

750 18th Street NE – PORCH ADDITION

Washington, DC 20002

BZA Concept Plans

April 7, 2025

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

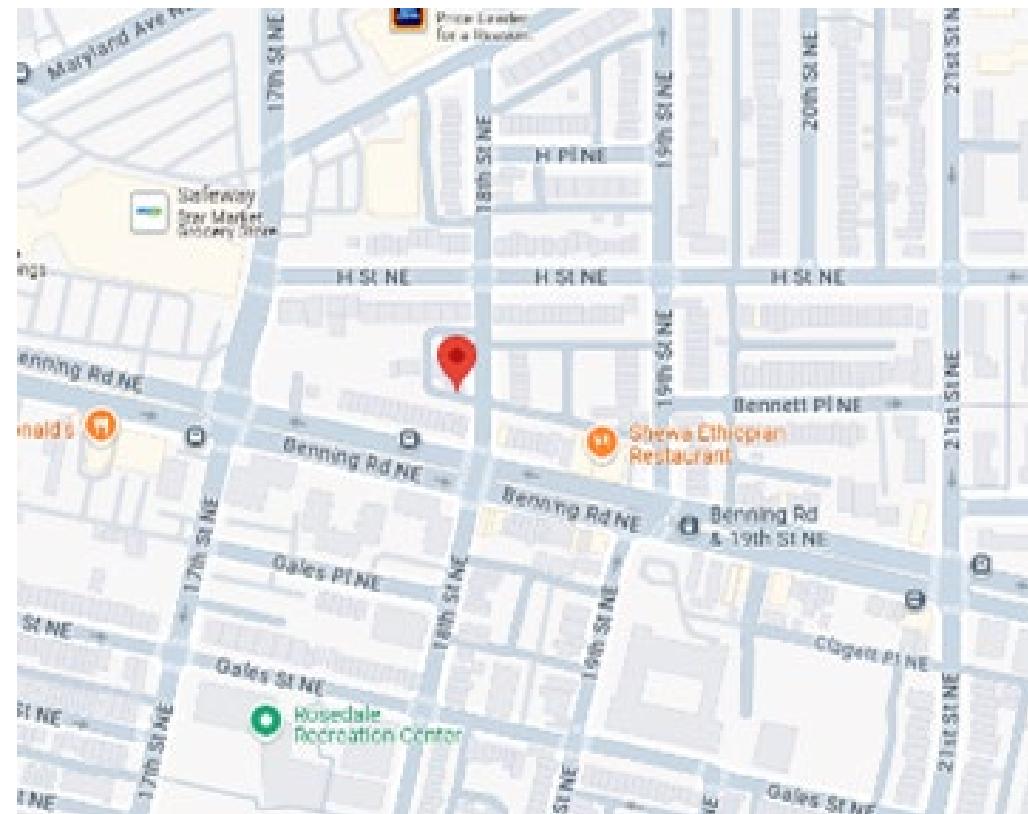
PROJECT DESCRIPTION:

NEW 125.8 SF, ONE STORY PORCH AT REAR

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E § 207.1

	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



SITE MAP



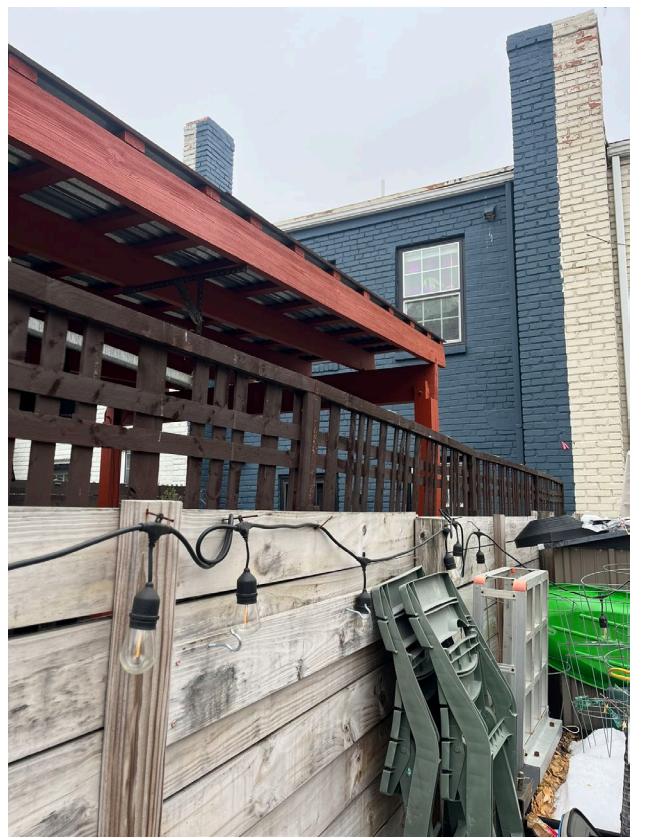
FRONT FAÇADE



REAR FAÇADE

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOS
- C-3 SITE PLAN
- D-1 FIRST FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR/ROOF PLAN
- A-3 EXTERIOR ELEVATIONS



VIEW TOWARDS 752 18TH NE



REAR FACADE



VIEW TOWARDS BENNING ROAD



PUBLIC ALLEY



EXISTING REAR YARD



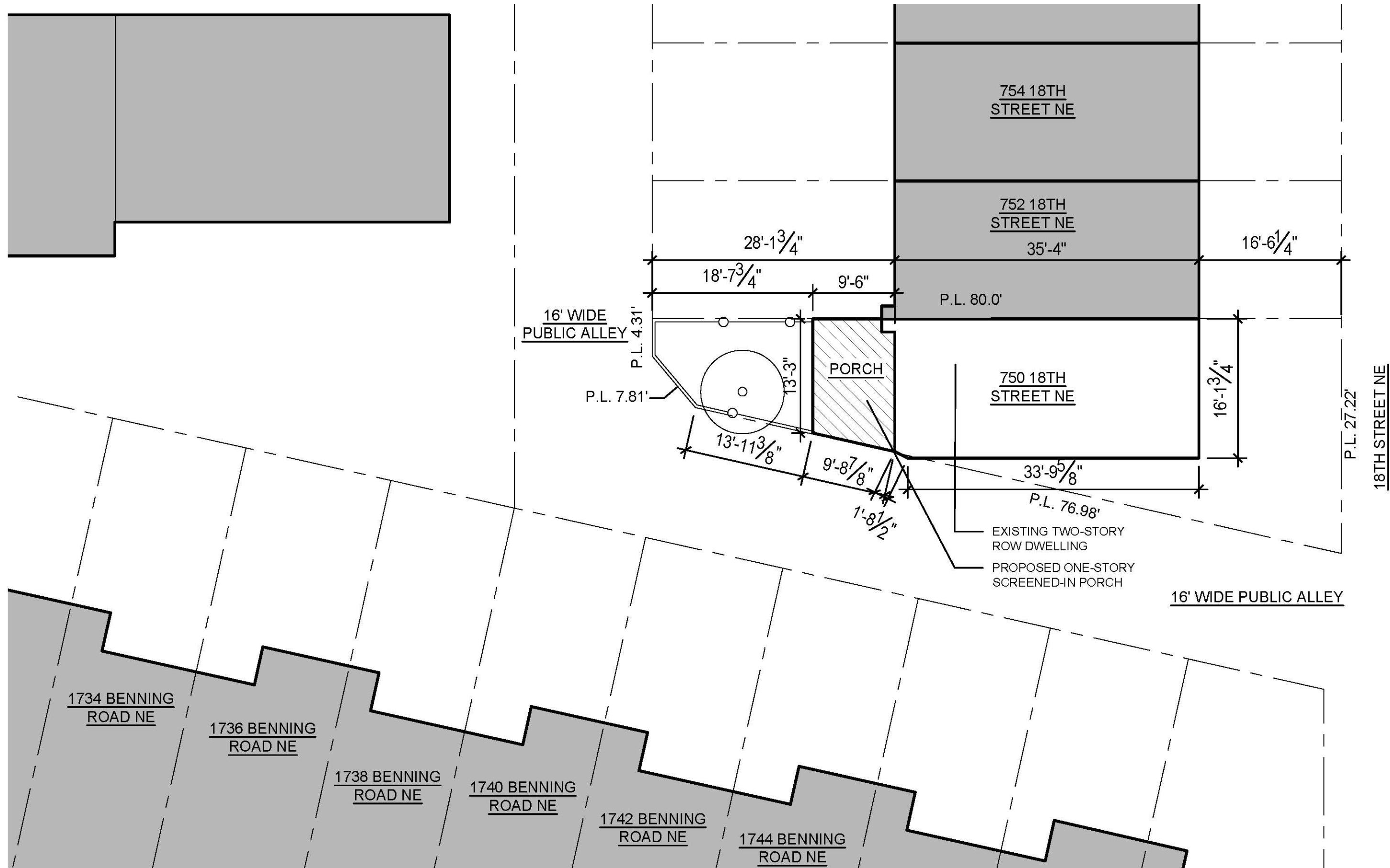
NEIGHBORS TO SOUTH



REAR ALLEY

750 18TH STREET NE – PHOTOGRAPHS

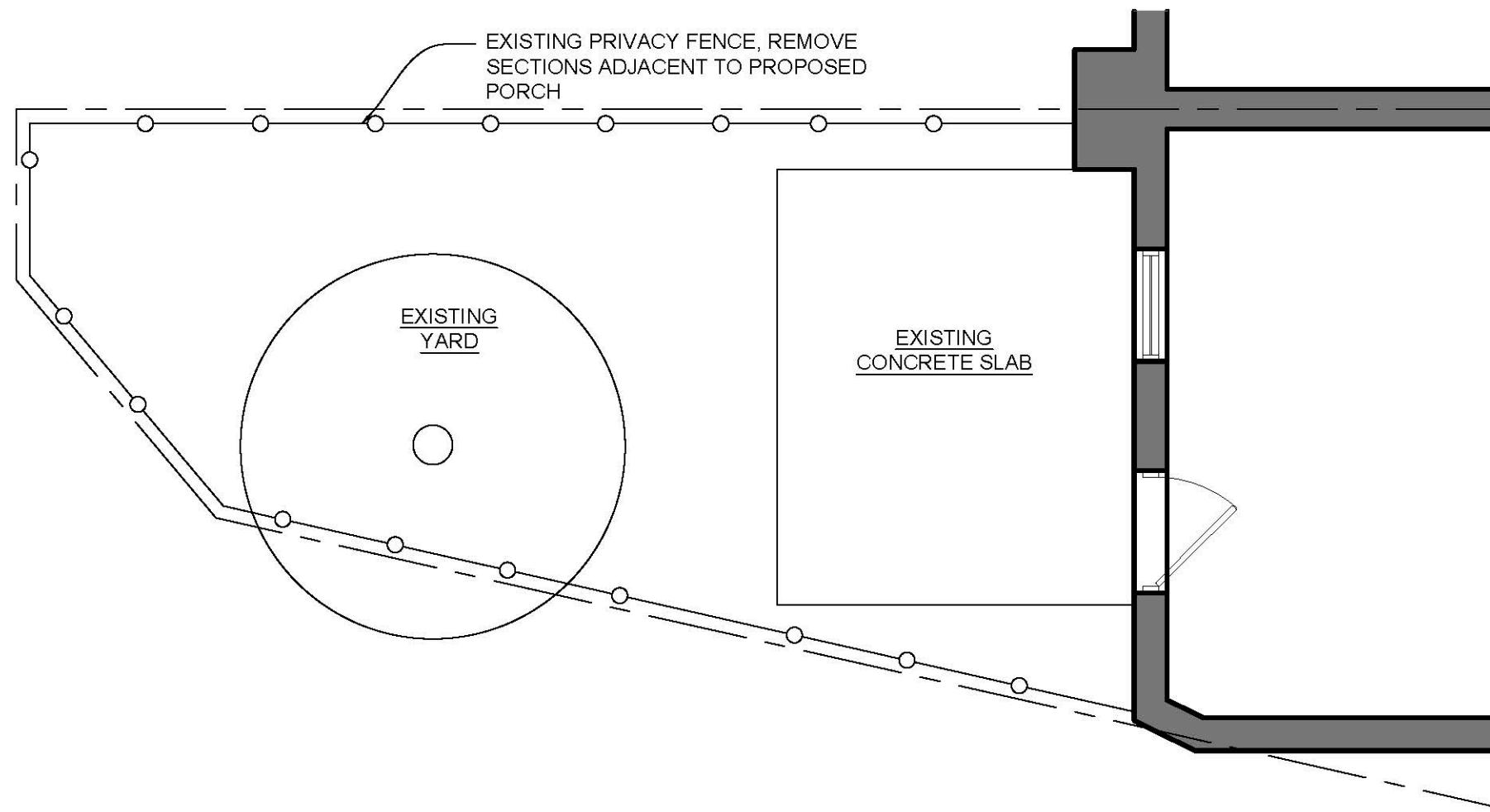
C-2



750 18TH STREET NE – SITE PLAN

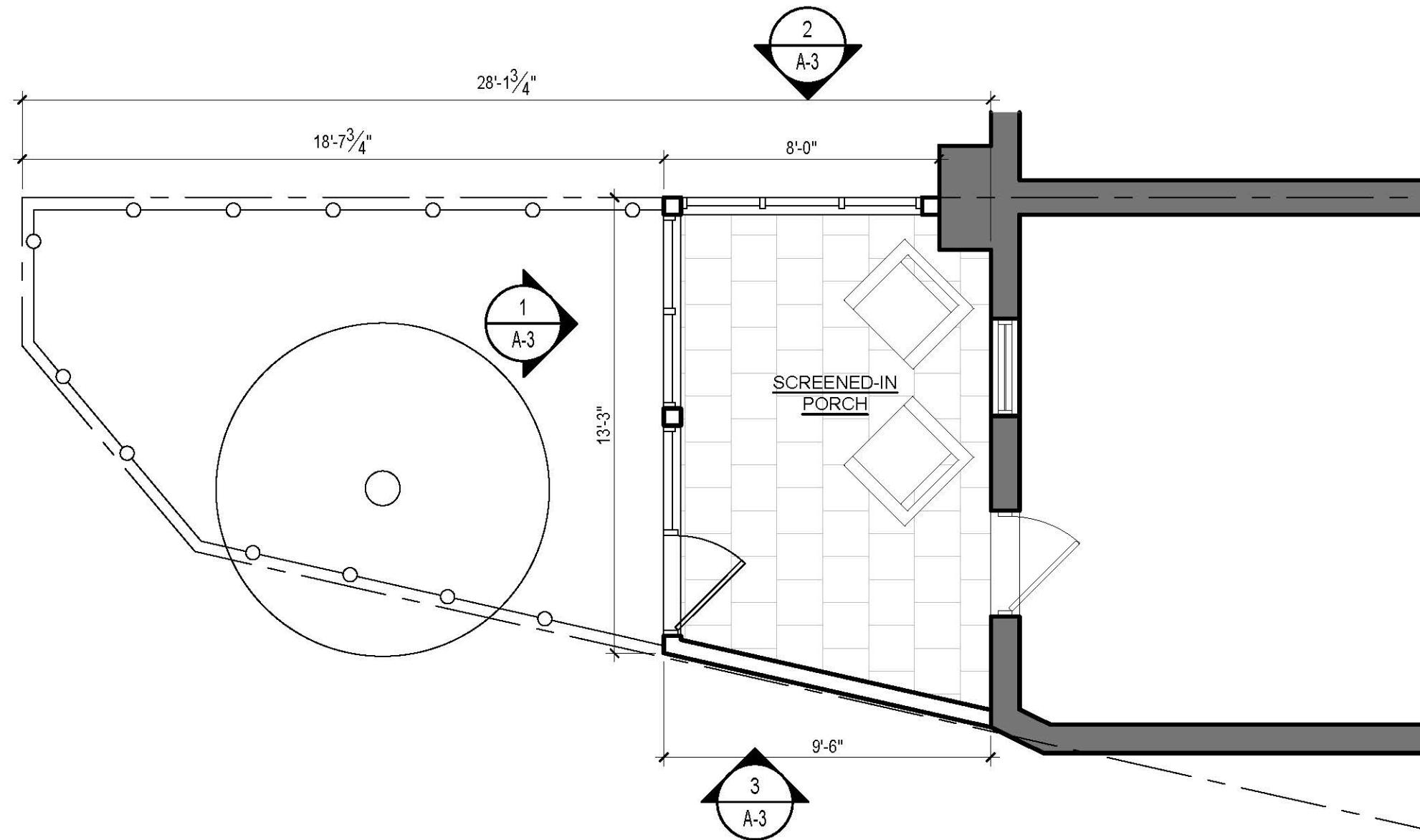
1 SITE PLAN
C-3 SCALE:3/32"=1'-0"

C-3



1
D-1

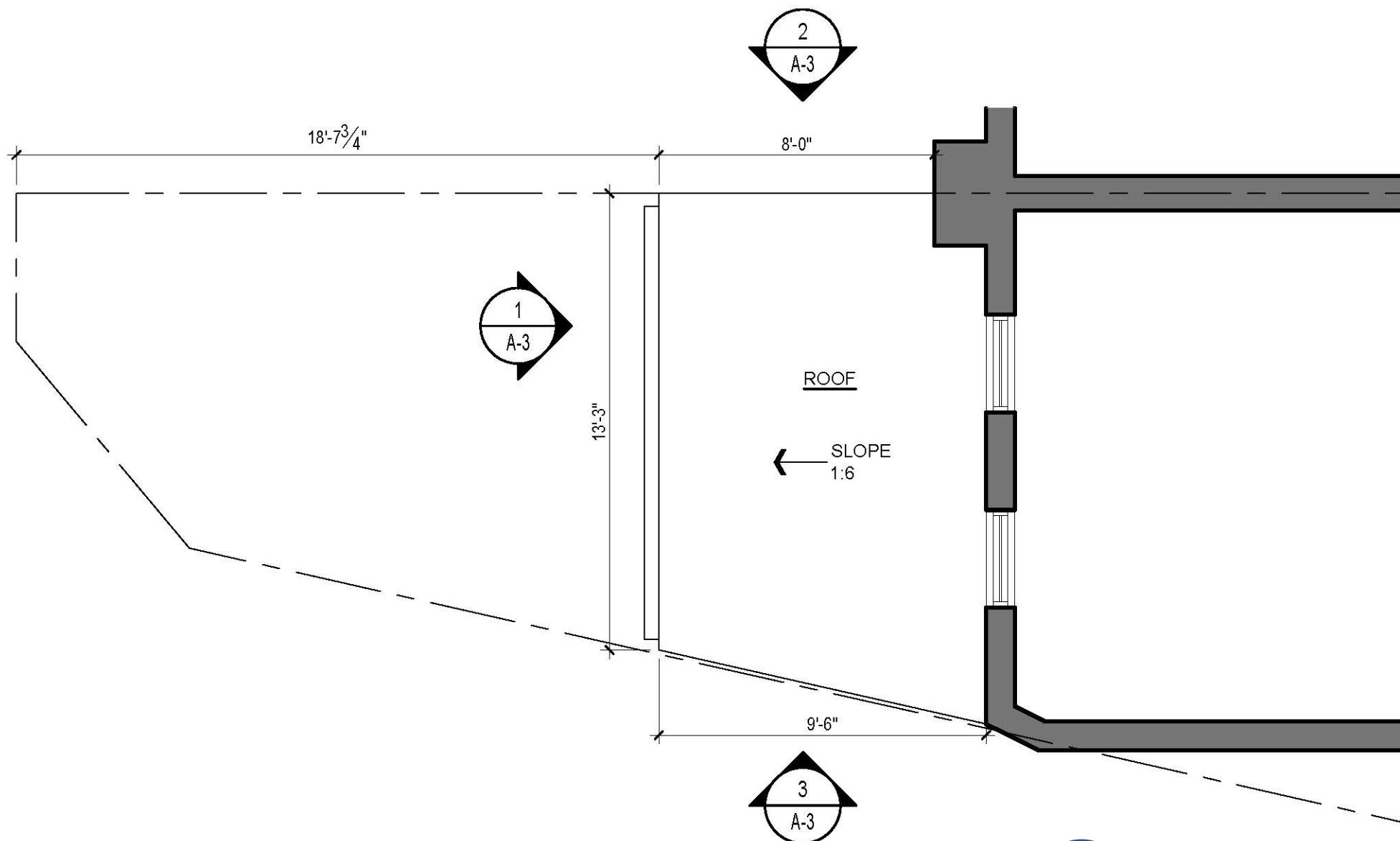
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"



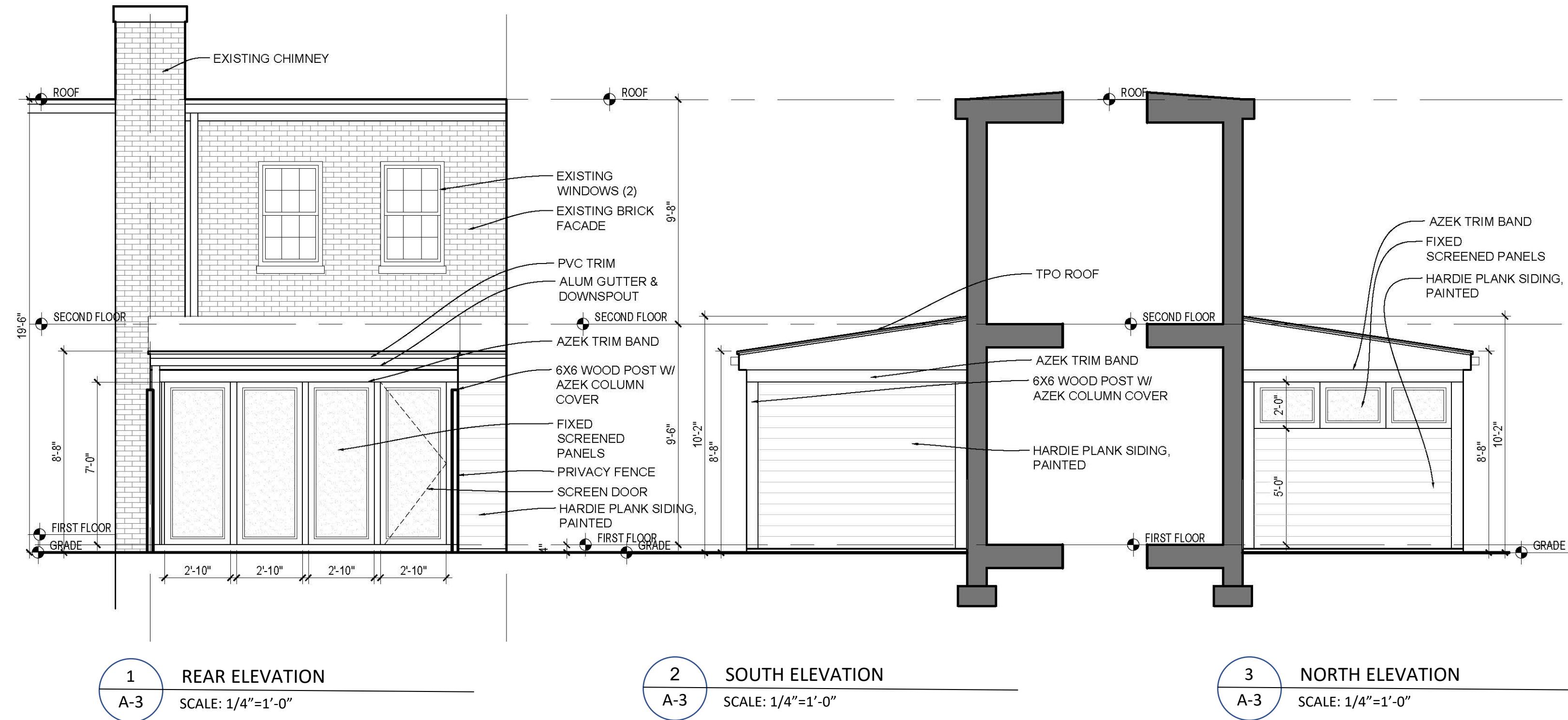
1
A-1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

750 18TH STREET NE – NEW WORK PLANS

A-1



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



750 18TH STREET NE – NEW WORK PLANS

A-3