

3708 24TH STREET, NE

SQ. 4242 LOT 0044

TALEESHA SCOTT AND VINCENT RICHARDSON RESIDENCE

PROJECT DESCRIPTION:

FULL LEVEL-3 RENOVATION OF EXISTING SINGLE FAMILY HOME TO CREATE A NEW SINGLE FAMILY HOME WITH ADU ON THREE LEVELS WITH BASEMENT WITH A NEW ACCESSORY BUILDING AS A GARAGE.



ZONING SUMMARY

ADDRESS: 3708 24TH STREET, NE

SQUARE

LOT

SITE DATA: 4242

0044

LOT WIDTH: 25'-0"

LOT DEPTH: 103'-6"

SITE AREA: 2,588 SF

ZONING DISTRICT: R-1B

WARD 5

ANC ANC5B (SMD 5B07)

SMB 5B07 - Zahid Rathore

HISTORIC DISTRICT:

ZONING DATA	EXISTING	MINIMUM	MAXIM	PROPOSED	DEVIATION
USE GROUP:	SINGLE FAMILY (R)	N/A	SINGLE FAMILY + ADU	SINGLE FAMILY + ADU	NONE
BUILDING HEIGHT:	24'-11"	N/A	40'-0"	39'-0"	NONE
	3 STOREYS	N/A	3 STOREYS	3 STOREYS	NONE
REAR YARD SETBACK:	31'-2"	25'-0"	N/A	10'-0 1/4"	9'-11 3/4"
SIDE YARD*:	3'-0"(L) / 4'-6" (R)	5'-0"(L) / 5'-0" @*	N/A	0'-3"(L) / 4'-6"(R)	4'-9"(L) / 0'-6"(R)
FRONT SETBACK:	Within Exist Range	18'-0"	N/A	18'-0"	NONE
LOT OCCUPANCY:	36%	40%	N/A	49%	9%
	931.68 SF	1,035 SF	N/A	1,265 SF	1141
PERVIOUS SURFACE	75%	50%	N/A	25%	25%
	1,941 SF	1,294 SF	N/A	647 SF	647

*EXISTING NON-CONFORMING PER D-208.7

BUILDING AREAS

PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	941 GSF	941 GSF
SECOND FLOOR	462 GSF	572 GSF	1,034 GSF
FIRST FLOOR	511 GSF	542 GSF	1,053 GSF
CELLAR	462 GSF	545 GSF	1,007 GSF
TOTAL GSF	1,435 GSF	2,523 GSF	3,958 GSF
PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	963 GSF	963 GSF
(302 GSF EXISTING ACCESSORY STRUCTURE BEING REPLACED)			

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