

**YURCHESHEN RESIDENCE
BZA APPLICATION**

26 Q ST NE
WASHINGTON, DC 20002

26 SEPTEMBER 2017

bestudio,LLC

SHEET LIST	
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PROJECT DESCRIPTION	THIS PROJECT INVOLVES THE ENLARGEMENT OF (2) REAR YARD DECKS, AS WELL AS THE CONSTRUCTION OF A ROOF DECK THAT IS ACCESSIBLE BY EXTERIOR STAIRS FROM LEVEL 03.
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ZONING RELIEF	THE HOMEOWNER IS SEEKING A SPECIAL EXCEPTION TO THE LOT OCCUPANCY & PENTHOUSE REQUIREMENTS AS SET FORTH IN 11 DCMR E § 304.1, C § 1500.4 AND 1502.1 AS PERMITTED BY E § 5201.1 AND C §1504.
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JURISDICTIONAL INFORMATION	BUILDING ADDRESS	26 Q ST NE, WASHINGTON DC 20002
	SQUARE, SUFFICE, LOT	3520, 0118
	ZONE	RF-1
	JURISDICTION	WASHINGTON DC
	HISTORIC DISTRICT	N/A
	APPLICABLE CODE	<ul style="list-style-type: none"> 11 DCMR ZONING REGULATIONS 2012 INTERNATIONAL RESIDENTIAL CODE AS AMMENDED BY 12 DCMR B RESIDENTIAL CODE SUPPLEMENT 2012 INTERNATIONAL ENERGY CONSERVATION CODE AS AMMENDED BY 12 DCMR I

DESIGN CRITERIA - ZONING (BY RIGHT)		ALLOWABLE/REQUIRED	EXISTING	PROPOSED
	LOT AREA	1,800 SF MIN	1,575 SF	1,575 SF
	LOT OCCUPANCY	60% MAX	(994 SF) 63%	(1102 SF) 70%
	DENSITY	2 DWELLING UNITS MAX	2 DWELLING UNIT	2 DWELLING UNIT
	PARKING SPACES	1 PER 2 DWELLING UNITS MIN	2	2
	FRONT YARD SETBACK	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	YES	YES
	SIDE YARD SETBACK	5' MIN	0'	0'
	REAR YARD SETBACK	20' MIN	-	-
	HEIGHT / STORIES *	35' MAX / 3 MAX	32'-2" / 3	32'-2"/3
	PENTHOUSE HEIGHT / STORIES	12' MAX / 1 MAX	42"	42"
	PENTHOUSE AREA	1/3 AREA OF ROOF ON WHICH IT IS LOCATED	0'	260 SF
	PERVIOUS SURFACE	20% MIN	5.7%	5.7%

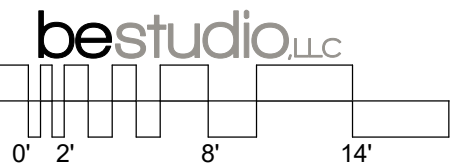
*DOES NOT INCLUDE PENTHOUSES PER 11 DCMR E 303.1

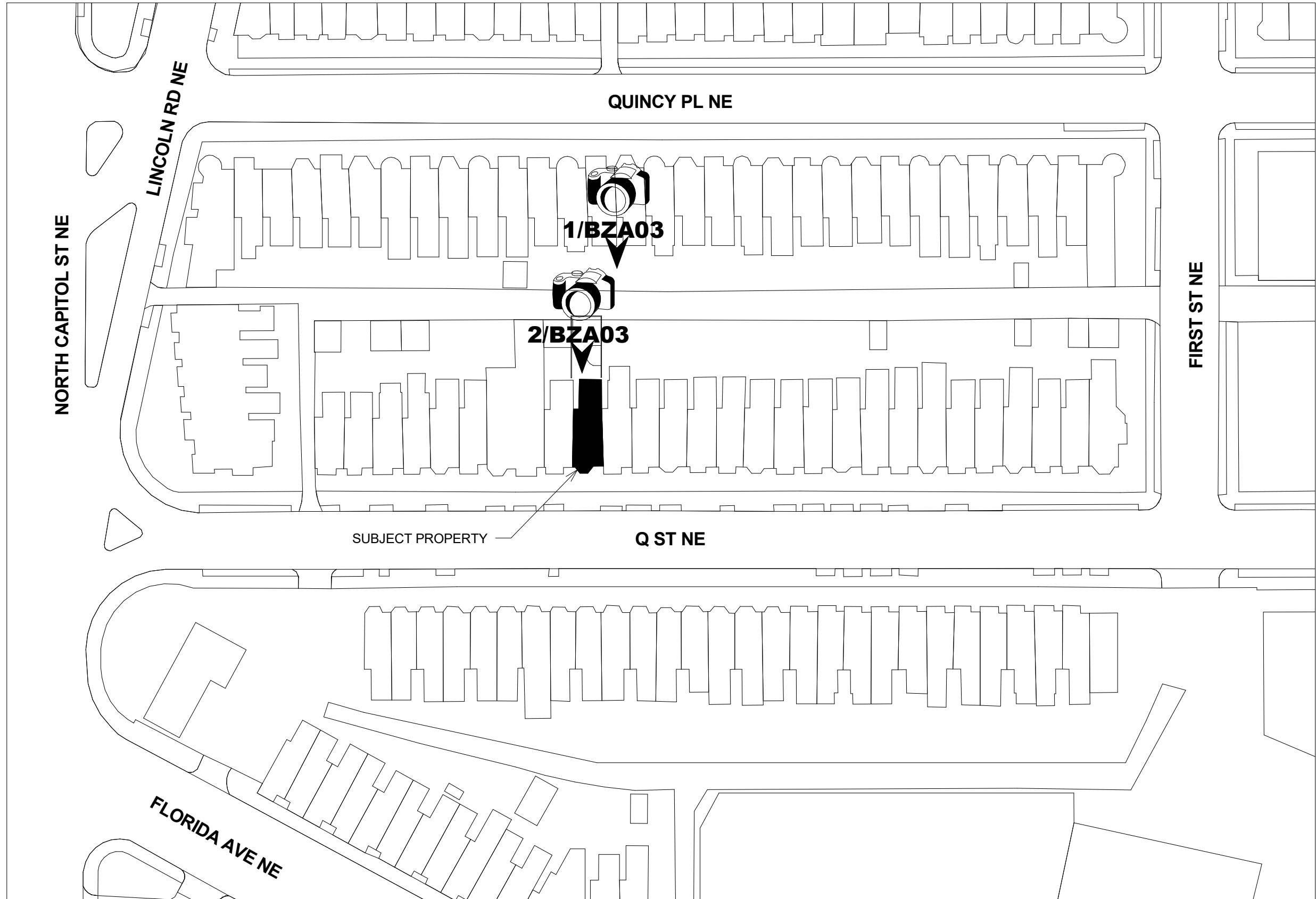
YURCHESHEN RESIDENCE

SHEET LIST & ZONING INFORMATION

OWNER: SCOTT & YURCHESHEN
DATE: 09/26/17

BZA01





YURCHESHEN RESIDENCE
OWNER: SCOTT & YURCHESHEN
DATE: 09/26/17

VICINITY MAP
BZA02

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1" = 60'-0"

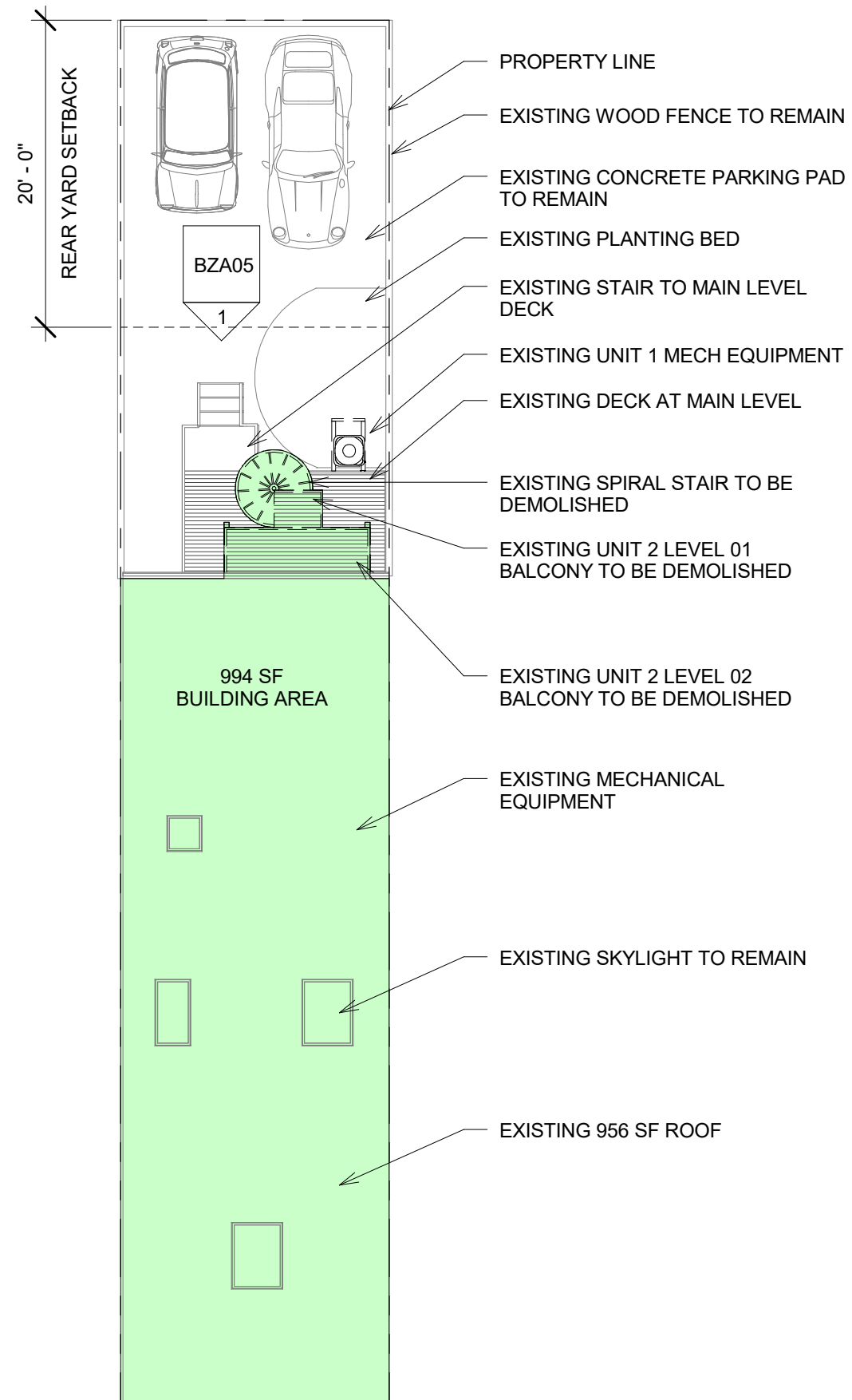
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS



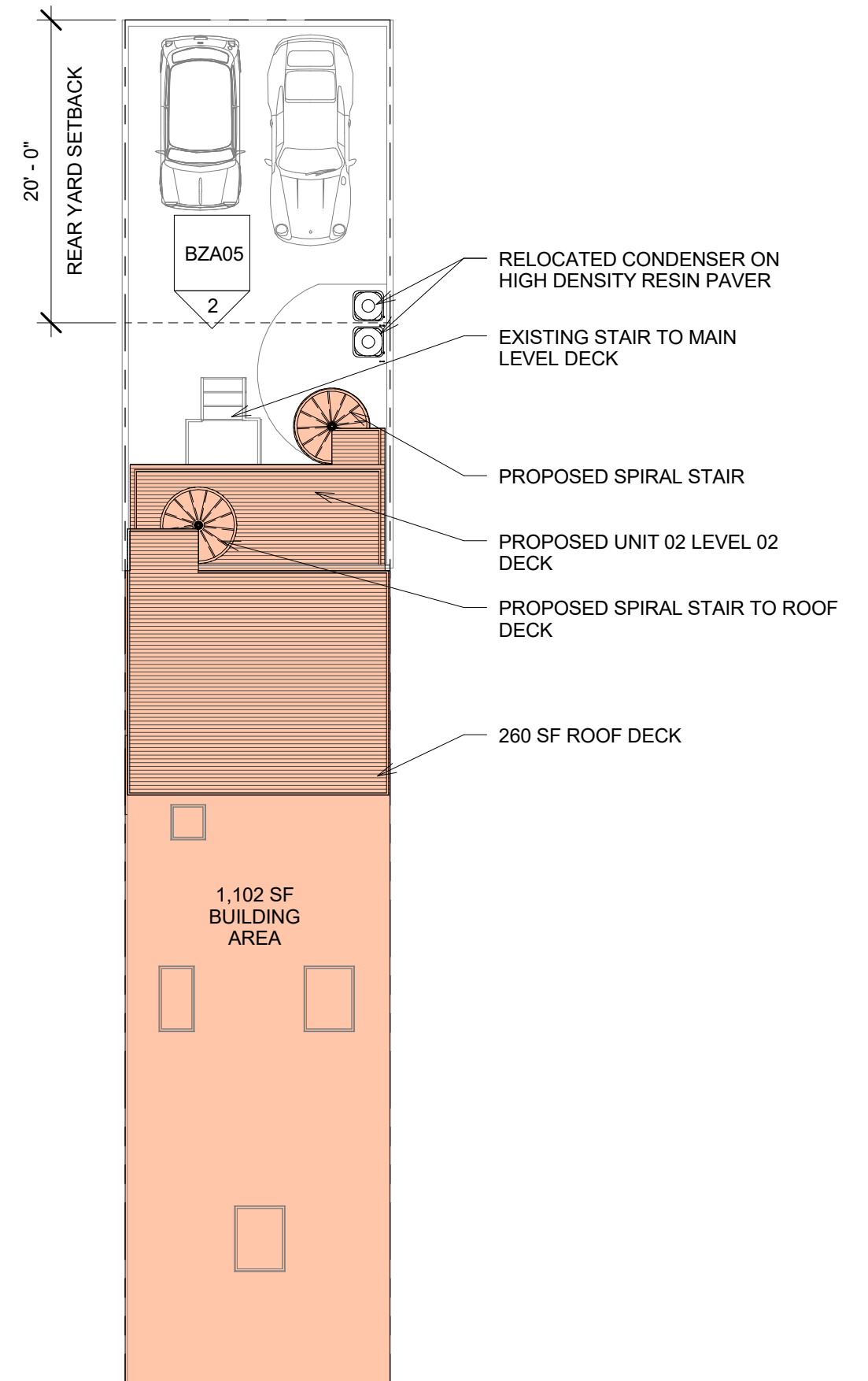
① EXISTING CONDITIONS PHOTOGRAPH - ALLEY ELEVATION
12" = 1'-0"



② EXISTING CONDITIONS PHOTOGRAPH - NORTH ELEVATION
12" = 1'-0"



1 Site Plan BZA Existing
1" = 10'-0"



2 Site Plan BZA Proposed
1" = 10'-0"

YURCHESHEN RESIDENCE

SITE PLAN - EXISTING & PROPOSED

OWNER: SCOTT & YURCHESHEN
DATE: 09/26/17

BZA04

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1" = 10'-0"

GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS

0' 5' 10'

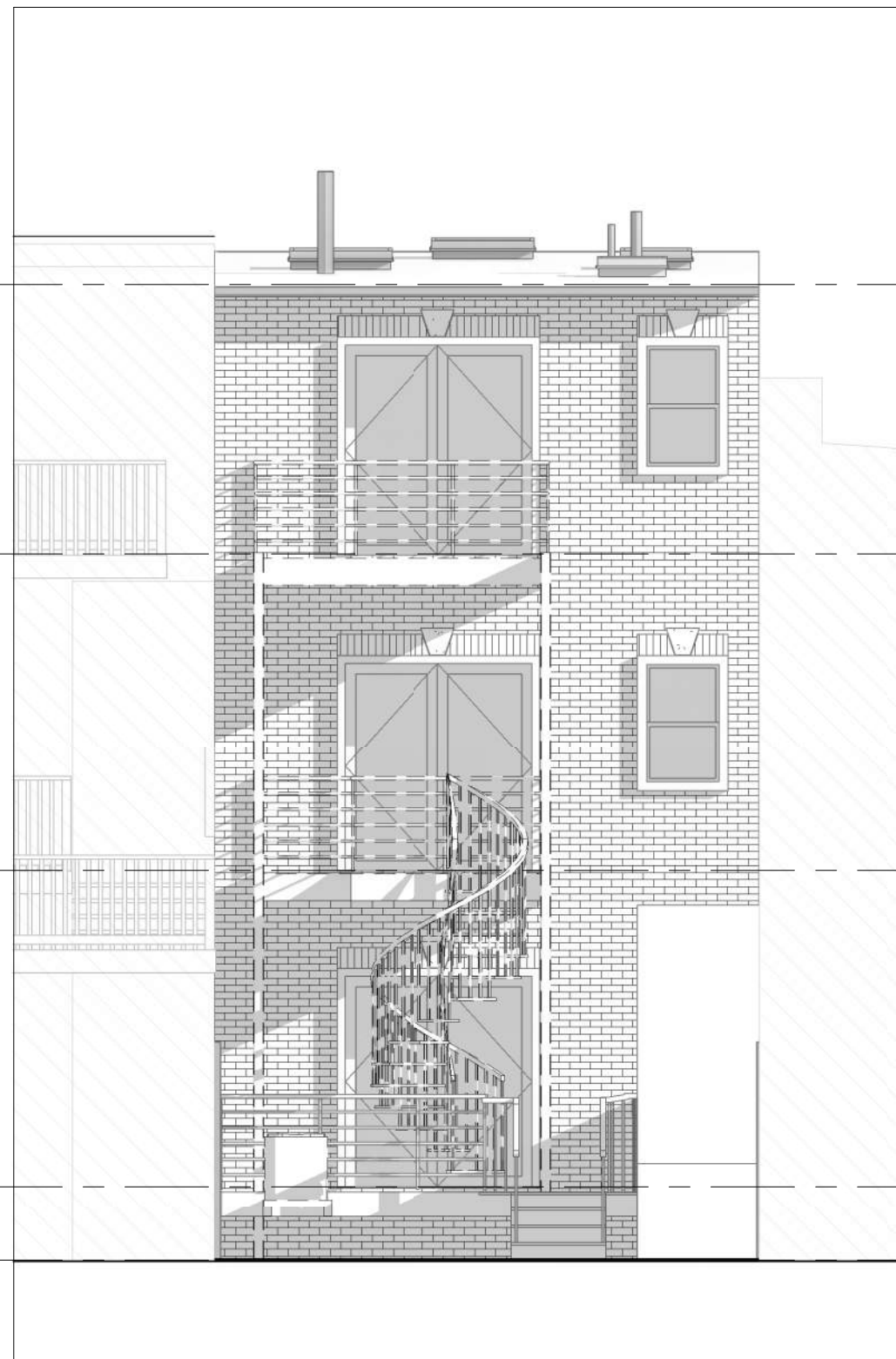
Roof
28' - 9"

UNIT 2 L2
20' - 2"

UNIT 2 L1
10' - 1"

UNIT 1 L1
0' - 0"

GRADE
-2' - 4"



① NORTH ELEVATION - EXISTING
3/16" = 1'-0"

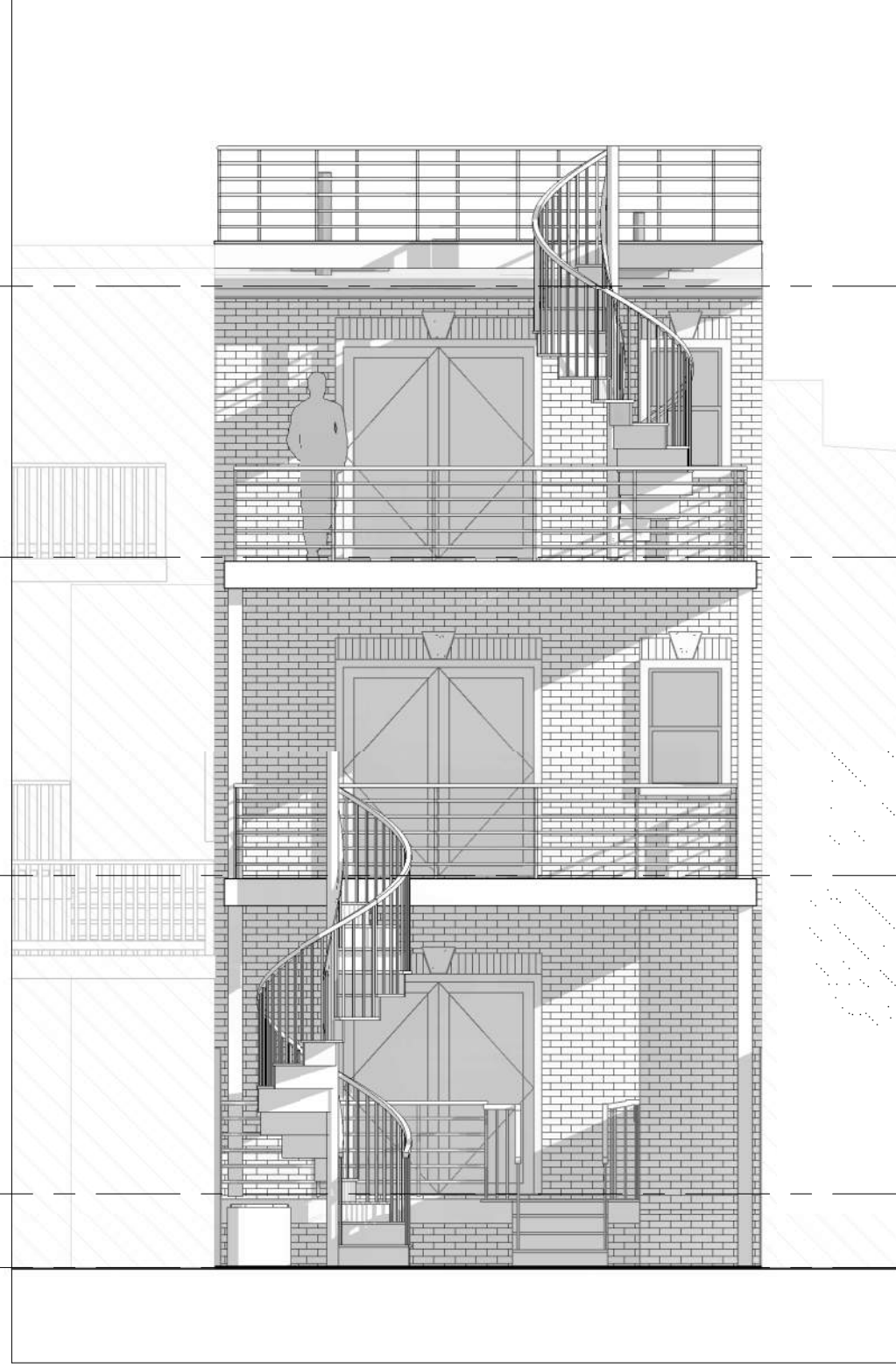
Roof
28' - 9"

UNIT 2 L2
20' - 2"

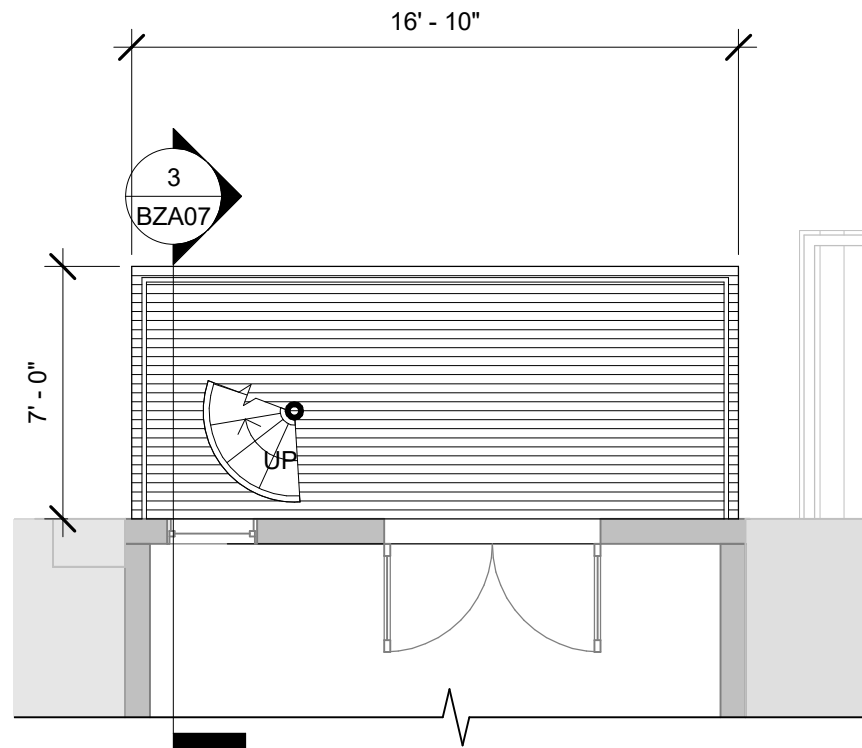
UNIT 2 L1
10' - 1"

UNIT 1 L1
0' - 0"

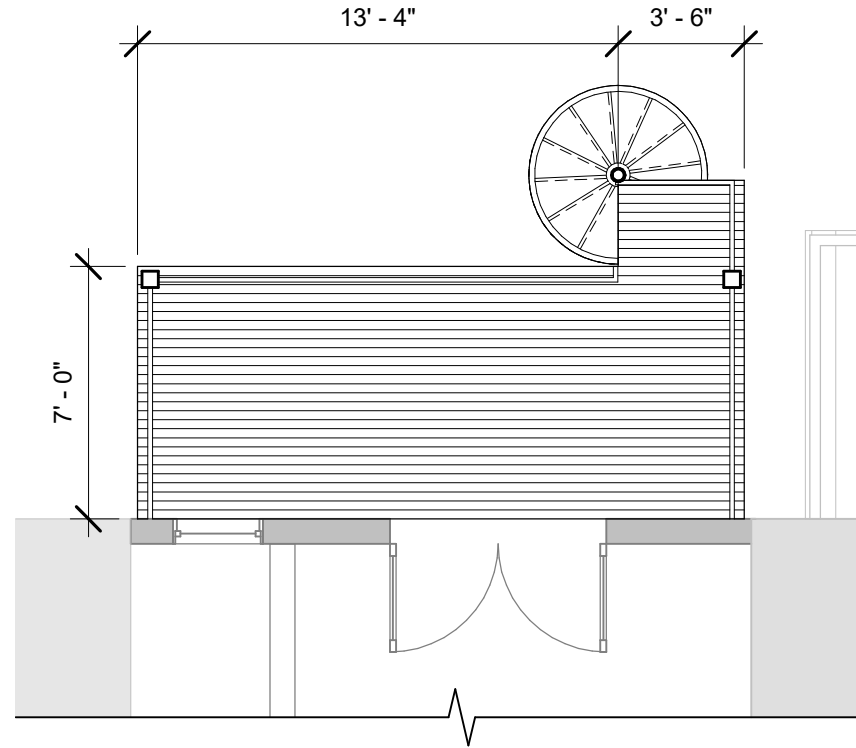
GRADE
-2' - 4"



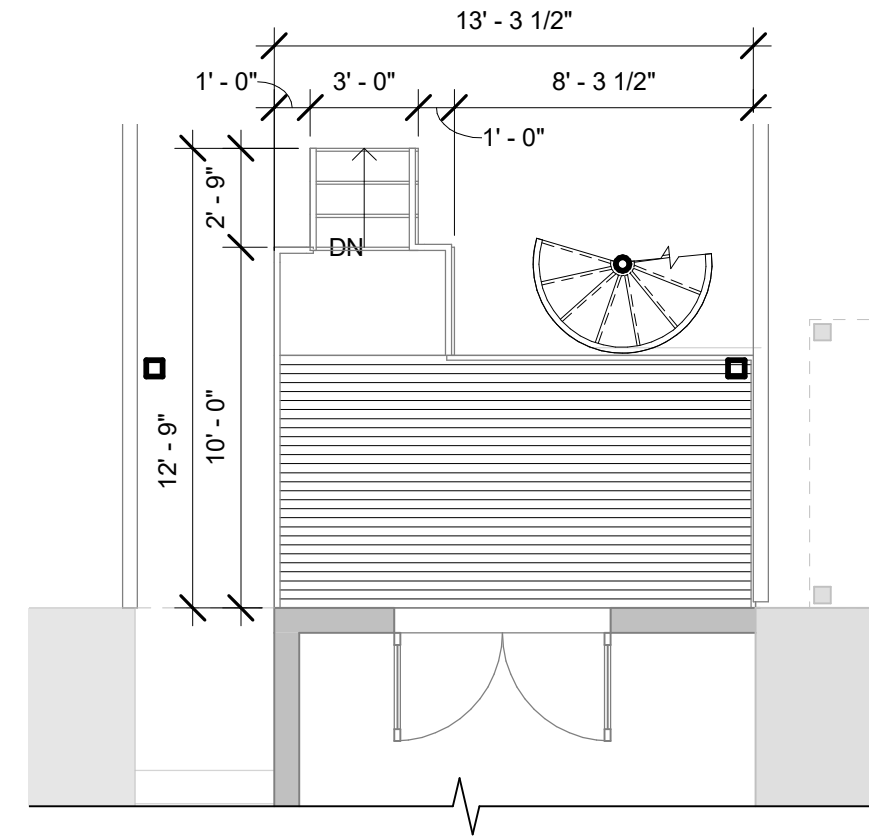
② NORTH ELEVATION - PROPOSED
3/16" = 1'-0"



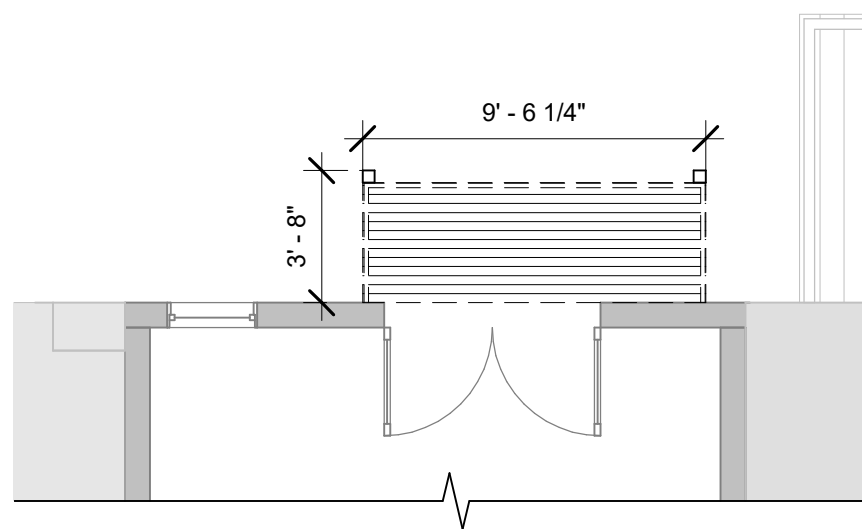
1 PARTIAL FLOOR PLAN - LEVEL 03 PROPOSED
3/16" = 1'-0"



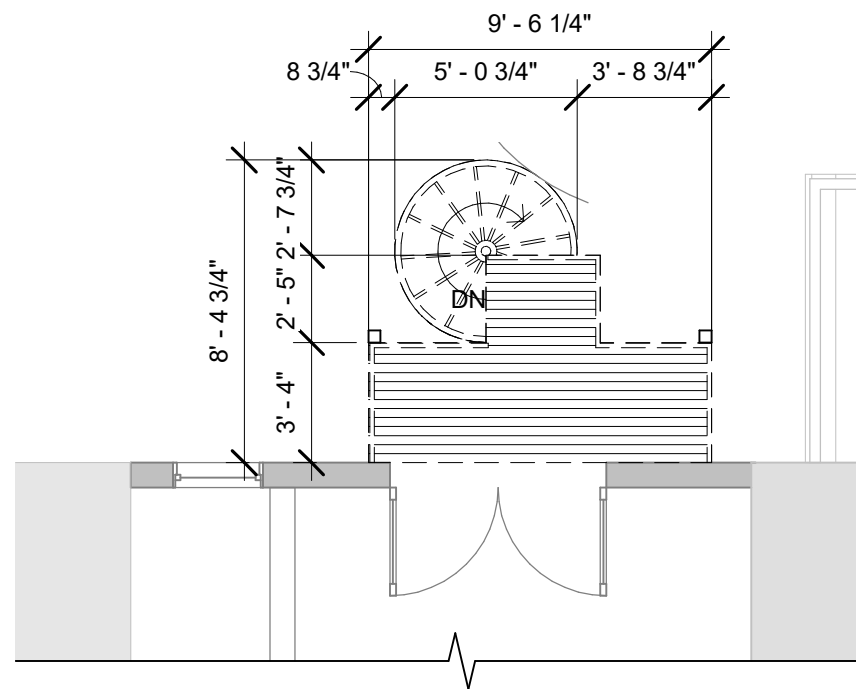
3 PARTIAL FLOOR PLAN - LEVEL 02 PROPOSED
3/16" = 1'-0"



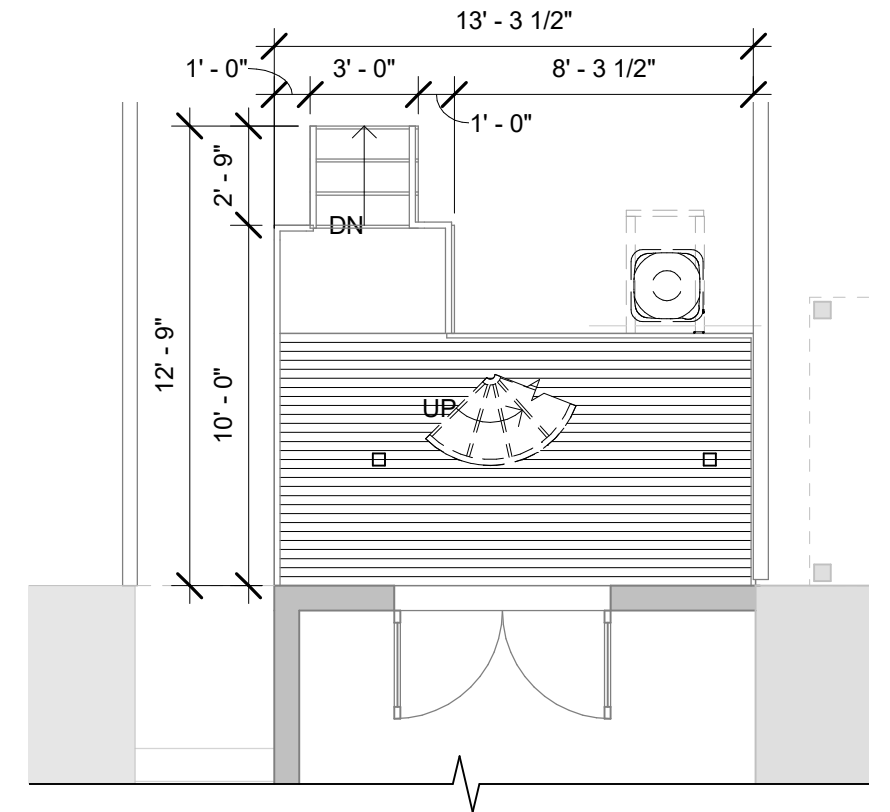
5 PARTIAL FLOOR PLAN - LEVEL 01 PROPOSED
3/16" = 1'-0"



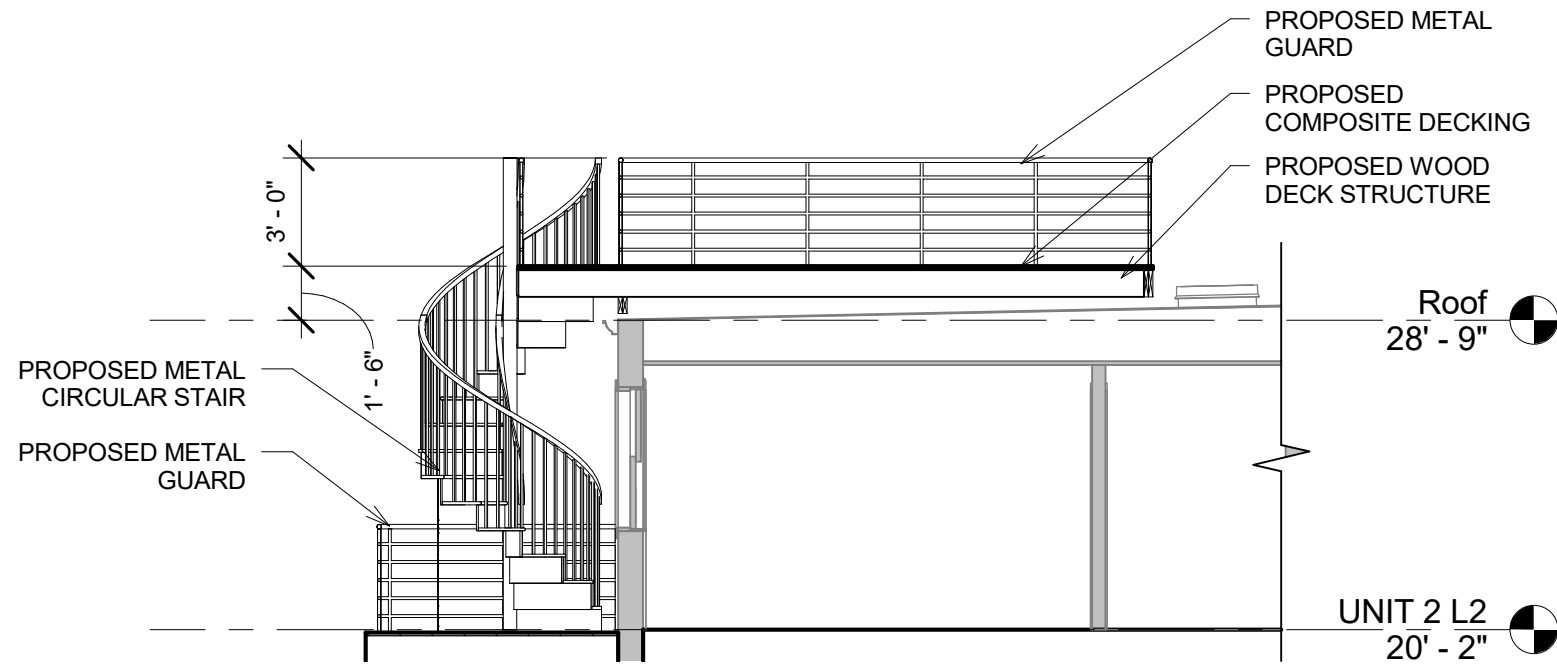
2 PARTIAL FLOOR PLAN - LEVEL 03 EXISTING
3/16" = 1'-0"



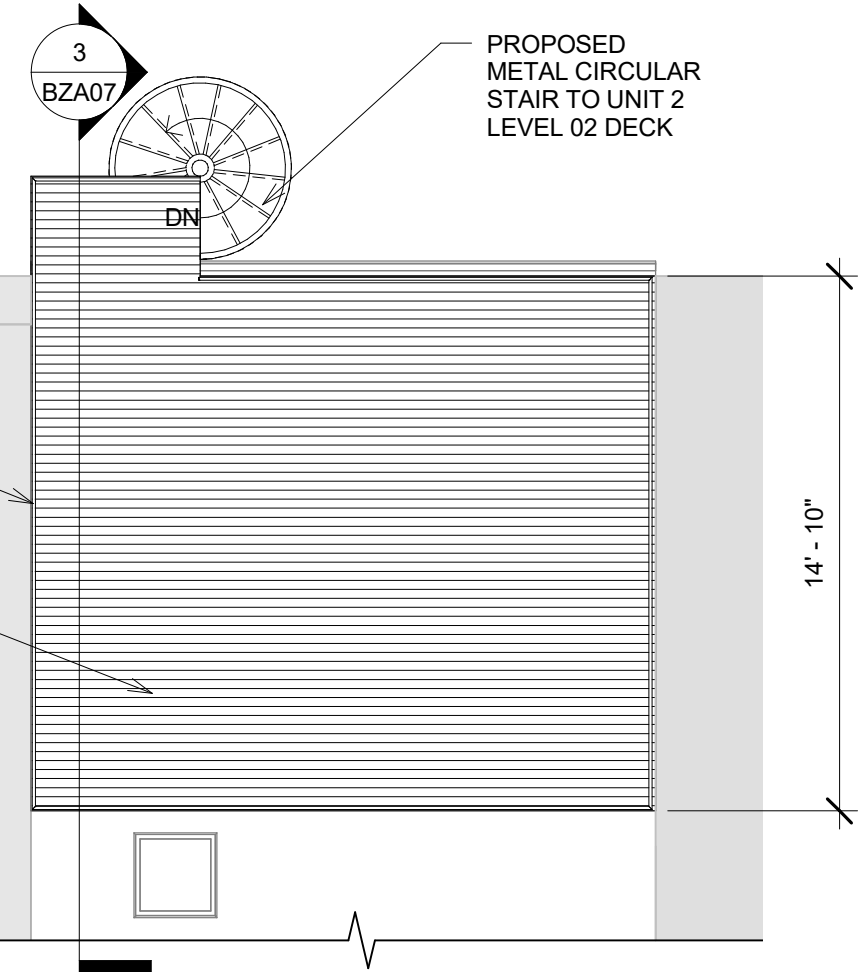
4 PARTIAL FLOOR PLAN - LEVEL 02 EXISTING
3/16" = 1'-0"



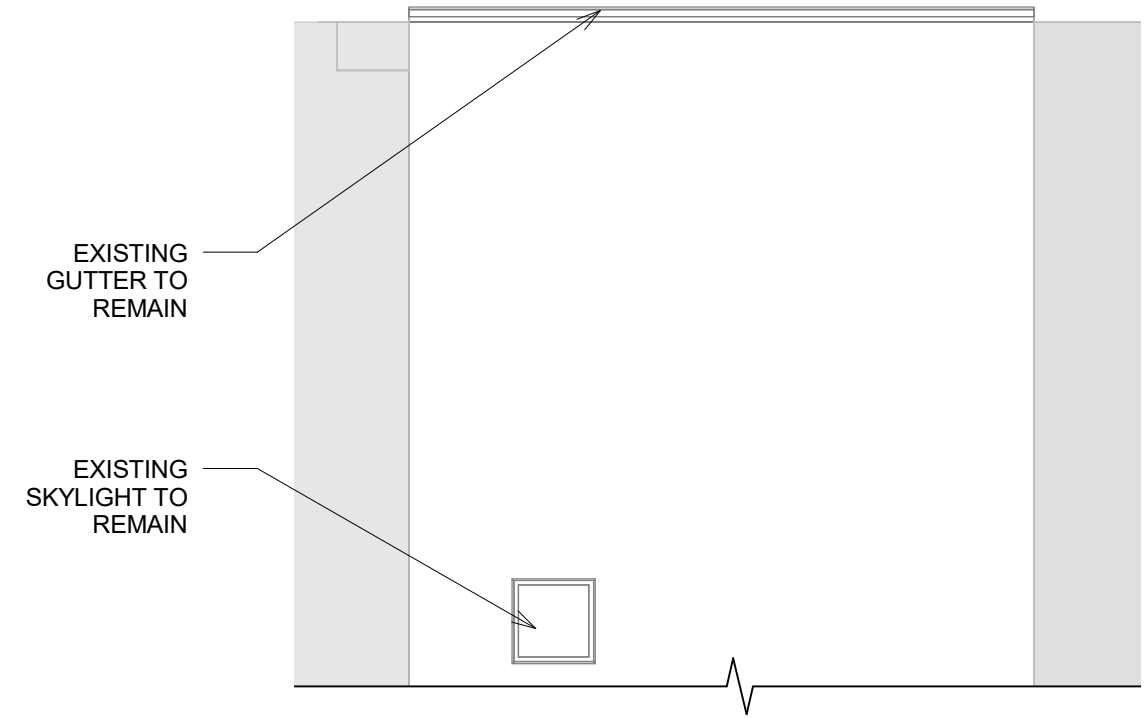
6 PARTIAL FLOOR PLAN - LEVEL 01 EXISTING
3/16" = 1'-0"



③ PARTIAL SECTION - PROPOSED
3/16" = 1'-0"



② PARTIAL FLOOR PLAN - PROPOSED
3/16" = 1'-0"



① PARTIAL ROOF PLAN - EXISTING
3/16" = 1'-0"