

1227 E STREET SE—ADDITION AND RENOVATION

Washington, DC 20003

OWNERS:

MARGARET MCCULLOCH & PAUL HYDEN
1227 E STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0058
SQUARE: 1019
LOT AREA: 1664.3 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY ROW DWELLING w/CELLAR, SINGLE FAMILY DWELLING
PROPOSED: TWO STORY ROW DWELLING w/CELLAR, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

2-STORY REAR ADDITION W/ CELLAR, REAR YARD DECK W/ CELLAR LEVEL
PARKING BELOW, INTERIOR RENOVATIONS

ZONING INFORMATION:

RELIEF NEEDED: Subtitle E §205.4

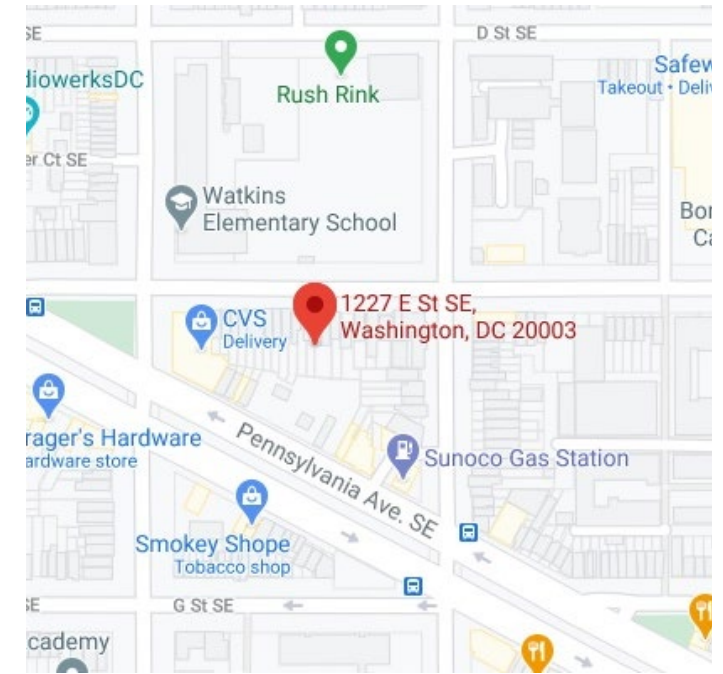
	Existing	Proposed	Allowable
Lot Coverage	669.5 SF	893.3 SF	998.6 SF
(Percentage)	40.2%	59.0%	60%
Rear Yard	61.3'	44.7'	20.0' MIN
Rear Yard (extension)	8.9'	19.5'	10.0'
Height (Main House)	28.2'	NO CHANGE	35.0'
Stories (Main House)	2+CELLAR	NO CHANGE	3+CELLAR
Height (Garage)	N/A	2.0'	20.0'
Stories (Garage)	N/A	0+CELLAR	2+CELLAR
Square Footage			
Cellar	573.5 SF	885.9 SF	
First Floor	573.5 SF	797.9 SF	
Second Floor	573.5 SF	797.9 SF	
Total	1720.5 SF	2481.7 SF	
Cellar (Garage)	N/A	330.3 SF	

DRAWING INDEX:

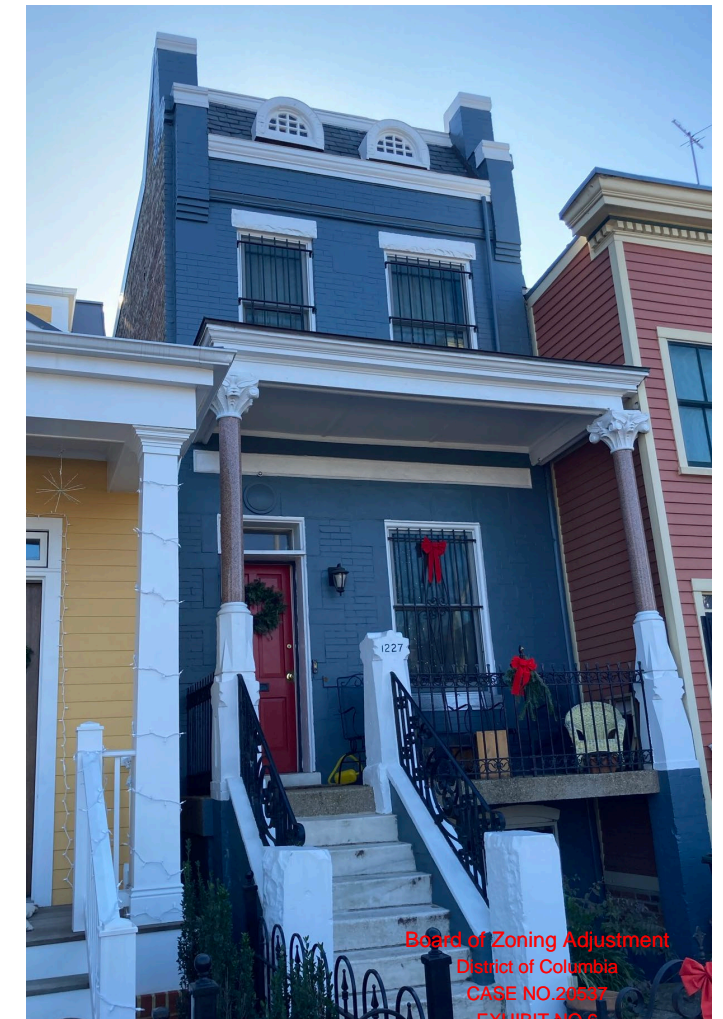
- 1 COVER SHEET
- 2 PHOTOGRAPHS
- 3 PHOTOGRAPHS
- 4 BLOCK PLAN
- 5 SITE PLAN
- 6 SITE SECTION
- 7 DEMOLITION PLANS
- 8 DEMOLITION PLANS
- 9 CELLAR PLAN
- 10 UPPER FLOOR PLANS
- 11 GARAGE PLANS
- 12 ELEVATIONS
- 13 ELEVATIONS
- 14 ELEVATIONS
- 15 ELEVATIONS

BZA Concept Plans

May 24, 2021



SITE MAP



FRONT FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO 20017
EXHIBIT NO.6

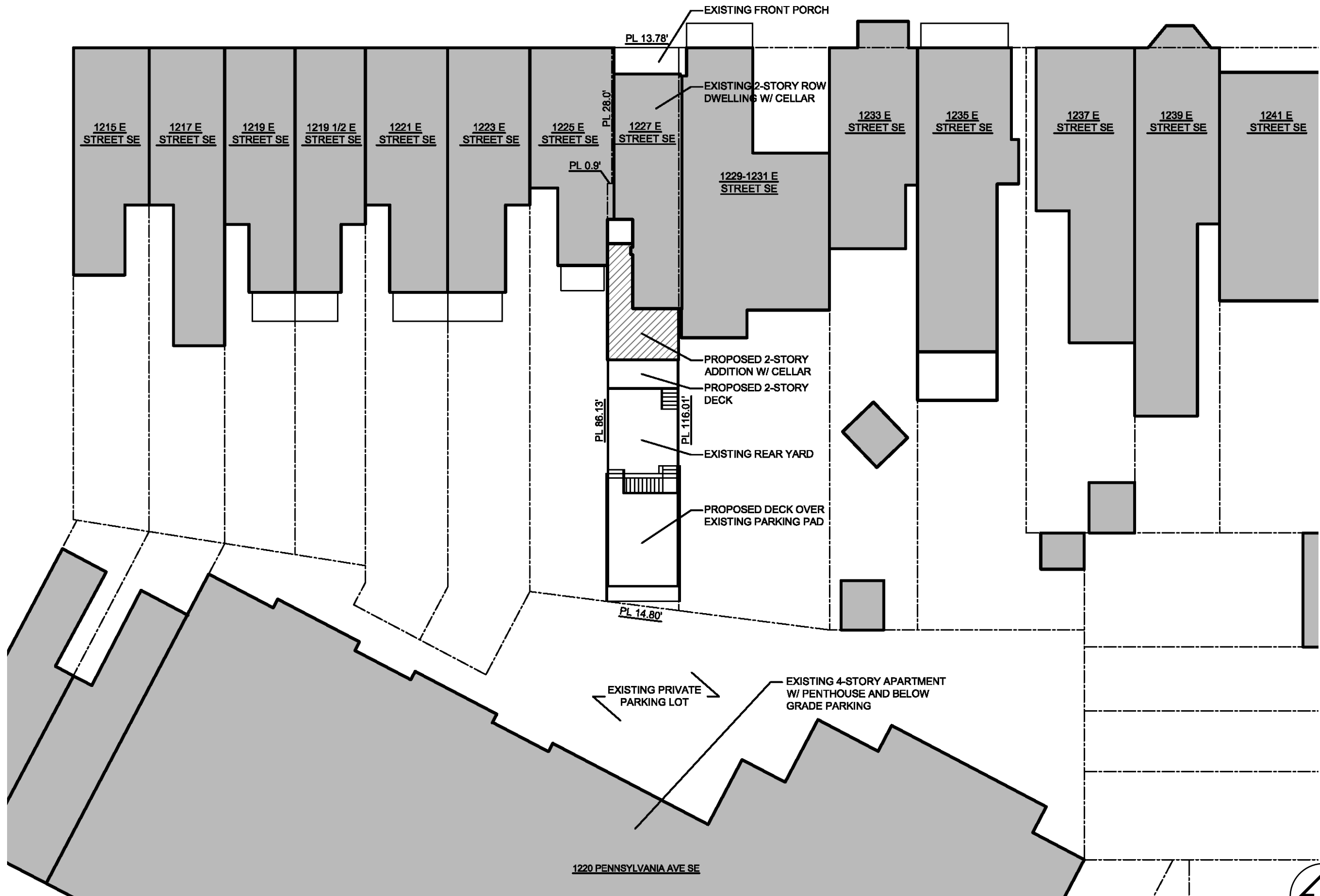


1227 E STREET SE – PHOTOGRAPHS

SCALE: N.T.S.

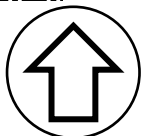


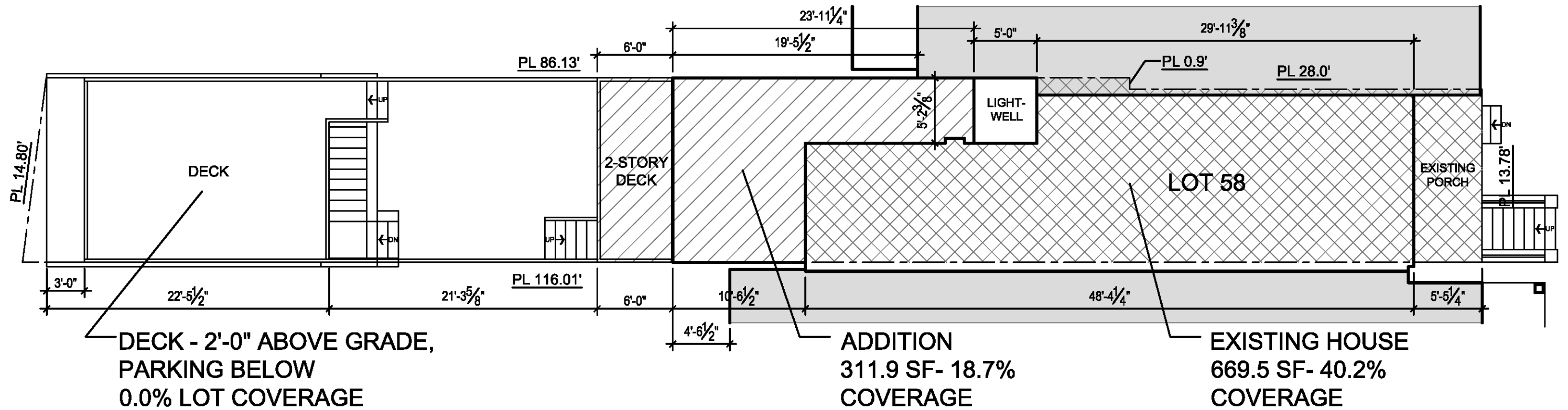
E STREET SE



1227 E STREET SE – BLOCK PLAN

SCALE: 1" = 20'



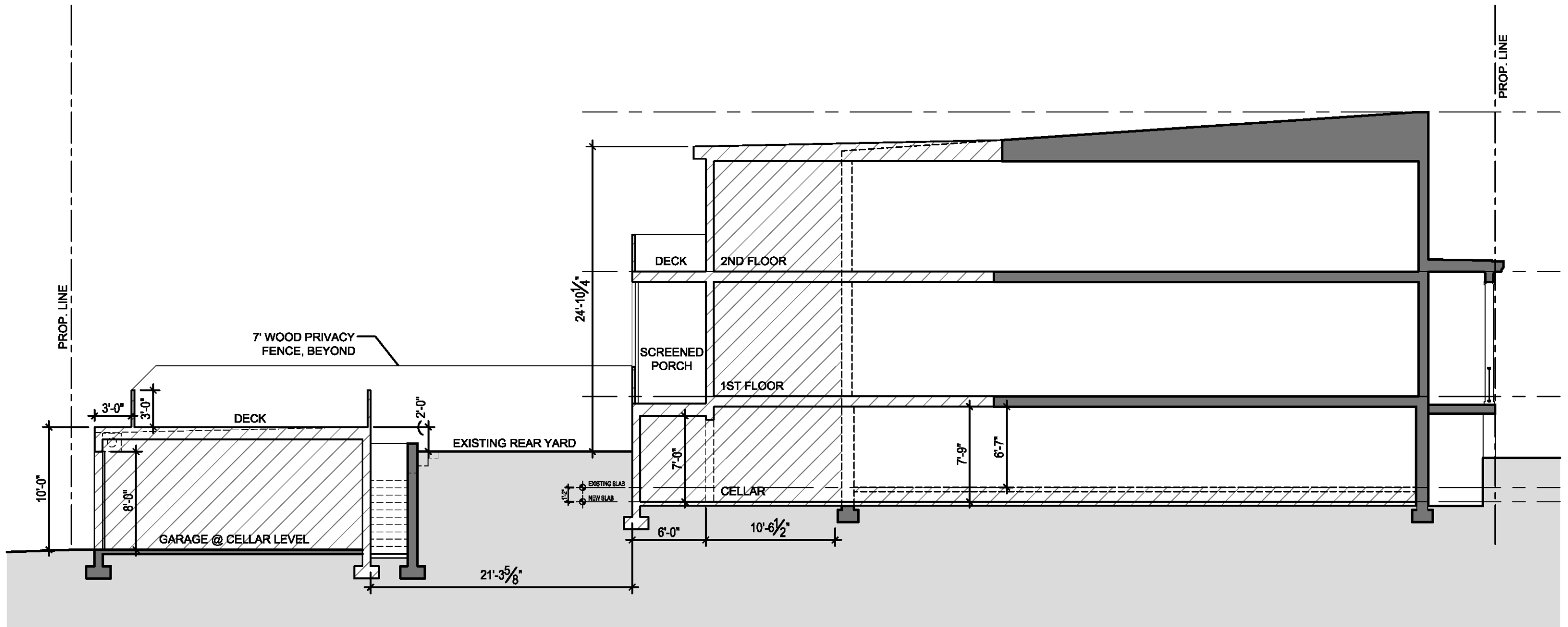


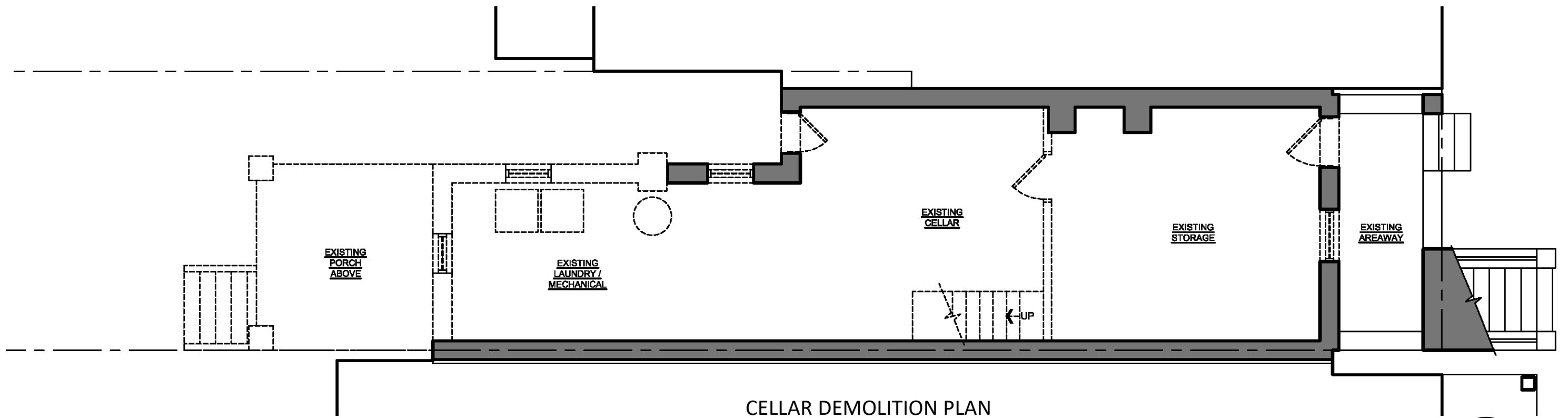
DECK - 2'-0" ABOVE GRADE,
PARKING BELOW
0.0% LOT COVERAGE

ADDITION
311.9 SF- 18.7%
COVERAGE

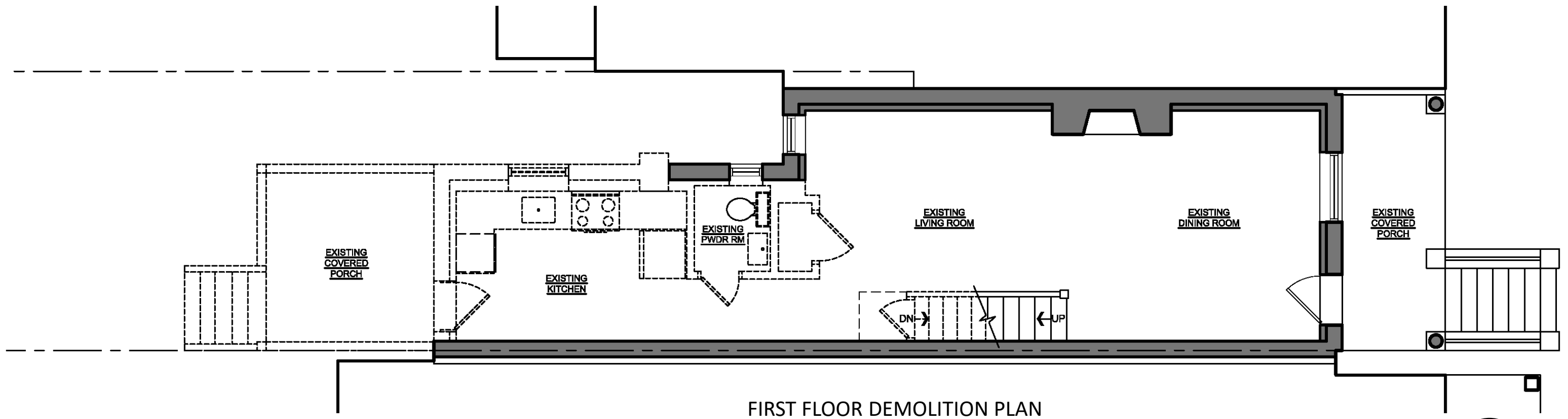
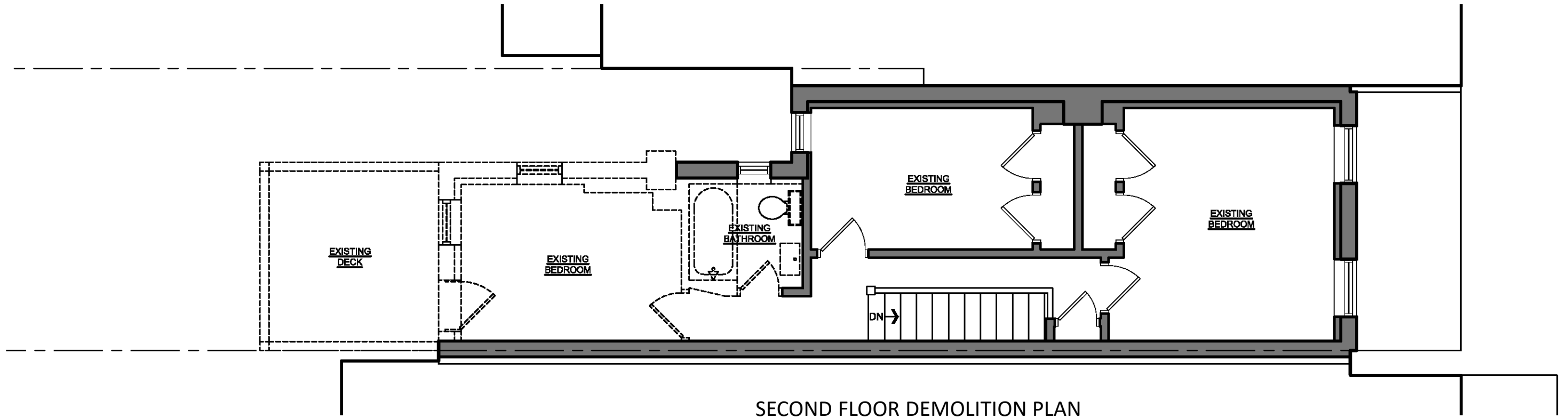
EXISTING HOUSE
669.5 SF- 40.2%
COVERAGE

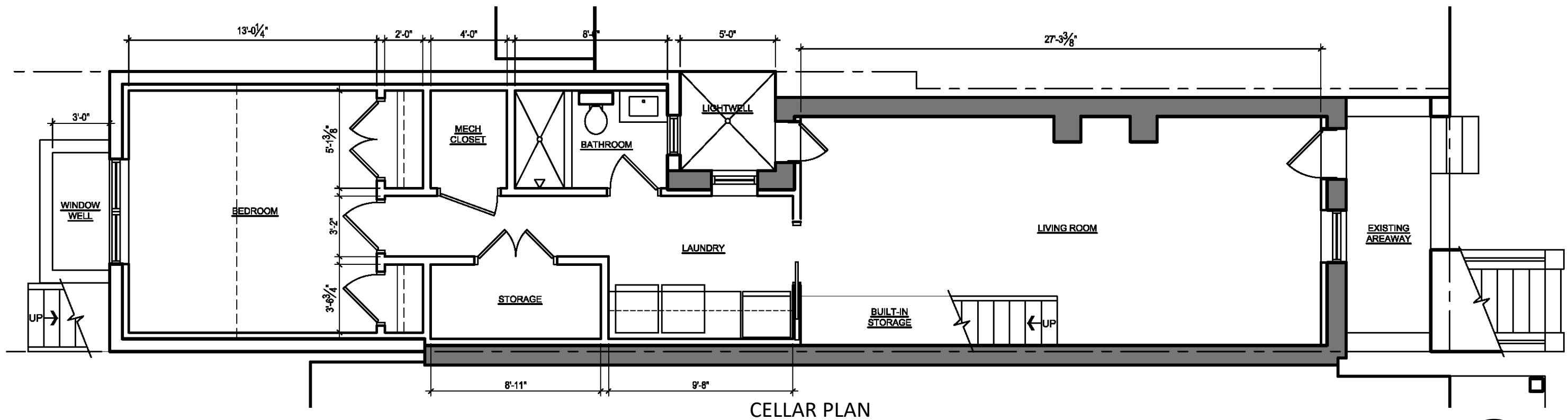
LOT AREA: 1664.3 SF
LOT OCCUPANCY = 981.4 SF, 59.0%

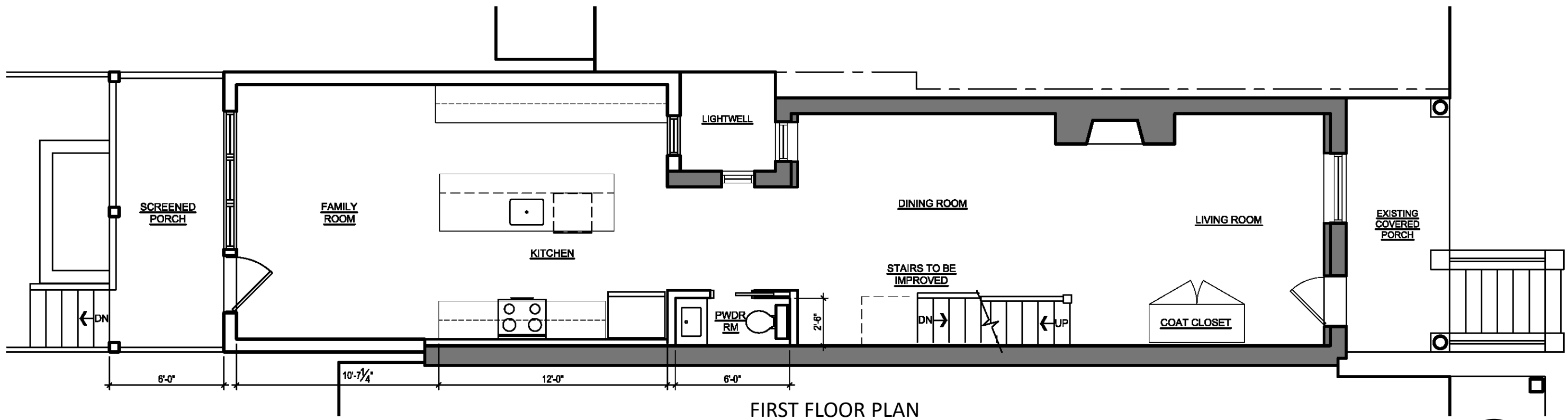
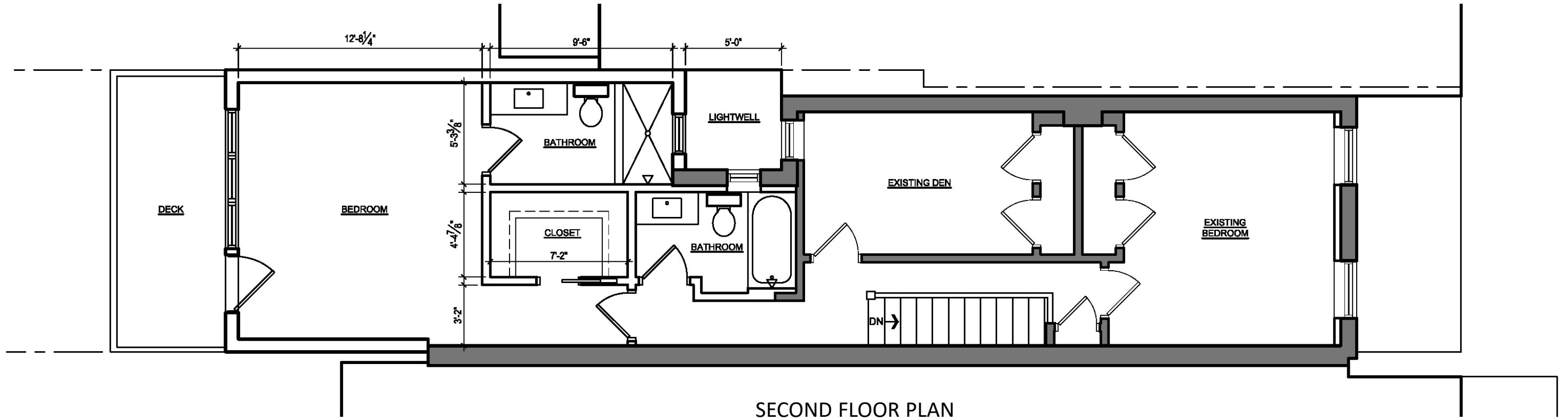


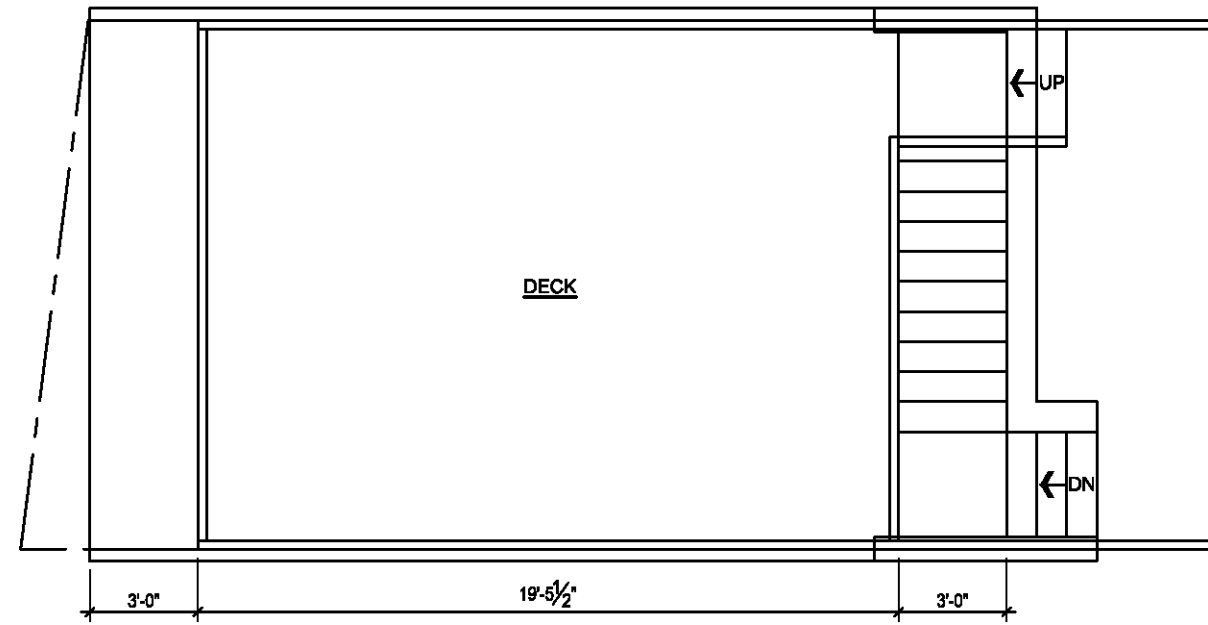


CELLAR DEMOLITION PLAN

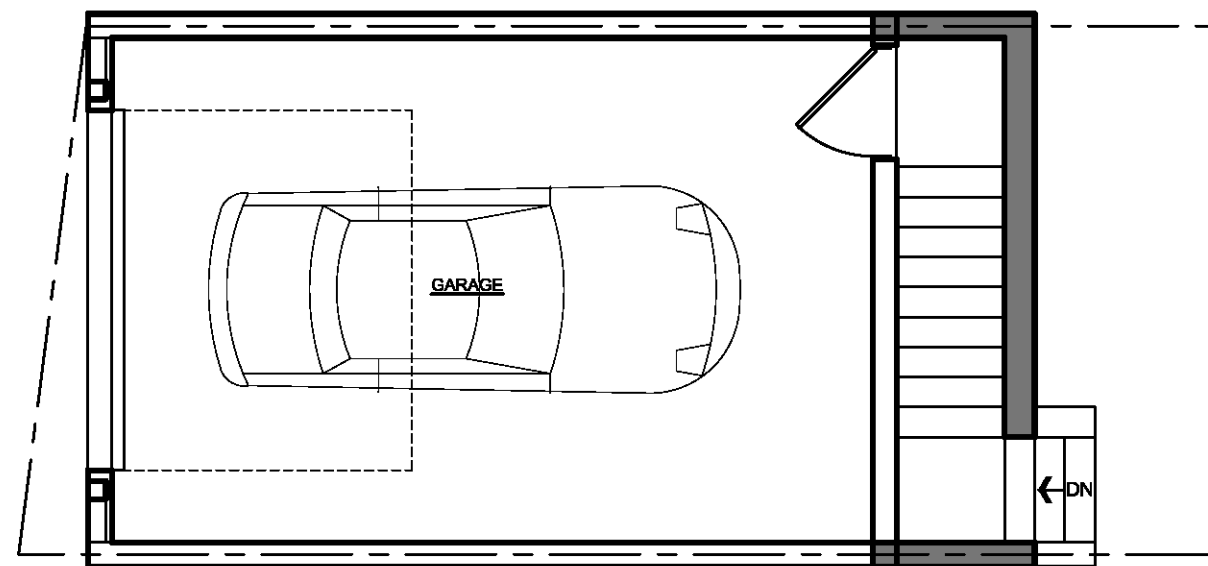




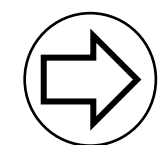


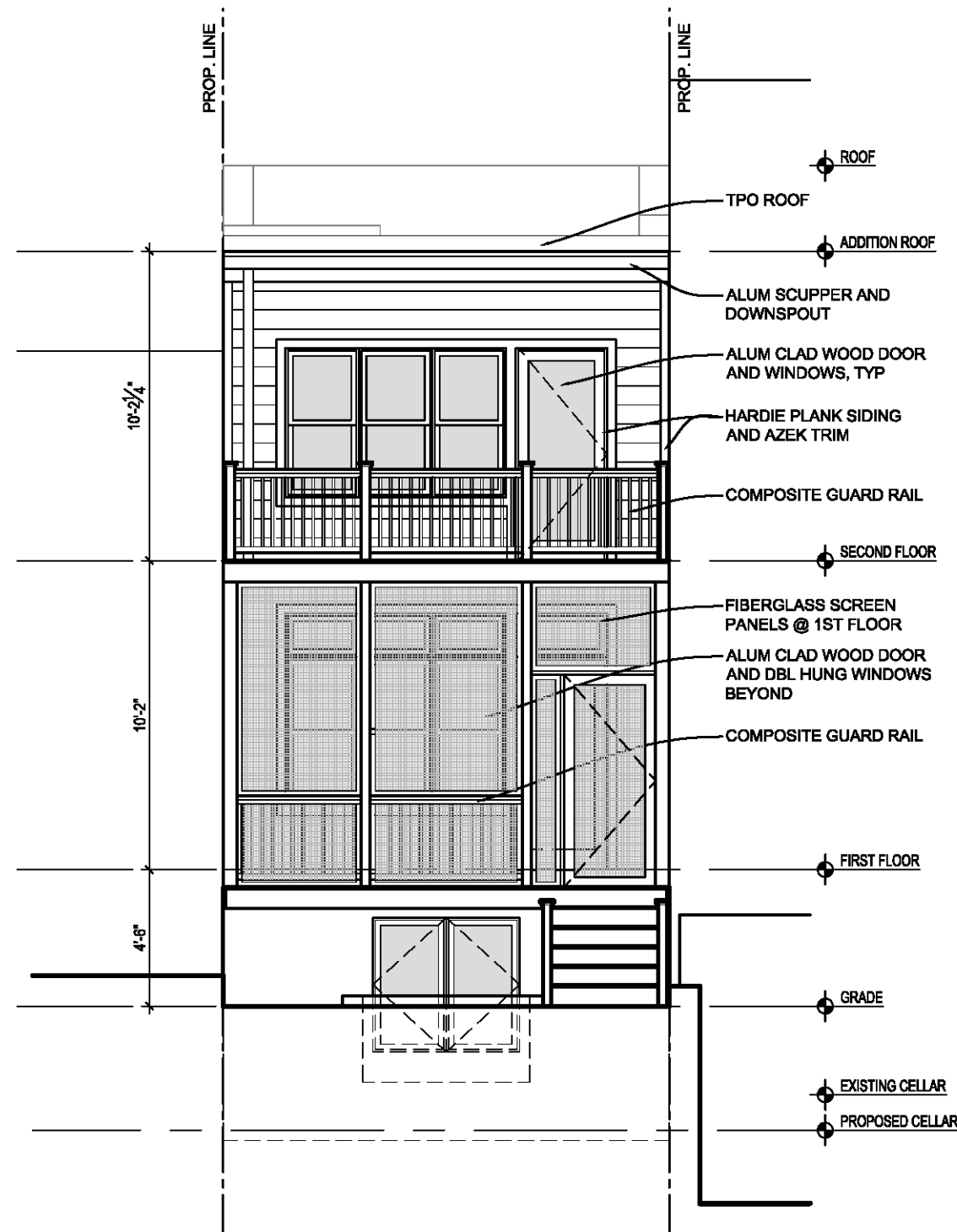


GARAGE DECK

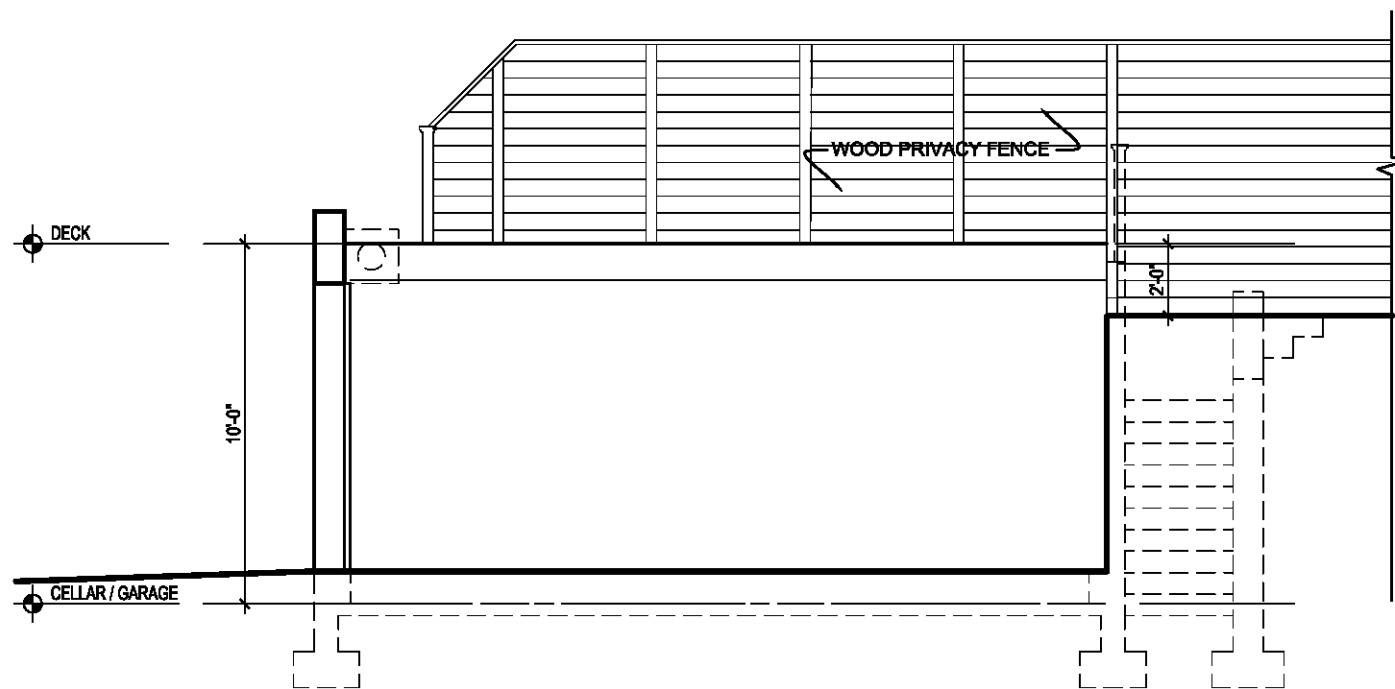


GARAGE CELLAR

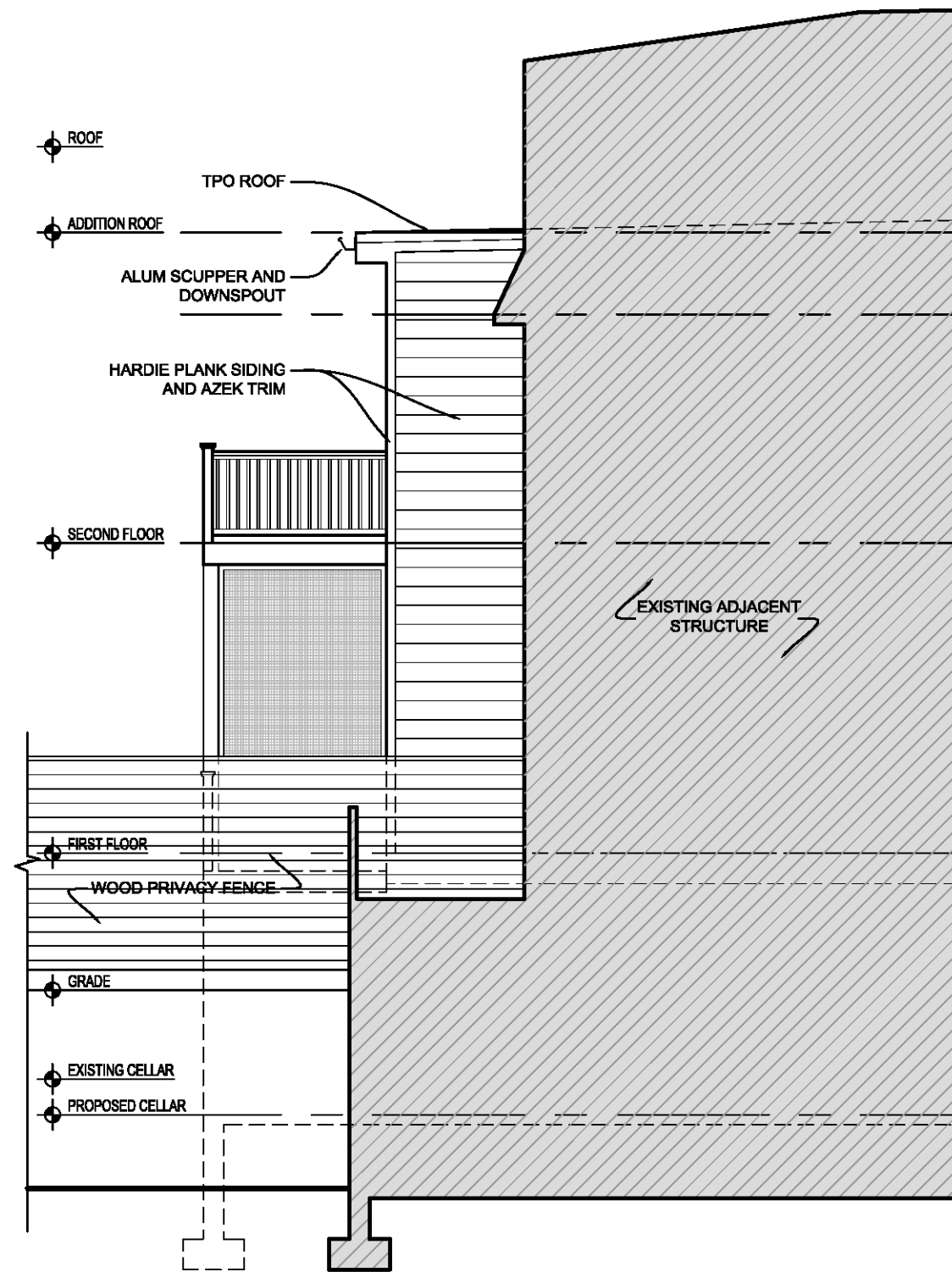




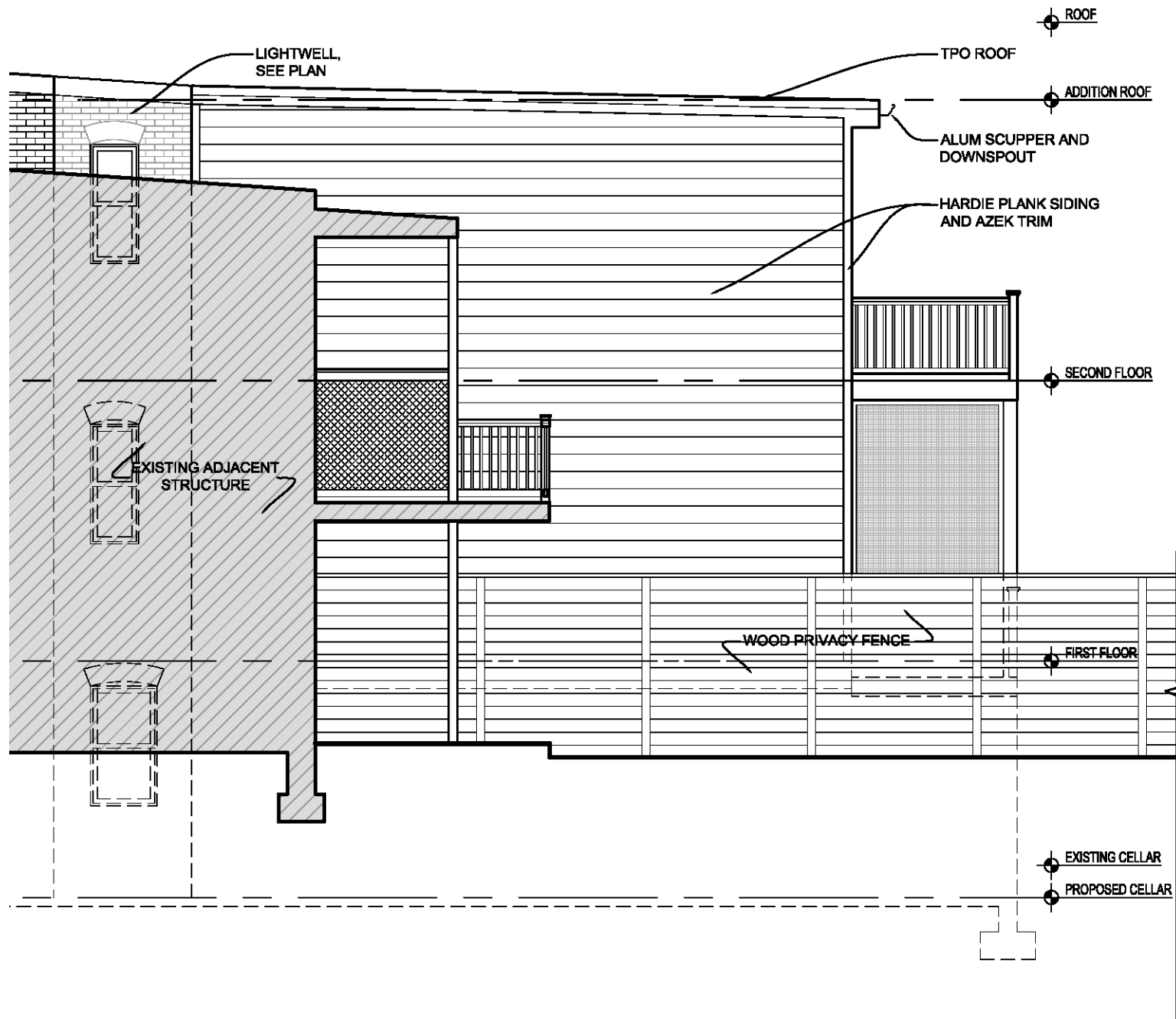
SOUTH ELEVATION – ADDITION



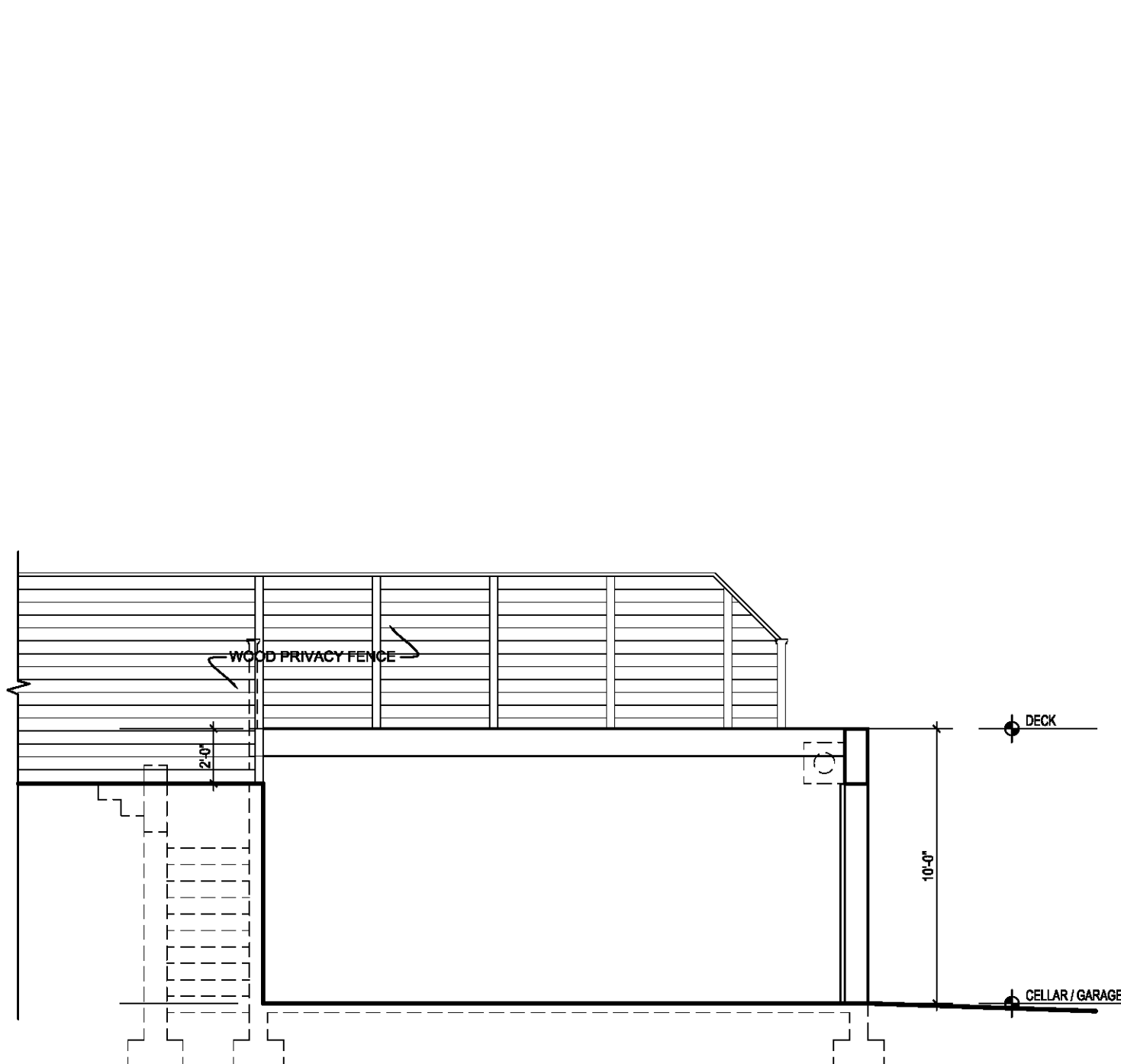
EAST ELEVATION – GARAGE



EAST ELEVATION – ADDITION



WEST ELEVATION – ADDITION



WEST ELEVATION – GARAGE

1227 E STREET SE – ELEVATIONS

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

