

# KOOI RESIDENCE

## 321 D ST. SE WASHINGTON, DC 20002

Date: 10/15/24

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: 1,626 SF

PROPOSED HOUSE AREA: 2,165 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

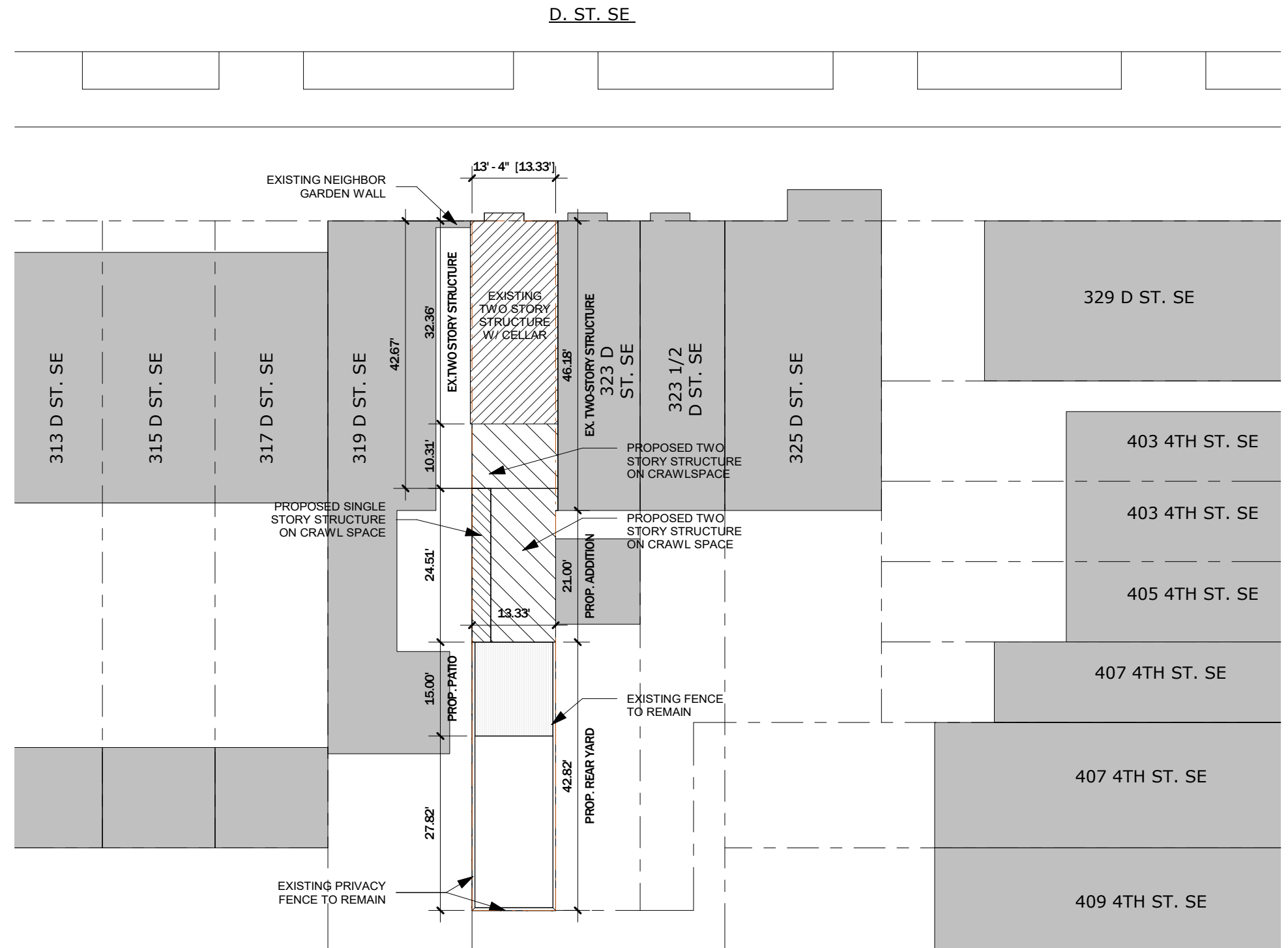
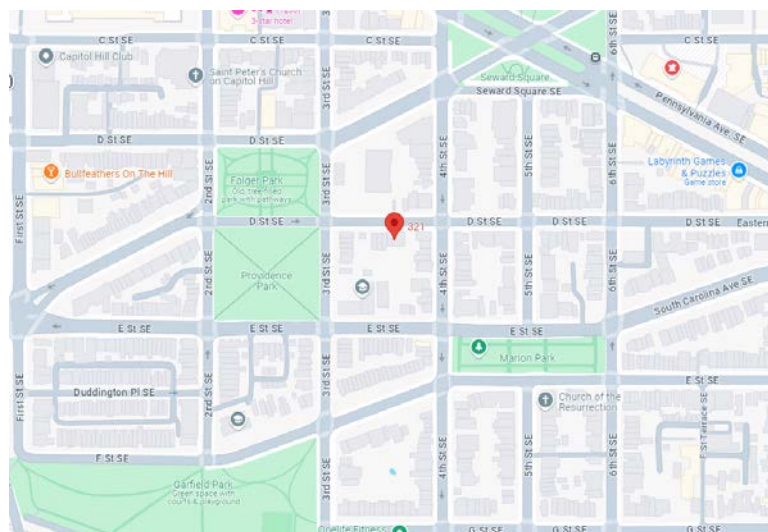
EXISTING STORIES: 2

PROPOSED STORIES: NO CHANGE

PROPOSED HEIGHT: NO CHANGE

### PROJECT DESCRIPTION:

REAR TWO STORY ADDITION & PARTIALLY RENOVATE THE EXISTING HOUSE.

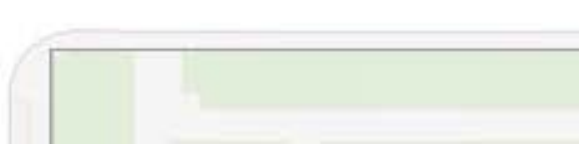
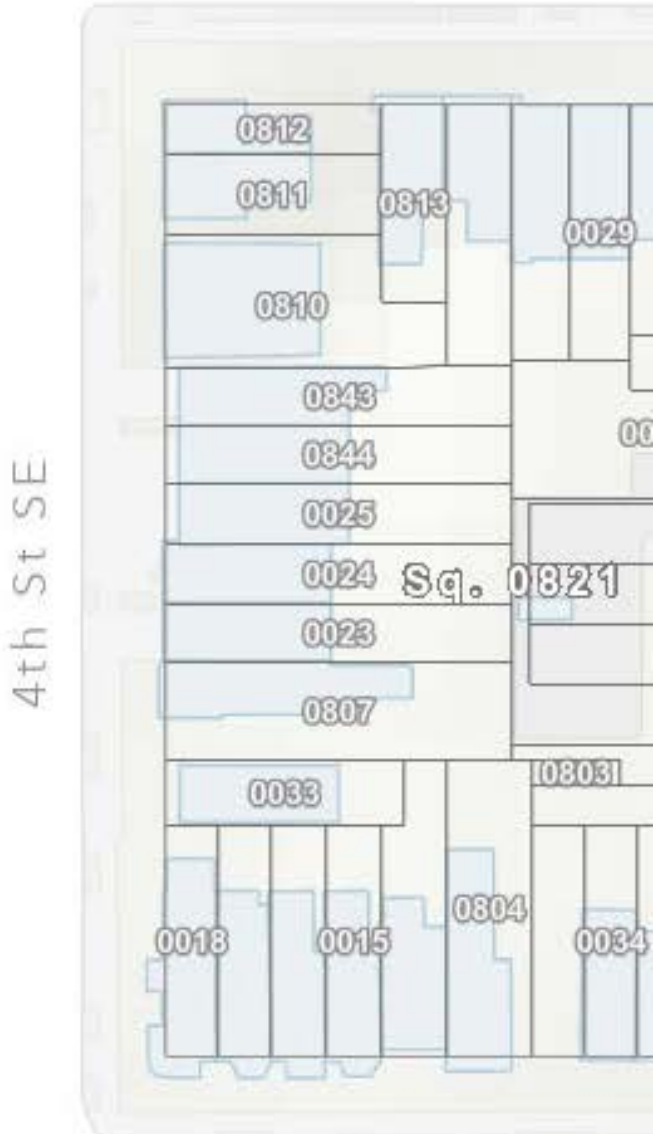
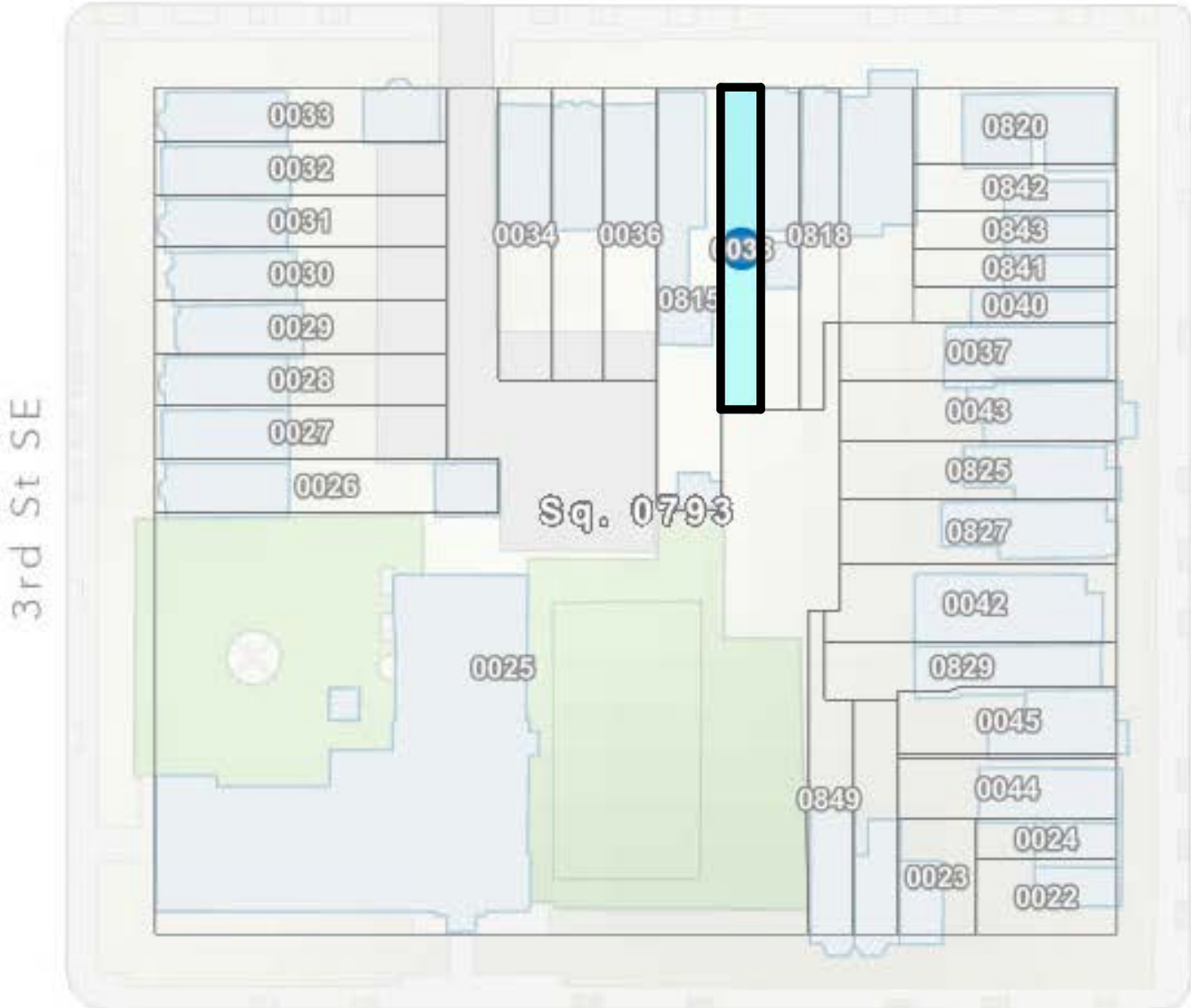
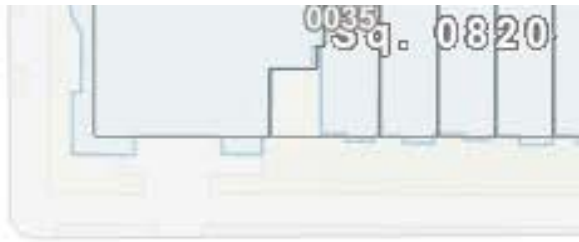


**SITE PLAN**

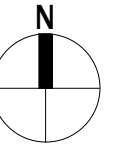
1" = 20'-0"

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21227  
EXHIBIT NO. 8





**BLOCK PLAN**  
NOT TO SCALE



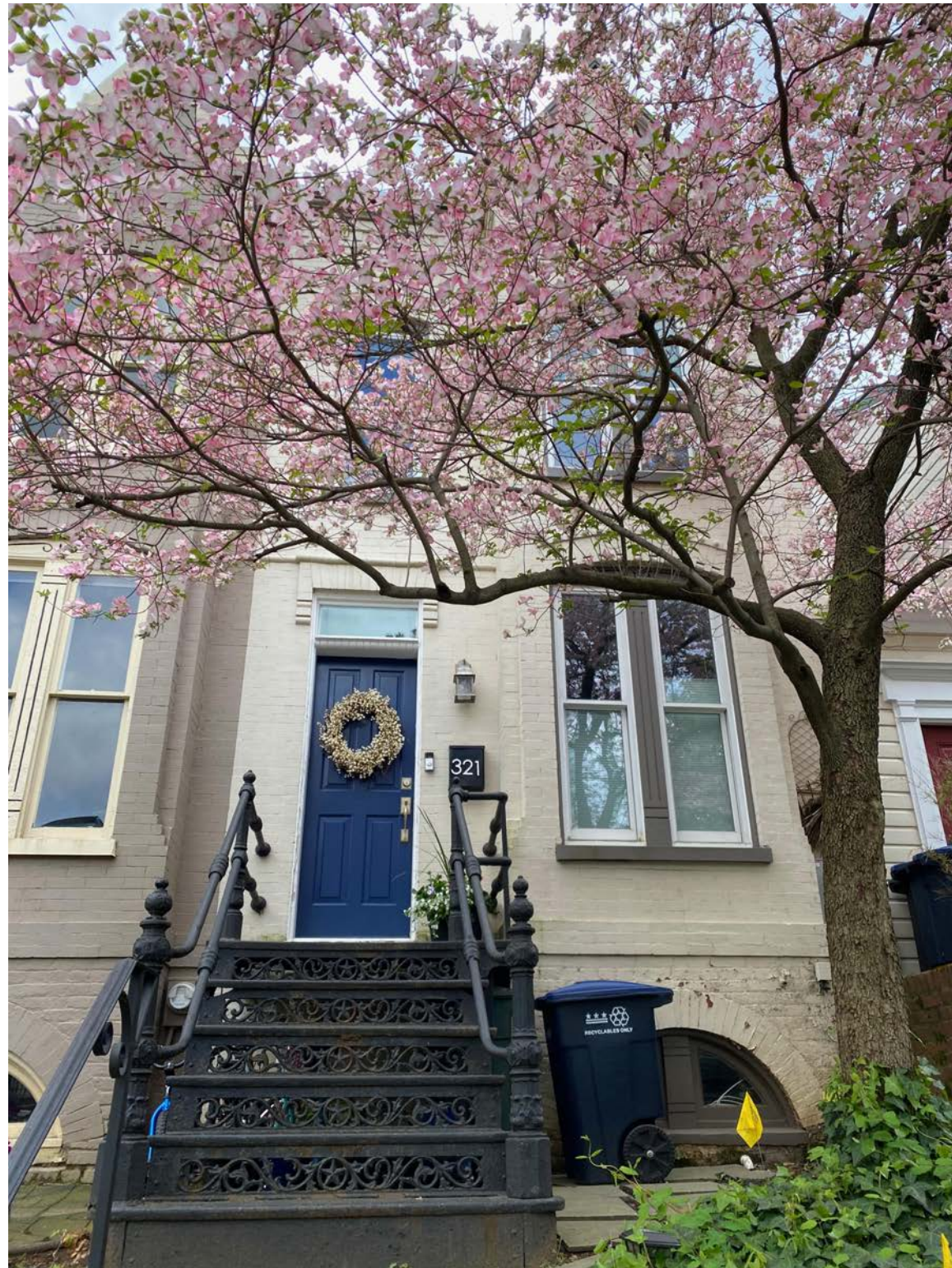
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EXISTING FRONT FACADE



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

**SUBJECT  
PROPERTY**  
321 D ST. SE

317 D ST. SE



## EXISTING FRONT FACADE CONTEXT

### KOOI RESIDENCE

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EXISTING FRONT FACADE



EXISTING REAR FACADE

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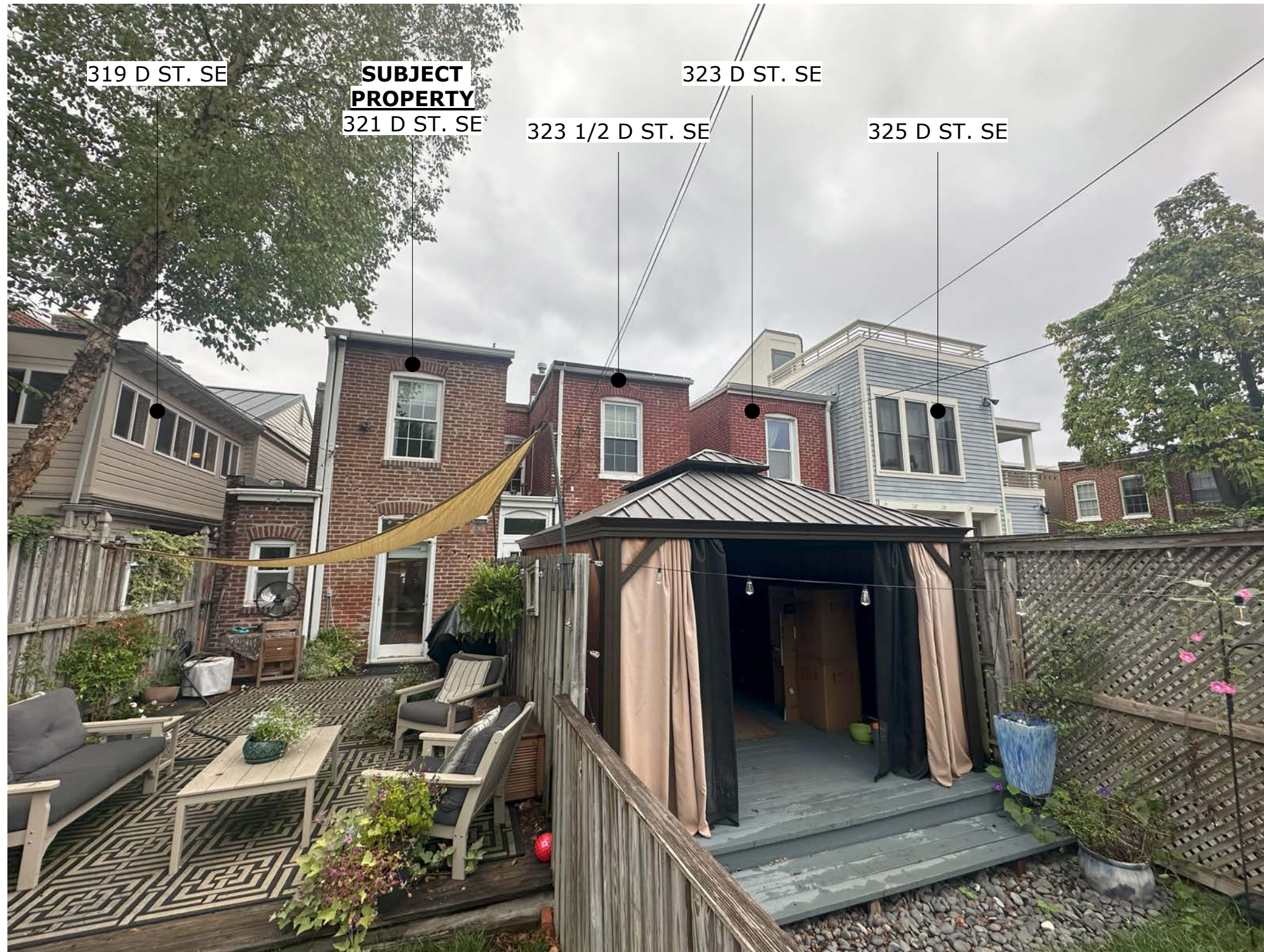
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## EXISTING REAR CONTEXT

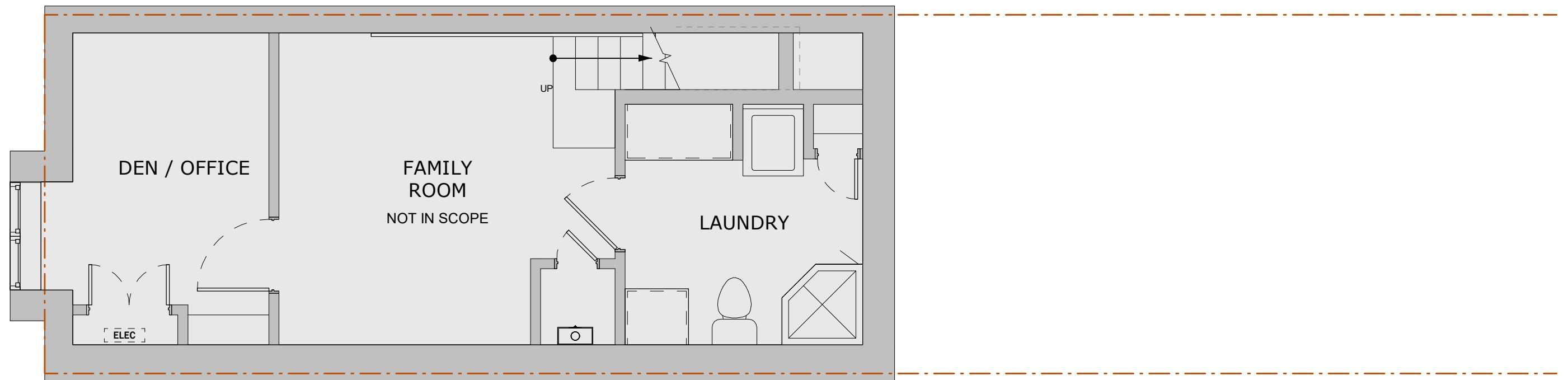
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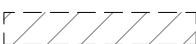


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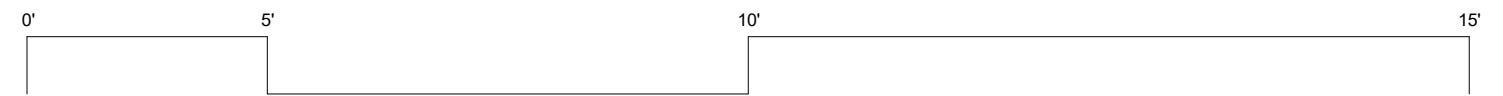




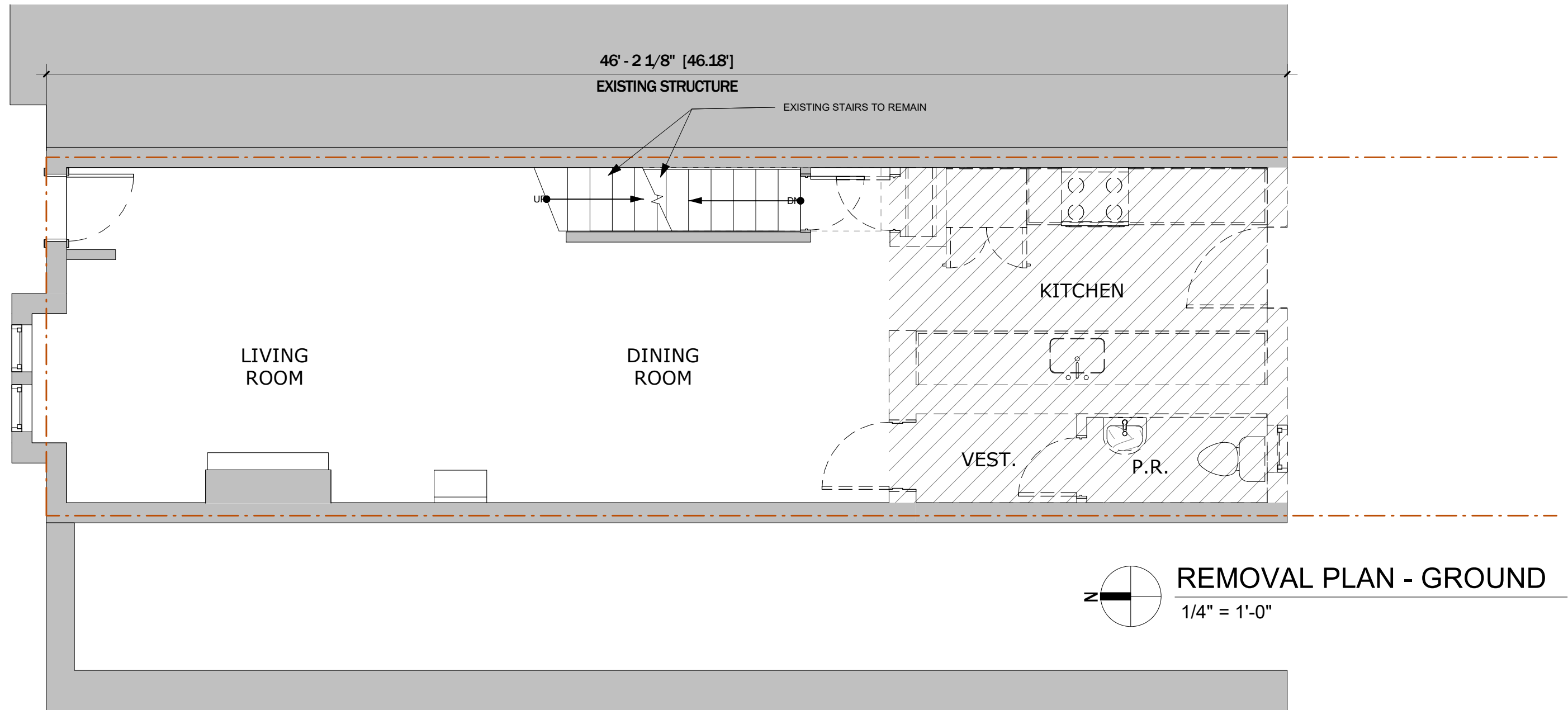

**REMOVAL PLAN - CELLAR**  
 1/4" = 1'-0"

**LEGEND:**

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

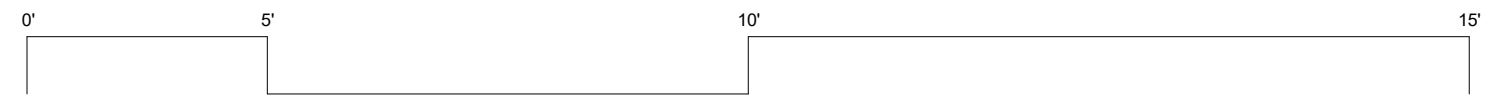


**KOOI RESIDENCE**



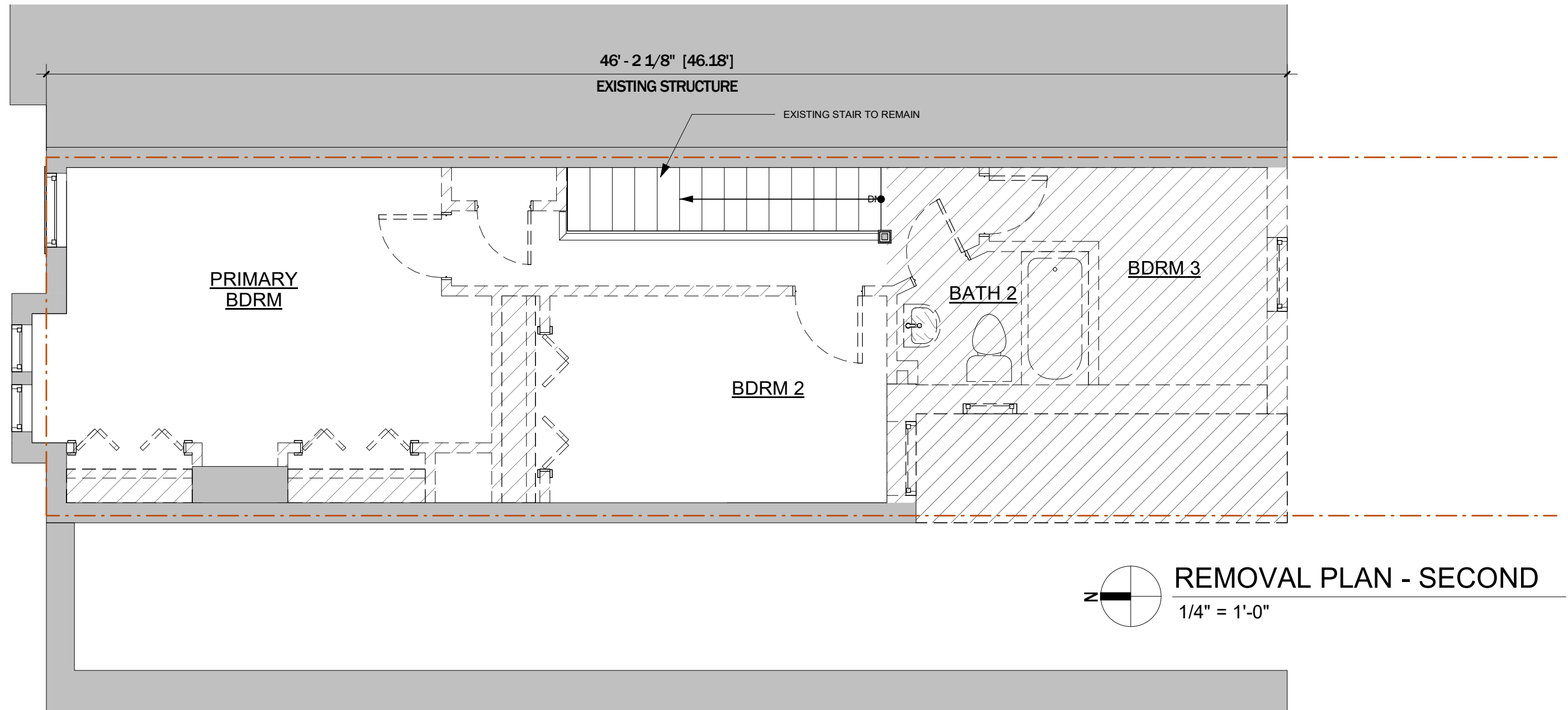
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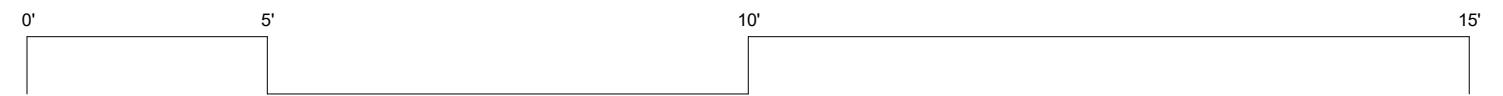


**LEGEND:**

- AREA EXCLUDED FROM SCOPE**

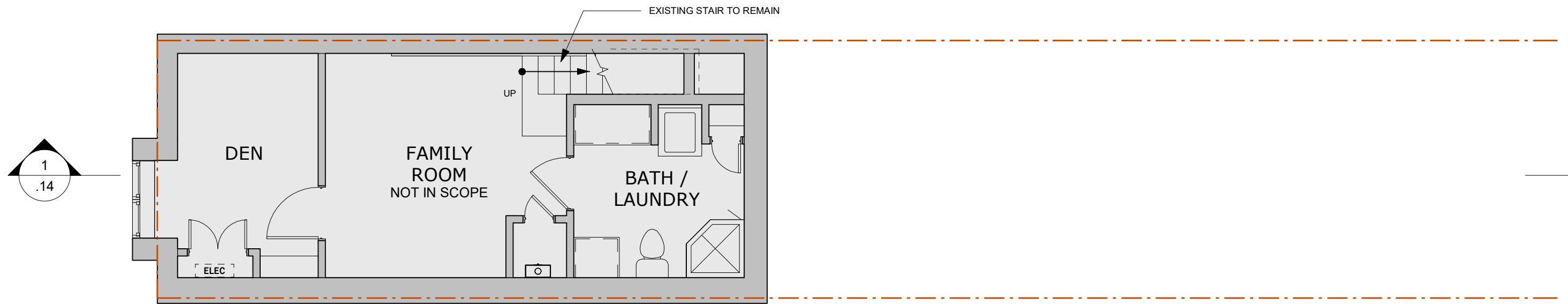
**TO BE REMOVED; U.N.O.**
- EXISTING WALL TO REMAIN**

**PROPERTY LINE**



**KOOI RESIDENCE**





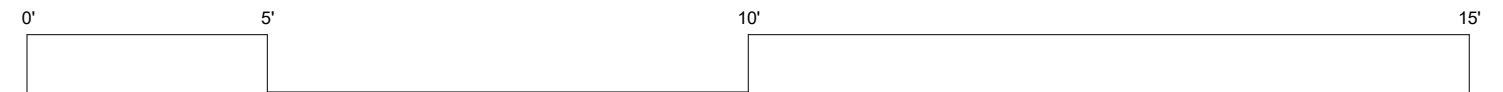
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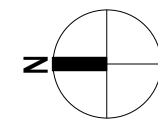
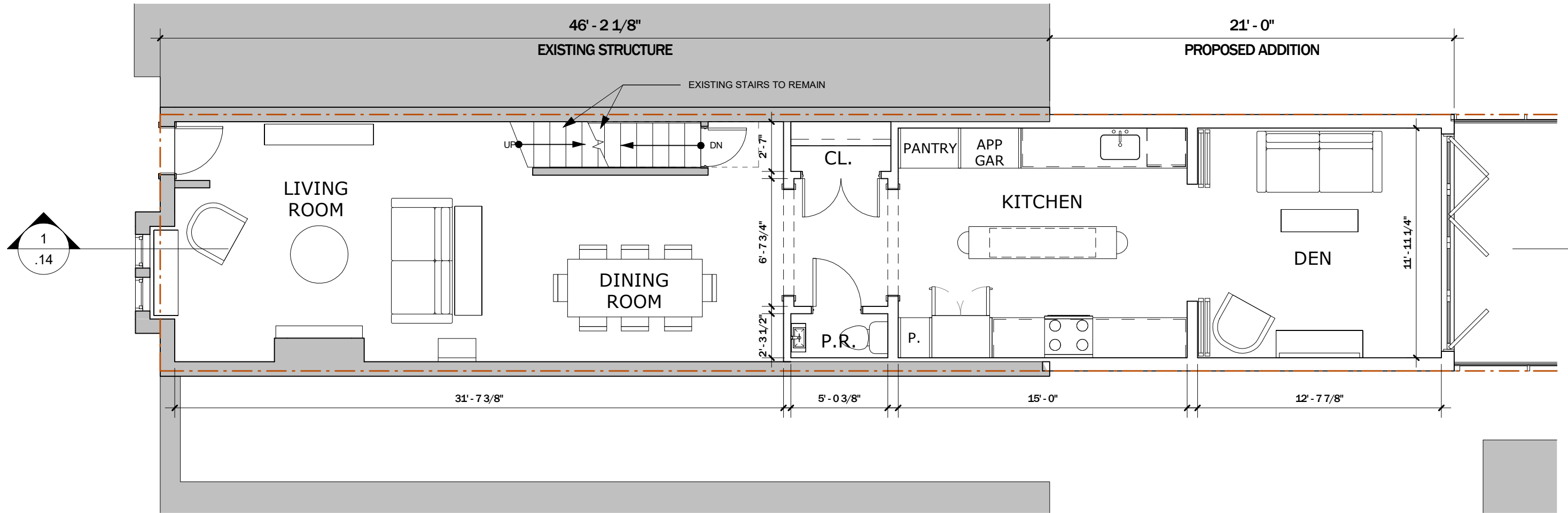
**PROPOSED PLAN - CELLAR**

3/16" = 1'-0"



**KOOI RESIDENCE**



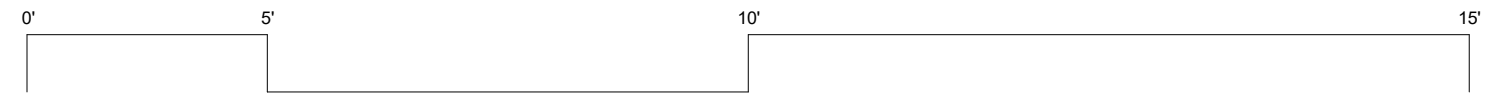


**PROPOSED PLAN - GROUND**

3/16" = 1'-0"

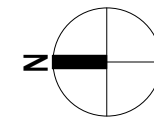
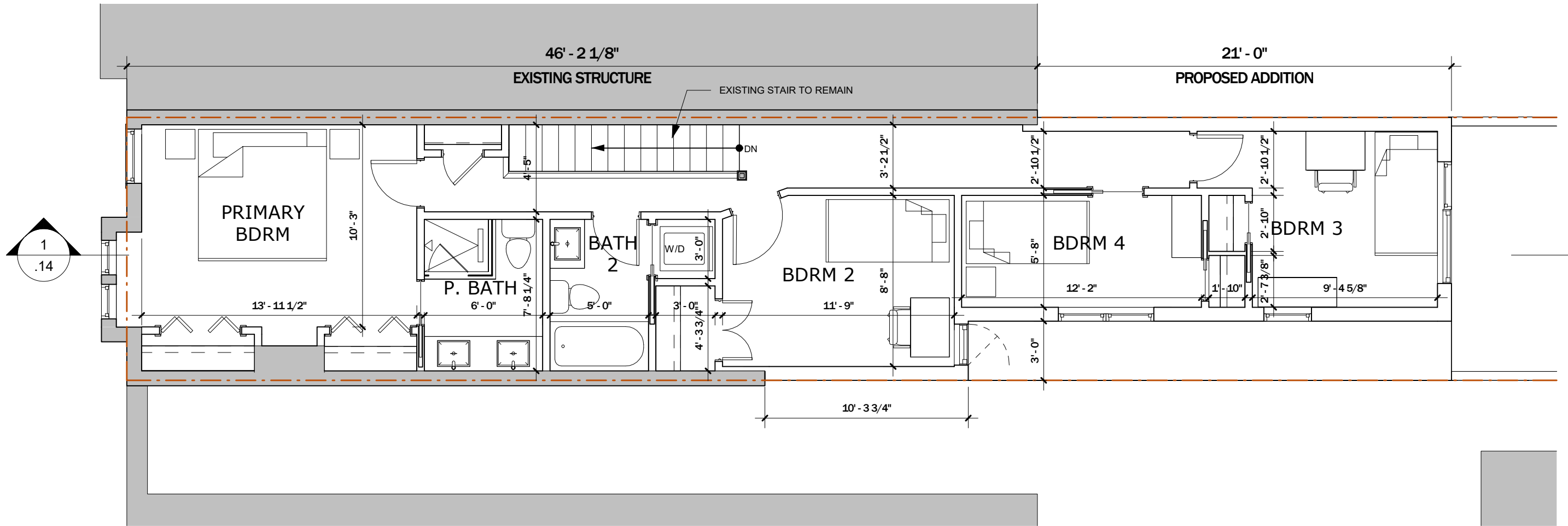
**LEGEND:**

- AREA EXCLUDED FROM SCOPE
- NEW WALL
- EXISTING WALL TO REMAIN
- PROPERTY LINE



**KOOI RESIDENCE**



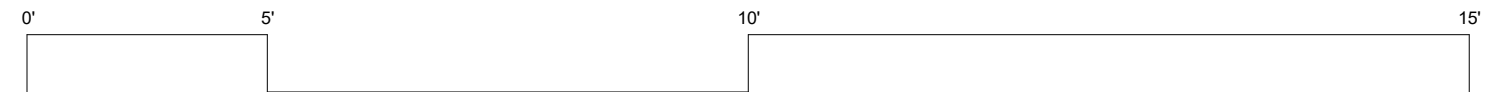


**PROPOSED PLAN - SECOND**

3/16" = 1'-0"

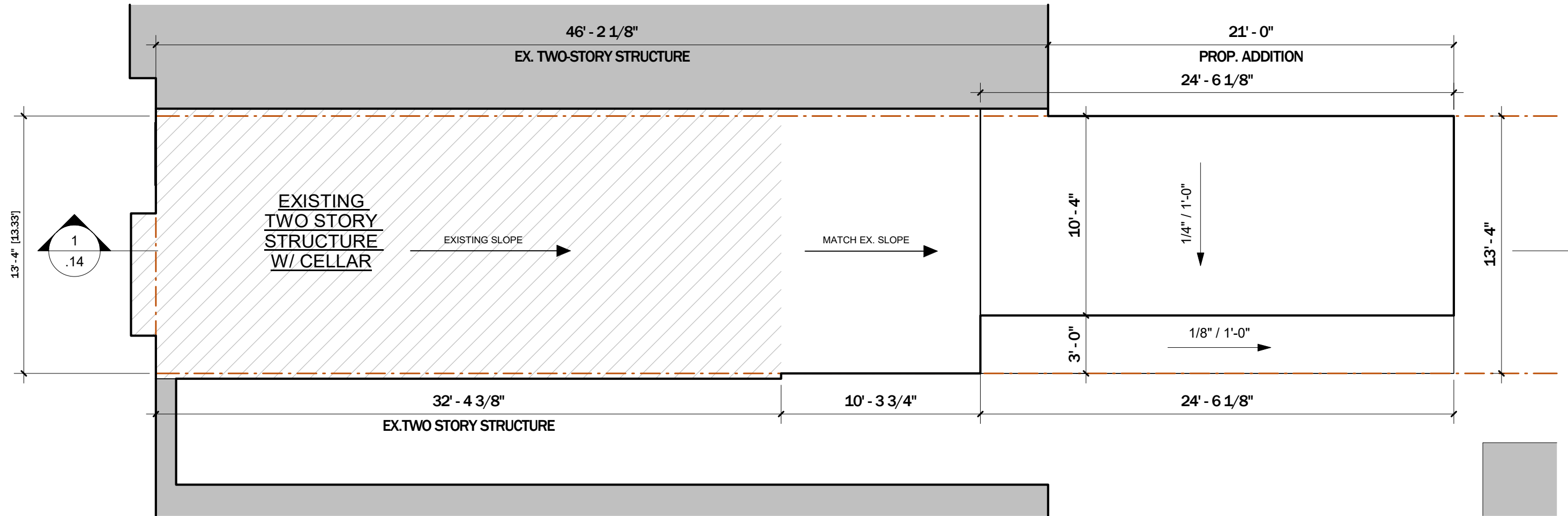
**LEGEND:**

- AREA EXCLUDED FROM SCOPE
- NEW WALL
- EXISTING WALL TO REMAIN
- PROPERTY LINE



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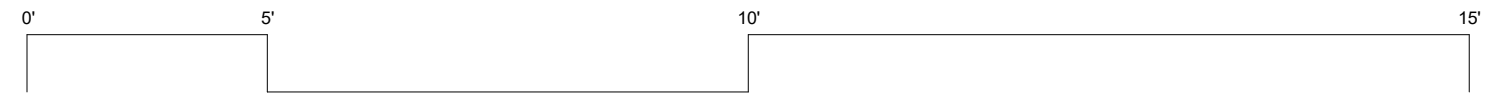




PROPOSED PLAN - ROOF  
 3/16" = 1'-0"

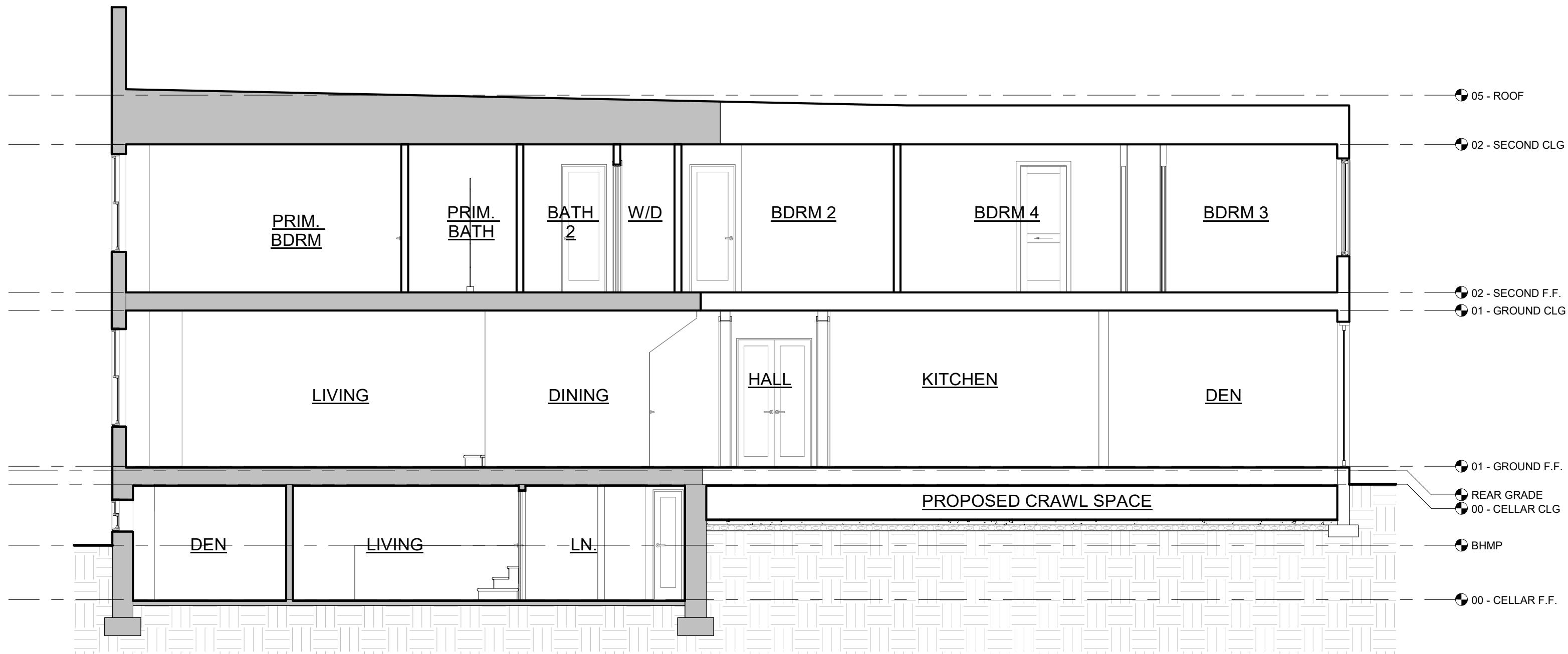
**LEGEND:**

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- EXISTING WALL TO REMAIN
- NEW WALL
- PROPERTY LINE



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## PROPOSED SECTION

3/16" = 1'-0"

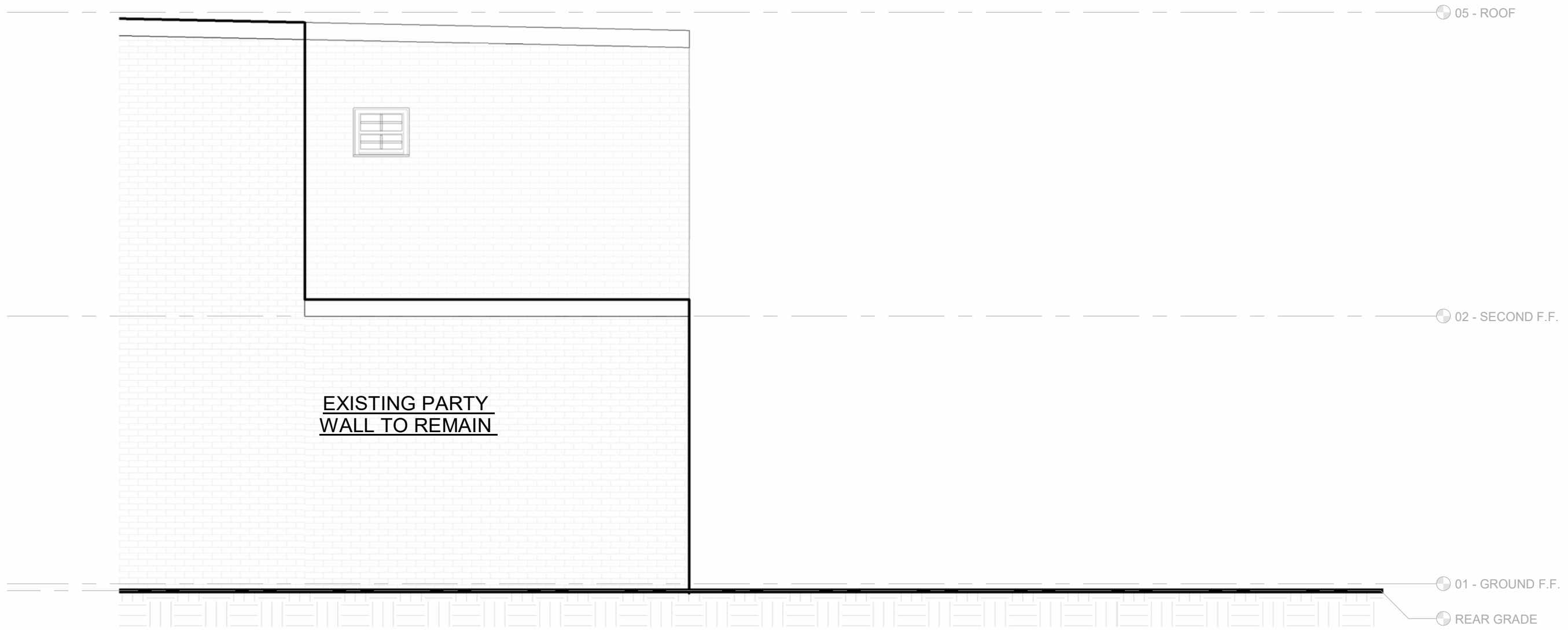
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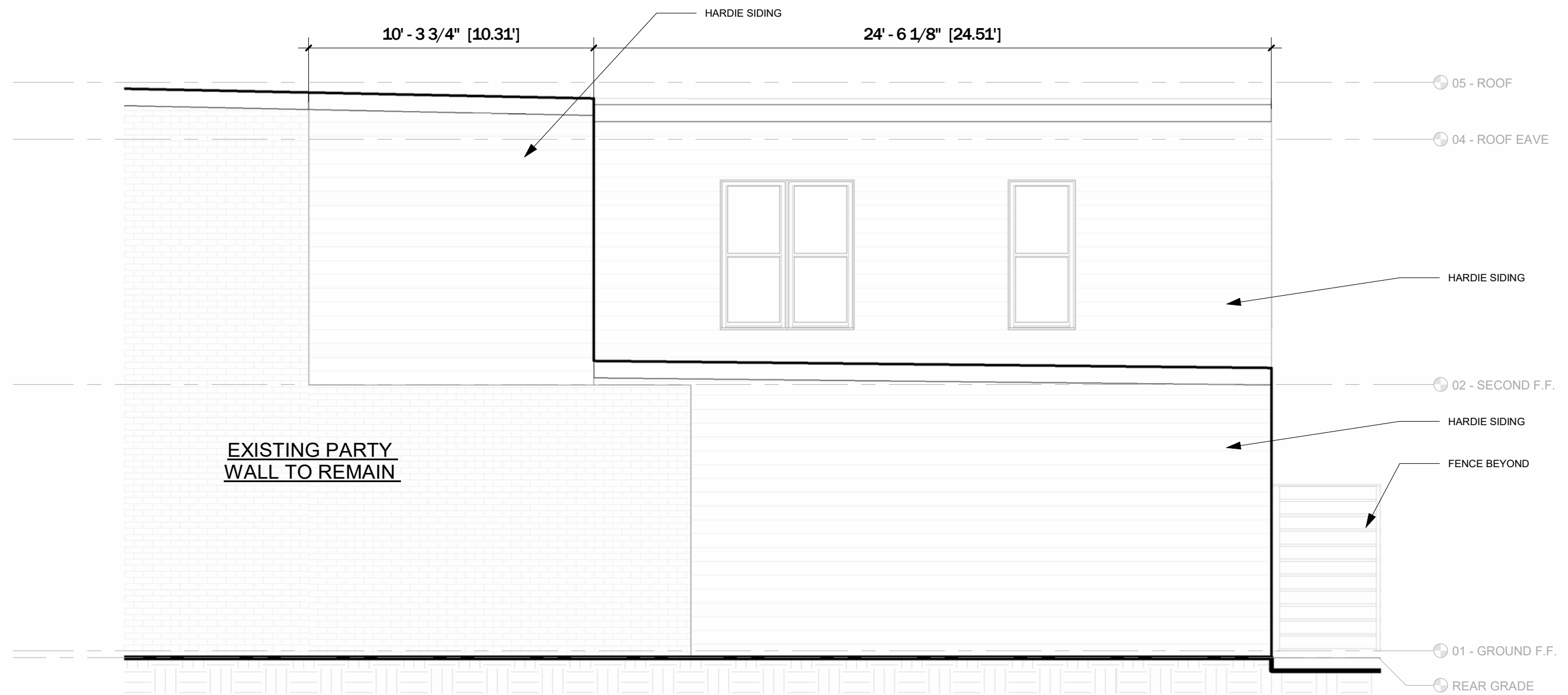
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**EXISTING ELEVATION - DOGLEG**

1/4" = 1'-0"



**PROPOSED ELEVATION - DOGLEG**

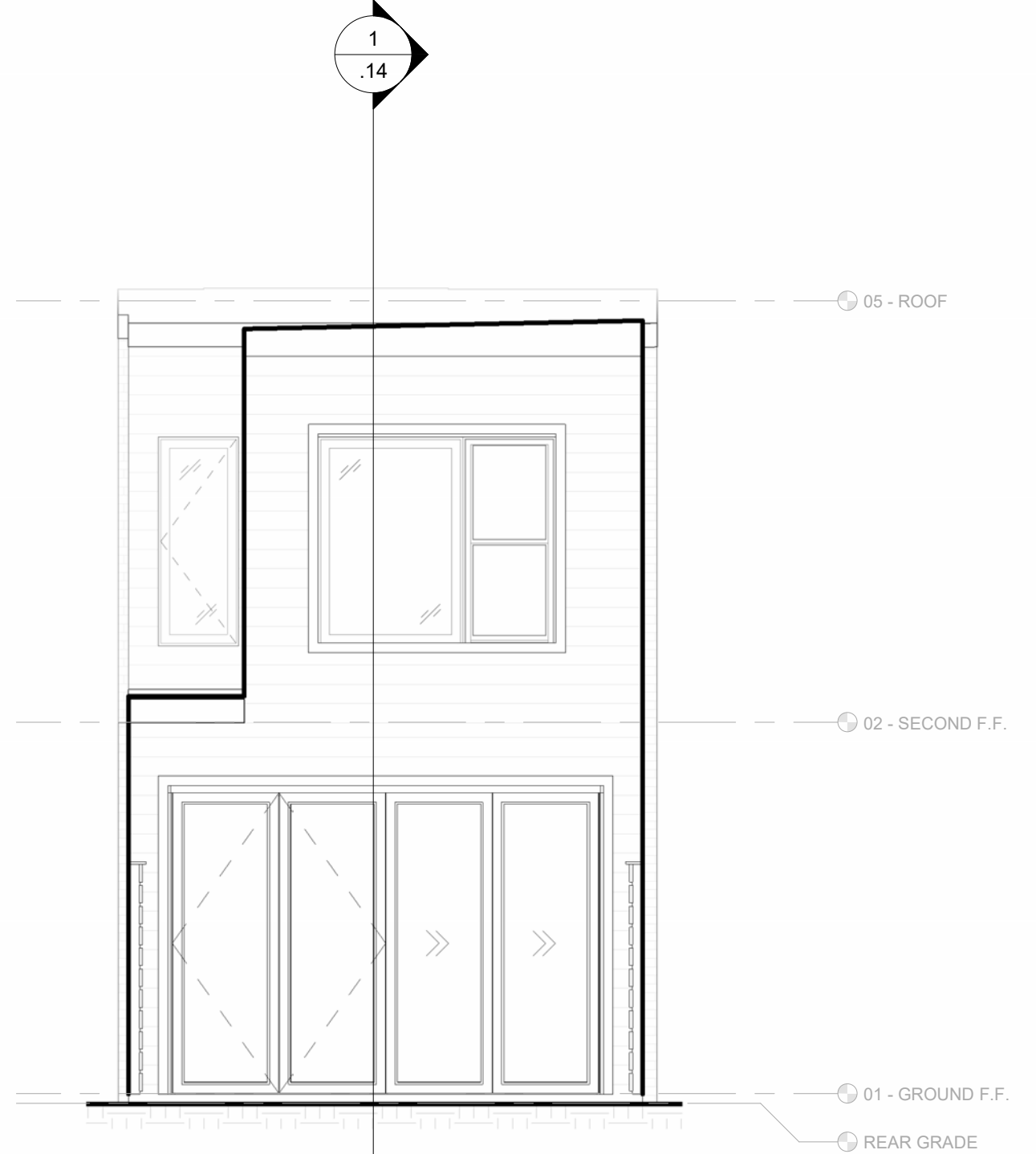
1/4" = 1'-0"





**EXISTING REAR ELEVATION**

1/4" = 1'-0"



**PROPOSED REAR ELEVATION**

1/4" = 1'-0"