

232 10th Street SE- REAR ADDITION

Washington, DC 20002

BZA & HPRB Concept Plans

June 30, 2021

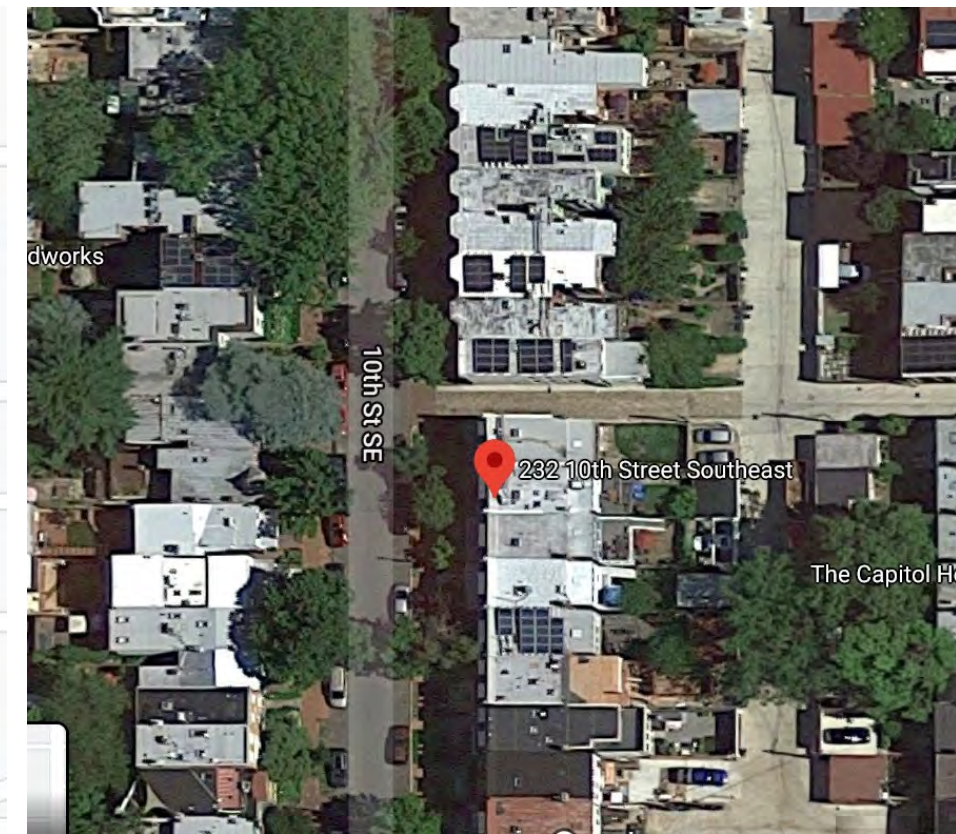
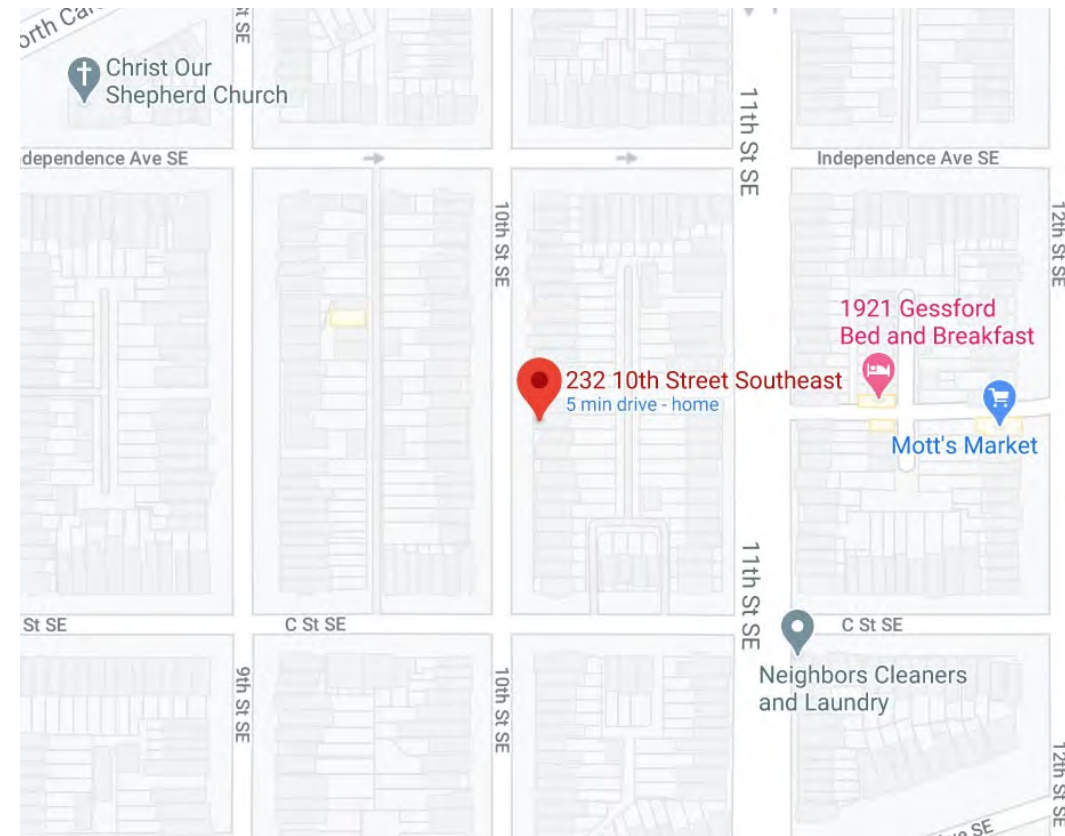
OWNER:
GEOFFREY ANDERSON AND HARRIET TREGONING

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"	NO CHANGE	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

DRAWING INDEX:

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- D-2 SECOND FLOOR DEMOLITION PLAN
- A-1 CELLAR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
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FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 20197
EXHIBIT NO. 23



VIEW LOOKING SOUTH, 10TH STREET SE



ALLEY VIEW



VIEW LOOKING SOUTH IN ALLEY



VIEW LOOKING NORTH, 10TH STREET SE

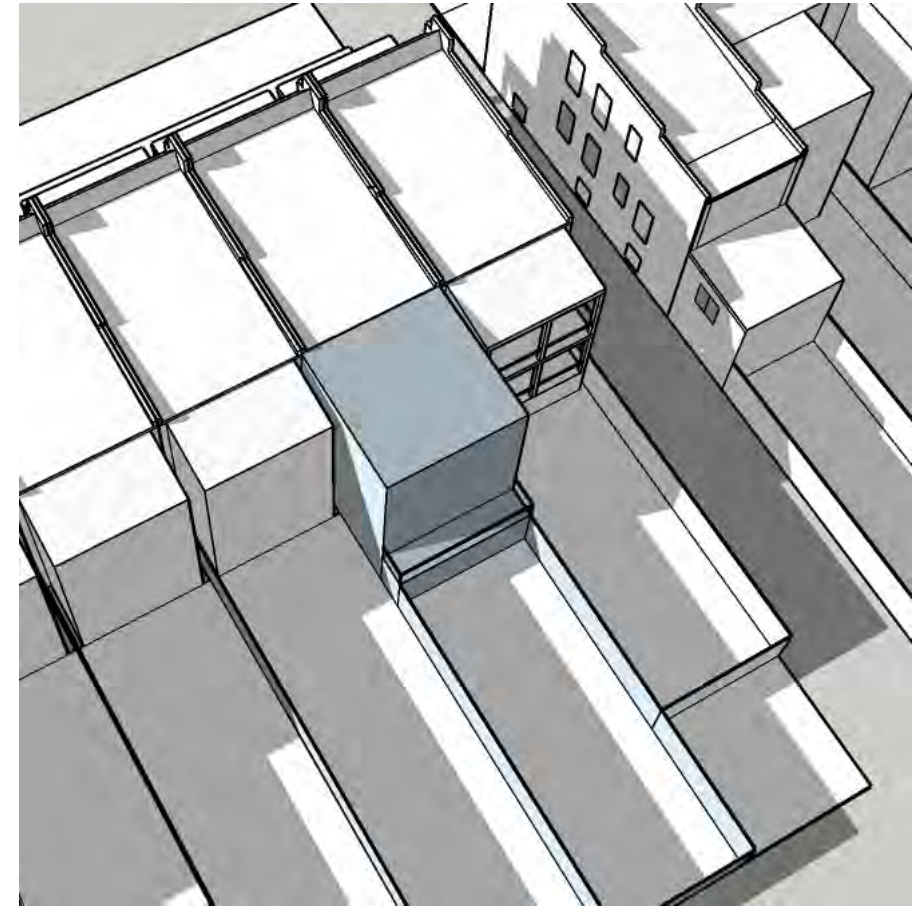
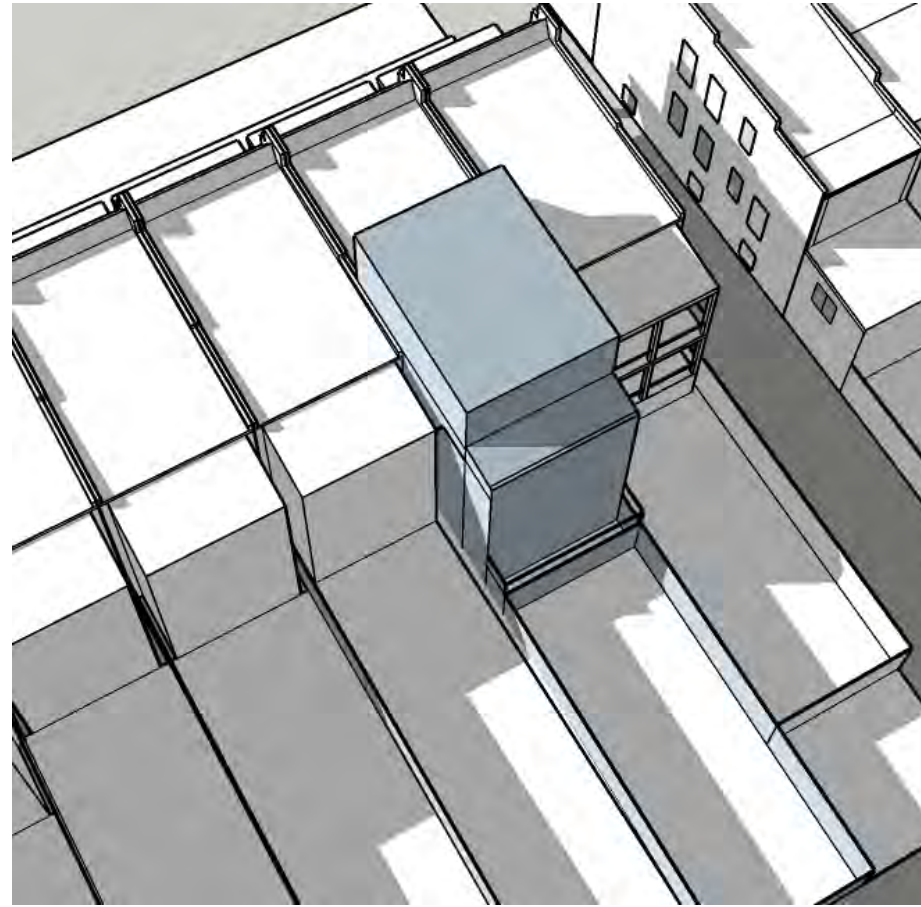
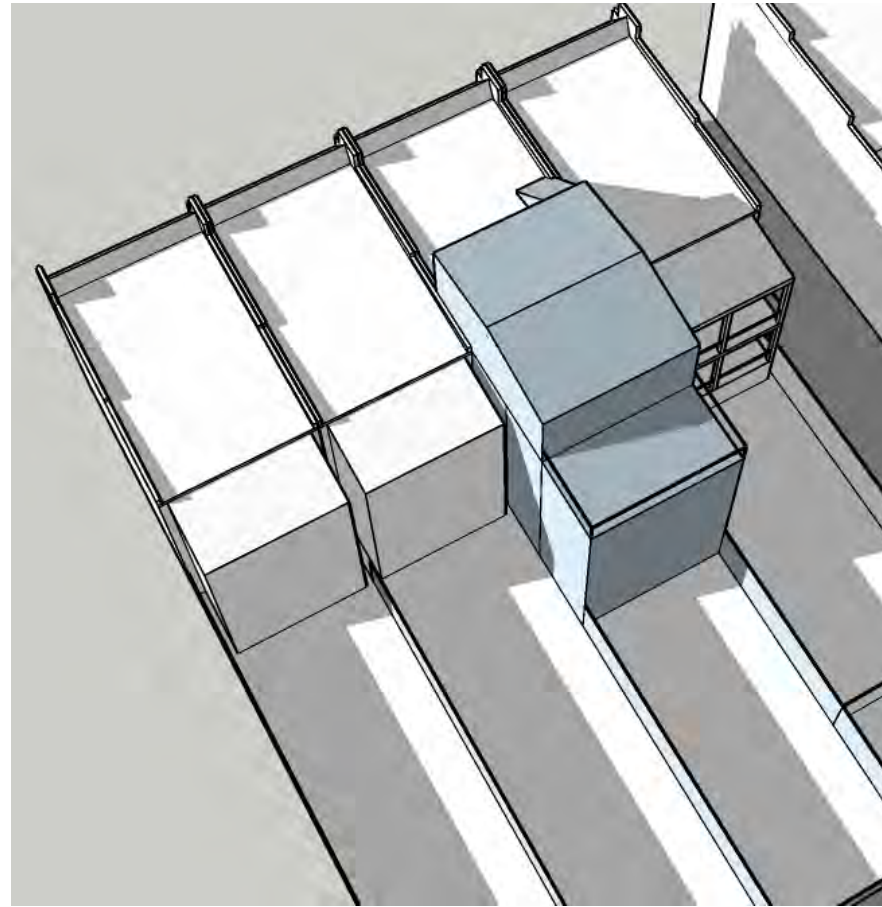


REAR VIEW



VIEW LOOKING NORTH IN ALLEY

232 10TH STREET SE



ORIGINAL PROPOSAL

Three Story Addition

LOT OCCUPANCY 69.9%

1st/2nd 26' BEYOND REAR WALL OF 230

1st/2nd 17' BEYOND REAR WALL OF 234

-Filed 2/17/21

-Original Hearing date 5/26/21

-Meeting with neighbors on 4/29/21

REVISED PROPOSAL

Three Story Addition

LOT OCCUPANCY CELLAR- 62.3%

LOT OCCUPANCY UPPER FLOORS- 58.3%

1st/2nd 19' BEYOND REAR WALL OF 230

1st/2nd 10' BEYOND REAR WALL OF 234

-Applicant postponed hearing date to 6/23/21 in order to resolve issues

-Plans revised on 5/4/21

-Meeting with neighbors on 5/12/21

Summary of Changes:

Basement- Overall length reduced by 3'

First Floor- Overall length reduced by 7'

Second Floor- Overall length reduced by 7'

Third Floor- Overall length unchanged, shifted 2' to the west. 5' setback at the rear with NO roof deck.

Roof- The gabled roof has been changed to a low slope roof. Overall height 34', was previously 35' to the peak.

CURRENT PROPOSAL

Two Story Addition

LOT OCCUPANCY CELLAR- 62.3%

LOT OCCUPANCY UPPER FLOORS- 58.3%

1st/2nd 19' BEYOND REAR WALL OF 230

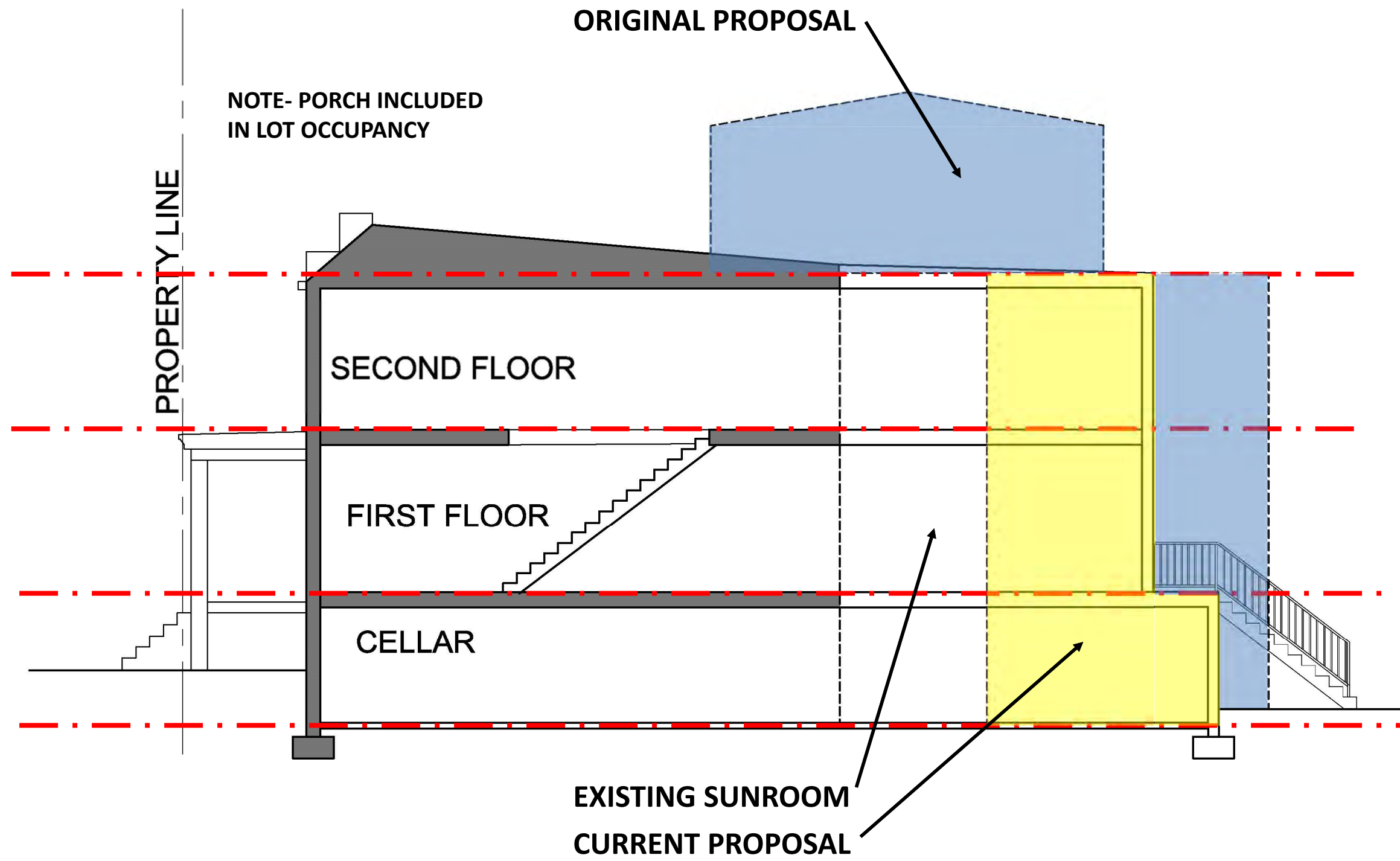
1st/2nd 10' BEYOND REAR WALL OF 234

-Applicant postponed hearing date to 7/28/21 in order to resolve issues

-Plans revised on 6/30/21 and circulated by Commissioner Holzman

Summary of Changes:

Third Floor- Third floor addition eliminated completely.



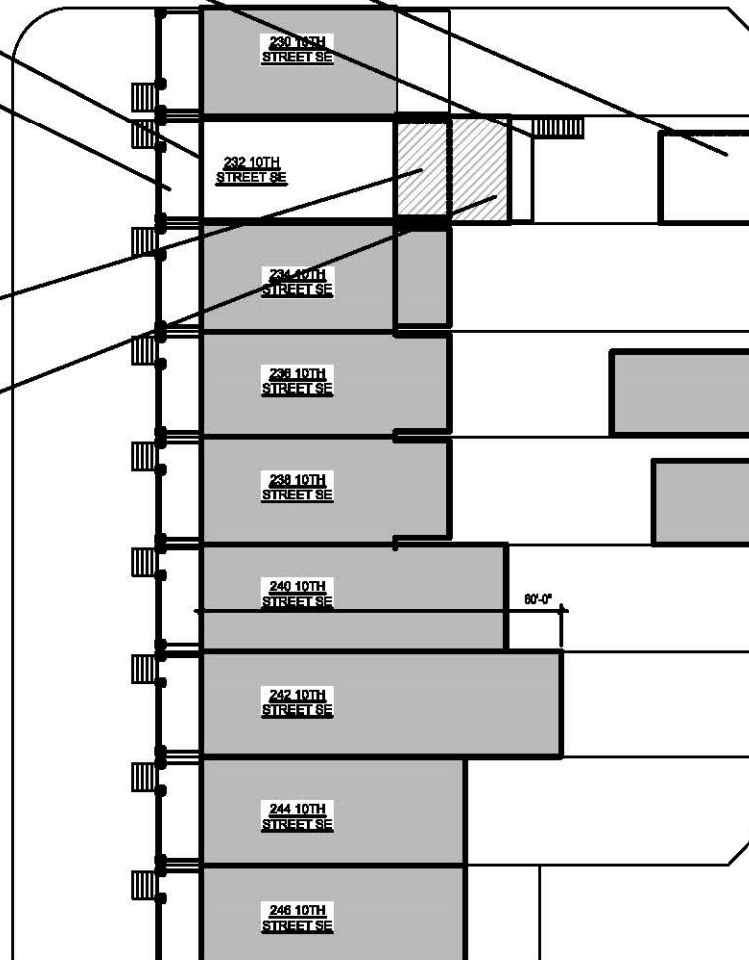
EXISTING GARAGE TO BE REMOVED
 PROPOSED LANDING & STEPS TO GRADE. PROPOSED AREAWAY
 EXISTING 2 STORY ROW DWELLING W/ CELLAR
 EXISTING PORCH

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

10TH STREET SE



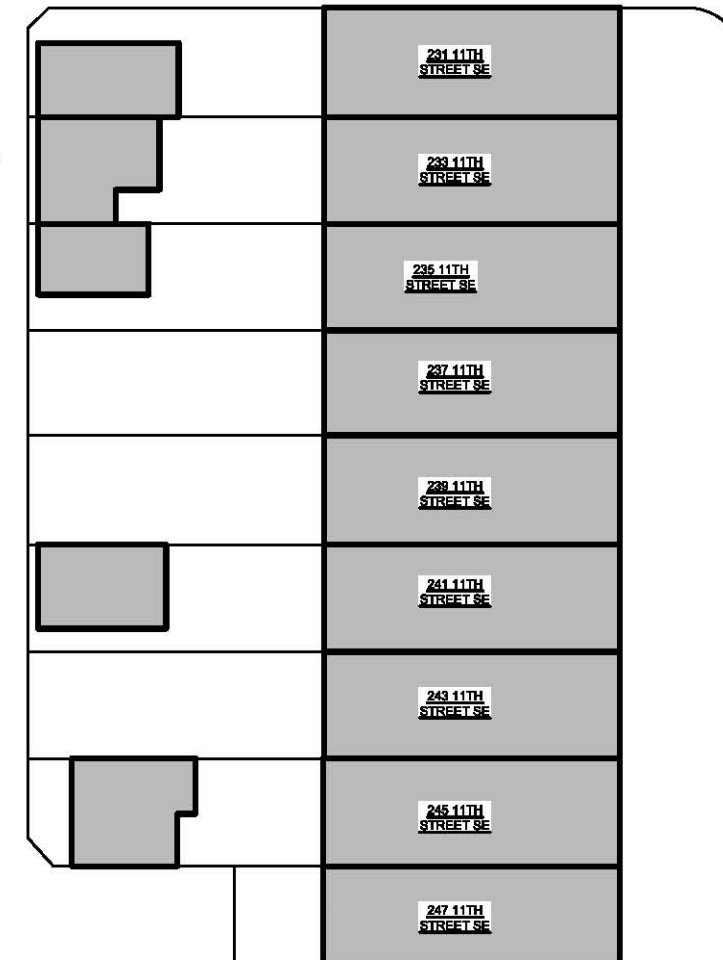
15' PUBLIC ALLEY



30' PUBLIC ALLEY

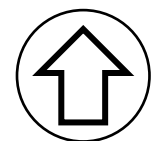


15' PUBLIC ALLEY

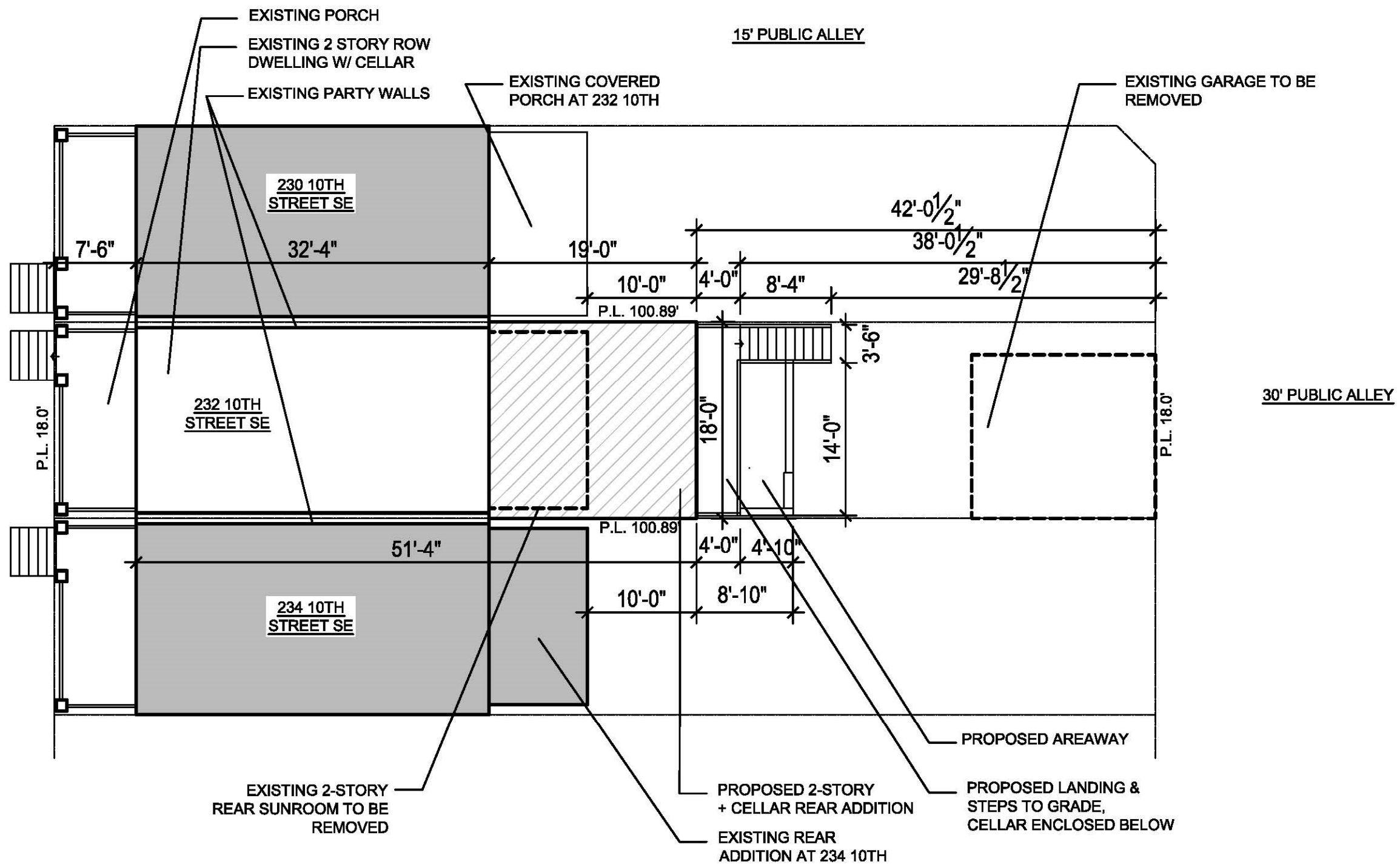


11TH STREET SE

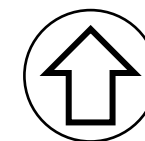
BLOCK PLAN
 SCALE: 1/32" = 1'-0"

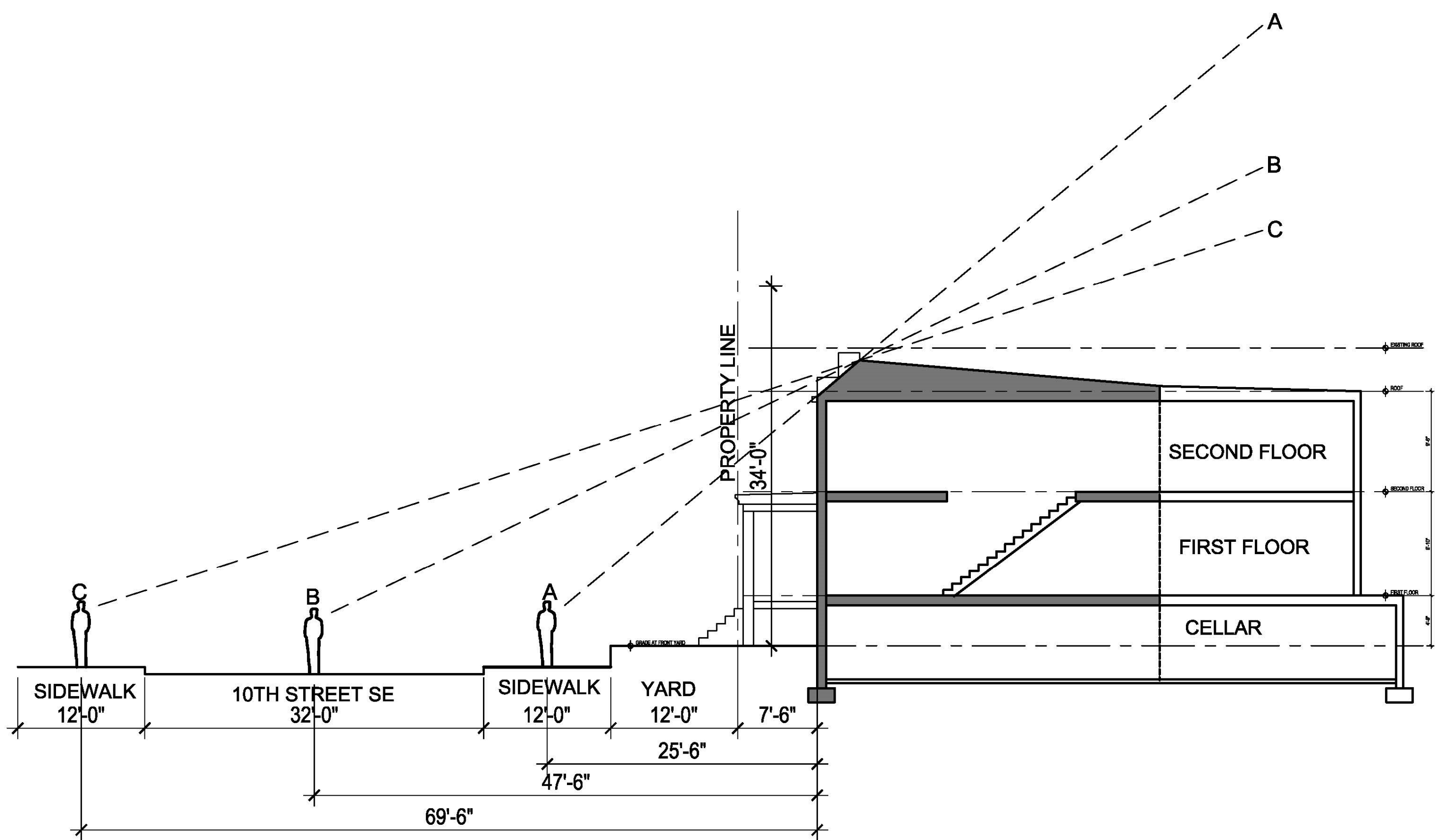


10TH STREET SE

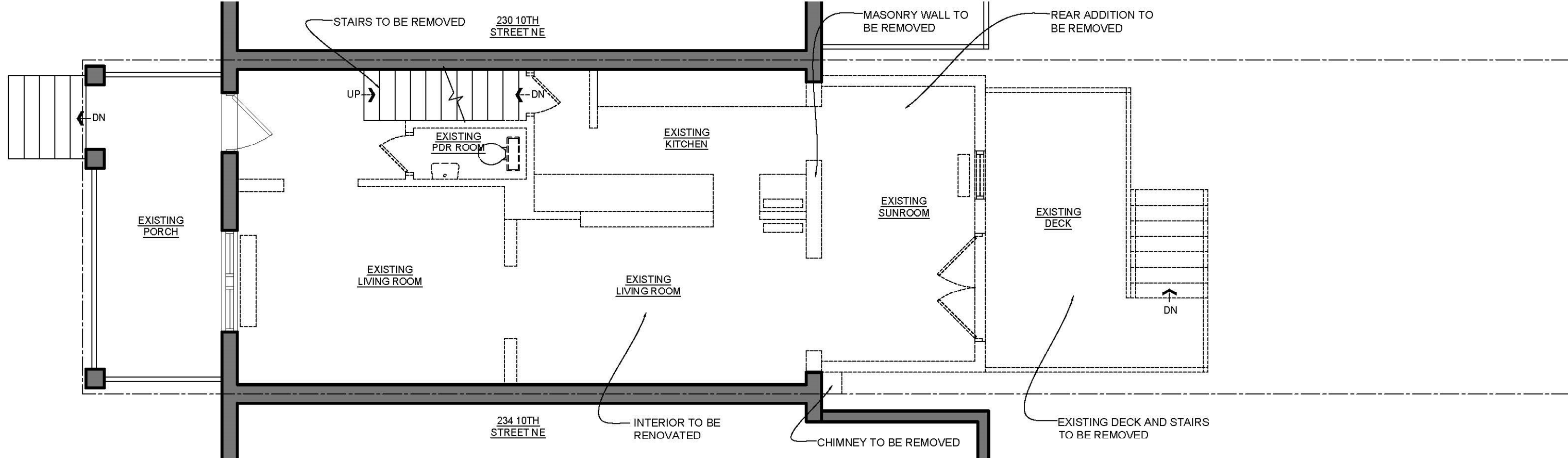


SITE PLAN
SCALE: 3/32" = 1'-0"



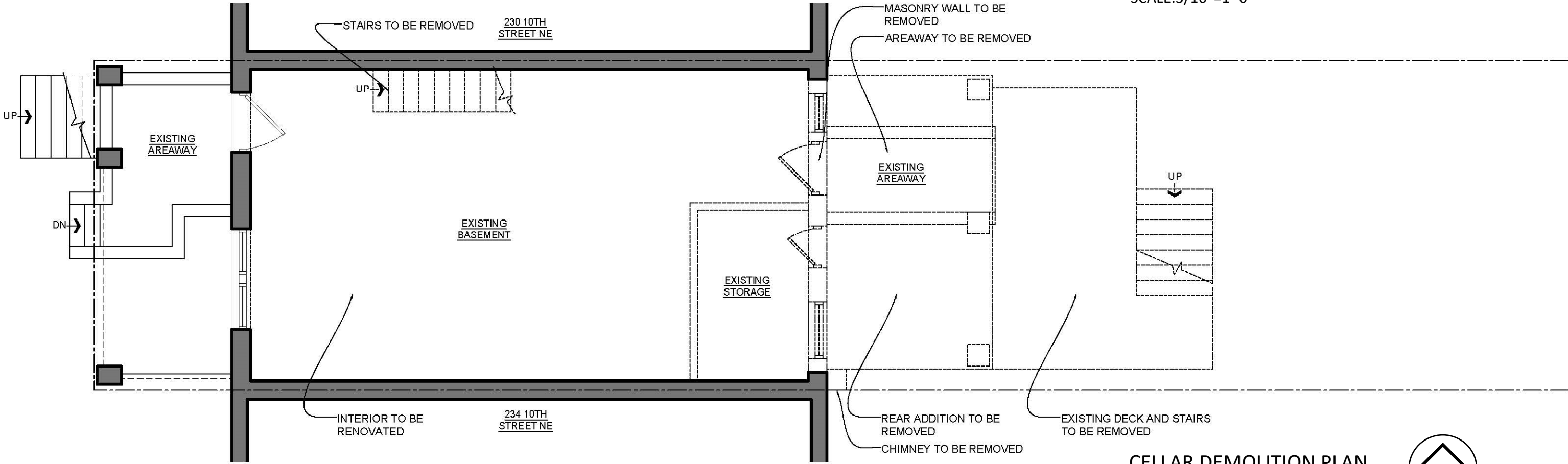


SIGHT LINE STUDY
SCALE:NTS



FIRST FLOOR DEMOLITION PLAN

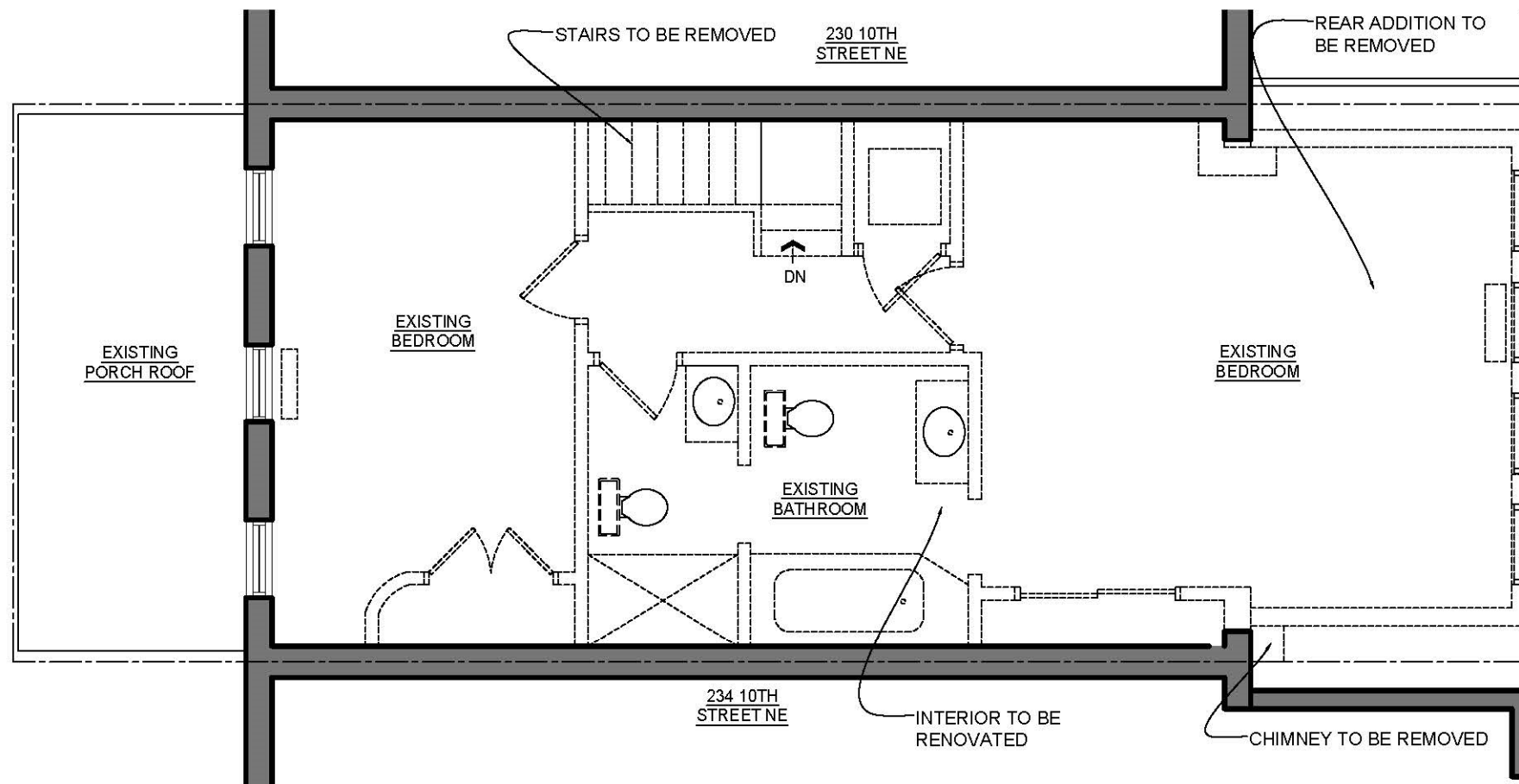
SCALE: 3/16" = 1'-0"



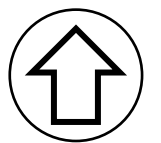
CELLAR DEMOLITION PLAN

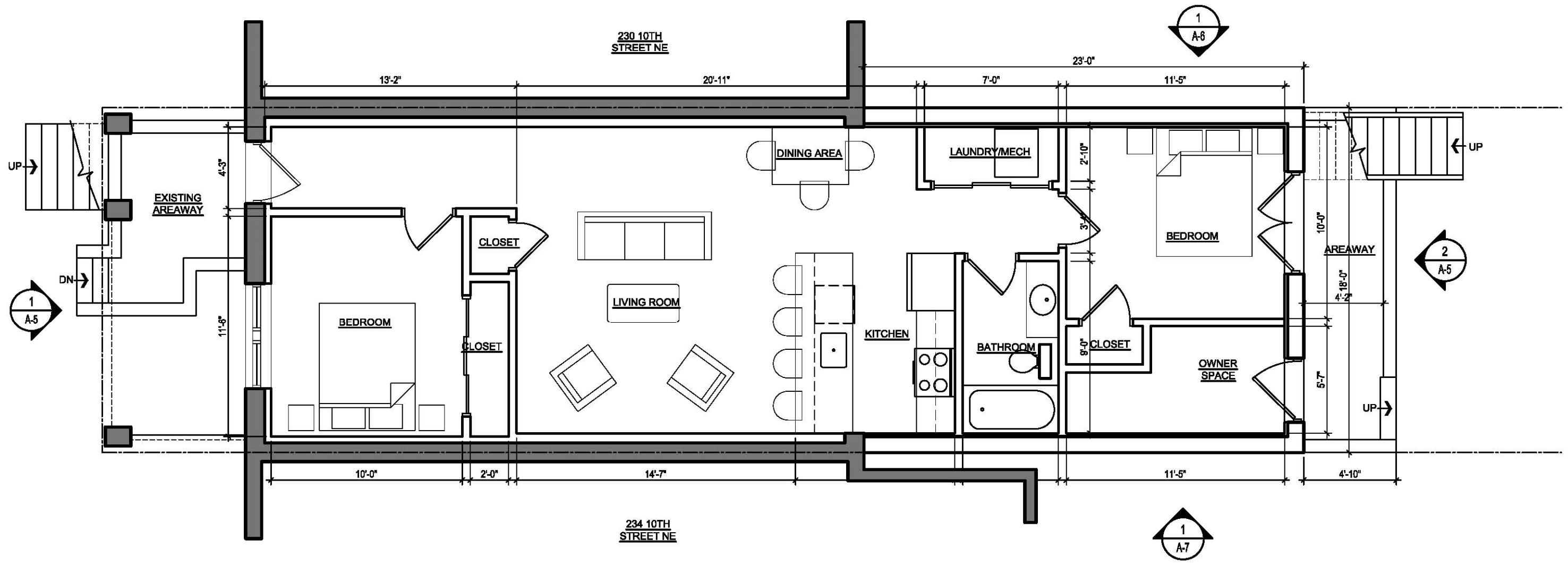
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232 10TH Street SE – DEMOLITION PLANS

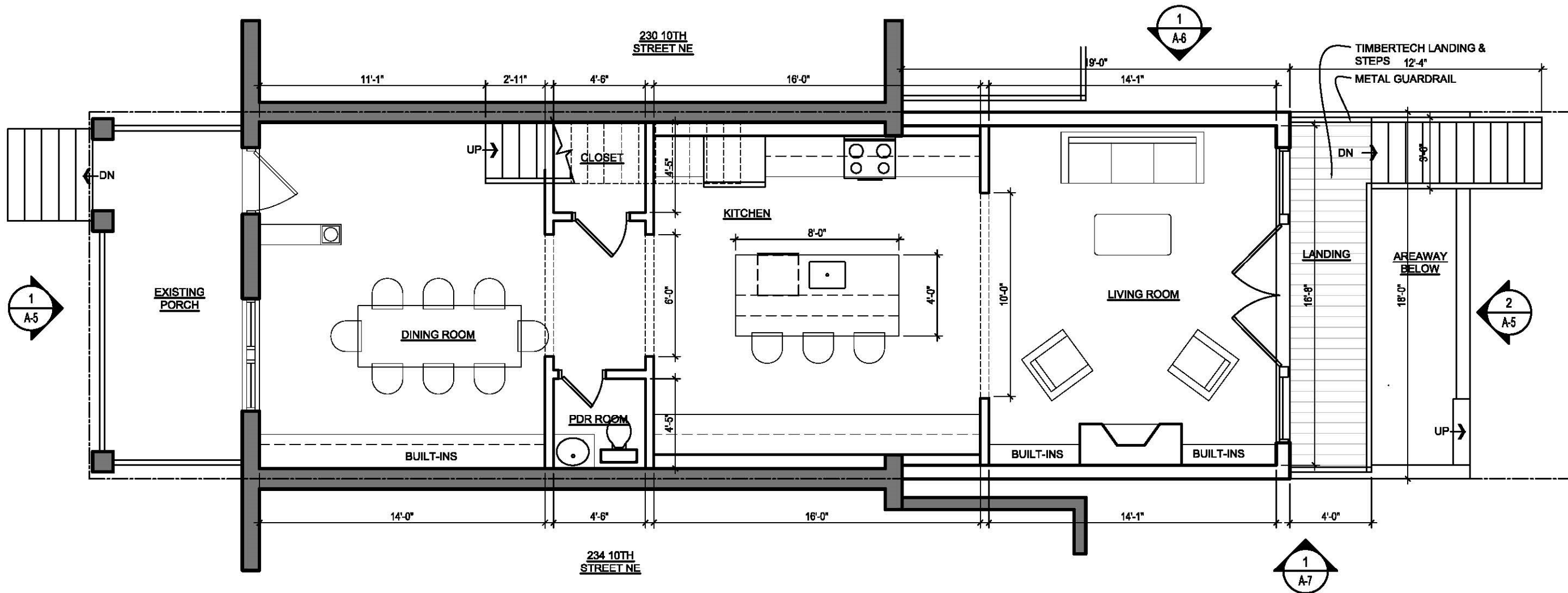


SECOND FLOOR DEMOLITION PLAN
 SCALE: 3/16" = 1'-0"



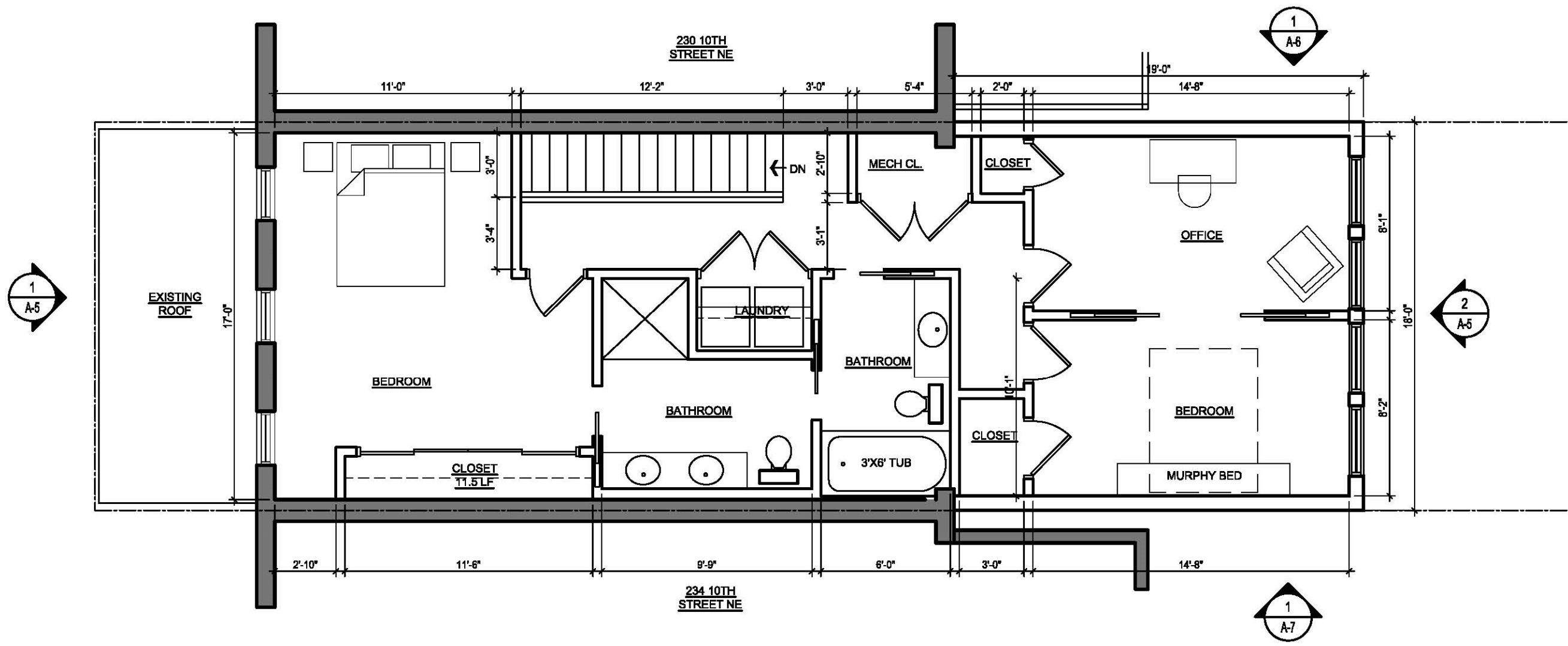


CELLAR FLOOR PLAN
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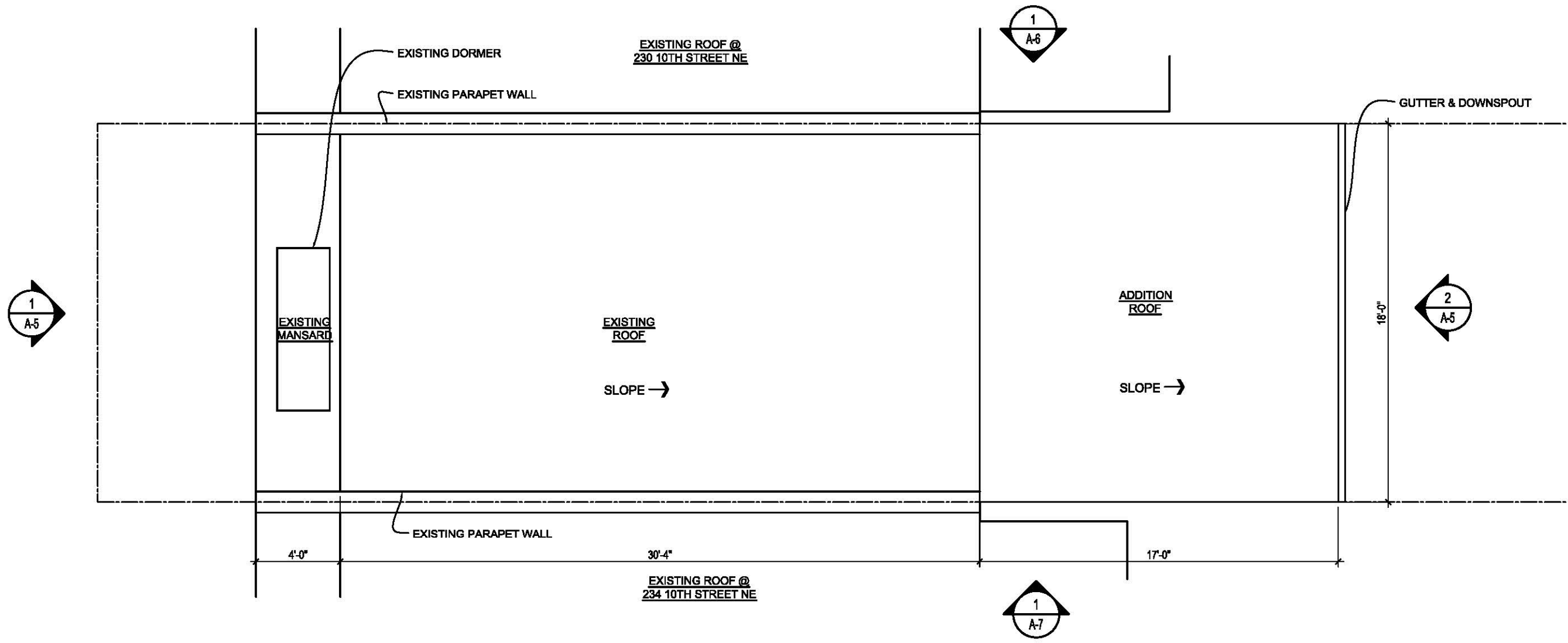


FIRST FLOOR PLAN

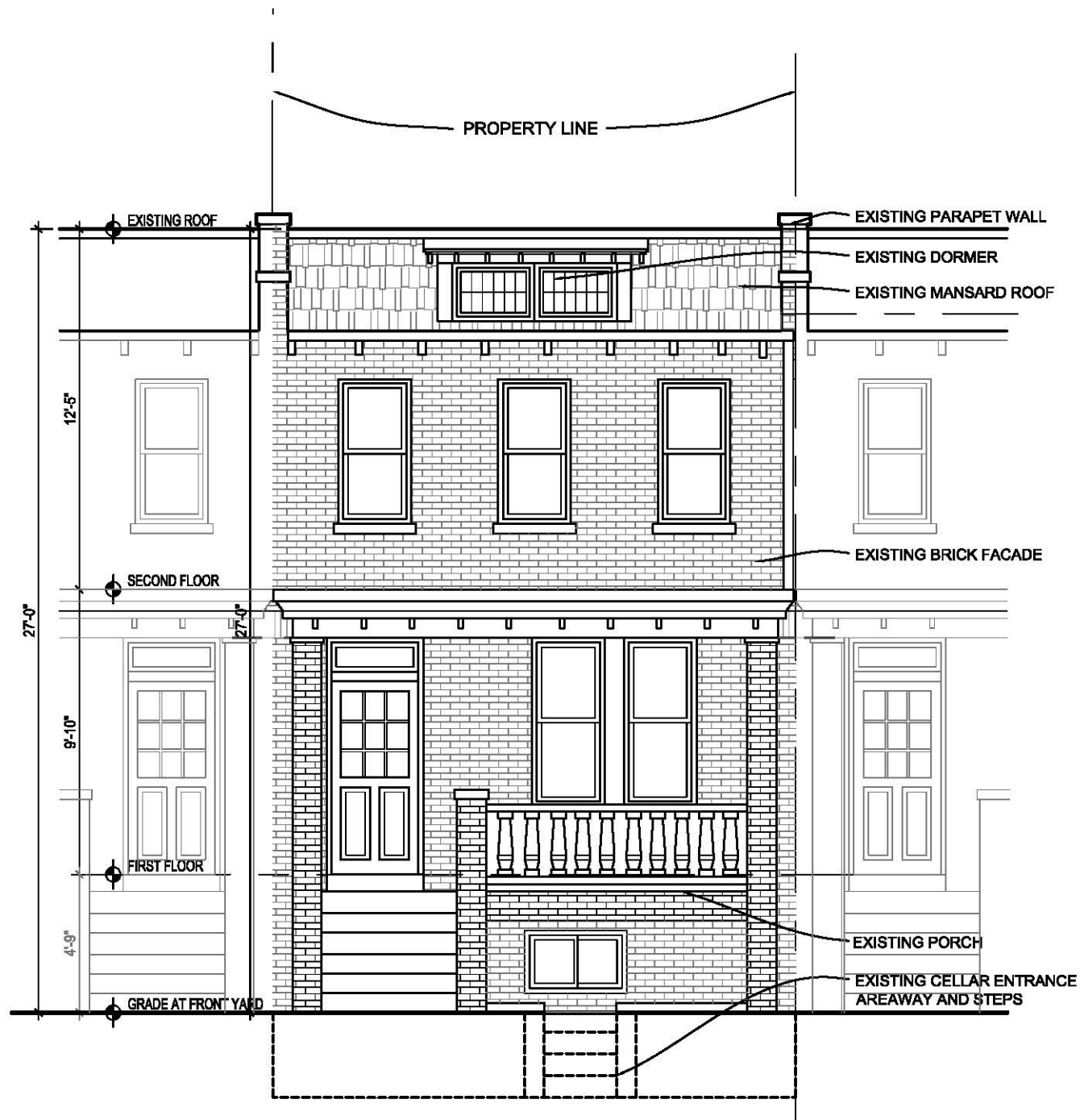
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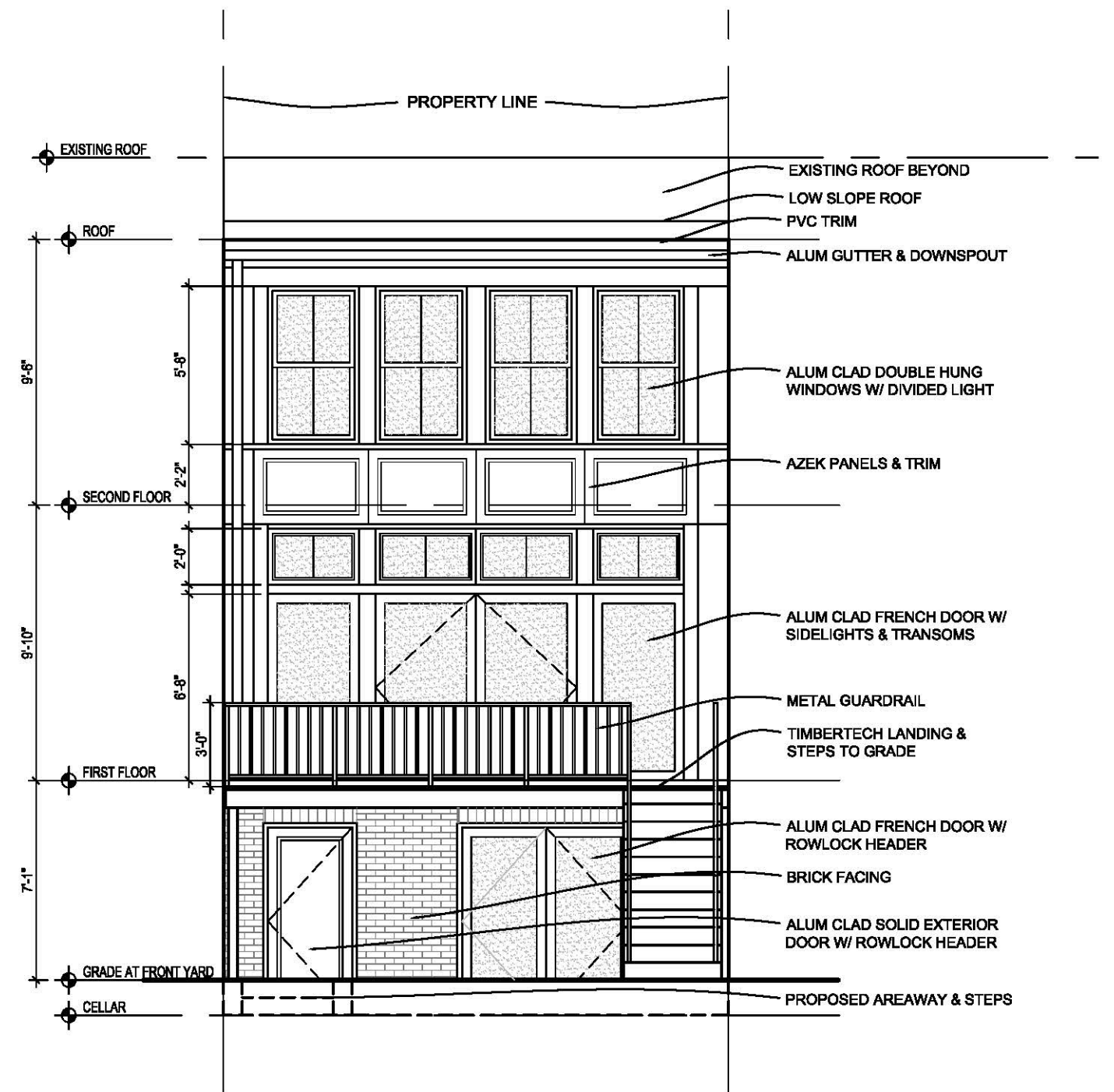
SECOND FLOOR PLAN
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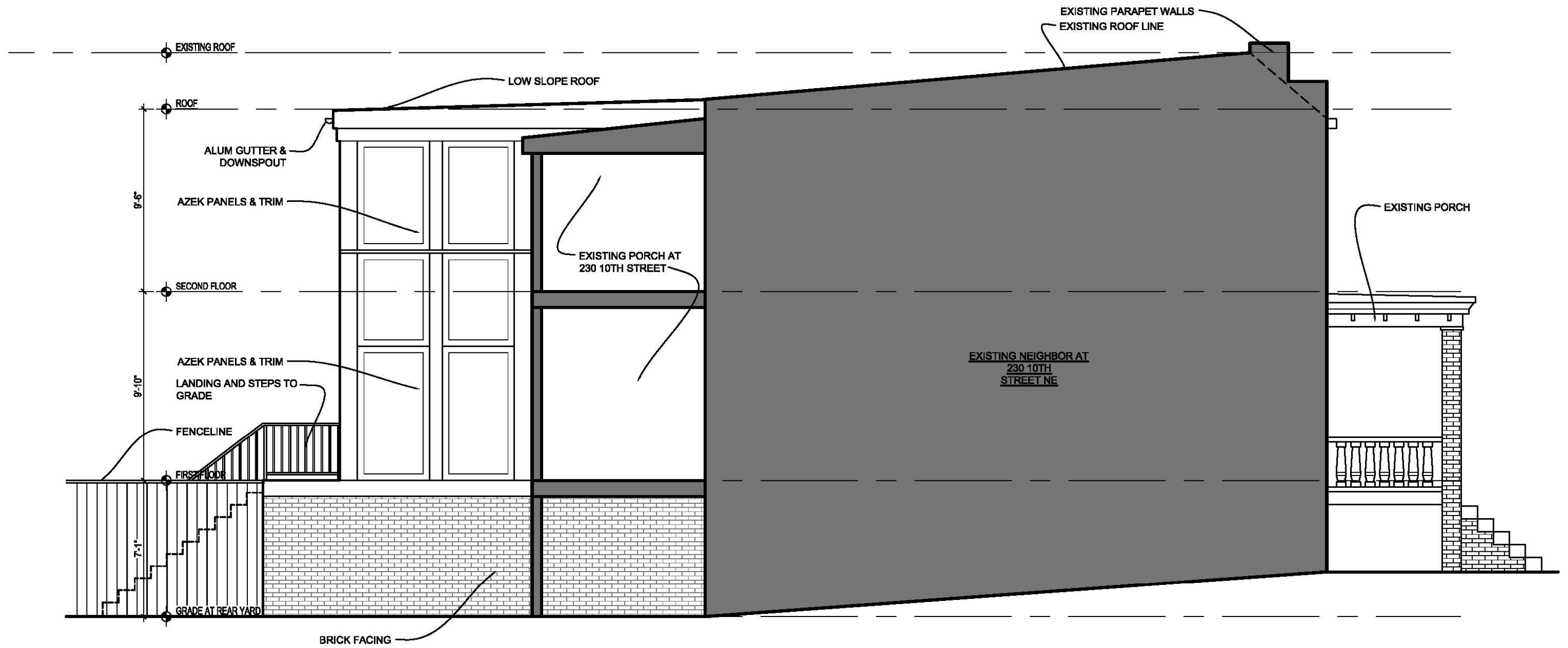
ROOF PLAN
SCALE: 3/16" = 1'-0"



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

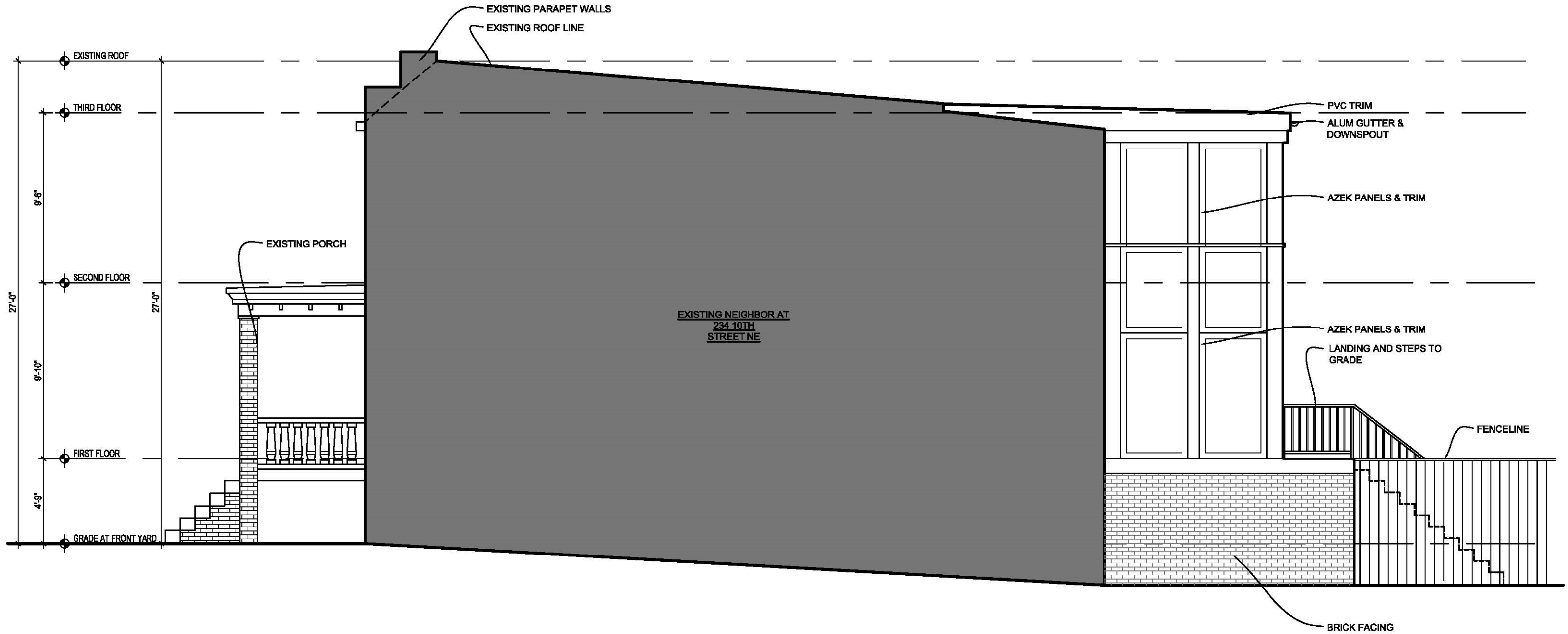


2 - REAR ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION

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



SOUTH ELEVATION

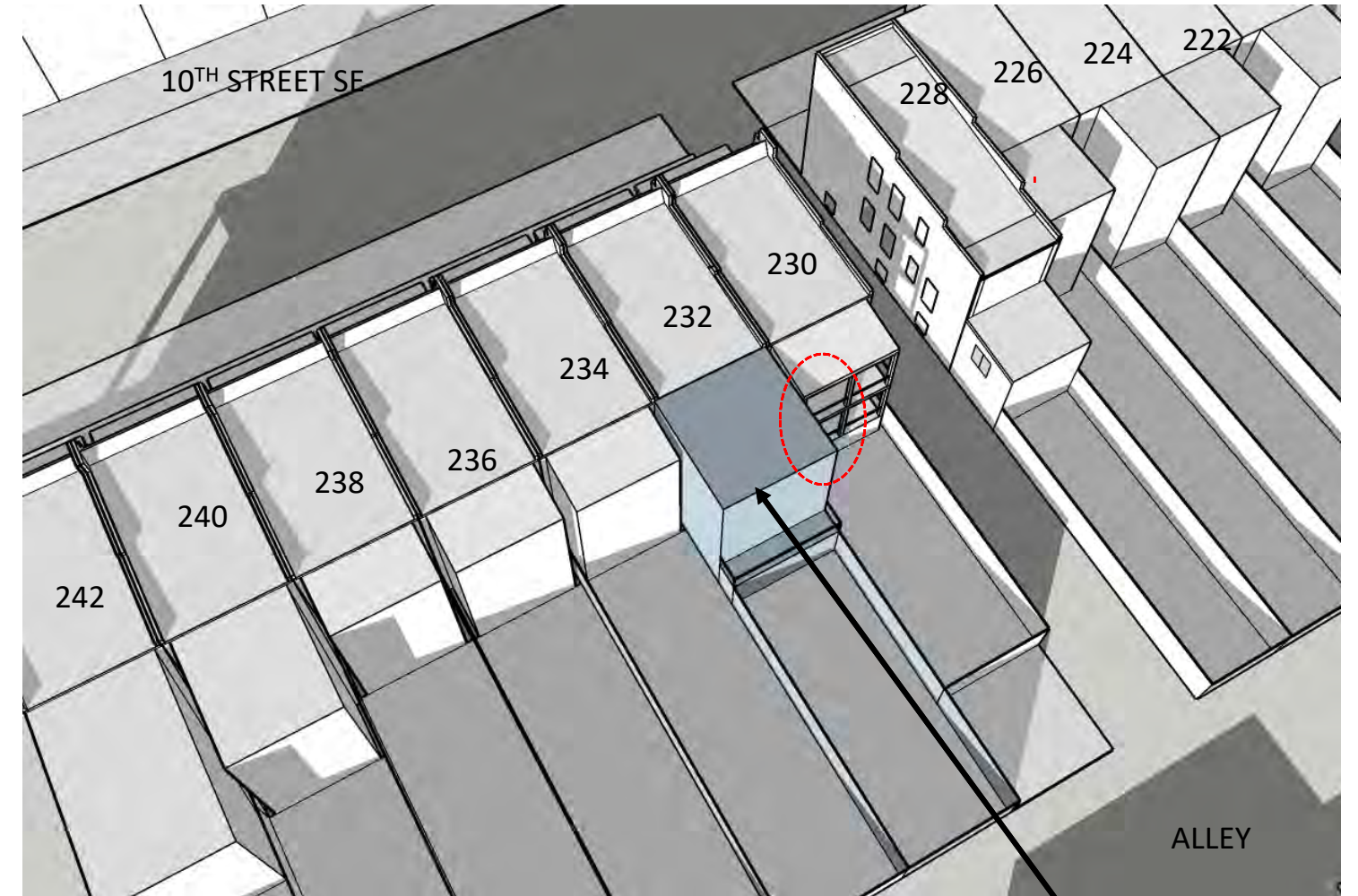
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232 10TH STREET SE SUN STUDY



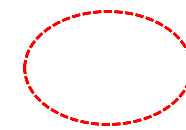
EXISTING

**EXISTING
SUNROOM**



REVISED PROPOSAL

ADDITION



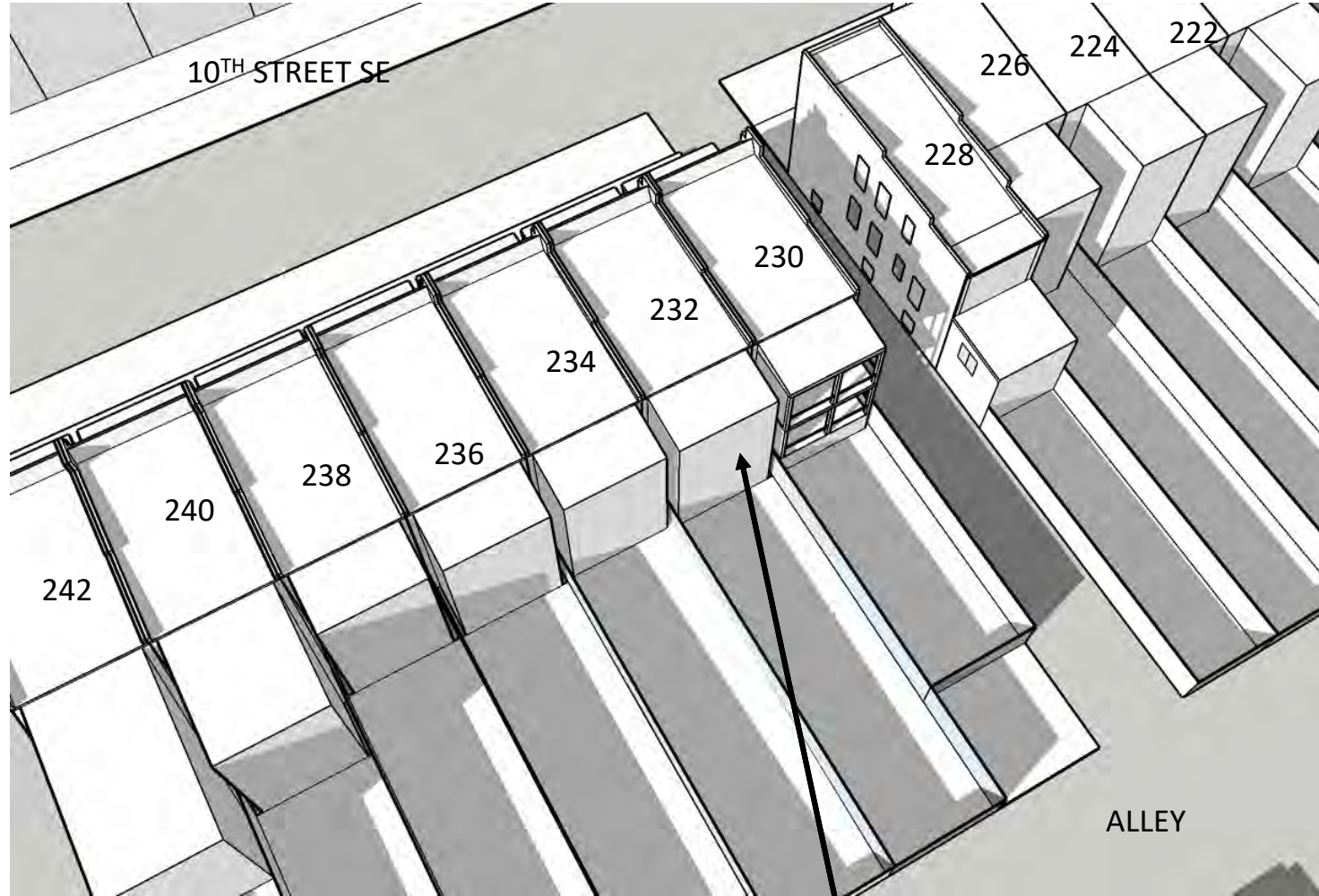
AREA OF REAR ADDITION IMPACT

WINTER MORNING
December 21st 9:00 AM

NORTH

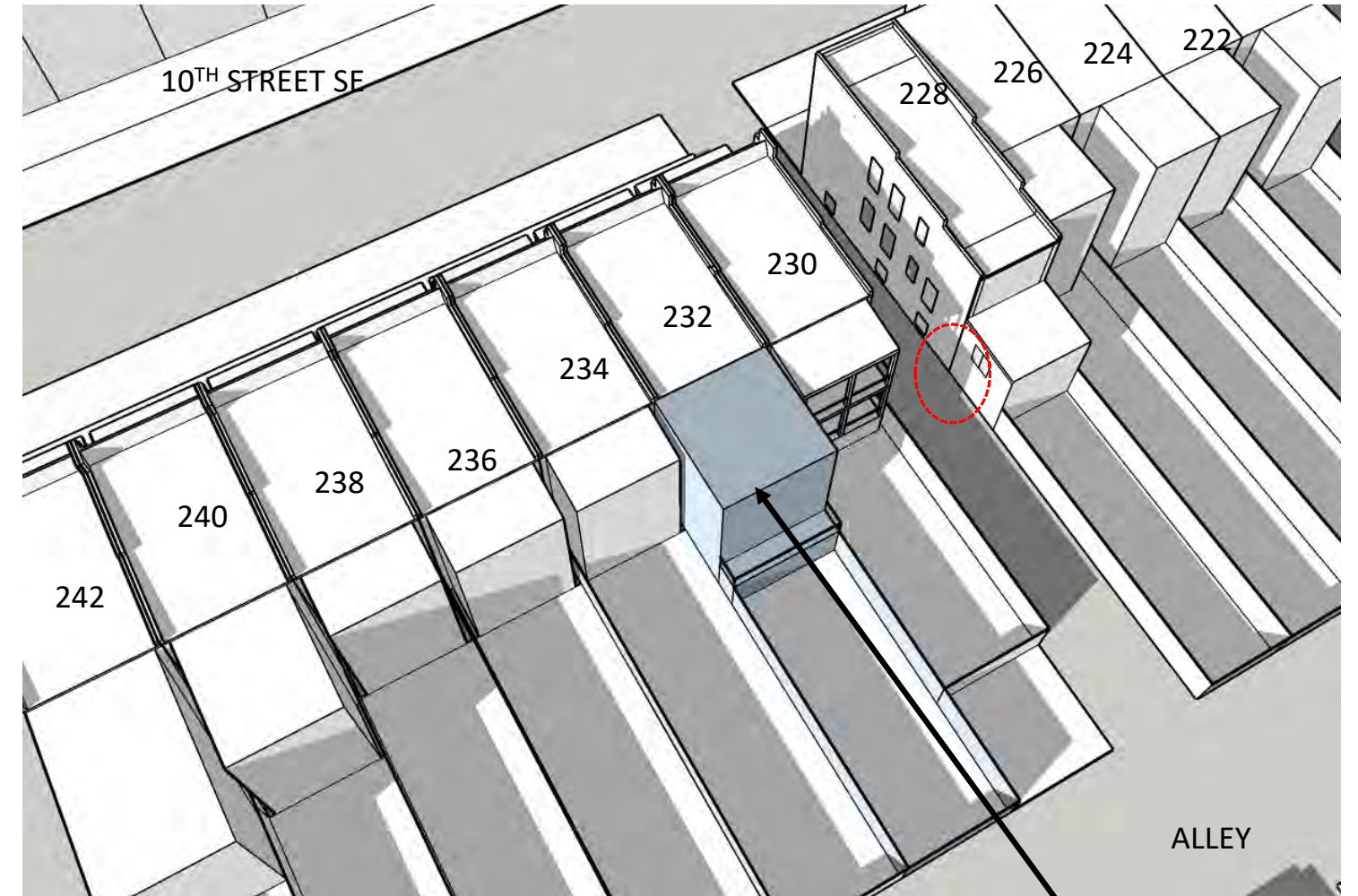


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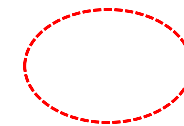
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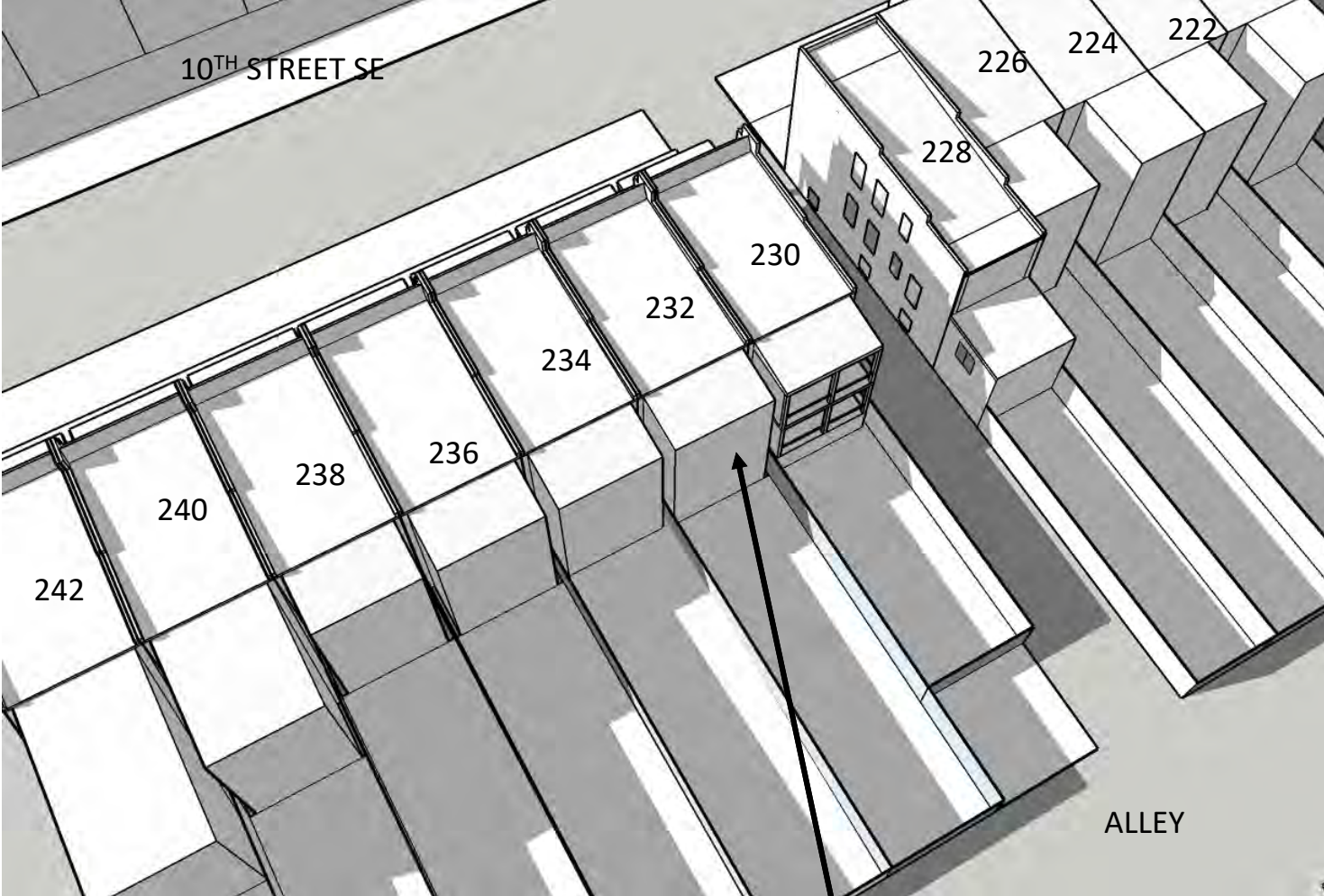
AREA OF REAR ADDITION IMPACT

WINTER MORNING
December 21st 11:00 AM

NORTH

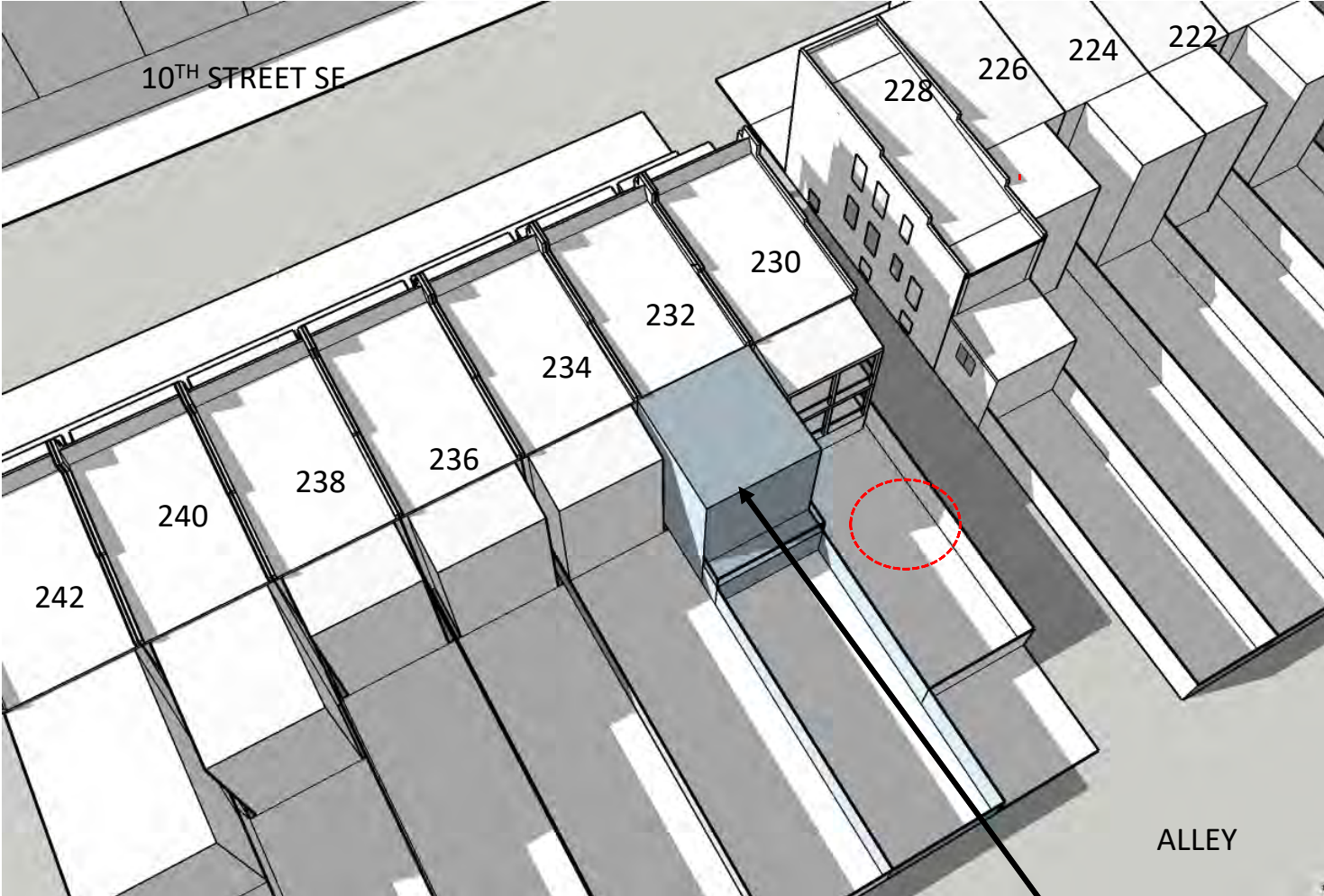


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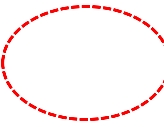
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SUNROOM**



REVISED PROPOSAL

ADDITION



AREA OF REAR ADDITION IMPACT

**WINTER AFTERNOON
December 21st 1:00 PM**

NORTH

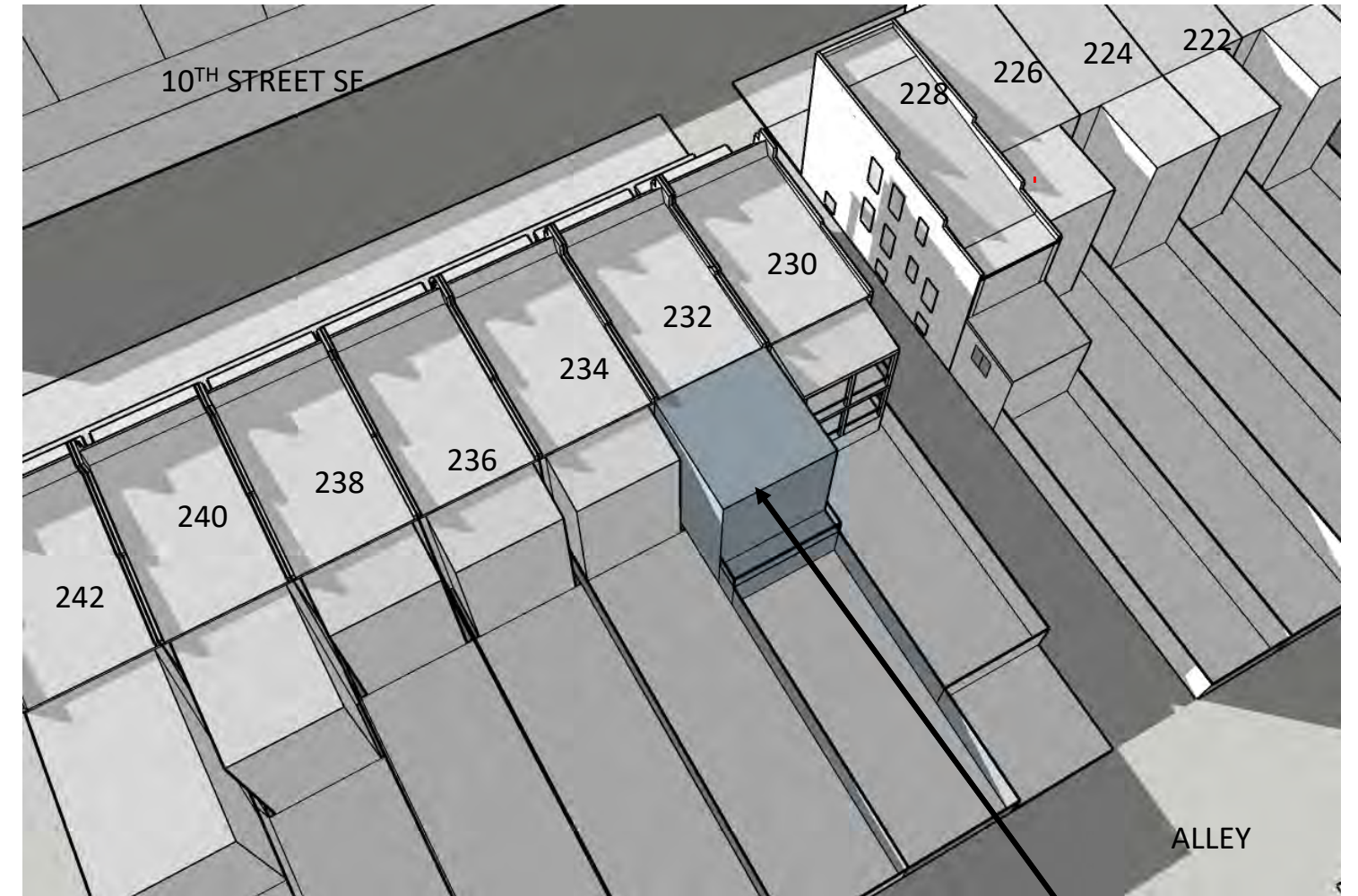


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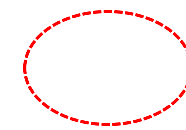
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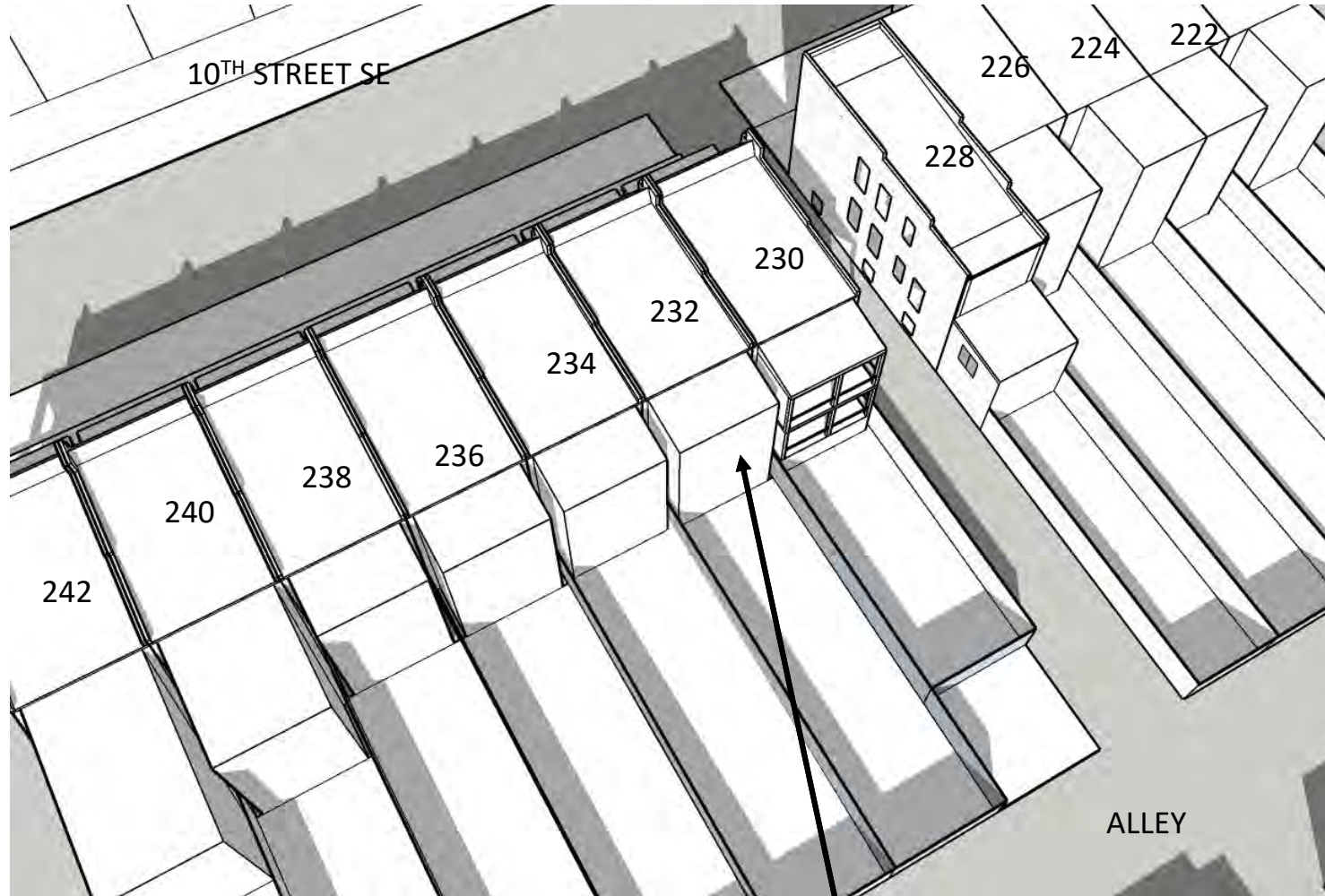
AREA OF REAR ADDITION IMPACT

WINTER AFTERNOON
December 21st 3:00 PM

NORTH

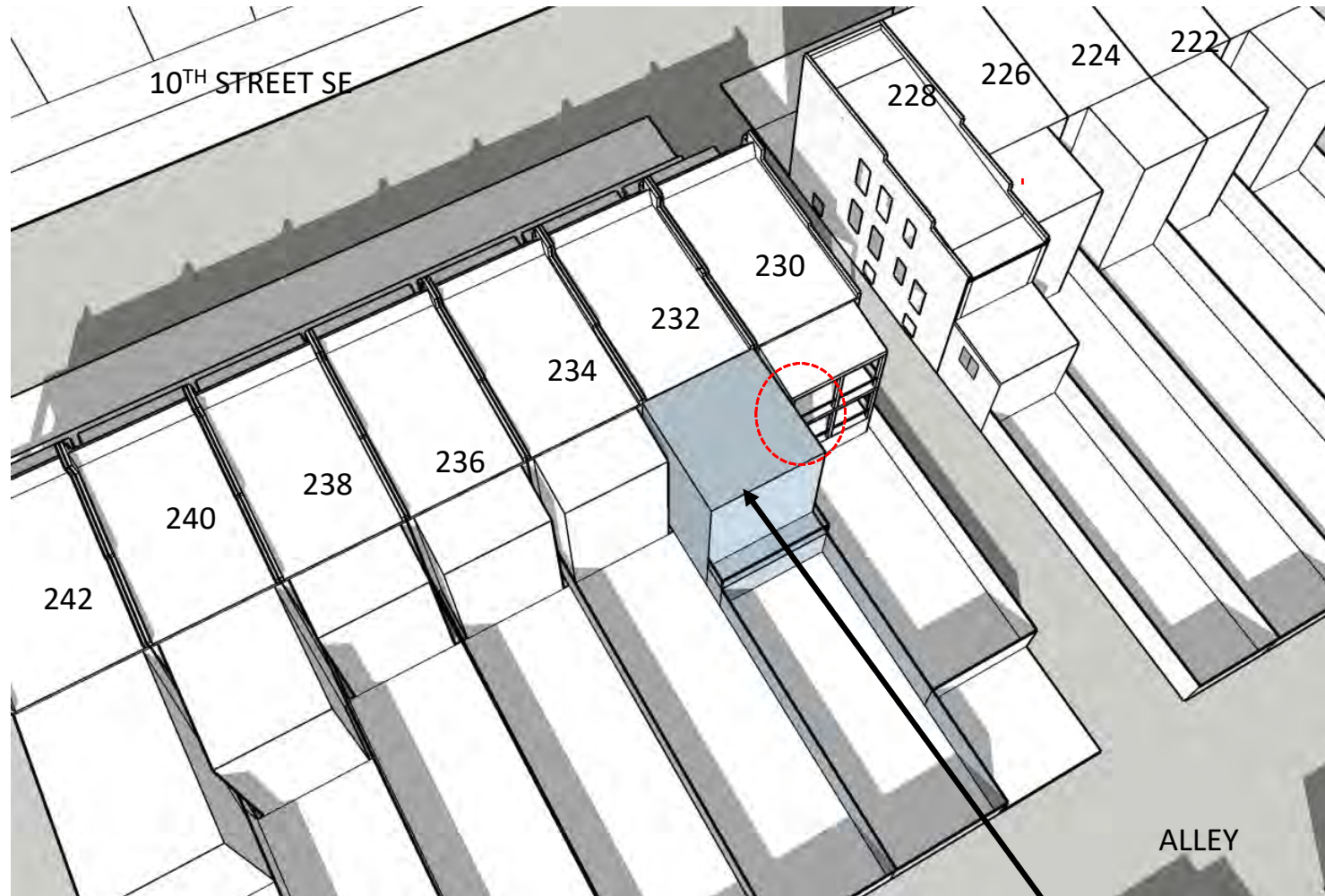


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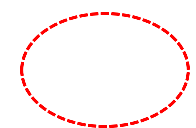
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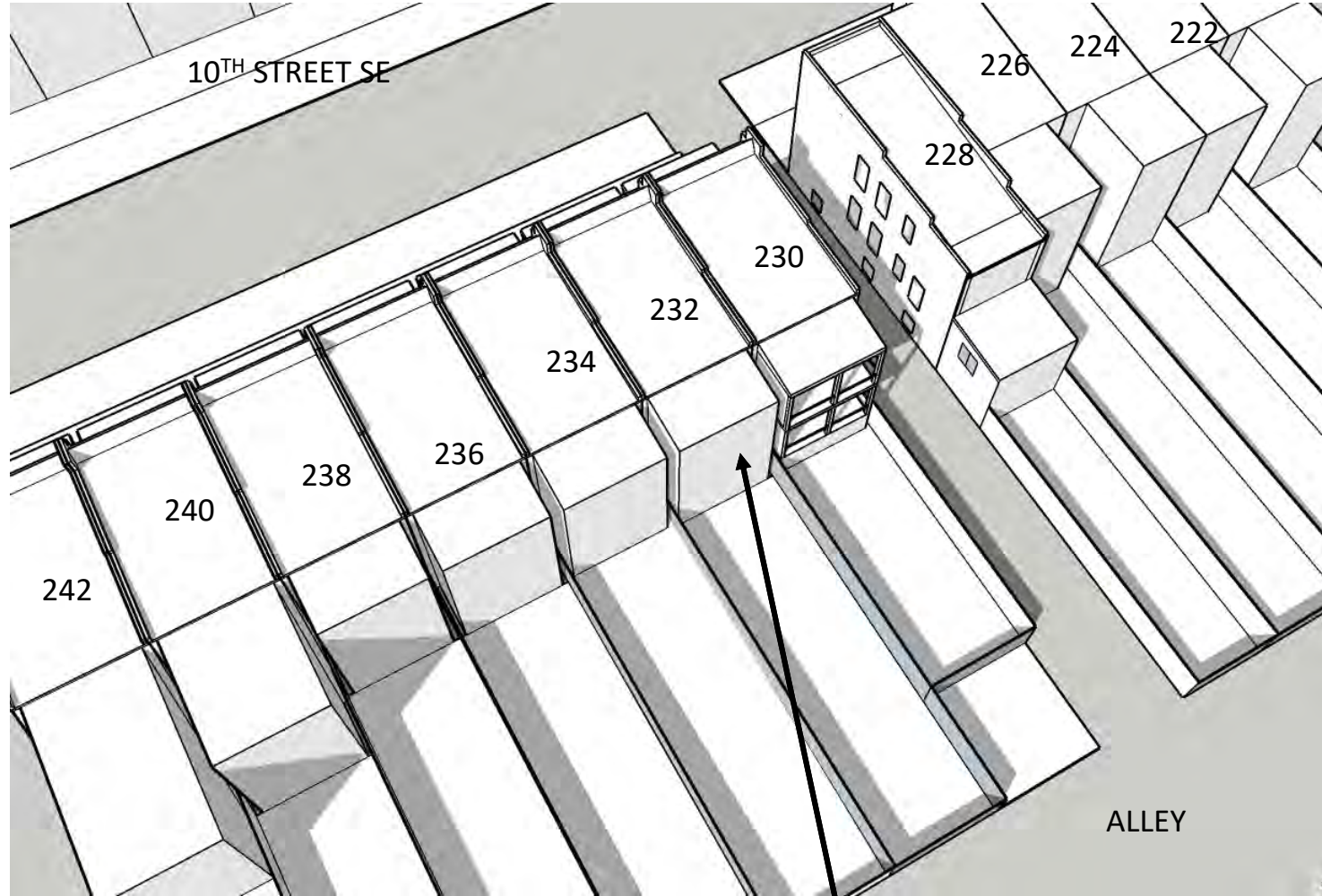
AREA OF REAR ADDITION IMPACT

SPRING/FALL MORNING
March 21st 9:00 AM

NORTH

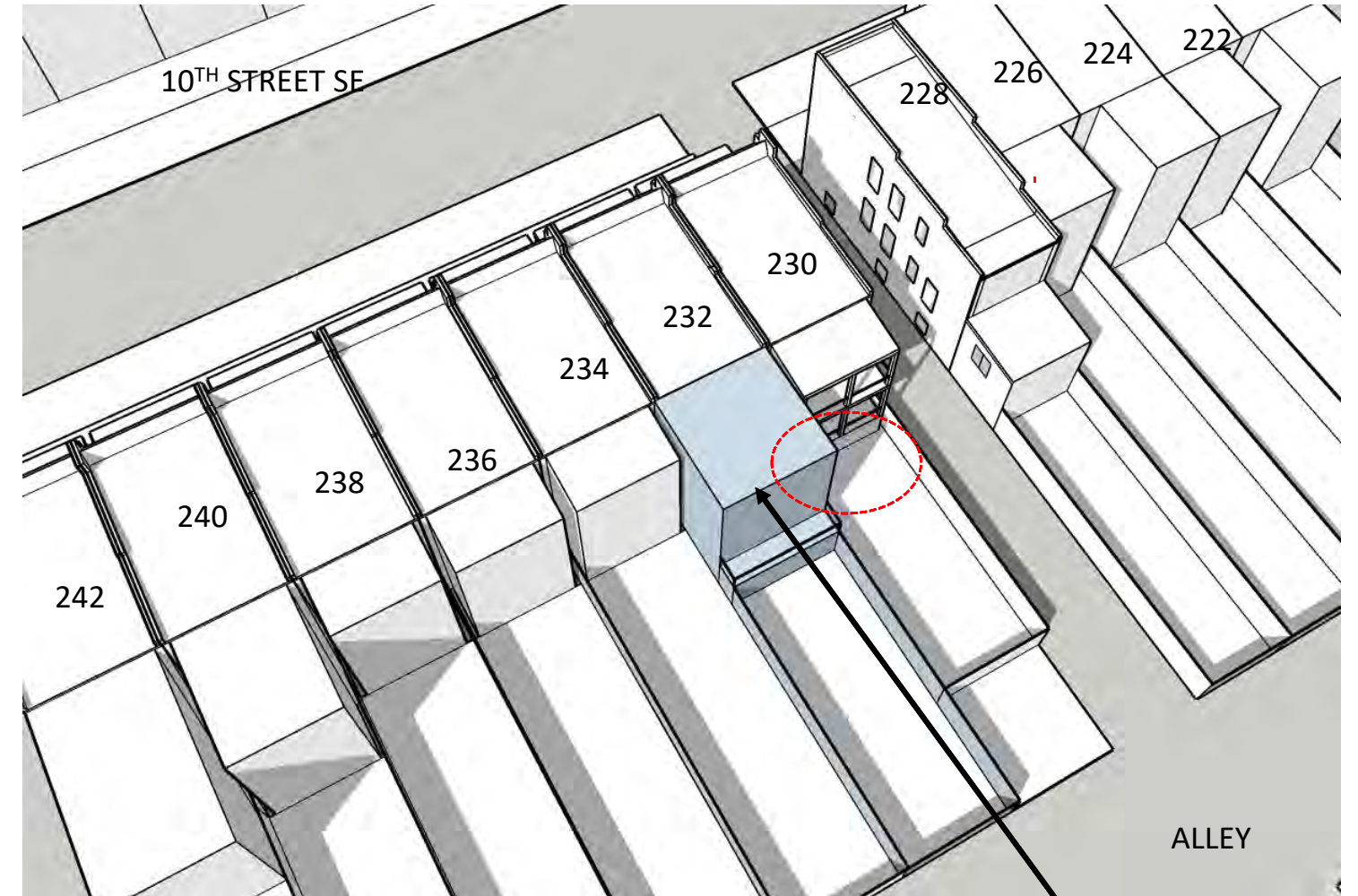


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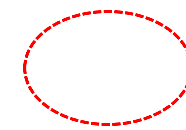
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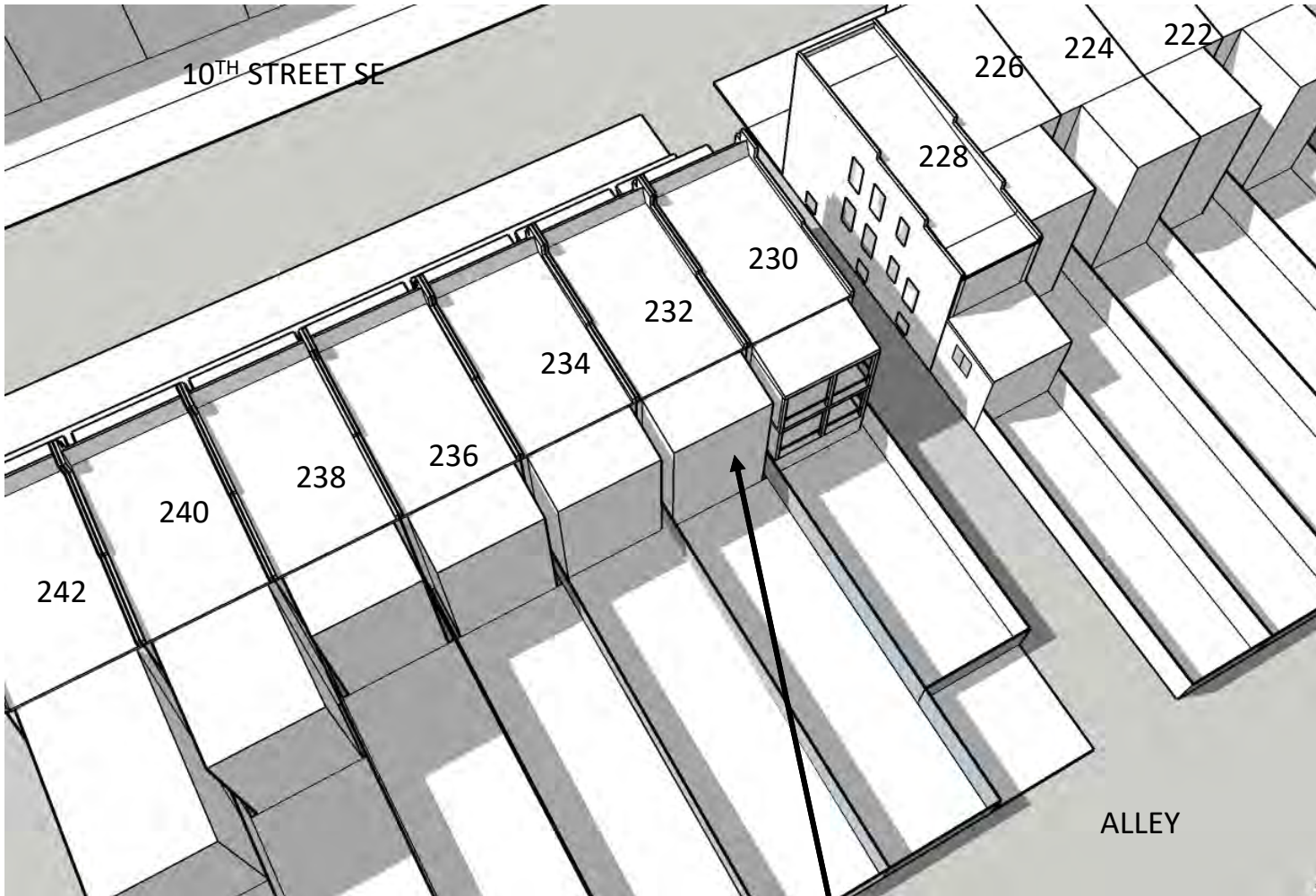
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SPRING/FALL MORNING
March 21st 11:00 AM

NORTH

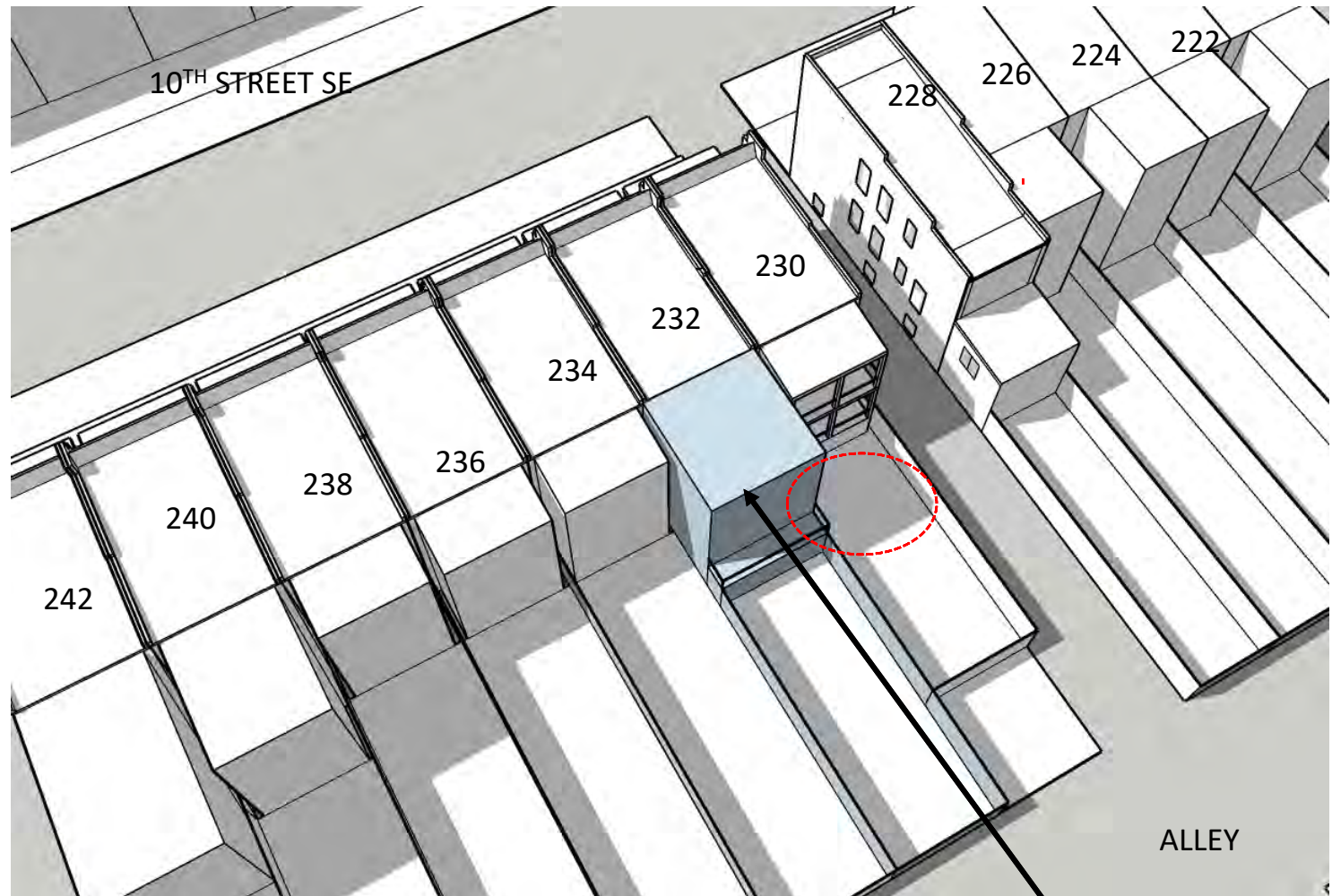


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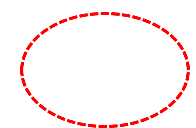
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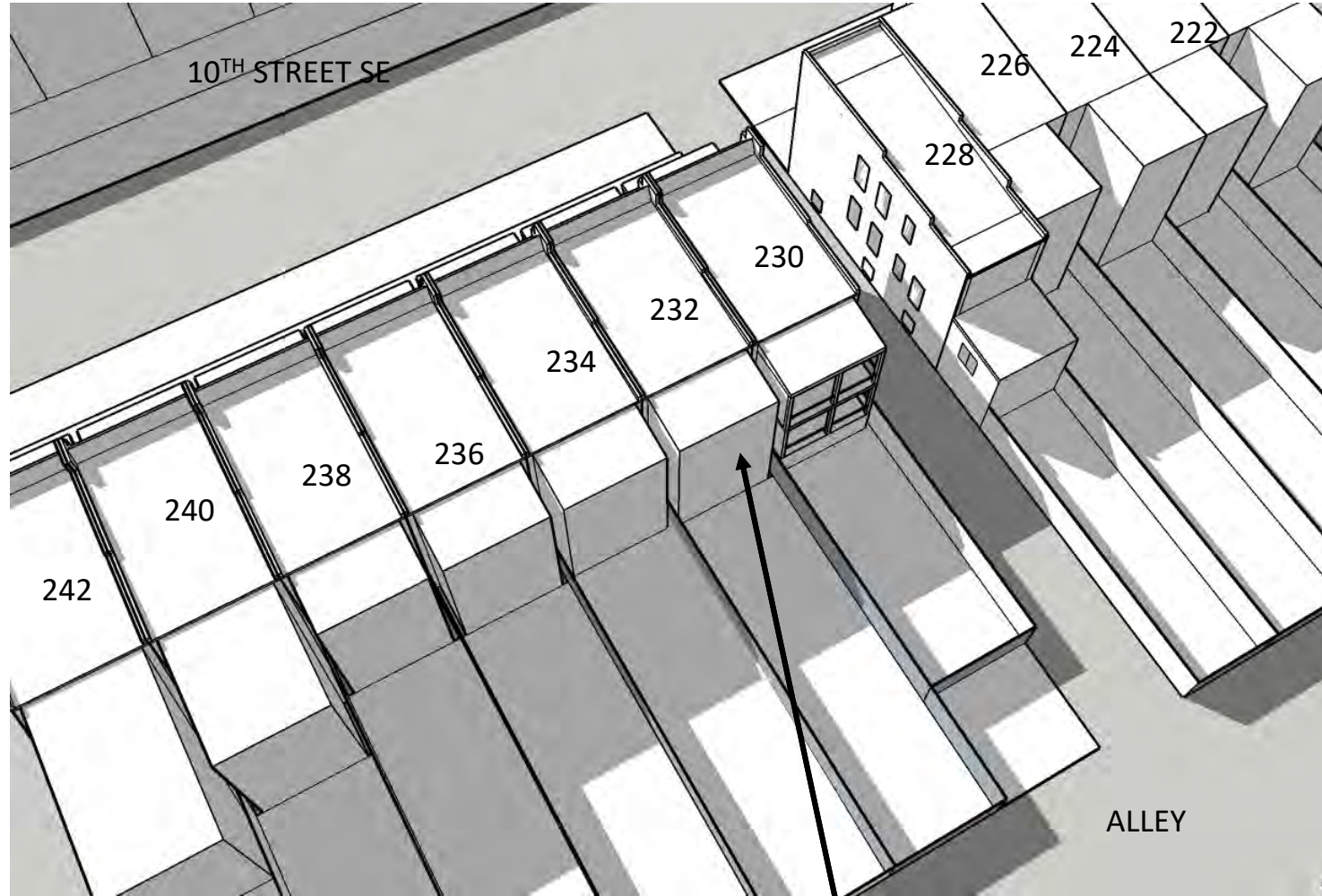
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SPRING/FALL AFTERNOON
March 21st 1:00 PM

NORTH

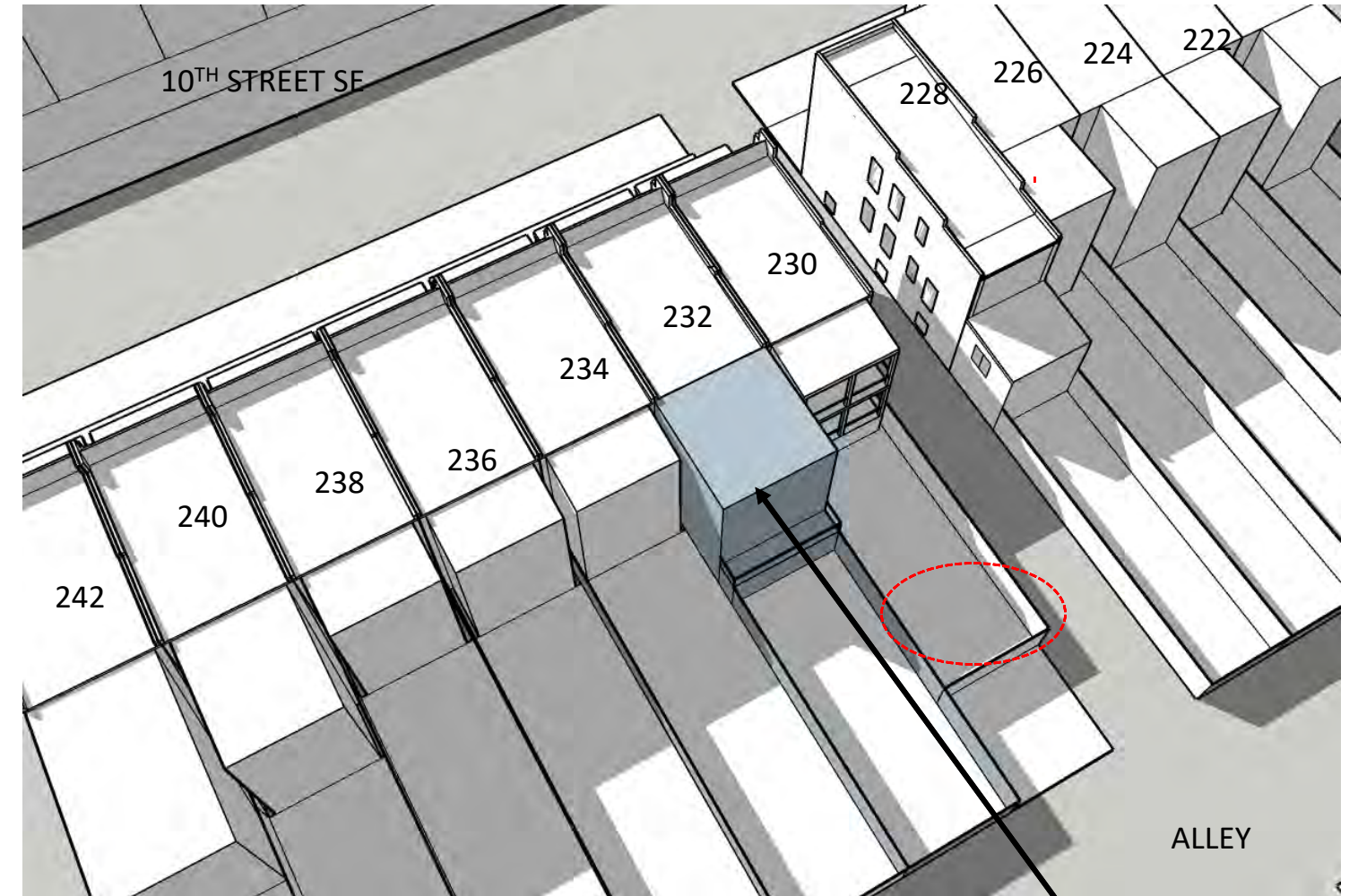


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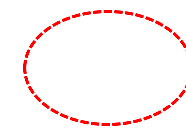
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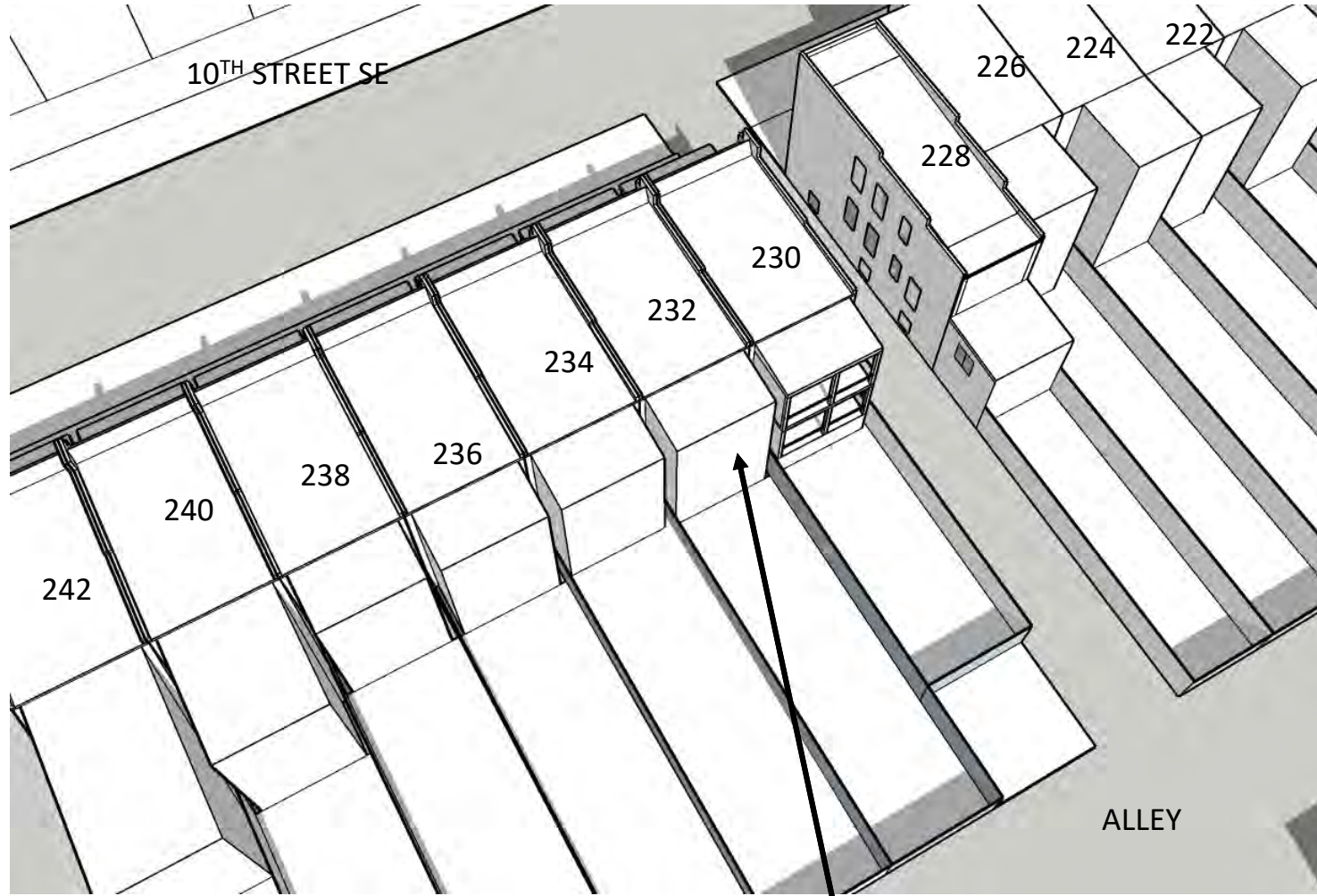
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SPRING/FALL AFTERNOON
March 21st 3:00 PM

NORTH

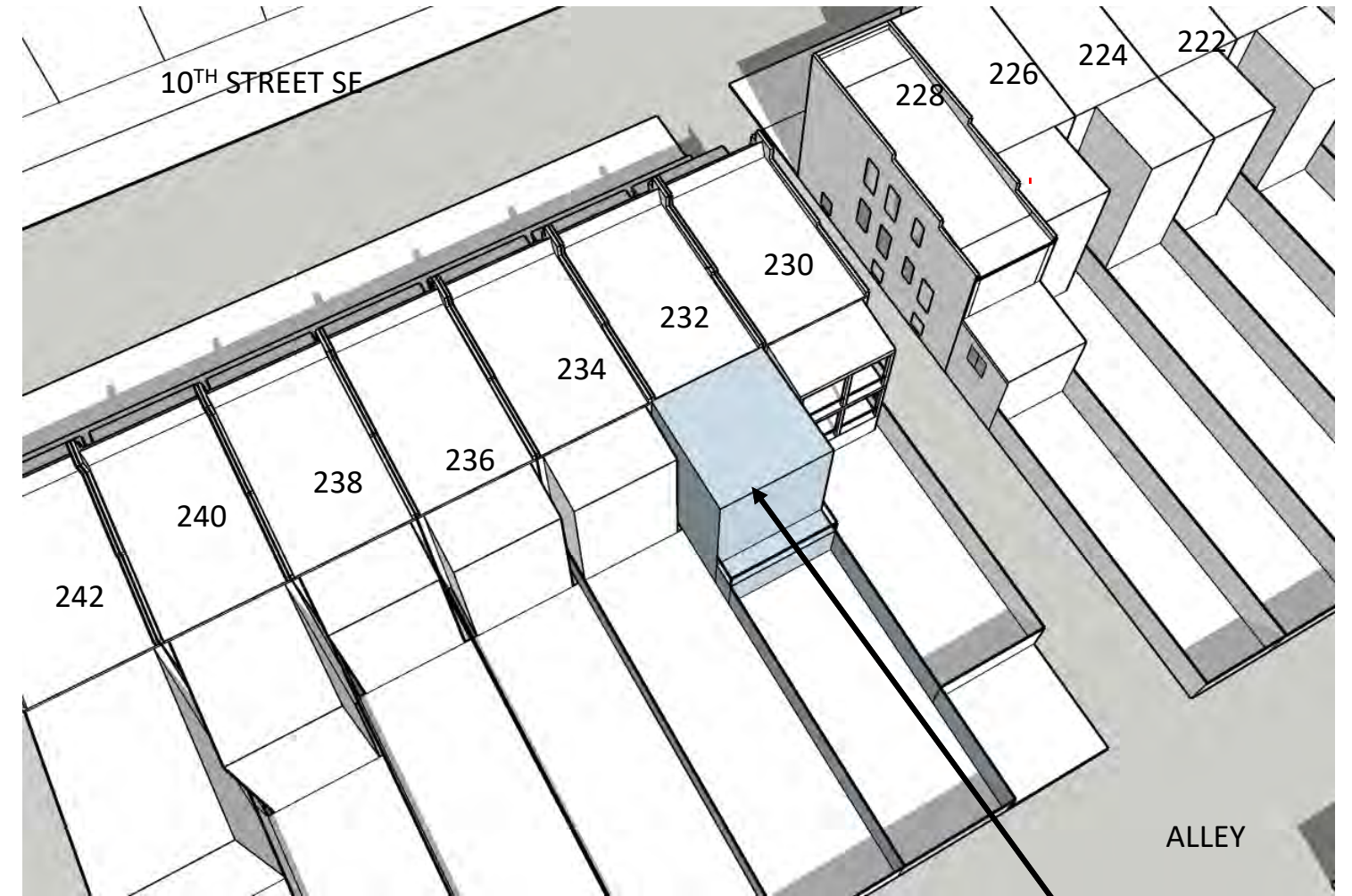


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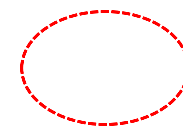
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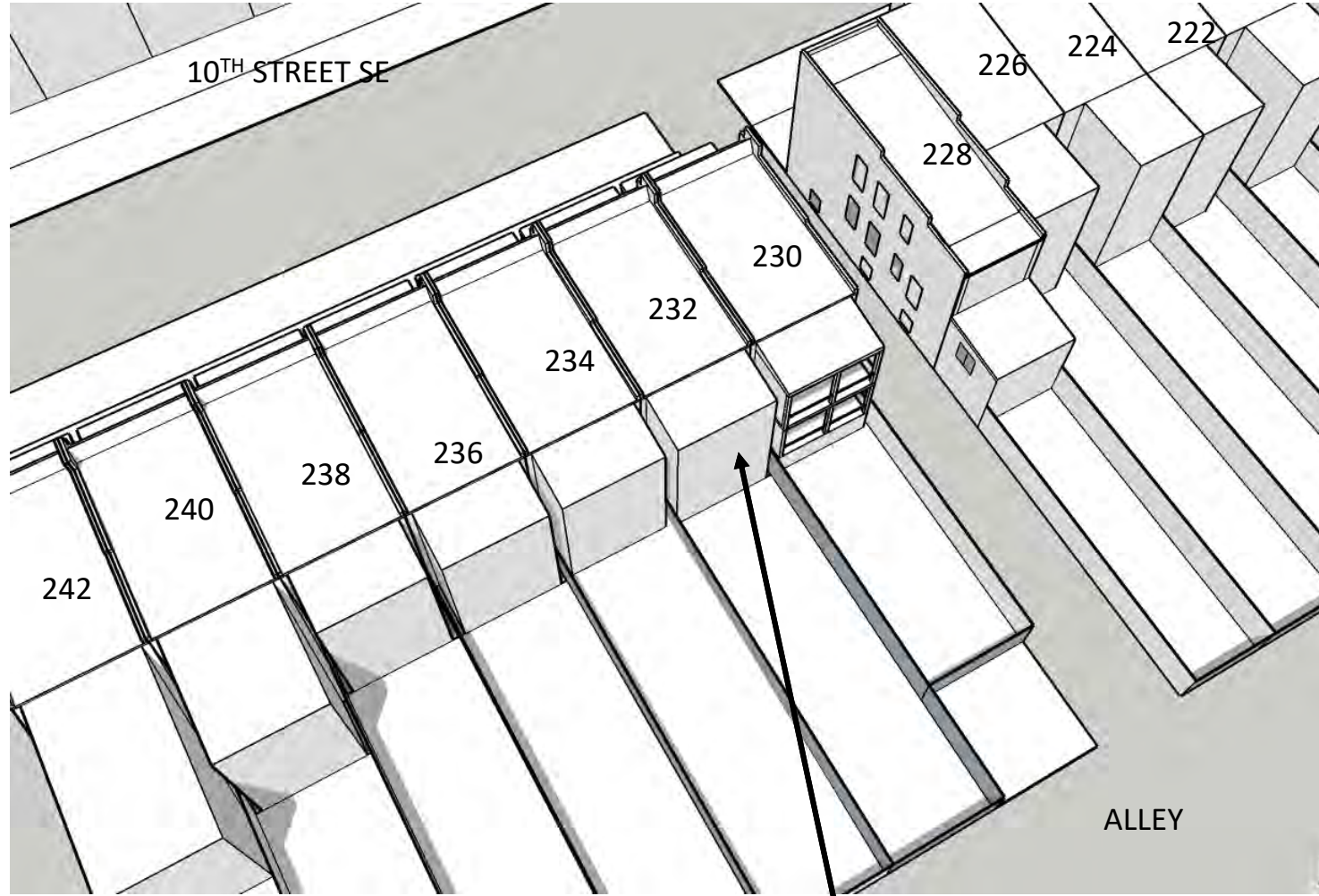
AREA OF REAR ADDITION IMPACT

SUMMER MORNING
June 21st 9:00 AM

NORTH

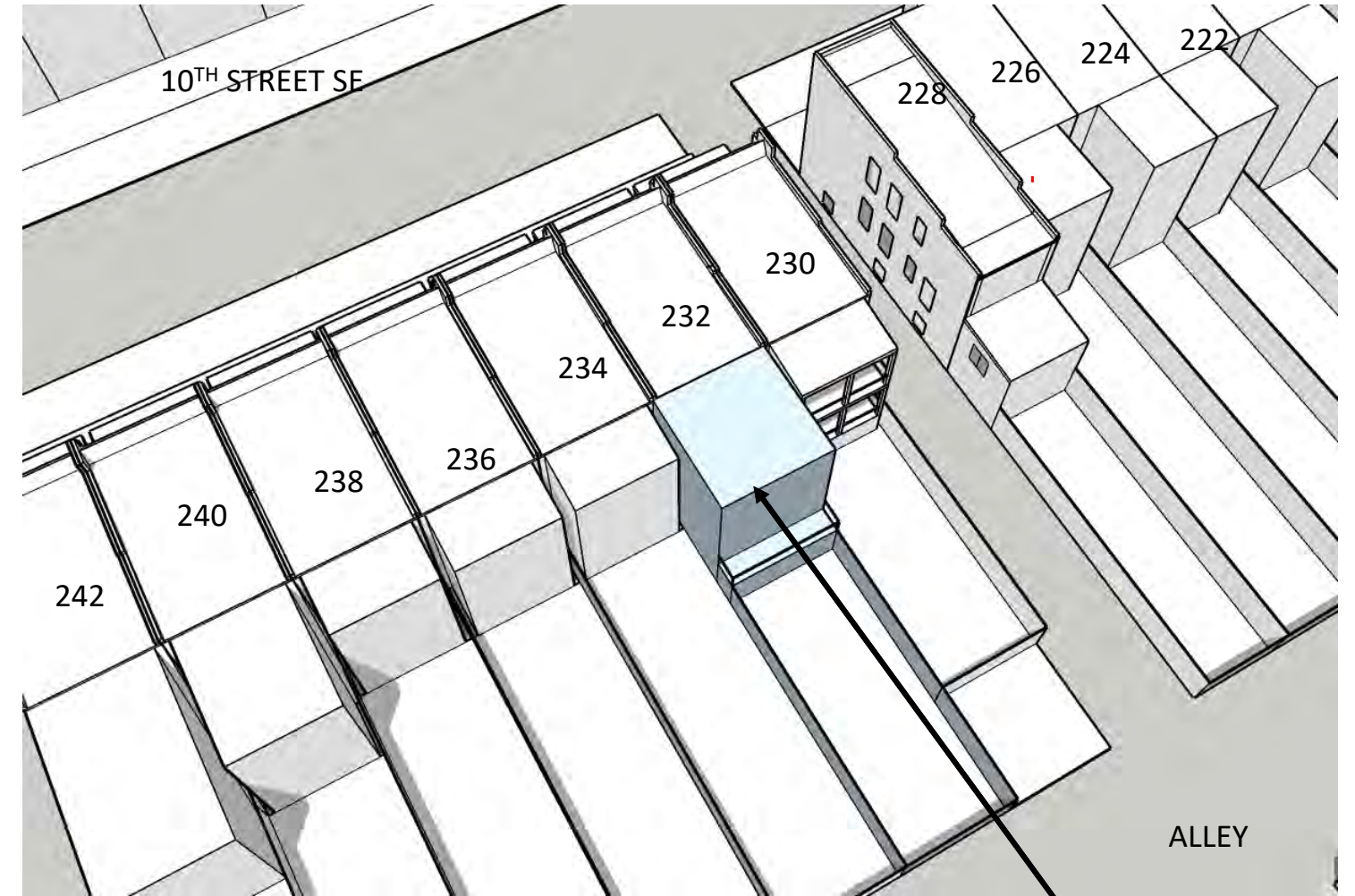


232 10TH STREET SE SUN STUDY



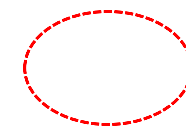
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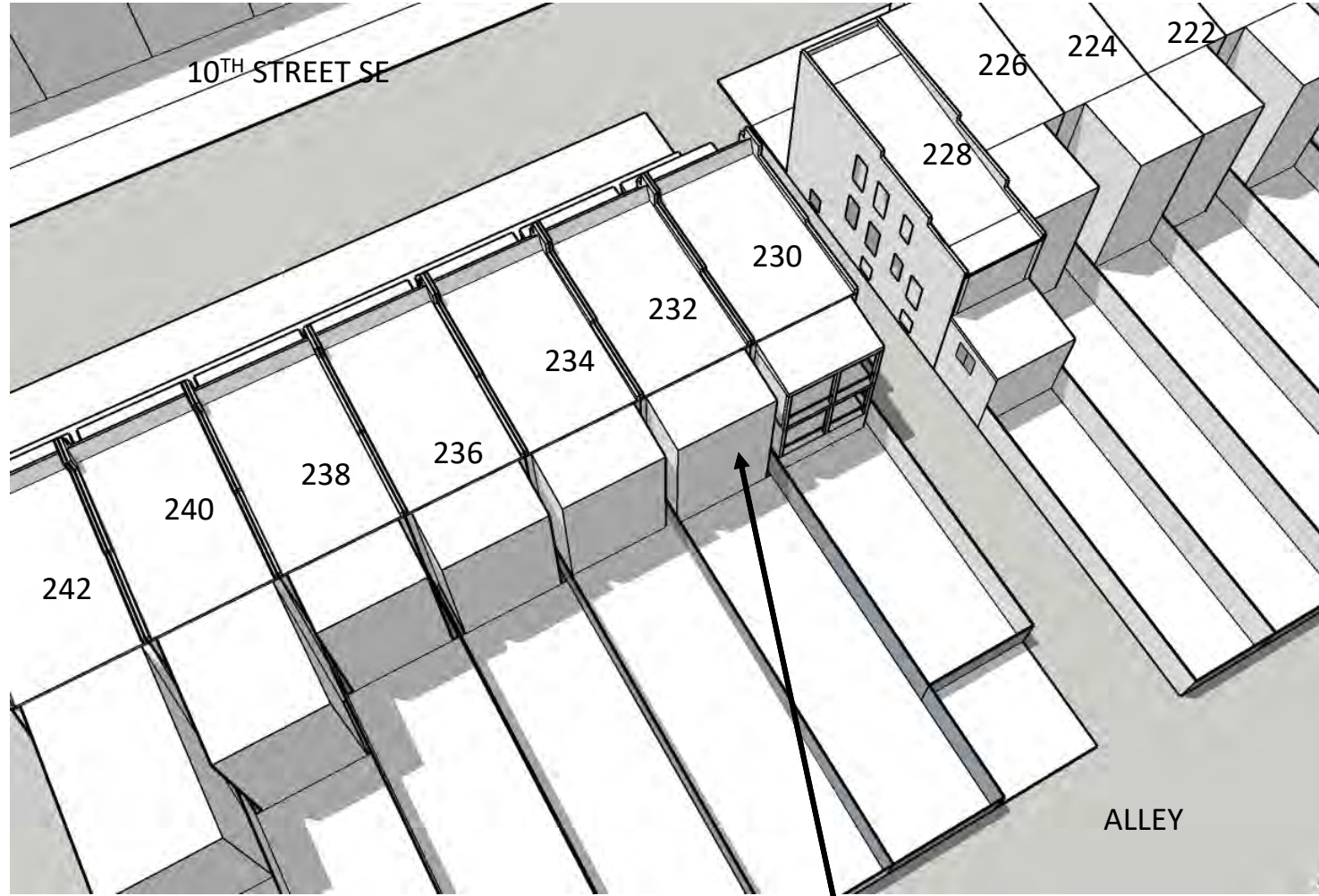
AREA OF REAR ADDITION IMPACT

SUMMER MORNING
June 21st 11:00 AM

NORTH

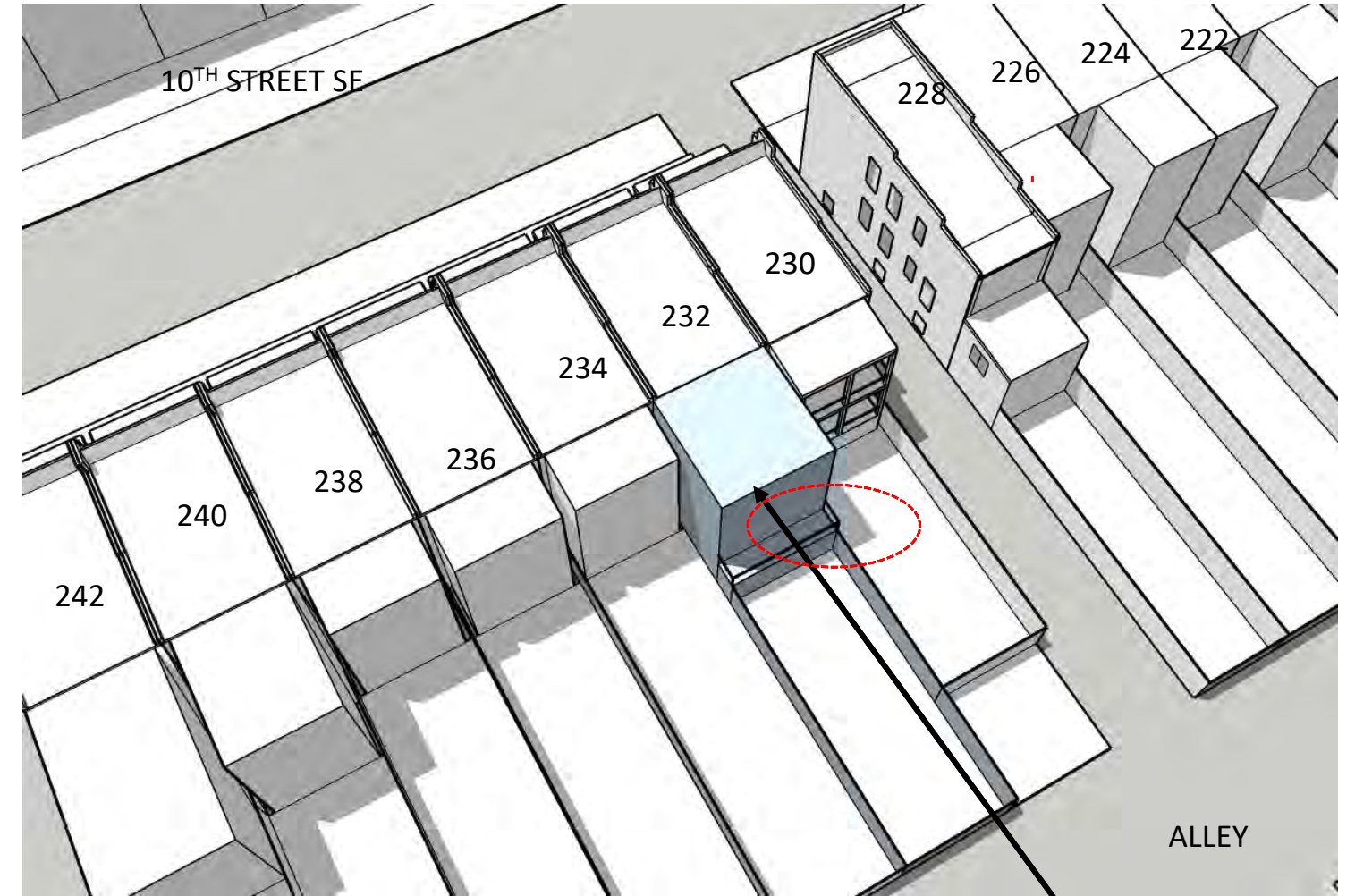


232 10TH STREET SE SUN STUDY



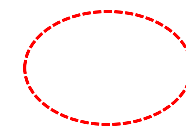
EXISTING

**EXISTING
SUNROOM**



REVISED PROPOSAL

ADDITION



AREA OF REAR ADDITION IMPACT

SUMMER AFTERNOON
June 21st 1:00 PM

NORTH

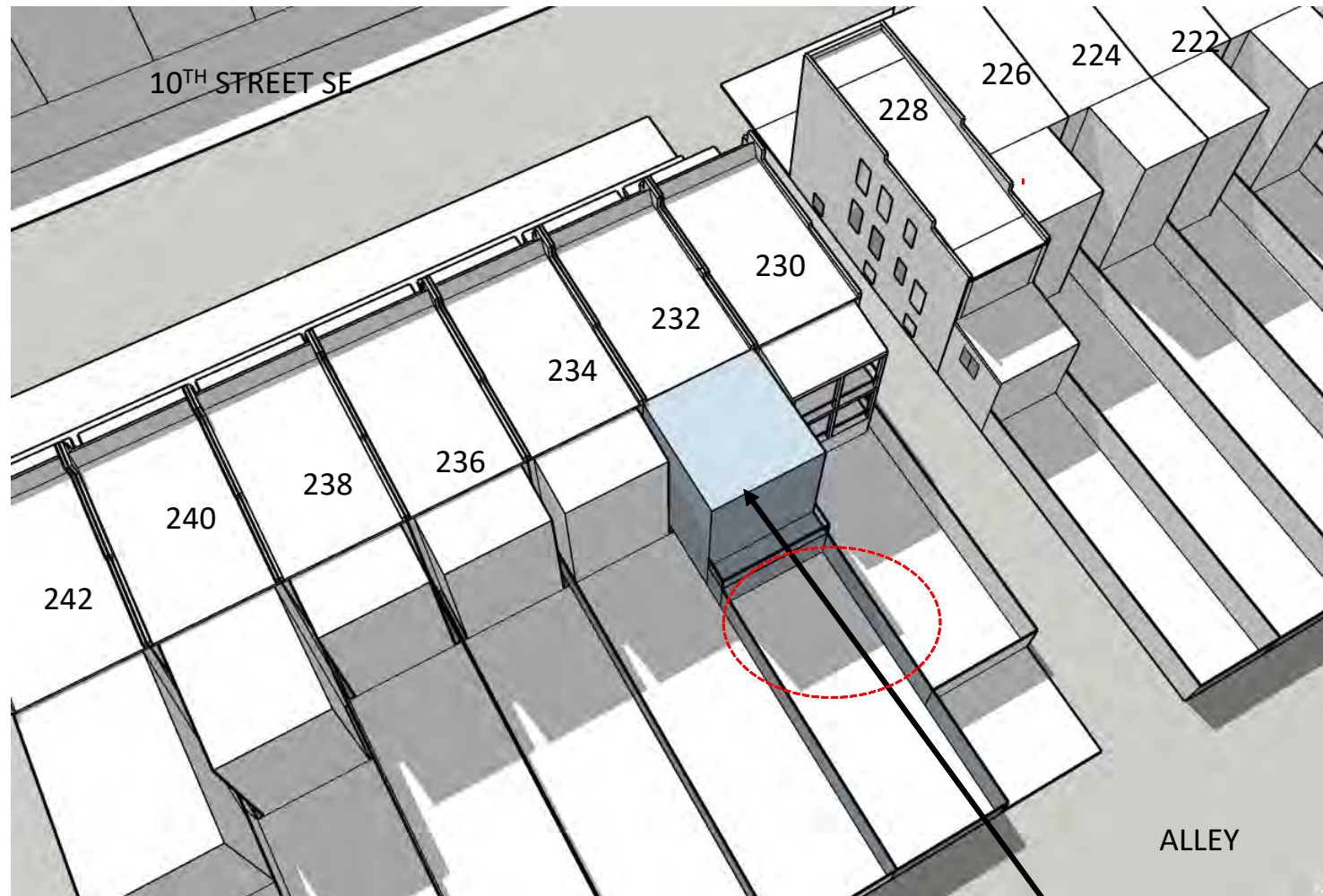


**232 10TH STREET SE
SUN STUDY**



EXISTING

**EXISTING
SUNROOM**



REVISED PROPOSAL

ADDITION

 **AREA OF REAR ADDITION IMPACT**

**SUMMER AFTERNOON
June 21st 3:00 PM**

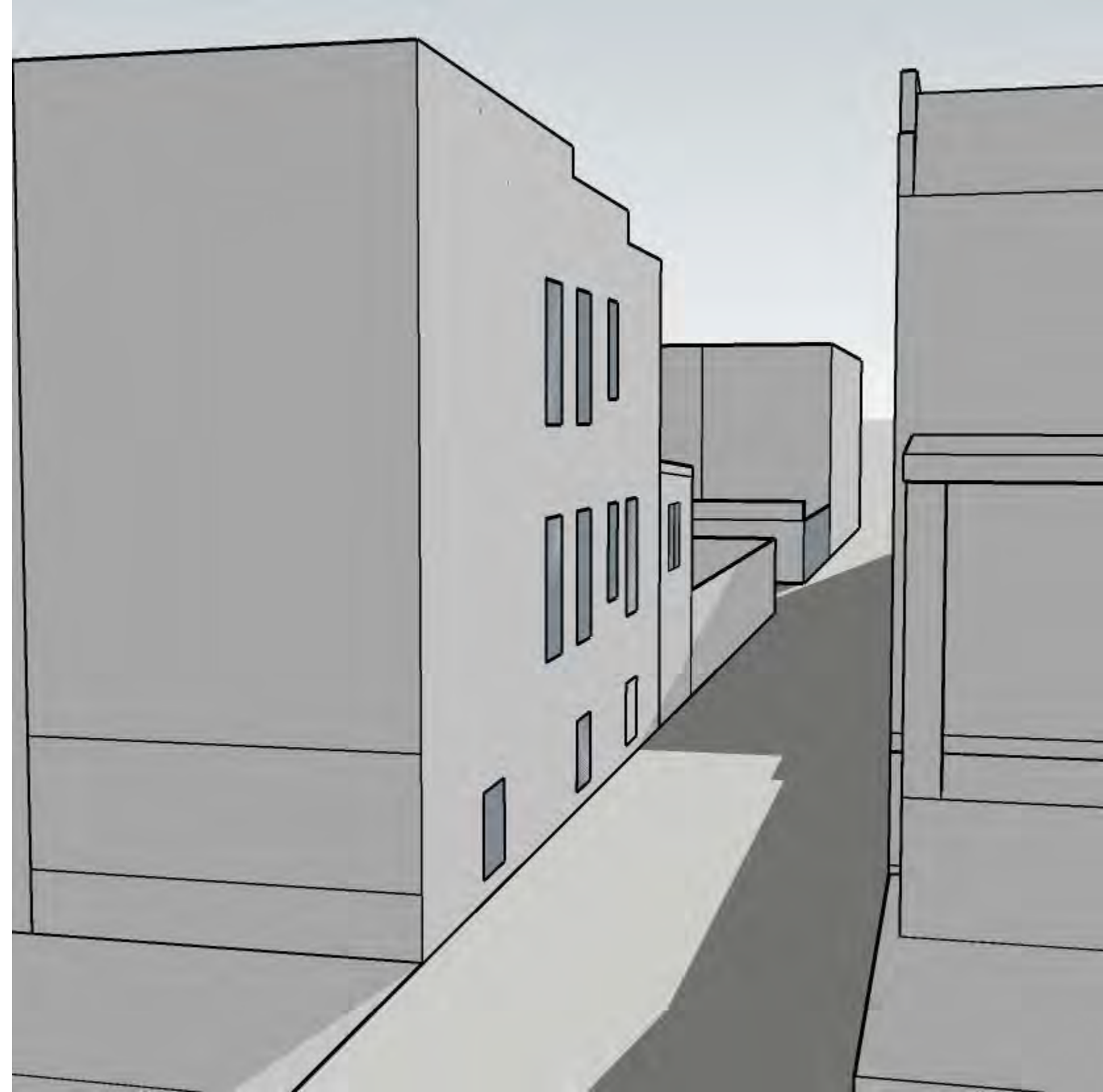


232 10TH STREET SE
SUN STUDY

2 STORY REAR ADDITION

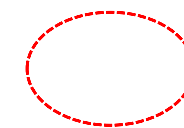


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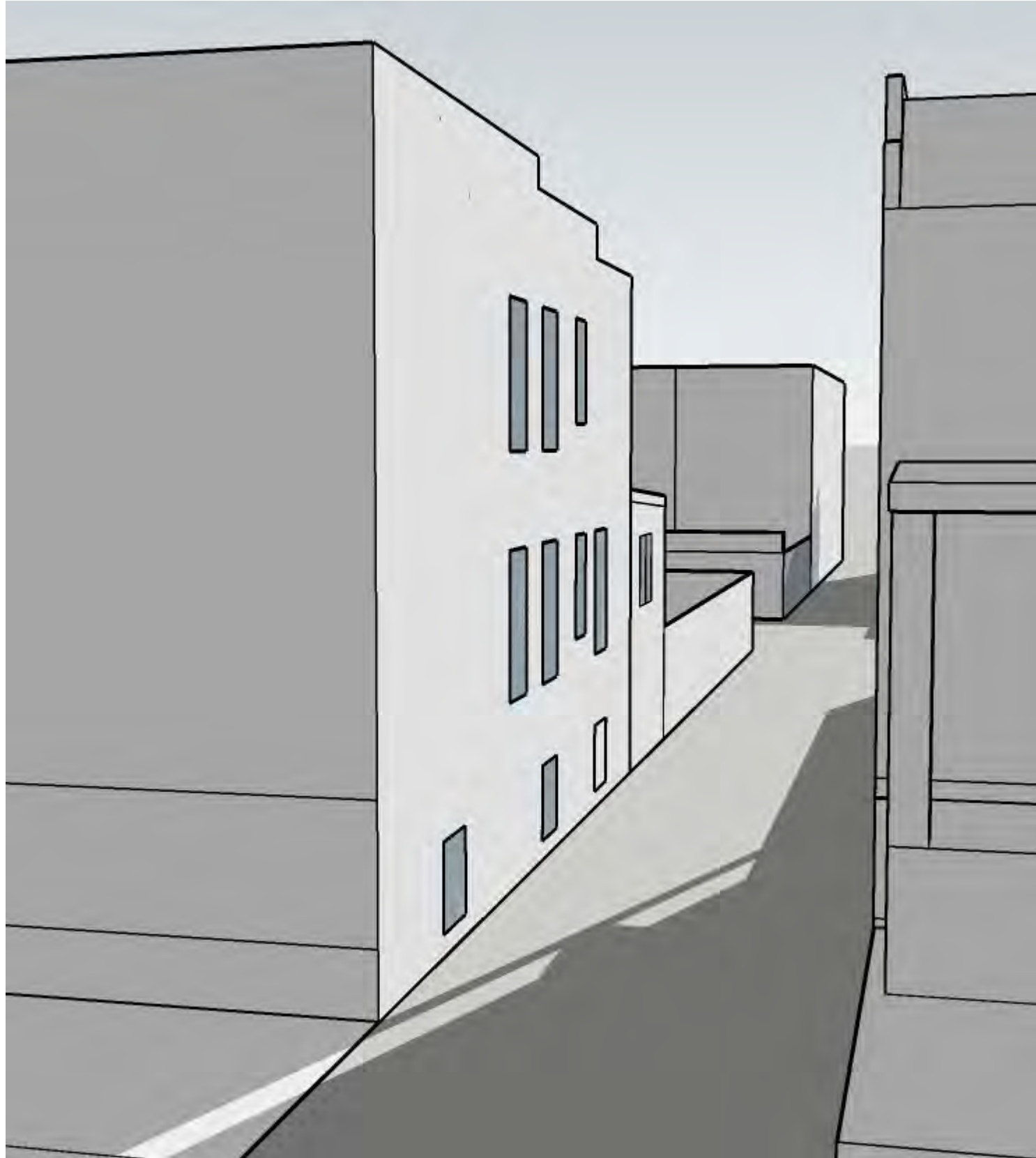
PROPOSED

MARCH 21ST 7:00 AM

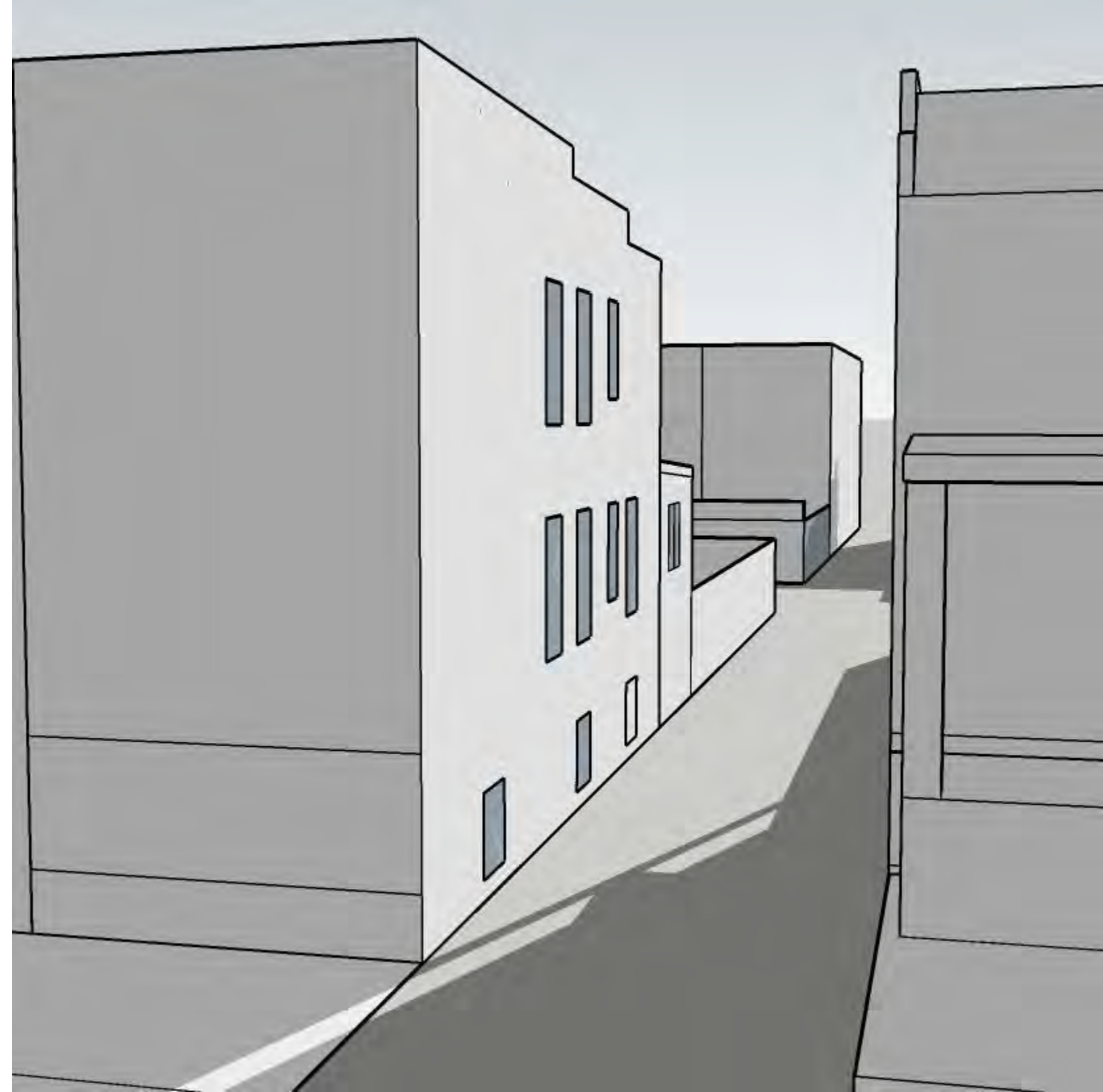


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

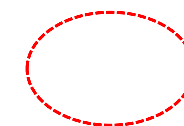


EXISTING



PROPOSED

MARCH 21ST 8:00 AM

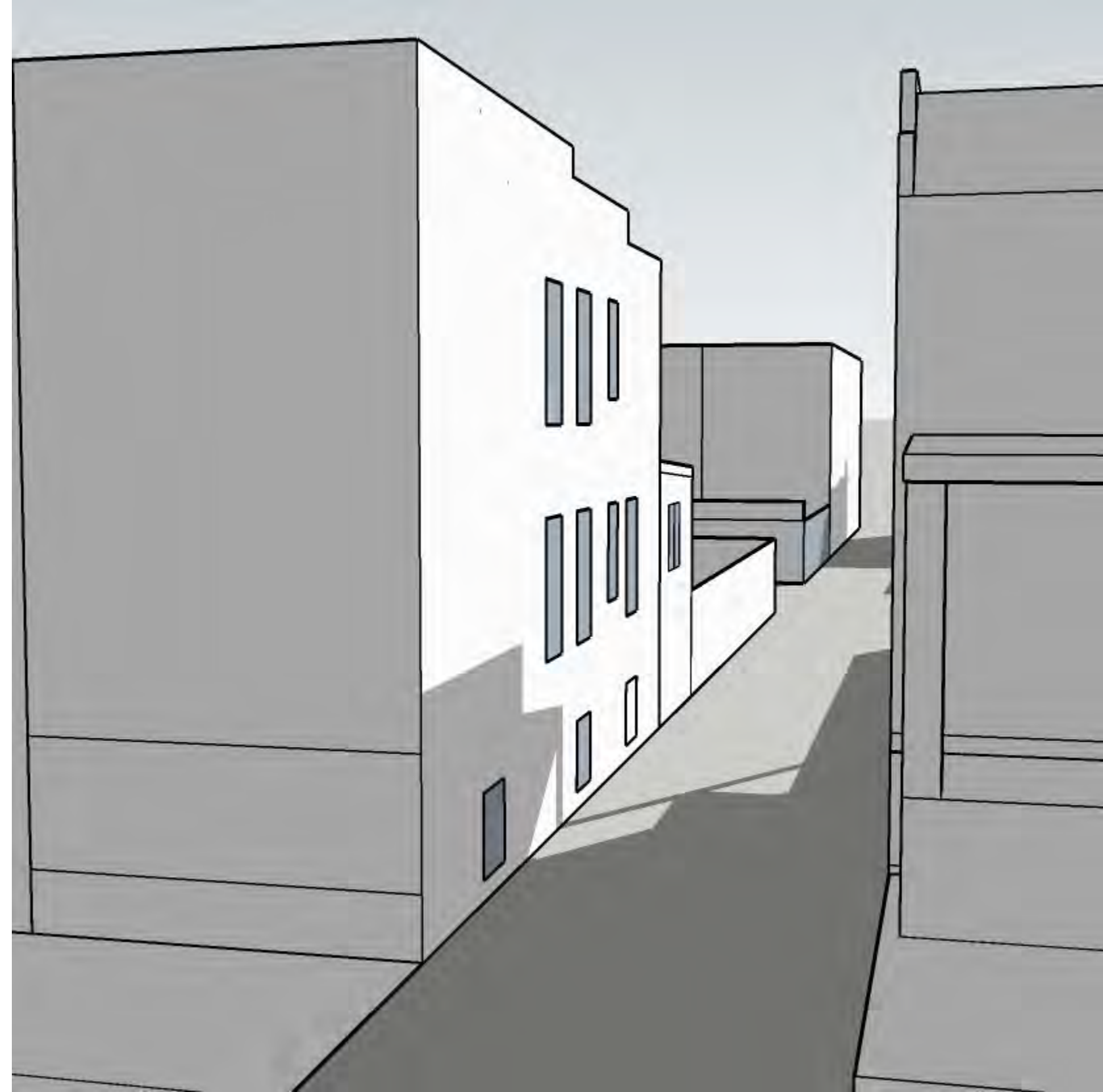


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

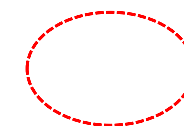


EXISTING



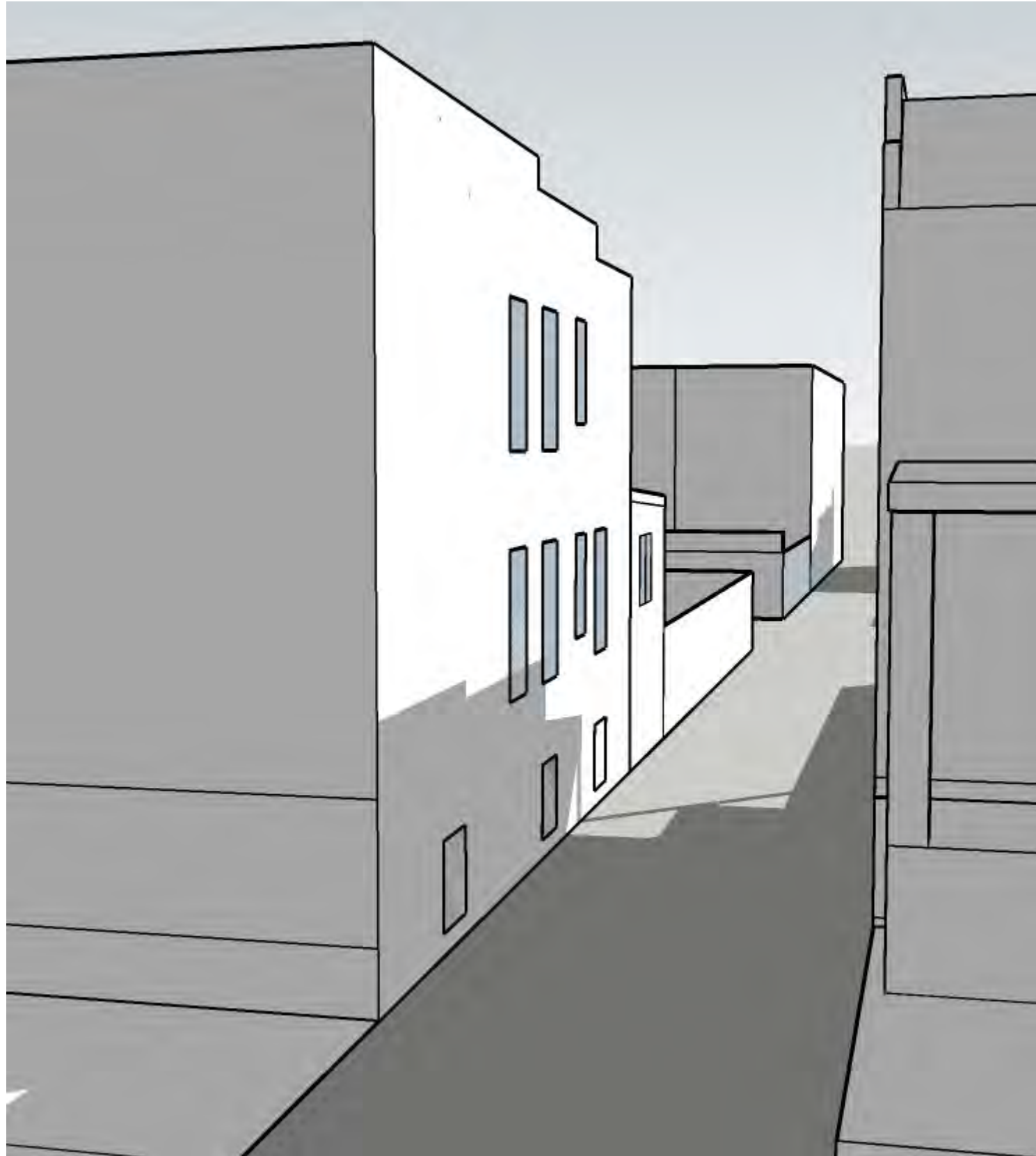
PROPOSED

MARCH 21ST 9:00 AM

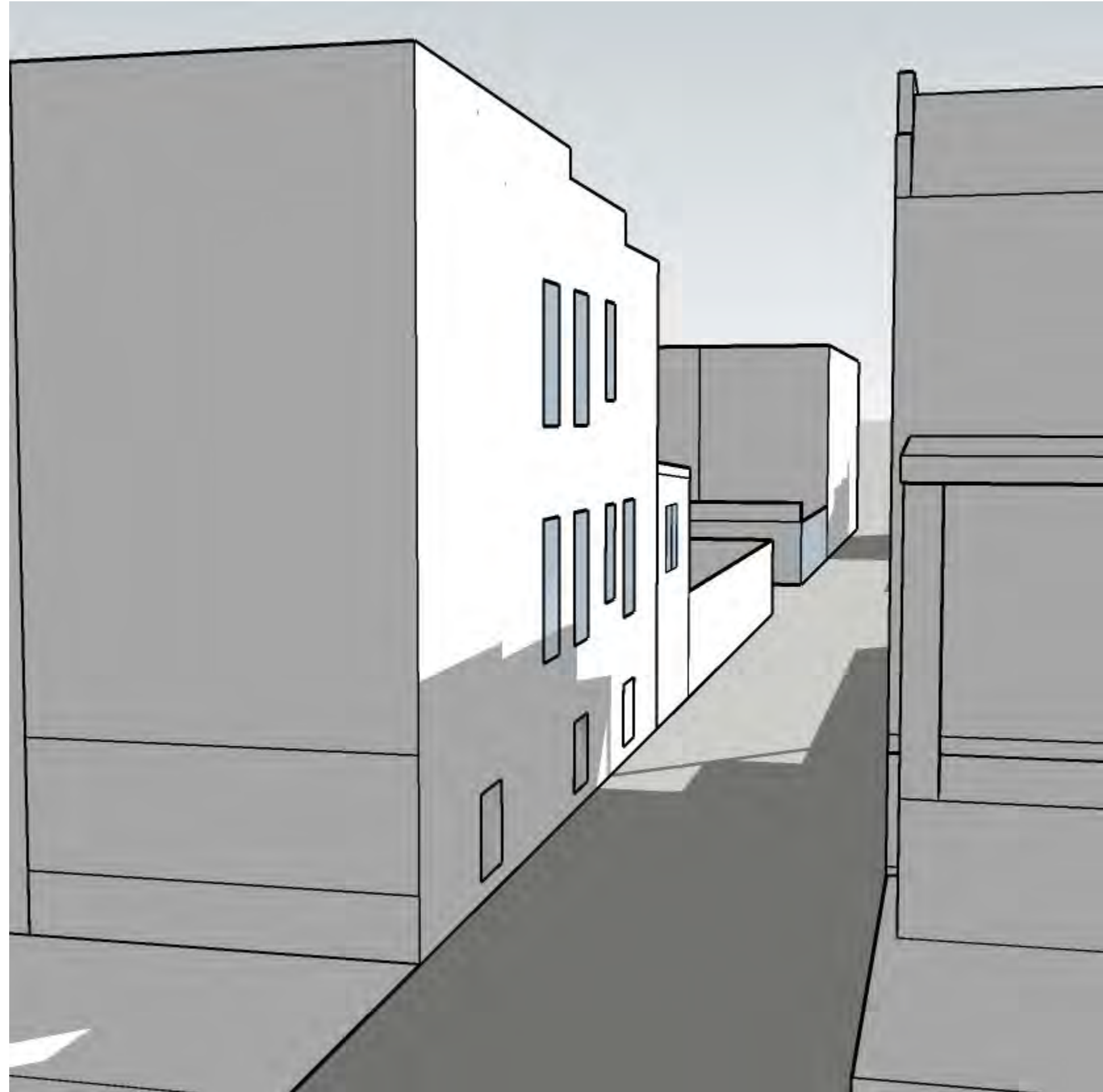


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

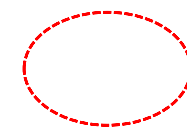


EXISTING



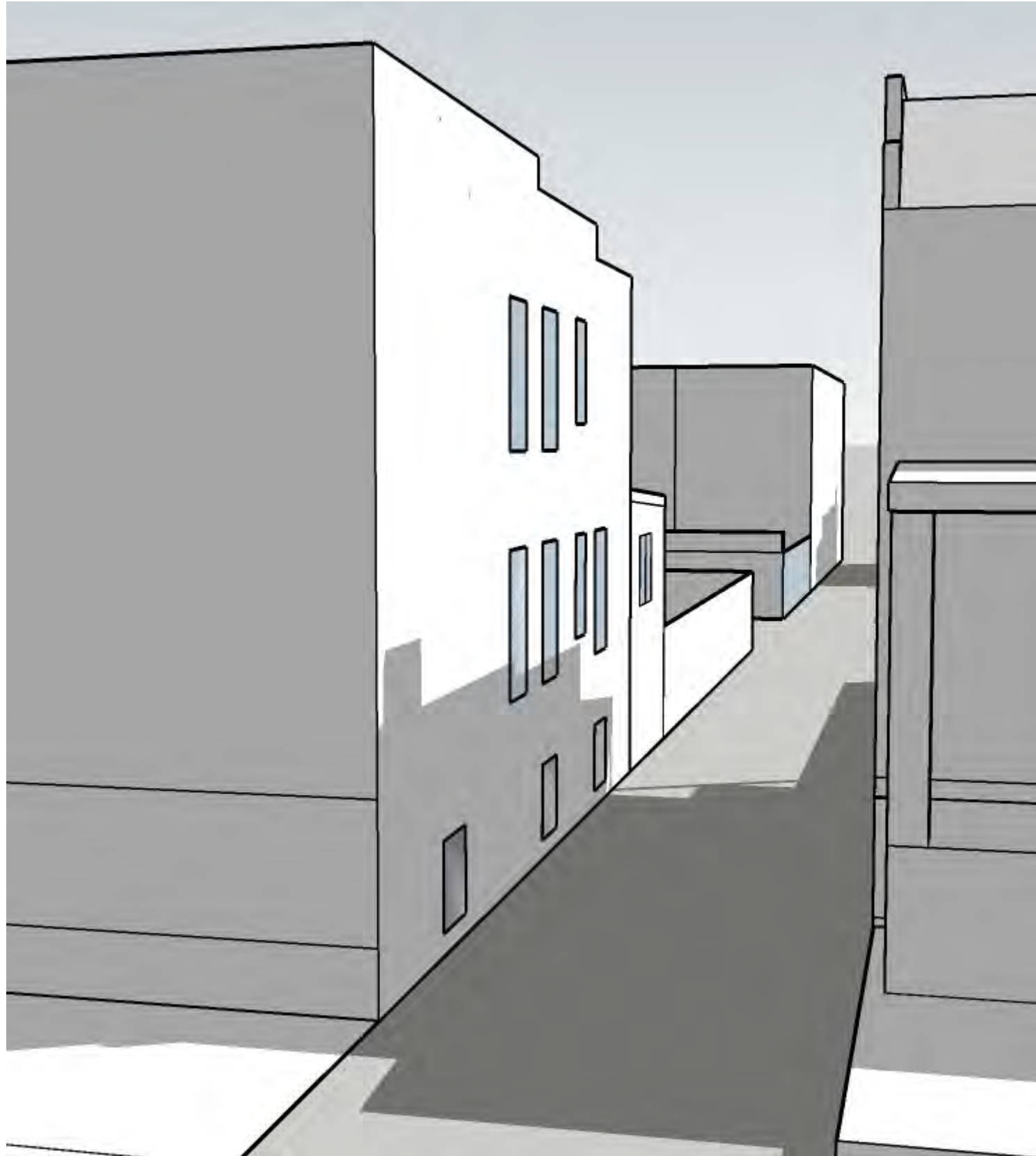
PROPOSED

MARCH 21ST 10:00 AM

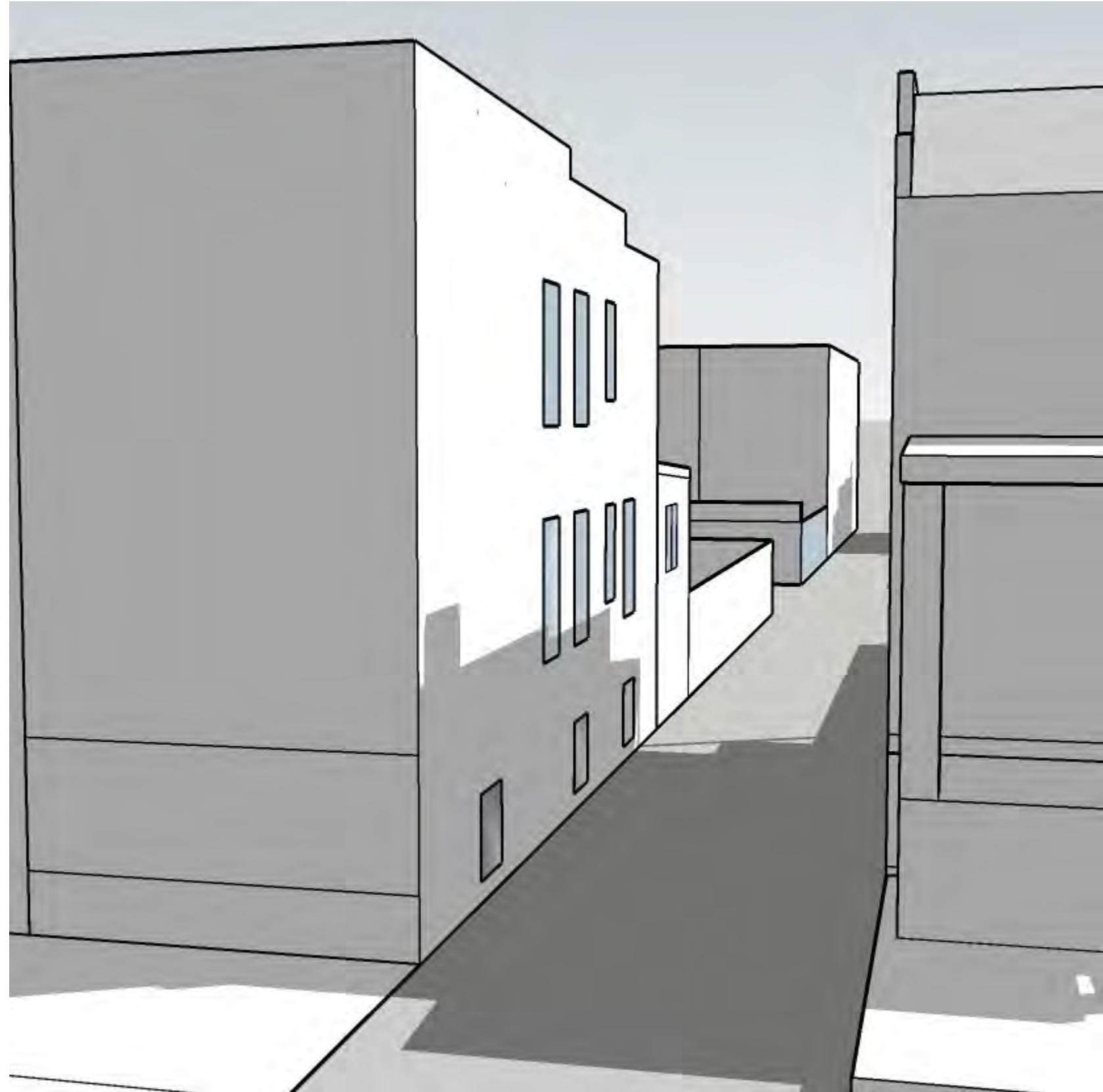


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

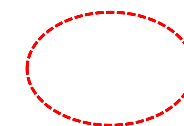


EXISTING



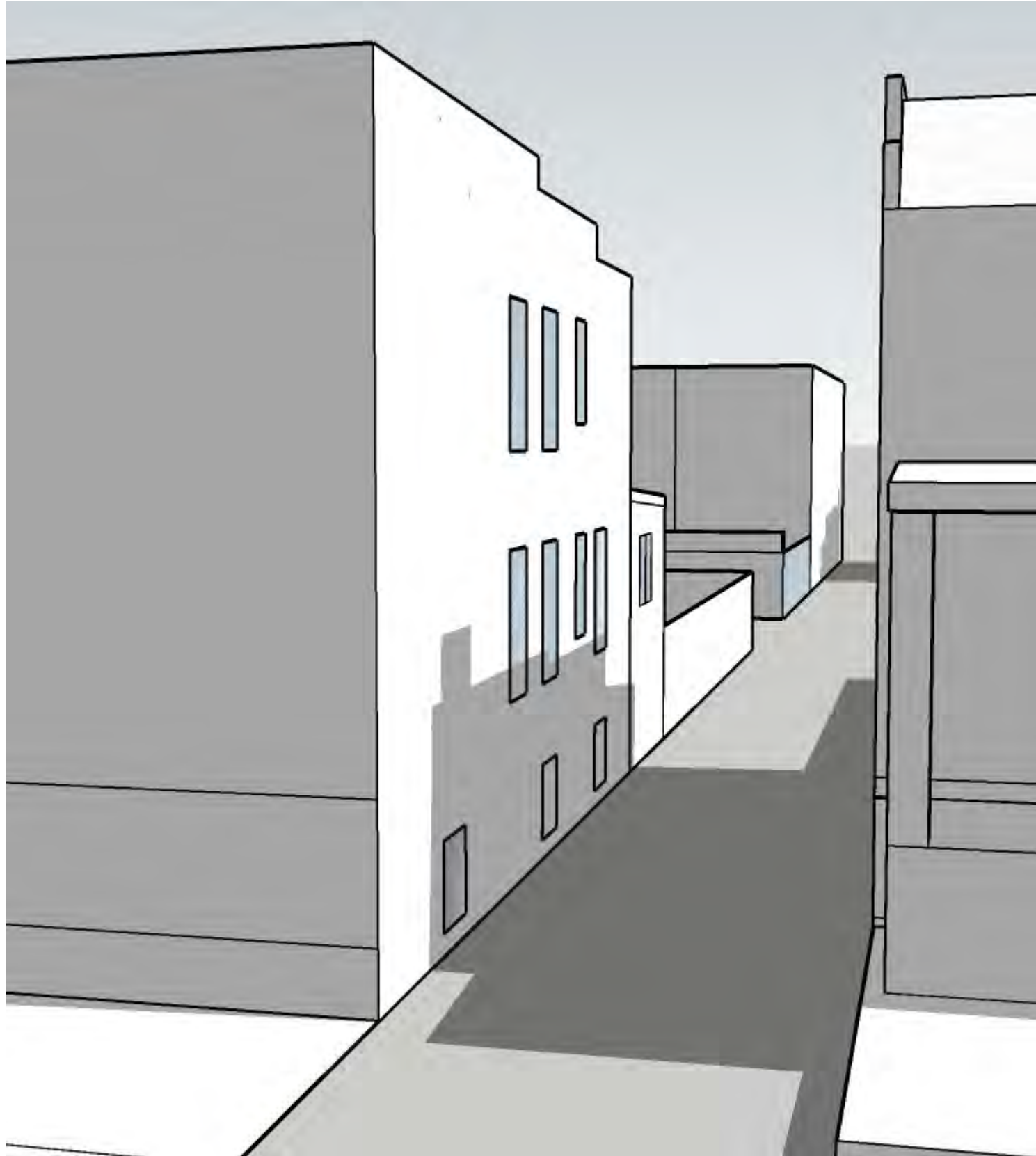
PROPOSED

MARCH 21ST 11:00 AM

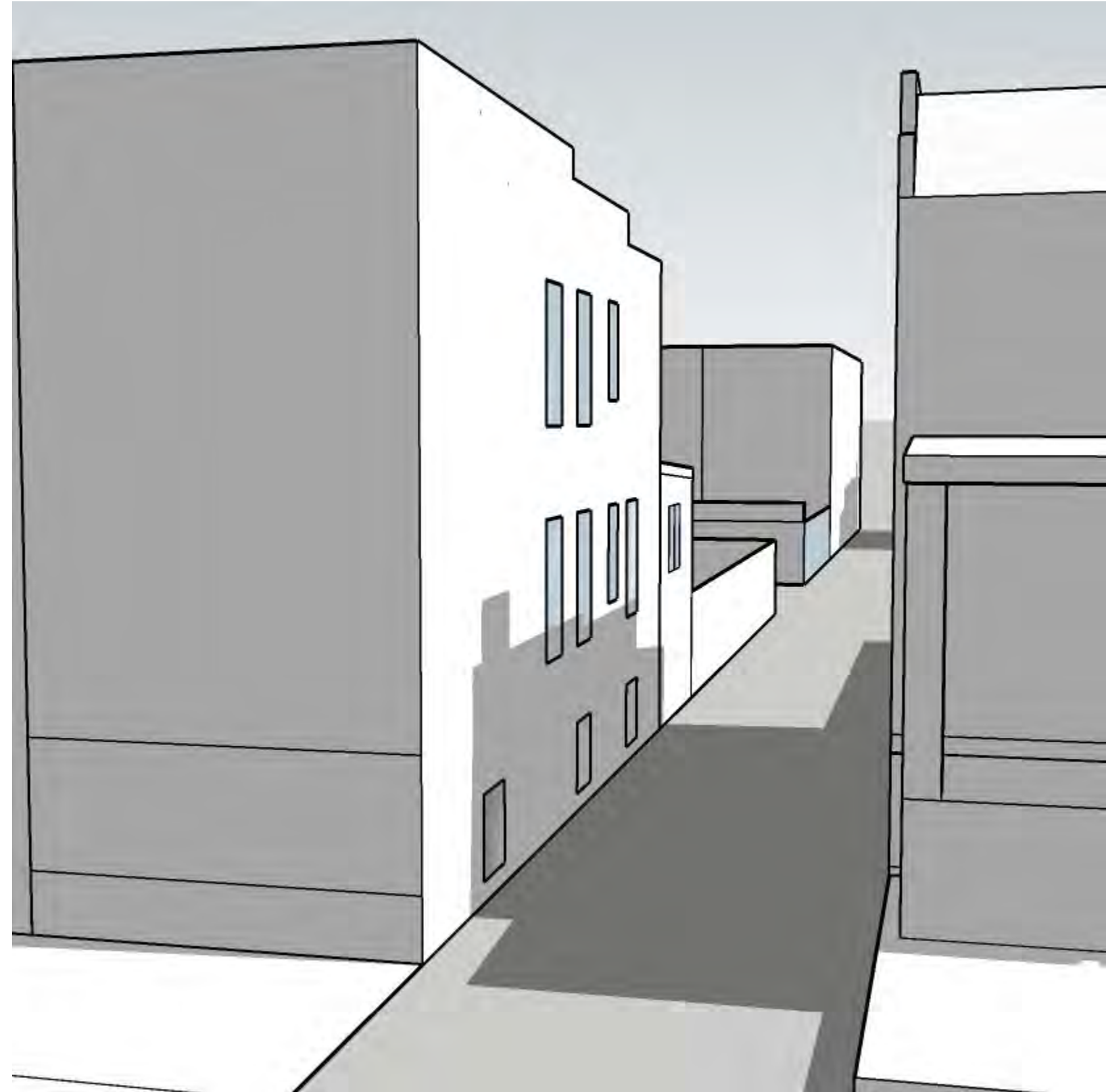


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

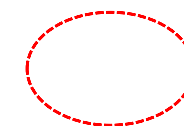


EXISTING



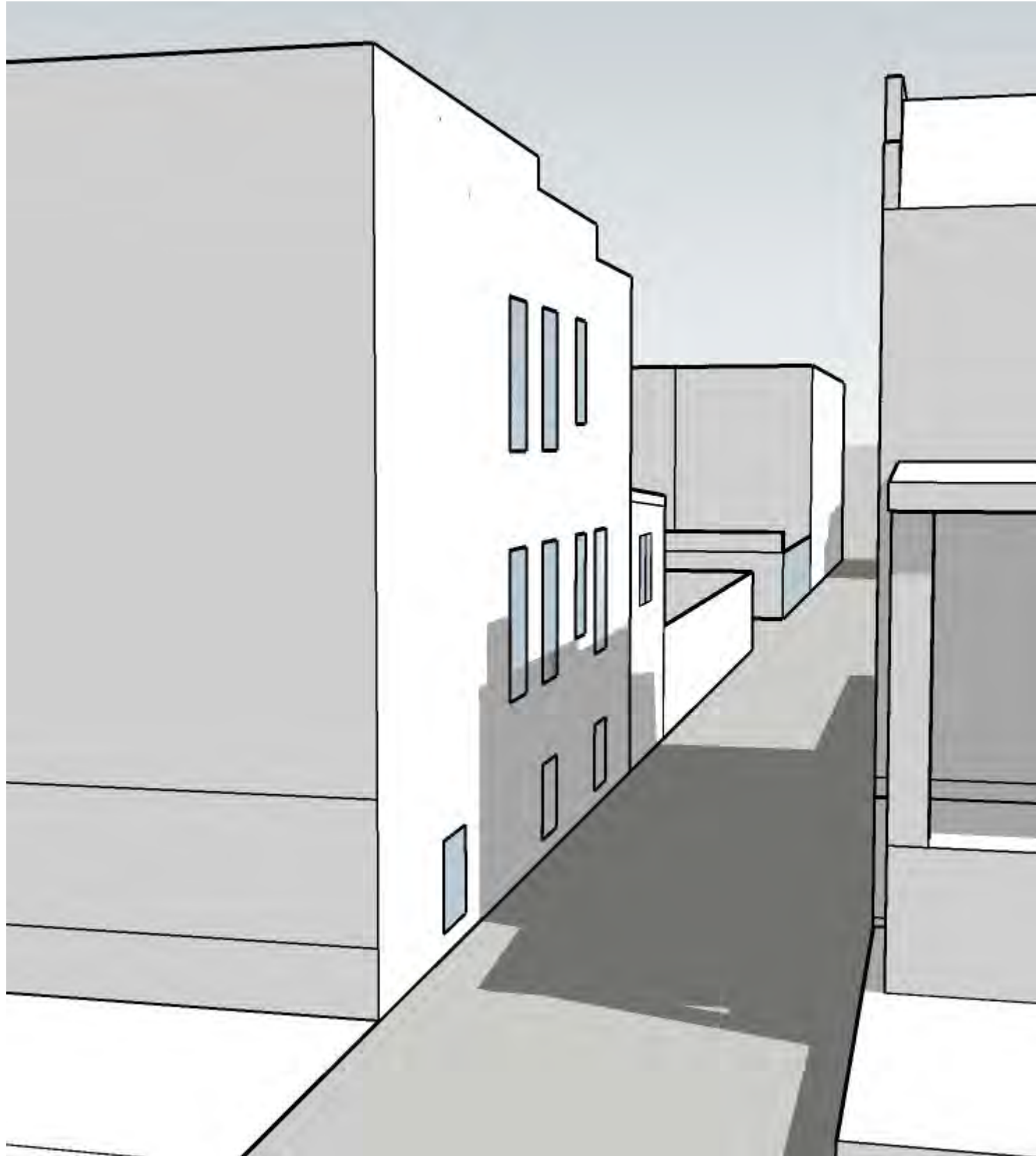
PROPOSED

MARCH 21ST 12:00 PM

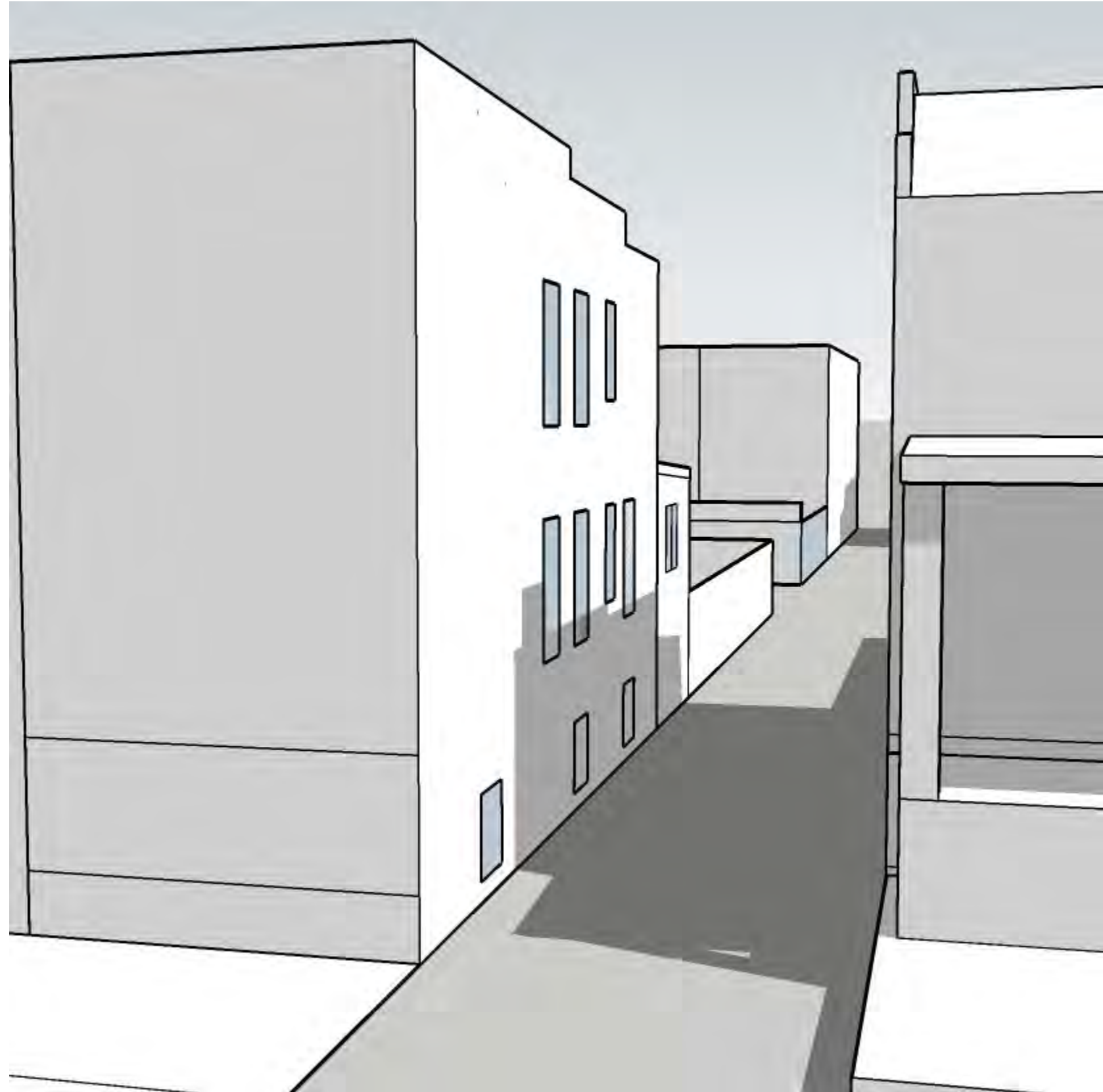


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

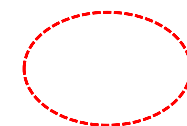


EXISTING



PROPOSED

MARCH 21ST 1:00 PM

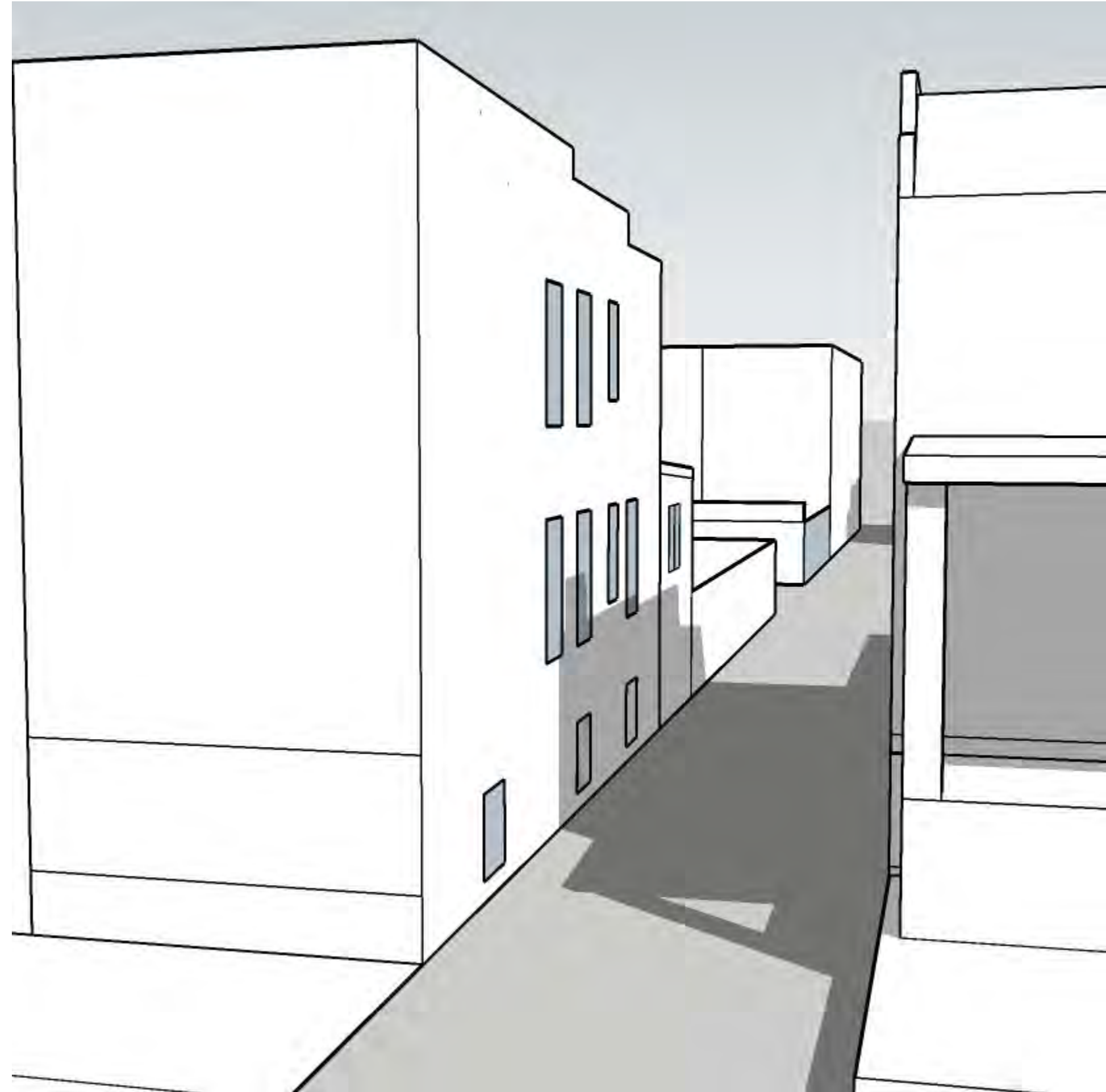


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

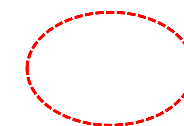


EXISTING



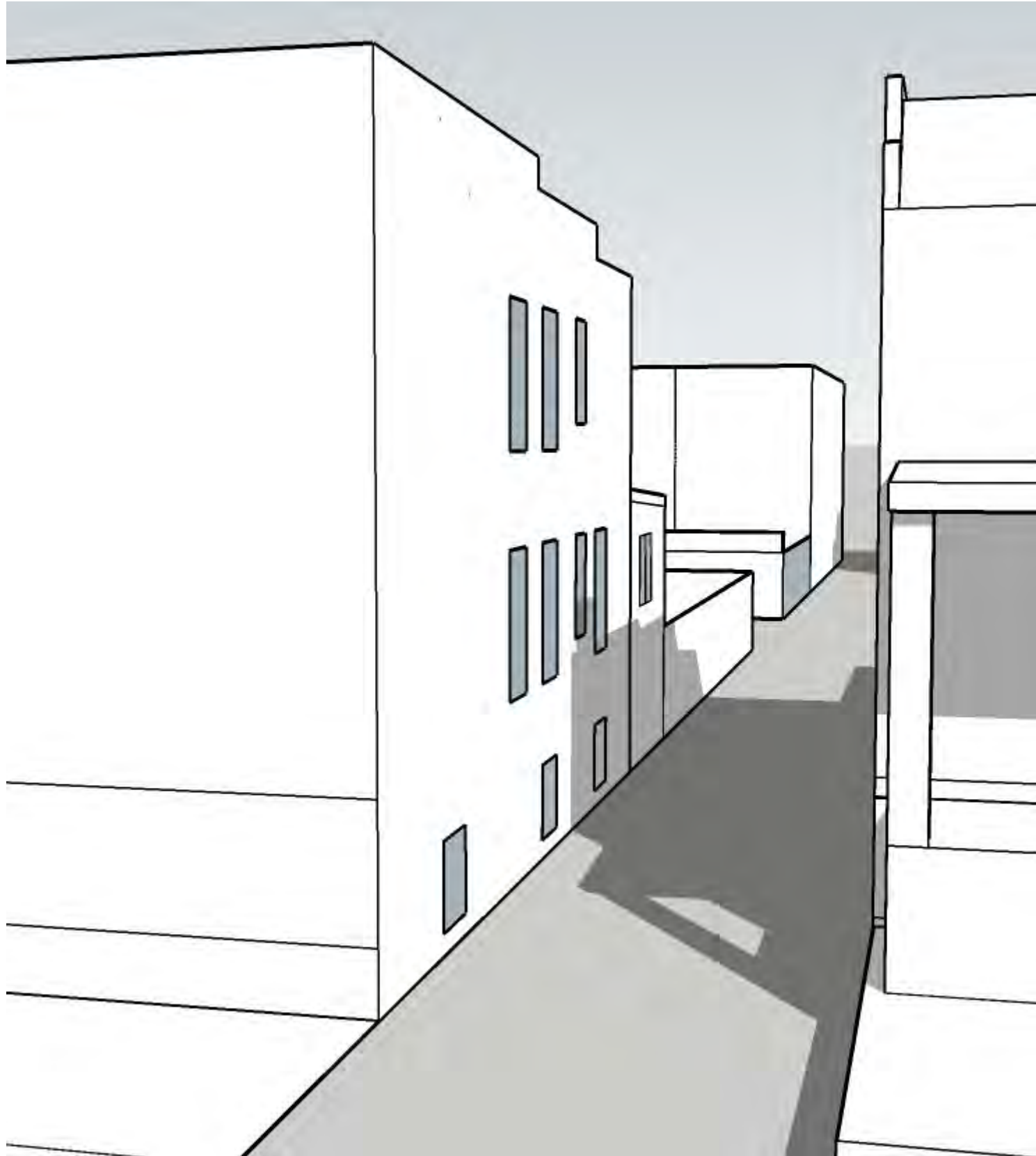
PROPOSED

MARCH 21ST 2:00 PM

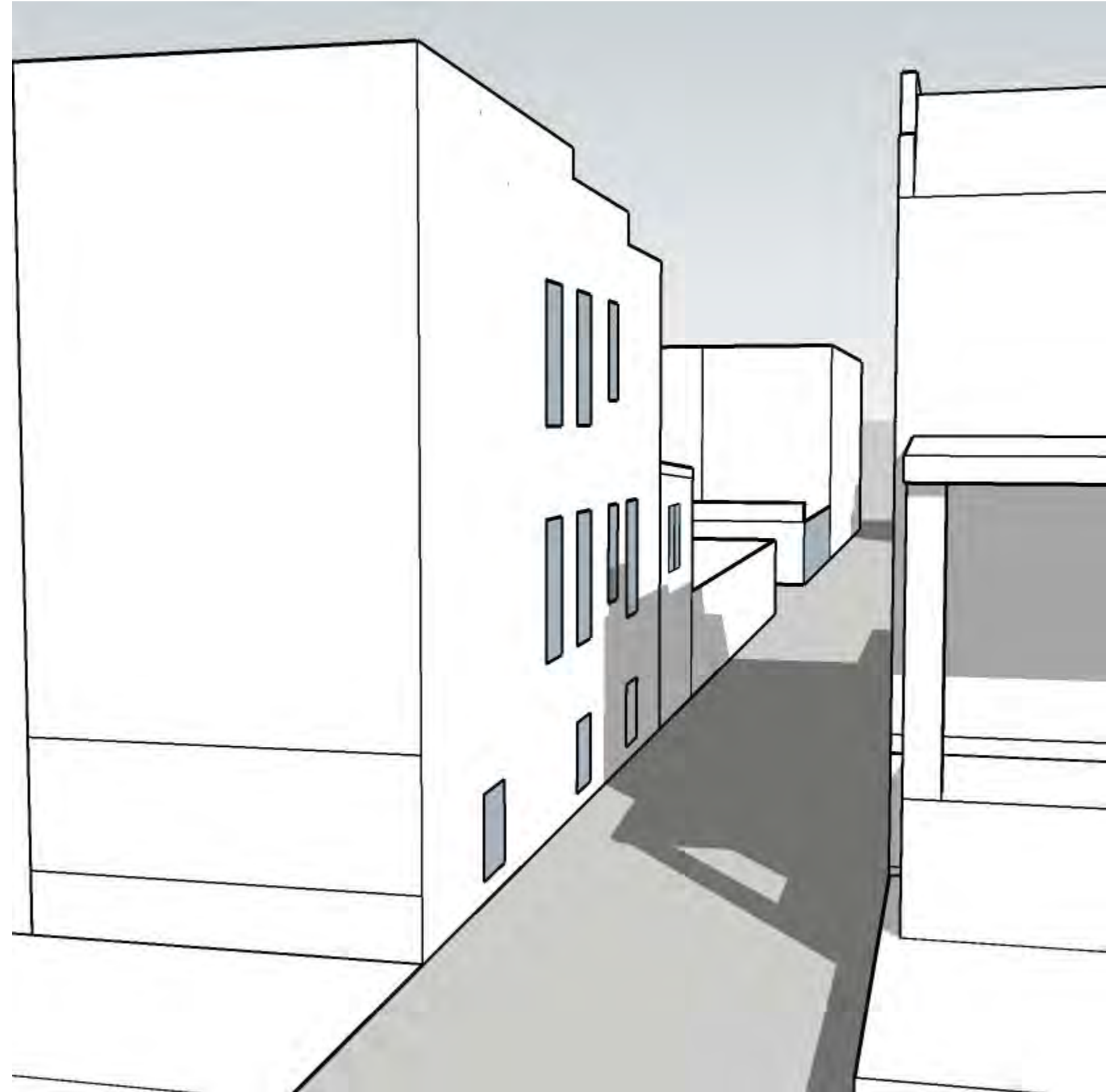


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

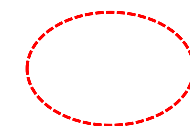


EXISTING



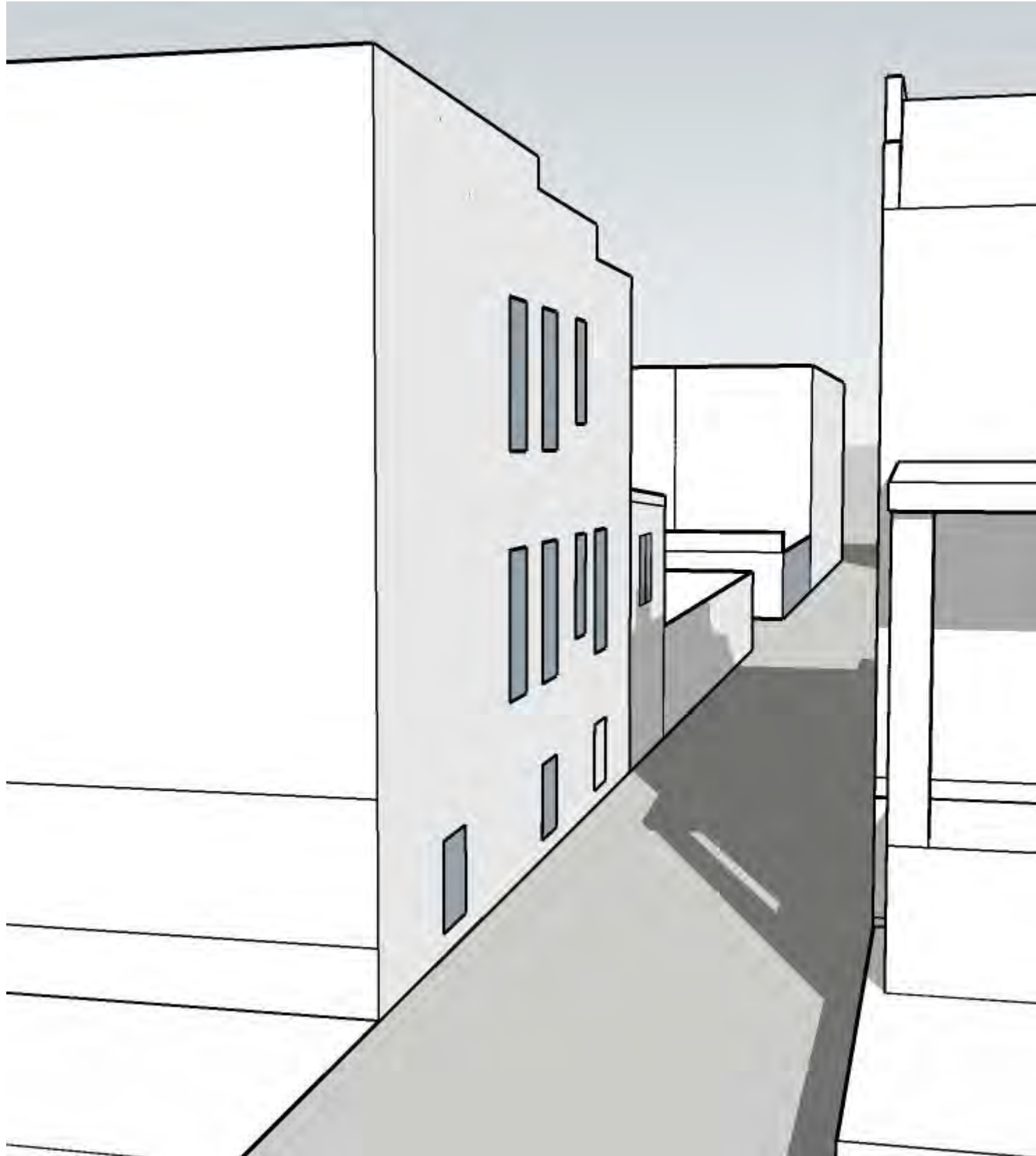
PROPOSED

MARCH 21ST 3:00 PM

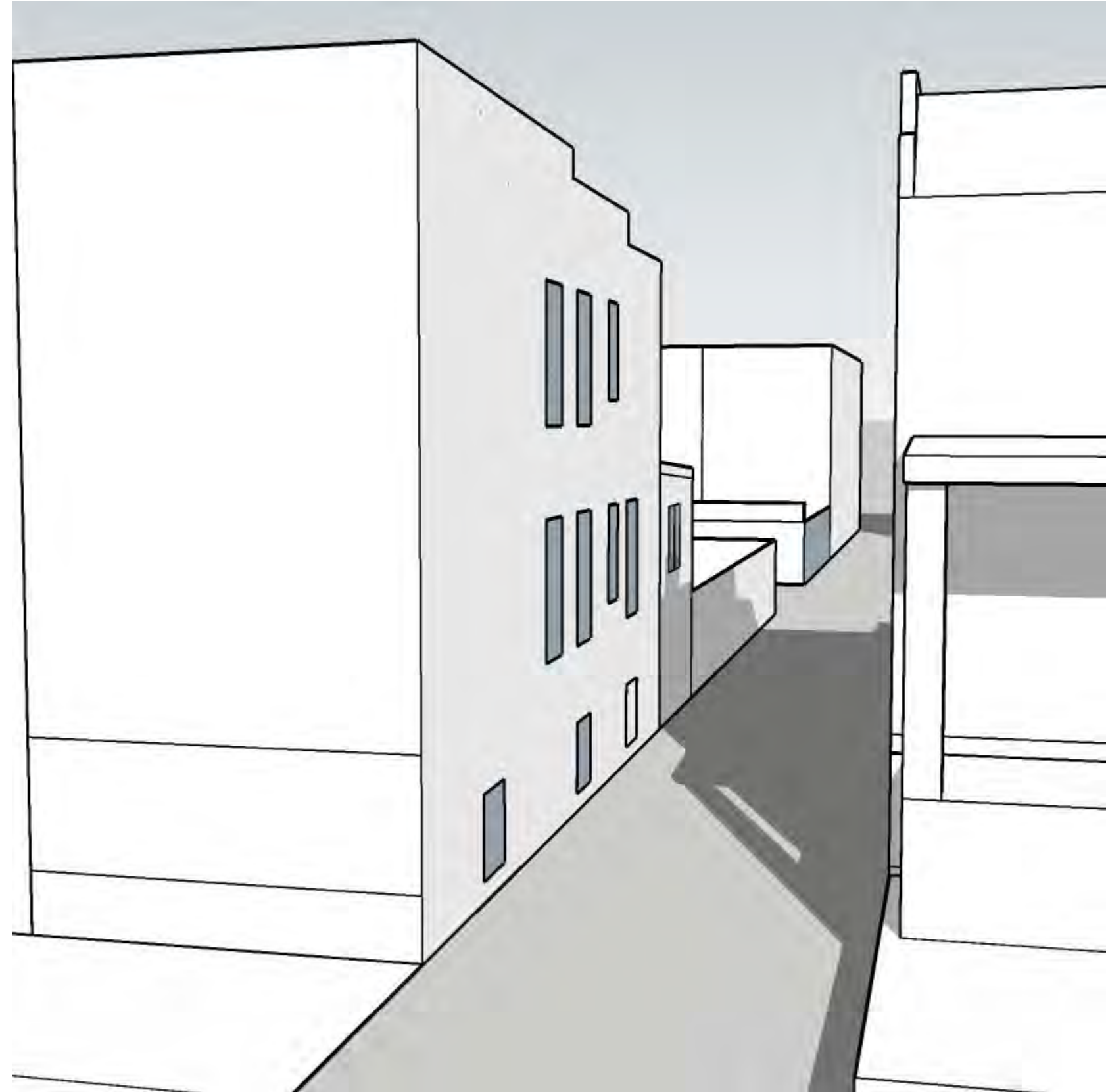


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

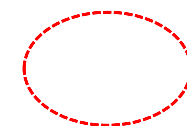


EXISTING



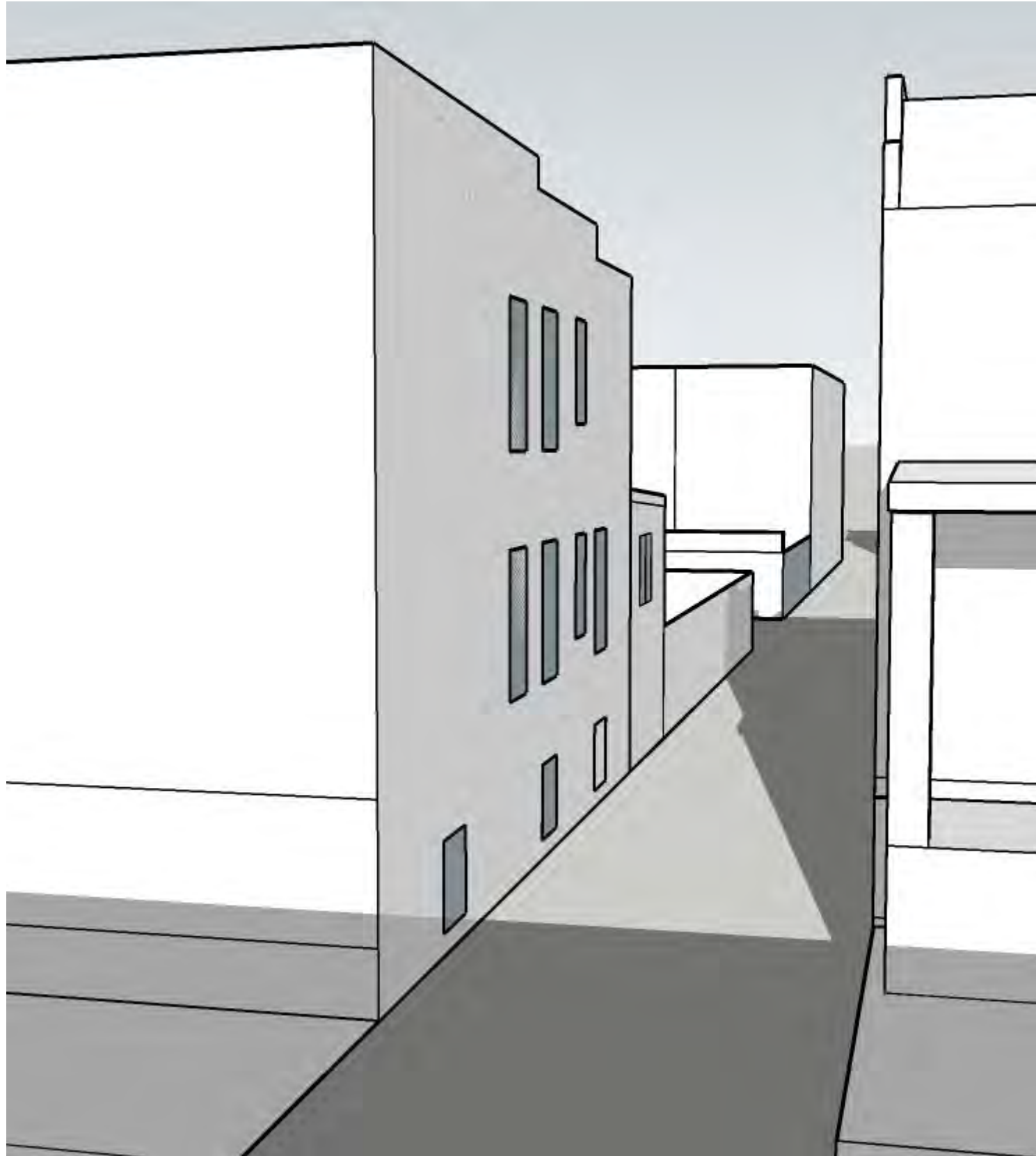
PROPOSED

MARCH 21ST 4:00 PM

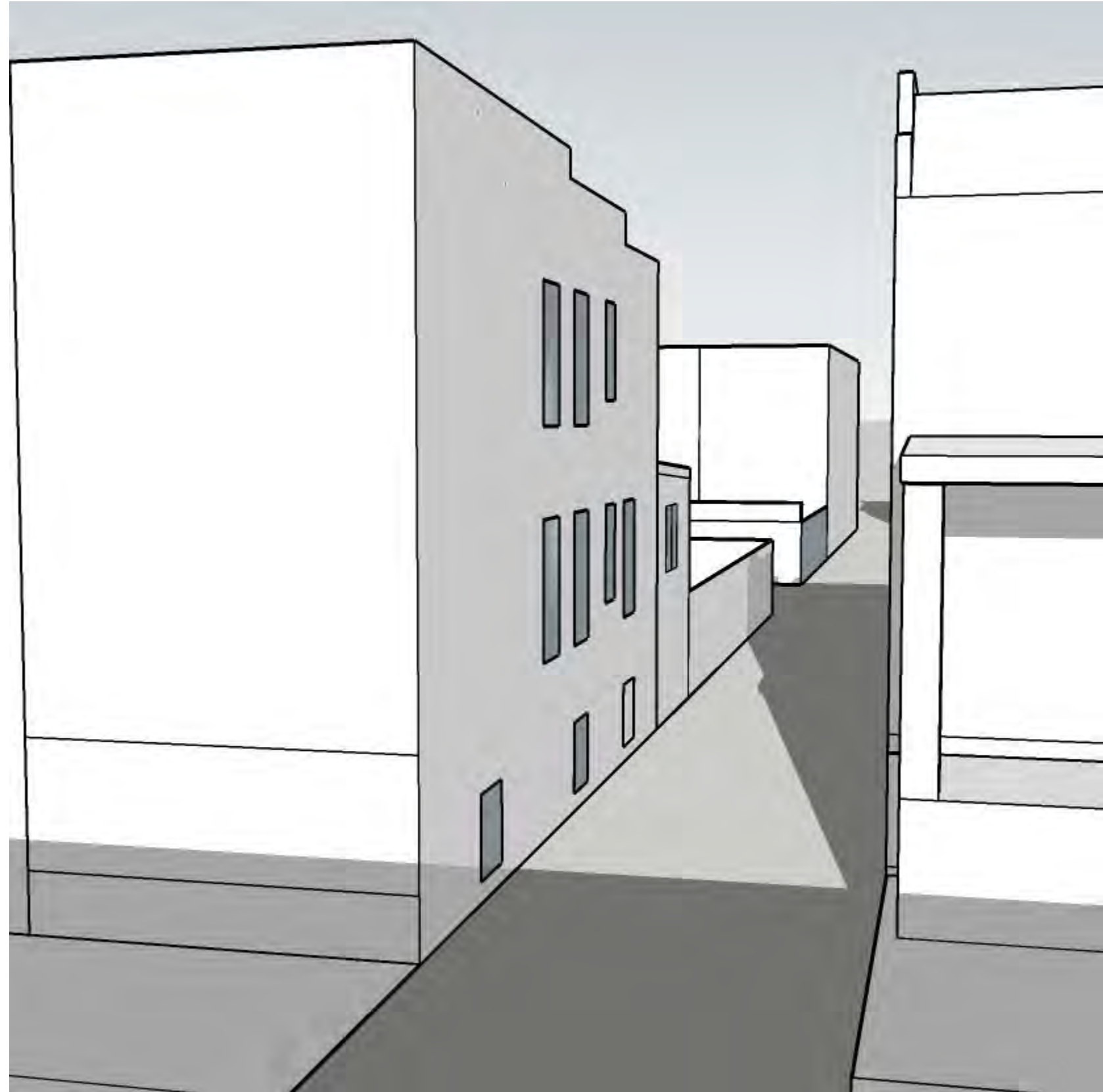


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

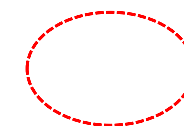


EXISTING



PROPOSED

MARCH 21ST 5:00 PM

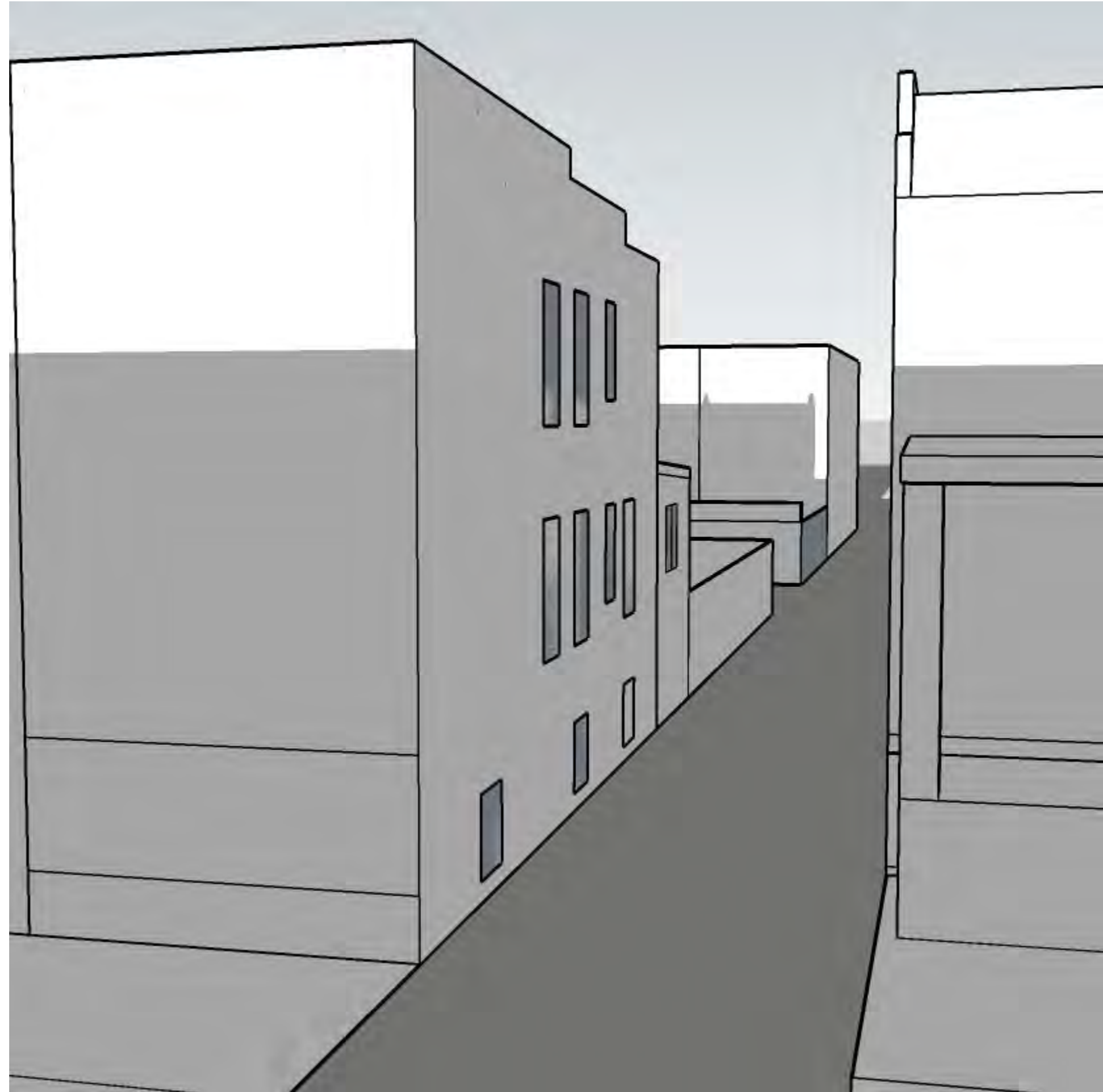


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

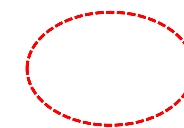


EXISTING



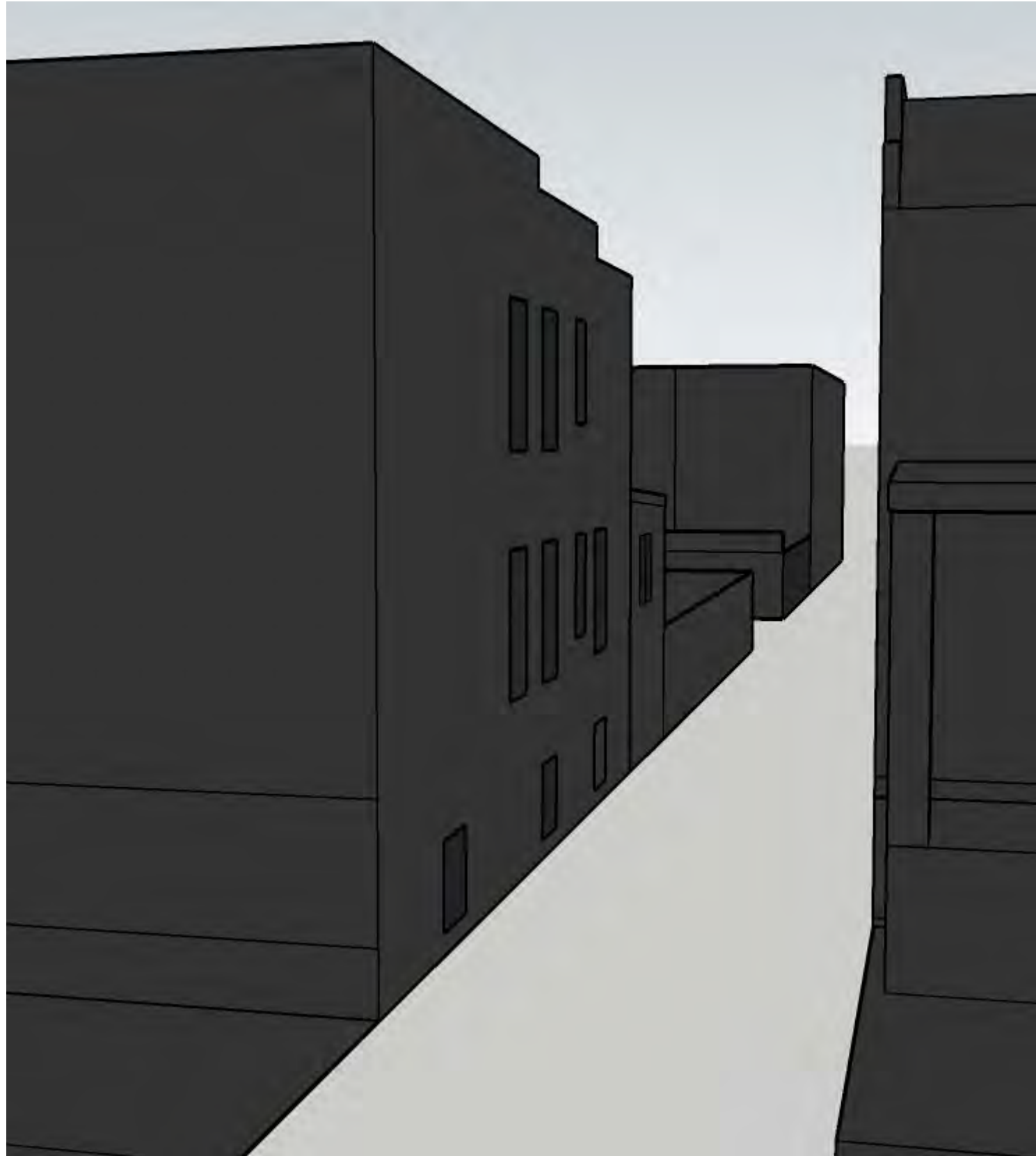
PROPOSED

MARCH 21ST 6:00 PM

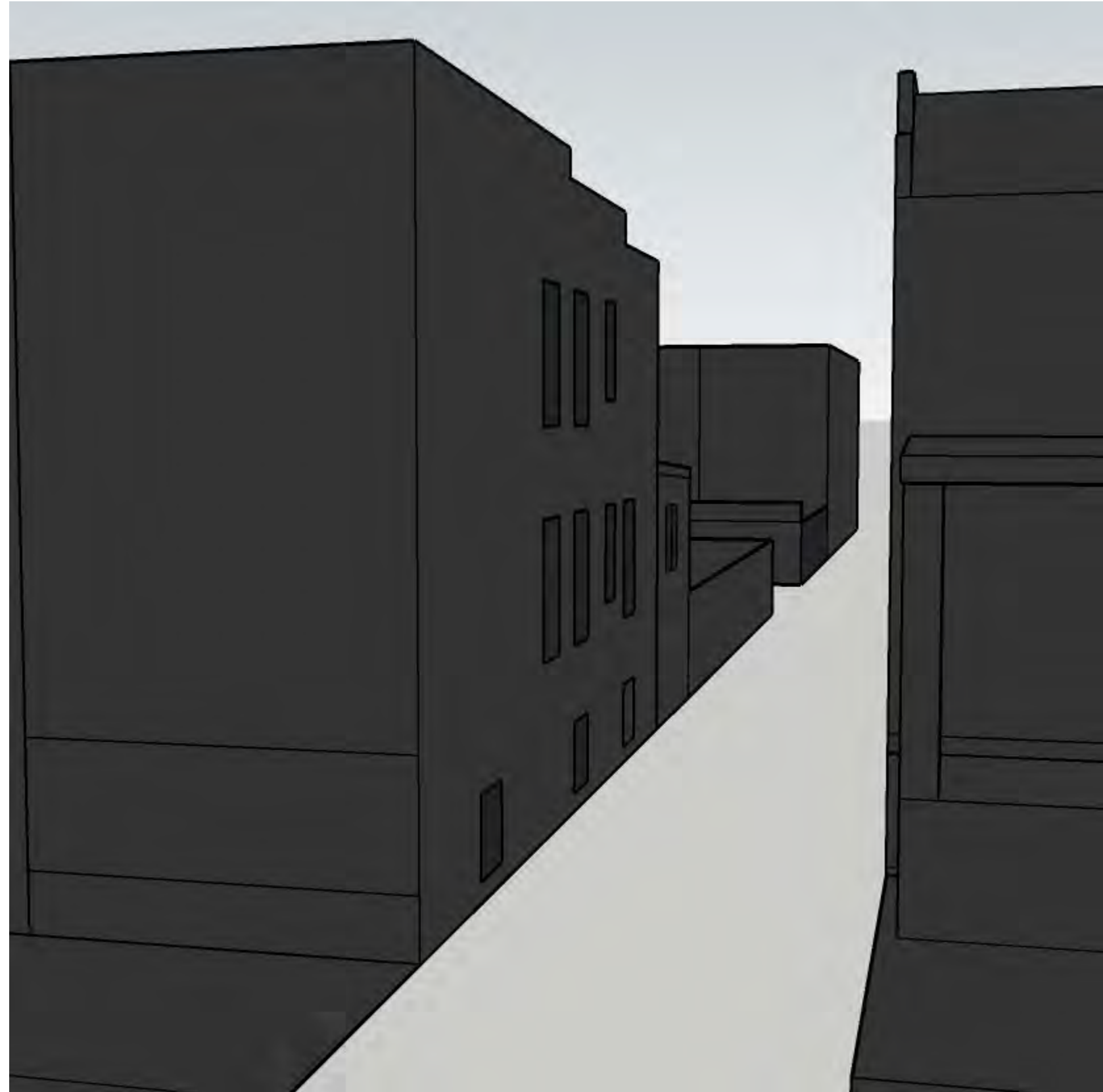


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

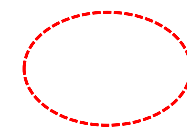


EXISTING



PROPOSED

MARCH 21ST 7:00 PM



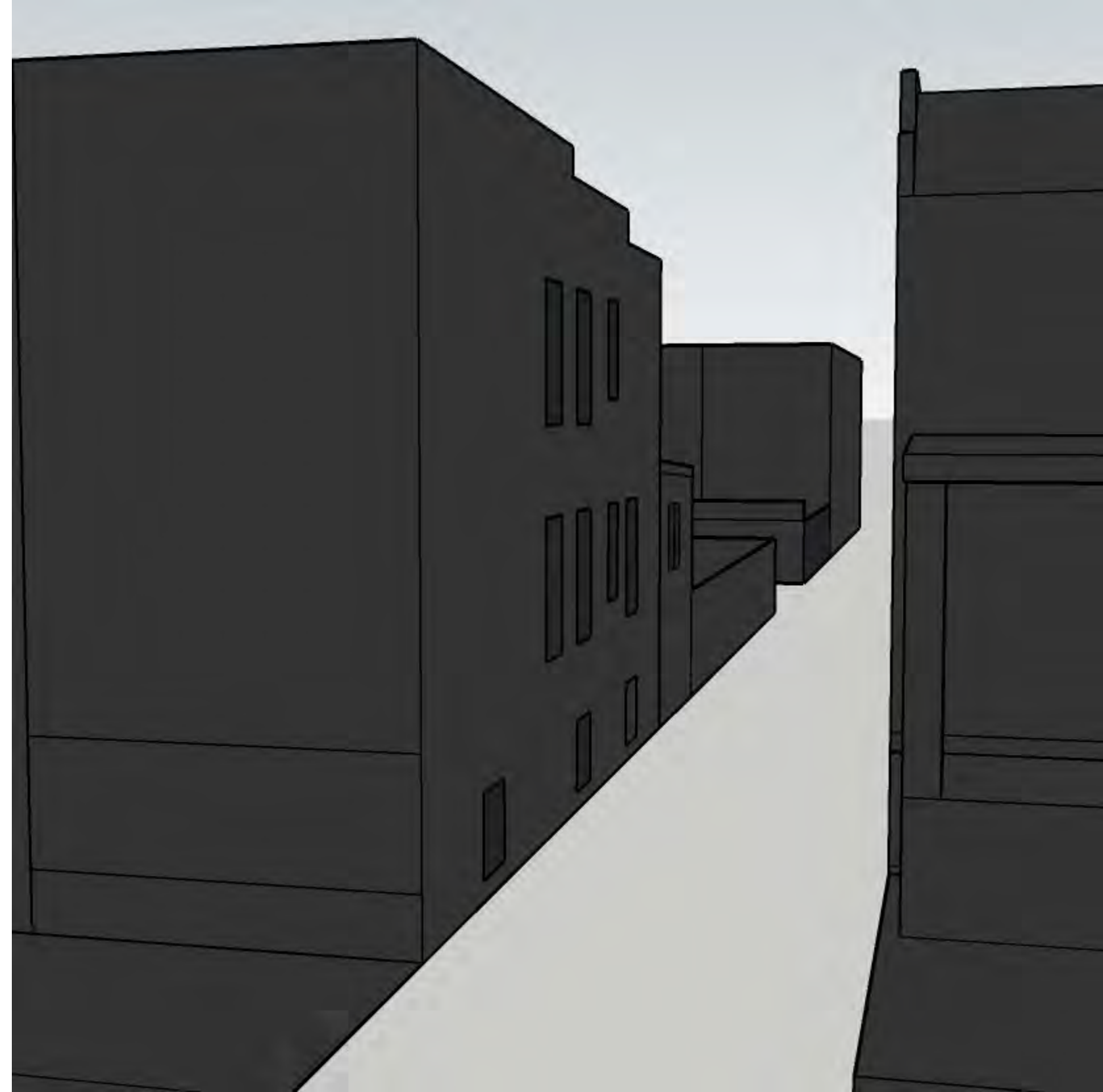
AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

2 STORY REAR ADDITION

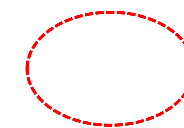


EXISTING



PROPOSED

DECEMBER 21ST 7:00 AM

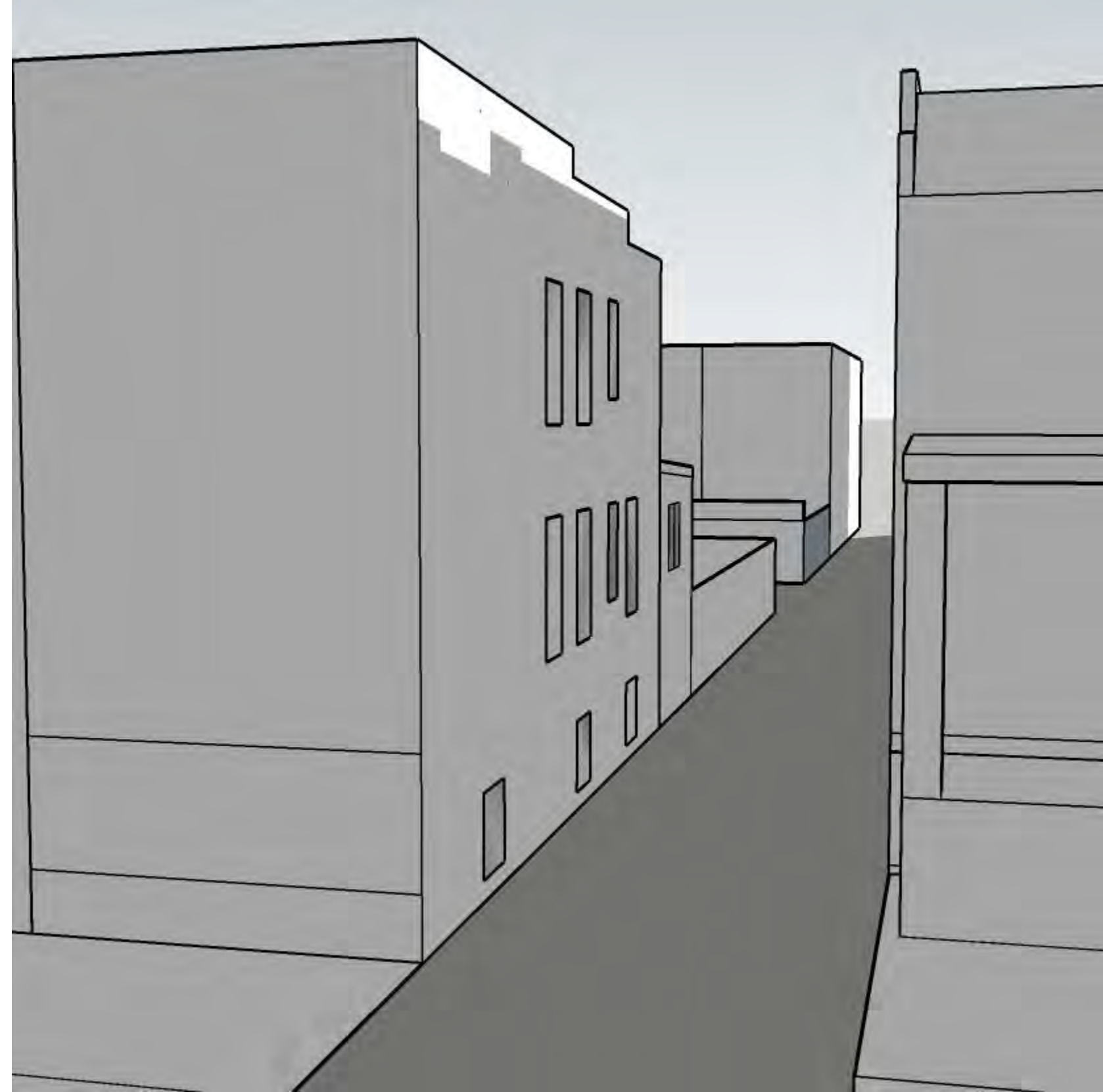


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

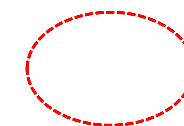


EXISTING



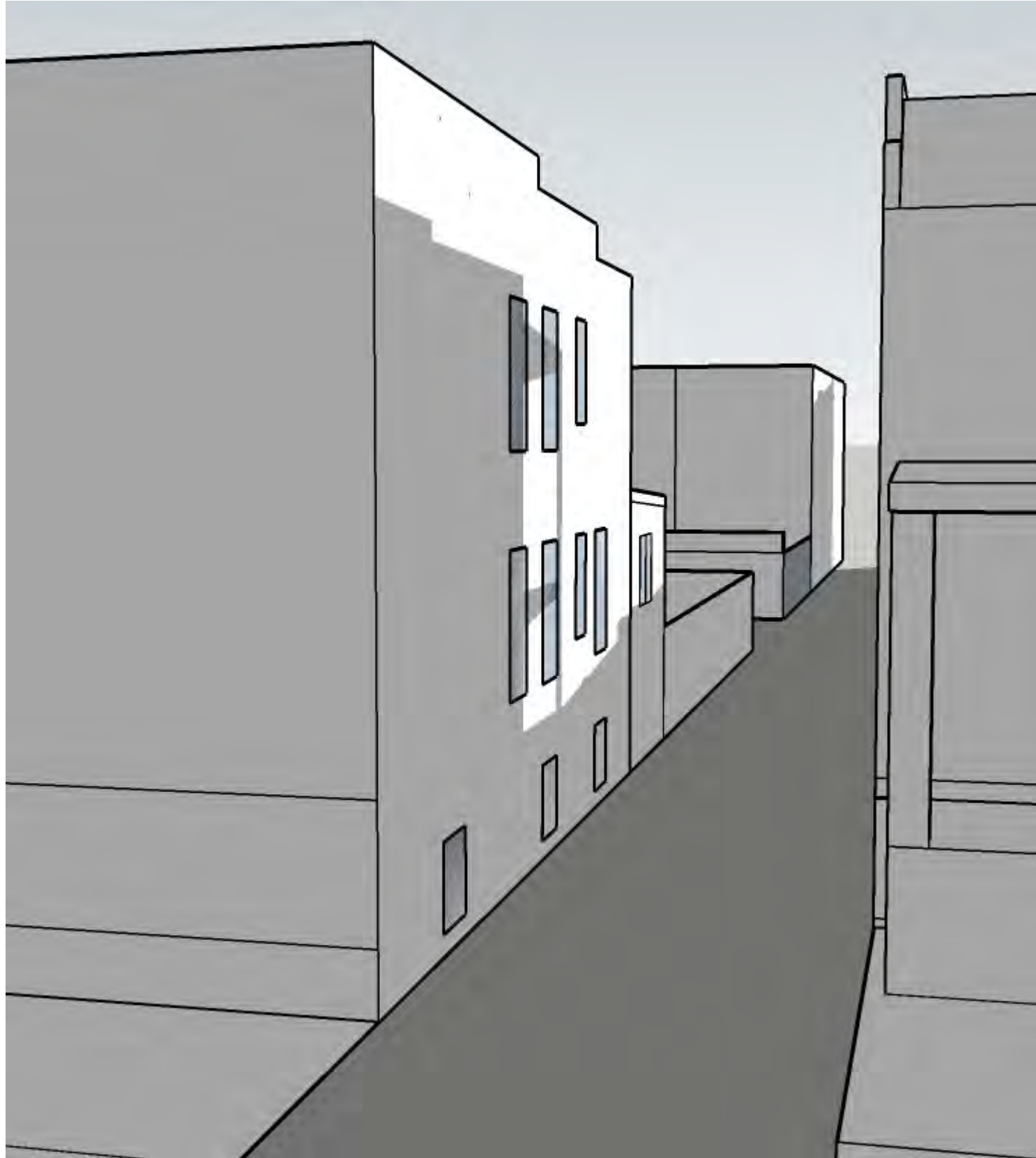
PROPOSED

DECEMBER 21ST 7:30 AM

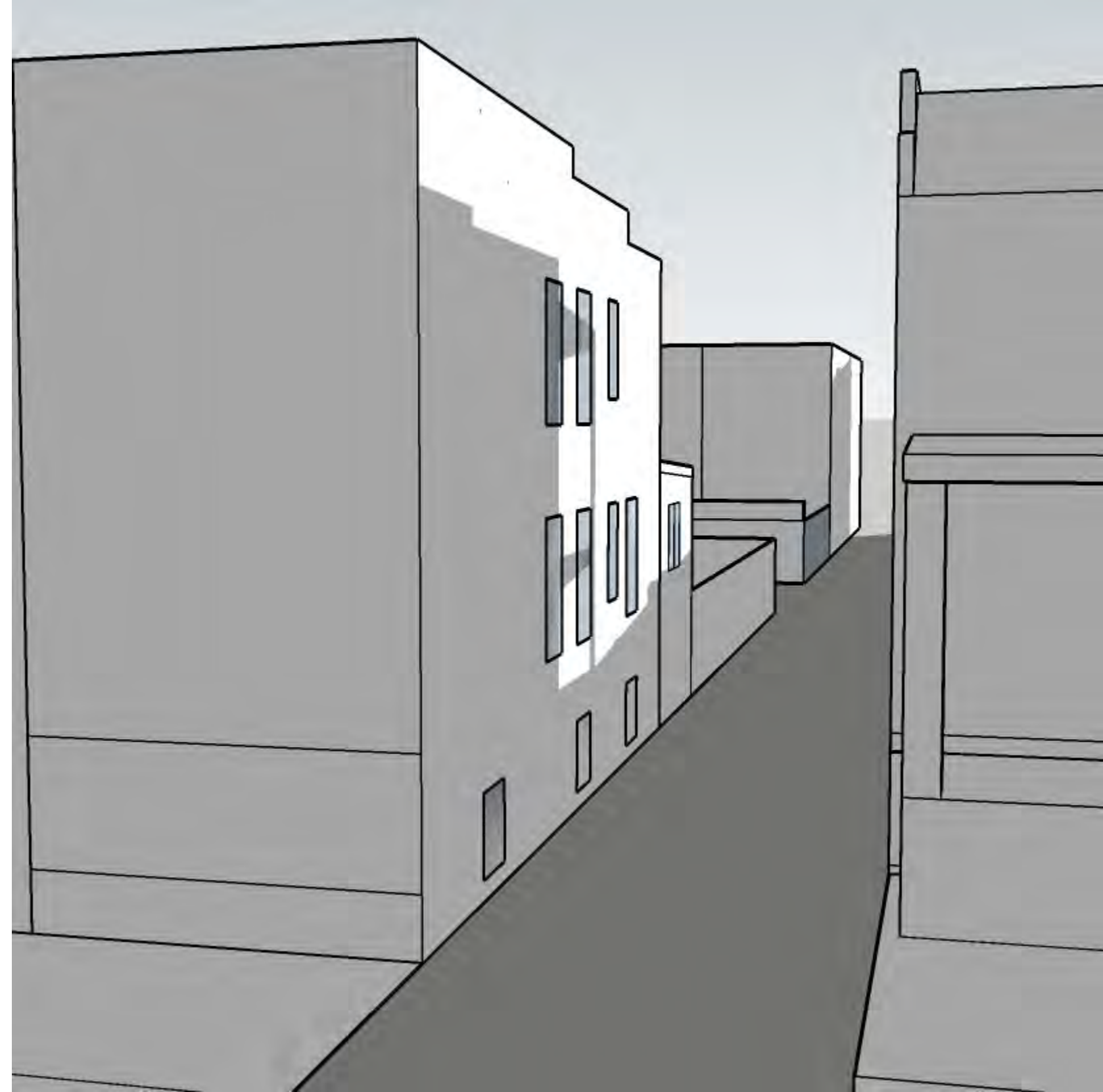


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

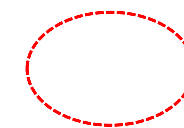


EXISTING



PROPOSED

DECEMBER 21ST 8:00 AM

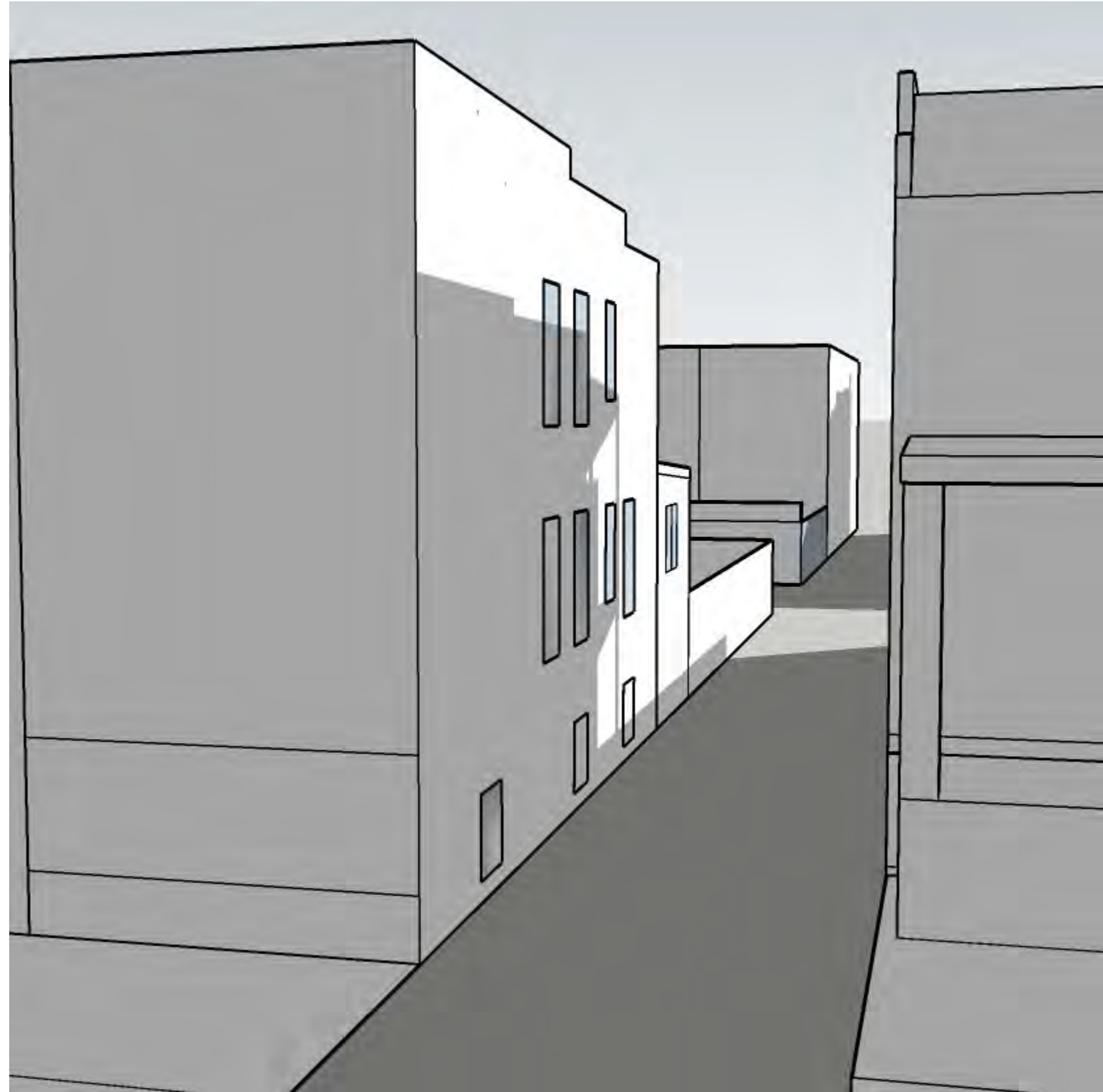


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

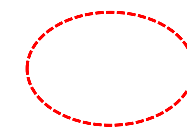


EXISTING



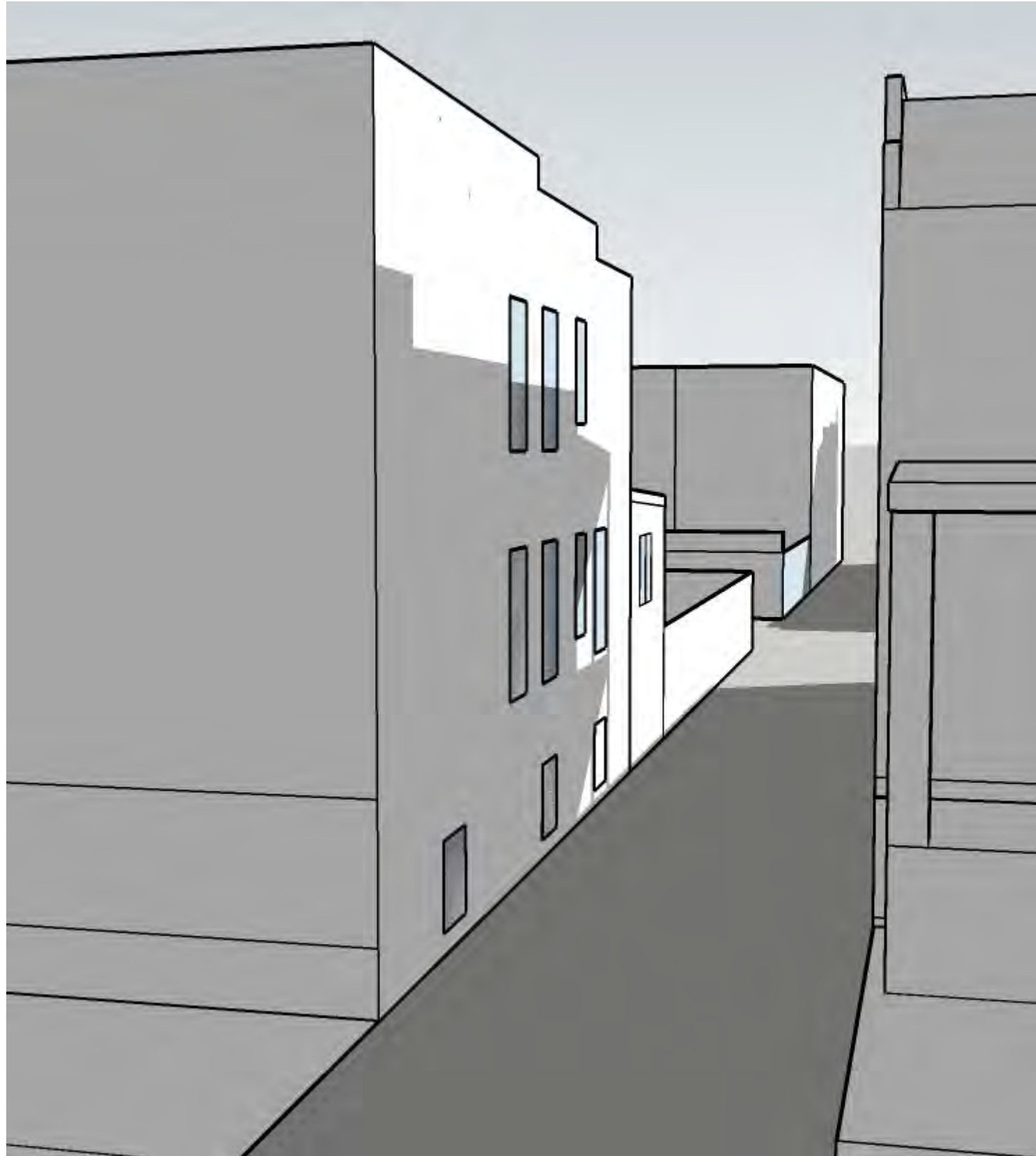
PROPOSED

DECEMBER 21ST 9:00 AM



AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

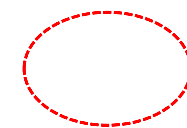


EXISTING



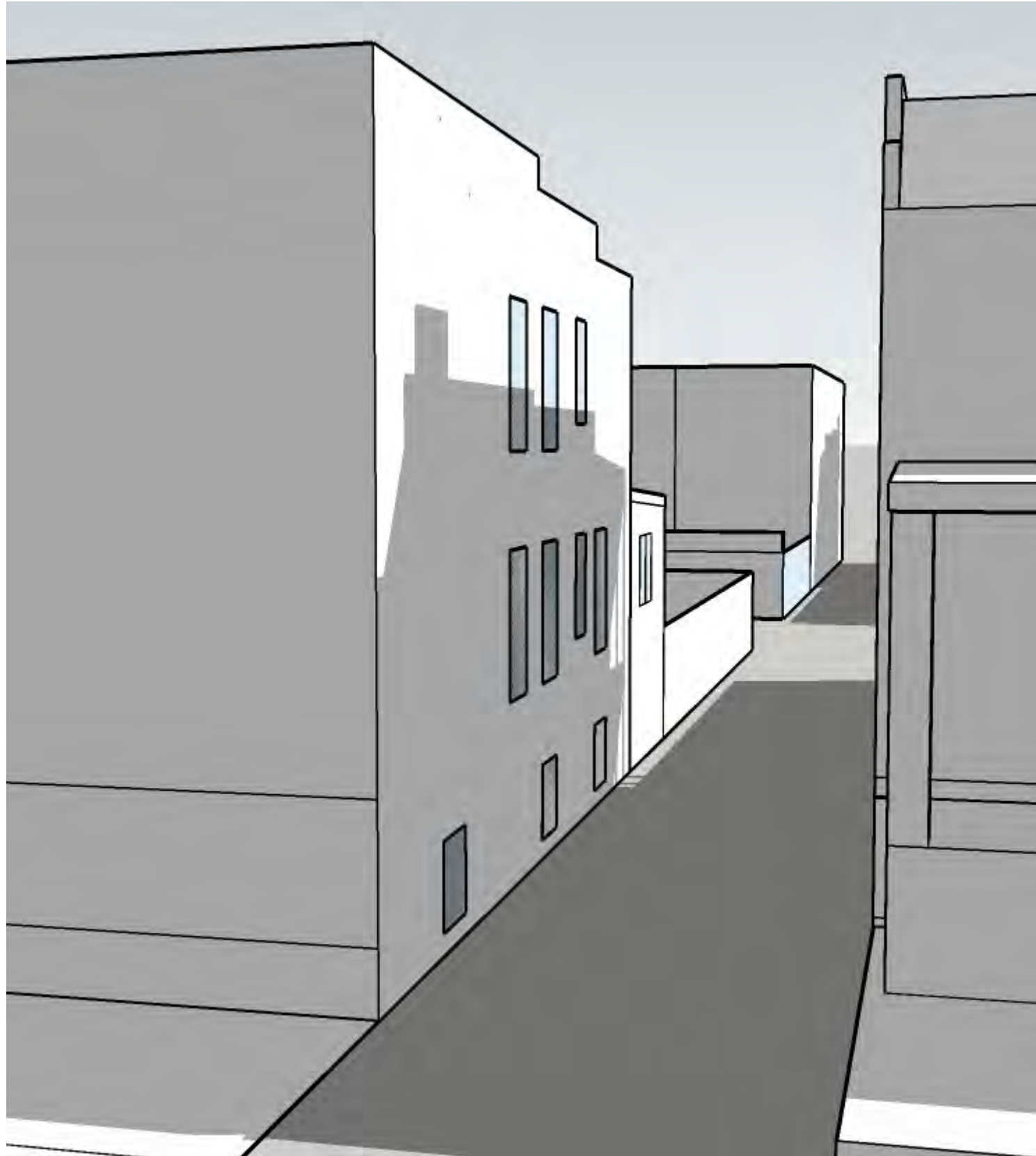
PROPOSED

DECEMBER 21ST 10:00 AM

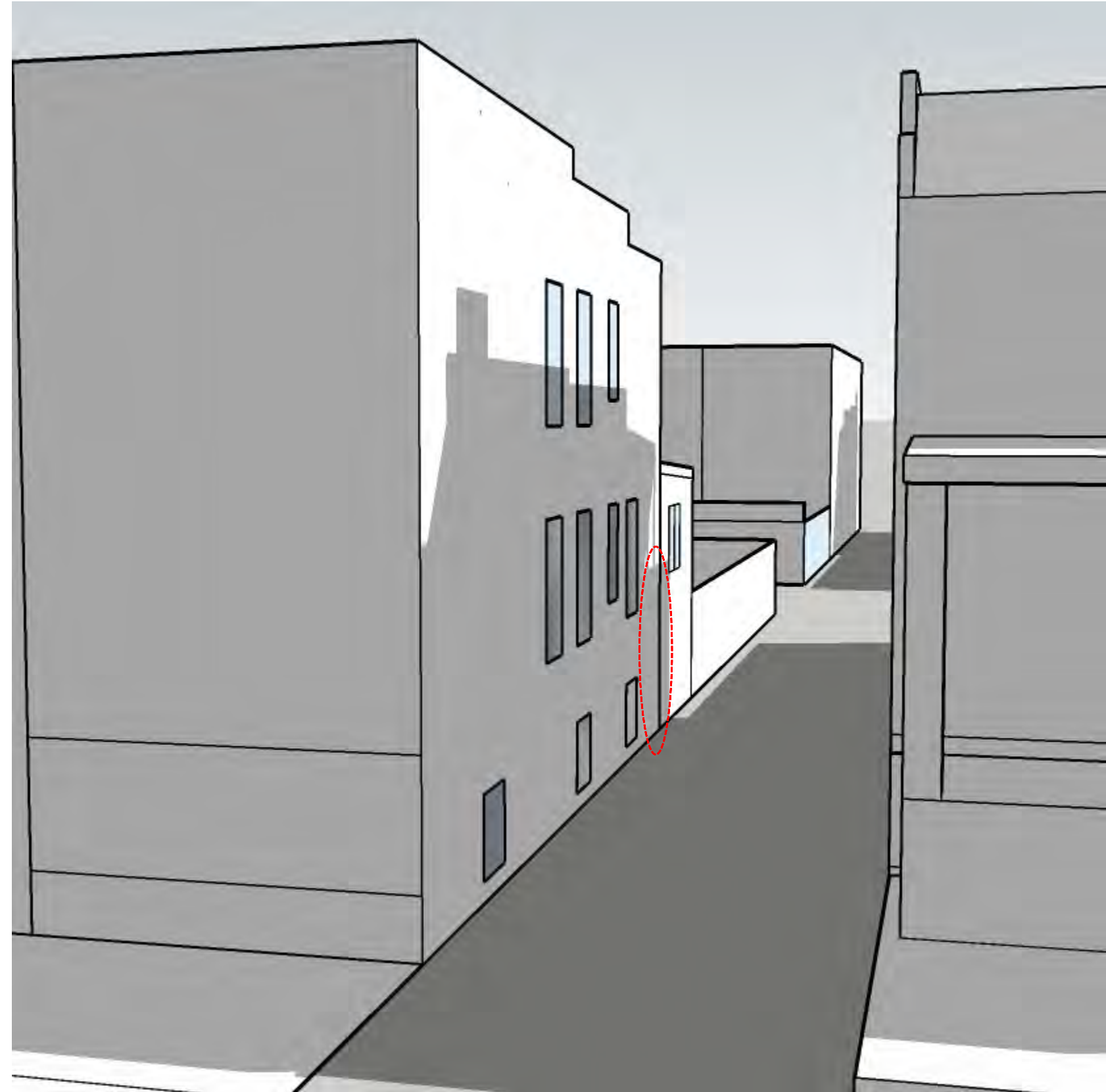


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

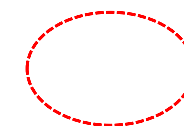


EXISTING



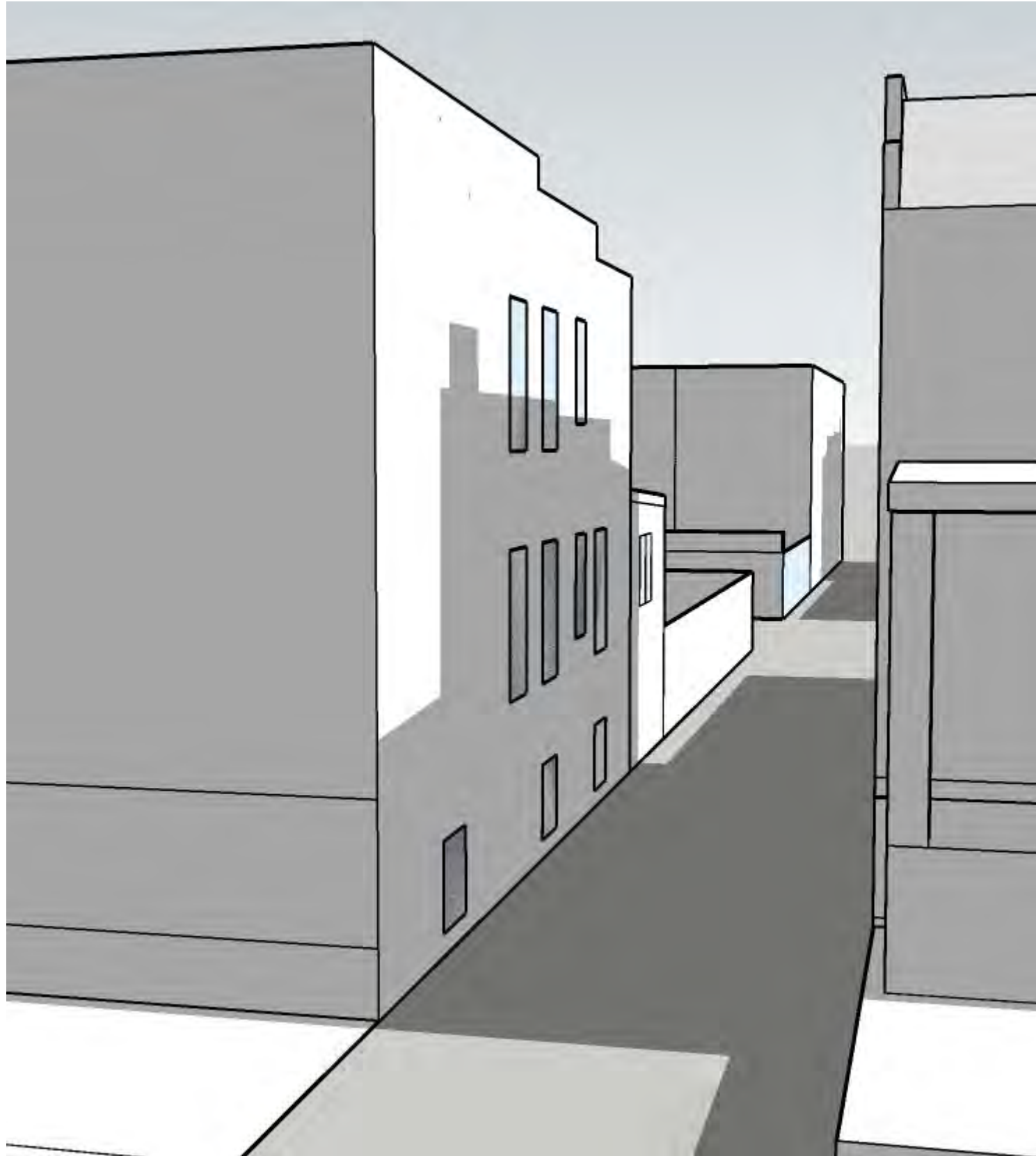
PROPOSED

DECEMBER 21ST 11:00 AM

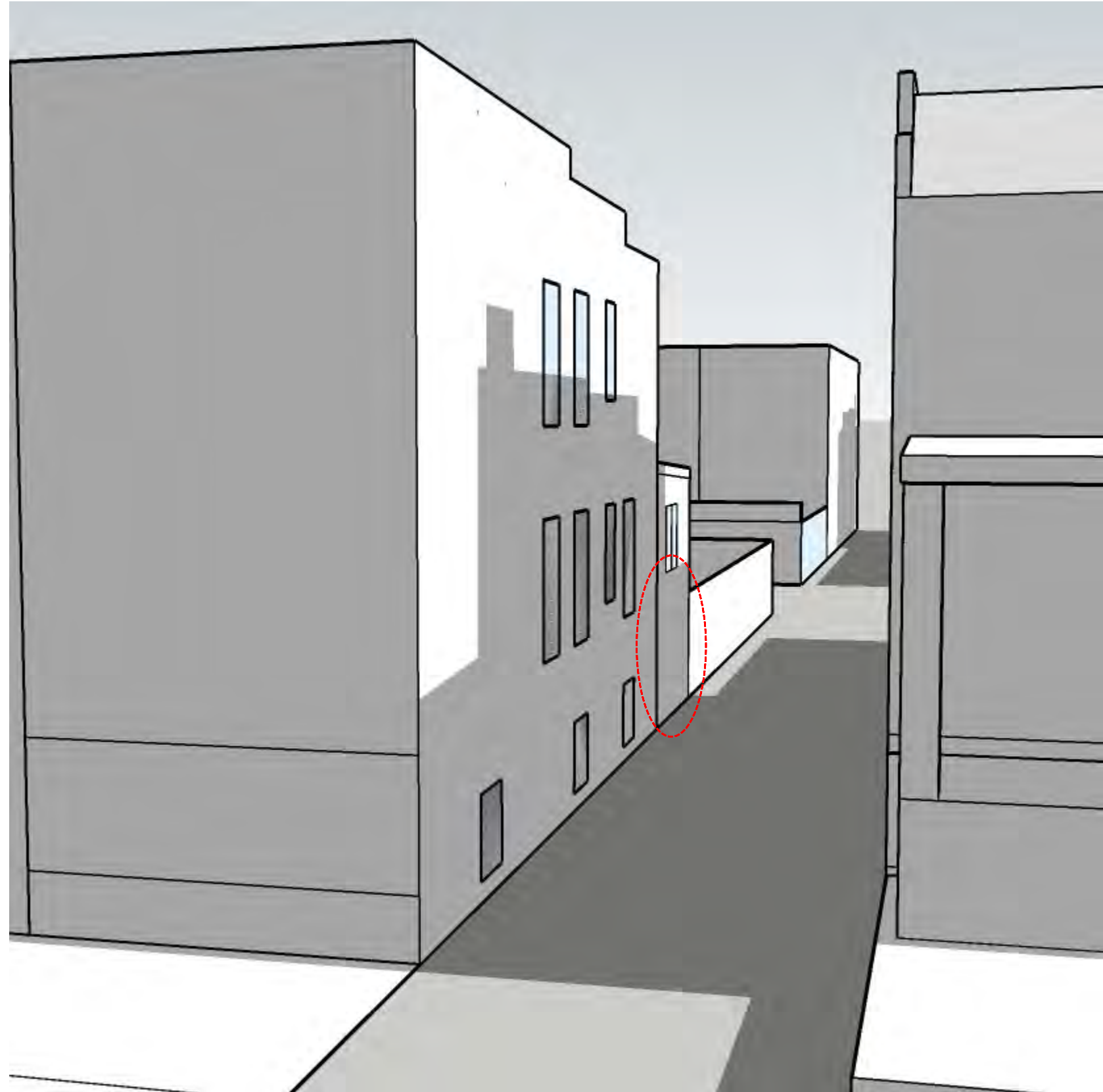


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

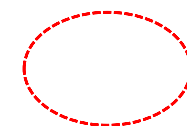


EXISTING



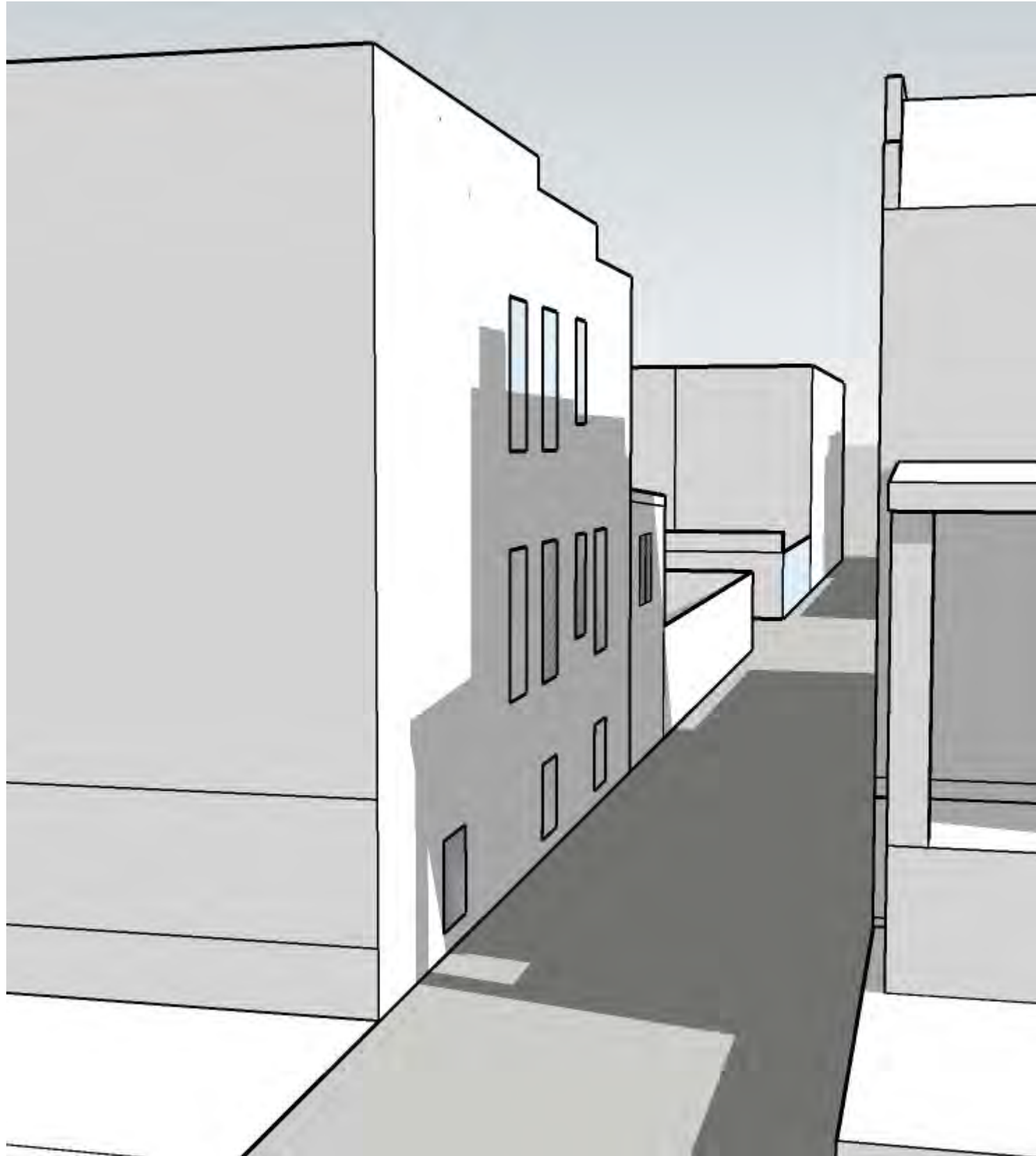
PROPOSED

DECEMBER 21ST 12:00 PM

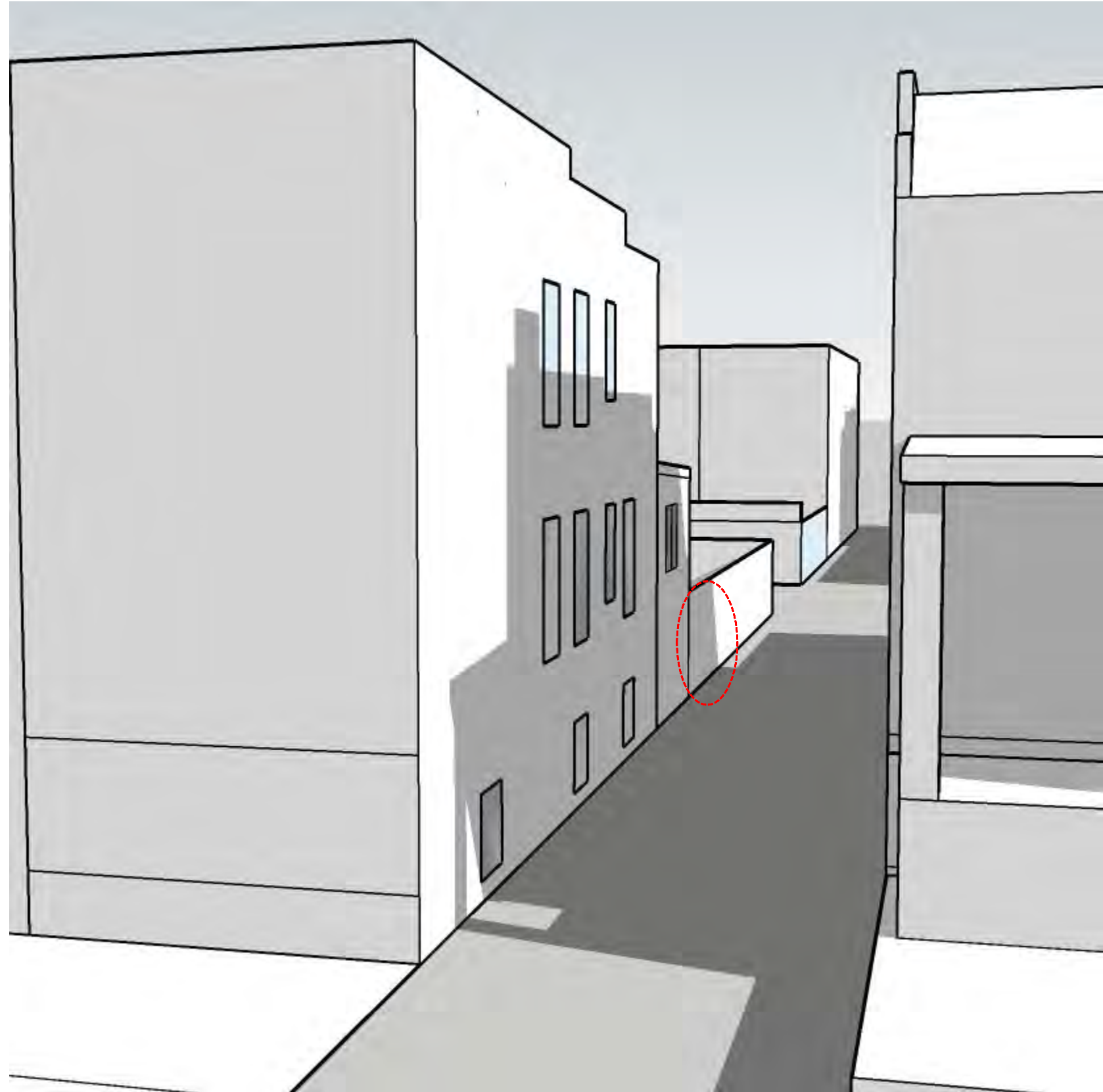


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

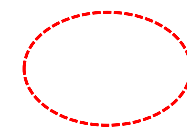


EXISTING



PROPOSED

DECEMBER 21ST 1:00 PM

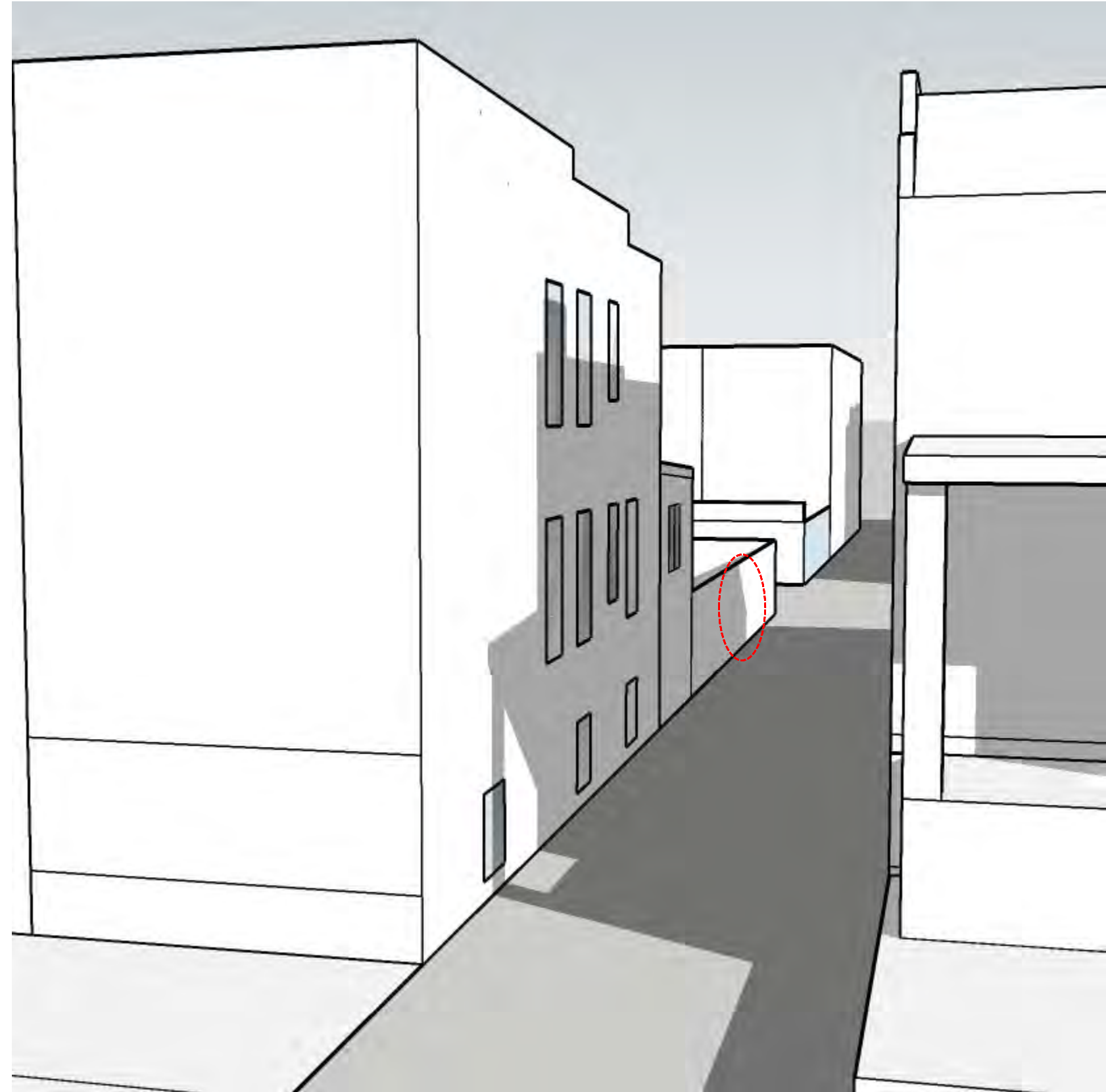


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

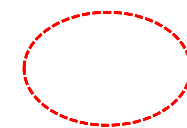


EXISTING



PROPOSED

DECEMBER 21ST 2:00 PM

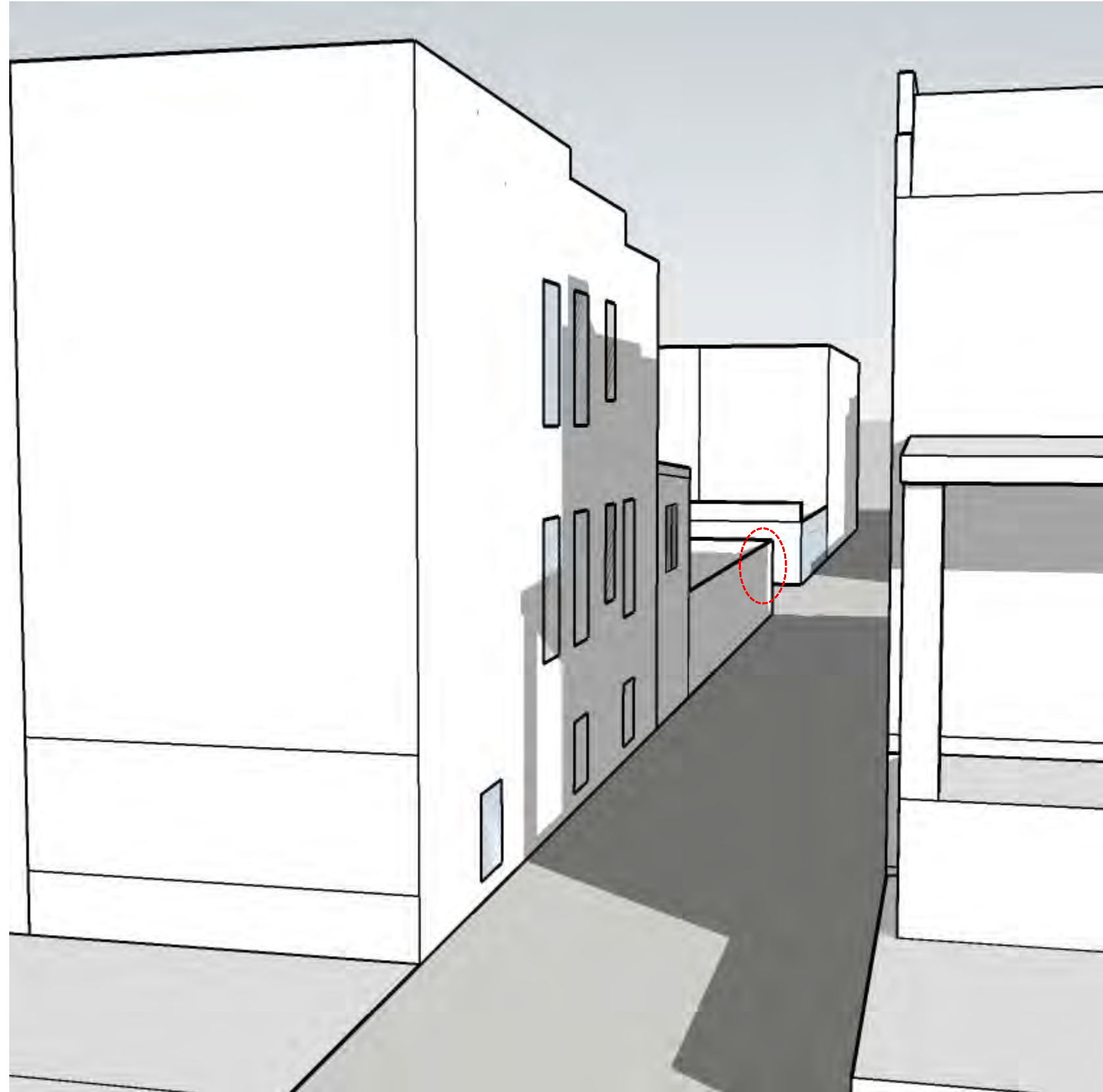


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

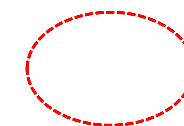


EXISTING



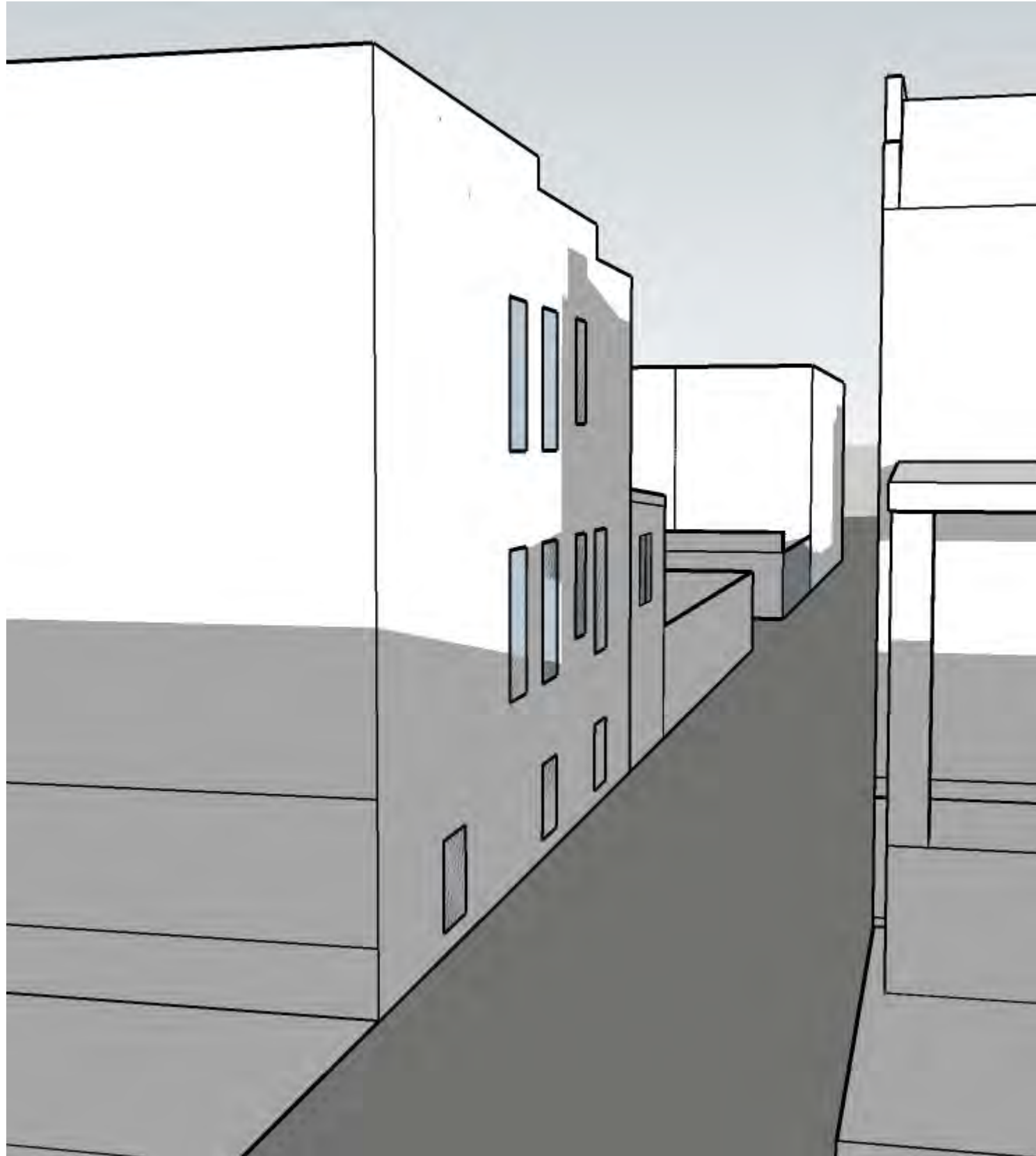
PROPOSED

DECEMBER 21ST 3:00 PM

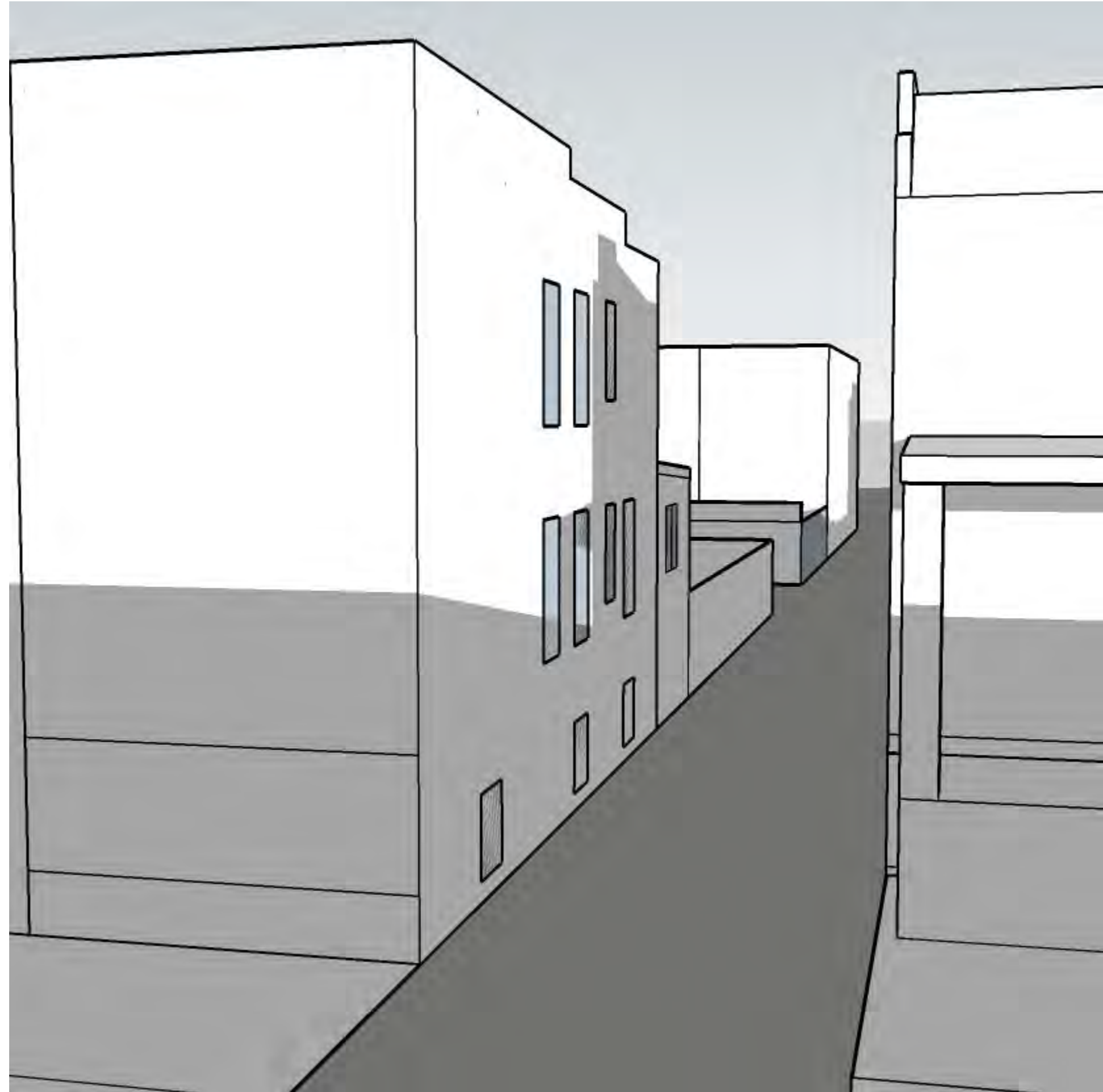


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

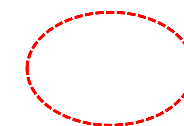


EXISTING



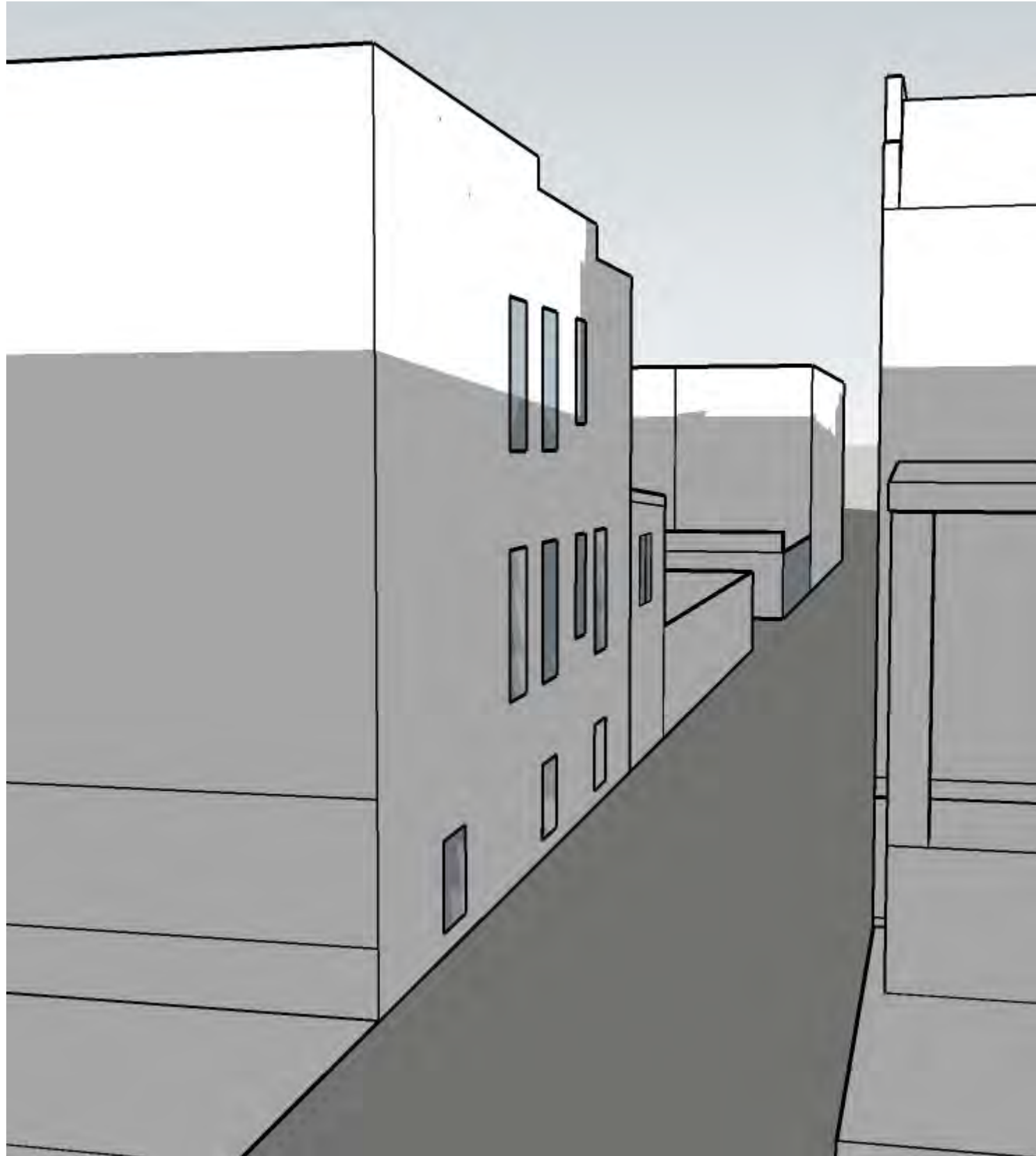
PROPOSED

DECEMBER 21ST 4:00 PM

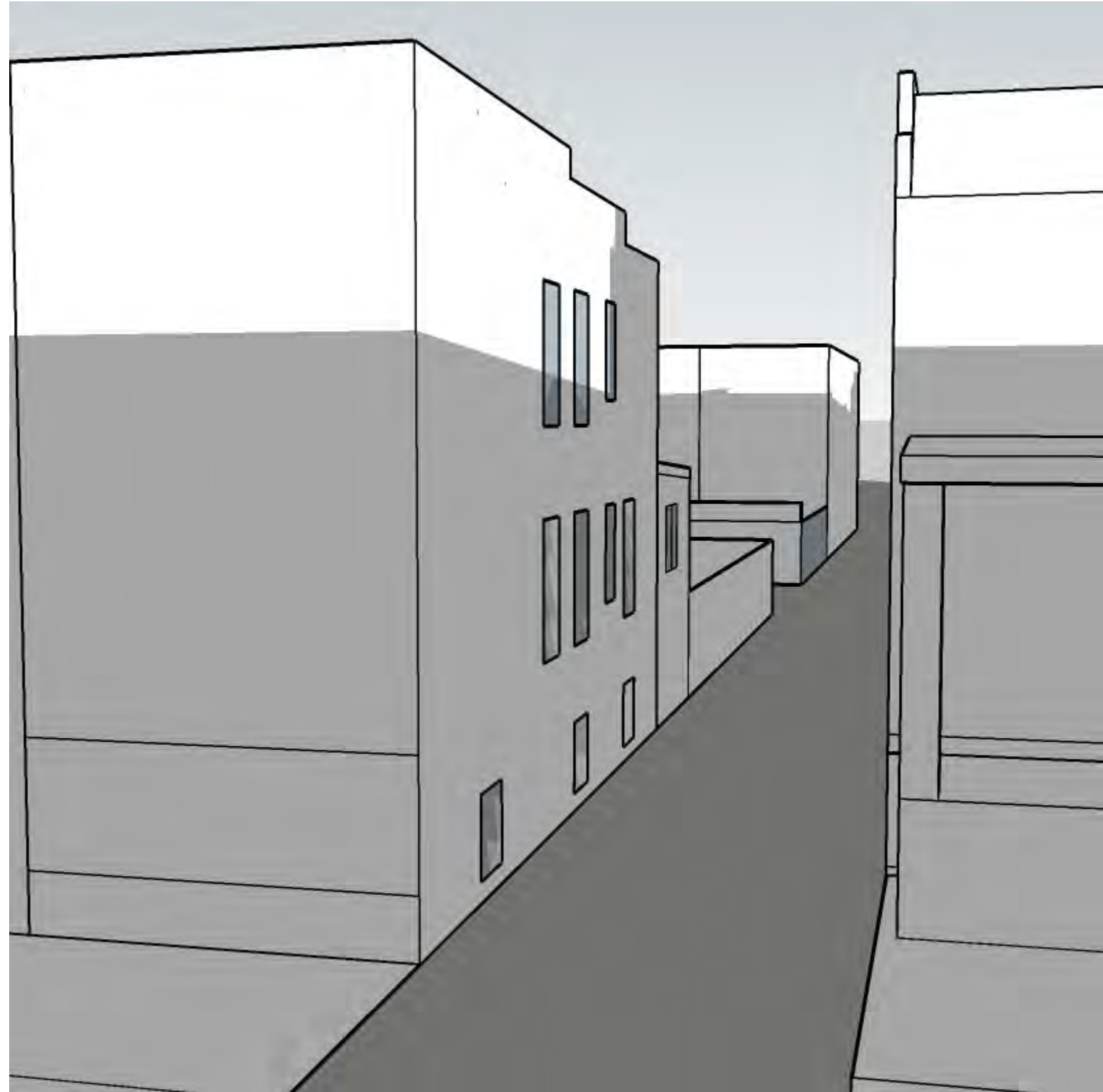


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

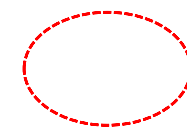


EXISTING



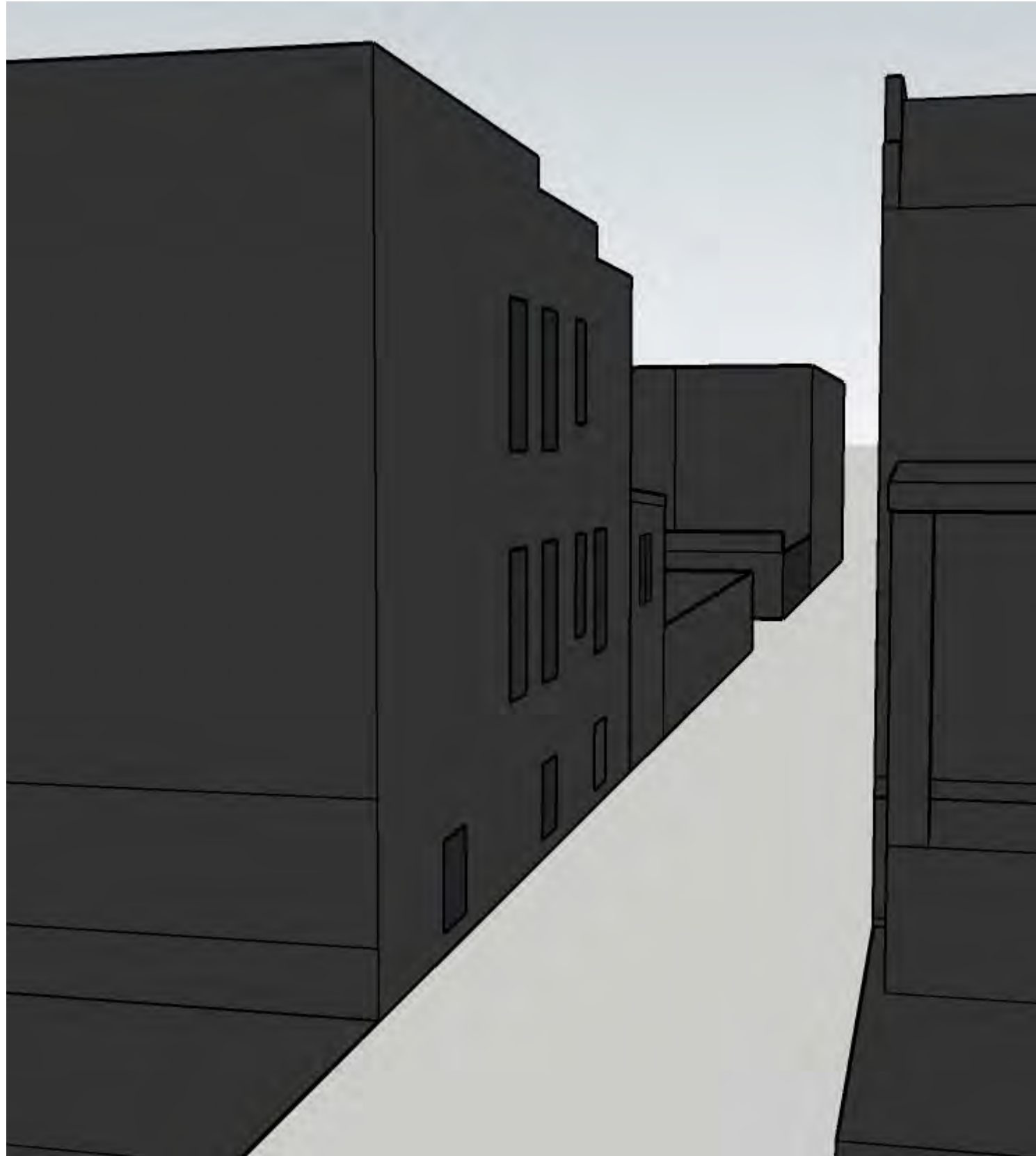
PROPOSED

DECEMBER 21ST 4:30 PM

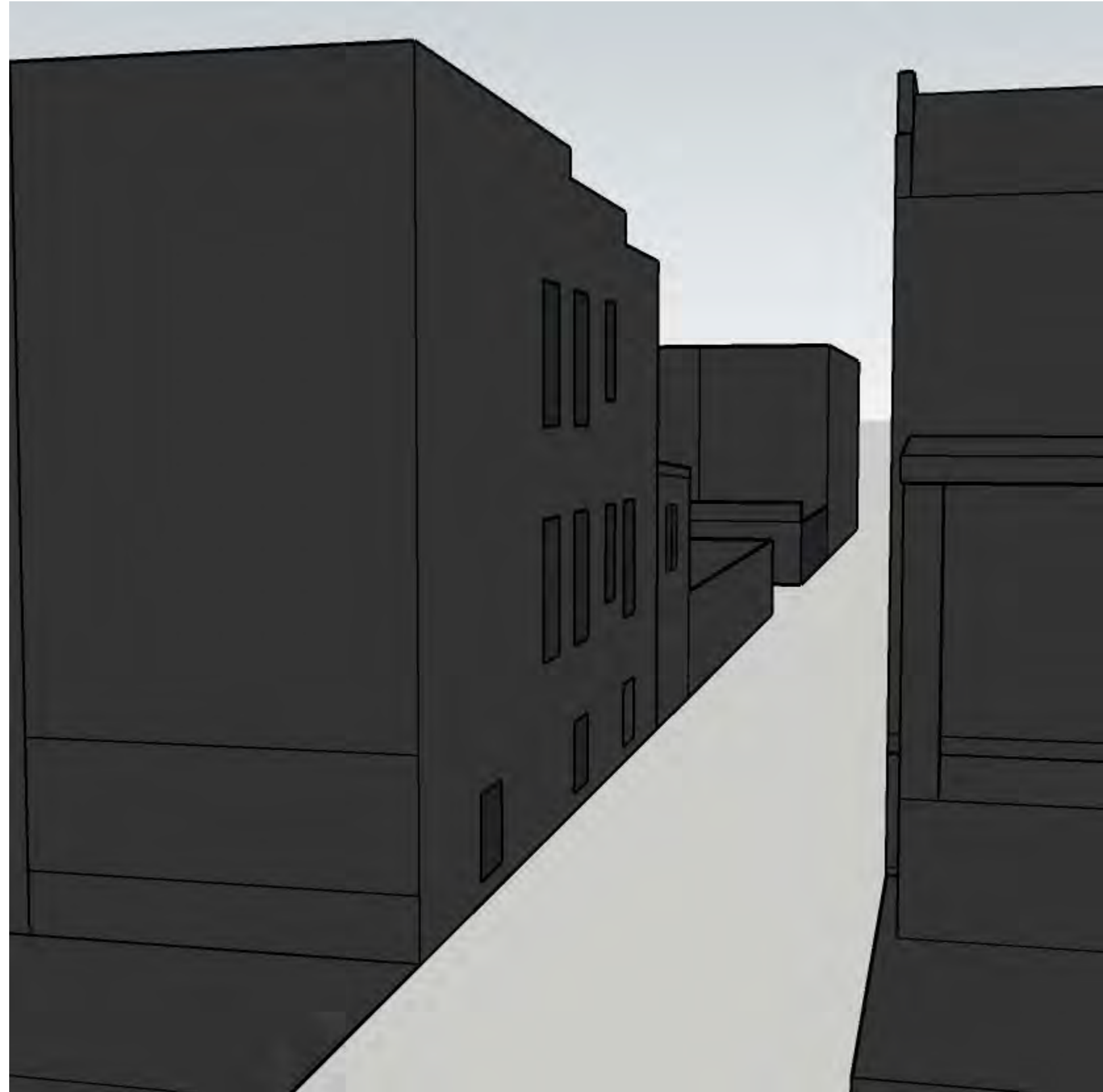


AREA OF REAR ADDITION IMPACT

232 10TH STREET SE
SUN STUDY

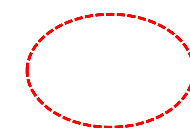


EXISTING

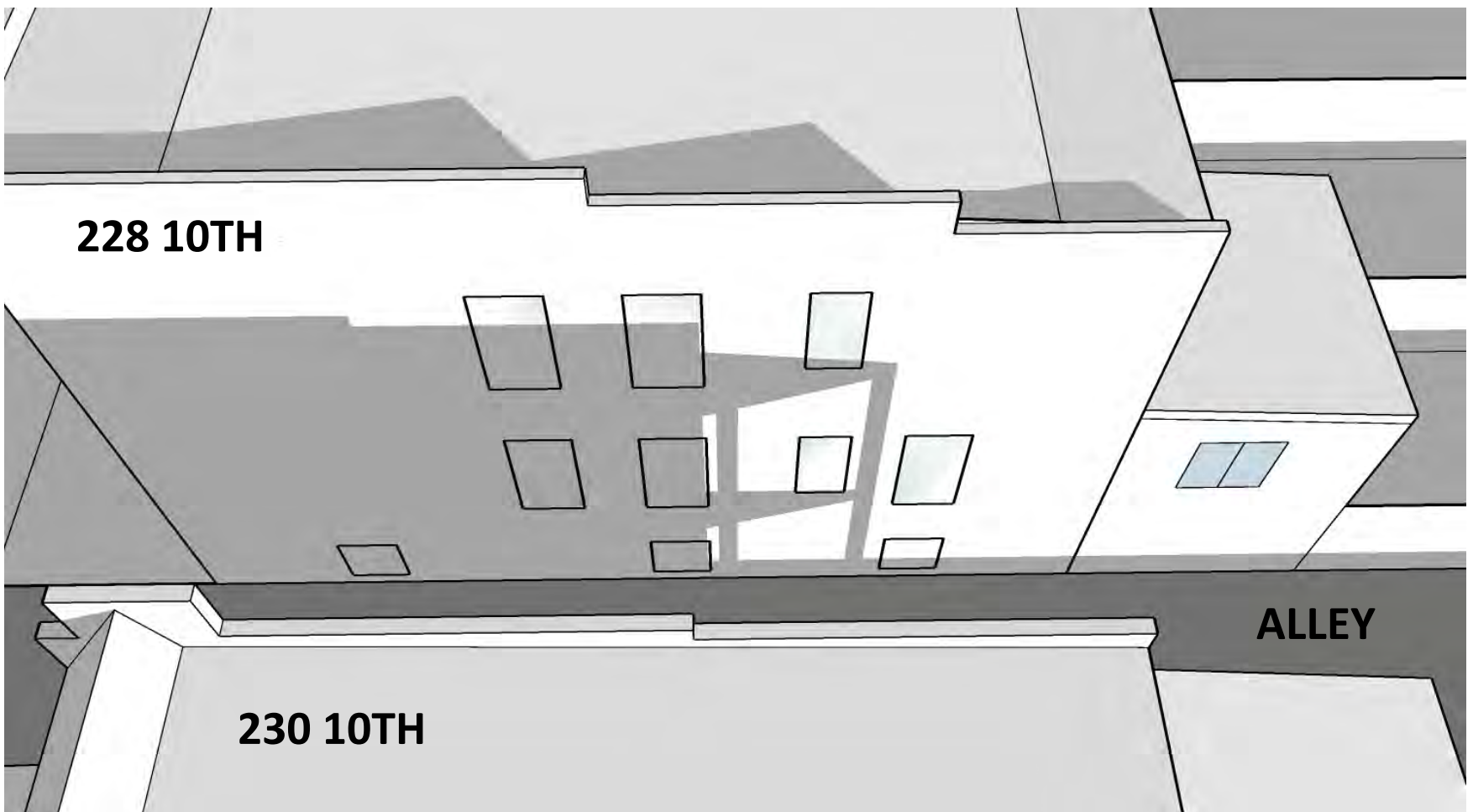


PROPOSED

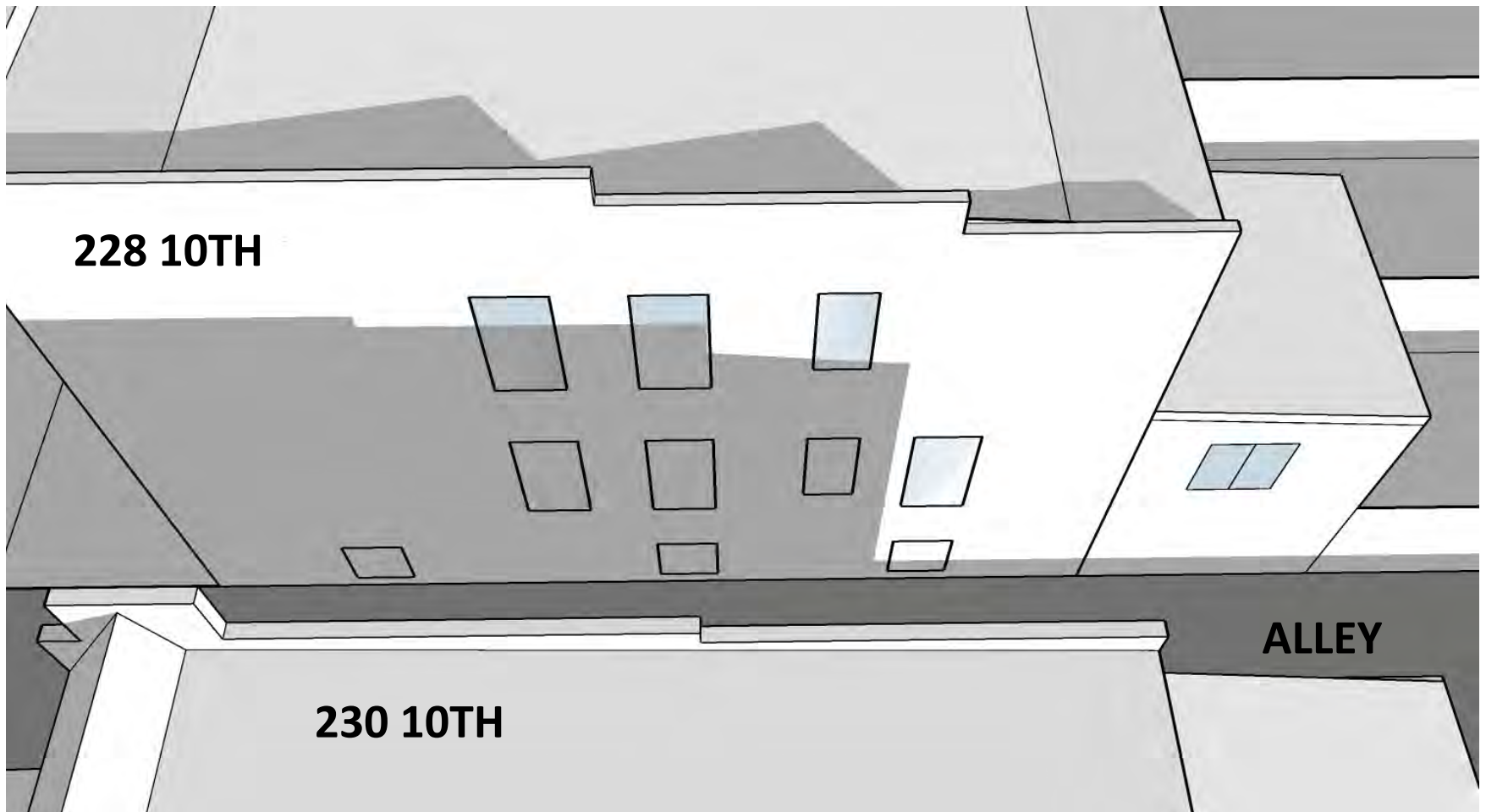
DECEMBER 21ST 5:00 PM



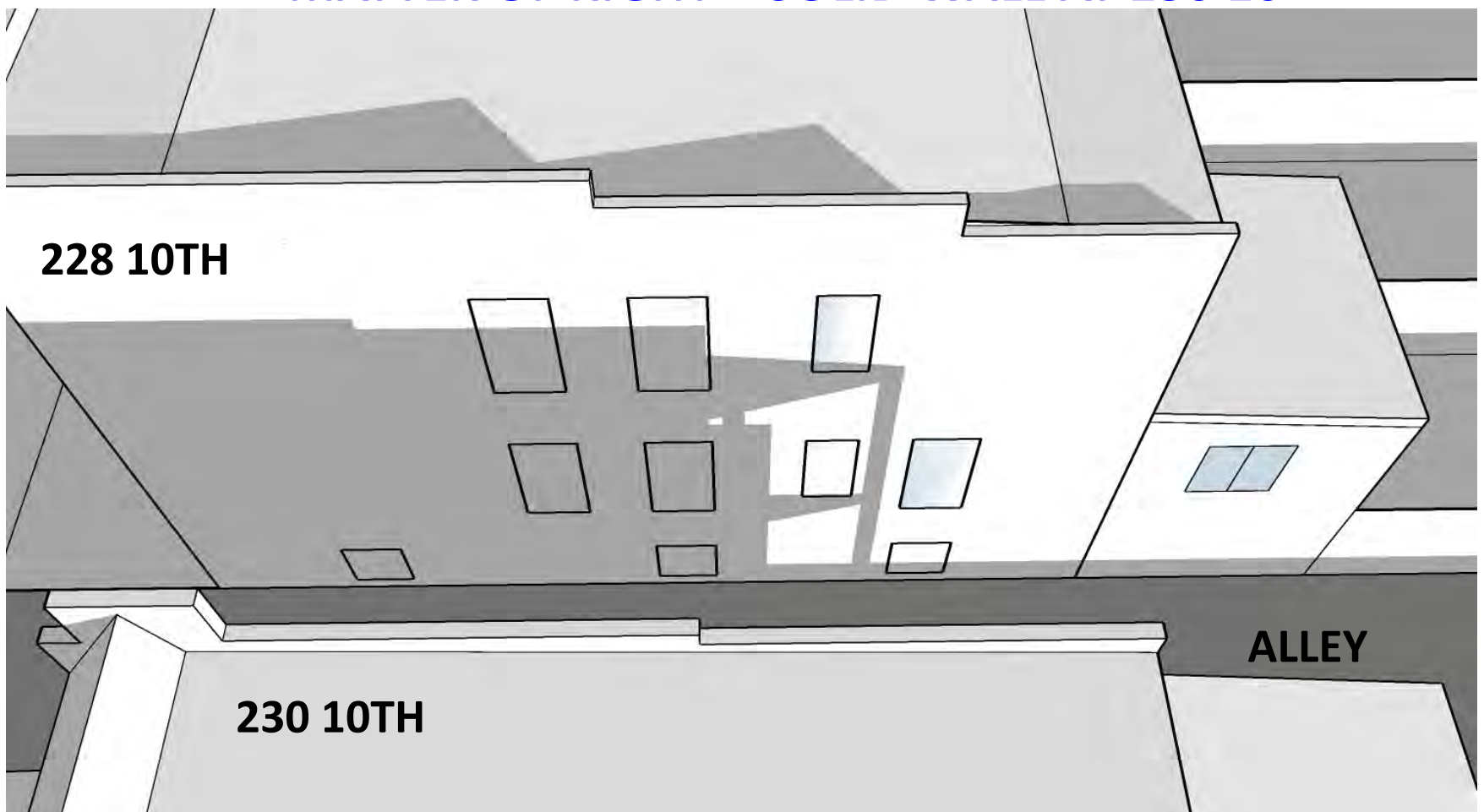
AREA OF REAR ADDITION IMPACT



EXISTING CONDITION



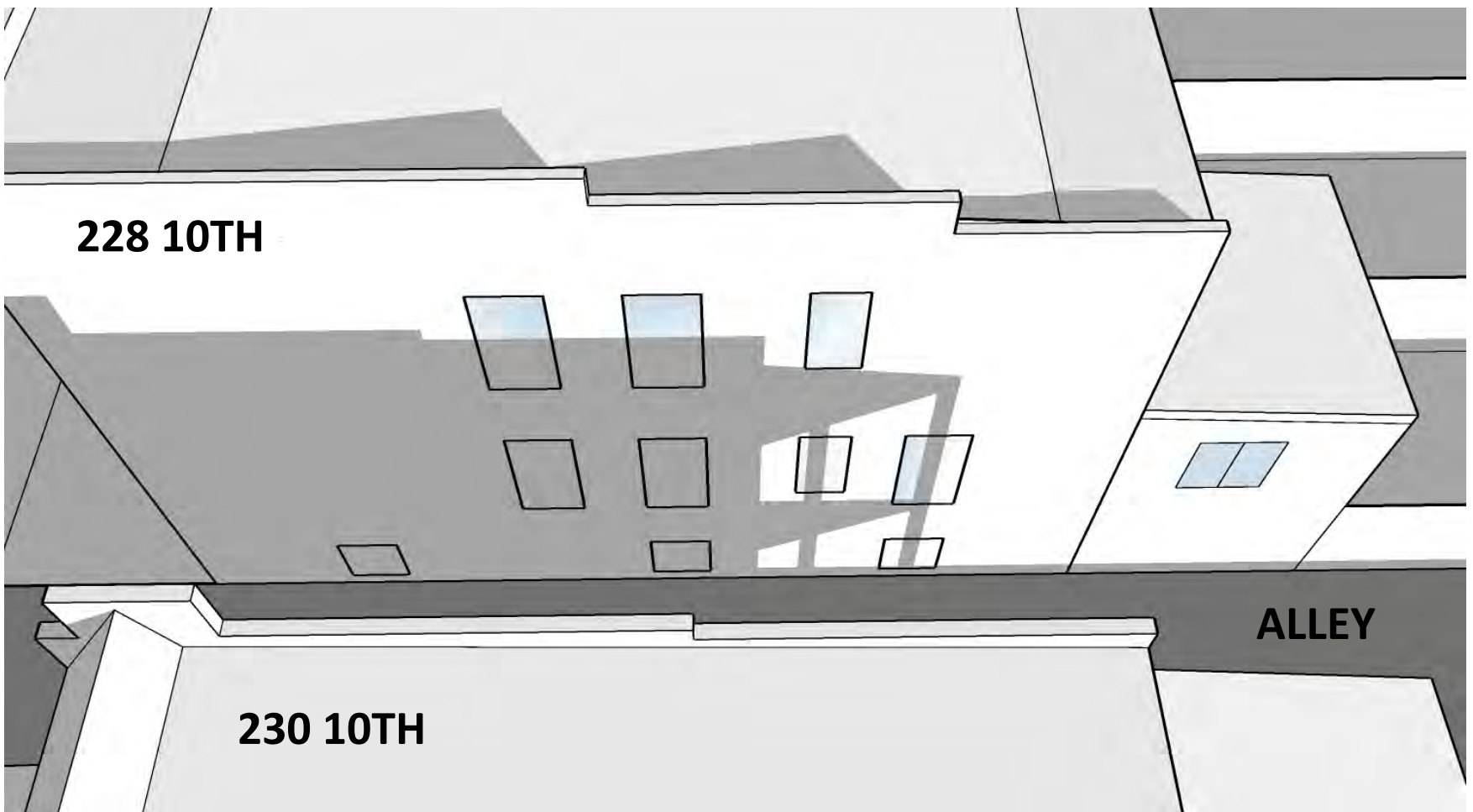
MATTER OF RIGHT – SOLID WALL AT 230 10TH



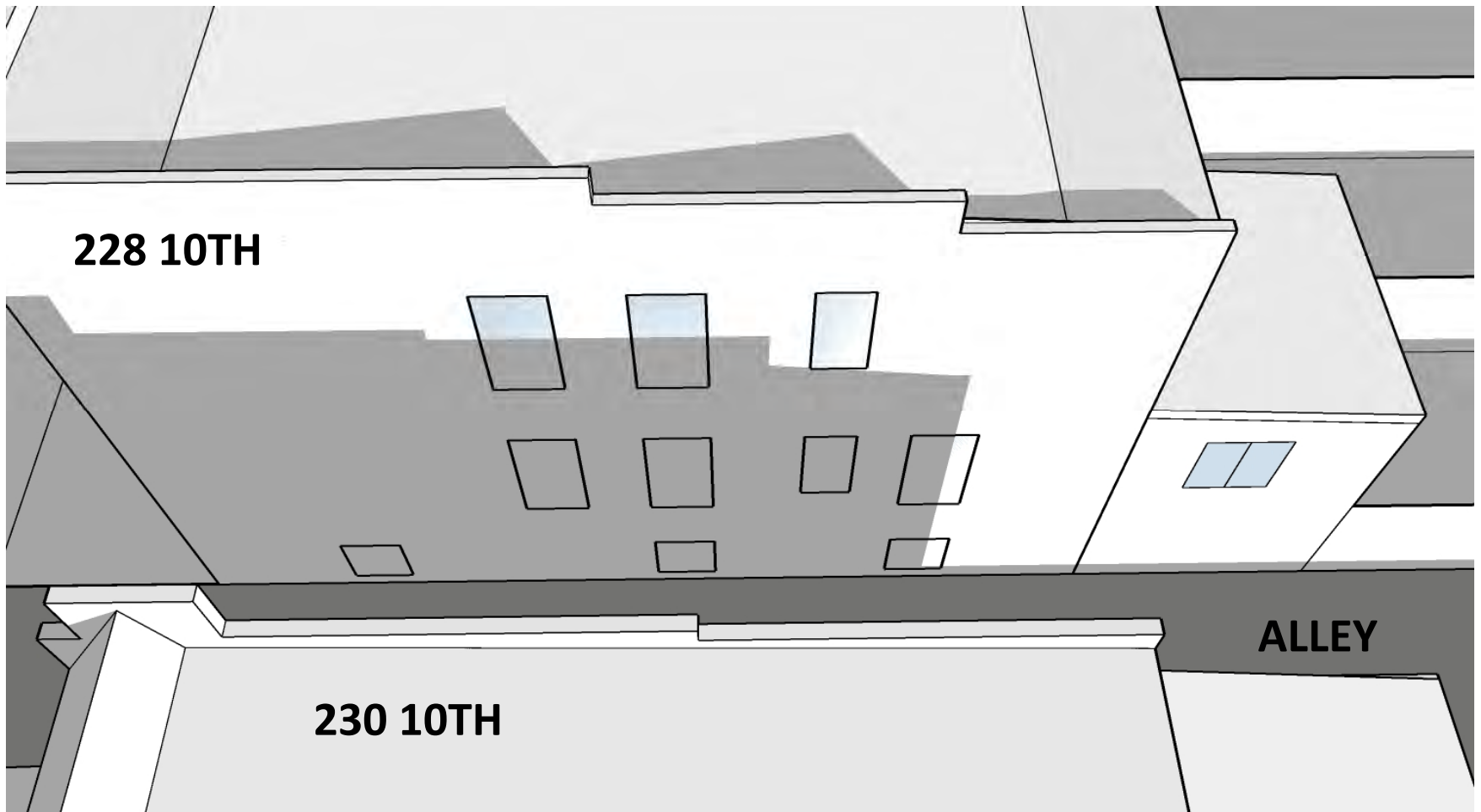
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



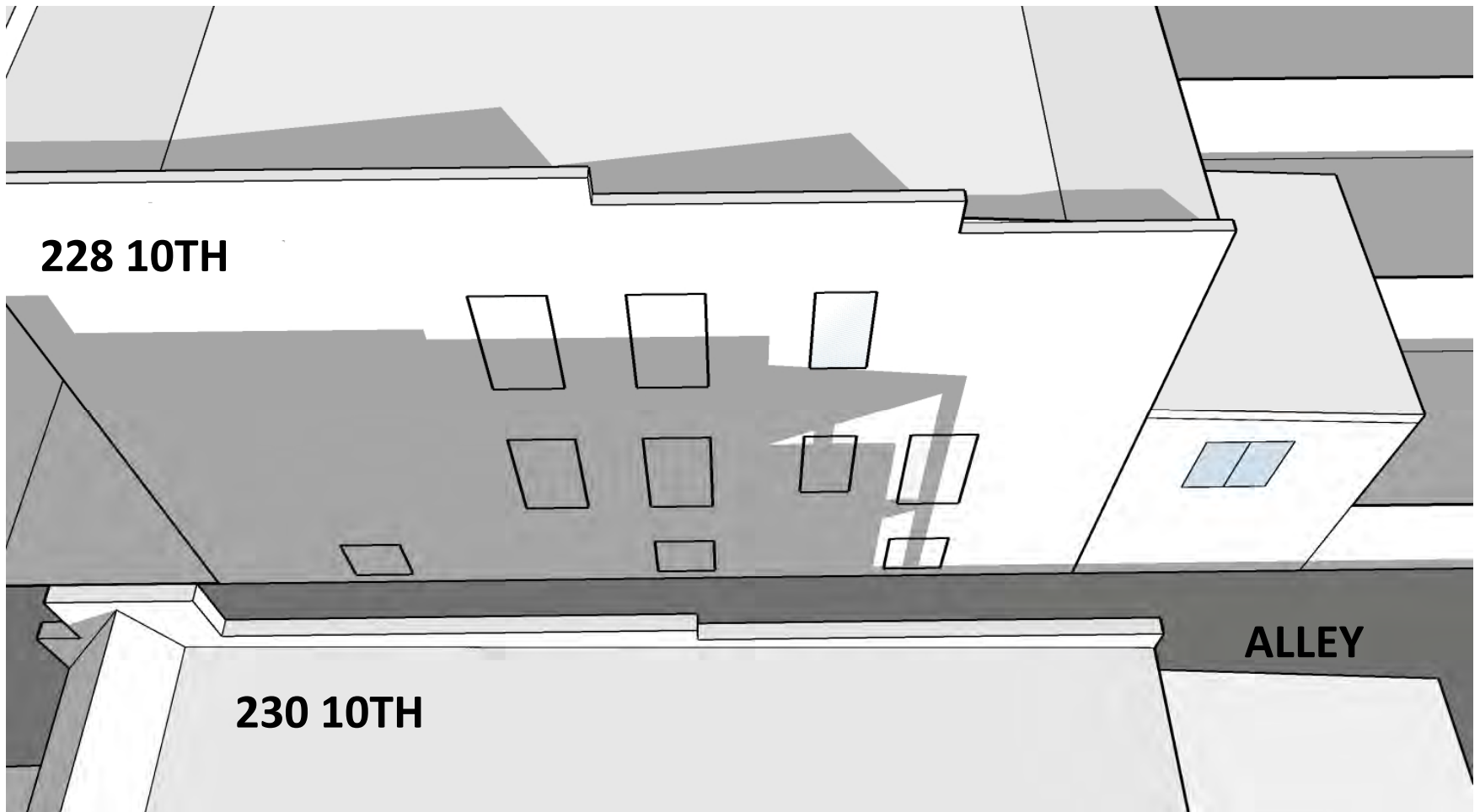
NORTH



EXISTING CONDITION



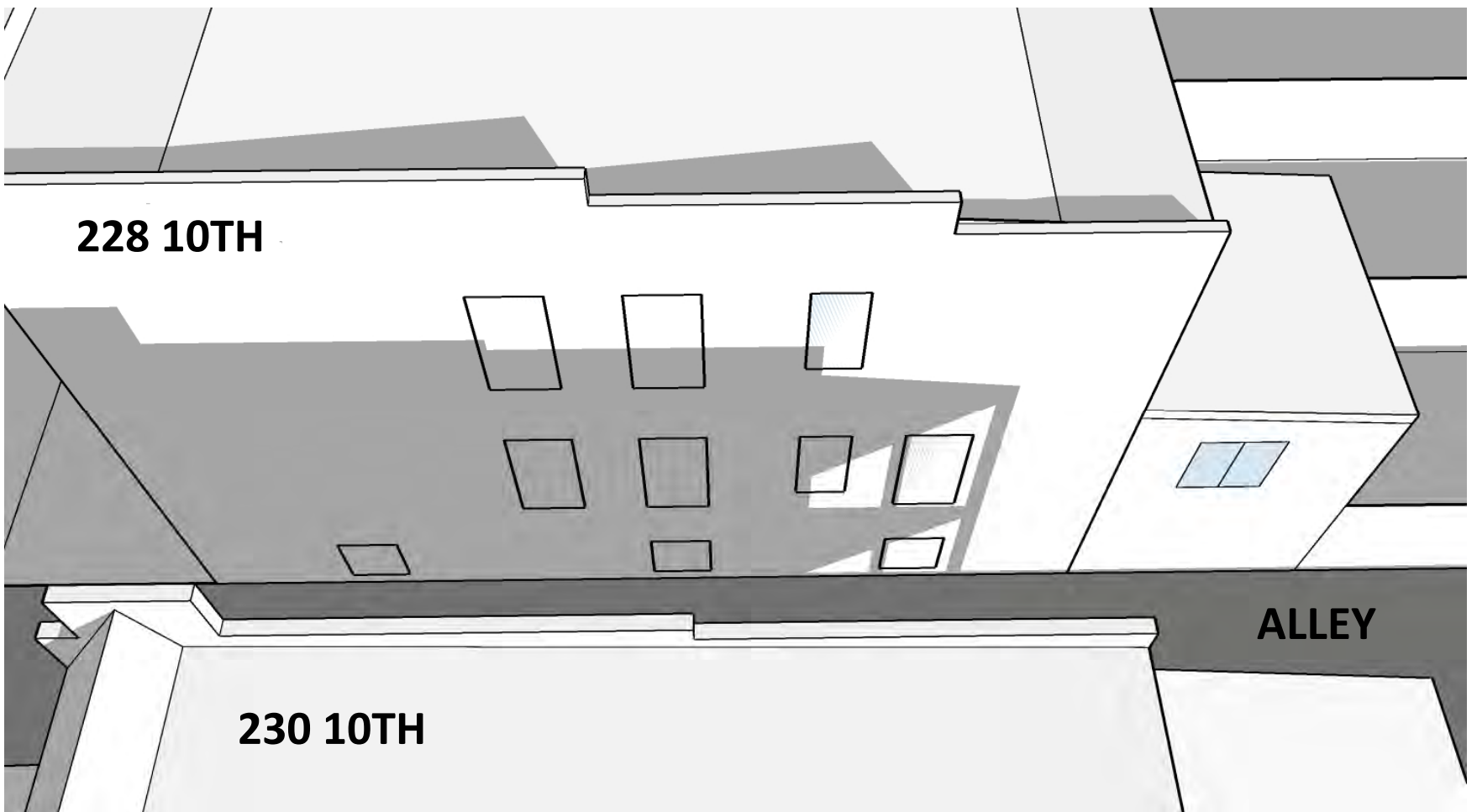
MATTER OF RIGHT – SOLID WALL AT 230 10TH



PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



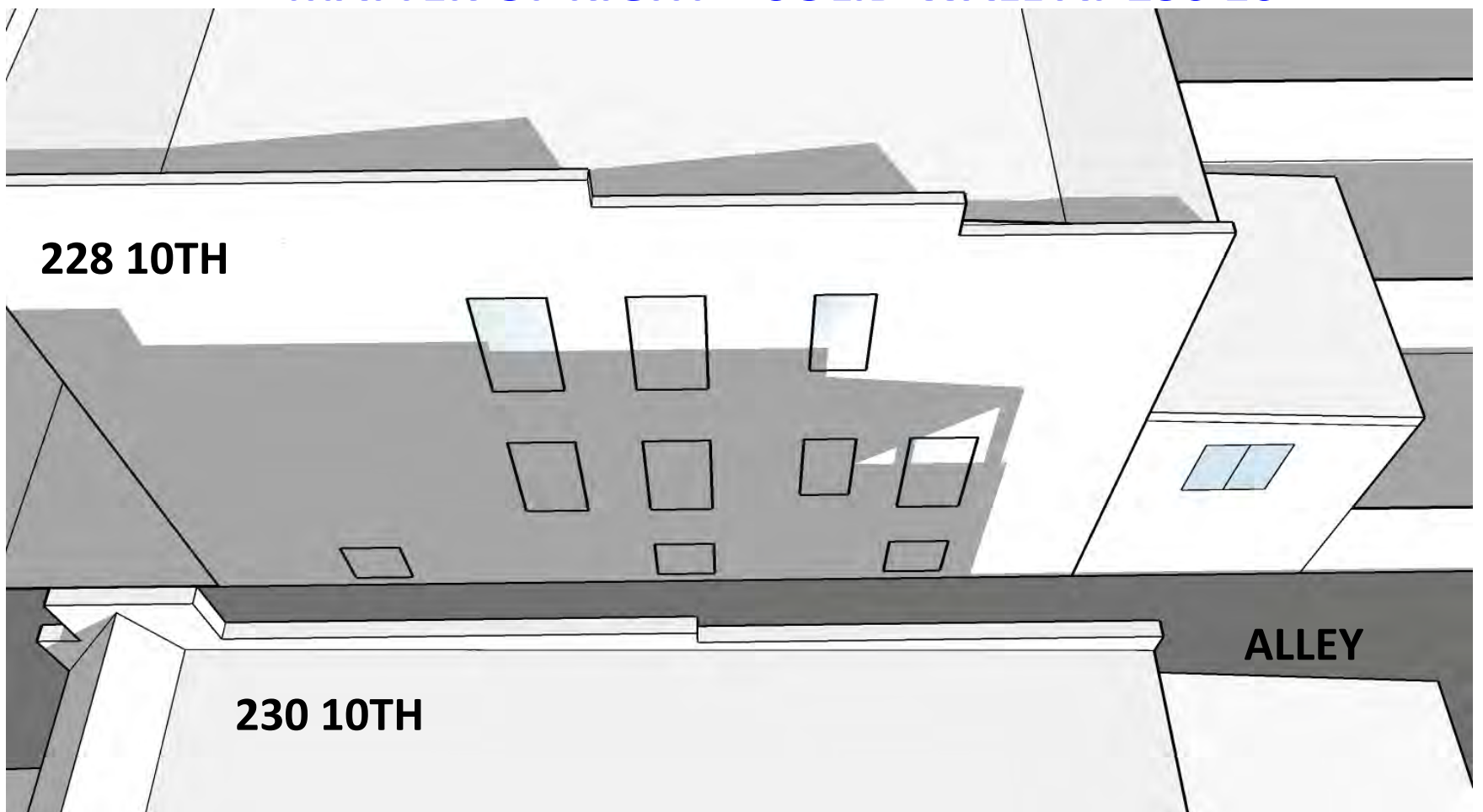
NORTH



EXISTING CONDITION



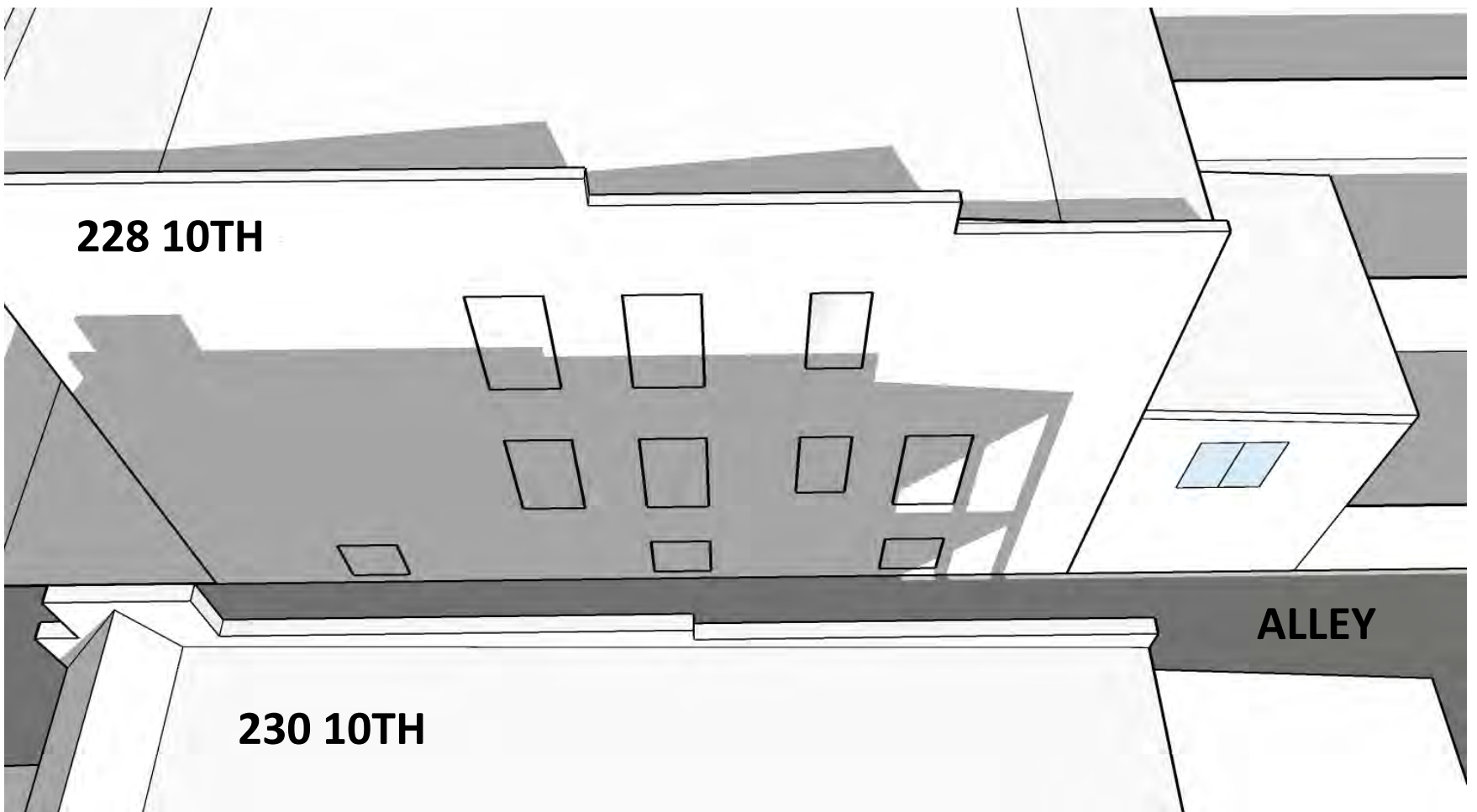
MATTER OF RIGHT – SOLID WALL AT 230 10TH



PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



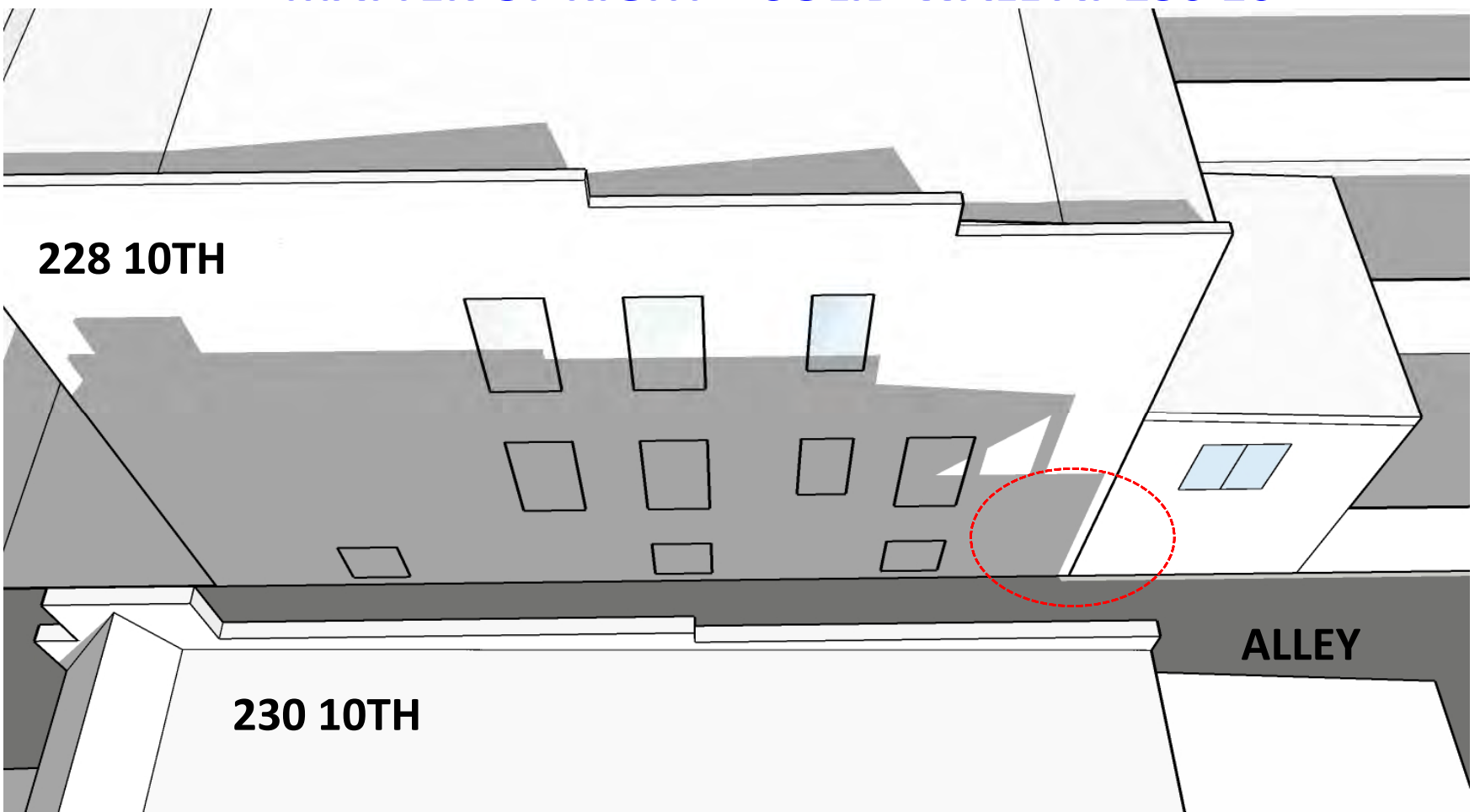
NORTH



EXISTING CONDITION



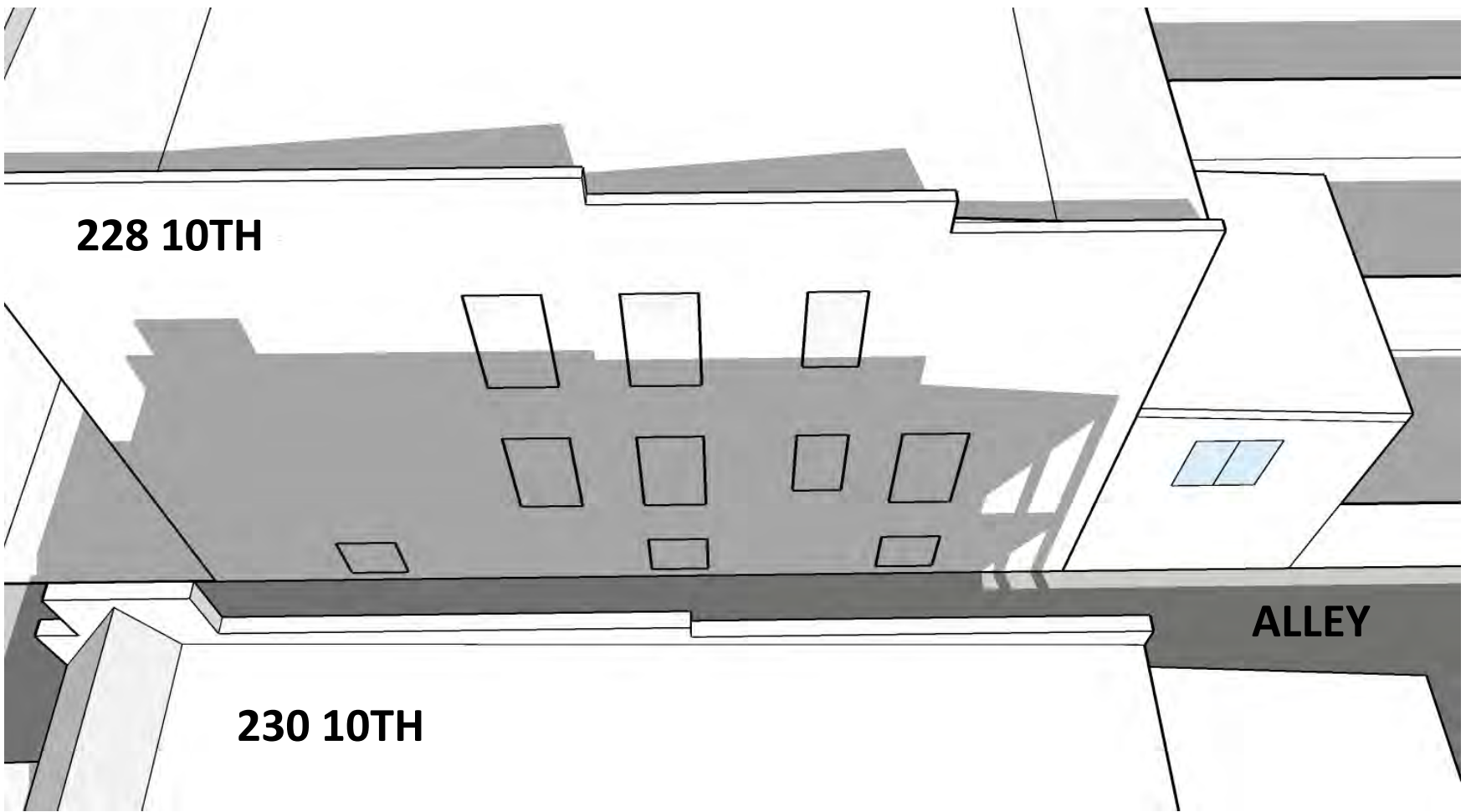
MATTER OF RIGHT – SOLID WALL AT 230 10TH



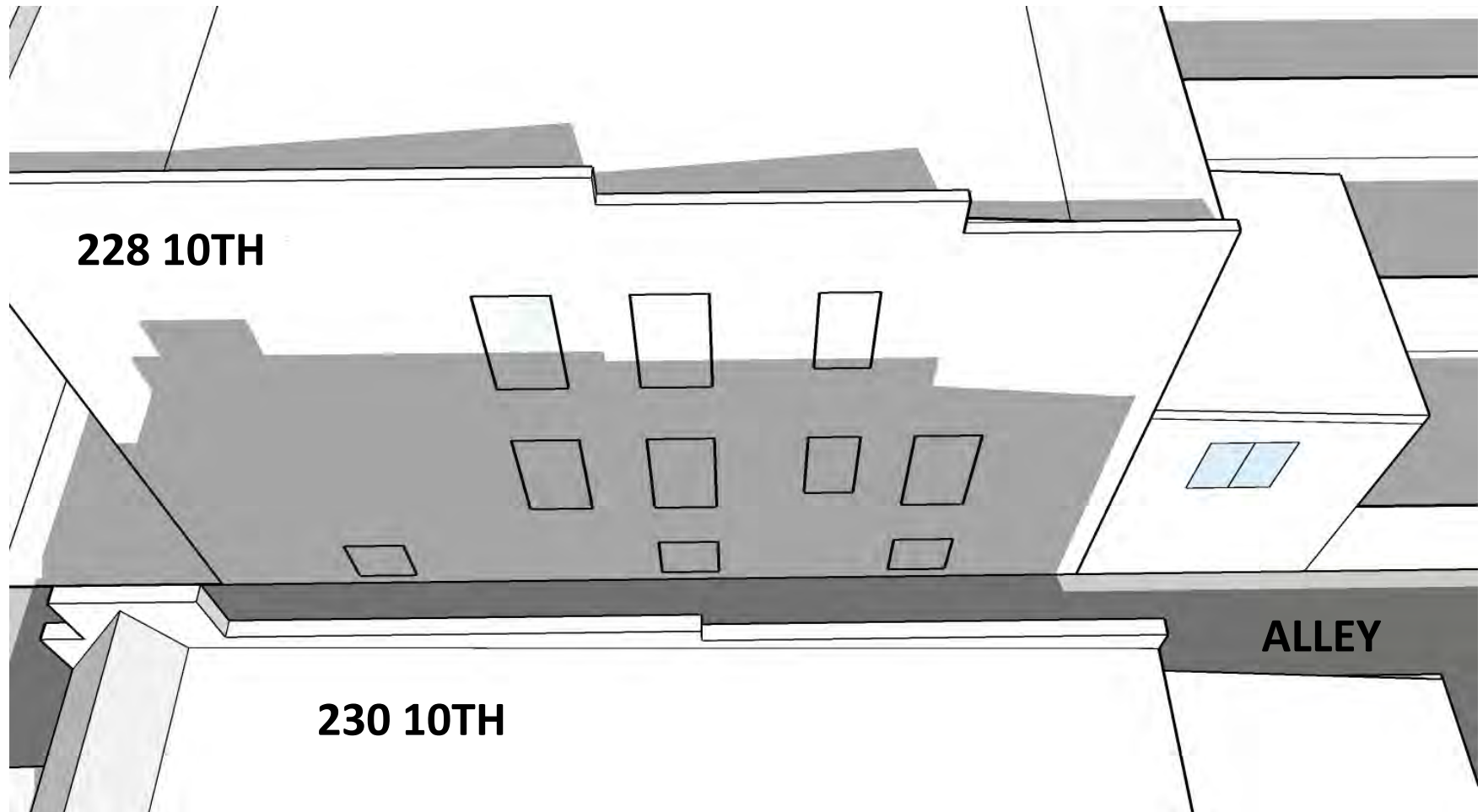
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



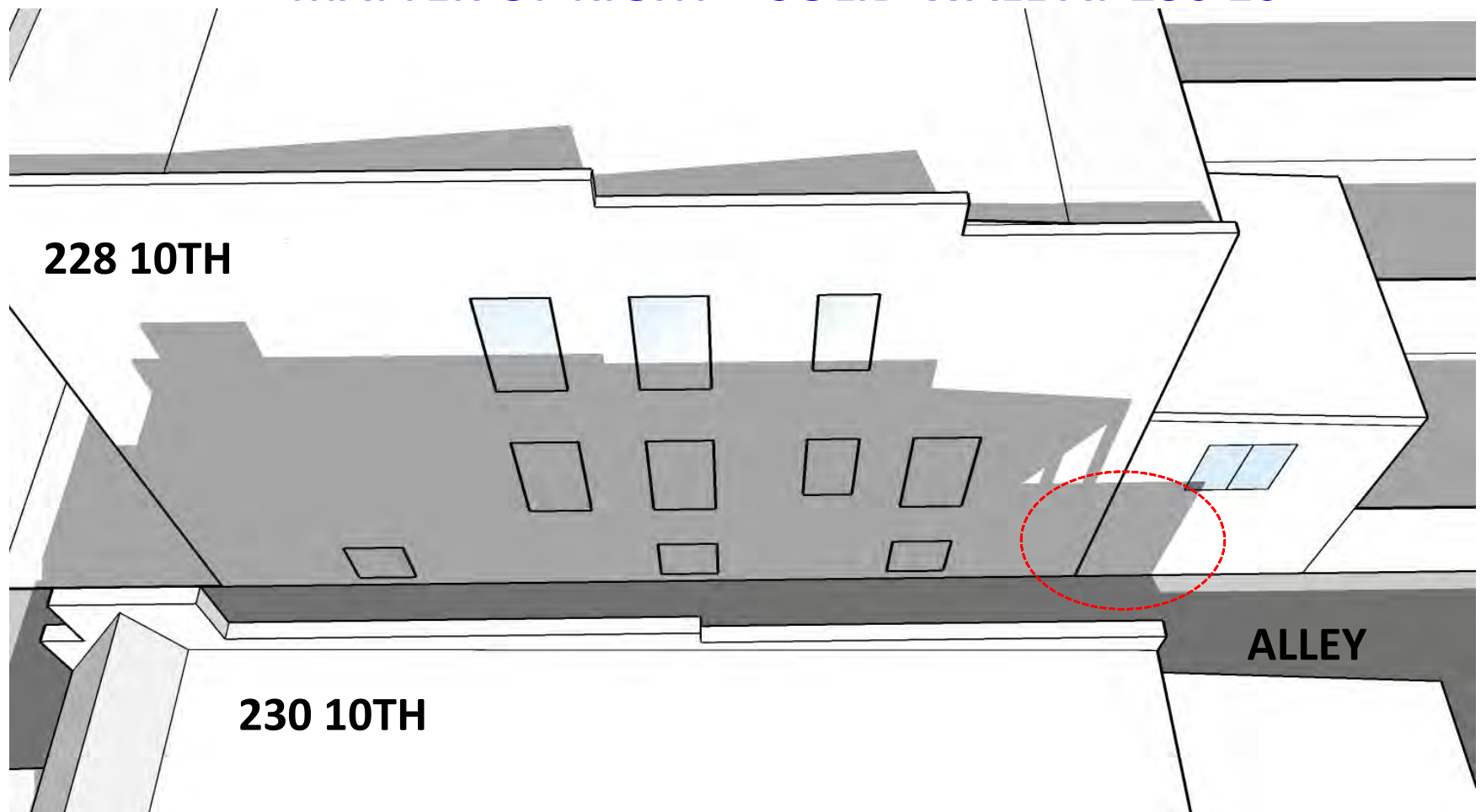
NORTH



EXISTING CONDITION



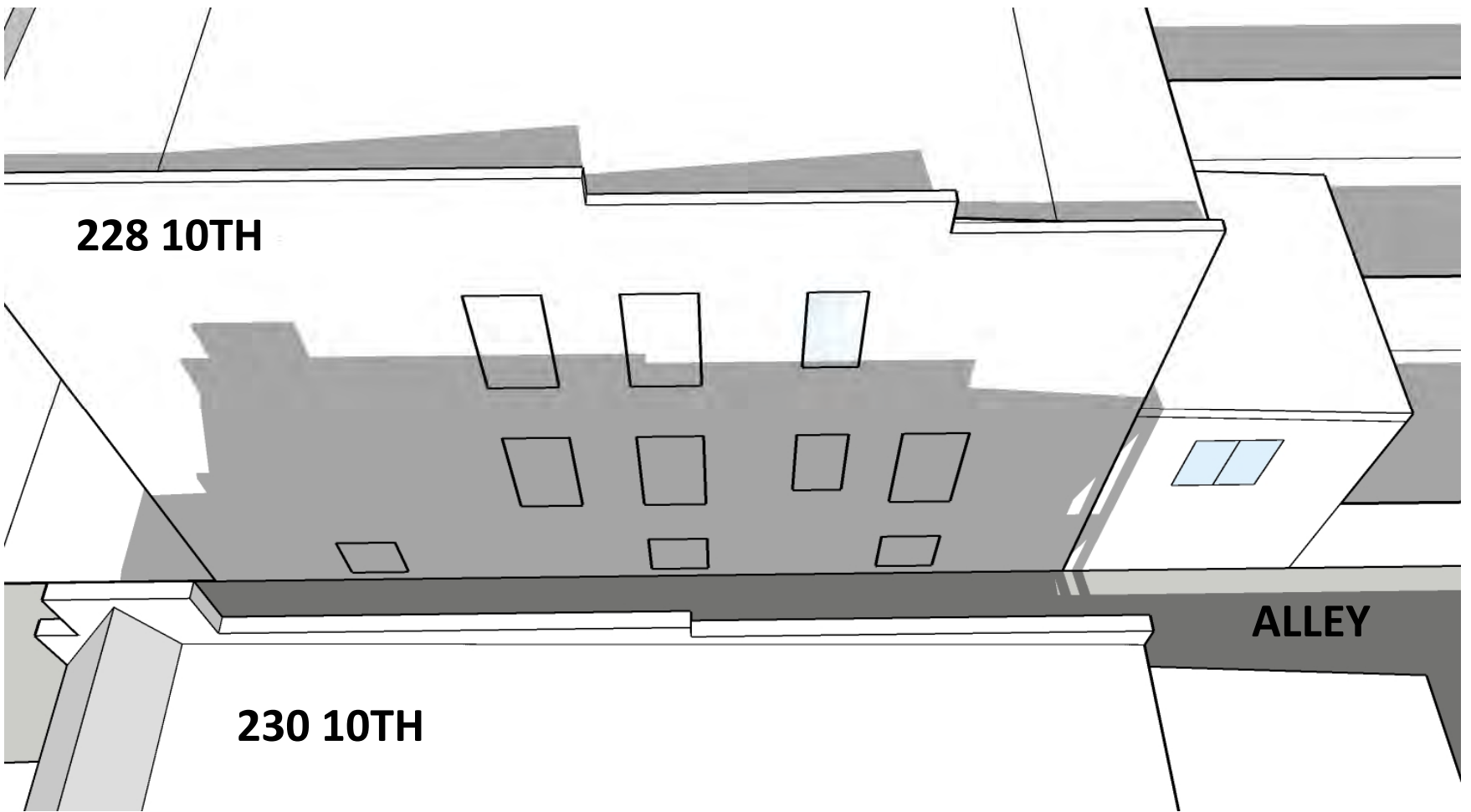
MATTER OF RIGHT – SOLID WALL AT 230 10TH



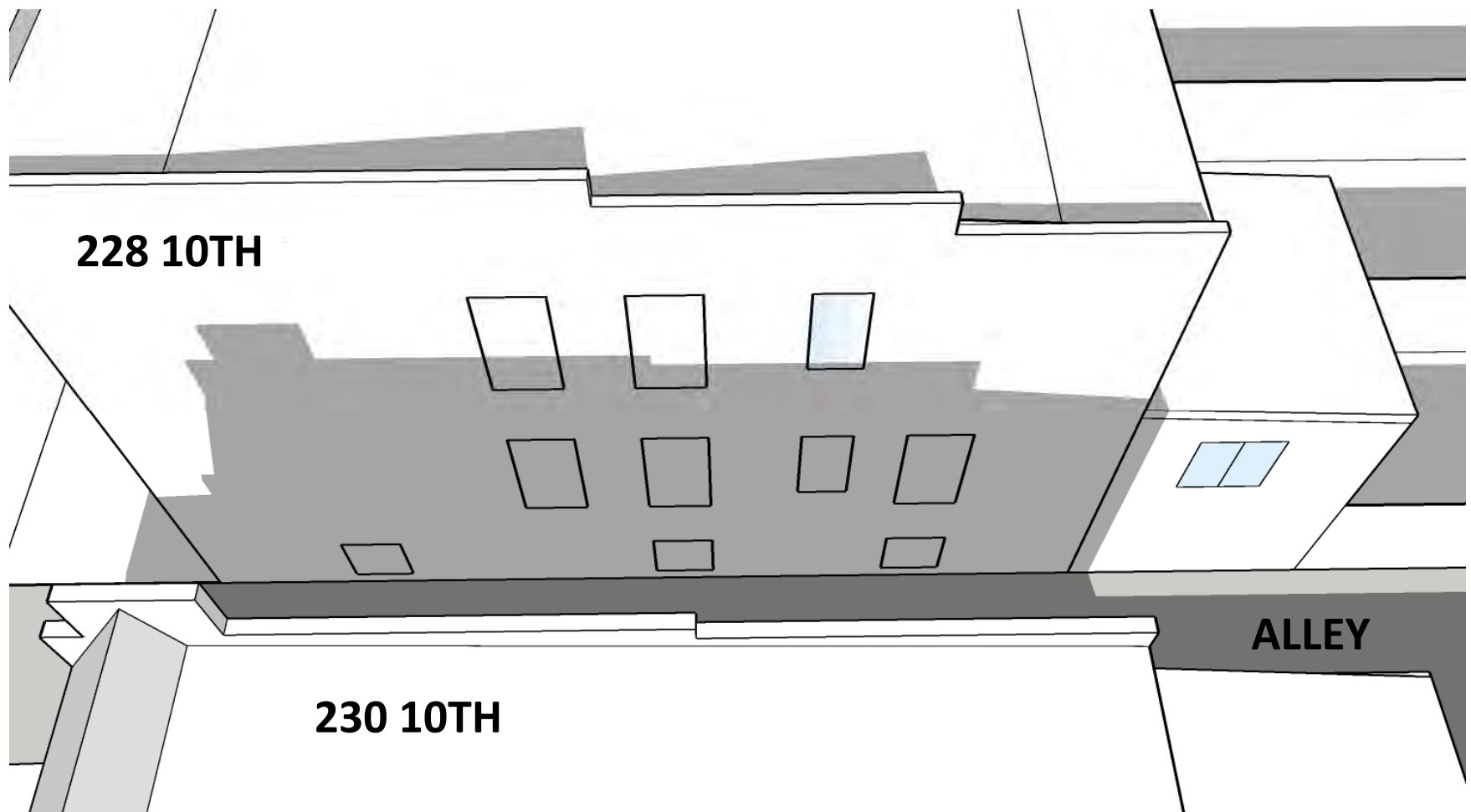
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



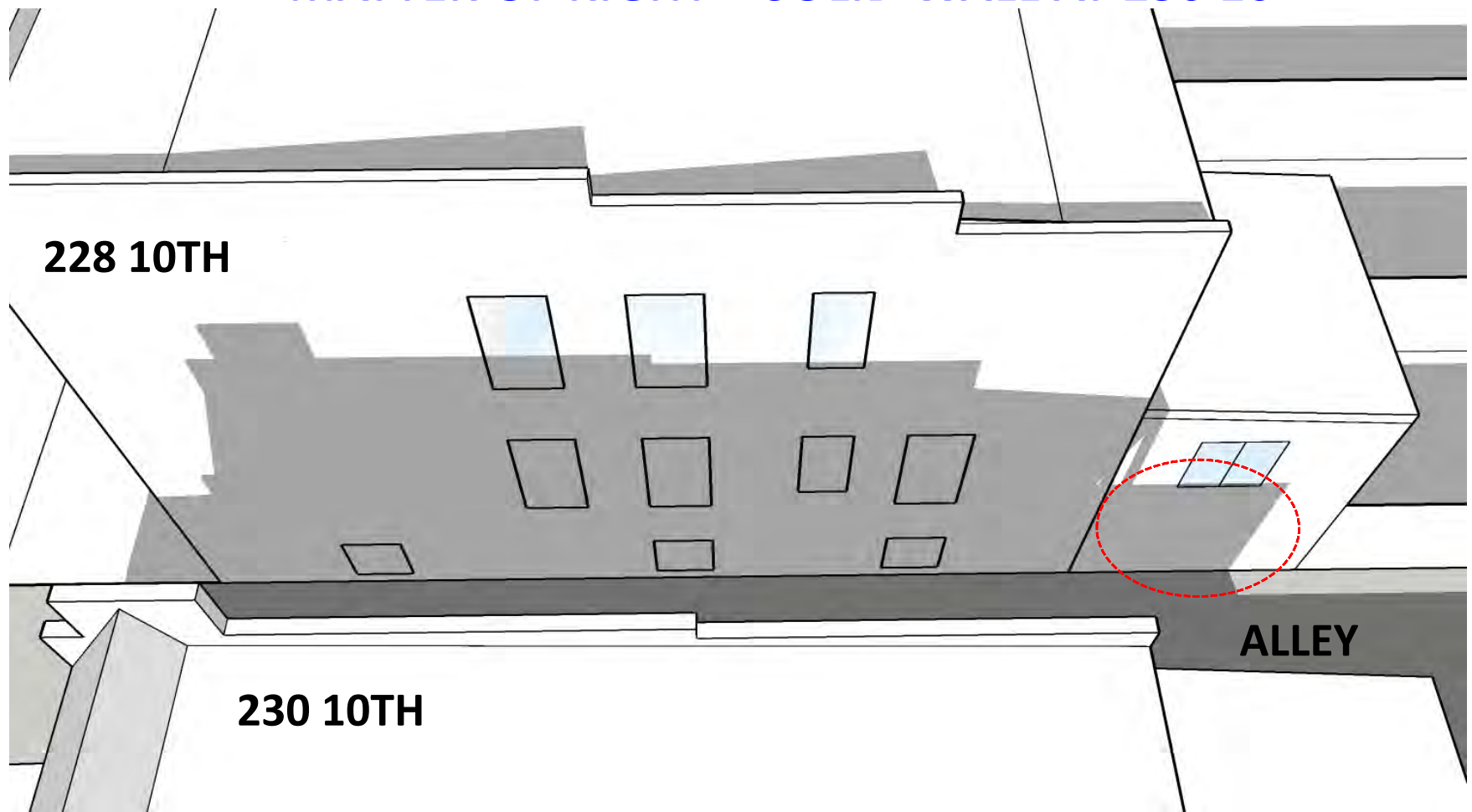
NORTH



EXISTING CONDITION



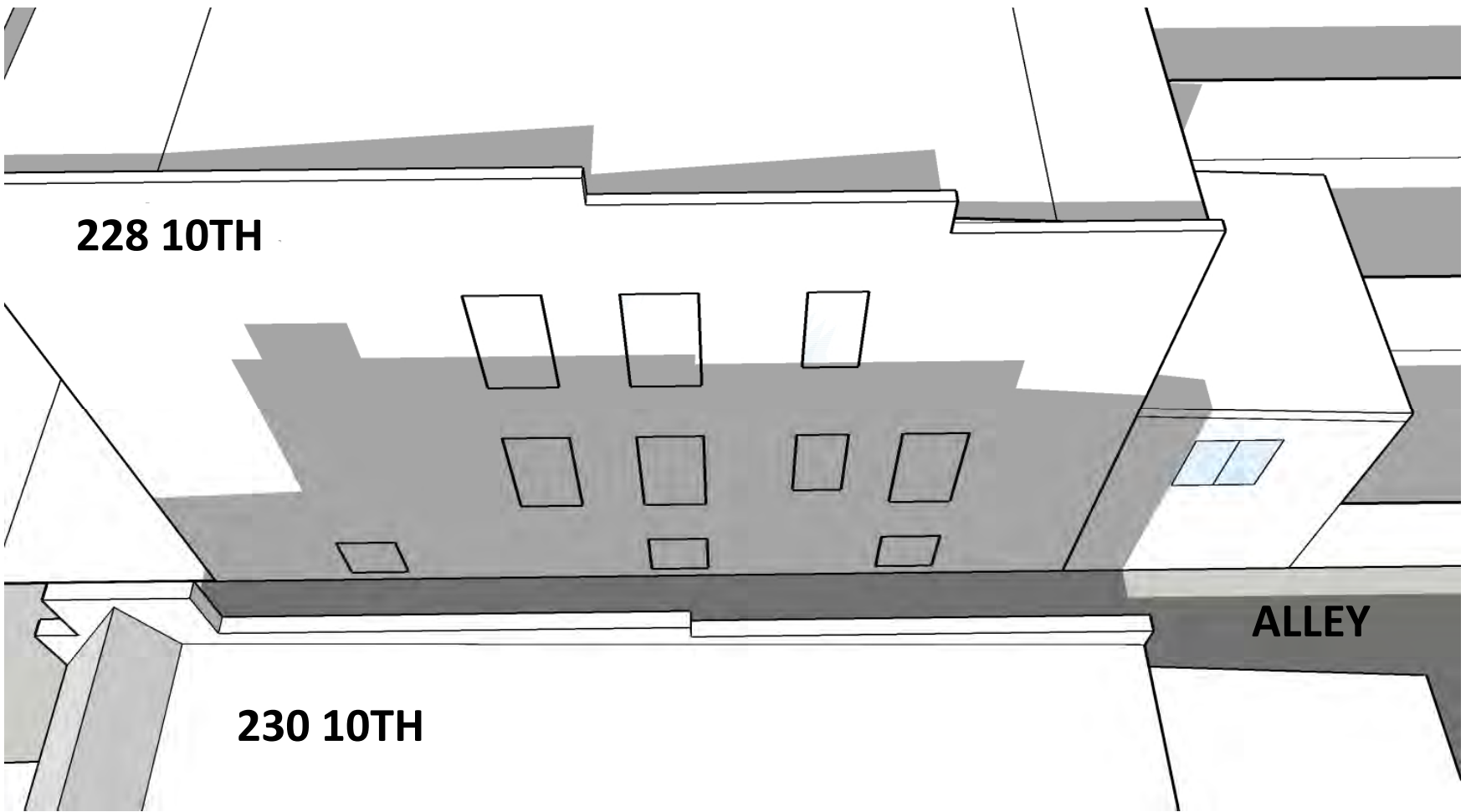
MATTER OF RIGHT – SOLID WALL AT 230 10TH



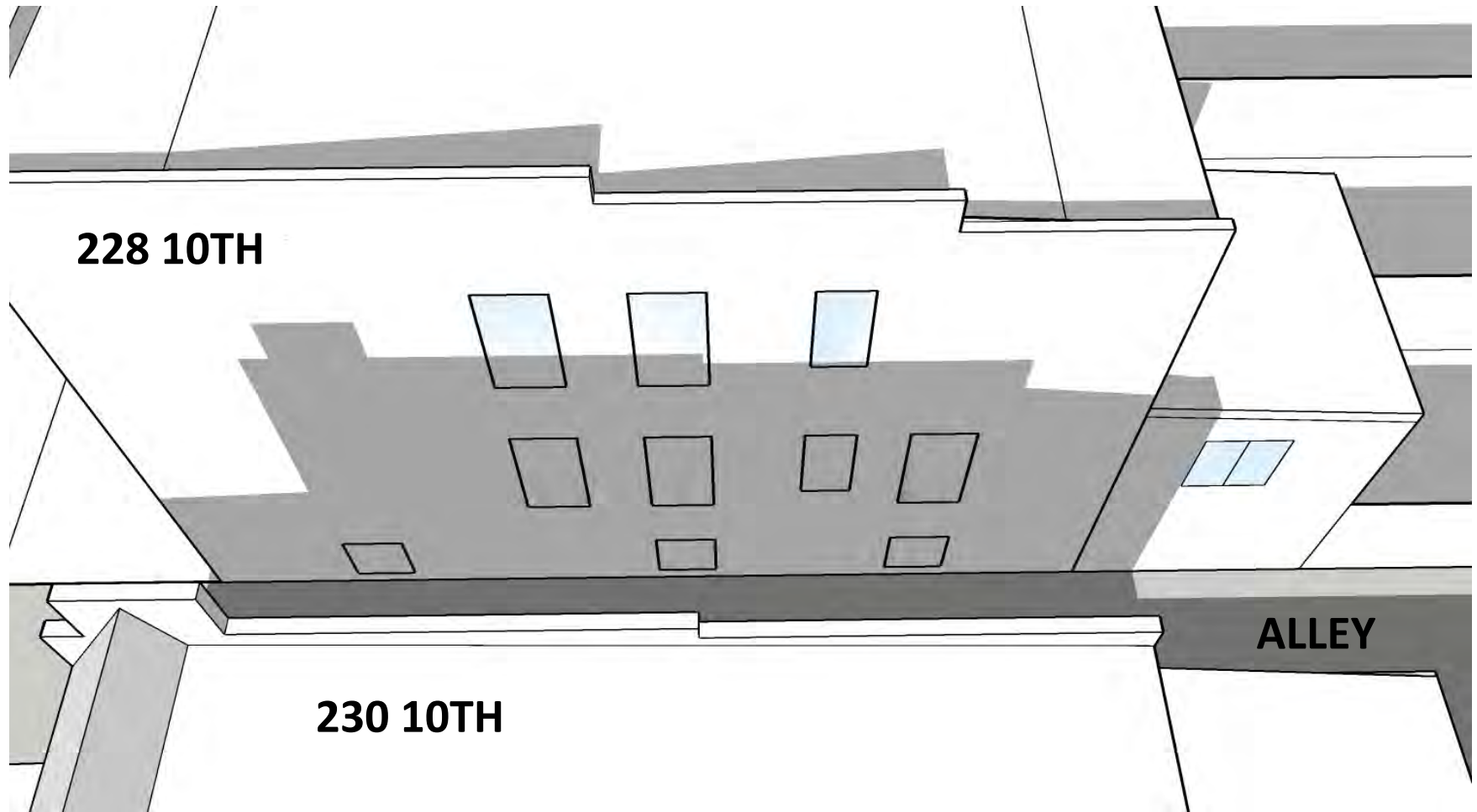
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



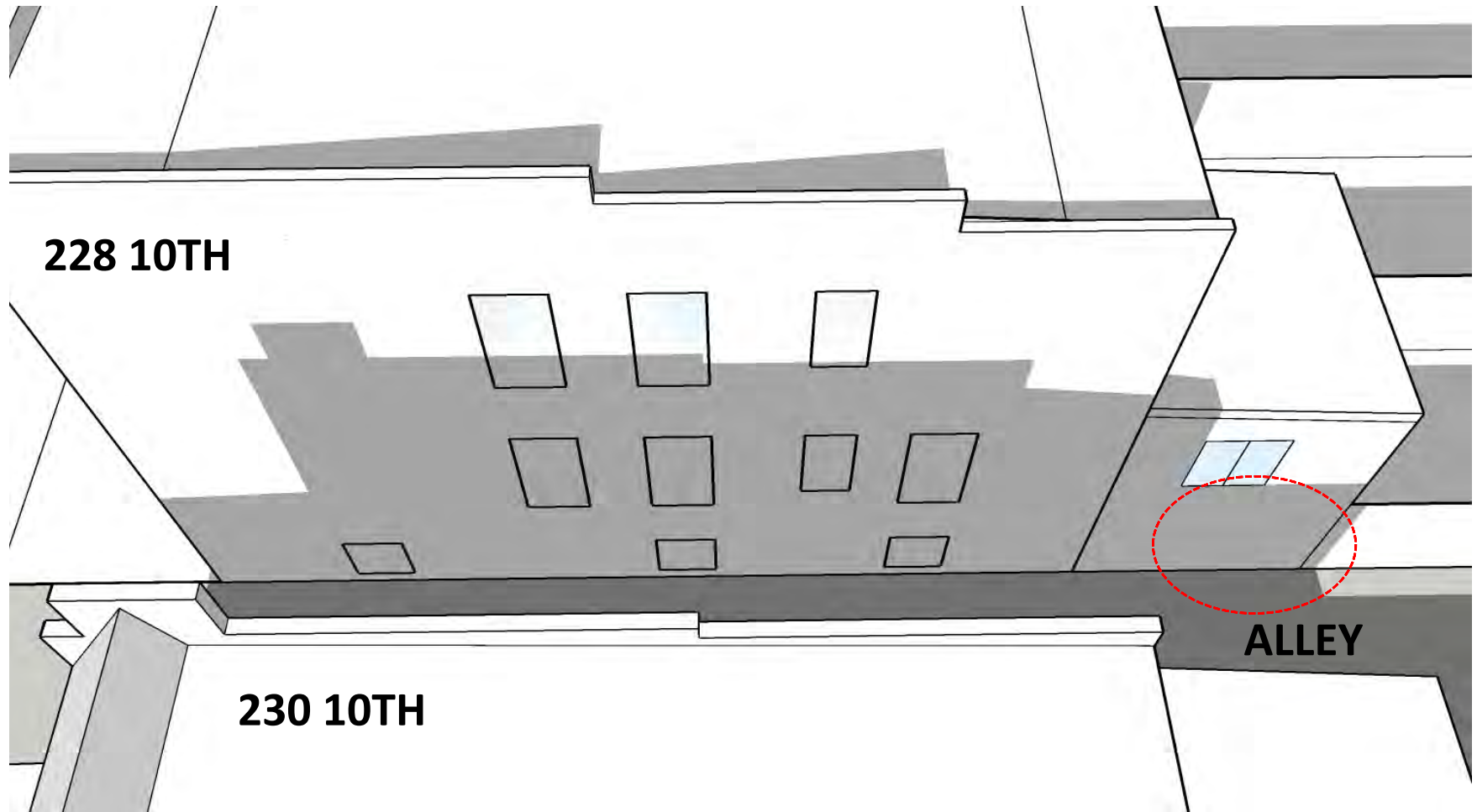
NORTH



EXISTING CONDITION



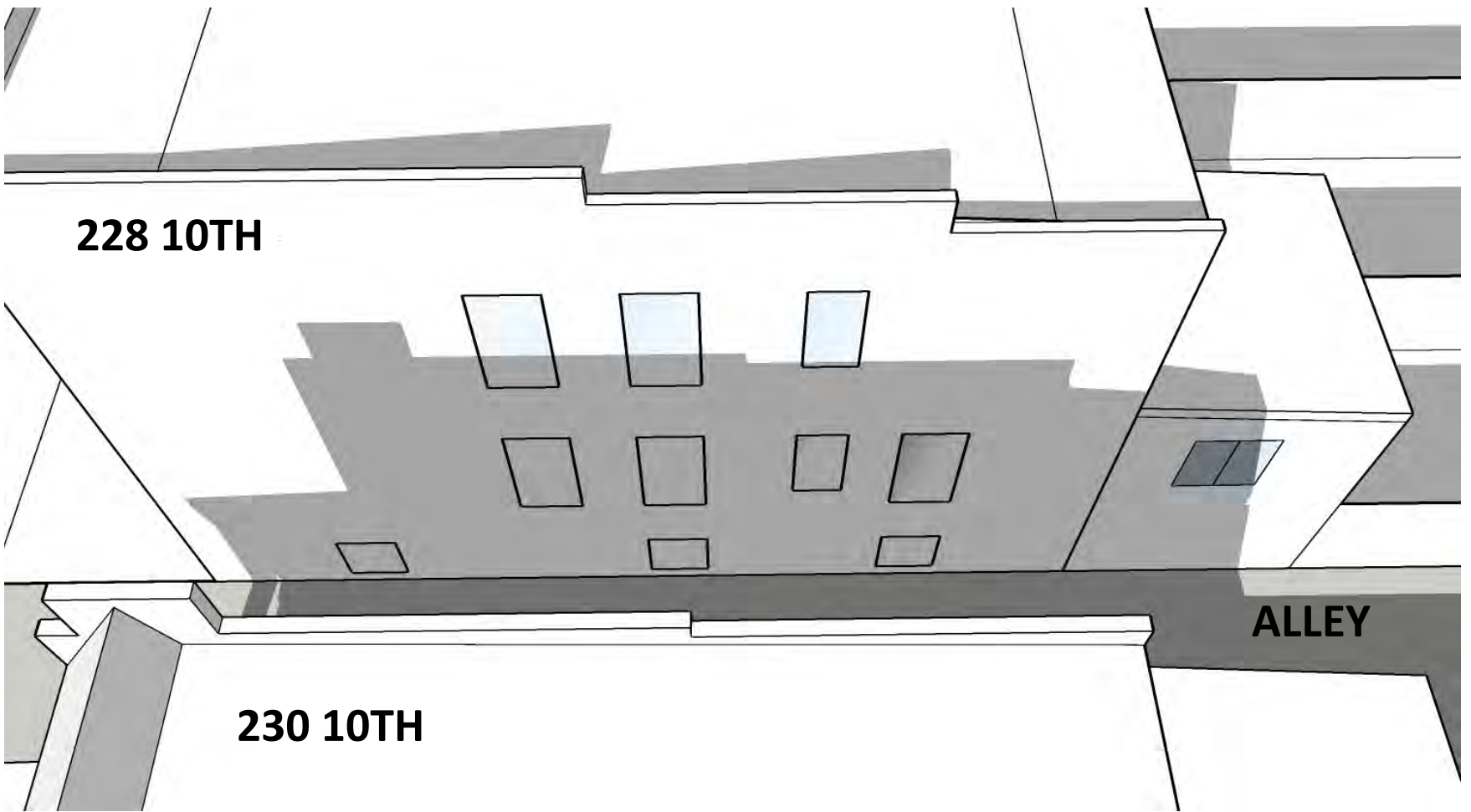
MATTER OF RIGHT – SOLID WALL AT 230 10TH



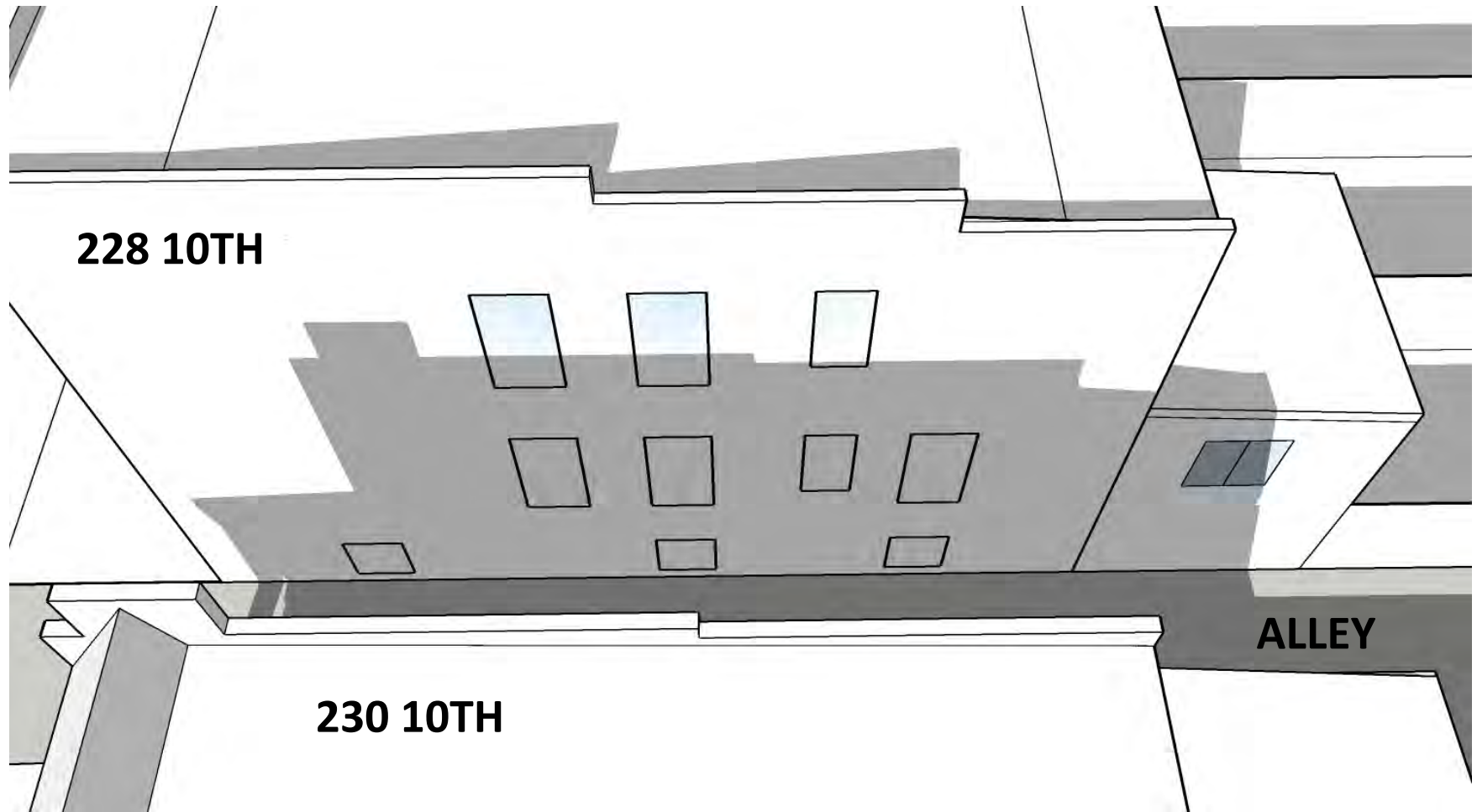
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



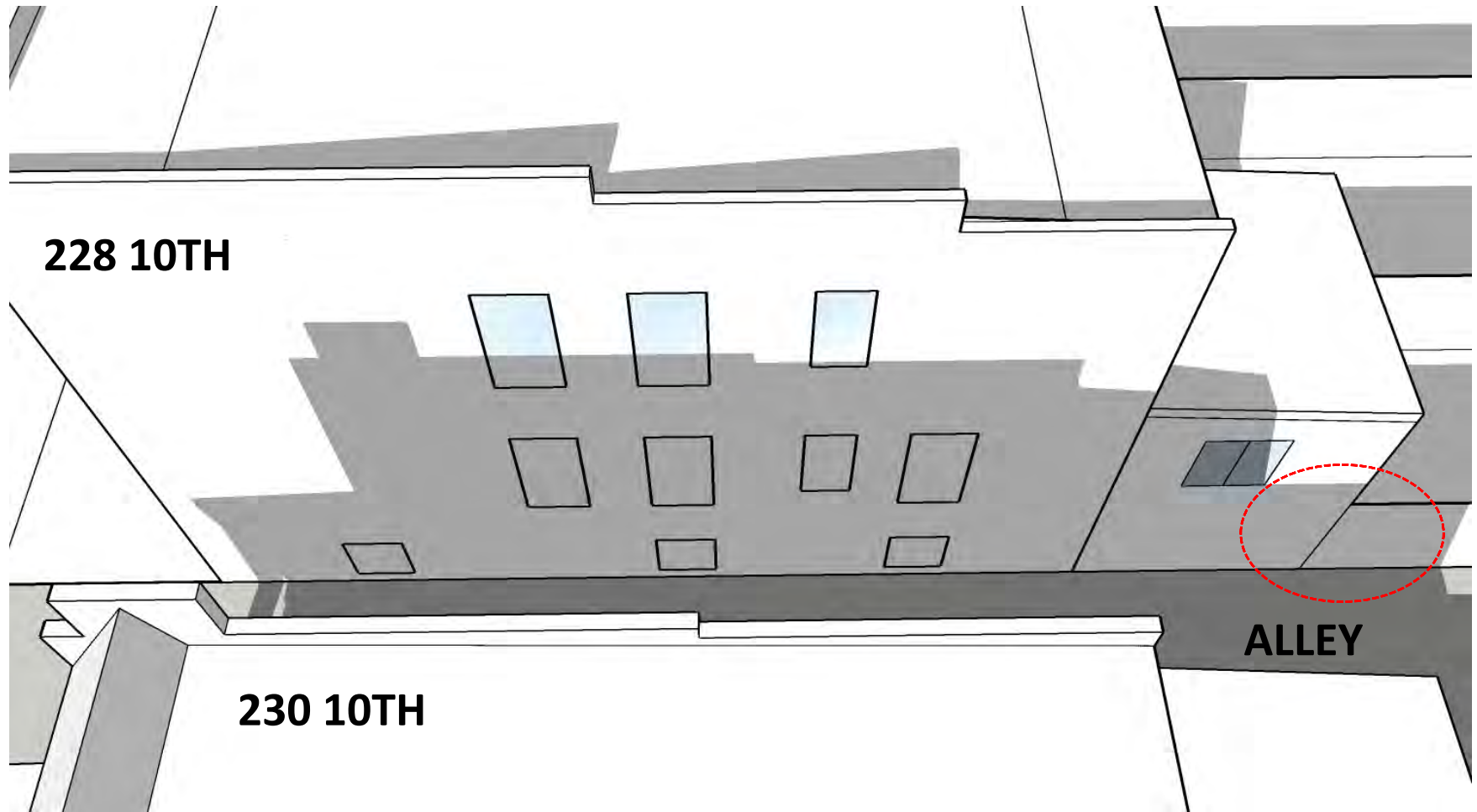
NORTH



EXISTING CONDITION



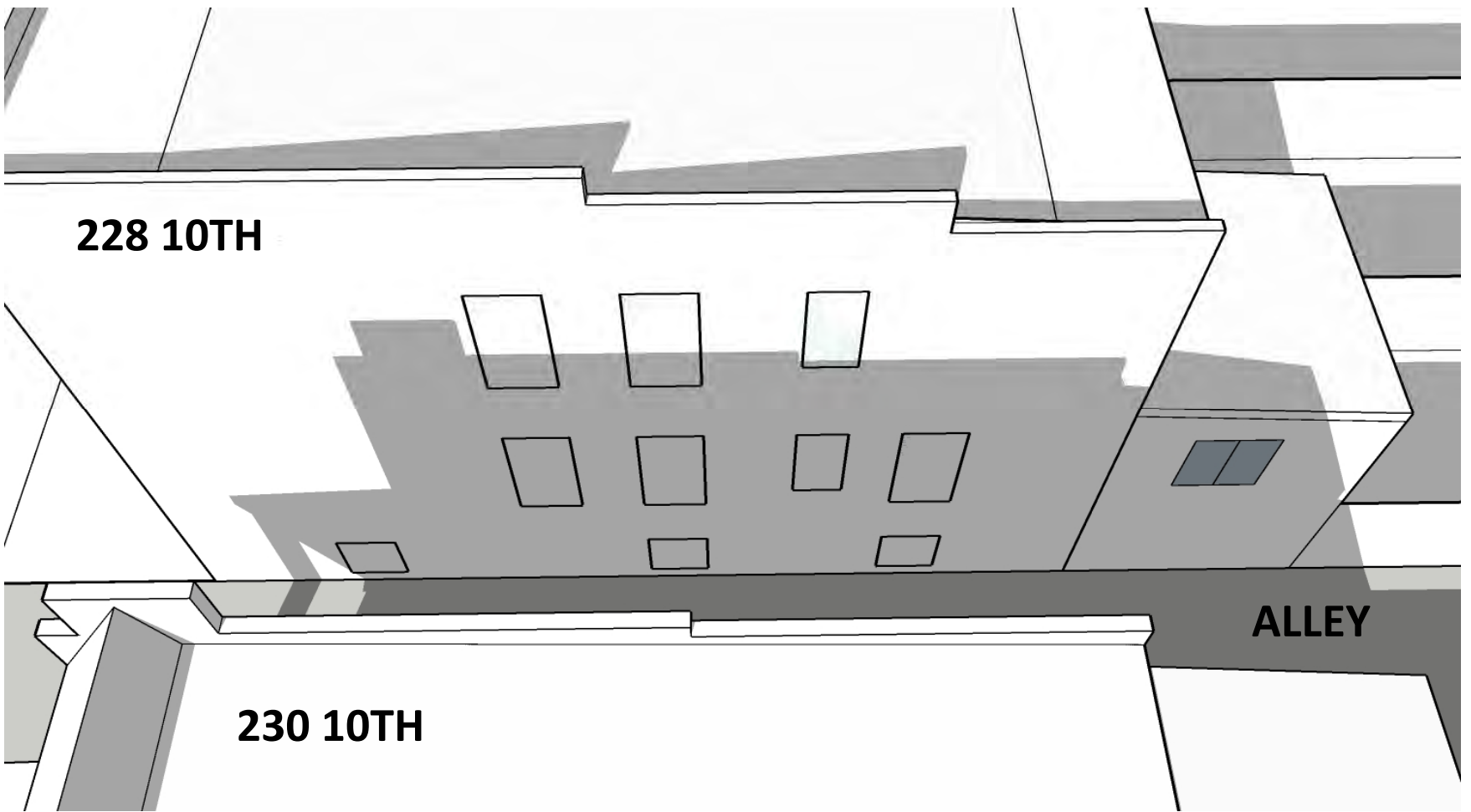
MATTER OF RIGHT – SOLID WALL AT 230 10TH



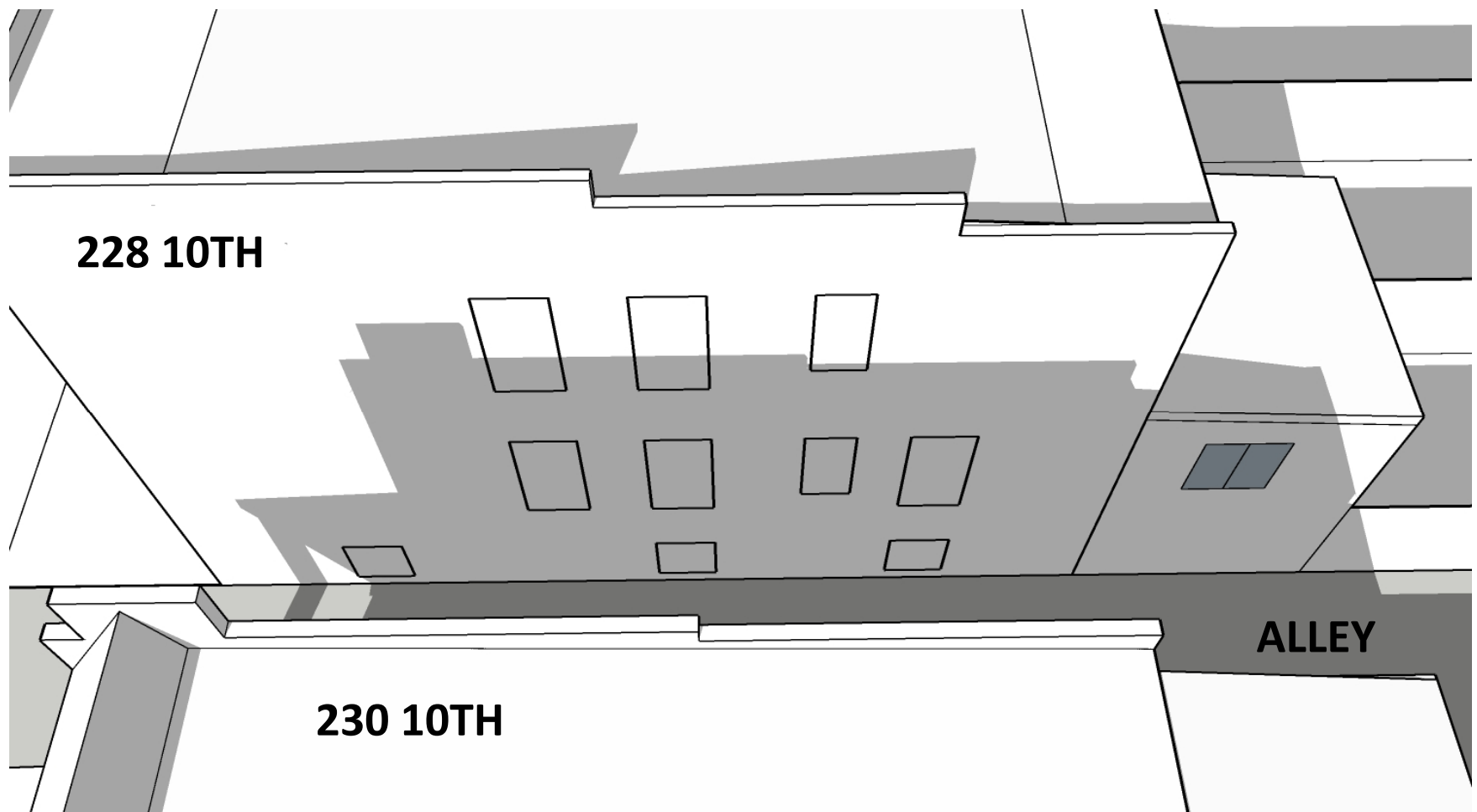
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



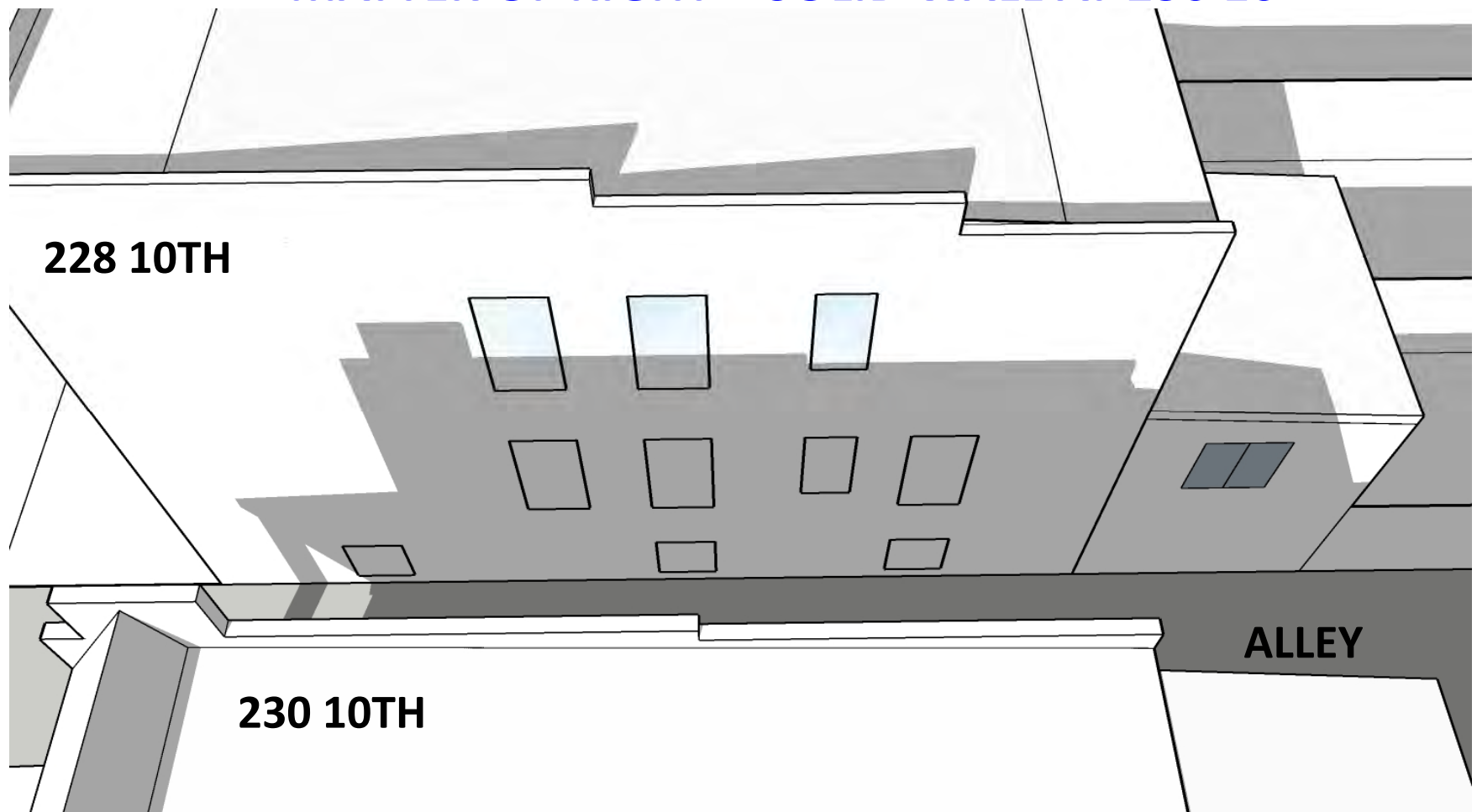
NORTH



EXISTING CONDITION



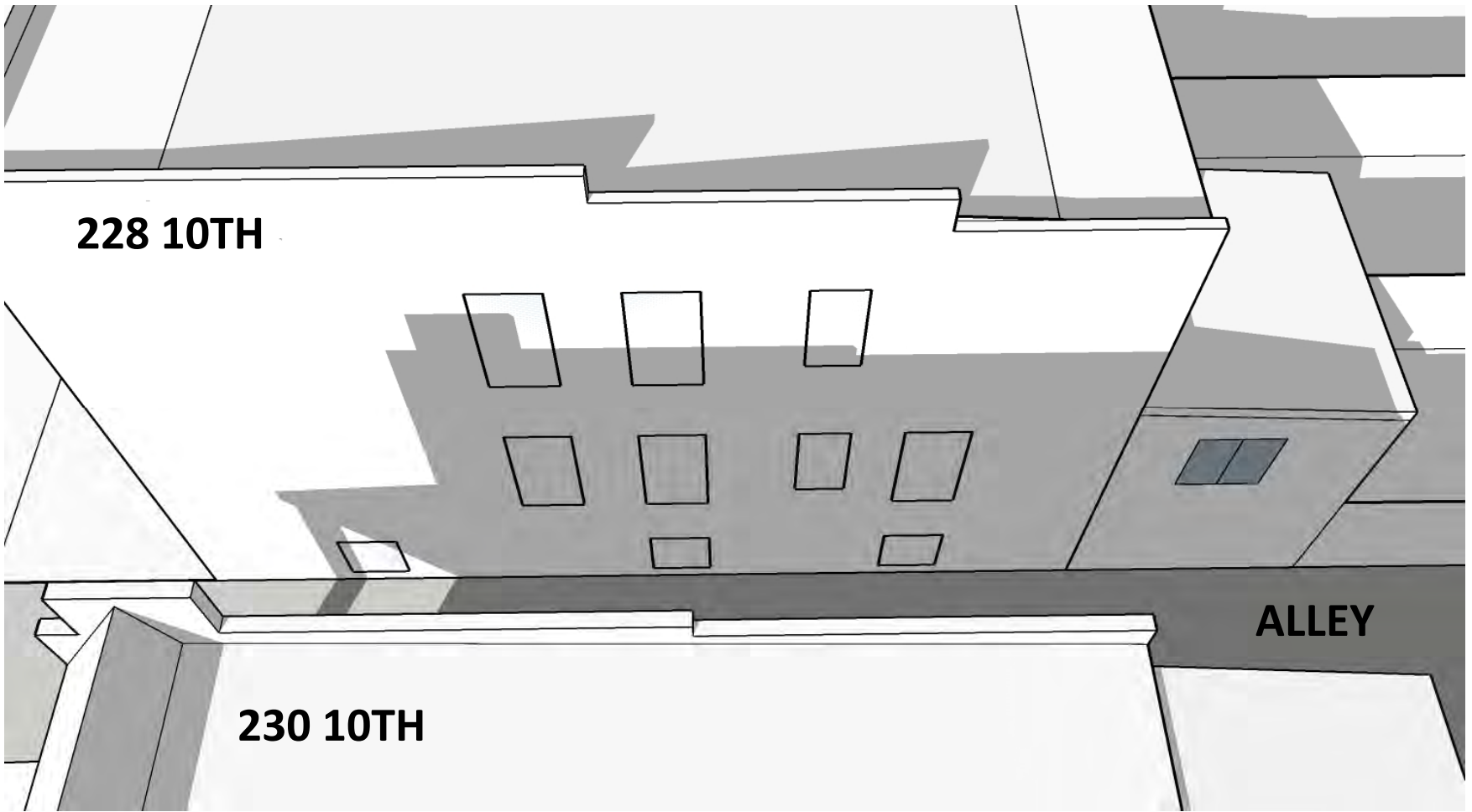
MATTER OF RIGHT – SOLID WALL AT 230 10TH



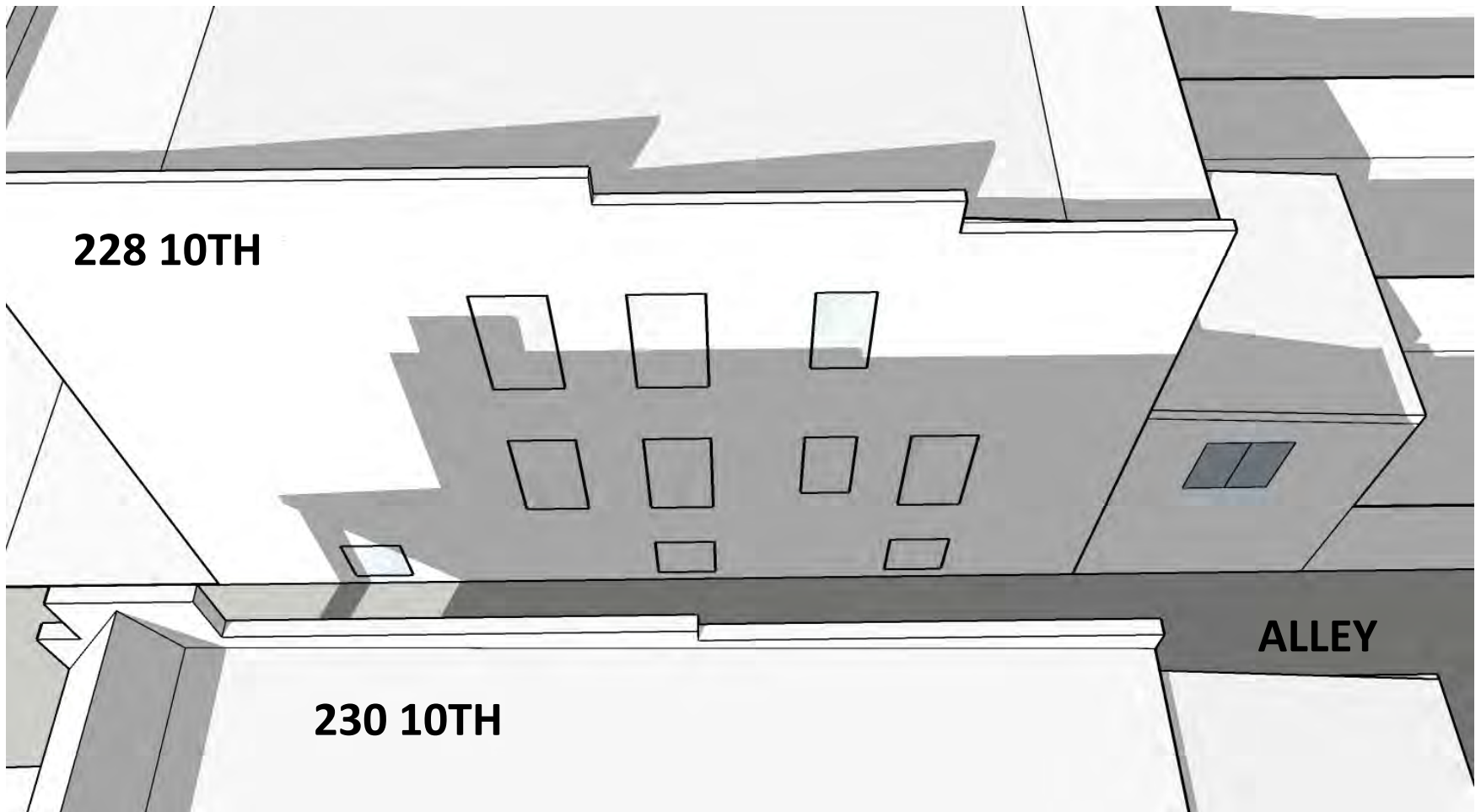
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



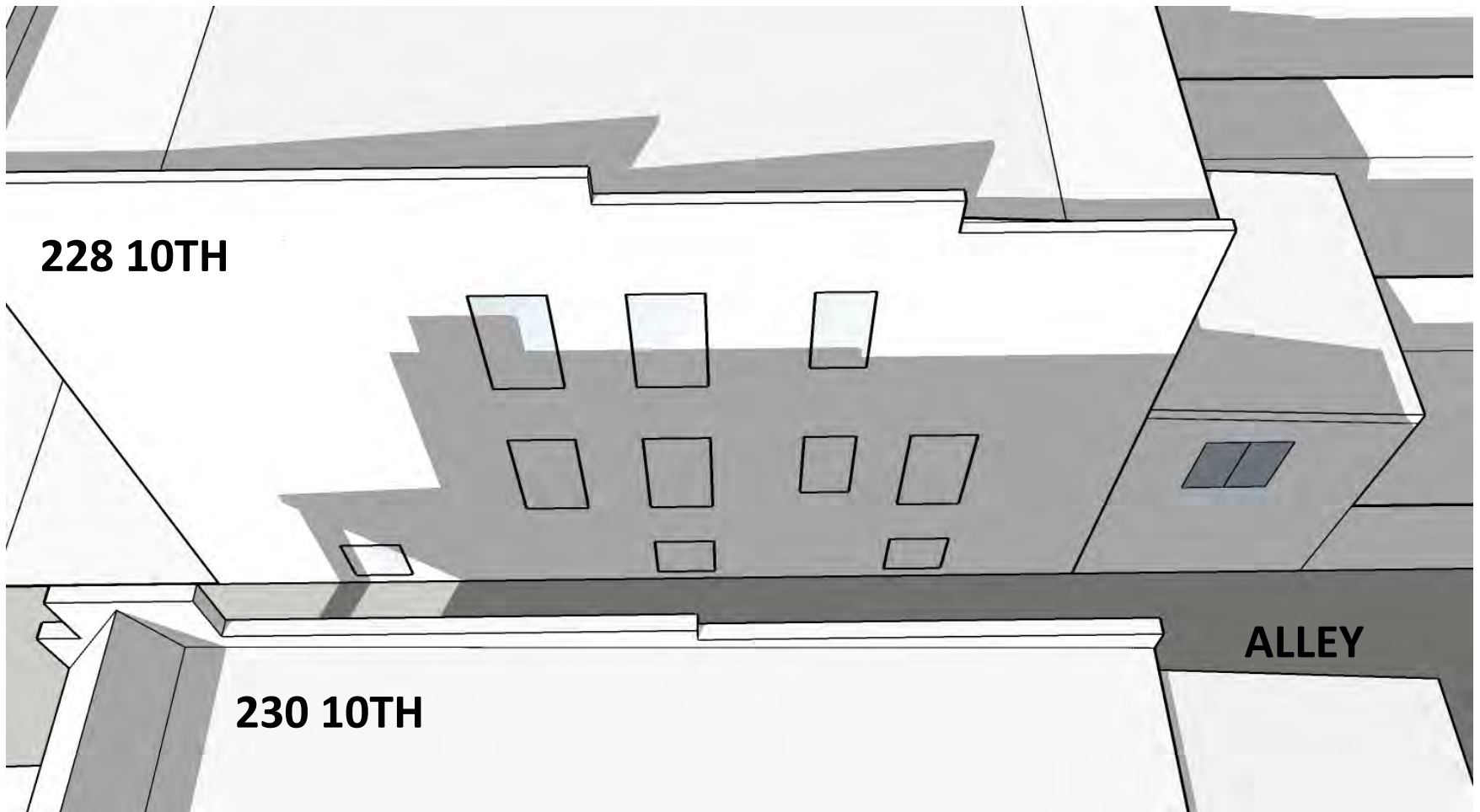
NORTH



EXISTING CONDITION



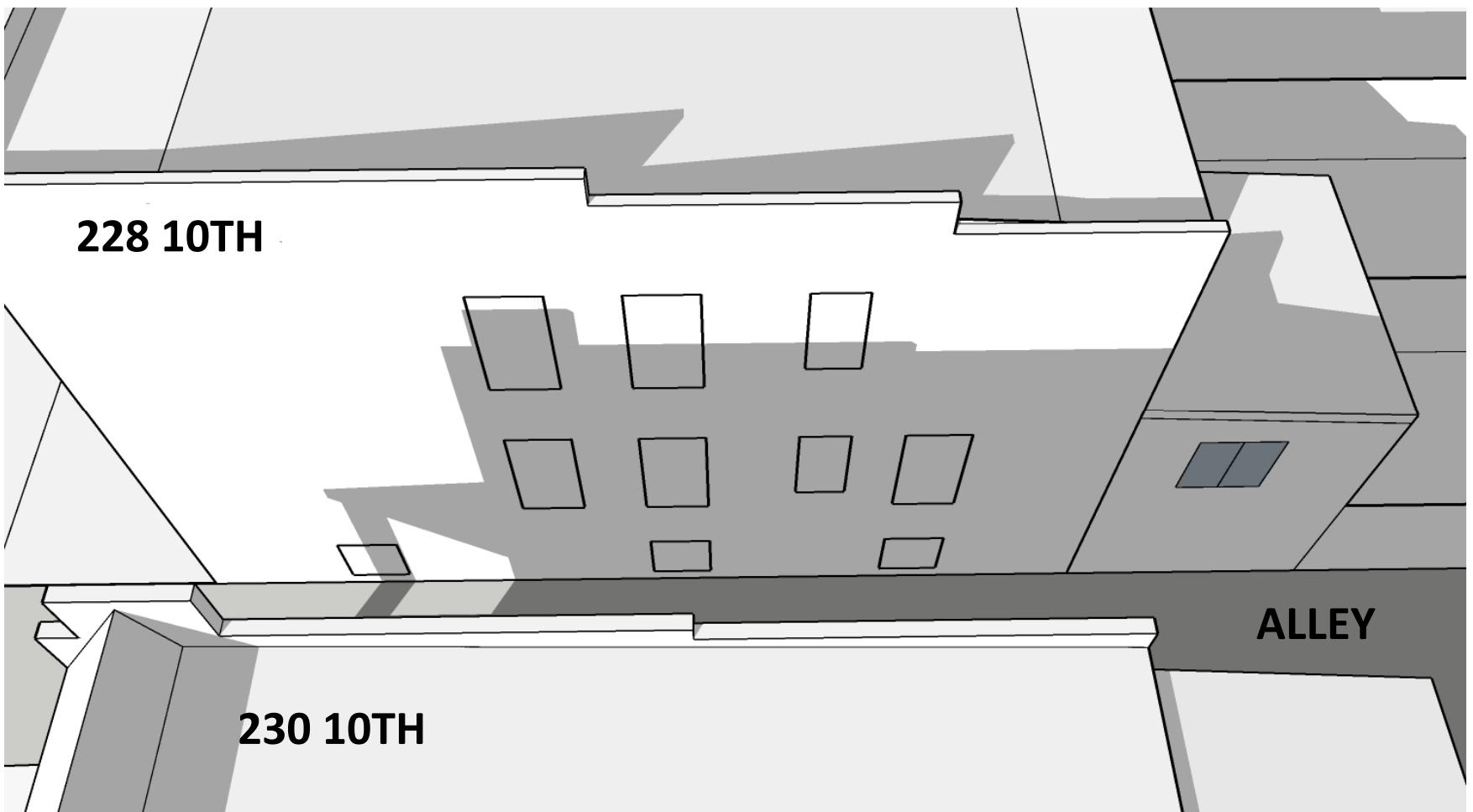
MATTER OF RIGHT – SOLID WALL AT 230 10TH



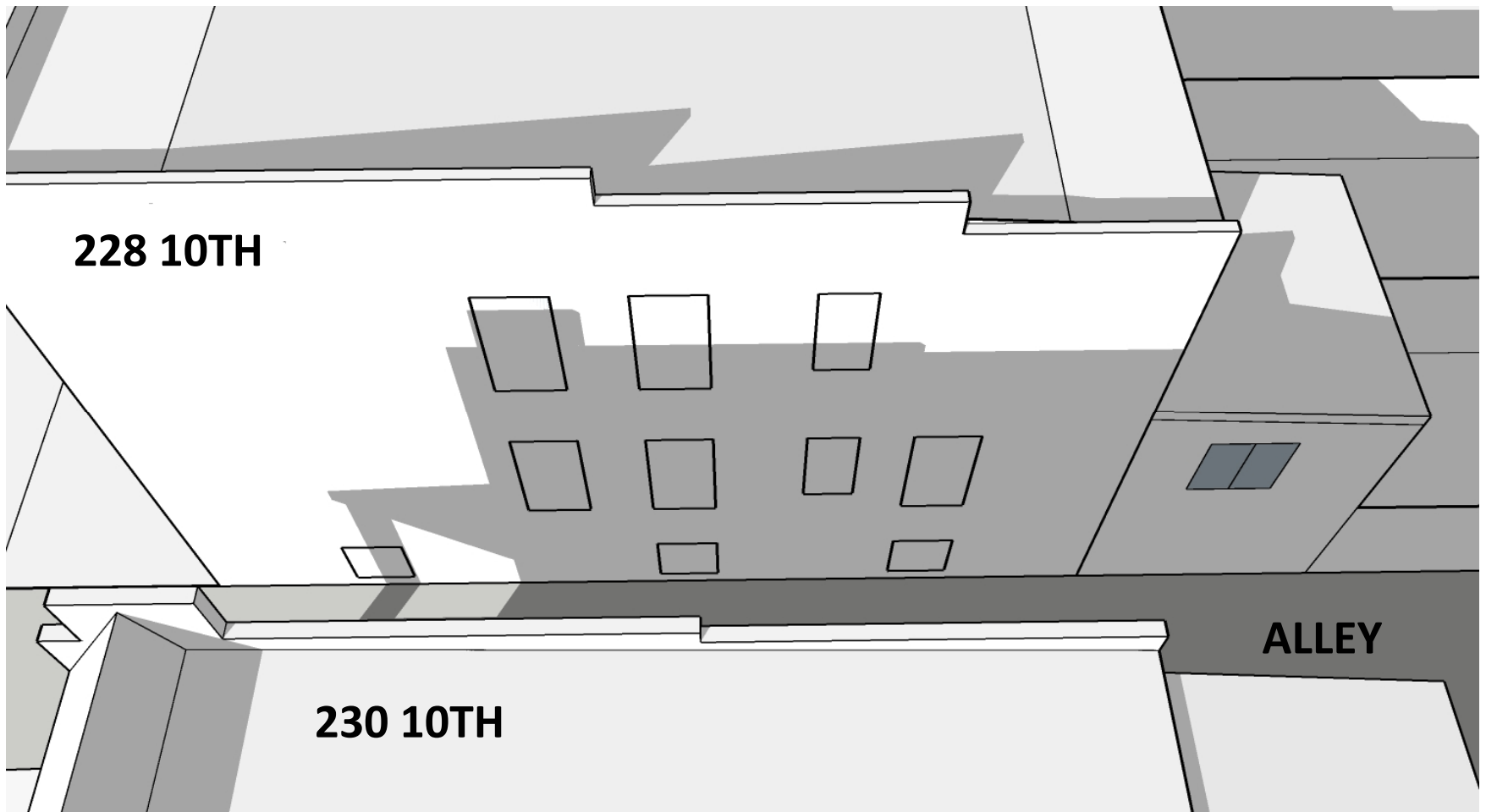
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



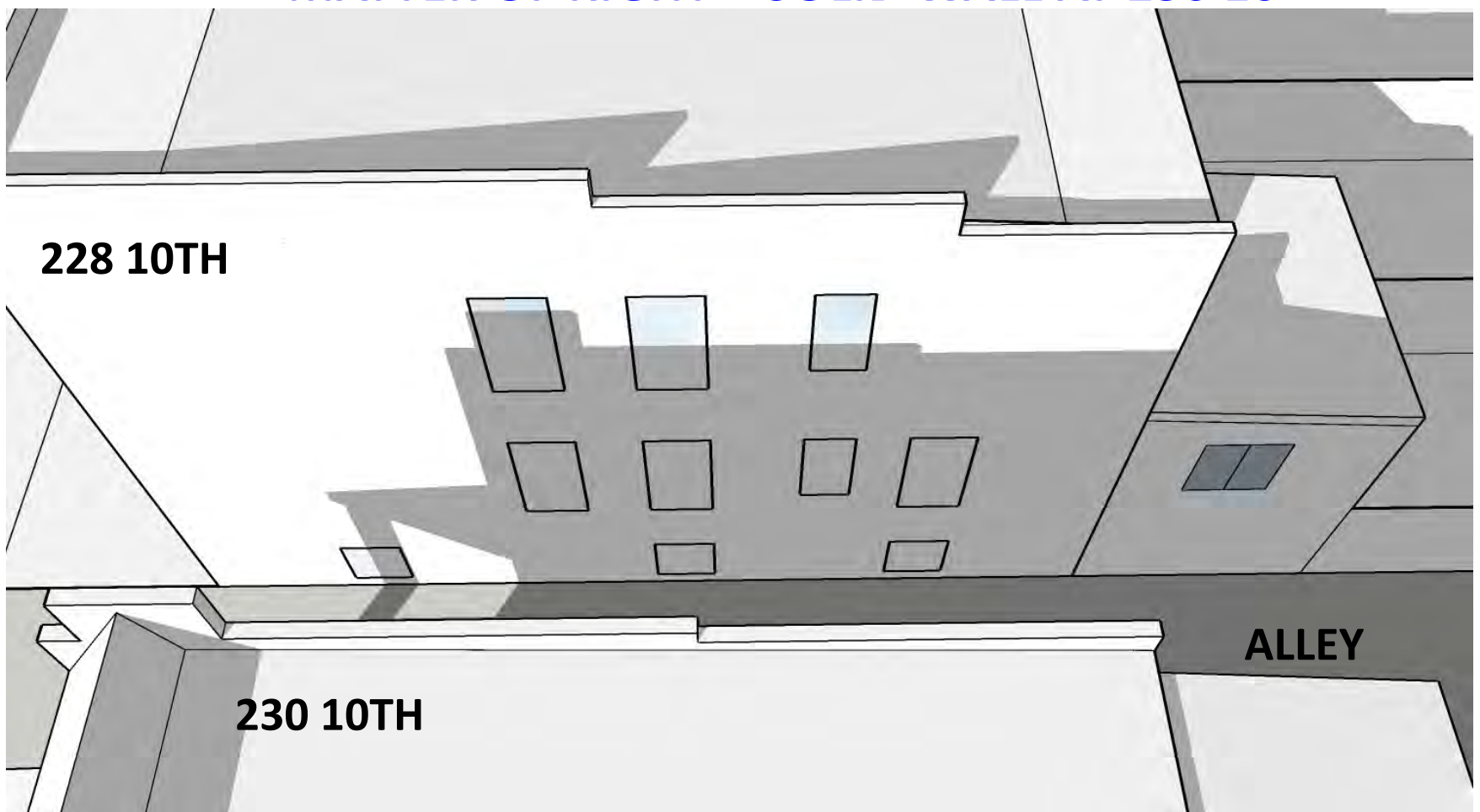
NORTH



EXISTING CONDITION



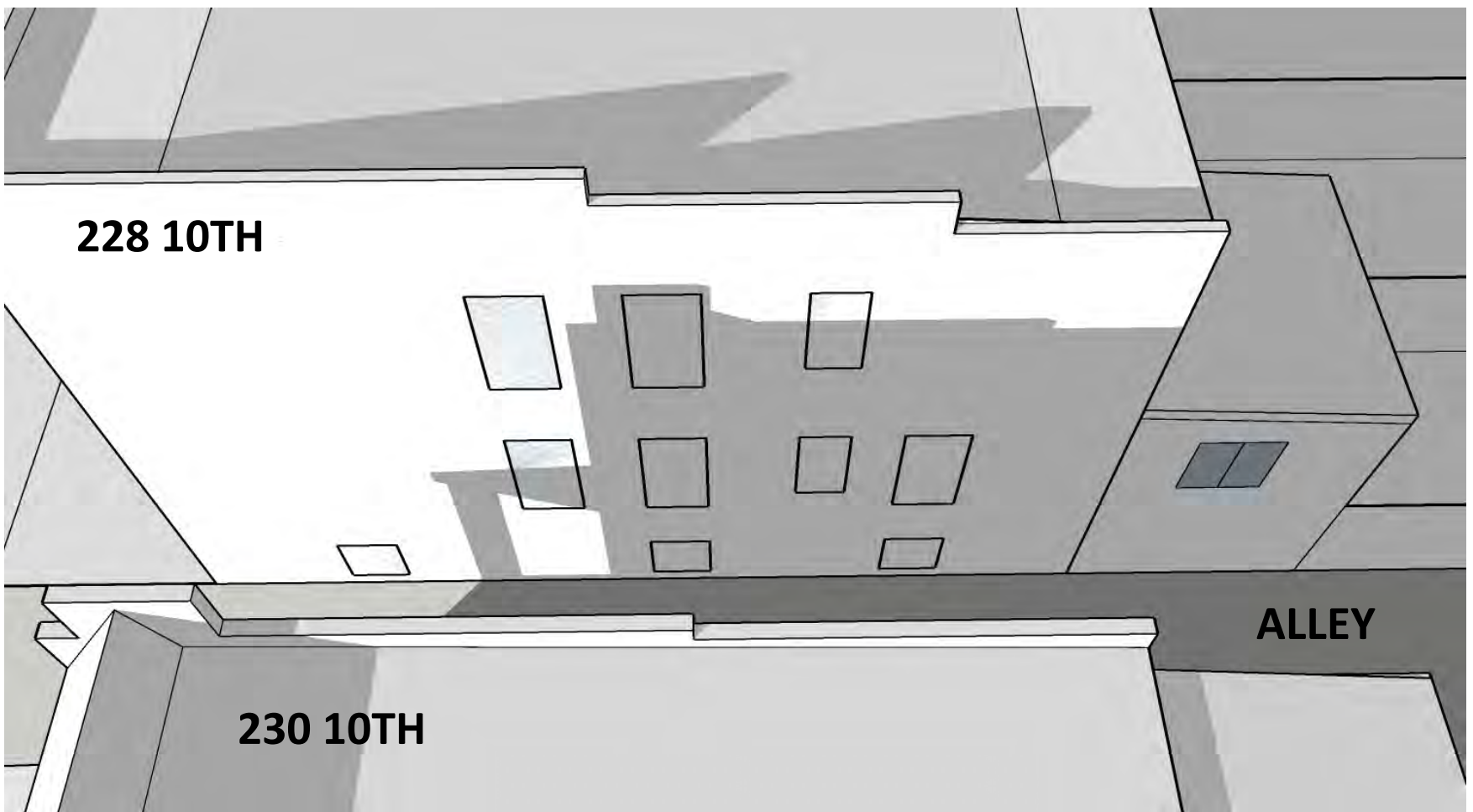
MATTER OF RIGHT – SOLID WALL AT 230 10TH



PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



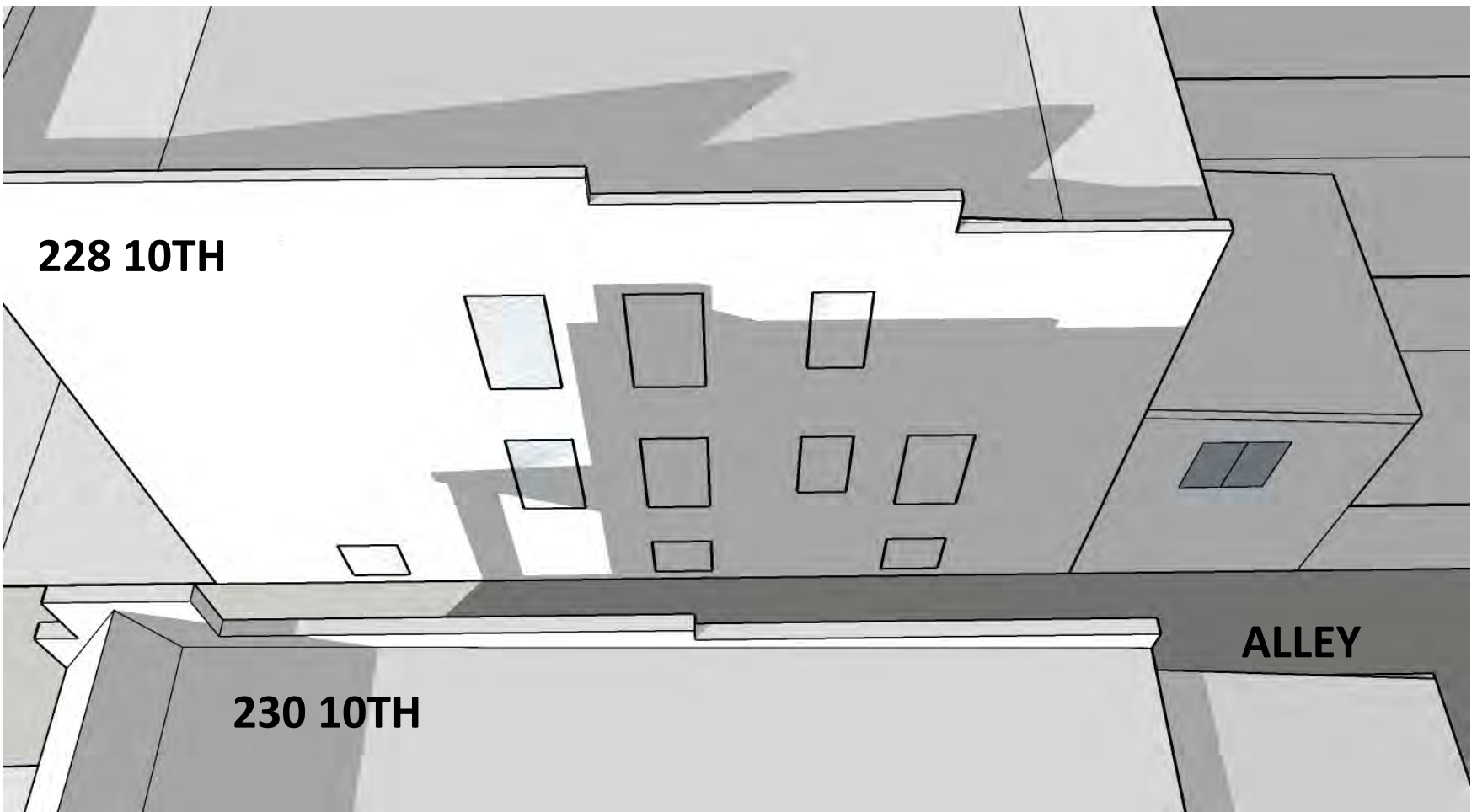
NORTH



EXISTING CONDITION



MATTER OF RIGHT – SOLID WALL AT 230 10TH



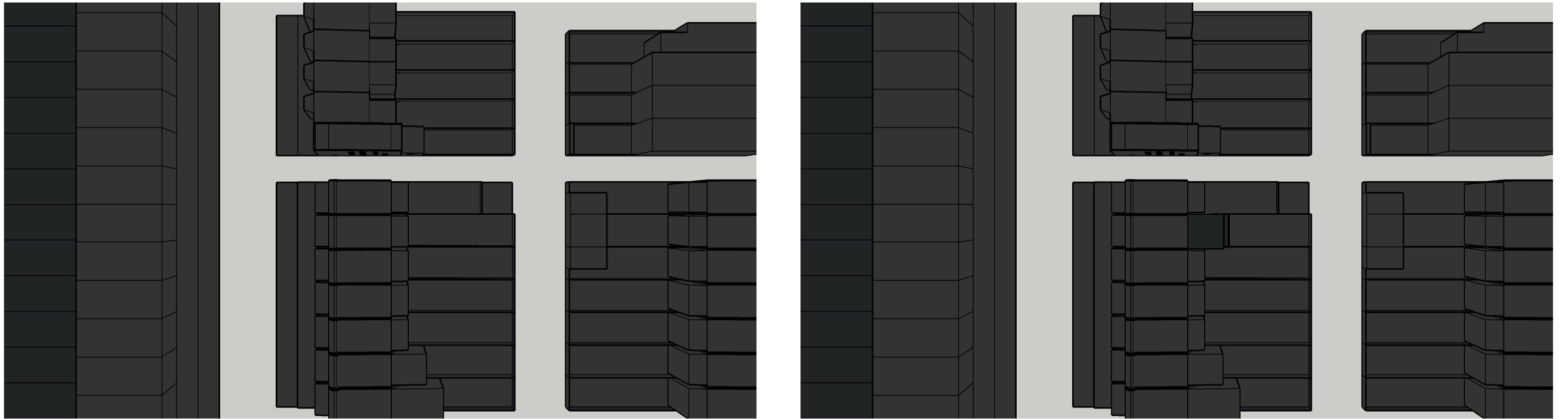
PROPOSED- 2 STORY REAR ADDITION AT 232 10TH



NORTH

232 10TH STREET SE
SUN STUDY

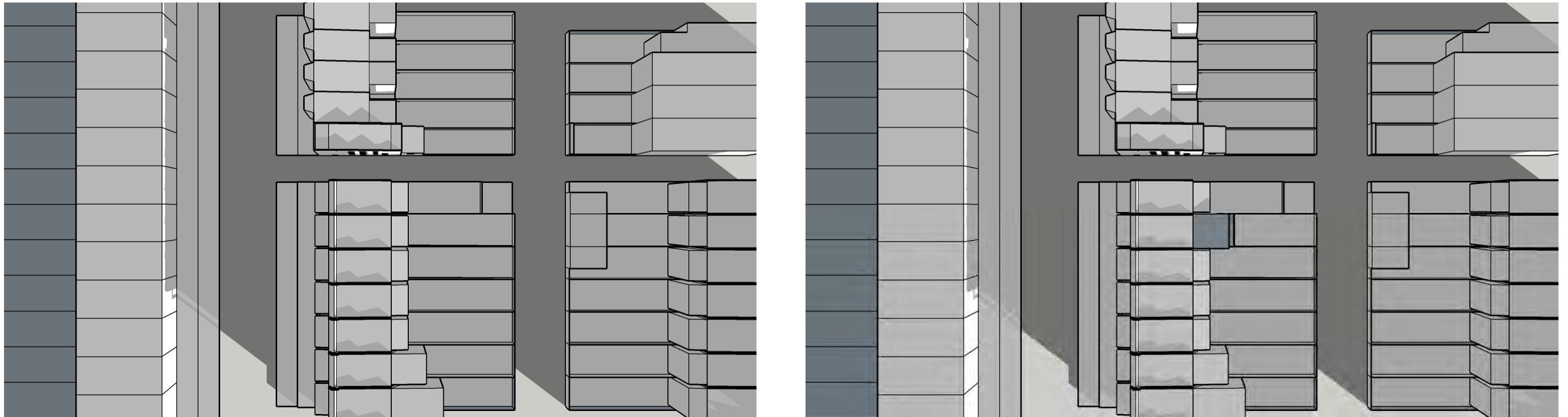
2 STORY REAR ADDITION



EXISTING

DECEMBER 21ST 7:00 AM

PROPOSED



EXISTING

DECEMBER 21ST 8:00 AM

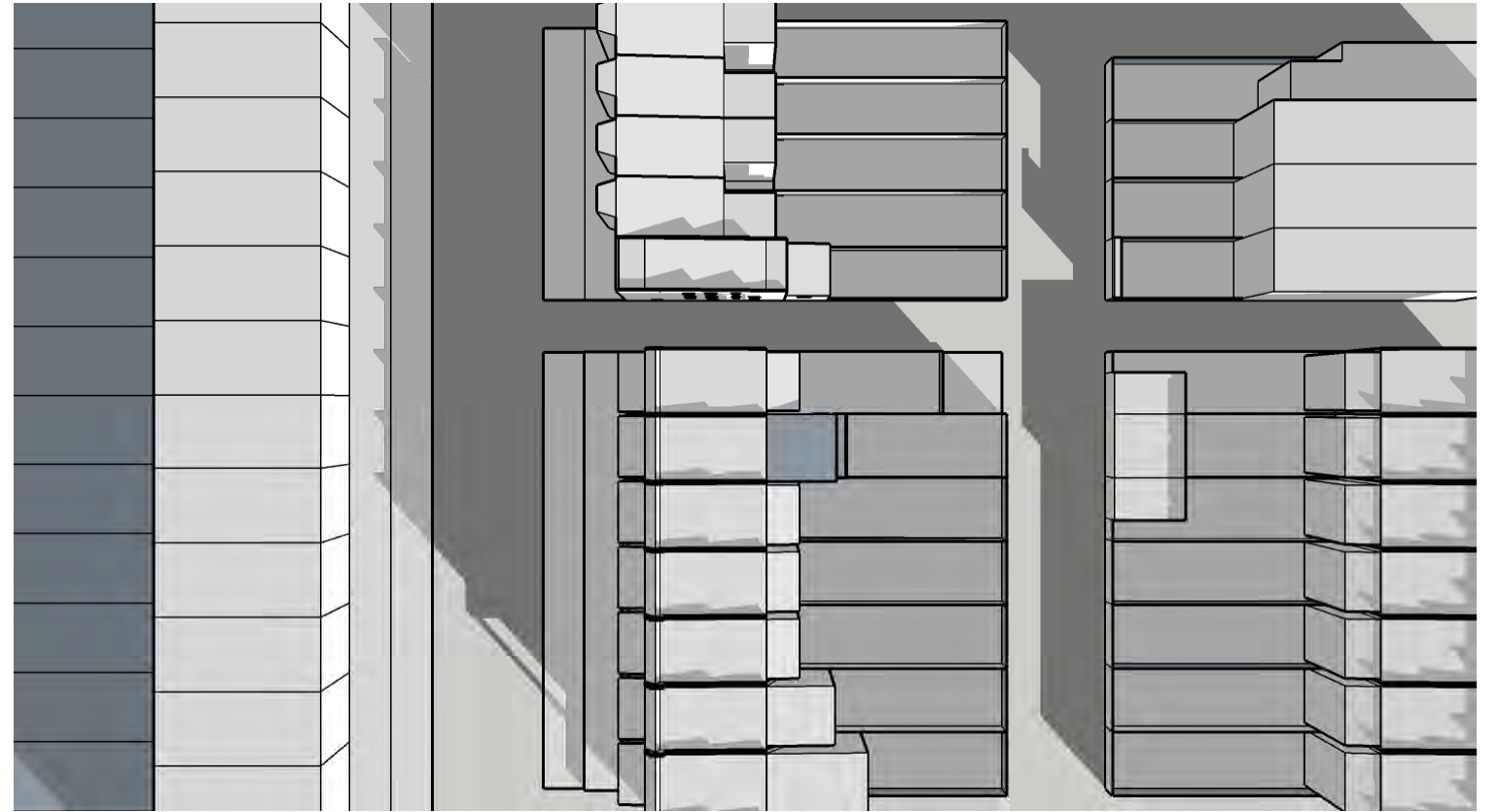
PROPOSED

232 10TH STREET SE
SUN STUDY

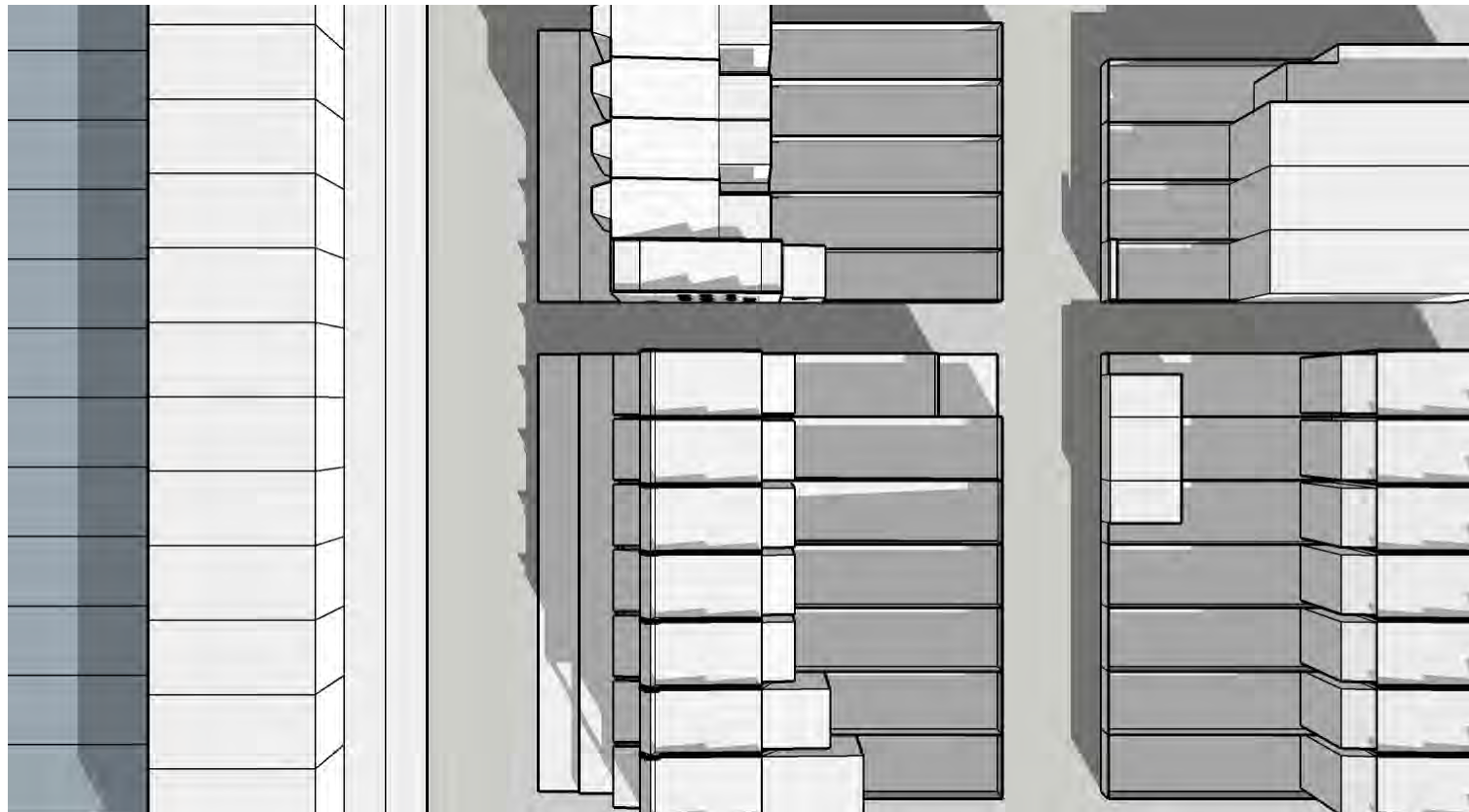


EXISTING

DECEMBER 21ST 9:00 AM



PROPOSED



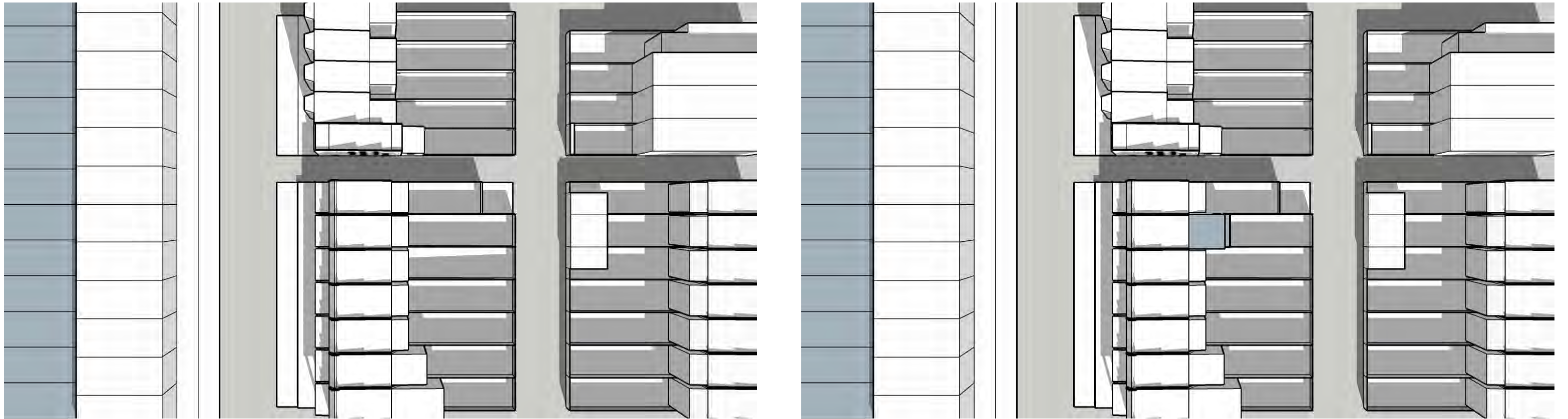
EXISTING

DECEMBER 21ST 10:00 AM



PROPOSED

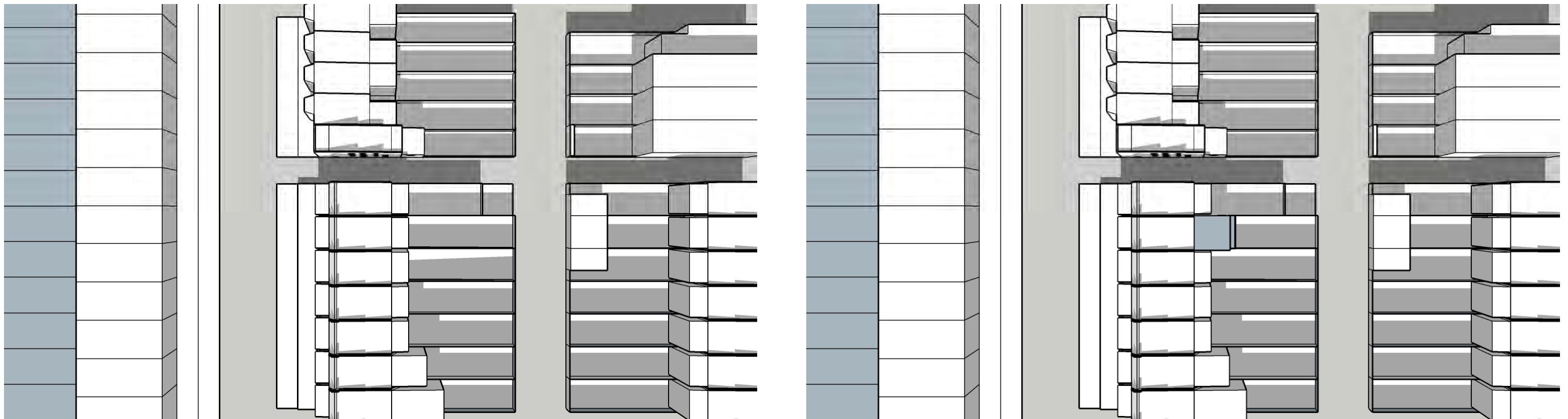
232 10TH STREET SE
SUN STUDY



EXISTING

DECEMBER 21ST 11:00 AM

PROPOSED

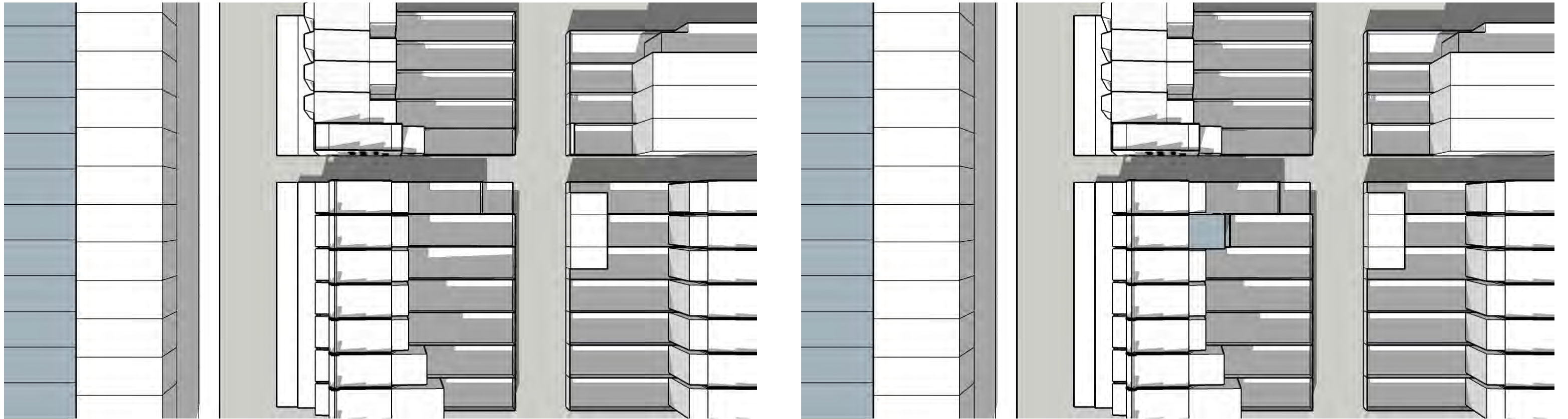


EXISTING

DECEMBER 21ST 12:00 PM

PROPOSED

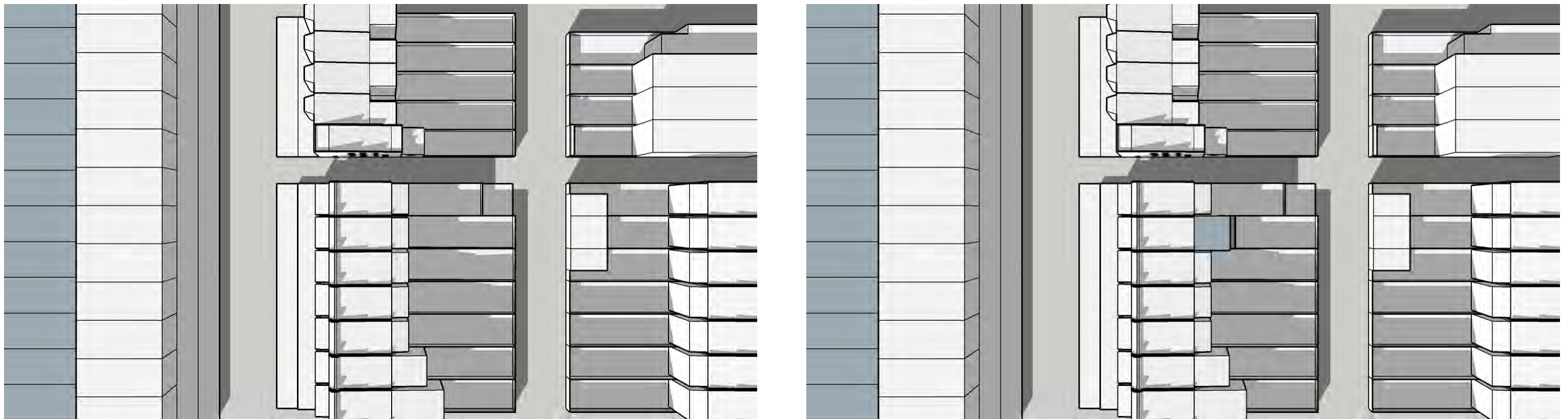
232 10TH STREET SE
SUN STUDY



EXISTING

DECEMBER 21ST 1:00 PM

PROPOSED

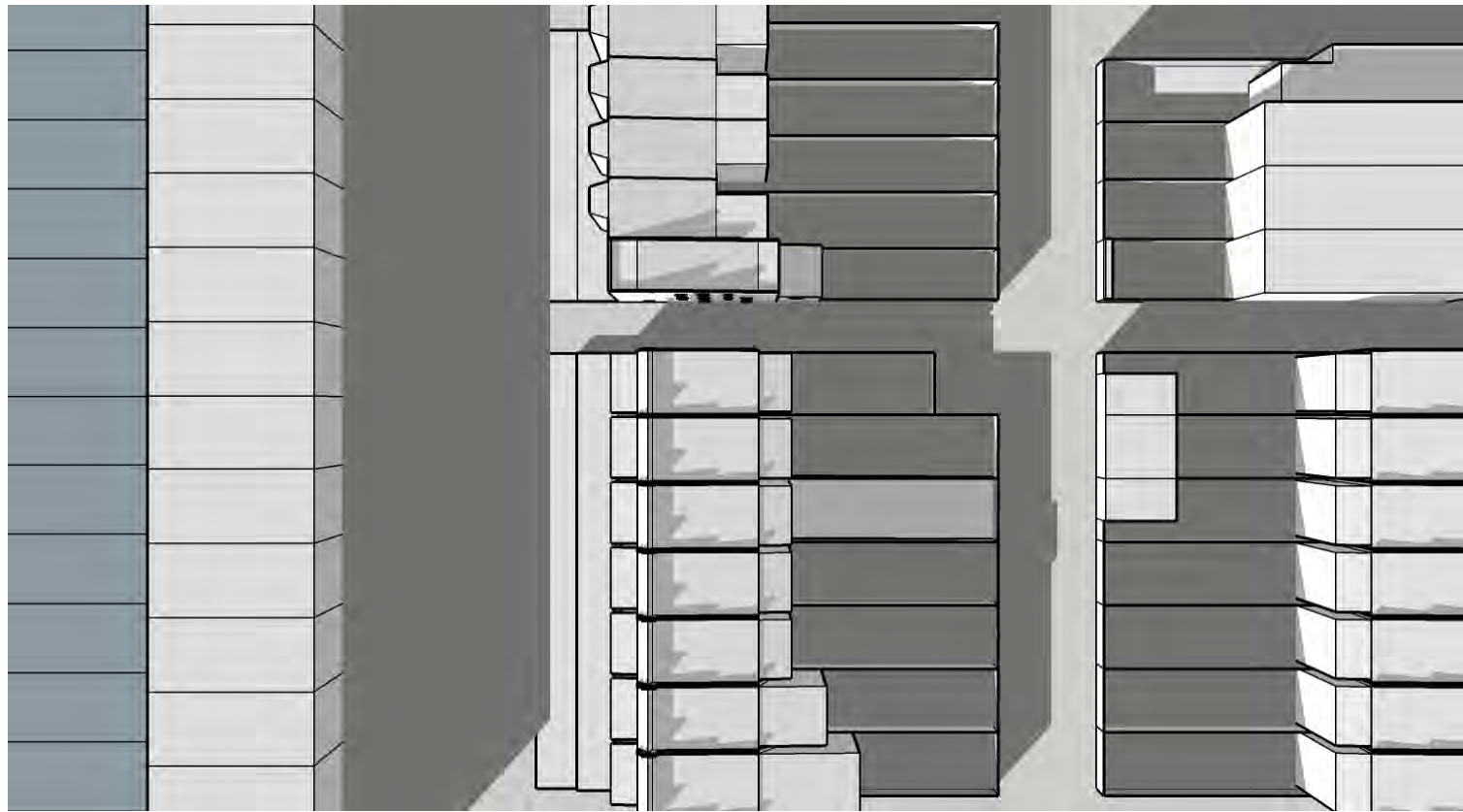


EXISTING

DECEMBER 21ST 2:00 PM

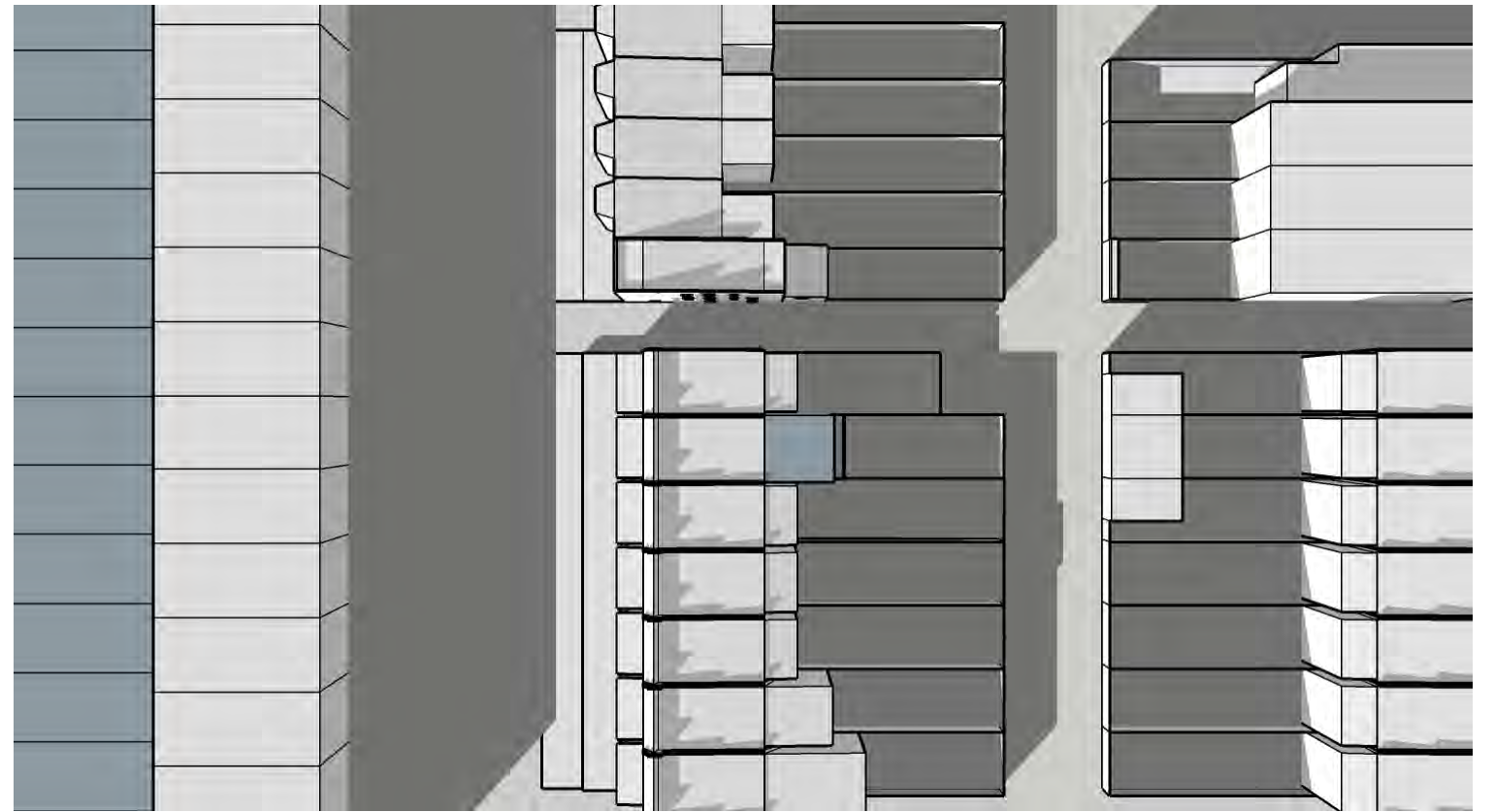
PROPOSED

232 10TH STREET SE
SUN STUDY

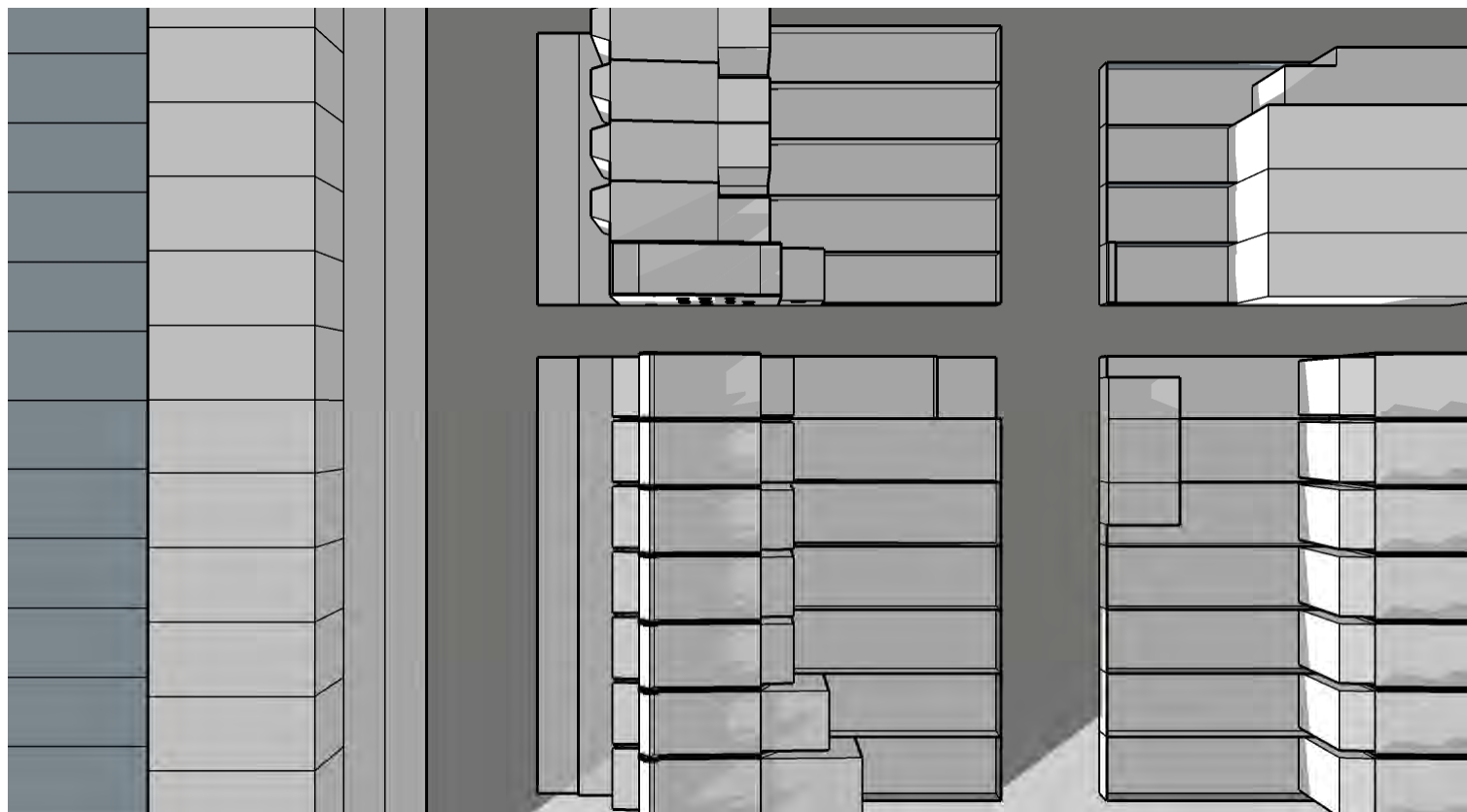


EXISTING

DECEMBER 21ST 3:00 PM

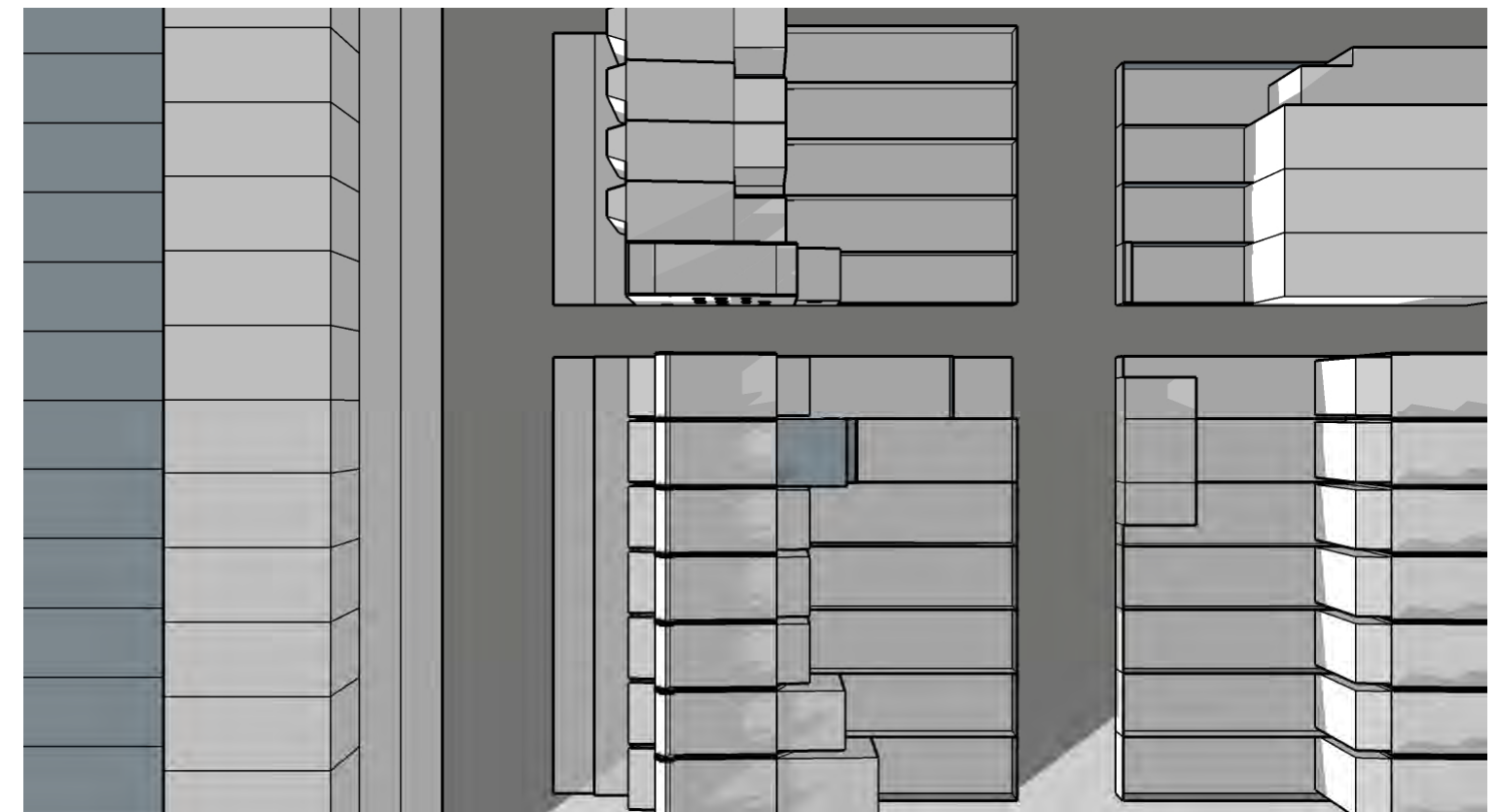


PROPOSED



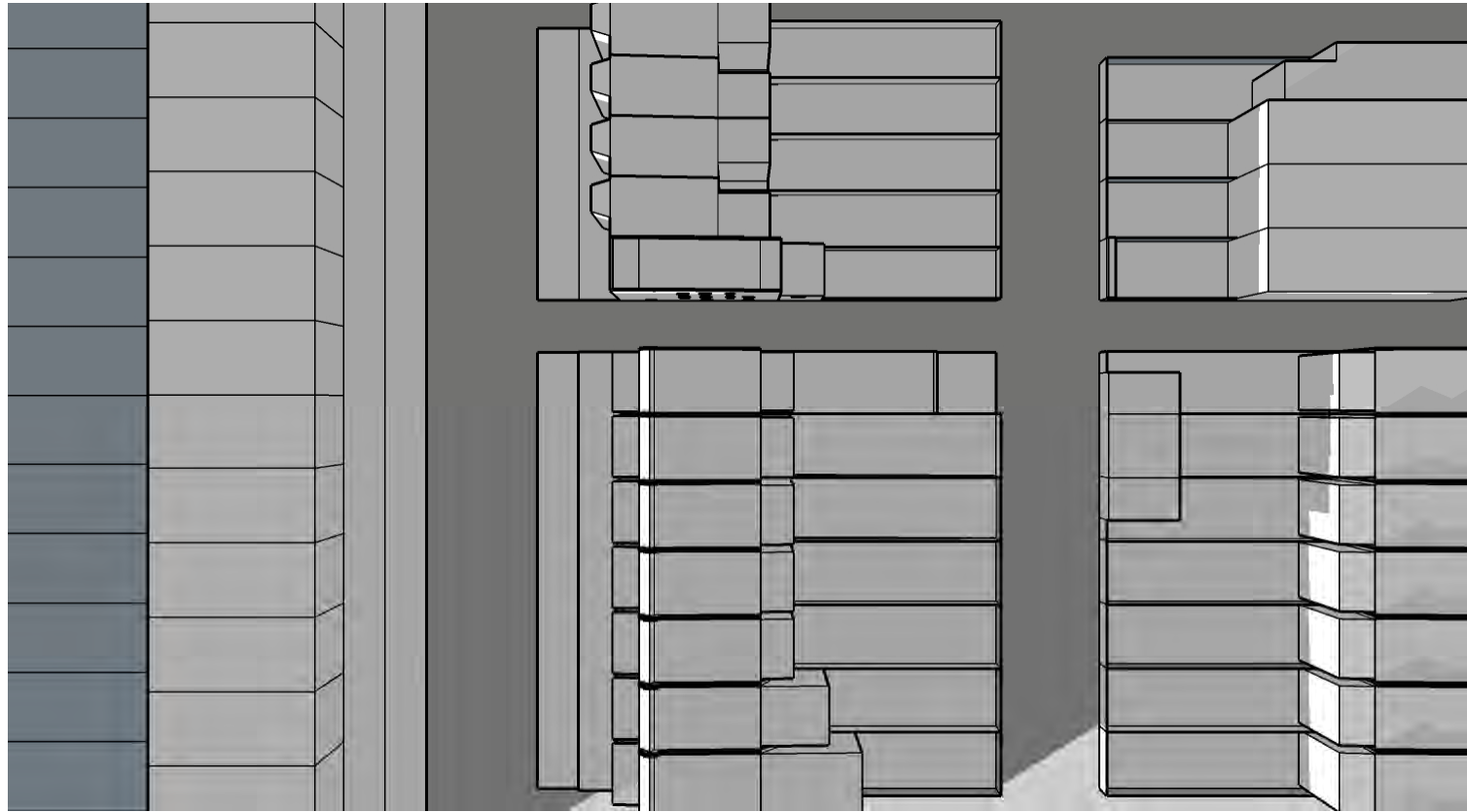
EXISTING

DECEMBER 21ST 4:00 PM



PROPOSED

232 10TH STREET SE
SUN STUDY

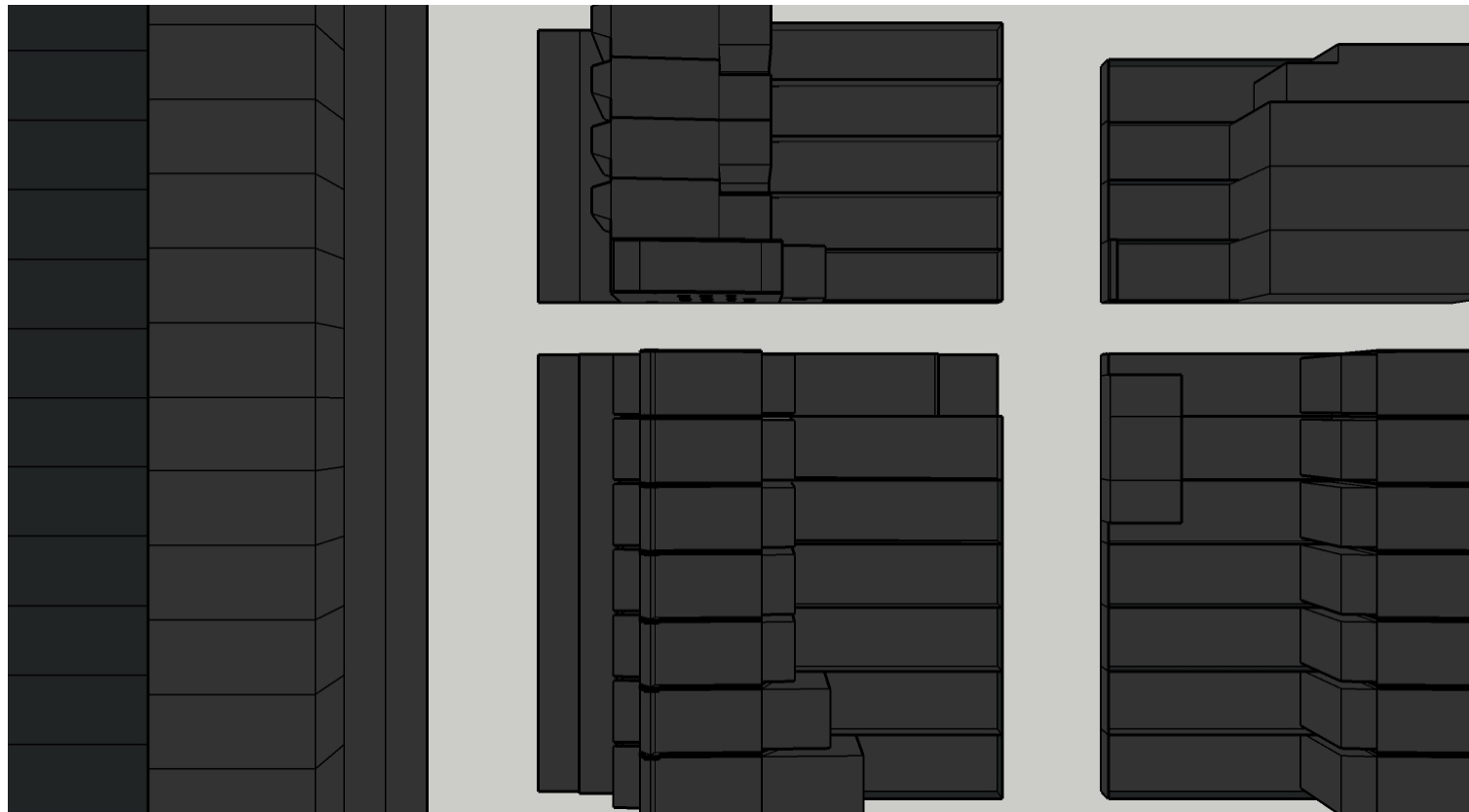


EXISTING

DECEMBER 21ST 4:30 PM

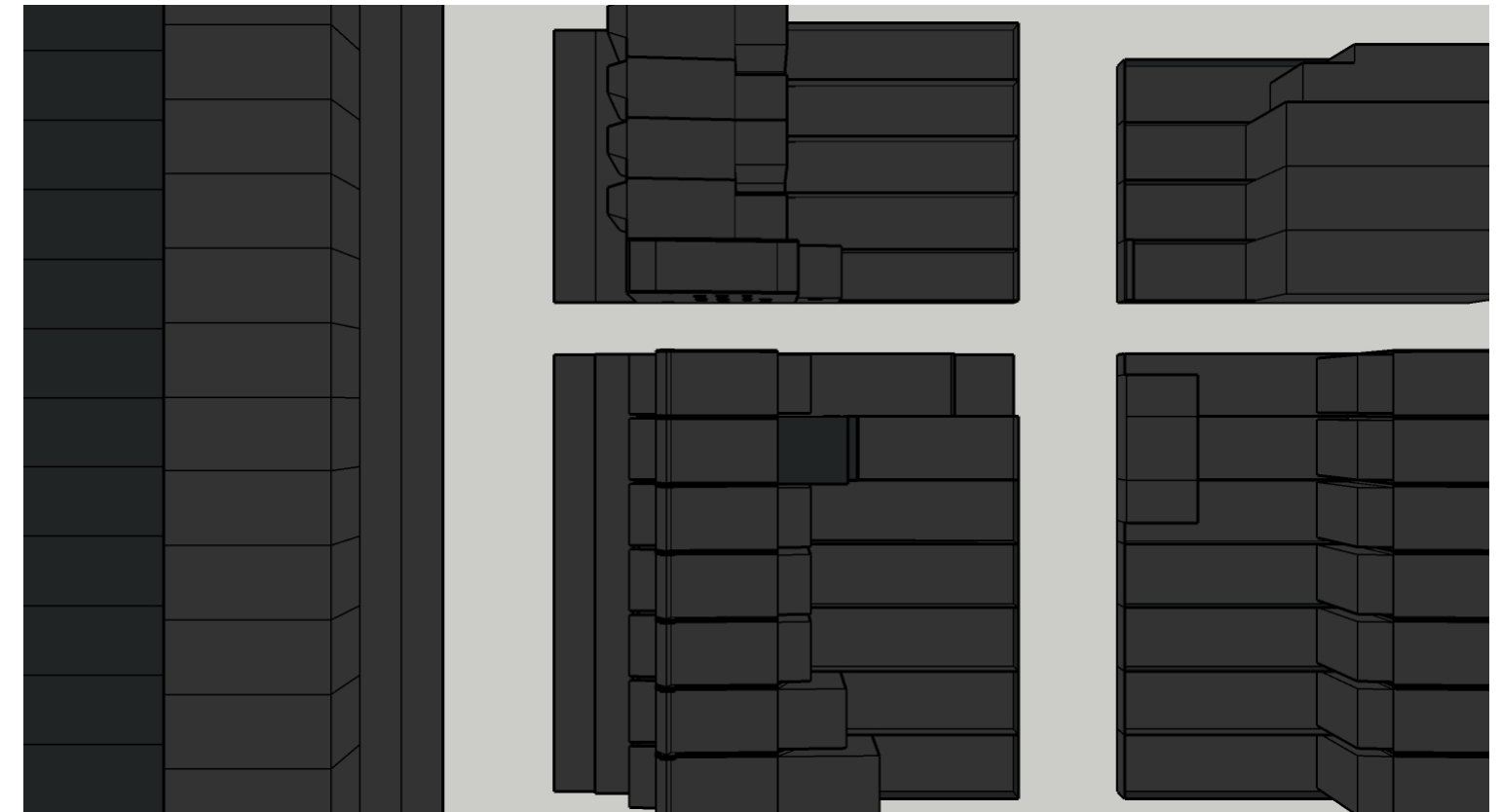


PROPOSED



EXISTING

DECEMBER 21ST 5:00 PM



PROPOSED