

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

Washington, DC 20002

BZA/HPRB Concept Plans

May 10, 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

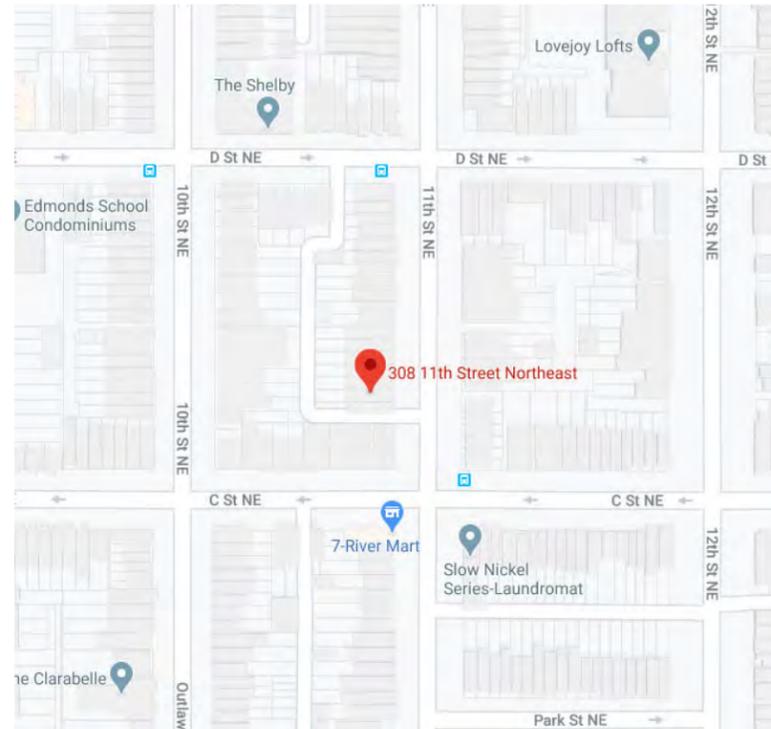
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING  
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING

**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:**

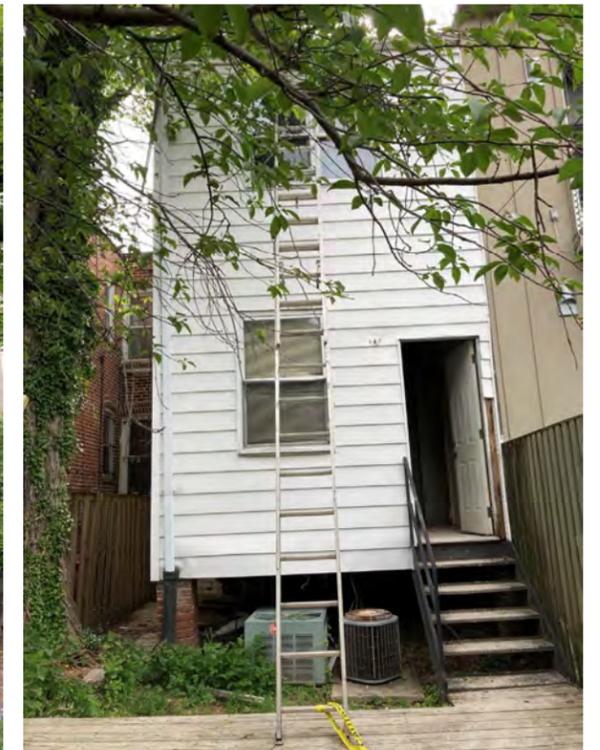
RELIEF NEEDED: Subtitle E §304.1, Subtitle C § 202.2



SITE MAP



FRONT FACADE



EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	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
<b>Square Footage</b>			
Cellar	690 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	2070 SF	2243 SF	N/A
Garage	328.3 SF	374.6 SF	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
- C-7 SIGHT LINE STUDY
- 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. 2020-0002  
EXHIBIT NO. 010

EXISTING GARAGE



EXISTING GARAGE  
FROM YARD



ALLEY,  
LOOKING NORTH



ALLEY,  
LOOKING EAST



ALLEY,  
LOOKING SOUTH



NEIGHBORS  
TO NORTH

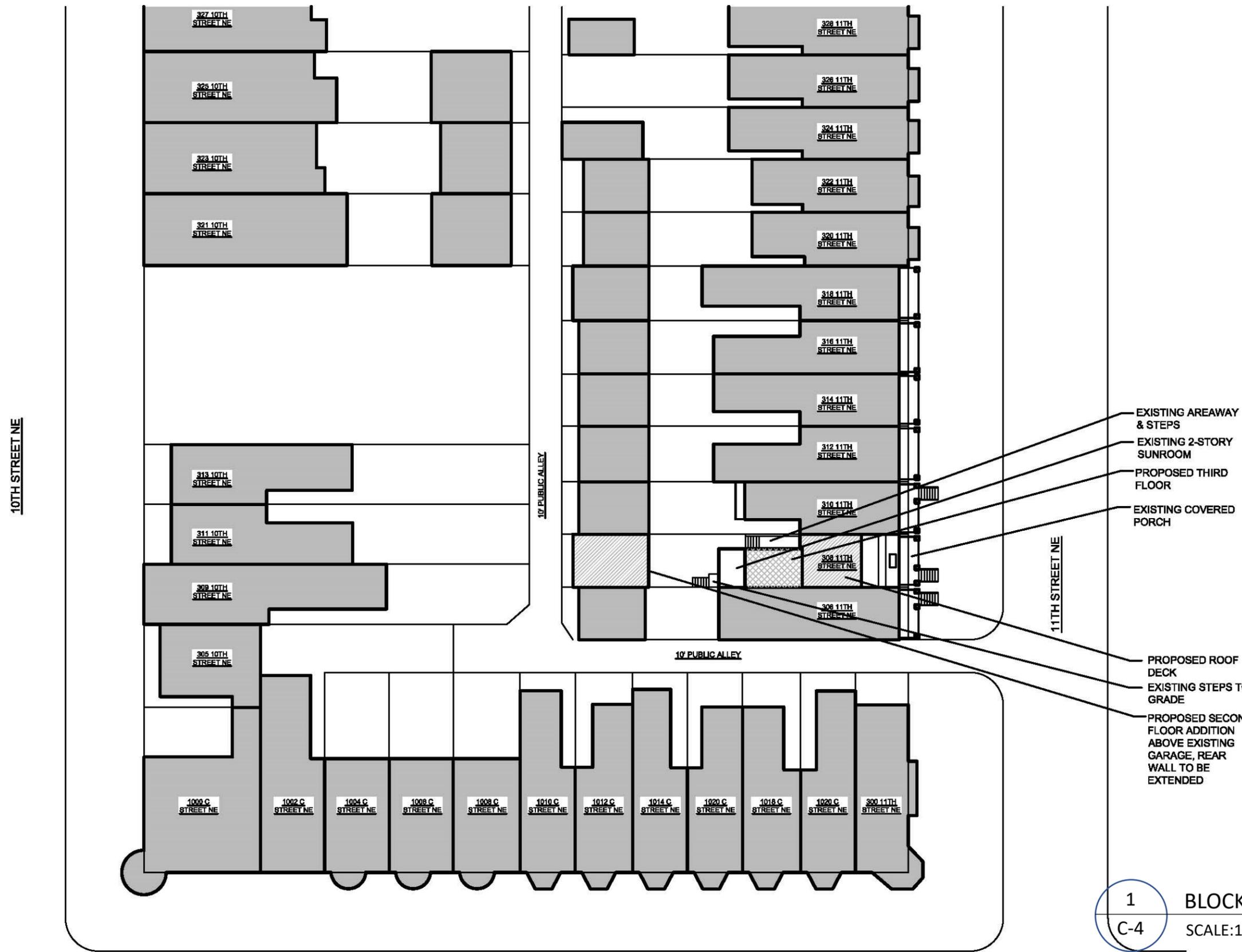


VIEWS FROM  
11<sup>TH</sup> STREET NE



NEIGHBORS  
TO SOUTH





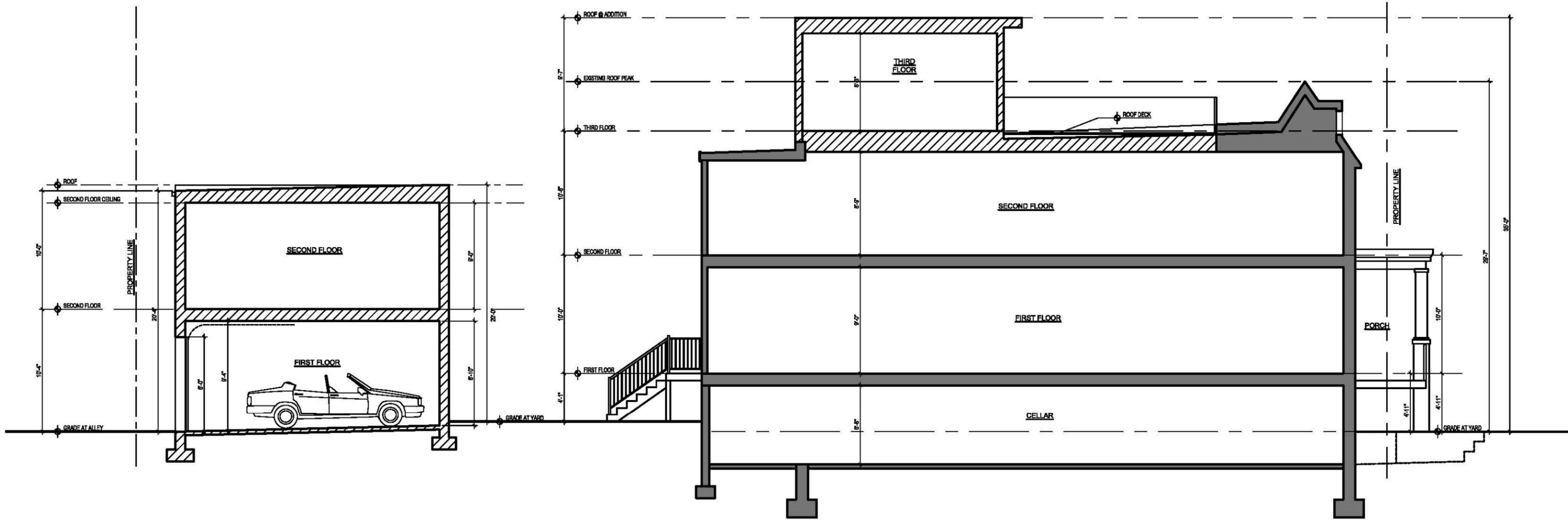
308 11<sup>TH</sup> Street NE - BLOCK PLAN

C STREET NE

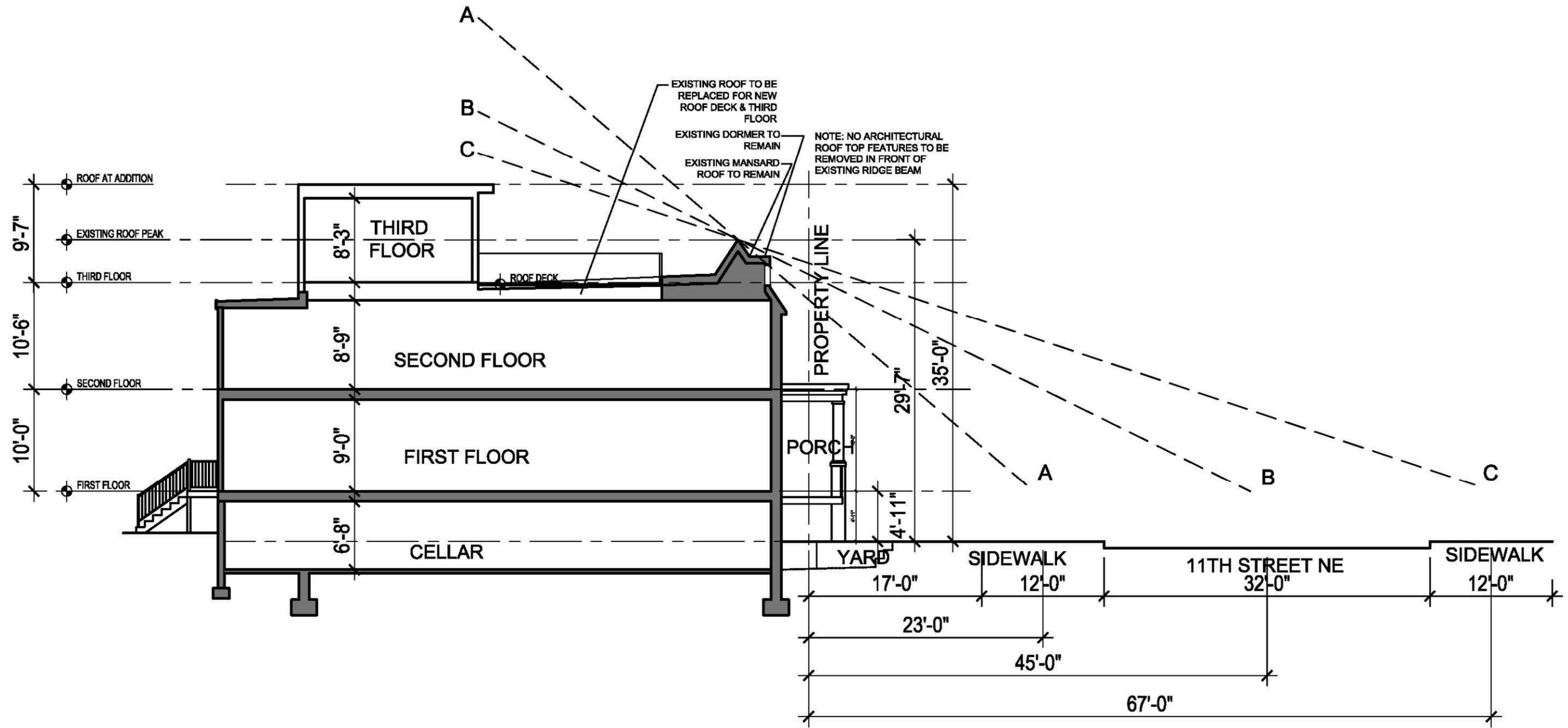


C-4

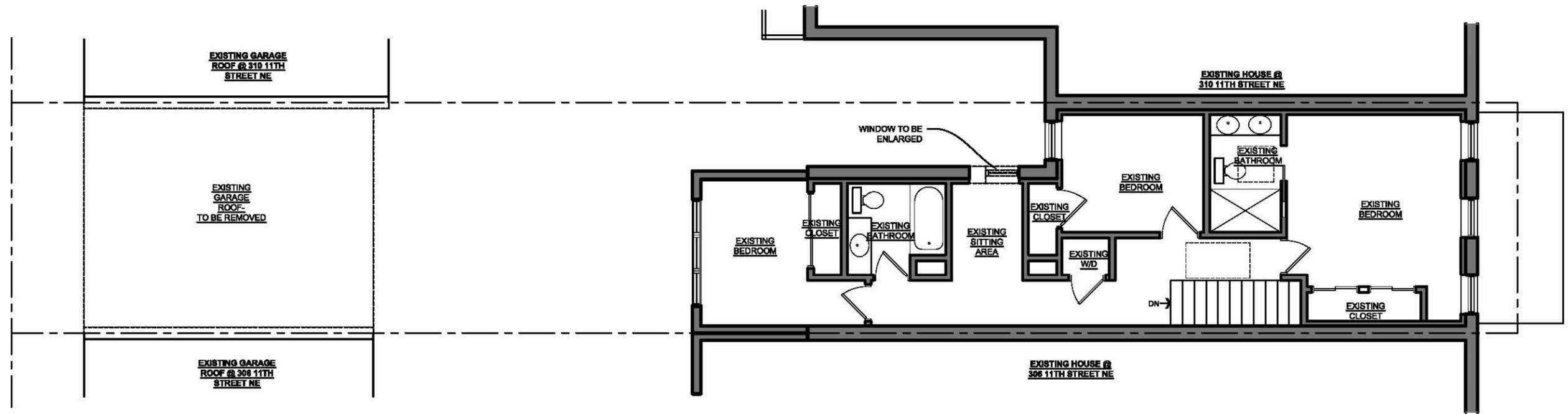




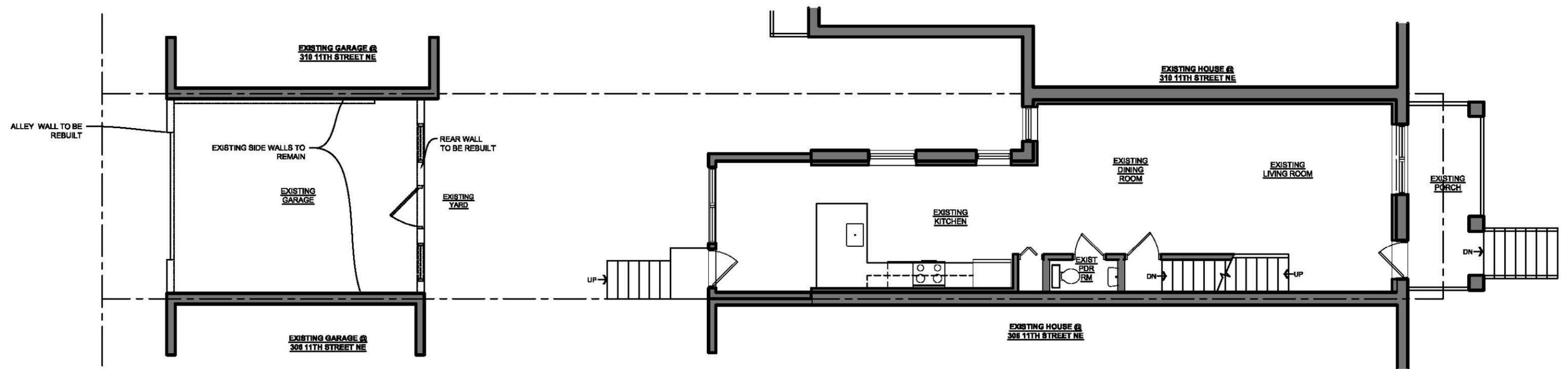
1 SITE SECTION  
C-6 SCALE: 1/8"=1'-0"



1  
 C-7  
 SIGHTLINE STUDY  
 SCALE: NTS

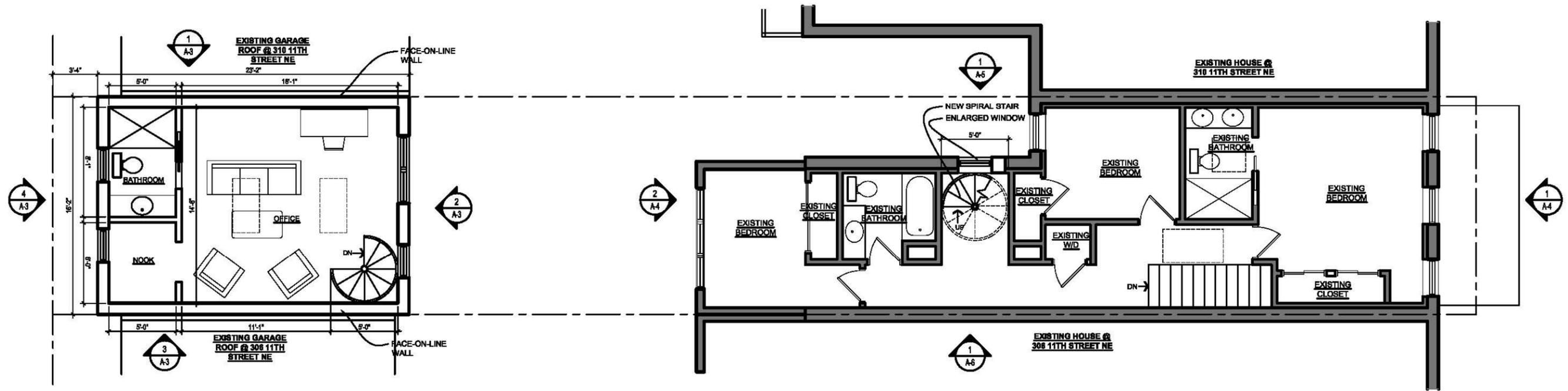


2 SECOND FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"

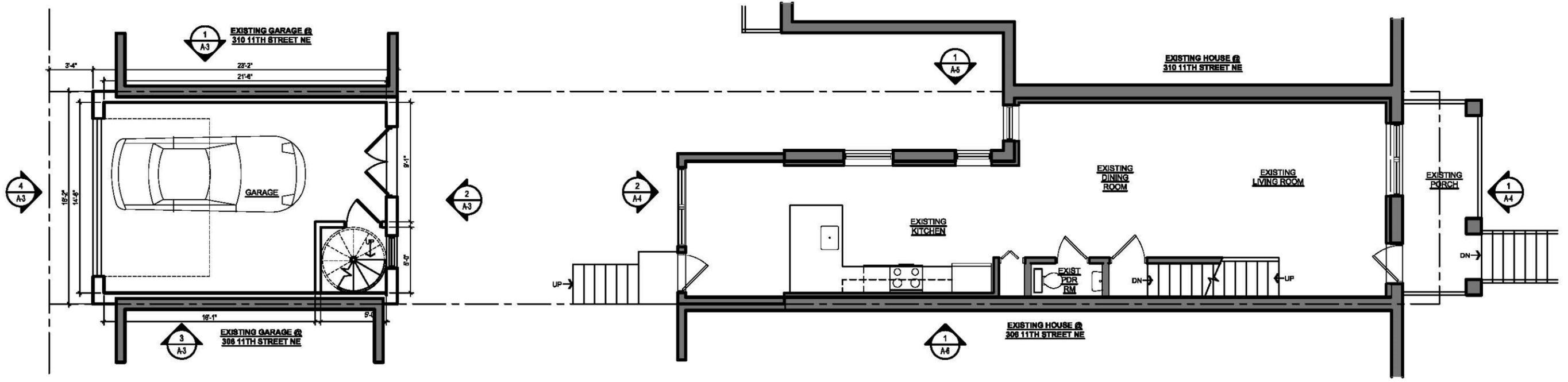


1 FIRST FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"





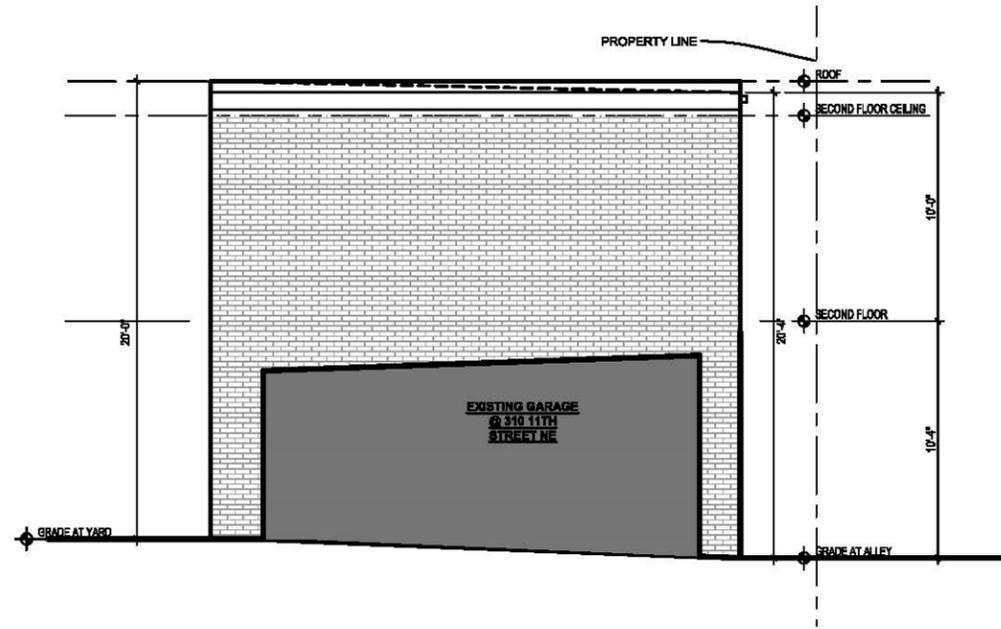
2 SECOND FLOOR PLAN  
A-1 SCALE: 1/8"=1'-0"



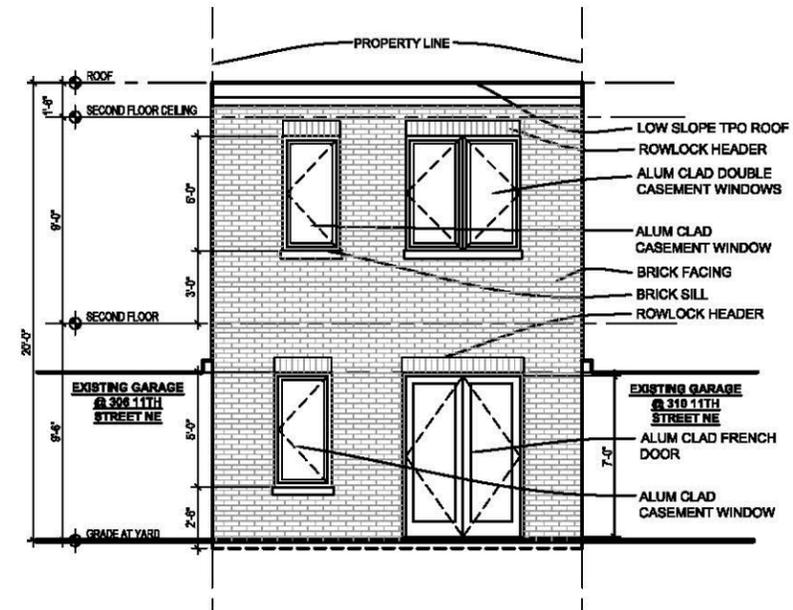
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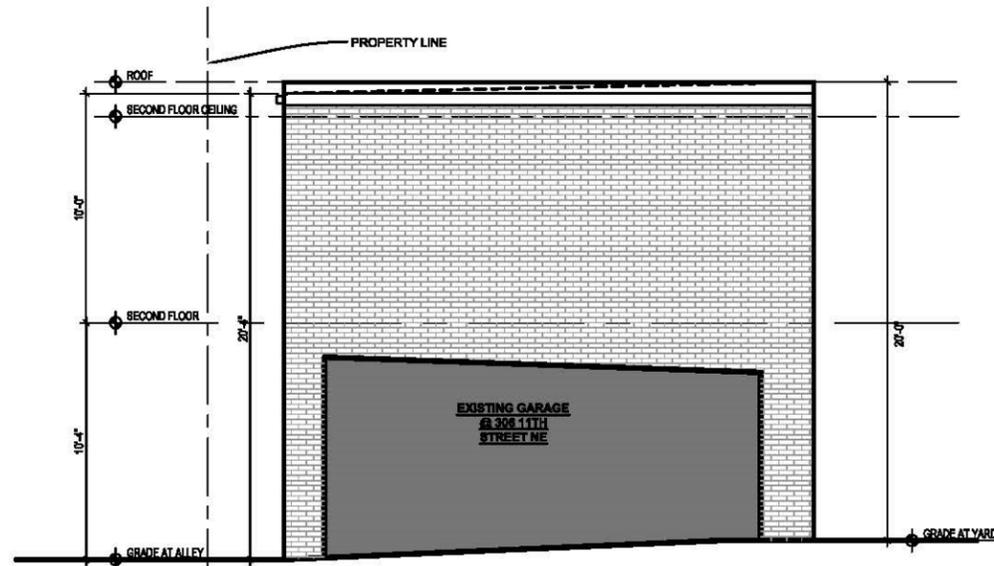




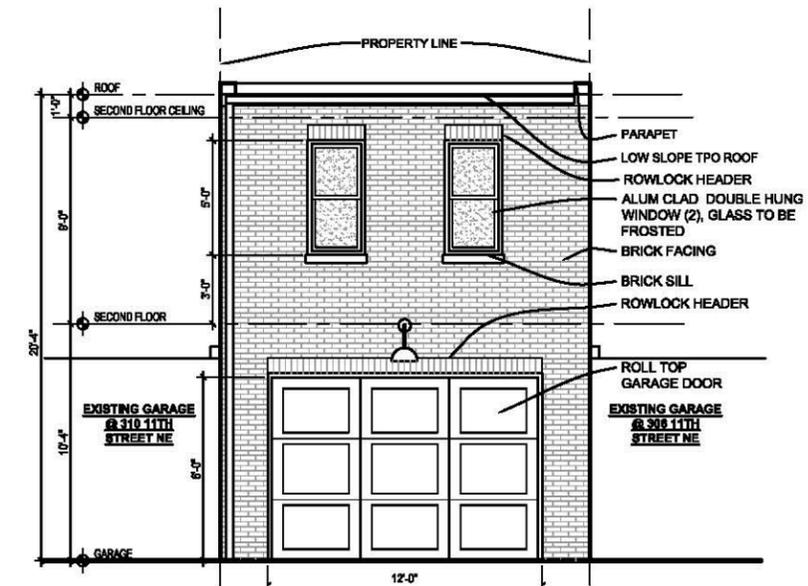
1 CARRIAGE HOUSE NORTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



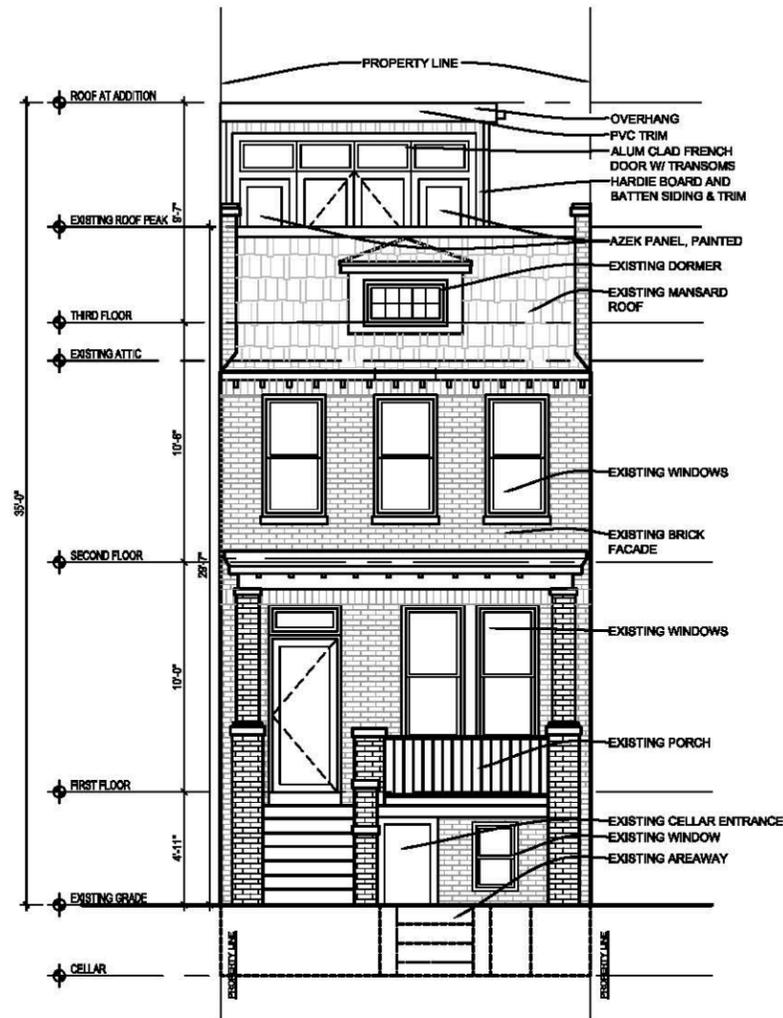
2 CARRIAGE HOUSE YARD ELEVATION  
A-3 SCALE: 1/8"=1'-0"



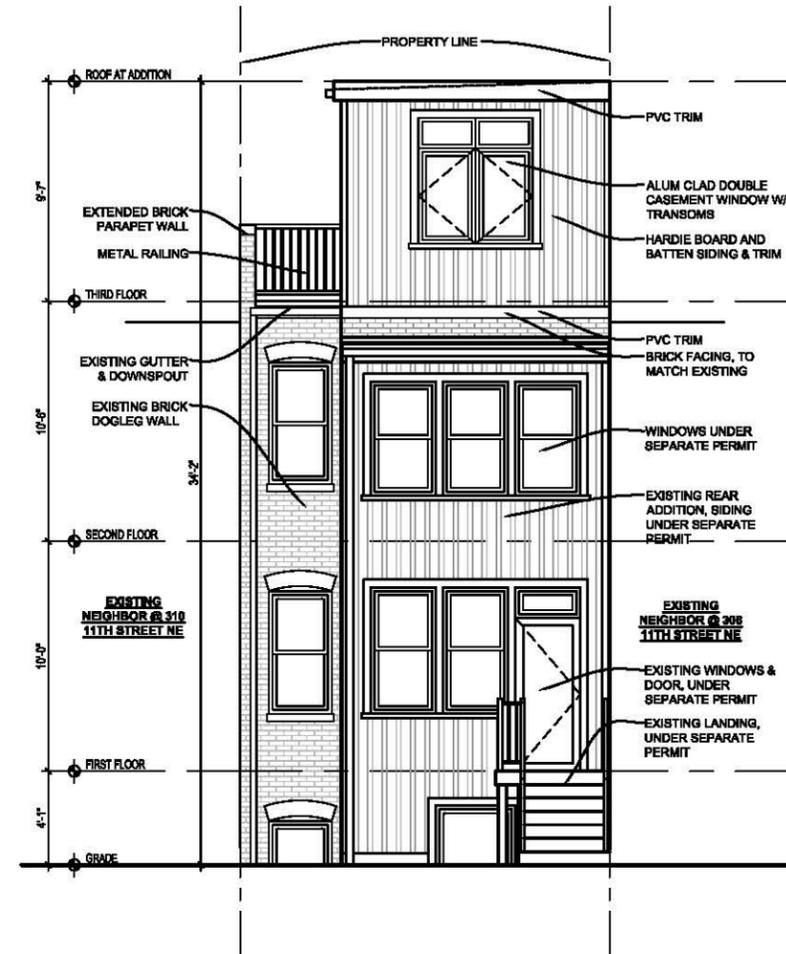
3 CARRIAGE HOUSE SOUTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



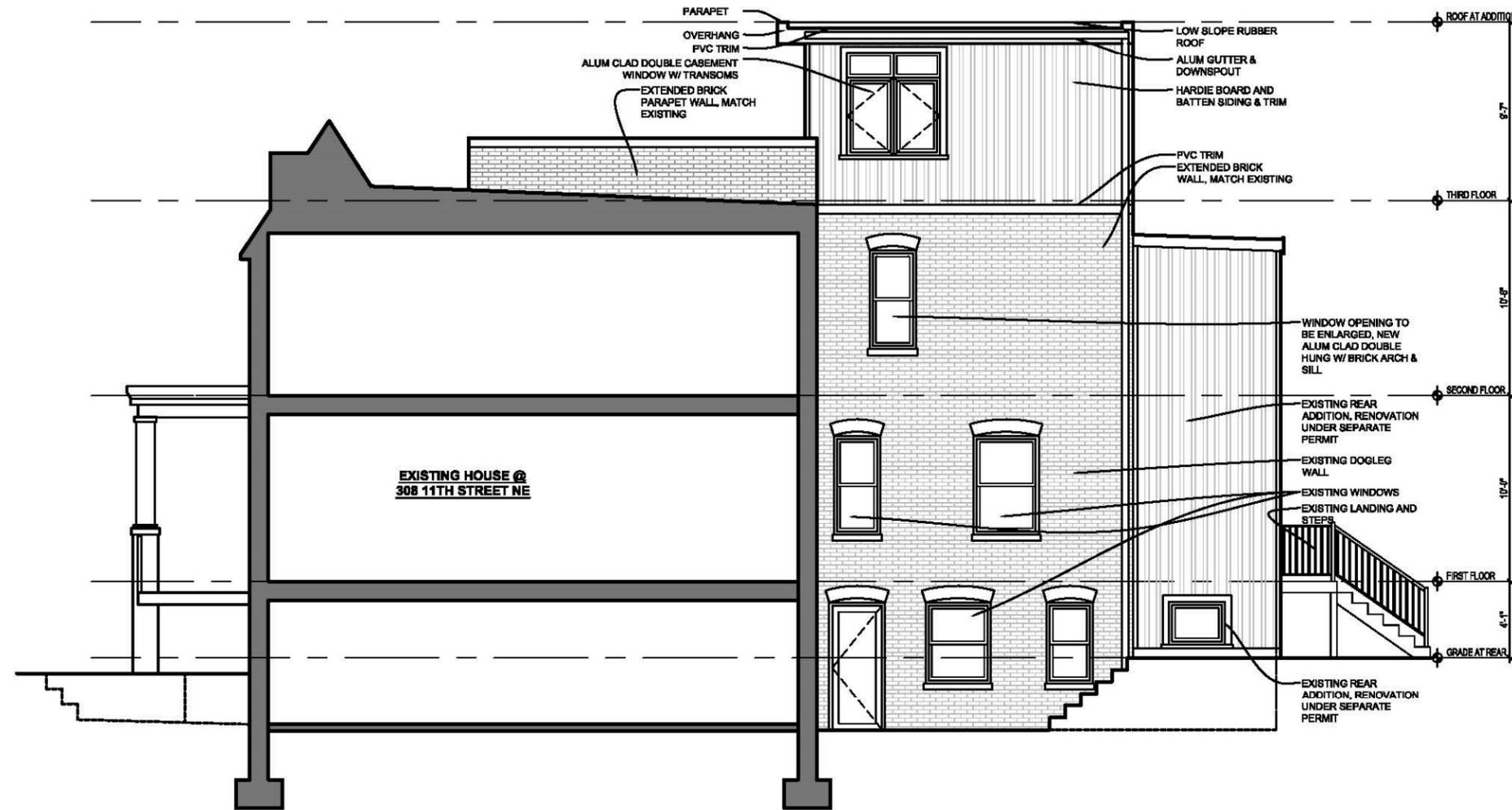
4 CARRIAGE HOUSE ALLEY ELEVATION  
A-3 SCALE: 1/8"=1'-0"



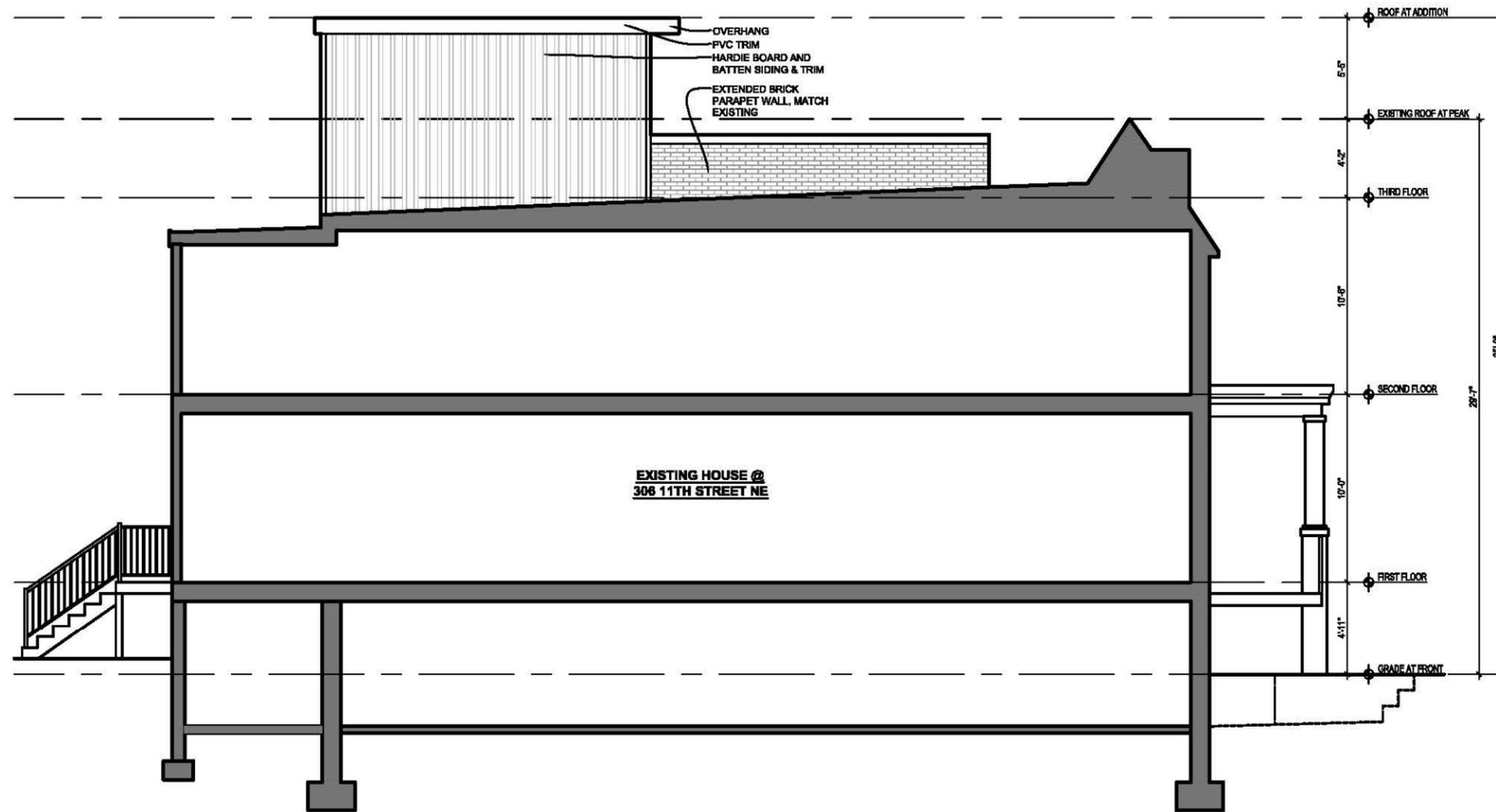
1  
A-4 MAIN HOUSE FRONT ELEVATION  
SCALE: 1/8"=1'-0"



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"