

232 10th Street SE- REAR ADDITION

Washington, DC 20002

BZA & HPRB Concept Plans

June 30, 2021

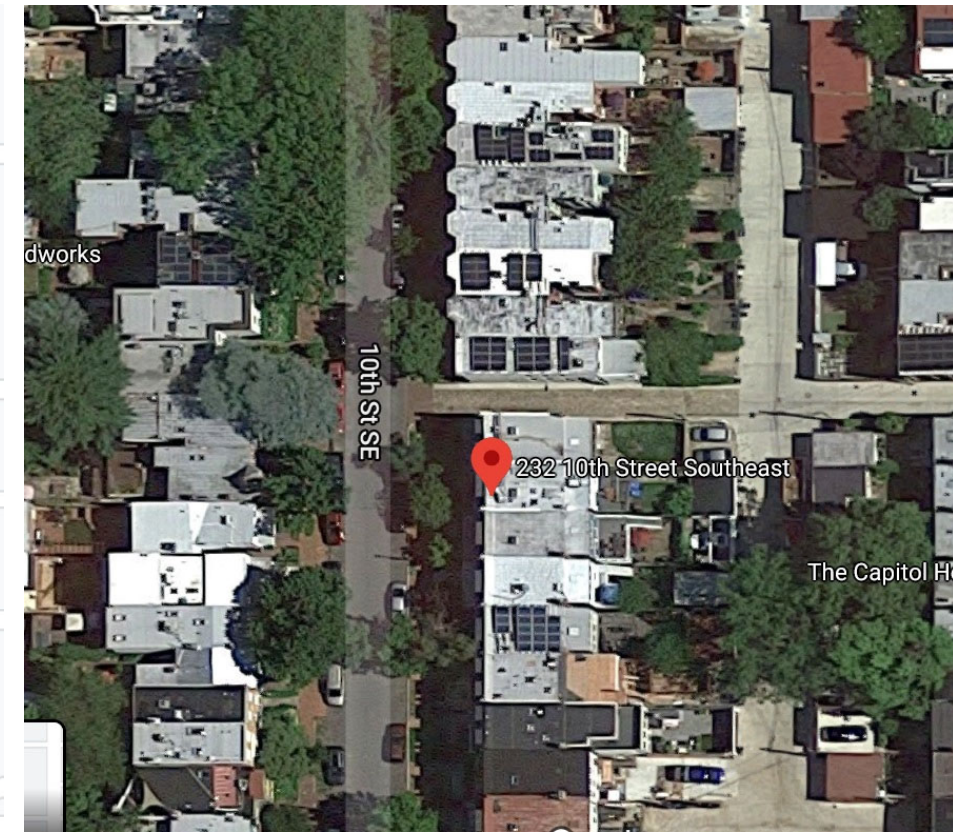
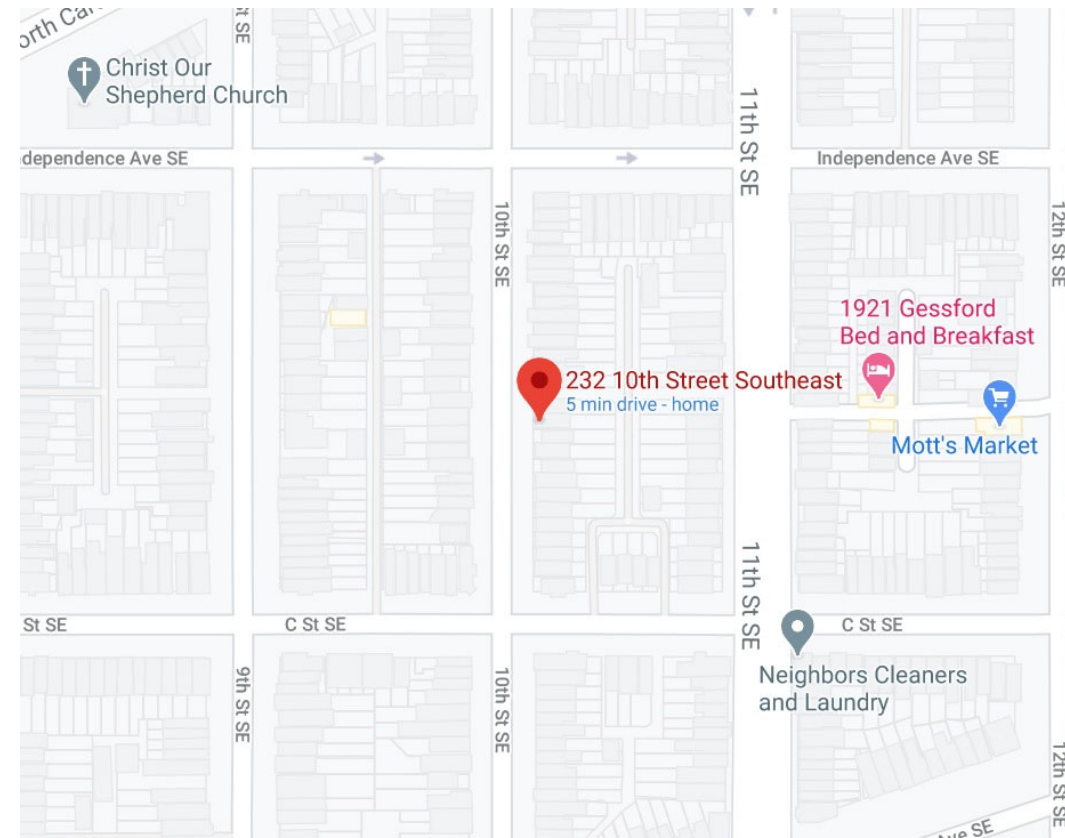
OWNER:
GEOFFREY ANDERSON AND HARRIET TREGONING

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: TWO STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

PROJECT DESCRIPTION:
TWO-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	2+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	N/A	N/A
Total	1829 SF	2538 SF	N/A
Garage	252 SF	0 SF	N/A

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FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 20207
EXHIBIT NO. 5A



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

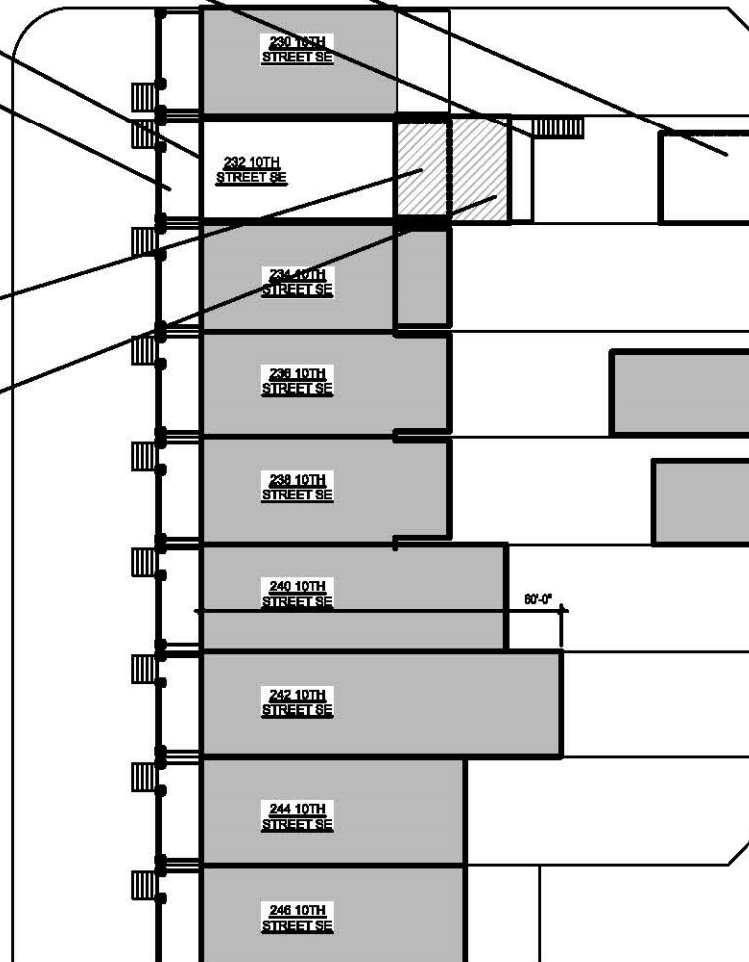
EXISTING GARAGE TO BE REMOVED
 PROPOSED LANDING & STEPS TO GRADE. PROPOSED AREAWAY
 EXISTING 2 STORY ROW DWELLING W/ CELLAR
 EXISTING PORCH

EXISTING 2-STORY REAR SUNROOM TO BE REMOVED
 PROPOSED 2-STORY + CELLAR REAR ADDITION

10TH STREET SE



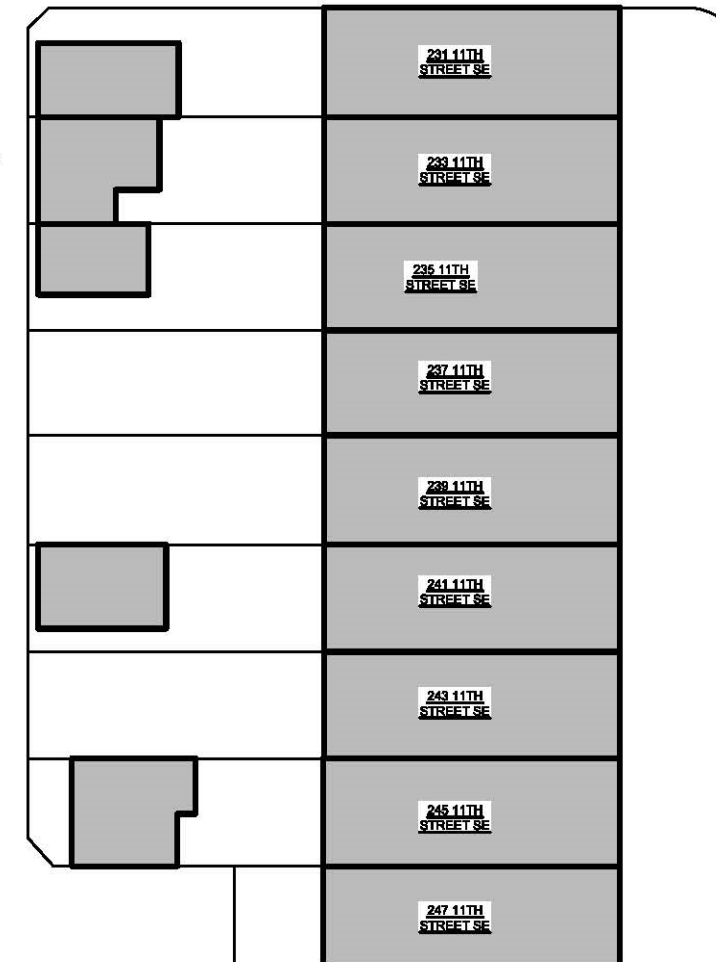
15' PUBLIC ALLEY



30' PUBLIC ALLEY

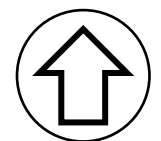


15' PUBLIC ALLEY

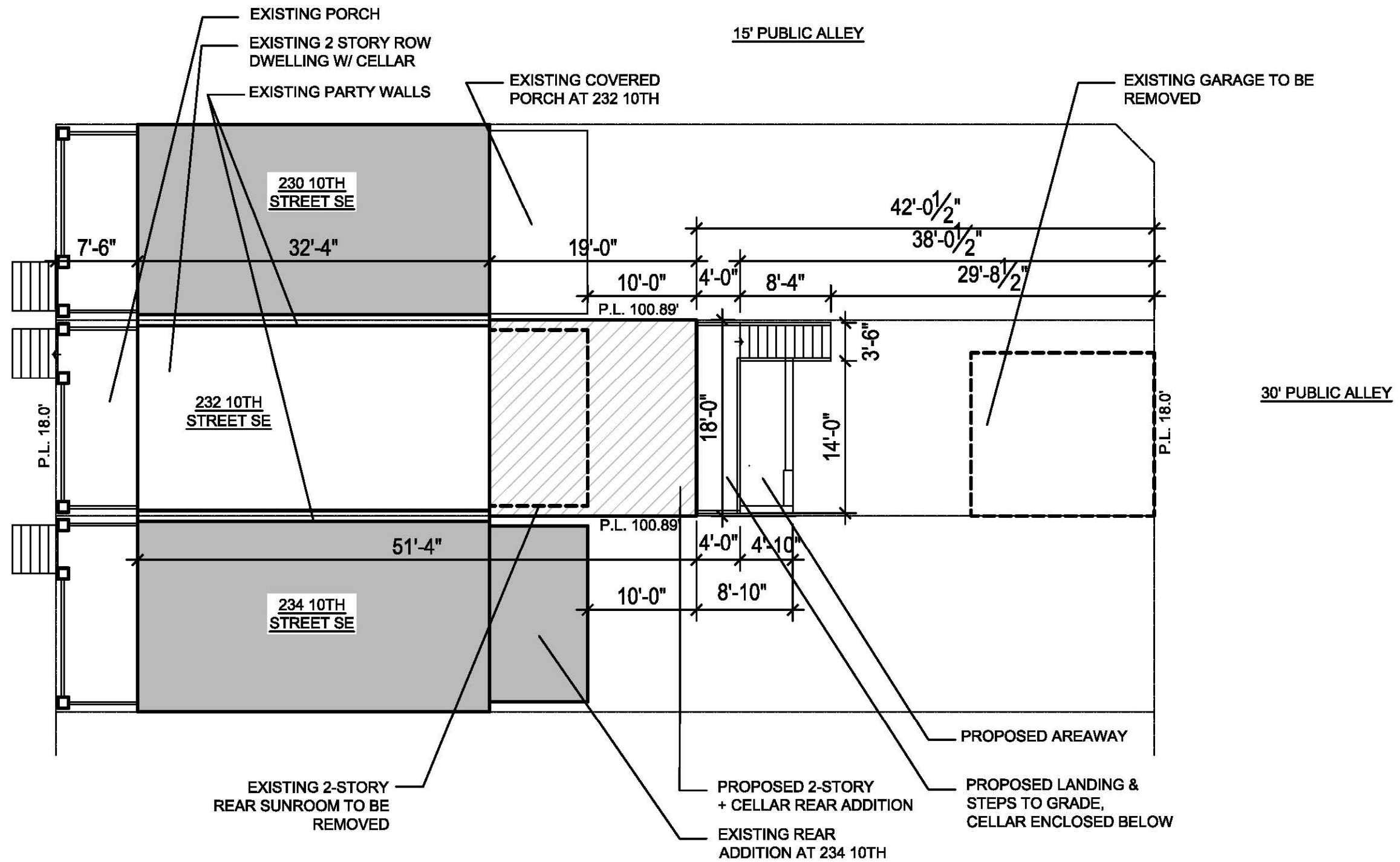


11TH STREET SE

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

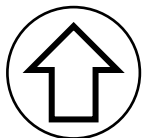


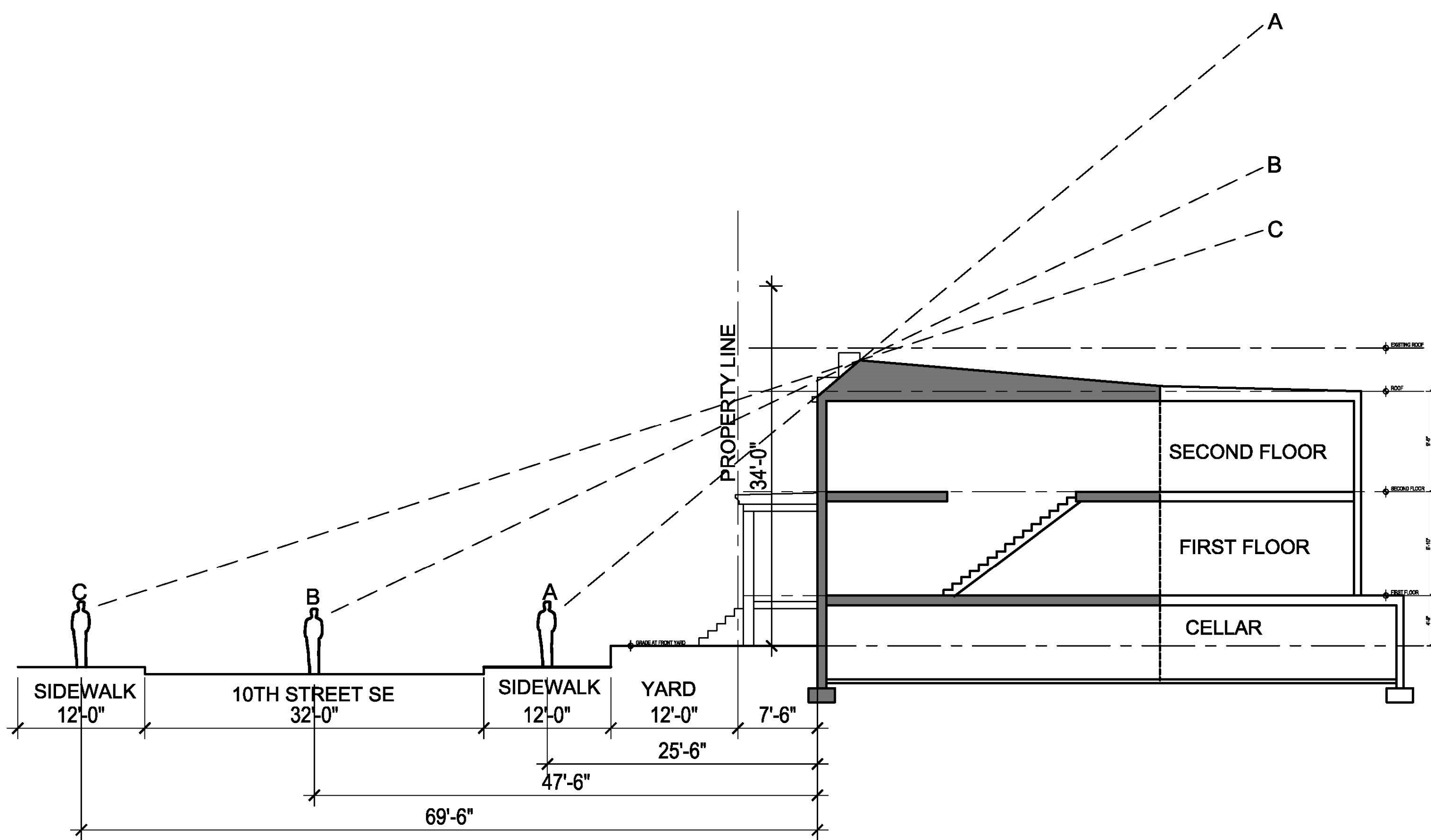
10TH STREET SE



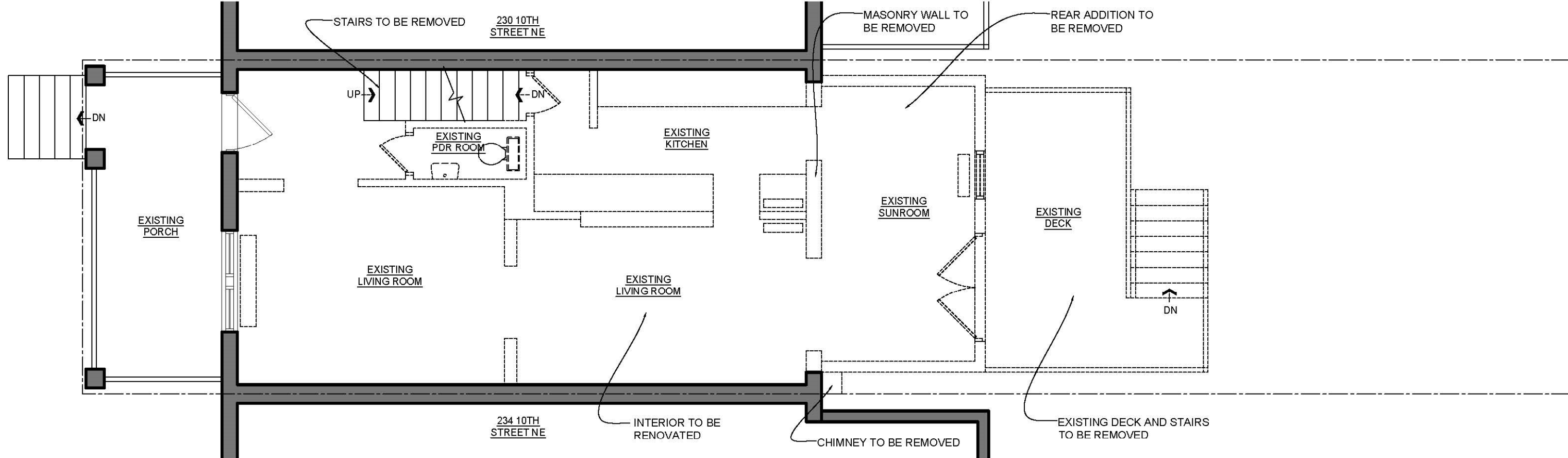
SITE PLAN

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



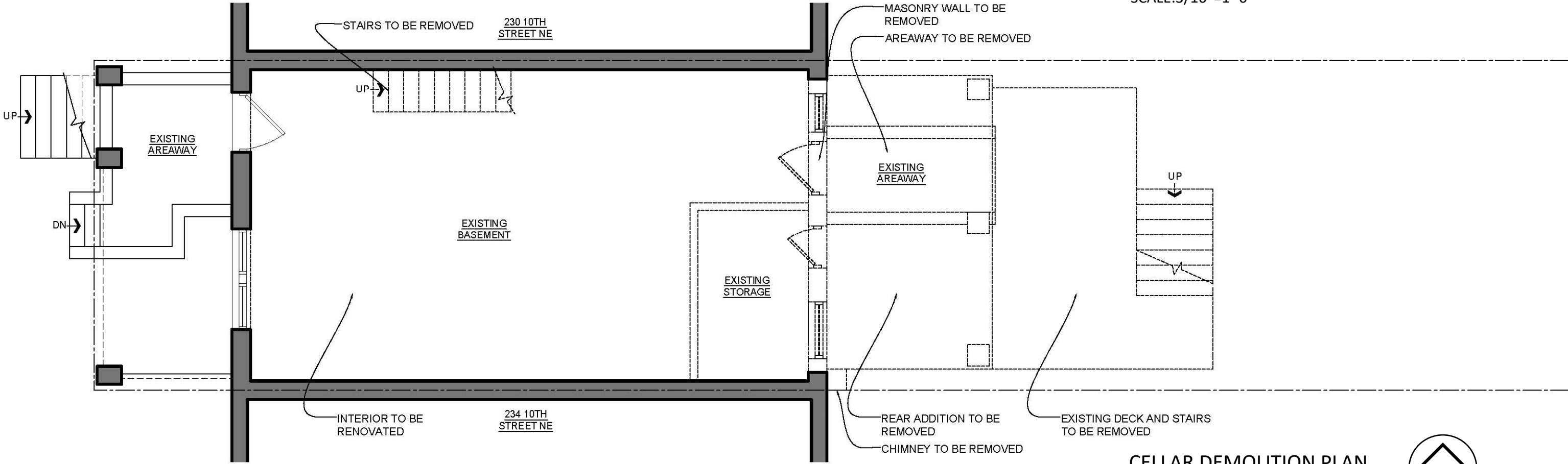


SIGHT LINE STUDY
SCALE:NTS



FIRST FLOOR DEMOLITION PLAN

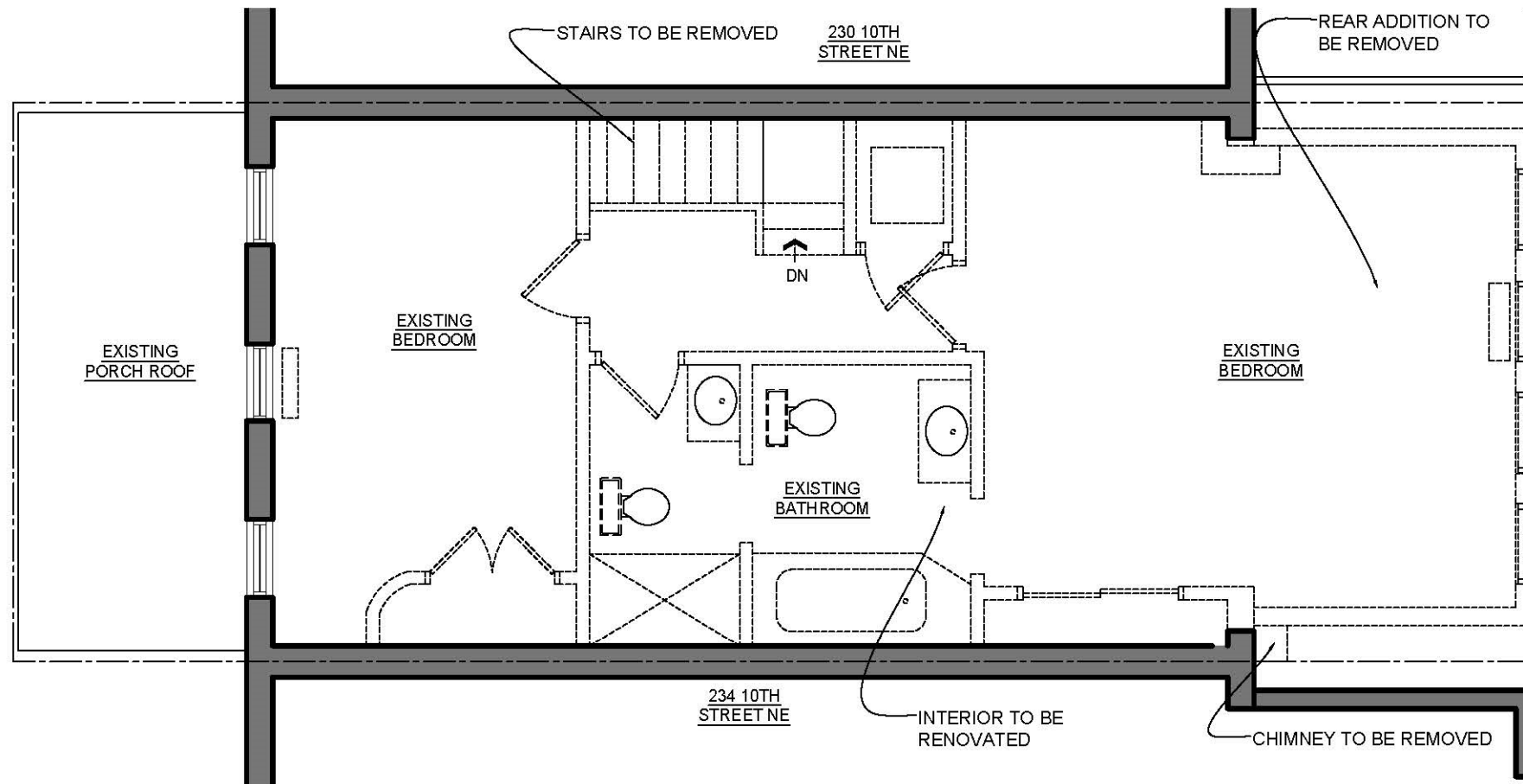
SCALE: 3/16" = 1'-0"



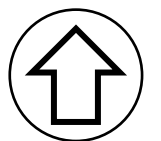
CELLAR DEMOLITION PLAN

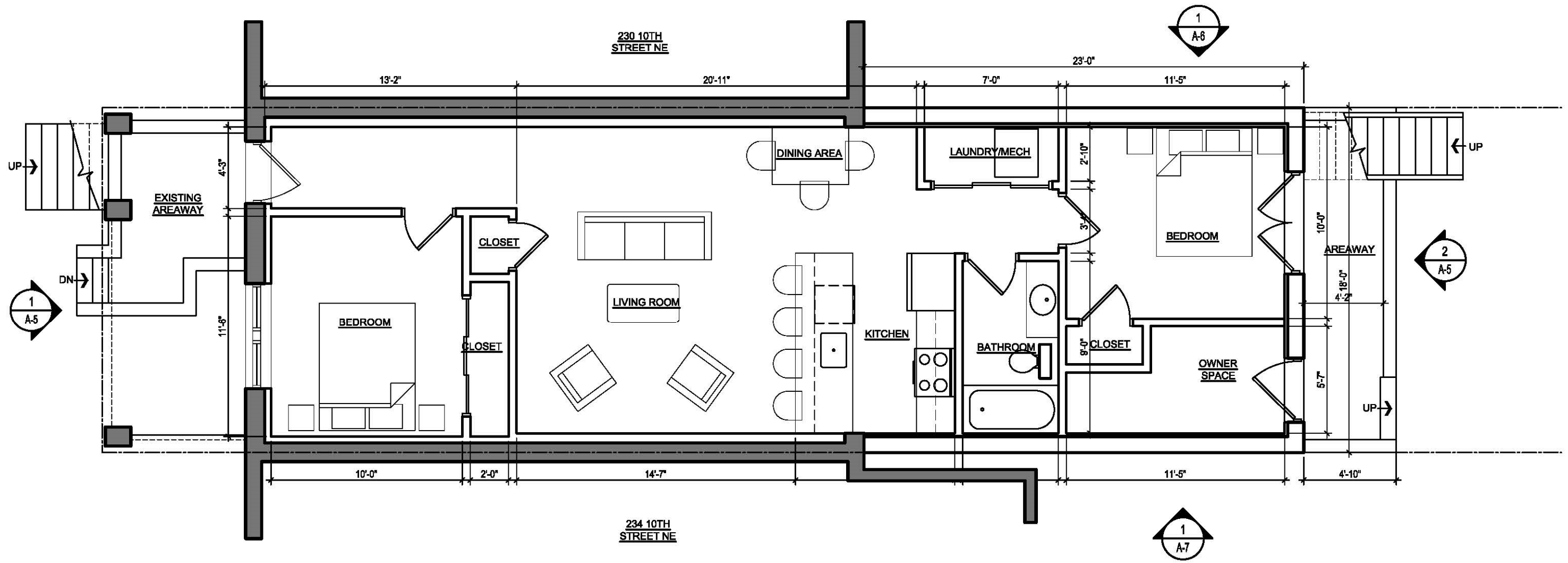
SCALE: 3/16" = 1'-0"

232 10TH Street SE – DEMOLITION PLANS

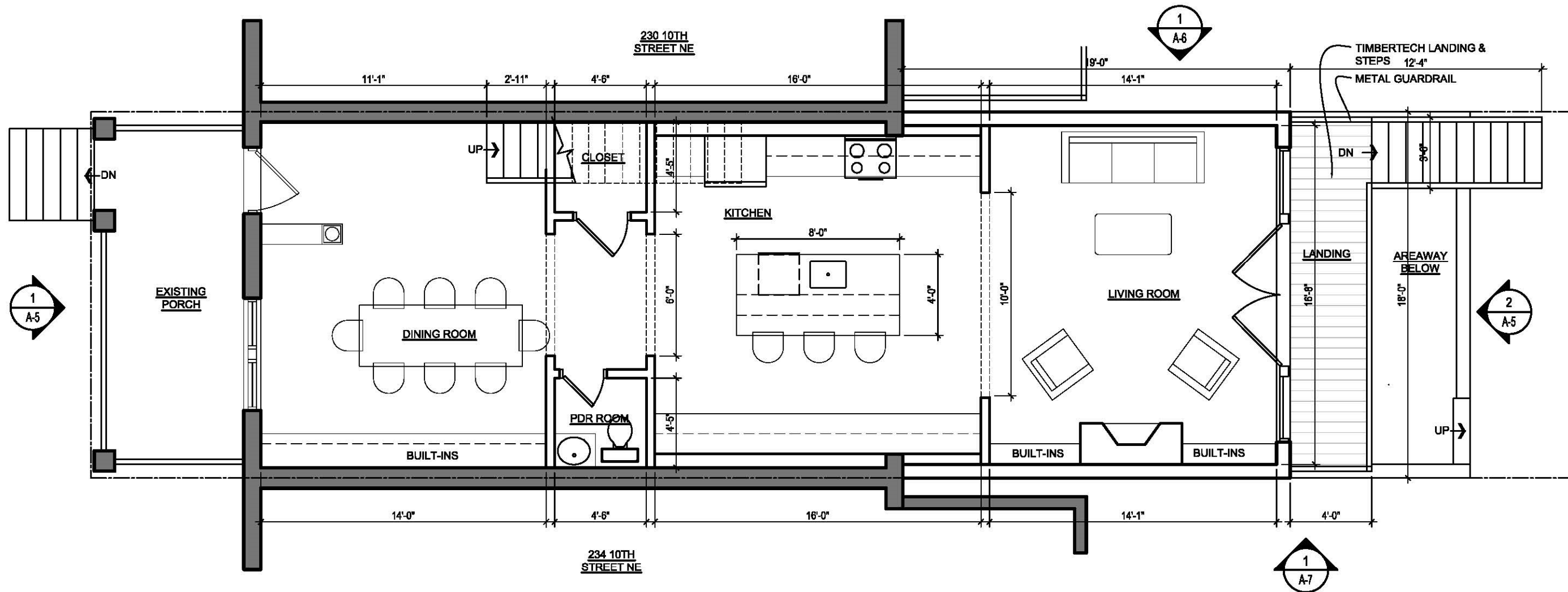


SECOND FLOOR DEMOLITION PLAN
 SCALE: 3/16" = 1'-0"



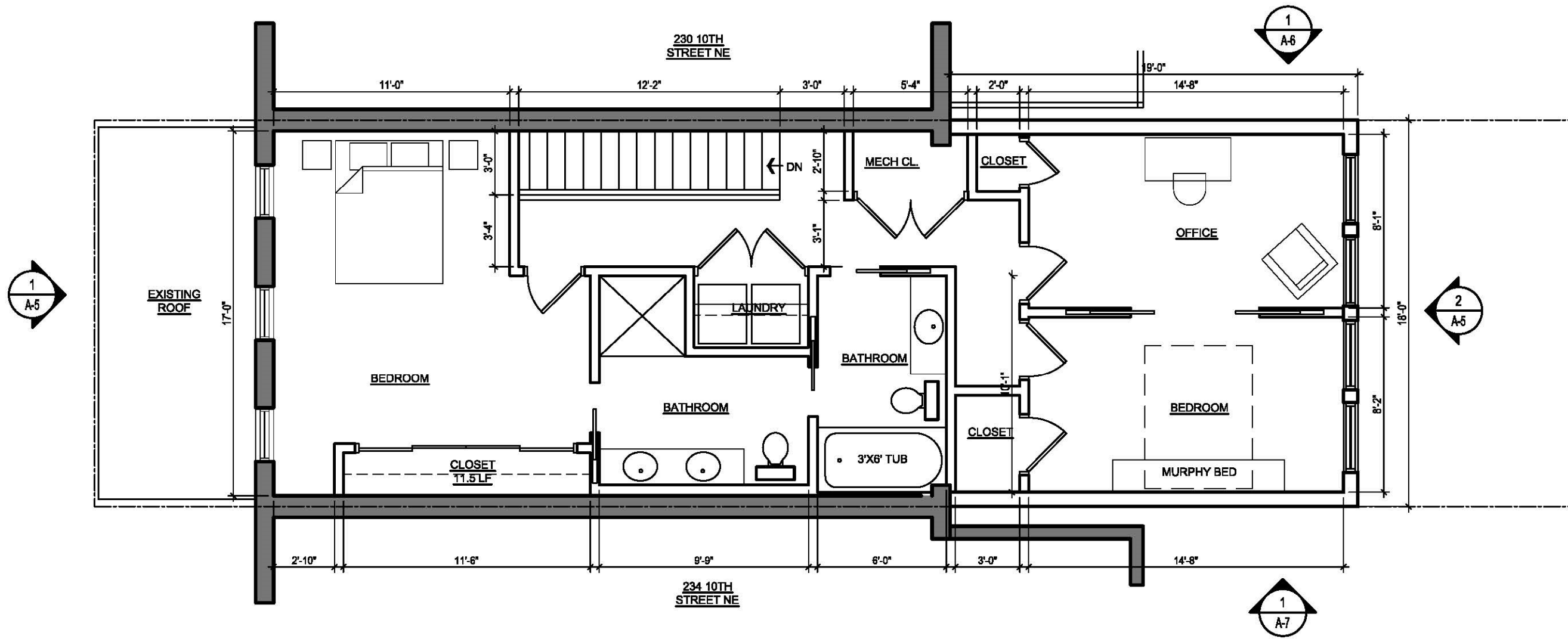


CELLAR FLOOR PLAN
 SCALE: 3/16" = 1'-0"

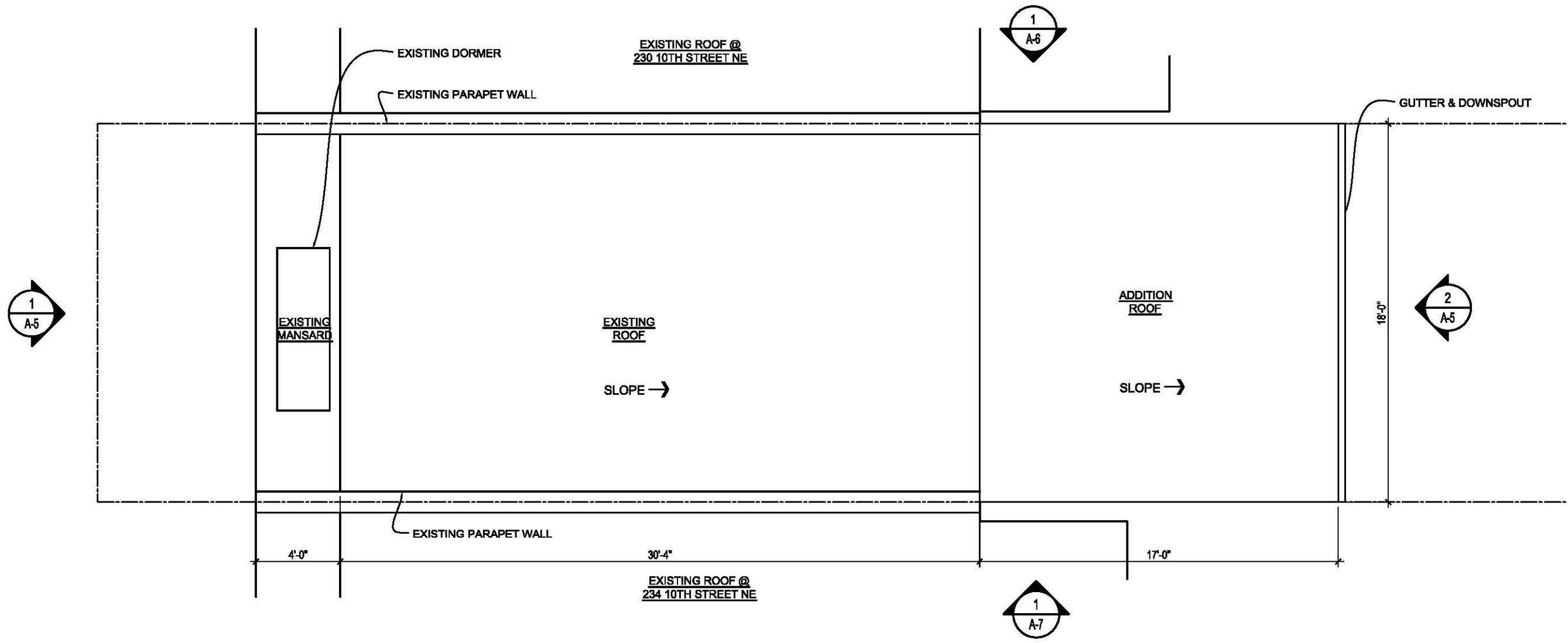


FIRST FLOOR PLAN

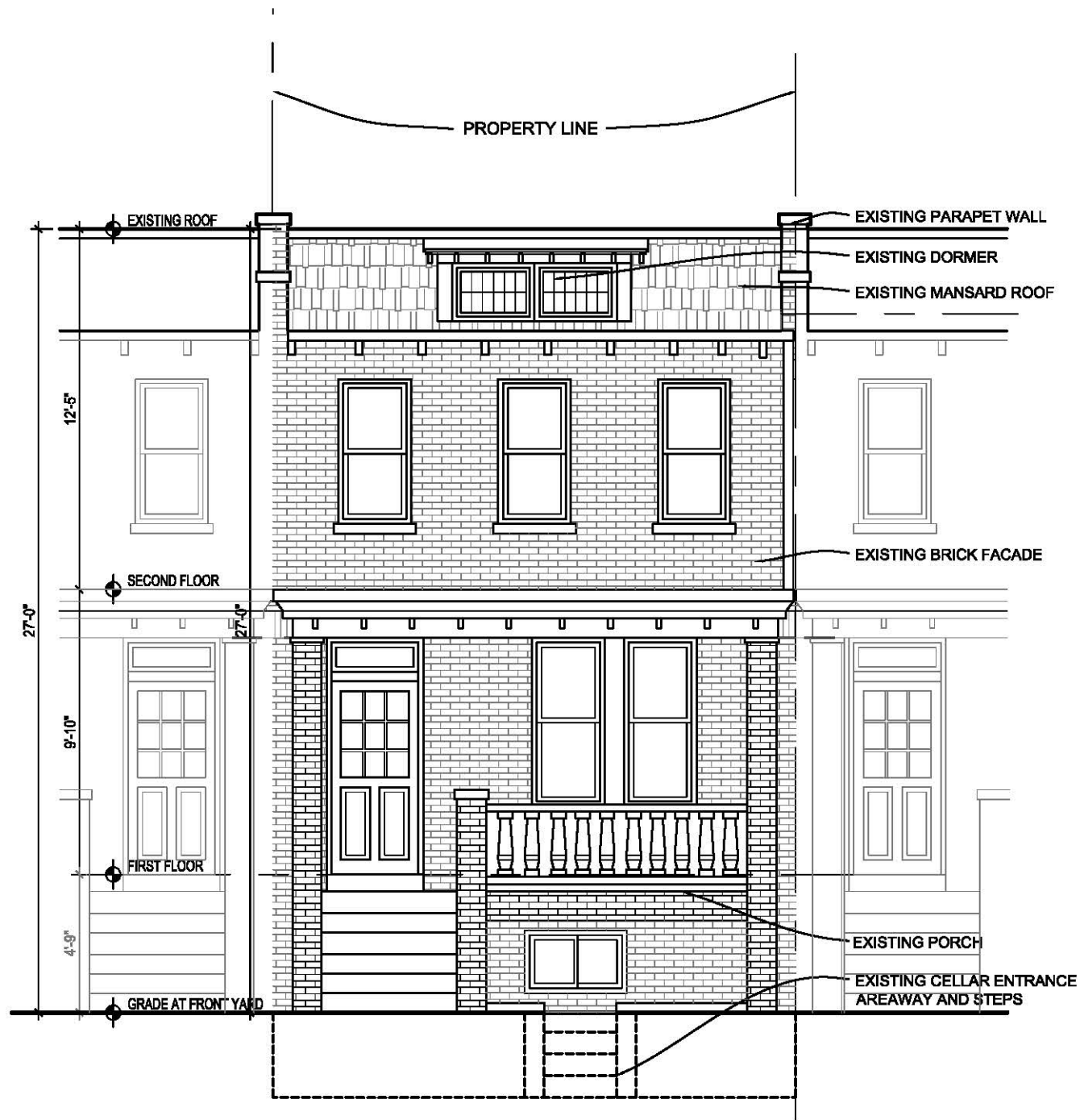
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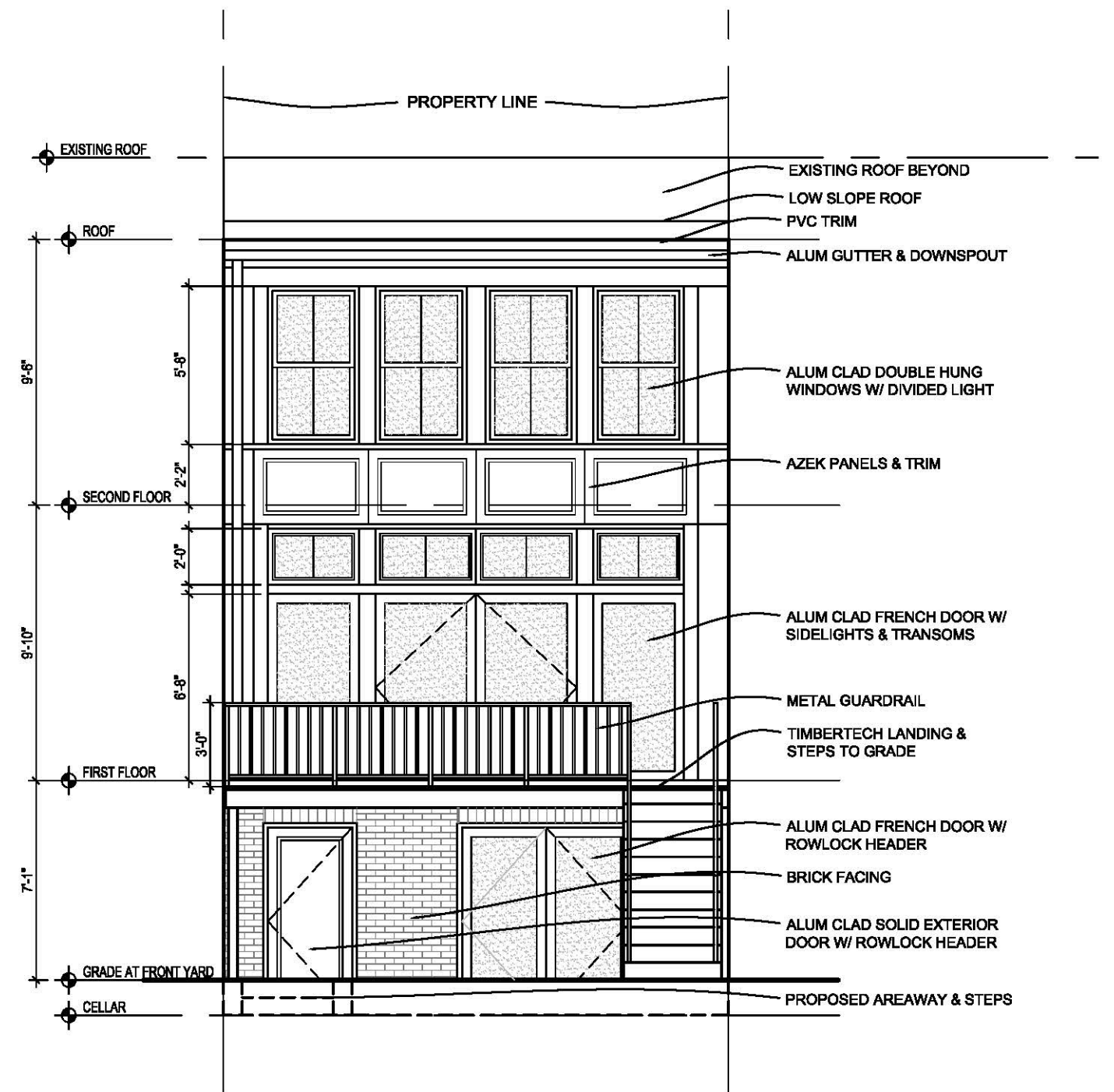
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



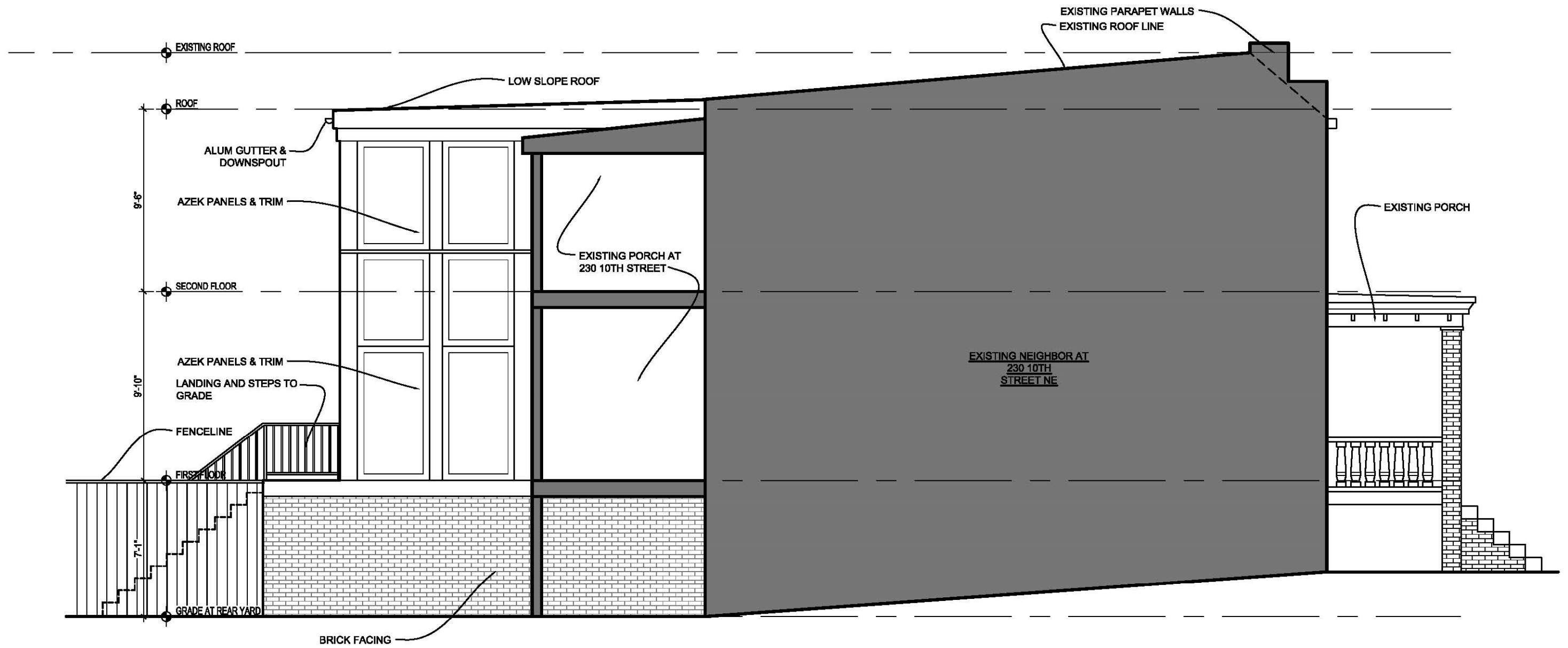
ROOF PLAN
SCALE: 3/16" = 1'-0"



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"