

1225 F Street NE – GARAGE ADDITION

JENNIFER FOWLER ARCHITECTURE

BZA Plans

June 11, 2026

OWNER:
WILLIAM SCHULTHEISS
1225 F STREET NE
WASHINGTON, DC 20002

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

PROPERTY INFORMATION:
LOT: 0065
SQUARE: 1007
LOT AREA: 3005 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING
ATTACHED SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

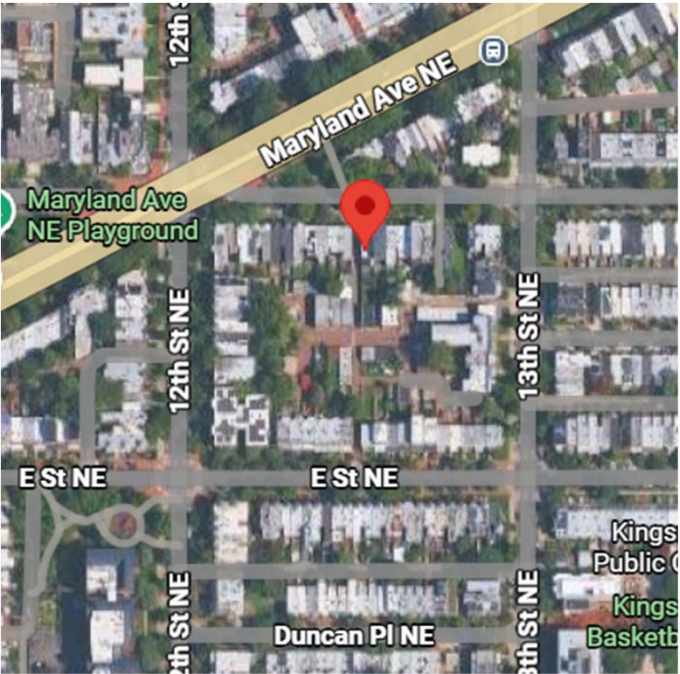
PROJECT DESCRIPTION:
SECOND FLOOR ADDITION ABOVE EXISTING ONE-STORY GARAGE

ZONING INFORMATION:
RELIEF NEEDED: ACCESSORY BUILDING AREA FOOTPRINT;
SUBTITLE 11-E DCMR § 5003.1

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 PROPOSED SITE PLAN
- C-4 BLOCK PLAN
- D-1 EXISTING GARAGE PLANS
- A-1 GARAGE PLANS
- A-2 ROOF PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS

	Existing	Proposed	Allowable
Lot Coverage	1692 SF	NO CHANGE	1803 SF
(Percentage)	56.3%	NO CHANGE	60%
Rear Yard	70.9’	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	3.6’	NO CHANGE	N/A
Height	27.0’	NO CHANGE	35.0’
Stories	2 + Cellar	NO CHANGE	3+CELLAR
Parking	0	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	839.6 SF	NO CHANGE	N/A
First Floor	839.6 SF	NO CHANGE	N/A
Second Floor	839.6 SF	NO CHANGE	N/A
Total	2518.8 SF	NO CHANGE	N/A
Garage First Floor	580.1 SF	NO CHANGE	N/A
Garage Second Floor	N/A	580.1	



SITE MAP



Board of Zoning Adjustment
District of Columbia
CASE NO. 21514
EXISTING GARAGE
EXHIBIT NO. 6



EXISTING GARAGE (NORTHEAST VIEW)



EXISTING GARAGE (NORTH VIEW)



EXISTING GARAGE (WEST VIEW)



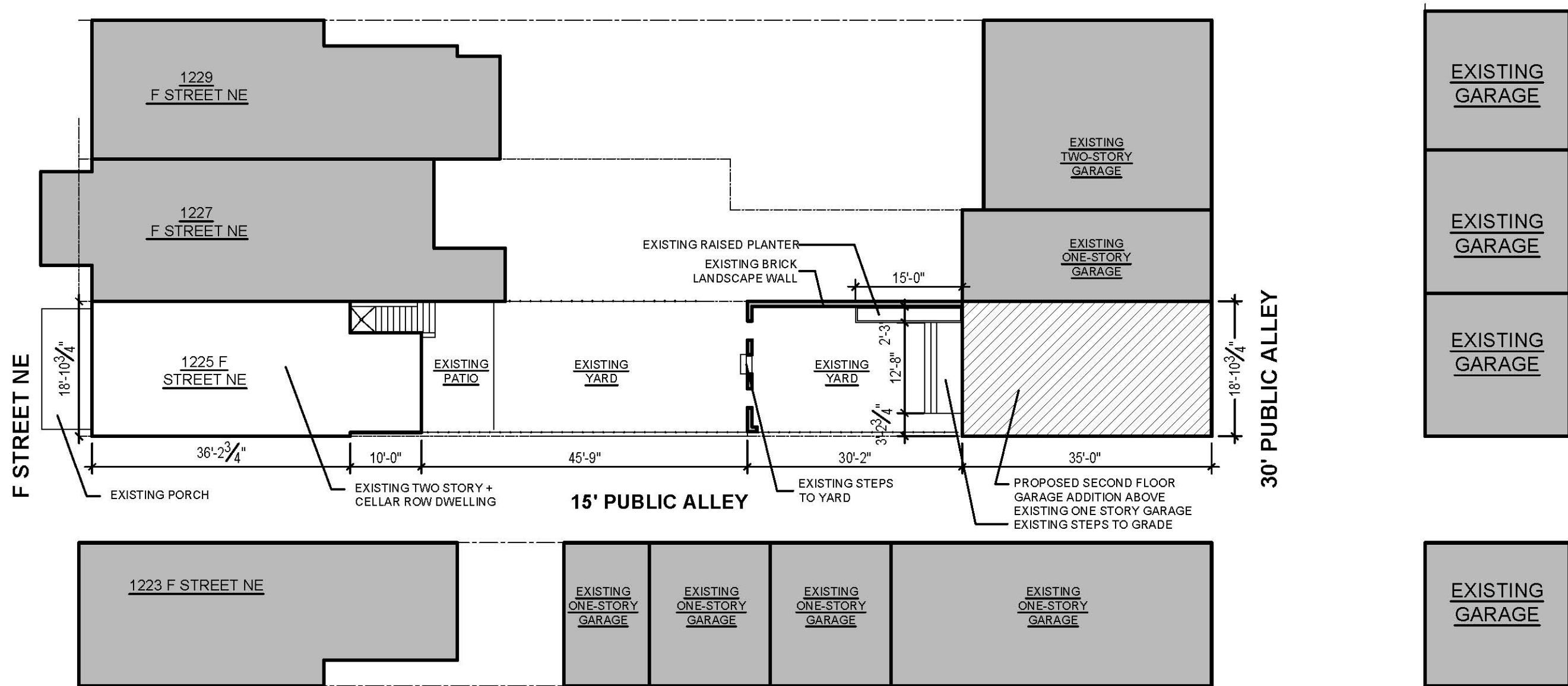
EXISTING GARAGE AT 1223 F STREET NE



EXISTING GARAGE (SOUTH VIEW)



EXISTING GARAGES TO EAST



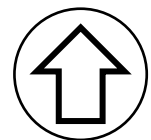
F STREET NE



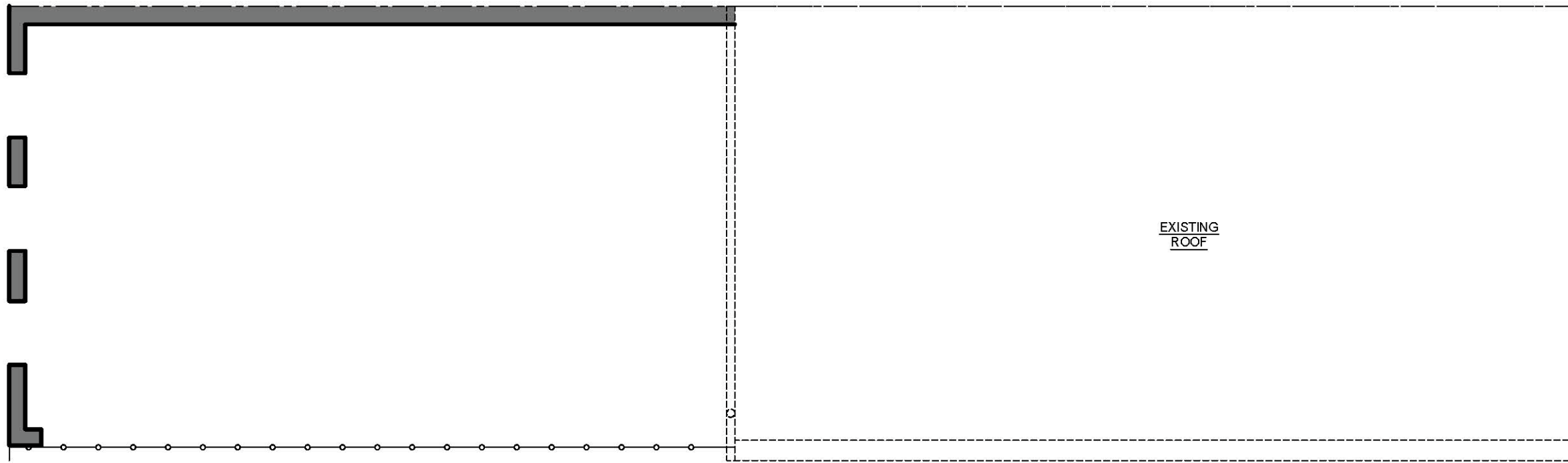
1225 F STREET NE –BLOCK PLAN

1
C-4

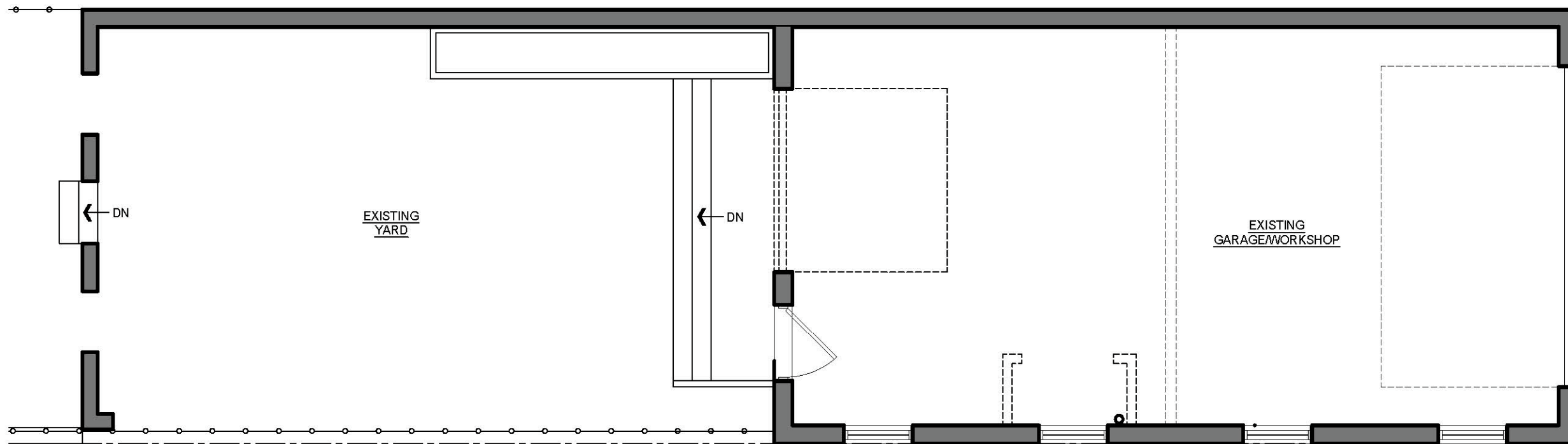
BLOCK PLAN
SCALE: 1/32"=1'-0"



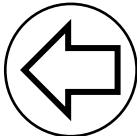
C-4

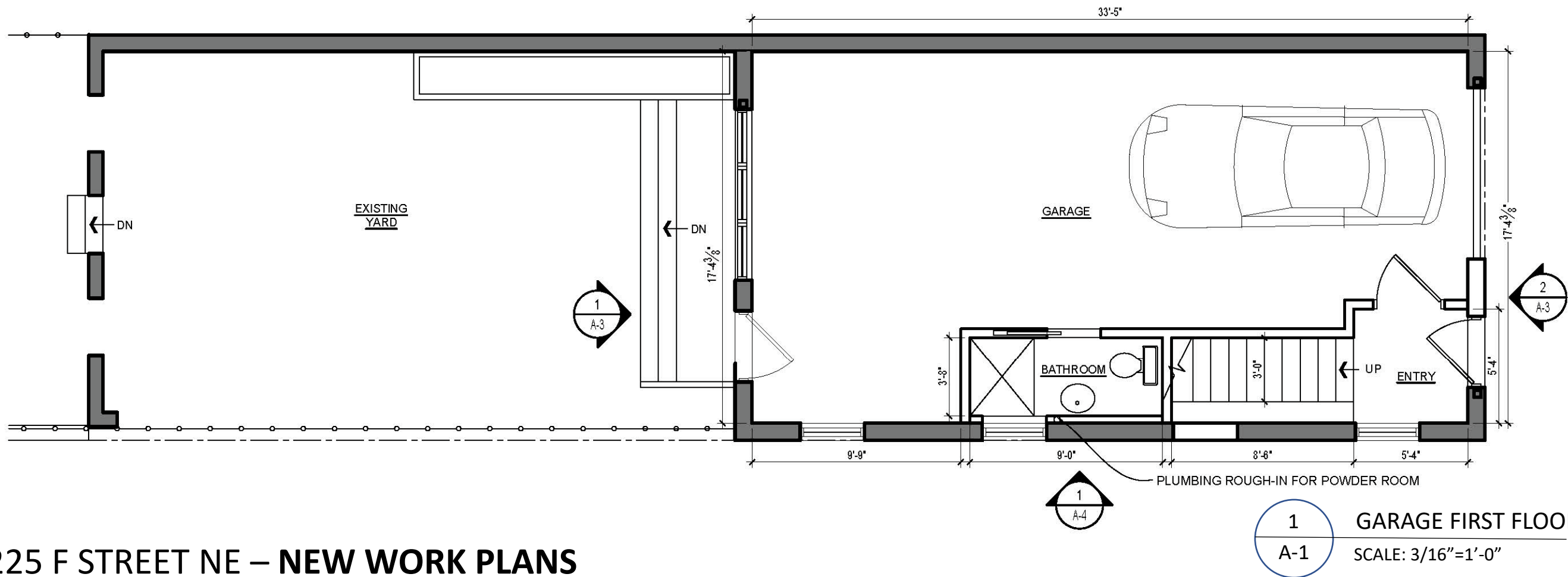


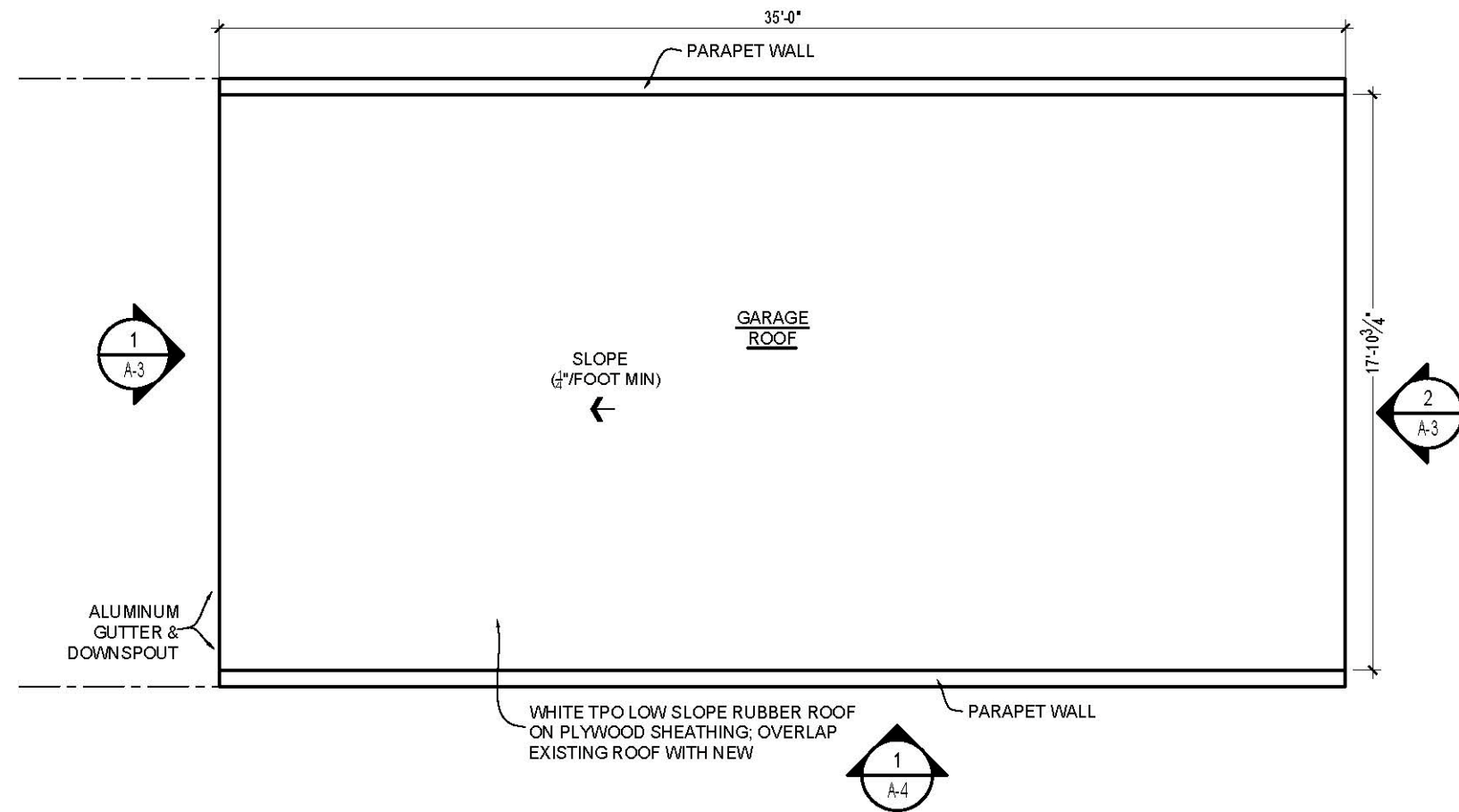
2 GARAGE ROOF DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

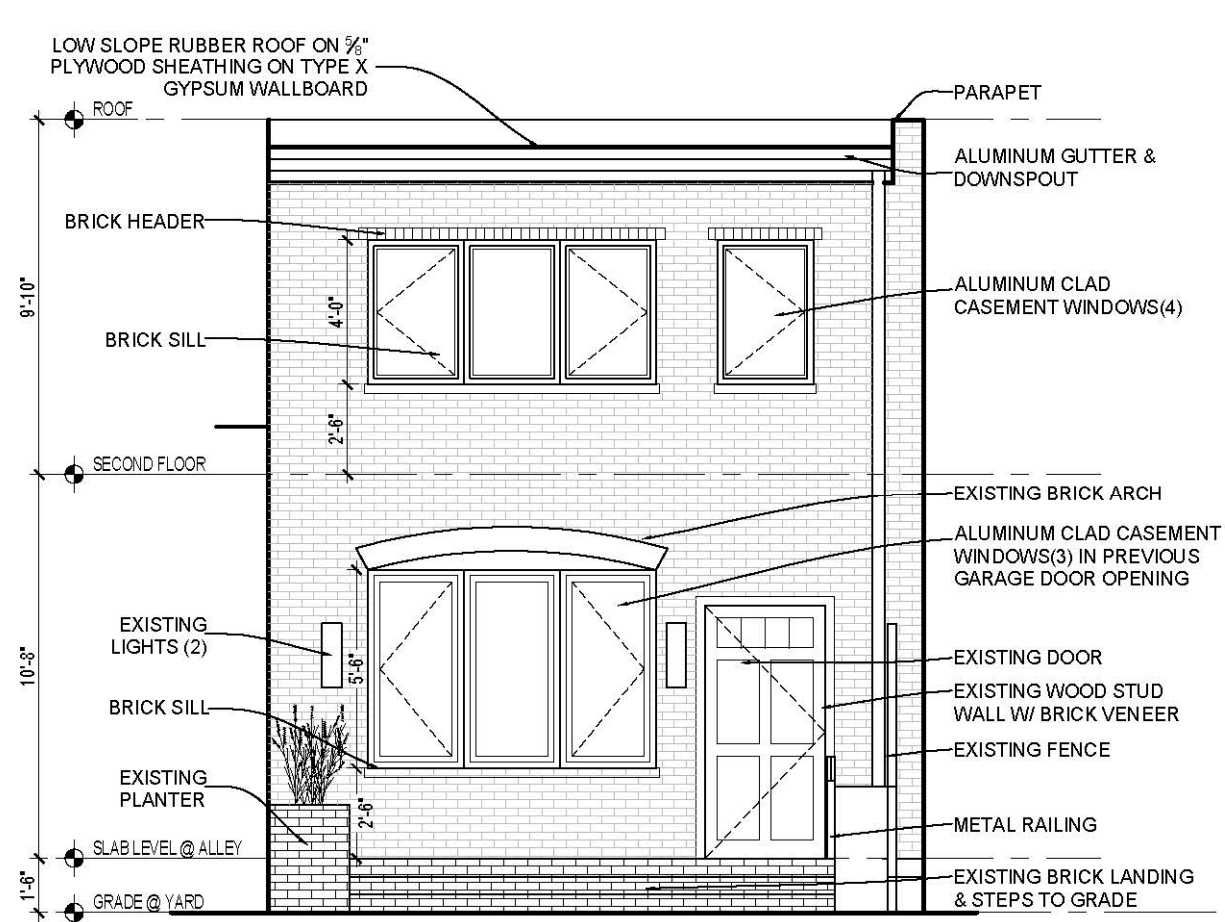


1 GARAGE DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

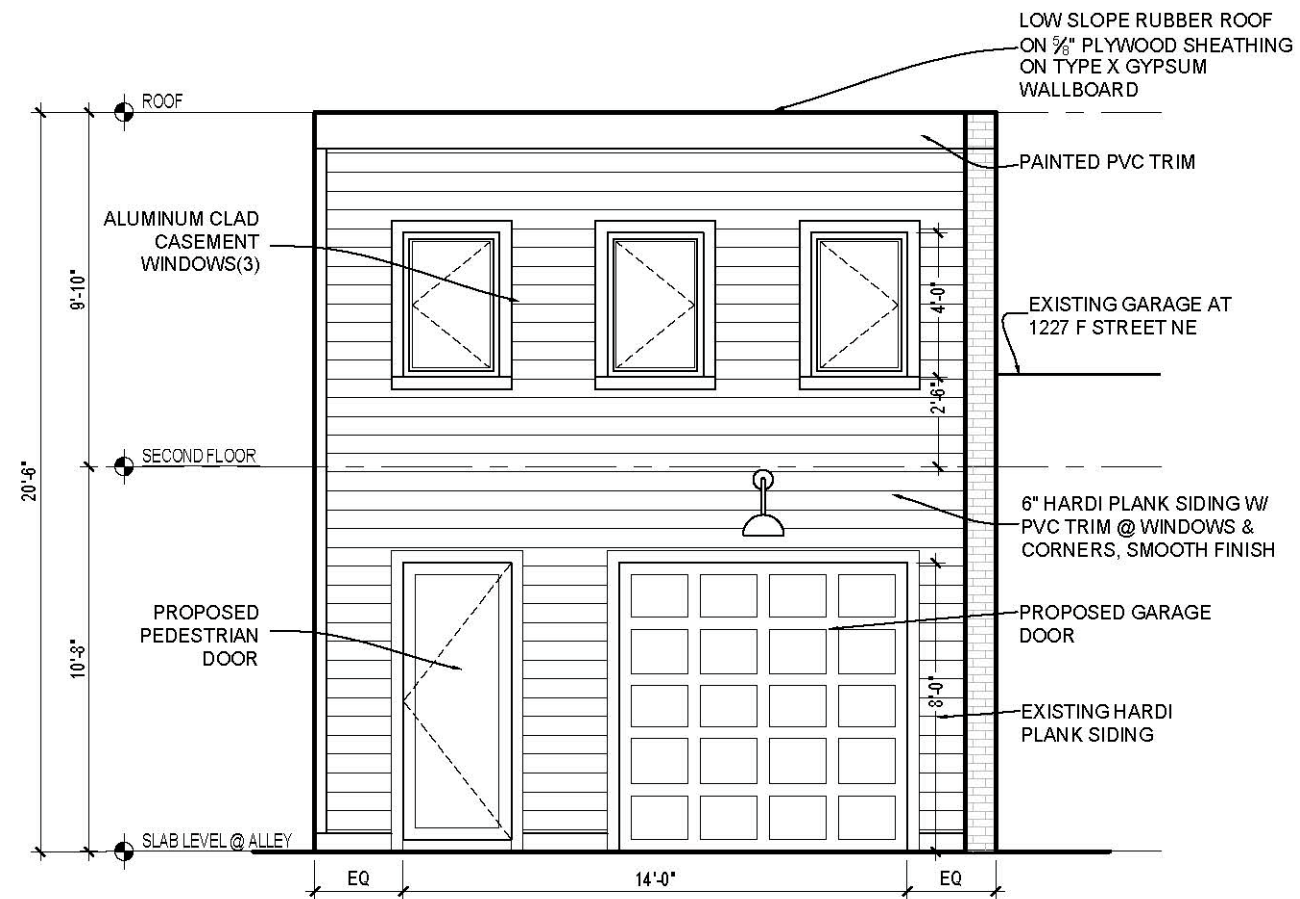








1 NORTH ELEVATION
A-3 SCALE: 3/16"=1'-0"



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

