

# 1227 E STREET SE—ADDITION AND RENOVATION

Washington, DC 20003

HPRB/BZA Concept Plans

November 4, 2021

**OWNERS:**

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1227 E STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

LOT: 0058  
SQUARE: 1019  
LOT AREA: 1664.3 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY ROW DWELLING w/CELLAR, SINGLE FAMILY DWELLING  
PROPOSED: TWO STORY ROW DWELLING w/CELLAR, SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

2-STORY REAR ADDITION W/ CELLAR, CARRIAGE HOUSE OVER EXISTING PARKING, INTERIOR RENOVATIONS

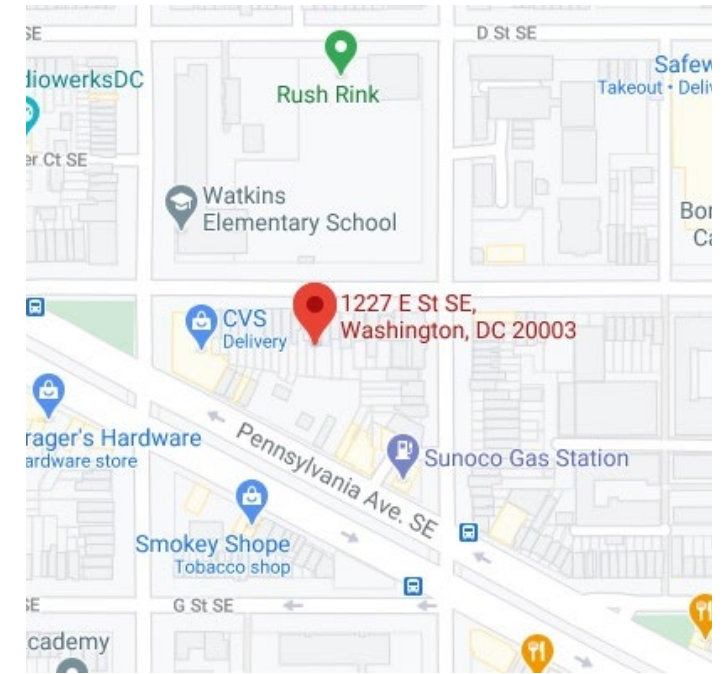
**ZONING INFORMATION:**

RELIEF NEEDED: Subtitles E §205.4 and E §304.1

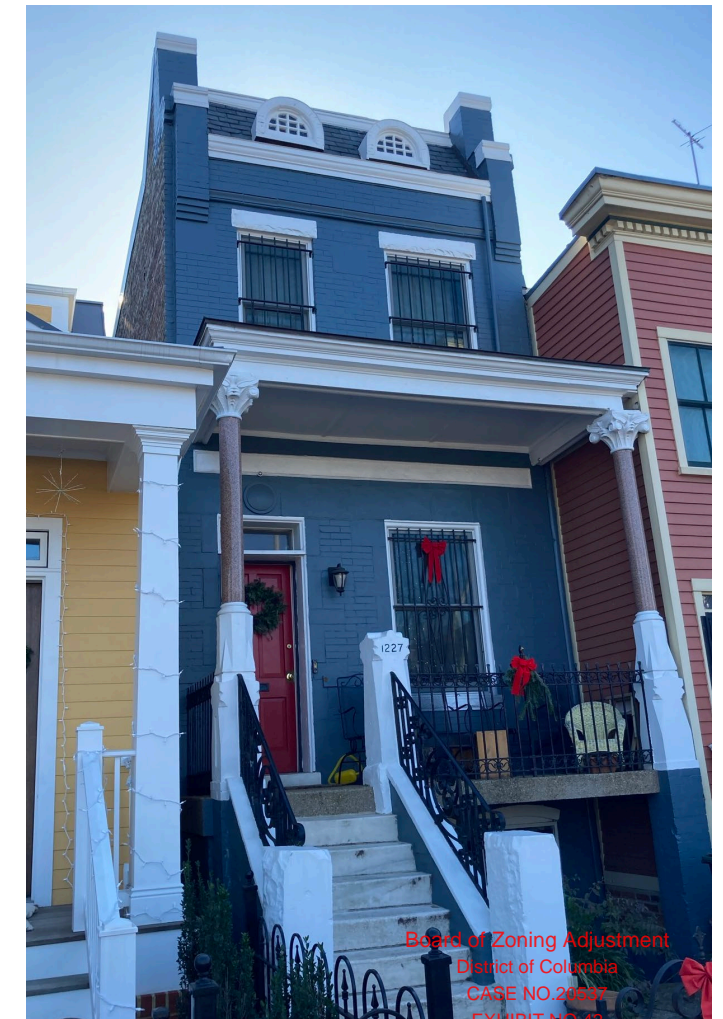
	Existing	Proposed	Allowable
Lot Coverage	669.5 SF	1164.6 SF	998.6 SF
(Percentage)	40.2%	70.0%	60%
Rear Yard	61.3'	52.2'	20.0' MIN
Rear Yard (extension)	8.9'	18.0'	10.0'
Height (Main House)	28.2'	NO CHANGE	35.0'
Stories (Main House)	2+CELLAR	NO CHANGE	3+CELLAR
Height (Carriage House)	N/A	22.0'	22.0'
Stories (Carriage House)	N/A	2	2+CELLAR
<b>Square Footage</b>			
Cellar	573.5 SF	949.3 SF	
First Floor	573.5 SF	802.6 SF	
Second Floor	573.5 SF	775.9 SF	
Total	1720.5 SF	2527.8 SF	
Cellar (Garage)	N/A	329.7 SF	
First Floor (Carriage House)	N/A	266.7 SF	
Total (Carriage House)	N/A	596.4 SF	

**DRAWING INDEX:**

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SITE MAP



FRONT FACADE

Board of Zoning Adjustment  
District of Columbia  
CASE NO 20037  
EXHIBIT NO. 42

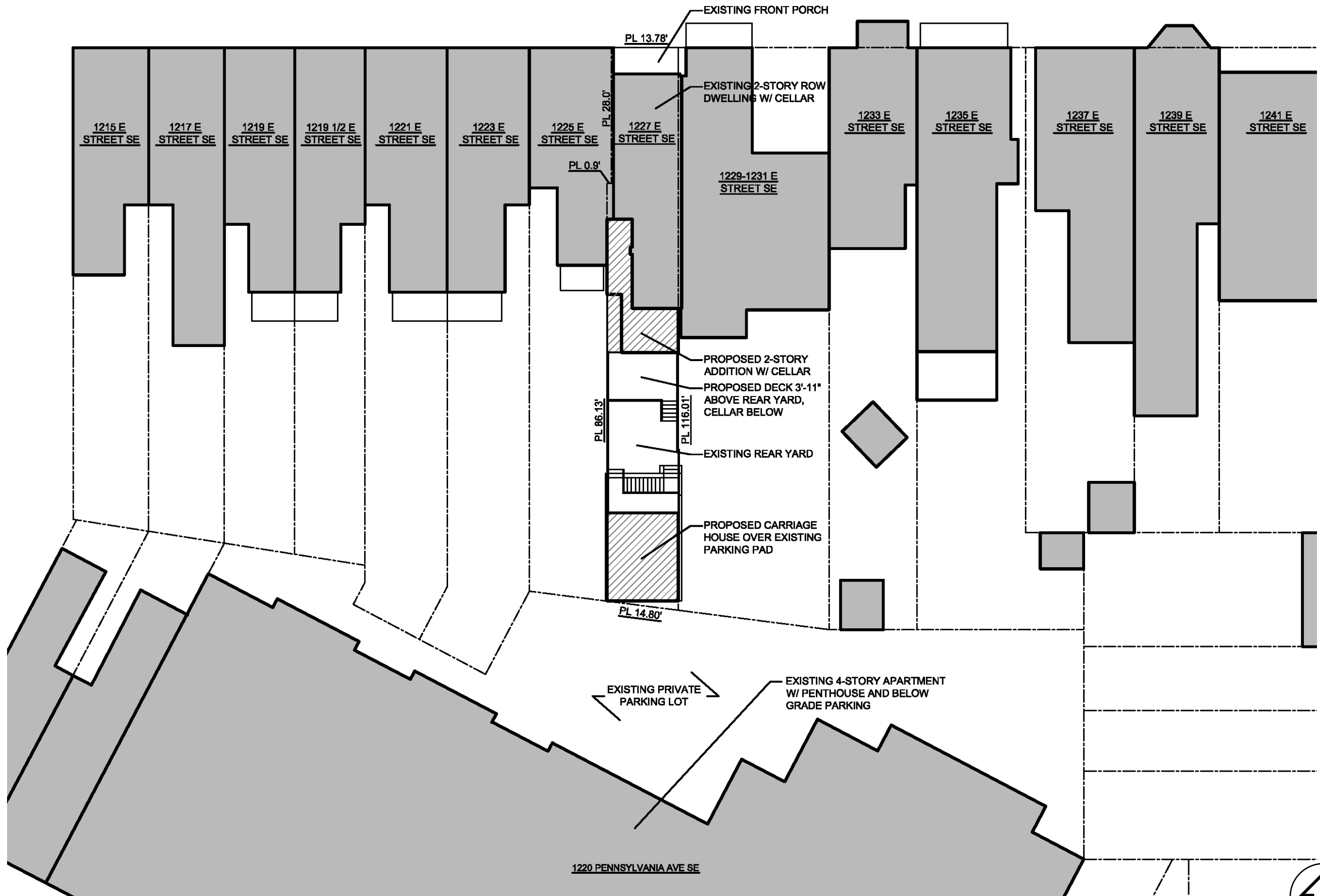


1227 E STREET SE – PHOTOGRAPHS

SCALE: N.T.S.

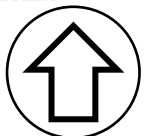


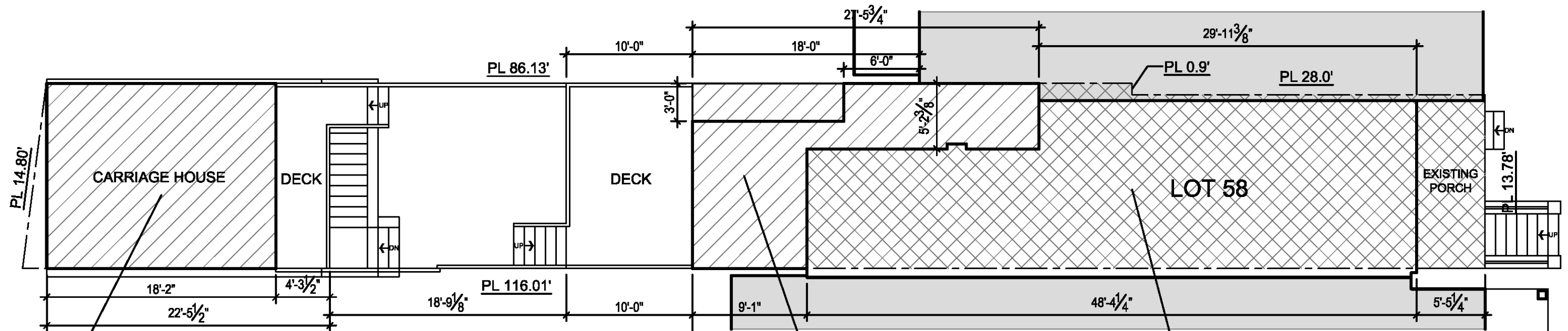
**E STREET SE**



**1227 E STREET SE – BLOCK PLAN**

SCALE: 1" = 20'



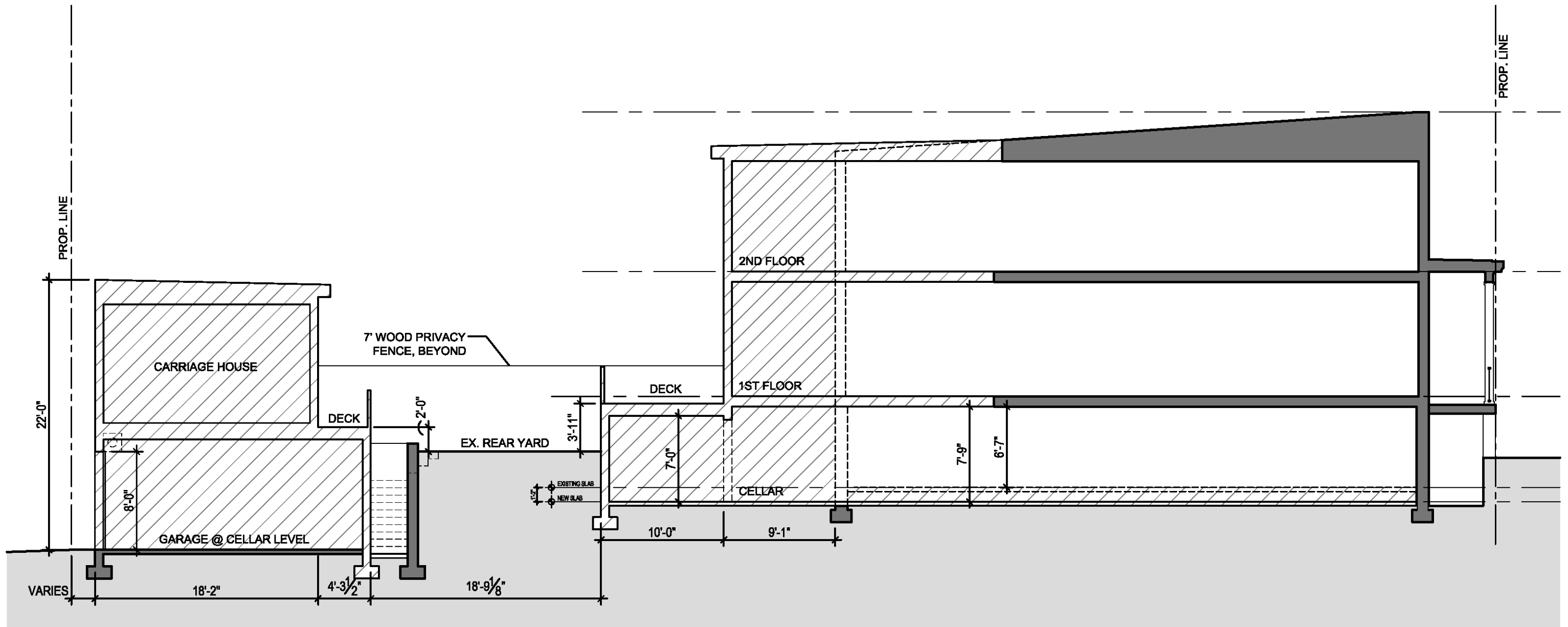


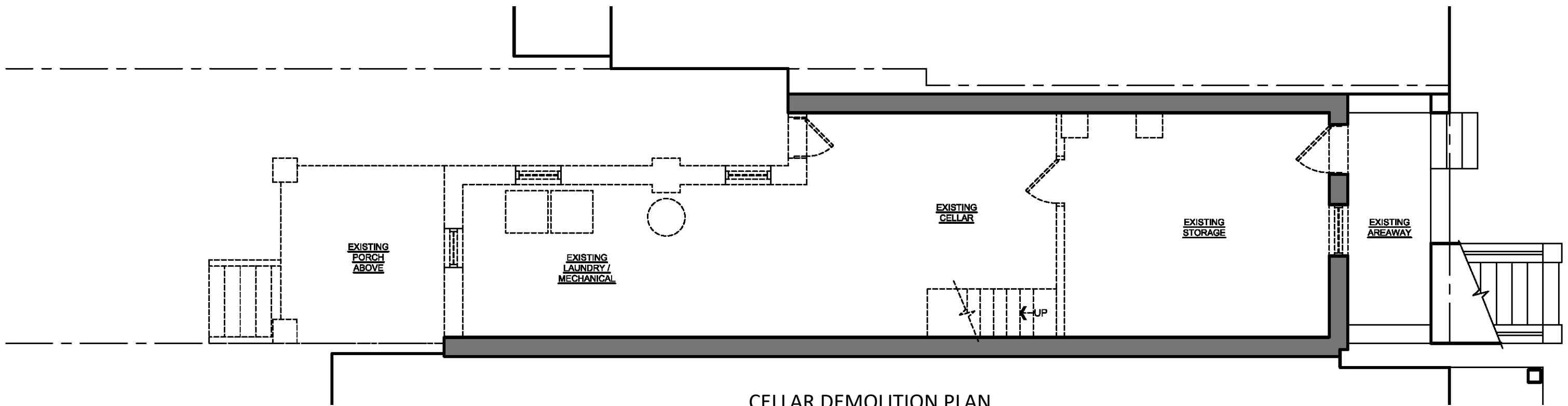
1-STORY CARRIAGE HOUSE,  
PARKING BELOW  
LOT COVERAGE = 266.7 SF, 16.0%

ADDITION  
228.4 SF- 13.7%  
COVERAGE

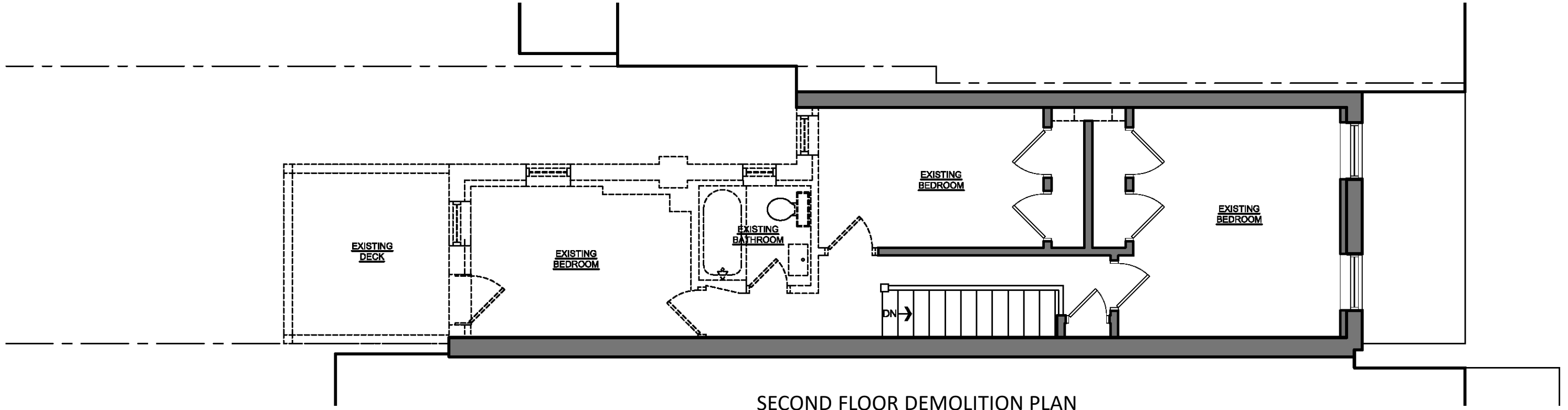
EXISTING HOUSE  
669.5 SF- 40.2%  
COVERAGE

LOT AREA: 1664.3 SF  
LOT OCCUPANCY = 1164.6 SF, 70.0%

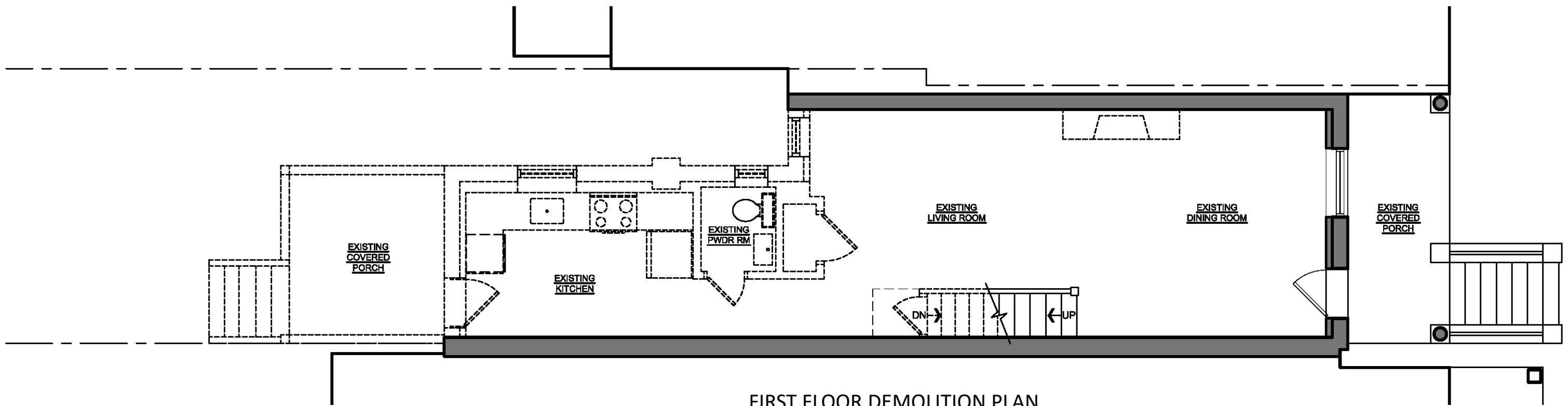




CELLAR DEMOLITION PLAN

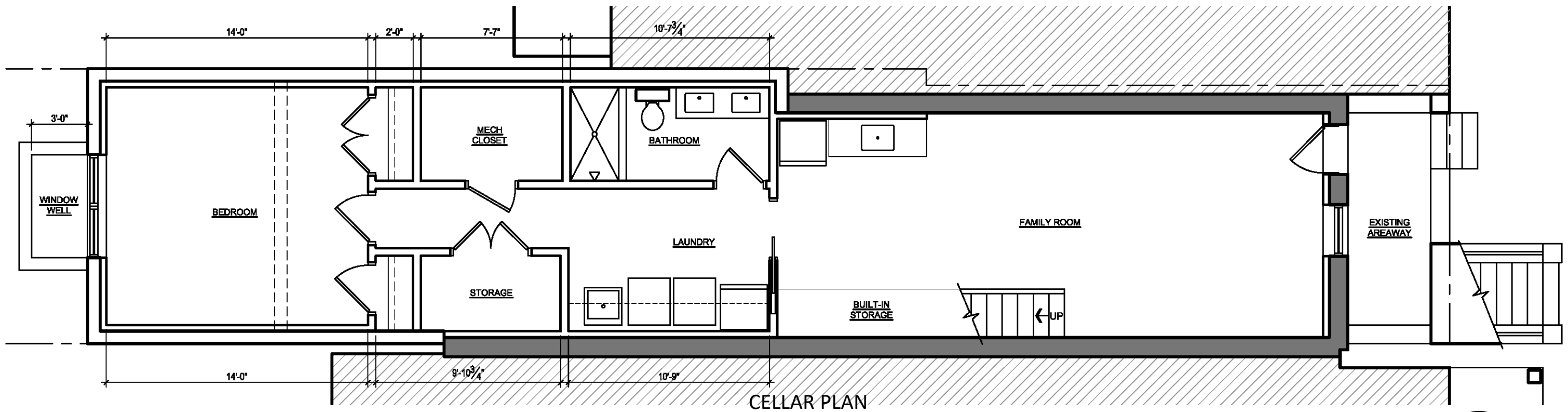


SECOND FLOOR DEMOLITION PLAN



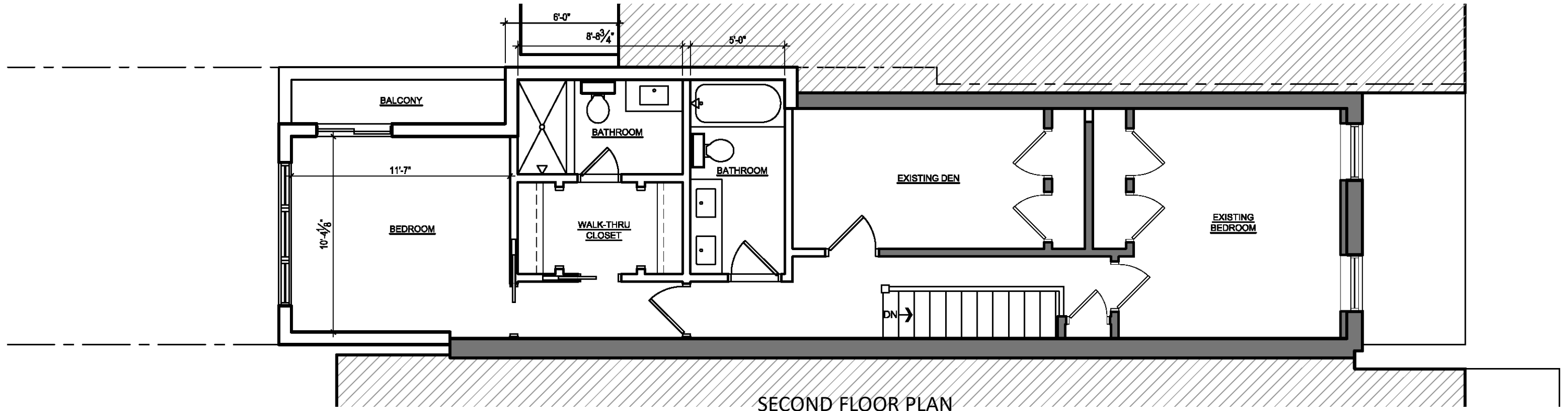
FIRST FLOOR DEMOLITION PLAN



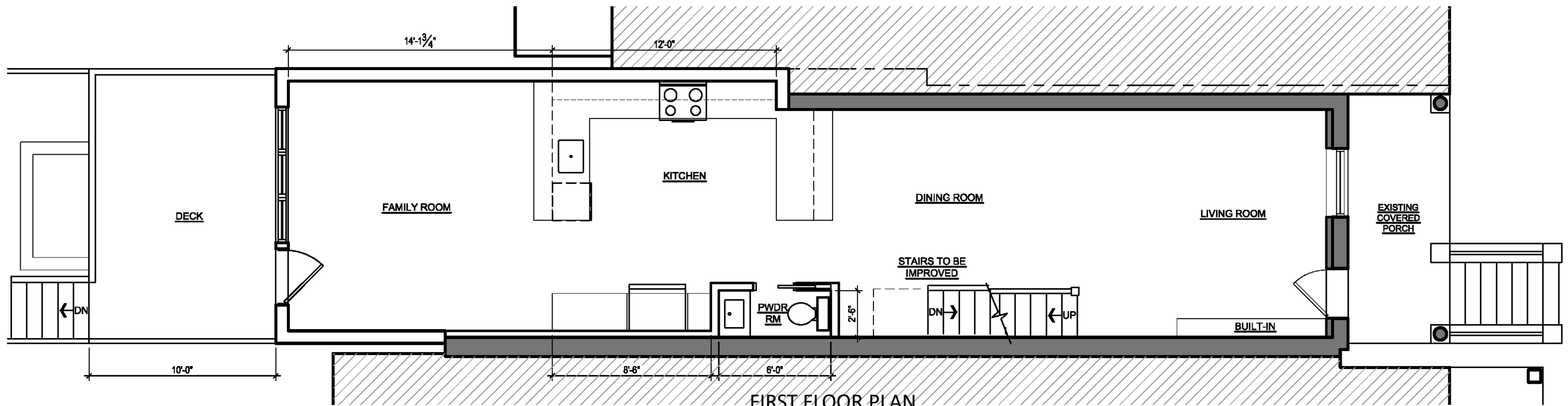


1227 E STREET SE – CELLAR PLAN

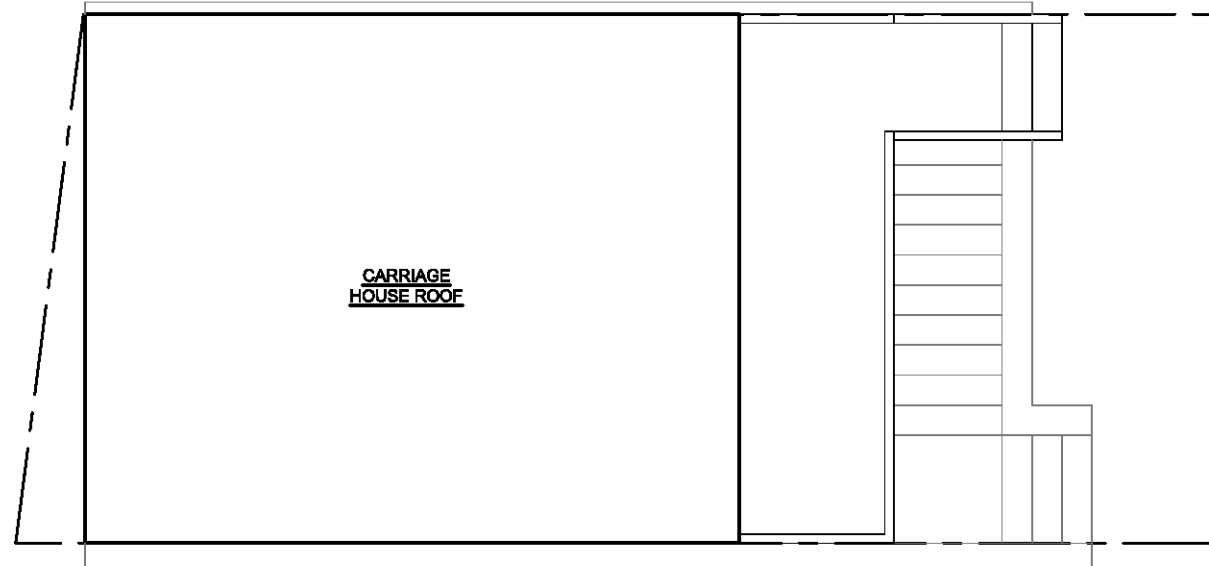
SCALE: 3/16" = 1'-0"



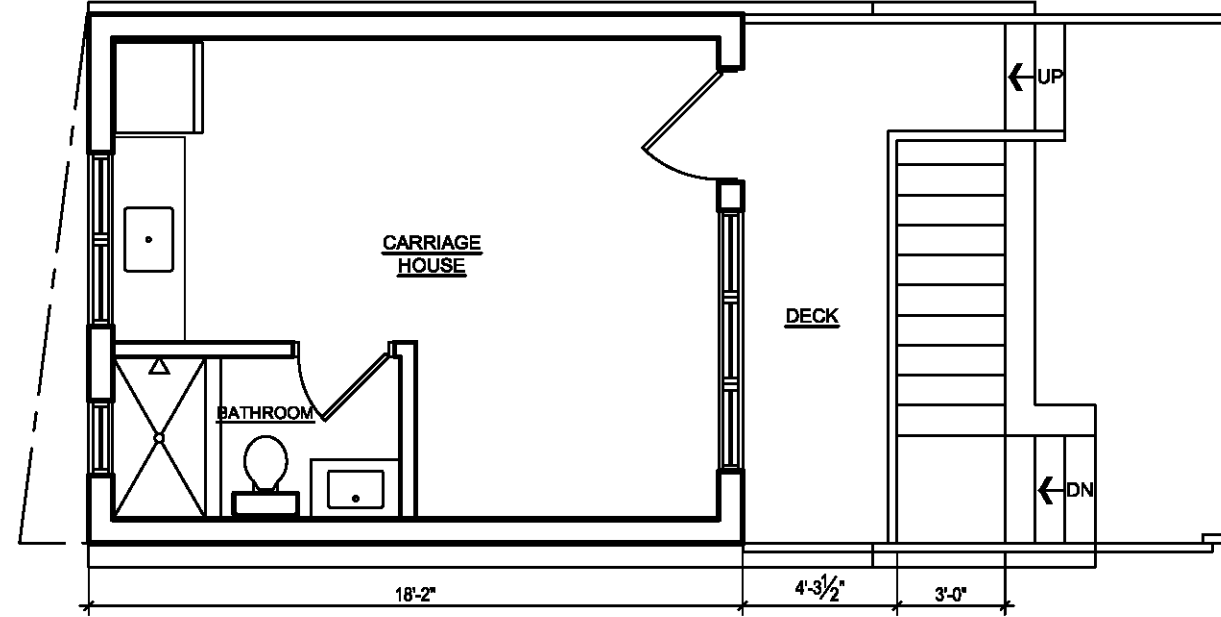
SECOND FLOOR PLAN



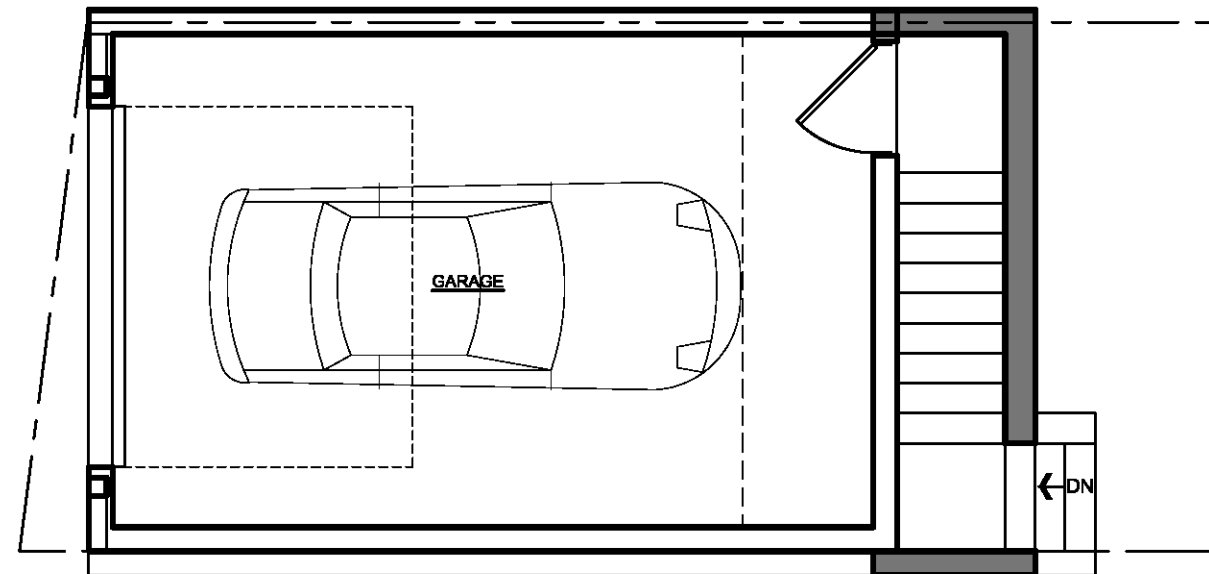
FIRST FLOOR PLAN



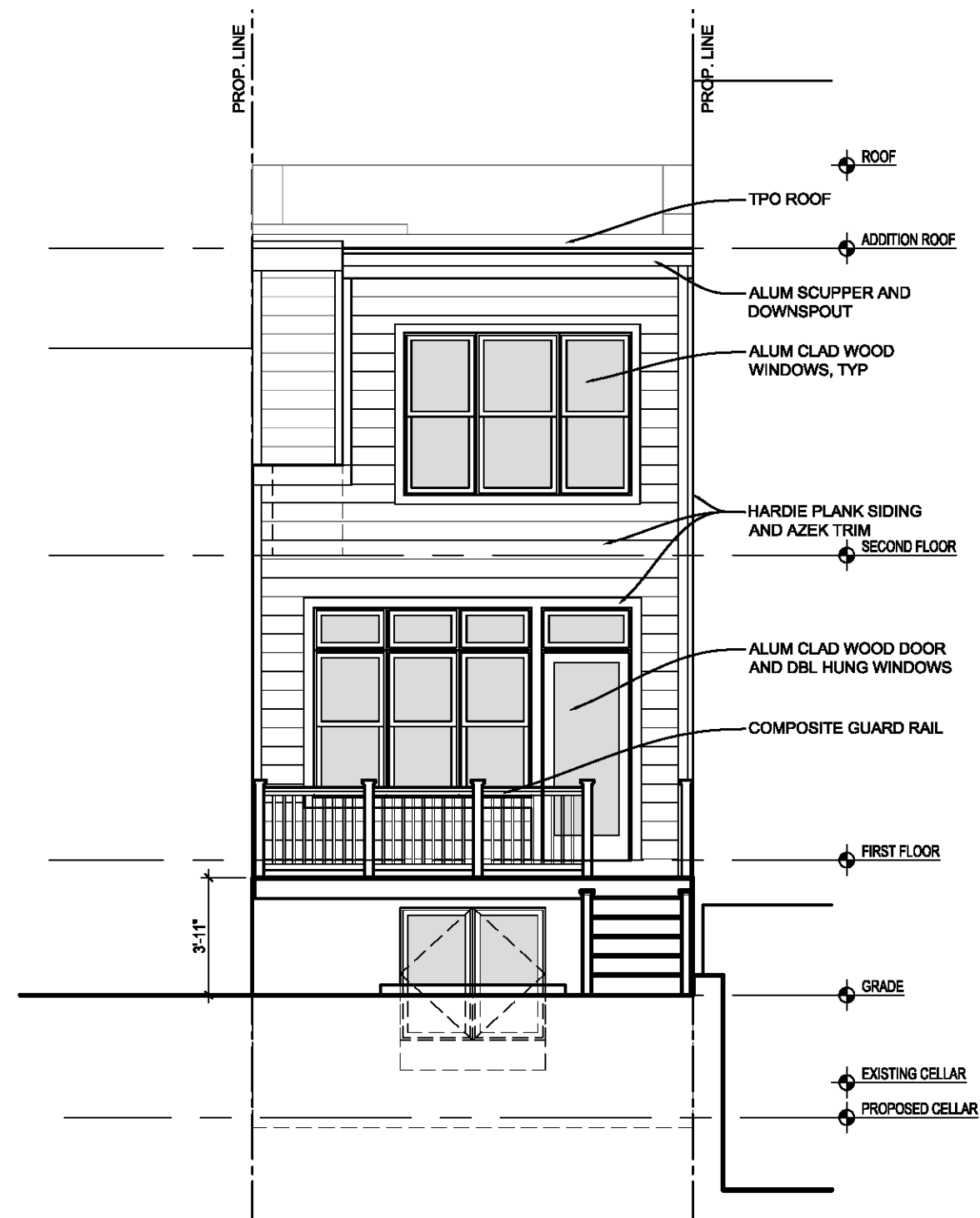
CARRIAGE HOUSE ROOF



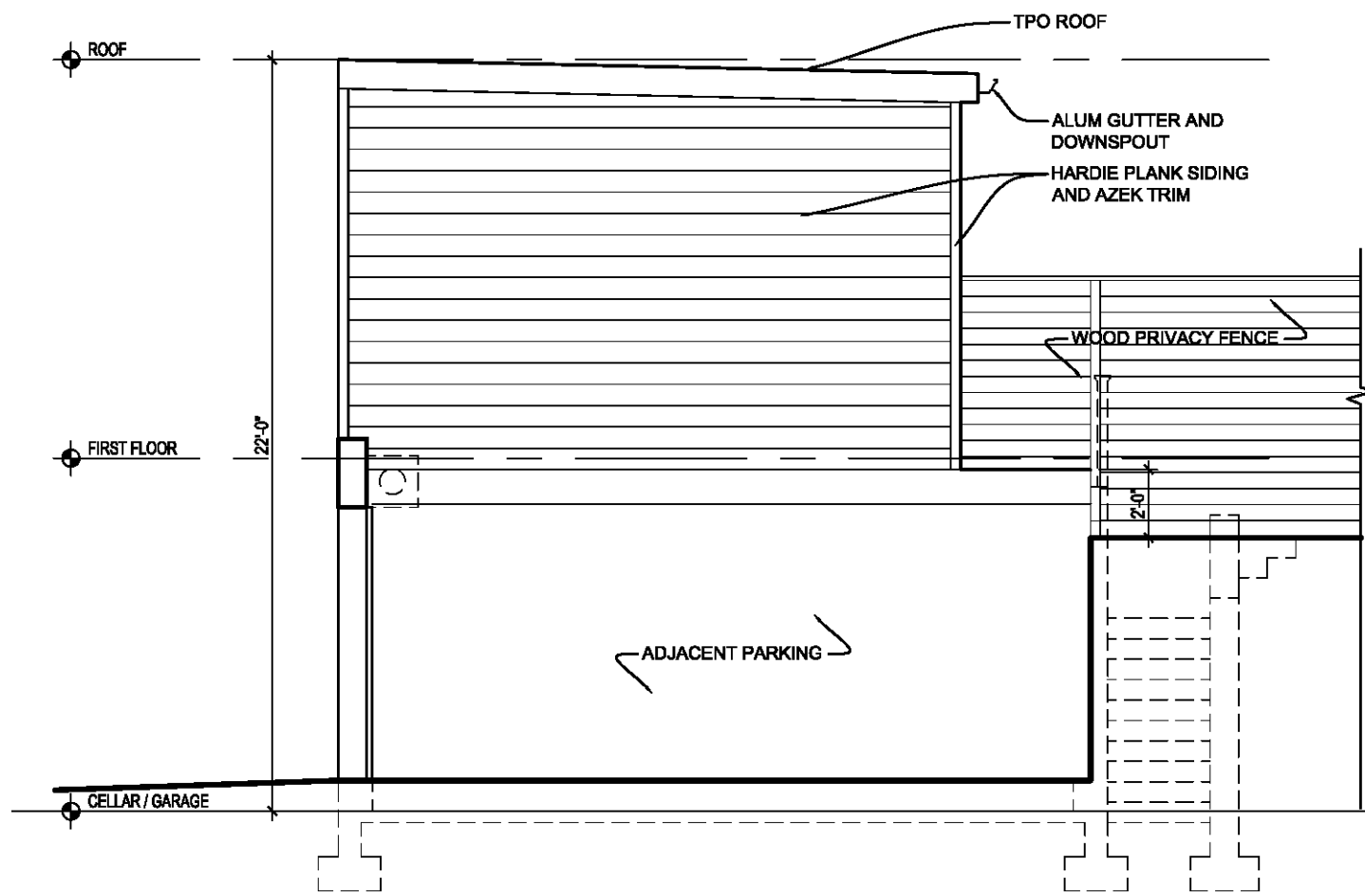
CARRIAGE HOUSE FIRST FLOOR



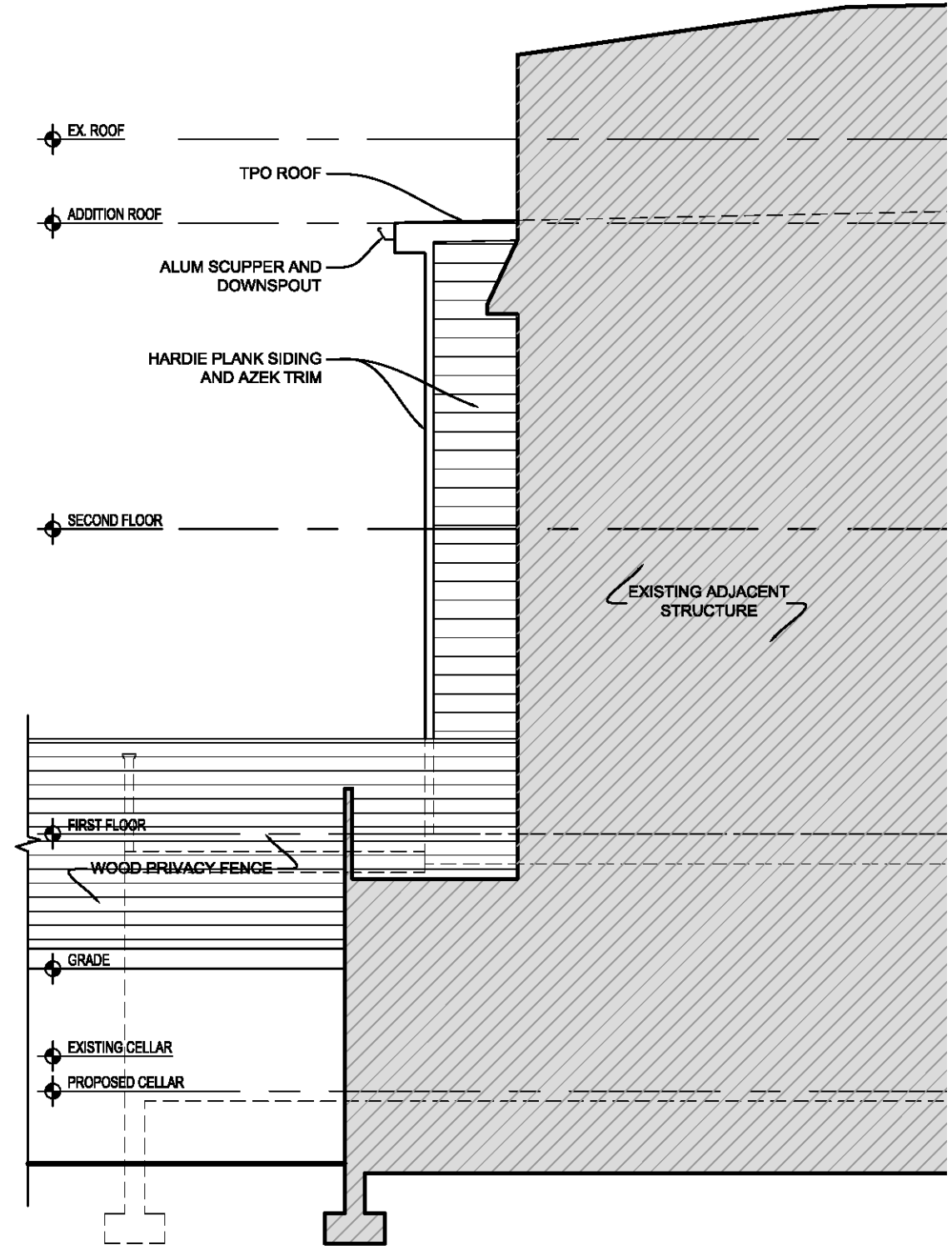
CARRIAGE HOUSE PARKING



SOUTH ELEVATION – ADDITION



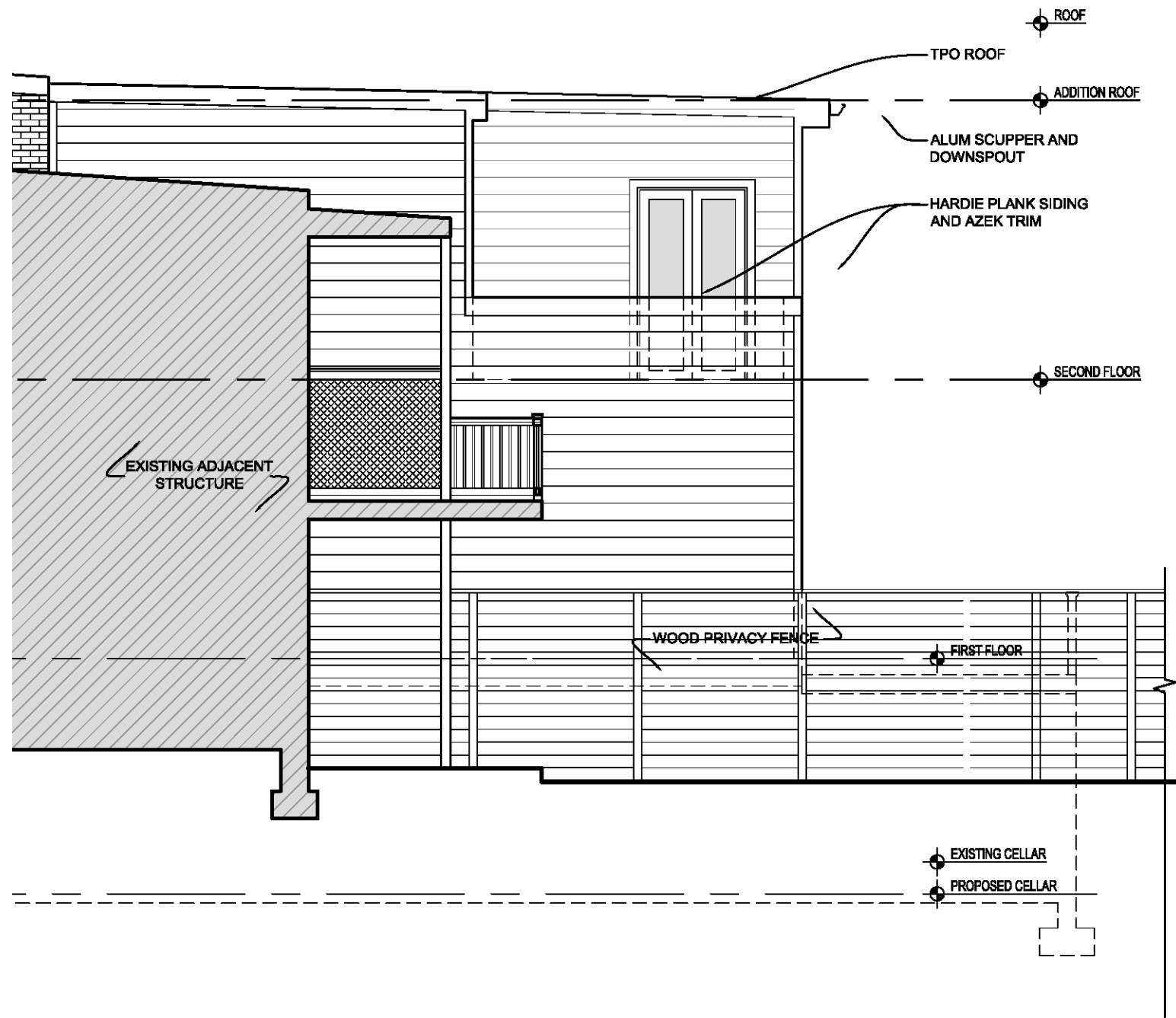
EAST ELEVATION – CARRIAGE HOUSE



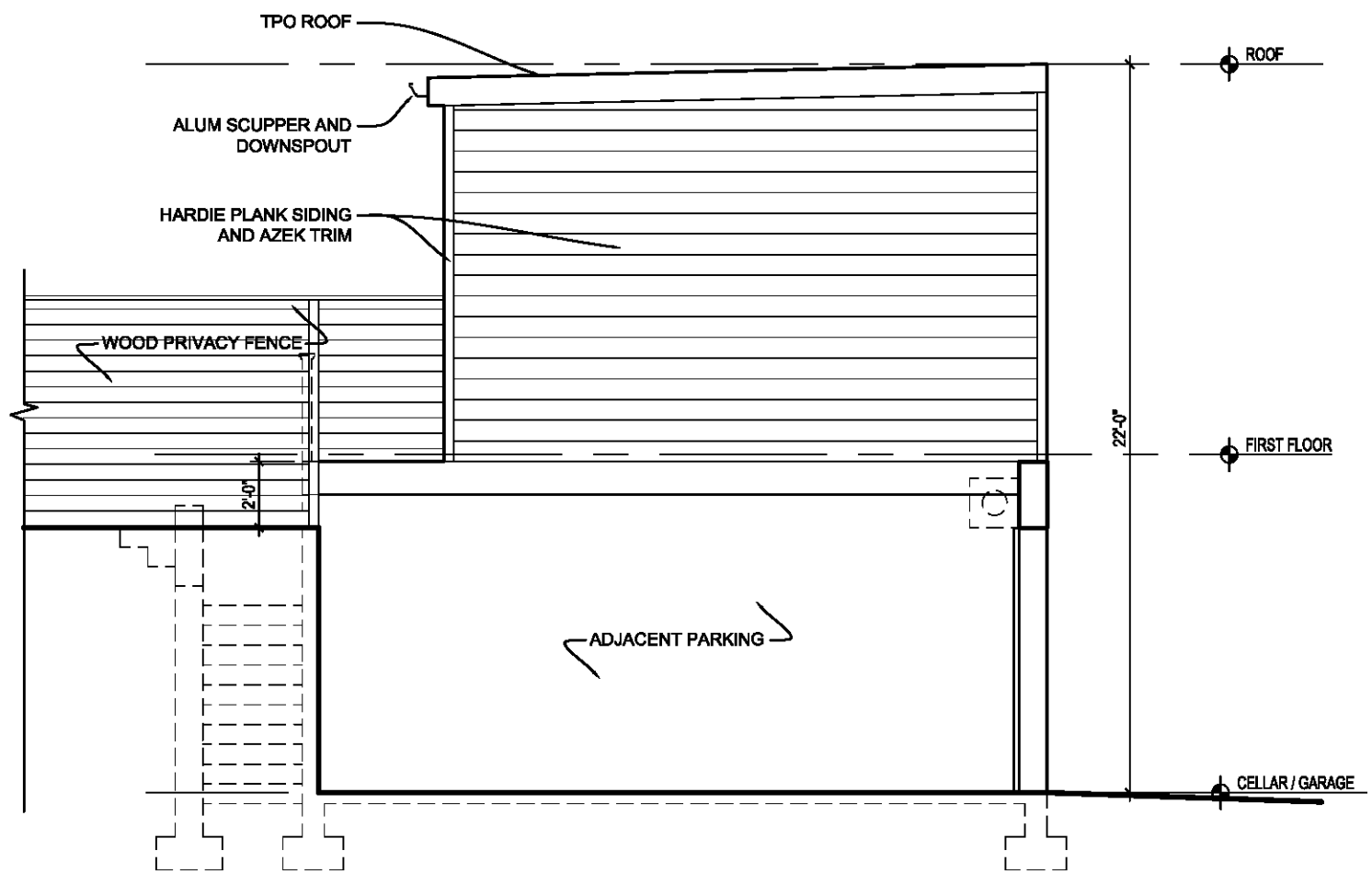
EAST ELEVATION – ADDITION

1227 E STREET SE – ELEVATIONS

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



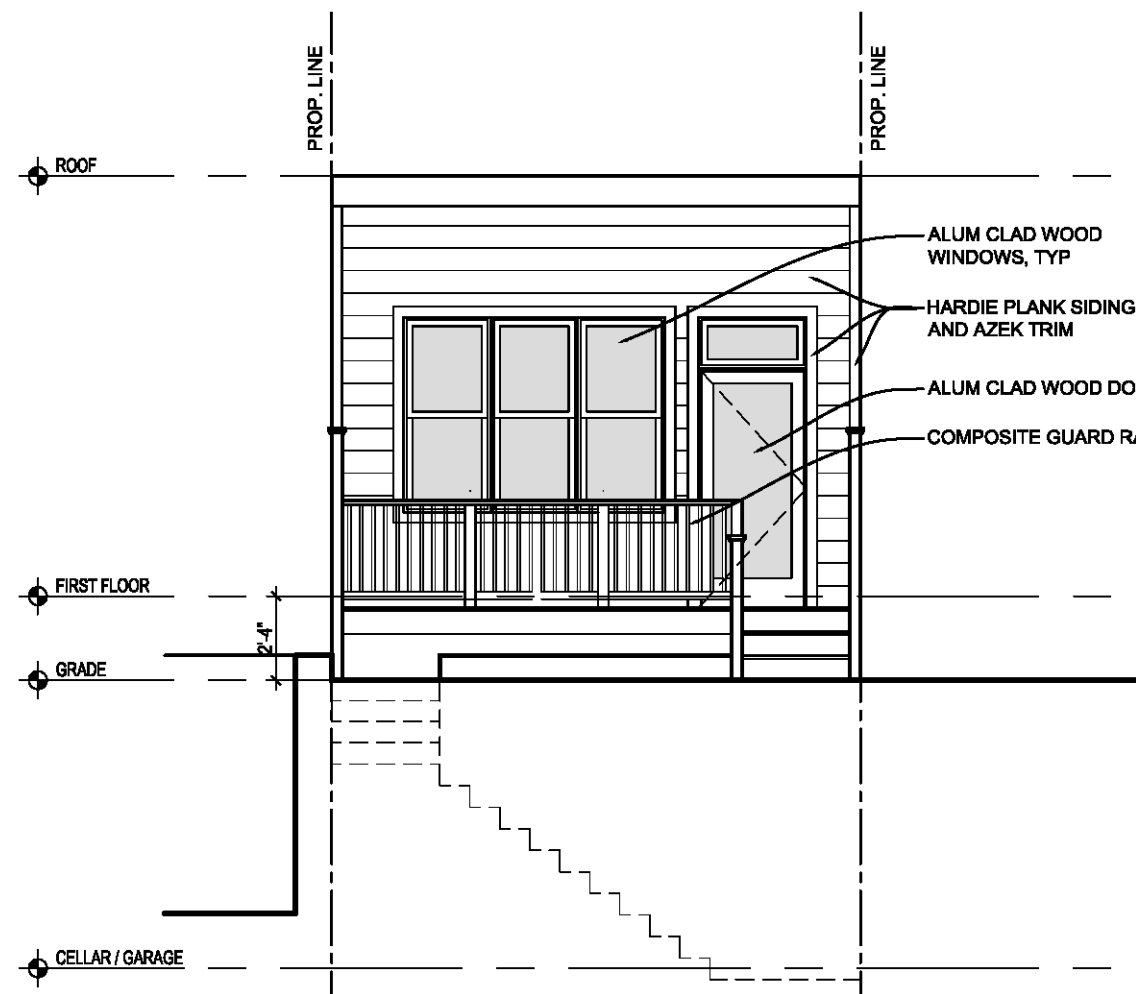
WEST ELEVATION – ADDITION



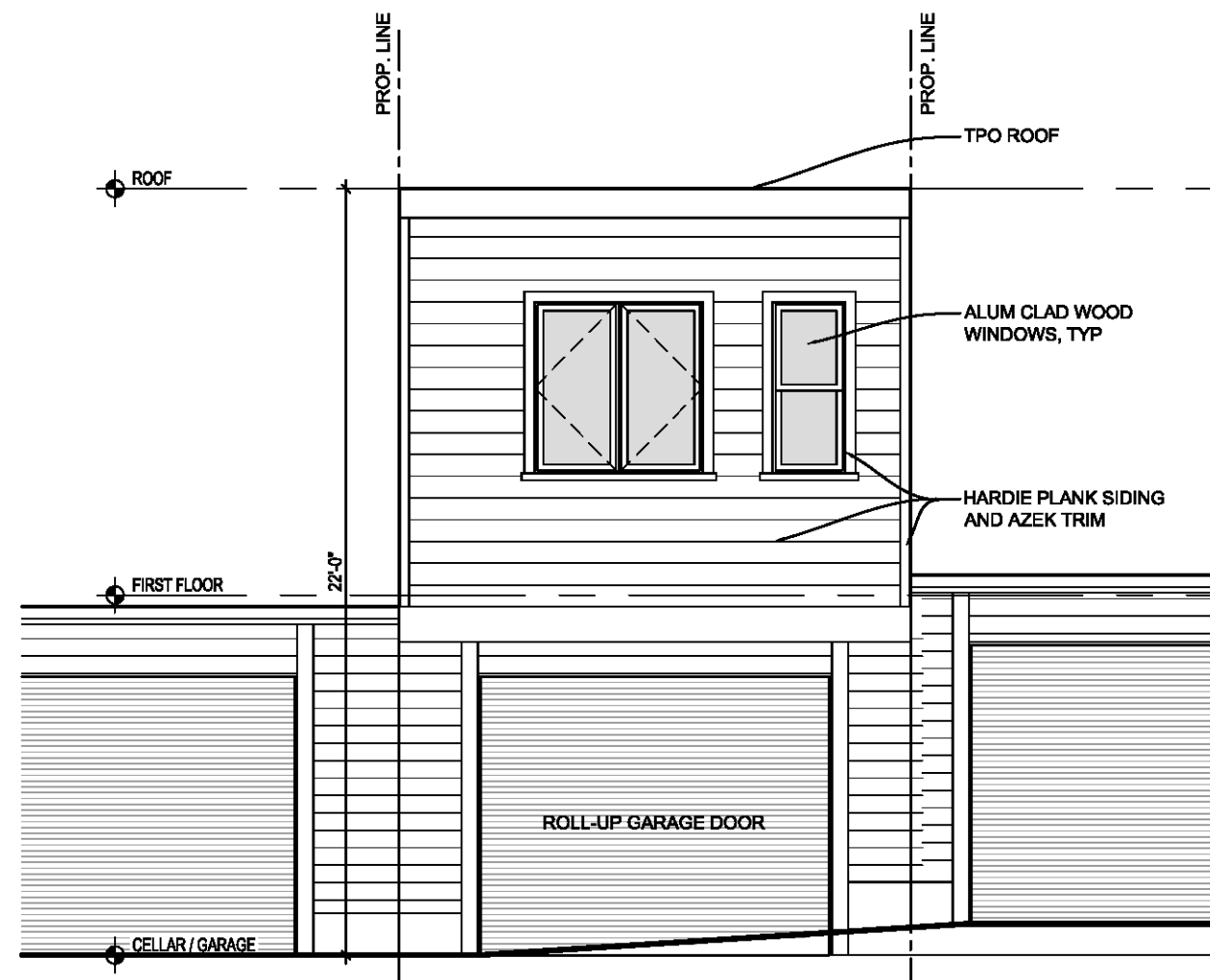
WEST ELEVATION – CARRIAGE HOUSE

1227 E STREET SE – ELEVATIONS

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



NORTH ELEVATION – CARRIAGE HOUSE



SOUTH ELEVATION – CARRIAGE HOUSE