

1427 D Street SE - ADDITION

Washington, DC 20003

BZA Concept Plans

January 23, 2026

OWNERS:

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1427 D STREET SE
WASHINGTON DC 20002

ARCHITECT:

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1453 PENNSYLVANIA AVENUE SE, 2ND FLOOR
WASHINGTON, DC 20003
(202)525-6433

PROPERTY INFORMATION:

LOT: 0104
SQUARE: 1062
LOT AREA: 1970 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY ROW DWELLING, SINGLE FAMILY ROW DWELLING
PROPOSED: TWO STORY ROW DWELLING WITH ONE STORY ACCESSORY STRUCTURE, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

REAR ADDITION AT SECOND FLOOR LEVEL; ONE STORY ACCESSORY STRUCTURE ADDITION

ZONING INFORMATION:

RELIEF NEEDED: Subtitle E §210.1; Subtitle E §207.5, Subtitle E §5004.1(b)

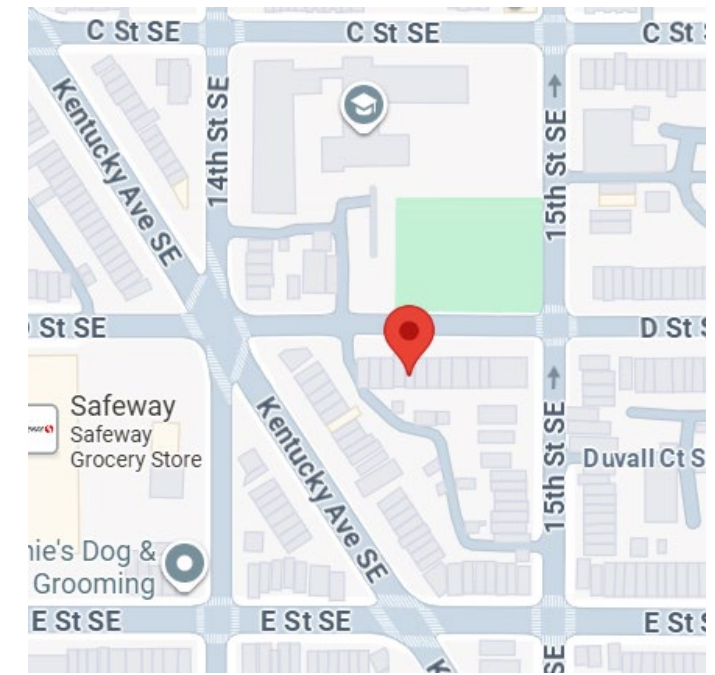
	Existing	Proposed	Allowable
Lot Coverage	994.4 SF	1,379.9 SF	1,182 SF
(Percentage)	50.5 %	70.0 %	60.0%
Rear Yard	52.5'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	24.0'	NO CHANGE	35.0'
Stories	2	NO CHANGE	3+CELLAR
Square Footage			
First Floor	828.2 SF	NO CHANGE	N/A
Second Floor	637.3 SF	776.2 SF	N/A
Total	1,465.5 SF	1,604.4 SF	N/A
Accessory Structure	N/A	333.1 SF	

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 SITE PLAN
- C-4 BLOCK PLAN
- D-1 DEMOLITION PLANS
- A-1 FLOOR PLANS
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



SITE MAP



SITE MAP



FRONT FACADE



REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 21416
EXHIBIT NO. 27



EXISTING REAR FAÇADE, FROM ALLEY



EXISTING REAR FAÇADE, LOOKING EAST



EXISTING GARAGE @ 1425 D STREET SE



EXISTING GARAGE @ 1425 D STREET SE

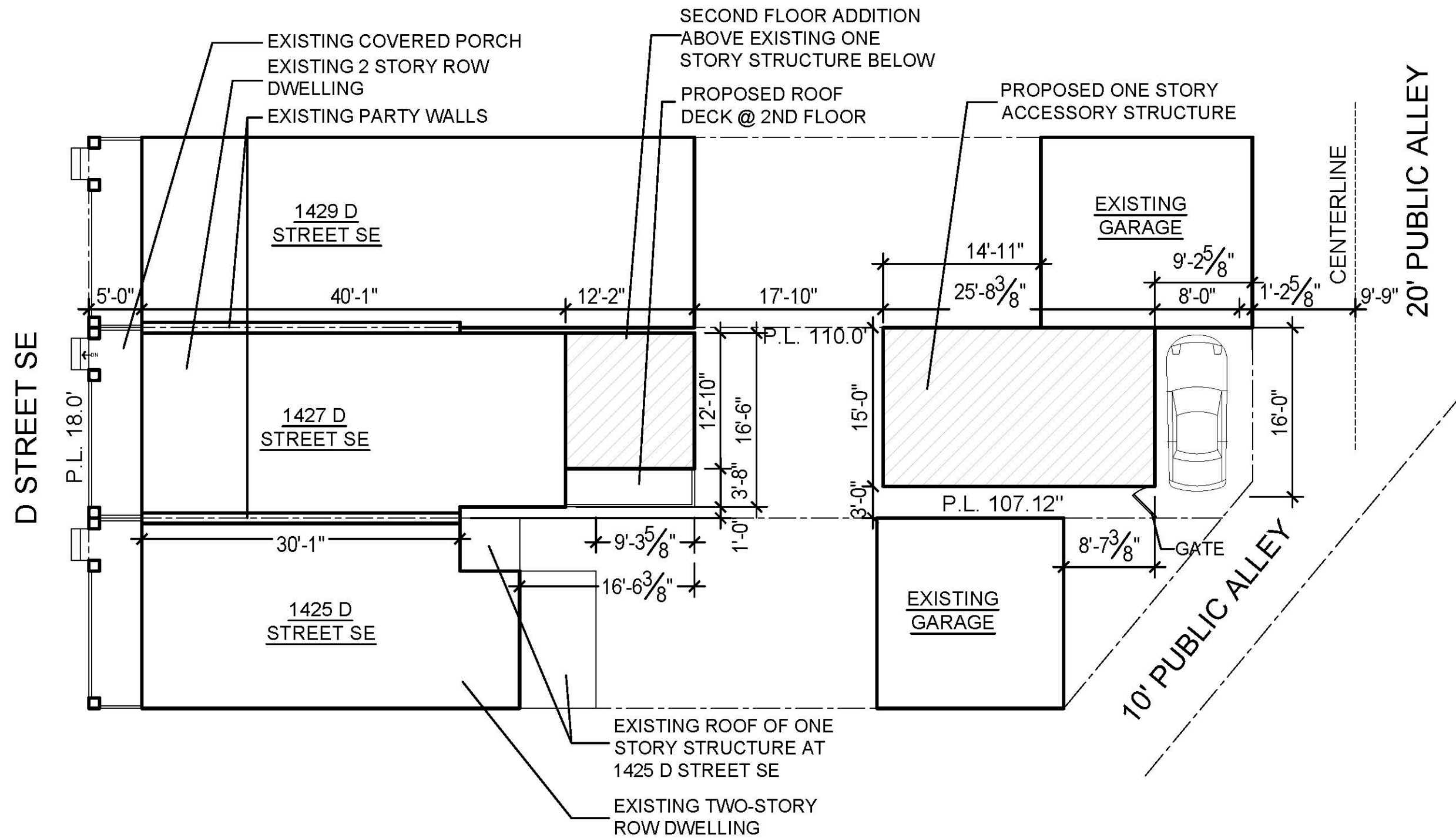


REAR YARD, LOOKING TOWARDS
EXISTING GARAGE @ 1429 D STREET SE



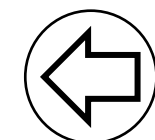
EXISTING GARAGE @ 1429 D STREET SE
(VIEW FROM ALLEY)

1427 D Street SE- PHOTOGRAPHS



1427 D Street SE- SITE PLAN

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



D STREET SE

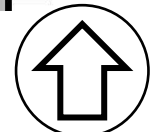


1427 D Street SE- BLOCK PLAN

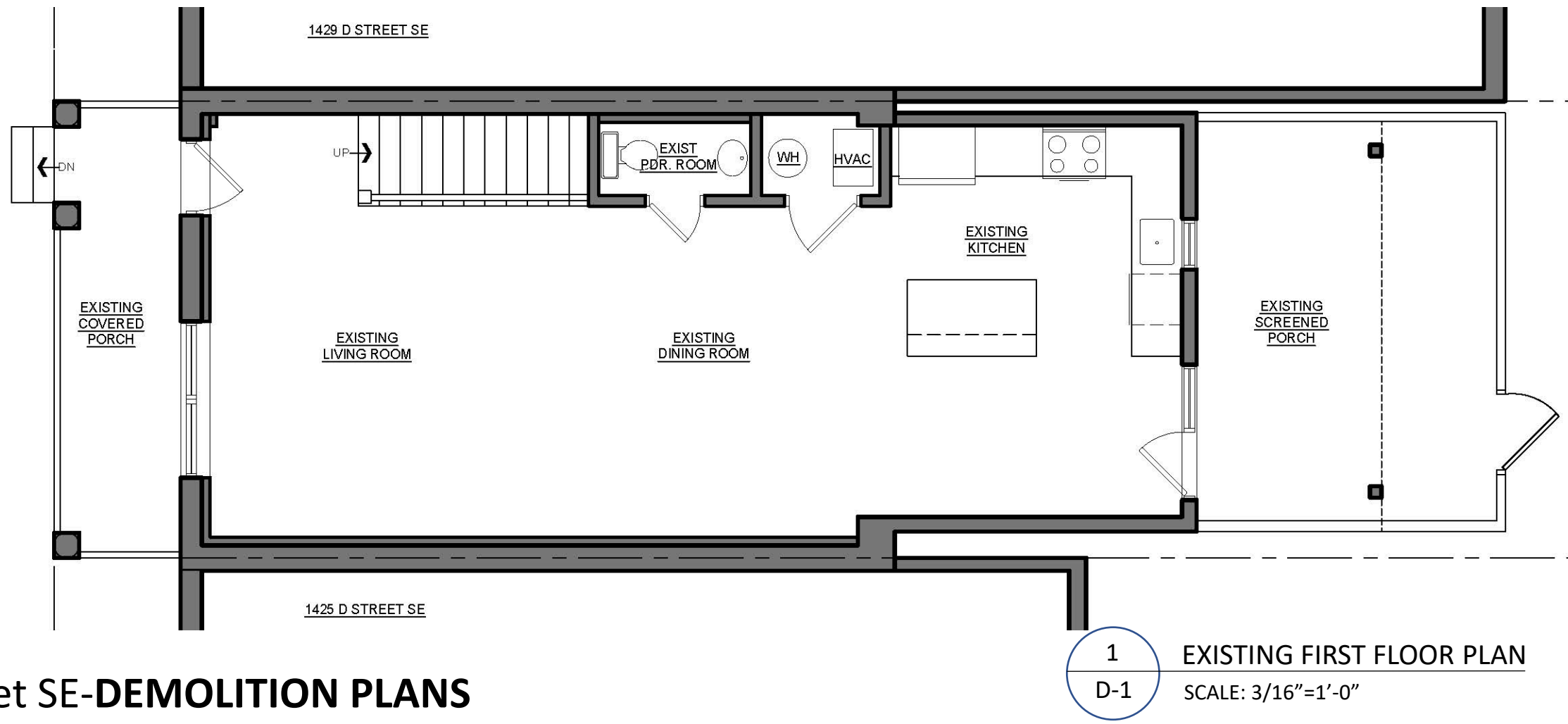
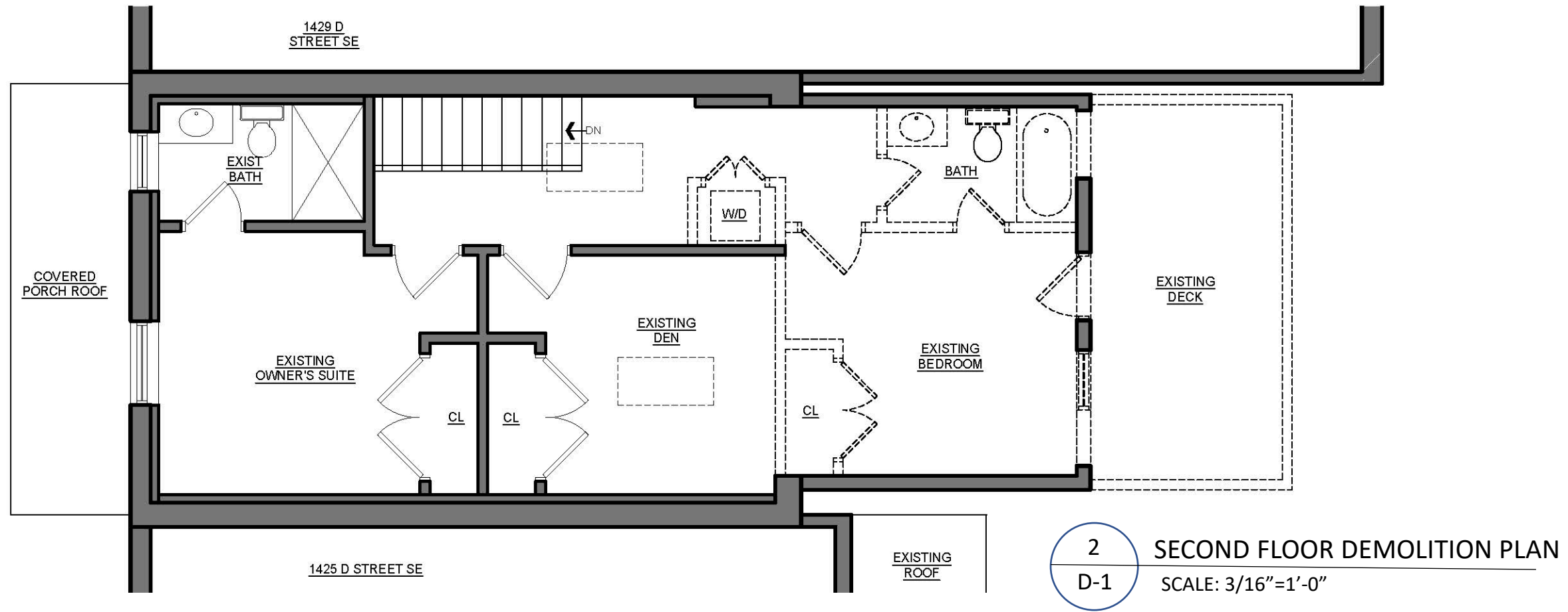
1
C-4

BLOCK PLAN

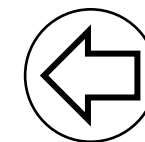
SCALE: 3/32"=1'-0"

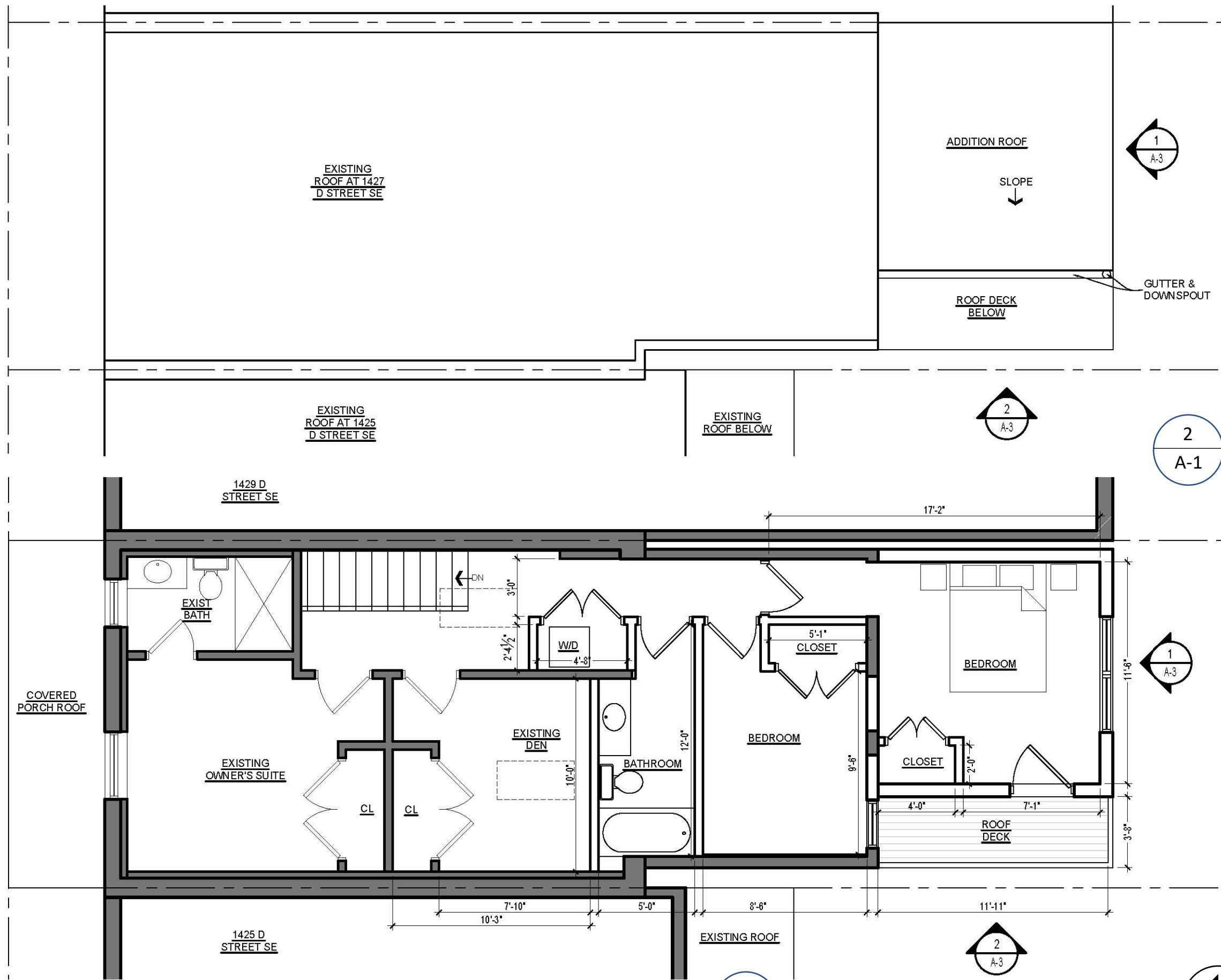


C-4



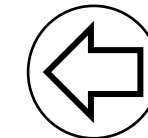
1427 D Street SE-DEMOLITION PLANS

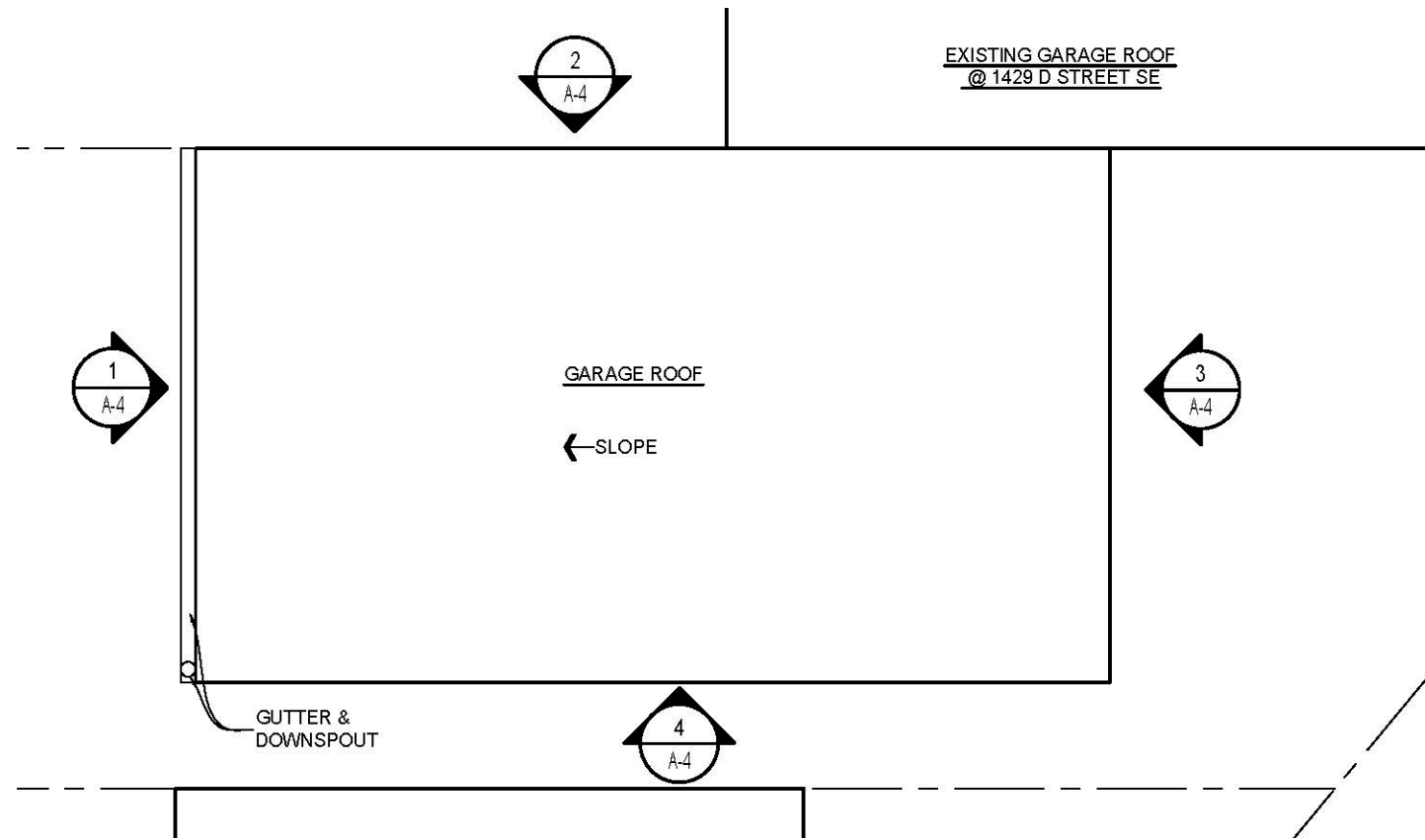




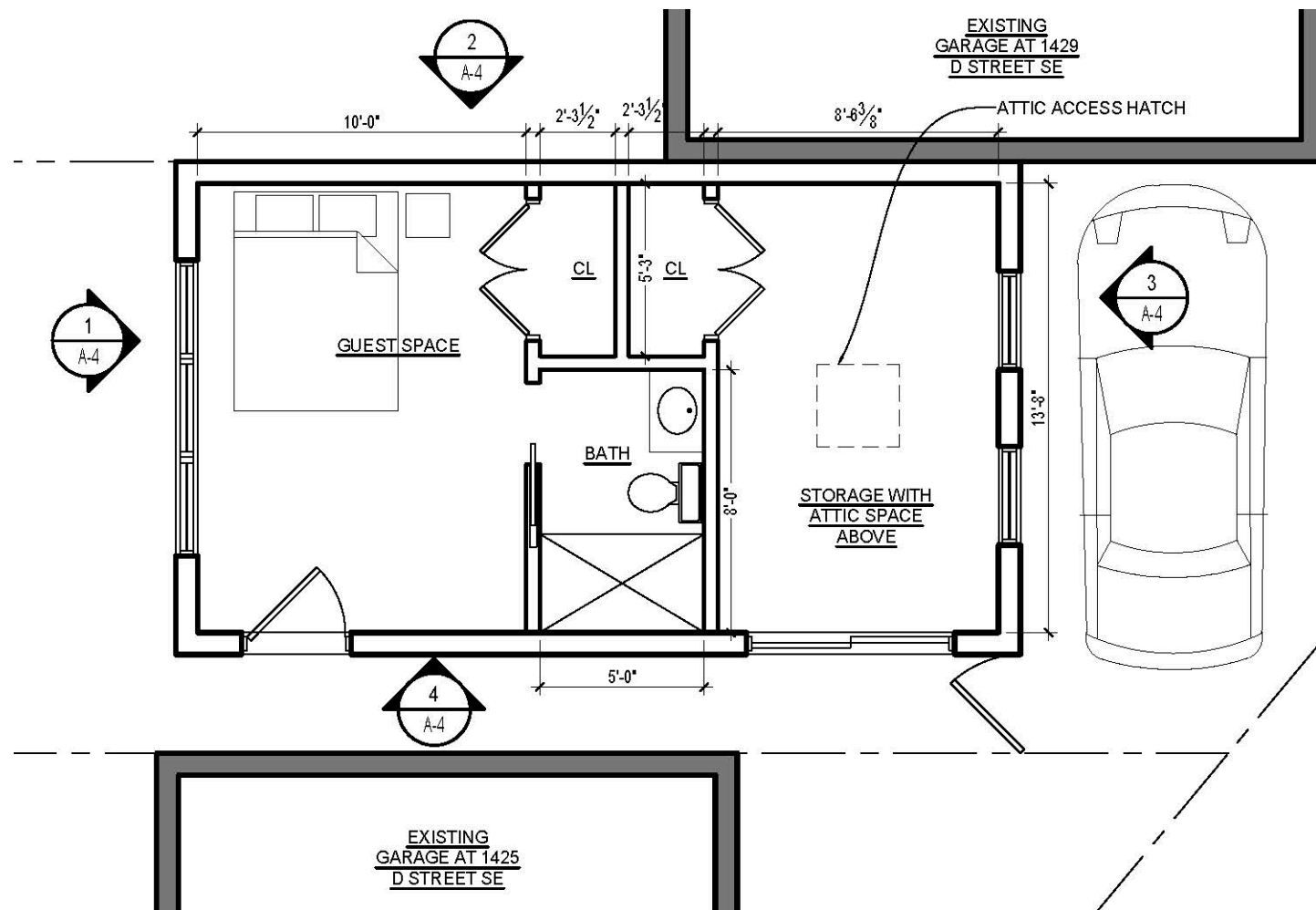
2 ROOF PLAN
A-1 SCALE: 3/16"=1'-0"

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

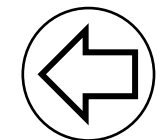


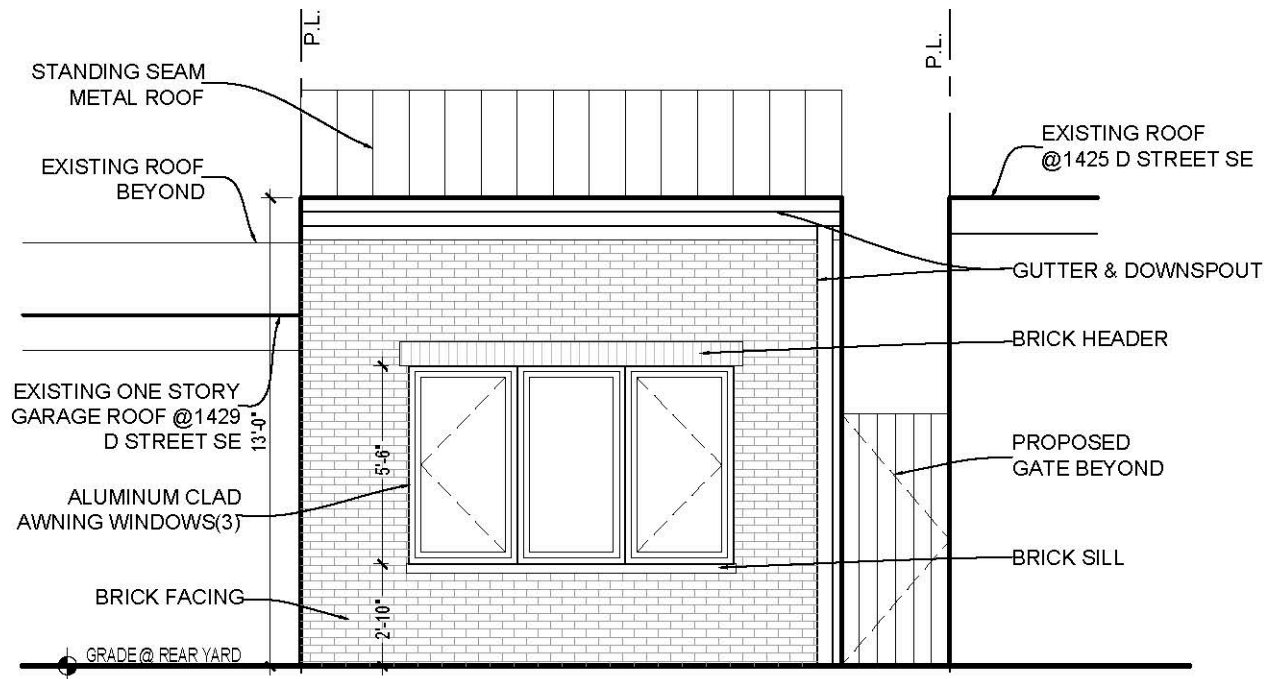


2 ACCESSORY STRUCTURE ROOF PLAN
A-2 SCALE: 3/16"=1'-0"

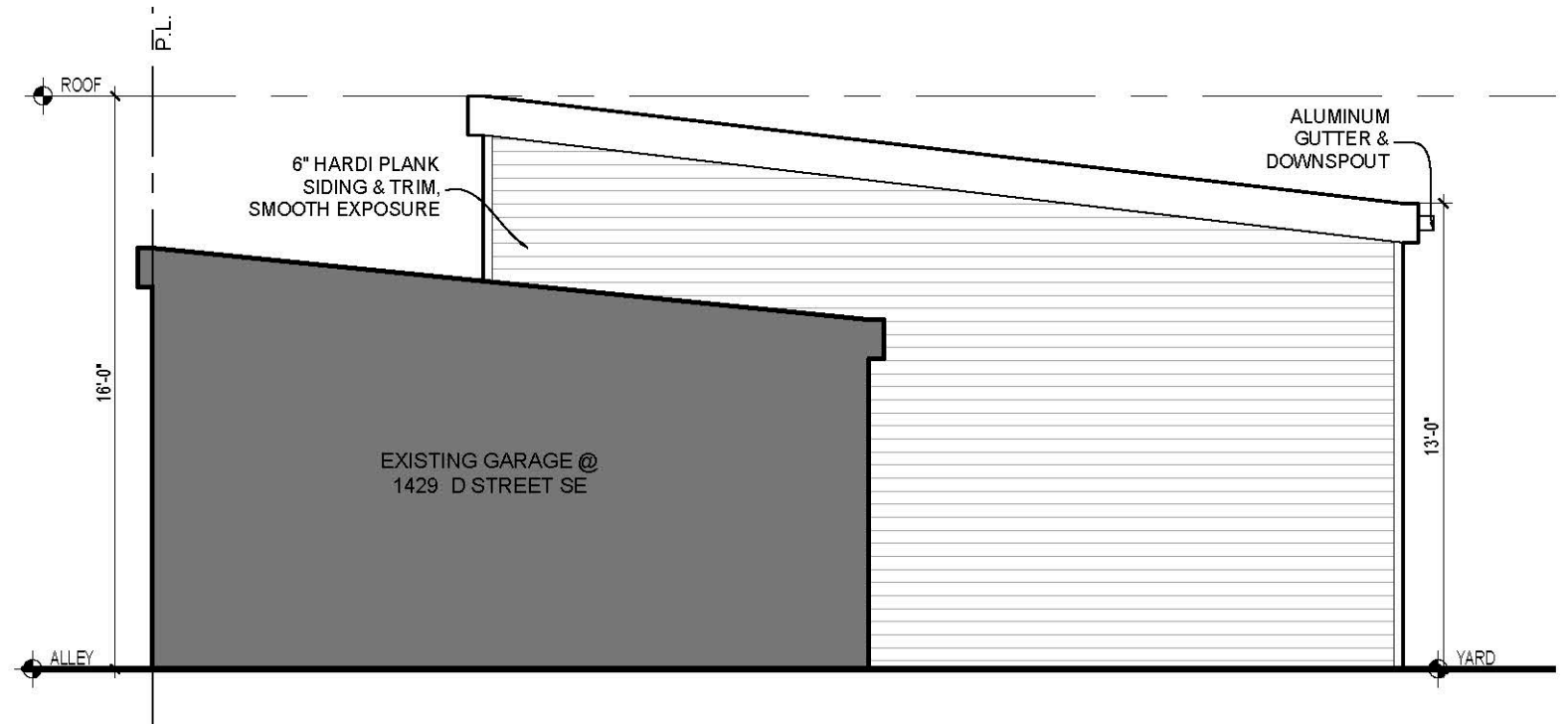


1 ACCESSORY STRUCTURE PLAN
A-2 SCALE: 3/16"=1'-0"

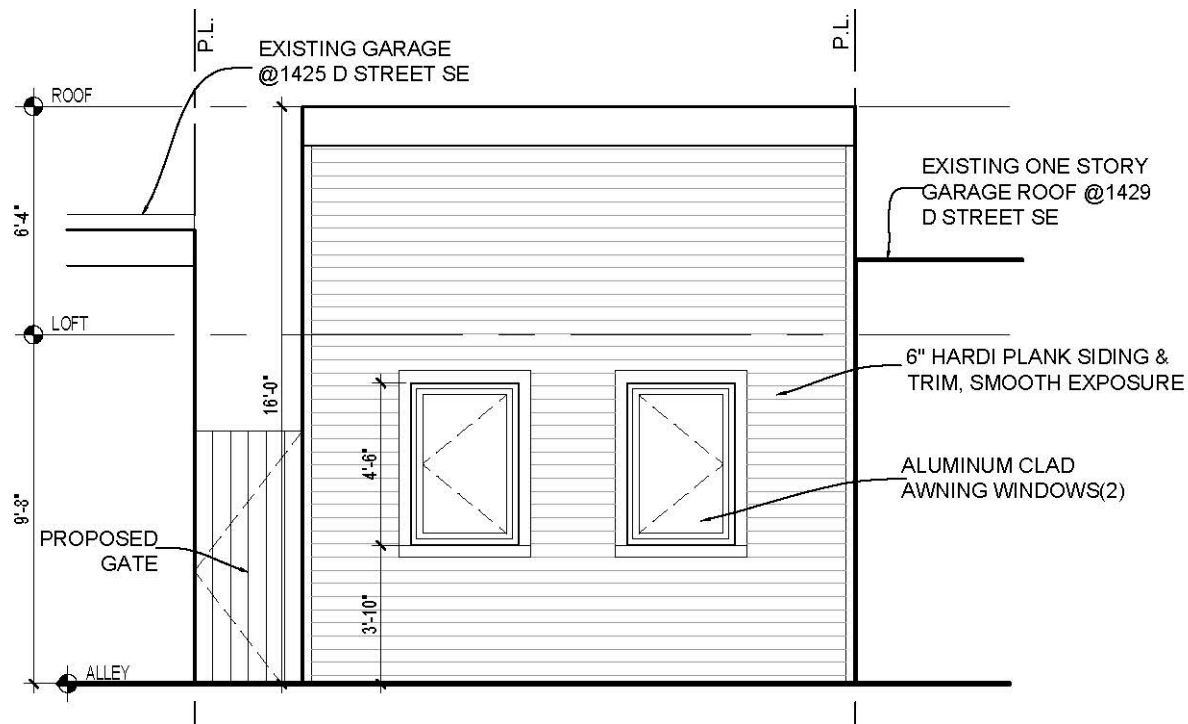




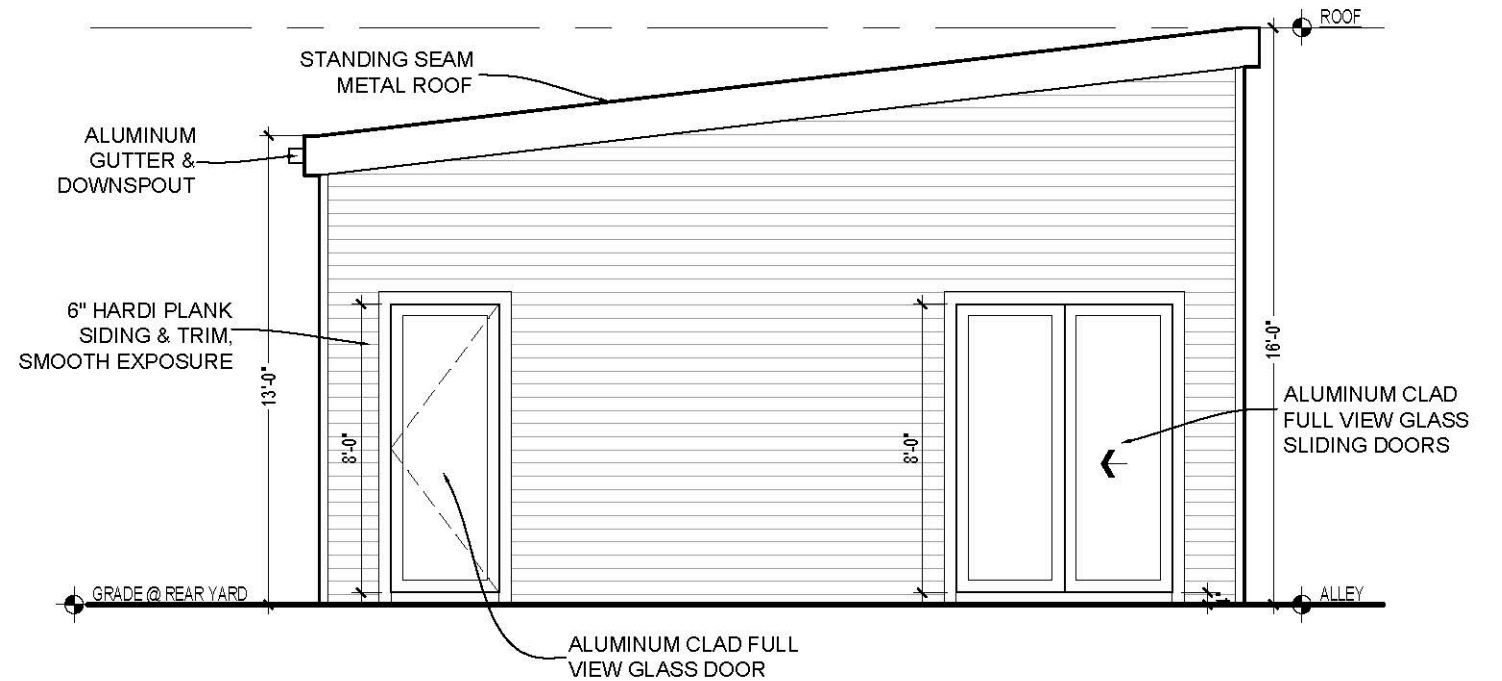
1
A-4 **ACCESSORY STRUCTURE-NORTH ELEVATION**
SCALE: 3/16"=1'-0"



2
A-4 **ACCESSORY STRUCTURE-EAST ELEVATION**
SCALE: 3/16"=1'-0"



3
A-4 **ACCESSORY STRUCTURE-SOUTH ELEVATION**
SCALE: 3/16"=1'-0"



4
A-4 **ACCESSORY STRUCTURE-WEST ELEVATION**
SCALE: 3/16"=1'-0"