

750 18th Street NE – PORCH ADDITION

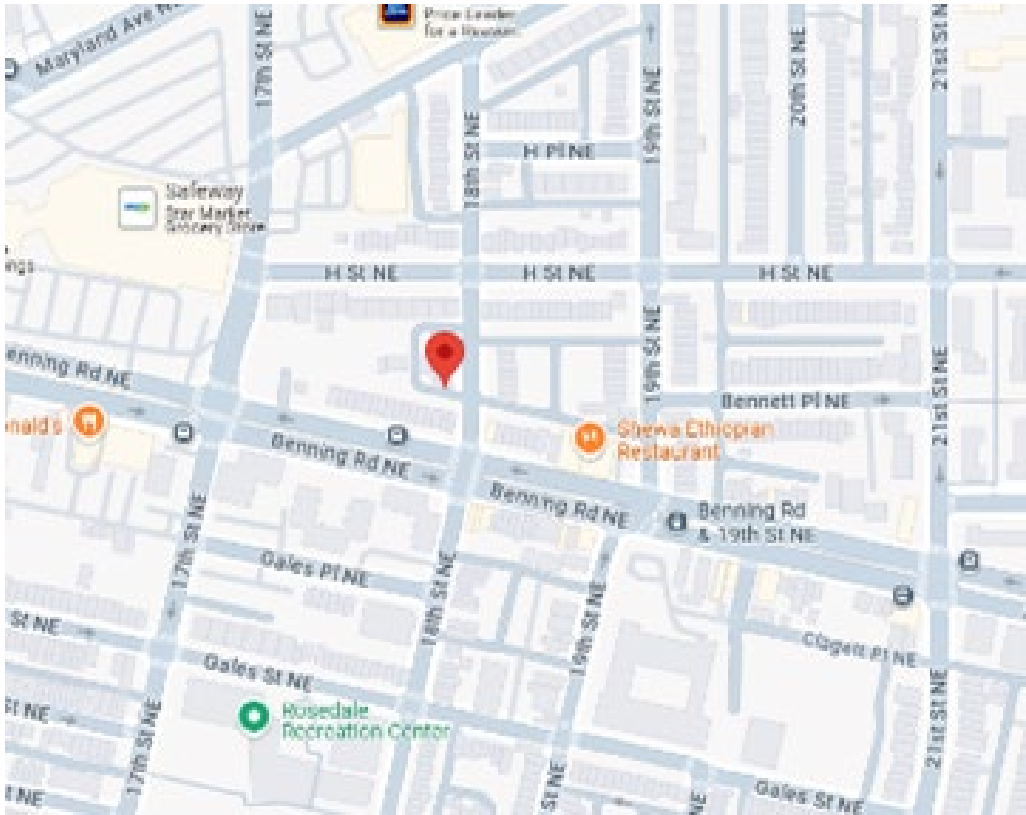
OWNER:
CHELSEY SIMONOVICH AND BEN BROCKSCHMIDT
750 18TH STREET NE
WASHINGTON, DC 20002

ARCHITECT:
JENNIFER FOWLER ARCHITECTURE
1453 PENNSYLVANIA AVE SE, 2ND FLOOR
WASHINGTON, DC 20003
(202)525-6433

PROPERTY INFORMATION:
LOT: 0118
SQUARE: 4507
LOT AREA: 1449 SF
ZONE: RF-4
USE GROUP: R-3
EXISTING: TWO STORY DWELLING, SINGLE-FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
NEW 125.8 SF, ONE STORY PORCH AT REAR

ZONING INFORMATION:
RELIEF NEEDED: SUBTITLE E § 207.1



SITE MAP



FRONT FACADE

	Existing	Proposed	Allowable
Lot Coverage	569.7 SF	705.7 SF	869.4 SF
(Percentage)	39.3%	48.7%	60%
Rear Yard	28'-1.75"	18'-7.75"	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	19.5'	NO CHANGE	40.0'
Stories	2	NO CHANGE	3+CELLAR
Parking	N/A	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	498.6 SF	NO CHANGE	N/A
Second Floor	498.6 SF	NO CHANGE	N/A
Total	997.2 SF	NO CHANGE	N/A

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- SITE PLAN
- FIRST FLOOR DEMOLITION PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR/ROOF PLAN
- EXTERIOR ELEVATIONS



REAR FACADE



VIEW TOWARDS 752 18TH NE



REAR FACADE



VIEW TOWARDS BENNING ROAD



PUBLIC ALLEY



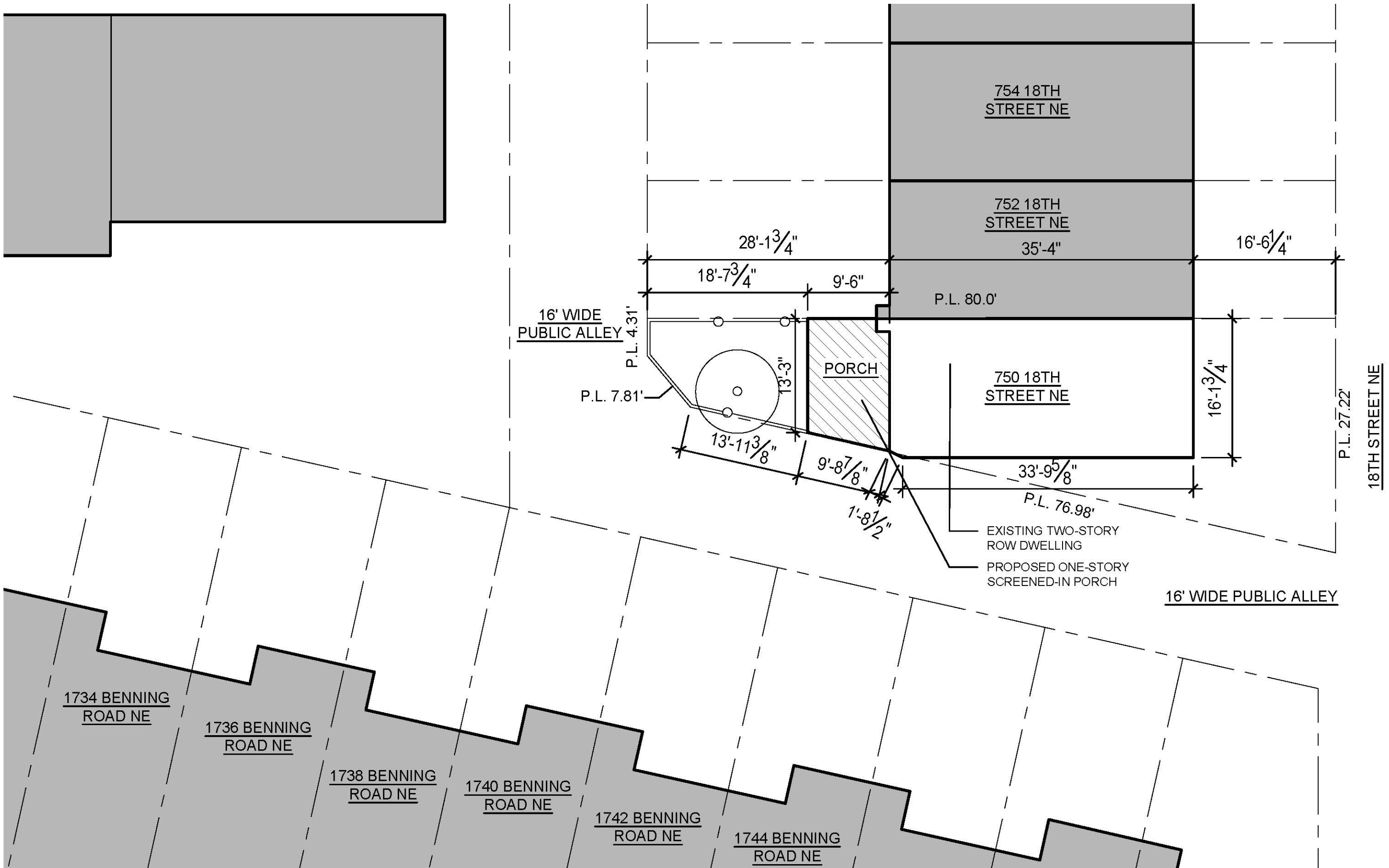
EXISTING REAR YARD



NEIGHBORS TO SOUTH

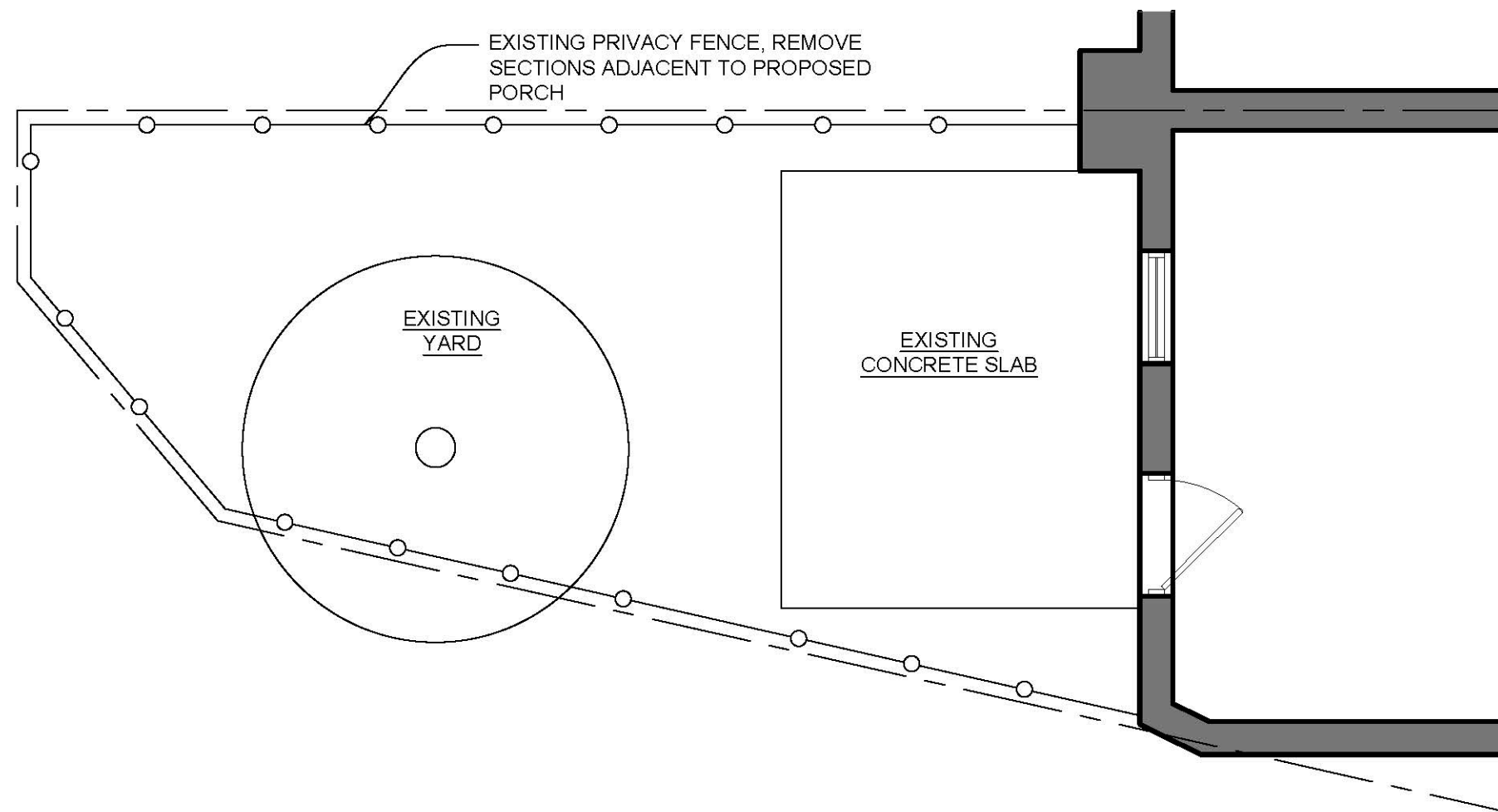


REAR ALLEY

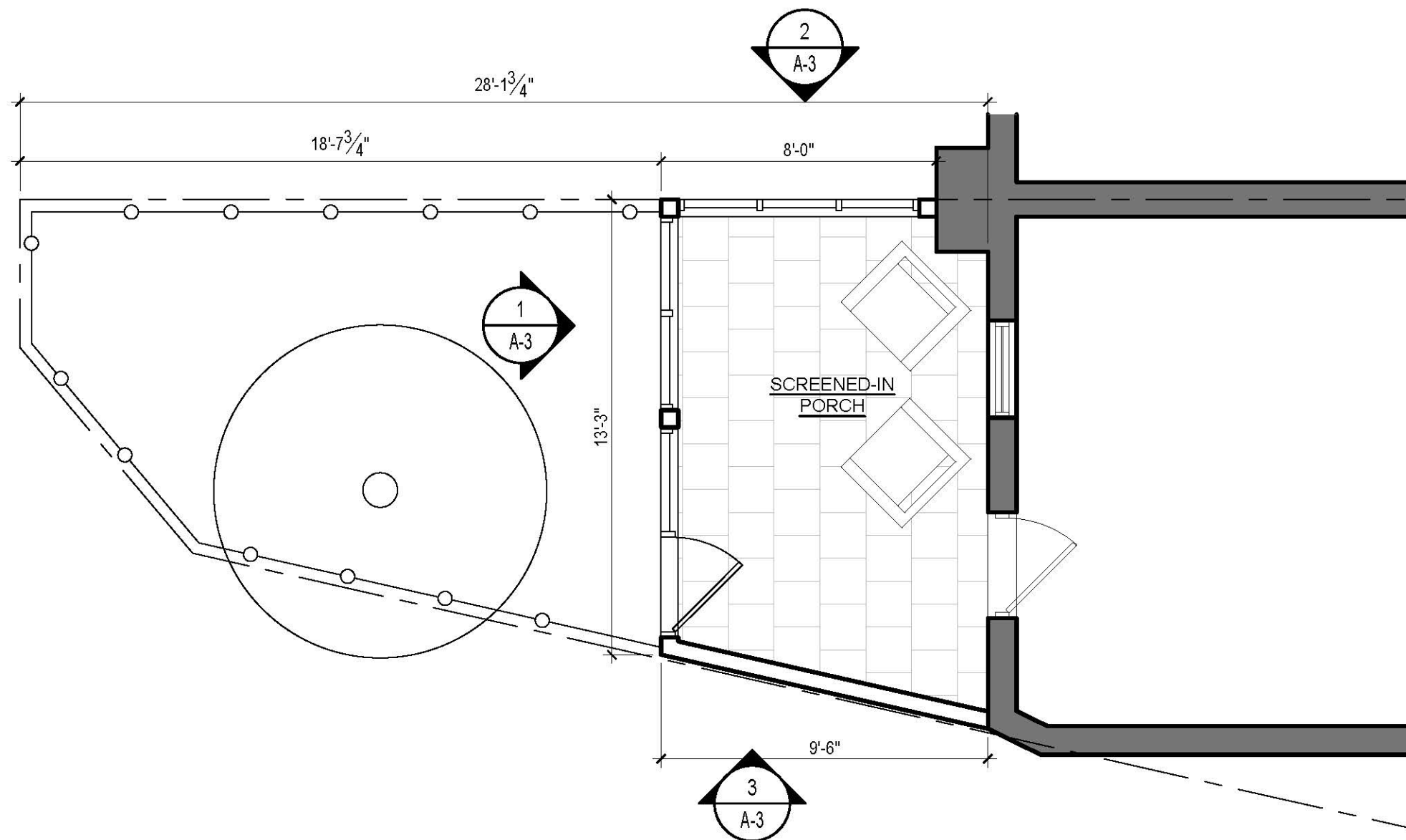


750 18TH STREET NE – SITE PLAN

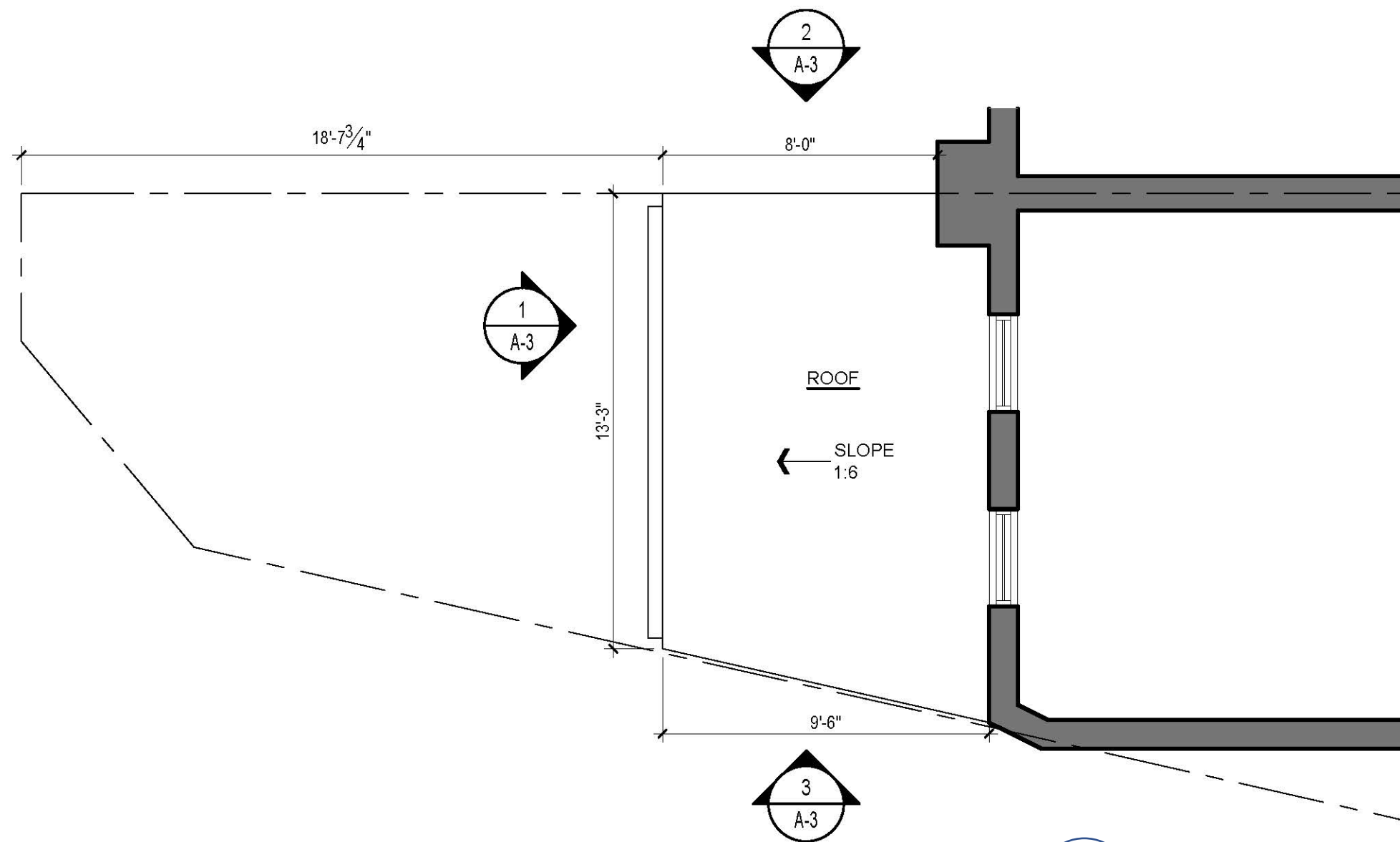
1 SITE PLAN
C-3 SCALE: 3/32" = 1'-0"



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



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



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

