

# 656 Independence Avenue SE- ADDITION

Washington, DC 20003

BZA-Preliminary

December 15, 2017

**OWNER:**

KATE & MATTHEW GALLERY  
656 INDEPENDENCE AVENUE SE  
WASHINGTON, DC 20003

**ARCHITECT:**

FOWLER ARCHITECTS  
1819 D STREET SE  
WASHINGTON, DC 20003  
(202)546-0896

**PROPERTY INFORMATION:**

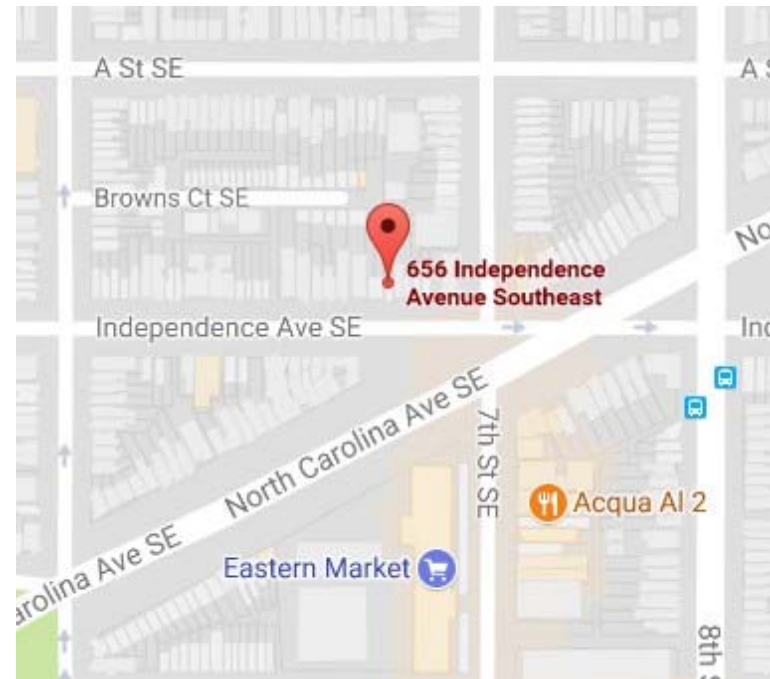
LOT: 0062  
SQUARE: 1870  
LOT AREA: 1373 SF  
ZONE: RF-1  
USE GROUP: R-3  
TWO STORY DWELLING  
SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

TWO STORY REAR ADDITION, INTERIOR RENOVATIONS

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	870.09 SF	946.77 SF	823.8 SF
(Percentage)	63.37%	68.96%	60%
Rear Yard	28.9'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	3.83'	N/A	N/A
Height	23.79'	NO CHANGE	35.0'
Stories	2	2	3+CELLAR
Pervious Surface	36.63%	31.04%	20%
Parking	N/A	N/A	1 PER PRINCIPLE DU
Square Footage			
First Floor	598.83 SF	686.72 SF	N/A
Second Floor	598.83 SF	686.72 SF	N/A
Total	1197.66 SF	1373.44	N/A



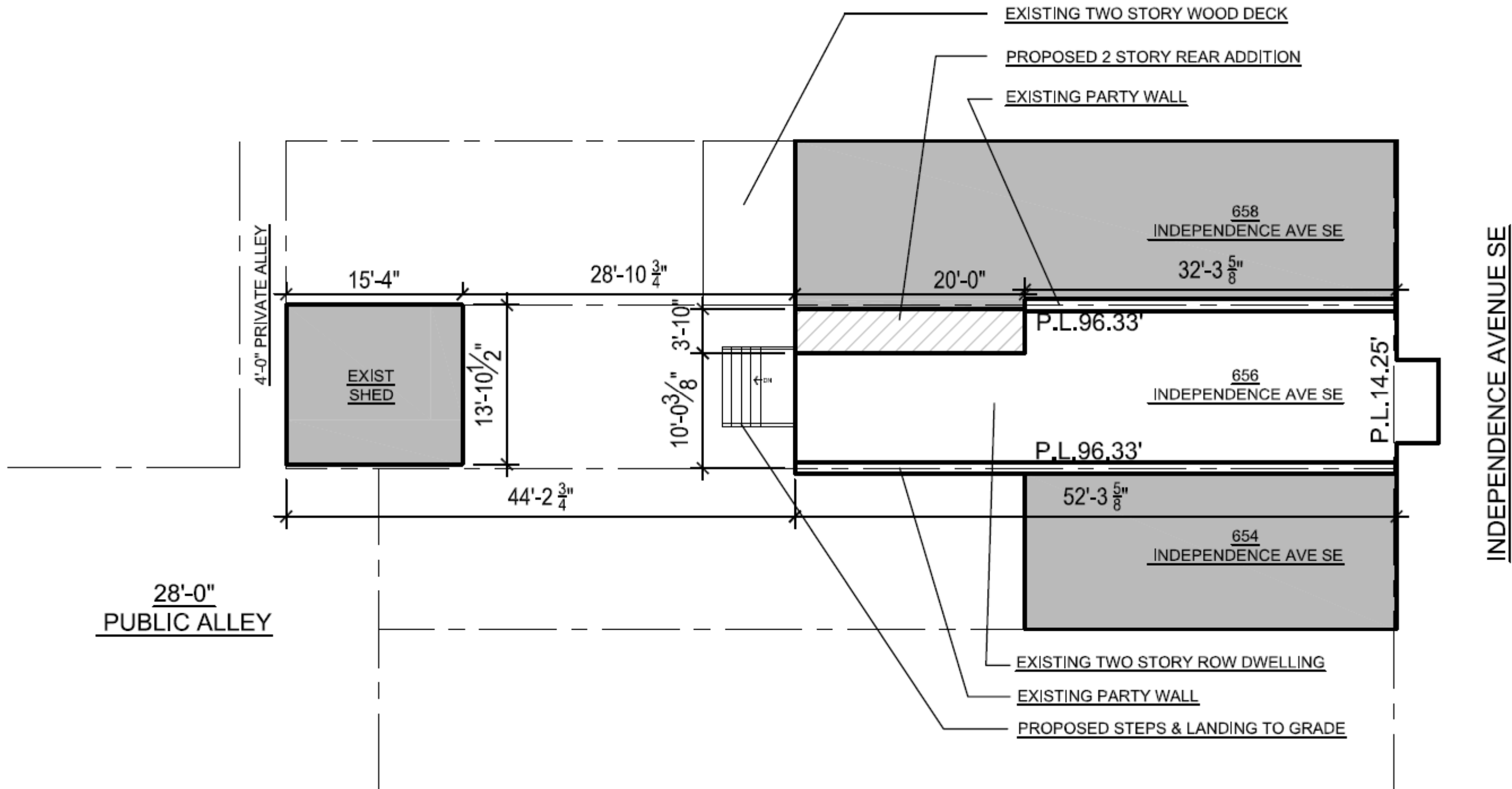
SITE MAP



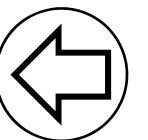
VIEW FROM INDEPENDENCE AVENUE SE

**DRAWING INDEX:**

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 BLOCK PLAN
- C-4 PHOTOGRAPHS
- C-5 PHOTOGRAPHS
- D-1 FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS



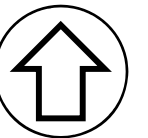
1 SITE PLAN  
C-2 SCALE: 3/32" = 1'-0"





INDEPENDENCE AVENUE SE

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



656 INDEPENDENCE AVENUE SE-BLOCK PLAN

Fowler Architects

12/15/17

C-3





EXISTING REAR FAÇADE



EXISTING FRONT FAÇADE





VIEW FROM BACKYARD, LOOKING TOWARD  
658 INDEPENDENCE AVENUE SE

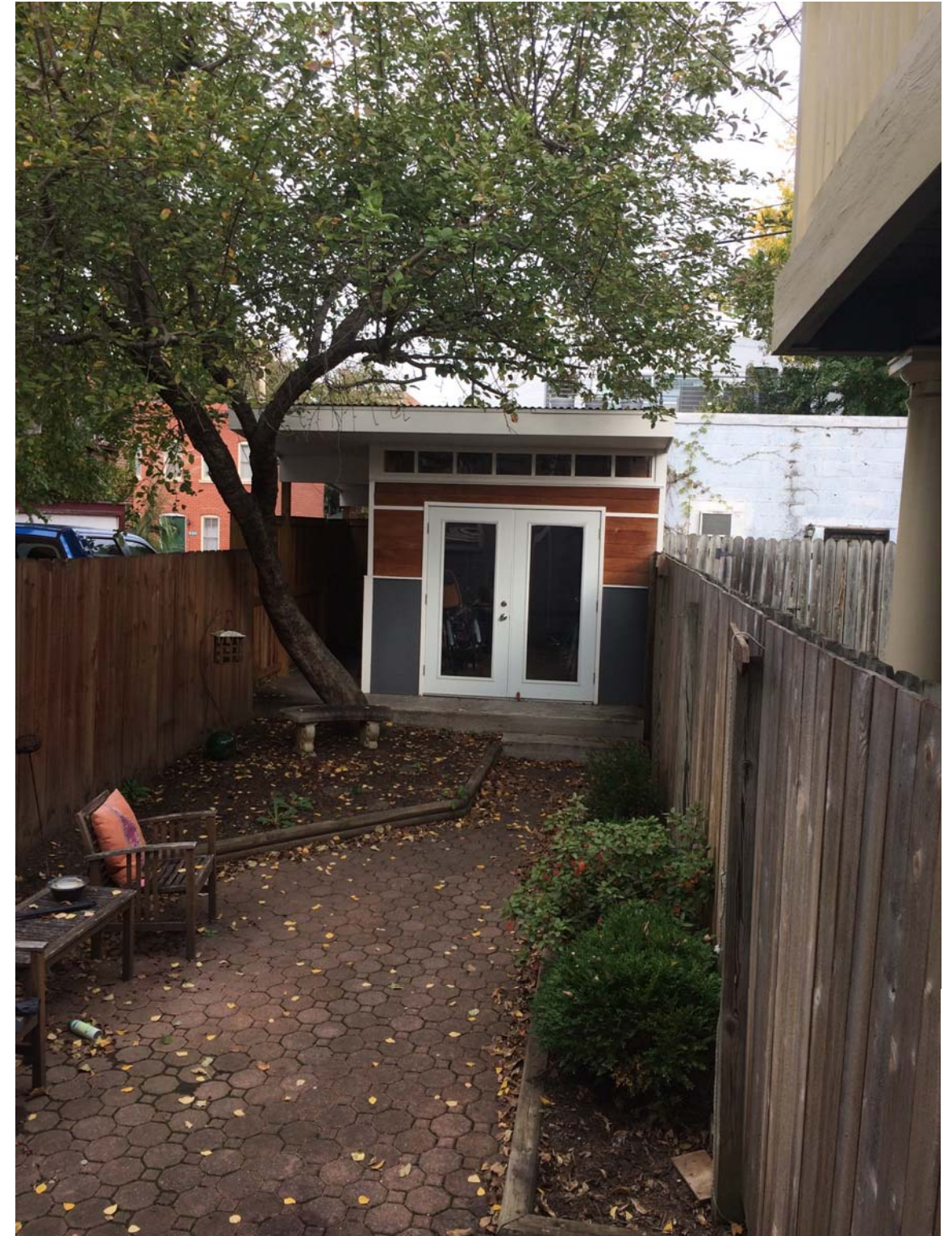


VIEW FROM BACKYARD, LOOKING TOWARD  
654 INDEPENDENCE AVENUE SE



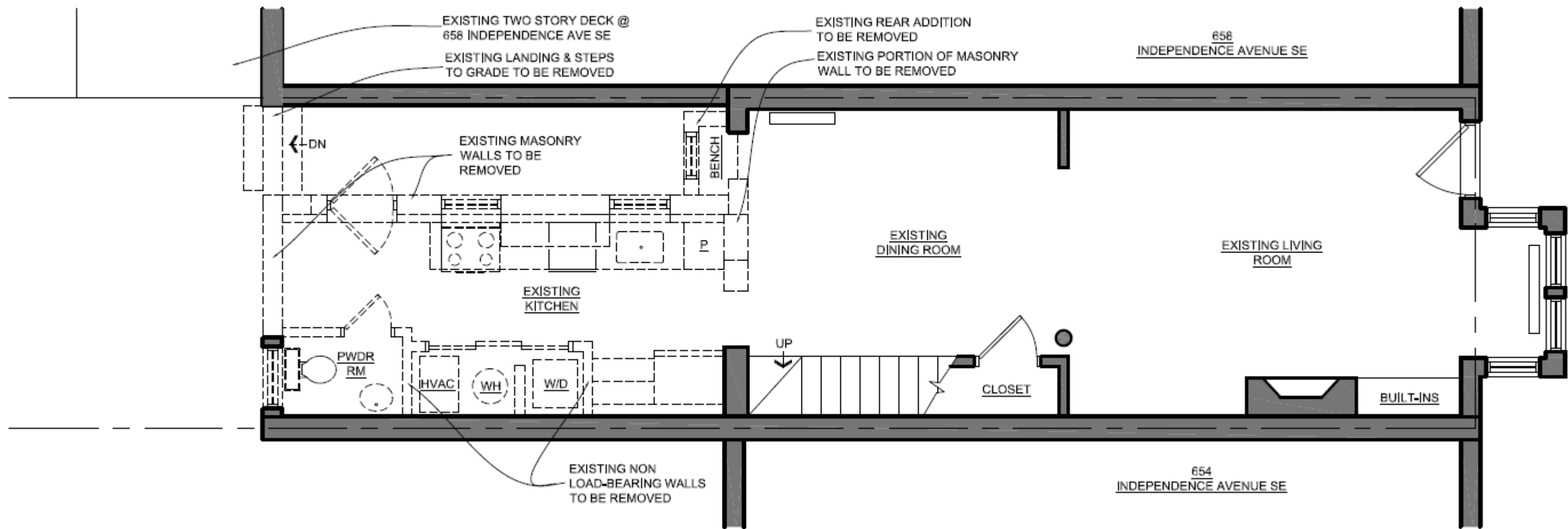


VIEW OF EXISTING DOGLEG @ 656 INDEPENDENCE AVENUE SE

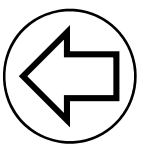


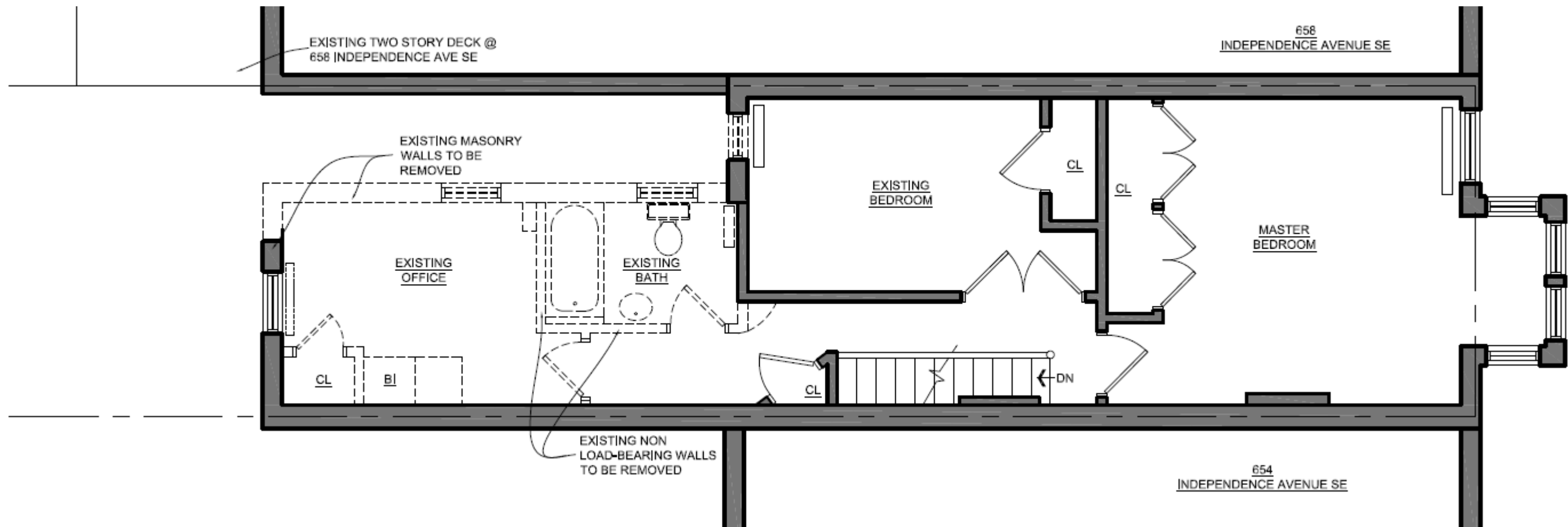
VIEW FROM BACKYARD, LOOKING NORTH



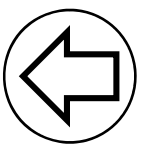


1 FIRST FLOOR DEMOLITION PLAN  
 D-1 SCALE: 3/16" = 1'-0"

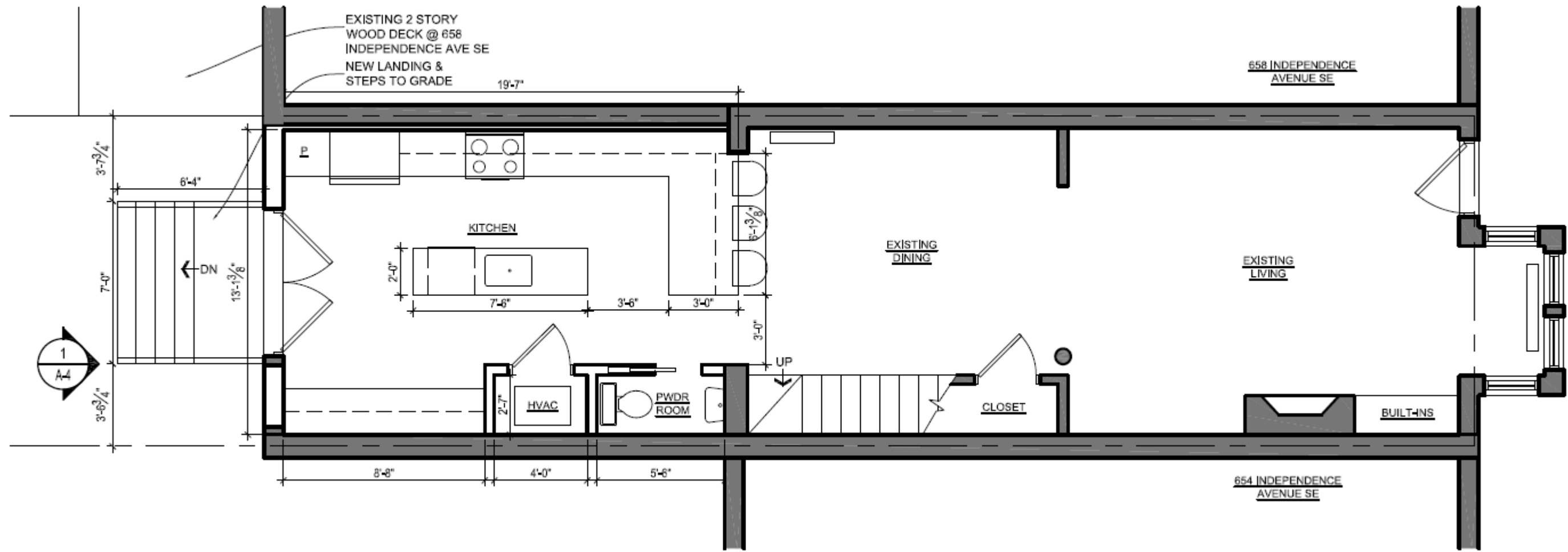




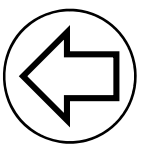
1 SECOND FLOOR DEMOLITION PLAN  
 D-2 SCALE: 3/16"=1'-0"

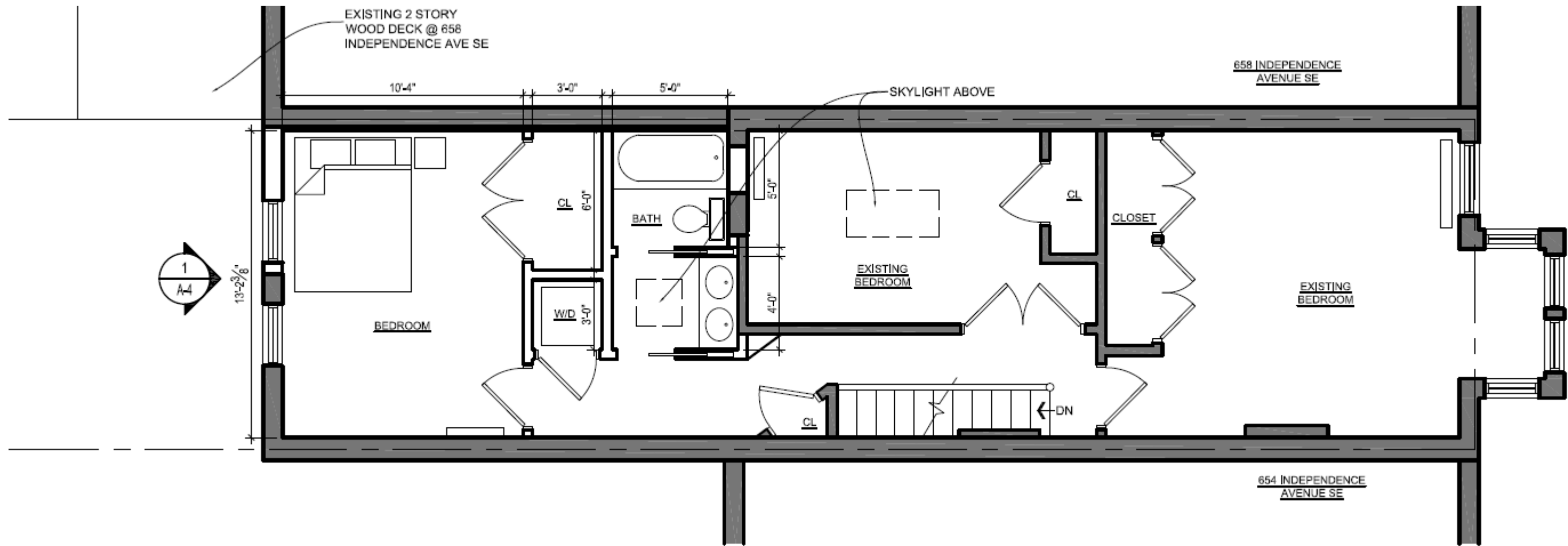




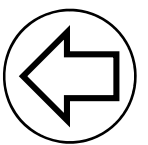


1 FIRST FLOOR PLAN  
 A-1 SCALE: 3/16"=1'-0"

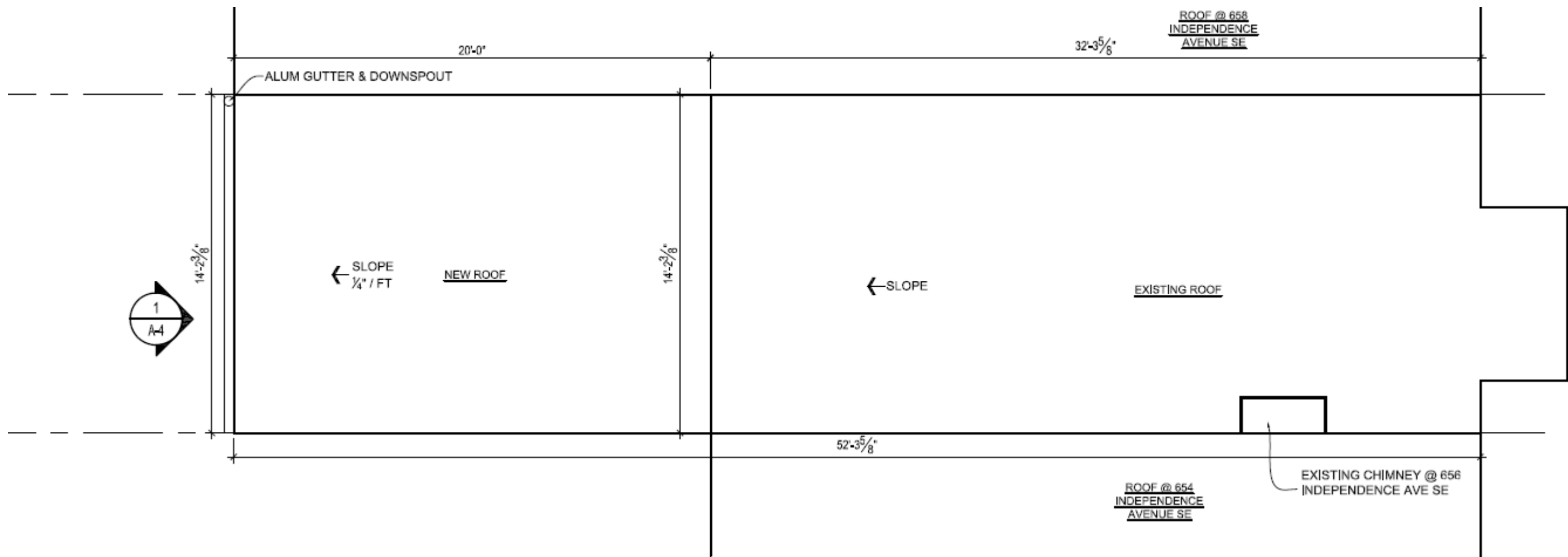




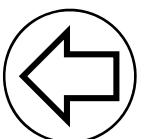
1 SECOND FLOOR PLAN  
A-2 SCALE: 3/16" = 1'-0"

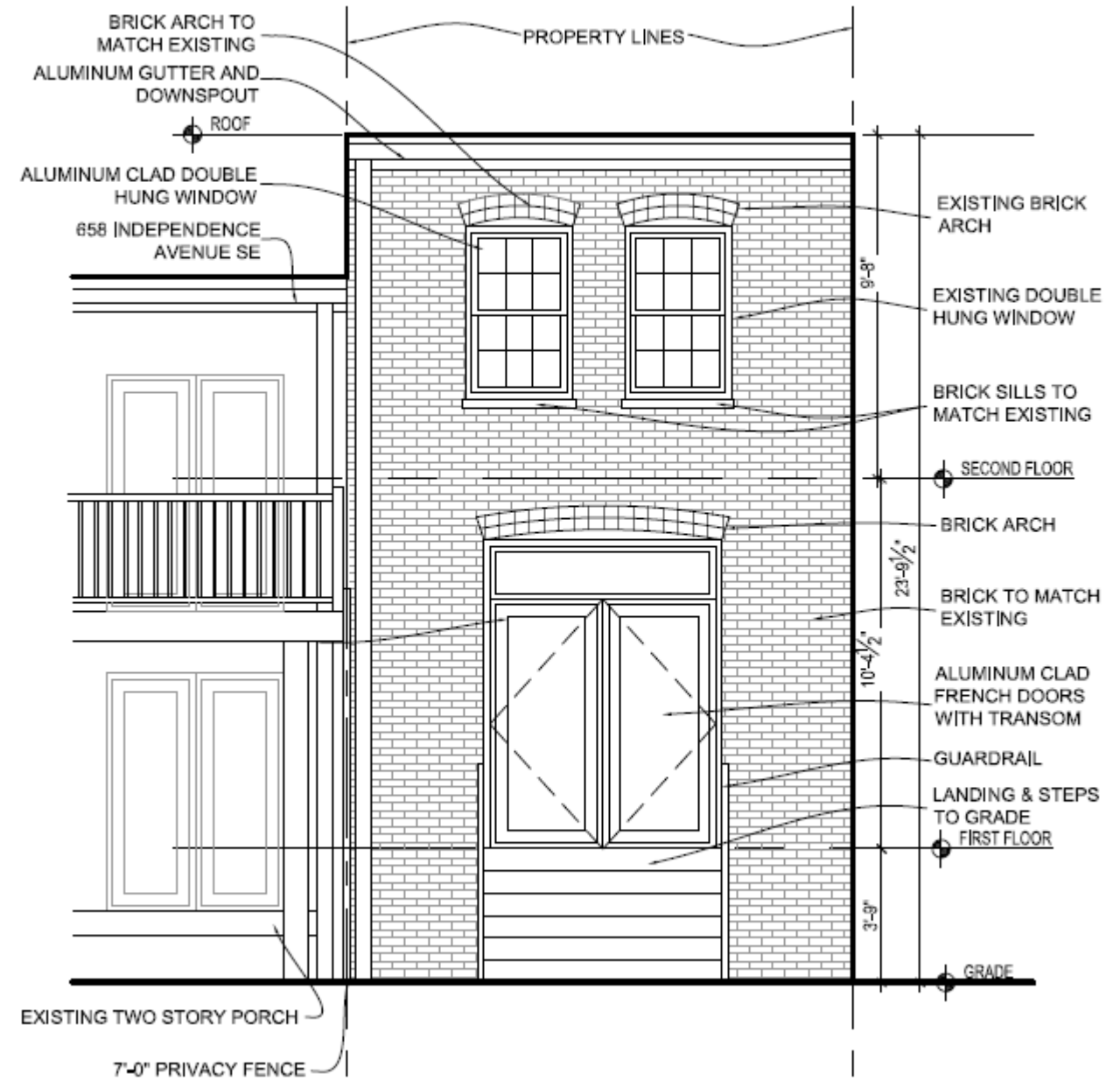






1 ROOF PLAN  
A-3 SCALE: 3/16" = 1'-0"





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