



## 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

GTM

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20629  
EXHIBIT NO. 35A  
GTM ARCHITECTS  
EXHIBIT NO. 35A

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745 10TH STREET, S.E.  
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)

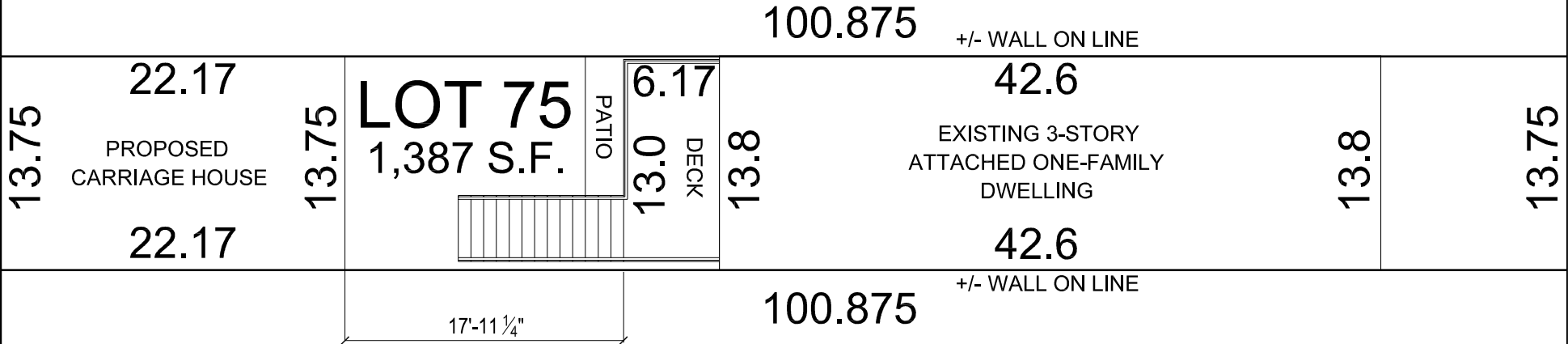
PROPOSED LOT COVERAGE:  
EXISTING MAIN DWELLING GFA: 585.75 S.F.  
EXISTING DECK: 80.17 S.F.  
PROPOSED CARRIAGE HOUSE GFA: 304.79 S.F.  
TOTAL LOT COVERAGE: 970.71 S.F. (70% LOT COVERAGE)

REAR YARD SETBACK:  
EXISTING: 40' 1 ¼" FT.  
PROPOSED: 17' 11 ¼" FT. (20' REQUIRED) - ASKING FOR 2' ¾" IN RELIEF

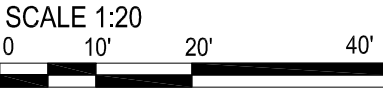
30'

PUBLIC ALLEY

30'



PROPOSED SITEPLAN



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EXISTING ALLEY CONDITIONS LOOKING SOUTH



EXISTING REAR ALLEY CONDITIONS

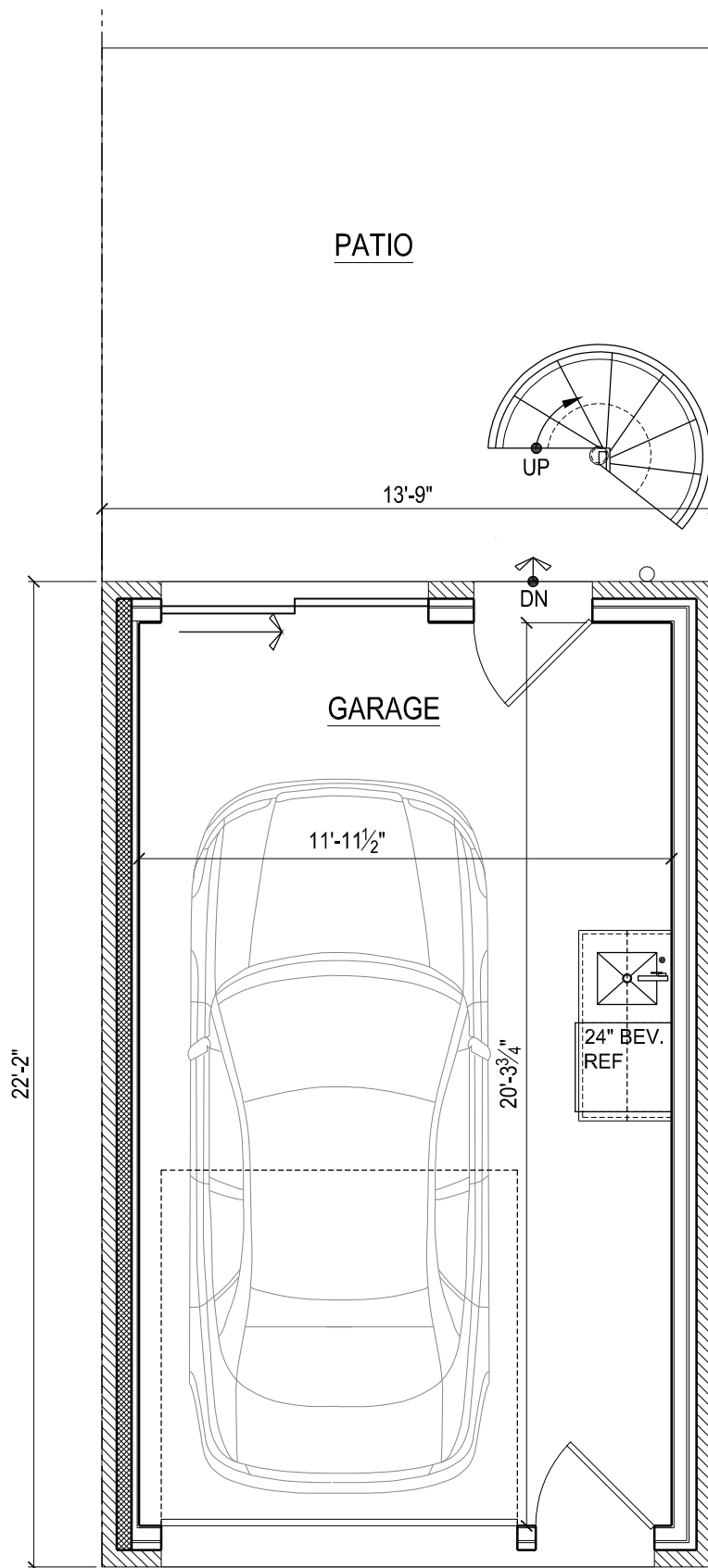


EXISTING REAR ALLEY CONDITIONS LOOKING NORTH

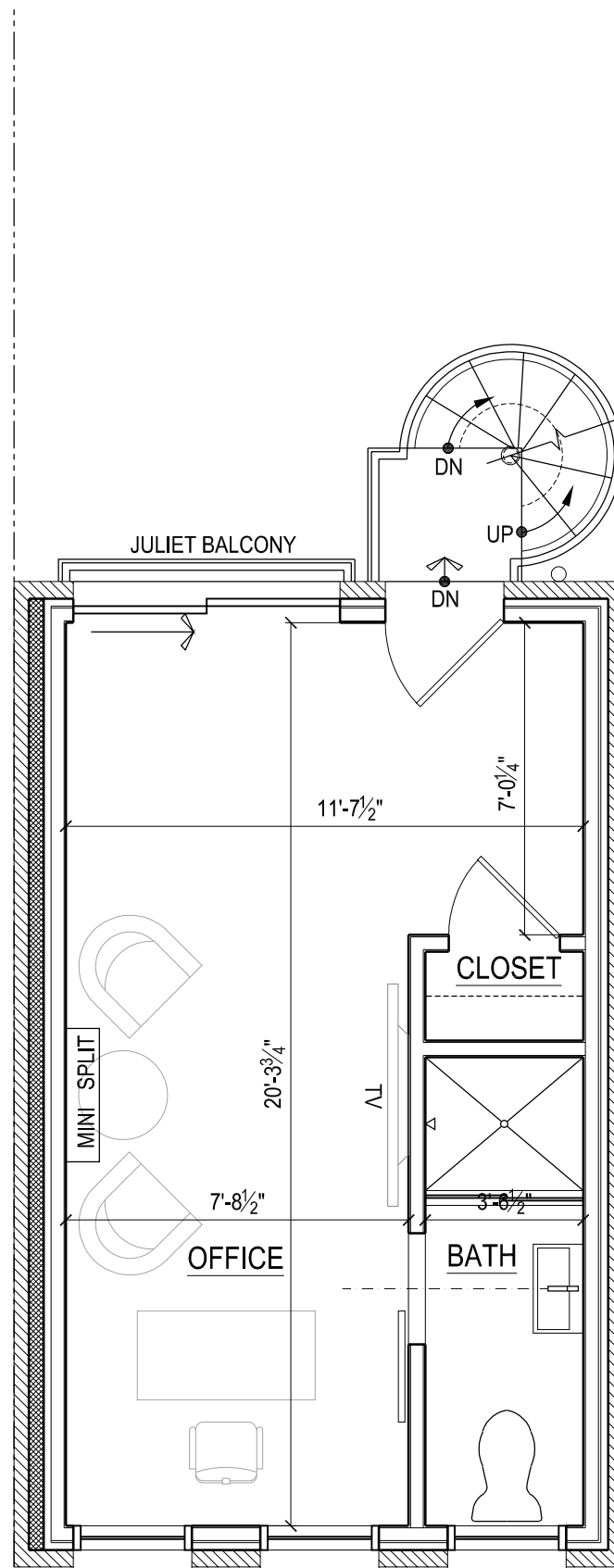


EXISTING REAR ALLEY CONDITIONS

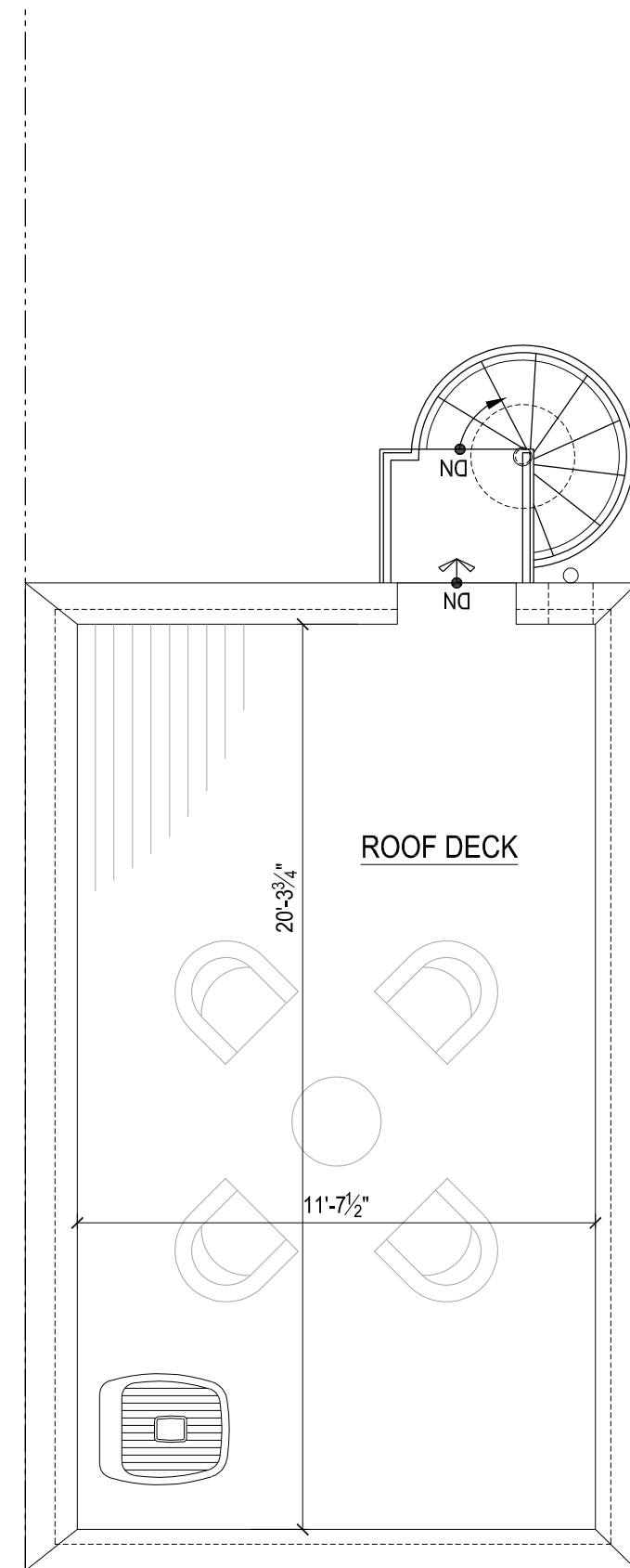
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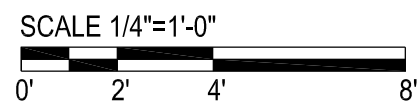
FIRST FLOOR PLAN - 304.79 G.S.F.



SECOND FLOOR PLAN - 304.79 G.S.F.



ROOF DECK - 304.79 G.S.F.



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SCALE 1/4"=1'-0"

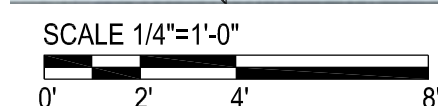
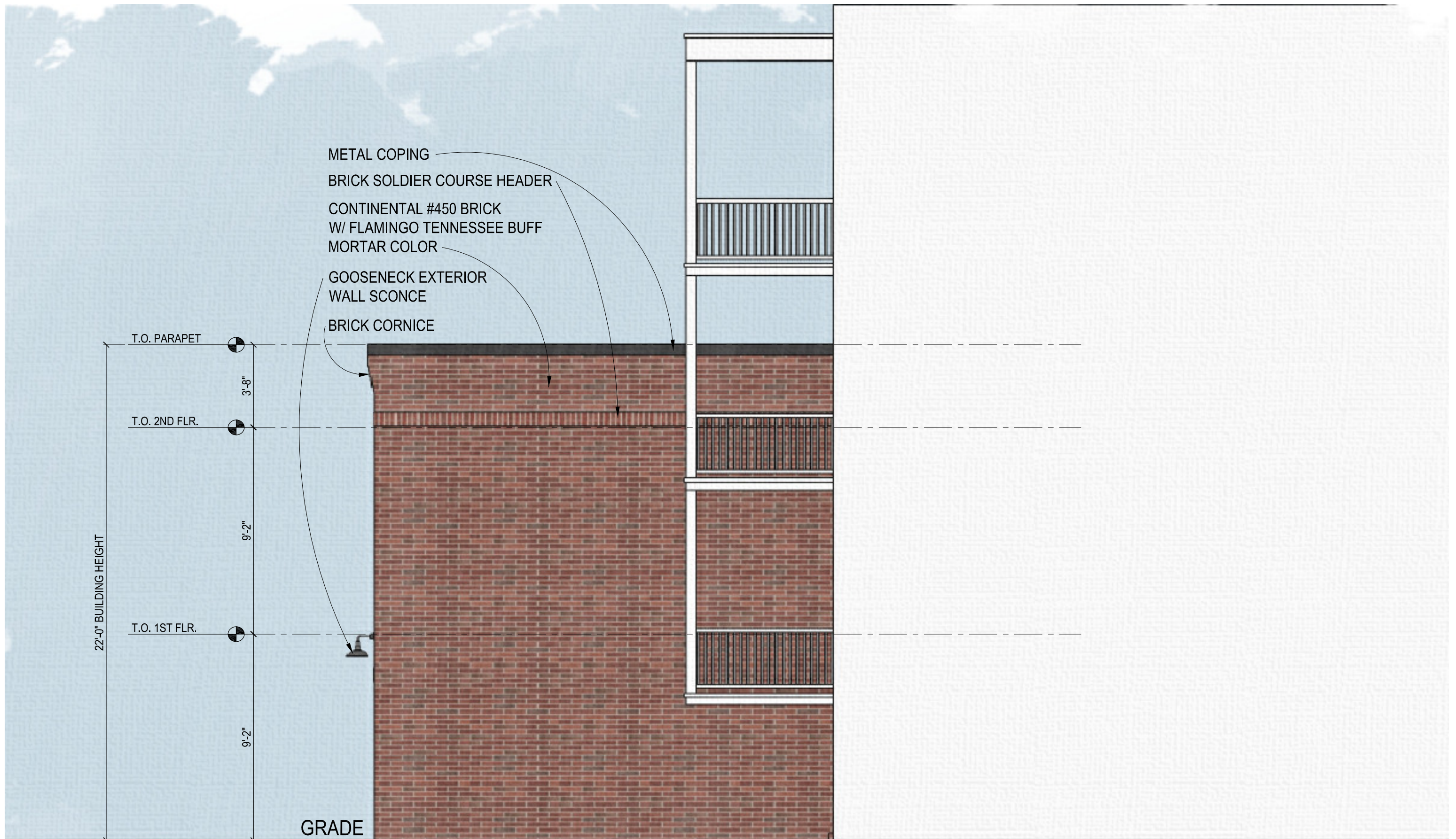
CARRIAGE-STYLE GARAGE DOOR  
BY ARTISAN CUSTOM DOORWORKS OR EQ.

FRONT ELEVATION

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

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RIGHTSIDE ELEVATION

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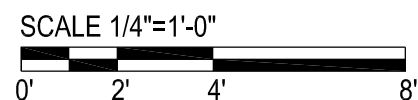
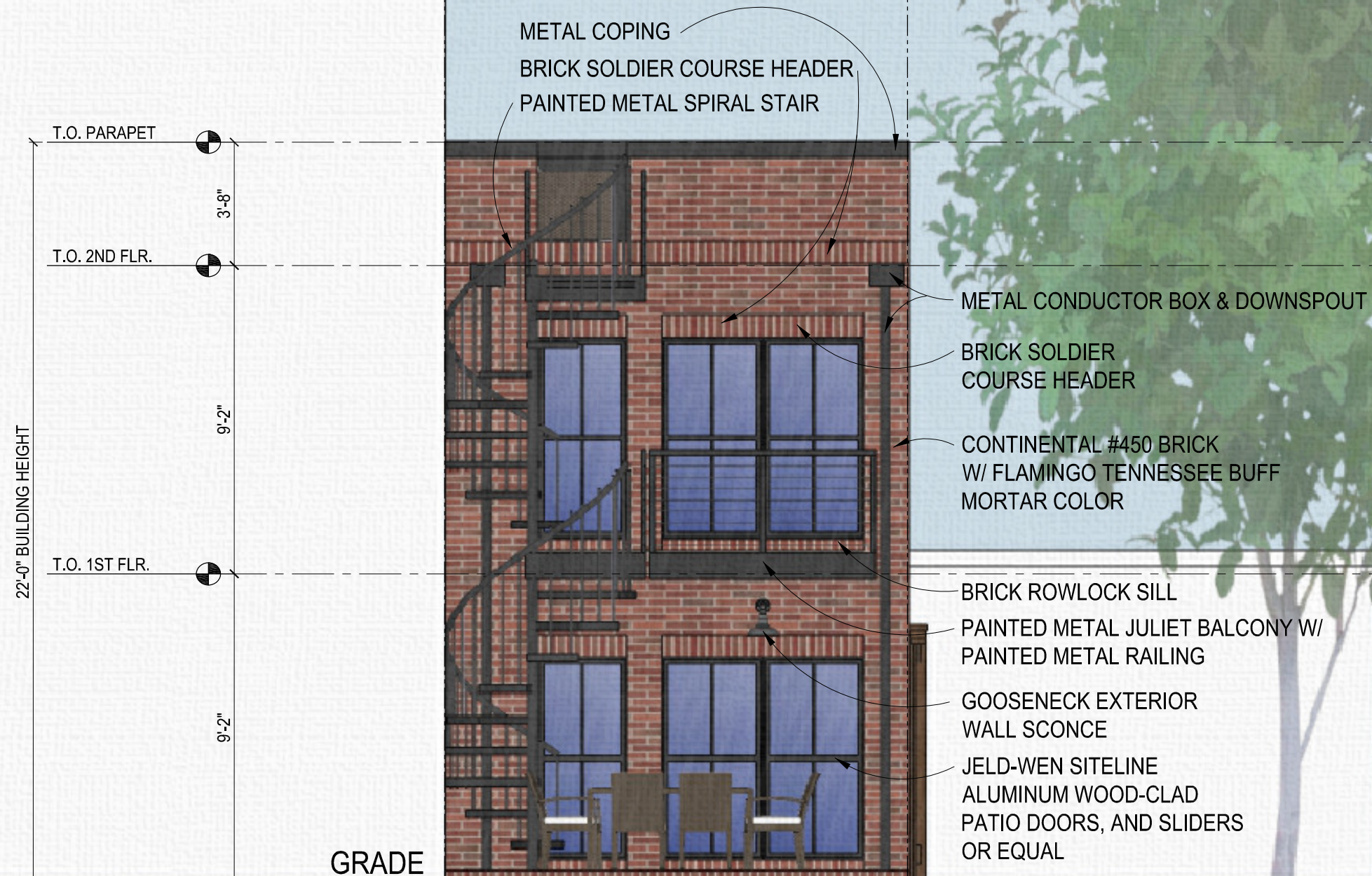
G T M ARCHITECTS



747 10TH STREET, S.E.

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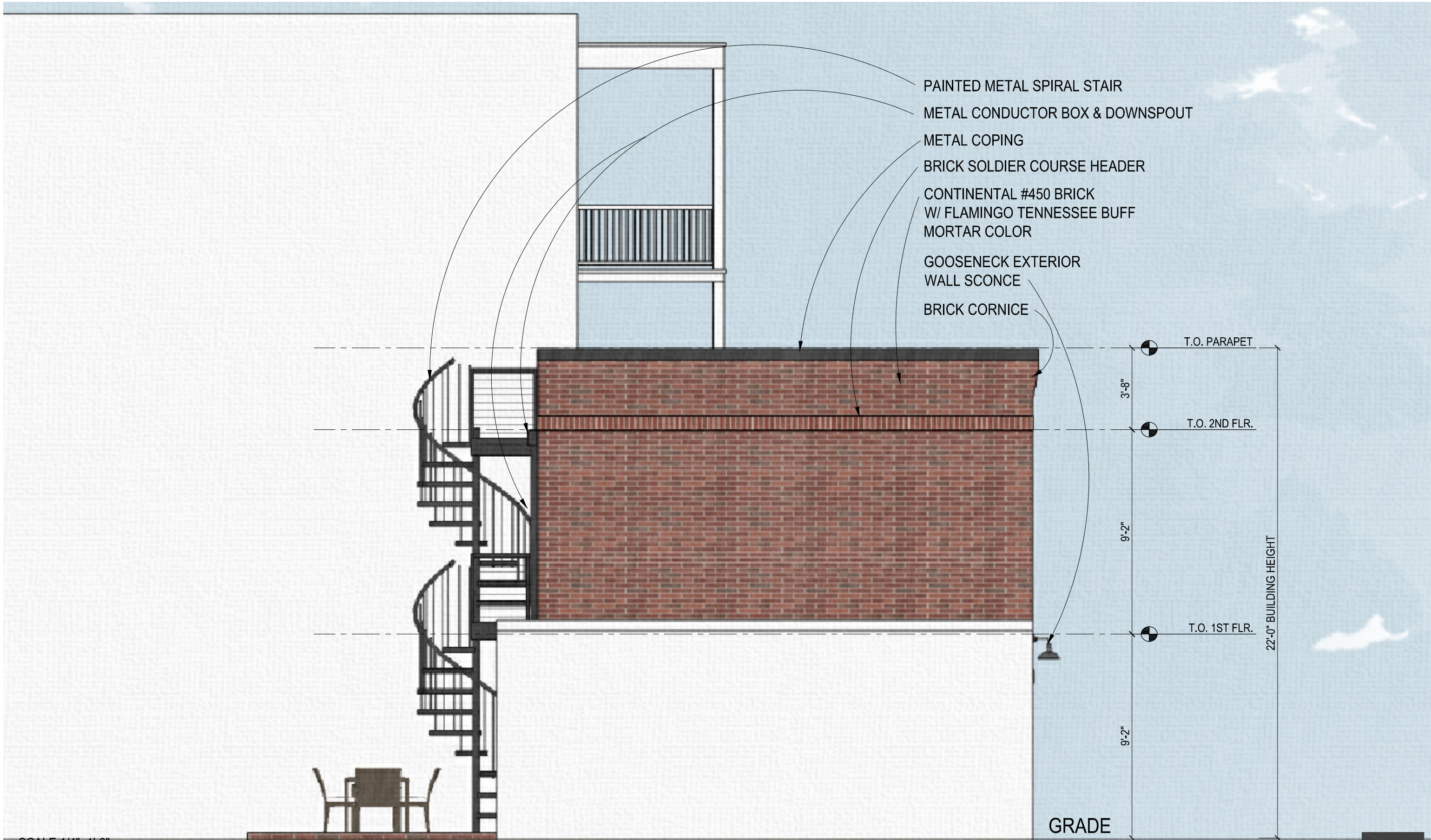
743 10TH STREET, S.E.



REAR ELEVATION

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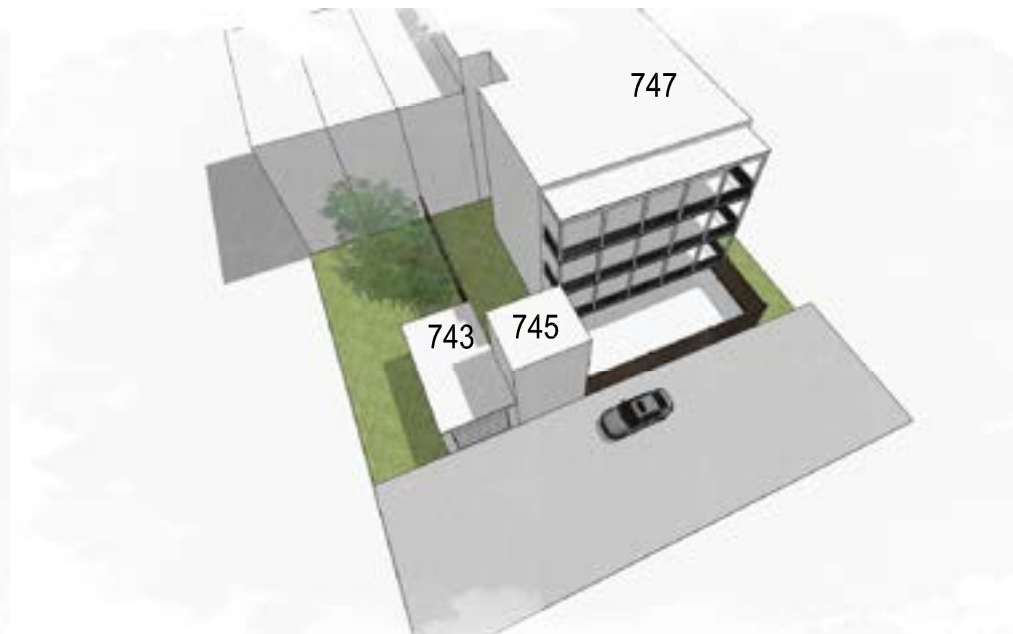


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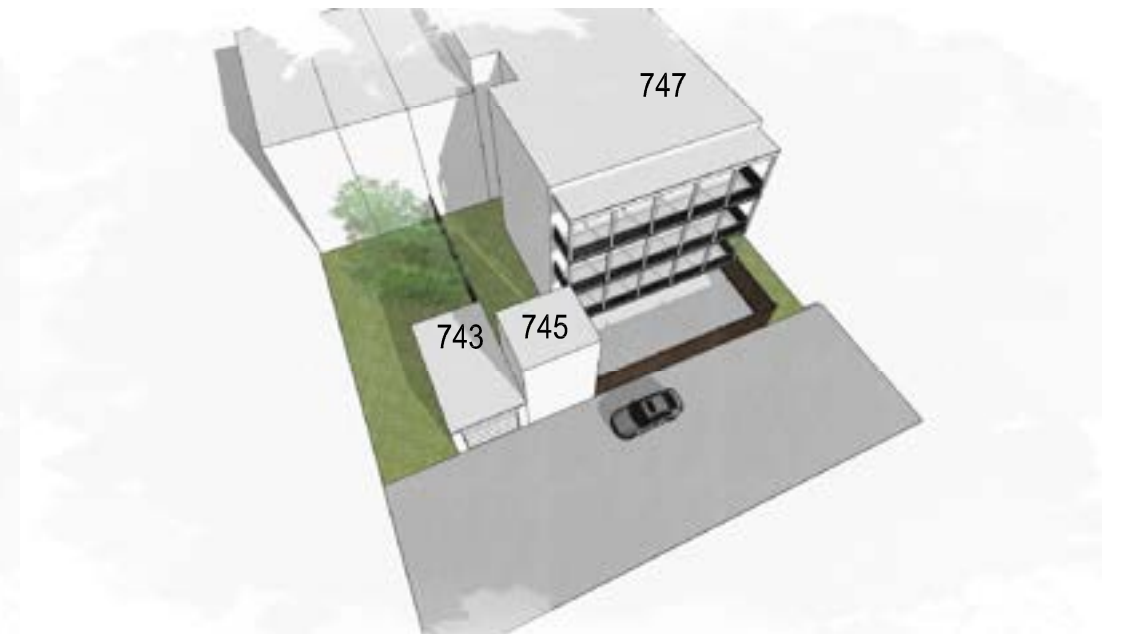




MATTER-OF-RIGHT - 9AM - SPRING



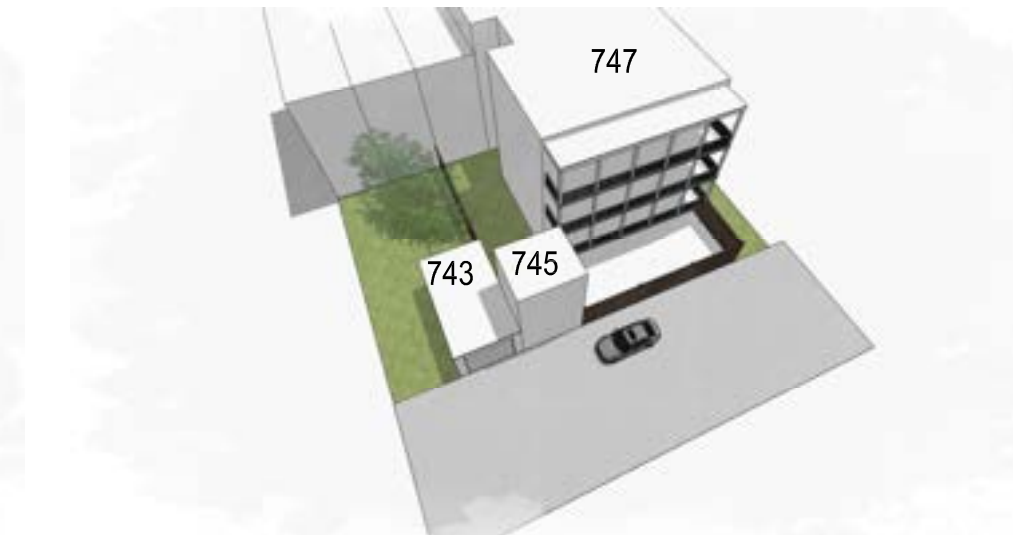
MATTER-OF-RIGHT - 12PM - SPRING



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



MATTER-OF-RIGHT - 12PM - WINTER



MATTER-OF-RIGHT - 4PM - WINTER



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AERIAL VIEWS FROM ALLEY - SHADOW STUDIES

GTM ARCHITECTS

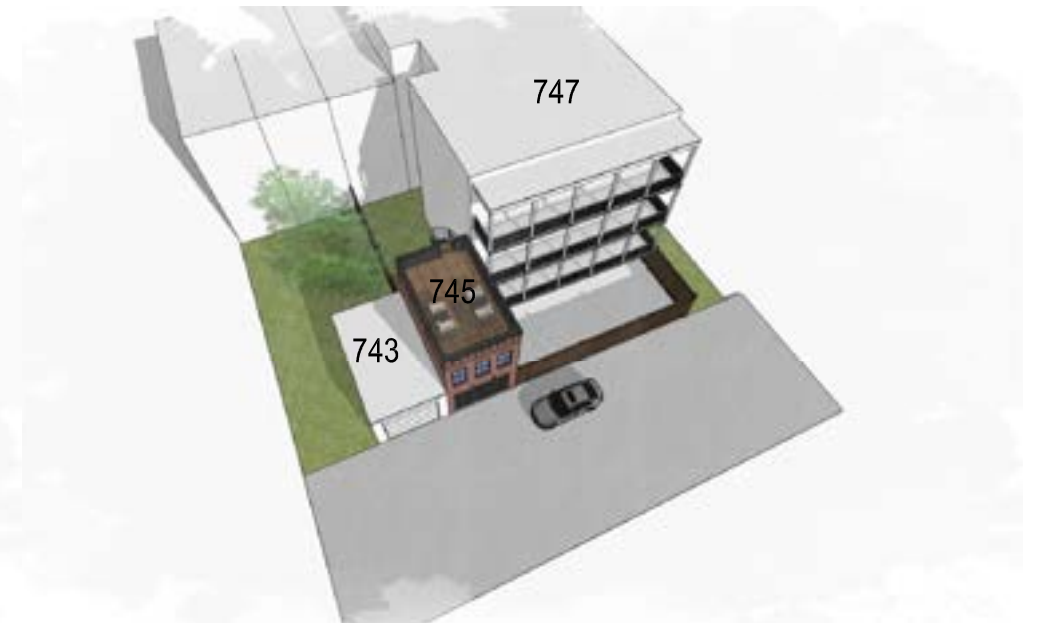




PROPOSED RELIEF - 9AM - SPRING



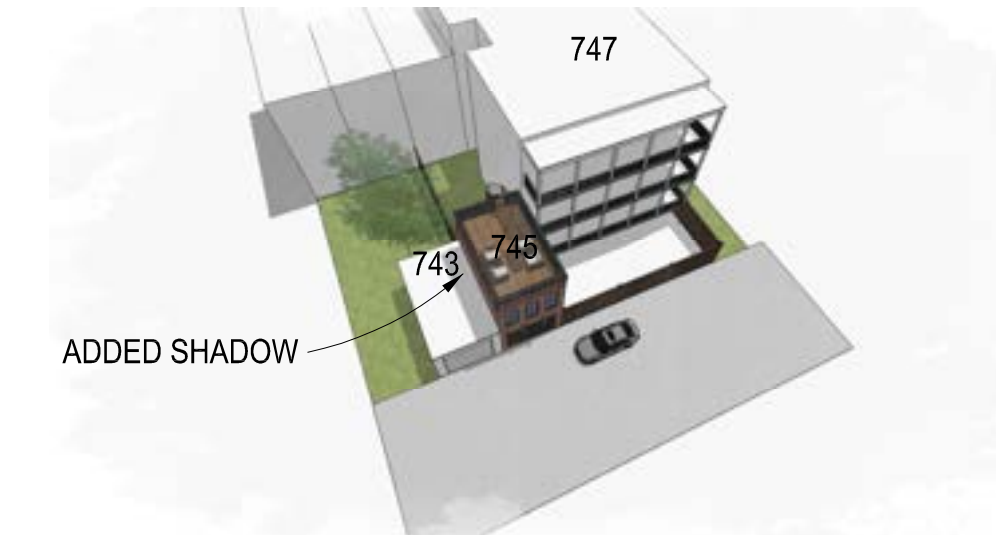
PROPOSED RELIEF - 12PM - SPRING



PROPOSED RELIEF - 4PM - SPRING



PROPOSED RELIEF - 9AM - SUMMER



PROPOSED RELIEF - 12PM - SUMMER



PROPOSED RELIEF - 4PM - SUMMER



PROPOSED RELIEF - 9AM - WINTER



PROPOSED RELIEF - 12PM - WINTER



PROPOSED RELIEF - 4PM - WINTER

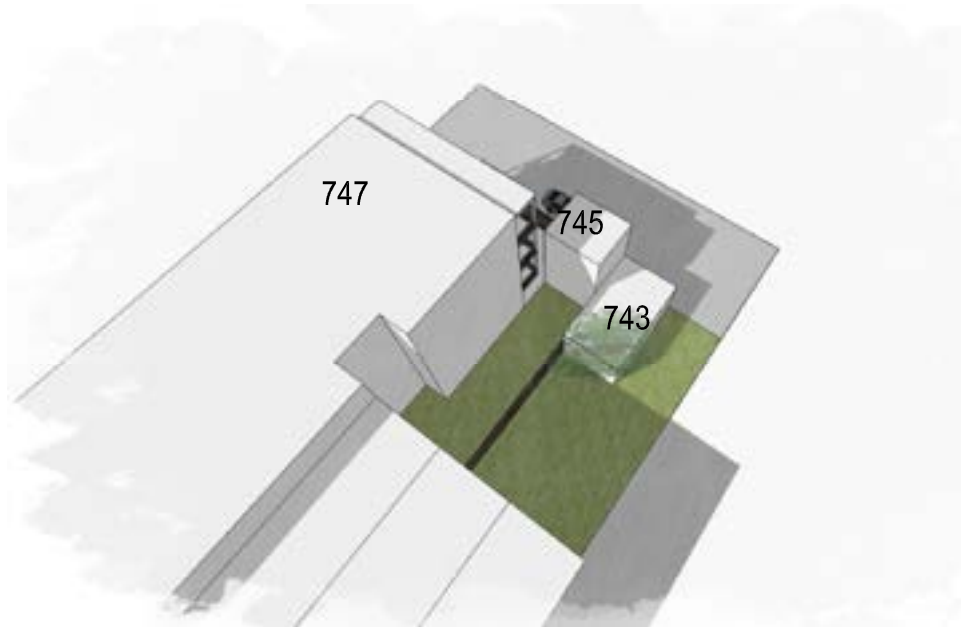


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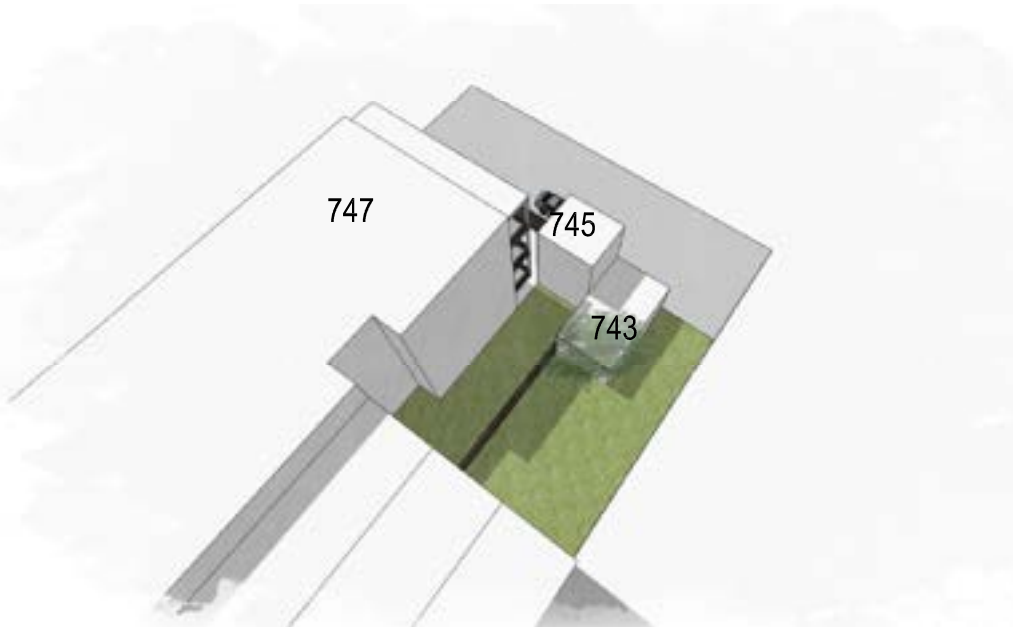
## AERIAL VIEWS FROM ALLEY - SHADOW STUDIES







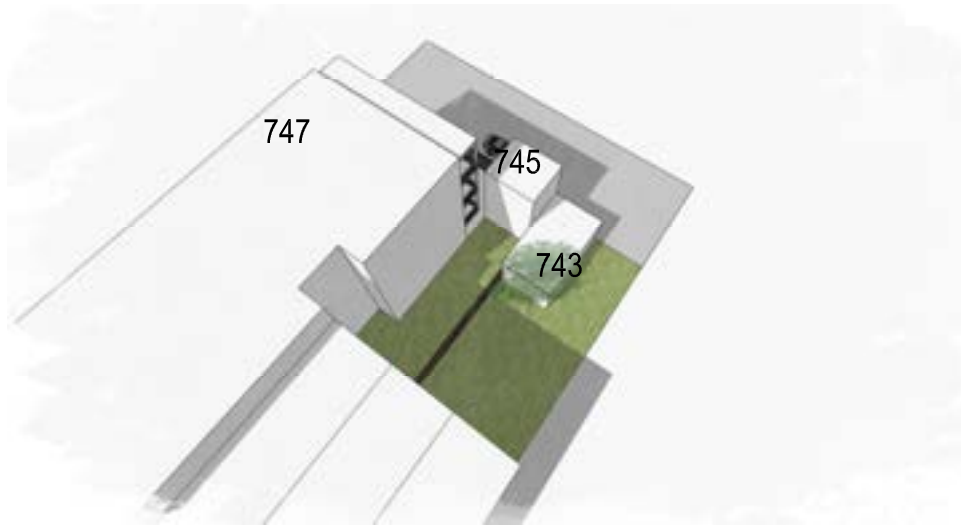
MATTER-OF-RIGHT - 9AM - SPRING



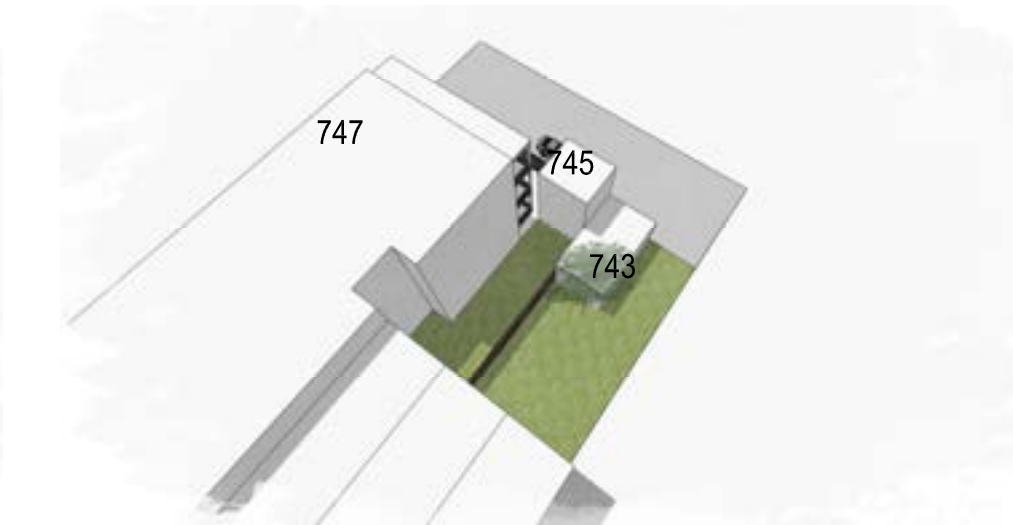
MATTER-OF-RIGHT - 12PM - SPRING



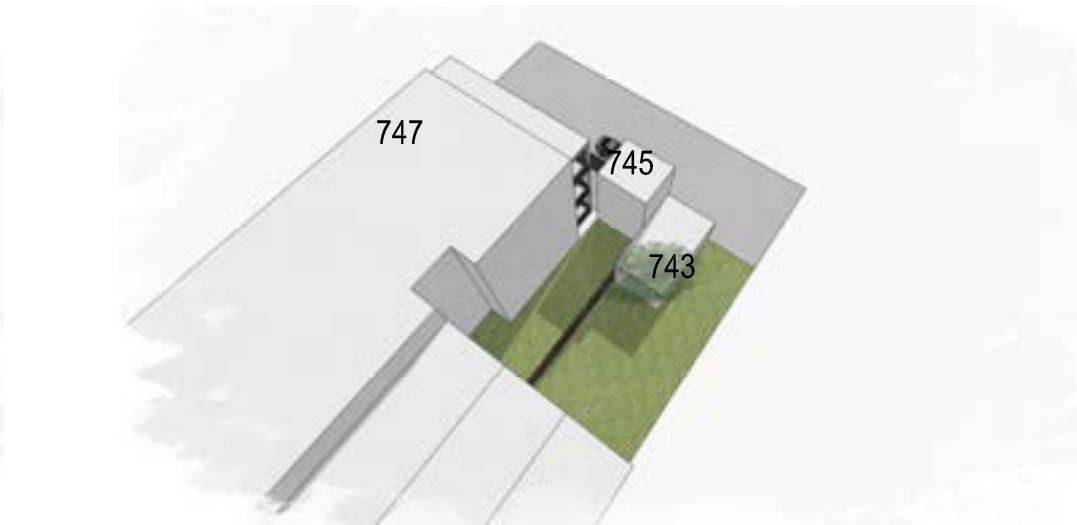
MATTER-OF-RIGHT - 4PM - SPRING



MATTER-OF-RIGHT - 9AM - SUMMER



MATTER-OF-RIGHT - 12PM - SUMMER



MATTER-OF-RIGHT - 4PM - SUMMER



MATTER-OF-RIGHT - 9AM - WINTER



MATTER-OF-RIGHT - 12PM - WINTER



MATTER-OF-RIGHT - 4PM - WINTER

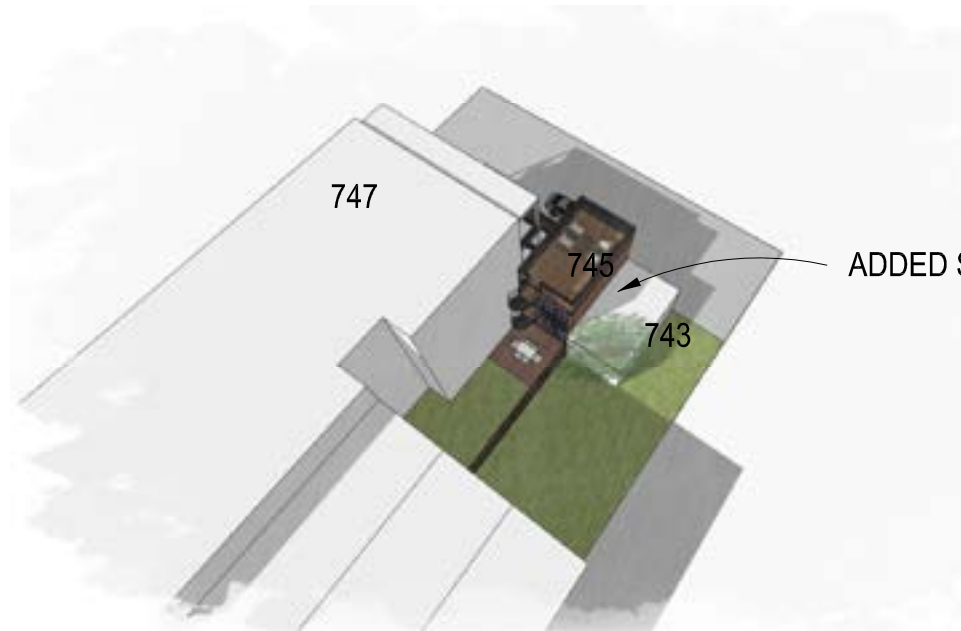
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## AERIAL VIEWS FROM REAR YARD - SHADOW STUDIES

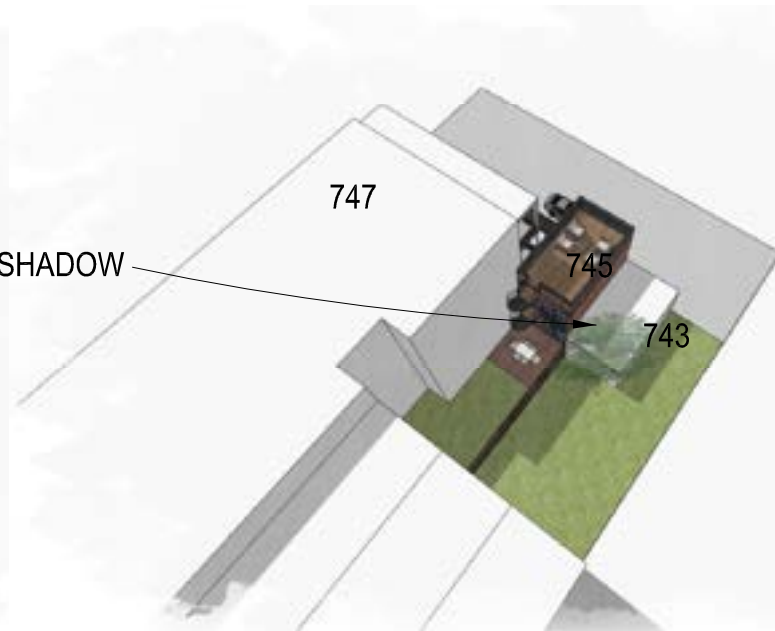
G T M A R C H I T E C T S



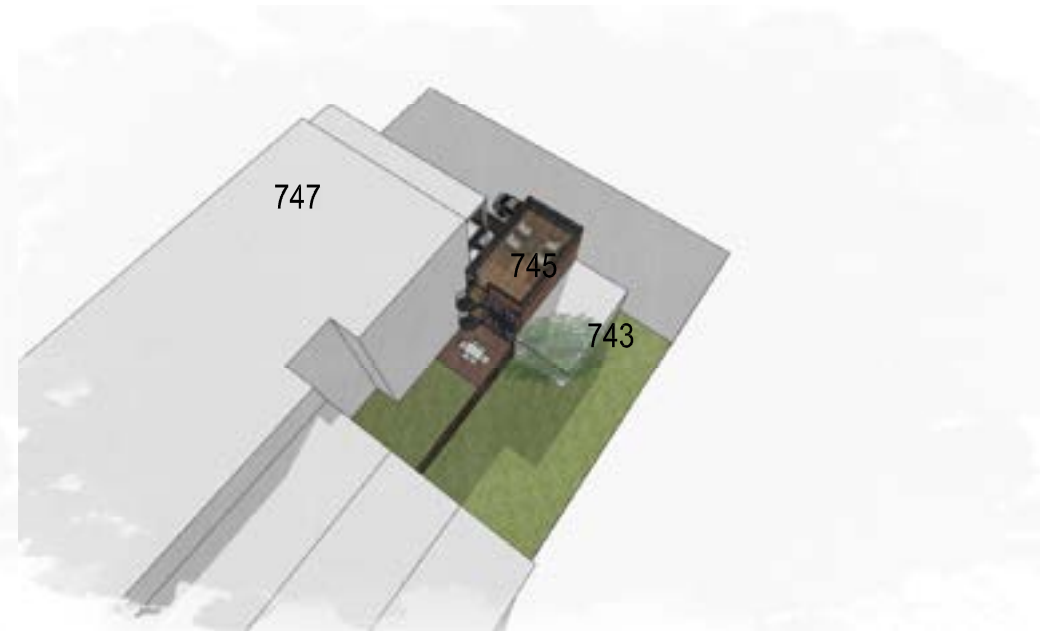




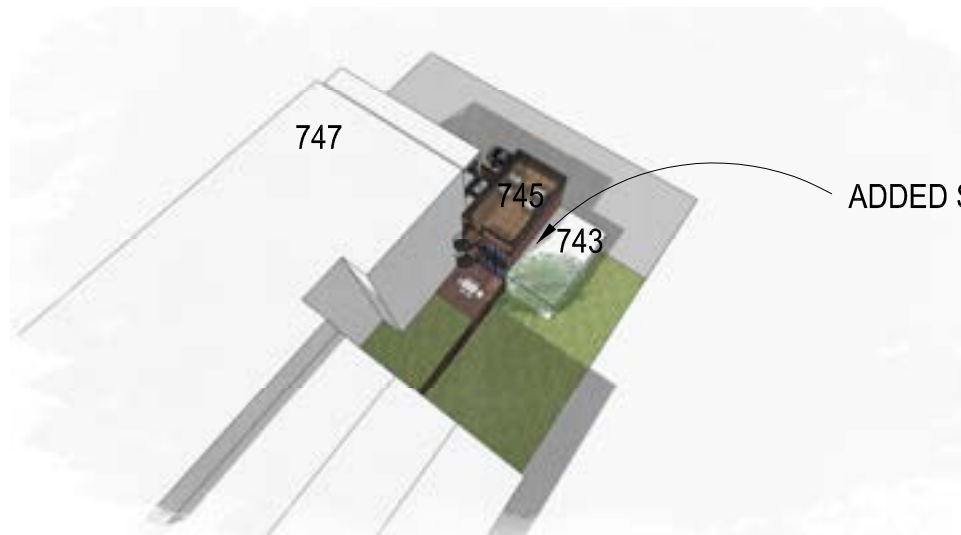
PROPOSED RELIEF - 9AM - SPRING



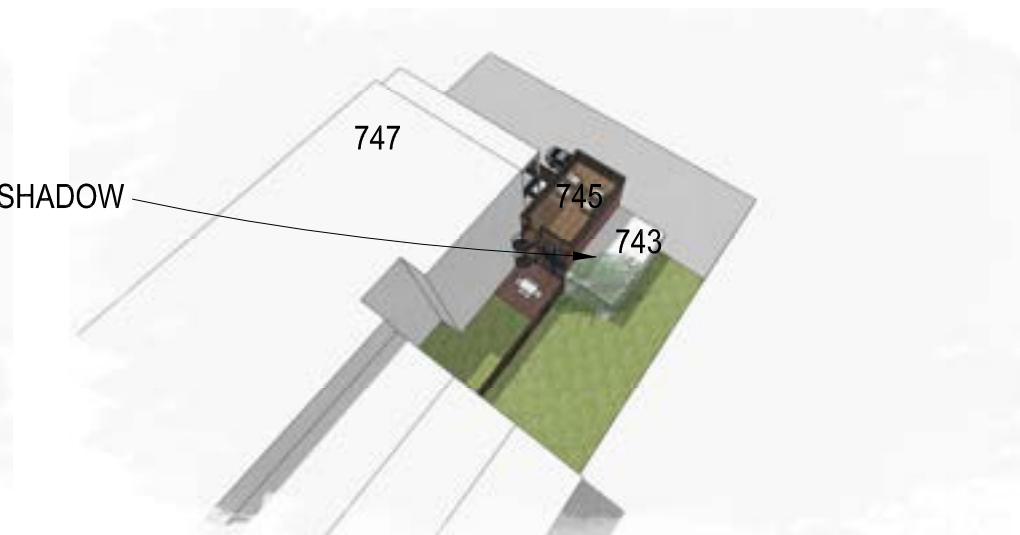
PROPOSED RELIEF - 12PM - SPRING



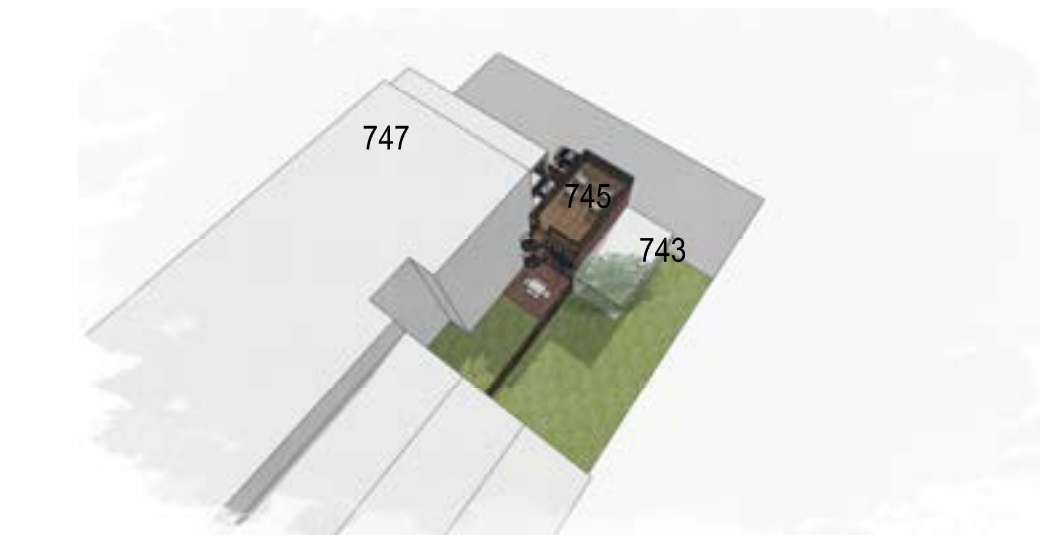
PROPOSED RELIEF - 4PM - SPRING



PROPOSED RELIEF - 9AM - SUMMER



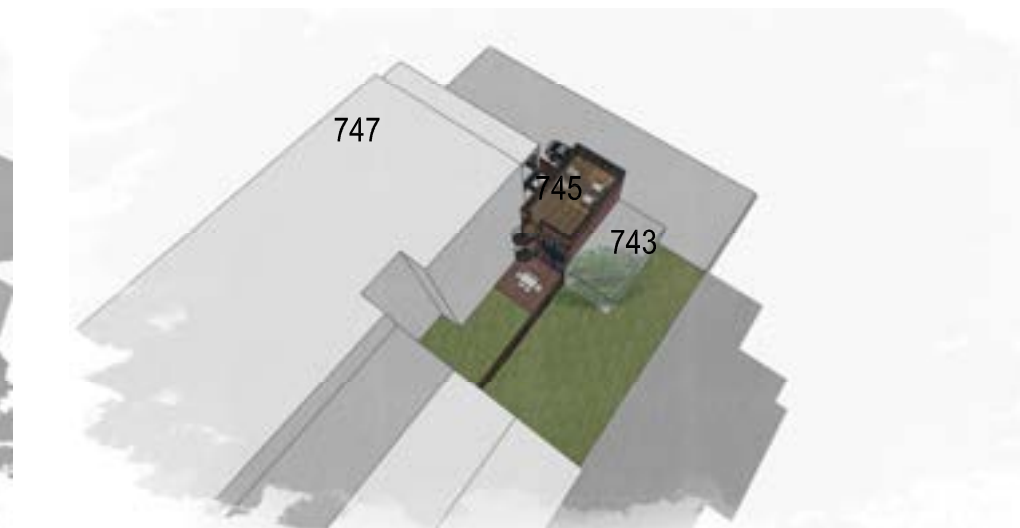
PROPOSED RELIEF - 12PM - SUMMER



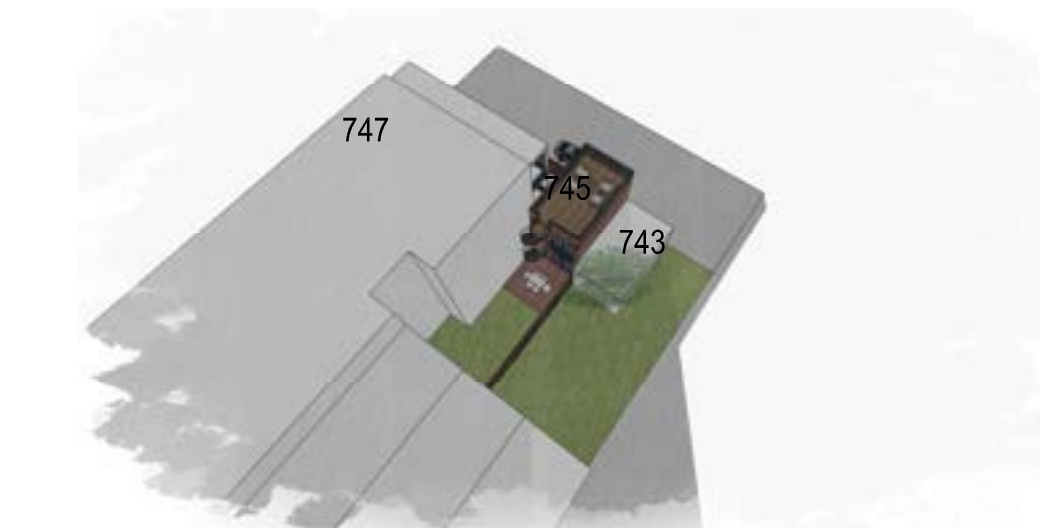
PROPOSED RELIEF - 4PM - SUMMER



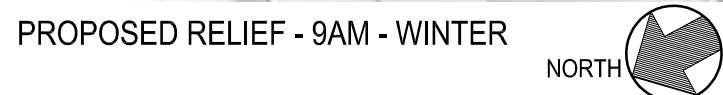
PROPOSED RELIEF - 9AM - WINTER



PROPOSED RELIEF - 12PM - WINTER



PROPOSED RELIEF - 4PM - WINTER



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## AERIAL VIEWS FROM REAR YARD - SHADOW STUDIES







FRONT LEFTSIDE AERIAL VIEW

## 19.0597 - MAY RESIDENCE CARRIAGE HOUSE





FRONT RIGHTSIDE AERIAL VIEW

## 19.0597 - MAY RESIDENCE CARRIAGE HOUSE





REAR AERIAL VIEW

## 19.0597 - MAY RESIDENCE CARRIAGE HOUSE