

232 10th Street SE –THIRD FLOOR & REAR ADDITIONS

Washington, DC 20002

BZA & HPRB Concept Plans

May 12, 2021

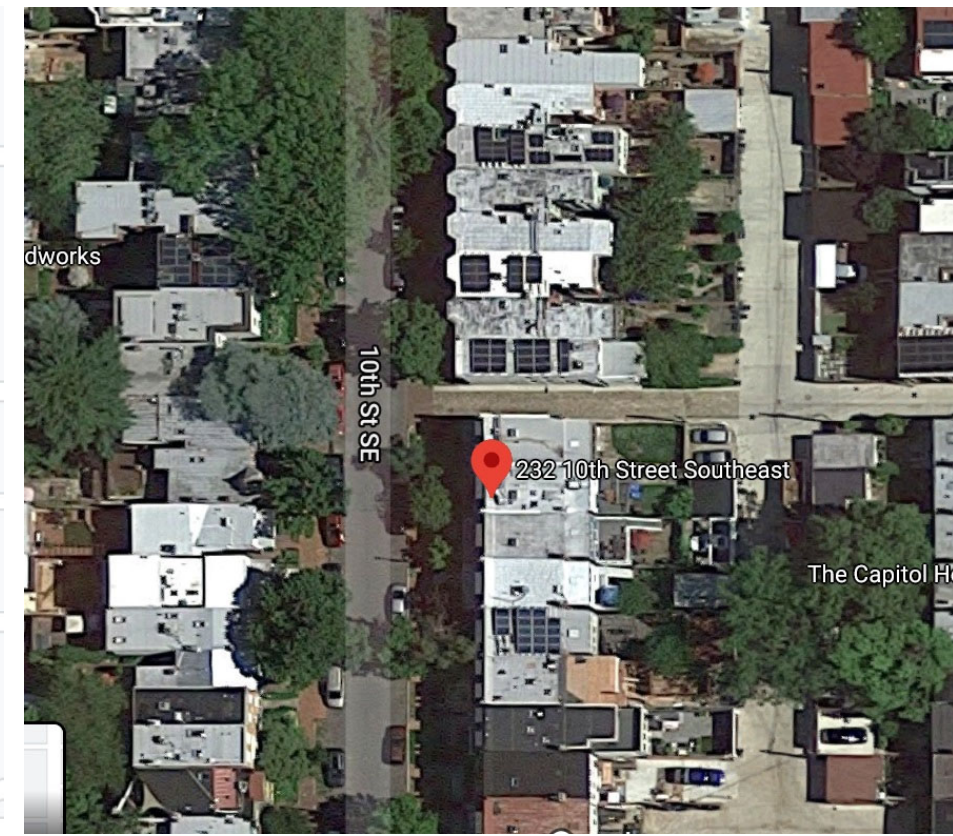
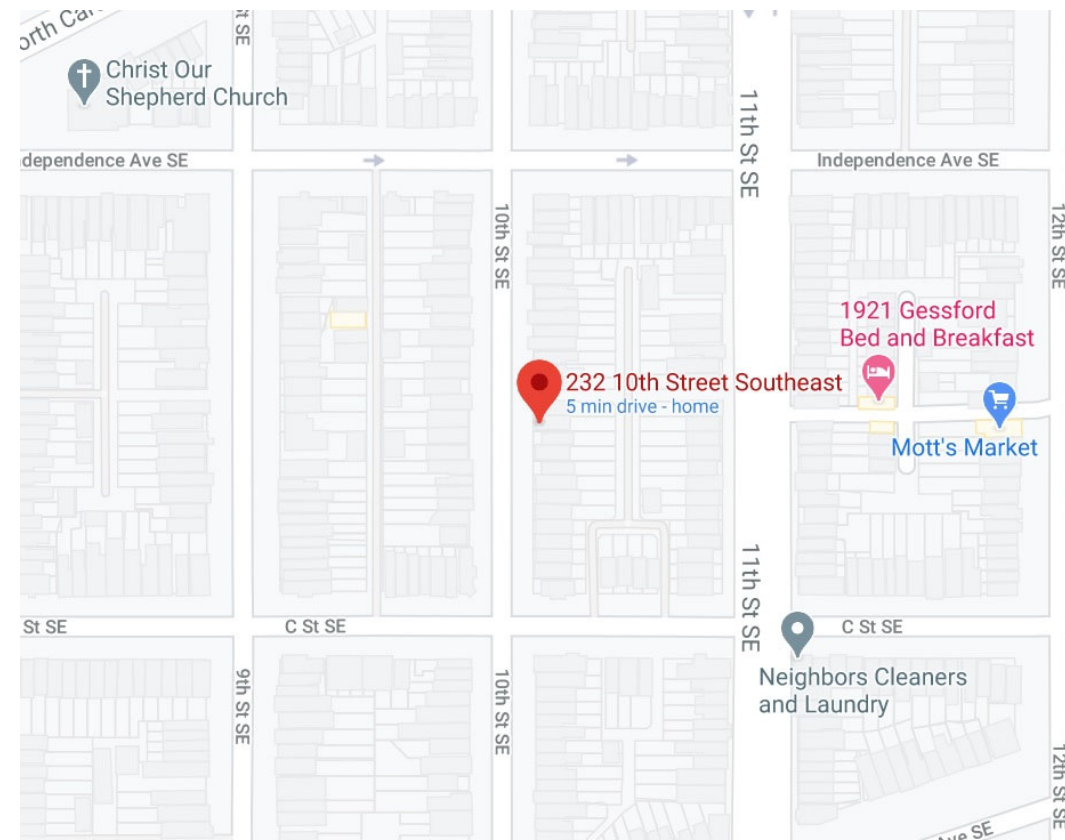
OWNER:
GEOFFREY ANDERSON AND HARRIET TREGONING

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

PROPERTY INFORMATION:
LOT: 0083
SQUARE: 0969
LOT AREA: 1816 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

PROJECT DESCRIPTION:
PARTIAL THIRD FLOOR ADDITION & ROOF DECK OVER EXISTING HOUSE
THREE-STORY PLUS CELLAR REAR ADDITION

ZONING INFORMATION:
RELIEF NEEDED: Subtitle E §304.1, Subtitle E §205.4



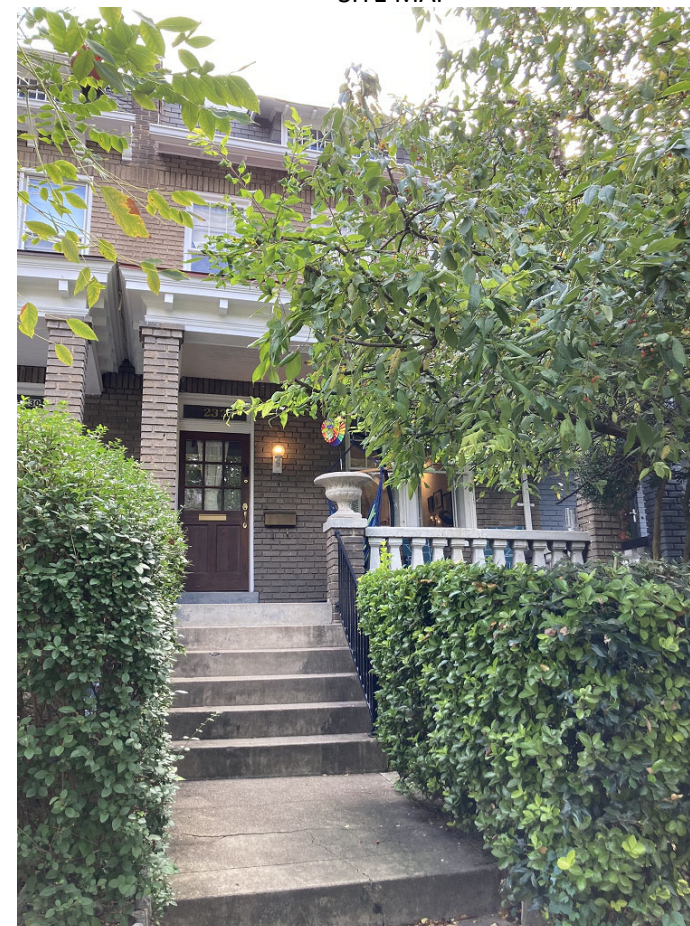
SITE MAP

SATELLITE VIEW

	Existing	Proposed	Allowable
Lot Coverage	1246.6 SF	1131 SF	1089.6 SF
(Percentage)	68.7%	62.3%	60%
Rear Yard	44.67'	38.0'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	27'-0"	35'-0"	35.0'
Stories	2+CELLAR	3+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	515 SF	858 SF	N/A
First Floor	657 SF	840 SF	N/A
Second Floor	657 SF	840 SF	N/A
Third Floor	N/A	395 SF	N/A
Total	1829 SF	2933 SF	N/A
Garage	252 SF	0 SF	N/A

DRAWING INDEX:

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FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO 20167
EXHIBIT NO. 28



VIEW LOOKING SOUTH, 10TH STREET SE



ALLEY VIEW



VIEW LOOKING SOUTH IN ALLEY



VIEW LOOKING NORTH, 10TH STREET SE

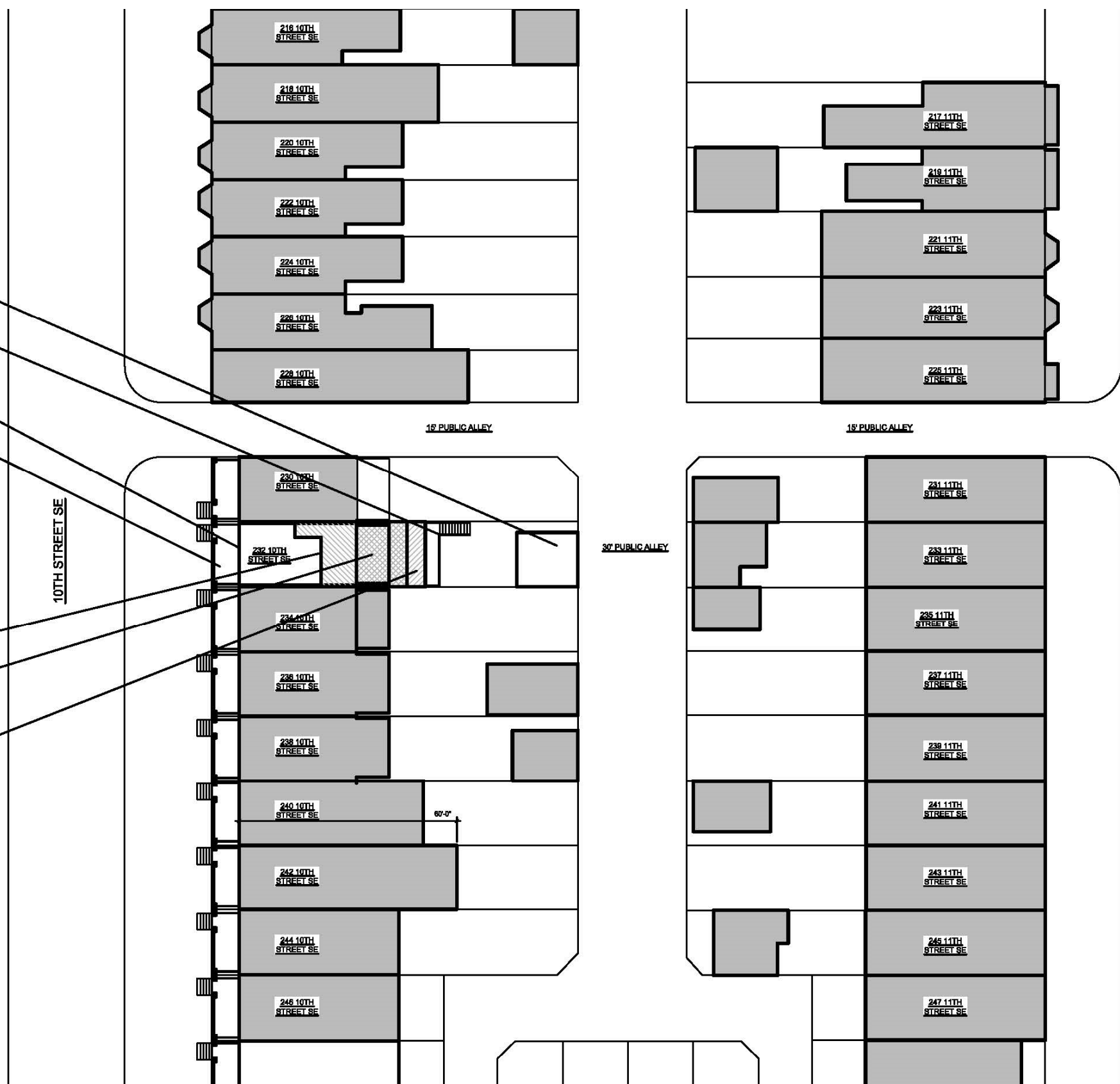


REAR VIEW



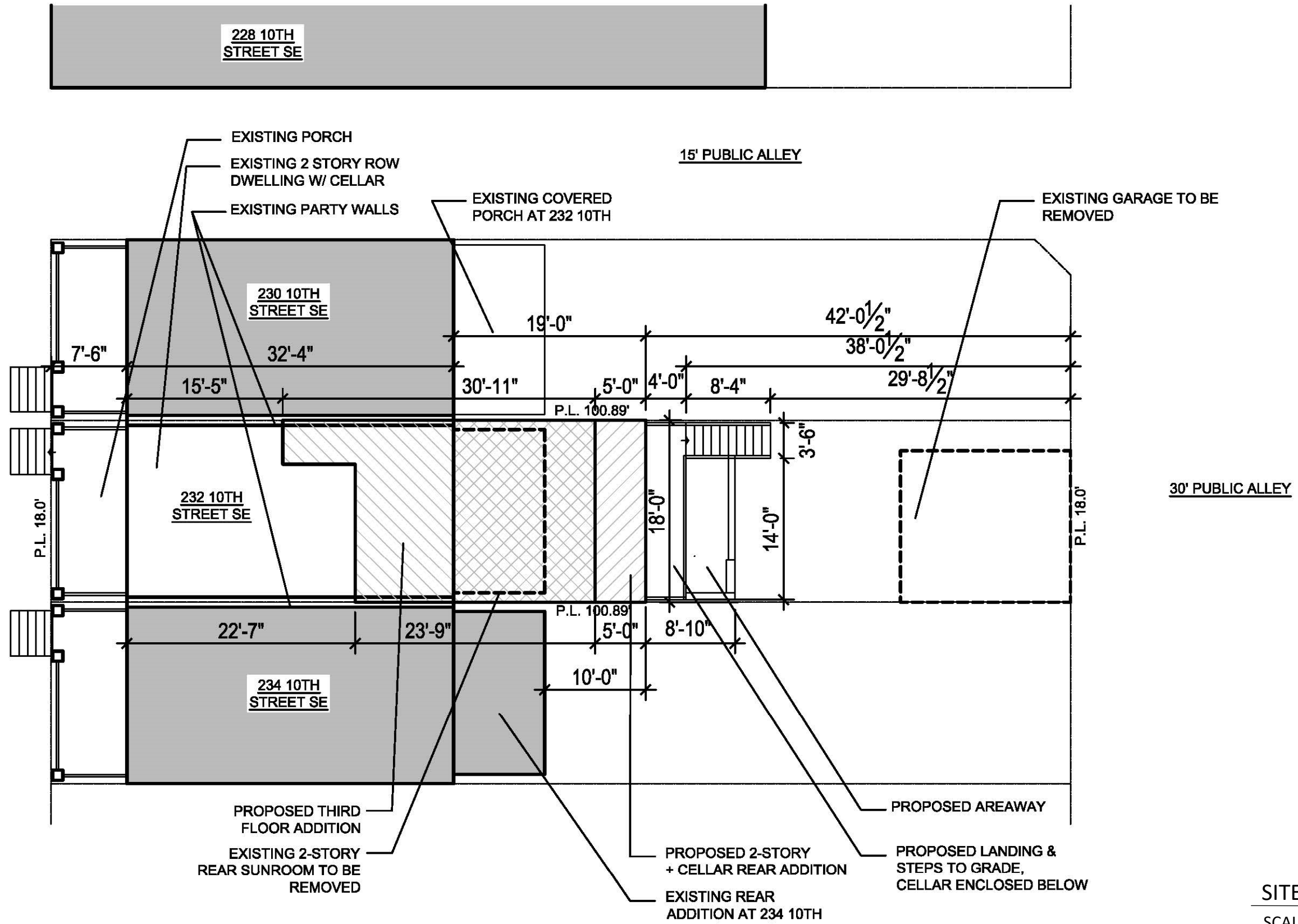
VIEW LOOKING NORTH IN ALLEY

- EXISTING GARAGE TO BE REMOVED
- PROPOSED LANDING & STEPS TO GRADE.
PROPOSED AREAWAY
- EXISTING 2 STORY ROW DWELLING W/ CELLAR
- EXISTING PORCH
- PROPOSED THIRD FLOOR ADDITION
- EXISTING 2-STORY REAR SUNROOM TO BE REMOVED
- PROPOSED 2-STORY + CELLAR REAR ADDITION



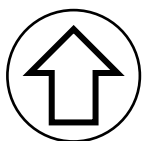
BLOCK PLAN
SCALE: 1/32" = 1'-0"

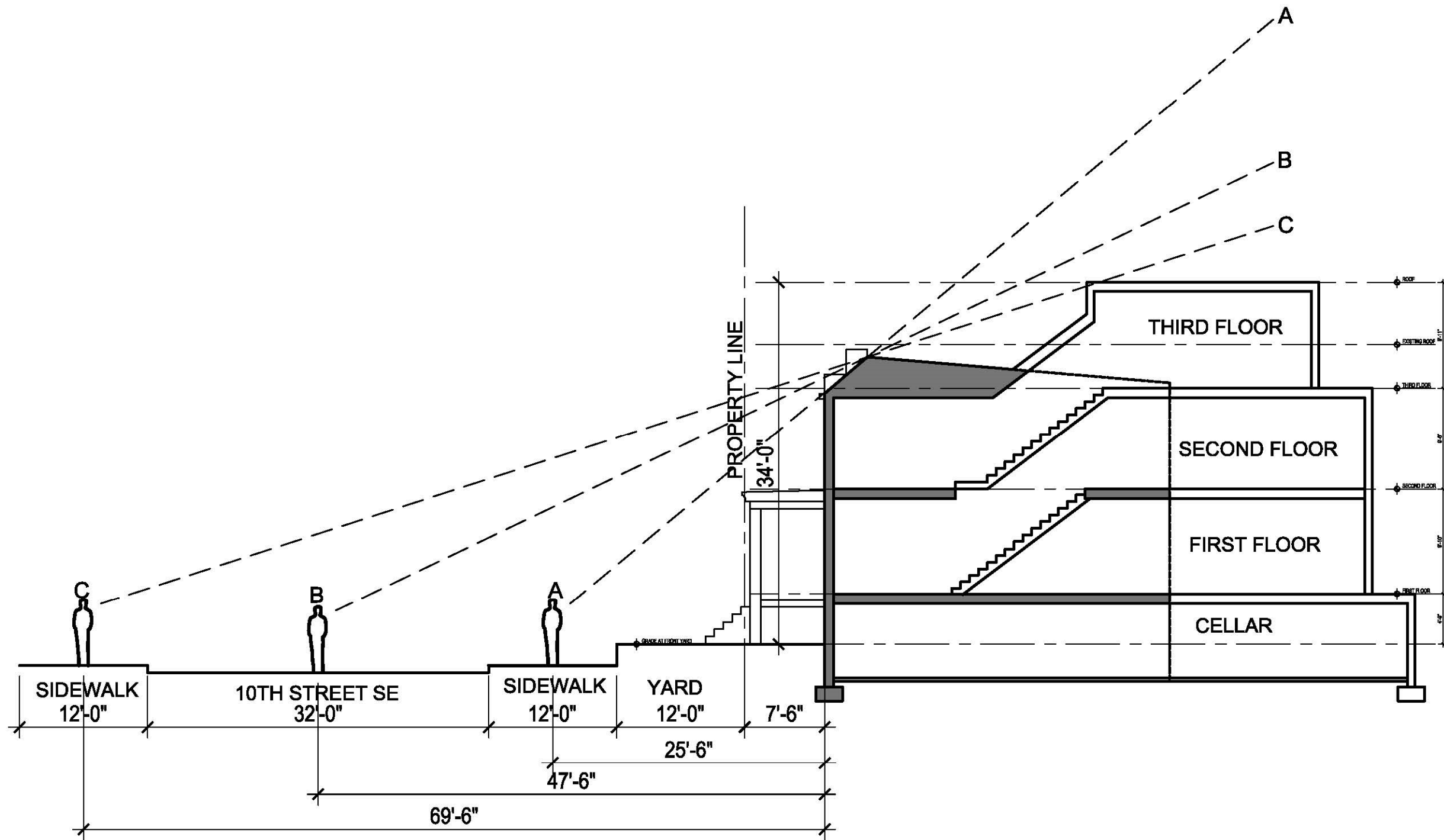
10TH STREET SE



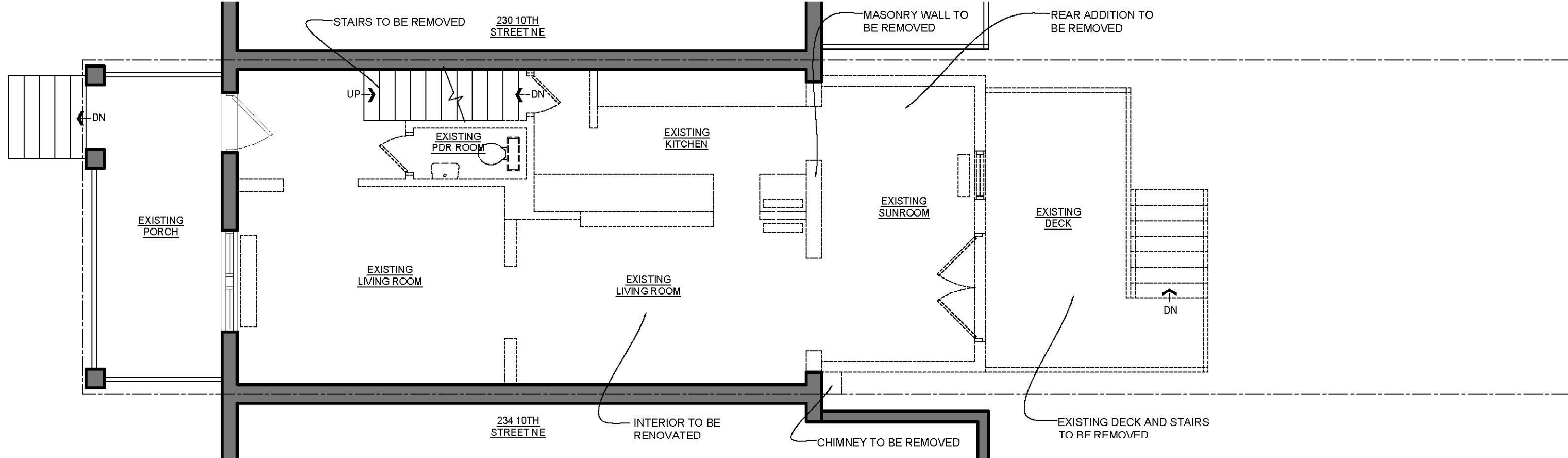
SITE PLAN
SCALE: 3/32" = 1'-0"

232 10TH Street SE – SITE PLAN



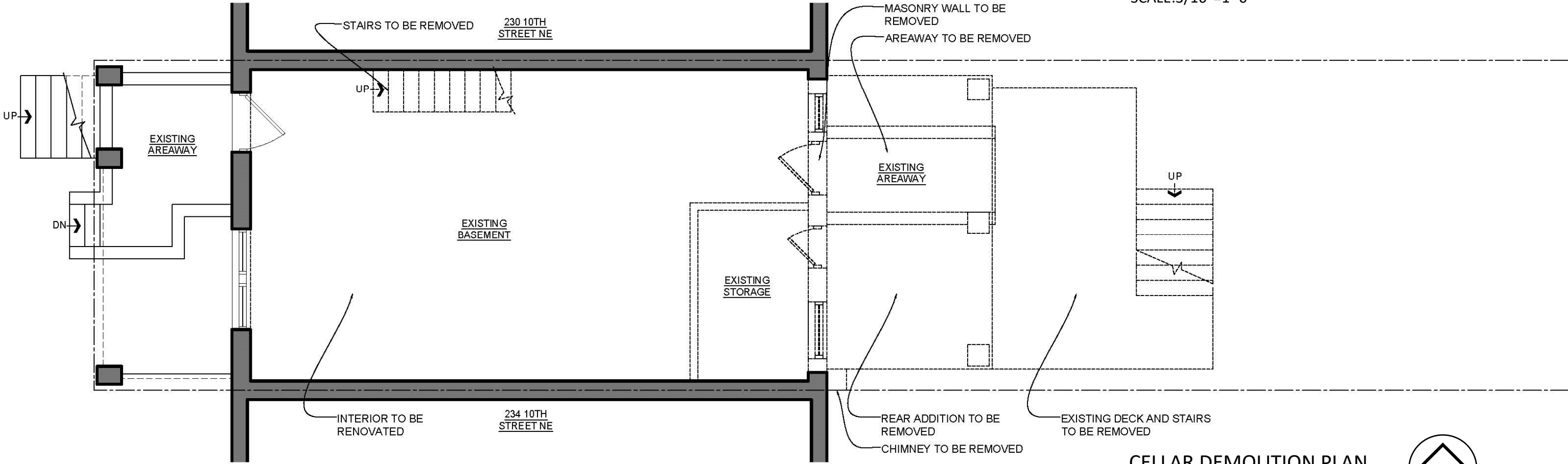


SIGHT LINE STUDY
SCALE:NTS



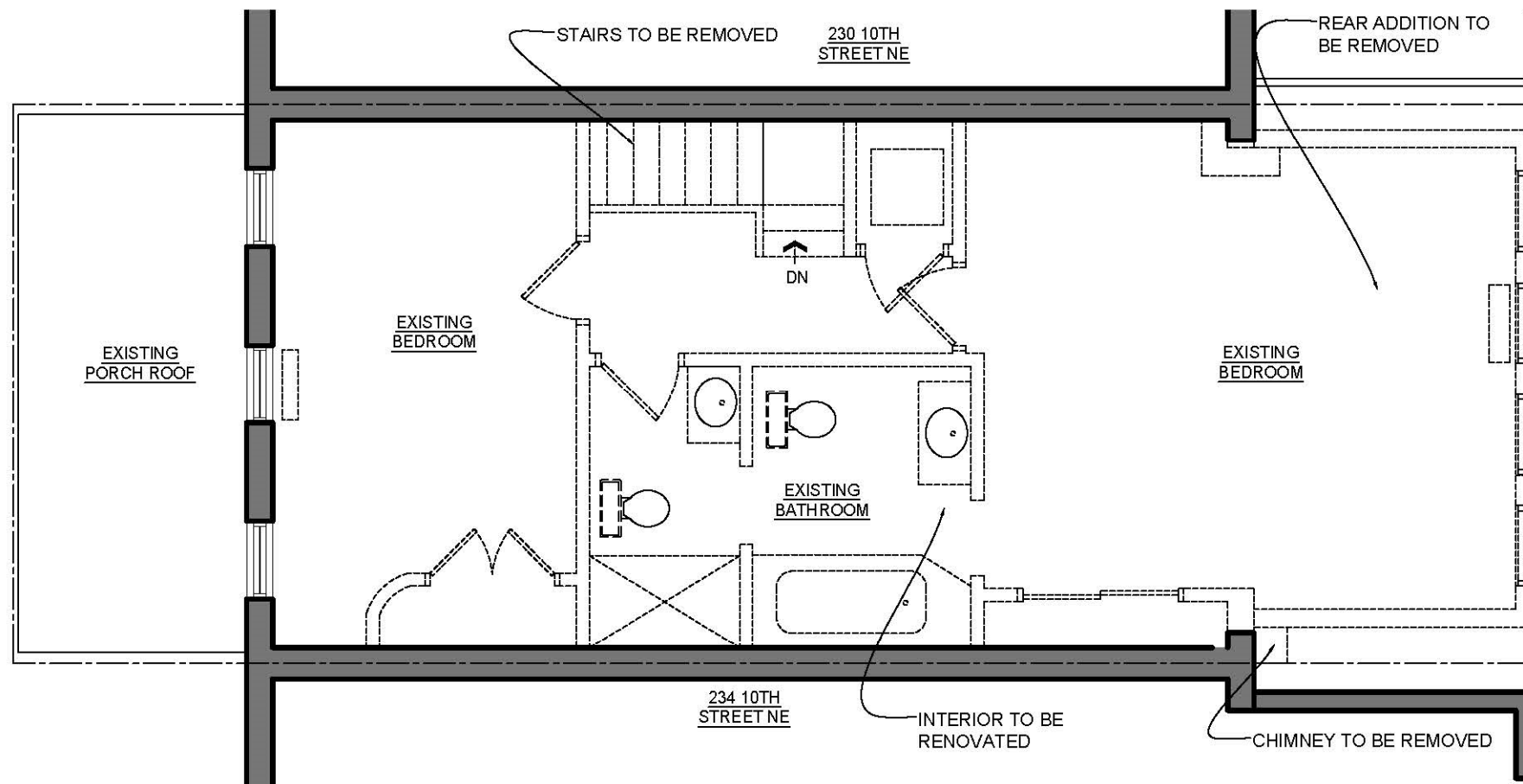
FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

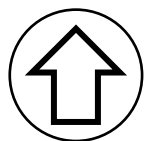


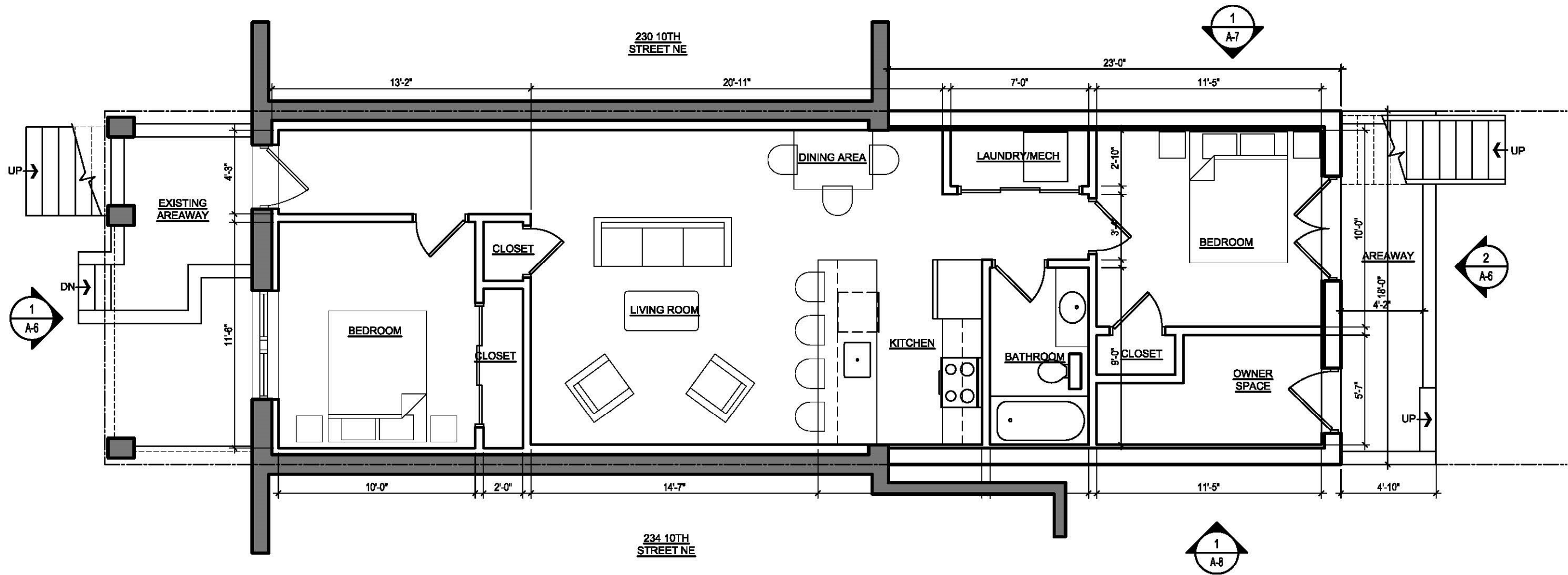
CELLAR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

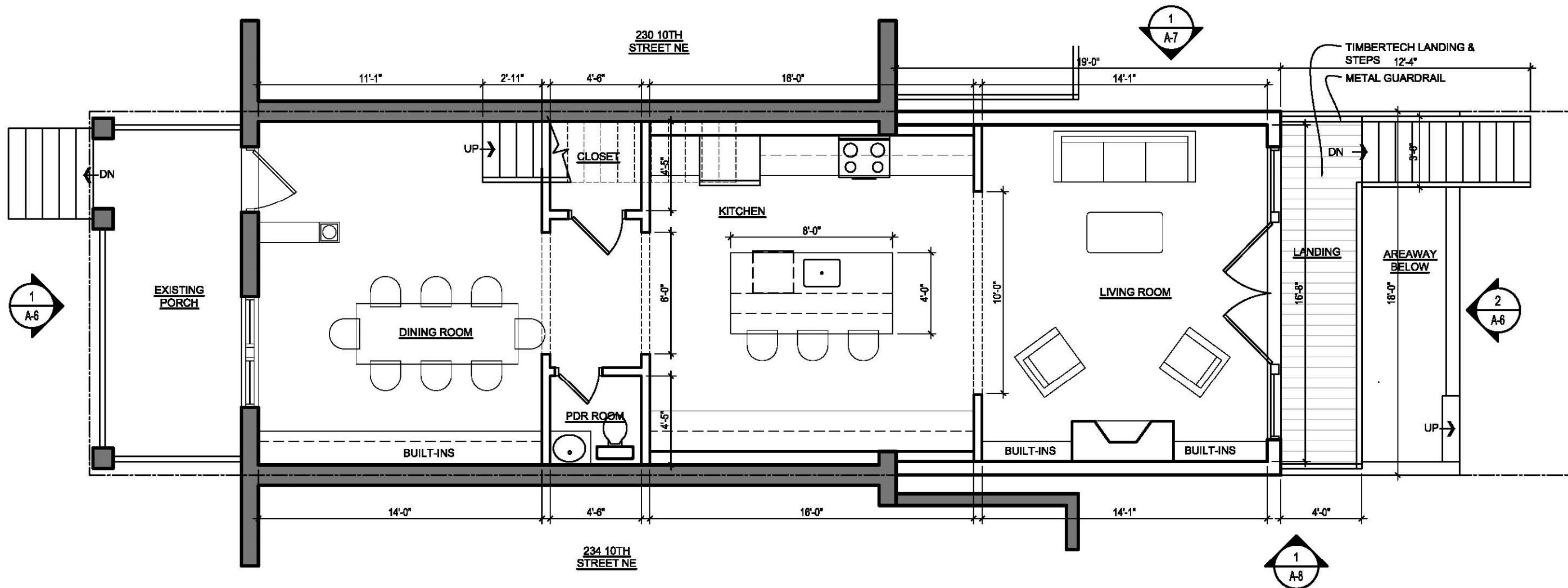


SECOND FLOOR DEMOLITION PLAN
 SCALE: 3/16" = 1'-0"



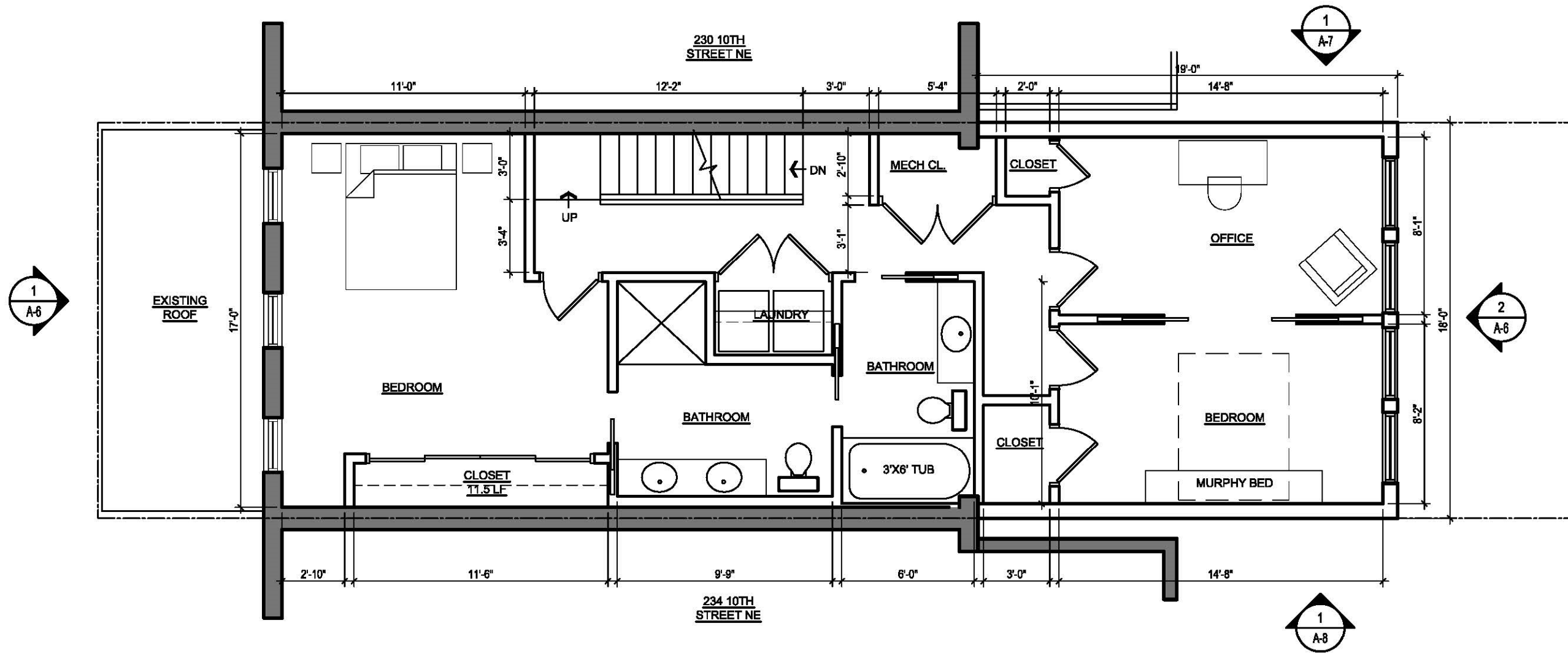


CELLAR FLOOR PLAN
 SCALE: 3/16" = 1'-0"

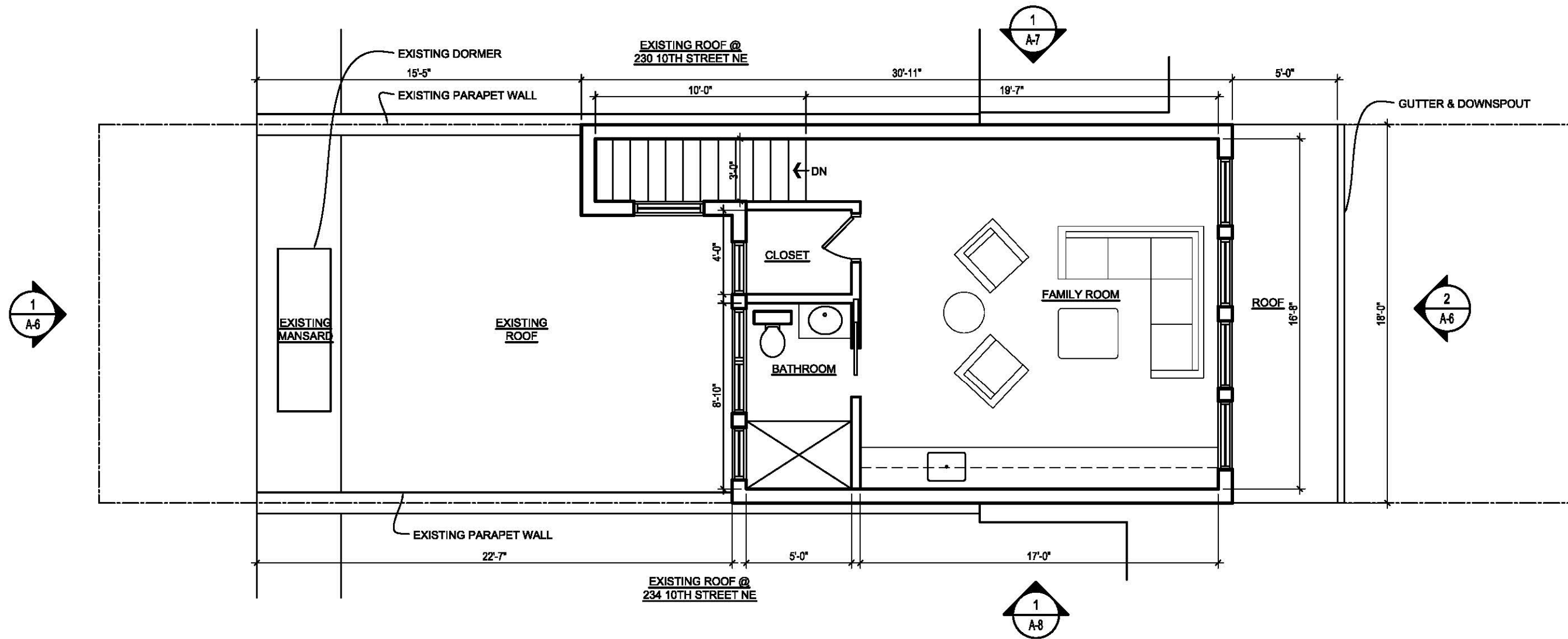


FIRST FLOOR PLAN

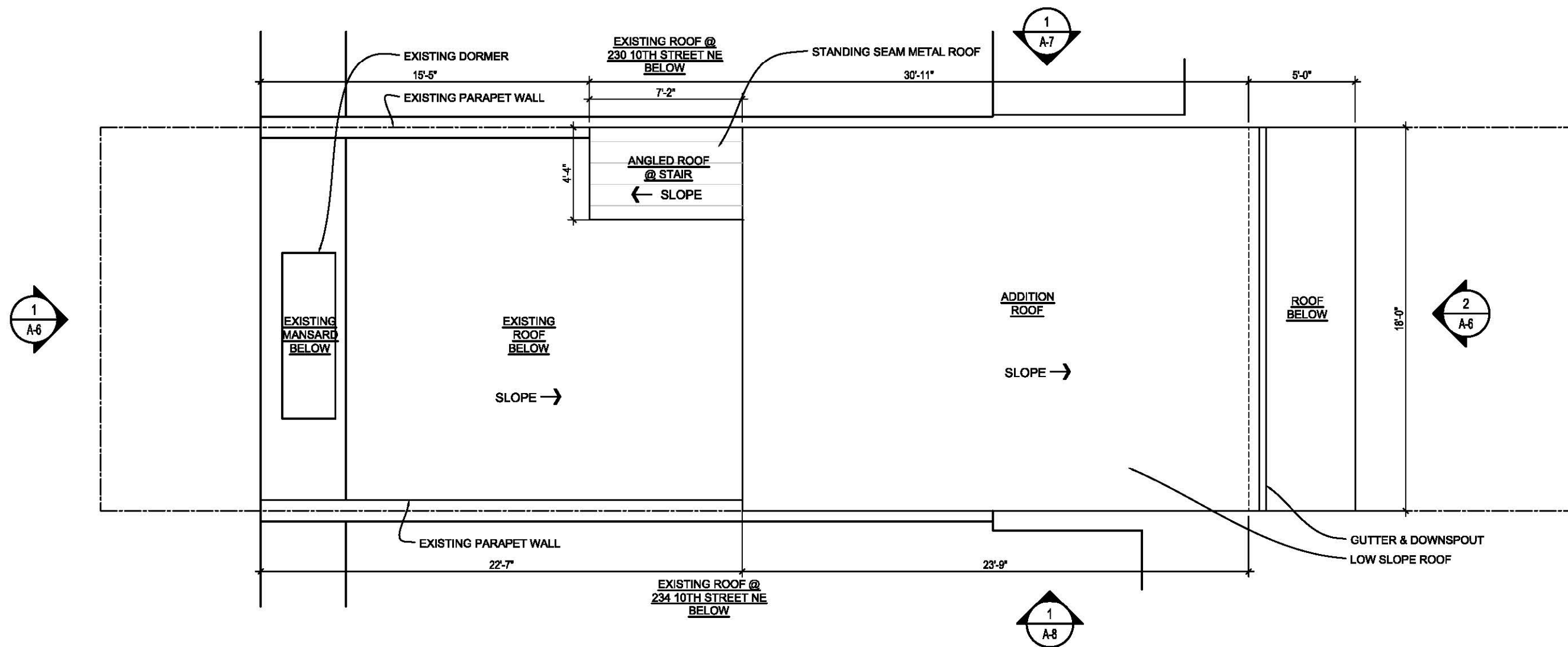
SCALE: 3/16" = 1'-0"



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



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

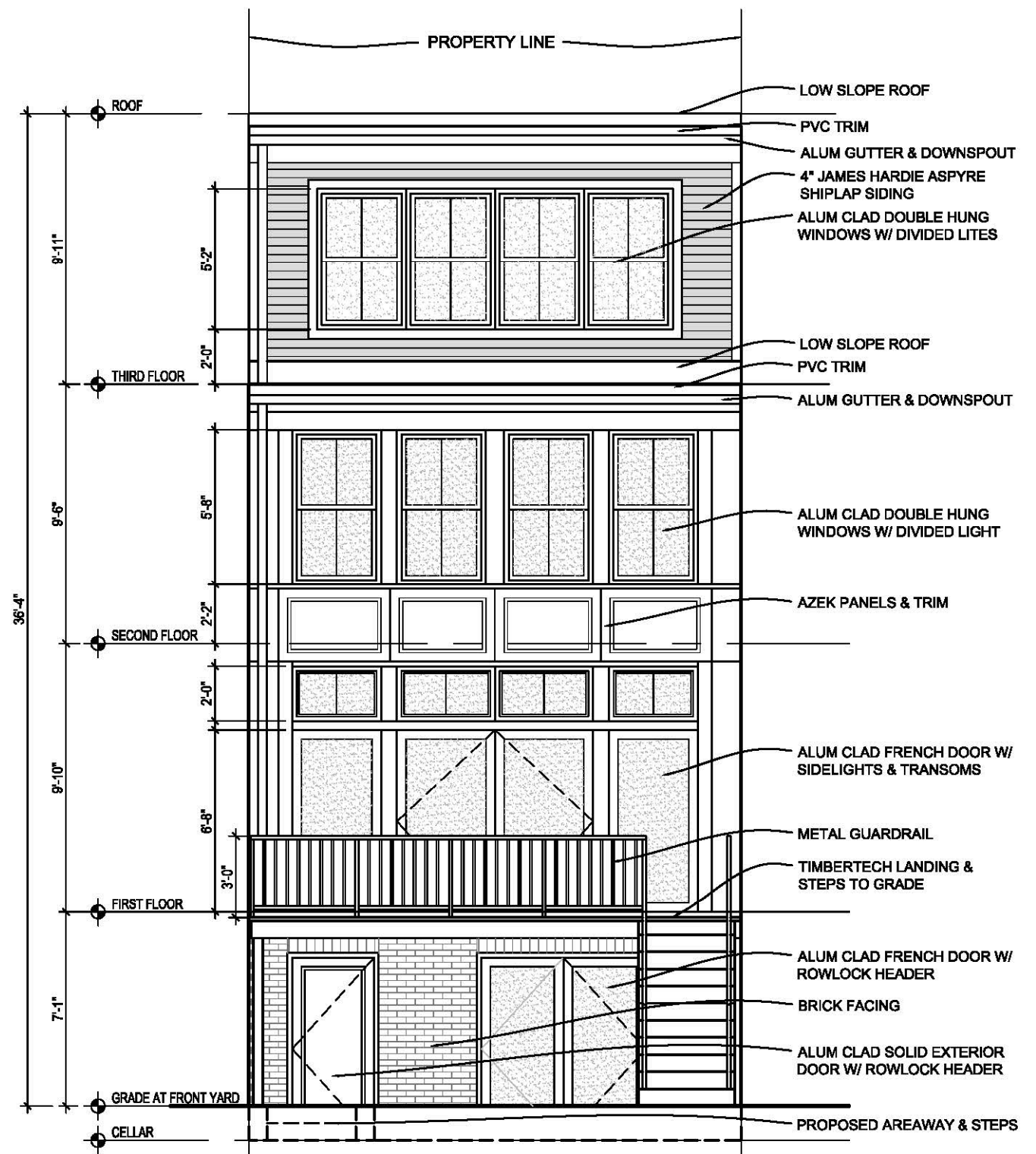


ROOF PLAN
SCALE: 3/16" = 1'-0"



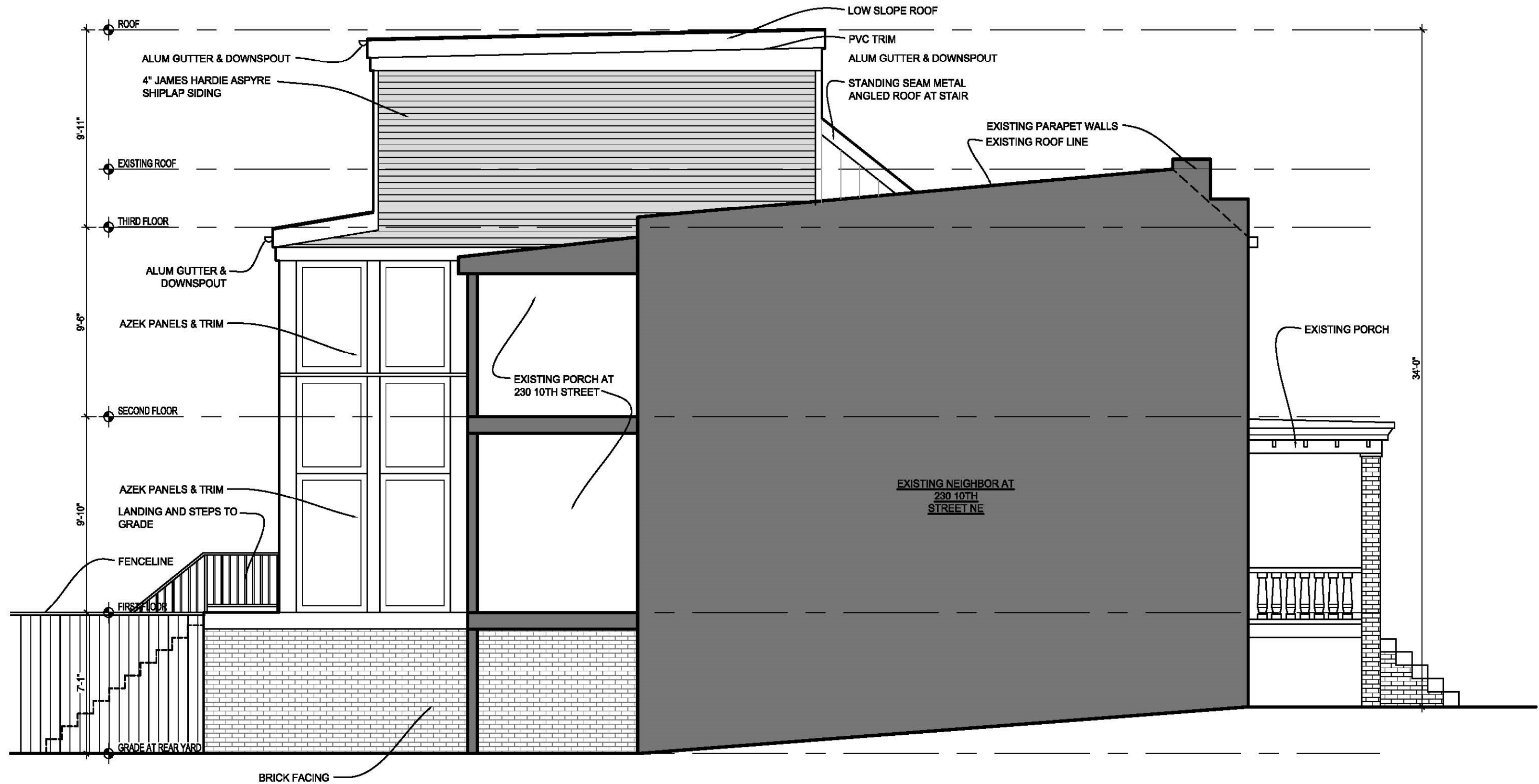
1- FRONT ELEVATION

SCALE: 3/16" = 1'-0"



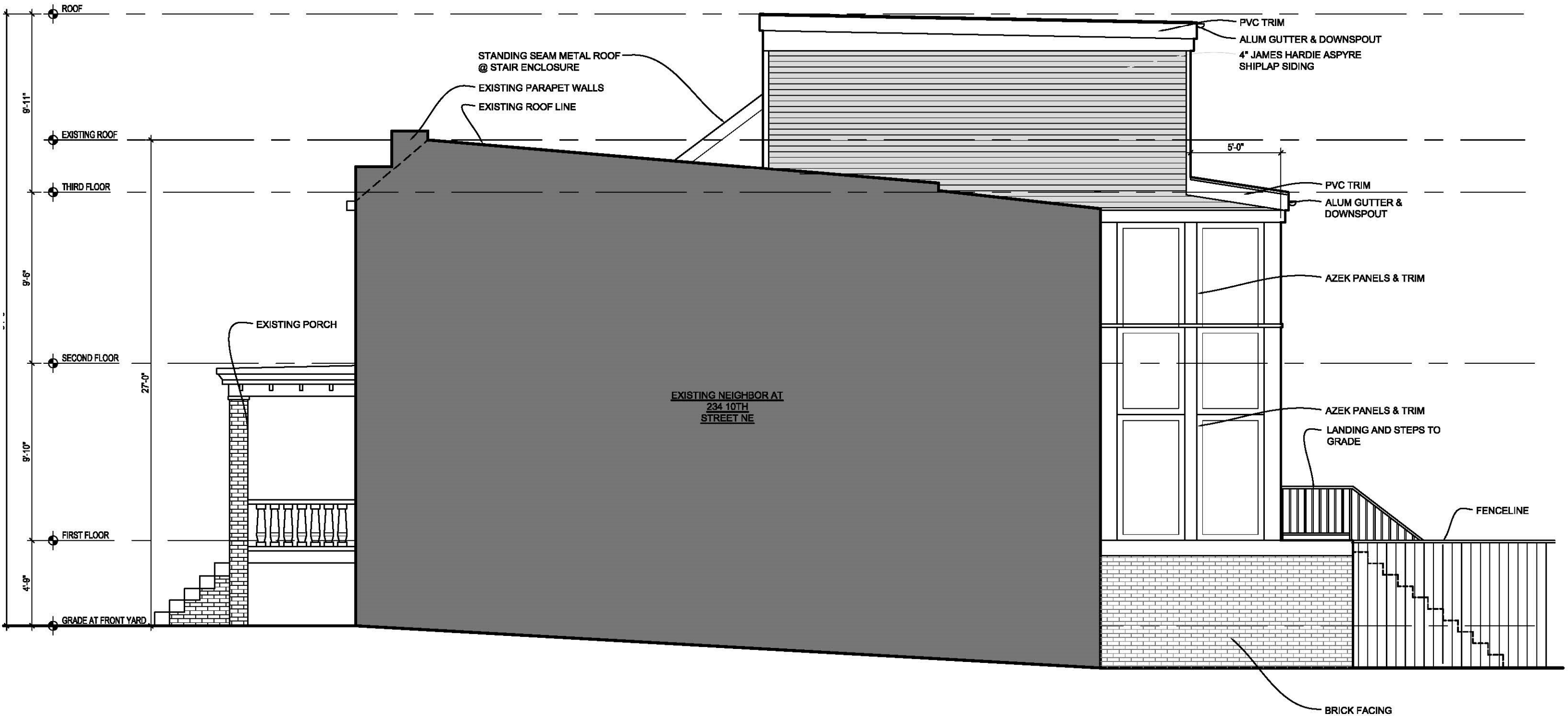
2 - REAR ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



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