

1232 Maryland Avenue NE ADDITION

Washington, DC 20002

BZA/HPRB Concept Plans

November 14, 2024

OWNERS:
K [REDACTED] & [REDACTED]
1232 MARYLAND AVENUE NE
WASHINGTON DC 20002

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

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

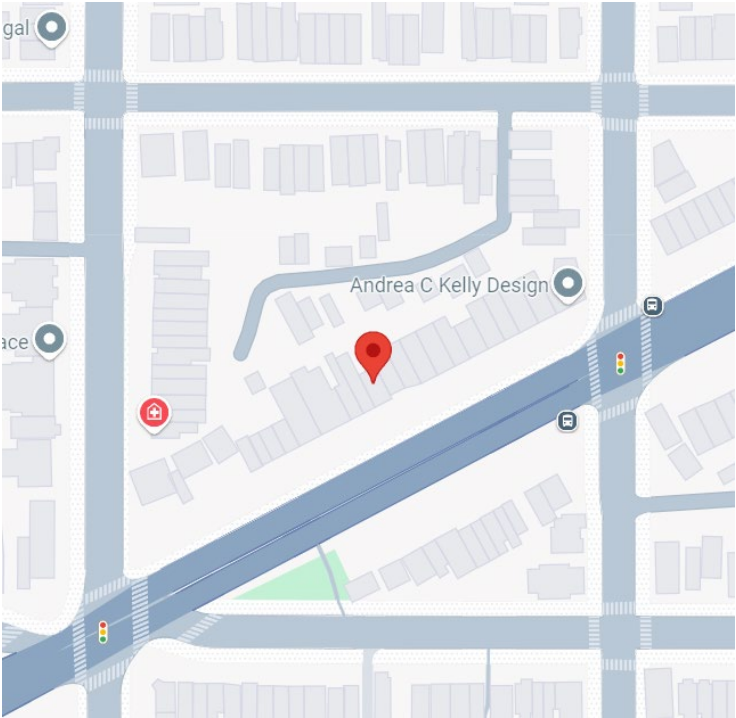
PROJECT DESCRIPTION:
TWO STORY + CELLAR REAR ADDITION

ZONING INFORMATION:
RELIEF NEEDED: Subtitle E §210.1, E §207.5

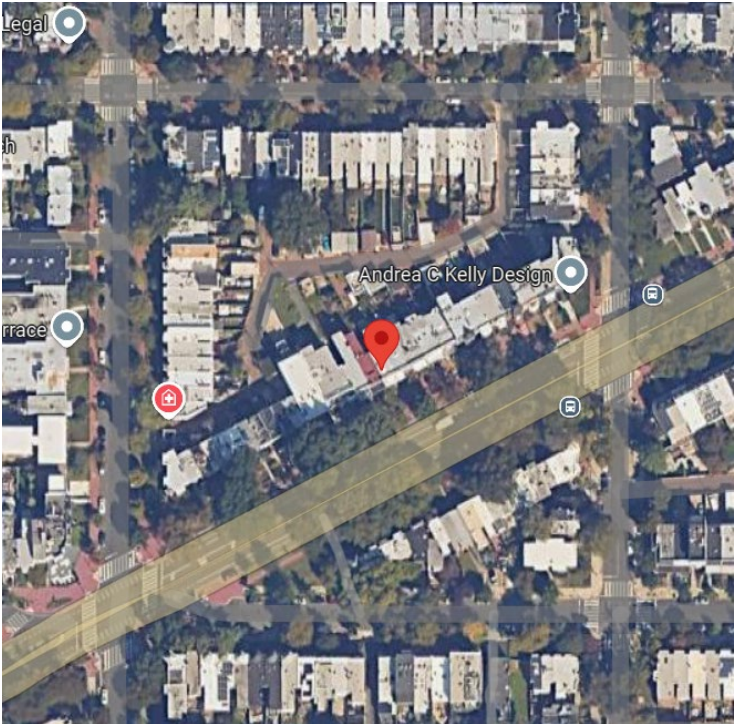
	Existing	Proposed	Allowable
Lot Coverage	1,071.3 SF	1,439.9 SF	1,237.8 SF
(Percentage)	51.9%	69.8 %	60.0%
Rear Yard	76.9’	58.9’	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	4.09’	N/A	N/A
Height	27.0’	NO CHANGE	35.0’
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Square Footage			
Cellar	628.4 SF	985.1 SF	N/A
First Floor	644.2 SF	985.1 SF	N/A
Second Floor	644.2 SF	832.7 SF	N/A
Garage	289.6 SF	NO CHANGE	N/A
Total	2,206.4 SF	3,092.5 SF	N/A

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



SITE MAP



SITE MAP



FRONT FACADE



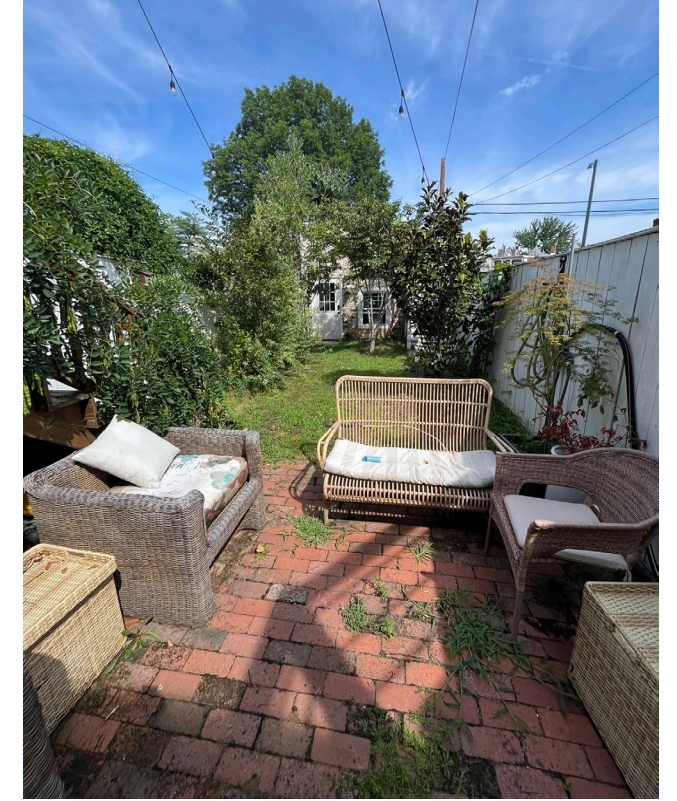
REAR FACADE



NORTHEAST VIEW FROM REAR YARD



NORTHWEST VIEW FROM REAR YARD



EXISTING PATIO



EXISTING REAR YARD



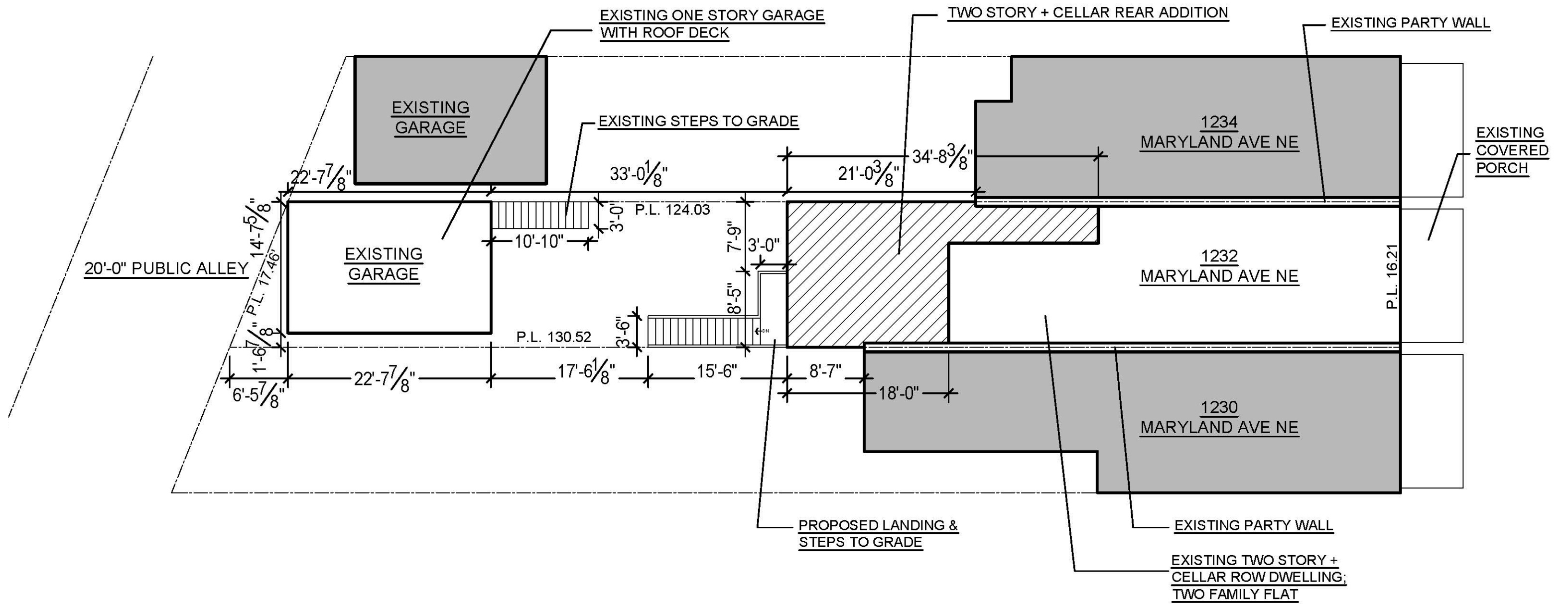
EXISTING AREAWAY



EXISTING AREAWAY

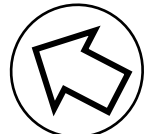


EXISTING STEPS TO GRADE



1232 Maryland Avenue NE- SITE PLAN

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



C-3

12TH STREET NE

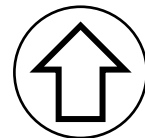
13TH STREET NE



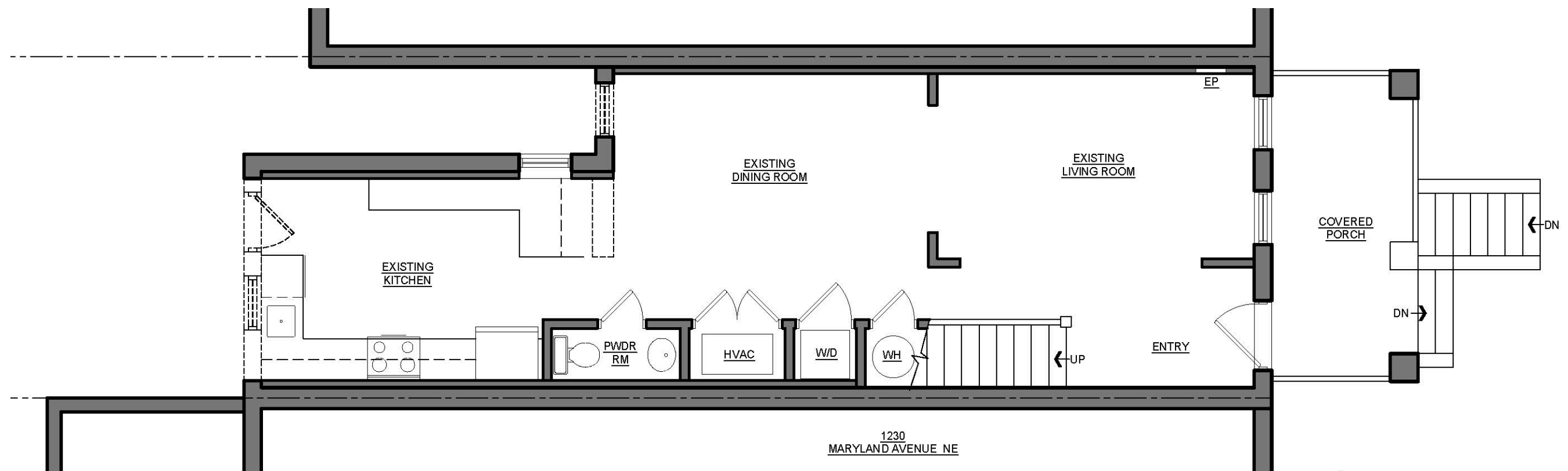
1232 Maryland Avenue NE- BLOCK PLAN

1
C-4

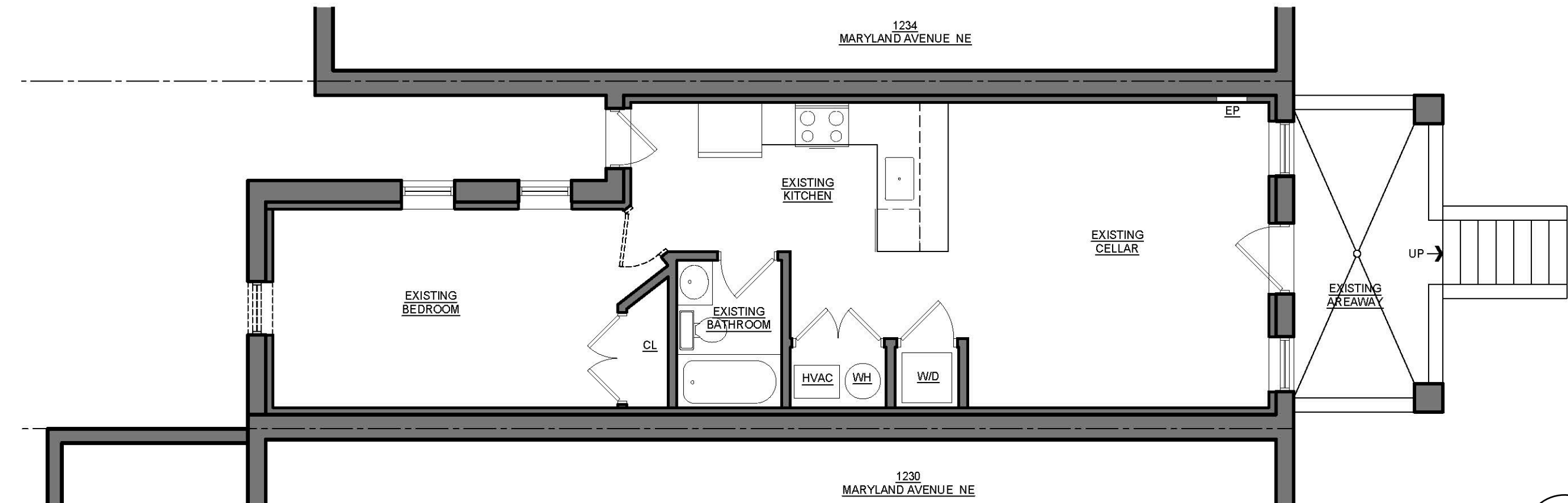
BLOCK PLAN
SCALE:1/32"=1'-0"



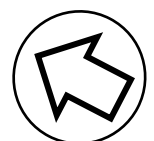
C-4

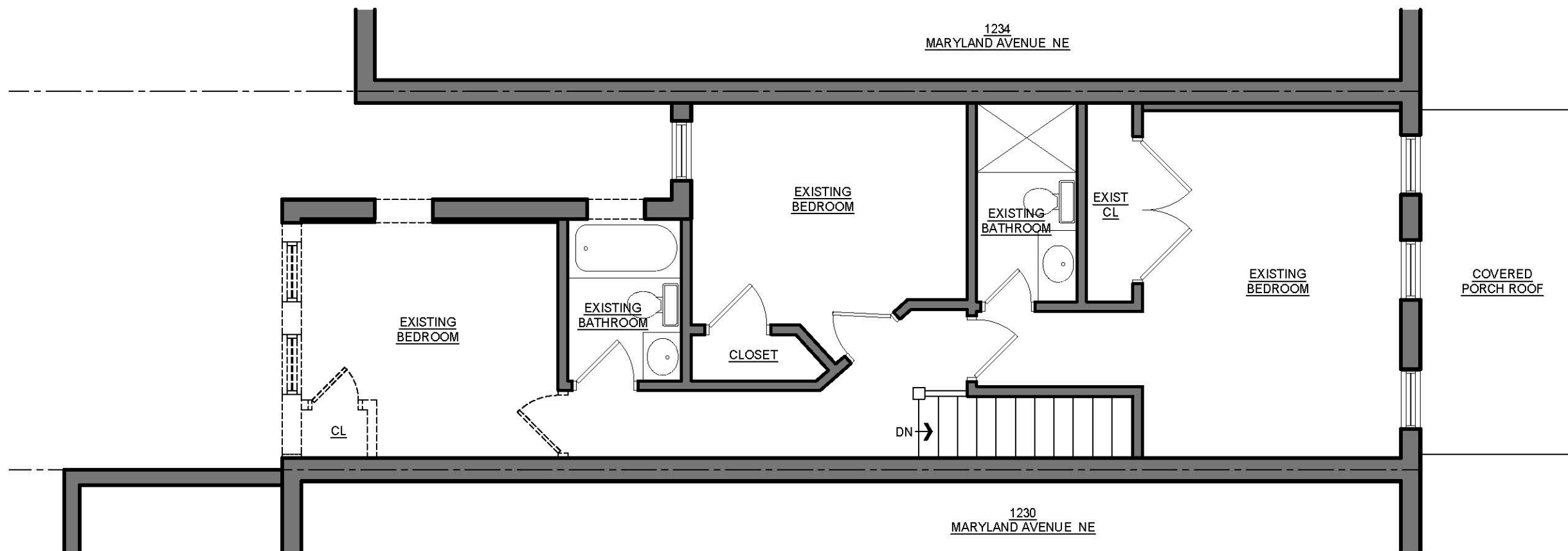


2
D-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



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

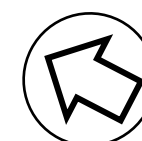




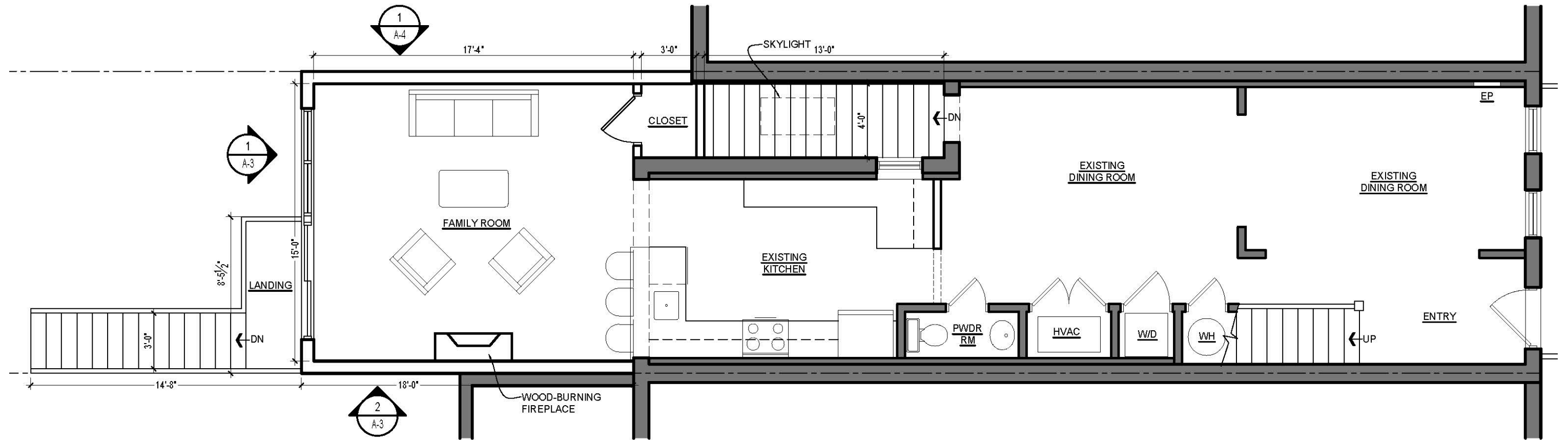
1232 Maryland Avenue NE-DEMOLITION PLANS

1
D-2

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



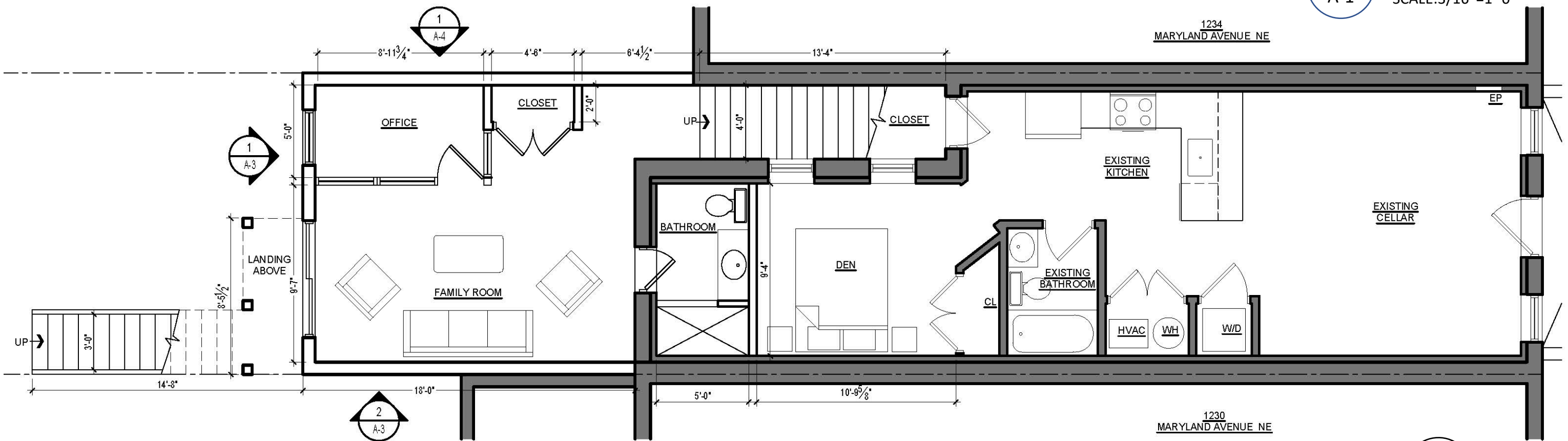
D-2



2
A-1

FIRST FLOOR PLAN

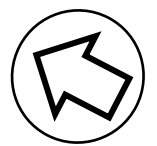
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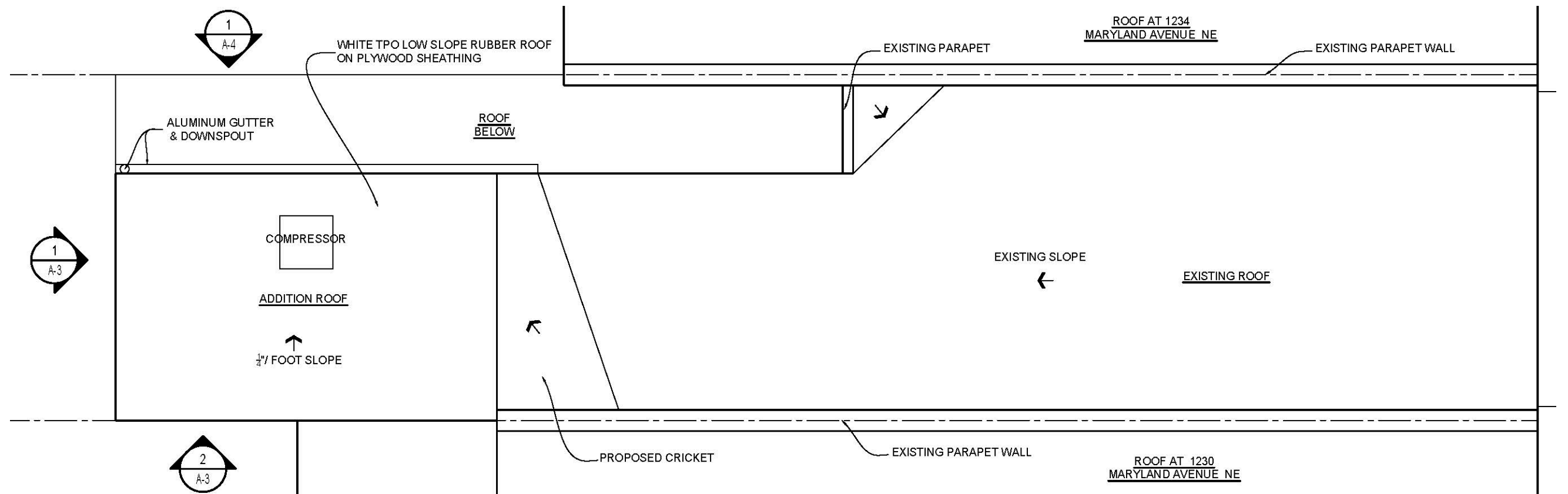


1
A-1

CELLAR PLAN

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

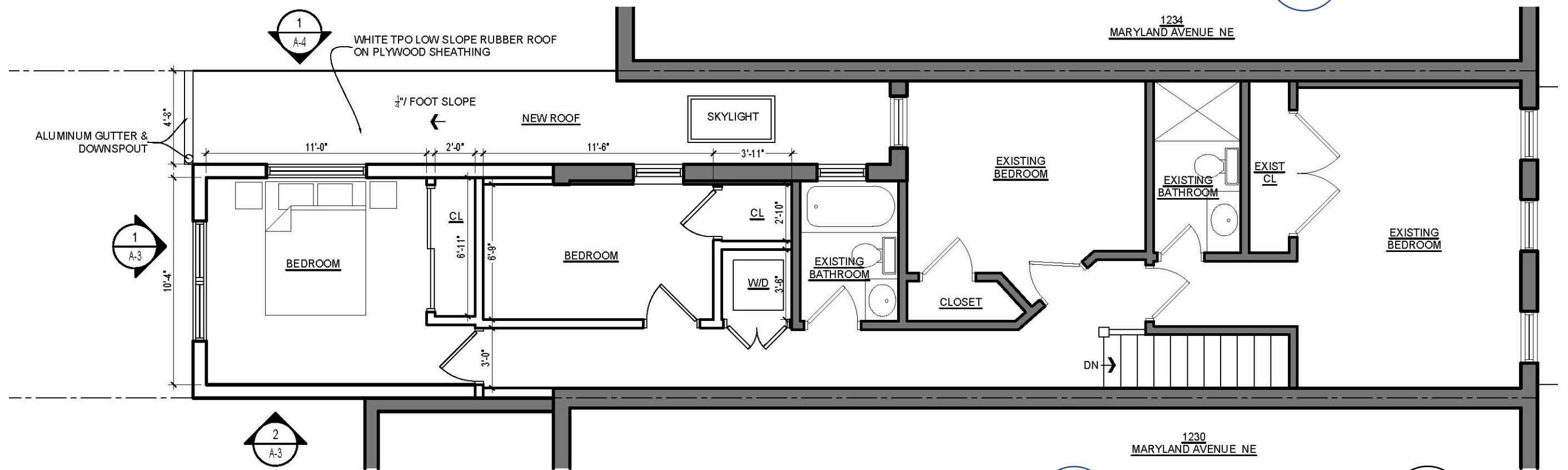




2
A-2

ROOF PLAN

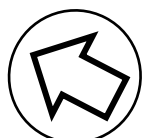
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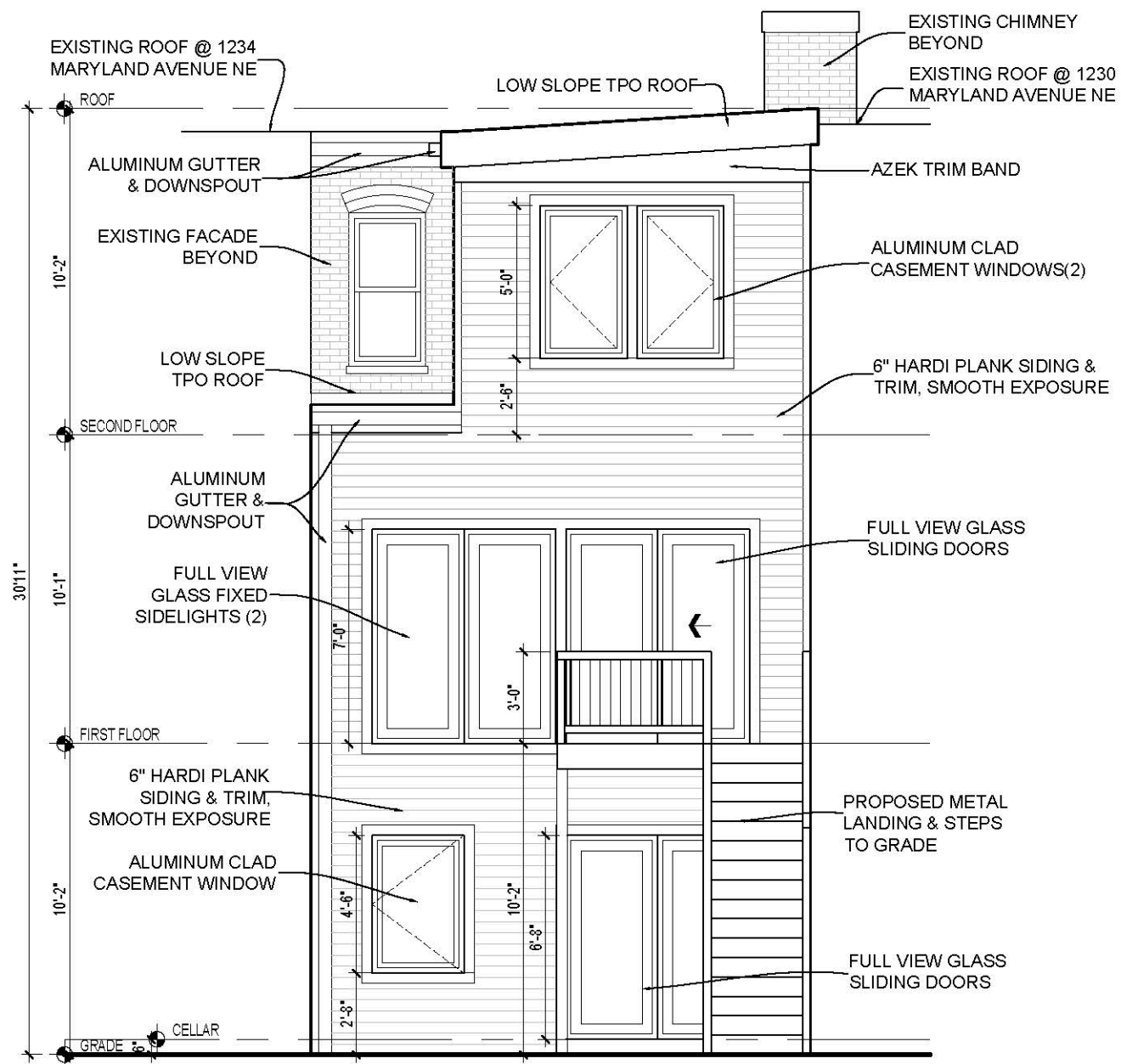


1
A-2

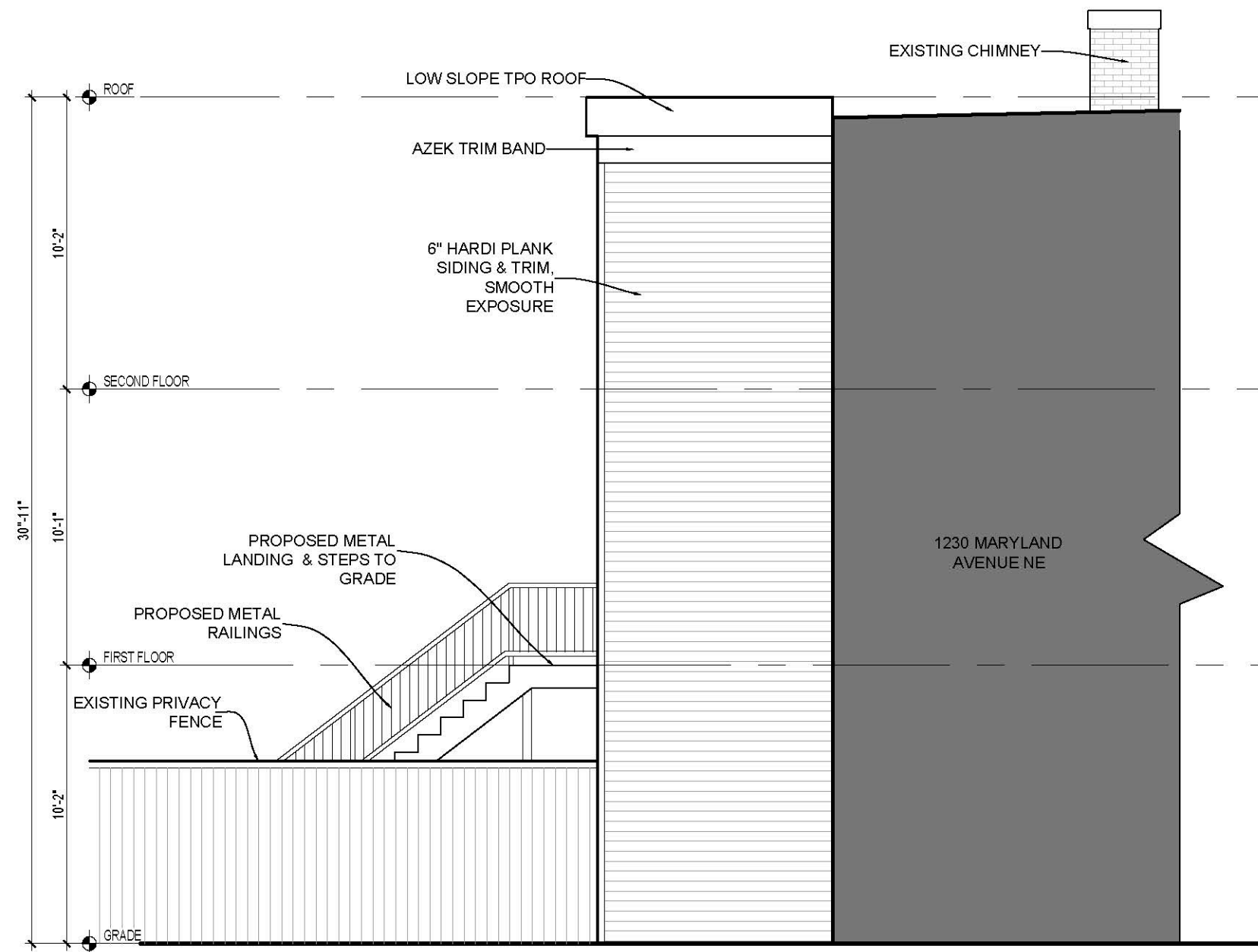
SECOND FLOOR PLAN

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

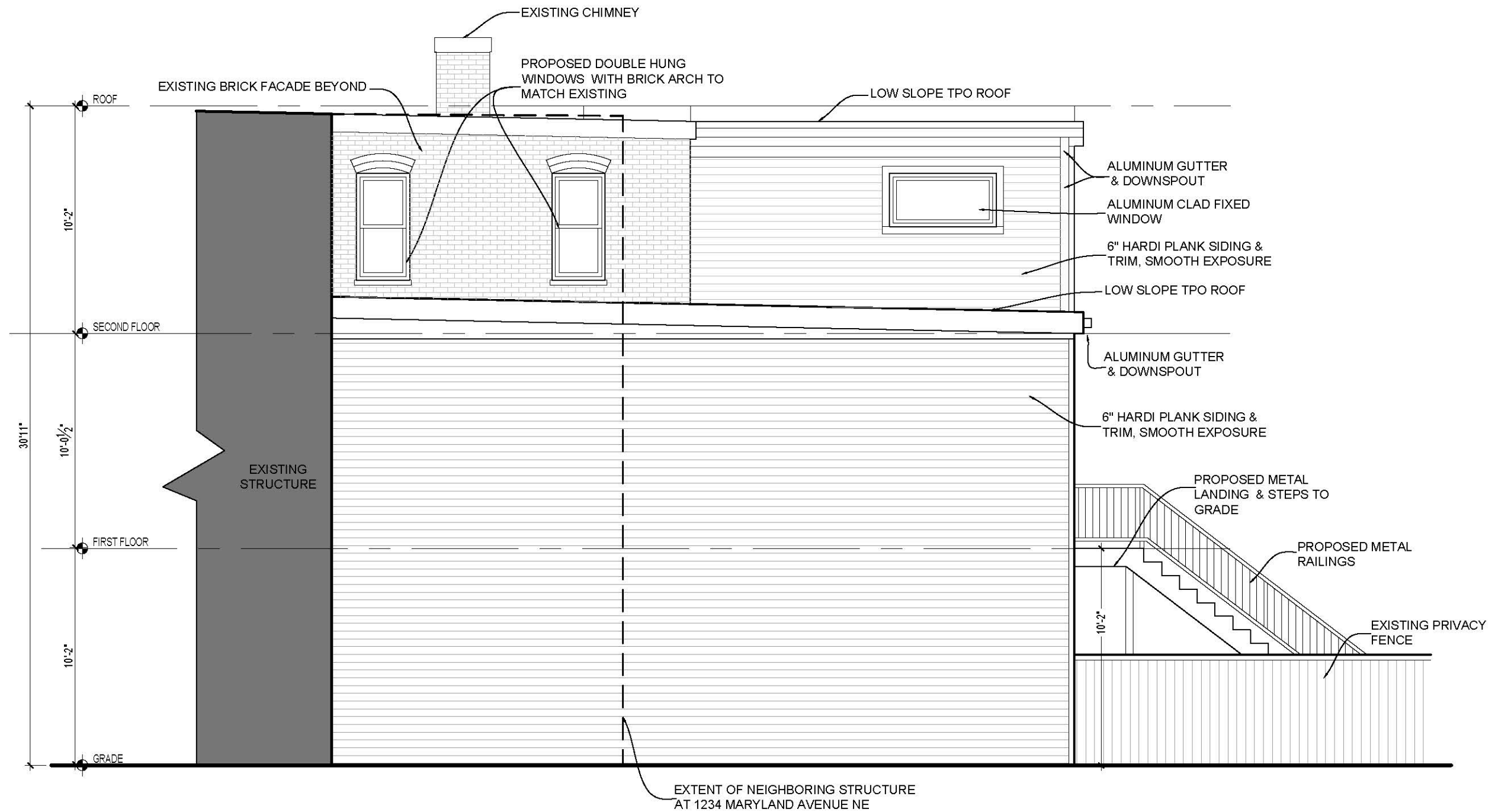




1
A-3 REAR ELEVATION
SCALE:3/16"=1'-0"



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