

OWNERS:
NEIL KORNZE & MARA GASSMANN
128 11TH STREET, SE
WASHINGTON, DC 20003

SCOPE OF WORK:

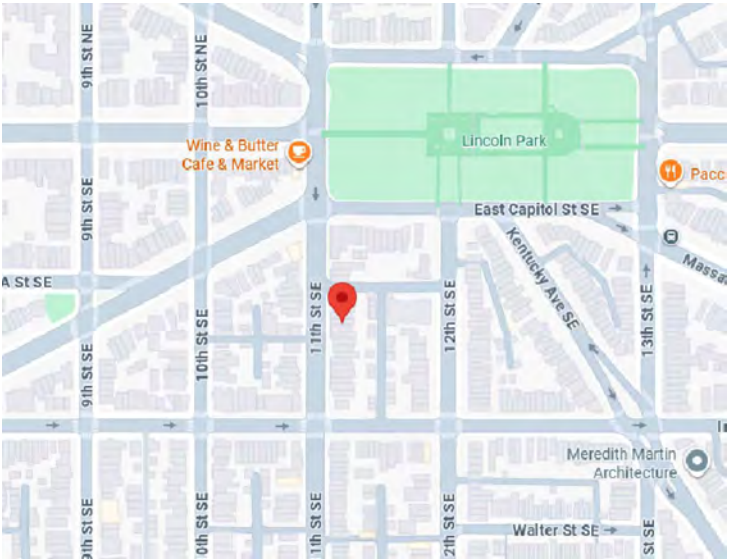
TWO-STORY CARRIAGE HOUSE. CONVERSION FROM SINGLE FAMILY TO TWO-FAMILY FLAT.

RELIEF REQUESTED:

LOT OCCUPANCY - SUBTITLE E SECTION 210.1
ACCESSORY BUILDING REAR YARD - SUBTITLE E SECTION 5004.1(b)
USE AS APARTMENT - SUBTITLE U SECTION 301.1(e)

PROPERTY INFORMATION / ZONING DATA:

LOT: 0036
SQUARE: 0989
LOT AREA: 2115.0 SF
ZONE: RF-1
EXISTING USE: SINGLE FAMILY
PROPOSED USE: TWO-FAMILY FLAT



VICINITY MAP



EXISTING ALLEY VIEW

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1311.1 SF	NO CHANGE	1269.0 SF
(PERCENTAGE)	62.0%	NO CHANGE	60%
REAR YARD	53.4'	NO CHANGE	20.0' MIN.
FRONT SETBACK	N/A	NO CHANGE	N/A
SIDE YARD	N/A	NO CHANGE	5.0' MIN.
PERVIOUS SURFACE	29.0%	NO CHANGE	20.0% MIN.
CARRIAGE HOUSE			
HEIGHT	13.0'	22.0'	22.0'
STORIES	1.5	2	2
SQUARE FOOTAGE			
FIRST FLOOR	378.0 SF	NO CHANGE	
SECOND FLOOR	N/A	378.0 SF	
TOTAL	378.0 SF	756.0 SF	

DRAWING INDEX:

- C1_COVER SHEET
- C2_BLOCK PLAN
- C3_SITE PLAN
- C4_PHOTOS
- C5_PHOTOS
- C6_PHOTOS
- D1_DEMOLITION PLAN
- A1_FLOOR PLANS
- A-2_ROOF PLAN
- A-3_EXTERIOR ELEVATIONS
- A-4_BUILDING SECTION



EXISTING REAR YARD VIEW

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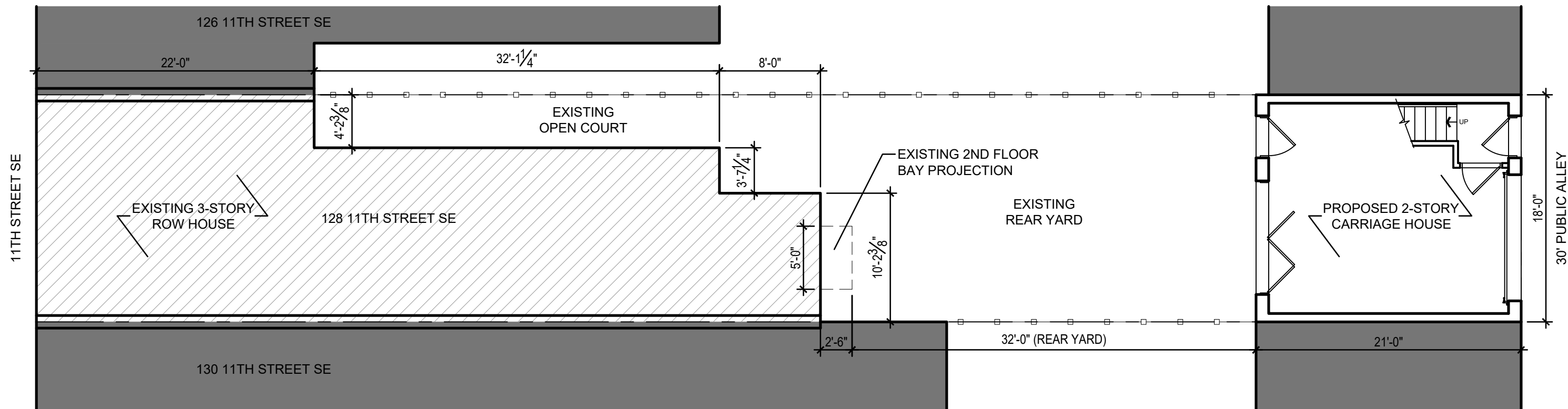
TITLE:
COVER SHEET

VERSION: BZA
DATE: 9-13-26
DRAWN: M.F. CHECKED: M.F.
SCALE: N.T.S.

SHEET:
C-1

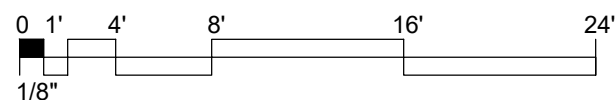


ARCHITECT: MIKE FOWLER ARCHITECT 2507 34TH STREET SE WASHINGTON, DC 20020 (202) 844 - 6988 www.mikefowlerarchitect.com		GASSMANN - KORNZE RESIDENCE 128 11 ST SE Washington, DC 20003	<table><tr><td colspan="2">TITLE: BLOCK PLAN</td></tr><tr><td>VERSION: BZA</td><td rowspan="4">SHEET: C-2</td></tr><tr><td>DATE: 9-13-26</td></tr><tr><td>DRAWN: M.F. CHECKED: M.F.</td></tr><tr><td>SCALE: $\frac{1}{32}'' = 1'-0''$</td></tr></table>	TITLE: BLOCK PLAN		VERSION: BZA	SHEET: C-2	DATE: 9-13-26	DRAWN: M.F. CHECKED: M.F.	SCALE: $\frac{1}{32}'' = 1'-0''$
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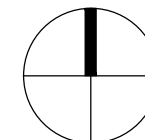
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TITLE:

SITE PLAN

VERSION: BZA

DATE: 9-13-26

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SCALE: $\frac{1}{8}" = 1'-0"$

SHEET:

C-3



EXISTING ALLEY VIEW
LOOKING WEST



EXISTING ALLEY VIEW
LOOKING EAST



EXISTING ALLEY VIEW
LOOKING SOUTH-WEST

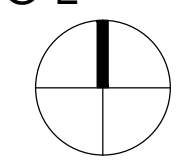


EXISTING ALLEY VIEW
LOOKING NORTH-WEST

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TITLE:			PHOTOS	
VERSION: BZA			SHEET: C-4	
DATE: 9-13-26				
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SCALE: N.T.S.				



EXISTING REAR YARD VIEW
LOOKING EAST



EXISTING REAR YARD VIEW
LOOKING NORTH-EAST



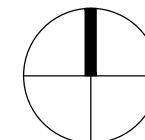
EXISTING REAR YARD VIEW
LOOKING SOUTH-EAST

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TITLE:

PHOTOS

VERSION: BZA

DATE: 9-13-26

DRAWN: M.F.

CHECKED: M.F.

SCALE: N.T.S.

SHEET:

C-5



EXISTING REAR YARD VIEW
LOOKING WEST



EXISTING REAR YARD VIEW
LOOKING SOUTH-WEST



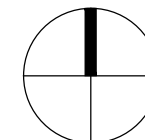
EXISTING REAR YARD VIEW
LOOKING NORTH-WEST

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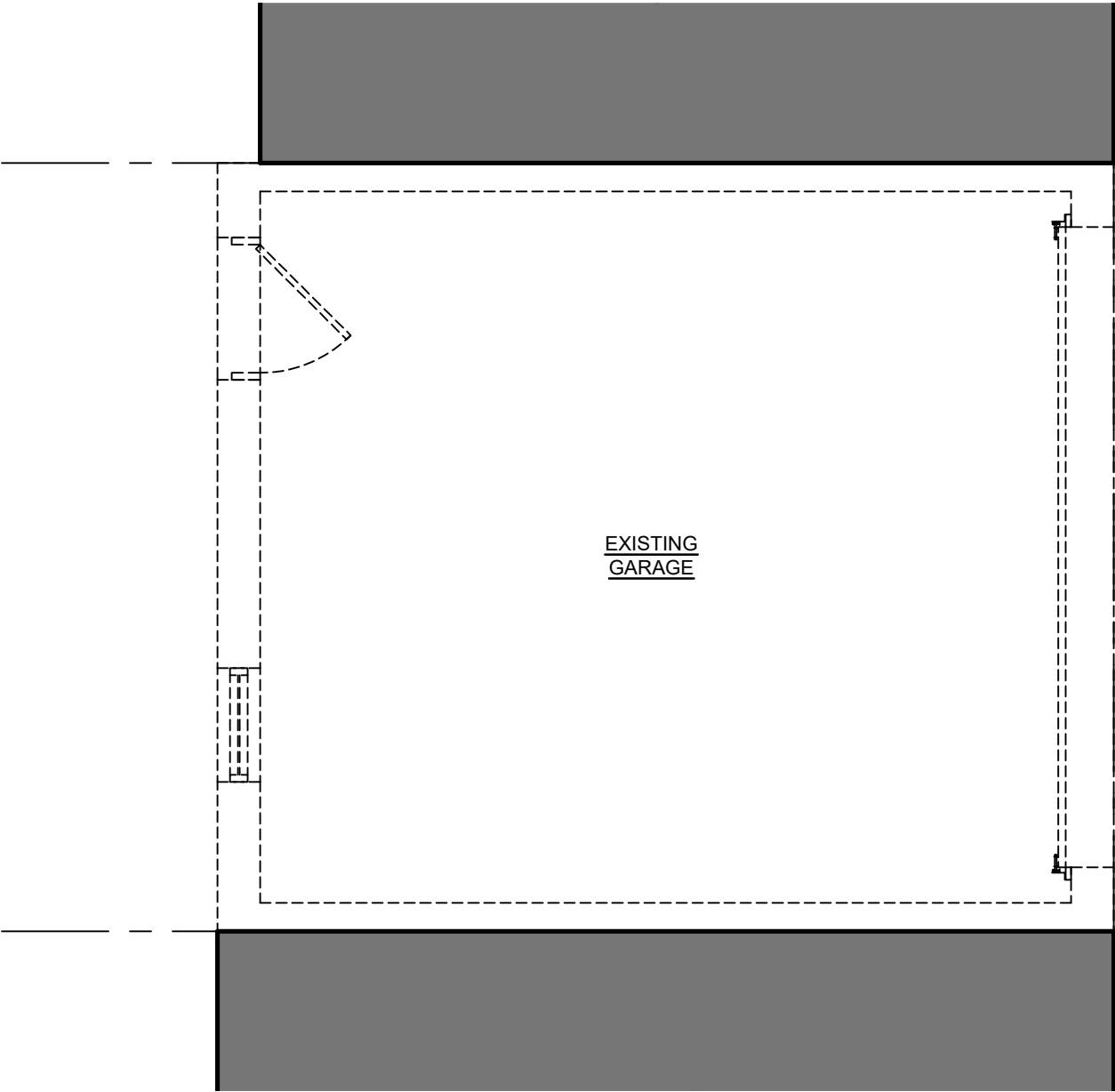
SCALE: N.T.S.

SHEET:

C-6

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



1

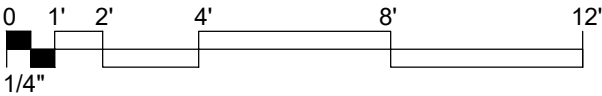
D-1

FIRST FLOOR DEMOLITION PLAN

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

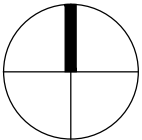
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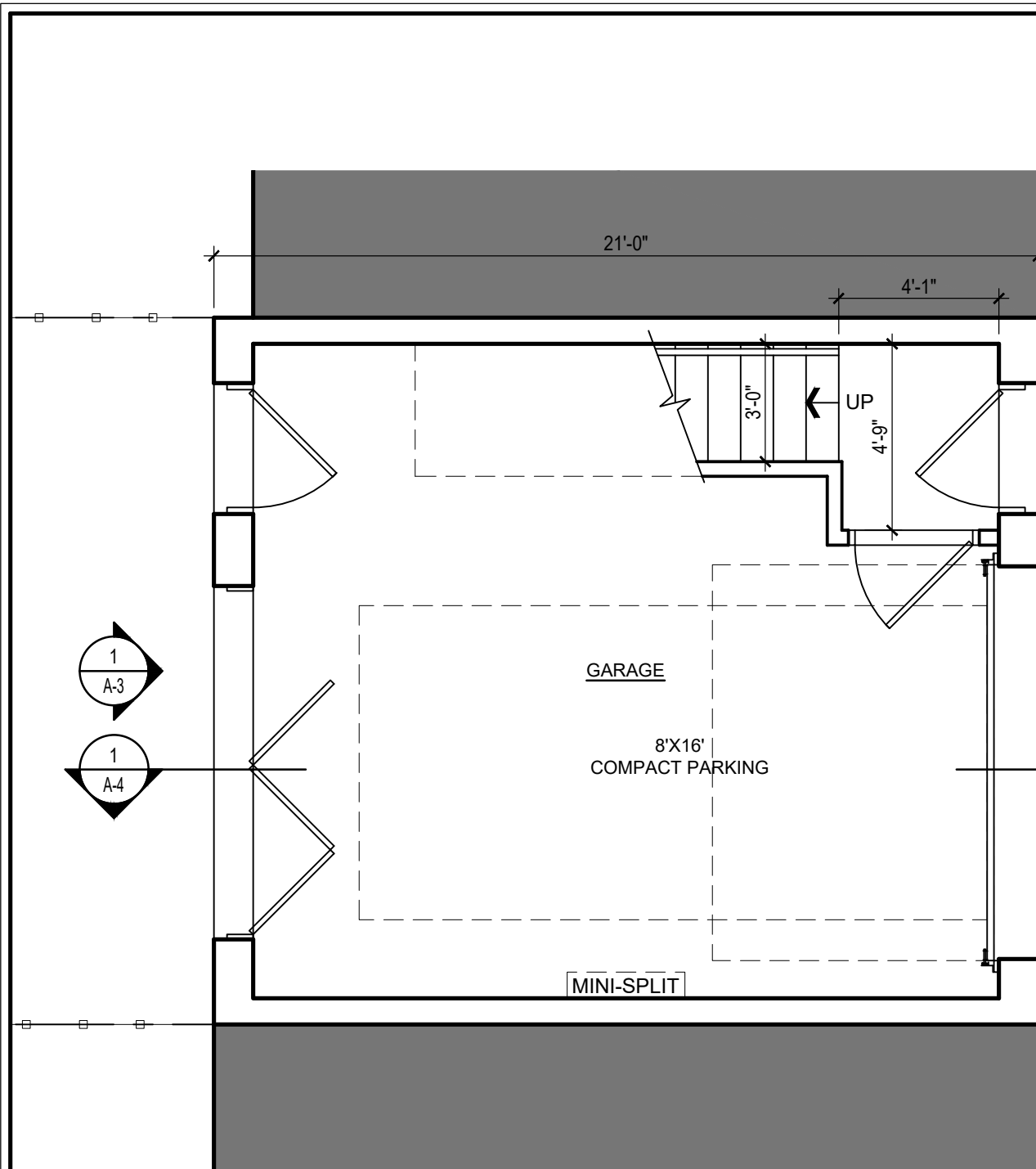


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DEMOLITION PLAN

VERSION: BZA
DATE: 9-13-26
DRAWN: M.F. CHECKED: M.F.
SCALE: 1/4" = 1'-0"

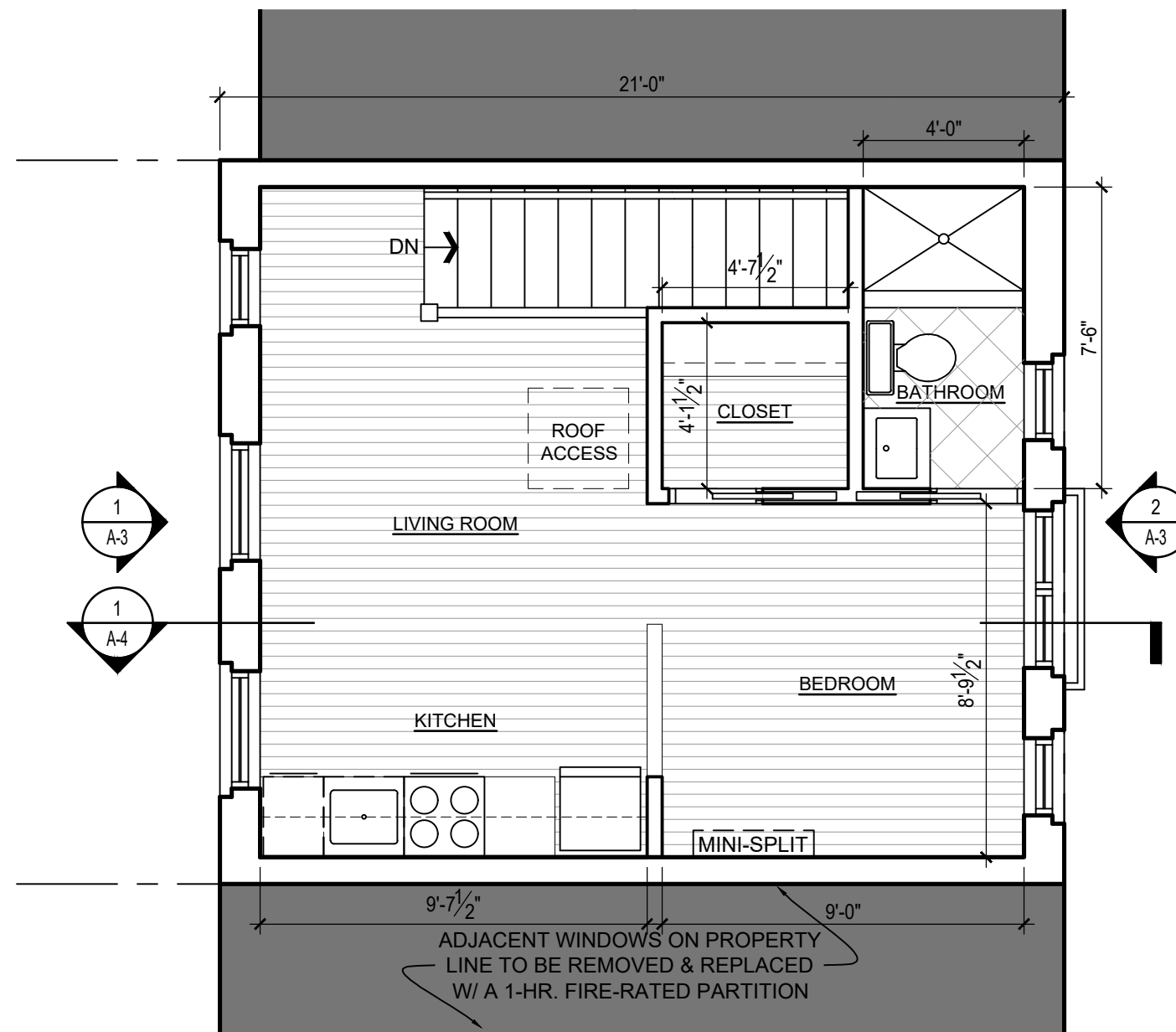
SHEET:

D-1



1
A-1

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

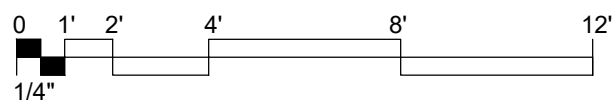


2
A-1

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

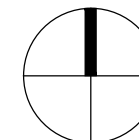
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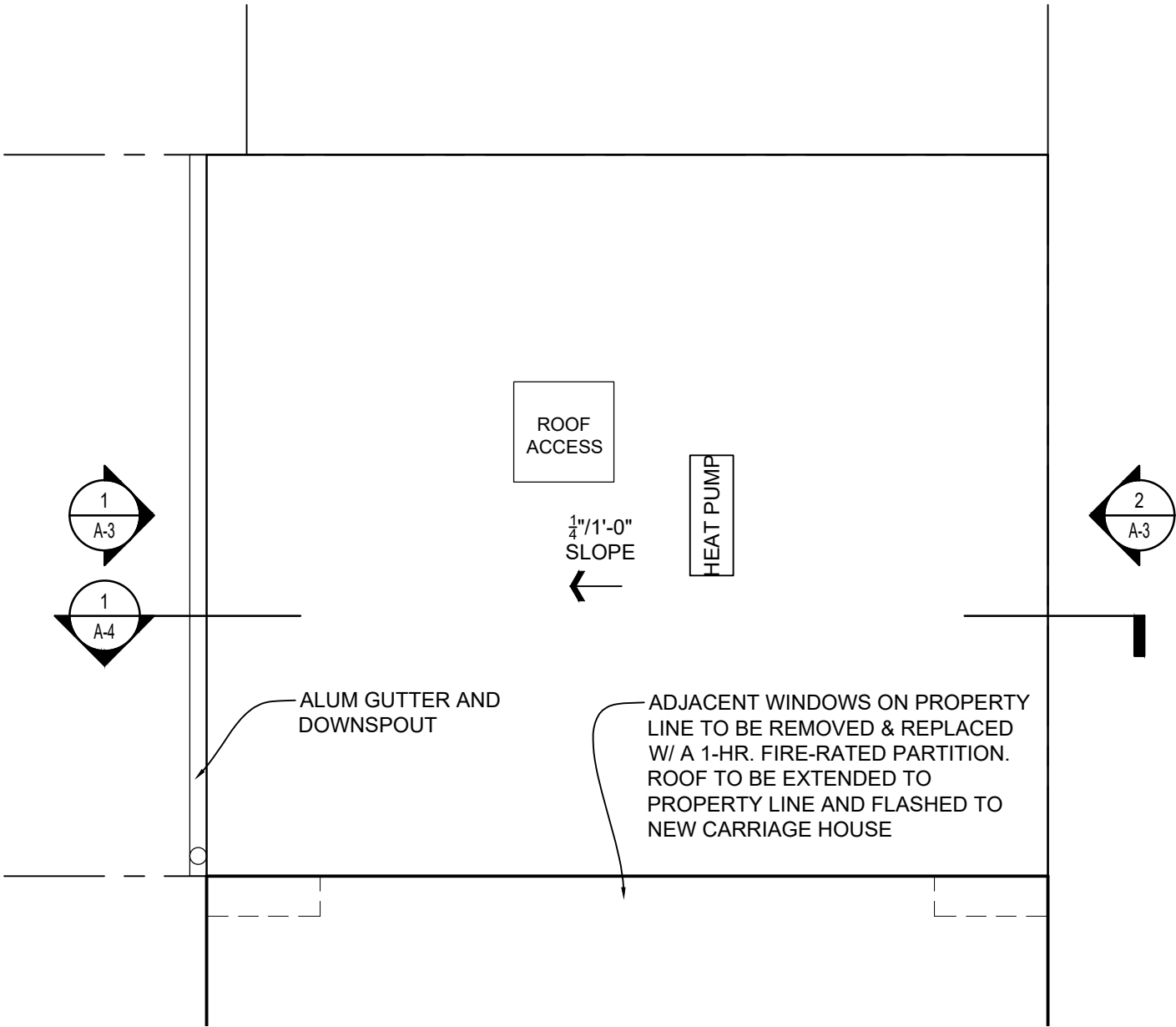


TITLE: FLOOR PLANS

VERSION: BZA
DATE: 9-13-26
DRAWN: M.F. CHECKED: M.F.
SCALE: 1/4" = 1'-0"

SHEET:

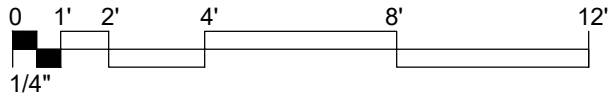
A-1



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

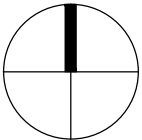
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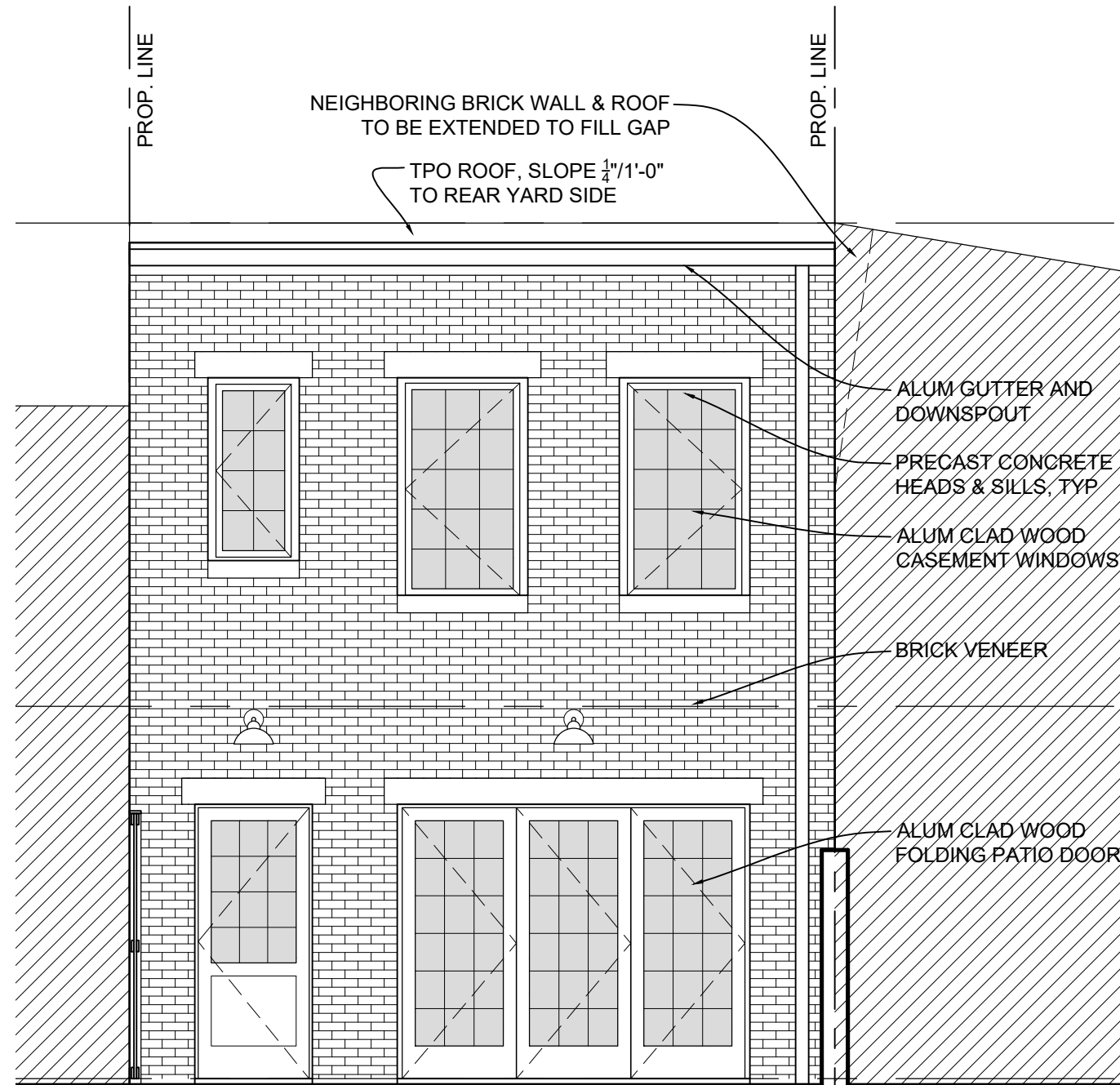


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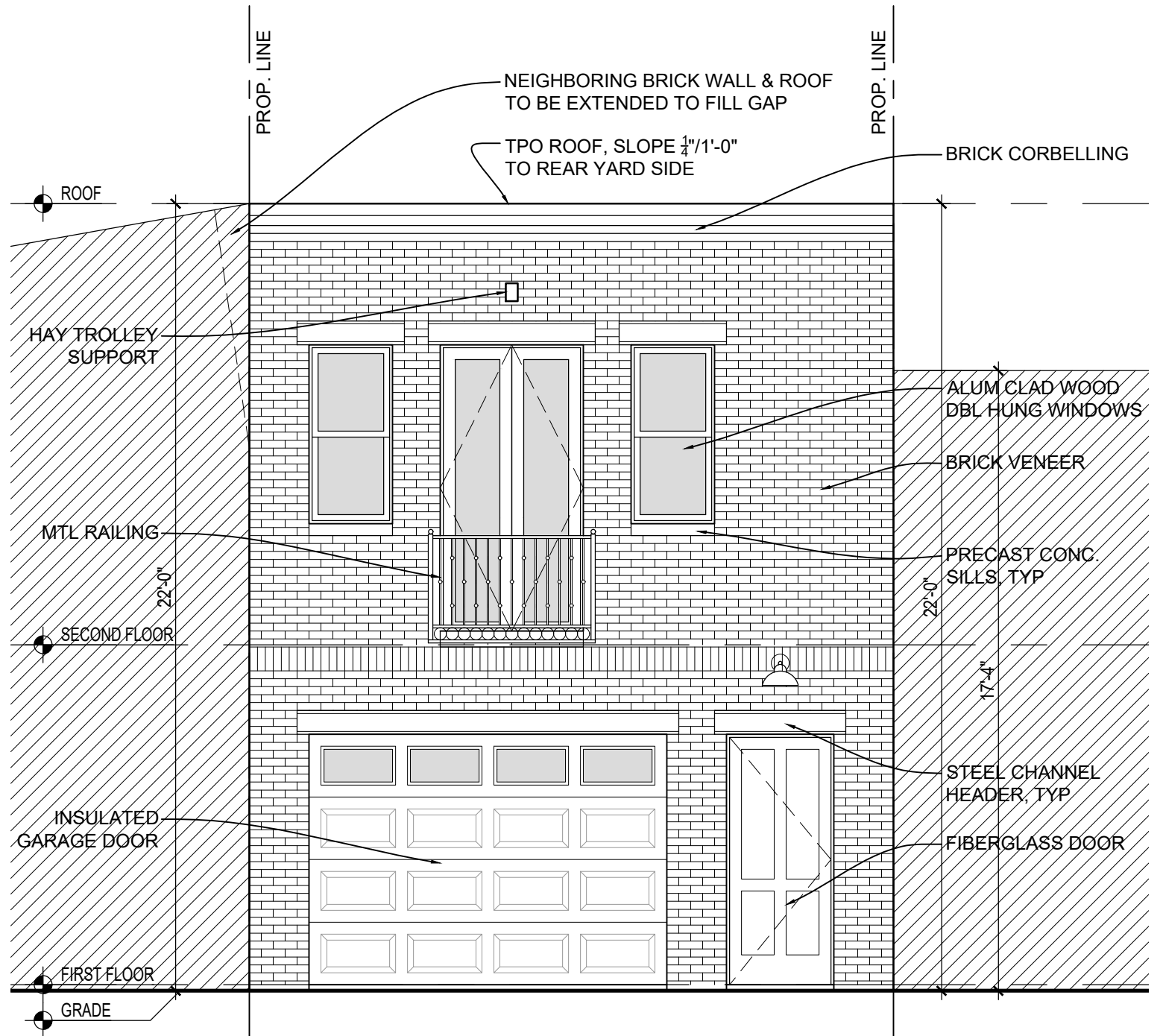
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DATE: 9-13-26
DRAWN: M.F. CHECKED: M.F.
SCALE: 1/4" = 1'-0"

SHEET:

A-2



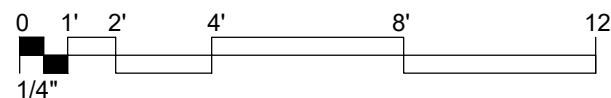
1
A-3 REAR YARD ELEVATION
SCALE: 1/4"=1'-0"



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

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TITLE:

EXTERIOR ELEVATIONS

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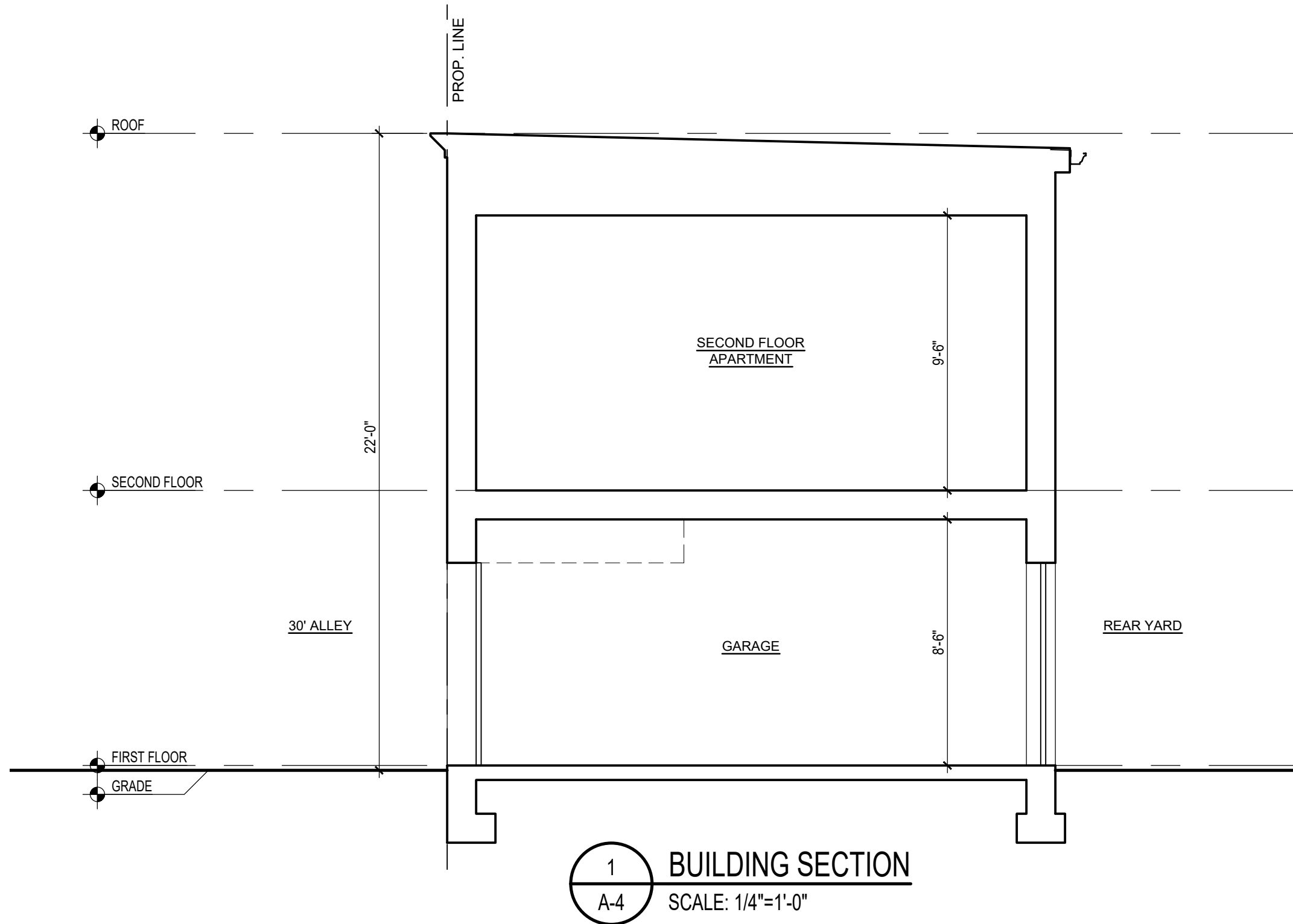
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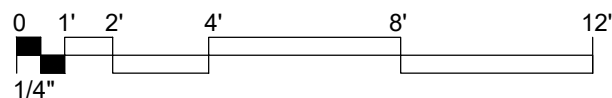
SHEET:

A-3



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BUILDING SECTION

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CHECKED: M.F.

SCALE: N.T.S.

SHEET:

A-4