

912 5th STREET NE – RENOVATION & ADDITION

Washington, DC 20002

BZA Concept Plans February 2, 2026

OWNER:

ANDREW COOPER
912 5TH STREET NE
WASHINGTON, DC 20002

ARCHITECT:

JENNIFER FOWLER ARCHITECTURE
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WASHINGTON, DC 20003
(202)525-6433

PROPERTY INFORMATION:

LOT: 0042
SQUARE: 0807
LOT AREA: 1620 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: 2 STORY + CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: 3-STORY + CELLAR ROW DWELLING, TWO-FAMILY FLAT

PROJECT DESCRIPTION:

THREE-STORY + CELLAR REAR ADDITIOIN, THIRD FLOOR ADDITION OVER EXISTING HOUSE, & INTERIOR RENOVATIONS

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE C § 1501.1(c), SUBTITLE E § 205.4 & 210.1, SUBTITLE U § 301.1(b) & 301.1(e)



SITE MAP



FRONT FACADE

DRAWING INDEX:

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- C-2 PHOTOGRAPHS
- C-3 BLOCK PLAN
- C-4 SITE PLAN
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- A-1 CELLAR & FIRST FLOOR PLAN
- A-2 SECOND & THIRD FLOOR PLAN
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- A-5 EXTERIOR ELEVATIONS
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	Existing	Proposed	Allowable
Lot Coverage	1133 SF	NO CHANGE	972 SF
(Percentage)	70%	NO CHANGE	60%
Rear Yard	4.5'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	30.0'	35.0'	35.0'
Stories	2 + C	3 + C	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	480 SF	605 SF	N/A
First Floor	604 SF	605 SF	N/A
Second Floor	485 SF	605 SF	N/A
Third Floor	N/A	537 SF	N/A
Total	1569 SF	2352 SF	N/A



REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 21478
EXHIBIT NO. 6



5TH STREET LOOKING SOUTH



VIEW ACROSS 5TH STREET NE



5TH STREET LOOKING NORTH



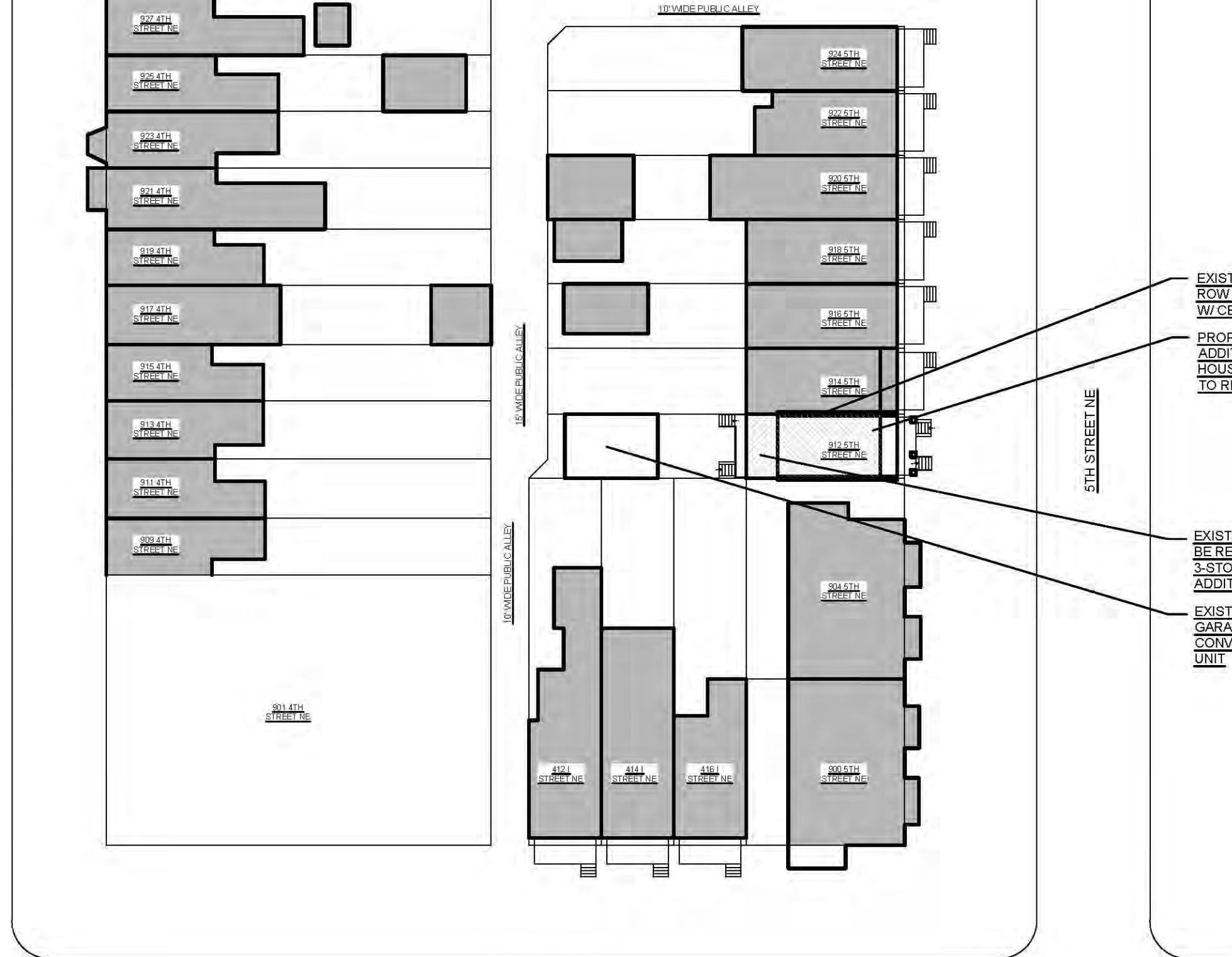
ALLEY/GARAGE LOOKING SOUTH



EXISTING GARAGE



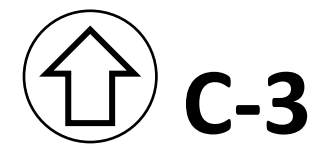
ALLEY LOOKING NORTH

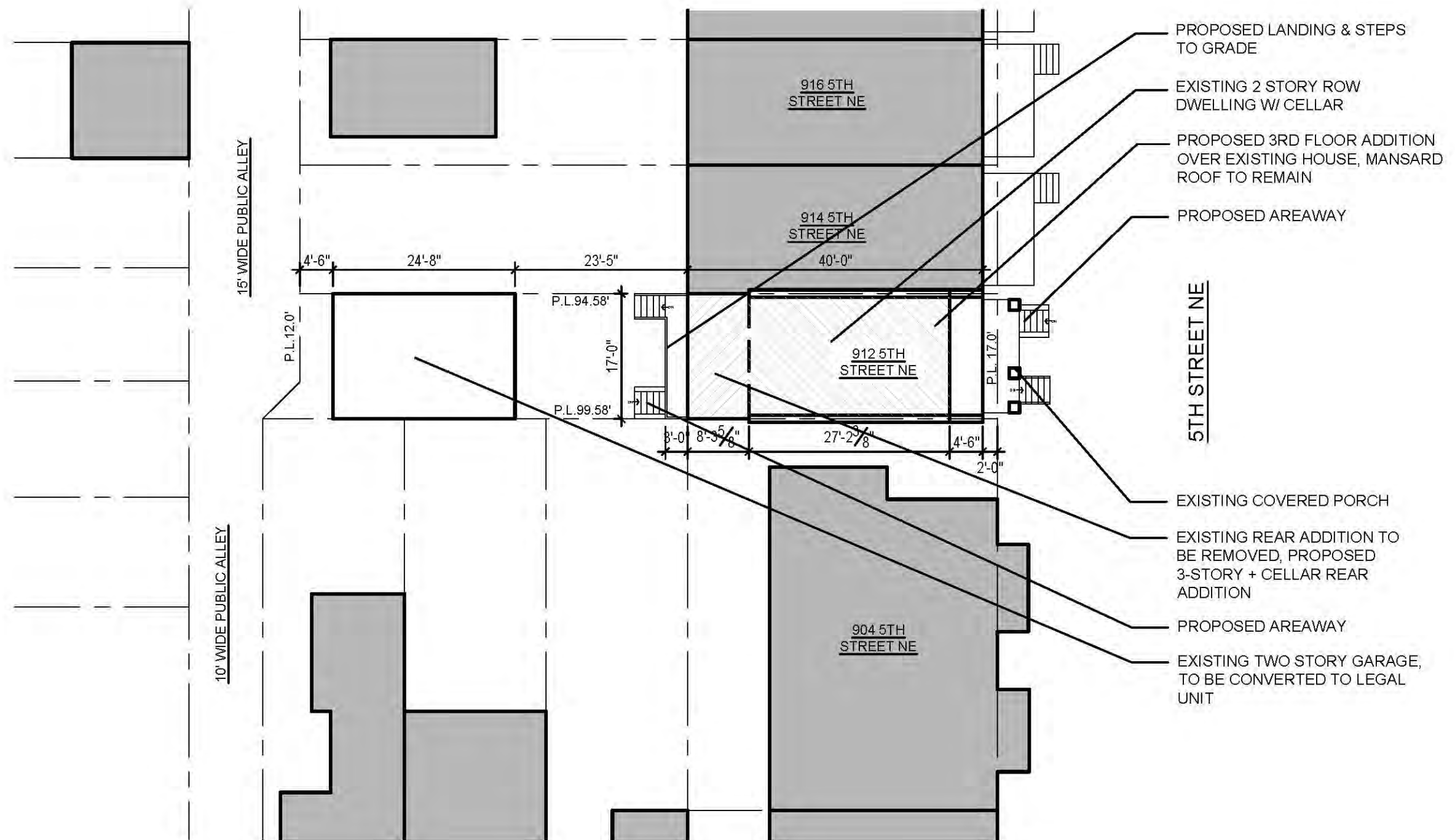


- EXISTING 2 STORY ROW DWELLING W/ CELLAR
- PROPOSED 3RD FLOOR ADDITION OVER EXISTING HOUSE, MANSARD ROOF TO REMAIN
- EXISTING REAR ADDITION TO BE REMOVED, PROPOSED 3-STORY + CELLAR REAR ADDITION
- EXISTING TWO STORY GARAGE, TO BE CONVERTED TO LEGAL UNIT

912 5TH STREET NE – BLOCK PLAN

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

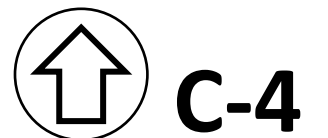


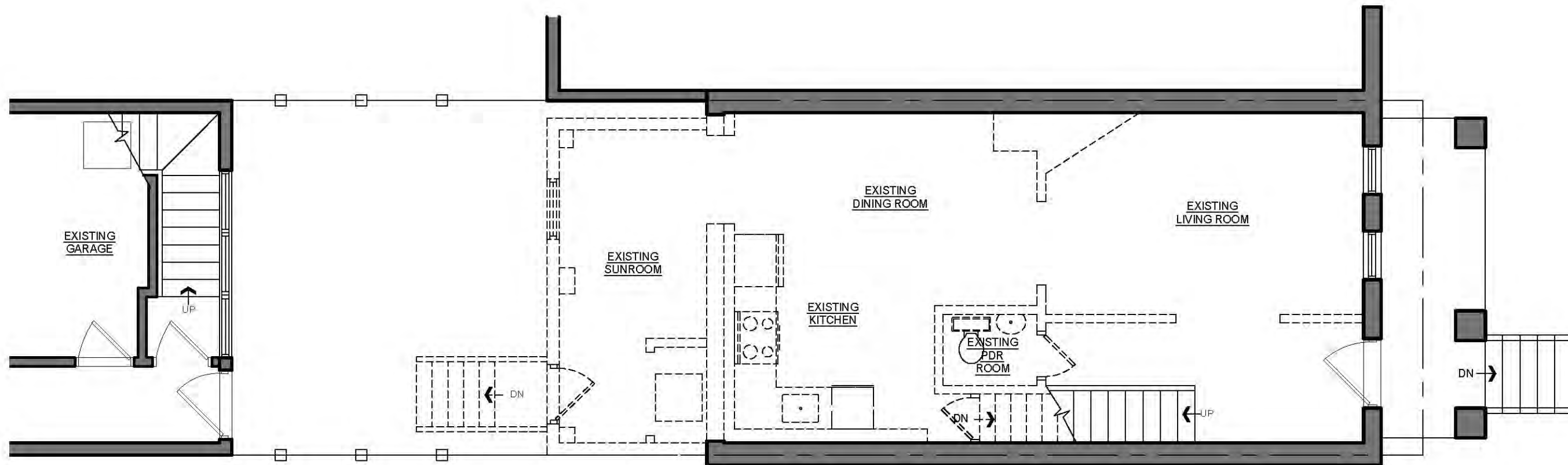


- PROPOSED LANDING & STEPS TO GRADE
- EXISTING 2 STORY ROW DWELLING W/ CELLAR
- PROPOSED 3RD FLOOR ADDITION OVER EXISTING HOUSE, MANSARD ROOF TO REMAIN
- PROPOSED AREAWAY
- EXISTING COVERED PORCH
- EXISTING REAR ADDITION TO BE REMOVED, PROPOSED 3-STORY + CELLAR REAR ADDITION
- PROPOSED AREAWAY
- EXISTING TWO STORY GARAGE, TO BE CONVERTED TO LEGAL UNIT

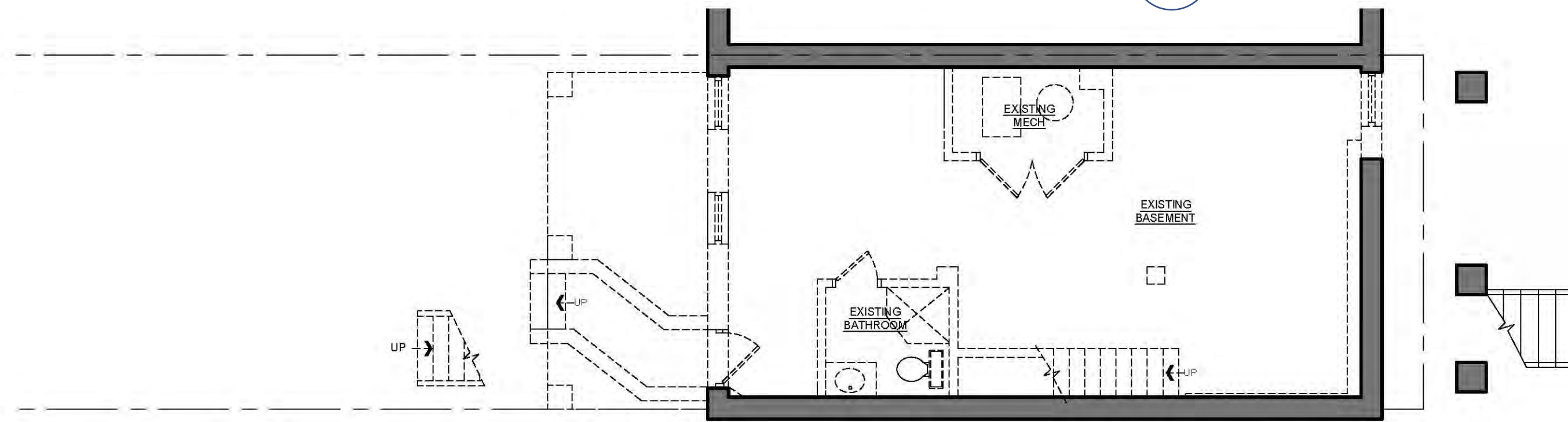
912 5TH STREET NE – SITE PLAN

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

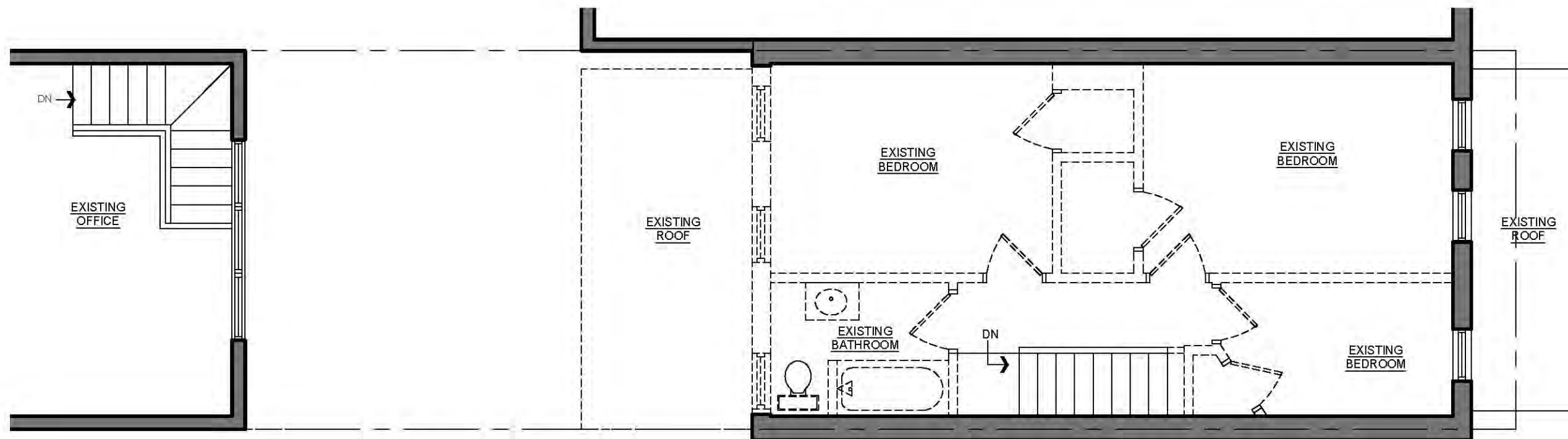




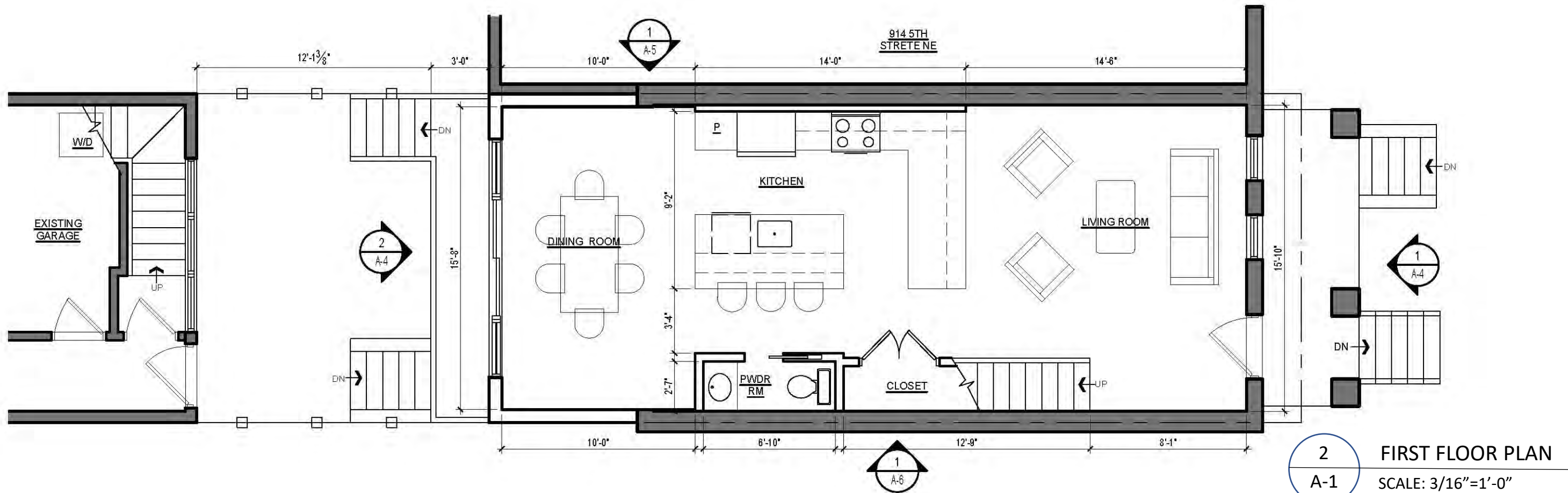
2 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



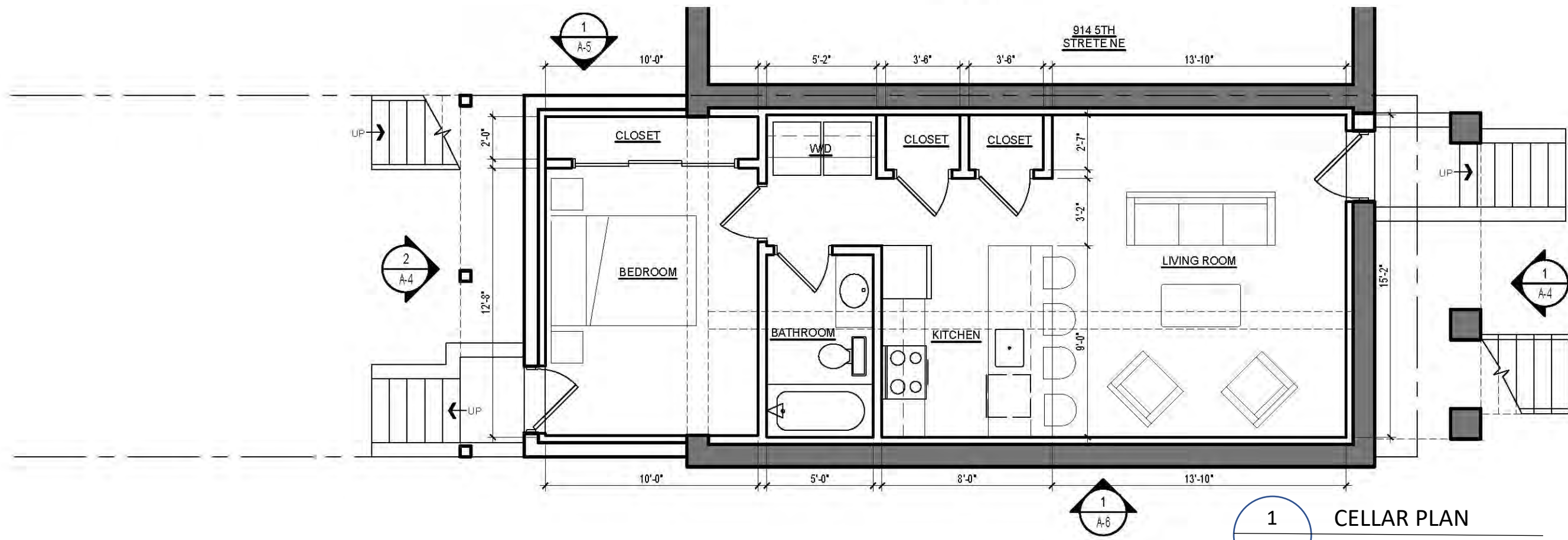
1 CELLAR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



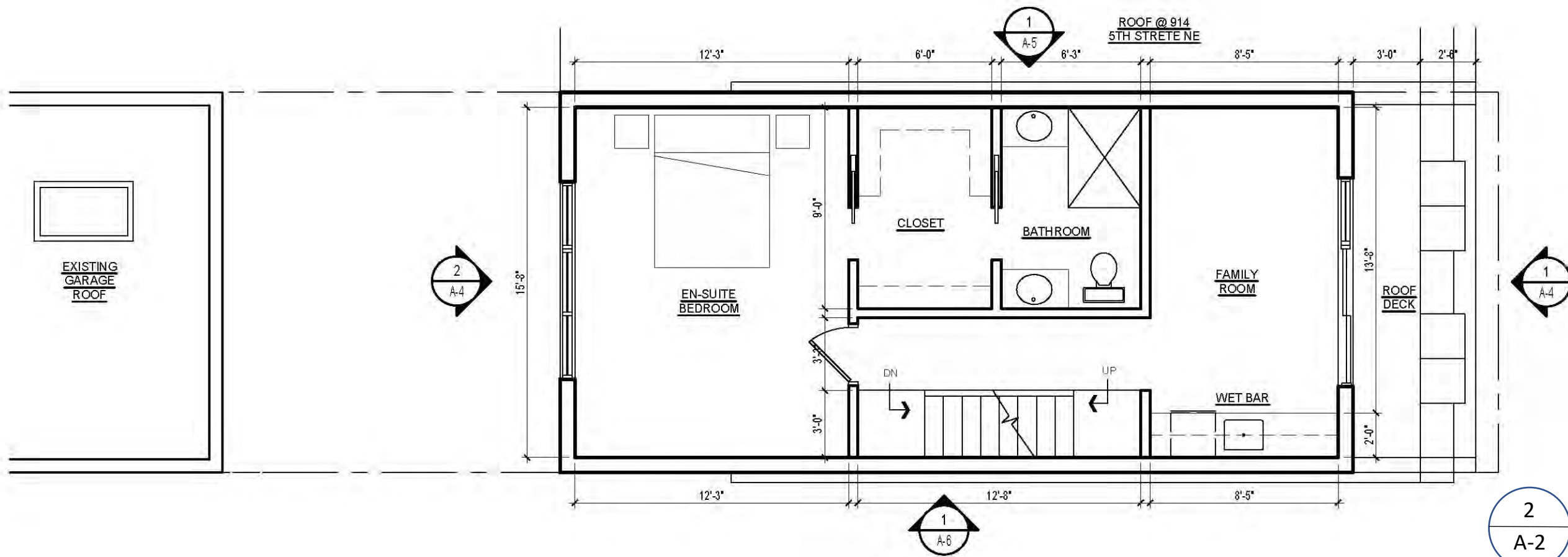
1 SECOND FLOOR DEMOLITION PLAN
 D-2 SCALE: 3/16"=1'-0"



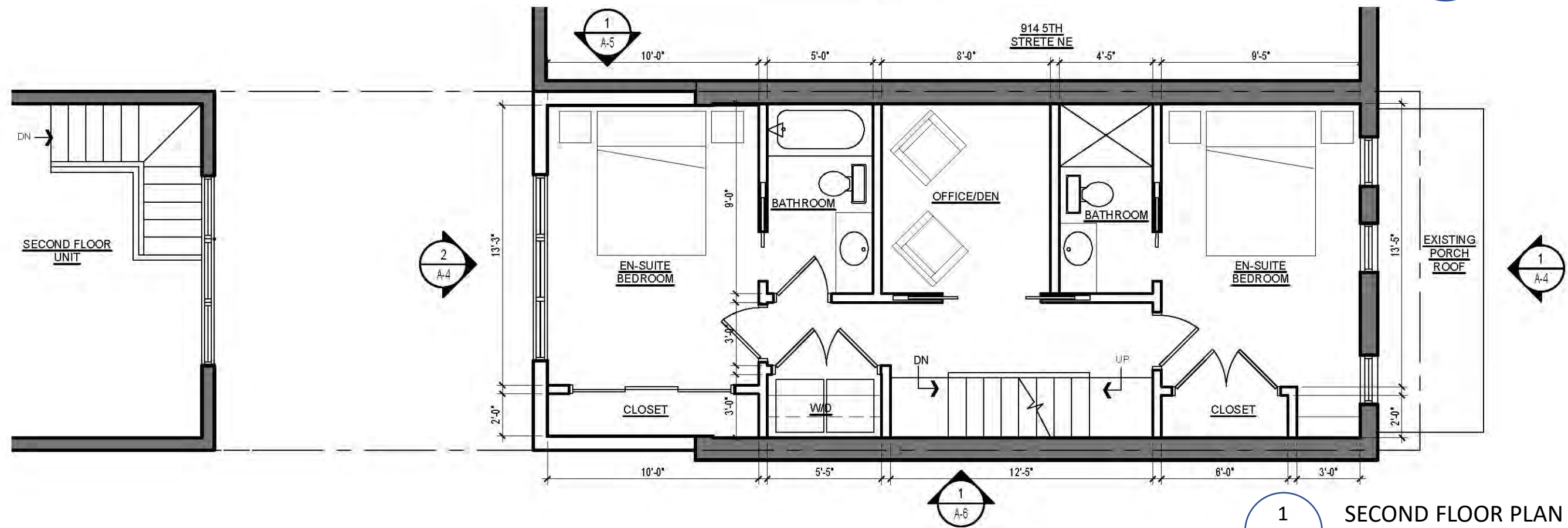
2 FIRST FLOOR PLAN
 A-1 SCALE: 3/16"=1'-0"



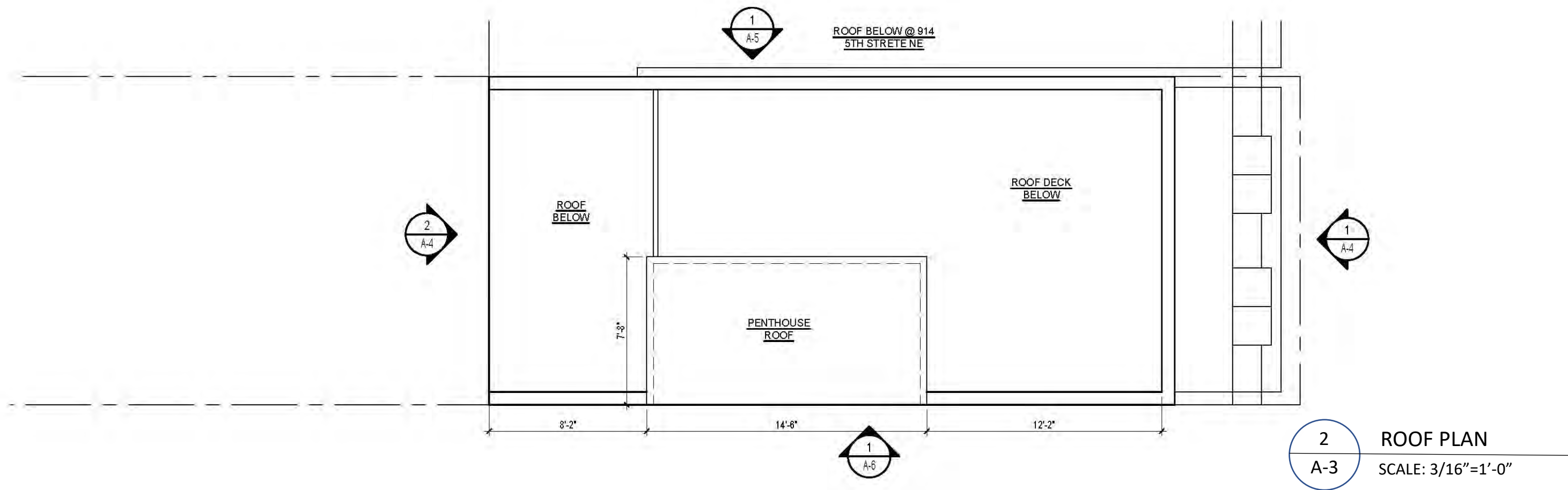
1 CELLAR PLAN
 A-1 SCALE: 3/16"=1'-0"



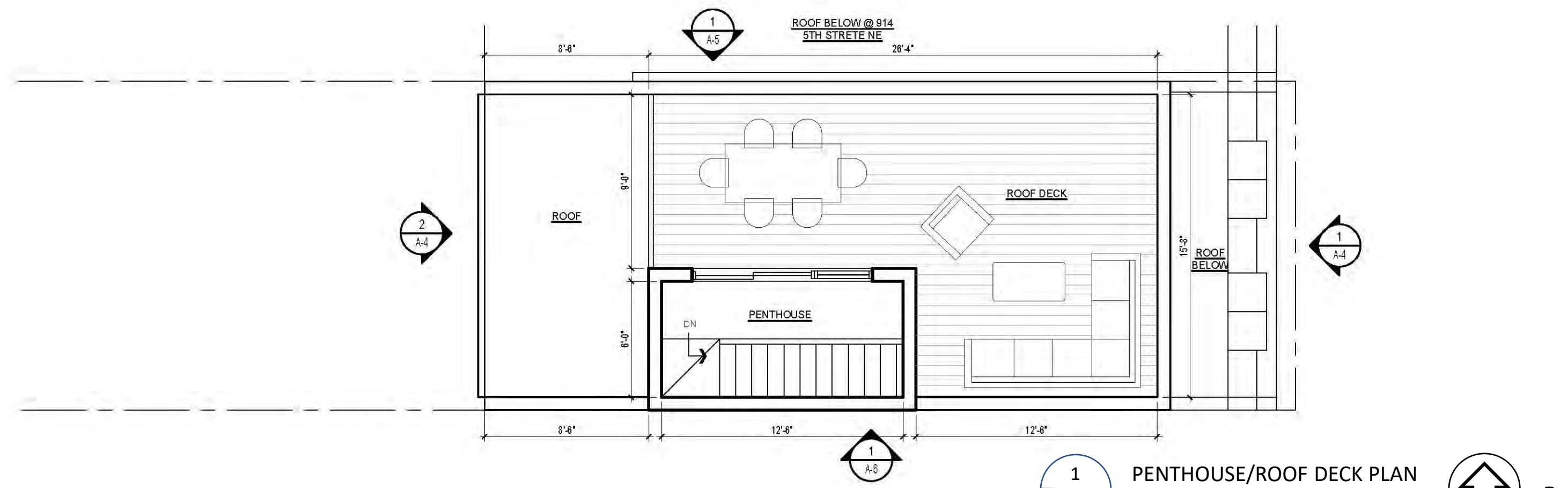
2 THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"



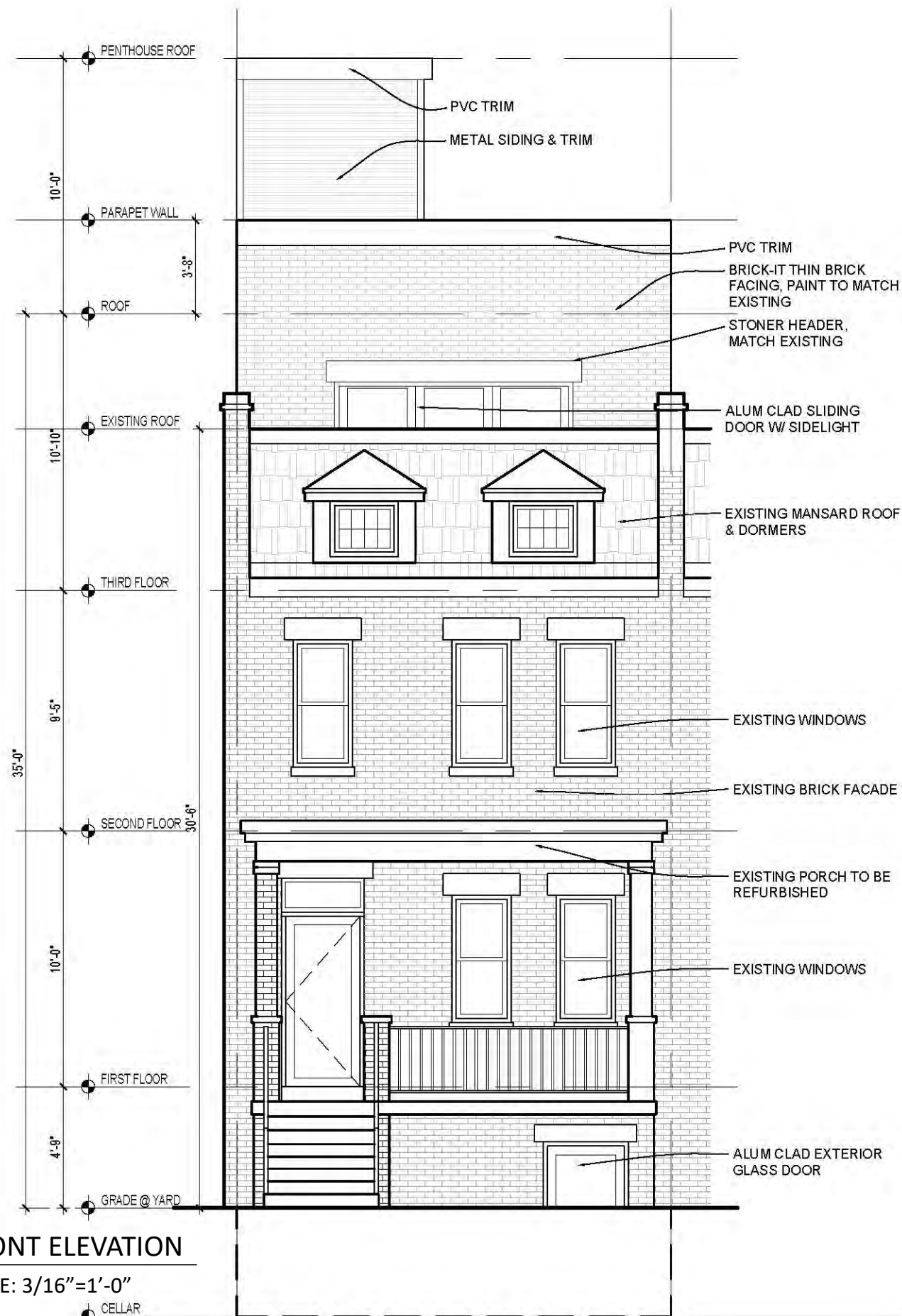
1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



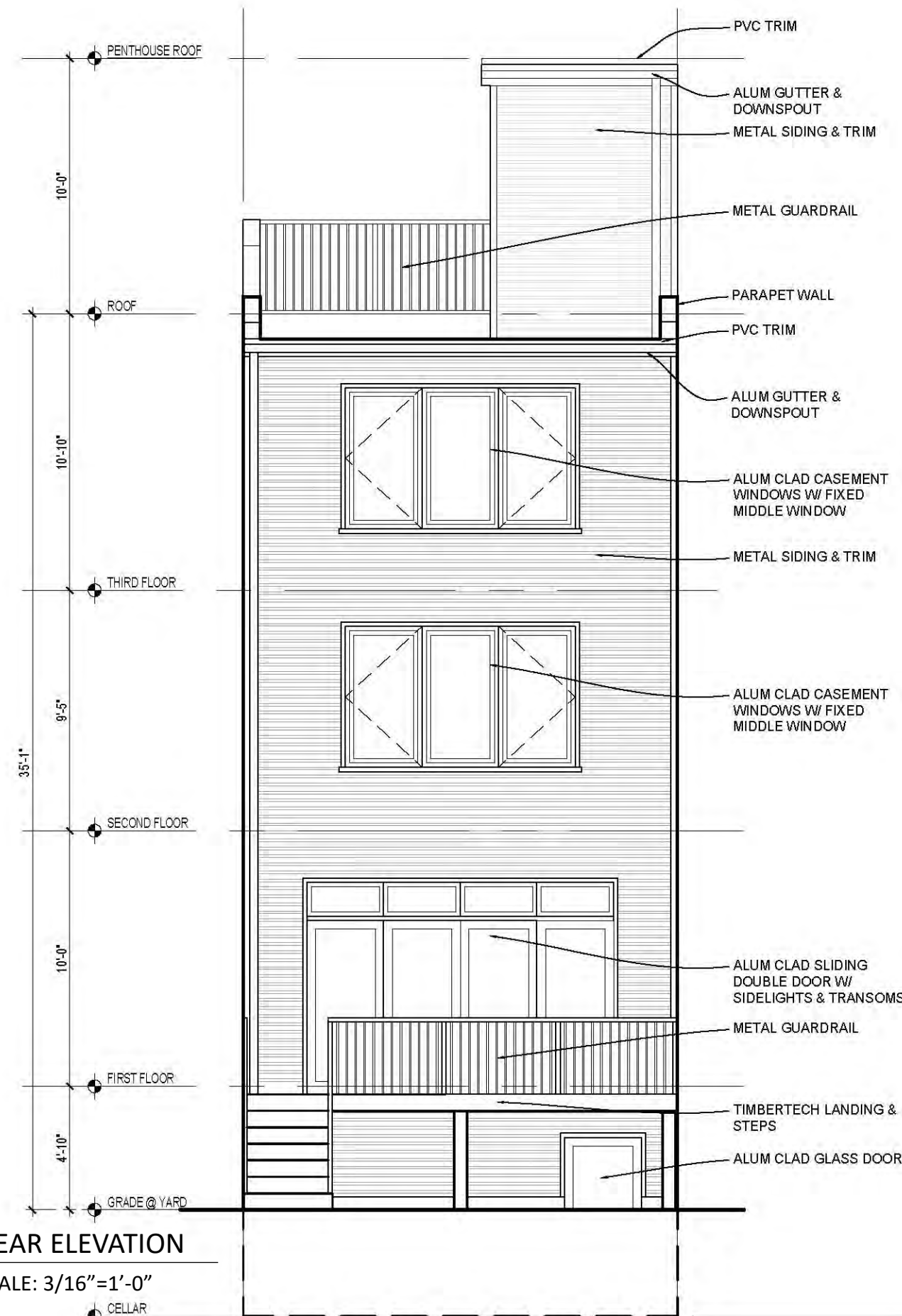
2 ROOF PLAN
A-3 SCALE: 3/16"=1'-0"



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

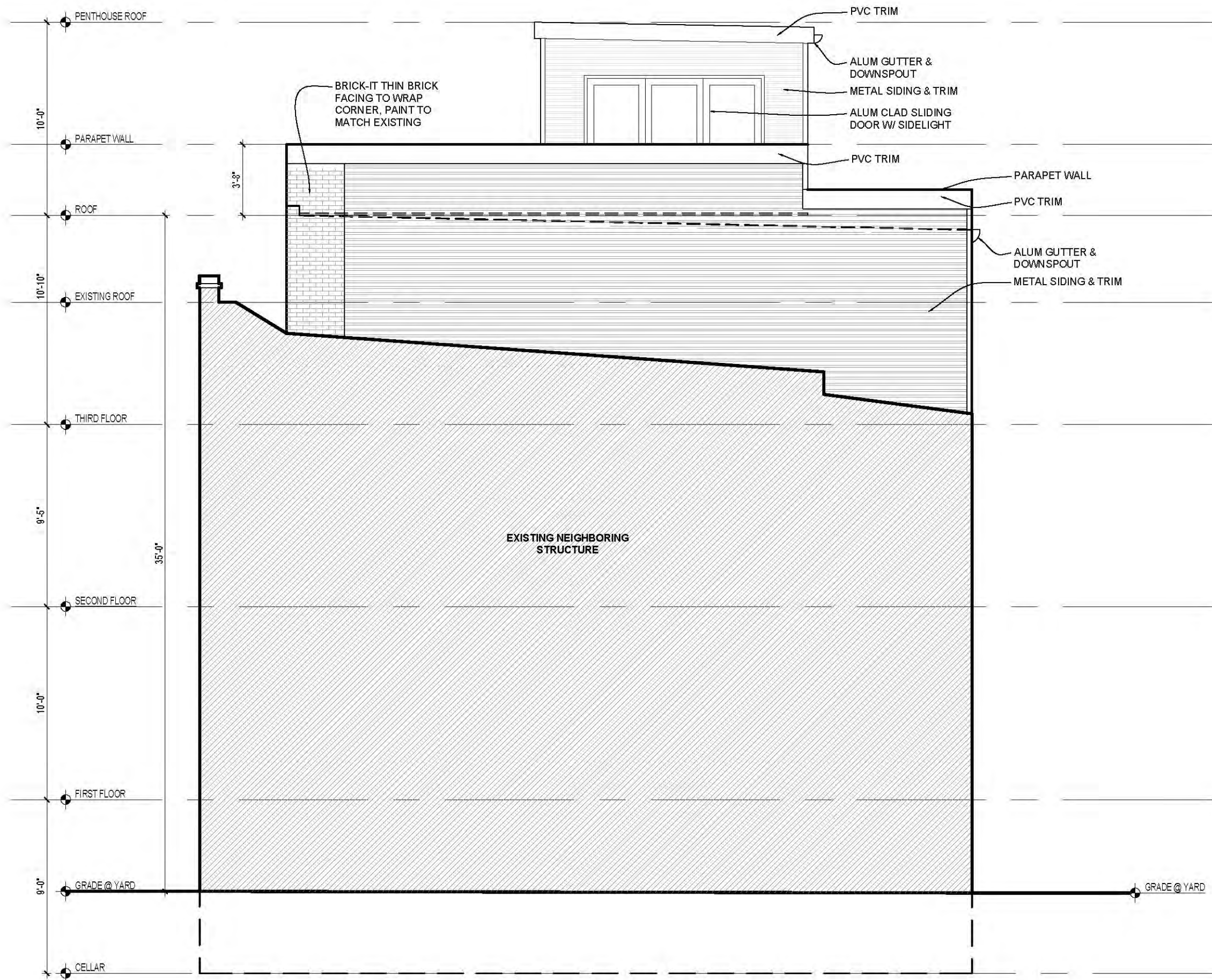


1 FRONT ELEVATION
 A-4 SCALE: 3/16"=1'-0"

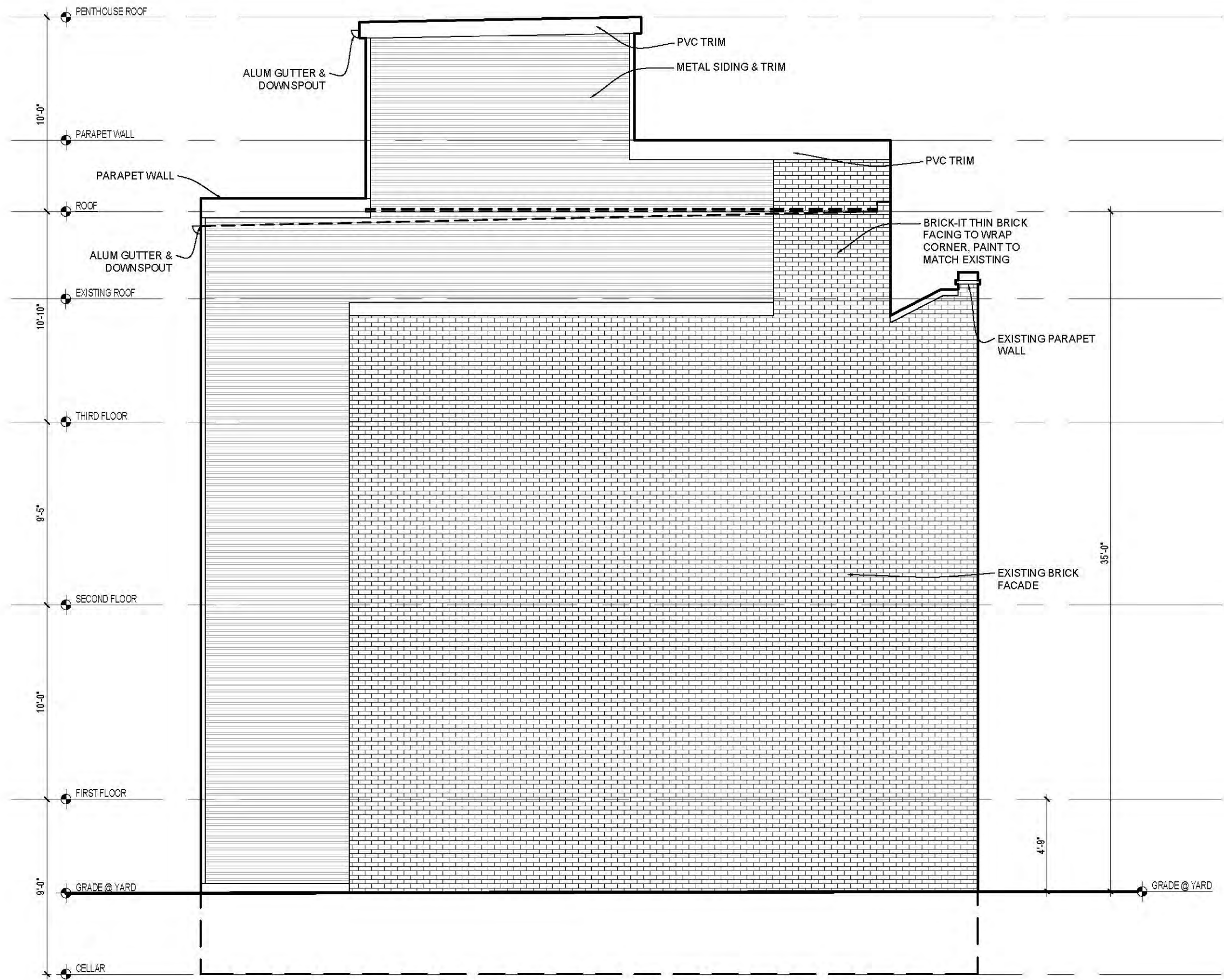


2 REAR ELEVATION
 A-4 SCALE: 3/16"=1'-0"

912 5TH STREET NE – EXTERIOR ELEVATIONS



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



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