

# 1609 G Street SE—ADDITION/RENOVATION

Washington, DC 20003

**OWNER:**

TRIN MITRA & PAROMITA SHAH  
1609 G STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

LOT: 0018  
SQUARE: 1092  
LOT AREA: 1580 SF  
ZONE: RF-1  
USE GROUP: R-3

EXISTING: TWO STORY + CELLAR DWELLING, SINGLE FAMILY DWELLING  
PROPOSED: THREE STORY + CELLAR DWELLING, SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

REAR ADDITION AT ALL LEVELS OF A 2 STORY + CELLAR ROW DWELLING; THIRD FLOOR ADDITION

**ZONING INFORMATION:**

RELIEF NEEDED: Subtitle E §304.1

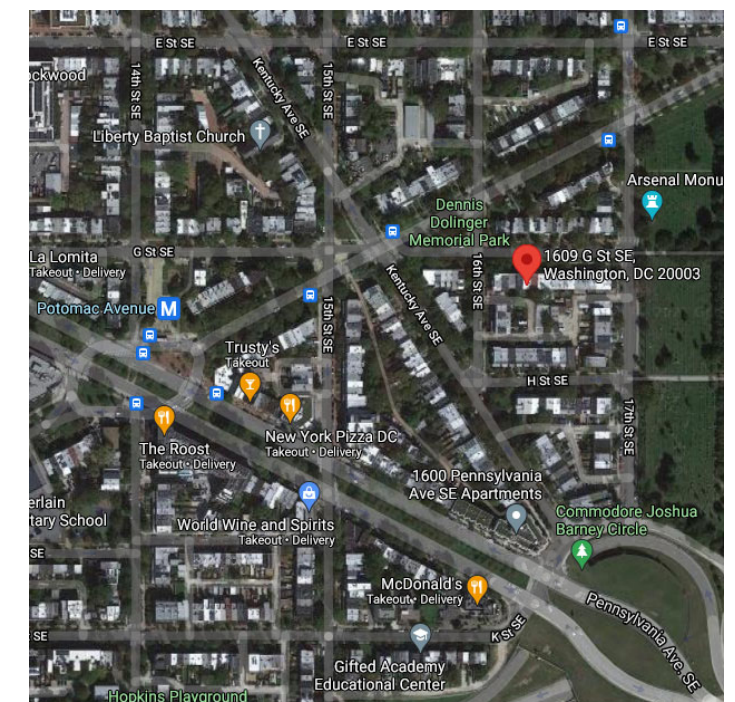
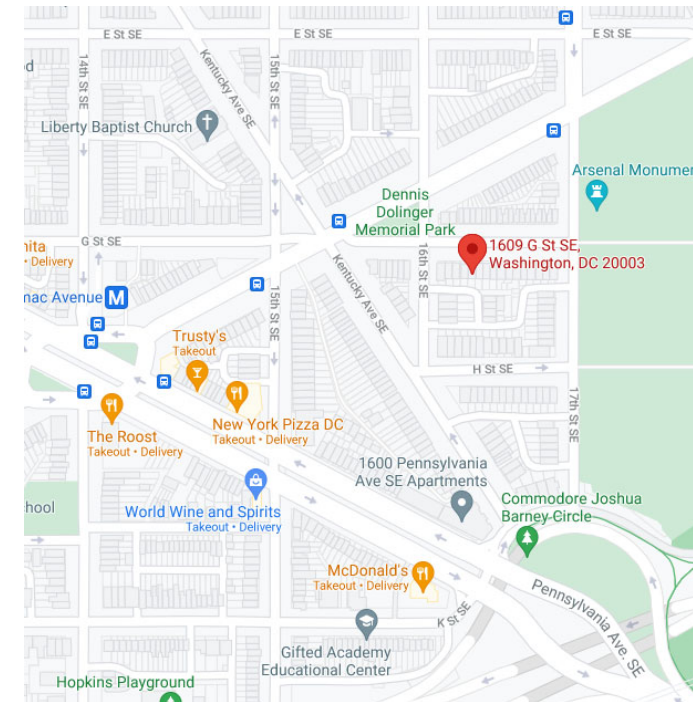
	Existing	Proposed	Allowable
Lot Coverage	945.5 SF	1,070.6 SF	948 SF
(Percentage)	59.8%	67.8 %	60%
Rear Yard	28.08'	21.83'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	29'-9"	35.0'	35.0'
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
<b>Square Footage</b>			
Cellar	782.7 SF	902.5 SF	N/A
First Floor	782.7 SF	890.5 SF	N/A
Second Floor	782.7 SF	890.5 SF	N/A
Third Floor	N/A	707.7 SF	N/A
Total	2348.1 SF	3391.2 SF	N/A

**DRAWING INDEX:**

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Concept Plans

April 1st, 2022



SITE MAP

SATELLITE VIEW



EXISTING FRONT FACADE



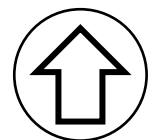
EXISTING REAR FACADE

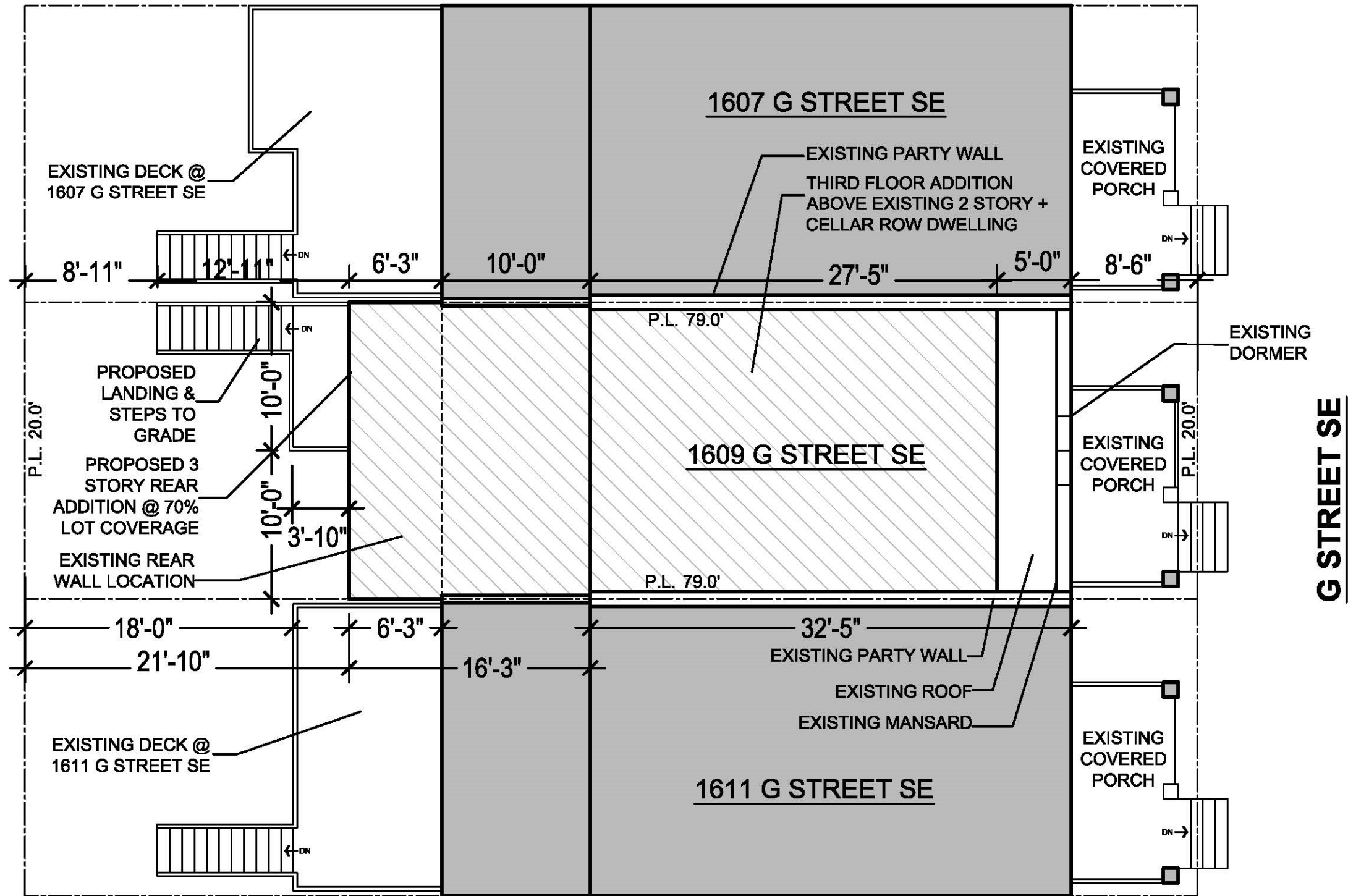
Board of Zoning Adjustments  
District of Columbia  
G Street SE  
EXHIBIT NO.15



1609 G STREET SE – BLOCK PLAN

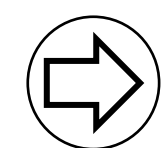
BLOCK PLAN  
SCALE: 1/32" = 1'-0"

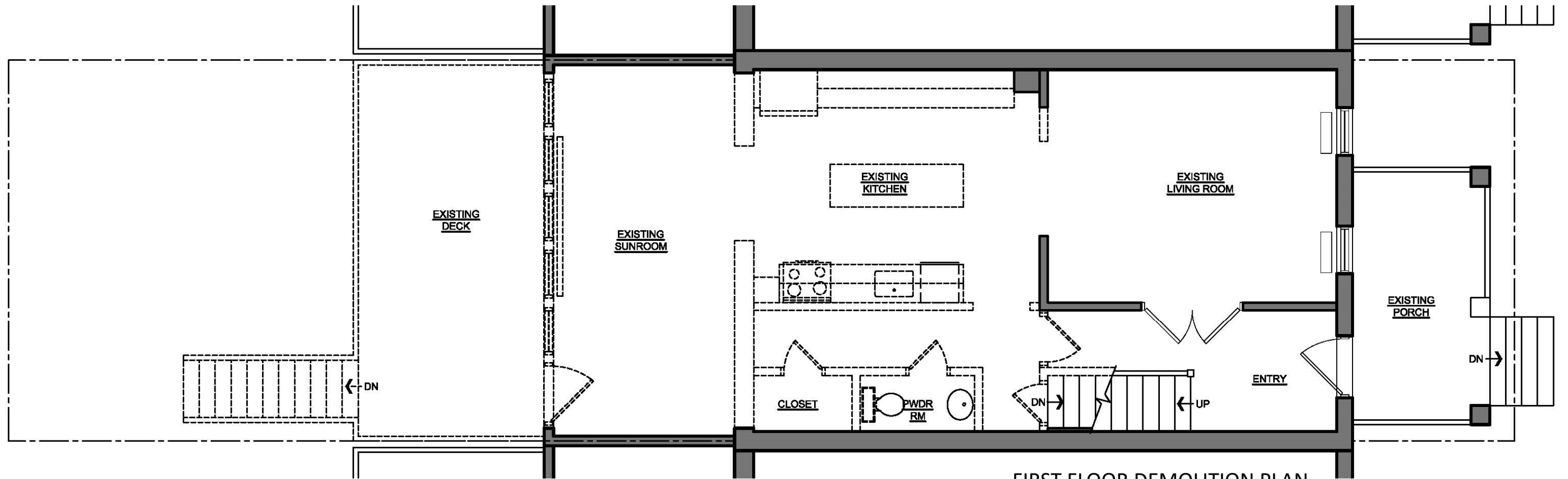




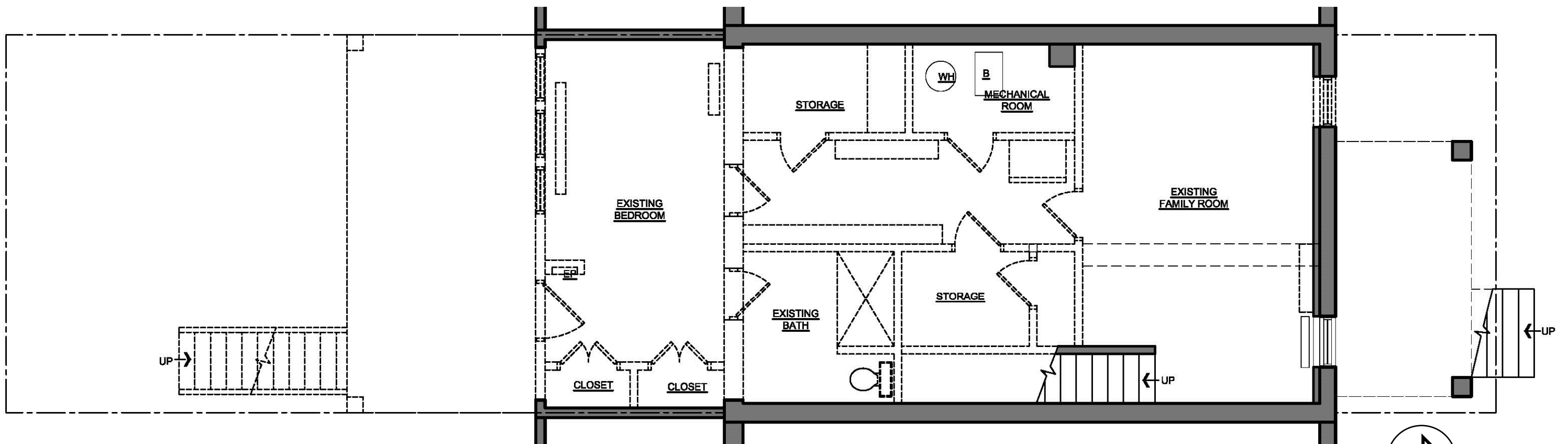
**1609 G STREET SE – SITE PLAN**

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

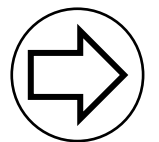


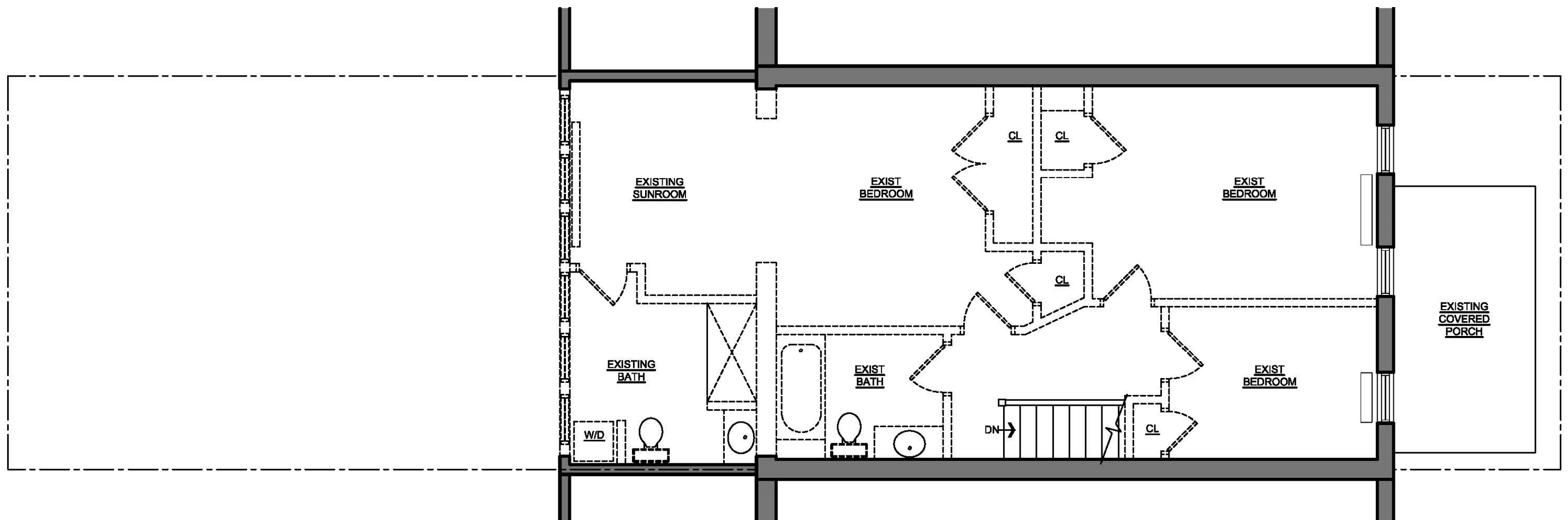


FIRST FLOOR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"

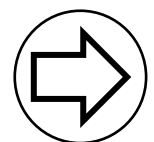


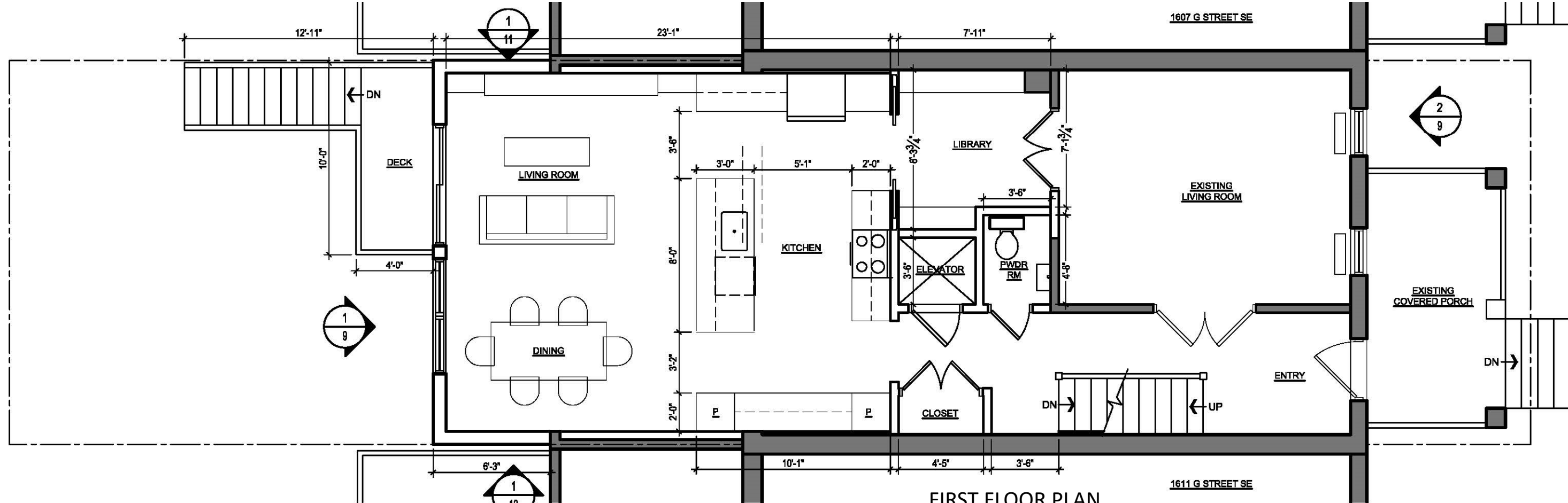
CELLAR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"





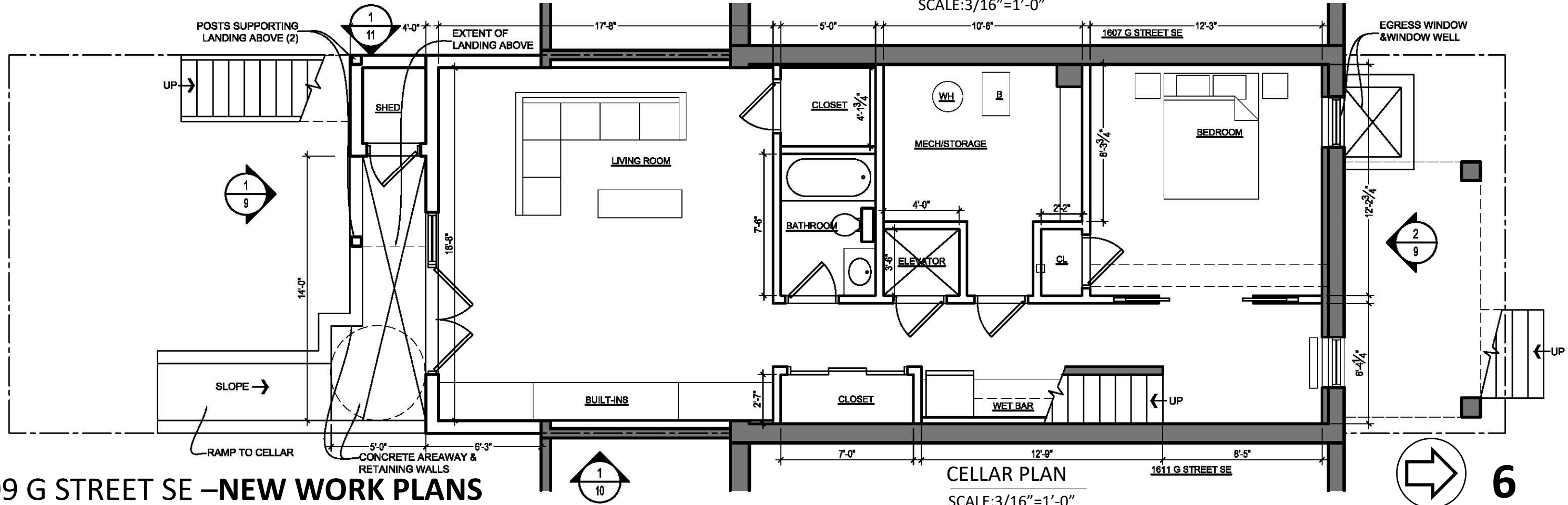
SECOND FLOOR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"





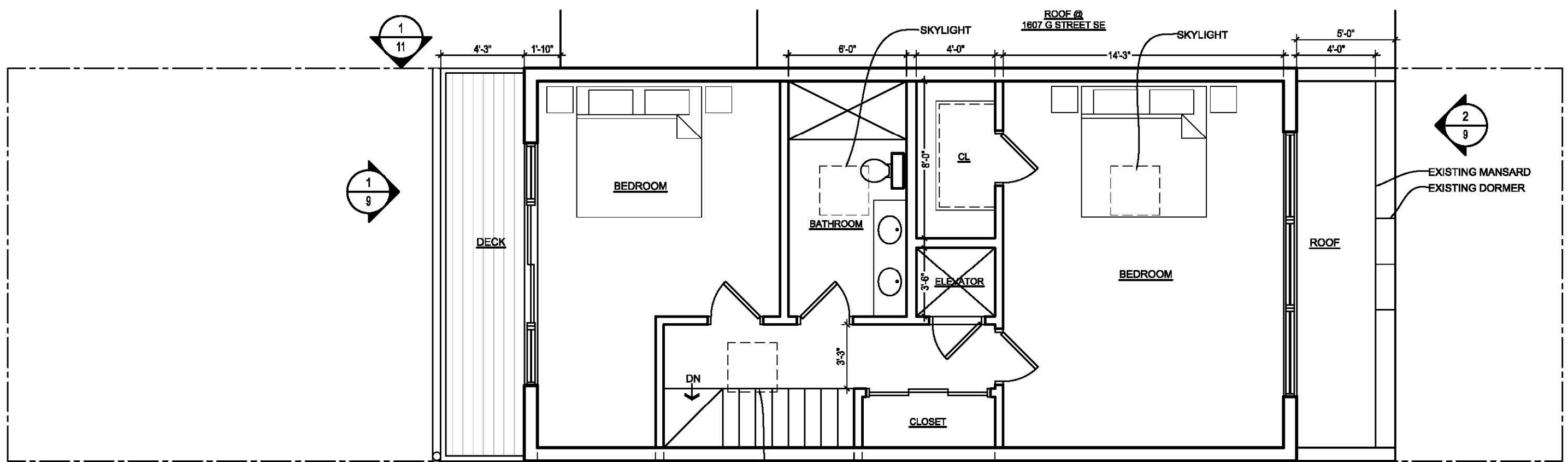
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

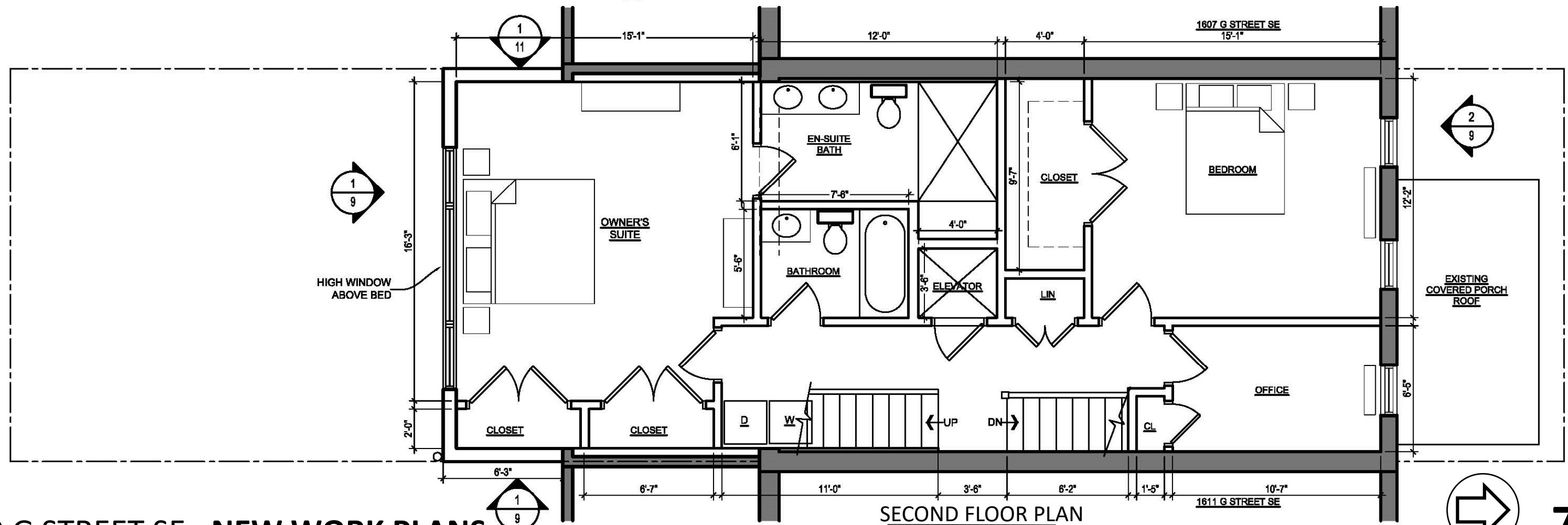


CELLAR PLAN

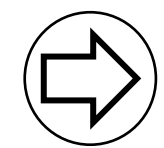
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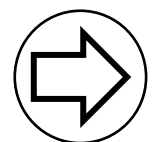
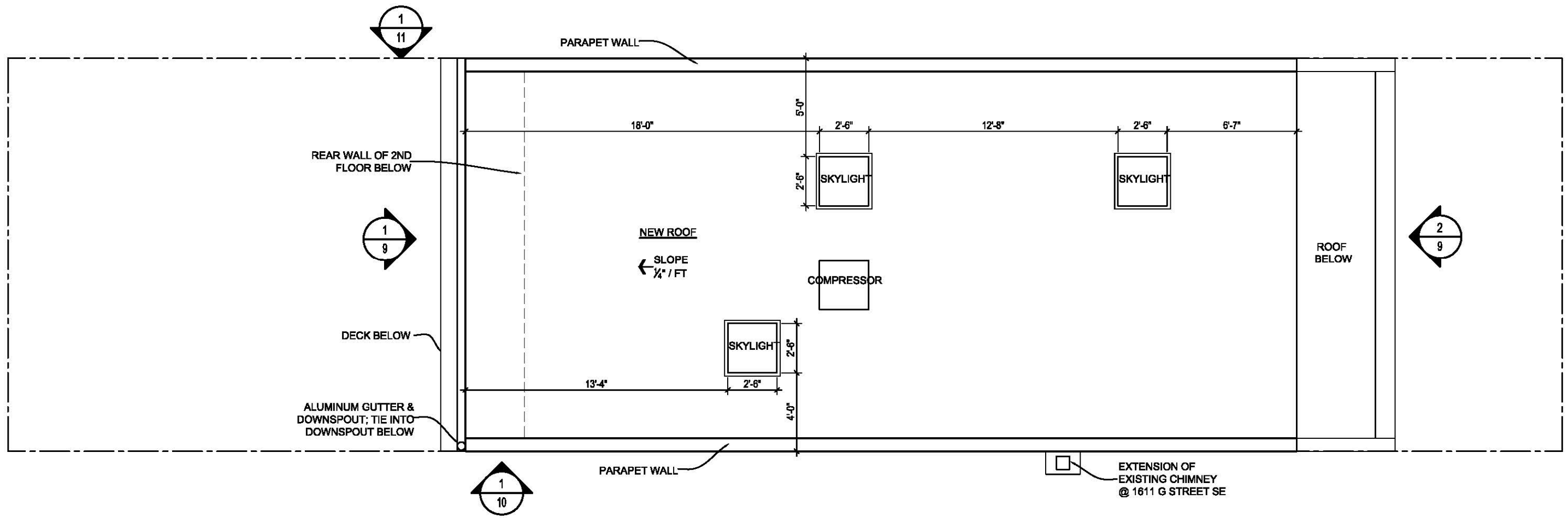


**THIRD FLOOR PLAN**  
SCALE:3/16"=1'-0"

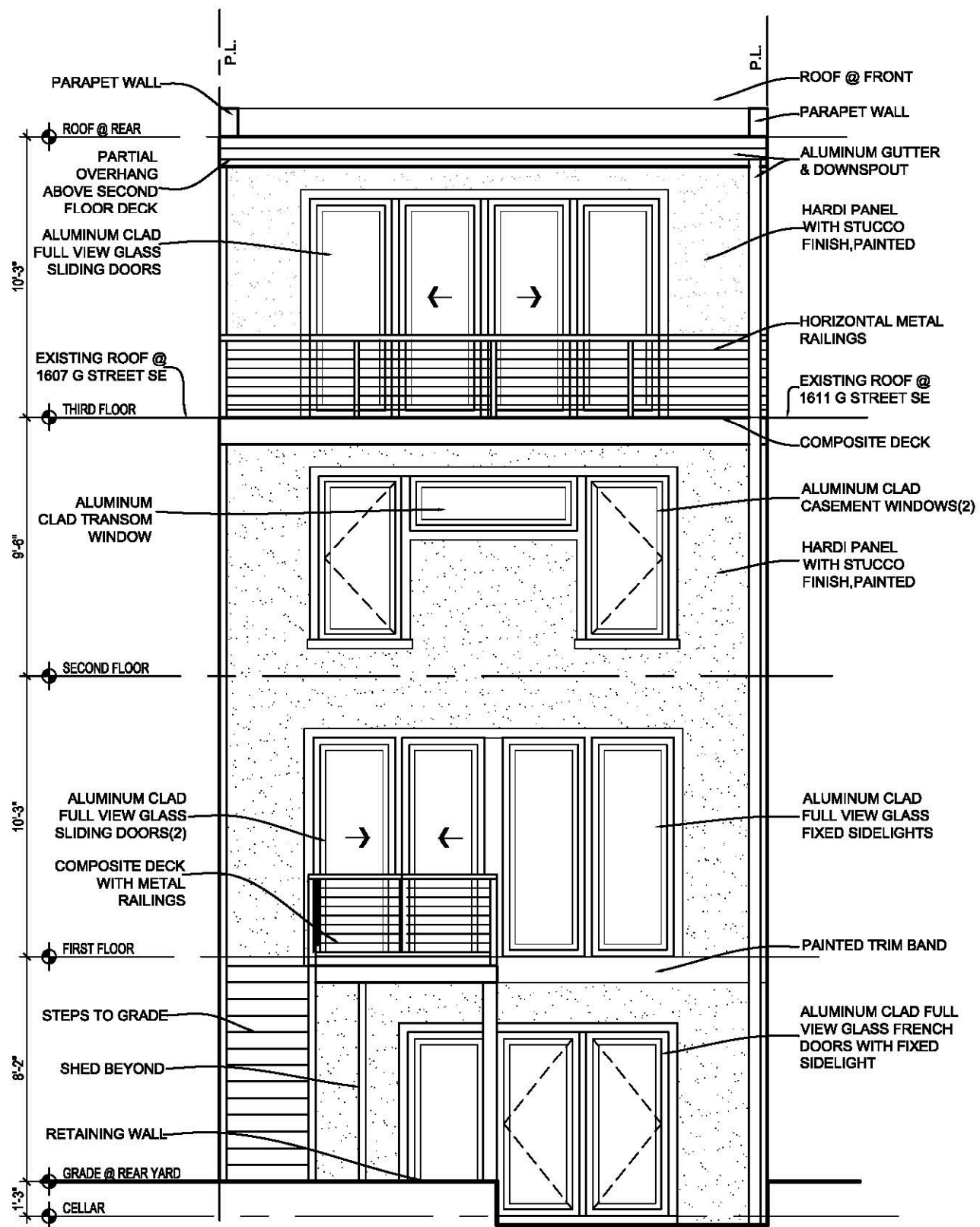


**SECOND FLOOR PLAN**  
SCALE:3/16"=1'-0"



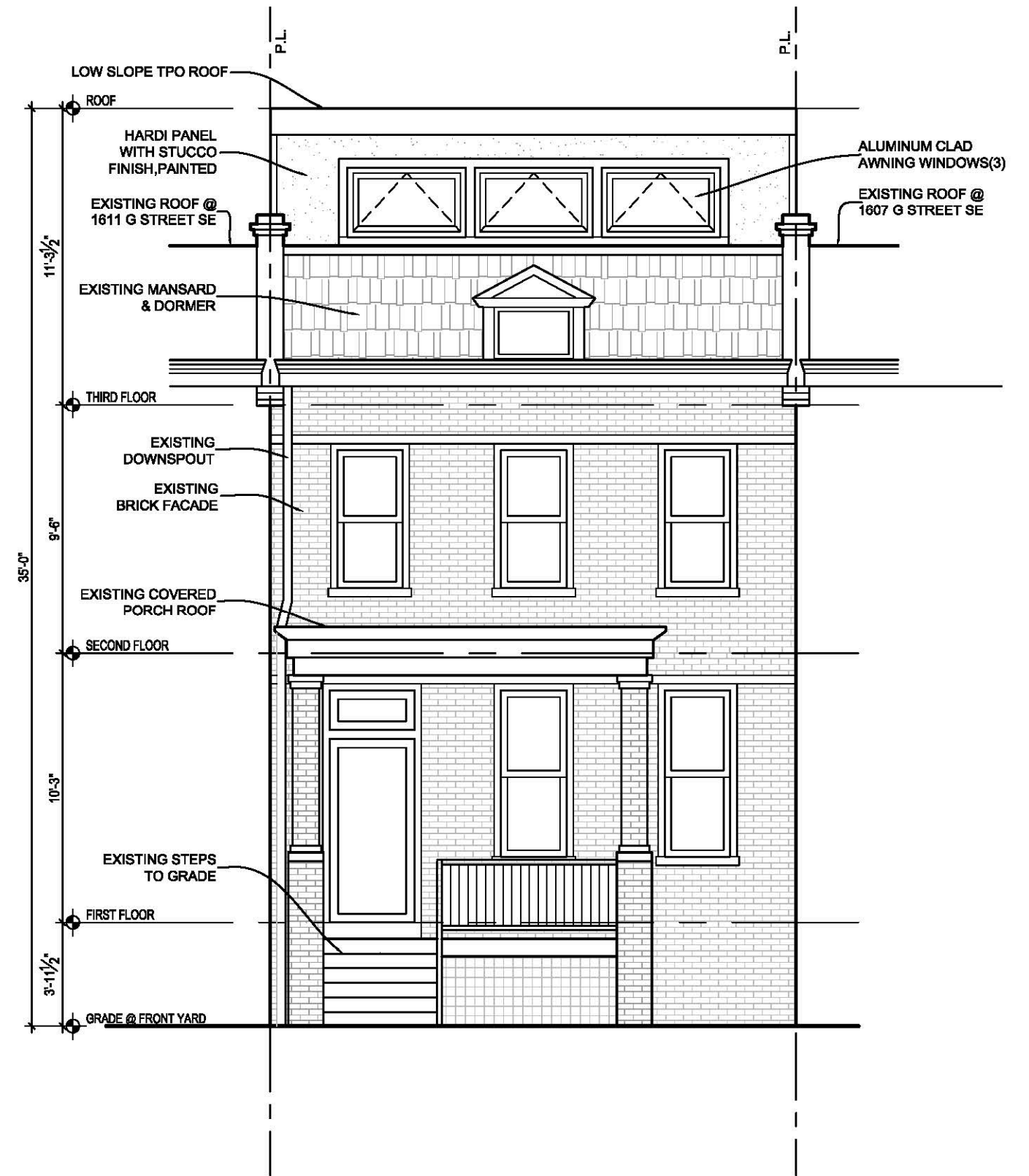






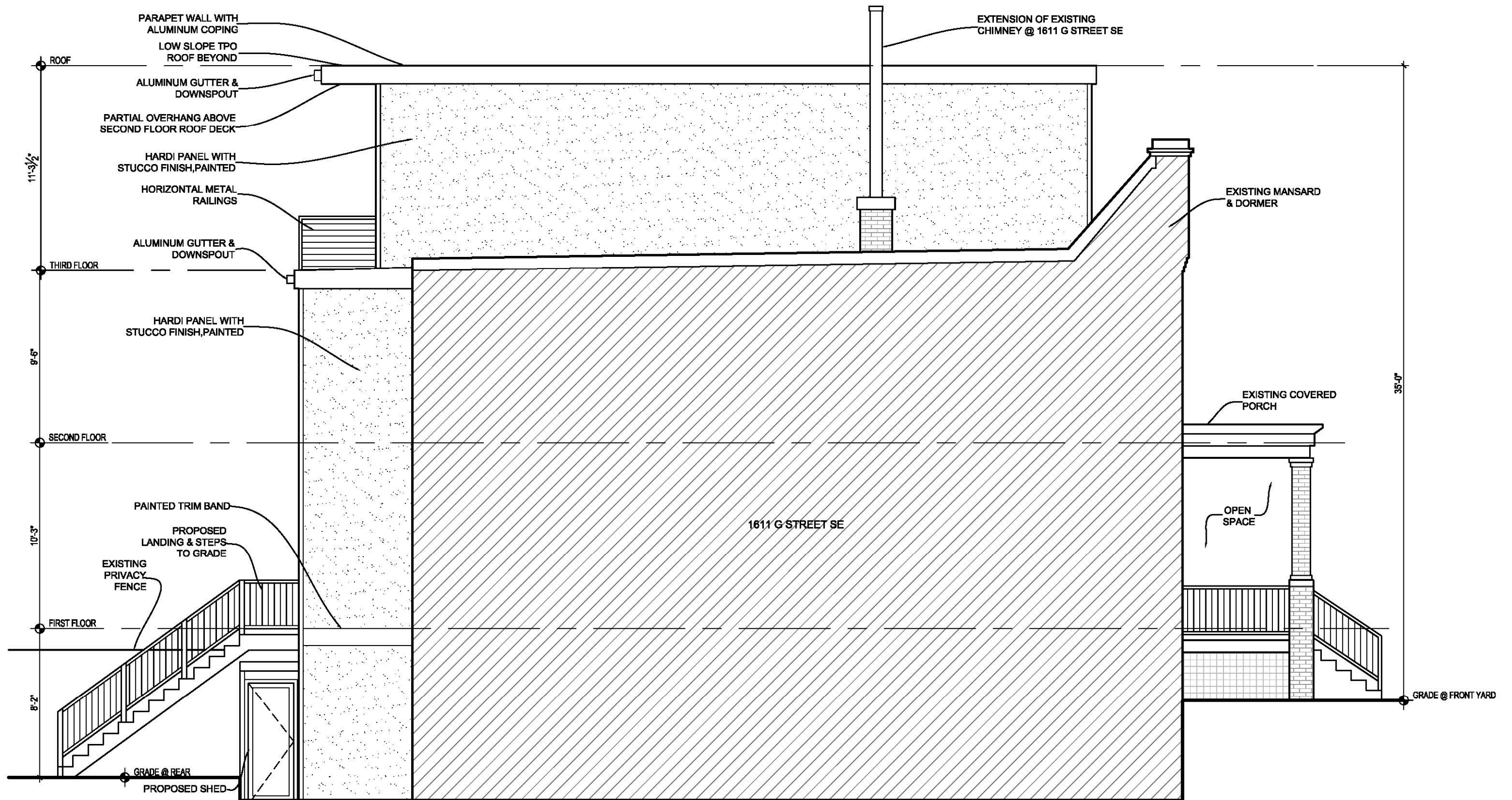
REAR ELEVATION

SCALE:3/16"=1'-0"



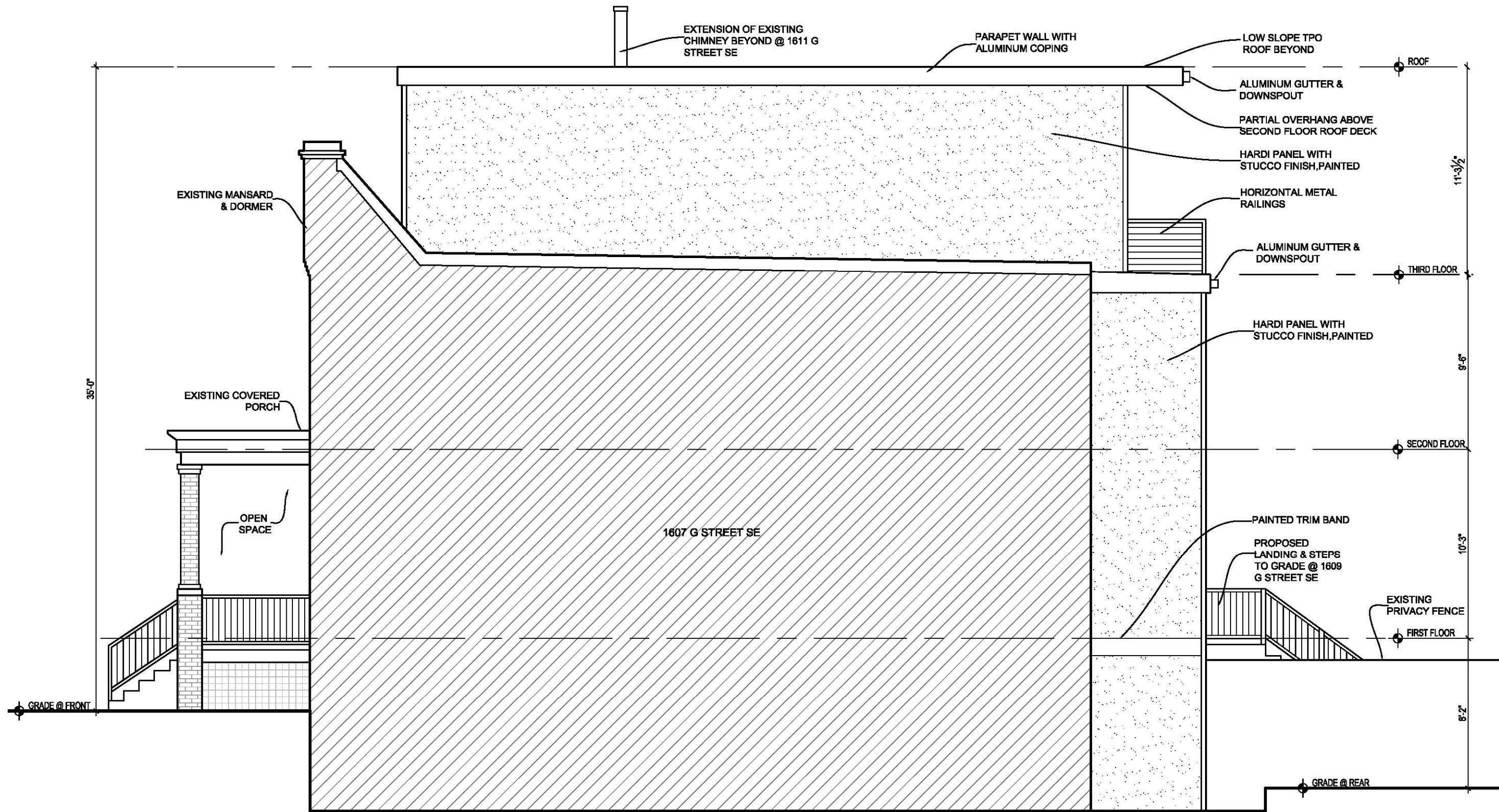
FRONT ELEVATION

SCALE:3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

1609 G STREET SE – EXTERIOR ELEVATIONS