

# 912 5<sup>th</sup> Street NE- GARAGE

Washington, DC 20002

BZA-Preliminary

June 7, 2018

**OWNER:**  
 ANDREW COOPER  
 912 5<sup>TH</sup> STREET NE  
 WASHINGTON, DC 20002

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

**PROPERTY INFORMATION:**  
 LOT: 0042  
 SQUARE: 0807  
 LOT AREA: 1620 SF  
 ZONE: RF-1  
 USE GROUP: R-3  
 TWO STORY PLUS CELLAR ROW DWELLING  
 EXISTING: SINGLE FAMILY DWELLING  
 PROPOSED: TWO FAMILY FLAT

**PROJECT DESCRIPTION:**  
 NEW TWO-STORY GARAGE W/ APARTMENT

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	714 SF	1133 SF	972 SF
(Percentage)	44%	70%	60%
Rear Yard	52.7'	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	2+CELLAR	NO CHANGE	3+CELLAR
Pervious Surface	55.9%	30.1%	20%
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	679 SF	NO CHANGE	N/A
First Floor	679 SF	NO CHANGE	N/A
Second Floor	679 SF	NO CHANGE	N/A
Total	2037 SF	NO CHANGE	
GARAGE	N/A	838 SF	N/A

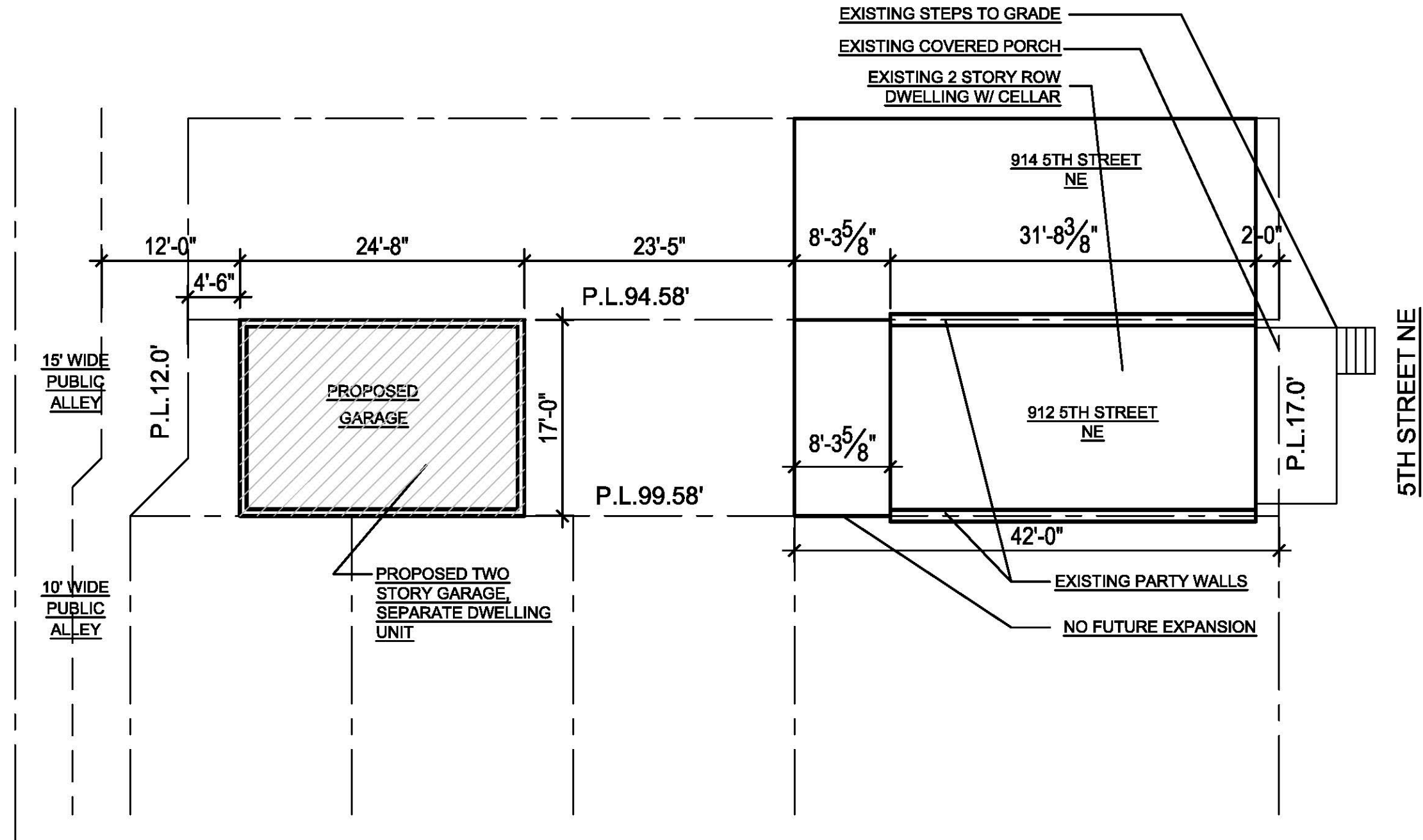


SITE MAP

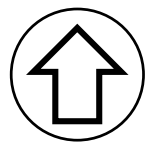


**DRAWING INDEX:**

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- A-6 EXTERIOR ELEVATIONS



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



912 5<sup>TH</sup> Street NE- SITE PLAN

Fowler Architects

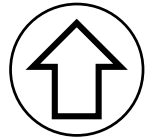
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EXISTING 2 STORY  
ROW DWELLING  
W/ CELLAR

PROPOSED TWO STORY  
GARAGE, SEPARATE  
DWELLING UNIT

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



912 5<sup>TH</sup> Street NE- BLOCK PLAN

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EXISTING YARD FROM ALLEY



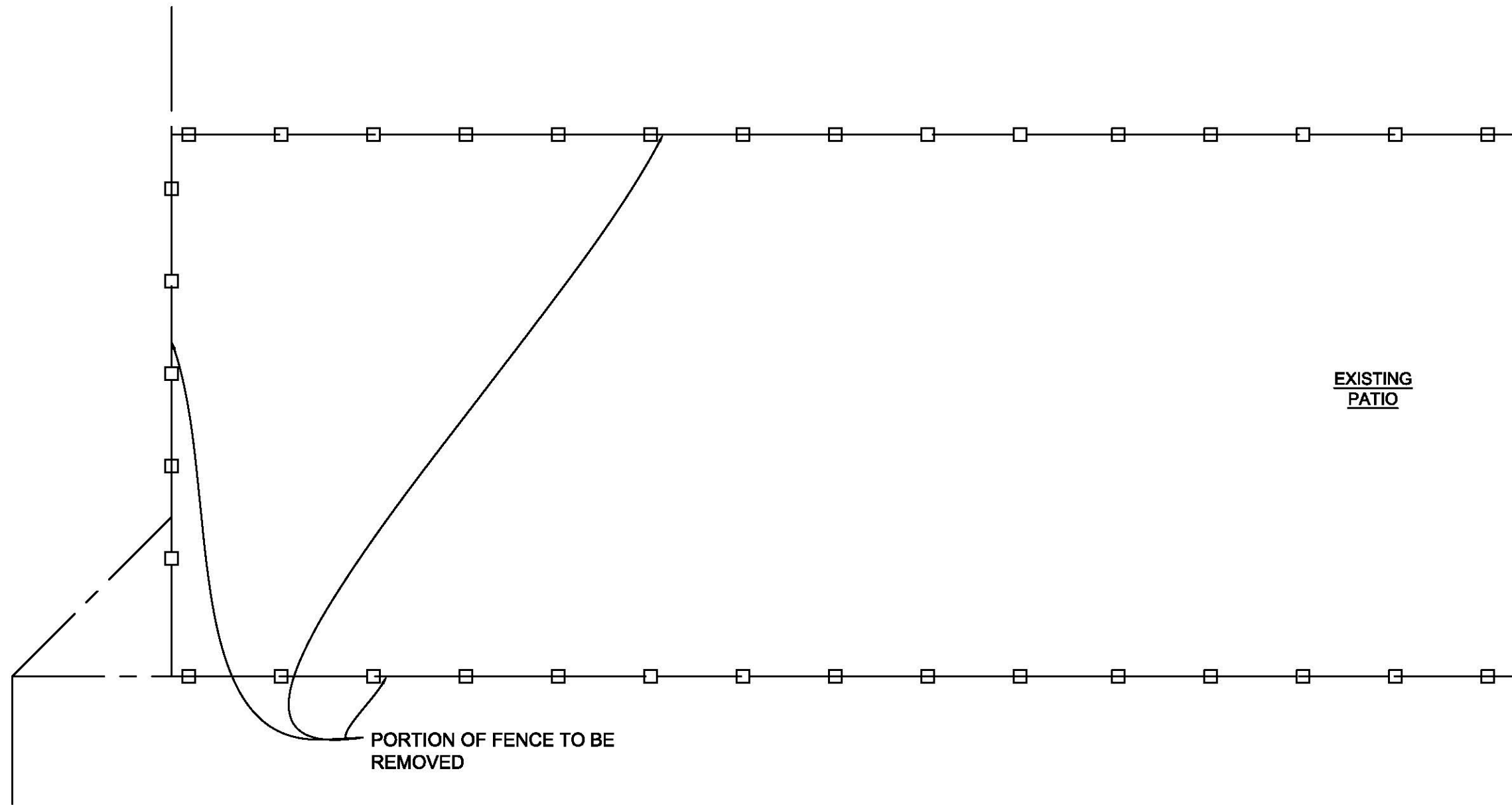
EXISTING REAR YARD



ALLEY, LOOKING NORTH

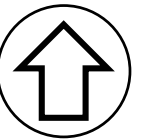
ALLEY, LOOKING SOUTH

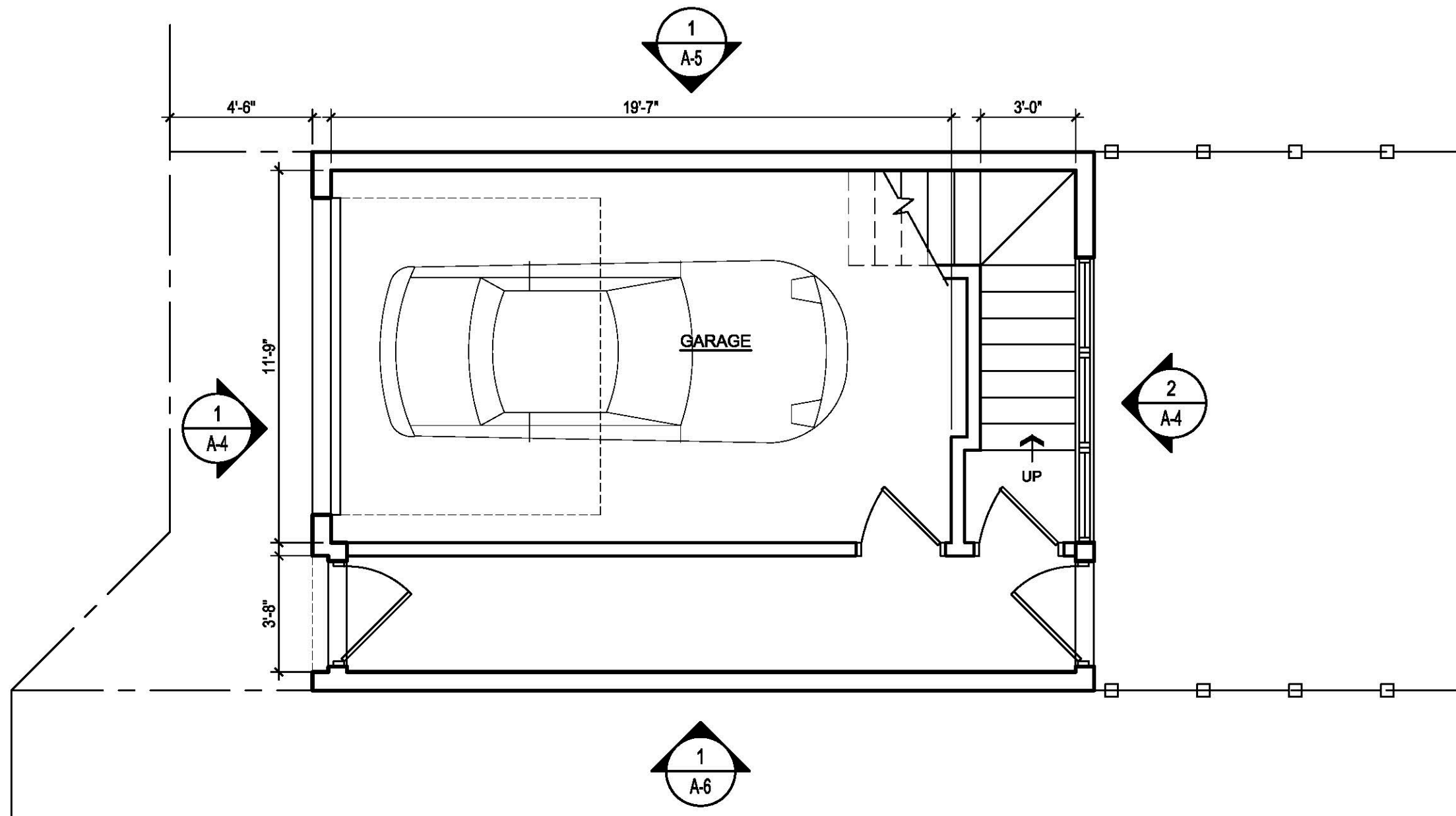




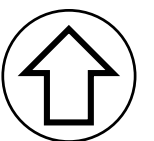
1  
D-1

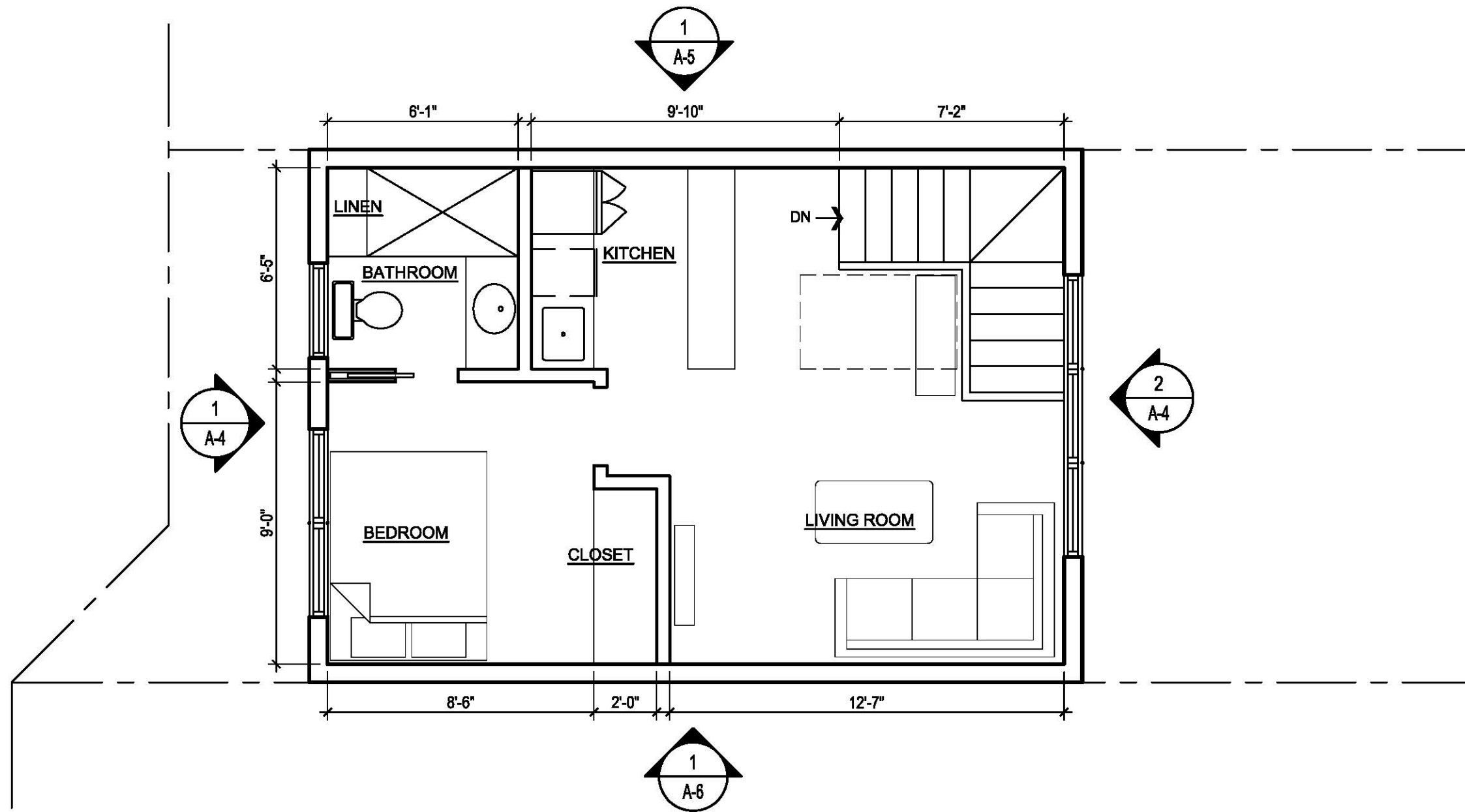
EXISTING YARD PLAN  
SCALE: 1/4"=1'-0"



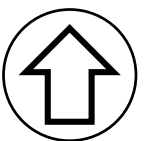


1 GARAGE FIRST FLOOR PLAN  
 A-1 SCALE: 1/4"=1'-0"

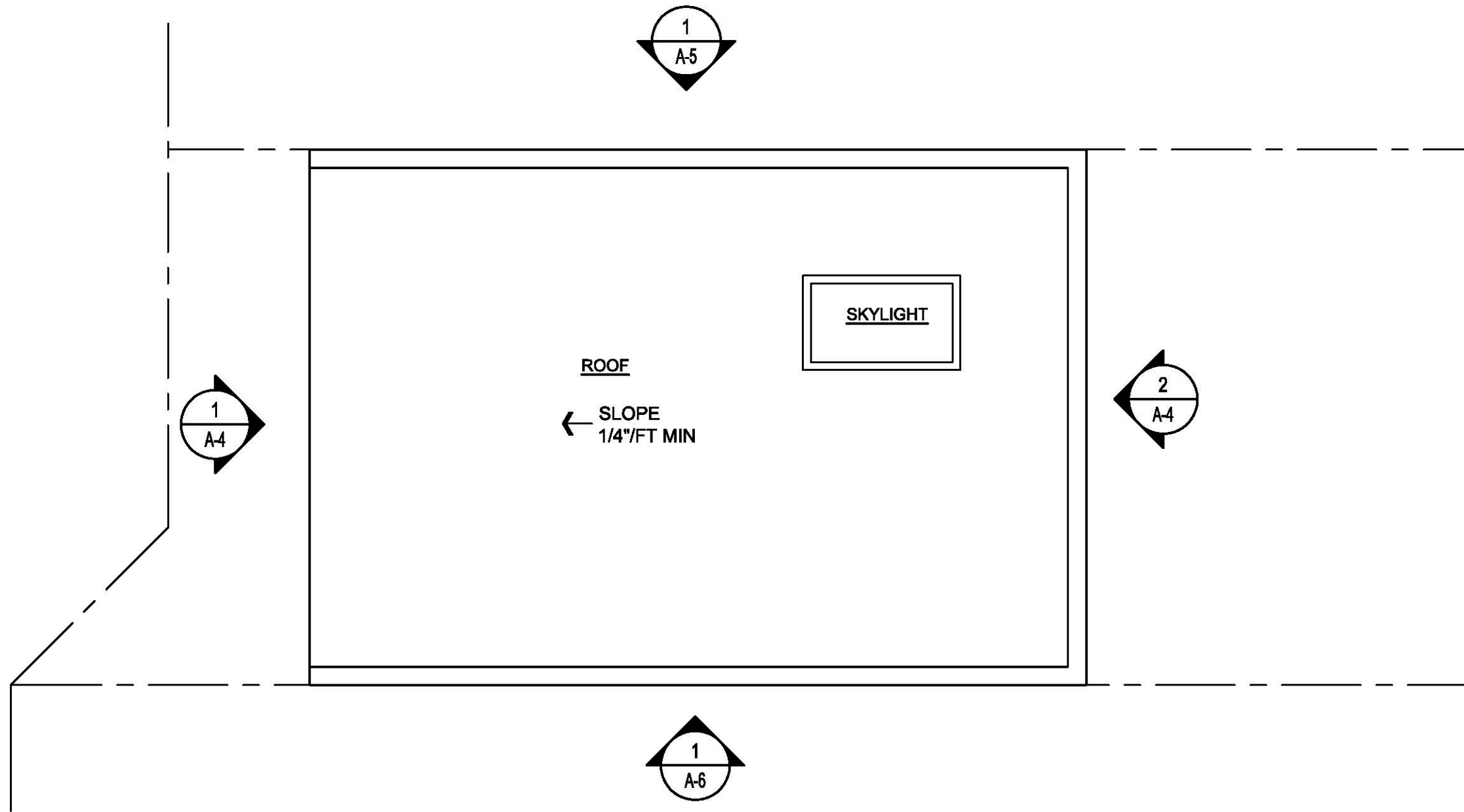




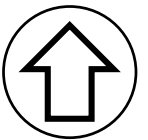
1 GARAGE SECOND FLOOR PLAN  
 A-2 SCALE: 1/4"=1'-0"

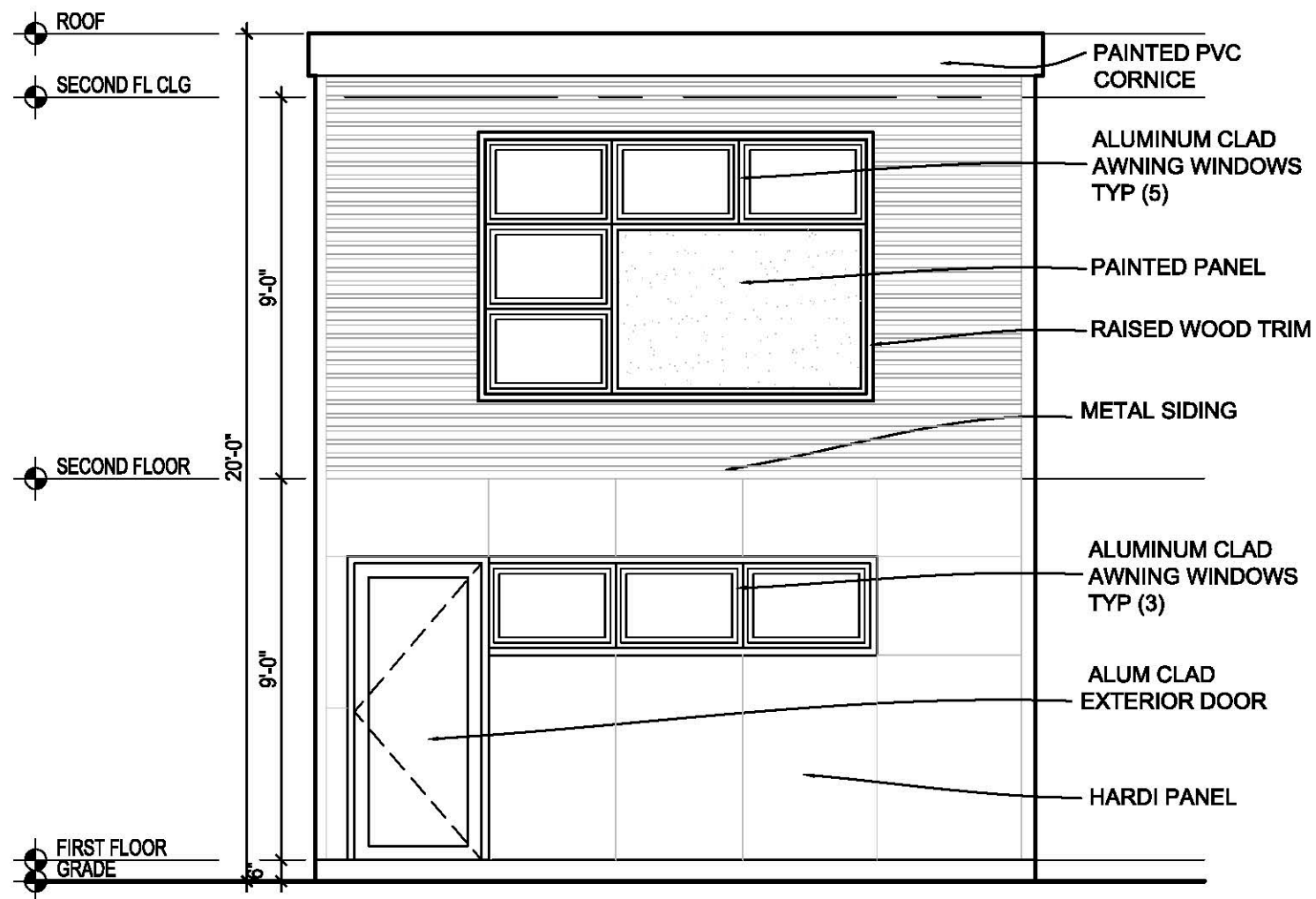




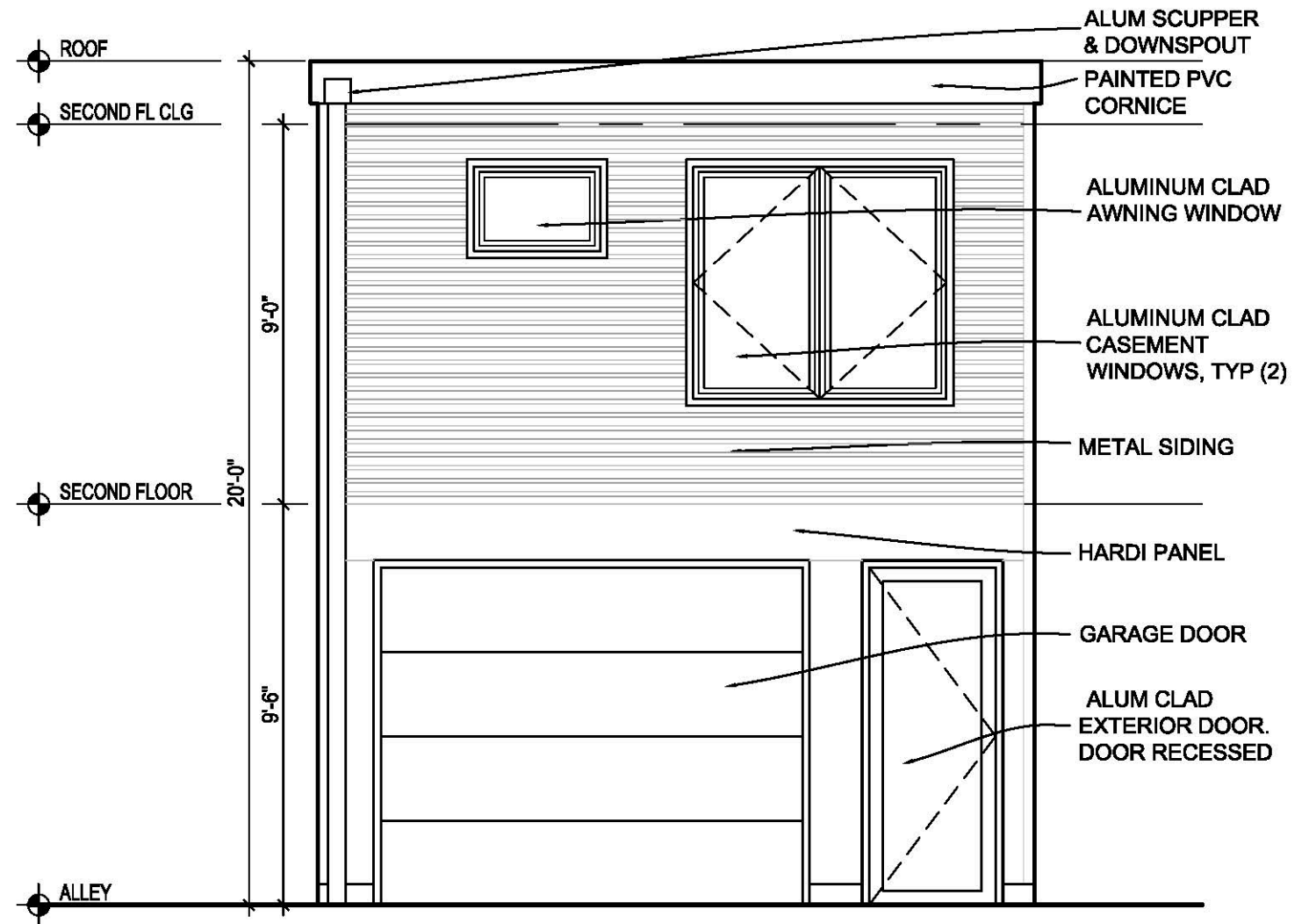


1 ROOF PLAN  
A-3 SCALE: 1/4"=1'-0"

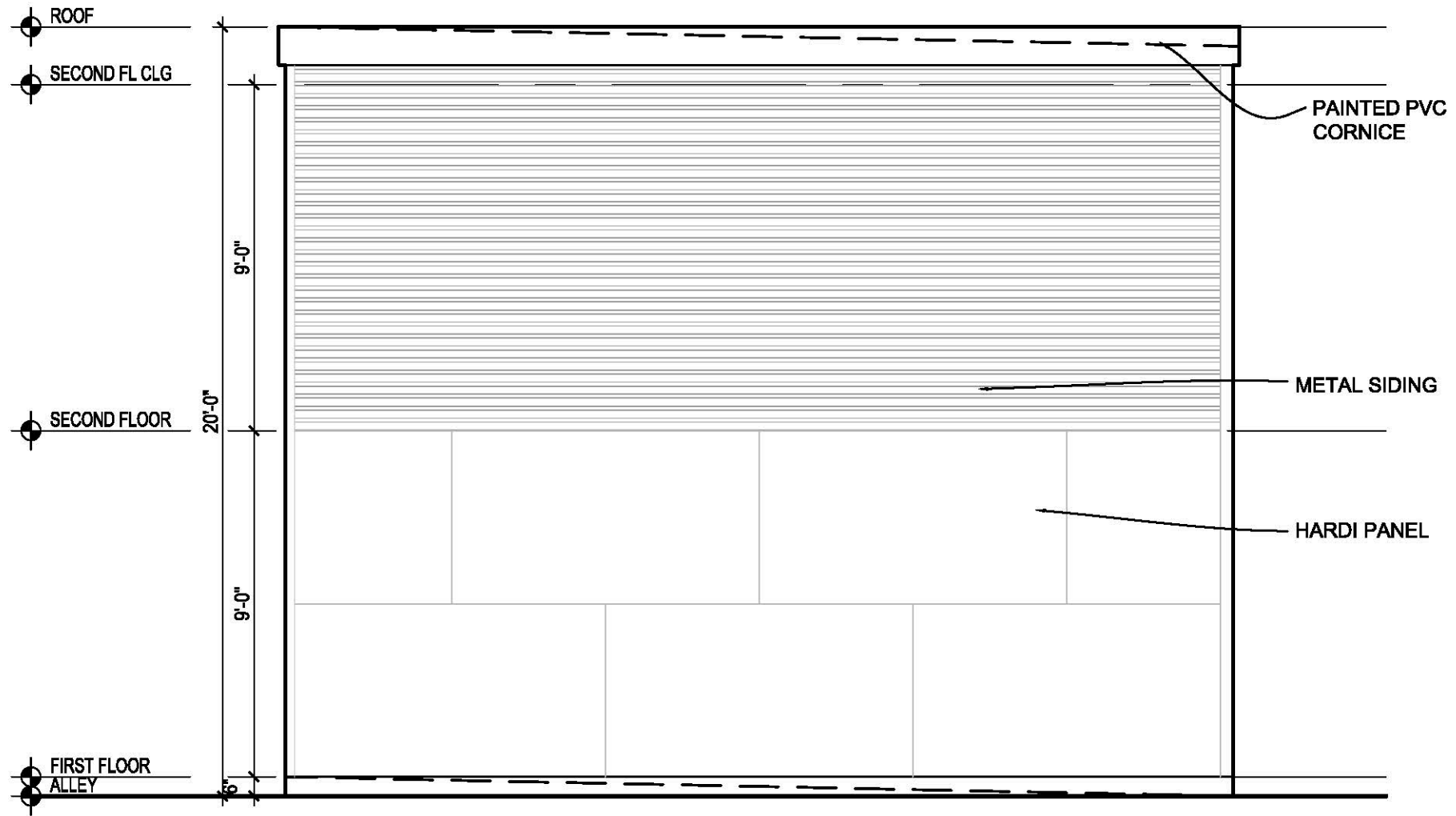




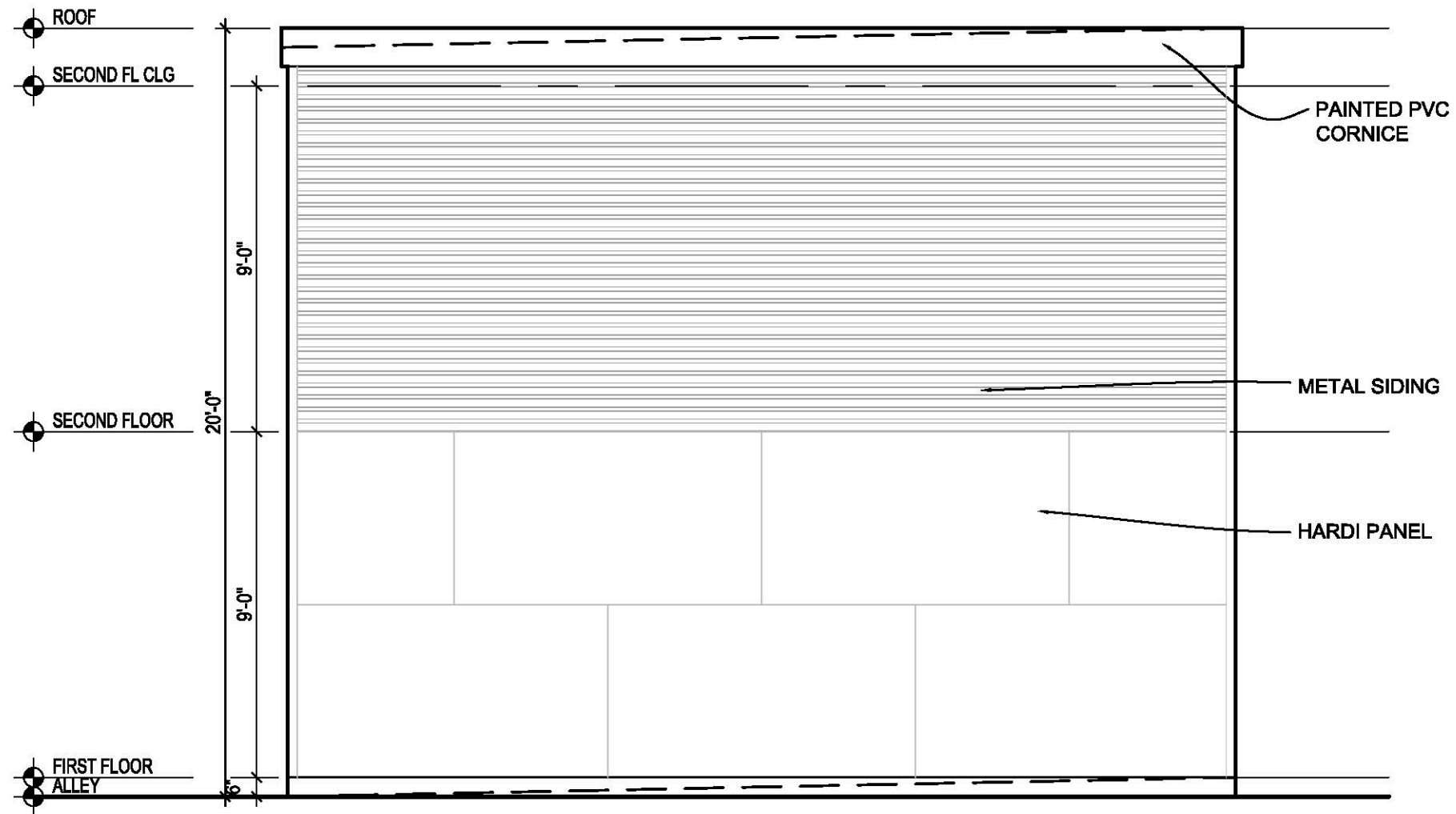
1 YARD ELEVATION  
 A-4 SCALE: 1/4"=1'-0"



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



1 NORTH ELEVATION  
 A-5 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION  
 A-6 SCALE: 1/4"=1'-0"