

# 308 11<sup>th</sup> Street NE – CARRIAGE HOUSE & THIRD FLOOR ADDITION

Washington, DC 20002

BZA/HPRB Concept Plans

September 16, 2020

**OWNER:**

Jessica Bachay and Haider Haimus  
308 11<sup>th</sup> Street NE  
Washington, DC 20002

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

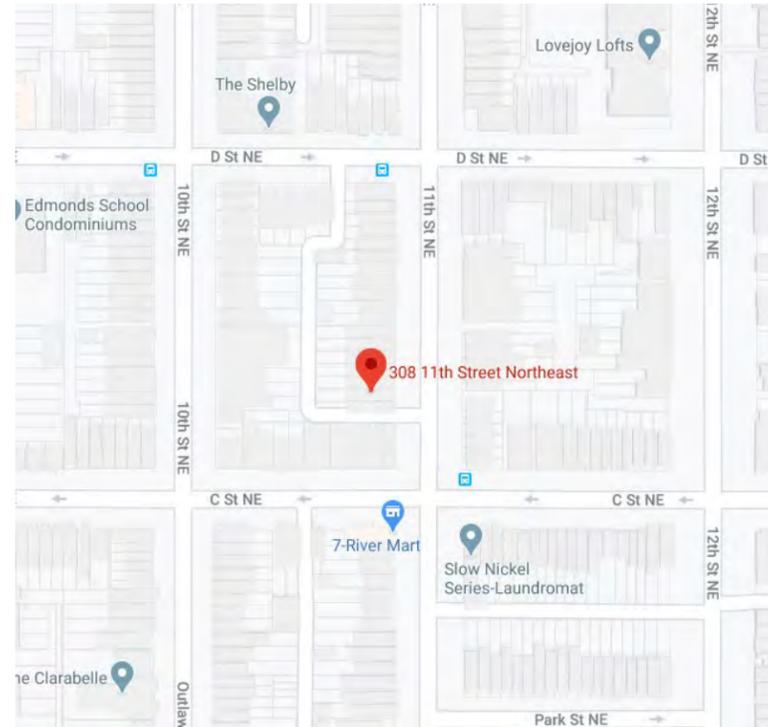
LOT: 0068  
SQUARE: 0963  
LOT AREA: 1711 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT  
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

**PROJECT DESCRIPTION:**

NEW THIRD FLOOR ADDITION & ROOF DECK OVER EXISTING HOUSE  
NEW SECOND FLOOR ADDITION ABOVE EXISTING GARAGE

**ZONING INFORMATION:**

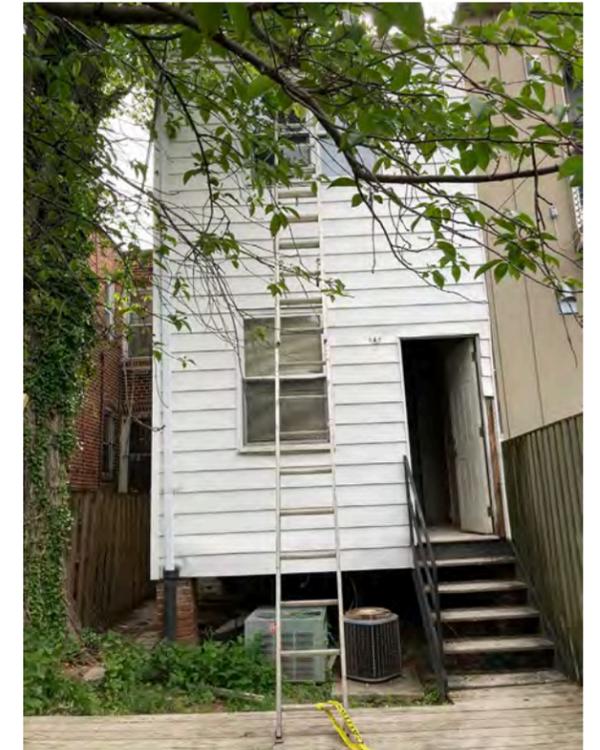
RELIEF NEEDED: Subtitle E §304.1, Subtitle C § 202.2, Subtitle E § 5004.1



SITE MAP



FRONT FACADE



EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	1149.0 SF	1194.5 SF	1026.6 SF
(Percentage)	67.2%	69.8%	60%
Rear Yard	47.88'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	29'-7"	35'-0"	35.0'
Stories	2+CELLAR	3+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
<b>Square Footage</b>			
Cellar	610 SF	NO CHANGE	N/A
First Floor	690 SF	NO CHANGE	N/A
Second Floor	690 SF	NO CHANGE	N/A
Third Floor	N/A	173 SF	N/A
Total	1990 SF	2163 SF	N/A
Garage	328.3 SF	374.6 SF	N/A

**DRAWING INDEX:**

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 PHOTOGRAPHS
- C-4 BLOCK PLAN
- C-5 SITE PLAN
- C-6 SITE SECTION
- C-7 SIGHTLINE STUDY
- D-1 DEMOLITION PLANS
- A-1 NEW WORK PLANS
- A-2 NEW WORK PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 2020  
COMMIT NO. 6

EXISTING GARAGE



EXISTING GARAGE  
FROM YARD



ALLEY,  
LOOKING NORTH



ALLEY,  
LOOKING EAST



ALLEY,  
LOOKING SOUTH



NEIGHBORS  
TO NORTH



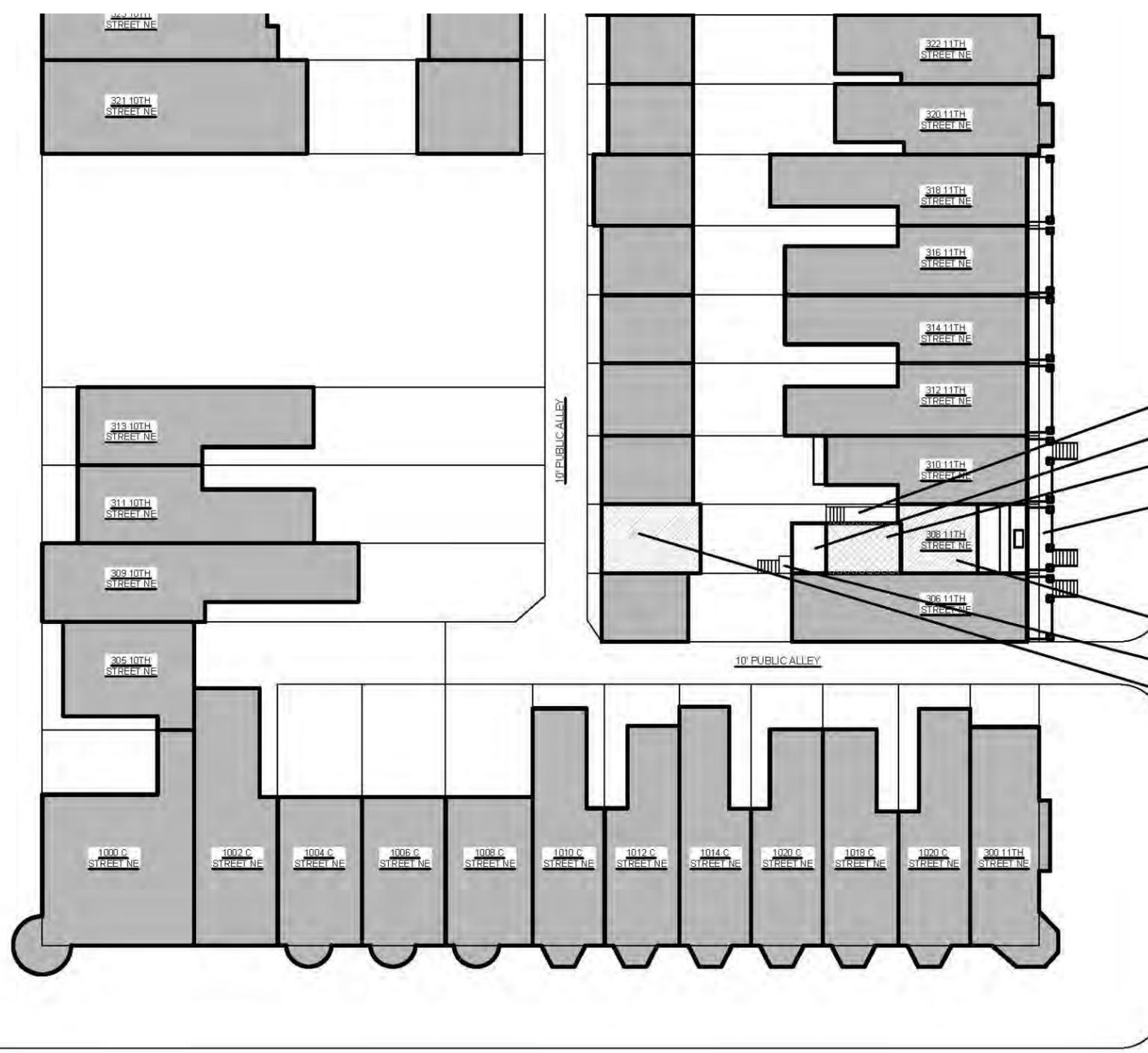
VIEWS FROM  
11<sup>TH</sup> STREET NE



NEIGHBORS  
TO SOUTH



10TH STREET NE



- EXISTING AREAWAY & STEPS
- EXISTING 2-STORY SUNROOM
- PROPOSED THIRD FLOOR
- EXISTING COVERED PORCH
- PROPOSED ROOF DECK
- EXISTING STEPS TO GRADE
- PROPOSED SECOND FLOOR ADDITION ABOVE EXISTING GARAGE, REAR WALL TO BE EXTENDED

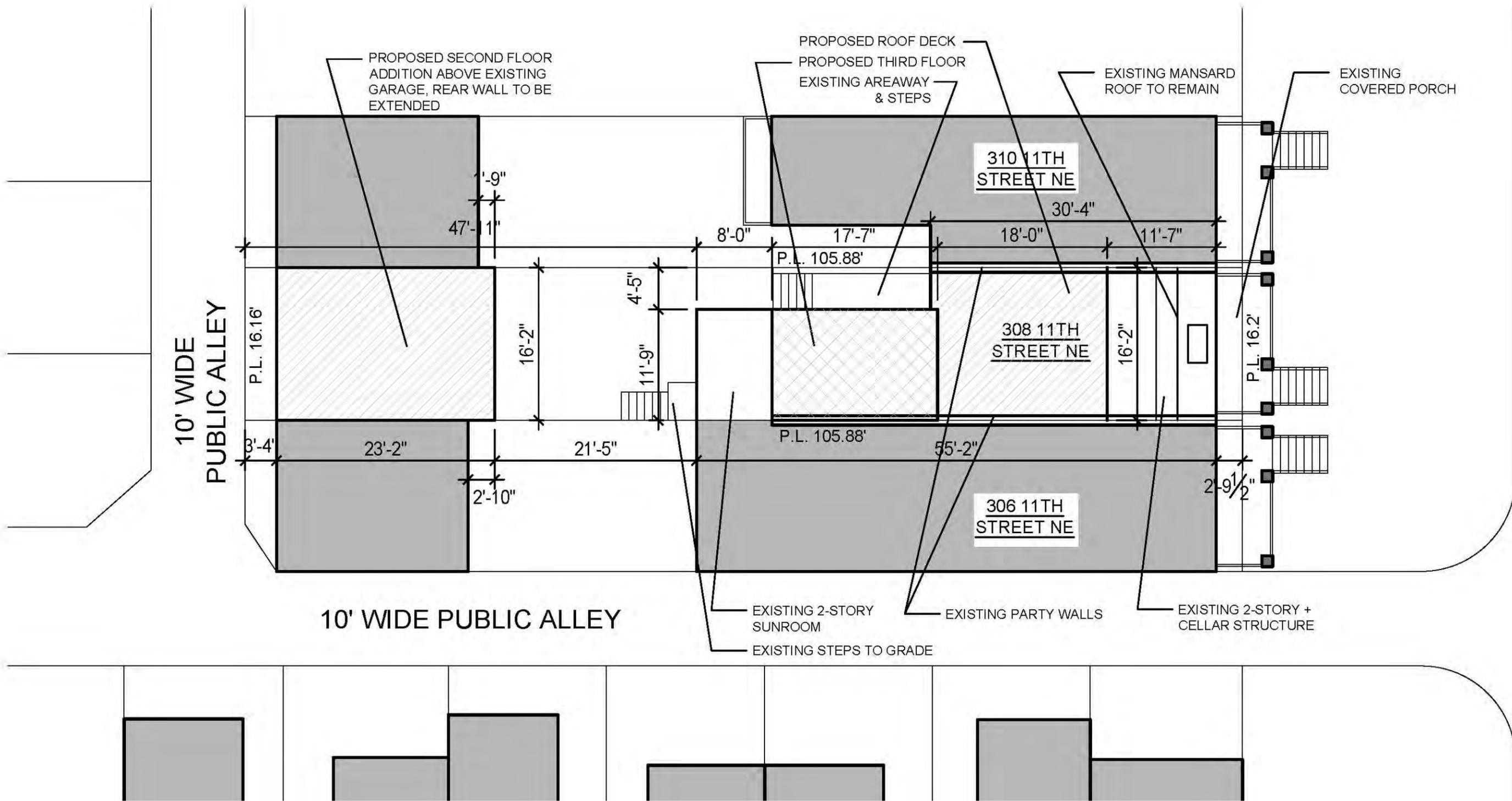
C STREET NE

1 BLOCK PLAN  
 C-4 SCALE: 1/32" = 1'-0"



308 11<sup>TH</sup> Street NE - BLOCK PLAN

C-4

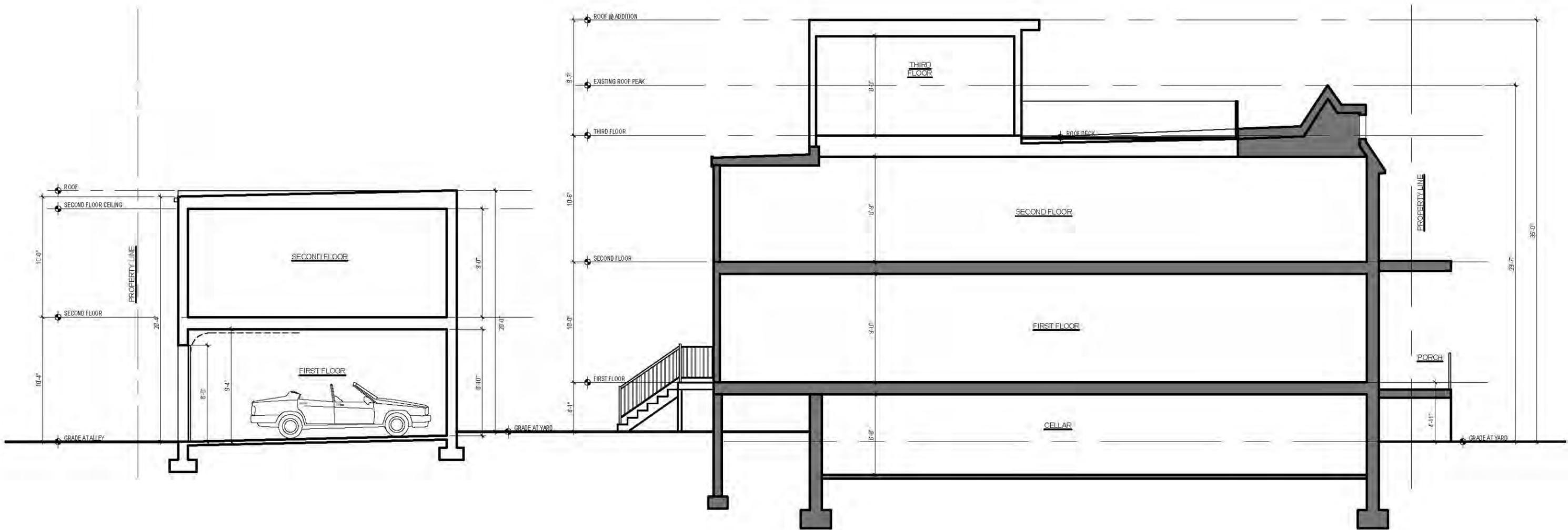


1  
C-5 SITE PLAN  
SCALE: 3/32" = 1'-0"

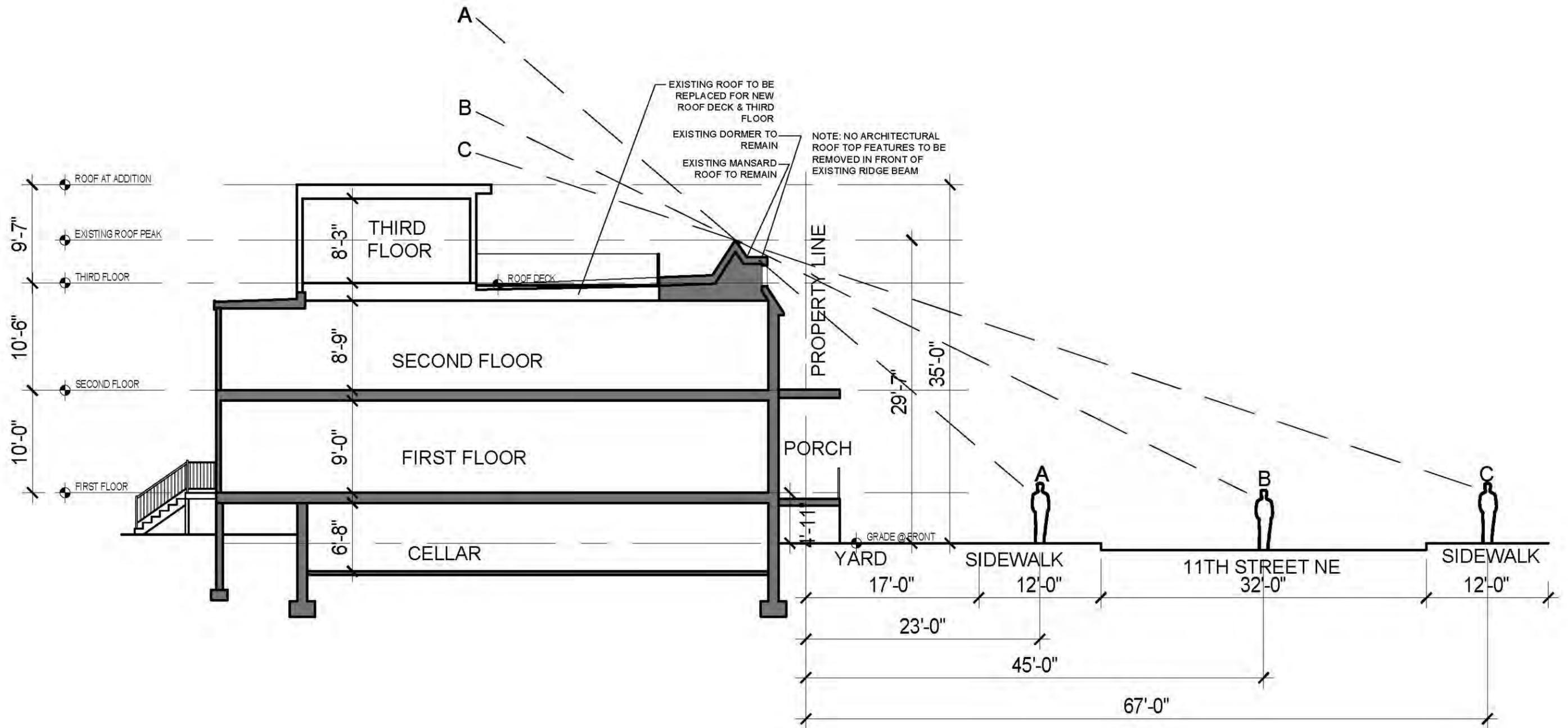


308 11<sup>TH</sup> Street NE - SITE PLAN

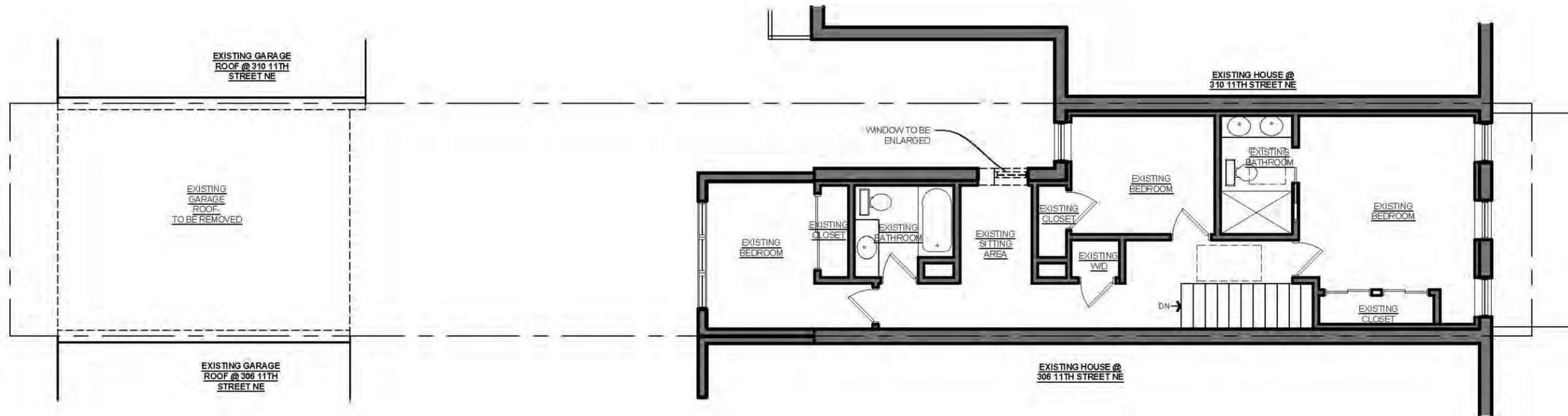
C-5



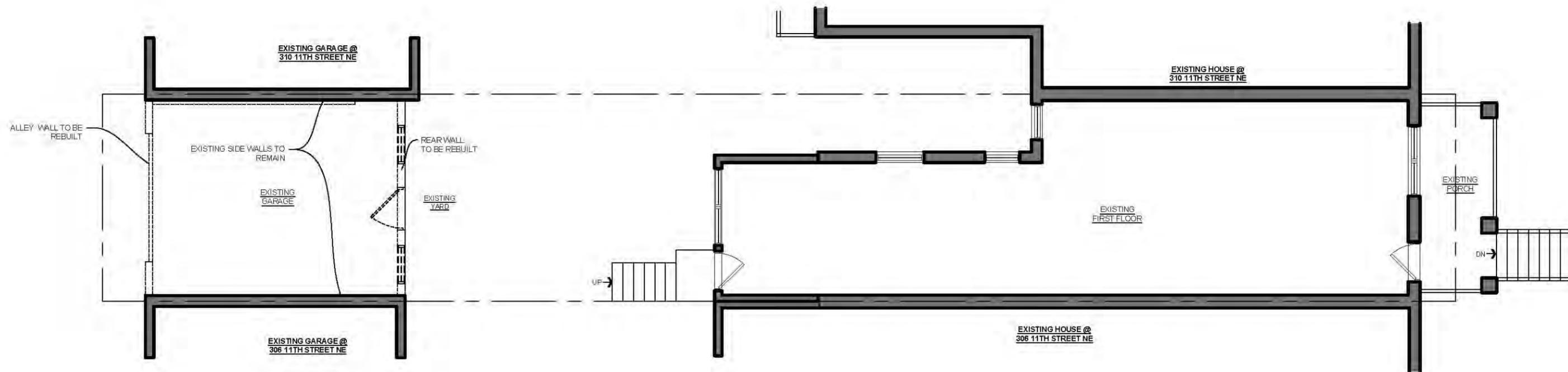
1 SITE SECTION  
C-6 SCALE: NTS



1  
 C-7 SIGHTLINE STUDY  
 SCALE: NTS

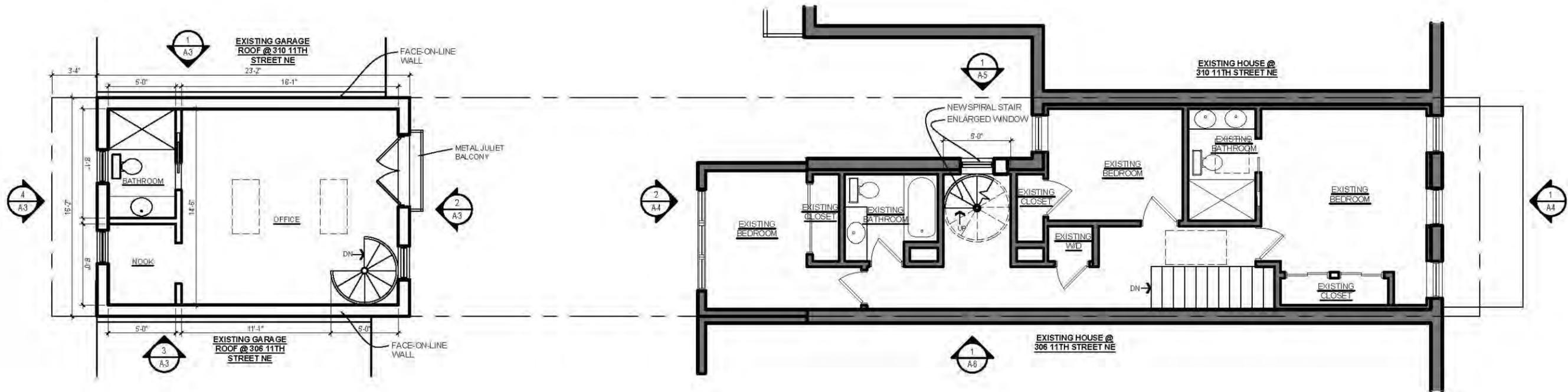


2 SECOND FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"

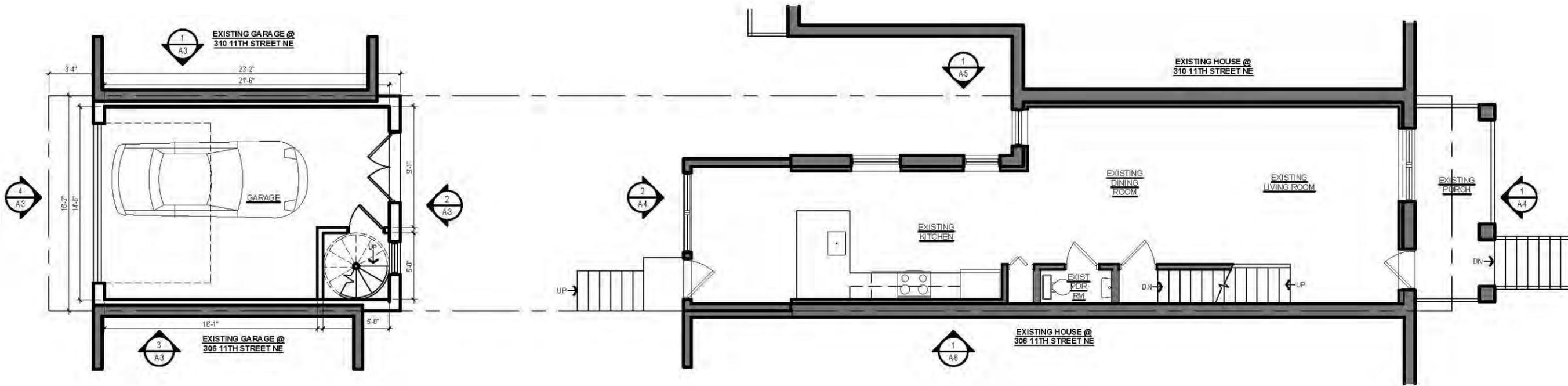


1 FIRST FLOOR DEMOLITION PLAN  
D-1 SCALE: 1/8"=1'-0"



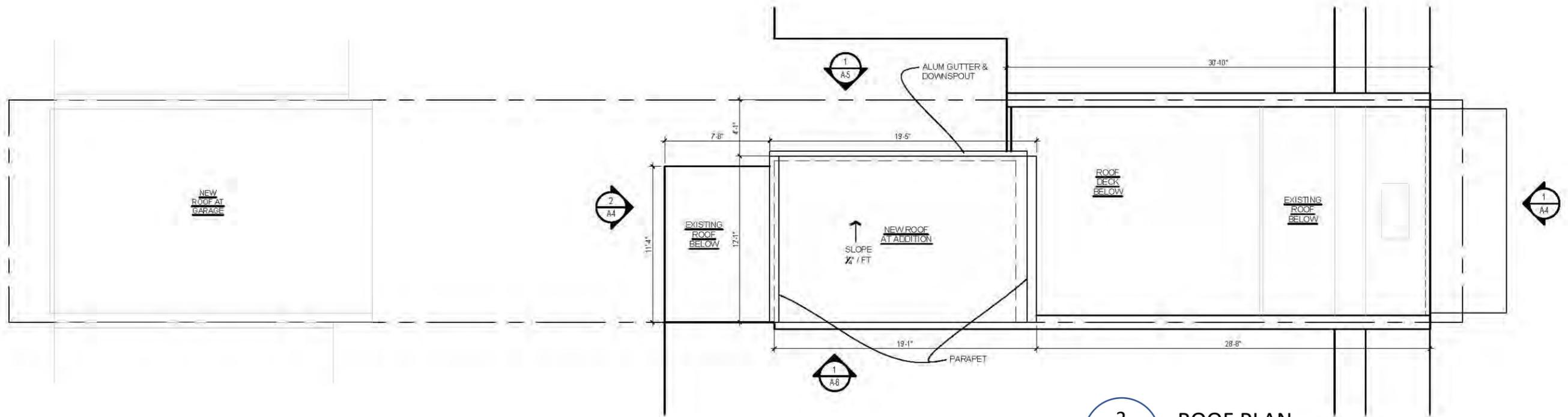


2  
A-1 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

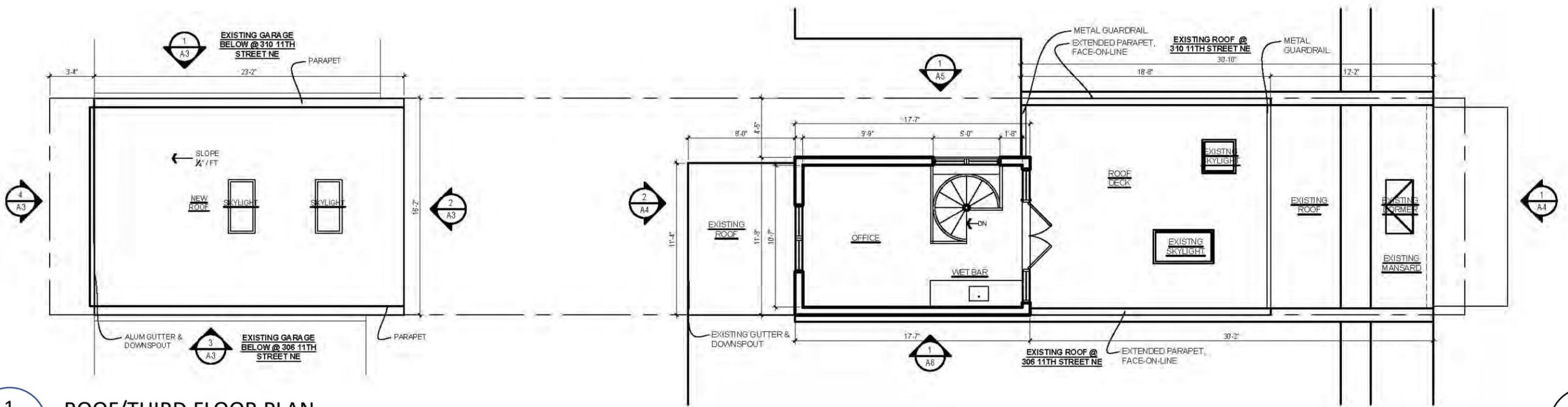


1  
A-1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



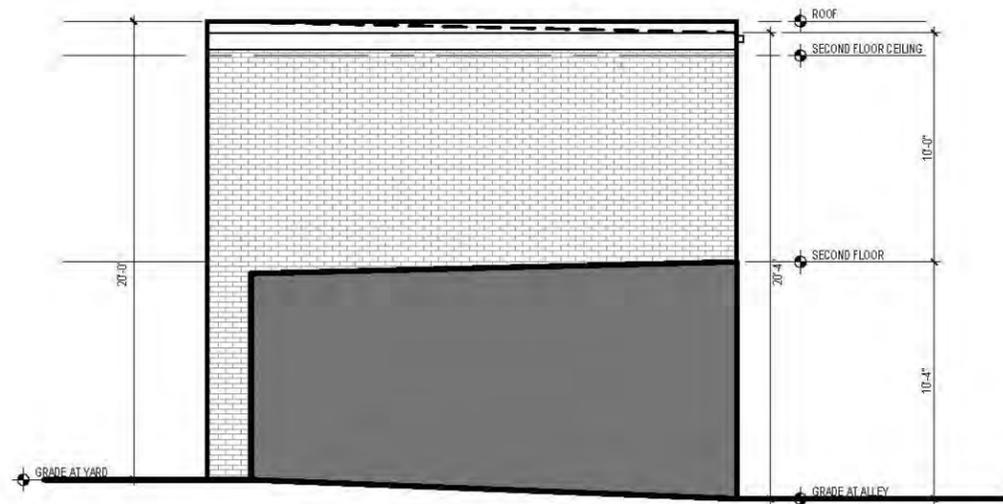


2 ROOF PLAN  
A-2 SCALE: 1/8"=1'-0"

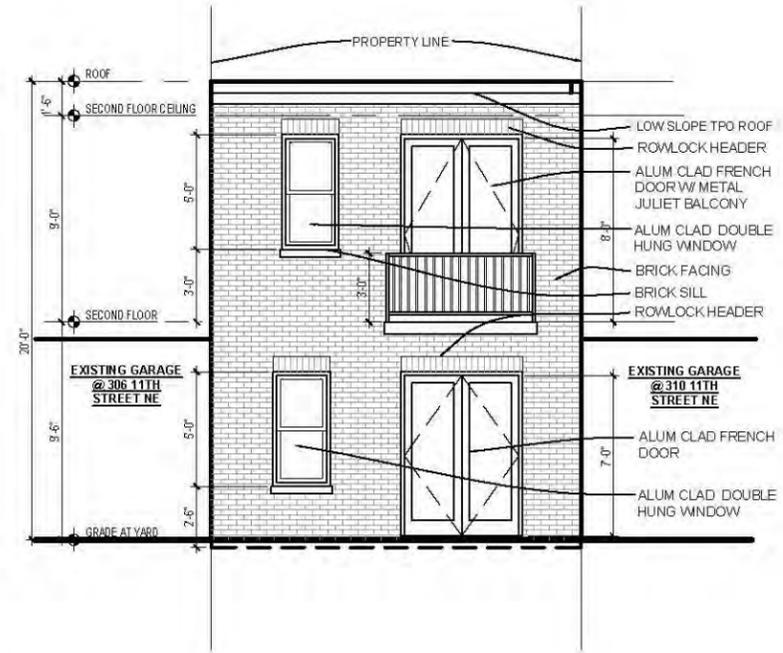


1 ROOF/THIRD FLOOR PLAN  
A-2 SCALE: 1/8"=1'-0"

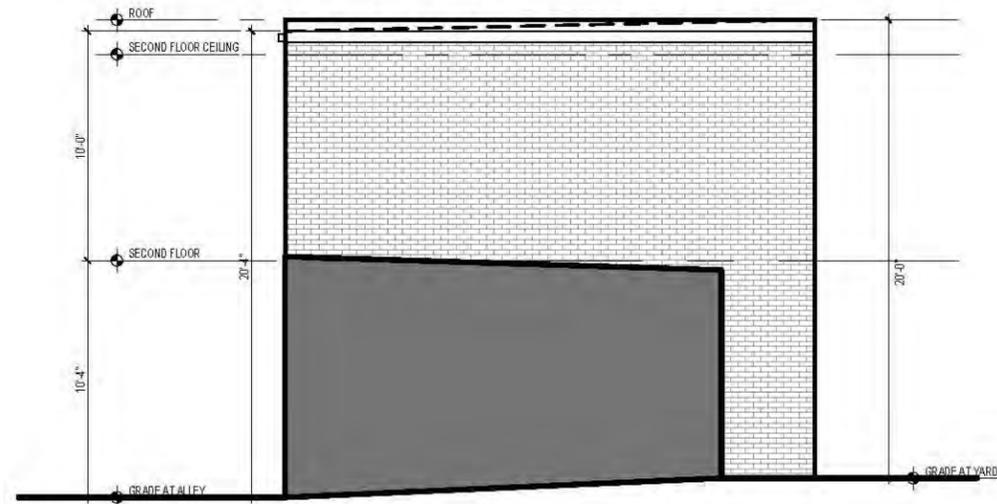




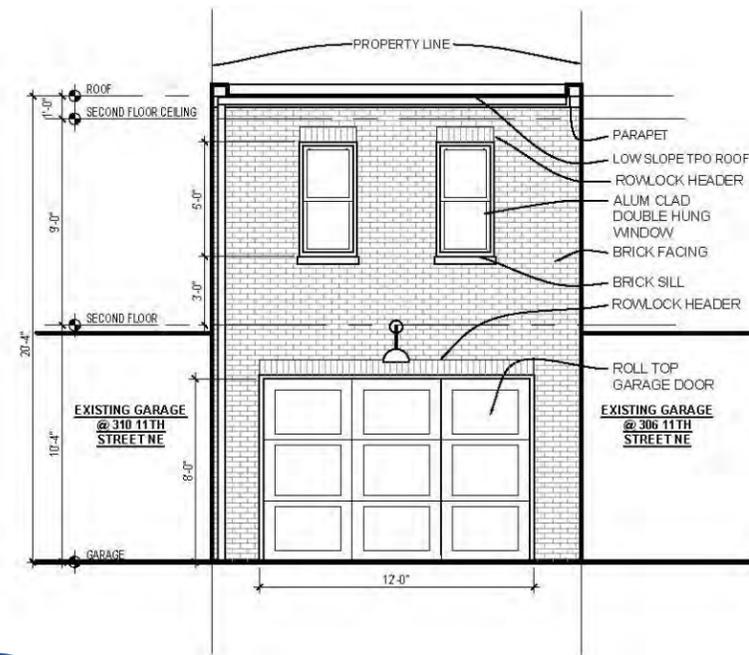
1 CARRIAGE HOUSE NORTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



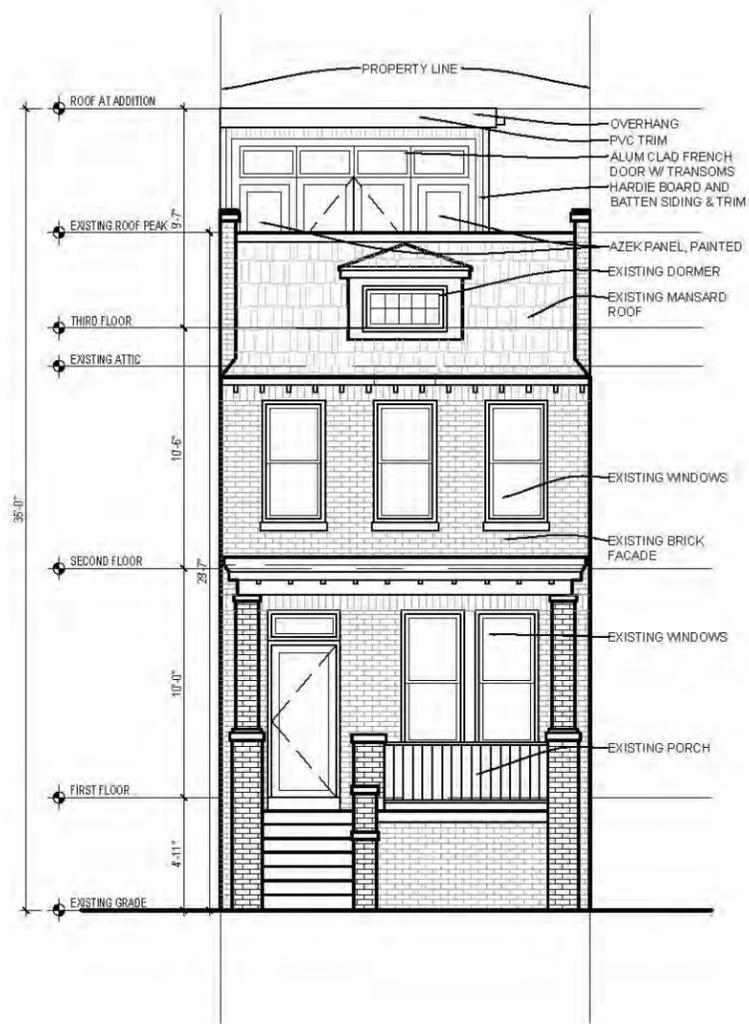
2 CARRIAGE HOUSE YARD ELEVATION  
A-3 SCALE: 1/8"=1'-0"



3 CARRIAGE HOUSE SOUTH ELEVATION  
A-3 SCALE: 1/8"=1'-0"



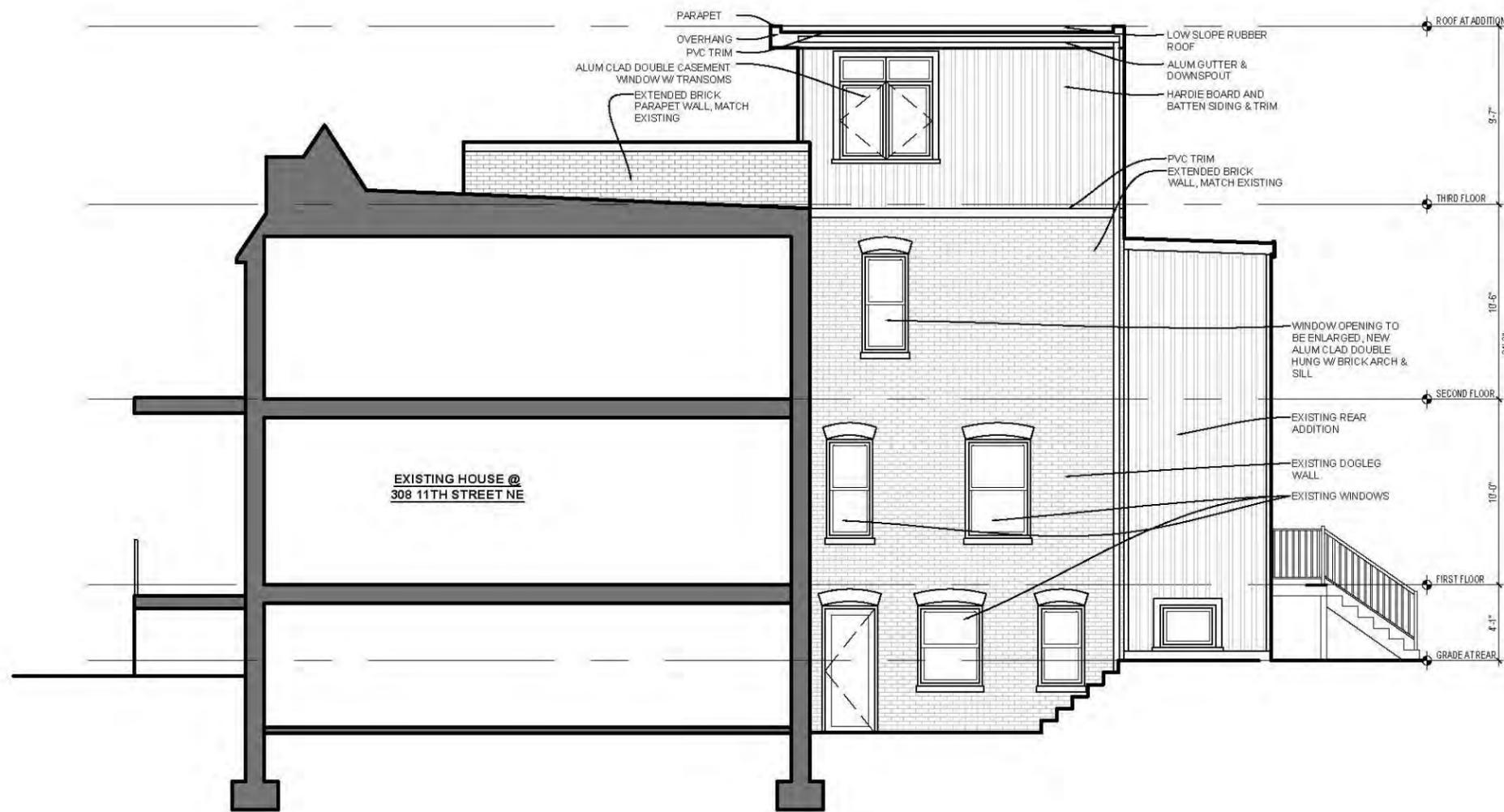
4 CARRIAGE HOUSE ALLEY ELEVATION  
A-3 SCALE: 1/8"=1'-0"



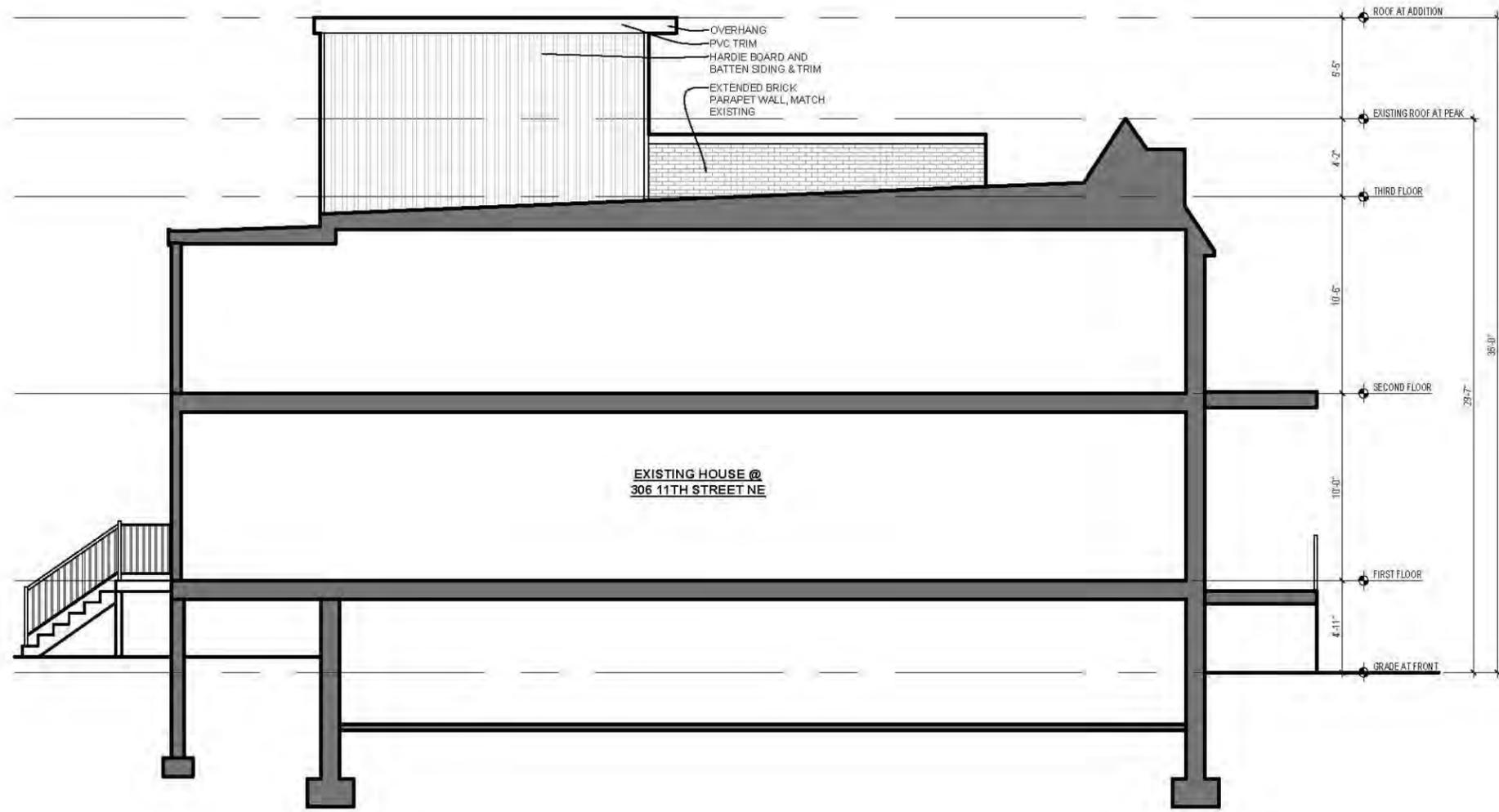
1 MAIN HOUSE FRONT ELEVATION  
A-4 SCALE: 1/8"=1'-0"



2 MAIN HOUSE REAR ELEVATION  
A-4 SCALE: 1/8"=1'-0"



1 MAIN HOUSE NORTH ELEVATION  
 A-5 SCALE: 1/8"=1'-0"



1 MAIN HOUSE SOUTH ELEVATION  
 A-6 SCALE: 1/8"=1'-0"