

406 7th STREET NE – RENOVATION & ADDITION

Washington, DC 20002

BZA Concept Plans March 24, 2025

OWNER:
JAMES & ALISON EYRING
406 7TH STREET NE
WASHINGTON, DC 20002

ARCHITECT:
JENNIFER FOWLER ARCHITECTURE
1453 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003
(202)525-6433

PROPERTY INFORMATION:
LOT: 0033
SQUARE: 0862
LOT AREA: 1250 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: THREE STORY + CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
EXISTING REAR PORCH TO BE ENCLOSED & ENLARGED. INTERIOR RENOVATIONS

ZONING INFORMATION:
RELIEF NEEDED: SUBTITLE E § 207.1 & SUBTITLE E § 210.1

	Existing	Proposed	Allowable
Lot Coverage	736.7 SF	763.4 SF	750 SF
(Percentage)	58.9%	61.1%	60%
Rear Yard	9.67'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	35.75'	NO CHANGE	35.0'
Stories	3+CELLAR	NO CHANGE	3+CELLAR
Parking	NONE	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	745 SF	834 SF	N/A
First Floor	649 SF	737 SF	N/A
Second Floor	649 SF	737 SF	N/A
Third Floor	610 SF	NO CHANGE	N/A
Total	2653 SF	2918 SF	N/A



SITE MAP



FRONT FACADE

DRAWING INDEX:

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- A-6 EXTERIOR ELEVATIONS



Board of Zoning Adjustment
District of Columbia
CASE NO.21311
EXISTING NO.6

REAR FACADE



VIEW FROM SIDE/LEXINGTON PL



VIEW FROM SIDE/LEXINGTON PL



REAR/SIDE VIEW



EXISTING REAR PORCH



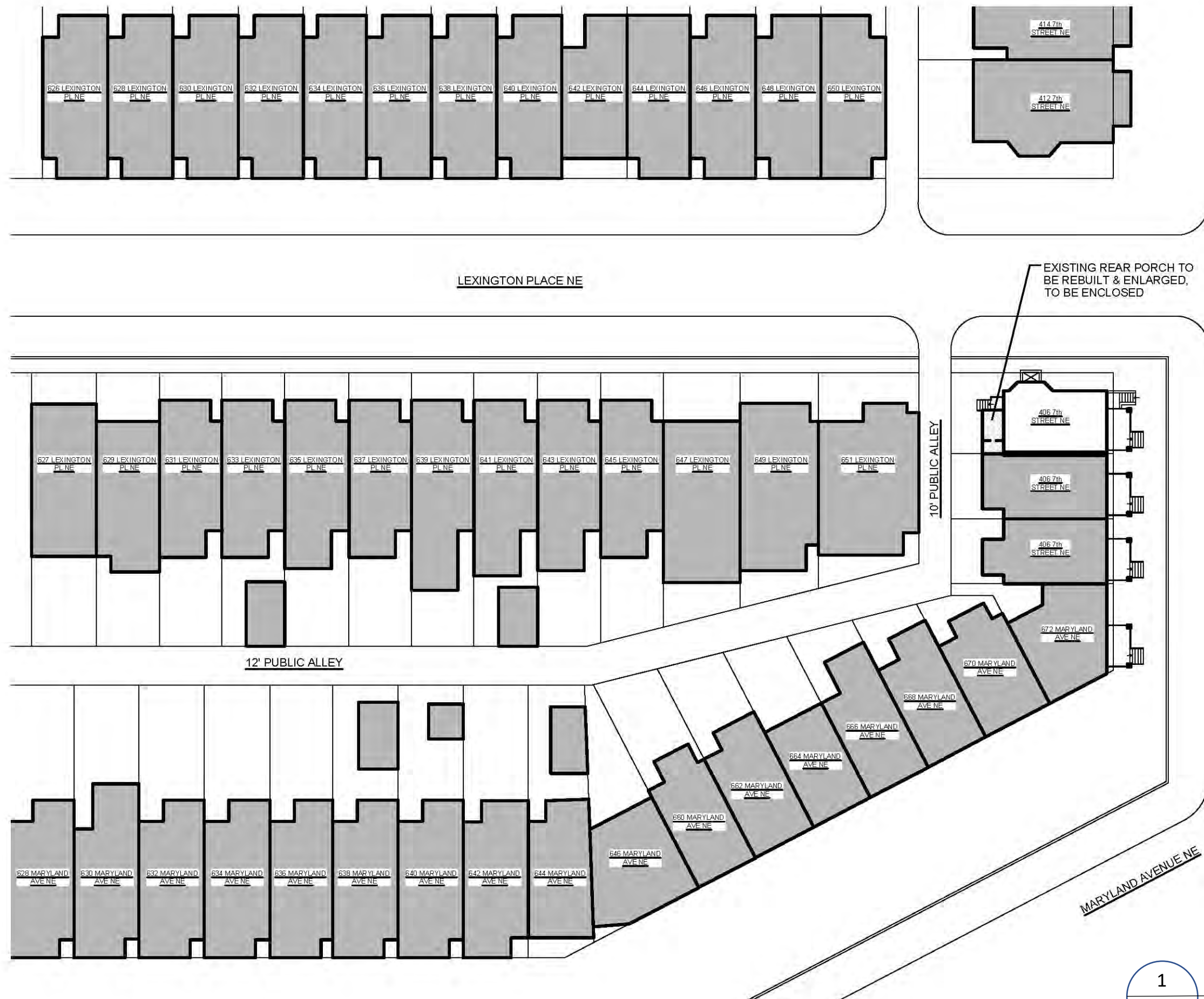
VIEW FROM LEXINGTON PL LOOKING EAST



REAR VIEW FROM ALLEY



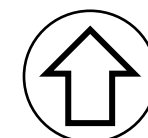
ALLEY VIEW LOOKING NORTH



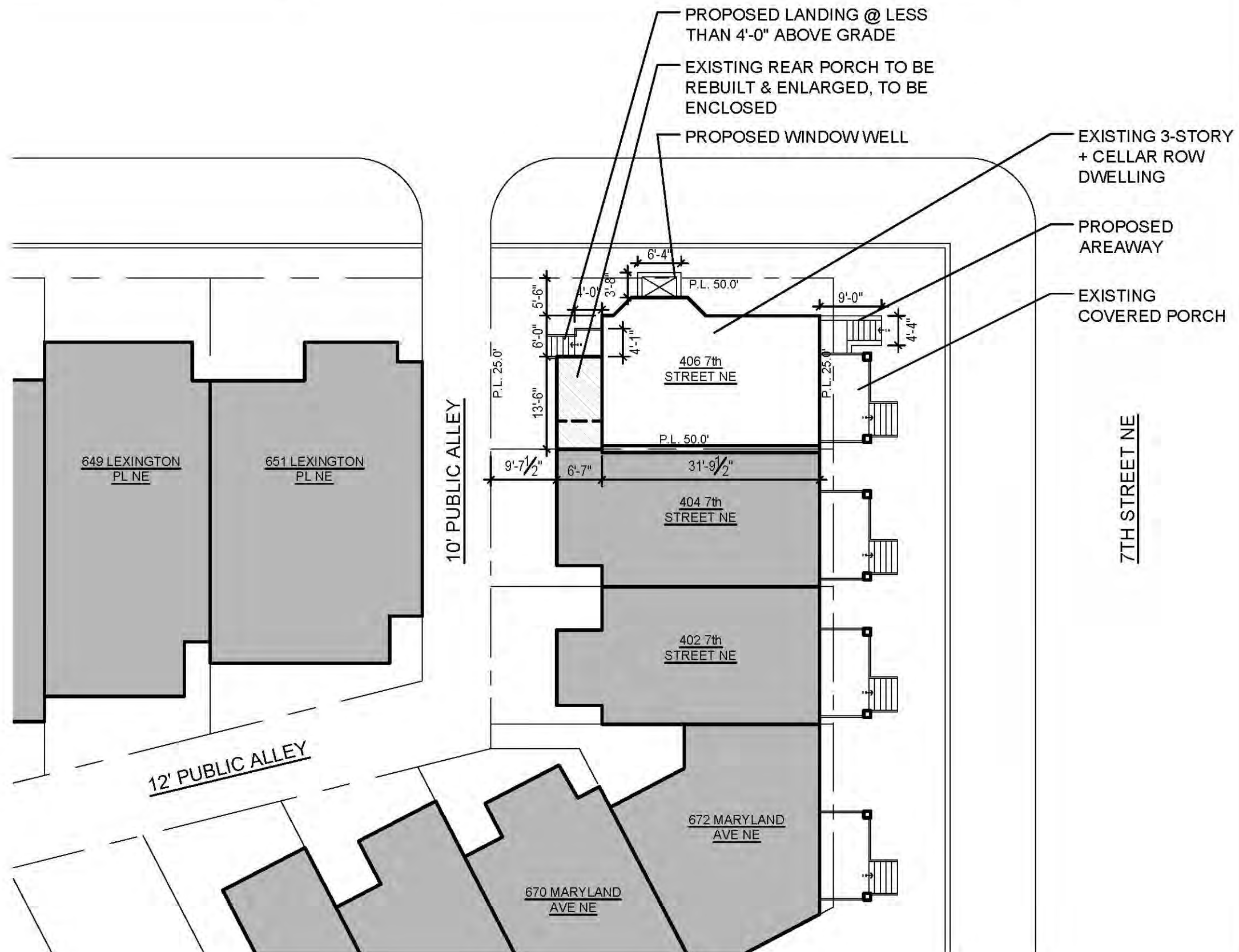
406 7TH STREET NE – BLOCK PLAN

1
C-3

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



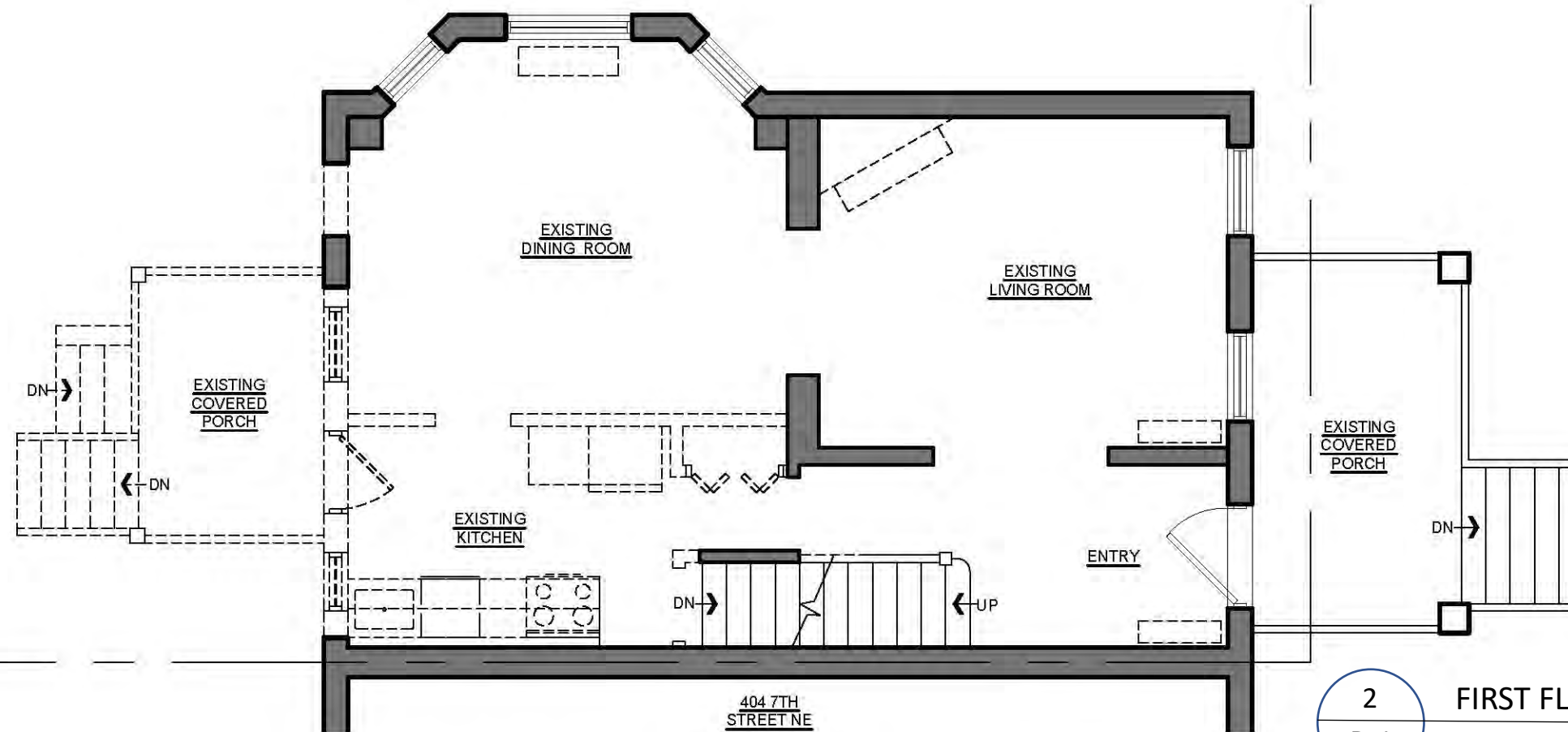
C-3



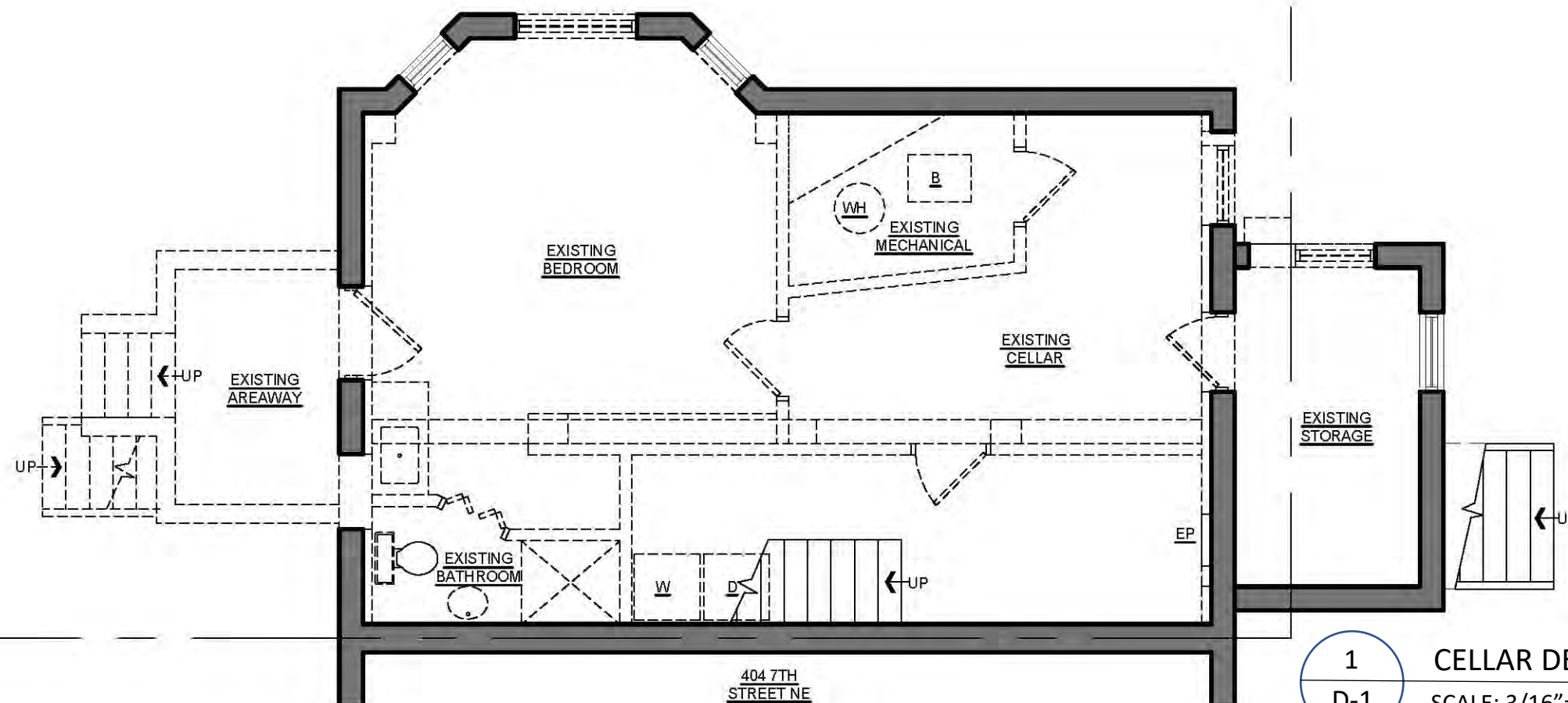
1 SITE PLAN
C-4 SCALE: 1/16" = 1'-0"



406 7TH STREET NE – SITE PLAN

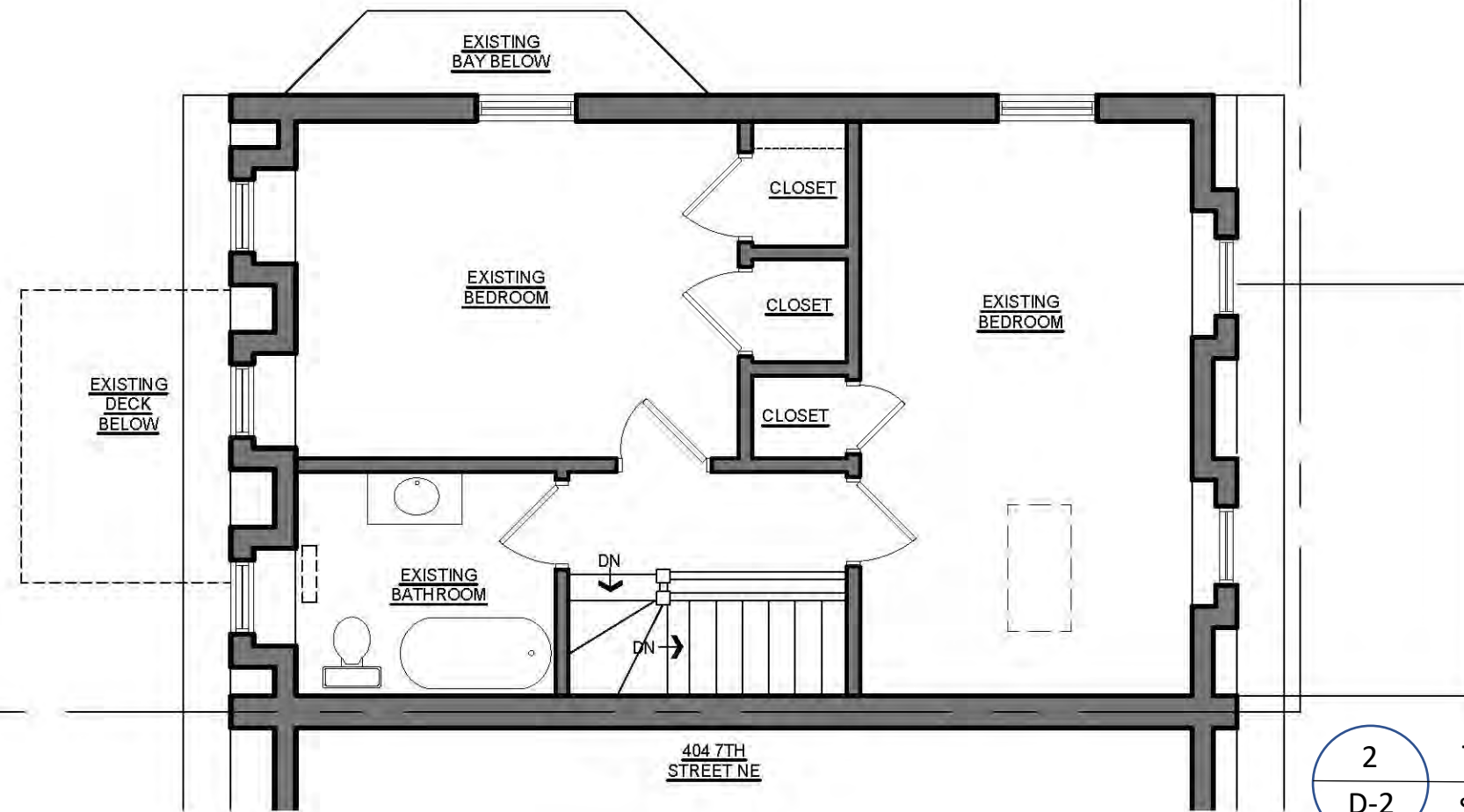


2 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



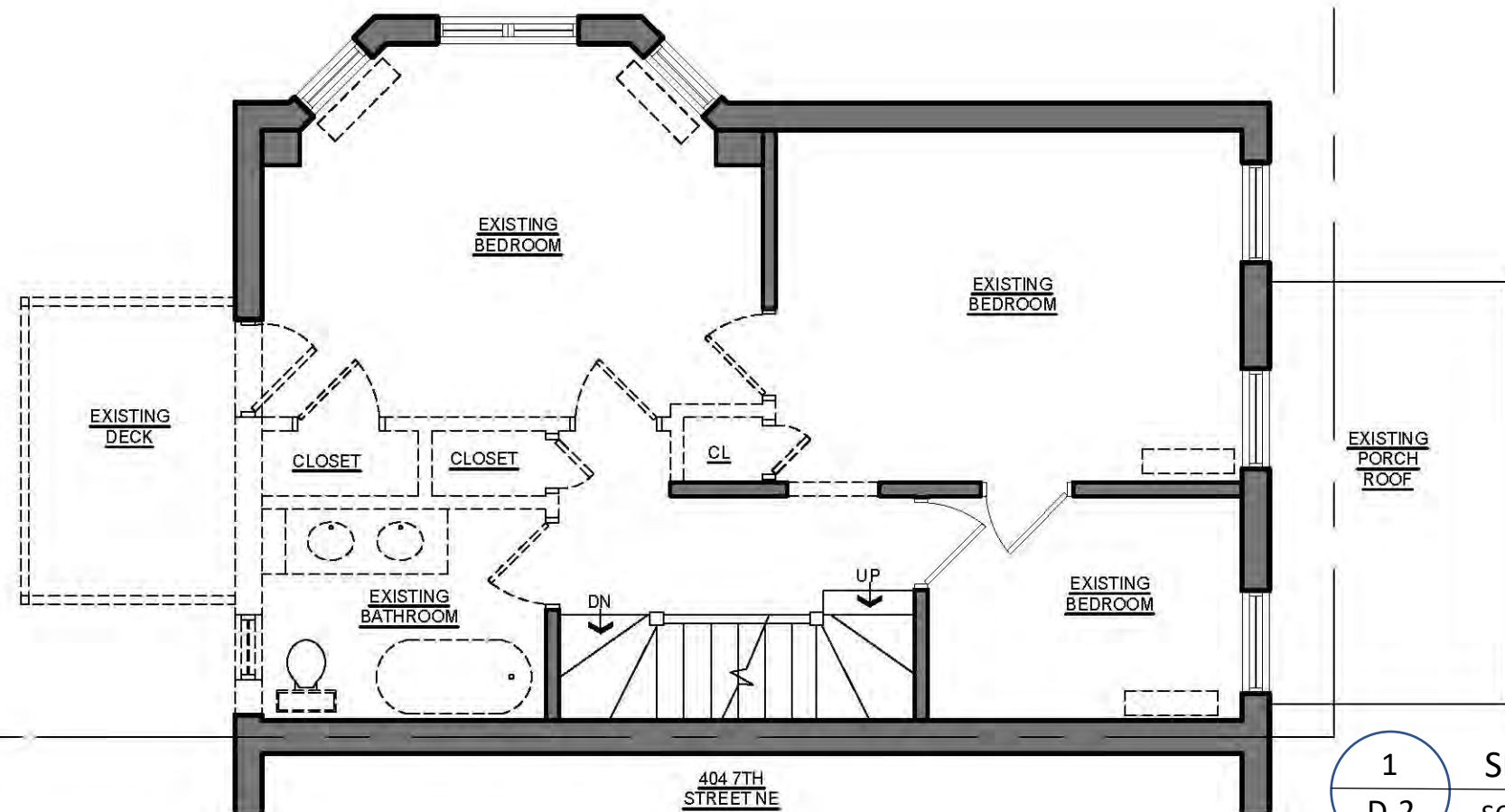
1 CELLAR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

406 7TH STREET NE – DEMOLITION PLANS



2
D-2

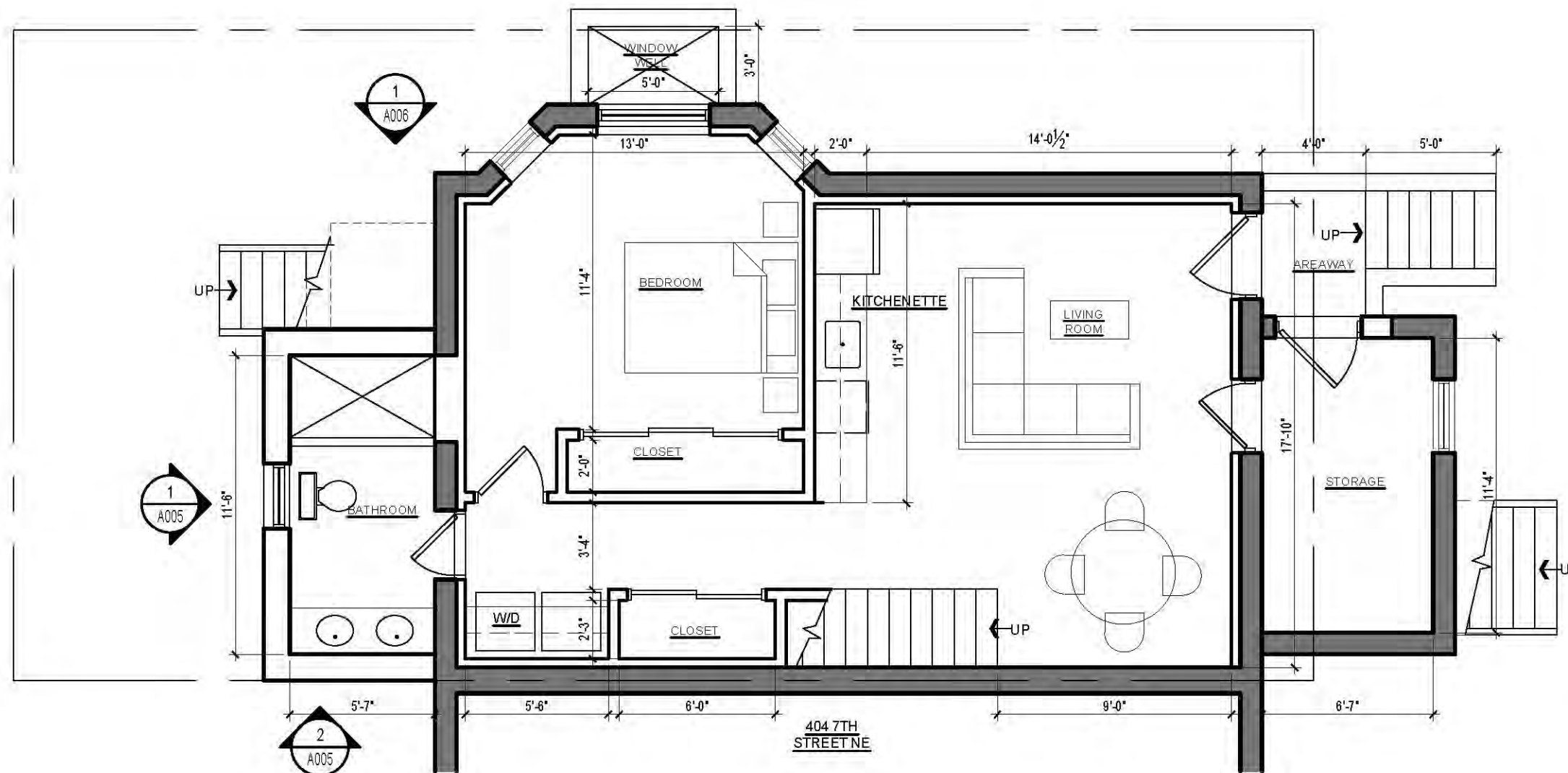
THIRD FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



1
D-2

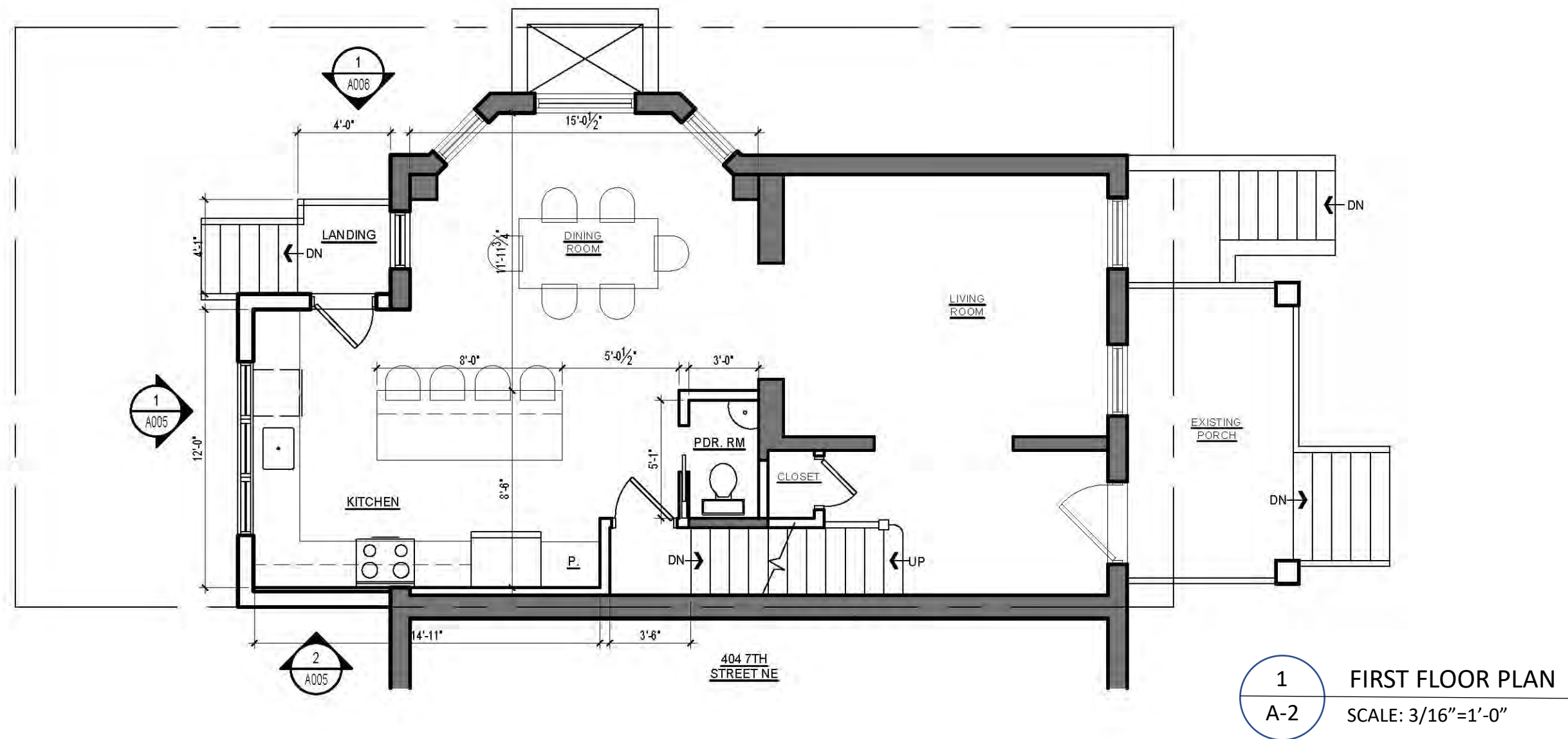
SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"

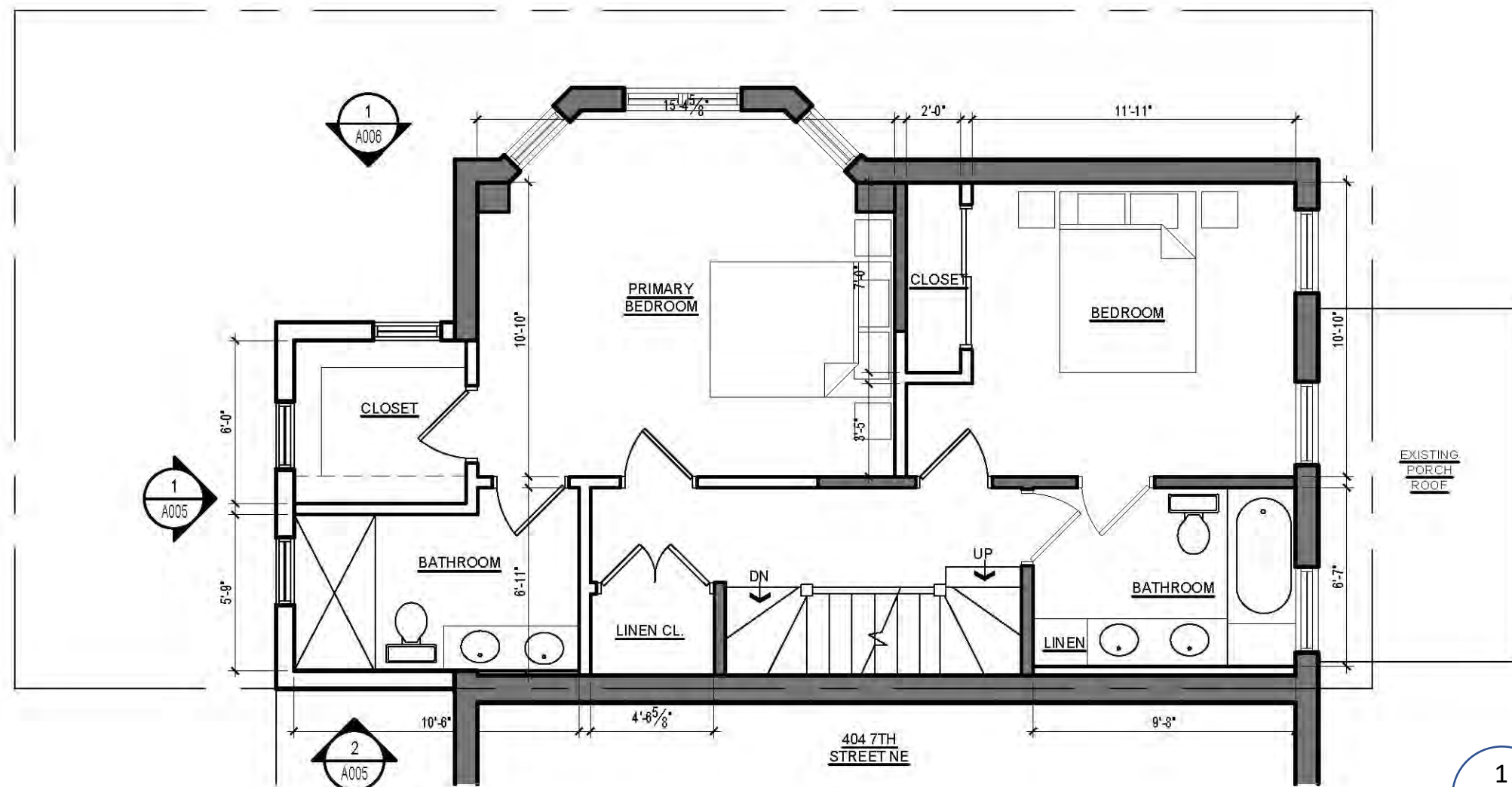
406 7TH STREET NE – DEMOLITION PLANS



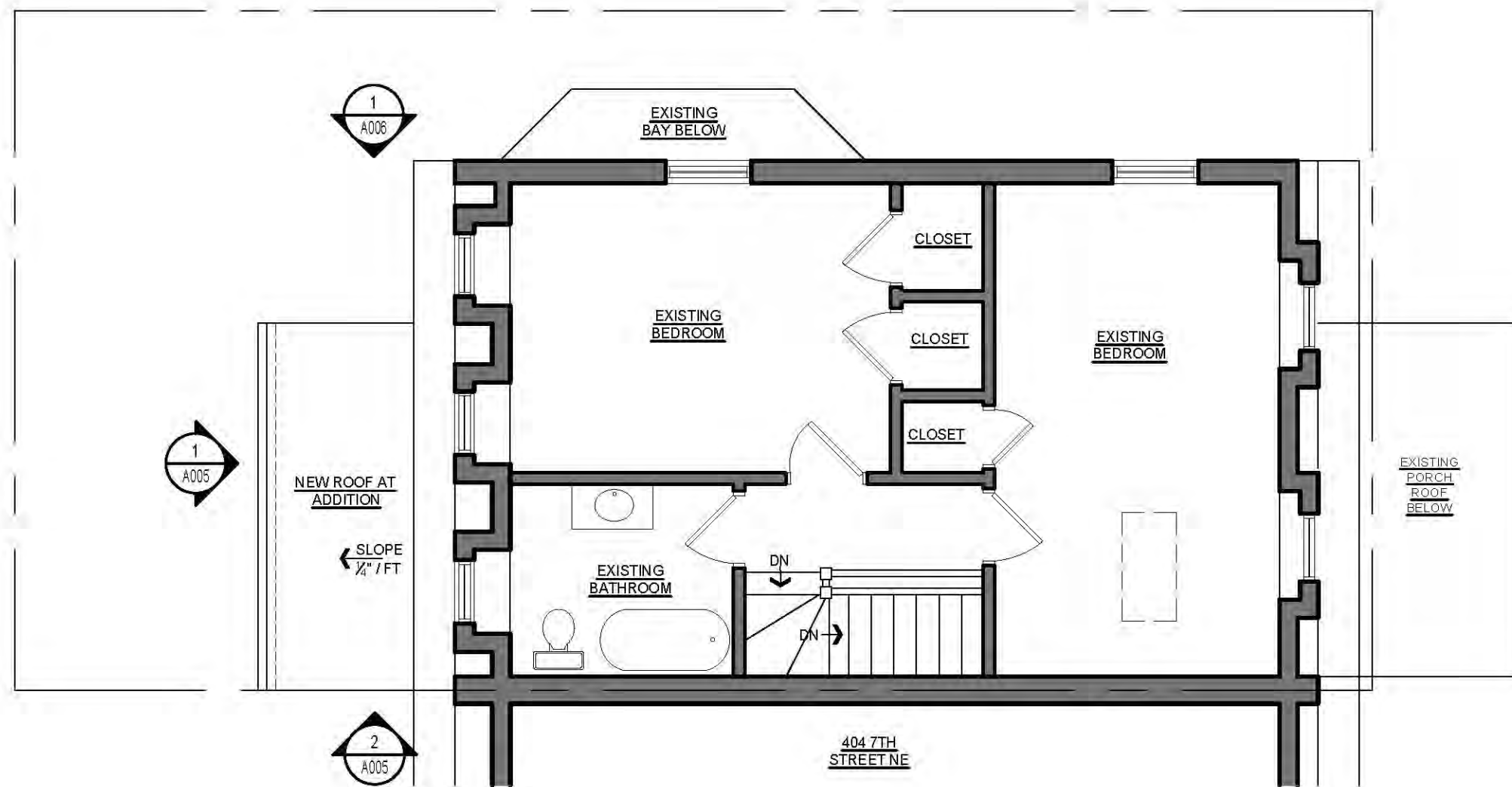
1
A-1

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



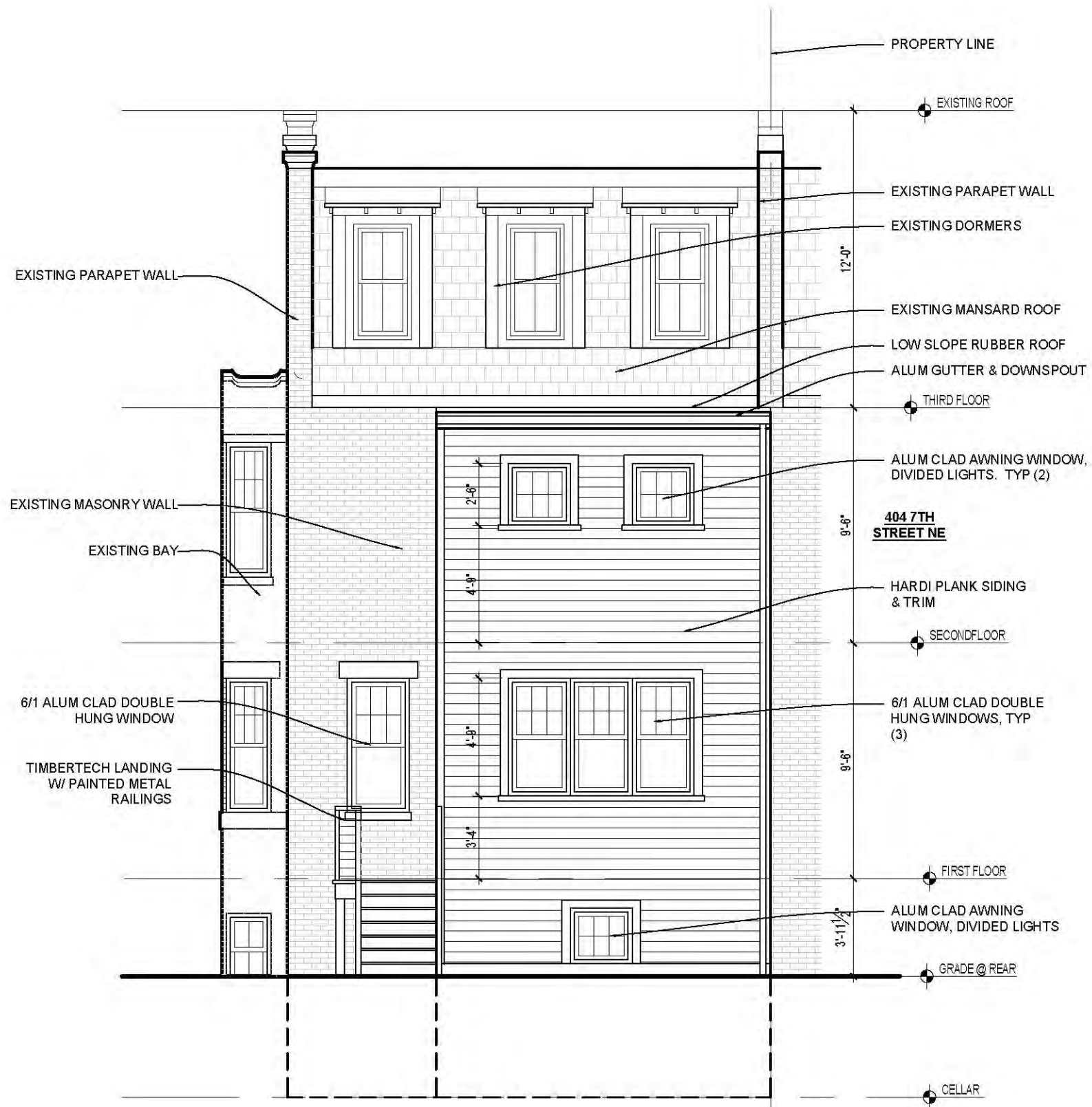


1 SECOND FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

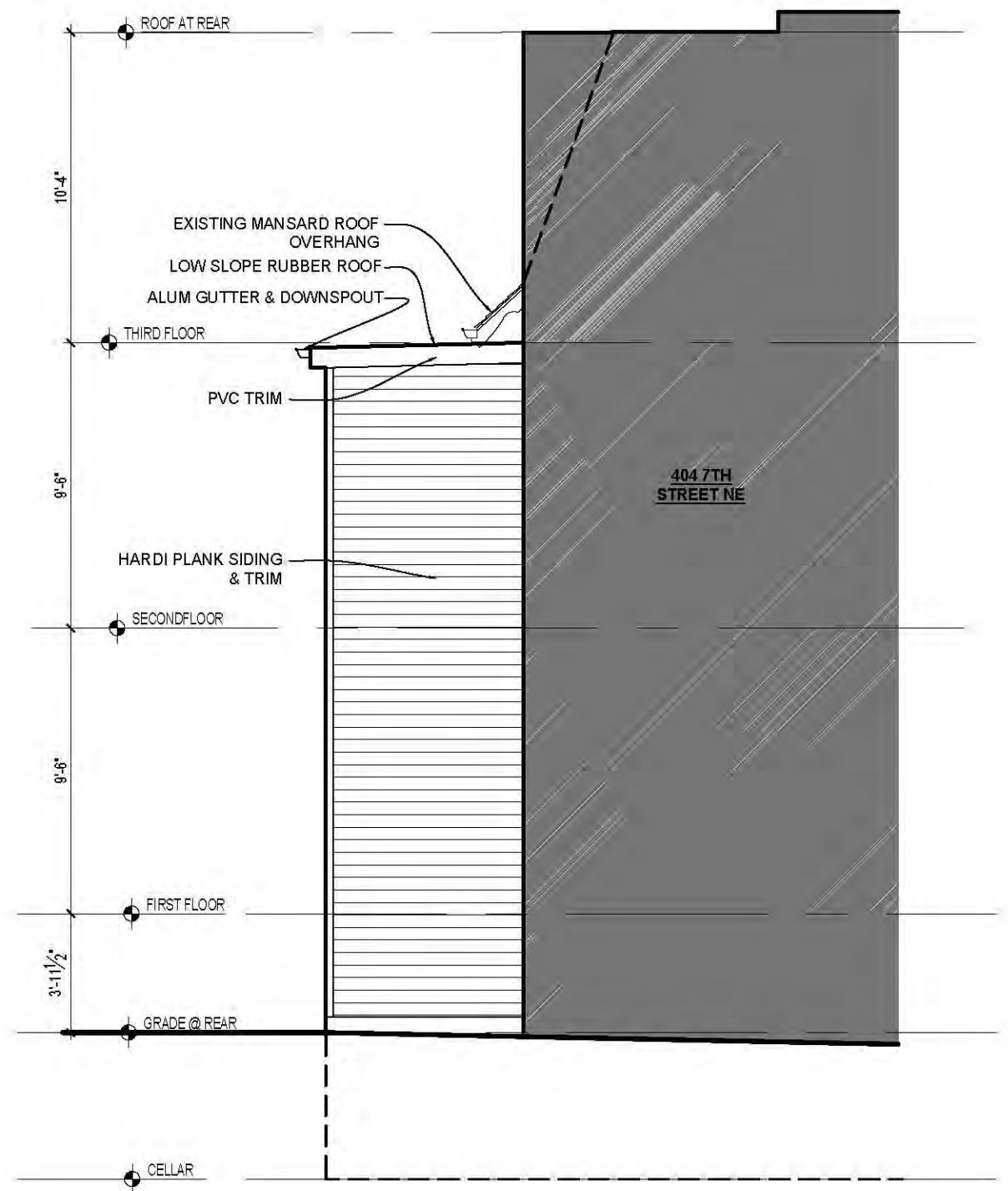


1
A-4

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



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



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



1 NORTH ELEVATION
A-6 SCALE: 3/16"=1'-0"