

# 152 11<sup>TH</sup> STREET SE—CARRIAGE HOUSE

Washington, DC 20003

BZA & HPRB Concept Plans

May 5, 2021

**OWNER:**

EDWARD AND LAUREN KRAEMER  
152 11<sup>TH</sup> STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

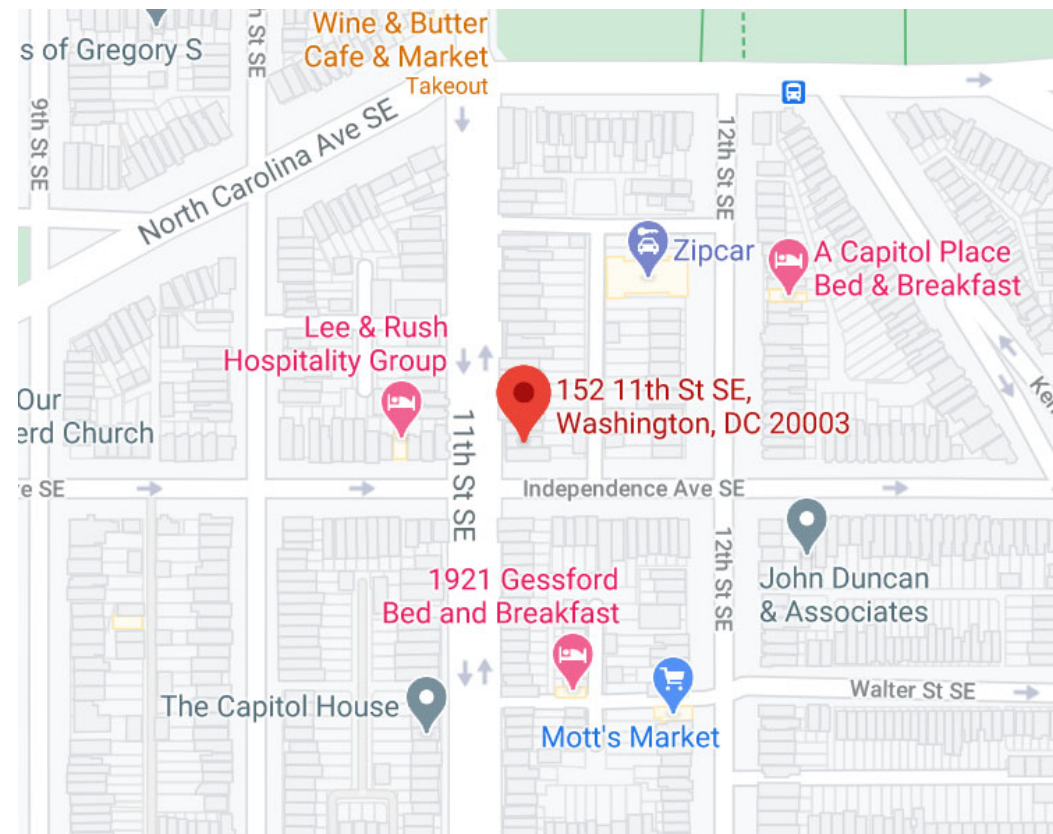
LOT: 0989  
SQUARE: 0024  
LOT AREA: 2115 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY ROW DWELLING WITH CELLAR, SINGLE FAMILY DWELLING  
PROPOSED: TWO STORY ROW DWELLING WITH CELLAR, TWO FAMILY FLAT

**PROJECT DESCRIPTION:**

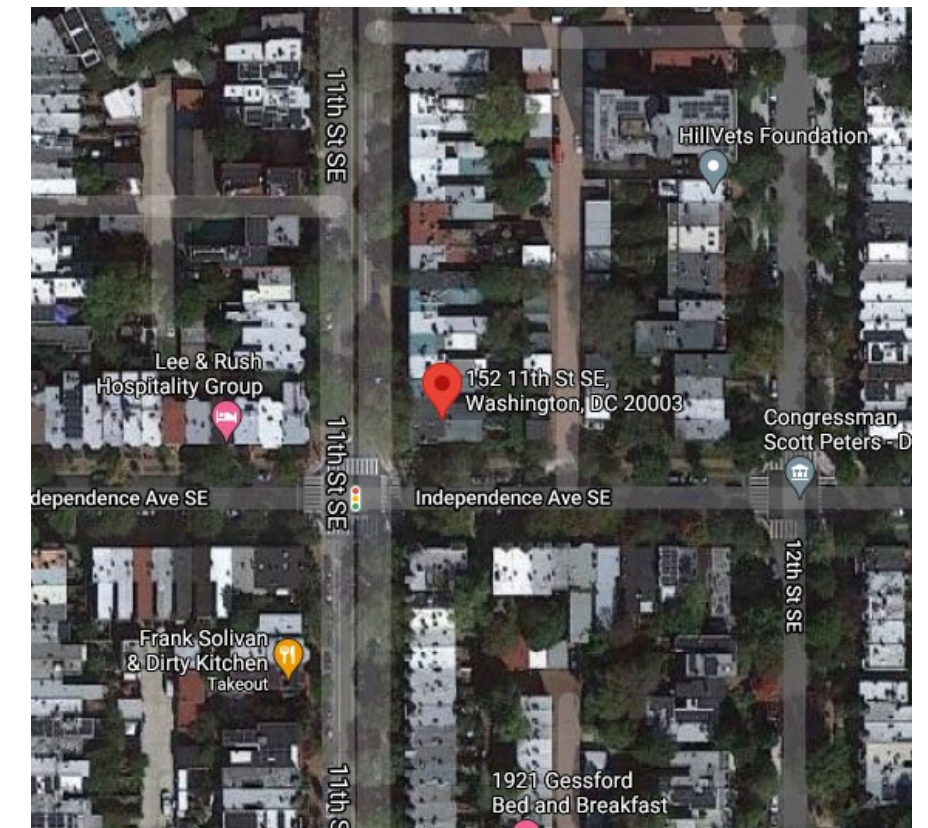
TWO STORY CARRIAGE HOUSE TO REPLACE EXISTING, CONVERSION TO TWO-FAMILY FLAT

**ZONING INFORMATION:**

RELIEF NEEDED: Subtitle E §304.1, Subtitle U § 301.1(e)



SITE MAP



SATELLITE VIEW

	Existing	Proposed	Allowable
Lot Coverage	1248 SF	1410SF	1269 SF
(Percentage)	59%	66.7%	60%
Rear Yard	53'-4"	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Height	33'-8"	NO HANGE	35.0'
Stories	2+CELLAR	3+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
<b>Square Footage</b>			
Cellar	830 SF	830 SF	N/A
First Floor	830 SF	830 SF	N/A
Second Floor	830 SF	830 SF	N/A
Third Floor	400 SF	400 SF	N/A
Total	2890 SF	2890 SF	N/A
Garage 1ST	244 SF	381 SF	N/A
Garage 2ND	244 SF	381 SF	N/A

**DRAWING INDEX:**

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
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- D-1 SITE DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- A-2 ROOF PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment  
District of Columbia  
CASE NO 20534  
EXHIBIT NO. 6



EXISTING GARAGE AT 152  
11<sup>TH</sup> STREET SE



148 11<sup>TH</sup> SE

150 11<sup>TH</sup> SE

152 11<sup>TH</sup> SE

154 11<sup>TH</sup> SE

VIEW LOOKING NORTH IN ALLEY

ALLEY VIEW- EXISTING GARAGE



145 12<sup>TH</sup> SE

141 12<sup>TH</sup> SE

143 12<sup>TH</sup> SE

VIEW LOOKING NORTH IN ALLEY



YARD FAÇADE OF EXISTING GARAGE

# 152 11<sup>TH</sup> Street SE – PHOTOGRAPHS



EXISTING HOUSE AT 152 11<sup>TH</sup> STREET SE

EXISTING TWO-STORY GARAGE AT 154 11<sup>TH</sup> STREET SE

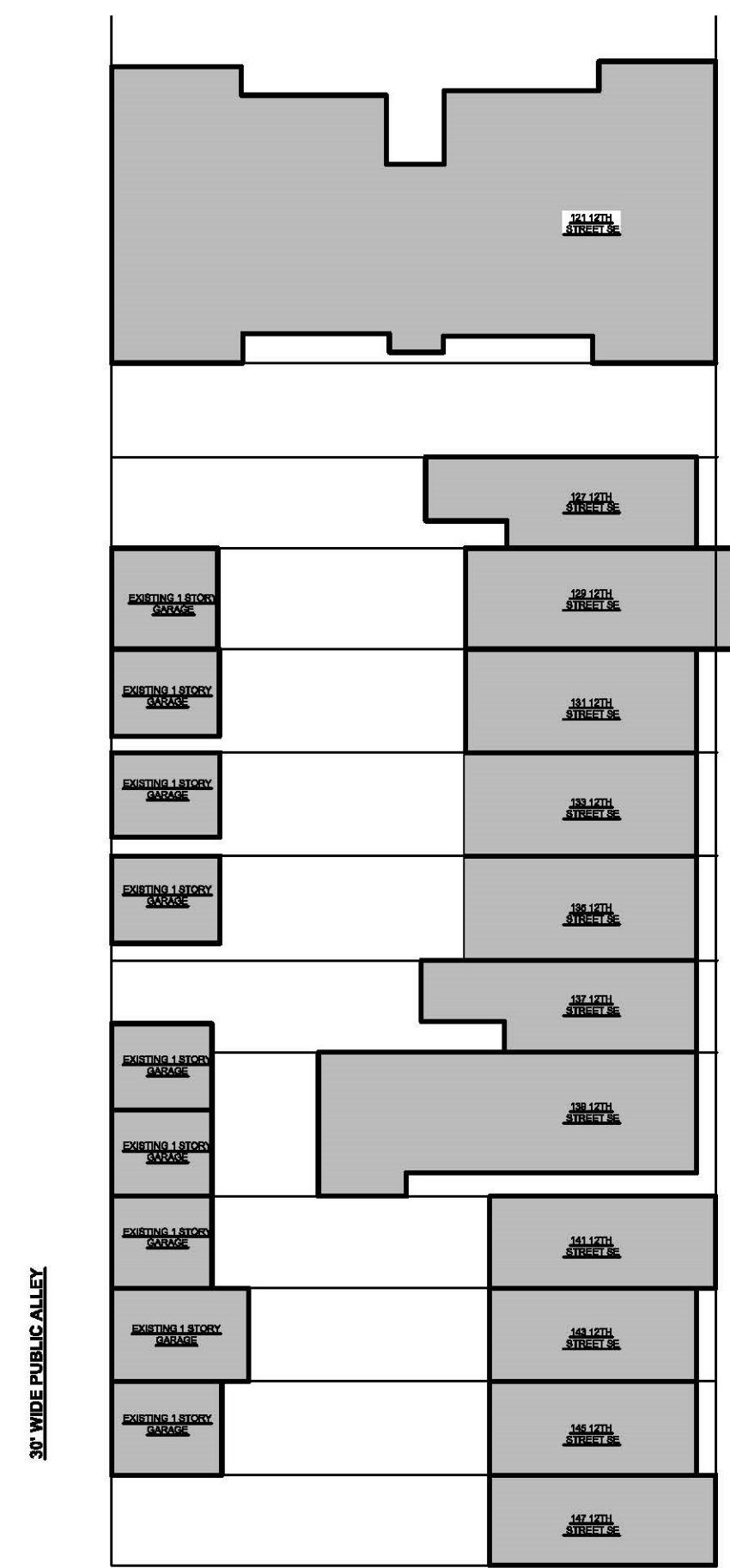
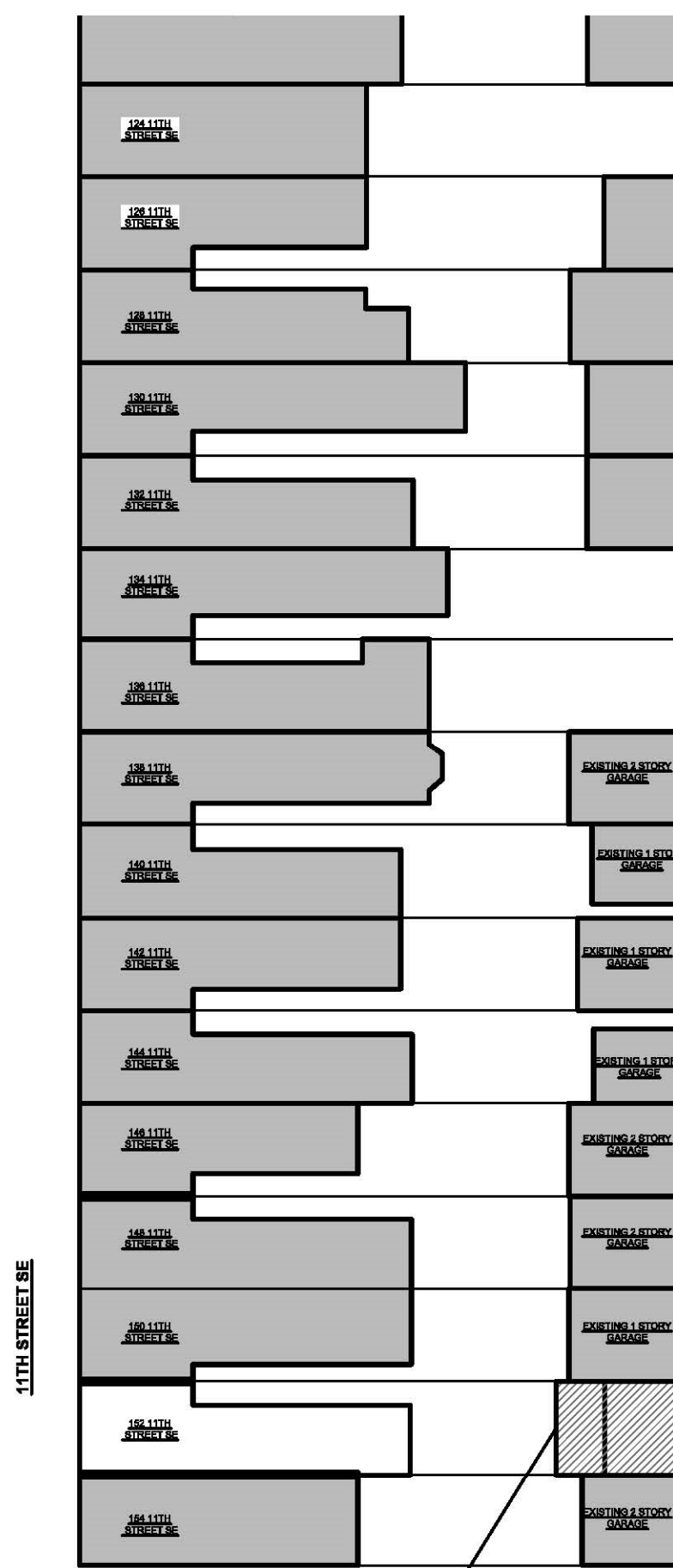
VIEW FROM INDEPENDENCE AVENUE SE



VIEW LOOKING NORTH IN ALLEY



EXISTING ATTIC OF GARAGE



11TH STREET SE

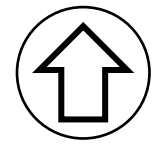
30' WIDE PUBLIC ALLEY

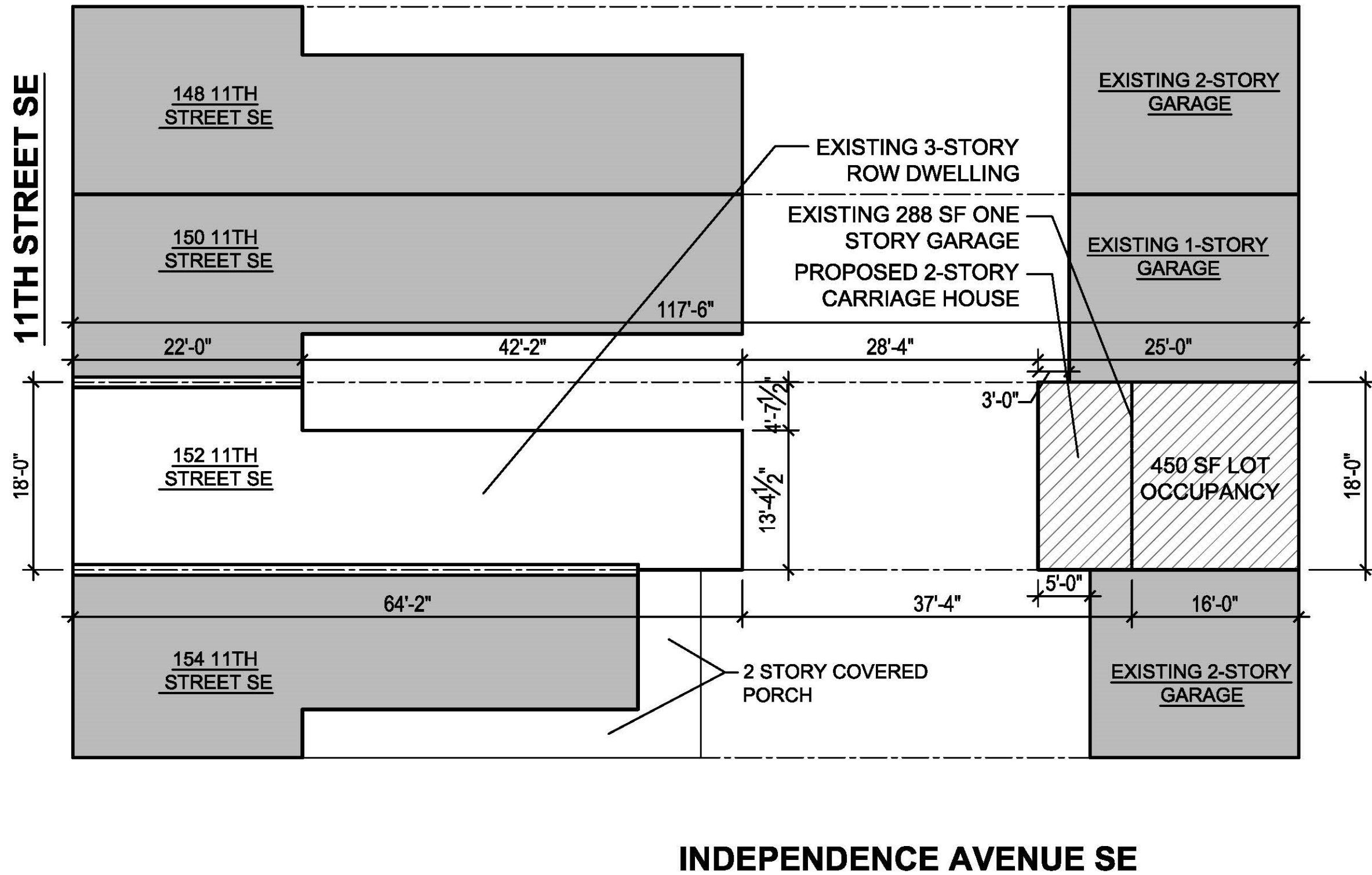
12TH STREET SE

INDEPENDENCE AVENUE SE

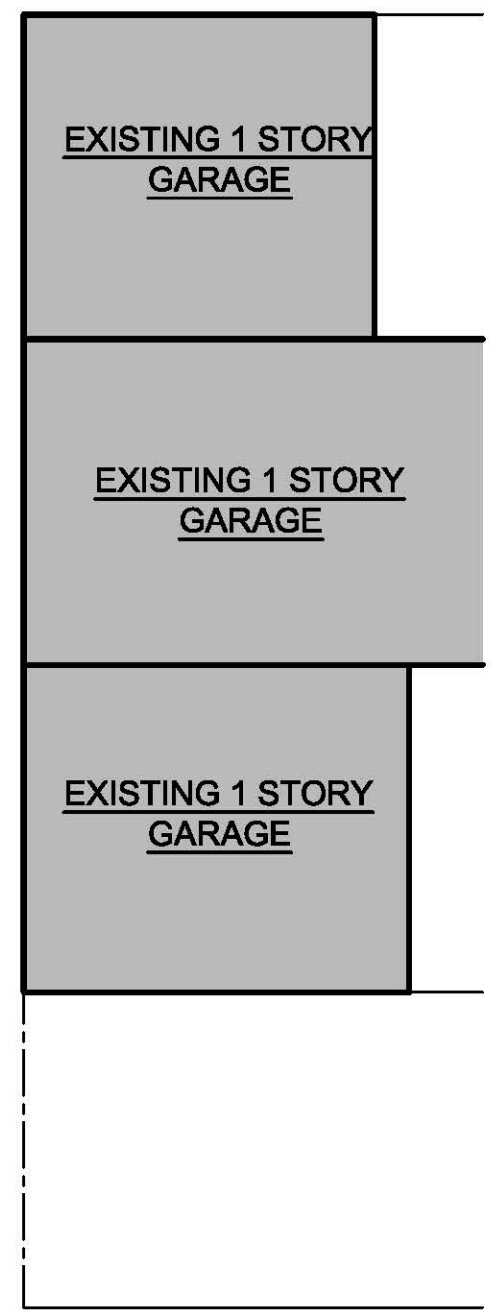
PROPOSED 2-STORY CARRIAGE HOUSE TO REPLACE EXISTING GARAGE

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



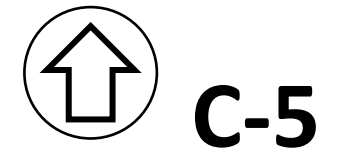


**30' WIDE PUBLIC ALLEY**



152 11<sup>TH</sup> Street SE – SITE PLAN

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



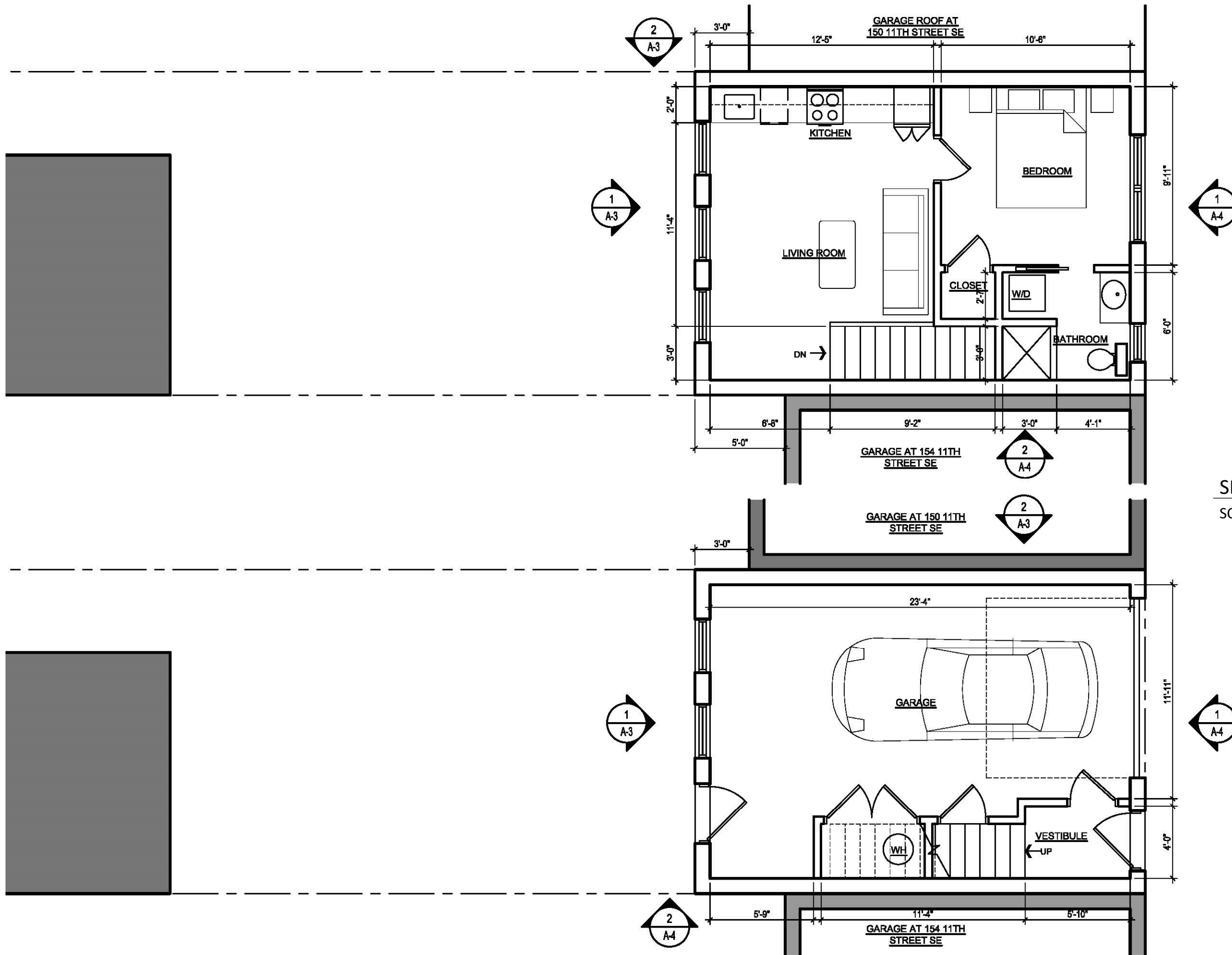


SECOND FLOOR PLAN

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

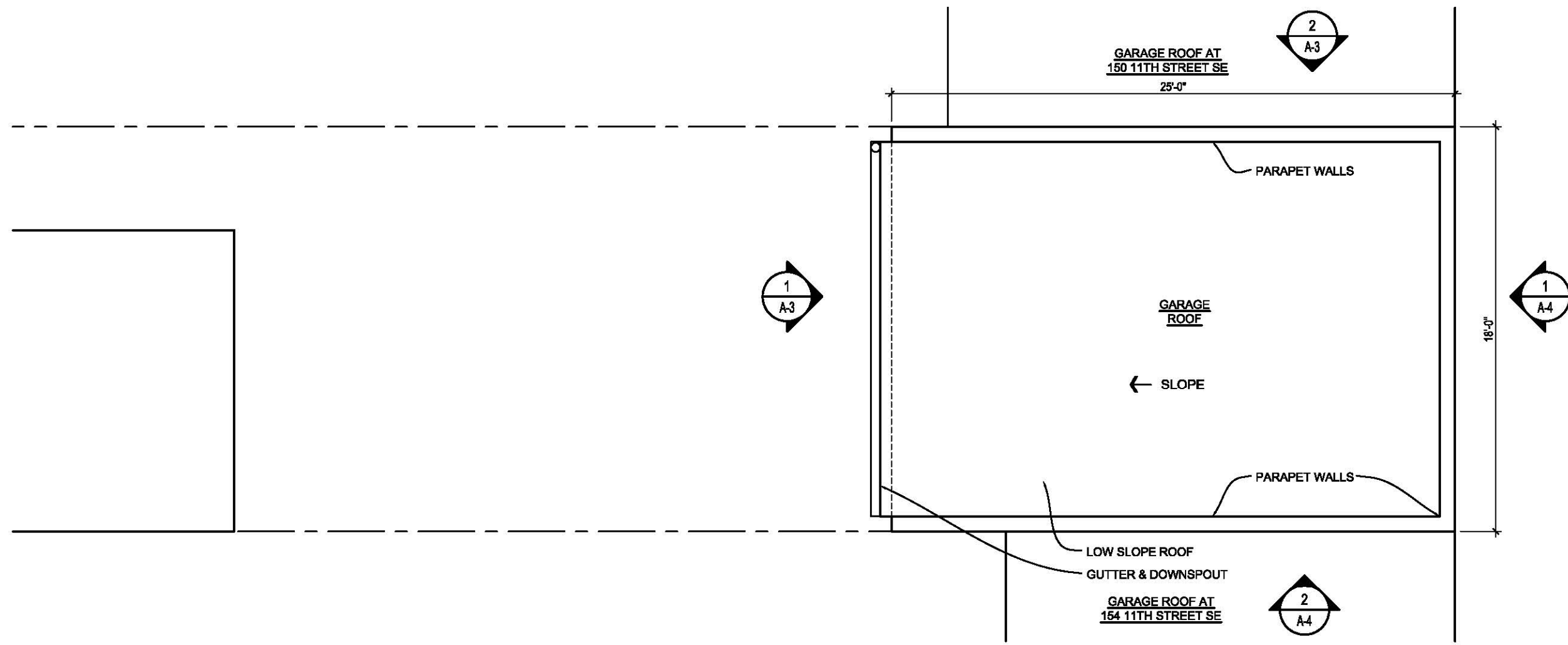
FIRST FLOOR PLAN

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



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

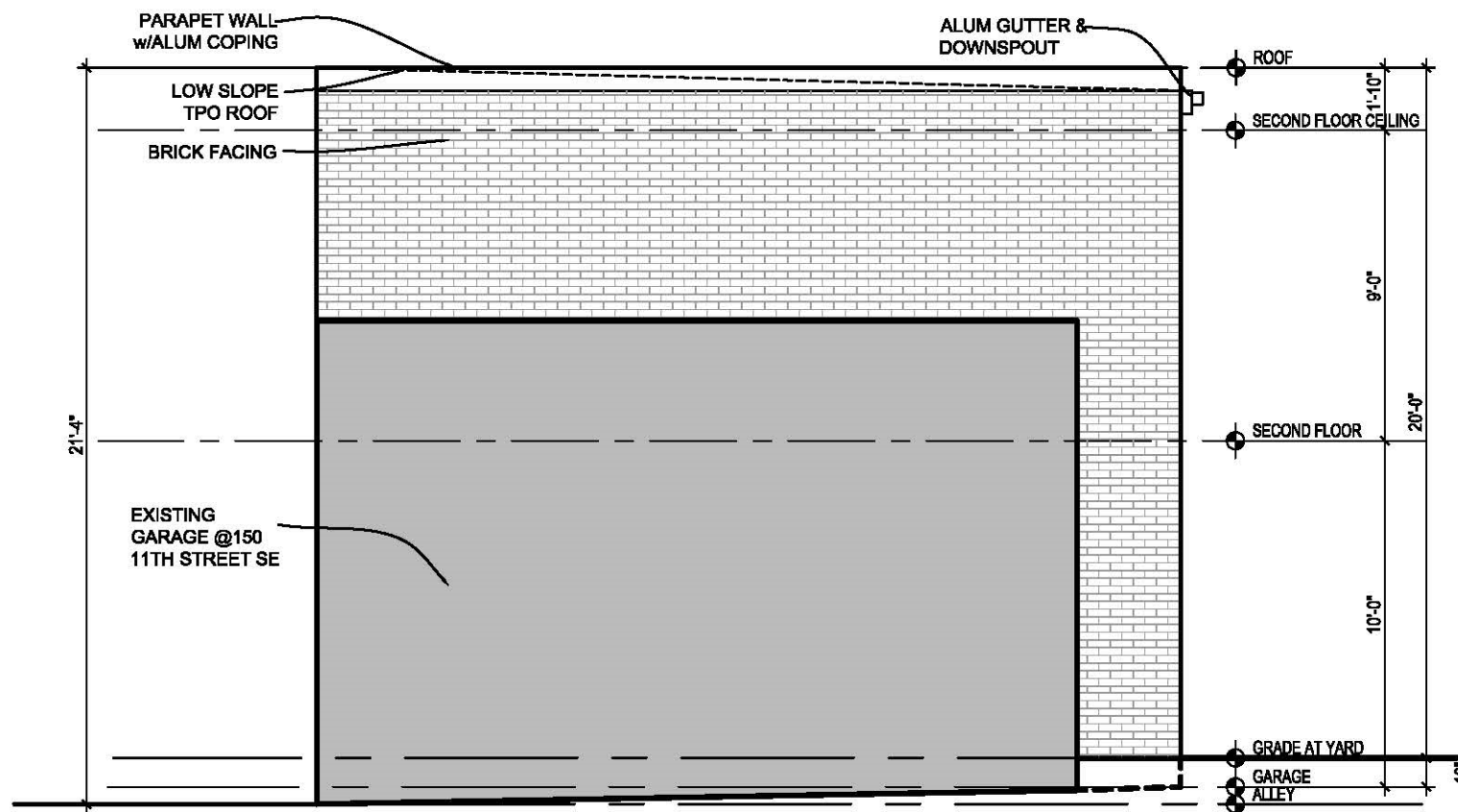
FIRST FLOOR PLAN  
SCALE:3/16"=1'-0"



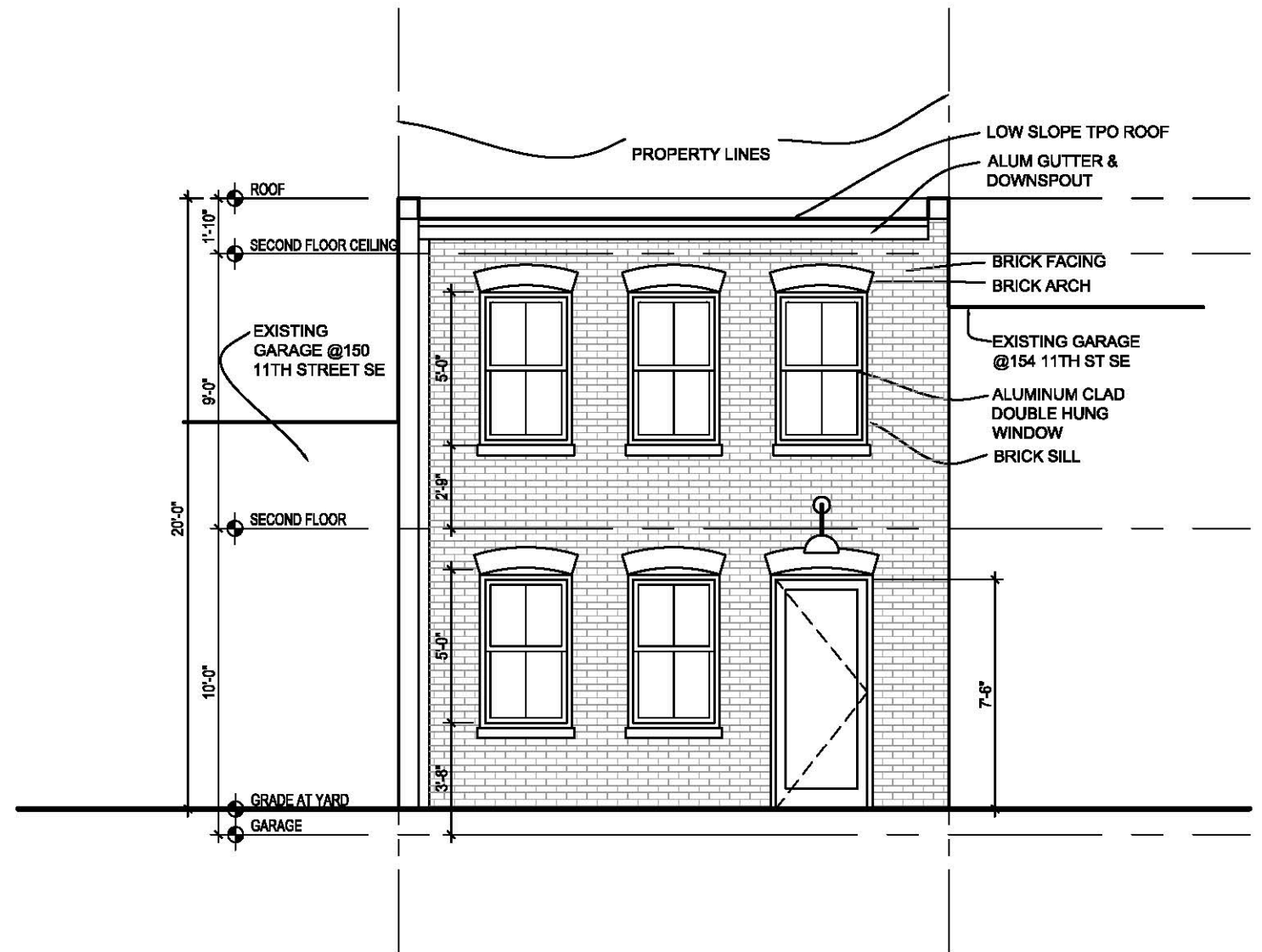
**ROOF PLAN**

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

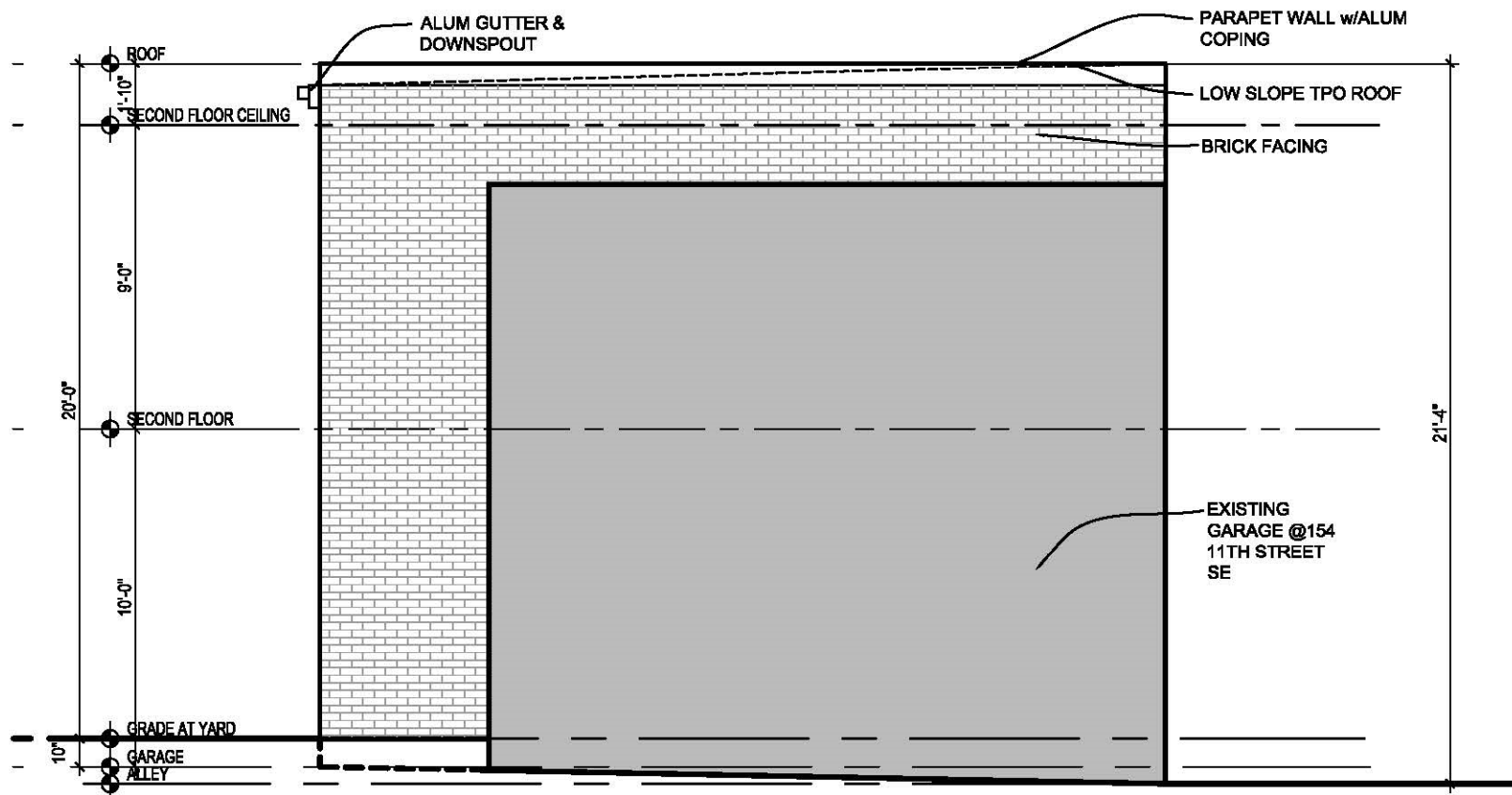




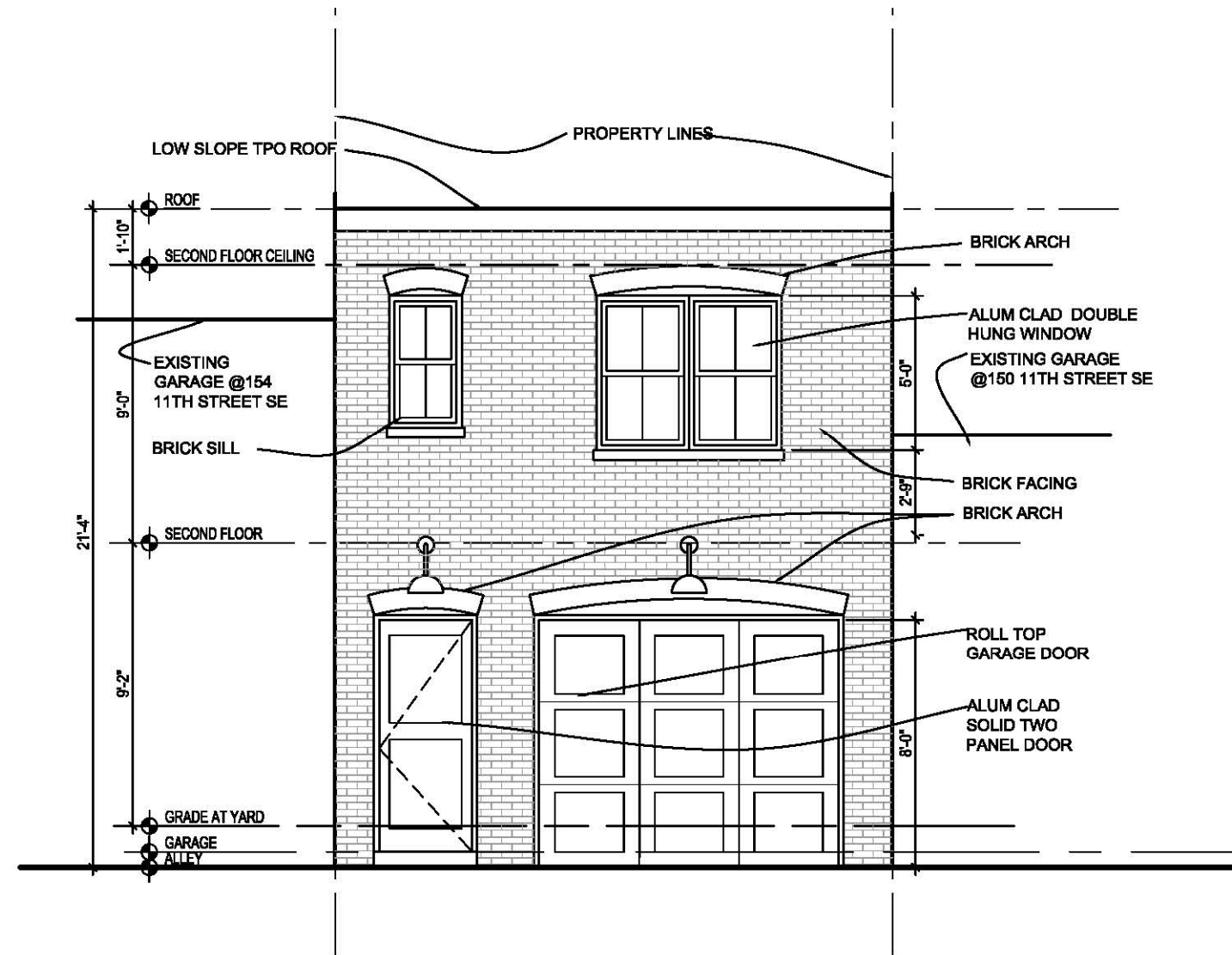
**2- NORTH ELEVATION**  
 SCALE:3/16"=1'-0"



**1- YARD (WEST) ELEVATION**  
 SCALE:3/16"=1'-0"



2- SOUTH ELEVATION  
SCALE:3/16"=1'-0"



1- ALLEY (EAST) ELEVATION  
SCALE:3/16"=1'-0"