

1621 5th Street NW – RENOVATION & ADDITION

Washington, DC 20001

BZA Concept Plans November 10, 2025

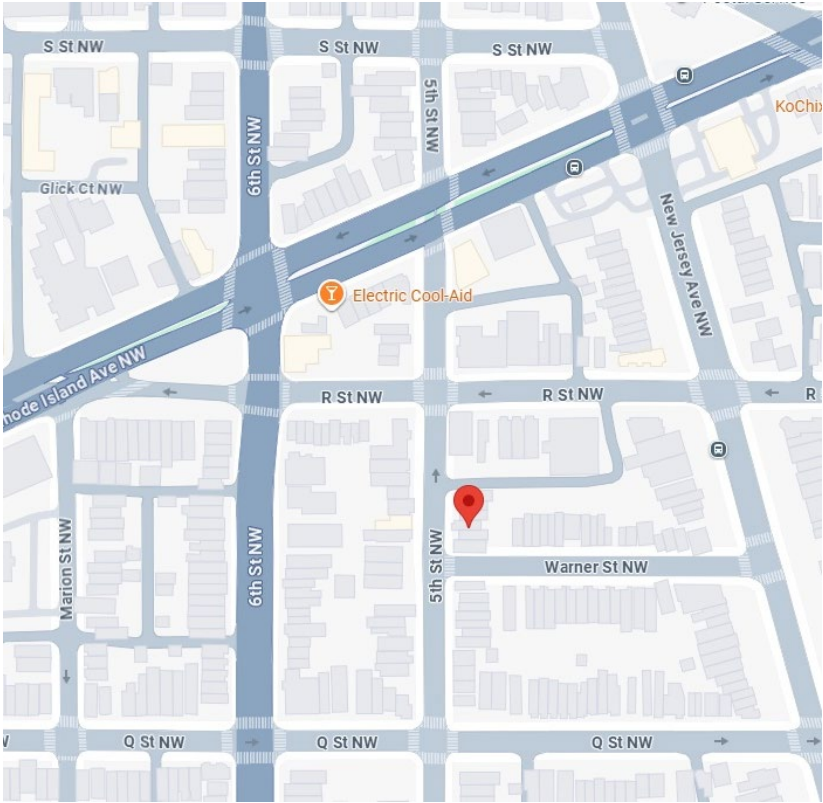
OWNER:
DANIELLE MORELLO & HANNAH KOENIG
1621 5TH STREET NW
WASHINGTON, DC 20001

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

PROPERTY INFORMATION:
LOT: 0120
SQUARE: 0509
LOT AREA: 1050 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: 2 STORY ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
TWO-STORY REAR ADDITON & INTERIOR RENOVATIONS

ZONING INFORMATION:
RELIEF NEEDED: SUBTITLE E § 210.1



SITE MAP



FRONT FACADE

	Existing	Proposed	Allowable
Lot Coverage	776.9 SF	735.0 SF	630 SF
(Percentage)	74%	70%	60%
Rear Yard	29.08'	21.0'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.0'	NO CHANGE	35.0'
Stories	2	NO CHANGE	3+CELLAR
Parking	NONE	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	663 SF	784 SF	N/A
Second Floor	663 SF	784 SF	N/A
Third Floor	N/A	N/A	N/A
Total	1326 SF	1568 SF	N/A

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 BLOCK PLAN
- C-4 SITE PLAN
- D-1 FIRST & SECOND FLOOR DEMOLITION PLAN
- A-1 FIRST & SECOND FLOOR PLAN
- A-2 ROOF PLAN
- A-3 EXTERIOR ELEVATIONS



REAR FACADE



5TH STREET LOOKING NORTH



REAR VIEW LOOKING NORTH



REAR YARD/ALLEY



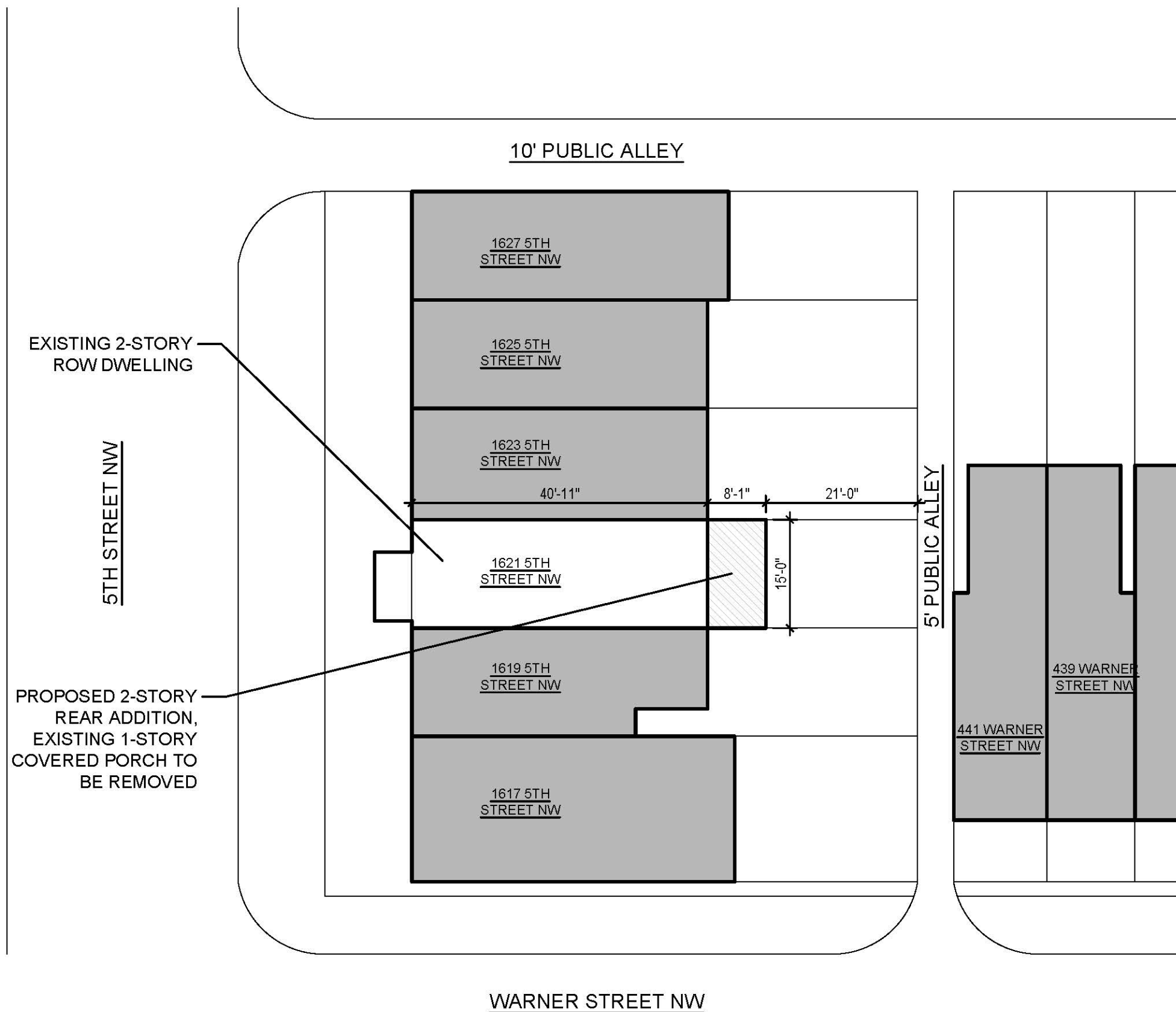
5TH STREET LOOKING SOUTH



REAR VIEW LOOKING SOUTH

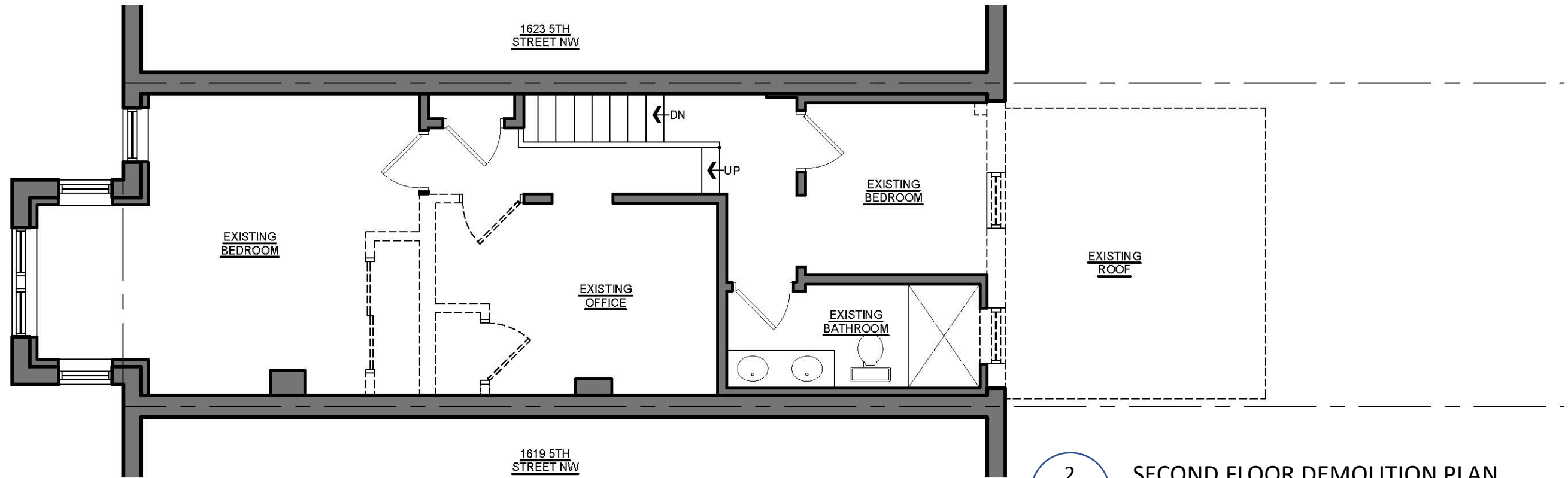


REAR YARD/ALLEY

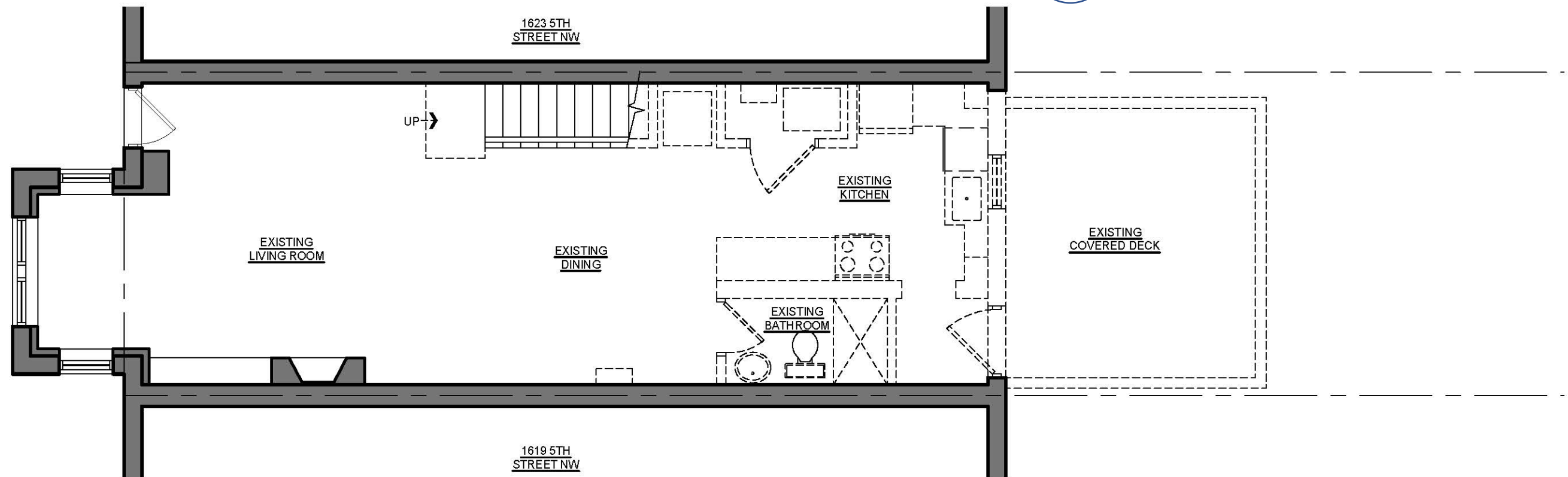


1621 5TH STREET NW – SITE PLAN

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

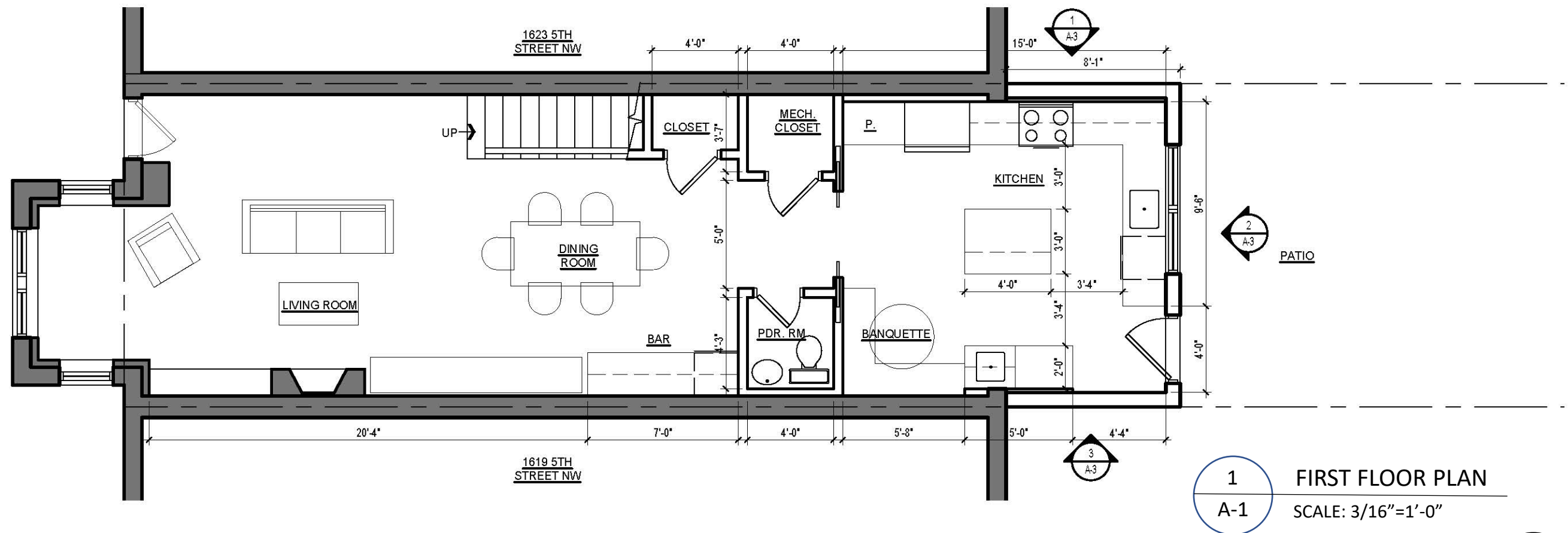
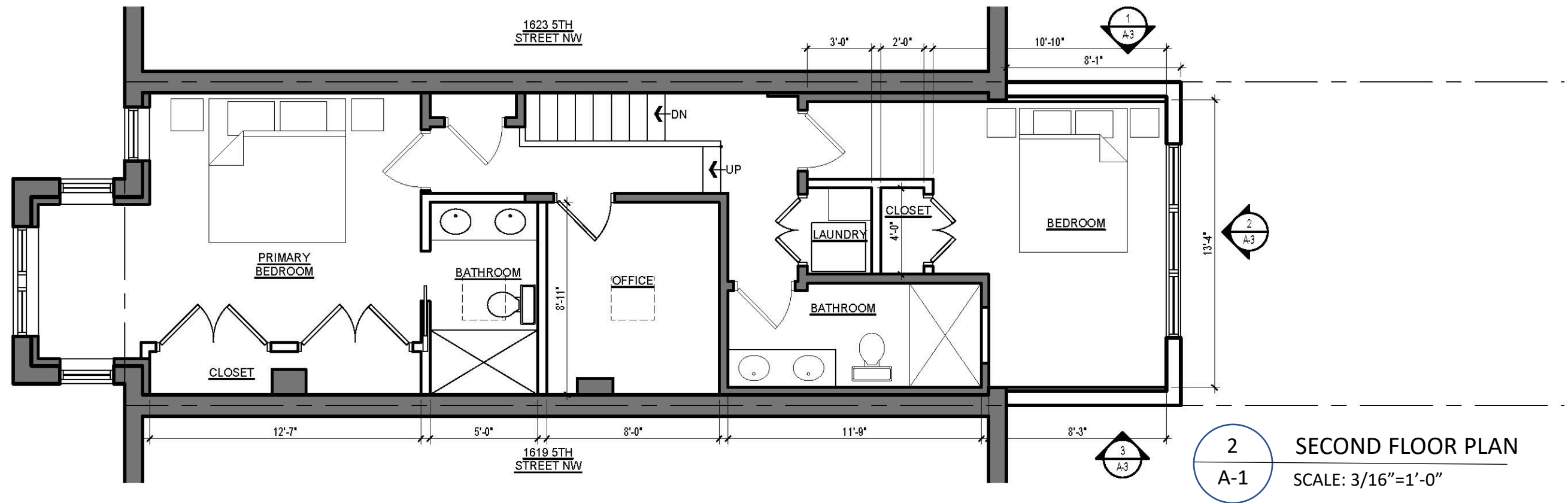


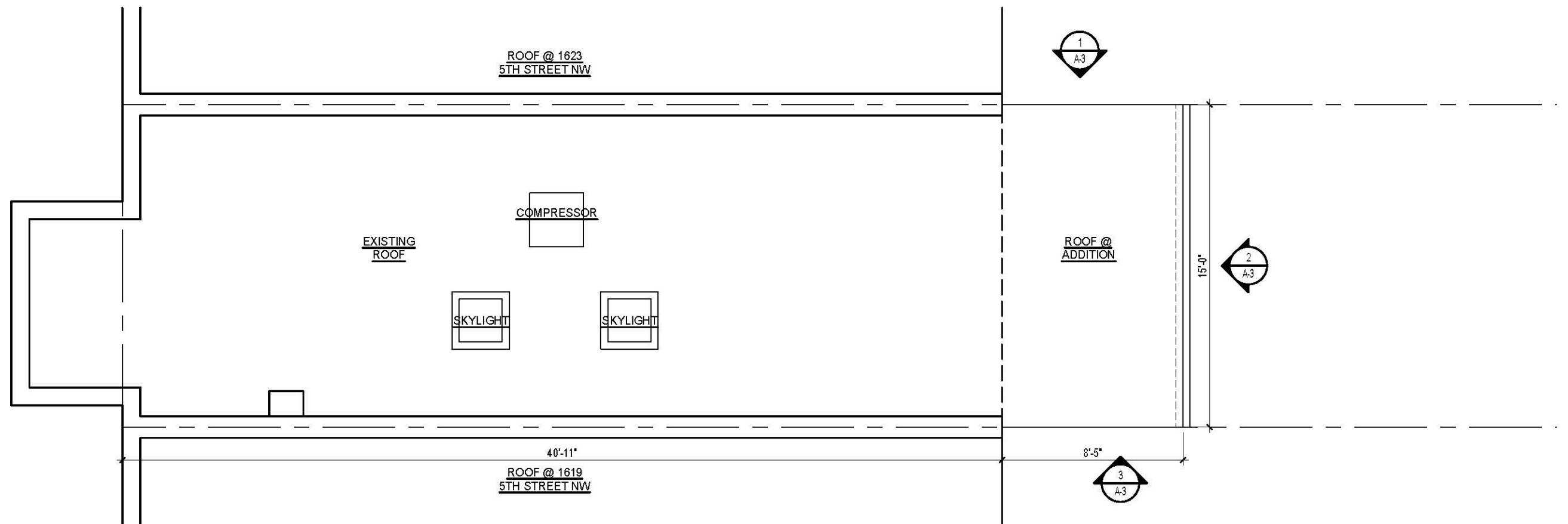
2 SECOND FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



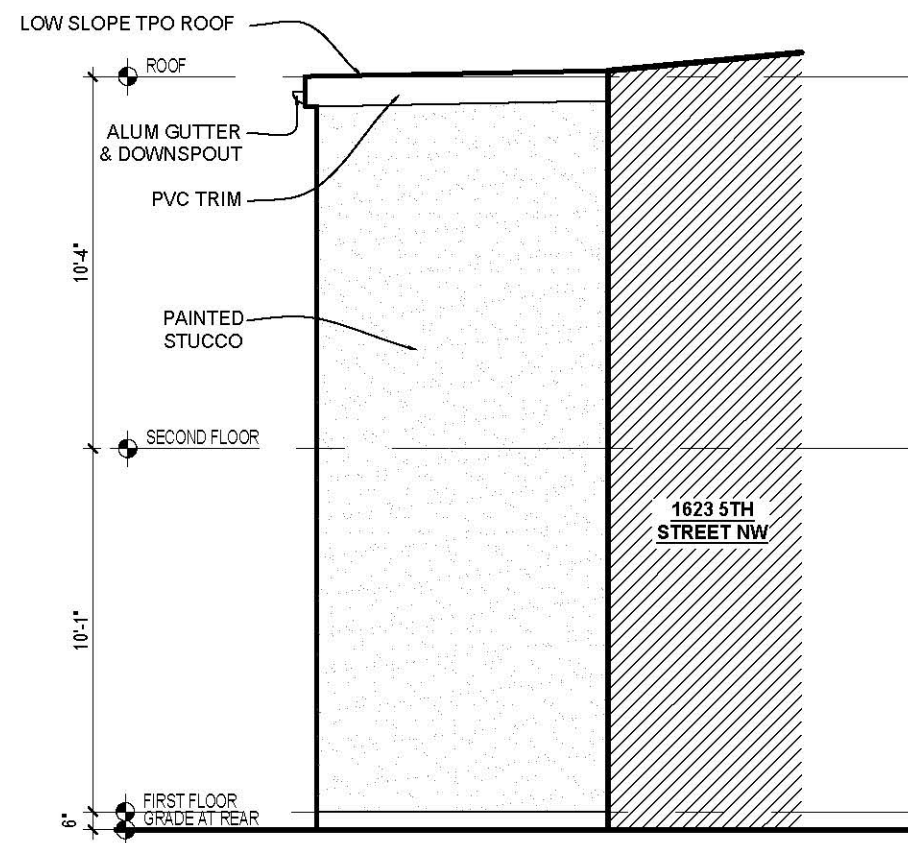
1 FIRST DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

1621 5TH STREET NW – DEMOLITION PLANS

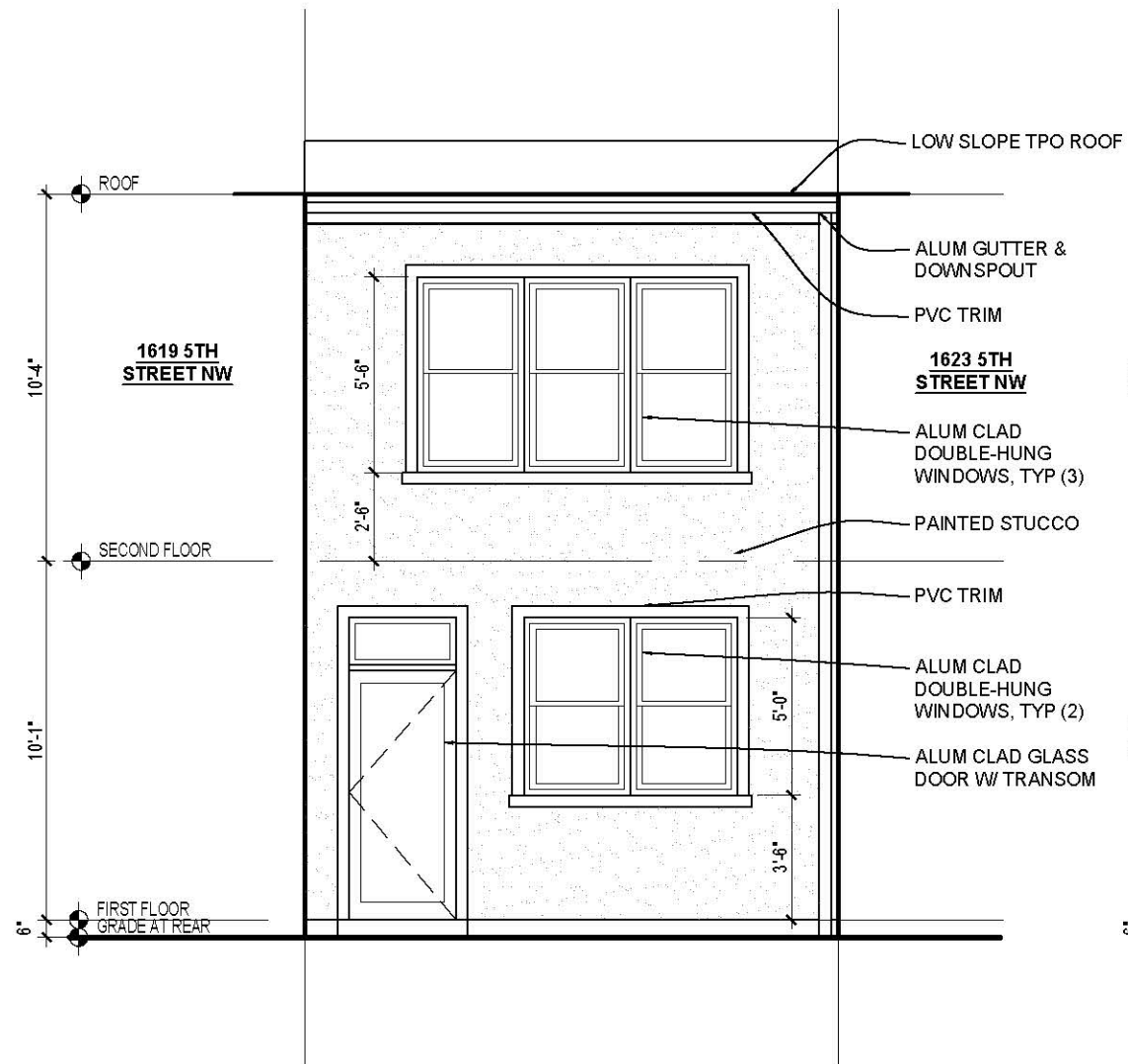




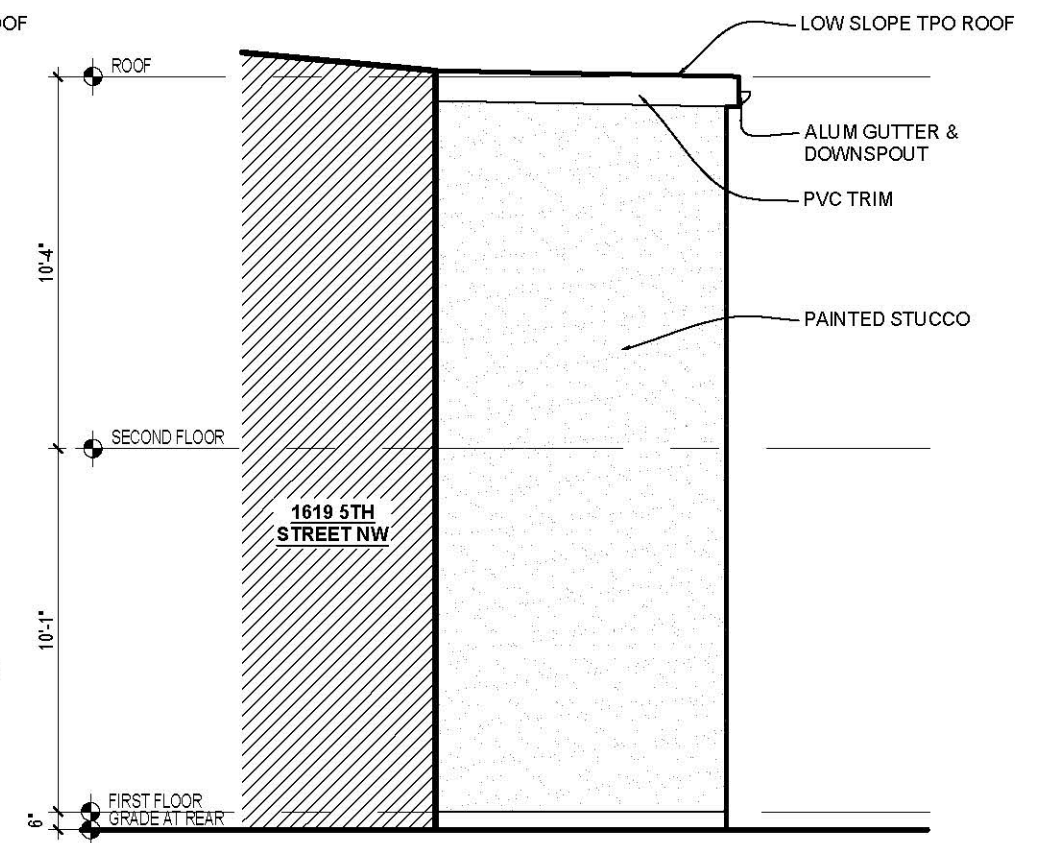
1 ROOF PLAN
A-2 SCALE: 3/16"=1'-0"



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



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



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