

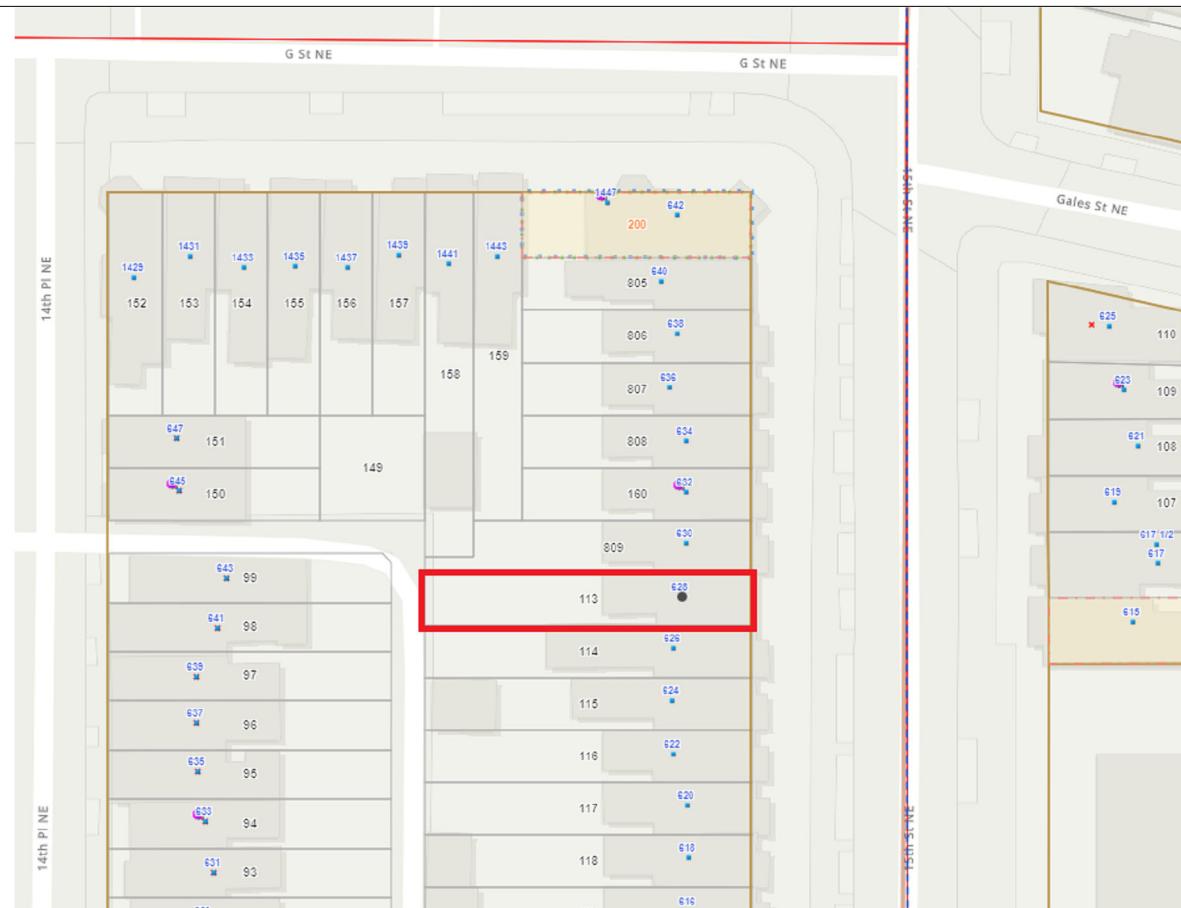
SECOND PRINCIPAL DWELLING

Fendley Residence

BZA Application

MAY 2025
100% SET

PROJECT LOCATION - 628 15TH STREET NORTHEAST



PROJECT DESCRIPTION

The project at the Fendley residence involves an 244 sqft, 2-story second principal dwelling located at the rear of the property. The dwelling unit shall include a new full bathroom, powder room, kitchen and laundry area.

Structure: New exterior and interior walls, and new concrete slab on grade.

Plumbing: New full bathroom, powder room, and laundry.

Mechanical: Exterior and interior mini split unit, exhaust fans at bathroom and laundry.

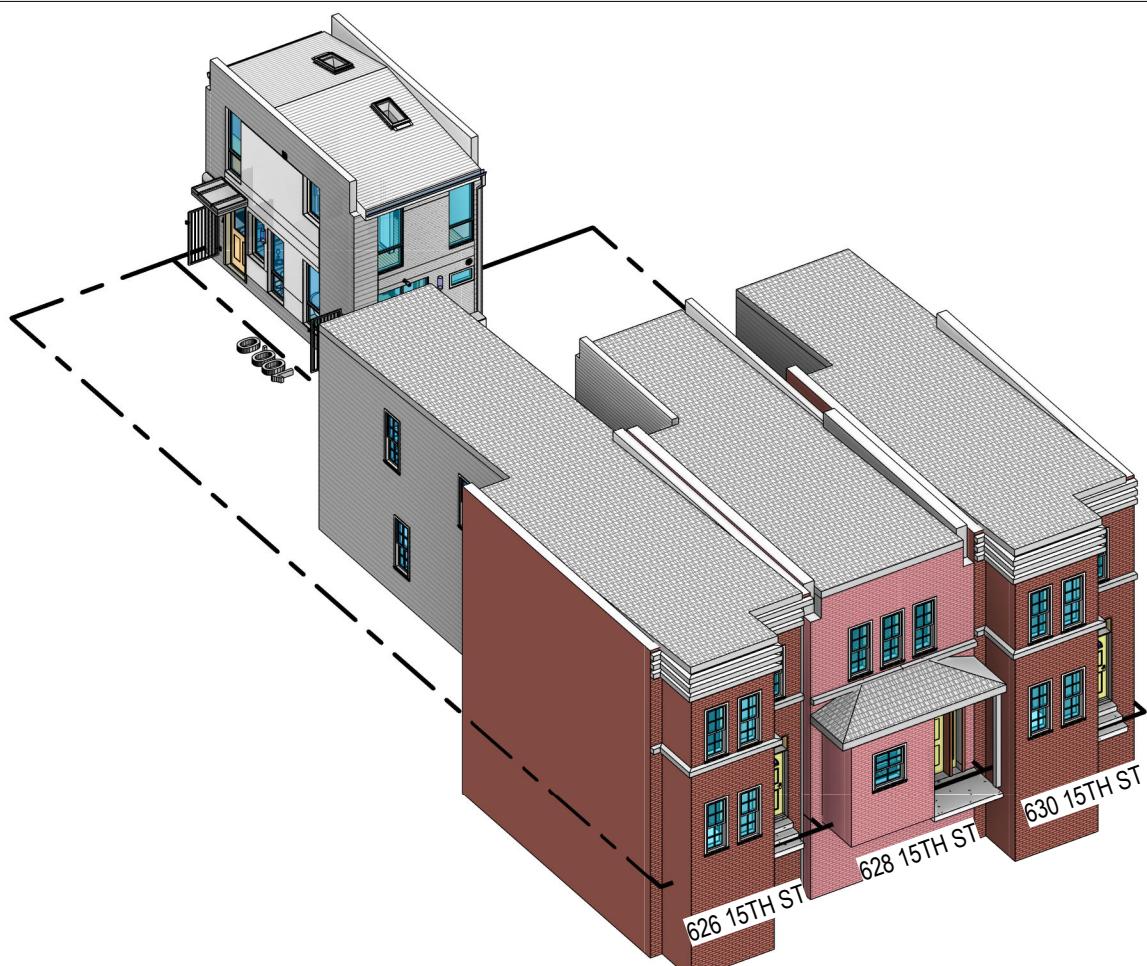
Electrical: New switches and plugs to accommodate new design layout.

Exterior Envelope: New 244 sqft, 2-story ADU.

Building Footprint: Additional 290 sqft from exterior face to exterior face of ADU.

Change of Use: Single family to Principal & Secondary dwelling.

3D SITE VIEW



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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 FLOOR PLANS
-BZA-0203	PROPOSED ELEVATIONS
-BZA-0204	PROPOSED ELEVATIONS
-BZA-0205	EXISTING FLOOR PLANS
-BZA-0206	EXISTING ELEVATIONS
-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATION
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-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVE
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVE

DDOT Tops - Permit Location Information

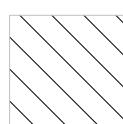
Address: 628 15TH ST
 Quadrant: NORTHEAST
 Zip Code: 20002
 SSL
 Zone RF-1
 Ward 6
 ROW Total: 90'-0"
 ROW Sidewalk 1: EAST
 Sidewalk 1 Width: 12'-0"
 ROW Parking 1: EAST
 Parking 1 Width: 17'-0"



PROPOSED

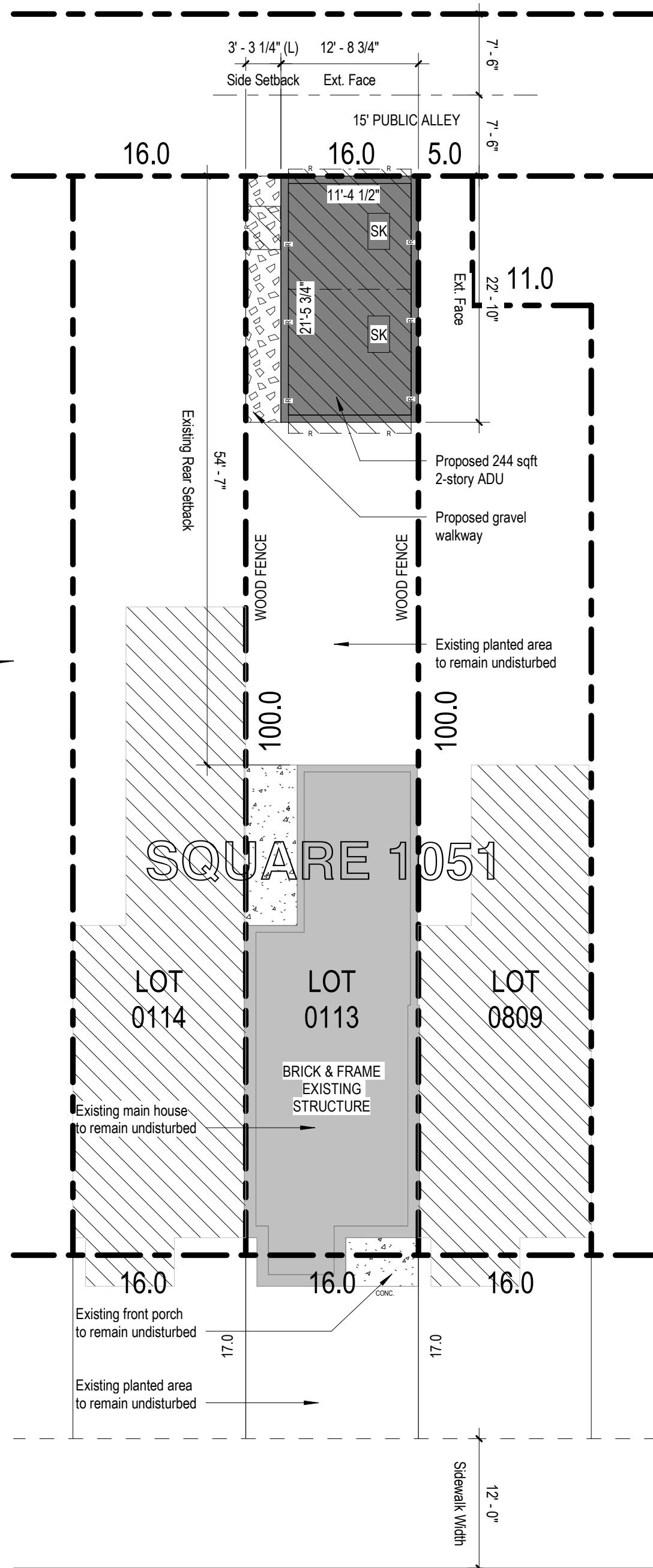


EXISTING



NEIGHBOR PROPERTY

NORTH



BUILDING CODE AND ZONING SUMMARY**OWNER INFORMATION**

NAME: ED FENDLEY
 ADDRESS: 628 15TH ST NE, WASHINGTON DC 20002
 EMAIL: EDFENDLEY@GMAIL.COM
 PHONE NUMBER: 386-281-2316

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

EXISTING CONSTRUCTION CLASSIFICATION
 PROPOSED CONSTRUCTION CLASSIFICATION

III-B
 III-B

EXISTING BUILDING OCCUPANCY USE GROUP
 PROPOSED BUILDING OCCUPANCY USE GROUP

RF-1 (RESIDENTIAL ROW)
 RF-1 (PRINCIPAL & SECONDARY DWELLING)

GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	500	0
1ST FLOOR	558	0
2ND FLOOR	530	0
ADU 1ST FLR	0	244
ADU 2ND FLR	0	244
TOTAL	1,588	488

FLOOR AREA RATIO	EXISTING	PROPOSED
	%	%
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	BASEMENT	2 + BASEMENT
# OF DWELLING UNITS:	1	2

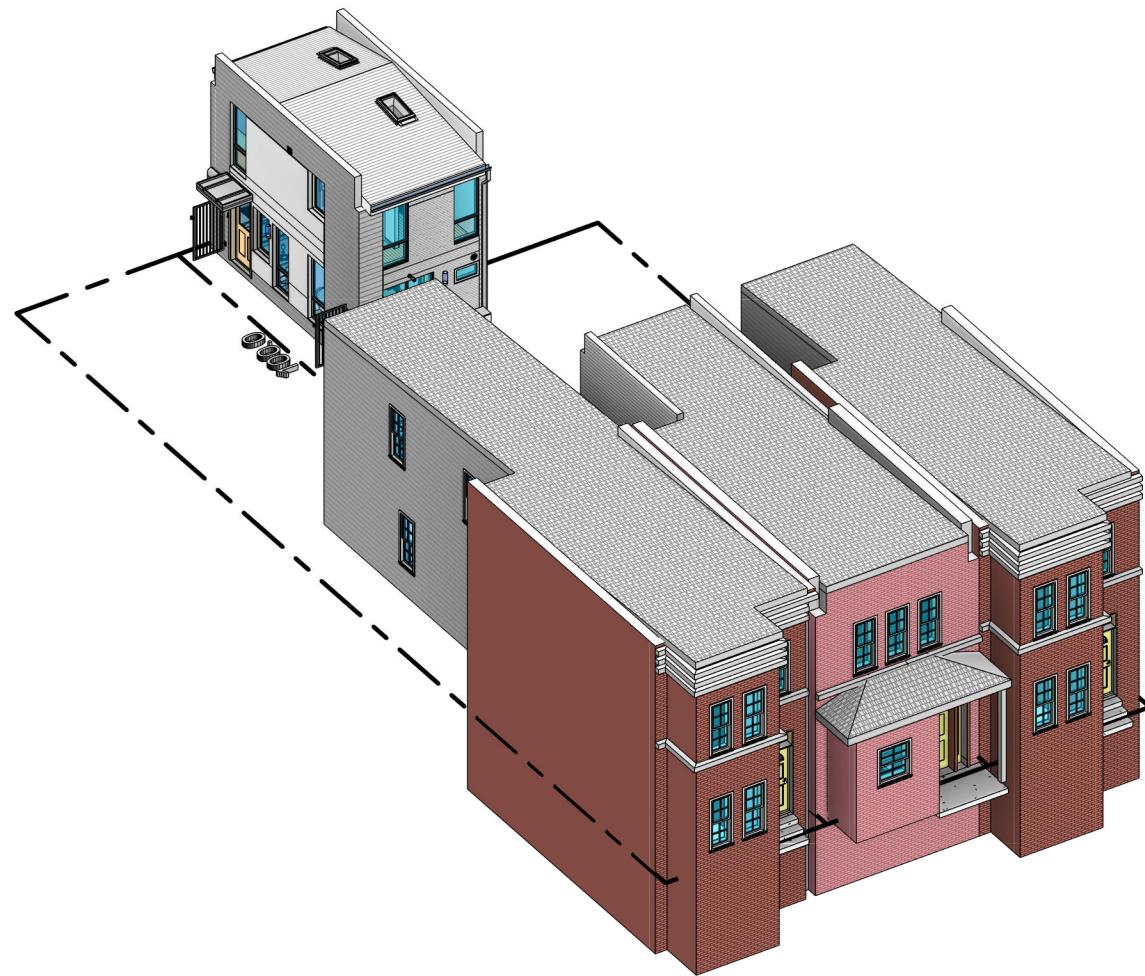
AREA COVERAGE:	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	1,600 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	EXISTING TO REMAIN
SIDE YARD SETBACK (RIGHT)	N/A	EXISTING TO REMAIN
REAR YARD SETBACK	54'- 7 FT	EXISTING TO REMAIN

BUILDING AREA:	EXISTING	PROPOSED
LOT OCCUPANCY:	40%	58%
PERVIOUS SURFACE:	28%	10%
GREEN AREA RATIO (GAR):	32%	32%

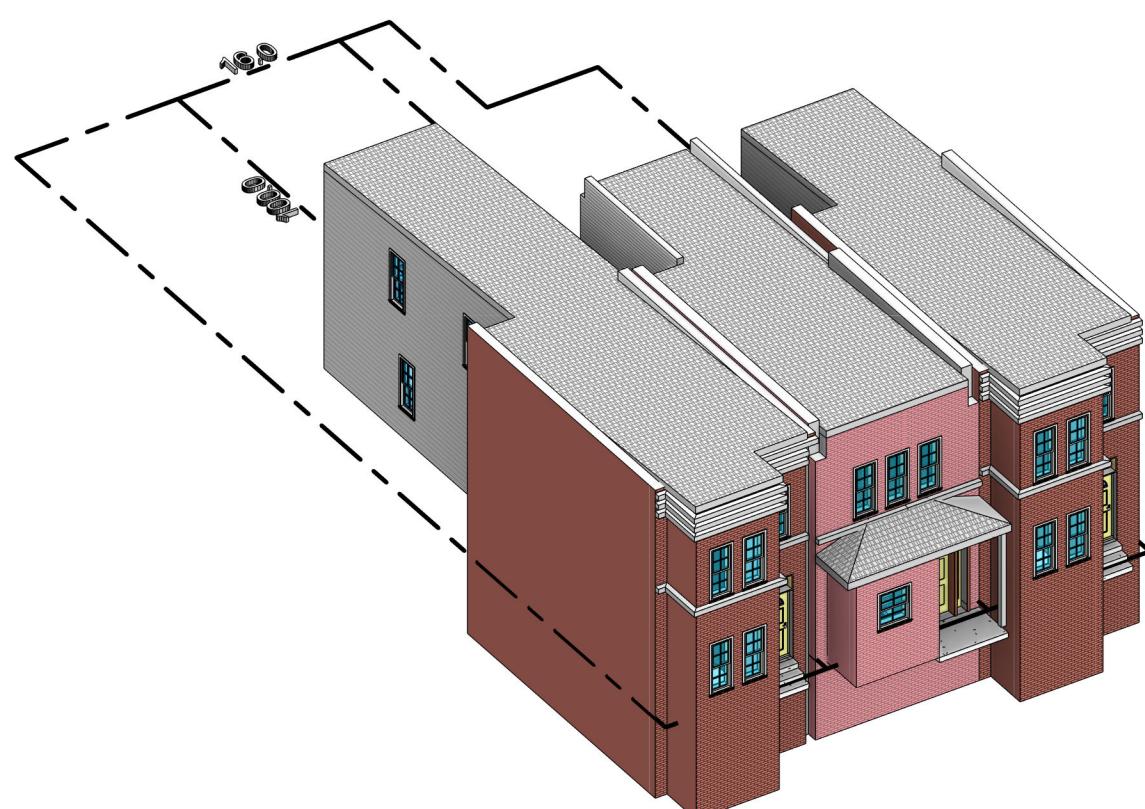
EXISTING FOOTPRINT AREA OF BUILDING: 670 SQFT (647 SQFT within property line)
 PROPOSED FOOTPRINT AREA OF BUILDING: 647 + 290 SQFT (within property line)
 FLOORS INVOLVED IN THIS PROJECT: Additional Dwelling Unit (290 SQFT)

**TAXABLE ASSESSMENT (2023) \$772,120.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS



1 Aerial View (Front) - Proposed



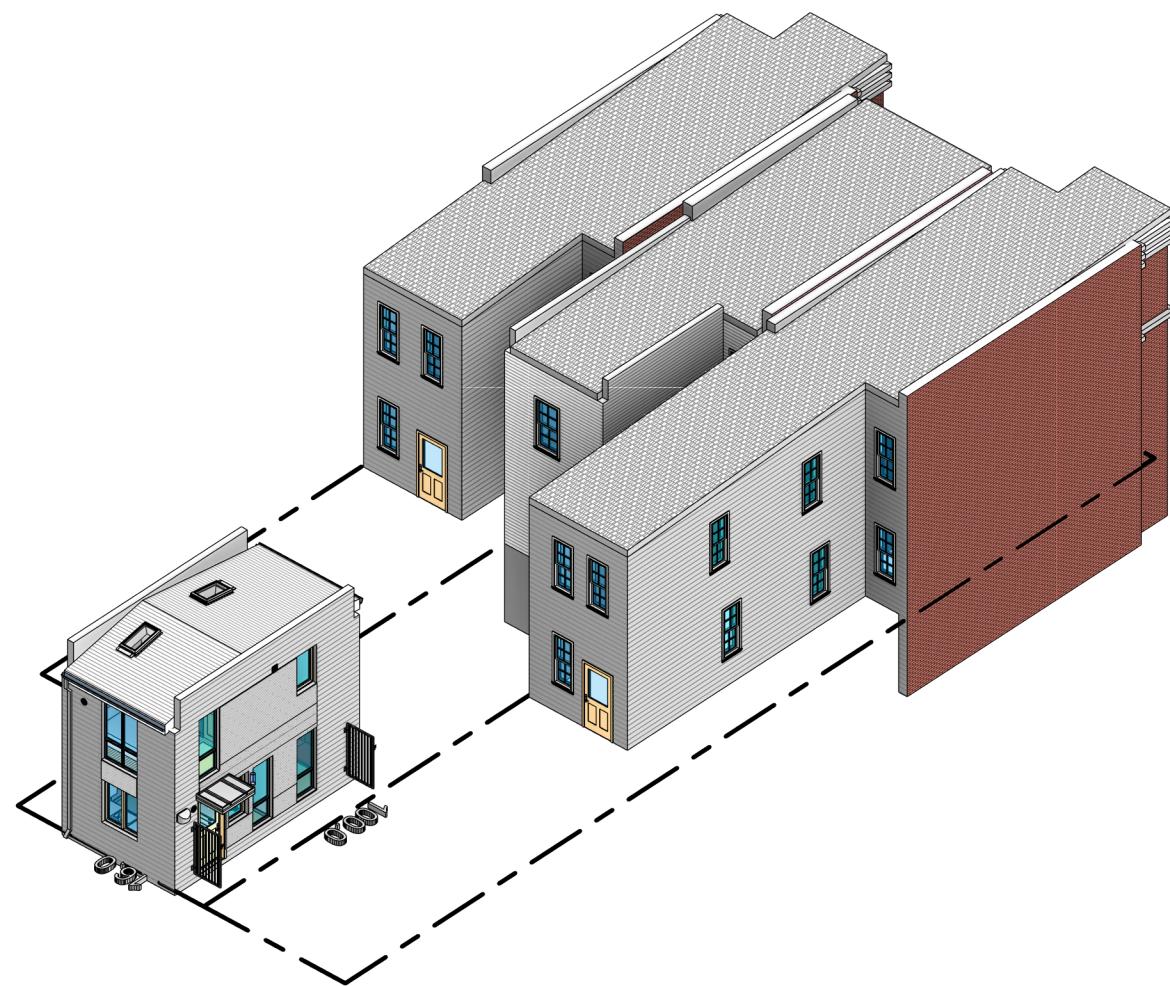
2 Aerial View (Front) - Existing

FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

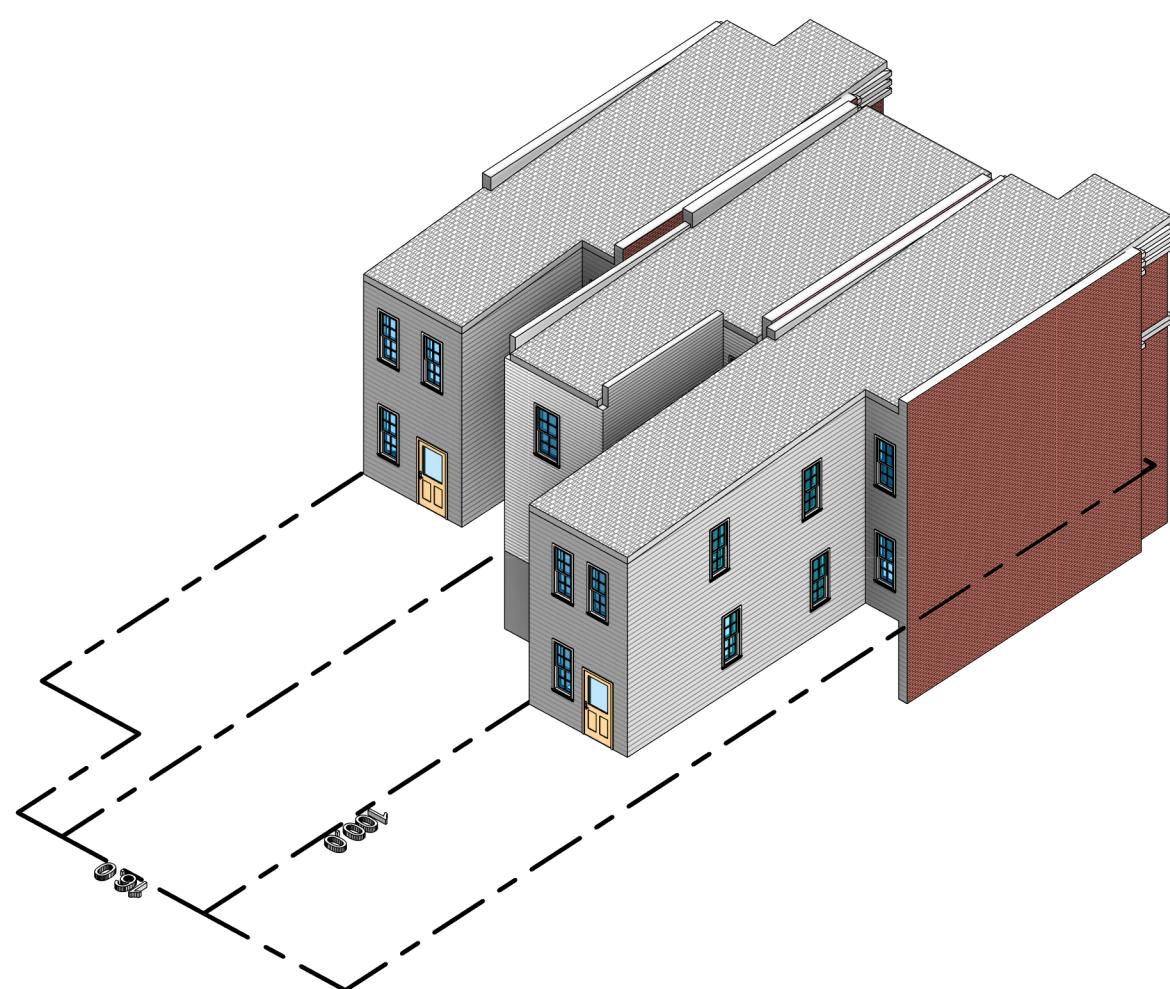
AERIAL VIEWS - FRONT

Scale	
Project number	240628
Date	05/30/2025

-BZA-0100



① Aerial View (Rear) - Proposed



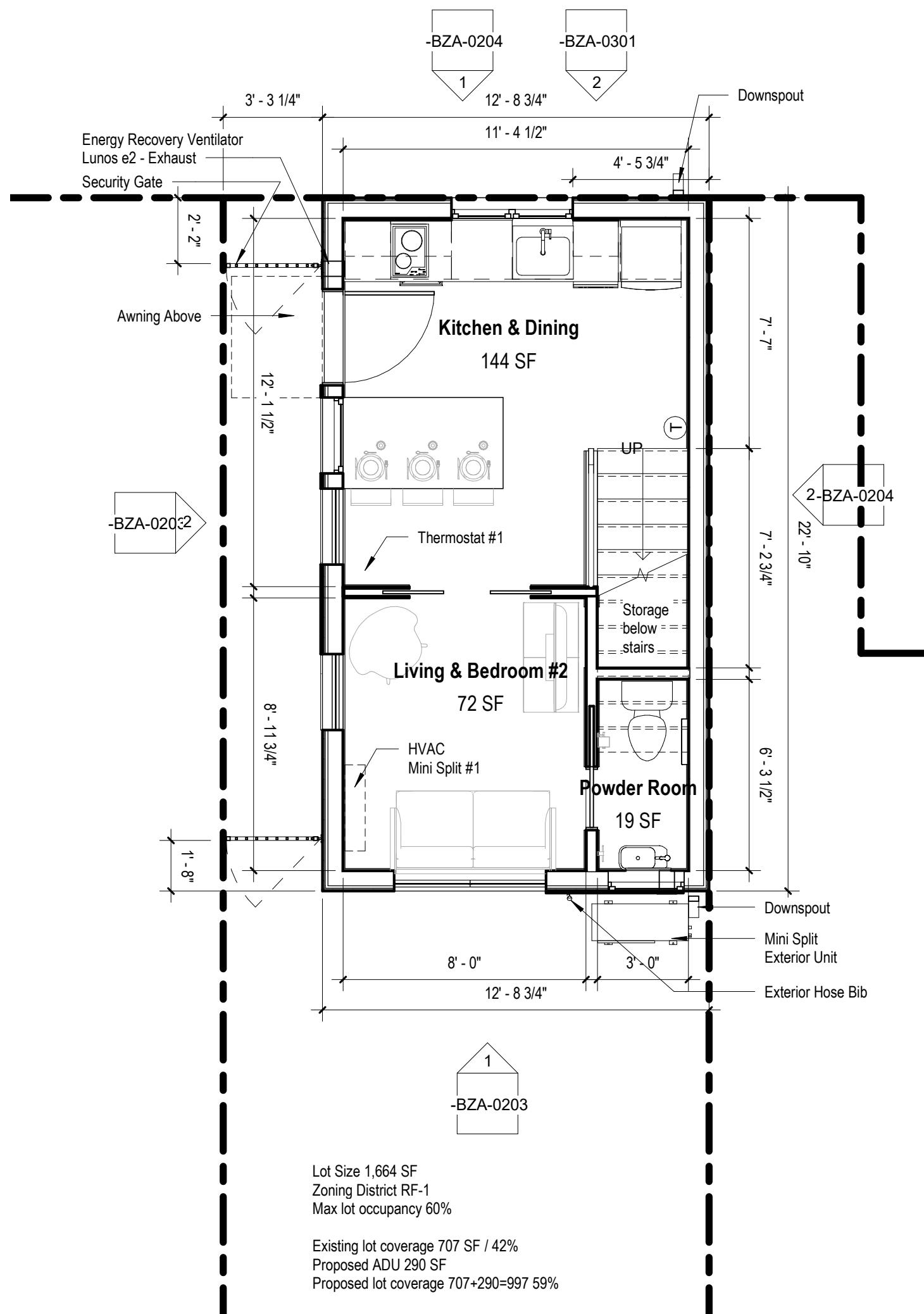
② Aerial View (Rear) - Existing

FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

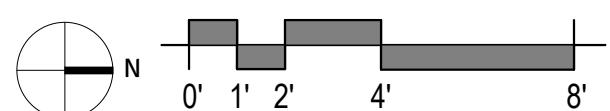
AERIAL VIEWS - REAR

Scale	240628
Project number	
Date	

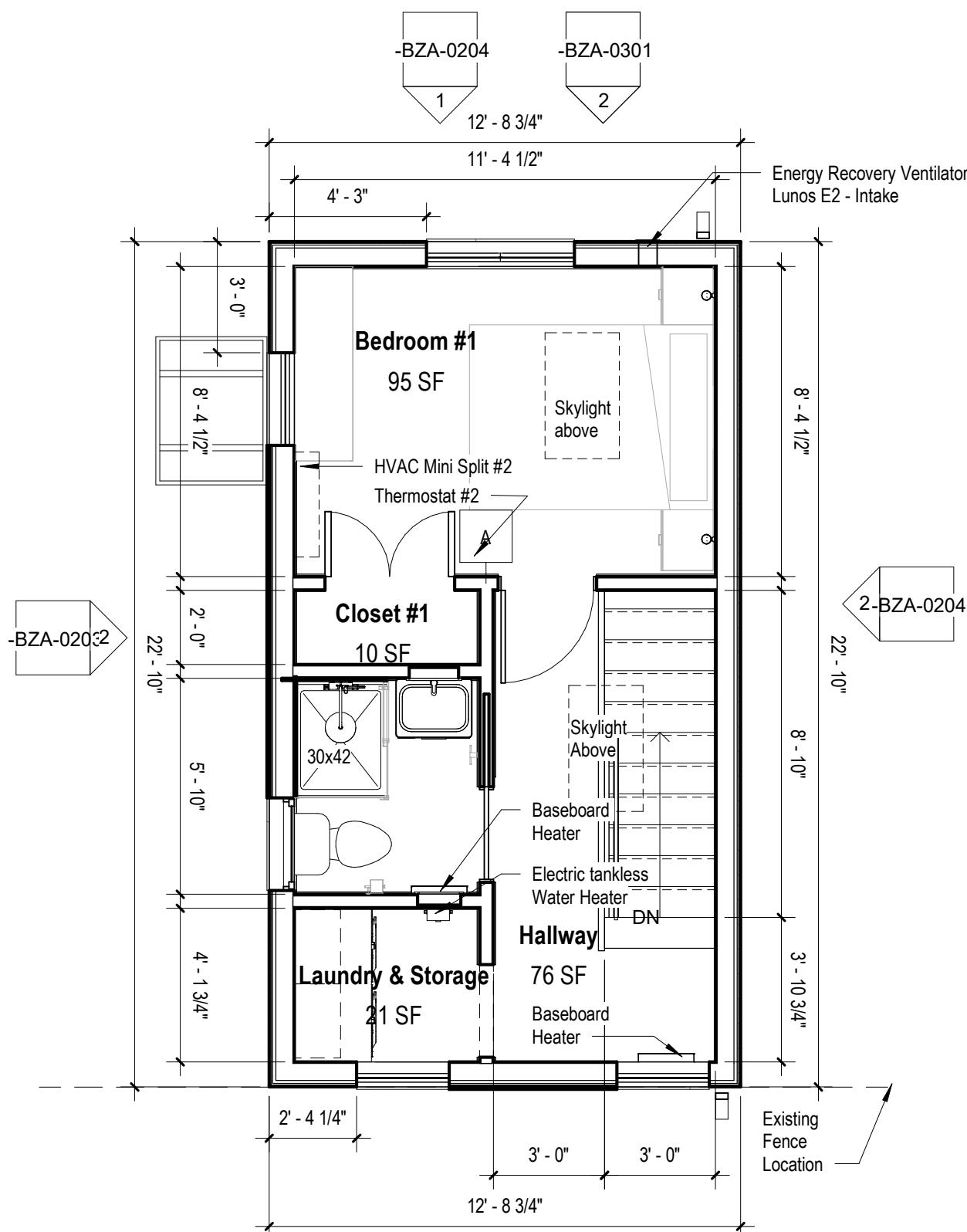
-BZA-0101



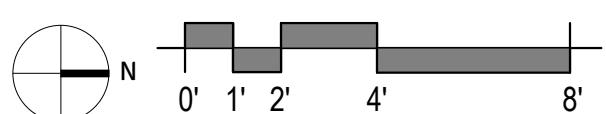
1 Level 1 - Proposed ADU
1/4" = 1'-0"



Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025



① Level 2 - Proposed ADU
1/4" = 1'-0"



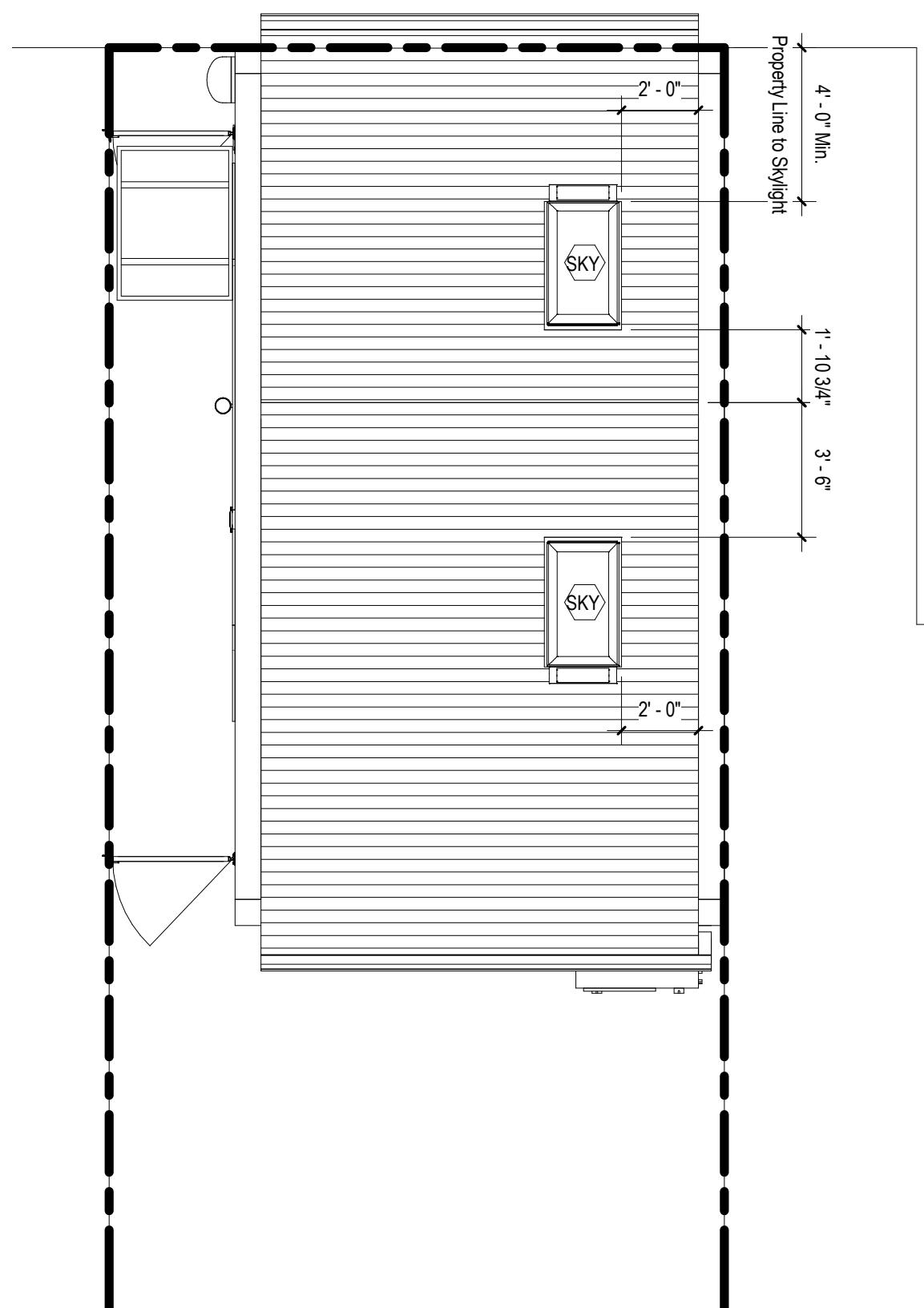
FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

PROPOSED FLOOR PLANS

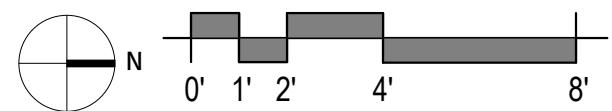
Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0201

-BZA-0301
2



① Level 3 - Proposed ADU
1/4" = 1'-0"

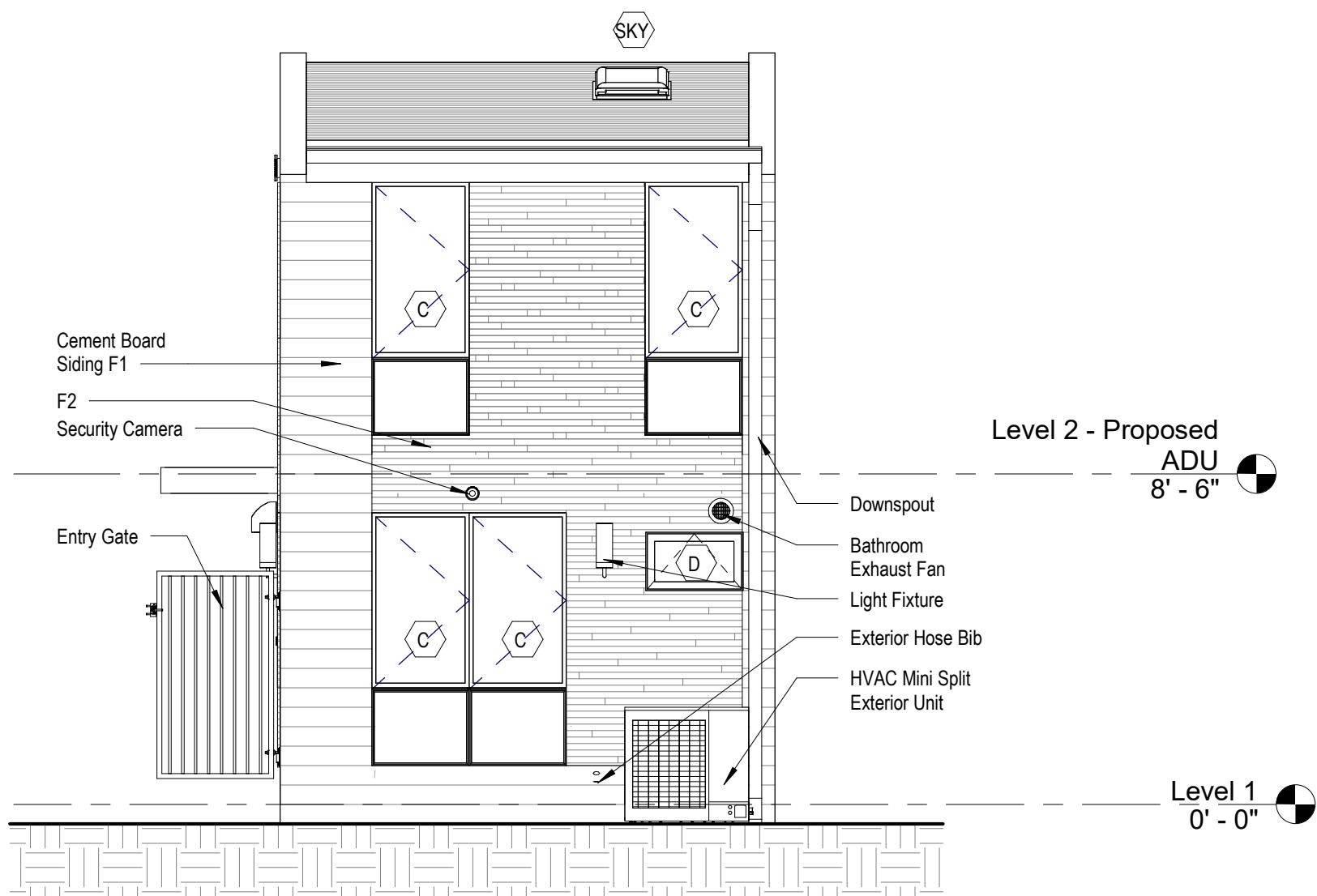


FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

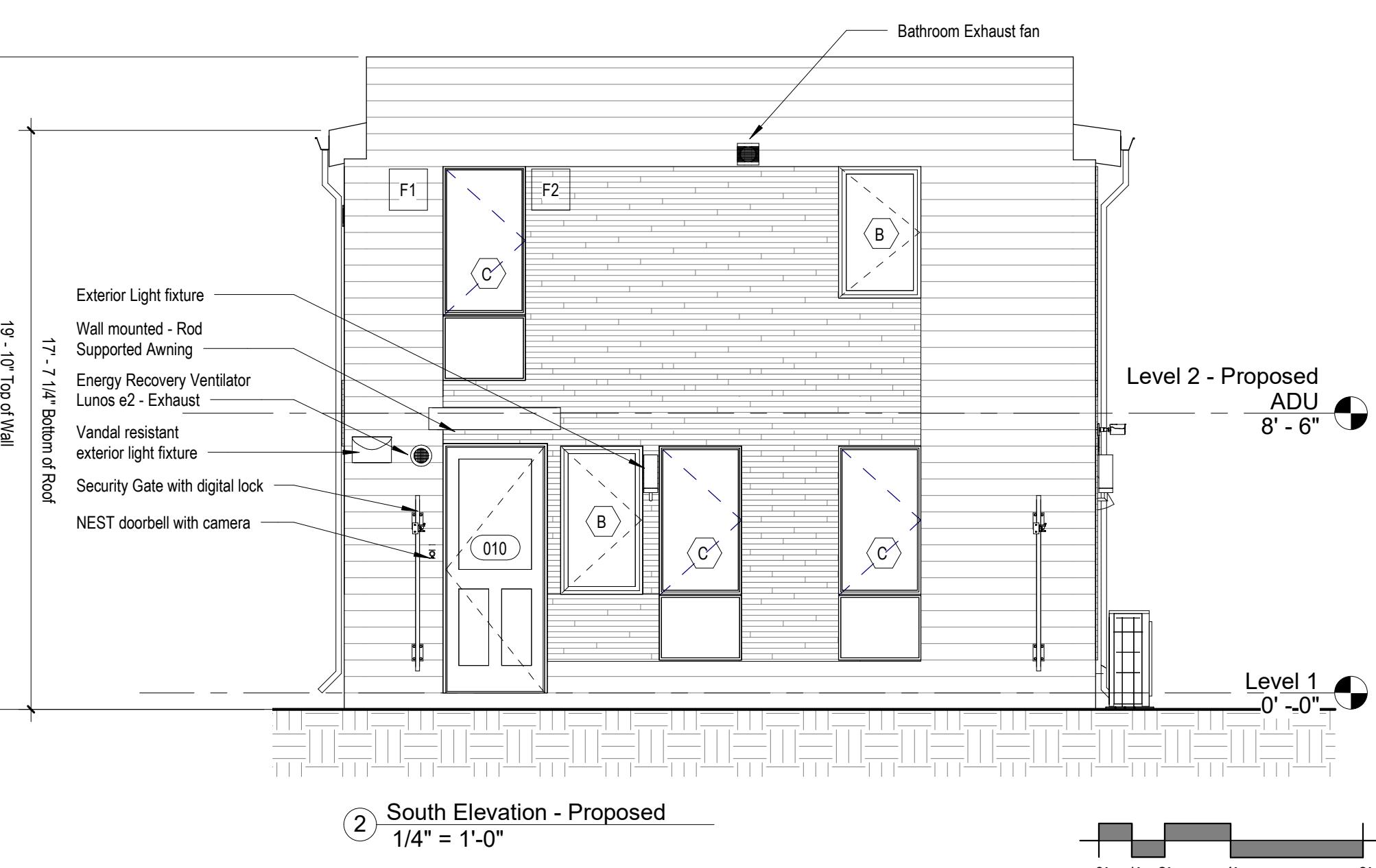
PROPOSED FLOOR PLANS

Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0202



① East Elevation - Proposed

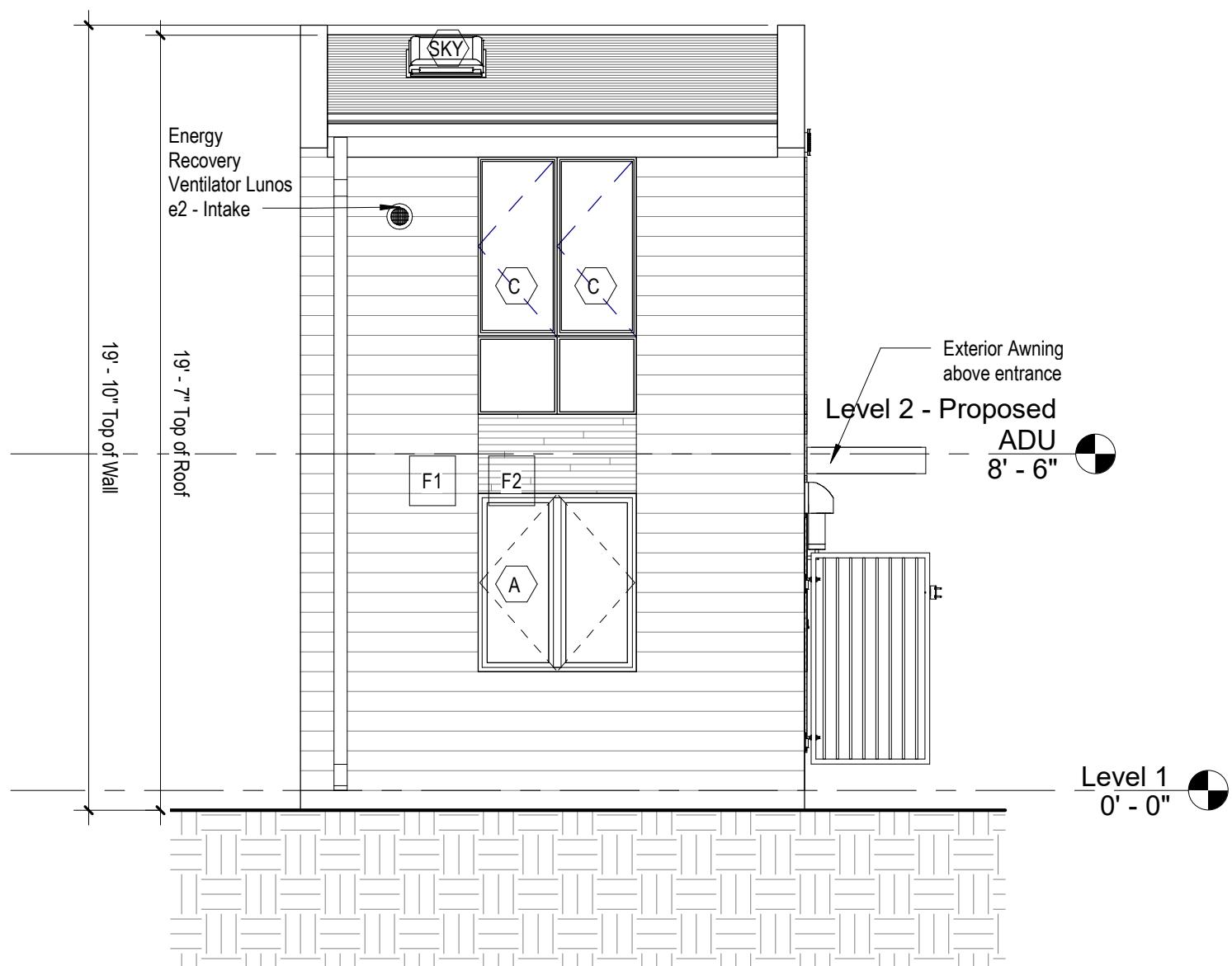


FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

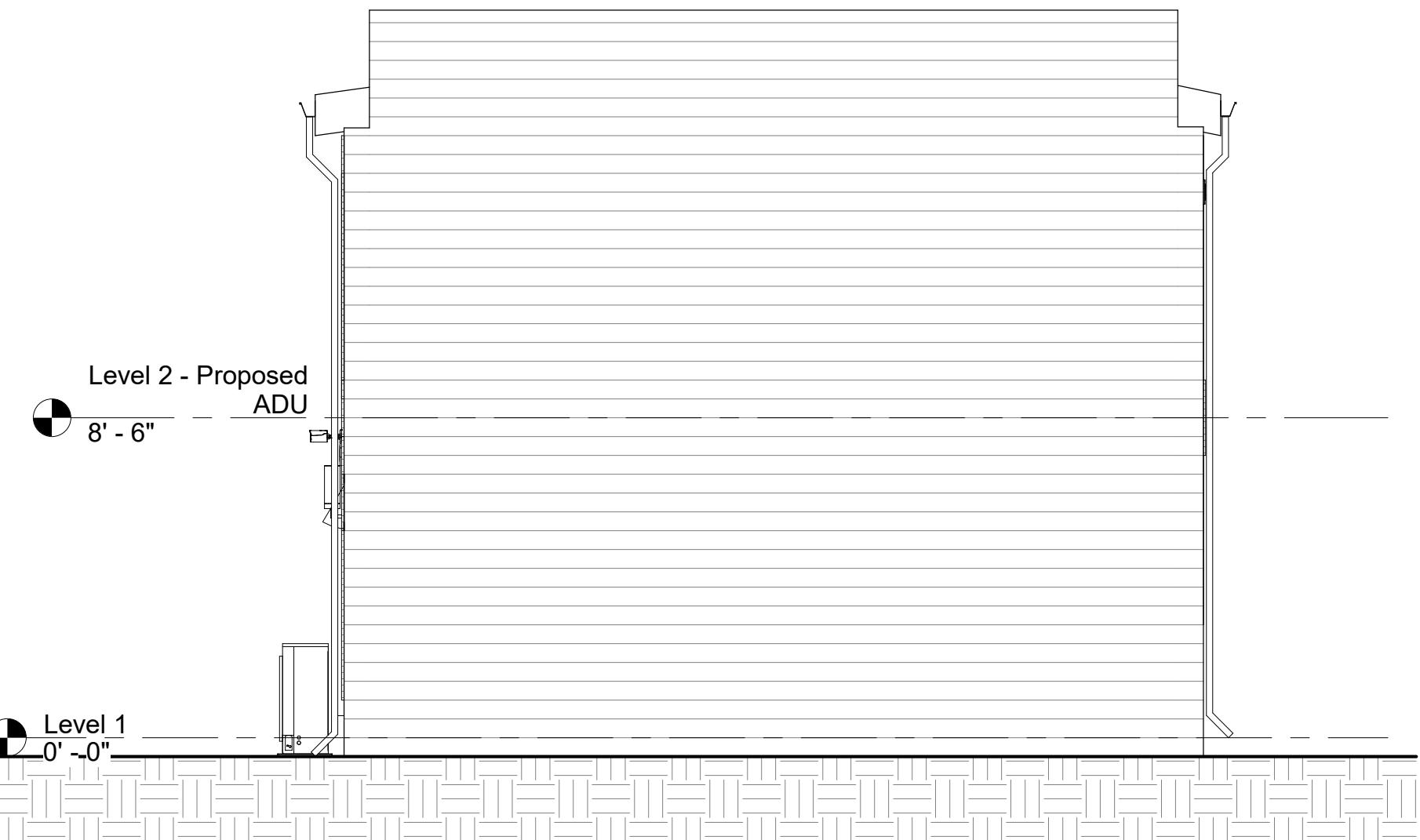
PROPOSED ELEVATIONS

Scale	1/4" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0203

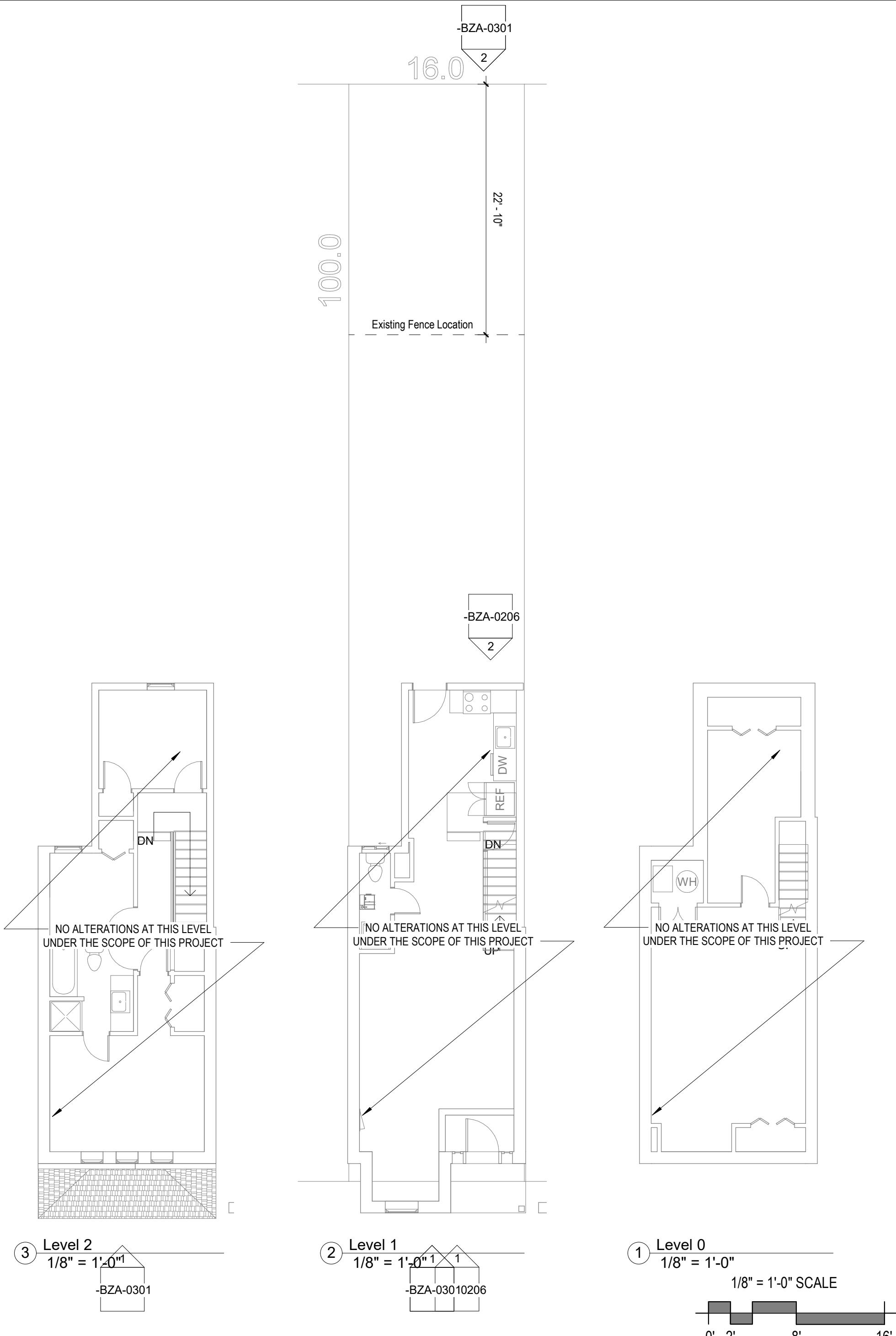


1 West Elevation - Proposed
1/4" = 1'-0"



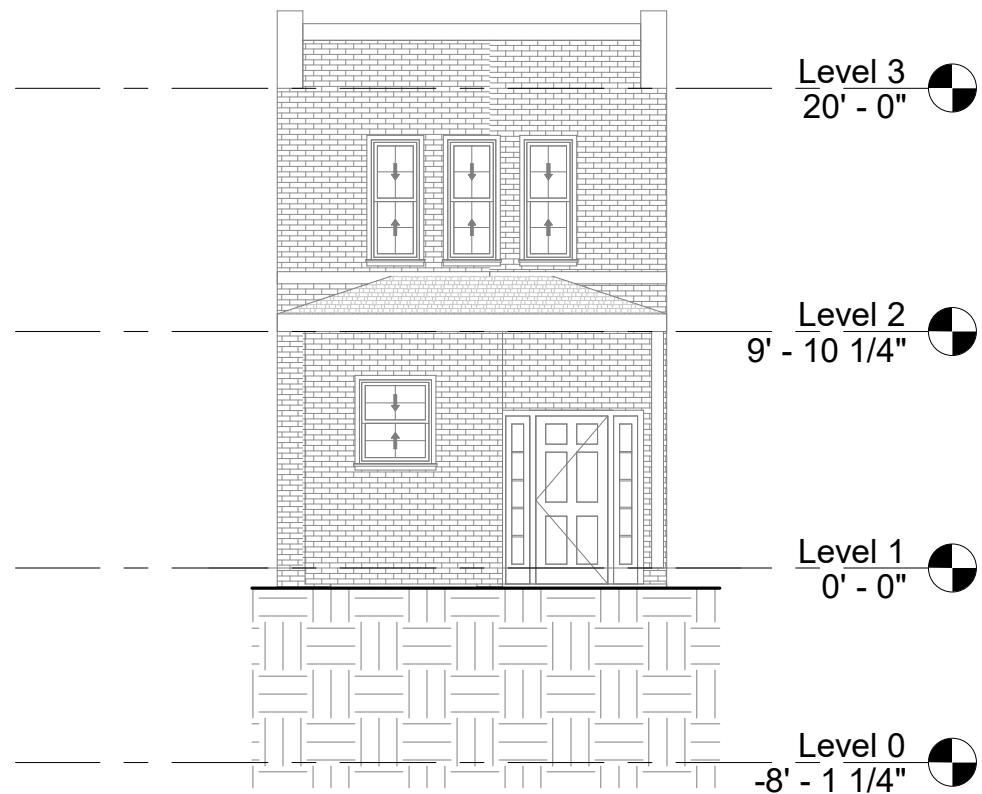
2 North Elevation - Proposed
1/4" = 1'-0"



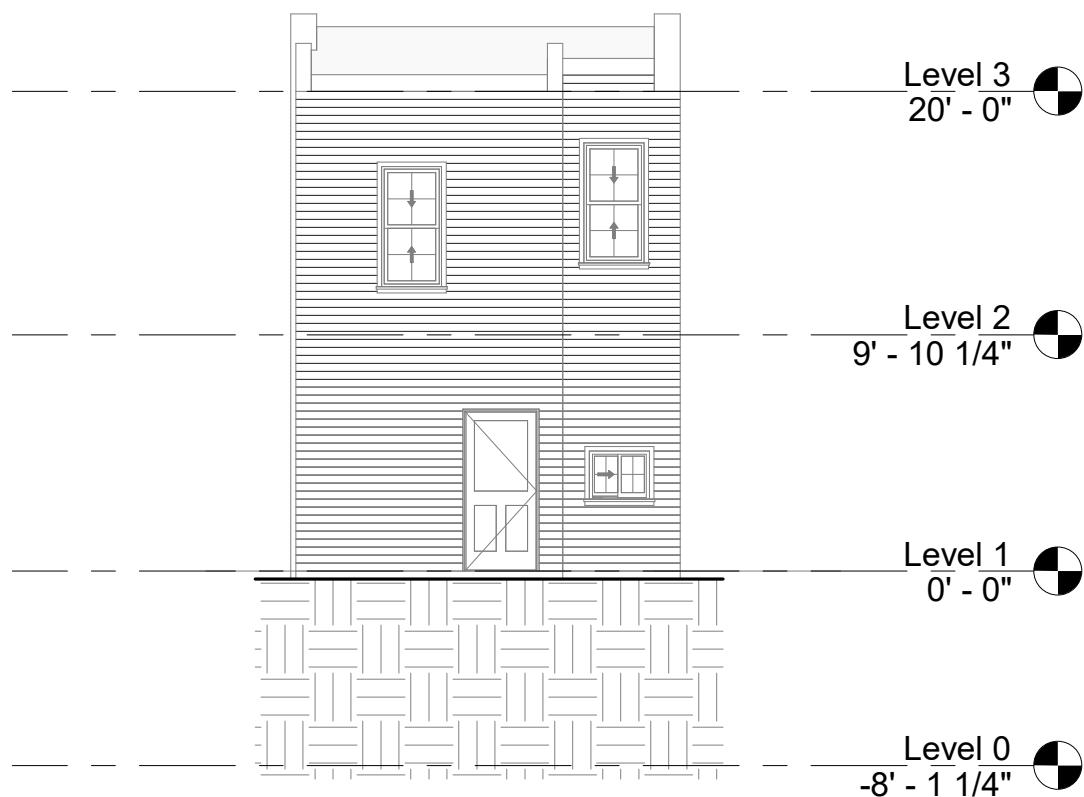


FENDLEY
628 15th St NE
Washington DC 20002

EXISTING FLOOR PLANS	
Scale	1/8" = 1'-0"
Project number	240628
Date	05/30/2025

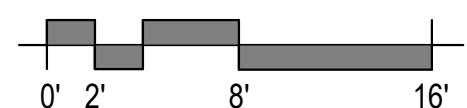


① East View - Existing
1/8" = 1'-0"



② West View - Existing
1/8" = 1'-0"

1/8" = 1'-0" SCALE

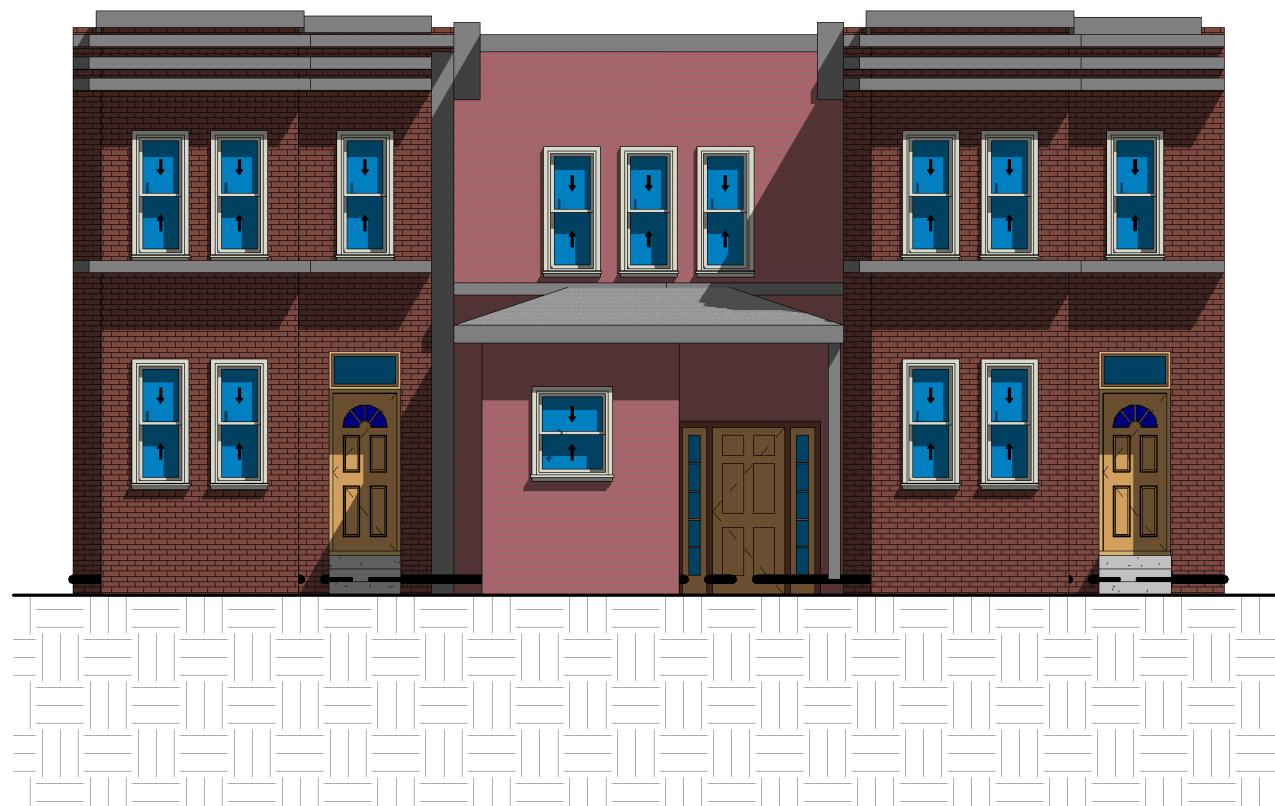


FENDLEY
628 15th St NE
Washington DC 20002
SECOND PRINCIPAL DWELLING

EXISTING ELEVATIONS

Scale	1/8" = 1'-0"
Project number	240628
Date	05/30/2025

-BZA-0206



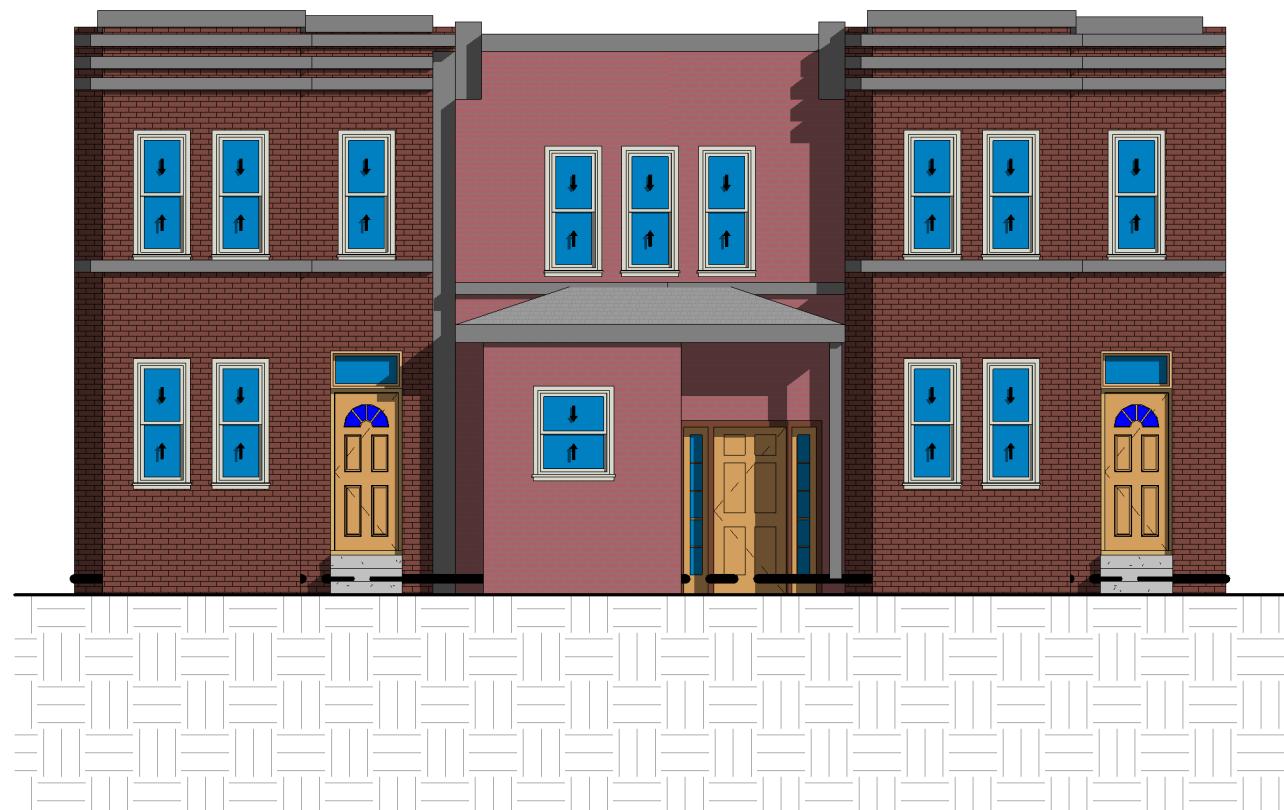
① Summer Shade Study - Elevation
1/8" = 1'-0"



② Summer Shade Study - Proposed
1/8" = 1'-0"



③ Summer Shade Study - Existing
1/8" = 1'-0"



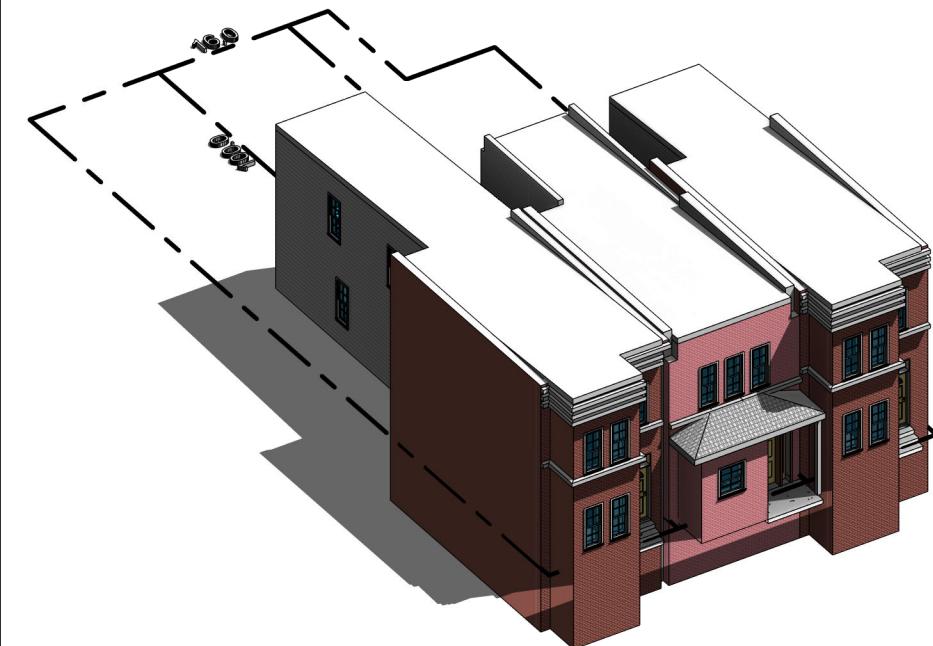
① Winter Shade Study - Elevation
1/8" = 1'-0"



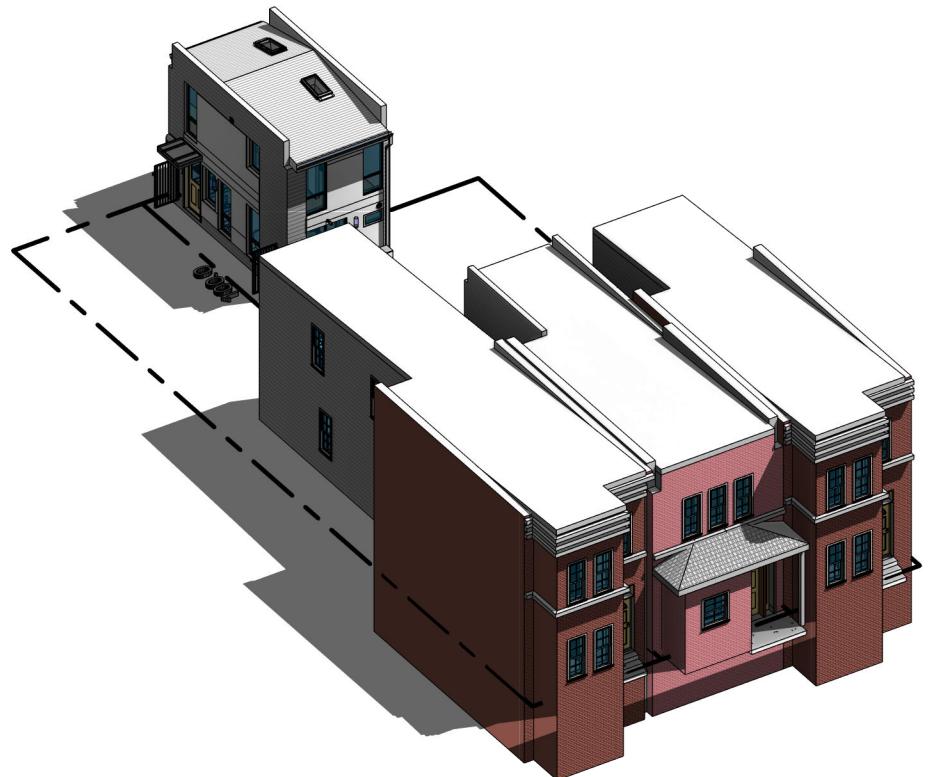
② Winter Shade Study - Proposed
1/8" = 1'-0"



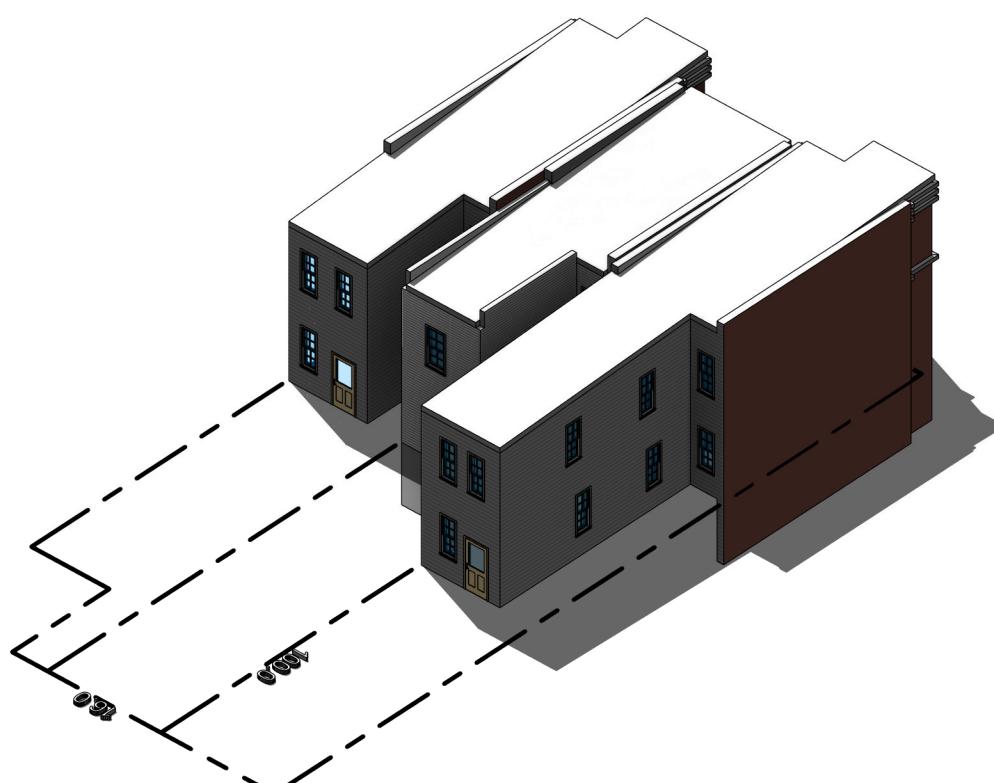
③ Winter Shade Study - Existing
1/8" = 1'-0"



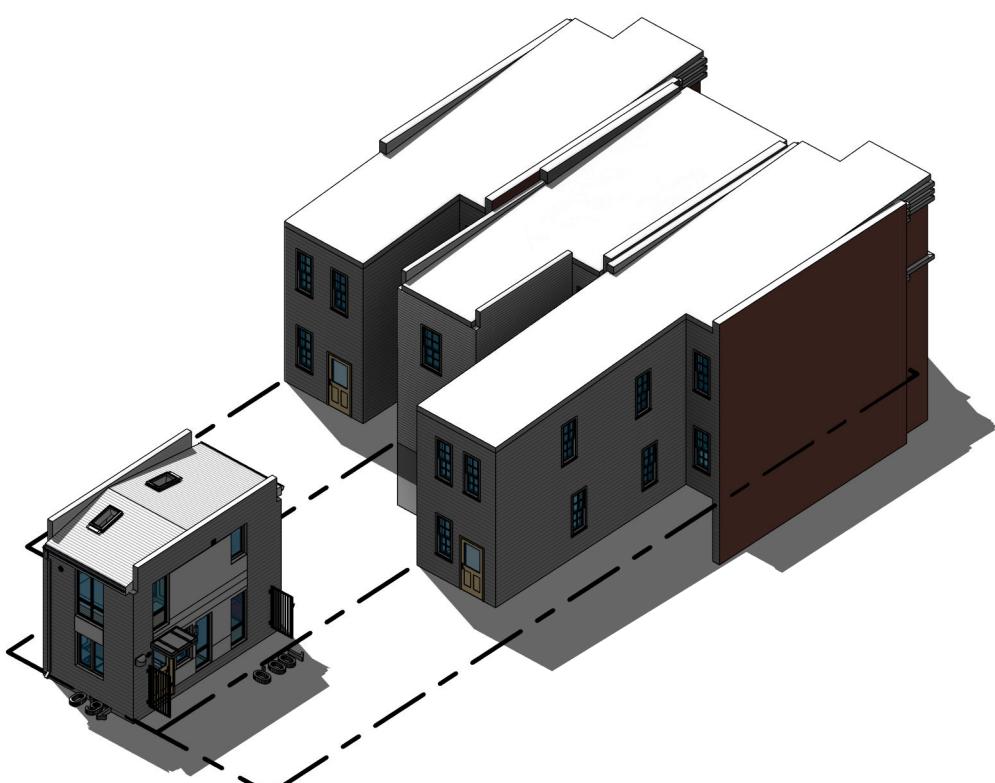
① Summer Sun Shade (Front) - Existing



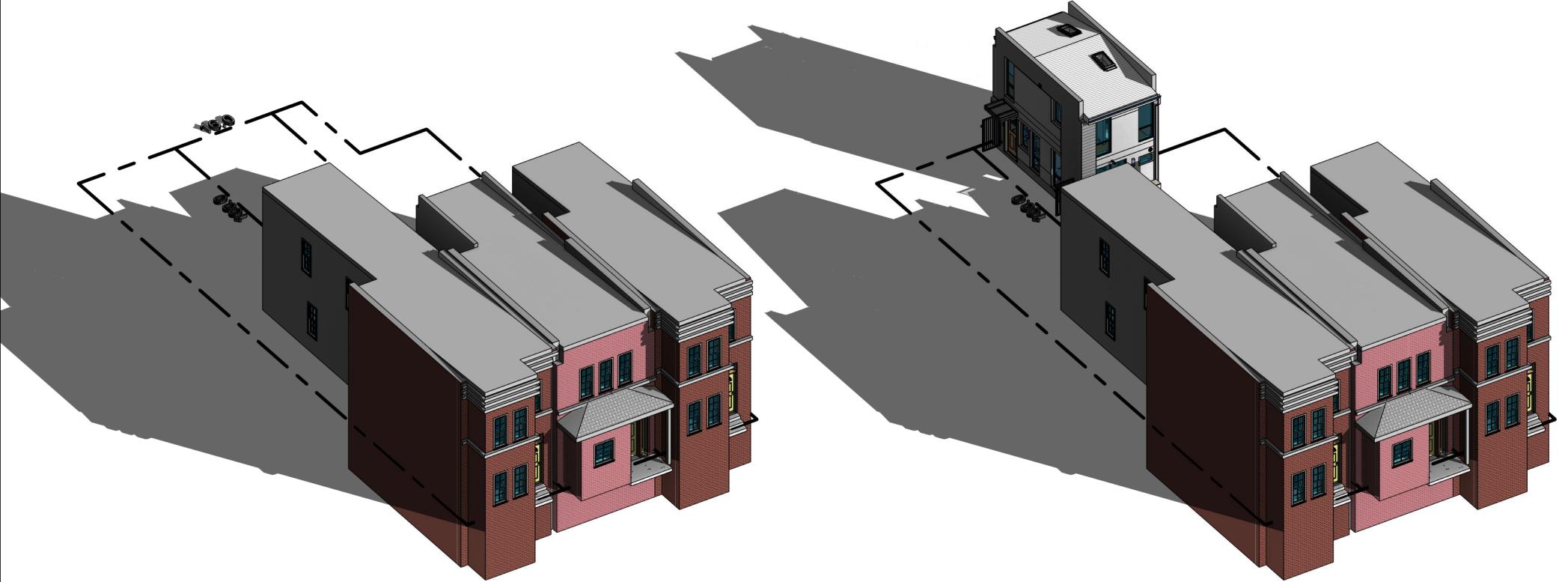
② Summer Sun Shade (Front) - Proposed



③ Summer Sun Shade (Rear) - Existing

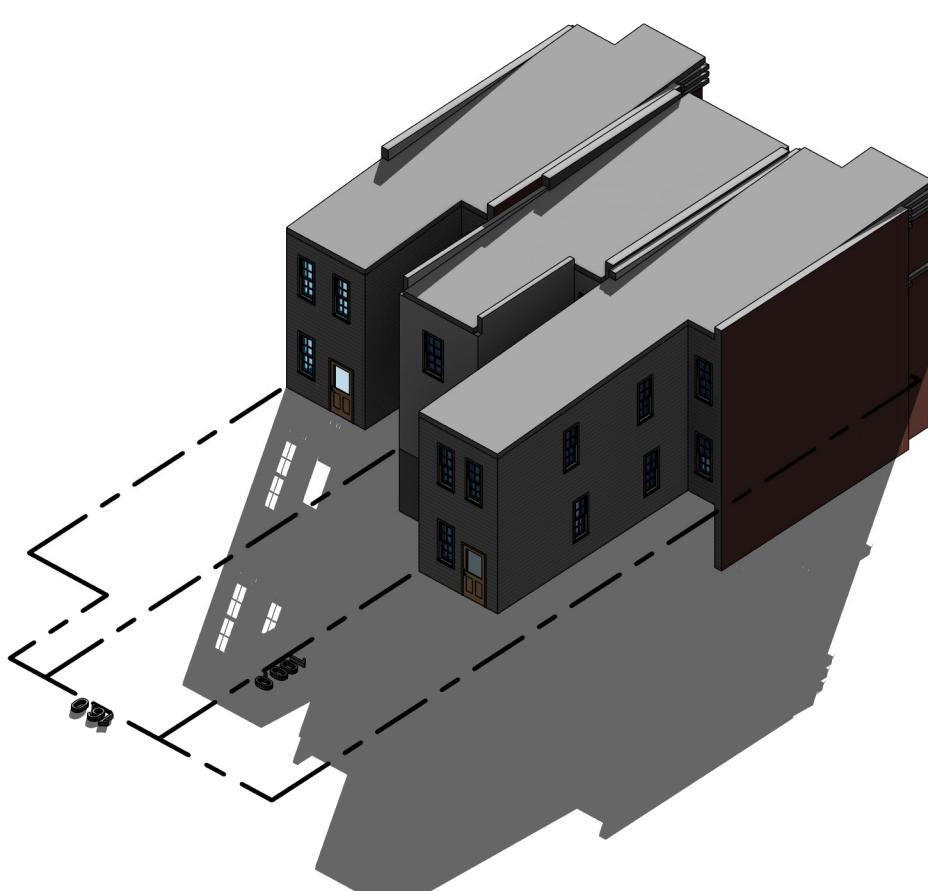


④ Summer Sun Shade (Rear) - Proposed

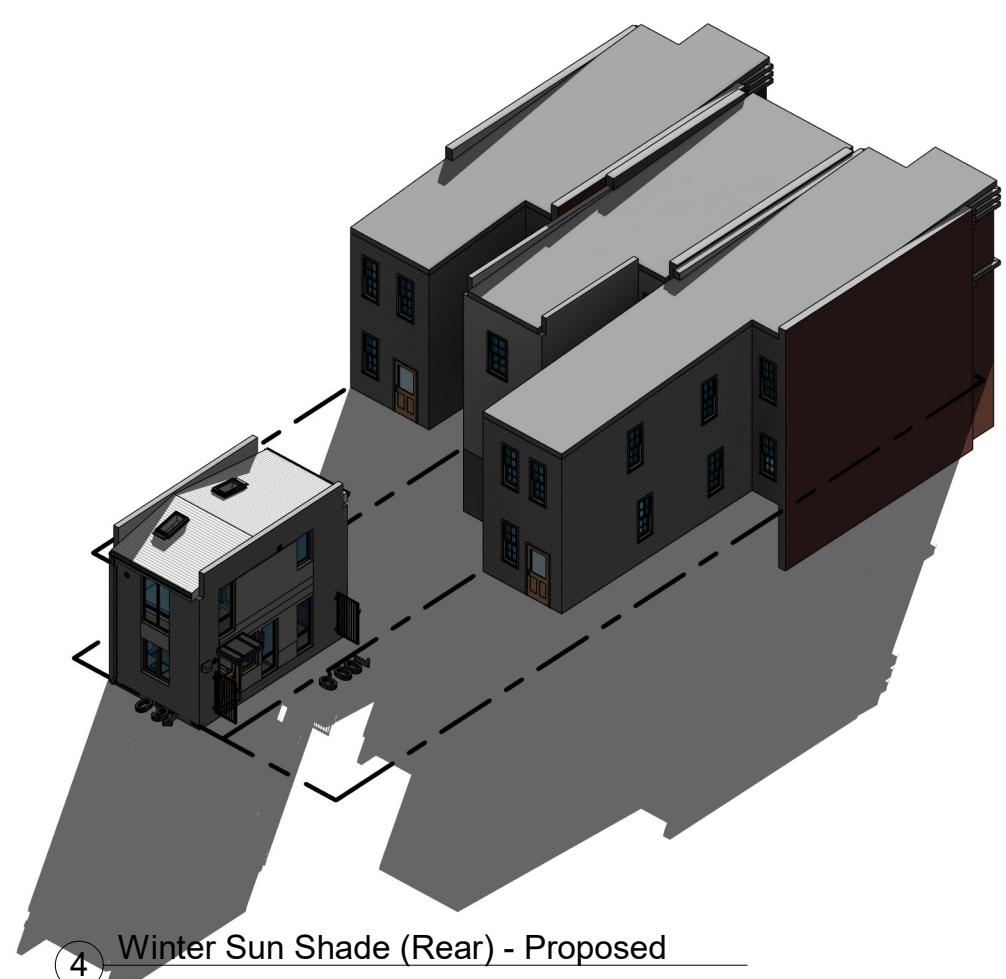


1 Winter Sun Shade (Front) - Existing

2 Winter Sun Shade (Front) - Proposed



3 Winter Sun Shade (Rear) - Existing



4 Winter Sun Shade (Rear) - Proposed