

# MINOR MODIFICATION APPLICATION

732 15TH STREET, SE  
WASHINGTON, DC 20003

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

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| ZONING TABULATIONS                          |                            |                                 |                  |
|---------------------------------------------|----------------------------|---------------------------------|------------------|
| SQUARE:                                     | 1077                       |                                 |                  |
| LOT:                                        | 0808                       |                                 |                  |
| ZONE:                                       | C-2-A                      |                                 |                  |
| SITE AREA:                                  | 2,616 SF                   |                                 |                  |
| PROPOSED UNITS: 6 TOTAL - 2 x 2BR, 4 x 1 BR |                            |                                 |                  |
|                                             | C-2-A REQUIRED/<br>ALLOWED | APPROVED                        | MODIFIED         |
| LOT OCCUPANCY                               | 60% (RESIDENTIAL)          | FIRST FL. 1,800 SF (68.81% ex.) | NO CHANGE        |
|                                             | 100% (COMMERCIAL)          | SECOND FL. 1,560 SF (59.63%)    | NO CHANGE        |
|                                             |                            | THIRD FL. 1,560 SF (59.63%)     | NO CHANGE        |
|                                             |                            | MEZZANINE: 570 SF (21.79%)      | NO CHANGE        |
| FAR                                         | 2.5 MAX. = 6,540 GSF       | 2.1 = 5,490 GSF                 | 2.1 = 5,490 GSF  |
| BUILDING HEIGHT                             | 50 FT MAX.                 | 42 FT, 3 STORIES                | 50 FT, 3 STORIES |
| PARKING                                     | 1 PER 3 DU = 2 SPACES      | NONE                            | NO CHANGE        |
| REAR YARD                                   | 15 FT                      | EXISTING > 15 FT                | NO CHANGE        |

## THE LAUNDRY

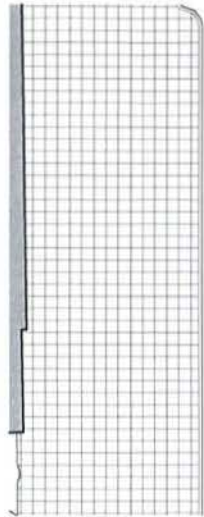
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Washington, DC 20003  
Square: 1077 Lot No: 0808 Zone: C-2-A

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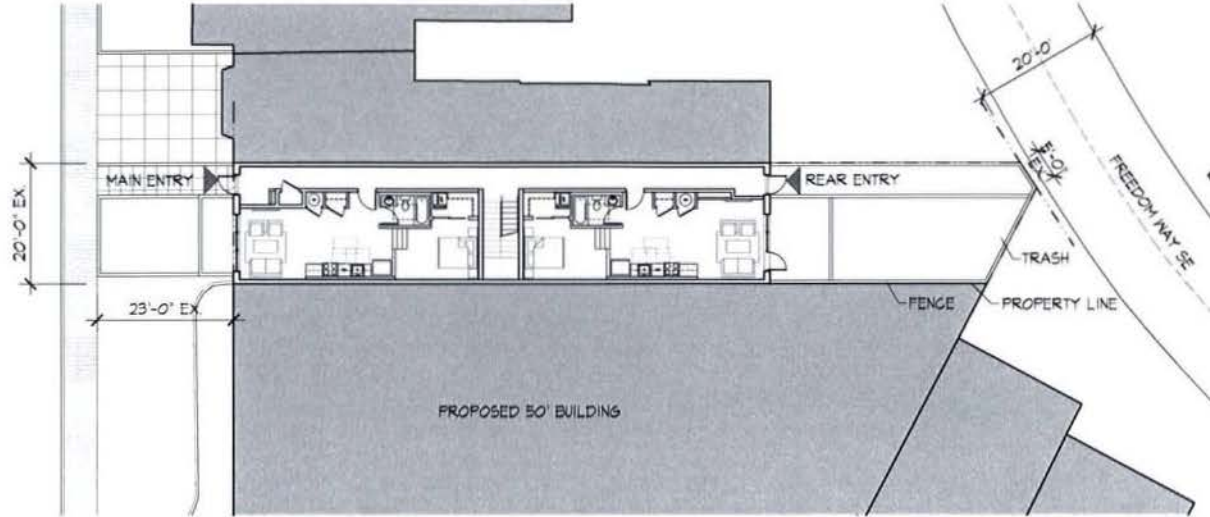
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COVER SHEET | A 0.0  
05/24/2013

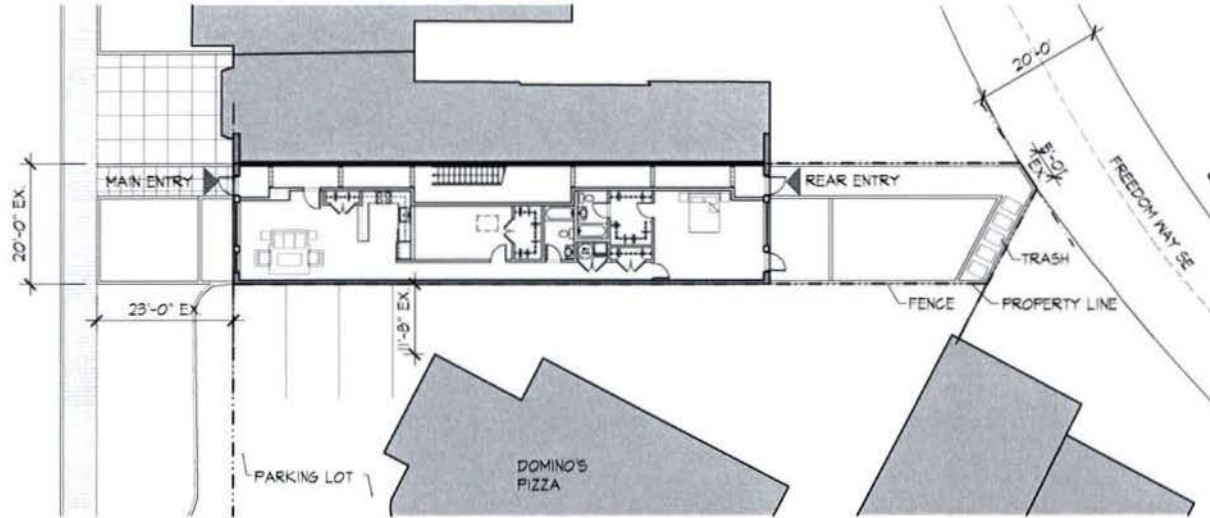
Board of Zoning Adjustment  
District of Columbia  
CASE NO.18174  
EXHIBIT NO.42A



15TH STREET SE



1 SITE PLAN - MODIFIED  
SCALE: 1/8" = 1'-0"



1 SITE PLAN - APPROVED  
SCALE: 1/8" = 1'-0"



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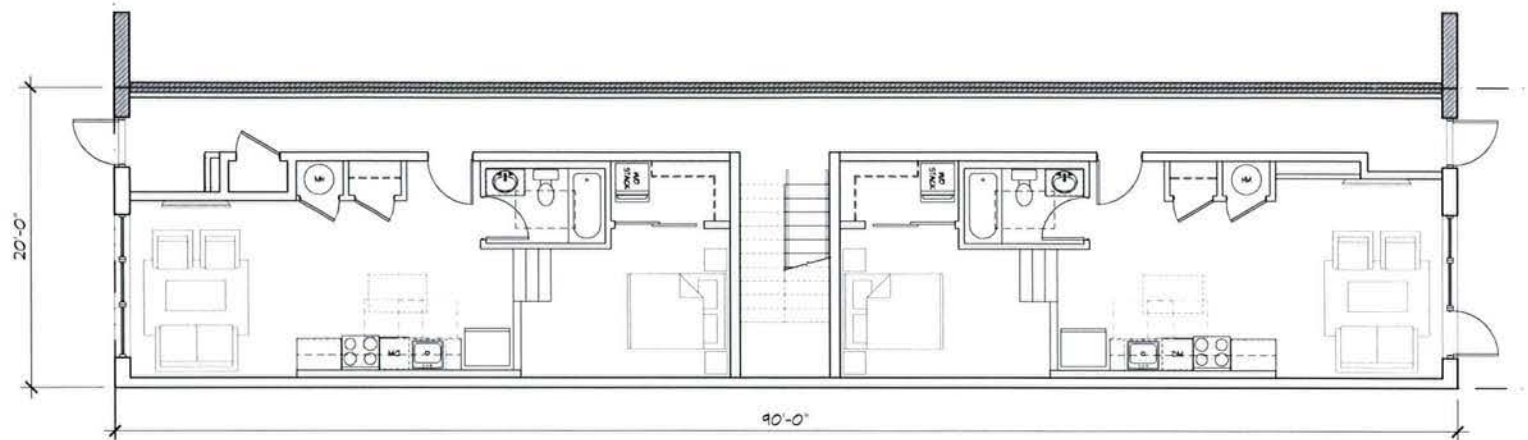
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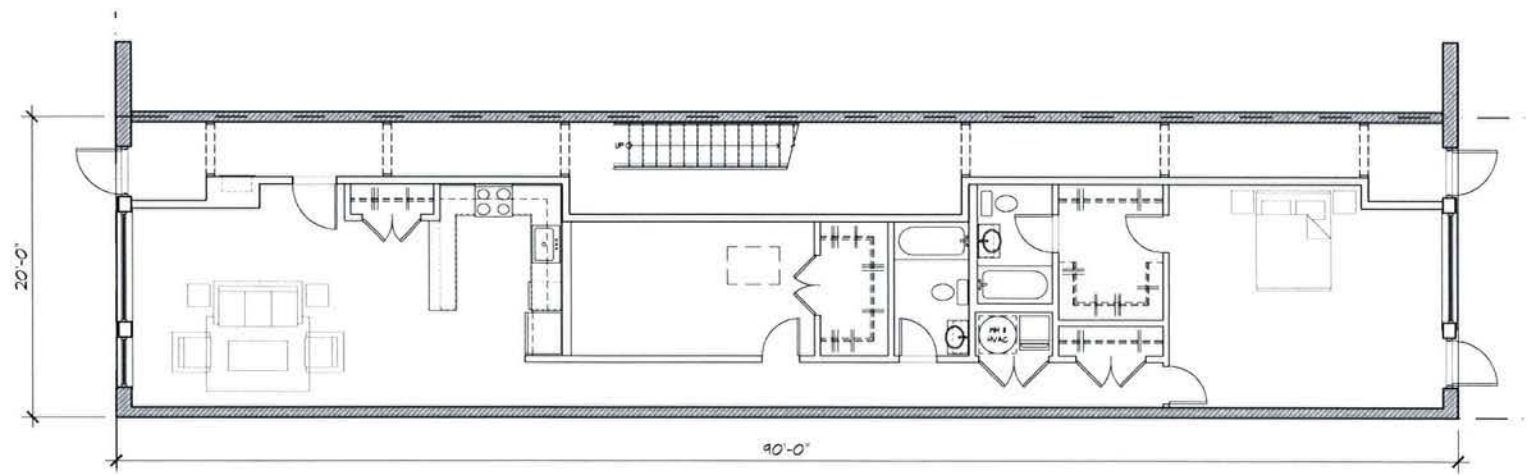
SITE PLANS - APPROVED AND MODIFIED

A 1.0

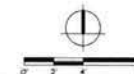
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2 FIRST FLOOR PLAN • MODIFIED  
SCALE: 1/8" = 1'-0"



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



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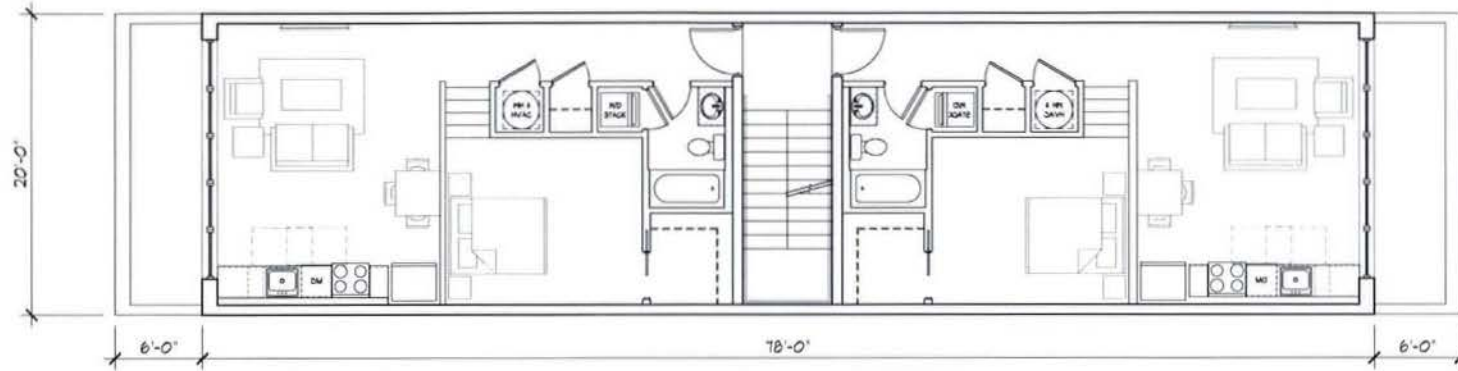


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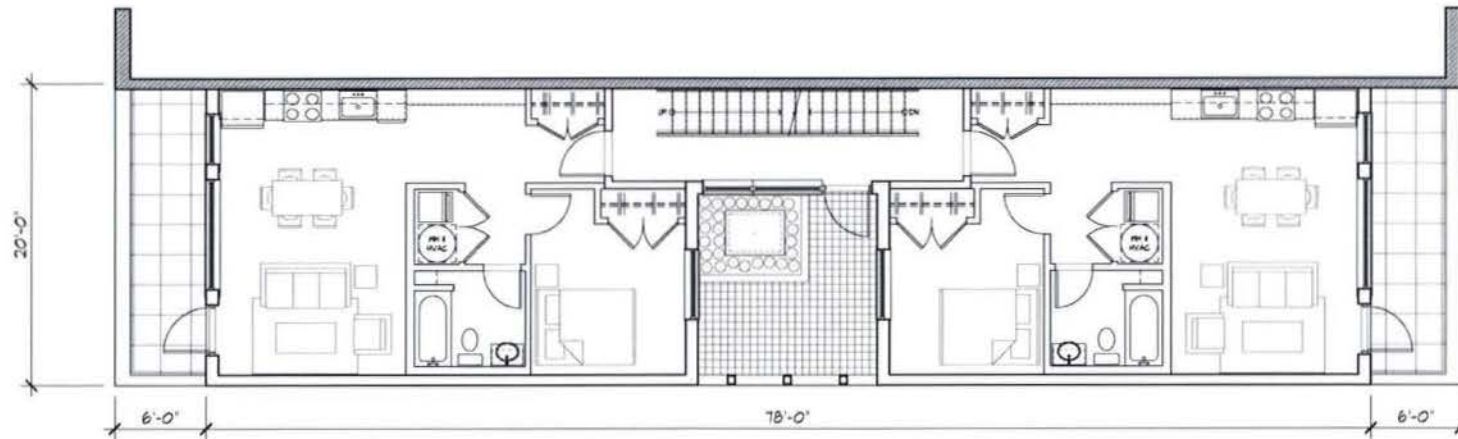
FIRST FLOOR PLANS - APPROVED AND MODIFIED

### A 1.1

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



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



# THE LAUNDRY

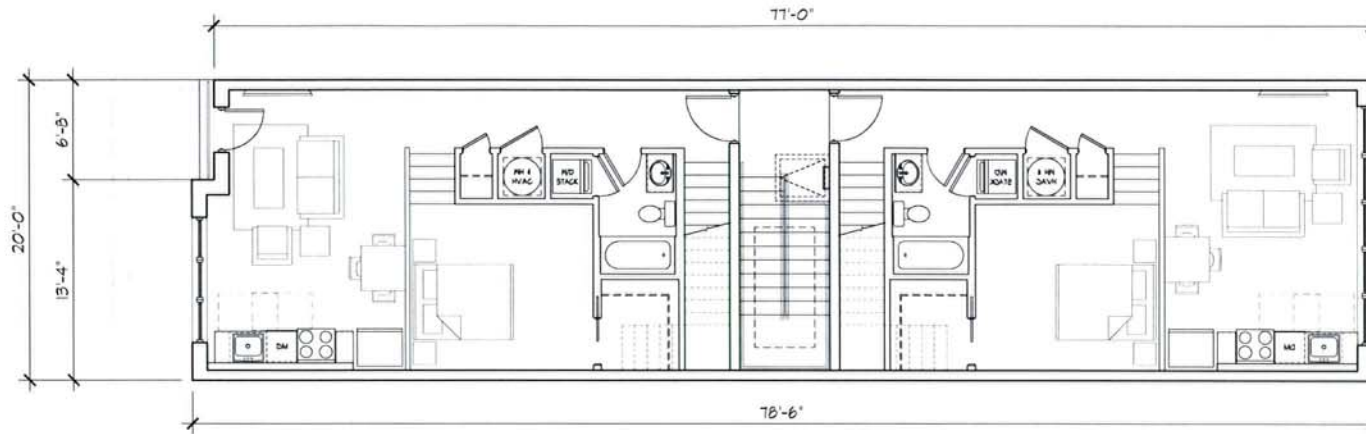
SECOND FLOOR PLANS - APPROVED AND MODIFIED

A 1.2

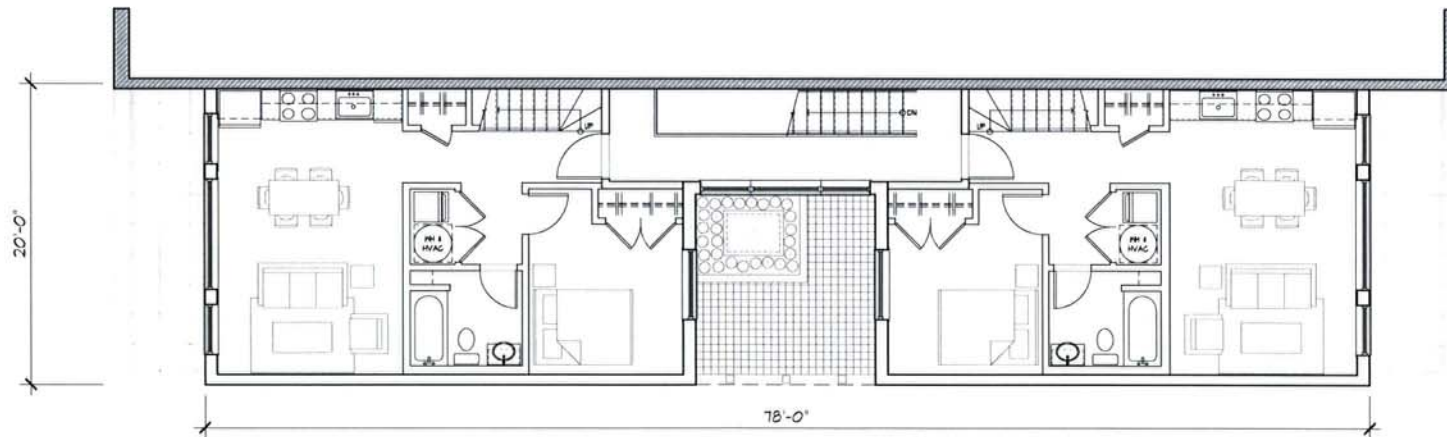
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2 THIRD FLOOR PLAN - MODIFIED  
SCALE: 1/8" = 1'-0"



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



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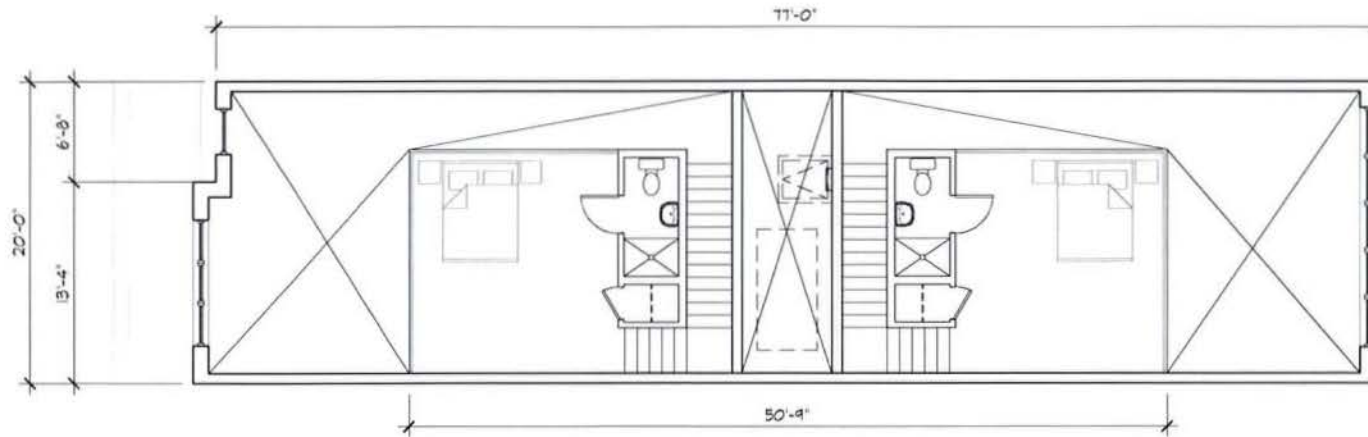
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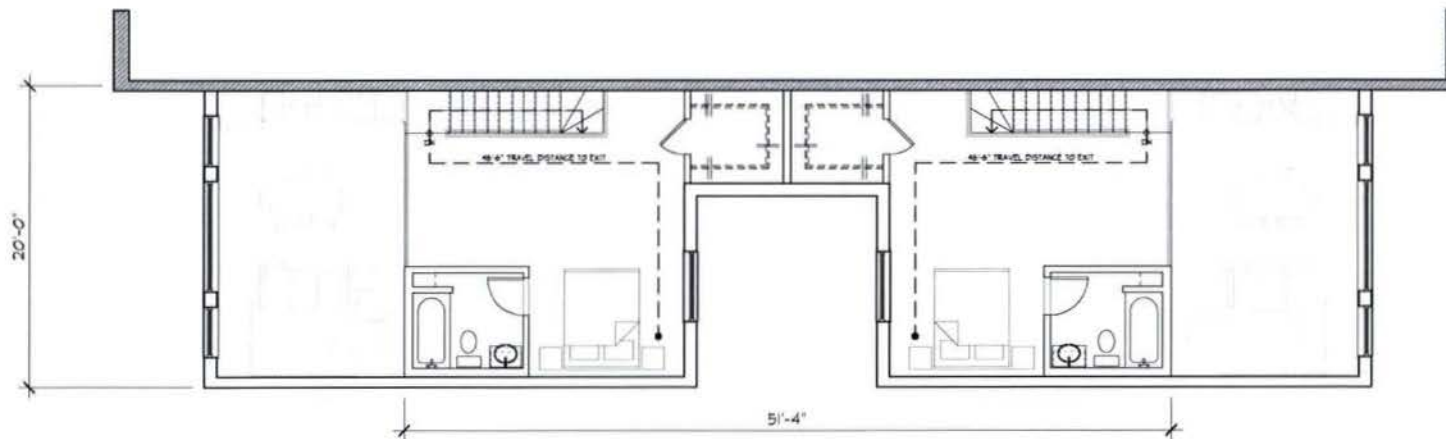
THIRD FLOOR PLANS - APPROVED AND MODIFIED

A 1.3

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



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



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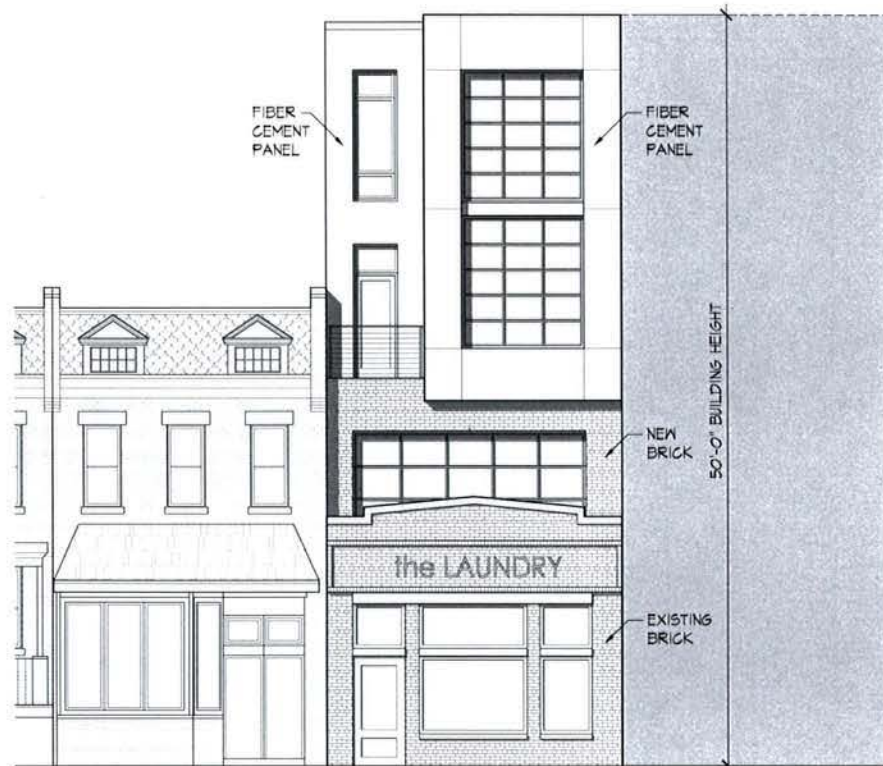
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MEZZANINE PLANS - APPROVED AND MODIFIED

A 1.4

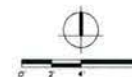
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2 WEST ELEVATION - MODIFIED  
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - APPROVED  
SCALE: 1/8" = 1'-0"



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WEST ELEVATIONS - APPROVED AND MODIFIED

## A 2.1

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2 EAST ELEVATION - MODIFIED  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION - APPROVED  
SCALE: 1/8" = 1'-0"



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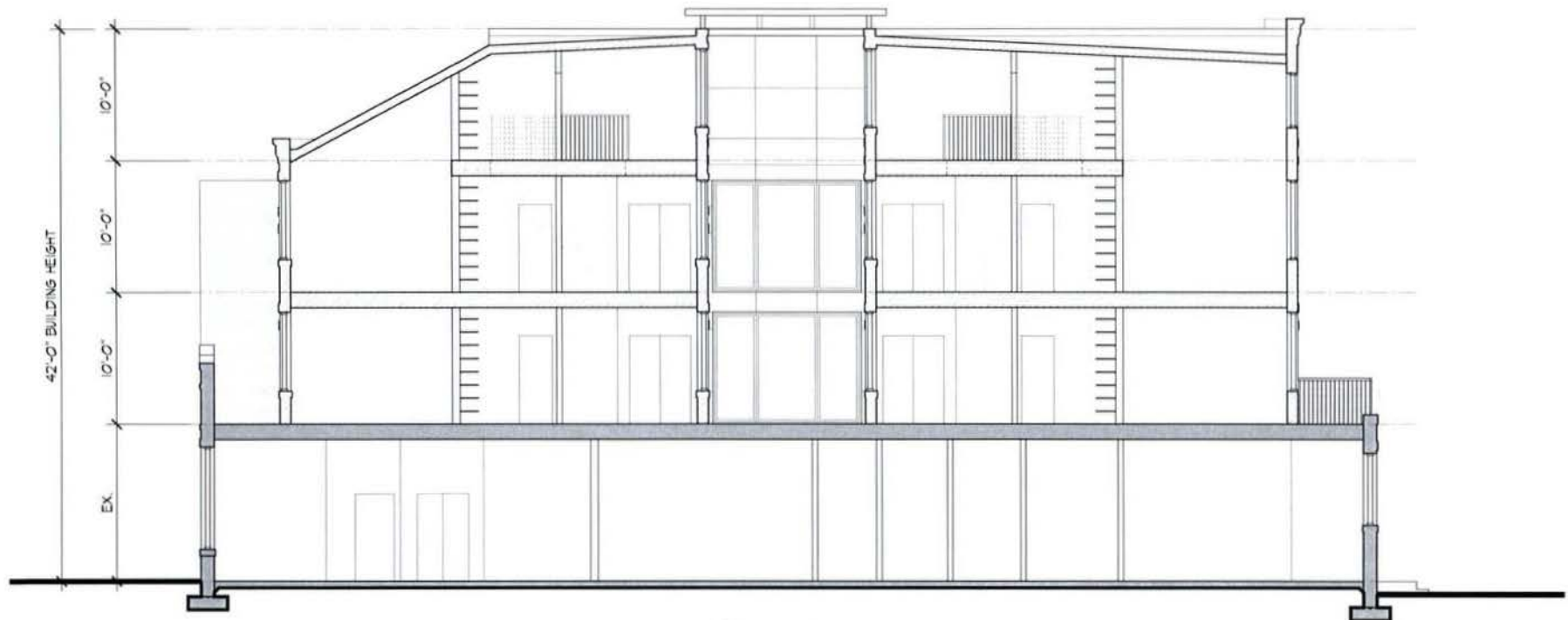
EAST ELEVATIONS - APPROVED AND MODIFIED

## A 2.2

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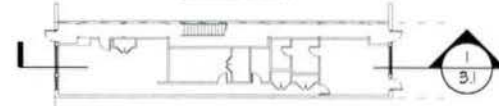


1 SECTION - APPROVED  
SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR

KEY PLAN:



THE LAUNDRY

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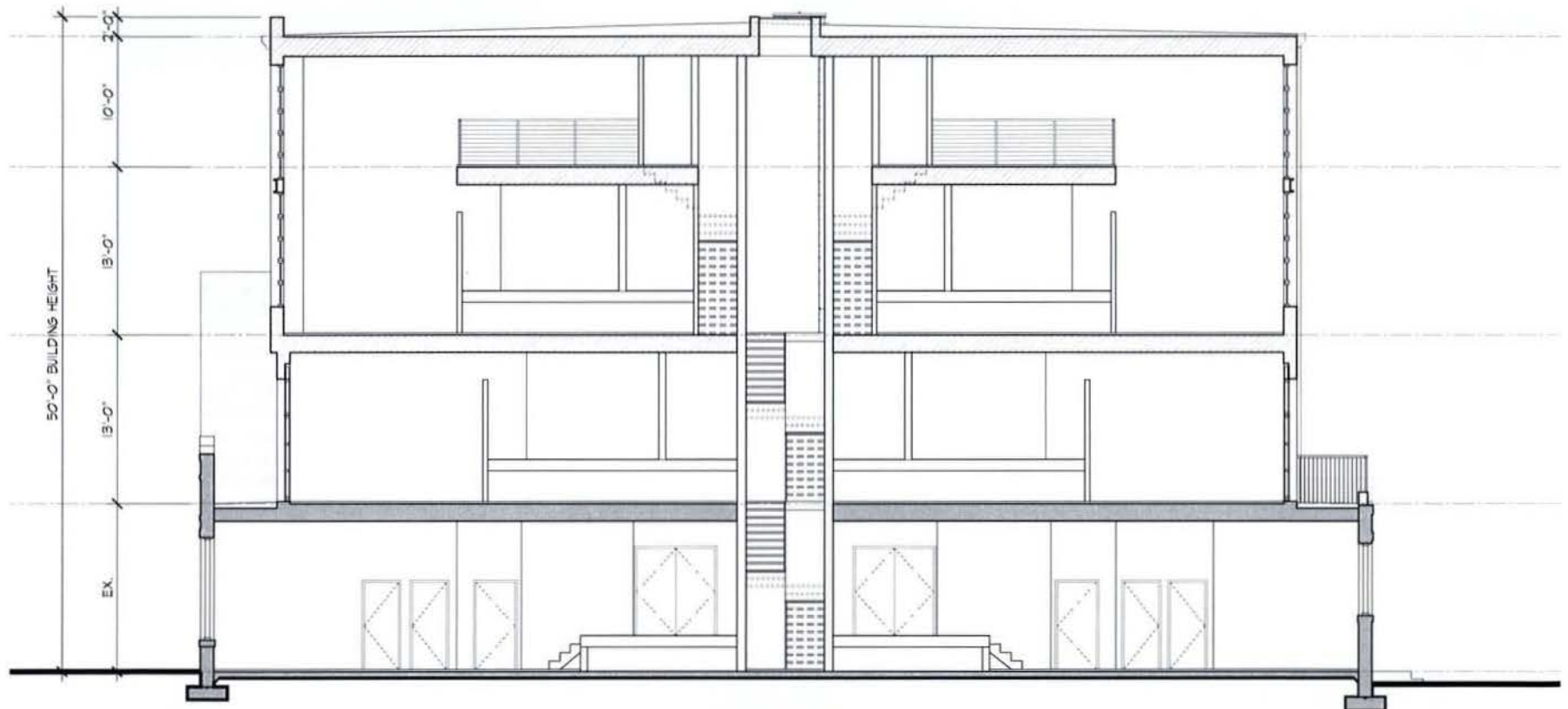


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SECTION - APPROVED

A 3.1

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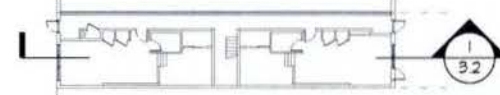


1 SECTION - MODIFIED  
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LEGEND:

|  |                     |
|--|---------------------|
|  | EXISTING WALL/FLOOR |
|  | NEW WALL/FLOOR      |

KEY PLAN:



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SECTION - MODIFIED A 3.2  
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