

133 Kentucky Avenue SE – PORCH ENCLOSURE

Washington, DC 20002

BZA HPRB Concept Plans

August 4, 2021

OWNERS:

PHIL AND KJERSTEN DRAGER
133 KENTUCKY AVE SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

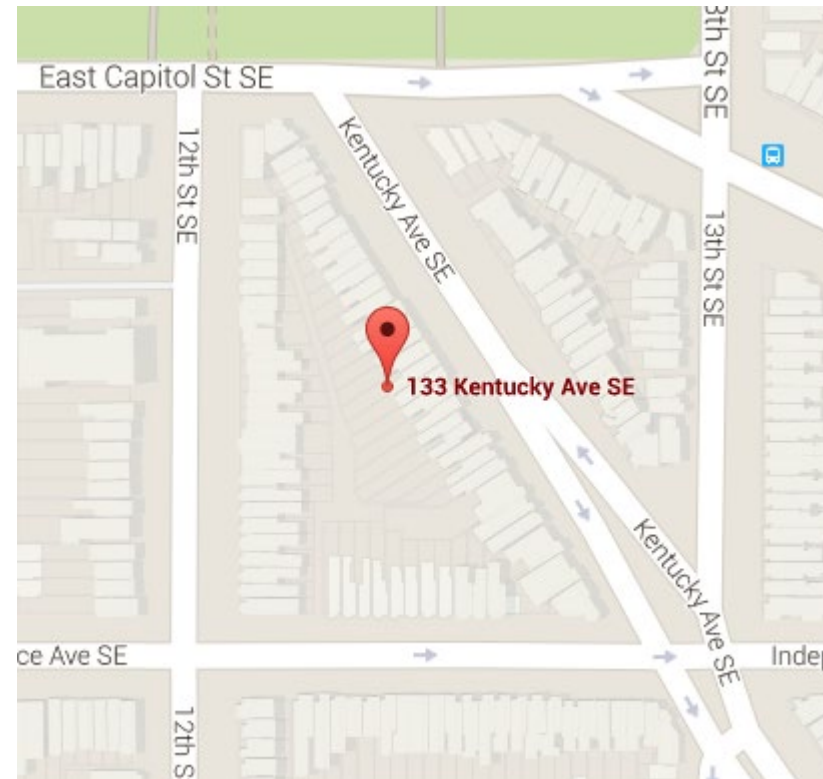
LOT: 0025
SQUARE: 0619
LOT AREA: 1692 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:

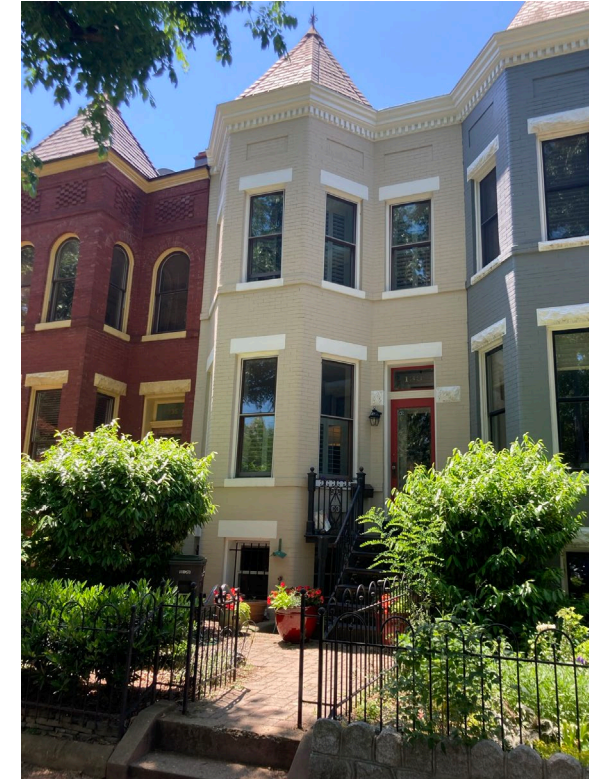
EXISTING COVERED PORCH TO BE ENCLOSED ON FIRST FLOOR

ZONING INFORMATION:

RELIEF NEEDED: Subtitle E §304.1 and 205.4



SITE MAP



EXISTING FRONT FACADE



EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	1144.8 SF	NO CHANGE	1015.2 SF
(Percentage)	67.7%	NO CHANGE	60%
Rear Yard	37.17'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25'-0"	NO CHANGE	35.0'
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	806 SF	NO CHANGE	N/A
First Floor	806 SF	980 SF	N/A
Second Floor	980 SF	NO CHANGE	N/A
Third Floor	N/A	N/A	N/A
Total	2592 SF	2766 SF	N/A
Garage	190 SF	NO CHANGE	N/A

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOS
- C-3 BLOCK PLAN
- C-4 SITE PLAN
- D-1 CELLAR DEMOLITION PLAN
- D-2 FIRST FLOOR DEMOLITION PLAN
- D-3 SECOND FLOOR EXISTING PLAN
- D-4 EXISTING EXTERIOR ELEVATIONS
- A-1 CELLAR FLOOR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS



EXISTING REAR YARD

Board of Zoning Adjustment
District of Columbia
CASE NO. 20014
EXHIBIT NO. 6



NEIGHBORS TO THE NORTH



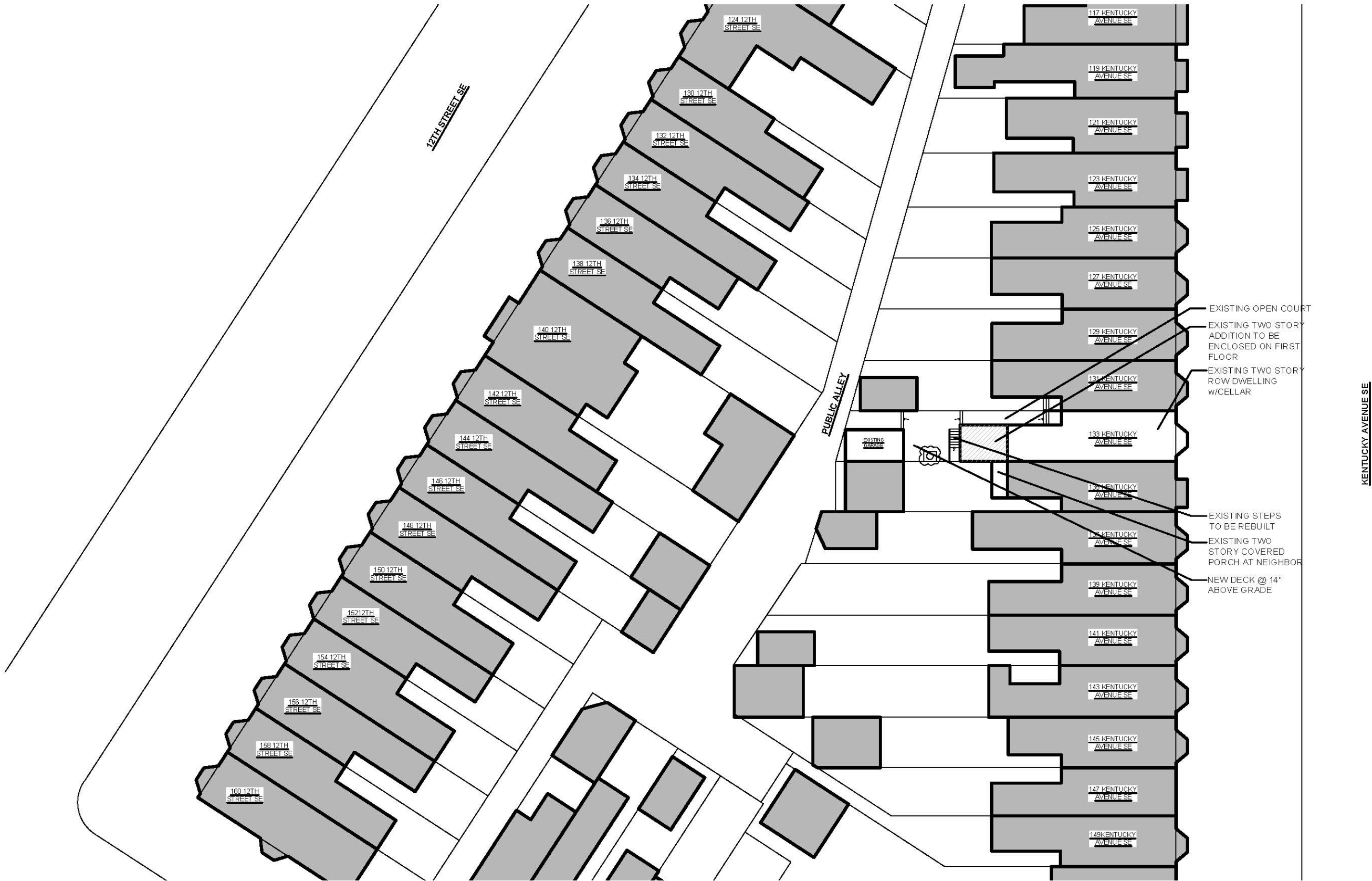
EXISTING DOGLEG



EXISTING 1ST FLOOR PORCH



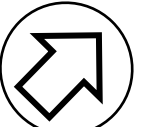
NEIGHBORS TO THE SOUTH



- EXISTING OPEN COURT
- EXISTING TWO STORY ADDITION TO BE ENCLOSED ON FIRST FLOOR
- EXISTING TWO STORY ROW DWELLING w/CELLAR
- EXISTING STEPS TO BE REBUILT
- EXISTING TWO STORY COVERED PORCH AT NEIGHBOR
- NEW DECK @ 14" ABOVE GRADE

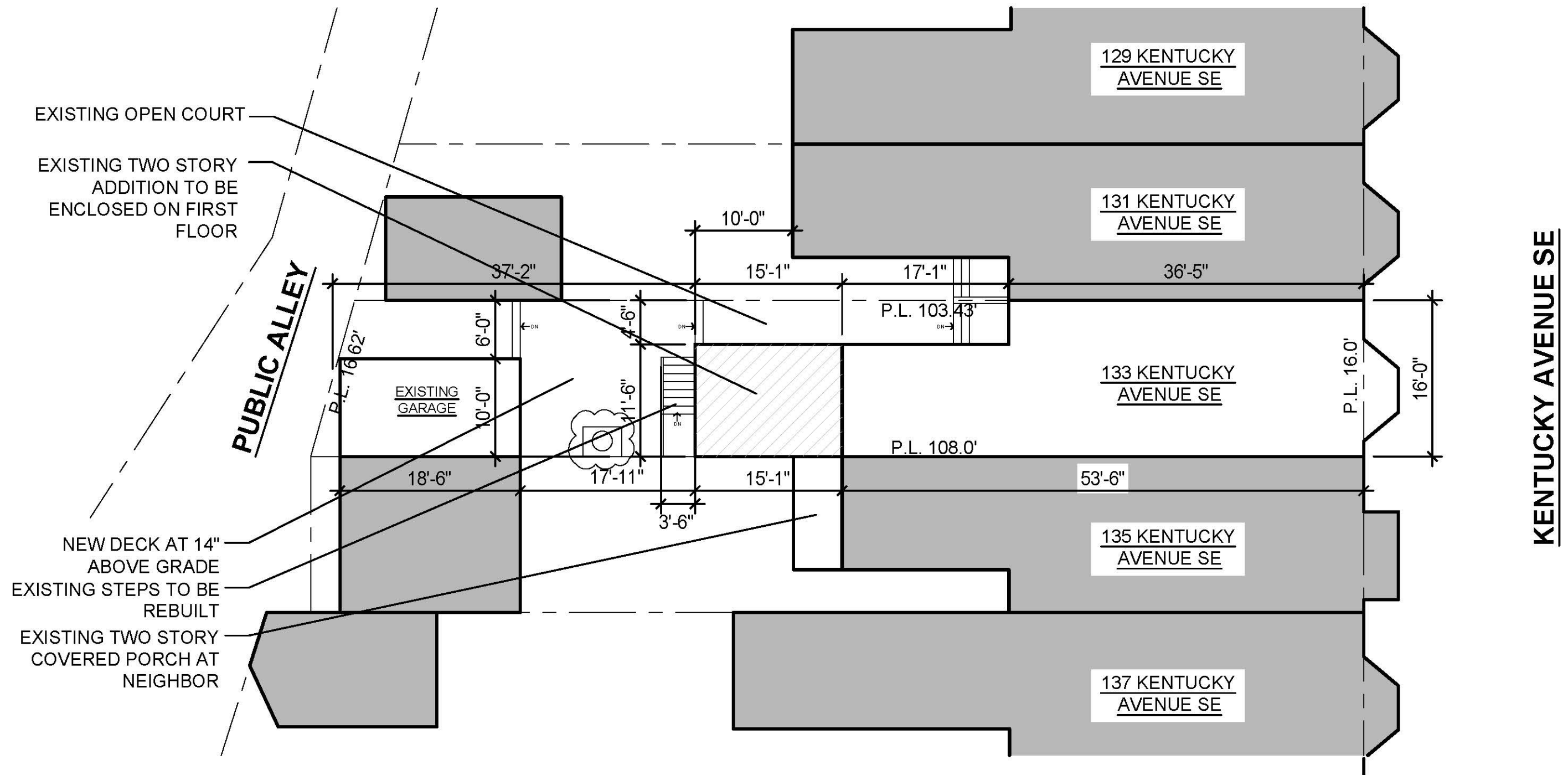
1
C-3

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



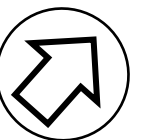
133 Kentucky Ave SE - BLOCK PLAN

C-3

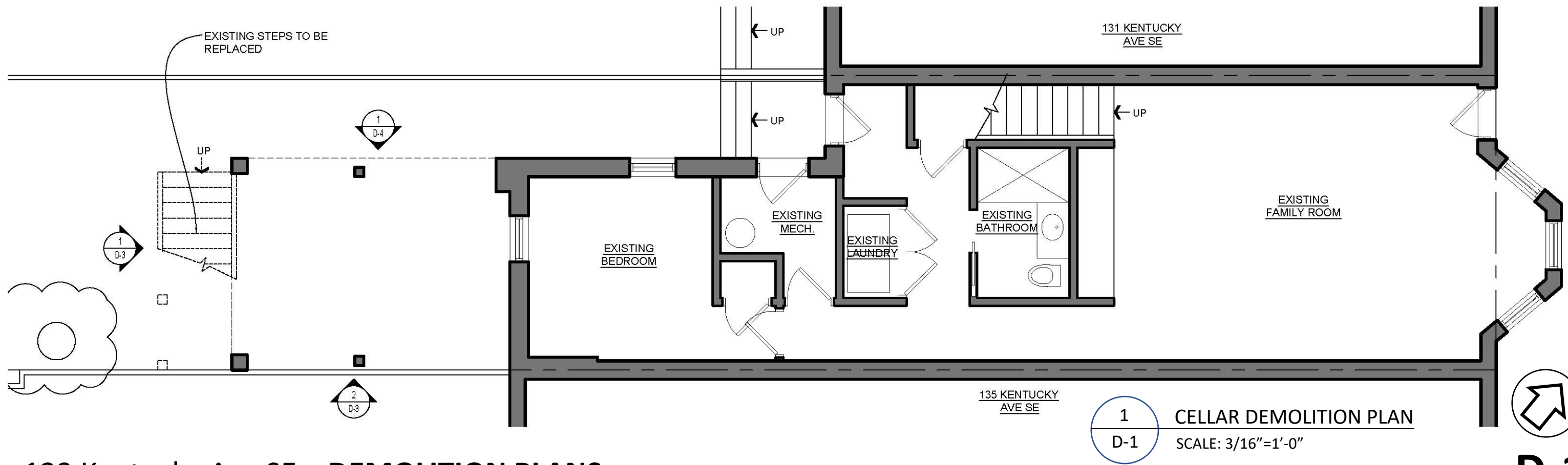
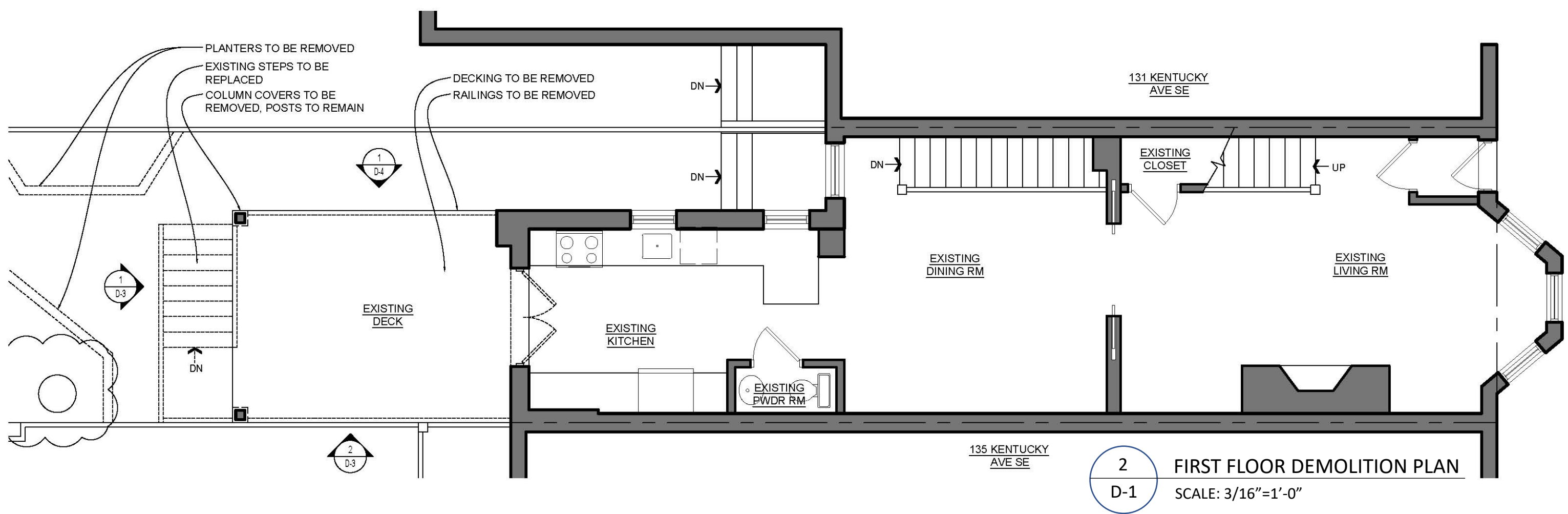


133 Kentucky Ave SE - **SITE PLAN**

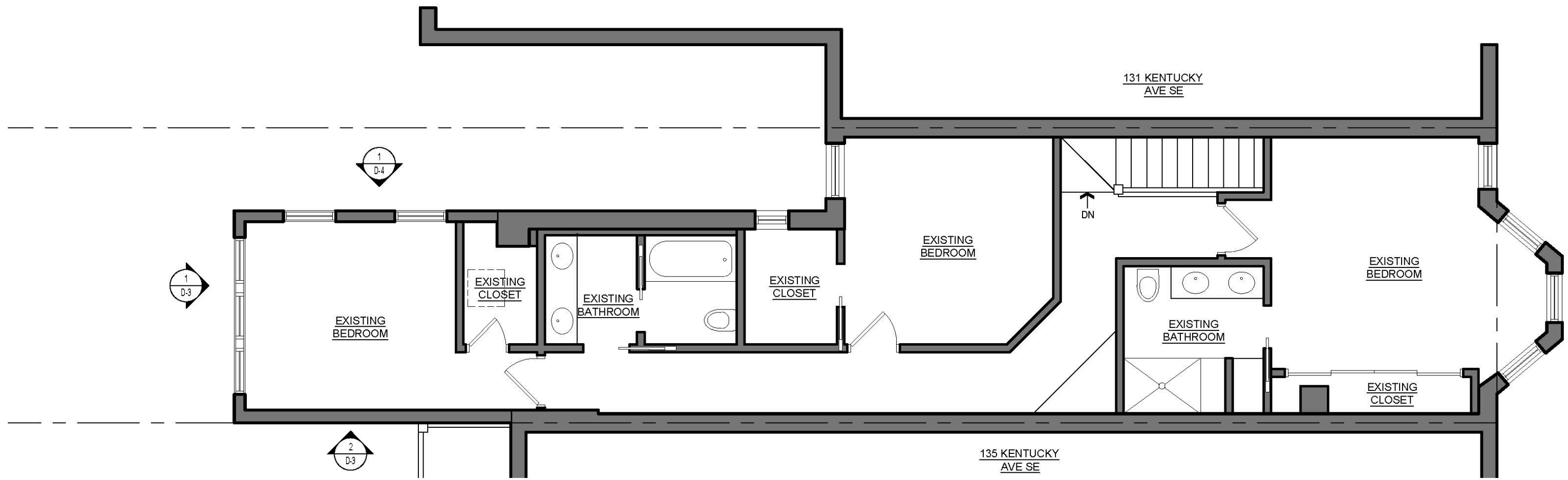
1 SITE PLAN
 C-4 SCALE: 3/32" = 1'-0"



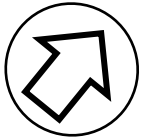
C-4

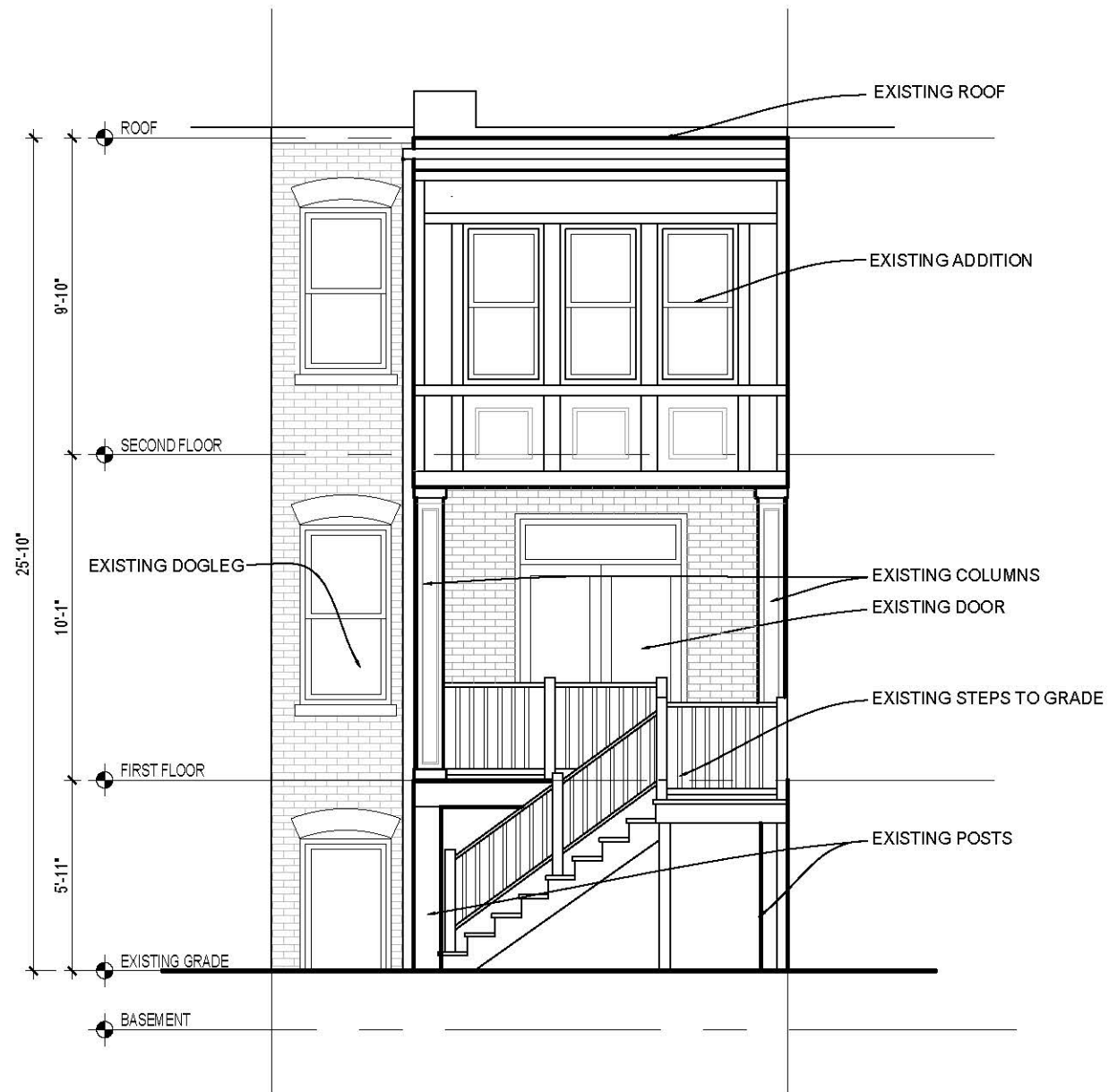


133 Kentucky Ave SE – DEMOLITION PLANS

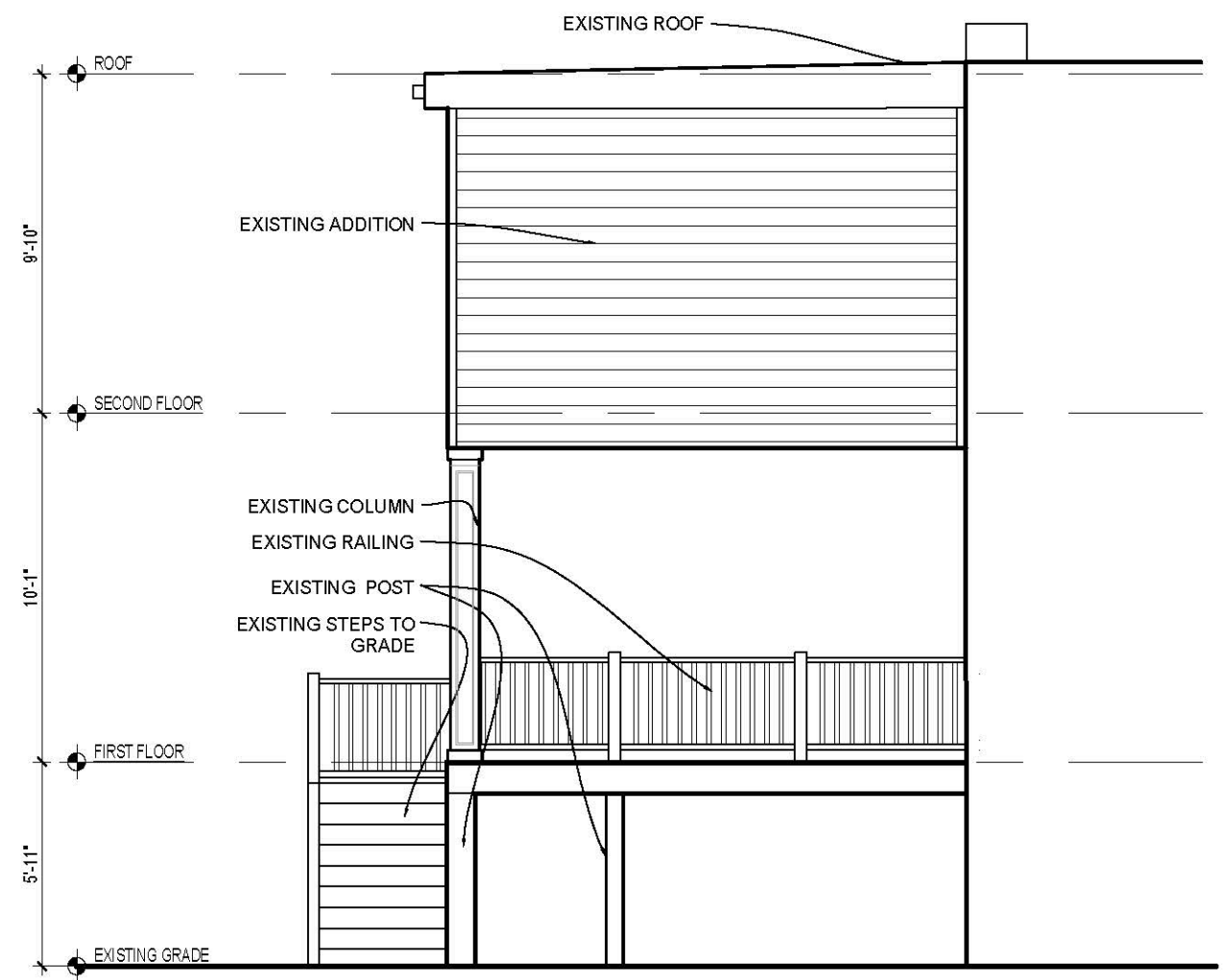


1 SECOND FLOOR EXISTING PLAN
 D-2 SCALE: 3/16"=1'-0"





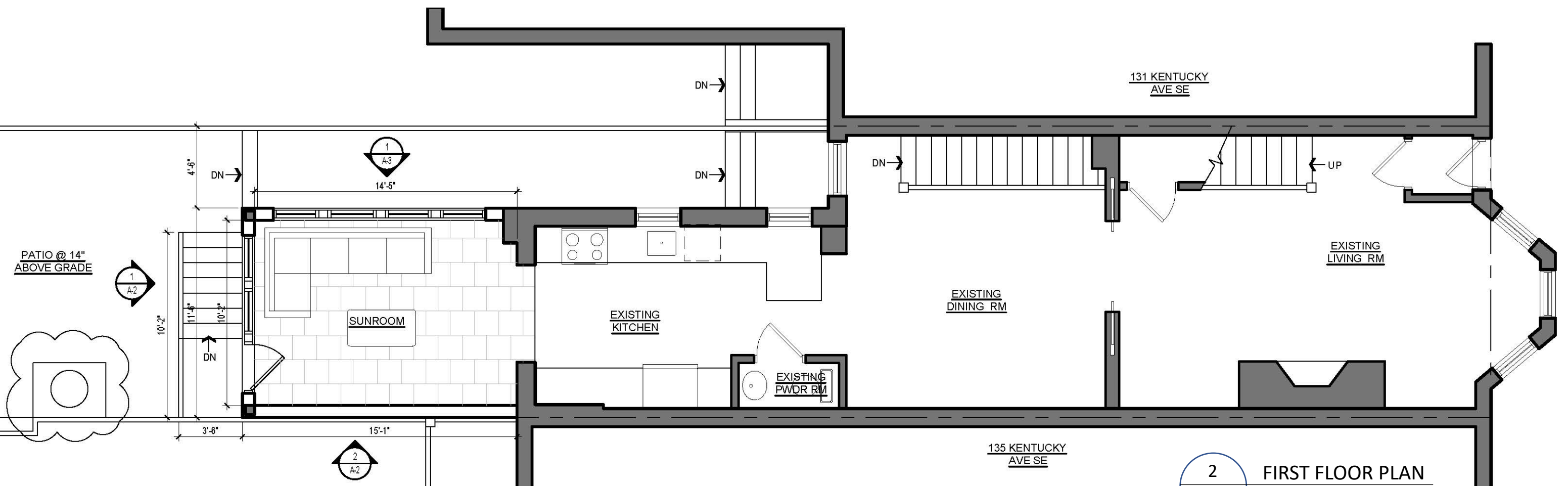
1 EXISTING REAR ELEVATION
D-3 SCALE: 3/16"=1'-0"



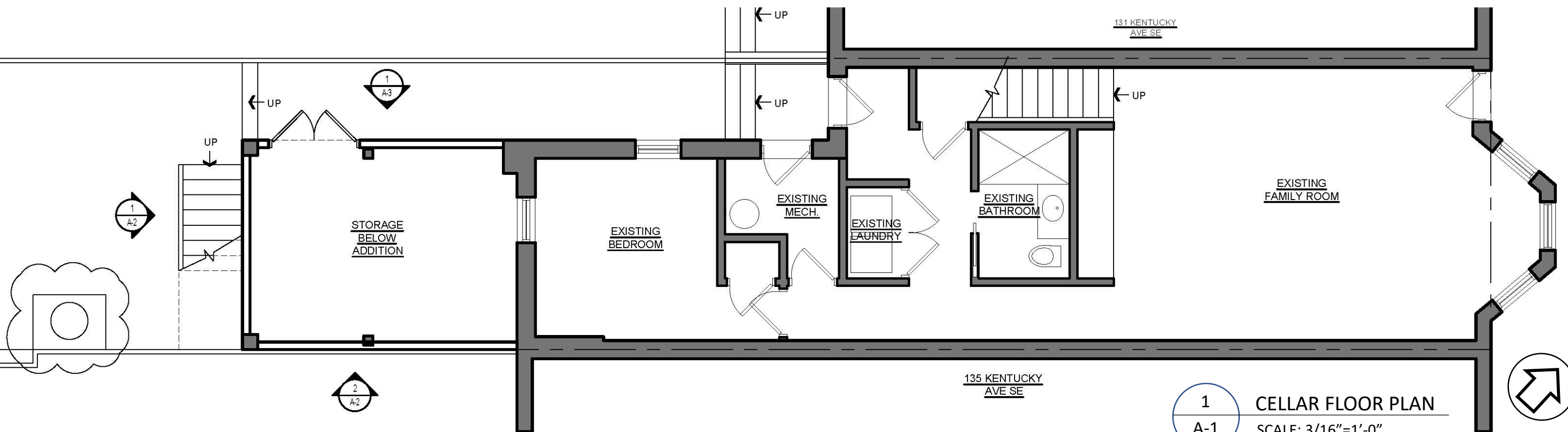
2 EXISTING SOUTH ELEVATION
D-3 SCALE: 3/16"=1'-0"



1 EXISTING NORTH ELEVATION
 D-4 SCALE: 3/16"=1'-0"

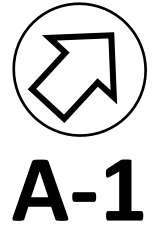


2 FIRST FLOOR PLAN
A-1 SCALE: 3/16"=1'-0"

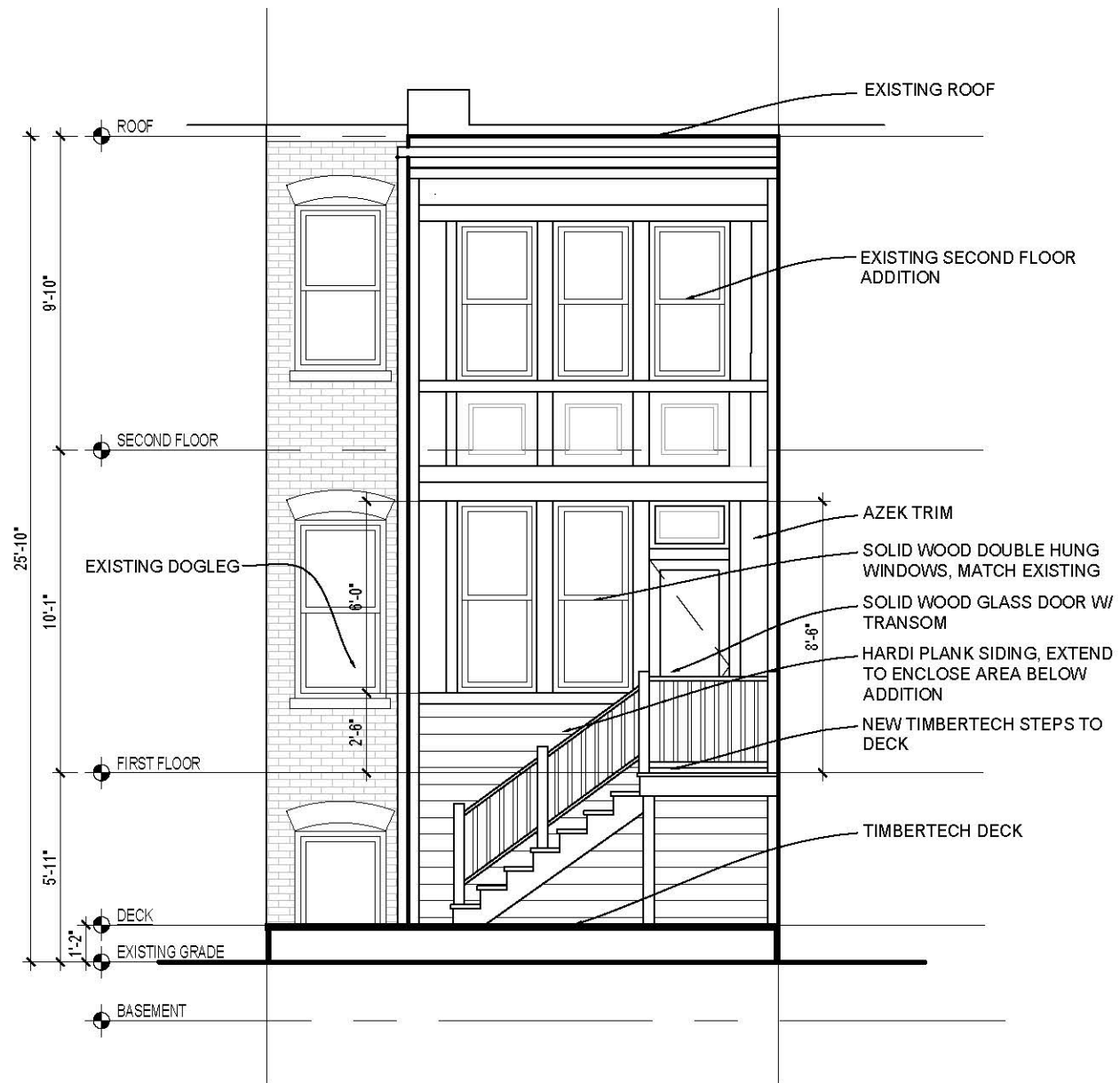


1 CELLAR FLOOR PLAN
A-1 SCALE: 3/16"=1'-0"

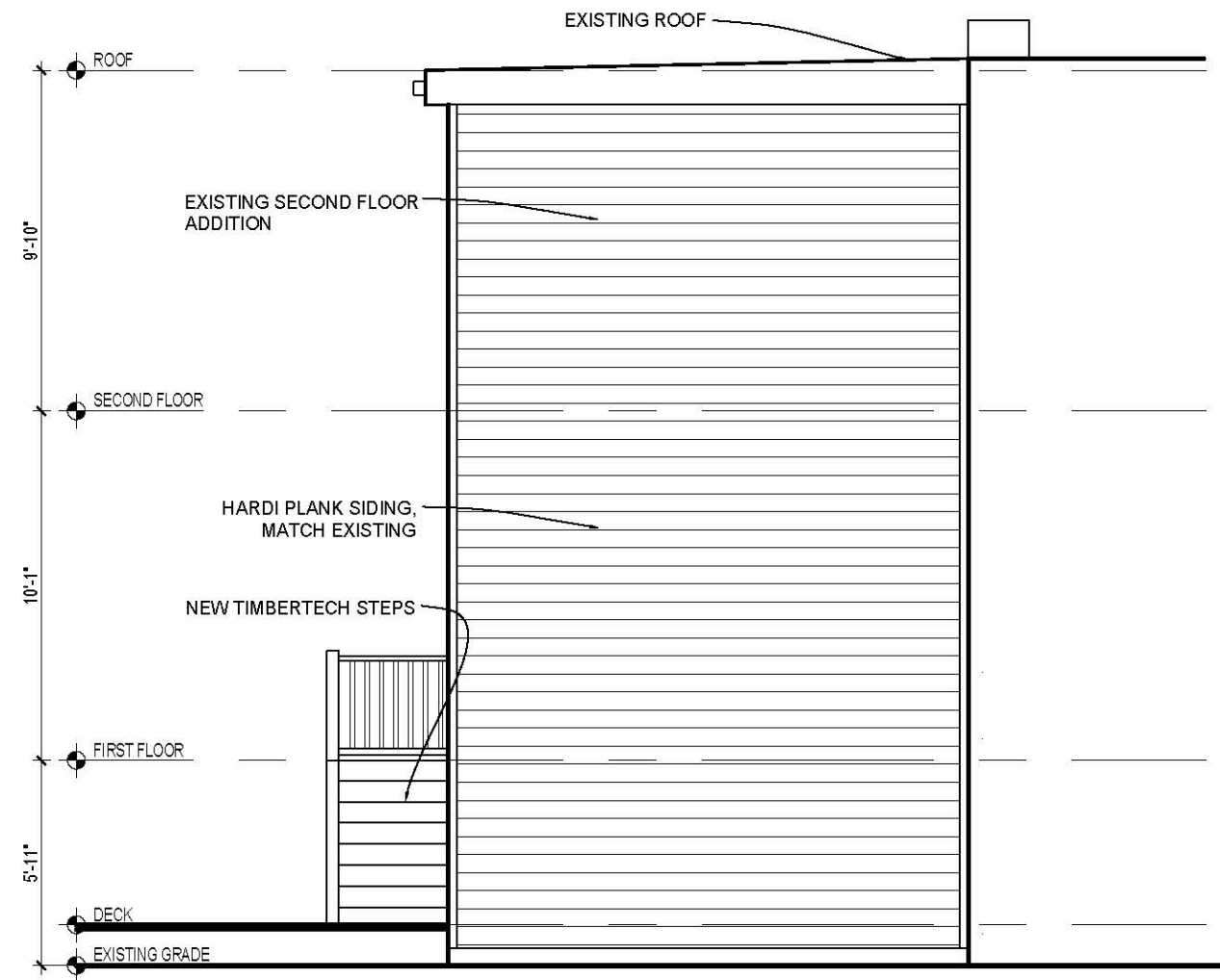
133 Kentucky Ave SE- NEW WORK PLANS



A-1



1 PROPOSED REAR ELEVATION
A-2 SCALE: 3/16"=1'-0"



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



1 PROPOSED NORTH ELEVATION
 A-3 SCALE: 3/16"=1'-0"