

# 232 10<sup>th</sup> Street SE –THIRD FLOOR & REAR ADDITIONS

Washington, DC 20002

BZA & HPRB Concept Plans

January 12, 2021

**OWNER:**

GEOFFREY ANDERSON AND HARRIET TREGONING

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

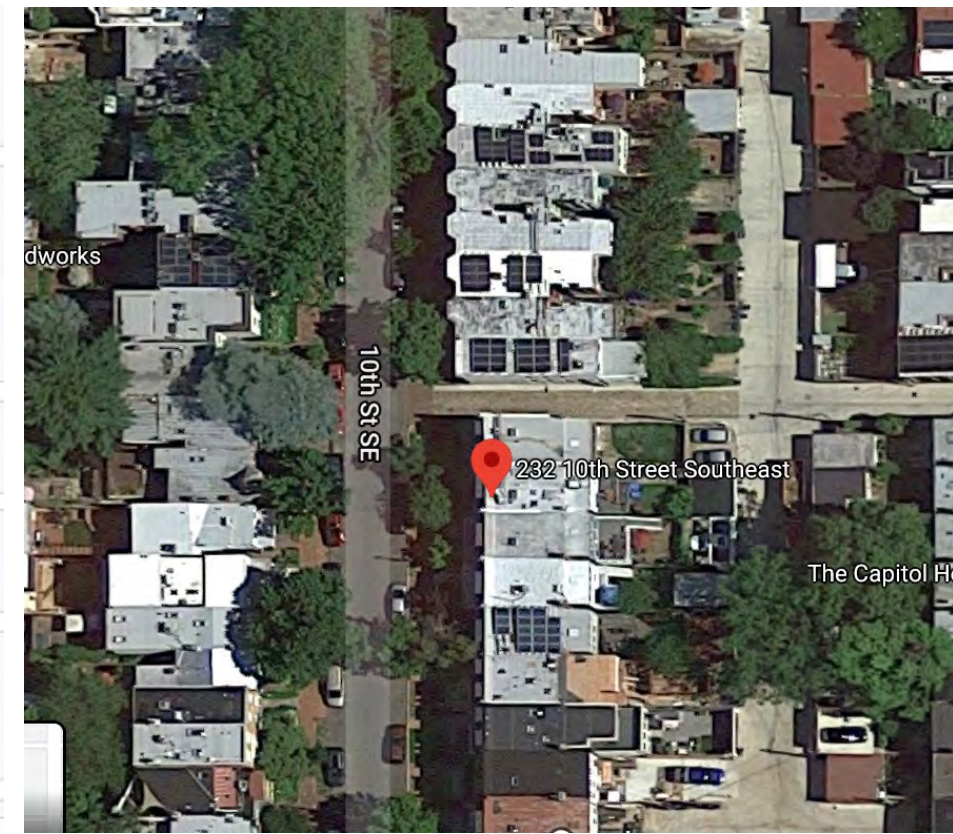
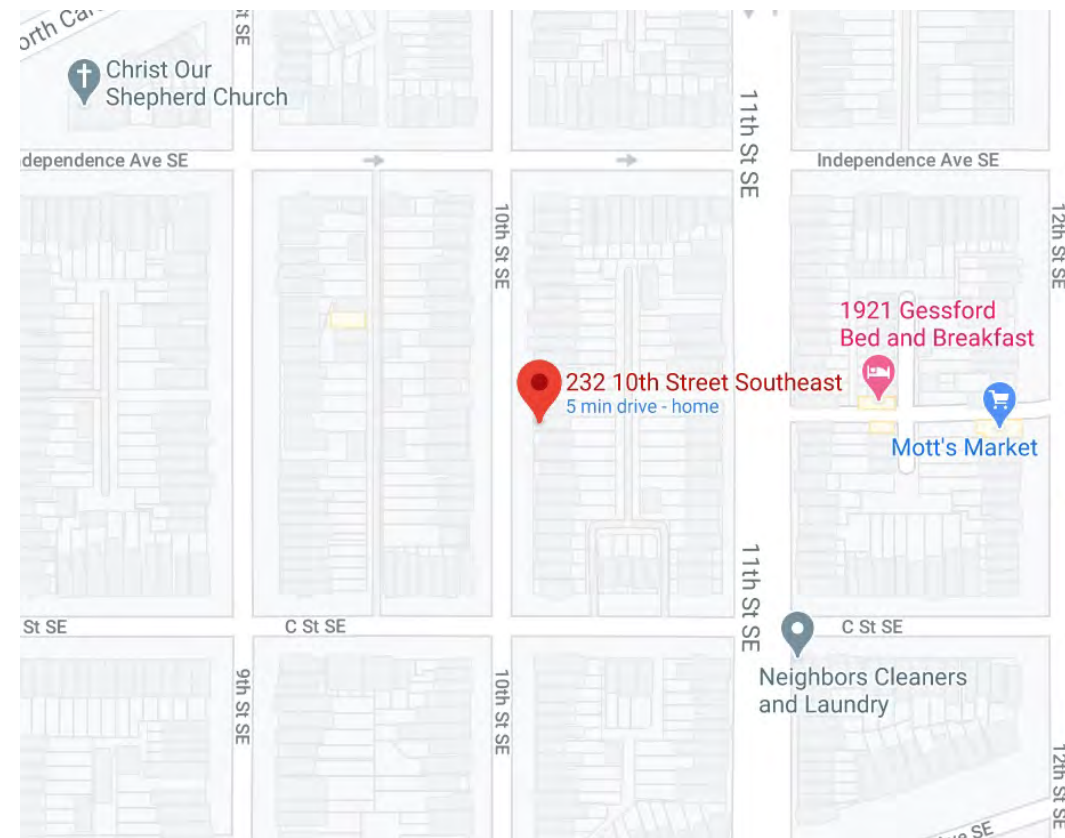
LOT: 0083  
SQUARE: 0969  
LOT AREA: 1816 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING  
PROPOSED: THREE STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

**PROJECT DESCRIPTION:**

PARTIAL THIRD FLOOR ADDITION & ROOF DECK OVER EXISTING HOUSE  
THREE-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	1269.5SF	1089.6 SF
(Percentage)	68.7%	69.9%	60%
Rear Yard	44.67'	31.0'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	27'-0"	35'-0"	35.0'
Stories	2+CELLAR	3+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
<b>Square Footage</b>			
Cellar	515 SF	941 SF	N/A
First Floor	657 SF	941 SF	N/A
Second Floor	657 SF	941 SF	N/A
Third Floor	N/A	464 SF	N/A
Total	1829 SF	3287 SF	N/A
Garage	252 SF	0 SF	N/A

**DRAWING INDEX:**

- C-1 COVER SHEET
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- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
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- A-7 EXTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS



FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment  
District of Columbia  
CASE NO 20167  
EXHIBIT NO. 3



NORTH VIEW, 10<sup>TH</sup> STREET SE



ALLEY VIEW



ALLEY NORTH VIEW



SOUTH VIEW, 10<sup>TH</sup> STREET SE



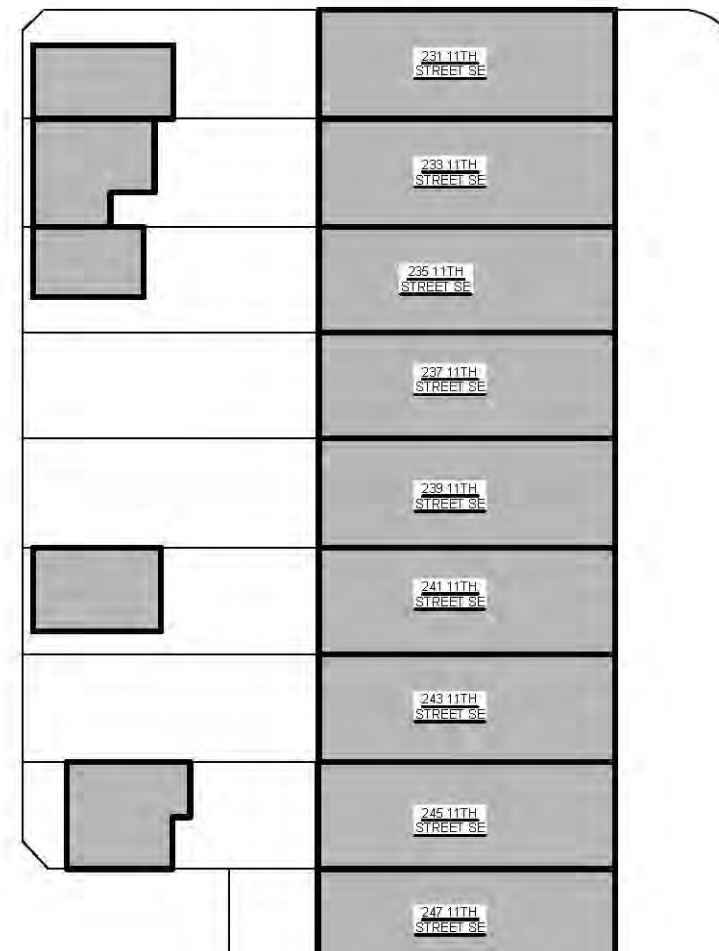
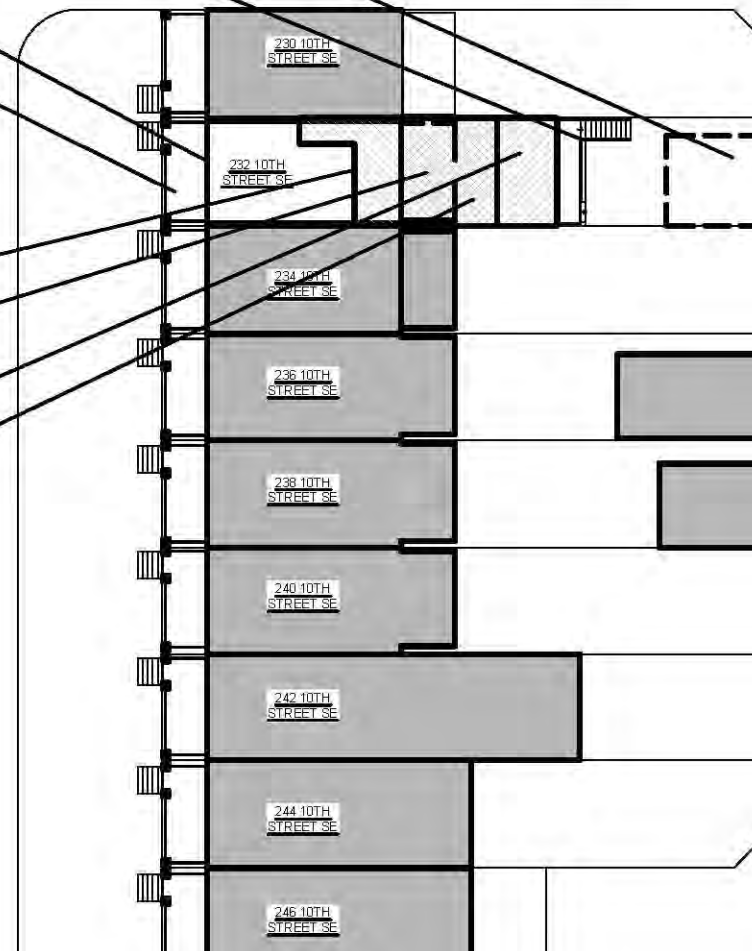
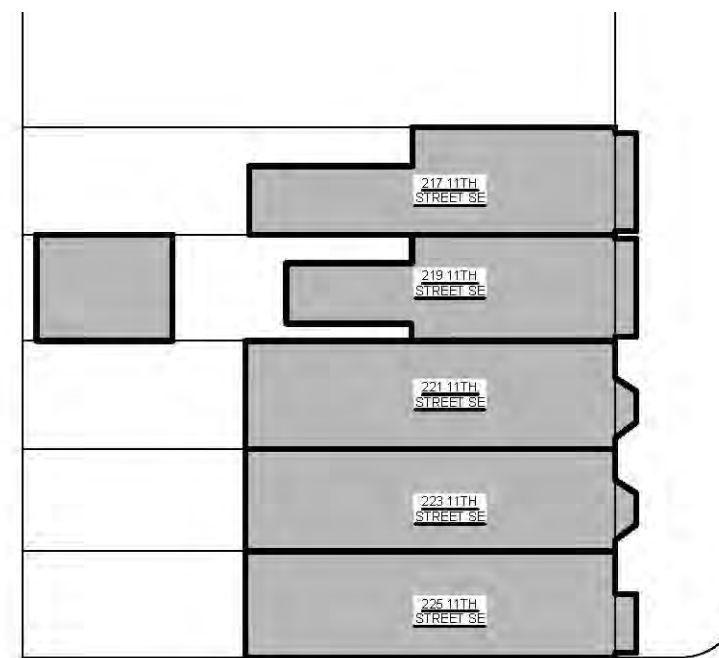
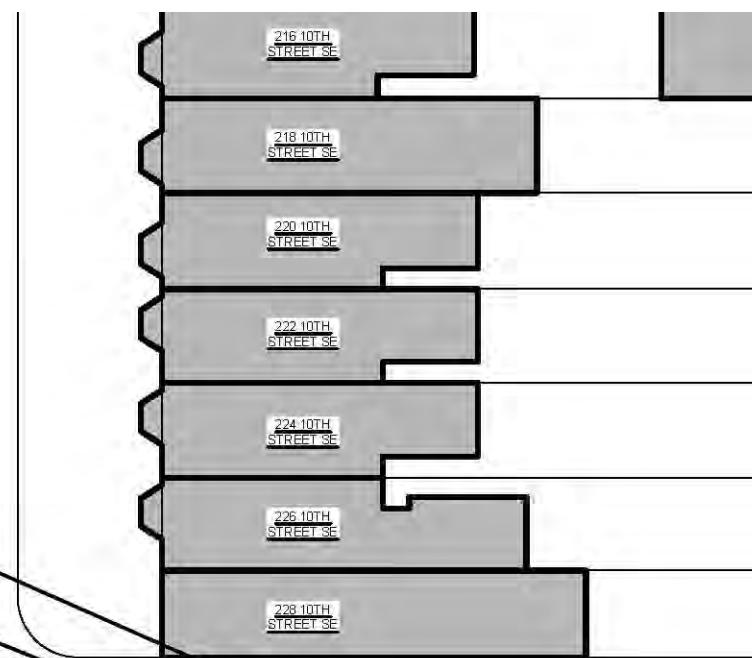
REAR VIEW



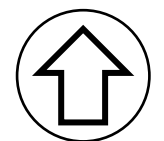
ALLEY SOUTH VIEW

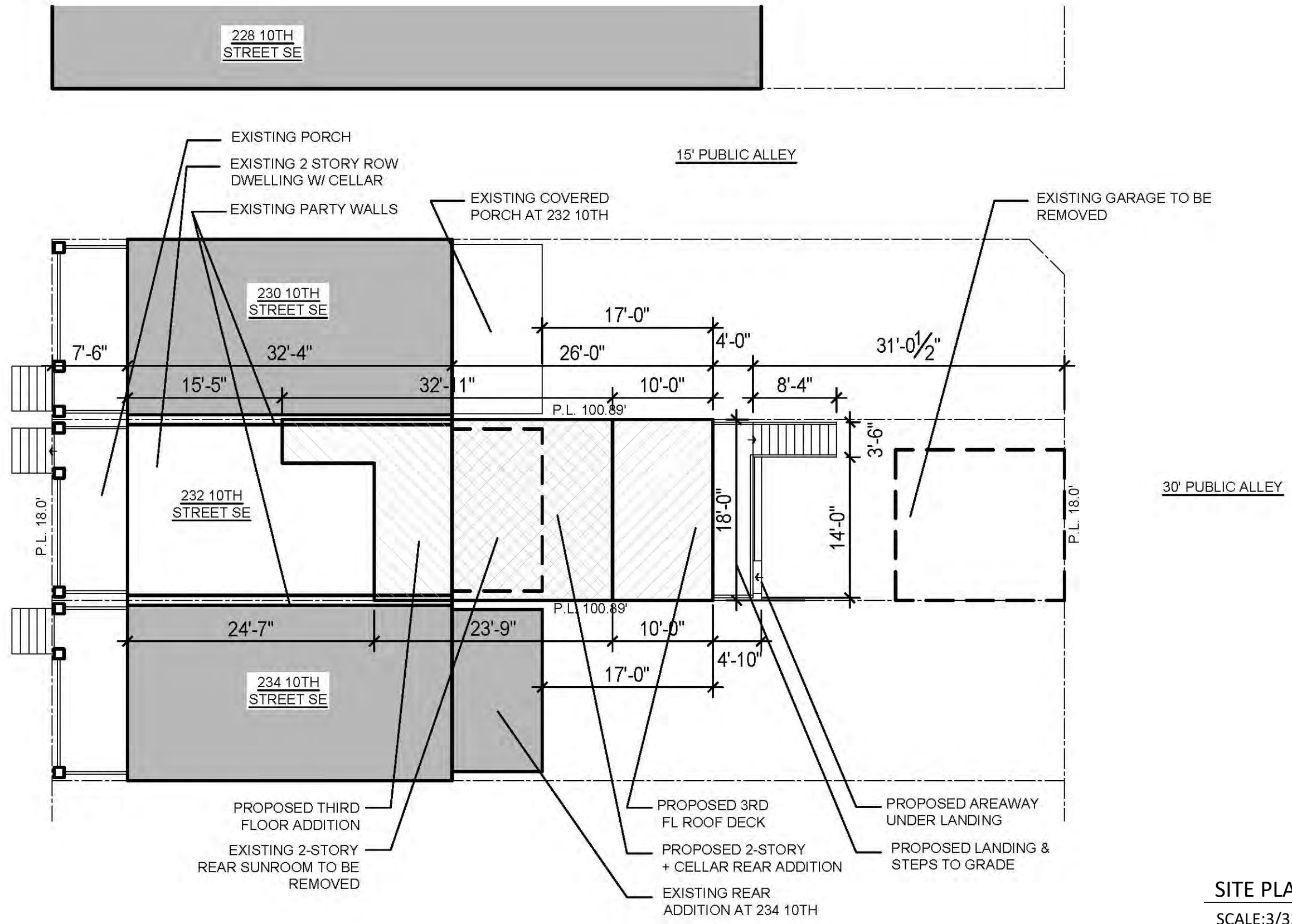
EXISTING GARAGE TO BE REMOVED  
 PROPOSED LANDING & STEPS TO GRADE. PROPOSED AREAWAY UNDER LANDING  
 EXISTING 2 STORY ROW DWELLING W/ CELLAR  
 EXISTING PORCH

PROPOSED THIRD FLOOR ADDITION  
 EXISTING 2-STORY REAR SUNROOM TO BE REMOVED  
 PROPOSED 3RD FL ROOF DECK  
 PROPOSED 2-STORY + CELLAR REAR ADDITION



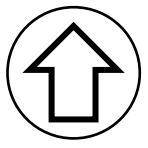
BLOCK PLAN  
 SCALE: 1/32" = 1'-0"

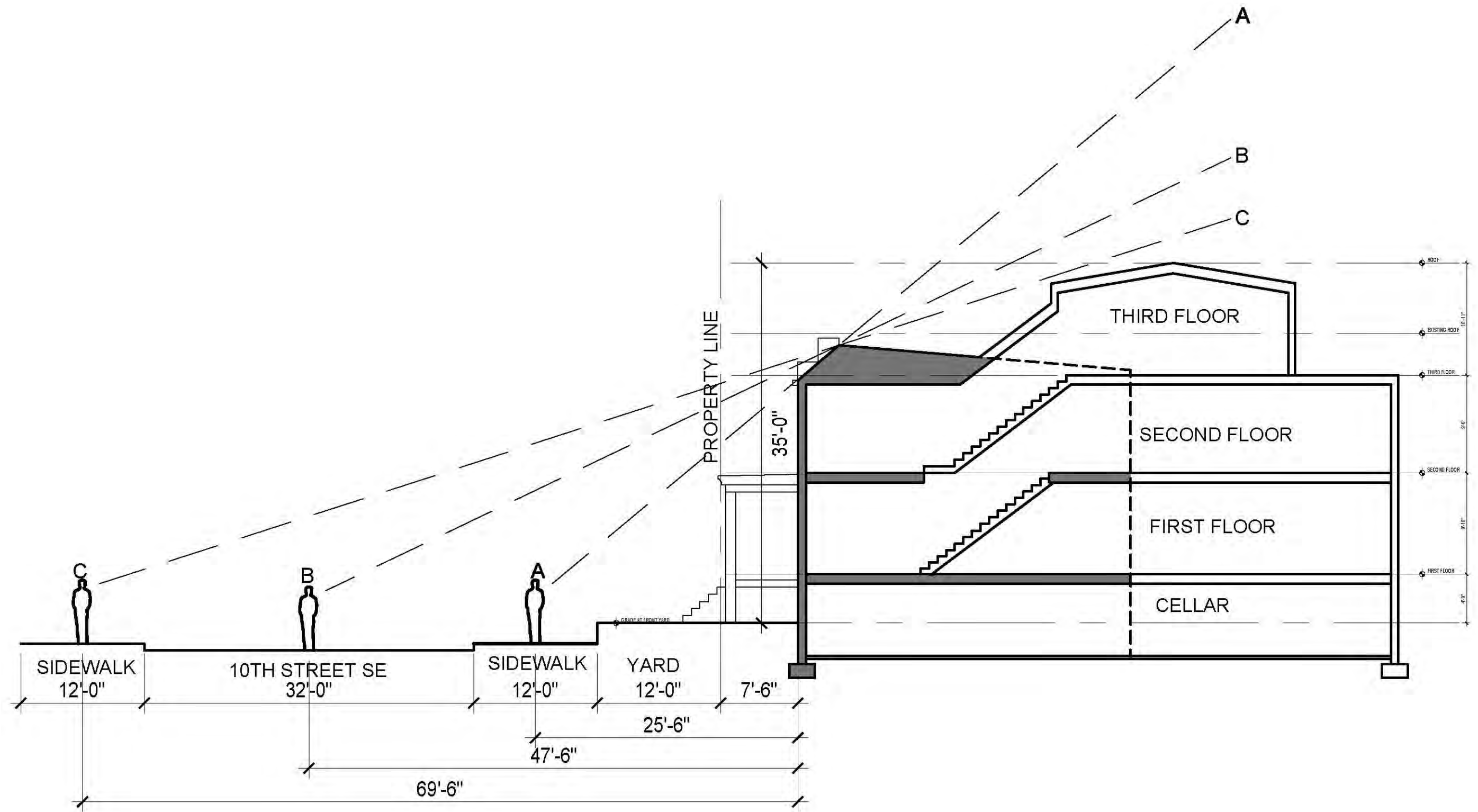




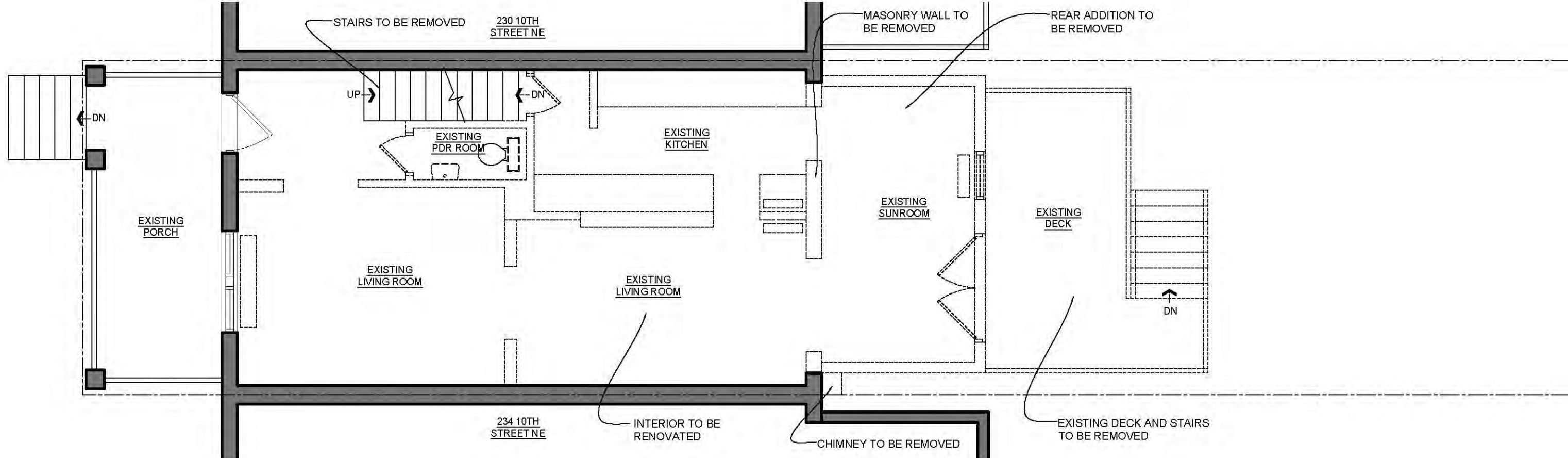
**SITE PLAN**  
SCALE: 3/32" = 1'-0"

**232 10<sup>TH</sup> Street SE – SITE PLAN**



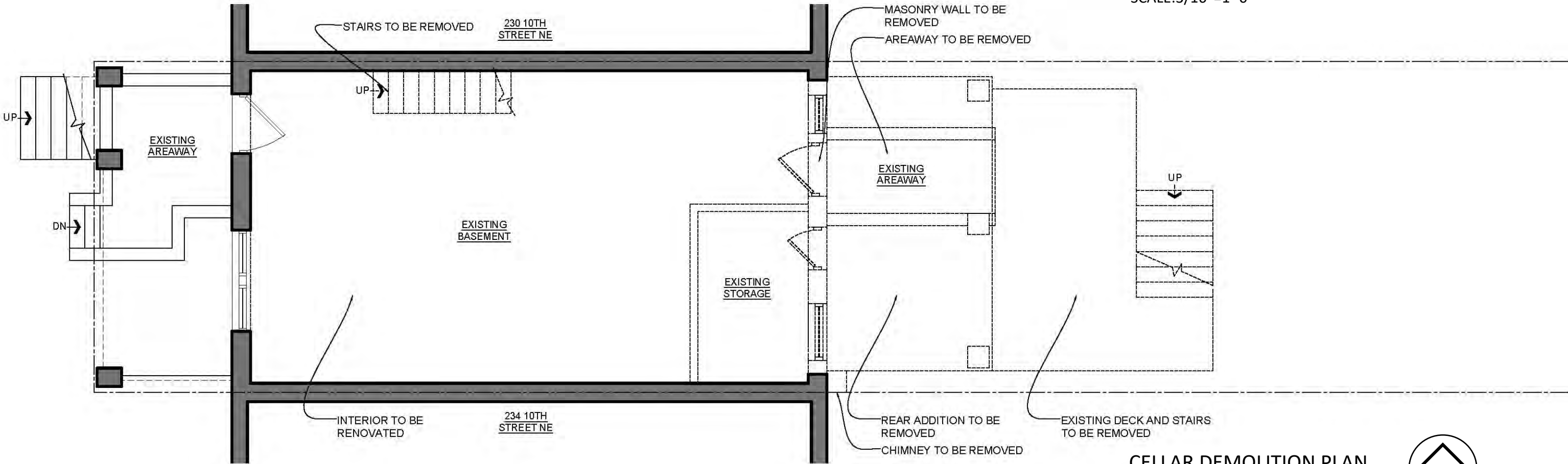


SIGHT LINE STUDY  
SCALE:NTS



**FIRST FLOOR DEMOLITION PLAN**

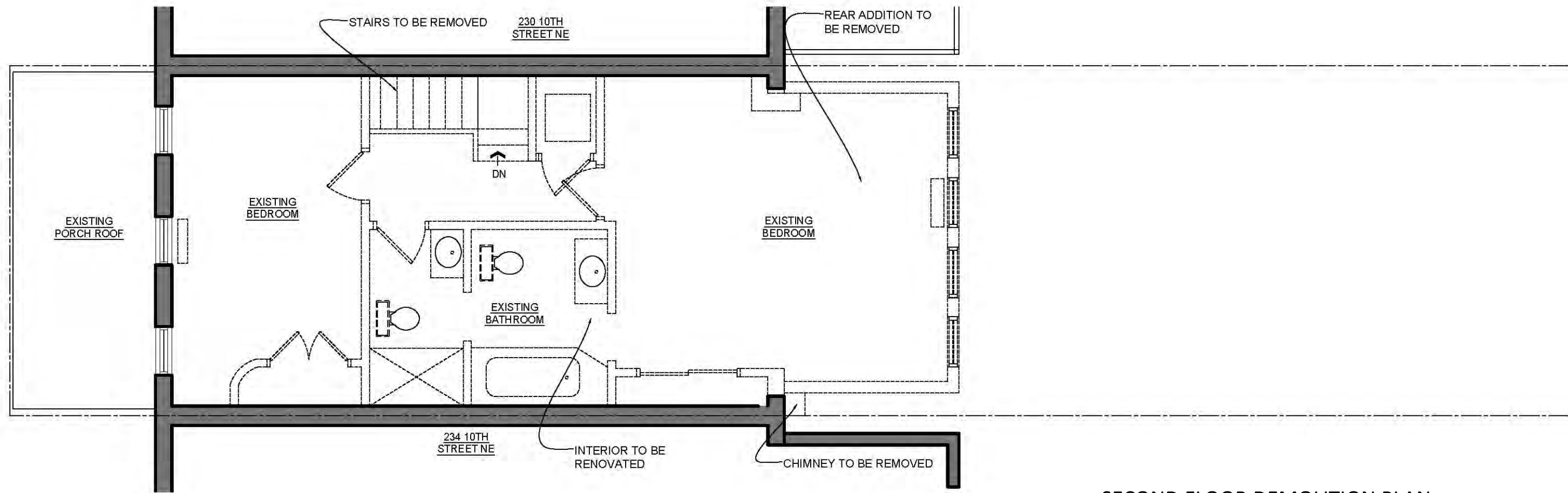
SCALE: 3/16" = 1'-0"



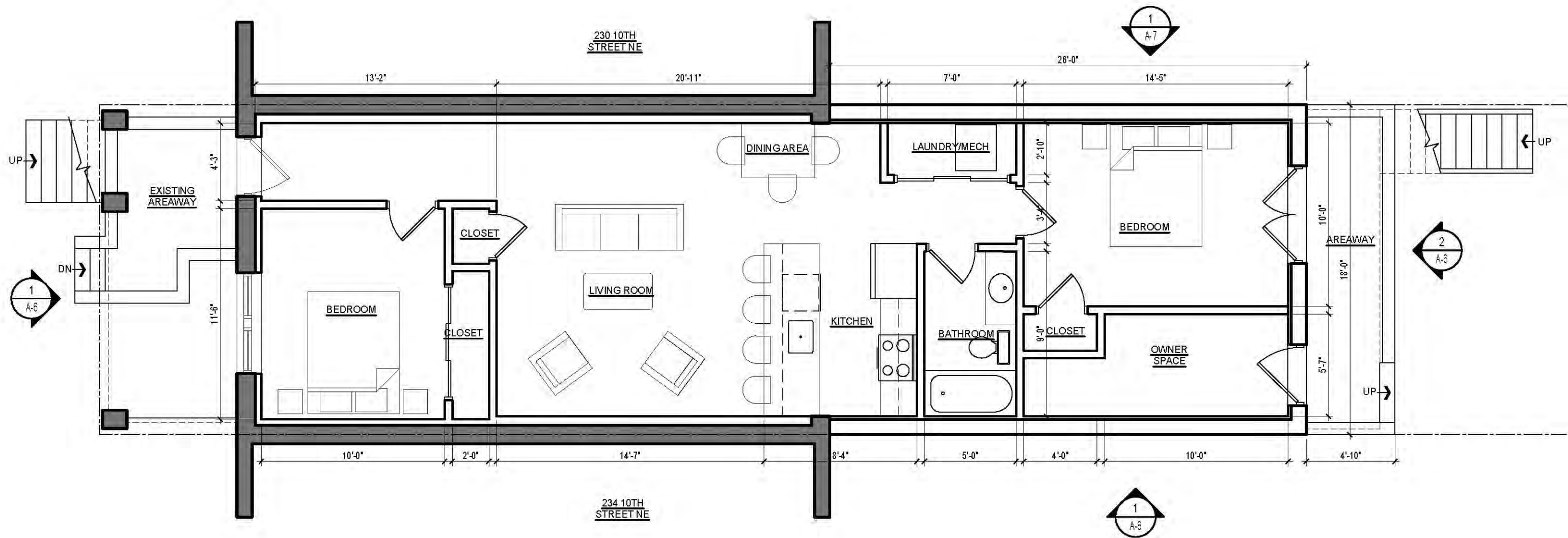
**CELLAR DEMOLITION PLAN**

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

**232 10<sup>TH</sup> Street SE – DEMOLITION PLANS**

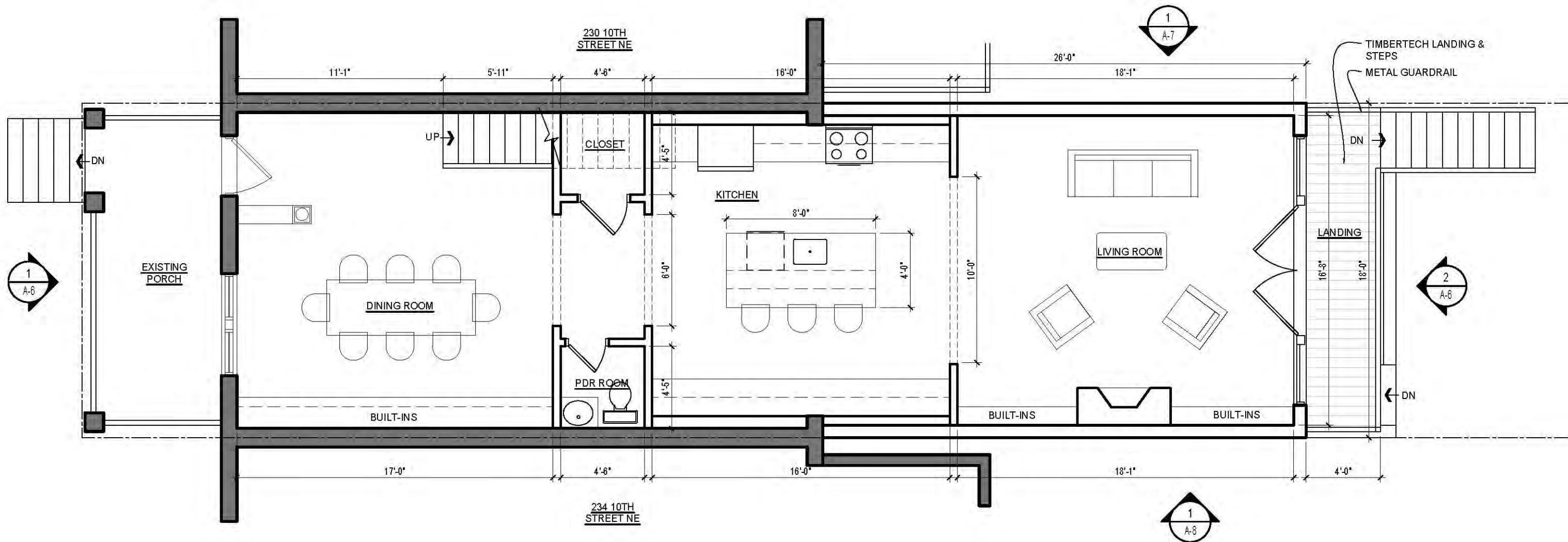


**SECOND FLOOR DEMOLITION PLAN**  
 SCALE: 3/16" = 1'-0"



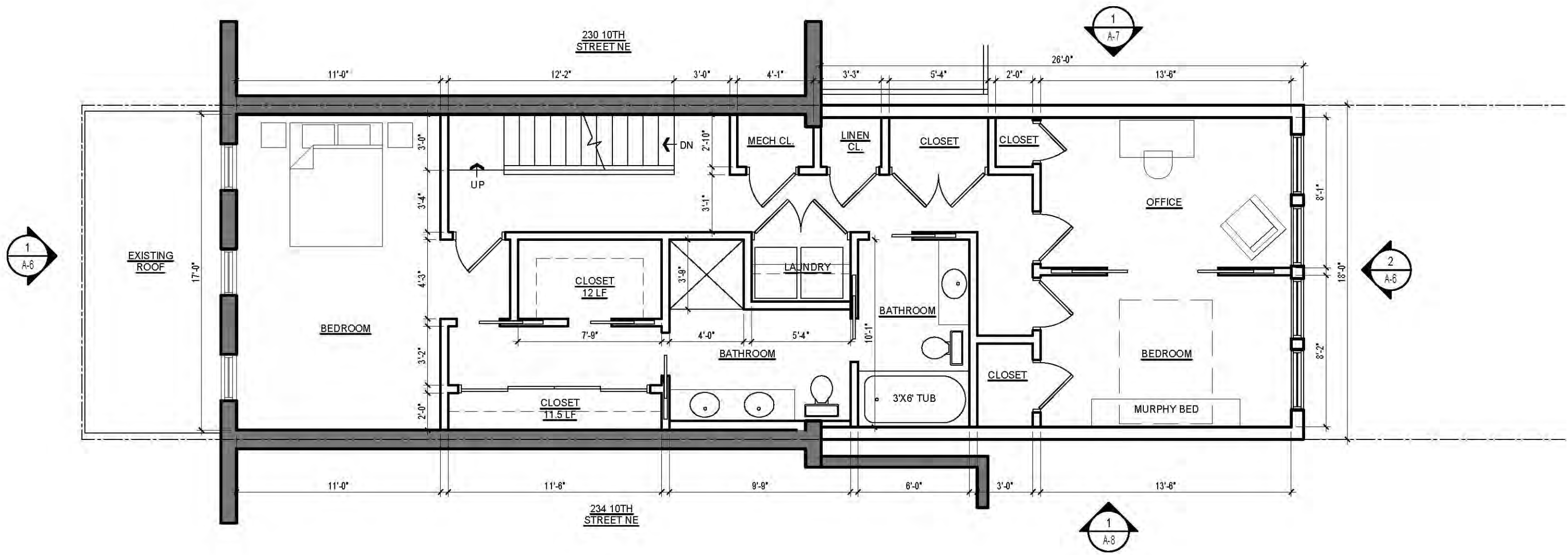
**CELLAR FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



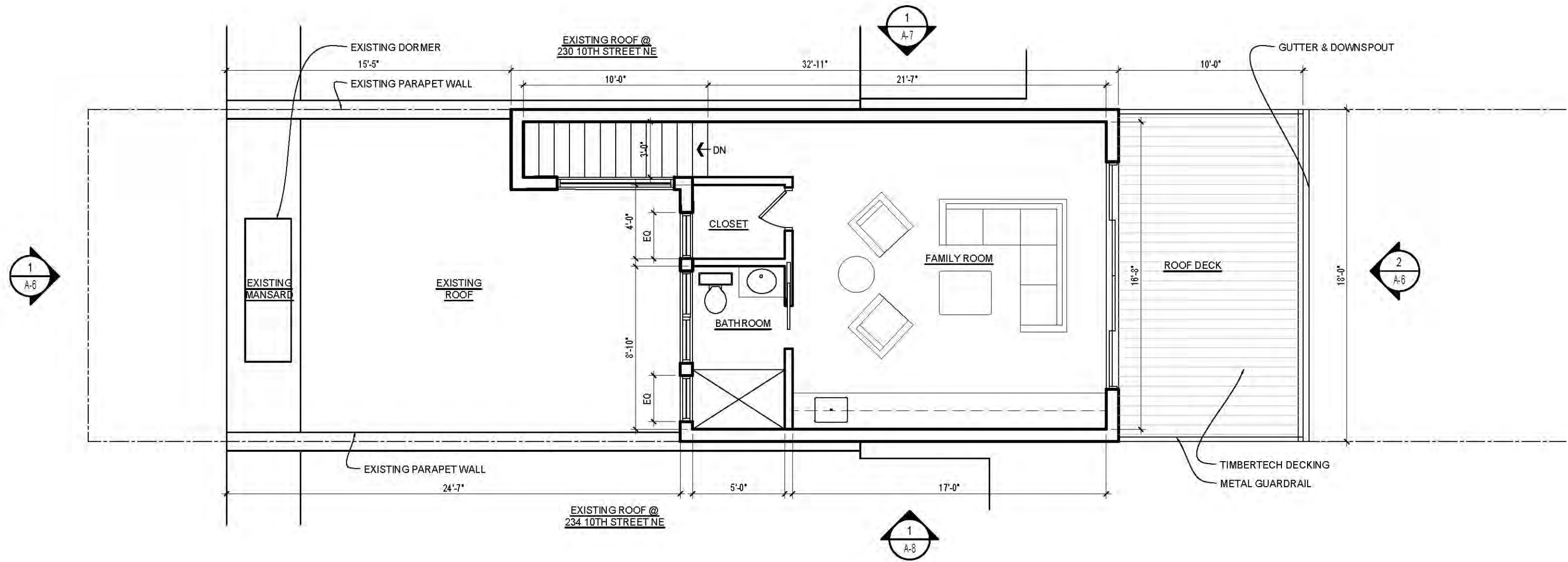


FIRST FLOOR PLAN

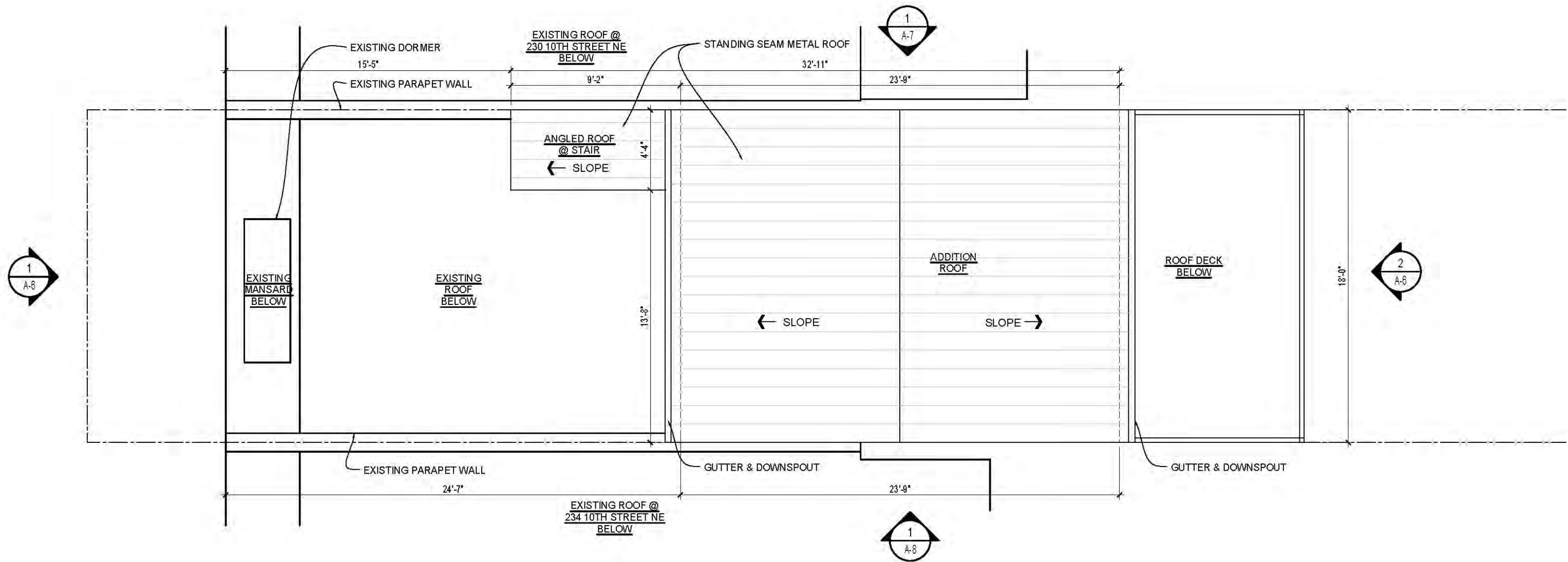
SCALE: 3/16" = 1'-0"



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

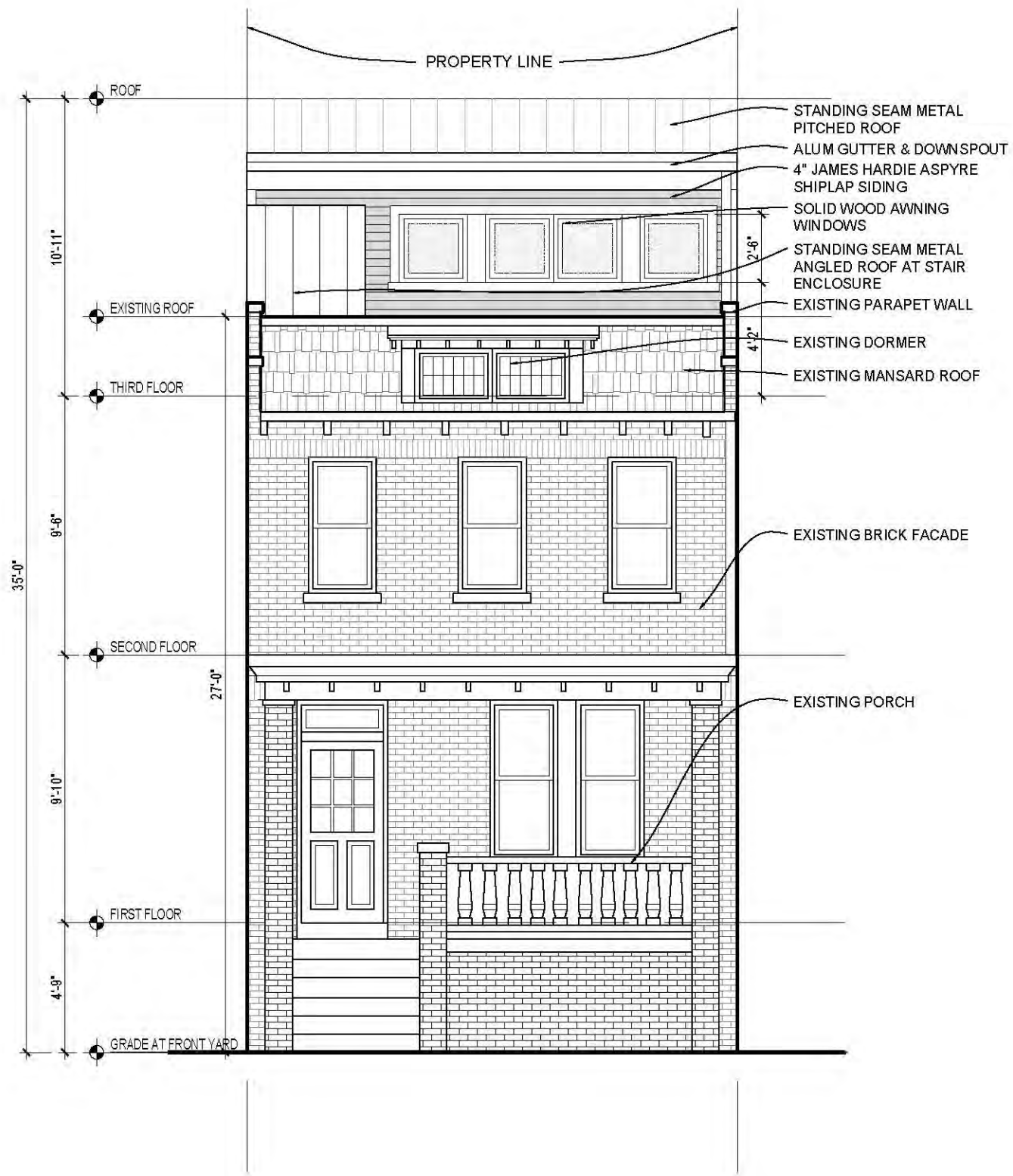


**THIRD FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

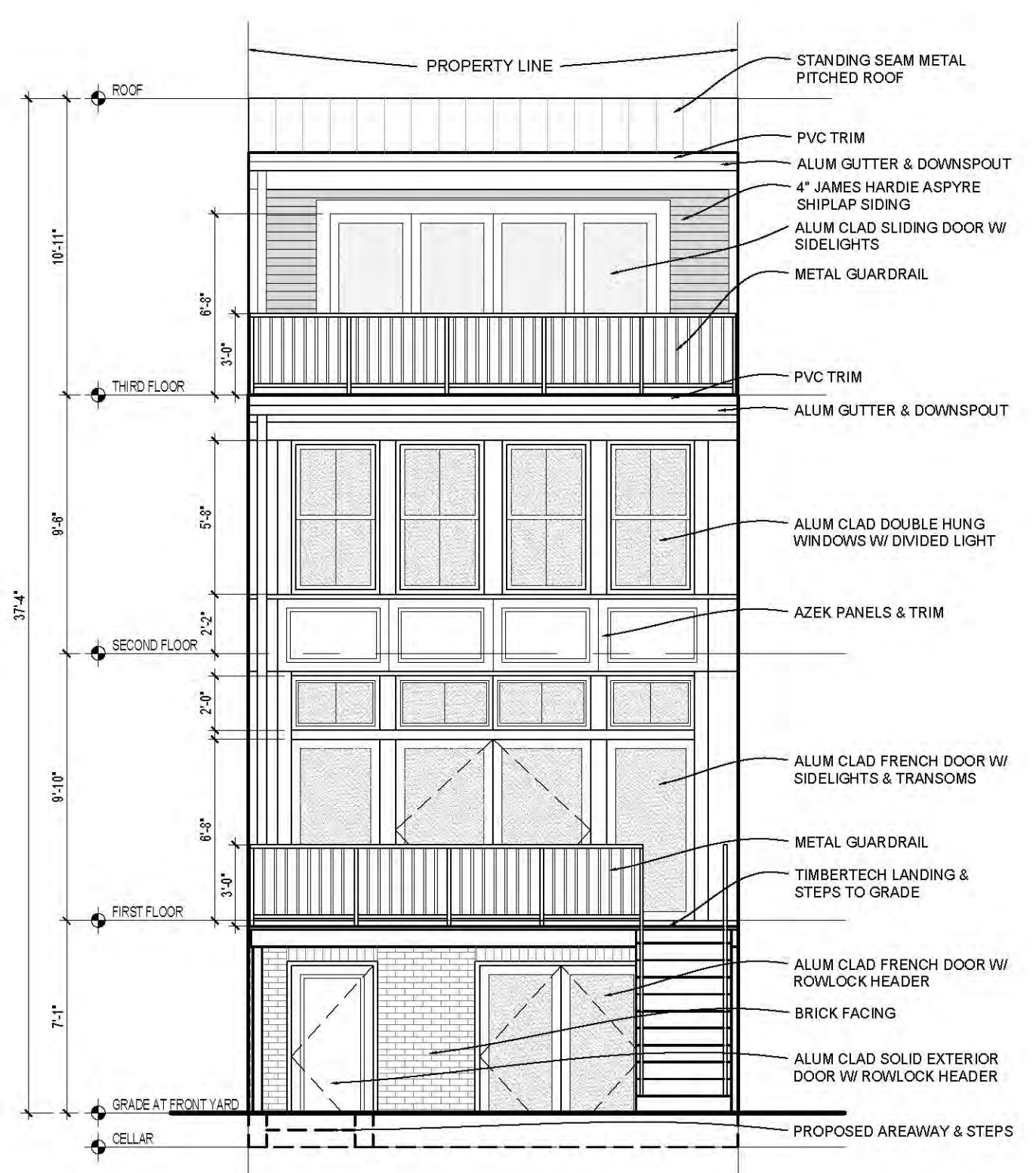


**ROOF PLAN**

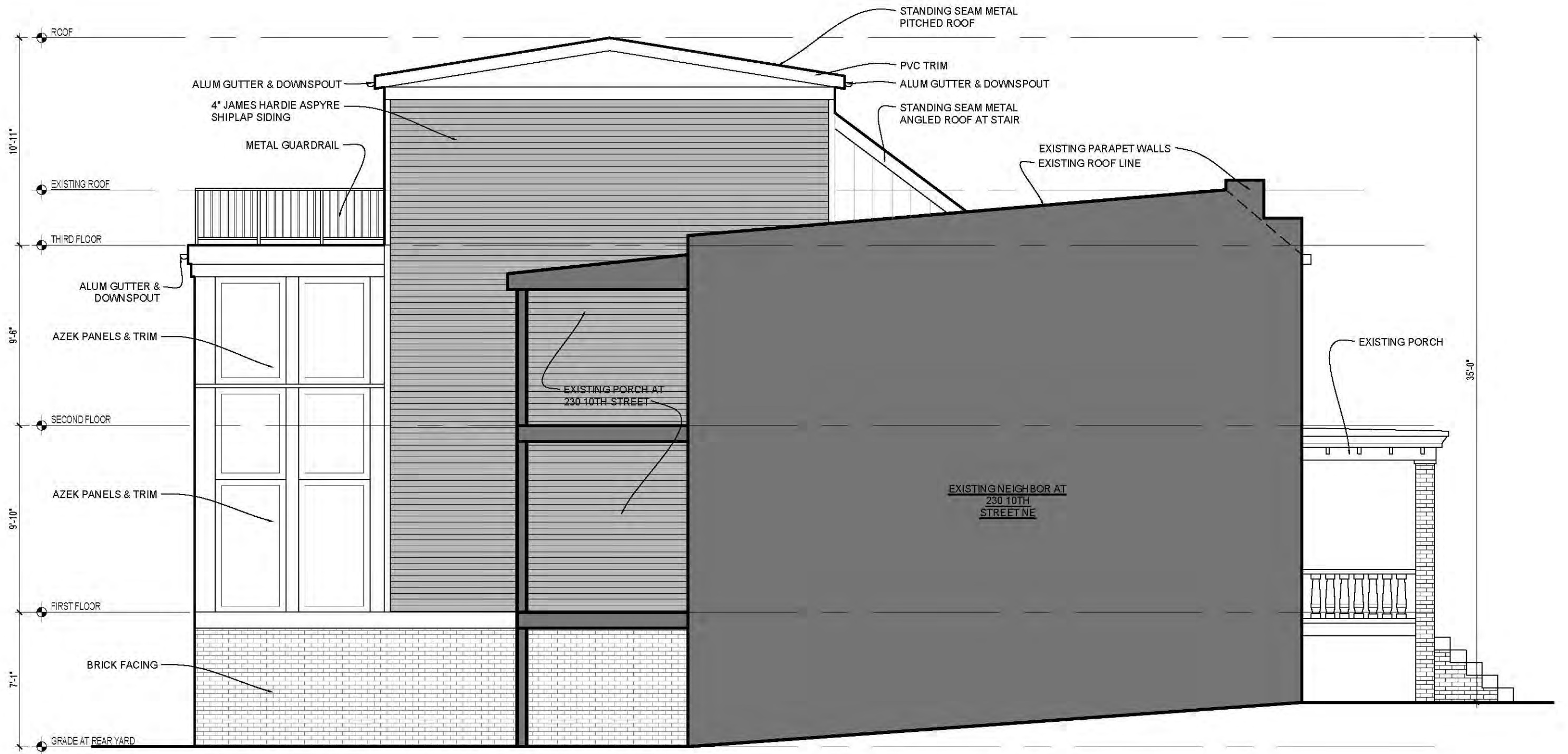
SCALE: 3/16" = 1'-0"



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

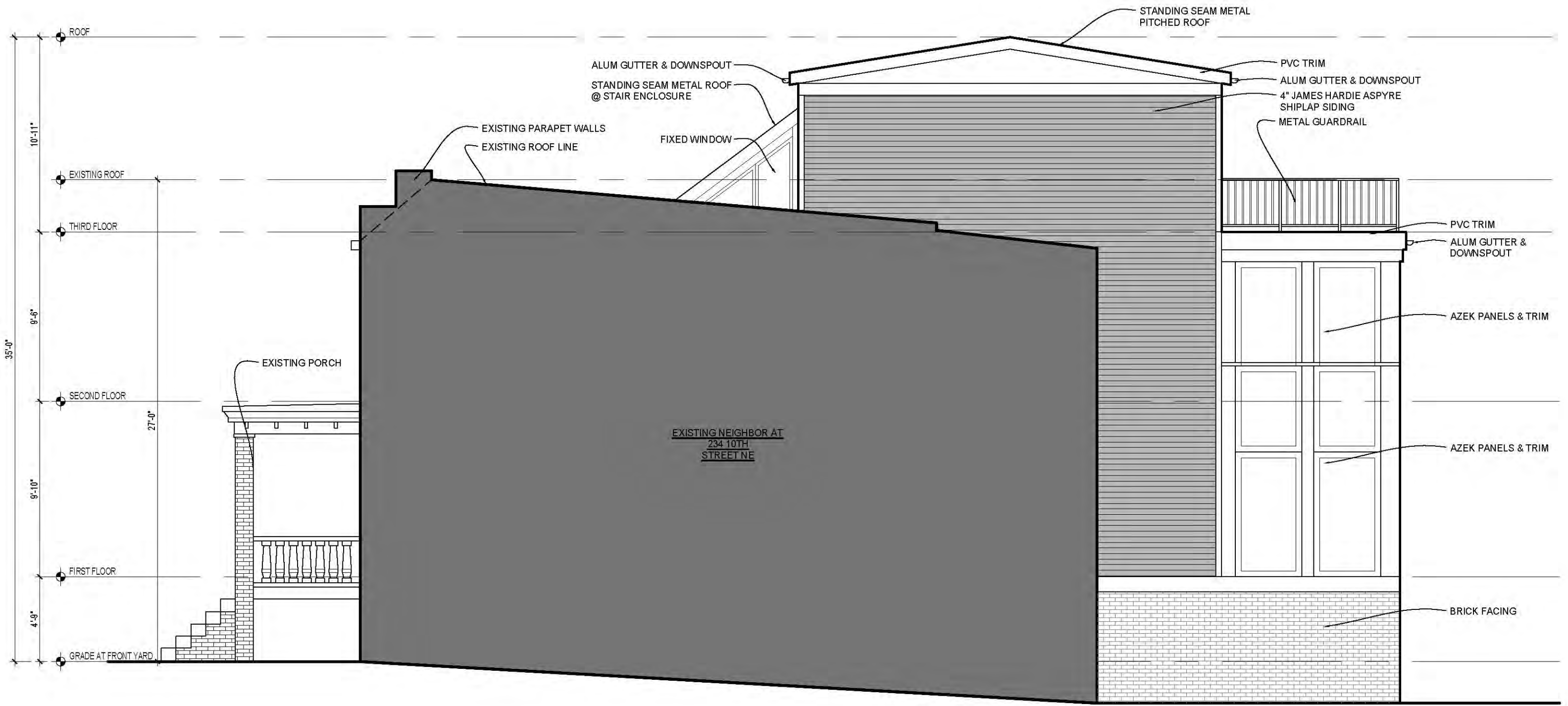


**2 – REAR ELEVATION**  
SCALE: 3/16"=1'-0"



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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