

751 10th Street SE—ADDITION AND RENOVATION

Washington, DC 20003

BZA & HPRB Concept Plans

January 7, 2022

OWNER:

THOMAS PICARSIC AND KATHERINE KUZMA
751 10TH STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

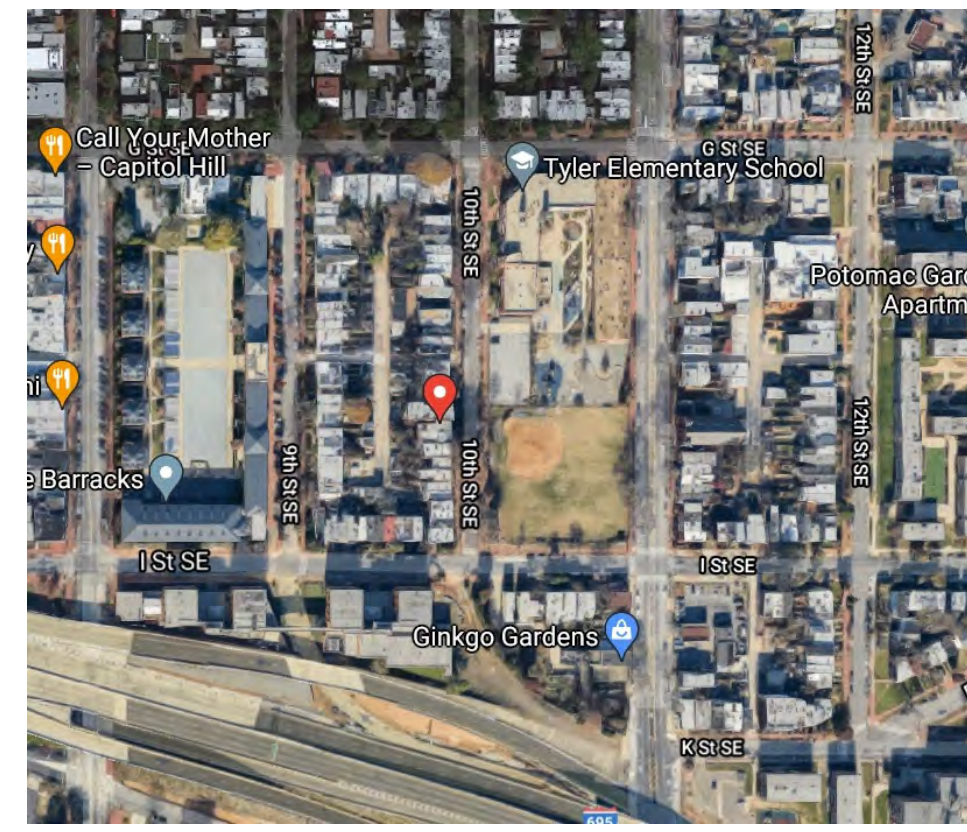
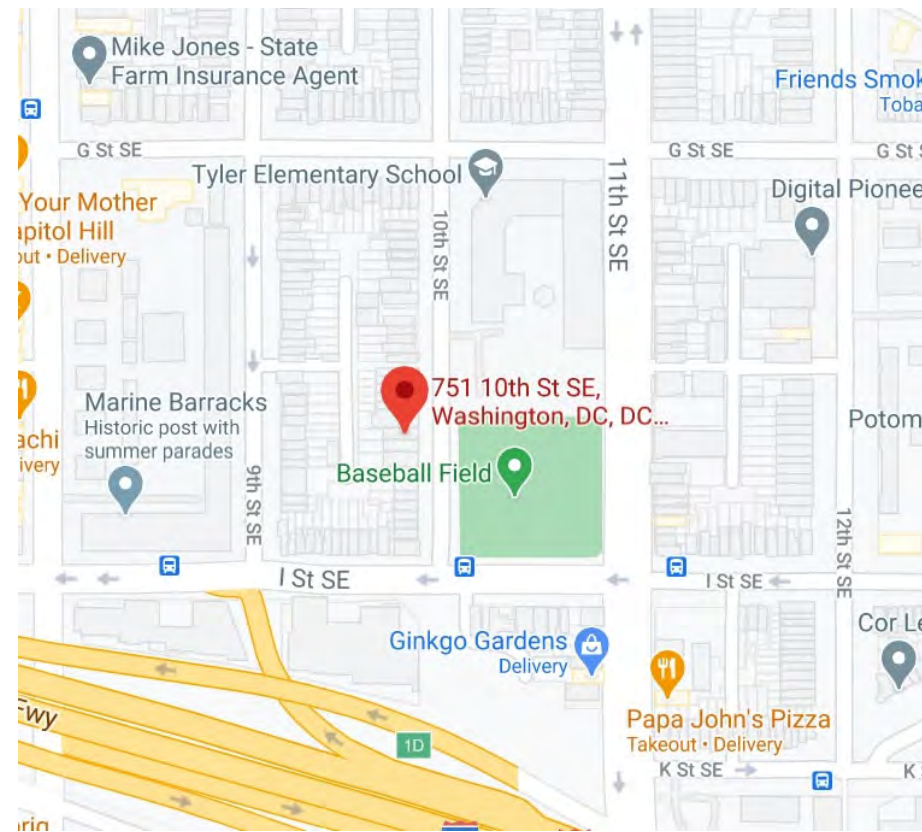
LOT: 0084
SQUARE: 0950
LOT AREA: 1992 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY SEMI-DETACHED ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: TWO STORY ROW DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

INTERIOR RENOVATIONS, ADDITIONS

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E, SECTION 304.1 LOT OCCUPANCY
SECTION 207.4 SIDE YARD RELIEF



SITE MAP

SATELLITE VIEW

	Existing	Proposed	Allowable
Lot Coverage	841.7 SF	1361 SF	1195.2 SF
(Percentage)	42.3%	68.3%	60%
Rear Yard	48.66'	46.16'	20 FT MIN
Side Yard	1.94'	N/A	N/A
Open Court	N/A	1.94'-6.8'	N/A
Height	22.0'	24.0'	35.0'
Stories	2	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	693 SF	887 SF	N/A
Second Floor	534 SF	887 SF	N/A
Third Floor	N/A	N/A	N/A
Total	1227 SF	1774 SF	N/A
Garage	N/A	348.8 SF/FLOOR	N/A

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FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 20615
EXHIBIT NO. 27



FRONT FACADE



VIEW TO THE SOUTH



747 10TH STREET SE

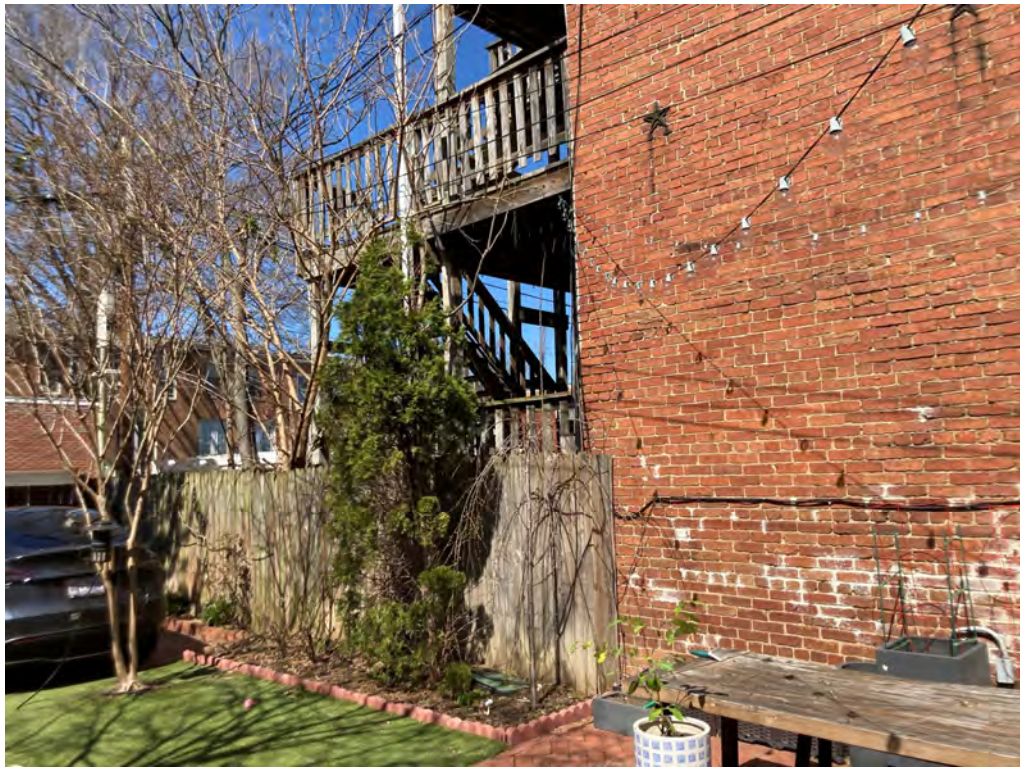


747 10TH STREET SE



EXISTING COURT

751 10TH STREET SE –PHOTOGRAPHS



747 10TH STREET SE



VIEW OF REAR YARD



GARAGES ACROSS ALLEY



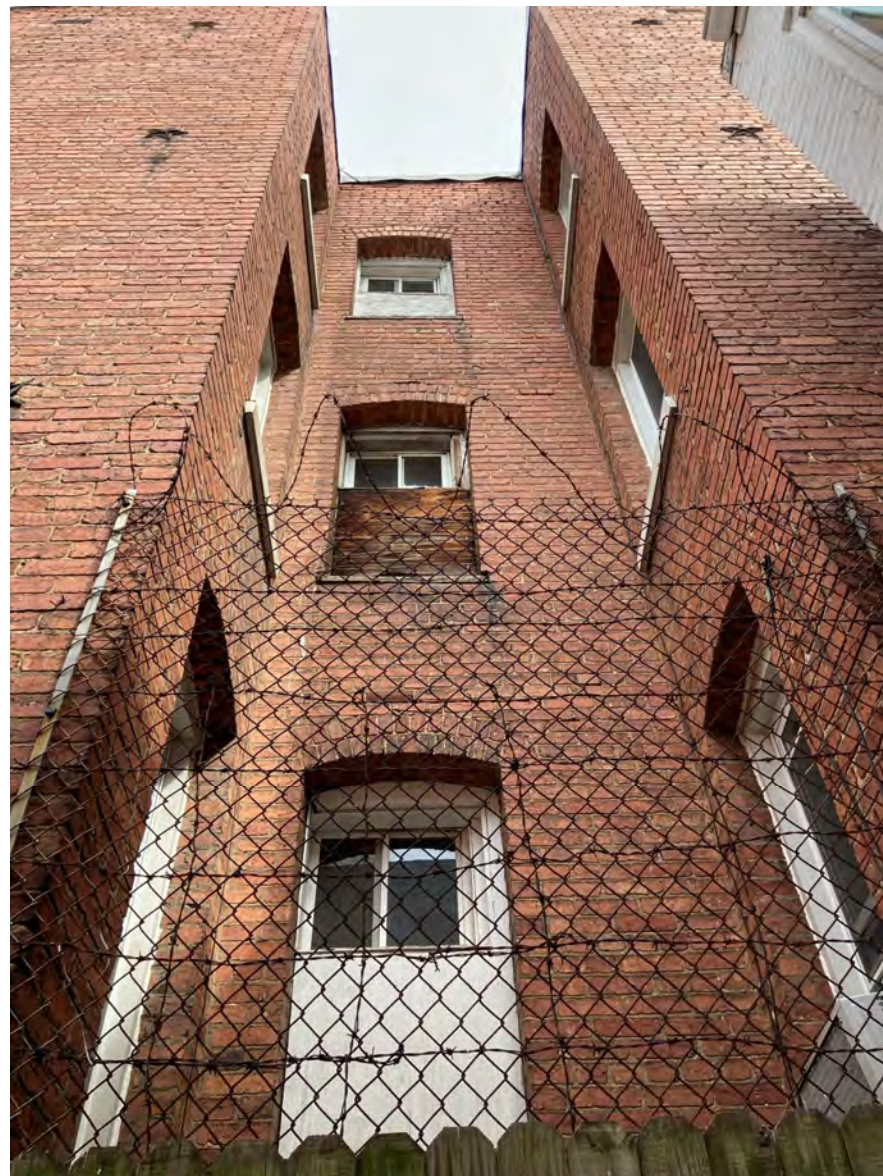
ALLEY VIEW

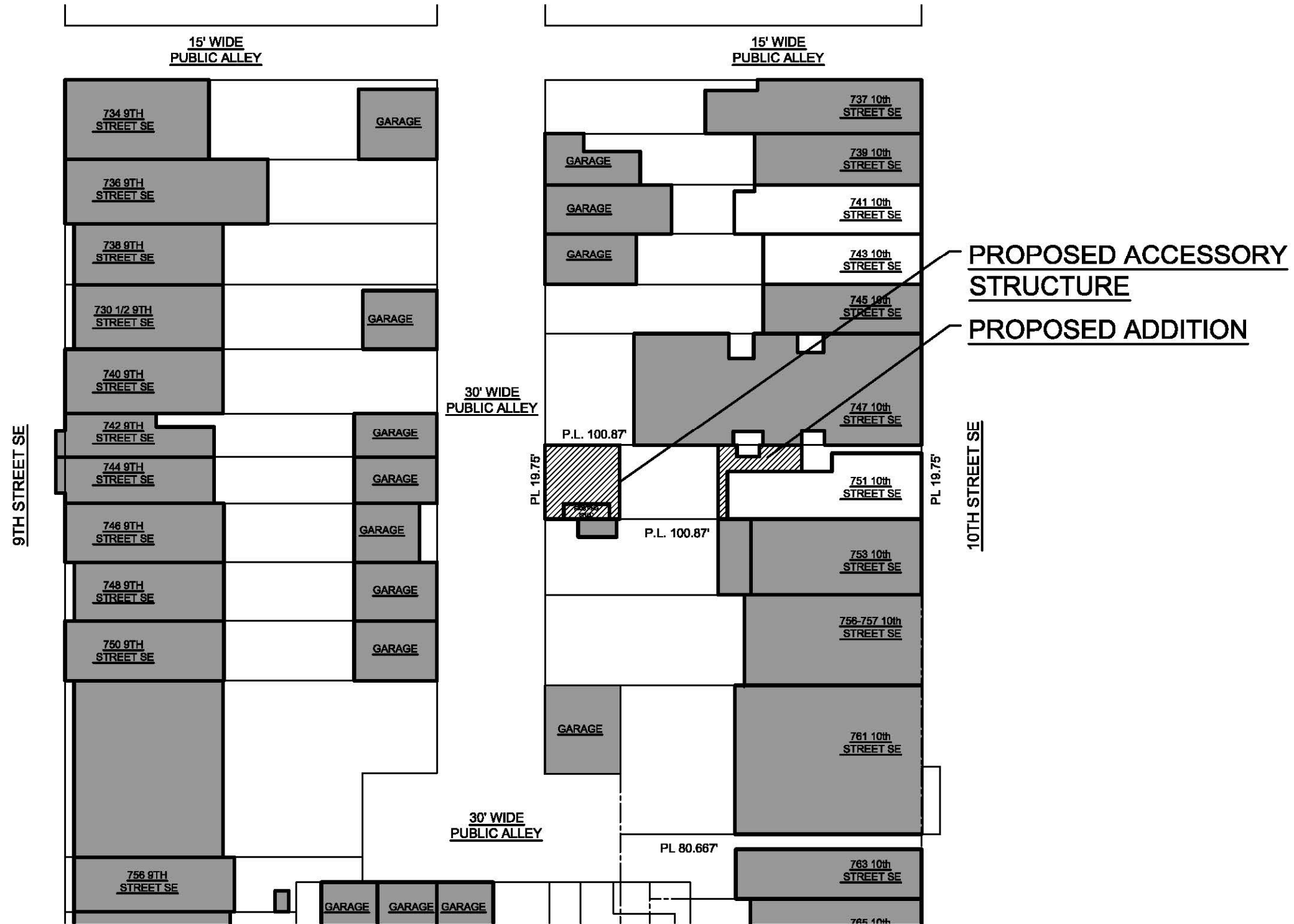


ALLEY VIEW LOOKING SOUTH



ALLEY VIEW LOOKING NORTH

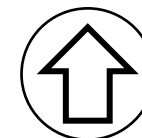


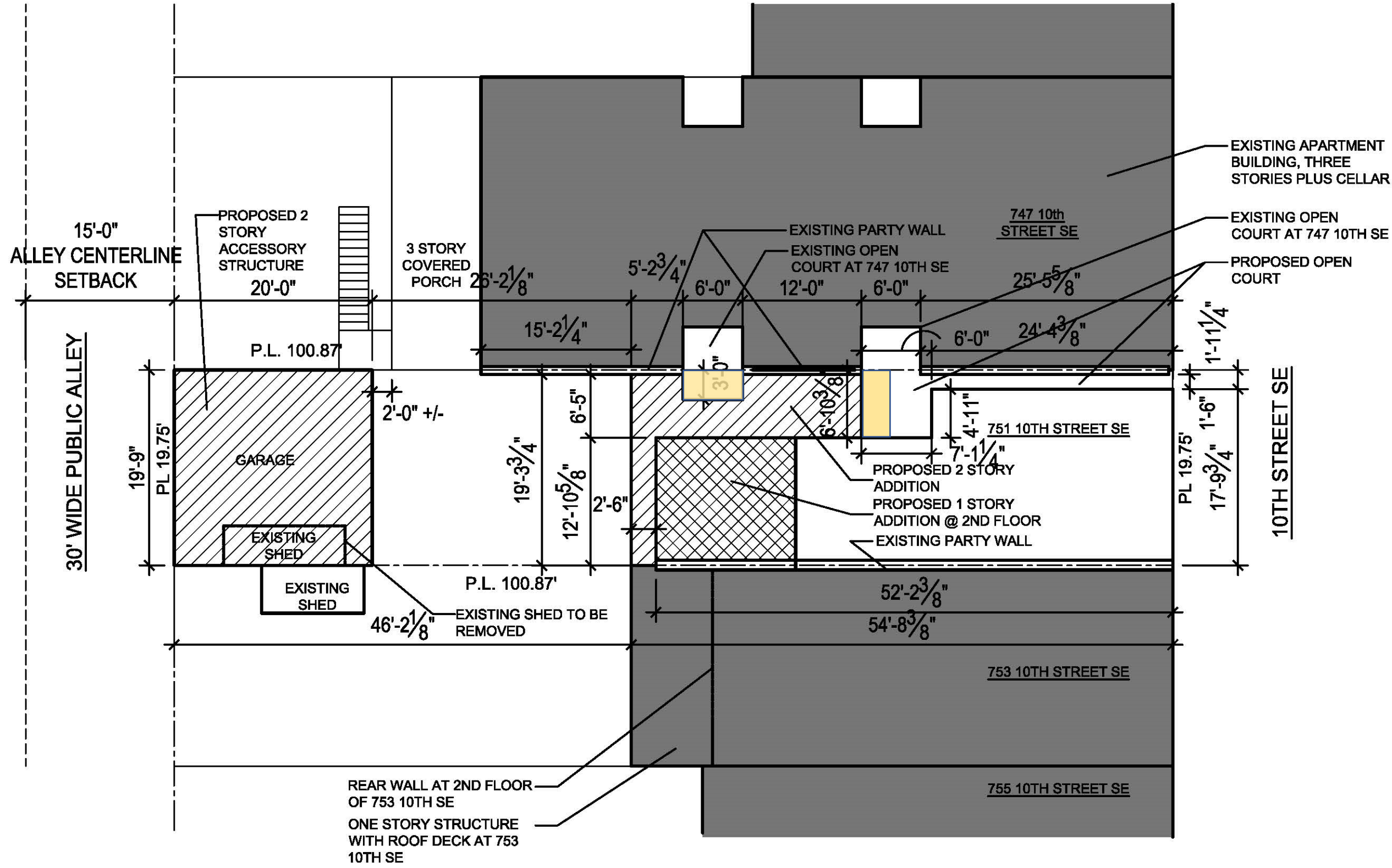
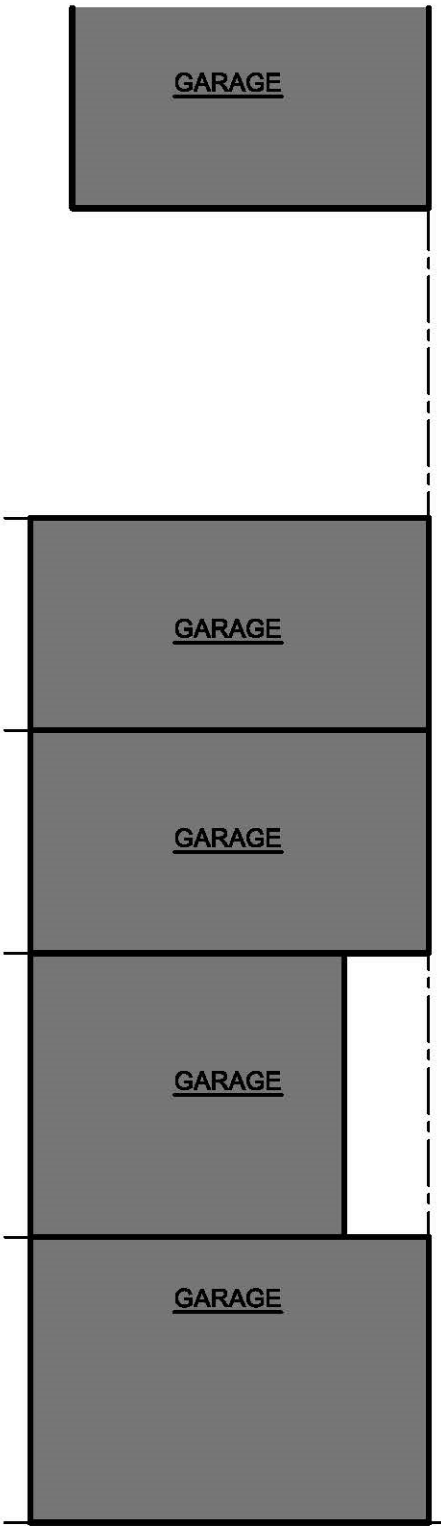


751 10TH STREET SE – BLOCK PLAN

BLOCK PLAN

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

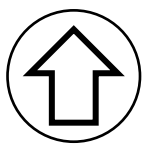


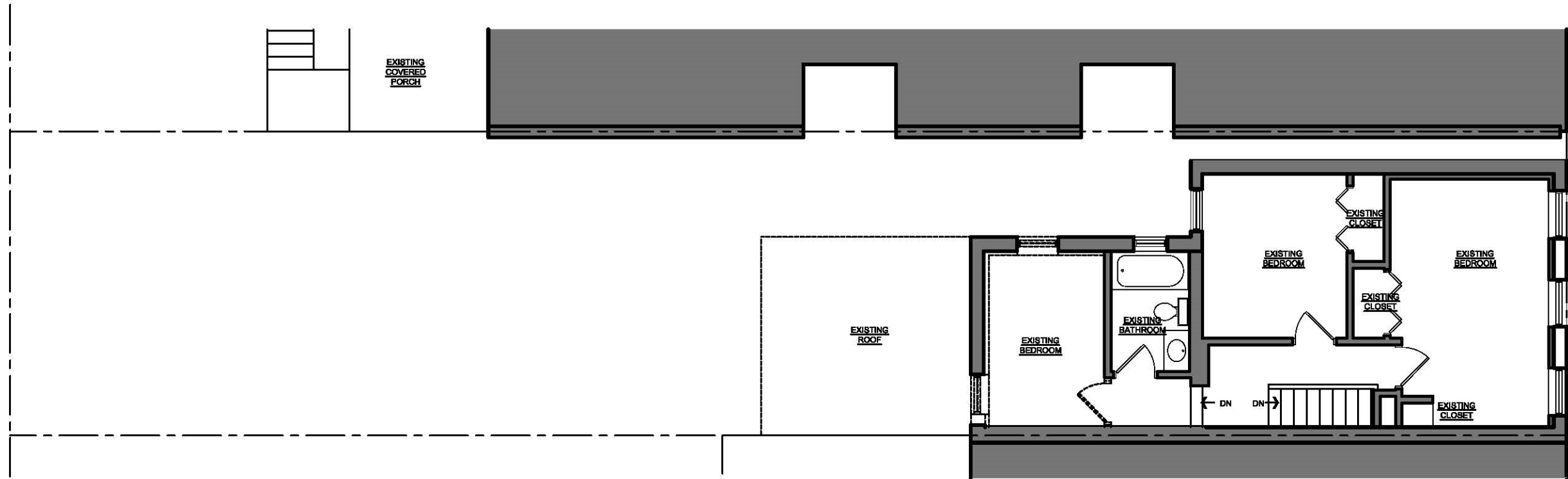


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751 10TH STREET SE – SITE PLAN

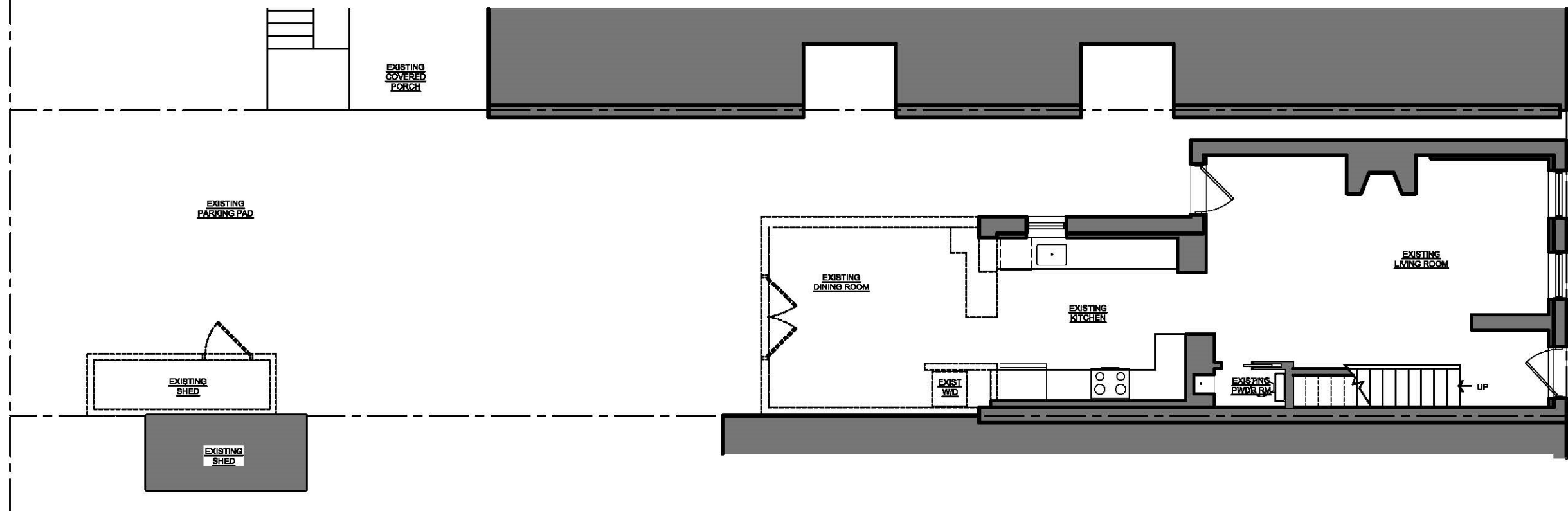
SITE PLAN
SCALE: 3/32" = 1'-0"





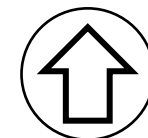
SECOND FLOOR DEMOLITION PLAN

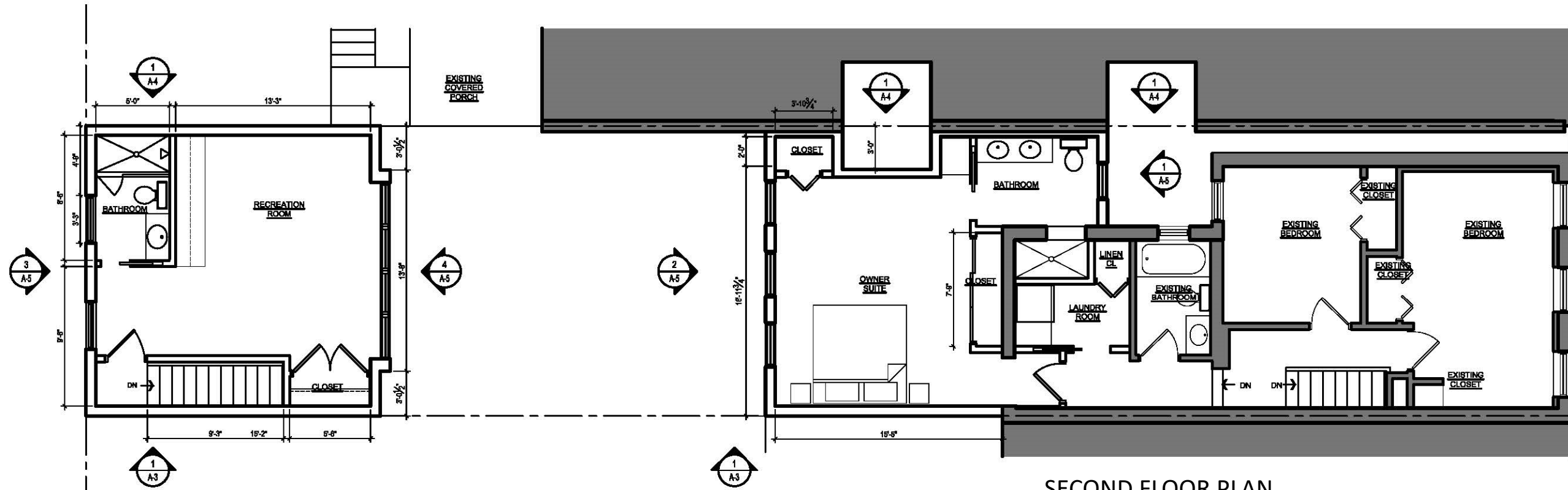
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FIRST FLOOR DEMOLITION PLAN

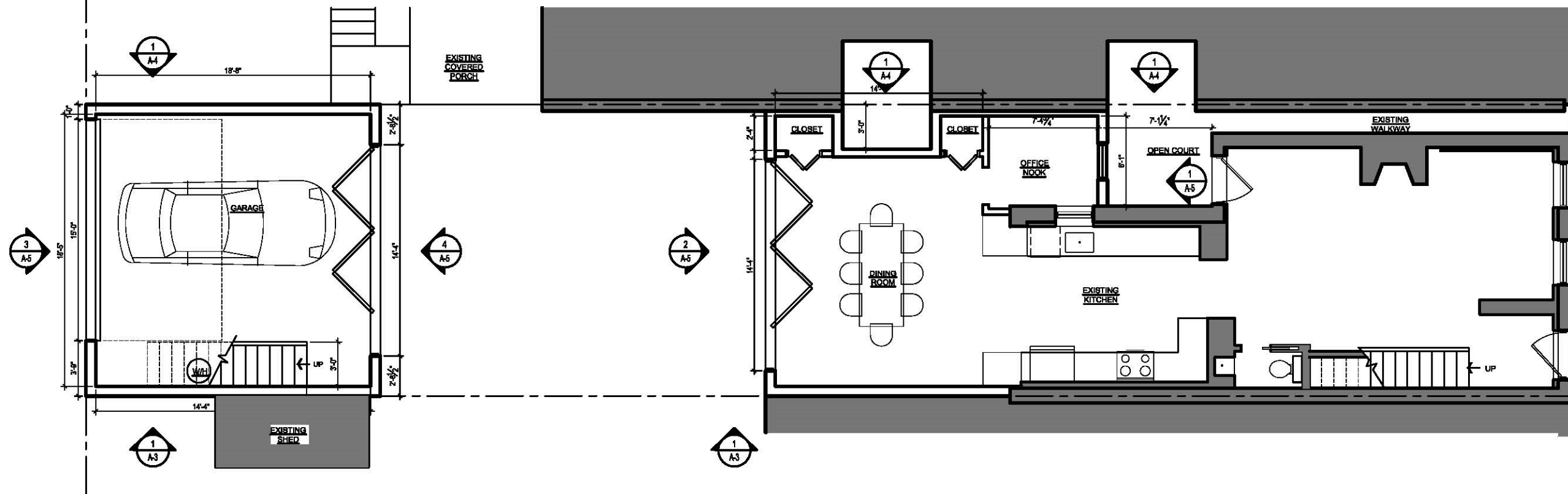
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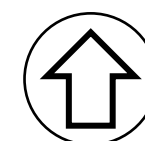
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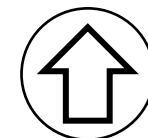
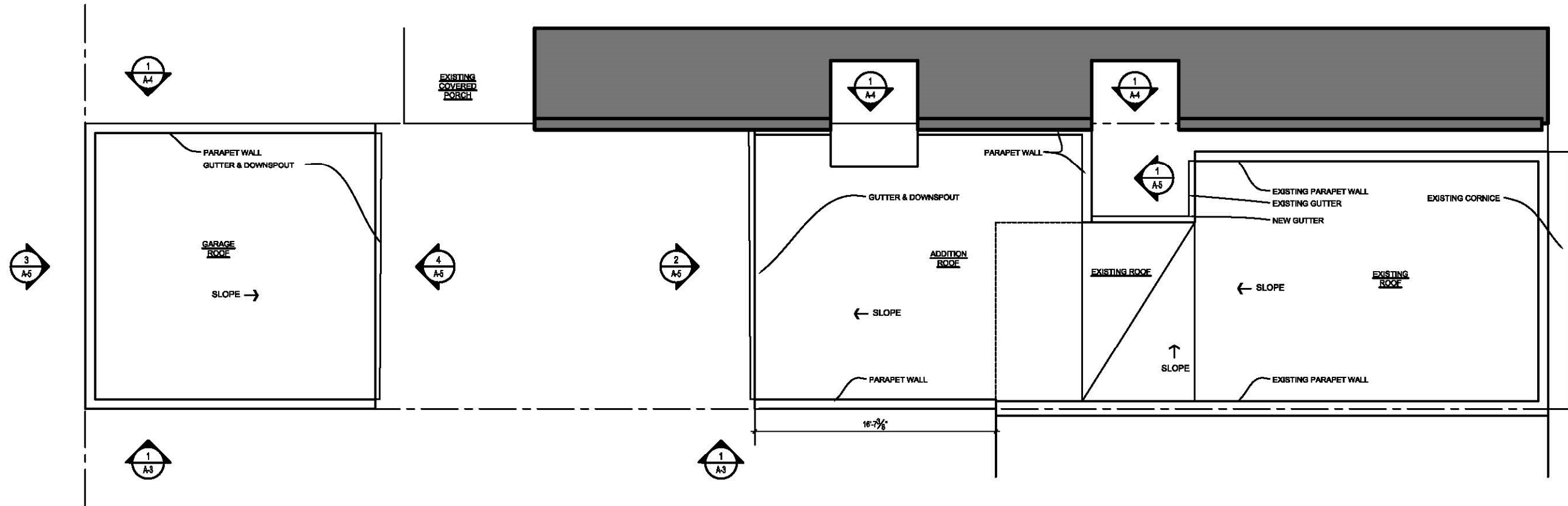
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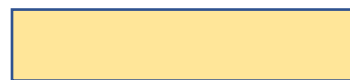
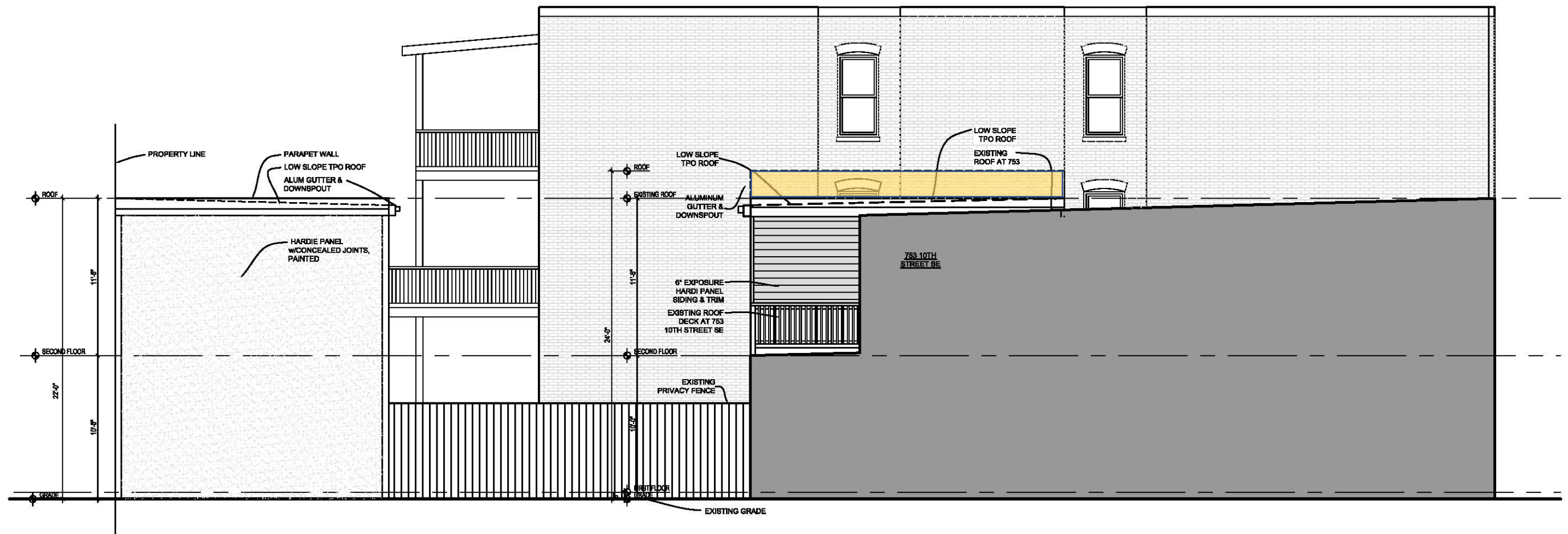


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





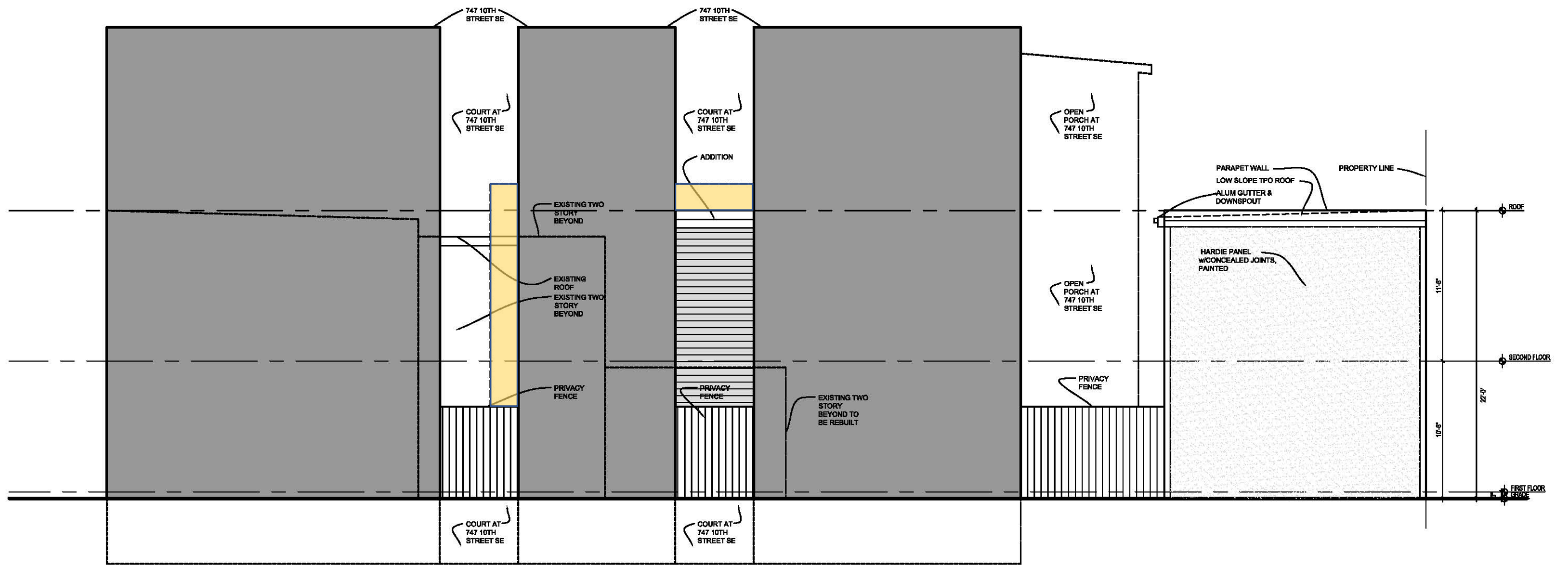


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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



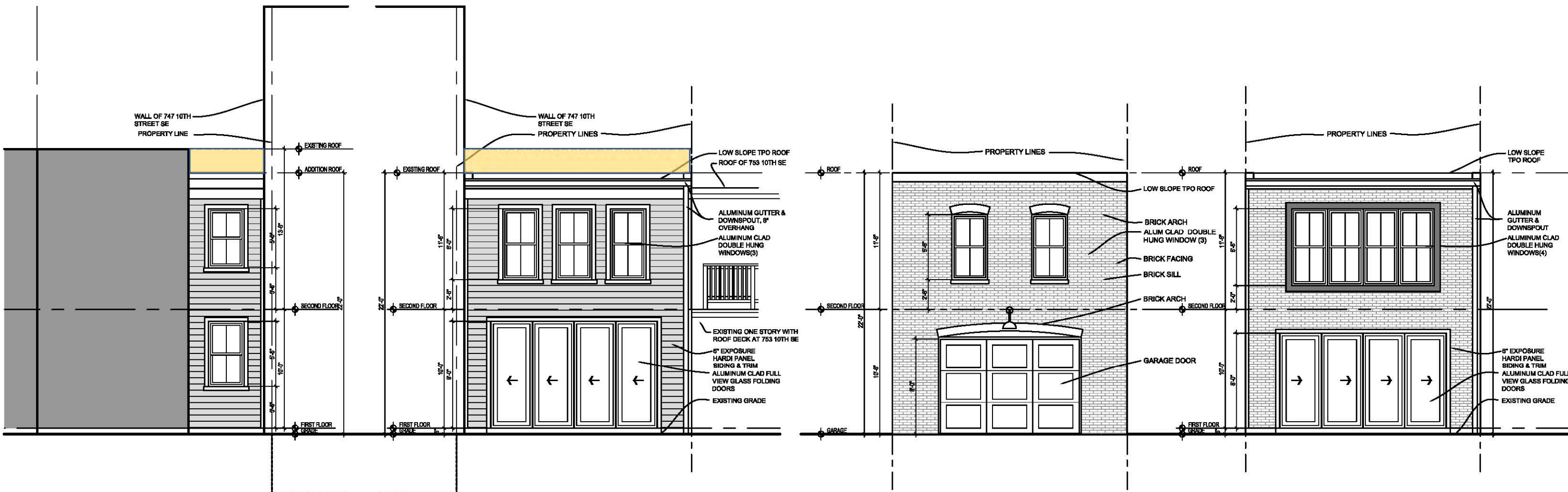


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NORTH ELEVATION

SCALE: 1/8" = 1'-0"





1- ADDITION FRONT ELEVATION

SCALE:1/8"=1'-0"

2- ADDITION YARD ELEVATION

SCALE:1/8"=1'-0"

3- GARAGE ALLEY ELEVATION

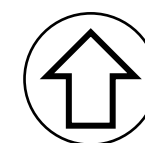
SCALE:1/8"=1'-0"

4- GARAGE YARD ELEVATION

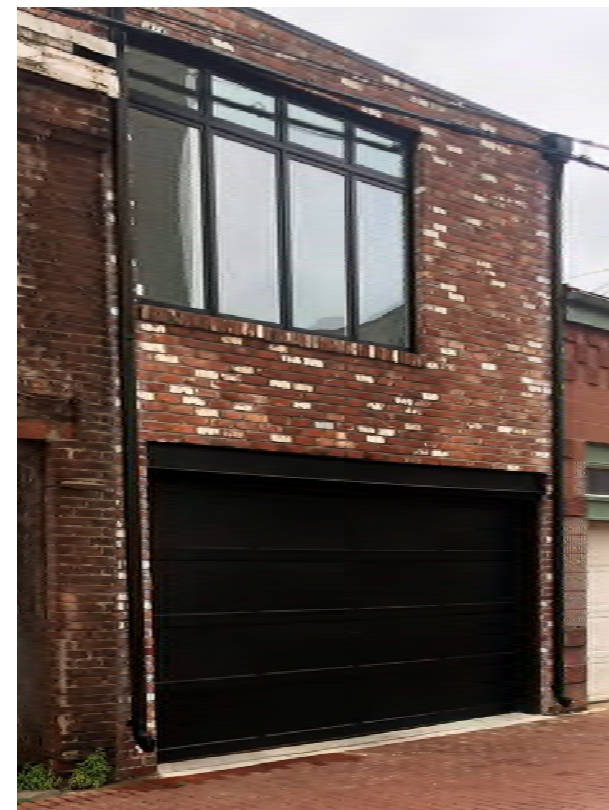
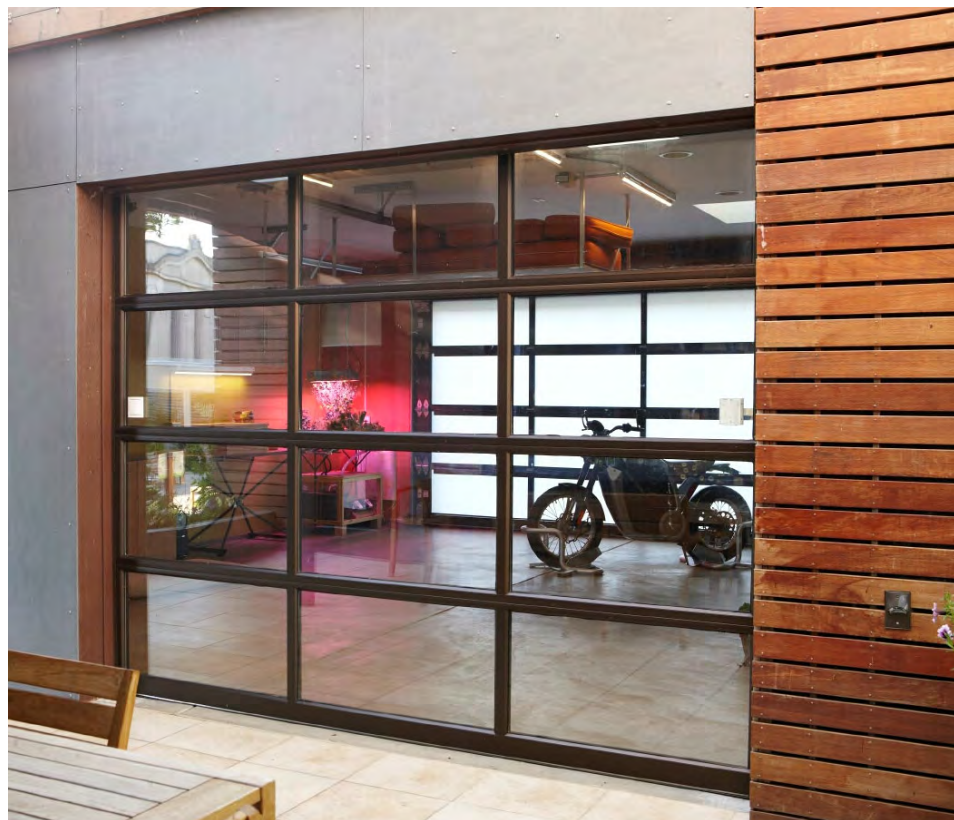
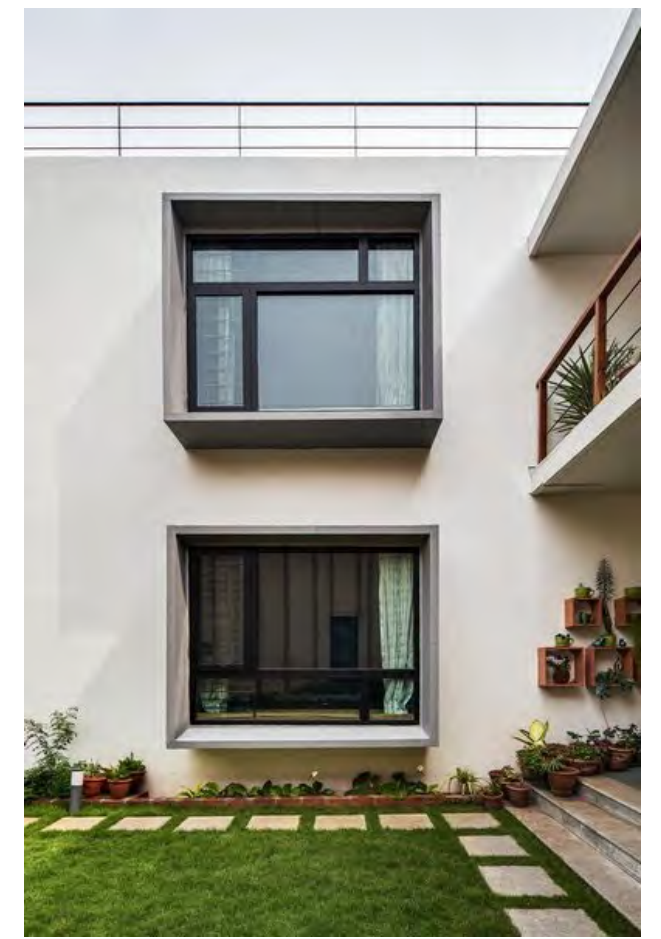
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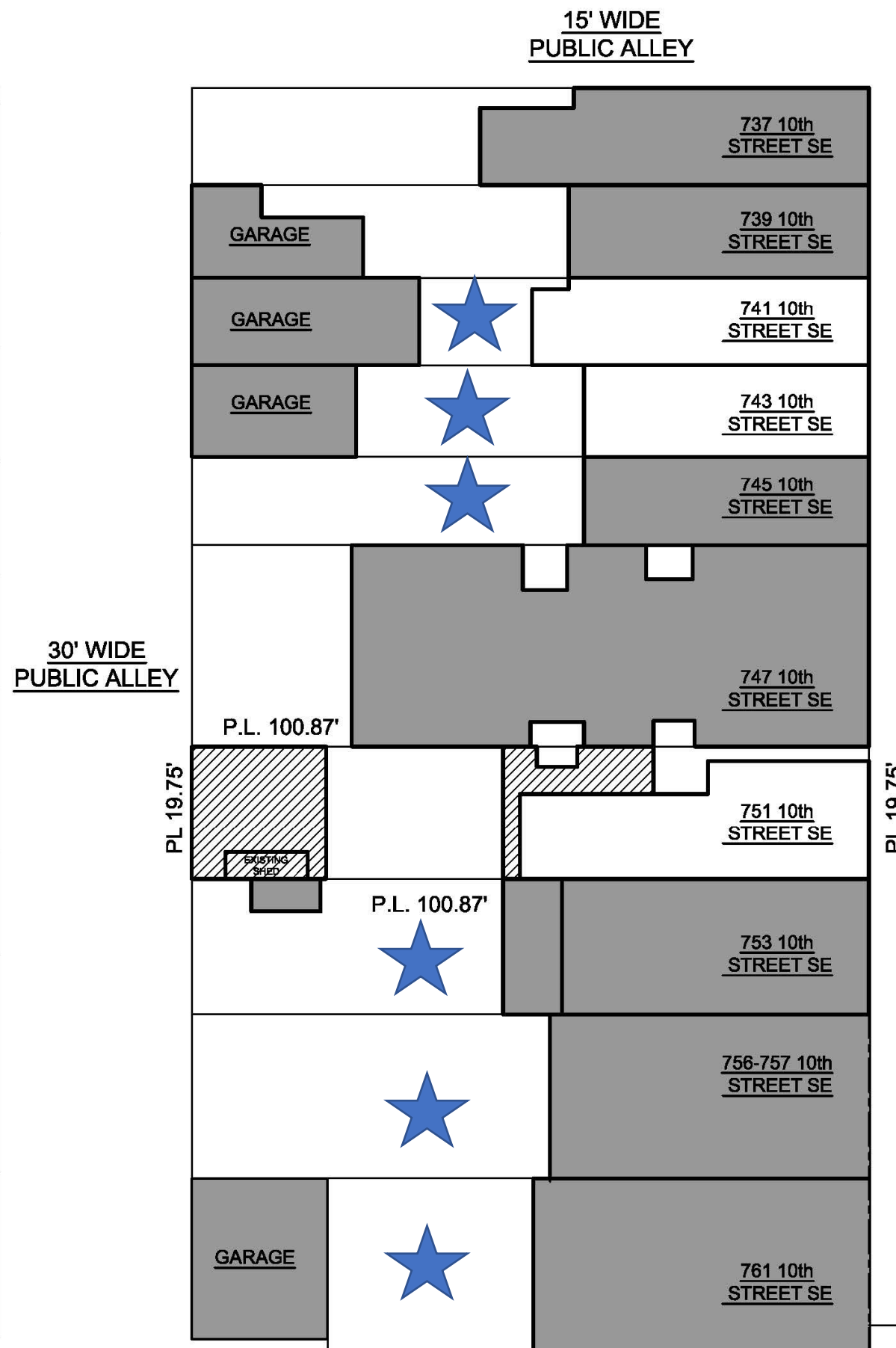
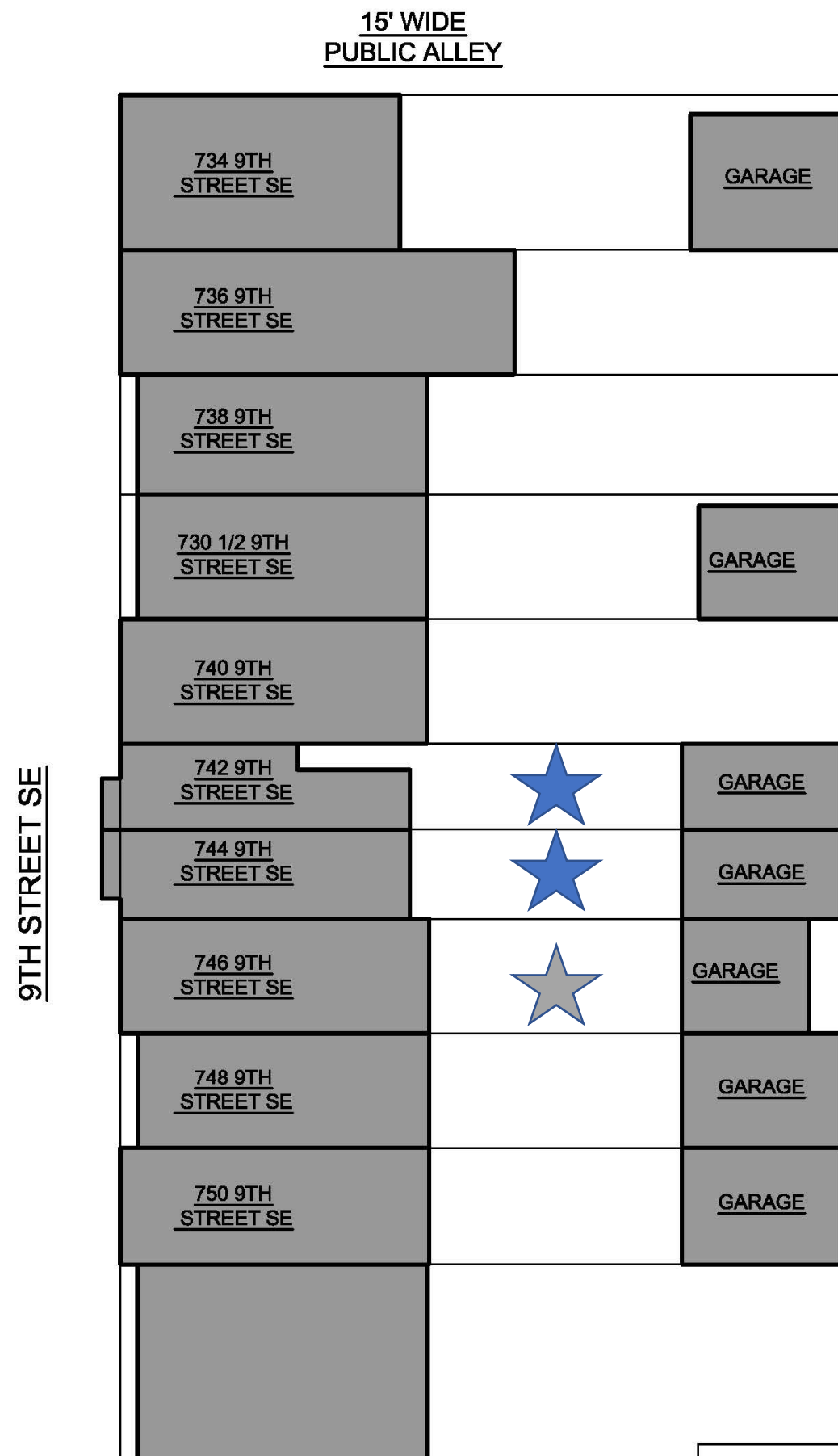


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751 10TH STREET SE – EXTERIOR ELEVATIONS





- ★ LETTER OF SUPPORT ON FILE
- ★ NOTIFIED