

Preliminary Design Review Meeting V3

4604 46th St NW Washington DC 20016
O'Connor Garage

Zoning Condition: Existing garage within 25' setback of house.

PDRM Request:

- Rebuild existing detached garage in location including foundation, framing and roof. Ex'g Garage in poor condition.
- No change to footprint, 255 sqft.
- New roof height not to exceed 22'.
- New 2' bay window bump outs on South and West sides beyond 25' setback requirement, cantilevered.
- Small roofs over doorways

Initial PDRM:

Meeting with Daniel Calhoun (Daniel.Calhoun@dc.gov, 202-436-2640) on October 26th, 2023 with verbal approval per **Zoning Interpretation 29** (<https://dob.dc.gov/node/1621736>). Meeting concluded stating that the garage can be rebuilt, including foundations, in location as long as:

1. Footprint does not change, 255 sqft.
2. Height does not exceed 22' per Title II DCMR Subtitle D, Chapter 50, 5002.1, 2016.
3. No new additions to the building exist within the 25' setback of the house. Side and Rear cantilevered bay windows beyond the 25' setback from main house.





Contact Information	
Owner	O'Connor
Project Address	4604 46th St. NW Washington DC 20016
Phone	202-603-8150
Email	bpoconnor21@gmail.com

Zoning Information	
Lot	41
Square	1547
Zone	R-1-B
Total Lot Sqft	5,304.00
Parking	9x19 Parking on driveway
Occupancy Group	R-3
Historic	No

Garage Zoning Calculations, No Change		
	Allowable	Proposed
Lot Occupancy	max 60%	27.25%
Paving	n/a	20.29%
Green Space	n/a	52.46%
Garage Rear Yard Setback West		8'-1" No Change
Garage Side Yard Setback North		2'-1" No Change
Stories	1	Rebuild garage in location
Height	max 22'	< 22'
Pervious Surface	min 50%	52.46%



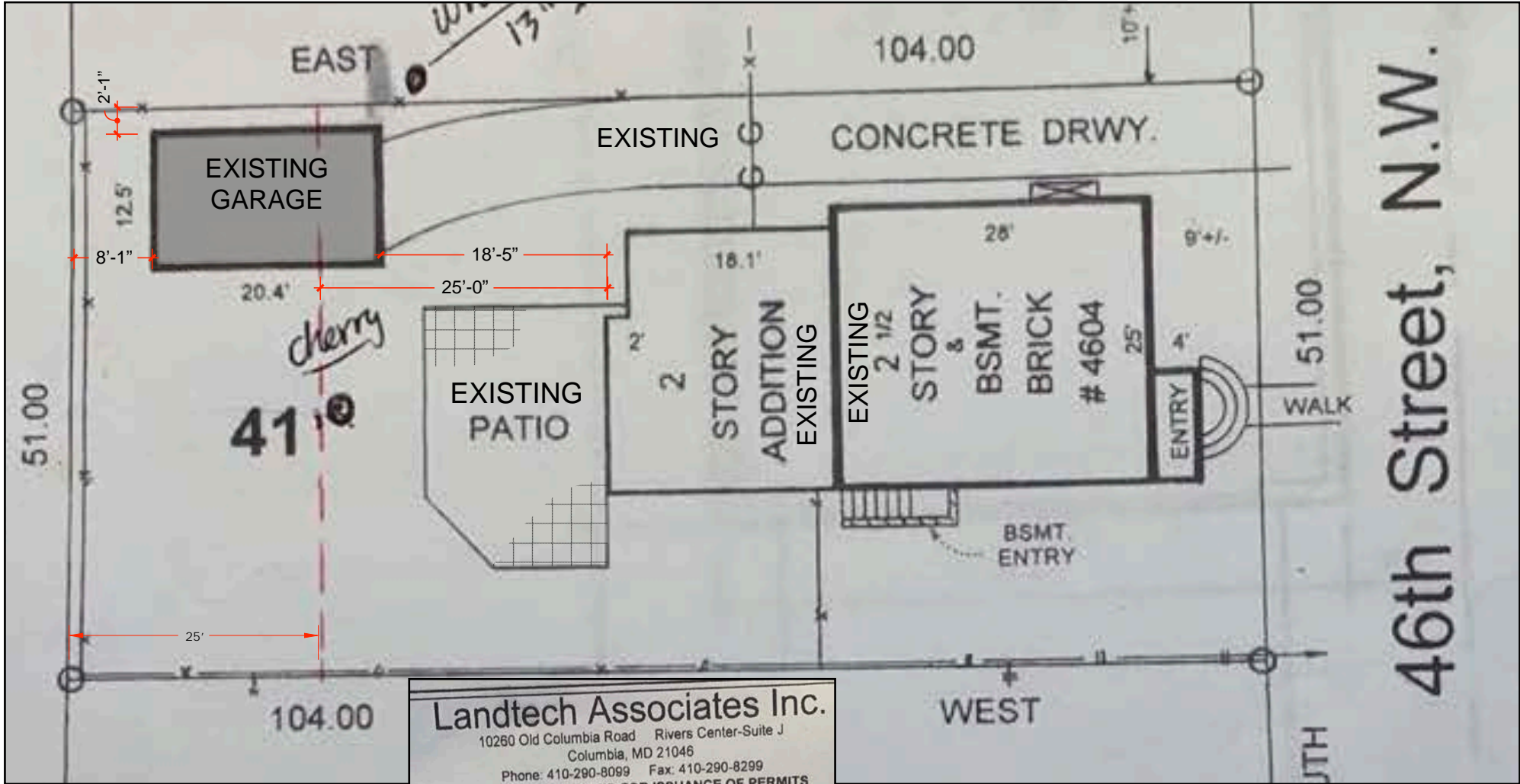
Project Information
 Preliminary Design Review Meeting V3
 PDRM# 24-Z-PDRM 0003
 brenda@kuostudios.com

PDRM.V3 for O'Connor Garage Scheme 8

O'Connor Garage
 4604 46th St NW Washington DC 20016
 24/03/19



Location Survey:	LOT: 41	SQUARE: 1547
# 4604 46th Street, N.W.	LIBER: 102	FOLIO: 17
Washington, D.C.	DATE: 01/30/12	SCALE: 1"=20'
	CASE NO.: 120133PD	FILE NO.: LT 2120131



Landtech Associates Inc.
 10260 Old Columbia Road Rivers Center-Suite J
 Columbia, MD 21046
 Phone: 410-290-8099 Fax: 410-290-8299
 NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

Square: 1547

Reviewed and Accepted
 x Brian P. O'Connor
 x Jennifer M. O'Connor
 40

12.5'x20.4' = 255 sqft (TO REMAIN, NO CHANGE)



Existing Title Survey
 Preliminary Design Review Meeting V3
 PDRM# 24-Z-PDRM 0003
 brenda@kuostudios.com

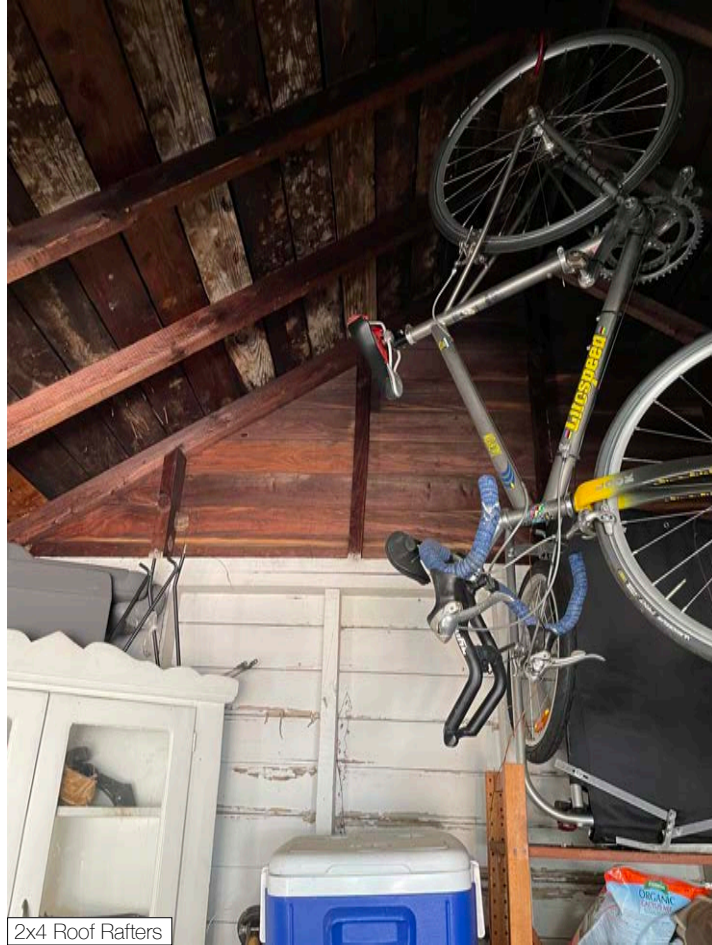
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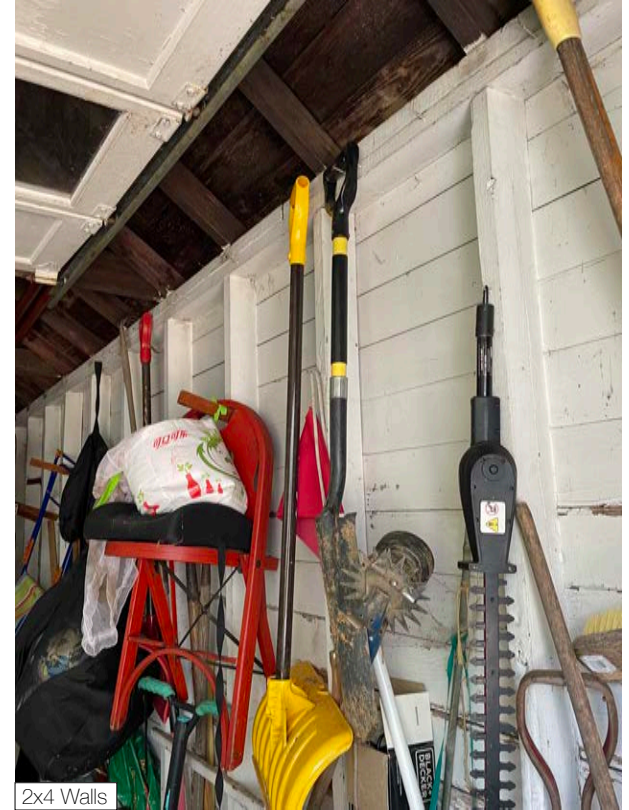




CMU Block Foundation



2x4 Roof Rafters



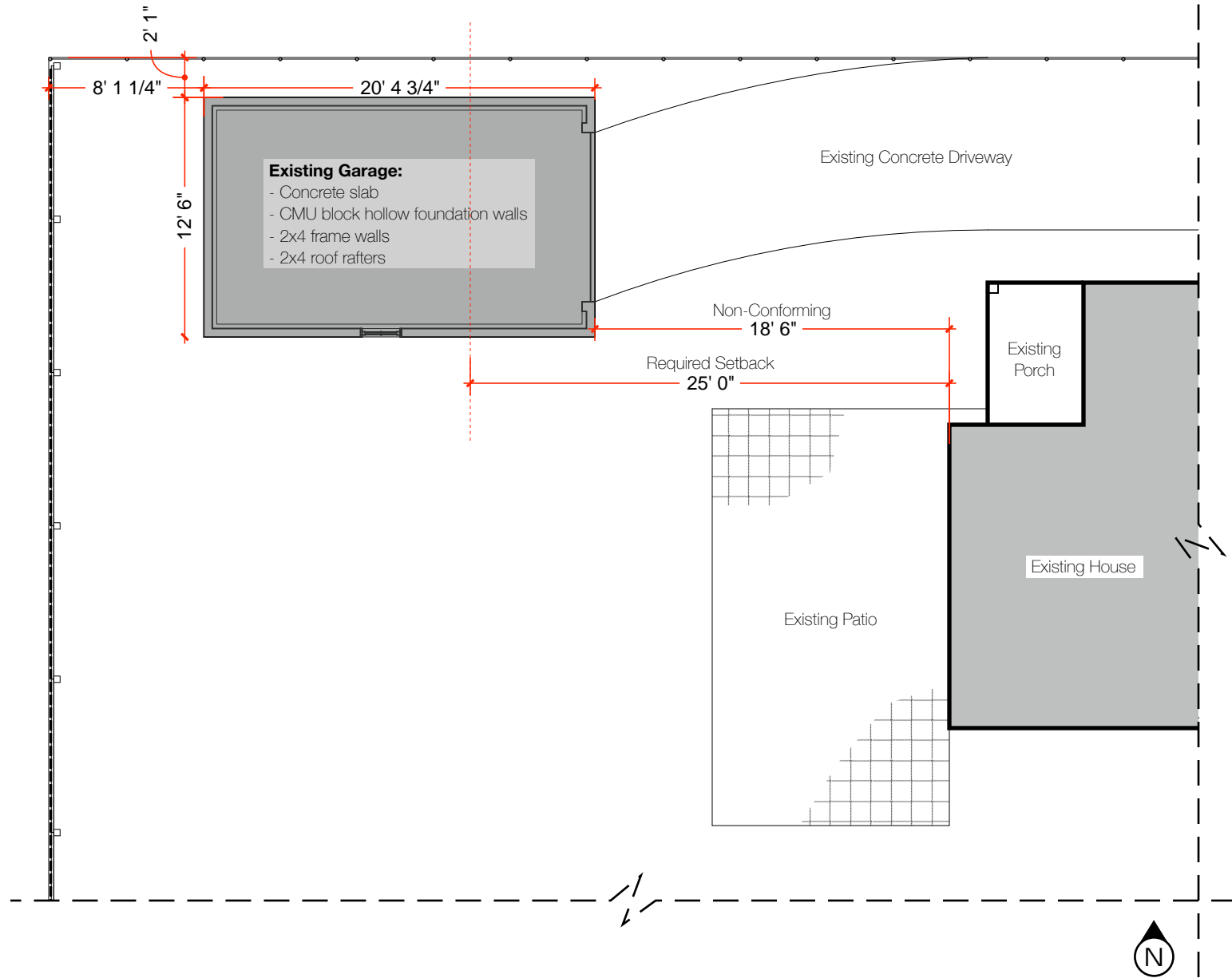
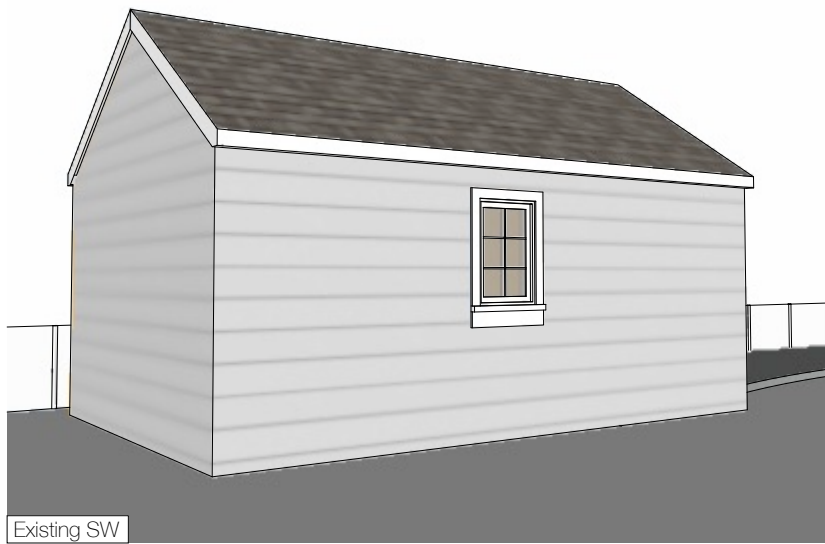
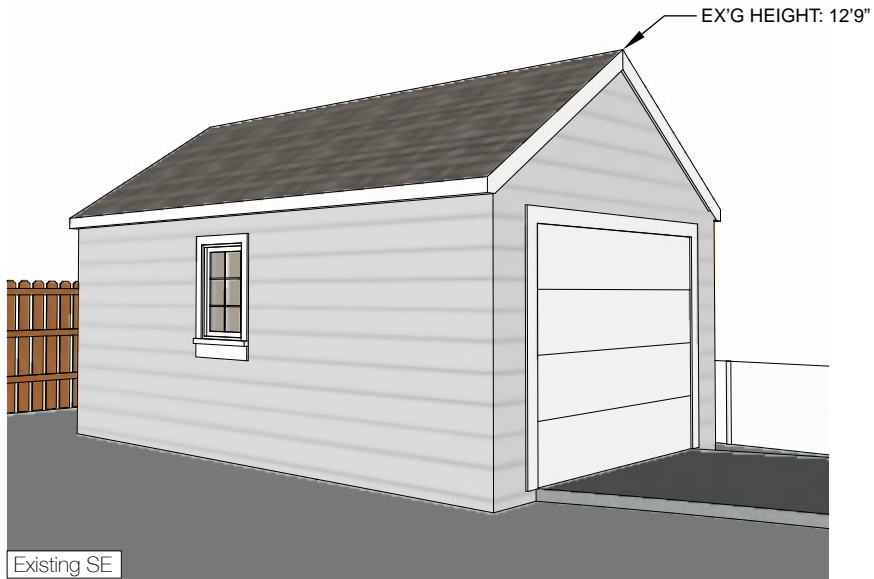
2x4 Walls



Existing Interior
Preliminary Design Review Meeting V3
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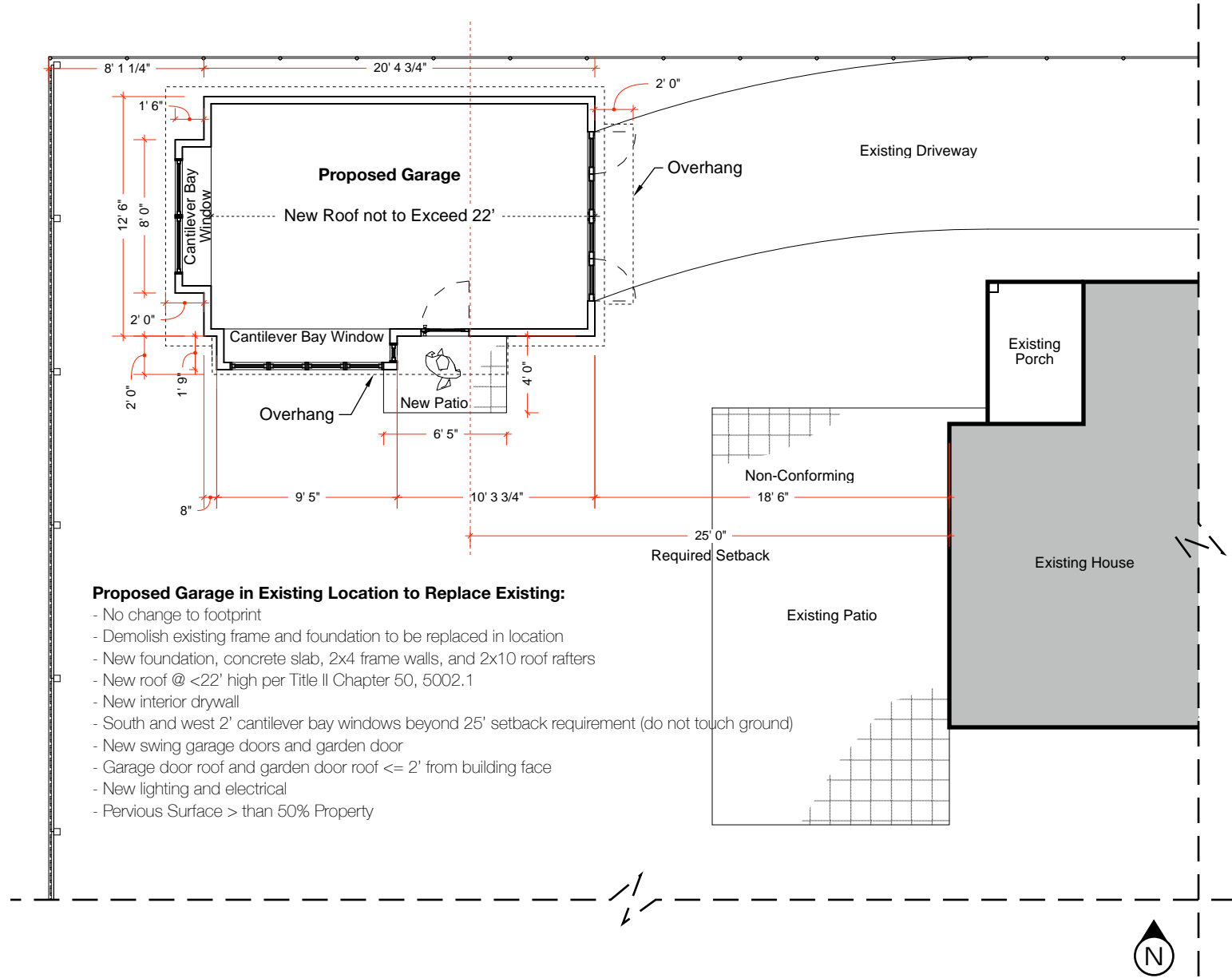
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NEW PROPOSED HEIGHT: 16'-7" ~ 18', <22'



Proposed Garage in Existing Location to Replace Existing:

- No change to footprint
- Demolish existing frame and foundation to be replaced in location
- New foundation, concrete slab, 2x4 frame walls, and 2x10 roof rafters
- New roof @ <22' high per Title II Chapter 50, 5002.1
- New interior drywall
- South and west 2' cantilever bay windows beyond 25' setback requirement (do not touch ground)
- New swing garage doors and garden door
- Garage door roof and garden door roof <= 2' from building face
- New lighting and electrical
- Pervious Surface > than 50% Property



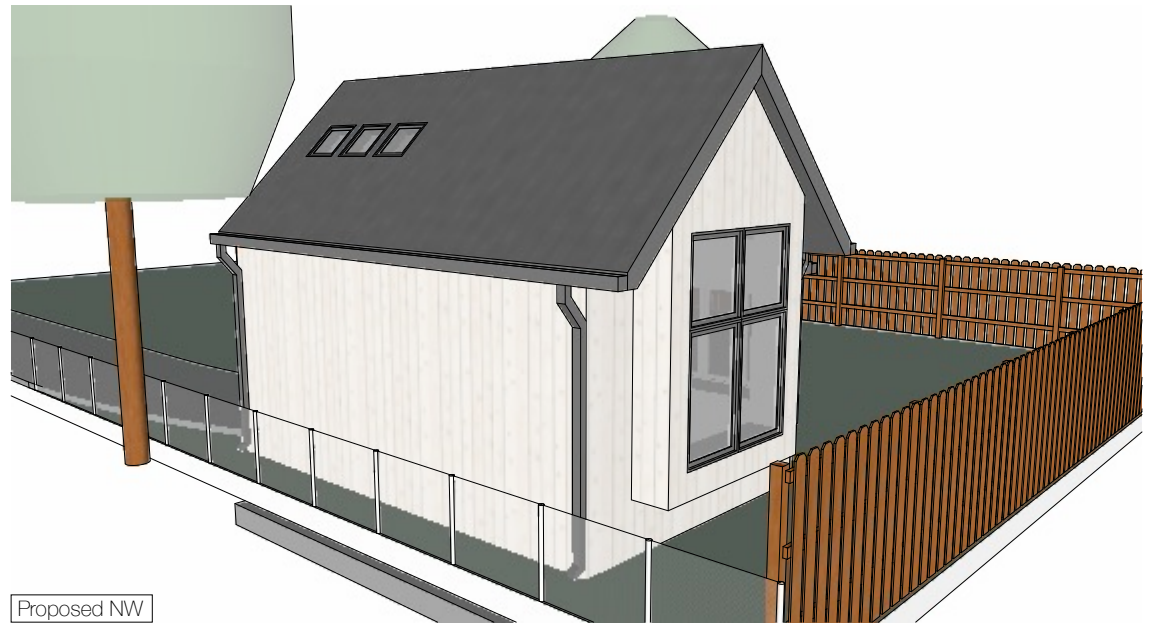
Proposed NE



Proposed SE



Proposed SW



Proposed NW