

KOOI RESIDENCE

321 D ST. SE WASHINGTON, DC 20003

Date: 12/27/2024
Phase: BZA PACKAGE

740 7th Street, SE
Washington, DC 20003
P 202.422.7372



PROJECT DATA:

ADDRESS: 321 D ST. SE WASHINGTON, DC 20003

SQUARE, LOT: 0793, 0038
EX. LOT AREA: 1,466 SF
EX. HOUSE AREA: 1,623SF
PROPOSED HOUSE AREA: 2,162 SF

ZONE: RF-1
EXISTING TWO-STORY ROW DWELLING

EXISTING LOT COVERAGE: 616 SF = 42%
PROPOSED LOT COVERAGE: 893 SF= 61%

EXISTING REAR YARD: +/- 63.82'
PROPOSED REAR YARD: 42.82'

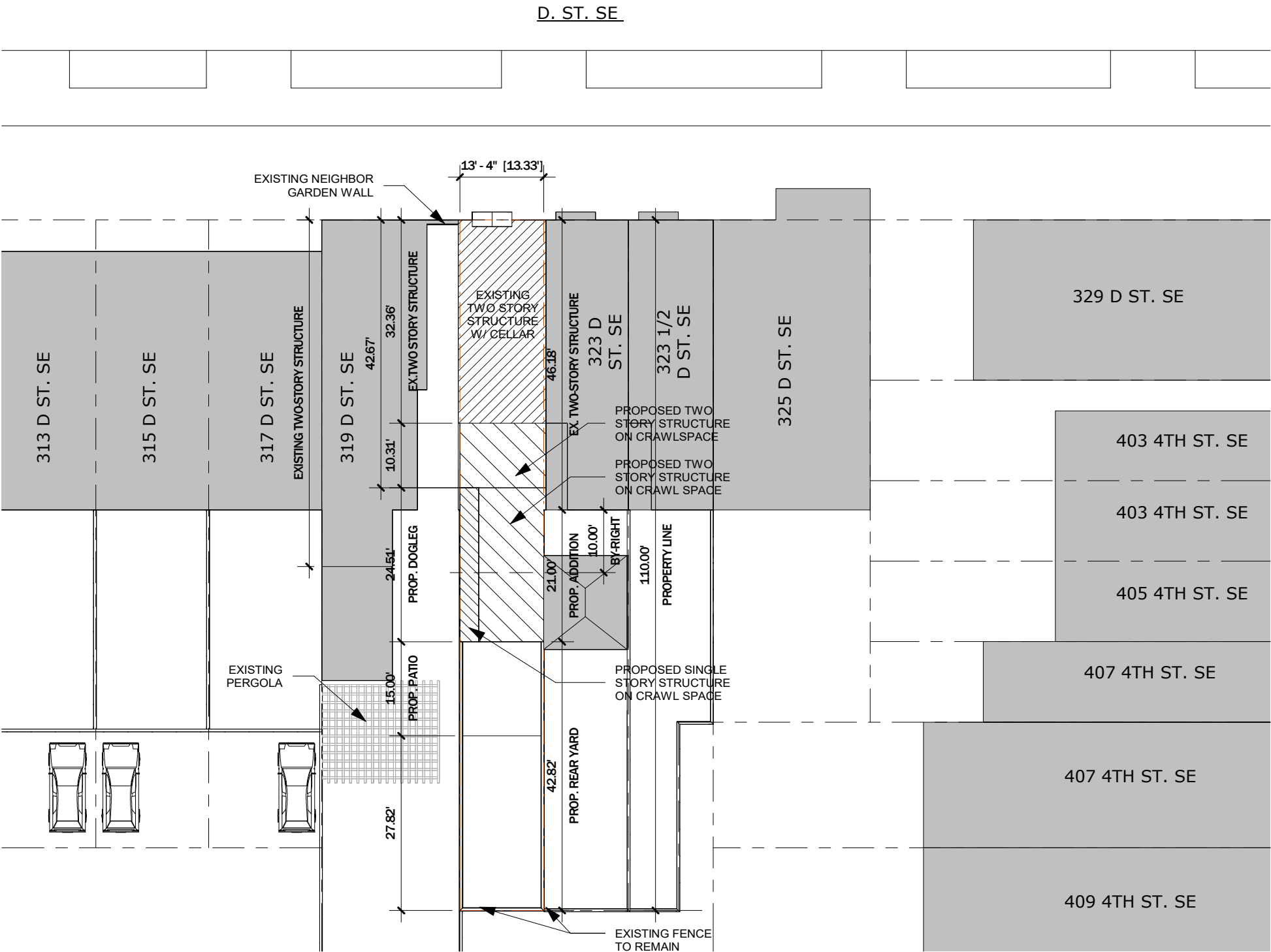
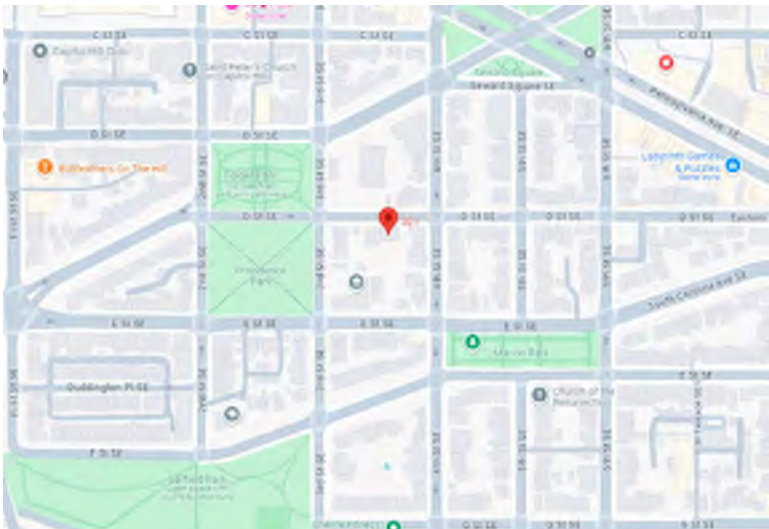
EXISTING SIDE YARD: N/A

EXISTING STORIES: 2
PROPOSED STORIES: NO CHANGE

PROPOSED HEIGHT: NO CHANGE

PROJECT DESCRIPTION:

REAR TWO STORY ADDITION & PARTIALLY RENOVATE THE EXISTING HOUSE.



SITE PLAN

1" = 20'-0"

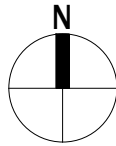
Board of Zoning Adjustment
District of Columbia
CASE NO. 21227
EXHIBIT NO. 29





BLOCK PLAN

NOT TO SCALE



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EXISTING FRONT FACADE



EXISTING FRONT FACADE

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325 D STREET SE

323 1/2 D ST. SE

323 D ST. SE

319 D ST. SE

317 D ST. SE

**SUBJECT
PROPERTY**
321 D ST. SE



EXISTING FRONT FACADE CONTEXT

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EXISTING REAR FACADE



EXISTING REAR FACADE

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EXISTING REAR CONTEXT

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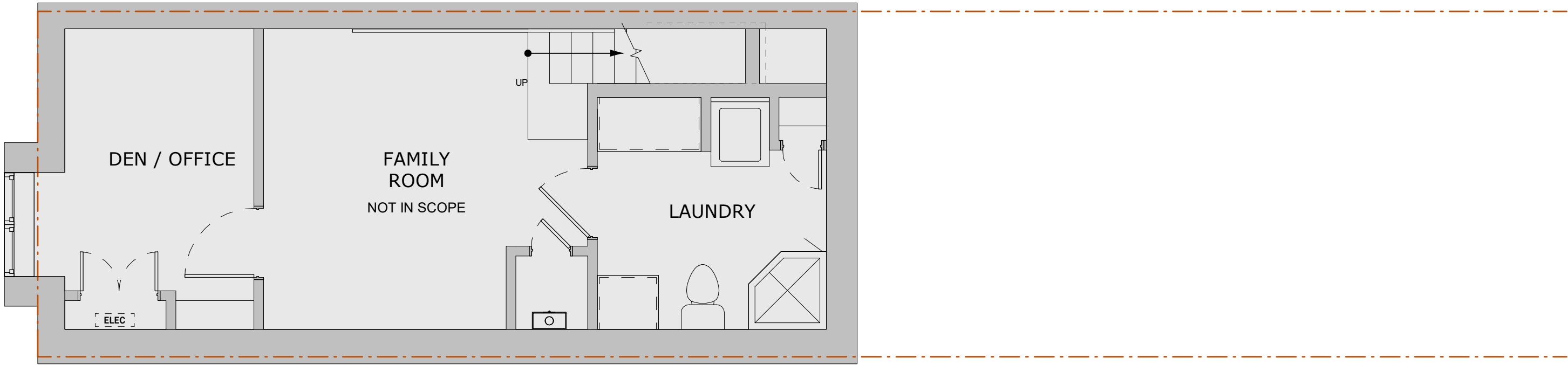
EXISTING REAR CONTEXT

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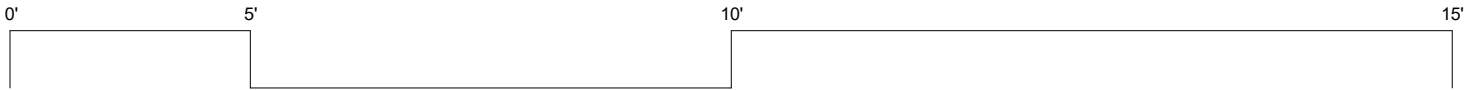


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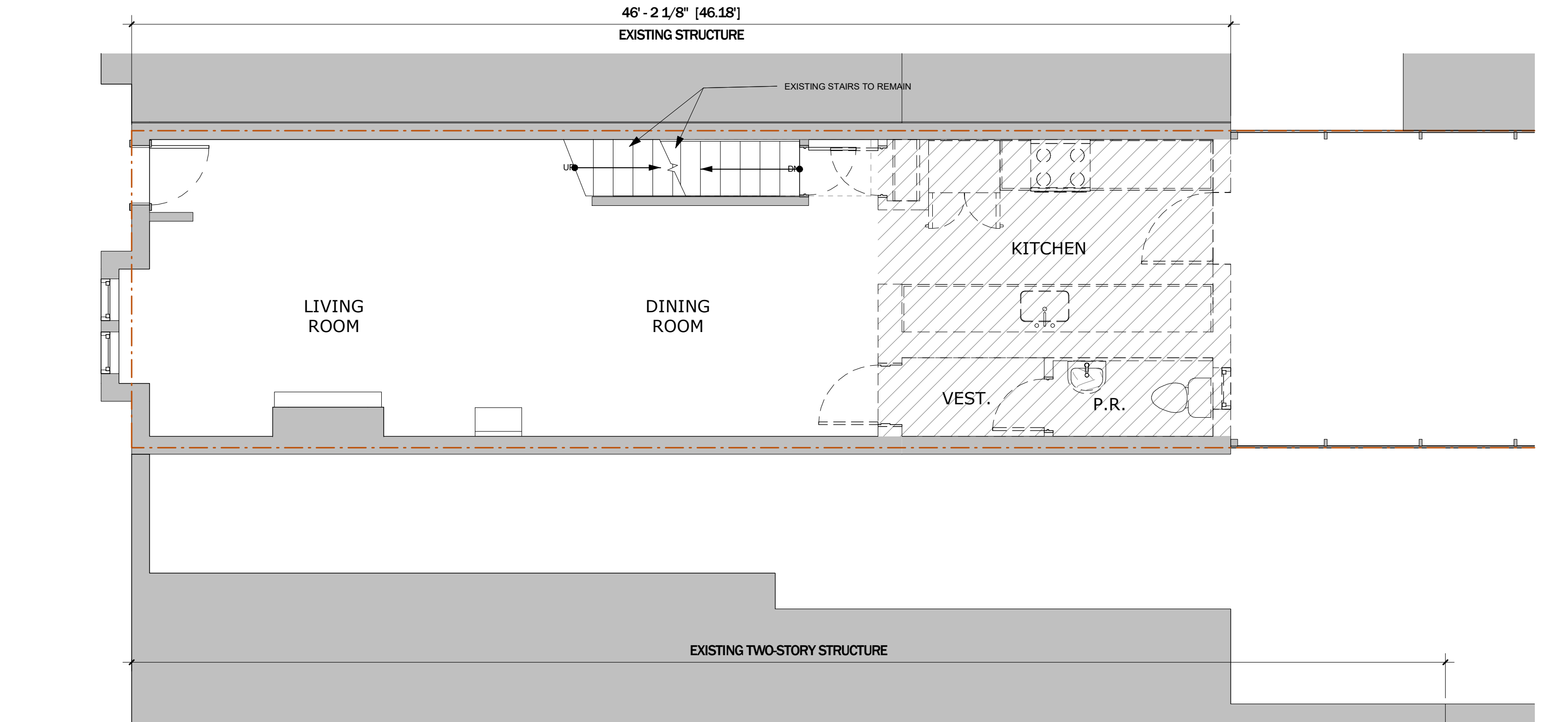
- AREA EXCLUDED FROM SCOPE
- EXISTING WALL TO REMAIN
- TO BE REMOVED; U.N.O.
- PROPERTY LINE

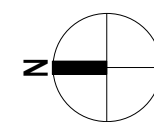
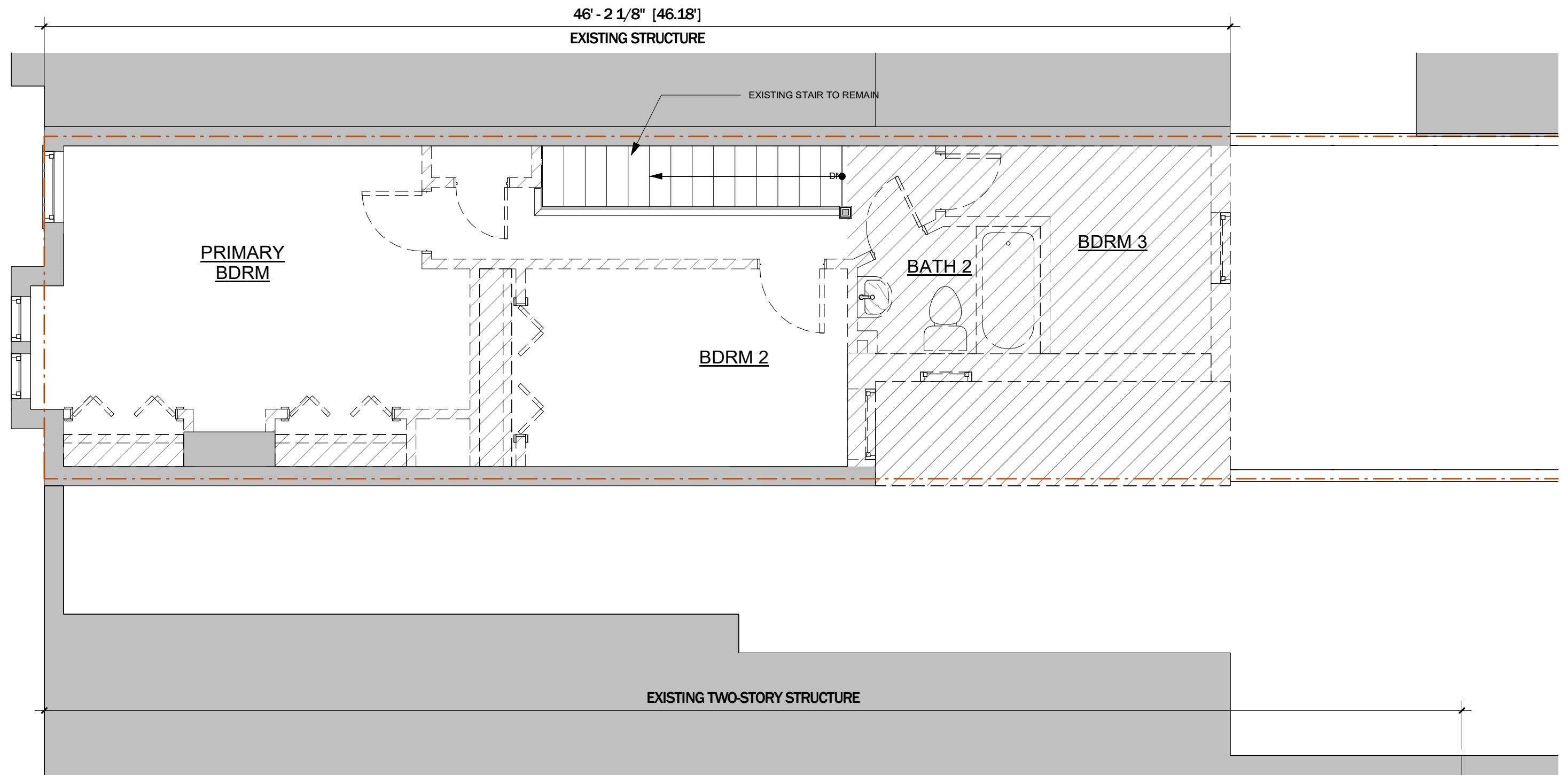
REMOVAL PLAN - CELLAR

1/4" = 1'-0"



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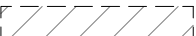




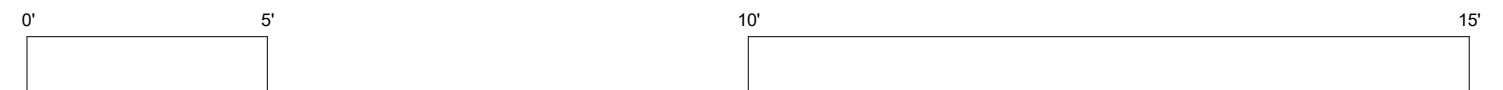


REMOVAL PLAN - SECOND

1/4" = 1'-0"

LEGEND:

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	EXISTING WALL TO REMAIN		PROPERTY LINE

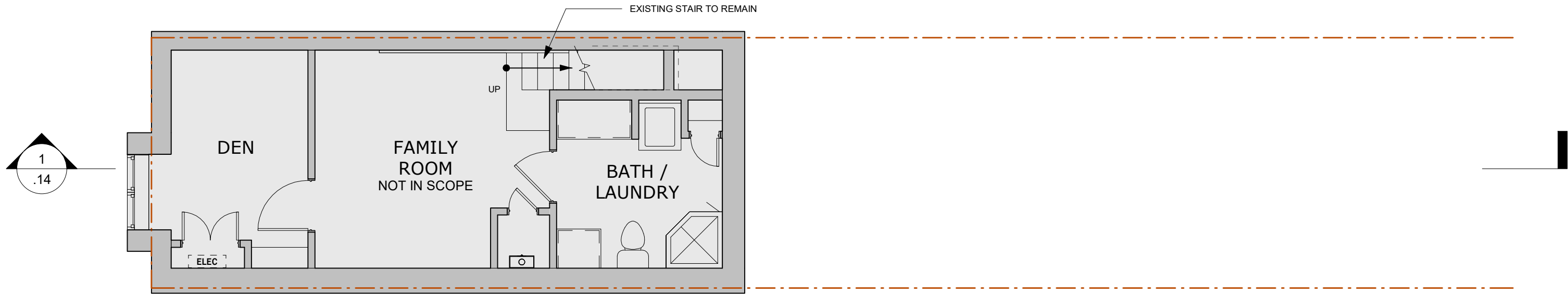


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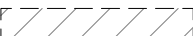


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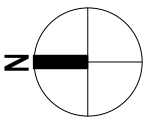
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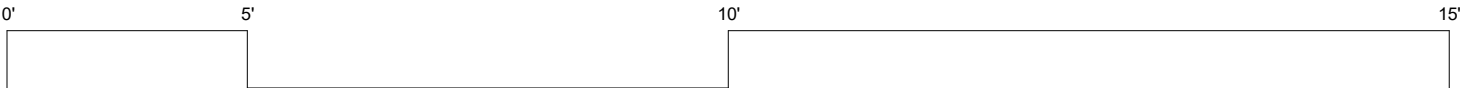


LEGEND:

- | | | | |
|--|--------------------------|---|-----------------------|
|  | AREA EXCLUDED FROM SCOPE |  | TO BE REMOVED; U.N.O. |
|  | EXISTING WALL TO REMAIN |  | PROPERTY LINE |



PROPOSED PLAN - CELLAR
3/16" = 1'-0"

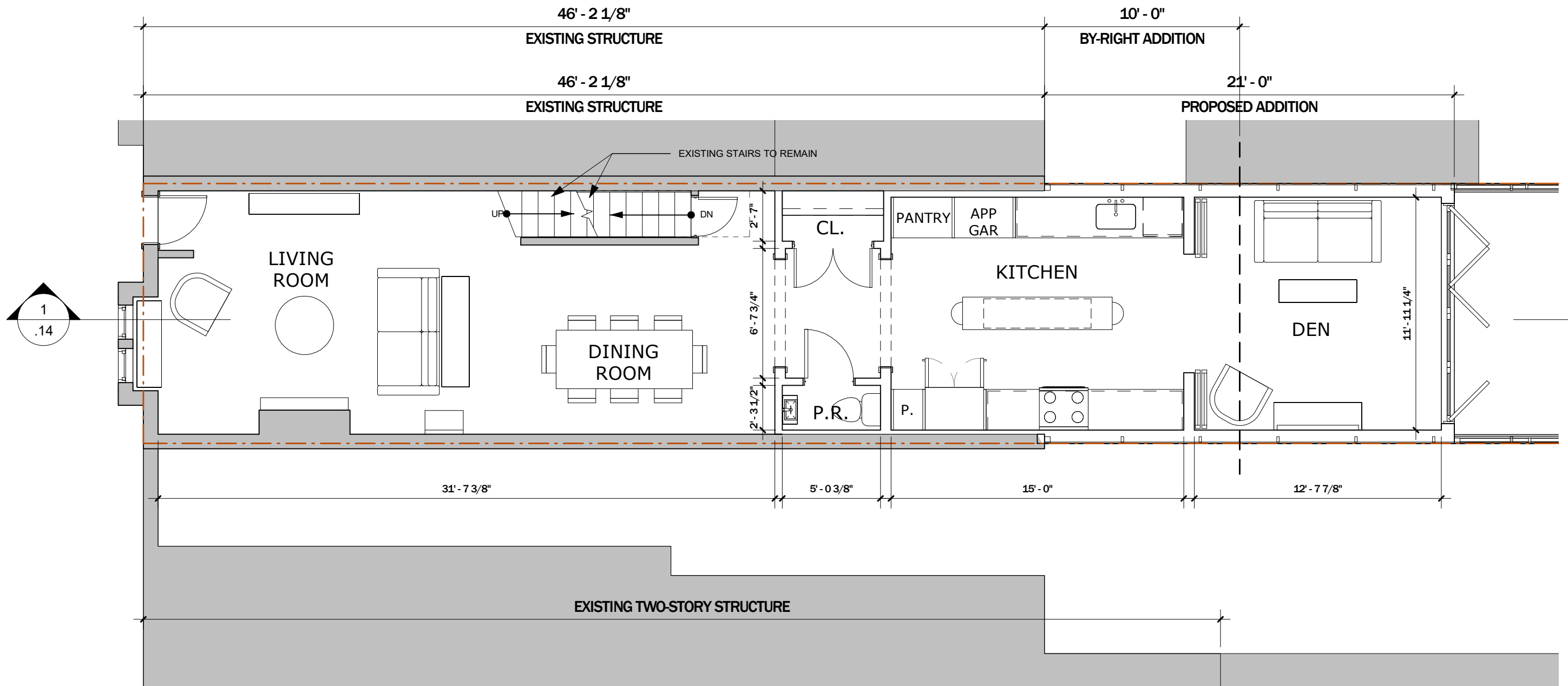


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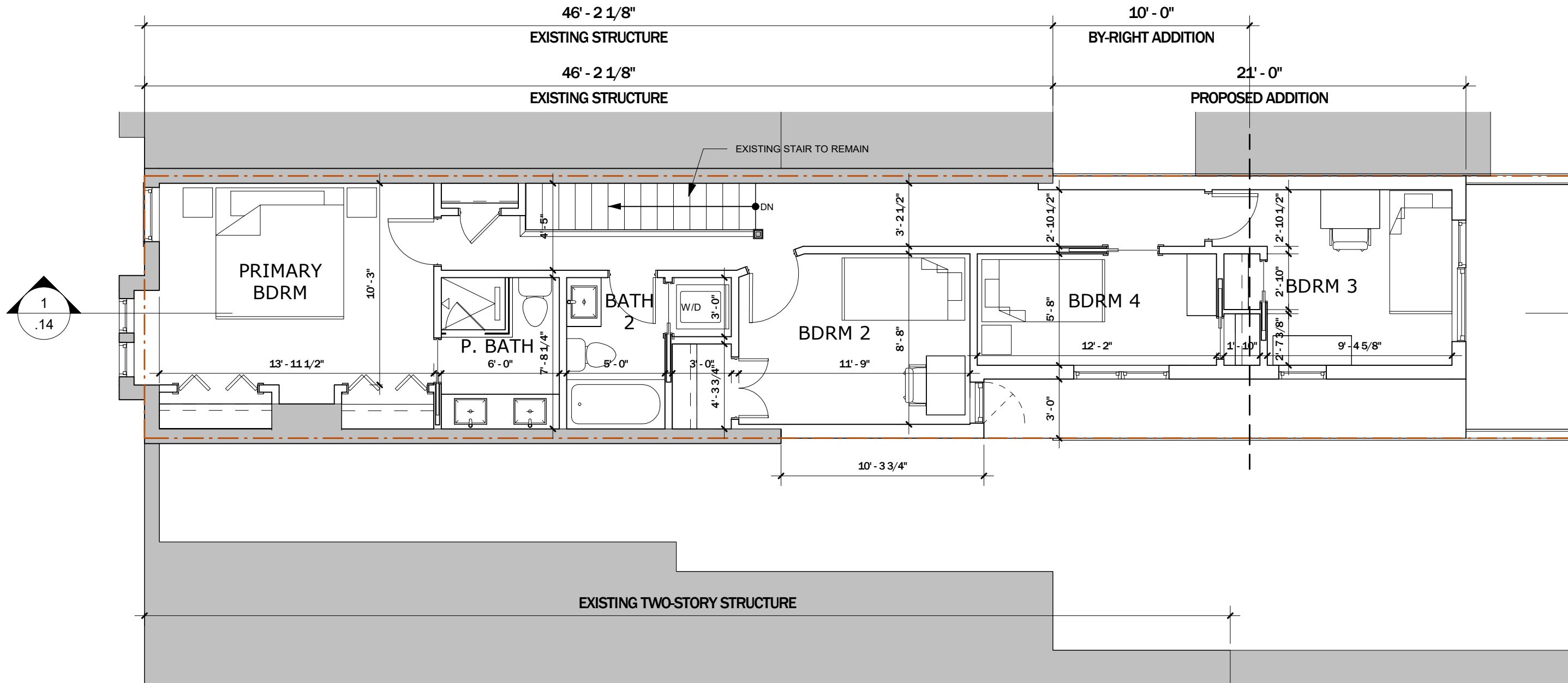
- AREA EXCLUDED FROM SCOPE
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- NEW WALL
- PROPERTY LINE

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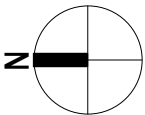
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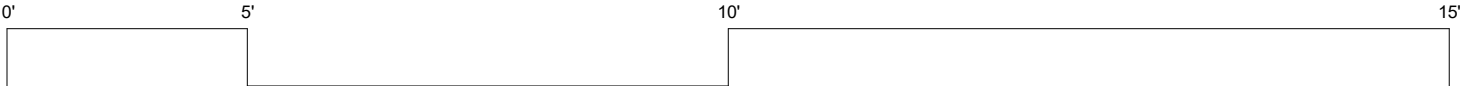


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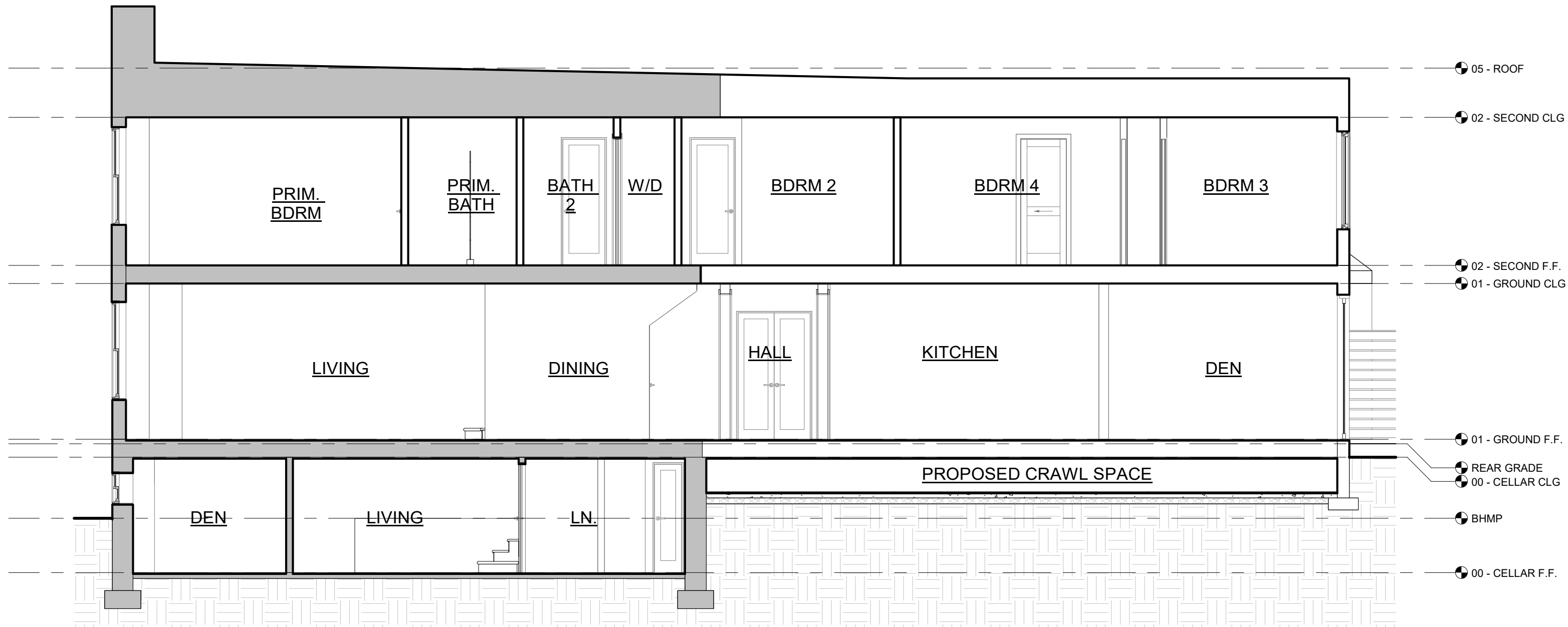
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PROPOSED PLAN - SECOND
3/16" = 1'-0"



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PROPOSED SECTION

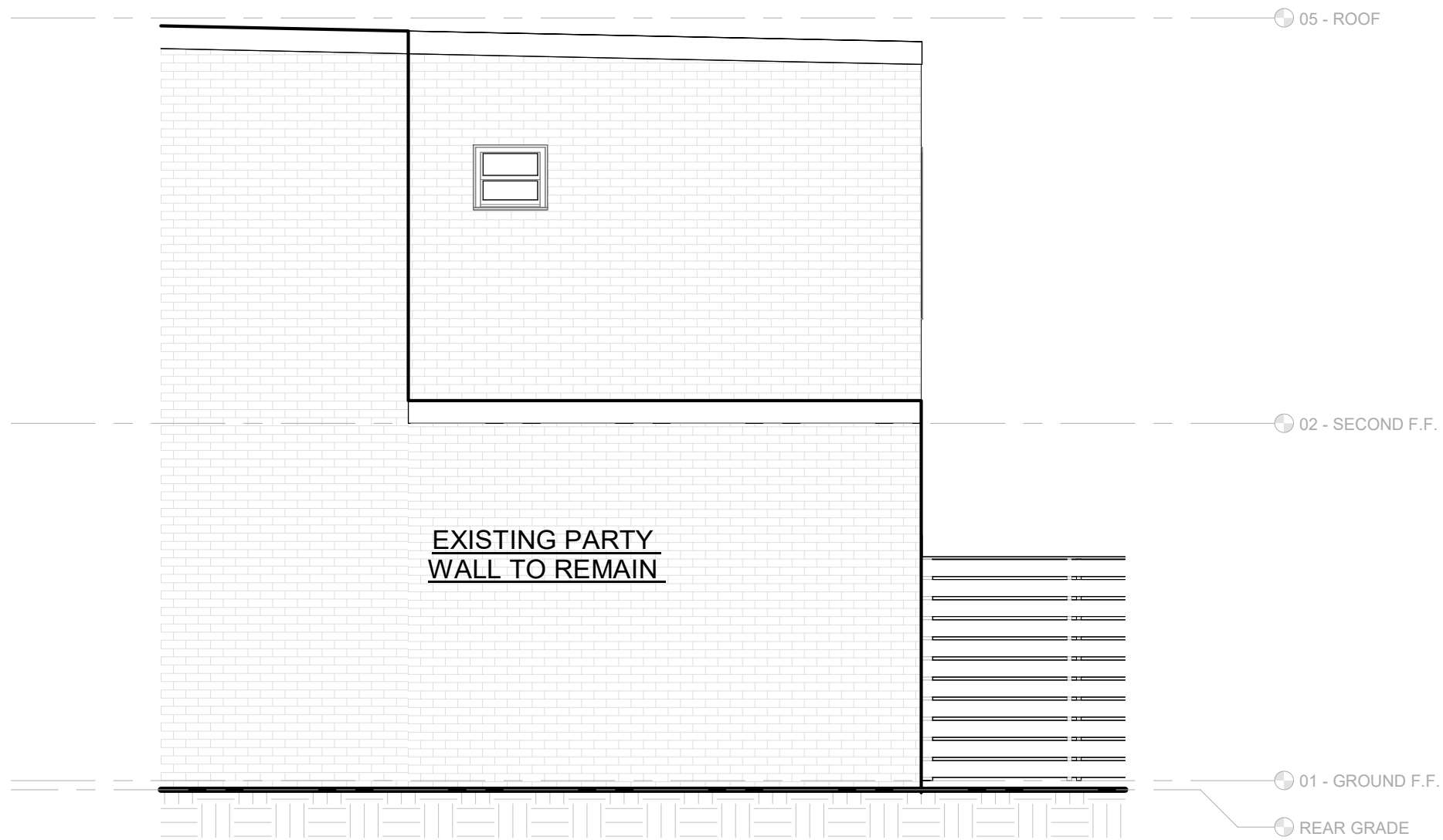
3/16" = 1'-0"

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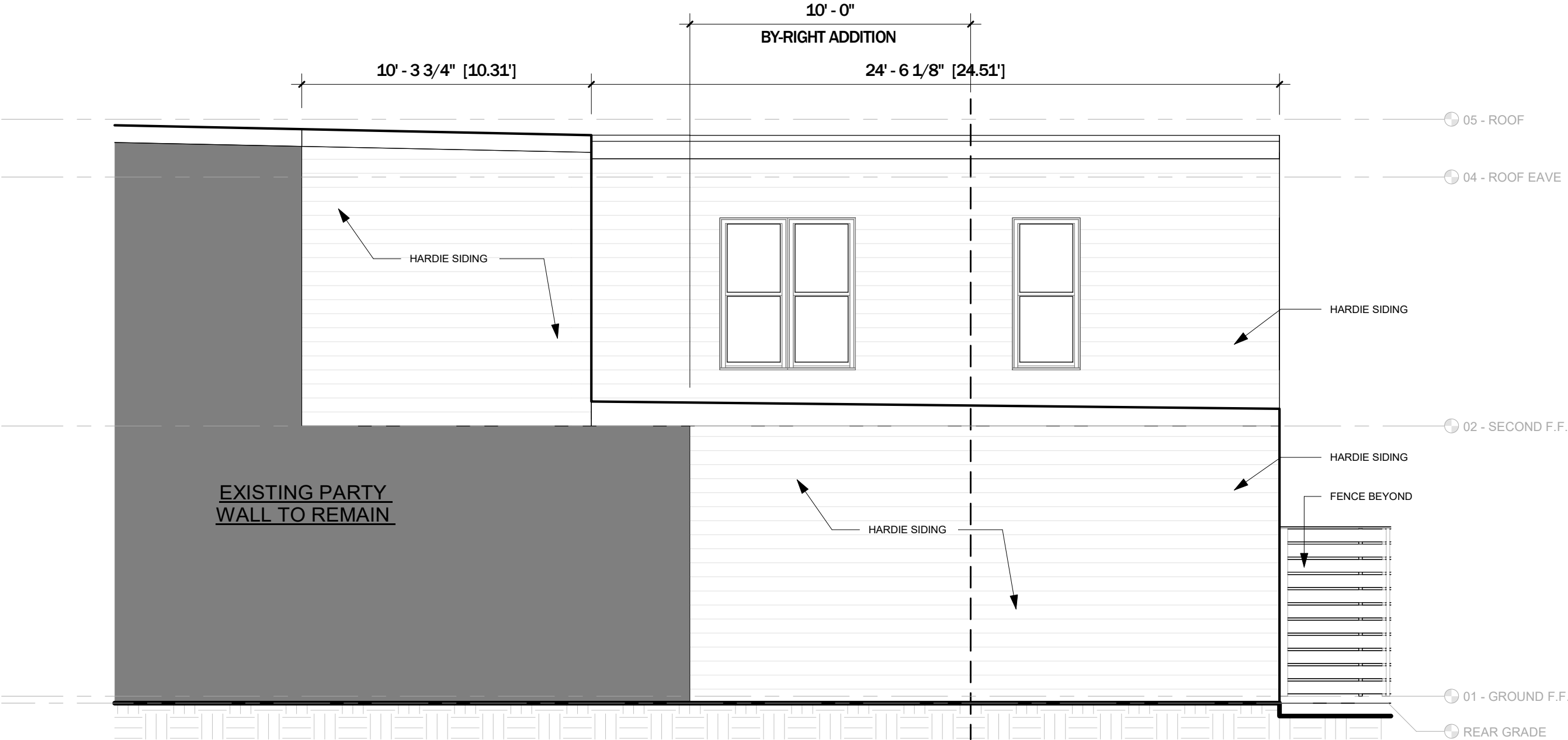
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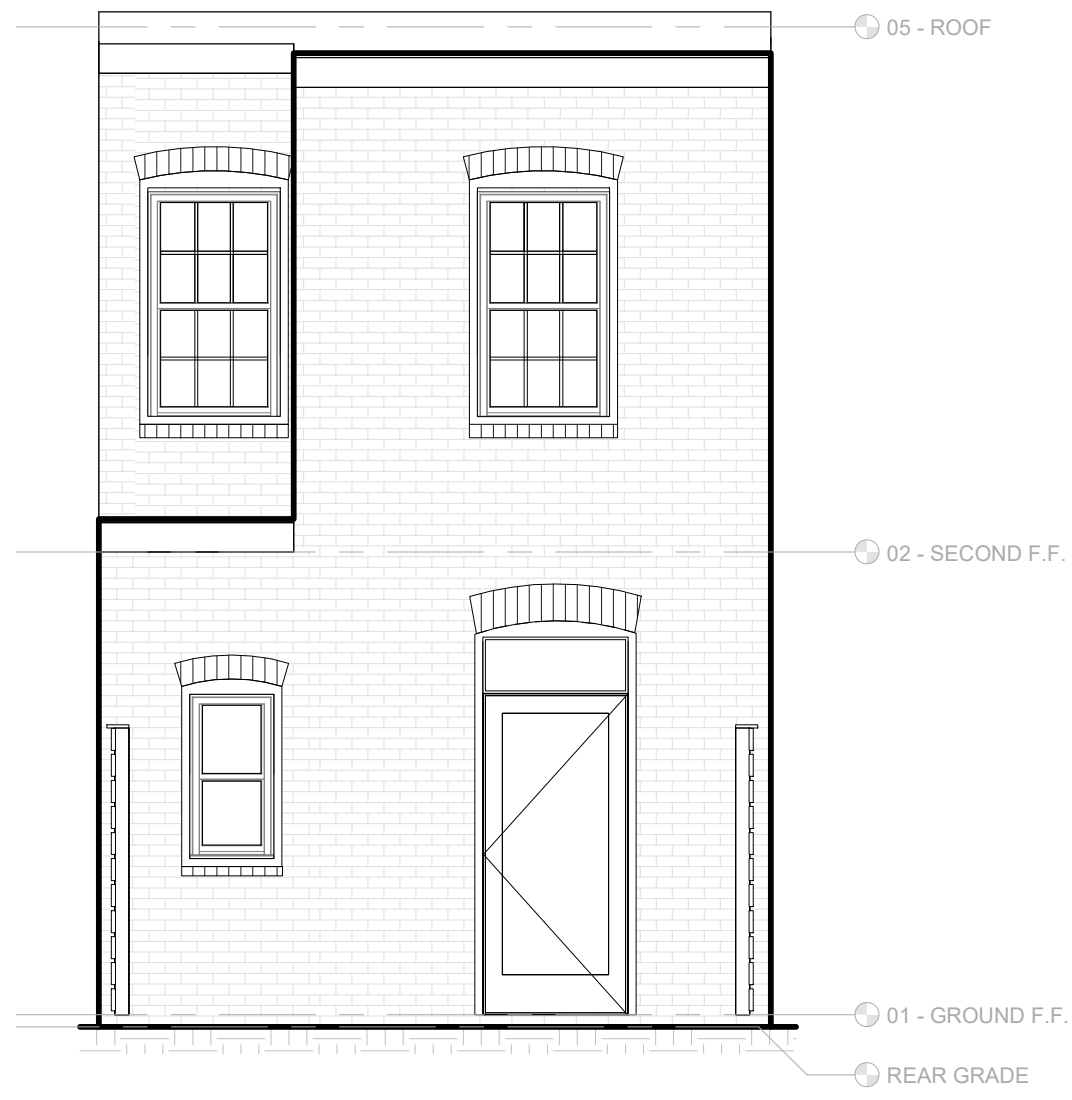
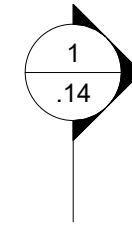
EXISTING ELEVATION - DOGLEG

1/4" = 1'-0"

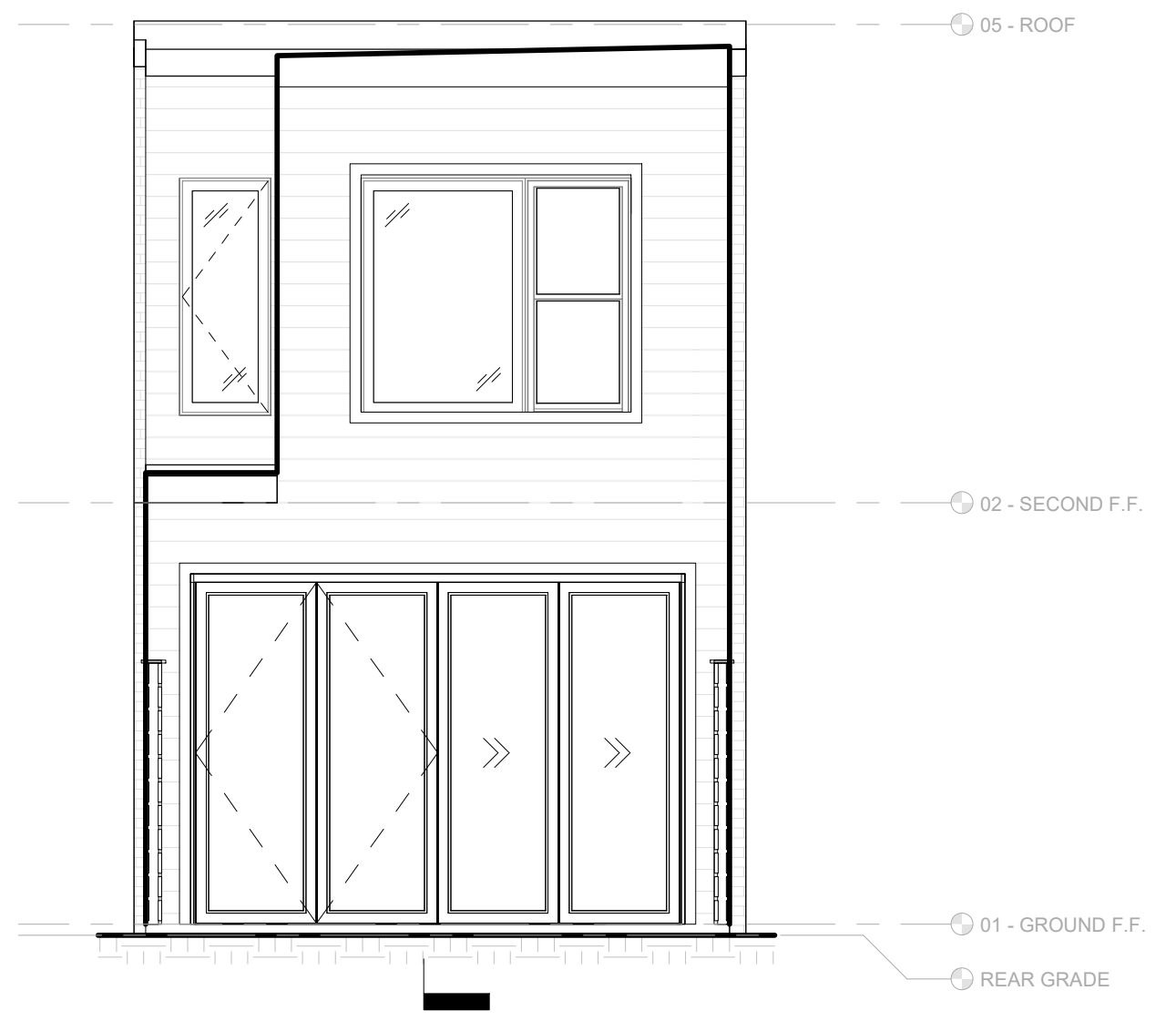


PROPOSED ELEVATION - DOGLEG

1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



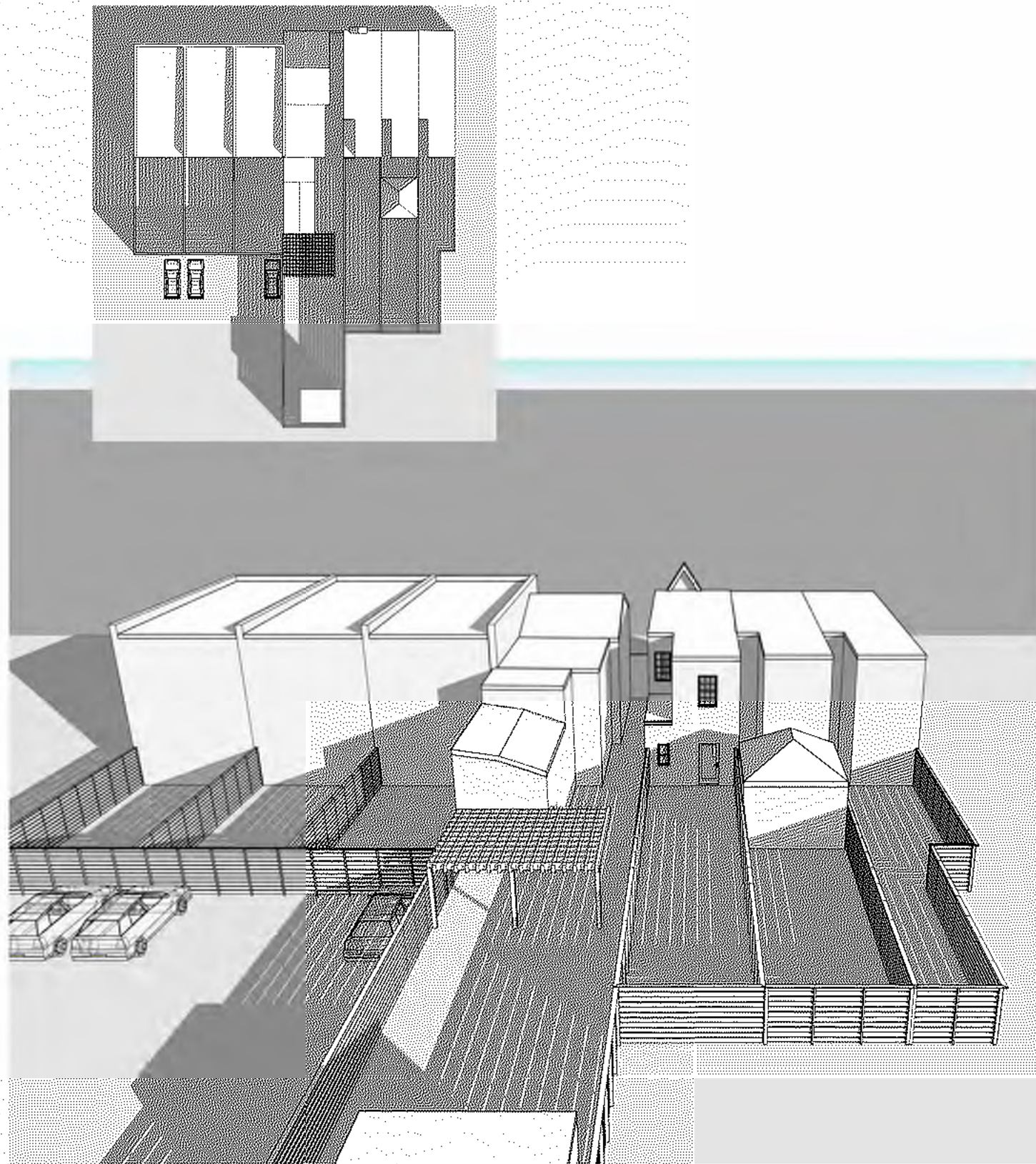
PROPOSED REAR ELEVATION
1/4" = 1'-0"

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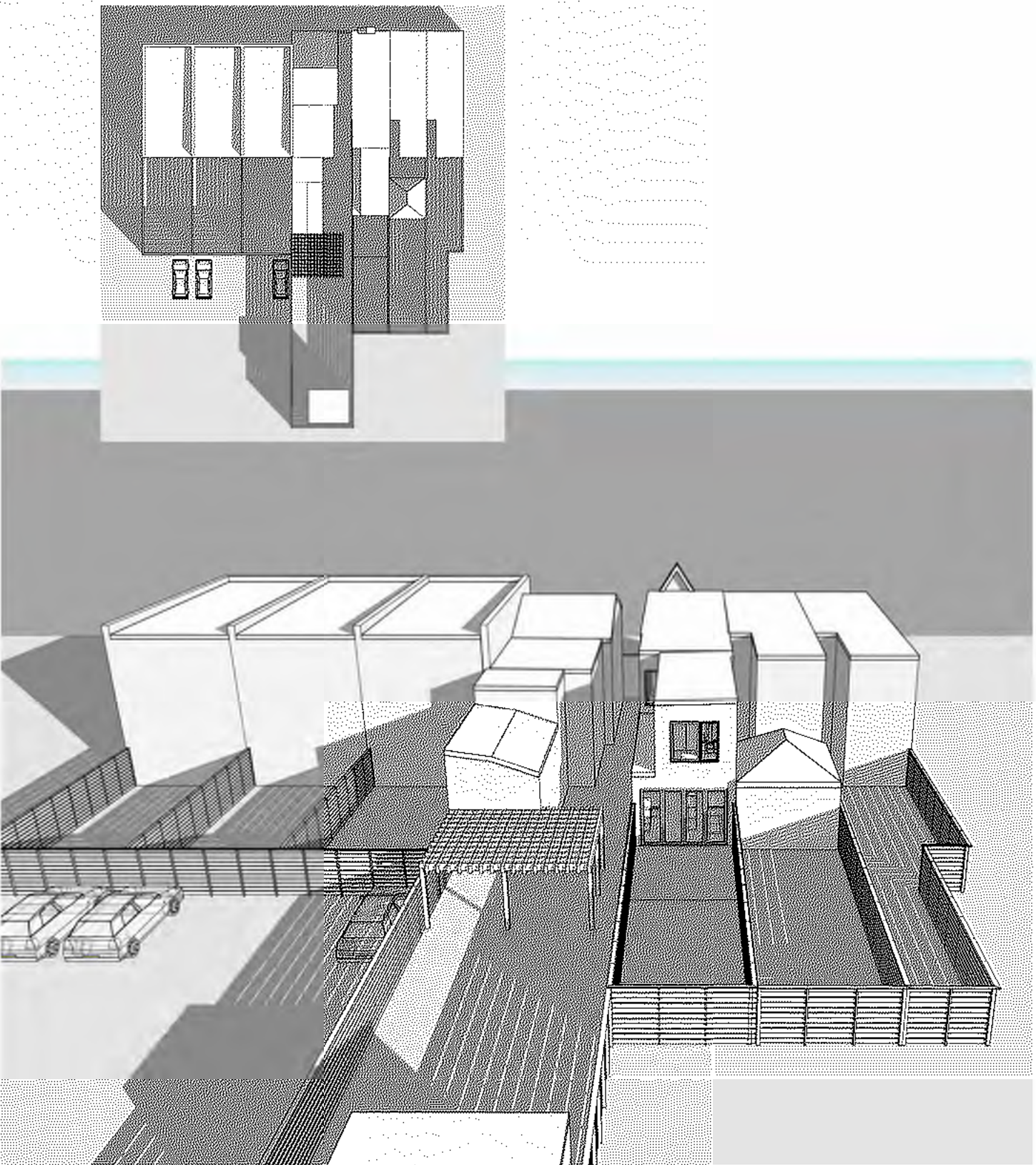
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EXISTING DECEMBER 9AM



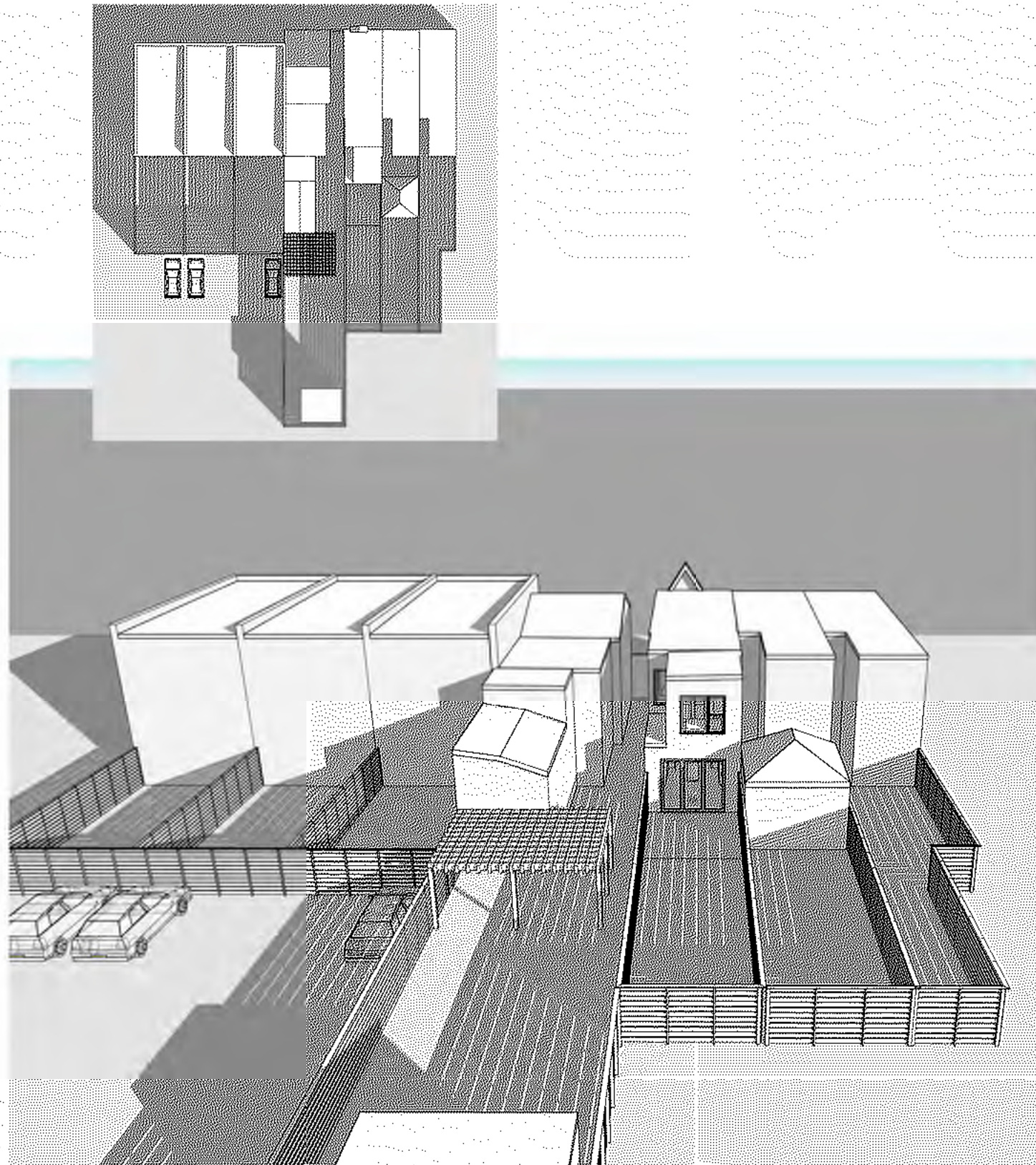
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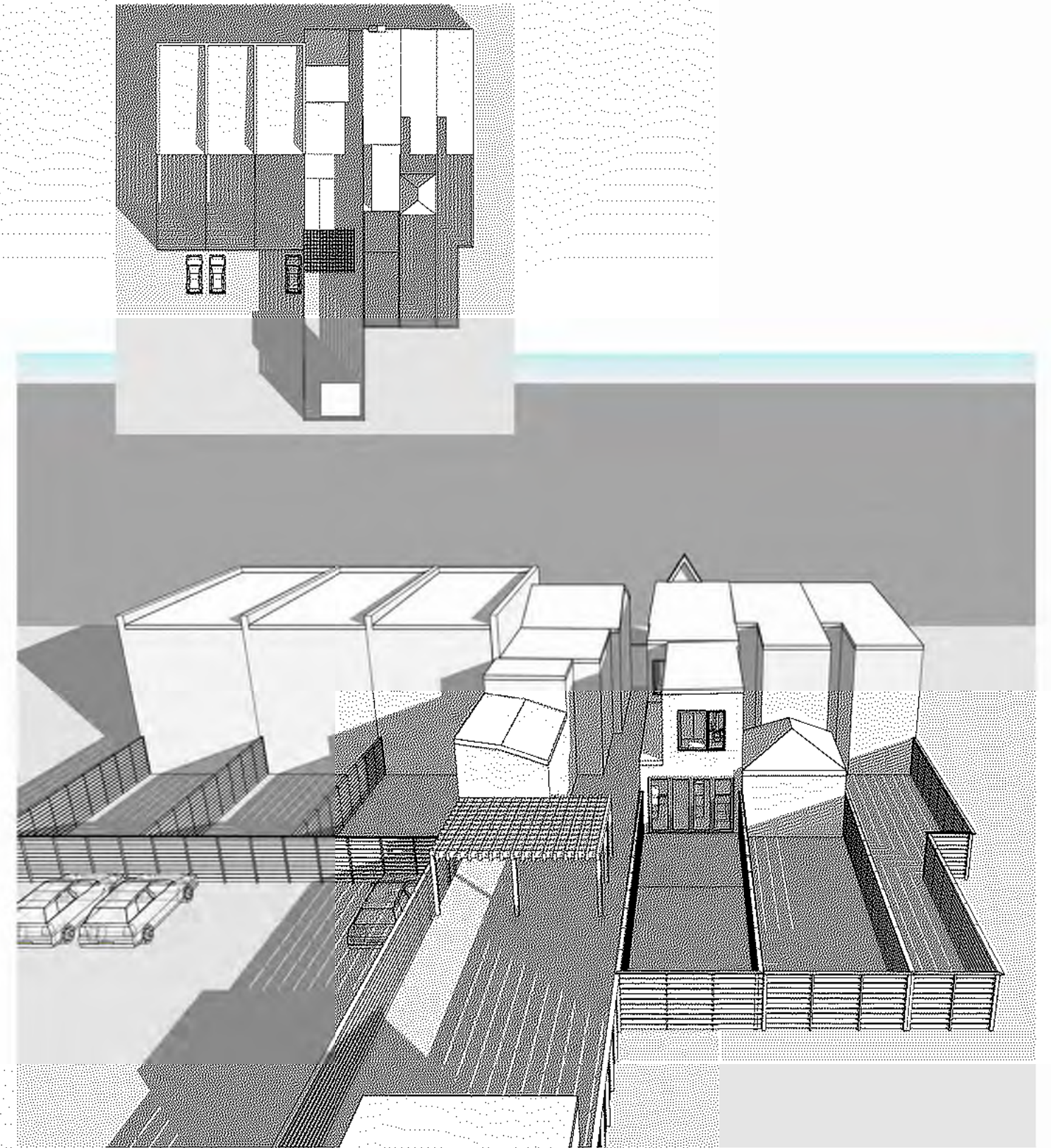
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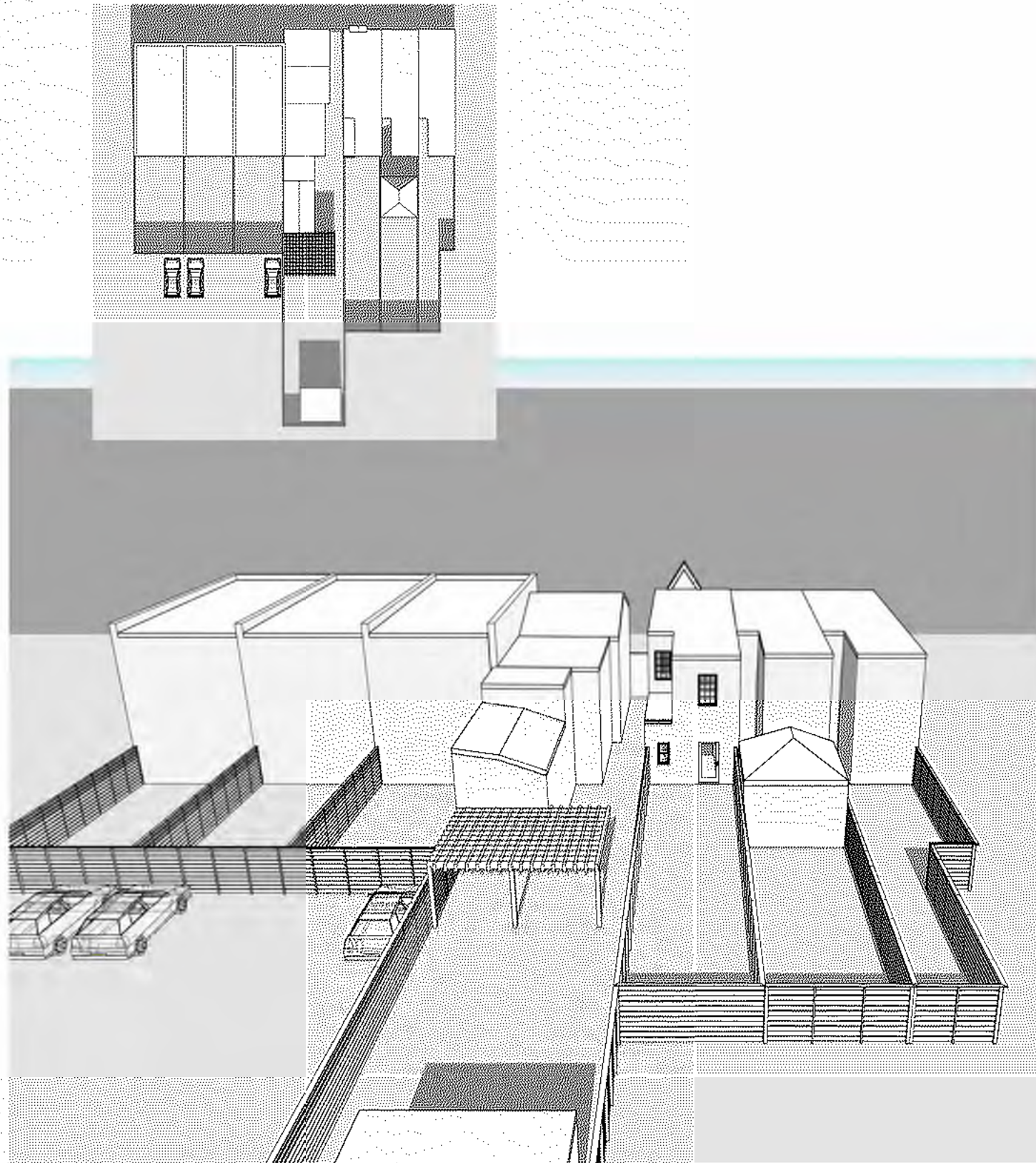
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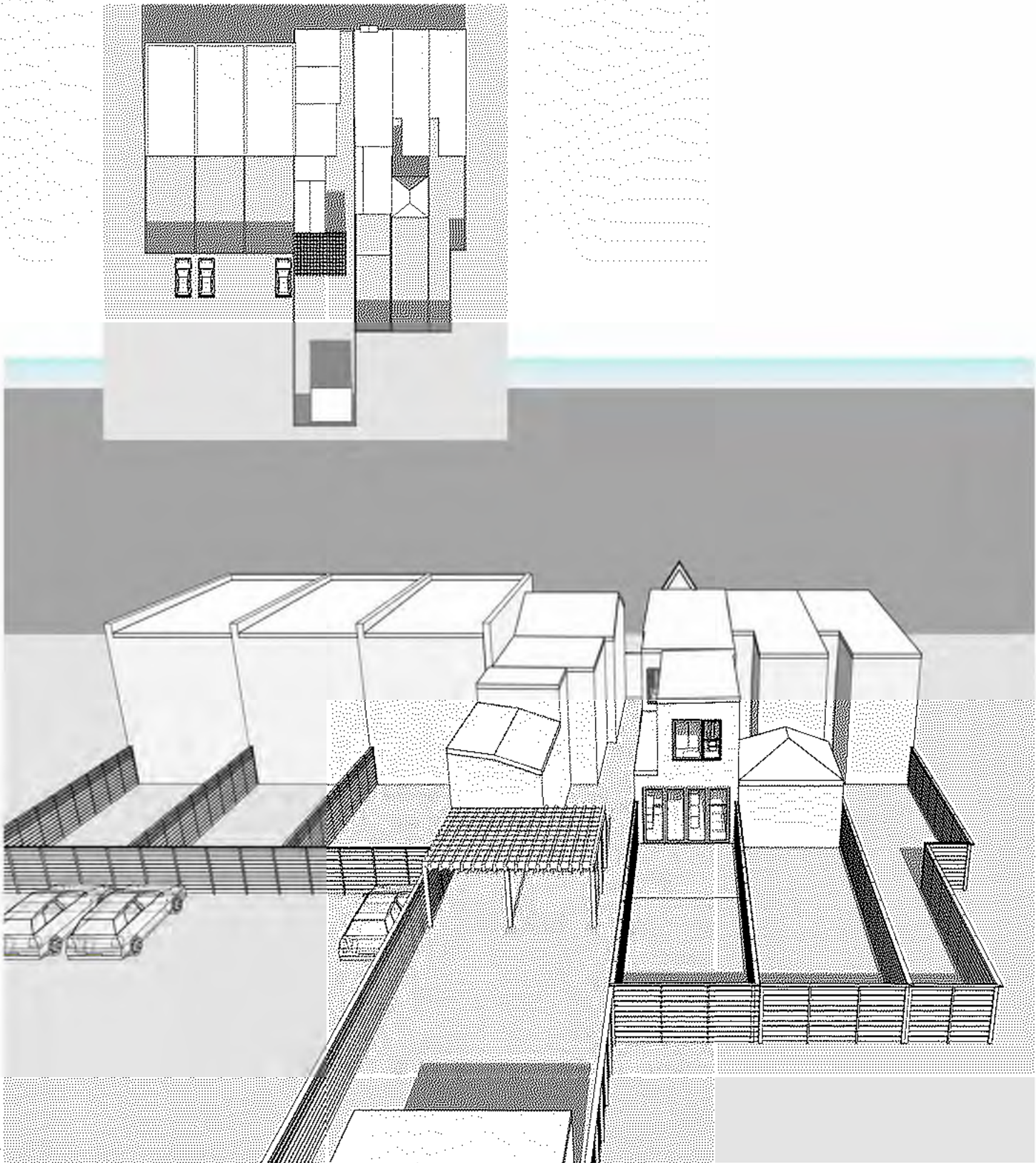
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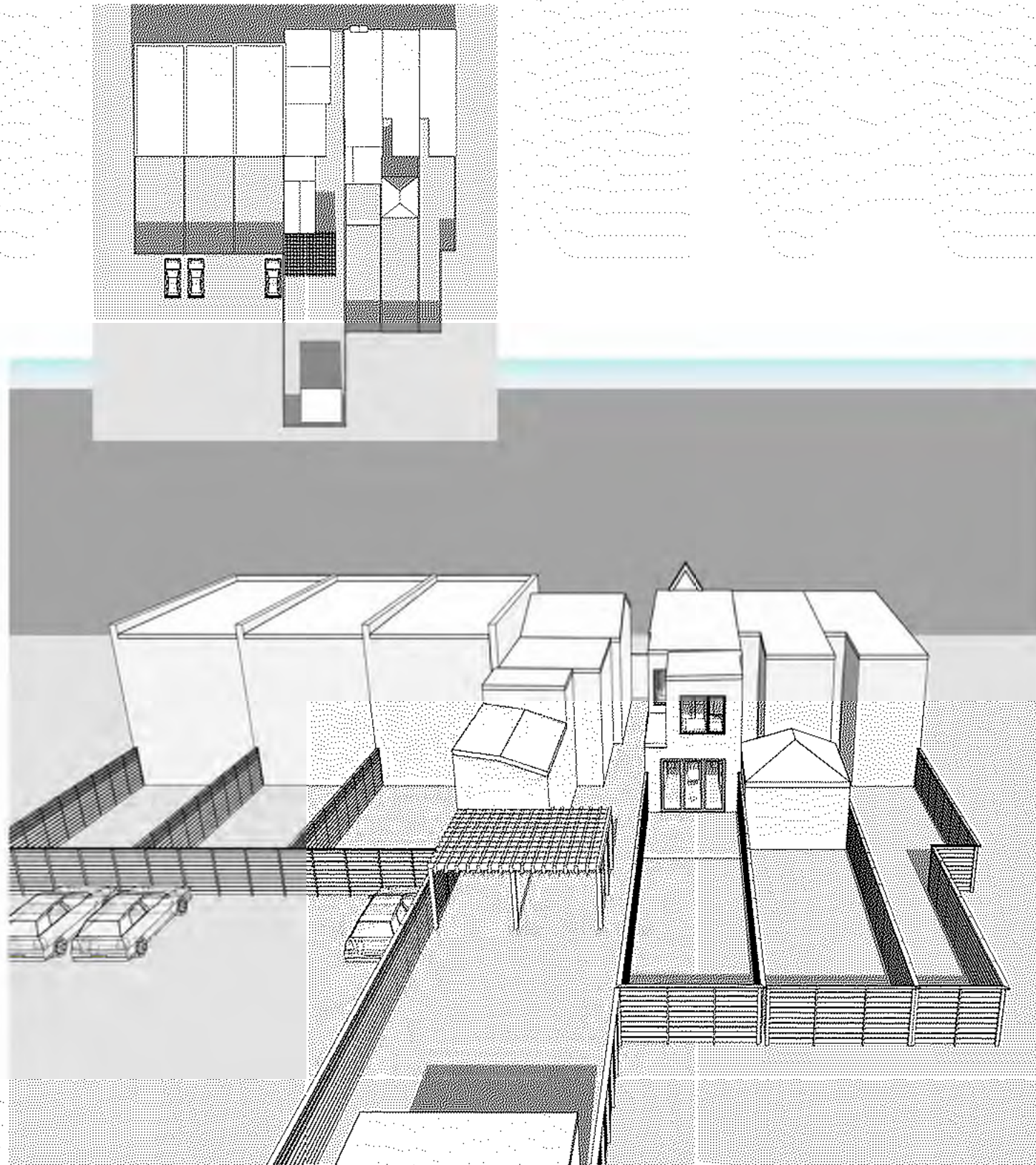
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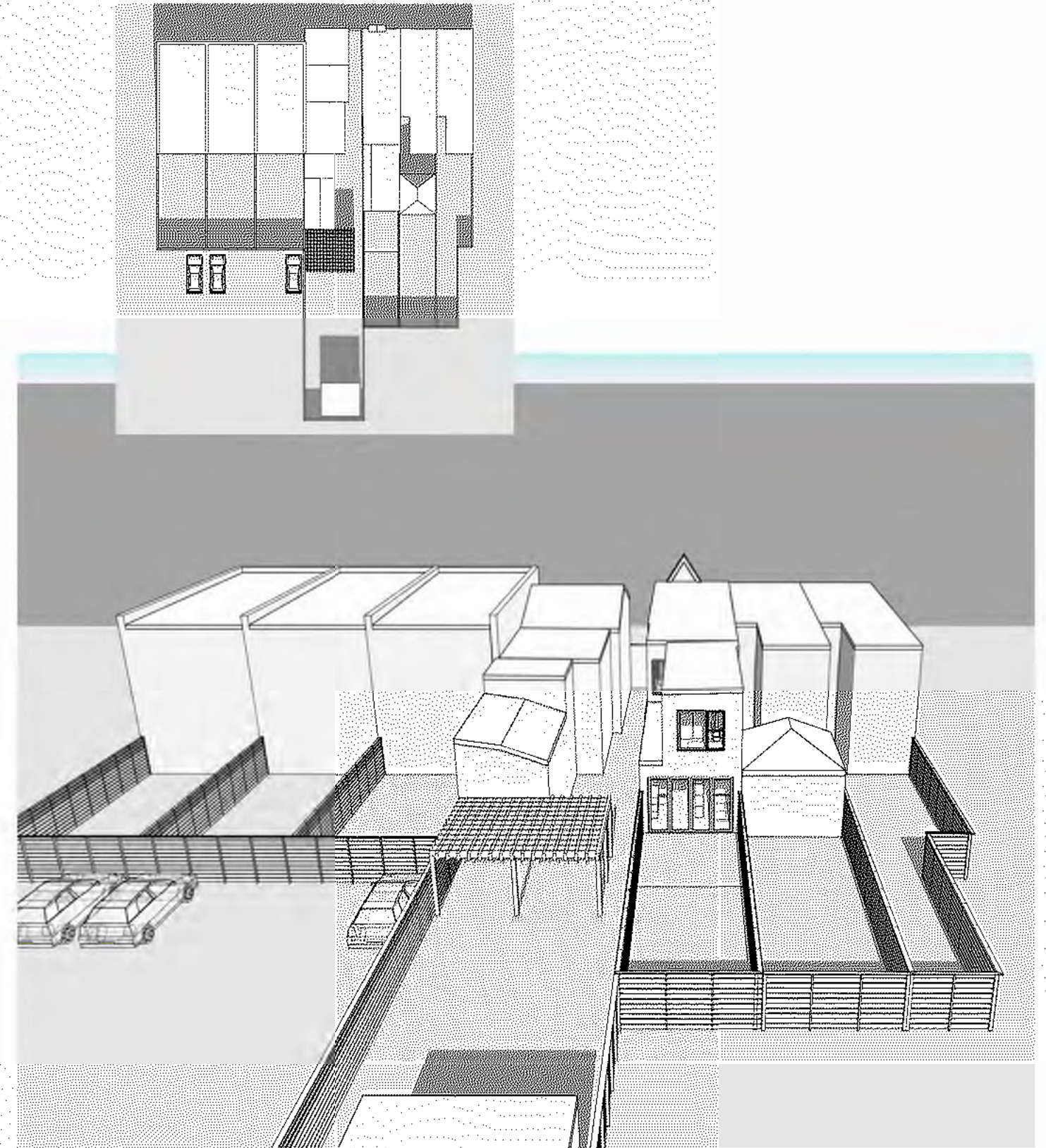
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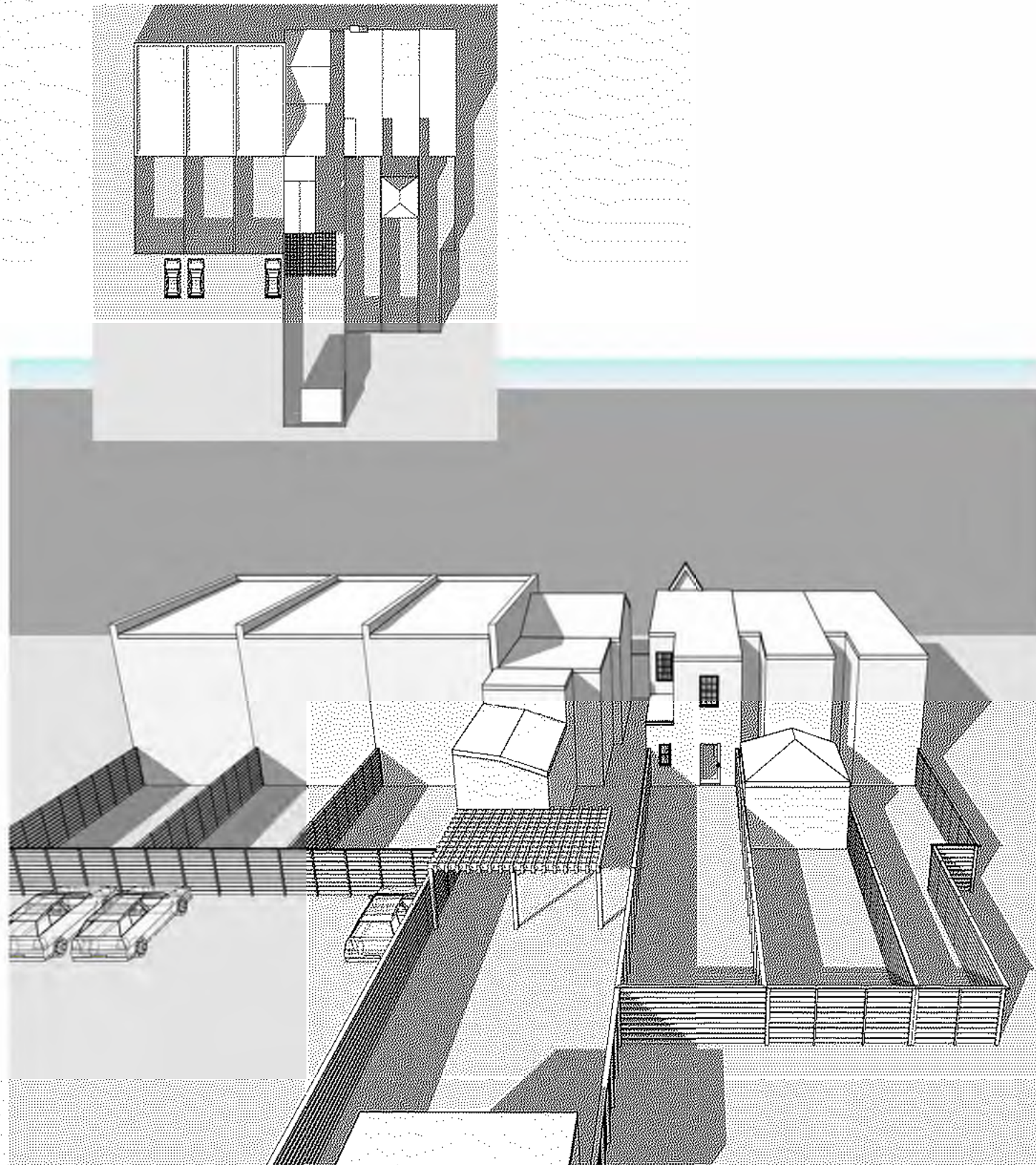
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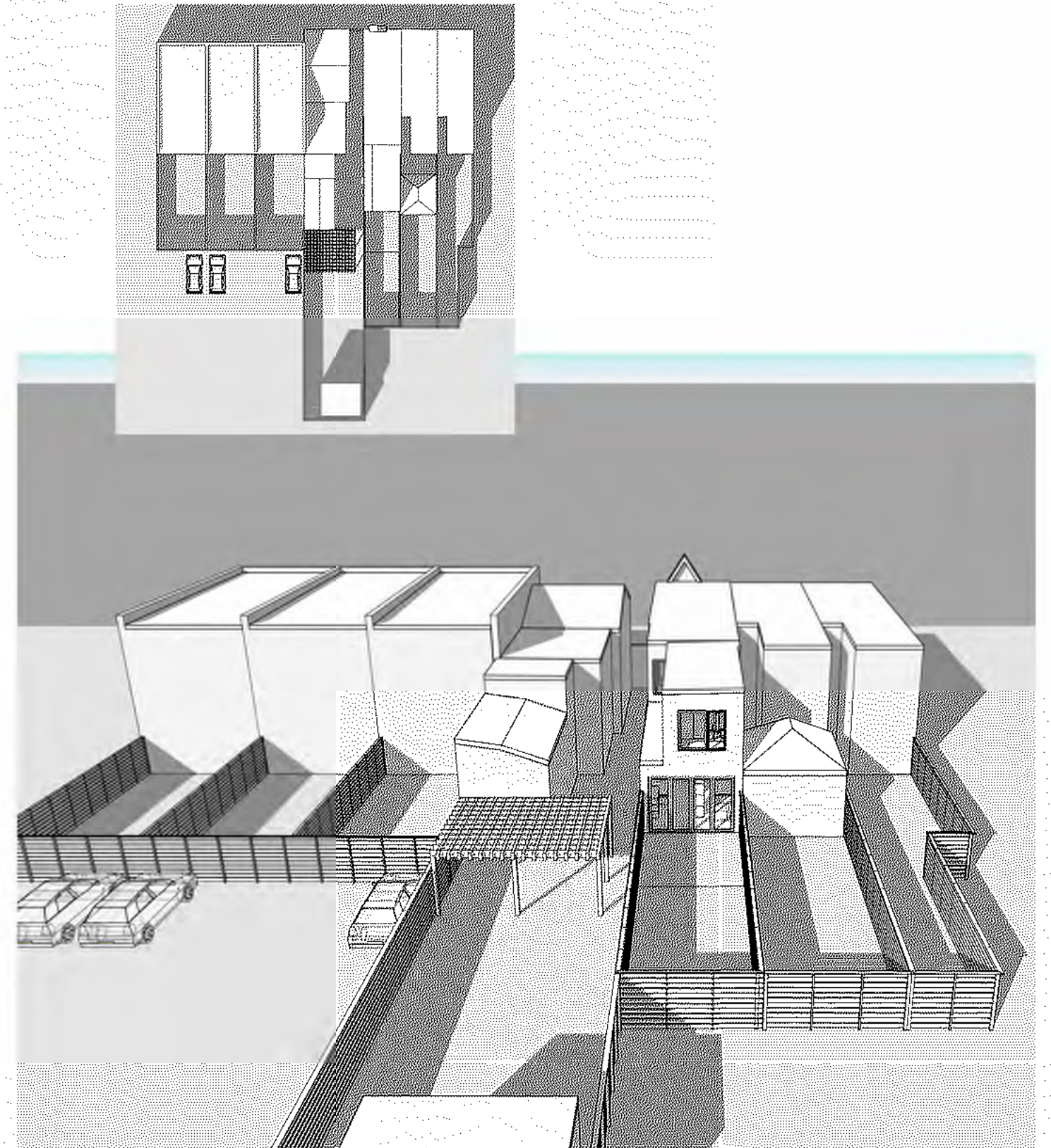
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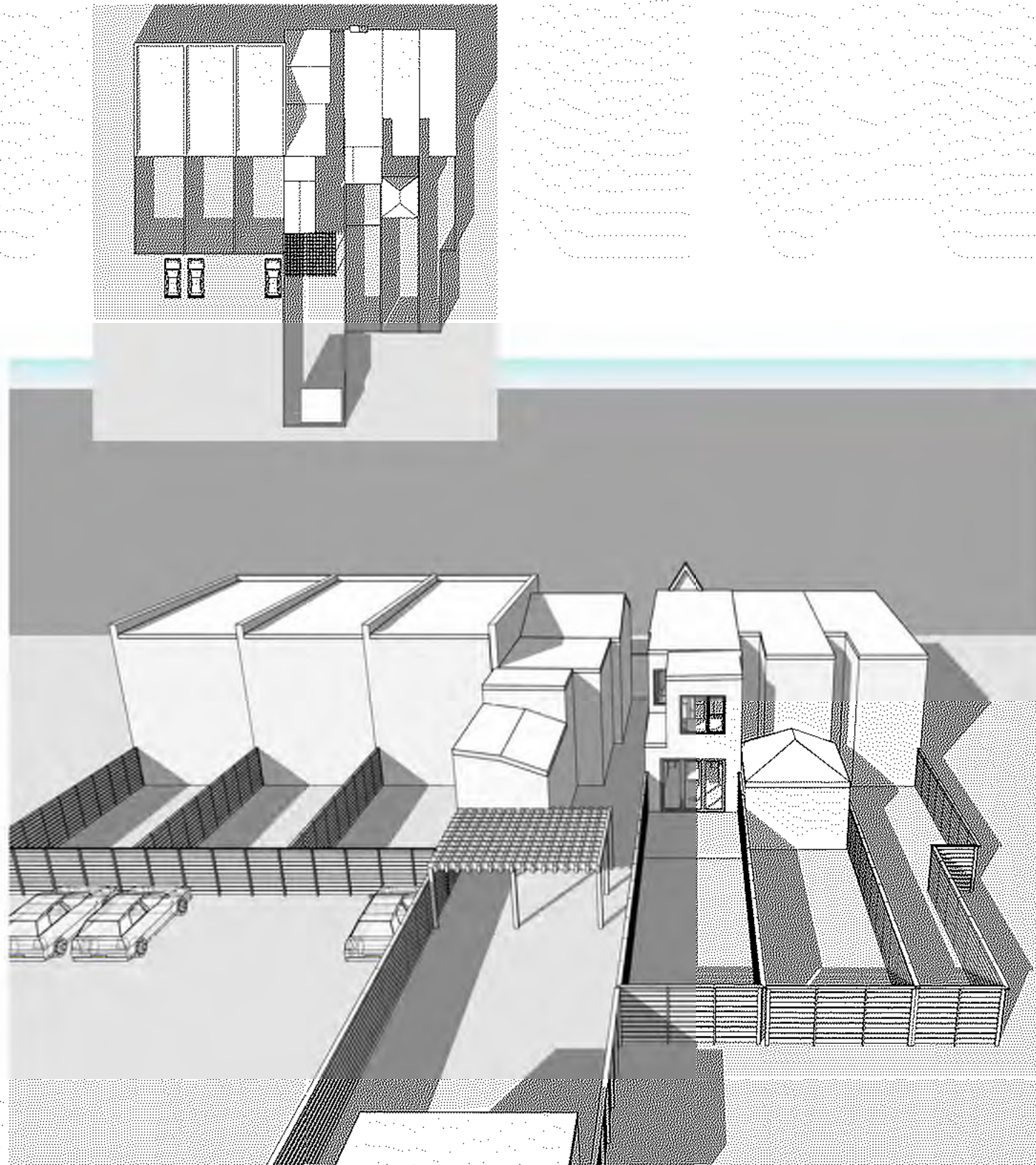
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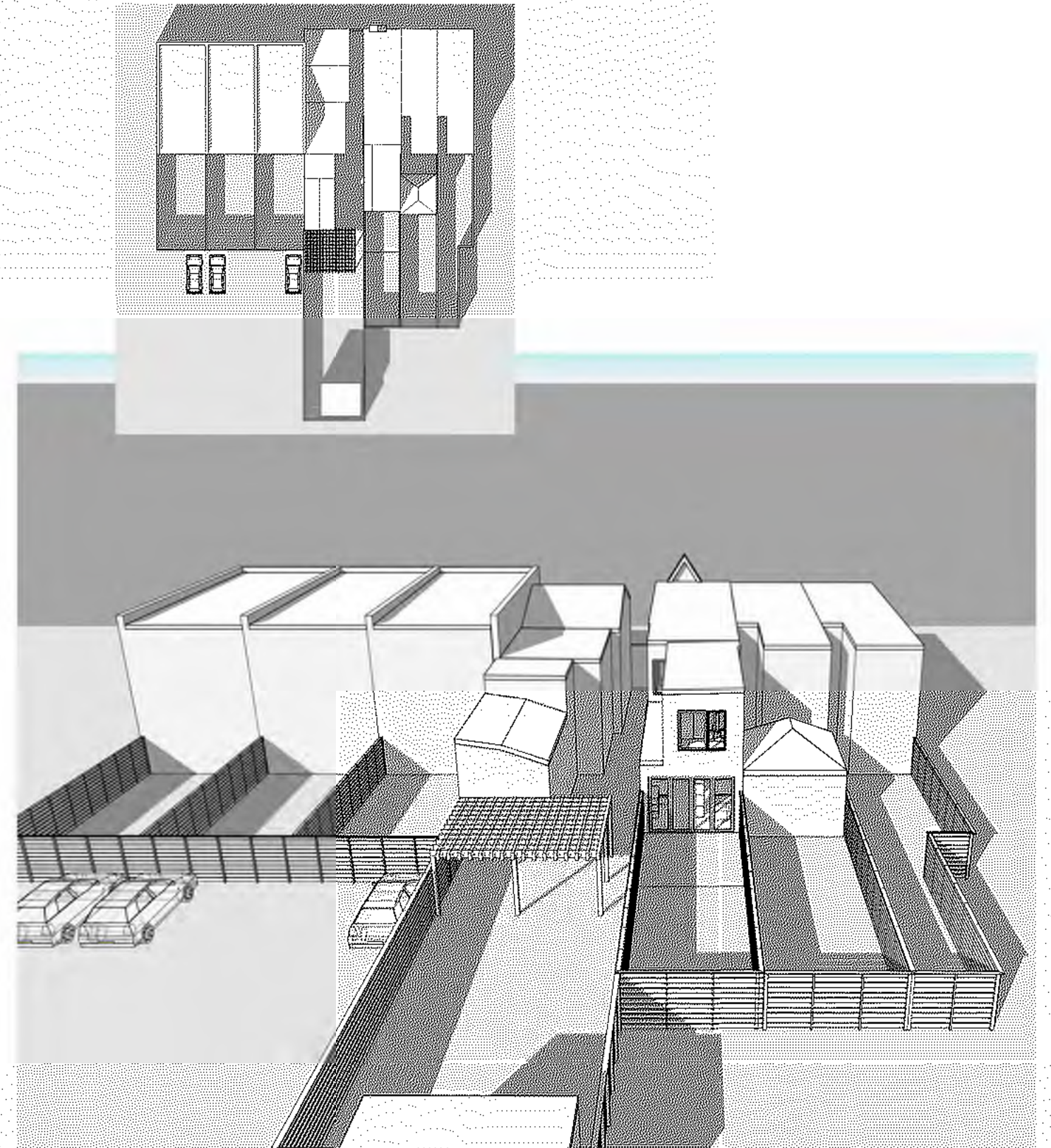
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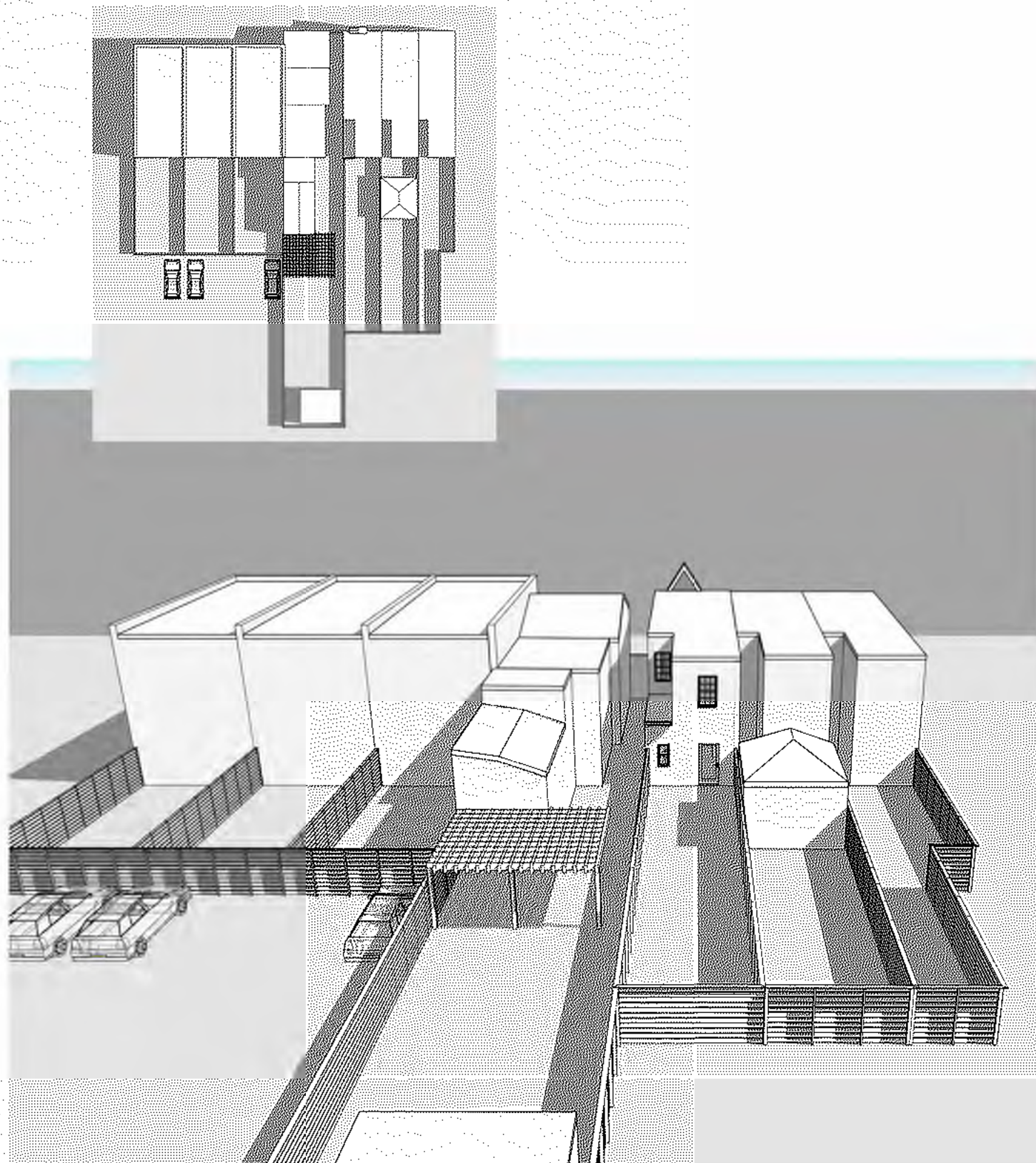
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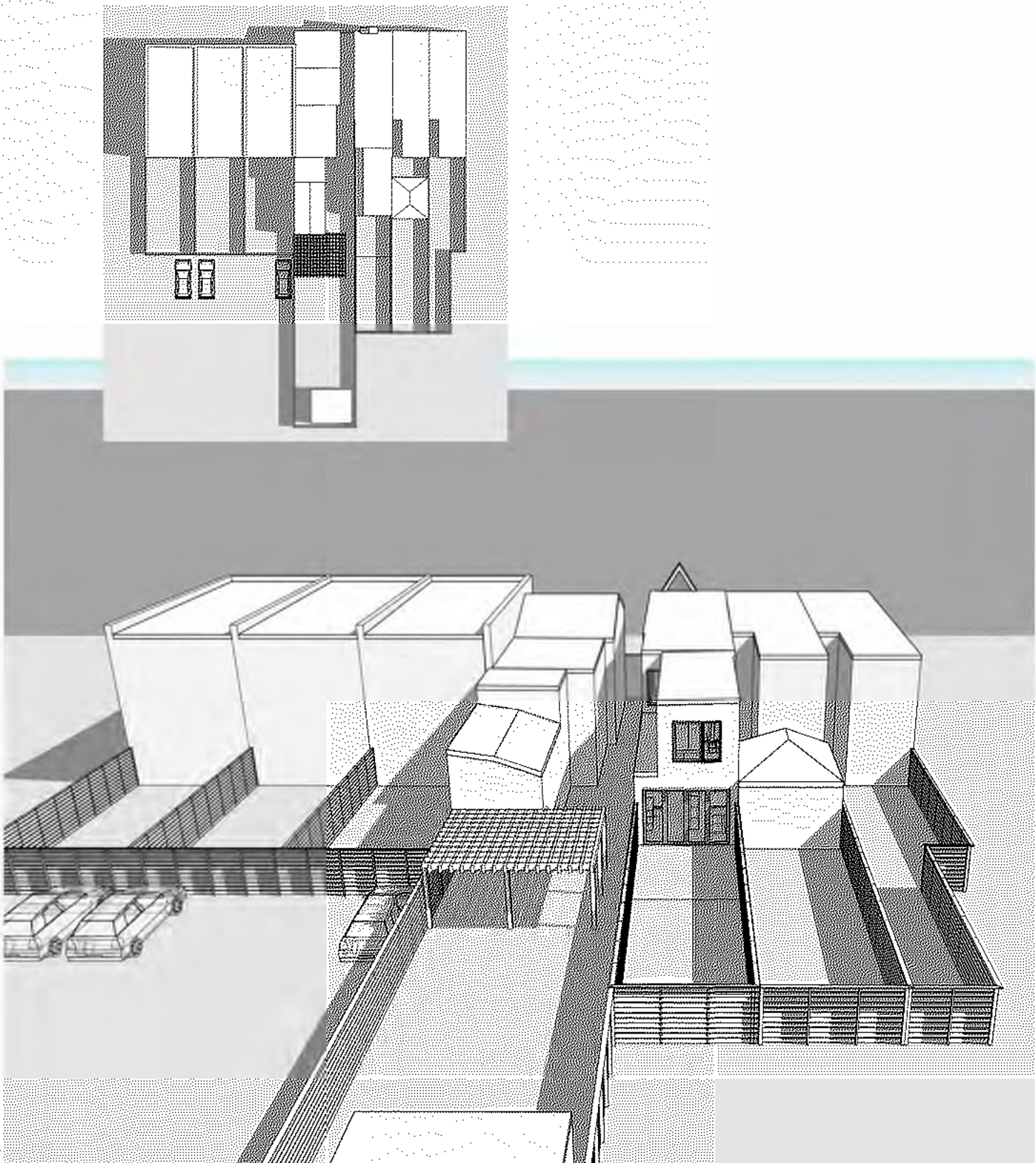
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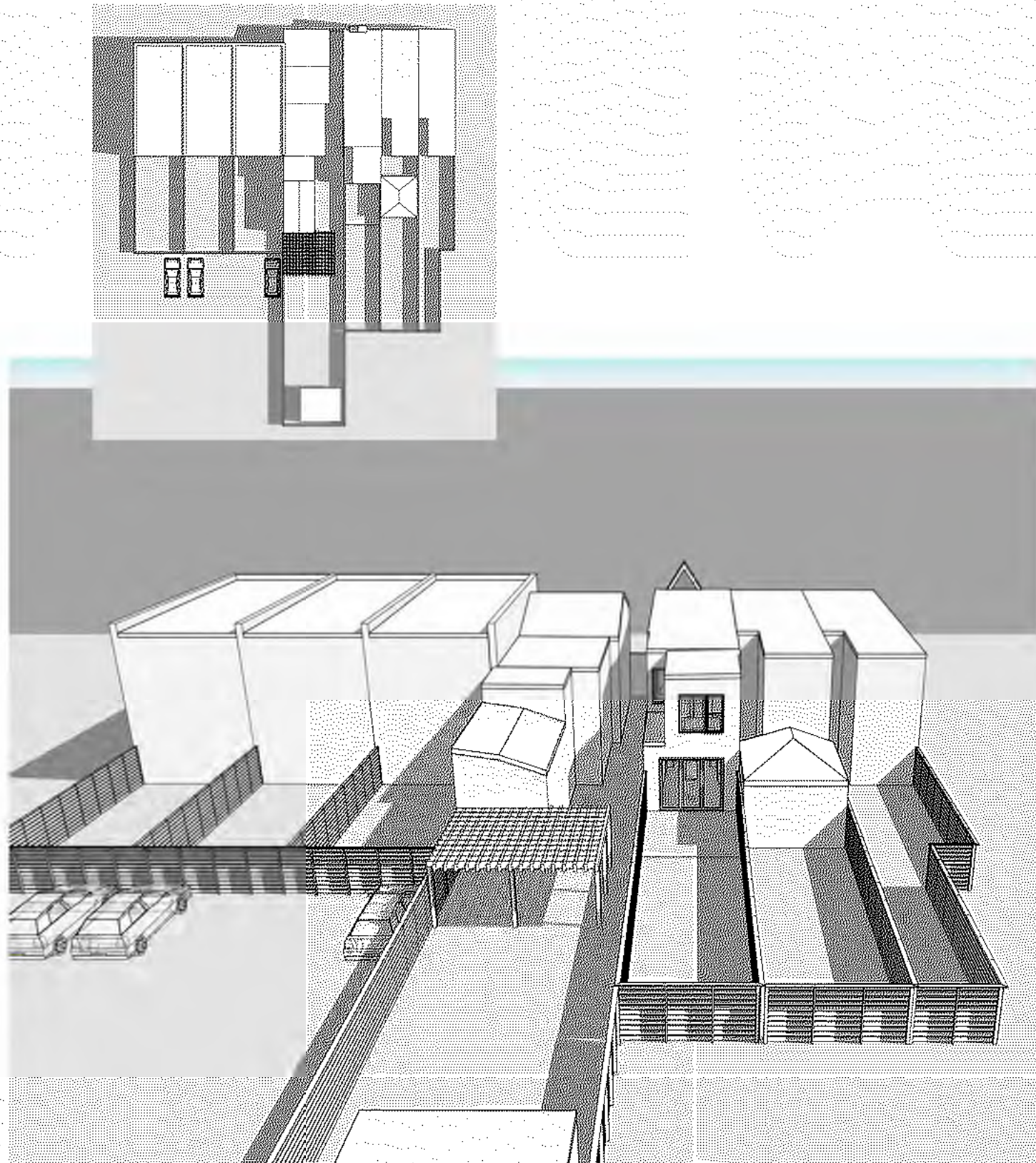
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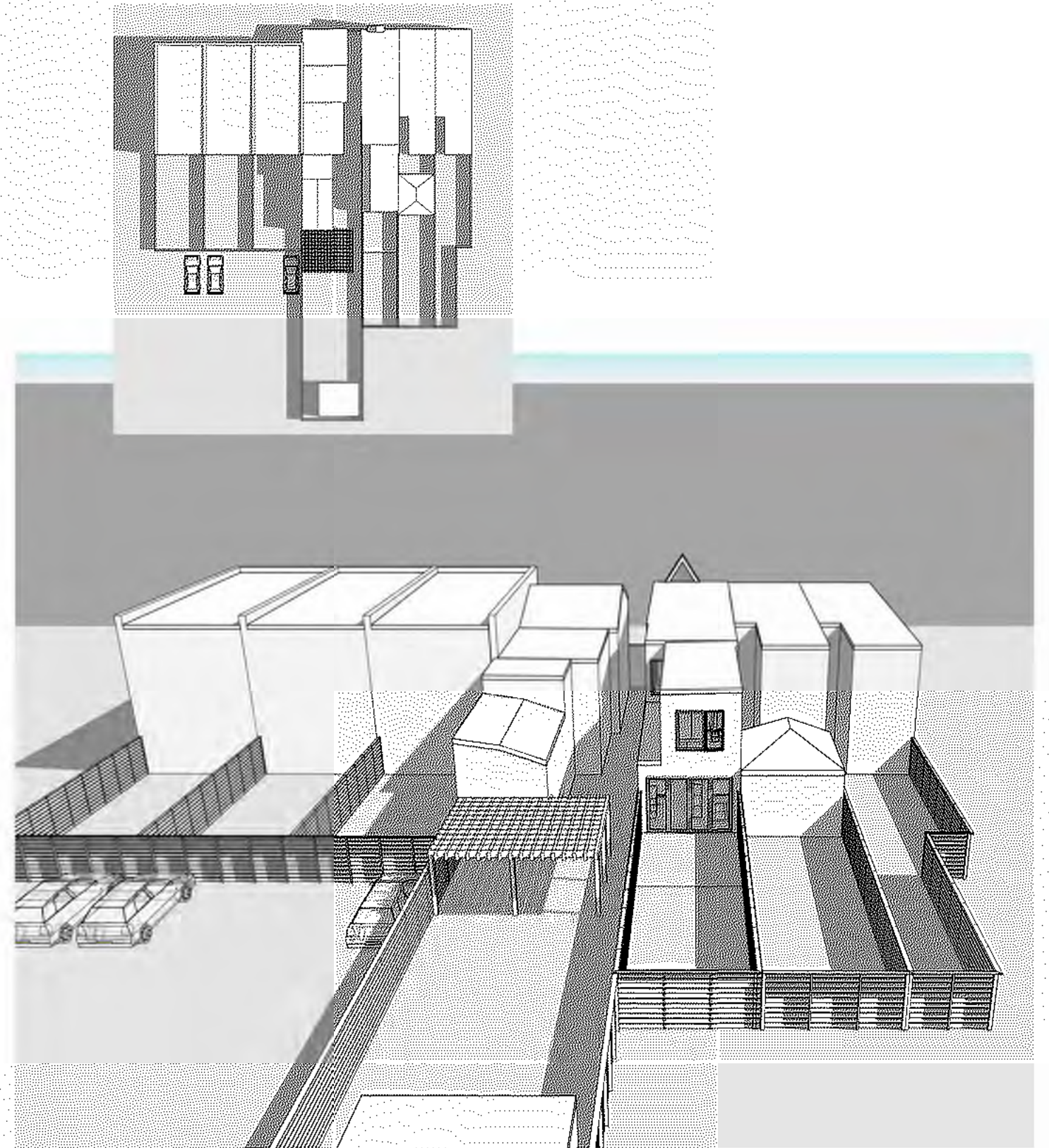
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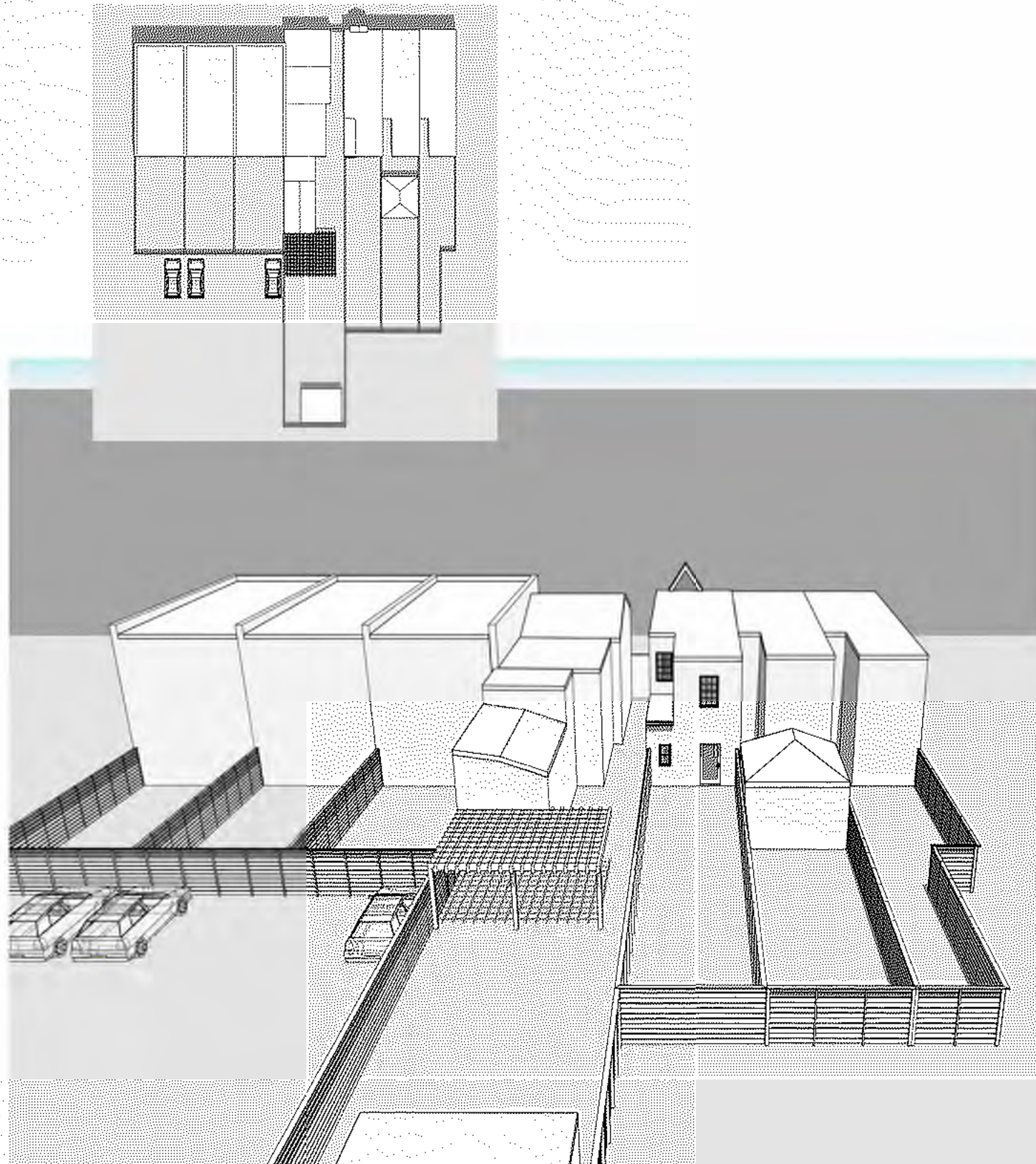
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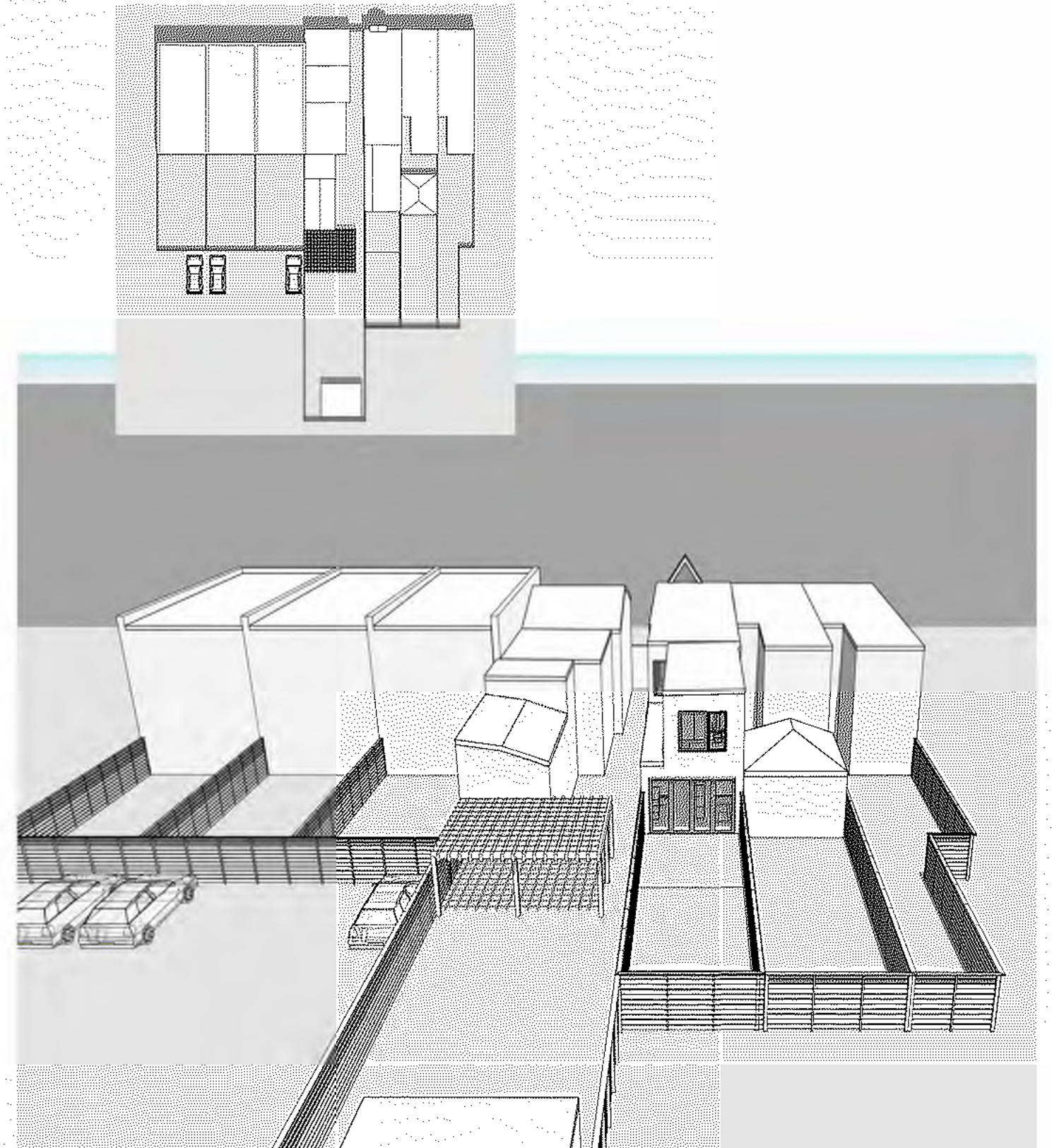
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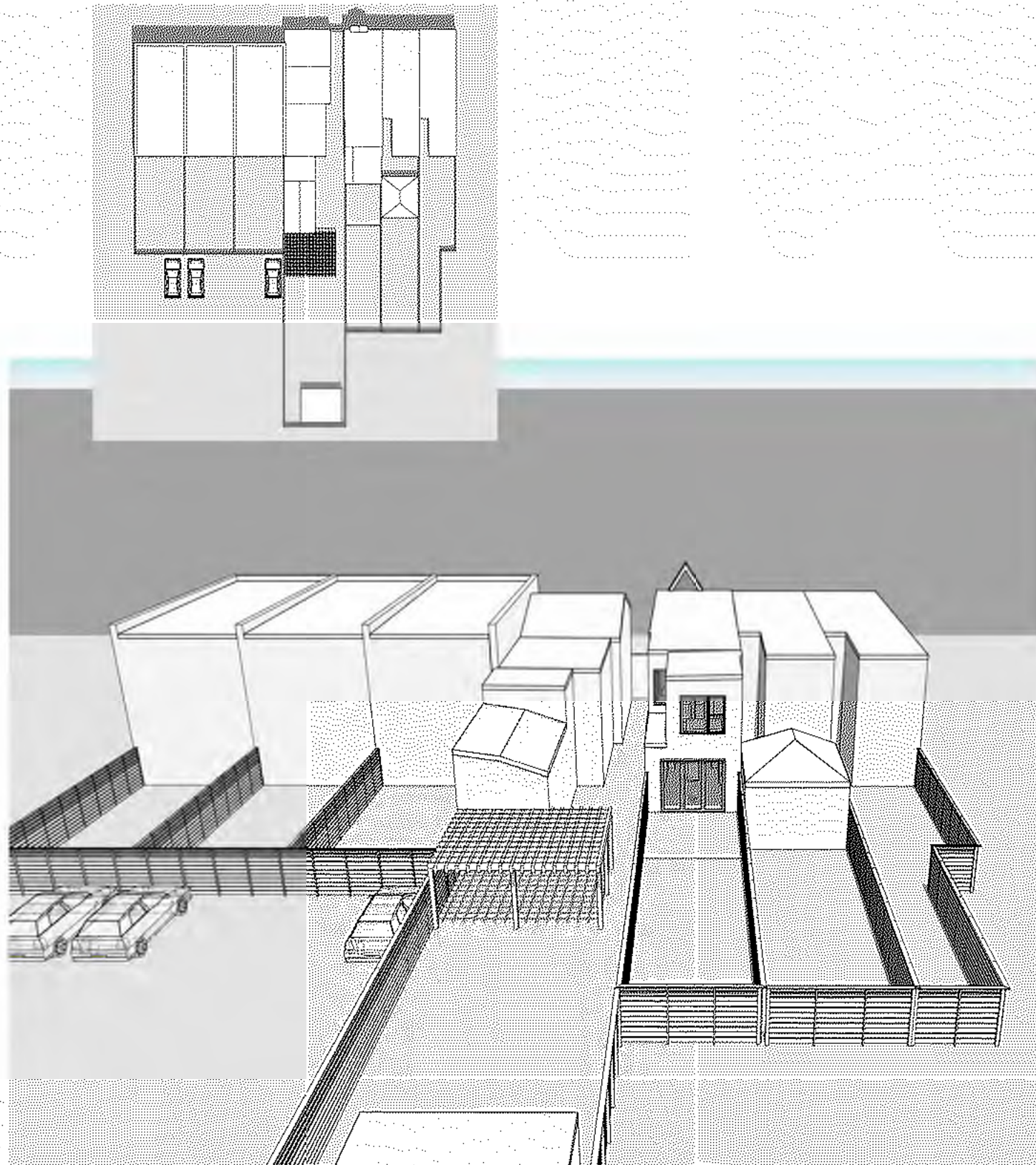
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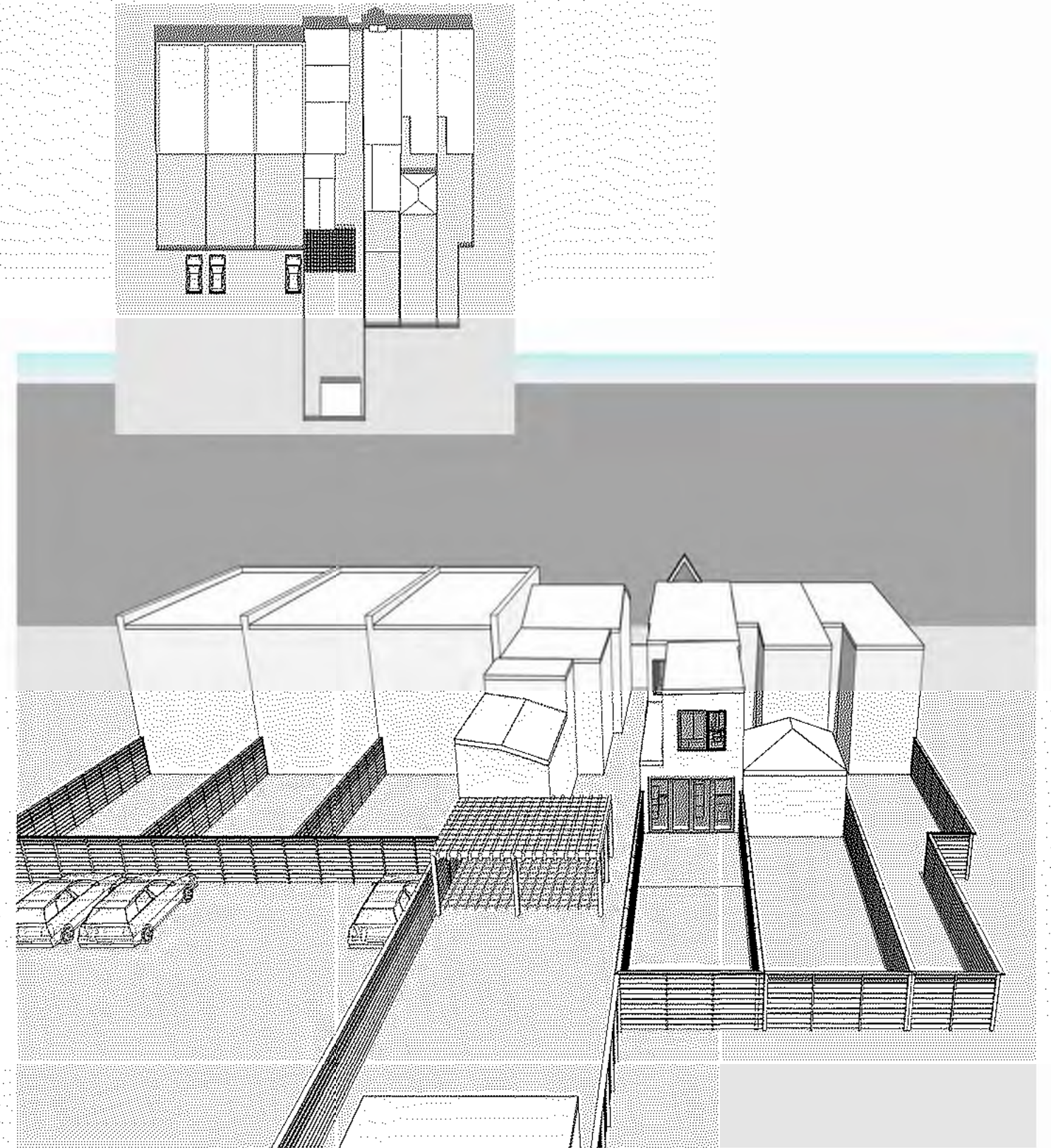
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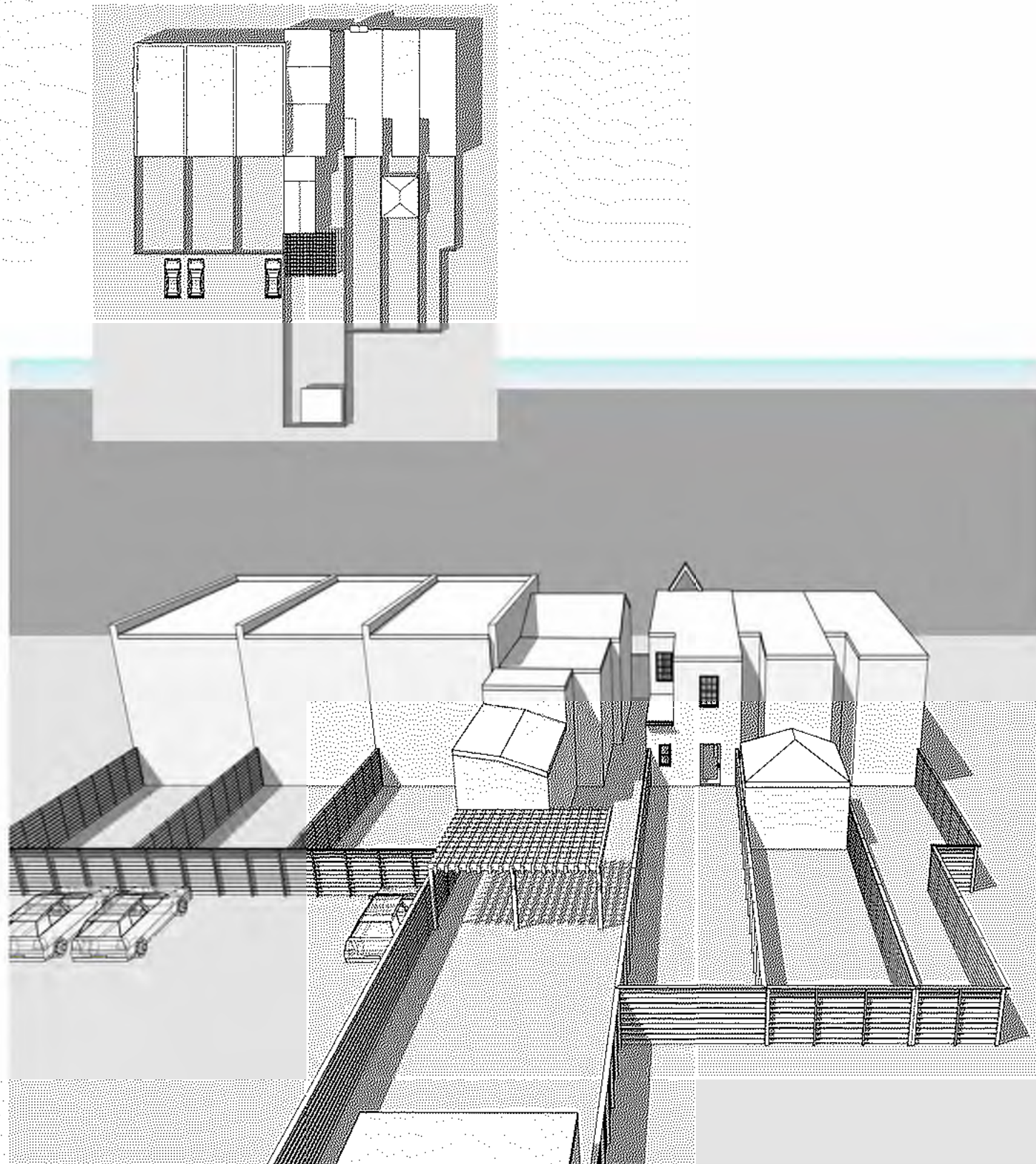
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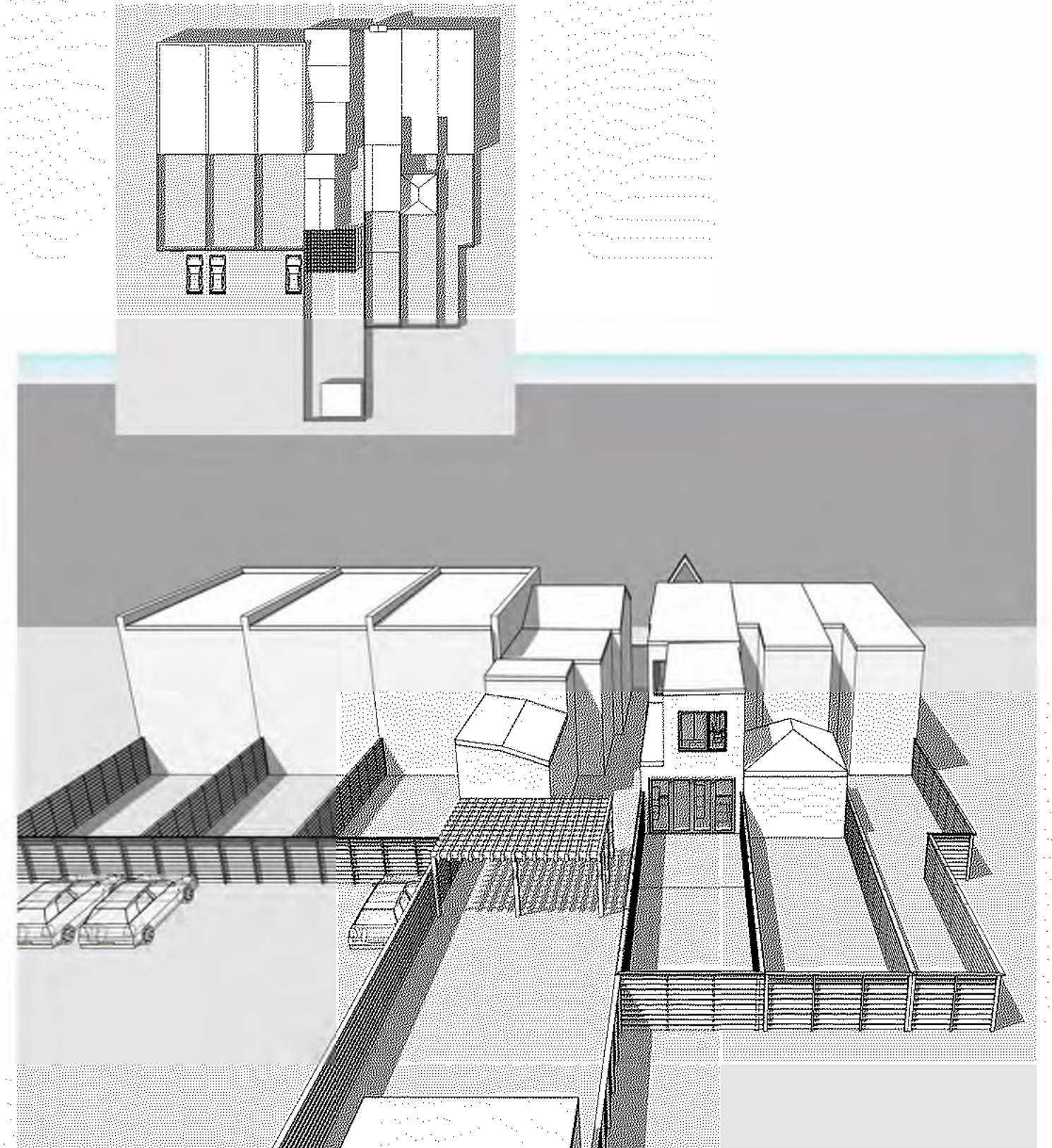
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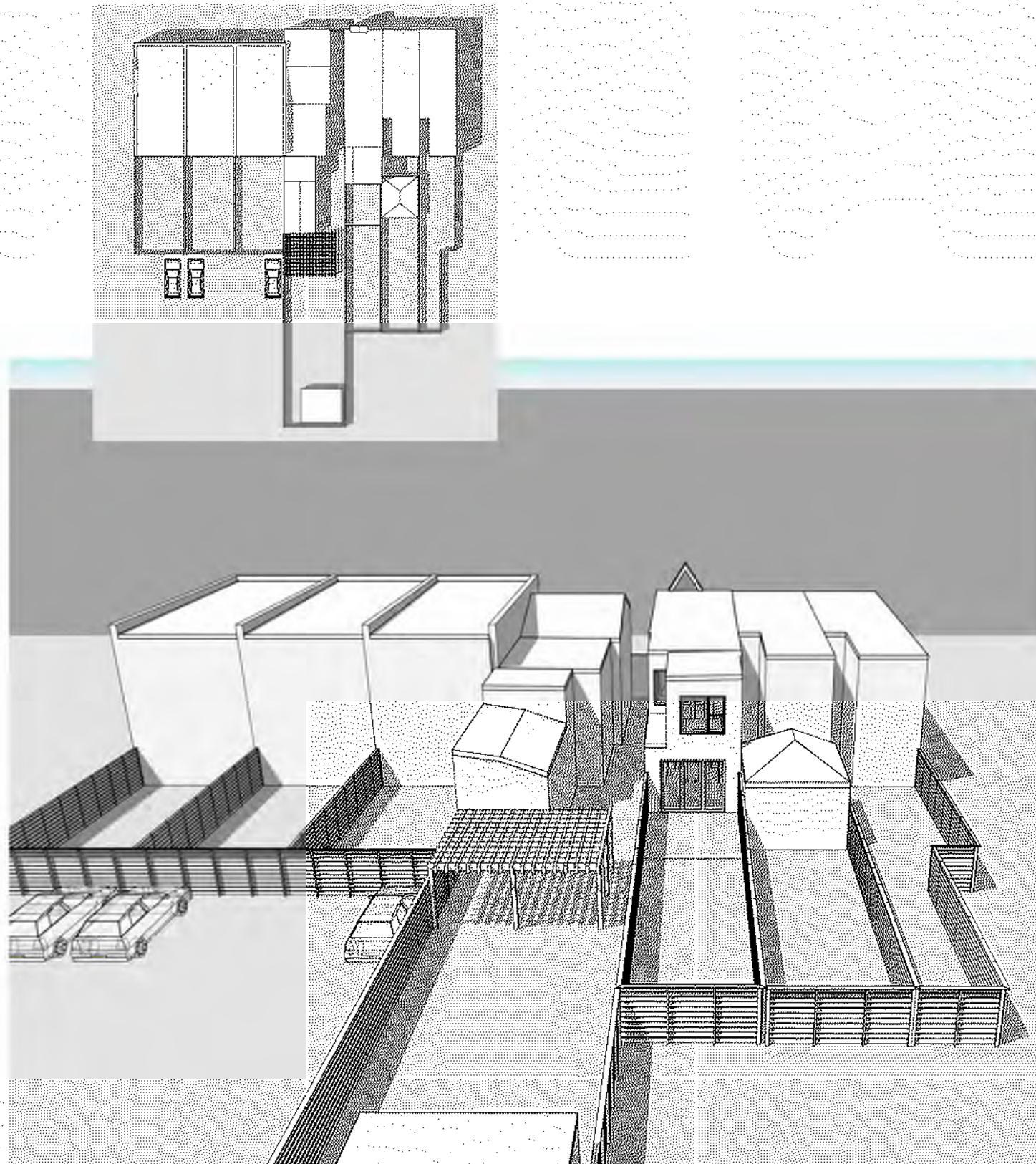
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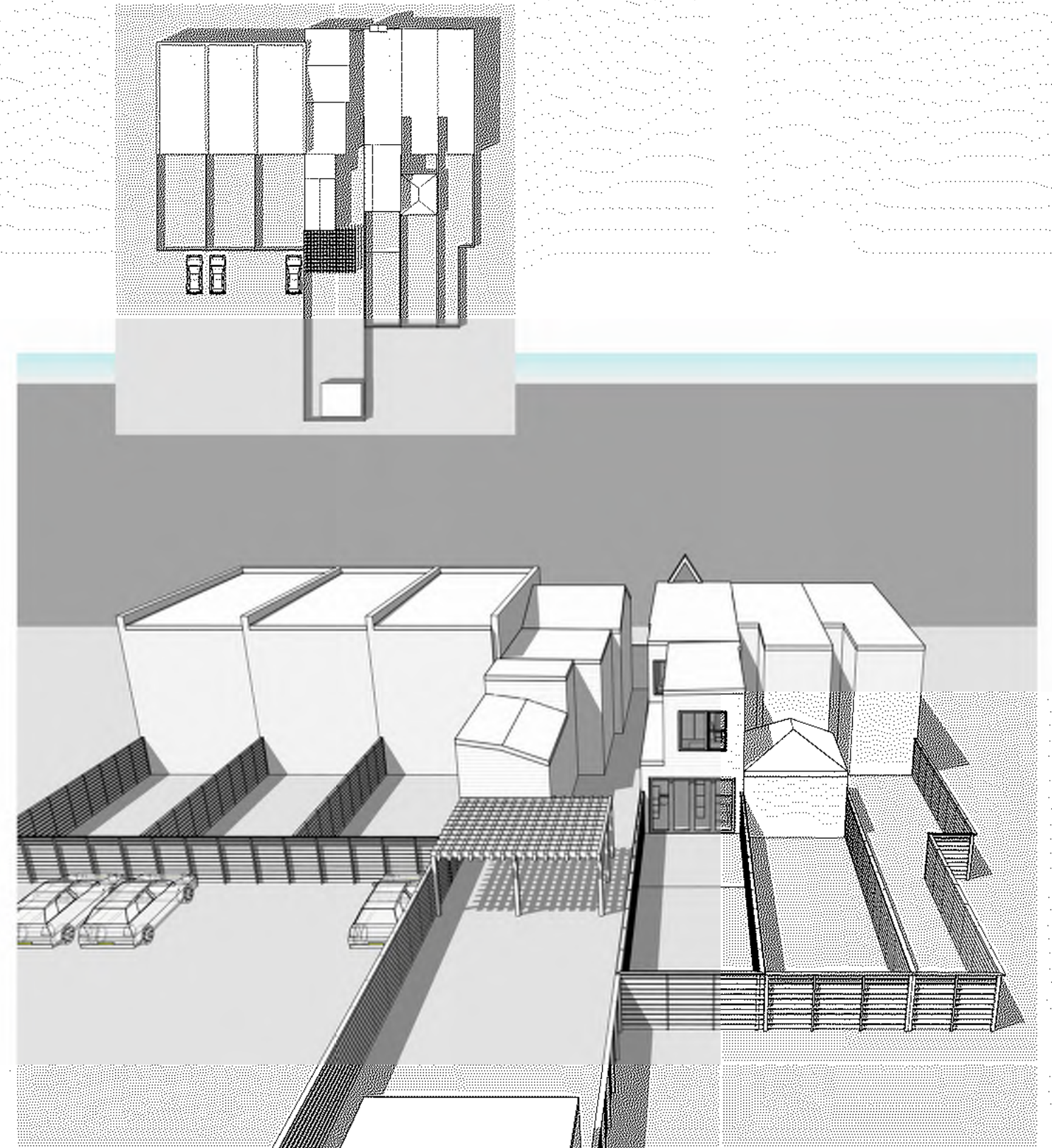
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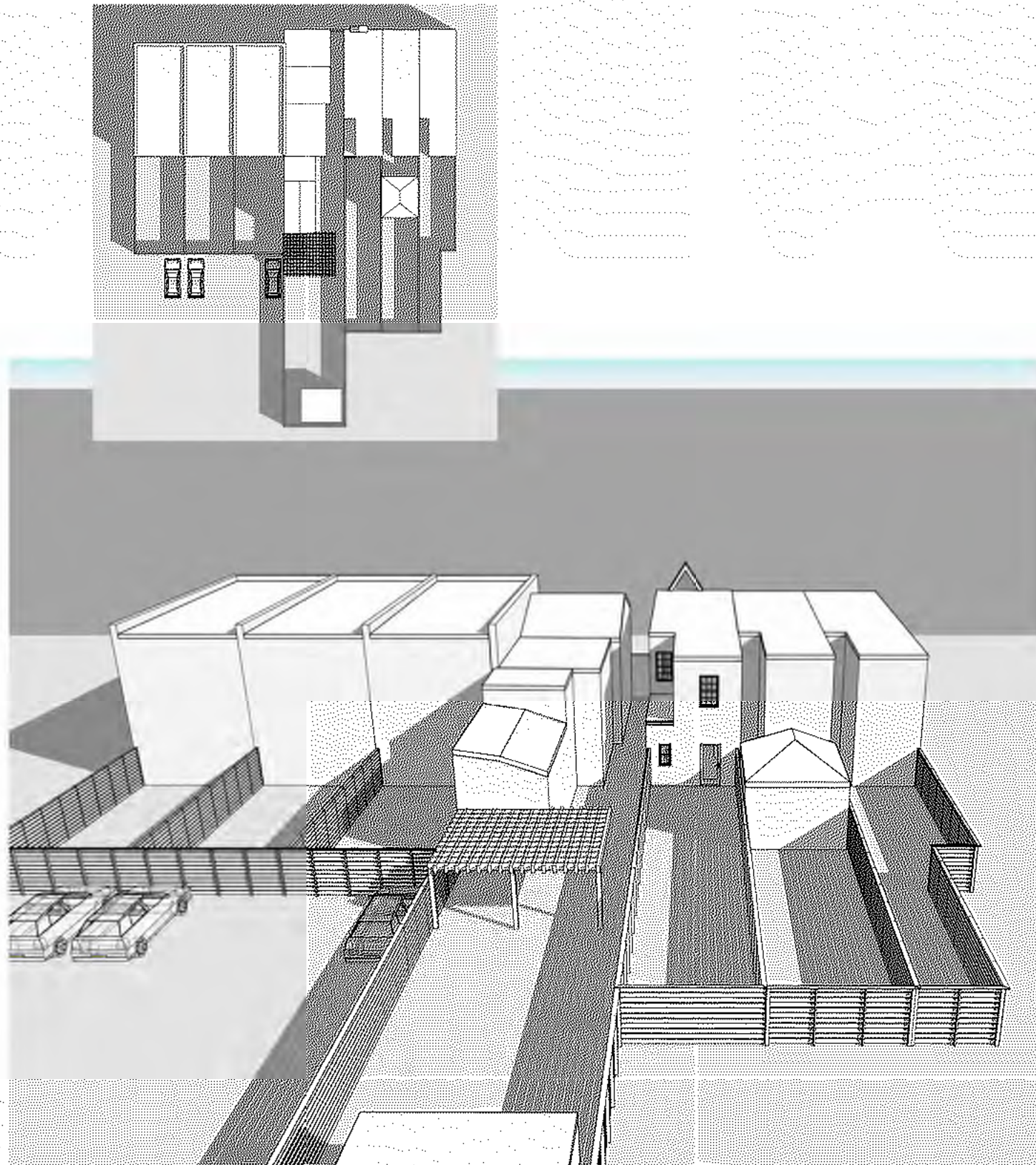
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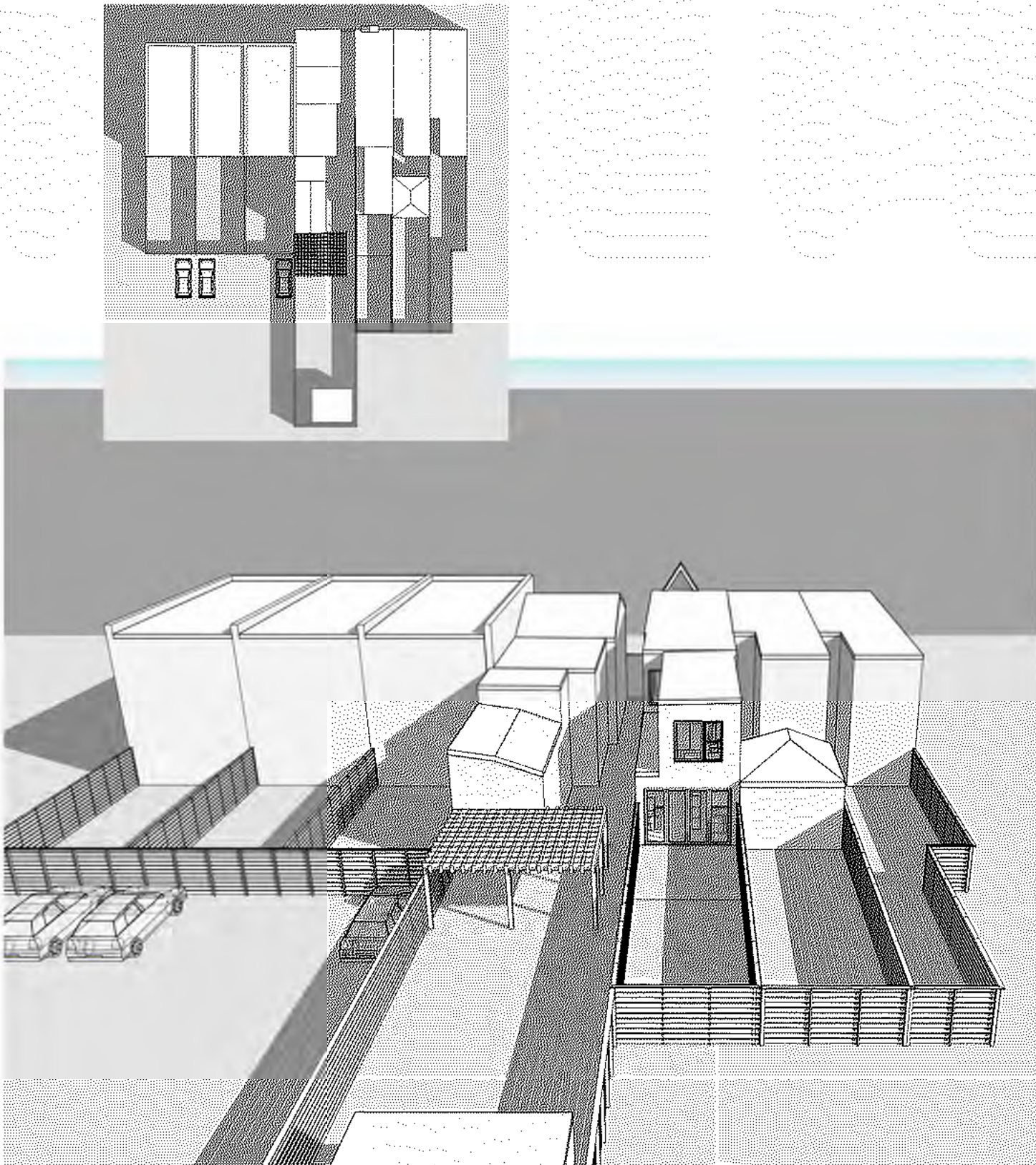
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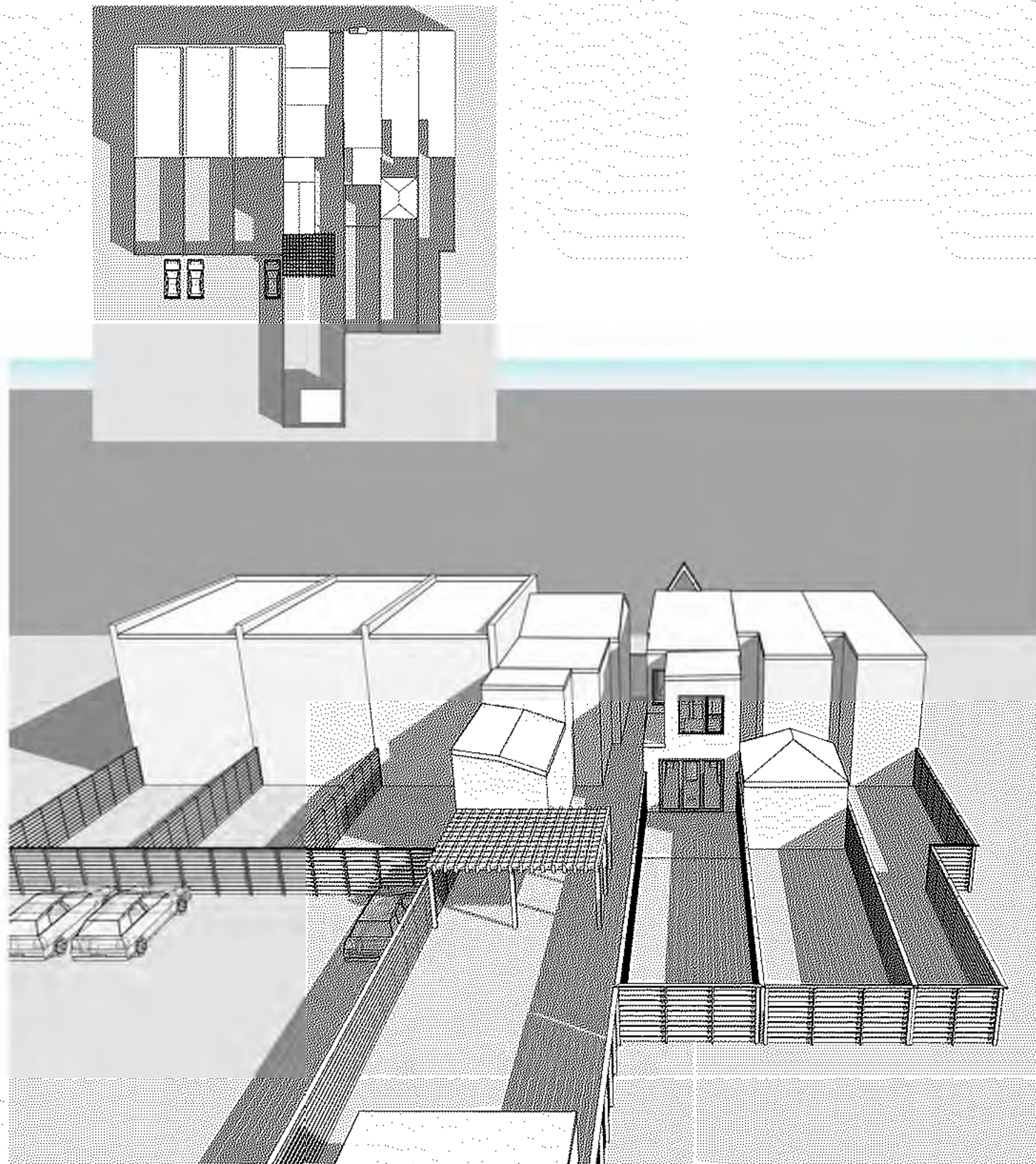


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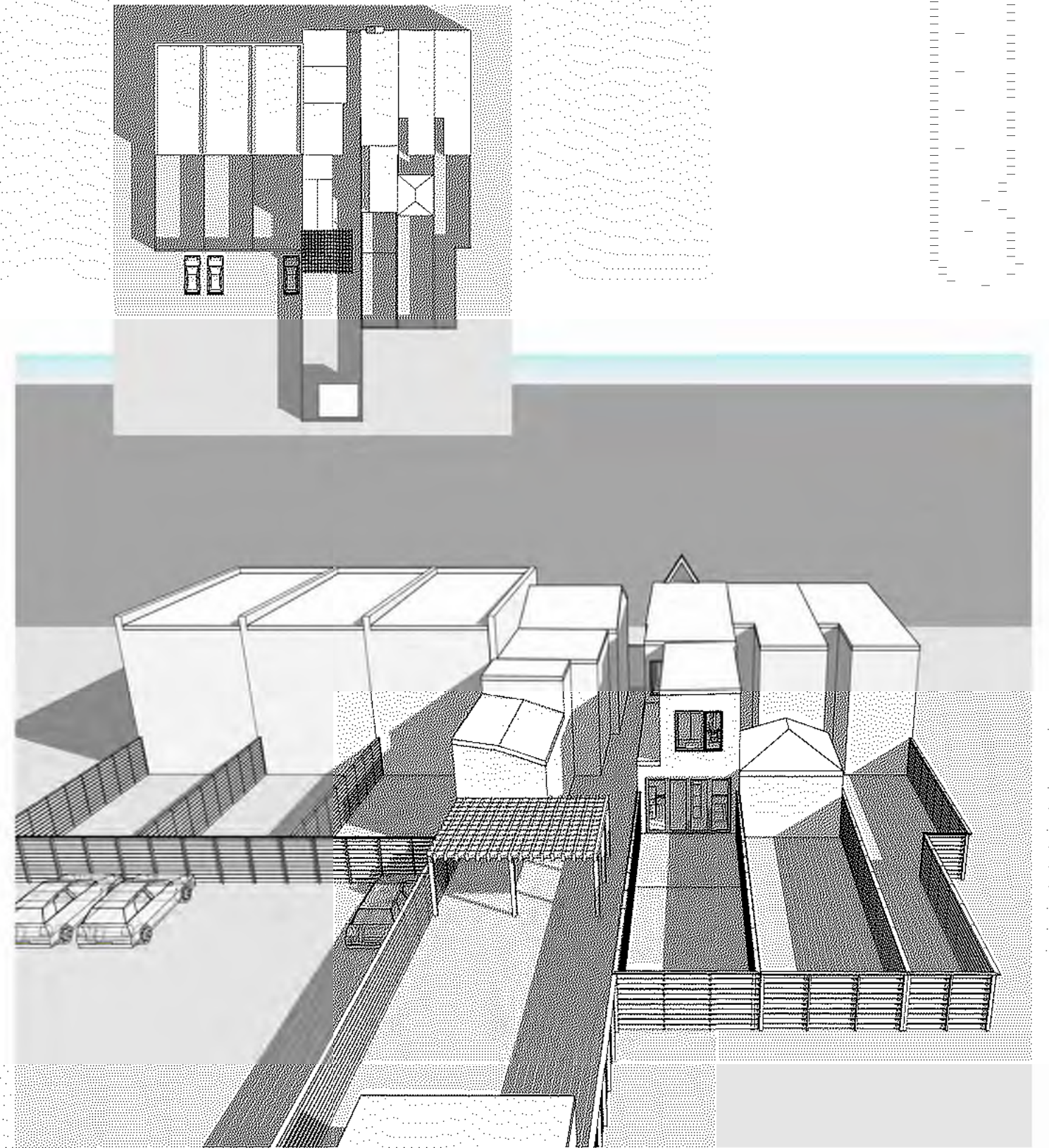
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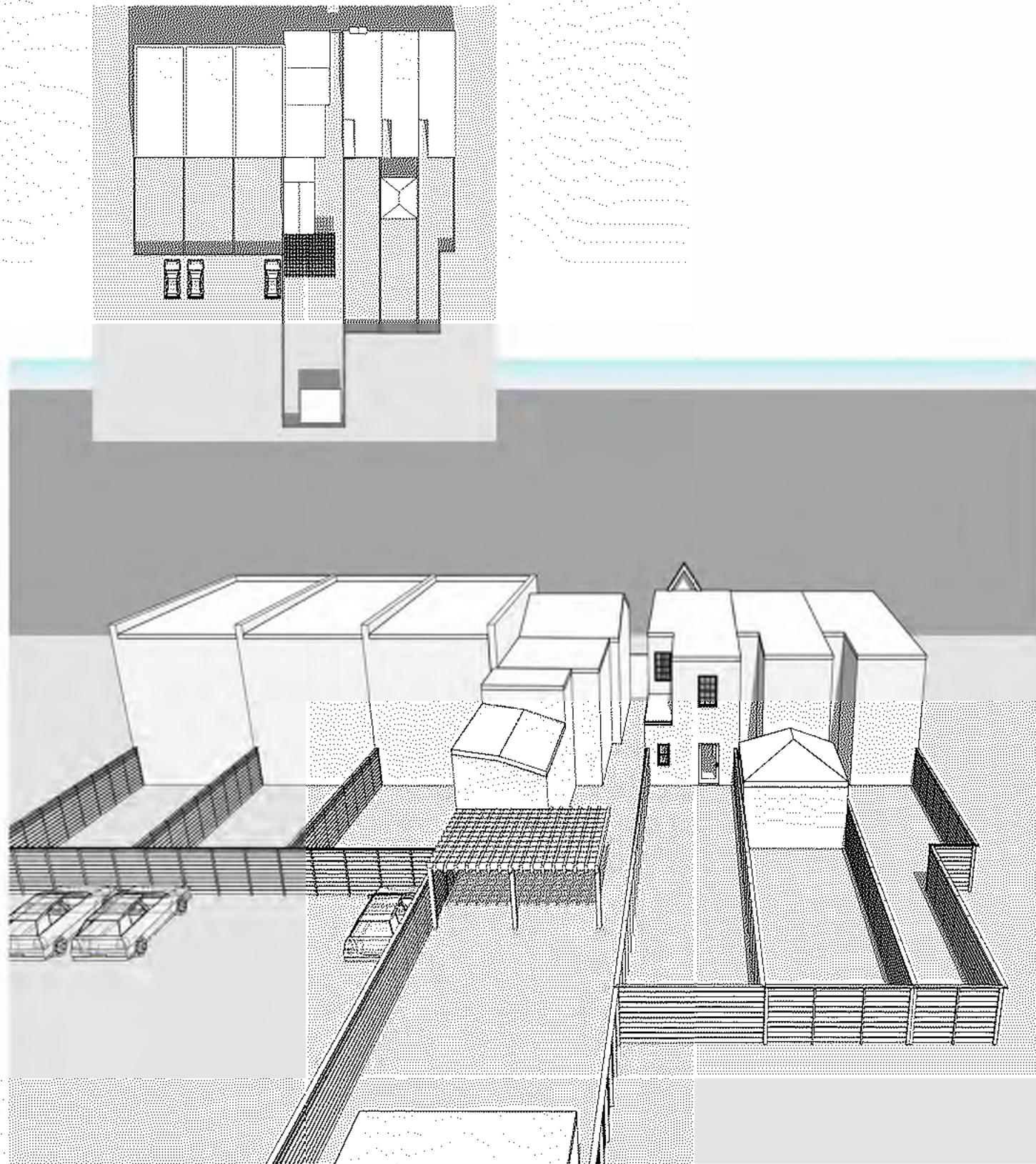
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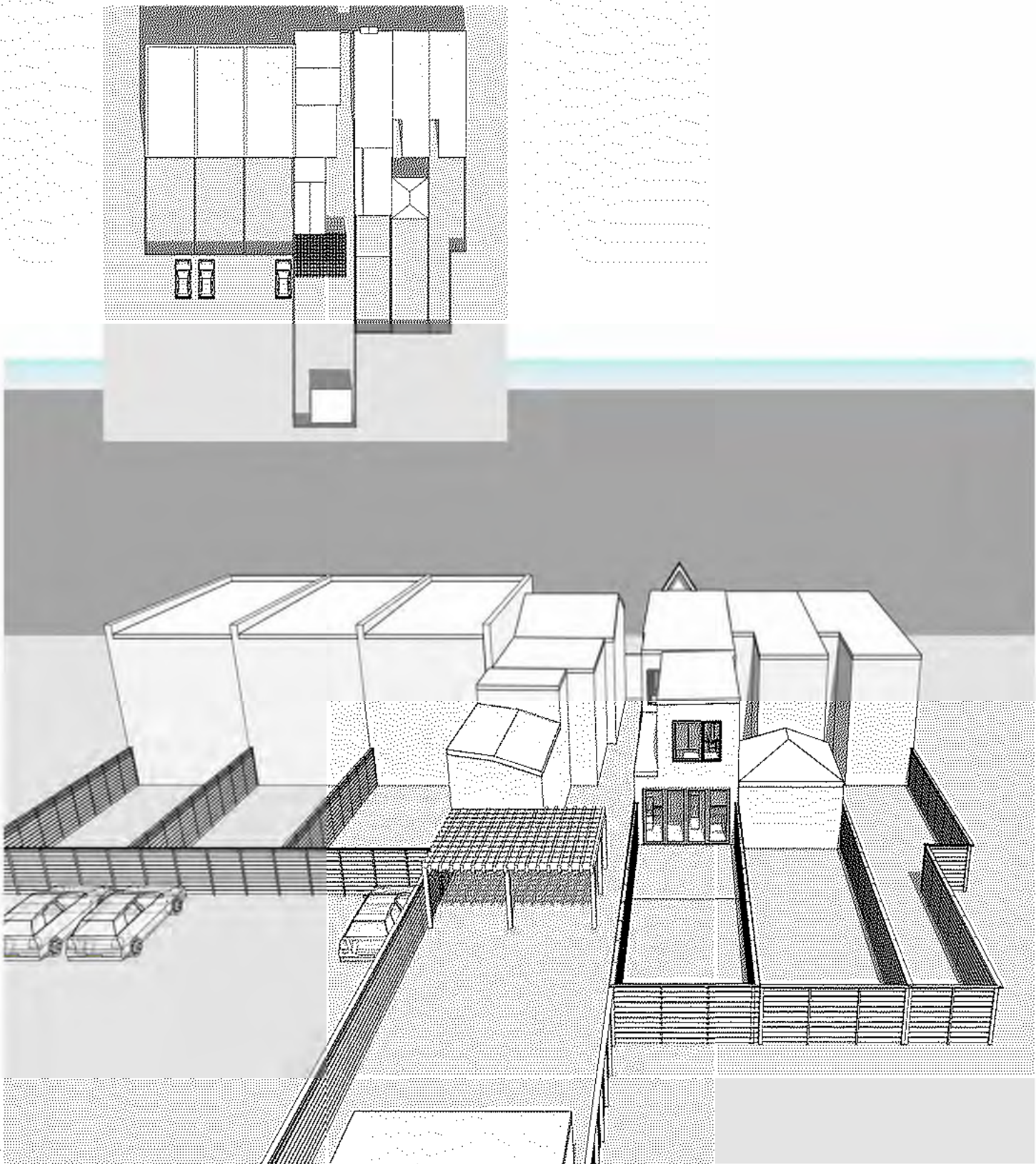
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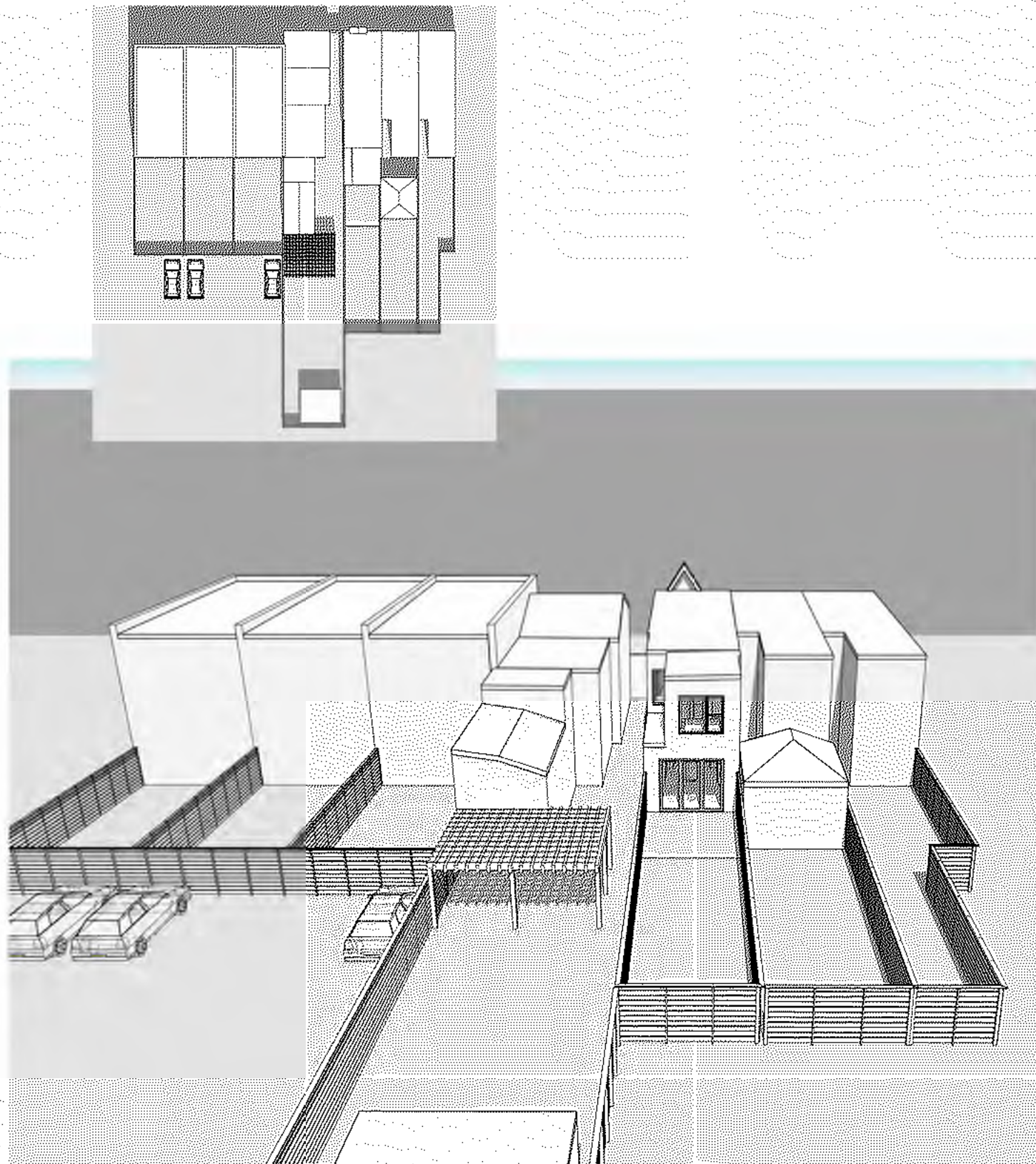
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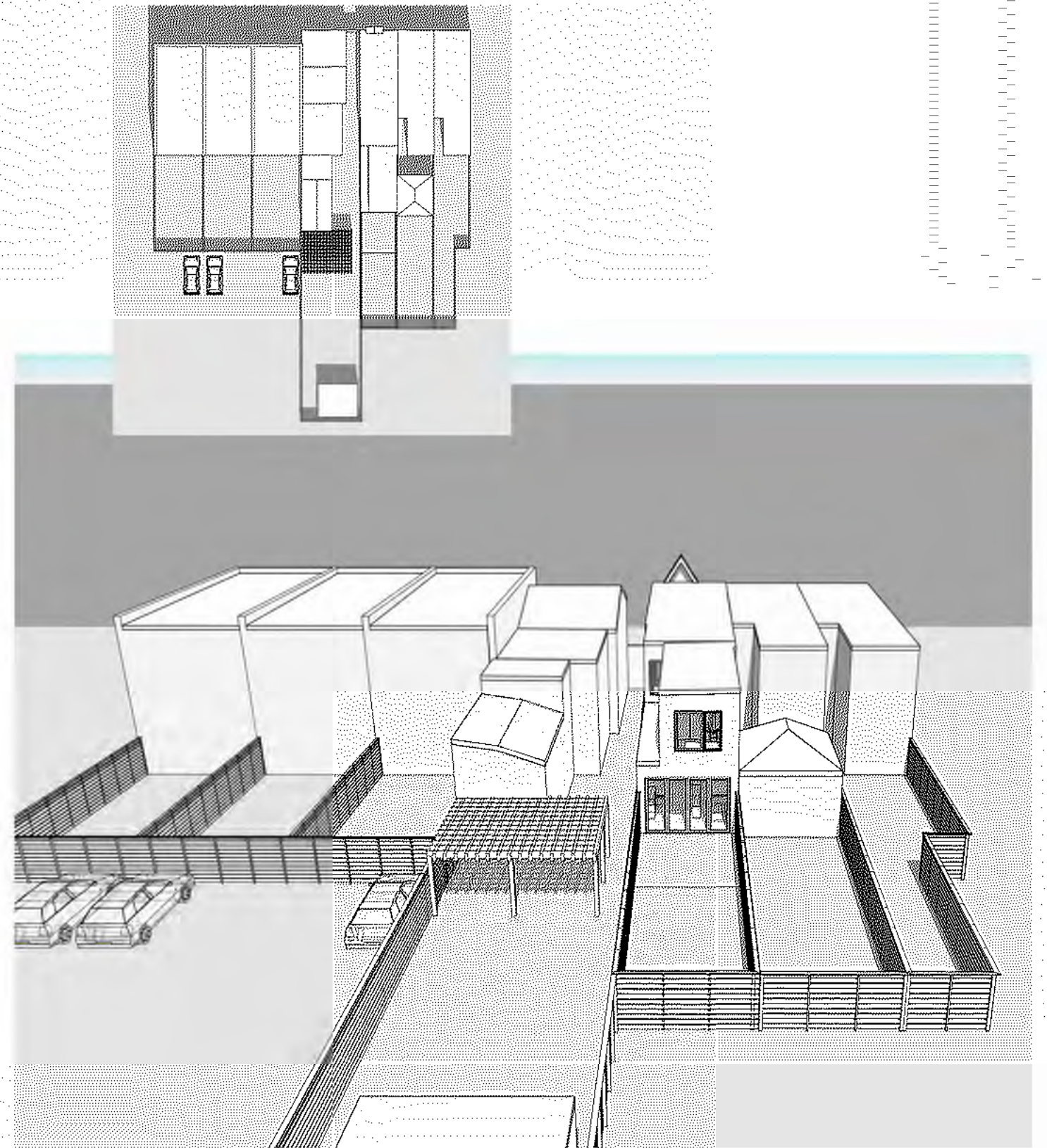
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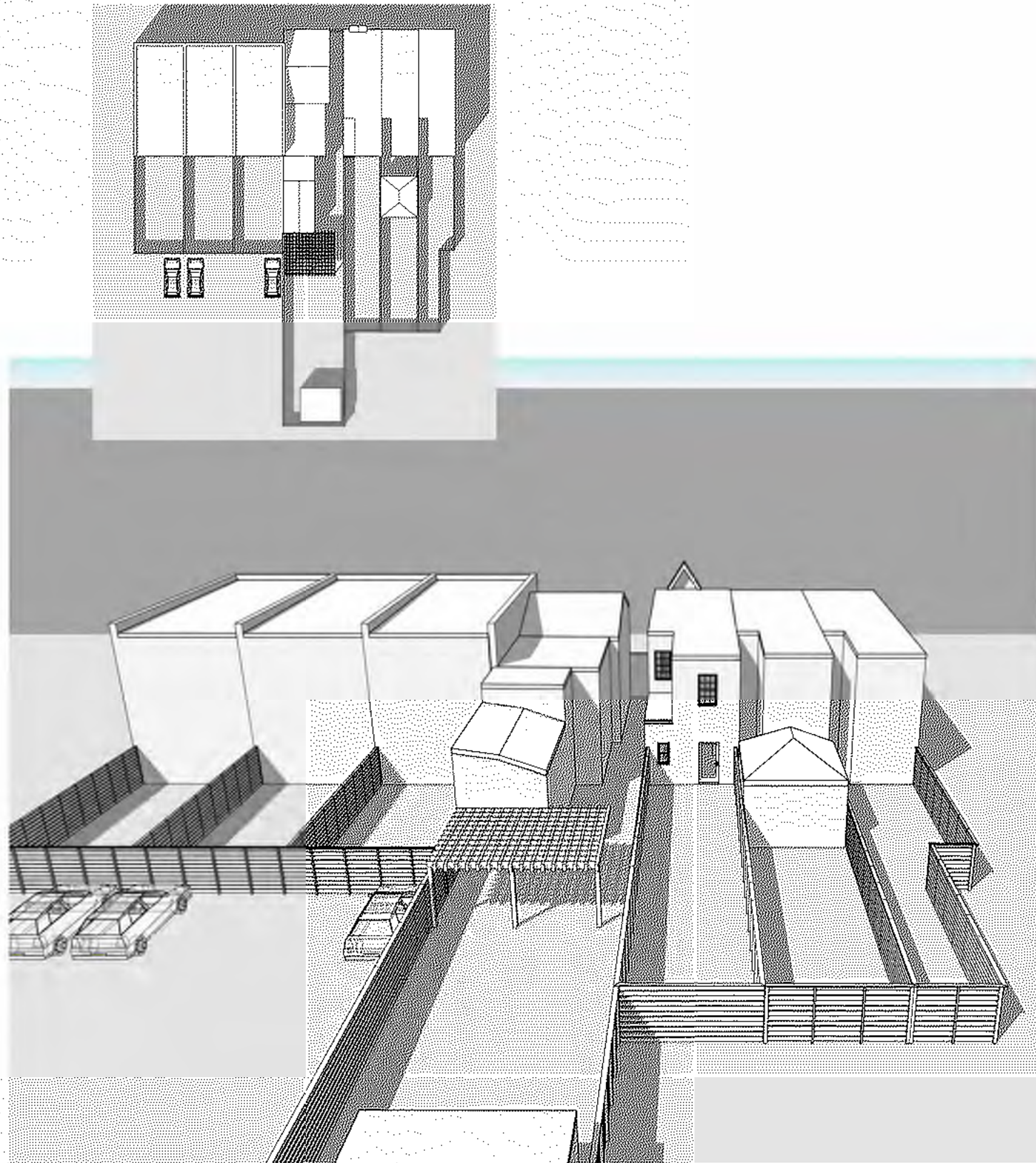
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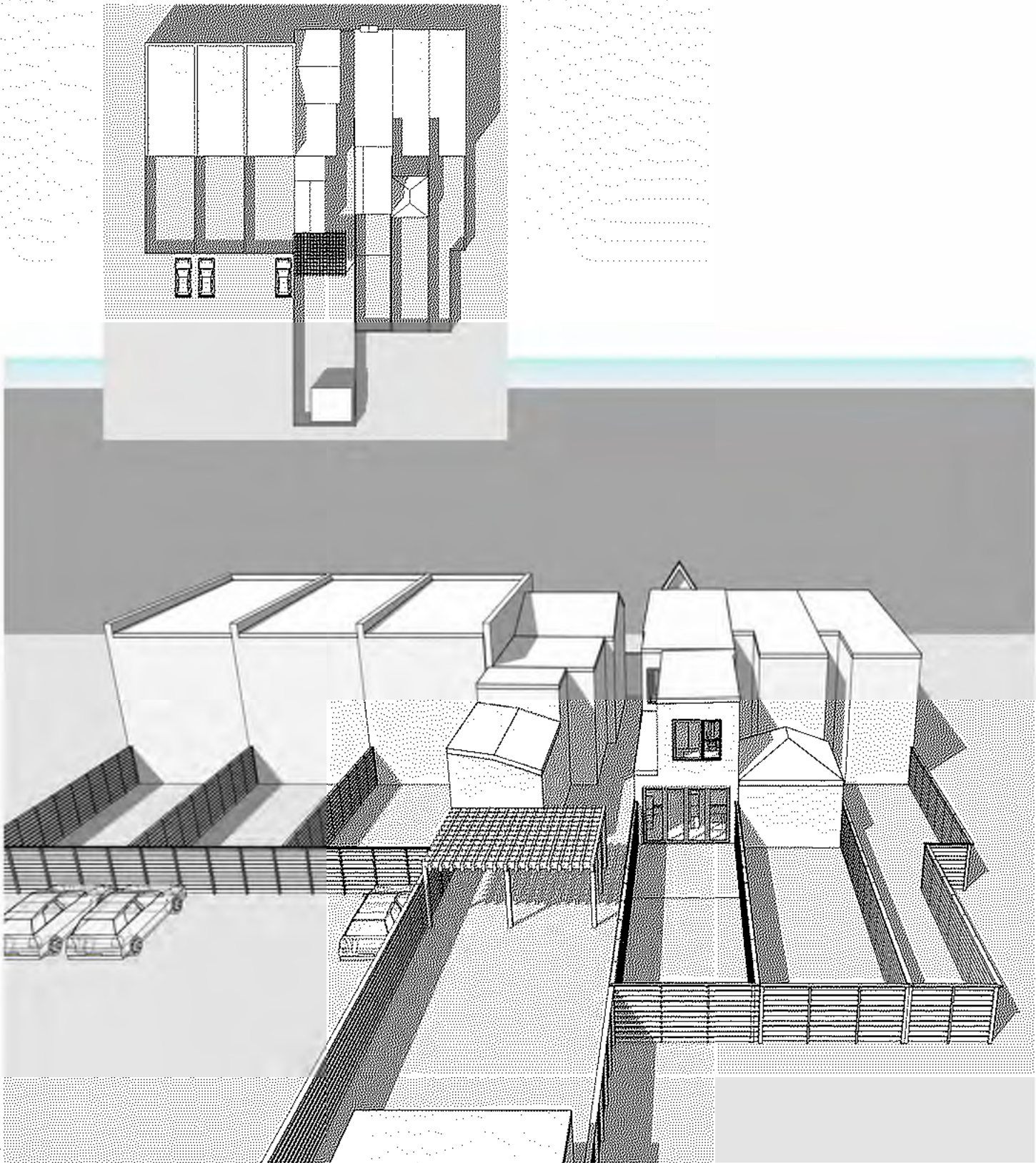
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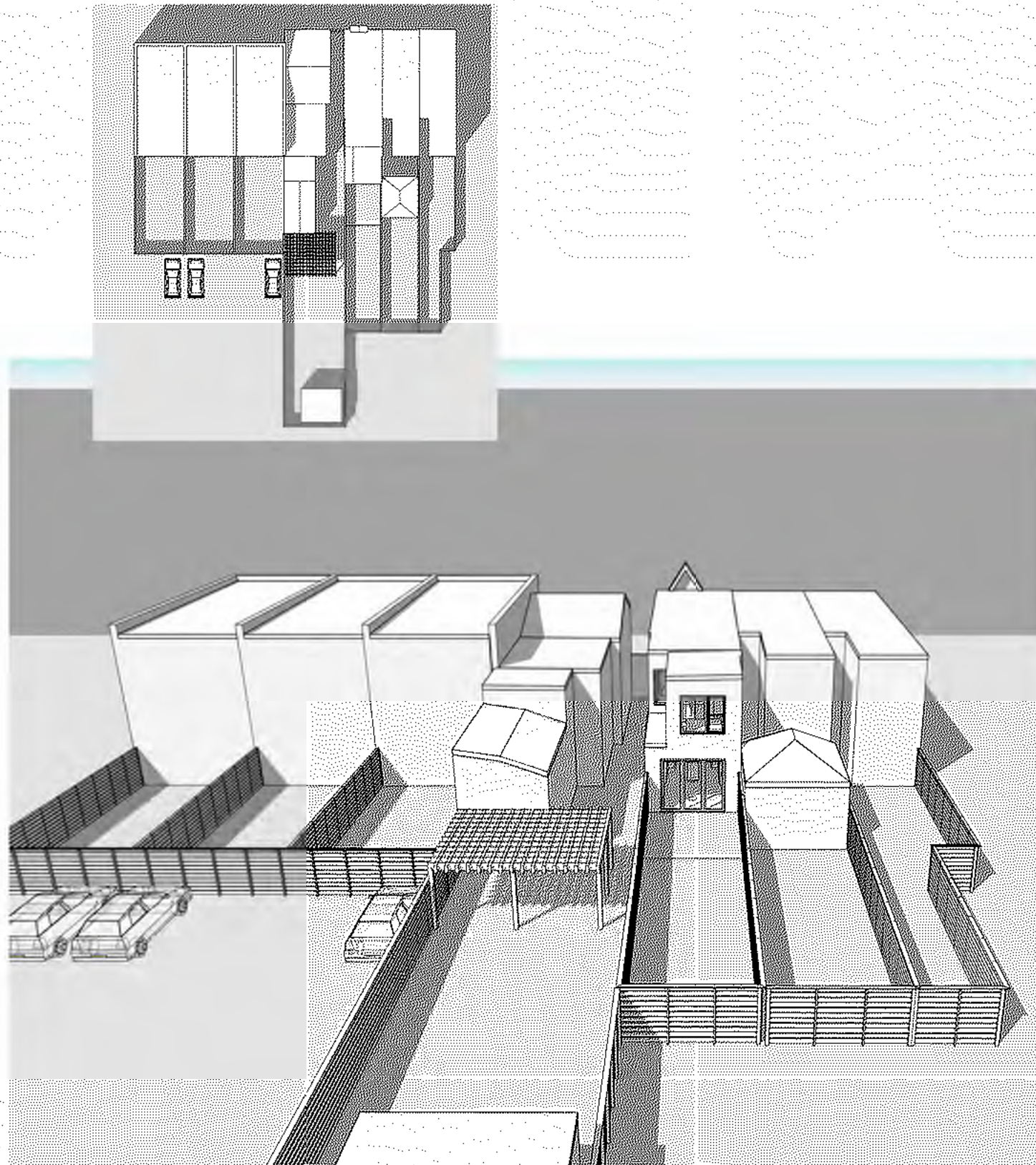


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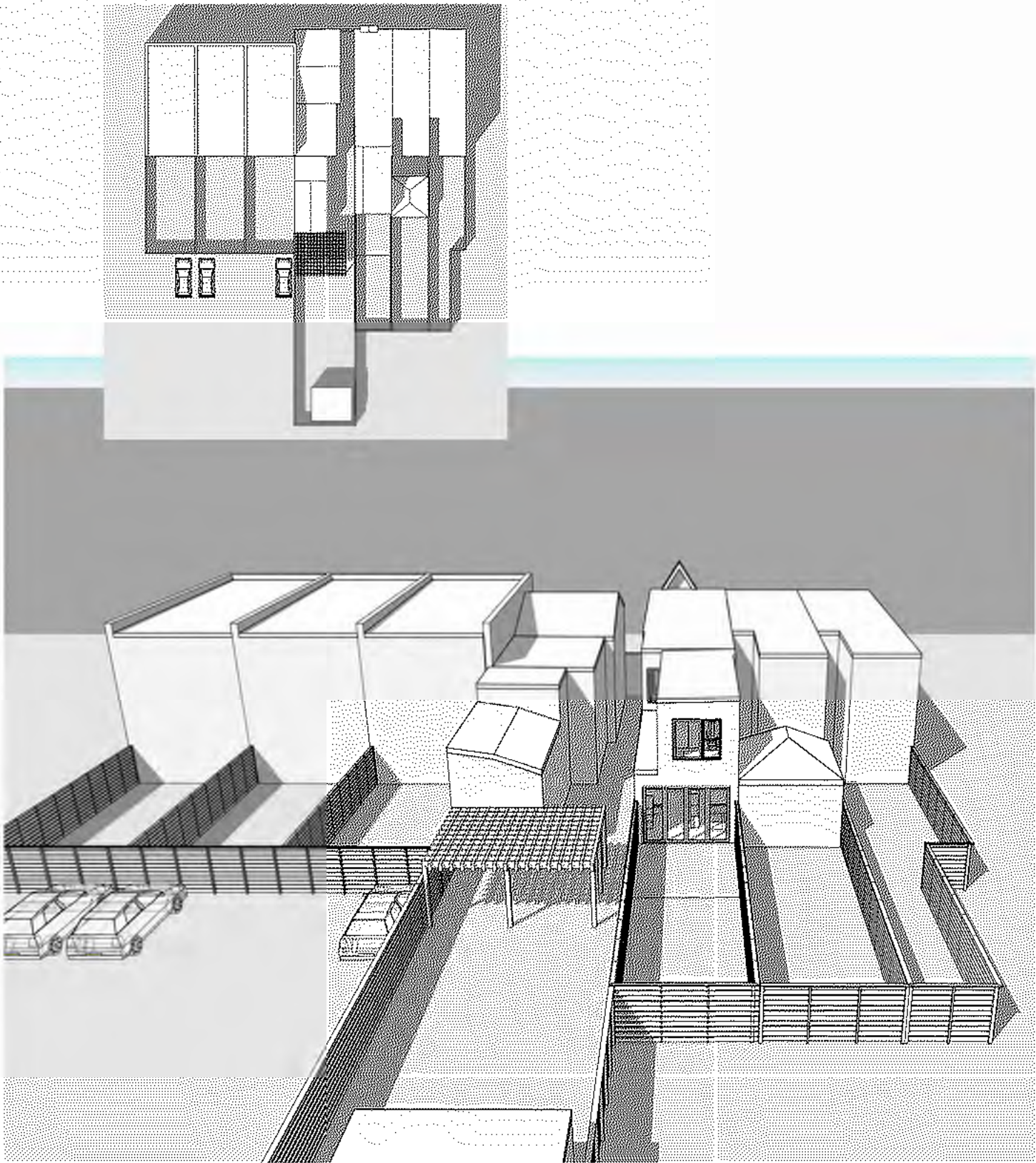
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