



EXISTING FRONT OF RESIDENCE



EXISTING REAR OF RESIDENCE



EXISTING REAR YARD

ZONING DATA	
EXISTING	PROPOSED
• ZONE: R2 • DWELLING UNITS: 1 • LOT AREA: 2375 SF • EXISTING LOT WIDTH: 22'-6" FT • EXISTING LOT OCCUPANCY: 17% • MAXIMUM HEIGHT: 40 FT. • MAXIMUM STORIES: 3 • FRONT SETBACK: No lesser or greater than existing setbacks on the same block • REAR YARD SETBACK: 20 FT MIN. • SIDE SETBACK: One (1) eight foot (8'-0") SIDE YARD is required for all semi-detached buildings in the R-2 Zone, and in the case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard SHALL NOT BE REDUCED or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition SHALL BE A MINIMUM OF FIVE FEET (5 ft.) • PERVIOUS SURFACE: 30%	• ZONE: R2 • PROPOSED DWELLING UNITS: 1 • LOT AREA: 2375 SF • PROPOSED LOT WIDTH: 22'-6" • PROPOSED LOT OCCUPANCY: 35.6% • PROPOSED HEIGHT: 26 FT. • PROPOSED STORIES: 2 (NO CHANGE) • FRONT SETBACK: (NO CHANGE) • REAR YARD SETBACK: 28'-9" • SIDE SETBACK: 7'-6" • PERVIOUS SURFACE: 30%

SCOPE OF WORK

DEMOLITION: REMOVE EXISTING ROOF. REMOVE REAR HOUSE WALL AS REQUIRED TO OPEN AND ACCESS PROPOSED REAR ADDITION.

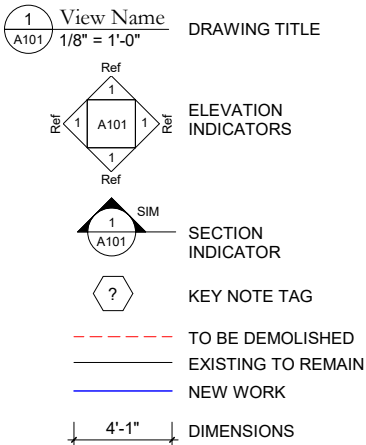
NEW WORK: CONSTRUCT NEW REAR ADDITION AT SECOND FLOOR ONLY. CONSTRUCT NEW FRONT ADDITION OVER EXISTING PORCH. INSTALL NEW ROOF OVER EXISTING AND NEW CONSTRUCTION. EXTERIOR WALLS TO BE STICK BUILT AND COVERED WITH VINYL SIDING. INTERIOR WALLS TO BE WOOD WITH 1/2" DRYWALL. INSTALL NEW WINDOWS AS INDICATED. WINDOWS AND EXTERIOR MATERIALS TO MATCH EXISTING. EXCAVATE BACK YARD AS REQUIRED TO INSTALL NEW STRUCTURAL FOOTINGS. THESE ARE DESIGN DRAWINGS INDICATING PROJECT INTENT. AFTER APPROVAL FROM THE BZA, PERMIT DOCUMENT PRODUCTION WILL INCLUDE MEP, CIVIL AND STRUCTURAL ENGINEERING DRAWINGS WHICH WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DOB.

DESIGN CODES: IBC 2018, IRC 2018, IMC 2018 & IEBC 2018

SHEET LIST

NUMBER	SHEET NAME
A0	COVER SHEET
A1	EXISTING/DEMOLITION & PROPOSED FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	BUILDING SECTION
A4	PROPOSED FURNITURE PLAN AND 3D VIEWS

SYMBOLS LEGEND



The Shorter Residence Second Floor Addition

5073 Sheriff Road, N.E. Washington, DC 20019 Board of Zoning Adjustment
District of Columbia

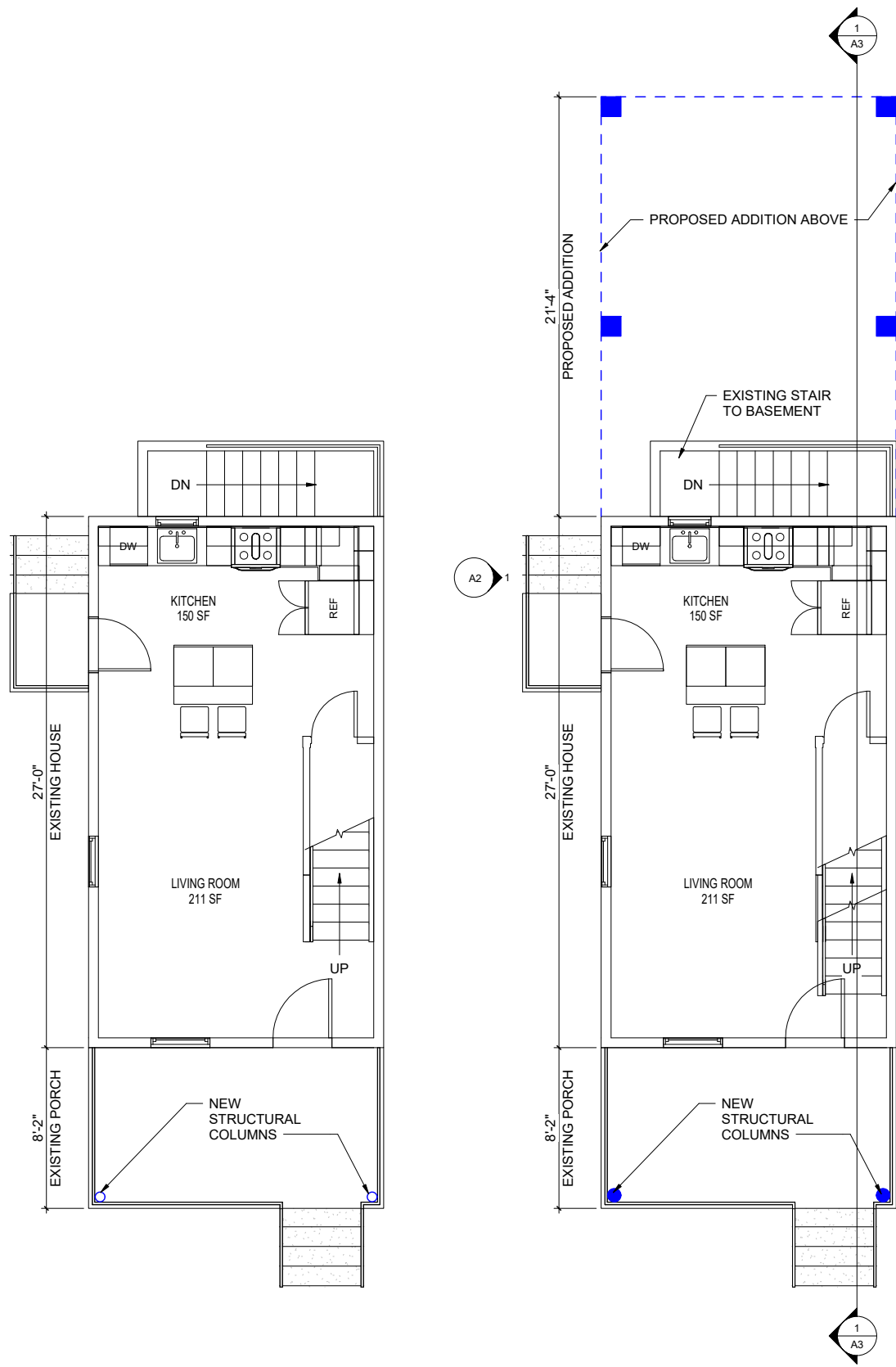
COVER SHEET

DESIGNER: SEAN B. GRAY

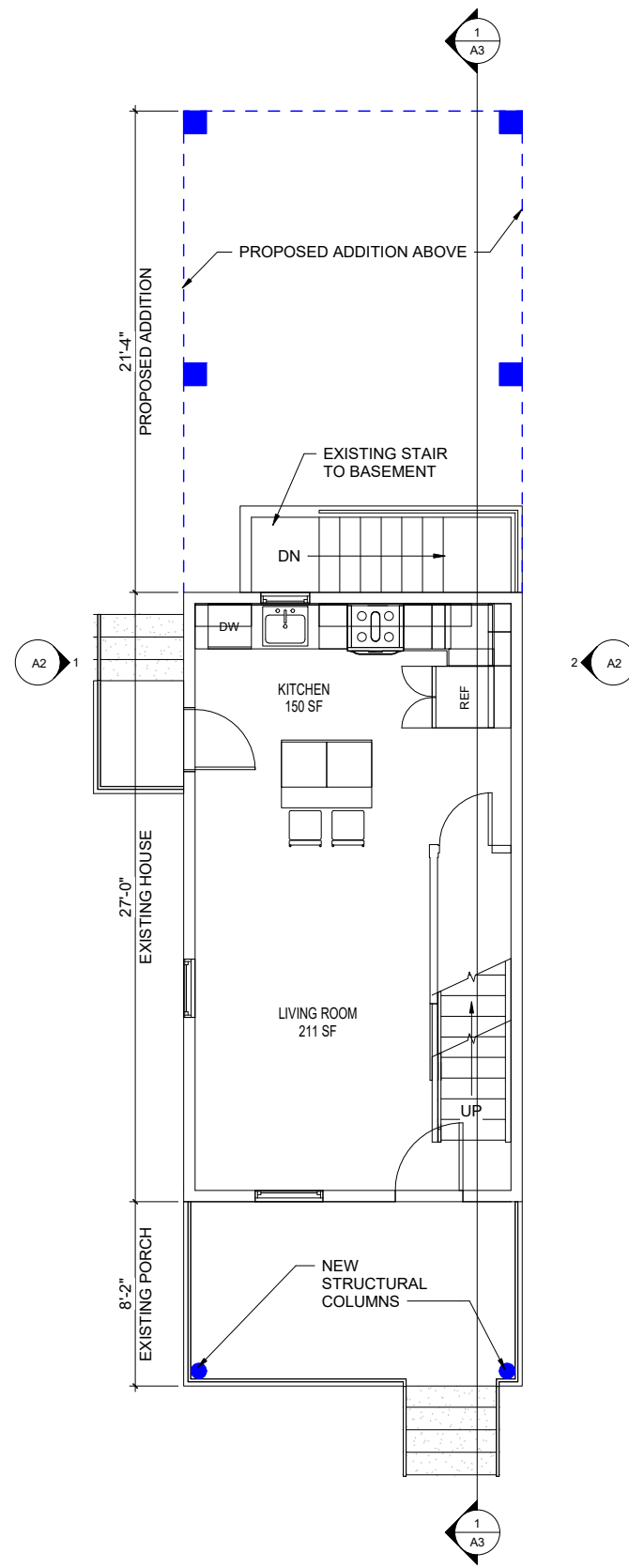
DATE: NOV 21 2022
CASE NO: 21522
THIS DRAWING IS PROPERTY OF THE DESIGNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. PROPOSED DESIGN DRAWINGS ONLY. NOT FOR CONSTRUCTION. COPYRIGHT © 2025 BY SEAN B. GRAY

A0

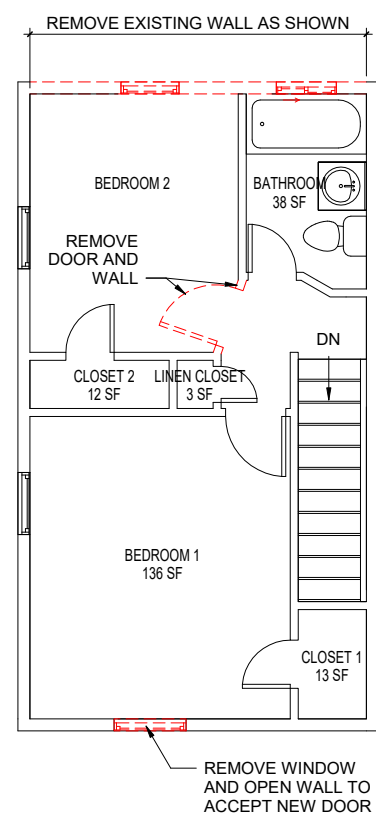
07/22/2026



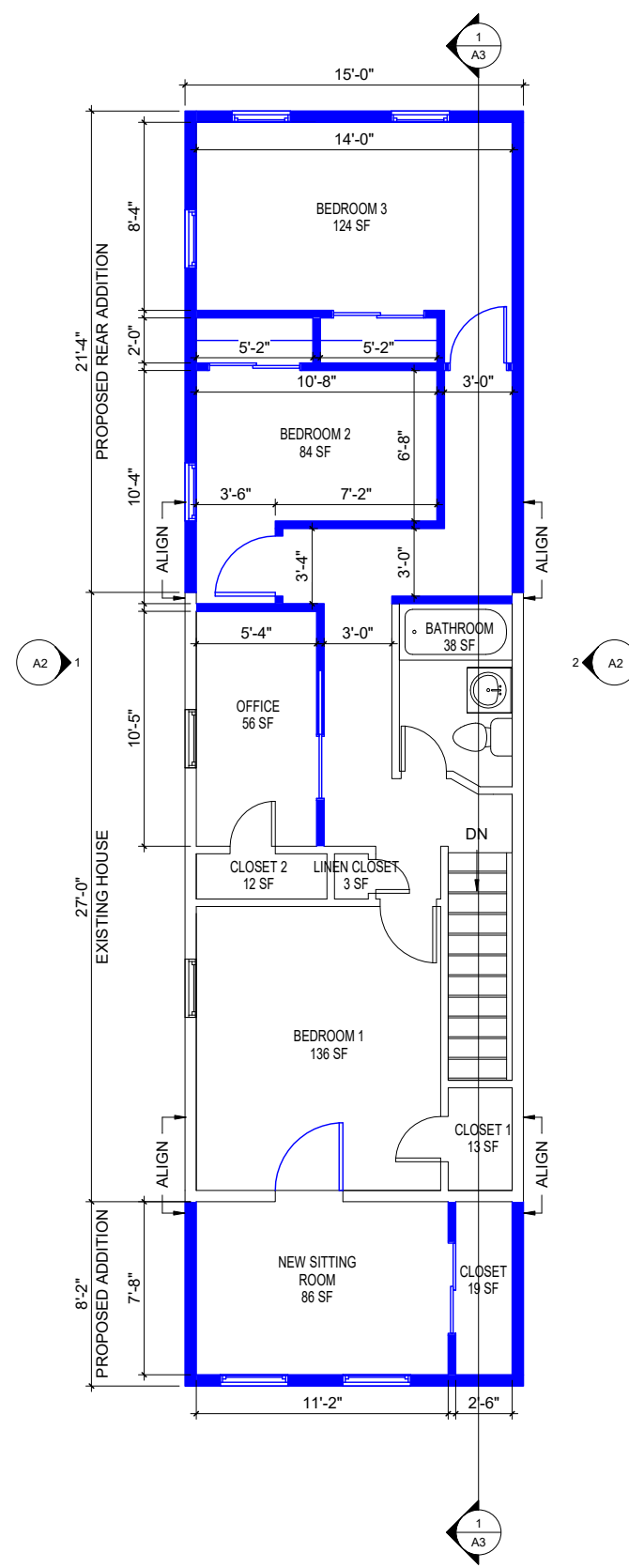
1 1ST FLOOR - EXISTING PLAN
1/4" = 1'-0"



2 1ST FLOOR - PROPOSED PLAN
1/4" = 1'-0"



3 2ND FLOOR - EXISTING/DEMO PLAN
1/4" = 1'-0"



4 2ND FLOOR - PROPOSED PLAN
1/4" = 1'-0"

The Shorter Residence Second Floor Addition

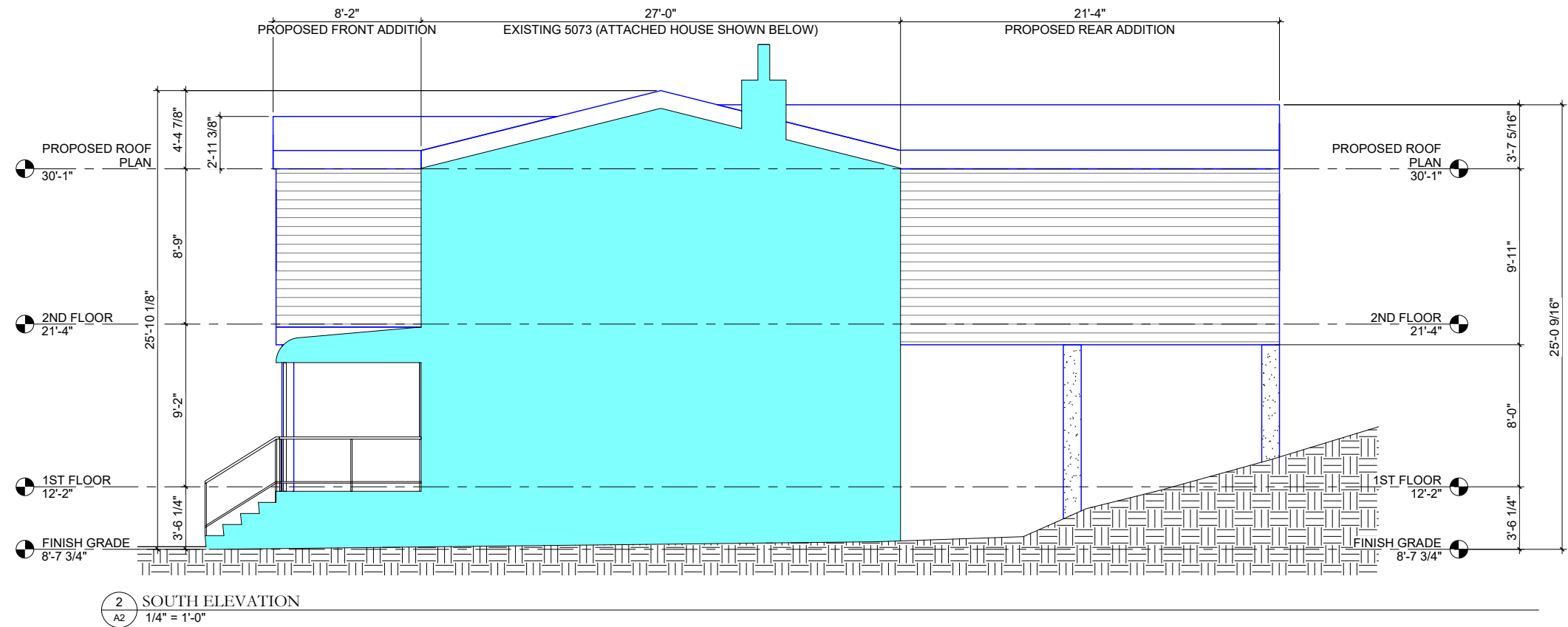
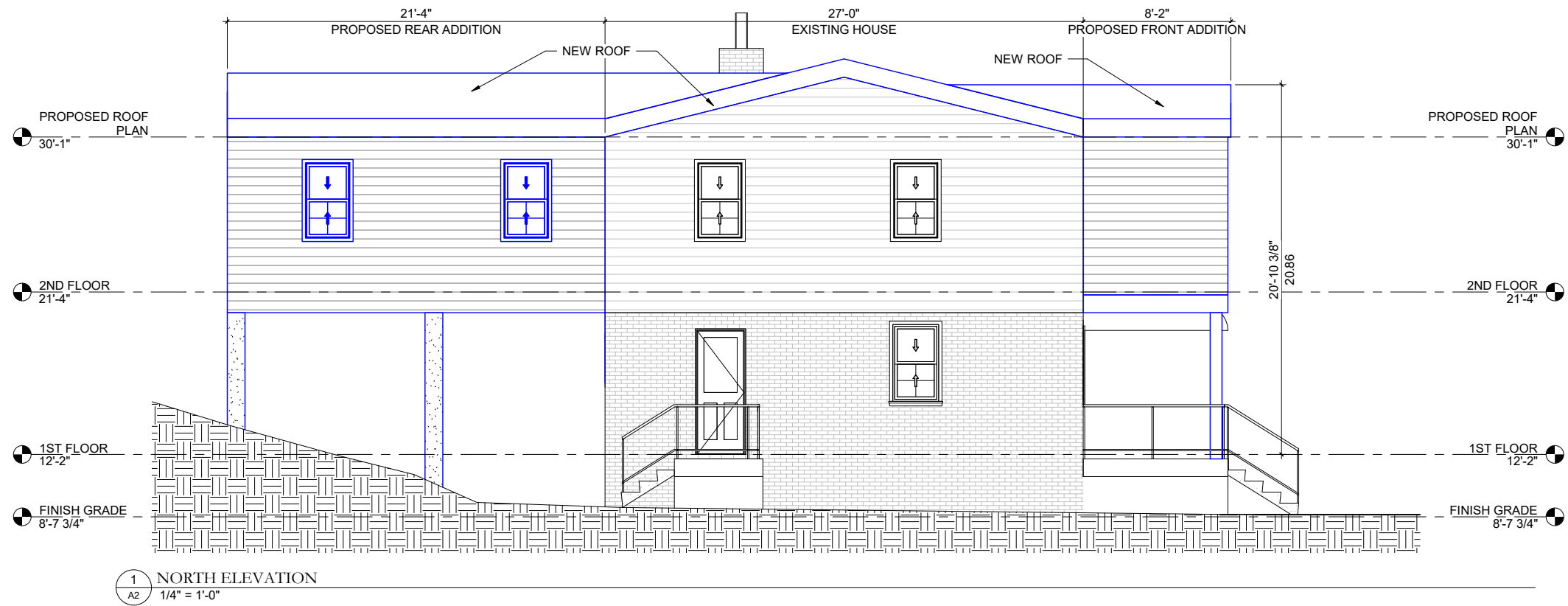
5073 Sheriff Road, N.E. Washington, DC 20019

EXISTING/DEMOLITION & PROPOSED FLOOR
PLANS

DESIGNED AND DRAWN BY:
SEAN B. GRAY
THIS DRAWING IS PROPERTY OF THE DESIGNER. SEAN B. GRAY AND SHALL NOT
BE DUPLICATED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGNER.
PROPOSED DESIGN DRAWINGS ONLY. NOT FOR CONSTRUCTION. COPYRIGHT ©
2025 BY SEAN B. GRAY

A1

07/22/2026



The Shorter Residence Second Floor Addition
5073 Sheriff Road, N.E. Washington, DC 20019

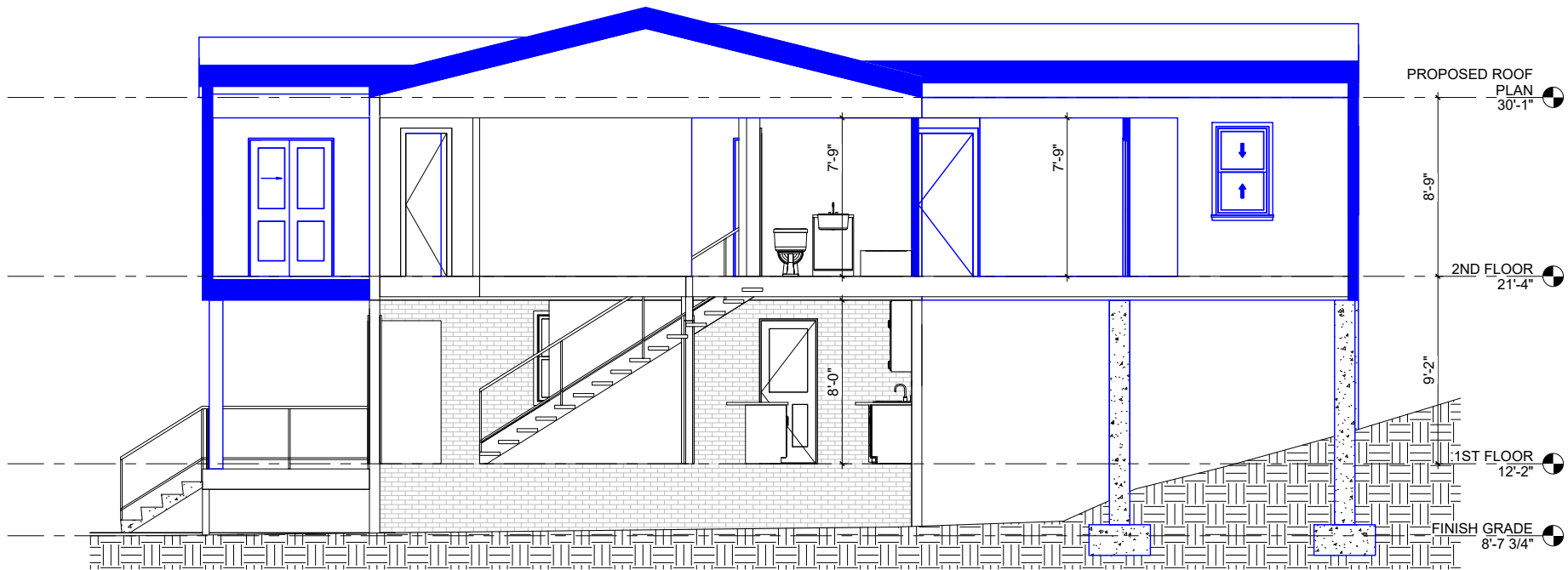
EXTERIOR ELEVATIONS

DESIGNED AND DRAWN BY:
SEAN B. GRAY

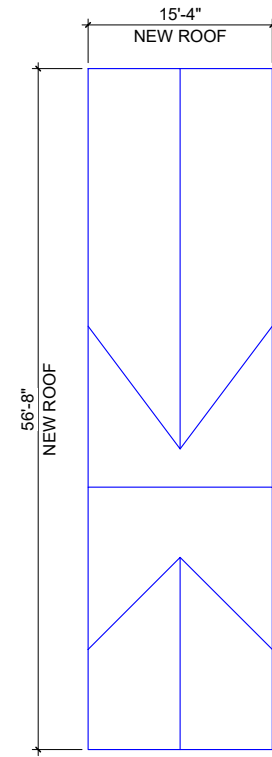
THIS DRAWING IS PROPERTY OF THE DESIGNER, SEAN B. GRAY AND SHALL NOT BE DUPLICATED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGNER. PROPOSED DESIGN DRAWINGS ONLY. NOT FOR CONSTRUCTION. COPYRIGHT © 2025 BY SEAN B. GRAY

A2

07/22/2026



1 BUILDING SECTION
A3 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
A3 1/8" = 1'-0"

The Shorter Residence Second Floor Addition
5073 Sheriff Road, N.E. Washington, DC 20019

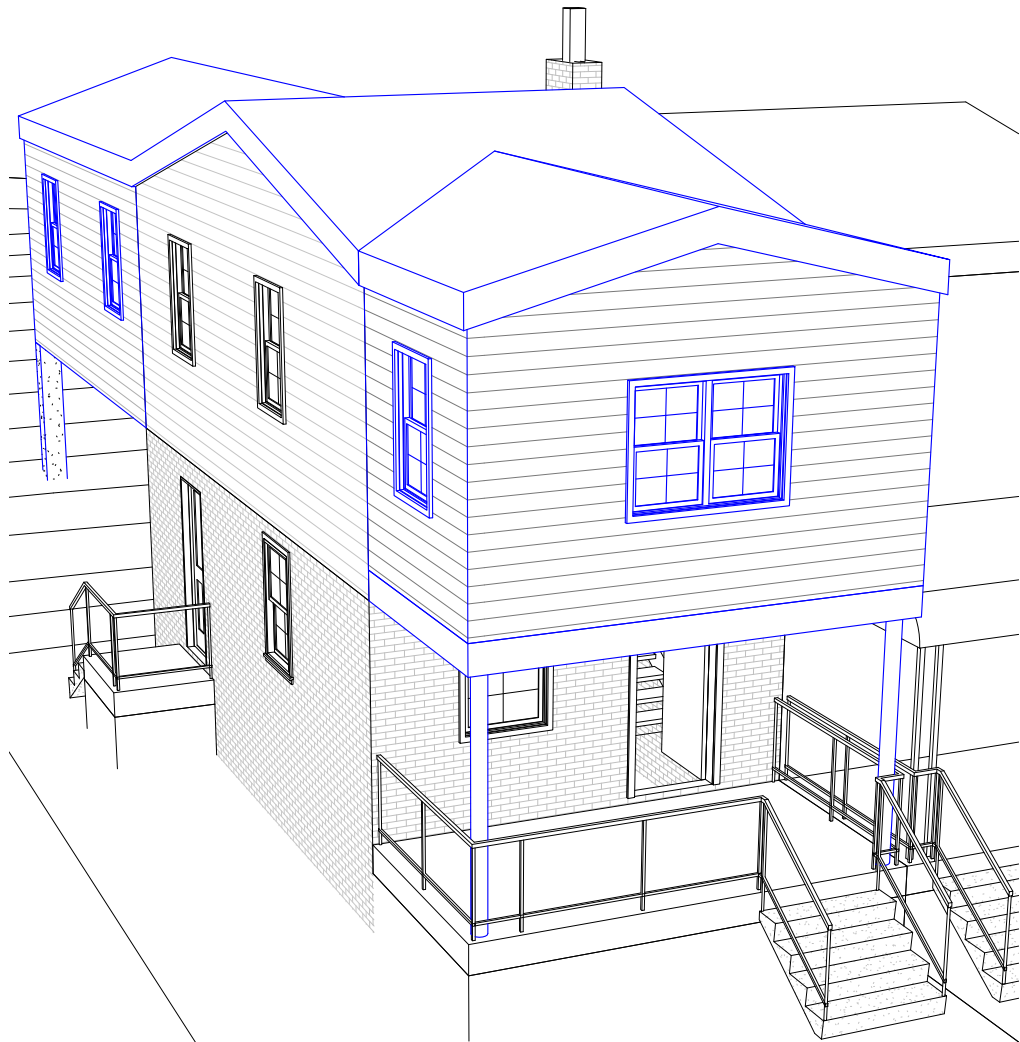
BUILDING SECTION

DESIGNED AND DRAWN BY:
SEAN B. GRAY

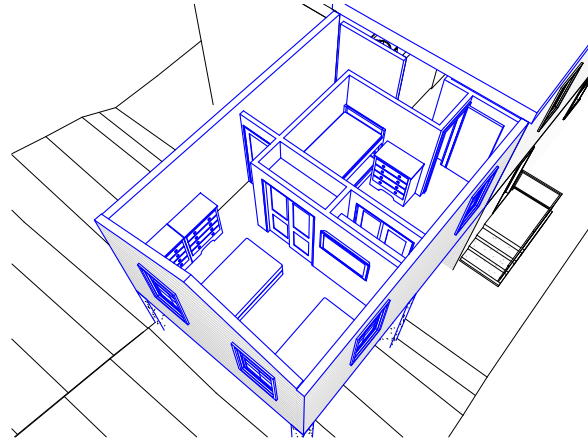
THIS DRAWING IS PROPERTY OF THE DESIGNER, SEAN B. GRAY AND SHALL NOT
BE DUPLICATED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGNER.
PROPOSED DESIGN DRAWINGS ONLY. NOT FOR CONSTRUCTION. COPYRIGHT ©
2025 BY SEAN B. GRAY

A3

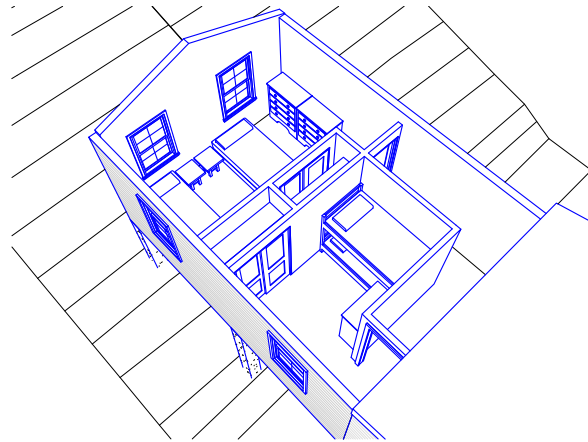
07/22/2026



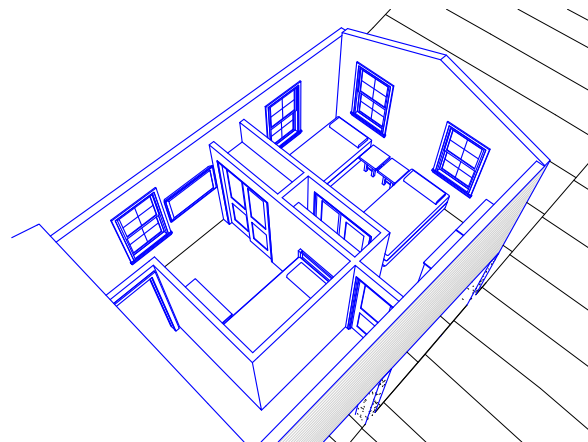
5 3D View 4 - Front Window Option
A4



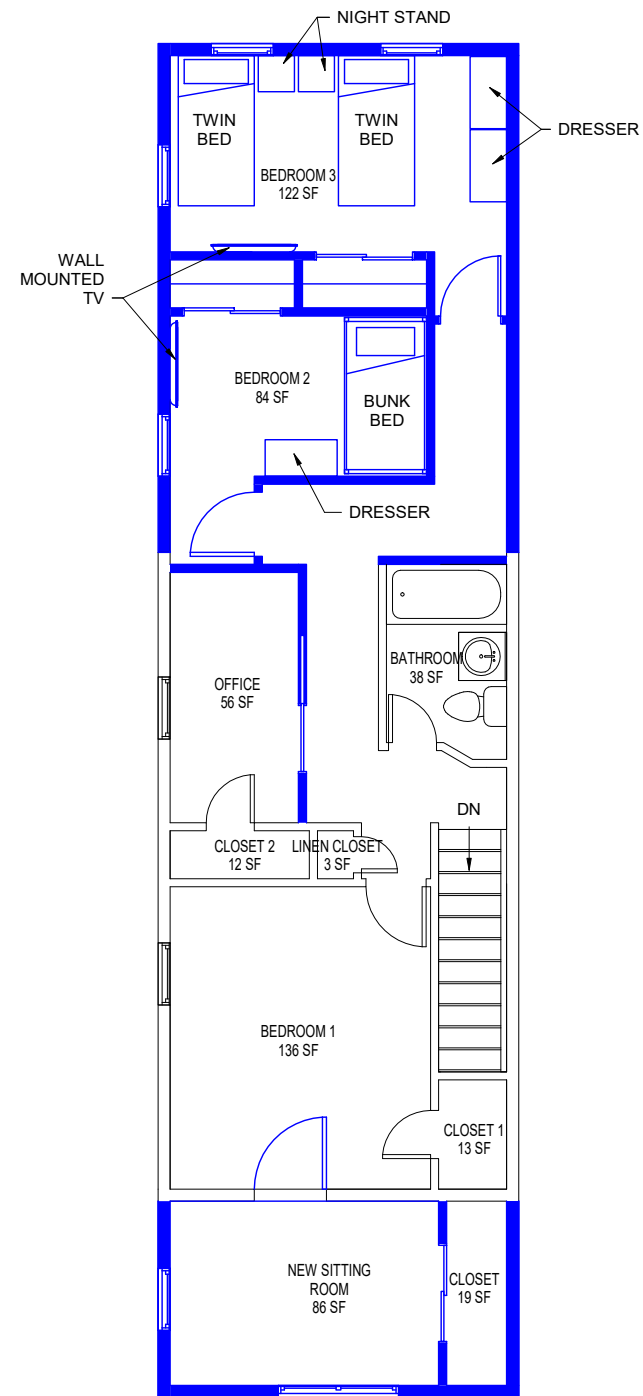
2 Furniture 3D View 1
A4



3 Furniture 3D View 2
A4



4 Furniture 3D View 3
A4



1 2ND FLOOR - PROPOSED FURNITURE PLAN
A4 1/4" = 1'-0"

The Shorter Residence Second Floor Addition
5073 Sheriff Road, N.E. Washington, DC 20019

PROPOSED FURNITURE PLAN AND 3D VIEWS

DESIGNED AND DRAWN BY:
SEAN B. GRAY

THIS DRAWING IS PROPERTY OF THE DESIGNER, SEAN B. GRAY AND SHALL NOT BE DUPLICATED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGNER. PROPOSED DESIGN DRAWINGS ONLY. NOT FOR CONSTRUCTION. COPYRIGHT © 2025 BY SEAN B. GRAY

A4

07/22/2026