

520 Groff Court NE– ADDITION

Washington, DC 20002

BZA/HPRB -Preliminary

May 20, 2019

OWNER:

KARA BENSON
520 GROFF COURT NE
WASHINGTON, DC 20002

ARCHITECT:

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

PROPERTY INFORMATION:

LOT: 0179
SQUARE: 0779
LOT AREA: 1345 SF
ZONE: RF-3
USE GROUP: R-3
TWO STORY ROW DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

TWO-STORY SIDE ADDITION

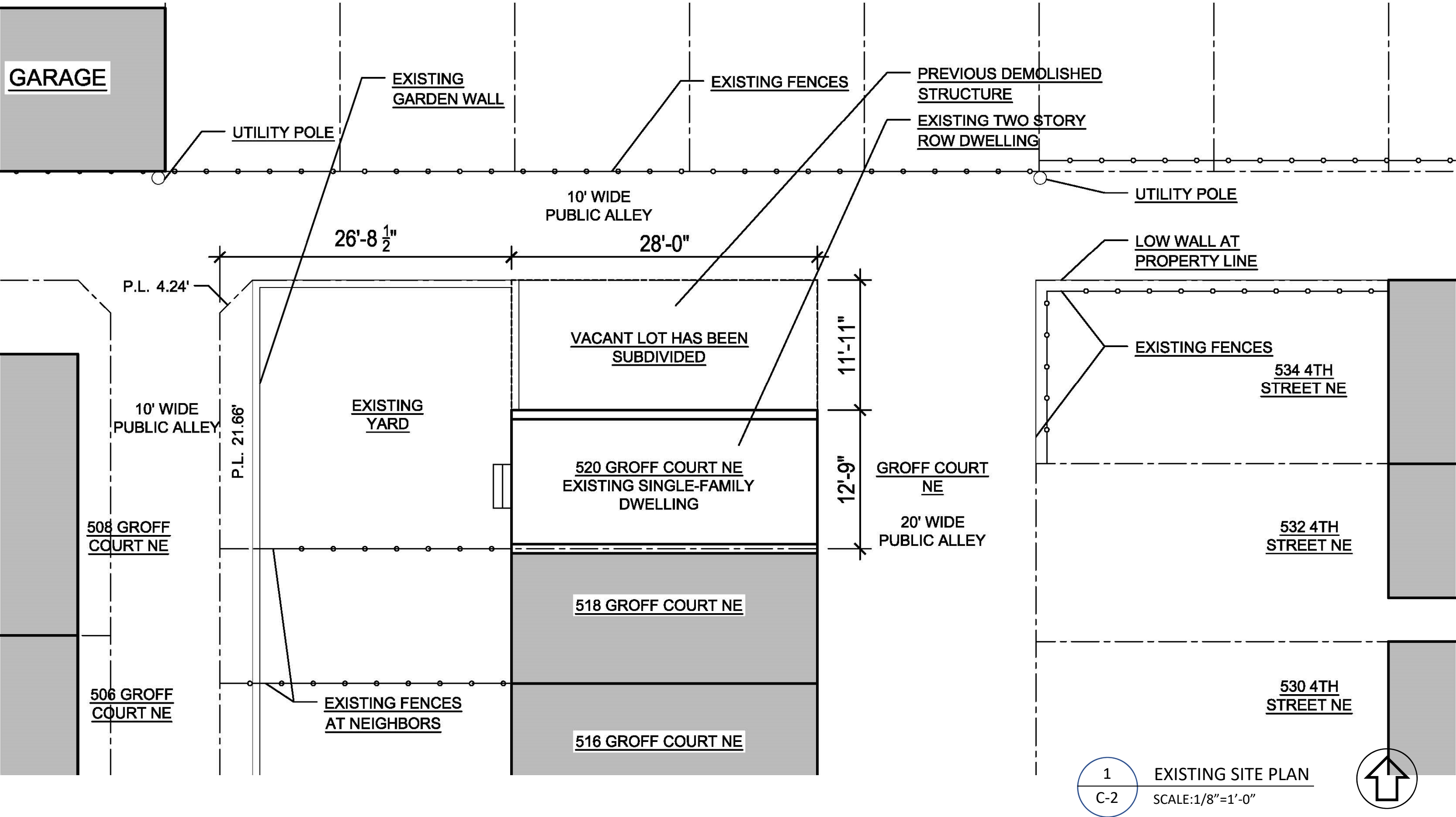
ZONING INFORMATION:



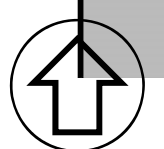
	Existing	Proposed	Allowable
Lot Coverage	356.9 SF	726.5 SF	N/A (lot less than 1800 SF)
(Percentage)	26.5%	54.0%	N/A (lot less than 1800 SF)
Rear Yard	26.67'	22.67'	MIN. 5.0' FROM NON ALLEY LOT LINES
Side Yard	11.92'	0'	MIN. 5.0' FROM NON ALLEY LOT LINES
Alley Centerline Setback	10.0'-17.0'	5.0'-10.0'	12.0'
Pervious Surface	73.3%	50%	MIN. 10%
Height	23.75'	NO CHANGE	20.0'
Stories	2	NO CHANGE	2
Square Footage			
First Floor	356 SF	726 SF	N/A
Second Floor	356 SF	726 SF	N/A
Total	712 SF	1452 SF	

DRAWING INDEX:

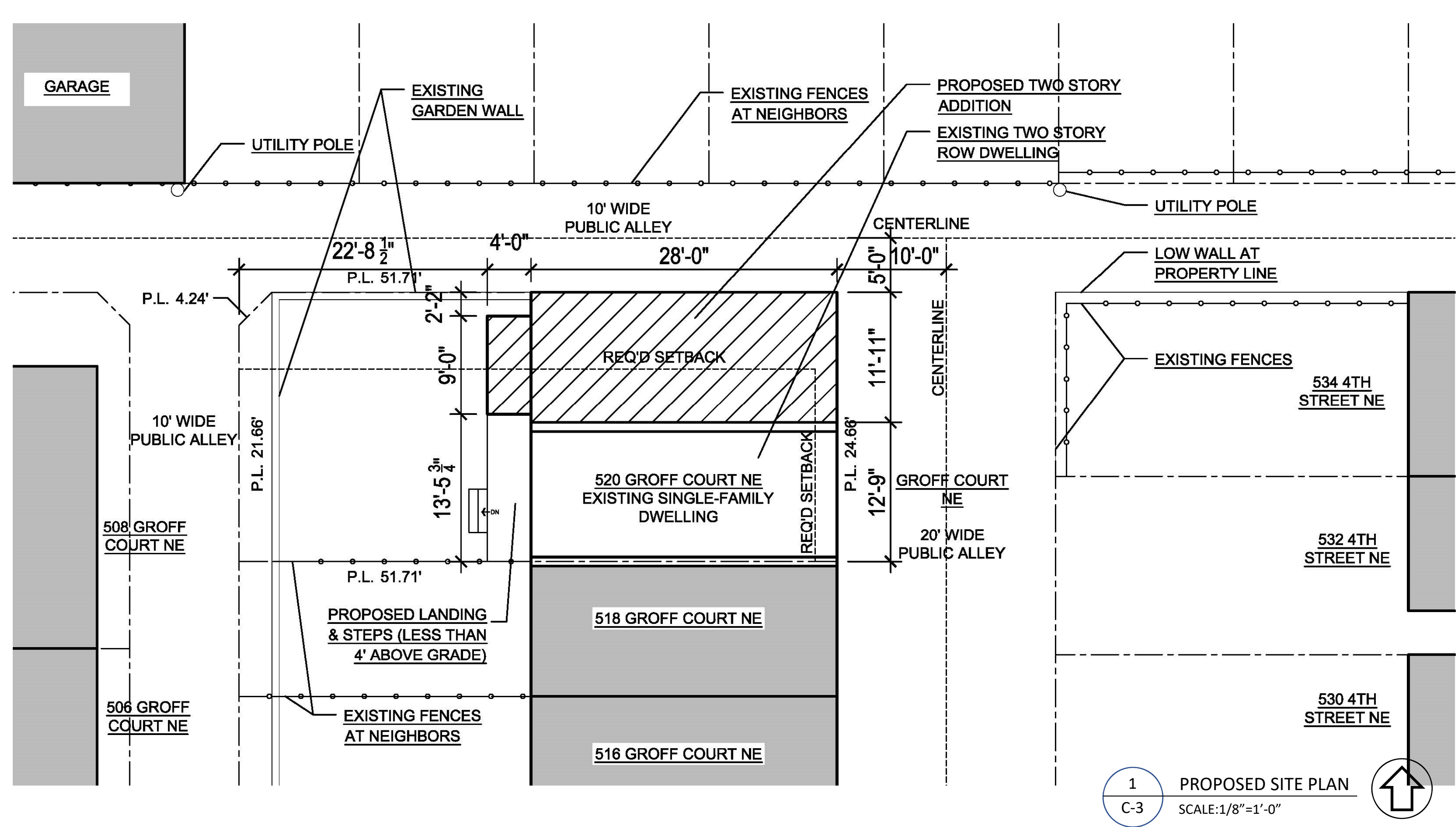
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|-----|------------------------------|-----|---------------------|
| C-1 | COVER SHEET | A-1 | FIRST FLOOR PLAN |
| C-2 | EXISTING SITE PLAN | A-2 | SECOND FLOOR PLAN |
| C-3 | PROPOSED SITE PLAN | A-3 | ROOF PLAN |
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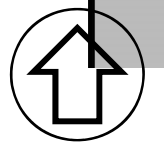
1 EXISTING SITE PLAN
 C-2 SCALE: 1/8" = 1'-0"



520 Groff Court NE- EXISTING SITE PLAN

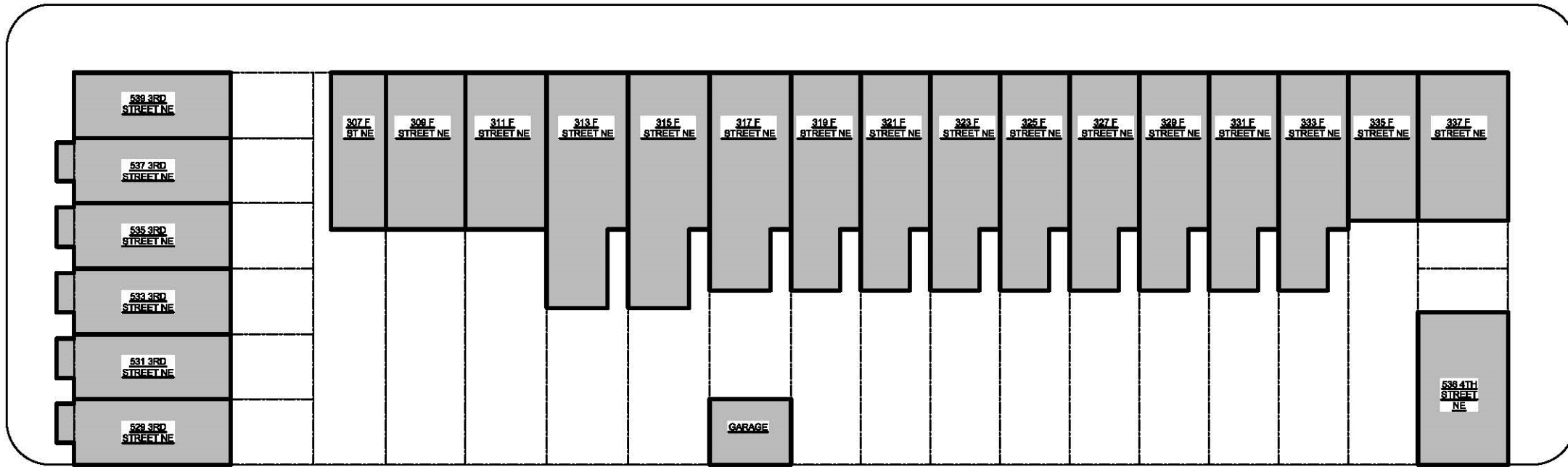


1 PROPOSED SITE PLAN
 C-3 SCALE: 1/8" = 1'-0"



520 Groff Court NE- PROPOSED SITE PLAN

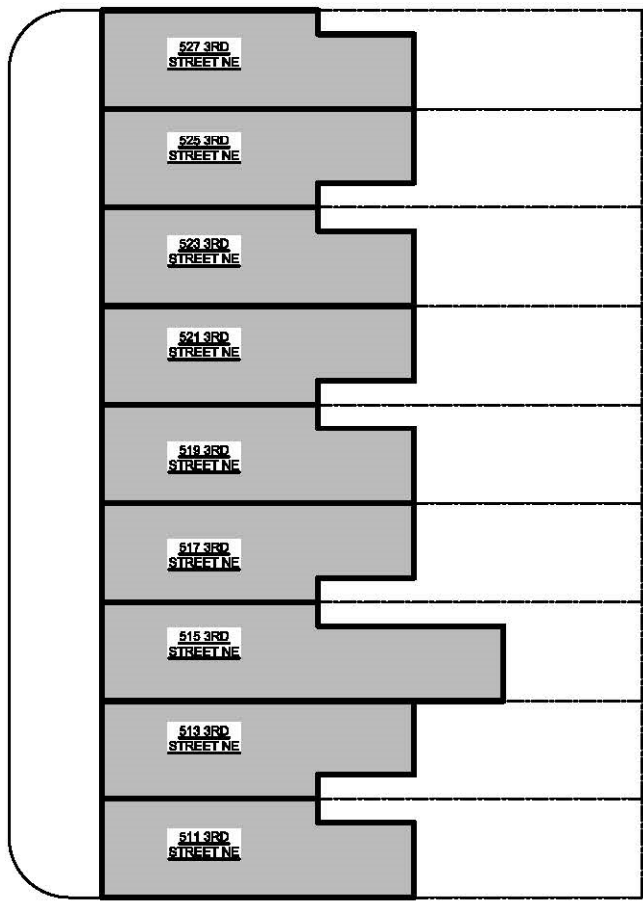
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10' WIDE PUBLIC ALLEY

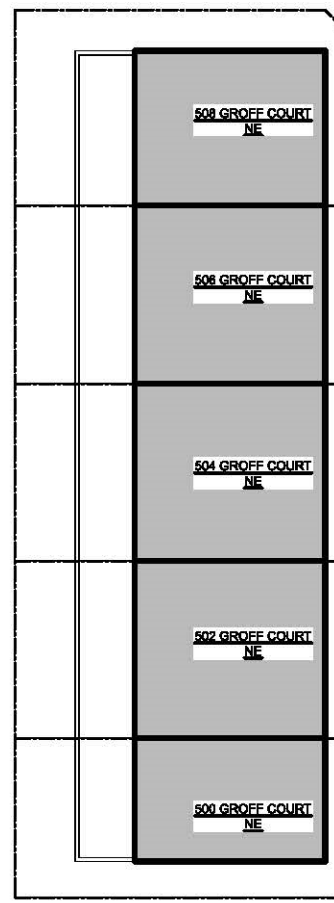
10' WIDE PUBLIC ALLEY

10' WIDE PUBLIC ALLEY



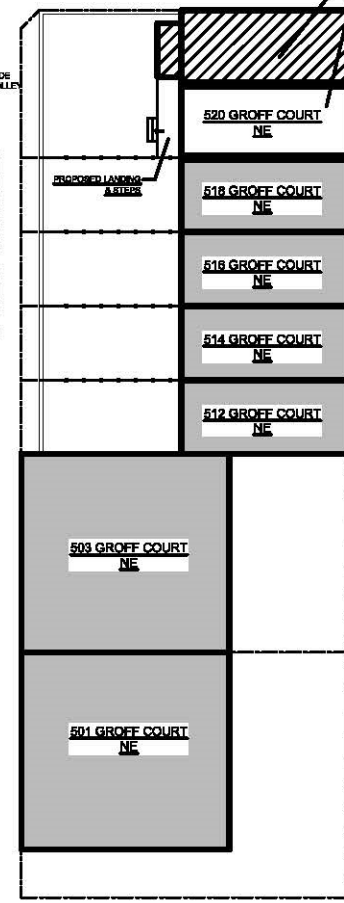
10' WIDE PUBLIC ALLEY

15' WIDE PUBLIC ALLEY

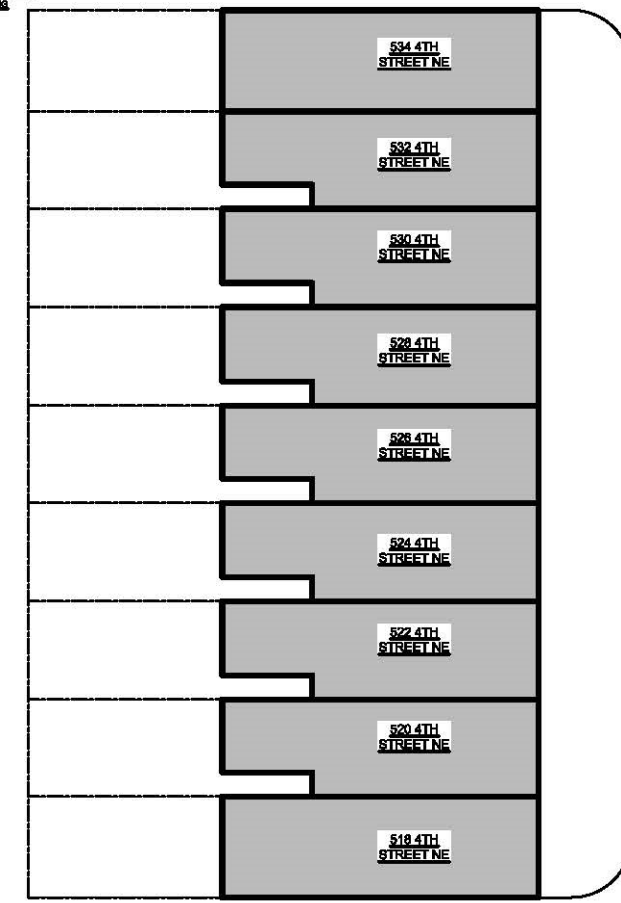


10' WIDE PUBLIC ALLEY

10' WIDE PUBLIC ALLEY



GROFF COURT NE- 20' WIDE PUBLIC ALLEY



10' WIDE PUBLIC ALLEY

3RD STREET NE

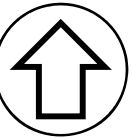
4TH STREET NE

1
C-4

BLOCK PLAN

SCALE: 1/32" = 1'-0"

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520 Groff Court NE- BLOCK PLAN



FRONT FACADE



EXISTING REAR FACADE



ALLEY VIEW LOOKING NORTH



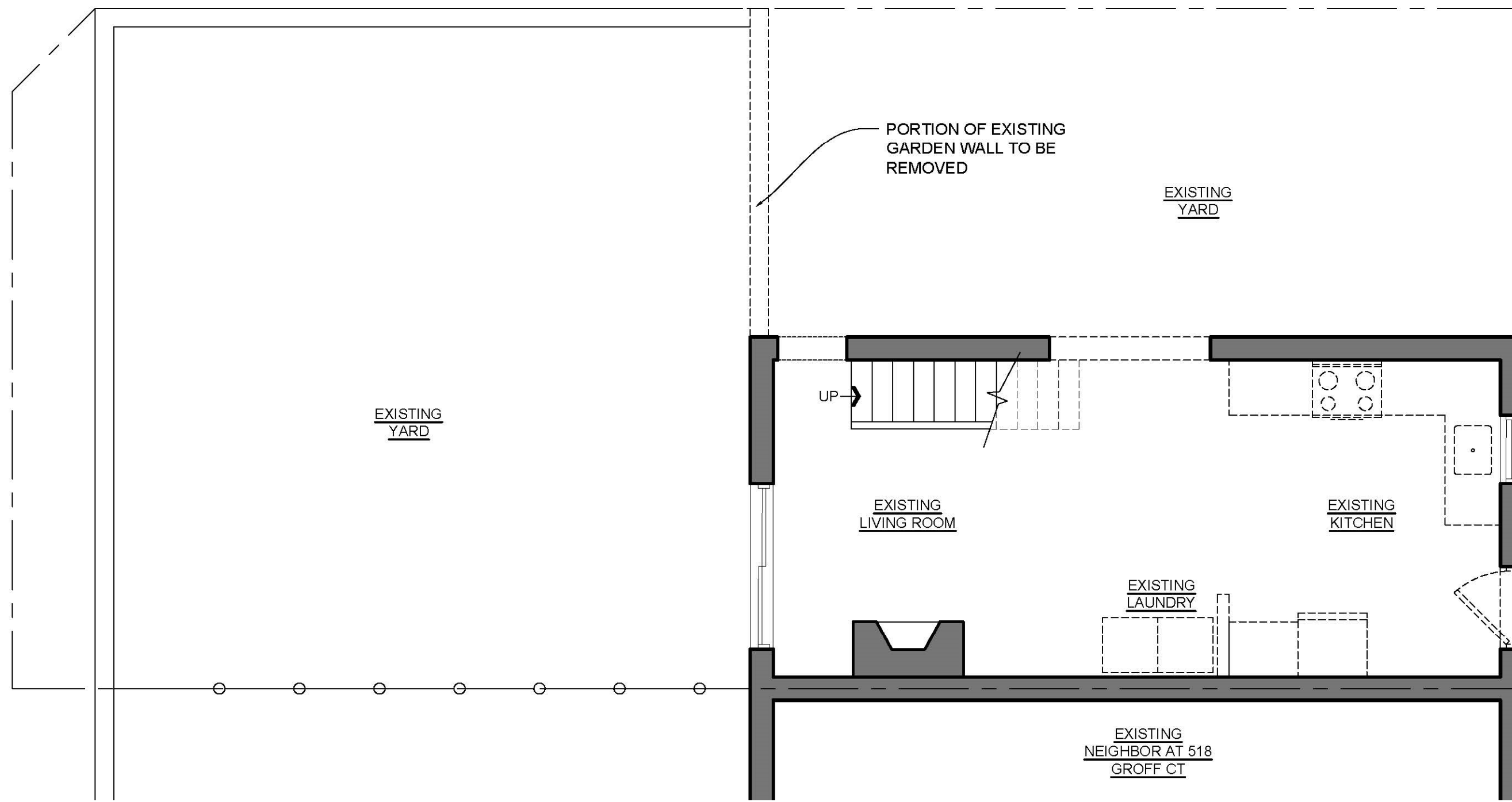
ALLEY VIEW LOOKING SOUTH



REAR VIEW LOOKING NORTH

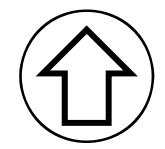


REAR VIEW LOOKING SOUTH



1
D-1

FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

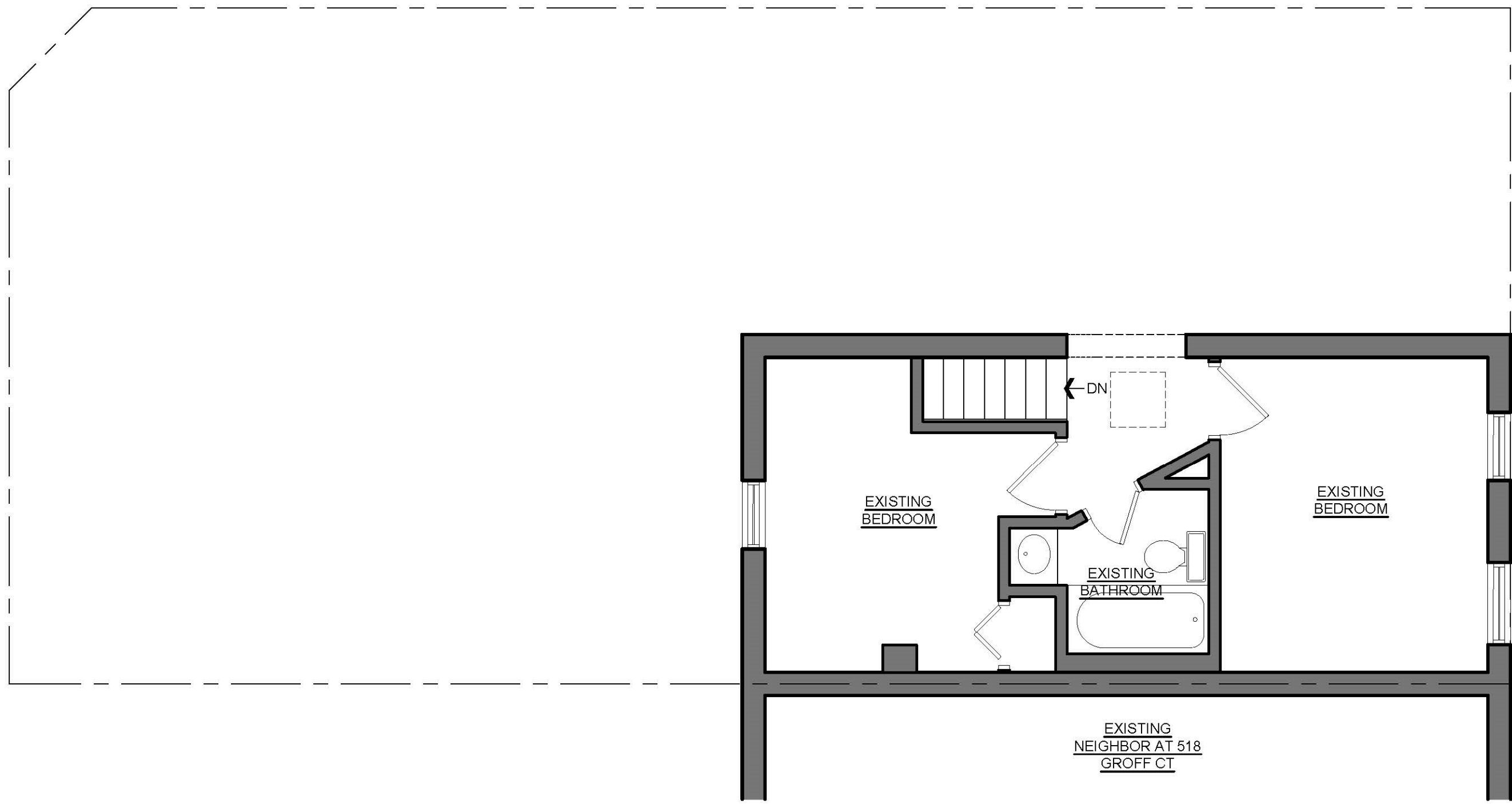


520 Groff Court NE- FIRST FLOOR DEMOLITION PLAN

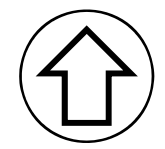
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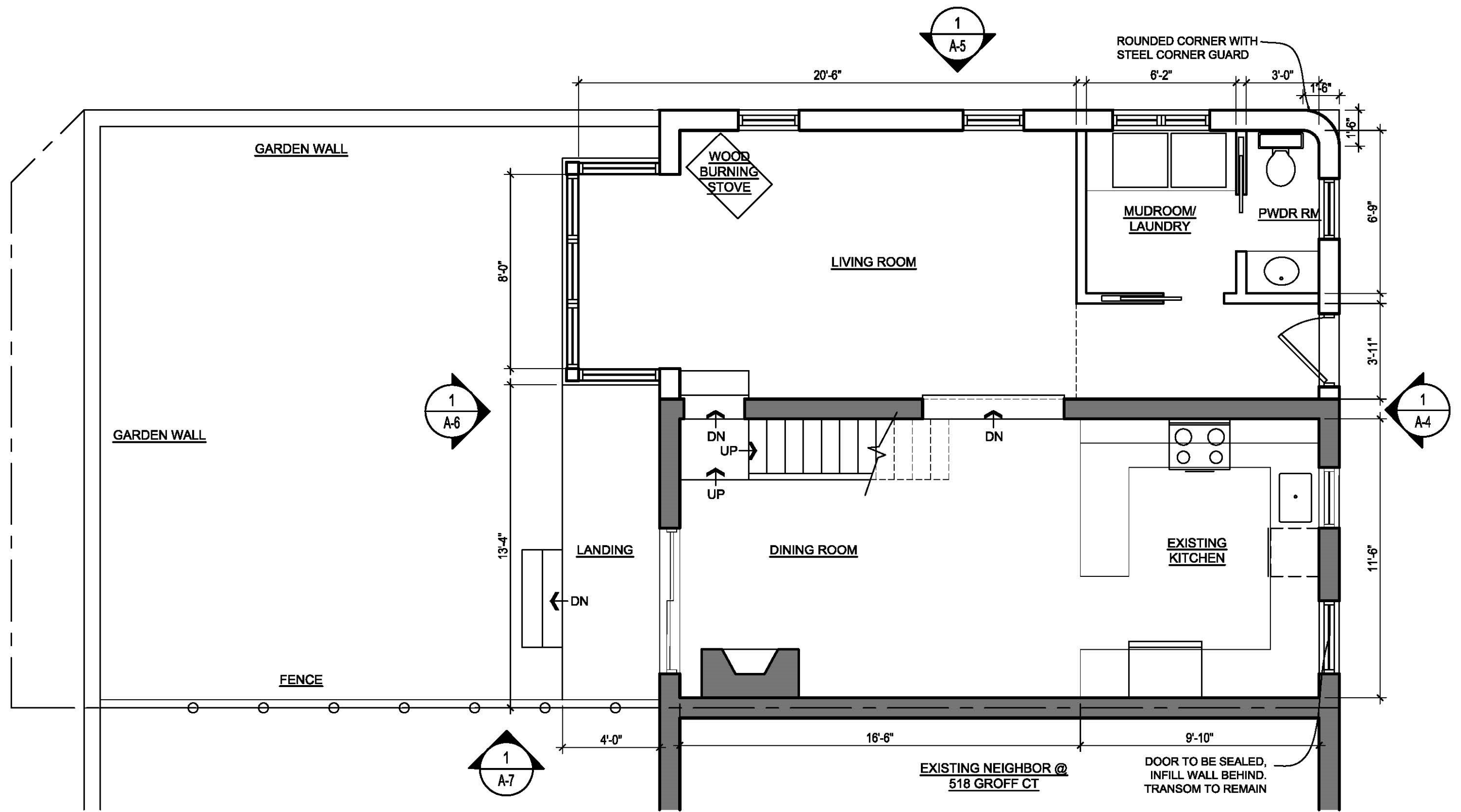
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D-1

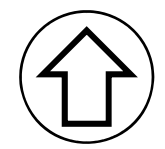


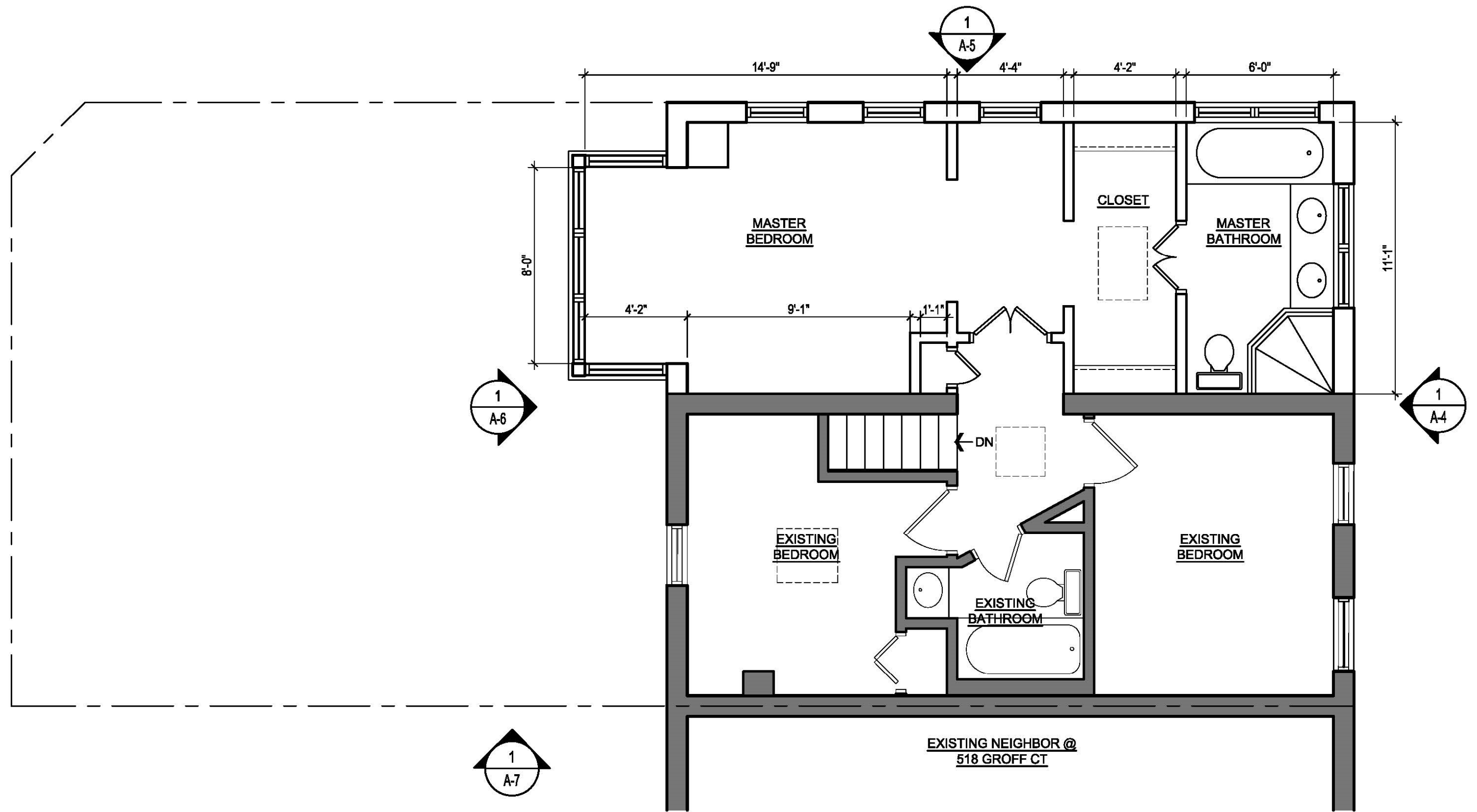
1 SECOND FLOOR DEMOLITION PLAN
 D-2 SCALE: 1/4"=1'-0"



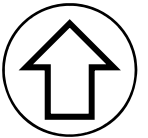


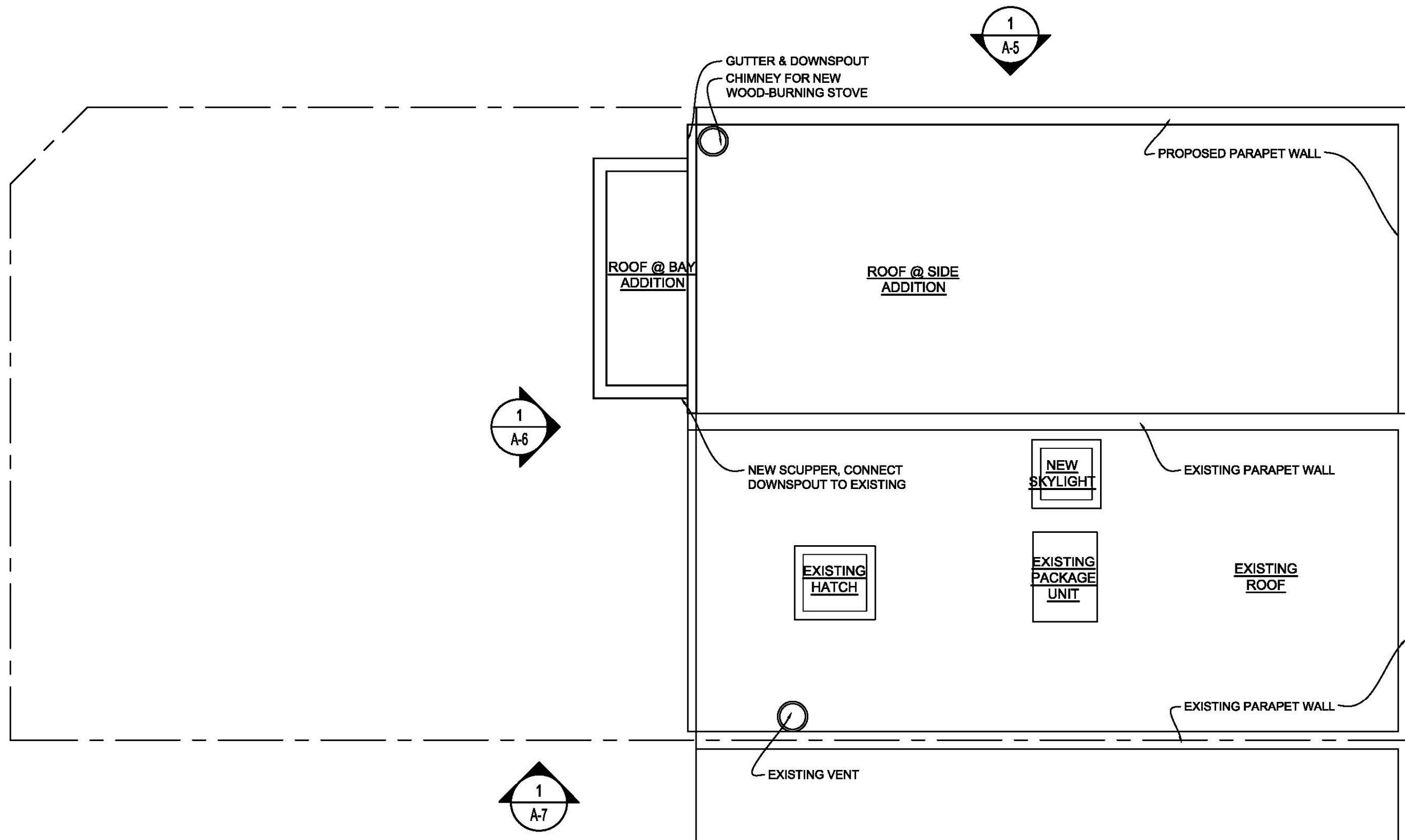
1 FIRST FLOOR PLAN
 A-1 SCALE: 1/4"=1'-0"



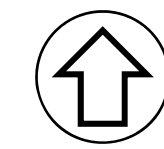


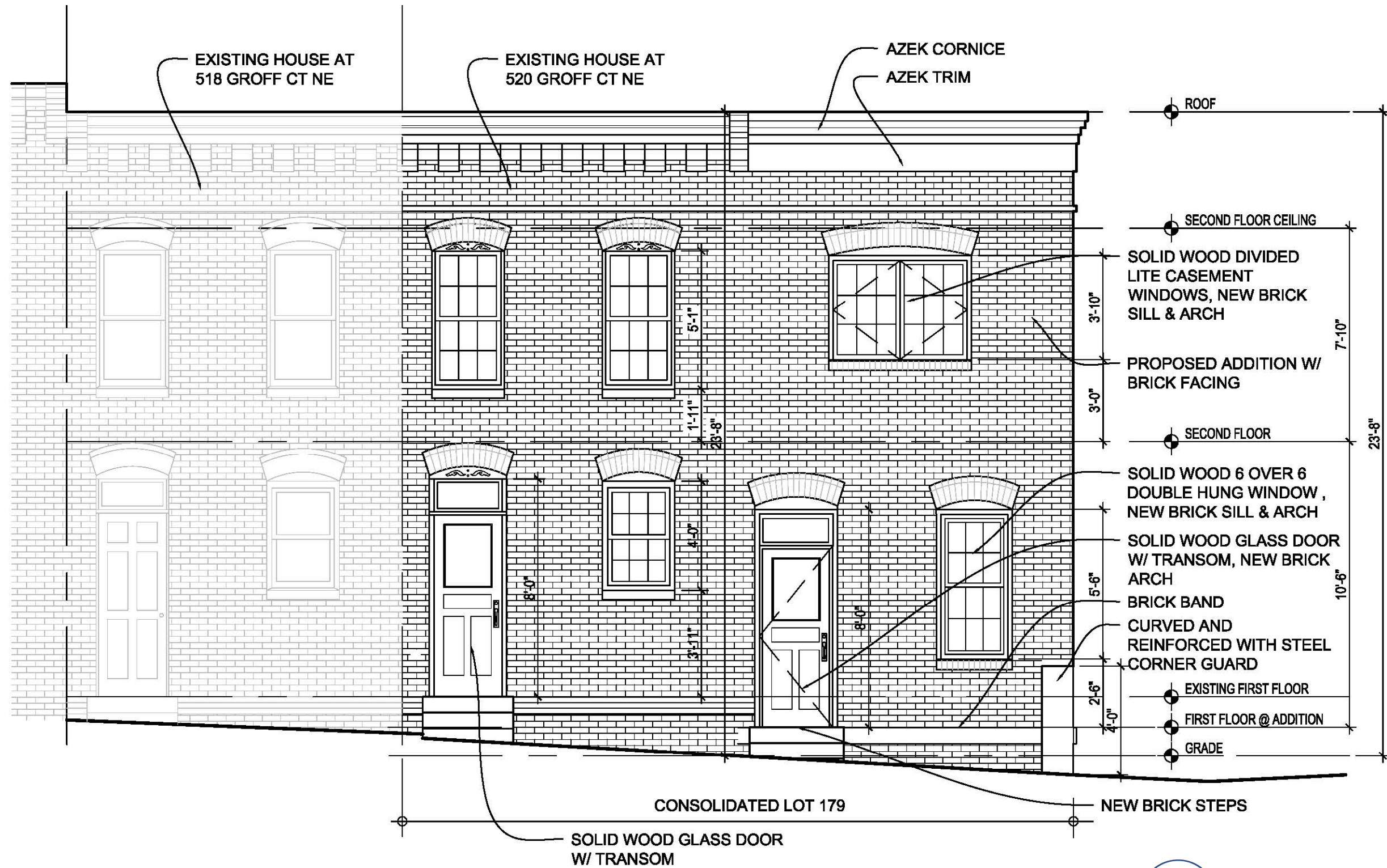
1 SECOND FLOOR PLAN
 A-2 SCALE: 1/4"=1'-0"



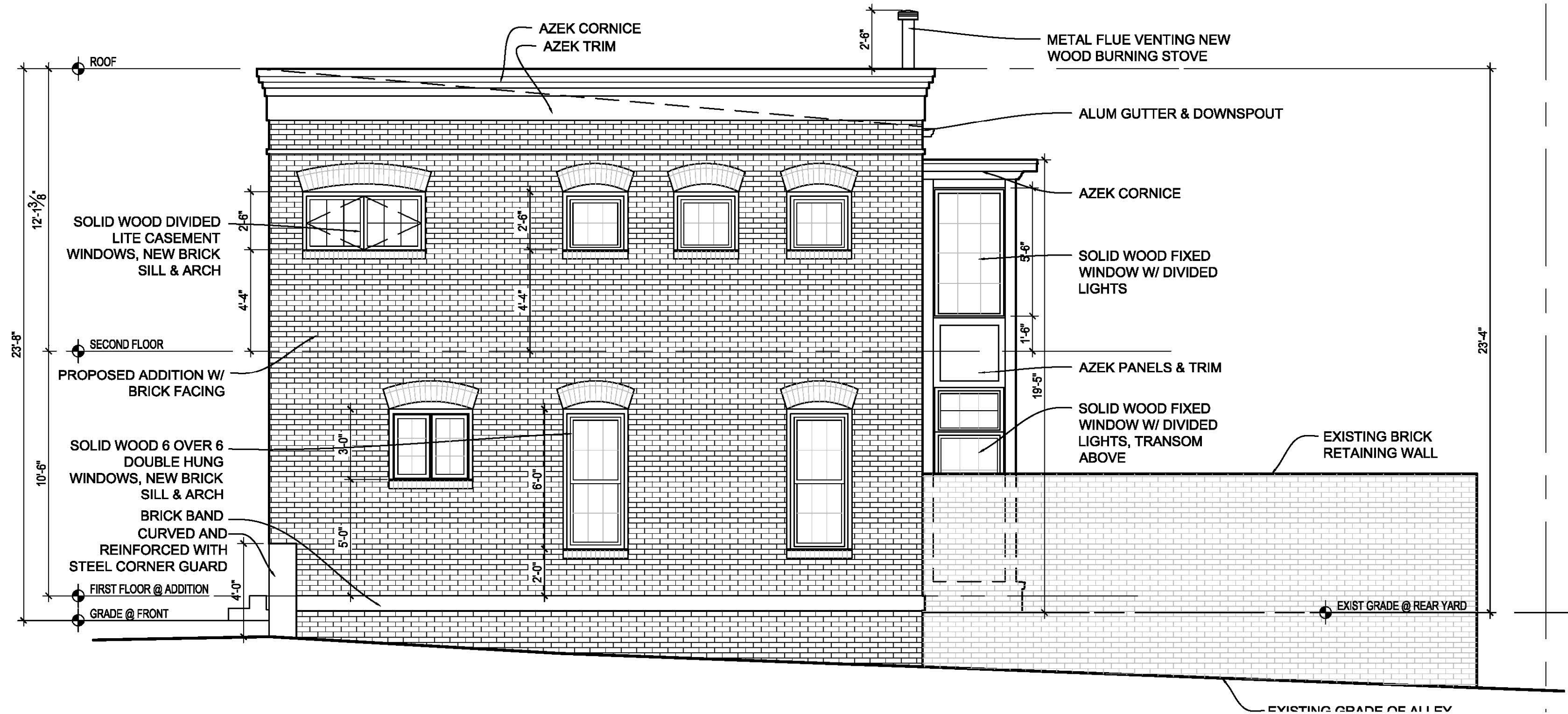


1 ROOF PLAN
A-3 SCALE: 1/4"=1'-0"



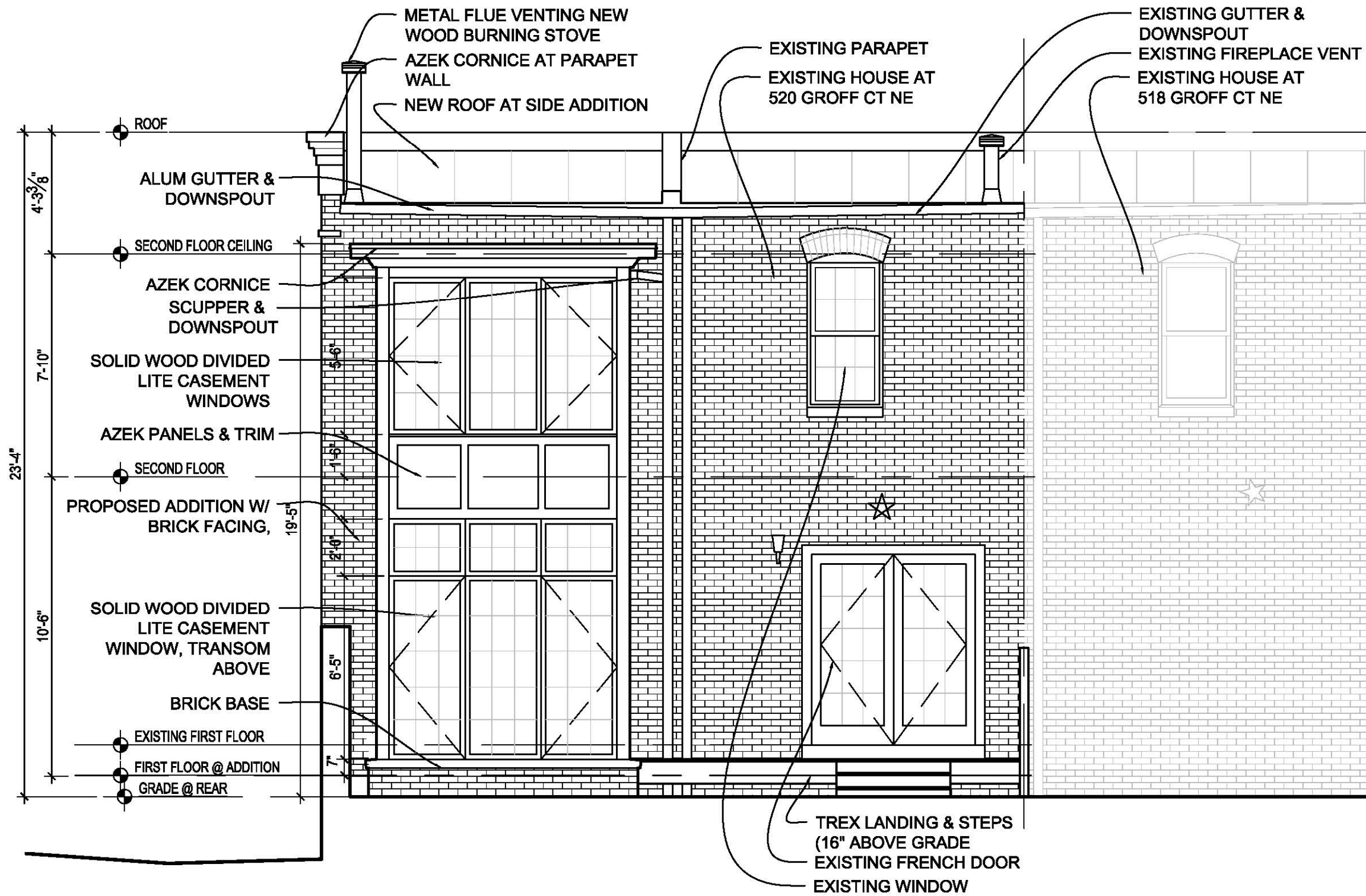


1 FRONT ELEVATION
 A-4 SCALE: 1/4"=1'-0"

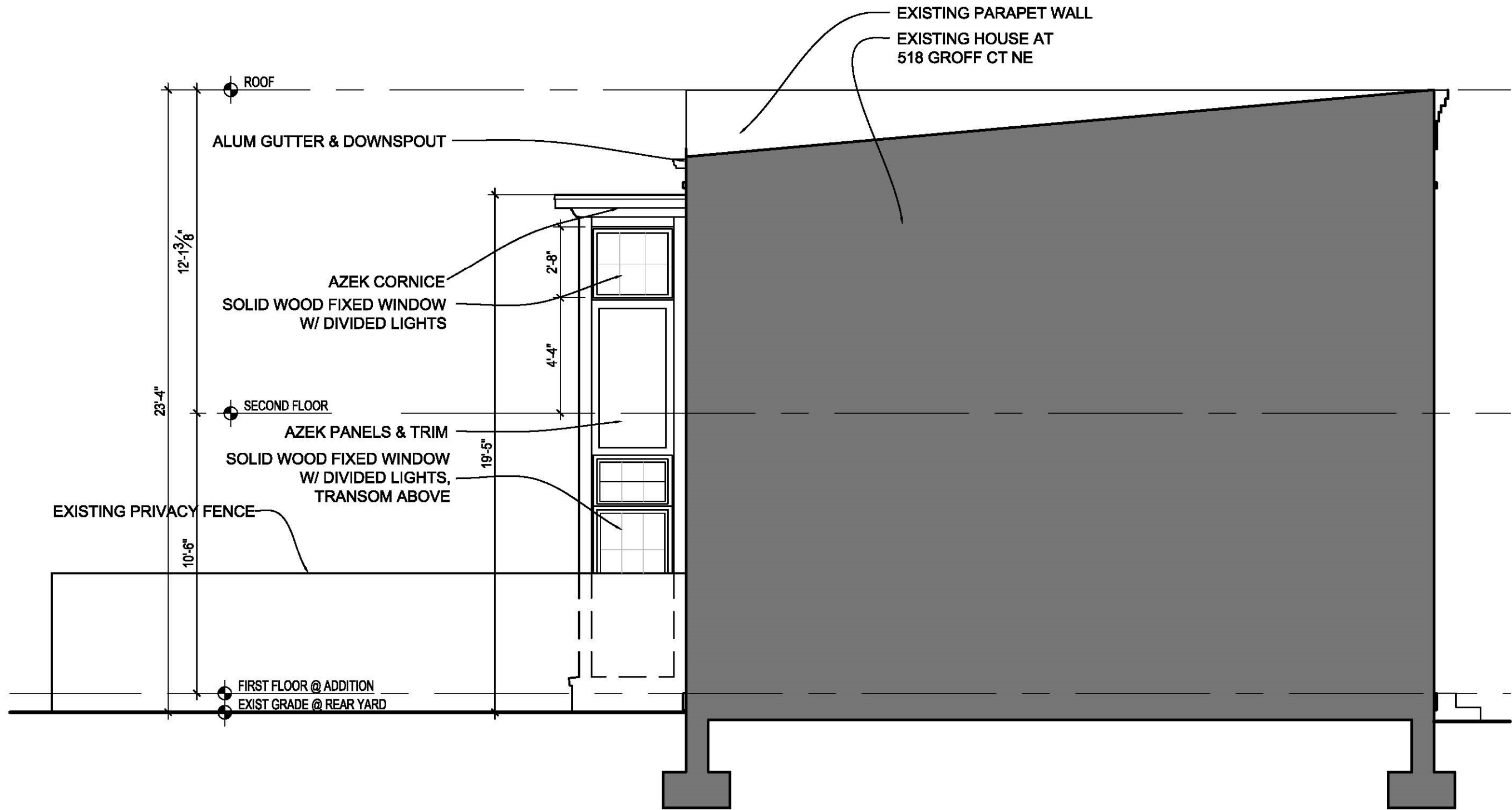


1 NORTH ELEVATION
 A-5 SCALE: 1/4"=1'-0"

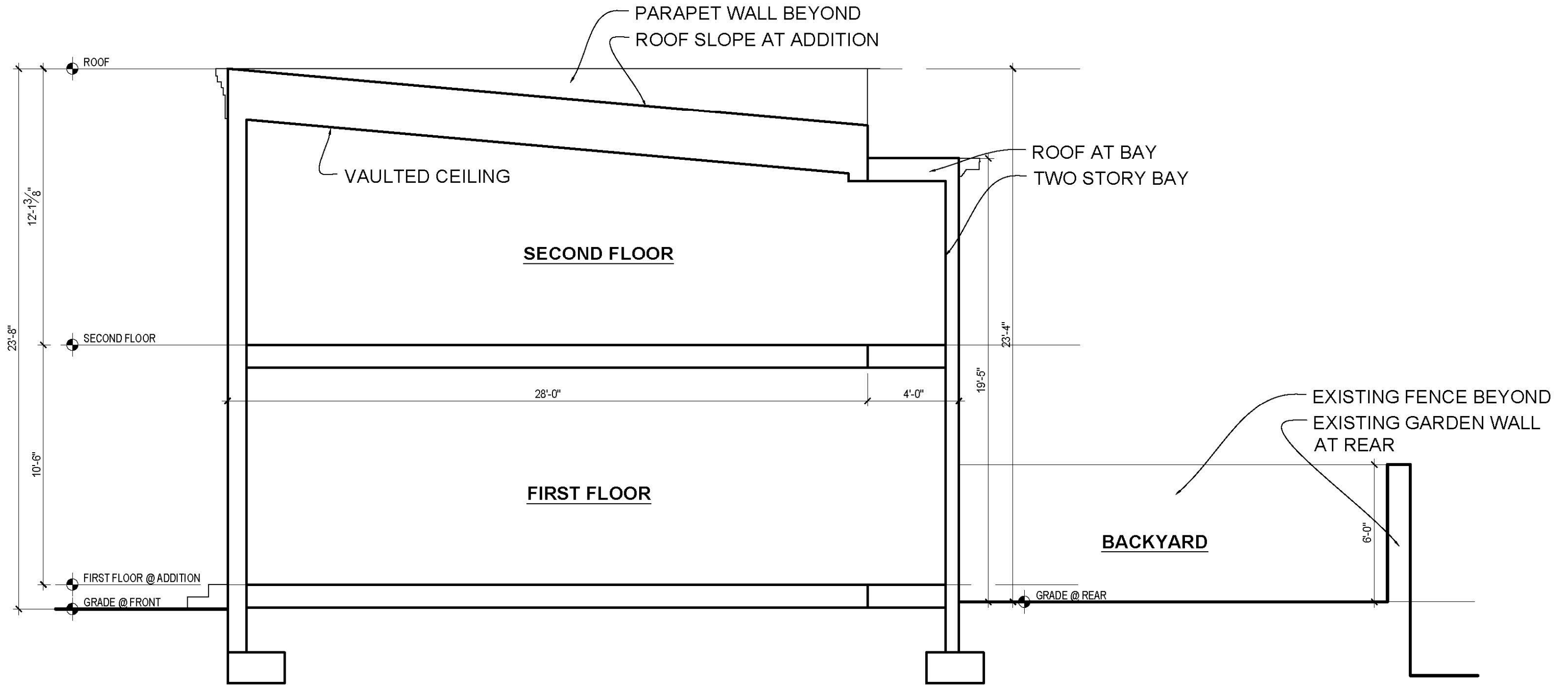
520 Groff Court NE- EXTERIOR ELEVATIONS



1 REAR ELEVATION
 A-6 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
 A-7 SCALE: 1/4"=1'-0"



1 SITE SECTION
 A-8 SCALE: NTS

520 Groff Court NE- SITE SECTION

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