

1513 D STREET SE – RENOVATION & ADDITION

Washington, DC 20003

BZA Concept Plans November 13, 2024

OWNER:

ERICA SPENCER
1513 D STREET SE
WASHINGTON DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0076
SQUARE: 1075
LOT AREA: 1223 SF
ZONE: RF-1
USE GROUP: R-3

EXISTING: TWO STORY DWELLING, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

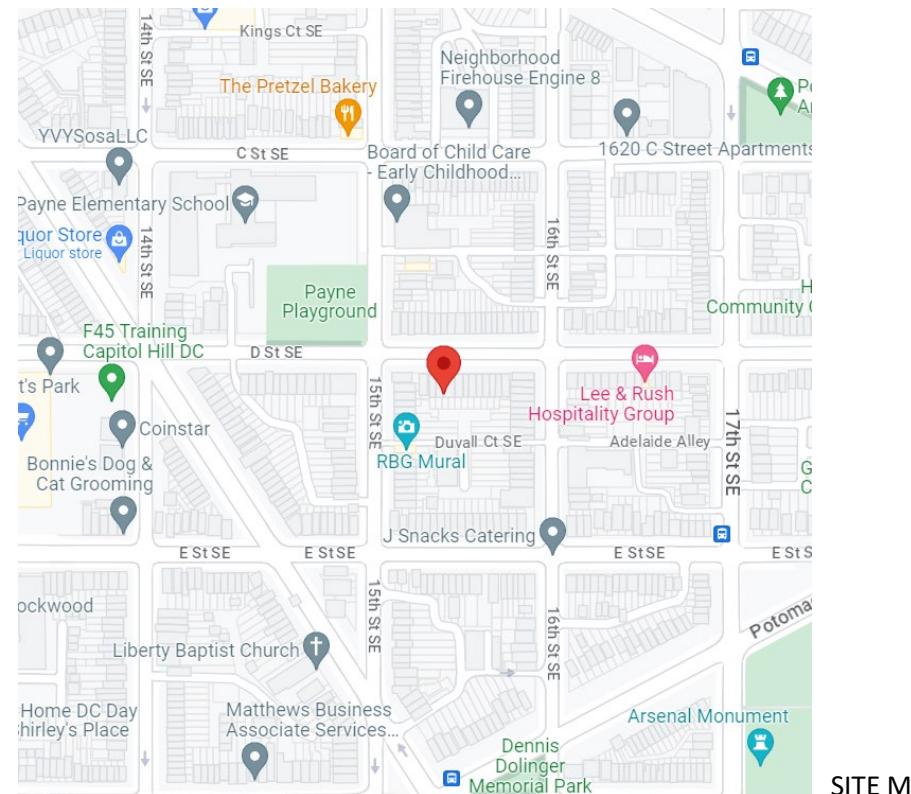
PROJECT DESCRIPTION:

THIRD FLOOR ADDITION ABOVE EXISTING 2 STORY + CELLAR ROW DWELLING; INTERIOR RENOVATIONS AT ALL LEVELS

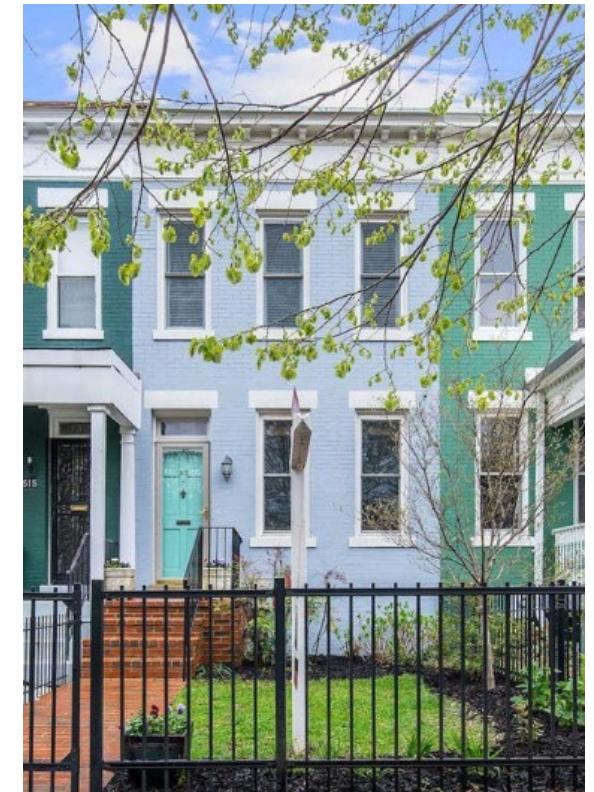
ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E § 210.1

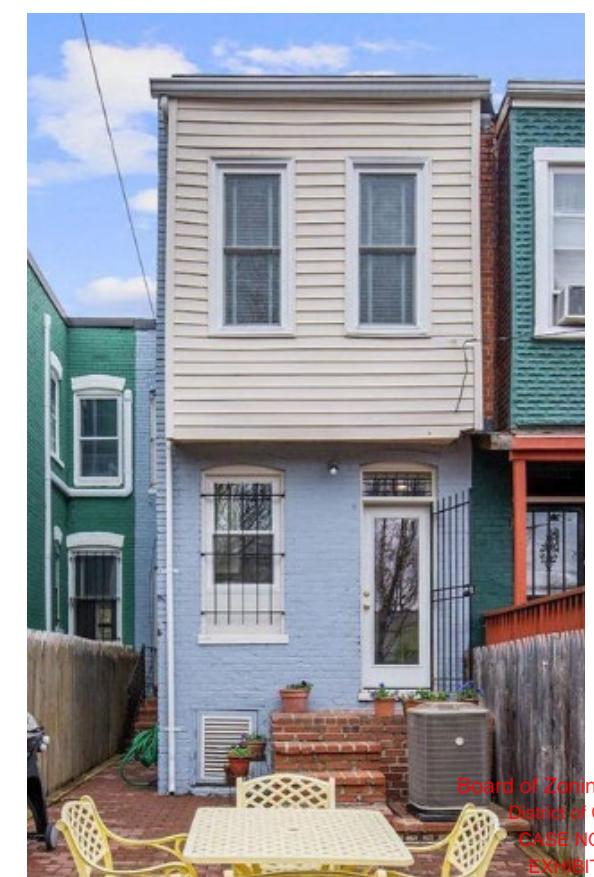
	Existing	Proposed	Allowable
Lot Coverage	633.4 SF	849.2 SF	733.8 SF
(Percentage)	51.8%	69.4%	60%
Rear Yard	28.5'	20.08'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.75'	35.0'	35.0'
Stories	2	3	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	617 SF	849 SF	N/A
Second Floor	633 SF	849 SF	N/A
Third Floor	N/A	736 SF	N/A
Total	1250 SF	2434 SF	N/A



SITE MAP



FRONT FAÇADE



Board of Zoning Adjustment
District of Columbia
CASE NO.21277
EXHIBIT NO.6
REAR FAÇADE

DRAWING INDEX:

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- C-2 PHOTOS
- C-3 BLOCK PLAN
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- A-3 EXTERIOR ELEVATIONS
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- A-5 EXTERIOR ELEVATIONS



VIEW FROM FRONT YARD



VIEW FROM BACKYARD, LOOKING EAST



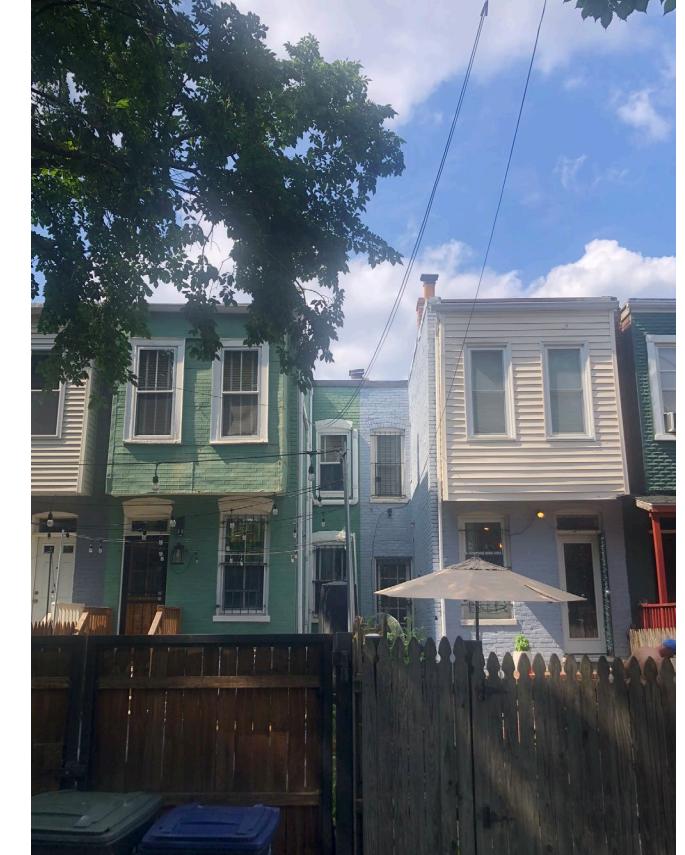
VIEW FROM ALLEY



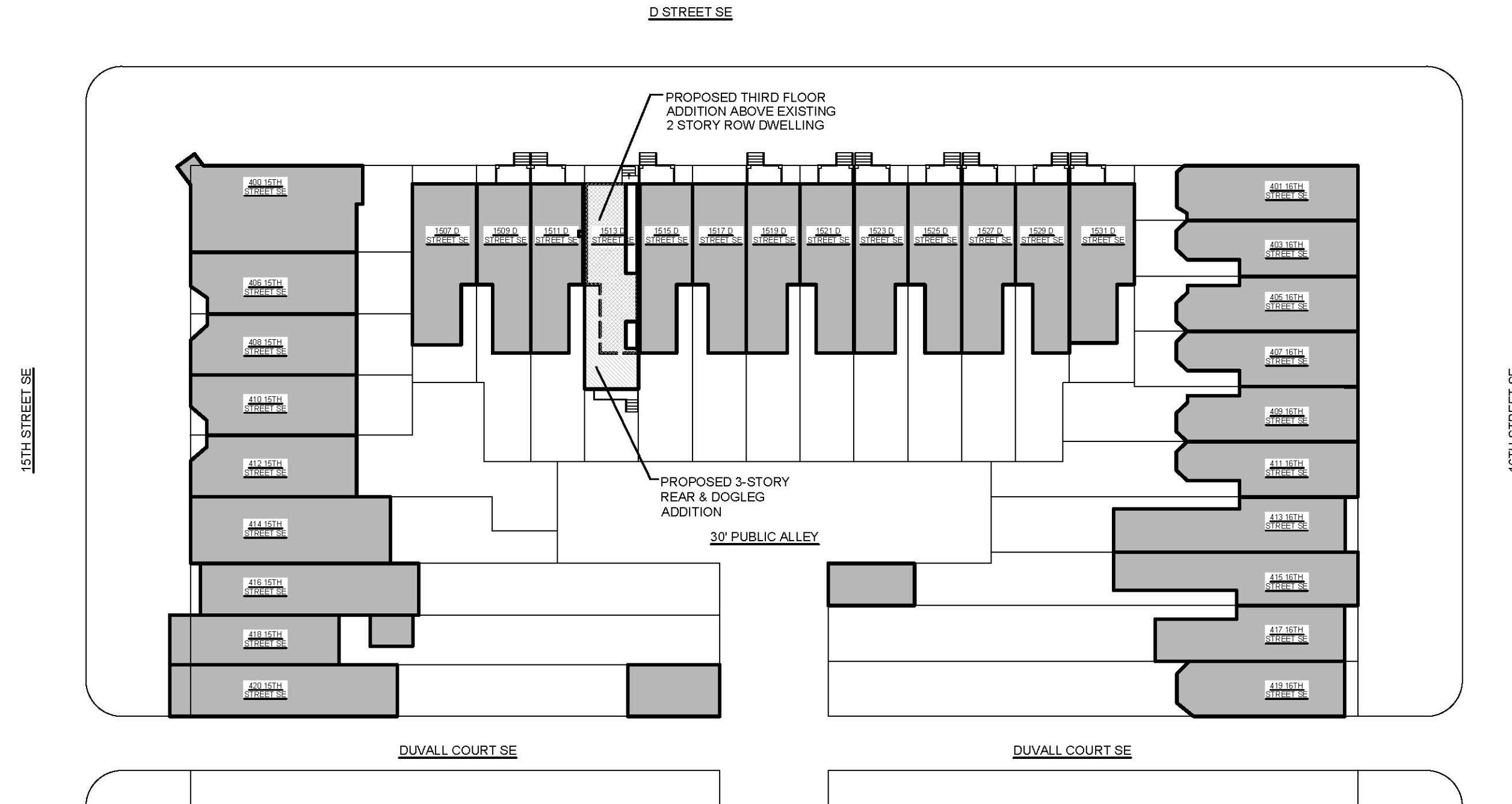
ALLEY VIEW LOOKING WEST



YARD VIEW LOOKING WEST



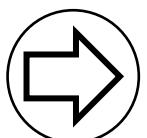
VIEW FROM ALLEY



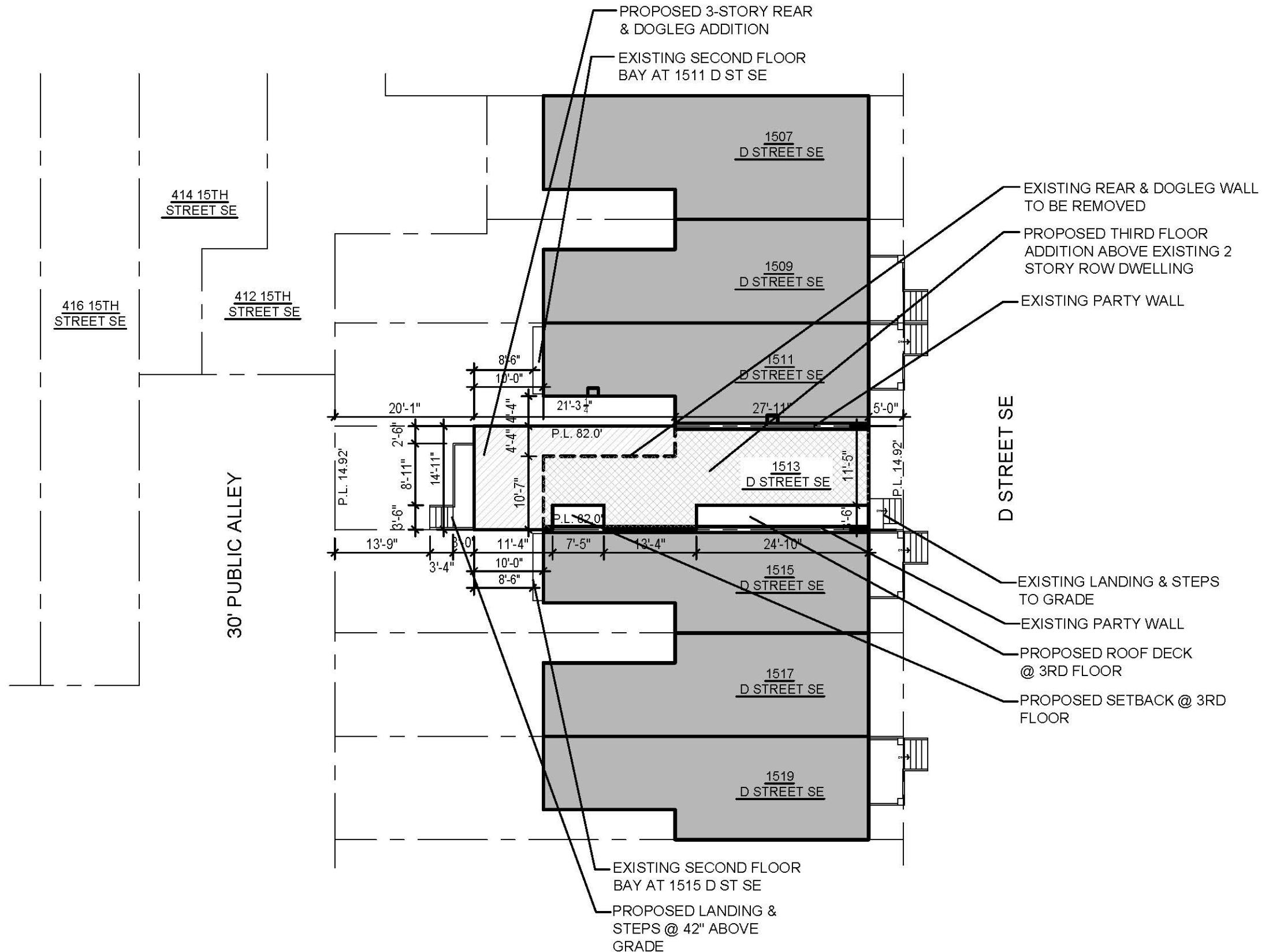
1513 D STREET SE – BLOCK PLAN

1
C-3

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



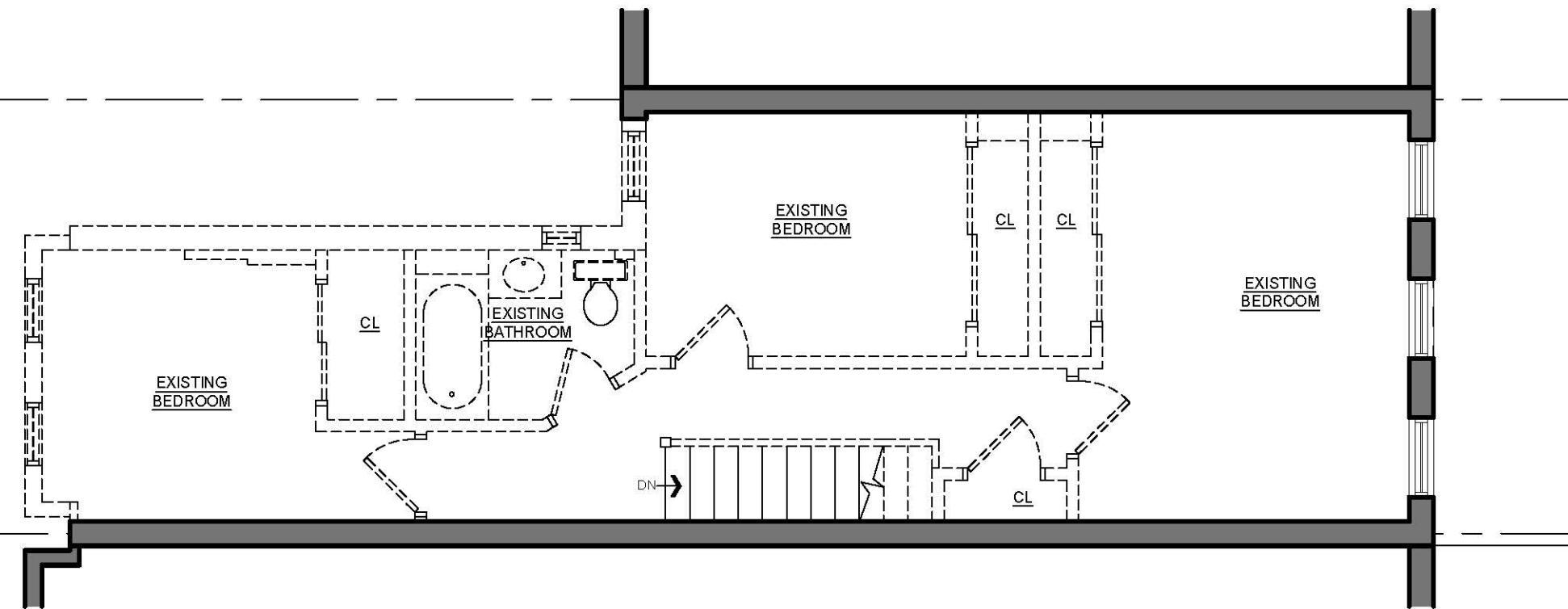
C-3



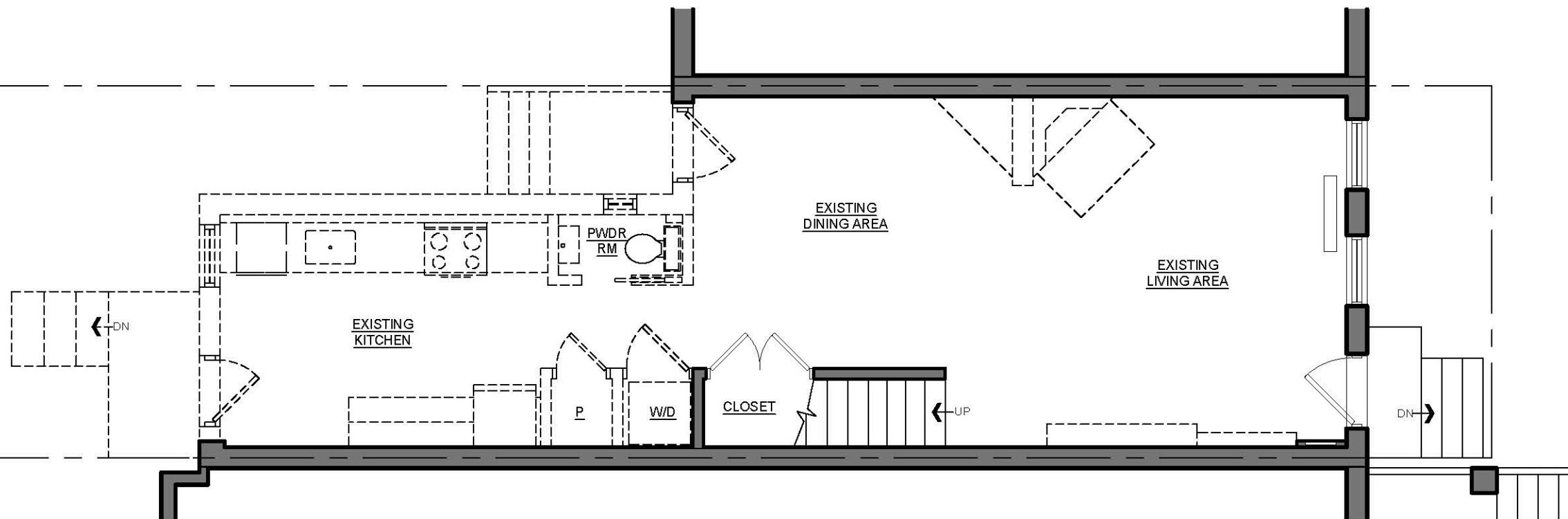
1513 D STREET SE – SITE PLAN

1 SITE PLAN
C-4 SCALE:1/16"=1'-0"

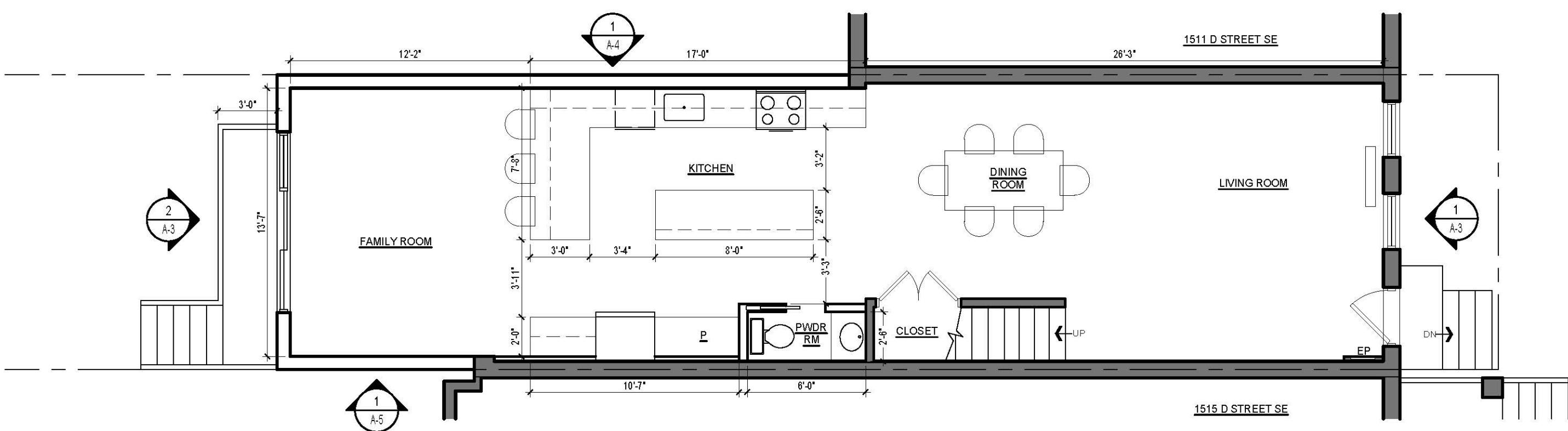
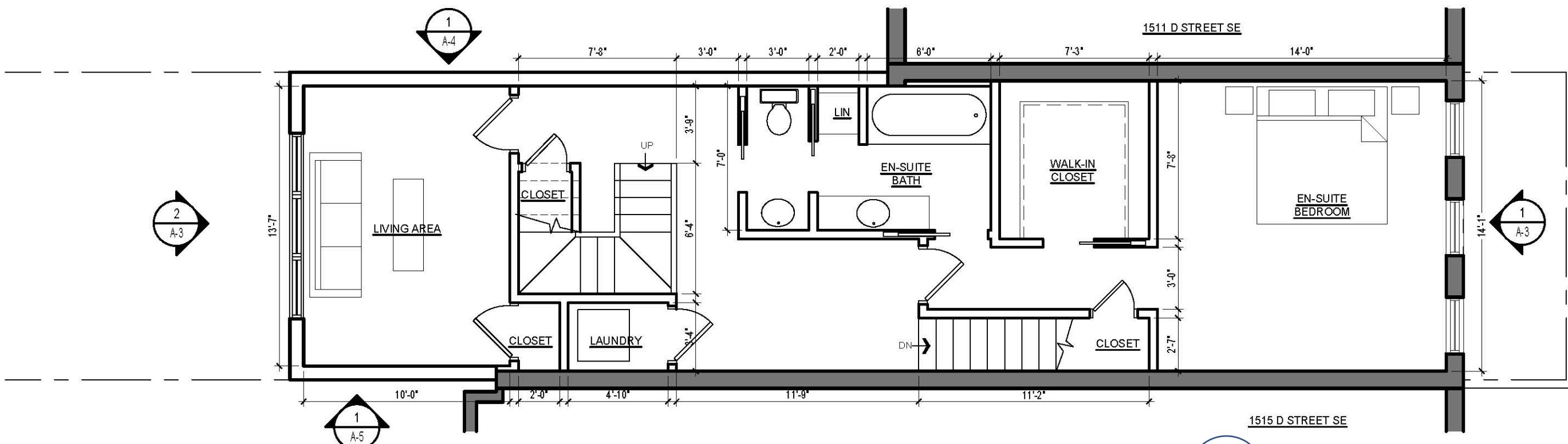
C-4



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



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

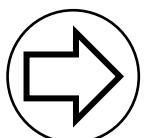


1513 D STREET SE – NEW WORK PLANS

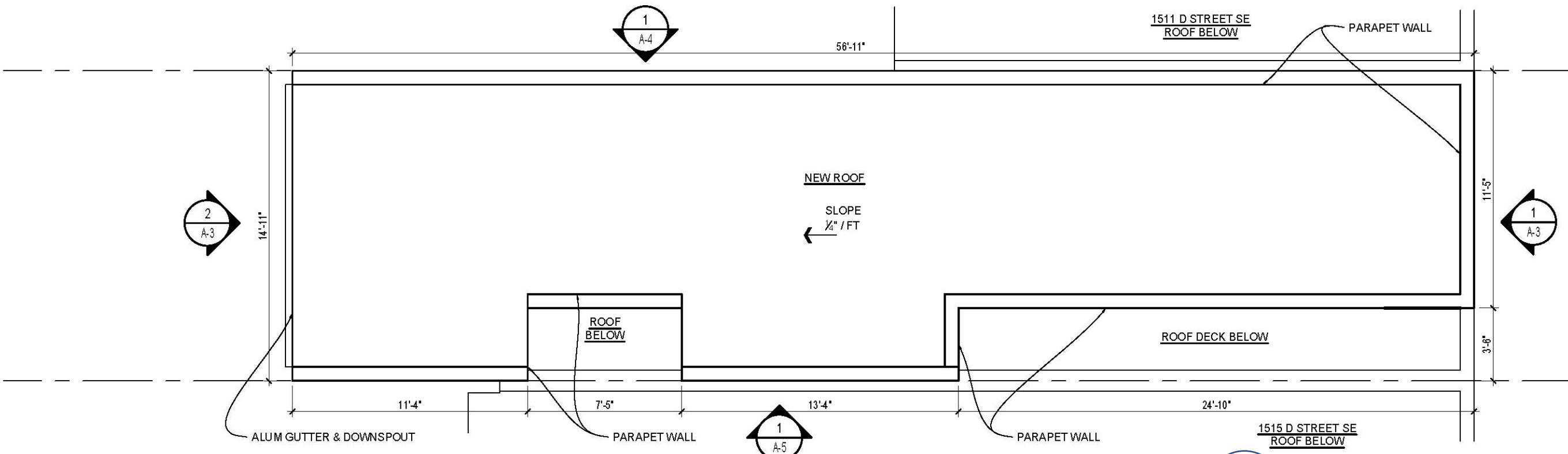
1 A-1

FIRST FLOOR PLAN

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

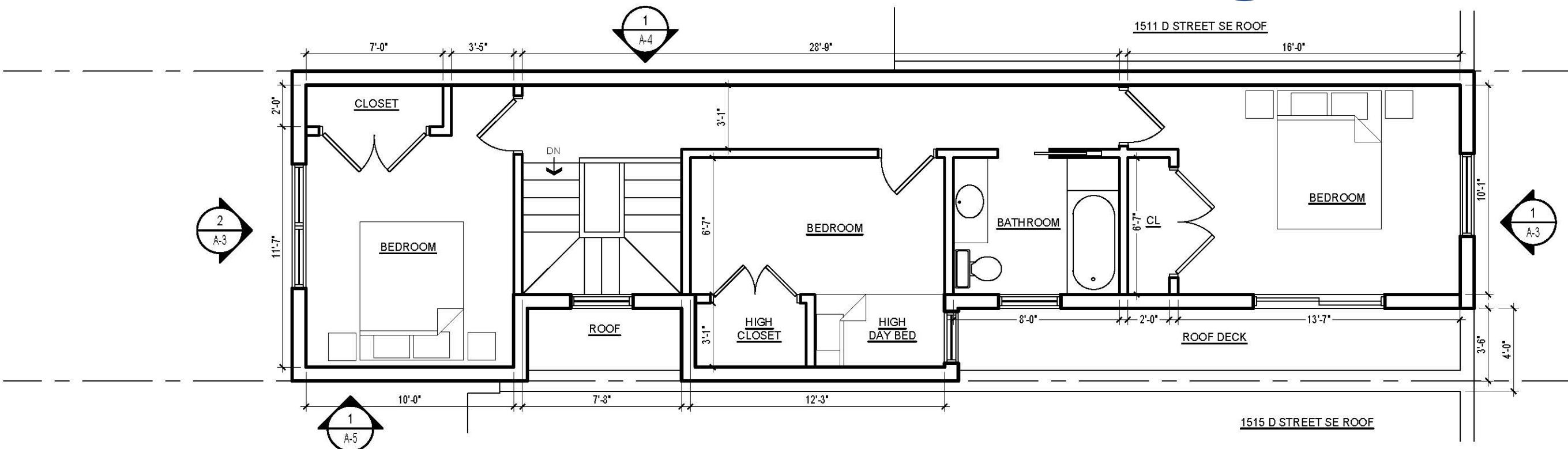


A-1



2
A-2
ROOF PLAN

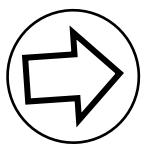
SCALE: 3/16"=1'-0"



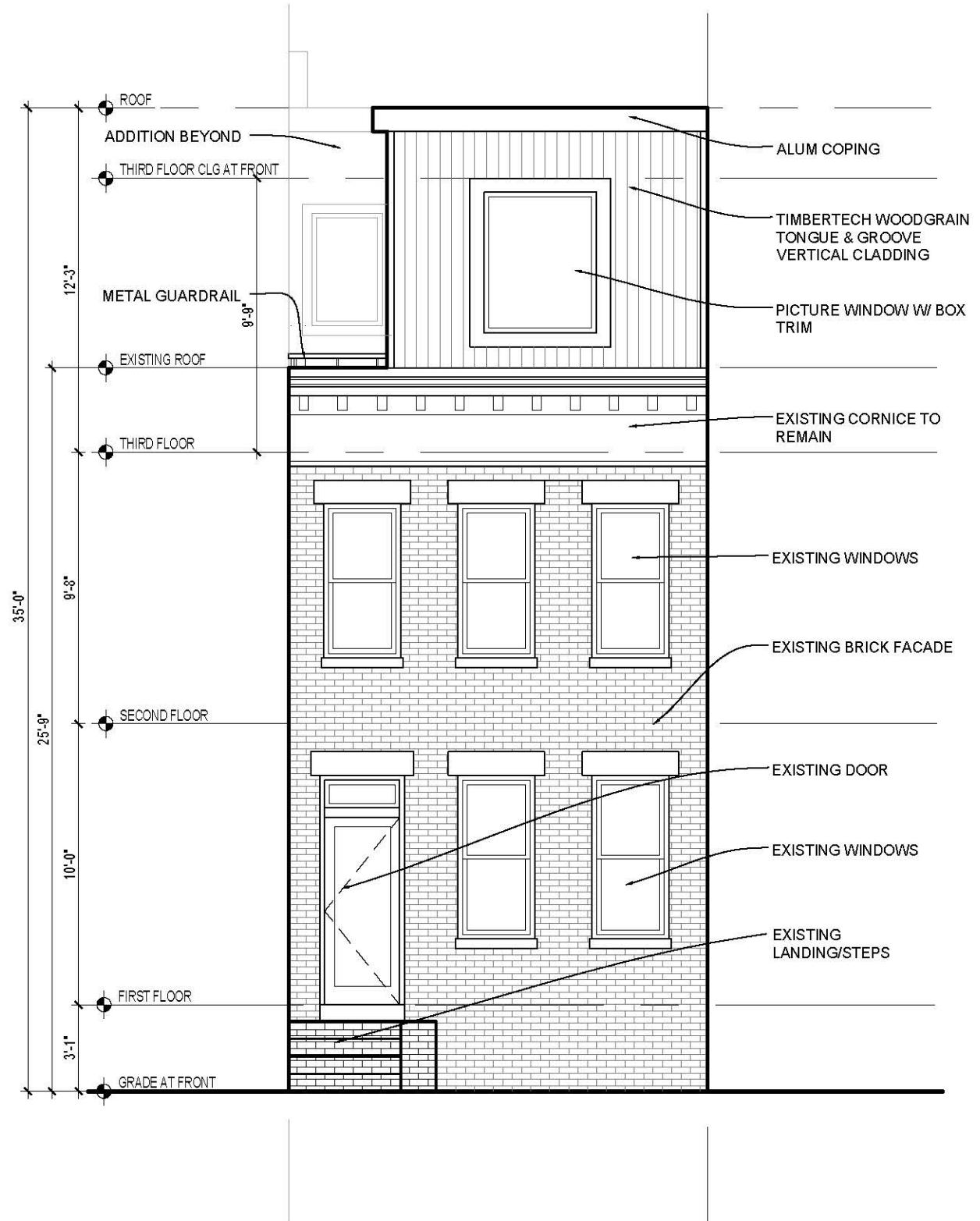
1
A-2
THIRD FLOOR PLAN

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

1513 D STREET SE – NEW WORK PLANS

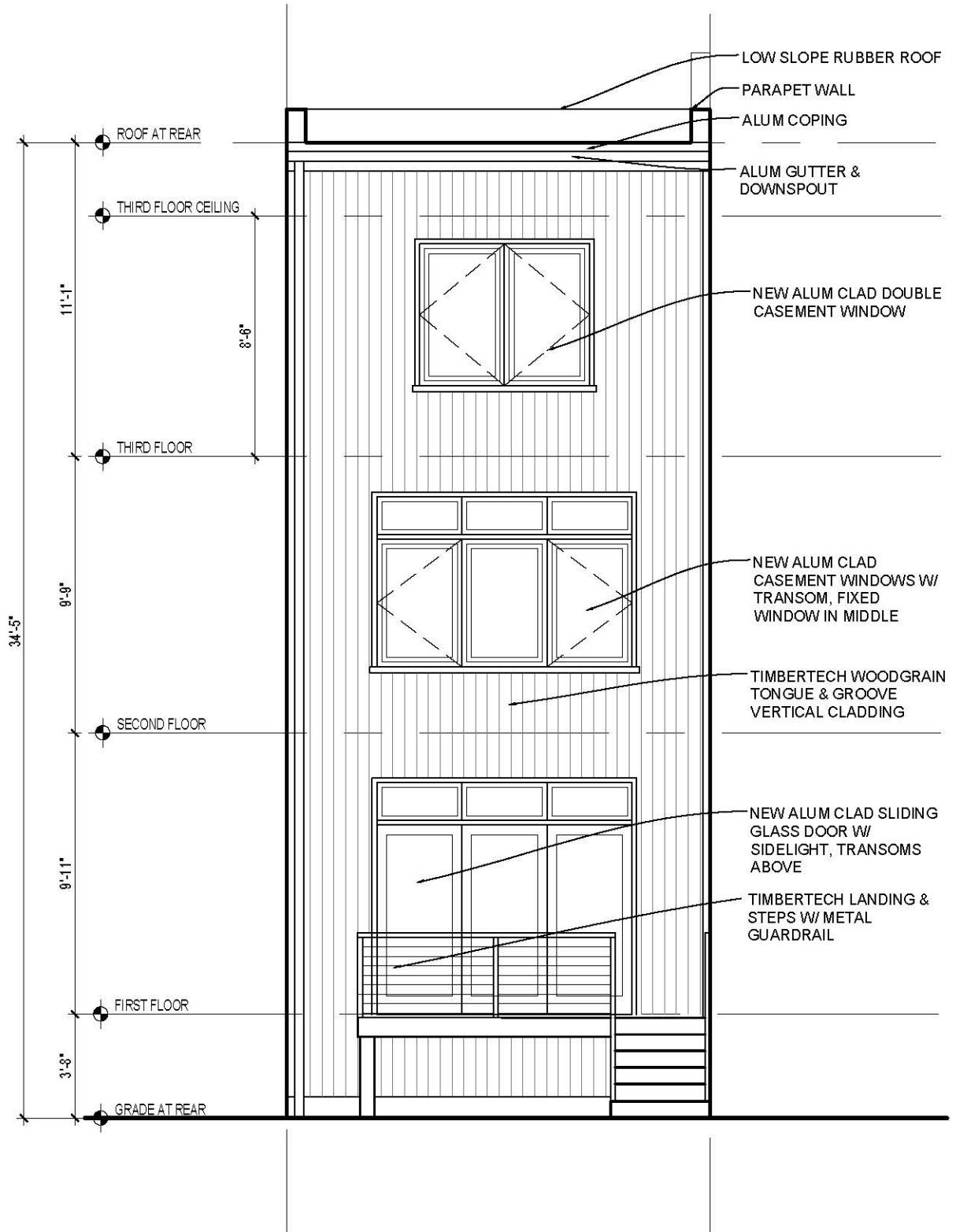


A-2



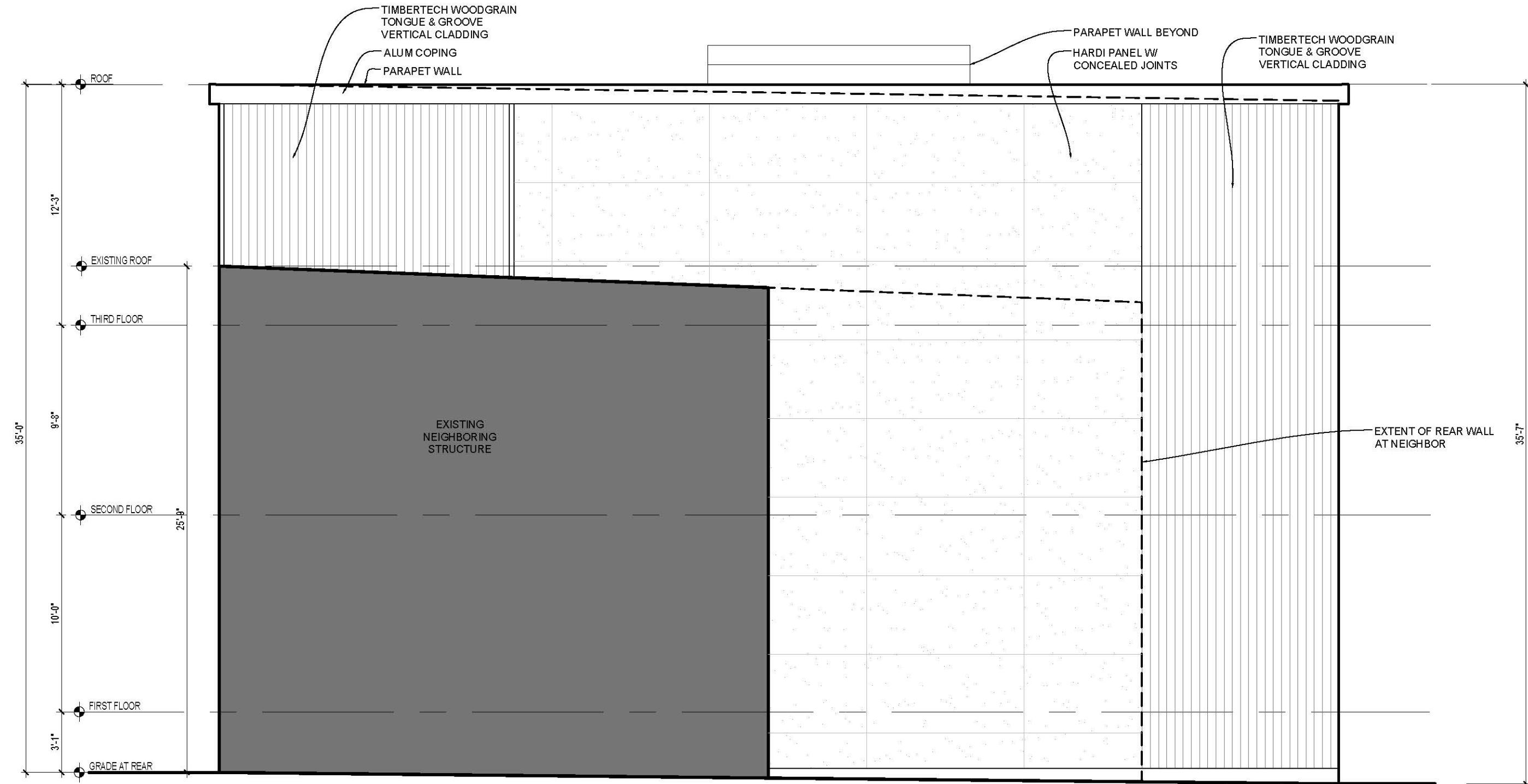
1
A-3

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



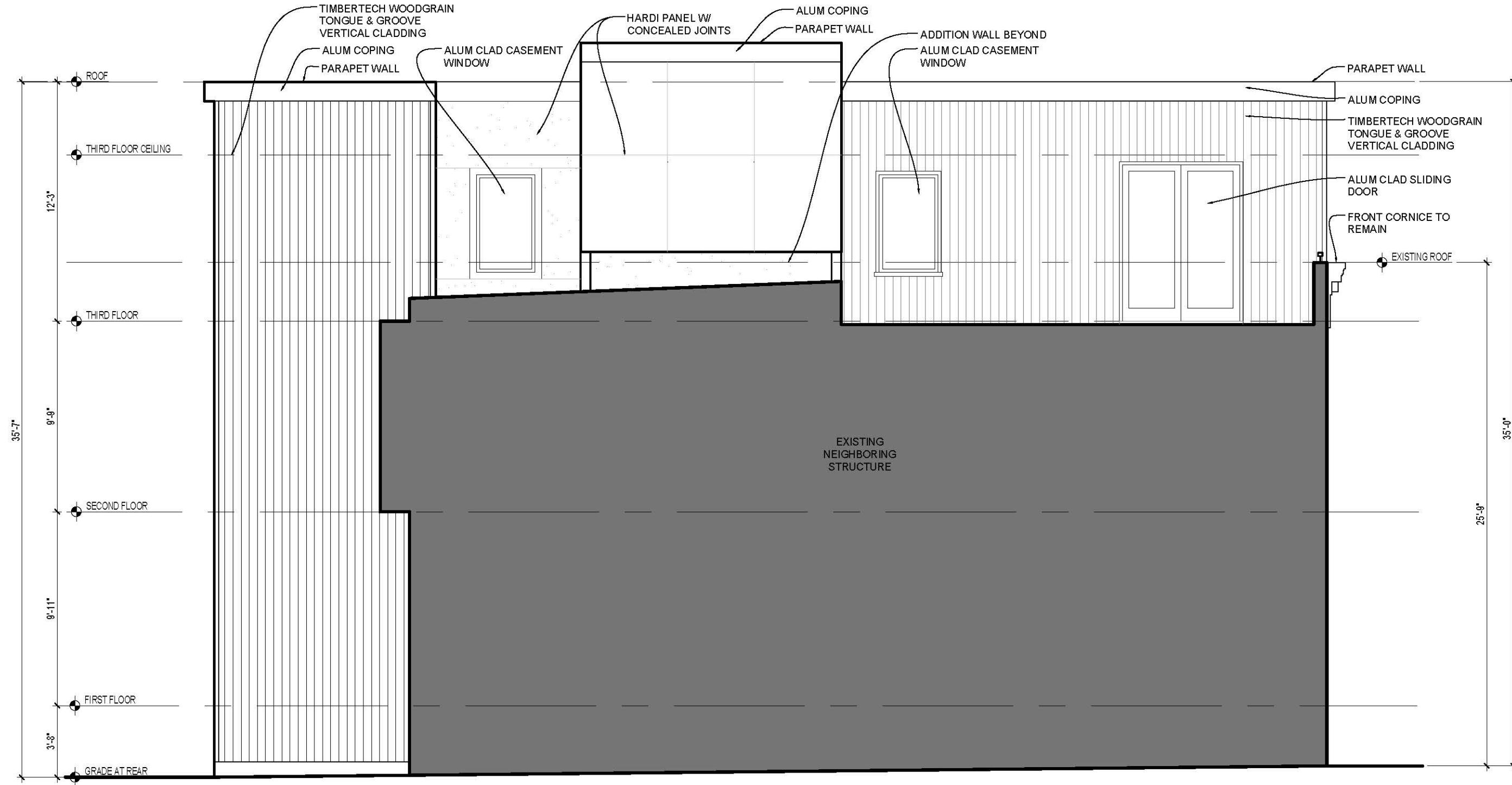
2
A-3

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



1
A-4

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



1
A-5

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