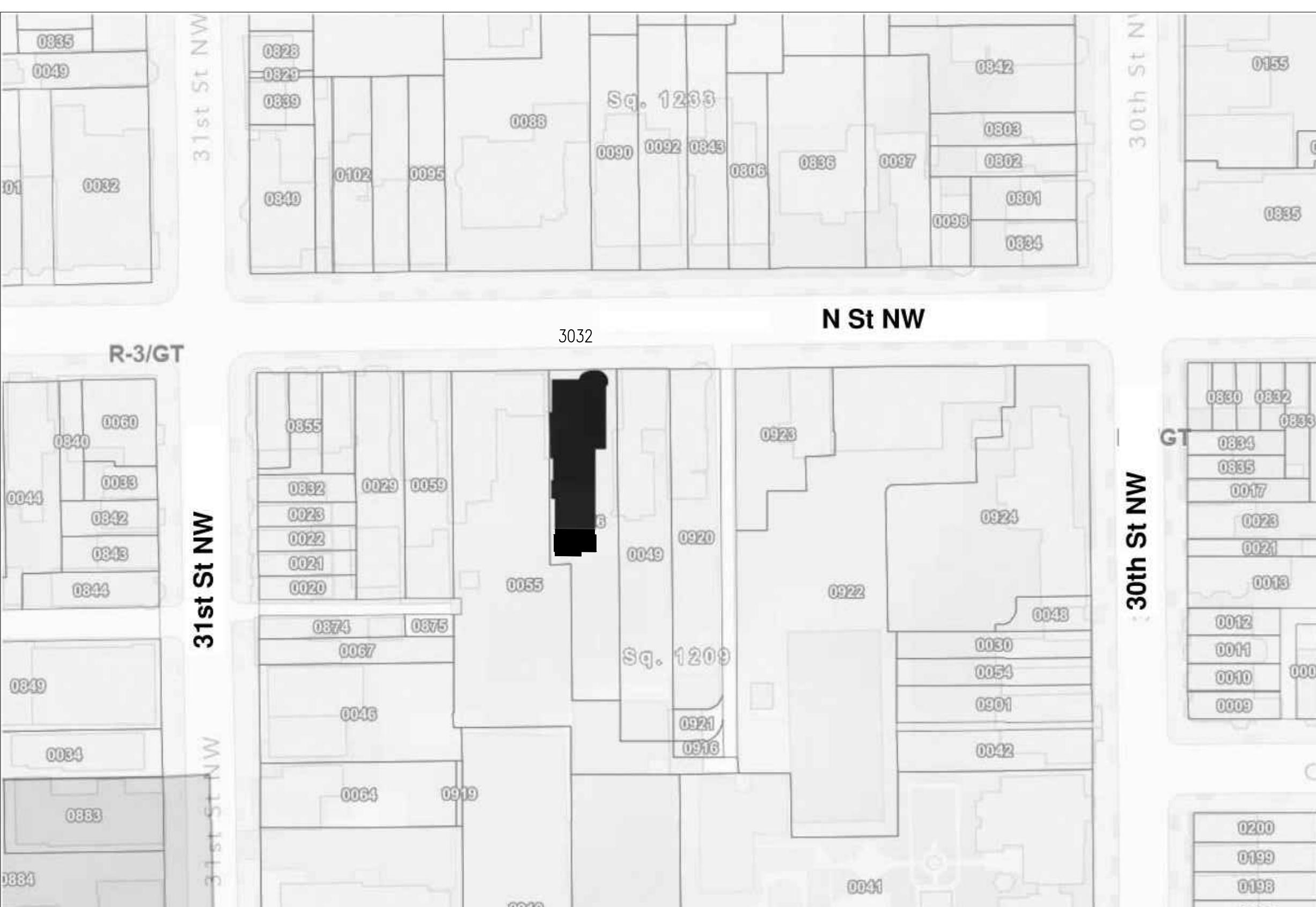
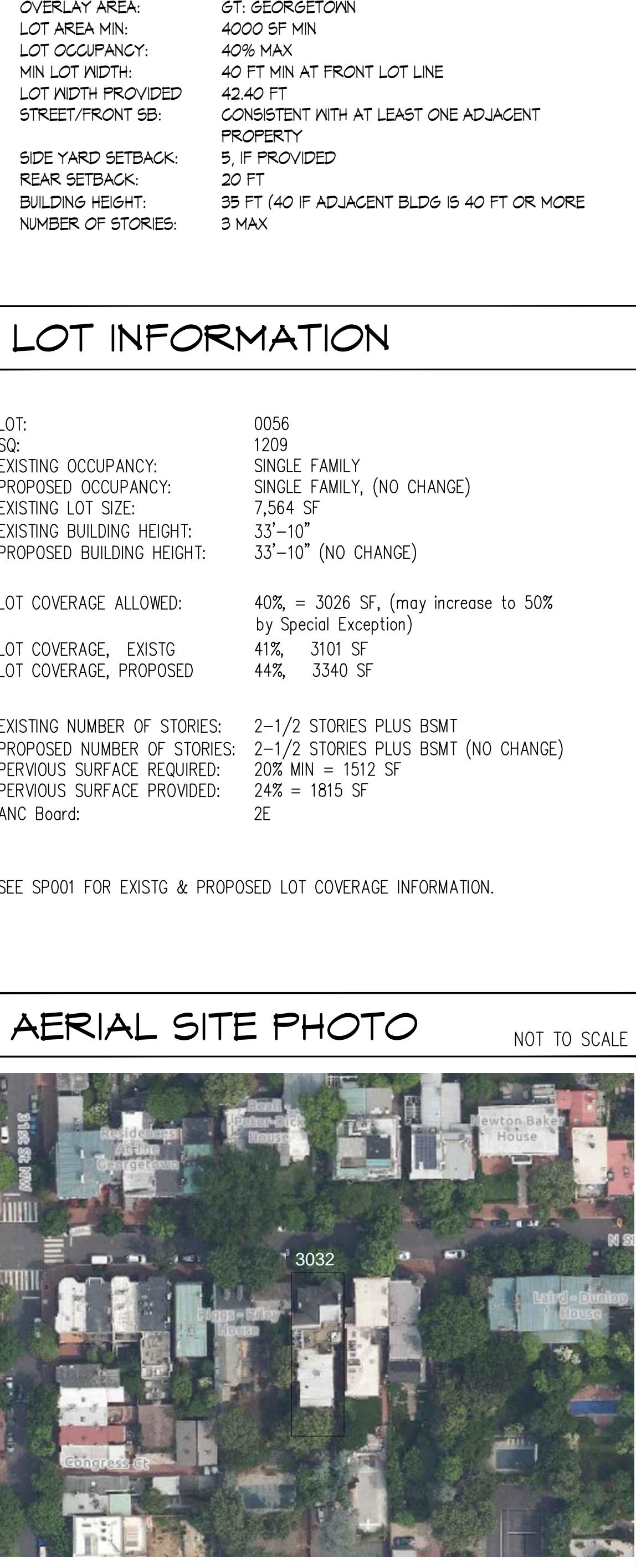
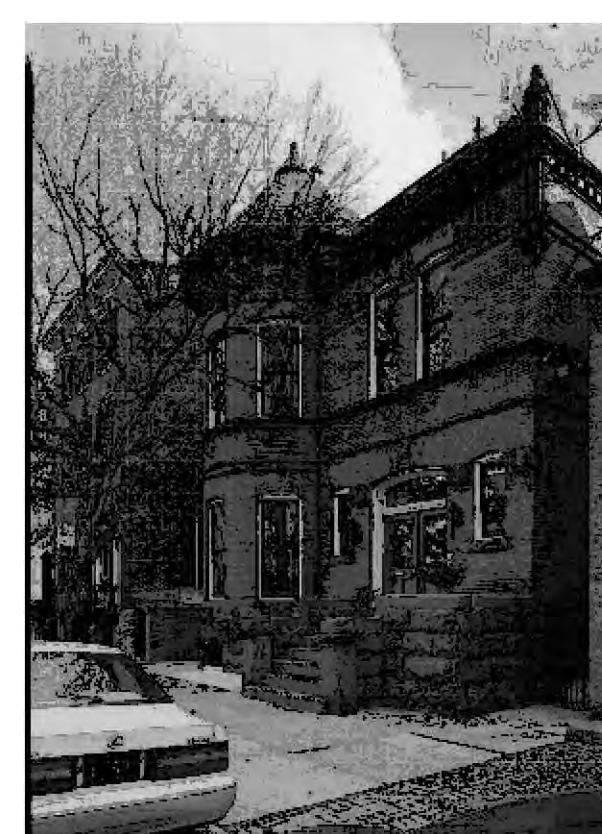


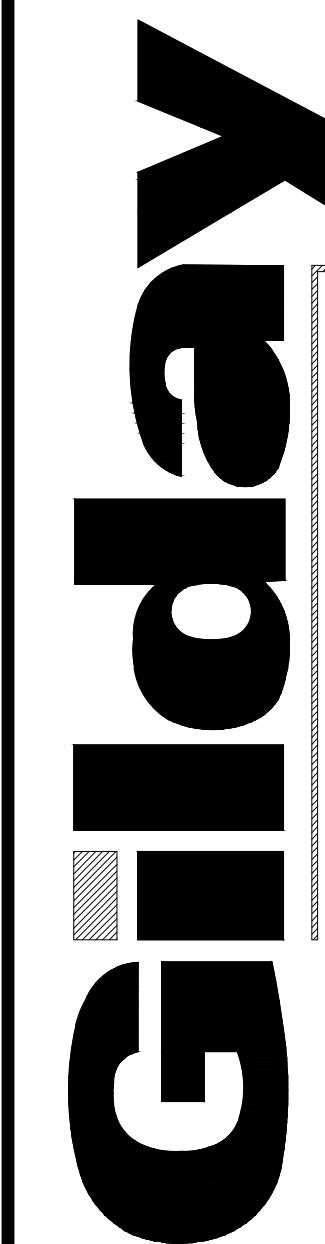
3032 N St RESIDENCE - BZA Application
3032 N ST, NW WASHINGTON DC 2007

REAR TERRACE

October 16, 2025



ZONING-DC	DRAWING INDEX	VICINITY PLAN NTS
<p>ZONING: R-3/GT OVERLAY AREA: GT: GEORGETOWN LOT AREA MIN: 4000 SF MIN LOT OCCUPANCY: 40% MAX MIN LOT WIDTH: 40 FT MIN AT FRONT LOT LINE LOT WIDTH PROVIDED: 42.40 FT STREET/FRONT SB: CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY SIDE YARD SETBACK: 5, IF PROVIDED REAR SETBACK: 20 FT BUILDING HEIGHT: 35 FT (40 IF ADJACENT BLDG IS 40 FT OR MORE NUMBER OF STORIES: 3 MAX</p>	<p>001 COVER SHEET/VICINITY PLAN P001 CONTEXT PHOTOS P002 EXISTING CONDITIONS CIVIL: C100 EXISTING SITE CONDITIONS ARCHITECTURAL: SP01 SITE PLAN A001 VIEWS OF EXISTING AND PROPOSED A002 DECK DEMO PLAN, PROPOSED TERRACE PLAN A003 TERRACE SECTIONS, DETAIL A004 EAST ELEVATION, EXISTG AND PROPOSED A005 SOUTH ELEVATION, EXISTG AND PROPOSED A006 WEST ELEVATION, EXISTG AND PROPOSED LANDSCAPE: L101 EXISTING & PROPOSED GARDEN PLAN L102 KITCHEN TERRACE – PROPOSED PLAN L103 EXISTING & PROPOSED SITE SECTION L104 PROPOSED SITE SECTIONS L105 ELEVATION – TRELLIS WALL AT PARKING</p>	
<h3>LOT INFORMATION</h3> <p>LOT: 0056 SQ: 1209 EXISTING OCCUPANCY: SINGLE FAMILY PROPOSED OCCUPANCY: SINGLE FAMILY, (NO CHANGE) EXISTING LOT SIZE: 7,564 SF EXISTING BUILDING HEIGHT: 33'-10" PROPOSED BUILDING HEIGHT: 33'-10" (NO CHANGE)</p> <p>LOT COVERAGE ALLOWED: 40%, = 3026 SF, (may increase to 50% by Special Exception) LOT COVERAGE, EXISTG 41%, 3101 SF LOT COVERAGE, PROPOSED 44%, 3340 SF</p> <p>EXISTING NUMBER OF STORIES: 2-1/2 STORIES PLUS BSMT PROPOSED NUMBER OF STORIES: 2-1/2 STORIES PLUS BSMT (NO CHANGE) PERVIOUS SURFACE REQUIRED: 20% MIN = 1512 SF PERVIOUS SURFACE PROVIDED: 24% = 1815 SF ANC Board: 2E</p> <p>SEE SP001 FOR EXISTG & PROPOSED LOT COVERAGE INFORMATION.</p>	<h3>PROJECT TEAM</h3> <p>OWNER: 3032 N St LLC Michael Mazzo, Managing Partner</p> <p>ARCHITECT: Donald Keppler, DC LIC: ARC102281, (Agent for Owner) Gilday Renovations 8820 Brookville Rd Silver Spring, MD 20910 301-565-4600</p> <p>LANDSCAPE ARCHITECT: Charles J. Stick, DC LIC: LAR4000167 220 Court Square Charlottesville, VA 22902 434-296-1628</p>	
<h3>AERIAL SITE PHOTO</h3> <p>NOT TO SCALE</p>	<h3>BUILDING CODE INFO</h3> <p>DC:</p> <p>2017 DCMR 12 B, DC RESIDENTIAL CODE AMENDMENTS 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2017 DCMR 12 J, DC EXISTING BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2017 DCMR 121 DC ENERGY CONSERVATION CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL PROVISIONS 2017 DCMR 12E DC MECHANICAL CODE 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2017 DCMR 12C, DC ELECTRICAL CODE 2014 NATIONAL ELECTRICAL CODE (NEC) NFPA 70 2017 DCMR 12F, DC PLUMBING CODE 2015 INTERNATIONAL PLUMBING CODE (IPC)</p>	<h3>PROJECT DESCRIPTION</h3> <p>Seeking Lot Coverage Increase:</p> <p>Lot Coverage: Currently the Lot Coverage for 3032 N St NW is 41%. A Special Exception is allowed in this Zone for a lot coverage increase of up to 50% with approval required by DC Board of Zoning Adjustment. Therefore the Applicant is seeking BZA approval for the proposed improvements as depicted herein, which entail a proposed increase to Lot Coverage of 44%. See SP-001 for area calculations and Landscape Architecture drawings for additional reference.</p> <p>The rear yard improvements will include replacing the existing raised rear deck structure with a slightly larger terrace directly adjacent to the kitchen. This is part of a proposed rear yard/garden renovation project designed in the classical style to provide an outdoor space of lasting beauty and connection to nature. The proposed terrace and garden is intended to be complementary to the existing house: materials for the terrace structure are to be primarily red brick with red sandstone trim components. The work area is very privately located in the rear yard, and not readily visible from N Street.</p>
		



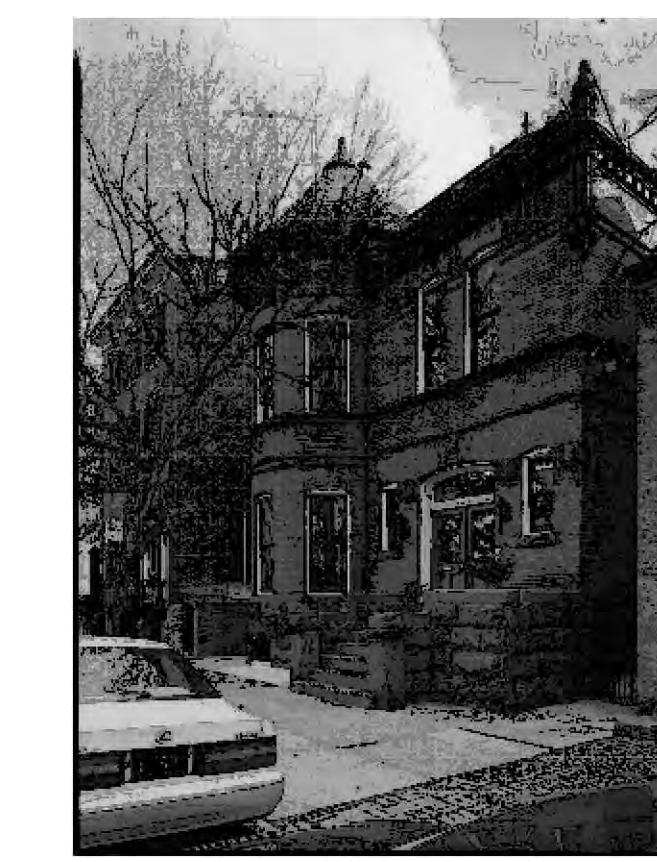
RENOVATIONS		9162 BROOKVILLE ROAD SILVER SPRING, MARYLAND 20910 301-565-4600	
<p>THESE PLANS HAVE BEEN PREPARED BY GILDAY BUILDERS INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY OTHERS</p> <p>3032 N, LLC RESIDENCE 3032 N STREET, NW WASHINGTON, DC 20007</p> <p>COVER SHEET, VICINITY MAP, CODE INFO</p>		REV	ISSUE BZA SET
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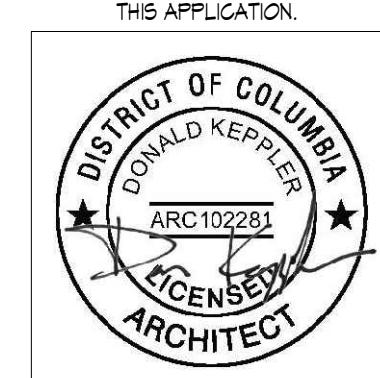
RENOVATIONS

5032 N STRELLI, NW
WASHINGTON, DC 20007
COVER SHEET, VICINITY MAP, CODE INFO

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"WILLIAM NORDLINGER HOUSE", BUILT CA 1891
HISTORIC PHOTO COURTESY OF LIBRARY OF CONGRESS
J. BOUCHER PHOTOGRAPHER





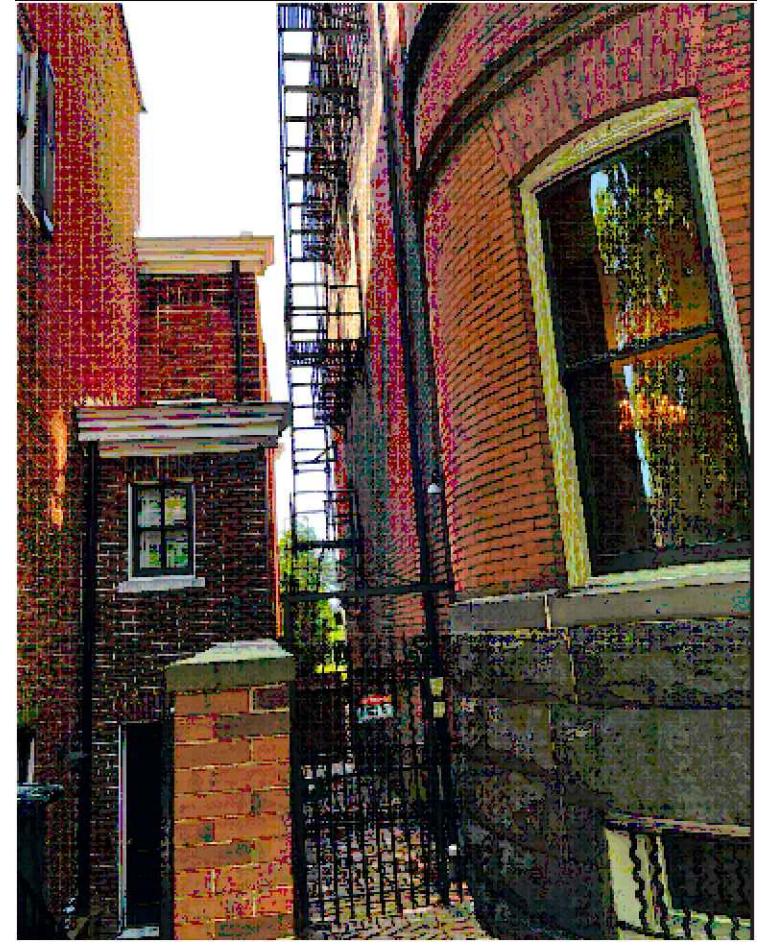
1-N St View



2-N St Vie



3-N St View



4-N St View Toward Rear Yard



5-Front Facade, 3032 N St



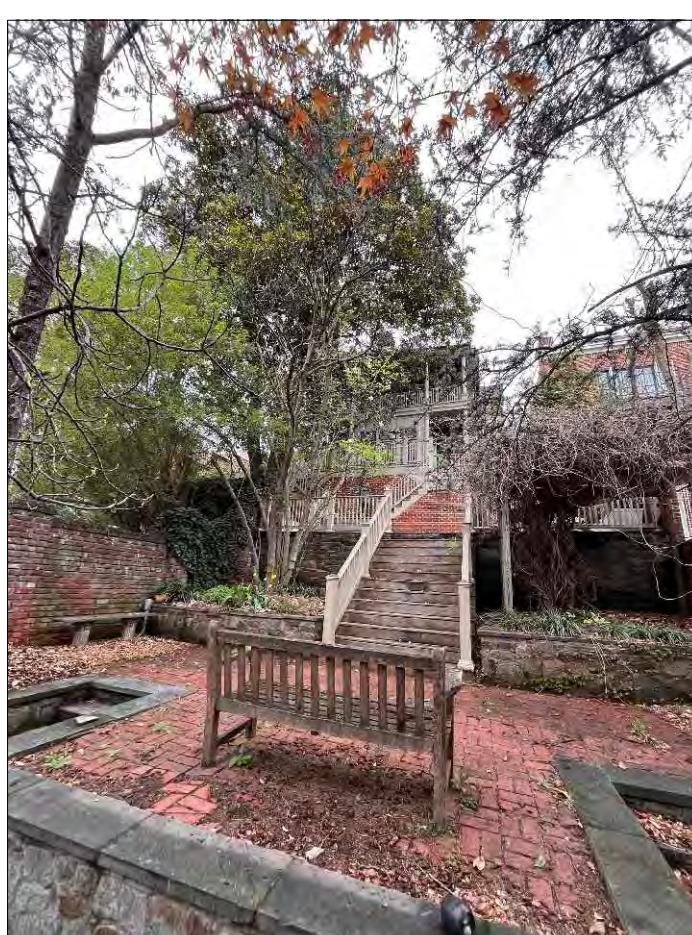
6-N St Vie



7-N St View



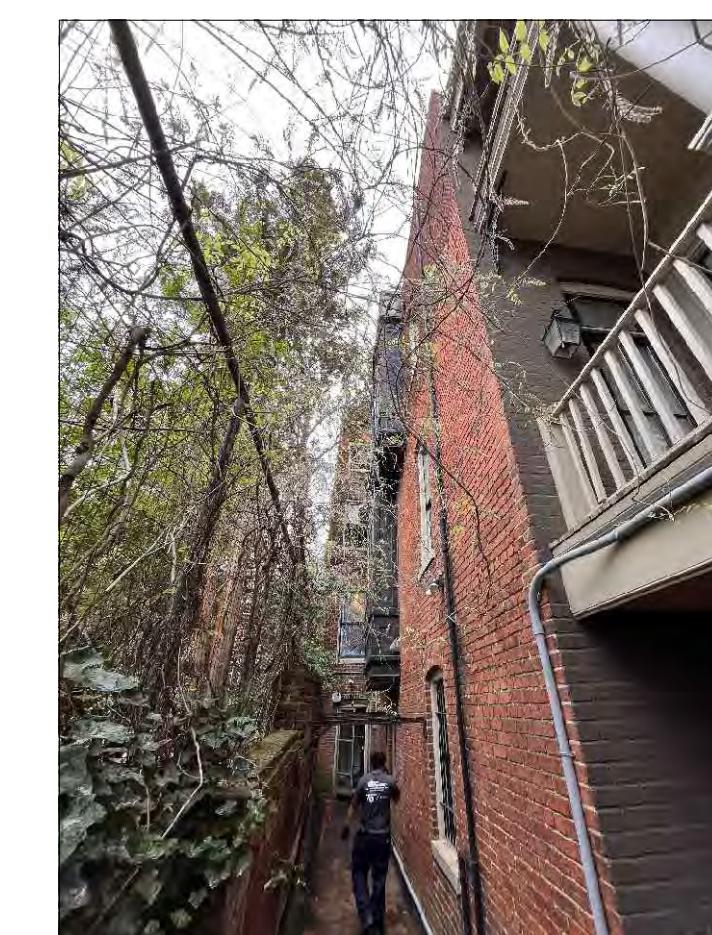
8-N St View



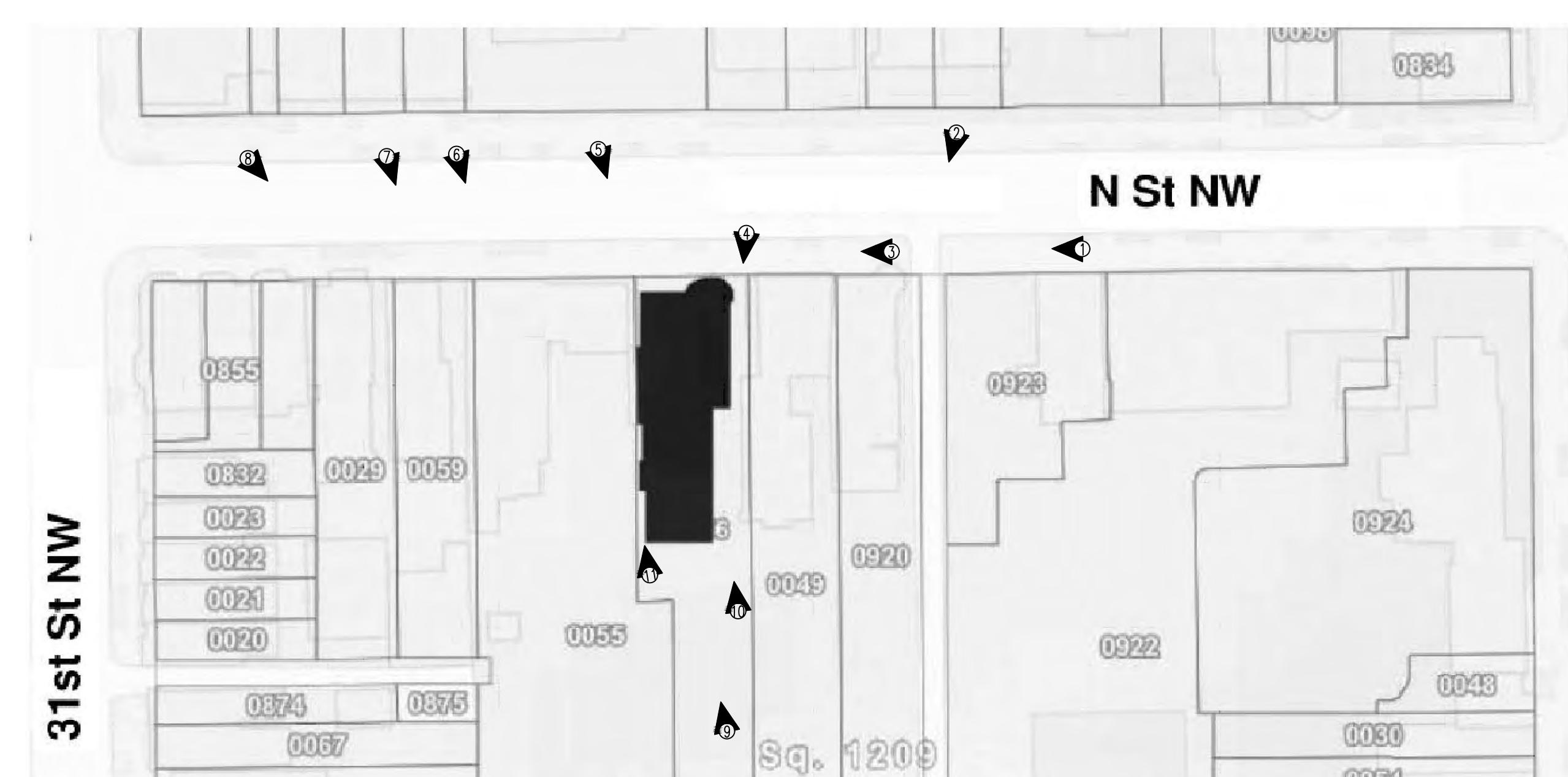
9 – Rear Yard View



10 – Rear Yard View



11 – Side Walkway View

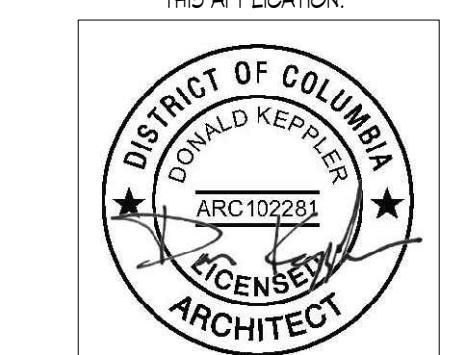


21st St NW

12 – Key Plan NTS

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS FOR THE DISTRICT OF COLUMBIA.

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30th St NW

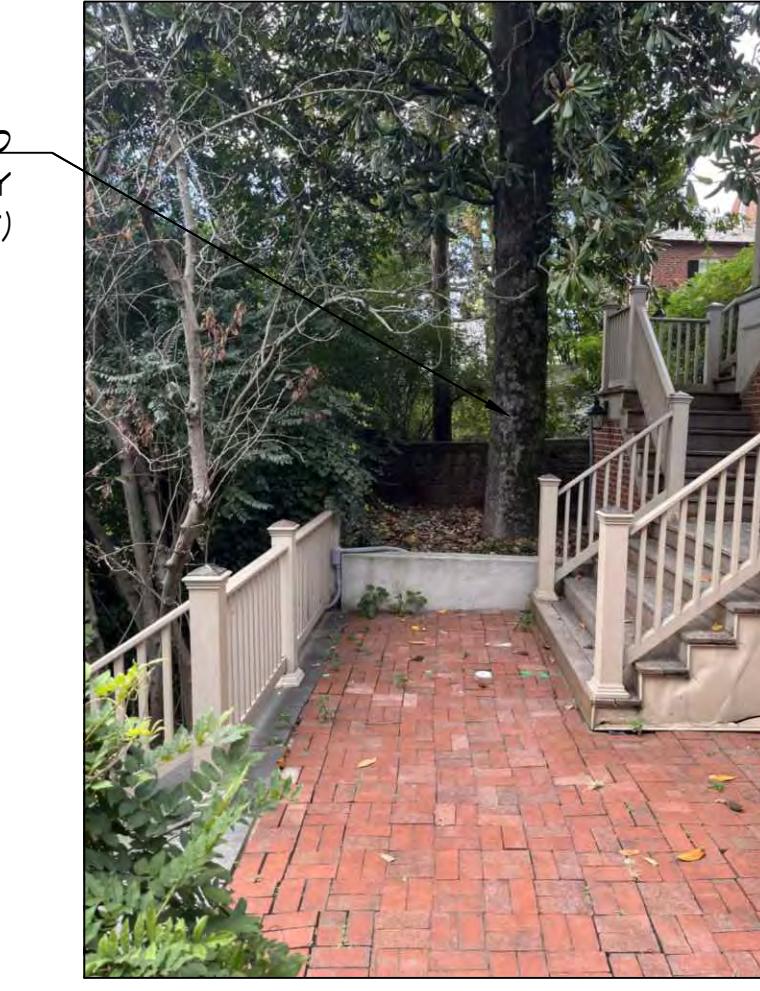
ISSUED	DATE	FILE NAME
3032 N, LLC RESIDENCE	BZA SET	10/16/25
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WASHINGTON, DC 20007		
EXT CONTEXT PHOTOS		



P1 OPEN WALKWAY



P2



P3



P4



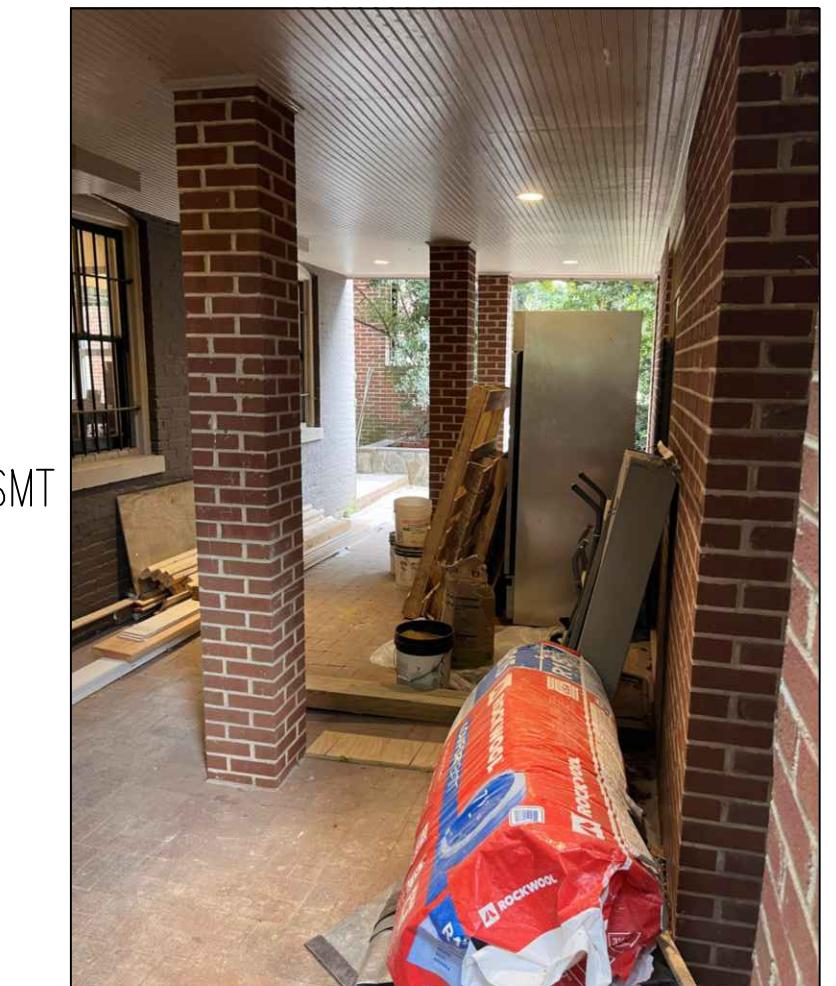
P5



P6



P7



P8 OPEN WALKWAY BELOW EXISTG DECK

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EXT CONTEXT PHOTOS			

Gilday
RENOVATIONS

9162 BROOKVILLE ROAD
SILVER SPRING, MARYLAND 20910
301-565-4600



P9



P10

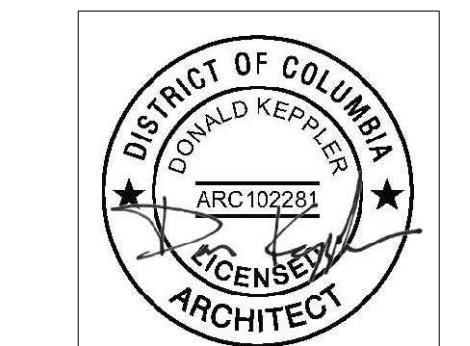


P11 LOWER TERRACE LOOKING NORTH



P12 EXISTING DECK WITH STORAGE BELOW

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1 VIEW OF EXISTG DECK STRUCTURE TO BE REMOVED (IN MONOCHROME)
NTS



2 VIEW OF PROPOSED TERRACE STRUCTURE (IN COLOR)
NTS



3 VIEW OF PROPOSED TERRACE STRUCTURE (IN COLOR)
NTS



4 VIEW OF PROPOSED TERRACE STRUCTURE (IN COLOR)
NTS

LD NOT BE RELIED UPON BY OTHER PARTIES	ISSUED	DATE	FILE NAME
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WASHINGTON, DC 20007			
EXTERIOR VIEWS			

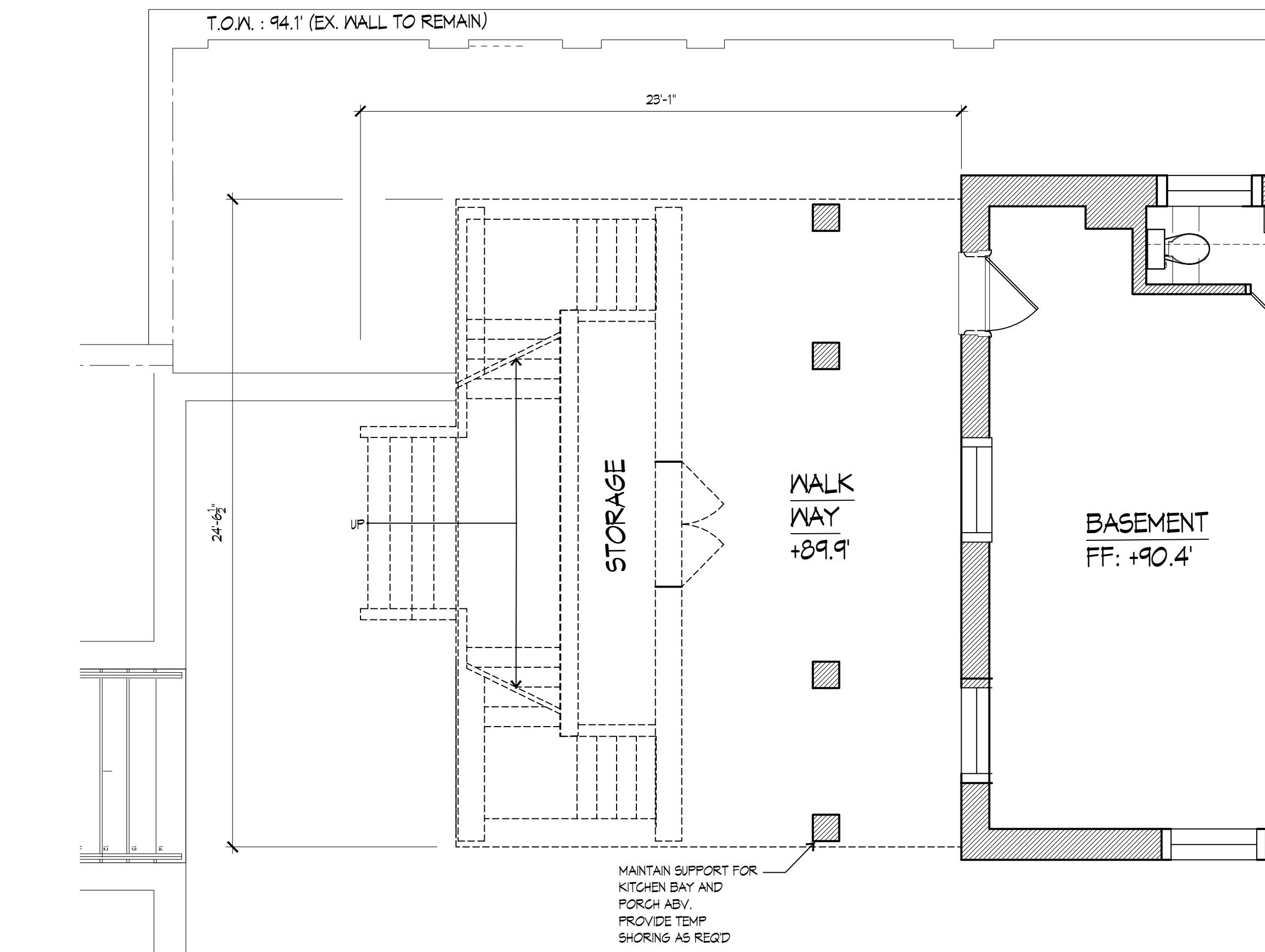
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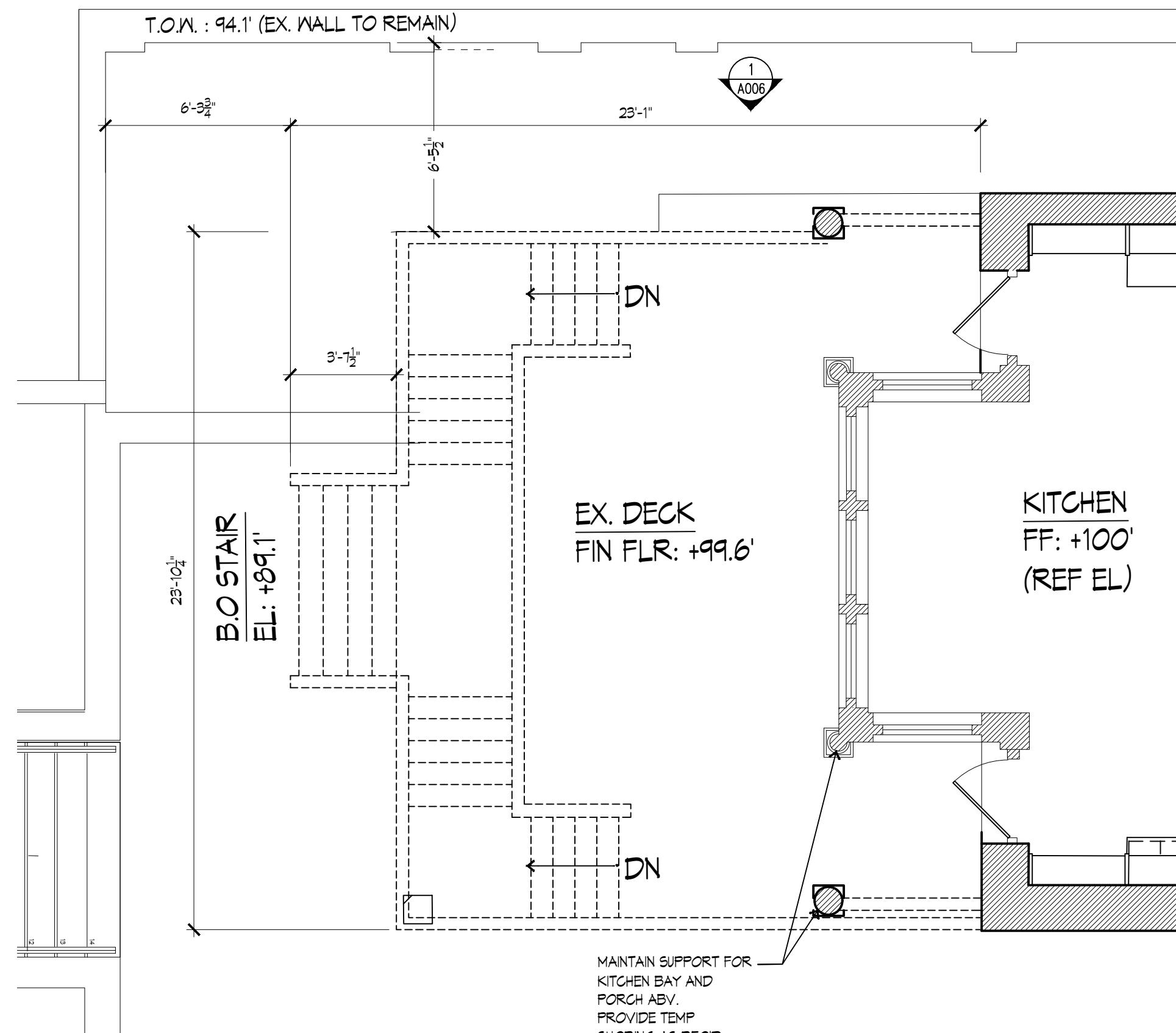


A-002



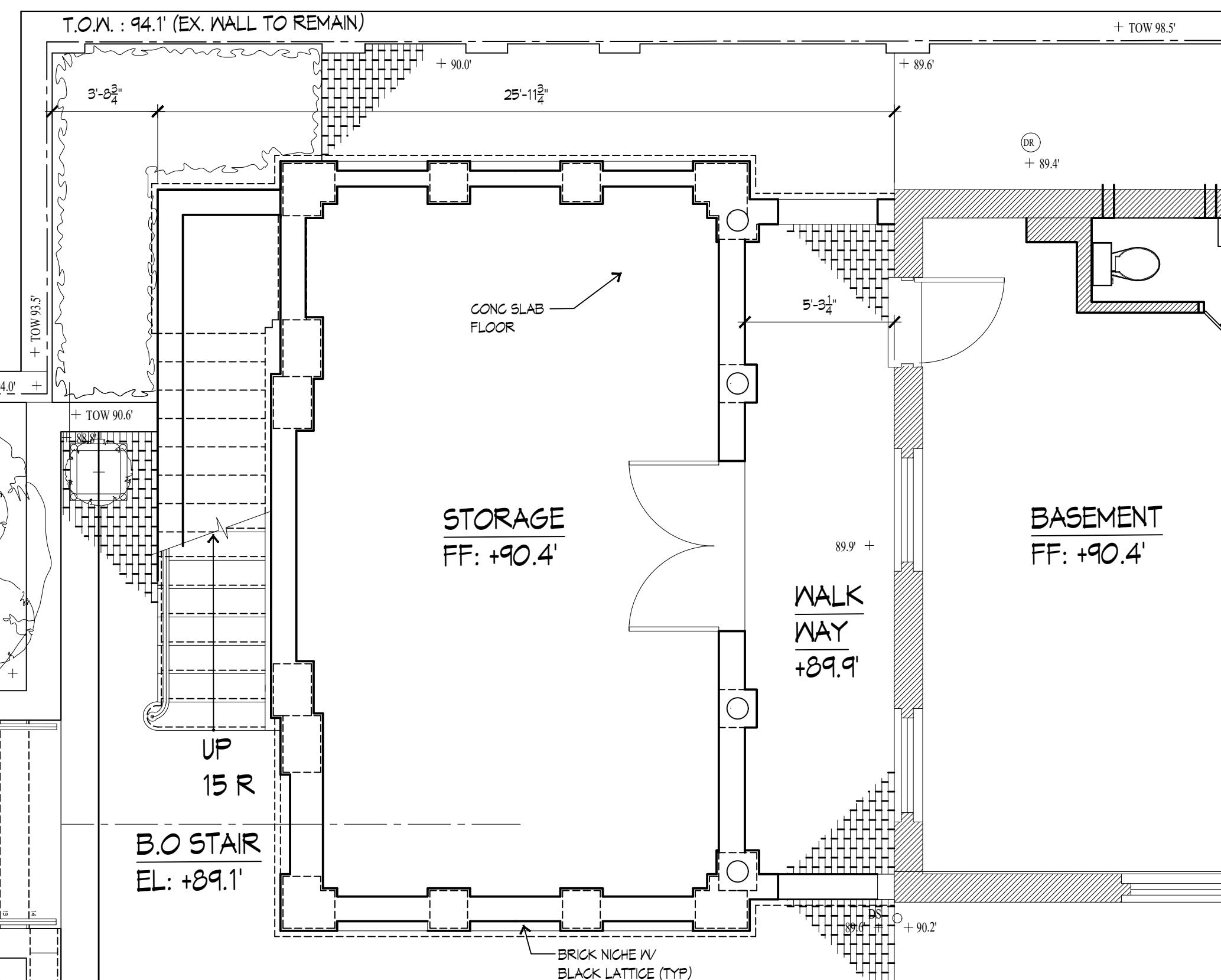
1 DEMO PLAN AT LOWER LEVEL

SCALE: 1/4"=1'-0"



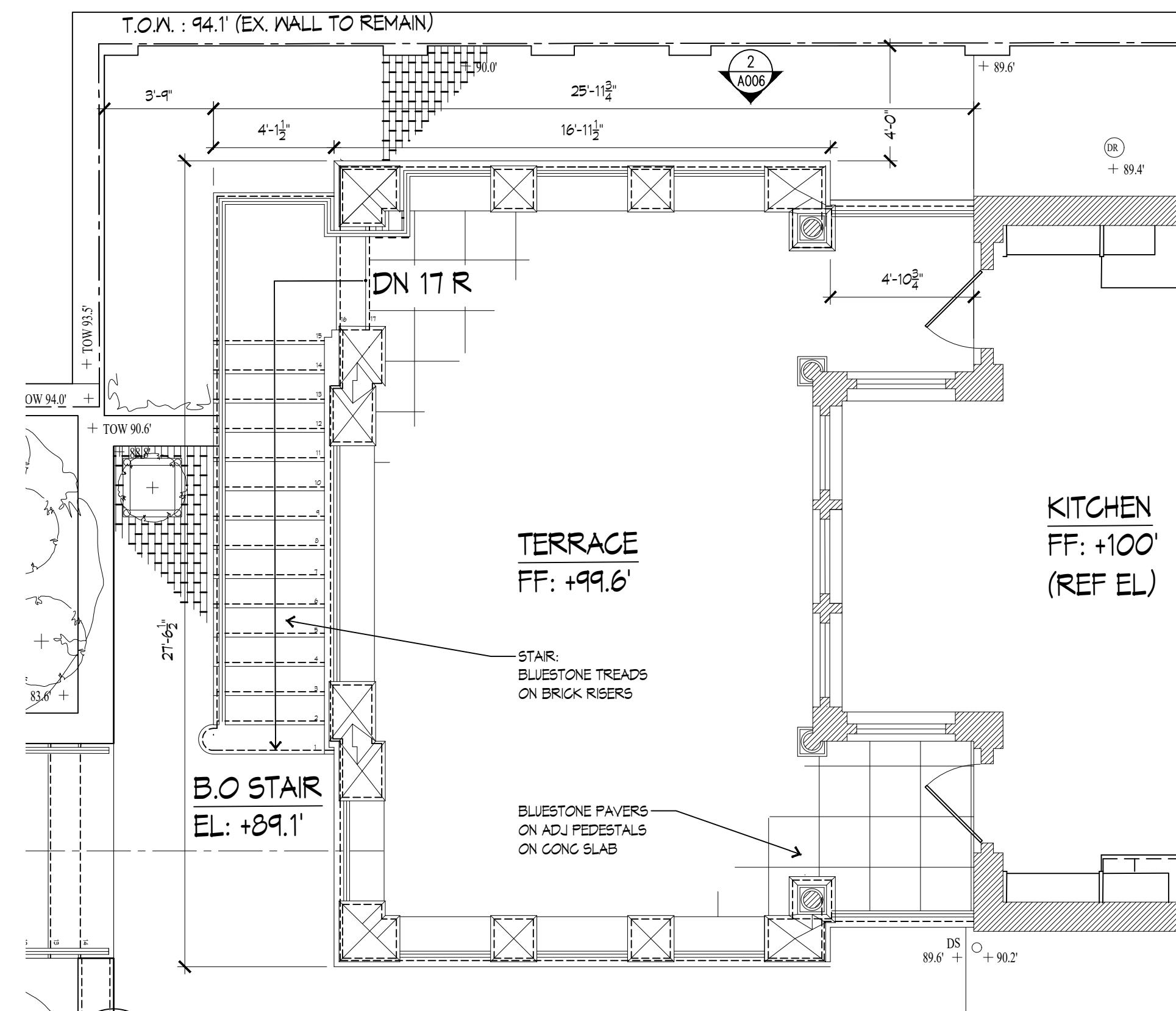
2 DEMO PLAN - DECK OFF KITCHEN

SCALE: 1/4"=1'-0"



3 PROPOSED PLAN - STORAGE AT LOWER LEVEL

SCALE: 1/4"=1'-0"



4 PROPOSED PLAN - TERRACE OFF KITCHEN

SCALE: 1/4"=1'-0"

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WASHINGTON, DC 20007		

EXIST & PROPOSED TERRACE PLANS

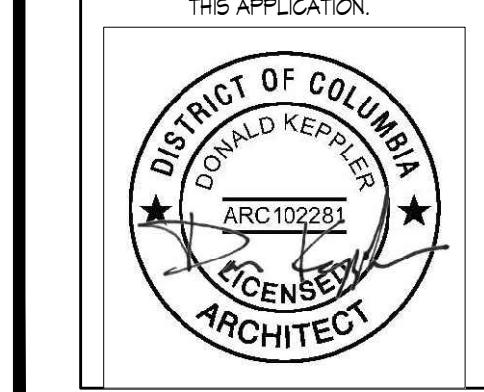
SCALE: 1/4" = 1'-0"

9162 SPRING MARYLAND 20910
301-565-4600

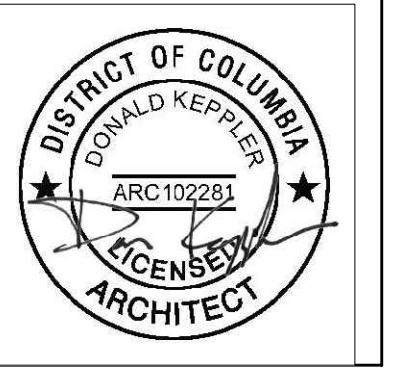
Gilday
RENOVATIONS

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NOTE: GC TO CONFIRM DIMENSIONS, SPOT ELEVATIONS IN FIELD



A-003

TERRACE SECTIONS, DETAIL
SCALE: 1/4" = 1'-0"9162 BROOKVILLE ROAD
301-565-4600**Gilday**
RENOVATIONSI AM RESPONSIBLE FOR DETER-
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10/16/25

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3032 N. LLC RESIDENCE

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3032 N STREET, NW

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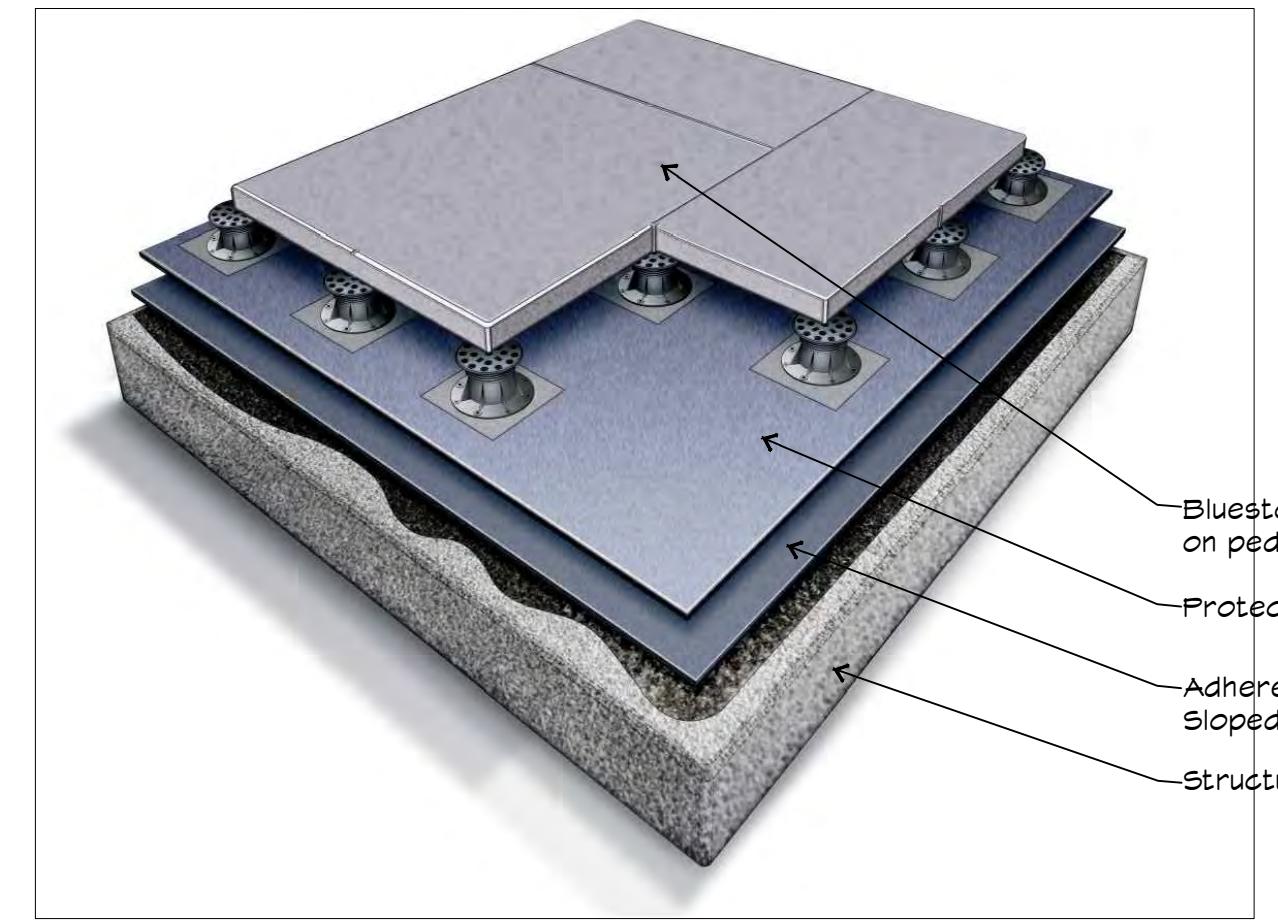
WASHINGTON, DC 20007

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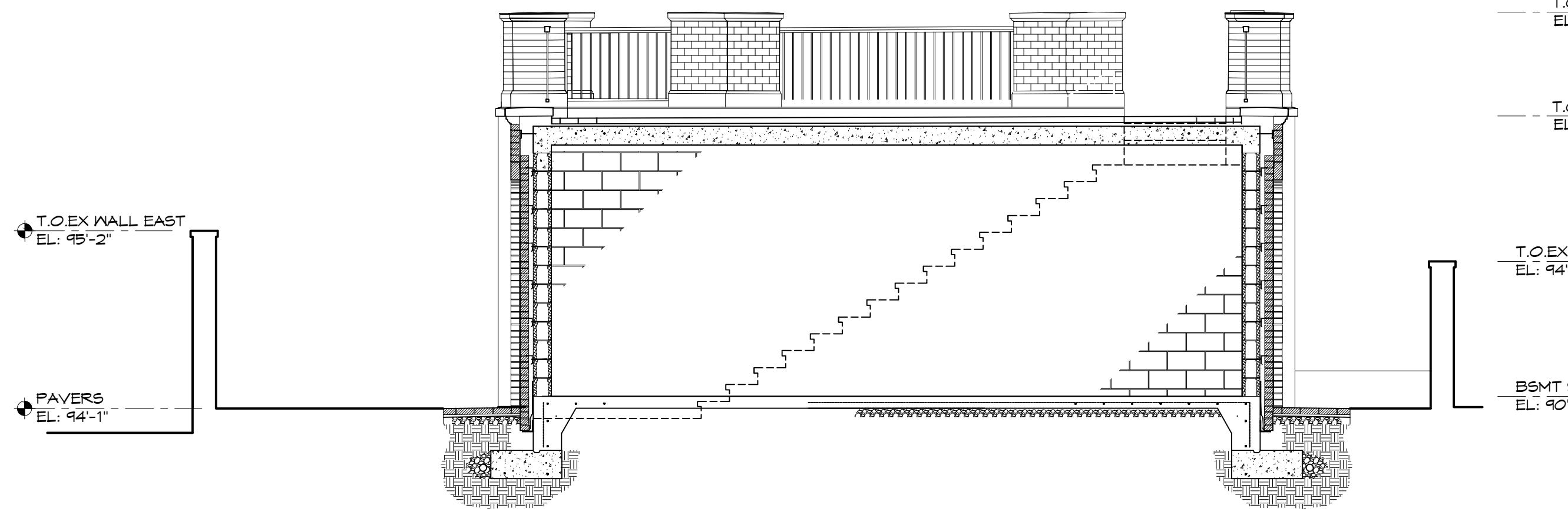
TERRACE SECTIONS, DETAIL

5

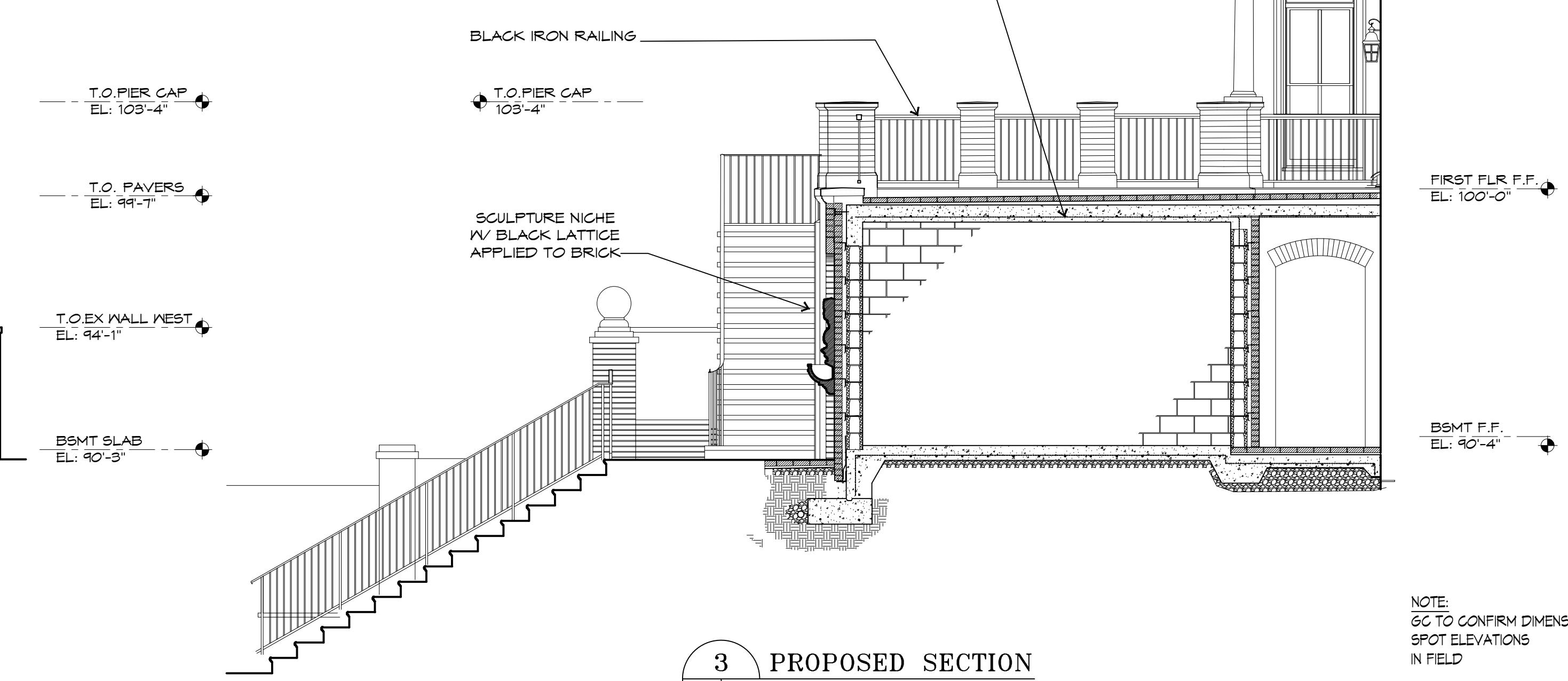
SCALE: 1/4" = 1'-0"



1 BLUESTONE PAVER DETAIL
NTS



2 PROPOSED SECTION
SCALE: 1/4"=1'-0"



3 PROPOSED SECTION
SCALE: 1/4"=1'-0"

NOTE:
GC TO CONFIRM DIMENSIONS,
SPOT ELEVATIONS
IN FIELD

ISSUED BZA SET DATE FILE NAME
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1

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2

3032 N STREET, NW

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WASHINGTON, DC 20007

4

TERRACE SECTIONS, DETAIL

5

SCALE: 1/4" = 1'-0"

