



409 E Capitol Street SE

409 EAST CAPITOL STREET SE

PRELIMINARY BZA REVIEW SET

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE REAR ADDITION TO AN EXISTING BUILDING LOCATED AT 409 EAST CAPITOL STREET IN THE DISTRICT OF COLUMBIA. THE EXISTING BUILDING CONTAINS A SMALL BUSINESS AT THE GROUND FLOOR LEVEL AND A RESIDENTIAL UNIT AT THE SECOND FLOOR LEVEL.

THE PROJECT IS LOCATED IN RF-1/CAP, WHICH ALLOWS UP TO TWO (2) DWELLING UNITS, RESIDENTIAL LOT OCCUPANCY OF 60%, AND UP TO 3-STORIES OR 35' IN HEIGHT BY RIGHT.

THE PROJECT IS LOCATED IN THE CAPITOL HILL HISTORIC DISTRICT. RELIEF IS SOUGHT FOR THE LOT OCCUPANCY TO ALLOW 70% (AN INCREASE OF 10%).

PROPERTY INFORMATION

ADDRESS: 409 EAST CAPITOL STREET SE, WASHINGTON, DC 20003
SQUARE: 0812
LOT: 0817
ZONE: RF-1/CAP

RESIDENTIAL NET SQUARE FOOTAGE: 753 SF (52.5%)
COMMERCIAL NEW SQUARE FOOTAGE: 682 SF (47.5%)

GROSS SQUARE FOOTAGE
FIRST FLOOR: 873 SF
SECOND FLOOR: 723 SF
TOTAL: 1596 SF

EAST CAPITOL STREET

4TH STREET SE

5TH STREET SE

409 E CAPITOL ST SE



A STREET SE

BLOCK PLAN

scale = 1:500
2

SQUARE 0812

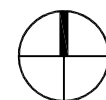
NO ALLEY(S) EXIST IN THIS BLOCK;
ALL LOTS ARE CONTIGUOUS

Extracted from Online Zoning Information
published by the District of Columbia Office
of Zoning, DCGIS, and Office of the Chief
Technology Officer (OCTO)

Exported on: 6 /7/2022

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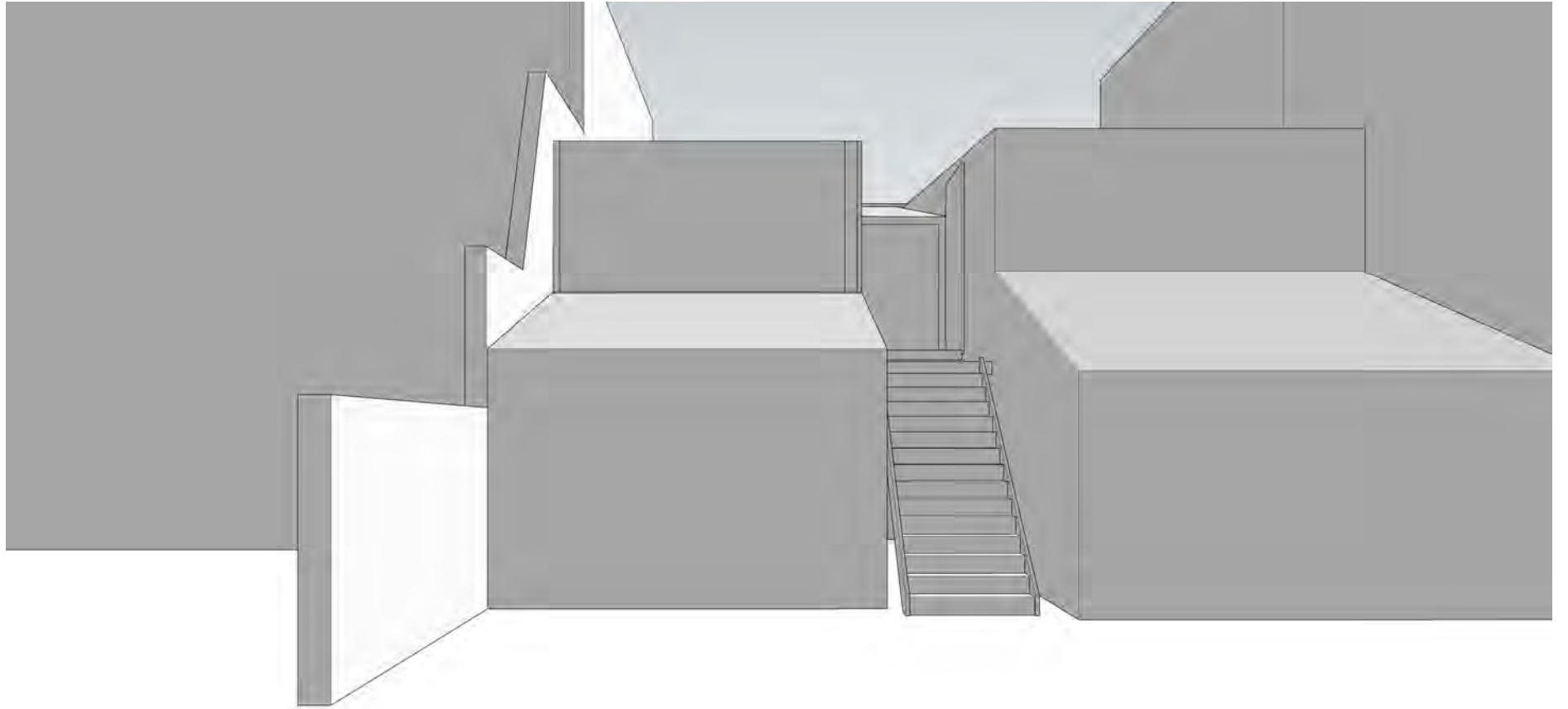
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Zoning Analysis				
project:		409 East Capitol Street SE, Washington, DC 20003		
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DC Zoning Map-9/6/16				
Site Data:				
	Lot:	0812		
	Square:	0817		
	Lot Area:	1800 SF		
	Lot Width:	18.0'		
Zoning Data:				
	Zone:	RF-1/CAP		
Use:	Existing Use:	Mixed-use (Floor 1: Business; Floor 2: Residential)	NC	
	Proposed Use:	Mixed-use (no change)		
Lot Occupancy:	Allowable, dwellings:	60% max		1,080
	Existing:	48.50%	C	873
	Proposed:	70%	BZA	1,260
	deviation from existing:	Δ = 21.5%		387
	deviation from allowable:	10%		
Floor Area Ratio (FAR):	Existing:	NA		
	Proposed:	NA		
Setbacks:	Front Yard:	NA		
	Rear Yard:			
		Required: 20' minimum		Measured from the mean rear lot line; 4"/ft of principal building height
		Existing: 43'	C	
		Proposed: 30'	C	Per lot occupancy limit of residential floors
	deviation	10'		
	Side Yard:	None required		Repealed
Courts:	Court, open:	NA		
	Court, closed:	NA		
Building Height (feet):	Maximum Allowable Height (ft)	35' max		
	Existing:	22'-1¼"	C	
	Proposed:	29'-6"	C	
Building Height (stories):	Maximum Allowable Stories:	3 stories		
	Existing:	2 stories	C	
	Proposed:	3 stories	C	
Parking:	Parking Spaces, required:	1 per 2 dwelling units		
	Existing:	0 spaces	NC	
	Proposed:	0 spaces	NC	
Loading:	Loading Berths:	NA		
DCMR-11 Table E §204.1	Pervious Surface:	0%		Lot Size Less than 1800 SF
The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia zoning officials.				



409 E Capitol Street SE

FRONT FACADE + MASSING





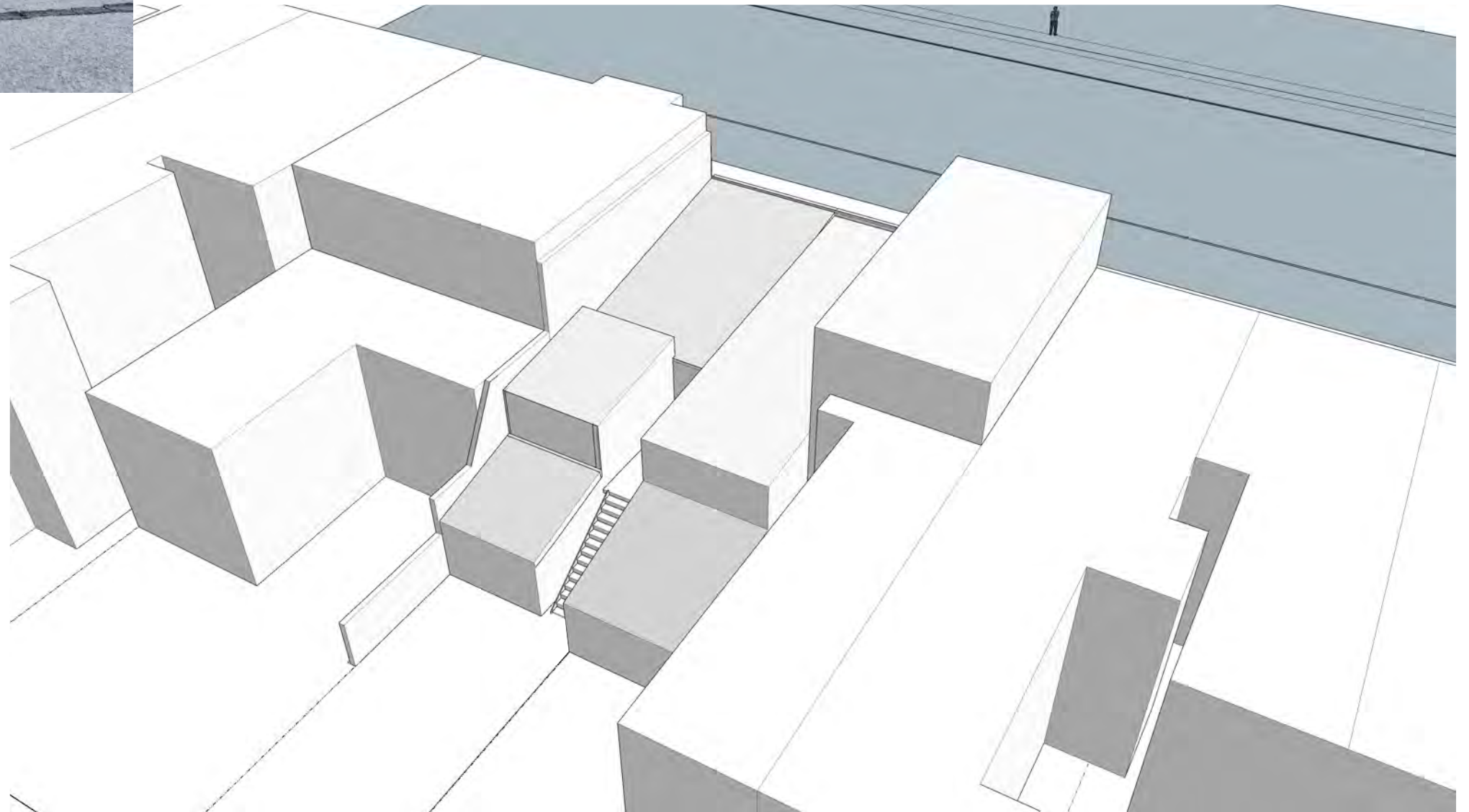
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REAR FACADE + MASSING

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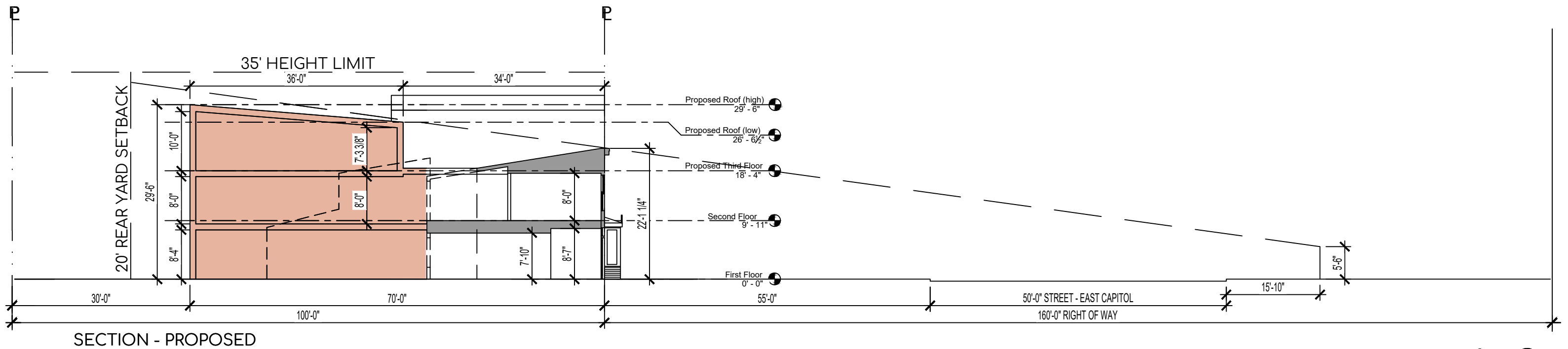
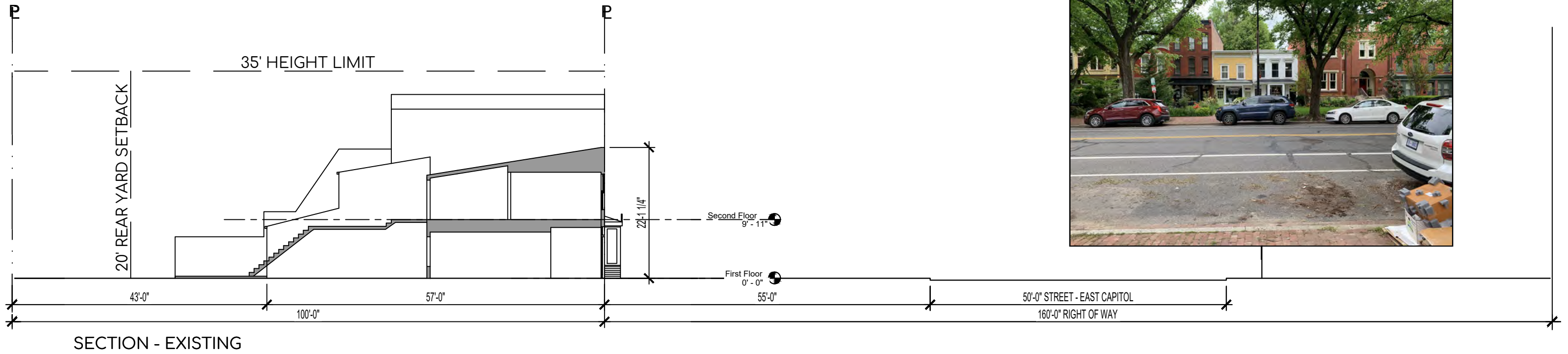
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ROOF MASSING

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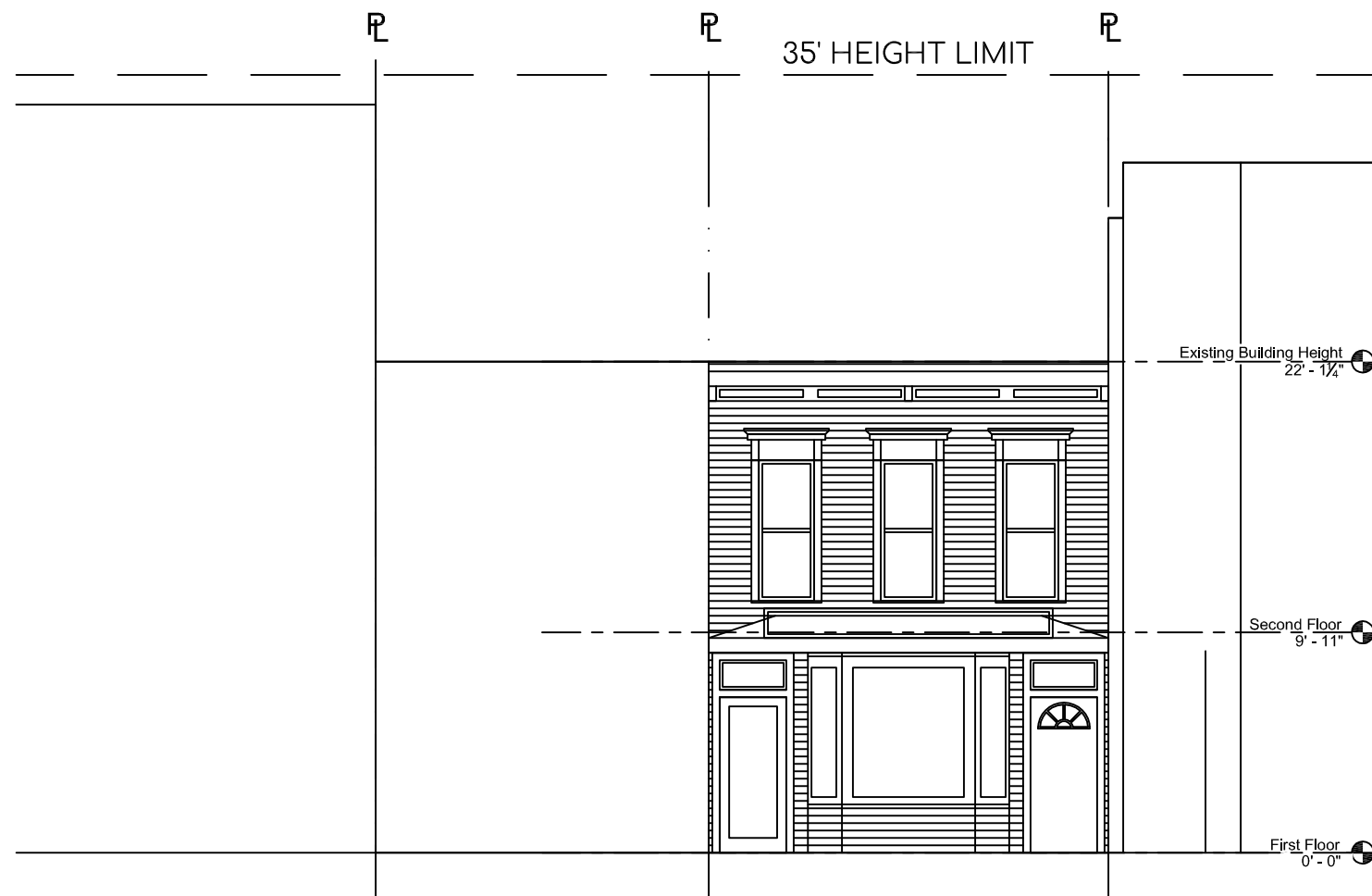
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SECTION THROUGH SITE

1/16" = 1'-0"
12

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ELEVATION - EXISTING



PERSPECTIVE FROM OPPOSITE SIDEWALK - EXISTING

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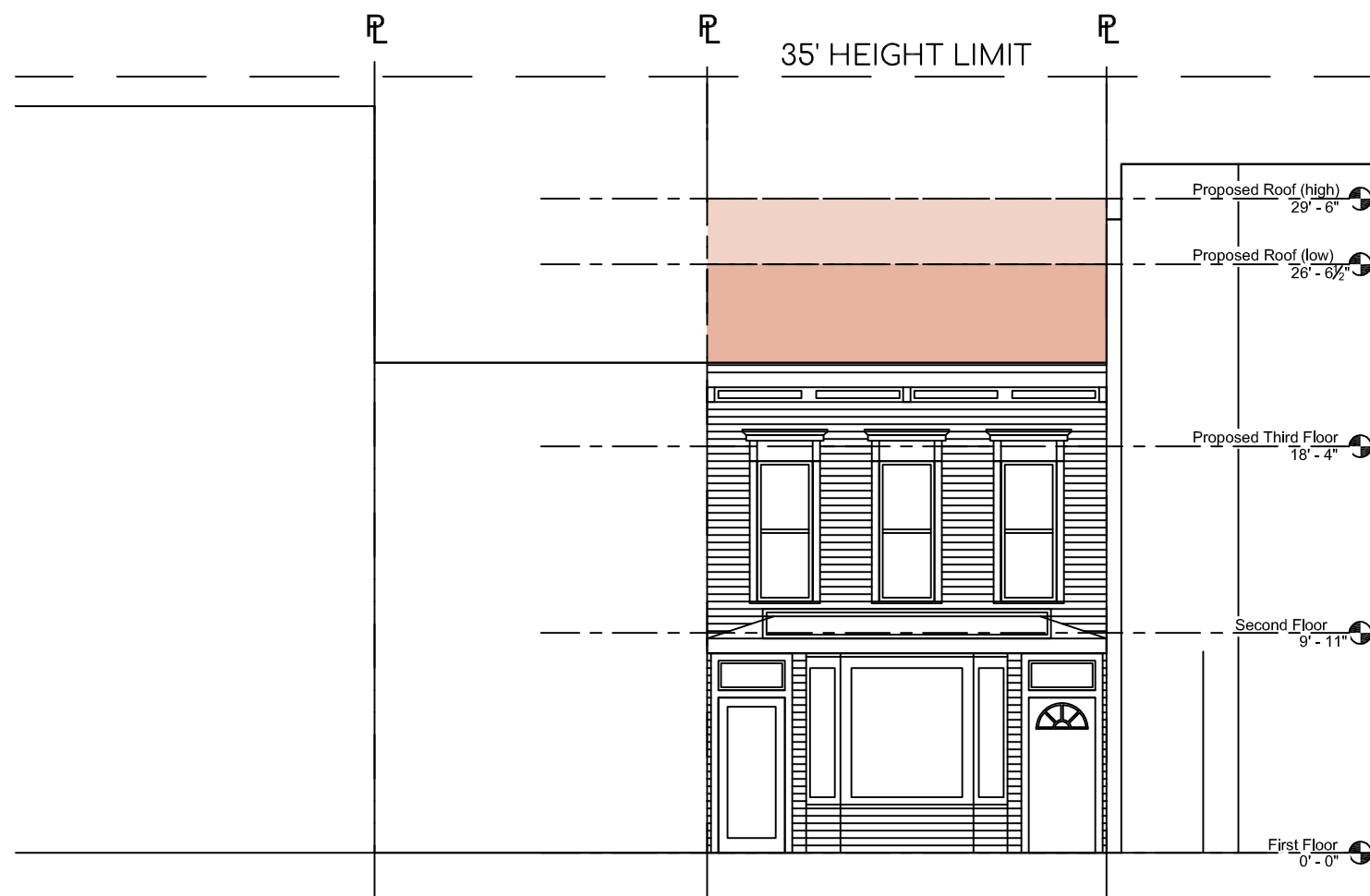
FRONT ELEVATION + PERSPECTIVE - PROPOSED

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1/8" = 1'-0"
13

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ELEVATION - PROPOSED



PERSPECTIVE FROM OPPOSITE SIDEWALK - PROPOSED

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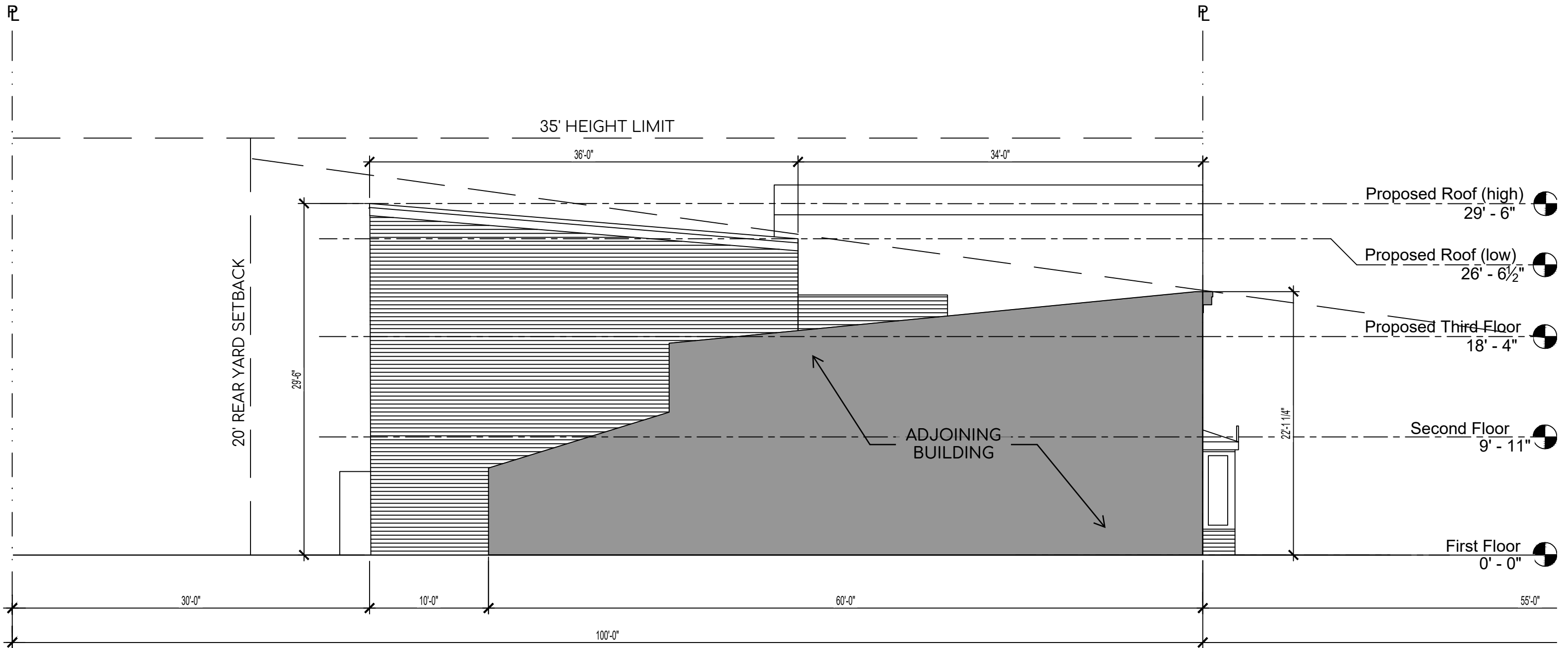
FRONT ELEVATION + PERSPECTIVE - PROPOSED

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1/8" = 1'-0"
14

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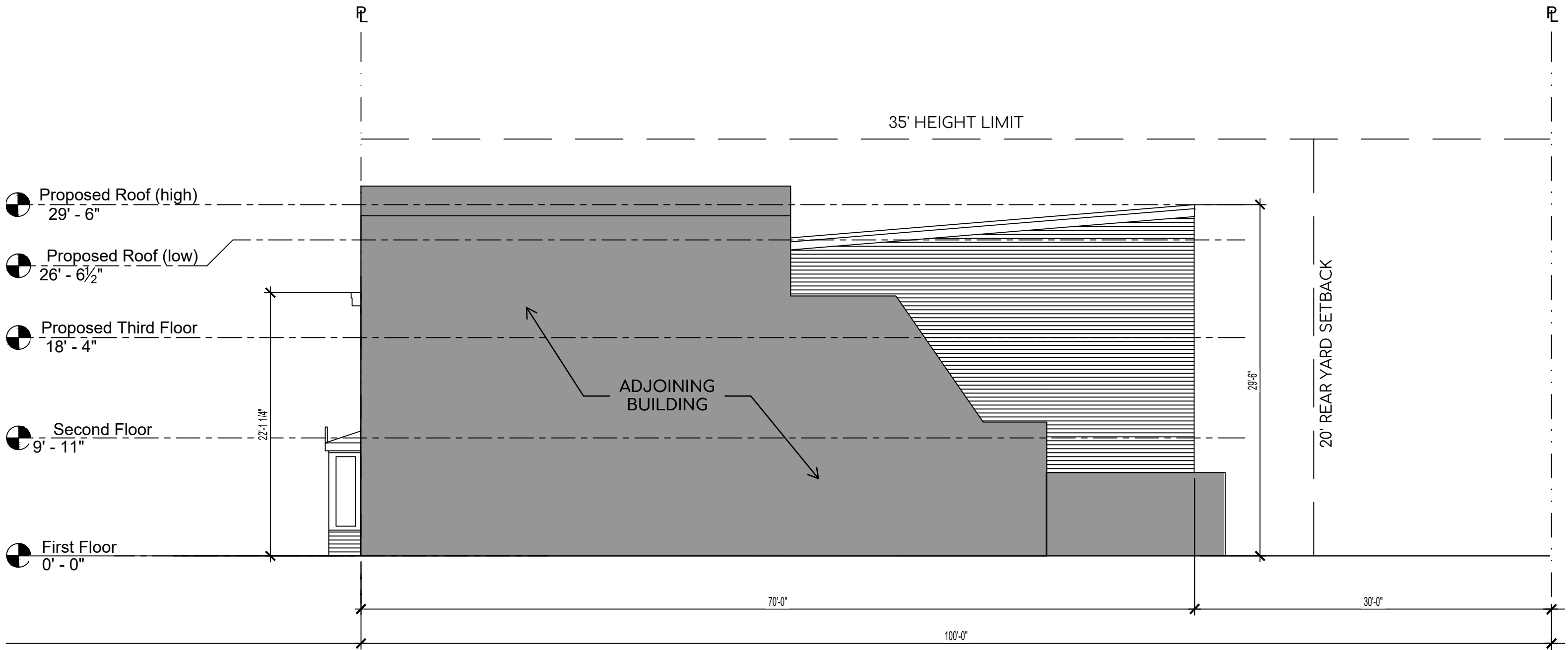
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EAST ELEVATION - PROPOSED

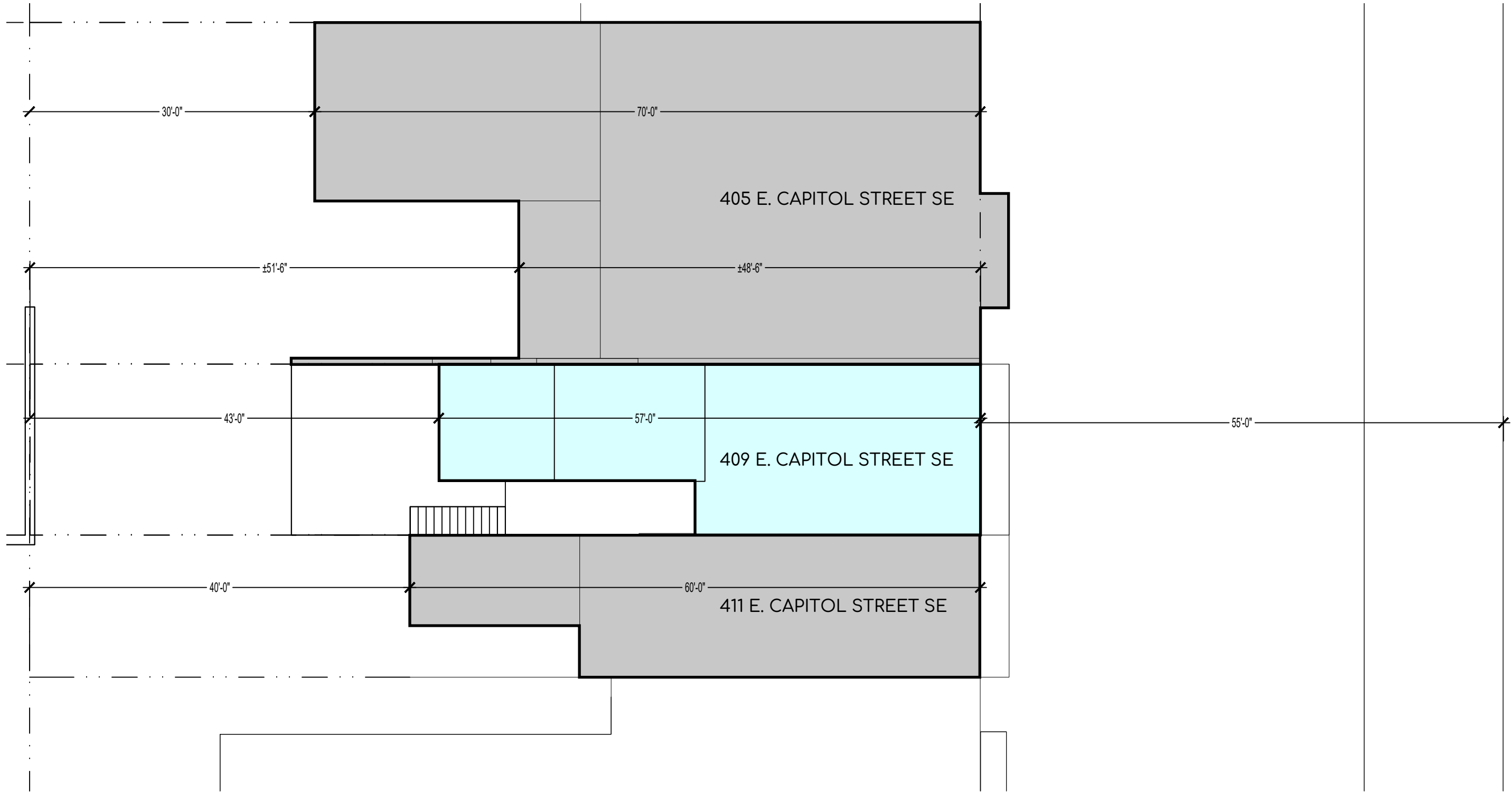
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WEST ELEVATION - PROPOSED

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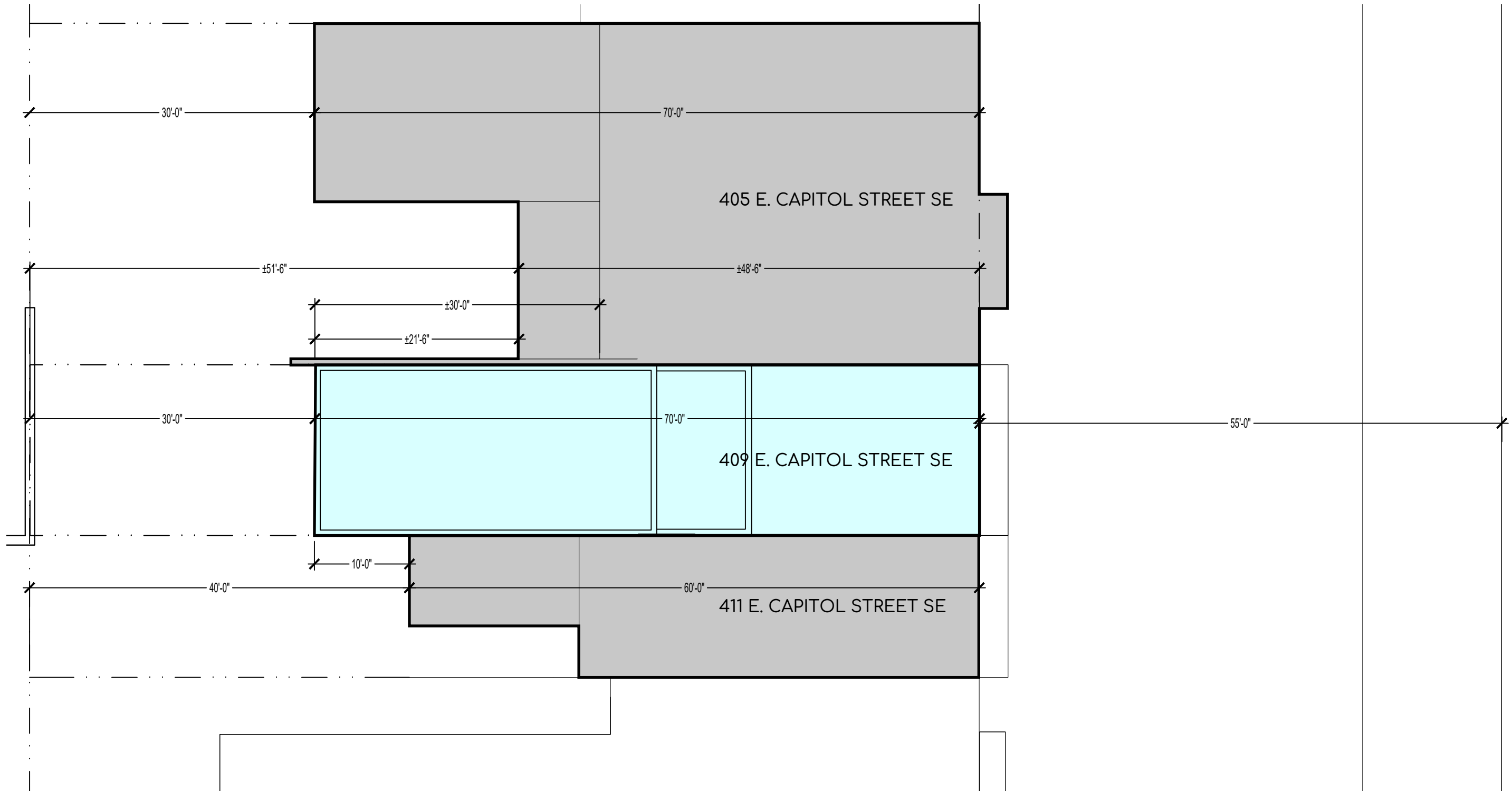


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SITE PLAN - EXISTING
SCALE: 3/32"=1'-0"



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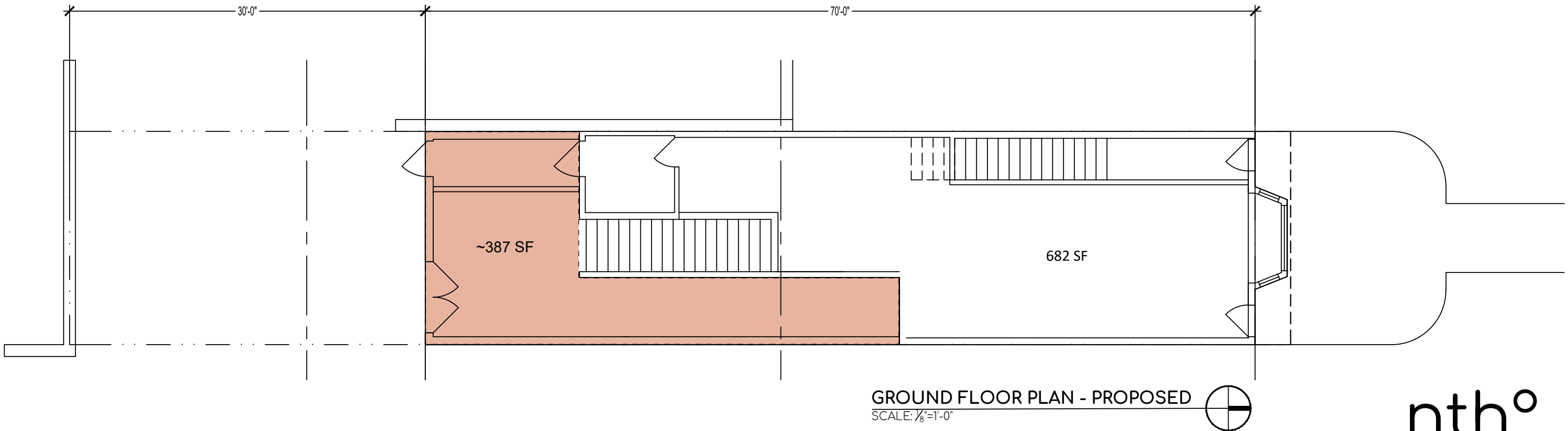
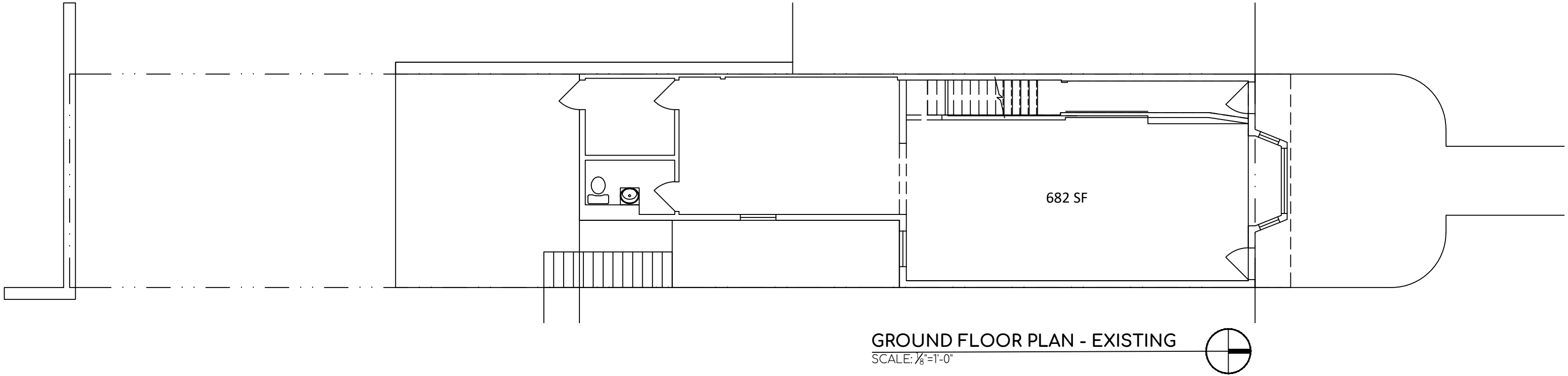
3/32" = 1'-0"
17

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

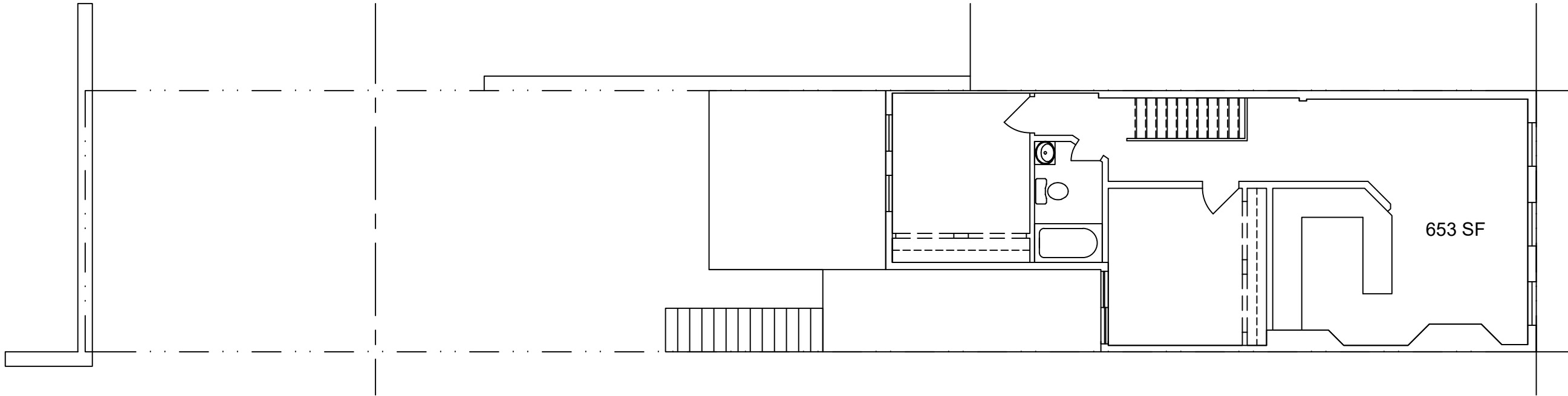


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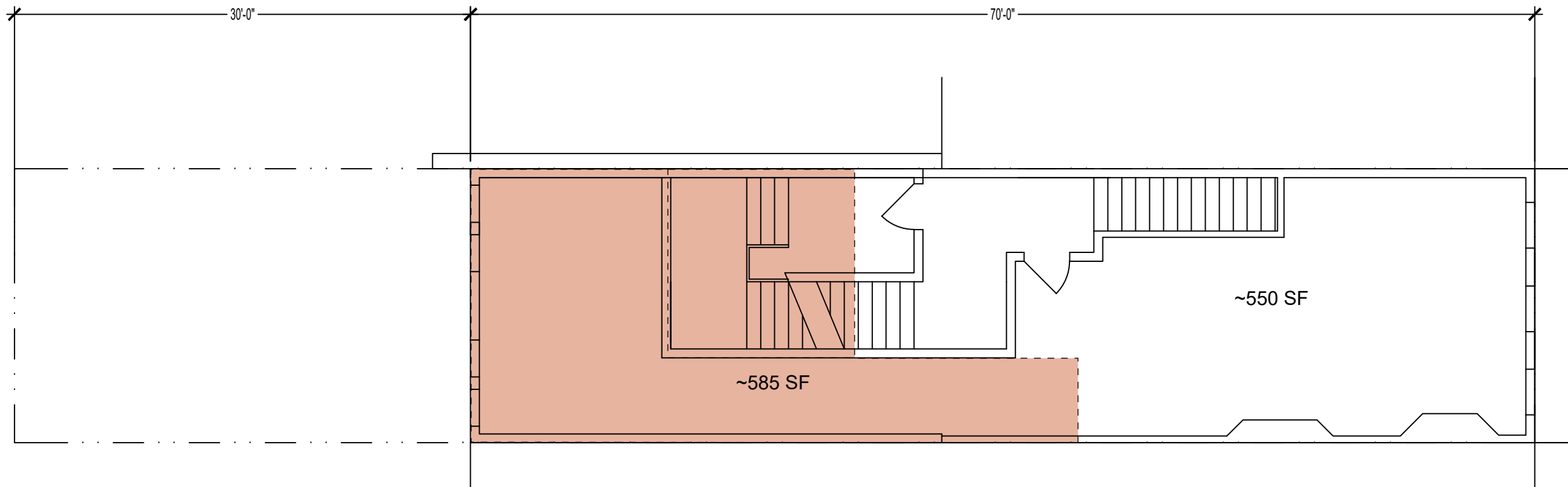
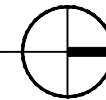


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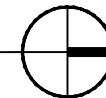
SECOND FLOOR PLAN - EXISTING

SCALE: $\frac{1}{8}" = 1'-0"$



SECOND FLOOR PLAN - PROPOSED

SCALE: $\frac{1}{8}" = 1'-0"$



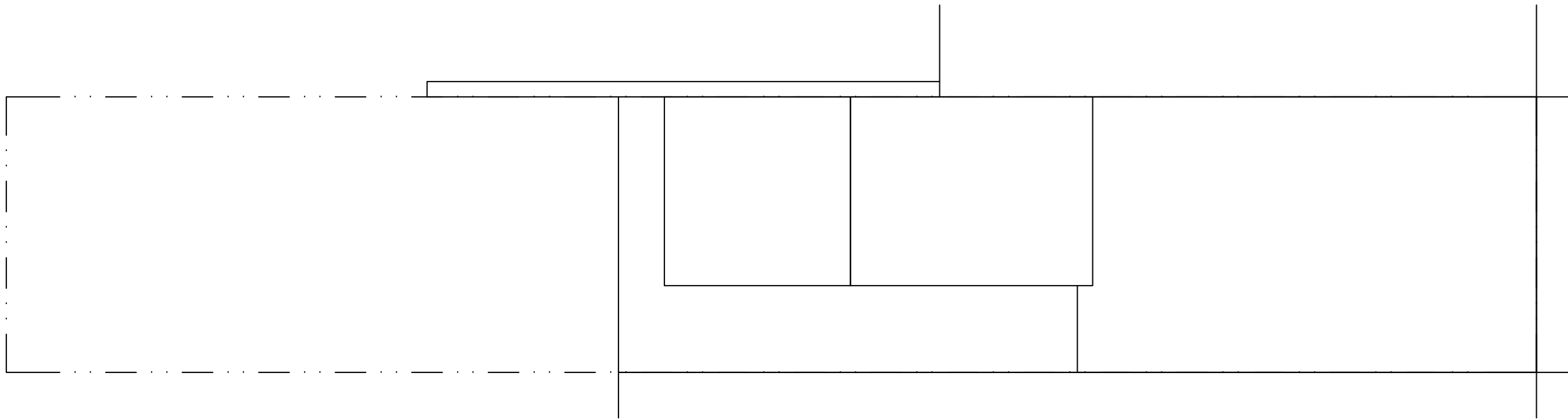
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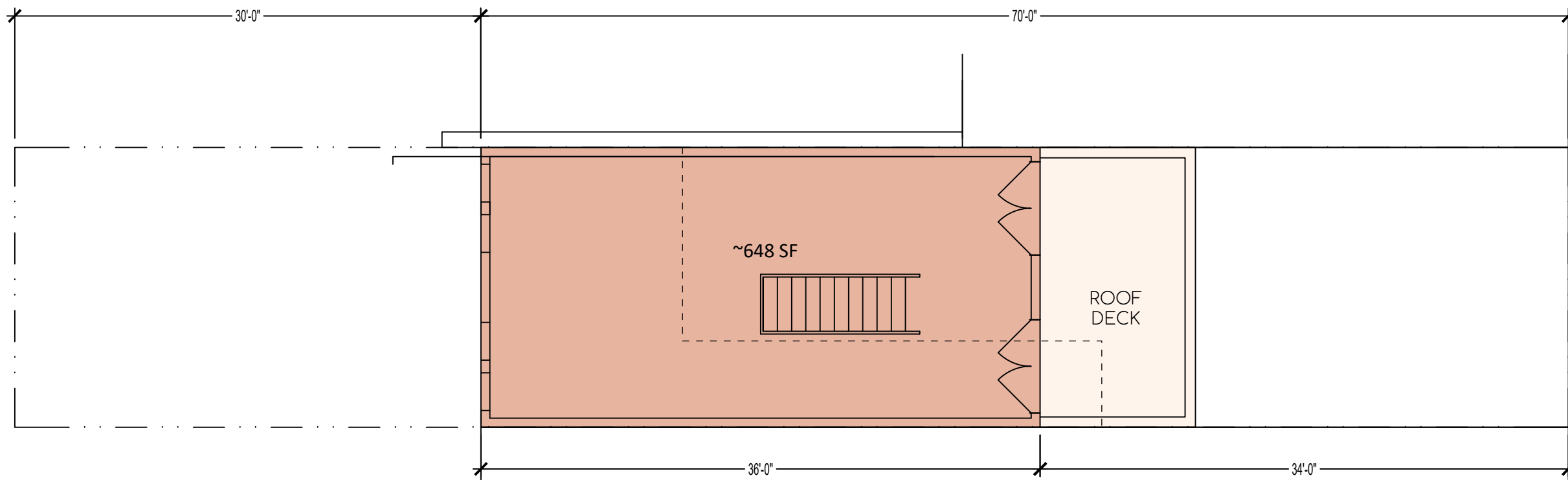
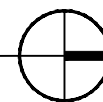
$\frac{1}{8}" = 1'-0"$

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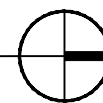
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ROOF PLAN - EXISTING
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN - PROPOSED
SCALE: 1/8"=1'-0"



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1/8" = 1'-0"

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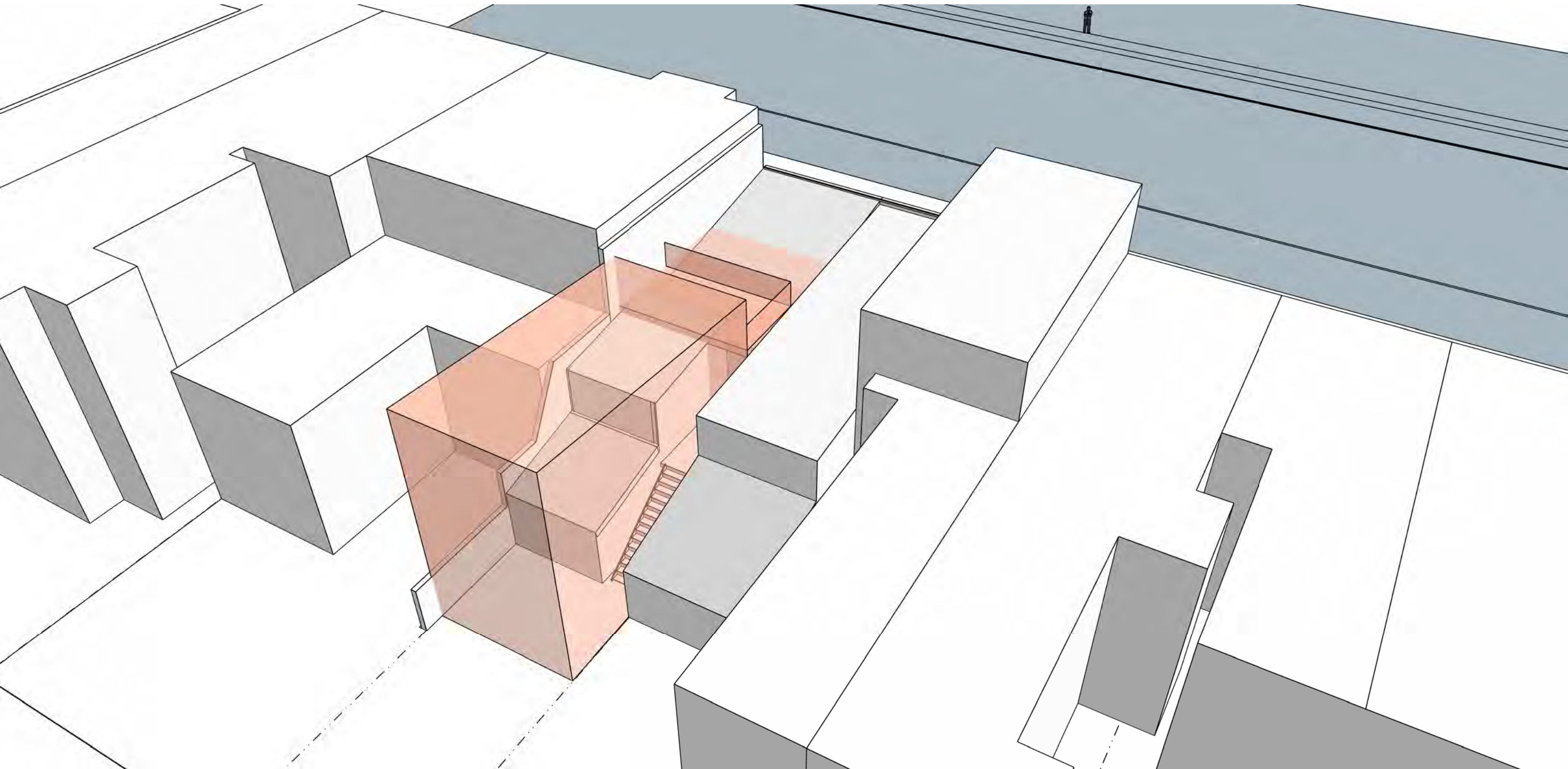


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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT FRONT

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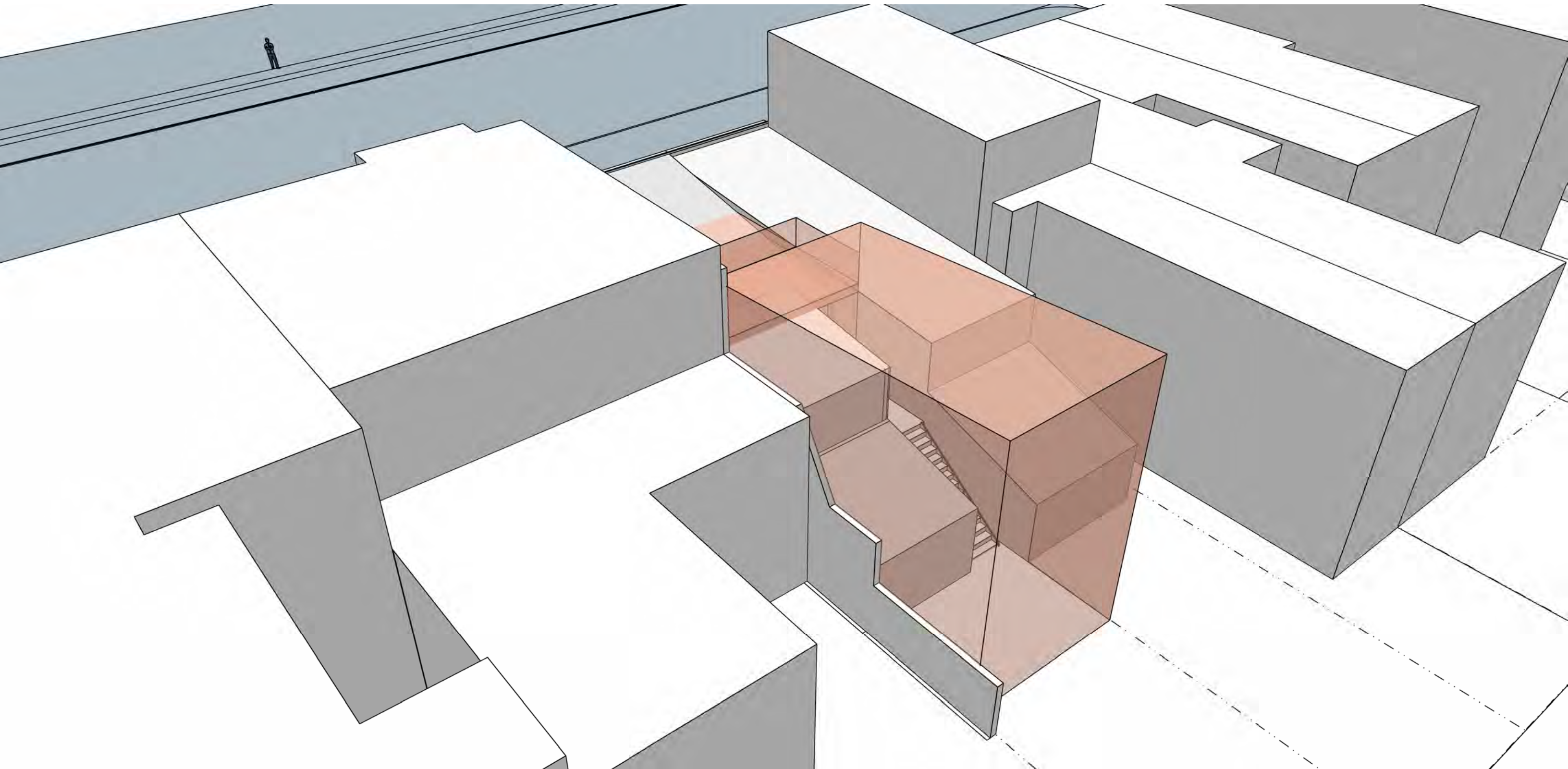


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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT REAR

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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT REAR

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK AT NW CORNER OF 4TH + EAST CAPITOL STREETS

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK ALONG NORTH SIDE OF EAST CAPITOL STREET LOOKING SE

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409 E Capitol Street SE

PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK ALONG NORTH SIDE OF EAST CAPITOL STREET LOOKING SOUTH (STRAIGHT-ON)

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK ALONG NORTH SIDE OF EAST CAPITOL STREETS LOOKING SW

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK ALONG NORTH SIDE OF EAST CAPITOL STREETS LOOKING SW

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK AT NW CORNER OF 5TH + EAST CAPITOL STREETS

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