

718 NORTH CAROLINA AVE SE—SCREEN PORCH ADDITION

Washington, DC 20003

OWNERS:

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718 NORTH CAROLINA AVENUE SE
WASHINGTON, DC 20003

ARCHITECT:

FOWLER ARCHITECTS
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WASHINGTON, DC 20003
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PROPERTY INFORMATION:

LOT: 0049
SQUARE: 0899
LOT AREA: 2022.5 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: THREE STORY ROW DWELLING w/CELLAR, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:

2-STORY REAR SCREEN PORCH ADDITION

ZONING INFORMATION:

RELIEF NEEDED: Subtitles E §304.1

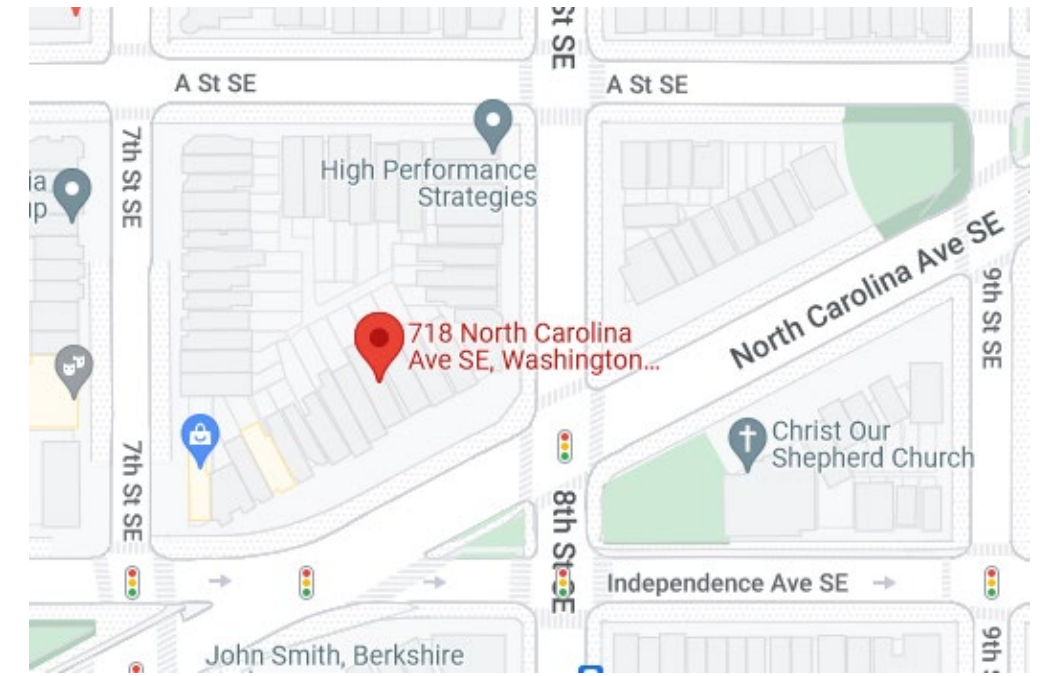
	Existing	Proposed	Allowable
Lot Coverage	1201.7 SF	1366.7SF	1213.5 SF
(Percentage)	59.4%	67.6%	60%
Rear Yard	33.7'	22.7'	20.0' MIN
Height	40.0'	NO CHANGE	35.0'
Stories	3+CELLAR	NO CHANGE	3+CELLAR
Square Footage			
Cellar	1176.3 SF	NO CHANGE	
First Floor	1176.3 SF	NO CHANGE	
Second Floor	1176.3 SF	NO CHANGE	
Third Floor	662.6 SF	NO CHANGE	
Total	4191.5 SF	NO CHANGE	
Screen Porch 1 st Floor	N/A	225.0 SF	
Screen Porch 2 nd Floor	N/A	225.0 SF	
Total	N/A	450.0 SF	

DRAWING INDEX:

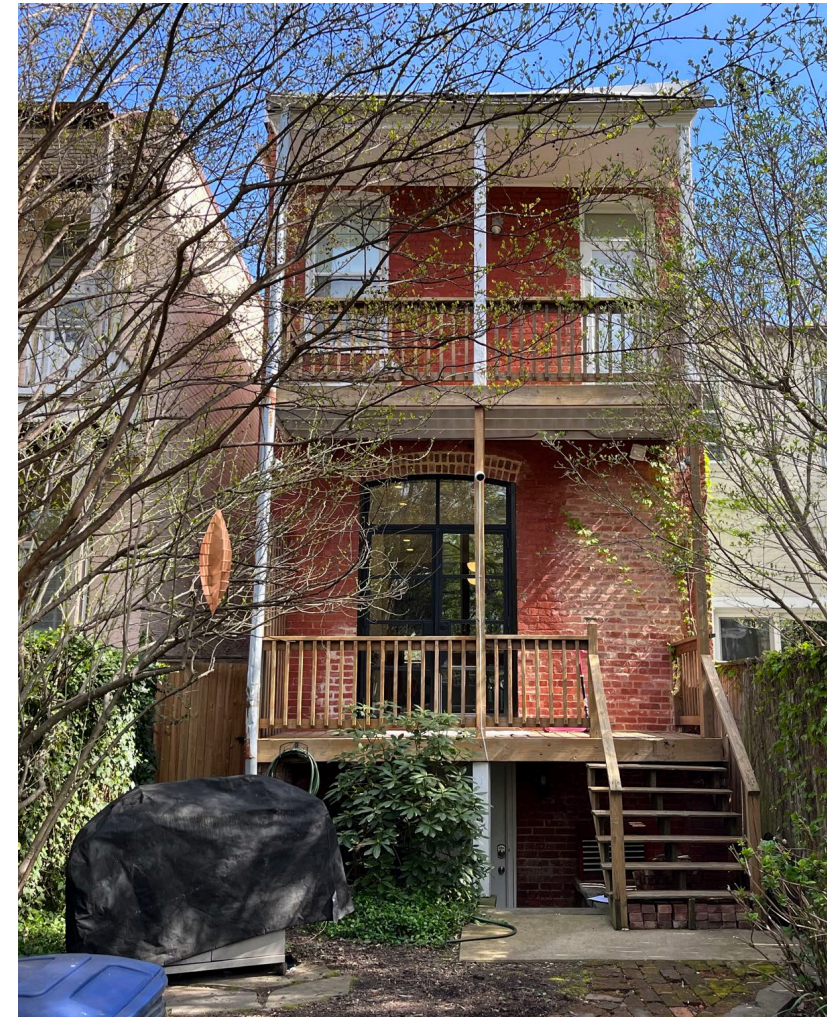
- 1 COVER SHEET
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HPRB/BZA Concept Plans

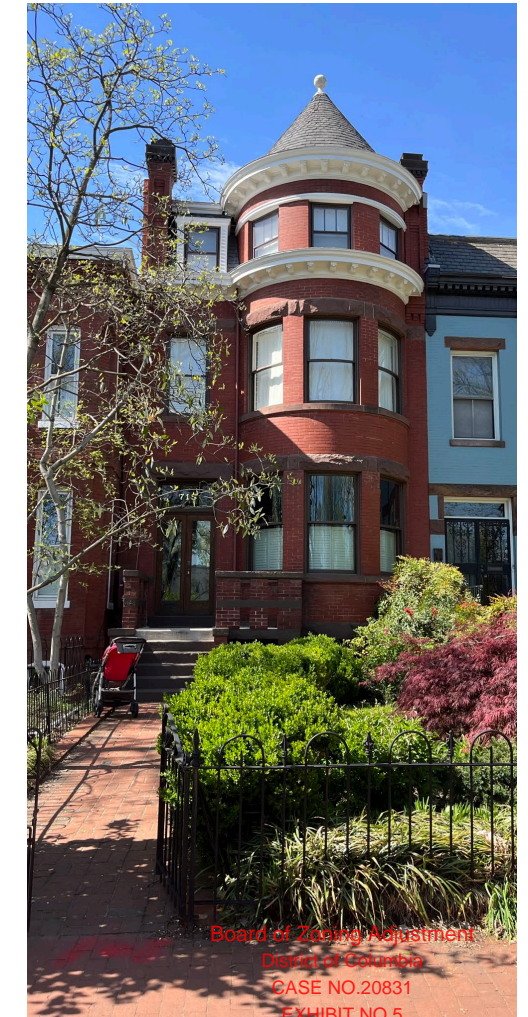
August 3, 2022



SITE MAP



REAR FACADE



FRONT FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO.20831
EXHIBIT NO.5



View of rear yard towards alley



718 N. Carolina Ave SE street frontage



View from rear yard towards 718 N. Carolina Ave SE



View from rear yard towards 720 N. Carolina Ave SE



View from rear yard towards 716 N. Carolina Ave SE



View along alley looking East

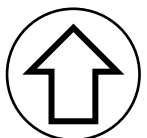


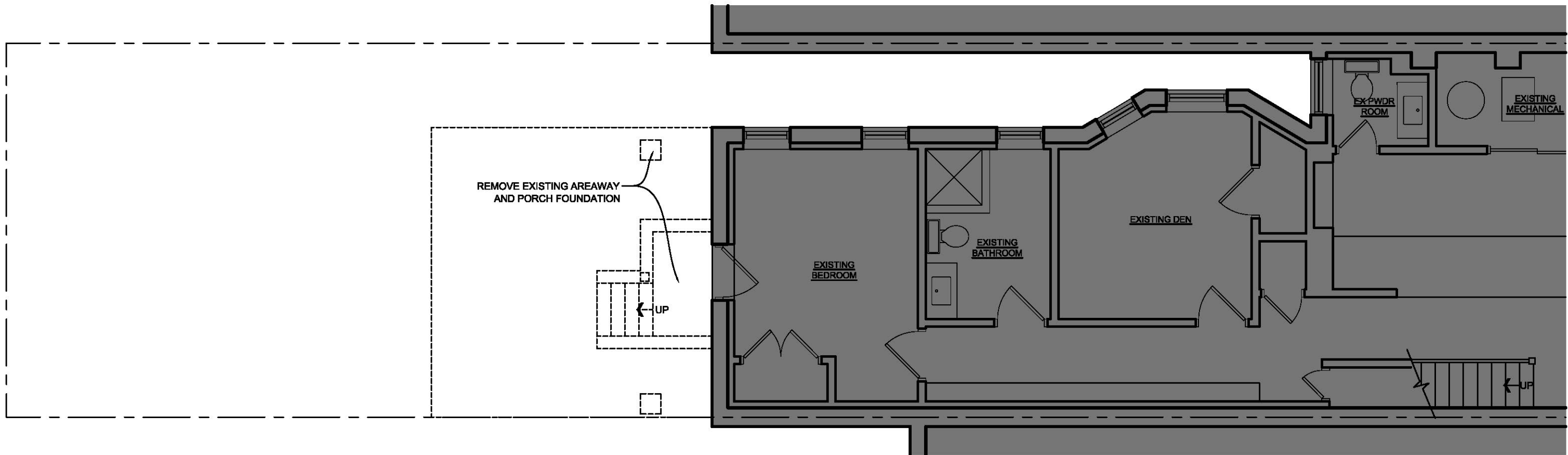
View from alley looking South

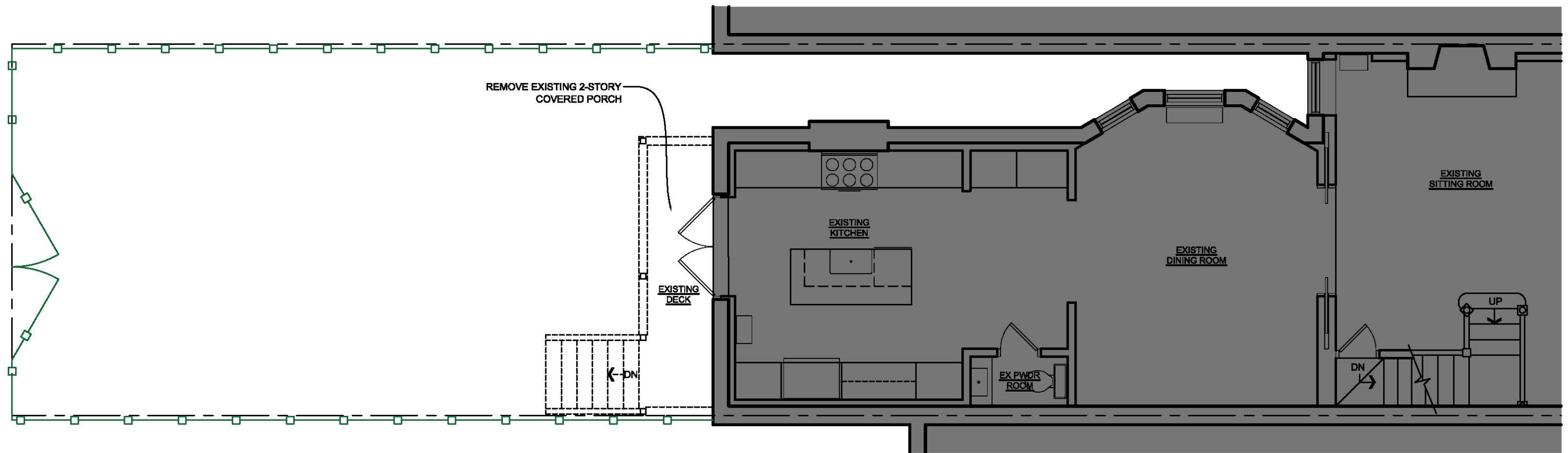


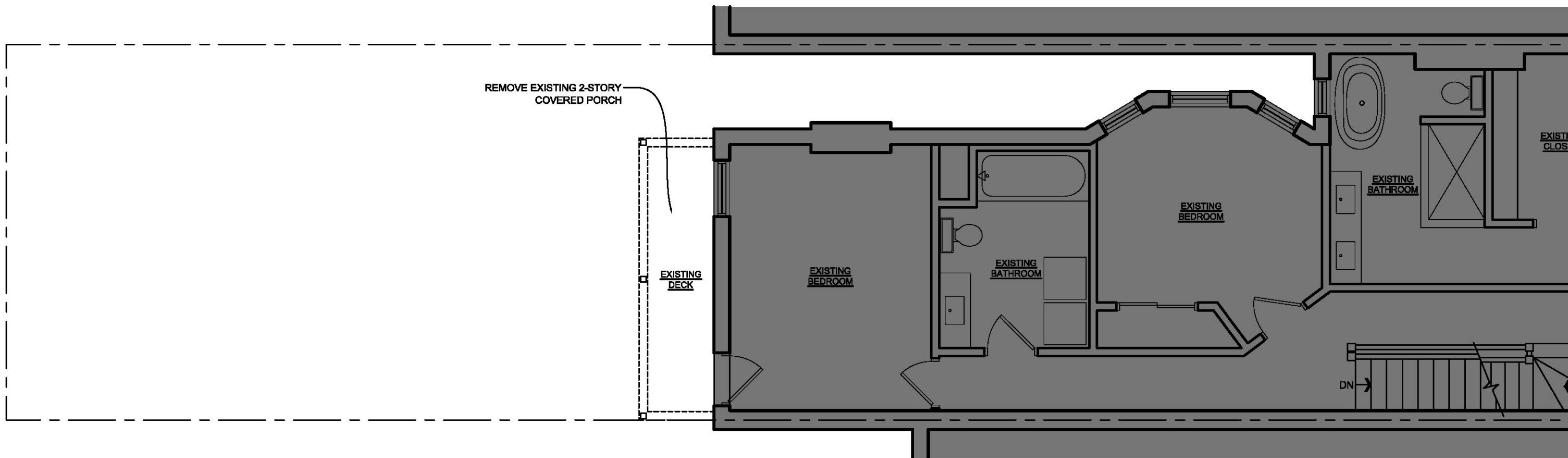
1227 E STREET SE – BLOCK PLAN

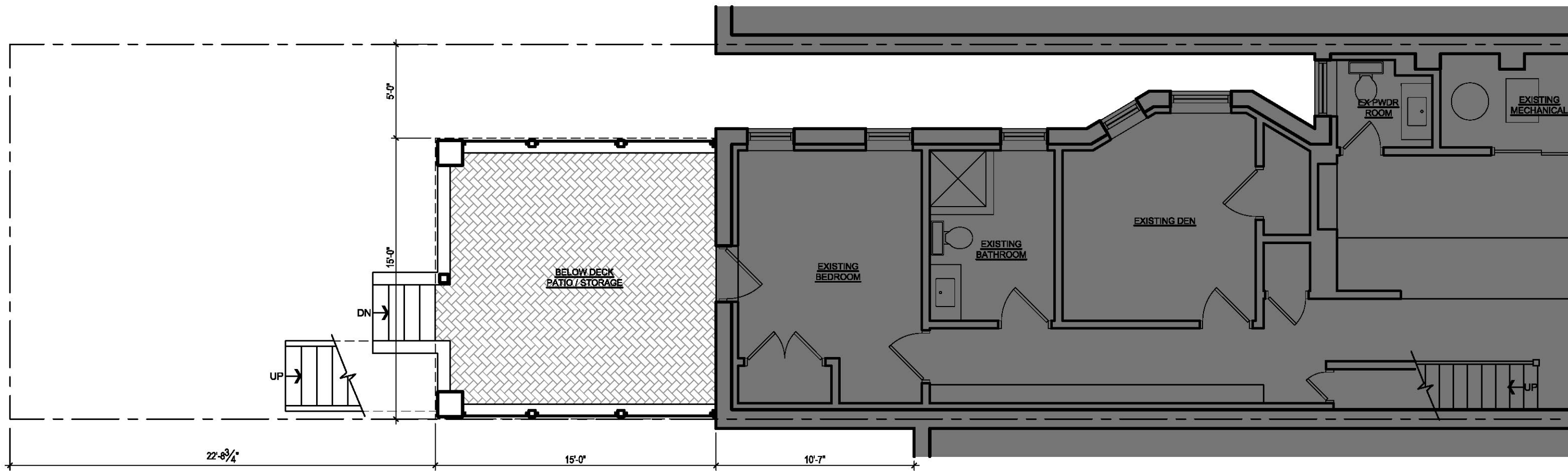
SCALE: 1/16" = 1'-0"

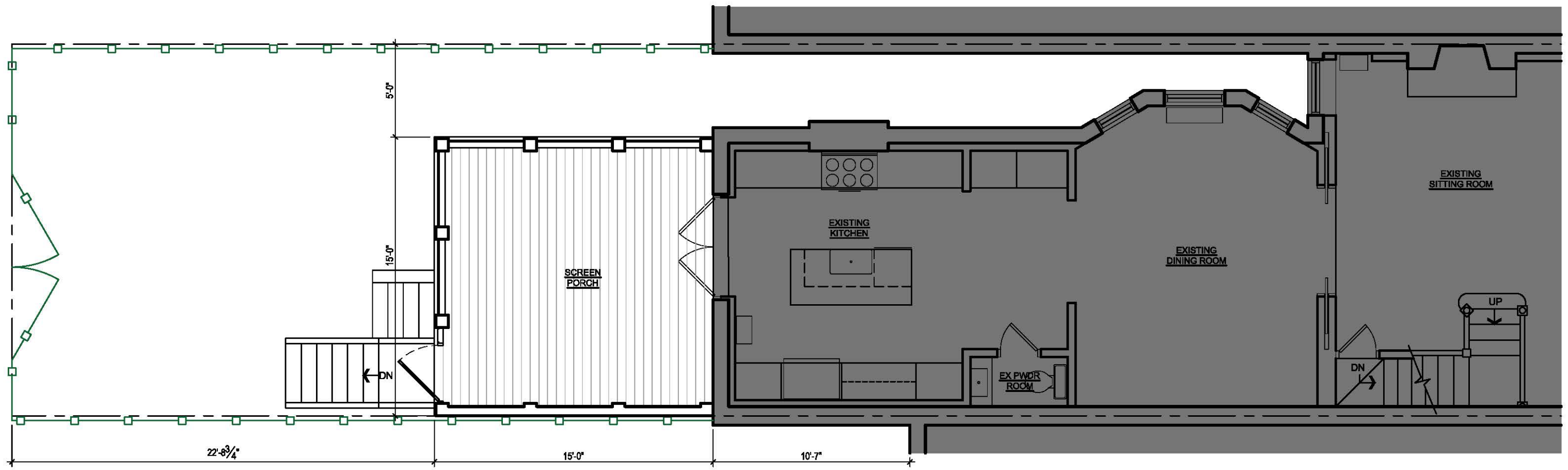












718 NORTH CAROLINA AVE SE – FIRST FLOOR PLAN

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

