

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

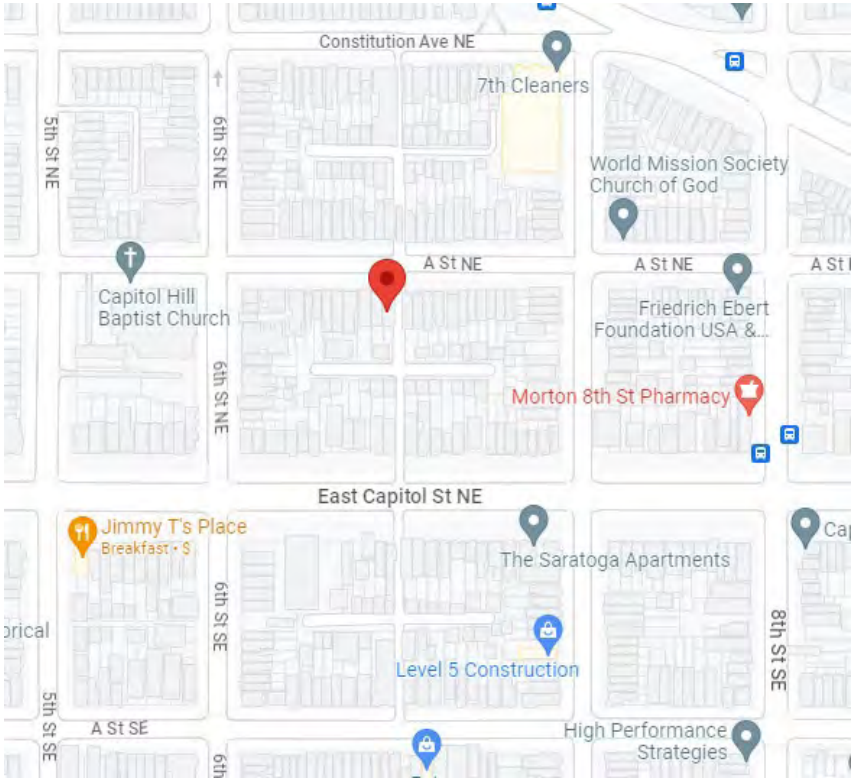
PROJECT DESCRIPTION:
EXISTING GARAGE TO BE EXPANDED & SECOND FLOOR ADDITION

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

	Existing	Proposed	Allowable
Lot Coverage	1706.4 SF	1935.5 SF	1758 SF
(Percentage)	58.2%	66.0%	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

BZA – HPRB Concept Plans

October 22, 2024



SITE MAP



FRONT FACADE

DRAWING INDEX:

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- A-2 SECOND FLOOR PLAN
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- A-6 INSPIRATION PHOTOS



GARAGE ALLEY VIEW

Board of Zoning Adjustment
District of Columbia
CASE NO. 21163
EXHIBIT NO. 88A



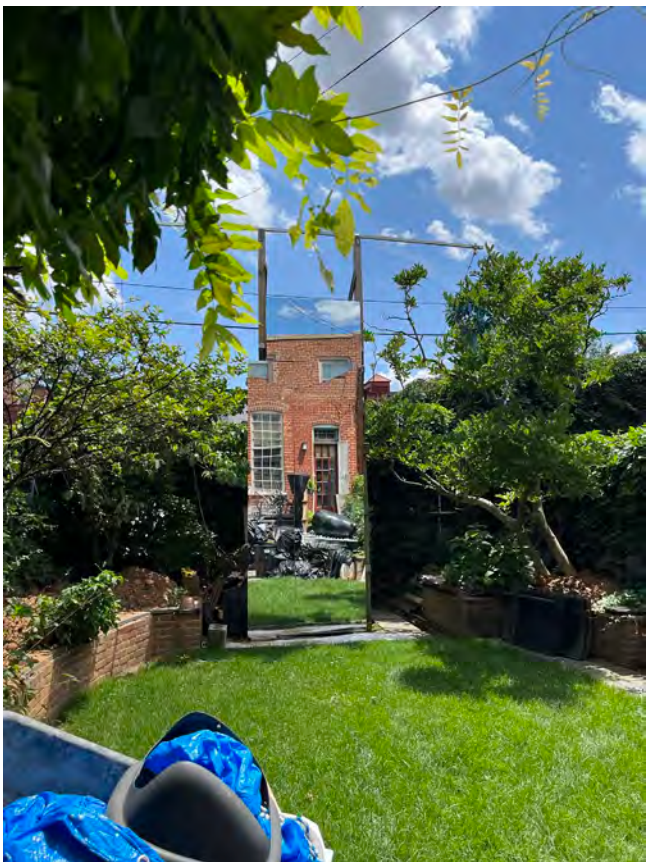
SIDE VIEW OF GARAGE



VIEW DOWN ALLEY TOWARD A STREET NE



VIEW DOWN ALLEY FROM A STREET NE



EXISTING REAR YARD



VIEW FROM SIDE ALLEY



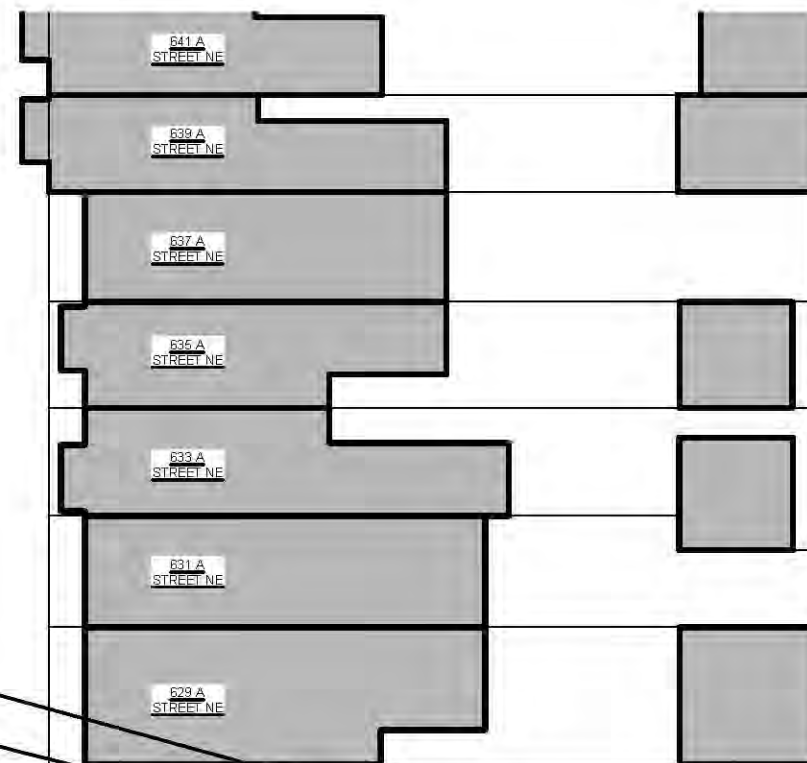
EXISTING REAR ALLEY

EXISTING GARAGE,
PROPOSED SECOND FLOOR

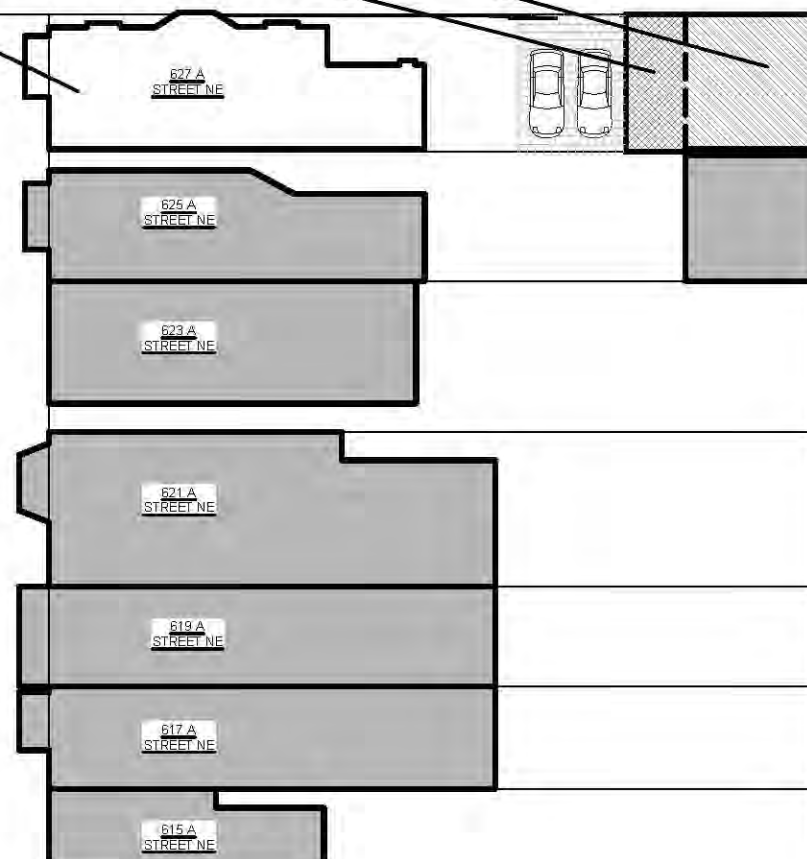
PROPOSED 2-STORY
GARAGE ADDITION

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

A STREET NE

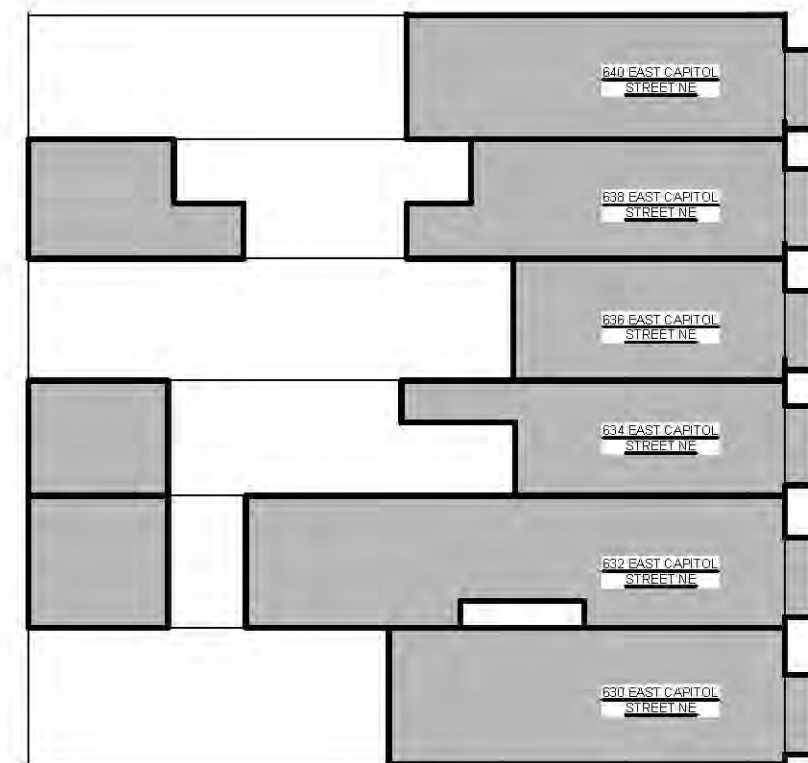


15' PUBLIC ALLEY

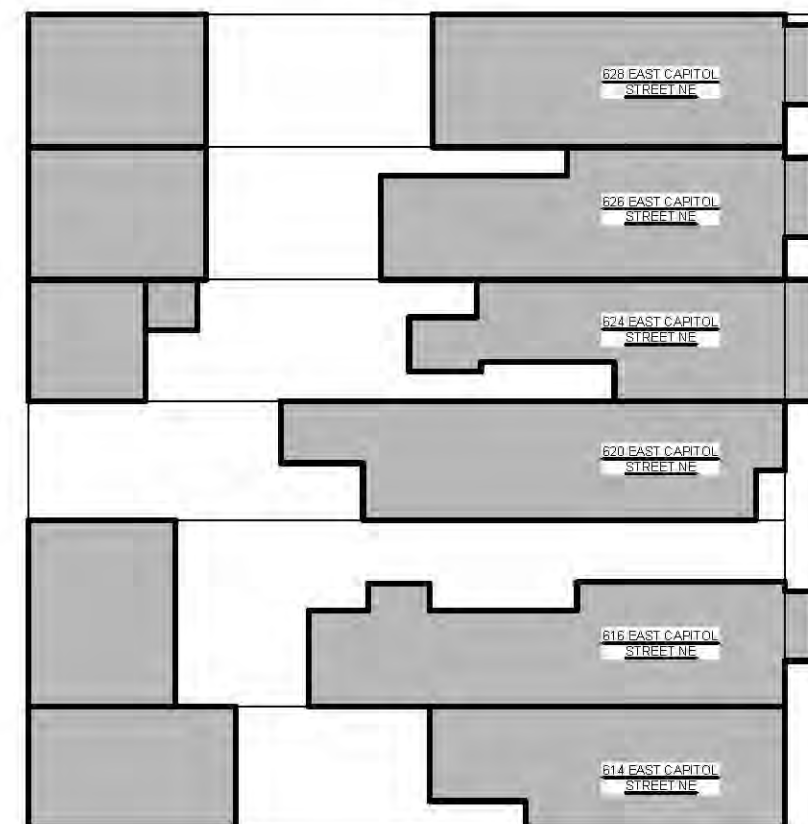


30' PUBLIC ALLEY

30' PUBLIC ALLEY



15' PUBLIC ALLEY

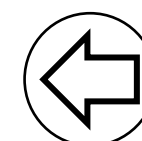


EAST CAPITOL STREET NE

627 A STREET NE – BLOCK PLAN

1
C-3

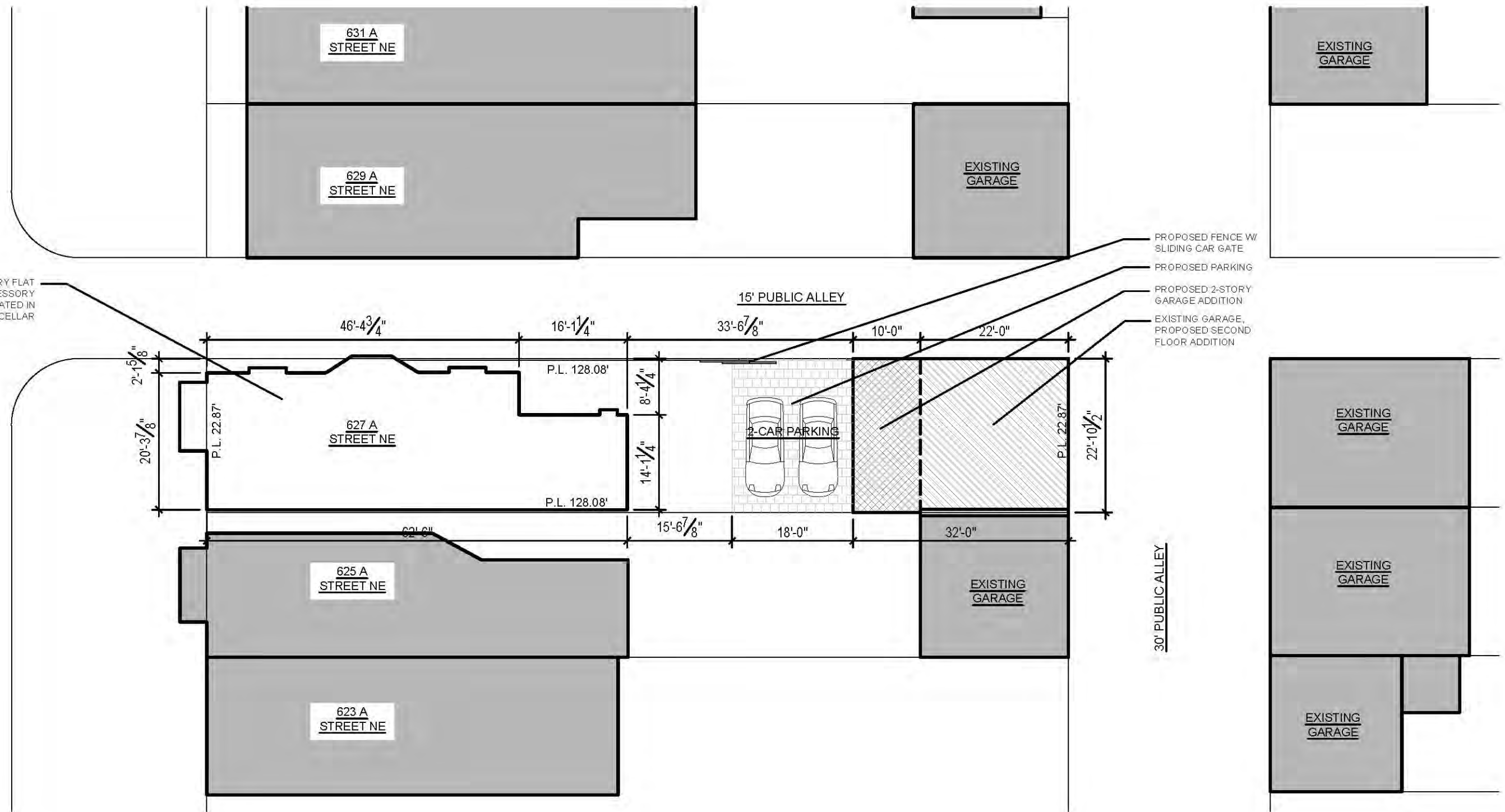
BLOCK PLAN
SCALE: 1/32" = 1'-0"



C-3

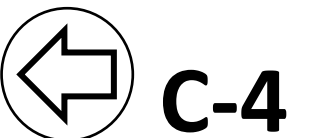
A STREET NE

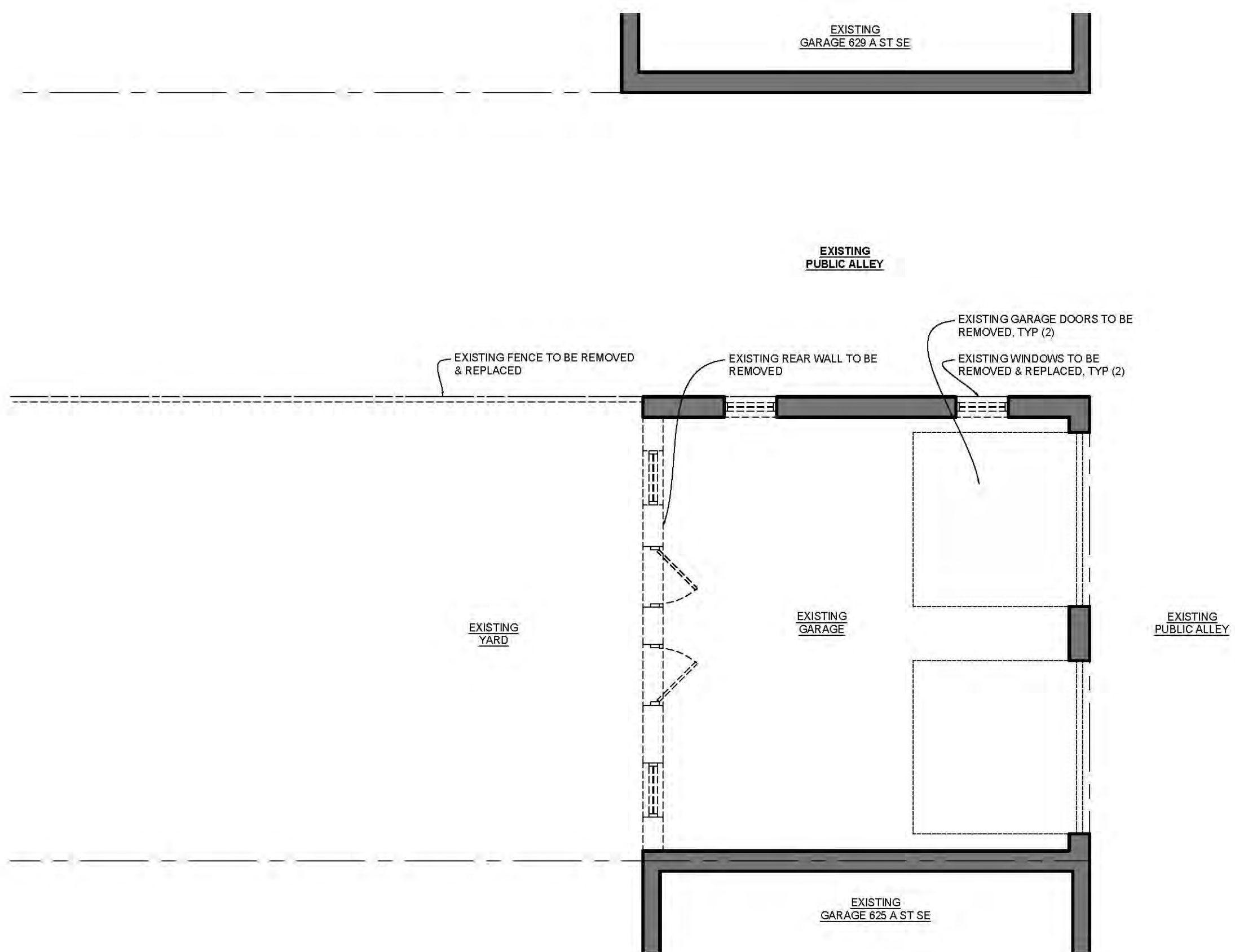
EXISTING 2-STORY FLAT
W/ CELLAR, ACCESSORY
APARTMENT LOCATED IN
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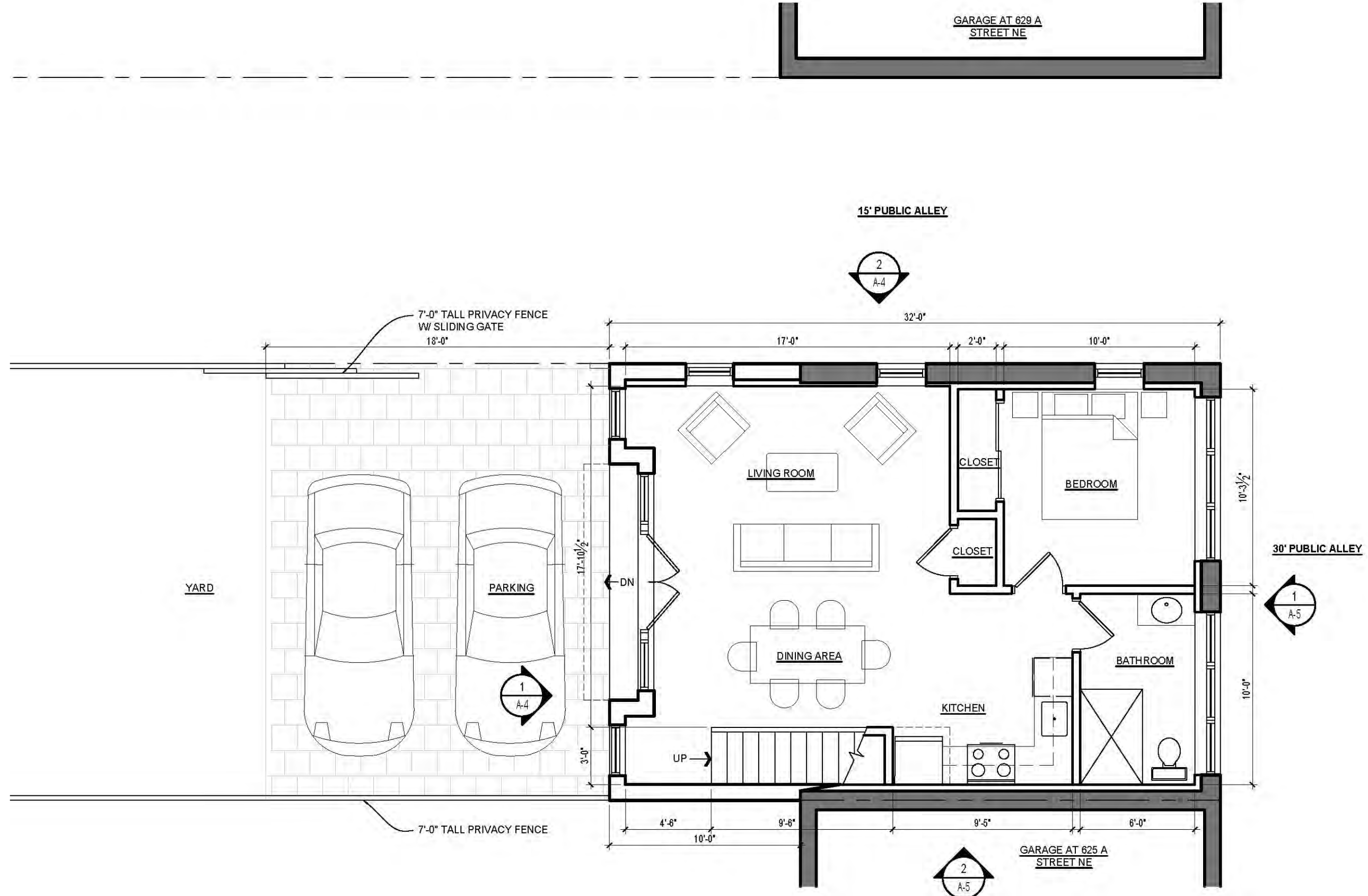
627 A STREET NE – SITE PLAN

1 SITE PLAN
C-4 SCALE: 1/16" = 1'-0"

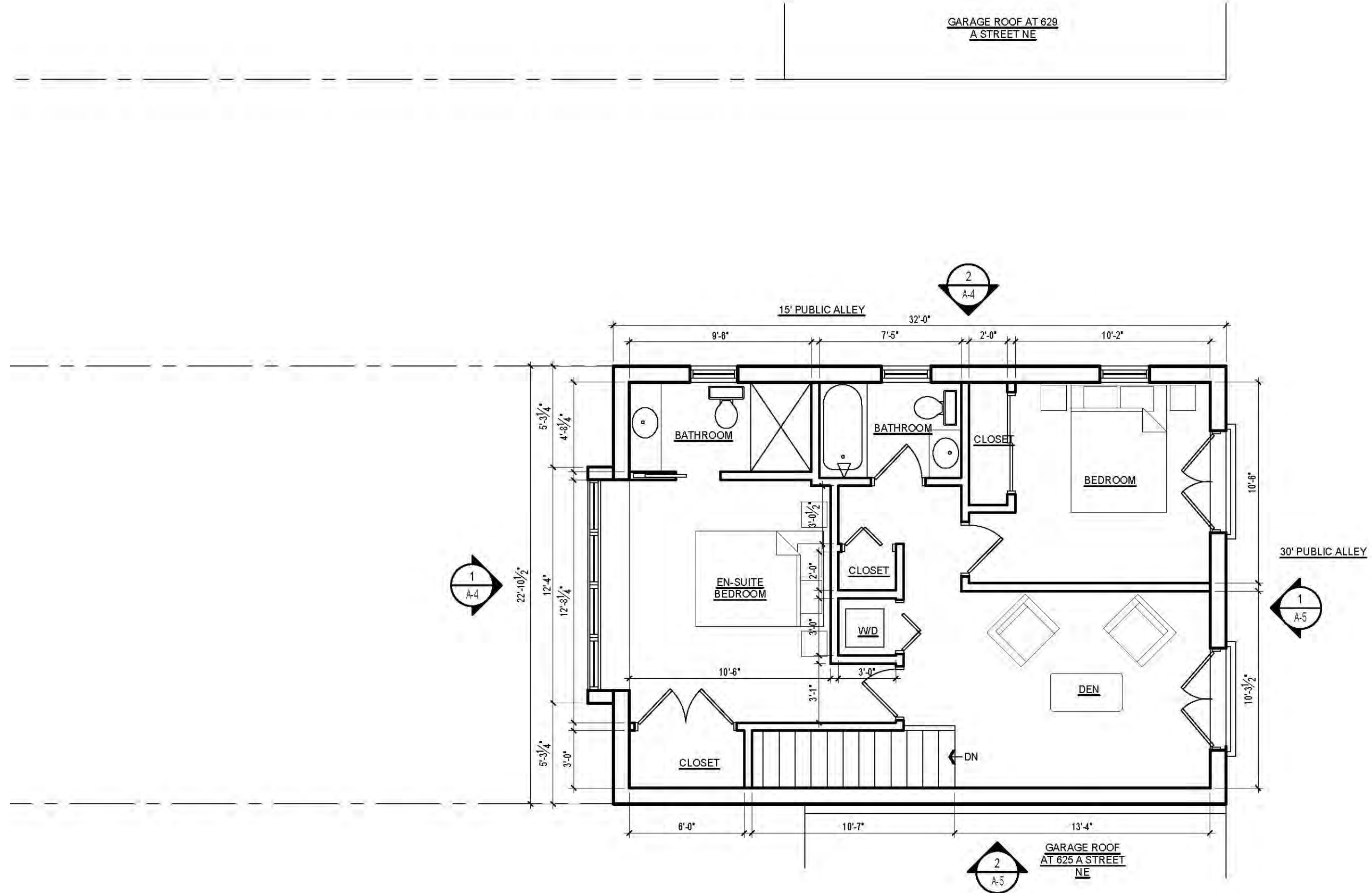




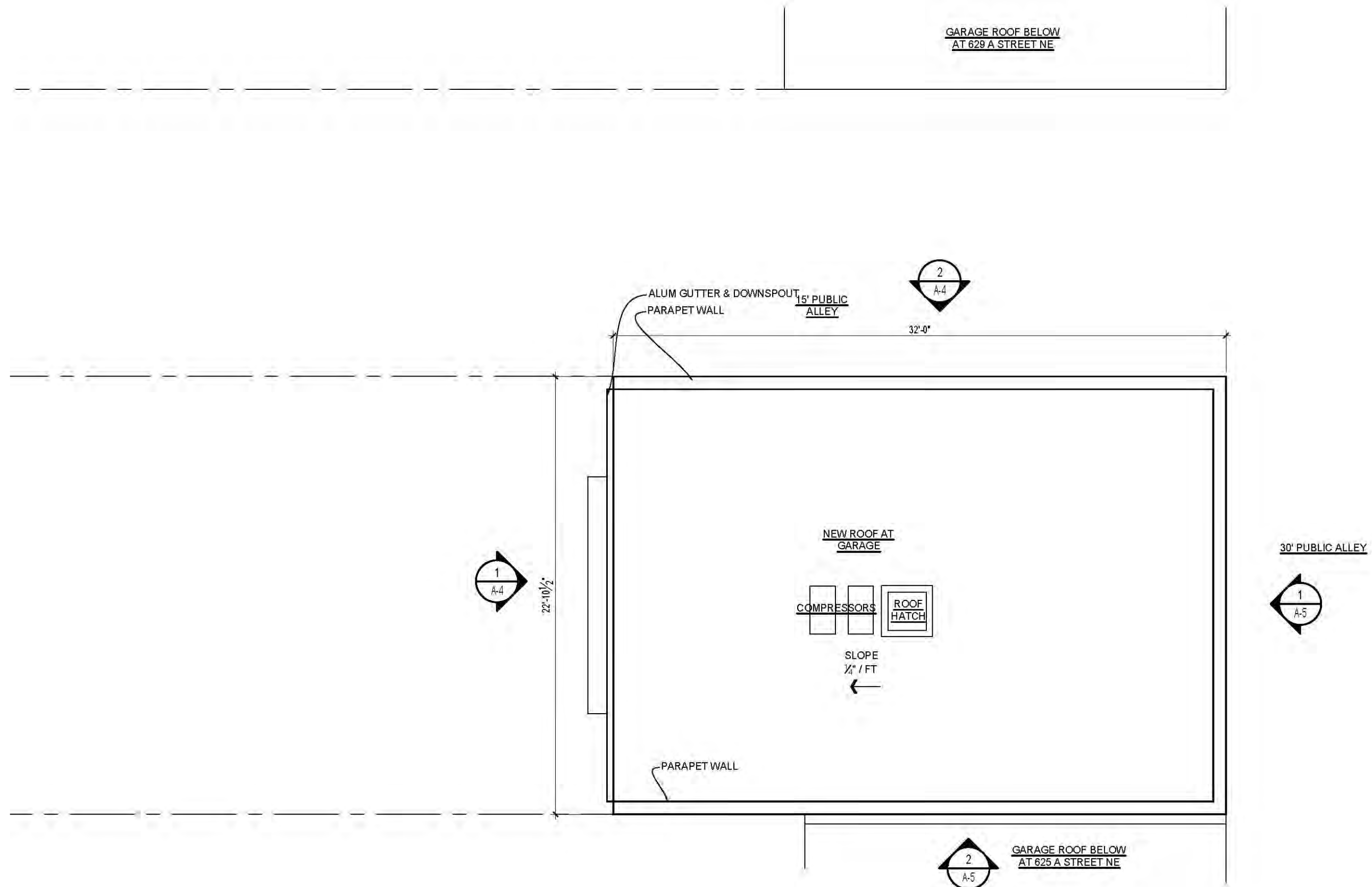
1 GARAGE DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



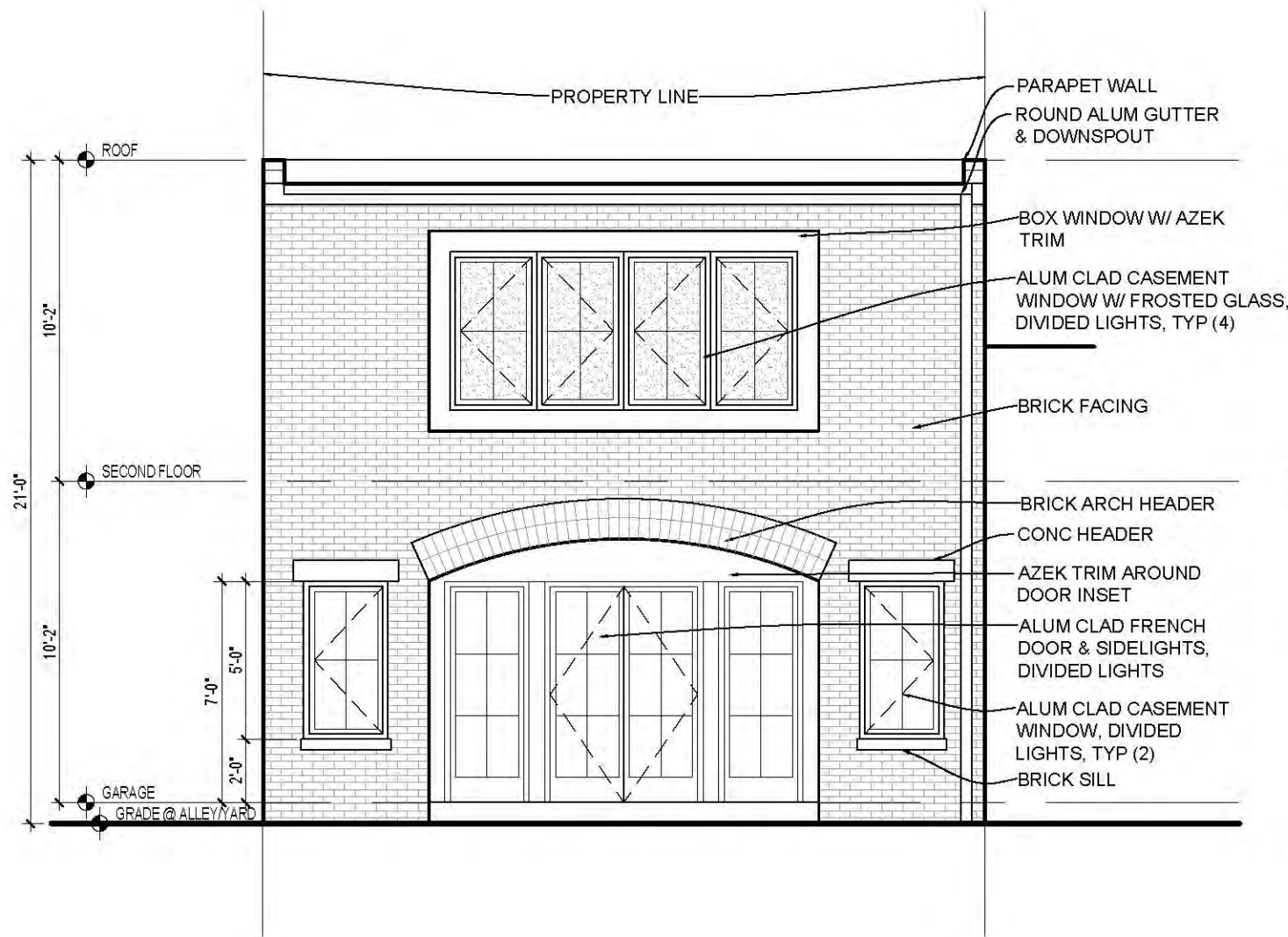
1 FIRST FLOOR PLAN
A-1 SCALE: 3/16"=1'-0"



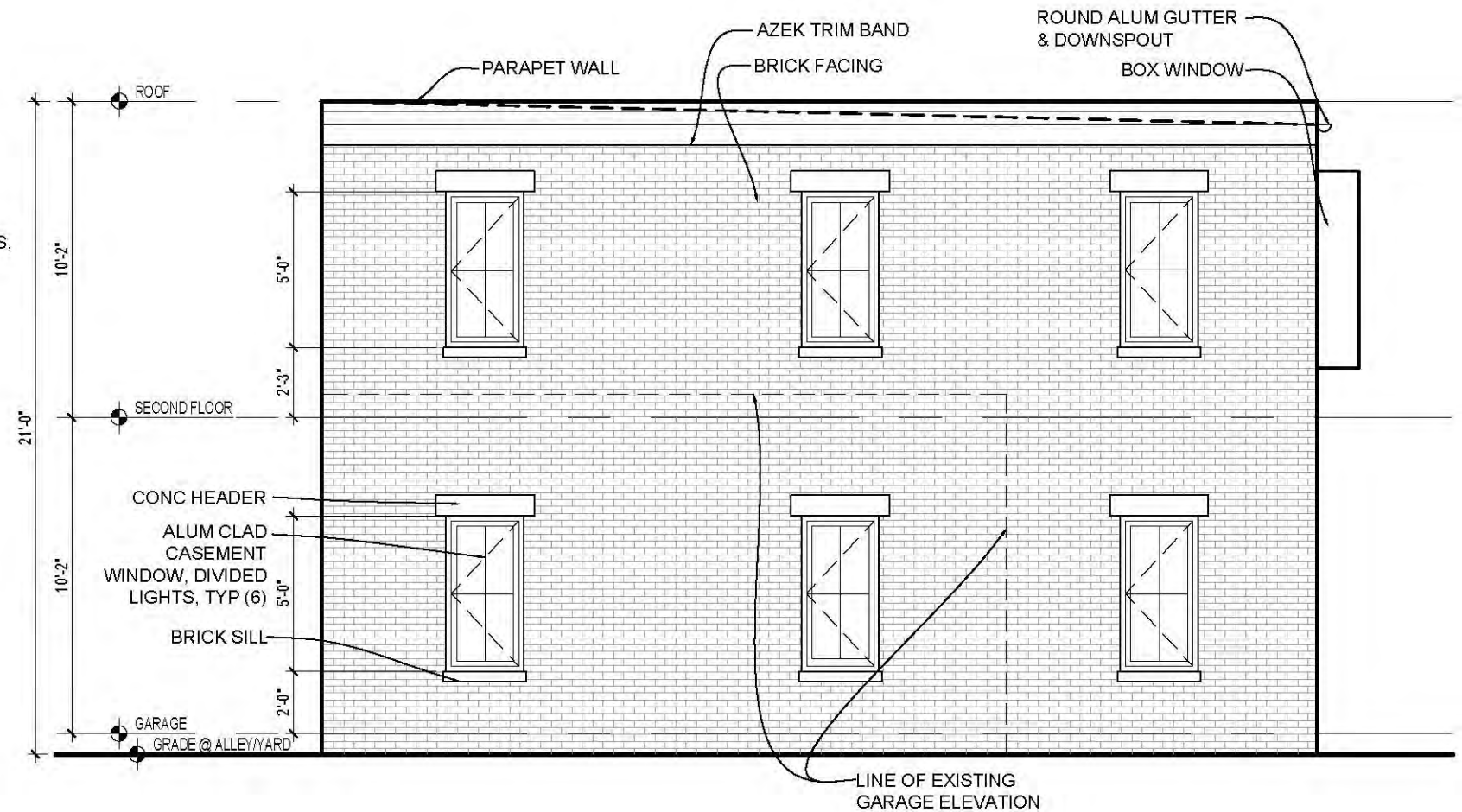
1 SECOND FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"



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



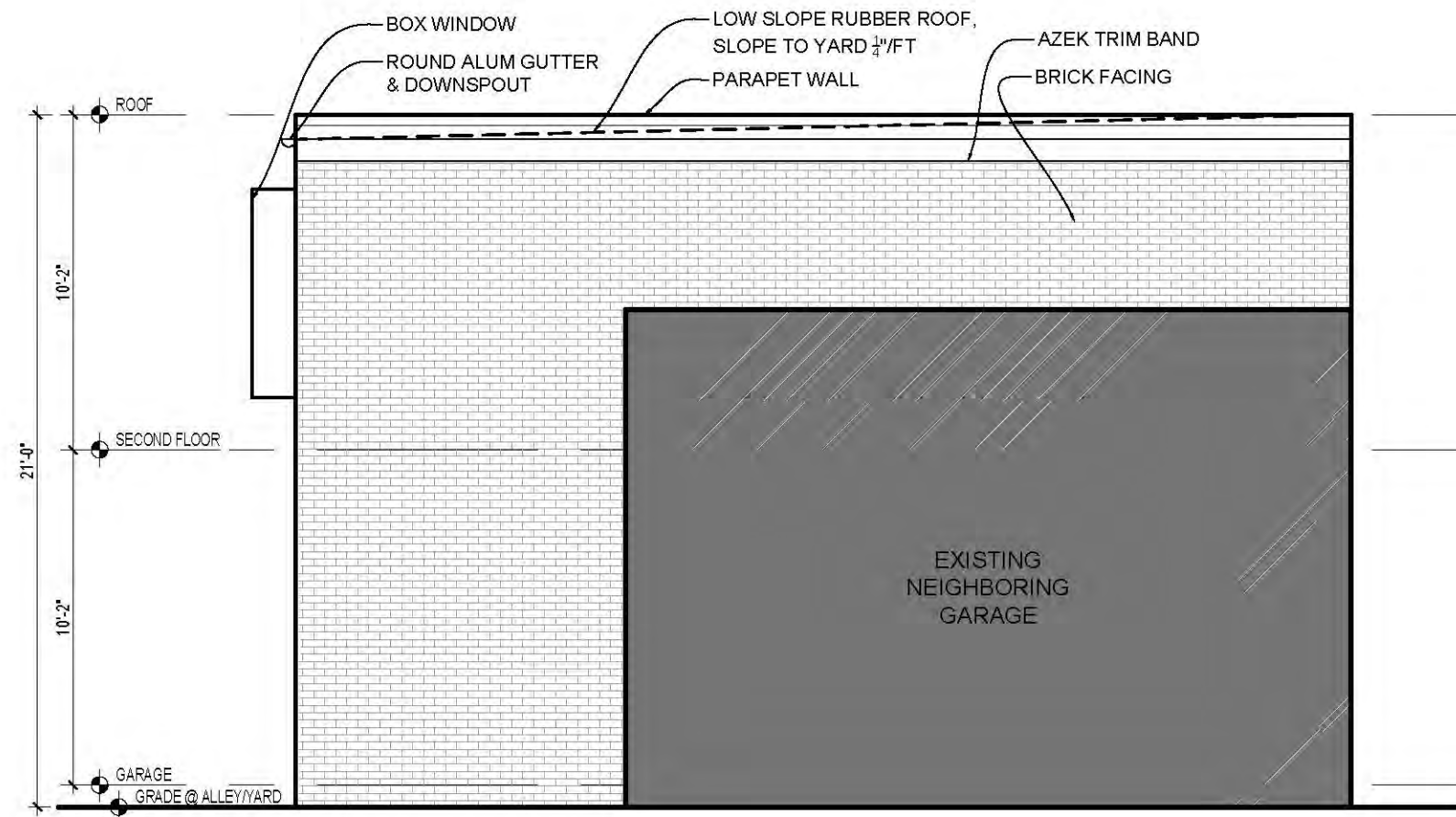
1 YARD ELEVATION
A-4 SCALE: 3/16"=1'-0"



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"

