

# 654 L Street NE - ADDITION

Washington, DC 20002

**OWNERS:**  
MELISSA LIM & JOEL PATTERSON  
1232 MARYLAND AVENUE NE  
WASHINGTON DC 20002

**ARCHITECT:**  
JENNIFER FOWLER ARCHITECTURE PLLC  
1453 PENNSYLVANIA AVENUE SE, 2<sup>ND</sup> FLOOR  
WASHINGTON, DC 20003  
(202)525-6433

**PROPERTY INFORMATION:**  
LOT: 0197  
SQUARE: 0855  
LOT AREA: 1500 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY + CELLAR ROW DWELLING, SINGLE FAMILY ROW DWELLING  
PROPOSED: THREE STORY + CELLAR ROW DWELLING; SINGLE FAMILY ROW DWELLING

**PROJECT DESCRIPTION:**  
THREE STORY REAR ADDITION; ROOF DECK

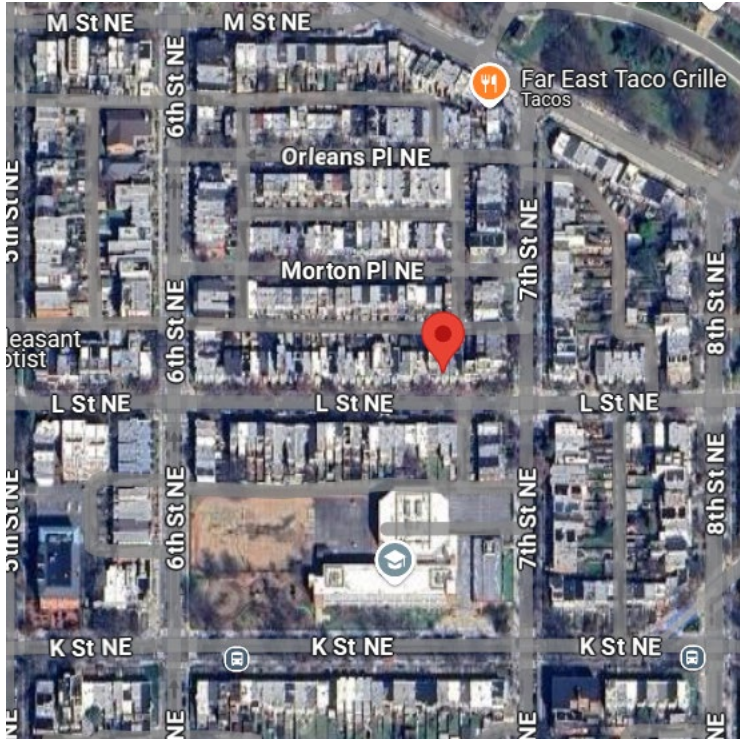
**ZONING INFORMATION:**  
RELIEF NEEDED: Subtitle E §210.1; Subtitle E §207.5

	Existing	Proposed	Allowable
Lot Coverage	960.4 SF	1,050 SF	900 SF
(Percentage)	64.0%	70.0 %	60.0%
Rear Yard	45.5’	27.5’	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	4.08’	N/A	N/A
Height	27.0’	35.0’	35.0’
Stories	2+CELLAR	3 + CELLAR	3+CELLAR
Square Footage			
Cellar	626.4 SF	707 SF	N/A
First Floor	626.4 SF	995.3 SF	N/A
Second Floor	626.4 SF	995.3 SF	N/A
Third floor	N/A	317.6 SF	N/A
Total	1,879.2 SF	3,015.2 SF	N/A
Garage	293.9 SF	N/A	N/A

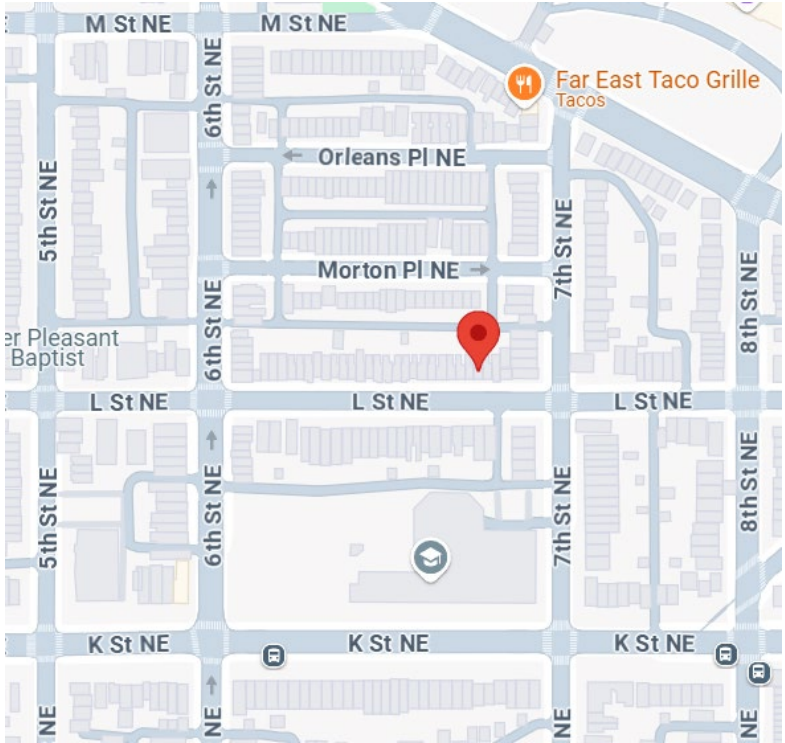
DRAWING INDEX:	
C-1	COVER SHEET
C-2	PHOTOGRAPHS
C-3	PHOTOGRAPHS
C-3	SITE PLAN
C-4	BLOCK PLAN
D-1	DEMOLITION PLANS
D-2	DEMOLITION PLANS
A-1	FLOOR PLANS
A-2	FLOOR PLANS
A-3	FLOOR PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

BZA Concept Plans

October 8, 2025



SITE MAP



SITE MAP



FRONT FACADE



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21413  
EXHIBIT NO. 11

REAR FACADE





VIEW FROM ALLEY, LOOKING EAST



EXISTING REAR FAÇADE



VIEW FROM ALLEY, LOOKING WEST



STREET VIEW, LOOKING WEST



EXISTING FRONT FAÇADE



STREET VIEW, LOOKING EAST





EXISTING GARAGE FROM ALLEY (LOOKING WEST)



EXISTING GARAGE FROM ALLEY (LOOKING EAST)



EXISTING DOGLEG

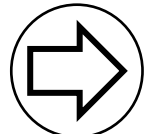
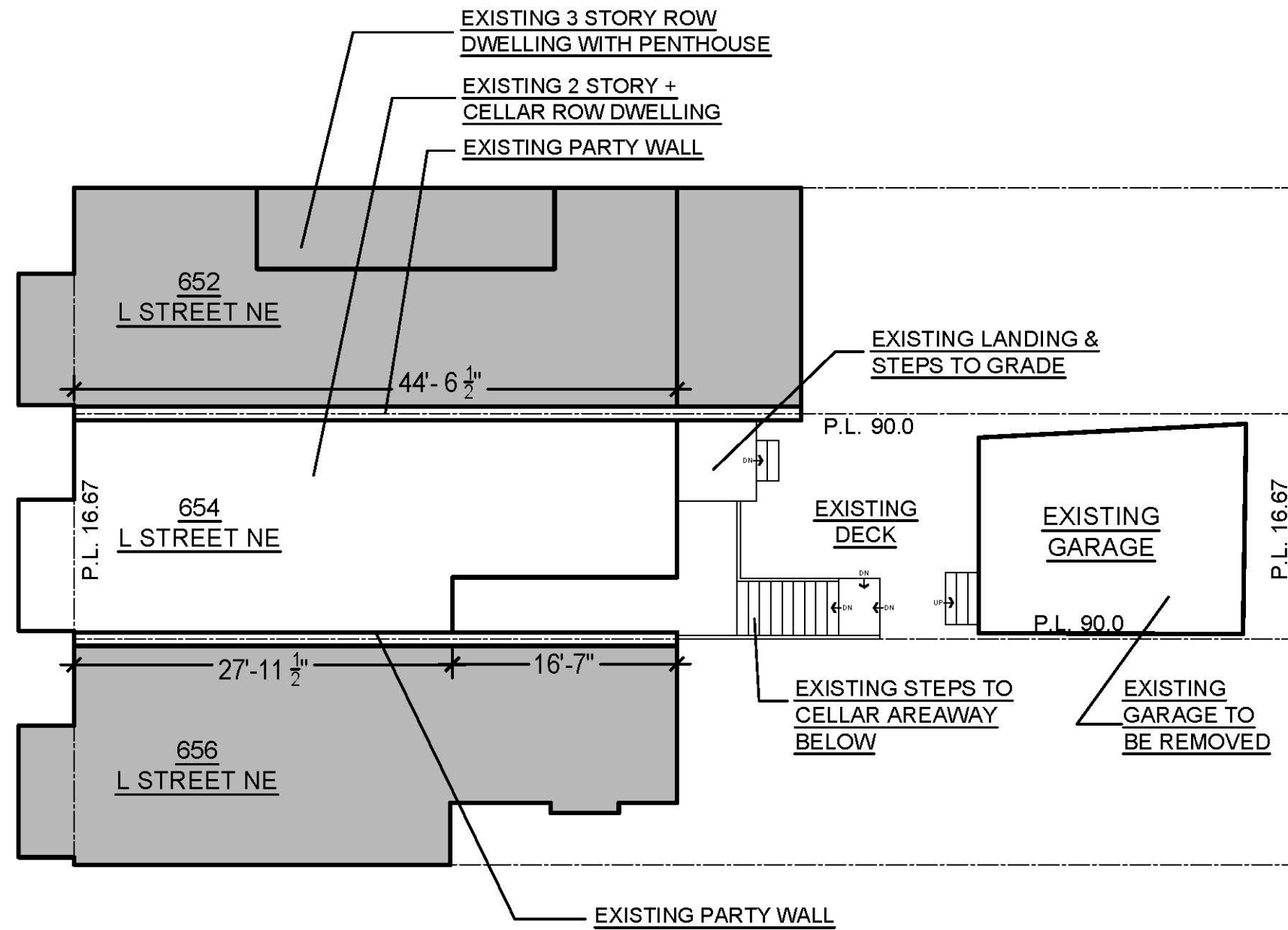


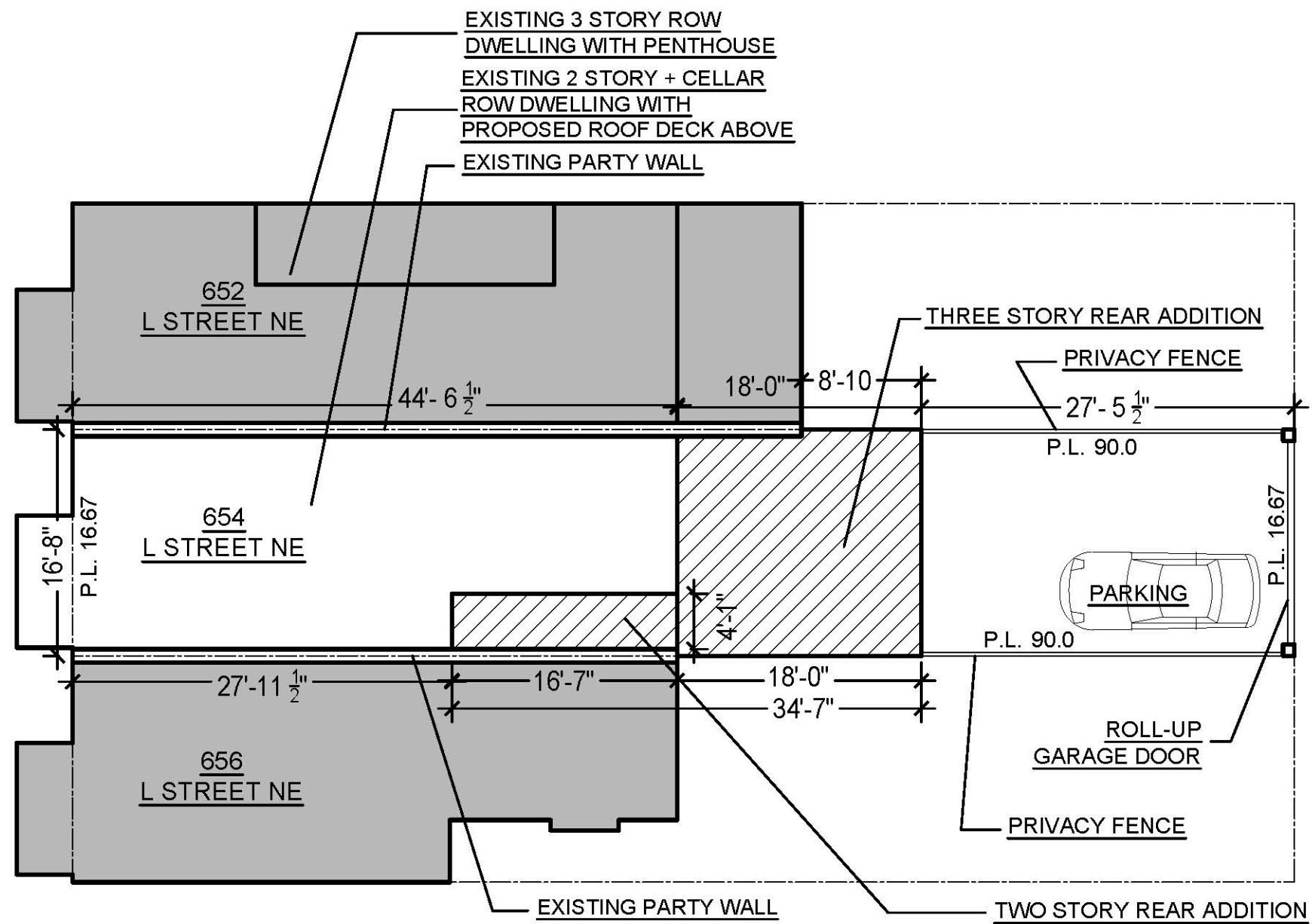
EXISTING DOGLEG



EXISTING ONE-STORY GARAGE(VIEW FROM REAR YARD)



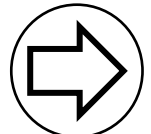




# 654 L Street NE- SITE PLAN

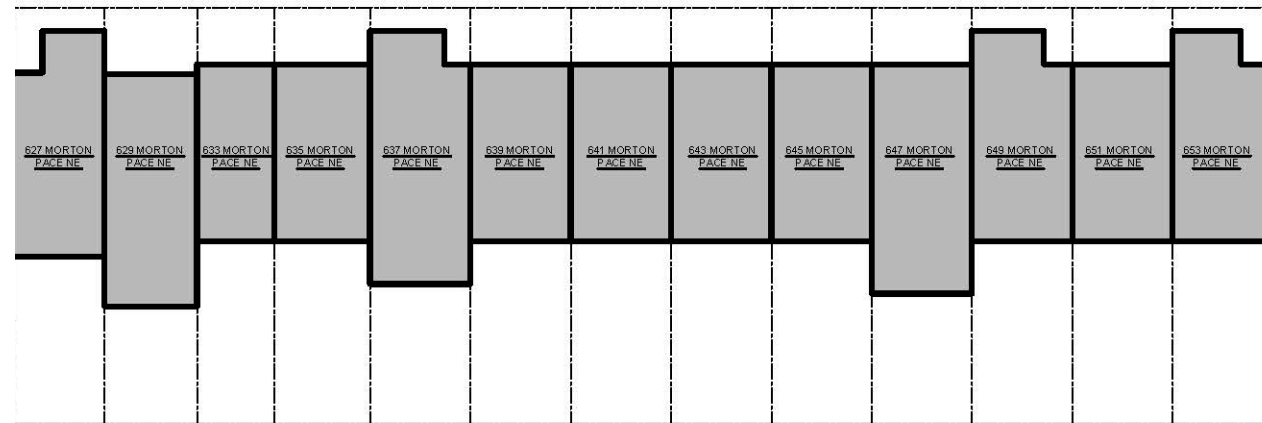
1  
C-5

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



C-5

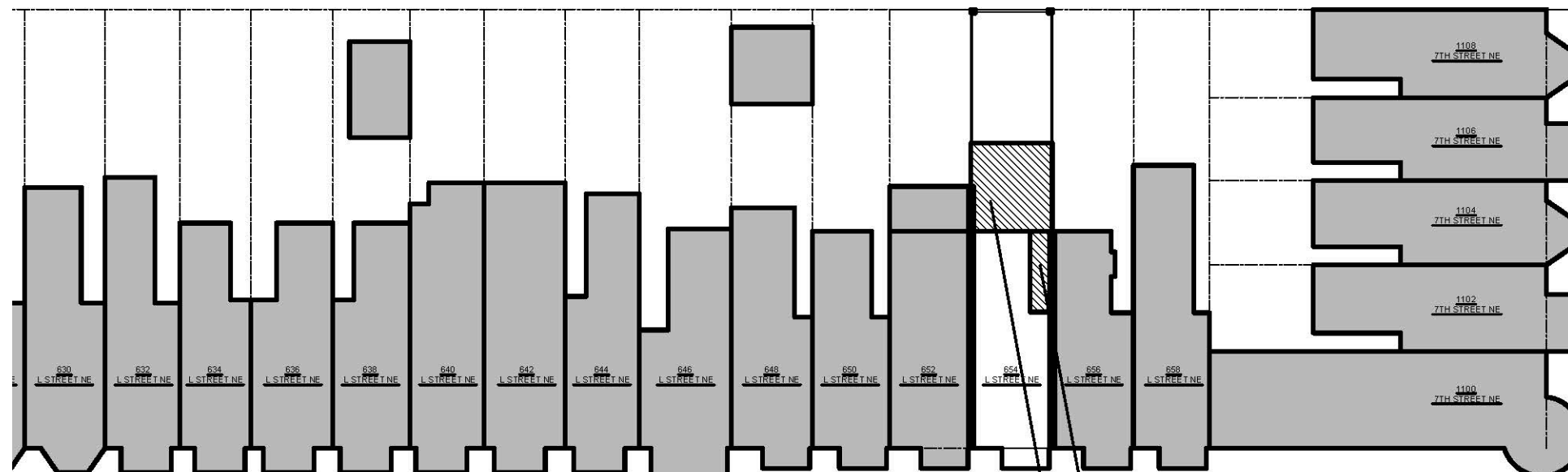
MORTON PLACE NE



10'-0" PUBLIC ALLEY



10'-0" PUBLIC ALLEY



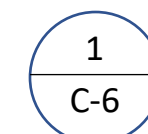
7TH STREET NE

PROPOSED REAR TWO STORY ADDITION

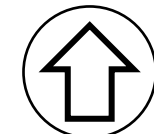
PROPOSED 3 STORY REAR ADDITION

L STREET NE

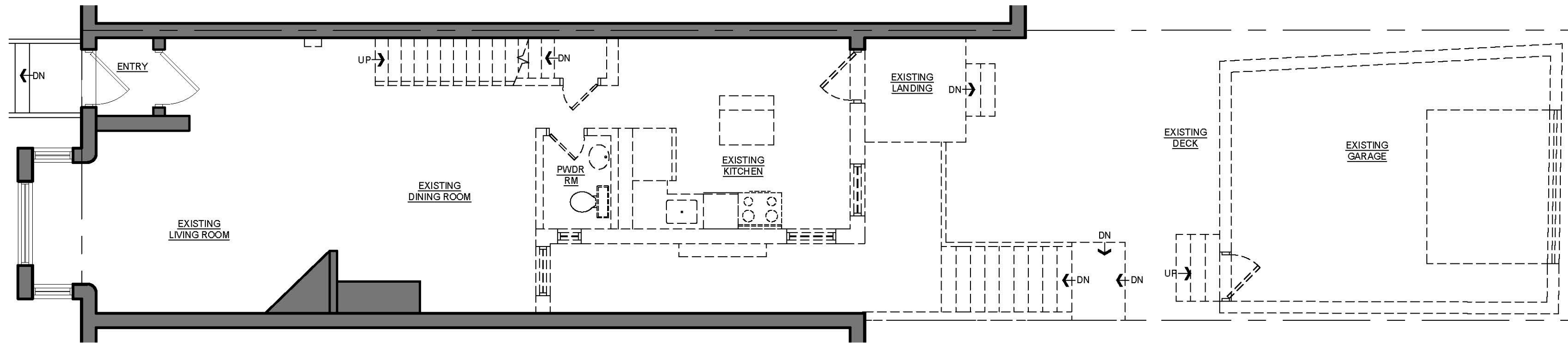
## 654 L Street NE- BLOCK PLAN



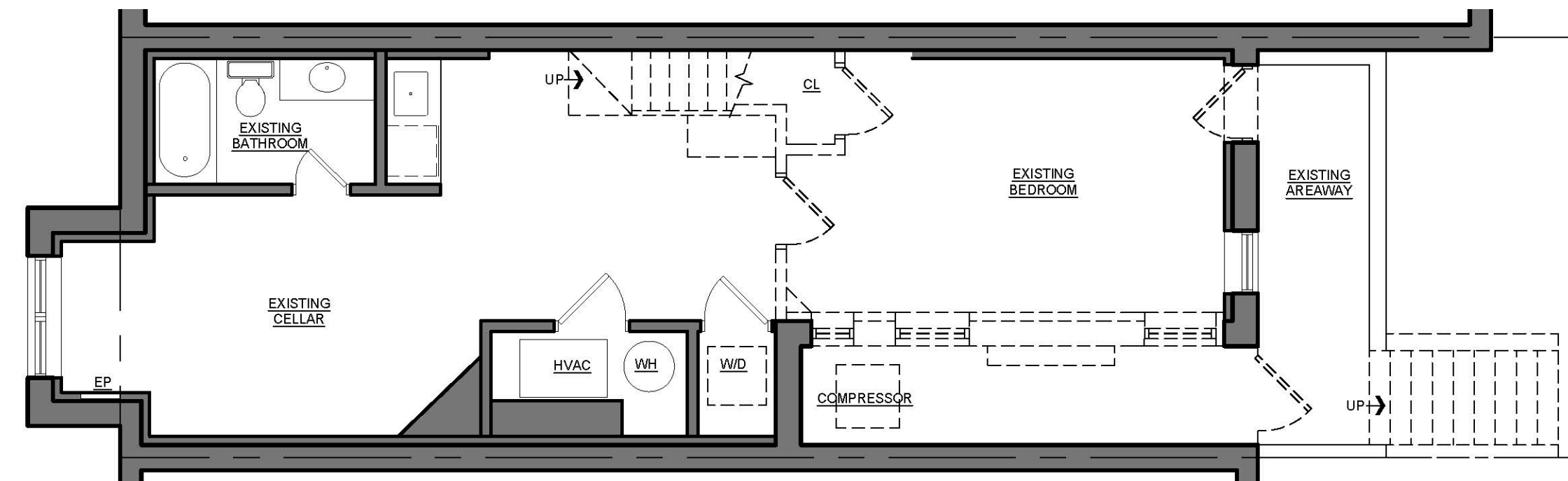
BLOCK PLAN  
SCALE:1/32"=1'-0"



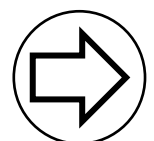
C-6

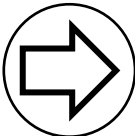
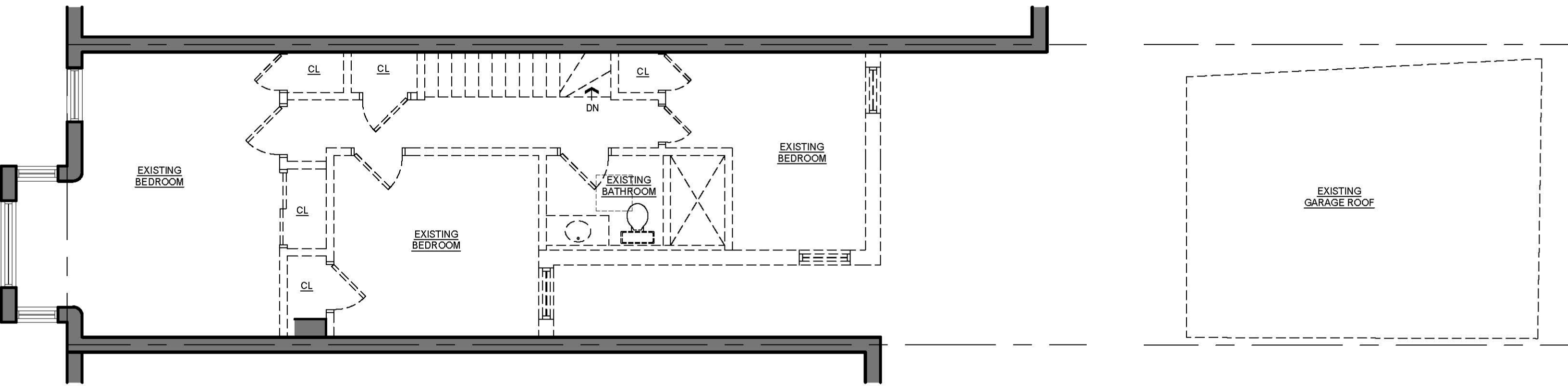


2  
D-1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"

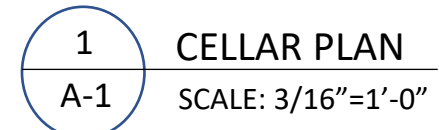
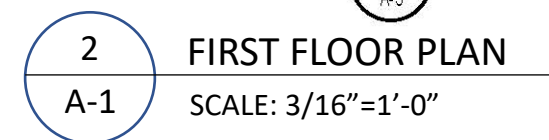


1  
D-1 CELLAR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"

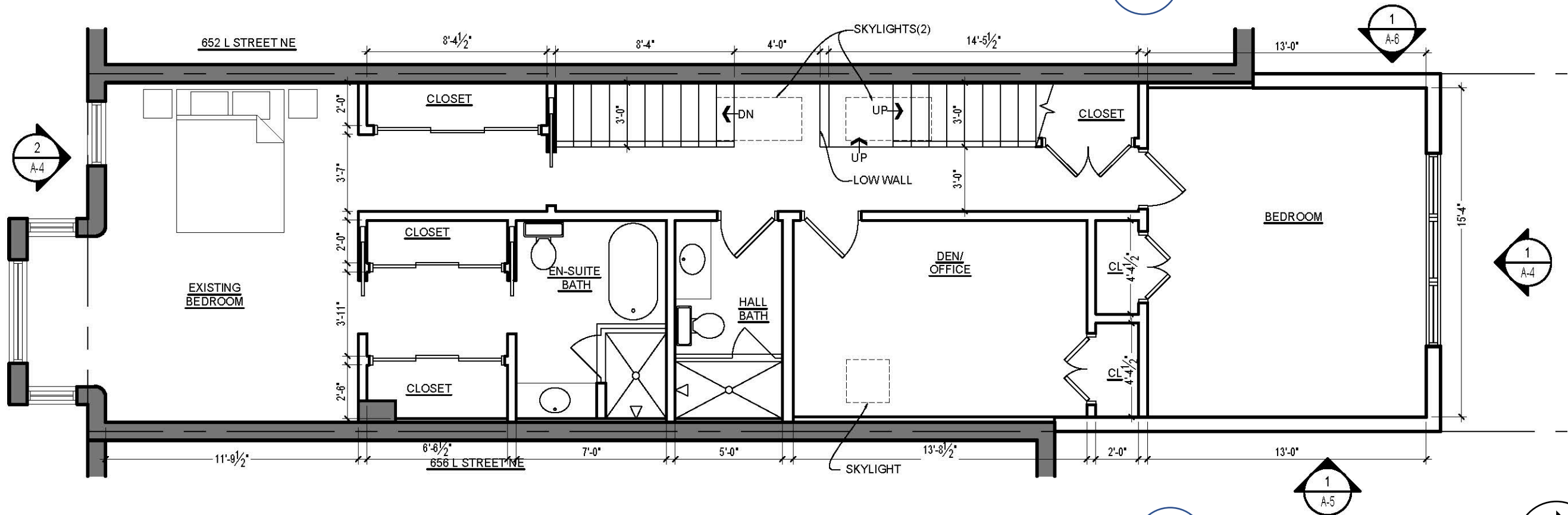
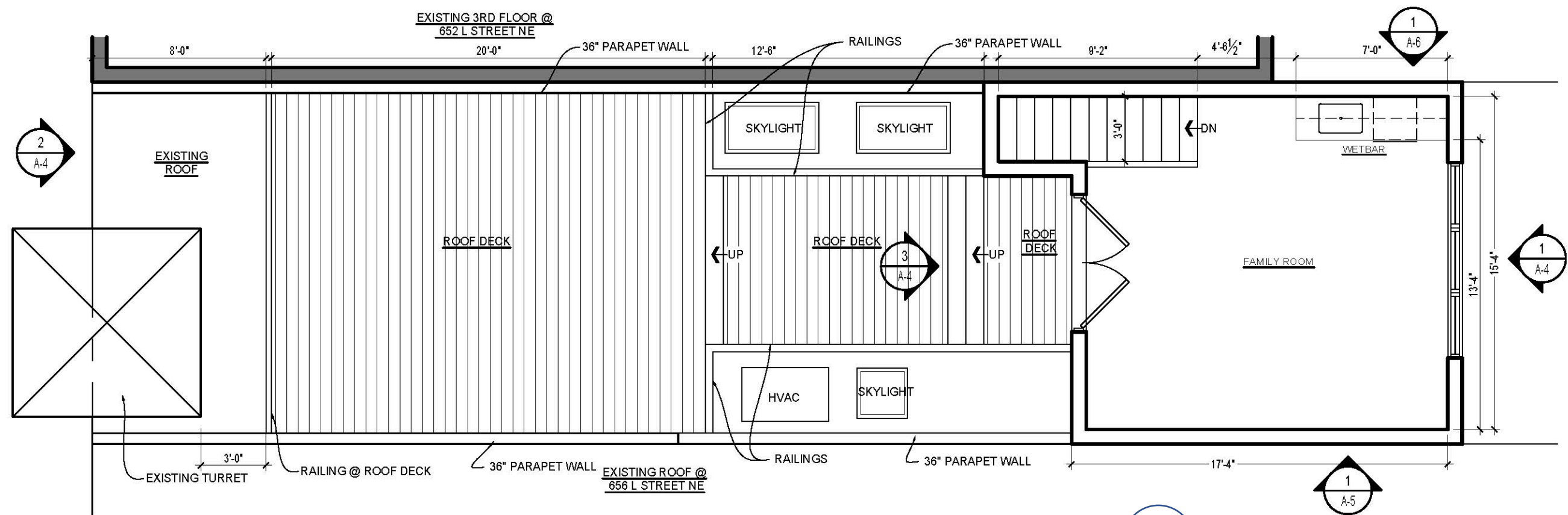




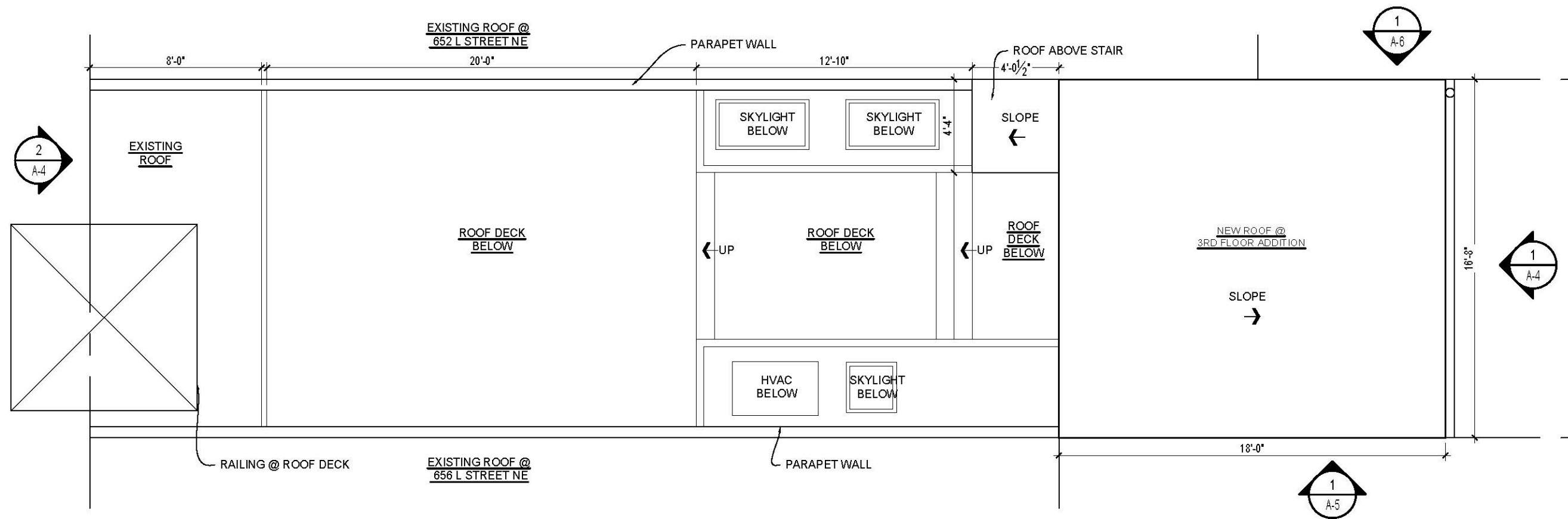




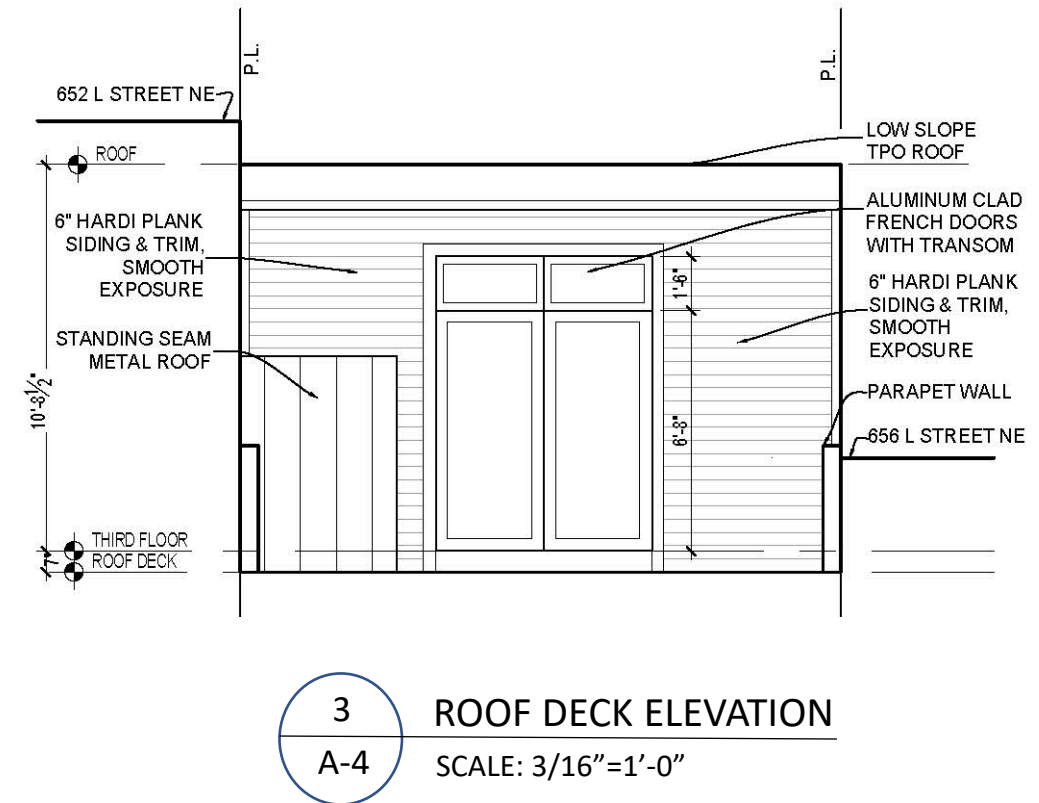
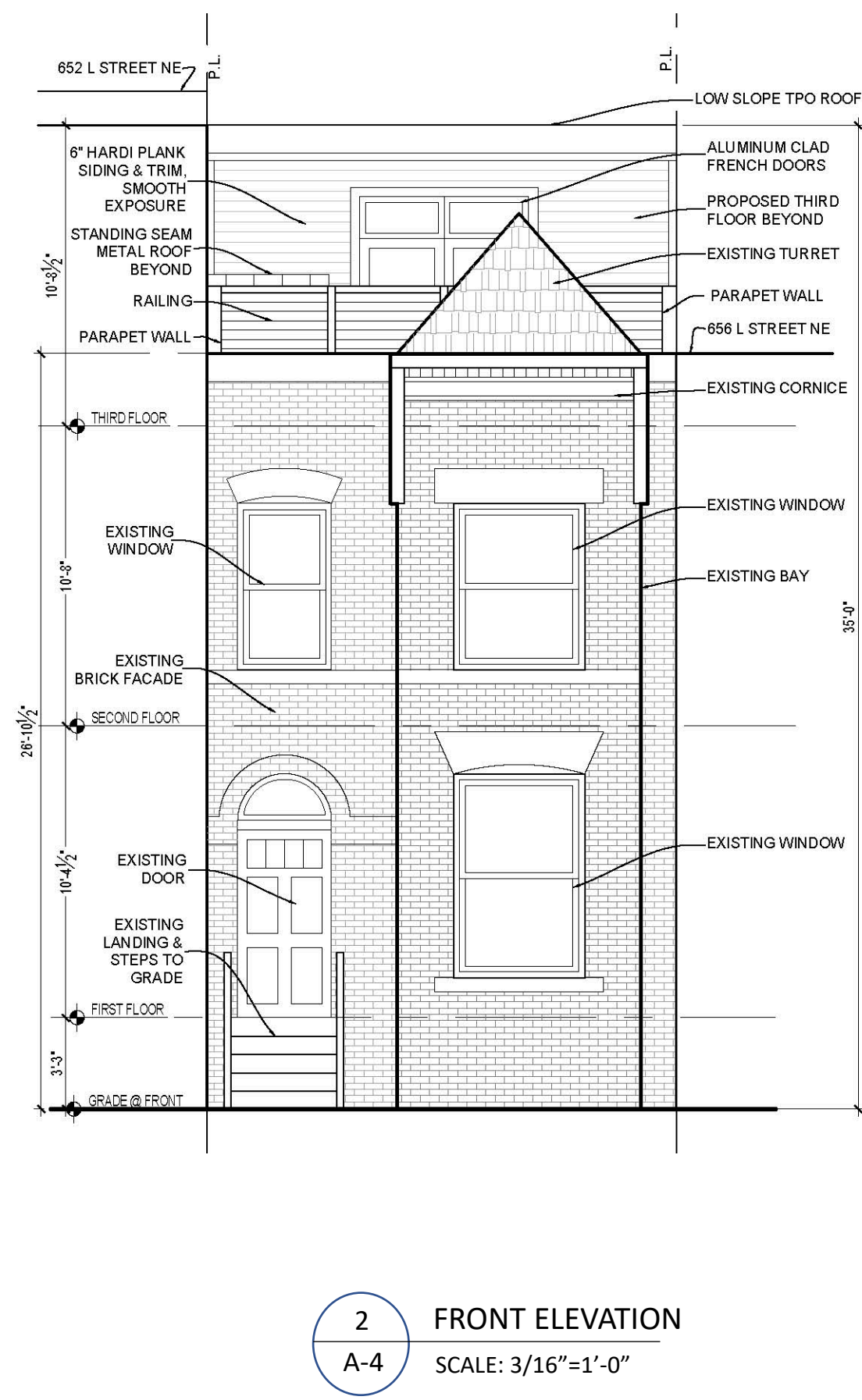
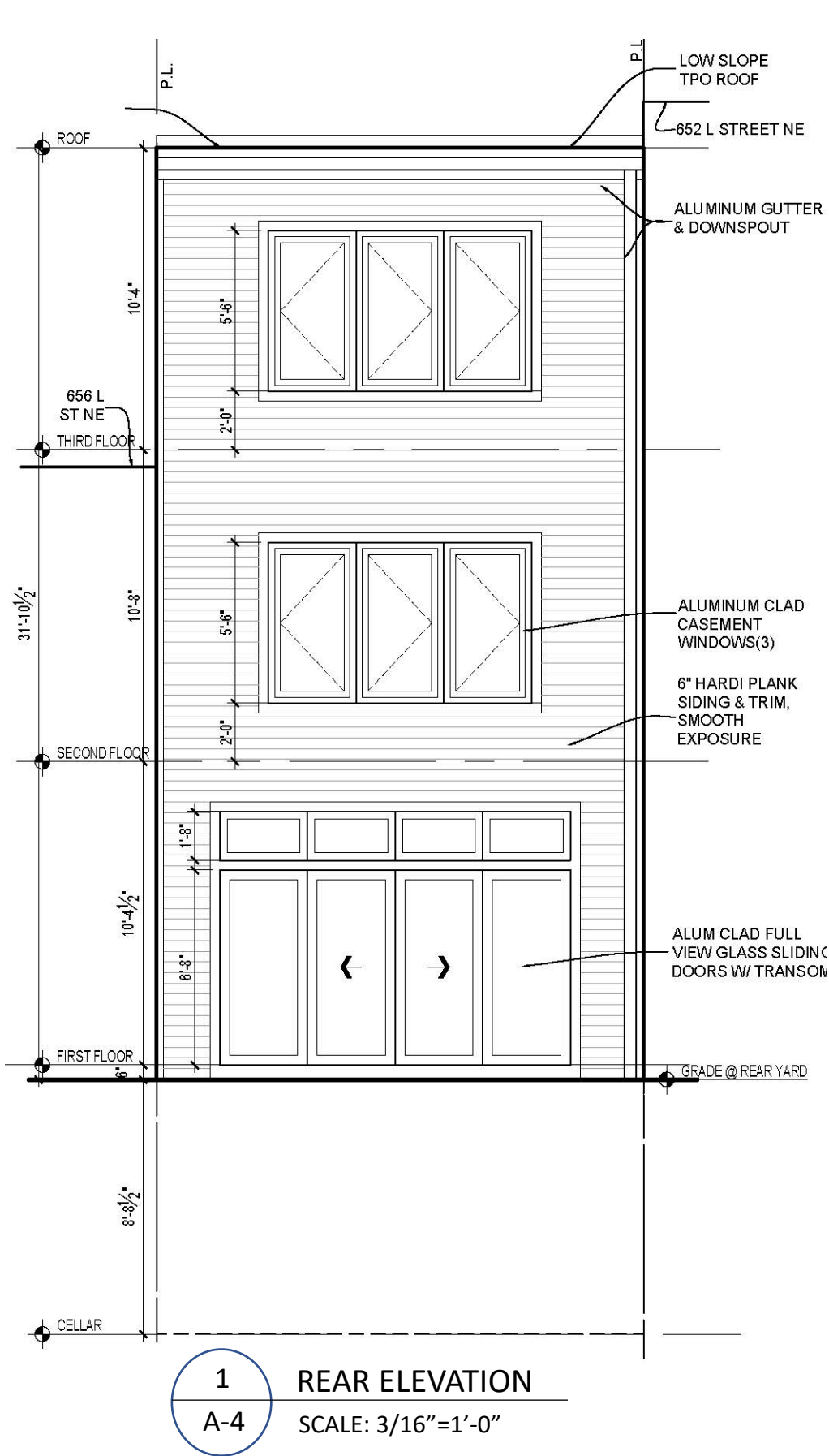




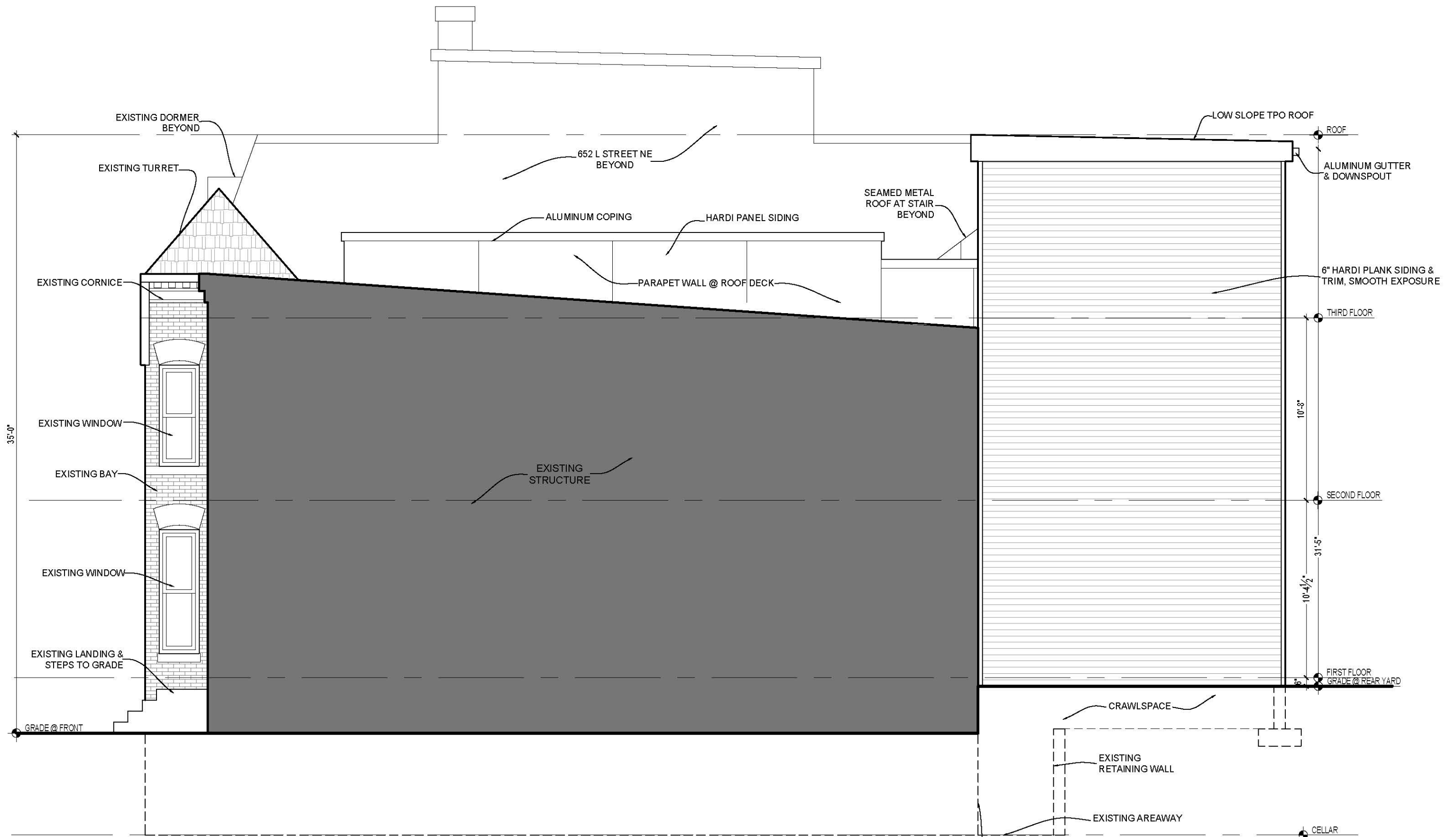










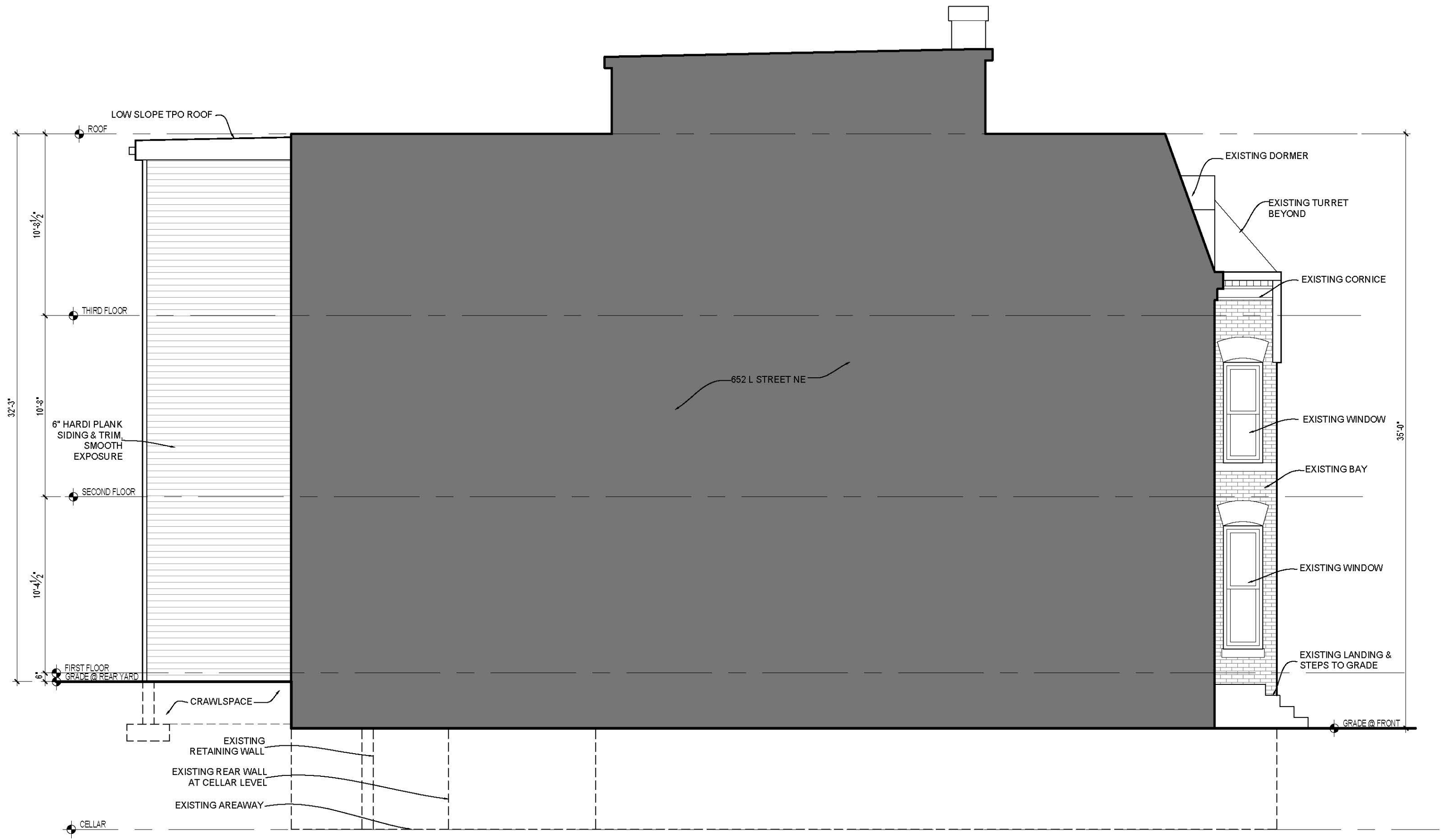


# 654 L Street NE-NEW WORK PLANS

1 EAST ELEVATION  
A-5 SCALE: 3/16"=1'-0"

A-5





# 654 L Street NE-NEW WORK PLANS

1  
A-6

WEST ELEVATION

SCALE:  $\frac{3}{16}" = 1'-0"$

A-6