

1525 K Street SE

One-Story Rear Addition

Washington, DC 20003

BZA Concept Plans

February 5, 2021

OWNERS:

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 1525 K Street SE
 Washington, DC 20003

ARCHITECT:

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PROPERTY INFORMATION:

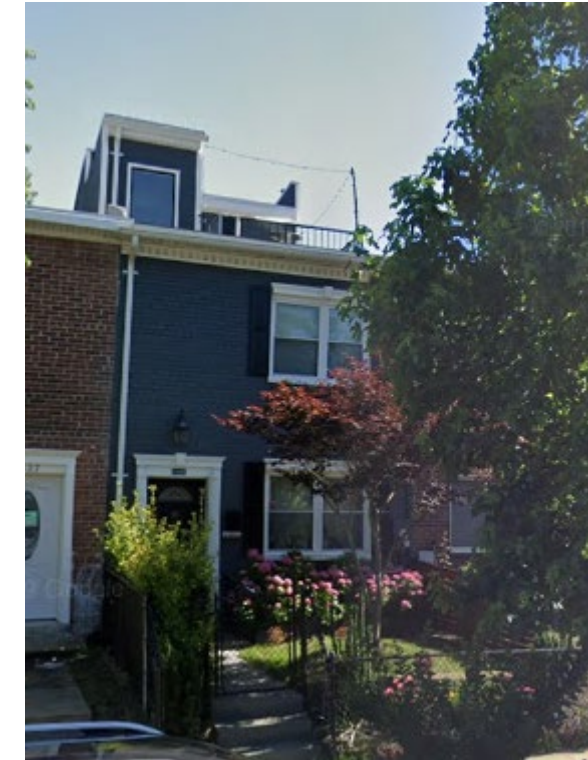
LOT: 0039
 SQUARE: 1079
 LOT AREA: 1462.3 SF
 ZONE: RA-2
 USE GROUP: R-3
 EXISTING: THREE-STORY SINGLE-FAMILY ROW DWELLING
 PROPOSED: NO CHANGE

PROJECT DESCRIPTION:

ONE-STORY REAR ADDITION

ZONING INFORMATION:

RELIEF NEEDED: Subtitle F §304.1

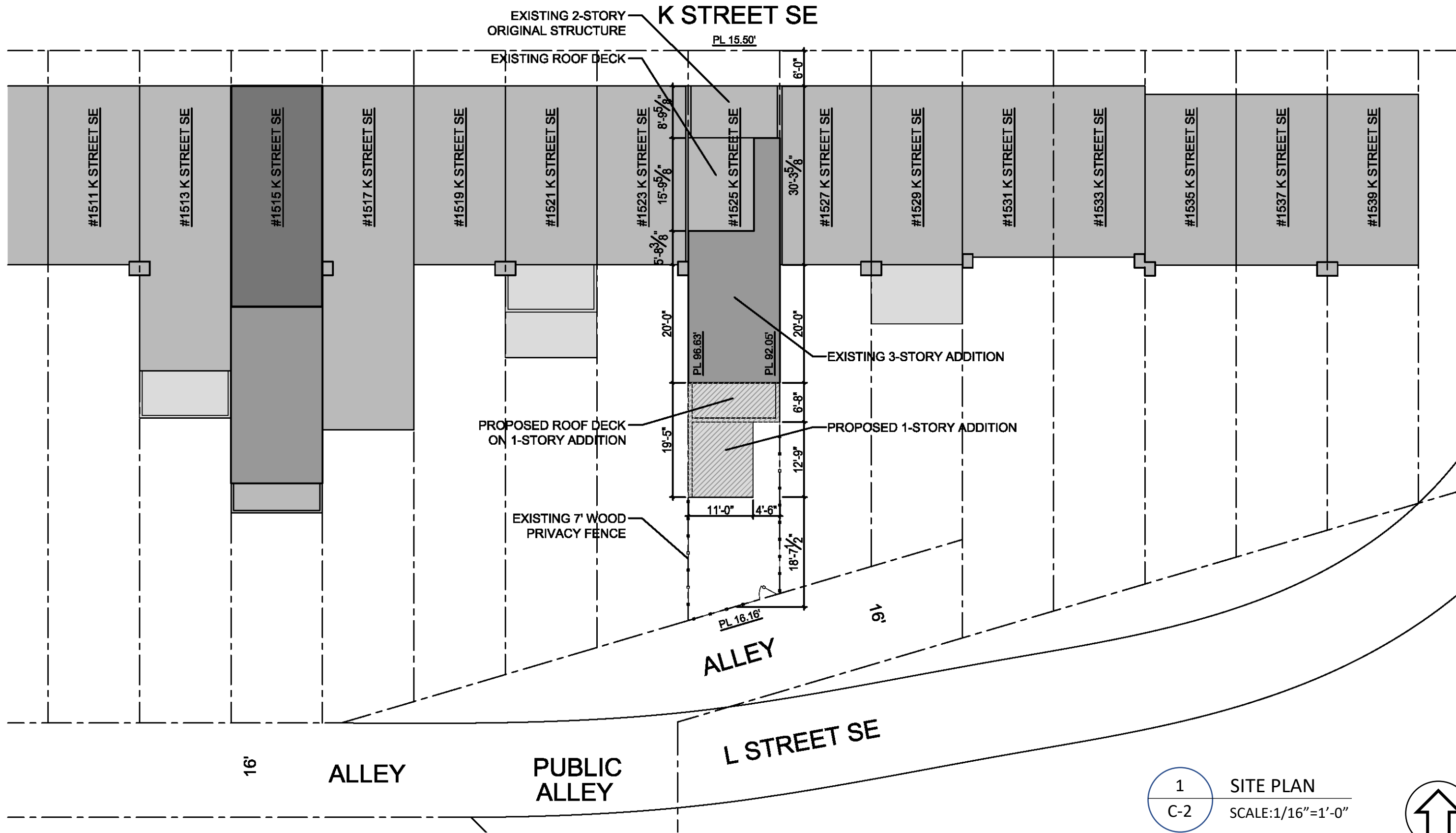


	Existing	Proposed	Allowable
Lot Coverage	827.7 SF	1023.2 SF	877.4 SF
(Percentage)	56.6%	70.0%	60.0%
Rear Yard	31.5'	18.6'	15.0' MIN
Side Yard	N/A	NO CHANGE	N/A
Open Court	7.8'	4.5'	N/A, SINGLE FAMILY
Height	33.3'	NO CHANGE	50.0'
Stories	3	NO CHANGE	NO LIMIT
Square Footage			
First Floor	827.7 SF	1023.2	N/A
Second Floor	779.7 SF	NO CHANGE	N/A
Third Floor	467.9 SF	NO CHANGE	N/A
Total	2075.3 SF	2270.8 SF	N/A
FAR	1.4	1.6	1.8
GAR	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	EXEMPT, NO C OF O REQUIRED

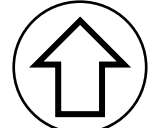
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- A-6 NORTH ELEVATION





1 SITE PLAN
 C-2 SCALE: 1/16" = 1'-0"



1525 K STREET SE – SITE PLAN

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View from Alley (L Street SE)
looking North-West



View from Alley (L Street SE)
looking North

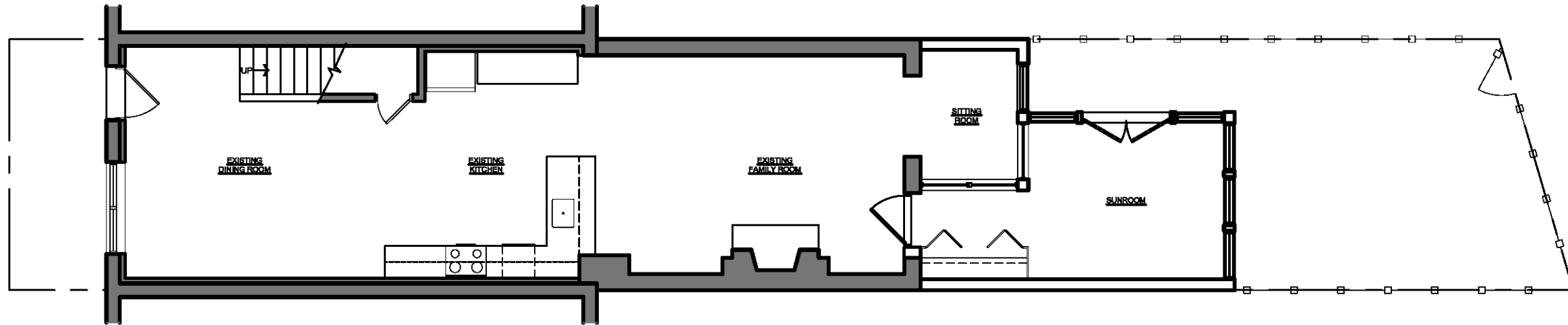
View from Alley (L Street SE)
looking North-East



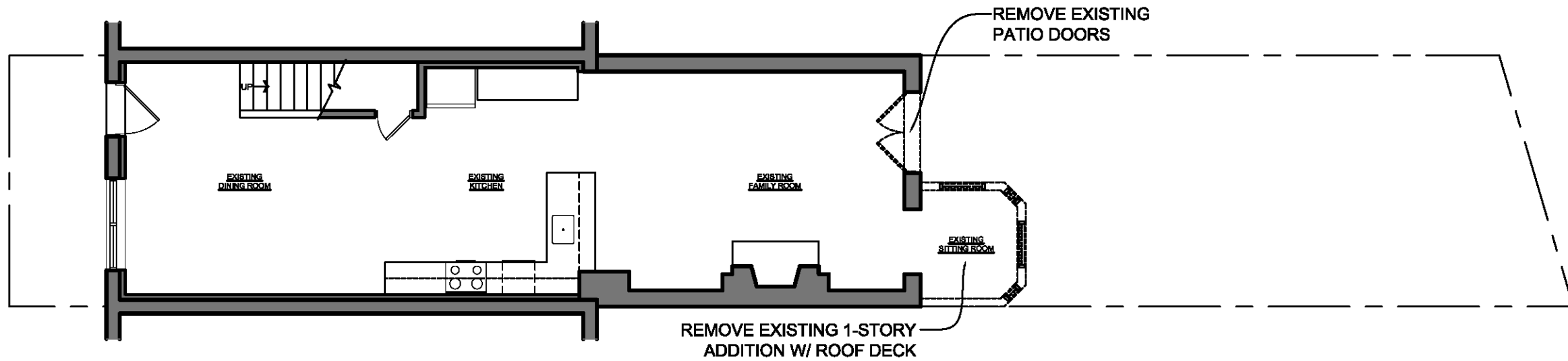
1525 K STREET SE – PHOTOGRAPHS



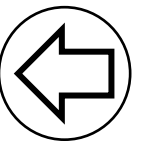
View from Alley (L Street SE)
looking South

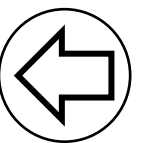
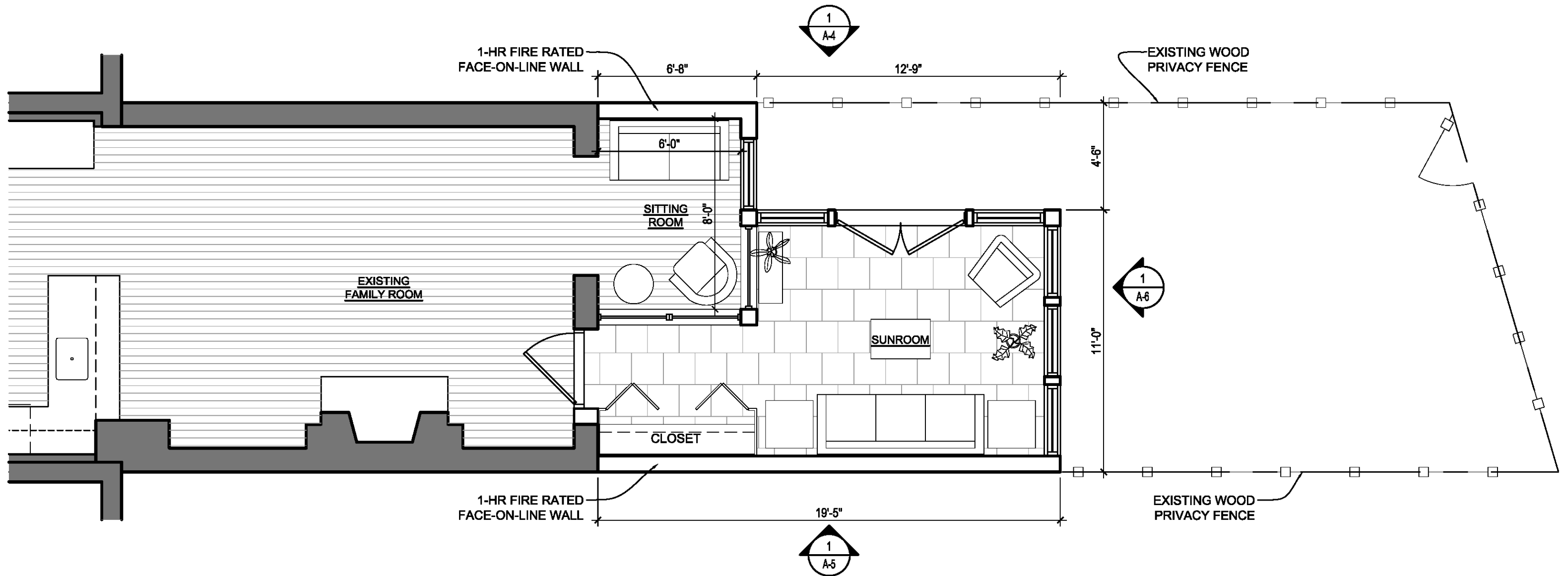


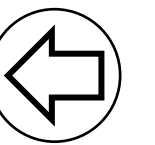
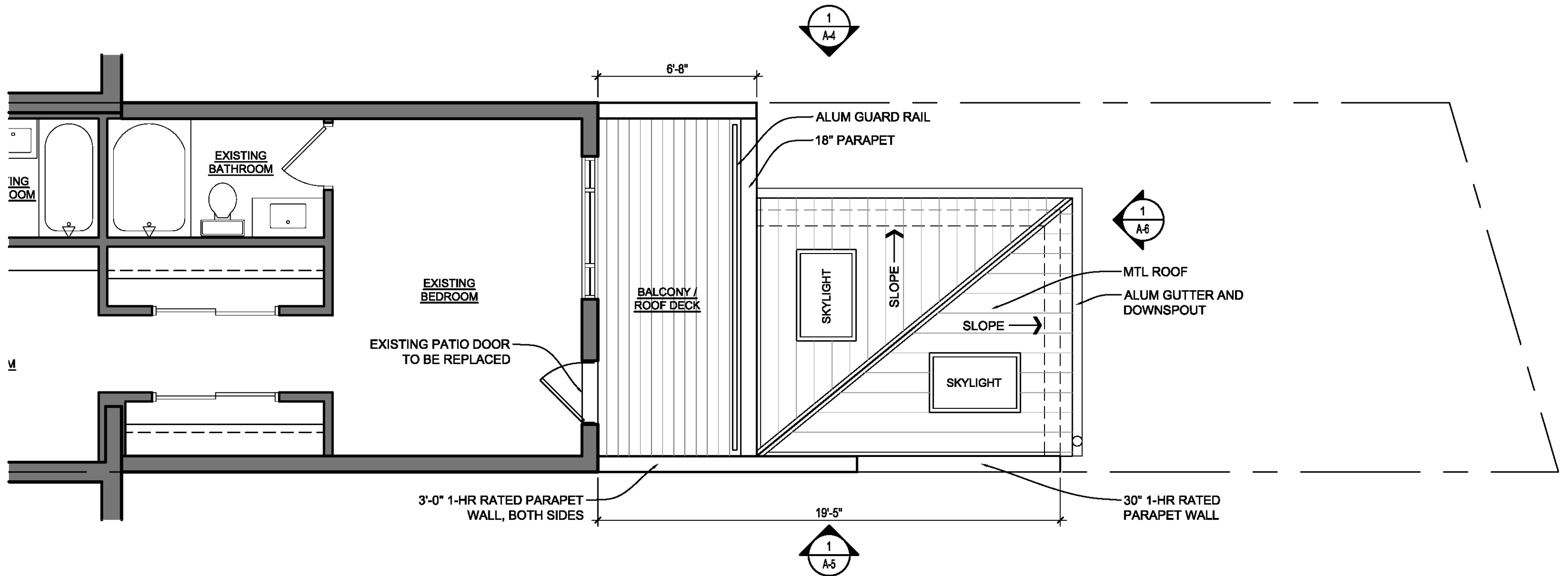
2 PROPOSED FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

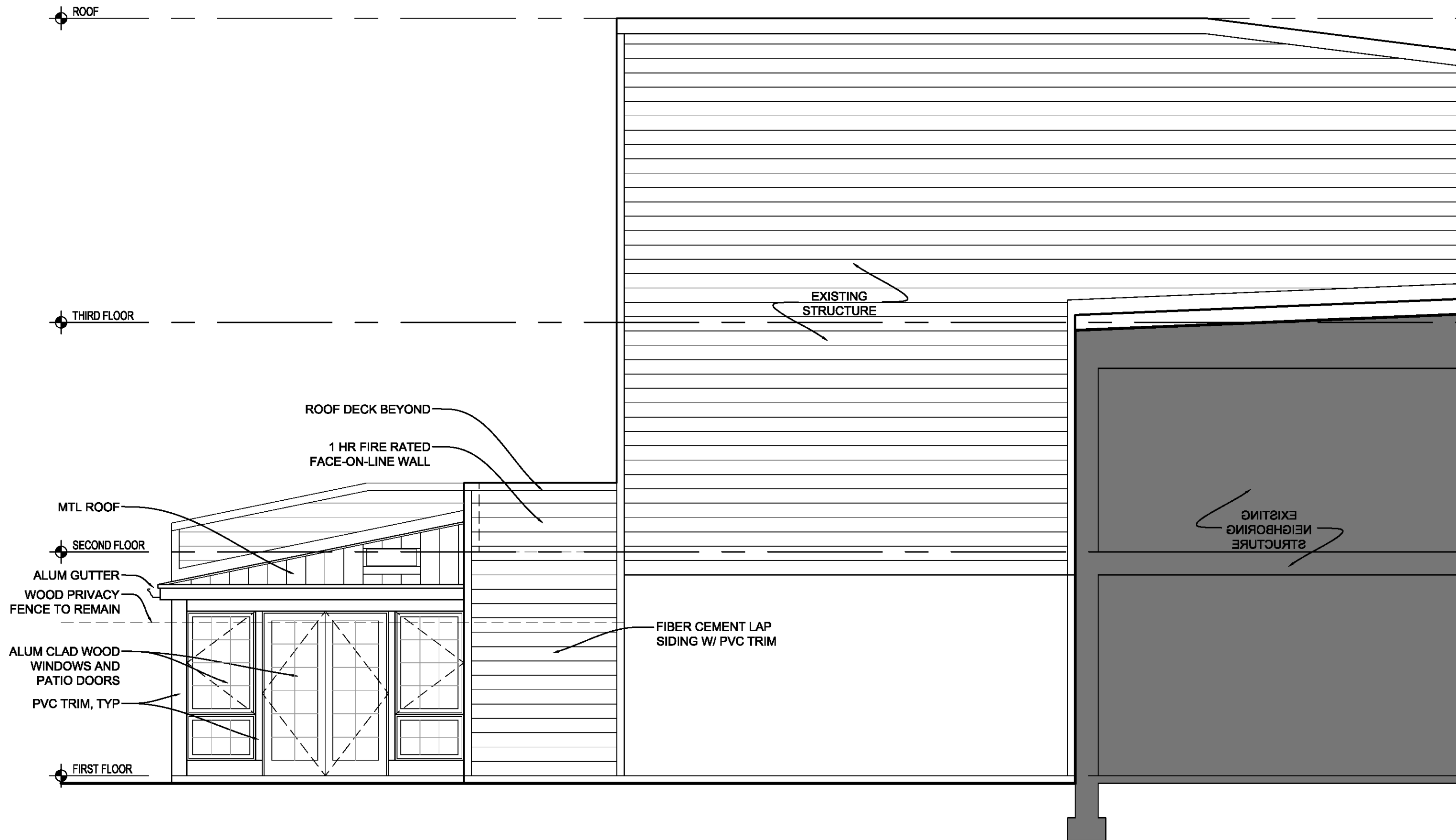


1 FIRST FLOOR DEMOLITION PLAN
A-1 SCALE: 1/8" = 1'-0"





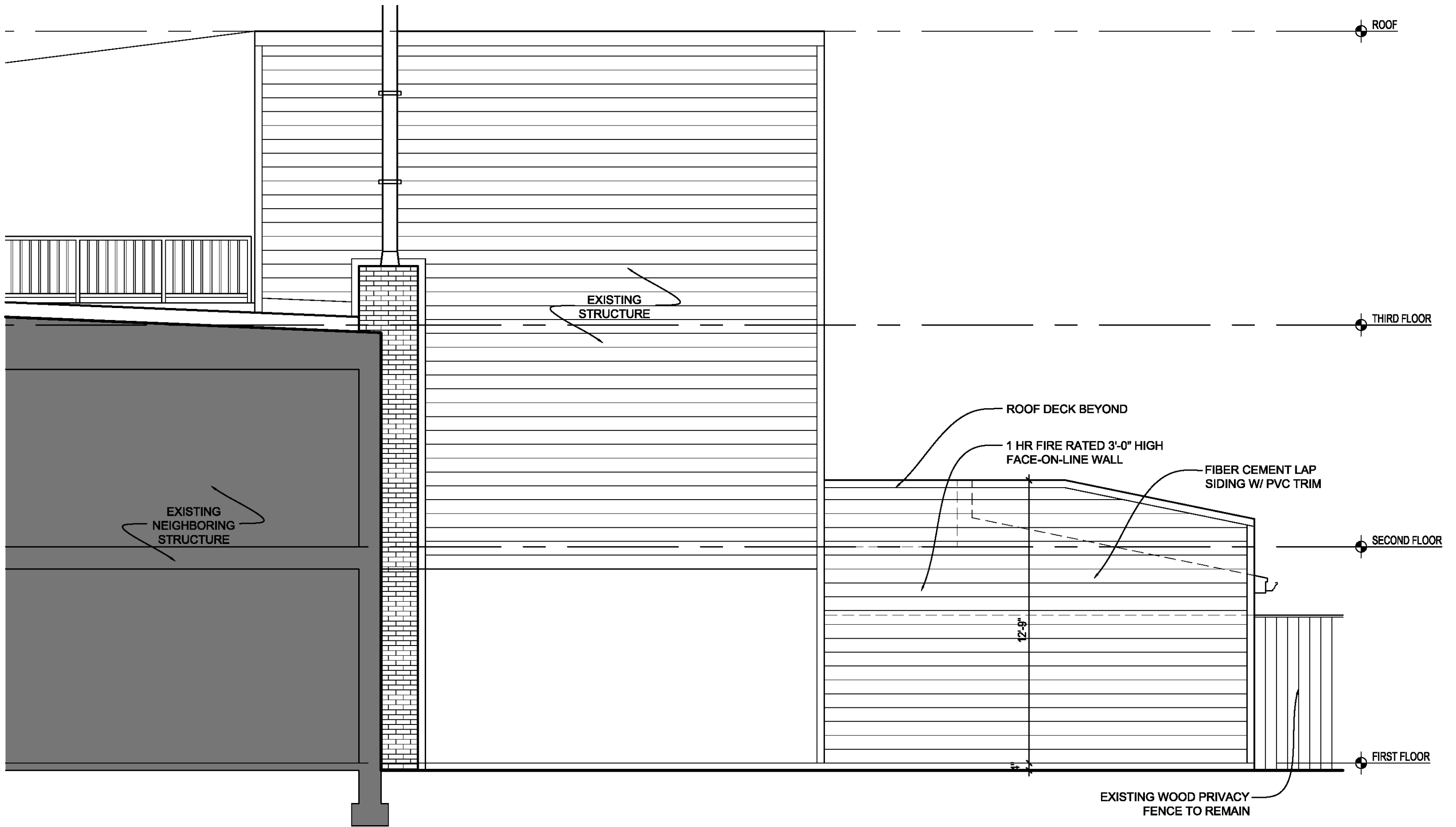




1525 K STREET SE – EAST ELEVATION

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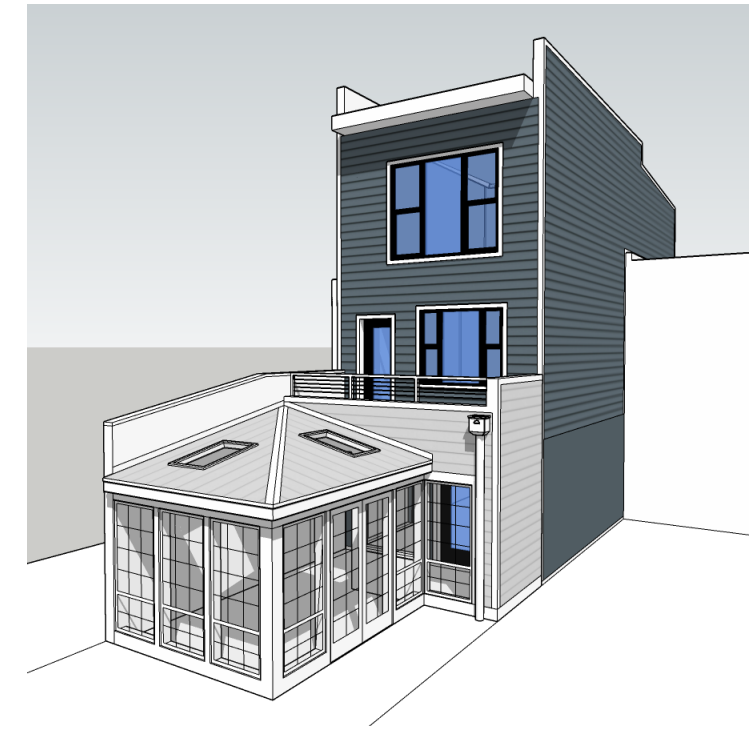
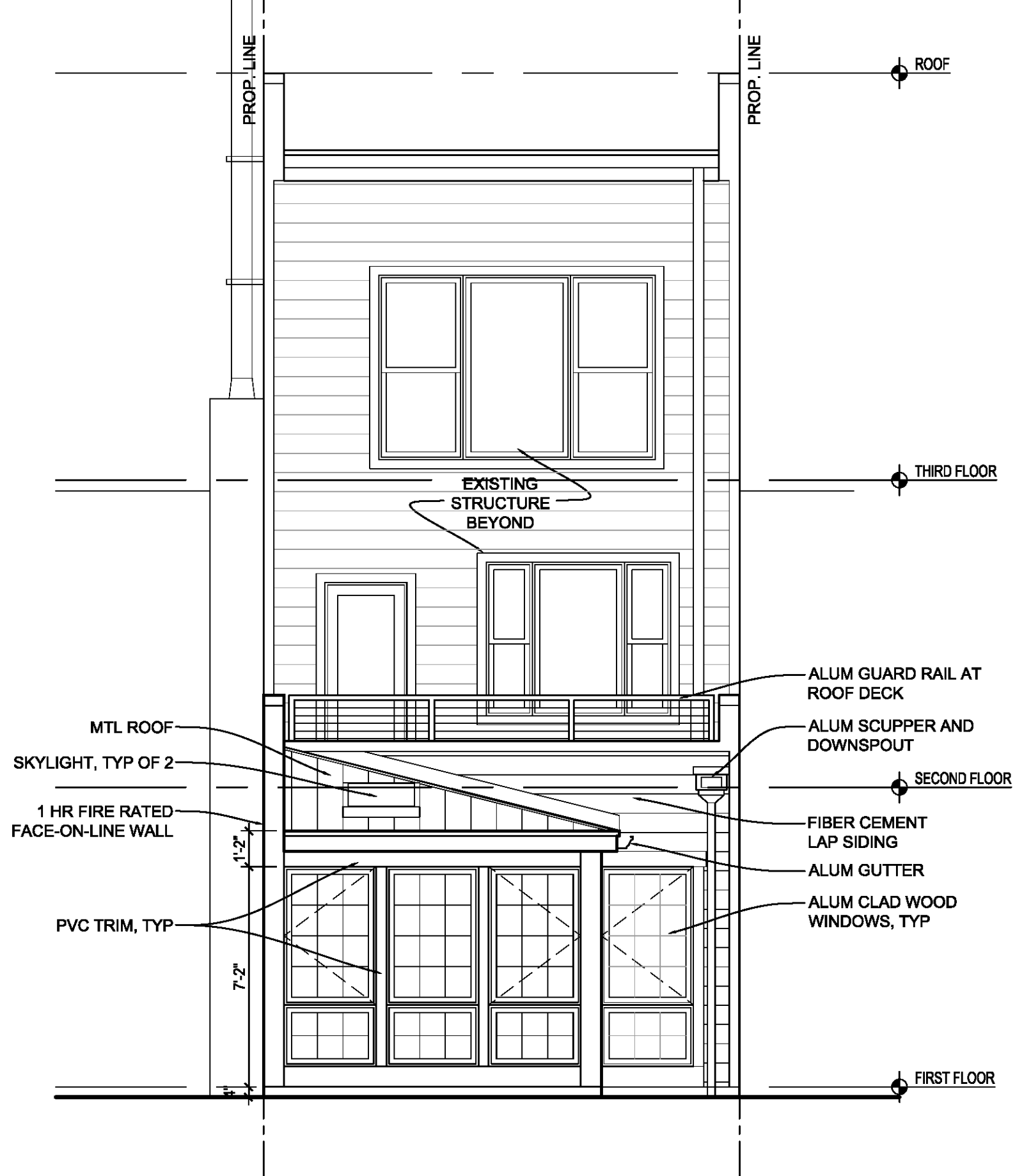


1525 K STREET SE – WEST ELEVATION

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A-5



1525 K STREET SE – SOUTH ELEVATION