

# BOARD OF ZONING ADJUSTMENT SUBMISSION

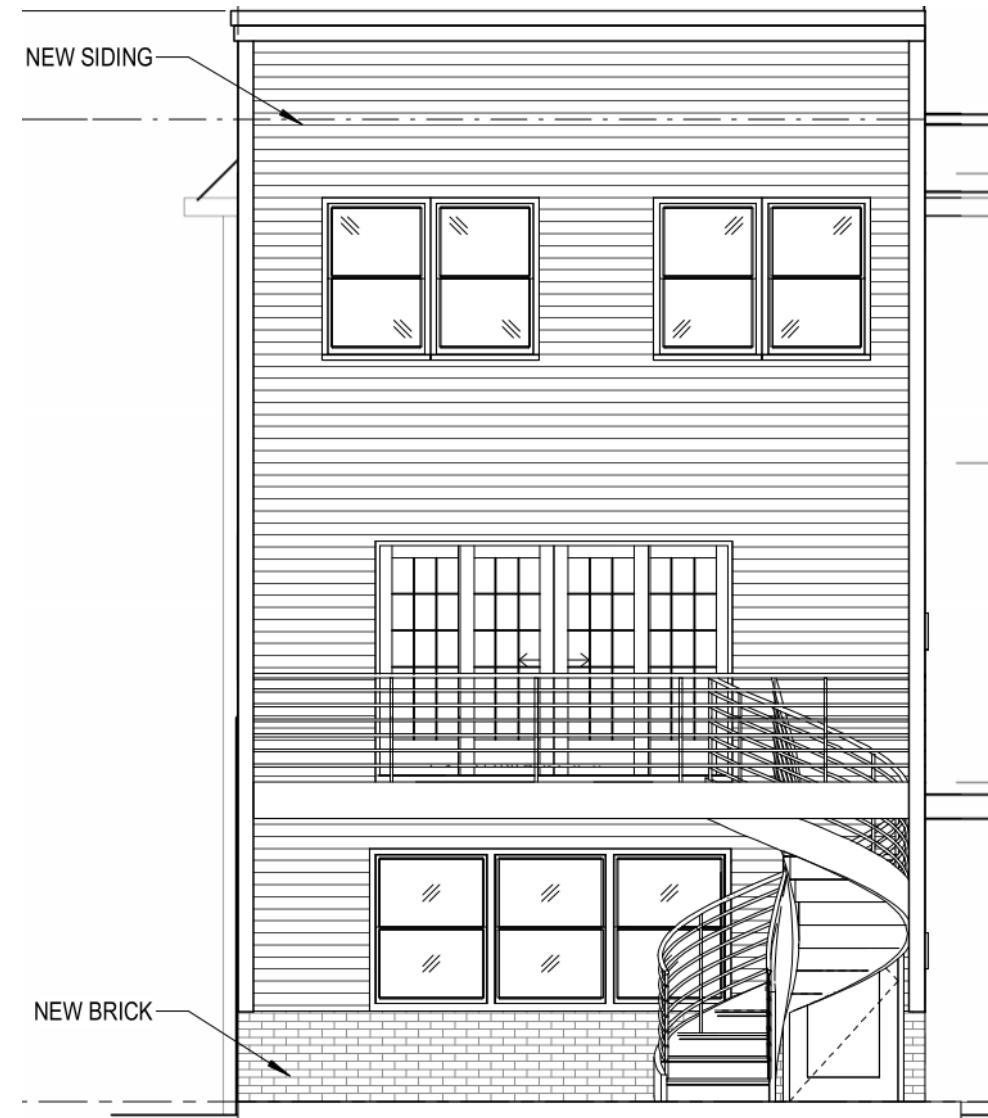
2918 UPTON STREET, NW

WASHINGTON, DC 20008

SQUARE: 2235

LOT: 0086

ZONING DISTRICT: R-2



A101 - COVERSHEET

A102 - PLAT

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A109 - PROPOSED ELEVATIONS

A110 - 3D SOLAR ANALYSIS - PLANS

A111 - 3D SOLAR ANALYSIS - PERSPECTIVES

15' PUBLIC ALLEY

WEST 27.41'

GRAVEL  
PARKING

G

SHED

LOT 87

LOT 86  
3,824 S.F.

LOT 49

NEW  
2 STORY

WOOD  
DECK

19.3

15.0

15.0

19.3

38.0

38.0

ADJ.  
BLDG

EXISTING  
2 STORY  
BRICK  
#2918

ADJ.  
BLDG

2.5

8.1

G

10' B.R.L.

EAST  
27.41'

SLATE WALK

+/- 13'



2918 Upton Street NW Washington, DC 20008				
Applicable Section(s)	Requirements	Values	C / NC / ENC	Relevant Criteria
<b>DC Zoning Map-</b>		<b>Site Data:</b>		
	Lot:	0086		
	Square:	2235		
Client provided information	Site Area:	3,824 SF		
<b>DCMR 11 - DC Zoning Map-</b>		<b>Zoning Data:</b>		
	Zone:	R-2		
310	Existing Use:	Residential-Semi-Detached-Single Family	C	
310	Proposed Use:	Residential-Semi-Detached-Single Family	C	
1001.2(a)(2)	Inclusionary Zoning:	Not Required	C	R-2, <10 new dwelling units
303.1	Allowable Building Height:	40'-0"	C	
303.1	Stories:	3 stories	C	Existing - 2 stories
	FAR:	None Prescribed	C	
Table D § 304.1	Lot Occupancy:			
	Allowed:	40%		
	Proposed:	28%	C	
	Allowable Building Area:			
	Allowable:	4,589 above grade		
	Proposed:	2,094 above grade	C	
305.1	Front Yard:	No lesser or greater than existing setbacks on the same block	C	
306.2	Rear Yard:	20'-0"	C	Rear wall can extend 10' beyond the farthest rear wall of an adjacent property
Table C § 901.1	Loading Requirements:			
	Residential less than 50 units Required:	0 loading berth	C	
Table D § 203.1	Courts:			
	Open Court Width:	> 6'-0"	C	2.5" per 1'-0" of height of court
	Closed Court Width:	> 12'-0"	C	2.5" per 1'-0" of height of court
	Closed Court Area:	>250 SF		Twice the square of the required width of court dimensions based on the height of the court
	Building Restriction Line:	10' from property line	C	

**PROJECT DESCRIPTION:**

- THE PROJECT IS THE REMOVAL OF A COVERED PATIO AND THE CONSTRUCTION OF A NEW REAR ADDITION AND DECK. THE INTERIOR OF THE SECOND FLOOR WILL BE RENOVATED WITH A NEW FULL BATHROOM. THE NEW ADDITION WILL HAVE NEW HVAC SYSTEM AND POWER AND LIGHTING. SITE WORK INCLUDES PROVIDING NEW DECK FOOTINGS.

**BUILDING CODE REQUIREMENTS:**

- CONSTRUCTION TYPE: WOOD FRAMED ROOF & UPPER FLOORS AND MASONRY BEARING WALLS, SUPPORTED BY NONCOMBUSTIBLE MASONRY FOUNDATION WALLS AND STEEL FRAMING. 2 HOUR FIRE SEPARATION.
- NO FIRE SUPPRESSION.
- MEANS OF EGRESS PER IC-2016, WIDTH 36", TREADS: 10" MIN, RISERS: 7.75" MAX WITHIN DWELLING UNIT, HANDRAILS: PER IRC SECTION R3 11.

**APPLICABLE CODES:**

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 2017 DCNR I 2B AMENDMENTS
- 2017 DCRC WITH 2017 DCNR I 2B AMENDMENTS
- 2017 DCBC, 2015 IBC WITH 2017 DCNR I 2A AMENDMENTS
- 2017 DCEBC, 2015 IEBC WITH 2017 DCMR I 2J AMENDMENTS
- 2017 DCECC, 2015 IECC WITH 2017 DCMR I 2I SUPPLEMENT
- 2017 DCMR-12 SECTIONS A-M, AMENDMENTS AS NOTED IN IRC
- 2014 NATIONAL ELECTRICAL CODE (NEC)
- 2013 ASHRAE 90.1 AMENDED BY 2017 DCM I 2A-I 2M

**GFA EXISTING**

- CELLAR: 734 SF
- FIRST FLOOR: 749 SF
- SECOND FLOOR: 734 SF
- TOTAL: 2,217 SF

**GFA PROPOSED**

- CELLAR: 1,023 SF
- FIRST FLOOR: 1,038 SF
- SECOND FLOOR: 1,023 SF
- TOTAL: 3,084 SF

Abbreviations:  
C: Conforming  
NC: Non-Conforming  
ENC: Existing " "  
NA: Not Applicable



VIEW OF REAR FACADE



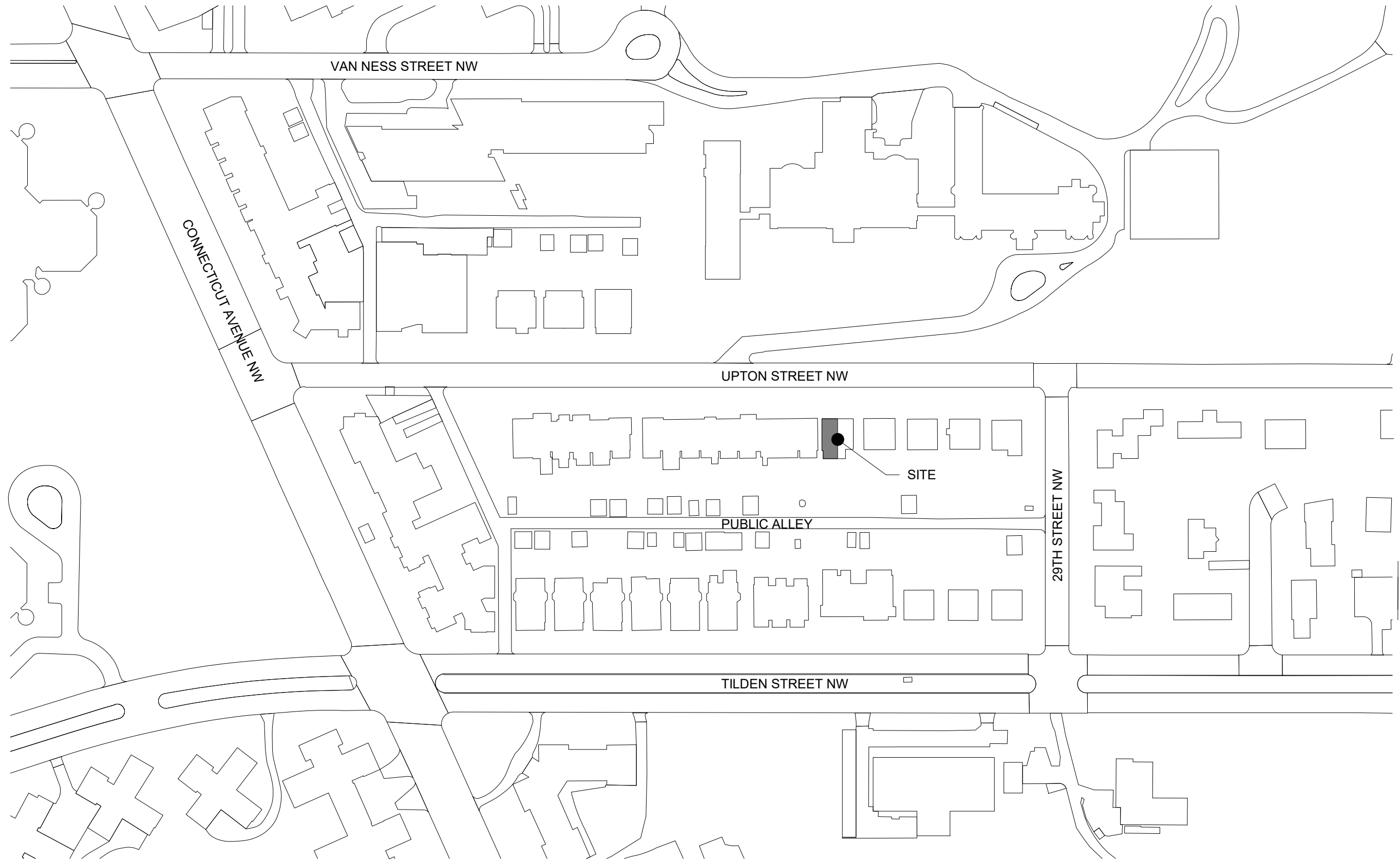
VIEW OF REAR FACADE

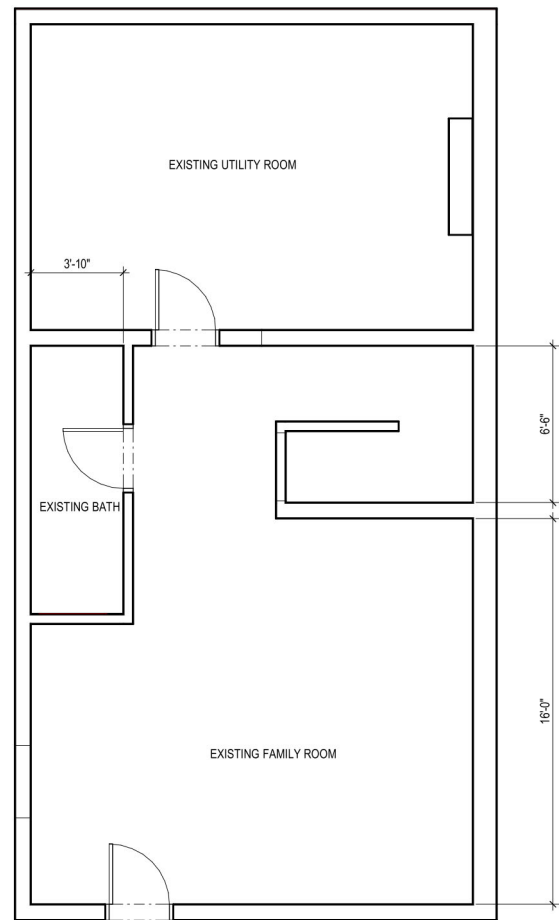


VIEW OF SIDE YARD

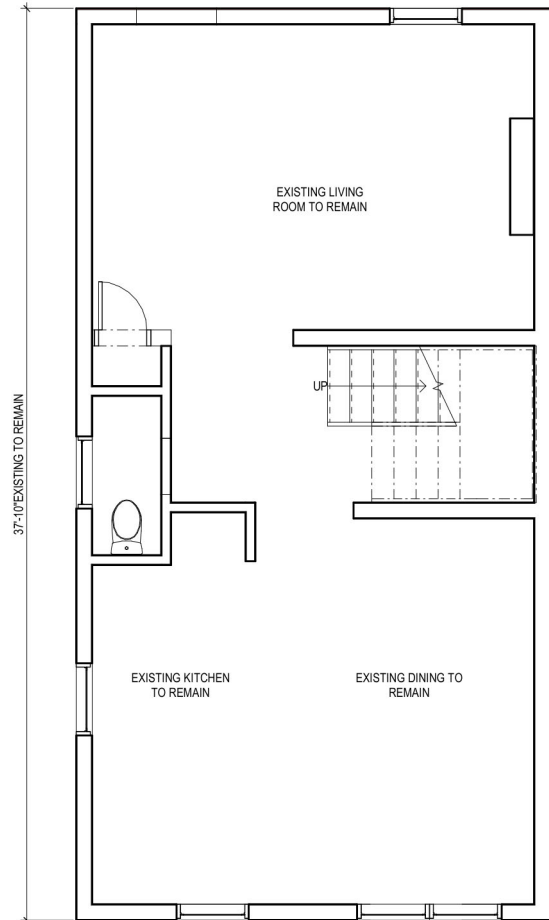


VIEW OF REAR YARD

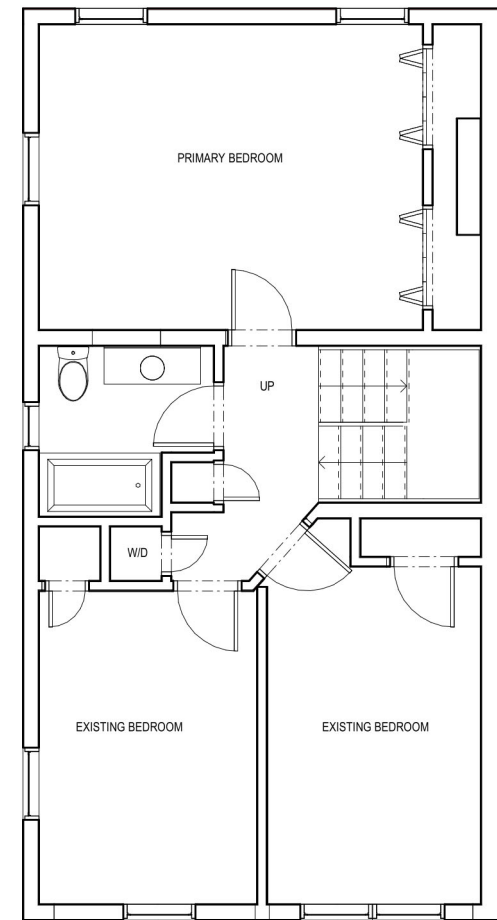




**1** BASEMENT - EXISTING  
P-01 SCALE: 1/4" = 1'-0"

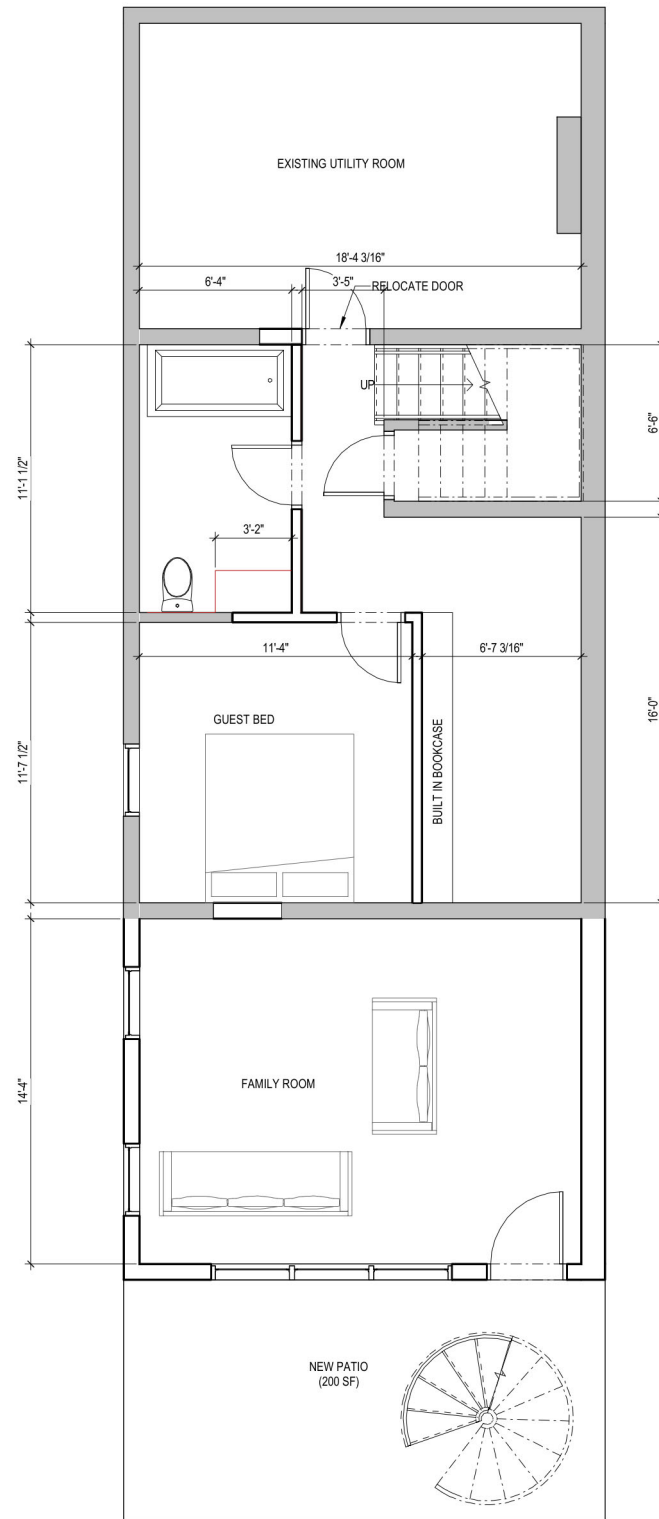


**2** 1ST FLOOR - EXISTING  
P-01 SCALE: 1/4" = 1'-0"

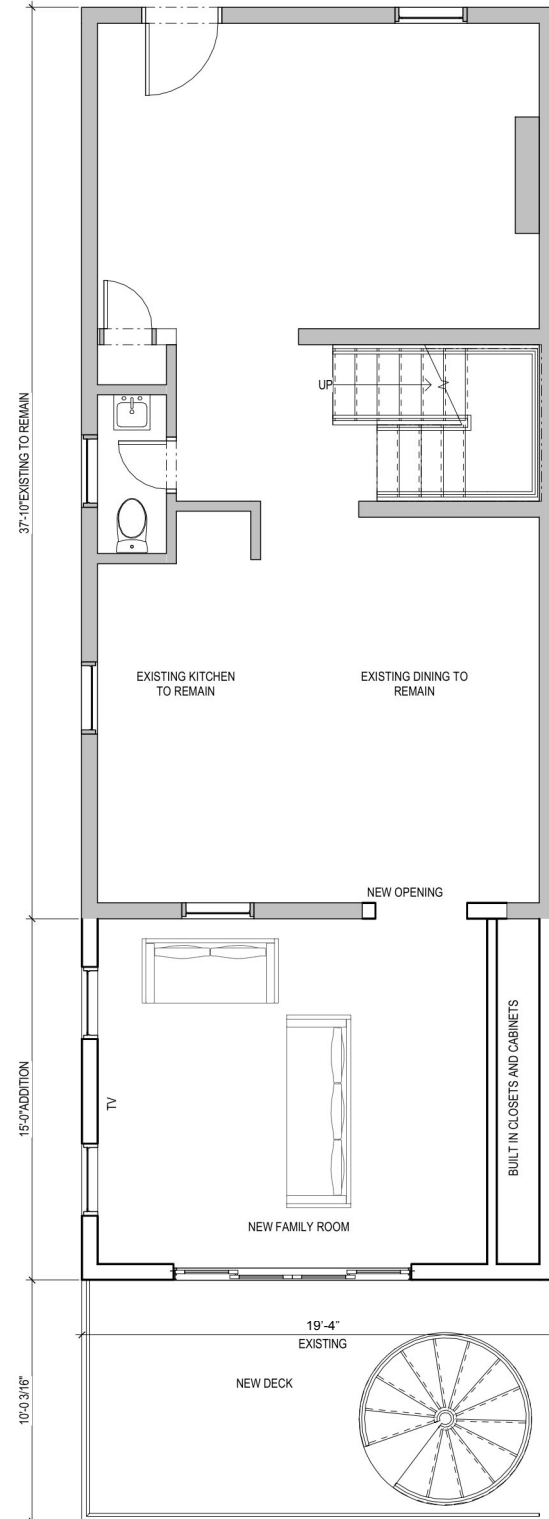


**3** 2ND FLOOR - EXISTING  
P-01 SCALE: 1/4" = 1'-0"

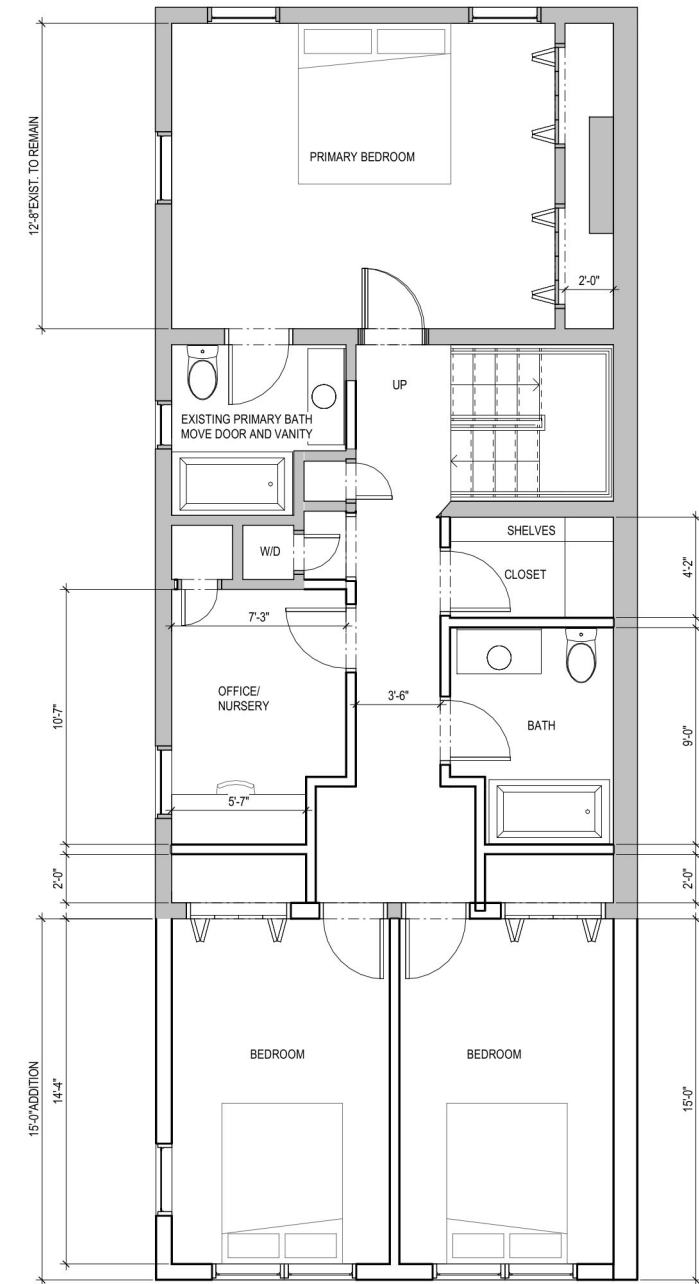




3 BASEMENT  
P-02 SCALE: 1/4" = 1'-0"



1 1ST FLOOR  
P-02 SCALE: 1/4" = 1'-0"

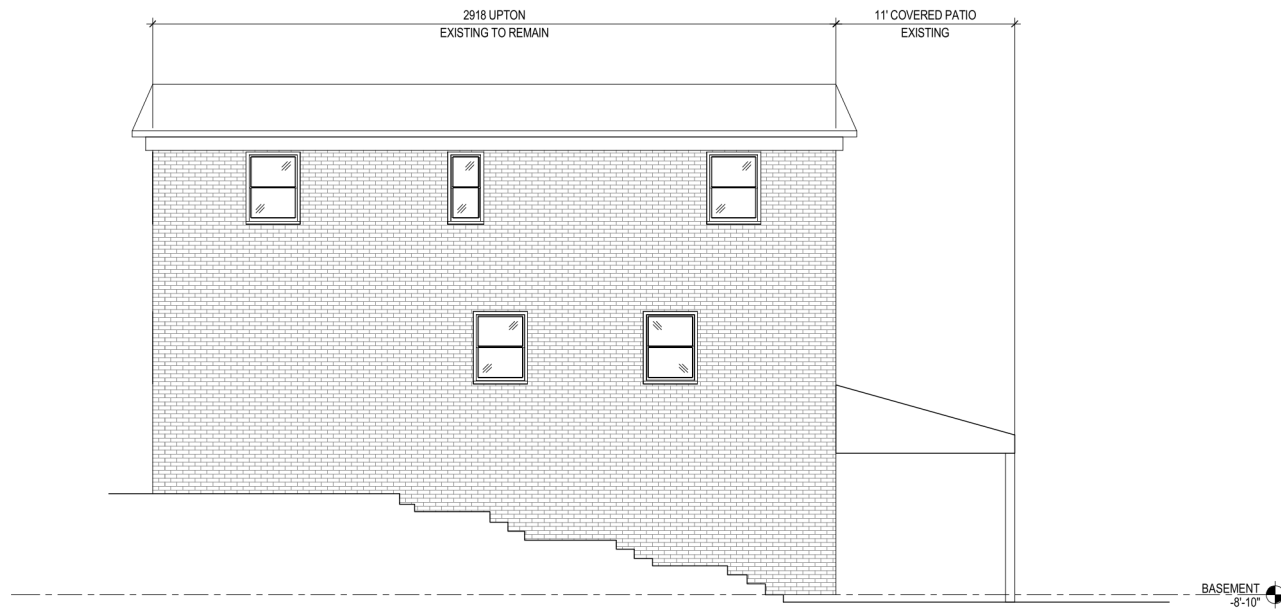


2 2ND FLOOR  
P-02 SCALE: 1/4" = 1'-0"





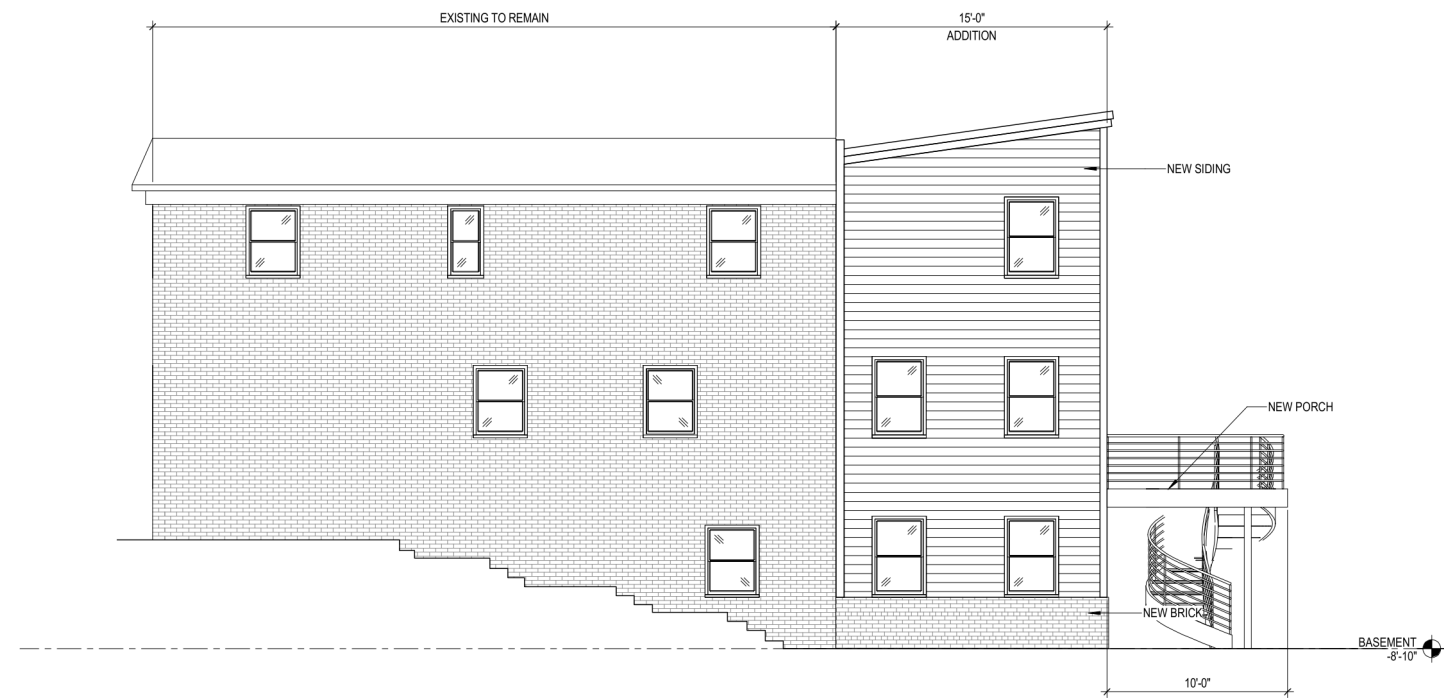
1 REAR (SOUTH) ELEVATION - EXISTING  
P-03 SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - EXISTING  
P-03 SCALE: 3/16" = 1'-0"

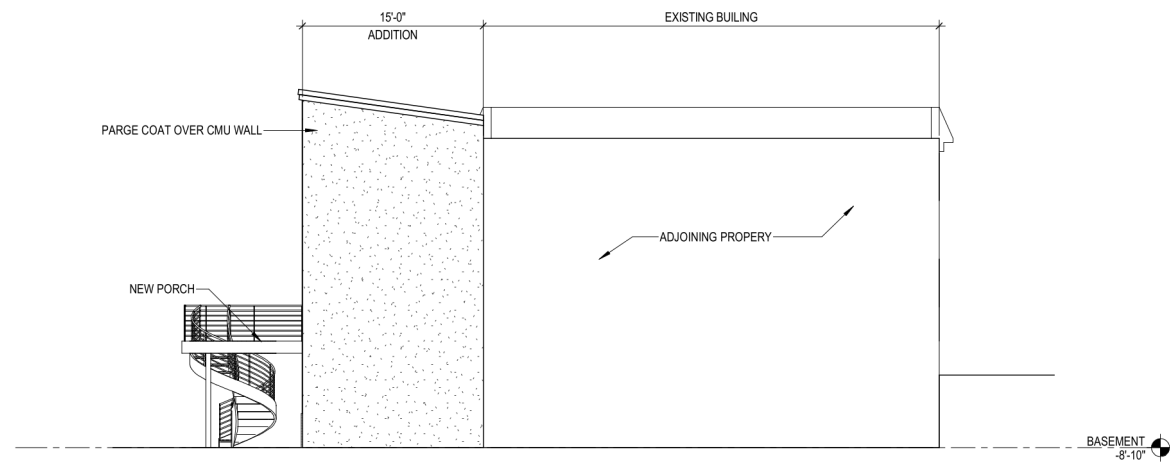


3 REAR (SOUTH) ELEVATION - NEW  
P-03 SCALE: 3/16" = 1'-0"

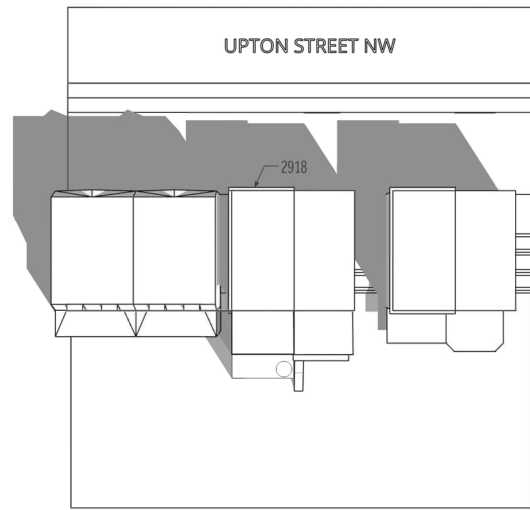


4 SIDE (WEST) ELEVATION - NEW  
P-03 SCALE: 3/16" = 1'-0"

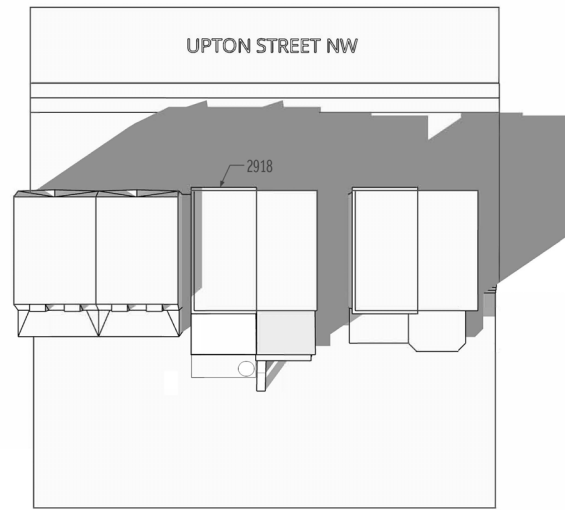




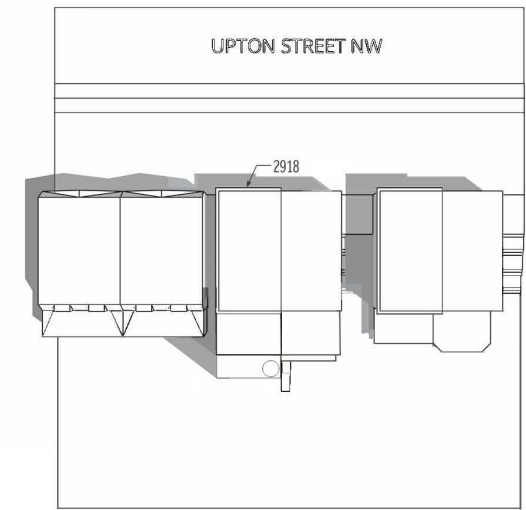
1 BLDG ELEVATION - EAST  
 P-04 SCALE: 1/8" = 1'-0"



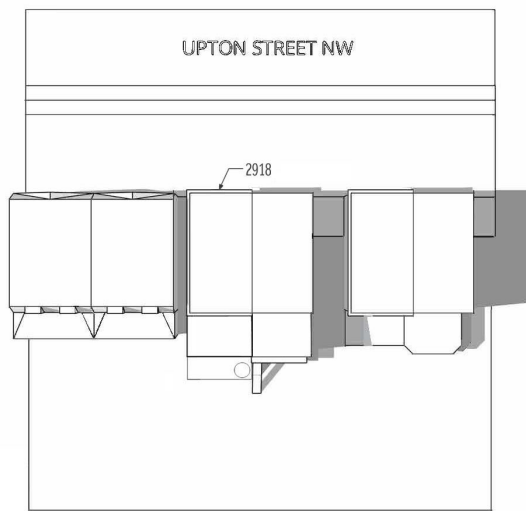
MARCH - MORNING



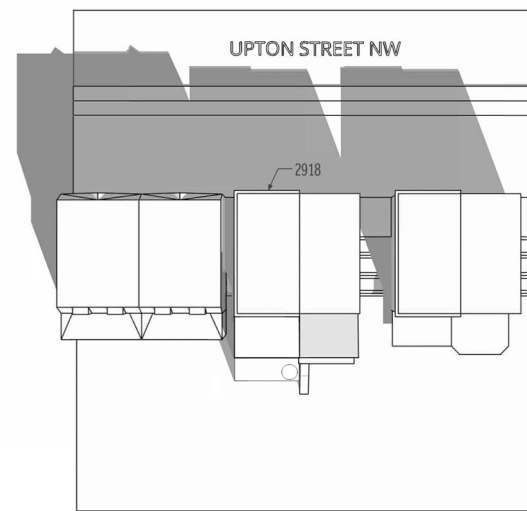
MARCH - AFTERNOON



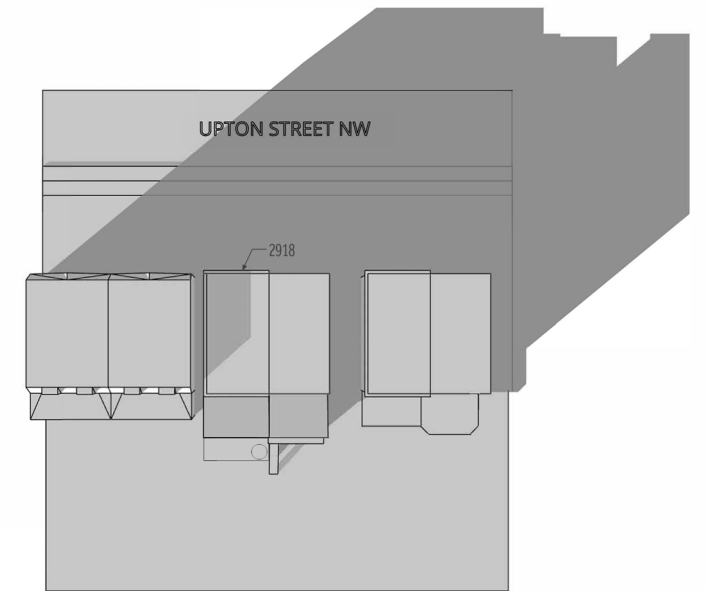
JUNE - MORNING



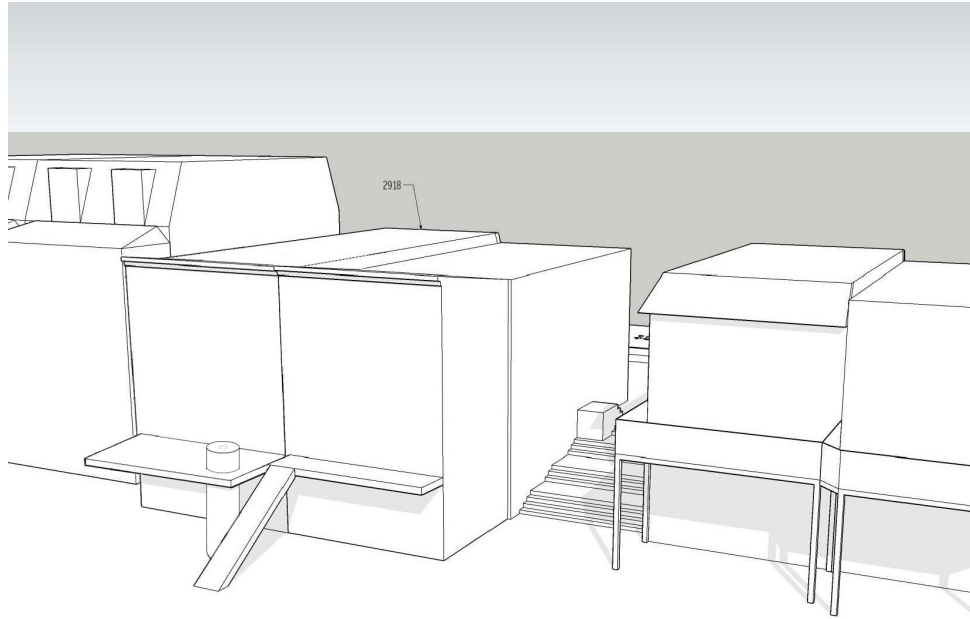
JUNE - AFTERNOON



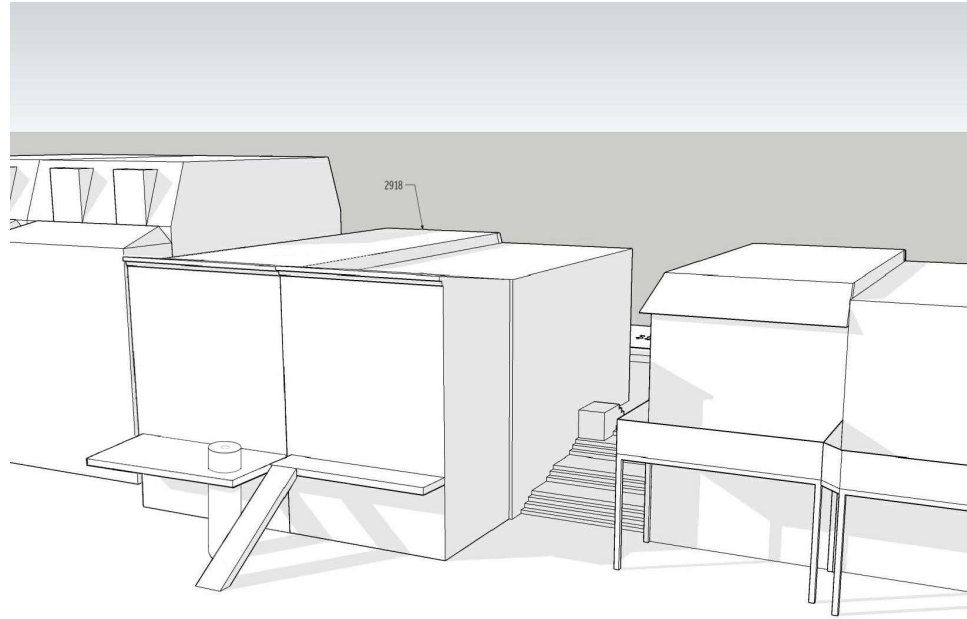
DECEMBER - MORNING



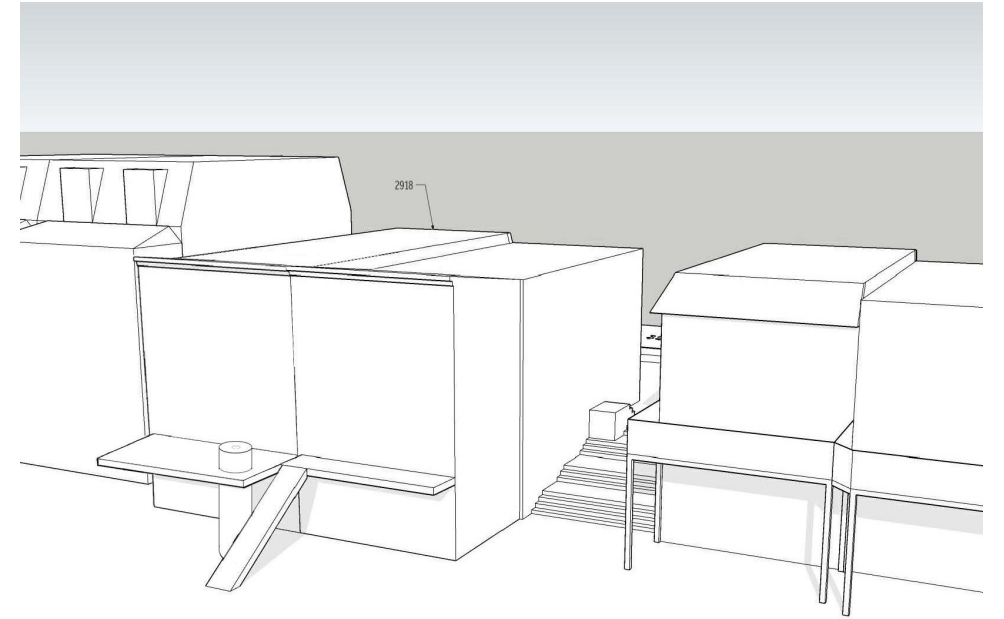
DECEMBER - AFTERNOON



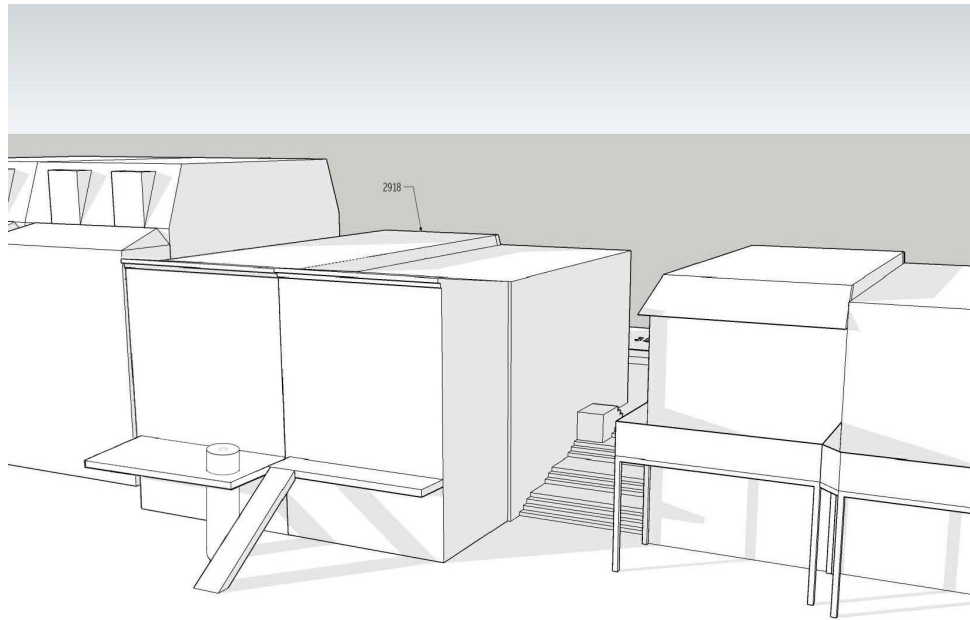
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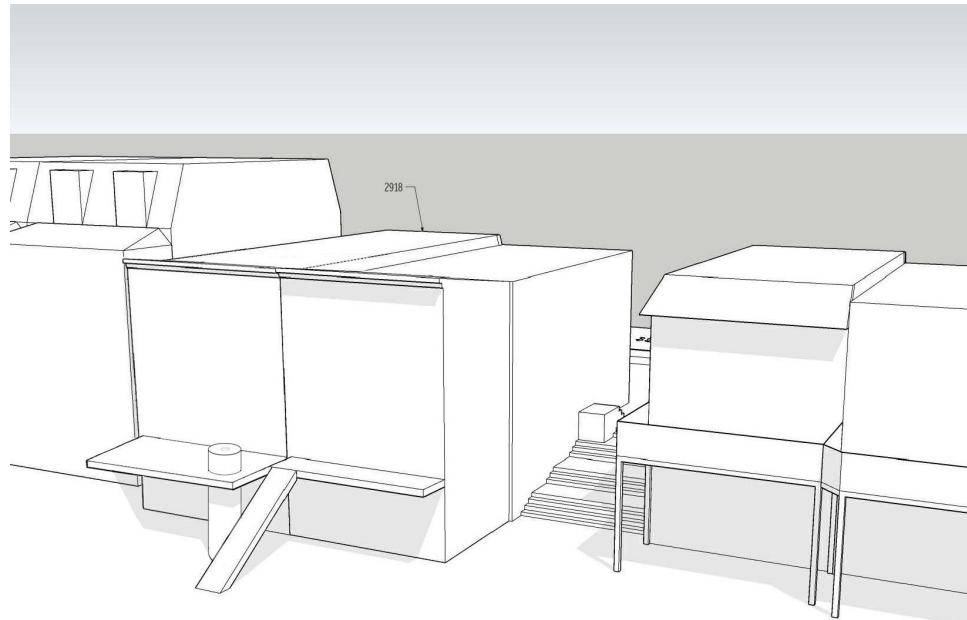
MARCH - AFTERNOON



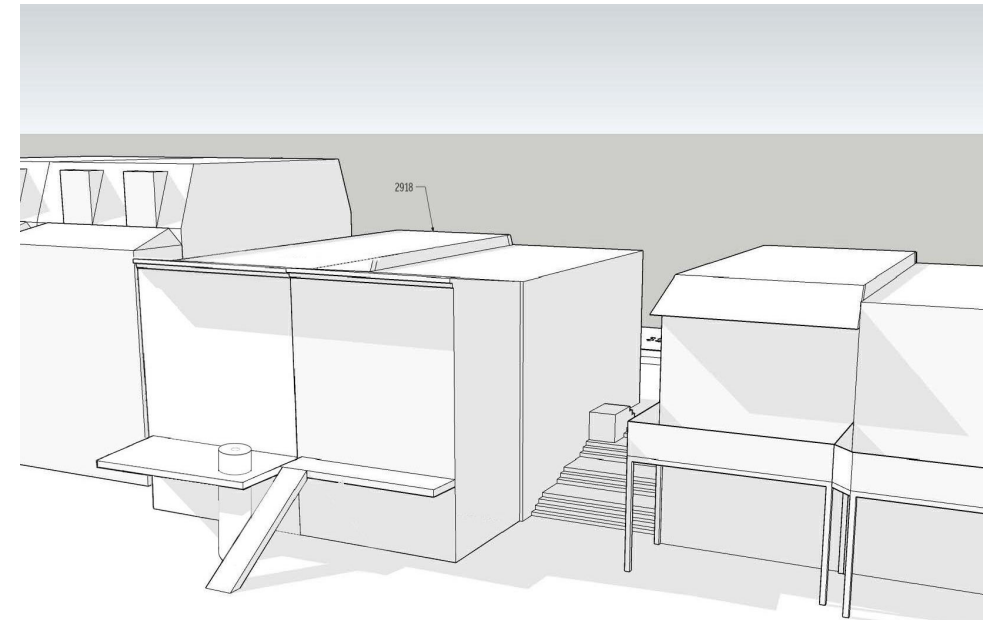
JUNE - MORNING



JUNE - AFTERNOON



DECEMBER - MORNING



DECEMBER - AFTERNOON