

RENOVATION AND ADDITION TO
THE BOEHLER RESIDENCE
1350 EAST CAPITOL STREET, NE
WASHINGTON, DC 20003

LOCATION PLAN



OWNER:
Christopher Boehmler
1350 East Capitol Street, NE
Washington, DC 20003

PROJECT DESCRIPTION:
In the Capitol Hill Historic District, a proposed 2-story + Cellar addition to existing 2-story + Cellar single family residence..

ZONING DATA:
Type: 2-Story + Cellar Attached Row Dwelling
Square: 1035
Lot: 0087
Zoning District: RF-1
ANC: 6A-04

ZONING ANALYSIS:		ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 202.1	18 feet	16.25 feet	Unchanged
Min. Lot Area:	E 202.1	1,800 sq ft	2,203 sq ft	Unchanged
Min. Pervious Surface:	E 211.1	10%	25%	Unchanged
Max. Dwelling Units:	E 201.1	2	1	Unchanged
Max. Stories:	E 203.2	3 stories	2 stories	Unchanged
Max. Height:	E 203.2	35 feet	29.2 feet	Unchanged
Max. Lot Occupancy:	E 210.1	60%	60.0%	65.0%
Min. Rear Yard:	E 207.1	20 feet	41.6 feet	Unchanged
Parking Space:	C 701.5	1	1	Unchanged

RELEVANT CODE:
2016 DCMR 11 - ZONING REGULATIONS
2017 DC RESIDENTIAL CODE (2015 IRC AS AMENDED BY DCMR TITLE 12B)

CODE ANALYSIS:

FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP
FIRE RATING:
EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

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- A2 PROPOSED FLOOR PLAN 2ND LEVEL
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- A5 PROPOSED NORTH ELEVATION
- A6 PROPOSED WEST ELEVATION

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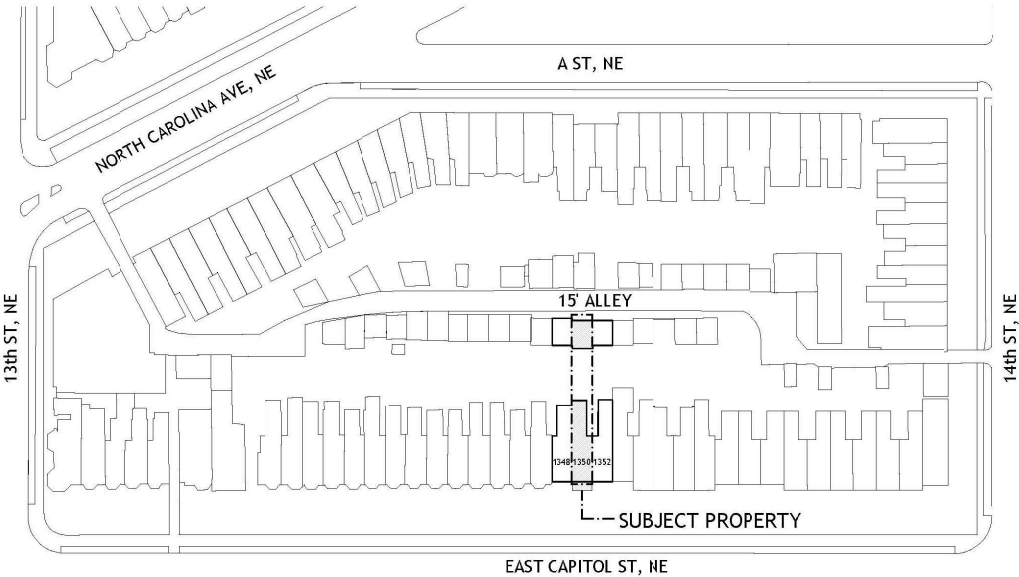
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DATE: 02.20.2026
SCALE: NONE



COVER
SHEET

G1



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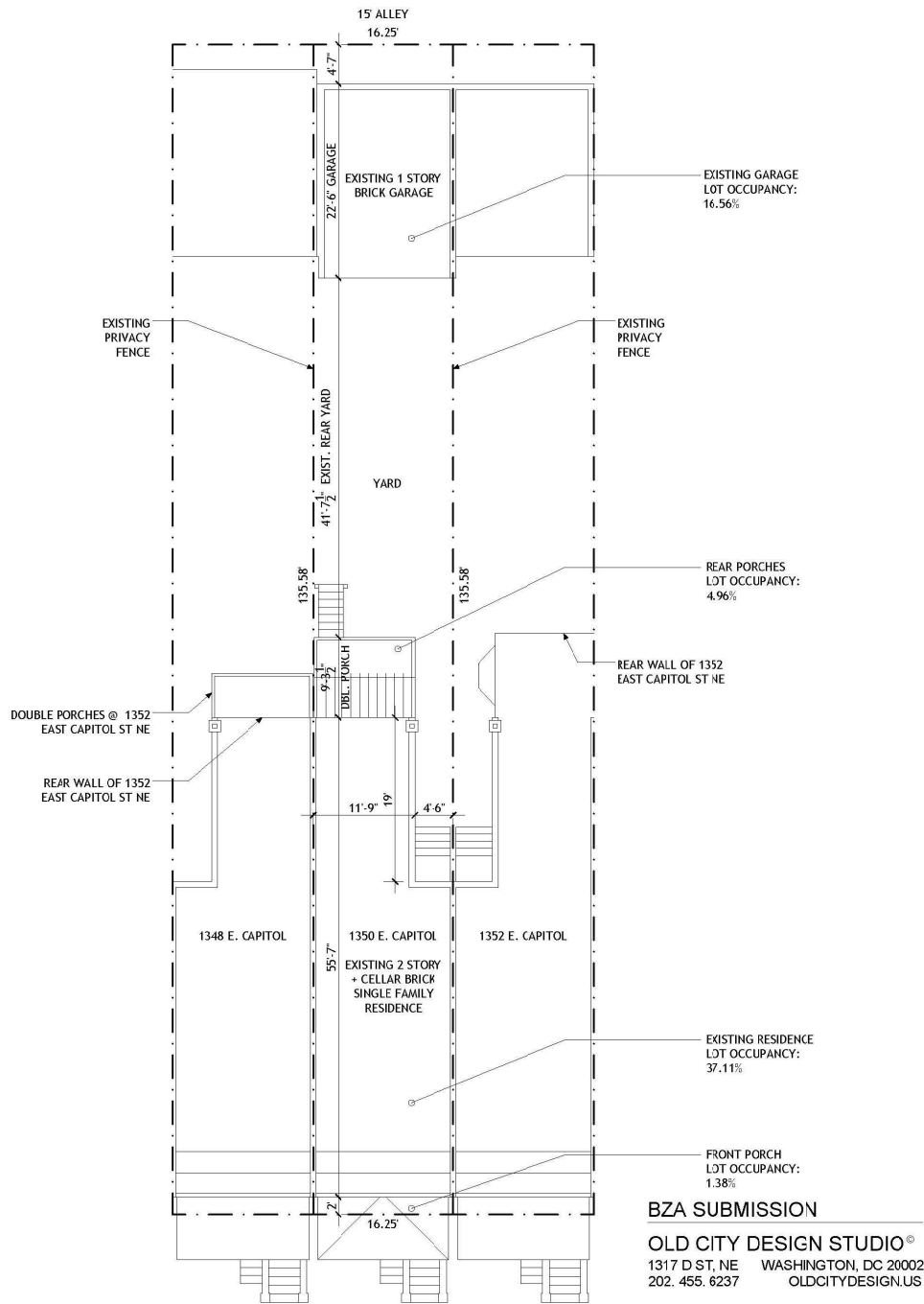
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CASE NO. 21-147
EXHIBIT NO. 45



BLOCK PLAN

G2



CLIENT:

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1350 EAST CAPITOL STREET NE

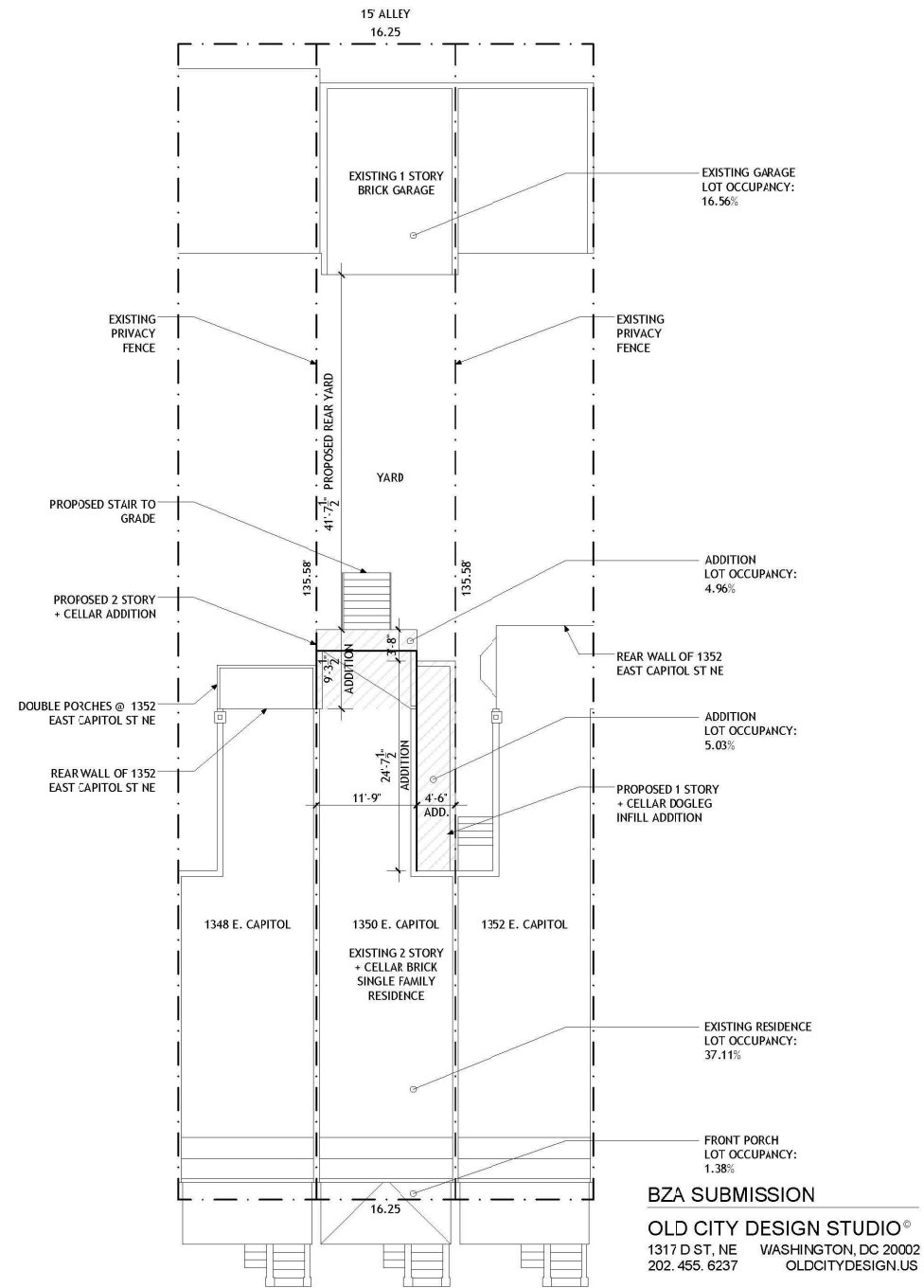
WASHINGTON, DC 20003

DATE: 02.20.2026

SCALE: 3/32" = 1'-0" 0 2 10



G3



CLIENT:

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G4



FRONT FACADE: VIEW FROM SIDEWALK



FRONT FACADE: VIEW FROM YARD



VIEW FROM ALLEY

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CONTEXT PHOTOS
STREET & ALLEY

G5



REAR FACADE: LOOKING EASTWARD



VIEW FROM 2ND LEVEL PORCH
LOOKING EAST



VIEW OF DOGLEG CONDITION
FROM SECOND LEVEL



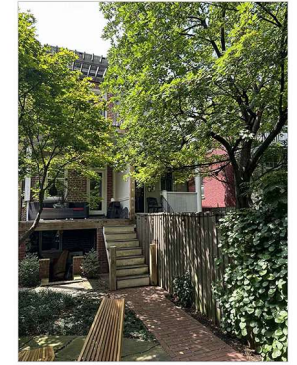
REAR FACADE: VIEW FROM YARD



VIEW FROM 2ND LEVEL PORCH
LOOKING TOWARDS DOGLEG



VIEW OF DOGLEG CONDITION
FROM GROUND LEVEL



REAR FACADE: LOOKING WESTWARD



VIEW FROM 2ND LEVEL PORCH
LOOKING WEST

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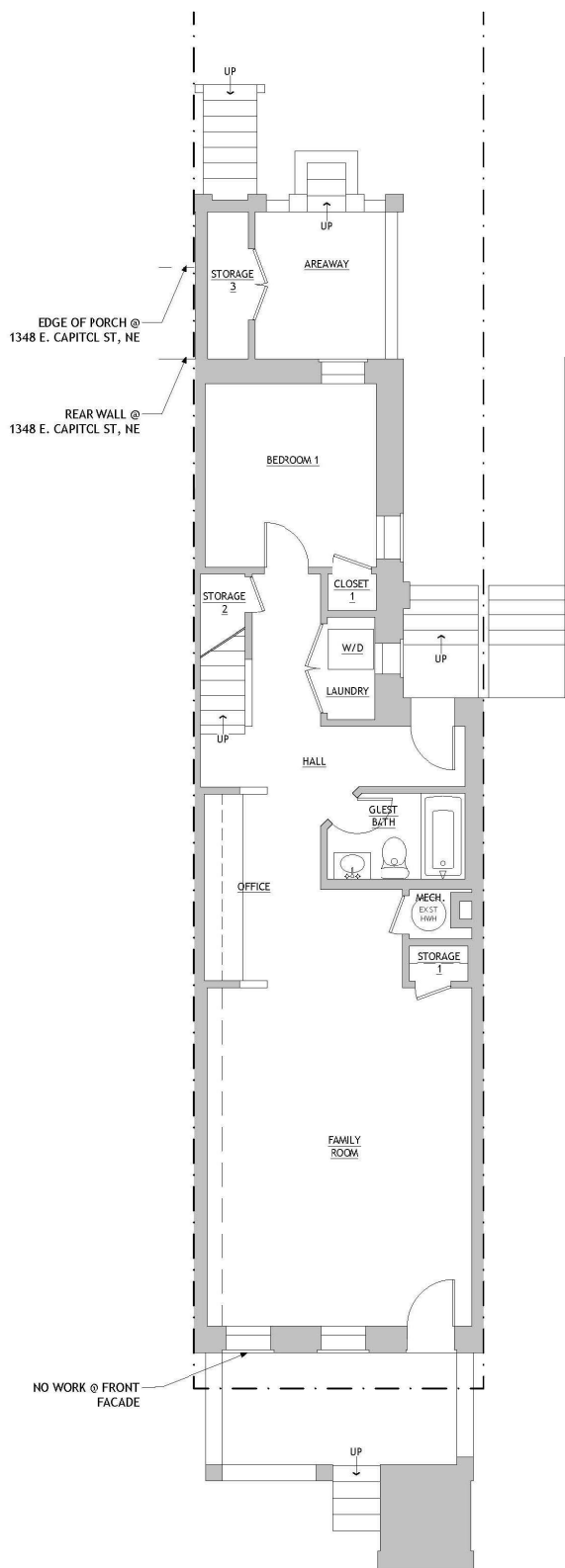
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CONTEXT PHOTOS
REAR YARD

G6



REAR WALL @ 1352 E.
CAPITOL ST, NE

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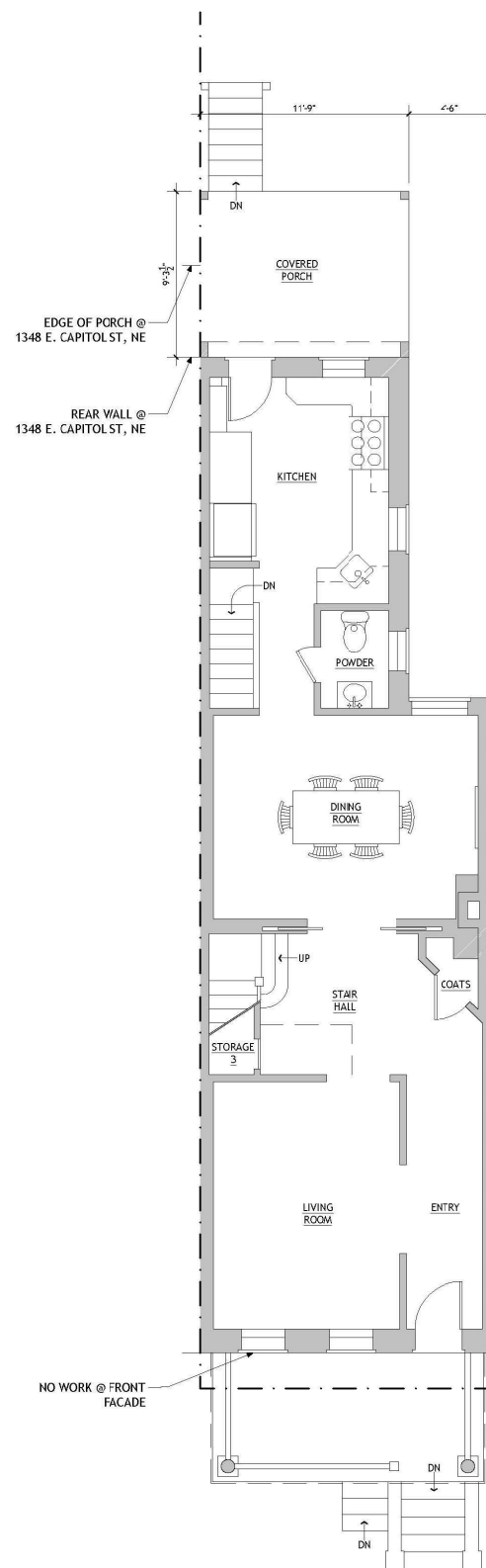
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EXISTING
FLOOR PLAN
LOWER LEVEL

E0



REAR WALL @ 1352 E.
CAPITOL ST, NE

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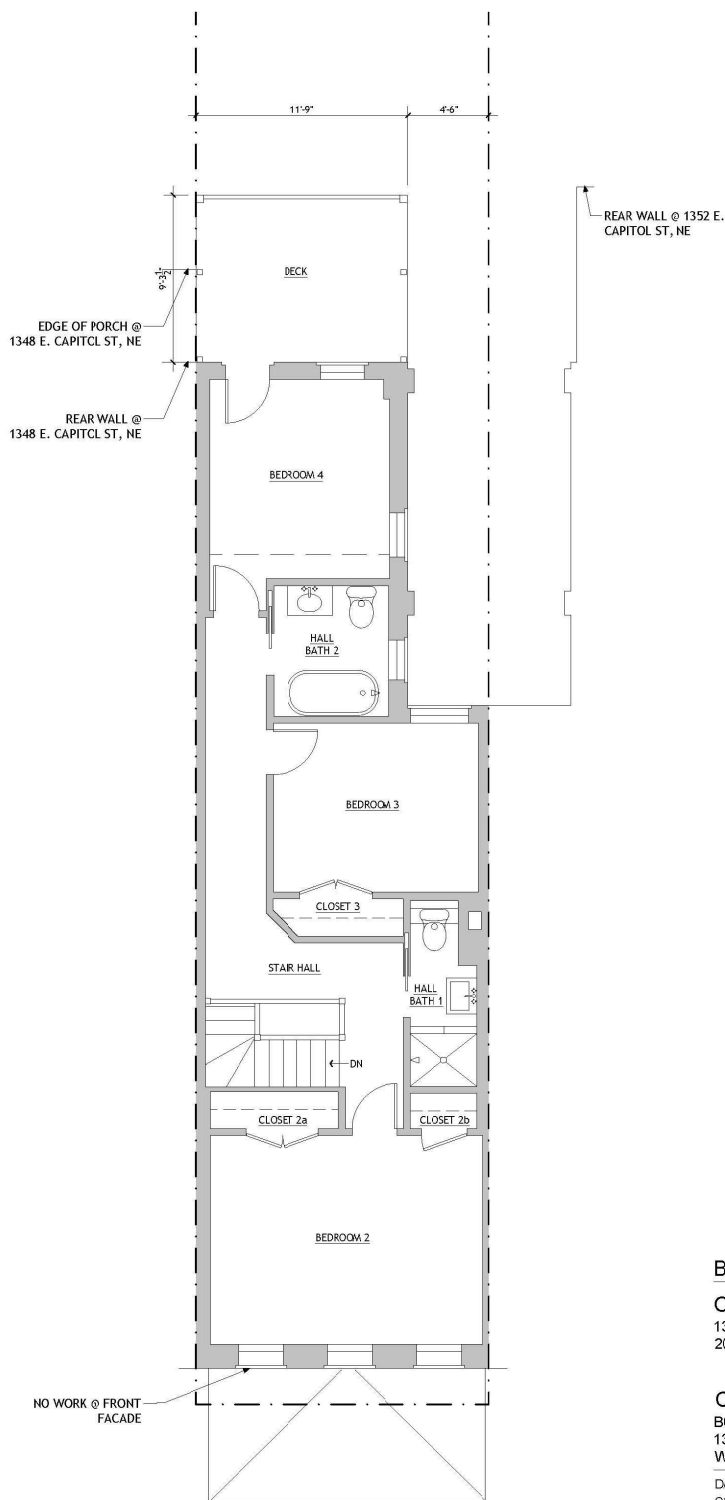
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EXISTING
FLOOR PLAN
FIRST LEVEL

E1



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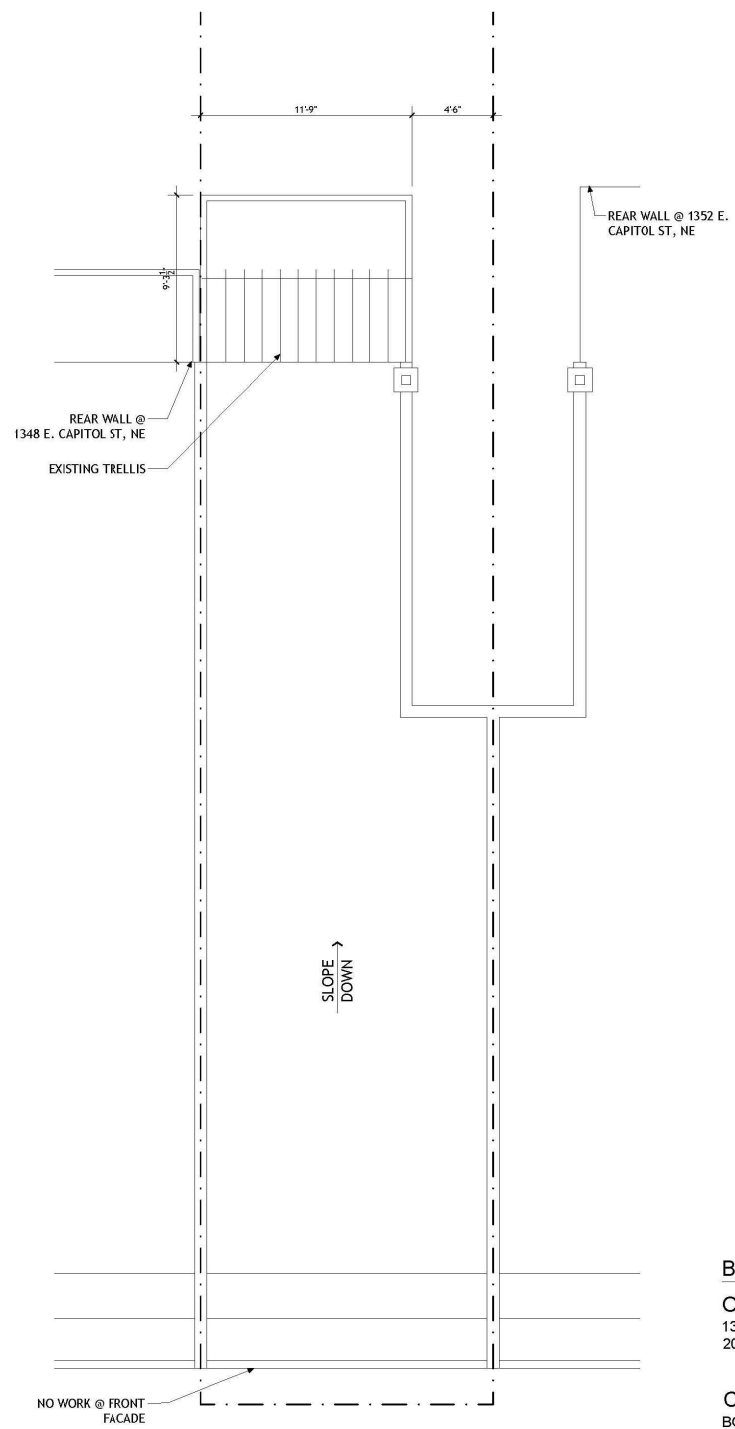
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EXISTING
 FLOOR PLAN
 SECOND LEVEL

E2



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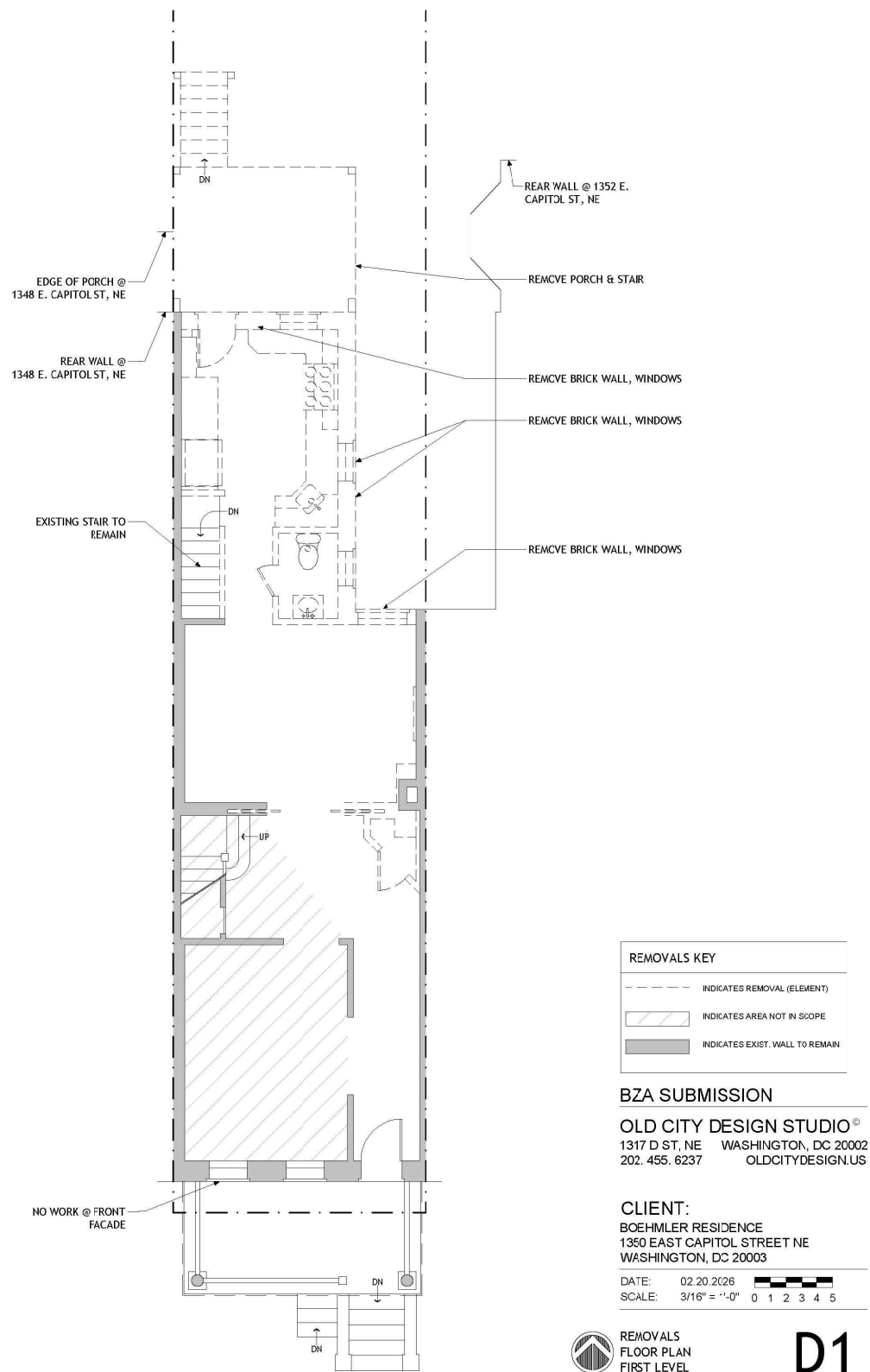
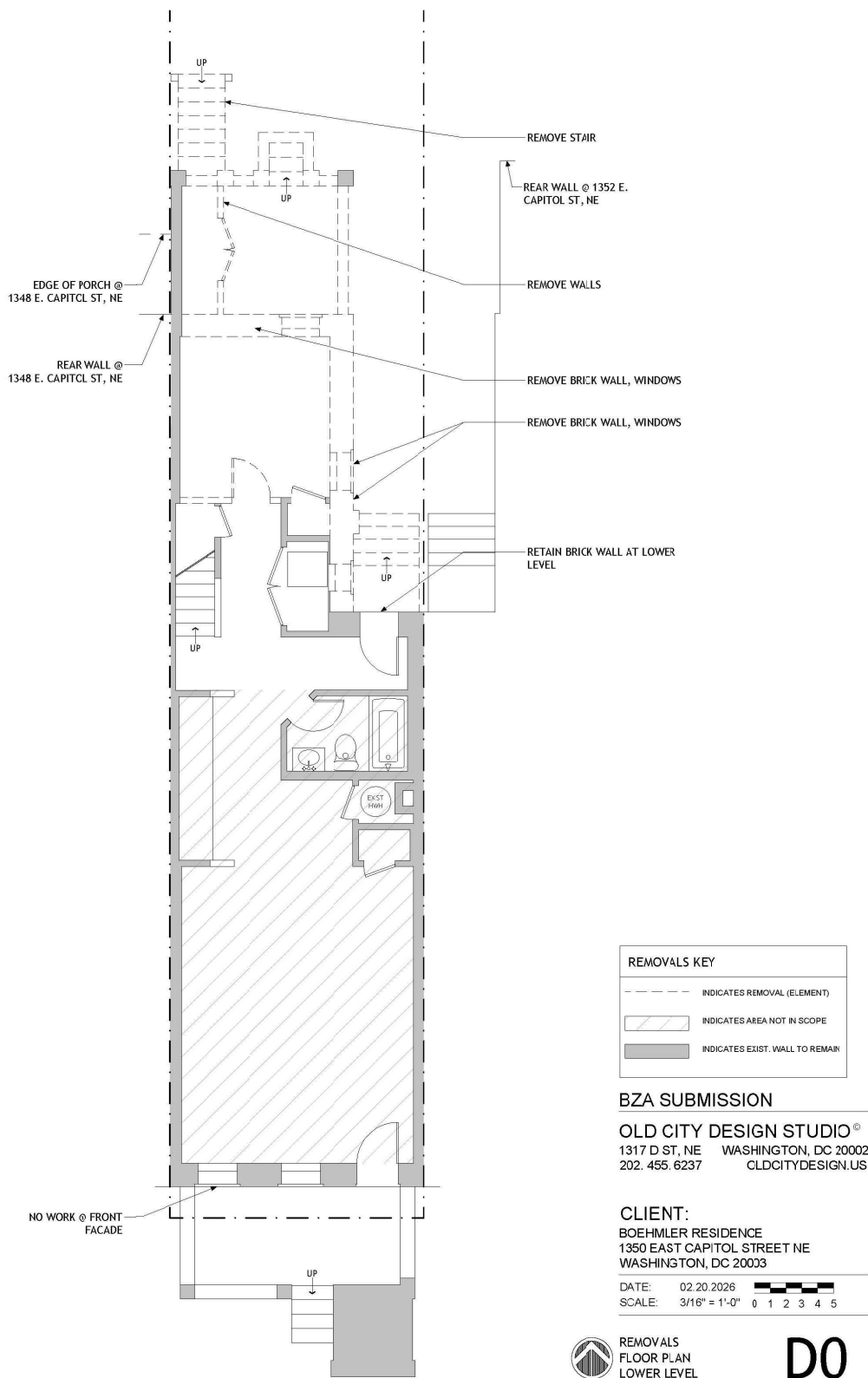
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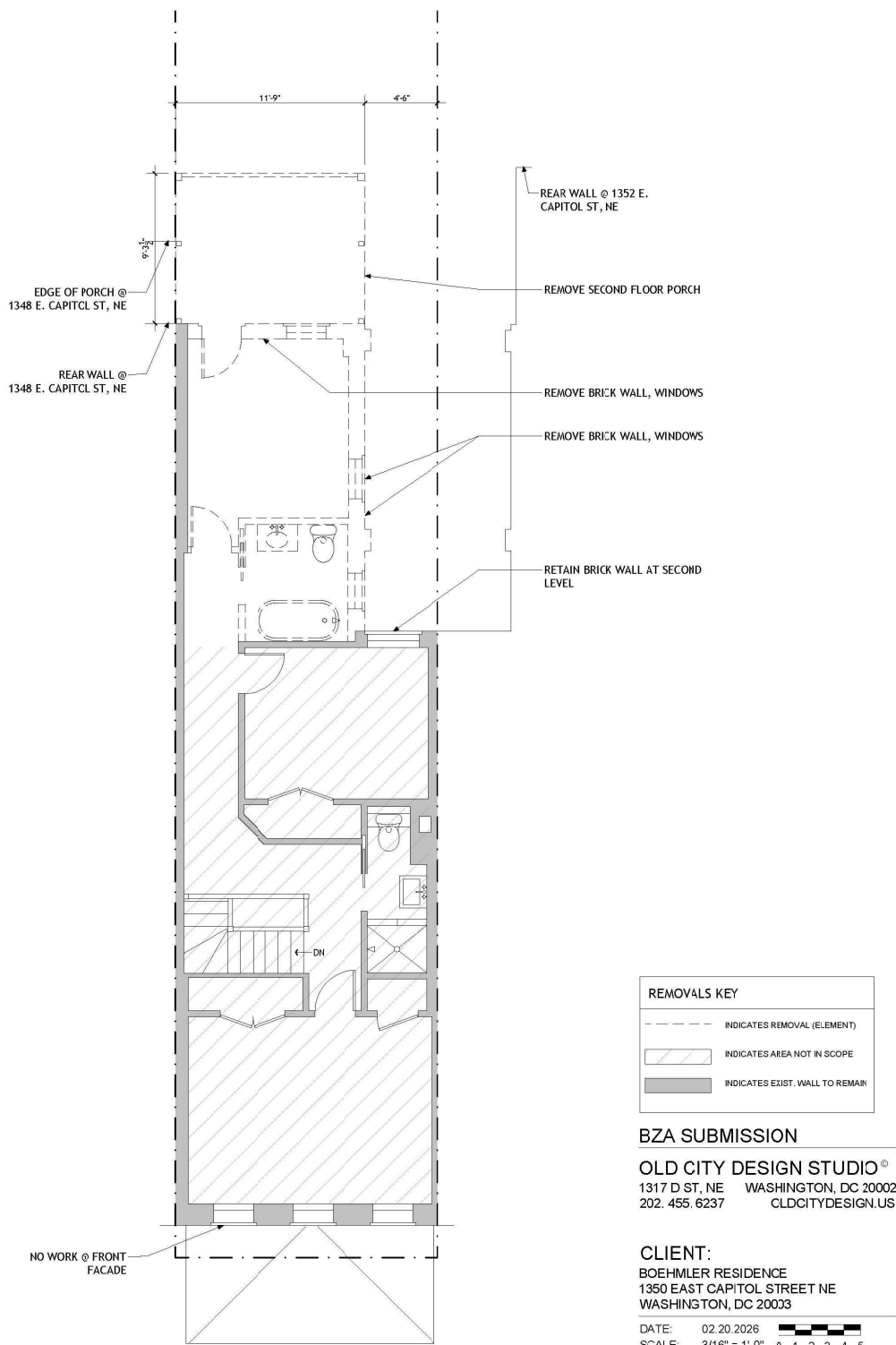
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EXISTING
 ROOF PLAN

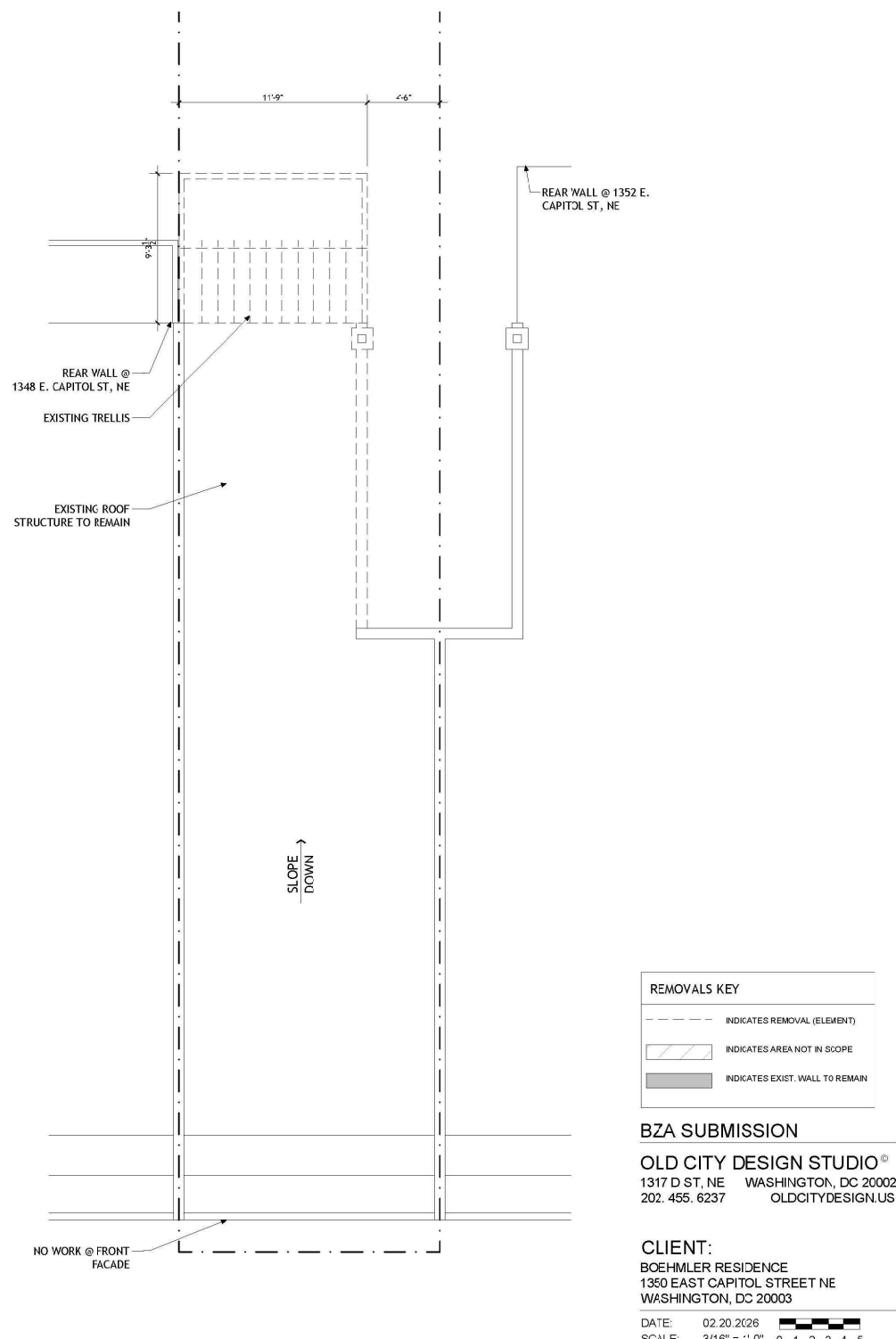
E3





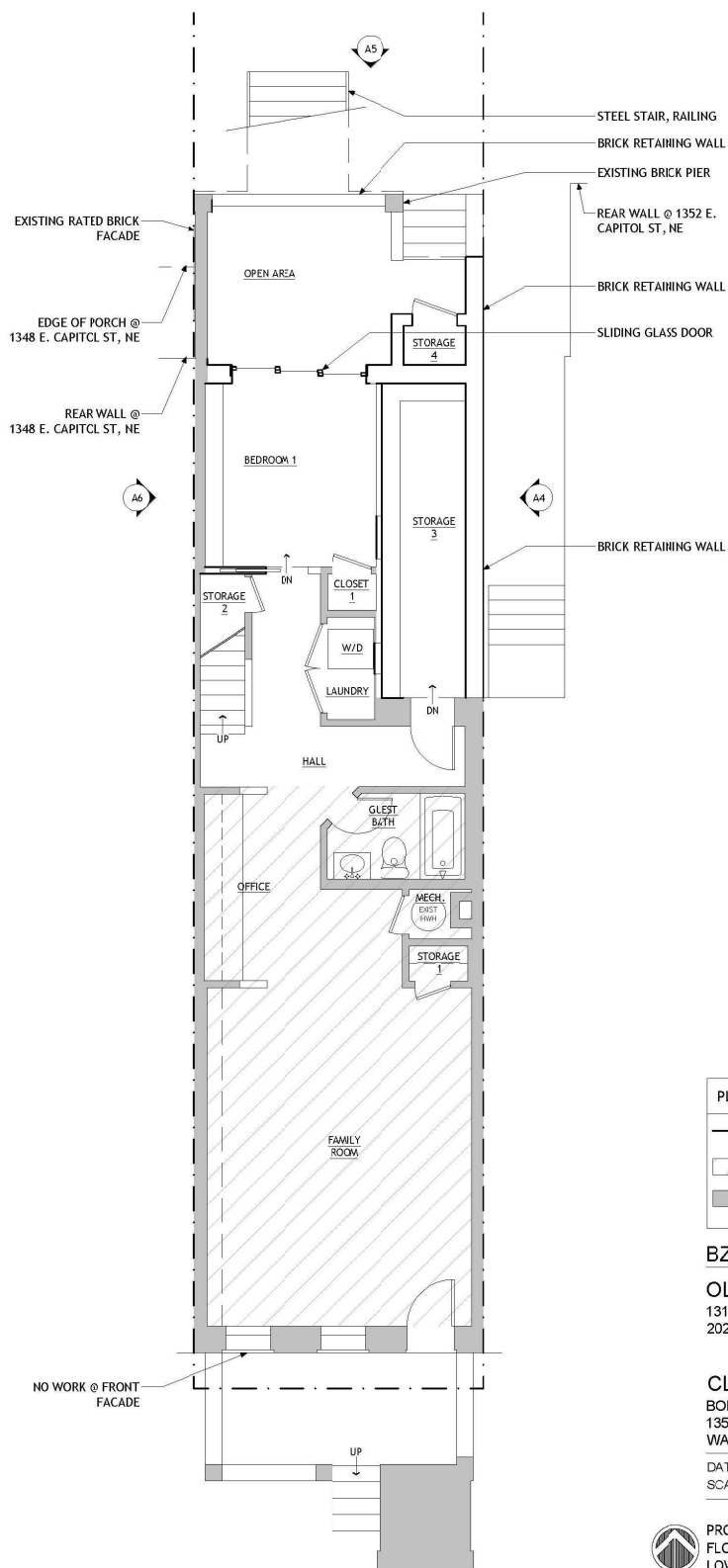
REMOVALS
FLOOR PLAN
SECOND LEVEL

D2



REMOVALS
ROOF PLAN

D3



PLAN KEY	
	INDICATES NEW WALL
	INDICATES AREA NOT IN SCOPE
	INDICATES EXIST. WALL TO REMAIN

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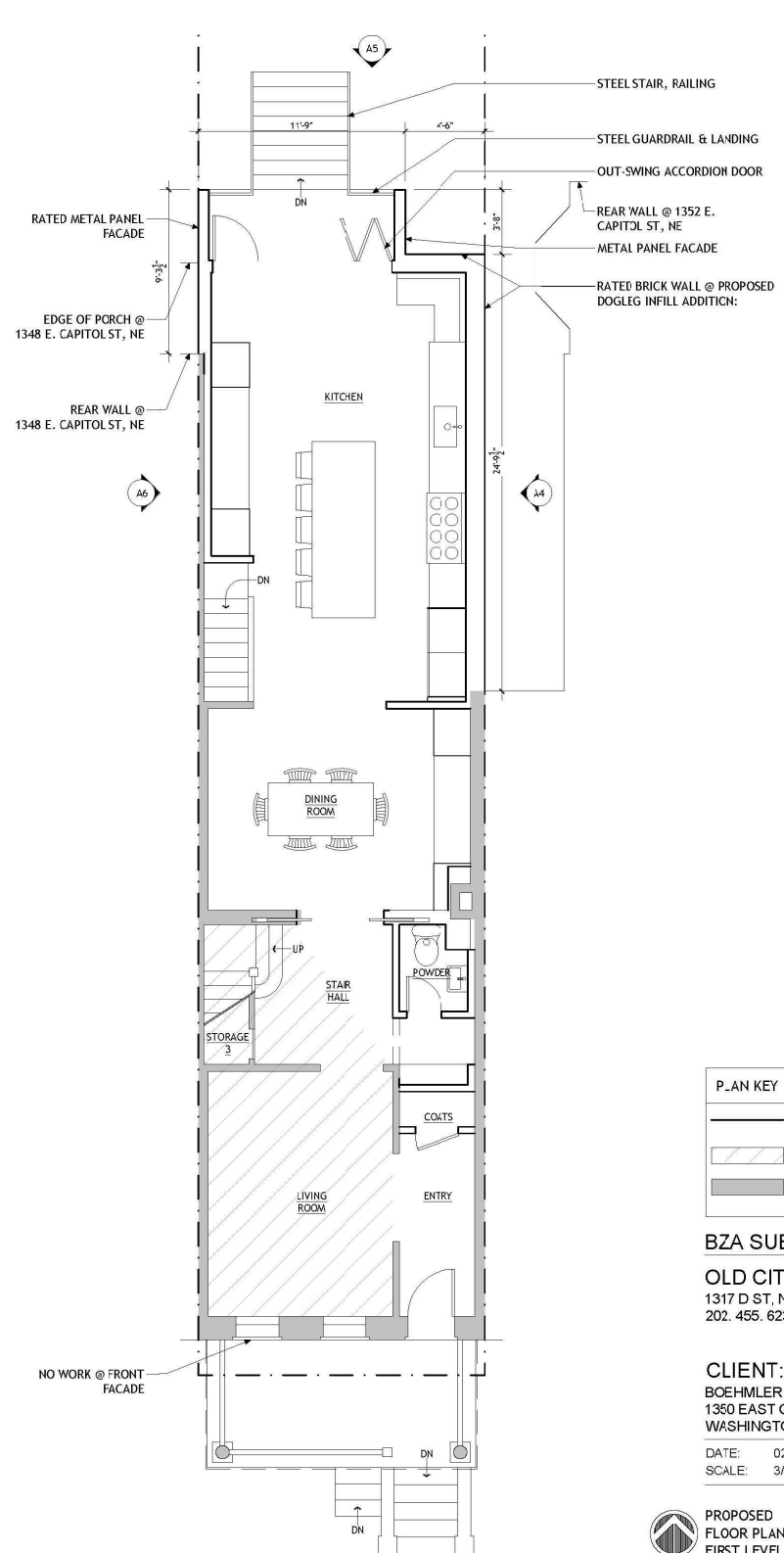
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PROPOSED
FLOOR PLAN
LOWER LEVEL

A0



P..AN KEY	
	INDICATES NEW WALL
	INDICATES AREA NOT IN SCOPE
	INDICATES EXIST. WALL TO REMAIN

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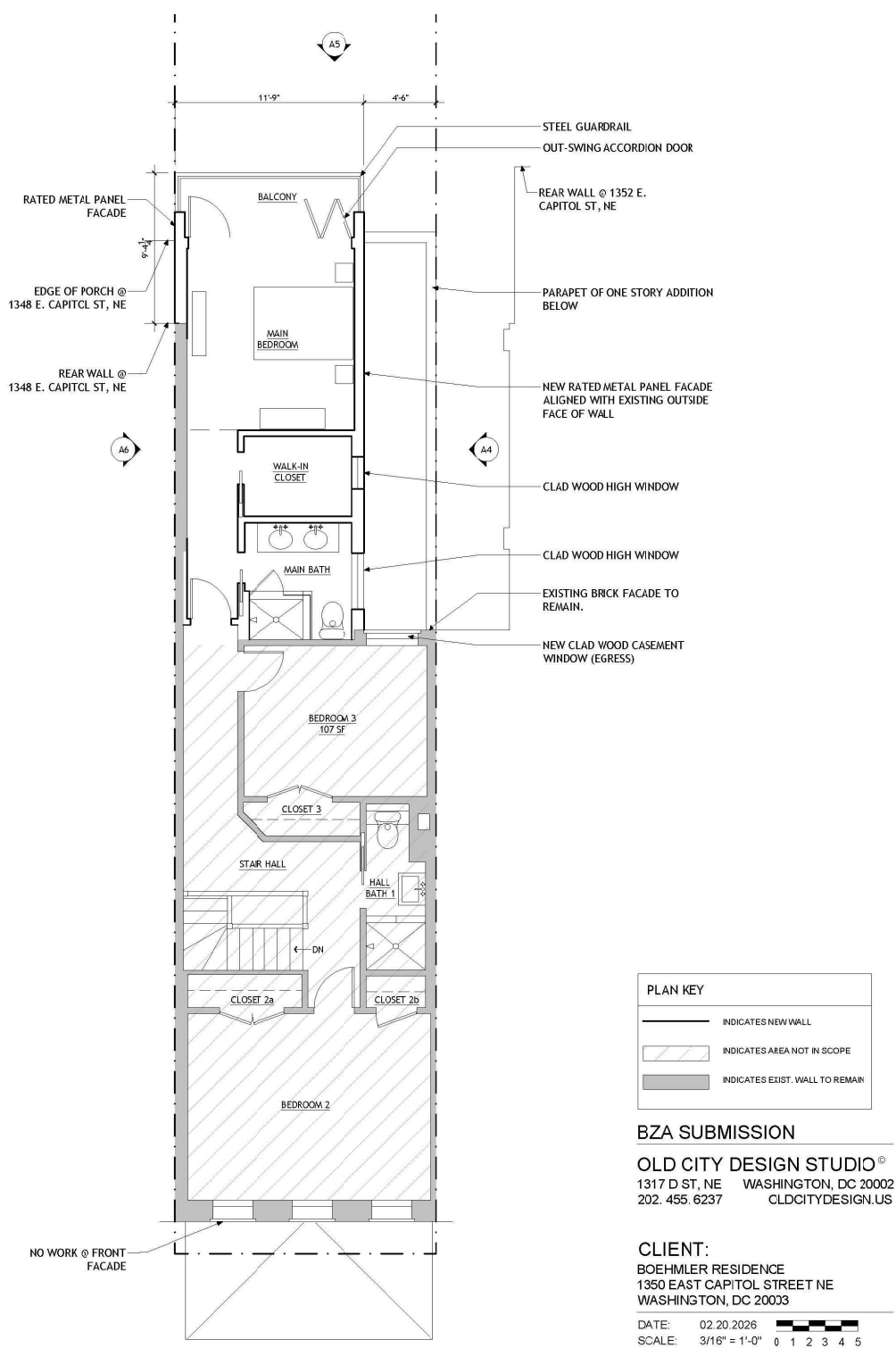
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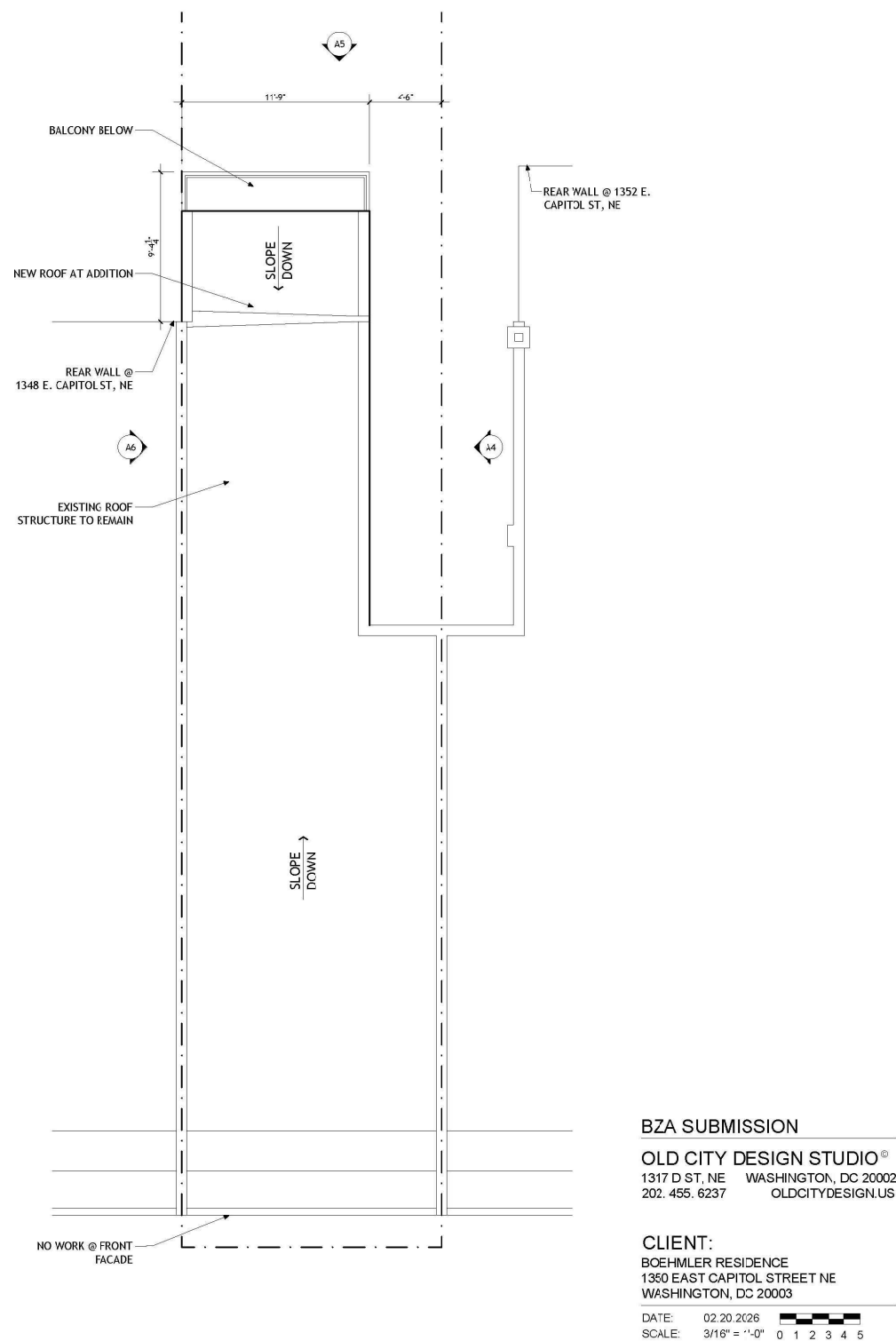
PROPOSED
FLOOR PLAN
FIRST LEVEL

A1



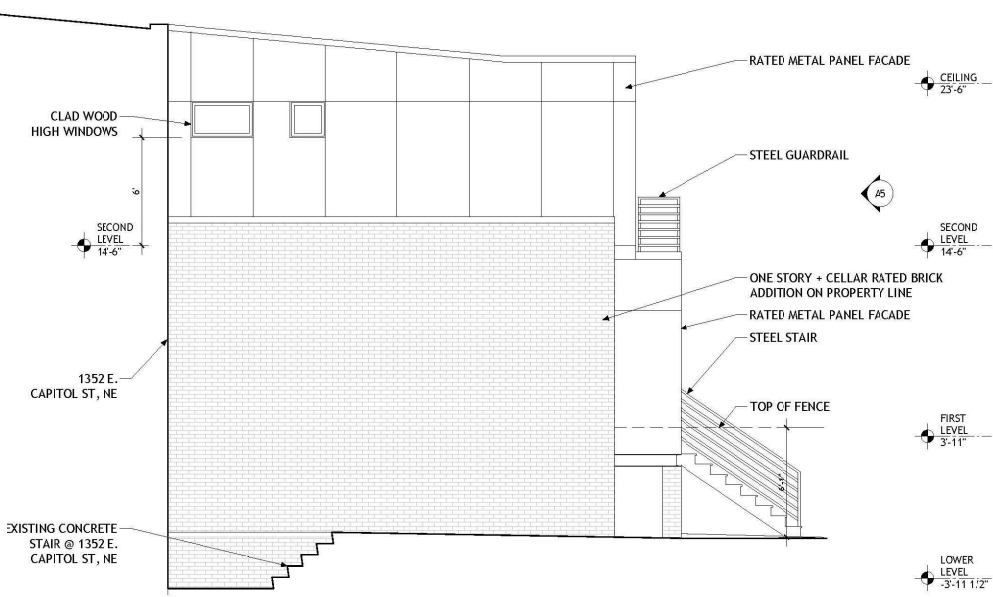
PROPOSED
FLOOR PLAN
SECOND LEVEL

A2



PROPOSED
ROOF PLAN

A3



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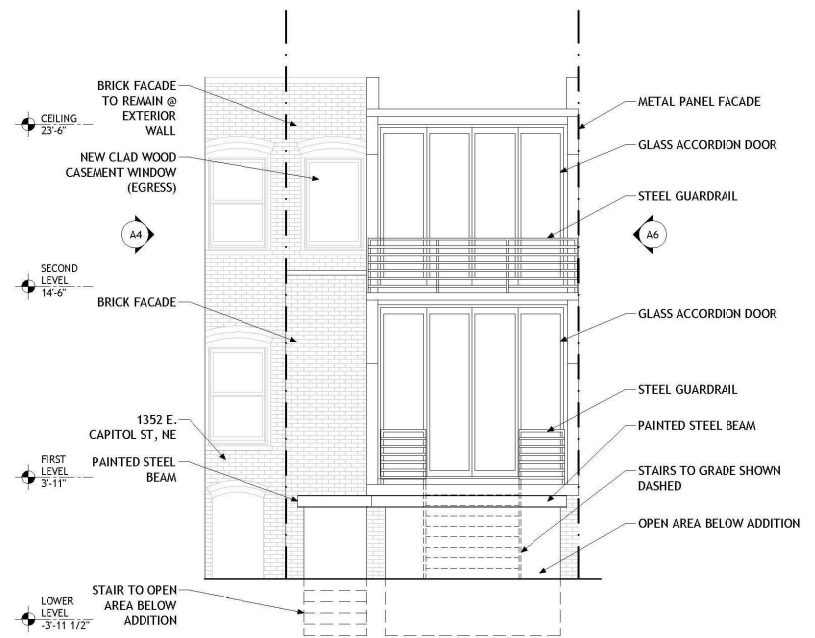
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PROPOSED
 EAST
 ELEVATION

A4



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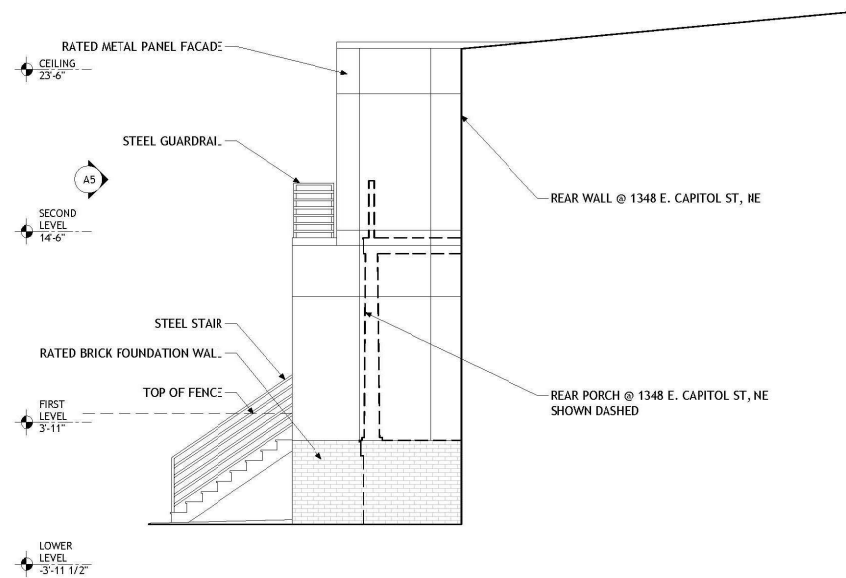
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PROPOSED
 NORTH
 ELEVATION

A5



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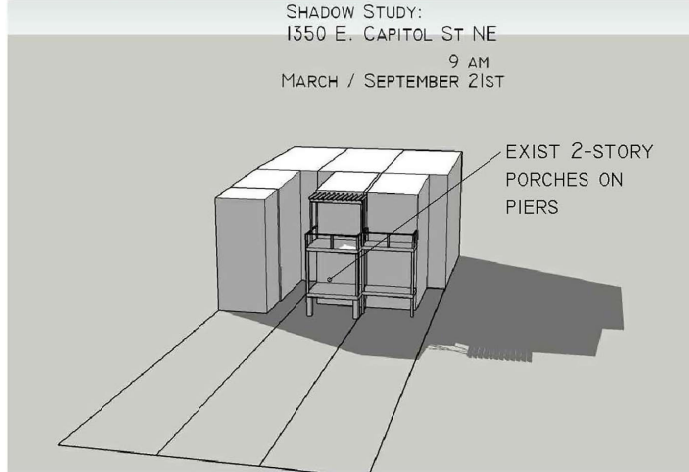
PROPOSED
 WEST
 ELEVATION

A6

1350 E. CAPITOL ST NE

SHADOW STUDY OF THE EXISTING ADDITION

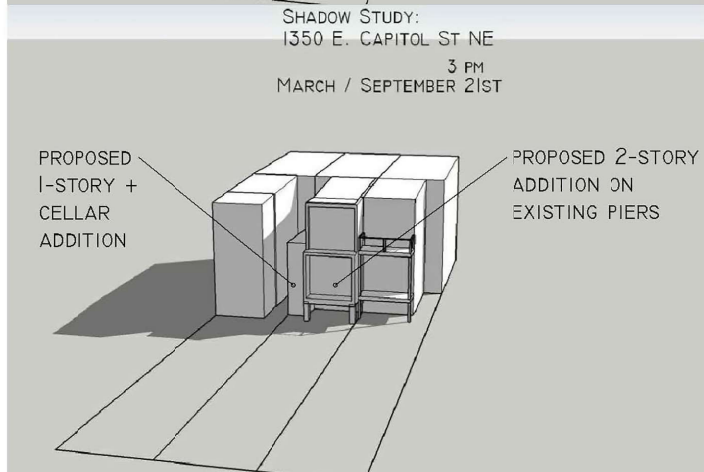
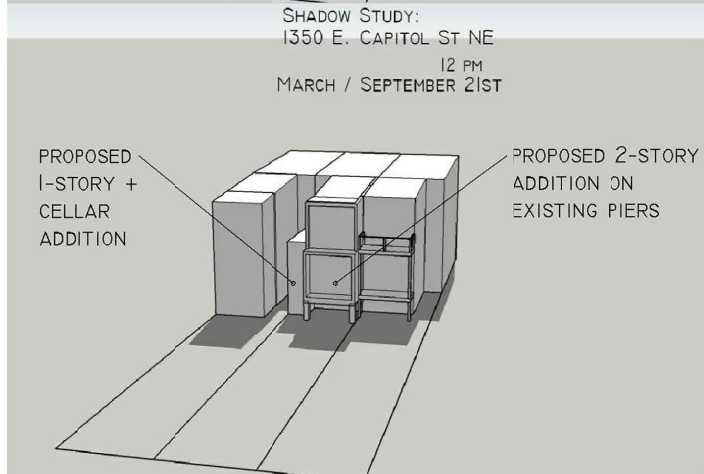
VERNAL EQUINOX & AUTUMNAL EQUINOX



1350 E. CAPITOL ST NE

SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

VERNAL EQUINOX & AUTUMNAL EQUINOX



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CLIENT:

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DATE: 03.10.2026
SCALE: NONE



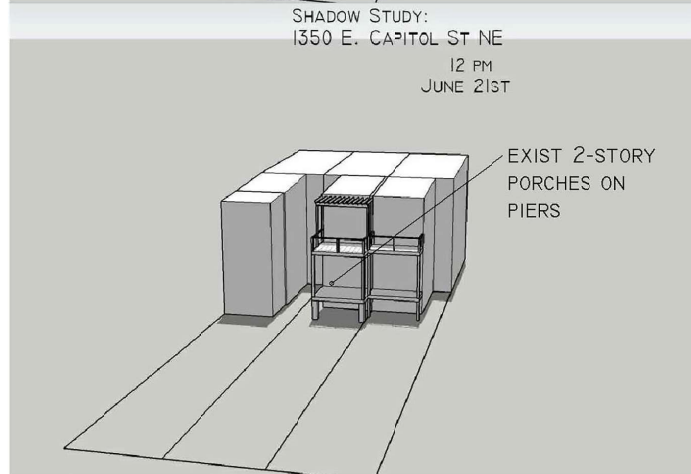
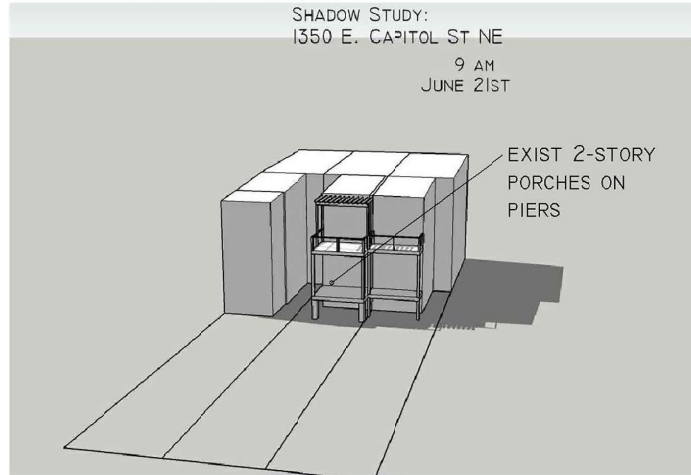
SHADOW STUDIES
VERNAL EQUINOX &
AUTUMNAL EQUINOX

A7

1350 E. CAPITOL ST NE

SHADOW STUDY OF THE EXISTING ADDITION

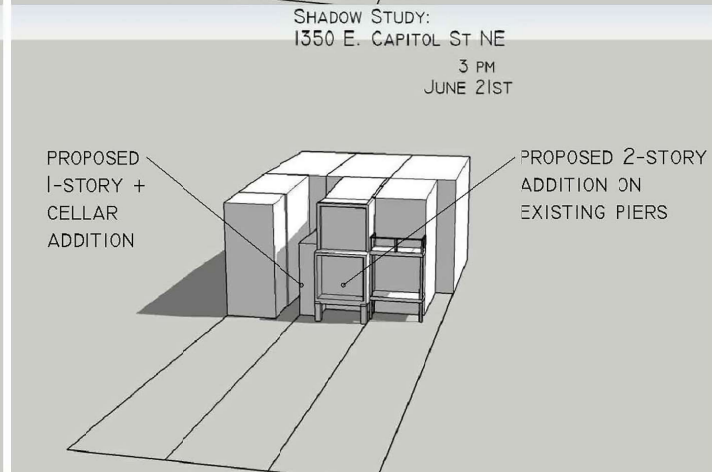
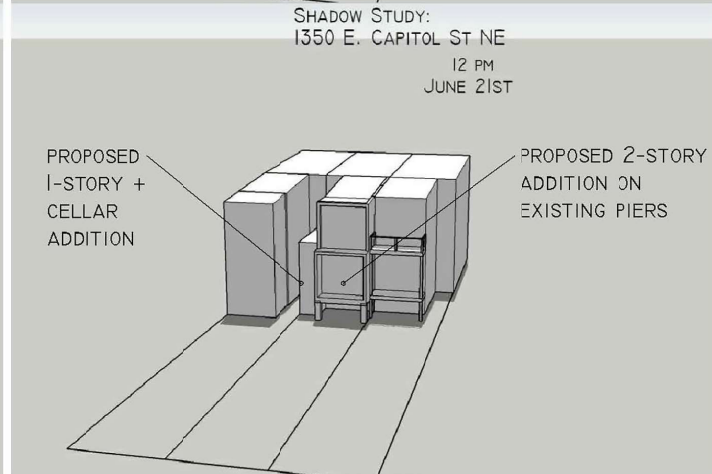
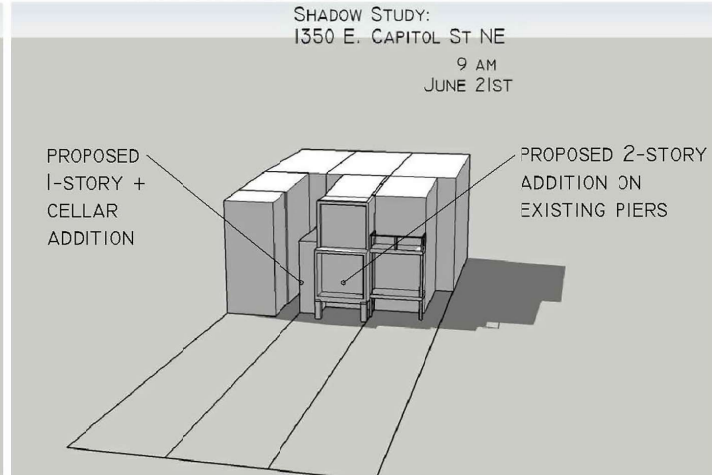
SUMMER SOLSTICE



1350 E. CAPITOL ST NE

SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

SUMMER SOLSTICE



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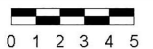
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DATE: 03.10.2026

SCALE: NONE



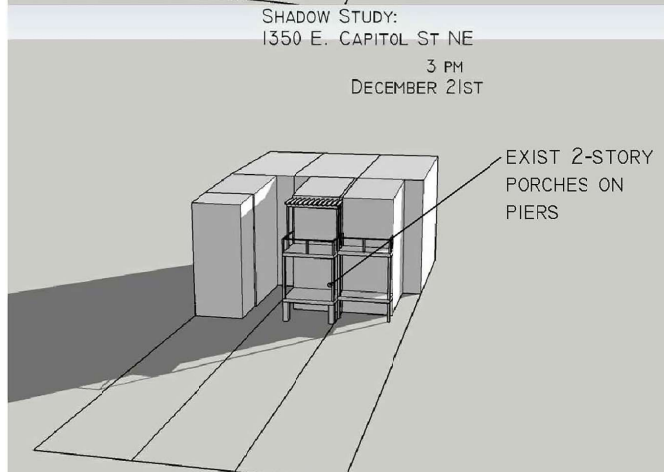
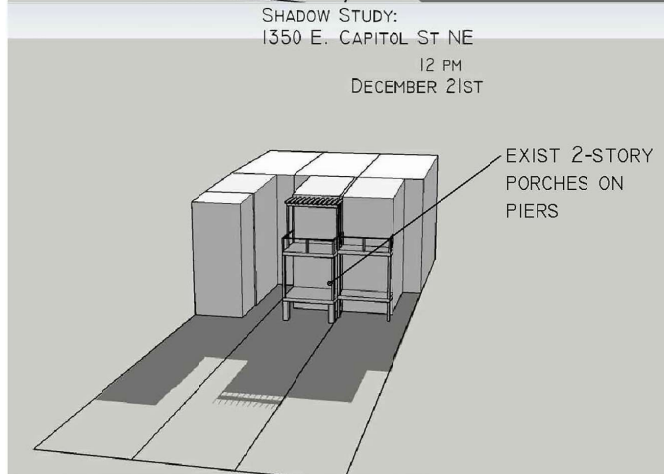
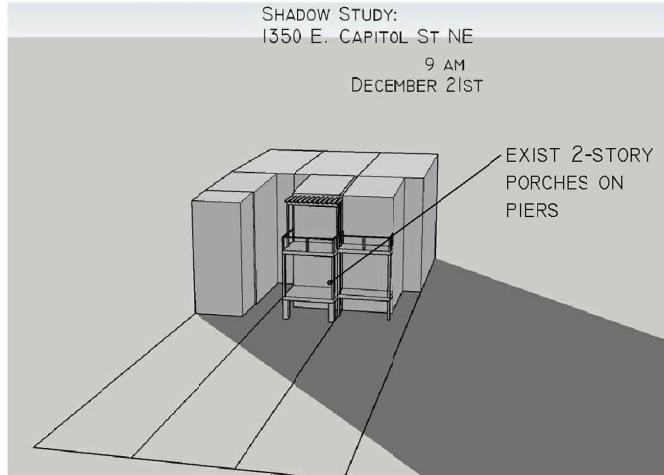
SHADOW STUDIES
SUMMER SOLSTICE

A8

1350 E. CAPITOL ST NE

SHADOW STUDY OF THE EXISTING ADDITION

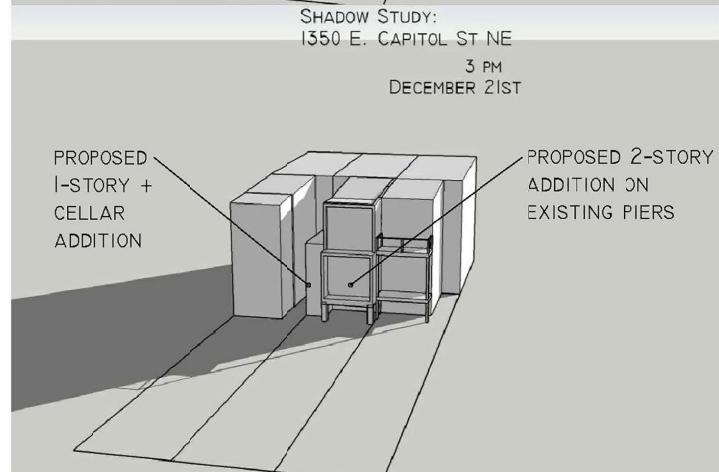
WINTER SOLSTICE



1350 E. CAPITOL ST NE

SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

WINTER SOLSTICE



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SCALE: NONE



SHADOW STUDIES
WINTER SOLSTICE

A9