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BZA PREHEARING SUBMISSION

900-915 55TH STREET NE

BZA CASE NO. 19841

SQUARE: 5204 | LOT: 0022

OWNER

HABITAT FOR HUMANITY OF WASHINGTON, DC

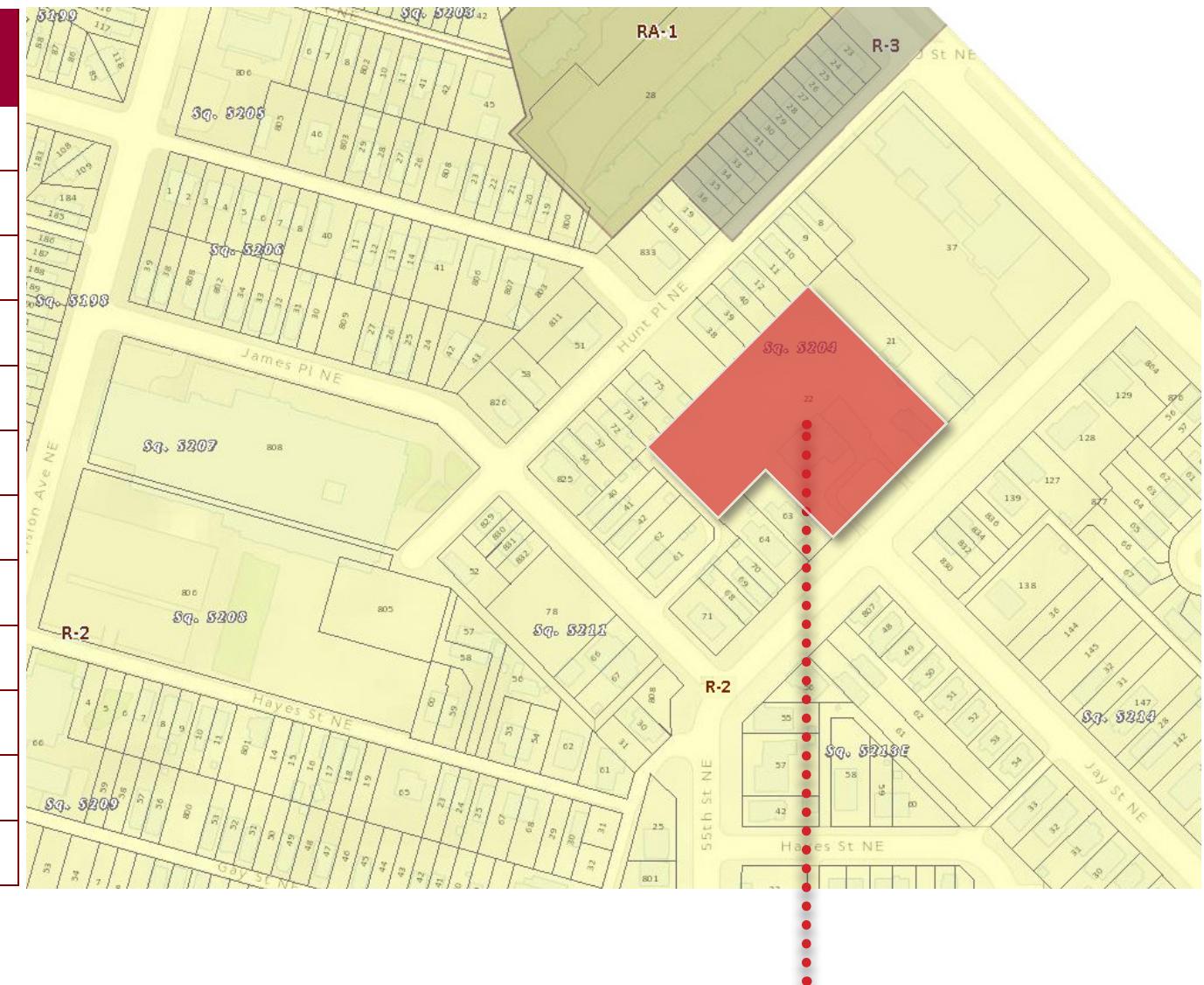
ARCHITECT

STOIBER+ASSOCIATES, PC

CIVIL ENGINEER

VIKA CAPITOL, LLC

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	62,223 SF	3,000 SF FOR SEMI-DETACHED (2,600 SF - IZ) 4,000 SF FOR DETACHED (3,200 SF - IZ)	–	≥3,136 FOR SEMI-DETACHED 4,182 FOR DETACHED	–
Lot Width (ft. to the tenth)	250.3 FT	30' FOR SEMI-DETACHED (25' - IZ) 40' FOR DETACHED (32' - IZ)	–	≥30' FOR SEMI-DETACHED 40' FOR DETACHED	–
Lot Occupancy (building area/lot area)	6.9% (4,319 / 62,223)	–	40%	≤27.3% INCL. OPTIONAL DECK	–
Floor Area Ratio (FAR) (floor area/lot area)	–	–	–	–	–
Parking Spaces (number)	3	4: Per C-702.3 (a) 1 PER DWELLING UNIT, WITH ≥10' ALLEY ACCESS	–	17 SPACES: 1 PER DWELLING UNIT	–
Loading Berths (number and size in ft.)	–	–	–	–	–
Front Yard (ft. to the tenth)	0.5'	WITHIN THE RANGE OF EXISTING FRONT SETBACKS	–	VARIES: 9.0' - 51.0'. NOTE: NO EXISTING SETBACKS ON NEW PRIVATE DRIVE	–
Rear Yard (ft. to the tenth)	128.7'	20'	–	≥20.0'	–
Side Yard (ft. to the tenth)	20.1'	8' MIN, IF PROVIDED	–	≥8.0'	–
Court, Open (width by depth in ft.)	–	–	–	–	–
Court, Closed (width by depth in ft.)	–	–	–	–	–
Height (ft. to the tenth)	+/- 25.0'	–	40' AND THREE STORIES	≤40' AND THREE STORIES OR LESS	–



SUBJECT PROPERTY
SQUARE 5204
LOT 0022

TOTAL LAND AREA
62,223 SF

ZONING
R-2

SHEET 2

EXISTING CONDITIONS SITE SURVEY

LEGEND

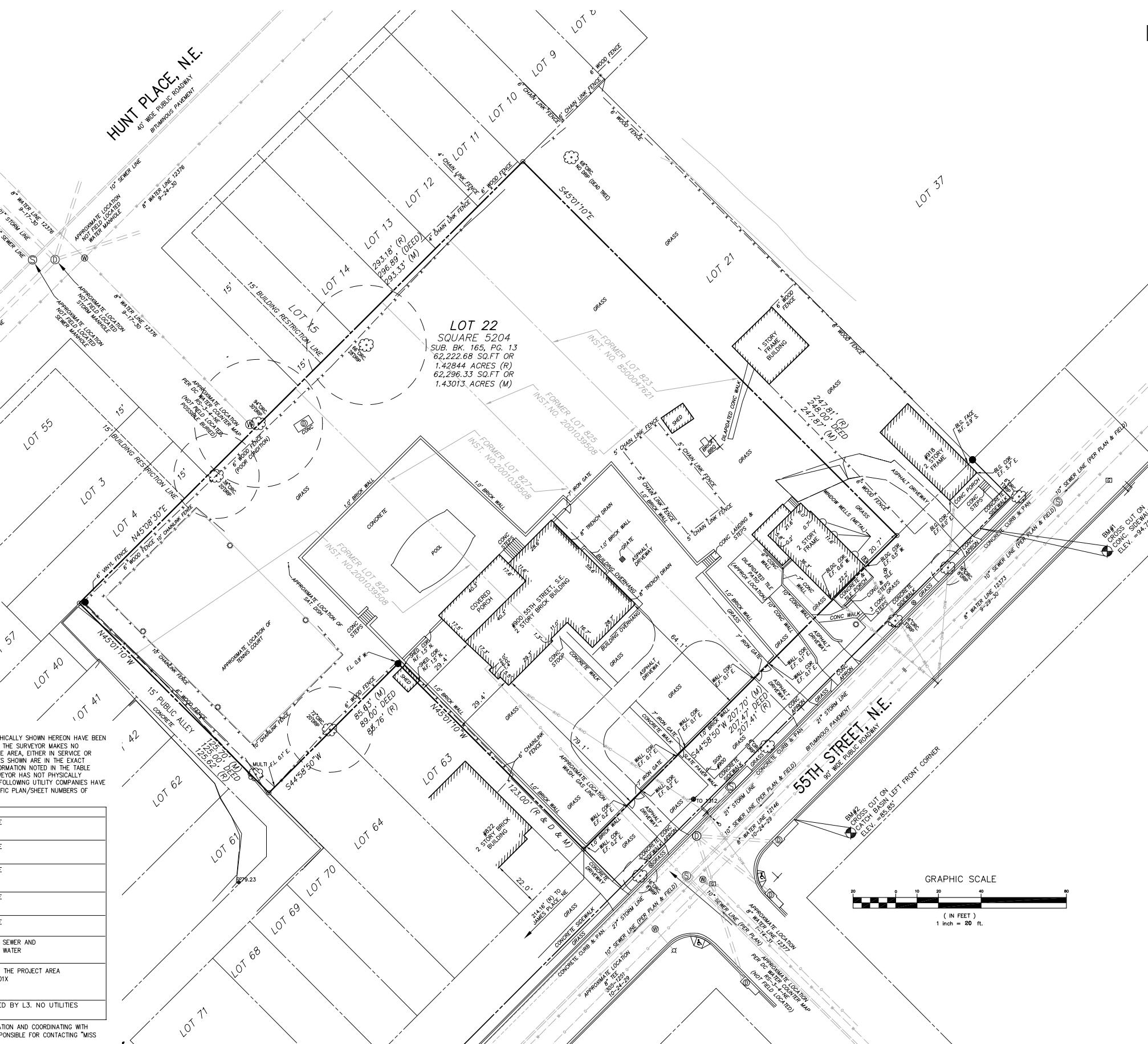
(N),.....	NORTH	INV.	INVERT
(S),.....	SOUTH	RCP	REINFORCED CONCRETE PIPE
(E),.....	EAST	CMP	CORRUGATED METAL PIPE
(W),.....	WEST	PVC	POLY VINYL CHLORIDE
(N'LY),.....	NORTHERLY	HDPE	HIGH DENSITY POLYETHYLENE
(S'LY),.....	SOUTHERLY	CS	COMBINED STORM & SEWER
(E'LY),.....	EASTERLY	SS	SANITARY SEWER
(W'LY),.....	WESTERLY	SD	STORM DRAIN
N.F. ...	NORTH FACE	WL	WATER LINE
S.F. ...	SOUTH FACE	GL	Gas LINE
E.F. ...	EAST FACE	CI	CAST IRON
W.F. ...	WEST FACE	WRPD	WRAPPED
SUB BK.,.....	SUBDIVISION BOOK	STL	STEEL
PC,.....	PAGE	TC	TOP OF CURB
A&T,.....	ASSESSMENT & TAXATION	BC	BOTTOM OF CURB
BRL,.....	BUILDING RESTRICTION LINE	CL	CENTER LINE
SQ.FT.,.....	SQUARE FEET	BW	BOTTOM WALL
AC.	ACRES	TW	TOP OF WALL
(R),.....	RECORD INFORMATION	FF	FINISH FLOOR
(M),.....	MEASURED INFORMATION	GF	GARAGE FLOOR
(O),.....	OBSERVED ANGLE OR BEARING	CONC	CONCRETE
(C),.....	COMPUTED INFORMATION	ESMT	EASEMENT
		SAT	SATELLITE

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES COMPANY'S SYSTEMS ARE IN THE AREA, OR THAT THEY ARE IN USE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRIMES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF

DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.	
UTILITY COMPANY	PLAN # / SHEET #
VERIZON (Investigations@Verizon.com)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests@cable.comcast.com)	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION (MappingResearch@washgas.com & WAMazzoli@washgas.com)	NO REPLY AT THIS TIME
VERIZON BUSINESS (MCI) (Investigations@verizon.com)	NO REPLY AT THIS TIME
PEPCO (dedc@epcoco.com)	NO REPLY AT THIS TIME
DC WATER- SEWER & WATER (permit.operations@dcwater.com)	COUNTER MAP# RS 3-4 NE SEWER AND COUNTER MAP# RS 3-4 NE WATER
AT&T LOCAL (bml2692@att.com) AT&T CORE\AT&T LEGACY\AT&T LONG DISTANCE (gw1349@att.com)	AT&T HAS NO FACILITIES IN THE PROJECT AREA PER RESPONSE ON XX.XX.201X
LEVEL3 COMMUNICATIONS, LLC (Relo@level3.com)	ROUGH SKETCH PROVIDED BY L3. NO UTILITIES PRESENT WITHIN SITE

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS Utility" 48 HOURS PRIOR TO CONSTRUCTION.



NOTES

THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS:
SQUARE 5204 LOT 22 (914 55TH STREET, NE, WASHINGTON, DC)

THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010043JC FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.

THE SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY HAS A VEHICULAR AND PEDESTRIAN ACCESS FROM 55TH STREET, N.E. 90' WIDE PUBLIC ROADWAY.

THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS.

UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES. SUPPLEMENTAL UTILITY NOTE: TABLE A, ITEM #11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THE SUBJECT PROPERTY HAS NO OBSERVABLE PARTY WALLS WITH ADJOINING PROPERTIES.

THE SUBJECT PROPERTY HAS NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.

ZONING NOTE

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.
LOT 022 IN SQUARE 5204 R-2 (RESIDENTIAL ZONE)

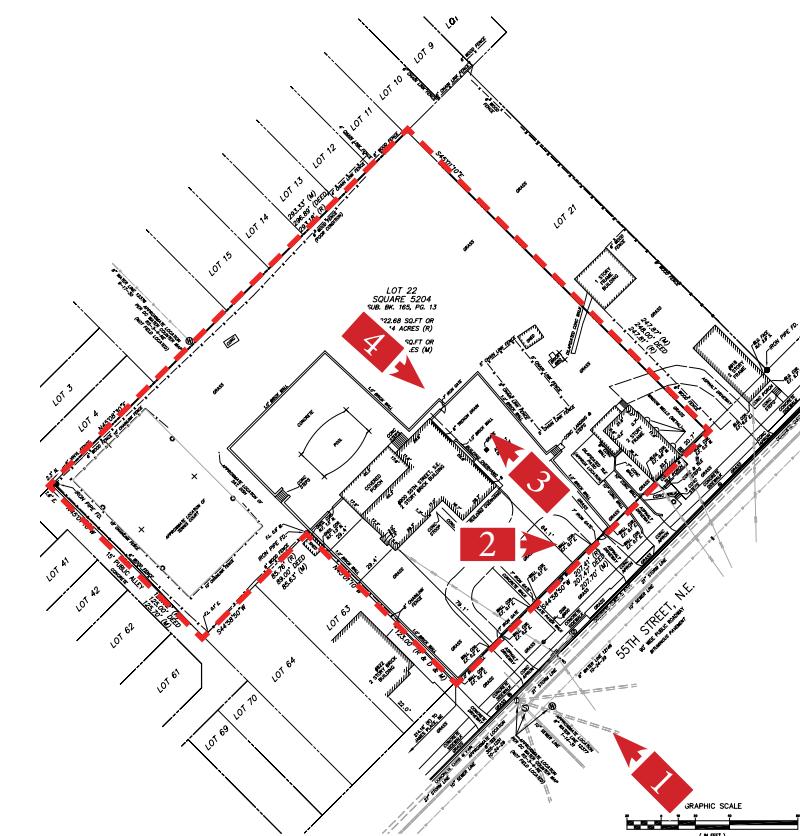
THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON

OC BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND
VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS
MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE
DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY
THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA
REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO
ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONCURRENCE FOR THIS PROPERTY.

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY RED ROCK TITLE LLC.
RRT CASE NO. DC-17-03108
EFFECTIVE DATE: _____





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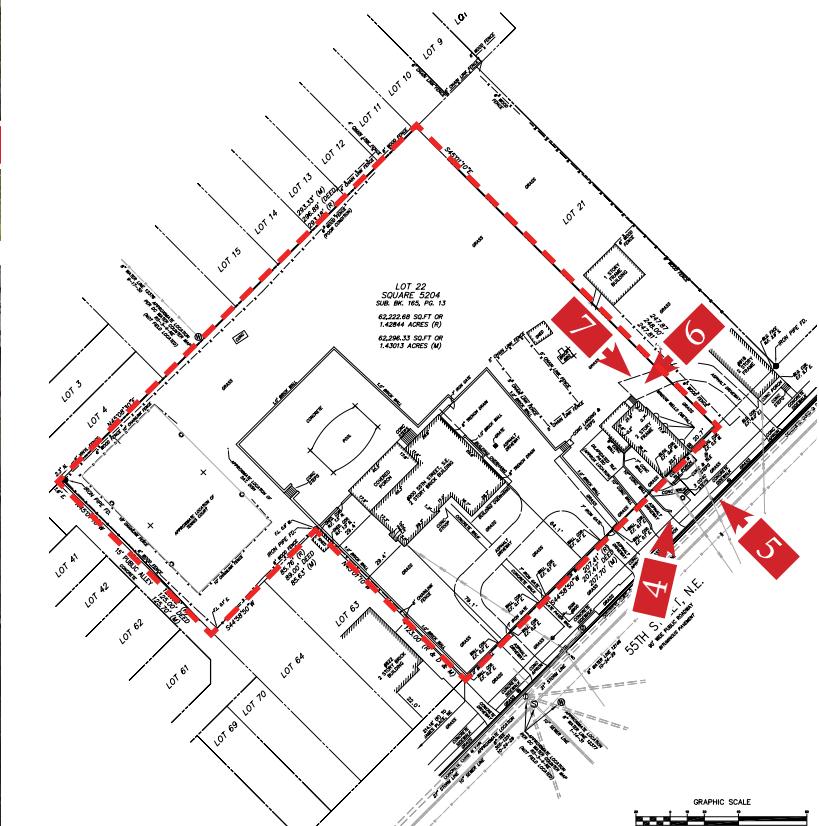
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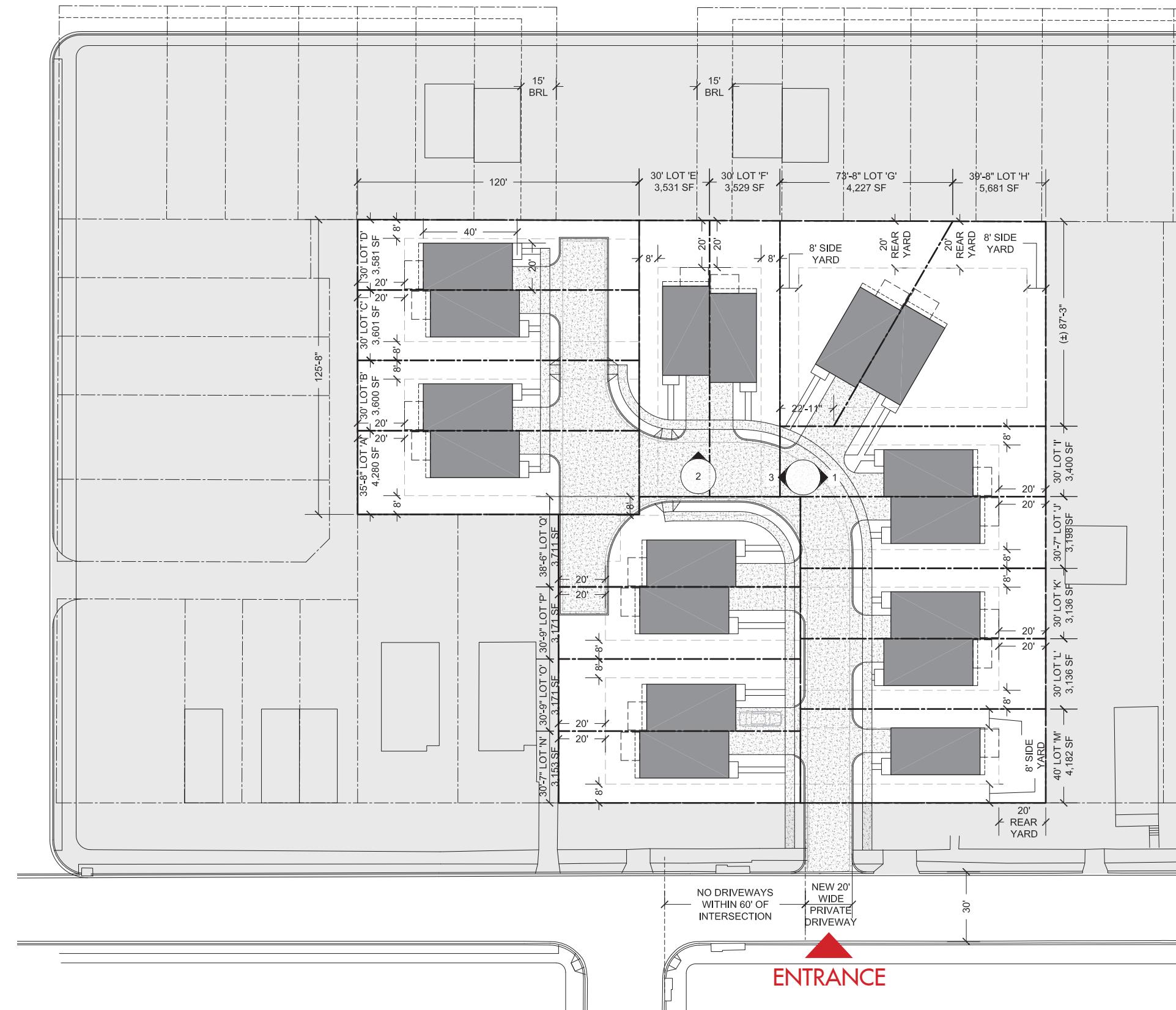


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PROPOSED SITE PLAN

0' 32' 64' 128'



SHEET 6

PROPOSED GRADING PLAN

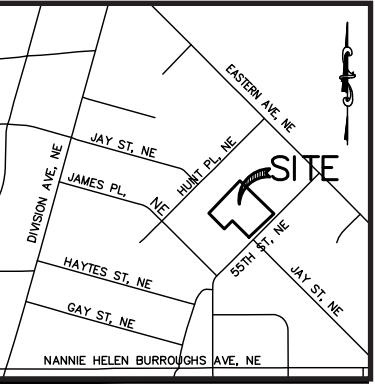
0' 20' 40' 80'



CAPITOL

ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

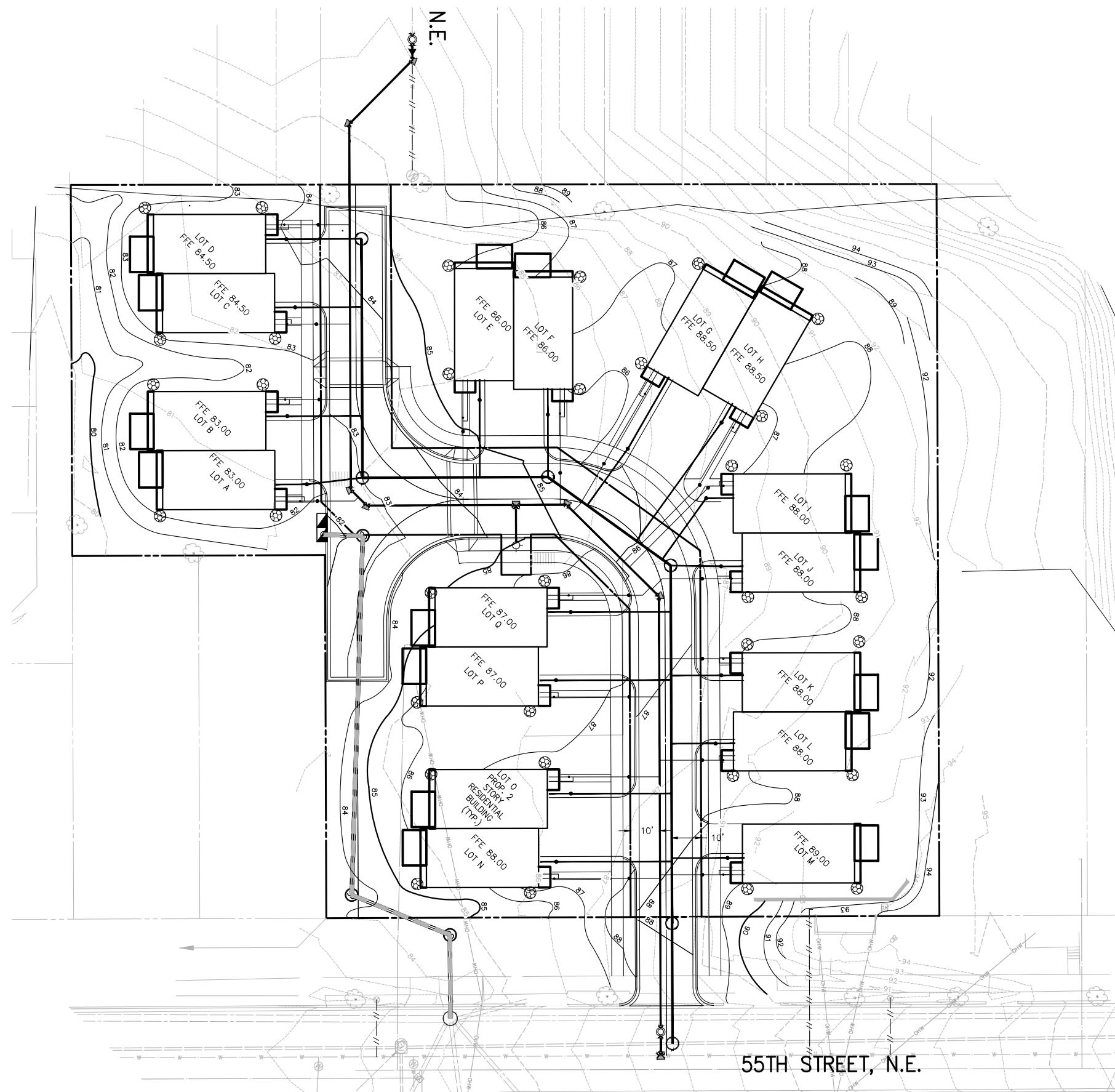
VIKA CAPITOL, LLC
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
Phone: 202.244.4140 ★ Fax: 202.244.4196
★ WWW.VIKACAPITOL.COM ★



VICINITY MAP

SCALE 1" = 500'

CONTOURS ARE DISPLAYED
WITH A 1' INTERVAL



SITE PLAN KEYNOTES

- 1 PROP. 48" CONCRETE DOGHOUSE MANHOLE -DCW STD S-20.11
- 2 PROP. PRECAST CONCRETE MANHOLE -DCW STD S-20.01 (TYP)
- 3 0+00 PROP. 8"x6" T, 6" VALVE W/4"x4" CONC. CASING, AND CONC. THRUST BLOCK
- 4 PROP. CLEANOUT - DCW STD. S-80.02 (TYP.)
- 5 PROP. WYE BRANCH CONNECTION. DCW STD. S-80.01 (TYP.)
- 6 PROP. 6" FIRE HYDRANT TEE TO PROP. FIRE HYDRANT DCW STD. W-50.01
- 7 CONNECT TO EXISTING 8" WATER LINE W/PROP. 6" GATE VALVE (DCW STD. W-20.01) W/4"x4" CONC. CASINGR
- 8 PROP. 45° HORIZONTAL BEND WITH CONC. THRUST BLOCK

SITE AND GRADING LEGEND

- 100 EXISTING MAJOR CONTOUR LINE
- 101 EXISTING MINOR CONTOUR LINE
- 100 PROPOSED MAJOR CONTOUR LINE
- 101 PROPOSED MINOR CONTOUR LINE
- + 95₉₈ PROPOSED SPOT ELEVATION
- + 95₉₆ PROPOSED TOP OF CURB SPOT ELEVATION
- + 95₉₅ PROPOSED BOTTOM OF CURB SPOT ELEVATION
- + 95₉₄ PROPOSED TOP OF STAIR SPOT ELEVATION
- + 95₉₃ PROPOSED BOTTOM OF STAIR SPOT ELEVATION
- + 95₉₂ PROPOSED TOP OF WALL SPOT ELEVATION
- + 95₉₁ PROPOSED BOTTOM OF WALL SPOT ELEVATION
- + 95₉₀ EXISTING SPOT ELEVATION
- 0.75% SLOPE DIRECTION
- (2)R@4" QUANTITY OF RISERS & HEIGHT
- ===== PROPOSED 7" CONC. CURB & GUTTER

GRADING NOTES

1. NO PROPOSED LONGITUDINAL SLOPE SHALL EXCEED 4.99% UNLESS OTHERWISE SPECIFIED
2. NO PROPOSED CROSS SLOPE SHALL EXCEED 1.99%
3. NO PROPOSED RAMPS SHALL EXCEED 8.33%
4. RAMPS THAT EXCEED 4.99% SHALL HAVE AN ADA COMPLIANT HANDRAIL

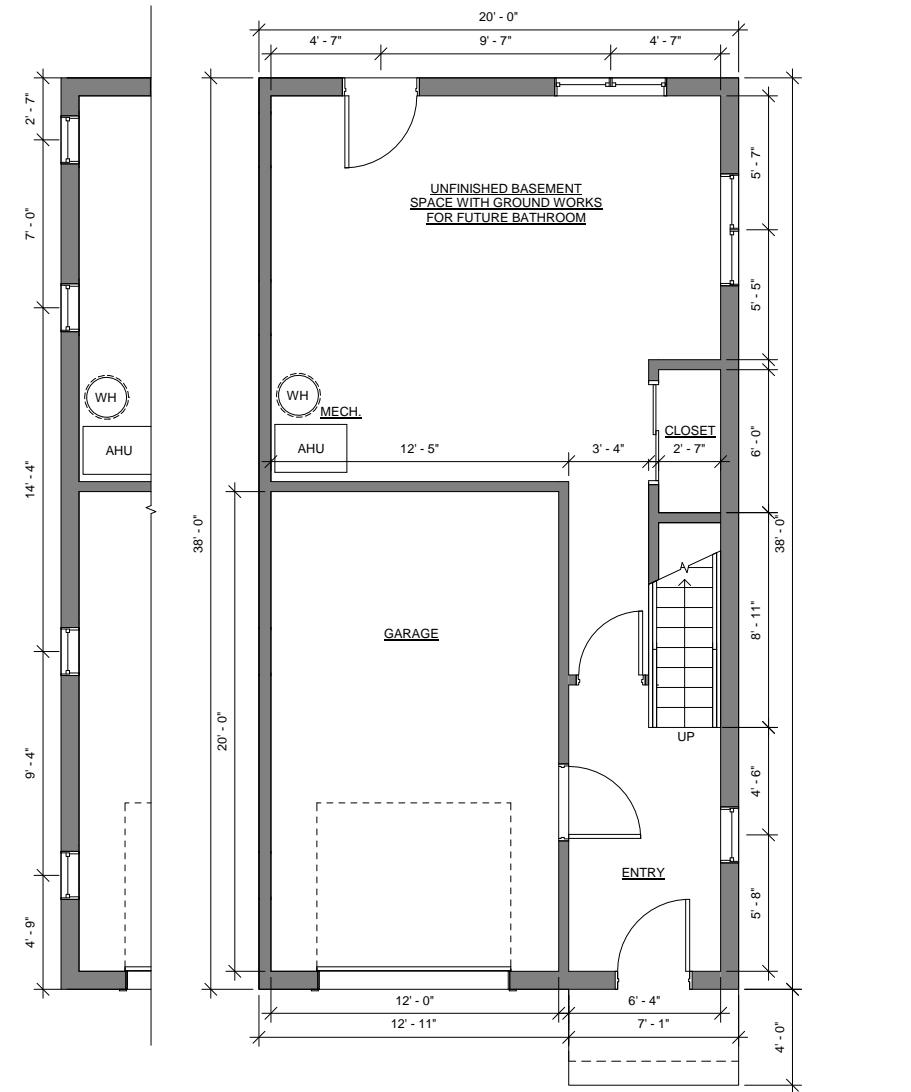
GRADING LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
HP	HIGH POINT
LP	LOW POINT
TOM	TOP OF MEDIA

TEST PIT NOTE

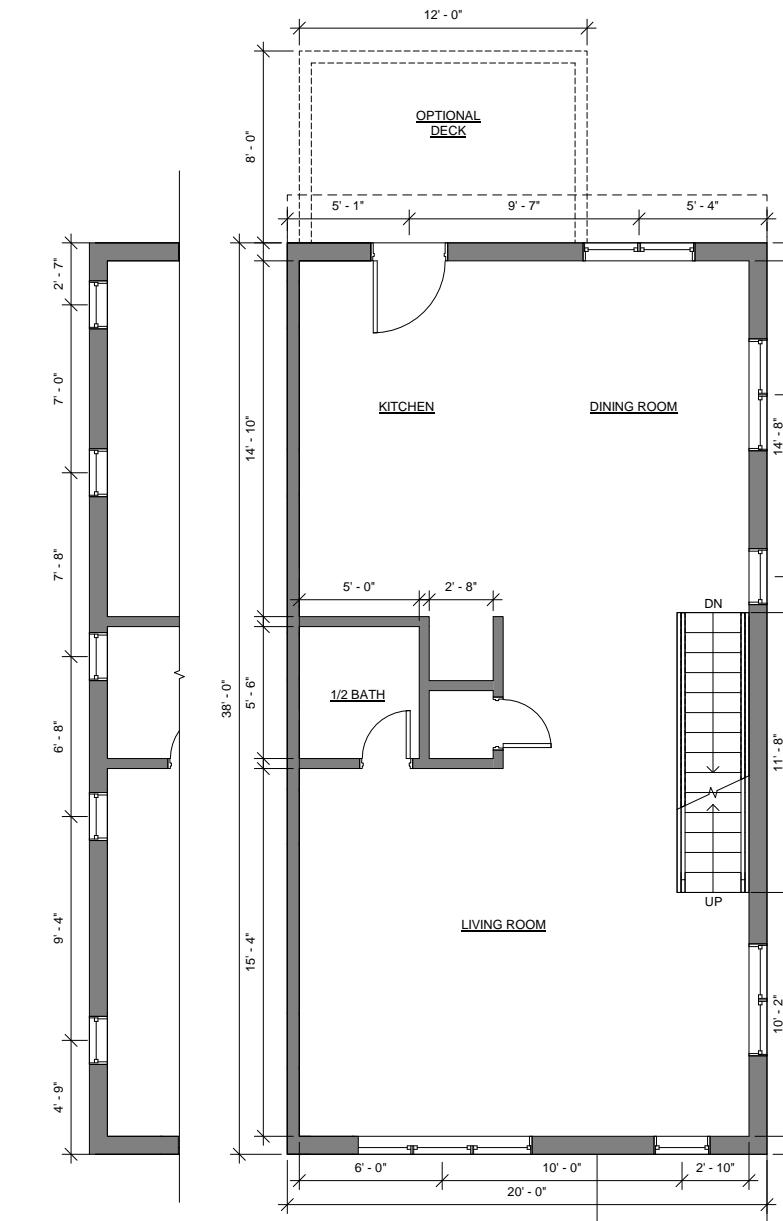
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION

SHEET 7



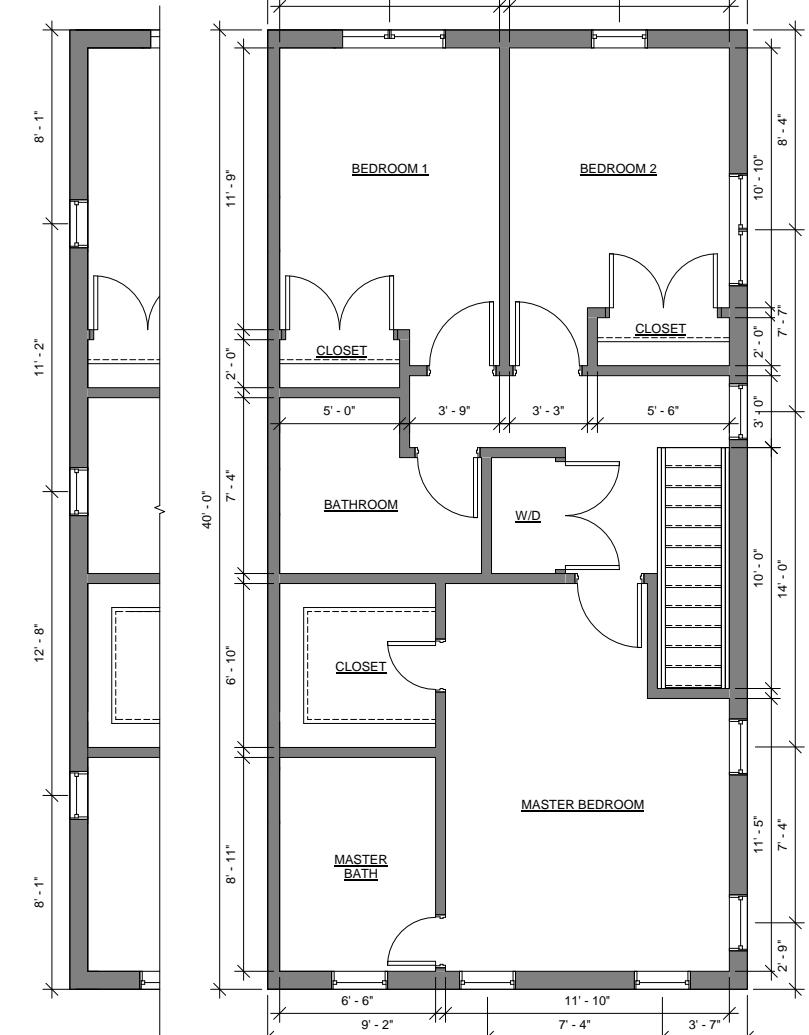
@ DETATCHED UNIT

TYPICAL FIRST FLOOR PLAN



@ DETATCHED UNIT

TYPICAL SECOND FLOOR PLAN



@ DETATCHED UNIT

TYPICAL THIRD FLOOR PLAN



NOTE: FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF DECK AND OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATIONS OF THE BUILDINGS.



TYPICAL FRONT ELEVATION

0' 2' 8' 16'



TYPICAL SIDE ELEVATION

0' 2' 8' 16'



TYPICAL BACK ELEVATION

0' 2' 8' 16'

SUBTITLE C, SECTION 305.3(c): THE HEIGHT OF A BUILDING GOVERNED BY THE PROVISIONS OF THIS SECTION SHALL BE MEASURED FROM THE FINISHED GRADE AT THE MIDDLE OF THE BUILDING FAÇADE FACING THE NEAREST STREET LOT LINE.

SUBTITLE B, SECTION 308.4: THE HEIGHT OF A BUILDING WITH A ROOF THAT IS NOT A FLAT ROOF SHALL BE MEASURED AS FOLLOWS: (A) FROM THE BHMP TO THE AVERAGE LEVEL BETWEEN THE HIGHEST EAVE, NOT INCLUDING THE EAVE OF A DORMER AND THE HIGHEST POINT OF THE ROOF;

SHEET 9



1 - STRIP ELEVATION NE

0' 8' 16' 32'



2 - STRIP ELEVATION NE

0' 8' 16' 32'

SHEET 10



3 - STRIP ELEVATION NE

0' 8' 16' 32'