

1232 Maryland Avenue NE ADDITION

Washington, DC 20002

BZA Concept Plans

March 4, 2025

OWNERS:
RESIDENTS
1232 MARYLAND AVENUE NE
WASHINGTON DC 20002

ARCHITECT:
JENNIFER FOWLER ARCHITECTURE PLLC
1453 PENNSYLVANIA AVENUE SE, 2ND FLOOR
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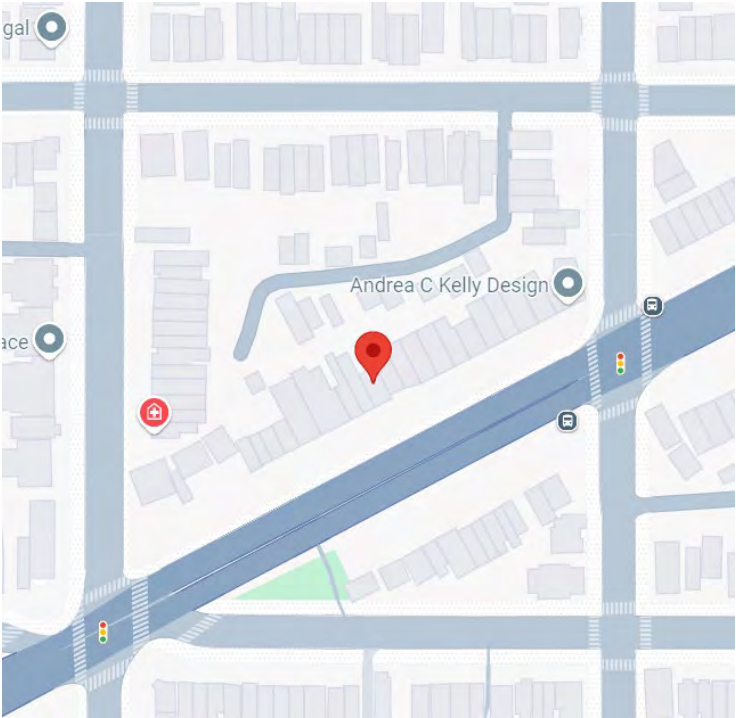
PROPERTY INFORMATION:
LOT: 0064
SQUARE: 1005
LOT AREA: 2063 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY + CELLAR ROW DWELLING, TWO FAMILY FLAT
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
TWO STORY + CELLAR REAR ADDITION

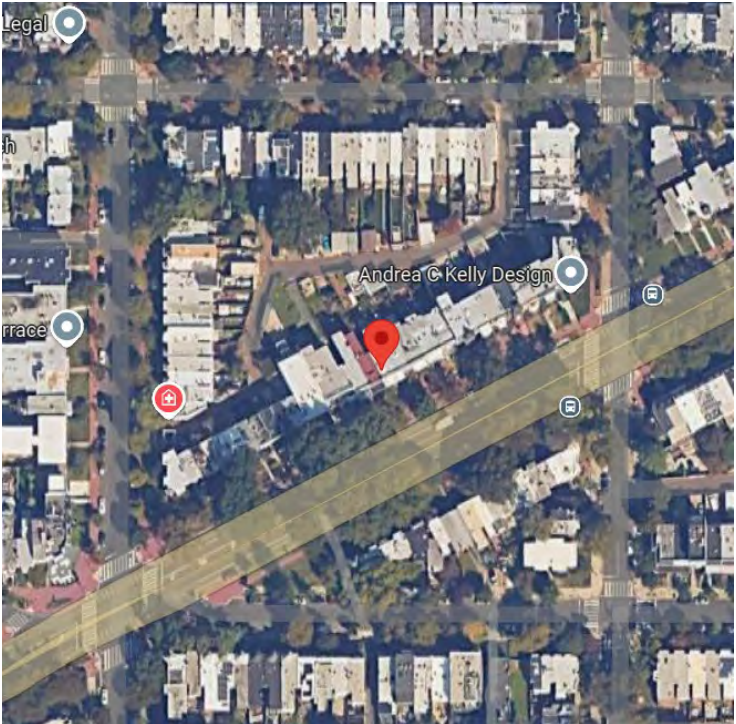
ZONING INFORMATION:
RELIEF NEEDED: Subtitle E §210.1, E §207.5

	Existing	Proposed	Allowable
Lot Coverage	1,196 SF	1,444 SF	1,237.8 SF
(Percentage)	57.9%	70.0 %	60.0%
Rear Yard	76.5’	58.9’	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	4.09’	N/A	N/A
Height	27.0’	NO CHANGE	35.0’
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Square Footage			
Cellar	628.4 SF	968.9 SF	N/A
First Floor	644.2 SF	968.9 SF	N/A
Second Floor	644.2 SF	818.2 SF	N/A
Garage	289.6 SF	NO CHANGE	N/A
Total	2,206.4 SF	2,756 SF	N/A

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A-1	FLOOR PLANS
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SITE MAP



SITE MAP



FRONT FACADE



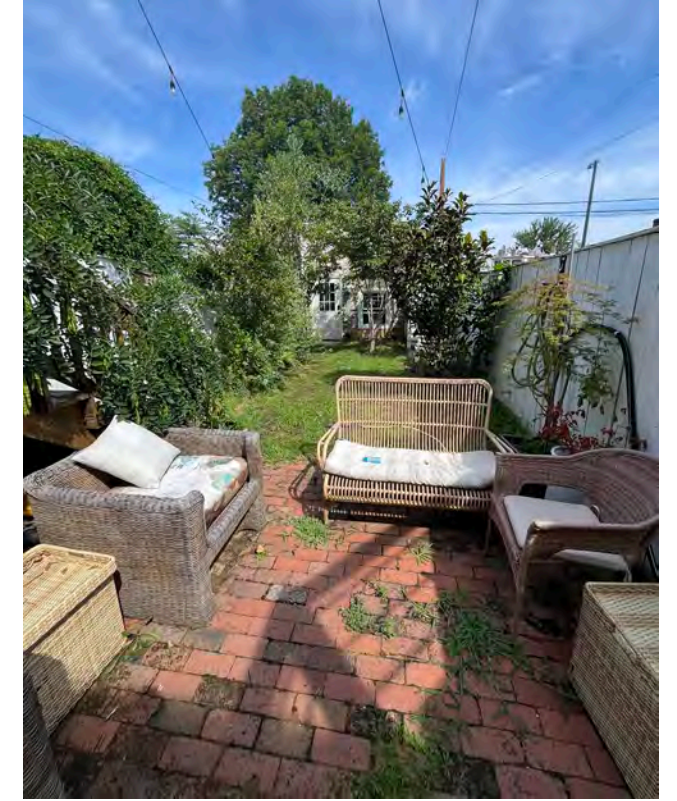
REAR FACADE



NORTHEAST VIEW FROM REAR YARD



NORTHWEST VIEW FROM REAR YARD



EXISTING PATIO



EXISTING REAR YARD



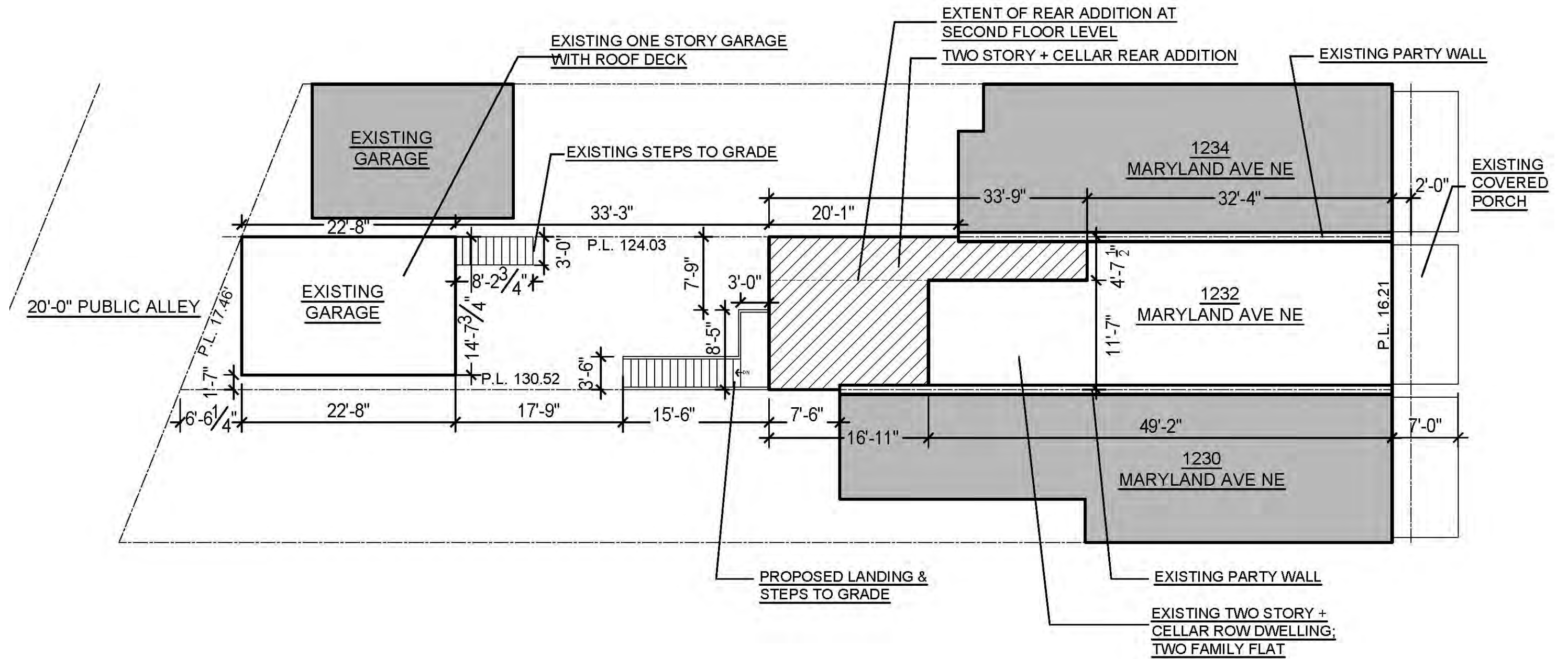
EXISTING AREAWAY



EXISTING AREAWAY

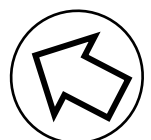


EXISTING STEPS TO GRADE



1232 Maryland Avenue NE- SITE PLAN

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



C-3

12TH STREET NE

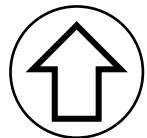
13TH STREET NE



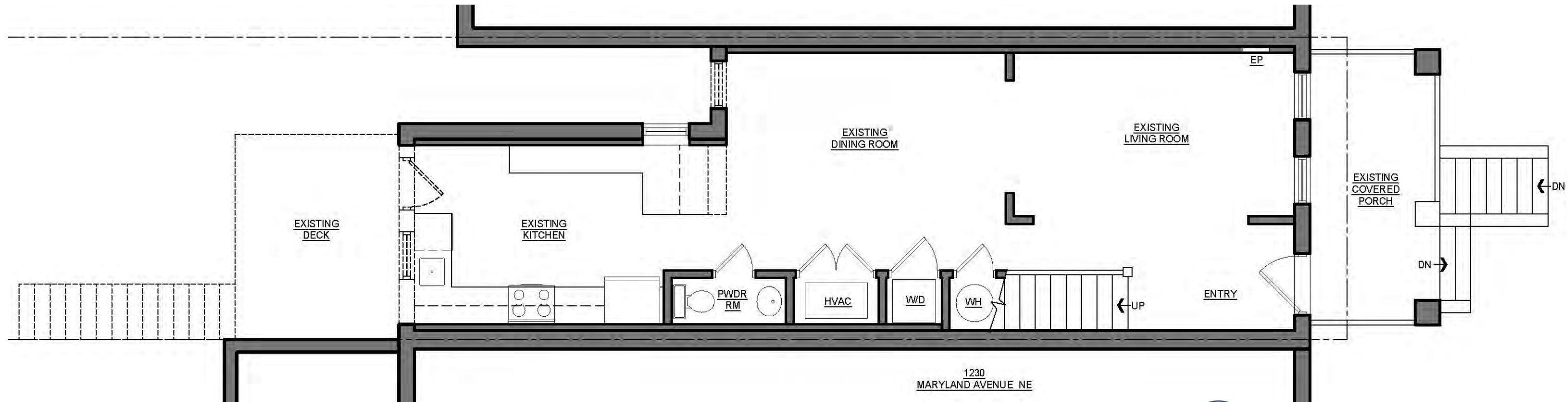
1232 Maryland Avenue NE- BLOCK PLAN

1
C-4

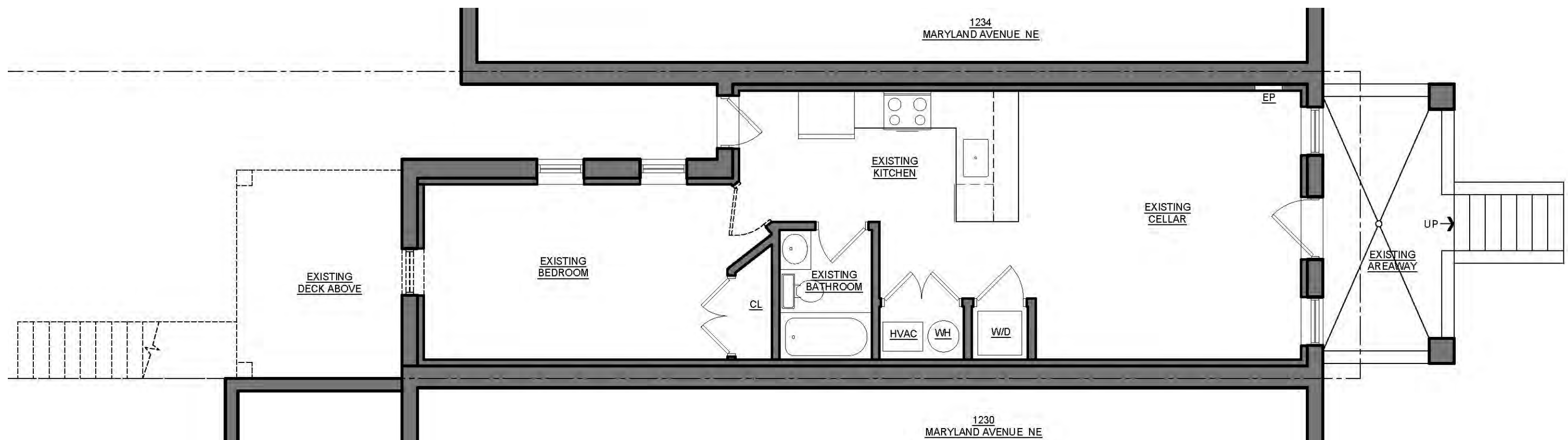
BLOCK PLAN
SCALE:1/32"=1'-0"



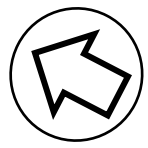
C-4



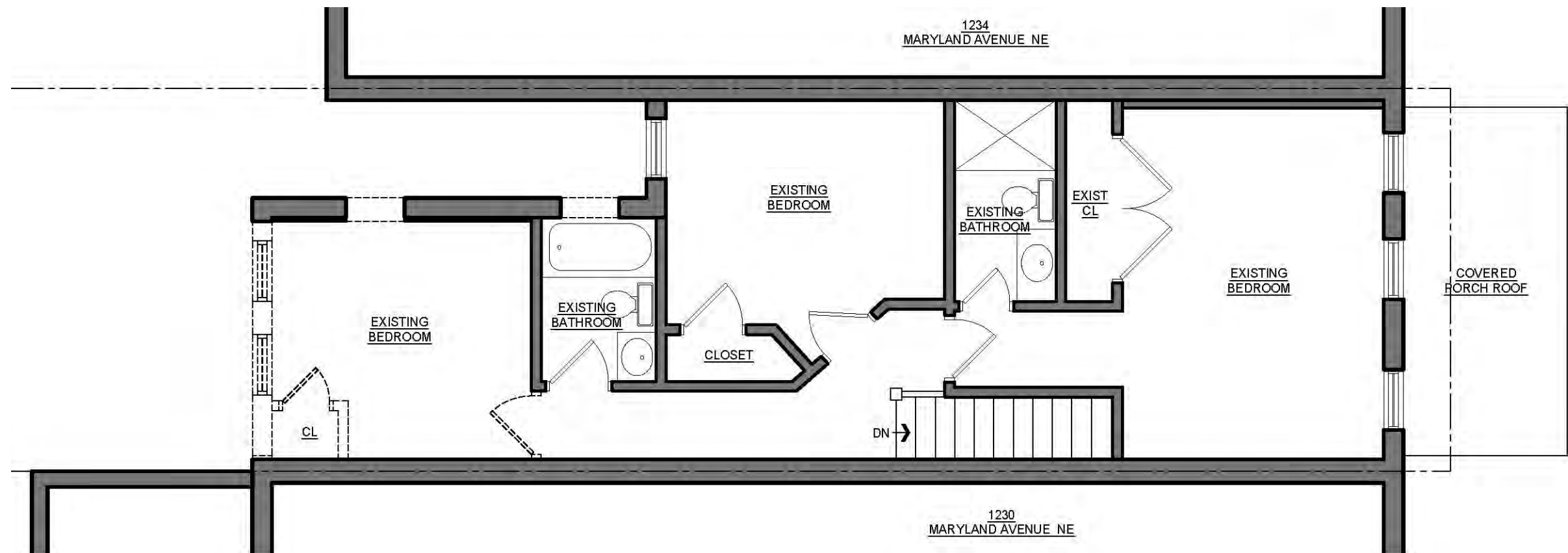
2
D-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



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

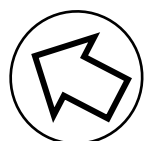


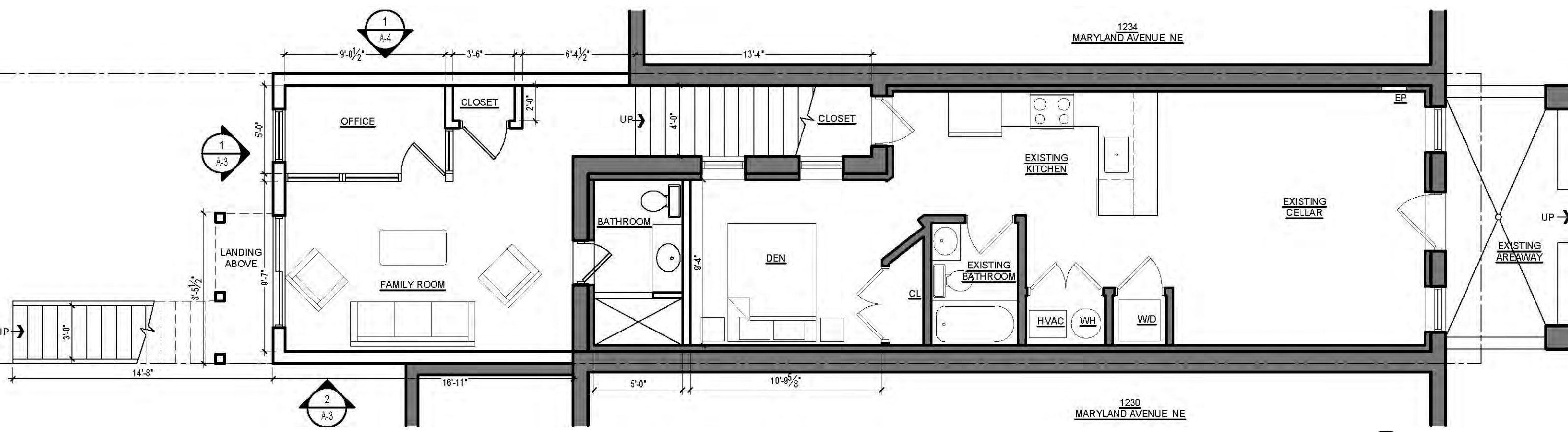
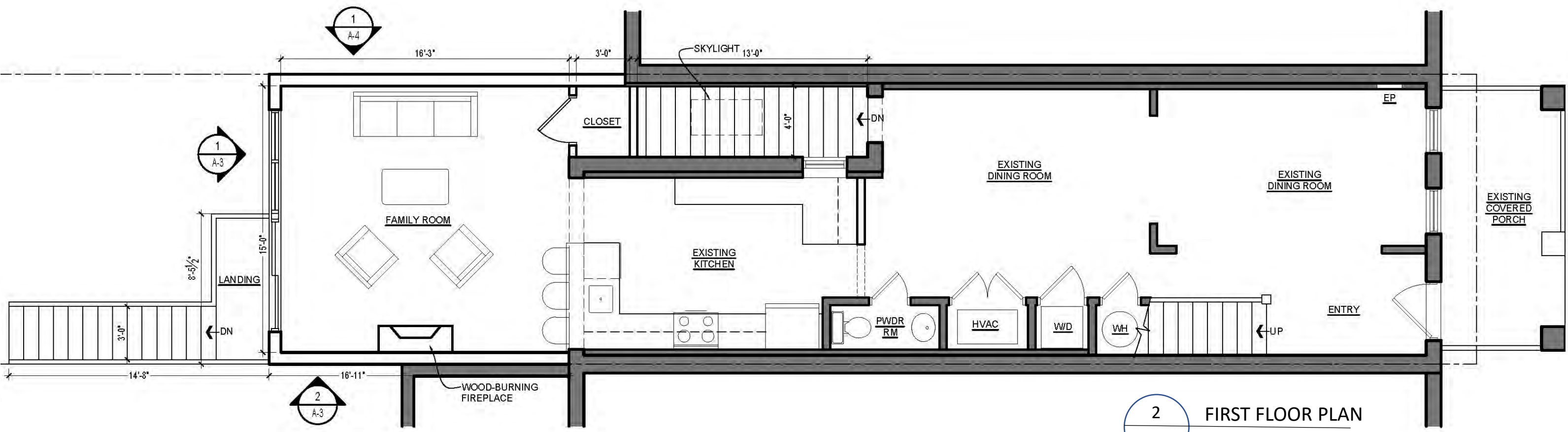
1232 Maryland Avenue NE-DEMOLITION PLANS

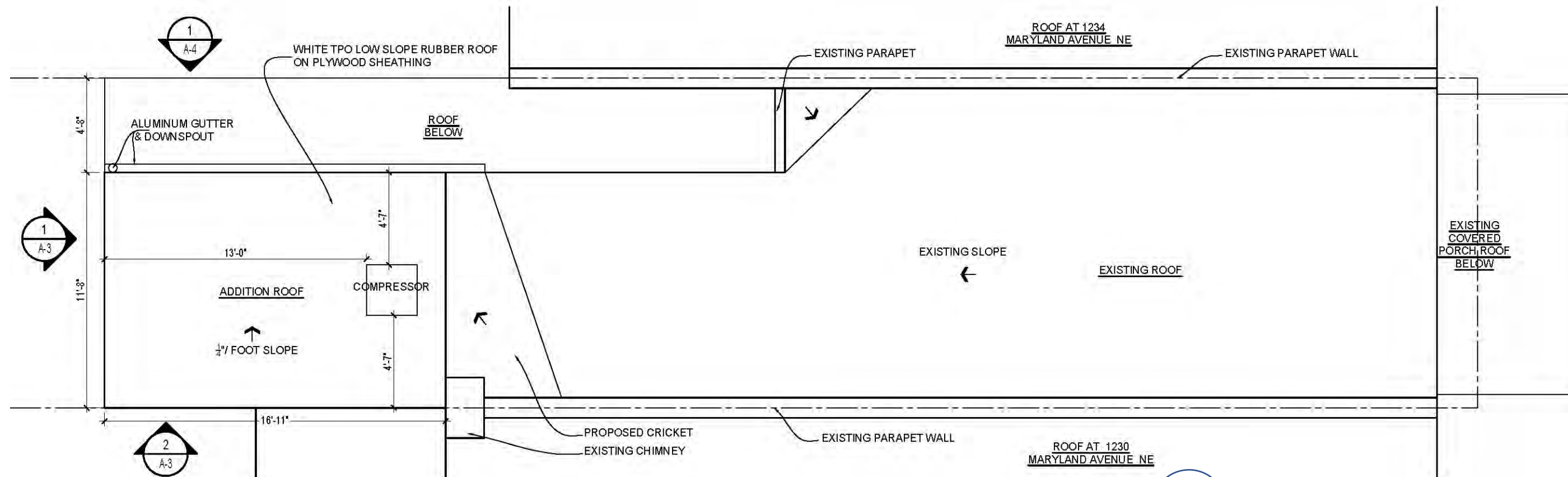


1232 Maryland Avenue NE-DEMOLITION PLANS

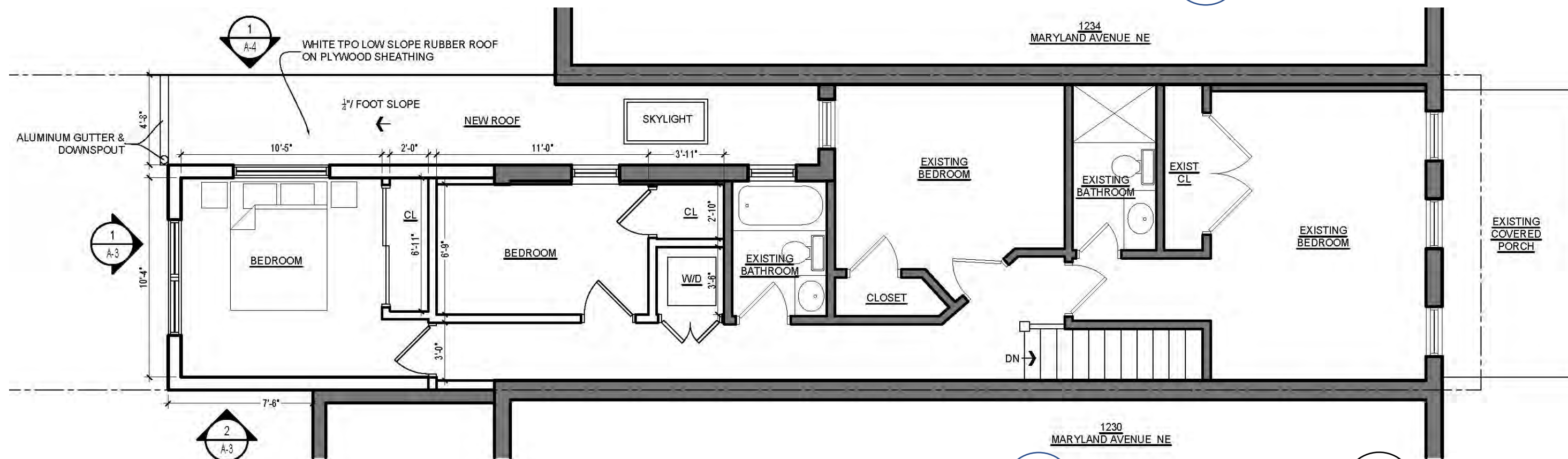
1
D-2 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



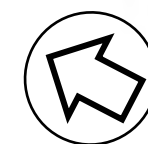


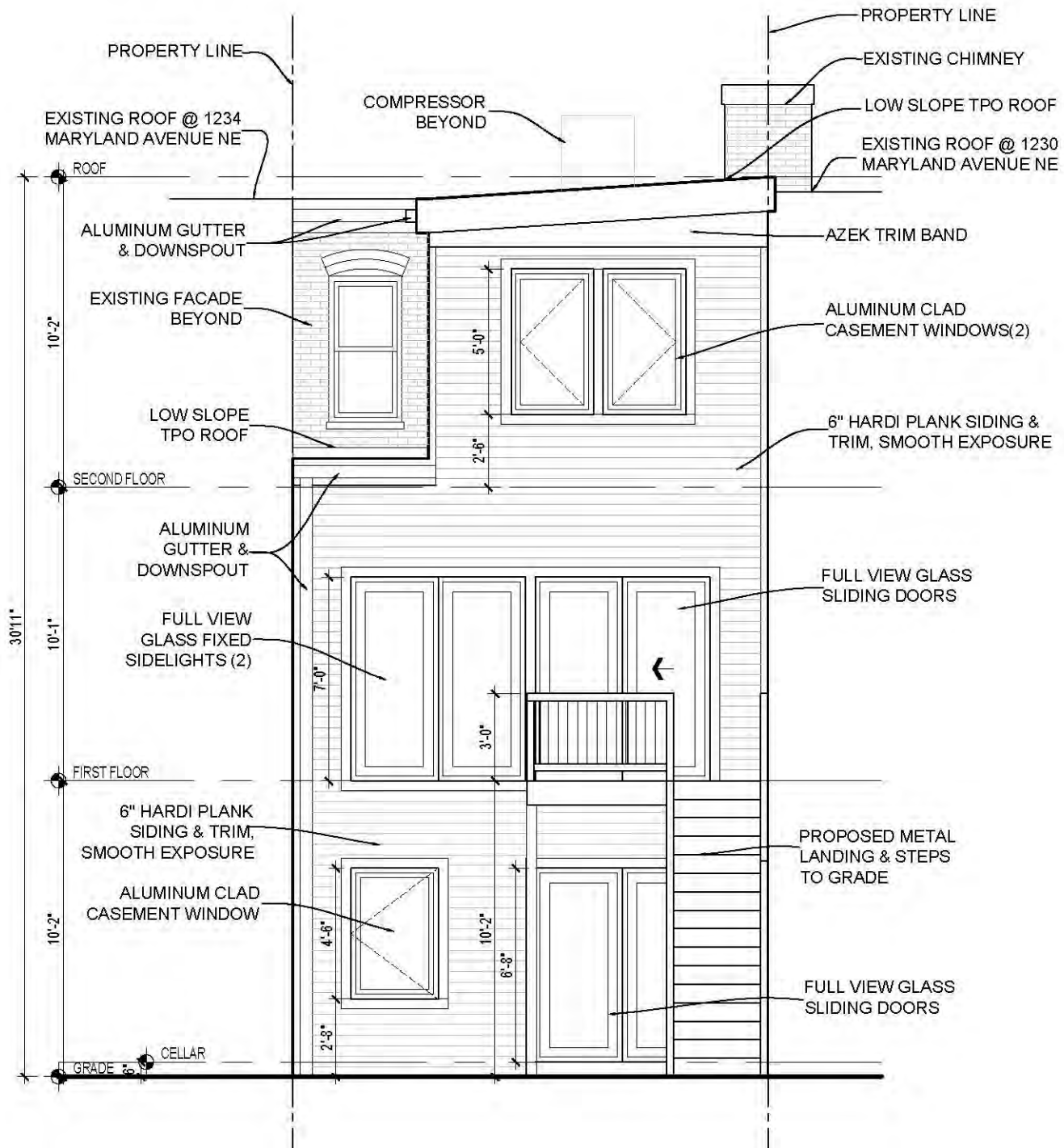


2 ROOF PLAN
SCALE: 3/16" = 1'-0"



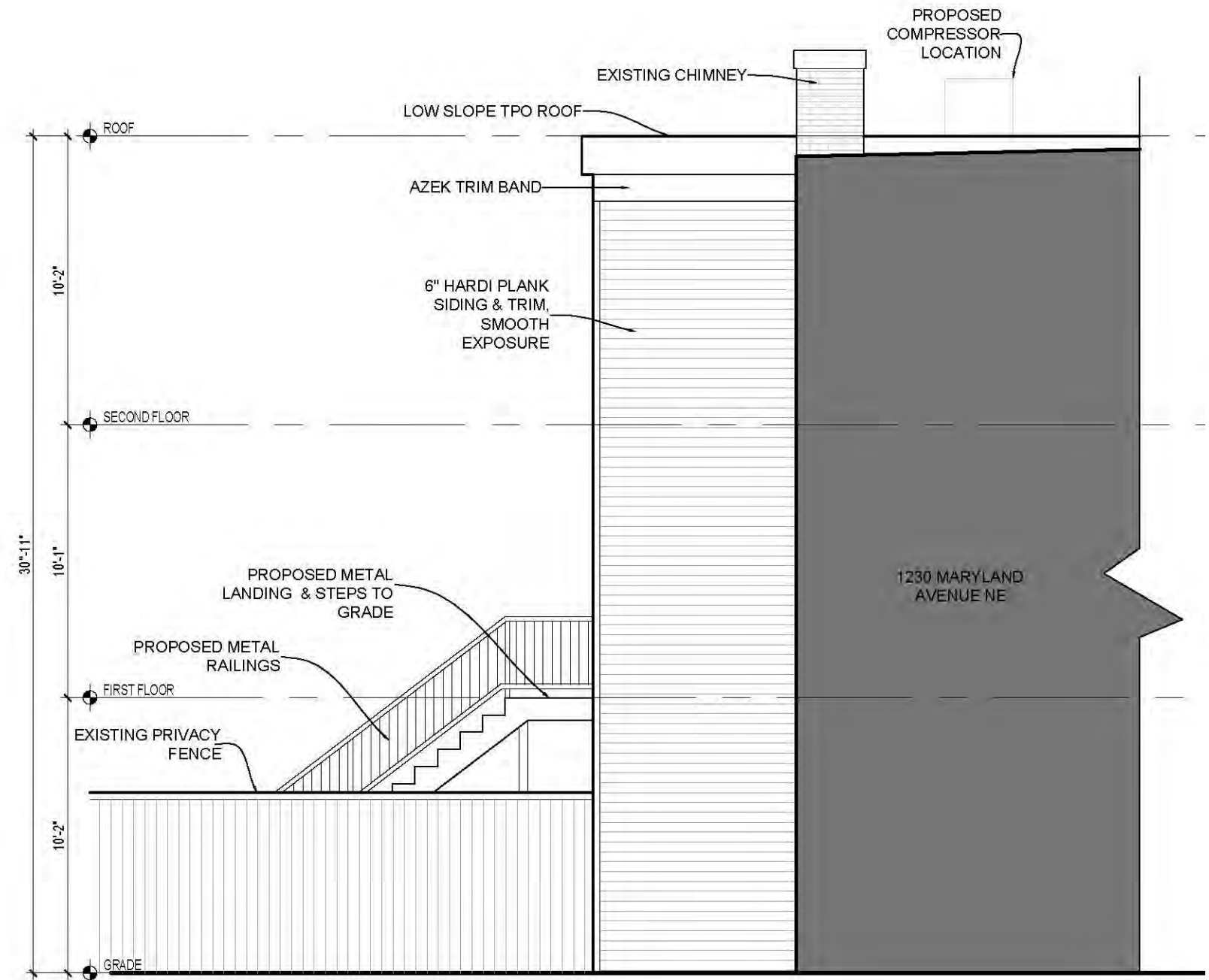
1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"





1
A-3

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



2
A-3

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

