

# 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

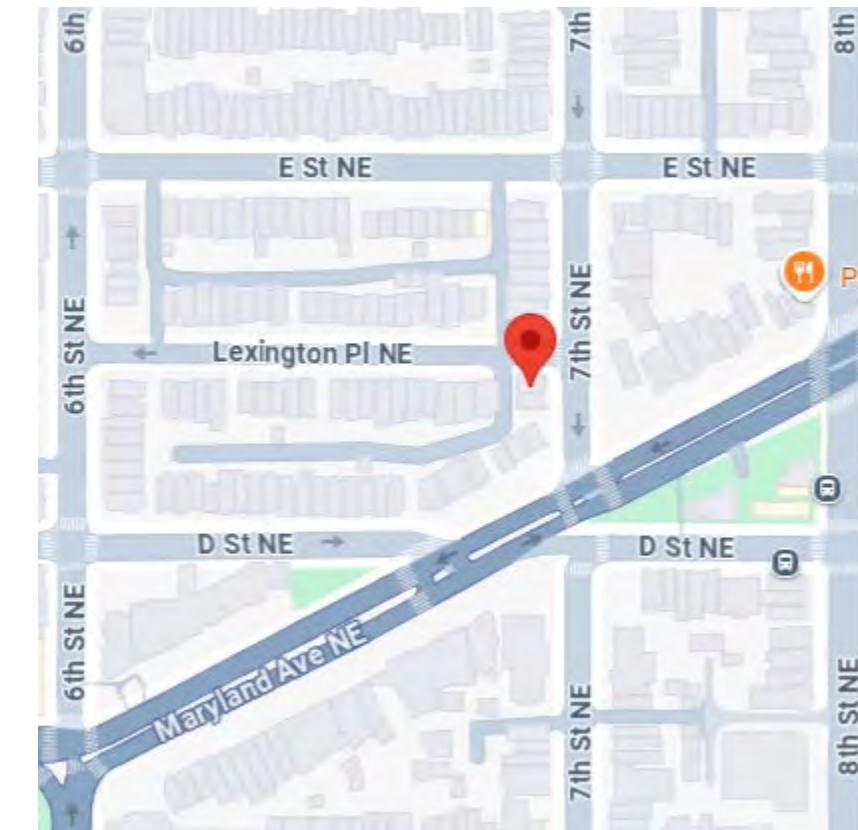
**PROJECT DESCRIPTION:**

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
<b>Square Footage</b>			
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



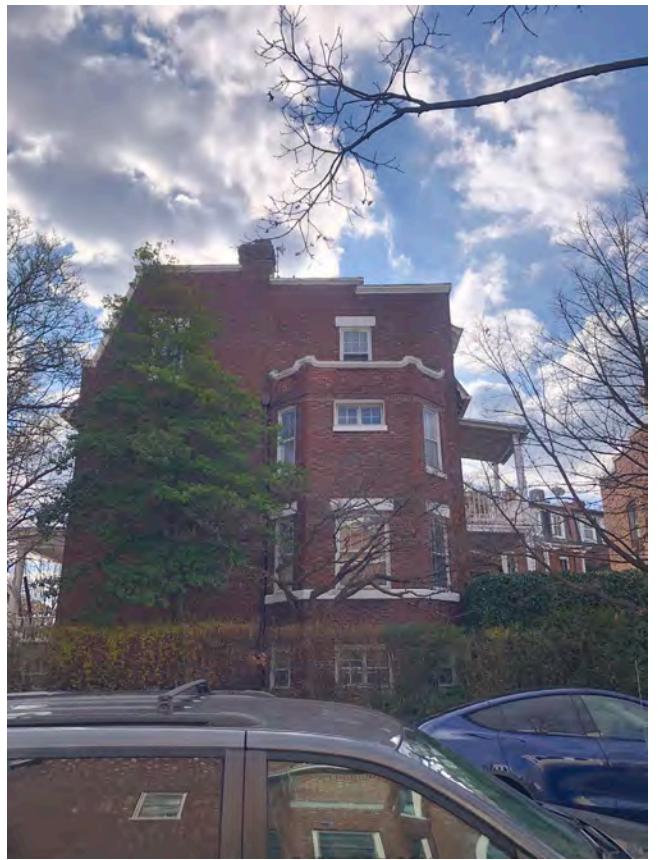
FRONT FACADE

**DRAWING INDEX:**

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- D-1 CELLAR & FIRST FLOOR DEMOLITION PLAN
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Board of Zoning Adjustment  
District of Columbia  
CASE NO.21311  
EXHIBIT REAR FACADE



VIEW FROM SIDE/LEXINGTON PL



VIEW FROM SIDE/LEXINGTON PL



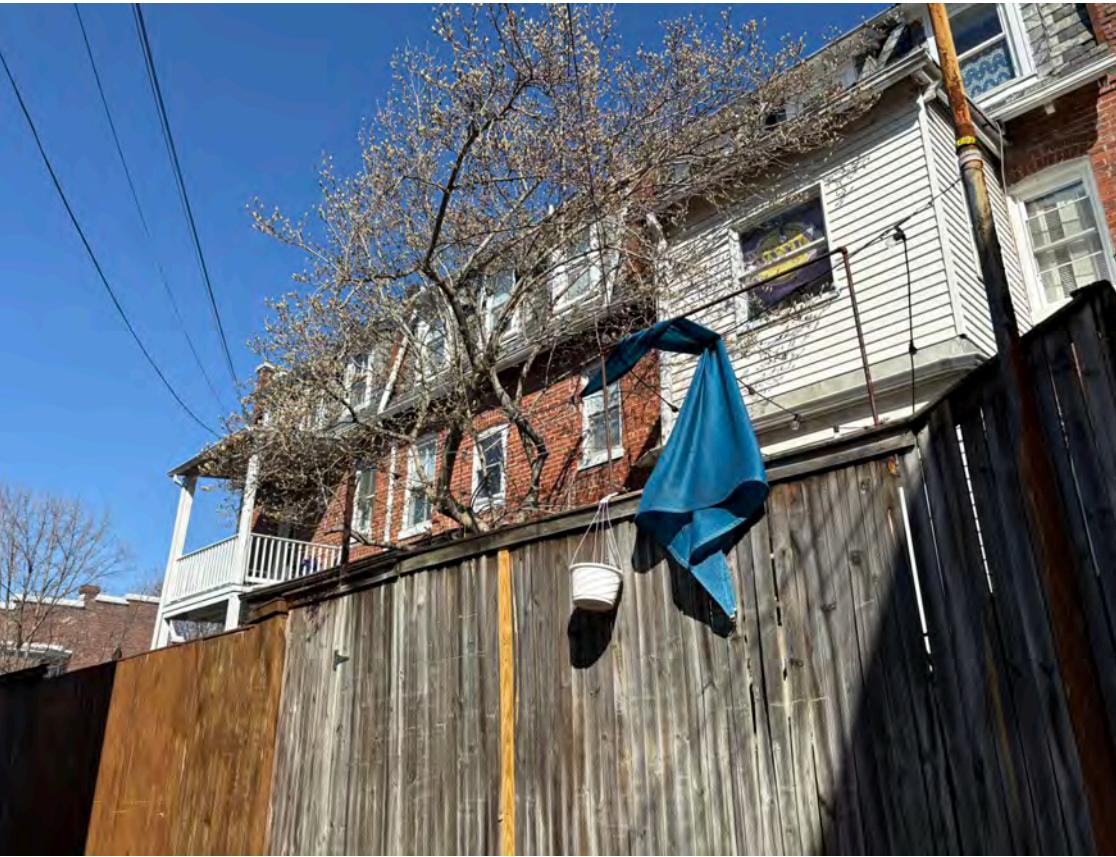
REAR/SIDE VIEW



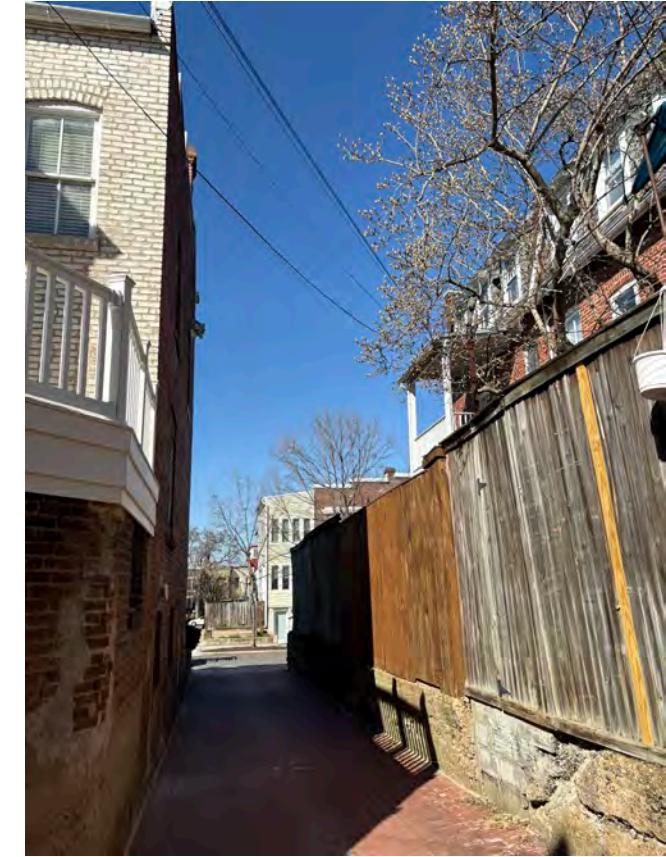
EXISTING REAR PORCH



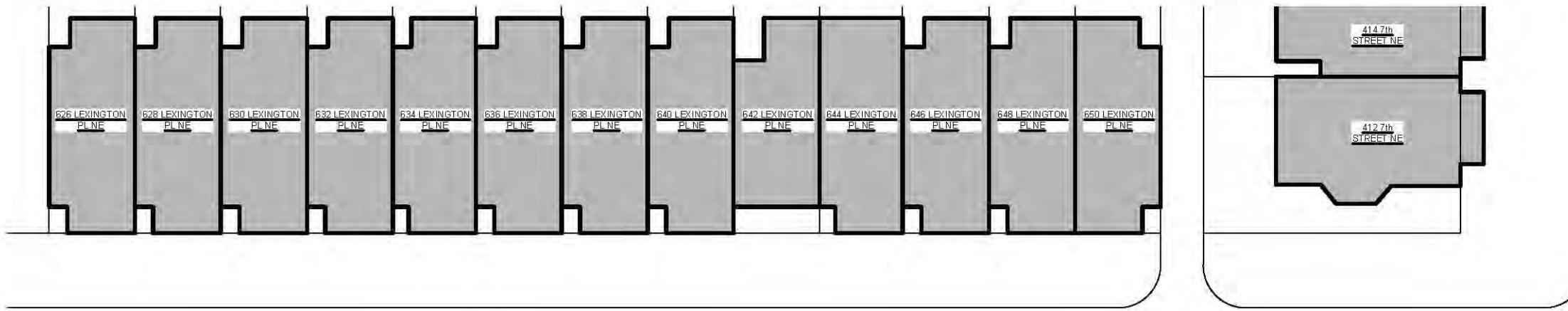
VIEW FROM LEXINGTON PL LOOKING EAST



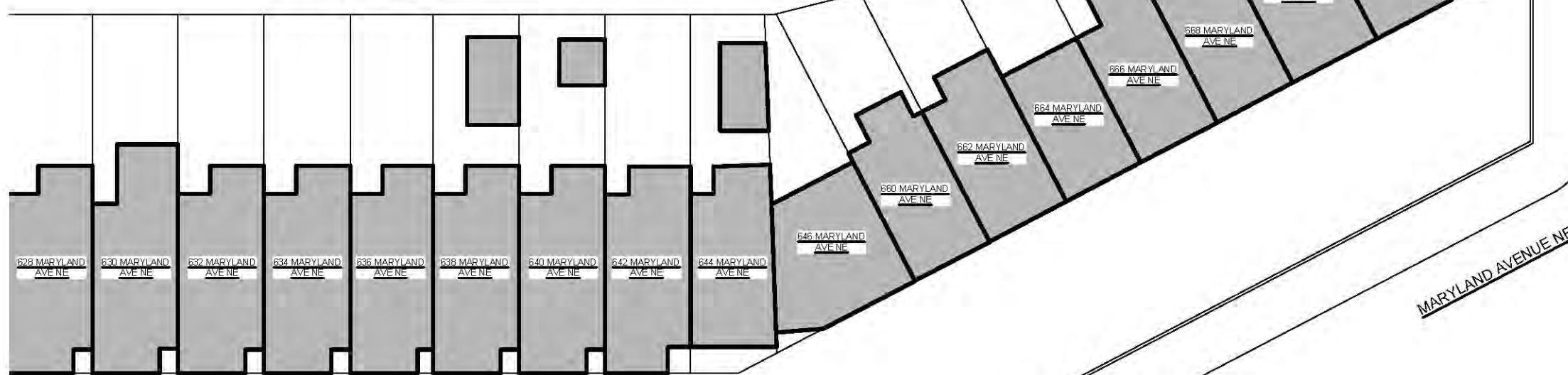
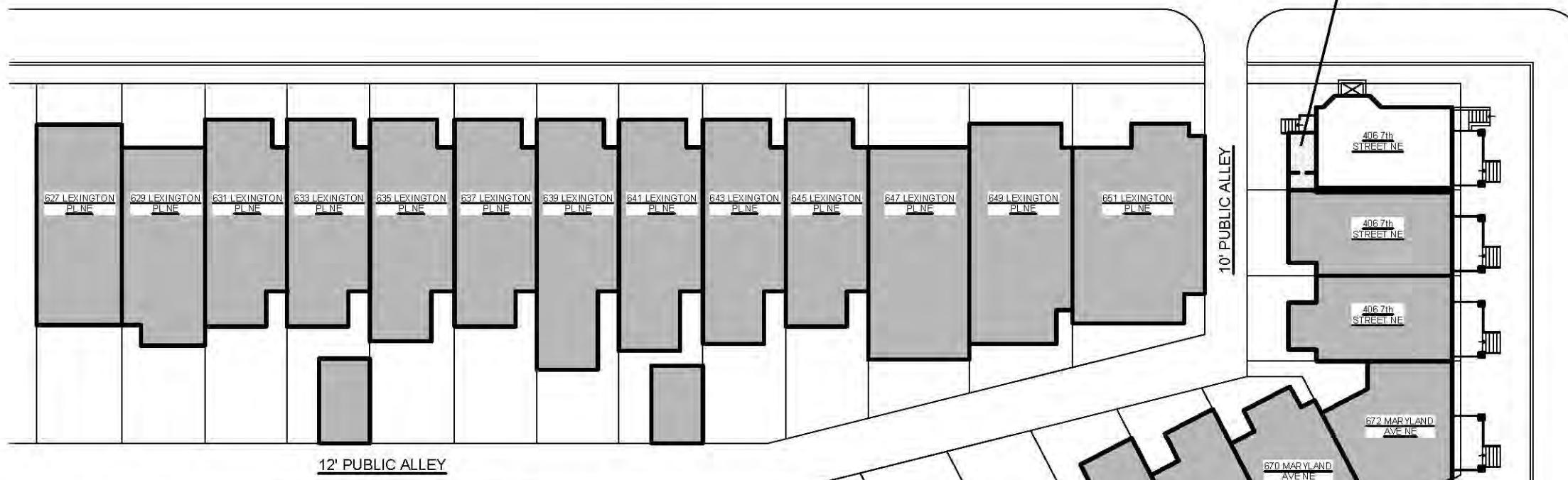
REAR VIEW FROM ALLEY



ALLEY VIEW LOOKING NORTH



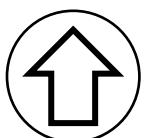
LEXINGTON PLACE NE



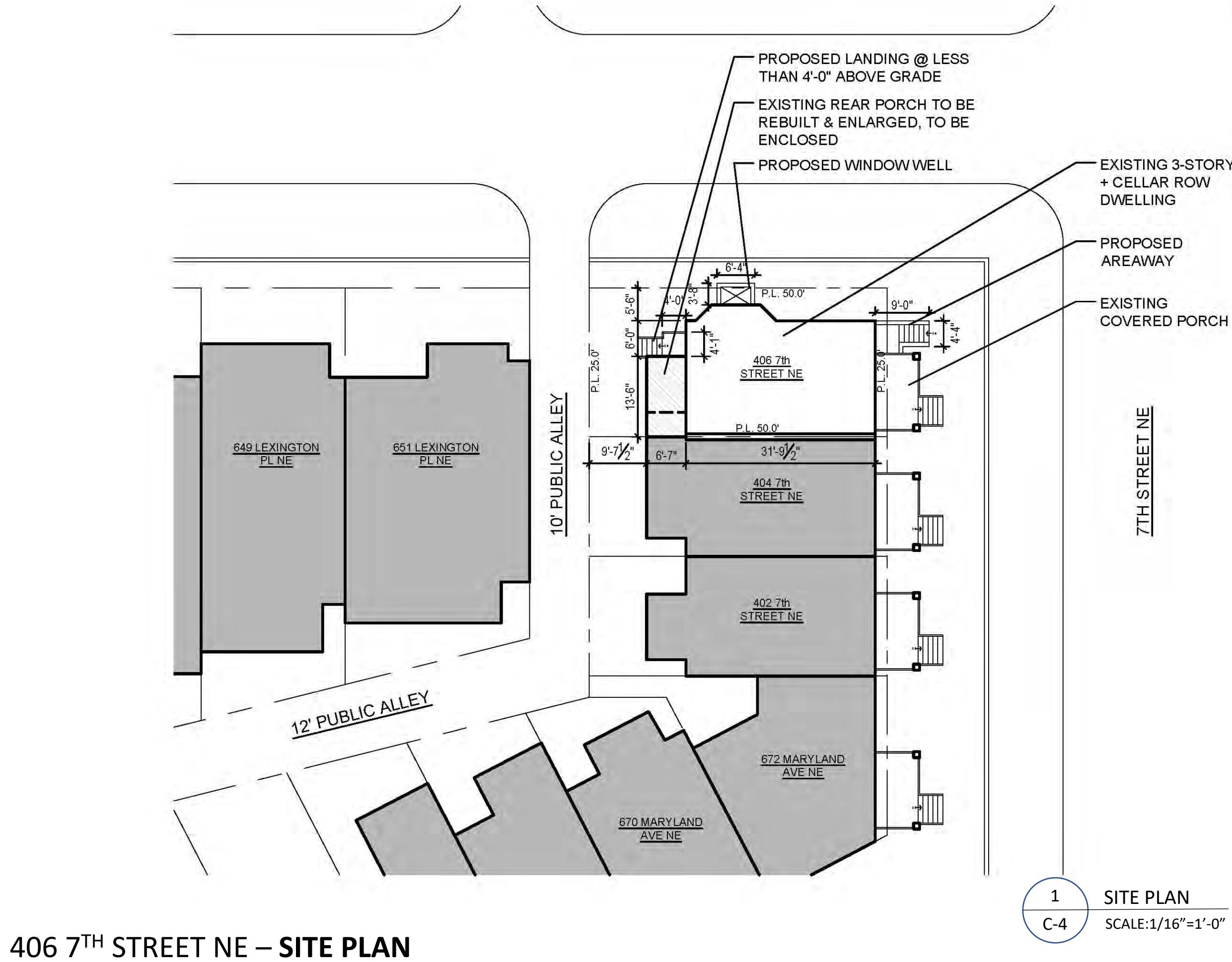
7TH STREET NE

**406 7<sup>TH</sup> STREET NE – BLOCK PLAN**

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

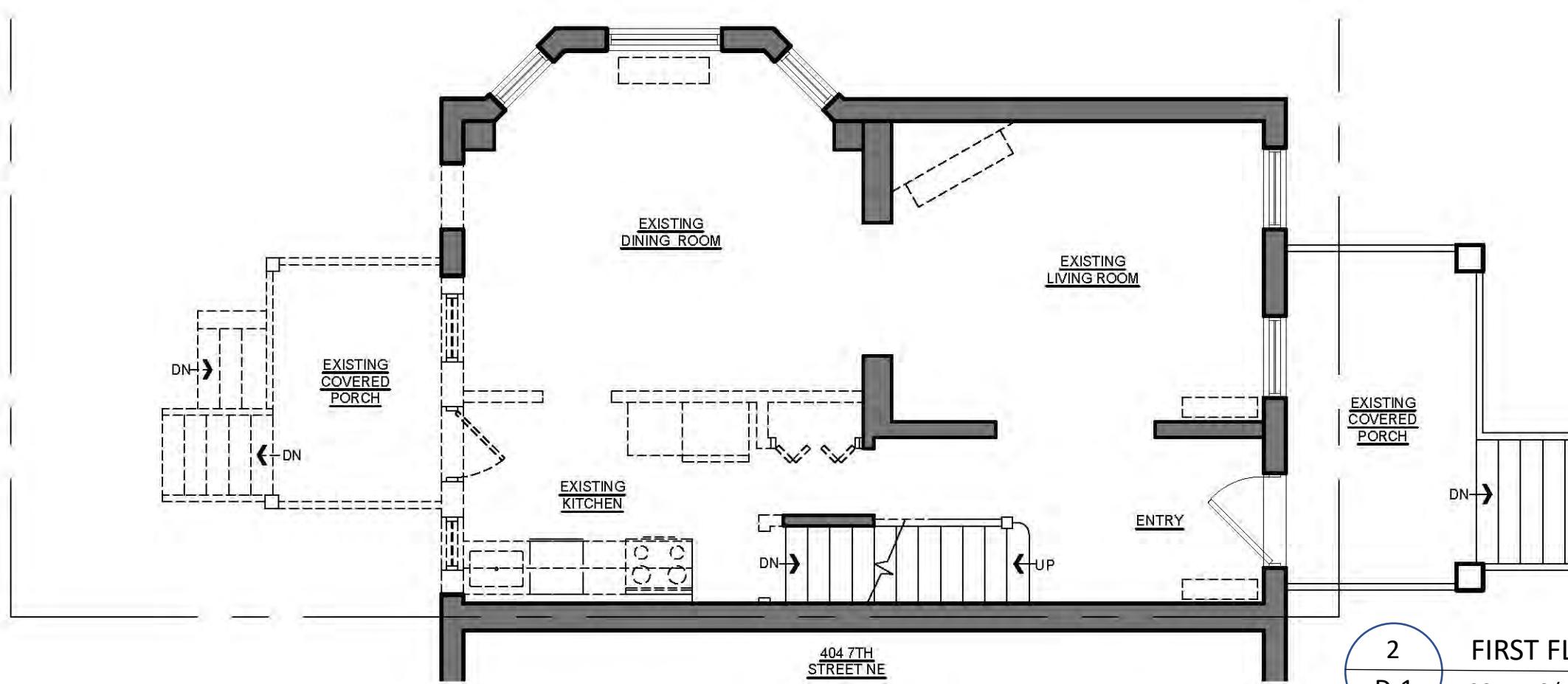


**C-3**

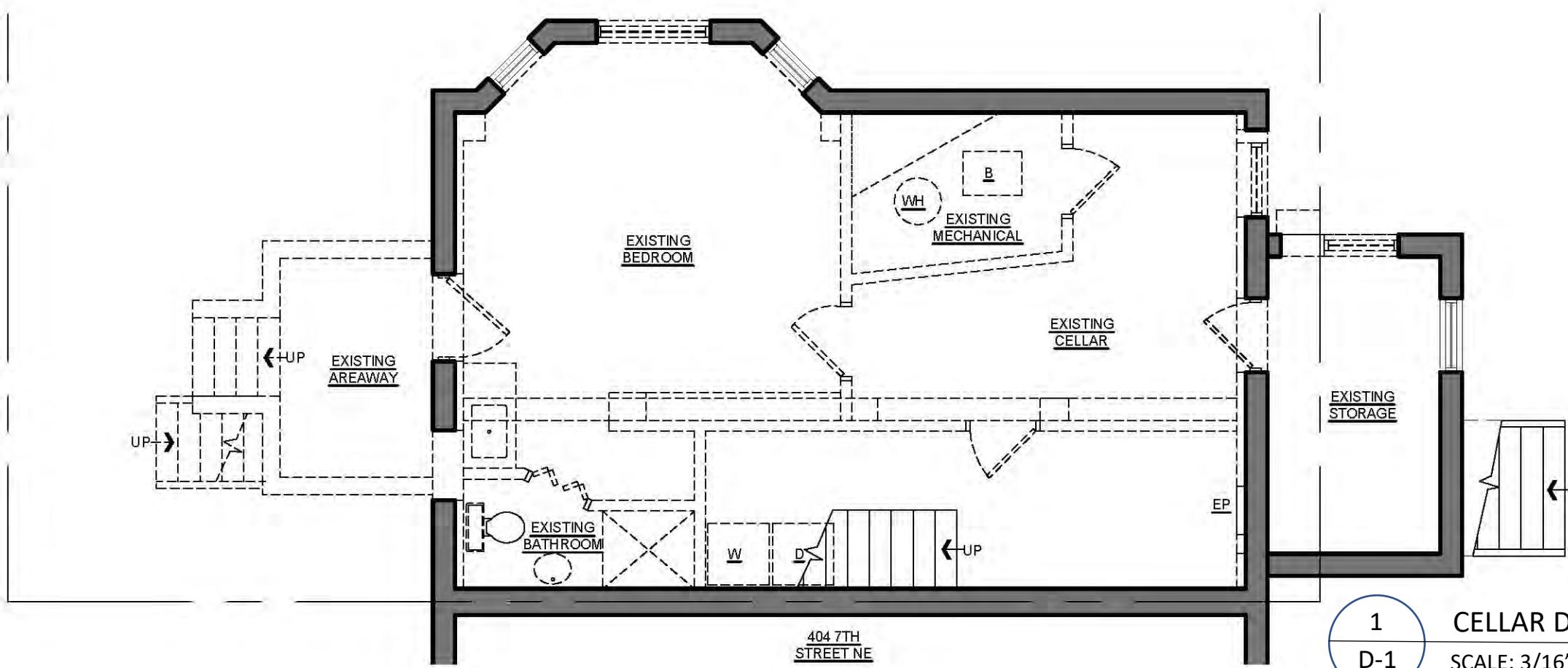


1 SITE PLAN  
C-4  
SCALE: 1/16" = 1'-0"

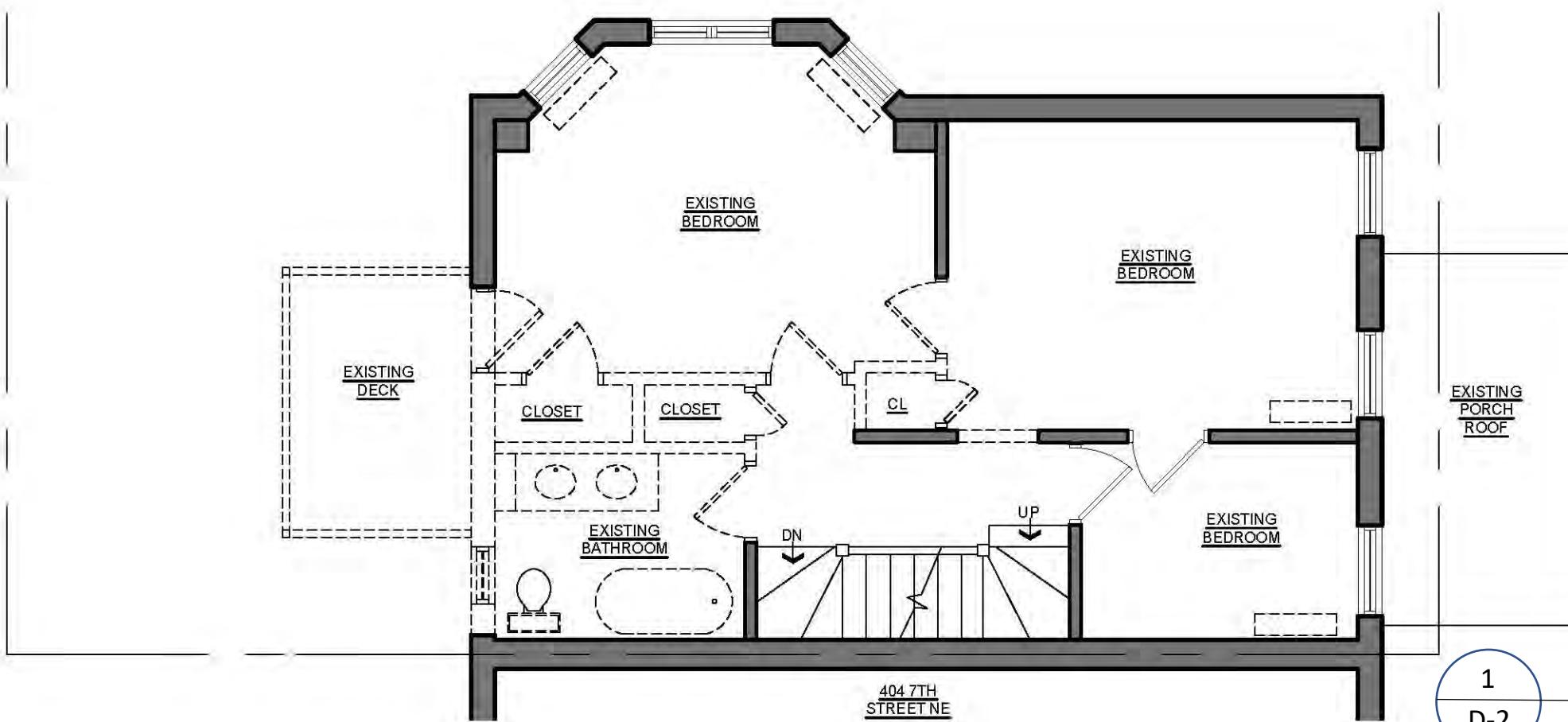
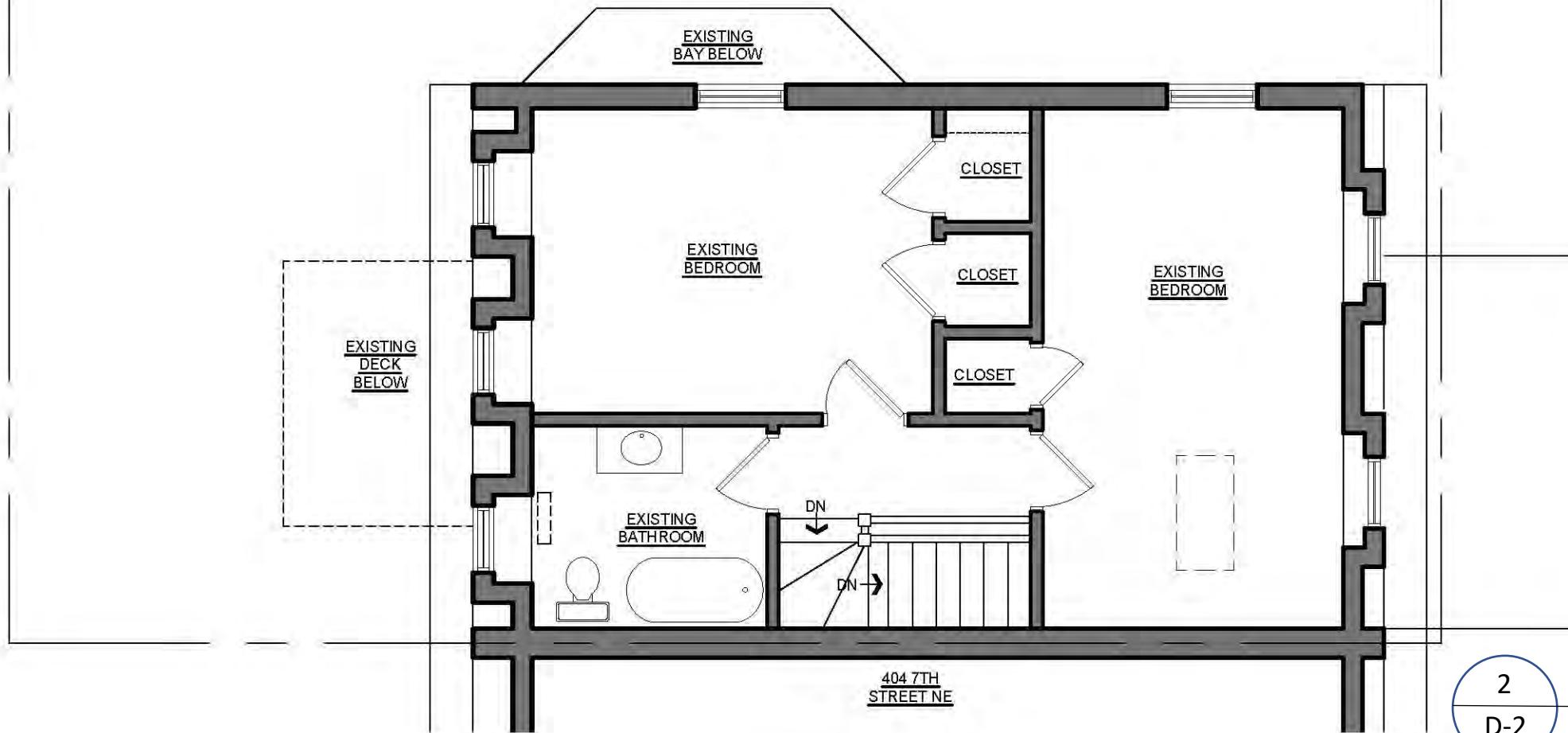
1  
C-4



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

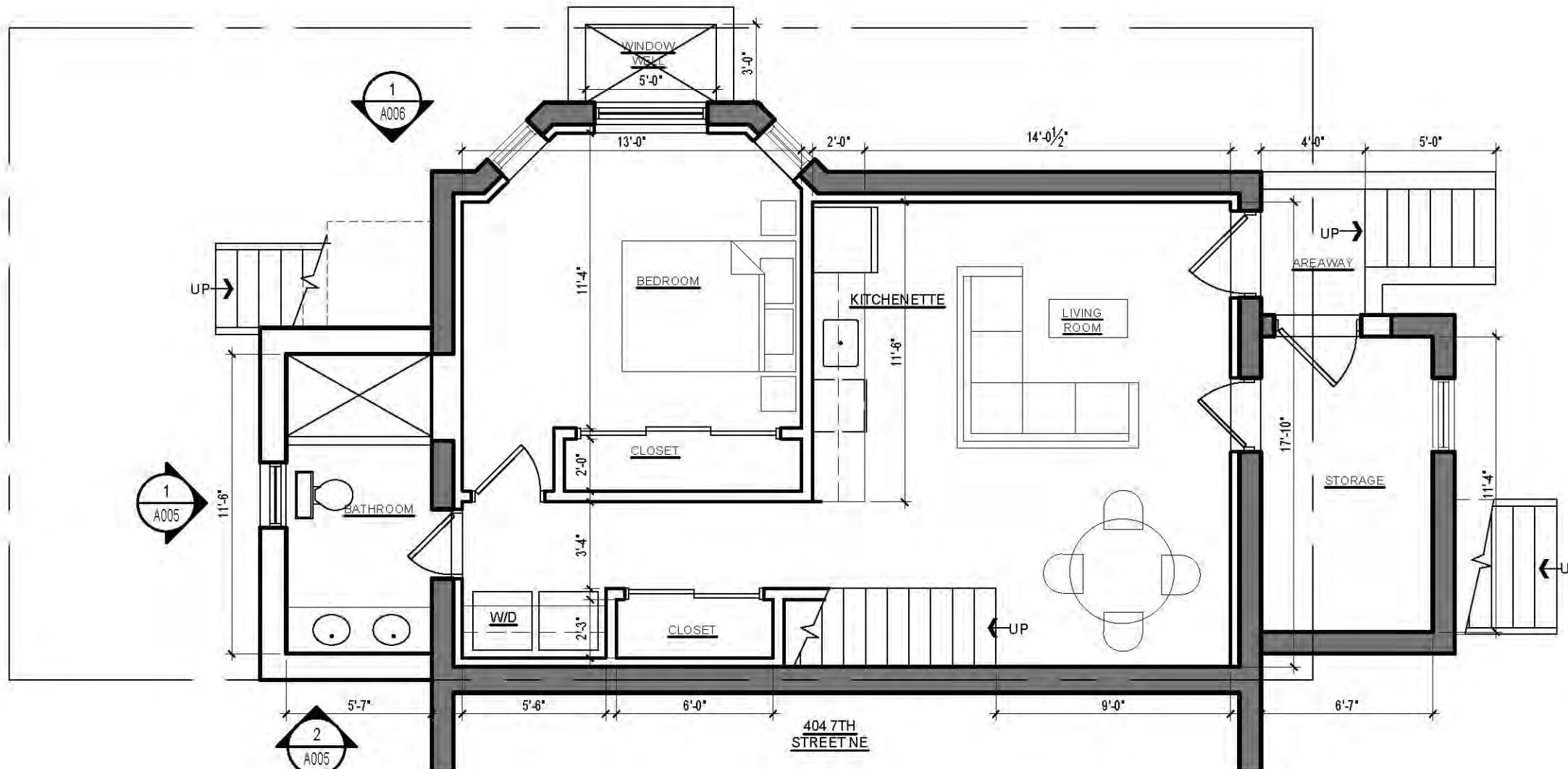


1 D-1 CELLAR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"

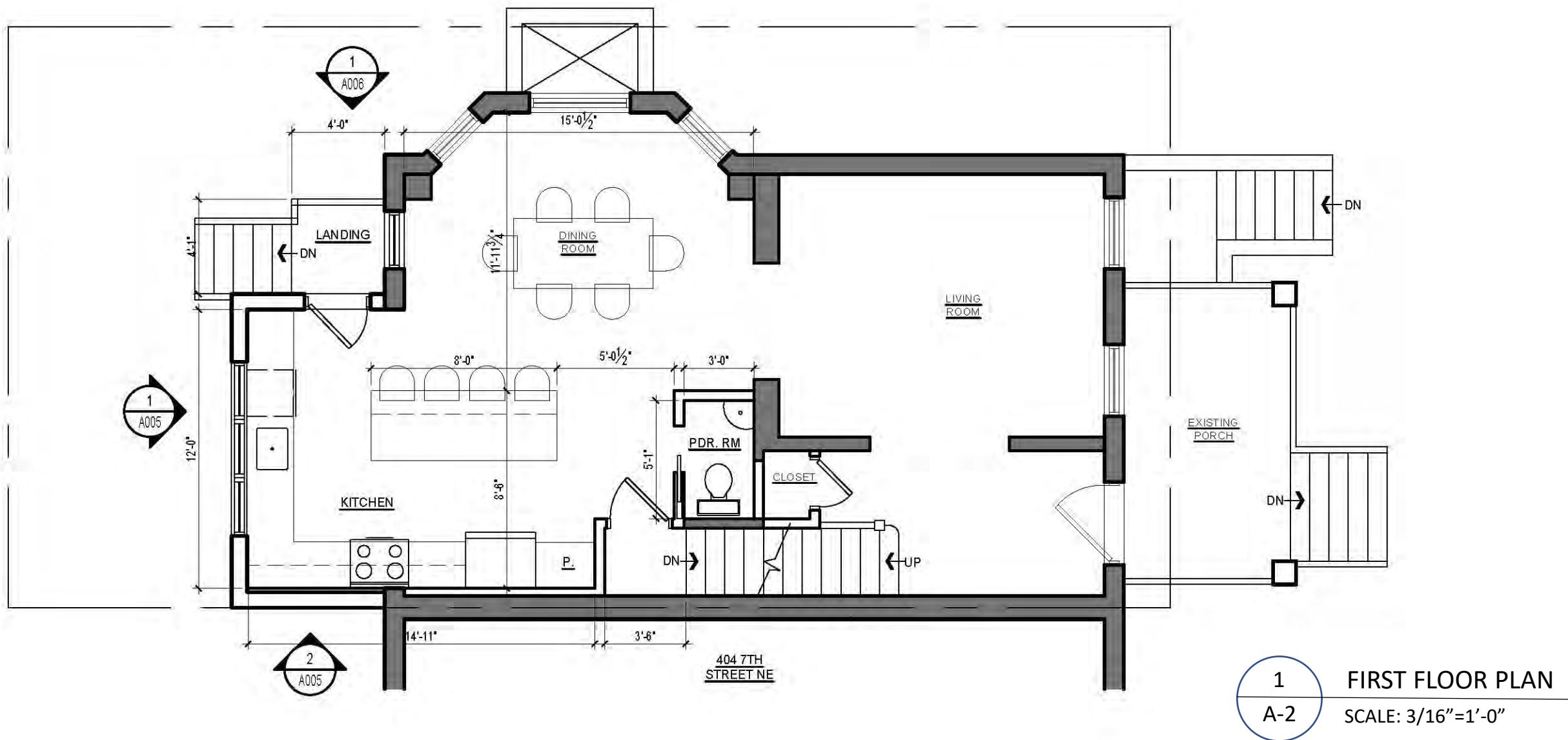


406 7<sup>TH</sup> STREET NE – DEMOLITION PLANS

D-2

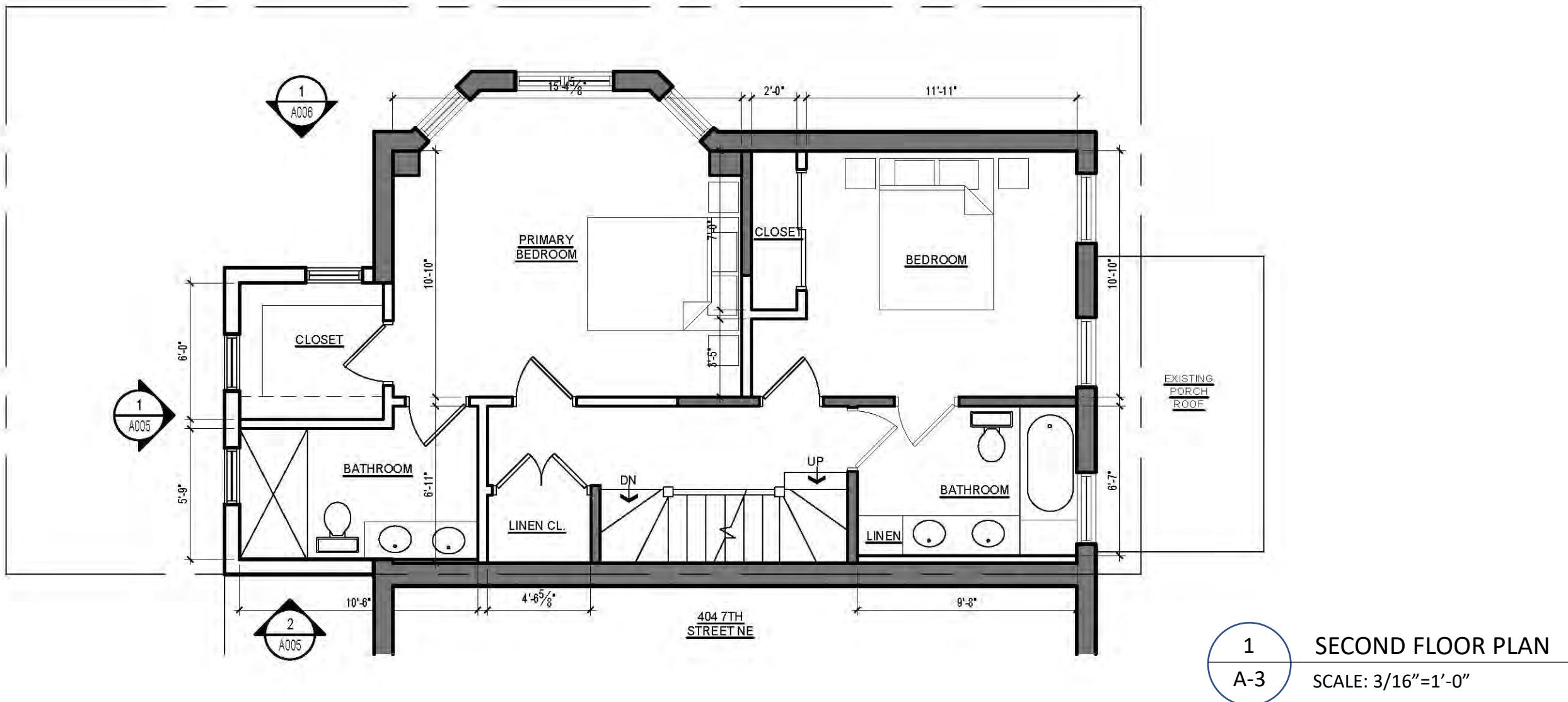


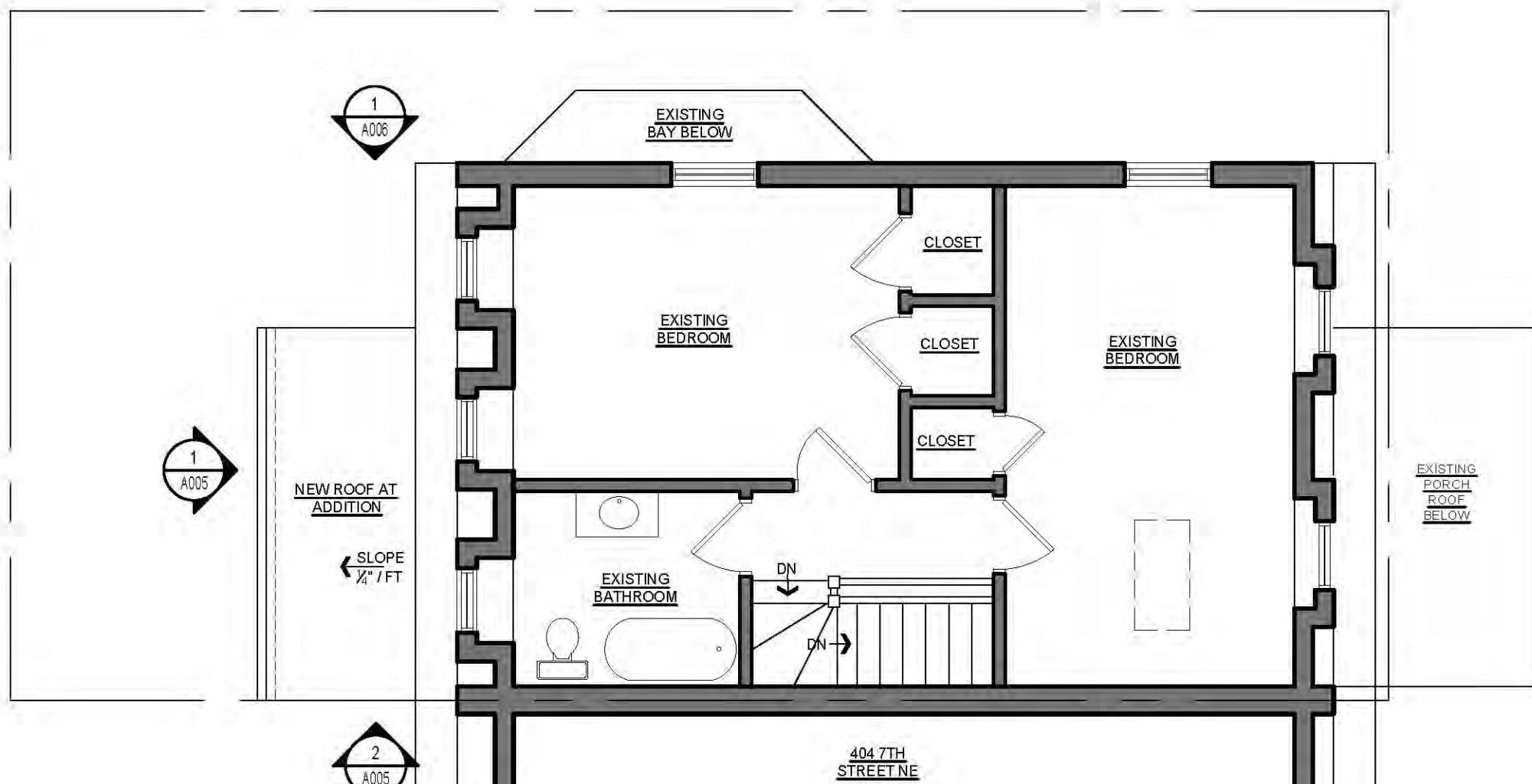
1  
A-1  
CELLAR PLAN  
SCALE: 3/16"=1'-0"



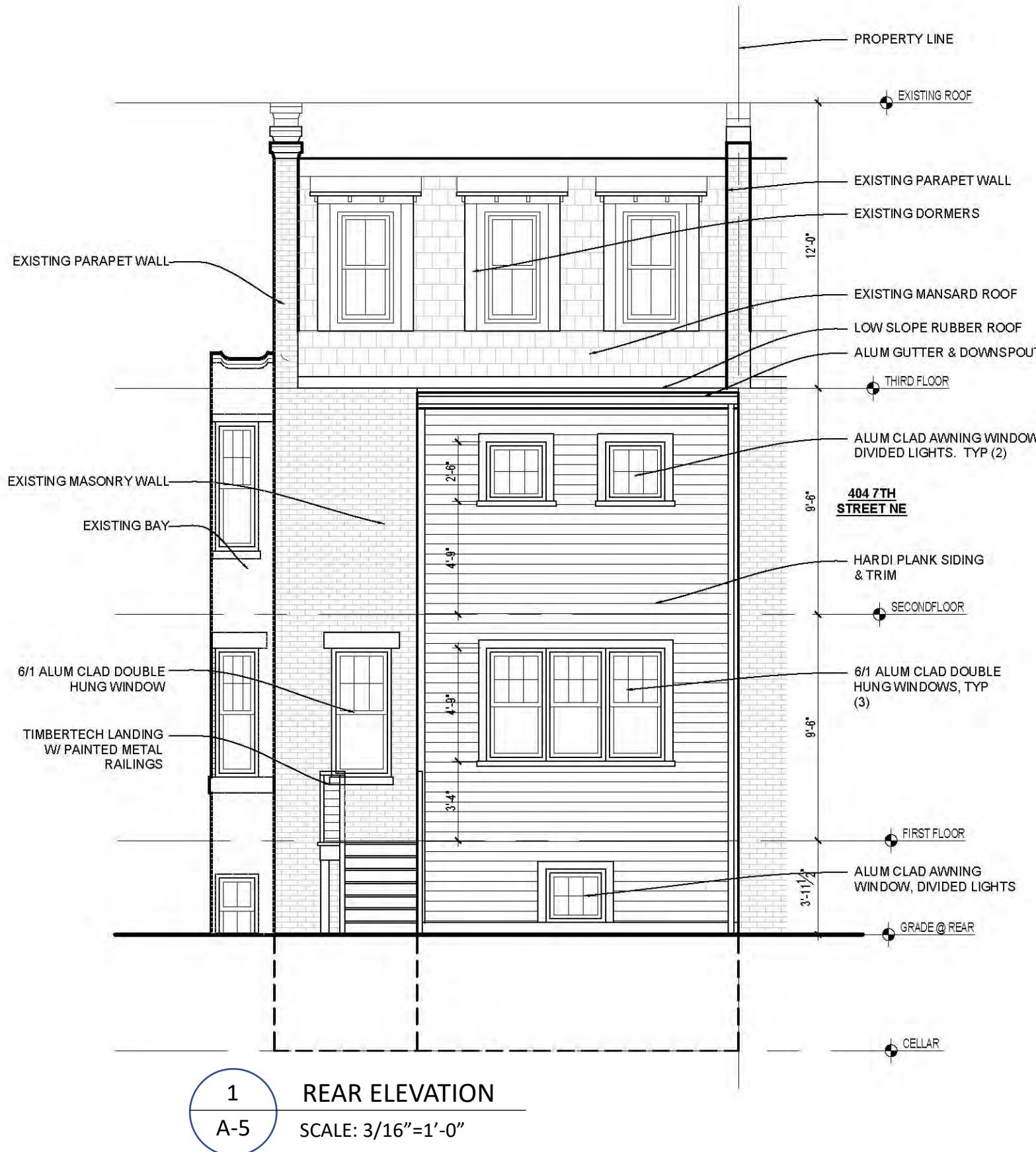
406 7<sup>TH</sup> STREET NE – NEW WORK PLANS

A-2

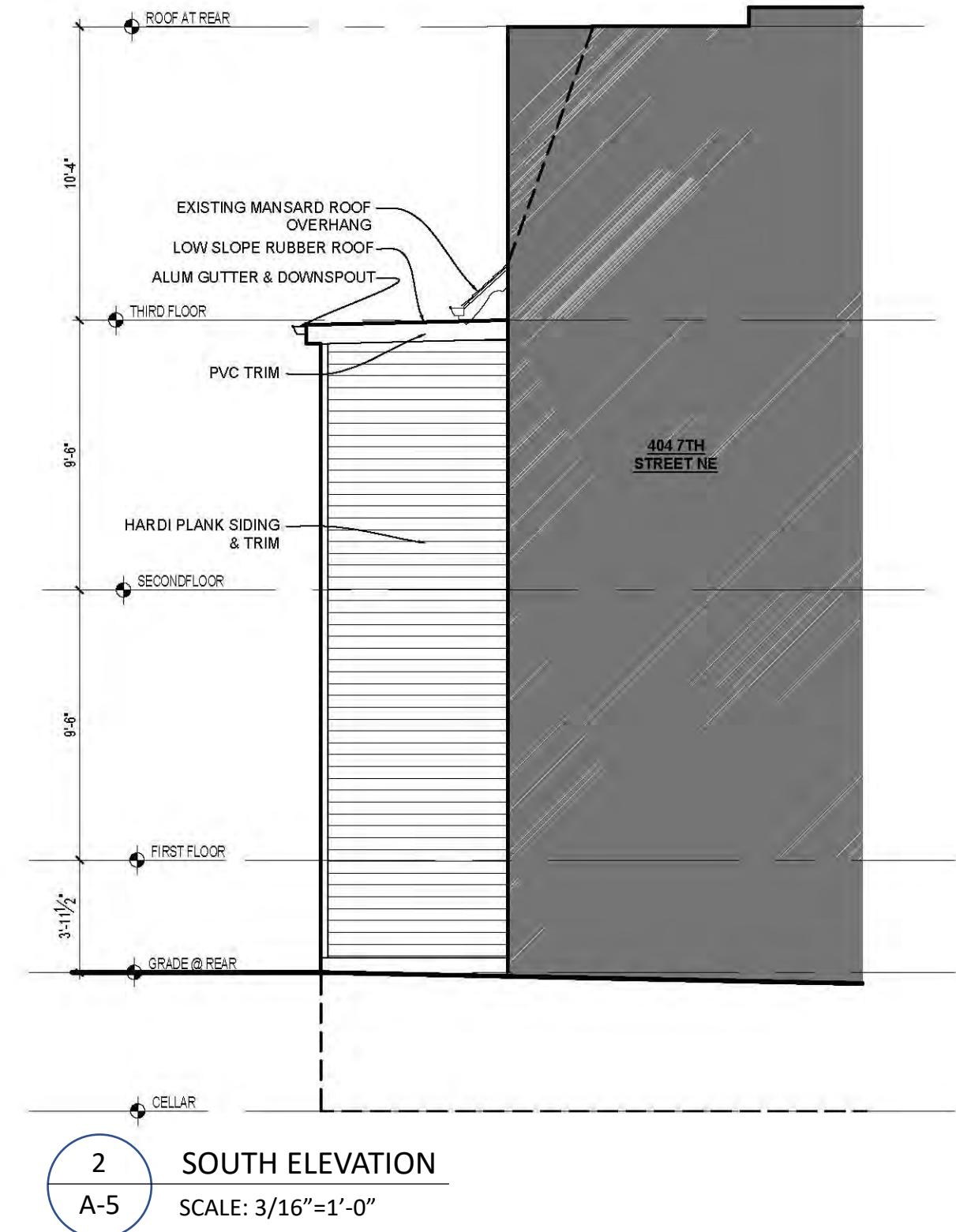


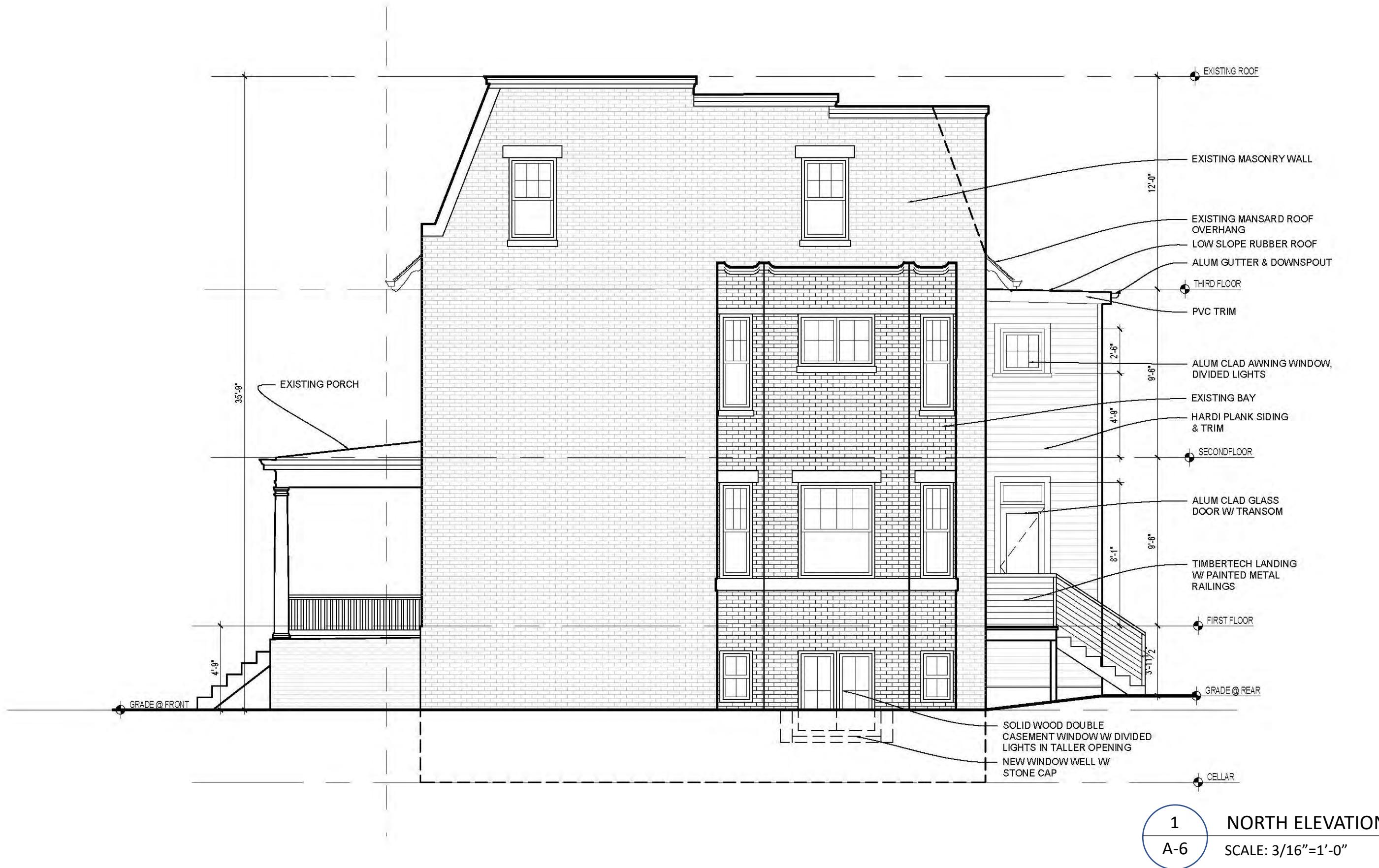


1  
A-4      THIRD FLOOR PLAN  
SCALE: 3/16"=1'-0"



406 7<sup>TH</sup> STREET NE – EXTERIOR ELEVATIONS





406 7<sup>TH</sup> STREET NE – EXTERIOR ELEVATIONS

A-6