



409 E Capitol Street SE

409 EAST CAPITOL STREET SE

PRELIMINARY BZA REVIEW SET

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE REAR ADDITION TO AN EXISTING BUILDING LOCATED AT 409 EAST CAPITOL STREET IN THE DISTRICT OF COLUMBIA. THE EXISTING BUILDING CONTAINS A SMALL BUSINESS AT THE GROUND FLOOR LEVEL AND A RESIDENTIAL UNIT AT THE SECOND FLOOR LEVEL.

THE PROJECT IS LOCATED IN RF-3, WHICH ALLOWS UP TO TWO (2) DWELLING UNITS, RESIDENTIAL LOT OCCUPANCY OF 60%, AND UP TO 3-STORIES OR 40' IN HEIGHT BY RIGHT.

THE PROJECT IS LOCATED IN THE CAPITOL HILL HISTORIC DISTRICT.

RELIEF IS SOUGHT FOR THE LOT OCCUPANCY TO ALLOW 70% (AN INCREASE OF 10%).

PROPERTY INFORMATION

ADDRESS: 409 EAST CAPITOL STREET SE, WASHINGTON, DC 20003
SQUARE: 0812
LOT: 0817
ZONE: RF-3

RESIDENTIAL NET SQUARE FOOTAGE: 753 SF (52.5%)
COMMERCIAL NEW SQUARE FOOTAGE: 682 SF (47.5%)

GROSS SQUARE FOOTAGE
FIRST FLOOR: 873 SF
SECOND FLOOR: 723 SF
TOTAL: 1596 SF

EAST CAPITOL STREET

4TH STREET SE

5TH STREET SE

409 E CAPITOL ST SE



A STREET SE

BLOCK PLAN

scale = 1:500
2

SQUARE 0812

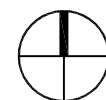
NO ALLEY(S) EXIST IN THIS BLOCK;
ALL LOTS ARE CONTIGUOUS

Extracted from Online Zoning Information
published by the District of Columbia Office
of Zoning, DCGIS, and Office of the Chief
Technology Officer (OCTO)

Exported on: 6 /7/2022

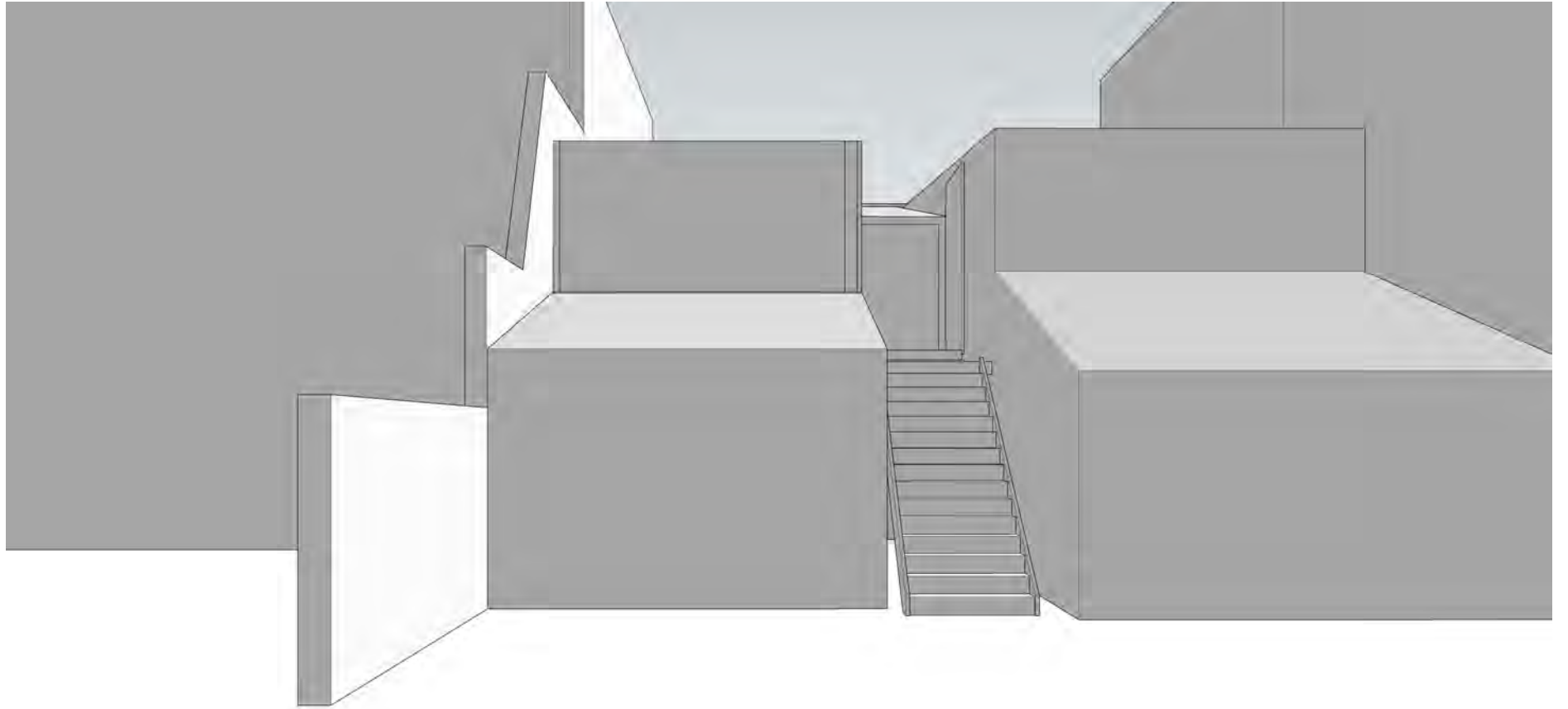
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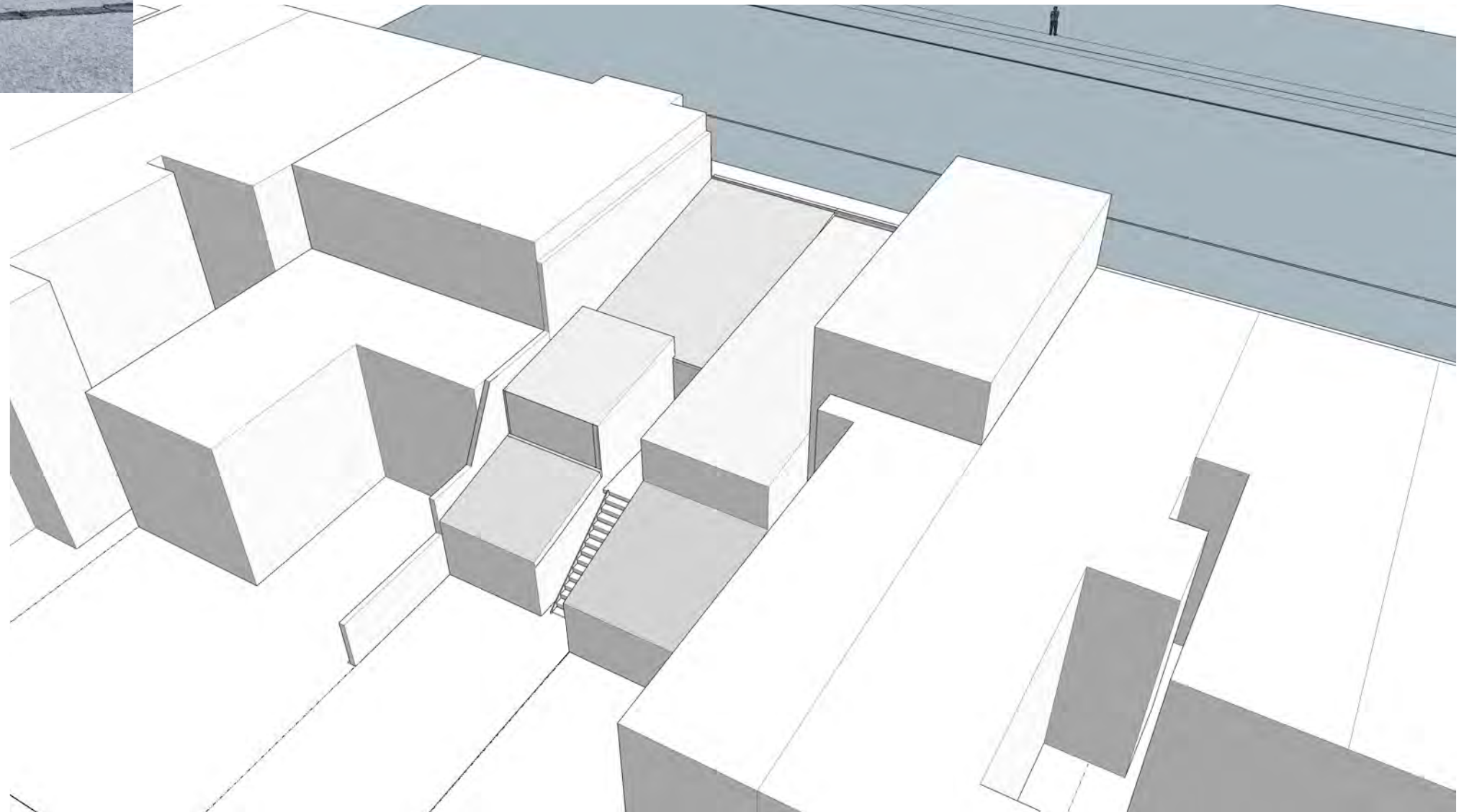
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REAR FACADE + MASSING

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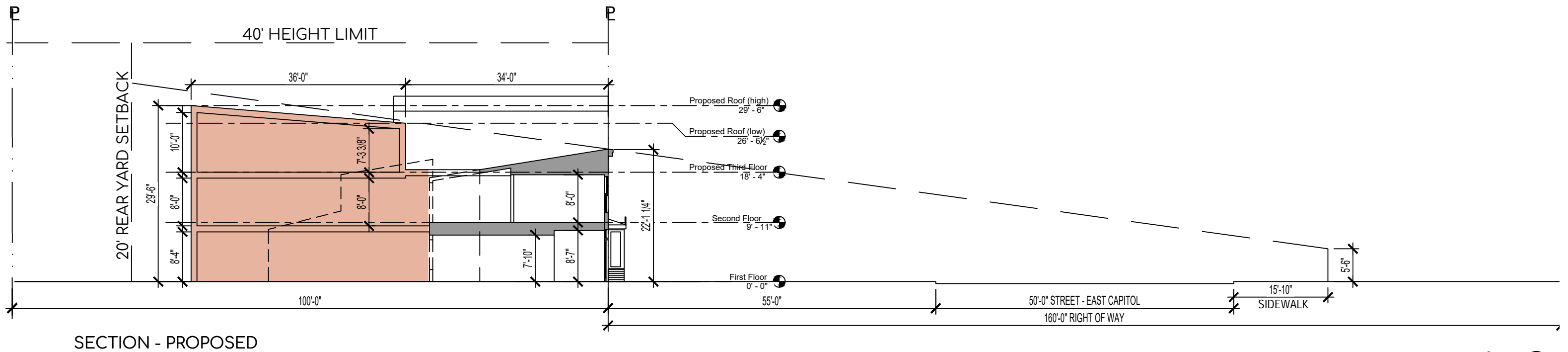
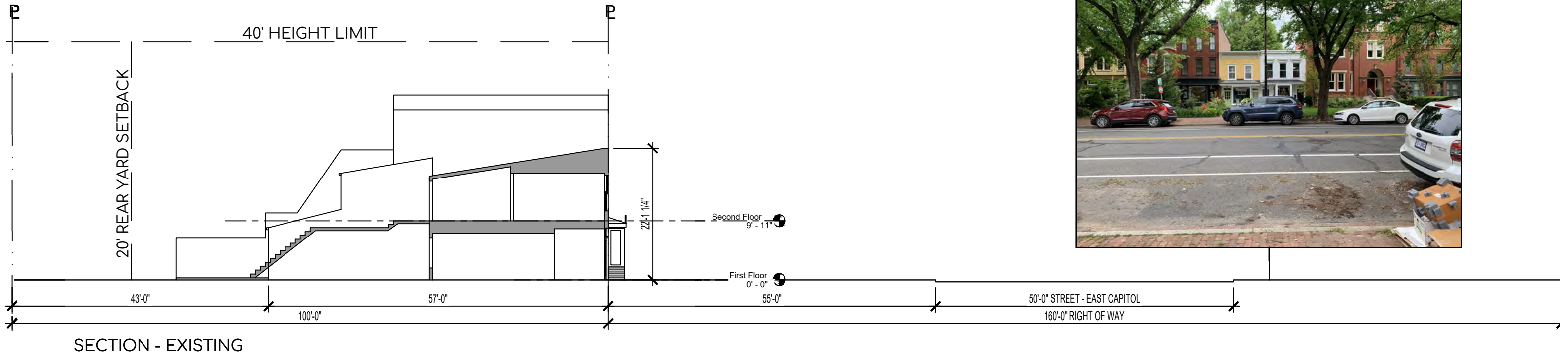
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ROOF MASSING

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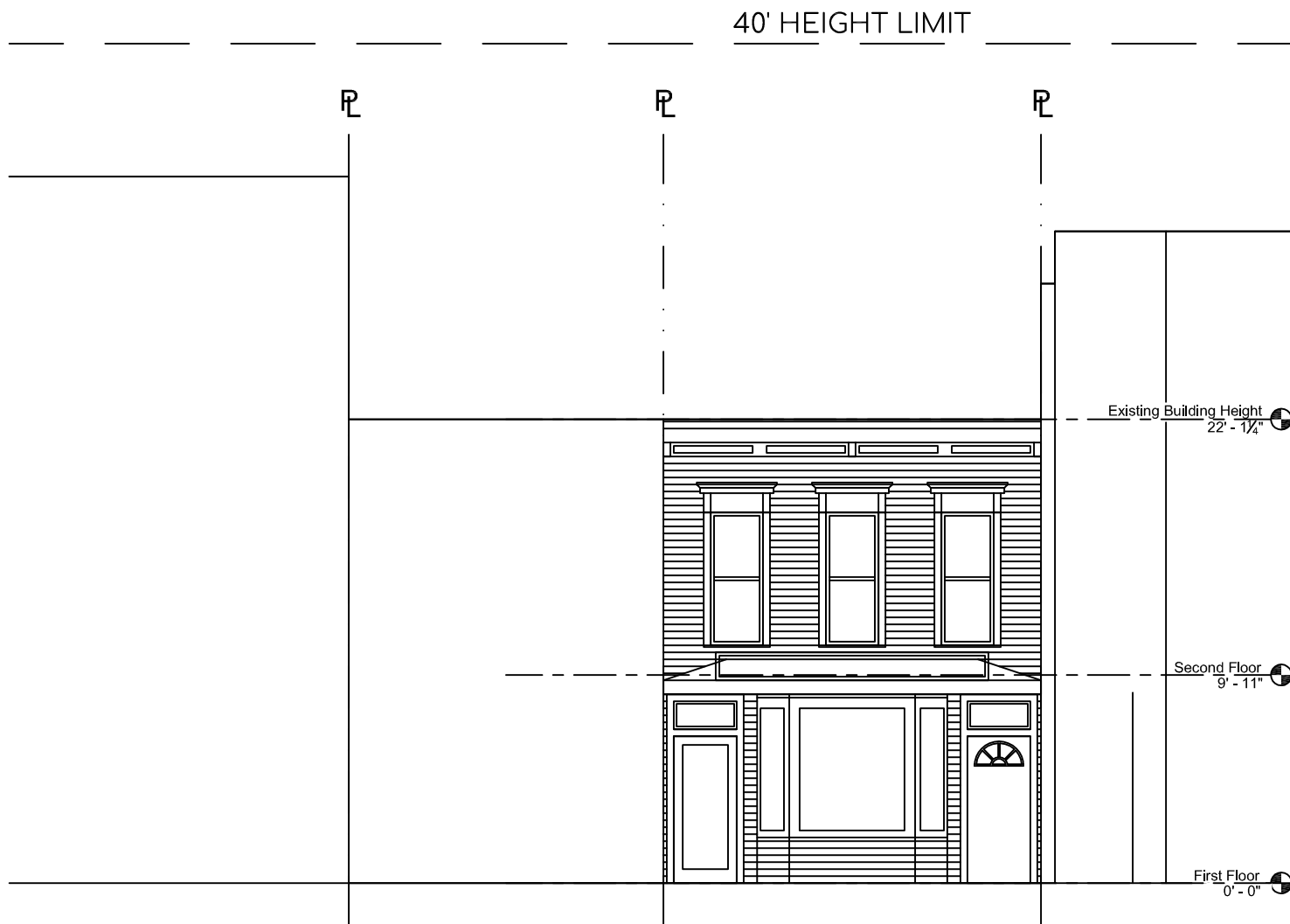
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SECTION THROUGH SITE

1/16" = 1'-0"
12

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PERSPECTIVE FROM OPPOSITE SIDEWALK - EXISTING

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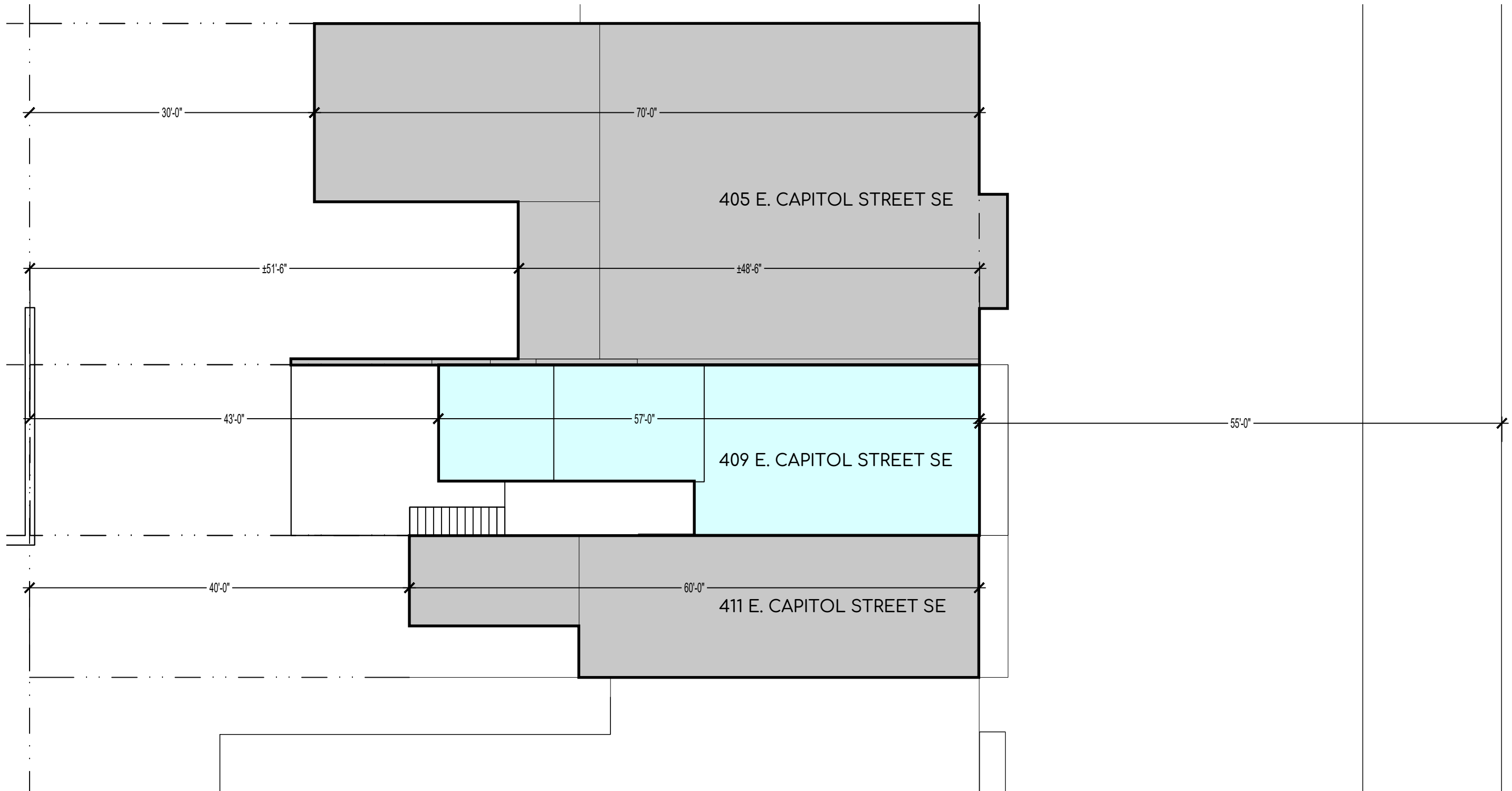
FRONT ELEVATION + PERSPECTIVE - EXISTING

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1/8" = 1'-0"
13

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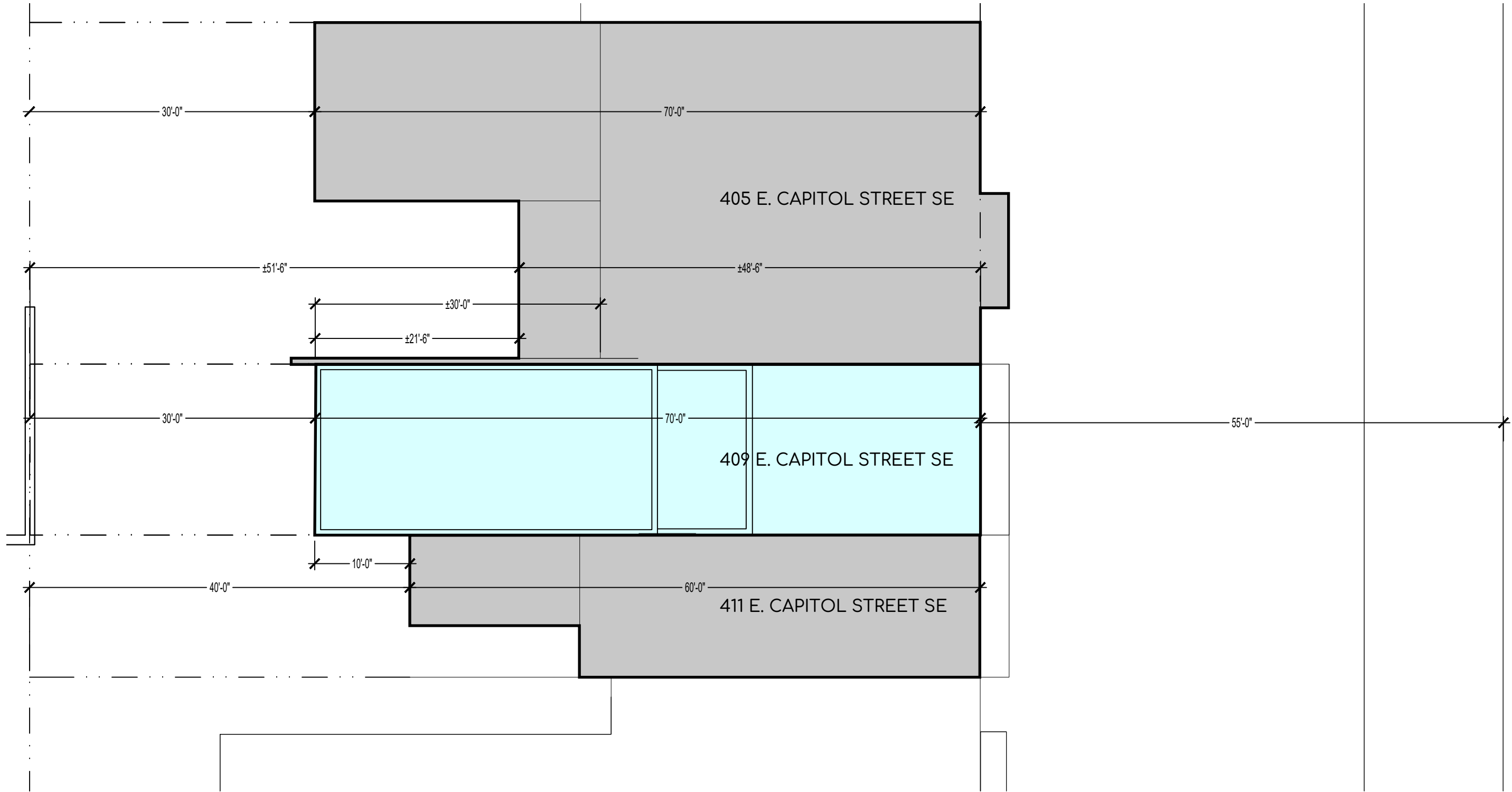
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SITE PLAN - EXISTING
SCALE: 3/32"=1'-0"





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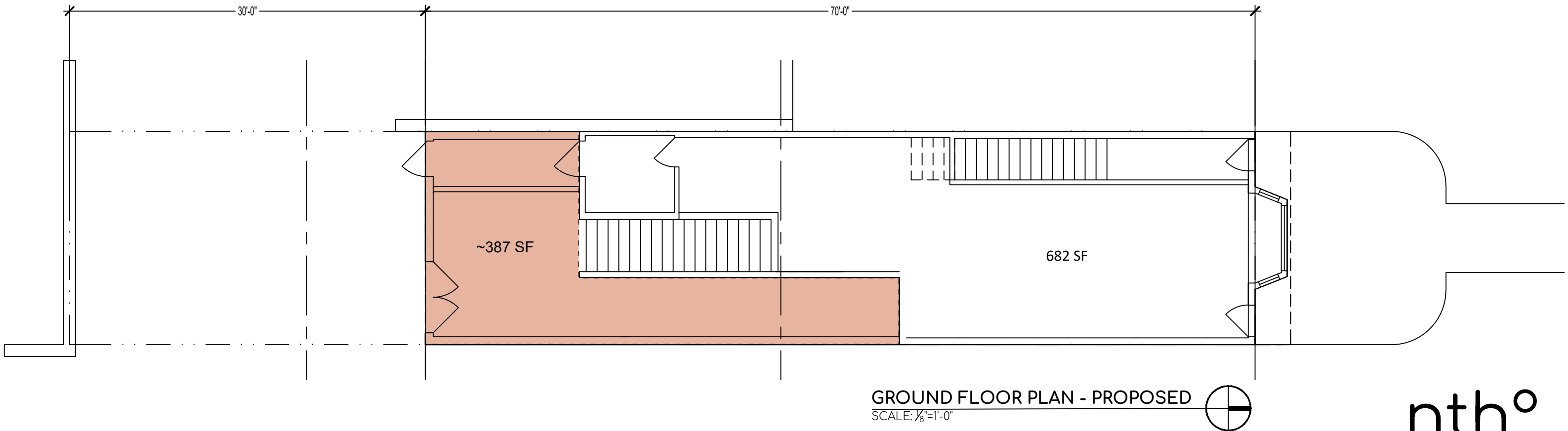
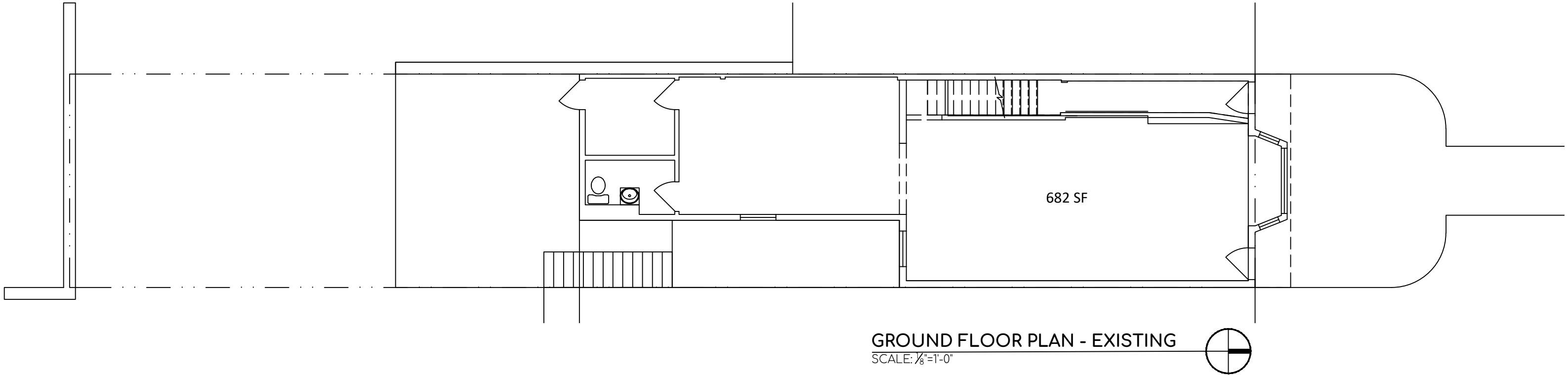
3/32" = 1'-0"
17

SITE PLAN - PROPOSED
SCALE: 3/32"=1'-0"

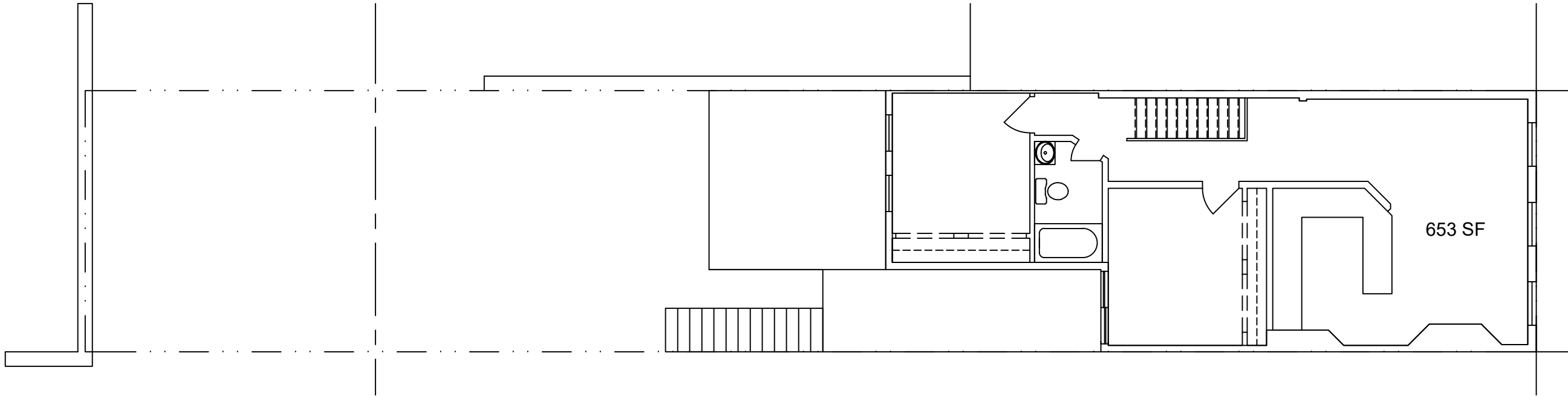


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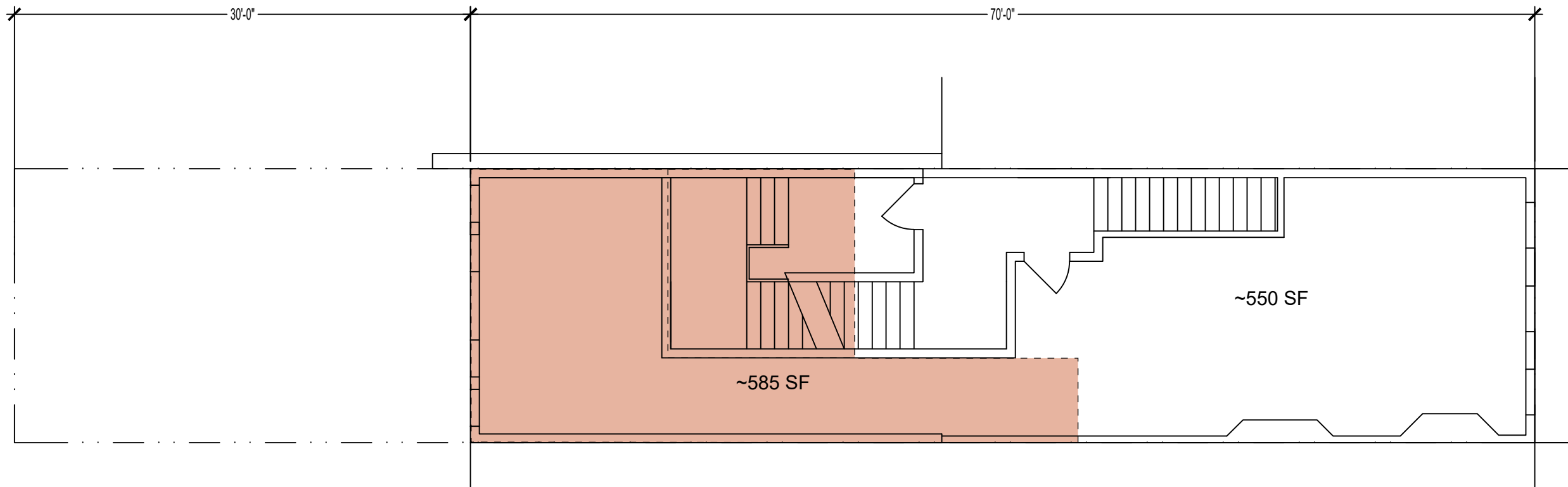
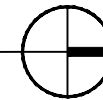


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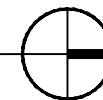
SECOND FLOOR PLAN - EXISTING

SCALE: $\frac{1}{8}" = 1'-0"$



SECOND FLOOR PLAN - PROPOSED

SCALE: $\frac{1}{8}" = 1'-0"$



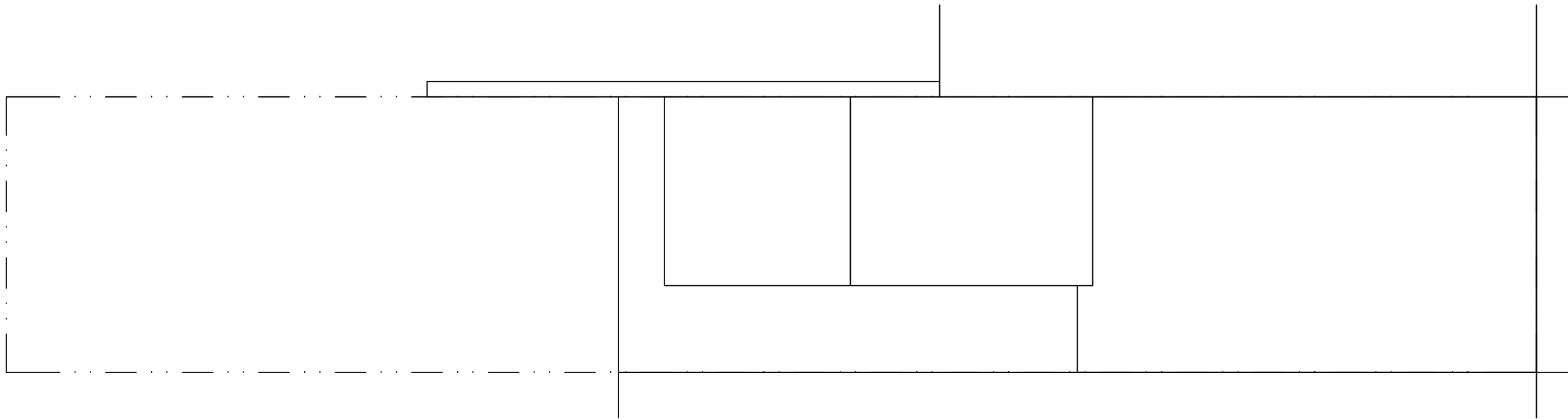
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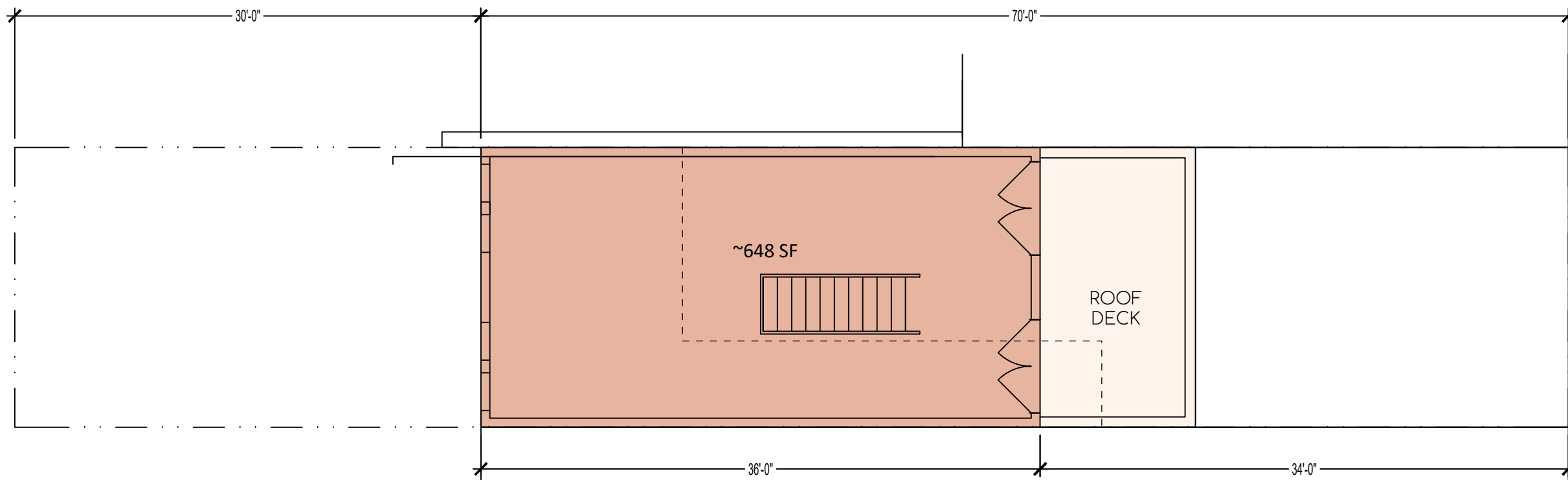
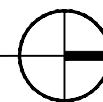
$\frac{1}{8}" = 1'-0"$

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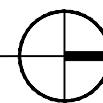
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ROOF PLAN - EXISTING
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN - PROPOSED
SCALE: 1/8"=1'-0"



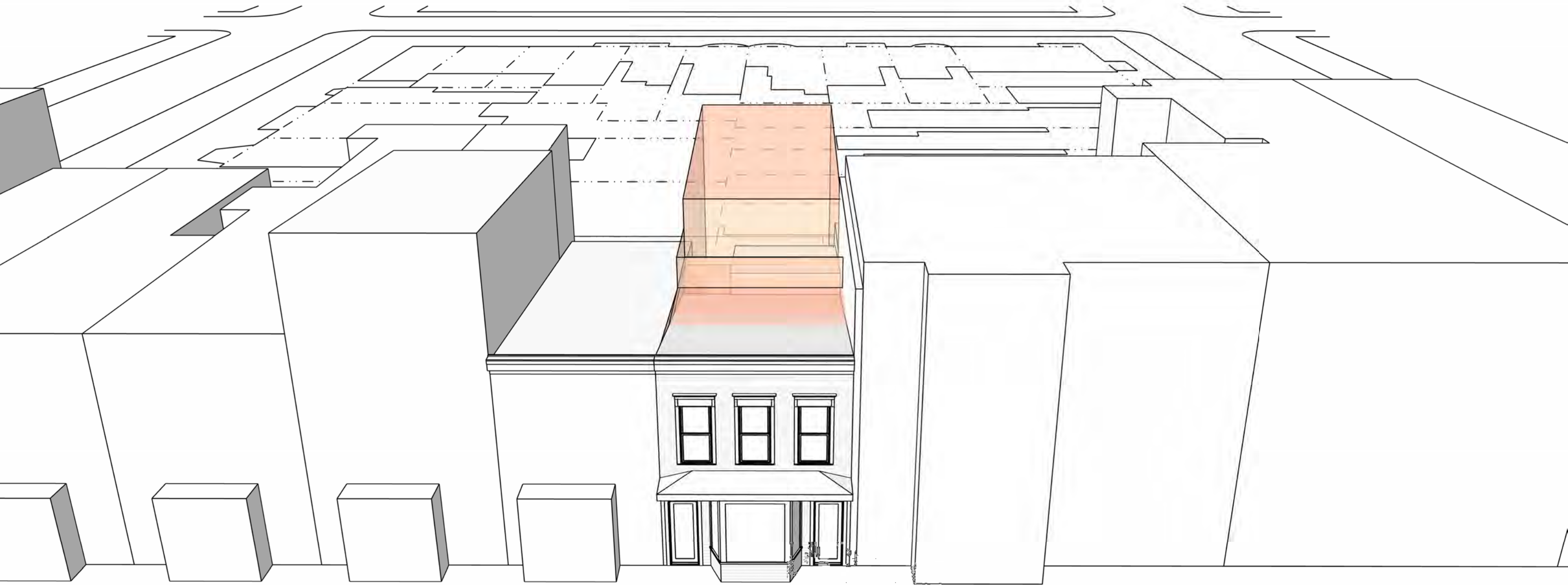
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1/8" = 1'-0"

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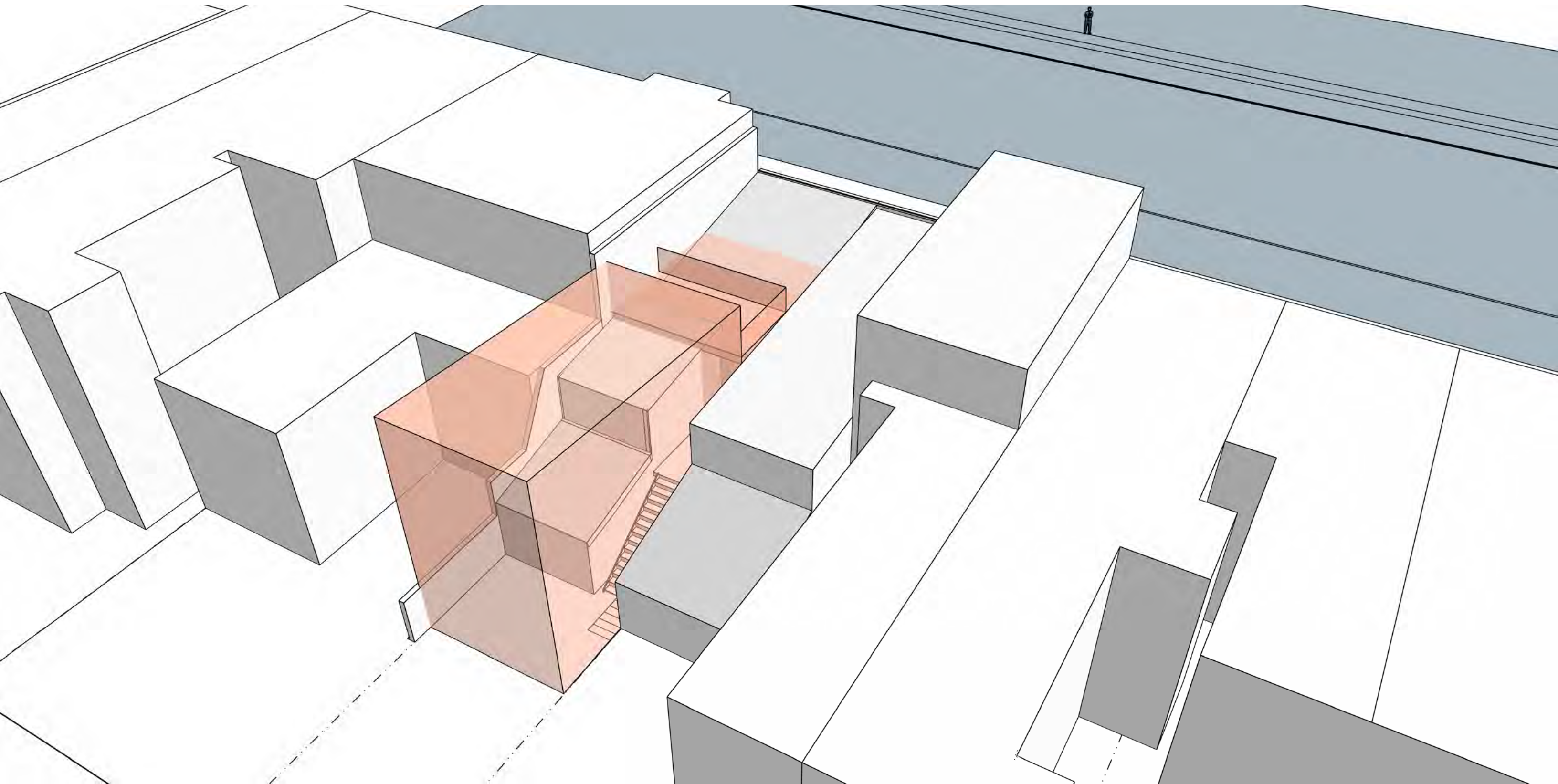


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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT FRONT

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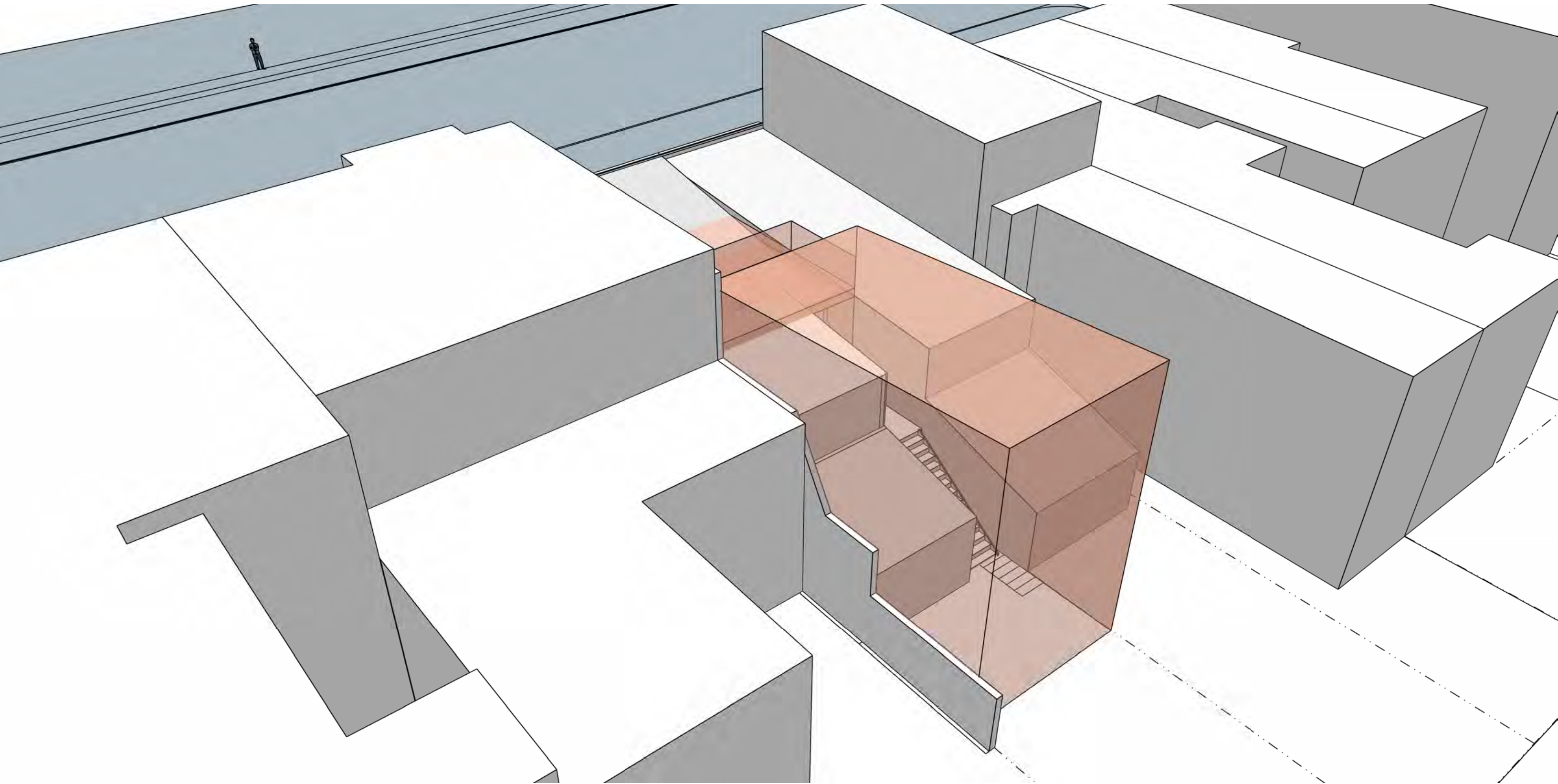
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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT REAR

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PROPOSED ADDITION + MASSING
BIRDSEYE VIEW AT REAR

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PROPOSED ADDITION + MASSING

VIEWED FROM SIDEWALK ALONG NORTH SIDE OF EAST CAPITOL STREETS LOOKING SW

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