Architects, Pllc

BZA Amendment

732 15th St. SE, Washington, DC 20003

February 16, 2011

Board of Zoning Adjustment
District of Columbia - Office of Zoning
441 4th St. N.W. Ste. 200-S
Washington, D.C. 20001

BZA #18174

2011 FEB 16 PM 1:04

Regarding: 732 15th St. SE, Washington, DC 20003
Zoning C-2-A
Request for Area Variance and Parking Relief

Dear Board,

We have added more information to our original BZA package to reflect many of the suggestions from the local ANC and to also present more detailed and context information. In this updated package we have added massing views, detailed aerial views, photos of the site, and updated renderings of the building in the context of the neighborhood and material selections. In addition, we have added the multimodal transportation map. In general, we have enhanced the presentation of the original package by adding clarity through more details and site analysis.

Please note that we have not changed the original zoning application requests for area variance and parking relief.

Sincerely,

Julian Looney
Staff Architect
PGN Architects, PLLC
(202) 822-5995

j.looney@pgnarchitects.com

Board of Zoning Adjustment
District of Columbia
CASE NO.18174
EXHIBIT NO.24

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18174

732 15TH STREET, SE
WASHINGTON, DC 20003

DRAWING INDEX

	GENERAL INFORMATION
A0.0	COVER SHEET
A0.1	ZONING INFORMATION
A0.2	FUTURE LAND USE
A0.3	PROPERTY VIEWS - AERIAL
A0.4	PROPERTY VIEWS - STREET
A0.5	MULTIMODAL TRANSPORTATION
	PLANS
A1.0	SITE PLAN
A1.1	FIRST & SECOND FLOOR PLAN
A1.2	THIRD & MEZZANINE FLOOR PLAN
	ELEVATIONS
A2.1	FRONT ELEVATION
A2.2	SIDE ELEVATION
A2.3	REAR ELEVATION
	SECTIONS
A3.1	SECTIONS
	3D RENDERINGS
A4.1	PERSPECTIVES
A4.2	PERSPECTIVES

D.C. OFFICE OF ZONING
2011 FEB 16 PM 1:04

OWNER/DEVELOPER: Gary Cohen
Willco Residential, LLC
2 Wisconsin Circle, Suite 700
Chevy Chase, MD 20815

ARCHITECT: PGN Architects, PLLC
210 7th Street, SE, Suite 201
Washington, DC 20003
ph. 202-822-5995
fax 202-822-0908

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18174
EXHIBIT NO. 24

THE LAUNDROMAT

COVER SHEET | A 0.0

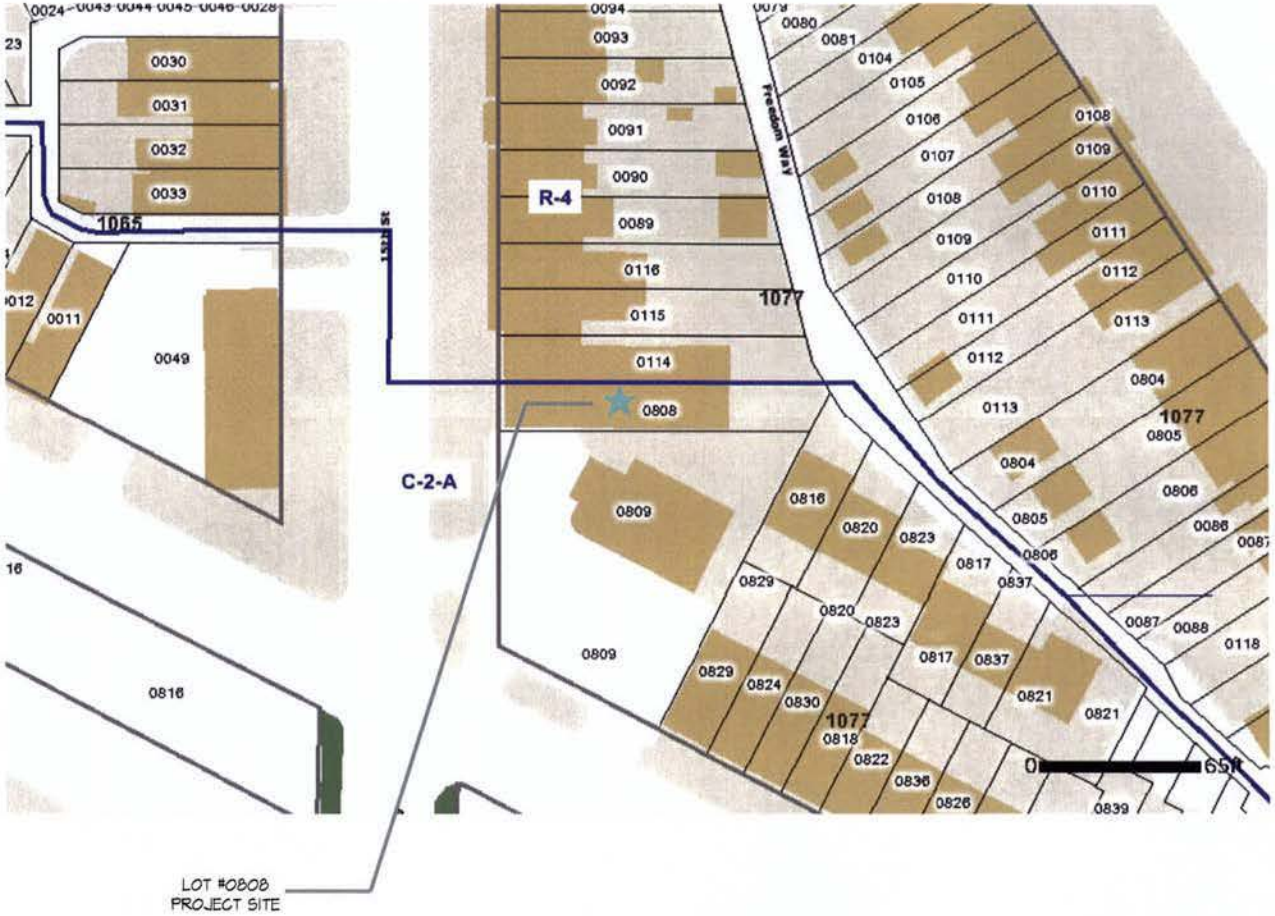
03/01/2011

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



LEGEND

- Zoning Districts
- Campus Boundaries
- Planned Unit Development (PUD)
- Overlay's
- Pending Map Amendment
- Pending Planned Unit Development (PUD)
- Transferable Development Rights Receiving Zones
- Map Index
- Baist Index
- Counties
- DC Boundary
- Landmarks
- Parks
- Water
- Roads
- Buildings
- Historic Districts
- Railroads
- Major Roads
- Property Boundaries
- Metro Blue Line
- Metro Green Line
- Metro Orange Line
- Metro Red Lined
- Metro Yellow Line
- Single Member Districts (SMD)
- Advisory Neighborhood Commissions (ANC)
- Community Based Residential Facilities
- Air Rights
- Metro Entrances
- Metro Stops
- Government Property
- Squares
- Record Lots
- Tax Lots
- Parcels

ZONING TABULATIONS		
SQUARE:	1077	
LOT:	0808	
ZONE:	C-2-A	
SITE AREA:	2,616 SF	
PROPOSED UNITS:	5 TOTAL - 3 x 2BR, 2 x 1 BR	
	C-2-A REQUIRED/ /ALLOWED	PROVIDED
LOT OCCUPANCY	60% (RESIDENTIAL) 100% (COMMERCIAL)	FIRST FL. 1,800 SF (68.81% ex.) SECOND FL. 1,560 SF (59.63%) THIRD FL. 1,560 SF (59.63%) MEZZANINE: 570 SF (21.79%)
FAR	2.5 MAX. = 6,540 GSF	2.1 = 5,490 GSF
BUILDING HEIGHT	50 FT MAX.	42 FT, 3 STORIES
PARKING	1 PER 3 DU = 2 SPACES	NONE
REAR YARD	15 FT	EXISTING > 15 FT

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

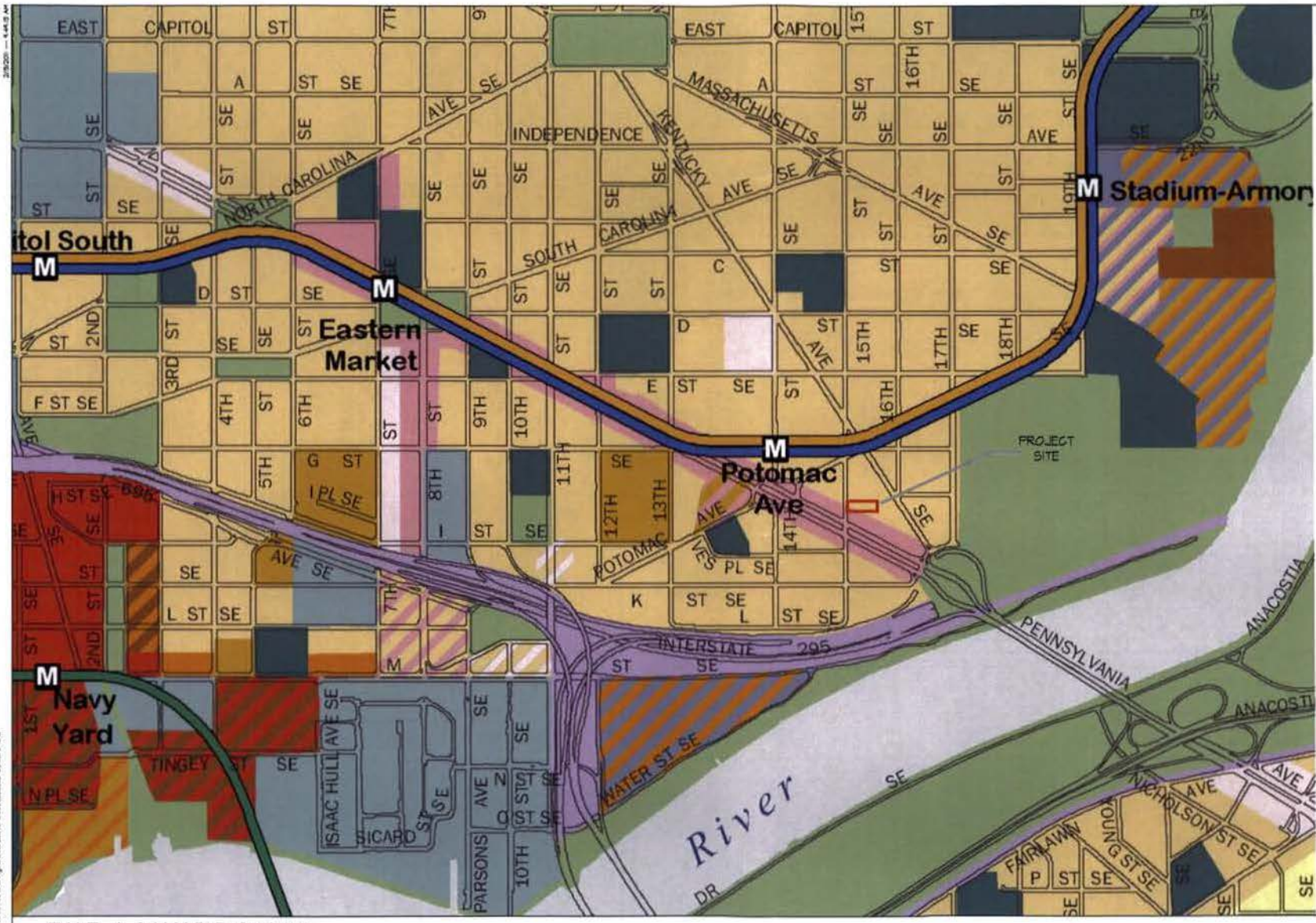
ZONING INFORMATION | A 0.1

03/01/2011

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-9995 (F) 202-822-0908

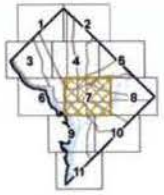
Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



Comprehensive Plan Future Land Use

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the District of Columbia
Adrian M. Fenty, Mayor

Office of Planning – June, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

0 375 750 1500

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-0895 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

FUTURE LAND USE | A 0.2

03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

VIEW FROM 15TH STREET, LOOKING EAST

VIEW FROM PENNSYLVANIA AVENUE, LOOKING NORTH

VIEW FROM FREEDOM WAY, LOOKING WEST

VIEW FROM POTOMAC AVENUE, LOOKING SOUTH

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PROPERTY VIEWS - AERIAL | A 0.3

03/01/2011

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5895 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

PROPERTY FRONT ALONG 15TH STREET

PROPERTY SIDE, VIEW FROM DOMINO'S PIZZA

PROPERTY FRONT, VIEW TOWARDS PENNSYLVANIA AVENUE

PROPERTY REAR, VIEW FROM FREEDOM WAY

NEIGHBORING PROPERTIES ALONG FREEDOM WAY

NEIGHBORING PROPERTIES ALONG FREEDOM WAY

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PROPERTY VIEWS - STREET | A 0.4

03/01/2011

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

SITE CONNECTIONS:

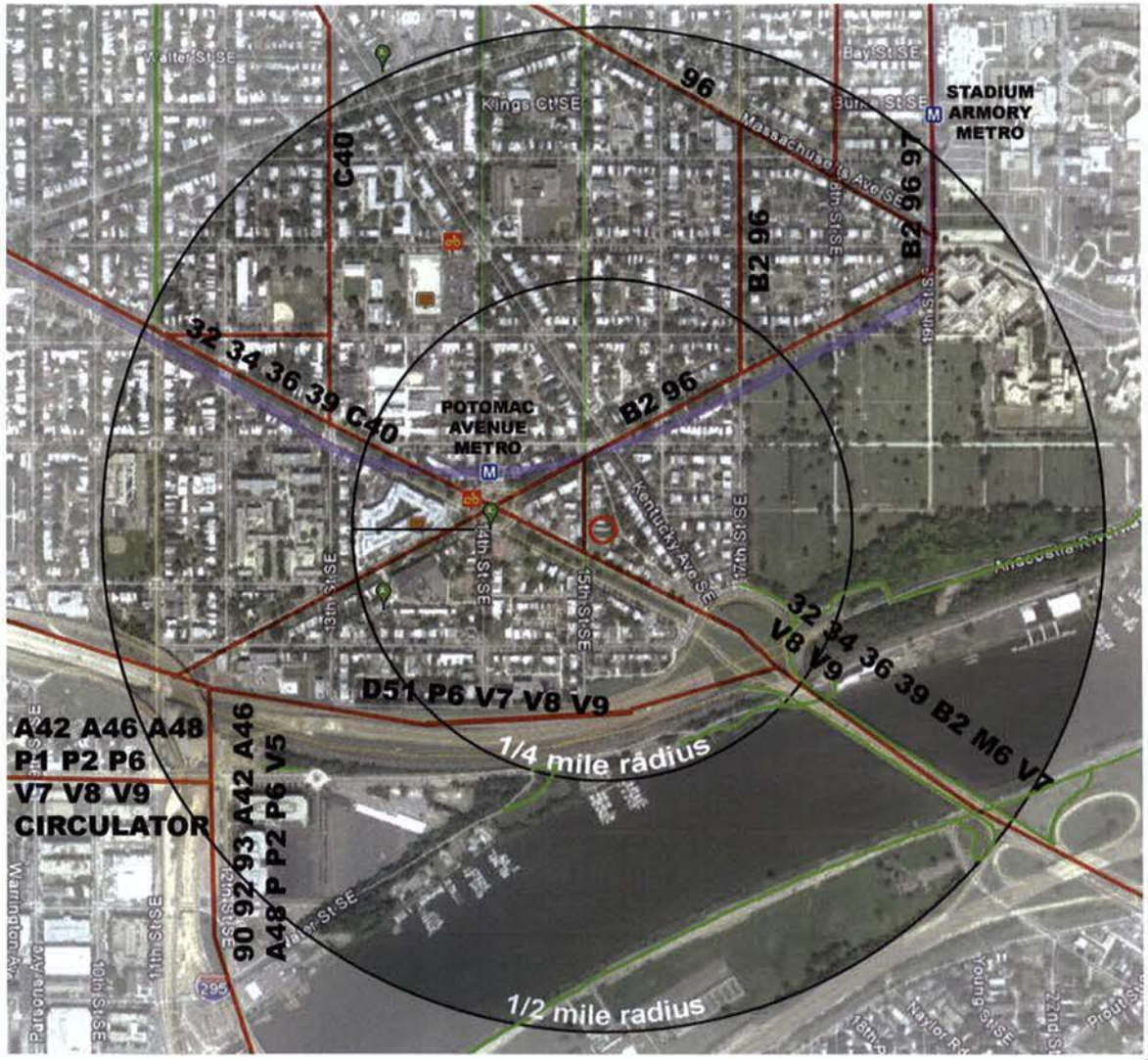
- POTOMAC AVENUE METRO STATION (2 METRO LINES) 700 FT FROM THE PROPERTY
- STADIUM-ARMORY METRO STATION (2 METRO LINES) 0.52 MILES FROM THE PROPERTY

- 11 BUS ROUTES WITH 702 DAILY TRIPS WITHIN A ¼ MILE RADIUS FROM THE PROPERTY
- 21 BUS ROUTES WITH 1,238 DAILY TRIPS WITHIN A ½ MILE RADIUS FROM THE PROPERTY

- ANACOSTIA RIVERWALK BIKE TRAIL

LEGEND:

- SITE
- METRO STATION
- ZIPCAR LOCATION
- CAPITAL BIKE SHARE LOCATION
- LARGE GROCERY STORE
- BUS STOP
- BUS ROUTE
- BIKE TRAIL



THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

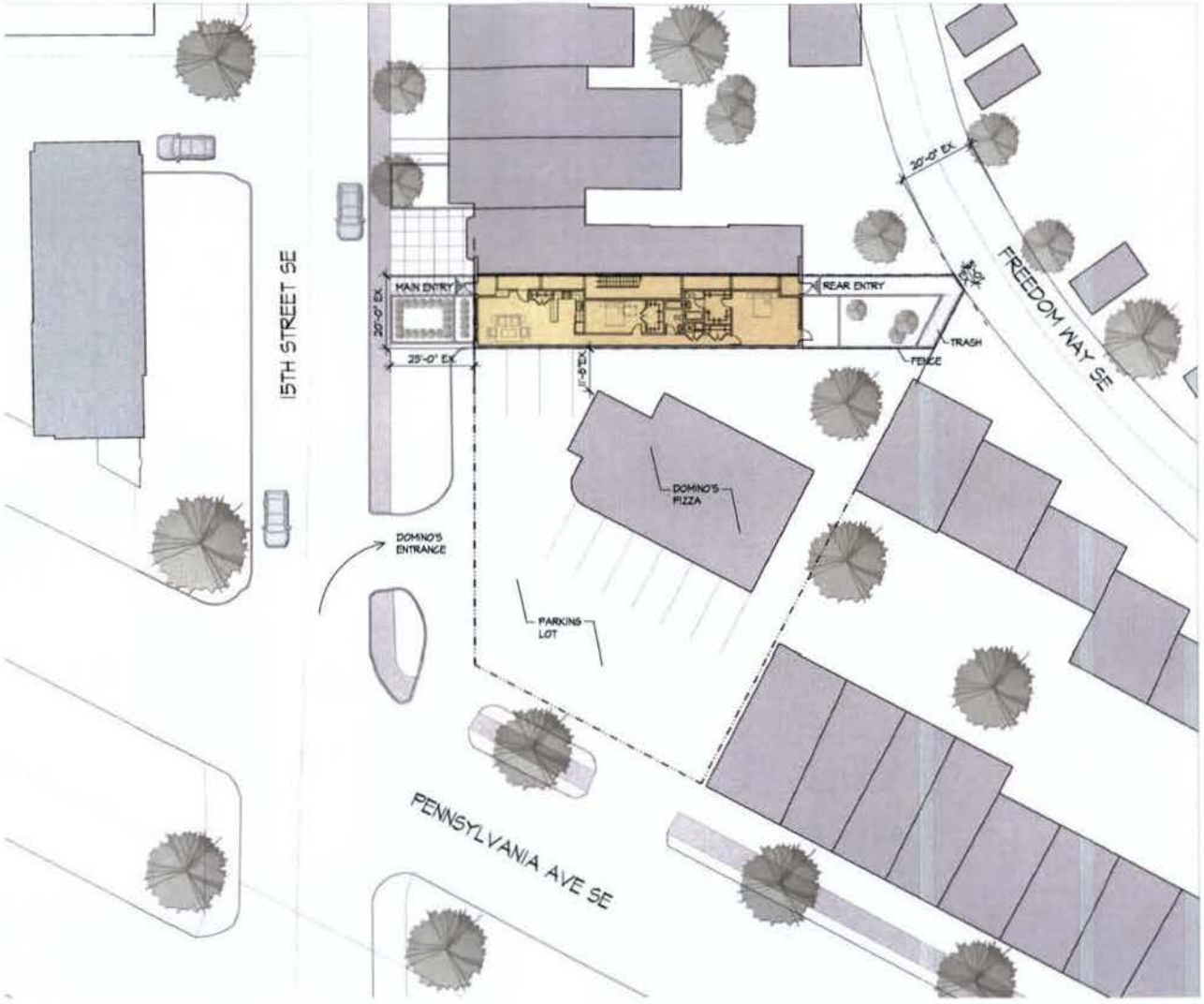
MULTIMODAL TRANSPORTATION | A 0.5

03/01/2011

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5895 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

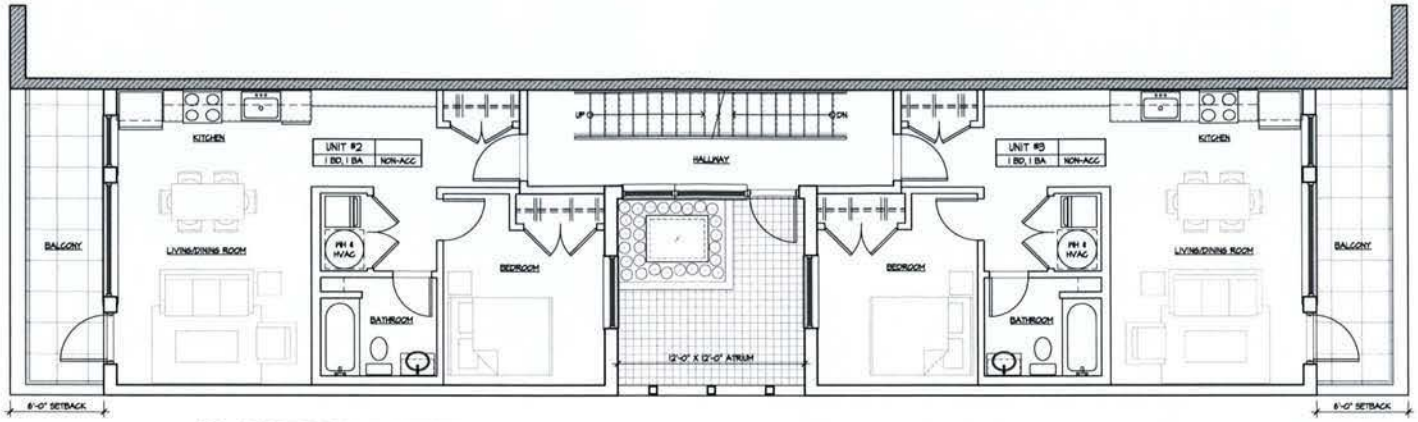
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

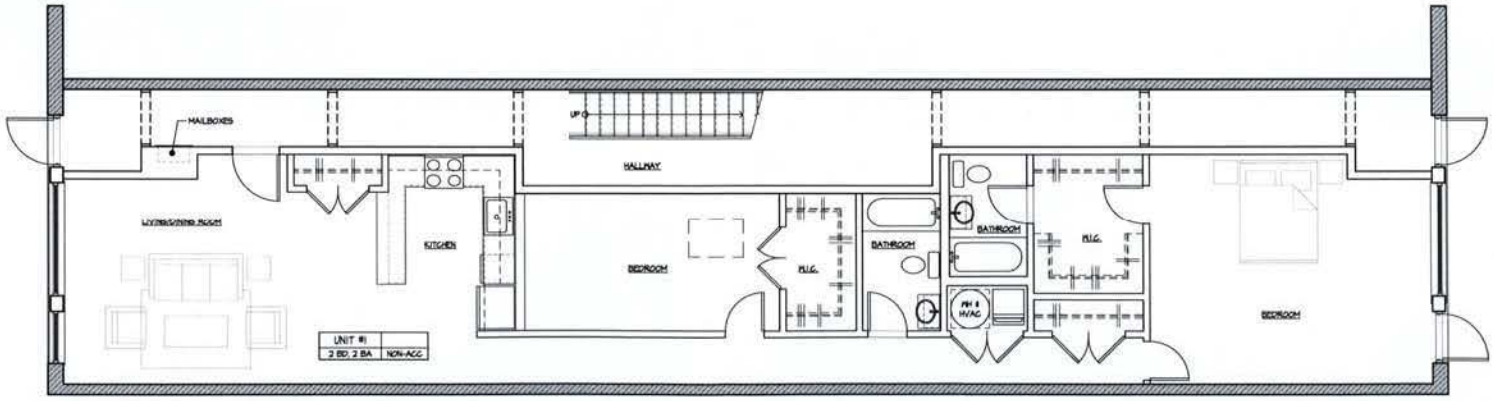
SITE PLAN | A 1.0

03/01/2011

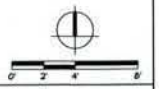
COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



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



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



THE LAUNDROMAT

FIRST & SECOND FLOOR PLAN | A 1.1

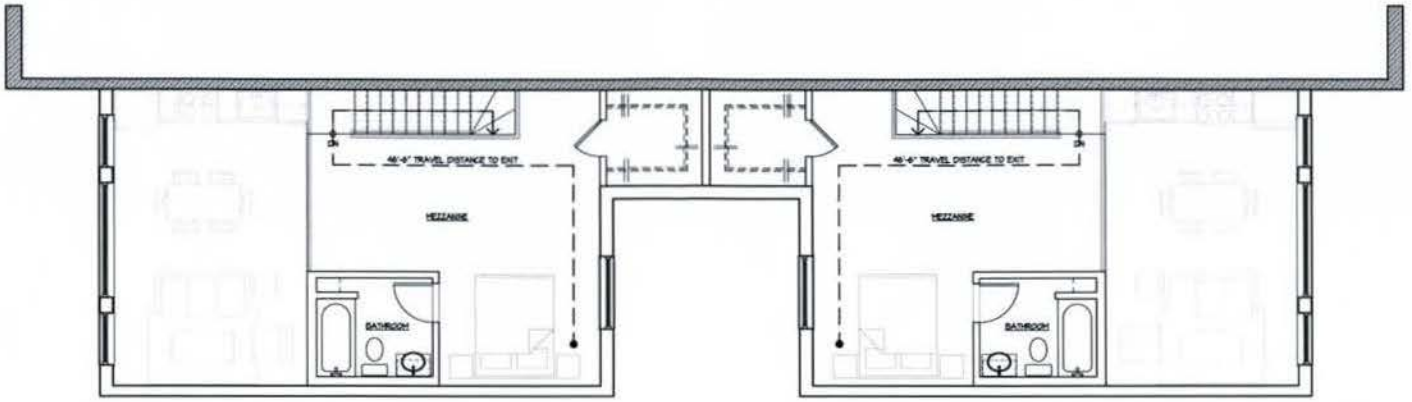
03/01/2011

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

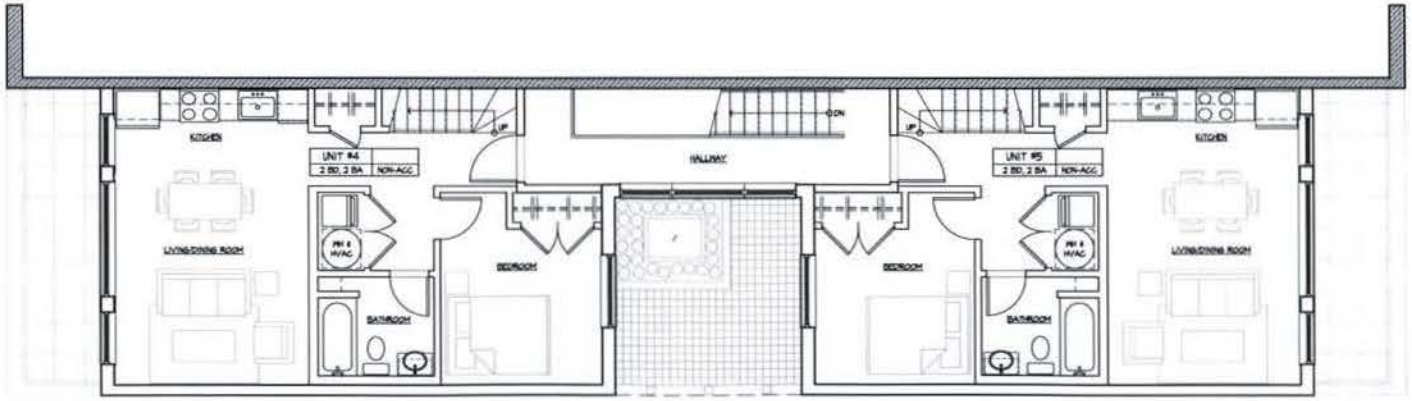
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



2 MEZZANINE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



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

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0906

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

THIRD & MEZZANINE FLOOR PLAN | A 1.2

03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

MATERIALS	
1. PAINTED BRICK (EX.)	6. STANDING SEAM ROOF
2. EXTERIOR LIGHT	7. ATRIUM ROOF
3. NEW BRICK	8. FIBER CEMENT PANEL
4. WINDOW	9. RAILING
5. CORNICE	

1 WEST (FRONT) ELEVATION ALONG 15TH ST SE
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

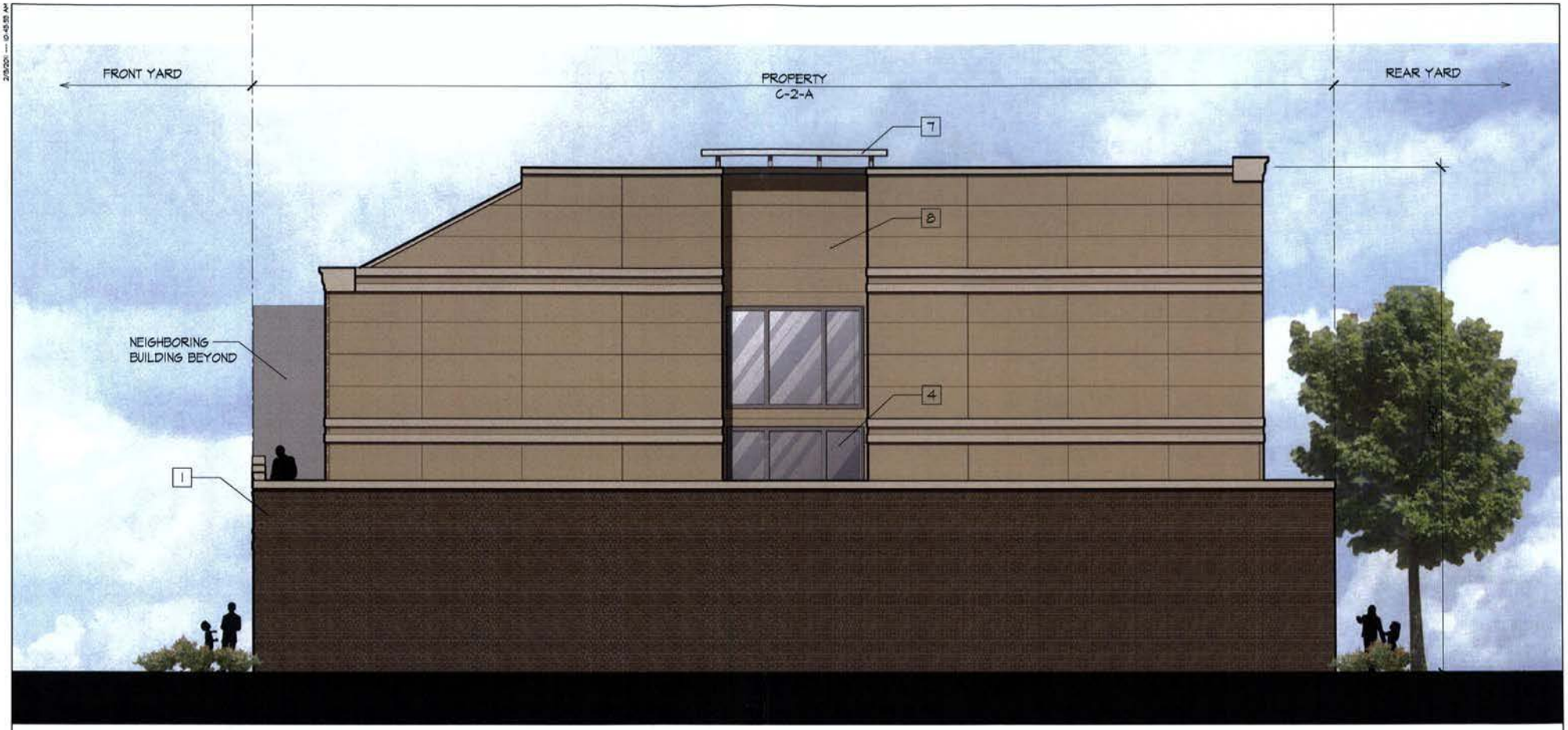
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

FRONT ELEVATION | A 2.1

03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



MATERIALS	
1. PAINTED BRICK (EX.)	6. STANDING SEAM ROOF
2. EXTERIOR LIGHT	7. ATRIUM ROOF
3. NEW BRICK	8. FIBER CEMENT PANEL
4. WINDOW	9. RAILING
5. CORNICE	

1 SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8'

THE LAUNDROMAT

SIDE ELEVATION | A 2.2

03/01/2011

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-336-3330

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

MATERIALS	
1. PAINTED BRICK (EX.)	6. STANDING SEAM ROOF
2. EXTERIOR LIGHT	7. ATRIUM ROOF
3. NEW BRICK	8. FIBER CEMENT PANEL
4. WINDOW	9. RAILING
5. CORNICE	

1 EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8'

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

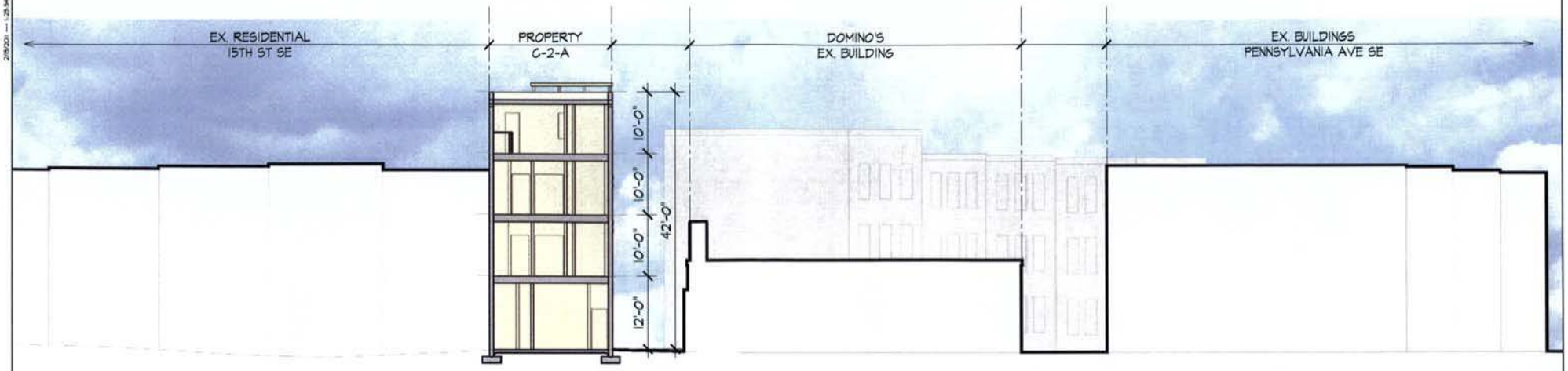
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5895 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

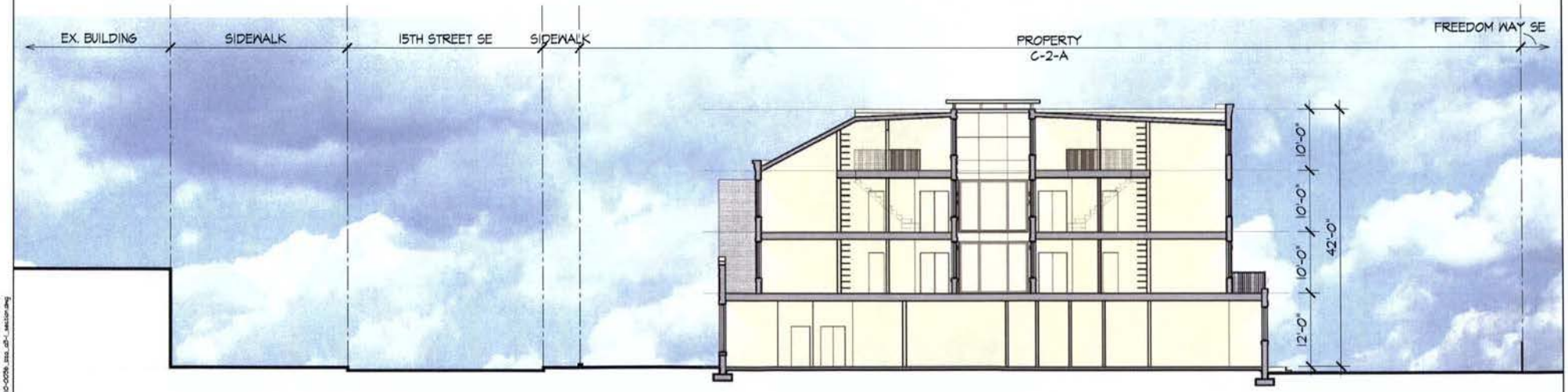
REAR ELEVATION | A 2.3

03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC



2 SECTION - 15TH ST SE
SCALE: 1/8" = 1'-0"



1 SECTION
SCALE: 1/8" = 1'-0"

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

SECTIONS | A 3.1

03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

1 PERSPECTIVE
SCALE: NTS

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

PERSPECTIVE | A 4.1
03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC

1 PERSPECTIVE
SCALE: NTS

THE LAUNDROMAT

732 15th Street SE
Washington, DC 20003
Square: 1077 Lot No: 0808 Zone: C-2-A

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

Willco Residential, LLC
2 Wisconsin Circle - Suite 700
Chevy Chase, MD 20815
(P) 202-338-3330

PERSPECTIVE | A 4.2
03/01/2011

COPYRIGHT © 2011 PGN ARCHITECTS, PLLC