

RENOVATION AND ADDITION TO THE HANLEY RESIDENCE 218 F STREET NE WASHINGTON, DC 20002

LOCATION PLAN



OWNER:
Katie & Christopher Hanley
218 F Street, NE
Washington, DC 20002

PROJECT DESCRIPTION:
New 2-story + Cellar addition to existing 2-story + Cellar single family residence.

ZONING DATA:
Type: 2-Story + Cellar Attached Row Dwelling
Square: 0753
Lot: 0122
Zoning District: RF-1
ANC: 6C-04

ZONING ANALYSIS:		ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 201.1	18 feet	16 feet	Unchanged
Min. Lot Area:	E 201.1	1,800 sq ft	1,600 sq ft	Unchanged
Min. Pervious Surface:	E 204.1	10%	>10%	Unchanged
Max. Dwelling Units:	E 302.1	2	1	Unchanged
Max. Stories:	E 303.1	3 stories	2 stories	Unchanged
Max. Height:	E 303.1	35 feet	30.5 feet	Unchanged
Max. Lot Occupancy:	E 304.1	60%	57.4%	63.6%
Min. Rear Yard:	E 306.1	20 feet	54.0 feet	34.5 feet
Parking Space:	C 701.5	1	1	Unchanged

RELEVANT CODE:
2016 DCMR 11 - ZONING REGULATIONS
2017 DC RESIDENTIAL CODE (2015 IRC AS *AMENDED BY* DCMR TITLE 12B)

CODE ANALYSIS:

FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP
FIRE RATING:
EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

218 F St. NE

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DATE: 10.03.2025
SCALE: NONE



COVER
SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 21414
EXHIBIT NO. 8

G1



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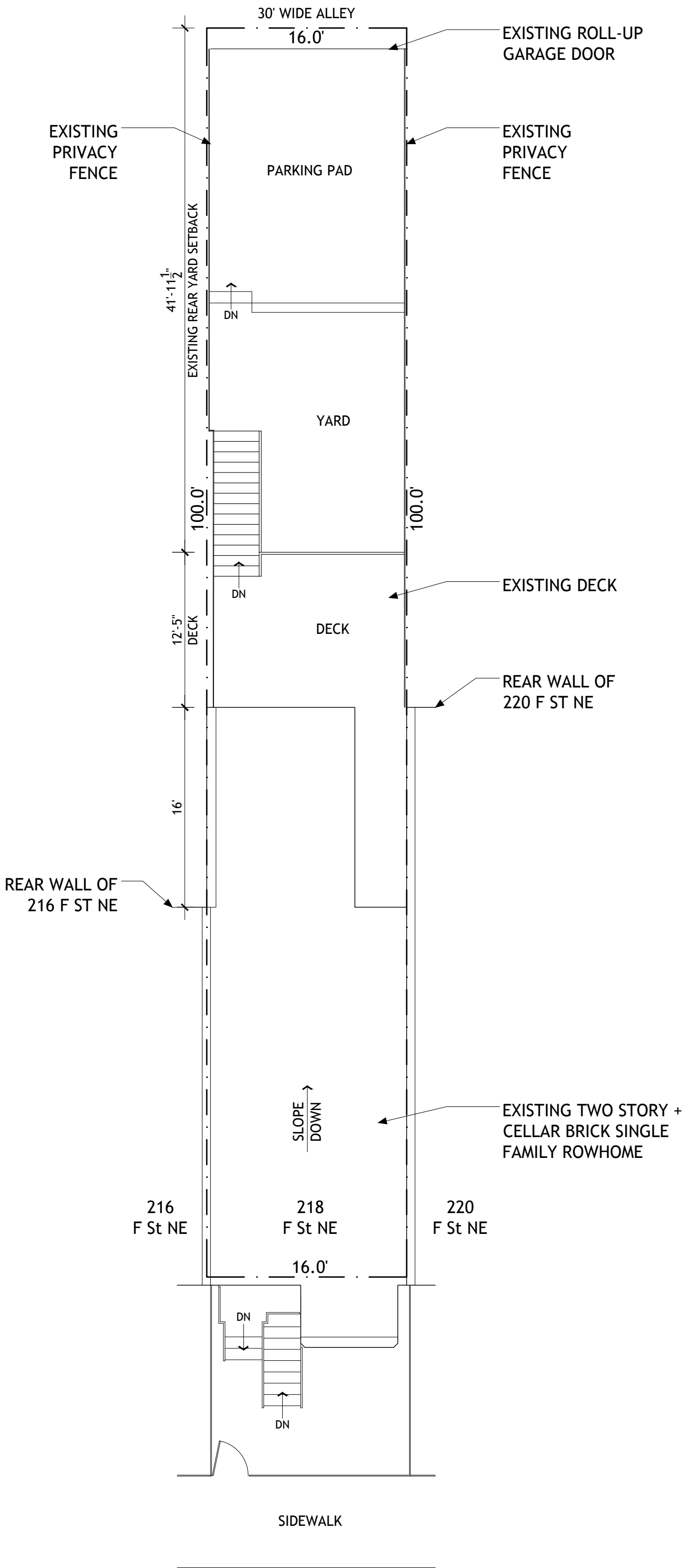
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SCALE: NONE



BLOCK PLAN

G2



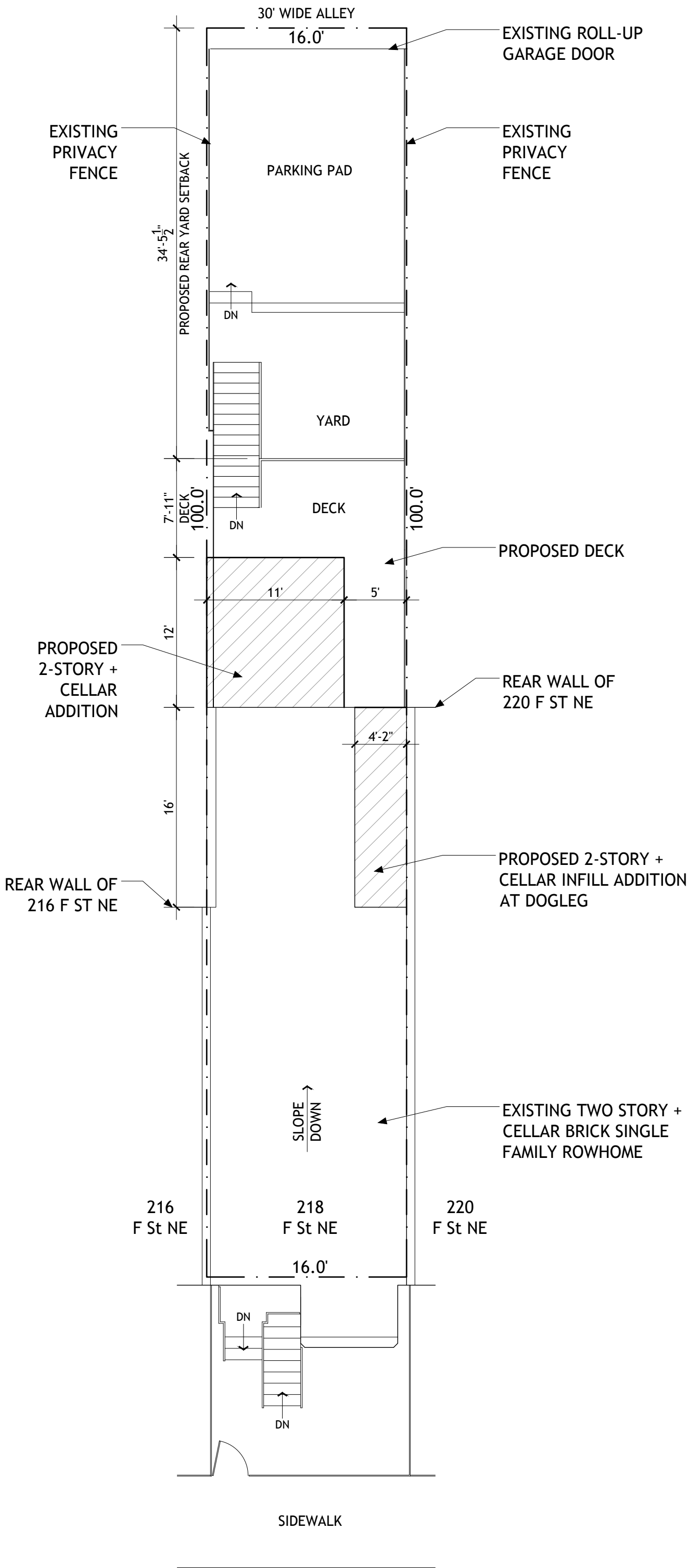
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SCALE: 1/8" = 1'-0" 0 2 8





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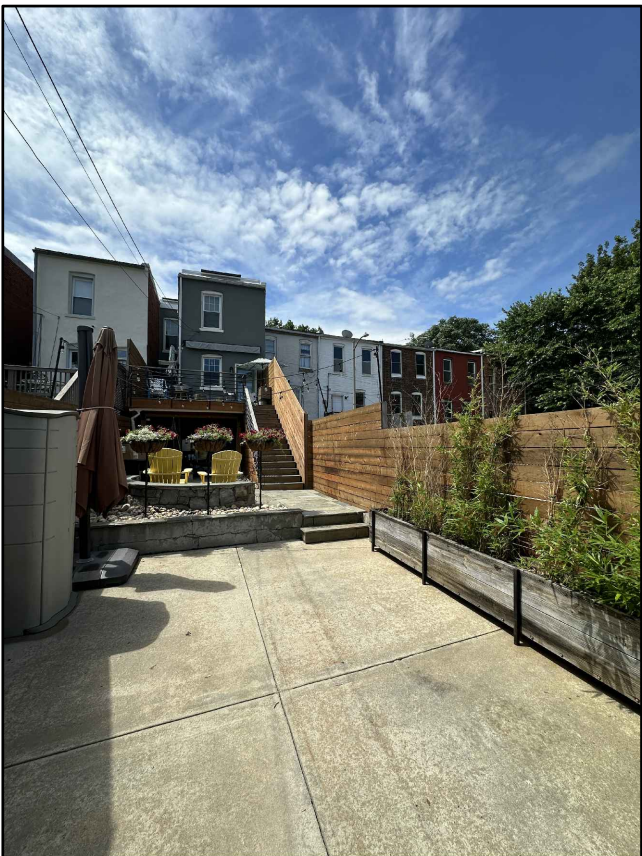




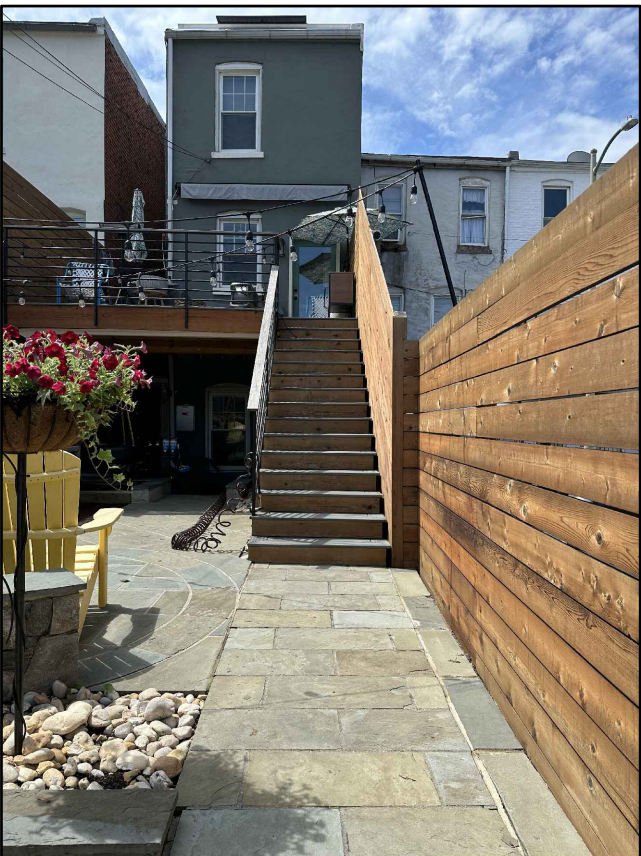
view from F Street NE from across the street



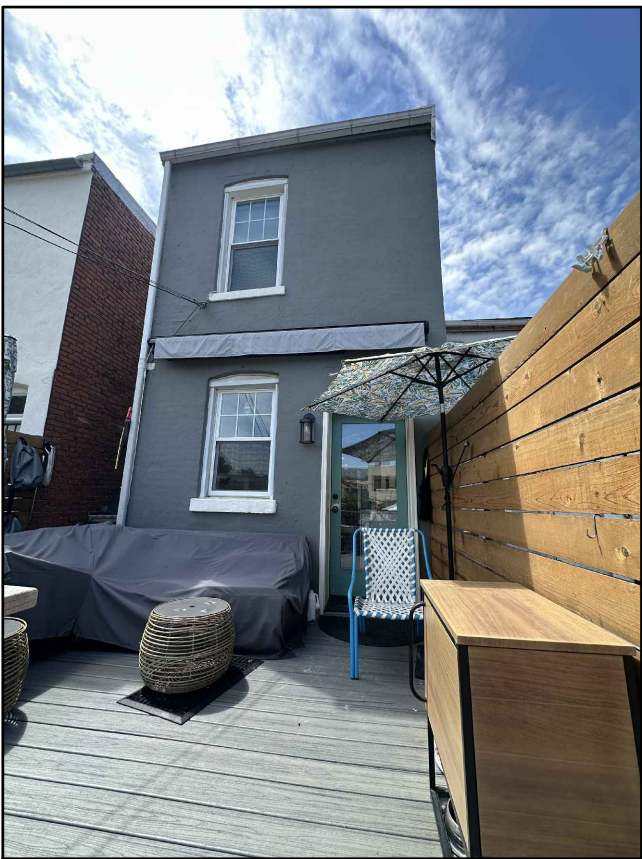
view from alley



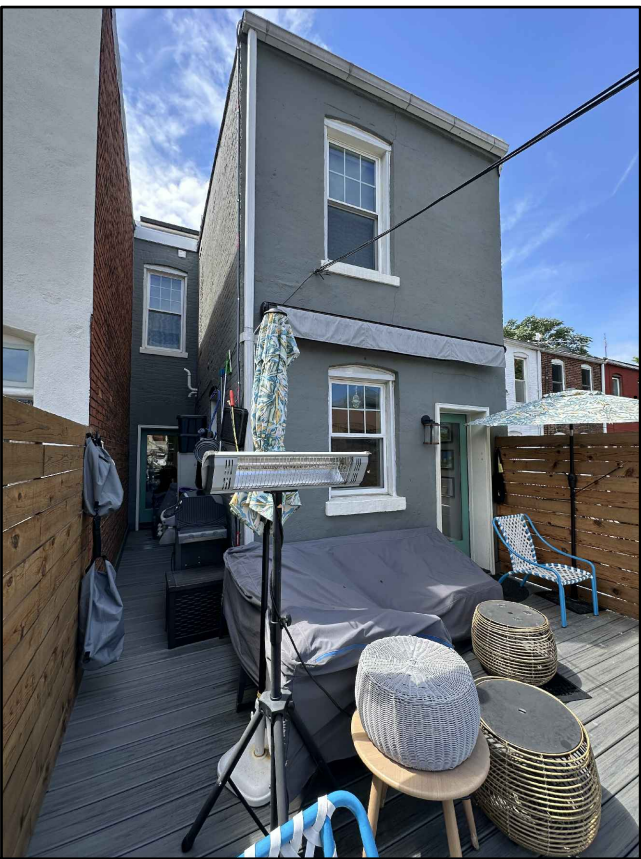
view of rear facade from parking pad



view of rear facade from yard



views of rear facade from rear deck



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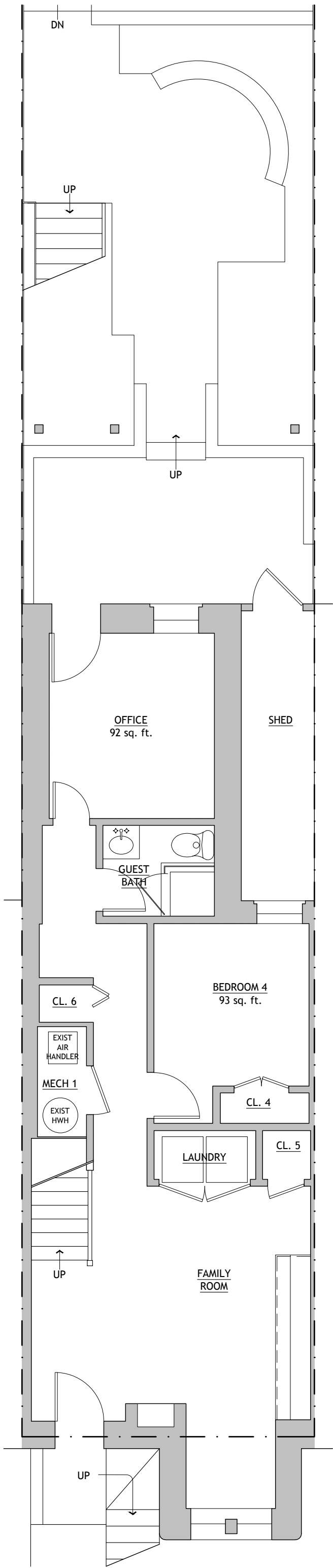
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CONTEXT
PHOTOS

G5

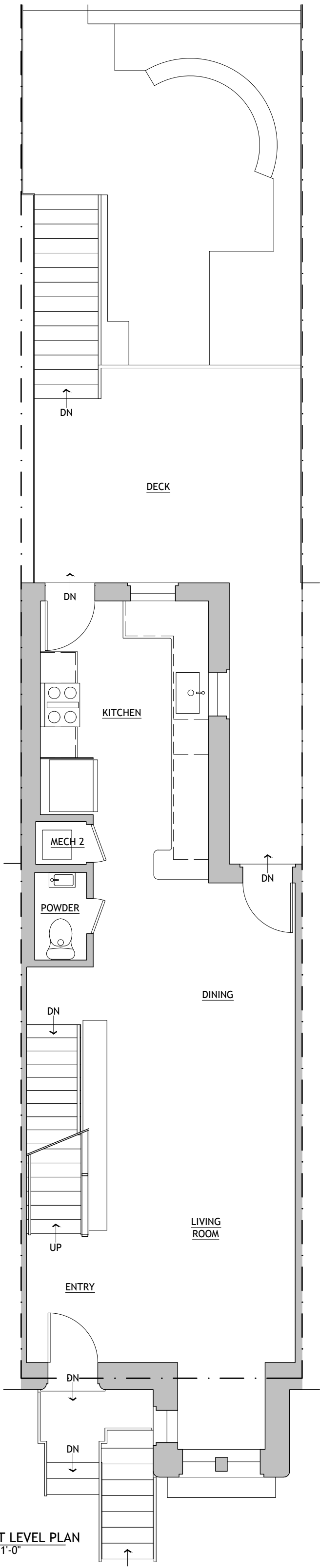


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1
E1

EXISTING FIRST LEVEL PLAN
SCALE: 3/16" = 1'-0"



EXISTING
FLOOR PLAN
FIRST LEVEL

E1

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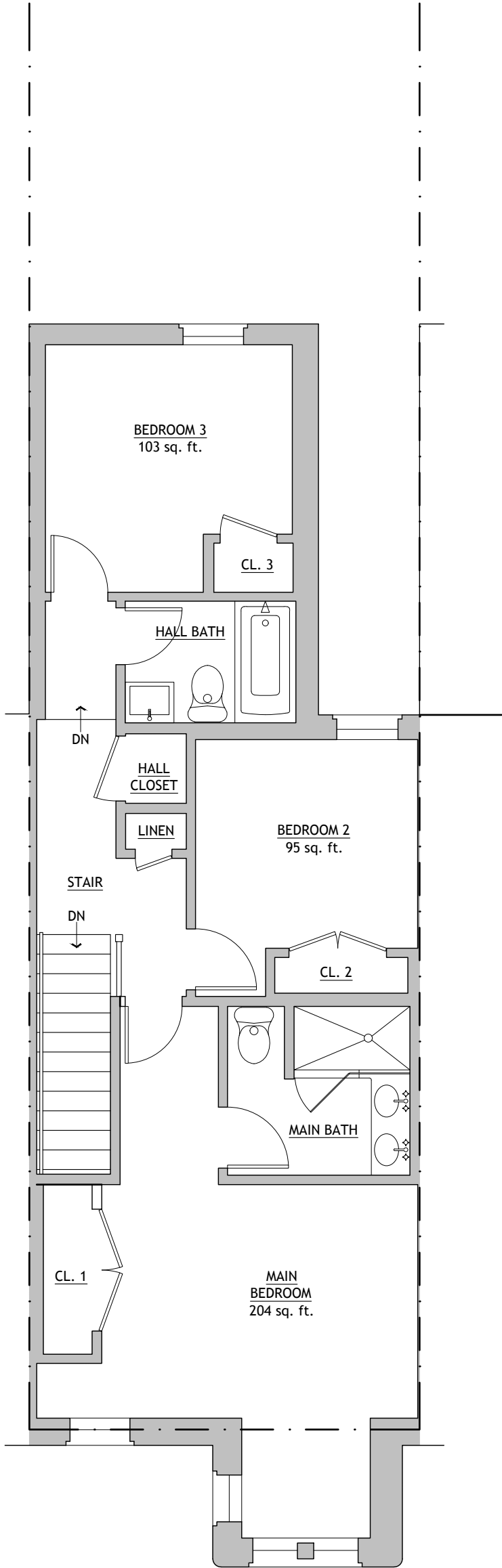
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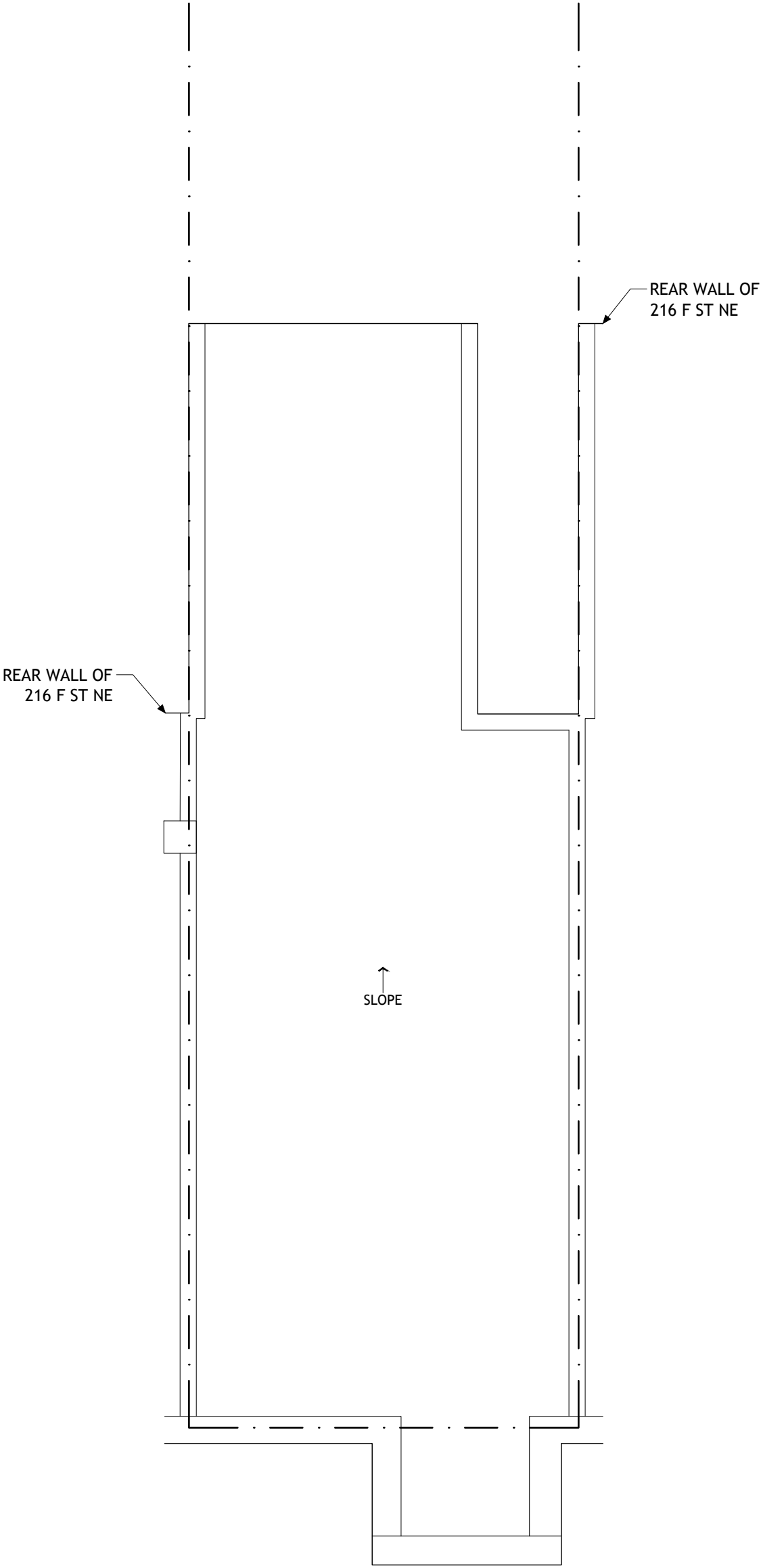


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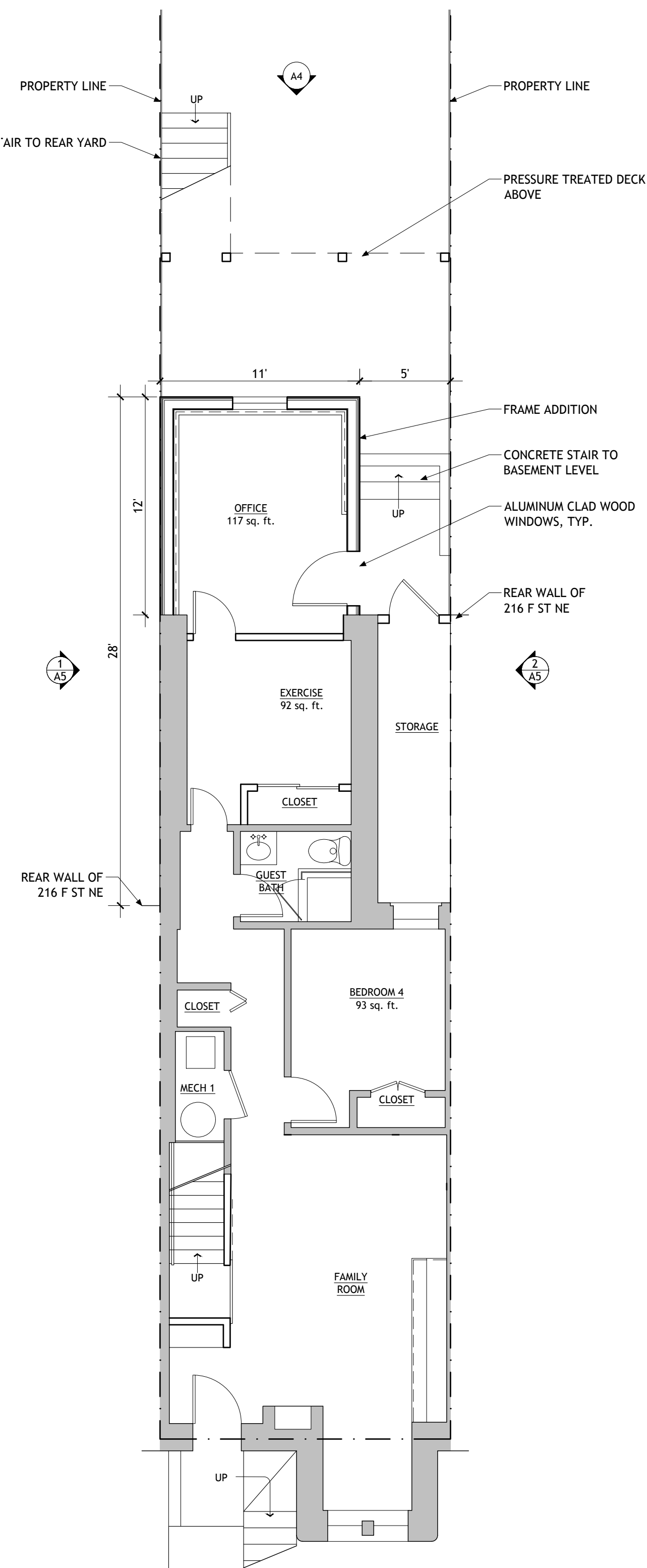


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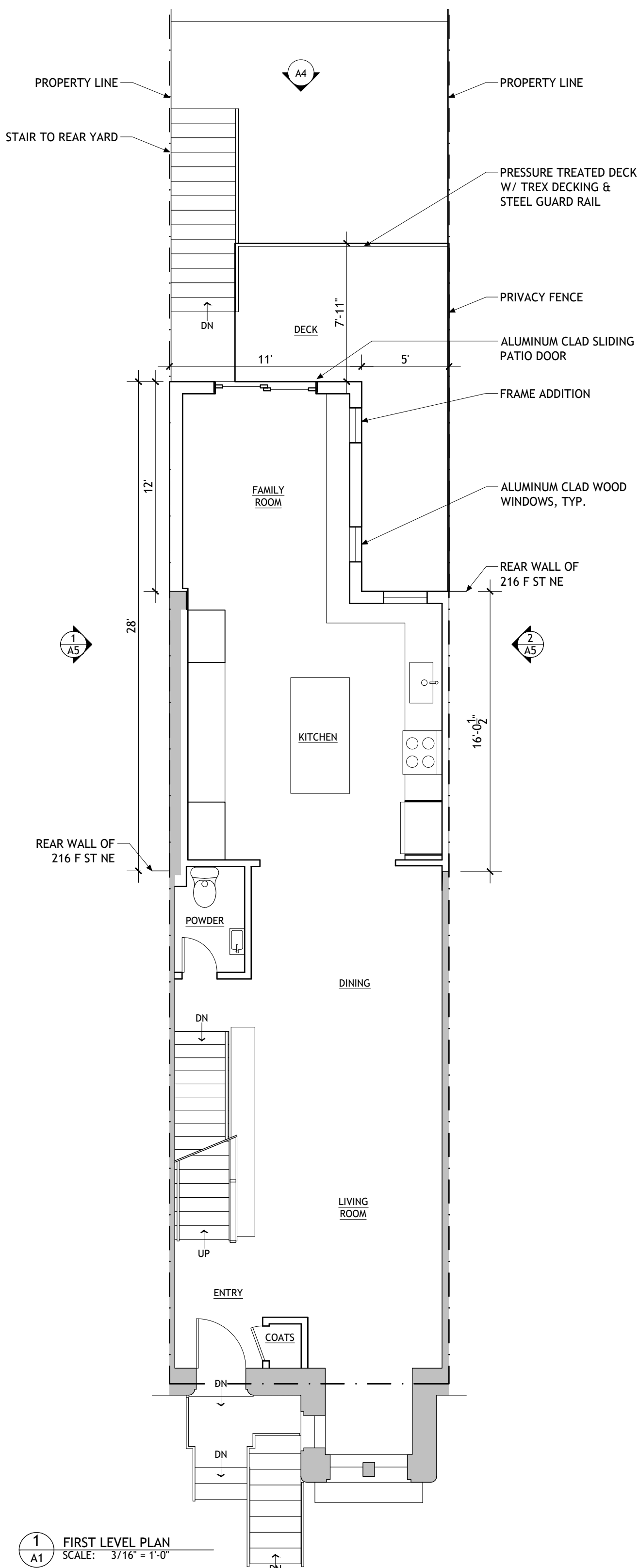


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1 FIRST LEVEL PLAN
A1 SCALE: 3/16" = 1'-0"

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PROPOSED
FLOOR PLAN
FIRST LEVEL

A1

PROPERTY LINE

PROPERTY LINE



11'

5'

FRAME ADDITION

ALUMINUM CLAD WOOD
WINDOWS, TYP.

REAR WALL OF
216 F ST NE

12'

BEDROOM 3
143 sq. ft.

CLOSET

BEDROOM 2
137 sq. ft.

CLOSET

HALL BATH

DRYER

WASHER

LINEN

WALK-IN
CLOSET 2

MAIN BATH

WALK-IN
CLOSET 1

MAIN
BEDROOM
341 sq. ft.

STAIR

DN

DN

REAR WALL OF
216 F ST NE

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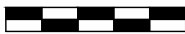
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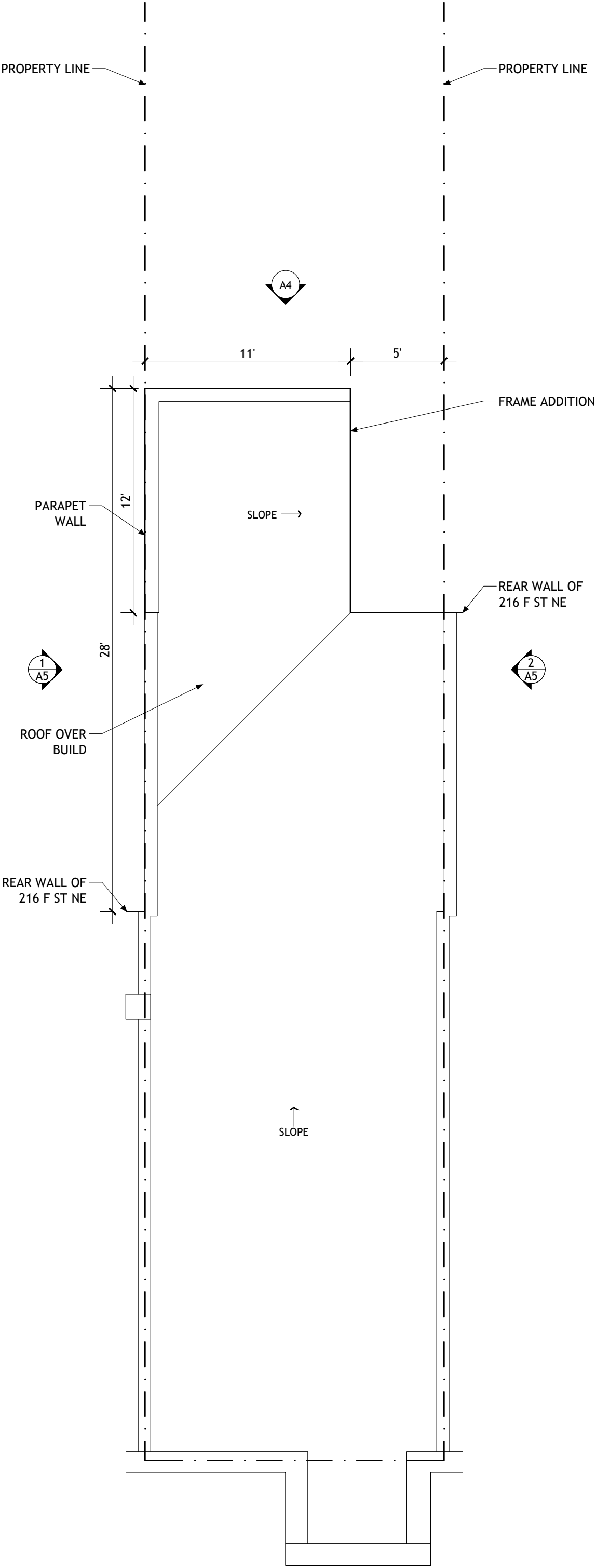


0 1 2 3 4 5



PROPOSED
FLOOR PLAN
SECOND LEVEL

A2

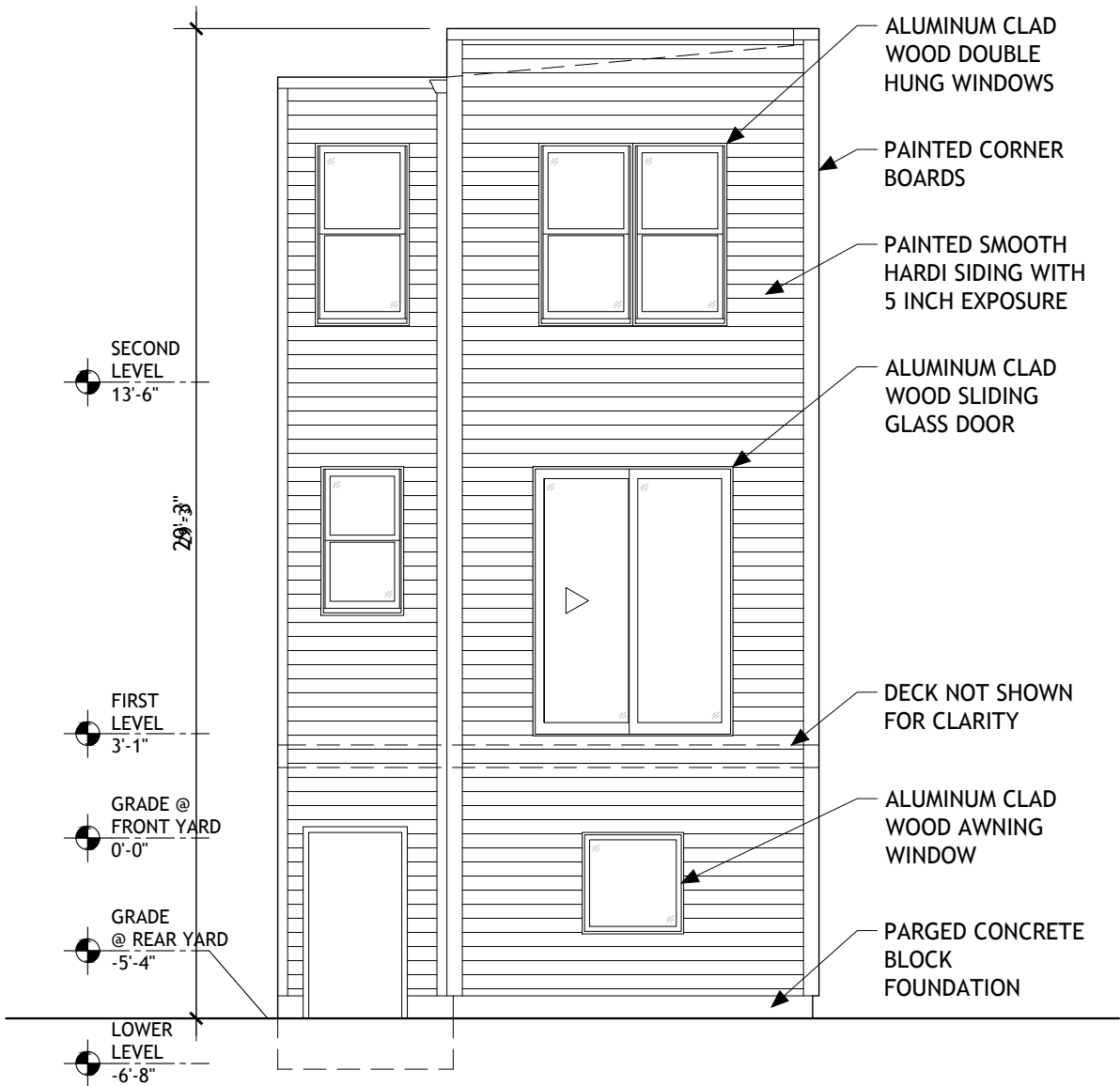


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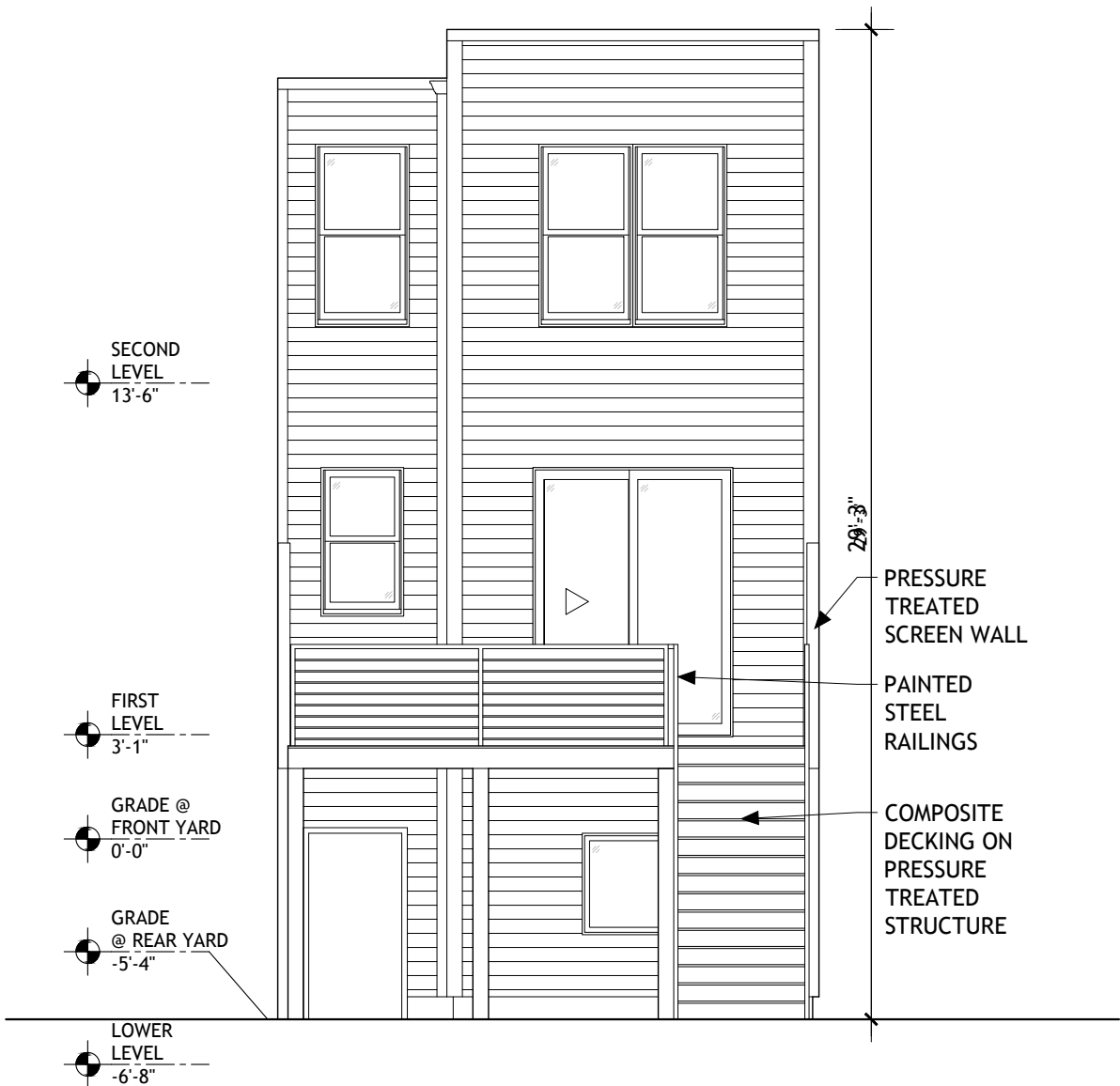
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1 NORTH ELEVATION (REAR)
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION (REAR - WITH DECK SHOWN)
SCALE: 3/16" = 1'-0"

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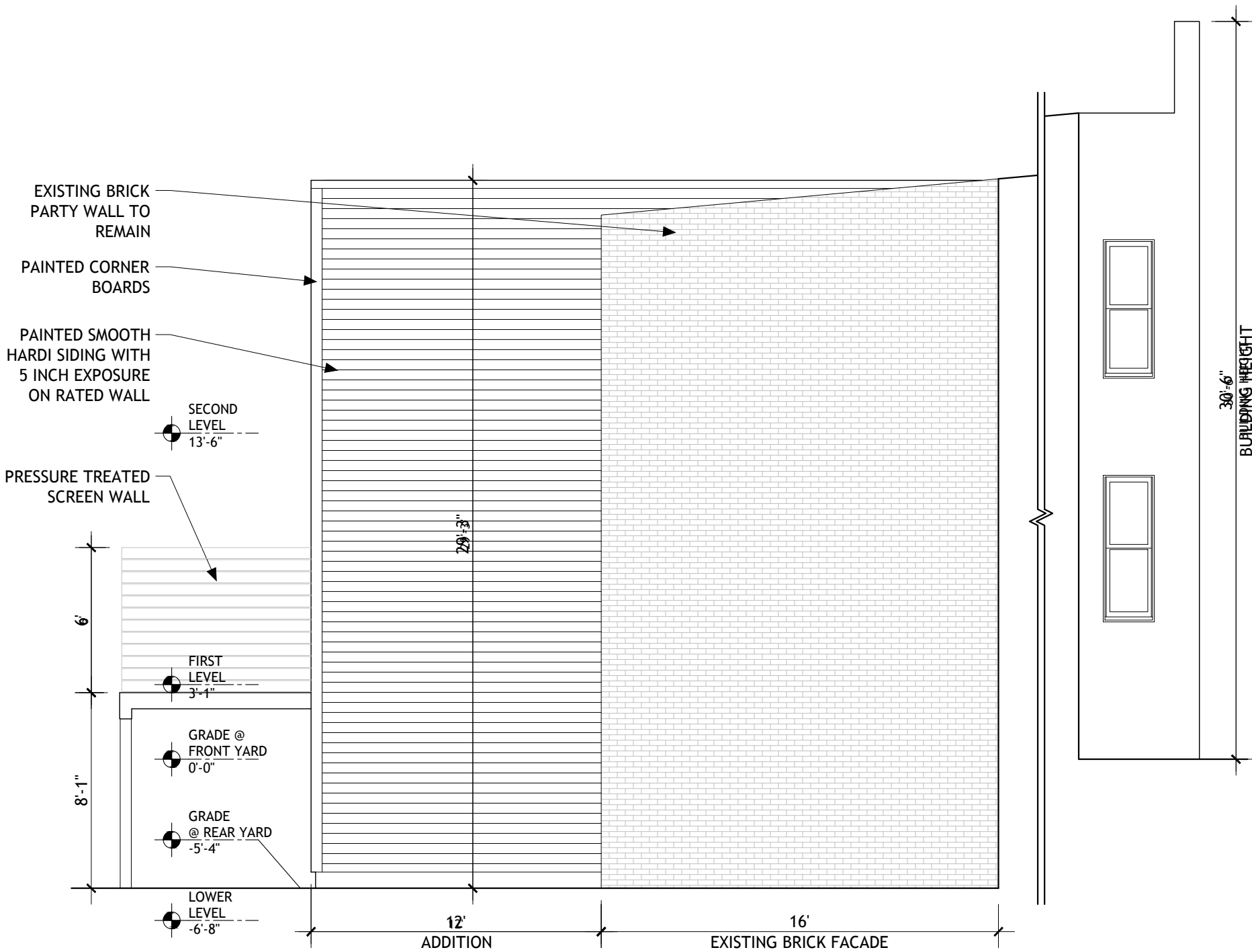
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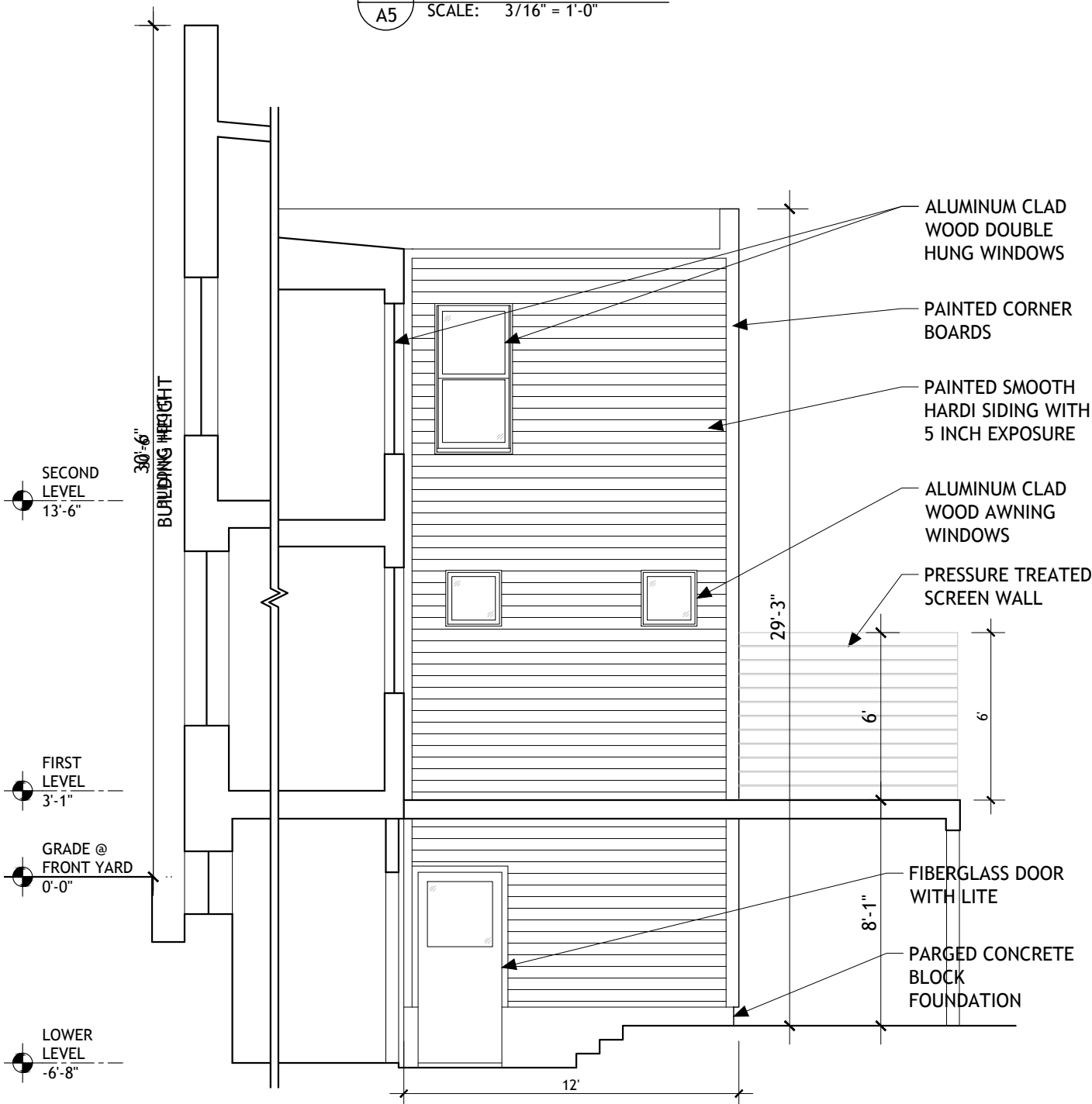
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED NORTH
ELEVATION

A4



1 WEST ELEVATION / SECTION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION / SECTION
SCALE: 3/16" = 1'-0"

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PROPOSED
EAST & WEST
ELEVATIONS

A5