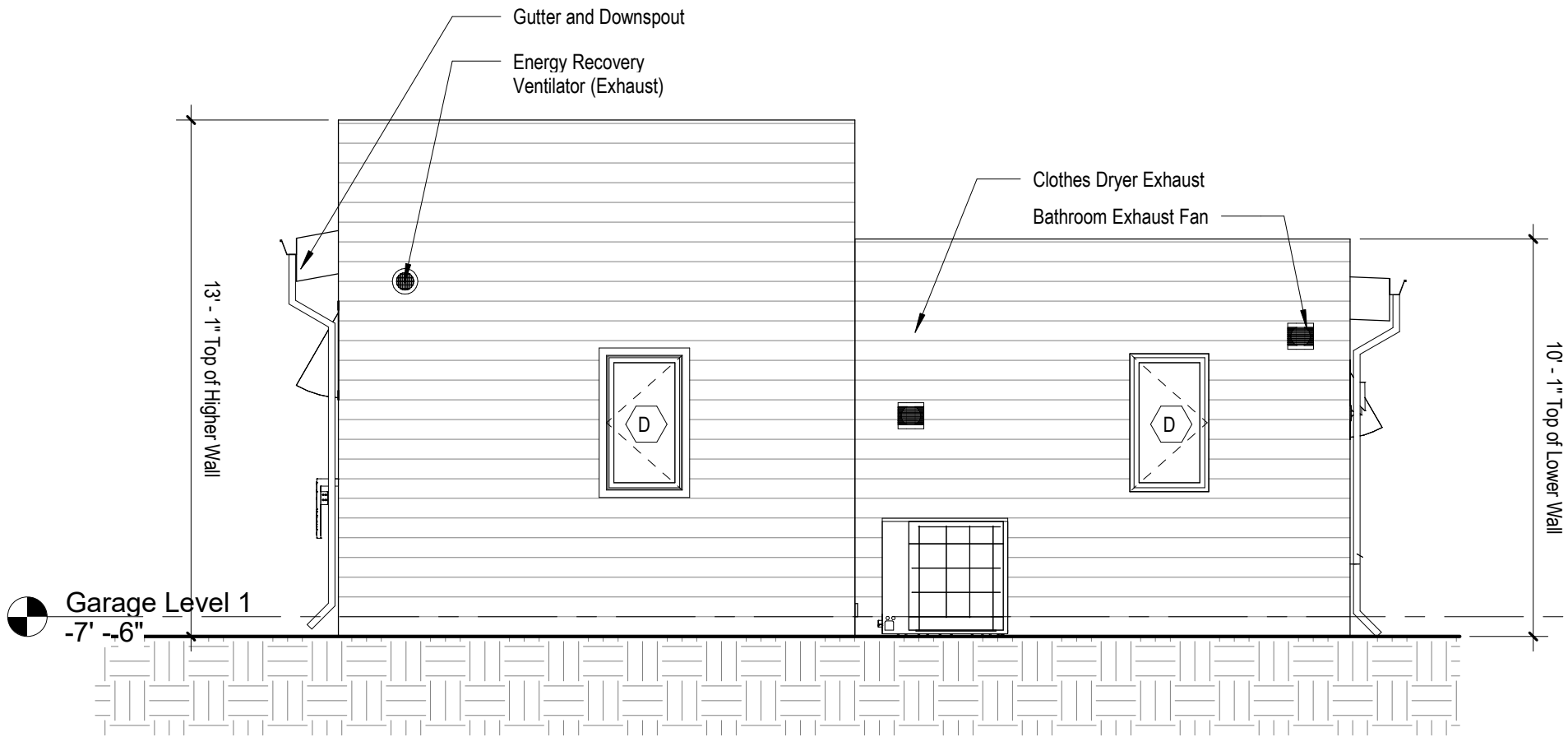
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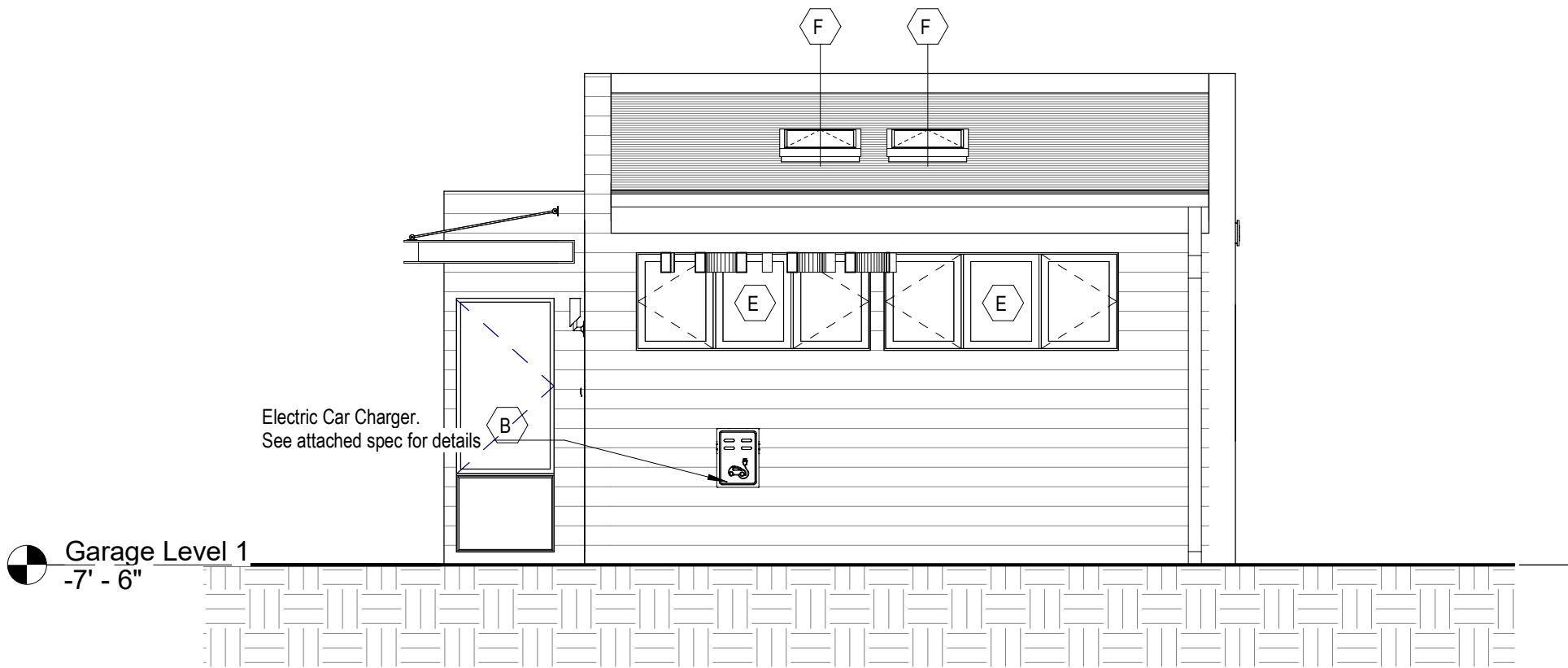
PROPOSED ELEVATIONS

Scale	1/4" = 1'-0"
Project number	240705
Date	07/03/2025

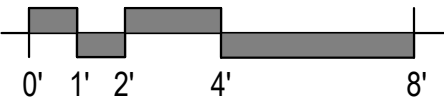
-BZA-0202




1 ADU - South Elevation
1/4" = 1'-0"



2 ADU - West Elevation
1/4" = 1'-0"



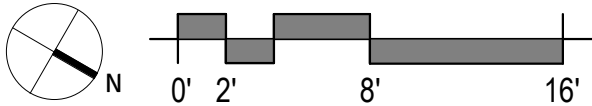
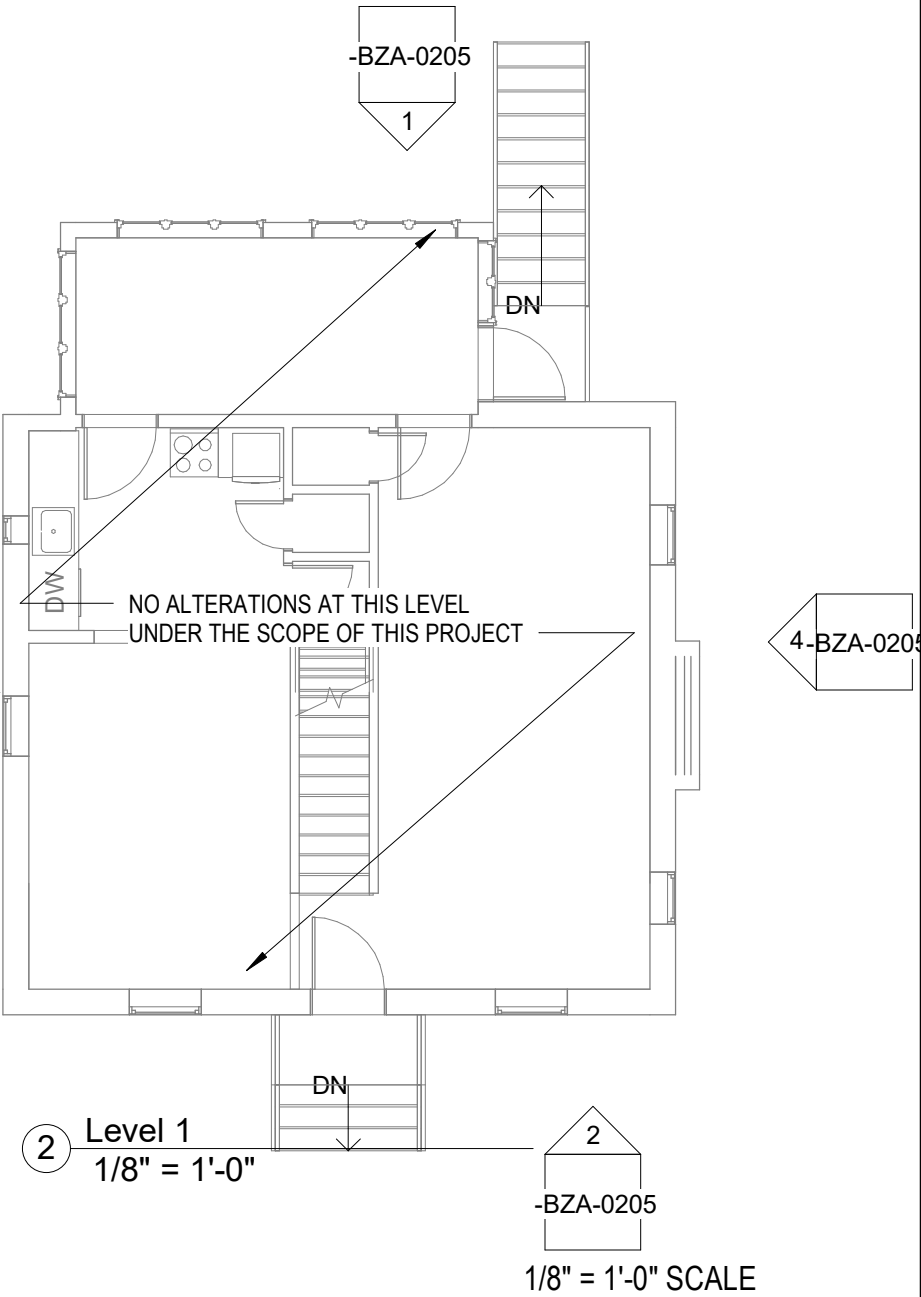
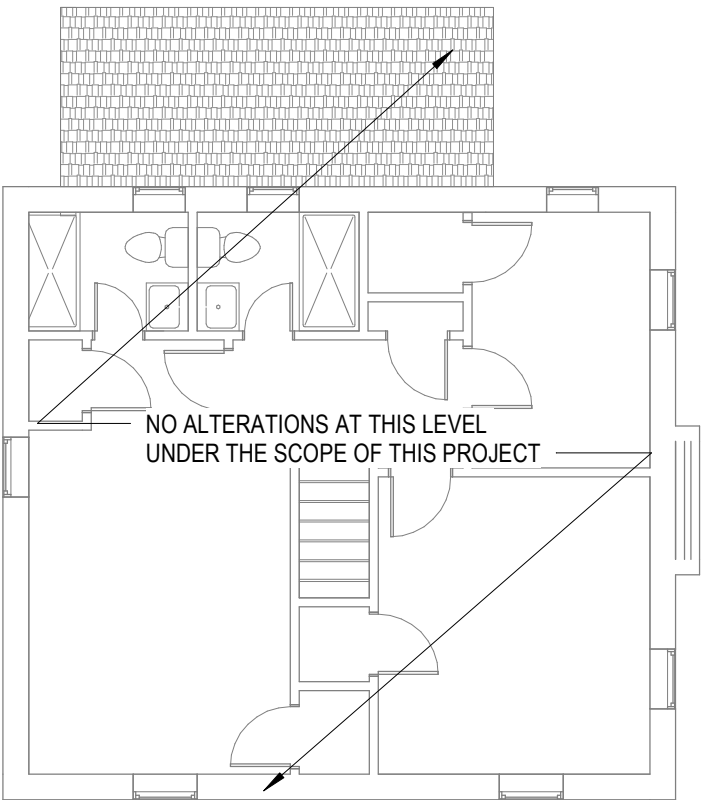
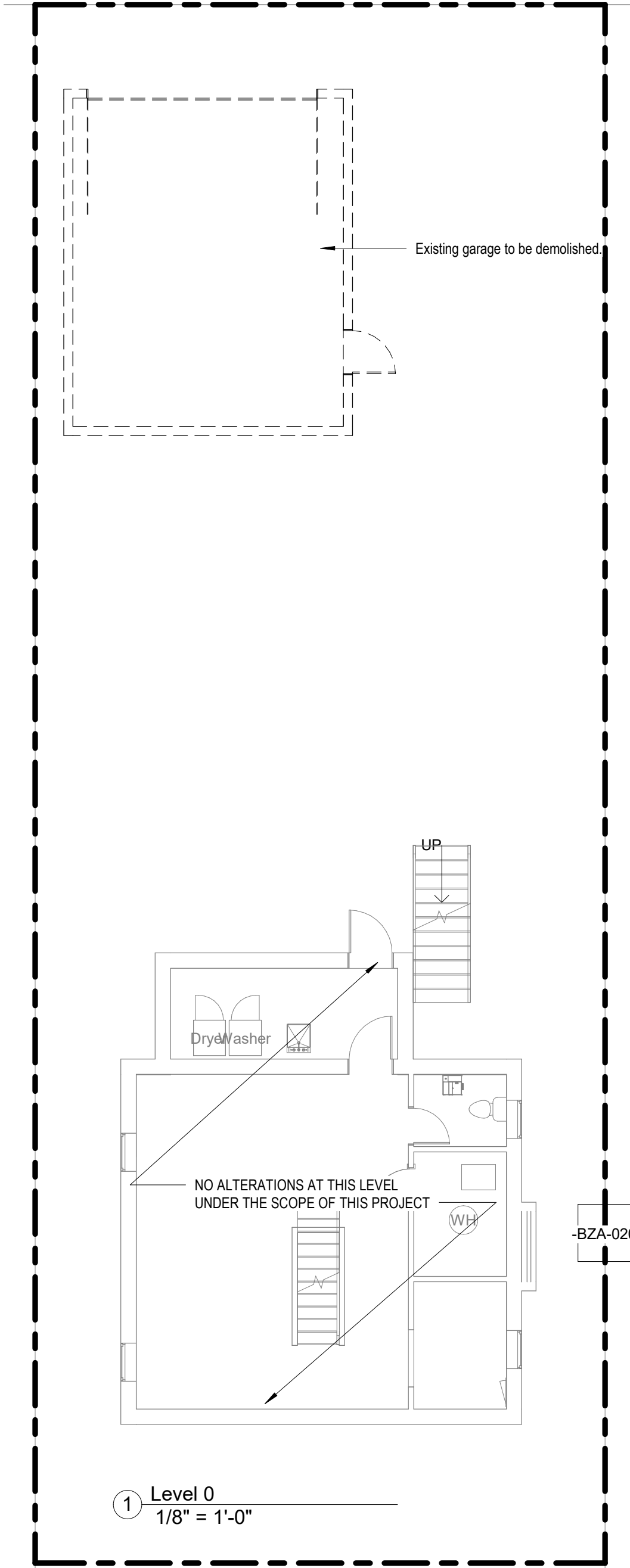



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Additional Dwelling Unit

PROPOSED ELEVATIONS		
Scale	1/4" = 1'-0"	-BZA-0203
Project number	240705	
Date	07/03/2025	



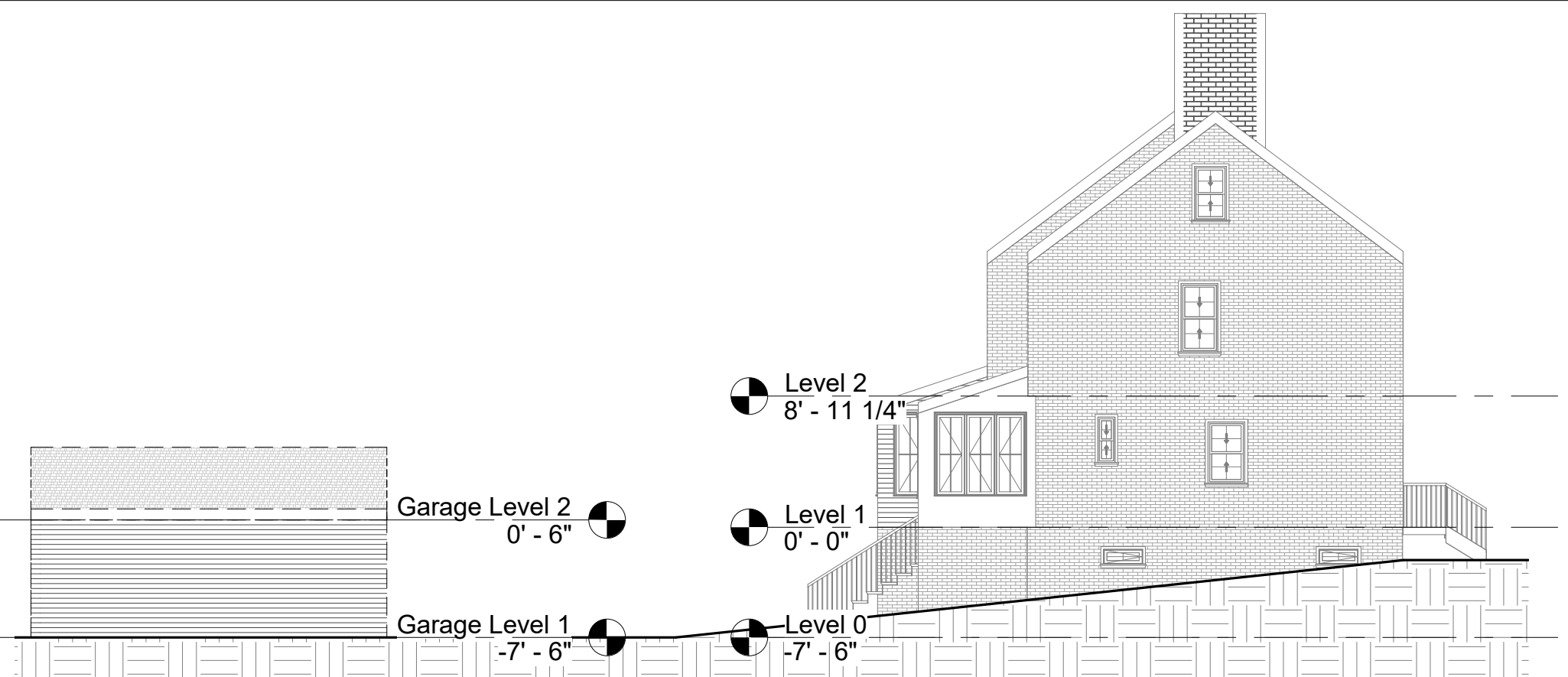


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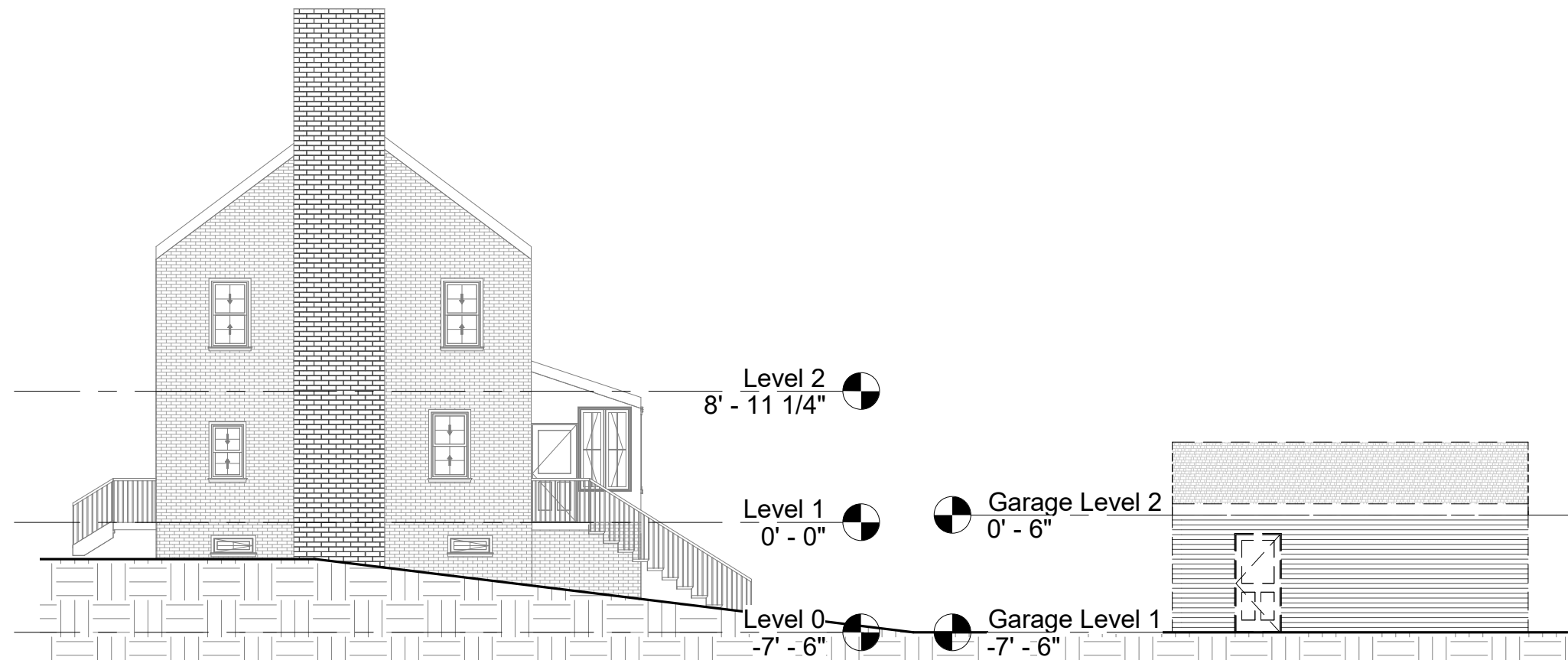
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Additional Dwelling Unit

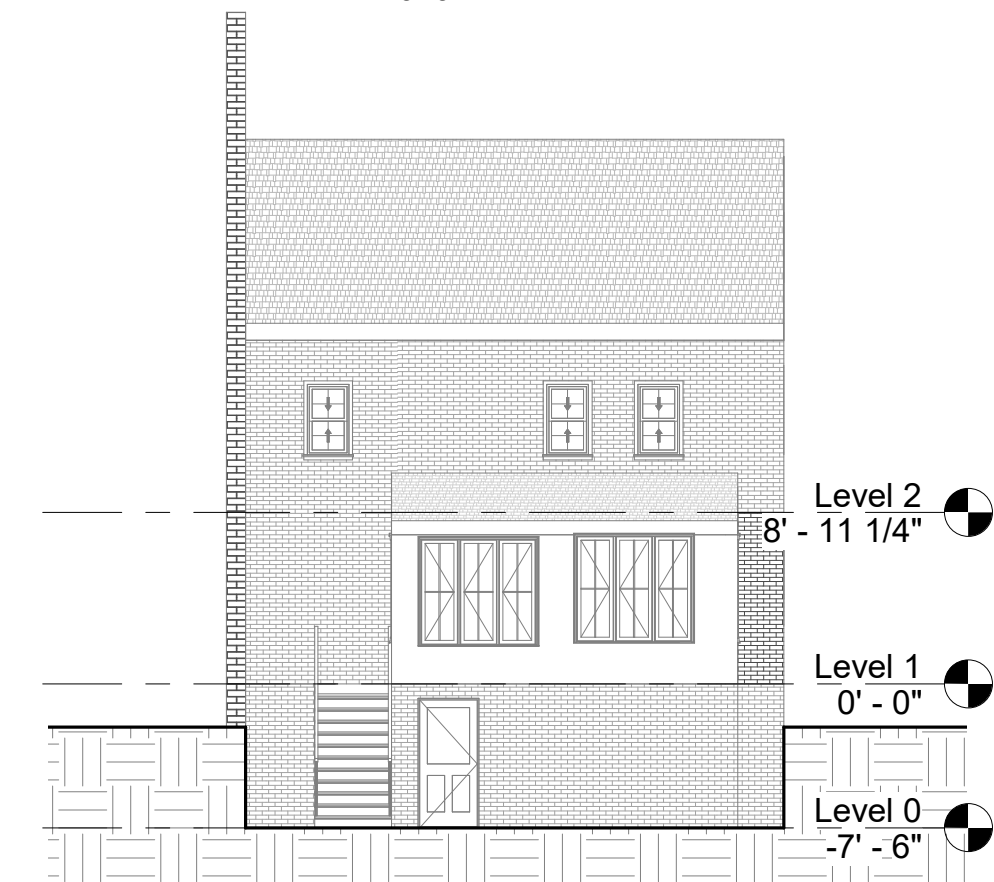
EXISTING FLOOR PLANS		
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Project number	240705	
Date	07/03/2025	



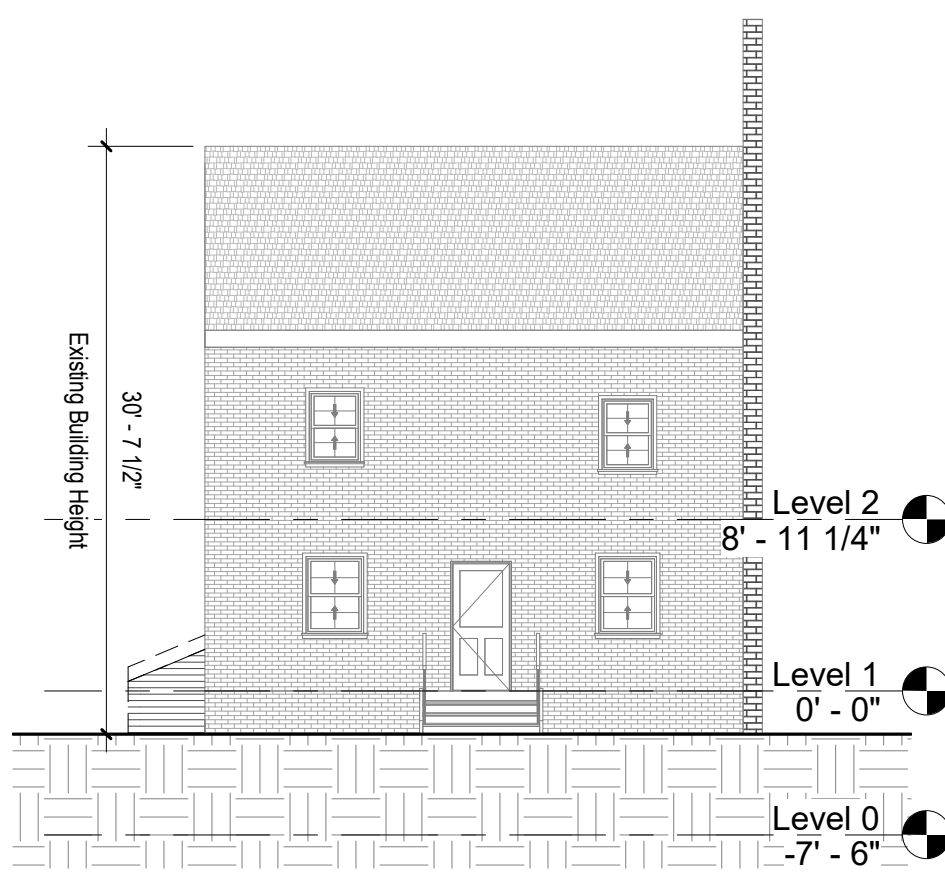
③ West - Existing
1" = 10'-0"



④ East - Existing
1" = 10'-0"



① North - Existing
1" = 10'-0"



② South - Existing
1" = 10'-0"



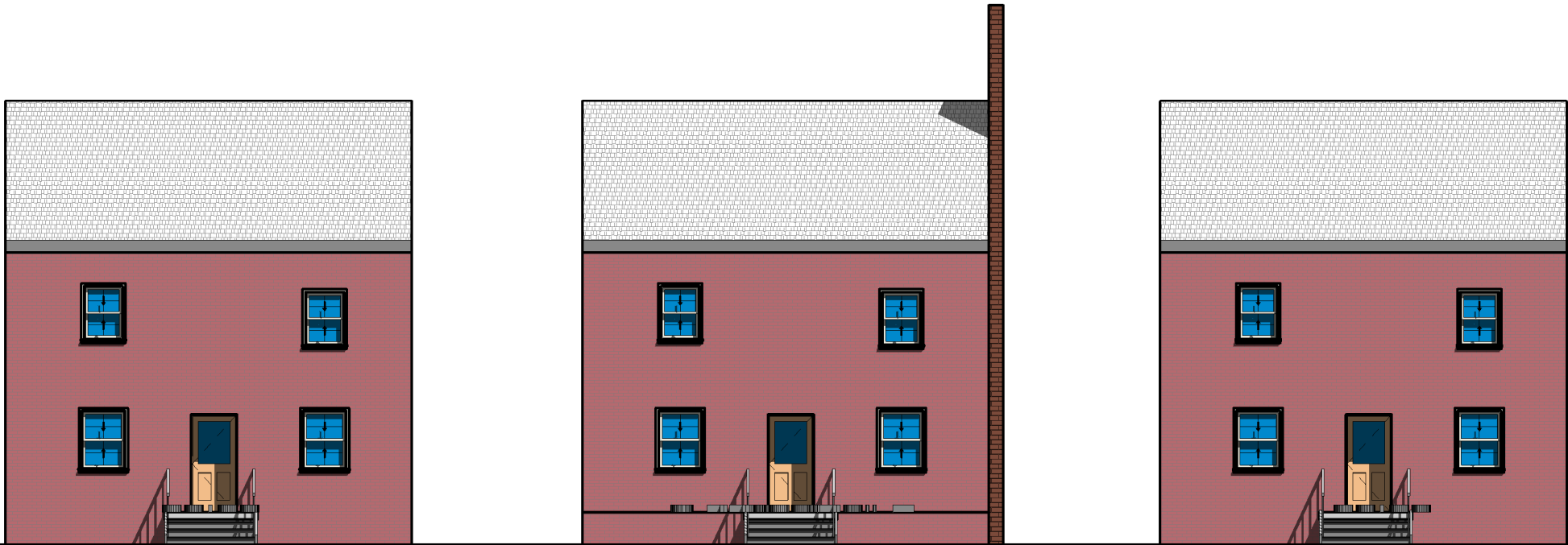
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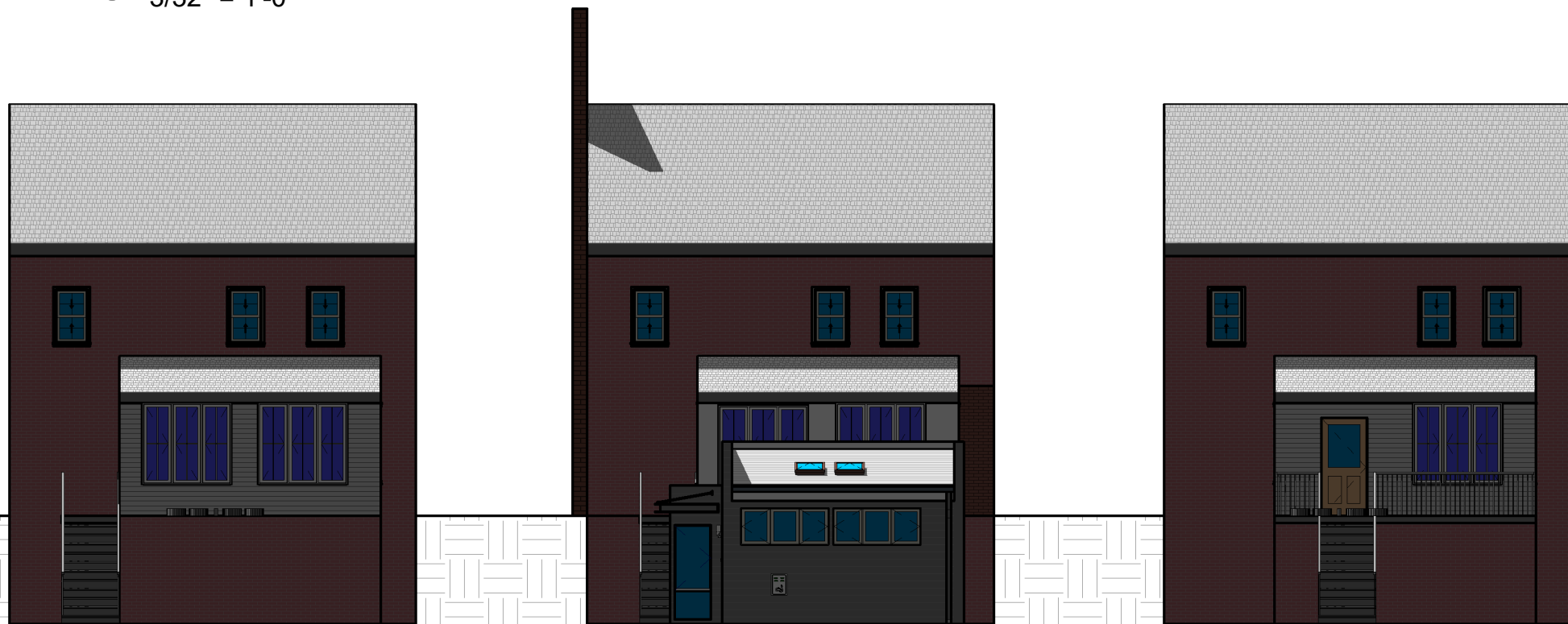
EXISTING ELEVATIONS

Scale	1" = 10'-0"
Project number	240705
Date	07/03/2025

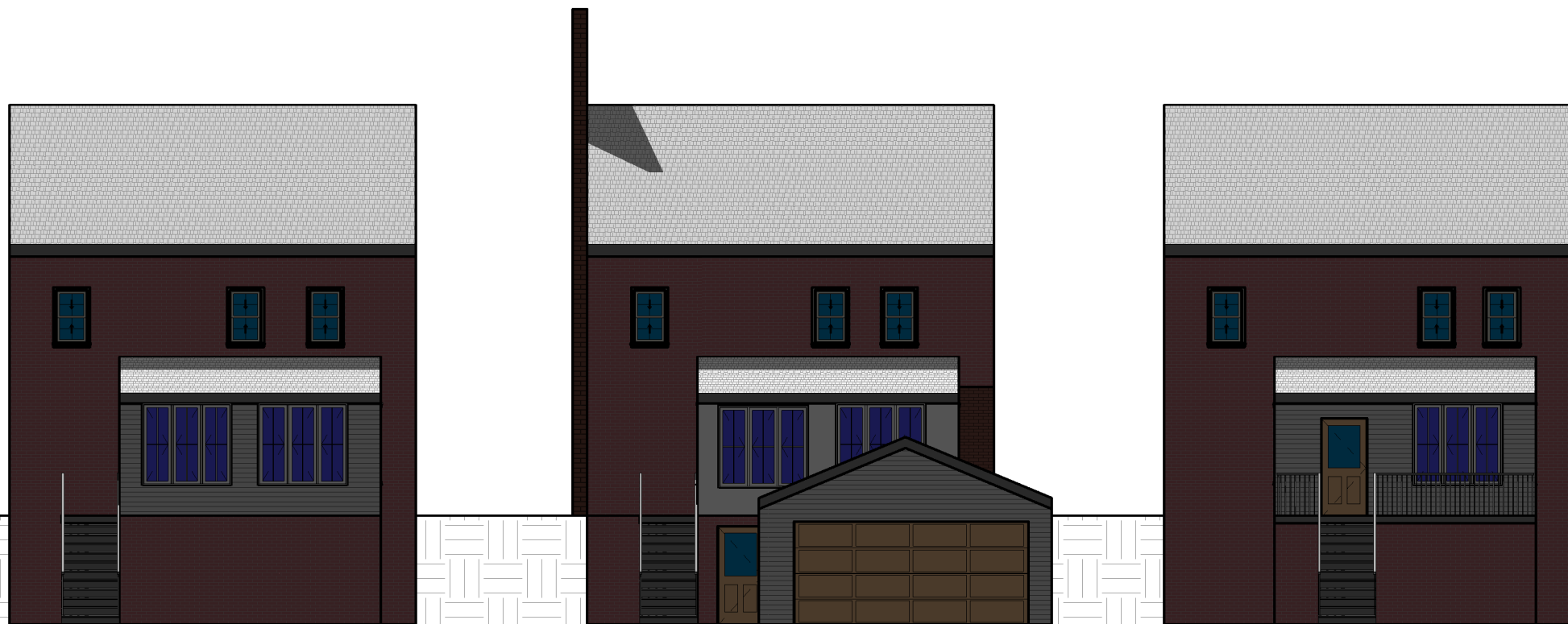
-BZA-0205



3 Summer Shade Study - Elevation
3/32" = 1'-0"



1 Summer Shade Study - Proposed
3/32" = 1'-0"



2 Summer Shade Study - Existing
3/32" = 1'-0"



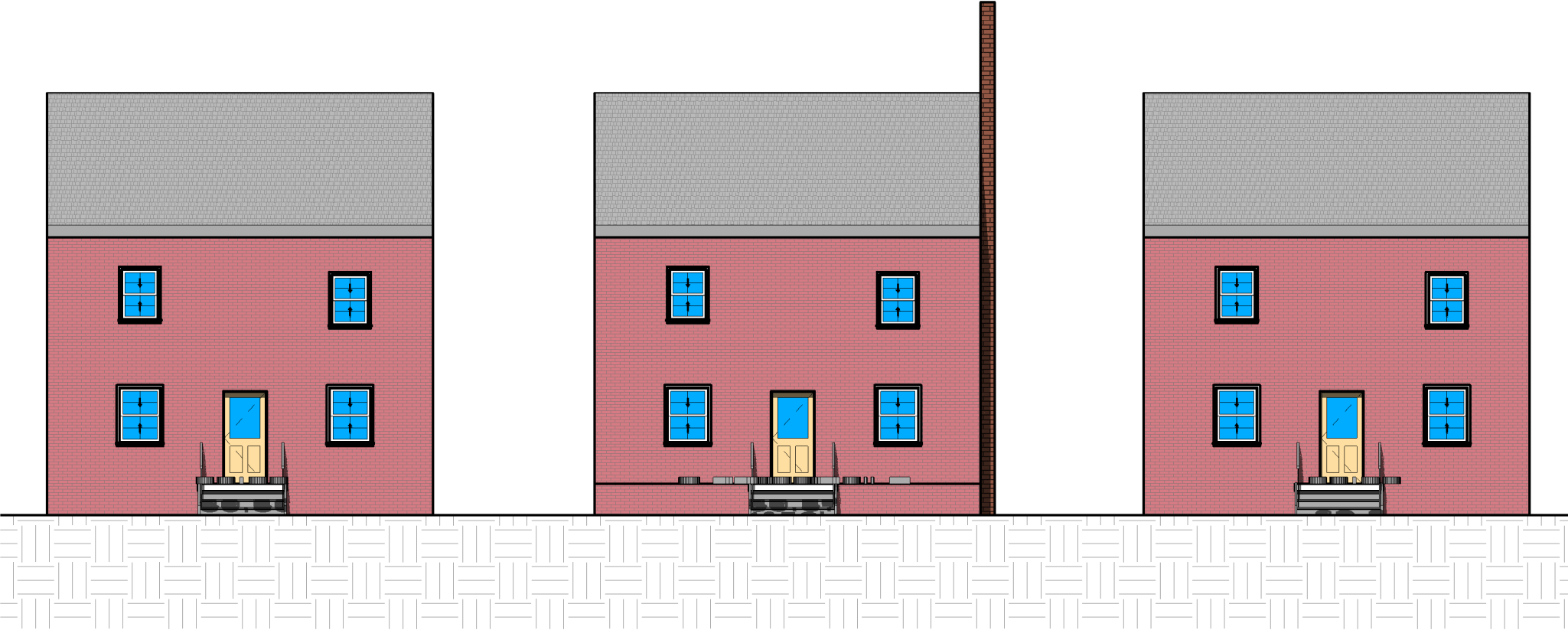
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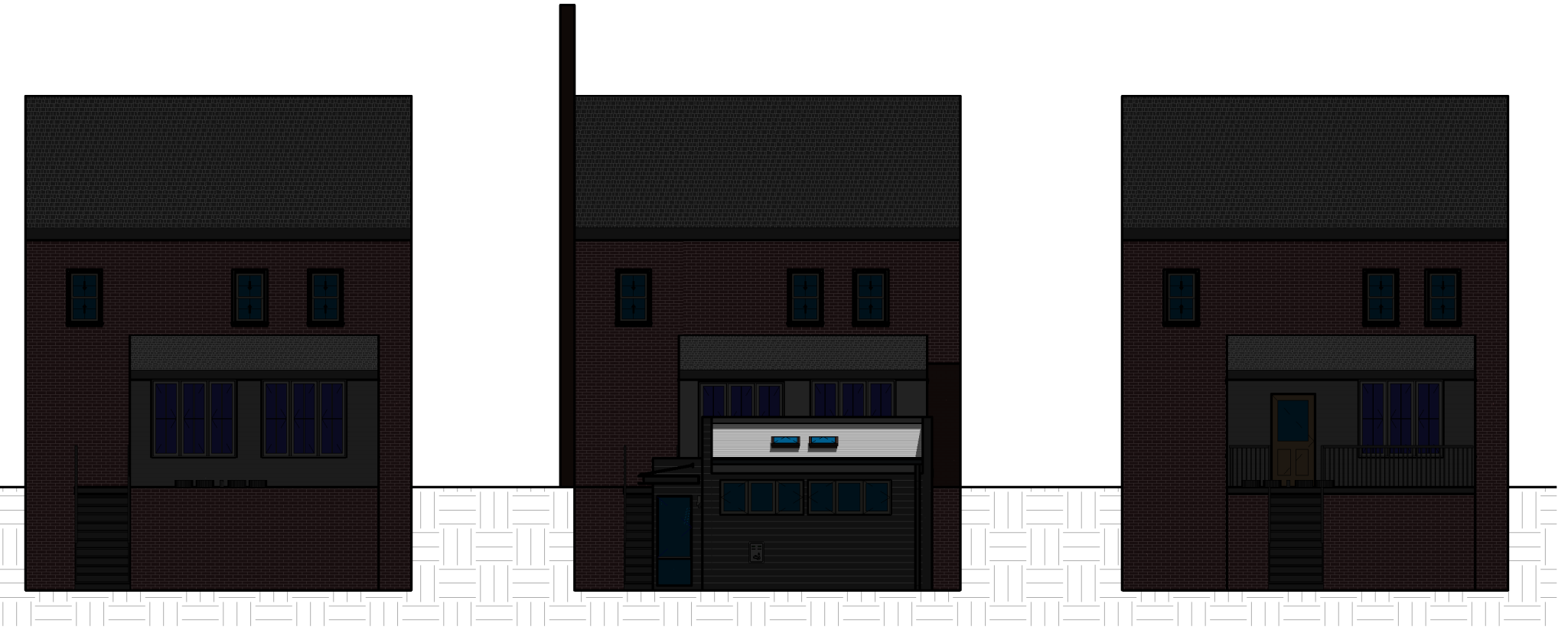
SUMMER SUN SHADE STUDY - ELEVATION

Scale	3/32" = 1'-0"
Project number	240705
Date	07/03/2025

-BZA-0300




1 Winter Shade Study - Elevation
3/32" = 1'-0"



2 Winter Shade Study - Proposed
3/32" = 1'-0"



3 Winter Shade Study - Existing
3/32" = 1'-0"

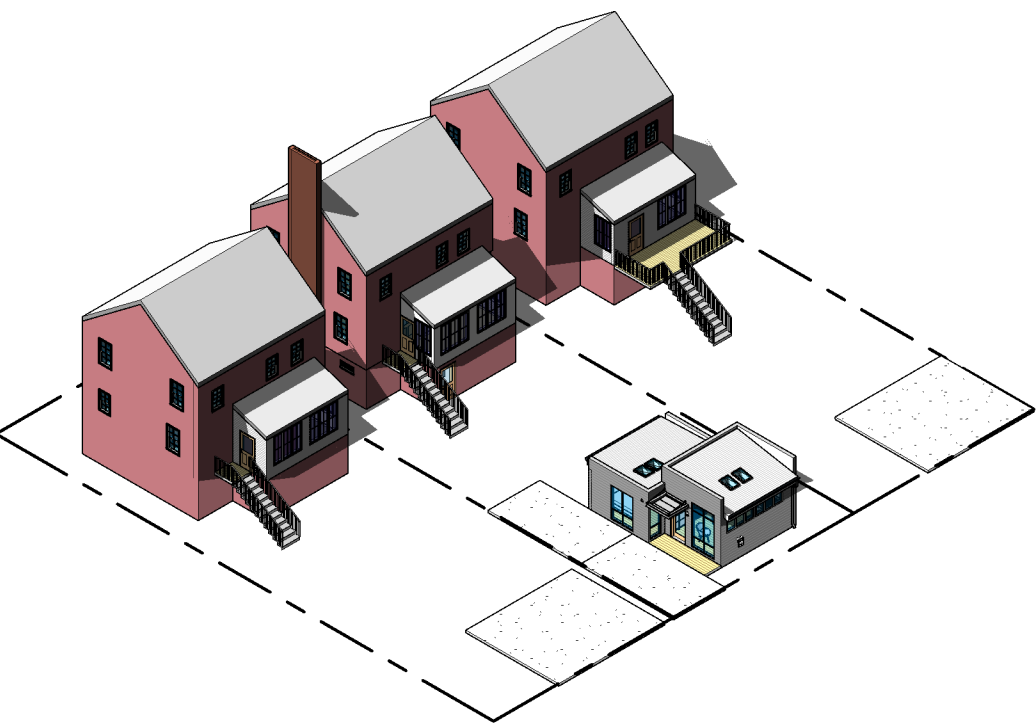


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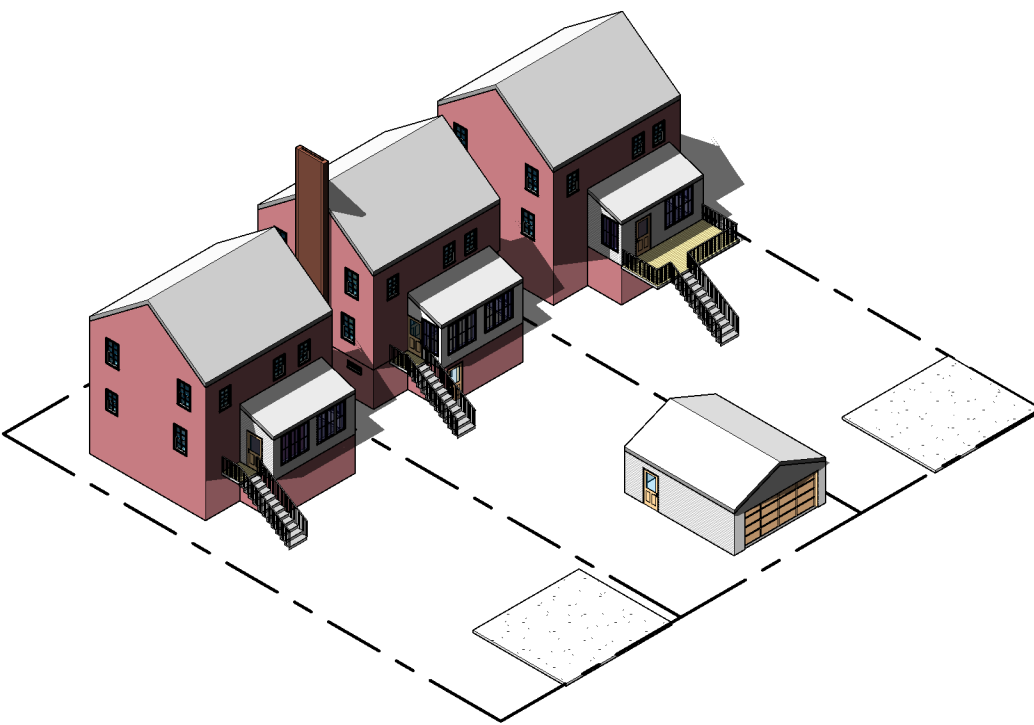
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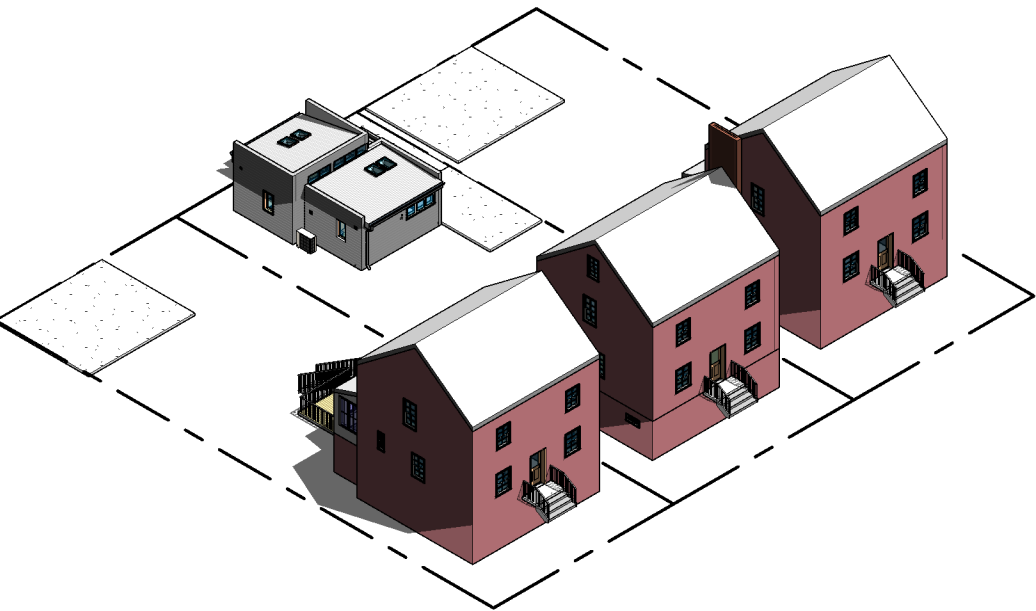
WINTER SUN SHADE STUDY - ELEVATION		
Scale	3/32" = 1'-0"	-BZA-0301
Project number	240705	
Date	07/03/2025	



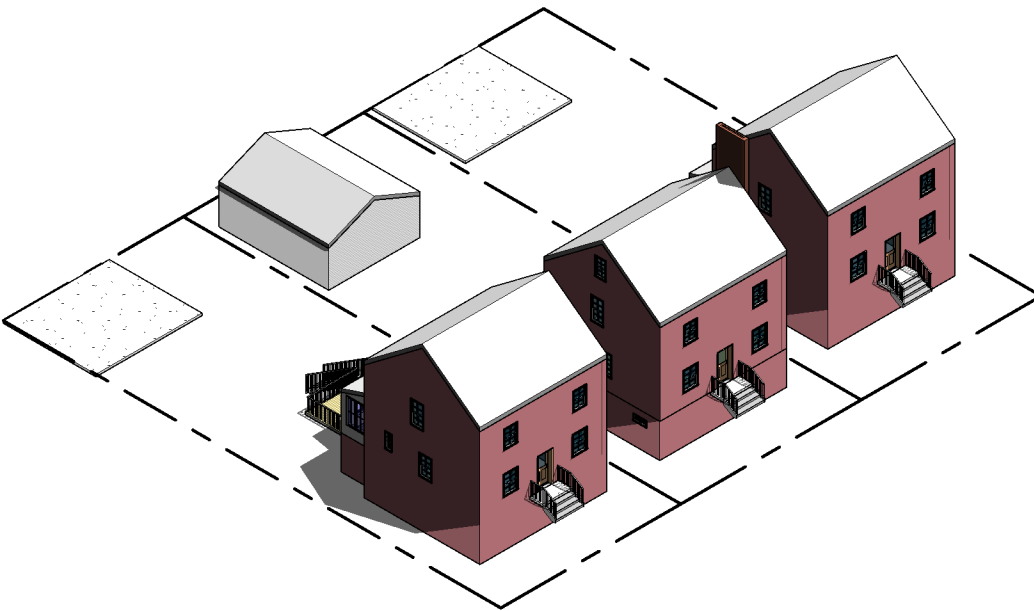
3 Aerial View (Rear) - Proposed Summer



4 Aerial View (Rear) - Existing Summer



1 Aerial View (Front) - Prposed Summer



2 Aerial View (Front) - Existing Summer



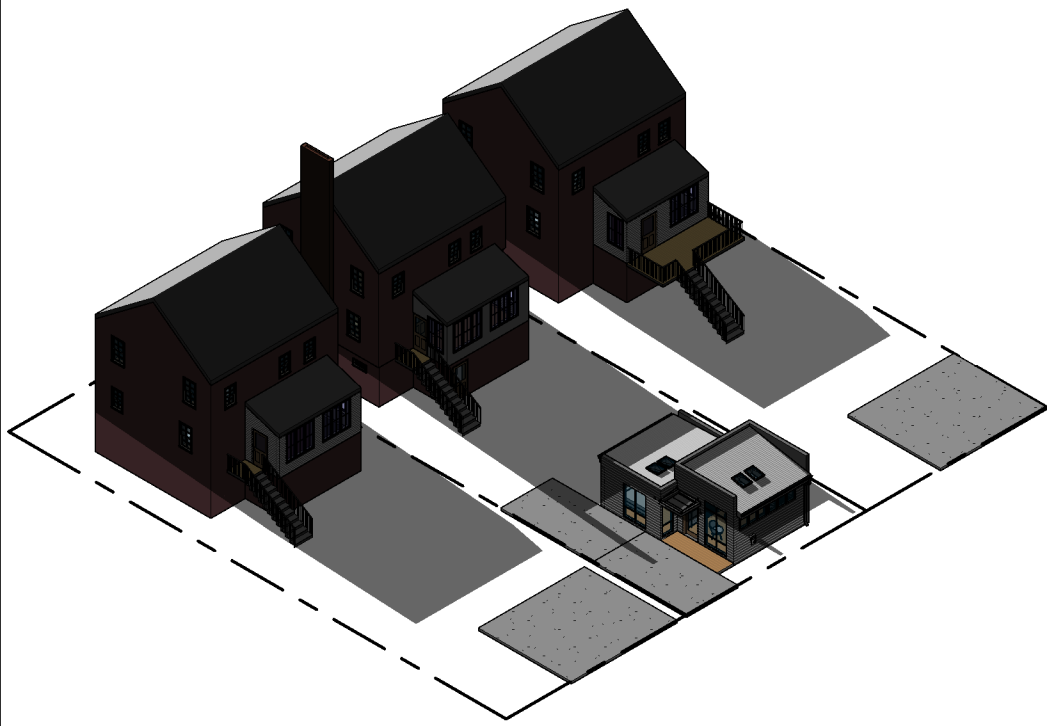
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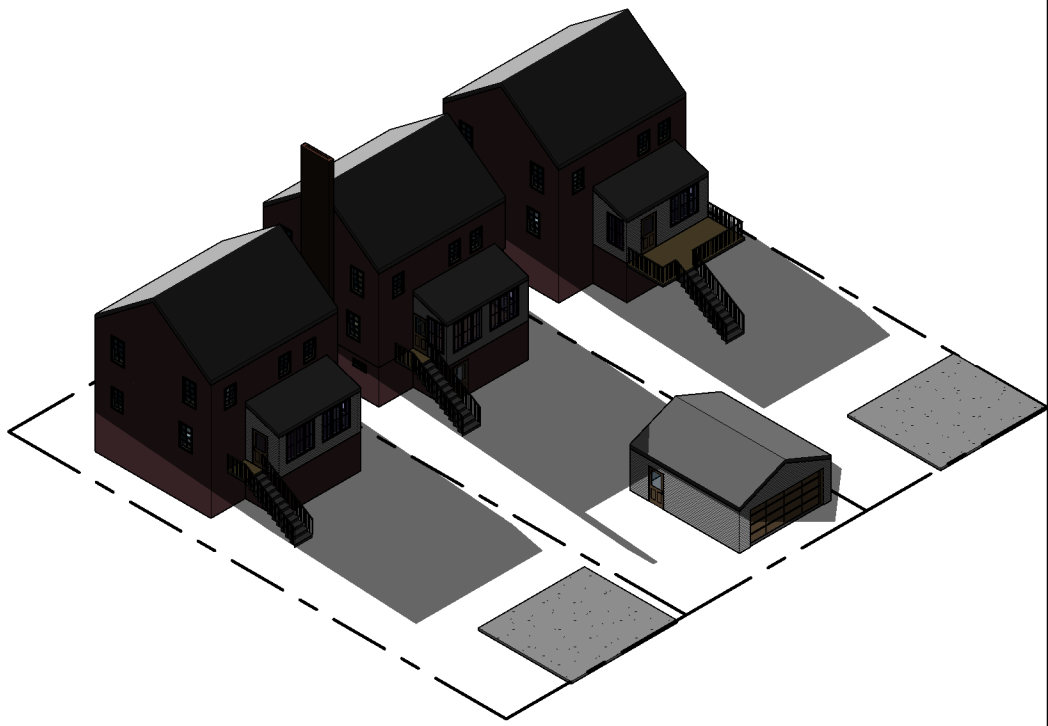
SUMMER SUN SHADE STUDY - PERSPECTIVE

Scale	
Project number	240705
Date	07/03/2025

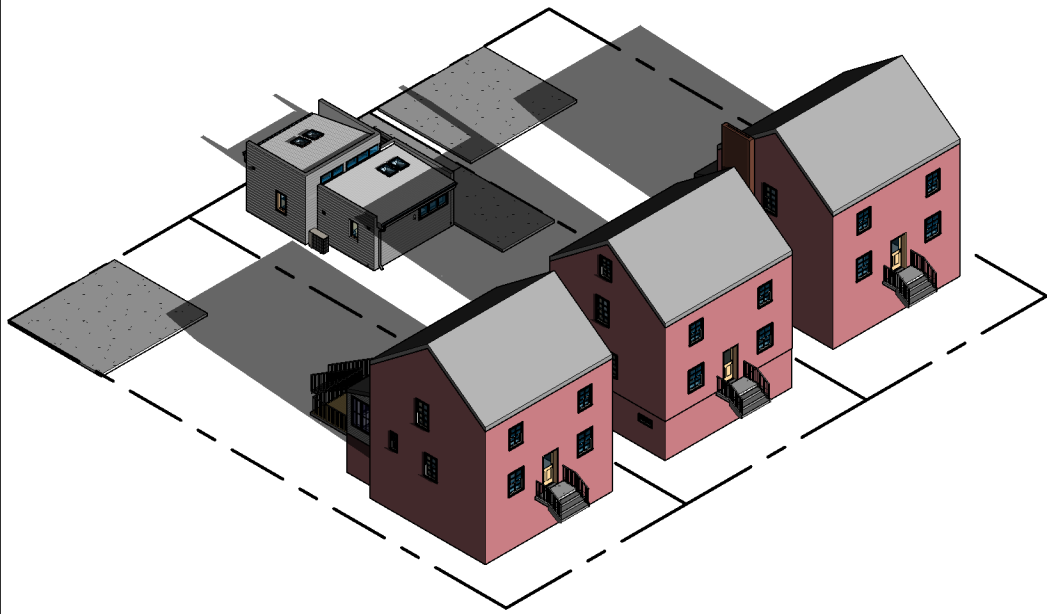
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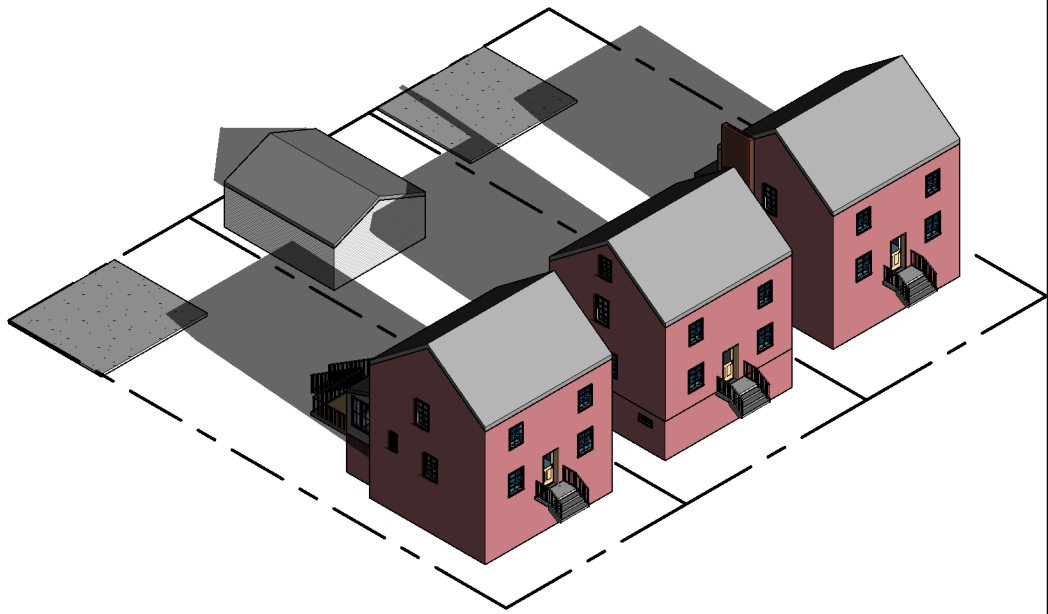
3 Aerial View (Rear) - Proposed Winter



4 Aerial View (Rear) - Existing Winter



1 Aerial View (Front) - Prposed Winter



2 Aerial View (Front) - Existing Winter



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WINTER SUN SHADE STUDY - PERSPECTIVE

Scale	
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Date	07/03/2025

-BZA-0303