

# 1427 D Street SE - ADDITION

Washington, DC 20003

**OWNERS:**  
ALEXANDRA BLOOM & ARON SZAPIRO  
1427 D STREET SE  
WASHINGTON DC 20002

**ARCHITECT:**  
JENNIFER FOWLER ARCHITECTURE PLLC  
1453 PENNSYLVANIA AVENUE SE, 2<sup>ND</sup> FLOOR  
WASHINGTON, DC 20003  
(202)525-6433

**PROPERTY INFORMATION:**  
LOT: 0104  
SQUARE: 1062  
LOT AREA: 1970 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY ROW DWELLING, SINGLE FAMILY ROW DWELLING  
PROPOSED: TWO STORY ROW DWELLING WITH ONE STORY ACCESSORY STRUCTURE, SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**  
REAR ADDITION AT SECOND FLOOR LEVEL; ONE STORY ACCESSORY STRUCTURE ADDITION

**ZONING INFORMATION:**  
RELIEF NEEDED: Subtitle E §210.1; Subtitle E §207.5

	Existing	Proposed	Allowable
Lot Coverage	994.4 SF	1,379.9 SF	1,182 SF
(Percentage)	50.5 %	70.0 %	60.0%
Rear Yard	52.5'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	24.0'	NO CHANGE	35.0'
Stories	2	NO CHANGE	3+CELLAR
Square Footage			
First Floor	828.2 SF	NO CHANGE	N/A
Second Floor	637.3 SF	776.2 SF	N/A
Total	1,465.5 SF	1,604.4 SF	N/A
Accessory Structure	N/A	333.1 SF	

- DRAWING INDEX:**
- C-1

COVER SHEET
- C-2

PHOTOGRAPHS
- C-3

SITE PLAN
- C-4

BLOCK PLAN
- D-1

DEMOLITION PLANS
- A-1

FLOOR PLANS
- A-2

FLOOR PLANS
- A-3

EXTERIOR ELEVATIONS
- A-4

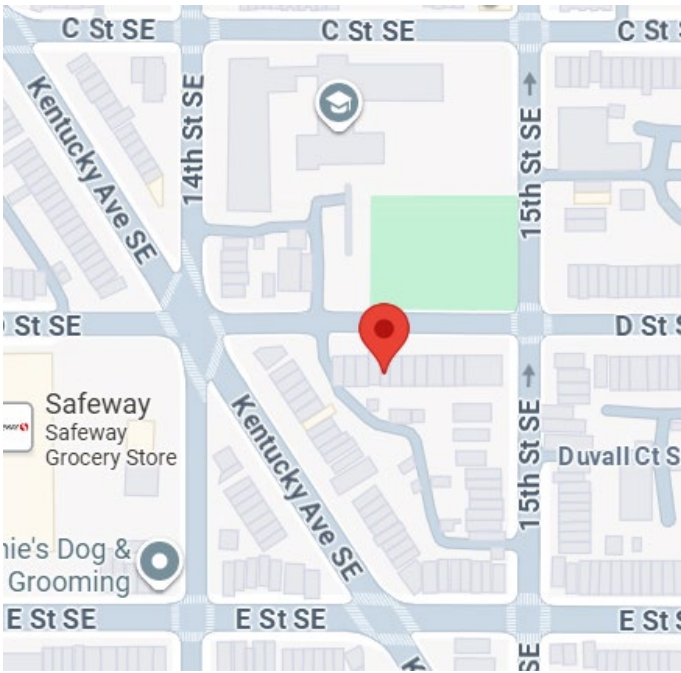
EXTERIOR ELEVATIONS

BZA Concept Plans

October 22, 2025



SITE MAP



SITE MAP



FRONT FACADE



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21418  
EXHIBIT NO. 7

REAR FACADE





EXISTING REAR FAÇADE, FROM ALLEY



EXISTING REAR FAÇADE, LOOKING EAST



EXISTING GARAGE @ 1425 D STREET SE



EXISTING GARAGE @ 1425 D STREET SE



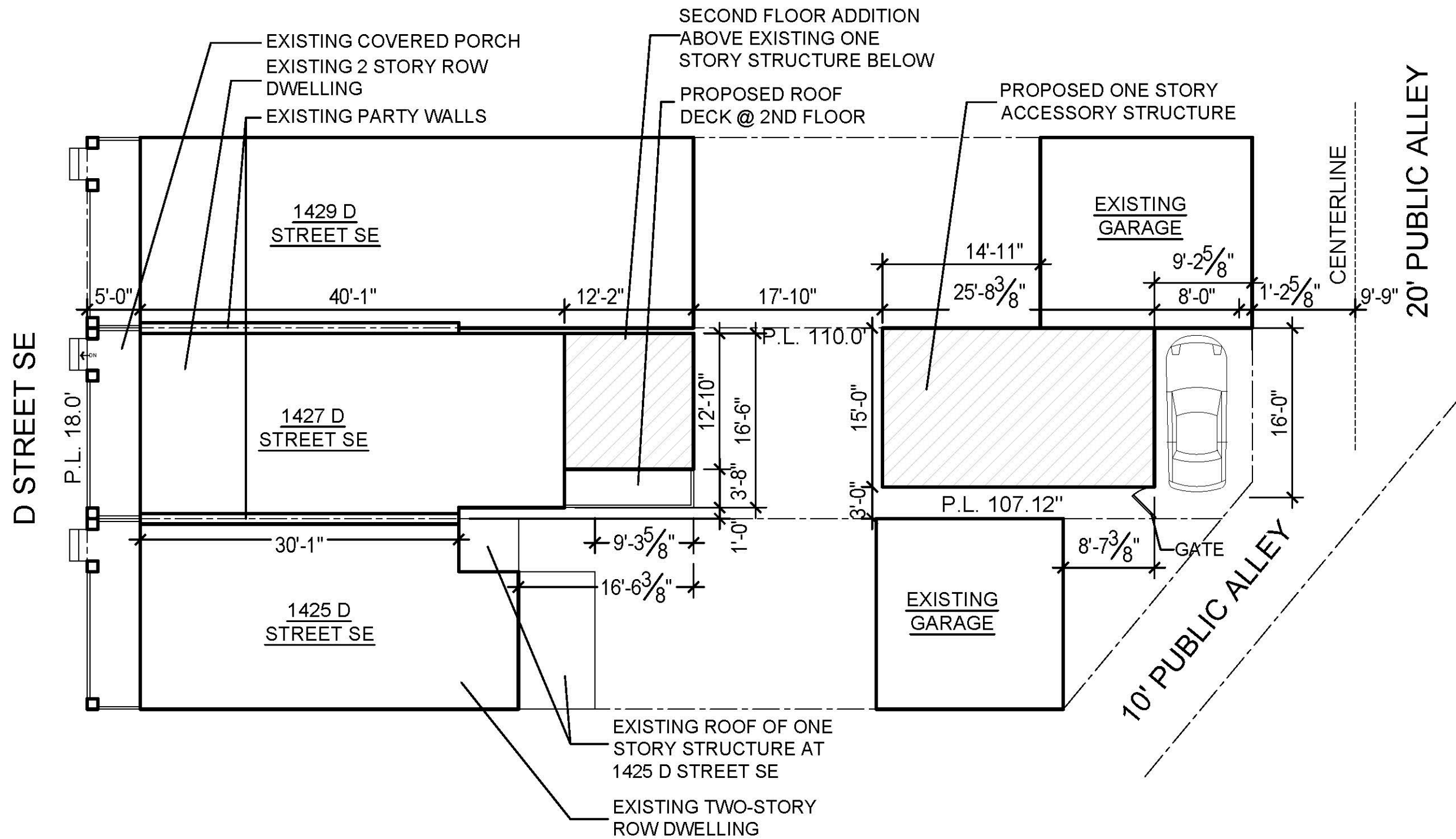
REAR YARD, LOOKING TOWARDS  
EXISTING GARAGE @ 1429 D STREET SE



EXISTING GARAGE @ 1429 D STREET SE  
(VIEW FROM ALLEY)

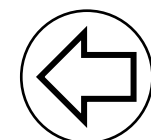
# 1427 D Street SE- PHOTOGRAPHS





# 1427 D Street SE- SITE PLAN

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



C-3

D STREET SE



1427 D Street SE- BLOCK PLAN

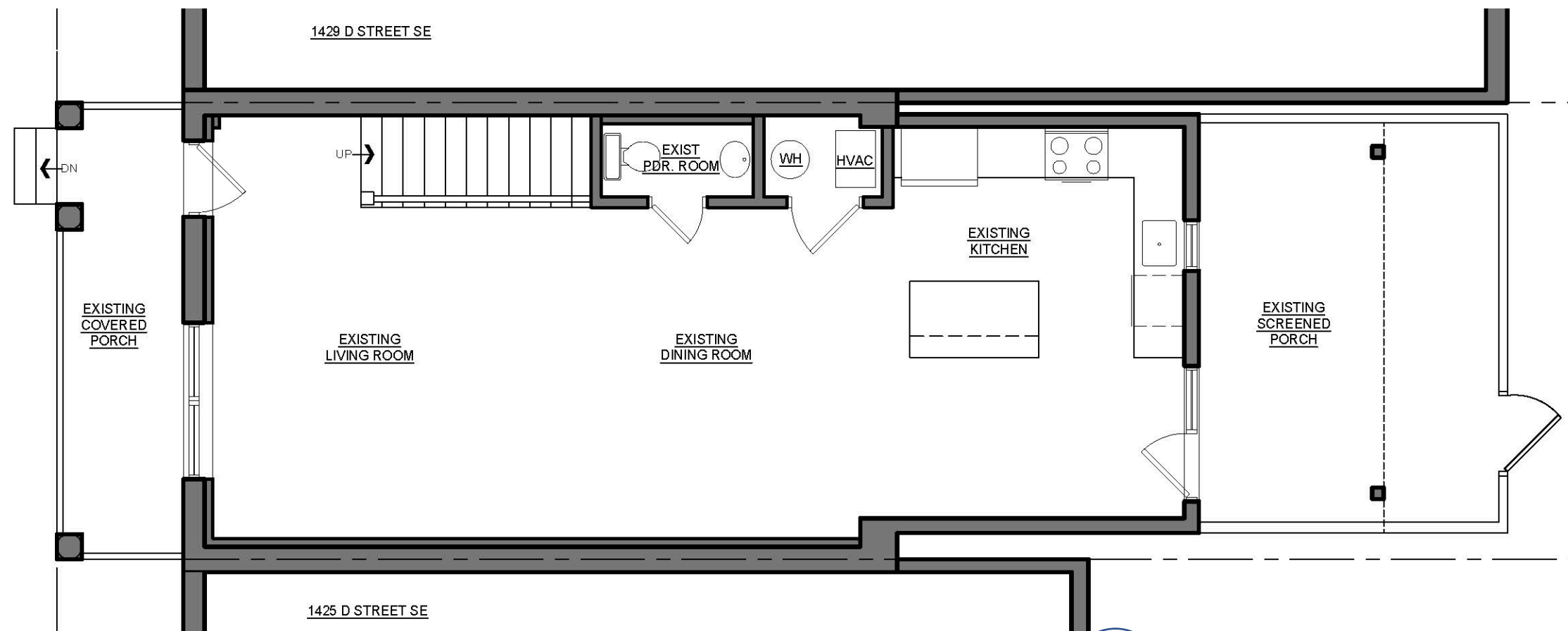
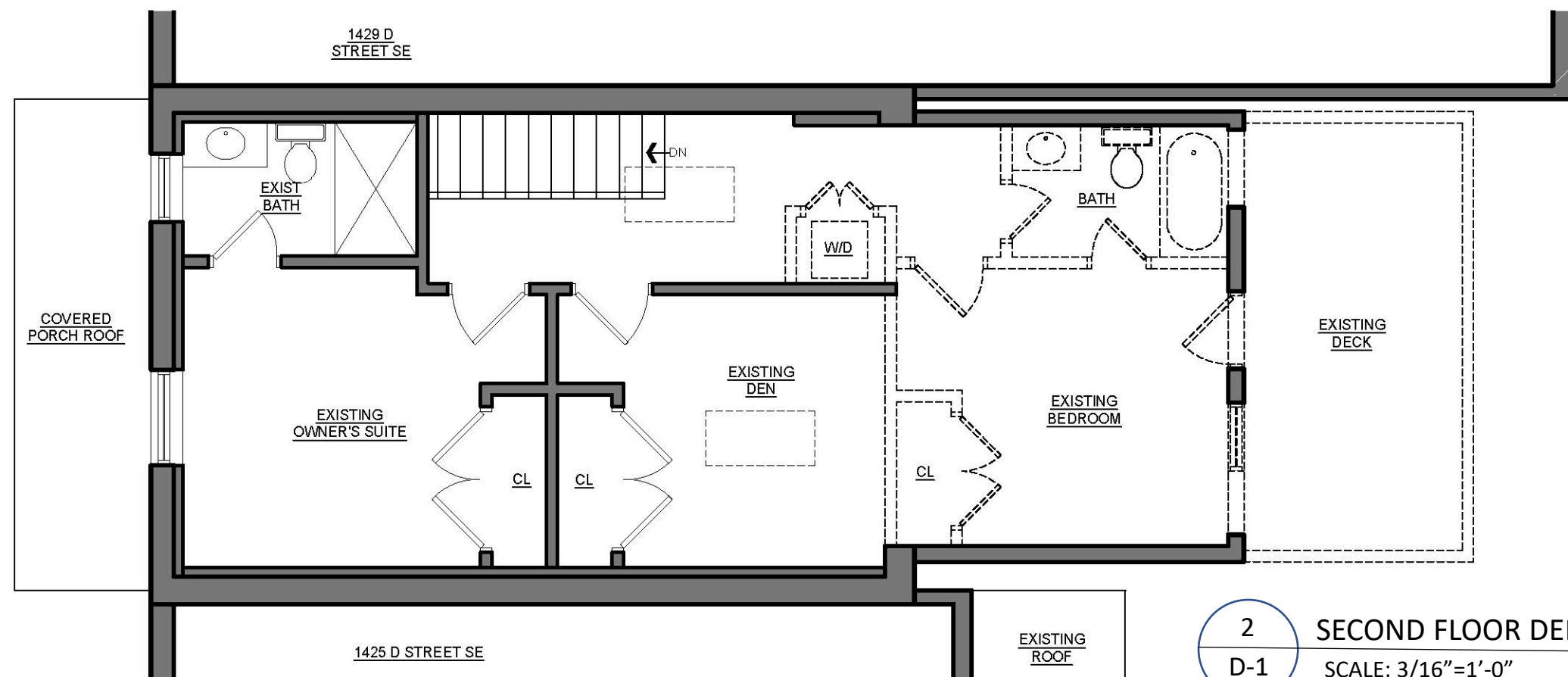
1  
C-4

BLOCK PLAN

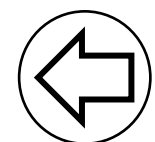
SCALE: 3/32"=1'-0"

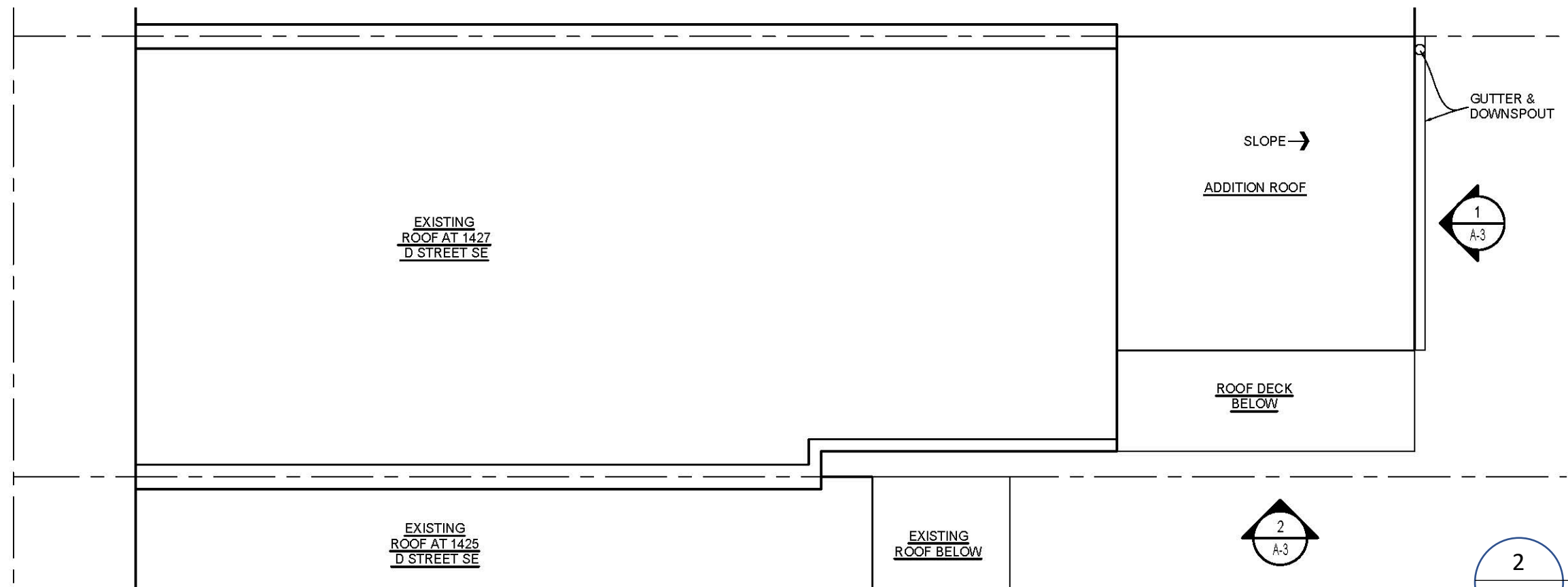


C-4

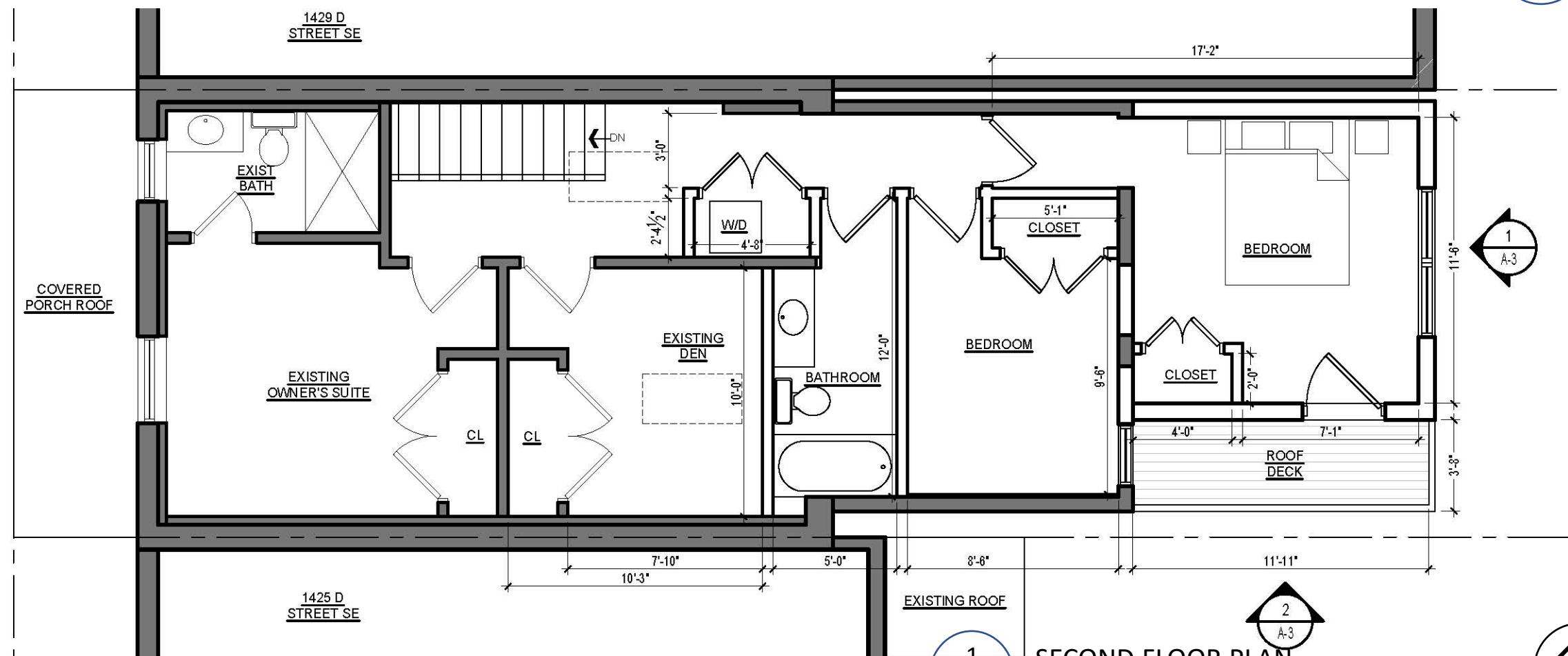


# 1427 D Street SE-DEMOLITION PLANS

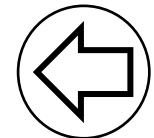




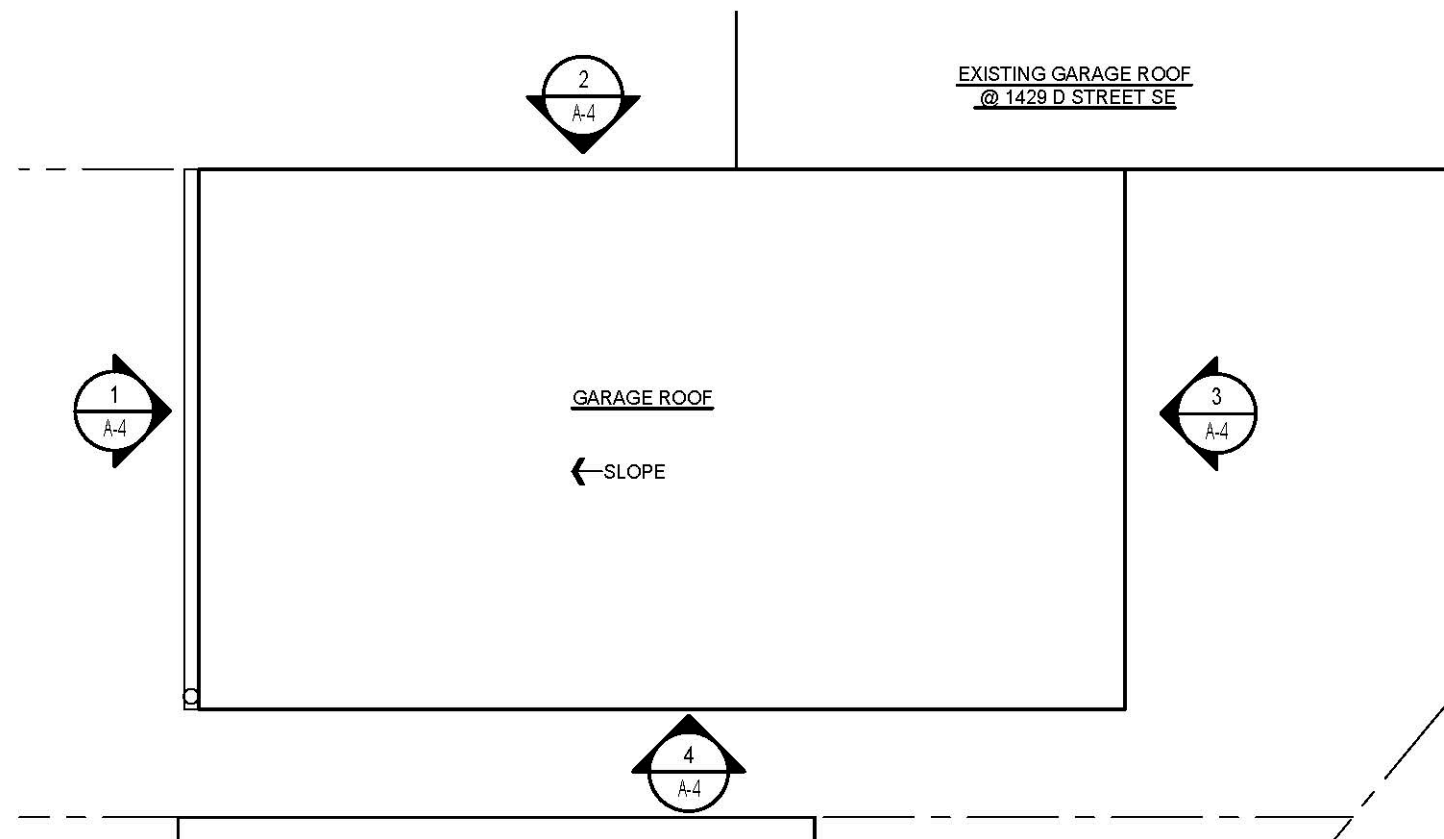
2 ROOF PLAN  
SCALE: 3/16"=1'-0"



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



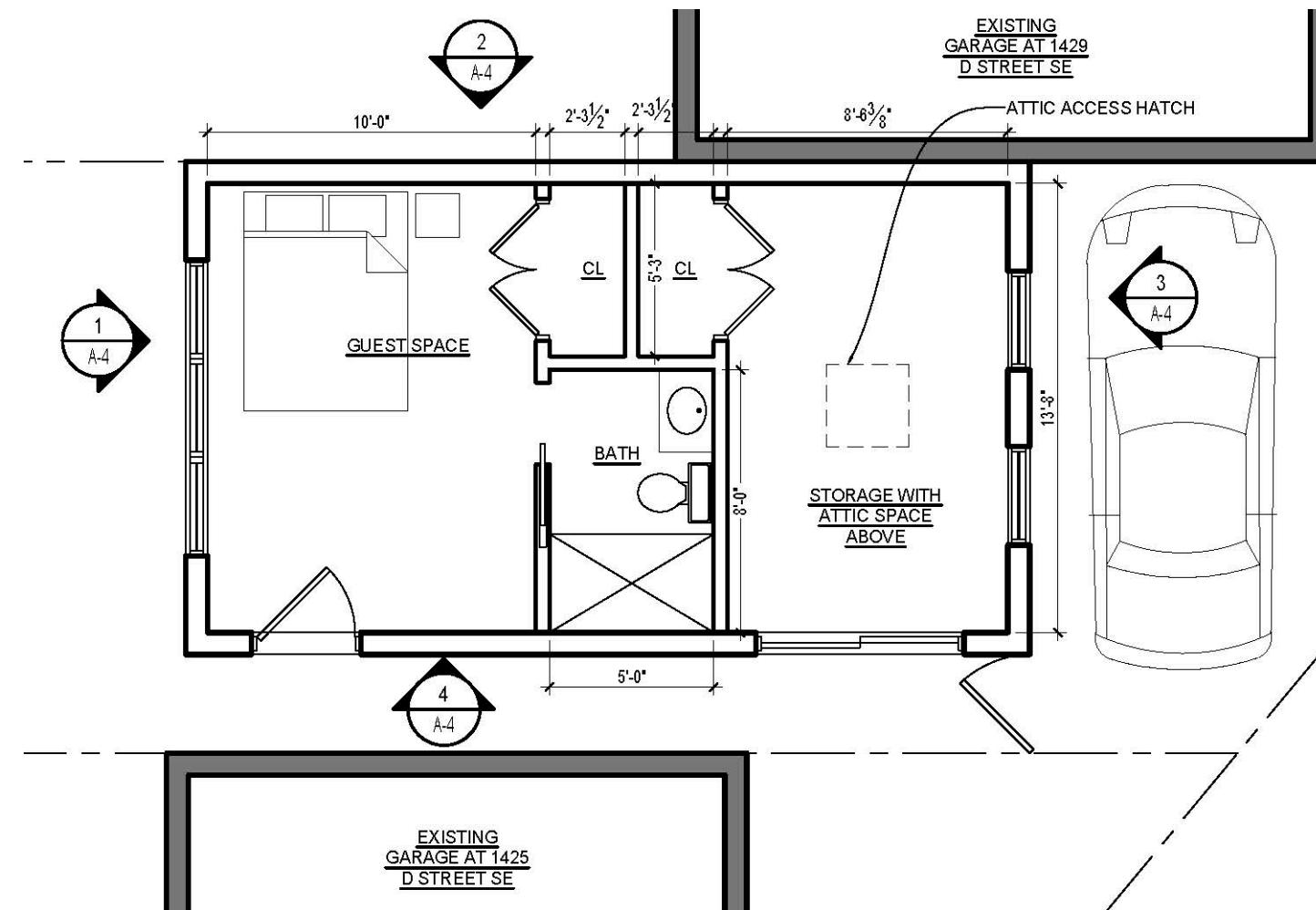




2  
A-2

ACCESSORY STRUCTURE ROOF PLAN

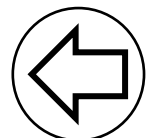
SCALE: 3/16"=1'-0"

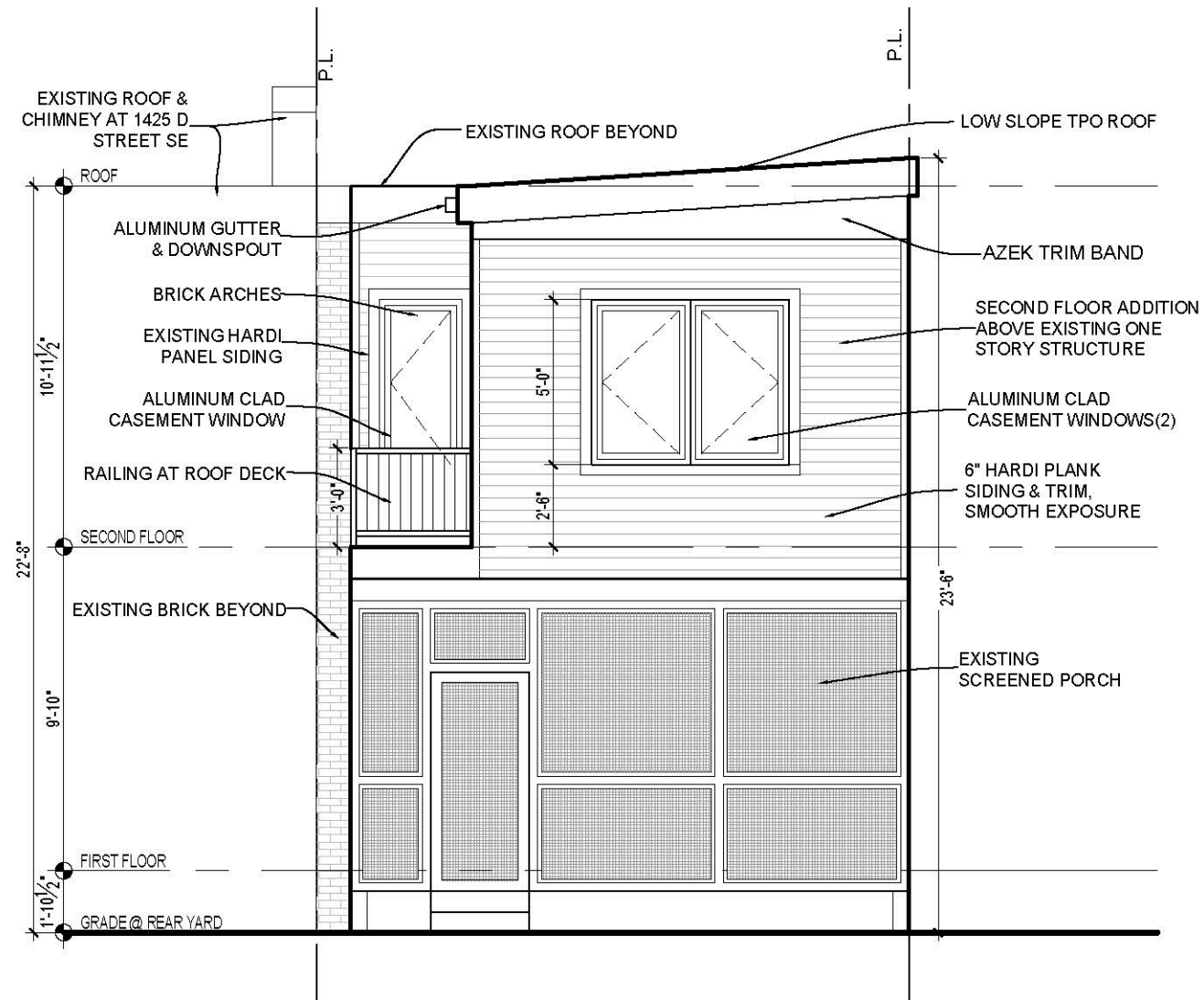


1  
A-2

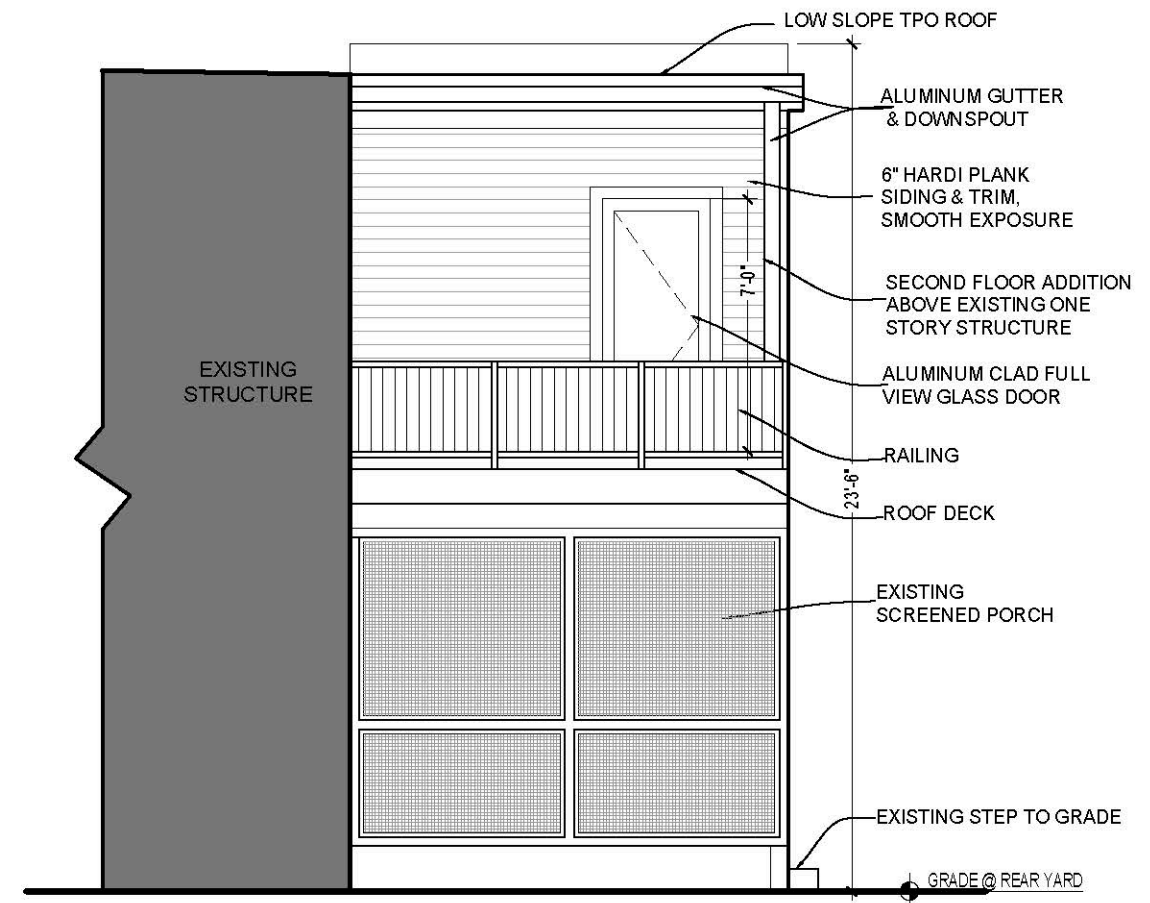
ACCESSORY STRUCTURE PLAN

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



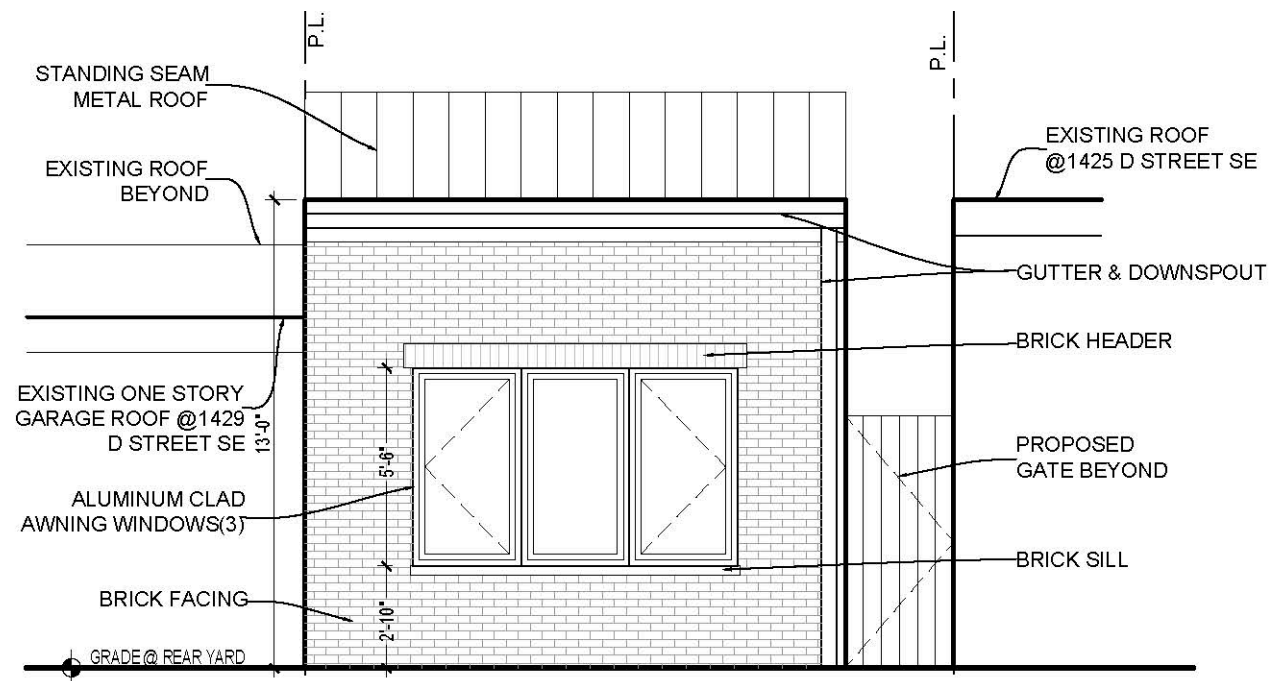


1 REAR ELEVATION  
A-3 SCALE: 3/16"=1'-0"

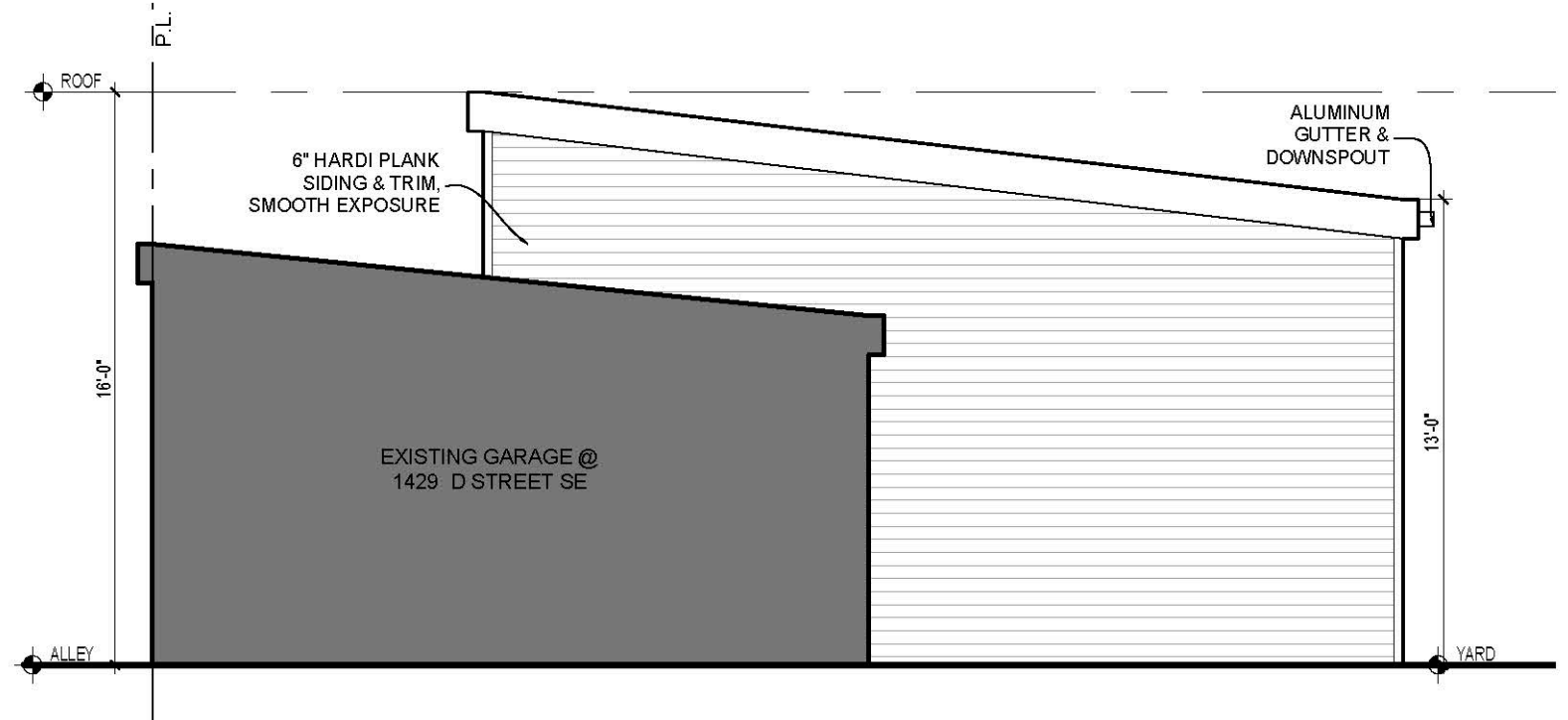


2 WEST ELEVATION  
A-3 SCALE: 3/16"=1'-0"

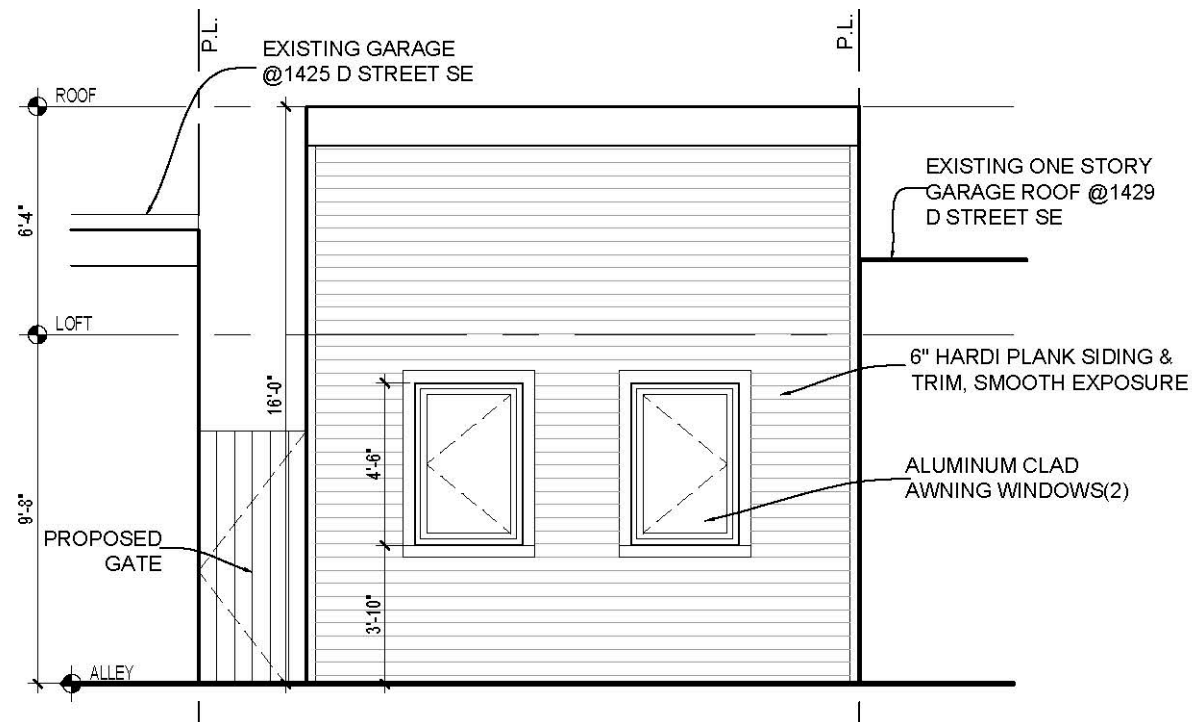




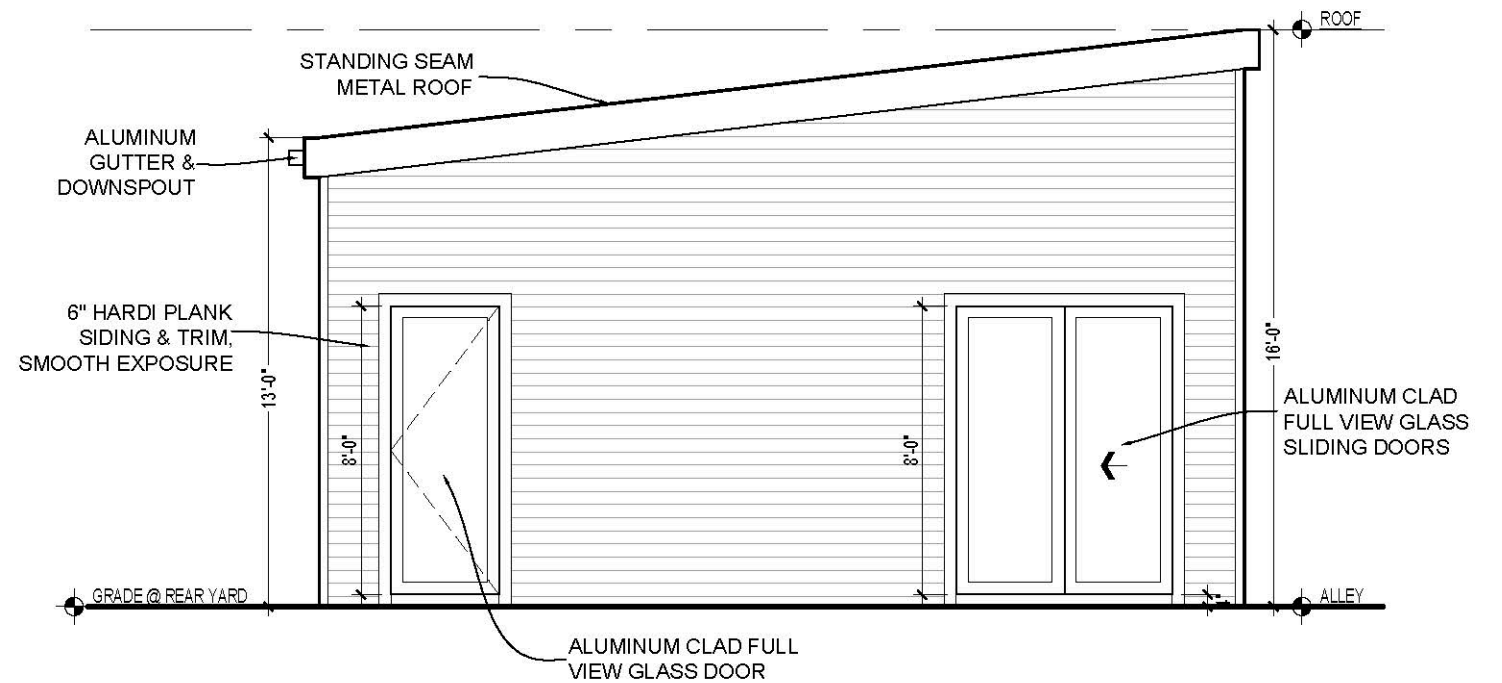
1  
A-4 ACCESSORY STRUCTURE-NORTH ELEVATION  
SCALE: 3/16"=1'-0"



2  
A-4 ACCESSORY STRUCTURE-EAST ELEVATION  
SCALE: 3/16"=1'-0"



3  
A-4 ACCESSORY STRUCTURE-SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



4  
A-4 ACCESSORY STRUCTURE-WEST ELEVATION  
SCALE: 3/16"=1'-0"