

# PROPOSED PORCH ADDITION

3619 Everett Street, NW  
Washington, DC 20008

## SHEET INDEX

C	COVER
ZA	ZONING ANALYSIS
SP	SITE PLAN DRAWING
BP	BLOCK PLAN
A1.1	ARCHITECTURAL PLAN
A2.1	NORTH ELEVATION
A2.2	WEST ELEVATION
A2.3	SECTION VIEW
BA	BEFORE & AFTER

## PROJECT DESCRIPTION

The proposed project includes the construction of a new screened porch at the first-floor level of the existing residential structure. The addition will be built on a permanent foundation and fully integrated with the main building. It will be enclosed with screened panels on framed walls and include a roof structure matching the existing architecture. The structure is intended for seasonal use and does not constitute habitable space.



**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., July 1, 2025

Plat for Building Permit of :

SQUARE 1983 LOT 32

Scale: 1 inch = 20 feet

Recorded in Book 77 Page 108

Receipt No. 25-04507

Drawn by: A.S.

Furnished to: CHERYL O'NEILL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

*Anup Shrestha*  
For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
  - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
  - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
  - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
  - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

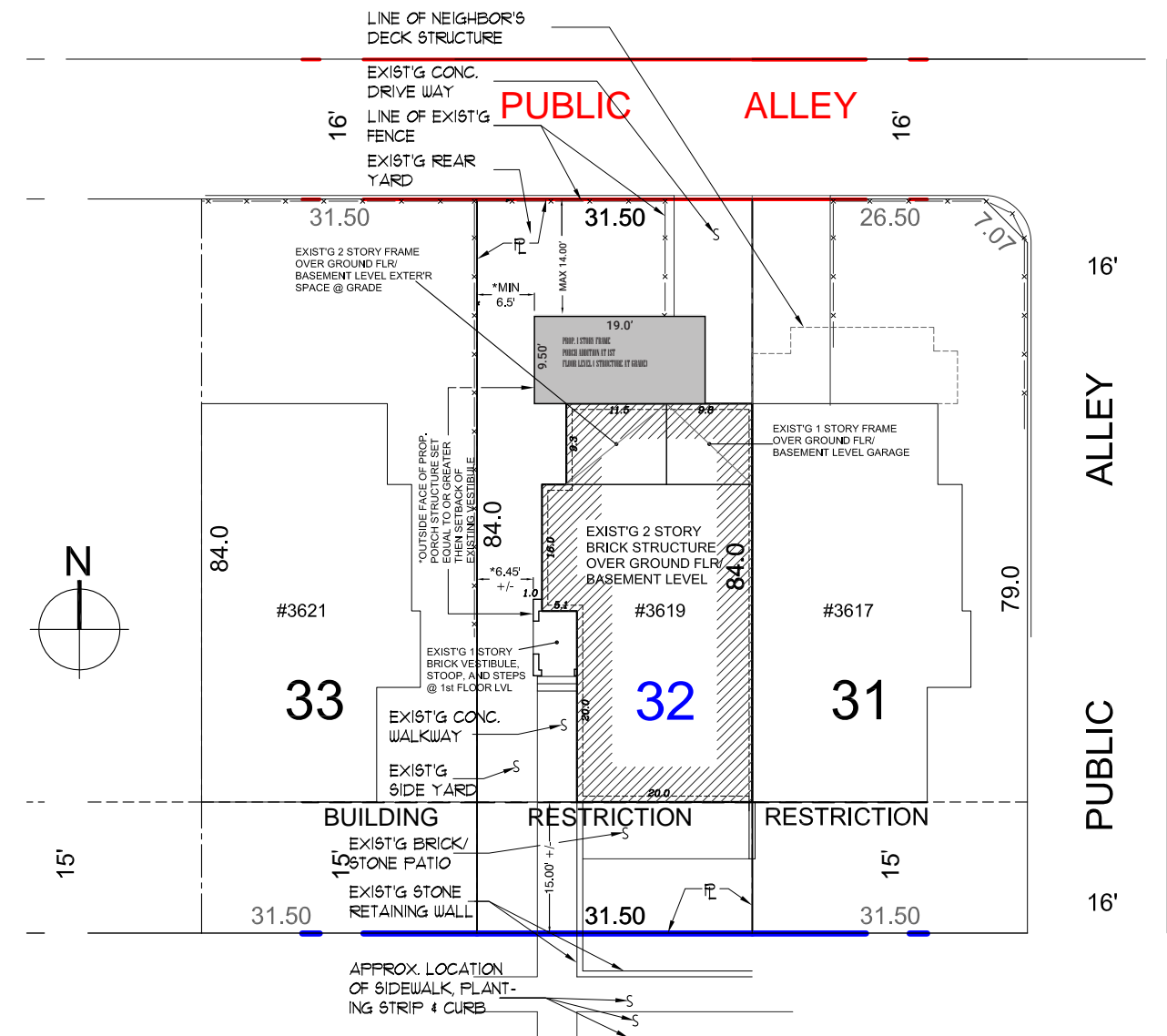
Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.



SCALE: 1:20

**SQUARE 1983**



**EVERETT STREET, N.W.**

### ZONING ANALYSIS

	ALLOWABLE	EXISTING	PROPOSED
ZONING		R-1B	NO CHANGE
BUILDING HEIGHT	3 STORY OR 40'	2 STORY + BASEMENT	NO CHANGE
FAR	N/A	-	-
LOT OCCUPANCY (LOT SIZE IS APPROX 2,646 GSF)	40%	37.2% (983 GSF)	44.03% (1,163.5 GSF)
SETBACKS:			
FRONT	15'	15'	NO CHANGE
REAR	25'	23.5'	14' (MIN)
SIDE - EAST	8'	0' (SEE PLAT)	NO CHANGE
- WEST	8'	6' 5 1/2" (SEE PLAT)	6' 5 1/2" (SEE PLAT)

### PROJECT SITE R-1B

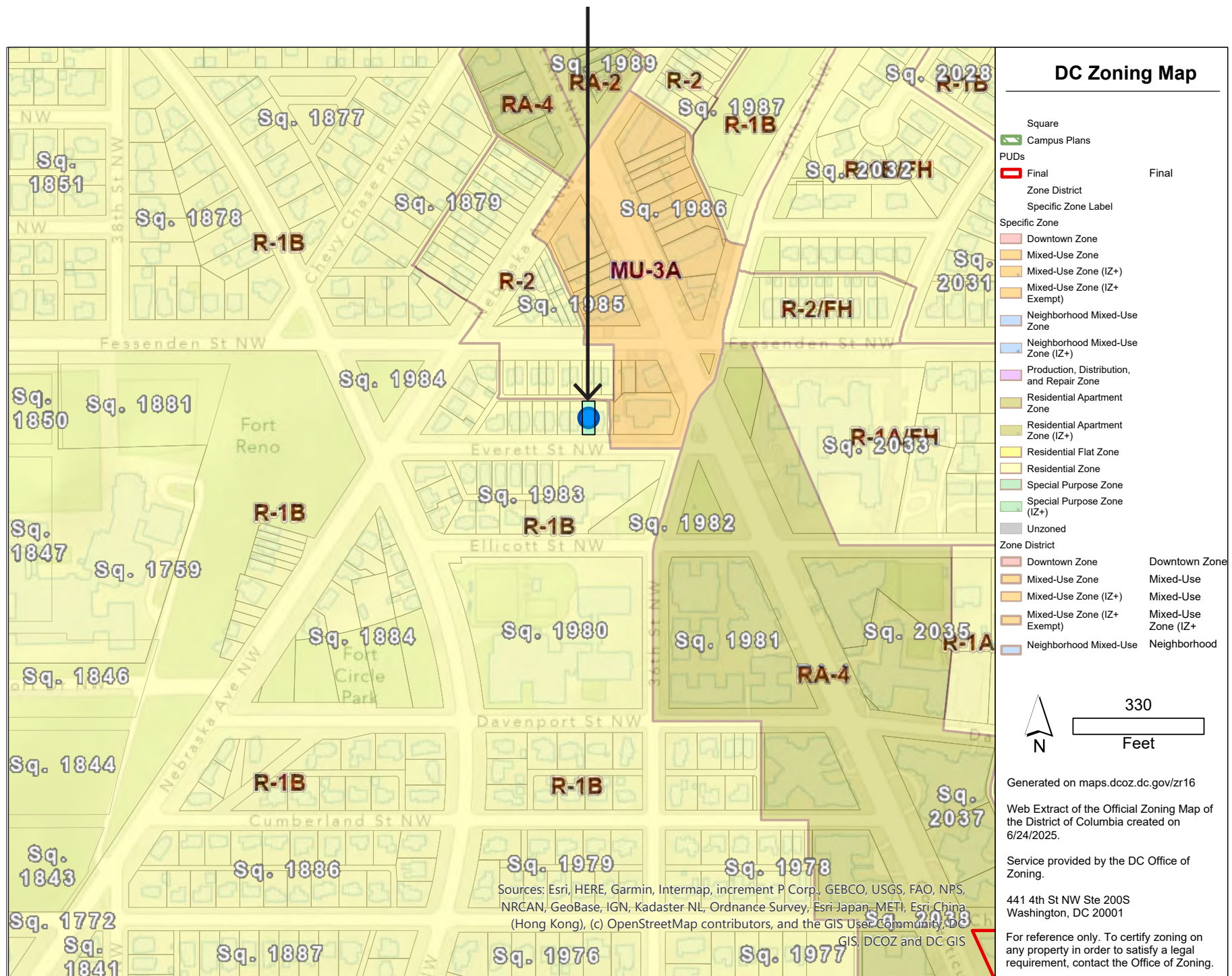
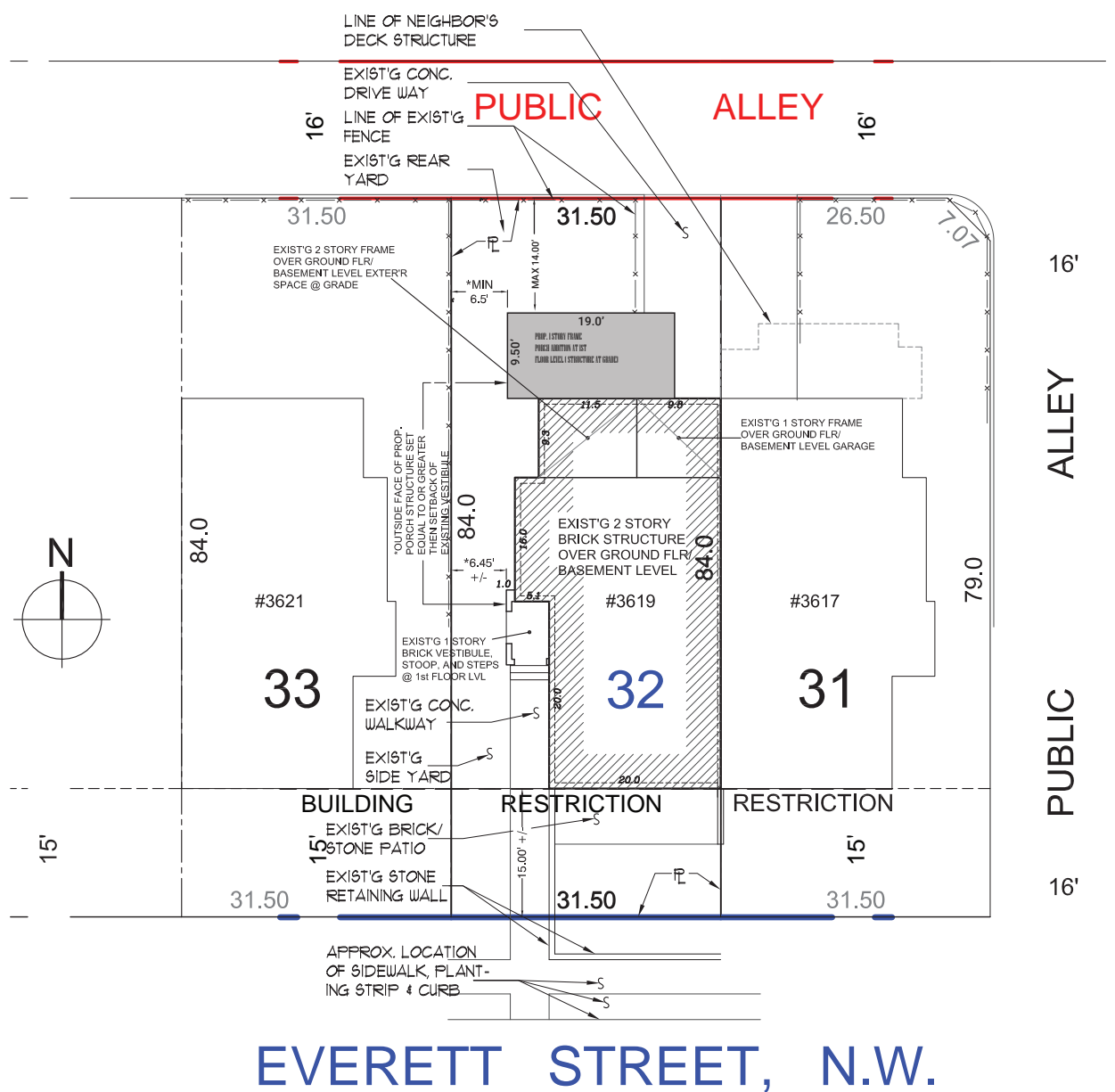




PHOTO OF PUBLIC ALLEY WEST



PHOTO OF EVERETT STREET LOOKING EAST



① SITE PLAN  
1/16" = 1'-0"



PHOTO OF EXISTING DECK AT LOT 34



PHOTO OF EXISTING AT LOT 32



PHOTO OF EXISTING DECK AT LOT 31



PHOTO OF EXISTING DECK AT LOT 38



PHOTO OF EXISTING DECK AT LOT 37



PHOTO OF EXISTING DECK AT LOT 36

BLOCK PLAN

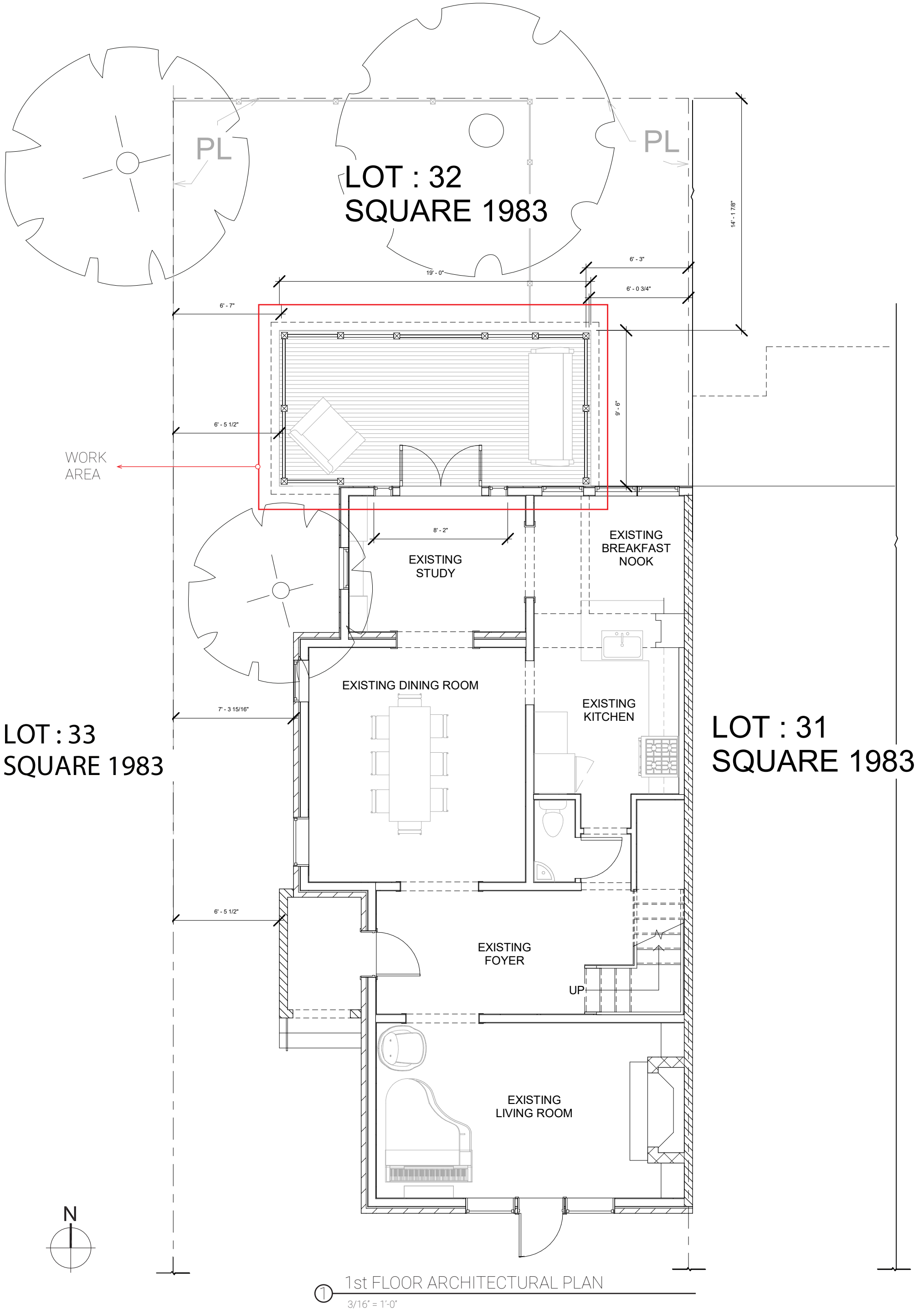


**BELL - O'NIELL RESIDENCE**

3619 Everett Street, NW  
Washington, DC 20008



Lot : 32  
Square : 1983  
Zoning : R-1-B



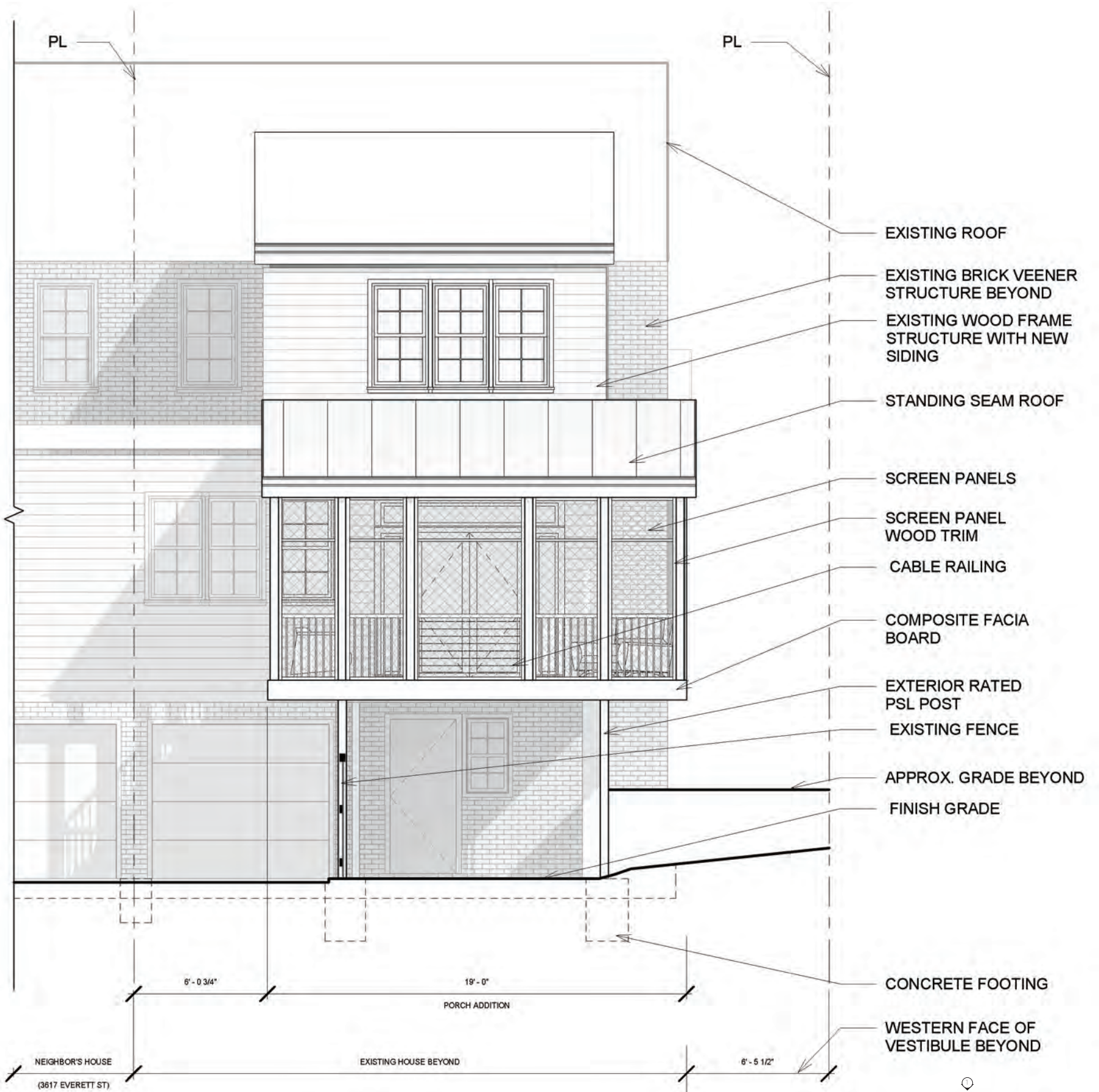
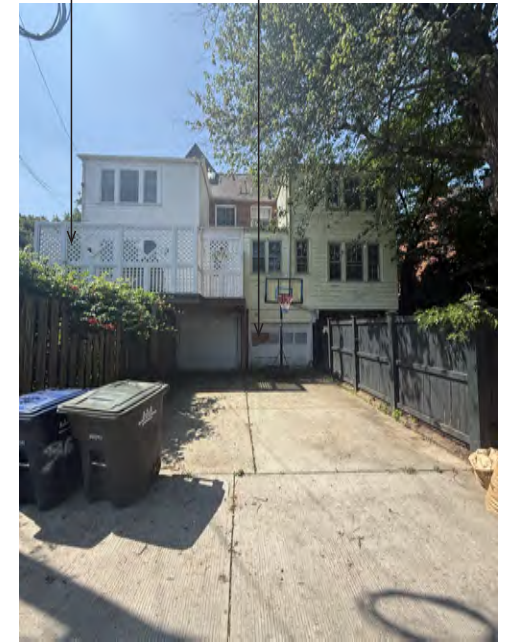
EXISTING 2 STORY WOOD FRAME OVER  
BASEMENT LEVEL

NEIGHBOR'S DECK  
STRUCTURE LOT31

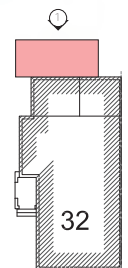


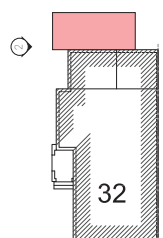
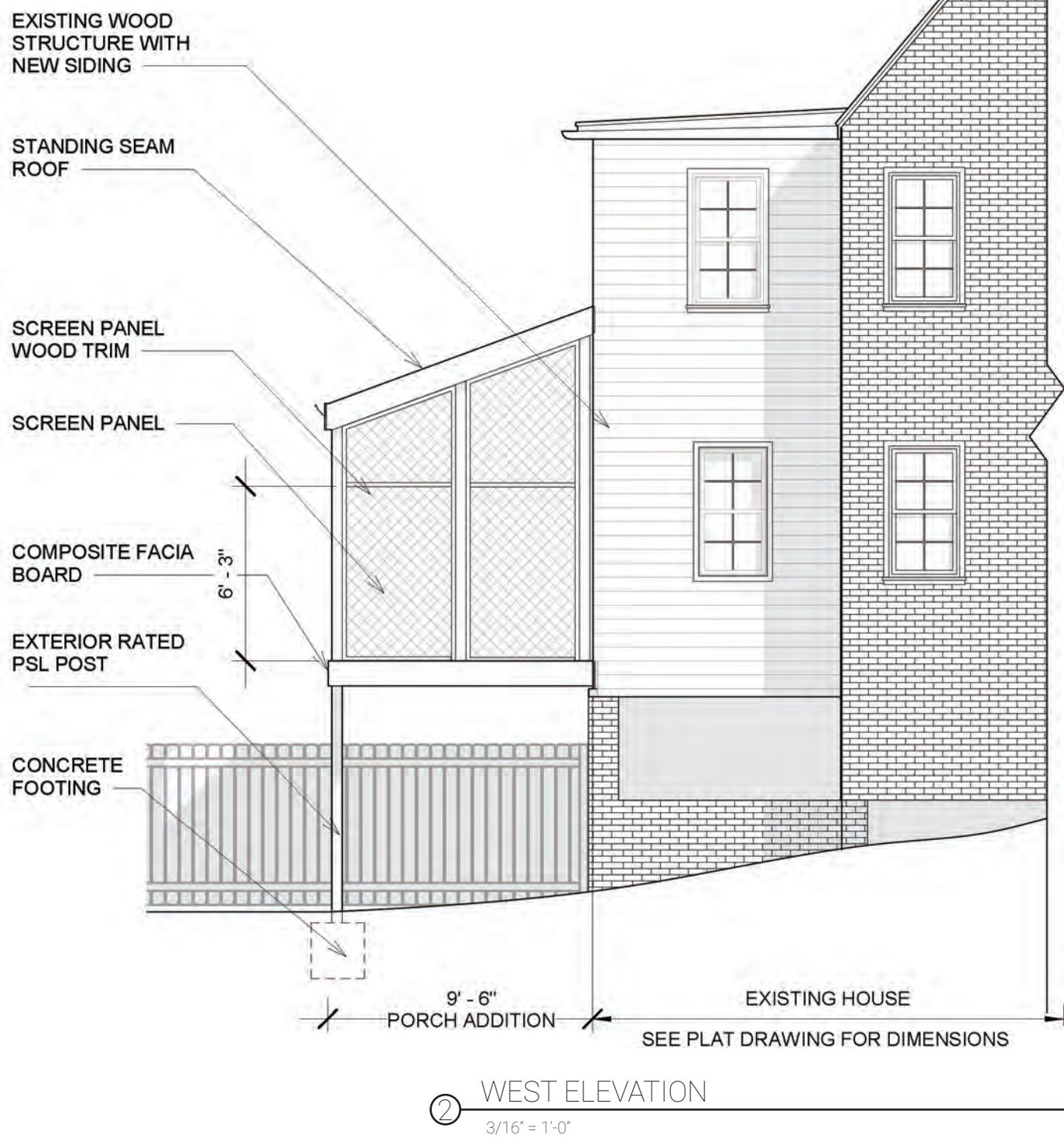
NEIGHBOR'S DECK STRUCTURE LOT31

EXISTING GARAGE  
AND BASEMENT LEVEL



① NORTH ELEVATION  
3/16" = 1'-0"





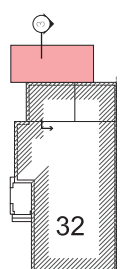
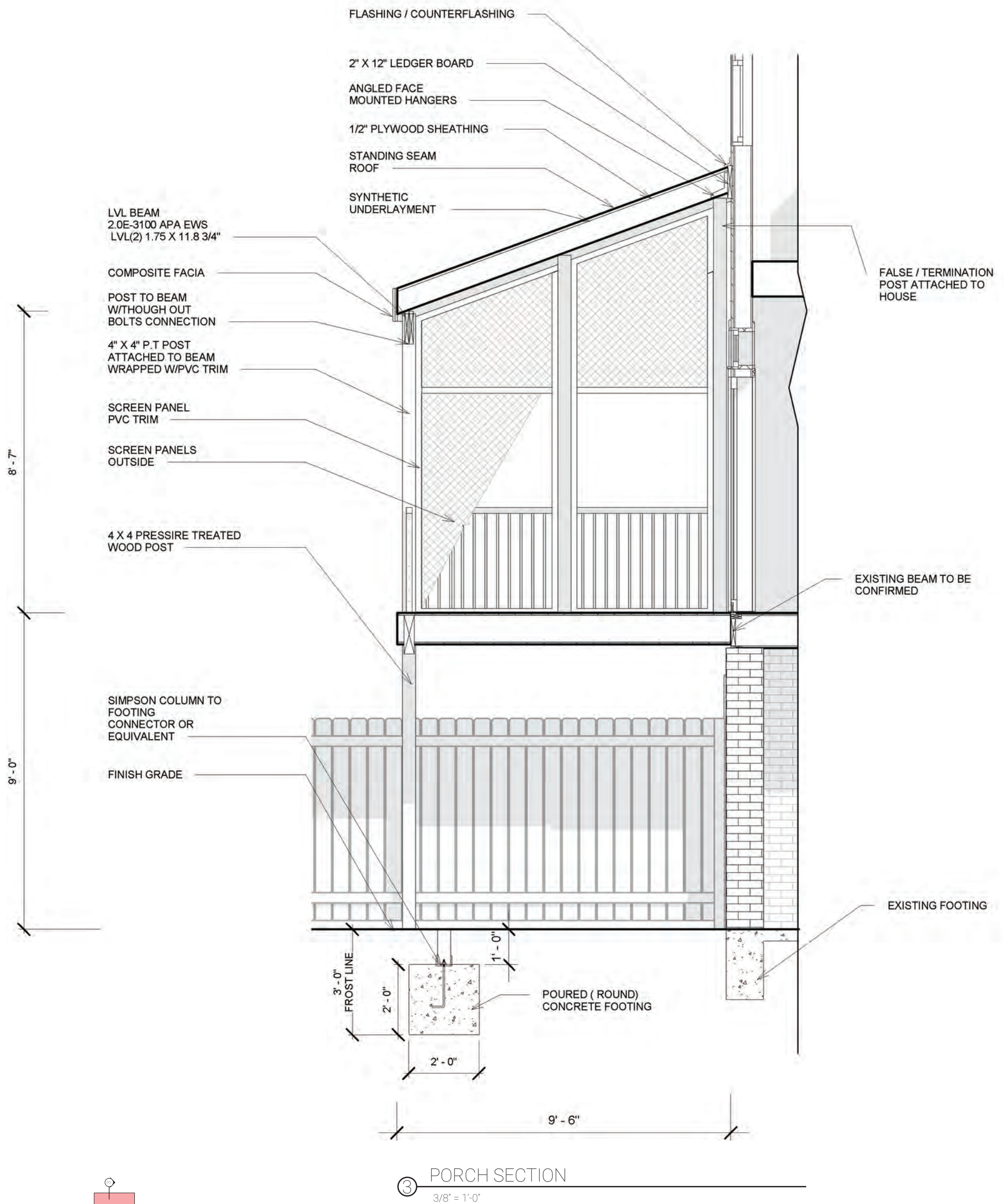
WEST ELEVATION

A2.2

**BELL - O'NIELL RESIDENCE**

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Square : 1983  
Zoning: R-1-B





BEFORE

PHOTO FROM ALLEY SHOWS EXISTING CONDITIONS



AFTER

PHOTO FROM ALLEY SHOWS PROPOSED PORCH ADDITION MOCKUP