

# 627 A Street NE – CARRIAGE HOUSE

Washington, DC 20002

**OWNER:**  
KAELY MICHELS-GUALTIERI  
627 A STREET NE  
WASHINGTON, DC 20002

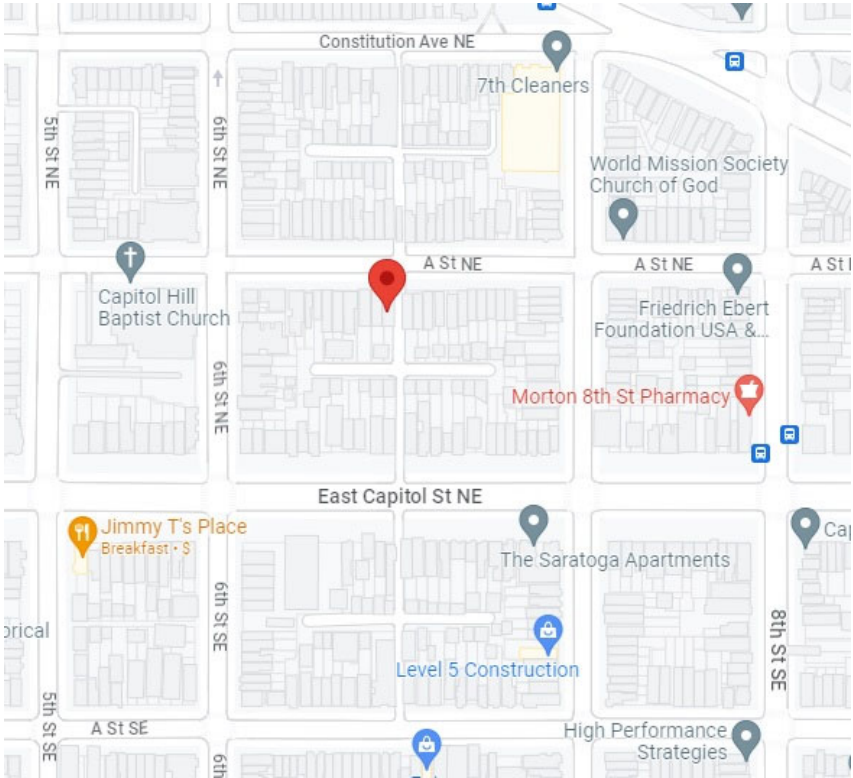
**ARCHITECT:**  
FOWLER ARCHITECTS  
1819 D STREET SE  
WASHINGTON, DC 20003  
(202)546-0896

**PROPERTY INFORMATION:**  
LOT: 0049  
SQUARE: 0868  
LOT AREA: 2930 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY + CELLAR ROW DWELLING, TWO FAMILY FLAT  
PROPOSED: MULTI-FAMILY UNIT

**PROJECT DESCRIPTION:**  
EXISTING GARAGE TO BE EXPANDED & SECOND FLOOR ADDITION

**ZONING INFORMATION:**  
RELIEF NEEDED: SUBTITLE E § 210.1 & 5003.1, & SUBTITLE U § 320.2 & 301.1(c),

	Existing	Proposed	Allowable
Lot Coverage	1706.4 SF	2004.1 SF	1758 SF
(Percentage)	58.2%	68.4%	60%
Rear Yard	65.58'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height - Garage	11.58'	21.0'	22.0'
Stories - Garage	1	2	2
Parking	2 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	1247 SF	NO CHANGE	N/A
First Floor	1247 SF	NO CHANGE	N/A
Second Floor	1247 SF	NO CHANGE	N/A
Total	3741 SF	NO CHANGE	N/A
GARAGE	503 SF	800.7 SF/FLOOR	N/A



SITE MAP

## DRAWING INDEX:

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FRONT FACADE



GARAGE ALLEY VIEW

September 11, 2024



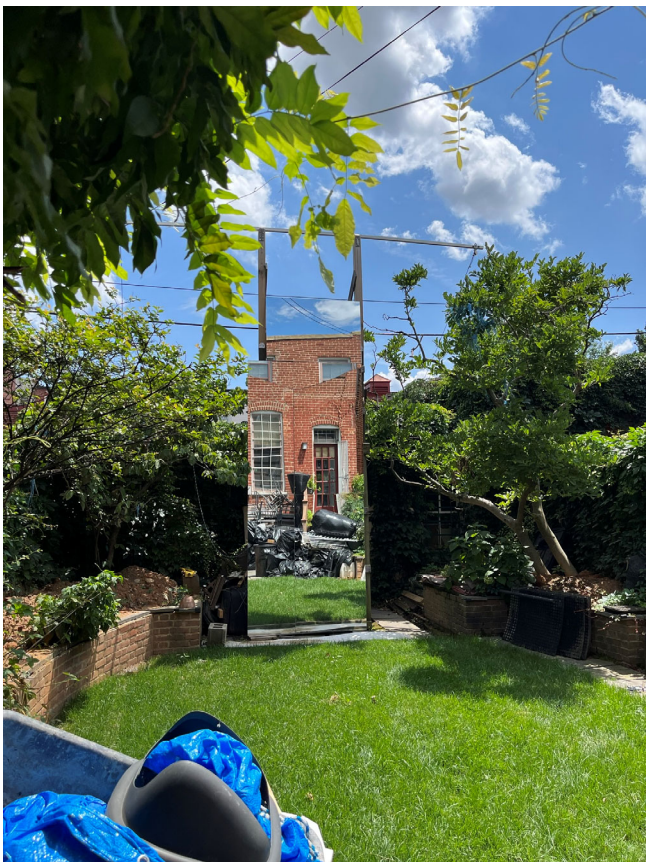
SIDE VIEW OF GARAGE



VIEW DOWN ALLEY TOWARD A STREET NE



VIEW DOWN ALLEY FROM A STREET NE



EXISTING REAR YARD



VIEW FROM SIDE ALLEY



EXISTING REAR ALLEY

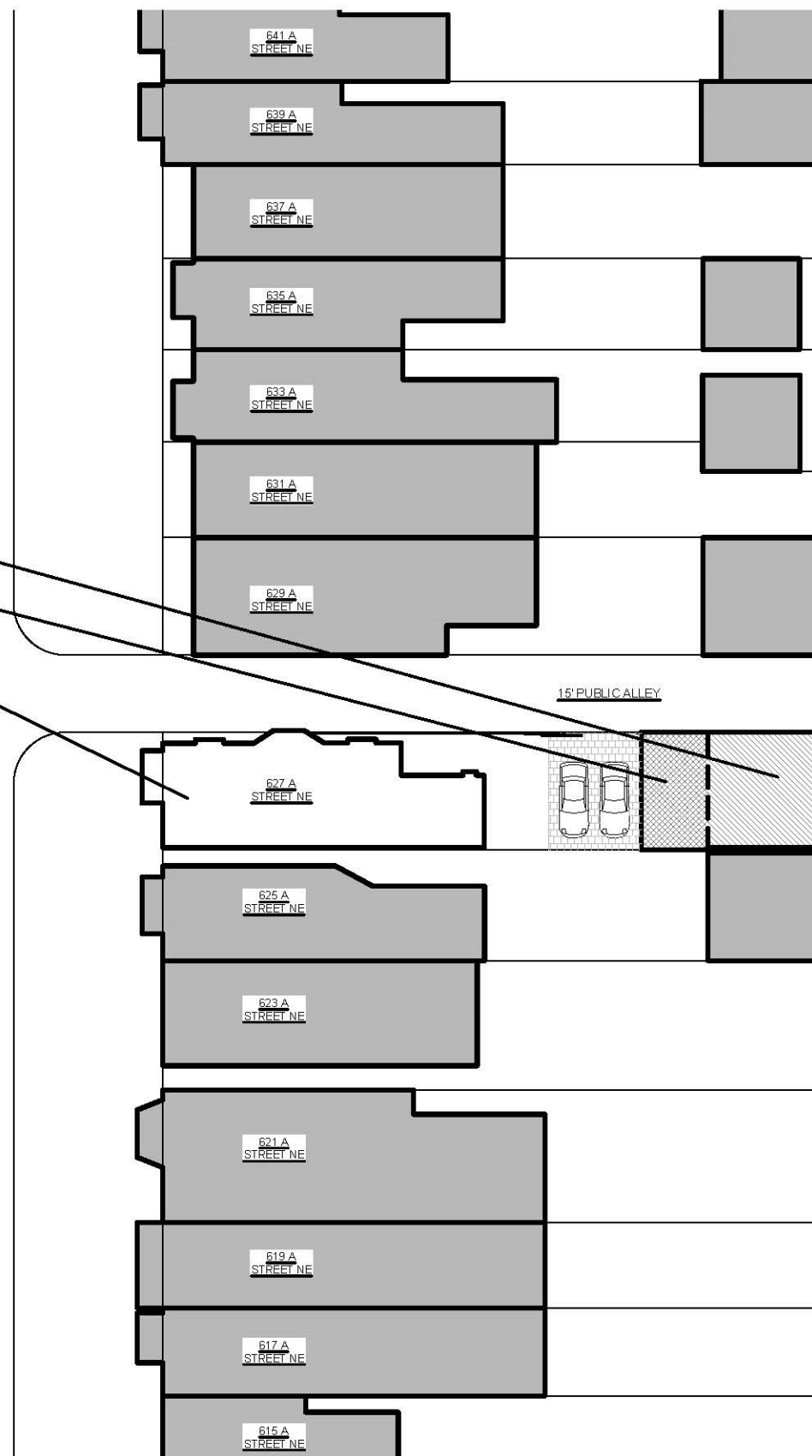
# 627 A STREET NE – BLOCK PLAN

EXISTING GARAGE,  
PROPOSED SECOND FLOOR

PROPOSED 2-STORY  
GARAGE ADDITION

EXISTING 2-STORY FLAT  
W/ CELLAR, ACCESSORY  
APARTMENT LOCATED IN  
EXISTING CELLAR

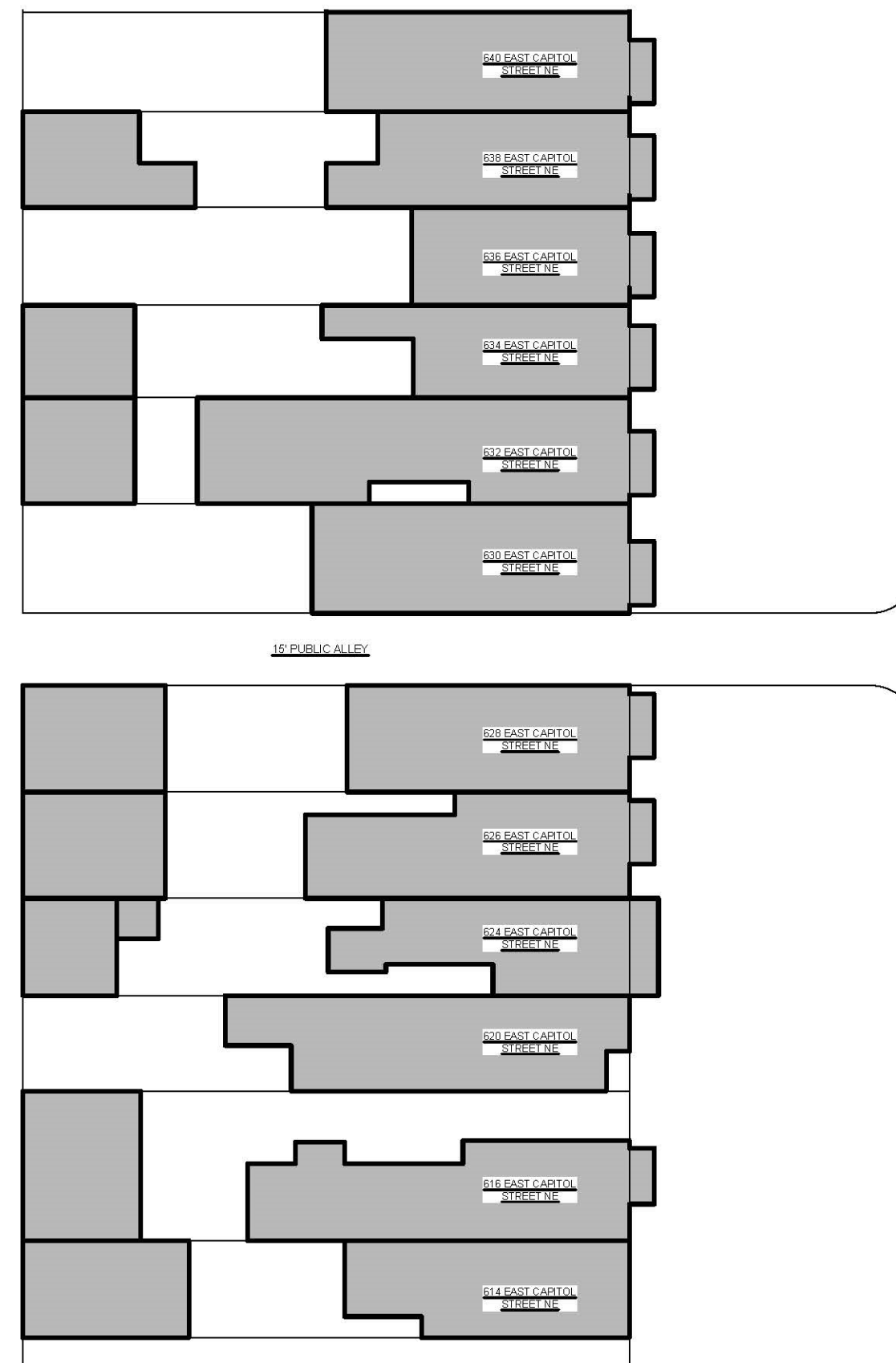
A STREET NE



30' PUBLIC ALLEY

30' PUBLIC ALLEY

15' PUBLIC ALLEY



EAST CAPITOL STREET NE

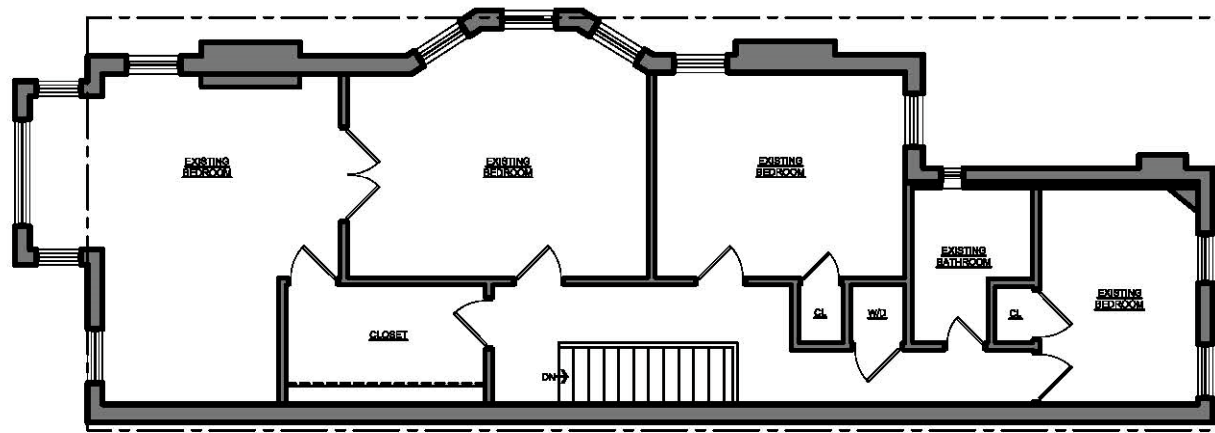
1  
C-3

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

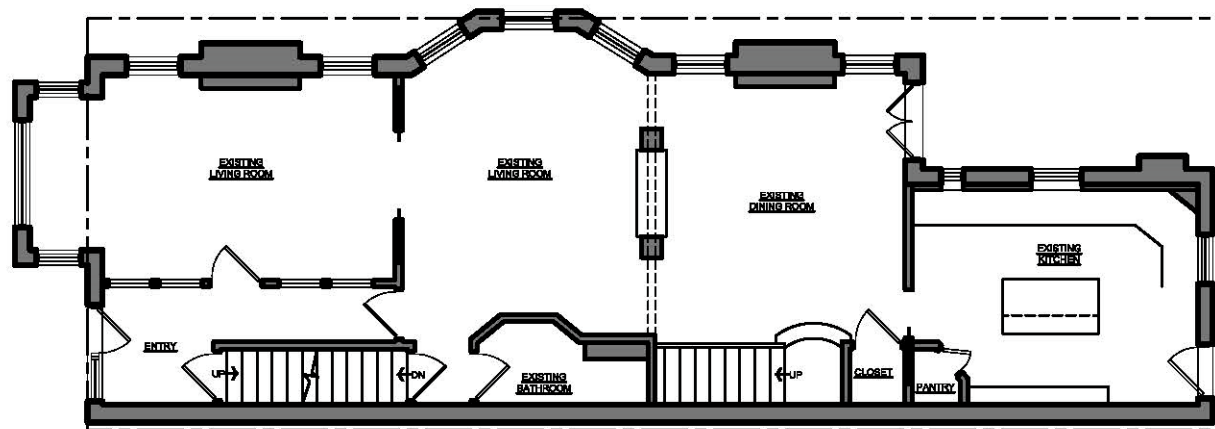


C-3

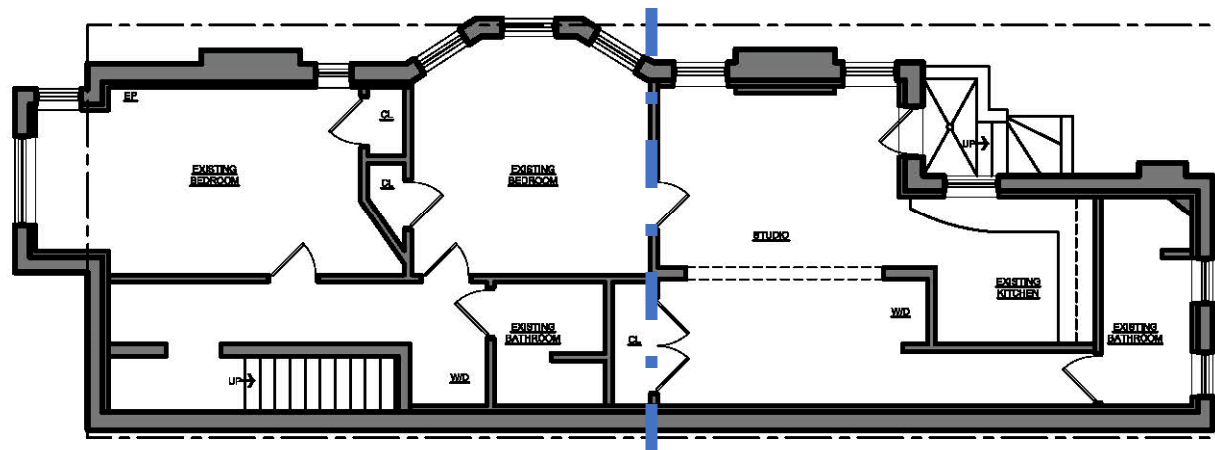




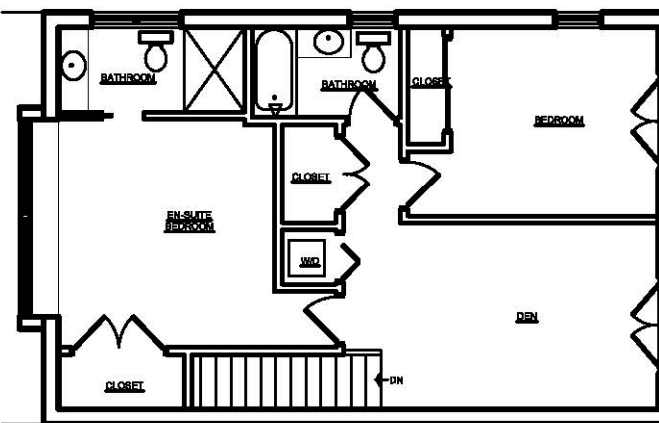
**UNIT 1- SECOND FLOOR**



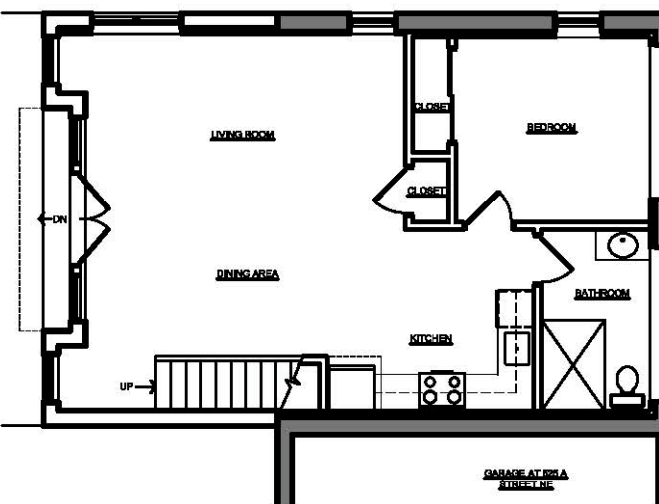
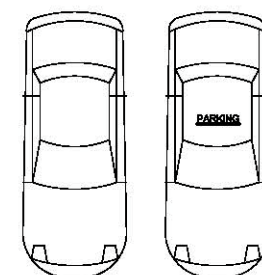
**UNIT 1- FIRST FLOOR**



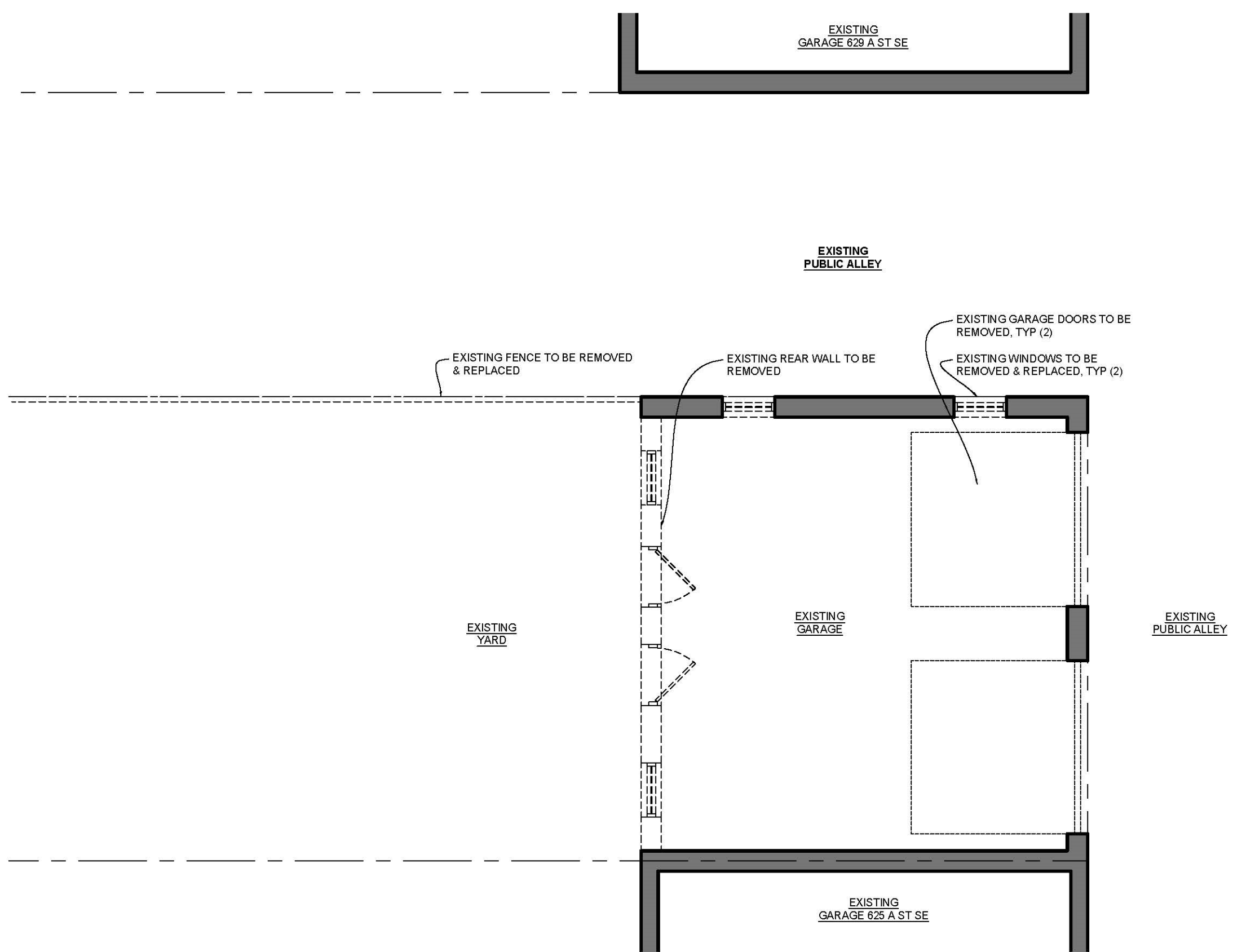
**UNIT 1- CELLAR FRONT | UNIT 2- CELLAR REAR**



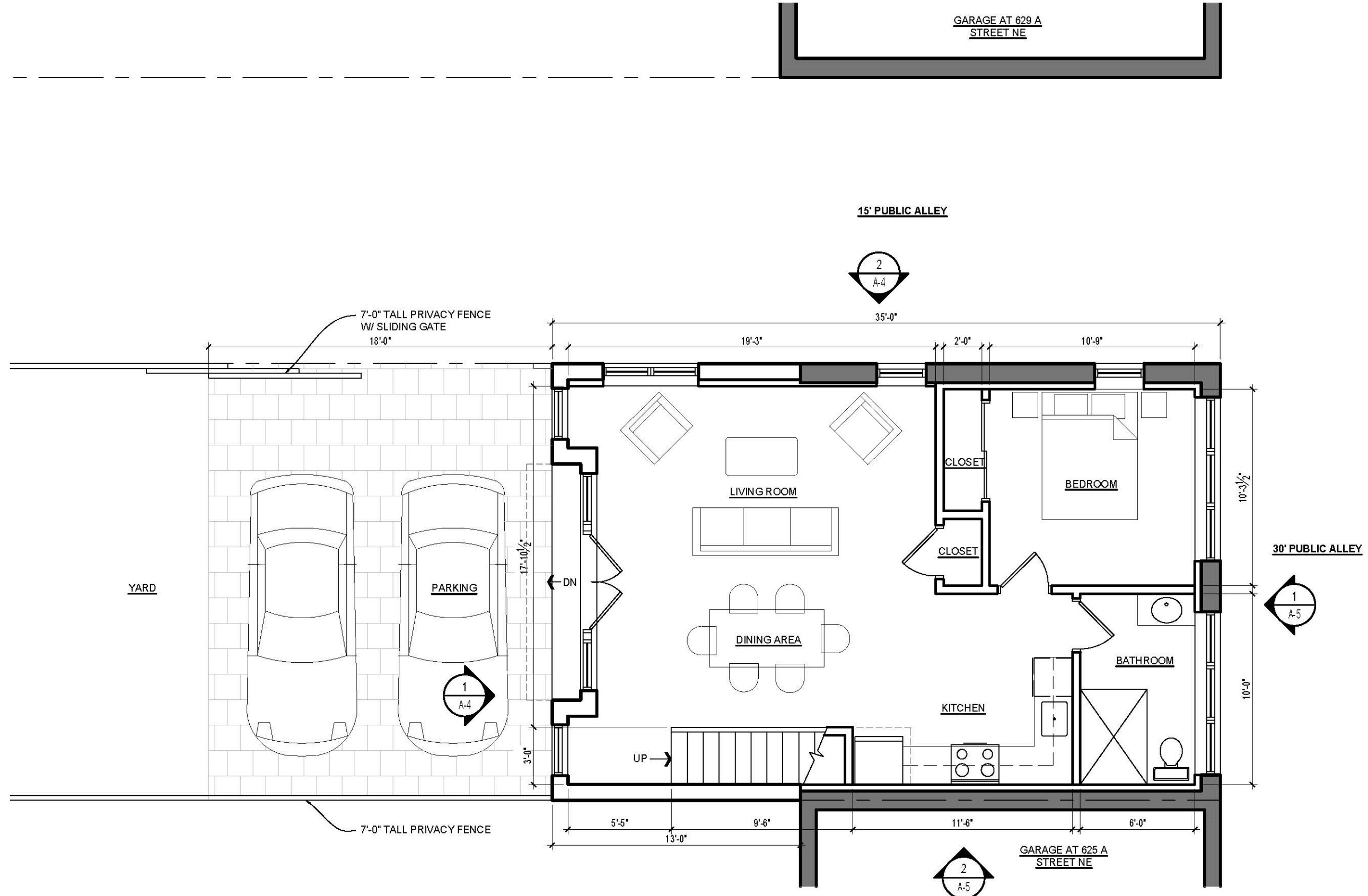
**UNIT 3- ACCESSORY STRUCTURE 2ND FLOOR**



**UNIT 3- ACCESSORY STRUCTURE 1ST FLOOR**


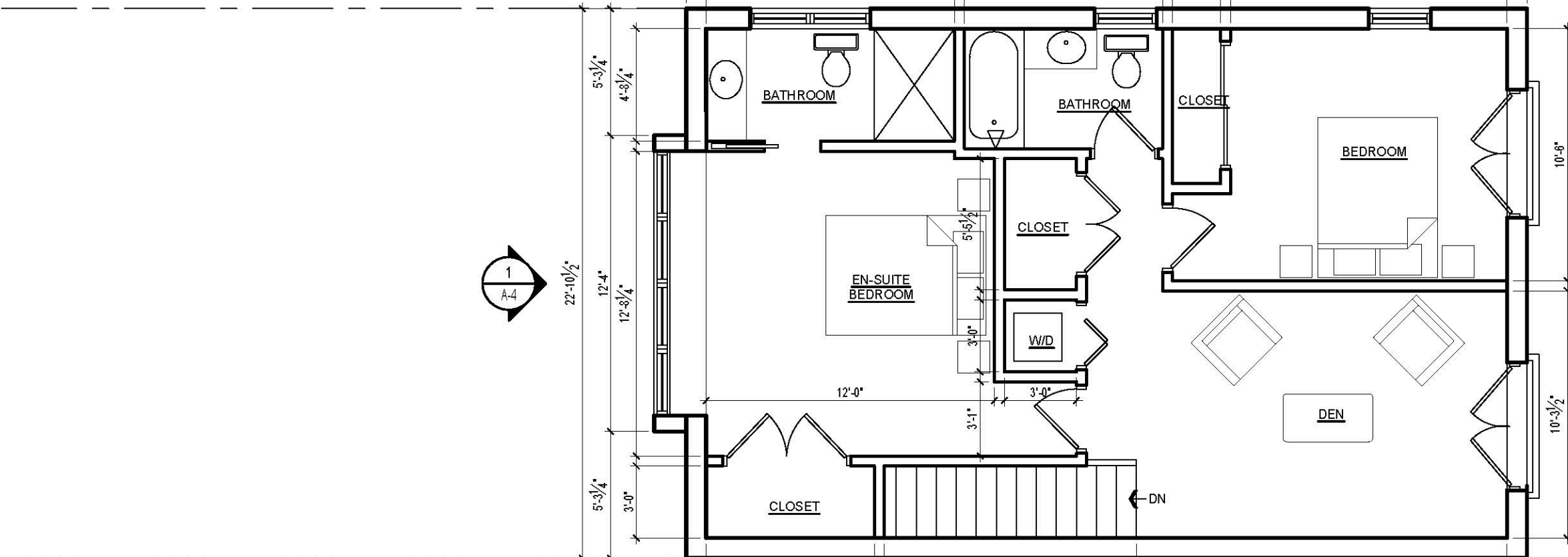


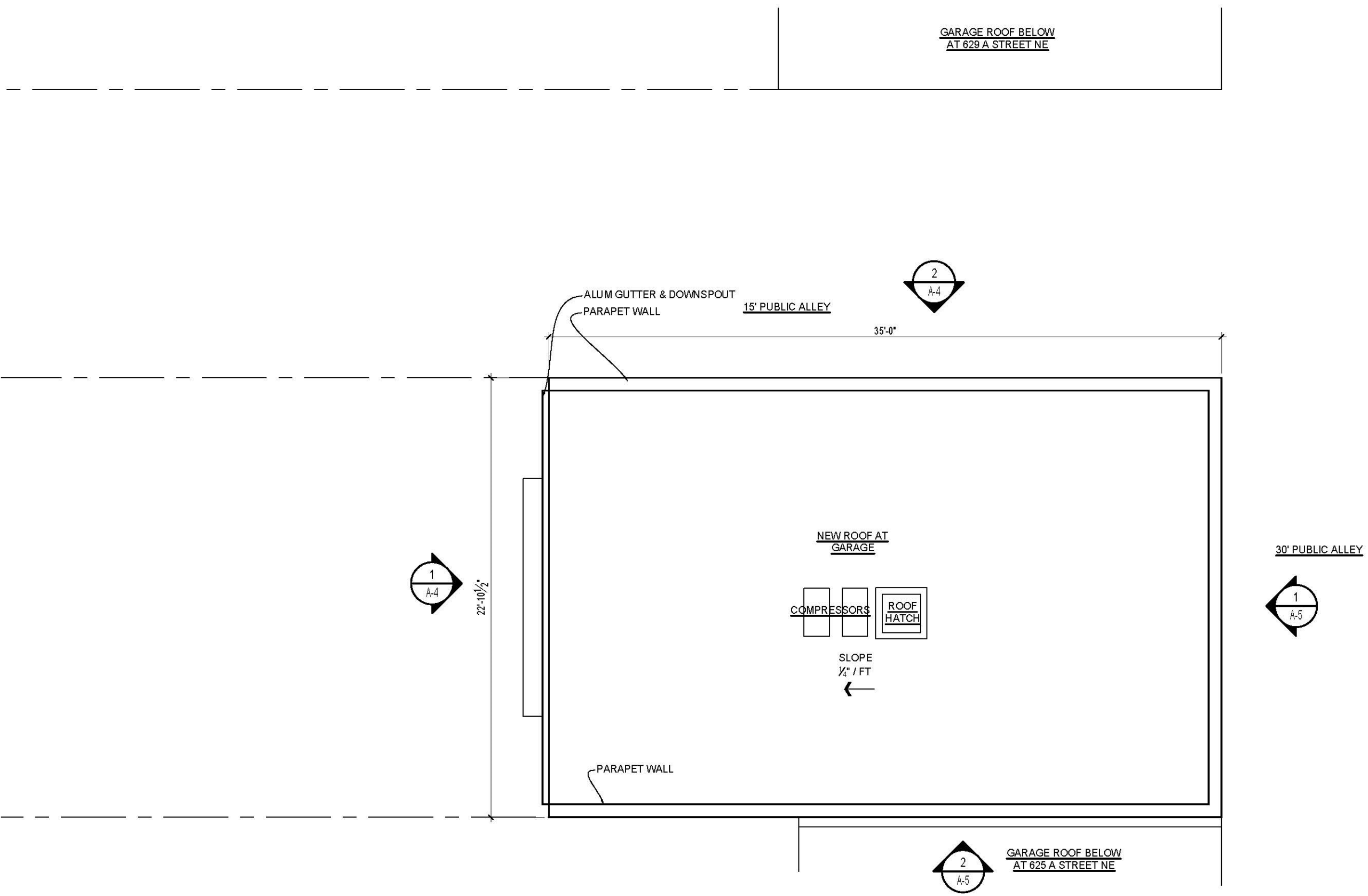
1 GARAGE DEMOLITION PLAN  
D-1 SCALE: 3/16"=1'-0"



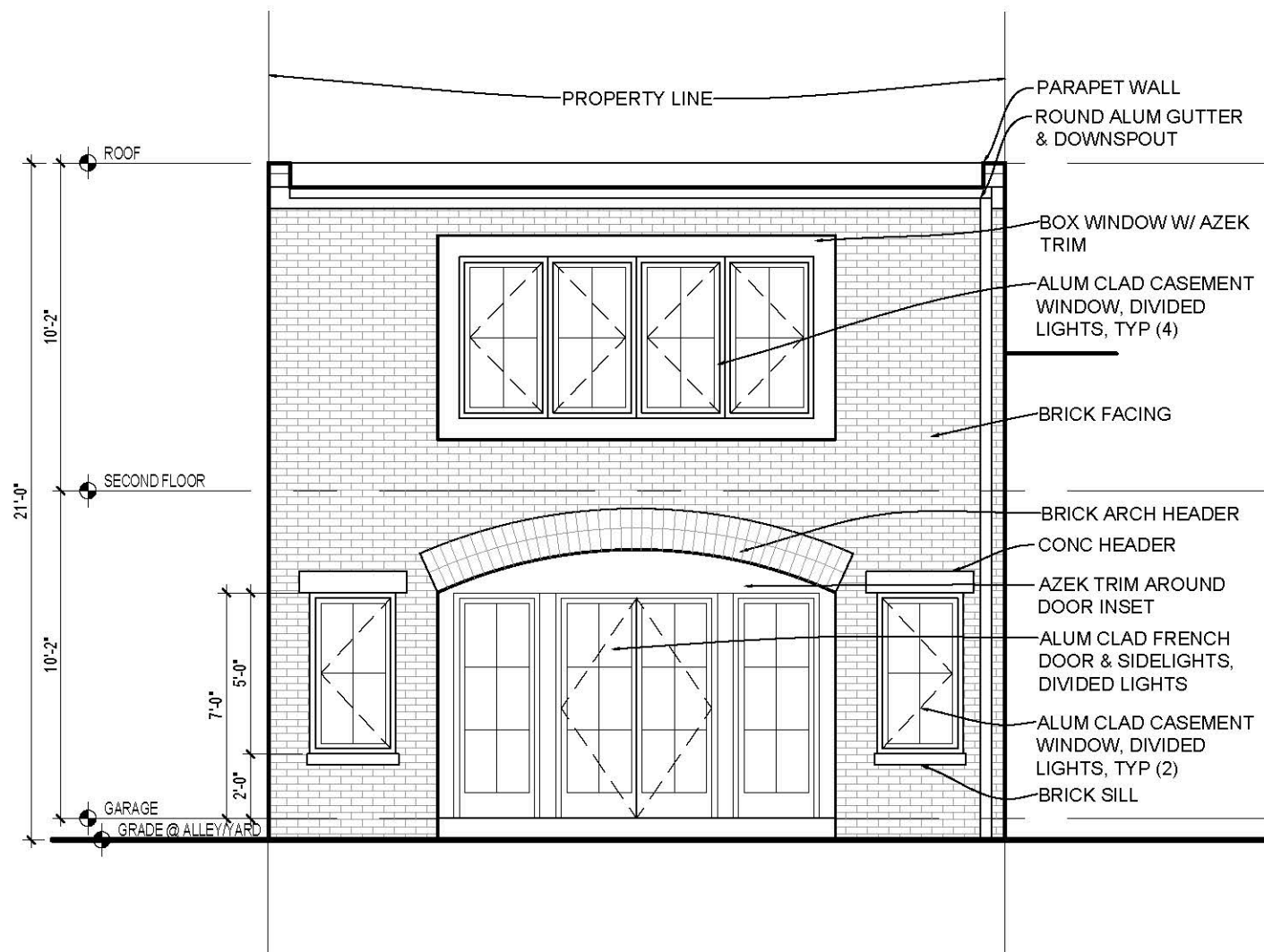
1 FIRST FLOOR PLAN  
A-1 SCALE: 3/16"=1'-0"

GARAGE ROOF AT 629  
A STREET NE

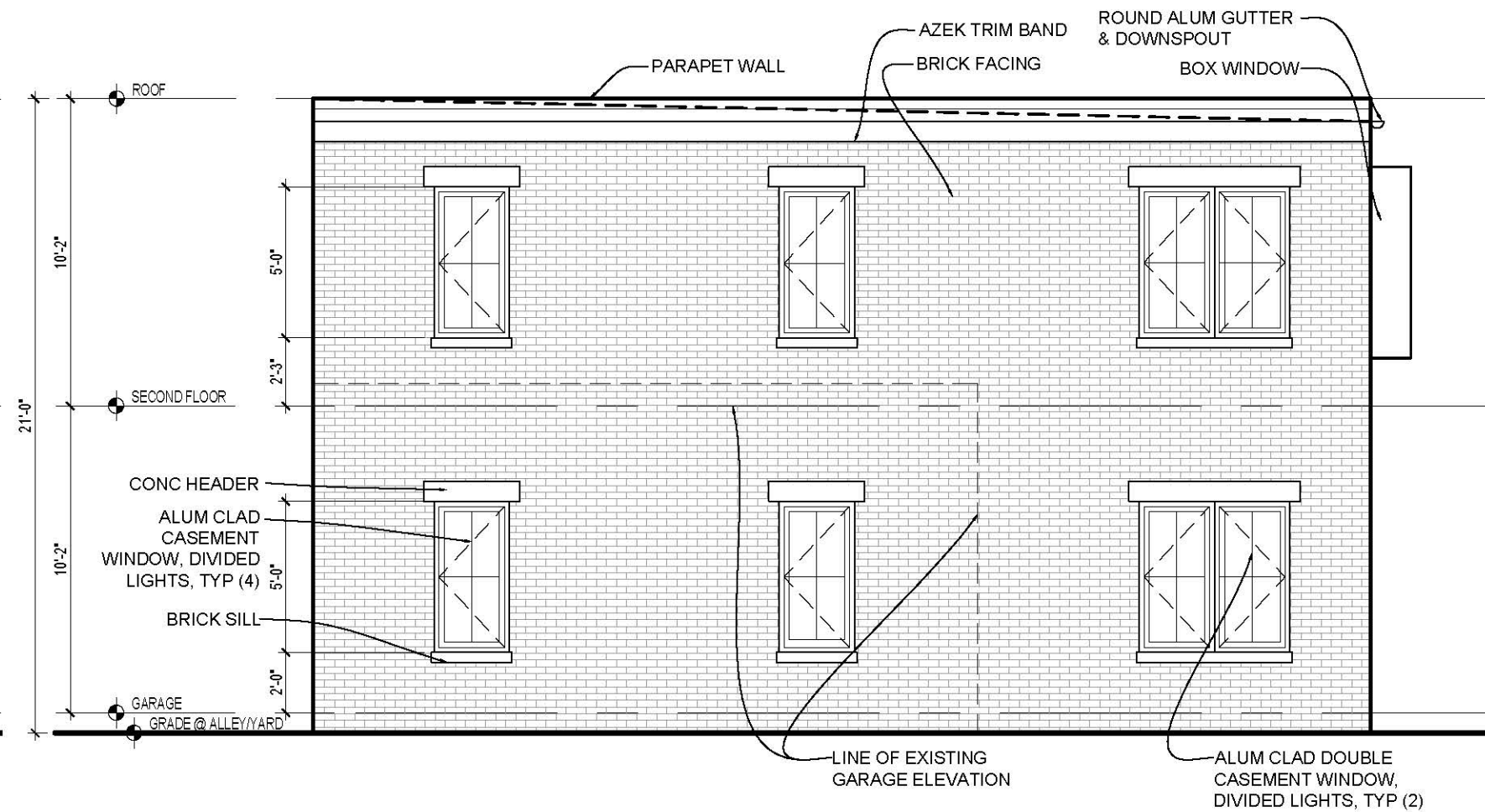




1 ROOF PLAN  
A-3 SCALE: 3/16"=1'-0"



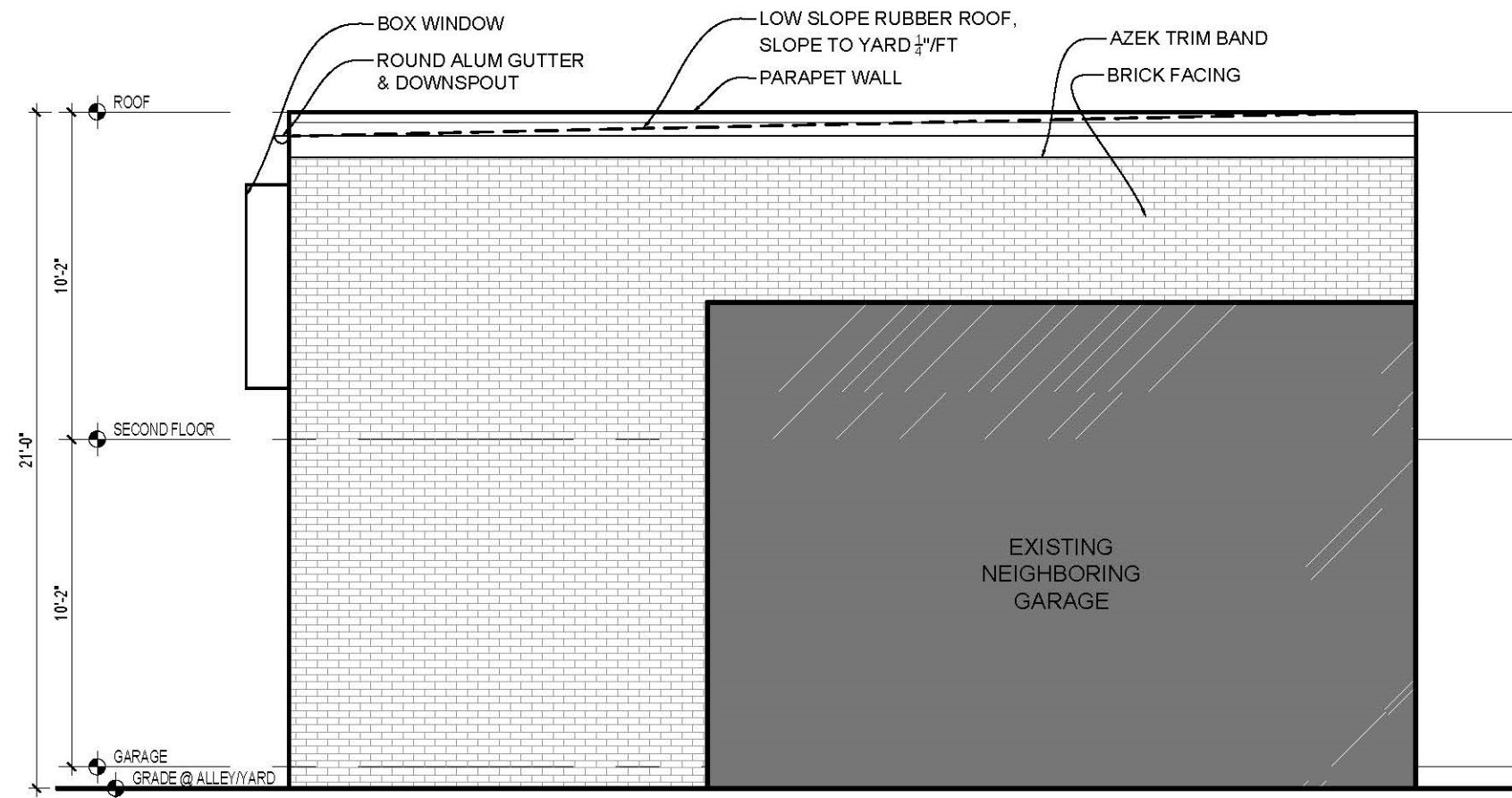
1 YARD ELEVATION  
A-4 SCALE: 3/16"=1'-0"



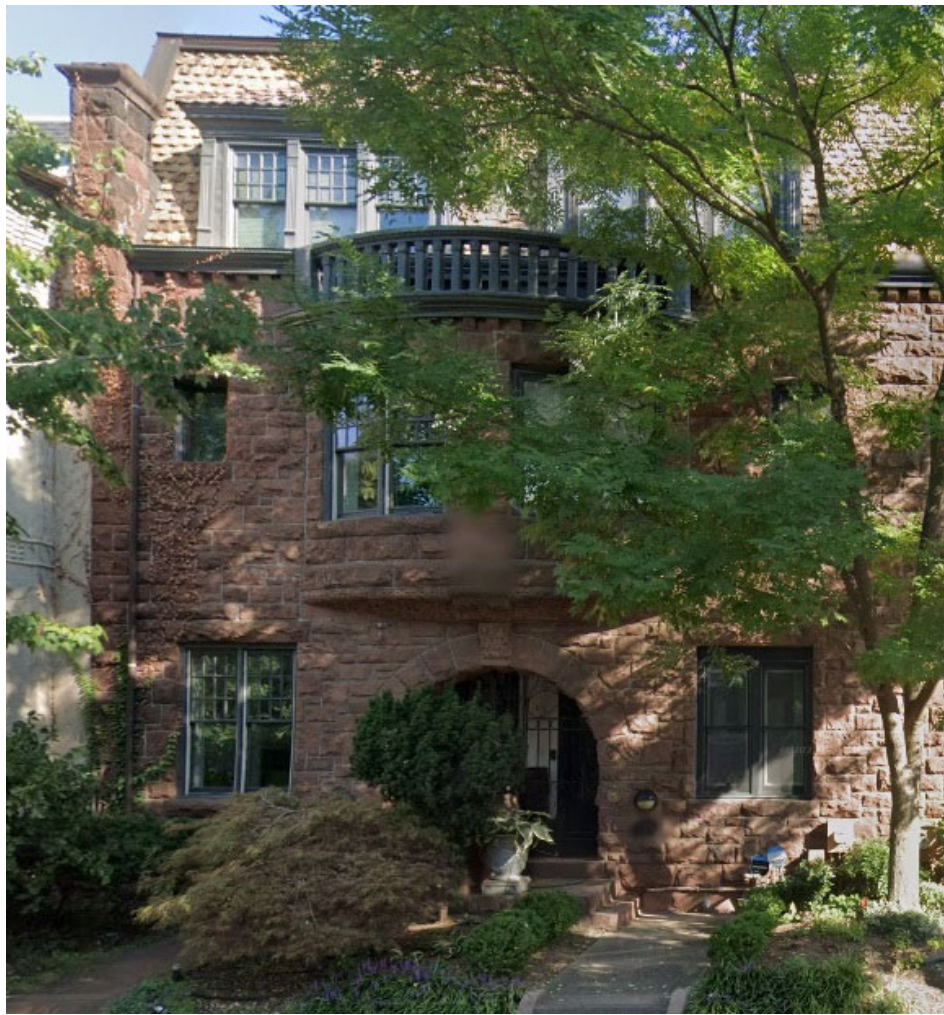
2 EAST ELEVATION  
A-4 SCALE: 3/16"=1'-0"



1 ALLEY ELEVATION  
A-5 SCALE: 3/16"=1'-0"



2 WEST ELEVATION  
A-5 SCALE: 3/16"=1'-0"



627 A STREET NE – INSPIRATION PHOTOS