

616 & 618 55TH ST NE, 20019

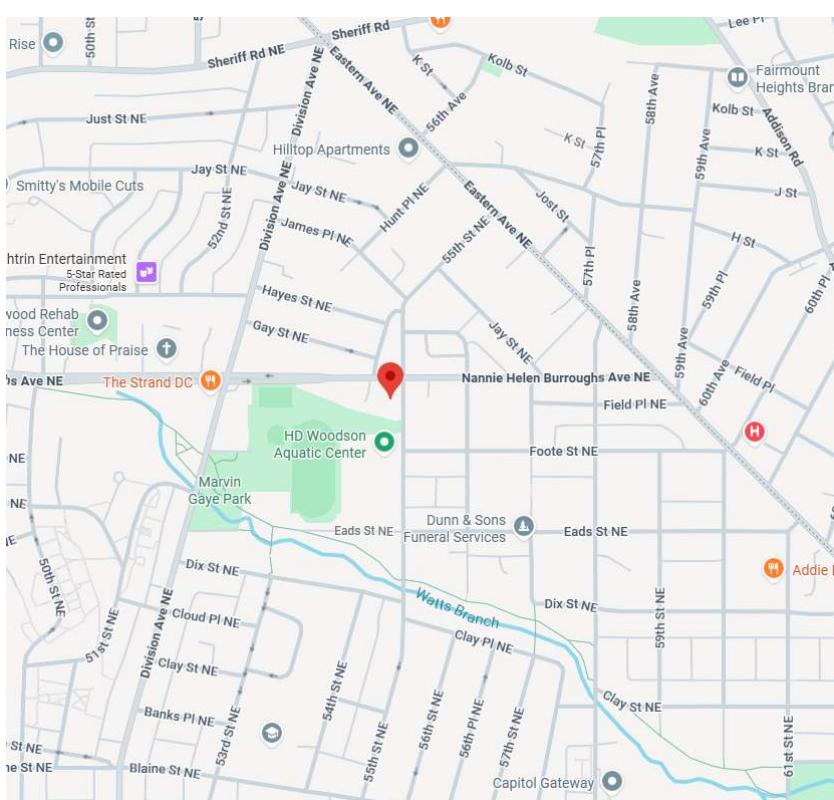
BZA APPLICATION FOR SPECIAL EXCEPTIONS

PROJECT TEAM:

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VICINITY MAP:



DRAWING INDEX:

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PROJECT DESCRIPTION:

The applicant plans to construct two (2) new 3 story semi-detached single family homes in R-2 zone. Each home will have an accessory dwelling unit (ADU) at first floor.

LOT AND ZONING INFORMATION:

616 55th St NE:	618 55th St NE:
Square: 5218N	Square: 5218N
Lot: 0011	Lot: 0010
Zone: R-2	Zone: R-2
SMD: 7C06	SMD: 7C06
Lot Area: 1600sf	Lot Area: 1600sf
Lot Width: 20ft	Lot Width: 20ft

ZONING DATA:

ZONE:	R-2
LOT AREA:	1,600 SF
MAX LOT COVERAGE:	40% MAX
FRONT SETBACK:	SAME AS ADJACENT BLDG
REAR YARD:	20FT MIN
SIDE YARD:	8FT MIN
HEIGHT:	40FT MAX, 3 STORIES
PERVIOUS SURFACE:	30% MIN (480 SF)
PARKING:	NOT REQUIRED (UNIMPROVED ALLEY)

PROPOSED DESIGN :

LOT COVERAGE:	50%- REQ'S BZA
SIDE YARD:	4FT - REQ'S BZA
REAR YARD:	27FT
FRONT SETBACK:	3FT
HEIGHT:	35 FT, 3 STORIES
PERVIOUS SURFACE:	30% (480 SF)
PARKING:	N/A

SPECIAL EXCEPTIONS IN ACCORDANCE TO SUBTITLE X SECTION 9 ARE REQUESTED FOR THE FOLLOWING:

- Subtitle D Section 208.3 - In any of the R-2 zones, one (1) side yard, a minimum of eight feet (8 ft.) in width, shall be provided for all semi-detached buildings.
 Requested - Relief to min side yard requirement per Subtitle D 5201.1(b). Proposed side setback is 4 ft.
- Subtitle D Section 210.1 - For all other structures in R-2 zones maximum percentage of lot occupancy is 40%.
 Requested - Relief to maximum lot occupancy per Subtitle D 5201.1(a) and Table D 5201.1(a). Proposed lot occupancy is 50%.

SITE PLAN



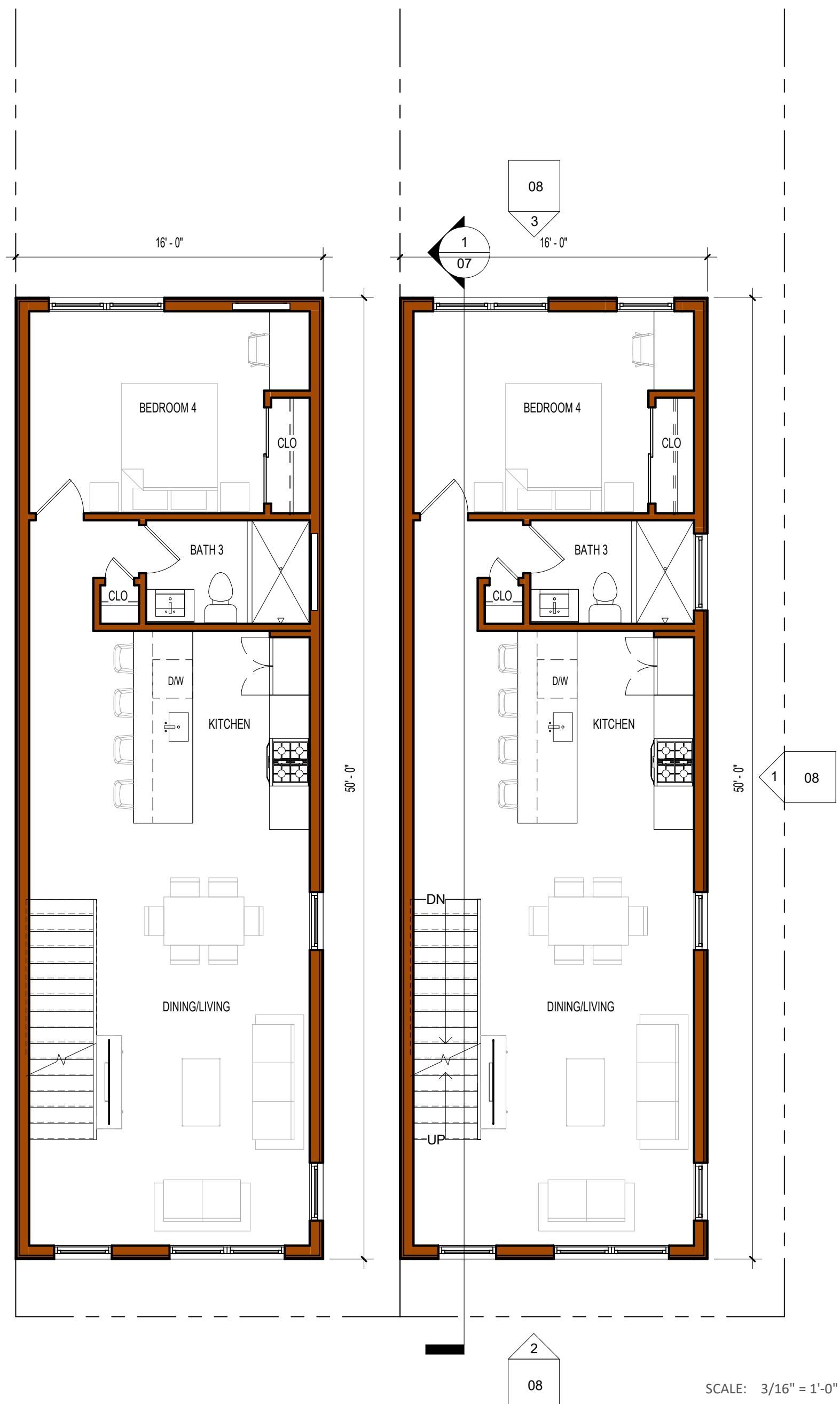
SCALE: 1" = 10'-0"



1ST FLOOR



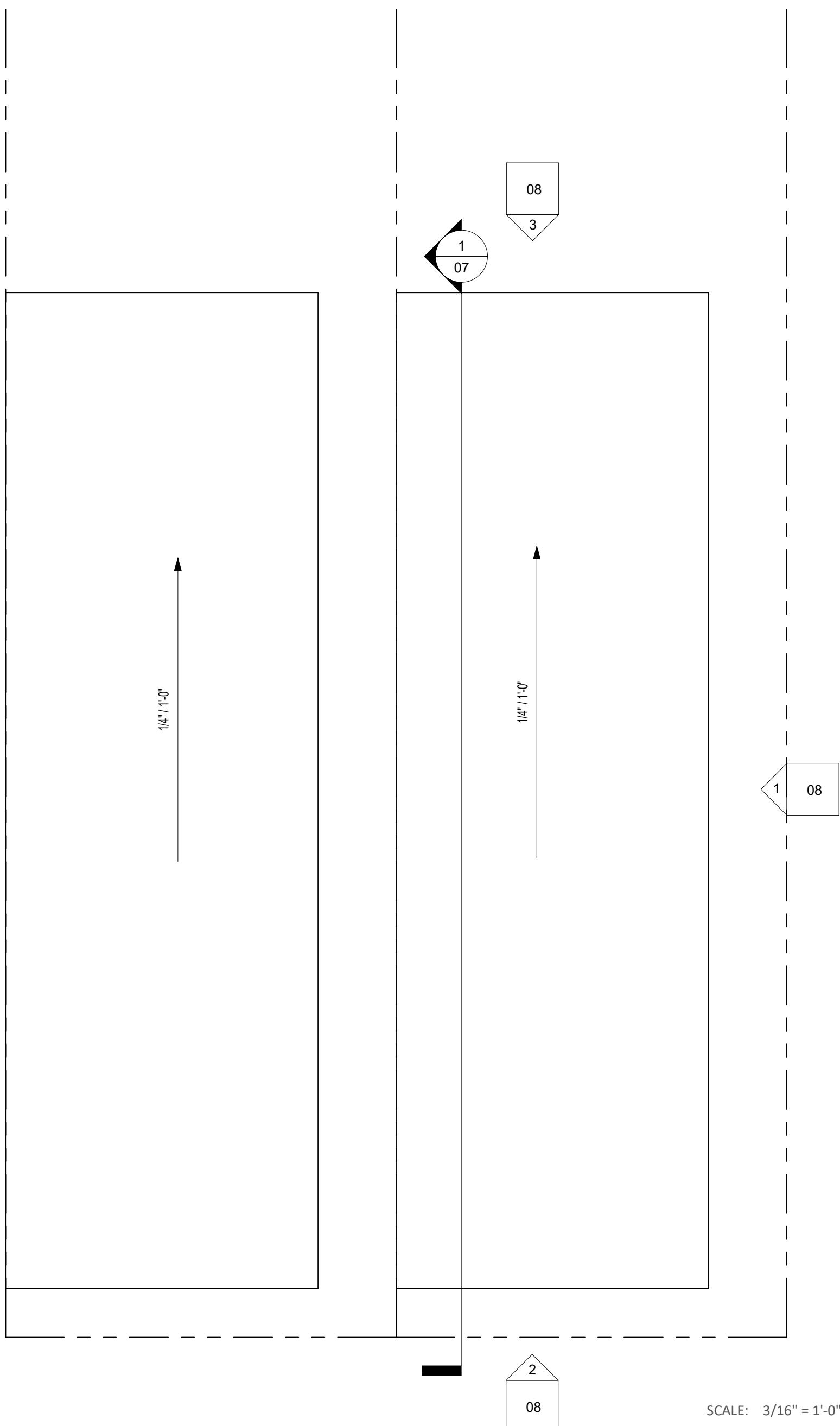
2ND FLOOR



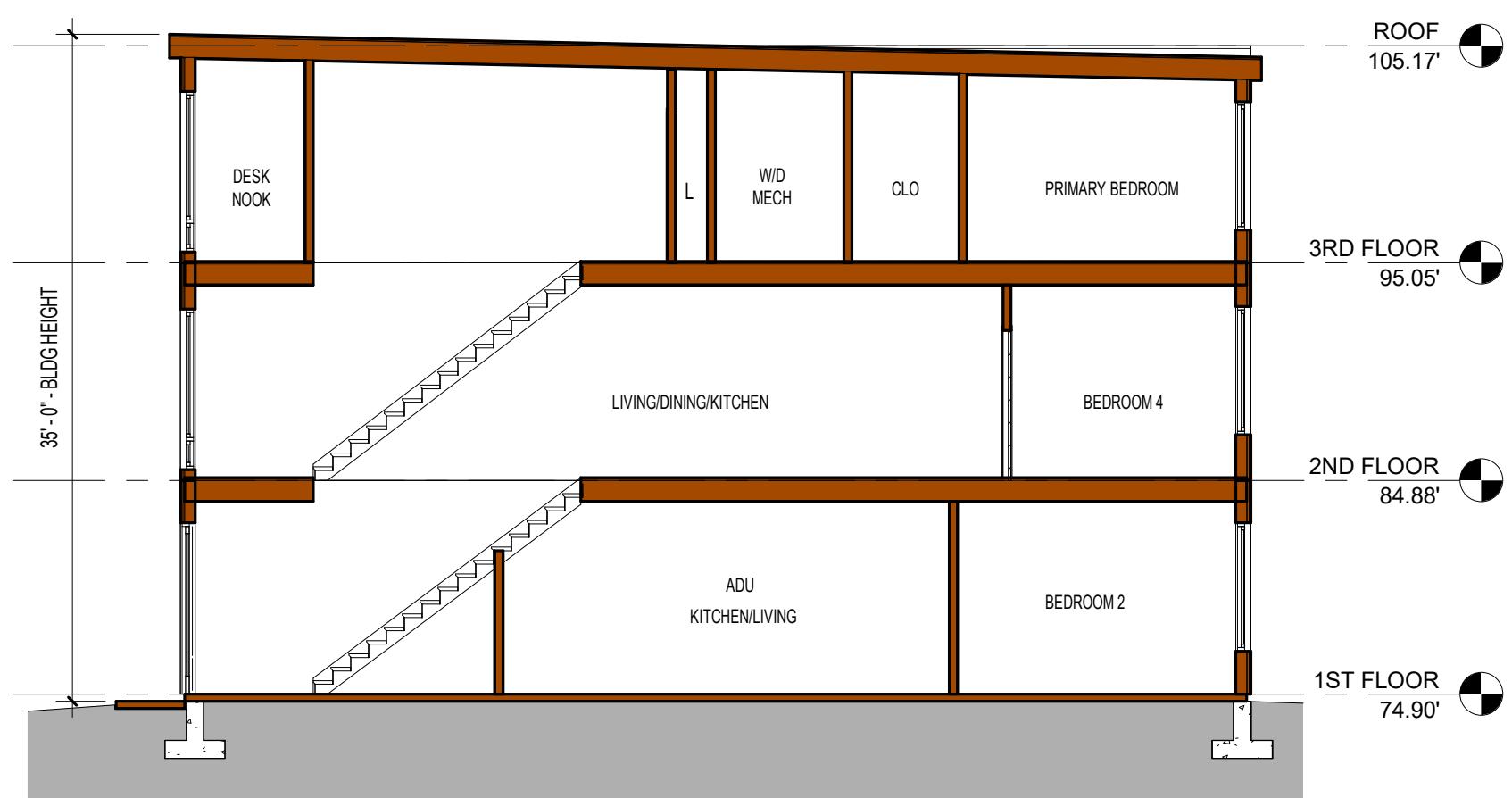
3RD FLOOR



ROOF PLAN



LONGITUDINAL SECTION



SCALE: 1/8" = 1'-0"

ELEVATIONS



2 FRONT ELEVATION

08 1/8" = 1'-0"

3 REAR ELEVATION

08 1/8" = 1'-0"



1 EAST ELEVATION

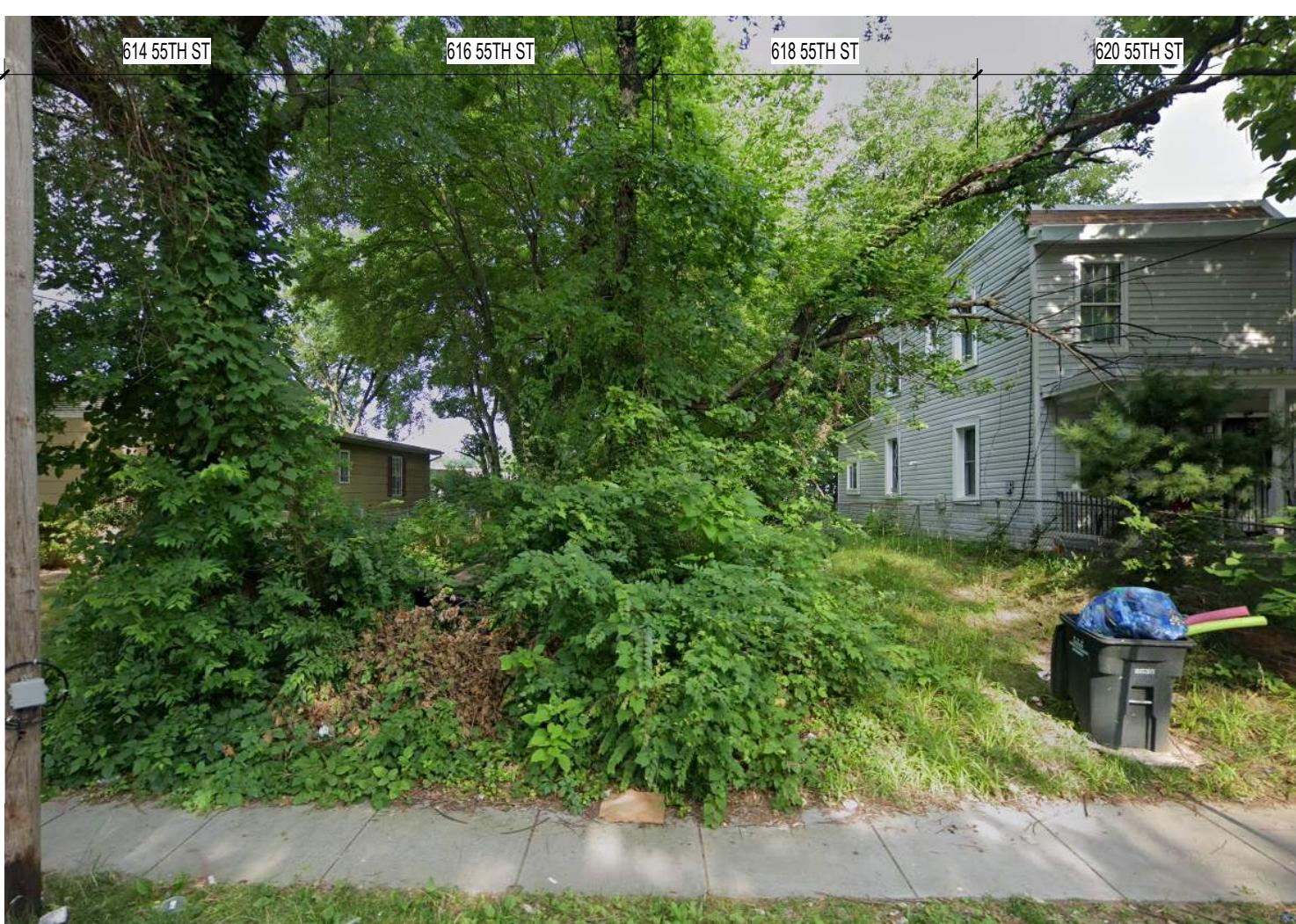
08 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS



EXISTING VIEW SOUTH FROM 55TH ST



EXISTING VIEW NORTH FROM 55TH ST

EXISTING CONDITIONS



EXISTING VIEW LOOKING TOWARDS 55TH ST NE



EXISTING VIEW LOOKING TOWARDS THE BACK OF LOT

EXISTING CONDITIONS



EXISTING VIEW - 55TH STREET ACROSS FROM THE PROPERTY



EXISTING VIEW - 55TH STREET ACROSS FROM THE PROPERTY