

639 A Street SE – CARRIAGE HOUSE

Washington, DC 20003

BZA Plans

May 23, 2022

OWNER:

JESSICA BACHAY AND HAIDER HAIMUS
639 A STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

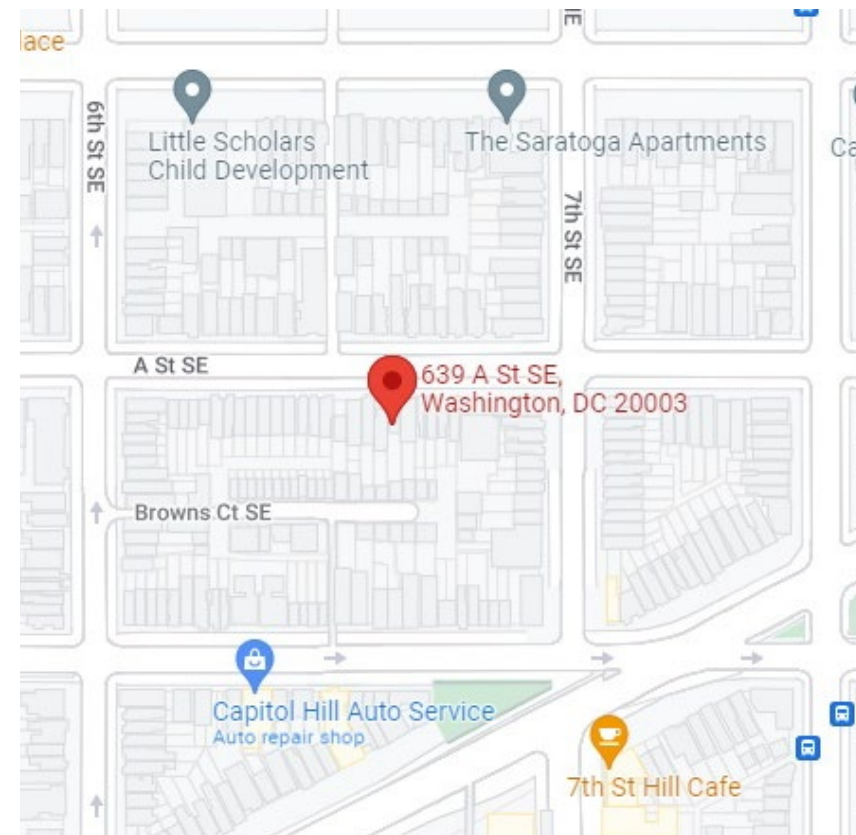
LOT: 0113
SQUARE: 0870
LOT AREA: 2703 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY ROW DWELLING, SINGLE-FAMILY DWELLING
PROPOSED: TWO STORY PLUS CELLAR ROW DWELLING, TWO FAMILY FLAT

PROJECT DESCRIPTION:

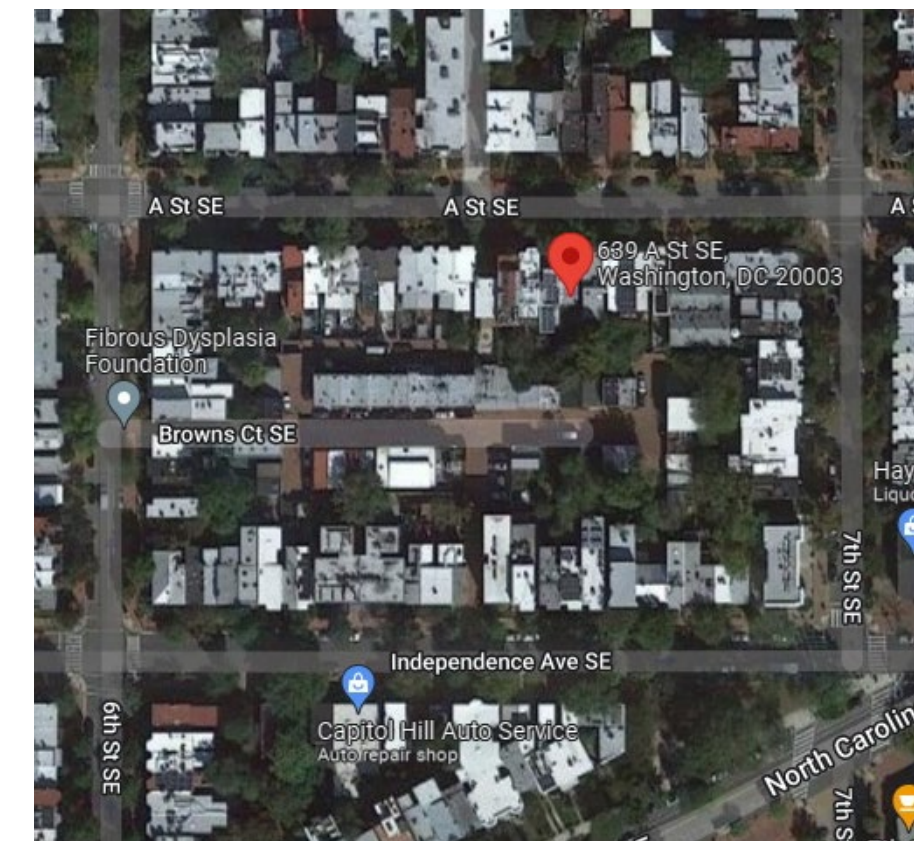
NEW TWO-STORY CARRIAGE HOUSE AT REAR W/ ACCESSORY APARTMENT

ZONING INFORMATION:

RELIEF NEEDED: Subtitle E §5003.1 & Subtitle U §301.1(e)



SITE MAP



SATELLITE MAP

	Existing	Proposed	Allowable
Lot Coverage	1305.4 SF	1618.6 SF	1621.8 SF
(Percentage)	48.3%	59.9%	60%
Rear Yard	72.92'	70.0'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	26'-4"	12'-0"	N/A
Height	20'-4"	NO CHANGE	35.0'
Stories	2	2+CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	964 SF	N/A
First Floor	790 SF	964 SF	N/A
Second Floor	523 SF	964 SF	N/A
Third Floor	N/A	N/A	N/A
Total	1313 SF	2892 SF	N/A
GARAGE	436.9 SF	575.9 SF/FLOOR	N/A

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOS
- C-3 BLOCK PLAN
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- D-1 DEMOLITION PLAN
- A-1 GARAGE PLANS
- A-2 GARAGE ROOF PLAN
- A-3 EXTERIOR ELEVATIONS



EXISTING FRONT FACADE



EXISTING REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO 22002
EXHIBIT NO-6



EXISTING GARAGE/REAR YARD



PUBLIC ALLEY LOOKING WEST



PUBLIC ALLEY LOOKING EAST



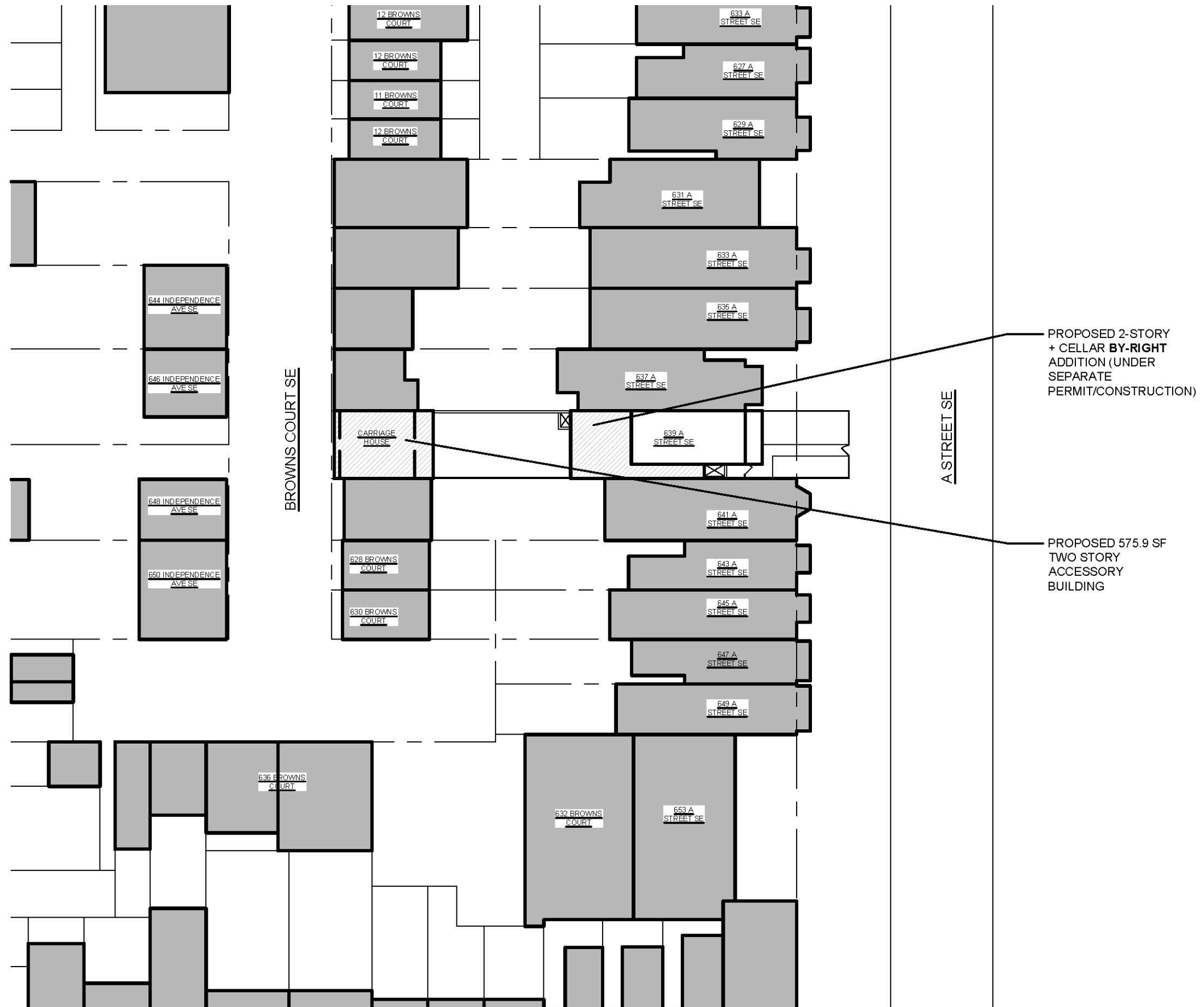
VIEW DOWN ALLEY LOOKING WEST



EXISTING ALLEY/GARAGE



REAR VIEW LOOKING EAST



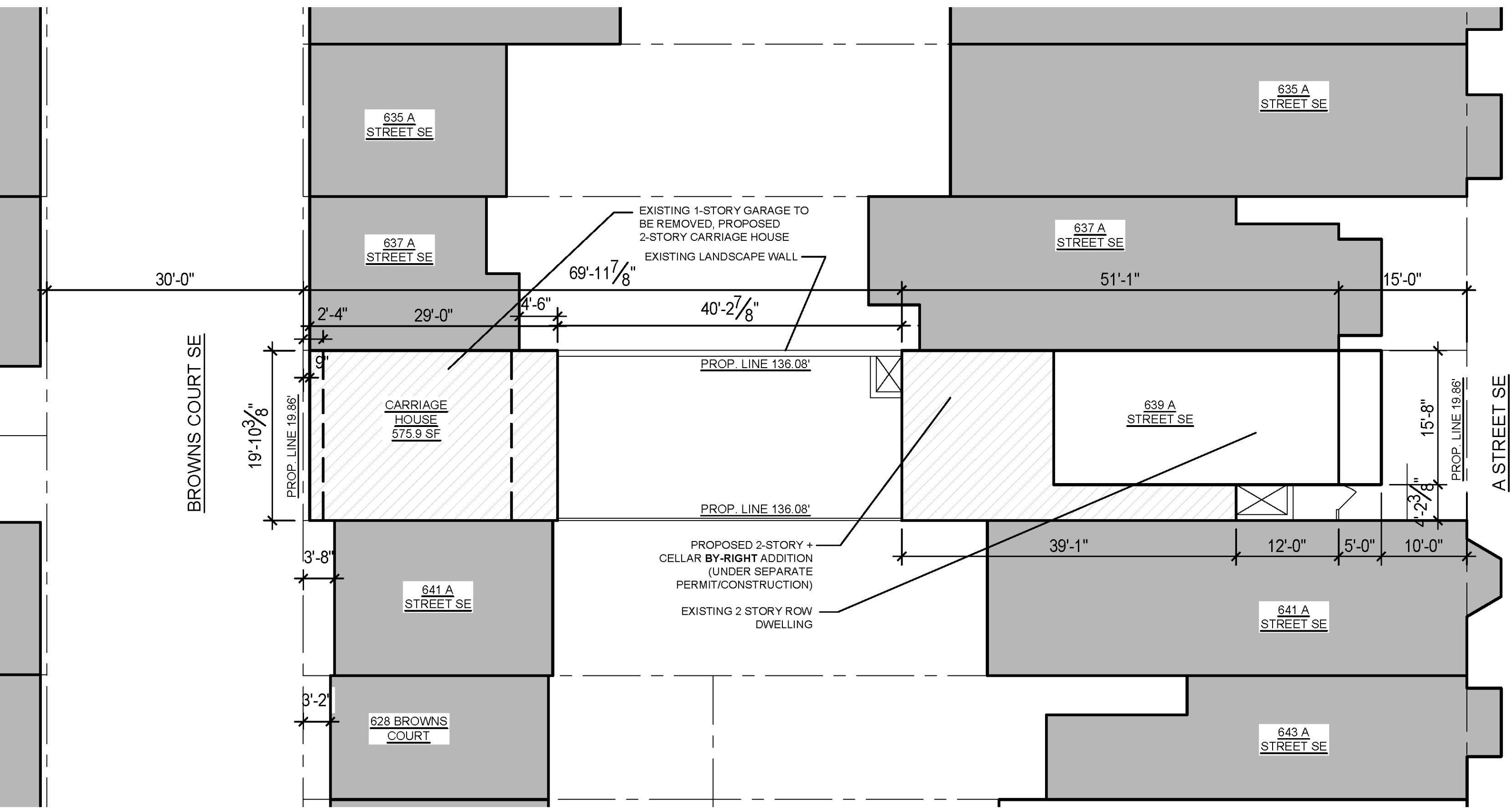
1
C-4

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



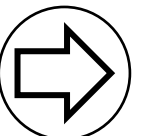
C-3

639 A STREET SE – BLOCK PLAN



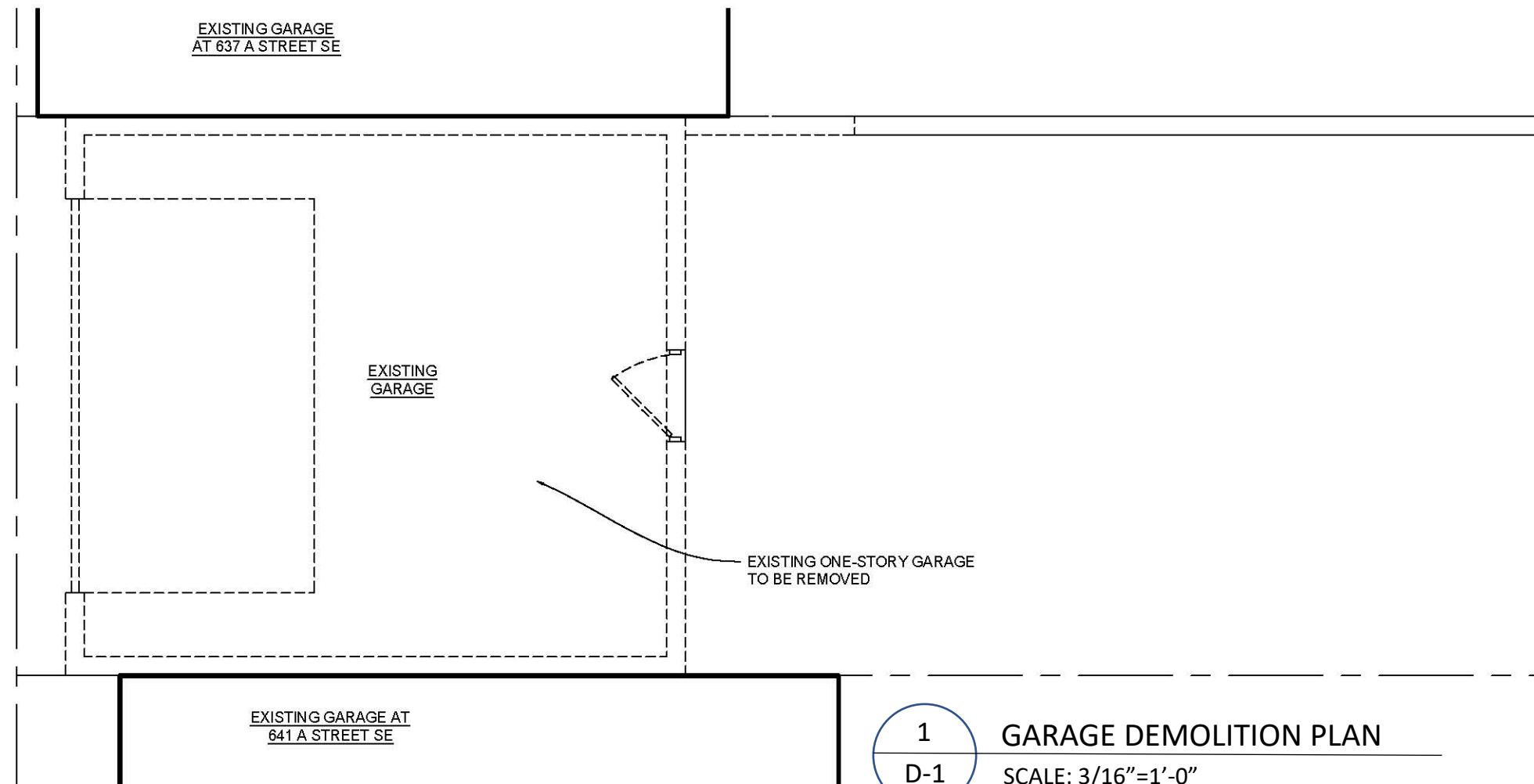
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C-4

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



C-4

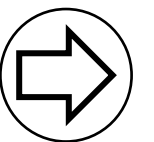
639 A STREET SE – SITE PLAN



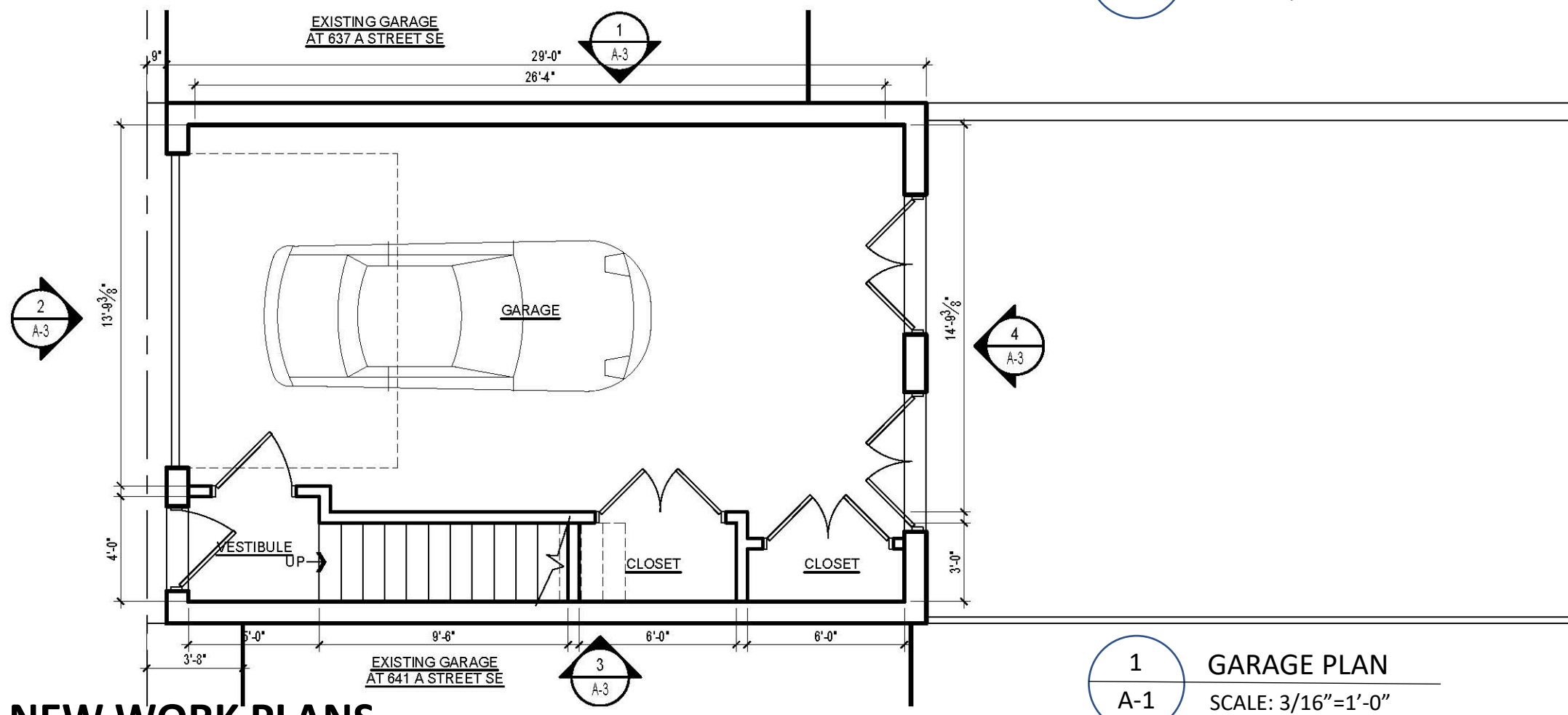
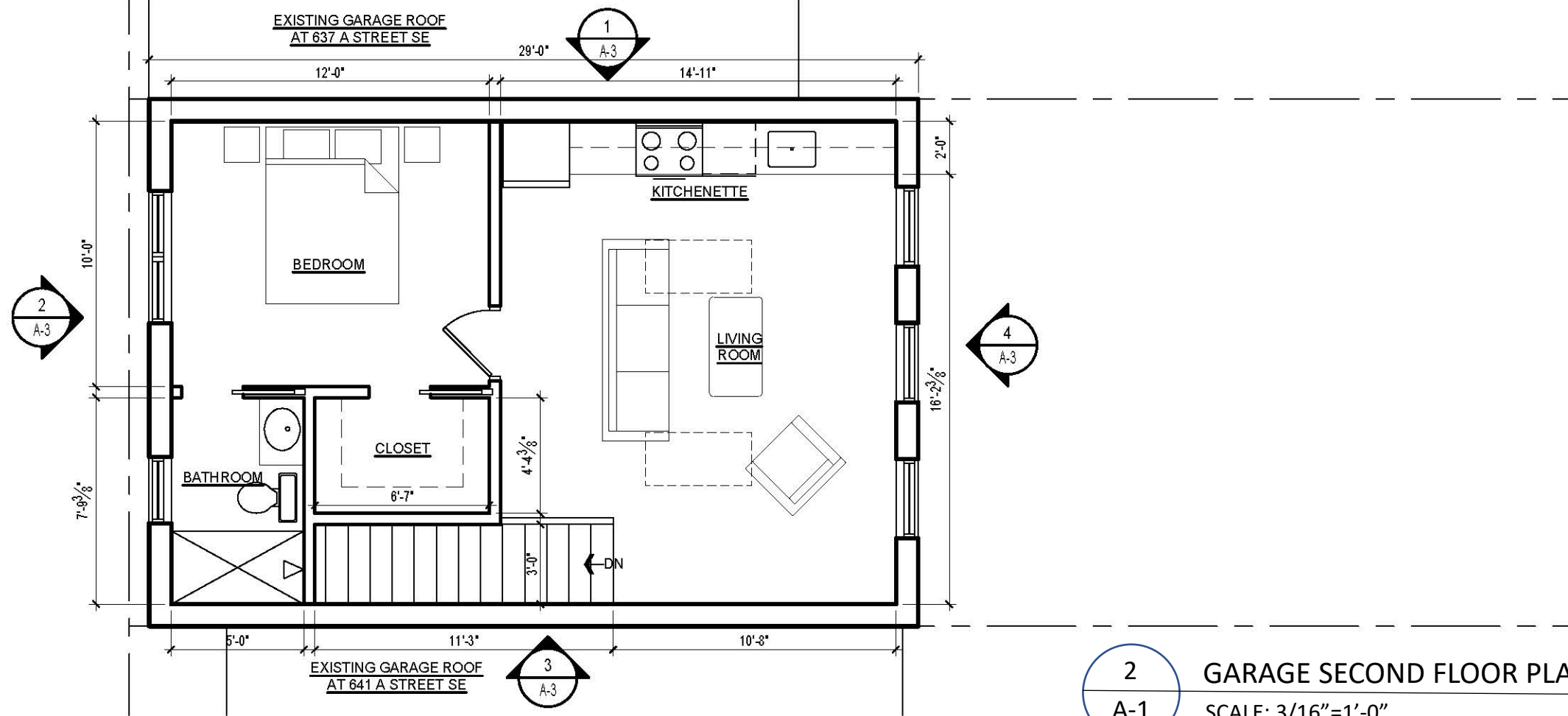
639 A STREET SE – DEMOLITION PLAN

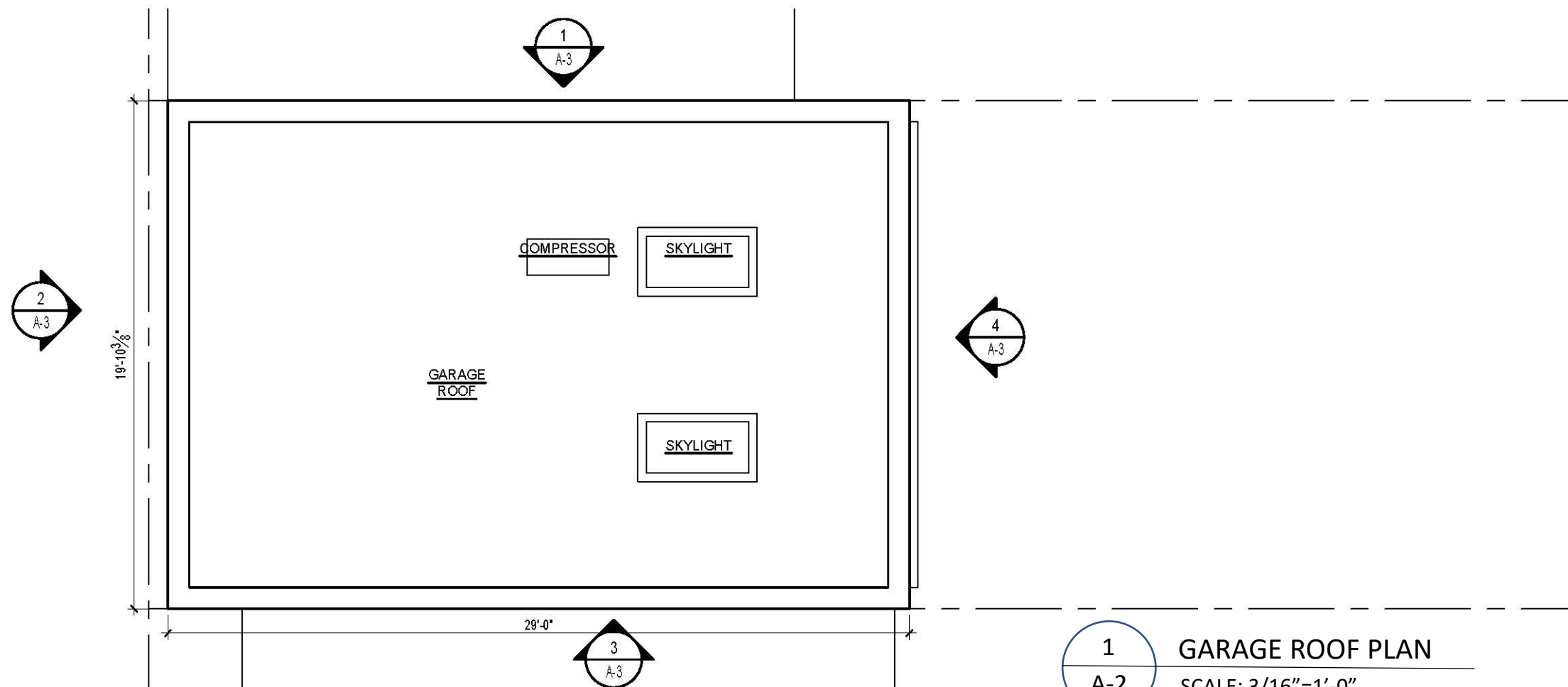
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D-1

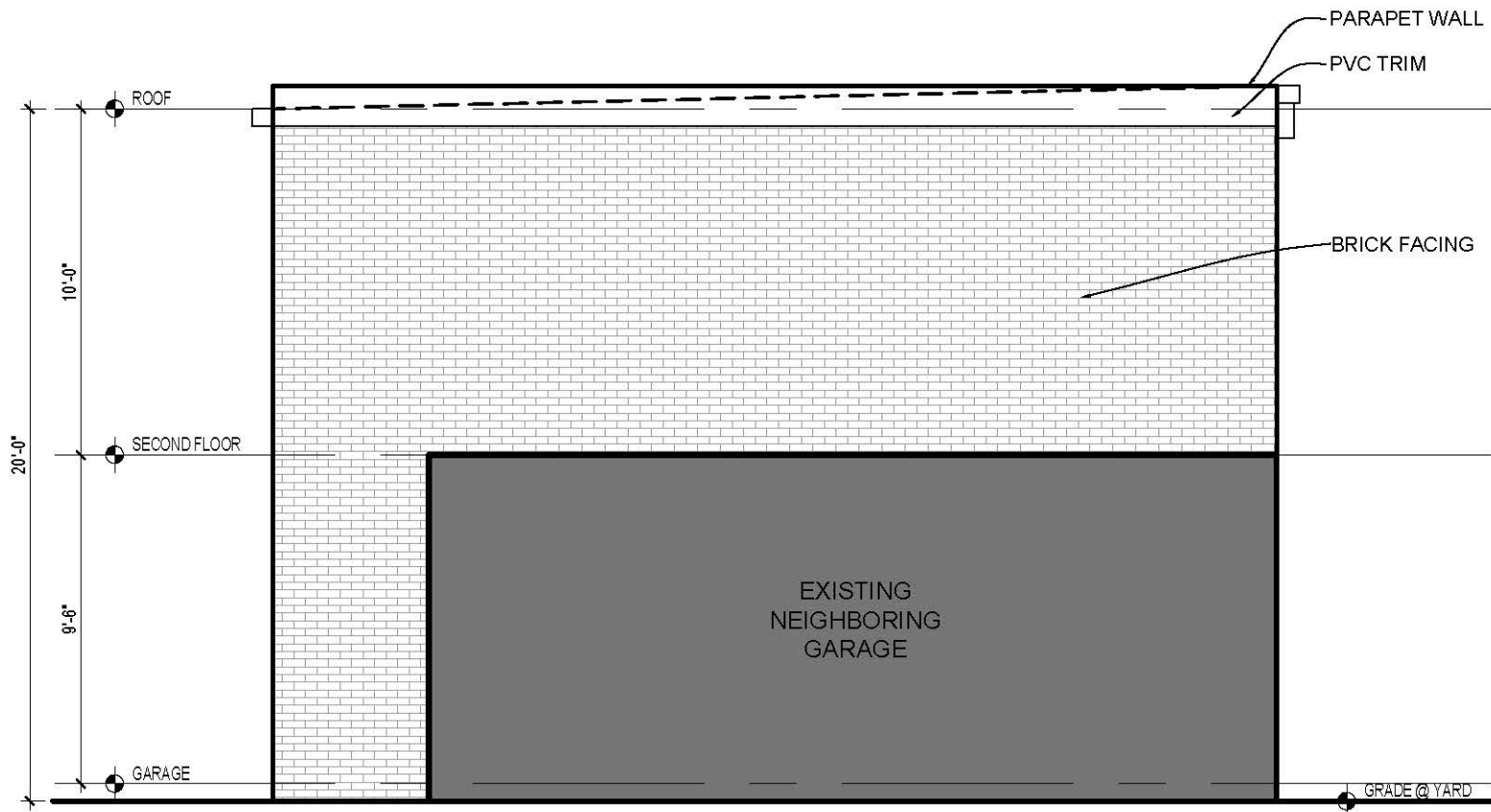
GARAGE DEMOLITION PLAN
SCALE: 3/16"=1'-0"



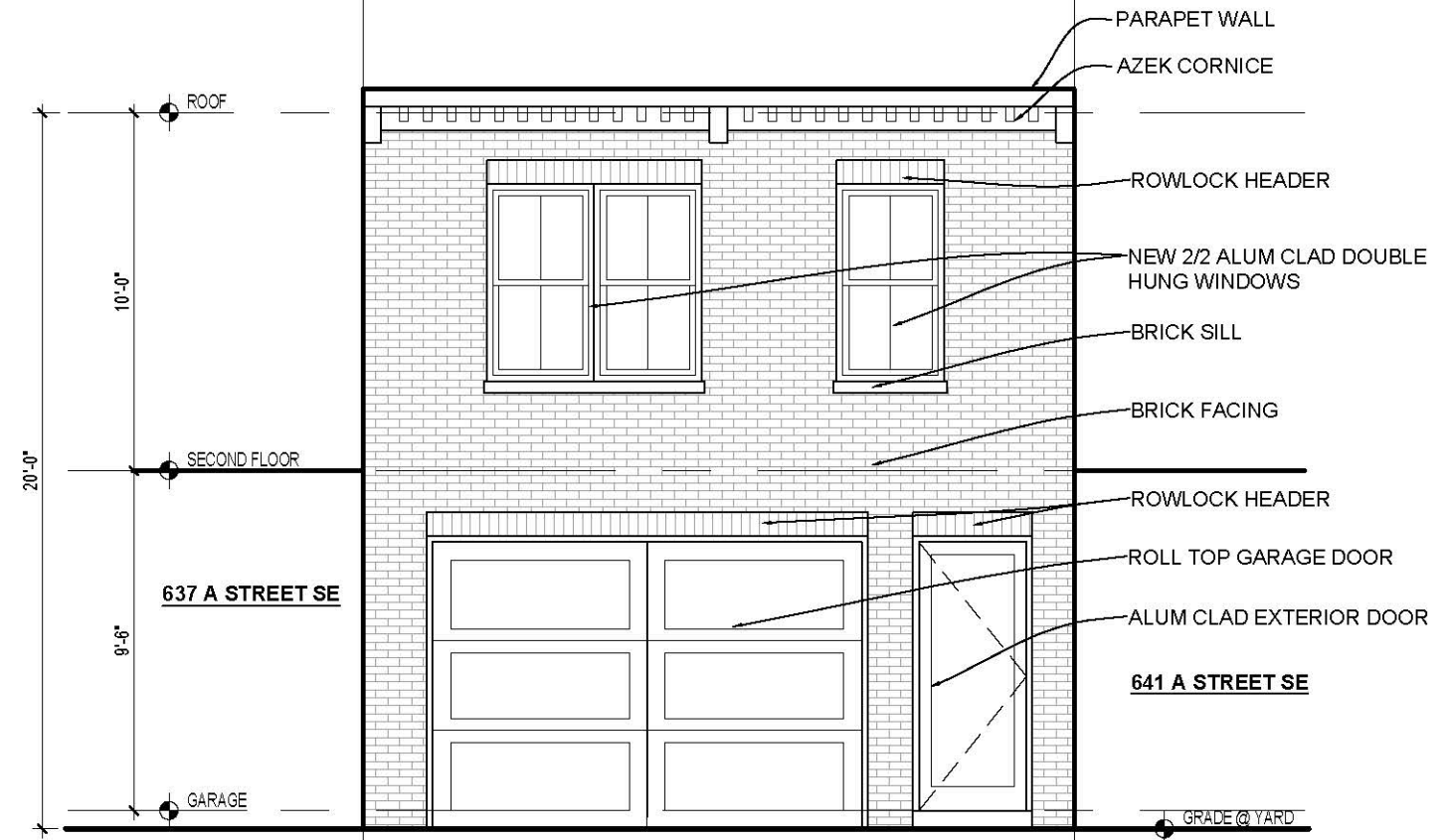
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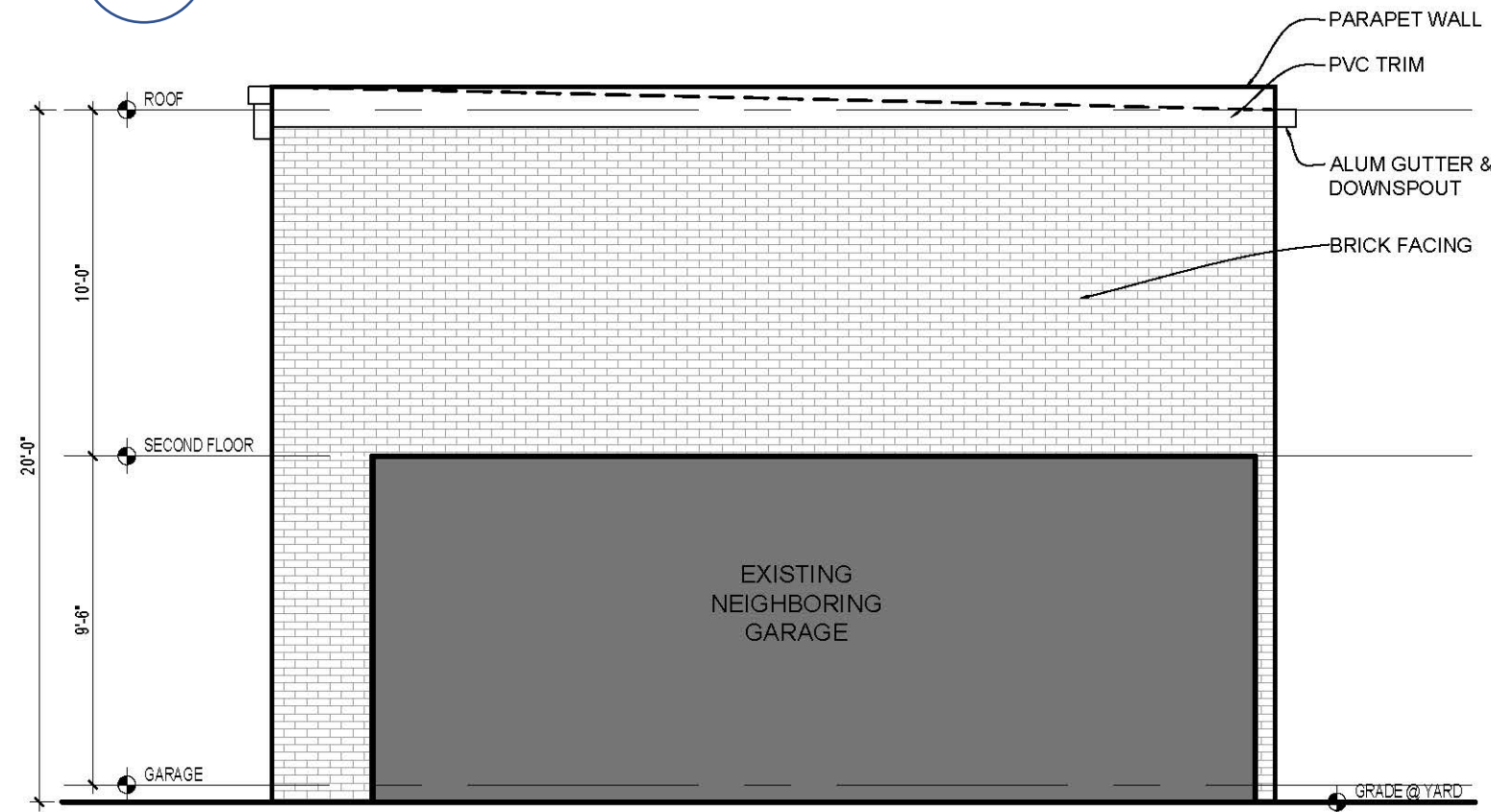




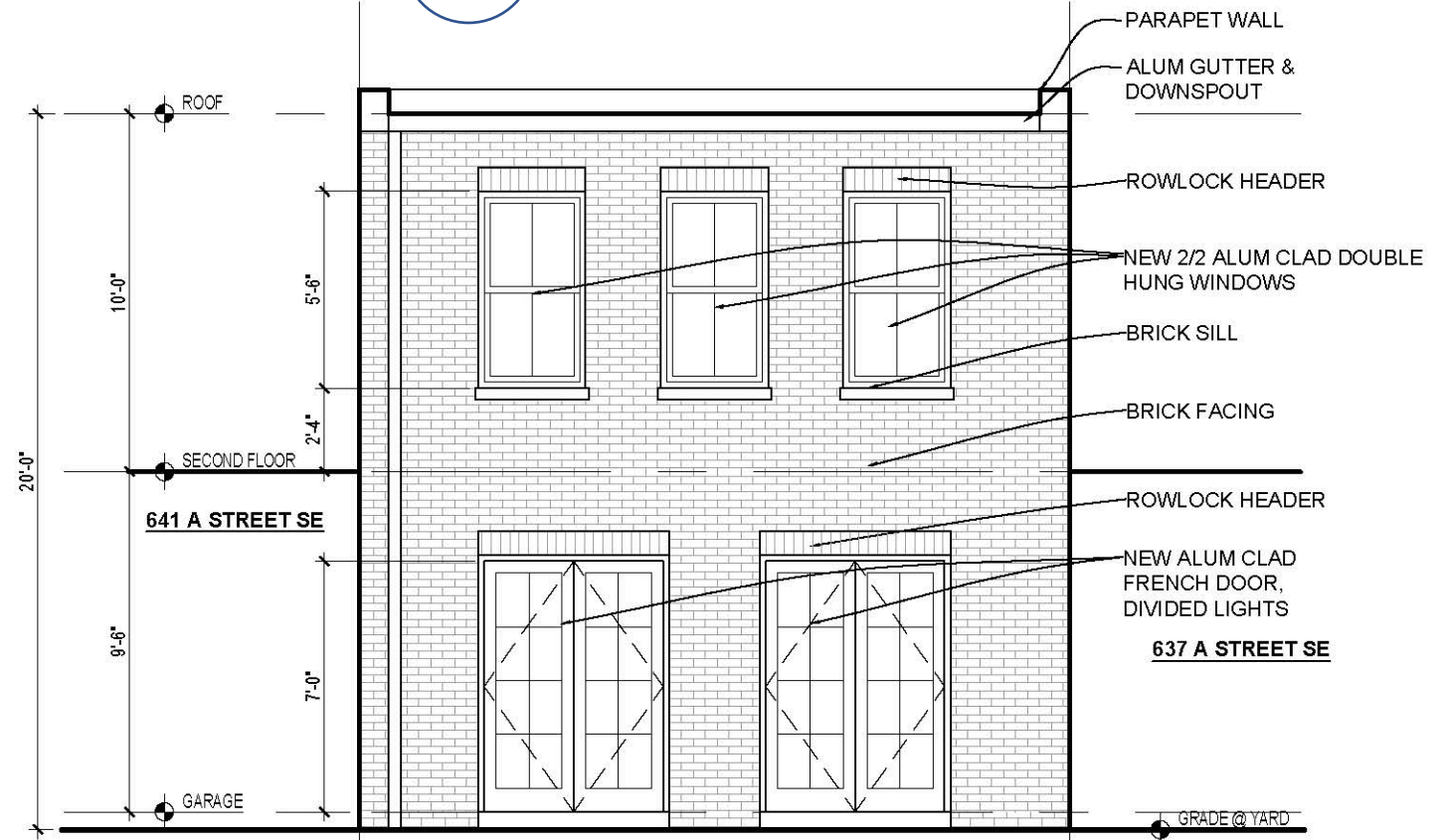
1 GARAGE WEST ELEVATION
A-3 SCALE: 3/16"=1'-0"



2 GARAGE ALLEY ELEVATION
A-3 SCALE: 3/16"=1'-0"



3 GARAGE EAST ELEVATION
A-3 SCALE: 3/16"=1'-0"



4 GARAGE YARD ELEVATION
A-3 SCALE: 3/16"=1'-0"

639 A STREET SE – EXTERIOR ELEVATIONS