



**PROJECT INFO**

SQUARE: 1310	LOT: 77	ZONE: R-20
ZONING CODE: DCZR 16 ZONING REGULATIONS		
DWELLING UNITS	REQUIRED/ALLOWED	EXISTING / PROPOSED
LOT AREA	2,000 SF MIN.	1,265 SF / UNCHANGED
LOT WIDTH	20' MIN.	15.96' / UNCHANGED
LOT OCCUPANCY CALC:		
-HOUSE =		580.19 SF / UNCHANGED
-DECK (SEE NOTE) =		189.76 / UNCHANGED
TOTAL BUILDING FOOTPRINT =		770.78 SF / UNCHANGED
PERCENTAGE LOT OCCUPANCY	60% MAX.	60.86% / UNCHANGED
(* ZONING ADMINISTRATORS MODIFICATION APPLIED FOR ON 12/31/17)		
PARKING SPACES	1/PER DWELLING	0 / UNCHANGED
REAR YARD	20' MIN.	4' / UNCHANGED
FRONT YARD SETBACK	CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY	CONSISTENT / UNCHANGED
SIDE YARD	NOT REQUIRED	NONE / UNCHANGED
COURT, OPEN (SINGLE DWELLING UNIT)	MIN. AREA NOT REQUIRED	NONE / UNCHANGED
COURT, CLOSED (SINGLE DWELLING UNIT)	MIN. AREA NOT REQUIRED	NONE / UNCHANGED
BUILDING HEIGHT	MAX 35' (3 STORIES MAX.)	23 +/- (2 STORIES+BASEMENT) / UNCHANGED
PERVIOUS SURFACE	20% MIN.	28% / UNCHANGED

NOTE 1: CURRENTLY UN-BUILT DECK PREVIOUSLY APPROVED FOR A SPECIAL EXCEPTION, CASE #19533, UNDER SUBTITLE D § 5201 FROM THE NONCONFORMING STRUCTURE REQUIREMENTS OF SUBTITLE C § 202.2 AND THE REAR YARD REQUIREMENTS OF SUBTITLE D § 1206.2, TO CONSTRUCT A REAR DECK ON AN EXISTING ONE-FAMILY DWELLING IN THE R-20 ZONE AT PREMISES 1959 39TH STREET N.W. (SQUARE 1310, LOT 77)



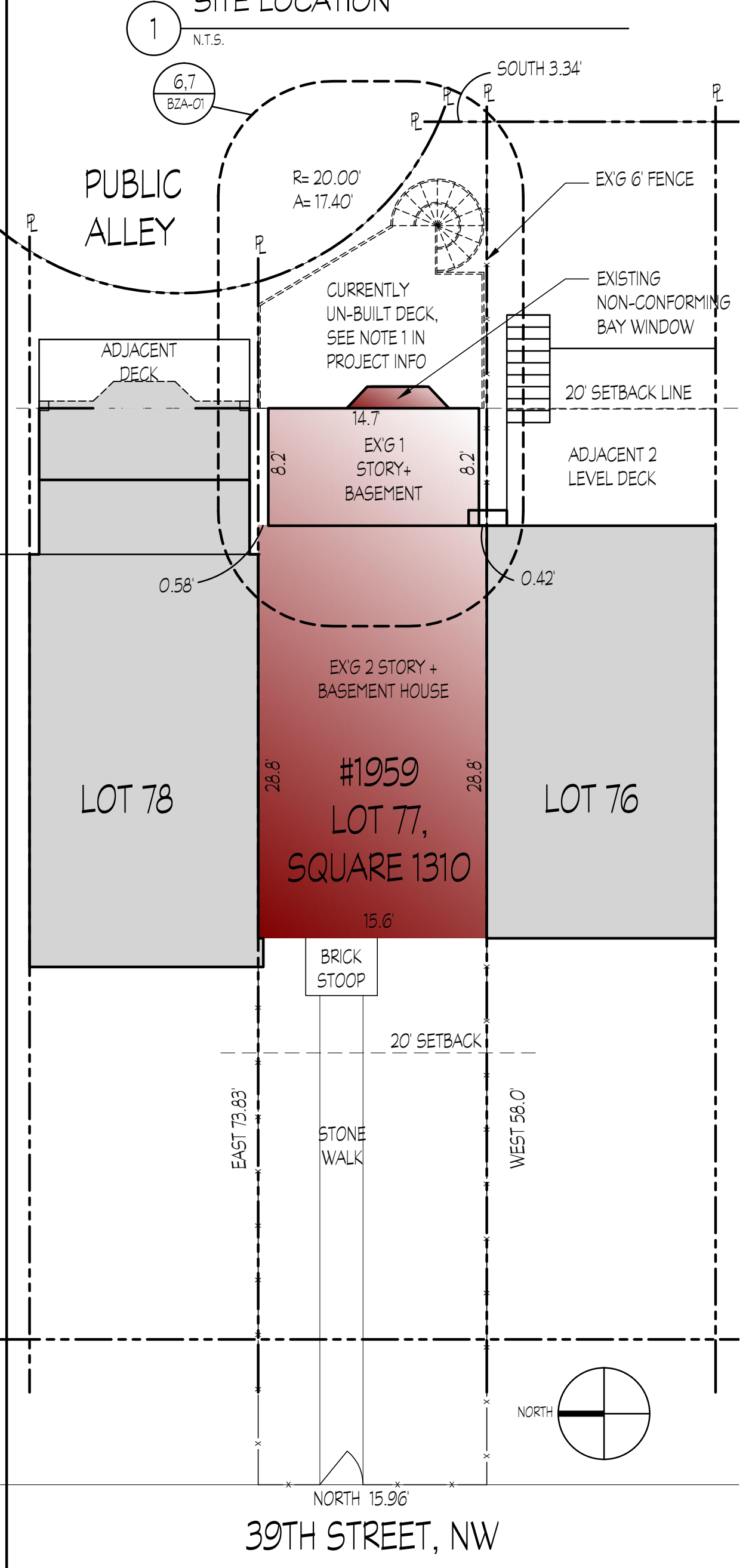
2 VIEW OF REAR LOOKING WEST TO PROPERTY TO THE SOUTH, LOT 76



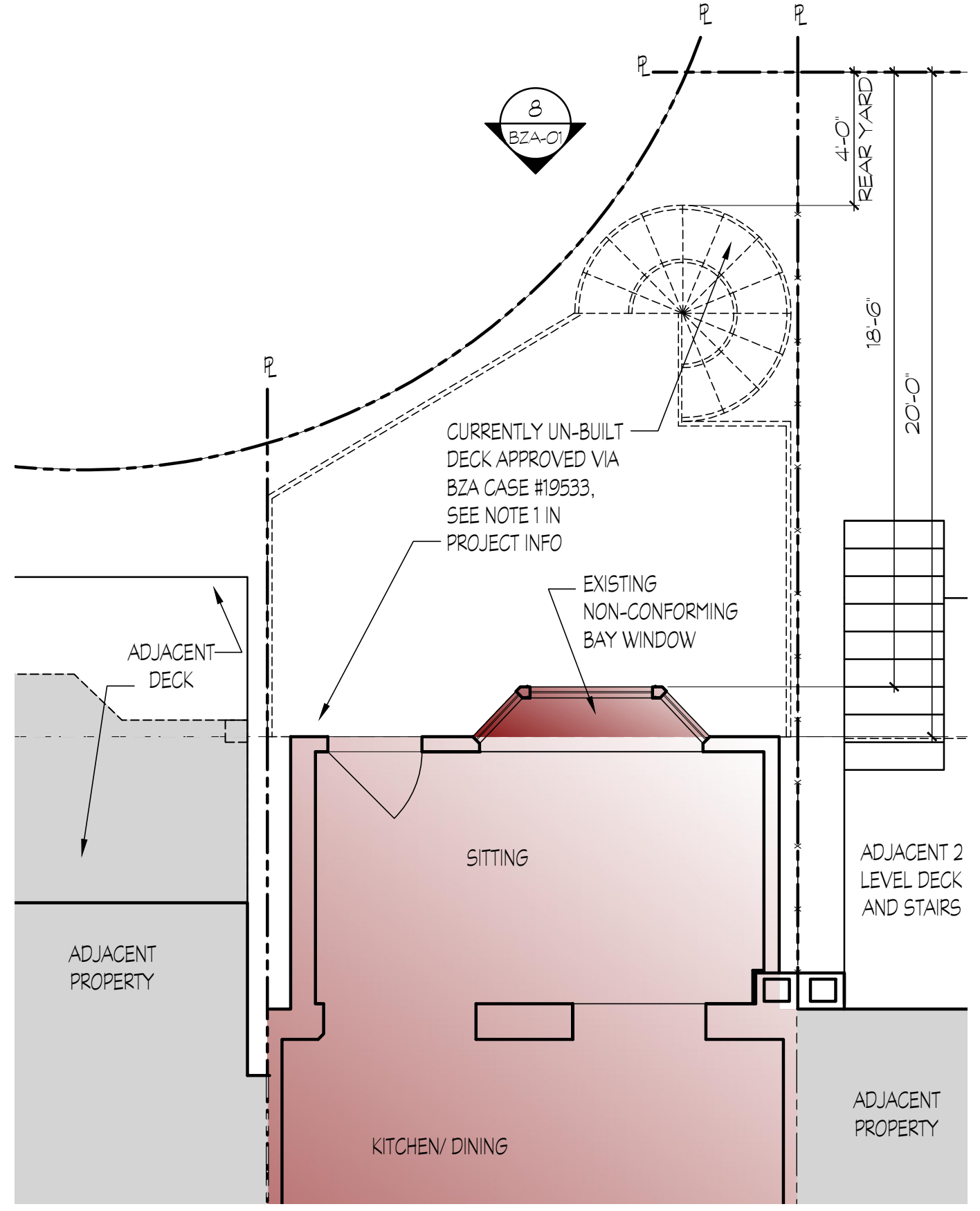
3 VIEW OF REAR OF PROPERTY LOOKING WEST



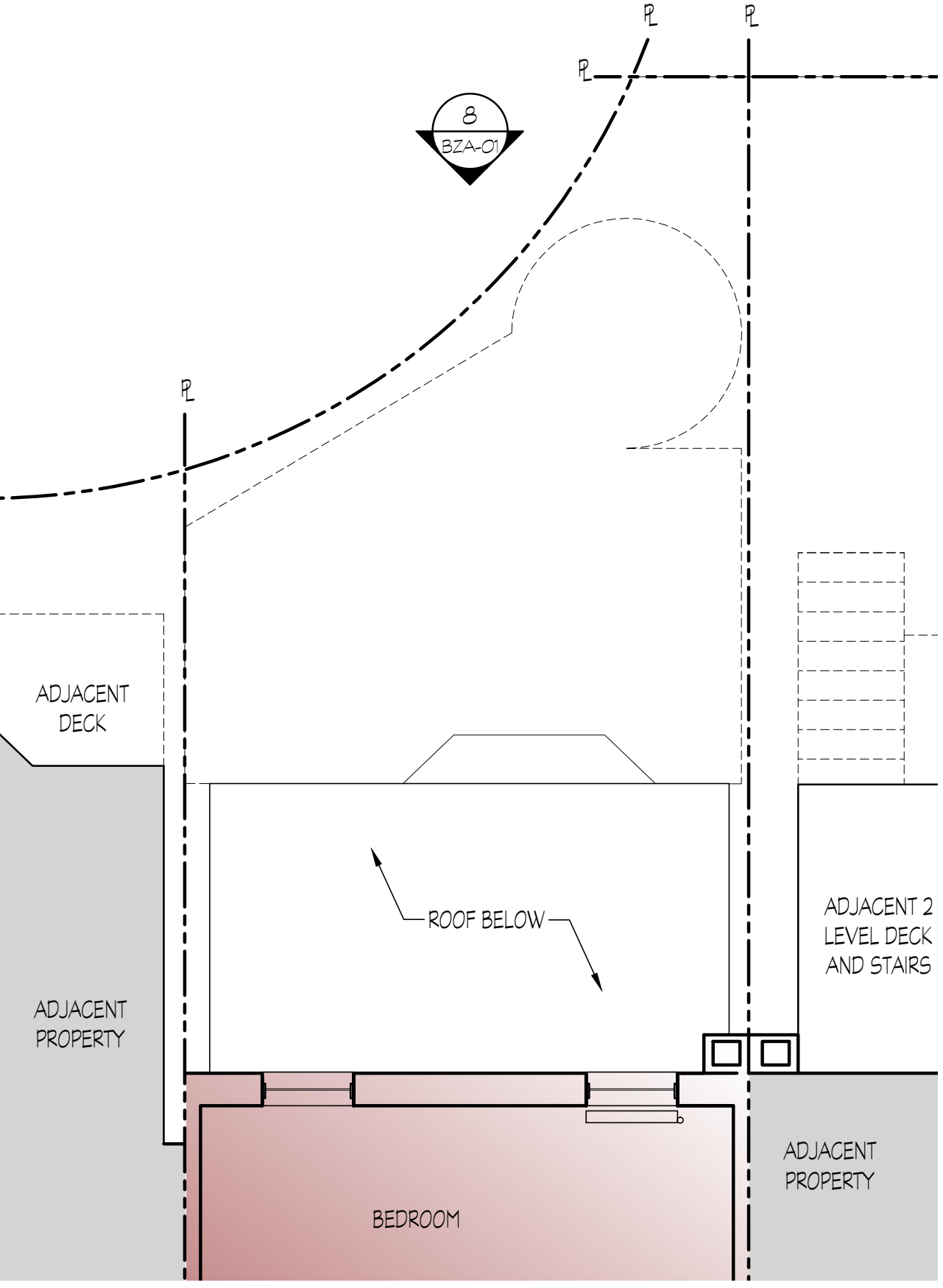
4 VIEW OF REAR LOOKING WEST TO PROPERTY TO THE NORTH, LOT 78



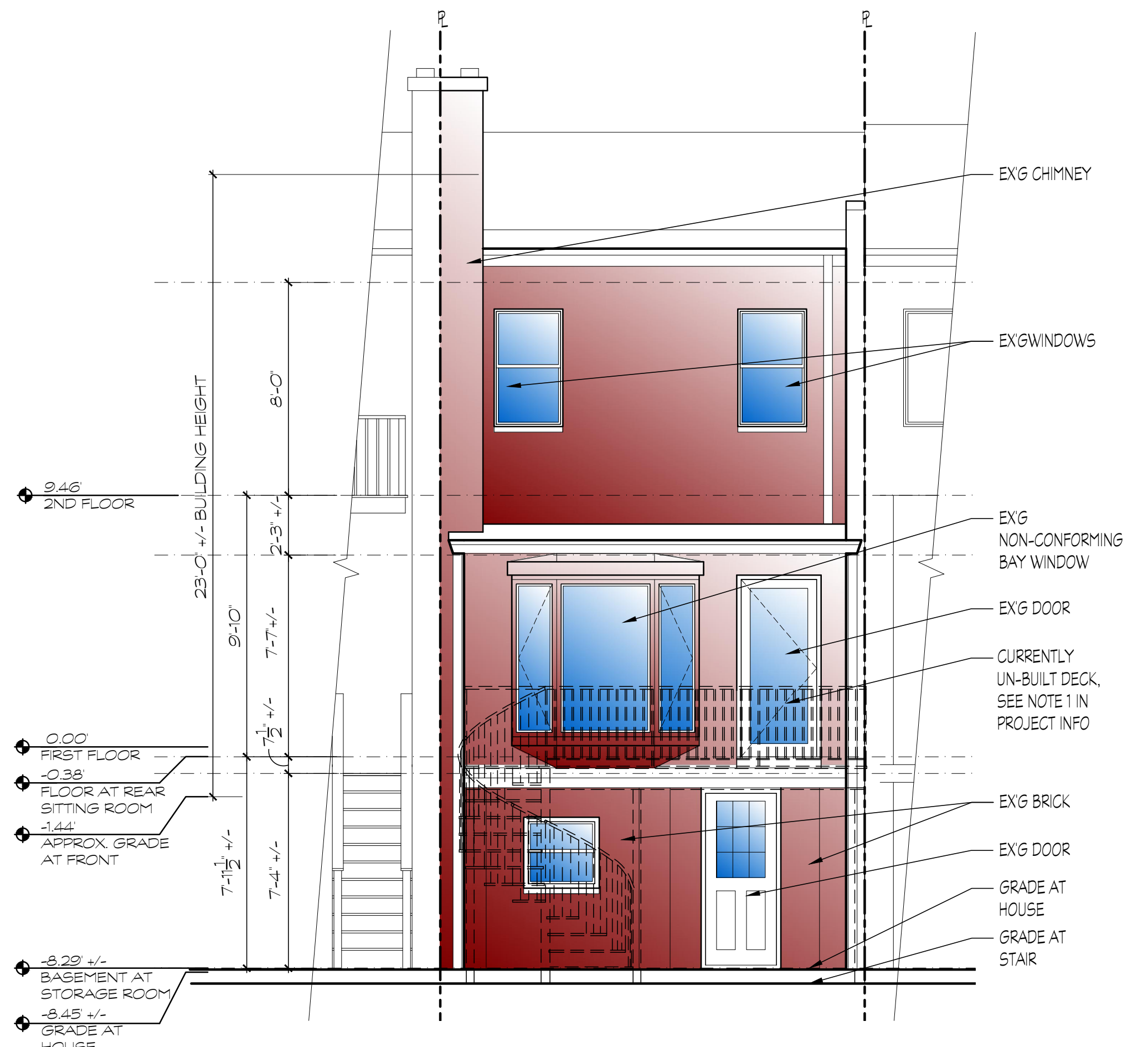
5 SITE PLAN



6 FIRST FLOOR PLAN



7 SECOND FLOOR PLAN



8 REAR ELEVATION



ADDITION AND RENOVATION TO THE:  
**HALL RESIDENCE**  
 1959 39th Street NW, Washington D.C. 20007

**EXISTING CONDITIONS**  
 17 NOV 2017 SHEET: **BZA-01**

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