

# 1232 Maryland Avenue NE ADDITION

Washington, DC 20002

## OWNERS:

RESIDENTS  
1232 MARYLAND AVENUE NE  
WASHINGTON DC 20002

## ARCHITECT:

JENNIFER FOWLER ARCHITECTURE PLLC  
1453 PENNSYLVANIA AVENUE SE, 2<sup>ND</sup> FLOOR  
WASHINGTON, DC 20003  
(202)525-6433

## 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:

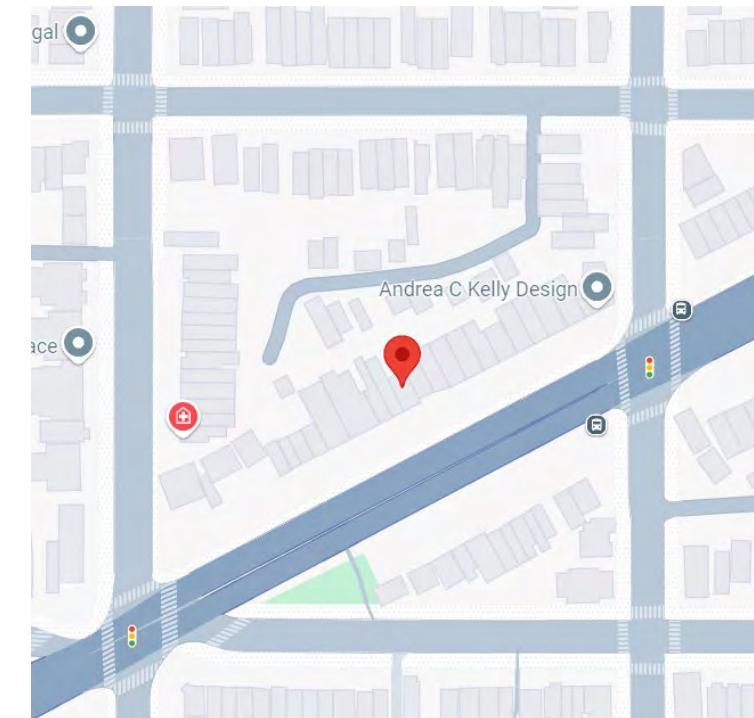
TWO STORY + CELLAR REAR ADDITION

## ZONING INFORMATION:

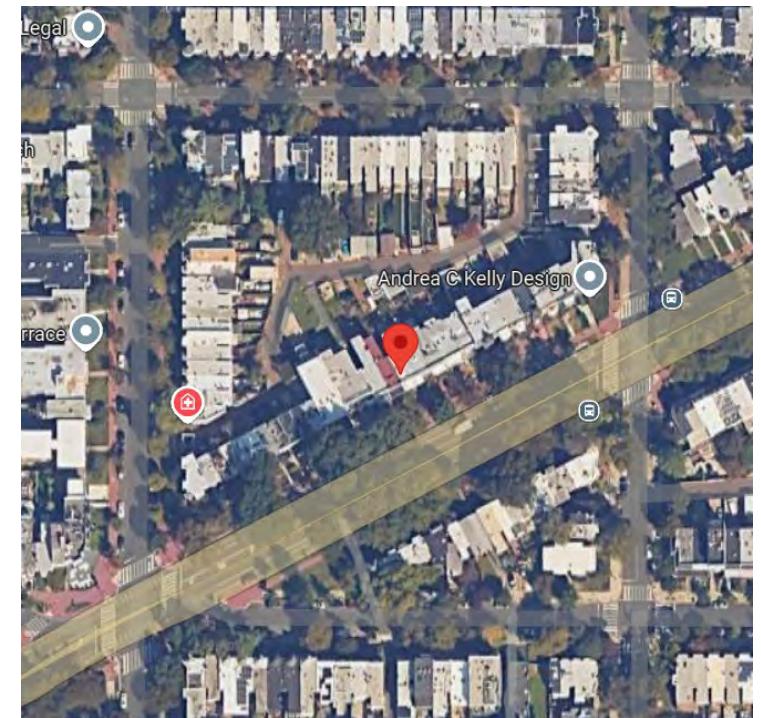
RELIEF NEEDED: Subtitle E §210.1, E §207.5

	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

## BZA Concept Plans



SITE MAP



SITE MAP

## DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 SITE PLAN
- C-4 BLOCK PLAN
- D-1 DEMOLITION PLANS
- D-2 DEMOLITION PLANS
- A-1 FLOOR PLANS
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



FRONT FAÇADE



Board of Zoning Adjustment  
District of Columbia  
CASE NO.21253  
EXHIBIT NO.21B

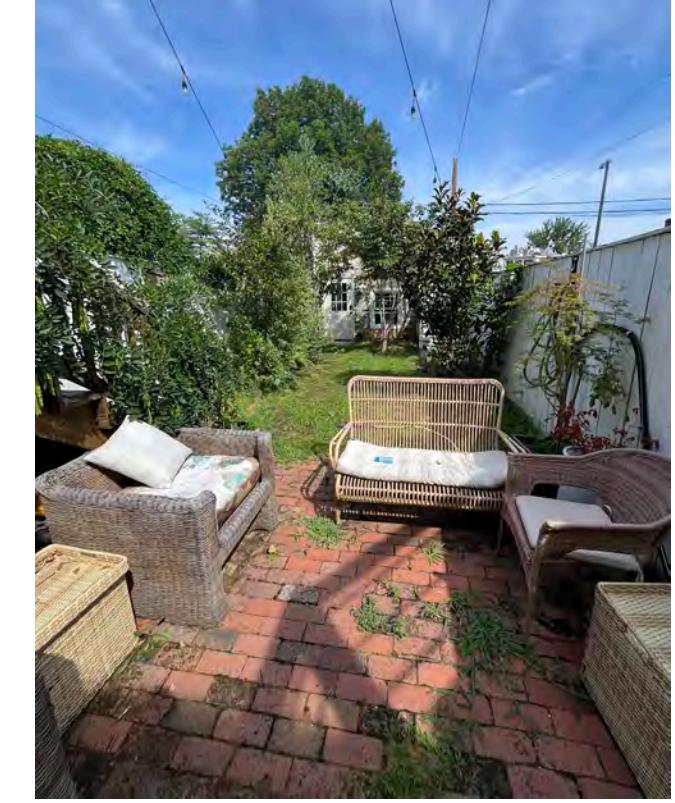
REAR FAÇADE



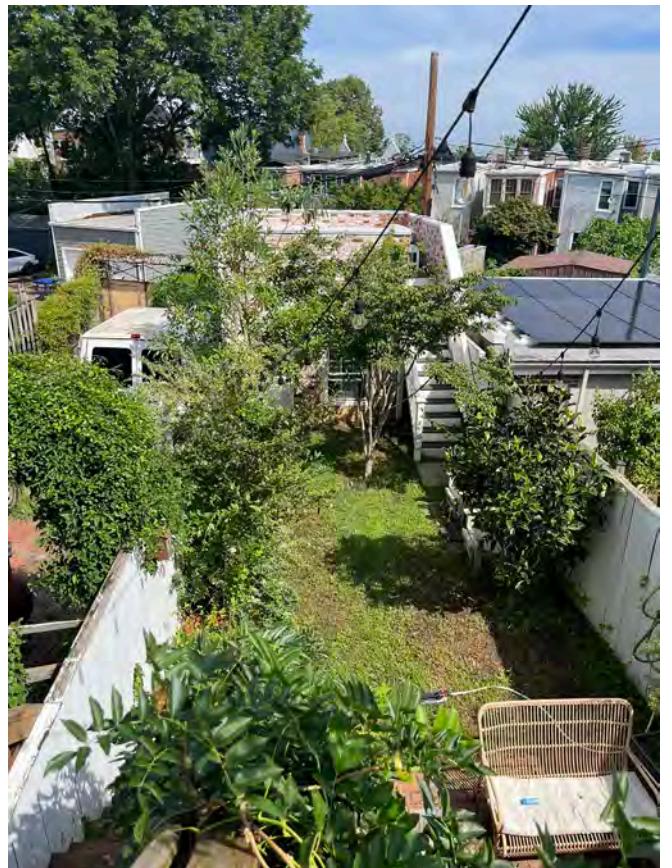
NORTHEAST VIEW FROM REAR YARD



NORTHWEST VIEW FROM REAR YARD



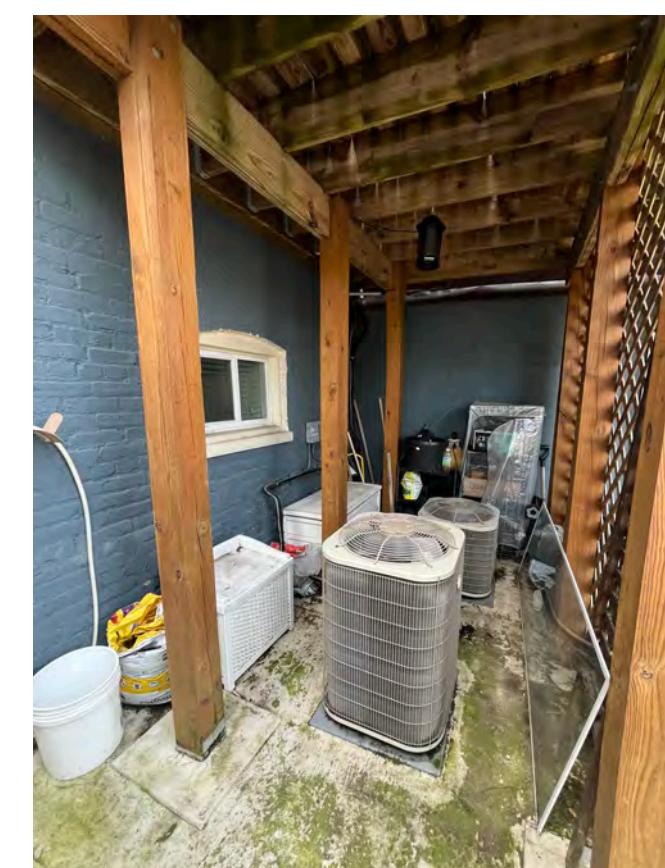
EXISTING PATIO



EXISTING REAR YARD



EXISTING AREAWAY



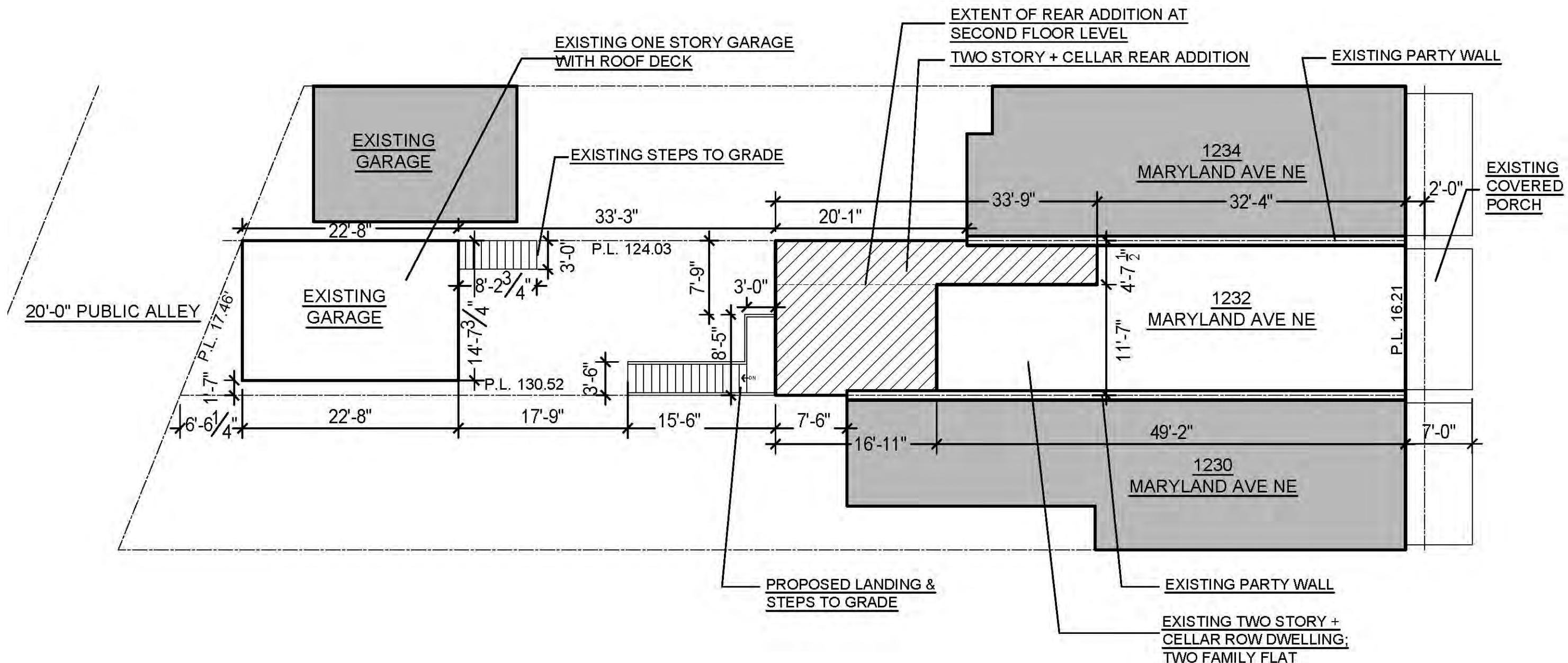
EXISTING AREAWAY



EXISTING STEPS TO GRADE

## 1232 Maryland Avenue NE- PHOTOGRAPHS

C-2



## 1232 Maryland Avenue NE- SITE PLAN

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



C-3

# 1232 Maryland Avenue NE- **BLOCK PLAN**

1  
C-4

## BLOCK PLAN

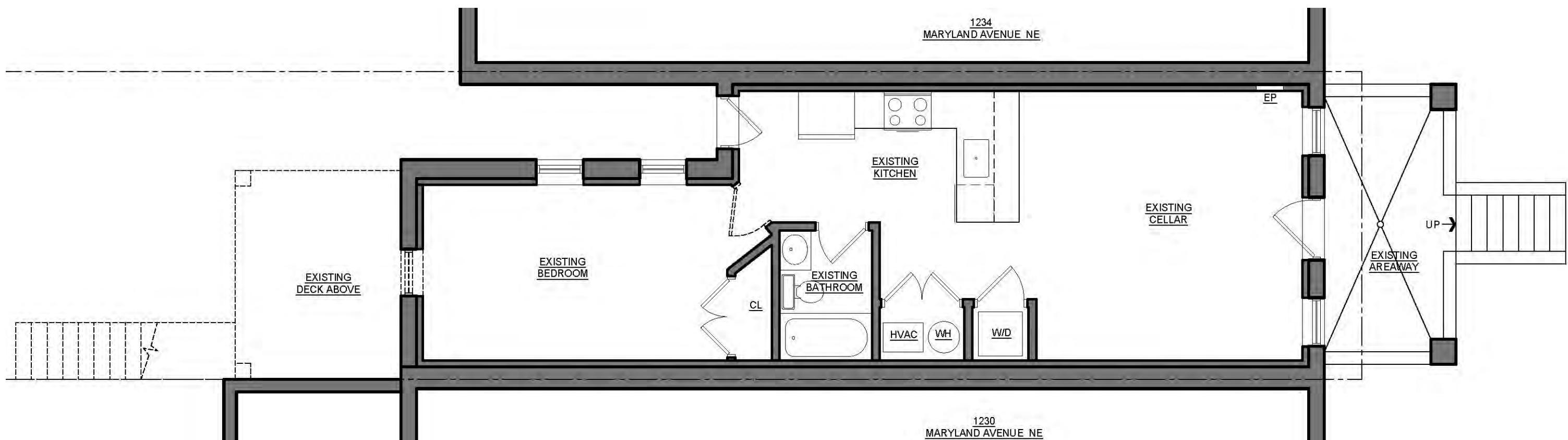
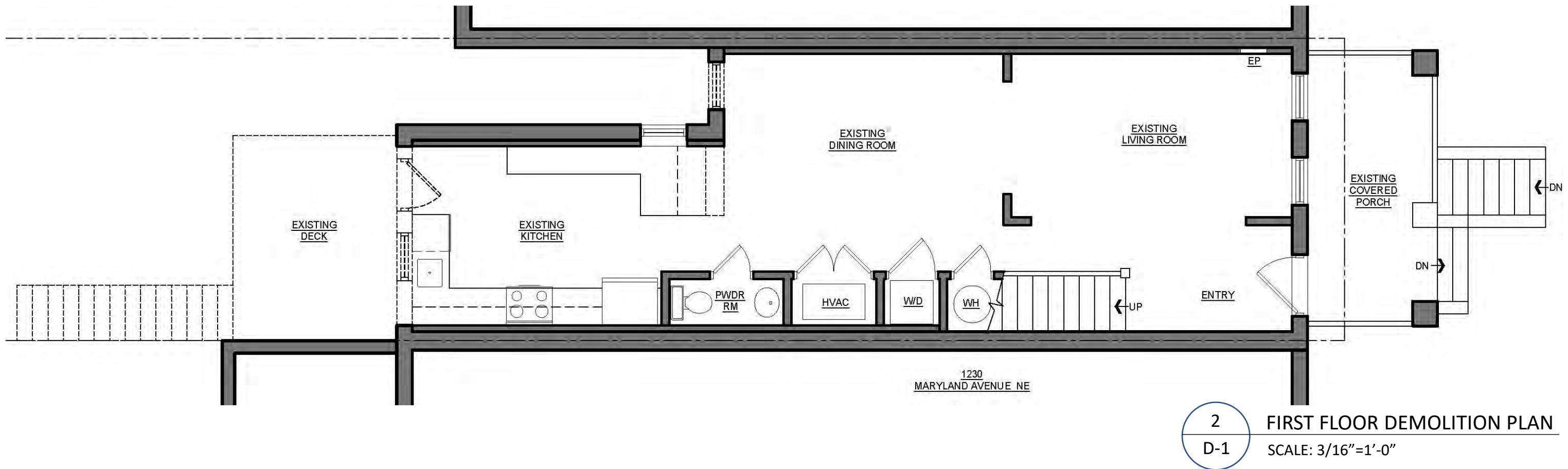
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SCALE:1/32"=1'-0"



**C-4**

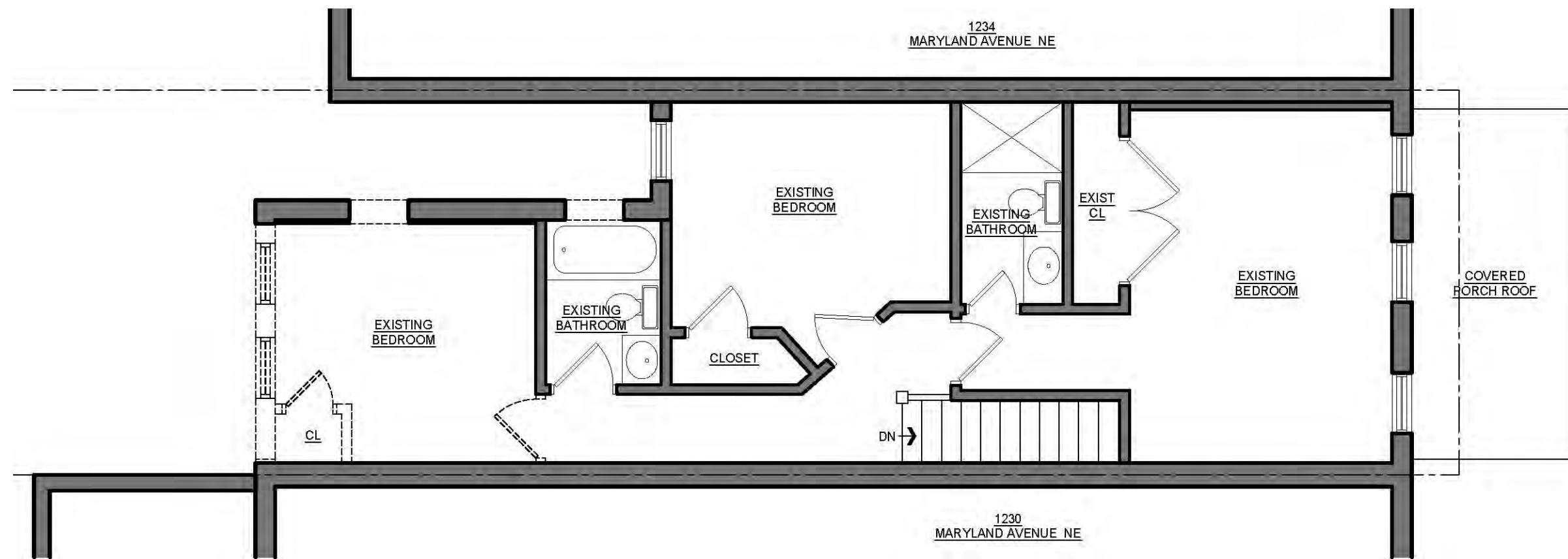




1232 Maryland Avenue NE-DEMOLITION PLANS

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

D-1



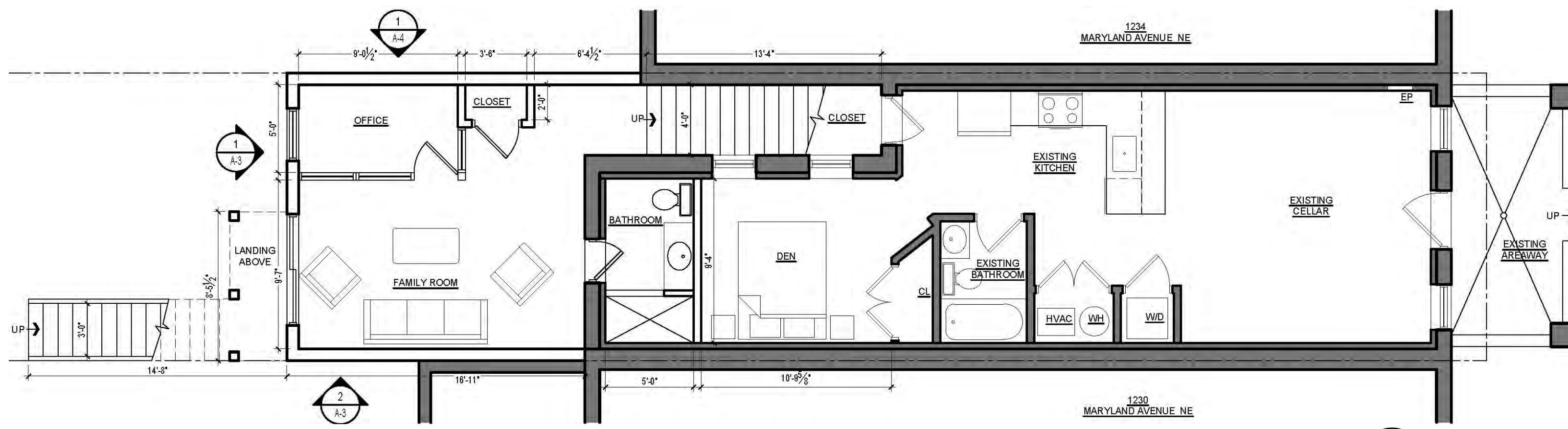
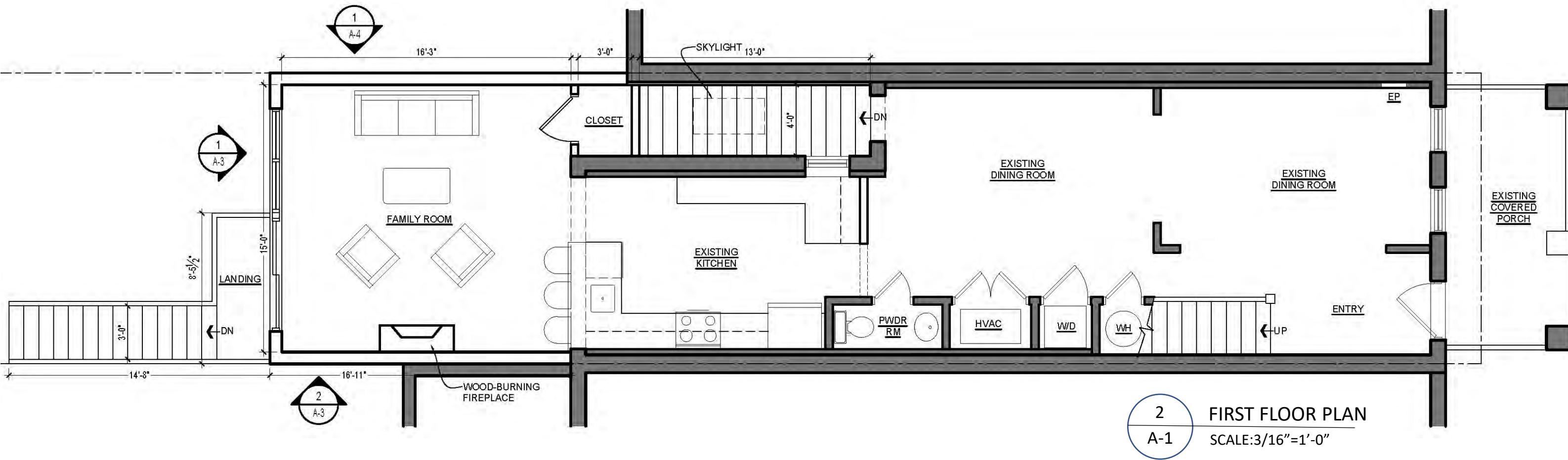
1232 Maryland Avenue NE-DEMOLITION PLANS

1  
D-2

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



D-2

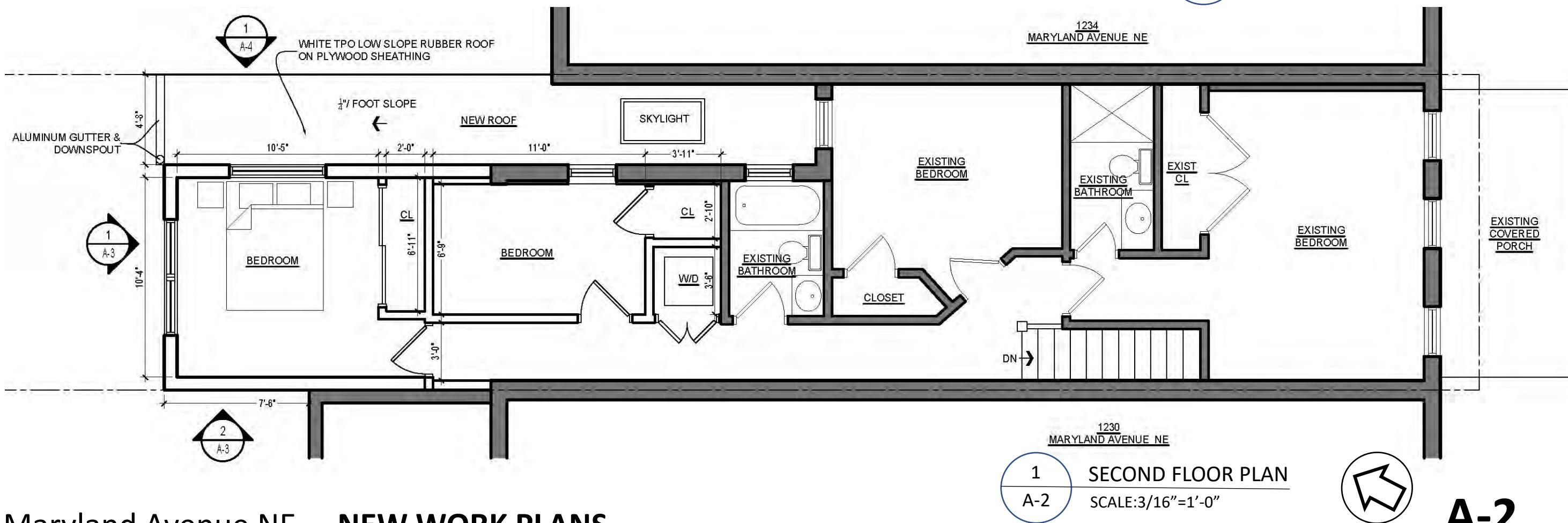
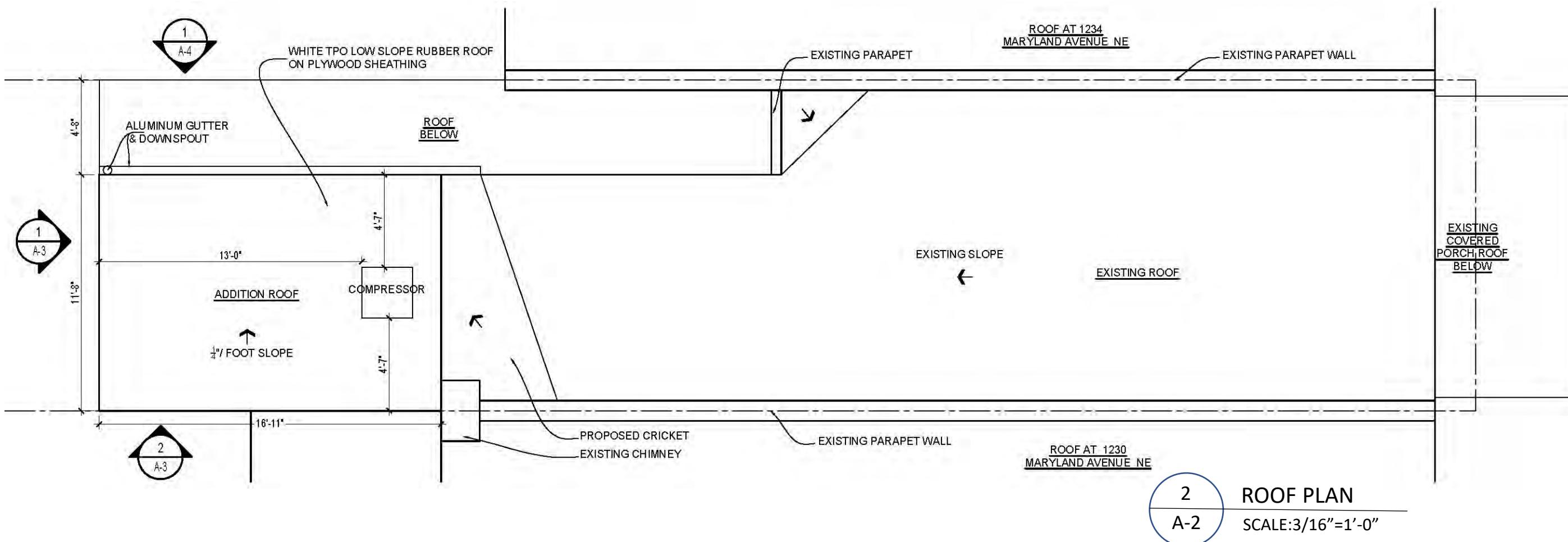


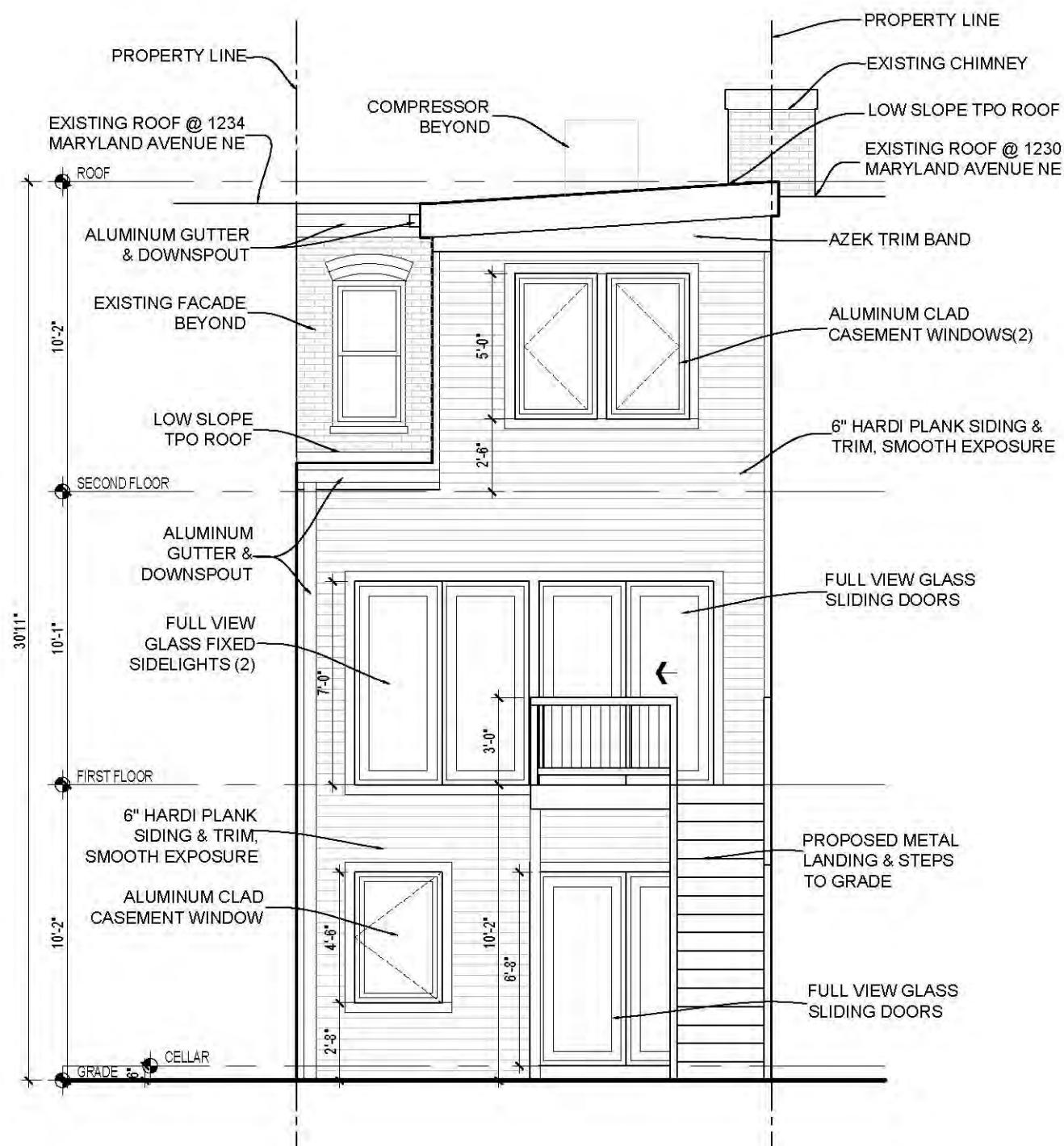
1232 Maryland Avenue NE - **NEW WORK PLANS**

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



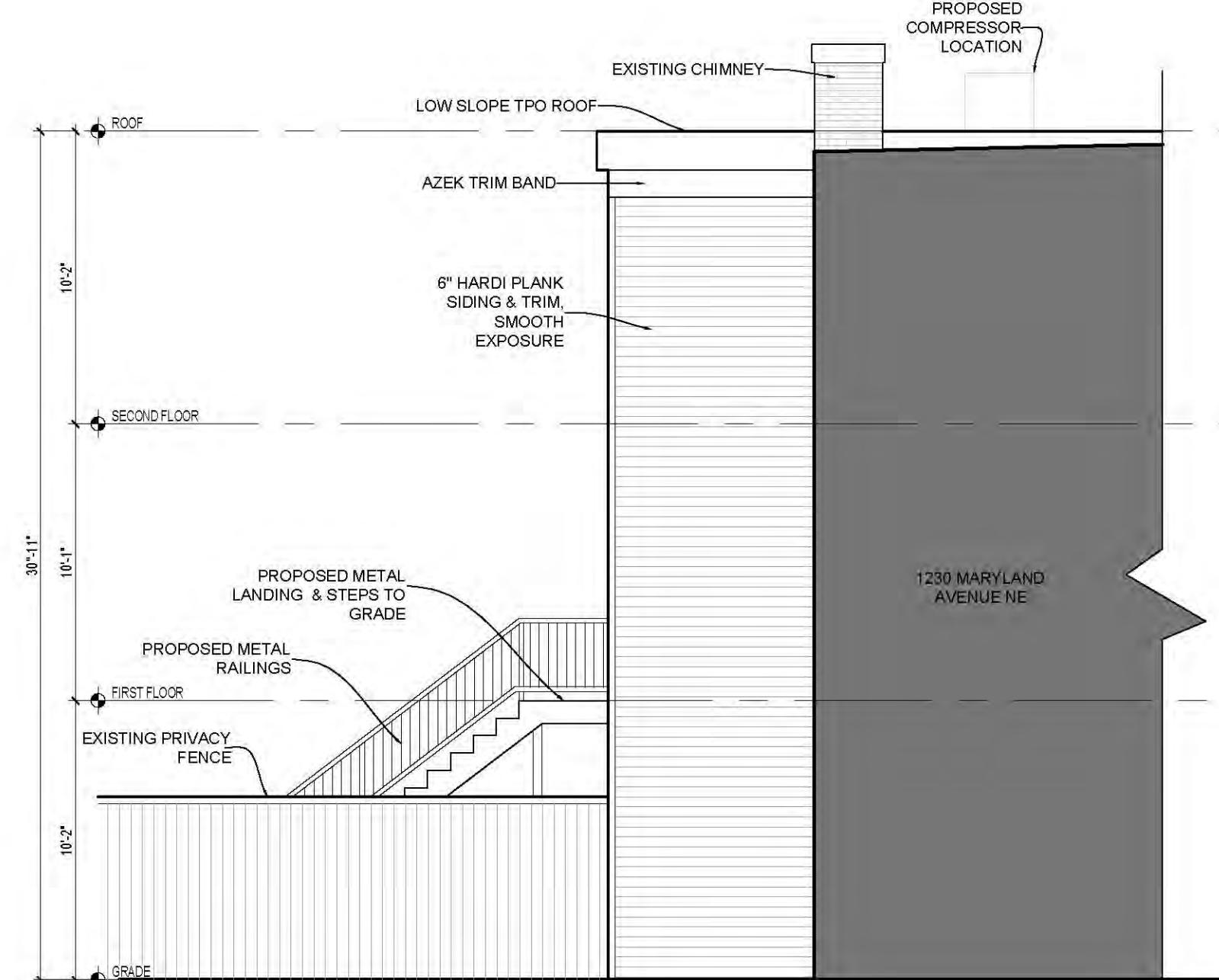
**A-1**





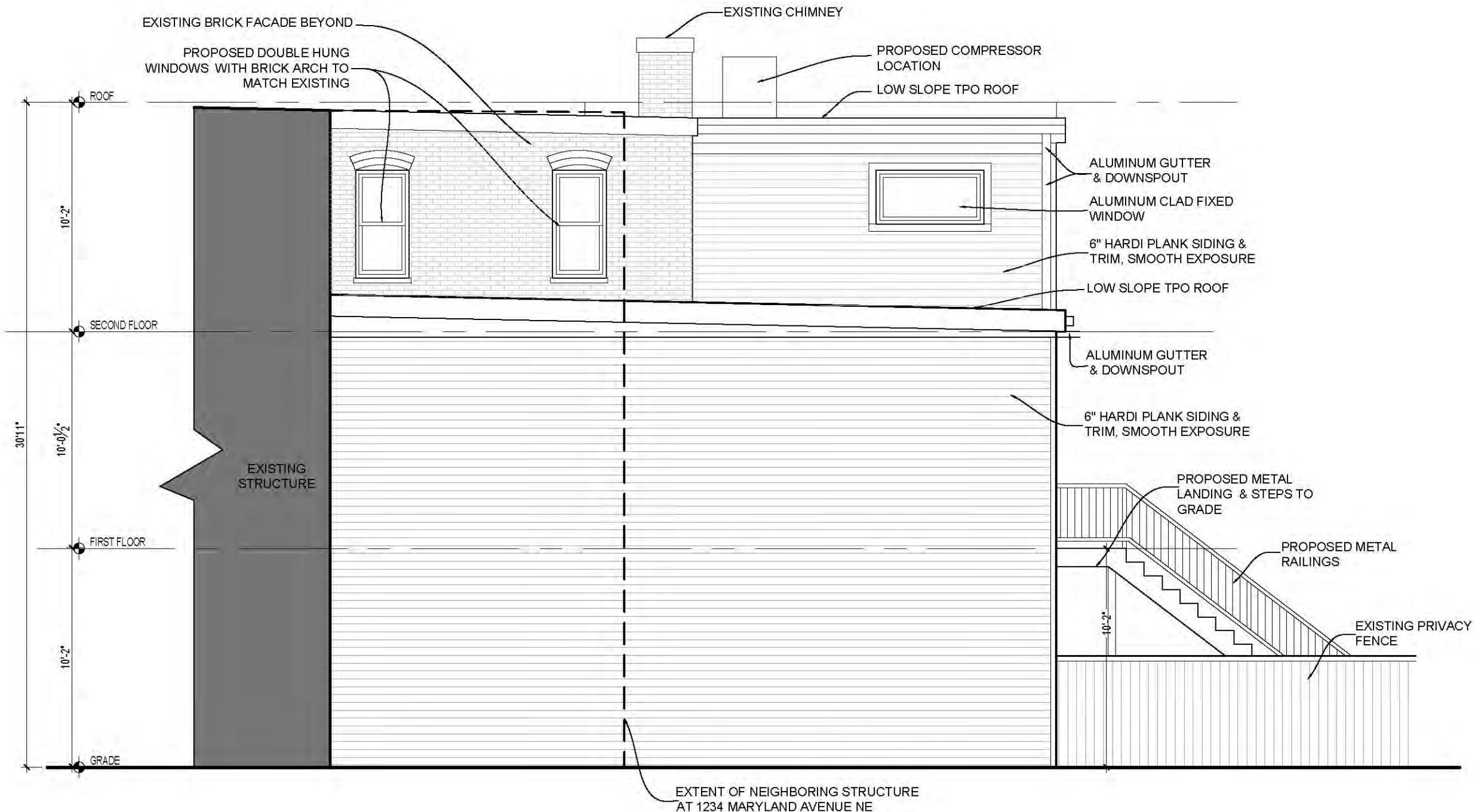
1  
A-3

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



2  
A-3

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



1232 Maryland Avenue NE\_ EXTERIOR ELEVATIONS

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

A-4