

308 11th Street NE – CARRIAGE HOUSE & THIRD FLOOR ADDITION

Washington, DC 20002

BZA/HPRB Concept Plans

April 8, 2021

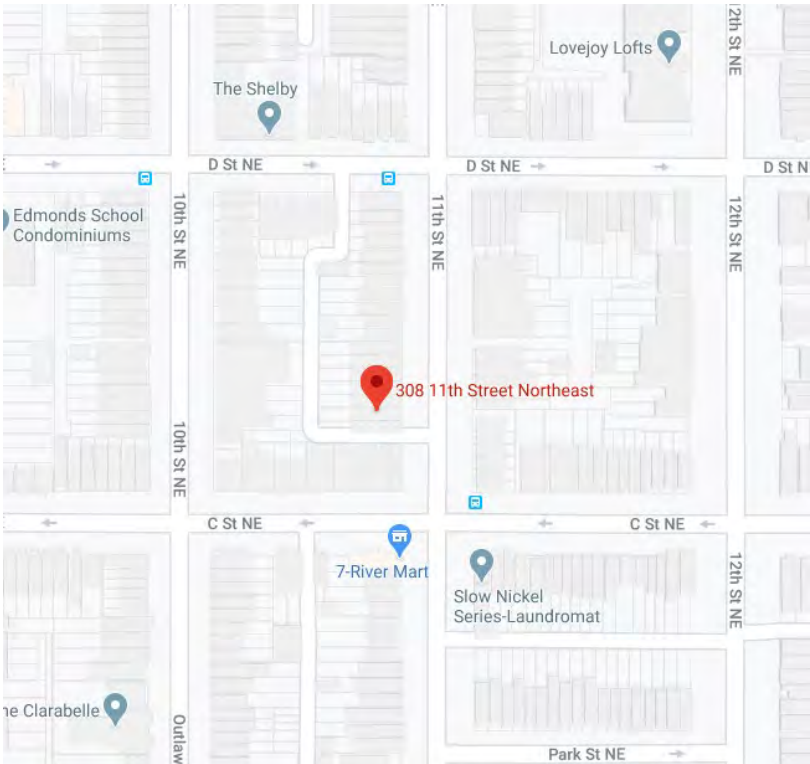
OWNER:
Jessica Bachay and Haider Haimus
308 11th Street NE
Washington, DC 20002

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, TWO FAMILY FLAT
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

PROJECT DESCRIPTION:
NEW THIRD FLOOR ADDITION & ROOF DECK OVER EXISTING HOUSE
NEW SECOND FLOOR ADDITION ABOVE EXISTING GARAGE

ZONING INFORMATION:
RELIEF NEEDED: Subtitle E §304.1, Subtitle C § 202.2, Subtitle E § 5004.1



SITE MAP



FRONT FACADE



EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	1149.0 SF	1194.5 SF	1026.6 SF
(Percentage)	67.2%	69.8%	60%
Rear Yard	47.88'	NO CHANGE	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
Square Footage			
Cellar	610 SF	NO CHANGE	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	1990 SF	2163 SF	N/A
Garage	328.3 SF	374.6 SF	N/A

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 PHOTOGRAPHS
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- A-1 NEW WORK PLANS
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- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS



Board of Zoning Adjustment
District of Columbia
CASE NO. 2020-0002
EXHIBIT NO. 50A

EXISTING GARAGE



EXISTING GARAGE
FROM YARD



ALLEY,
LOOKING NORTH



ALLEY,
LOOKING EAST



ALLEY,
LOOKING SOUTH

NEIGHBORS
TO NORTH



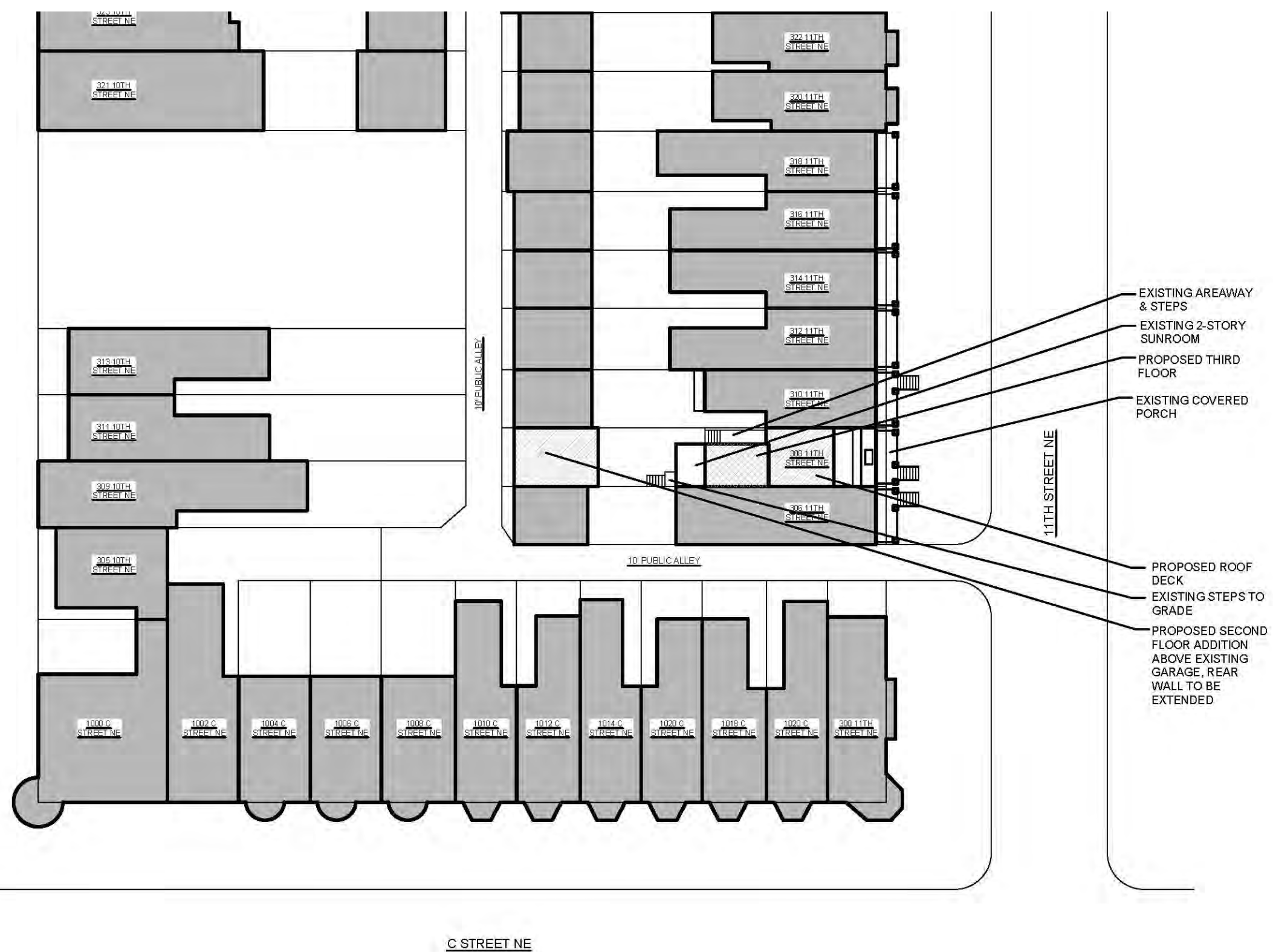
NEIGHBORS
TO SOUTH



VIEWS FROM
11TH STREET NE

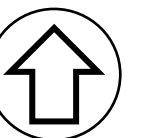


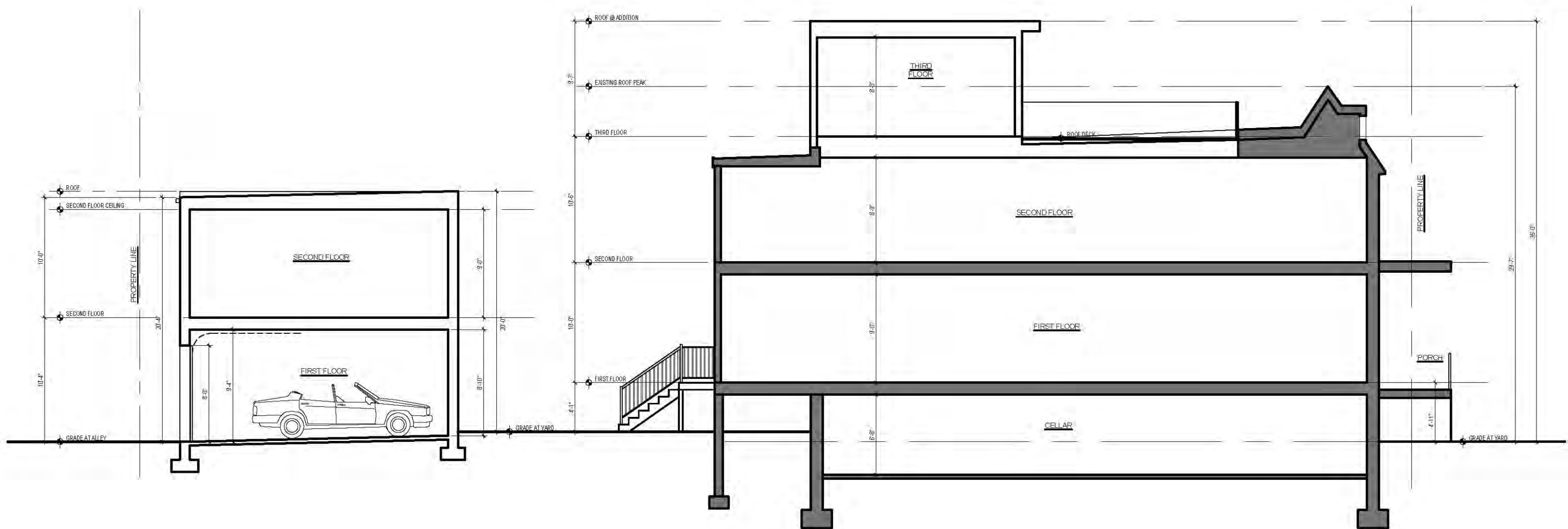
10TH STREET NE



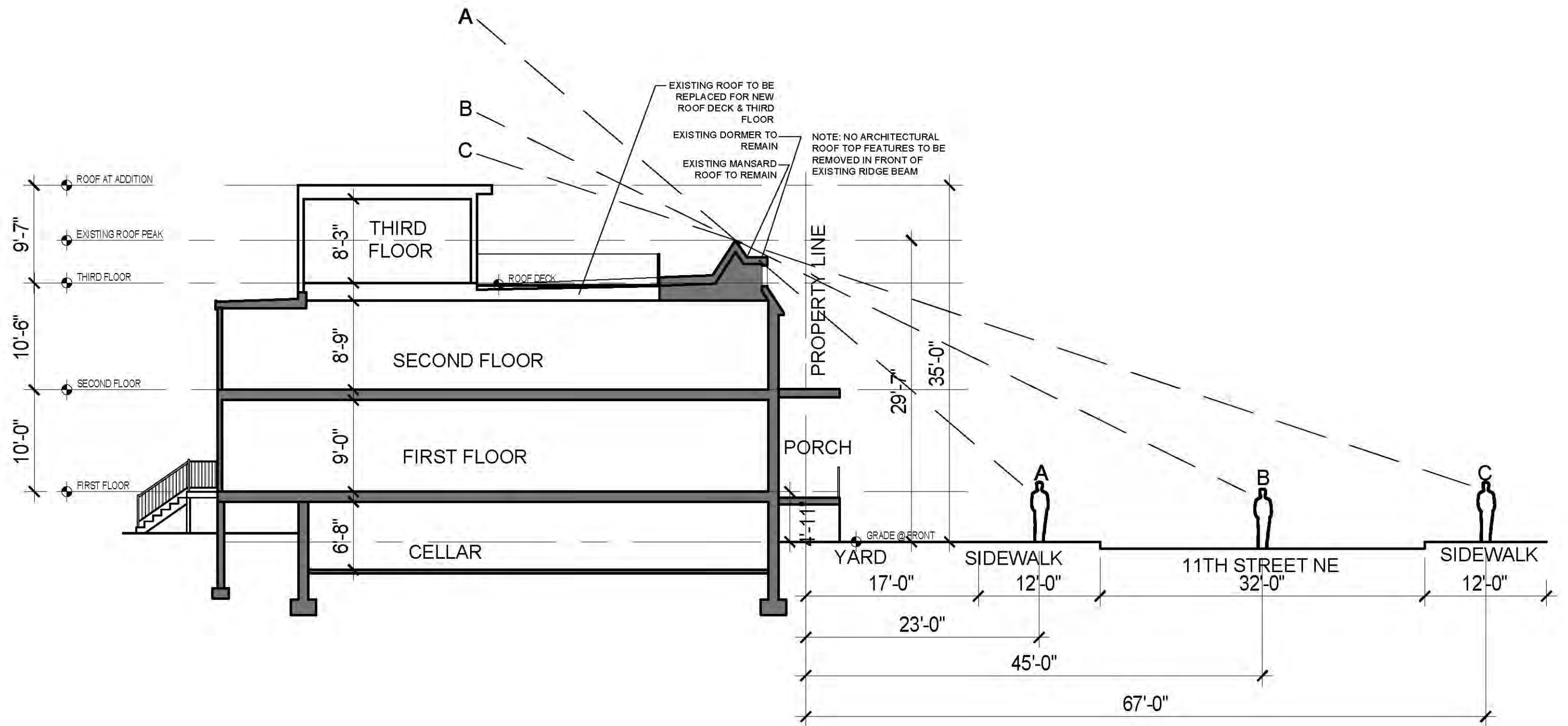
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C-4

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



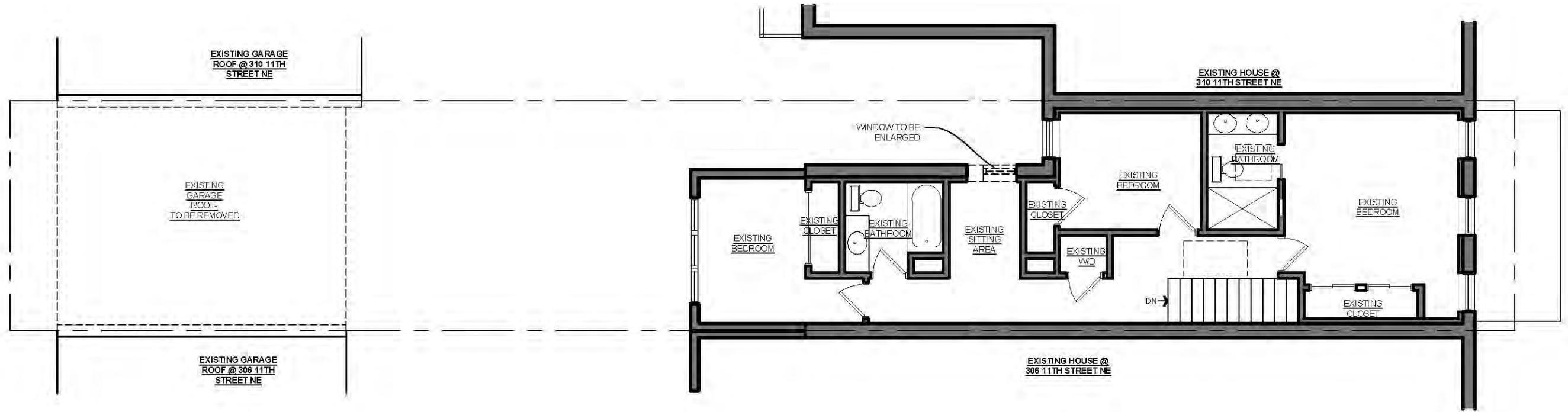


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C-6 SITE SECTION
SCALE: NTS

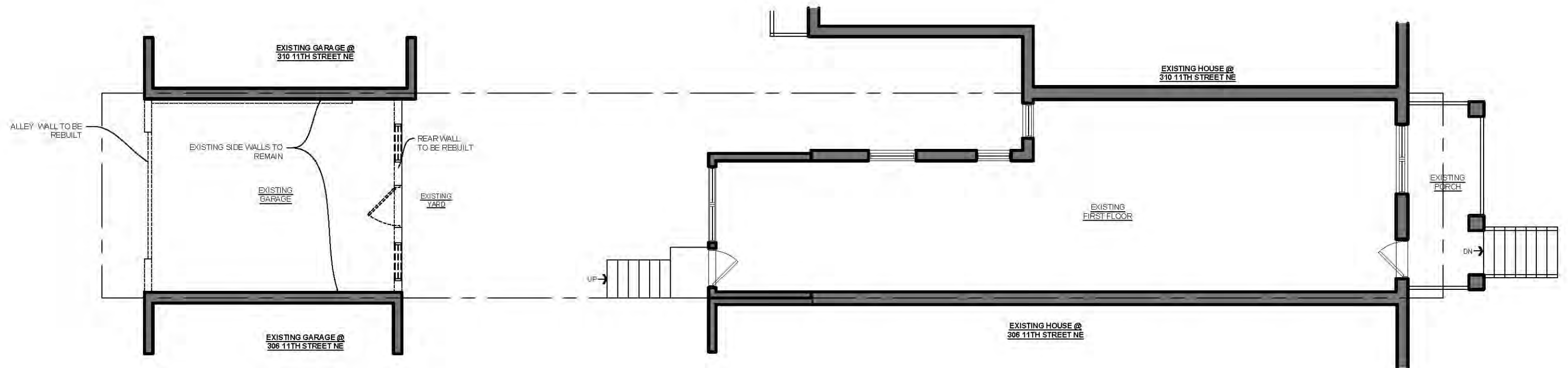


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C-7

SIGHTLINE STUDY
SCALE: NTS

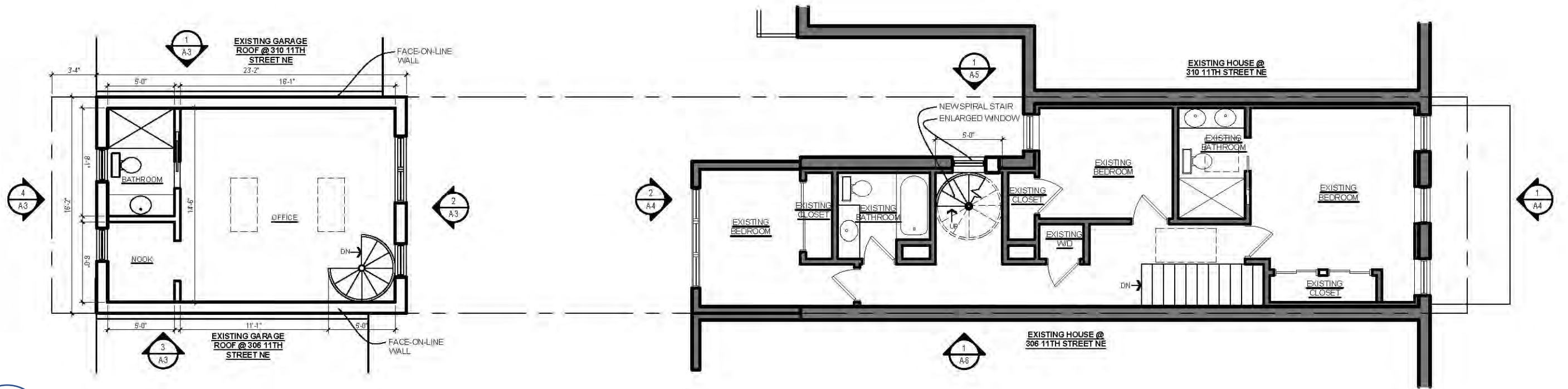


2 SECOND FLOOR DEMOLITION PLAN
D-1 SCALE: 1/8"=1'-0"

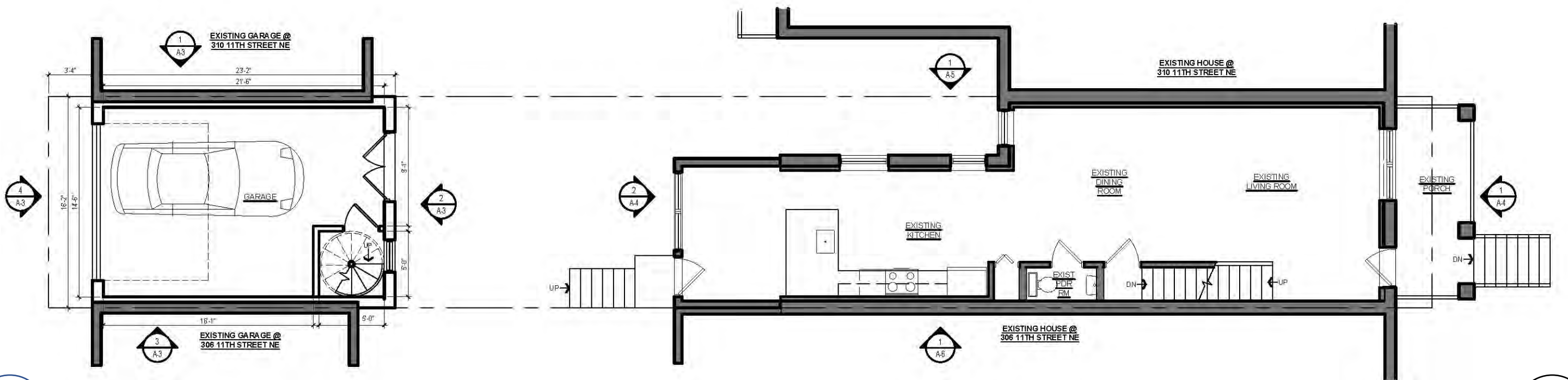


1 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 1/8"=1'-0"

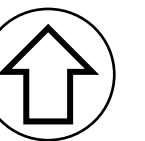


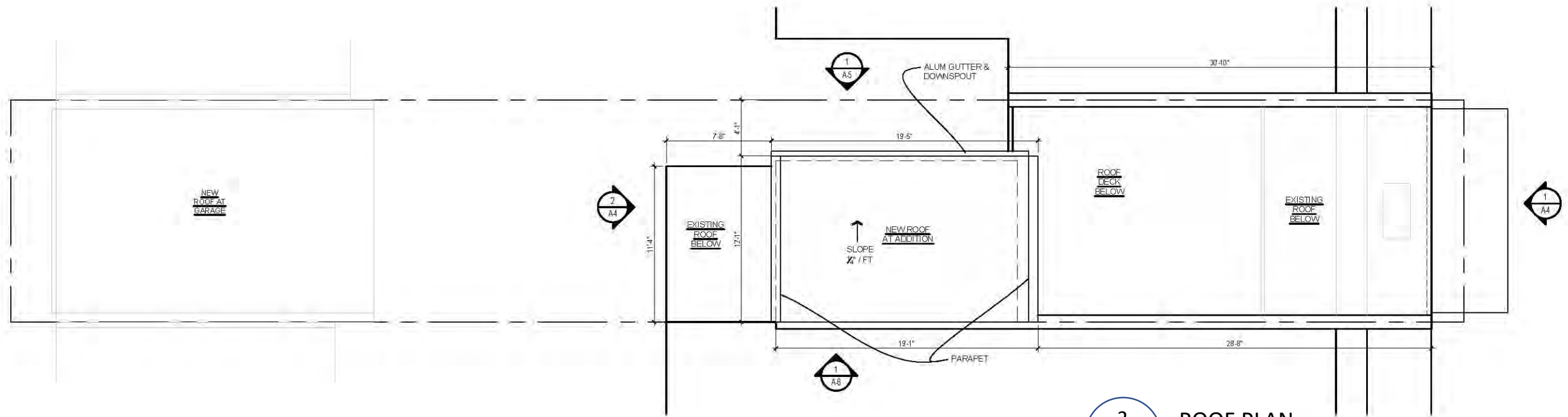


2
A-1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

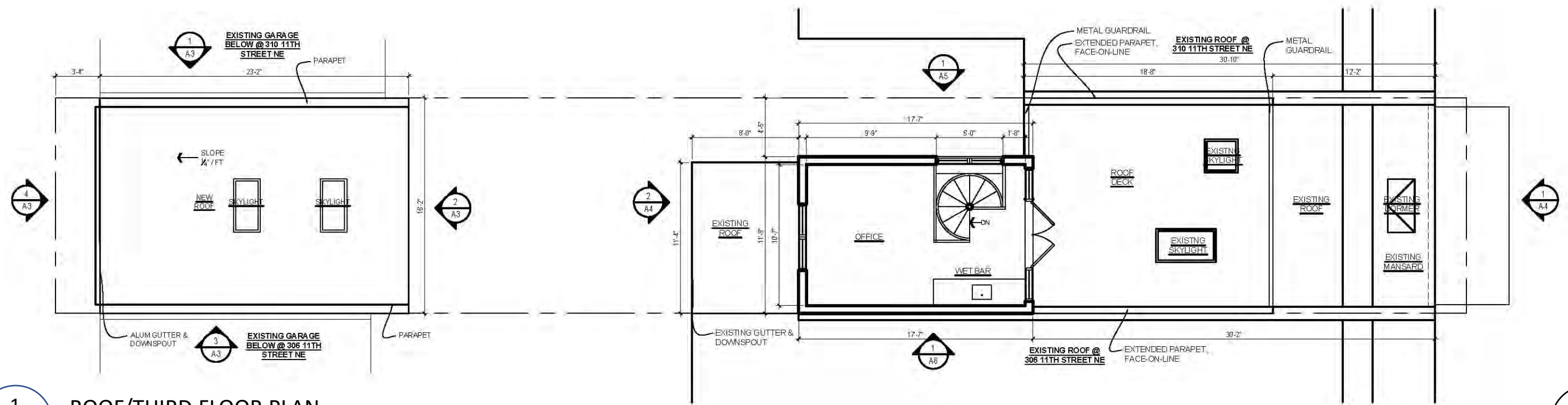


1
A-1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

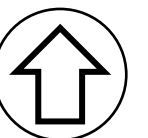


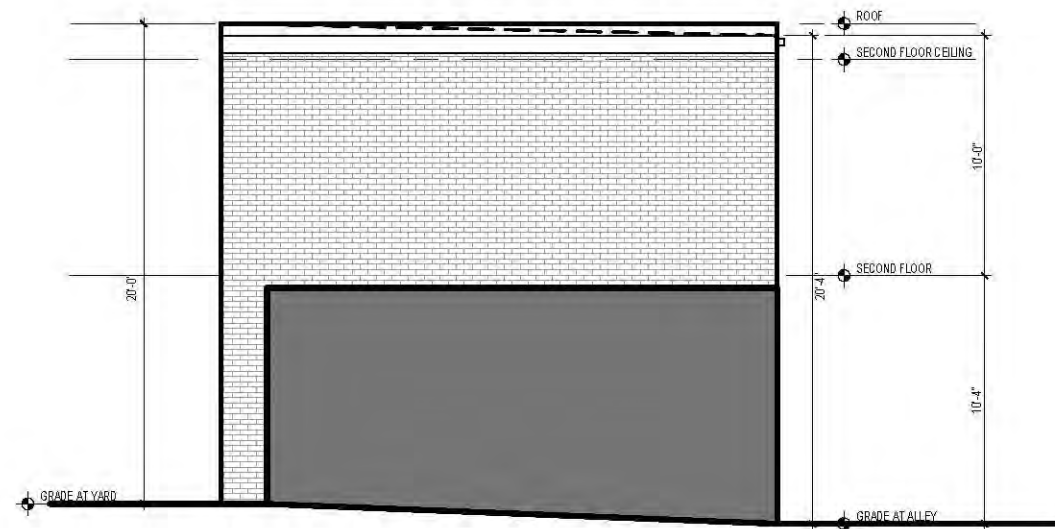


2 ROOF PLAN
A-2 SCALE: 1/8"=1'-0"

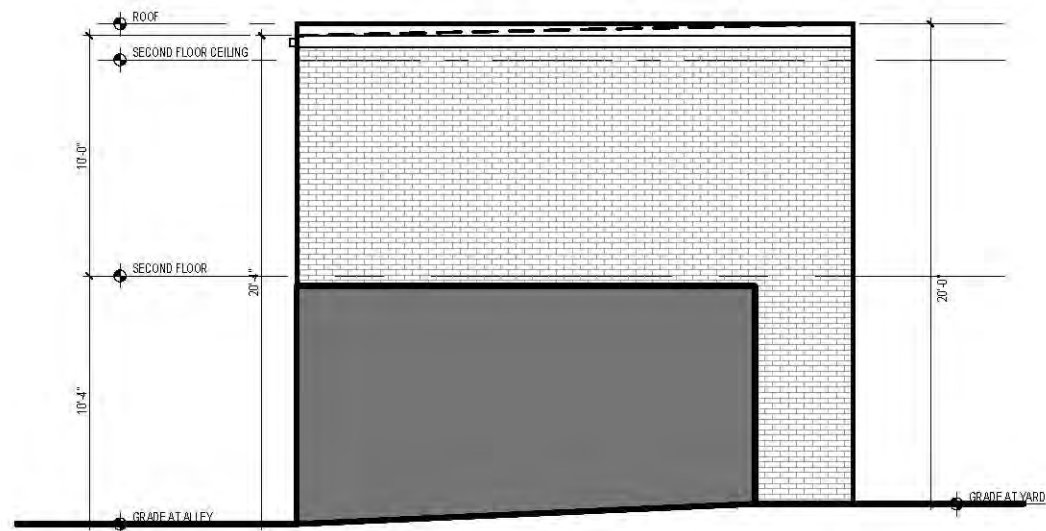


1 ROOF/THIRD FLOOR PLAN
A-2 SCALE: 1/8"=1'-0"

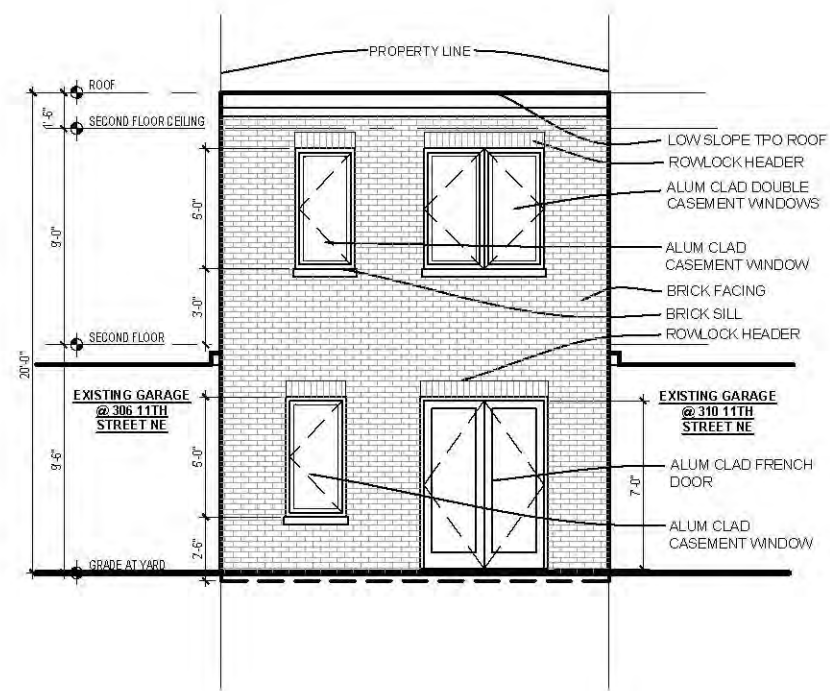




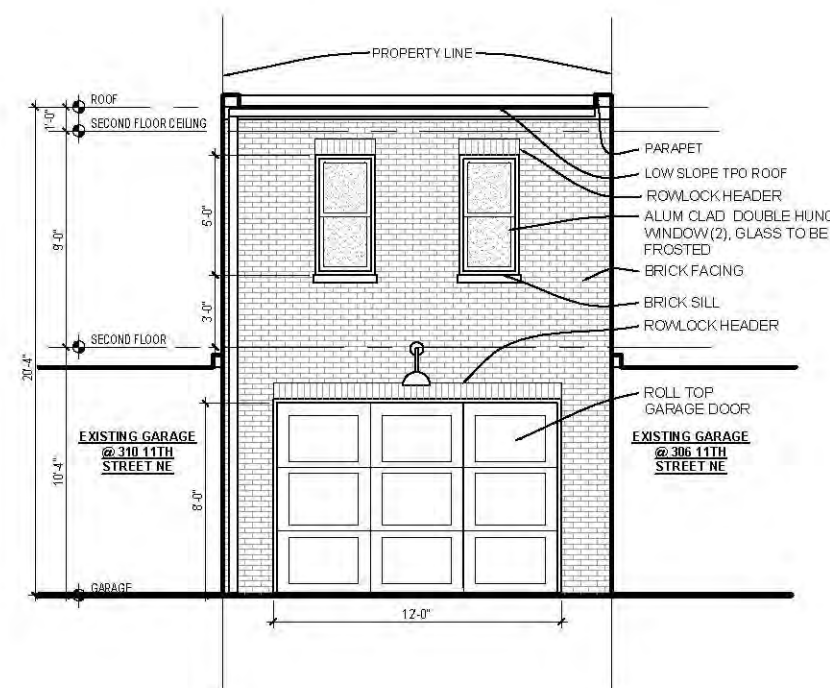
1 CARRIAGE HOUSE NORTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



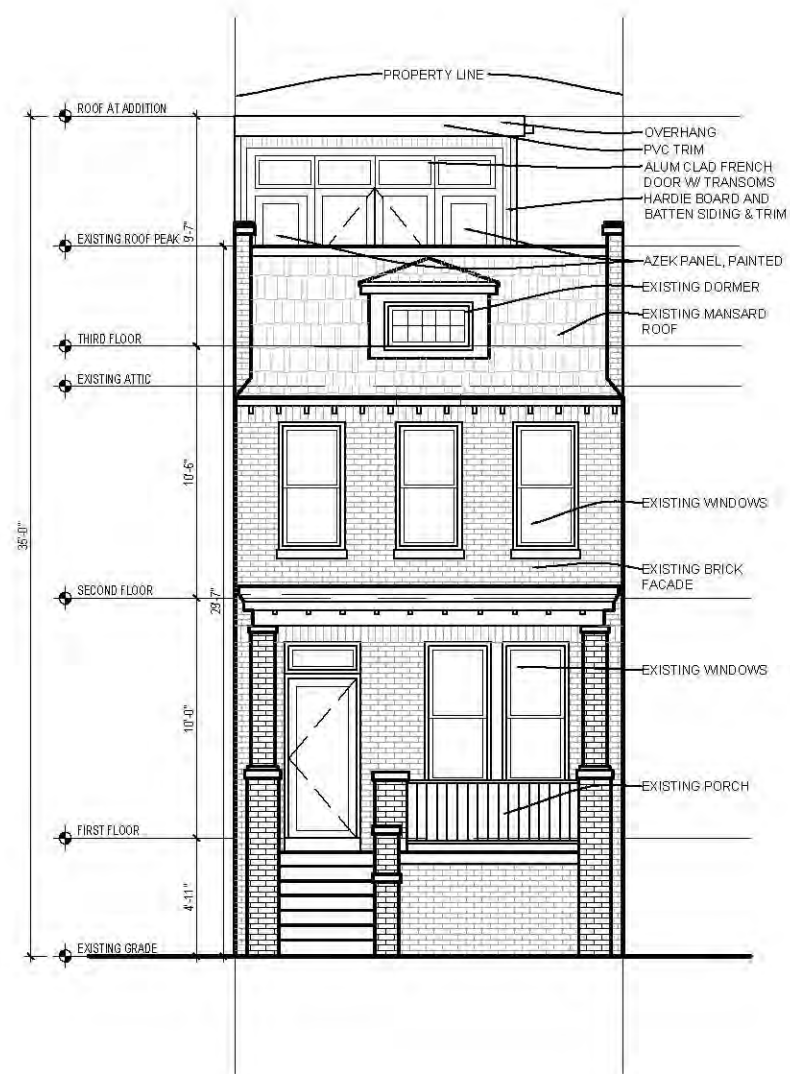
3 CARRIAGE HOUSE SOUTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



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



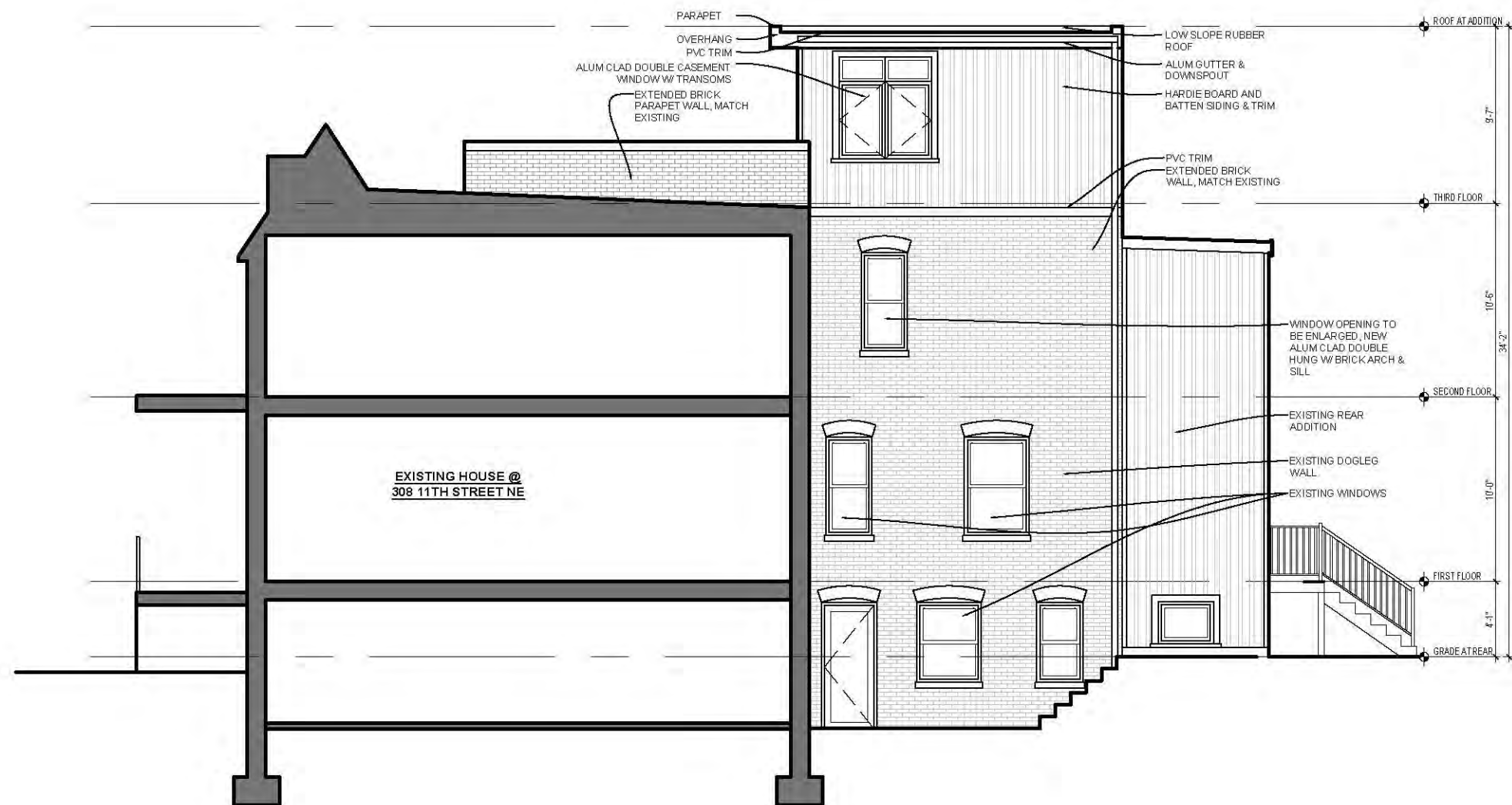
4 CARRIAGE HOUSE ALLEY ELEVATION
A-3 SCALE: 1/8"=1'-0"



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

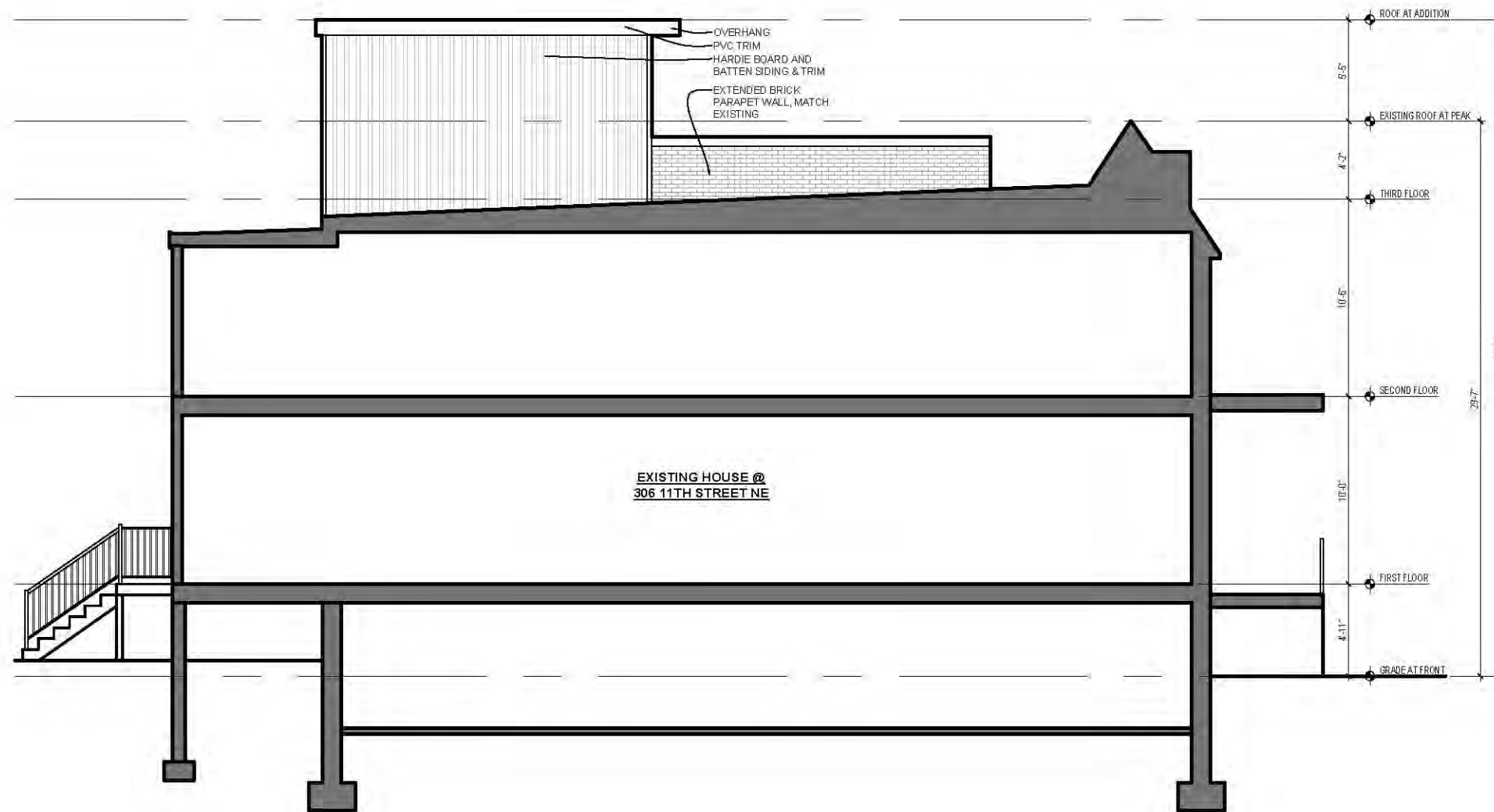


2
A-4 MAIN HOUSE REAR ELEVATION
SCALE: 1/8"=1'-0"



1
A-5

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



1
A-6

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