

1710-1730 SEVENTH STREET, NW

WASHINGTON, DC

BZA CONCEPT SUBMISSION

October 25, 2010

OWNER / DEVELOPER:
ARCHITECT:
LAND USE COUNSEL:
CIVIL ENGINEER:
TRAFFIC CONSULTANT:

LINCOLN WESTMORELAND HOUSING INC.
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS
THOTH LAND SURVEYING PROFESSIONALS, INC
WELLS & ASSOCIATES, LLC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18182
EXHIBIT NO. 8

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BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

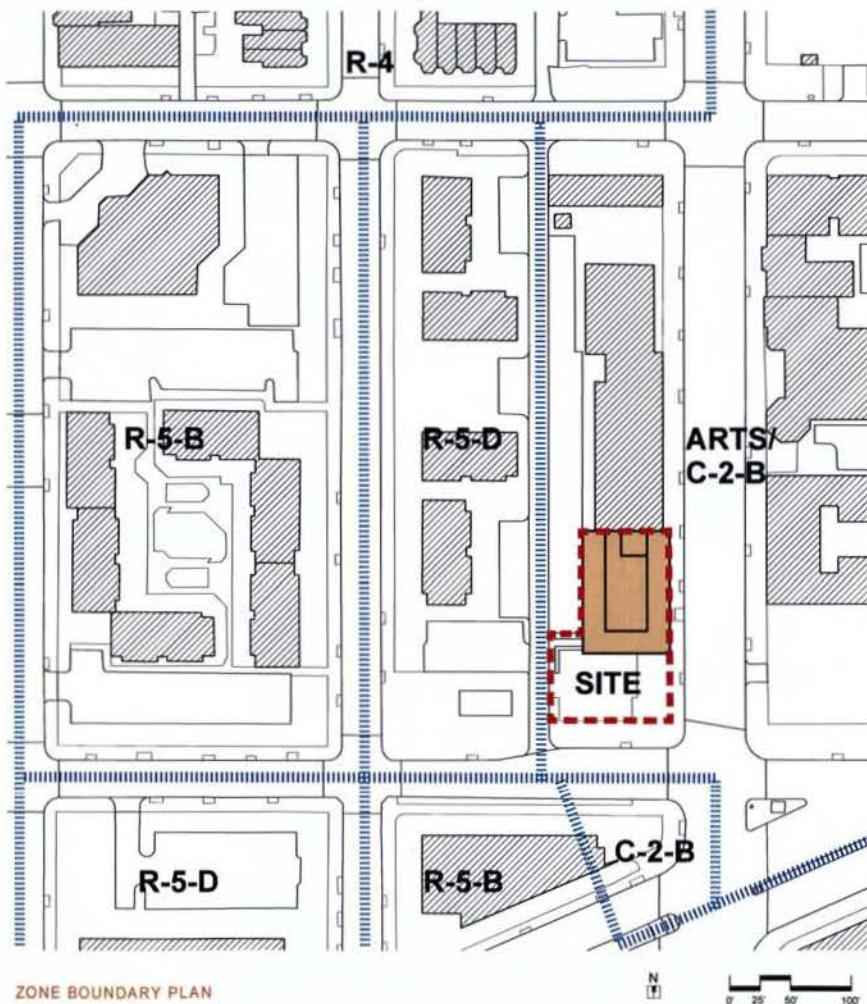
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18182
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COVER SHEET A 1



NEW APARTMENT BUILDING ON SEPARATE RECORD LOT ZONING TABULATIONS

SQUARE: 419
 LOTS: 33, 646 (AIR RIGHTS)
 ZONE: ARTS / C-2-B
 SITE AREA: 13,183 SF

ARTS / C-2-B	MAXIMUM/REQUIRED	PROVIDED
BUILDING HEIGHT (770.1) (770.8) (1902.1)	70' (NOTE 1)	79' (8 STORIES)
FAR (771.2) (1904)	4.5	TOTAL: 4.35 RETAIL: 0.25 RESIDENTIAL: 4.10 (NOTE 3)
FAR FLOOR AREA	59,324 SF	TOTAL: 57,287 SF RETAIL: 3,307 SF RESIDENTIAL: 53,980 SF
LOT OCCUPANCY (772.1)	80.0%	55.0%
REAR YARD (774.1) (774.7)	15'	NONE
COURT (776)	15'	57'-9"
PENTHOUSE HEIGHT (411) (777) (1902.1)	MAX. HEIGHT: 18'-6"; UNIFORM HEIGHT OF WALLS; SETBACK DISTANCE FROM EXTERIOR WALLS EQUAL TO HEIGHT	HEIGHT VARIES UP TO 18'-6"; SETBACKS GREATER THAN 1:1 RATIO
PARKING (2100.5) (2101.1)	1 PER 3 DWELLING UNITS	13 SPACES (NOTE 2)
LOADING (2200.5) (2201.1)	FOR 50 OR MORE UNITS: 1 LOADING BERTH @ 55' 1 LOADING PLATFORM @ 200 SF 1 LOADING SPACE @ 20'	1 LOADING SPACE @ 20'
ARTS (1901)	GROUND FLOOR RETAIL/SERVICE/ARTS USES	RETAIL/SERVICE USES: 53% (NOTE 4)

NOTES:

1. Includes Inclusionary Zoning bonus.
2. Proposed number of dwelling units may vary from 50 to 60.
3. FAR floor area includes a deduction of 2% for mechanical shafts and spaces with structural clearance less than 6'-6".
4. Retail gross floor area of 3,307 sf equals 53% of enclosed ground floor area of 6,258 sf.

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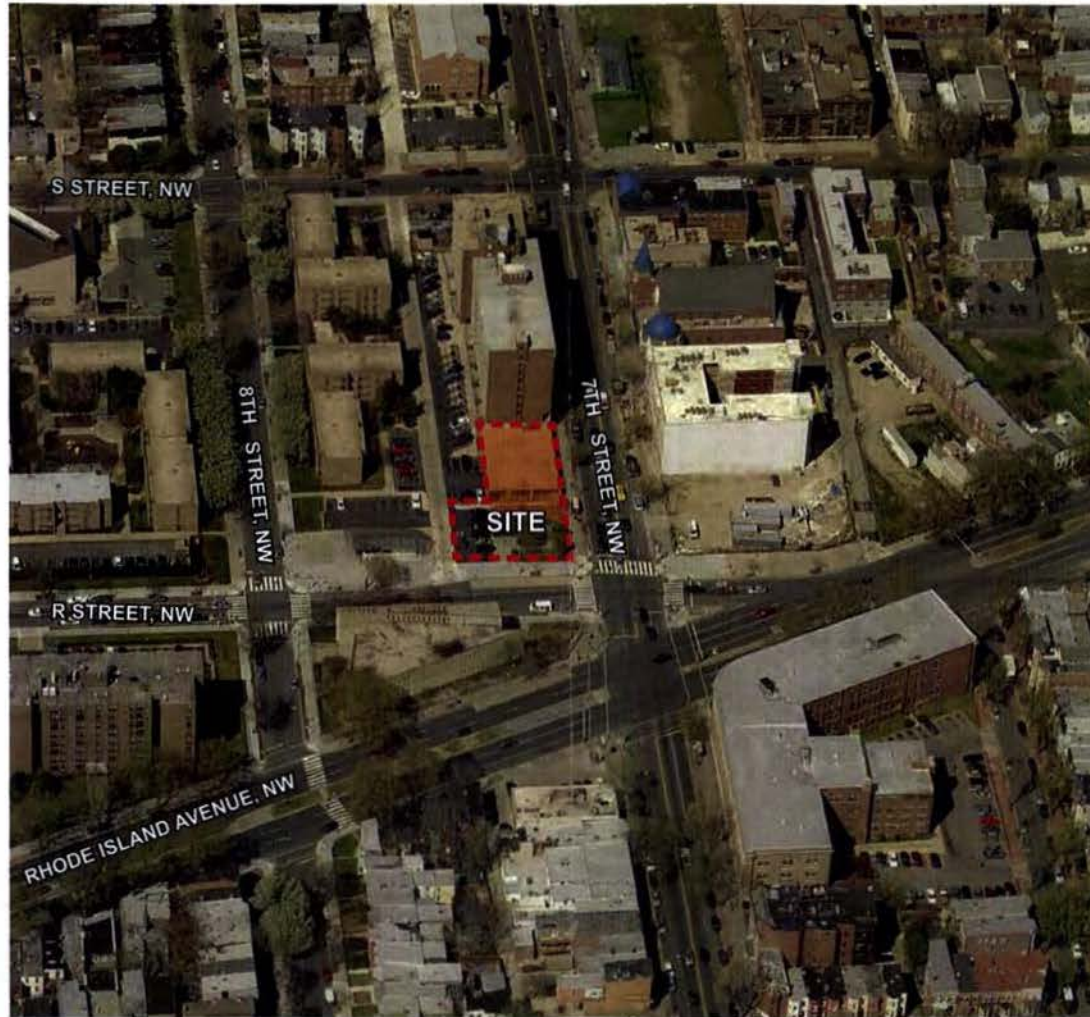
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DEVELOPMENT DATA D 1



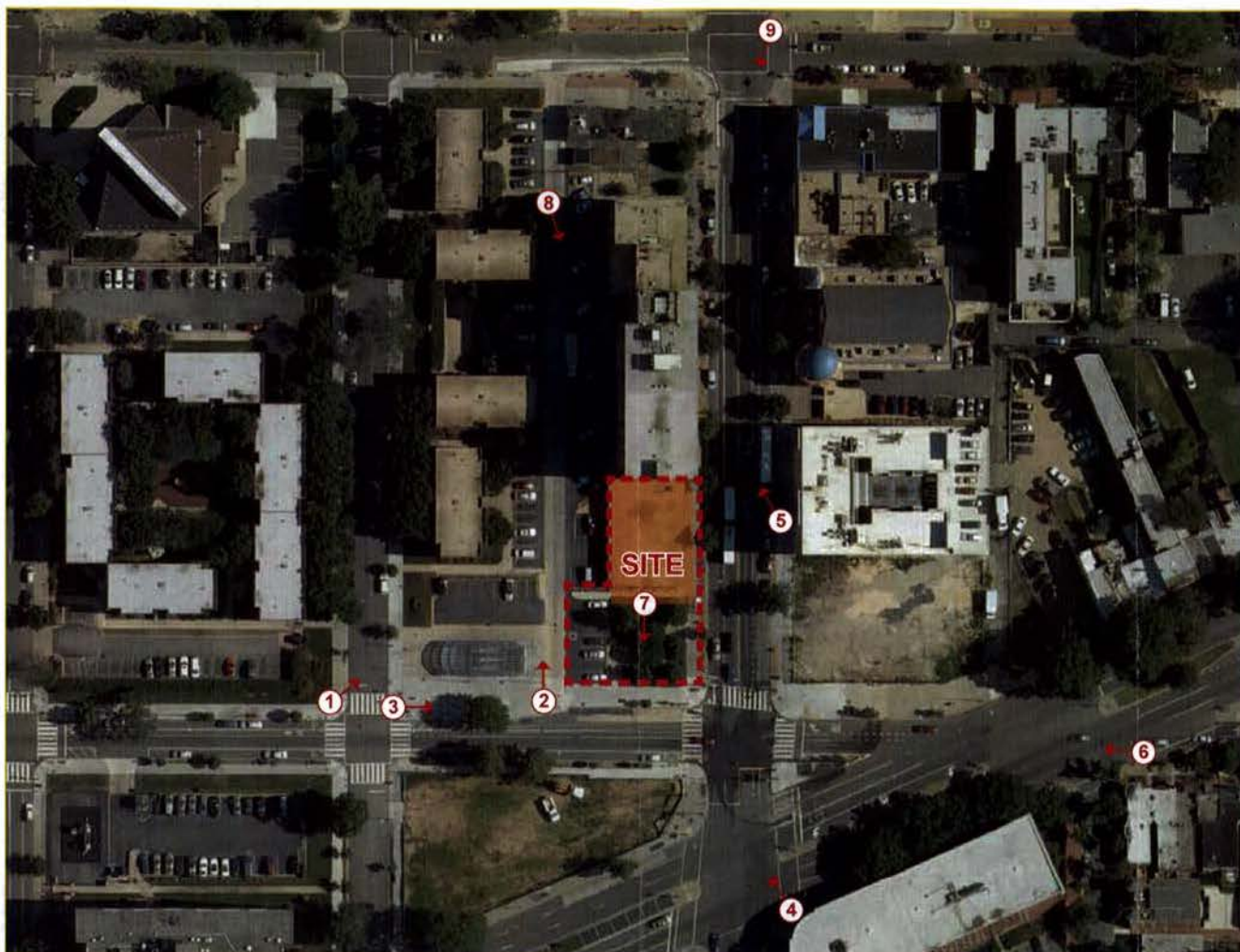
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SITE AERIAL (CONTEXT) A 2



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SITE AERIAL (PHOTO KEY) A 3



1. VIEW FROM R STREET LOOKING NORTHEAST



2. VIEW OF PUBLIC ALLEY LOOKING NORTH FROM R STREET



3. VIEW OF R STREET LOOKING EAST



4. VIEW FROM 7TH STREET LOOKING NORTH



5. VIEW FROM 7TH STREET LOOKING NORTH



6. VIEW FROM RHODE ISLAND AVENUE LOOKING WEST



7. VIEW FROM SITE LOOKING SOUTH



8. VIEW OF PUBLIC ALLEY LOOKING SOUTH



9. VIEW FROM S STREET LOOKING SOUTH

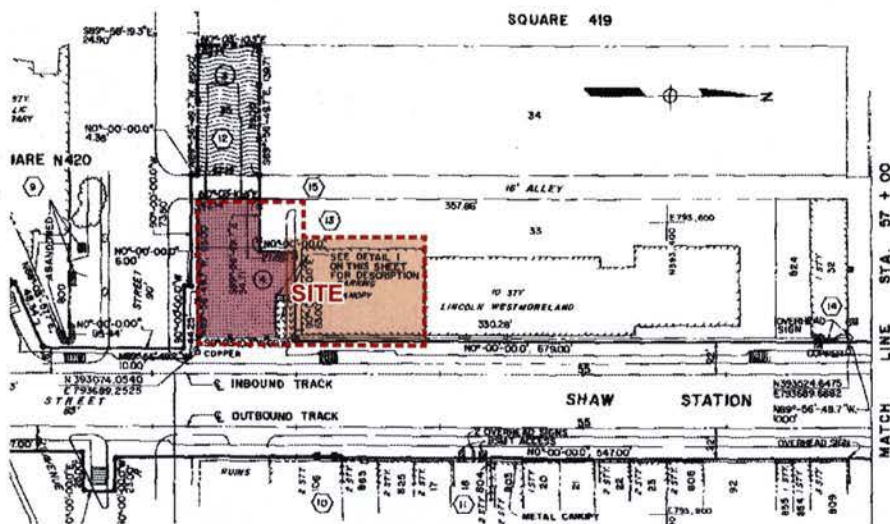
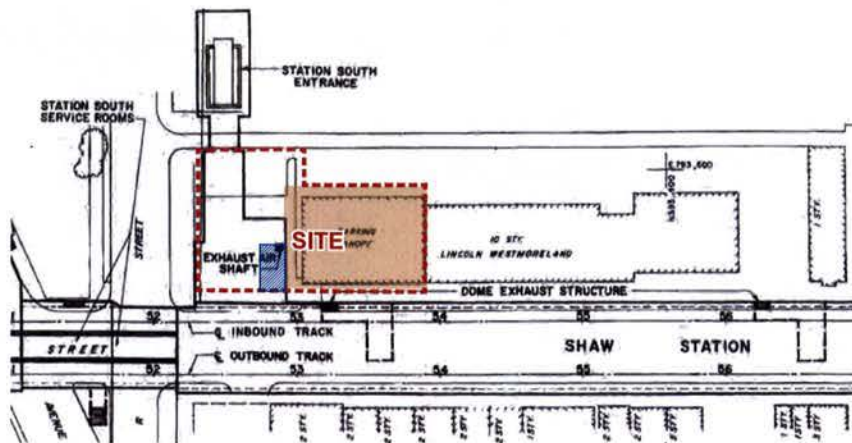
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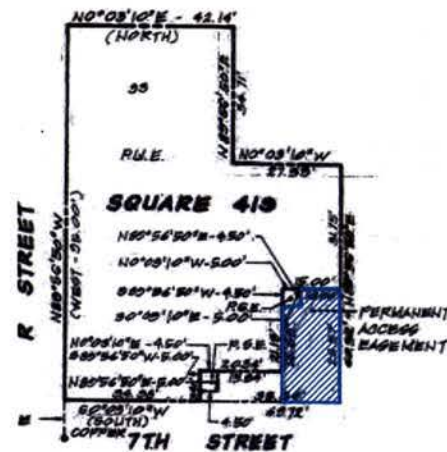
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SITE PHOTOS A 4

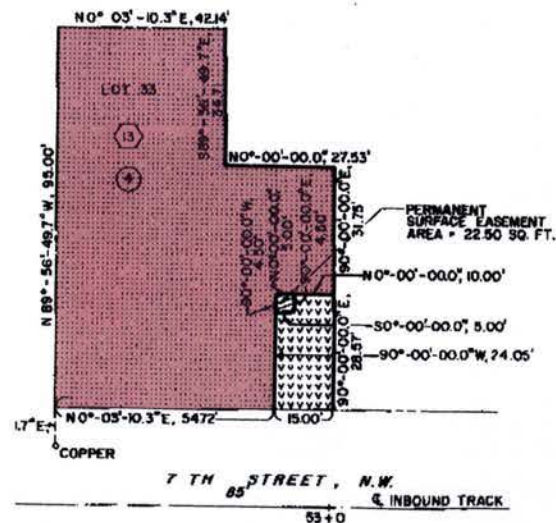
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Source: Washington Metropolitan Area Transit Authority



- KEY**
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 - PERMANENT UNDERGROUND EASEMENT



- LEGEND**
- PERMANENT ACCESS EASEMENT
 - PERMANENT SURFACE EASEMENT
 - PERMANENT UNDERGROUND EASEMENT
 - CONSTRUCTION EASEMENT
 - BLUE DRUGS
 - UNDERGROUND UTILS IN PUBLIC PROPERTY
 - PARCEL NUMBER
 - PROPERTY LINE
 - LOT LINE
 - LIMIT OF RIGHT-OF-WAY
 - CONSTRUCTION PERCHING
 - CONTRACTOR'S WORK AREA
 - CURVE NUMBER

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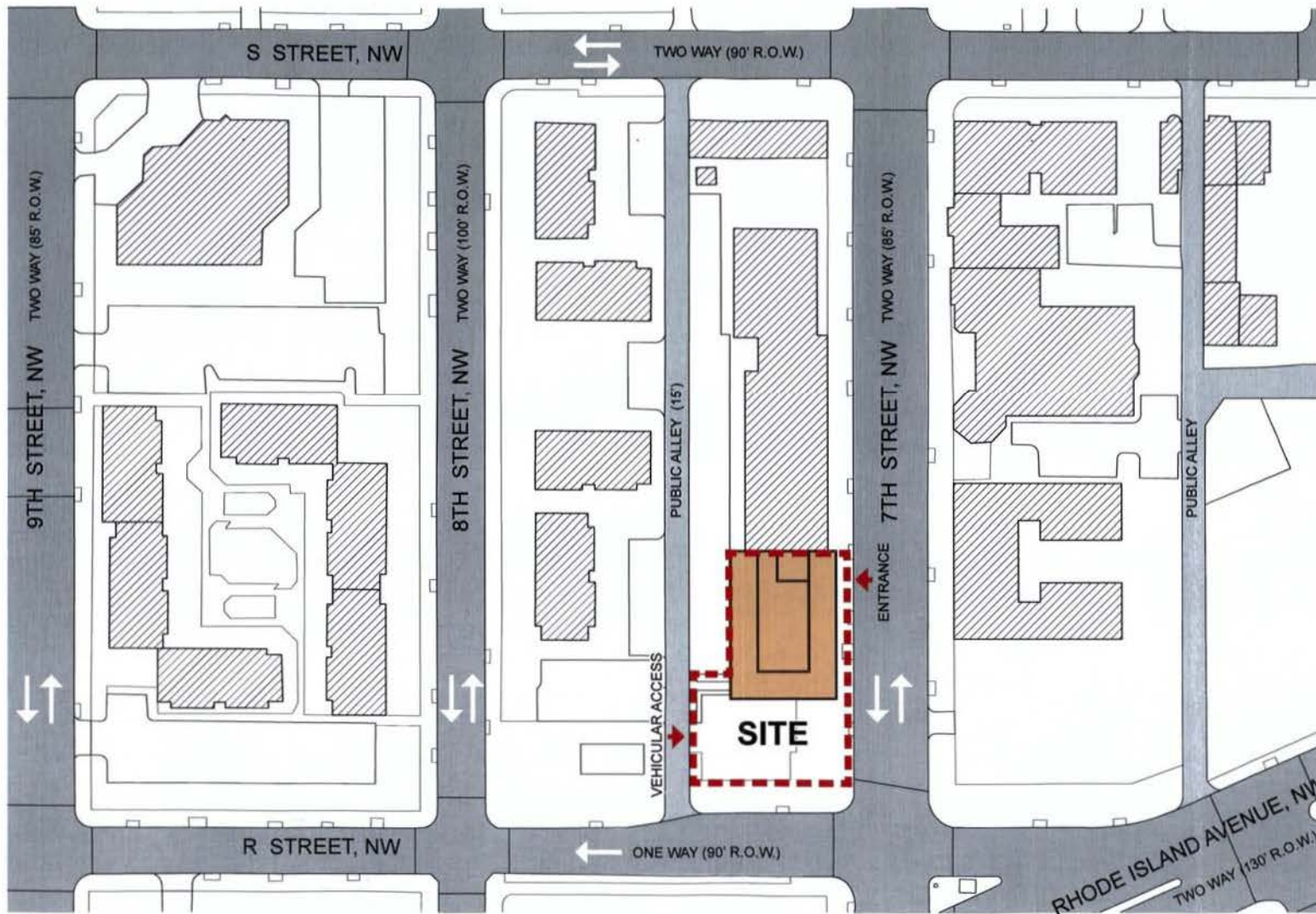
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WMATA EASEMENT PLAN A 5



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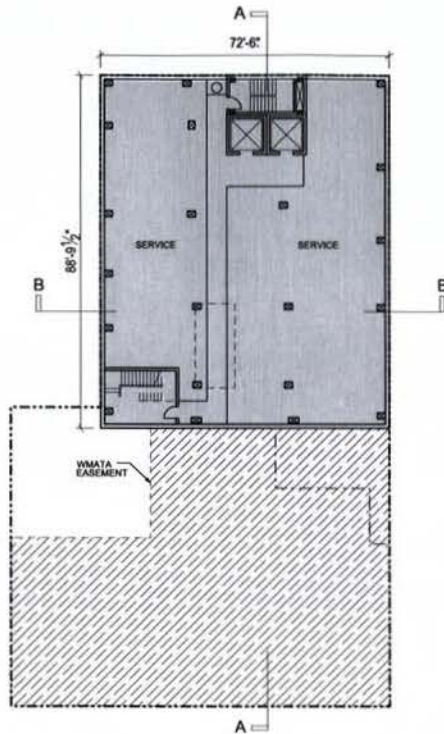
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SITE PLAN

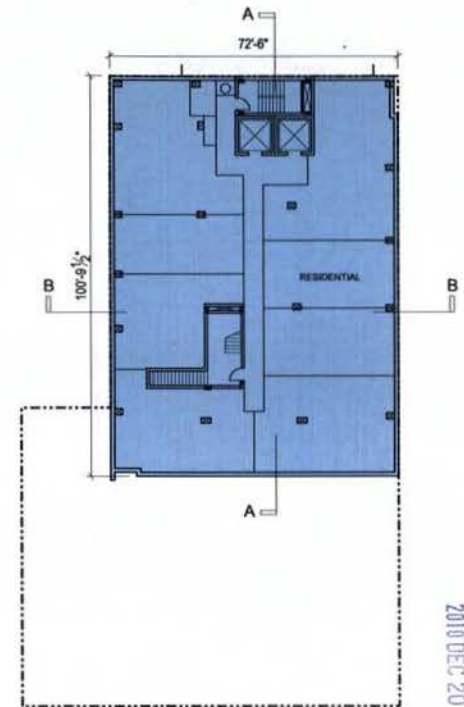
A 7



LEVEL B-1



GROUND FLOOR



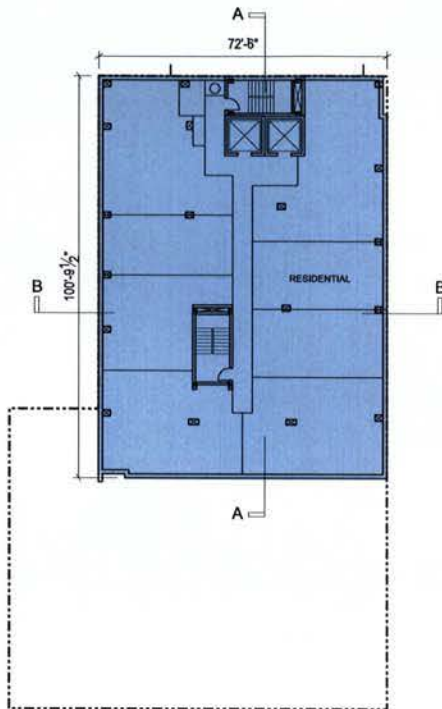
FLOOR 2

NOTES:
 1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

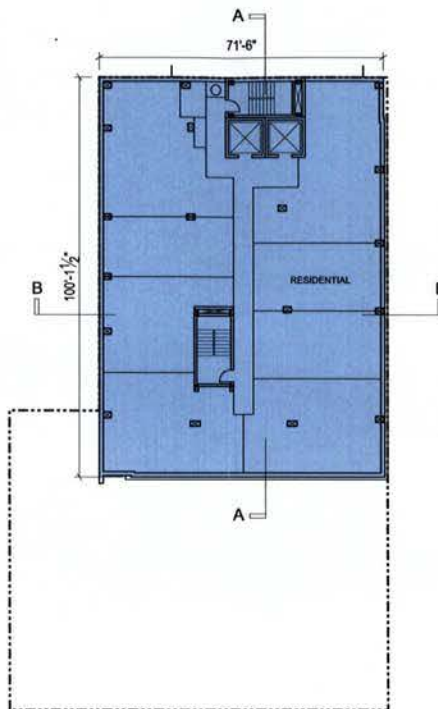
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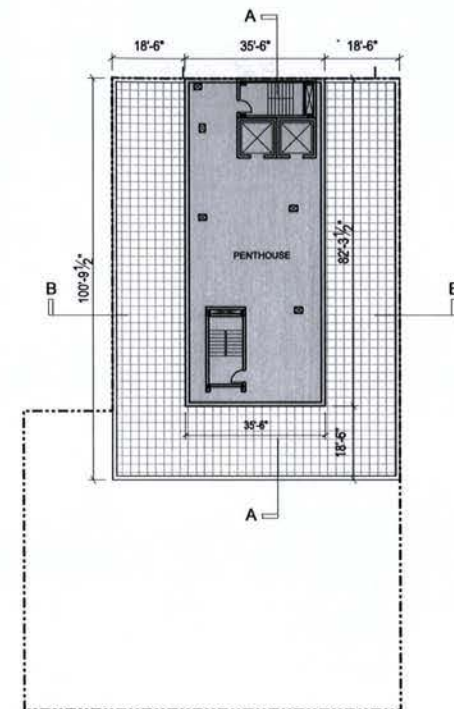
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FLOORS 3-7



FLOOR 8



PENTHOUSE PLAN

NOTES:
1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

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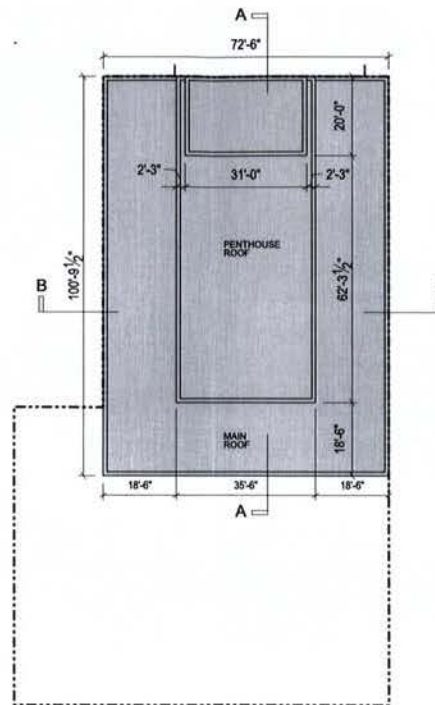


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PLANS A 9

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ROOF PLAN

NOTES:
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VIEW AT CORNER OF 7TH & R STREETS, NW

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PERSPECTIVE VIEW A 11



VIEW AT CORNER OF 8TH & R STREETS, NW

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PERSPECTIVE VIEW A 12



R STREET (SOUTH) ELEVATION



7TH STREET (EAST) ELEVATION

NOTES:
1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

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ELEVATIONS A 13

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ALLEY (WEST) ELEVATION

NOTES:
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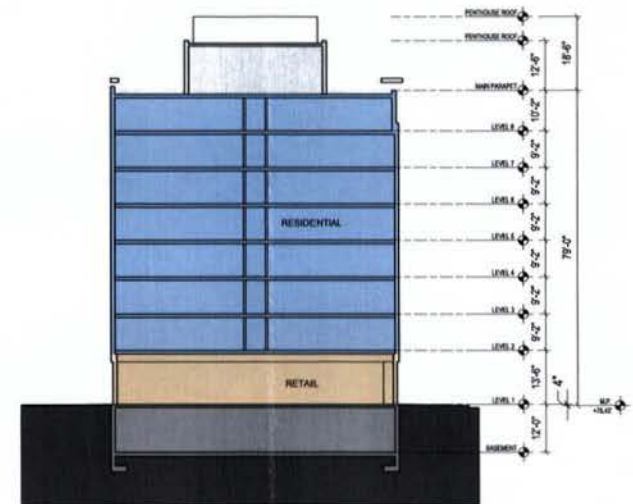
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ELEVATION A 14

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SECTION A-A



SECTION B-B

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

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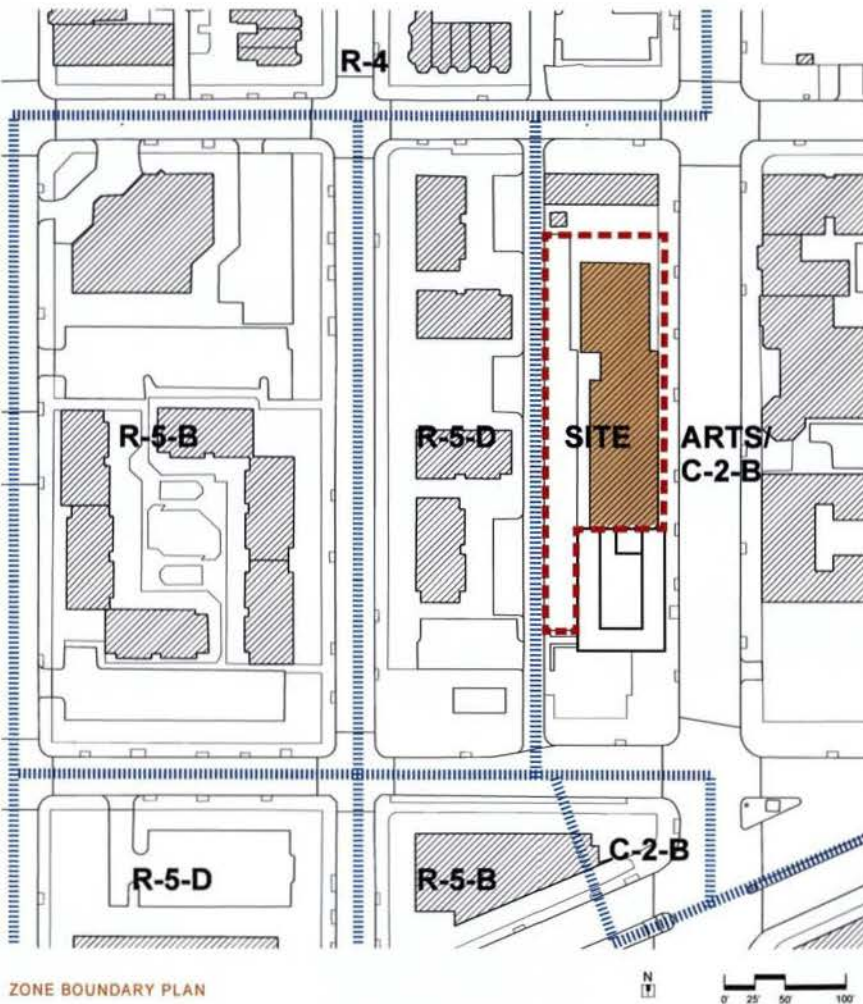
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SECTIONS A 15

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EXISTING APARTMENT BUILDING ON SEPARATE RECORD LOT ZONING TABULATIONS

SQUARE: 419
 LOTS: 33
 ZONE: ARTS / C-2-B
 SITE AREA: 24,889 SF

ARTS / C-2-B	MAXIMUM/REQUIRED	PROVIDED
BUILDING HEIGHT (770.1) (770.8) (1502.1)	65'	89'-0" (10 STORIES)
FAR (771.2) (1904)	3.5	4.41 (109,870 SF) (NOTE 1)
LOT OCCUPANCY (772.1)	80.0%	50.0%
REAR YARD (774.1) (774.7)	15'	32'-7" FROM ALLEY CENTER LINE BELOW 20' PLANE; 33'-2" FROM PROPERTY LINE ABOVE 20' PLANE
SIDE YARD (775)	NONE	25'-0" AT NORTH SIDE
PENTHOUSE HEIGHT (411) (777) (1502.1)	MAX. HEIGHT: 18'-6"; UNIFORM HEIGHT OF WALLS; SETBACK DISTANCE FROM EXTERIOR WALLS EQUAL TO HEIGHT	MULTIPLE PENTHOUSE ENCLOSURES; HEIGHTS VARY UP TO 18'-6"; SETBACKS VARY FROM NONE TO GREATER THAN 1:1 RATIO
PARKING (2100.5) (2101.1)	1 PER 3 DWELLING UNITS	25 SPACES (NOTE 2)
LOADING (2200.5) (2201.1)	1 LOADING BERTH @ 55' 1 LOADING PLATFORM @ 200 SF 1 LOADING SPACE @ 20'	NONE
ARTS (1901)	GROUND FLOOR RETAIL/SERVICE/ARTS USES	41%

NOTES:

1. FAR floor area includes a deduction of 2% for mechanical shafts and spaces with structural clearance less than 6'-6".
2. The existing number of dwelling units is 108.

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DEVELOPMENT DATA D 2

LEGAL DESCRIPTION

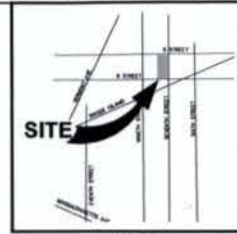
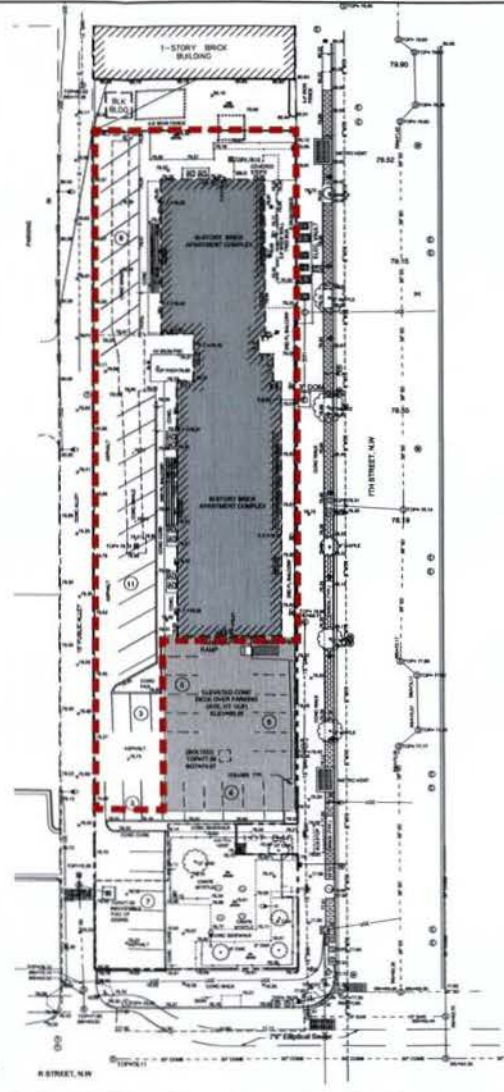
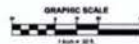
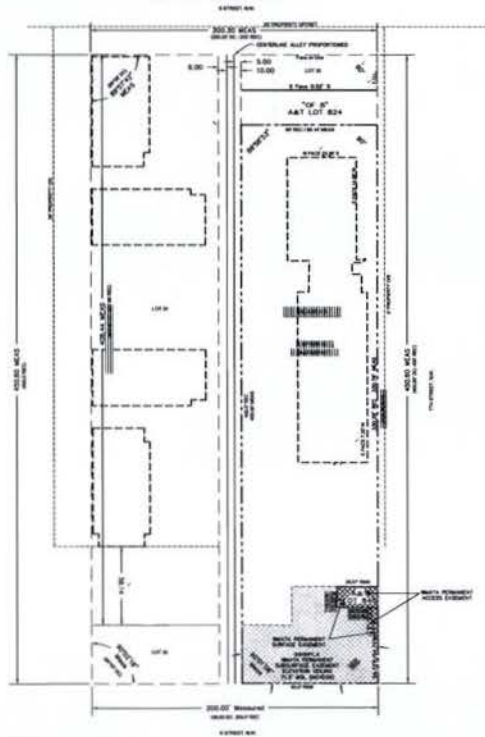
Part of Lot numbered 33 in Square 419 as shown among the Records of the Office of the Surveyor of the District of Columbia in Subdivision Book 188, page 88, said part of Lot 33 being known for purposes of assessment and taxation, as of the date hereof as Lot 347 in Square 419 pursuant to Assessment and Taxation Act (D.C. Code, Title 47, Chapter 2, Section 2-201, as amended), and said part of Lot 33 being more particularly described as follows:

BEING (PART) of the same at the southeast corner of Lot 33 in Square 419 among the aforesaid Records at Subdivision Book 188, Page 88; thence running with the southerly line of 7th Street NW;

1. Due West 85.8 feet (per record and measurement); to the corner of a Public Alley; thence continuing with the public alley north;
2. Due North 485.00 feet (per record), North 89° 51' 32" West, 485.83 feet (measured); to the southeast corner of the median "of Lot 8", being known for assessment and taxation purposes at the time of this survey as AET Lot 82; thence continuing with the southerly line of Lot 32;
3. Due East, 93 feet (per record), 85.14 feet (measured); to the west line of 7th Street NW, thence running with 7th Street;
4. Due South 326.88 feet (per record), 326.79 feet (measured); to the north line of the median of Lot 33 acquired by the Washington Metropolitan Area Transit Authority by a deed recorded in Instrument 32841 and recorded with the records of the Recorder of Deeds in Washington, D.C., said lot being known for the purposes of assessment and taxation at the time of this survey as AET Lot 800; thence running with said lot;
5. Due West 38.57 feet (per record and measurement); thence
6. Due South 15.88 feet (per record), 15.82 feet (measured); thence
7. Due East 38.58 feet (per record), 38.57 feet (measured); then back to the west line of 7th Street NW, thence running with 7th Street;
8. Due South 54.78 feet (per record), 54.74 feet (measured); to the place of beginning, containing an official area (per D.C. Tax Assessment) of 37,371 square feet or 0.8628 of an acre of land, and a computed area (per field boundary survey) of 37,352.80 square feet or 0.8614 of an acre of land, all as shown on a plan entitled "LINCOLN WESTMORELAND APARTMENTS, 1710-1730 SEVENTH STREET, NW, LOT 37 After Being Known as AET Lot 847 Square 419, Washington, D.C." originally prepared in October 2007 by Thoth Land Surveying Professionals, Inc.

Subject to all easements, rights-of-way, and/or easements of record.

BOUNDARY DETAIL : 1/8" = 30 FT



General Notes

1. Bearing System shown herein is based on D.C. Surveyor's Datum per Subdivision Book 188, page 88.
2. Vertical Control is based on D.C. Engineers datum and benchmark E.T. 200, 80.00.
3. This survey was prepared based on a review of Chicago Title Insurance Company Commitment Number 1180-19812 with an effective date of June 13, 2004 and a revision date of July 21, 2005.
4. The Lot shown herein contains 37,371 square feet or 0.8628 acres of land per record and 37,352.80 square feet or 0.8614 acres of land measured on site.
5. The Property shown herein is in Zone "C", areas of individual buildings, per FEMA Flood Insurance Rate Map Community Panel 11001-0005-0, dated November 15, 2005.
6. Boundary information shown herein was obtained from official City records and reflects the field location as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All property lines in the District of Columbia are subject to correction by the Office of the Surveyor, D.C.
7. Location of underground utility lines shown herein is based on field location of physical structures and data according to record. At the time of this survey, records had not been received for Violation or Water. Underground encumbrance should be coordinated with 800.517.1711 1-800-522-7527 prior to excavation.
8. Additional spot elevations can be viewed by turning on or off existing hidden layers.
9. With respect to dimensions on the boundary detail,
 - 10. (Dimension of Record Subdivision)
 - 11. (Dimension as measured by the D.C. Surveyor)
 - 12. (Measure Dimension as measured by the survey)
10. 8447 Hightower's, Fairhouse Hightower's

LEGEND

1	WATER MAIN
2	WATER SERVICE
3	SEWER MAIN
4	SEWER SERVICE
5	SEWER LIFT STATION
6	SEWER LIFT PUMP
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1710-1730 SEVENTH STREET, NW
LINCOLN WESTMORELAND APARTMENTS
"OF LOT" 33, ALSO BEING KNOWN AS AET LOT 847
SQUARE 419
WASHINGTON, D.C.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

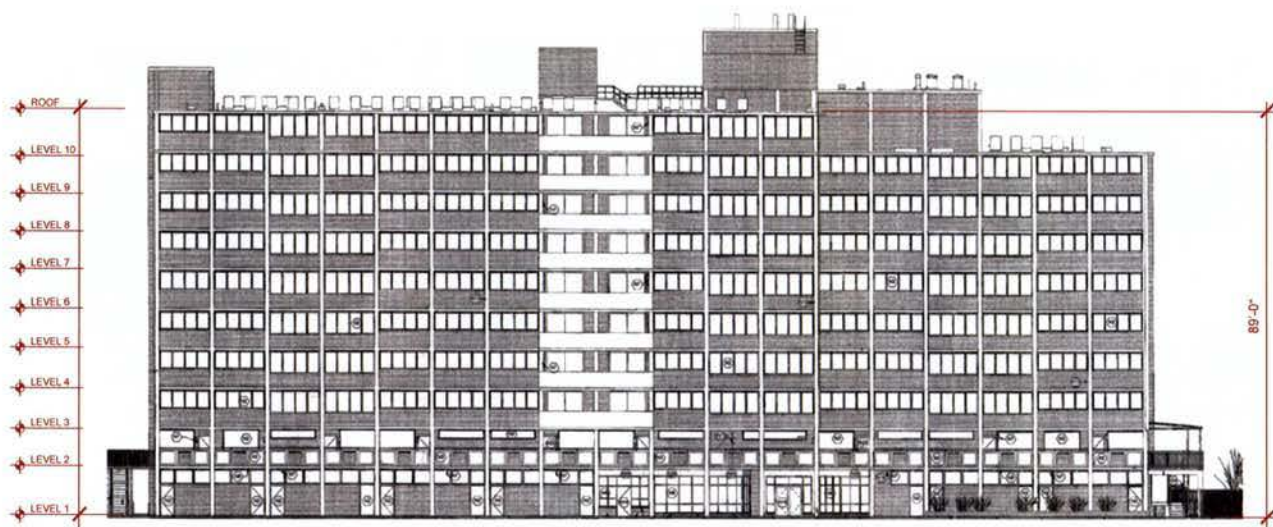
LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

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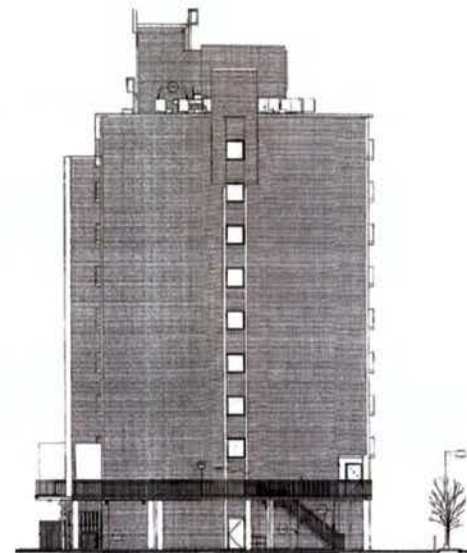
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1710-1730 SEVENTH STREET, NW
LINCOLN WESTMORELAND APARTMENTS
"OF LOT" 33, ALSO BEING KNOWN AS AET LOT 847
SQUARE 419
WASHINGTON, D.C.



EXISTING APARTMENT BUILDING EAST ELEVATION



SOUTH ELEVATION

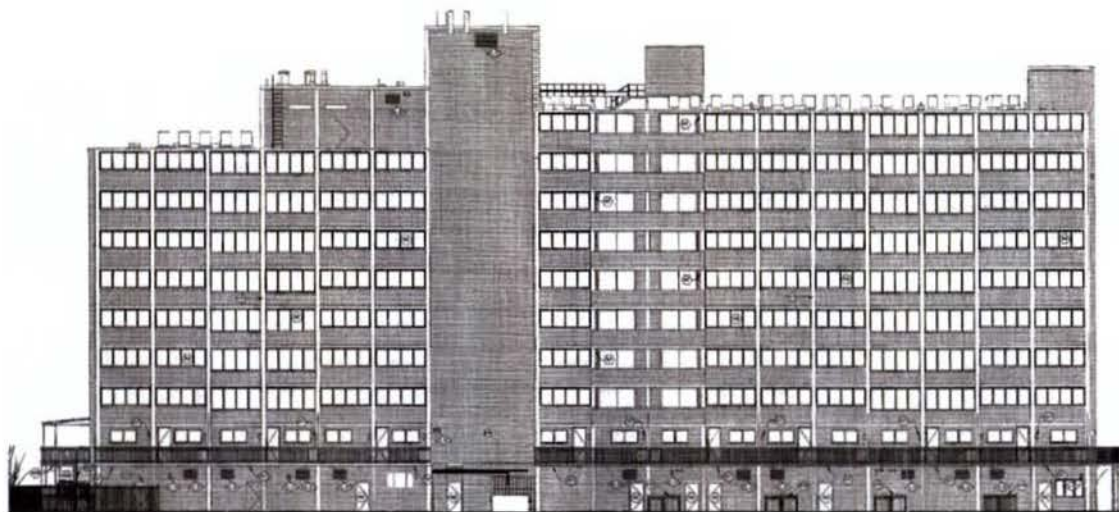
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U.S. OFFICE OF ZONING

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

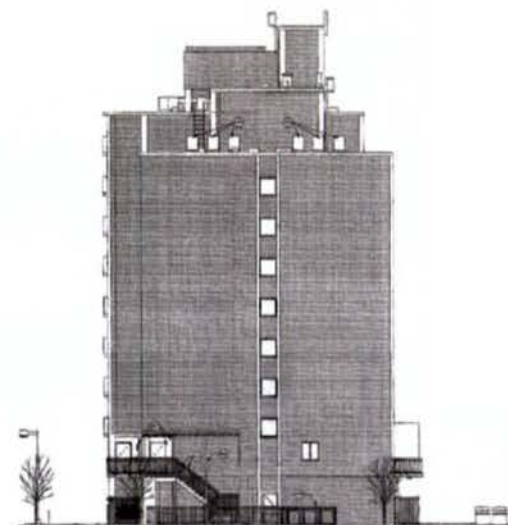
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ELEVATIONS A 17



EXISTING APARTMENT BUILDING WEST ELEVATION



NORTH ELEVATION

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ELEVATIONS A 18

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