

# 647 A Street SE ADDITION

Washington, DC 20003

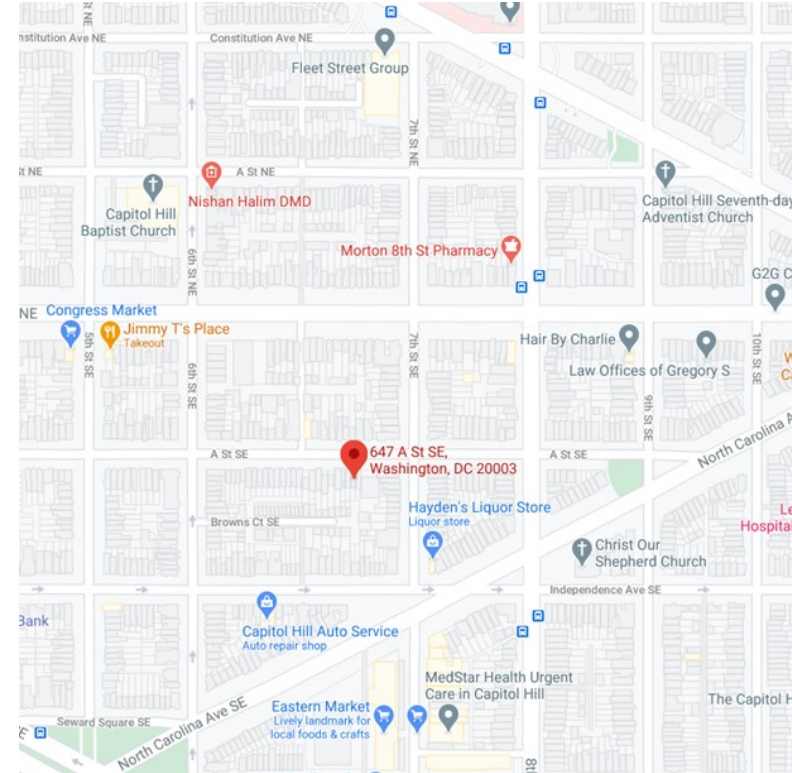
**OWNER:**  
DAVE & TRACY CRONLUND  
647 A STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**  
FOWLER ARCHITECTS  
1819 D STREET SE  
WASHINGTON, DC 20003  
(202)546-0896

**PROPERTY INFORMATION:**  
LOT: 0111  
SQUARE: 0870  
LOT AREA: 1316 SF  
ZONE: RF-1  
USE GROUP: R-3  
EXISTING: TWO STORY + BASEMENT ROW DWELLING  
SINGLE FAMILY DWELLING  
PROPOSED: NO CHANGE

**PROJECT DESCRIPTION:**  
TWO-STORY REAR ADDITION AT FIRST & SECOND FLOOR LEVELS,  
INTERIOR RENOVATIONS AT FIRST & SECOND FLOOR LEVEL

**ZONING INFORMATION:**



SITE MAP

BZA/HPRB Concept Plans

February 10, 2021



EXISTING FRONT FACADE

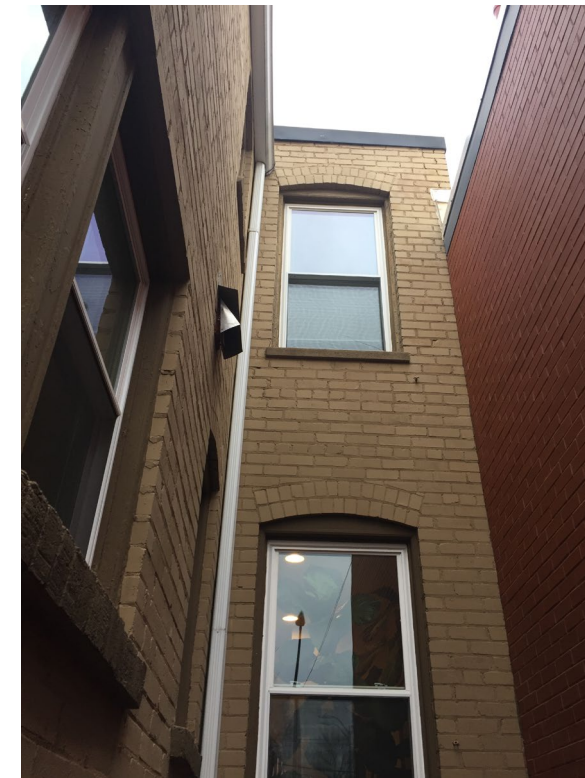


EXISTING REAR FACADE

	Existing	Proposed	Allowable
Lot Coverage	662 SF	919.9 SF	789.6 SF
(Percentage)	50.3 %	69.9 %	60%
Rear Yard	38'-3.5"	26'-6.75"	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	4.6'	N/A
Height	25.0'	NO CHANGE	35.0'
Stories	2+BASEMENT	NO CHANGE	3+BASEMENT
Square Footage			
Basement	583.4 SF	595.6	N/A
First Floor	583.4 SF	822.3 SF	N/A
Second Floor	583.4 SF	822.3 SF	N/A
Total	1,750.2 SF	2,240.2 SF	N/A

**DRAWING INDEX:**

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 SITE PLAN
- C-4 BLOCK PLAN
- D-1 DEMOLITION PLANS
- D-2 DEMOLITION PLANS
- A-1 FLOOR PLANS
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



EXISTING DOGLEG



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 2019-06  
EXISTING DOGLEG  
EXHIBIT NO.6





REAR FAÇADE, LOOKING WEST



REAR FAÇADE, LOOKING EAST



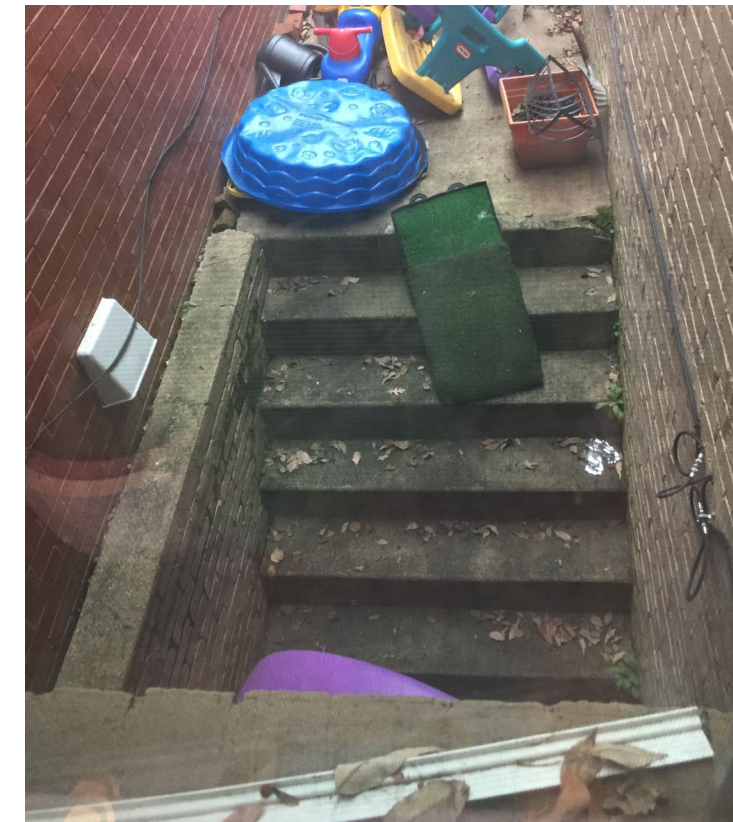
REAR FAÇADE @ 649 A STREET SE



REAR YARD @ 647 A ST SE, LOOKING TOWARD ALLEY



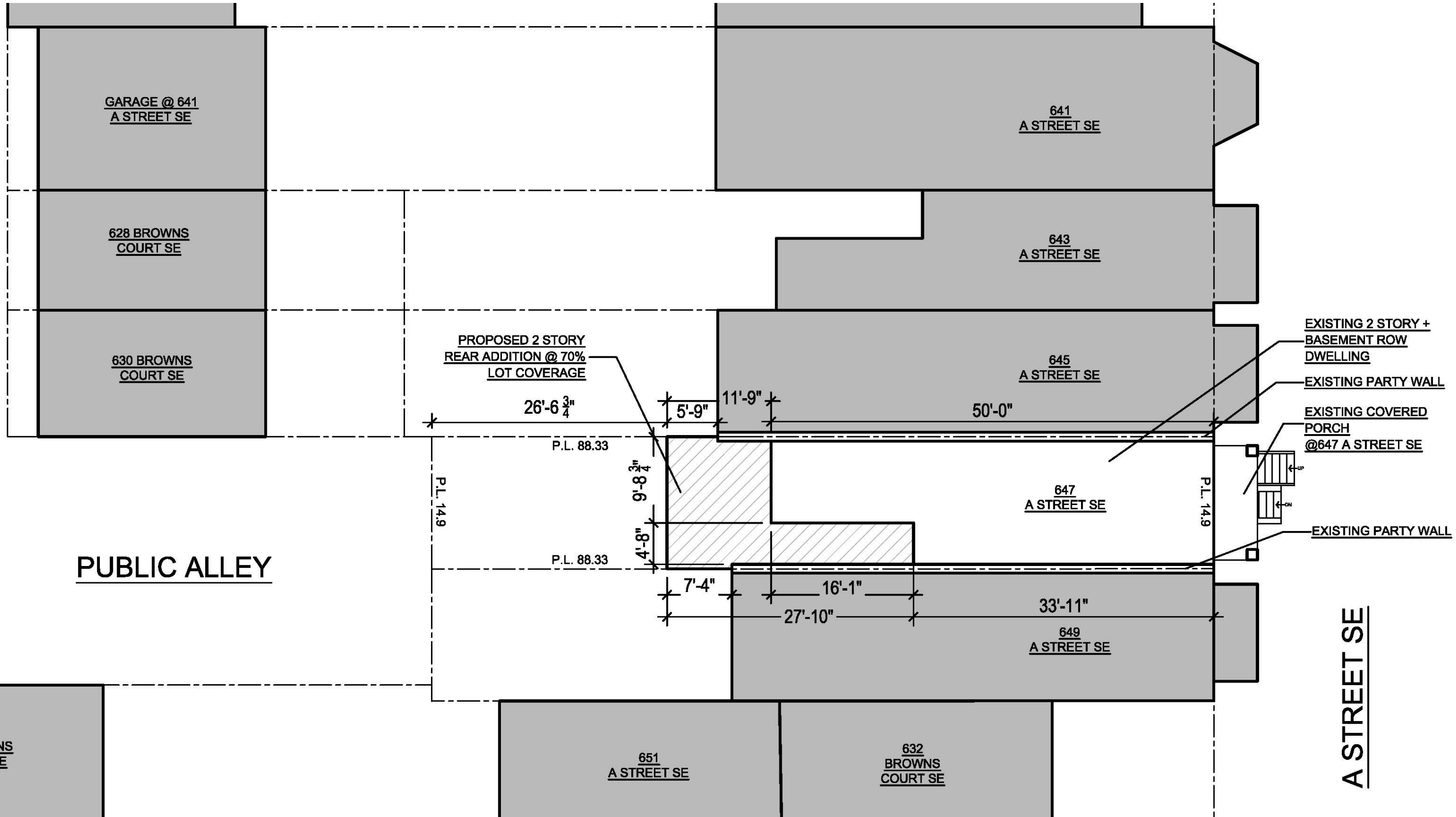
EXISTING AREAWAY



EXISTING AREAWAY



BROWNS COURT SE

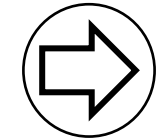


A STREET SE

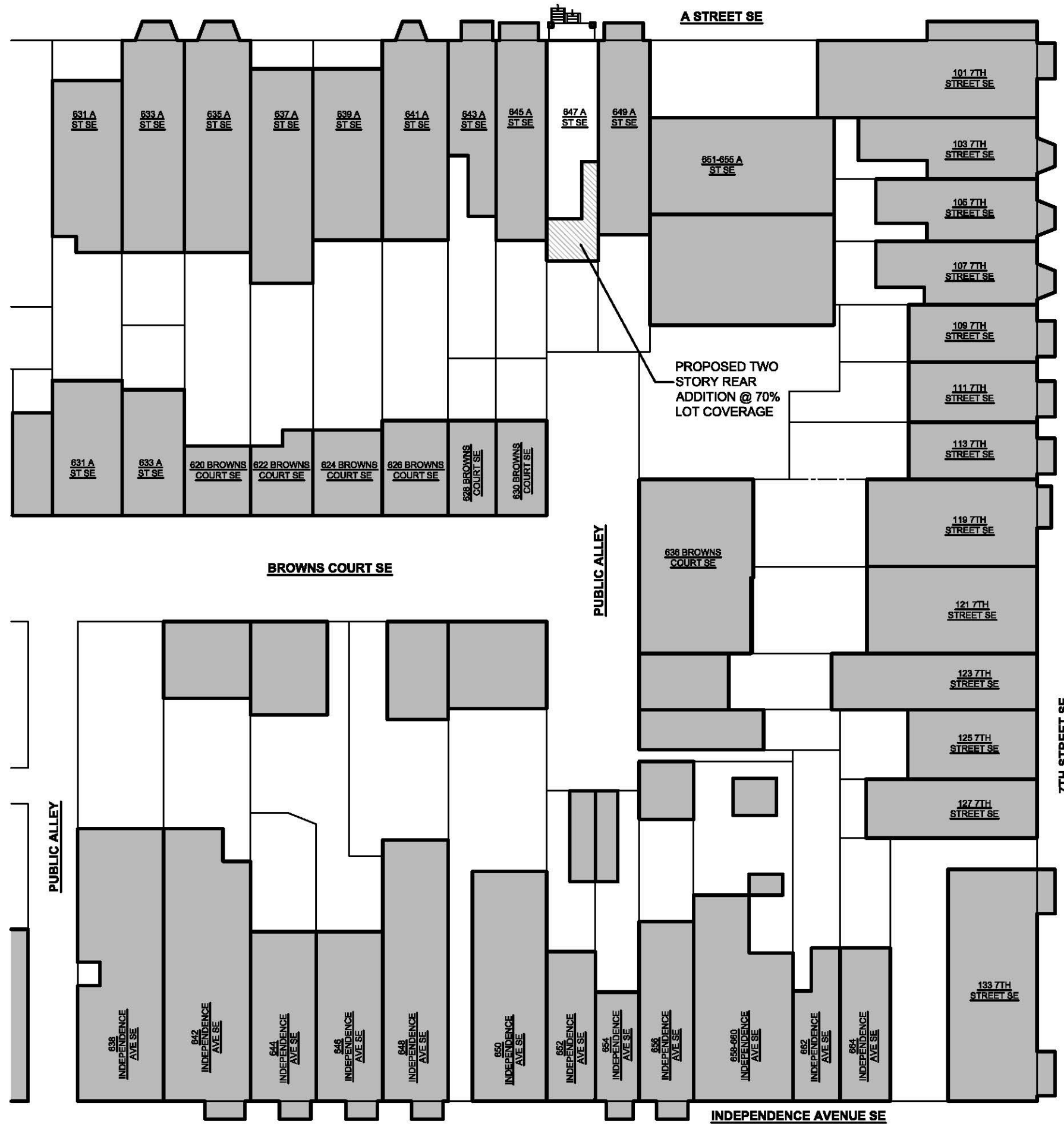
# 647 A Street SE- SITE PLAN

1  
C-3

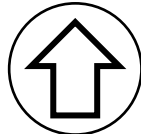
SITE PLAN  
SCALE: 3/32" = 1'-0"



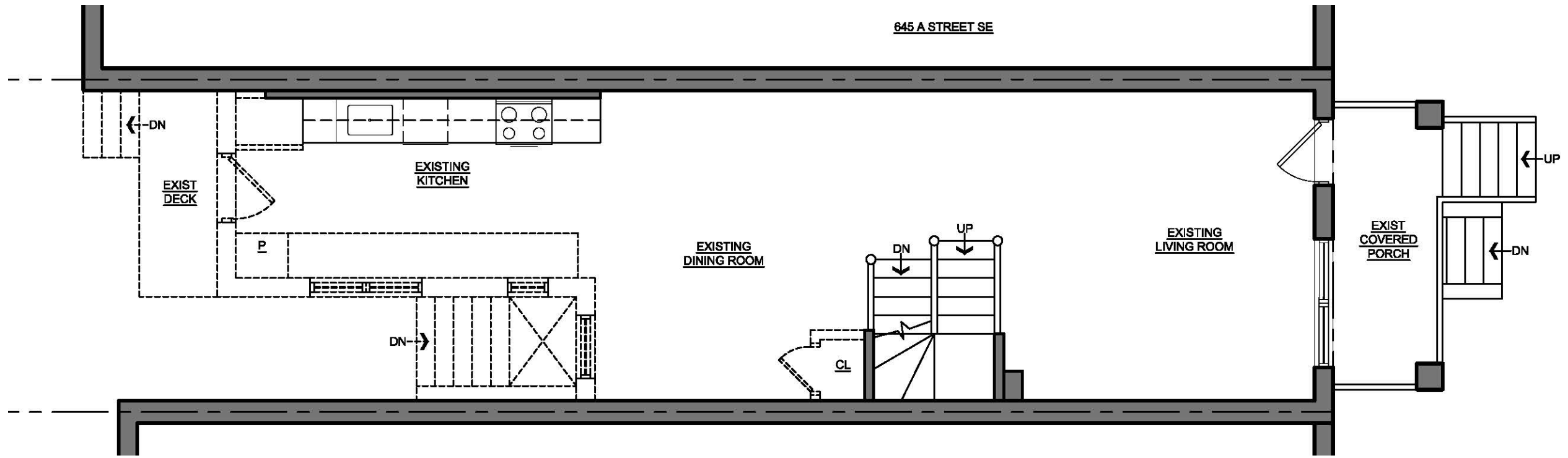
# C-3



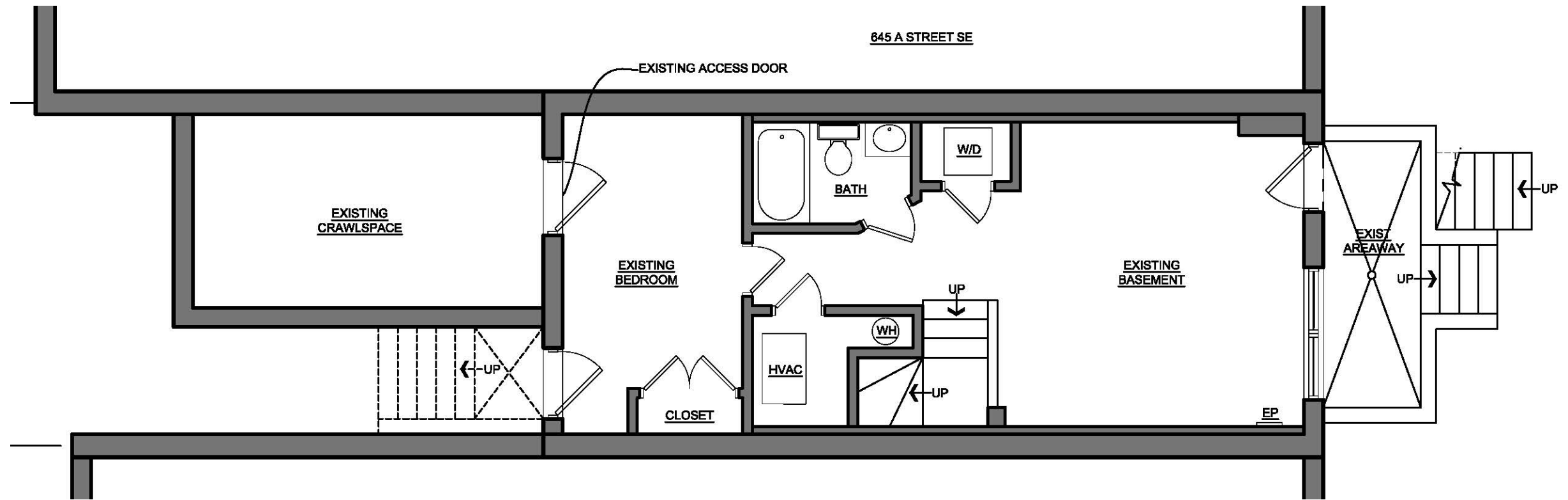
1 BLOCK SITE PLAN  
 C-4 SCALE: 1/32" = 1'-0"



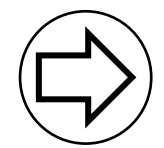
647 A STREET SE- BLOCK SITE PLAN

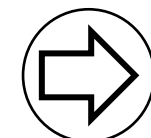
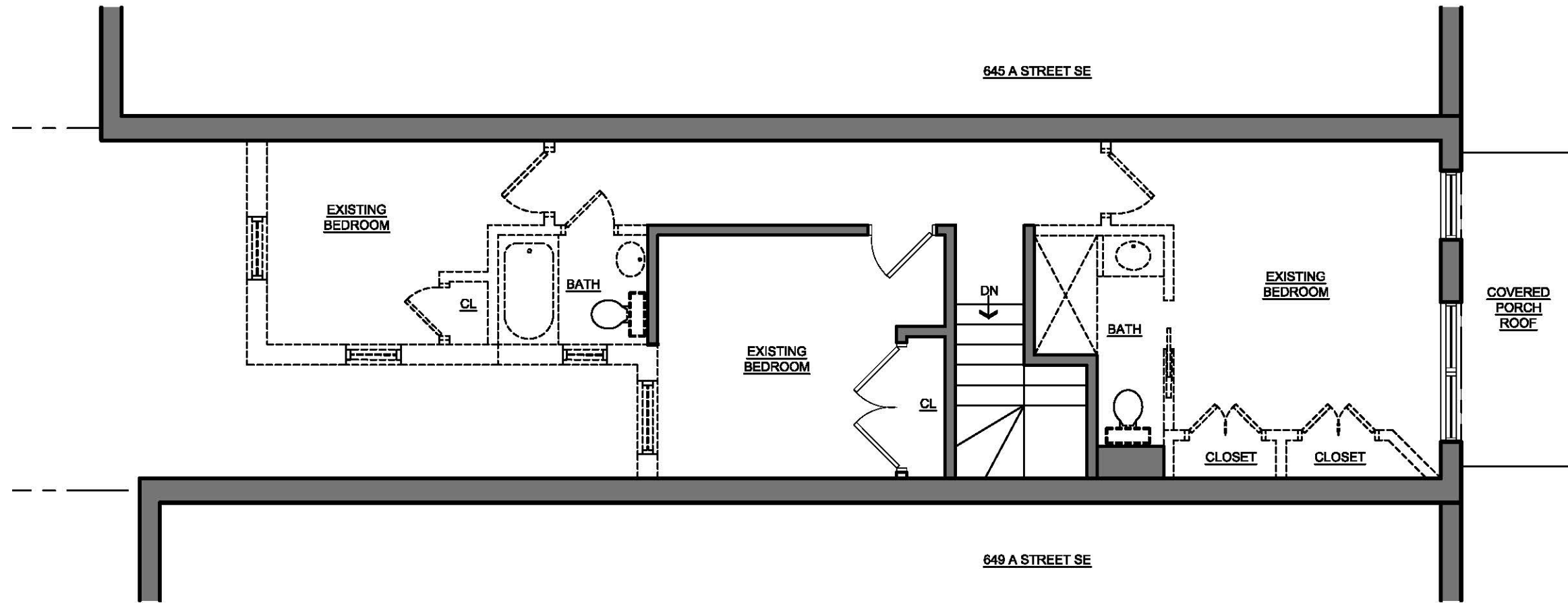


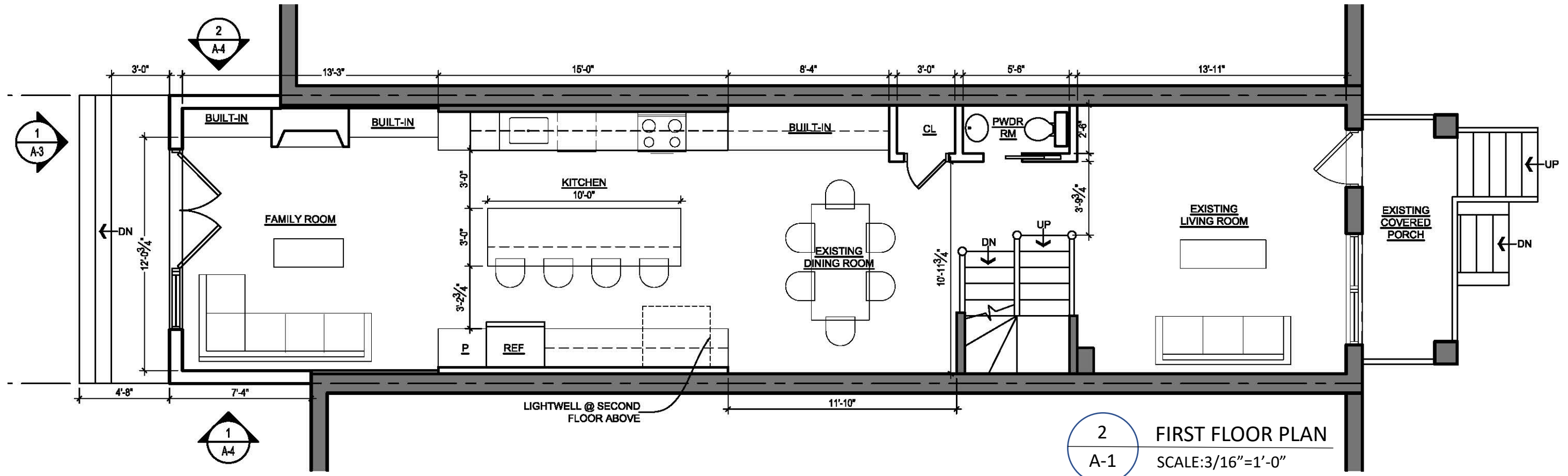
2 FIRST FLOOR DEMOLITION PLAN  
D-1 SCALE: 3/16"=1'-0"



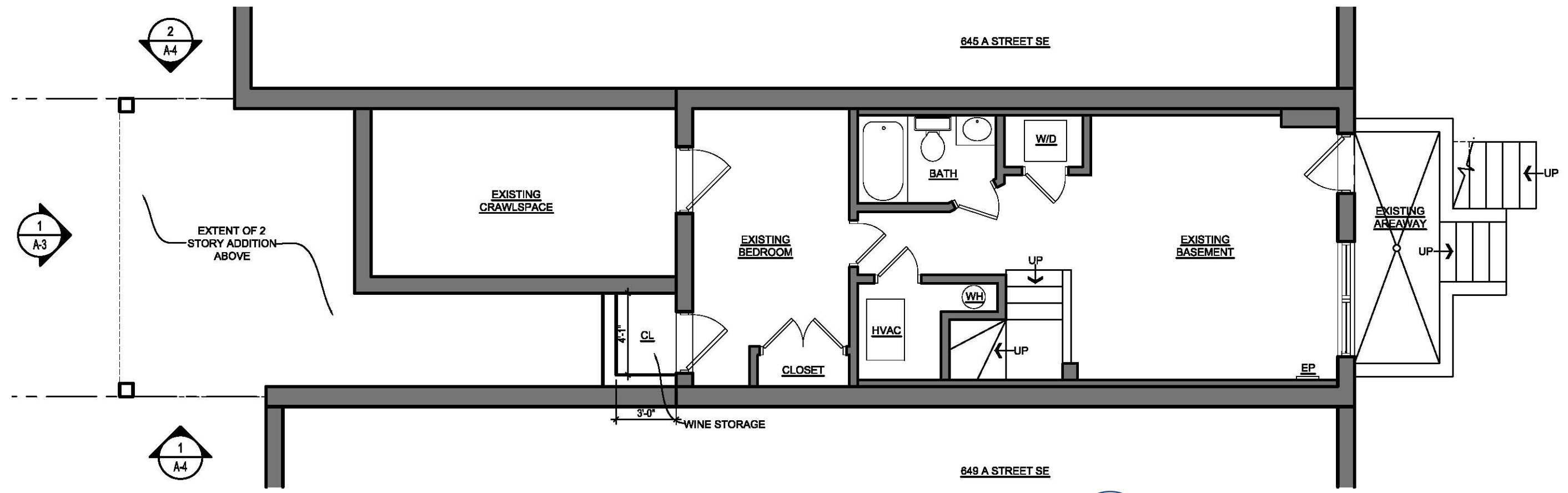
1 EXISTING BASEMENT PLAN  
D-1 SCALE: 3/16"=1'-0"





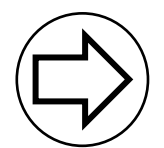


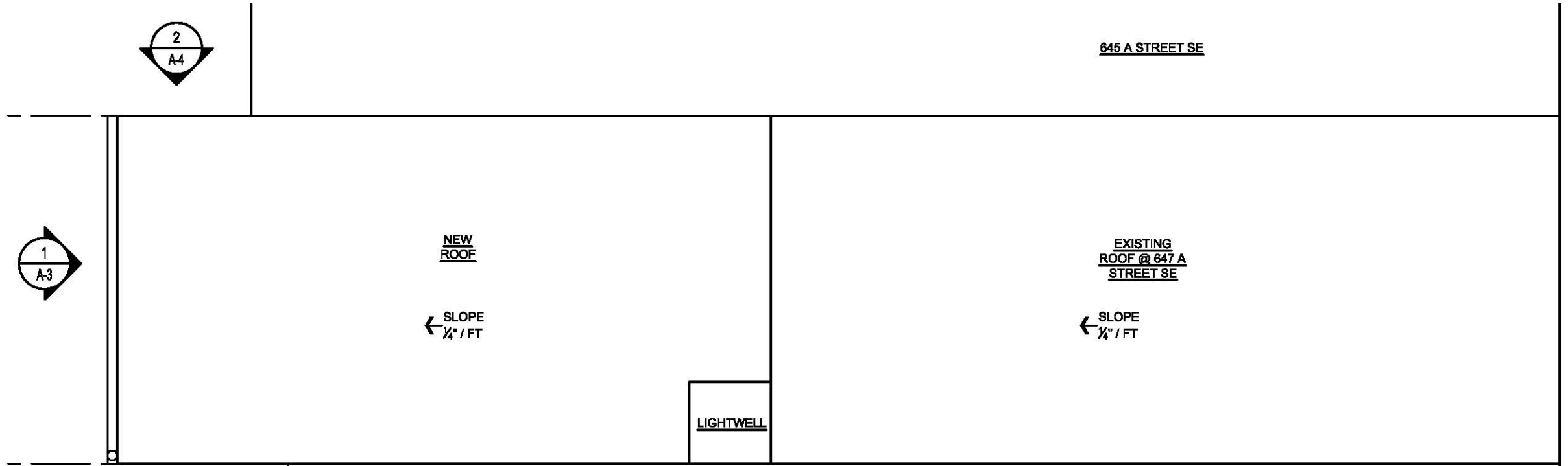
2  
A-1  
FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"



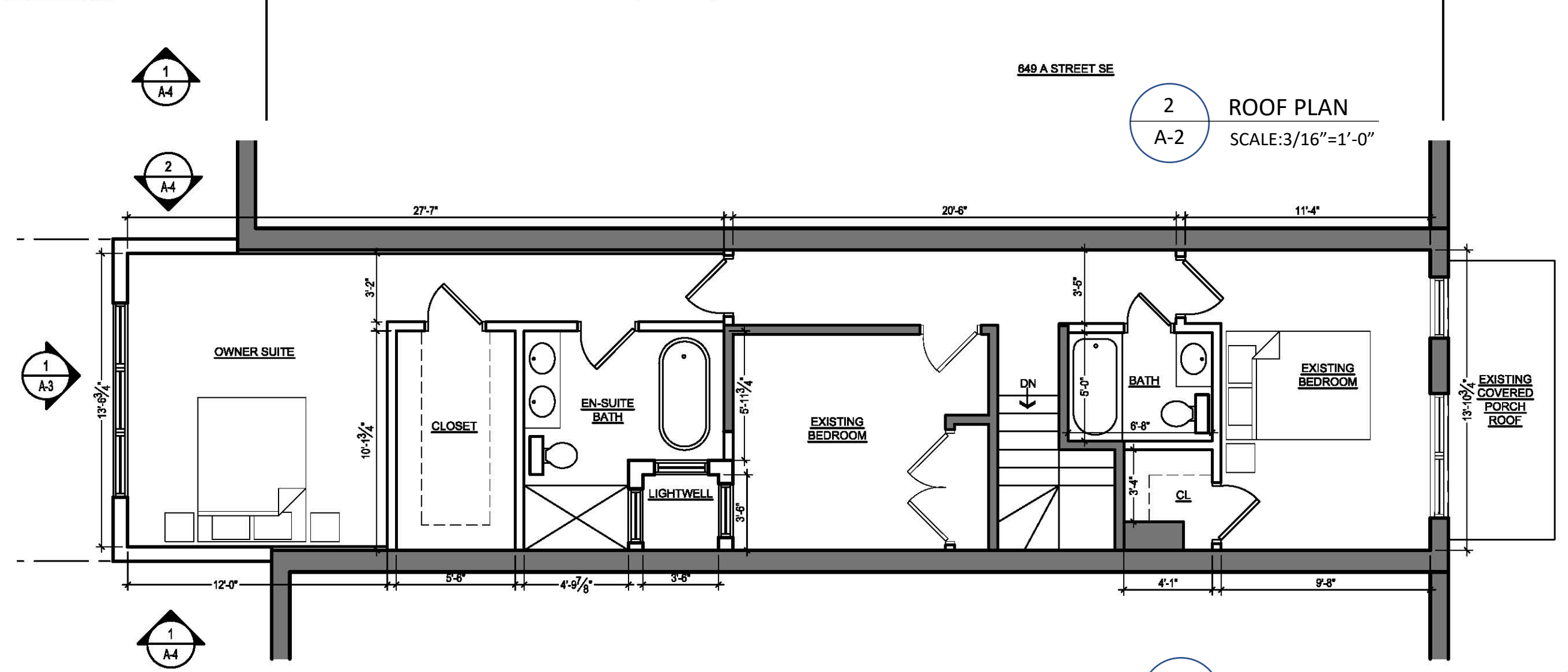
1  
A-1  
BASEMENT FLOOR PLAN  
SCALE: 3/16"=1'-0"

647 A Street SE- FLOOR PLANS



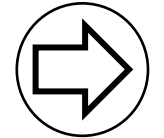


2 ROOF PLAN  
A-2 SCALE: 3/16" = 1'-0"

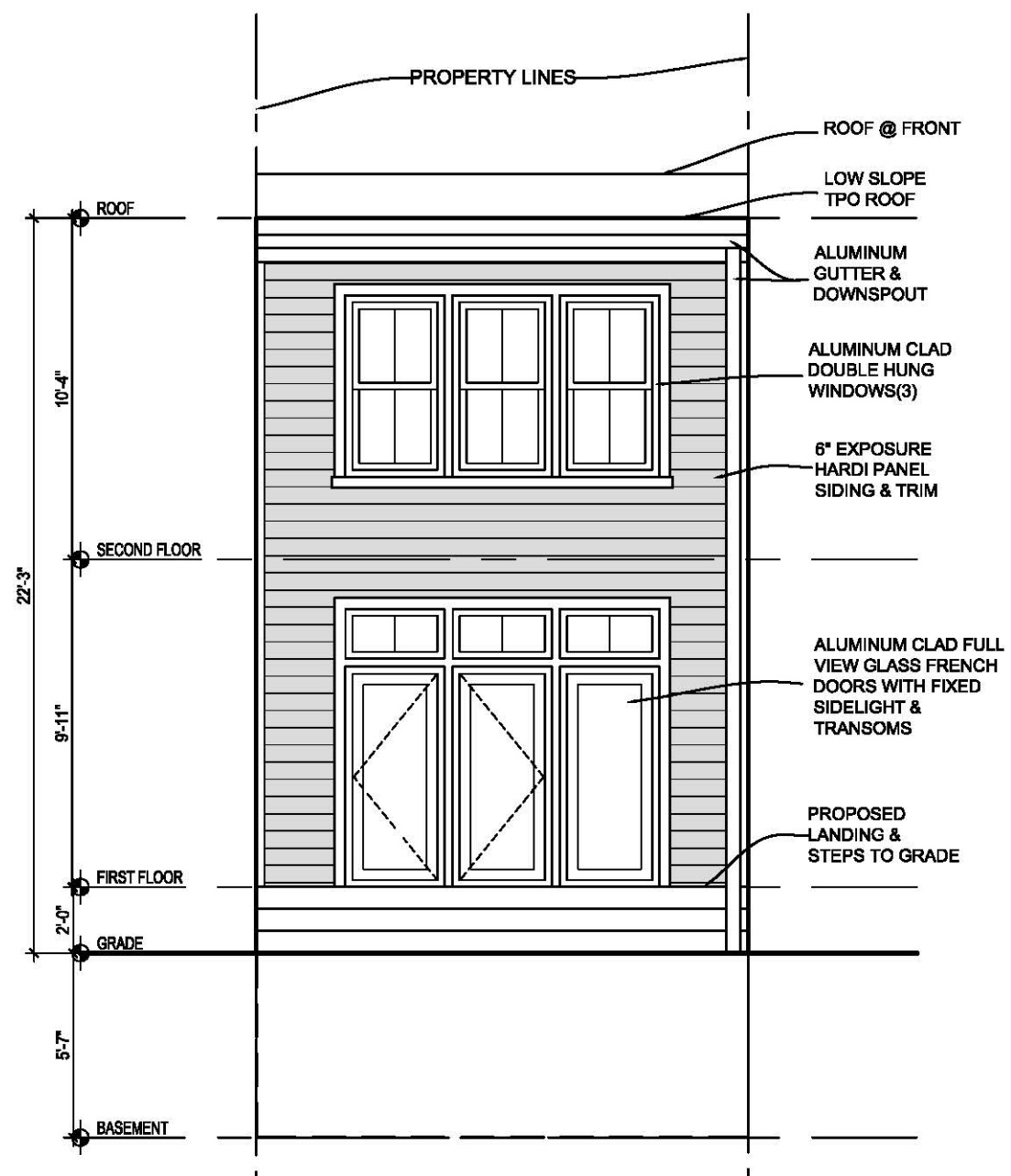


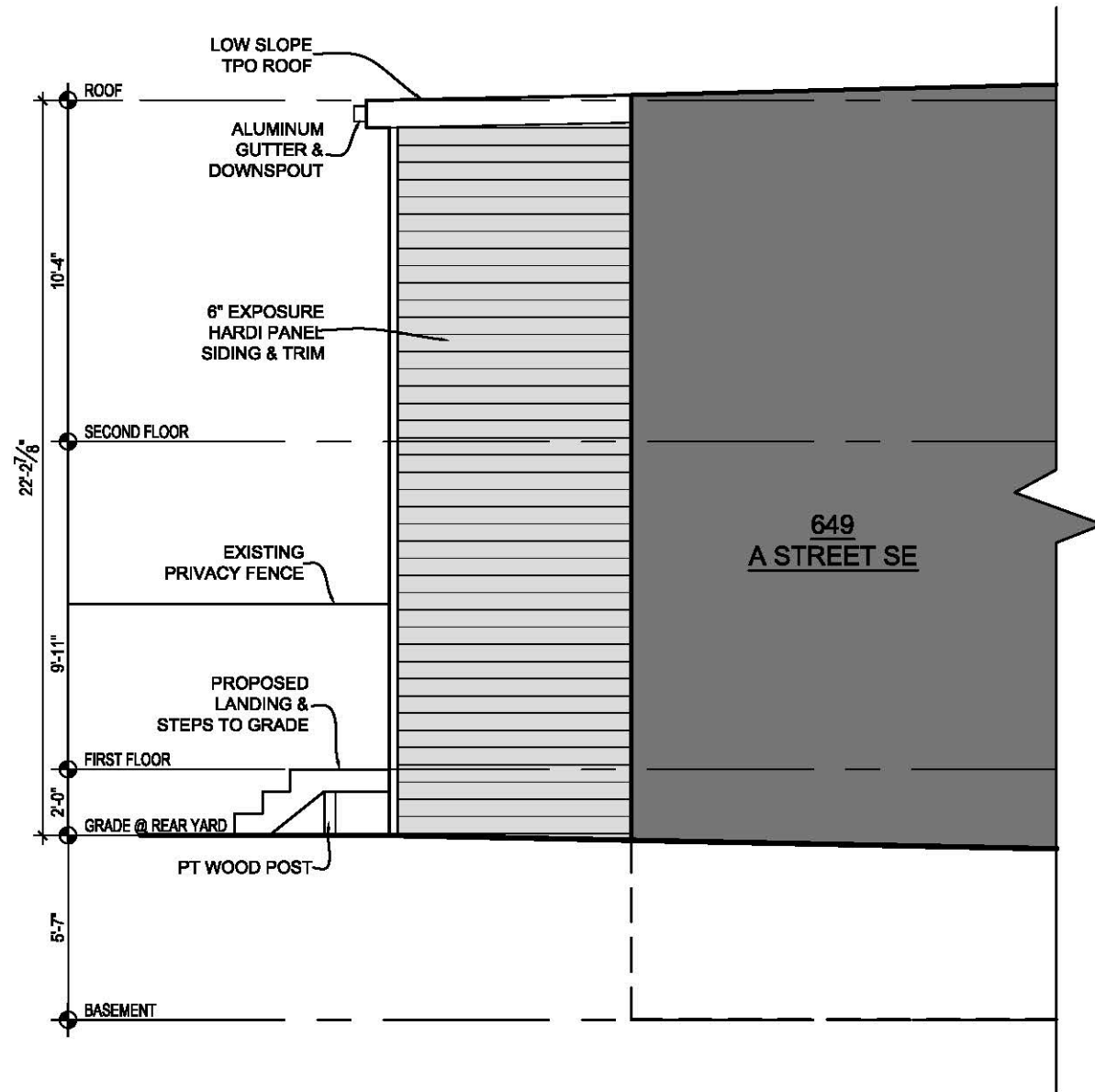
1 SECOND FLOOR PLAN  
A-2 SCALE: 3/16" = 1'-0"

647 A Street SE- FLOOR PLANS

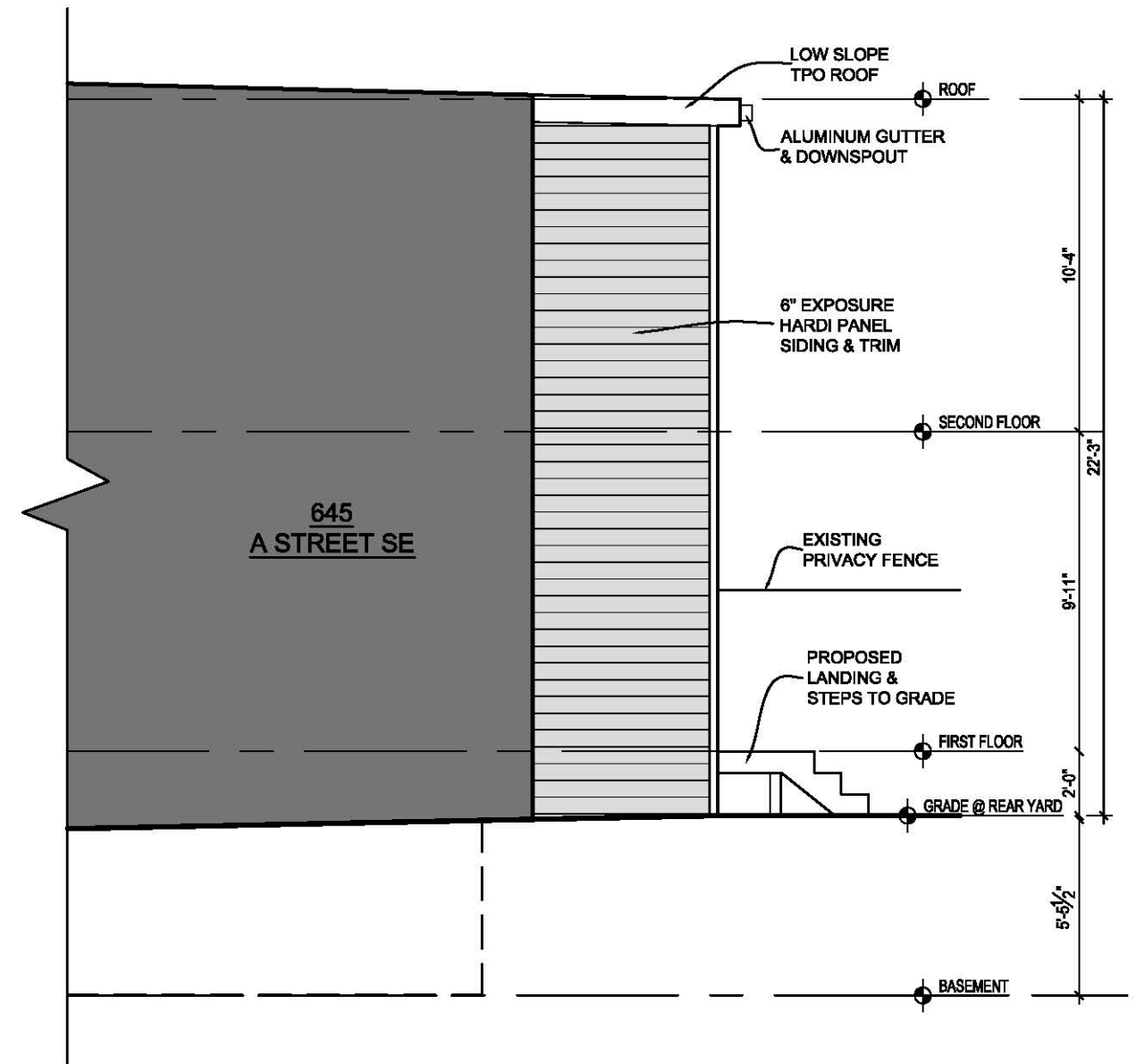








1 EAST ELEVATION  
A-4 SCALE: 3/16" = 1'-0"



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