

311 F Street NE– GARAGE ADDITION

Washington, DC 20002

OWNERS:
EMILY AND TOM BELINE
311 F STREET NE
WASHINGTON DC 20002

ARCHITECT:
JENNIFER FOWLER ARCHITECTURE PLLC
739 8TH STREET SE, SUITE B
WASHINGTON, DC 20003
(202)525-6433

PROPERTY INFORMATION:
LOT: 0073
SQUARE: 0779
LOT AREA: 1649.7 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: THREE STORY + CELLAR ROW DWELLING, ATTACHED TWO FAMIY FLAT
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
TWO STORY 288.4 SF GARAGE ADDITION

ZONING INFORMATION:
RELIEF NEEDED: LOT OCCUPANCY

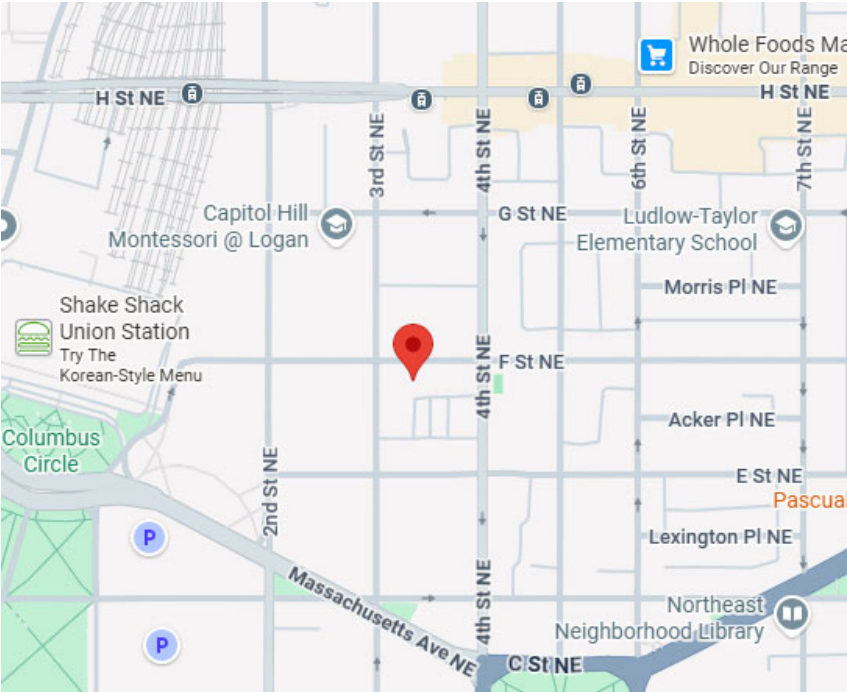
	Existing	Proposed	Allowable
Lot Coverage	866 SF	1154.4 SF	989.82 SF
(Percentage)	52.5%	69.9%	60%
Rear Yard	42.75’	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	30.0’	NO CHANGE	35.0’
Stories	3 + C	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	814 SF	814 SF	N/A
First Floor	814 SF	814 SF	N/A
Second Floor	814 SF	814 SF	N/A
Third Floor	814 SF	814 SF	N/A
Total	3256 SF	3256 SF	N/A

DRAWING INDEX:

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BZA/HPRB Plans

May 12, 2026



SITE MAP



REAR FACADE



FRONT FAÇADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 21011
EXHIBIT NO. 3



VIEW TOWARDS THE WEST



REAR OF 311 F STREET NE



VIEW TOWARDS THE EAST



EXISTING REAR YARD



EXISTING GARAGE DOOR



ALLEY TO THE WEST



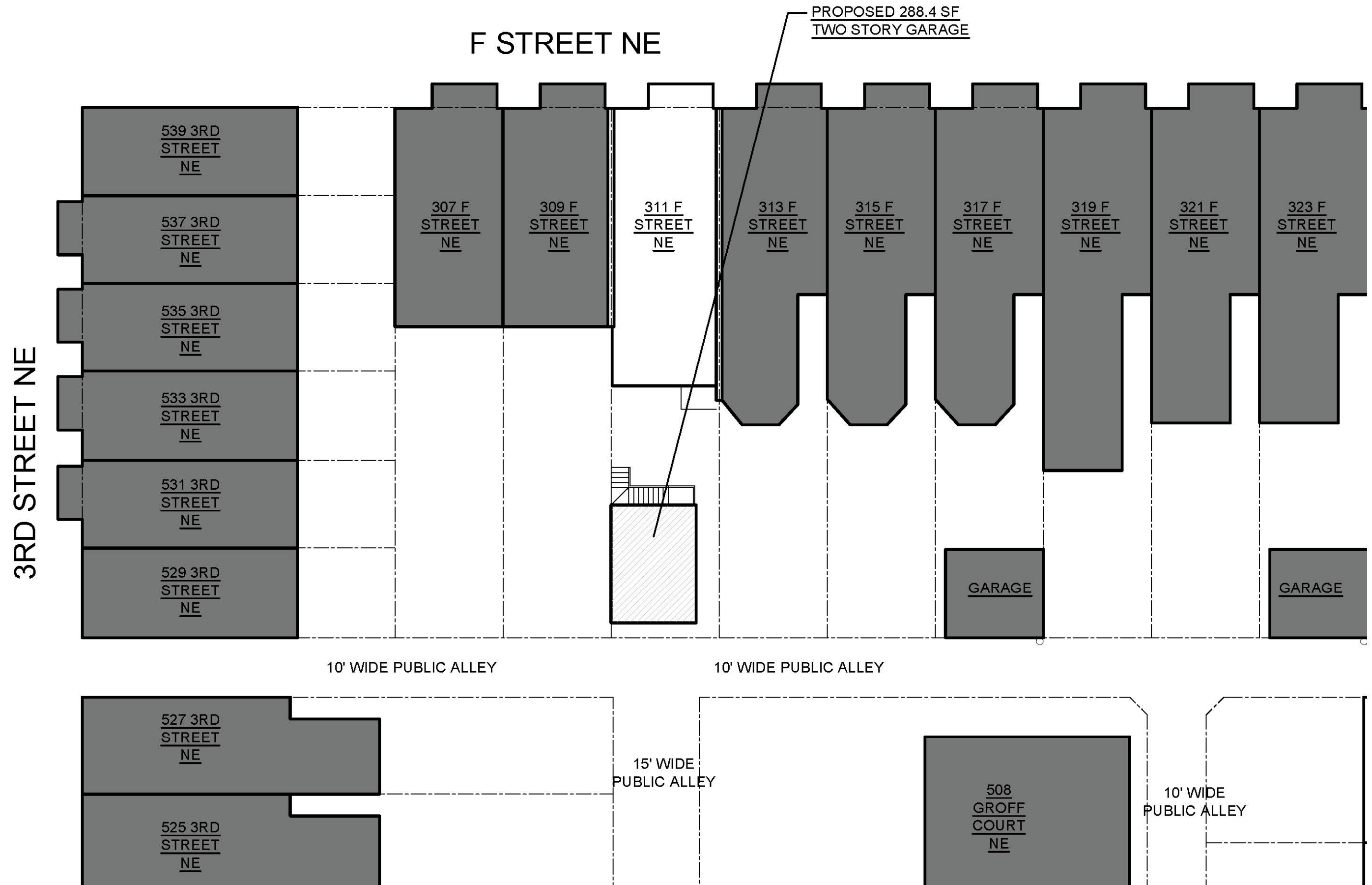
ALLEY TO THE EAST



ALLEY TO THE SOUTH

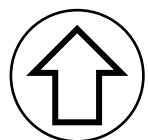


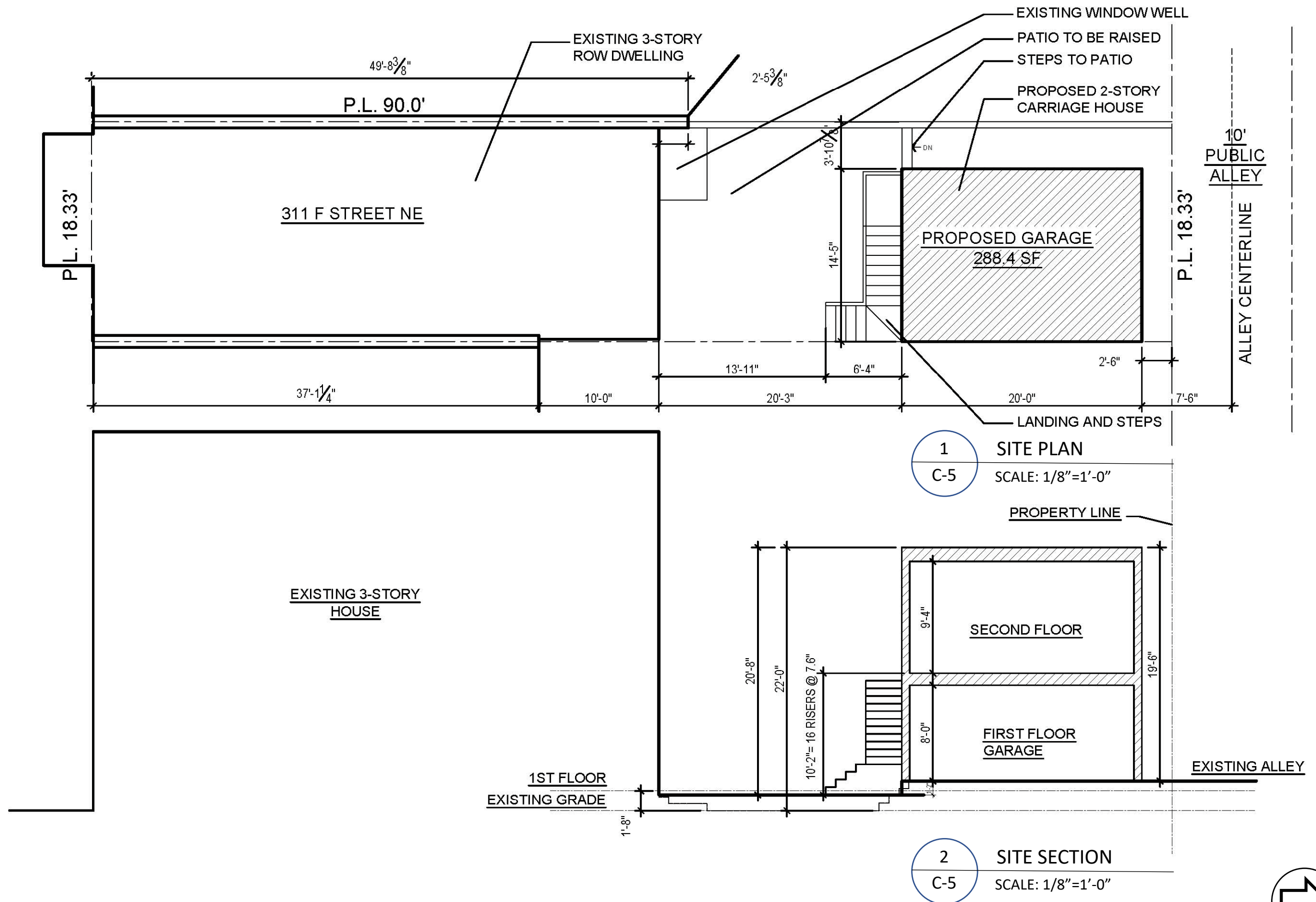
ALLEY ROWHOUSES @ GROFF COURT



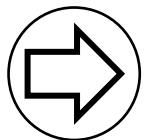
311 F STREET NE— BLOCK PLAN

BLOCK PLAN
N.T.S.

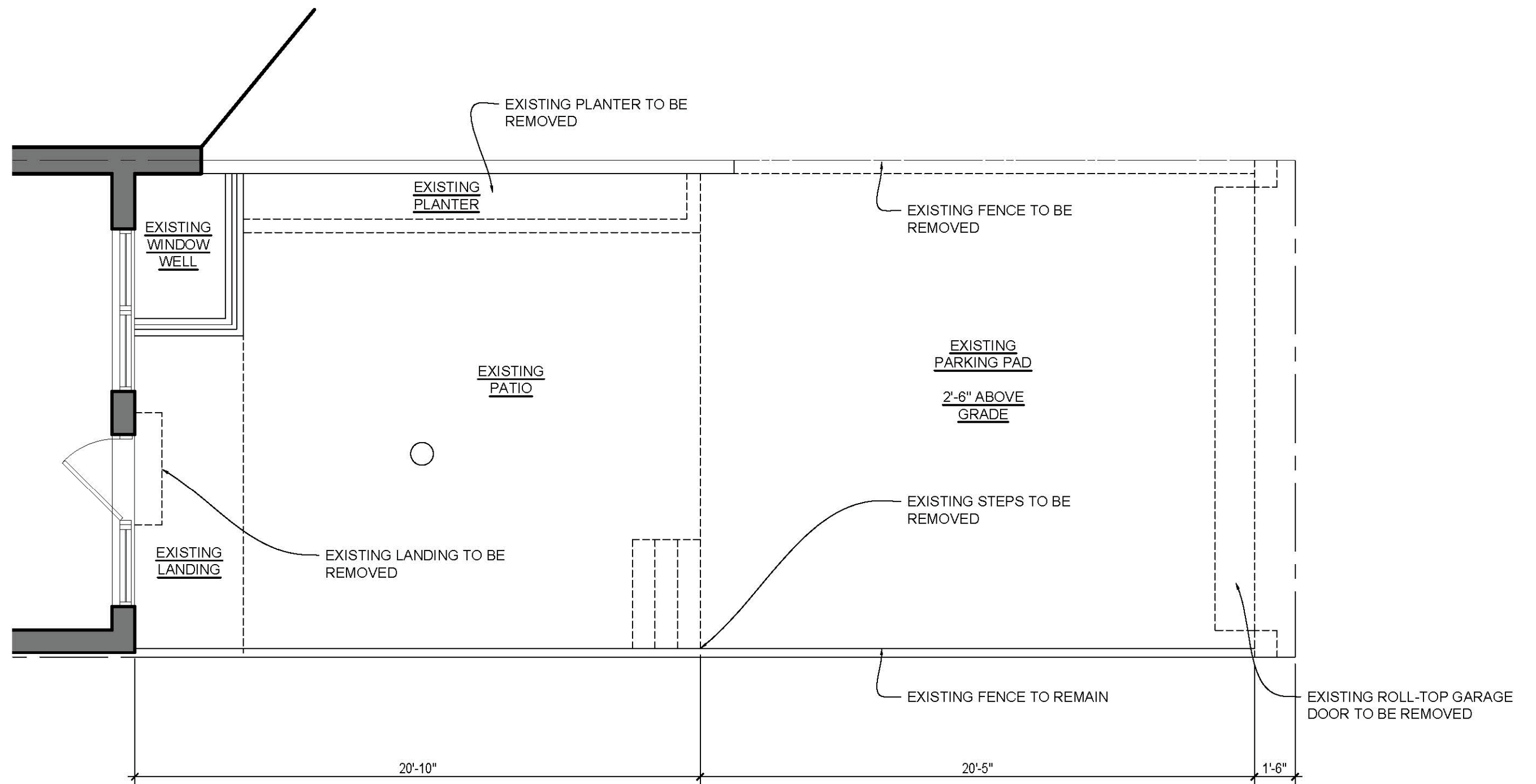




311 F STREET NE— PROPOSED SITE PLAN AND SITE SECTION



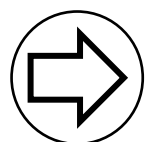
C-5



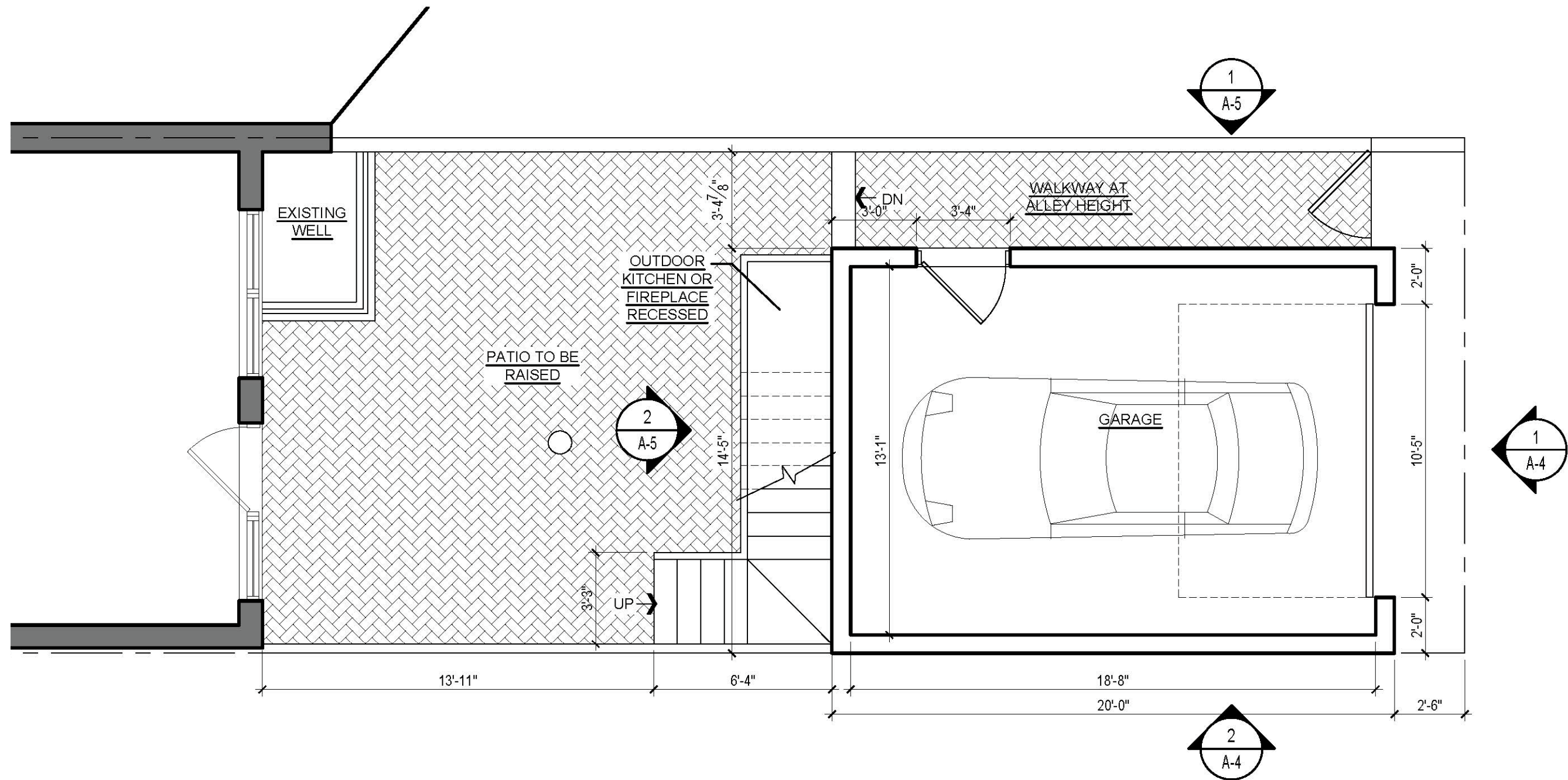
311 F STREET NE— DEMOLITION PLAN

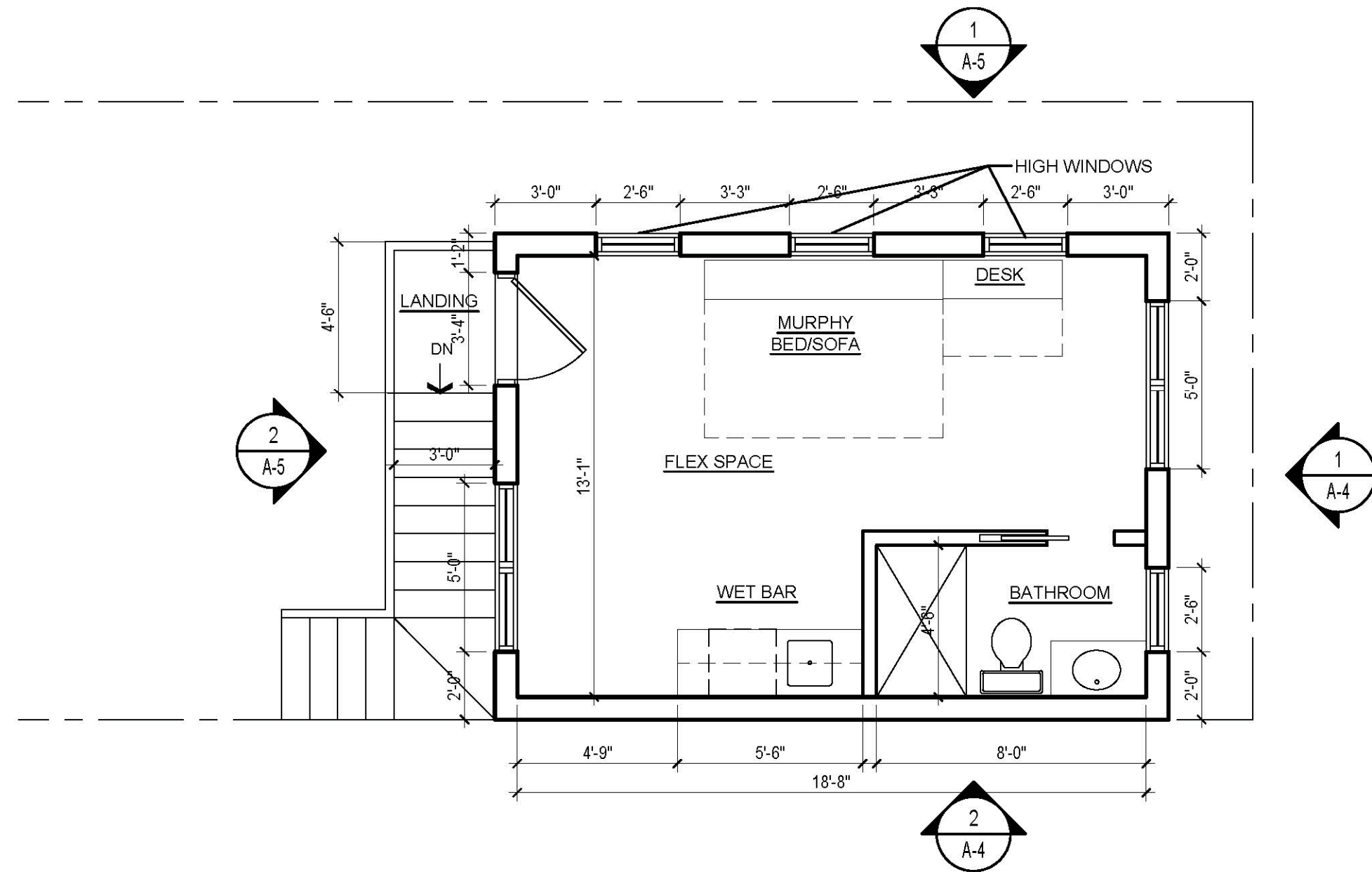
1
D-1

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

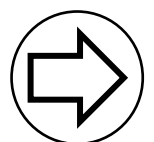


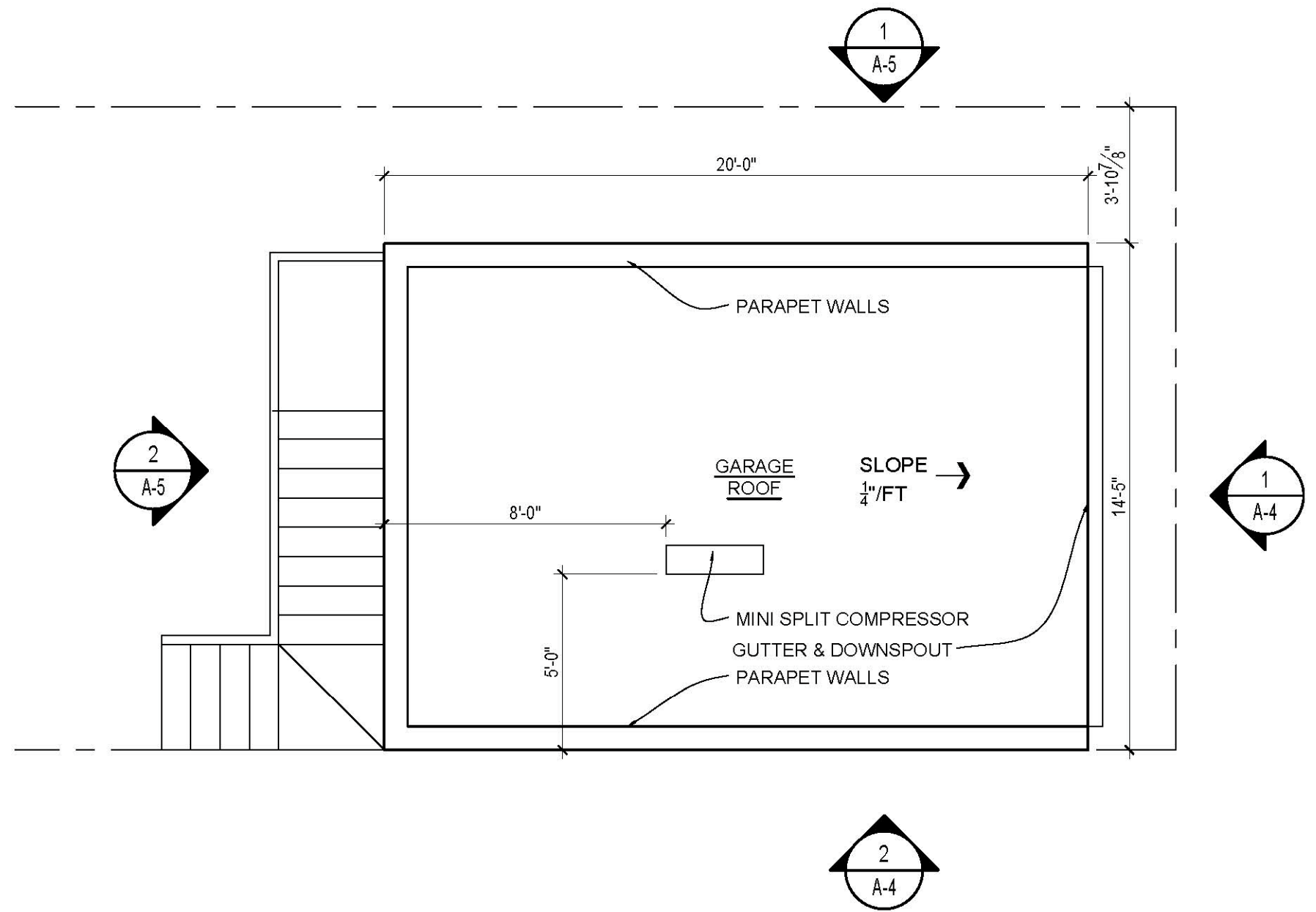
D-1



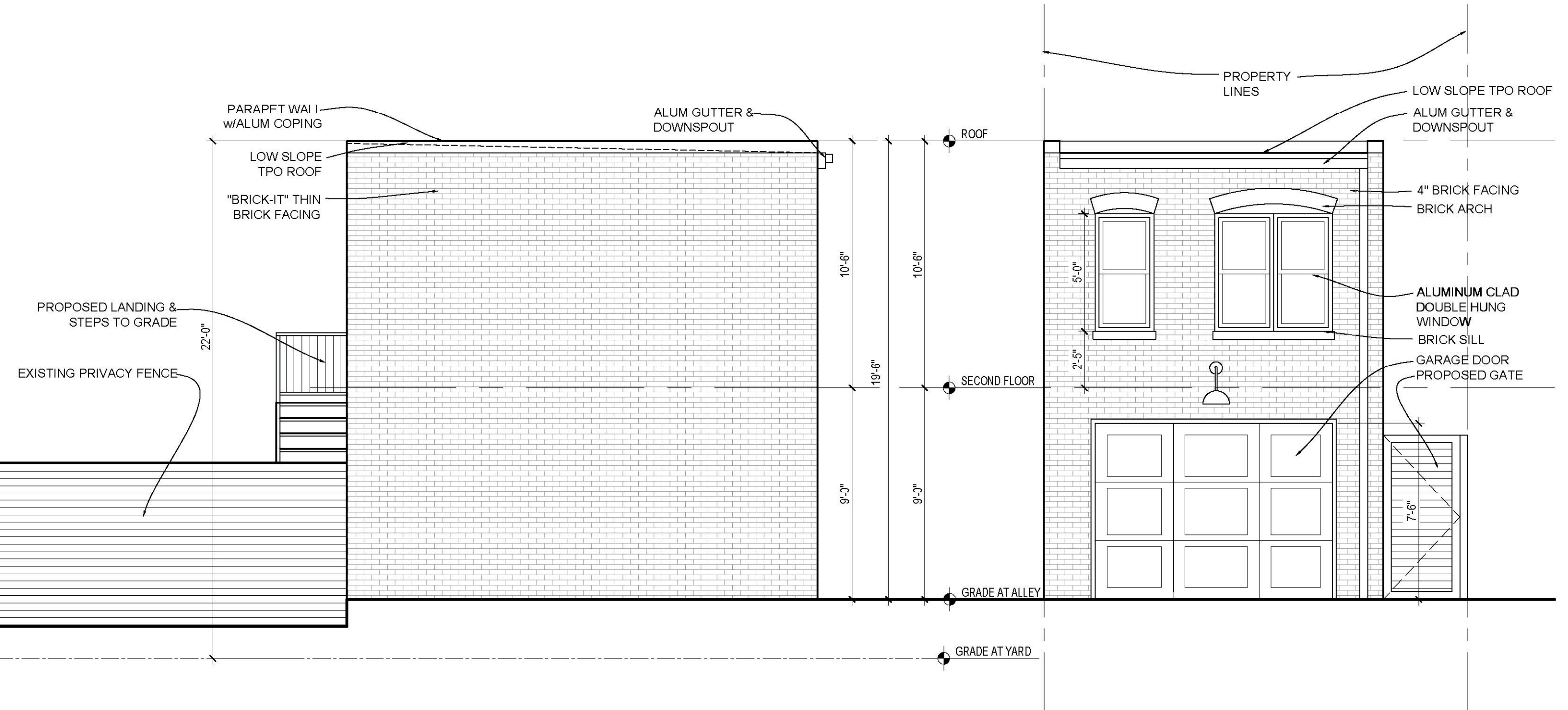


1 SECOND FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"



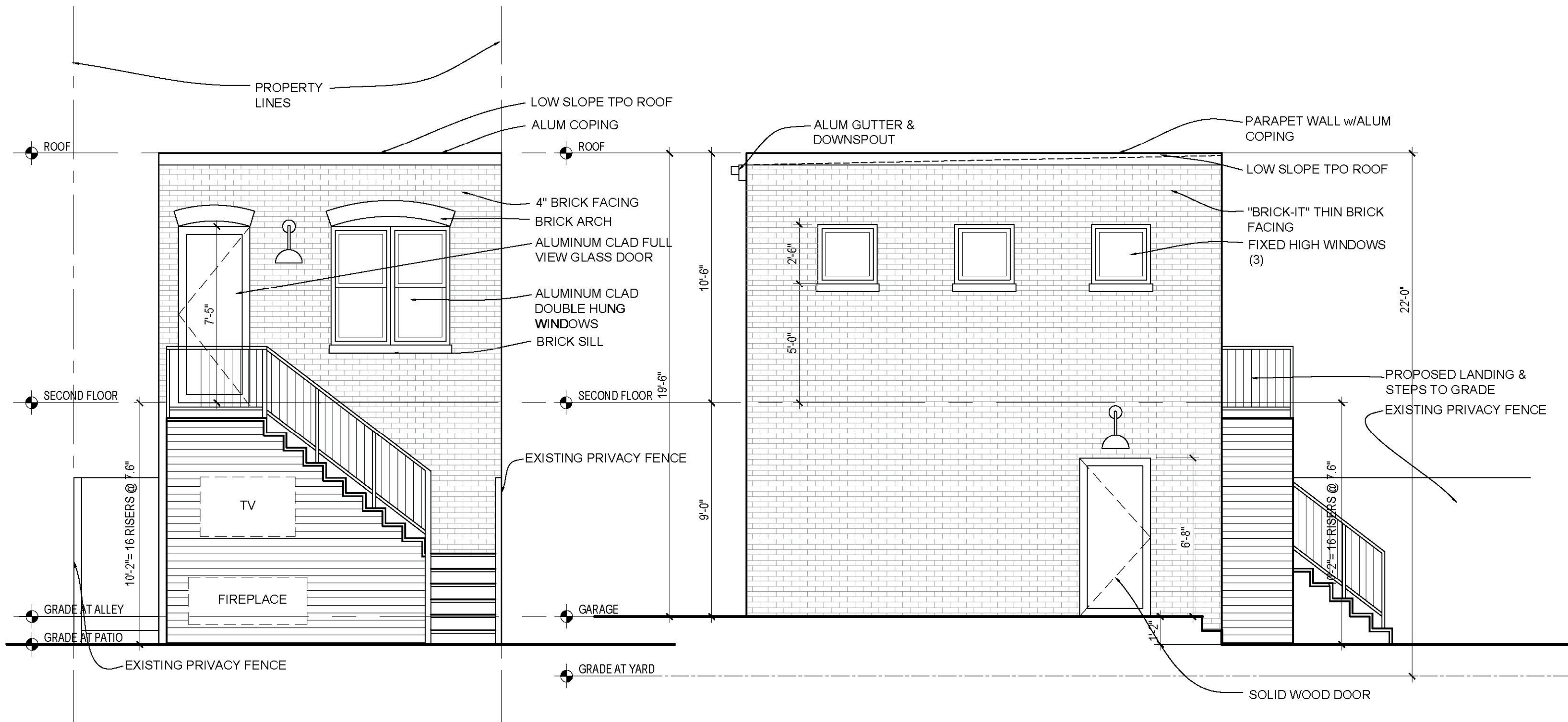


1 ROOF PLAN
A-3 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A-4 SCALE: 3/16"=1'-0"

1 SOUTH ELEVATION
A-4 SCALE: 3/16"=1'-0"



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

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