

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

Washington, DC 20002

BZA/HPRB Concept Plans

June 9, 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

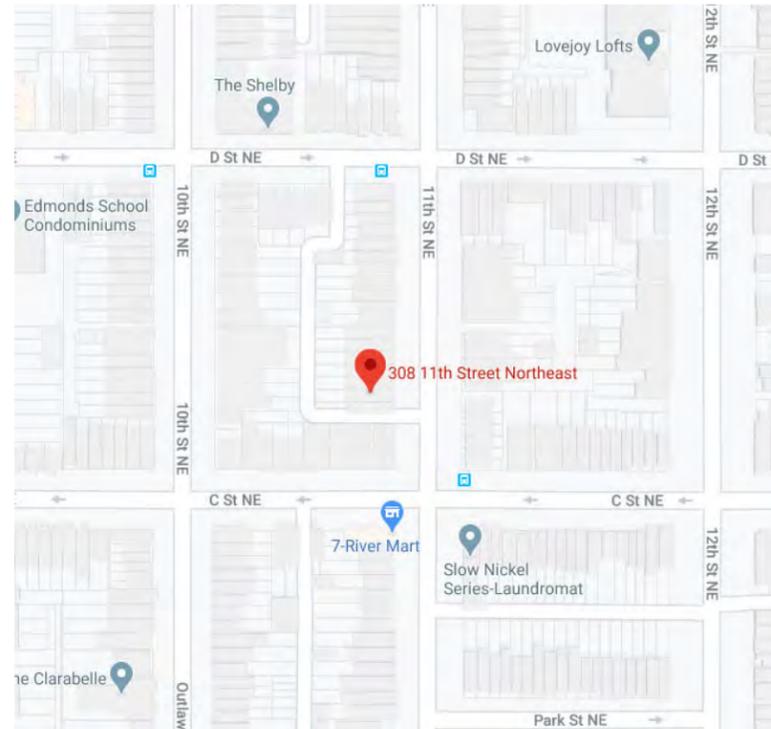
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING

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:

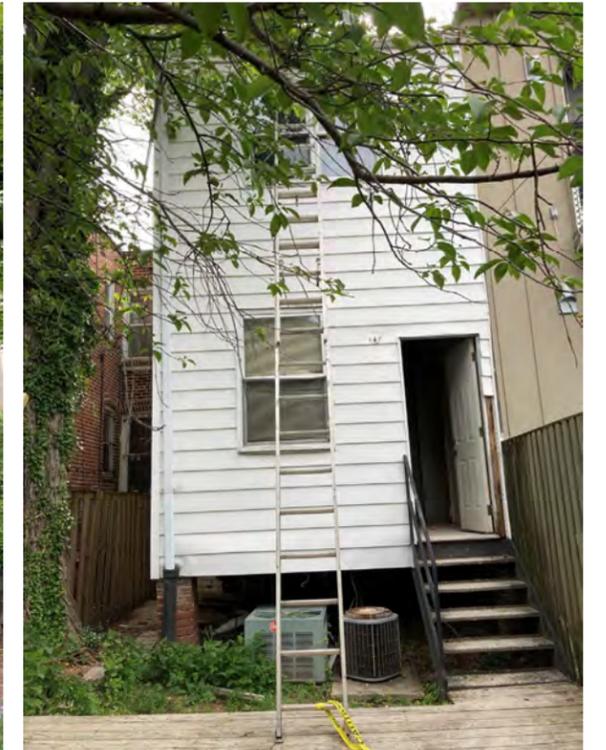
RELIEF NEEDED: Subtitle E §304.1, Subtitle C § 202.2



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	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	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	303.3 SF	294.7 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
- 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
SUBMIT NO. 70

EXISTING GARAGE



EXISTING GARAGE
FROM YARD



ALLEY,
LOOKING NORTH



ALLEY,
LOOKING EAST



ALLEY,
LOOKING SOUTH



NEIGHBORS
TO NORTH



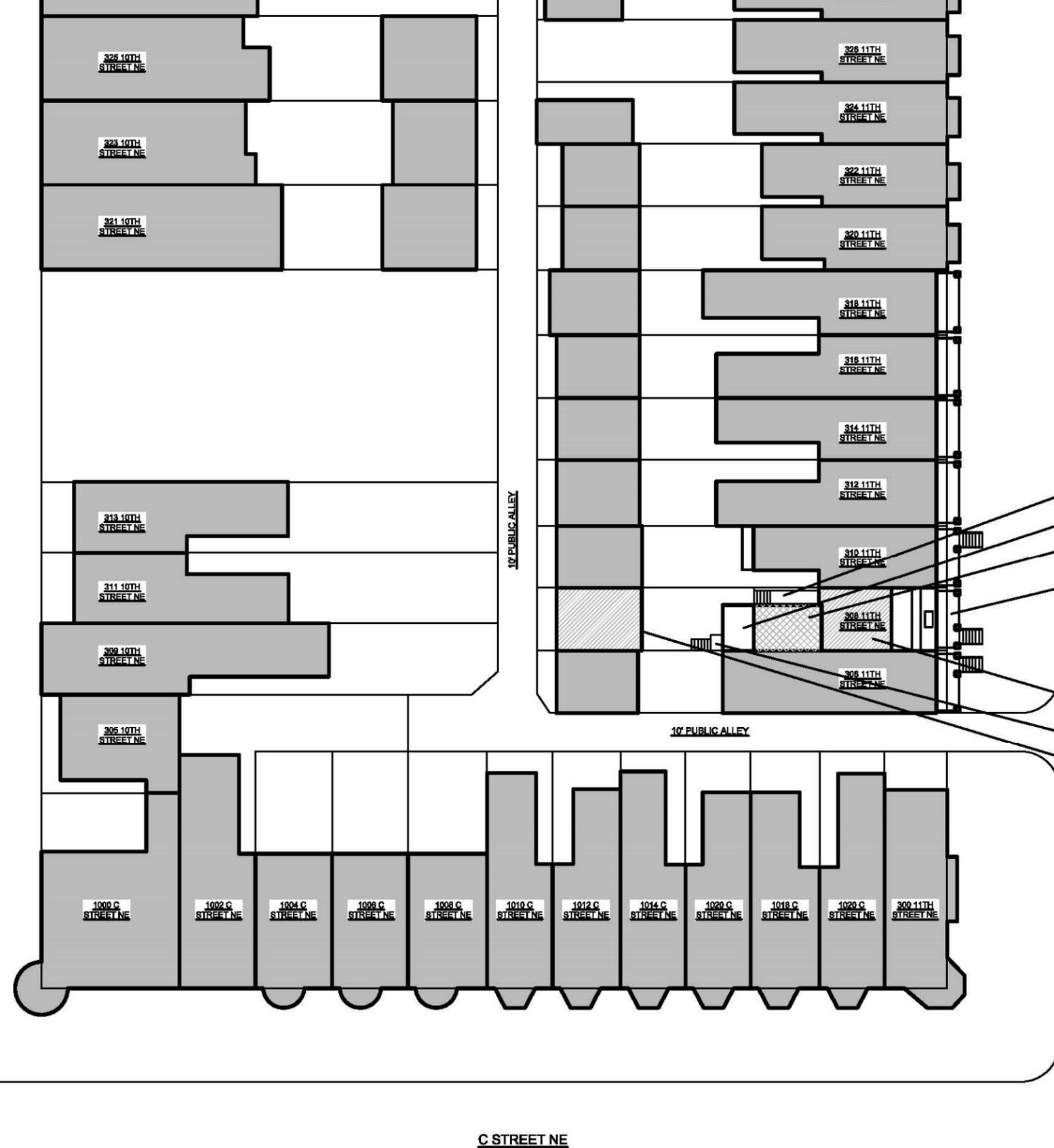
VIEWS FROM
11TH STREET NE



NEIGHBORS
TO SOUTH



10TH STREET NE



10' PUBLIC ALLEY

10' PUBLIC ALLEY

11TH STREET NE

C STREET NE

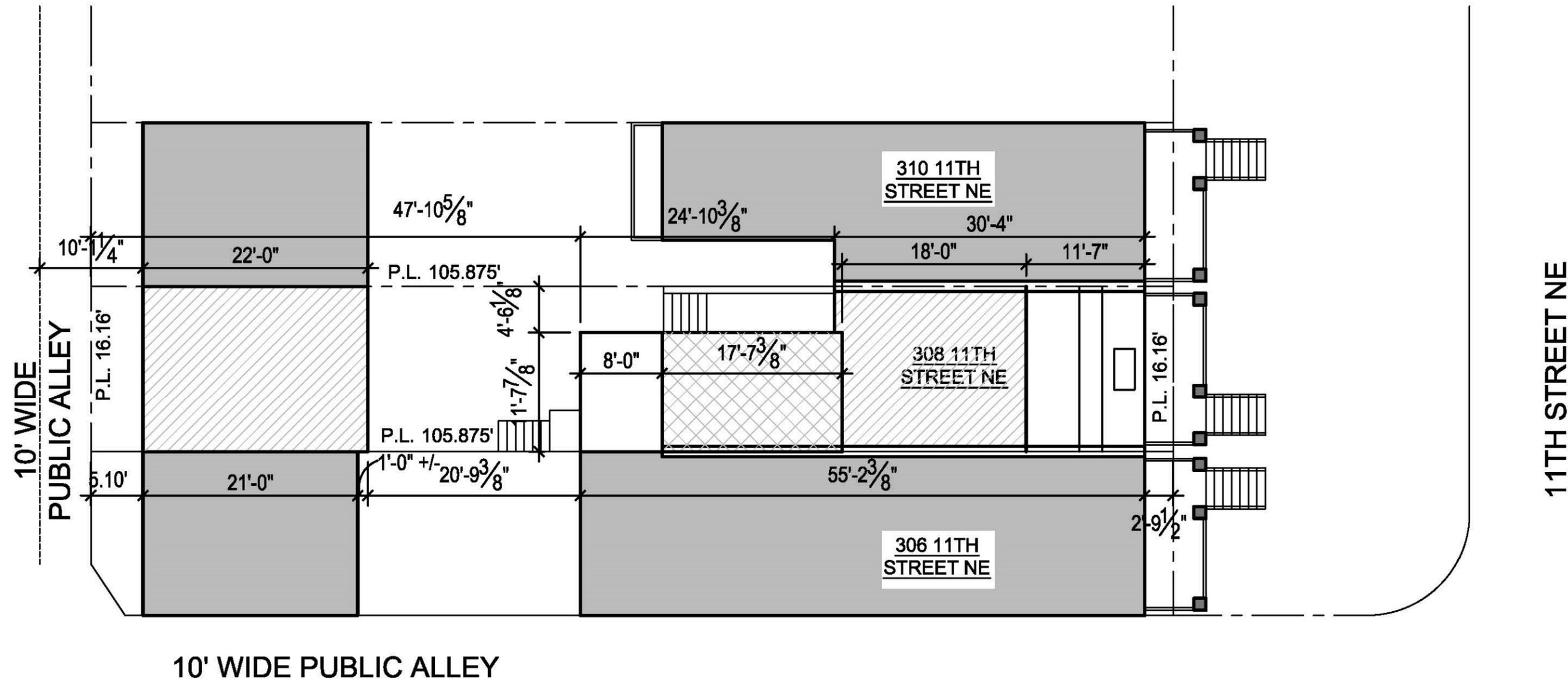
- EXISTING AREAWAY & STEPS
- EXISTING 2-STORY SUNROOM
- PROPOSED THIRD FLOOR
- EXISTING COVERED PORCH
- PROPOSED ROOF DECK
- EXISTING STEPS TO GRADE
- PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING GARAGE, REAR WALL TO BE EXTENDED

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



308 11TH Street NE - **BLOCK PLAN**

C-4

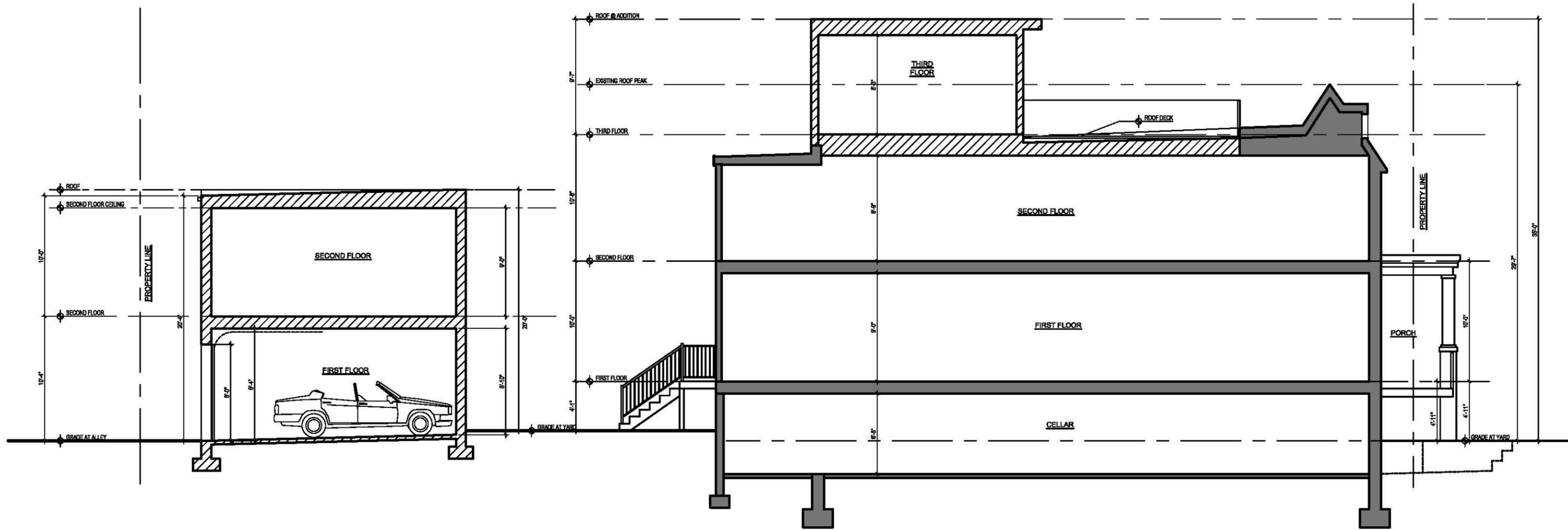


1 SITE PLAN
 C-5 SCALE: 3/32" = 1'-0"

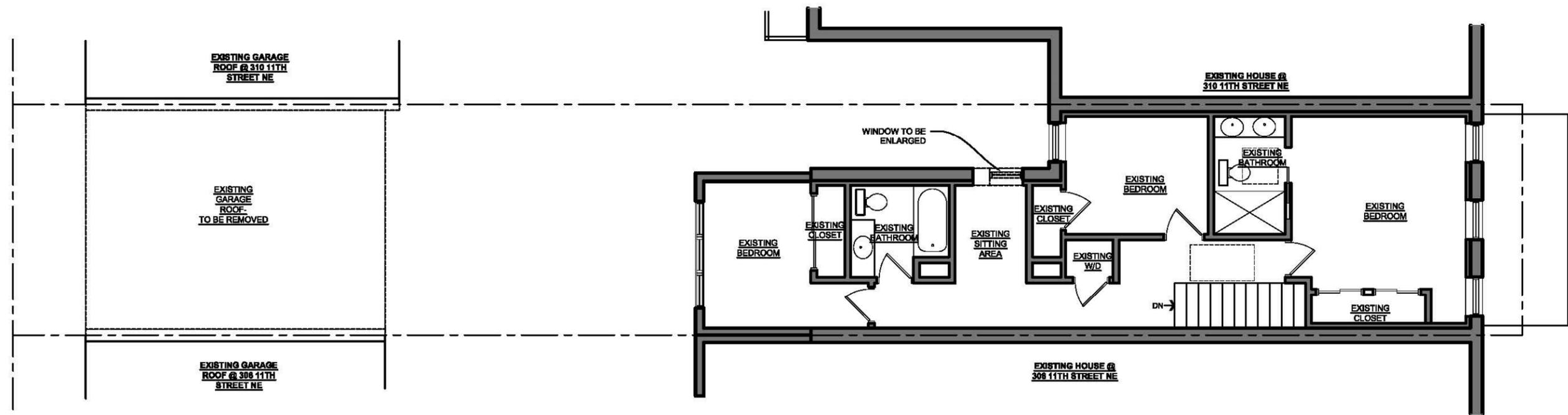


308 11TH Street NE - SITE PLAN

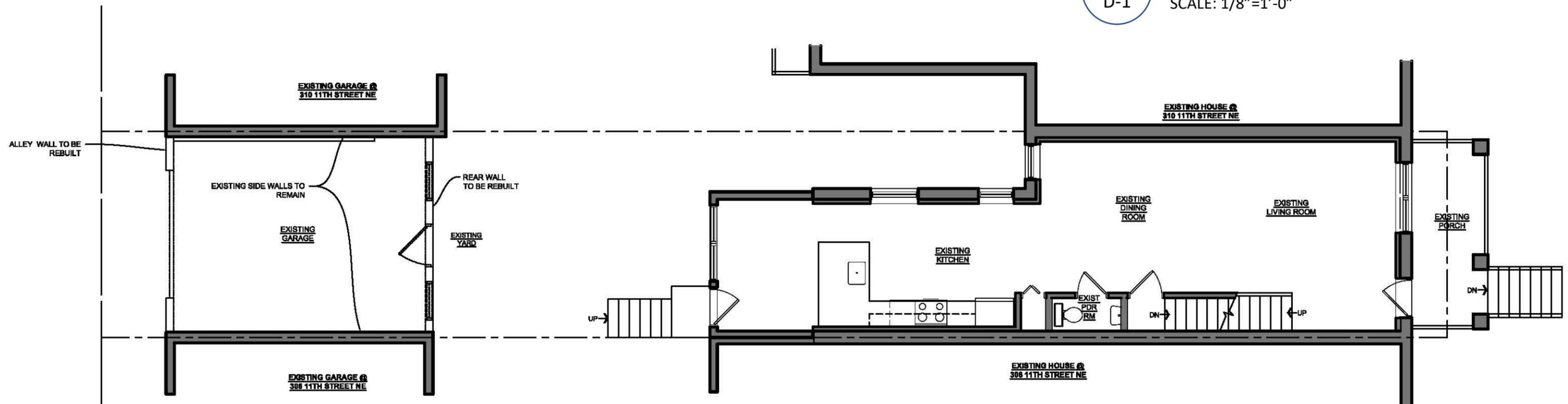
C-5



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

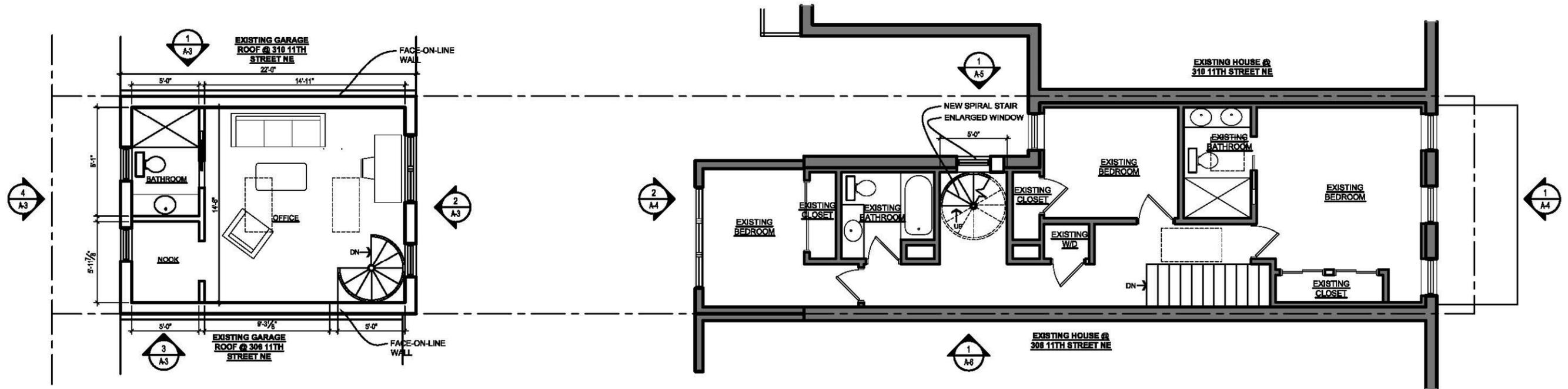


2 SECOND FLOOR DEMOLITION PLAN
D-1 SCALE: 1/8"=1'-0"

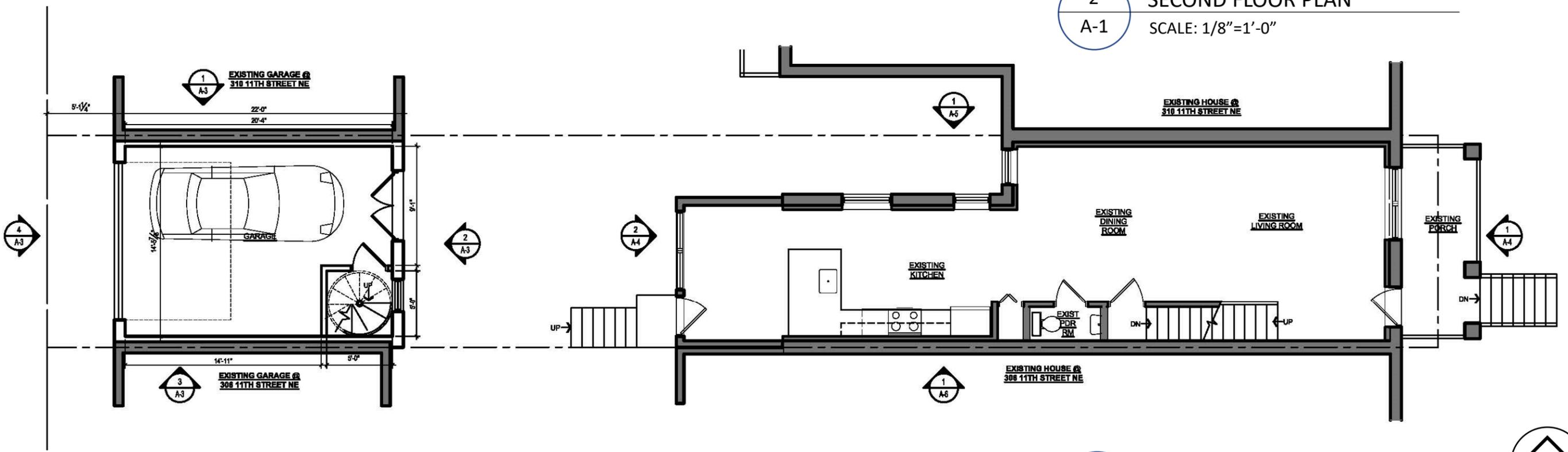


1 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 1/8"=1'-0"



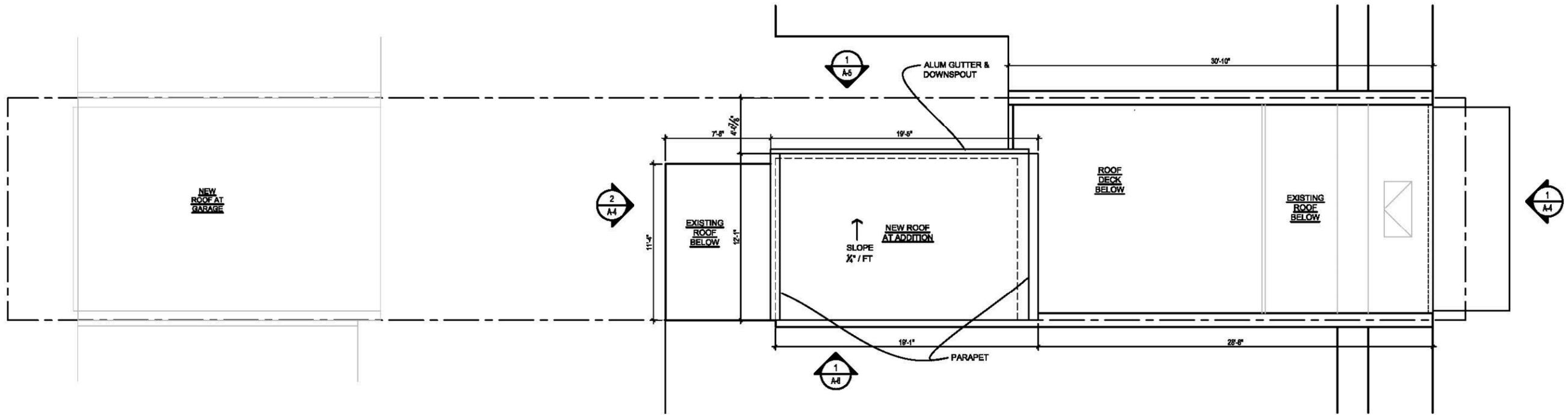


2 SECOND FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"

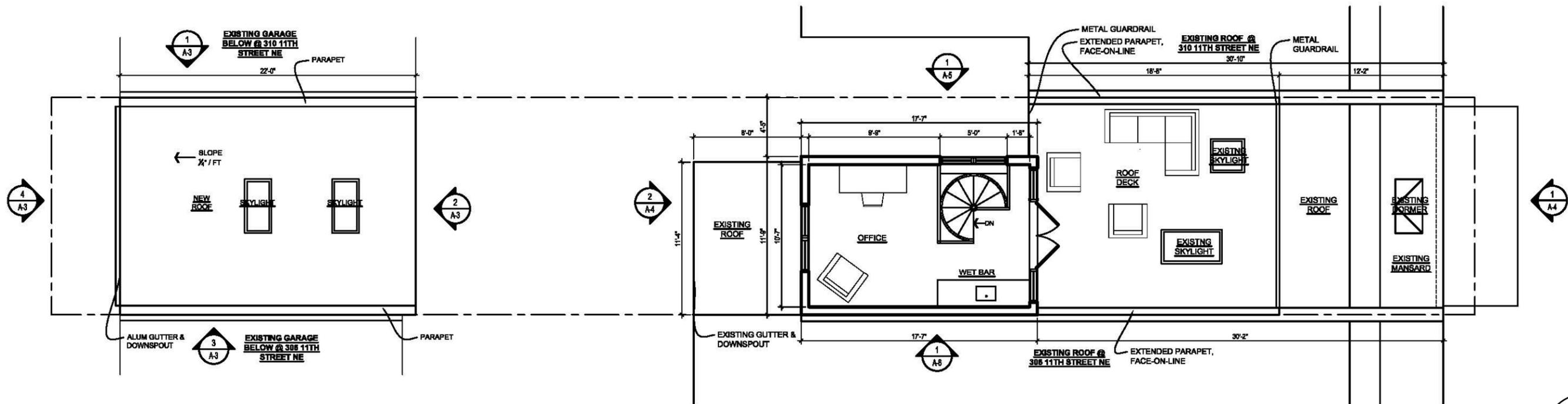


1 FIRST FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"



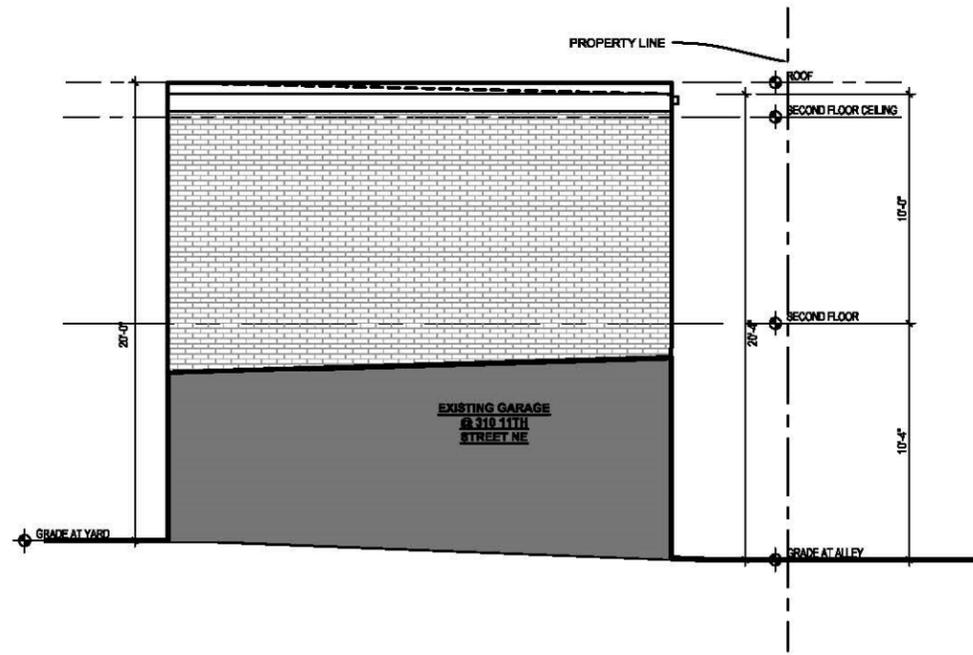


2 ROOF PLAN
A-2 SCALE: 1/8"=1'-0"

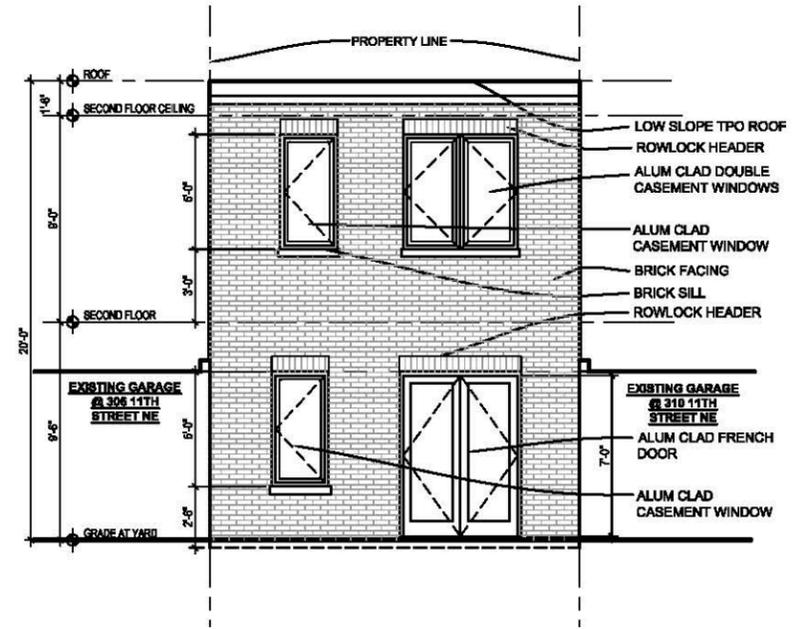


1 ROOF/THIRD FLOOR PLAN
A-2 SCALE: 1/8"=1'-0"

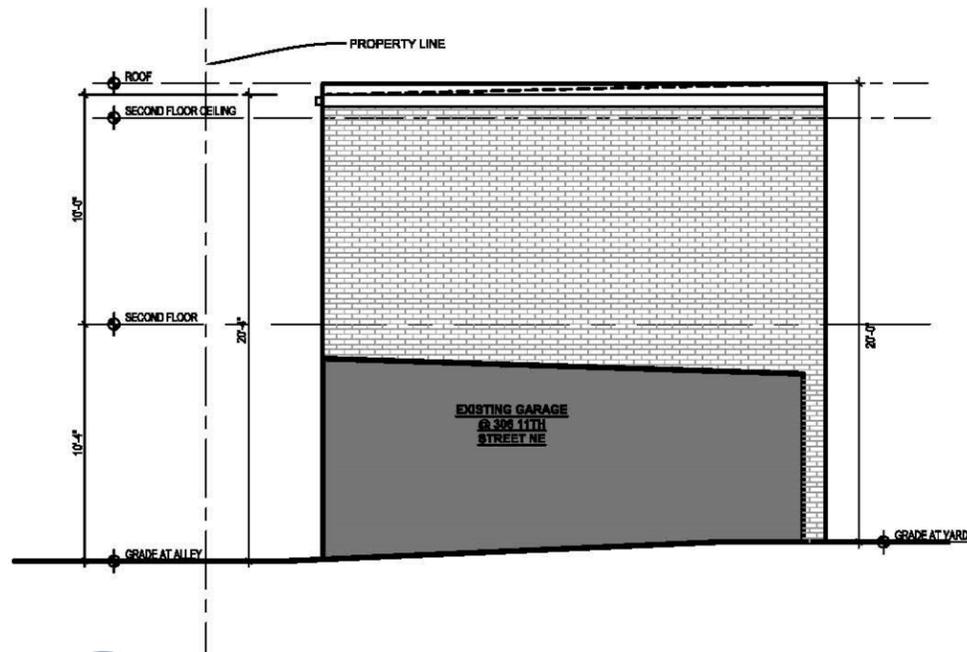




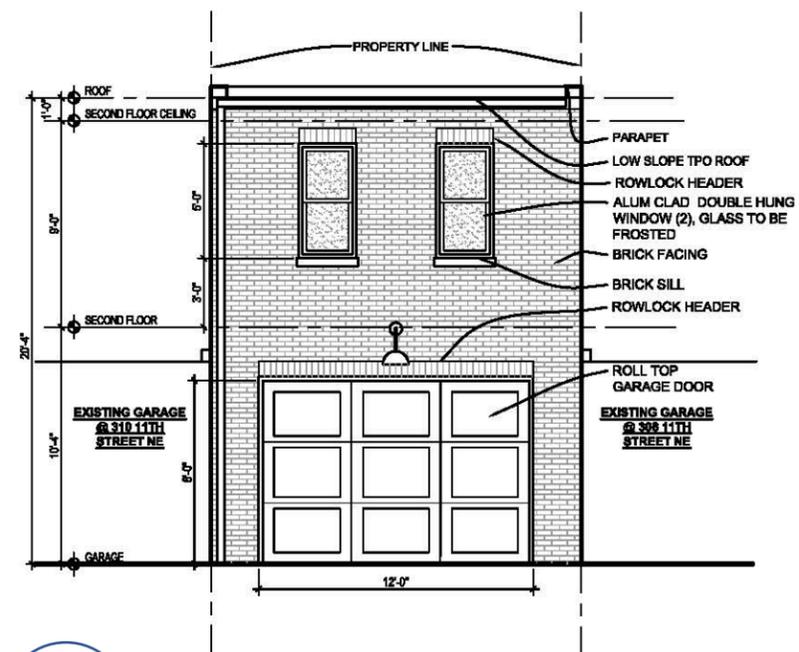
1 CARRIAGE HOUSE NORTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



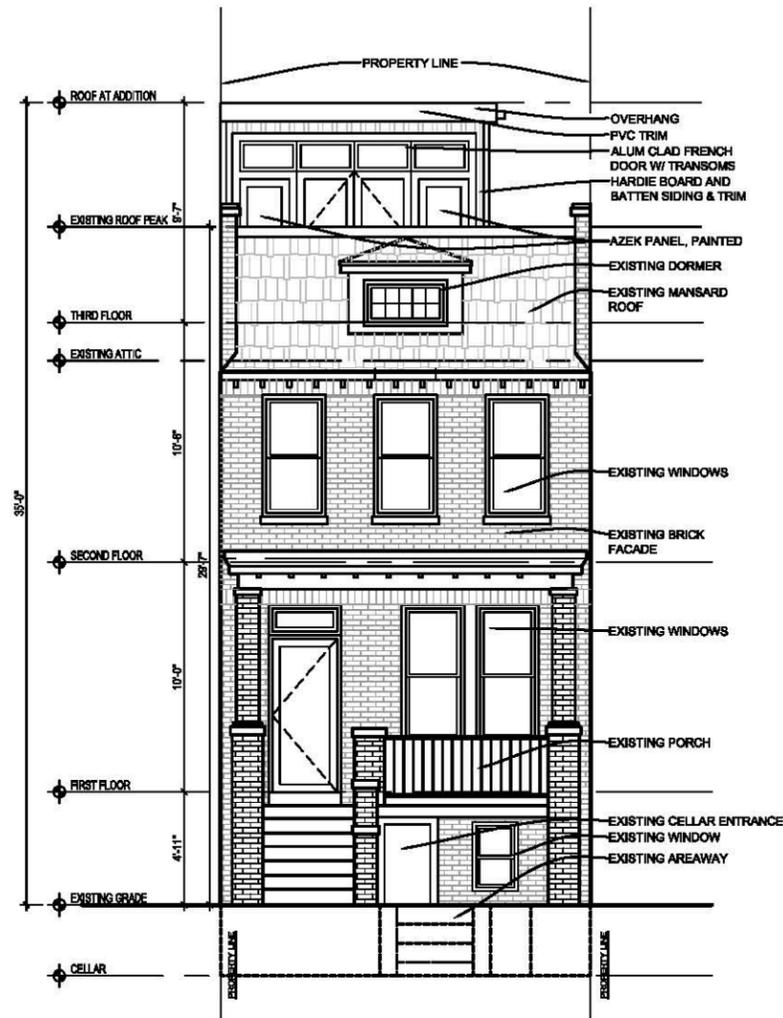
2 CARRIAGE HOUSE YARD ELEVATION
A-3 SCALE: 1/8"=1'-0"



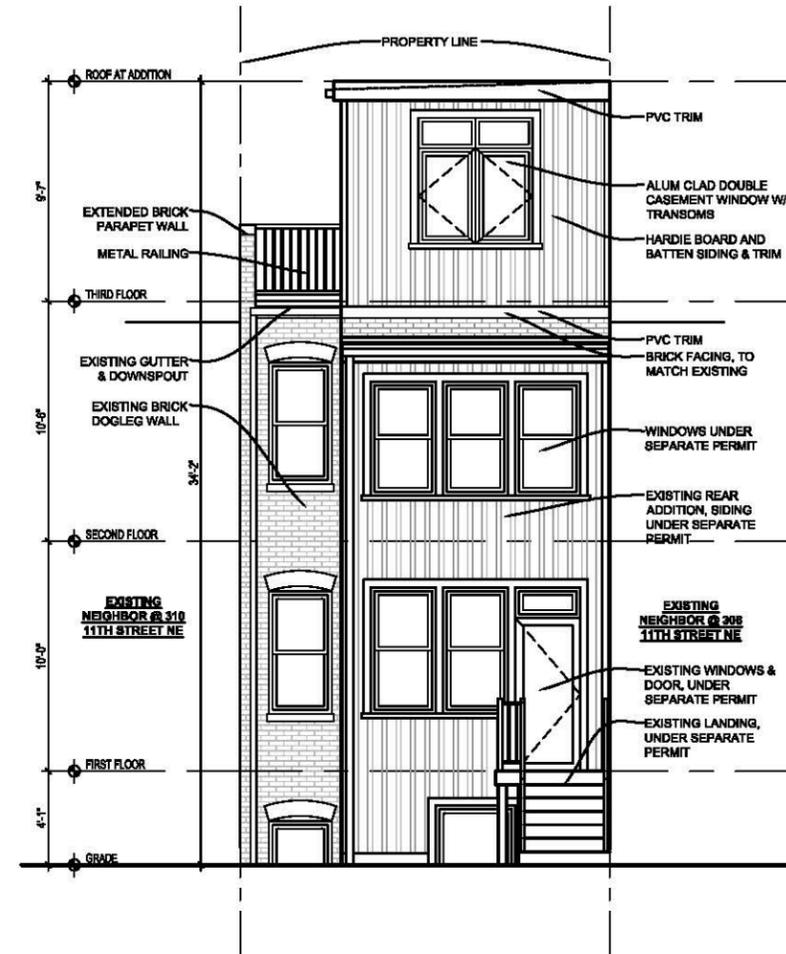
3 CARRIAGE HOUSE SOUTH ELEVATION
A-3 SCALE: 1/8"=1'-0"



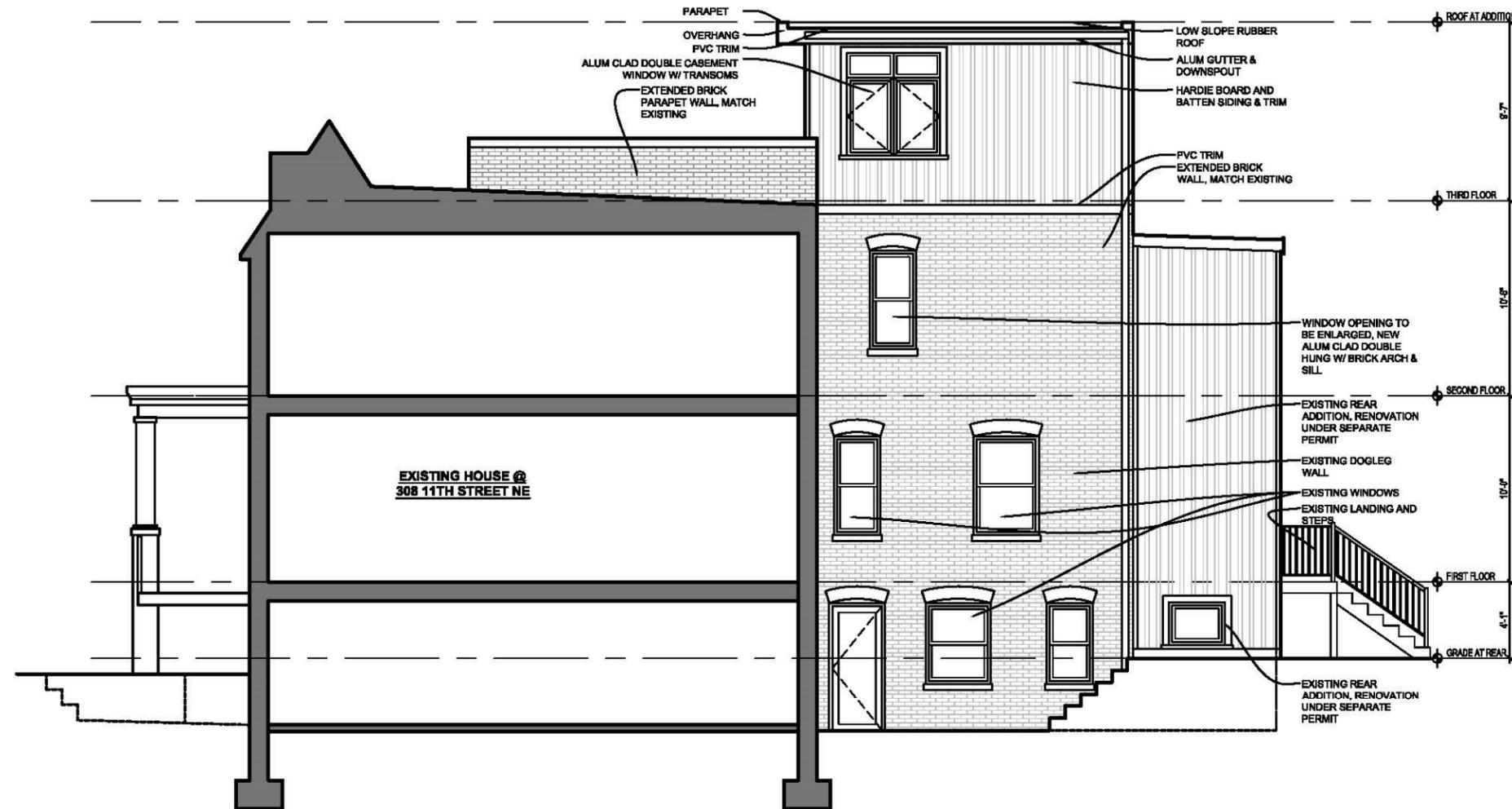
4 CARRIAGE HOUSE ALLEY ELEVATION
A-3 SCALE: 1/8"=1'-0"



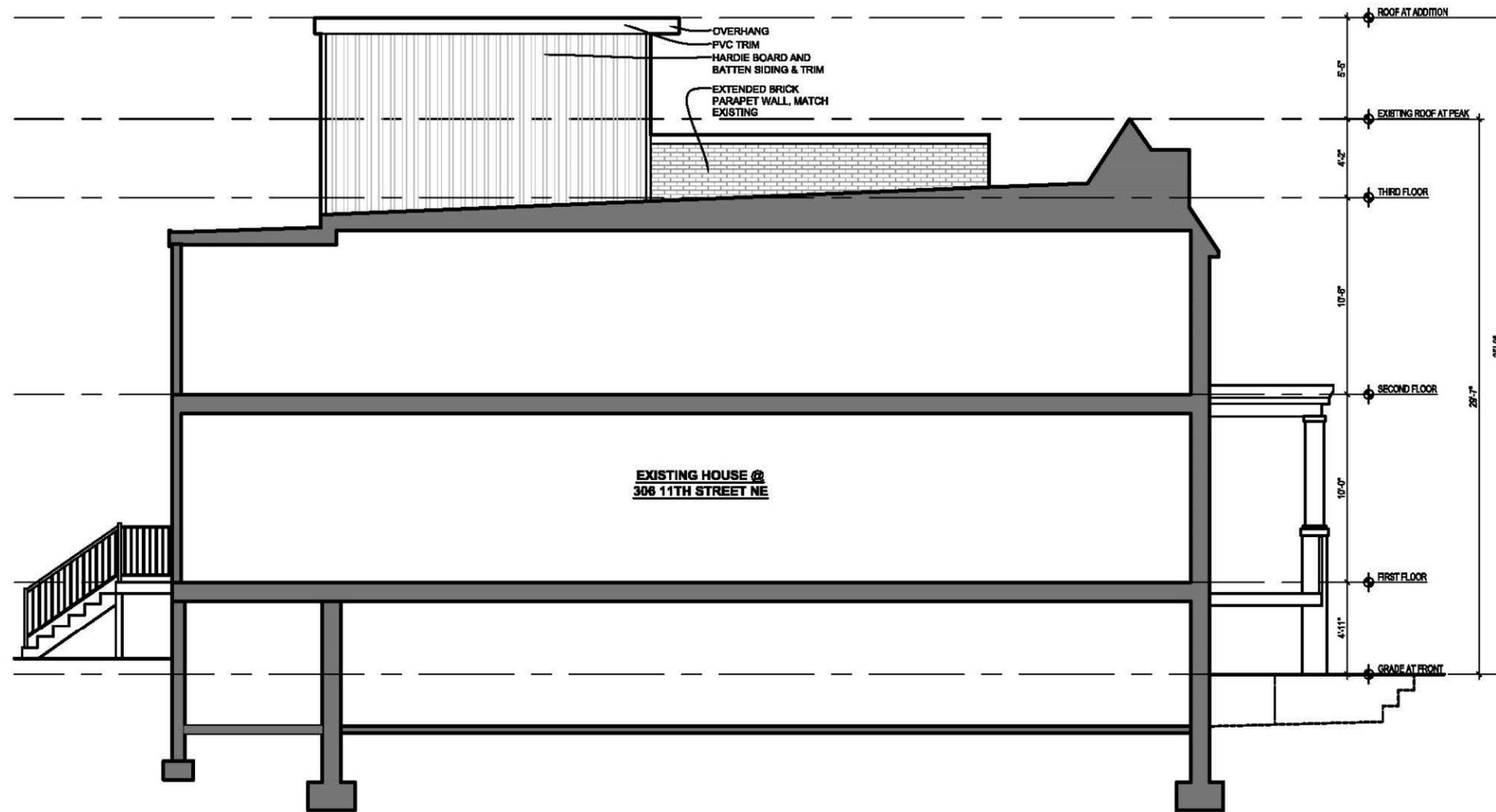
1
A-4 MAIN HOUSE FRONT ELEVATION
SCALE: 1/8"=1'-0"



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"