

# 520 Groff Court NE– ADDITION

Washington, DC 20002

**OWNER:**

KARA BENSON  
520 GROFF COURT NE  
WASHINGTON, DC 20002

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

LOT: 0179  
SQUARE: 0779  
LOT AREA: 1345 SF  
ZONE: RF-3  
USE GROUP: R-3  
TWO STORY ROW DWELLING, SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

TWO-STORY SIDE ADDITION

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	356.9 SF	726.5 SF	N/A (lot less than 1800 SF)
(Percentage)	26.5%	54.0%	N/A (lot less than 1800 SF)
Rear Yard	26.67'	22.67'	MIN. 5.0' FROM NON ALLEY LOT LINES
Side Yard	11.92'	0'	MIN. 5.0' FROM NON ALLEY LOT LINES
Alley Centerline Setback	10.0'-17.0'	5.0'-10.0'	12.0'
Pervious Surface	73.3%	50%	MIN. 10%
Height	23.75'	NO CHANGE	20.0'
Stories	2	NO CHANGE	2
<b>Square Footage</b>			
First Floor	356 SF	726 SF	N/A
Second Floor	356 SF	726 SF	N/A
Total	712 SF	1452 SF	

BZA-Preliminary

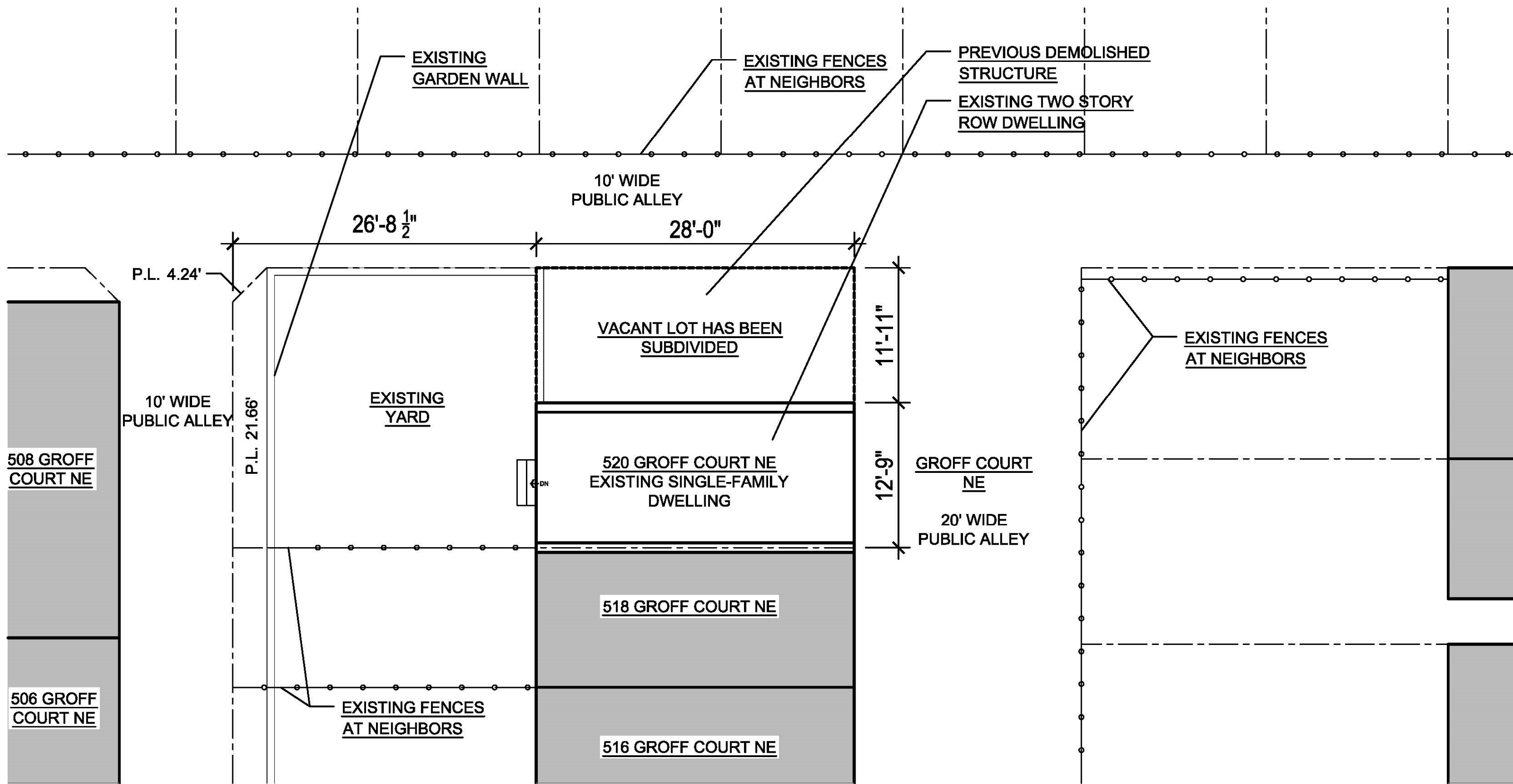


February 11, 2019

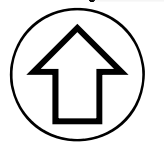


**DRAWING INDEX:**

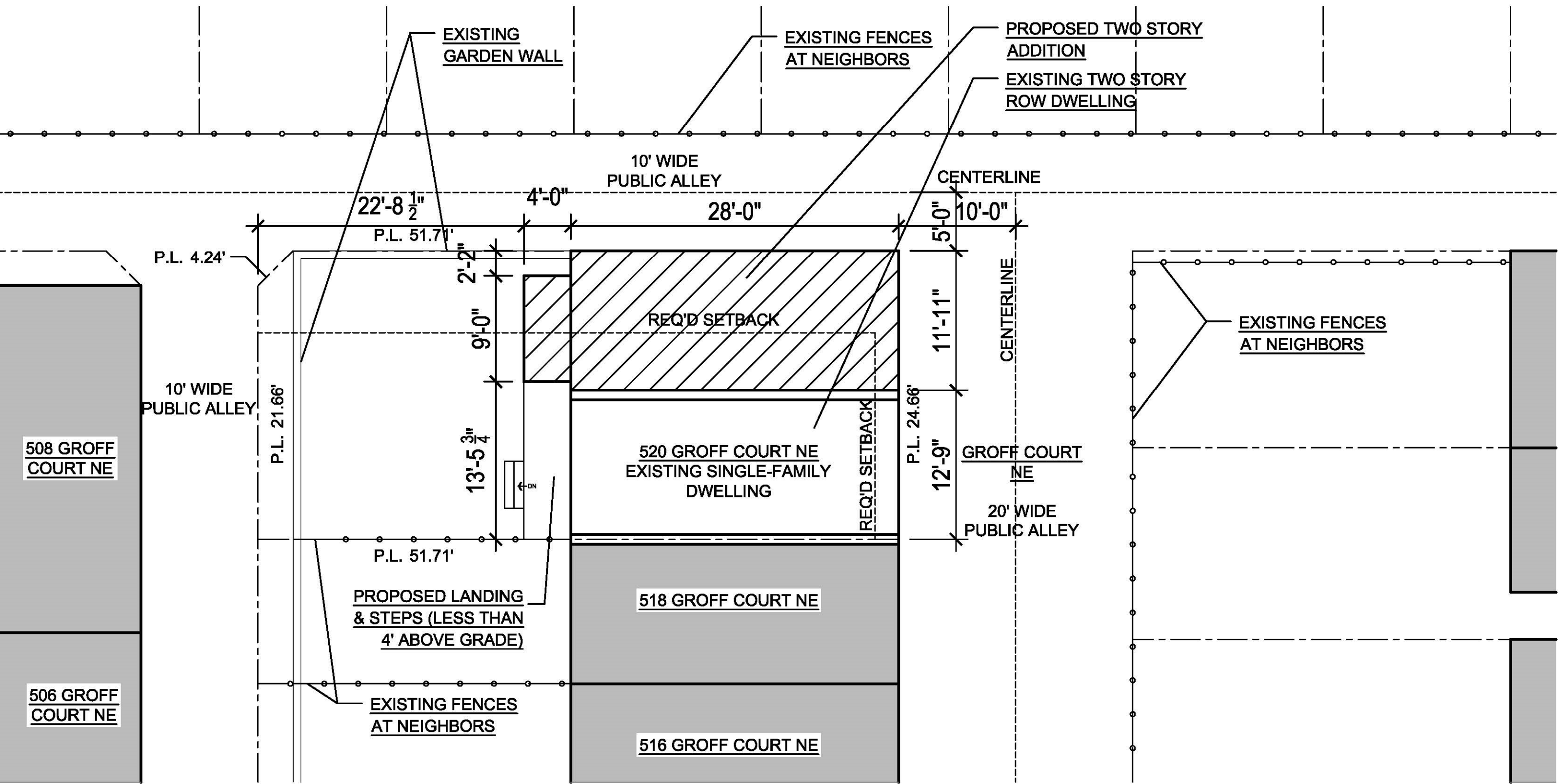
- C-1 COVER SHEET
- C-2 EXISTING SITE PLAN
- C-3 PROPOSED SITE PLAN
- C-4 BLOCK PLAN
- C-5 PHOTOGRAPHS
- C-6 PHOTOGRAPHS
- C-7 PHOTOGRAPHS
- D-1 FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- A-7 SITE SECTION



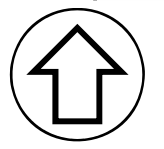
1 EXISTING SITE PLAN  
 C-2 SCALE: 1/8" = 1'-0"



**520 Groff Court NE- EXISTING SITE PLAN**

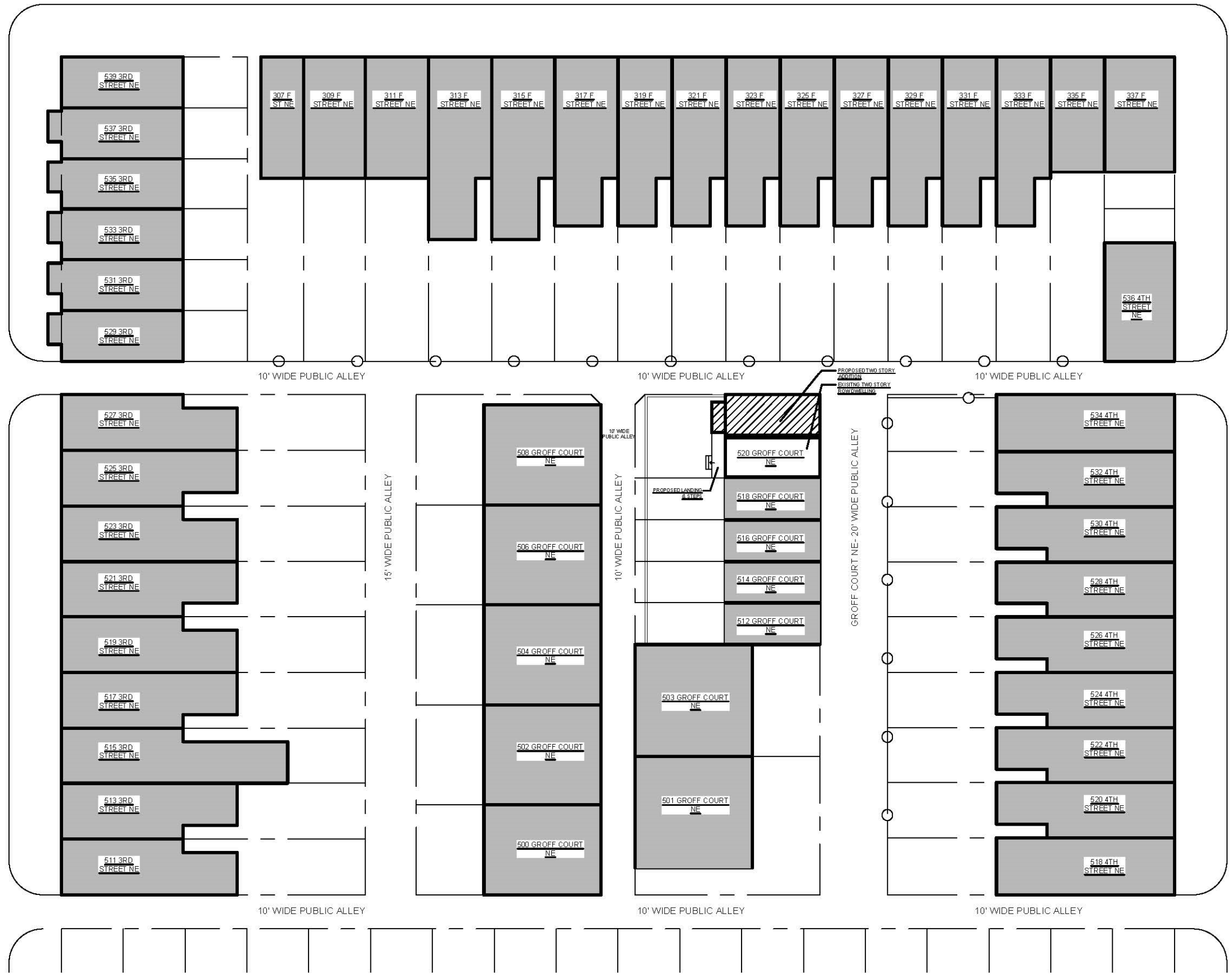


1 PROPOSED SITE PLAN  
 C-3 SCALE: 1/8" = 1'-0"



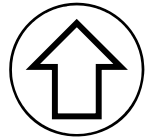
520 Groff Court NE- PROPOSED SITE PLAN

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1  
C-4

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



520 Groff Court NE- BLOCK PLAN

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C-4



FRONT FACADE



EXISTING REAR FACADE



ALLEY VIEW LOOKING NORTH



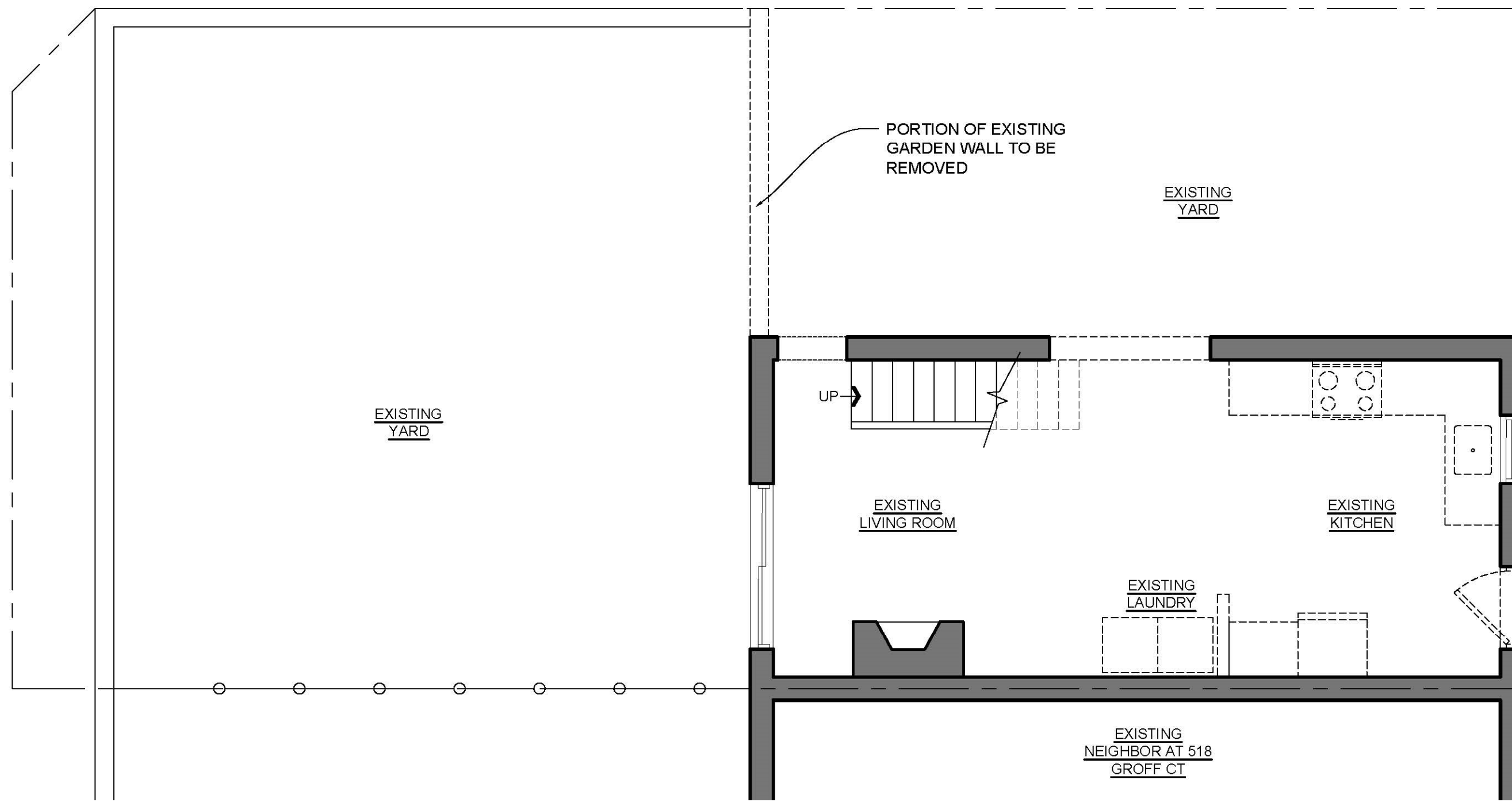
ALLEY VIEW LOOKING SOUTH



REAR VIEW LOOKING NORTH



REAR VIEW LOOKING SOUTH



EXISTING  
YARD

PORTION OF EXISTING  
GARDEN WALL TO BE  
REMOVED

EXISTING  
YARD

UP →

EXISTING  
LIVING ROOM

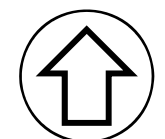
EXISTING  
KITCHEN

EXISTING  
LAUNDRY

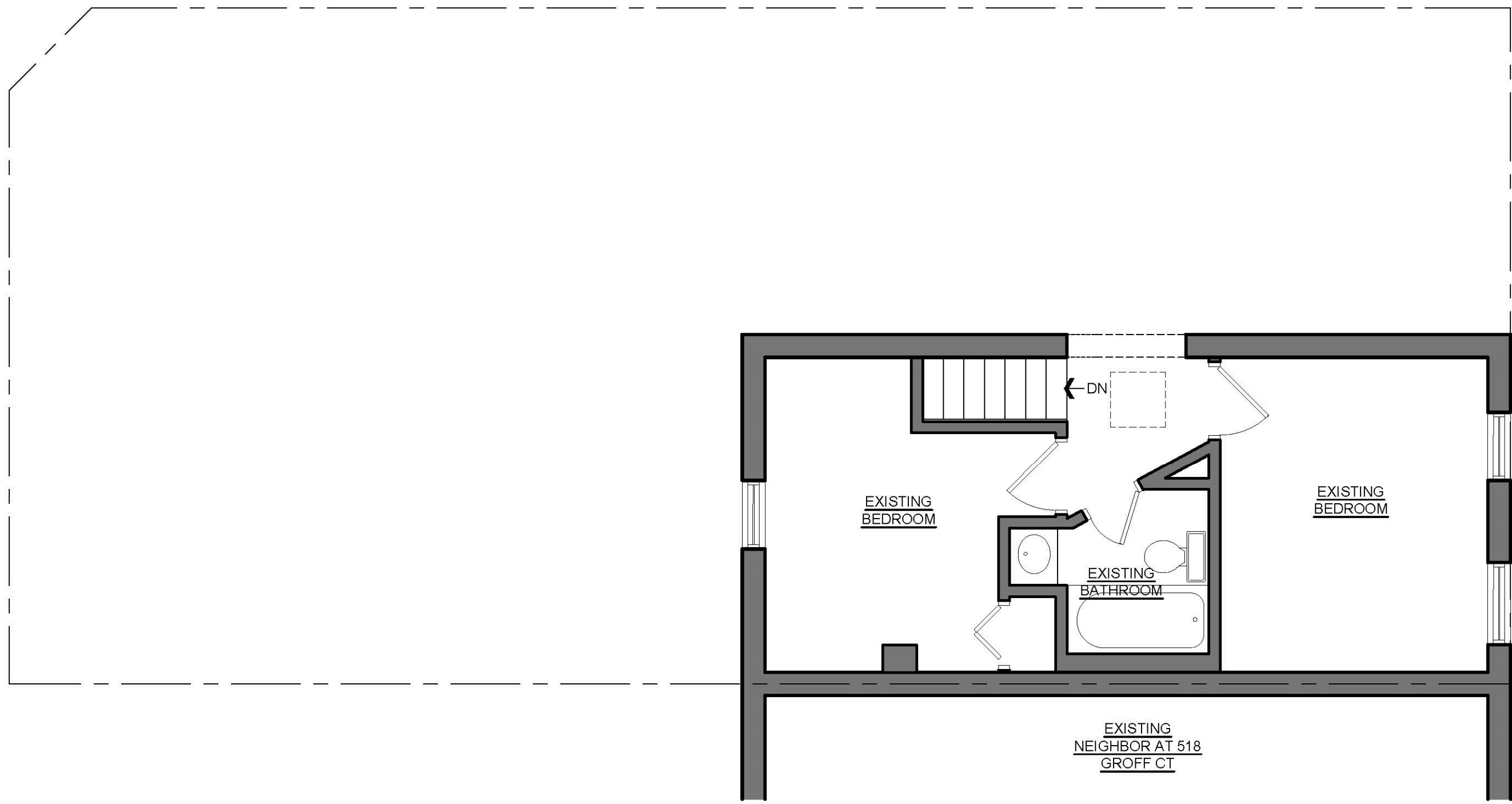
EXISTING  
NEIGHBOR AT 518  
GROFF CT

1  
D-1

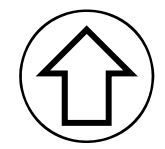
FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

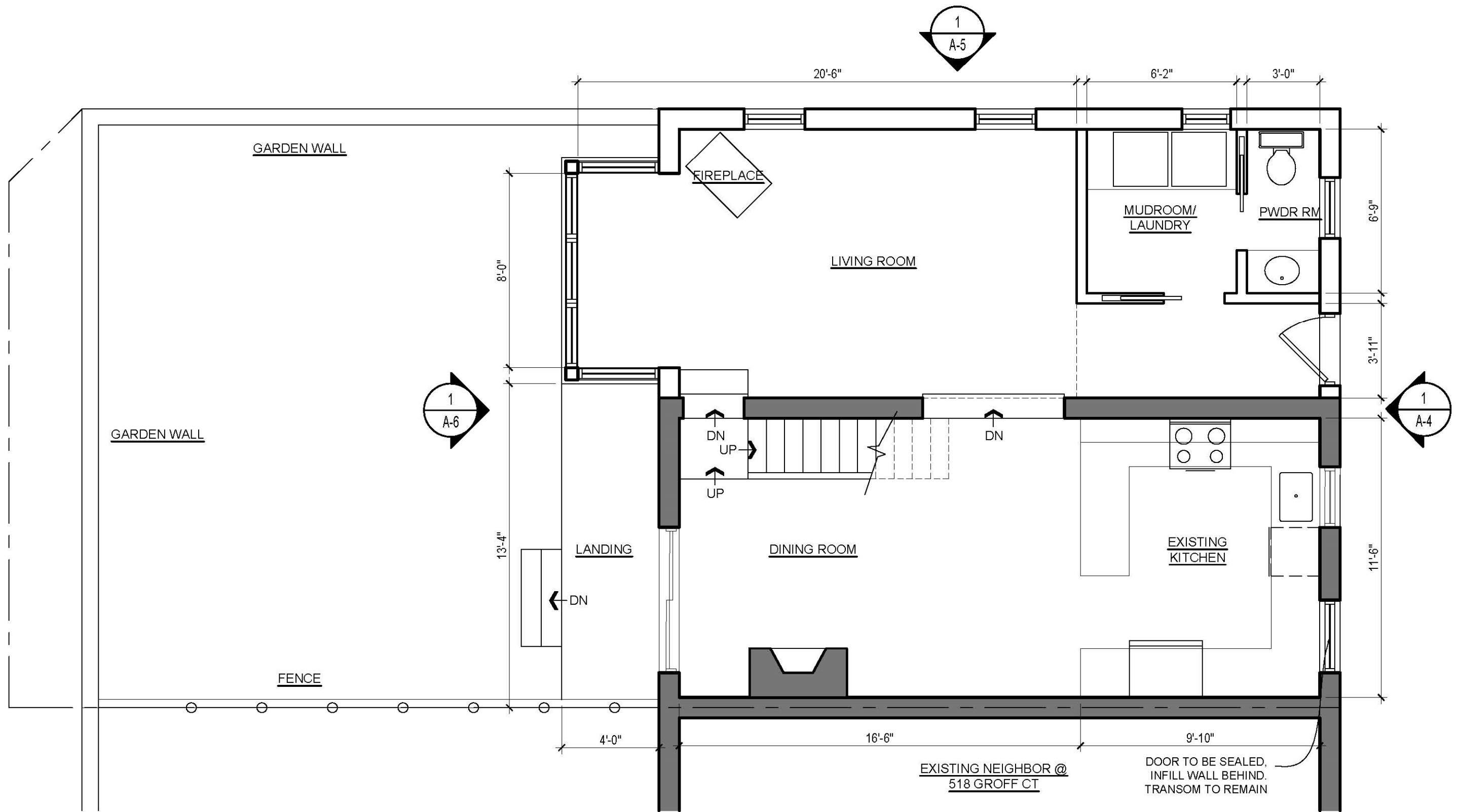




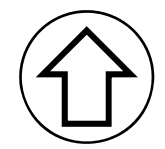


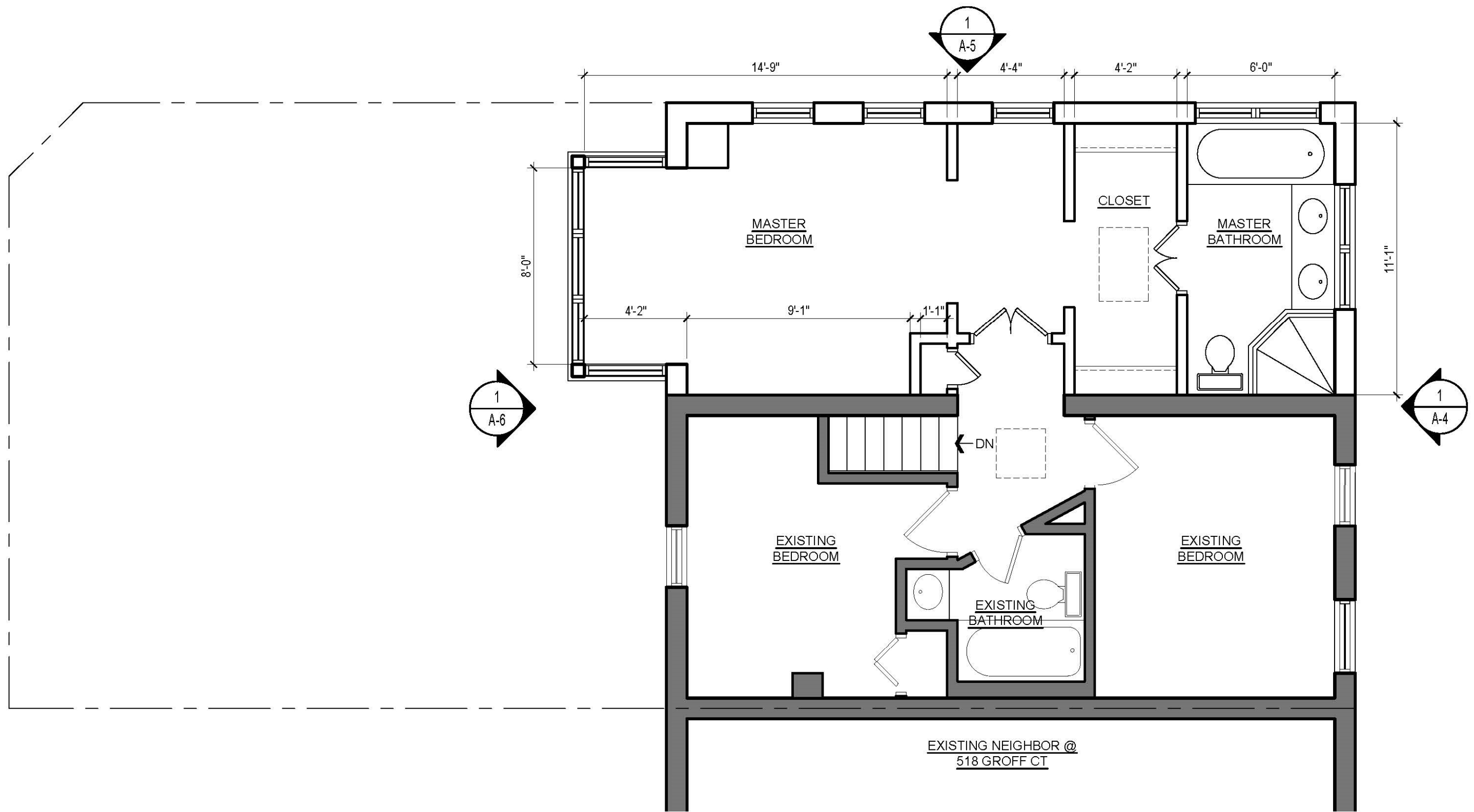
1 SECOND FLOOR DEMOLITION PLAN  
 D-2 SCALE: 1/4"=1'-0"



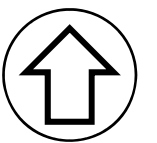


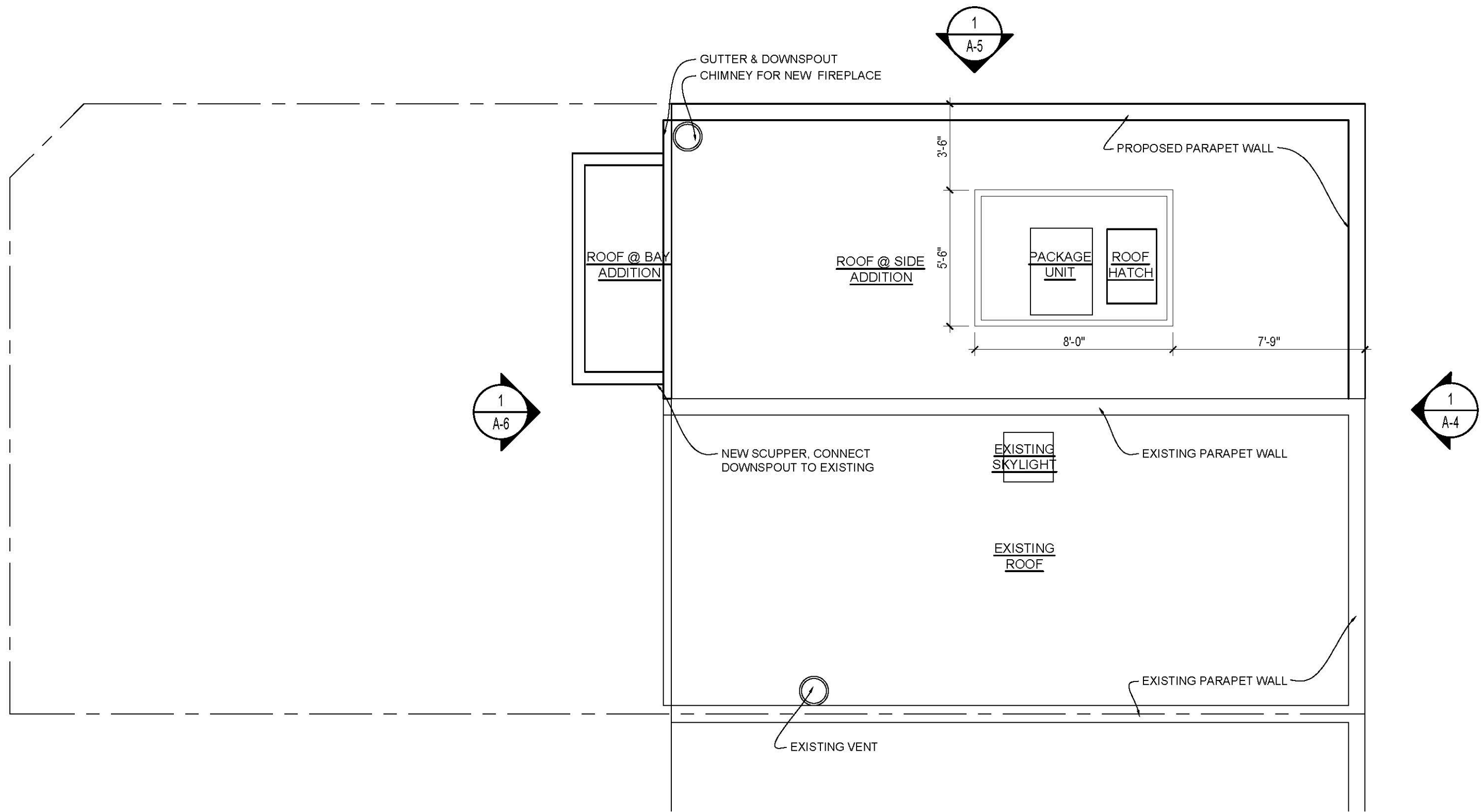
1 FIRST FLOOR PLAN  
 A-1 SCALE: 1/4"=1'-0"



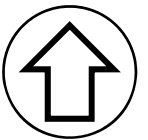


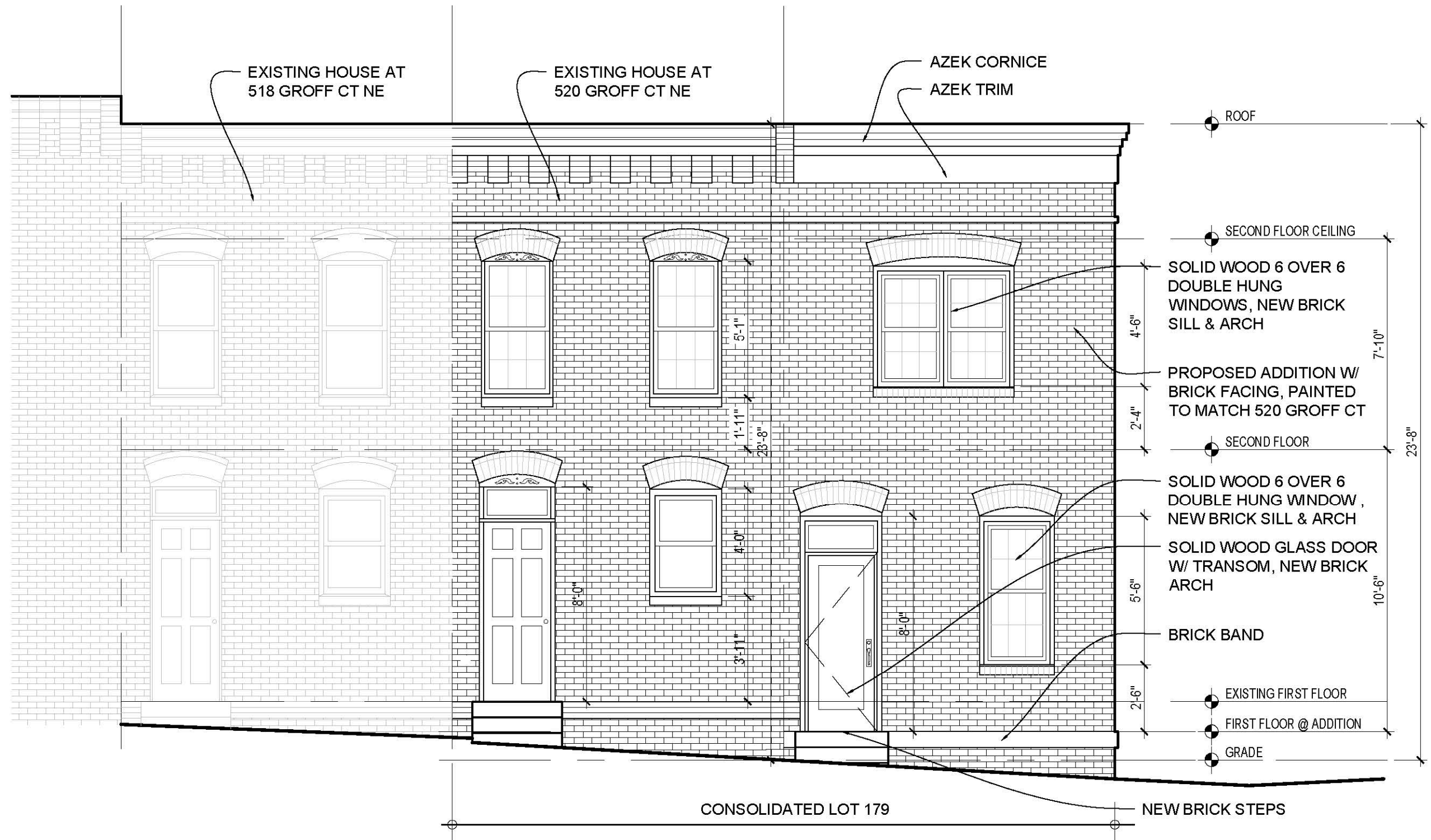
1 SECOND FLOOR PLAN  
 A-2 SCALE: 1/4"=1'-0"



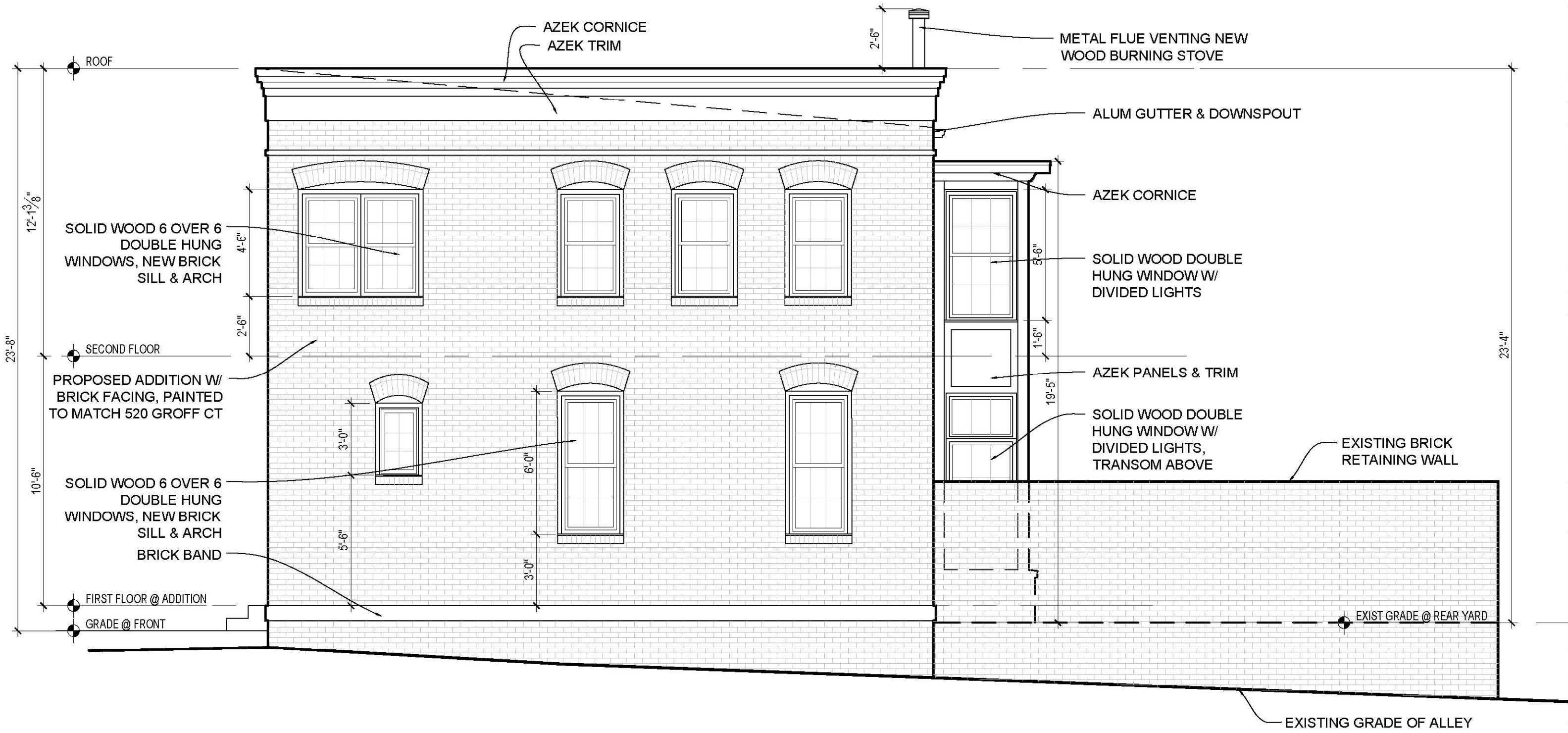


1 ROOF PLAN  
 A-3 SCALE: 1/4"=1'-0"

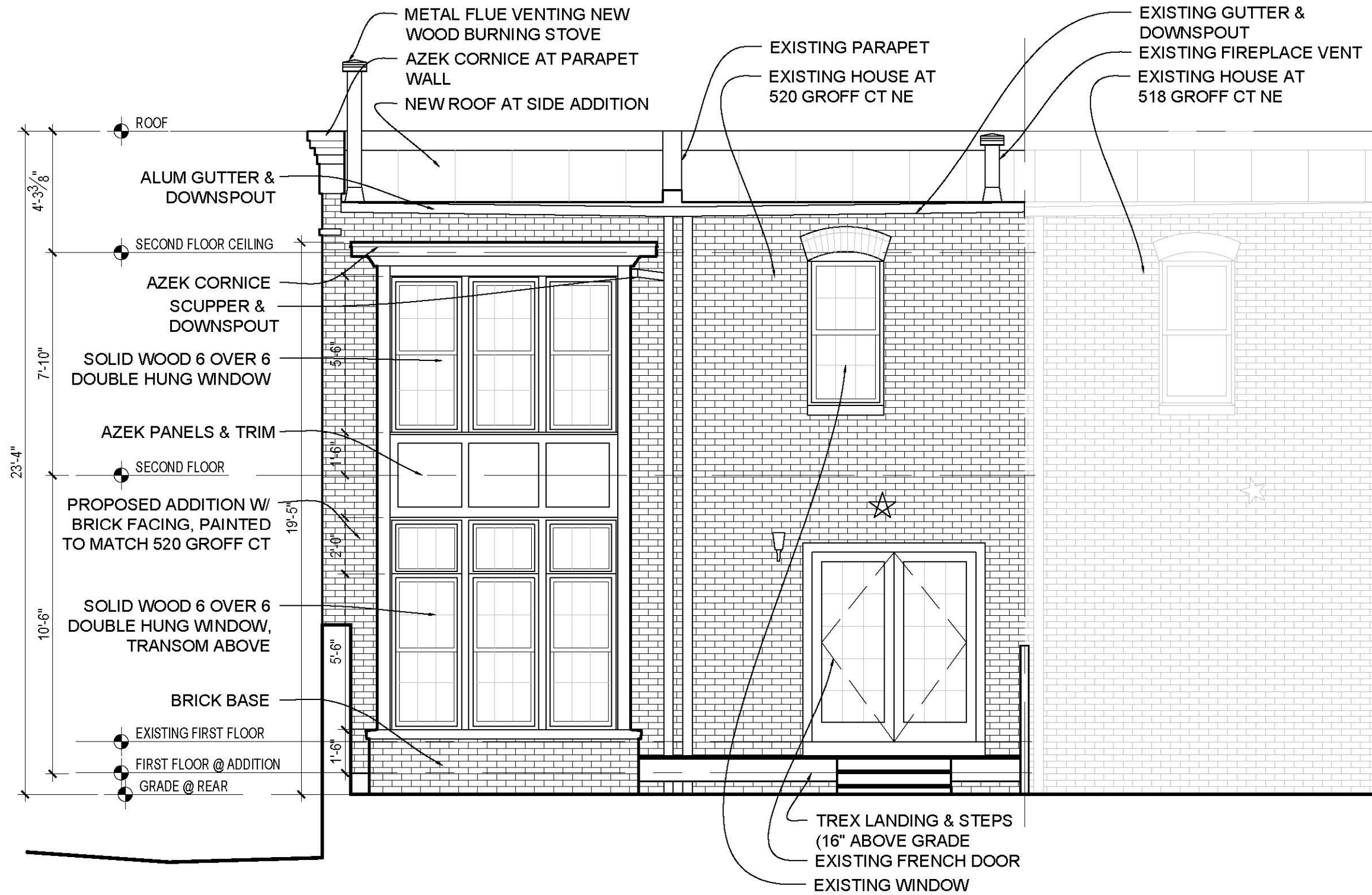




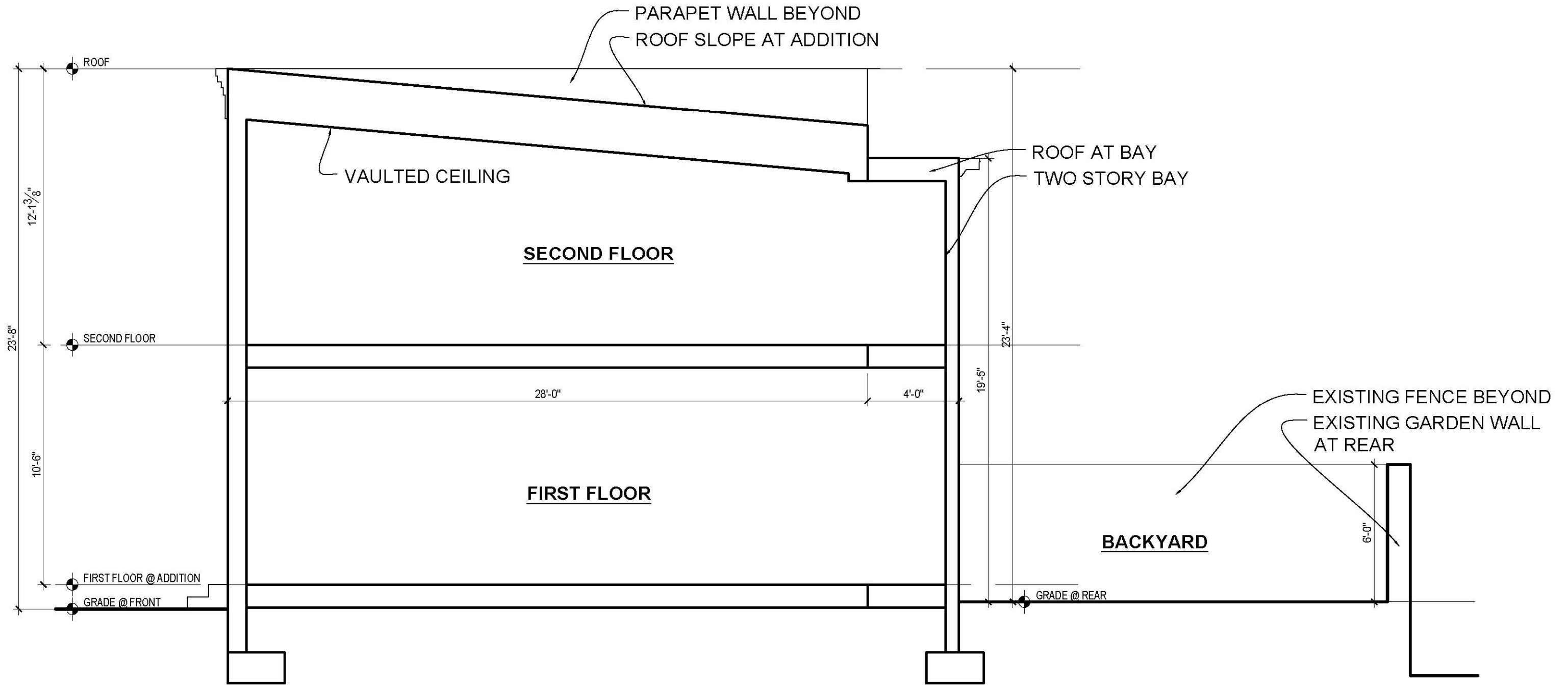
1 FRONT ELEVATION  
 A-4 SCALE: 1/4"=1'-0"



520 Groff Court NE- EXTERIOR ELEVATIONS



1 REAR ELEVATION  
 A-6 SCALE: 1/4"=1'-0"



1 SITE SECTION  
A-7 SCALE: NTS

520 Groff Court NE- SITE SECTION

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