



## 19.0597 - MAY RESIDENCE CARRIAGE HOUSE

745 10TH STREET SE WASHINGTON, DC 20003

02/11/2022

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

EXHIBIT NO.35A

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20629  
G T M A R C H I T E C T S  
EXHIBIT NO.35A



745 10TH STREET, S.E.  
SQUARE 0950  
LOT 0075

## BARRACKS ROW HISTORIC DISTRICT CAPITOL HILL

## RF-1 ZONING

## LOT COVERAGE

1387 SF 10

832.2 S.F. (60% LOT OCCUPANCY ALLOWED)

970.71 S.F. (70% LOT COVERAGE PROPOSED - ASKING FOR 10% IN RELIEF)

#### EXISTING LOT COVERAGE:

**EXISTING LOT COVERAGE:** EXISTING MAIN DWELLING GFA: 585.75 S.F.

EXISTING MAIN DWELLING S.F. 360.75 S.F.  
EXISTING DECK: 80.17 S.F.

**TOTAL EXISTING LOT COVERAGE:** 665.92 S.F. (48% LOT COVERAGE)

#### PROPOSED LOT COVERAGE:

PROPOSED LOT COVERAGE: EXISTING MAIN DWELLING GFA: 585 75 S F

EXISTING MAIN DWELLING SPA: 880.70 S.F.  
EXISTING DECK: 80.17 S.F.

PROPOSED CARRIAGE HOUSE GEA: 304 79 S E

TOTAL LOT COVERAGE: 970.71 S.F. (70% LOT COVERAGE)

#### REAR YARD SETBACK

**REARWARD SETBACK**

PROPOSED: 17' 11 1/8" FT (20' REQUIRED) - ASKING FOR 2' 3/4" IN RELIEF

# PUBLIC ALLEY

30'

30'

SCALE 1:20  
0 10' 20' 40'



# 19.0597 - MAY RESIDENCE C

EXISTING

ABRIAGE HOUSE

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GT MARCHITECTS

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SQUARE 0950  
LOT 0075

BARRACKS ROW HISTORIC DISTRICT  
CAPITOL HILL

RF-1 ZONING

LOT COVERAGE

1,387 S.F. LOT

832.2 S.F. (60% LOT OCCUPANCY ALLOWED)

970.71 S.F. (70% LOT COVERAGE PROPOSED - ASKING FOR 10% IN RELIEF)

EXISTING LOT COVERAGE:

EXISTING MAIN DWELLING GFA: 585.75 S.F.

EXISTING DECK: 80.17 S.F.

TOTAL EXISTING LOT COVERAGE: 665.92 S.F. (48% LOT COVERAGE)

PROPOSED LOT COVERAGE:

EXISTING MAIN DWELLING GFA: 585.75 S.F.

EXISTING DECK: 80.17 S.F.

PROPOSED CARRIAGE HOUSE GFA: 304.79 S.F.

TOTAL LOT COVERAGE: 970.71 S.F. (70% LOT COVERAGE)

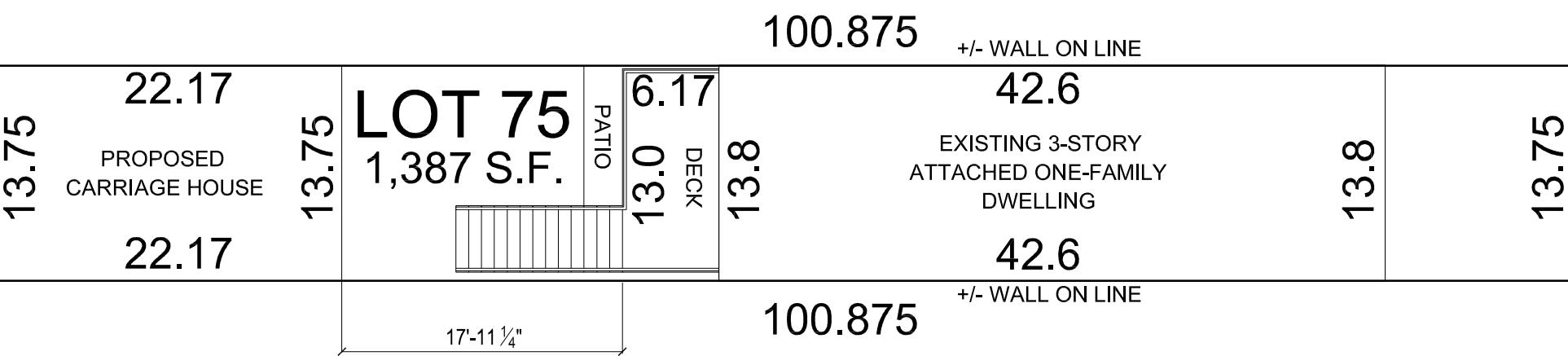
REAR YARD SETBACK:

EXISTING: 40' 1 1/4" FT.

PROPOSED: 17' 11 1/4" FT. (20' REQUIRED) - ASKING FOR 2 3/4" IN RELIEF

30'  
PUBLIC ALLEY

10th STREET, S.E.



30'

PROPOSED SITEPLAN

SCALE 1:20  
0 10' 20' 40'



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EXISTING ALLEY CONDITIONS LOOKING SOUTH



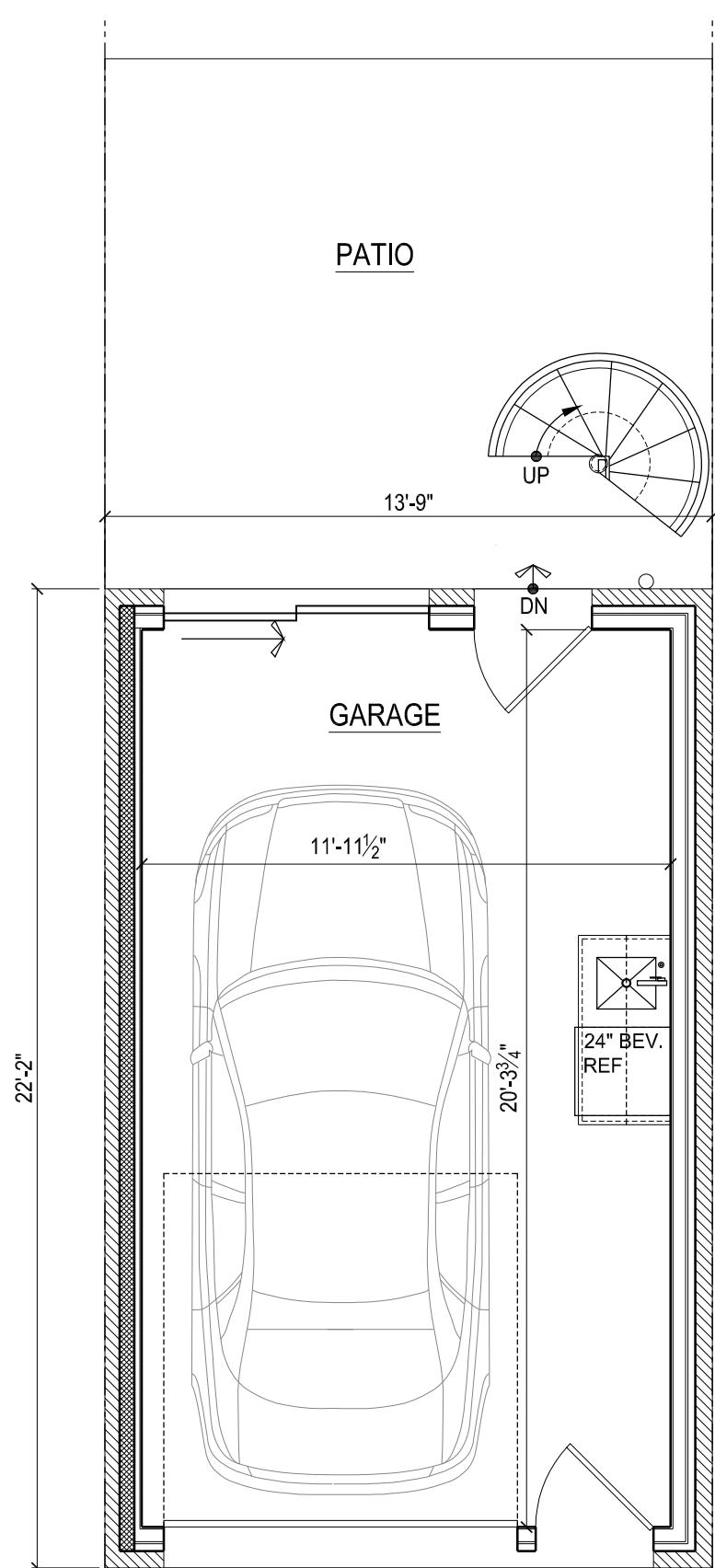
EXISTING REAR ALLEY CONDITIONS



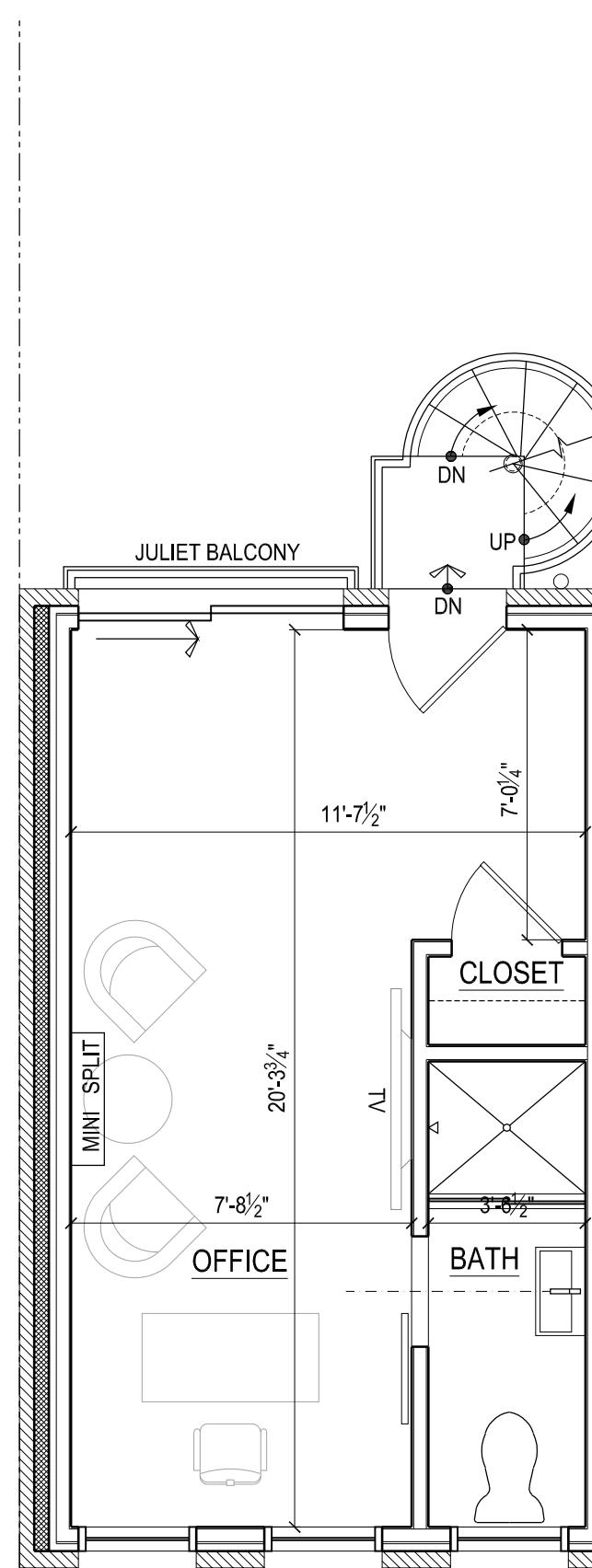
EXISTING REAR ALLEY CONDITIONS LOOKING NORTH



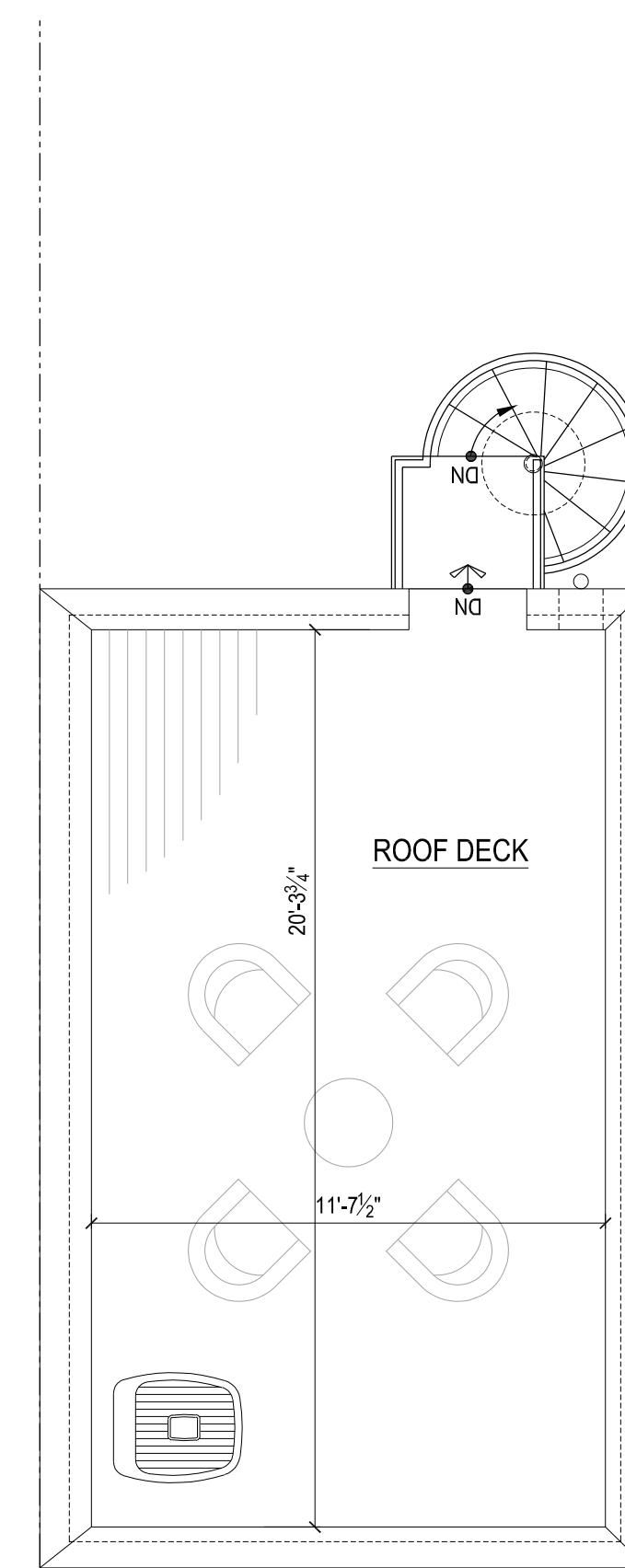
EXISTING REAR ALLEY CONDITIONS



FIRST FLOOR PLAN - 304.79 G.S.F.



SECOND FLOOR PLAN - 304.79 G.S.F.



ROOF DECK - 304.79 G.S.F.

SCALE 1/4"=1'-0"

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743 10TH STREET, S.E.

745 10TH STREET, S.E.

747 10TH STREET, S.E.

T.O. PARAPET



3'-8"

T.O. 2ND FLR.



9'-2"

22'-0" BUILDING HEIGHT (MAX. ALLOWED)

T.O. 1ST FLR.



9'-2"

GRADE

METAL COPING

BRICK CORNICE

BRICK SOLDIER COURSE HEADER

CONTINENTAL #450 BRICK  
W/ FLAMINGO TENNESSEE BUFF  
MORTAR COLOR

JELD-WEN SITELINE  
ALUMINUM WOOD-CLAD  
DOUBLE-HUNG WINDOWS  
OR EQUAL

BRICK ROWLOCK SILL

GOOSENECK EXTERIOR  
WALL SCONCE  
BRICK SOLDIER  
COURSE HEADER

SCALE 1/4"=1'-0"

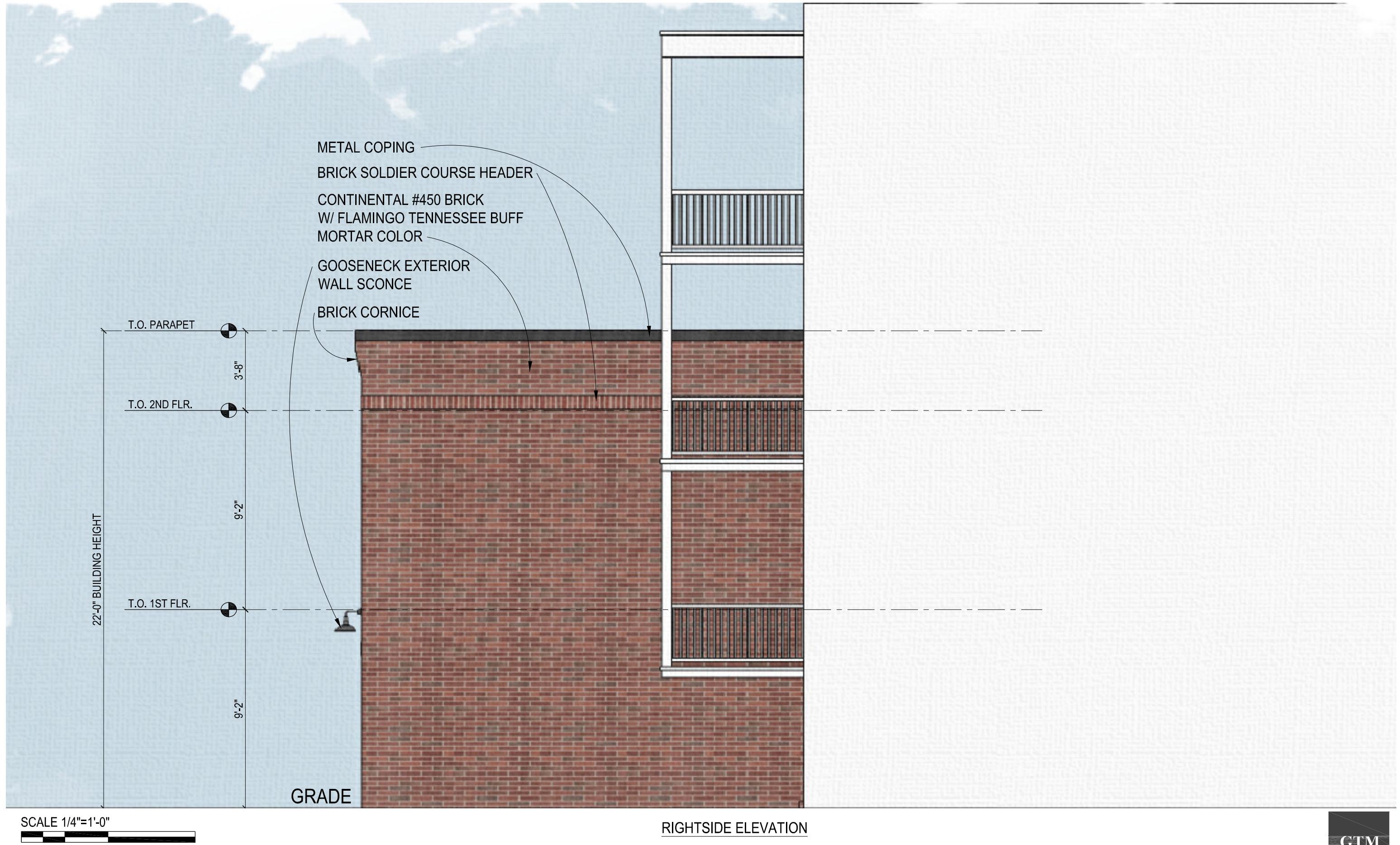


CARRIAGE-STYLE GARAGE DOOR  
BY ARTISAN CUSTOM DOORWORKS OR EQ.

FRONT ELEVATION

CARRIAGE-STYLE INSWING EXTERIOR DOOR  
BY ARTISAN CUSTOM DOORWORKS OR EQ.  
PAINTED PVC TRIM

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T.O. 2ND FLR.

22'-0" BUILDING HEIGHT

T.O. 1ST FLR.

9'-2"

GRADE

REAR ELEVATION

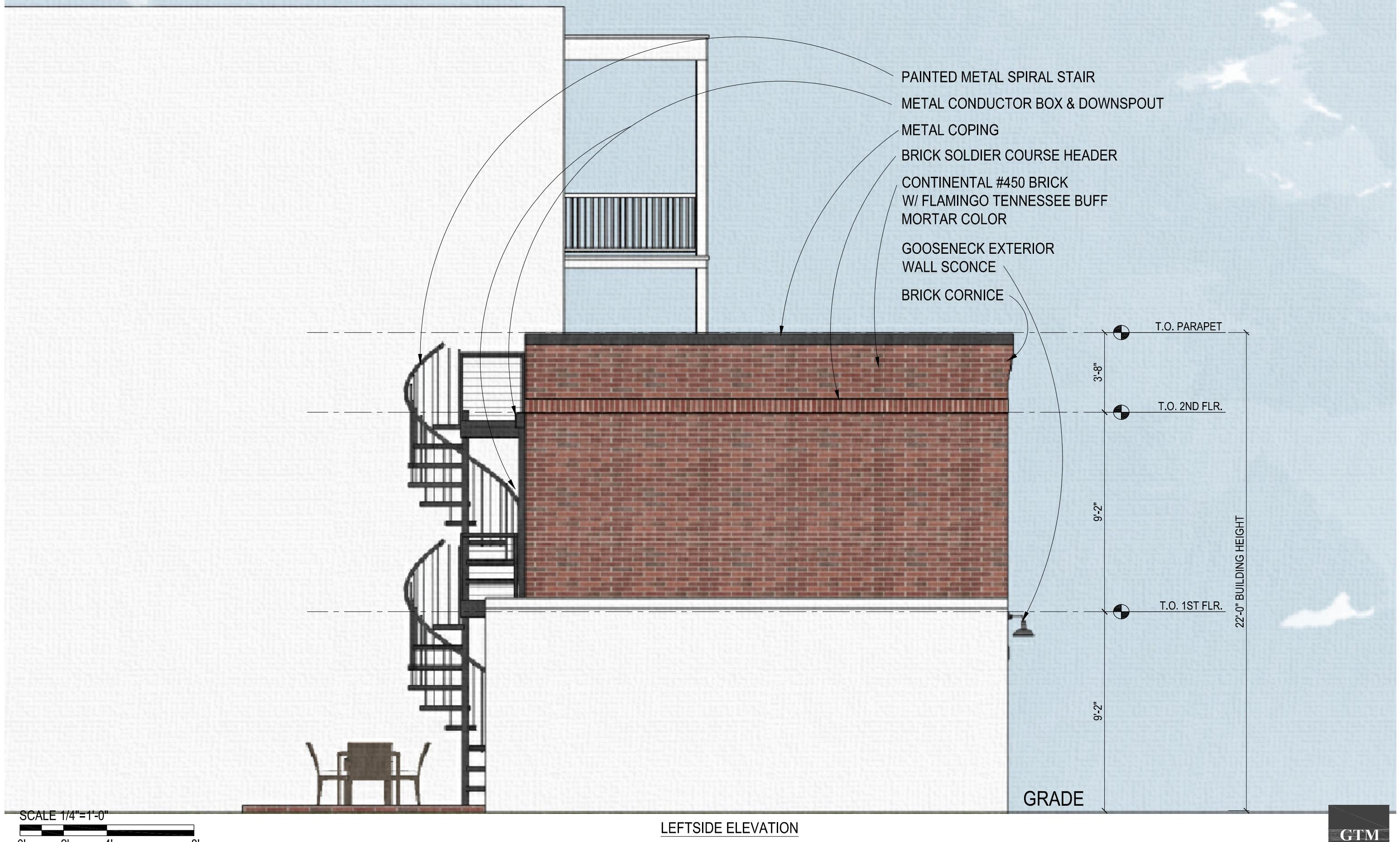
SCALE 1/4"=1'-0"



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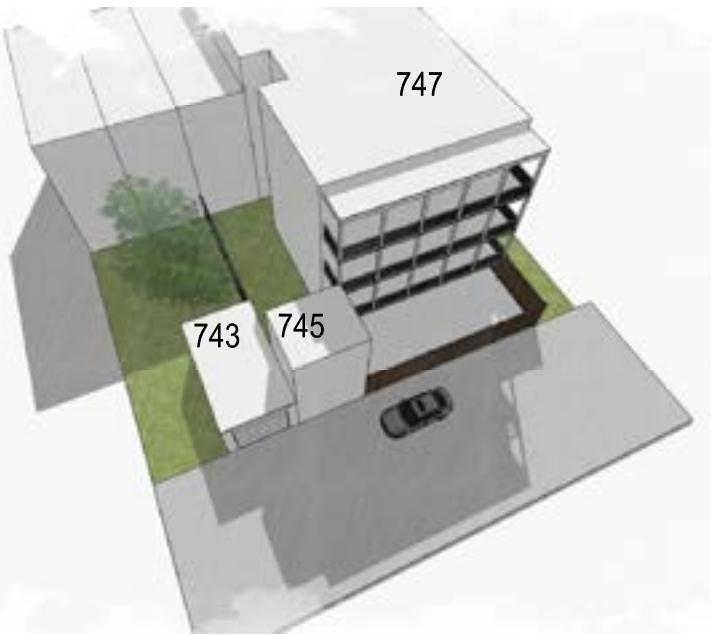


G T M A R C H I T E C T S

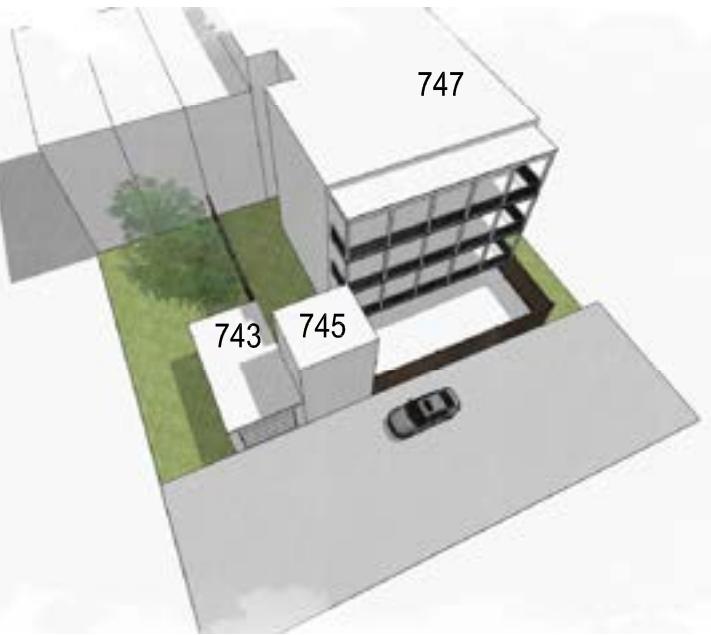


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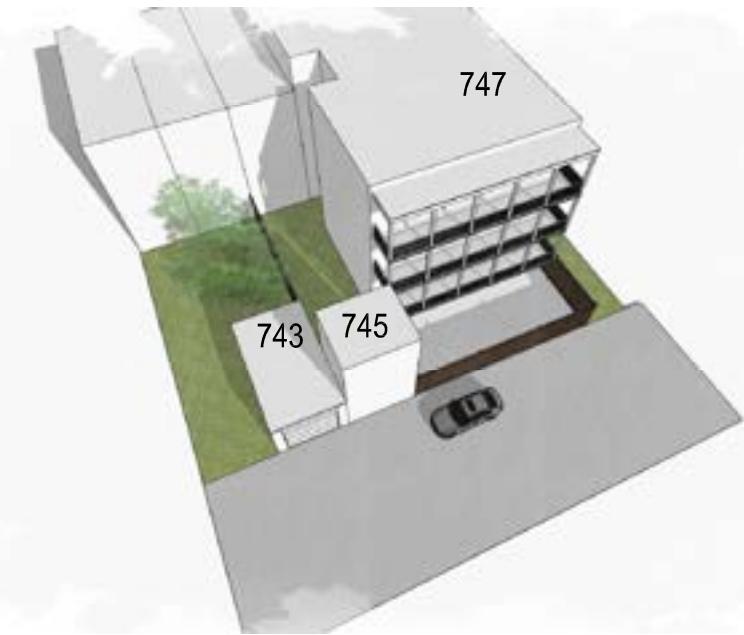




MATTER-OF-RIGHT - 9AM - SPRING



MATTER-OF-RIGHT - 12PM - SPRING



MATTER-OF-RIGHT - 4PM - SPRING



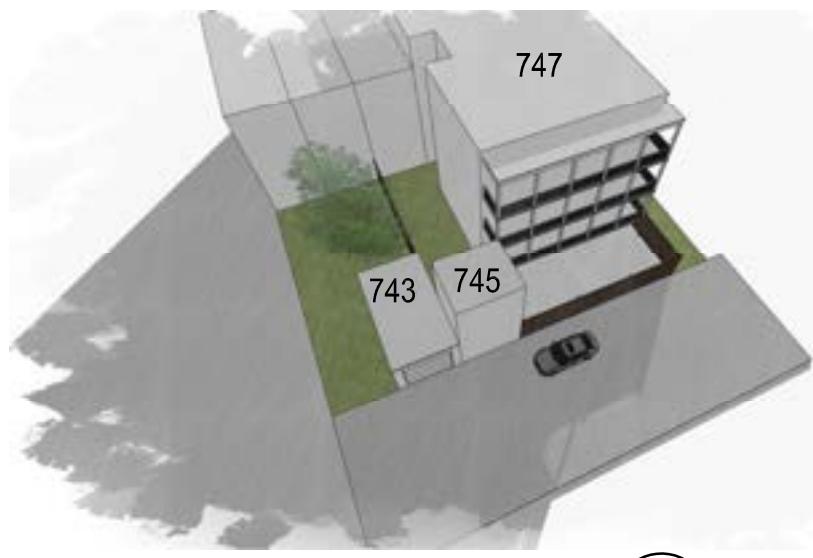
MATTER-OF-RIGHT - 9AM - SUMMER



MATTER-OF-RIGHT - 12PM - SUMMER



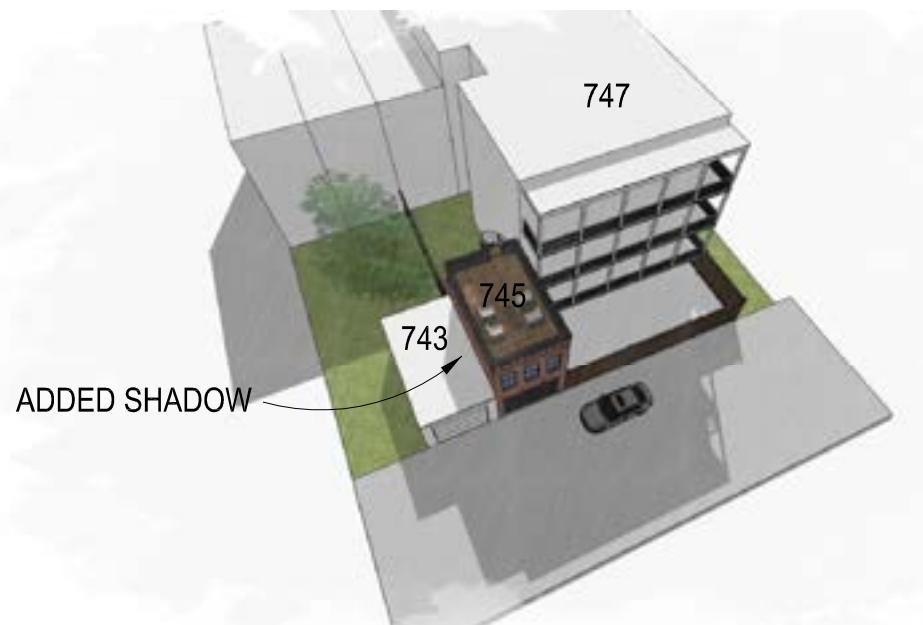
MATTER-OF-RIGHT - 4PM - SUMMER



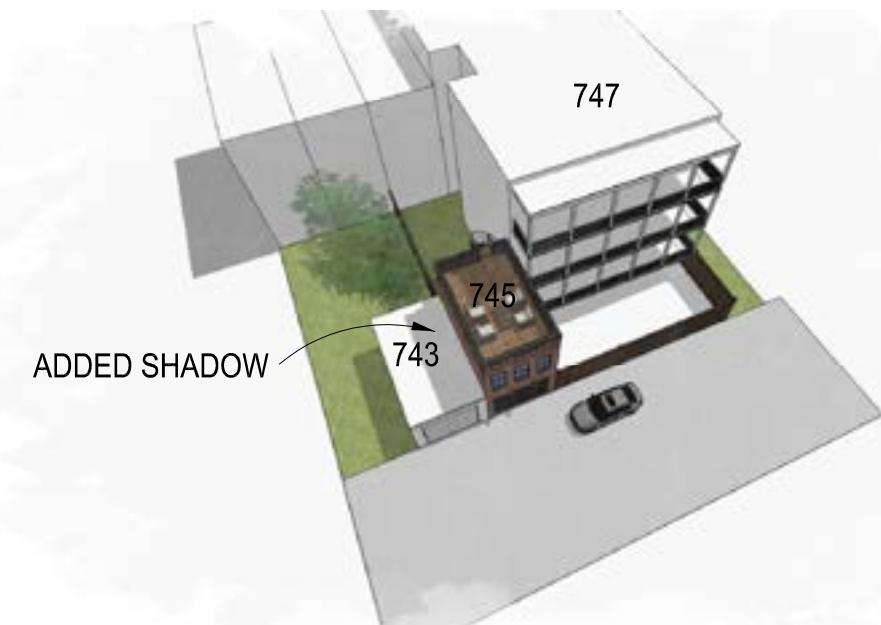
MATTER-OF-RIGHT - 9AM - WINTER



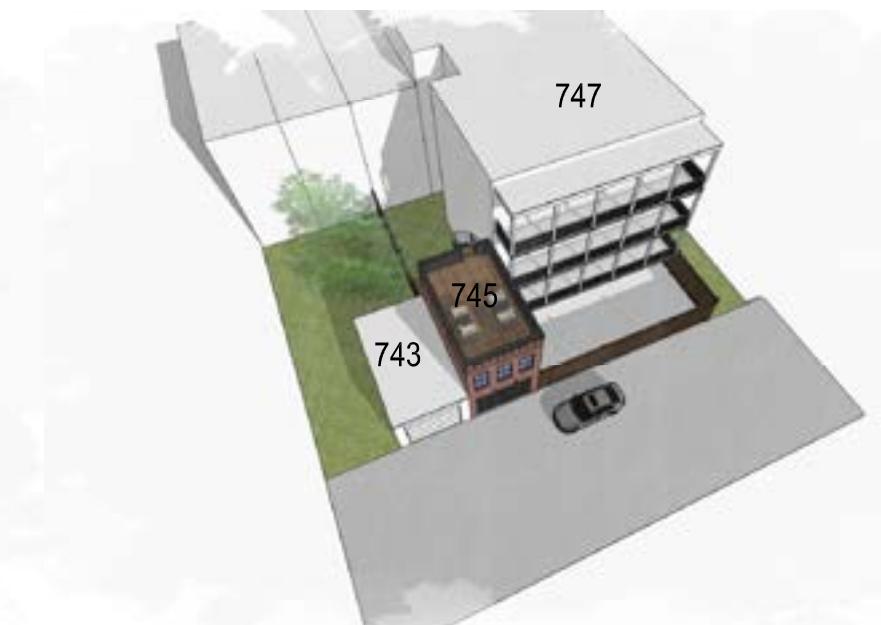
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PROPOSED RELIEF - 9AM - SPRING



PROPOSED RELIEF - 12PM - SPRING



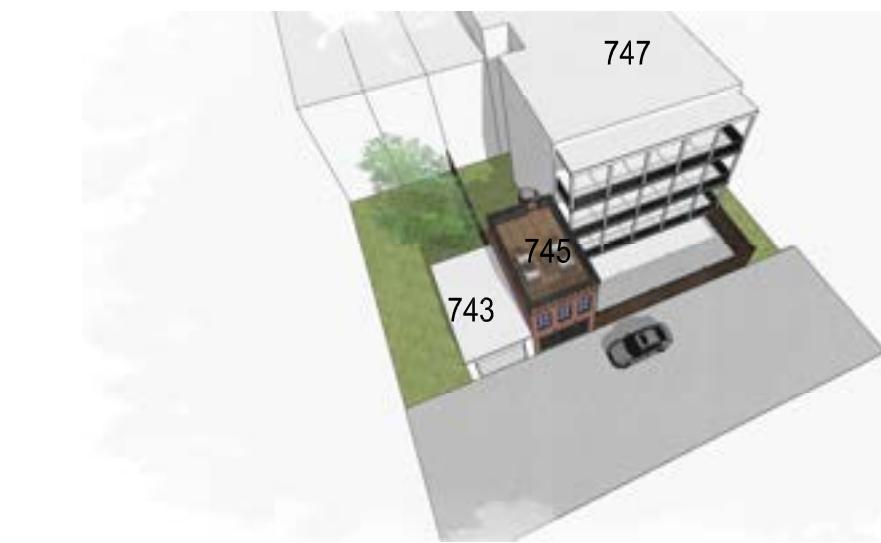
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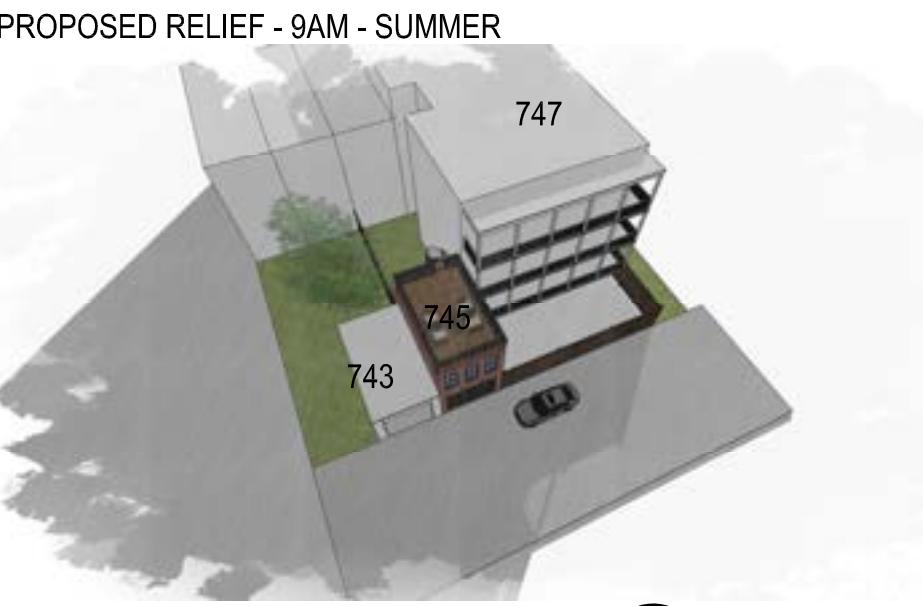
PROPOSED RELIEF - 9AM - SUMMER



PROPOSED RELIEF - 12PM - SUMMER



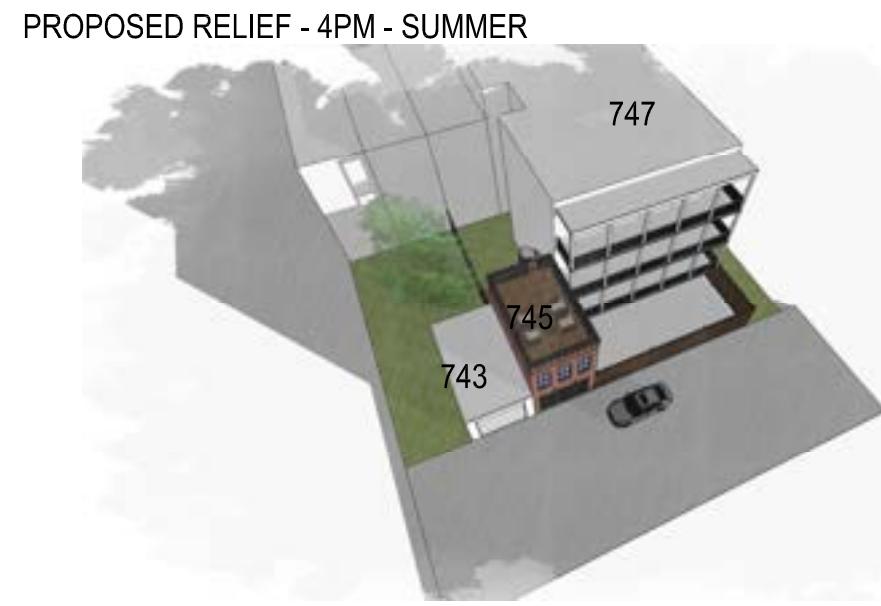
PROPOSED RELIEF - 4PM - SUMMER



PROPOSED RELIEF - 9AM - WINTER

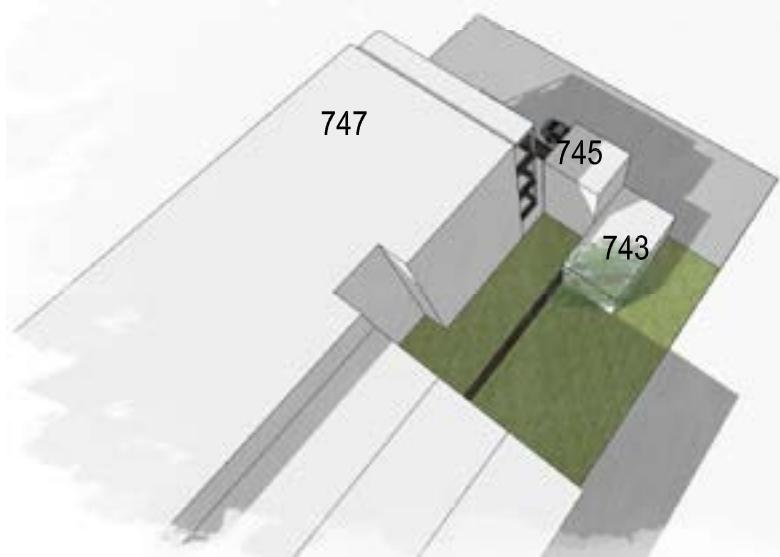


PROPOSED RELIEF - 12PM - WINTER

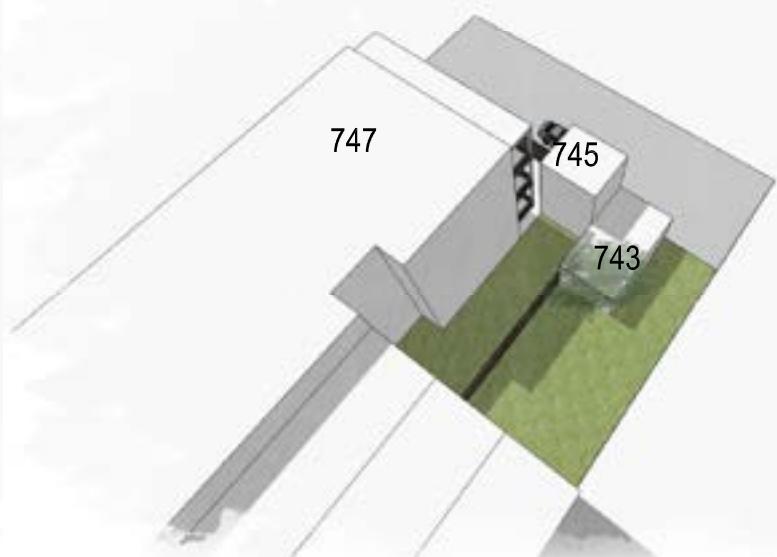


PROPOSED RELIEF - 4PM - WINTER

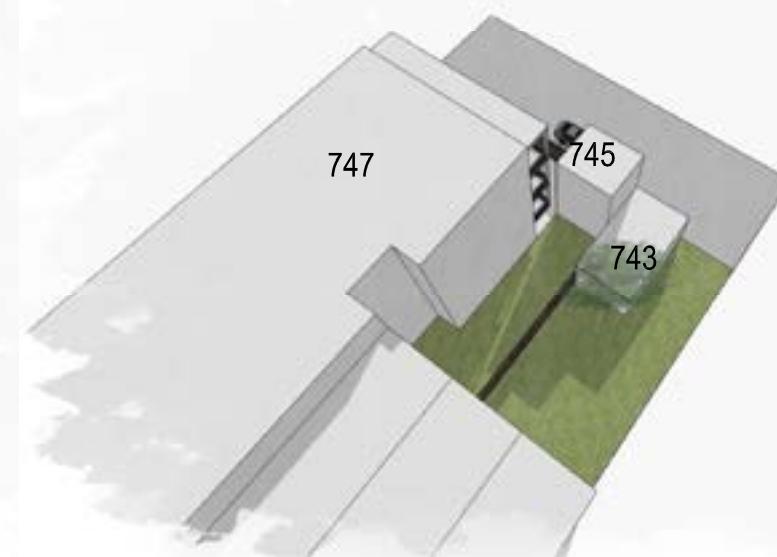
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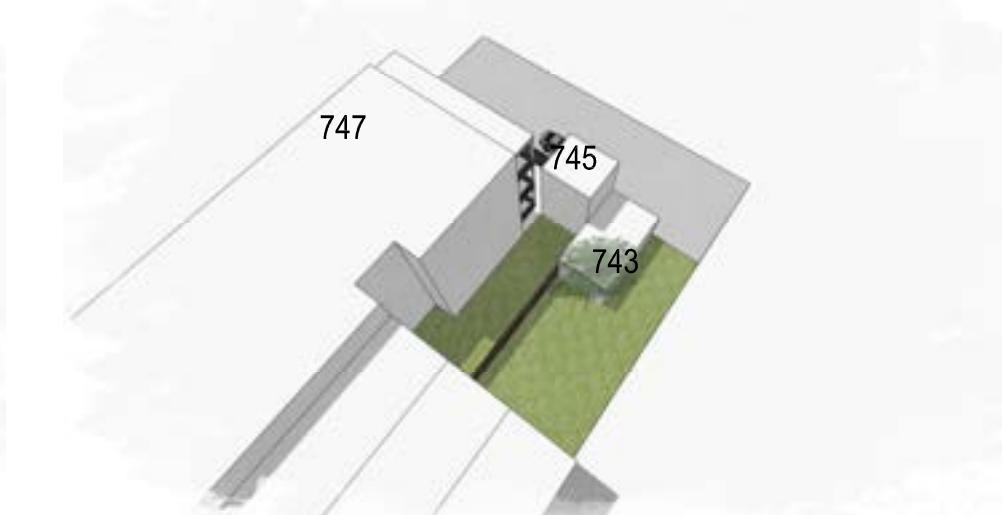
MATTER-OF-RIGHT - 12PM - SPRING



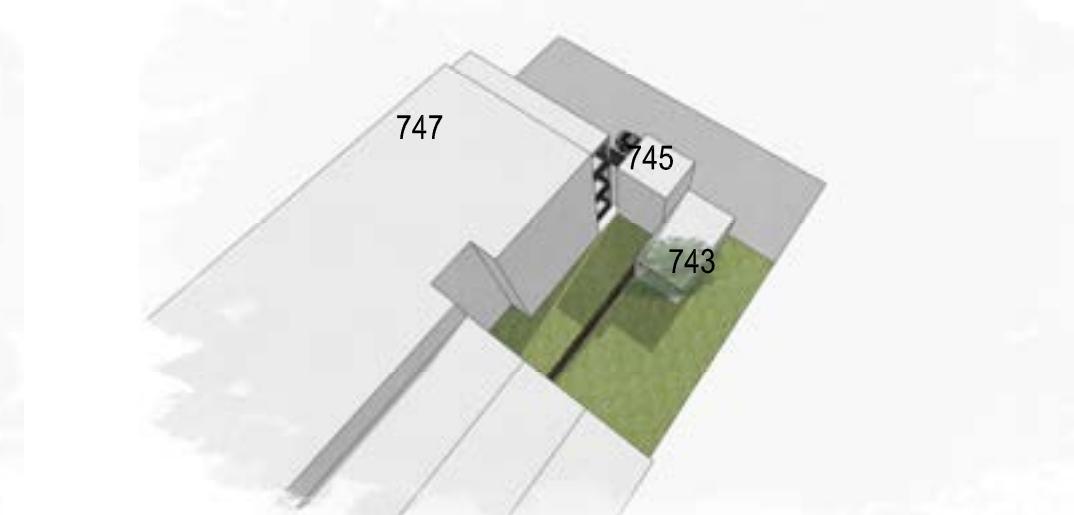
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MATTER-OF-RIGHT - 9AM - SUMMER



MATTER-OF-RIGHT - 12PM - SUMMER



MATTER-OF-RIGHT - 4PM - SUMMER



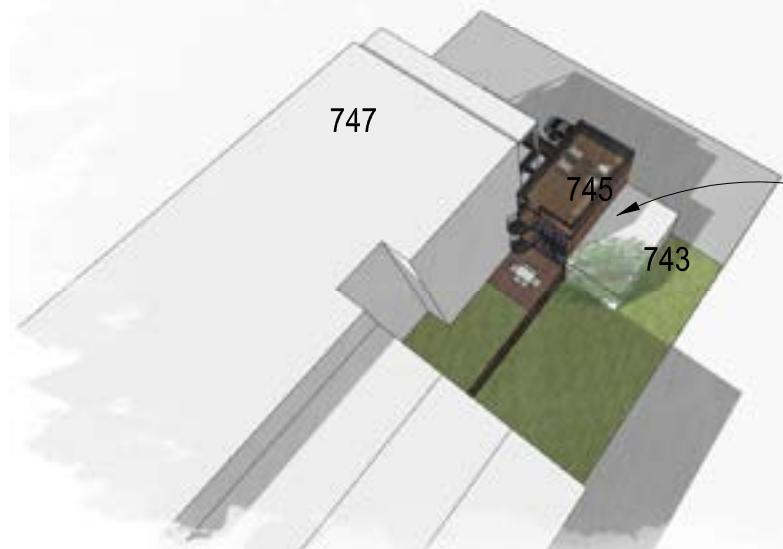
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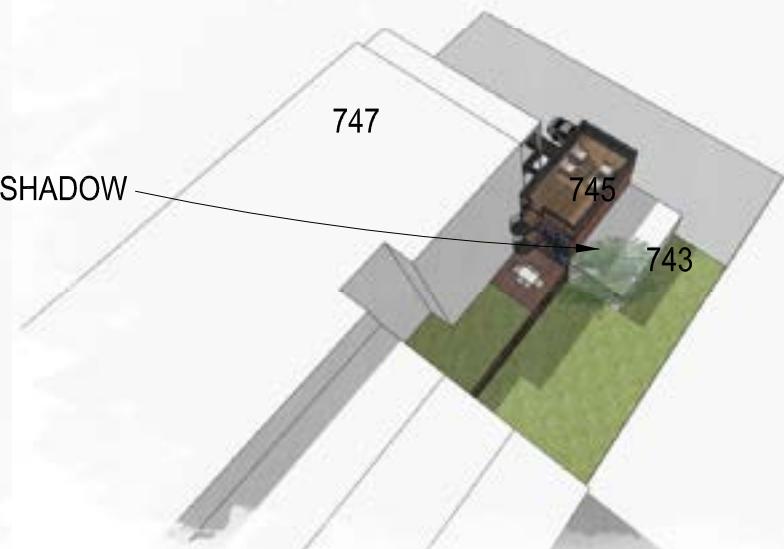
MATTER-OF-RIGHT - 12PM - WINTER



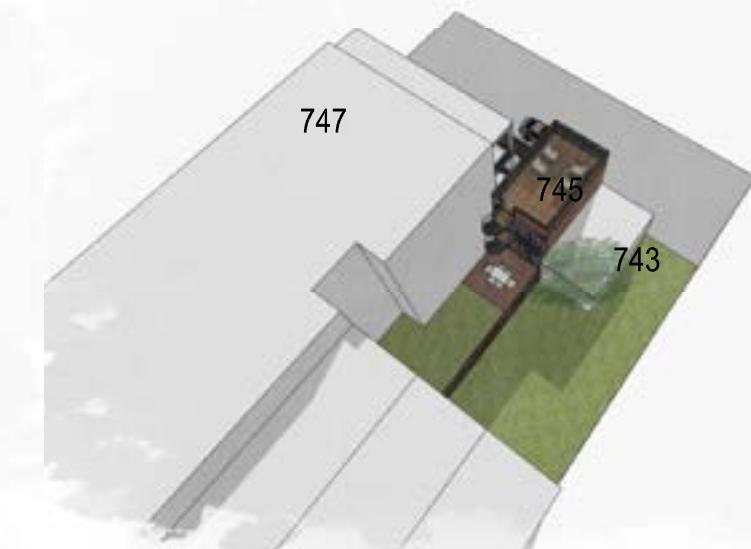
MATTER-OF-RIGHT - 4PM - WINTER



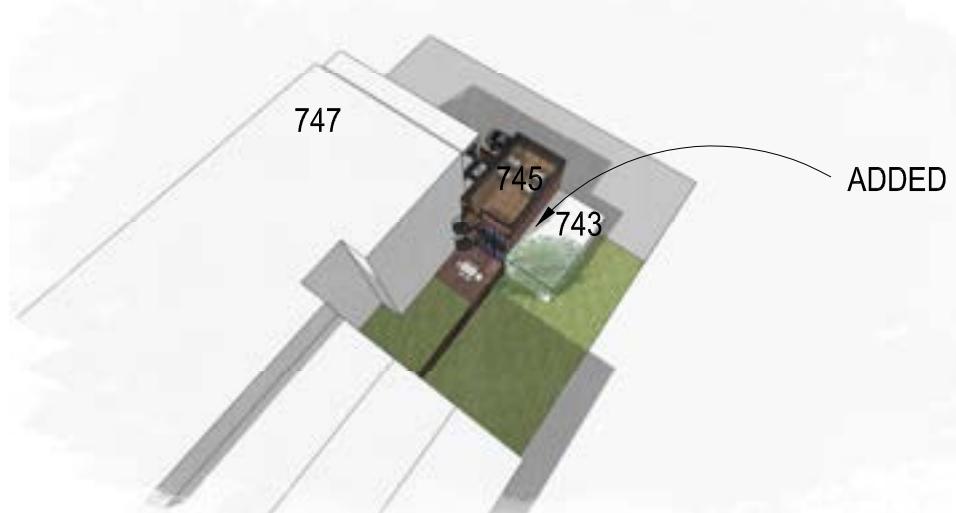
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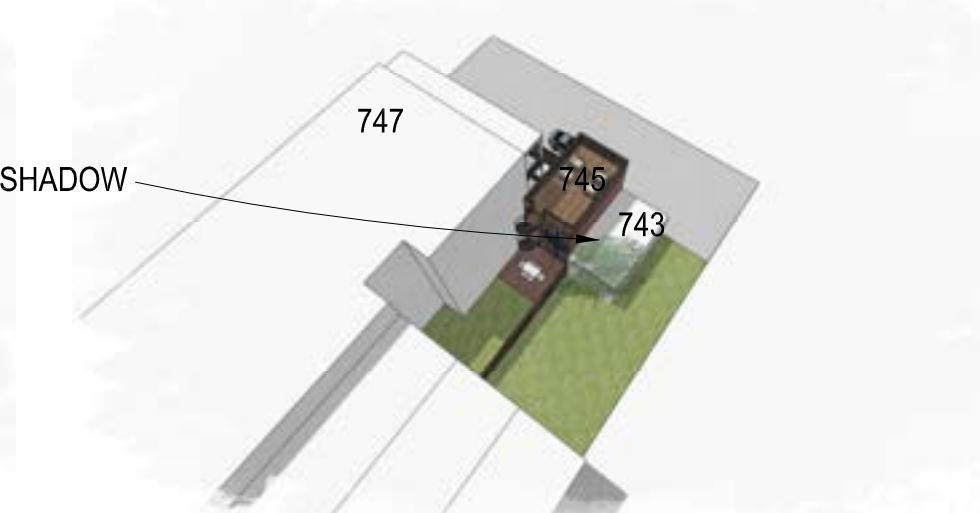
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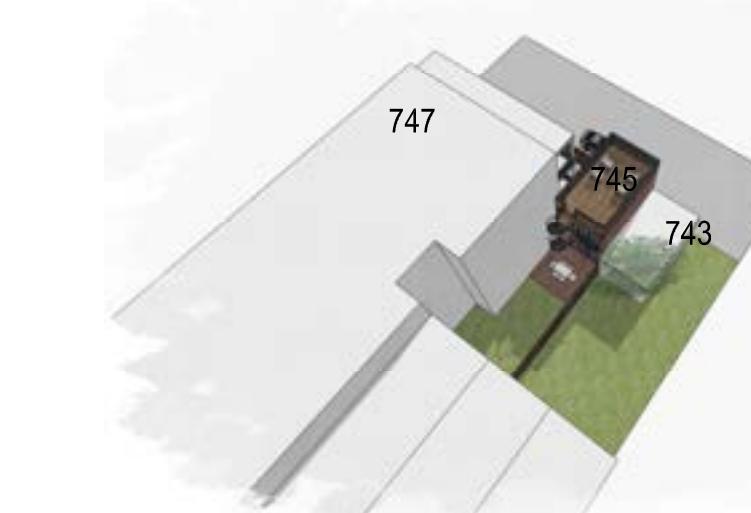
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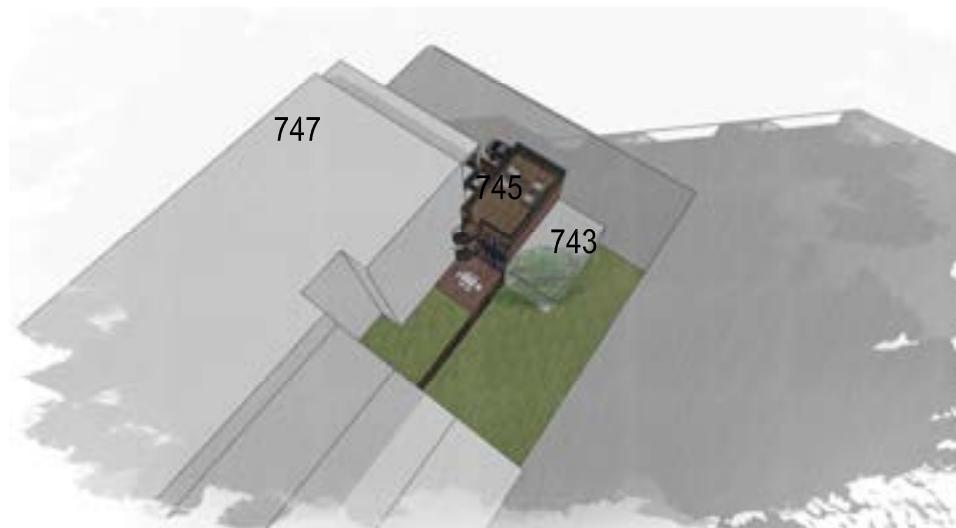
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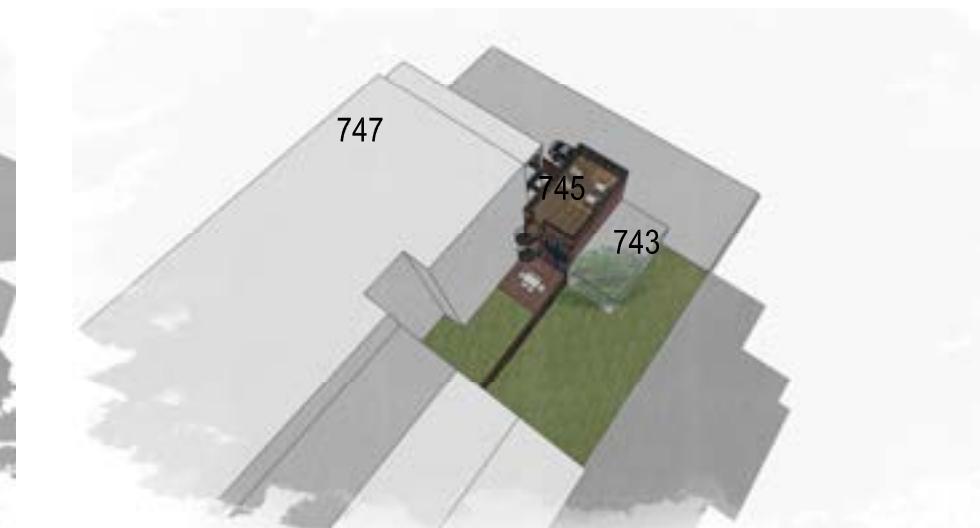
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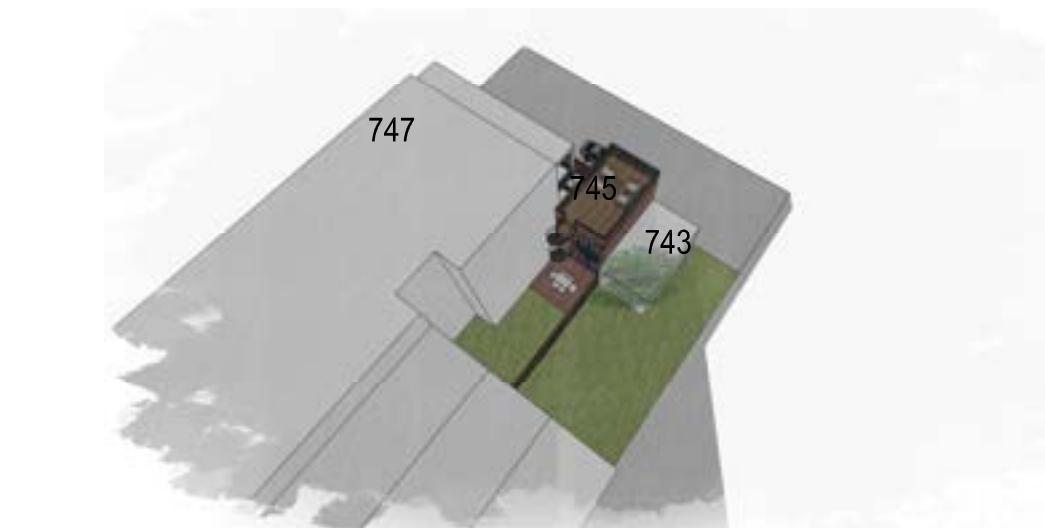
PROPOSED RELIEF - 4PM - SUMMER



PROPOSED RELIEF - 9AM - WINTER



PROPOSED RELIEF - 12PM - WINTER



PROPOSED RELIEF - 4PM - WINTER



FRONT LEFTSIDE AERIAL VIEW

19.0597 - MAY RESIDENCE CARRIAGE HOUSE



FRONT RIGHTSIDE AERIAL VIEW

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REAR AERIAL VIEW

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