

# 717 5<sup>th</sup> Street NE – RENOVATION & ADDITION

Washington, DC 20002

BZA Concept PlansSeptember 26, 2024

**OWNER:**  
SEAN WARD AND AUDREY TOMASON

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

**PROPERTY INFORMATION:**  
LOT: 0802  
SQUARE: 0833  
LOT AREA: 2110 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY + CELLAR ROW DWELLING, SINGLE-FAMILY DWELLING  
PROPOSED: THREE STORY + CELLAR, TWO FAMILY FLAT

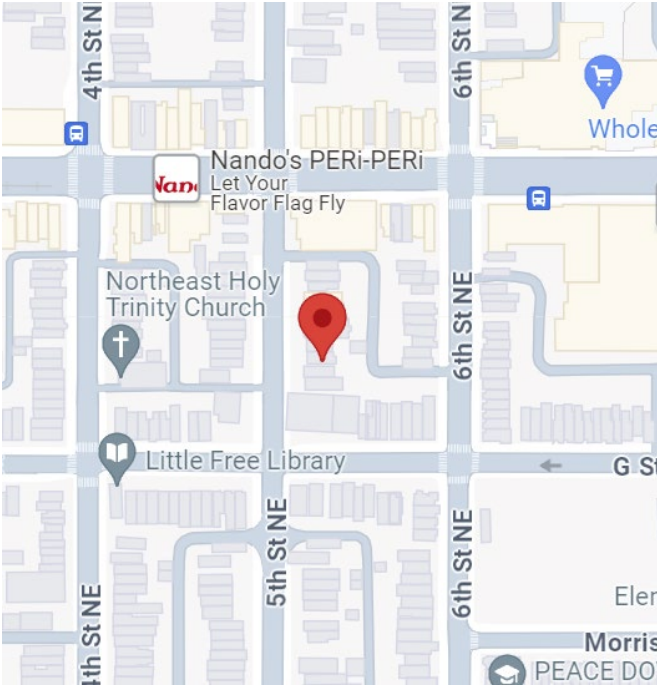
**PROJECT DESCRIPTION:**  
3-STORY + CELLAR REAR ADDITION & THIRD FLOOR ADDITION OVER EXISTING HOUSE. INTERIOR RENOVATION ALL LEVELS. CELLAR TO BE CONVERTED TO SEPARATE DWELLING UNIT

**ZONING RELIEF:**  
RELIEF NEEDED: SUBTITLE E § 210.1

	Existing	Proposed	Allowable
Lot Coverage	1416 SF	1477.9 SF	1266 SF
(Percentage)	67%	70%	60%
Rear Yard	62.08’	61.08’	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	31.0’	35.0’	35.0’
Stories	2 + CELLAR	3 + CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	703 SF	843 SF	N/A
First Floor	781 SF	843 SF	N/A
Second Floor	781 SF	843 SF	N/A
Third Floor	N/A	691 SF	N/A
Total	2265 SF	3220 SF	N/A
Garage	594 SF	NO CHANGE	N/A

**DRAWING INDEX:**

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- C-2 PHOTOS
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- D-3 CARRIAGE HOUSE EXISTING PLANS
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- A-2 SECOND & THIRD FLOOR PLANS
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SITE MAP



FRONT FACADE



REAR FACADE

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21215  
EXHIBIT NO.6



REAR YARD, LOOKING SOUTH



REAR YARD, LOOKING NORTH



GARAGE ALLEY FACADE



GARAGE YARD FACADE



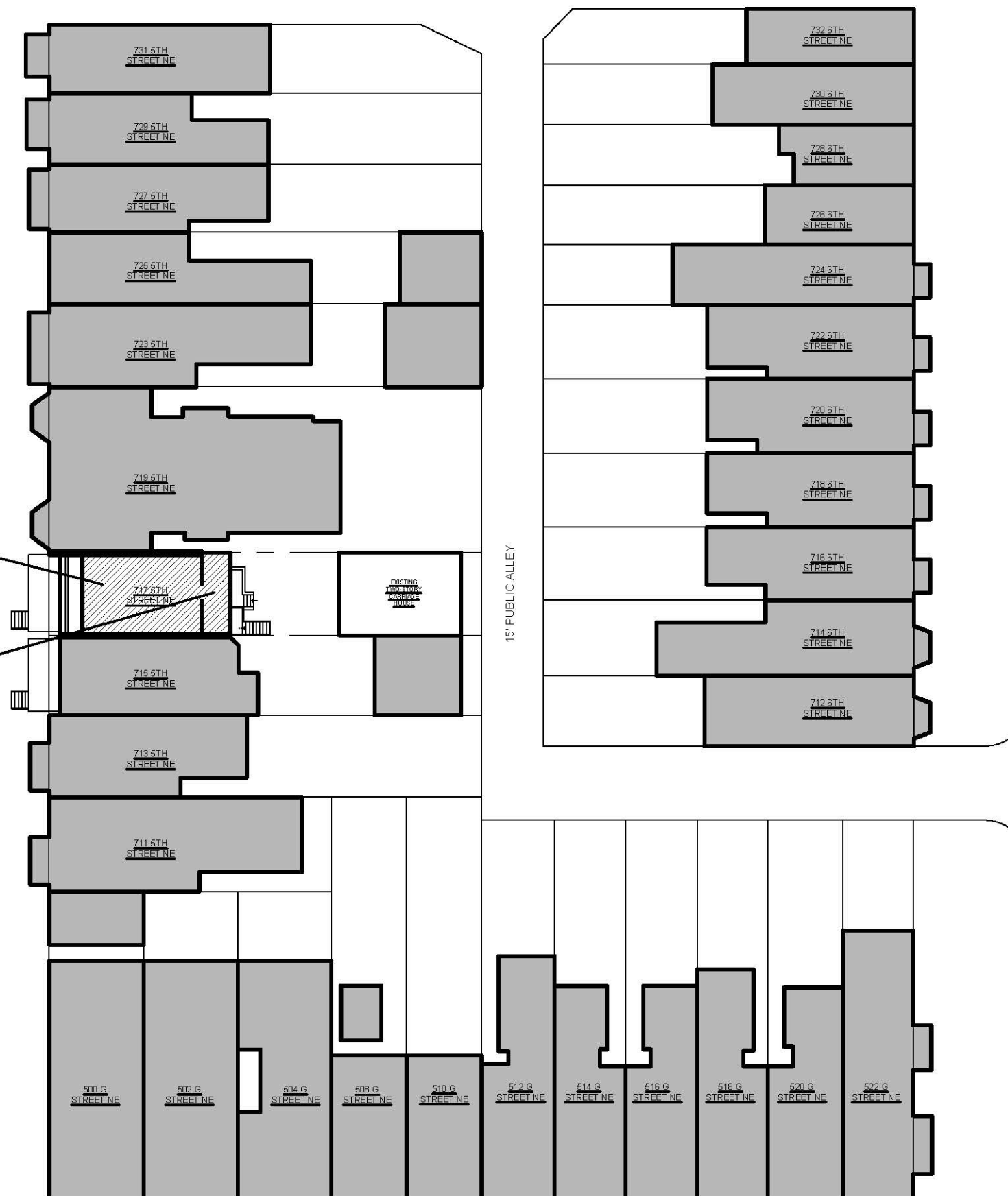


# 717 5<sup>TH</sup> STREET NE – BLOCK PLAN

PROPOSED THIRD FLOOR  
ADDITION & ROOF DECK  
ABOVE EXISTING 2 STORY  
+ CELLAR ROW DWELLING

PROPOSED 3-STORY  
+ CELLAR REAR  
ADDITION

5TH STREET NE



15' PUBLIC ALLEY

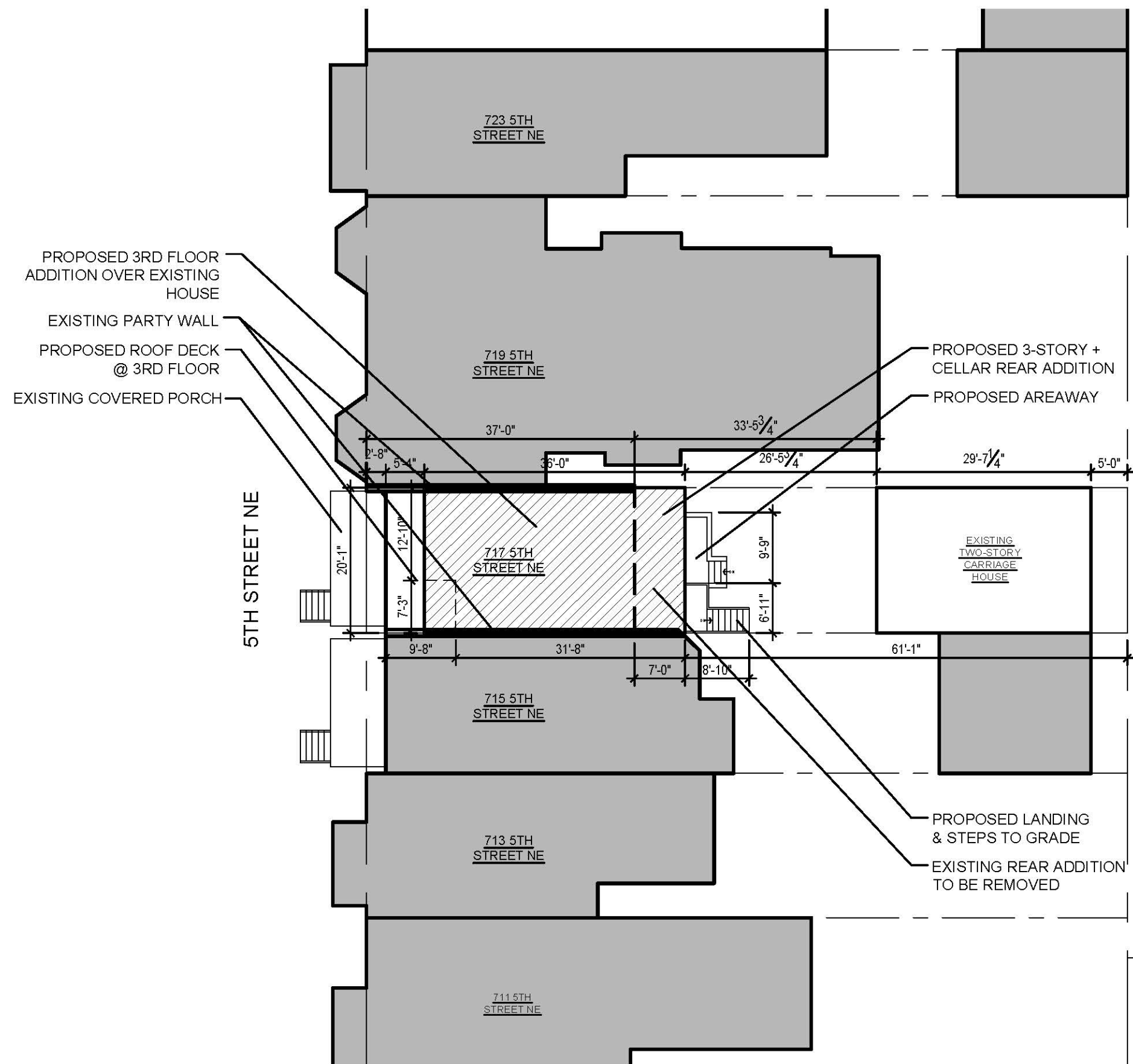
6TH STREET NE

1  
C-3

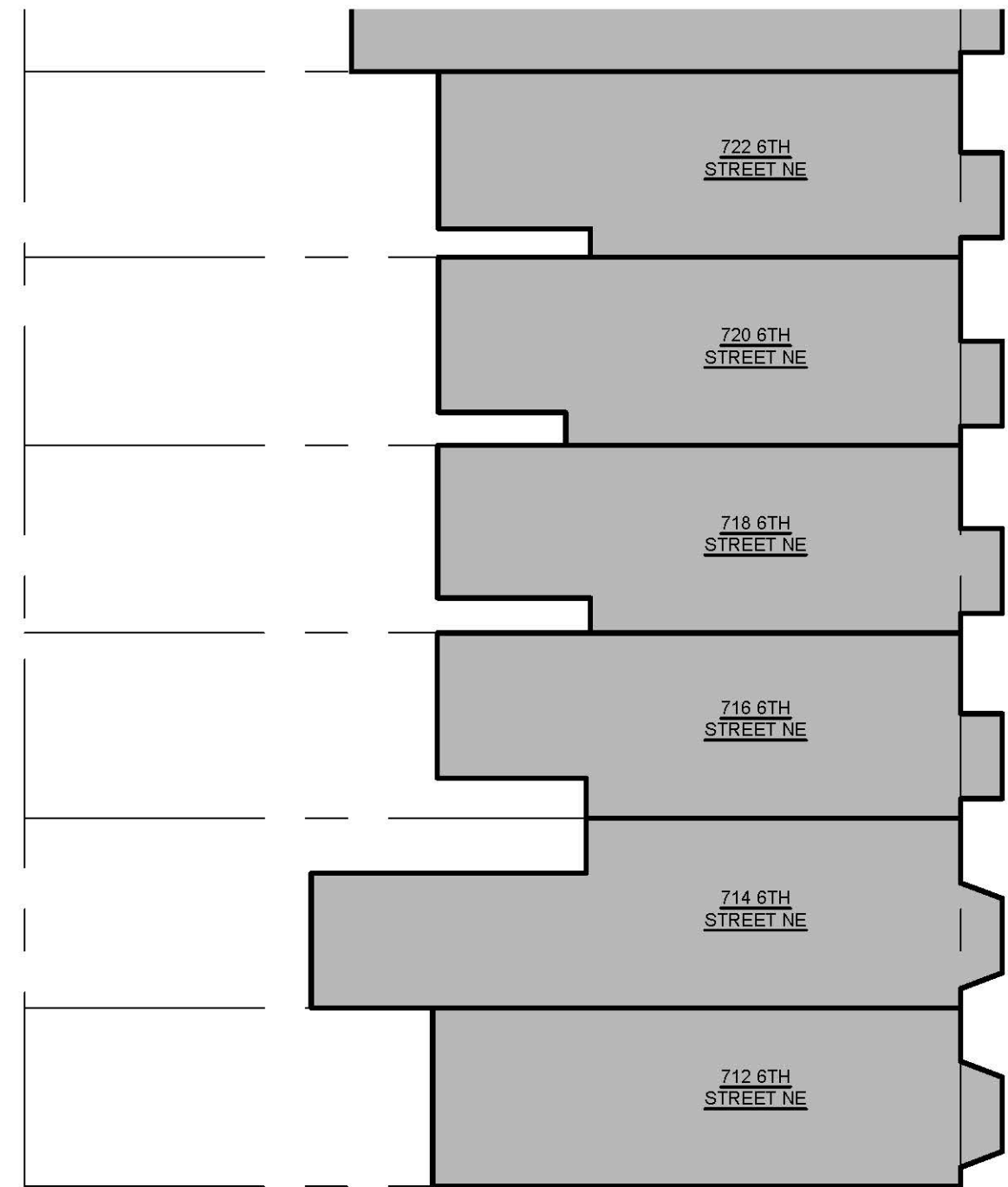
BLOCK PLAN  
SCALE: 1/32"=1'-0"



C-3



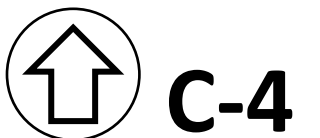
15' PUBLIC ALLEY

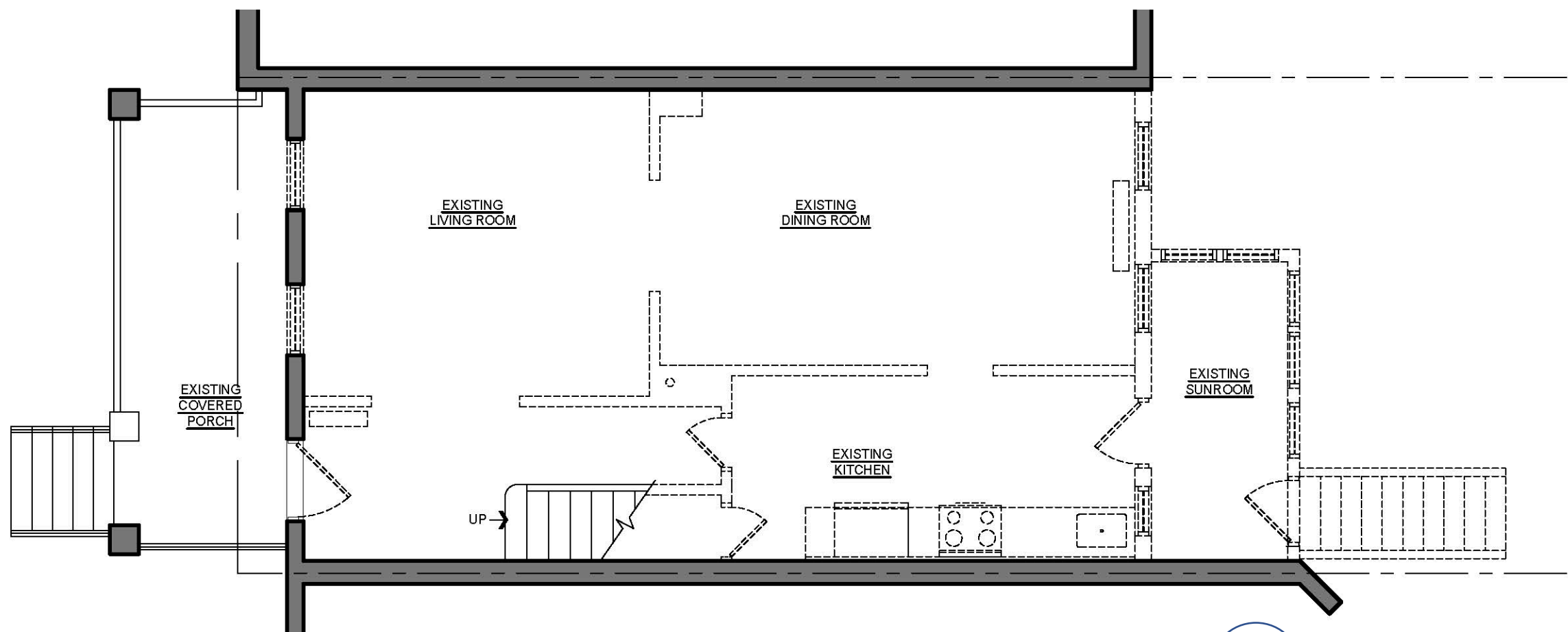


# 717 5<sup>TH</sup> STREET NE – SITE PLAN

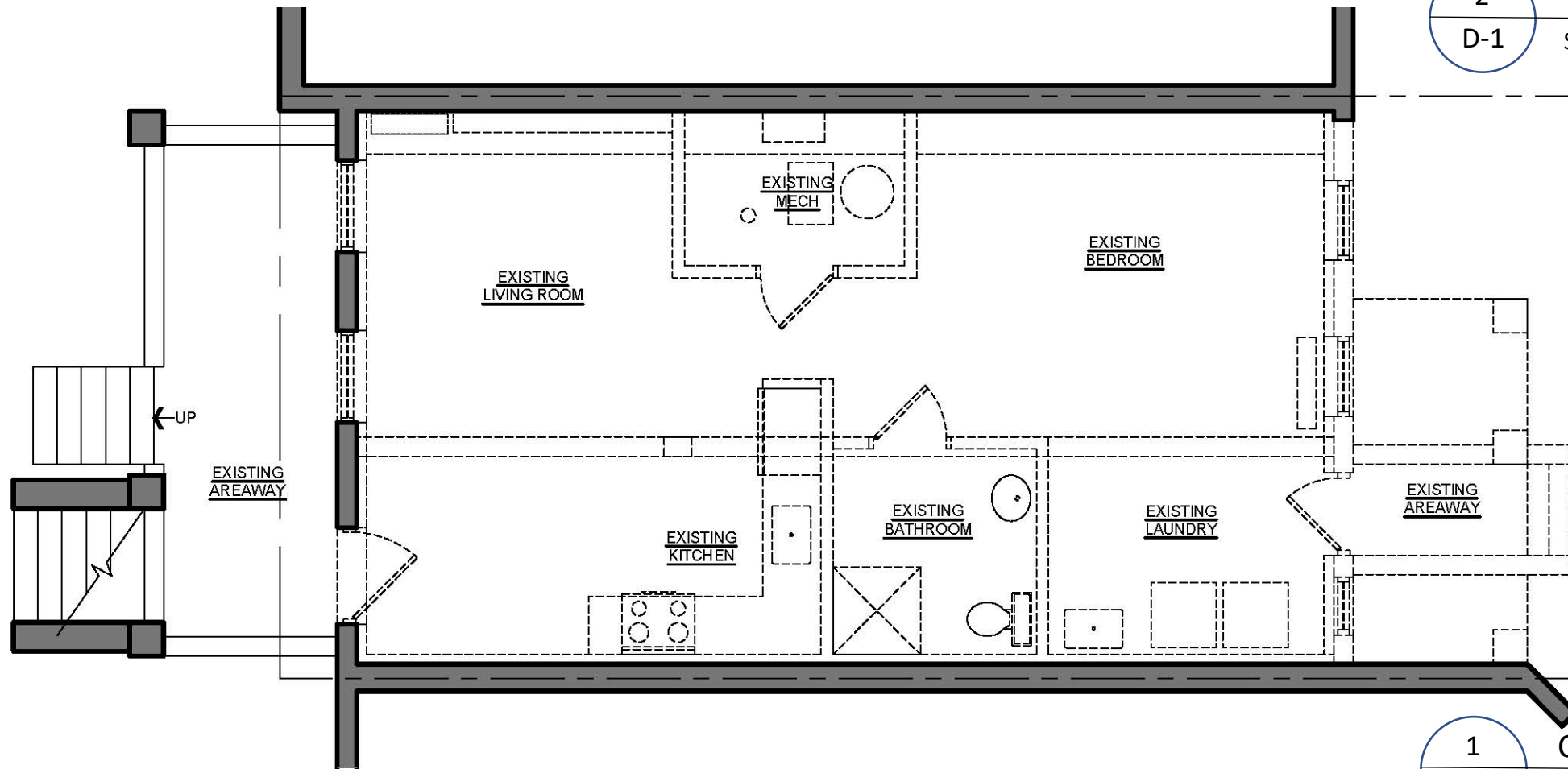
1  
C-4

SITE PLAN  
SCALE: 1/16" = 1'-0"



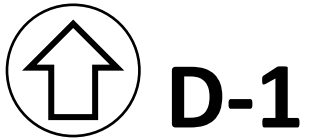


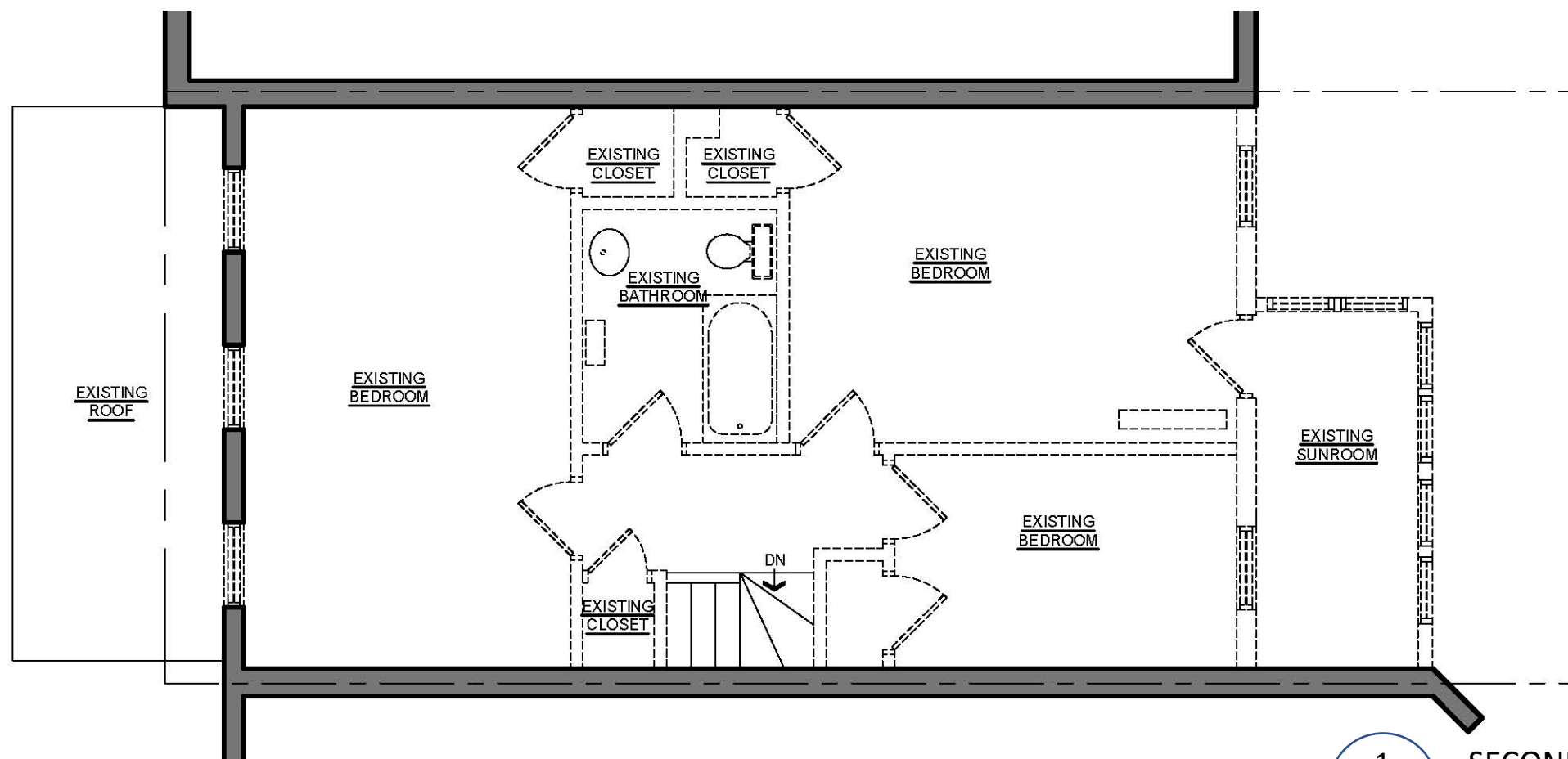
2 FIRST FLOOR DEMOLITION PLAN  
D-1 SCALE: 3/16"=1'-0"



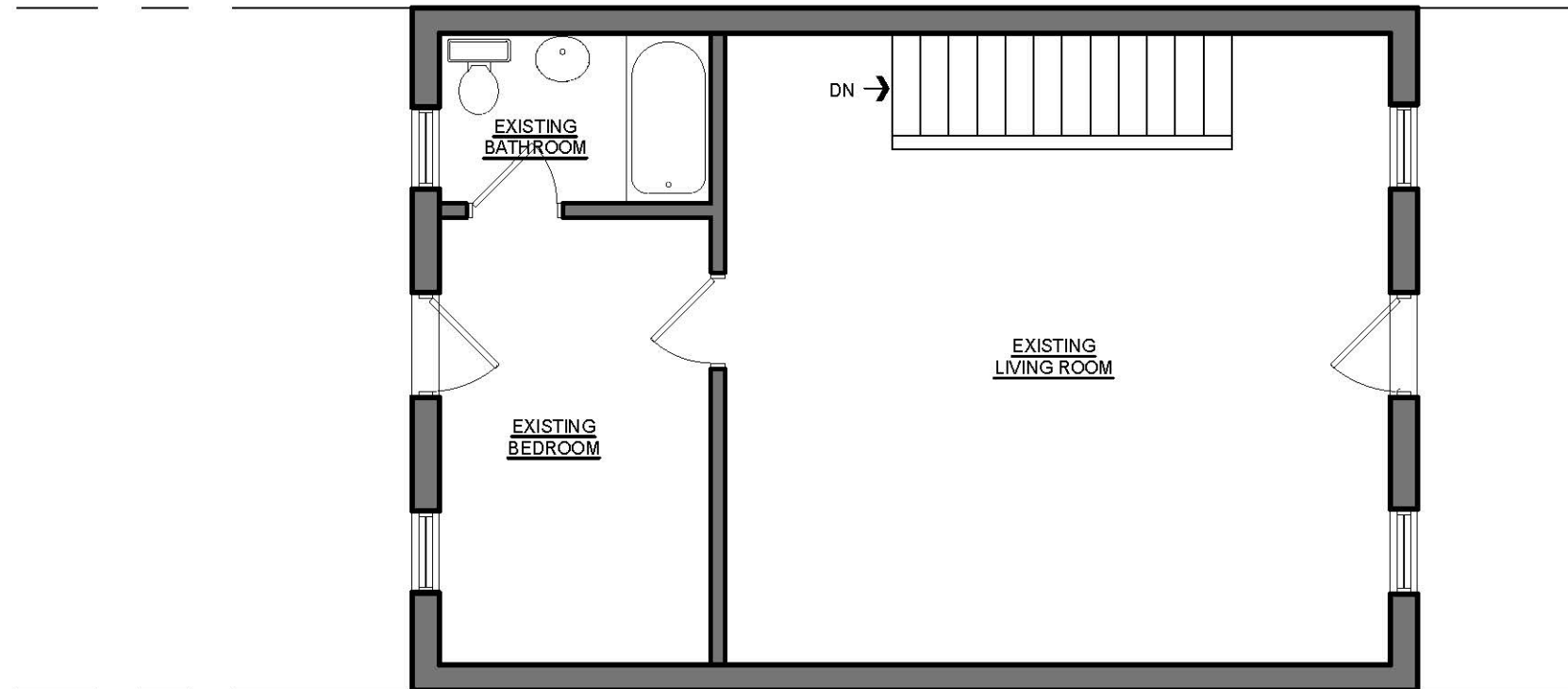
1 CELLAR DEMOLITION PLAN  
D-1 SCALE: 3/16"=1'-0"

717 5<sup>TH</sup> STREET NE – DEMOLITION PLANS





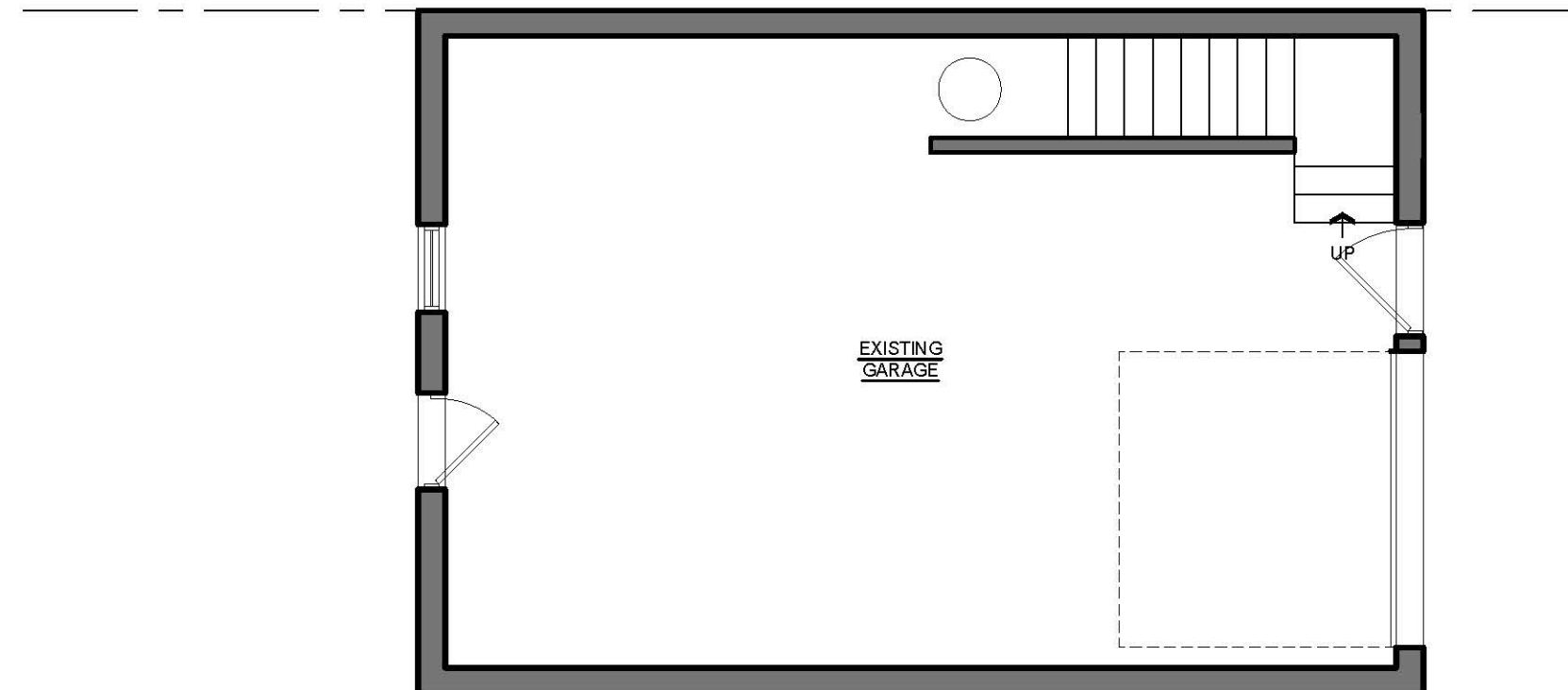
1 SECOND FLOOR DEMOLITION PLAN  
D-2 SCALE: 3/16"=1'-0"



2  
D-4

SECOND FLOOR GARAGE EXISTING PLAN

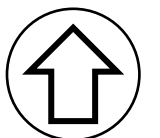
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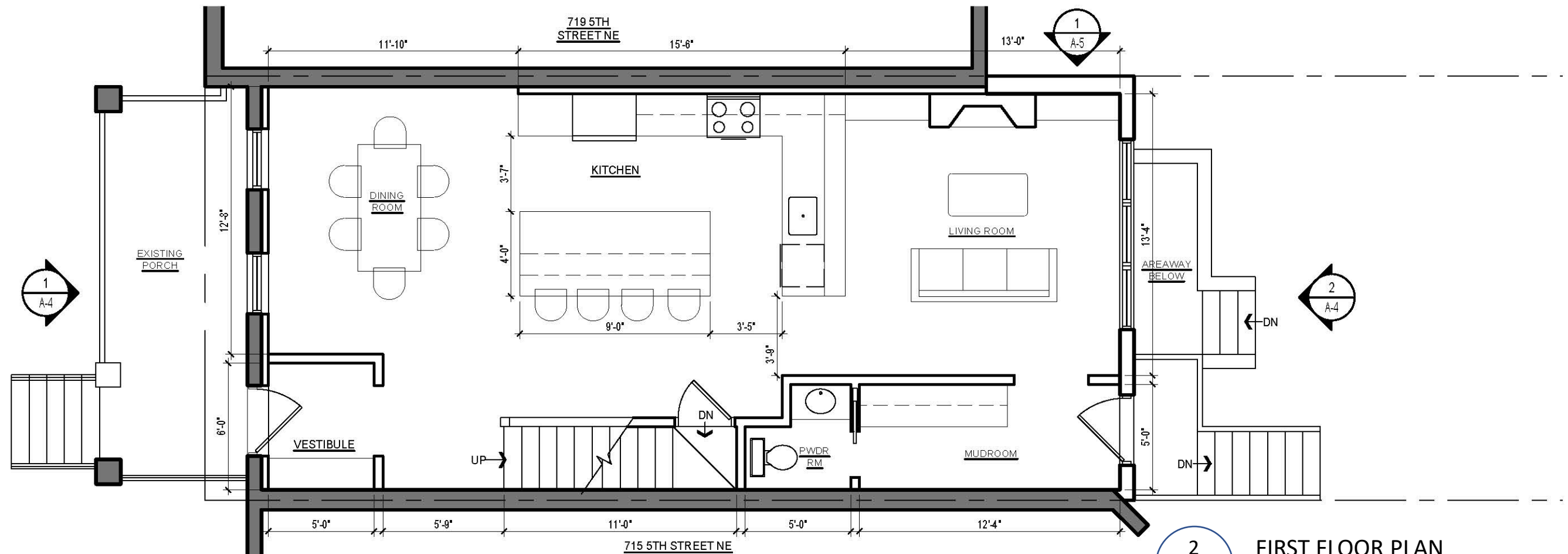


1  
D-4

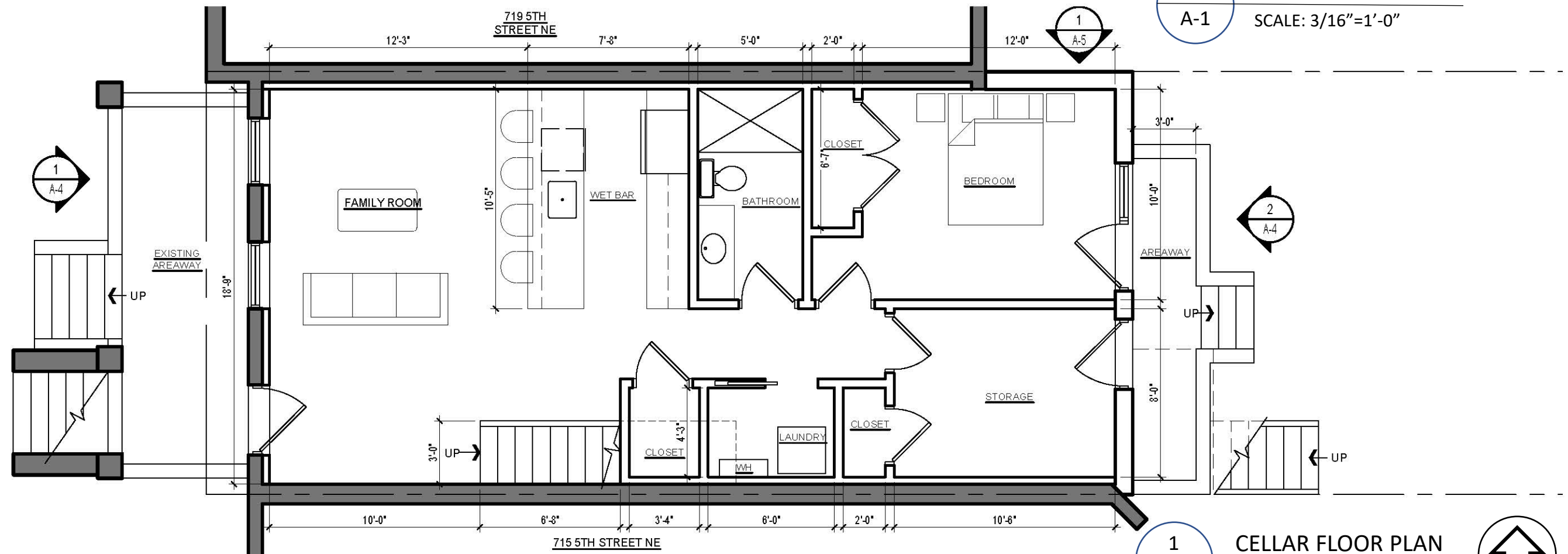
GARAGE EXISTING PLAN

SCALE: 3/16"=1'-0"





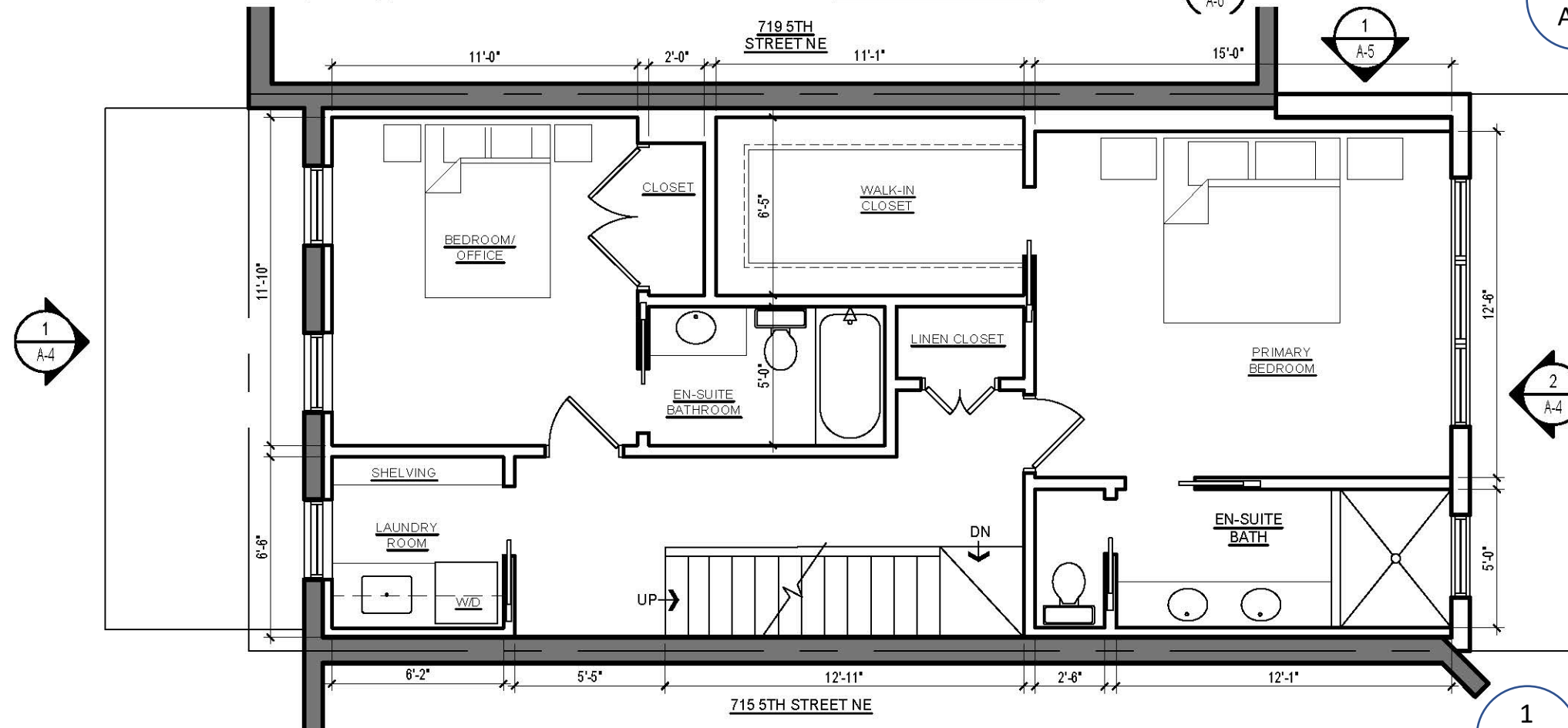
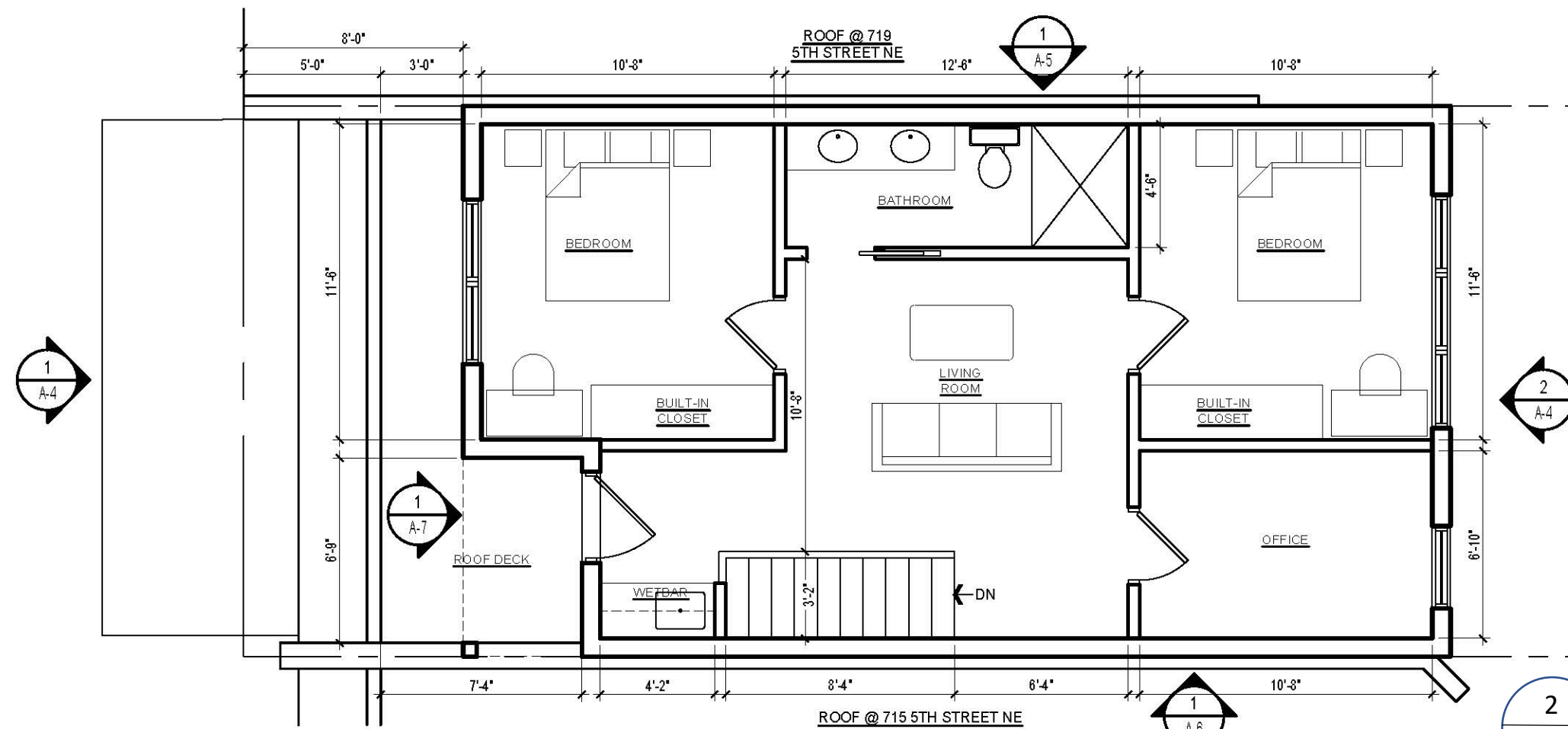
2 FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"

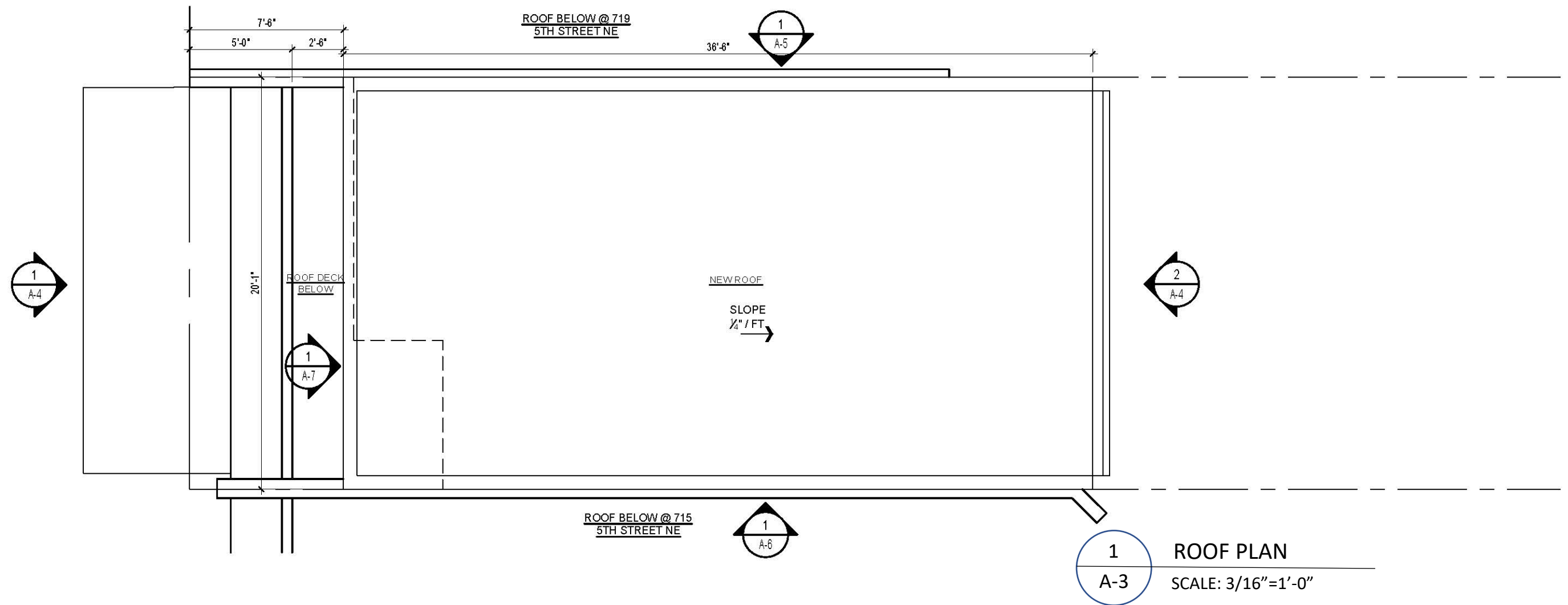


1 CELLAR FLOOR PLAN  
SCALE: 3/16"=1'-0"

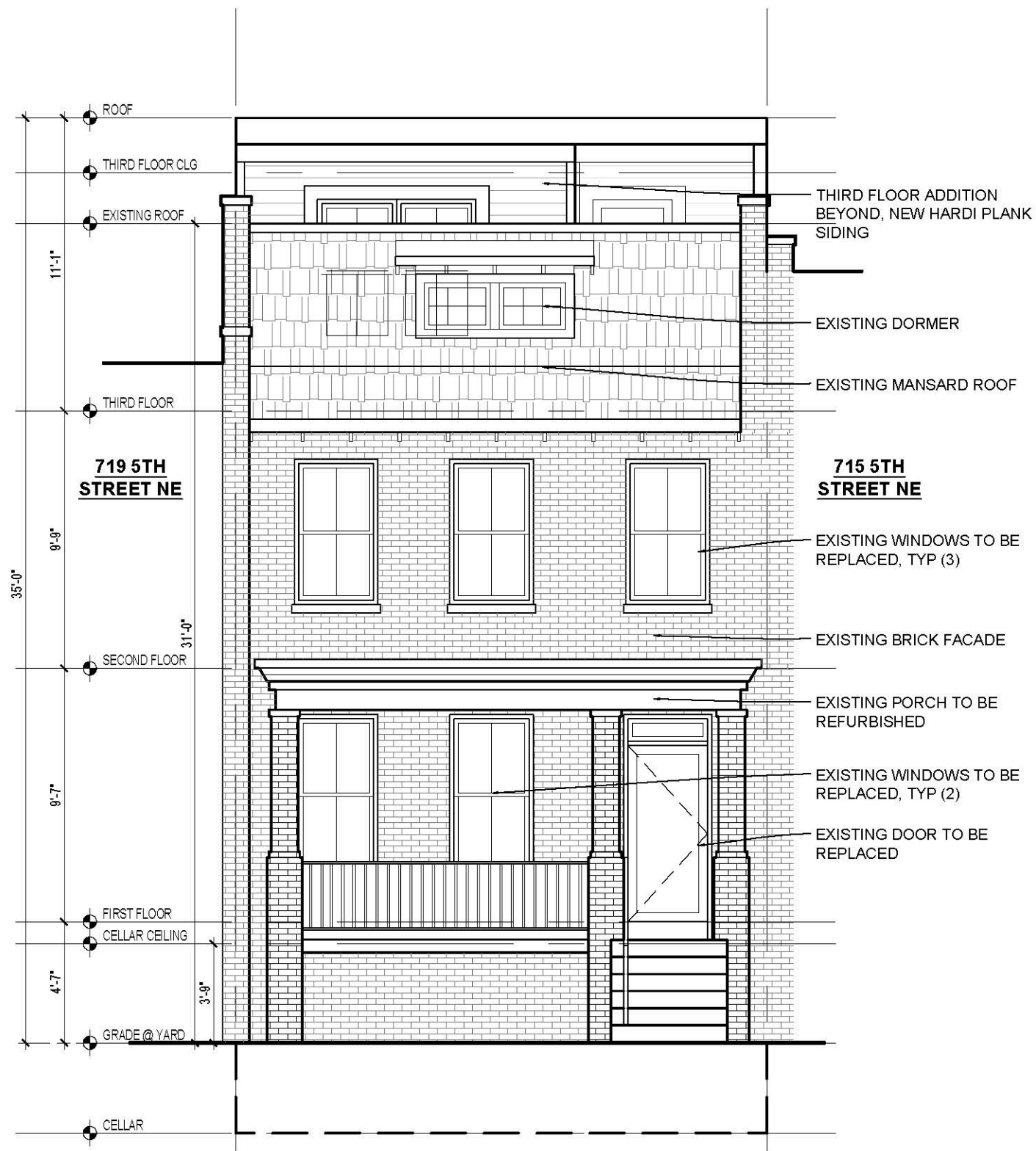
# 717 5<sup>TH</sup> STREET NE – NEW WORK PLANS



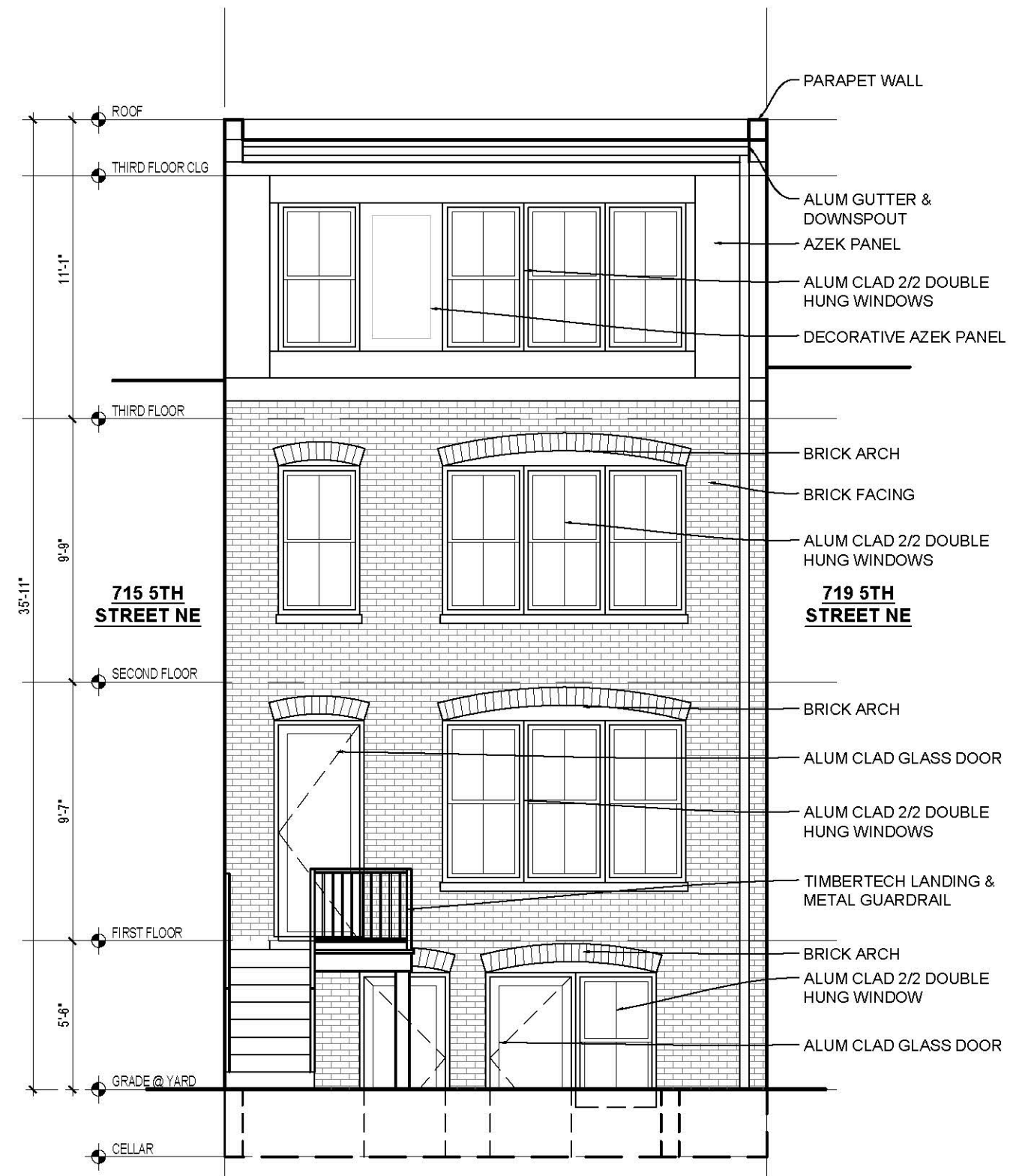






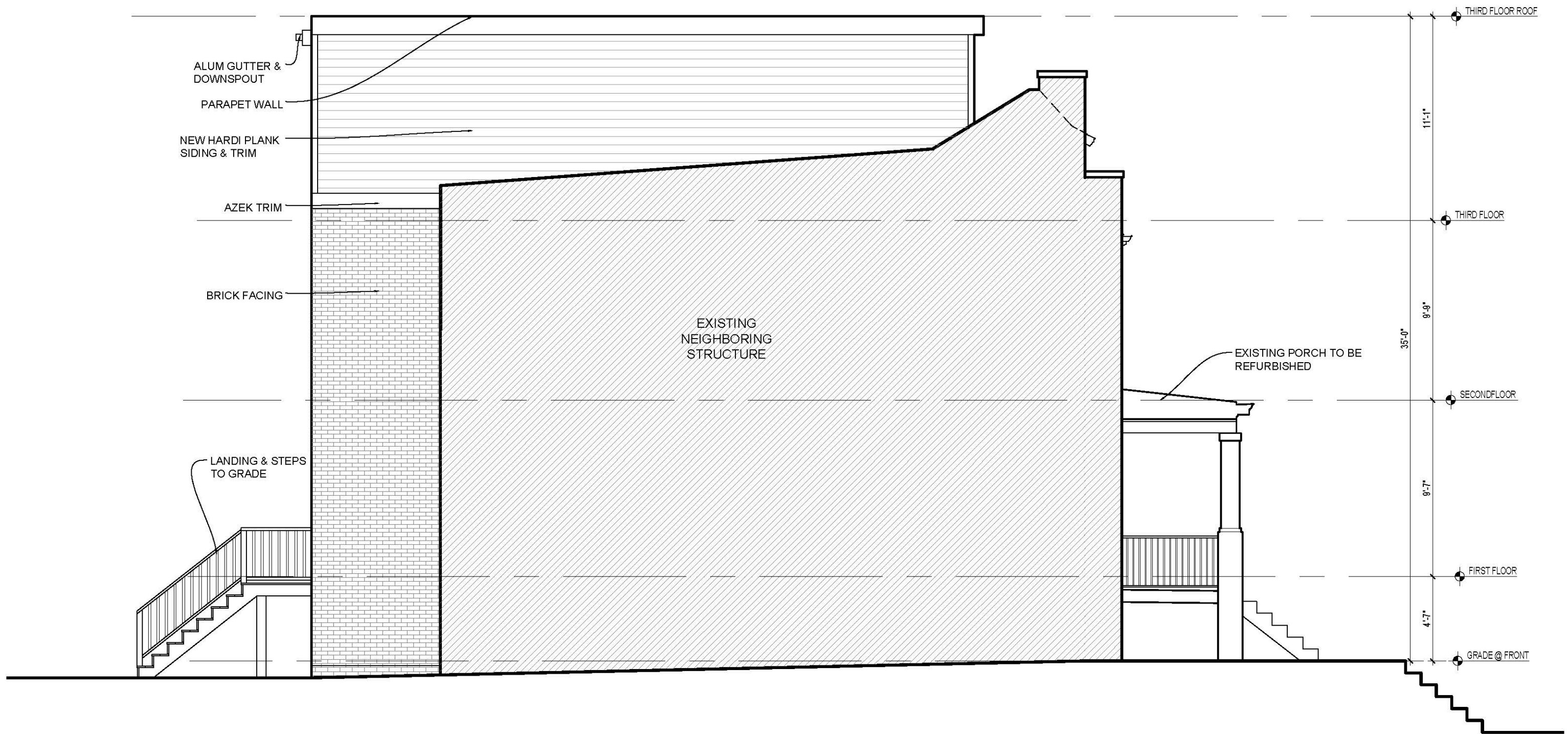


1 FRONT ELEVATION  
A-4 SCALE: 3/16"=1'-0"



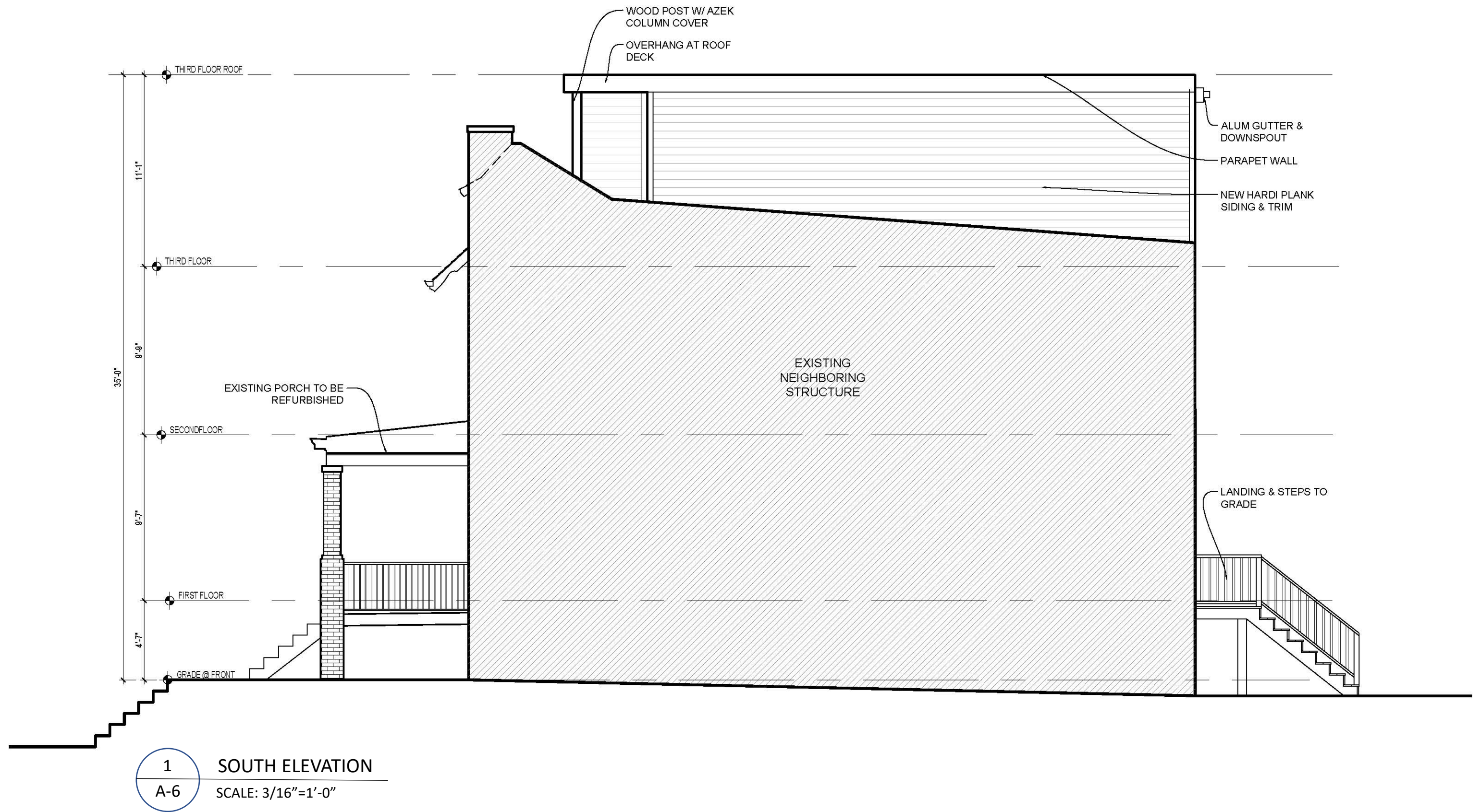
2 REAR ELEVATION  
A-4 SCALE: 3/16"=1'-0"

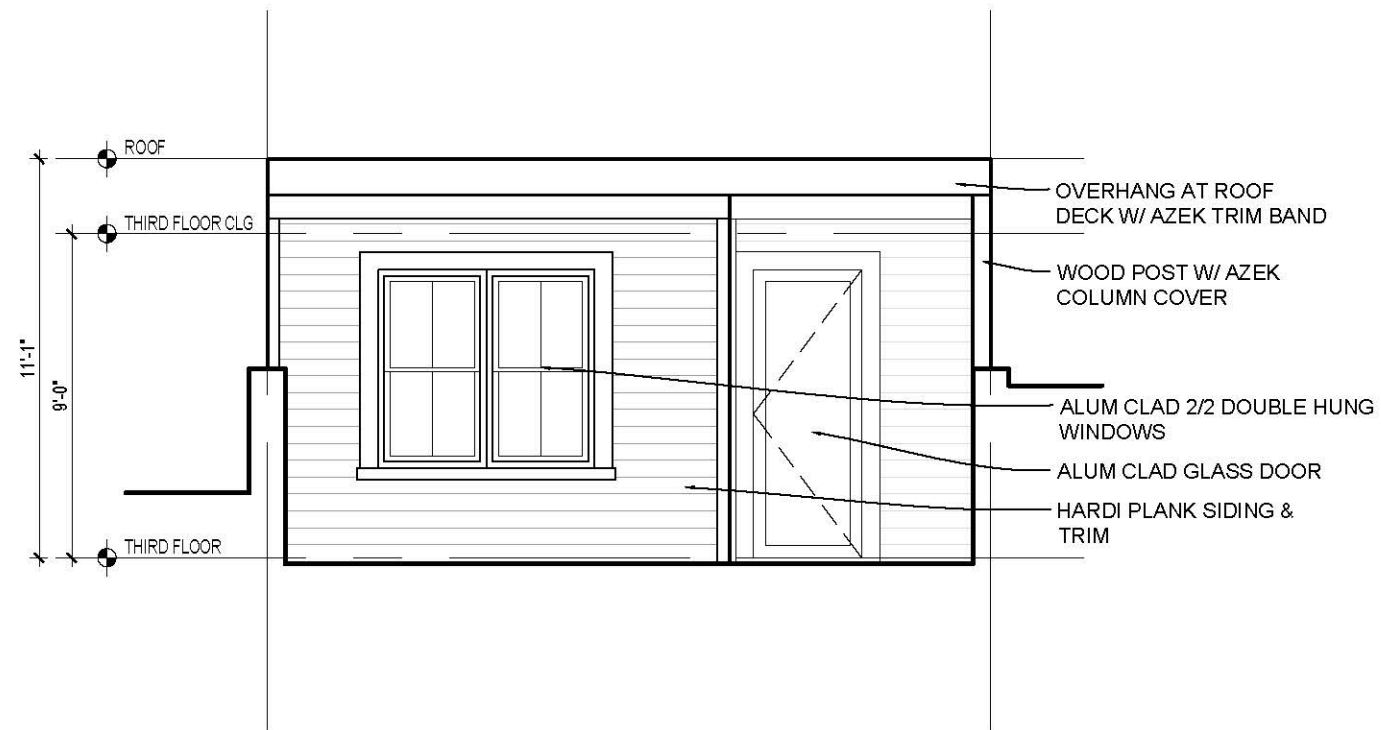
## 717 5<sup>TH</sup> STREET NE – EXTERIOR ELEVATIONS



1 NORTH ELEVATION  
A-5 SCALE: 3/16"=1'-0"







1 THIRD FLOOR FRONT ELEVATION  
A-4 SCALE: 3/16"=1'-0"