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BZA PREHEARING SUBMISSION  
900-915 55TH STREET NE

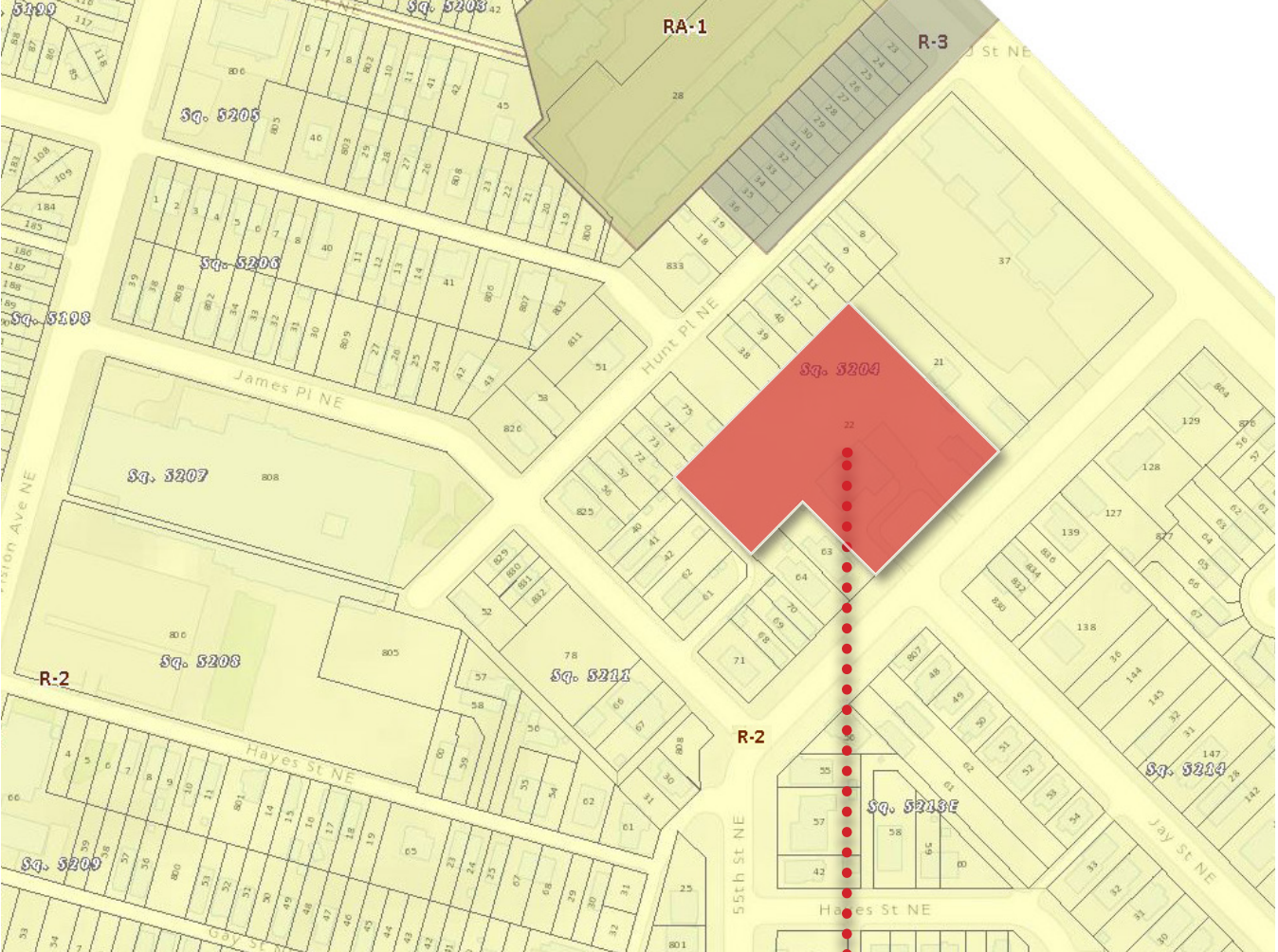
BZA CASE NO. 19841  
SQUARE: 5204 | LOT: 0022

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	2,500 SF FOR SEMI-DETACHED I.Z. DVLPMENTS 3,200 SF FOR DETATCHED I.Z.DEVELOPMENTS	—	>2,744 SF FOR SEMI-DETACHED 5,484 SF FOR DETACHED	—
Lot Width (ft. to the tenth)	250.3 FT	25' FOR SEMI-DETACHED I.Z. DEVELOPMENTS 32' FOR DETACHED I.Z. DEVELOPMENTS	—	>25' FOR SEMI-DETACHED 37.5' (AVG) FOR DETACHED	—
Lot Occupancy (building area/lot area)	6.9% (4,319 / 62,223)	—	40%	≤32.9%	—
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	—
Rear Yard (ft. to the tenth)	128.7'	20'	—	≥24.5'	—
Side Yard (ft. to the tenth)	20.1'	8' MIN, IF PROVIDED	—	≥5.0'	UP TO 3.0'
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	≤30' AND TWO STORIES	—



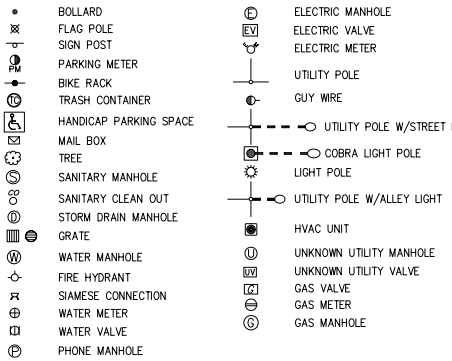
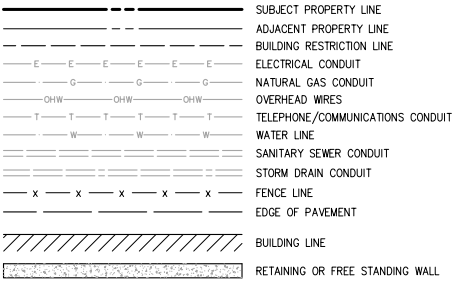
SUBJECT PROPERTY  
SQUARE 5204  
LOT 0022

TOTAL LAND AREA  
62,223 SF

ZONING  
R-2



LEGEND



(N)..... NORTH  
(S)..... SOUTH  
(E)..... EAST  
(W)..... WEST  
(NLY)..... NORTHERLY  
(S'LY)..... SOUTHERLY  
(E'LY)..... EASTERLY  
(W'LY)..... WESTERLY  
N.F. .... NORTH FACE  
S.F. .... SOUTH FACE  
E.F. .... EAST FACE  
W.F. .... WEST FACE  
SUB. BK. ... SUBDIVISION BOOK  
PG. .... PAGE  
A&T. .... ASSESSMENT & TAXATION  
BC ..... BUILDING RESTRICTION LINE  
SQ.FT. .... SQUARE FEET  
AC. .... ACRES  
R) ..... RECORD INFORMATION  
(M) ..... MEASURED INFORMATION  
(O) ..... OBSERVED ANGLE OR BEARING  
(C) ..... COMPUTED INFORMATION

INV. ....INVERT  
RCP .....REINFORCED CONCRETE PIPE  
CMP .....CORRUGATED METAL PIPE  
PVC .....POLY VINYL CHLORIDE  
HDPE .....HIGH DENSITY POLYETHYLENE  
CS .....COMBINED STORM & SEWER  
SS .....SANITARY SEWER  
SD .....STORM DRAIN  
WL .....WATER LINE  
GL .....GAS LINE  
CI .....CAST IRON  
WRPD .....WRAPPED  
STL .....STEEL  
TC .....TOP OF CURB  
BC .....BOTTOM OF CURB  
CL .....CENTER LINE  
BW .....BOTTOM WALL  
TW .....TOP OF WALL  
FF .....FINISH FLOOR  
GF .....GARAGE FLOOR  
CONC .....CONCRETE  
ESMT .....EASEMENT  
SAT .....SATELLITE

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE 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 COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. 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@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 (MC) (Investigations@verizon.com)	NO REPLY AT THIS TIME
PEPCO (dedc@pepco.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 (bm2692@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.

EXISTING CONDITIONS SITE SURVEY



VIKA CAPITOL, LLC.  
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★  
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NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS: SQUARE 5204 LOT 22 (914 55TH STREET, NE, WASHINGTON, DC)
2. THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
3. 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. 1100010043C FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.
4. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY HAS A VEHICULAR AND PEDESTRIAN ACCESS FROM 55TH STREET, N.E. 90' WIDE PUBLIC ROADWAY.
6. 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.
7. 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.
8. THERE ARE NO OBSERVABLE PARTY WALLS WITH ADJOINING PROPERTIES.
9. THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.

ZONING NOTE

THE FOLLOWING INFORMATION WAS TAKEN FROM UDC2.DC.GOV WEB SITE:  
LOT 022 IN SQUARE 5204 R-2 (RESIDENTIAL ZONE)

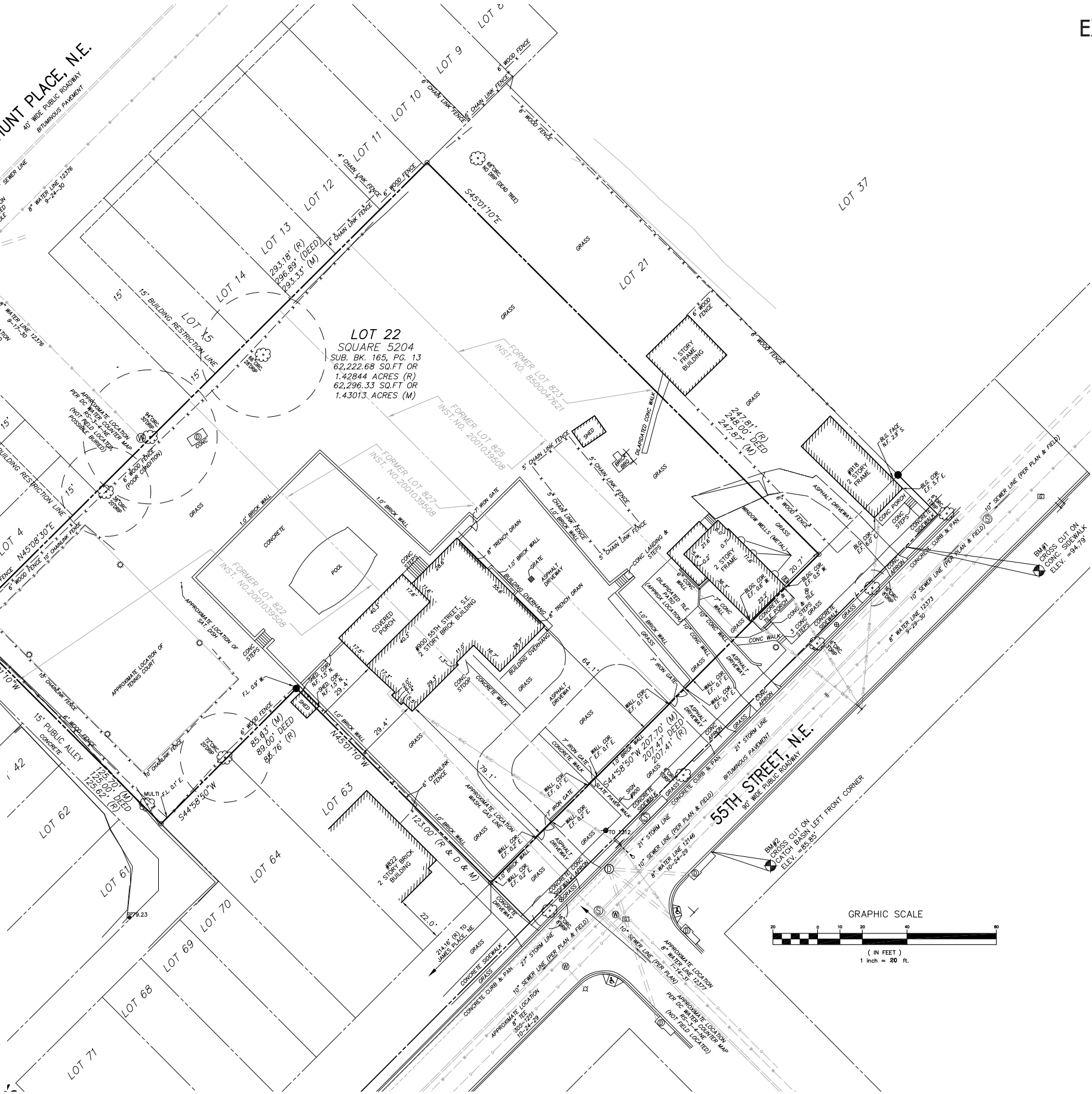
THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

DC 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 CONFIGURATION FOR THIS PROPERTY.

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY RED ROCK TITLE LLC.  
RRT CASE NO. DC-17-03108  
EFFECTIVE DATE: \_\_\_\_\_  
1). COVENANT NOT TO ENCUMBER, RECORDED 1-6-66 AT INST. # 1966000767  
(NOT PLOTTABLE)







1



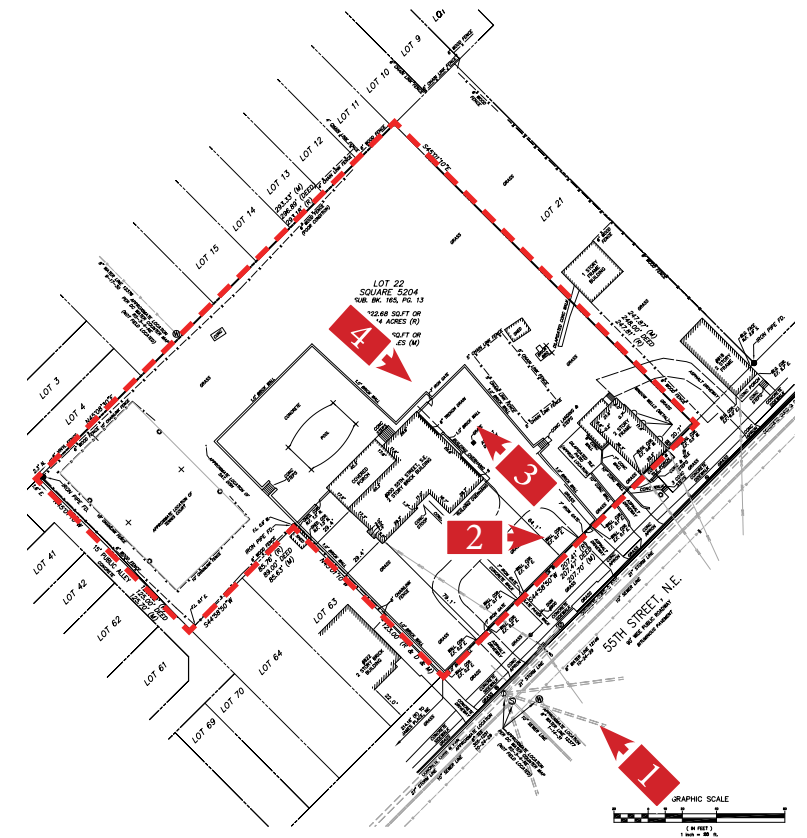
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3



4







4



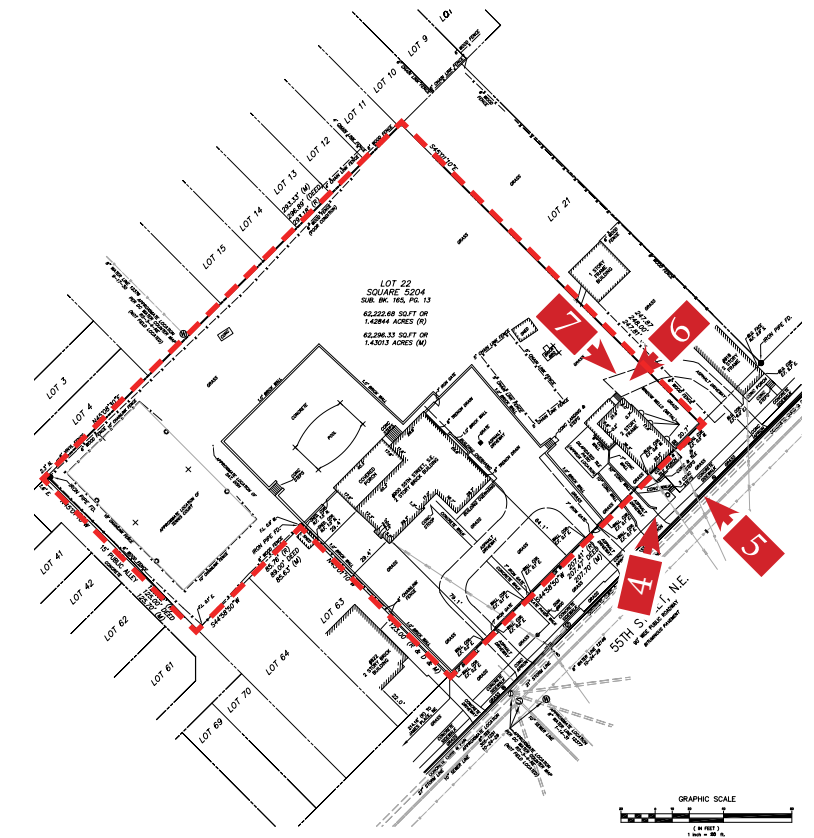
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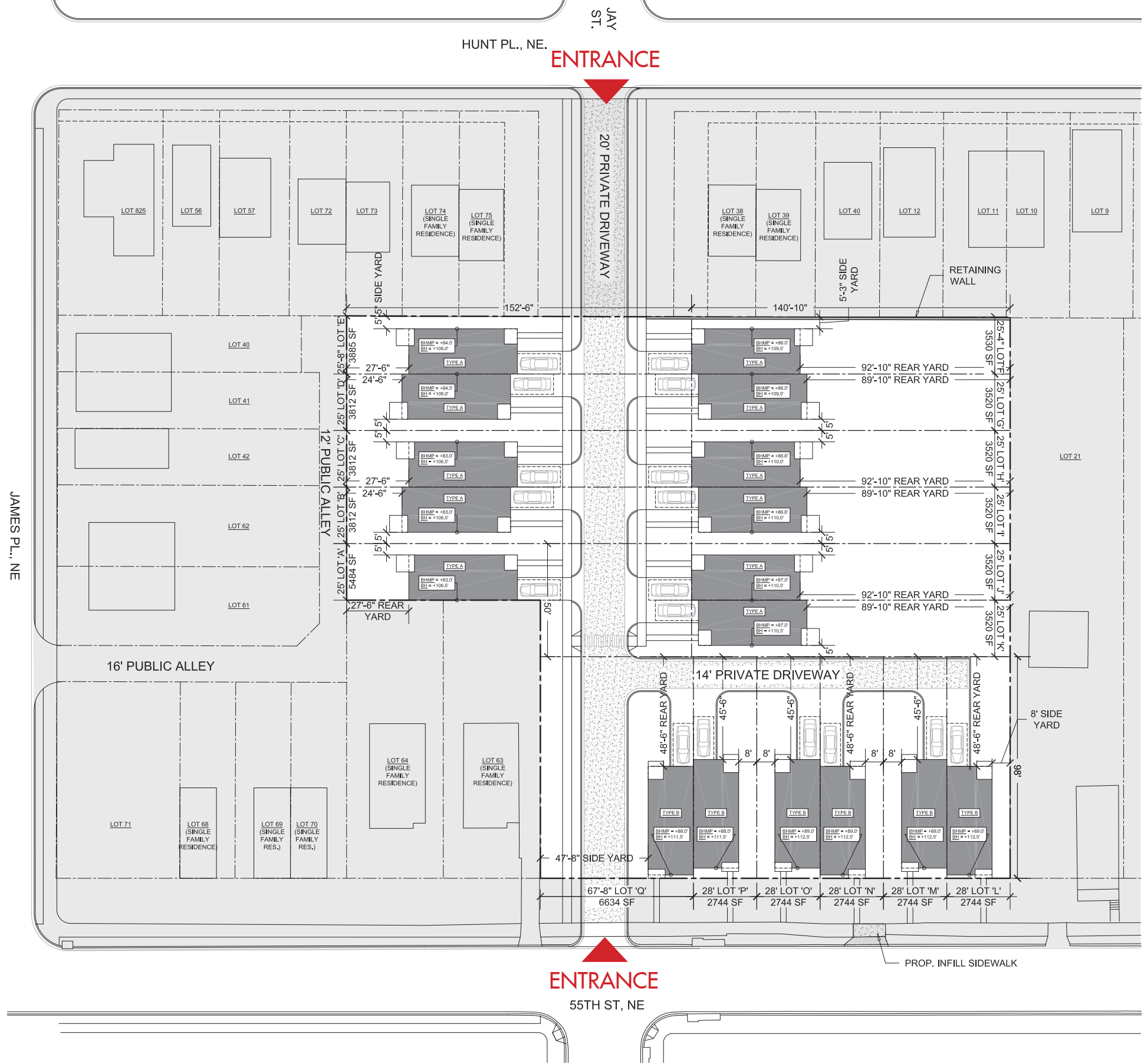
6



7







EXISTING GRADING PLAN

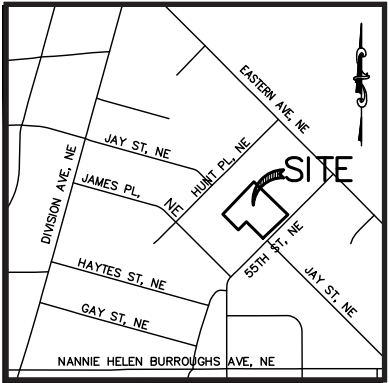
0' 10' 20' 40'



CAPITOL

ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMATICS

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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. CASING
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
- + 95.00 PROPOSED SPOT ELEVATION
- + 95.00 PROPOSED TOP OF CURB SPOT ELEVATION
- + 95.00 PROPOSED BOTTOM OF CURB SPOT ELEVATION
- + 95.00 PROPOSED TOP OF STAIR SPOT ELEVATION
- + 95.00 PROPOSED BOTTOM OF STAIR SPOT ELEVATION
- + 95.00 PROPOSED TOP OF WALL SPOT ELEVATION
- + 95.00 PROPOSED BOTTOM OF WALL SPOT ELEVATION
- + 95.00 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 EXCEEDS 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



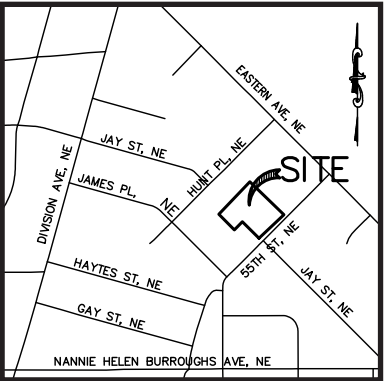
PROPOSED GRADING PLAN

0' 10' 20' 40'



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VICINITY MAP  
SCALE 1" = 500'

CONTOURS ARE DISPLAYED WITH A 1' INTERVAL

SITE AND GRADING LEGEND

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---			PROPOSED 7" CONC. CURB & GUTTER

GRADING NOTES

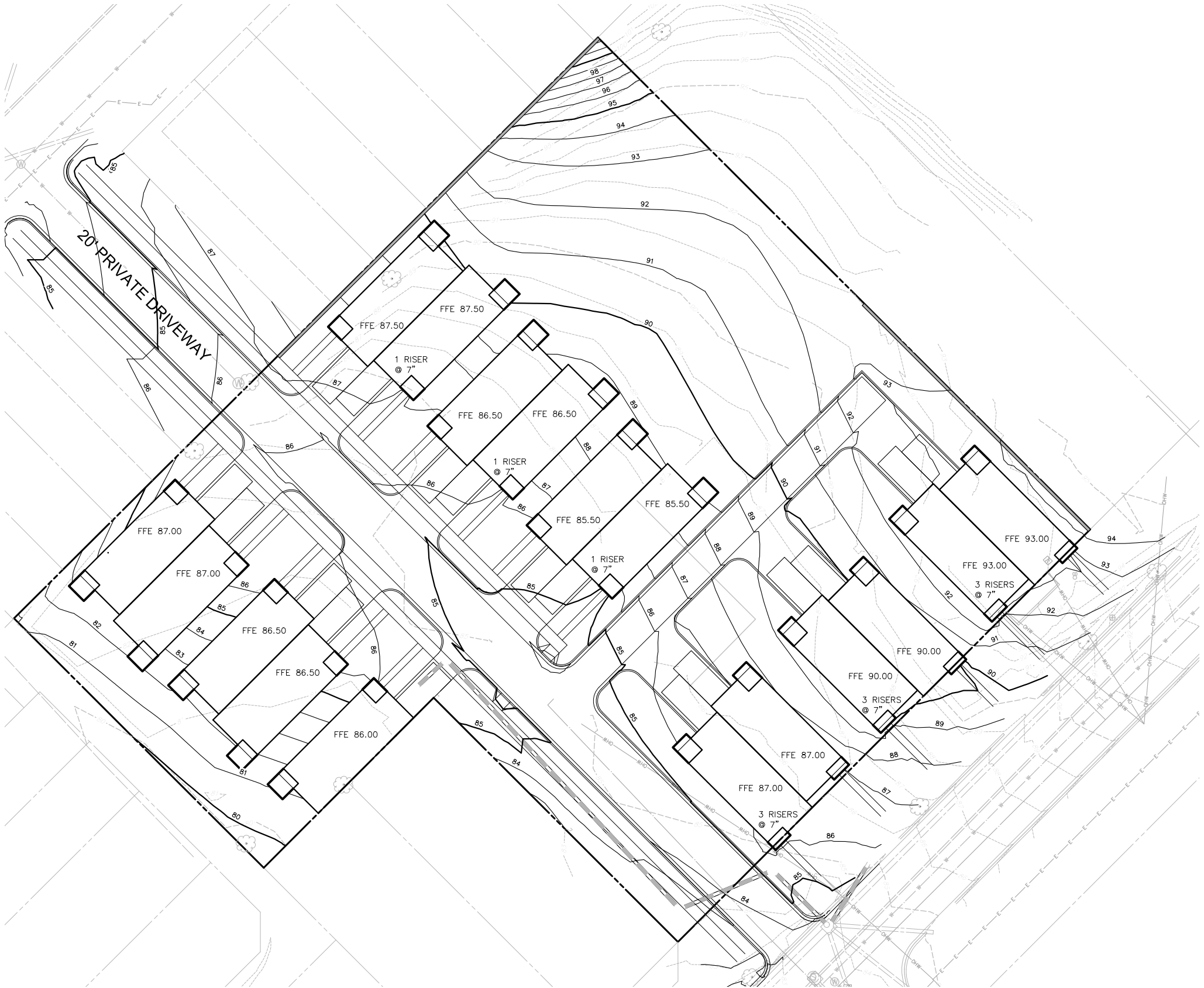
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GRADING LEGEND

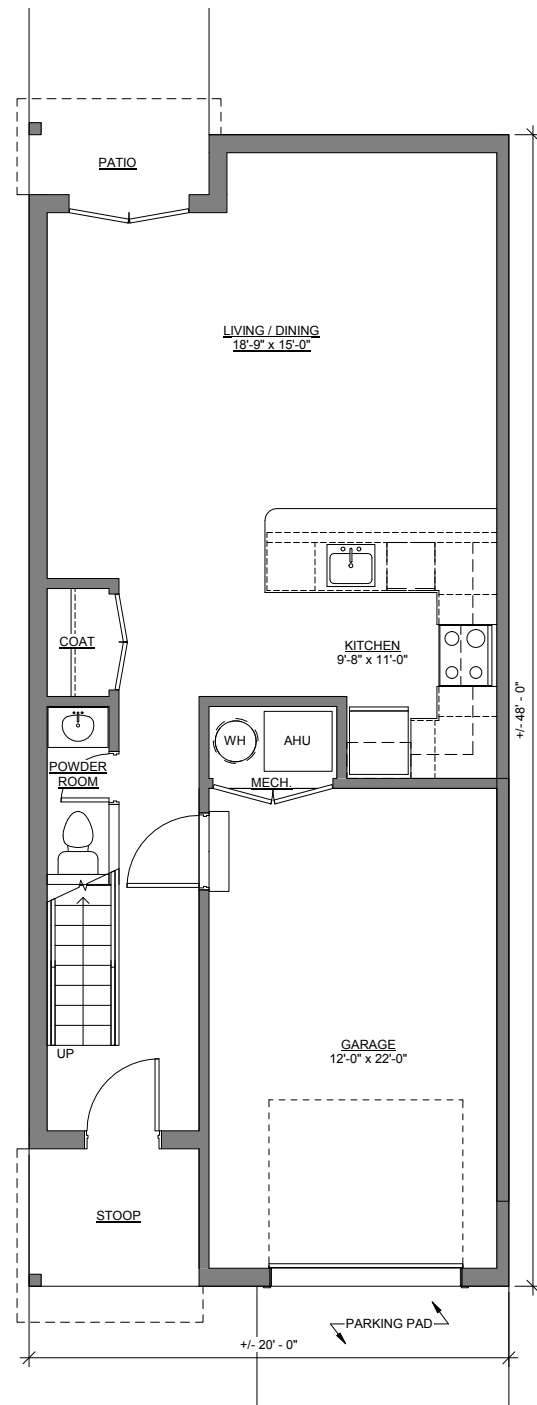
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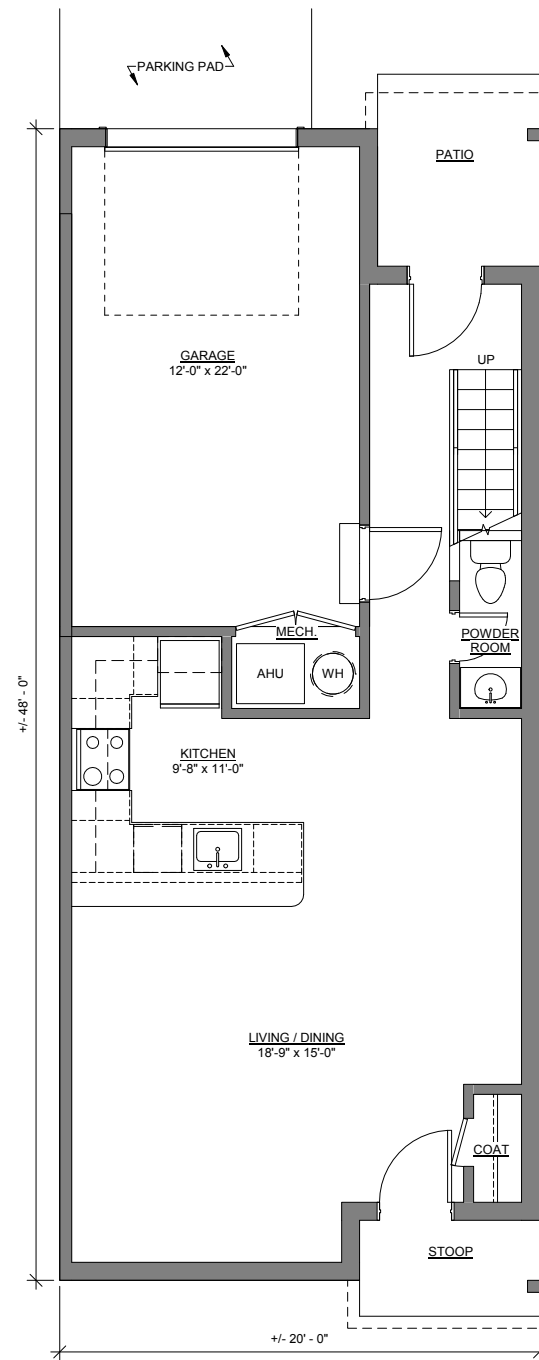






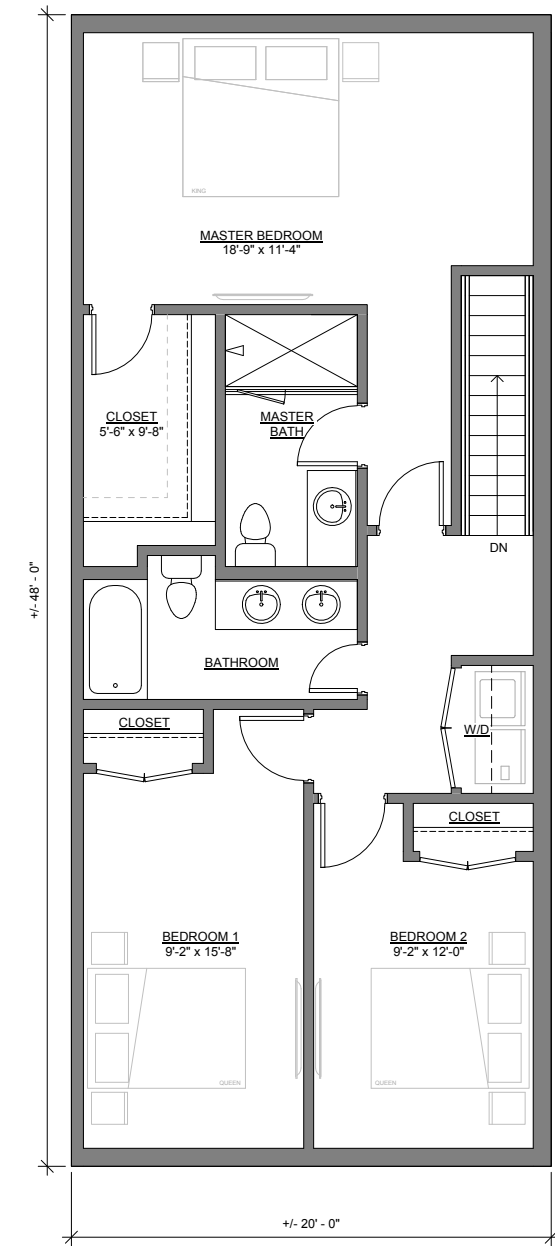
FIRST FLOOR PLAN - TYPE A (FRONT-LOADING)

0' 1' 4' 8'



FIRST FLOOR PLAN - TYPE B (REAR-LOADING)

0' 1' 4' 8'



SECOND FLOOR PLAN - TYPE A/B

0' 1' 4' 8'

TOTAL GSF : +/- 1,860 SF | W/O GARAGE: +/- 1,600 SF

**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 SIDE ELEVATION

0' 1' 4' 8'



TYPE A - FRONT ELEVATION

0' 1' 4' 8'

TYPE B - REAR ELEVATION SIMILAR (NO BRICK)

**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;

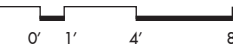




TYPICAL SIDE ELEVATION



TYPE B - FRONT ELEVATION



TYPE A - REAR ELEVATION SIMILAR (NO BRICK)

**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.

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