

# B.Z.A. FILING SET

A.N.C. HEARING DATE: T.B.D.  
 B.Z.A. SUBMISSION DATE: T.B.D.  
 B.Z.A. HEARING DATE: T.B.D.



View Looking SW down 4th Street



Existing Rear Elevation



Existing Front Elevation

**ZONING CODE:**

RF-3 Zone / Capitol Hill Historic District Overlay

	<u>Section</u>	<u>Per Code</u>	<u>Existing</u>	<u>Proposed</u>
E-202	Per C-1500	Permitted per...	None	Requesting
E-508.1	Per Title X	PH as Spec. Ex.	None	Requesting
E-5205.1	Spec. Except.	PH as Spec. Ex.	None	Requesting
C-1500.3(a)	Limitations	Lim. per 1500.4	N/A	See below
C-1500.4(a)	Height	Lim. to 10'-0"	N/A	8'-0"
C-1500.4(b)	Scope	Lim. to Stairs & 30SF	N/A	Conforms
C-1500.6	Number	Single enclosure	N/A	Conforms
C-1500.9	Design	Uniform Height	N/A	Conforms
C-1502.1(c)(1)	Setback	1:1 side setback	N/A	Requesting Relief
C-1503.2	Area	< 0.4 FAR	N/A	Conforms (0.037FAR)
C-1504.1(d)	Issues	Difficult constraints	N/A	No other opportunity to place stairs given exist. house

**ENTITLEMENT INFO:**

C.H.R.S. Approval 10 Aug 2017  
 A.N.C. Approval 13 Sep 2017  
 H.P.R.B. Approval 28 Sep 2017

**PERMIT INFO:**

B-1707914 Issued 7/25/2017  
 Infill of dogleg

**SCOPE OF WORK:**

- Add stairs at second level, in infilled dogleg, to new roof-deck
- Provide penthouse at roof level to enclose new stairs (~87 SF)
- Provide new PH as support space for roof deck (~97 SF)
- Provide new toilet room in rooftop PH
- Provide new kitchenette wet bar in rooftop PH

**PROPERTY INFO:**

434 4th Street NE  
 Sq 780, Lot 51  
 Lot Area: 1,615 GSF

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428 4TH ST NE



430 4TH ST NE



432 4TH ST NE



PROJECT SITE



436 4TH ST NE



438 4TH ST NE



440 4TH ST NE

4th STREET - FRONT FACADE ELEVATIONS



440 REAR

NOT ORIGINAL:  
FRENCH DOORS @ BASE-  
MENT LEVEL NOT PART  
OF ORIGINAL ELEVATION



438 REAR

NOT ORIGINAL:  
UPPER LEVEL WINDOW  
MODIFIED



436 REAR

NOT ORIGINAL:  
FRENCH DOORS W/ CLEAR-  
STORY @ MAIN LEVEL NOT  
PART OF ORIGINAL ELEVATION



PROJECT SITE

NOT ORIGINAL:  
ENTIRE REAR FACADE RE-DONE  
IN 2006. PERMIT # B100390  
ISSUED 12/5/2006



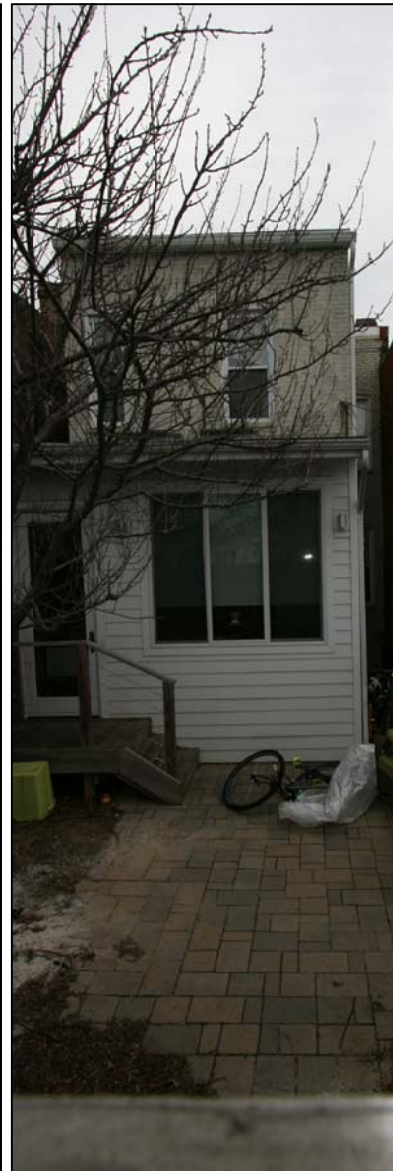
432 REAR

ORIGINAL:



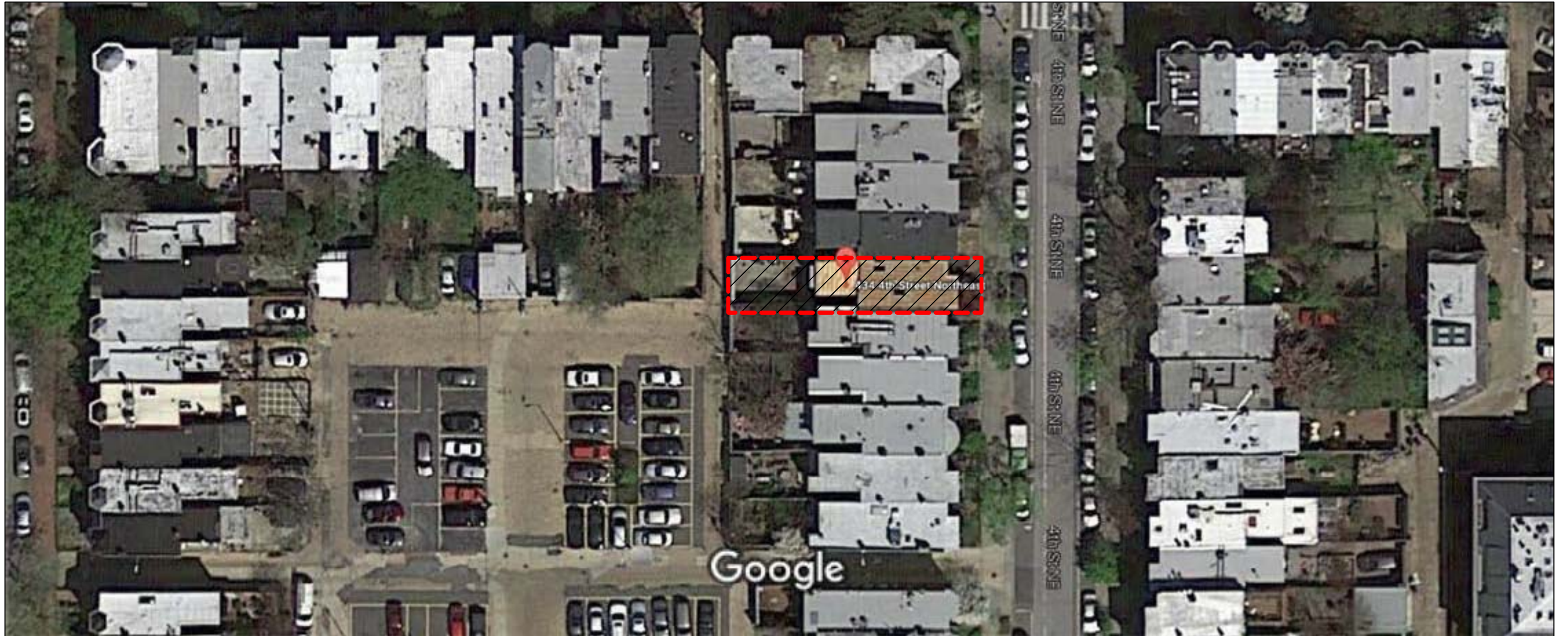
430 REAR

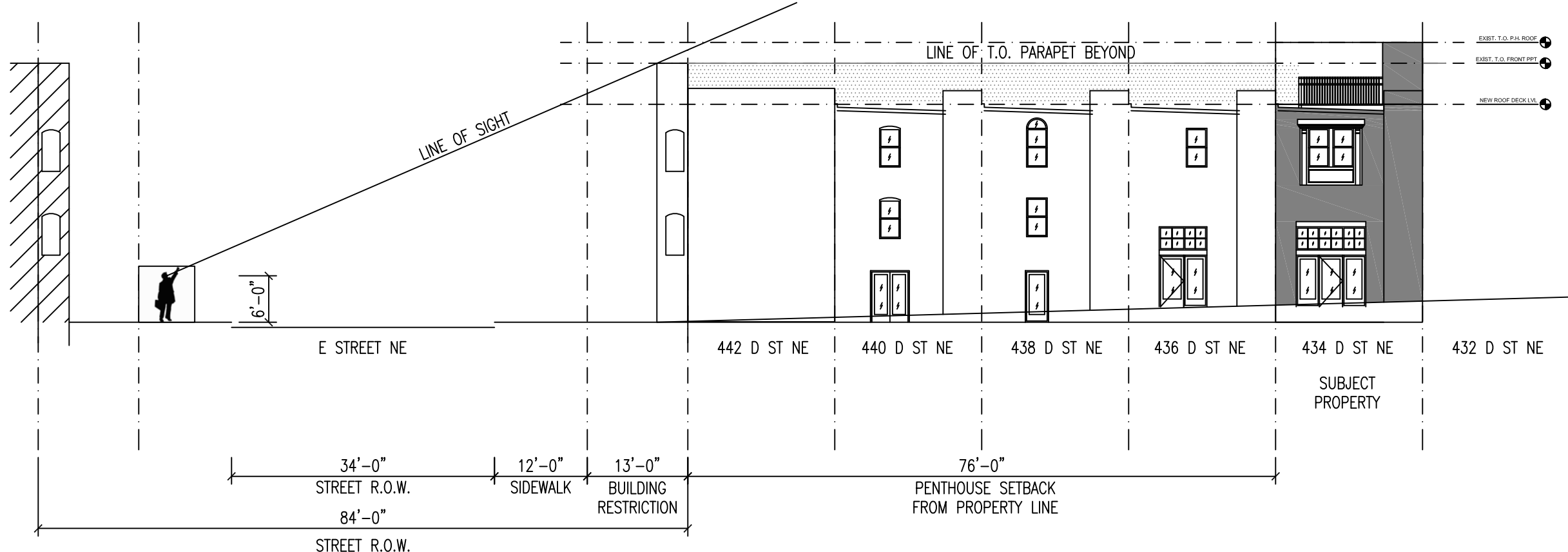
NOT ORIGINAL:  
STUCCO ADDED AND  
ALTERATIONS MADE TO  
DOOR AND WINDOW  
@ MAIN LEVEL



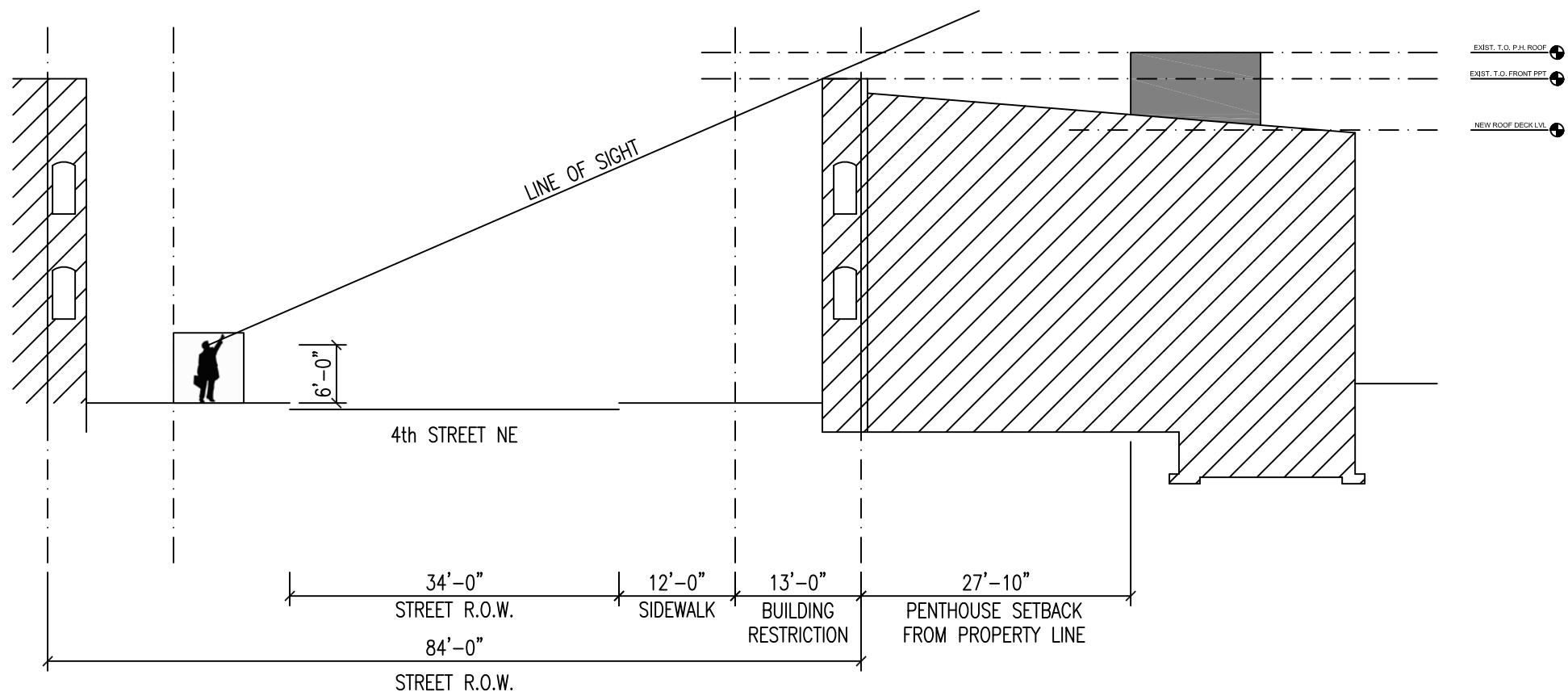
428 REAR

NOT ORIGINAL:  
MAIN LEVEL ADDITION NOT  
ORIGINAL TO REAR FACADE,  
AND SIDING NOT ORIGINAL  
TO BRICK STRUCTURE

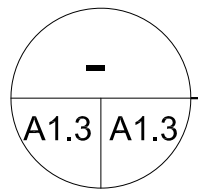
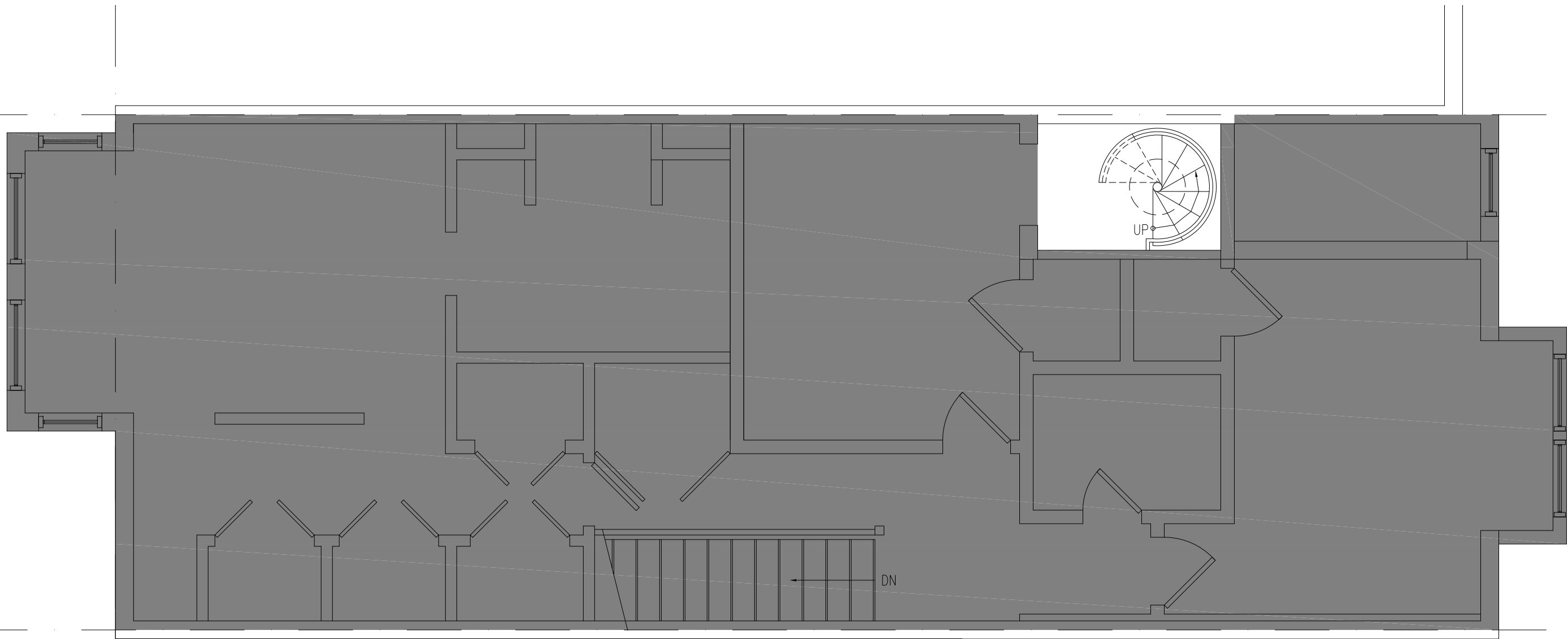




**SIGHT LINE VIEW FROM E STREET NE**  
SCALE: 1/8" = 1'-0"

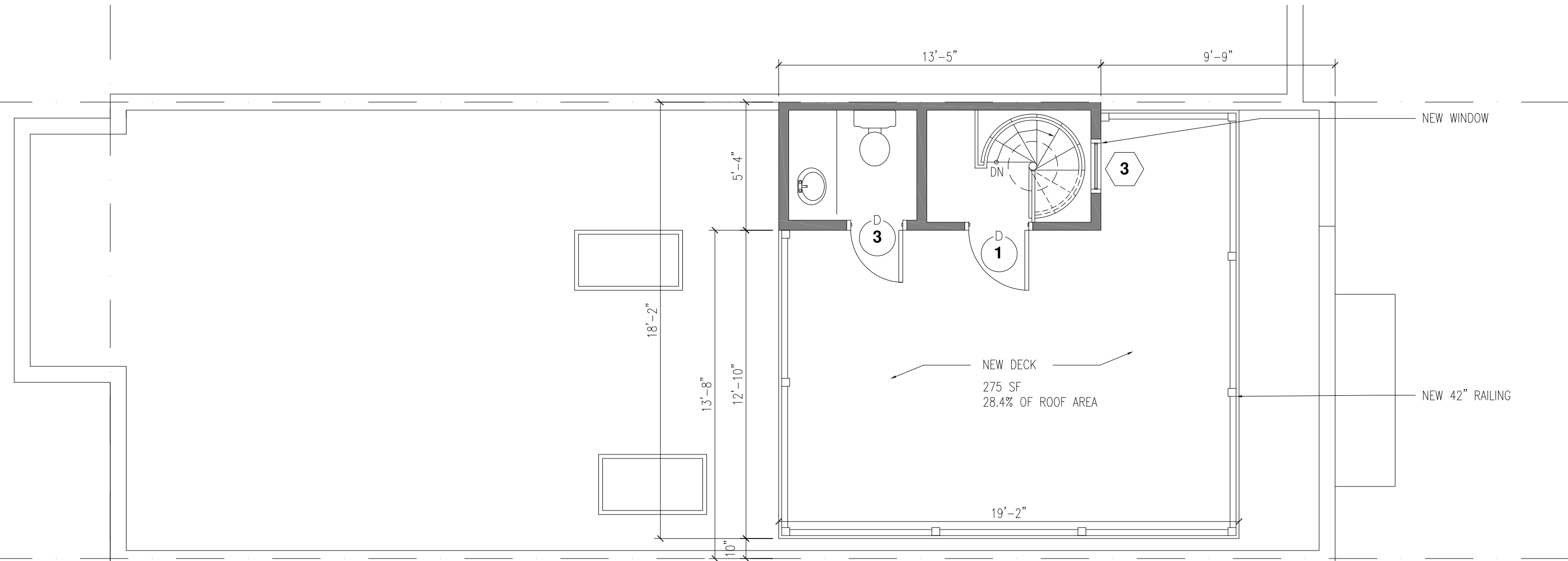


**SIGHT LINE VIEW FROM 4TH STREET NE**  
SCALE: 1/8" = 1'-0"



Upper Level - New Work

SCALE: 1/4" = 1'-0"



## Roof Level - New Work

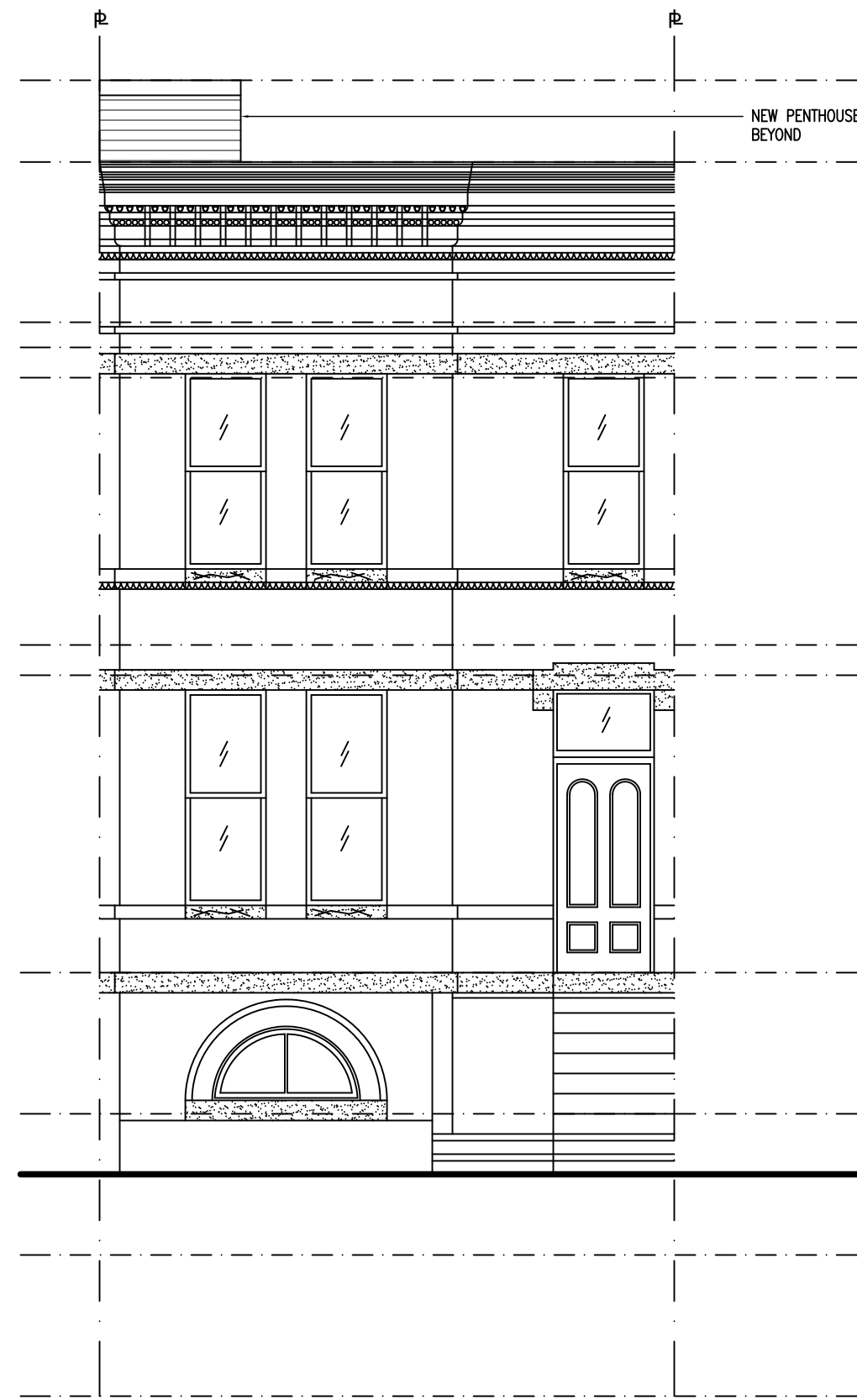
SCALE: 1/4" = 1'-0"



- EXIST. T.O. P.H. ROOF  
EL. +36'-2"
- EXIST. FRONT PPT  
EL. +33'-5-1/2"
- NEW ROOF DECK LVL  
EL. +28'-2"
- EXIST. CLG. Front  
EL. +27'-4"
- EXIST. CLG. Rear  
EL. +26'-4"
- EXIST. UPPER FLR LVL  
EL. +17'-6"
- EXIST. CLG.  
EL. +16'-6"
- EXIST. MAIN FLR LVL  
EL. +6'-8"
- EXIST. FAMILY RM. LVL  
EL. +2'-0"
- EXIST. SIDEWALK LVL  
EL. -0'-0"
- EXIST. BASEMENT LVL  
EL. -2'-8"
- EXIST. CELLAR LVL  
EL. -7'-4"

**EXISTING FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

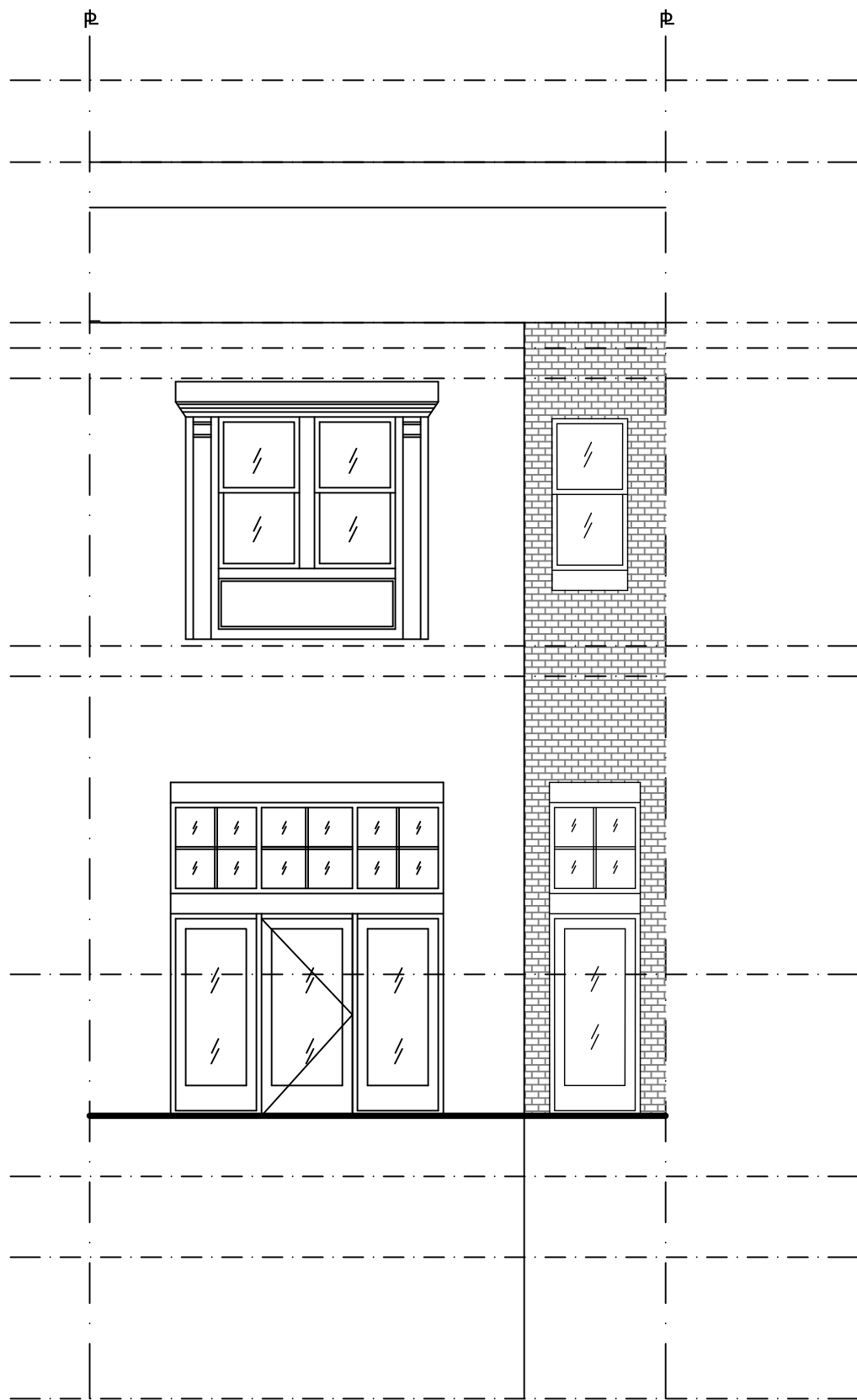


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EL. +16'-6"
- EXIST. MAIN FLR LVL  
EL. +6'-8"
- EXIST. FAMILY RM. LVL  
EL. +2'-0"
- EXIST. SIDEWALK LVL  
EL. -0'-0"
- EXIST. BASEMENT LVL  
EL. -2'-8"
- EXIST. CELLAR LVL  
EL. -7'-4"

**PROPOSED FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

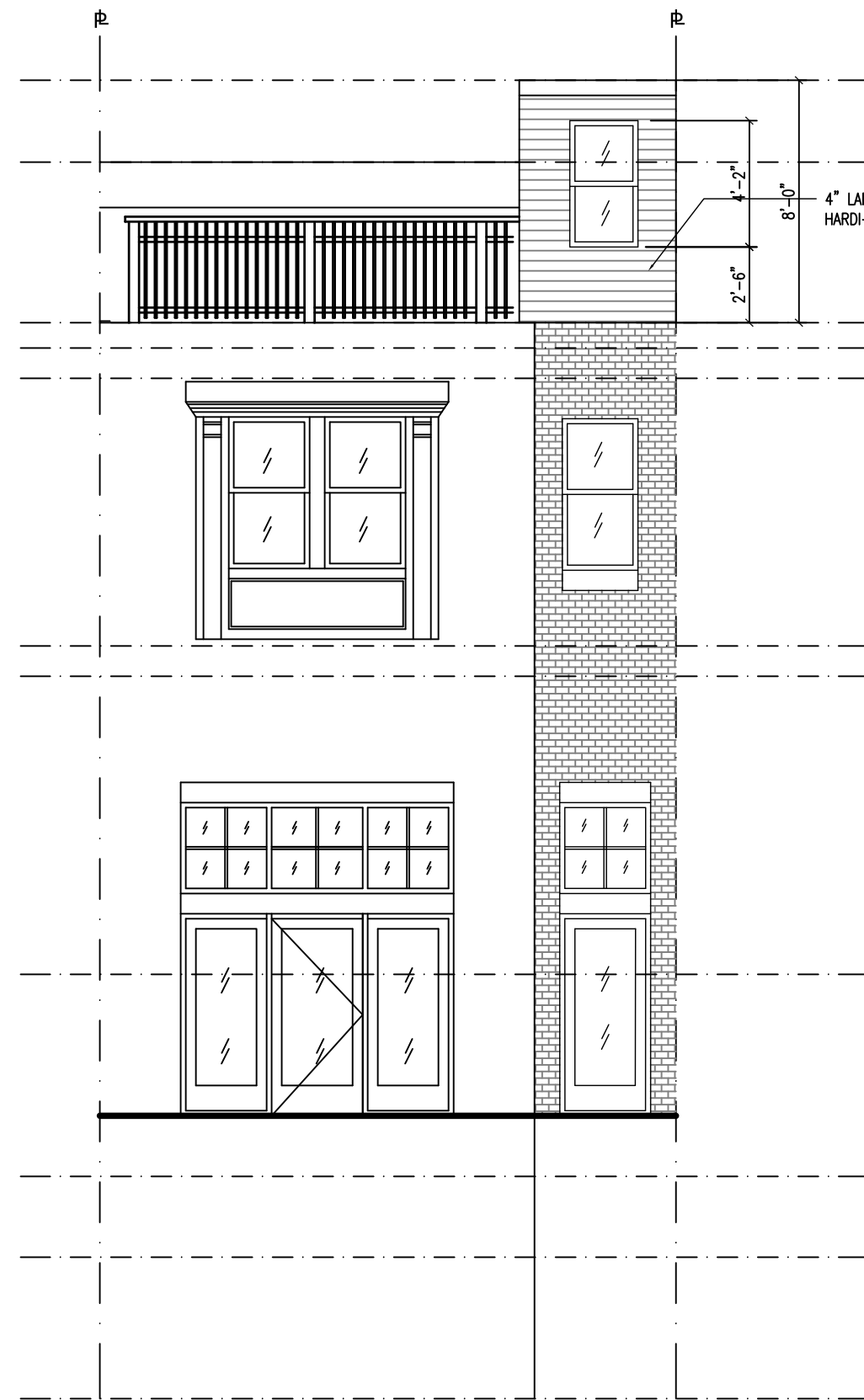




- EXIST. T.O. P.H. ROOF  
EL. +36'-2"
- EXIST. T.O. FRONT PPT  
EL. +33'-5-1/2"
- NEW ROOF DECK LVL  
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EL. +27'-4"
- EXIST. CLG. Rear  
EL. +26'-4"
- EXIST. UUPER FLR LVL  
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- EXIST. CLG.  
EL. +16'-6"
- EXIST. MAIN FLR LVL  
EL. +6'-8"
- EXIST. FAMILY RM. LVL  
EL. +2'-0"
- EXIST. SIDEWALK LVL  
EL. -0'-0"
- EXIST. BASEMENT LVL  
EL. -2'-8"
- EXIST. CELLAR LVL  
EL. -7'-4"

### EXISTING REAR ELEVATION

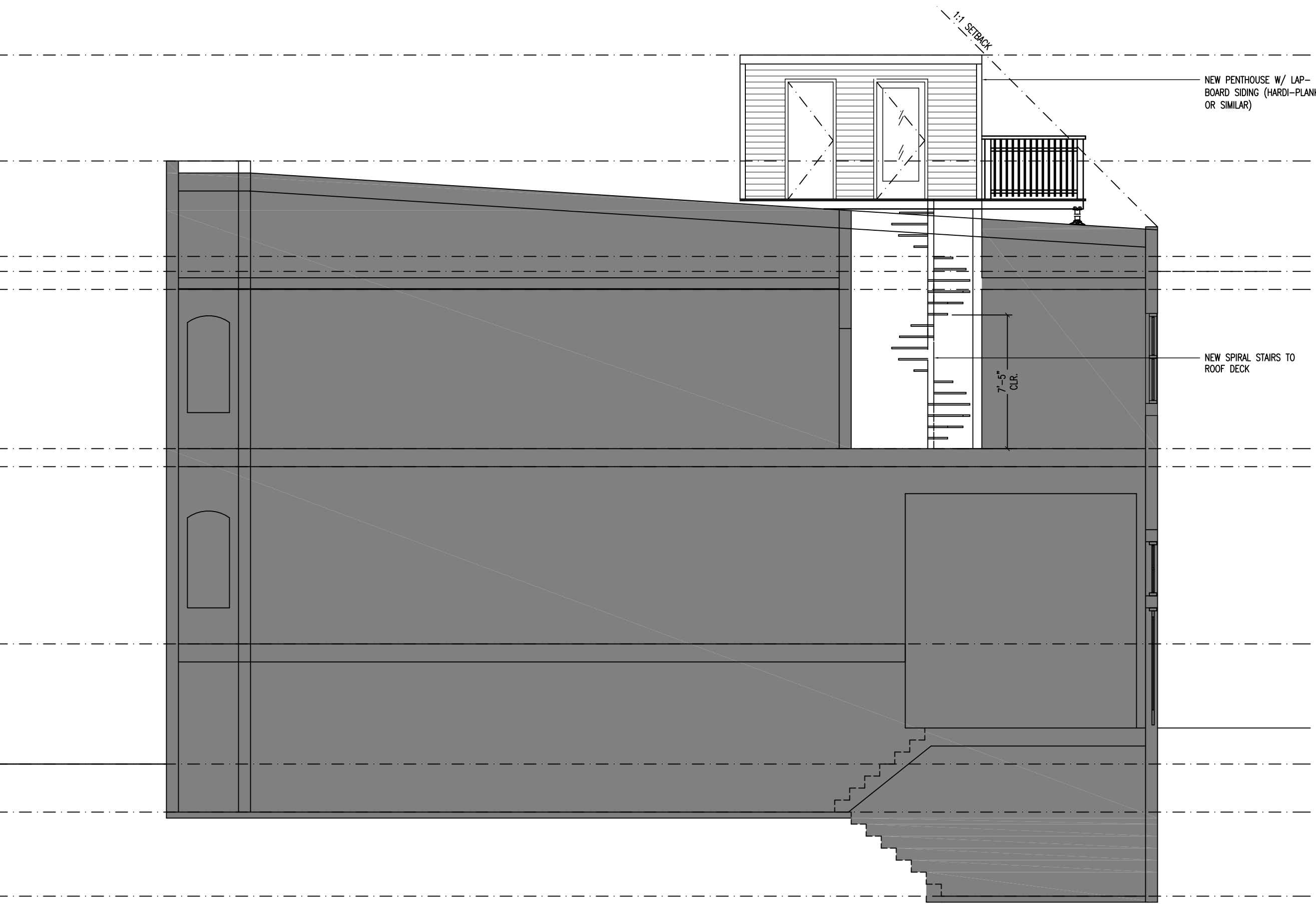
SCALE: 3/16" = 1'-0"



- EXIST. T.O. P.H. ROOF  
EL. +36'-2"
- EXIST. T.O. FRONT PPT  
EL. +33'-5-1/2"
- NEW ROOF DECK LVL  
EL. +28'-2"
- EXIST. CLG. Front  
EL. +27'-4"
- EXIST. CLG. Rear  
EL. +26'-4"
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EL. +17'-6"
- EXIST. CLG.  
EL. +16'-6"
- EXIST. MAIN FLR LVL  
EL. +6'-8"
- EXIST. FAMILY RM. LVL  
EL. +2'-0"
- EXIST. SIDEWALK LVL  
EL. -0'-0"
- EXIST. BASEMENT LVL  
EL. -2'-8"
- EXIST. CELLAR LVL  
EL. -7'-4"

### PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"



NEW PENTHOUSE W/ LAP-BOARD SIDING (HARDI-PLANK OR SIMILAR)

NEW SPIRAL STAIRS TO ROOF DECK

7'-5" CLR.

1:1 SETBACK

- NEW T.O. P.H. ROOF  
EL. +39'-4"
- EXIST. T.O. FRONT PPT  
EL. +33'-5-1/2"
- NEW ROOF DECK LVL  
EL. +28'-2"
- EXIST. CLG. Front  
EL. +27'-4"
- EXIST. CLG. Rear  
EL. +26'-4"
- EXIST. UUPER FLR LVL  
EL. +17'-6"
- EXIST. CLG.  
EL. +16'-6"
- EXIST. MAIN FLR LVL  
EL. +6'-8"
- EXIST. FAMILY RM. LVL  
EL. +2'-0"
- EXIST. SIDEWALK LVL  
EL. -0'-0"
- EXIST. BASEMENT LVL  
EL. -2'-8"
- EXIST. CELLAR LVL  
EL. -7'-4"

SECTION - NEW

SCALE: 3/16" = 1'-0"