

# 308 11<sup>th</sup> Street NE – CARRIAGE HOUSE & THIRD FLOOR ADDITION

Washington, DC 20002

BZA/HPRB Concept Plans

June 9, 2021

**OWNER:**

Jessica Bachay and Haider Haimus  
308 11<sup>th</sup> Street NE  
Washington, DC 20002

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

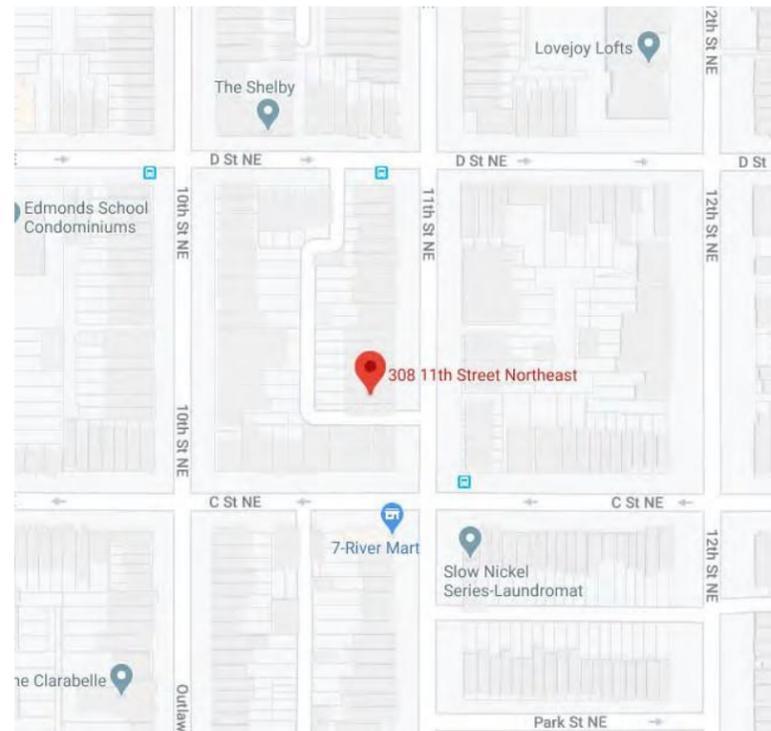
LOT: 0068  
SQUARE: 0963  
LOT AREA: 1711 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING  
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

NEW THIRD FLOOR ADDITION & ROOF DECK OVER EXISTING HOUSE  
NEW SECOND FLOOR ADDITION ABOVE EXISTING GARAGE, GARAGE FOOTPRINT TO BE EXPANDED

**ZONING INFORMATION:**

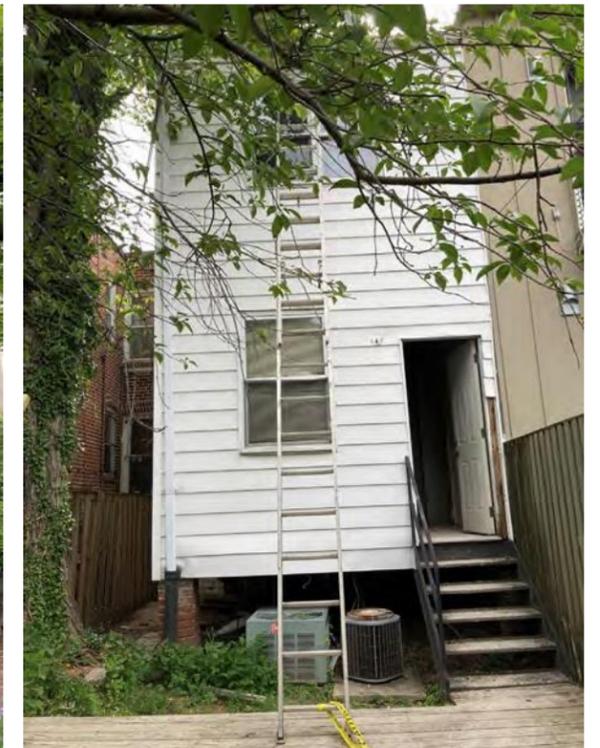
RELIEF NEEDED: Subtitle E §304.1, **Subtitle C § 202.2 ?**



SITE MAP



FRONT FACADE



EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	1160.9 SF	1177 SF	1026.6 SF
(Percentage)	67.8%	68.8%	60%
Rear Yard	<del>47.88'</del> 21.79'	<del>NO CHANGE</del> <20.79' ?	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	29'-7"	35'-0"	35.0'
Stories	2+CELLAR	3+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
<b>Square Footage</b>			
Cellar	<del>690 SF</del> 610 SF	<del>NO CHANGE</del> 690 SF	N/A
First Floor	690 SF	NO CHANGE	N/A
Second Floor	690 SF	NO CHANGE	N/A
Third Floor	N/A	173 SF	N/A
Total	2070 SF	2243 SF	N/A
Garage	<del>303.3 SF</del> 328.3 SF	<del>294.7 SF</del> ?	N/A

**DRAWING INDEX:**

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 PHOTOGRAPHS
- C-4 BLOCK PLAN
- C-5 SITE PLAN
- C-6 SITE SECTION
- D-1 DEMOLITION PLANS
- A-1 NEW WORK PLANS
- A-2 NEW WORK PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS



Board of Zoning Adjustment  
District of Columbia  
CASE No. 2021  
SUBMIT NO. 27

EXISTING GARAGE



EXISTING GARAGE  
FROM YARD



ALLEY,  
LOOKING NORTH



ALLEY,  
LOOKING EAST



ALLEY,  
LOOKING SOUTH



NEIGHBORS  
TO NORTH



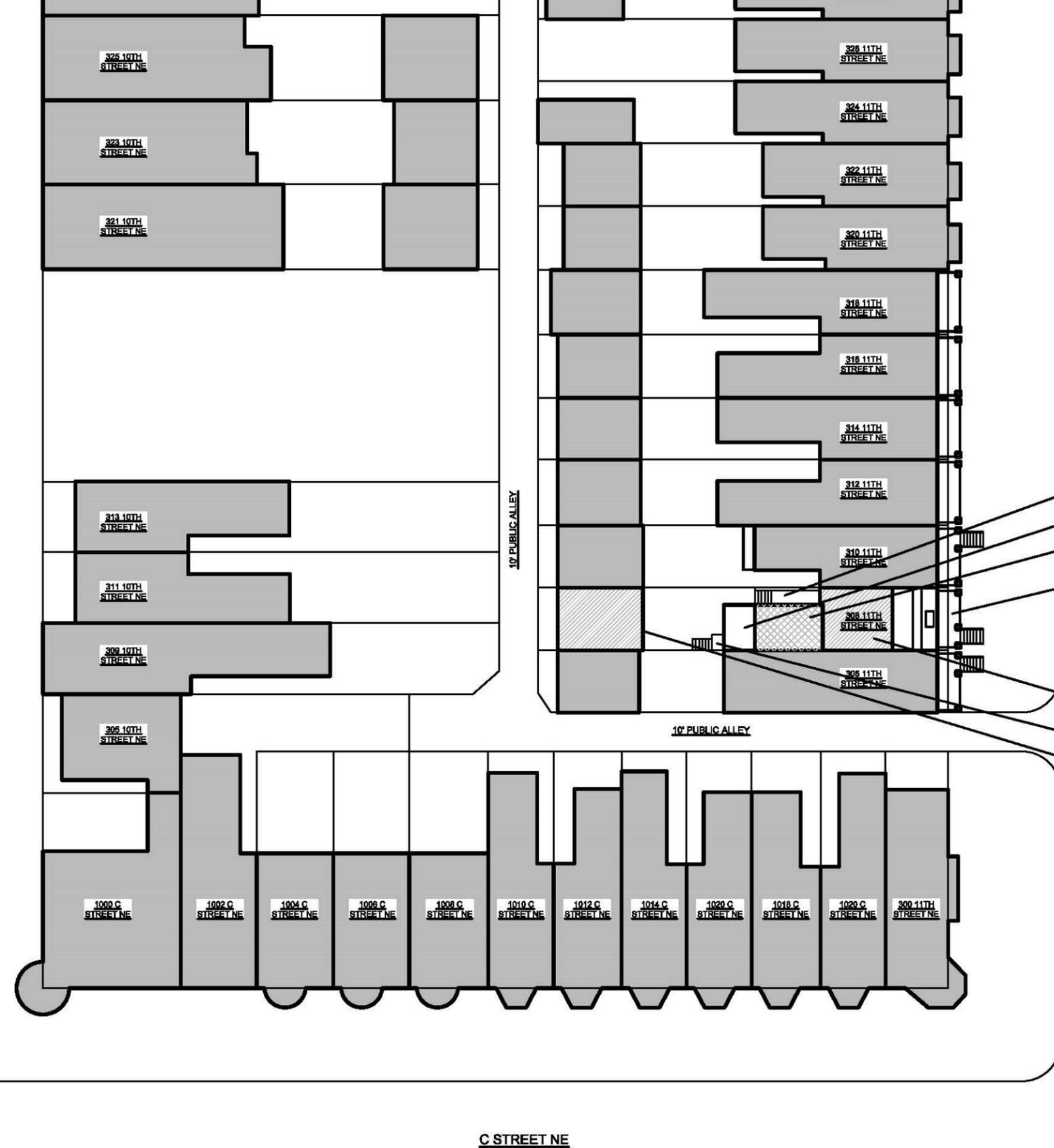
VIEWS FROM  
11<sup>TH</sup> STREET NE



NEIGHBORS  
TO SOUTH



10TH STREET NE



10' PUBLIC ALLEY

10' PUBLIC ALLEY

11TH STREET NE

C STREET NE

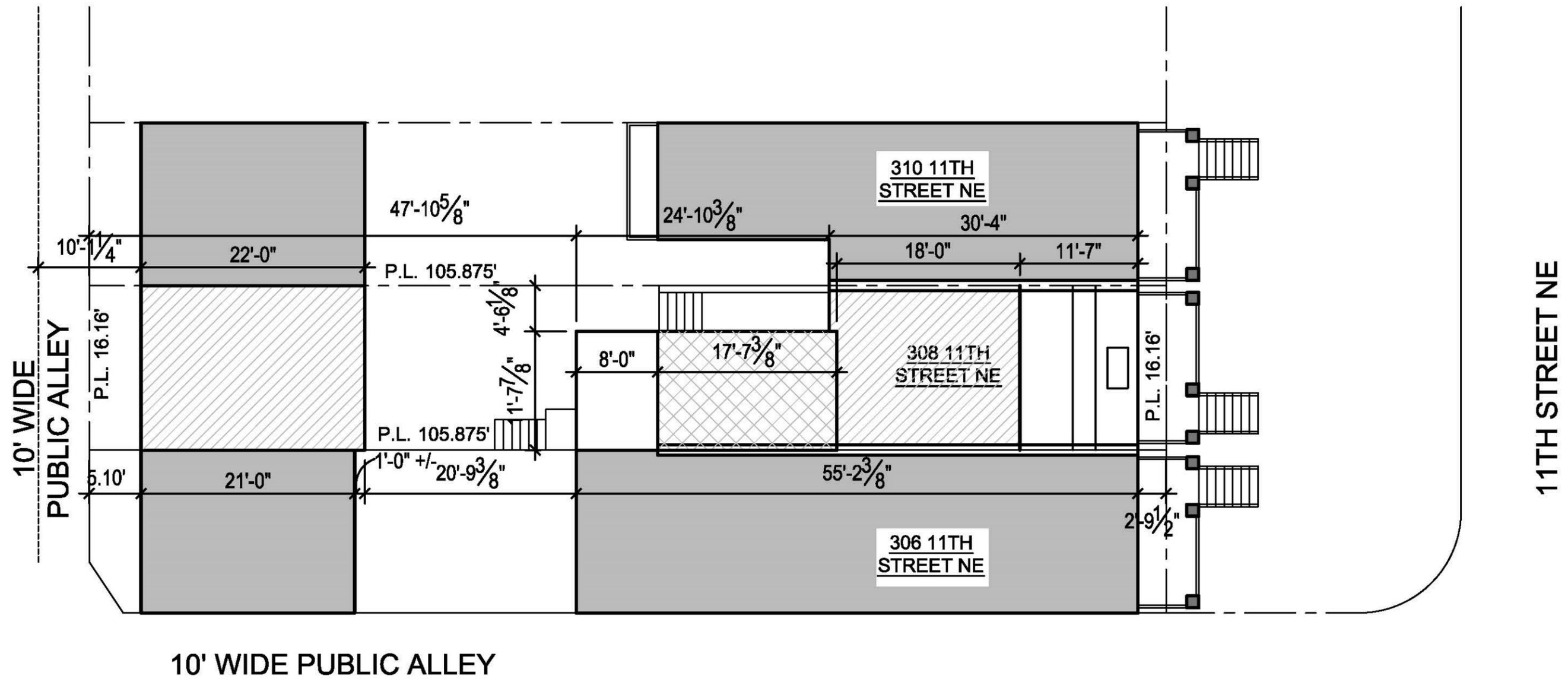
- EXISTING AREAWAY & STEPS
- EXISTING 2-STORY SUNROOM
- PROPOSED THIRD FLOOR
- EXISTING COVERED PORCH
- PROPOSED ROOF DECK
- EXISTING STEPS TO GRADE
- PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING GARAGE, REAR WALL TO BE EXTENDED

1 BLOCK PLAN  
 C-4 SCALE: 1/32" = 1'-0"

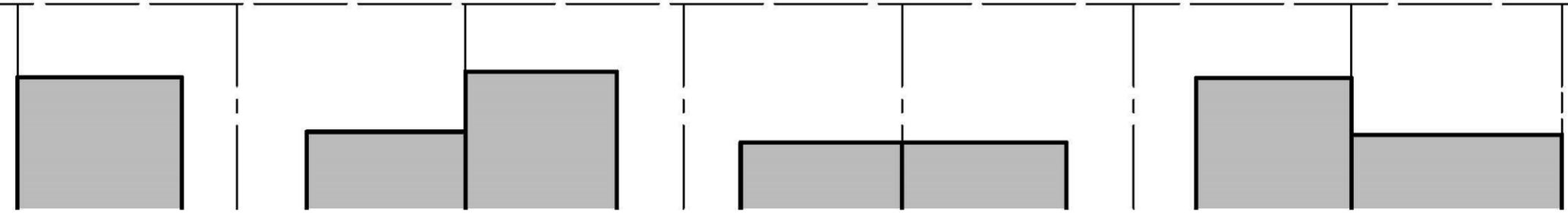


308 11<sup>TH</sup> Street NE - **BLOCK PLAN**

**C-4**



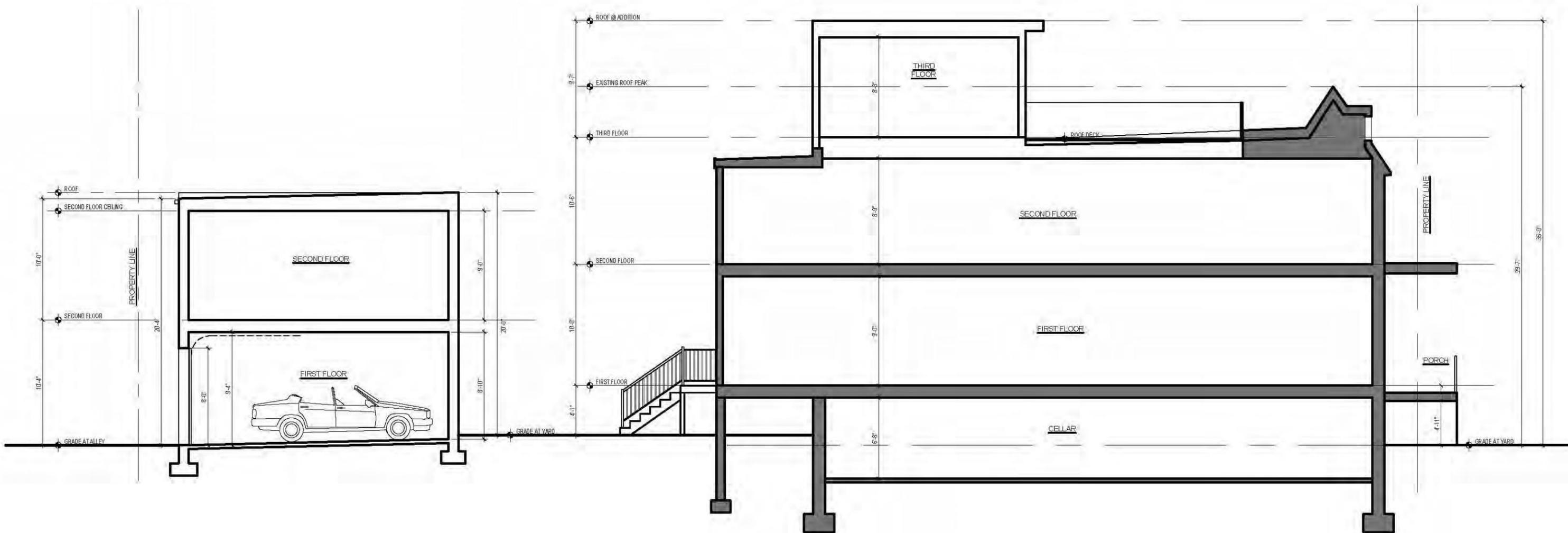
10' WIDE PUBLIC ALLEY



1  
C-5

SITE PLAN  
SCALE: 3/32" = 1'-0"

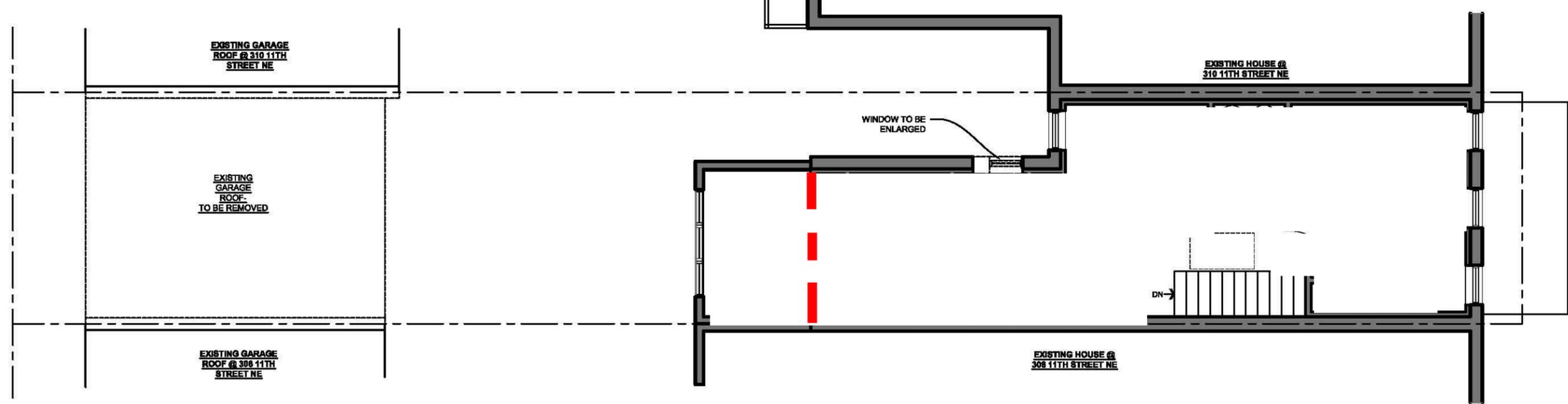




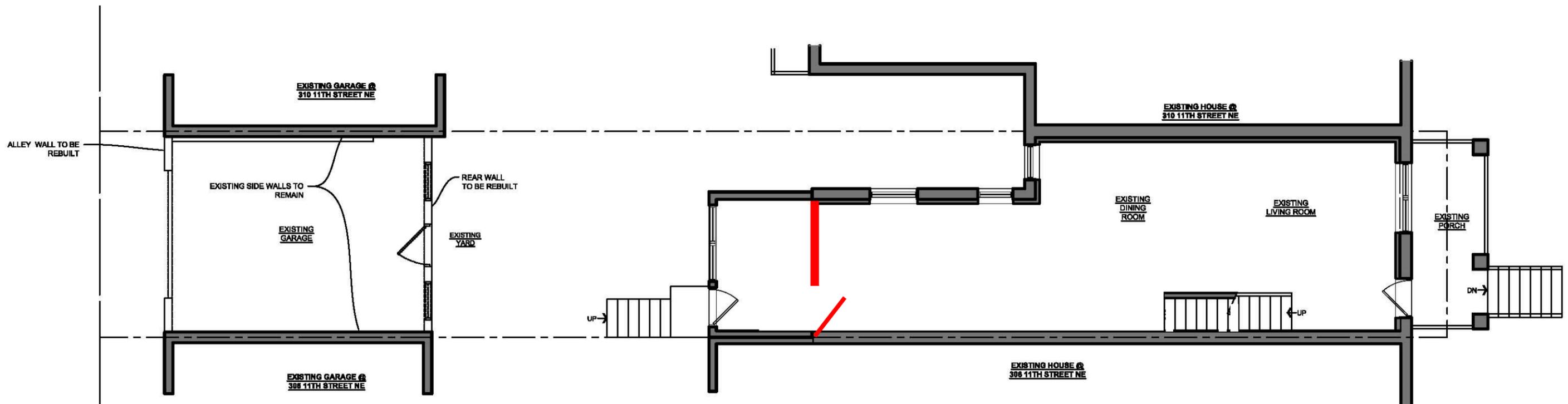
1 SITE SECTION  
 C-6 SCALE: NTS

**EXHIBIT 51A**

**C-6**

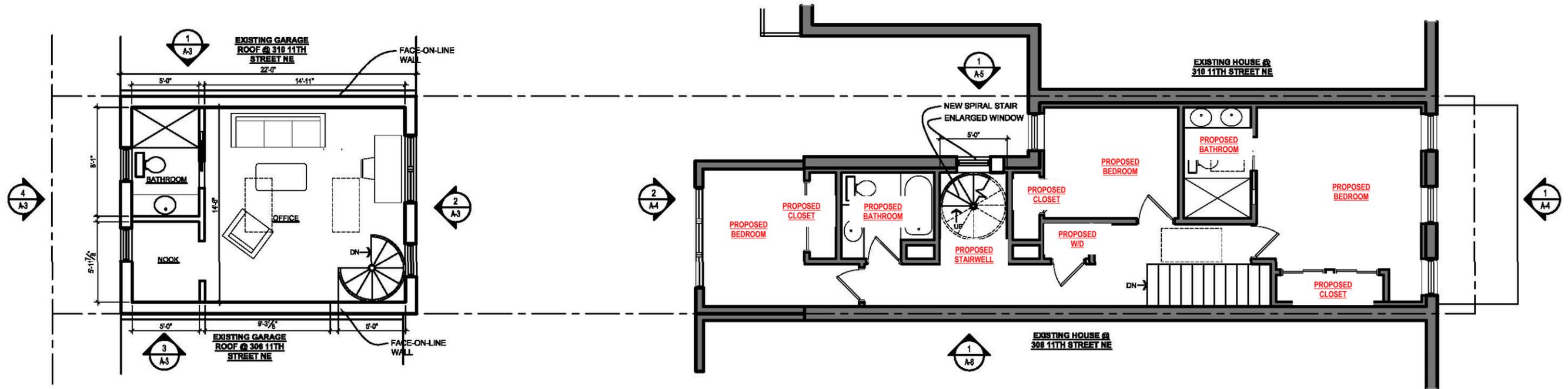


2 SECOND FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"

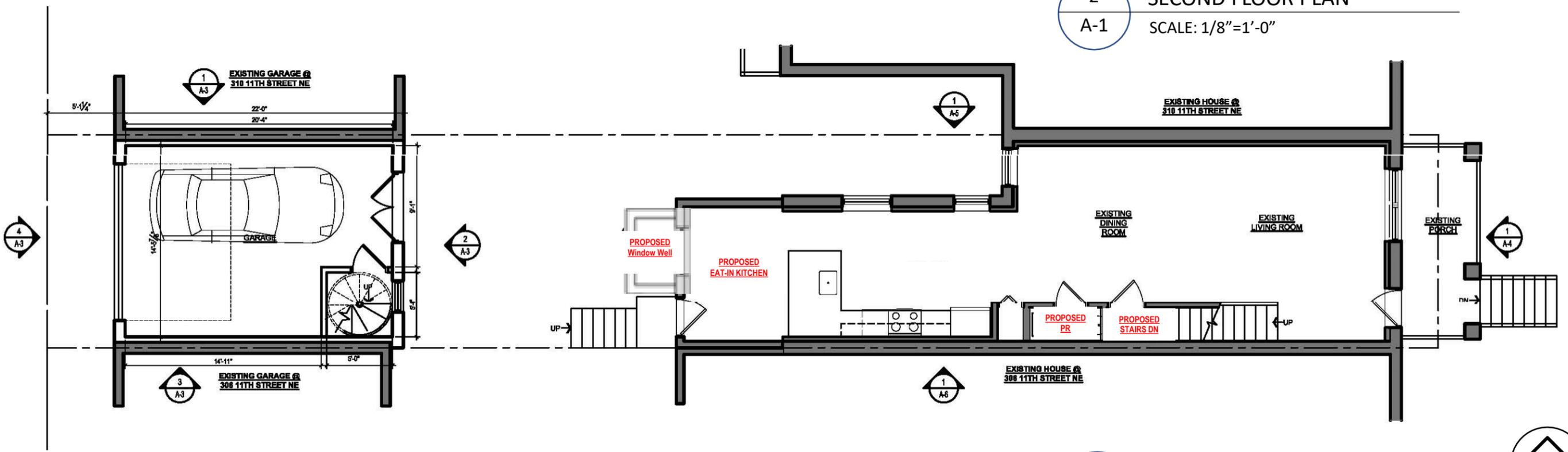


1 FIRST FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"



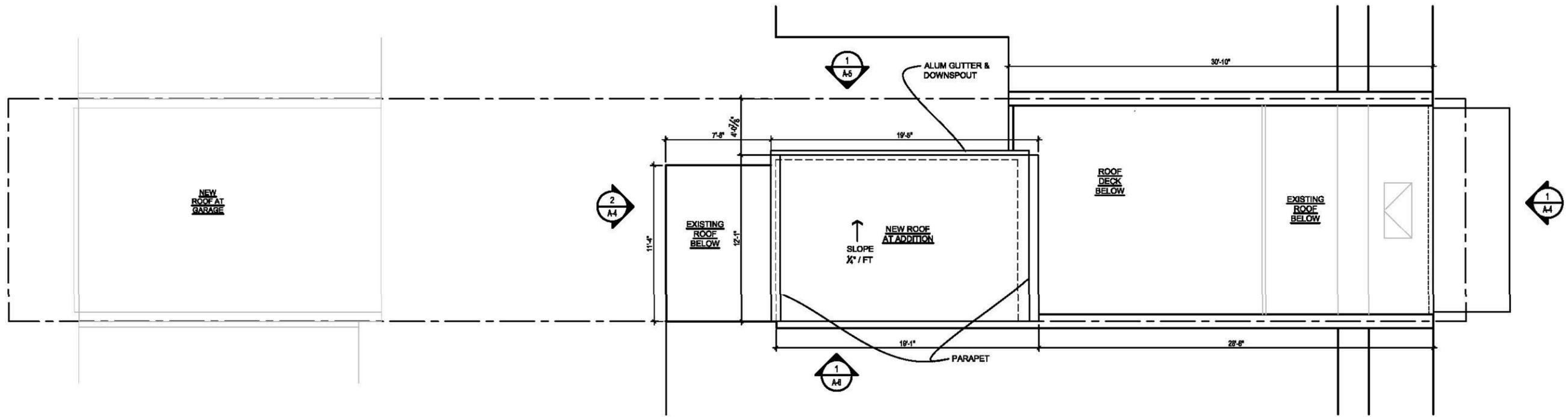


2 SECOND FLOOR PLAN  
A-1 SCALE: 1/8"=1'-0"

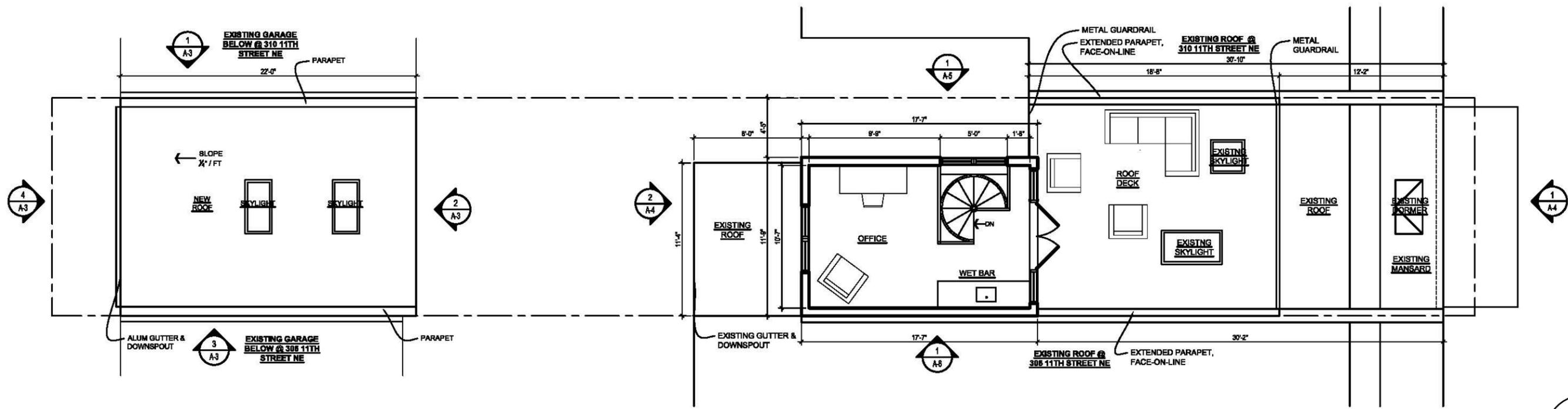


1 FIRST FLOOR PLAN  
A-1 SCALE: 1/8"=1'-0"



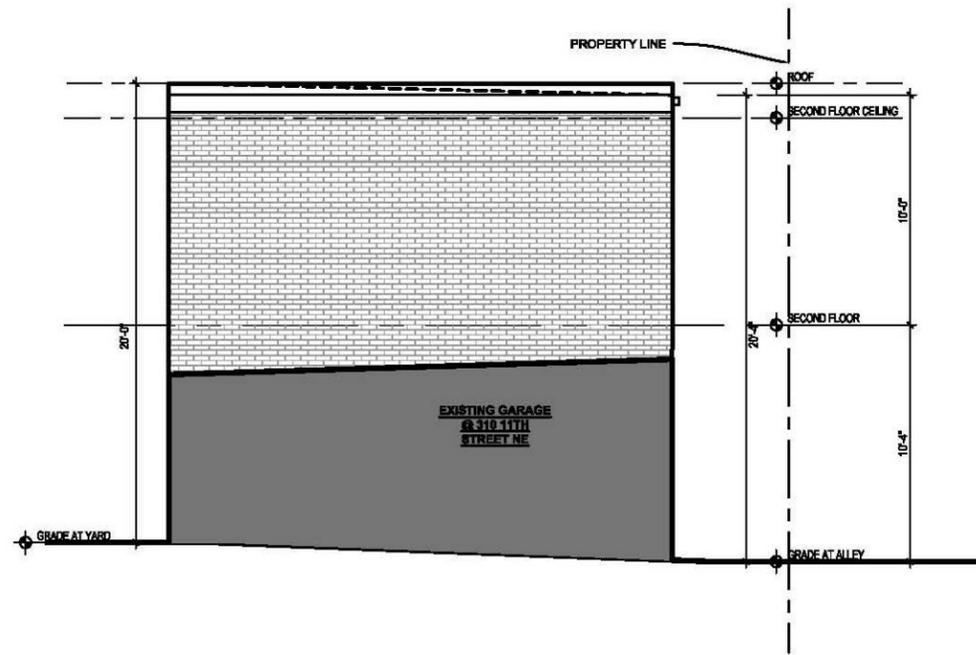


2 ROOF PLAN  
A-2 SCALE: 1/8"=1'-0"

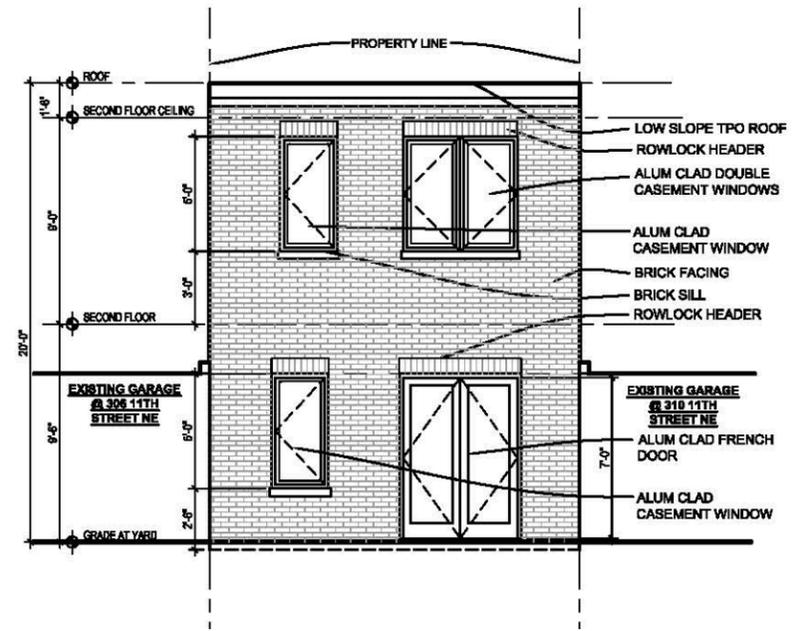


1 ROOF/THIRD FLOOR PLAN  
A-2 SCALE: 1/8"=1'-0"

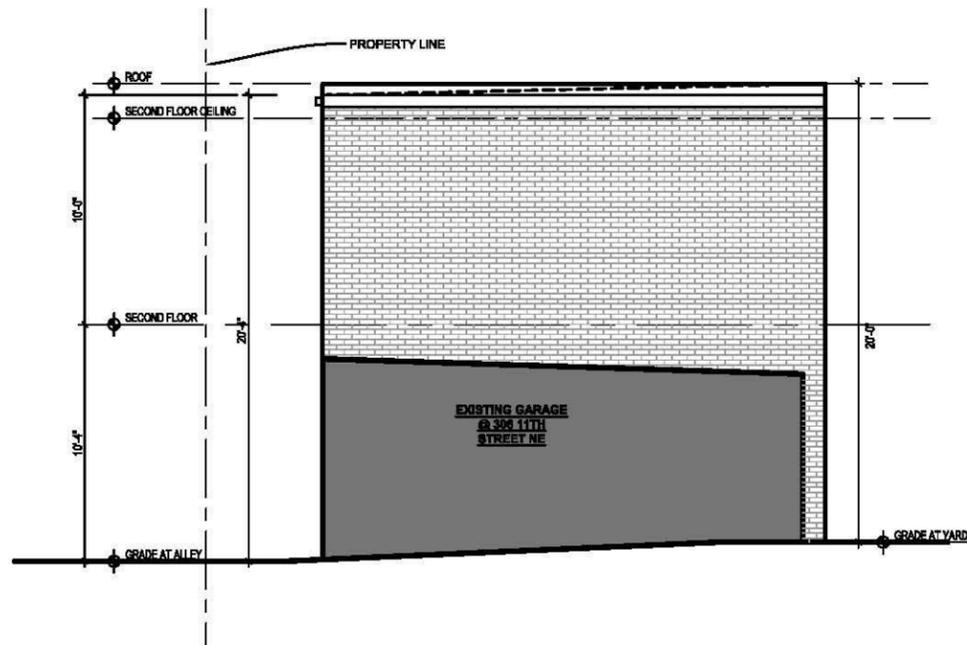




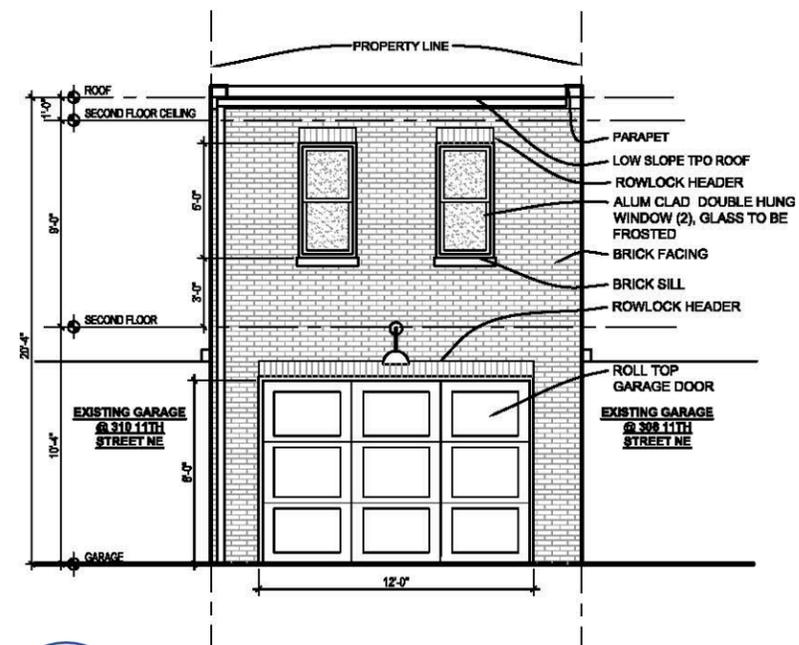
1 CARRIAGE HOUSE NORTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



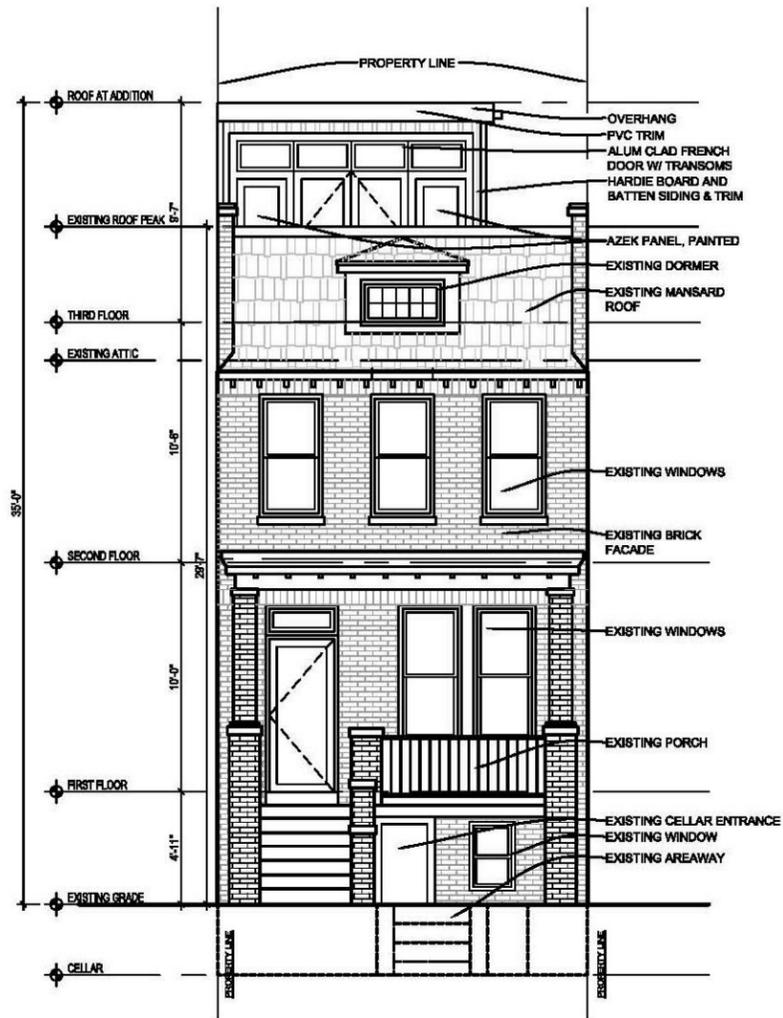
2 CARRIAGE HOUSE YARD ELEVATION  
A-3 SCALE: 1/8"=1'-0"



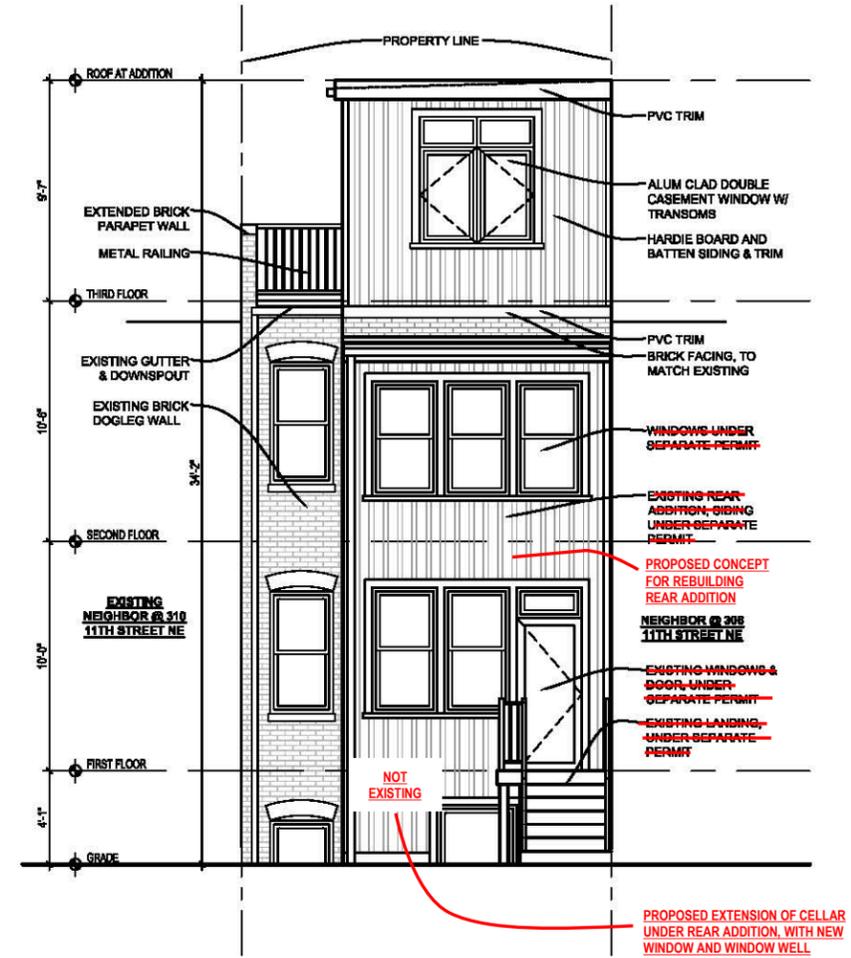
3 CARRIAGE HOUSE SOUTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



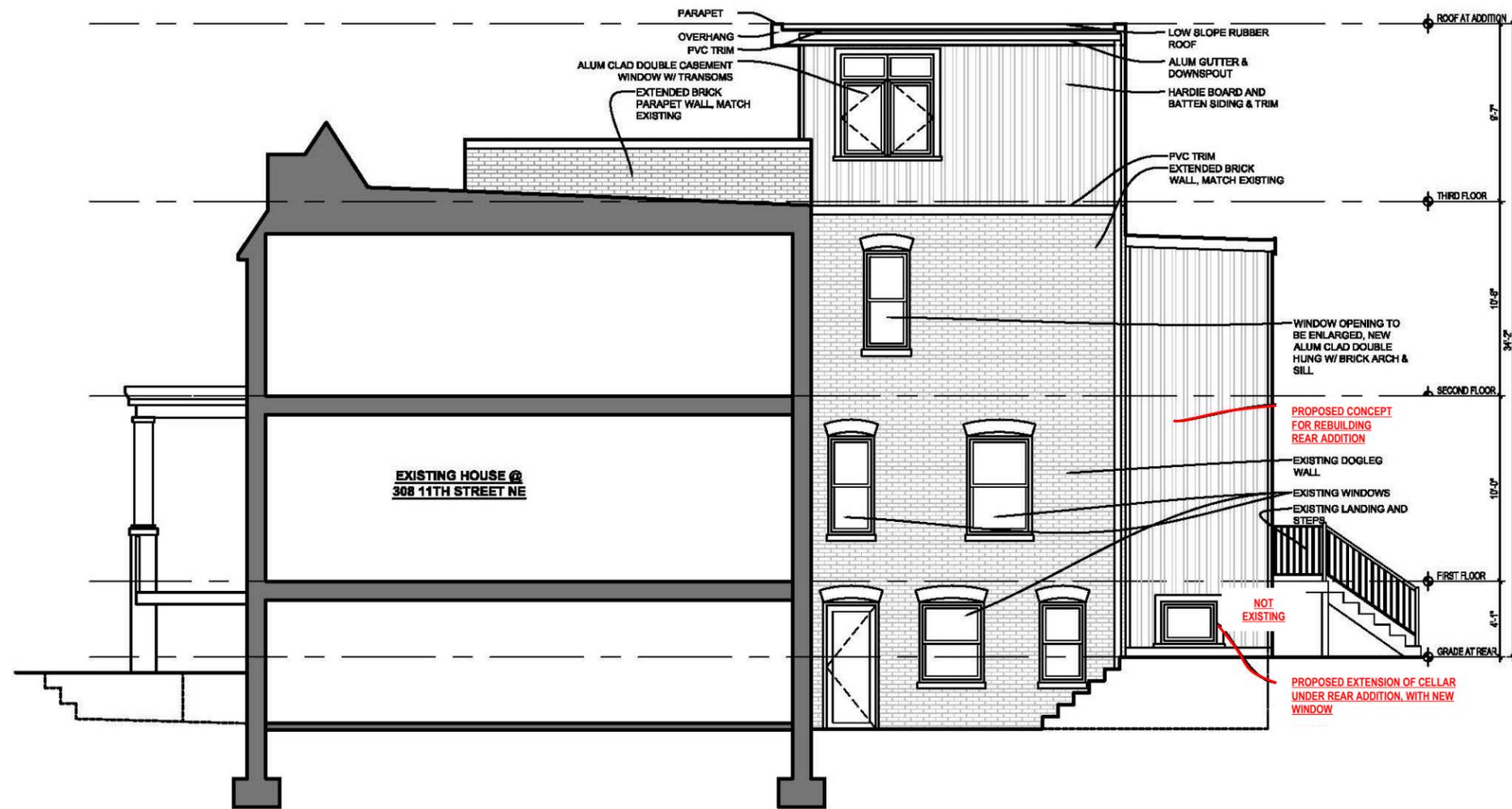
4 CARRIAGE HOUSE ALLEY ELEVATION  
A-3 SCALE: 1/8"=1'-0"



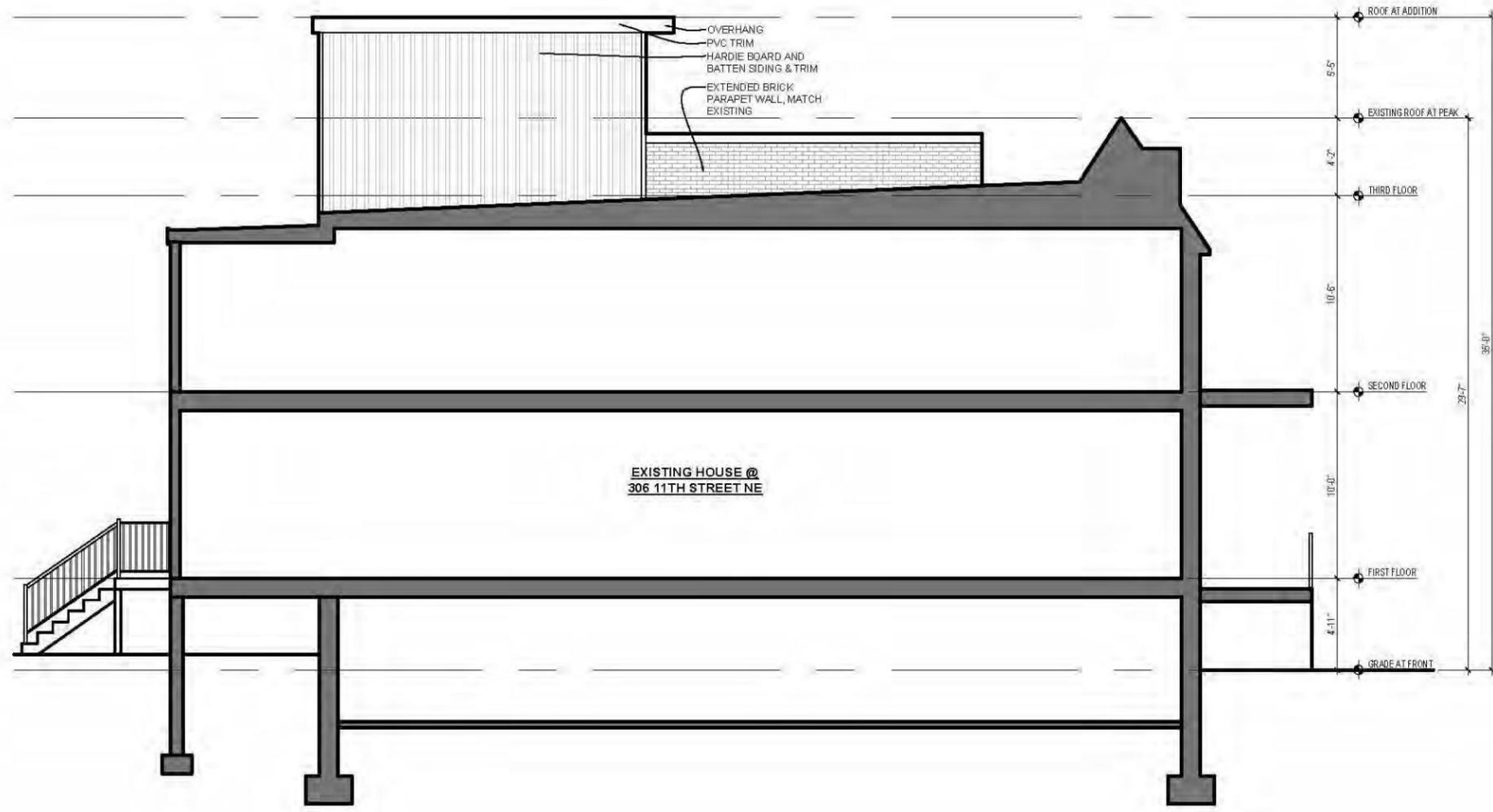
1  
A-4 MAIN HOUSE FRONT ELEVATION  
SCALE: 1/8"=1'-0"



2  
A-4 MAIN HOUSE REAR ELEVATION  
SCALE: 1/8"=1'-0"



1 MAIN HOUSE NORTH ELEVATION  
A-5 SCALE: 1/8"=1'-0"



1 MAIN HOUSE SOUTH ELEVATION  
A-6 SCALE: 1/8"=1'-0"