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goulston&storrs
counsellors at law

Cary R. Kadlec
ckadlec@goulstonstorrs.com
202-721-1113 Tel

November 29, 2011

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18287 – Applicant's Prehearing Statement

Dear Members of the Board:

Enclosed please find one original and 20 copies of the Applicant's prehearing statement in the above-referenced case. The Applicant is requesting variance relief in order to add an addition to a historic structure. Please note that the revised plans are attached as a separate appendix.

In the original application, the Applicant requested a special exception for rear yard relief. Since filing the original application, the Applicant has revised the plans after extensive consultation with neighbors and the ANC. The resulting design does not require relief from the rear yard requirement, so the Applicant no longer requests such special exception relief.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlec

Enclosures
DCDOCS\7059209.1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18287

EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia

CASE NO. 18287
EXHIBIT NO. 24

CERTIFICATE OF SERVICE

I hereby certify that on November 29, 2011, copies of the attached letter and enclosures were delivered via messenger or U.S. Mail to the following:

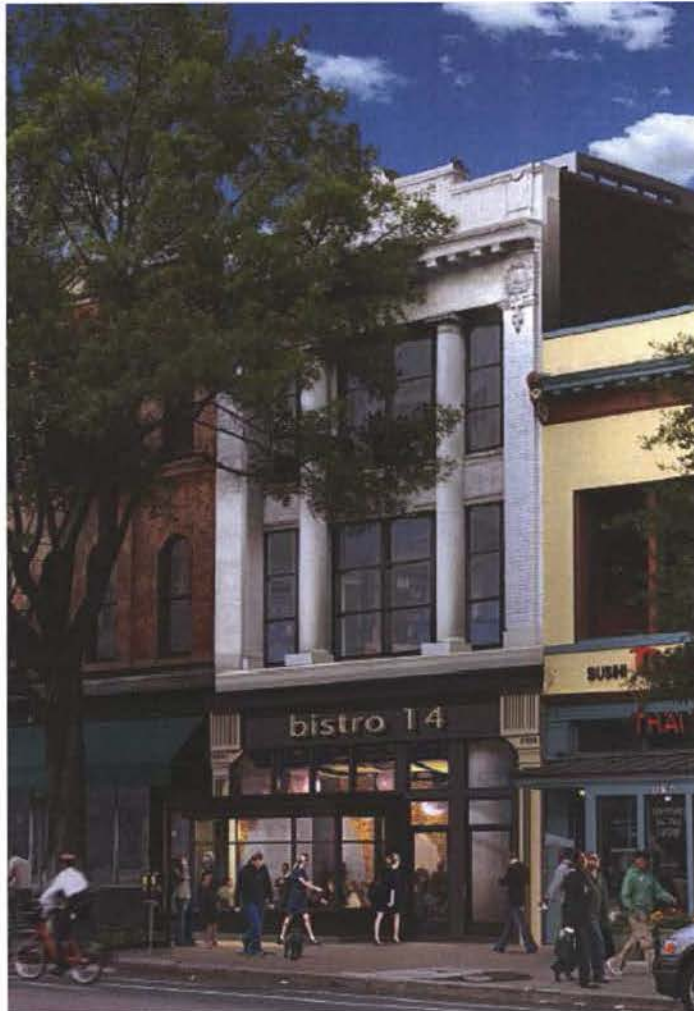
Maxine Brown-Roberts
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

ANC 2F
5 Thomas Circle NW
Washington, DC 20005

A handwritten signature in black ink, appearing to read 'Cary Kadlecek', is written over a horizontal line.

Cary Kadlecek

RECEIVED
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2011 NOV 29 PM 3:26



BZA Case No. 18287

Application of CAS Riegler Real Estate Development

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of CAS Riegler Real Estate Development
ANC 2F02

BZA Application No. 18287
Hearing Date: December 13, 2011

APPLICANT'S PRE-HEARING STATEMENT

This is the pre-hearing statement of CAS Riegler Real Estate Development ("**Applicant**") for an application for variance relief to allow the construction of an addition to existing building in order to convert it into a mixed-use residential/commercial building. The property that is the subject of this application is 1324 14th Street NW (Square 211, Lot 32) (the "**Property**"). The Property is included in the ARTS/C-3-A Zone District.

I. NATURE OF RELIEF SOUGHT

The Applicant requests that the Board of Zoning Adjustment ("**BZA**" or "**Board**") approve area variances from the following four sections of the Zoning Regulations:

1. Section 772.1 (lot occupancy): The maximum permitted lot occupancy for residential use is 75%. The proposed residential lot occupancy is 80%.
2. Section 776 (closed court): A closed court must have a minimum width of 15 feet and a minimum area of 350 square feet. The proposed closed court has a width of 8.4 feet, a depth of 15 feet, and an area of 126.25 square feet.
3. Section 2001.3 (nonconforming structure): An enlargement to a nonconforming structure is permitted provided that it conforms to lot occupancy requirements. The proposed addition does not affect the

nonconforming rear yard, but it exceeds the lot occupancy requirements.

4. Section 1901.6 (frontage limitation on eating and drinking establishments): Eating and drinking establishments are limited to 50% of the linear frontage of the block. The Applicant requests prospective relief to allow a restaurant at the Property in the event that the linear frontage for eating/drinking establishments in Square 211 on 14th Street exceeds 50% at the time that the Applicant is granted a building permit for this proposed project.

At the time that the Applicant submitted this application, one additional area of relief was requested. The Applicant has since modified its plans and no longer requests that additional area of relief.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Section 3103.2 of the Zoning Regulations (11 DCMR §§ 3103.2).

III. DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The Property is located in the Logan Circle neighborhood of Ward 2. It is rectangular in shape and contains approximately 3,250 square feet of land area. The Property is mid-block on 14th Street between N Street and Rhode Island Avenue. It is bounded by a two-story commercial building to the north, a three-story commercial/residential building to the south, 14th Street to the east, and a public alley to the west.

The Property is improved with a three-story commercial building constructed circa 1905. An addition was constructed on the original building circa 1912. The building is currently vacant having previously been used by a small retail establishment. The Property is included in the Greater 14th Street Historic District, and the building is a contributing structure in this historic district. The building is nonconforming as to rear yard: it does not have a rear yard at the ground floor.

The surrounding area is a mix of residential, commercial, and mixed uses. The properties along the same side of the block on 14th Street are primarily two- to four-story moderate density commercial or mixed-use structures, with a large apartment building occupying the southern end of the block at 14th and N Streets. The buildings directly across 14th Street are primarily moderate density commercial structures. To the west across the alley is a three-story multi-unit condominium building. Slightly further west and within the same square as the Property are medium-density apartment buildings and hotels.

IV. THE PROPOSED PROJECT

The proposed project will add a modest addition to the existing structure to create a four-story five-unit condominium building with a ground-floor restaurant. Architectural plans are included in the attached Appendix. The addition will be at the rear of the building, and it will add a partial fourth floor to the existing building. The first floor will be a restaurant space, and the residential units will be on the second, third, and fourth floors. The fourth floor will provide sleeping lofts for the residential units on the third floor.

The addition has been set back from front and rear lot lines to minimize impacts. The second and third floors will be set back from the rear lot line by 18 feet, thereby creating a conforming rear yard for the addition. The new fourth floor will be set back from the front of the building by 12.5 feet, which will nearly eliminate its visibility from street level on 14th Street. The fourth floor also will be set back from the rear lot line by 30 feet. The 18-foot rear yard on the

second floor will provide outdoor space to one of the residential units, but the Applicant will retain the existing masonry wall at the rear of the building to maximize privacy both for nearby residences and residents of the unit.

A closed court on the south side of the building will extend from the second to fourth floors in the area where the addition will join the existing building. This court will provide additional light and air to residential units on the second and third floors that would otherwise be very dark with windows on only the front and rear of the building. The adjacent building to the south will not have any windows looking into this court.

With the construction of the new addition, the building will have a height of 46.5 feet, an FAR of 2.8, and will provide two off-street parking spaces in a garage.¹ The expanded building will have a nonconforming residential lot occupancy of 80% and a nonconforming closed court with dimensions of 8.4 ft. by 15 ft. The new addition will not change the nonconforming rear yard in any way.

V. THE APPLICATION MEETS THE REQUIREMENTS FOR VARIANCE RELIEF

The burden of proof for area variance relief is well established. The Applicant must demonstrate that (1) the property is affected by an exceptional or extraordinary situation or condition, that (2) the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant, and that (3) the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. D.C. Bd. of Zoning Adj., 287 A.2d 535, 541 (D.C. 1972). As discussed below, this application meets the three-part test for area variance relief.

¹ Under Section 2120.3, no parking is required for this project.

A. The Property is Affected by an Exceptional Condition

The Court of Appeals held in Clerics of St. Viator v. D.C. Bd. of Zoning Adj., 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes to the property, not just the land. The Court in Monaco v. D.C. Bd. of Zoning Adj., 407 A.2d 1091 (D.C. 1979) went even further and noted that the exceptional situation or condition is not limited to the land or the physical improvements on the land, but applies also to the history of the property. Furthermore, the Court of Appeals held in Gilmartin v. D.C. Board of Zoning Adjustment, 579 A.2d 1164, 1167 (D.C. 1990), that it is not necessary that the exceptional situation or condition arise from a single situation or condition on the property. Rather, it may arise from a “confluence of factors.” *Id.* Finally, it is not necessary that the Property be unreservedly unique. Rather, applicants must prove that a property is affected by a condition that is unique to the property and not related to general conditions in the neighborhood.

The Property meets the “exceptional conditions” element of the variance test through a confluence of factors. The Property is unique because it is a long and very narrow lot: it is 25 feet wide and 130 feet long. Also, since the building is a contributing structure to the historic district, the Applicant is effectively prevented from maximizing the development potential of the Property while still conforming to lot occupancy and closed court requirements. Thus, the incentives for increased height and density in the ARTS/C-3-A zone of which the Applicant is unable to take advantage also contribute to the exceptional conditions that affect the Property. Also, the size of the addition is much shorter and less dense than otherwise would be allowed as a matter-of-right in order to accommodate historic considerations that it not be highly visible. With a height of 45 feet and FAR of 3.0, the proposed project will be much smaller than the permitted height of 75 feet and FAR of 4.5 in the ARTS/C-3-A zone. Further, the ground floor retail requirement, once

inapplicable to the Property, now limits the amount of residential use that can occupy the existing structure.

The characteristics of the existing building are another element of the exceptional conditions affecting the Property. The later addition to the building created a stepped and tiered structure that few, if any, other contributing structures in the vicinity of the Property have. Also, because of the later addition, the existing building is nonconforming as to rear yard, so any addition is limited by that constraint. Thus, the Property is unique because of the Property's narrow shape, the presence of the contributing building, the limitations on otherwise permitted height and density, the stepped shape of the existing building, and the existence of a nonconforming rear yard.

B. Strict Application of the Zoning Regulations would Result in a Practical Difficulty

The appropriate test is whether the strict application of the zoning regulations results in a "practical difficulty." In reviewing the standard for practical difficulty, the D.C. Court of Appeals stated in Palmer v. Board of Zoning Adjustment, 287 A.2d 535, 542 (D.C. App. 1972), that "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." Tyler v. D.C. Bd. of Zoning Adj., 606 A.2d 1362, 1365 (D.C. 1992) (citing Gilmartin v. Bd. of Zoning Adj., 579 A.2d 1164, 1167 (D.C. 1990)). Finally, it is well settled that the BZA may consider "a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty' . . . Increased expense and inconvenience to applicant for a variance are among the factors for BZA's consideration." Gilmartin, 579 A.2d at 1171 (citing Barbour v. D.C. Bd. of Zoning Adj., 358 A.2d 326, 327 (D.C. 1976)); see also Tyler v. D.C. Bd. of Zoning Adj., 606 A.2d 1362, 1367 (D.C. 1992). Other factors to be considered by the BZA include:

“the severity of the variance(s) requested”; “the weight of the burden of strict compliance”; and “the effect the proposed variance(s) would have on the overall zone plan.” Gilmartin, 579 A.2d at 1171. Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is burdensome, not impossible.

This Application meets the standard for a practical difficulty. Complying with the Zoning Regulations with respect to lot occupancy, closed court, and addition to a nonconforming structure would create a practical difficulty for the Applicant. Because of the long and narrow configuration of the lot, a closed court is required for the dwelling units to receive adequate air and light, and this court necessitates expanding the residential footprint. Without the court, the units would be very long, so they would be very dark and lacking air in the center because of the presence of windows only at the front or rear. It is important to break up the units with the court so that the center of the building can get light and air, but a conforming court would extend more than halfway through the width of the building and would encroach on the common hallway so much that it would be too narrow for necessary circulation or would eliminate important functional space in all of the units. A larger conforming court would require the density to be spread on the lot even further, which would mean even greater lot occupancy.

Core and entry placement limit the design of the building, so complying with the lot occupancy and closed court requirements would be a considerable burden for the Applicant. The core must be along the existing entry at the front of the building because of historic concerns, which results in the residential density having to be spread to occupy more of the lot. This core placement is necessary in order to maintain the historic façade and proportions. In addition, a rear entry and core would necessitate a long corridor that angled or crossed the space on the ground floor that would result in a significant loss of retail space because it would be chopped and spatially limited. Further, placement of the core at the middle or rear would be highly inefficient because it would

result in long corridors that consume large amounts of space that could not be dedicated to dwelling units. Also, placing the stairway and core in any other location in the front or the rear would result in a dead-end corridor that would not be permitted by Building Code. Finally, the proposed project retains all of the existing building, but for structural reasons, the addition may have only limited bearing on the existing walls. The core and bridge addition to the new structure will be on the existing walls, which results in density being spread out along the existing structure. Thus, structural requirements and practical design considerations result in the necessity of exceeding the maximum permitted lot occupancy and having a smaller closed court than required. Without the proposed lot occupancy and closed court, the project would not be feasible.

The Applicant specifically designed the project to accommodate a restaurant in the ground floor in order to fulfill the requirements in the ARTS overlay for ground floor retail. More importantly, the Applicant has already signed a letter of intent with a restaurant planning to occupy the space. Without the restaurant, the Applicant would face a considerable burden because it would have invested money in a restaurant design, and it would not be able to market the space to the prospective restaurant tenant without a guarantee that it can be occupied as such. The Applicant based many of its design decisions, which affect the residential portion on the upper floors, on the premise that a restaurant would occupy the ground floor, since restaurant tenants expressed the most interest. If the applicant were not able to accommodate a restaurant in the ground floor, then a costly redesign would be necessary. Further, the redesign could affect the size and layout of the residential units, which would ultimately jeopardize the future of the project. The ARTS overlay was designed to encourage such restaurant uses, but the 50% frontage limitation adds uncertainty to a developer planning for such a use. Without some certainty that the Applicant can actually use the space in which it has invested as a restaurant, the Applicant faces a considerable burden in not having some assurance of the use. If the Applicant were required to seek this variance relief later,

then it would lose another 4+ months in the BZA process and the interested restaurant would have moved on in the mean time.

C. Relief can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan

A variance from the lot occupancy, closed court, and nonconforming structure requirements can be granted without substantial detriment to the public good and without impairing the intent, purpose, and integrity of the Zone Plan. The proposed mixed uses will be compatible with the neighboring buildings, and the Applicant designed the project to be harmonious with the surrounding neighborhood by reducing density and height well below what is permitted as a matter-of-right.

The proposed lot occupancy, closed court, and addition to a nonconforming structure will not adversely affect the Zone Plan, will not create an overly imposing building, and will still provide ample light and air to the Property and to those nearby. The proposed lot occupancy will not impact neighboring properties because it would be permitted if the proposed structure were entirely commercial. Further, the Applicant has designed the addition in such a way as to move it away from the rear of the building as far as possible, which allows properties across the alley to continue to receive ample light, air, and privacy. The proposed closed court still complies with the Building Code, so it will not impair safety and will allow for sufficient light and air to the residential units.

If a variance from Section 1901.6 (eating/drinking establishment) is necessary, then the proposed restaurant would exceed the eating/drinking frontage limitation by a maximum of 25 feet (on a block with 304.2 feet of frontage). This difference would not create an overabundance of

eating/drinking establishments in the Square, and it would not adversely impact neighboring properties any more than the restaurants that are permitted as a matter-of-right.

VI. COMMUNITY OUTREACH

The Applicant has engaged in extensive community outreach. The proposed design of the addition is the result of a collaborative effort between the Applicant, neighbors, and the ANC single-member representative. Since filing this application, the Applicant has redesigned the addition in order to accommodate concerns from neighbors to the west across the alley. The result of this collaboration is that the adjacent neighbors are now supportive of the proposed addition and fully support the variance relief being requested. Further, at its November 2, 2011 meeting, ANC 2F voted unanimously to support the requested variance relief. The southern-adjacent neighboring property owner also wrote a letter in support, included as Exhibit A.

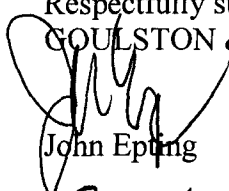
VII. EXHIBITS

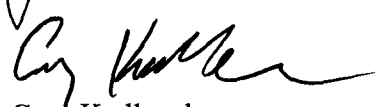
EXHIBIT A Adjacent Neighbor Letter of Support

VIII. CONCLUSION

Because of the foregoing reasons, the Applicant satisfies the criteria for area variance relief and respectfully requests that the Board approve this application.

Respectfully submitted,
GOULSTON & STORRS, P.C.


John Epling


Cary Kadlecek

August 24, 2011

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

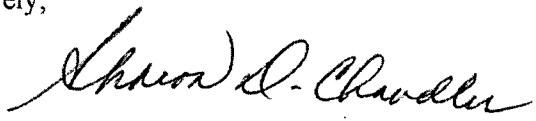
Re: BZA Case No. 18287

Dear Members of the Board:

I am writing this letter in support of the proposed renovation and expansion of the building at 1324 14th Street NW. The planned project will bring new life to an aging and poorly maintained building and will vastly improve the block. As an adjacent neighbor, I have no objections to the residential addition and it extending to the rear lot line. The addition of one story will change very little from what is there now, and it will have no appreciable impact on my property.

Developer Kevin Riegler has been very open and communicative with respect to this project. I look forward to working with him and to the completion of this project.

Sincerely,


SHARON D. CHANDLER



1324 14th St NW
 Square No. 0211
 Lot No. 32

14th STREET RESIDENCES
 1324 14th Street NW
 Washington, DC 20005

DRAWING INDEX

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
A0.0	COVER SHEET		EXISTING PLANS		PROPOSED PLANS
A1.1	ZONING BOUNDARY PLAN	A2.1	EXISTING BASEMENT LEVEL	A3.1	PROPOSED BASEMENT LEVEL
A1.2	AERIAL PHOTOGRAPH	A2.2	EXISTING FIRST FLOOR	A3.2	PROPOSED FIRST FLOOR
A1.3	SITE PHOTOGRAPHS -1	A2.3	EXISTING SECOND FLOOR	A3.3	PROPOSED SECOND FLOOR
A1.4	SITE PHOTOGRAPHS -2	A2.4	EXISTING THIRD FLOOR	A3.4	PROPOSED THIRD FLOOR
A1.5	PROPOSED SITE PLAN	A2.5	EXISTING ROOF LEVEL	A3.5	PROPOSED MEZZANINE LEVEL
A1.6	PROPOSED 14TH STREET ELEVATION (SITE)			A3.6	PROPOSED ROOF LEVEL
A1.7	EXISTING EAST & WEST ELEVATIONS			A3.7	TYPICAL PLAN & SECTION IN SITE CONTEXT
A1.8	EXISTING SECTION				
A1.9	PROPOSED SECTION				
A1.10	PROPOSED EAST ELEVATION & SECTIONS				
A1.11	PROPOSED NORTH ELEVATION				
A1.12	PROPOSED PENTHOUSE STUDY				
A1.13	PROPOSED ENLARGED REAR SECTION & WEST ELEV.				
A1.14	PROPOSED ALLEY PERSPECTIVE				

OWNER/DEVELOPER: CAS Reigler Companies
 2125 14th Street NW, Suite 614
 Washington, DC 20009
 p. 202- 369- 5820

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

LAND USE COUNSEL: Goulston & Storrs
 1999 K Street NW, Suite 500
 Washington, DC 20006- 1101
 ph. 202- 721- 0011
 fax 202- 721- 1111

BZA SUBMISSION DATE: DEC, 13, 2011

14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
 WASHINGTON, DC 20005

SQUARE NO. 0211
 LOT NO. 30, 32
 ZONE: ARTS/ C-3-A

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 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-822-5995 fax 202-822-0908



COVER SHEET A0.0

OVERLAY	DESCRIPTION
ARTS	UPTOWN ARTS
CAP	CAPITOL INTEREST
CP	CLEVELAND PARK
D	DIPLOMATIC
DC	DUPONT CIRCLE
DD	DOWNTOWN DEVELOPMENT
FB	FOGGY BOTTOM
FT	FORT TOTTEN



ZONING TABULATIONS

SQUARE: 0211
 LOT: 32
 ZONE: ARTS/ C-3-A
 SITE AREA: 3,250 SF

REQUESTED VARIANCES:

1. LOT OCCUPANCY OF 80% WIDTH & AREA
2. CLOSED COURT REQUIREMENT

	ARTS/ C-3-A REQUIRED/ALLOWED	PROVIDED
		Ground Floor - 3,305 sf Second Floor - 2,600 sf Third Floor - 2,600 sf Fourth Floor - 700 sf
FAR:	Total Bldg GSF - 14,625 (4.5 FAR) (MAXIMUM)	Total GSF - 9,205 s FAR - 2.84
LOT OCCUPANCY:	75% (RESIDENTIAL, M.O.R.) 2437.5 SF 100% OTHER USES	80% (typical residential floor)
BUILDING HEIGHT:	75 ft (MAXIMUM) ; 3 STORIES	46'-6" ft 4 STORIES
PARKING:	NONE REQUIRED	2 SPACES
REAR YARD:	15'-0"	18'-0"
SIDE YARD:	NONE REQUIRED	NO CHANGE
CLOSED COURT REQUIREMENT:	15 FT MIN WIDTH (350 sf)	15'-0" X 8'-5"
LOADING:	NOT REQUIRED FOR HISTORIC BUILDING	N/A

14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14th STREET NW
 WASHINGTON, DC 20009

SQUARE NO. 0211
 LOT NO. 30, 32
 ZONE: ARTS/ C-3-A

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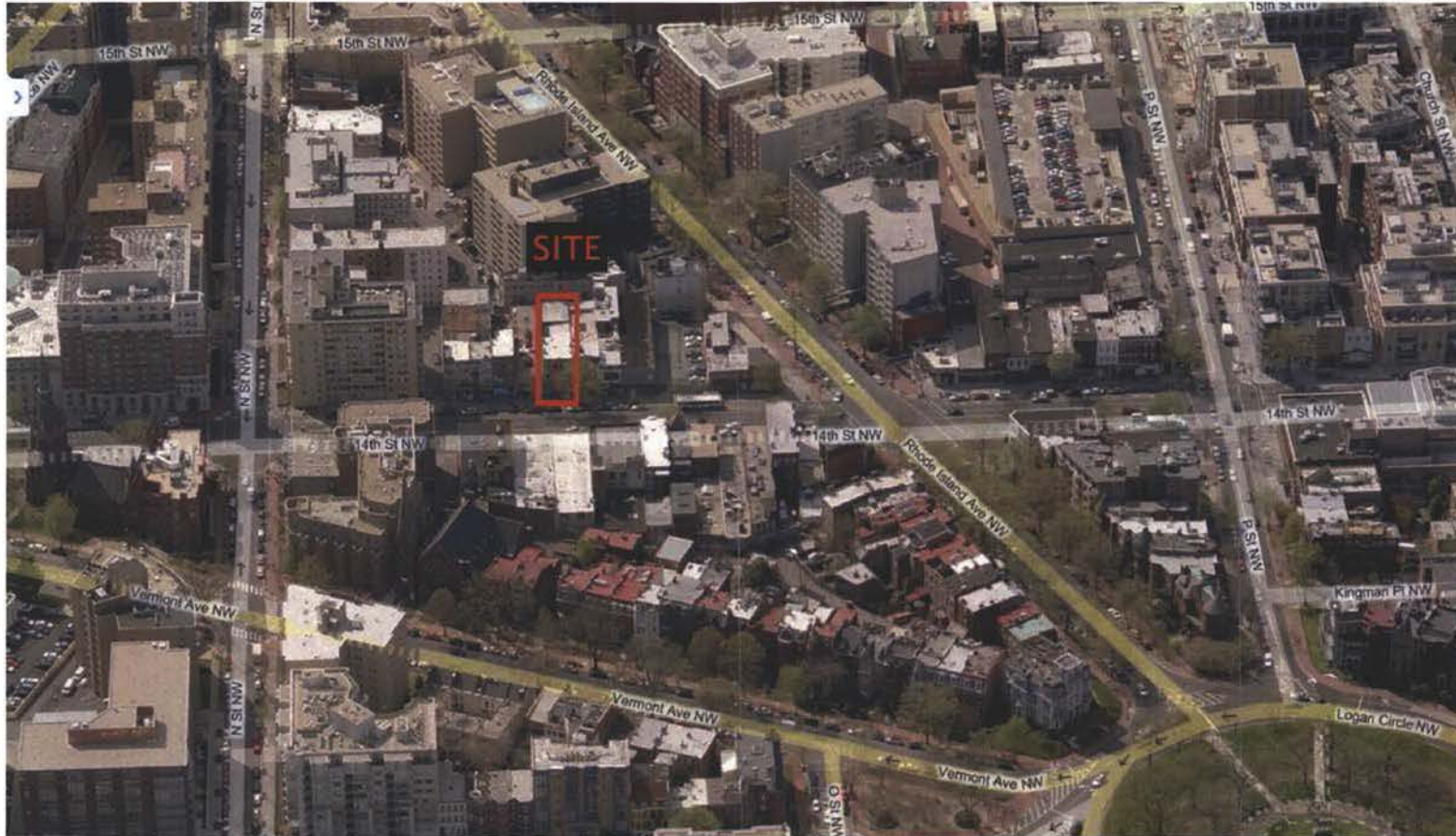


PGN ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20009
 ph 202-622-5445 fax 202-622-0408



ZONING BOUNDARY PLAN &
 DEVELOPMENT DATA

A.I.



14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
WASHINGTON, DC 20003

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/ C-B-A

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Architects, PLLC

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210 7th Street, SE - Suite 201
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ph. 202-622-5495 fax 202-622-0406



CAS Riegler
REAL ESTATE DEVELOPMENT

AERIAL PHOTOGRAPH

A1.2



EXISTING WEST ELEVATION
(MAIN ENTRY)



EXISTING WEST STREET ELEVATION



EXISTING EAST STREET ELEVATION



14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
WASHINGTON, DC 20003

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/ G-3-A

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CAS Riegler
REAL ESTATE DEVELOPMENT

SITE PHOTOGRAPHS- I

A1.3



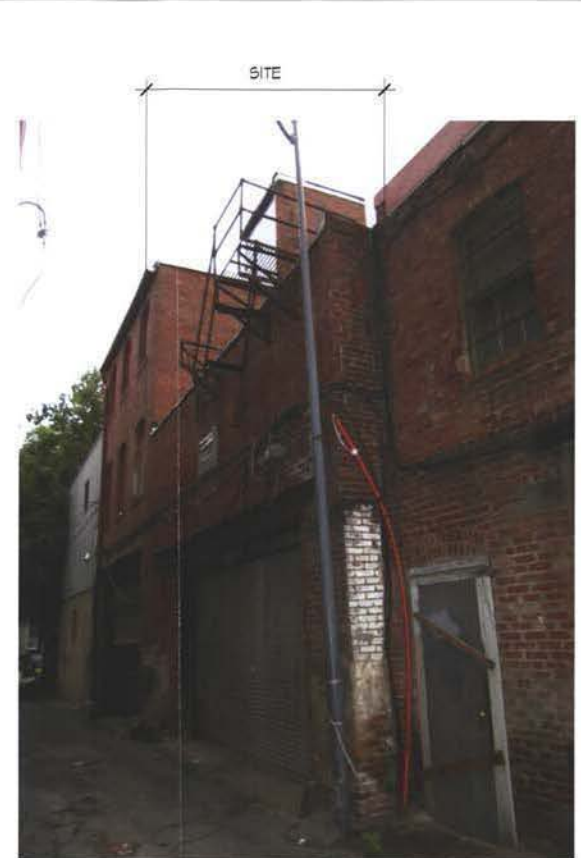
ADJACENT BUILDINGS IN LOCATED
IN REAR OF PROJECT SITE



ALLEY (10' WIDE) ALONG REAR OF
PROJECT SITE



REAR ALLEY (10' WIDE) VIEW
TOWARD PROJECT SITE.



REAR OF EXISTING PROJECT SITE



VIEW OF EXISTING ADJACENT
BUILDINGS FROM REAR ALLEY



14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
WASHINGTON, DC 20003

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/ G-3-A

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Architects, PLLC

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210 7th Street, SE - Suite 301
Washington, DC 20003
ph 202-822-5445 fax 202-822-0408



SITE PHOTOGRAPHS- 2

A1.4



14th STREET RESIDENCES

PROPERTY ADDRESS: 322-324 14TH STREET NW
WASHINGTON, DC 20008

SQUARE NO. 021
LOT NO. 30, 32
ZONE: ARTS/ G-3-A

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210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0406



CAS Riegler
SPATIAL DESIGN

PROPOSED SITE PLAN

A1.5



NOT TO SCALE

14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
WASHINGTON, DC 20003

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/ C-3-A

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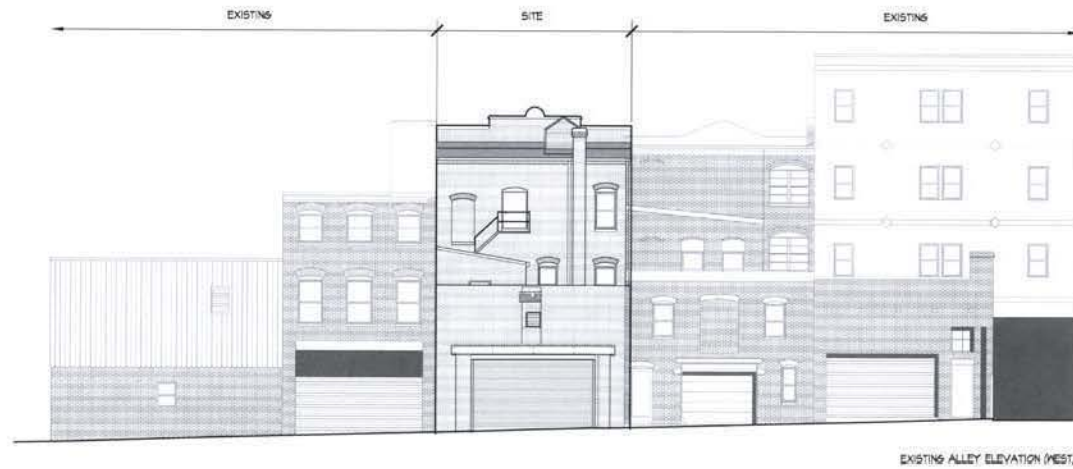


PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0408



PROPOSED 14TH STREET
ELEVATION IN SITE CONTEXT

A1.6



0' 2' 4' 8' SCALE: 1/16" = 1'-0"

14th STREET RESIDENCES

PROPERTY ADDRESS: 1322-1324 14TH STREET NW
WASHINGTON, DC 20005

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/ C-3-A

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Architects, PLLC

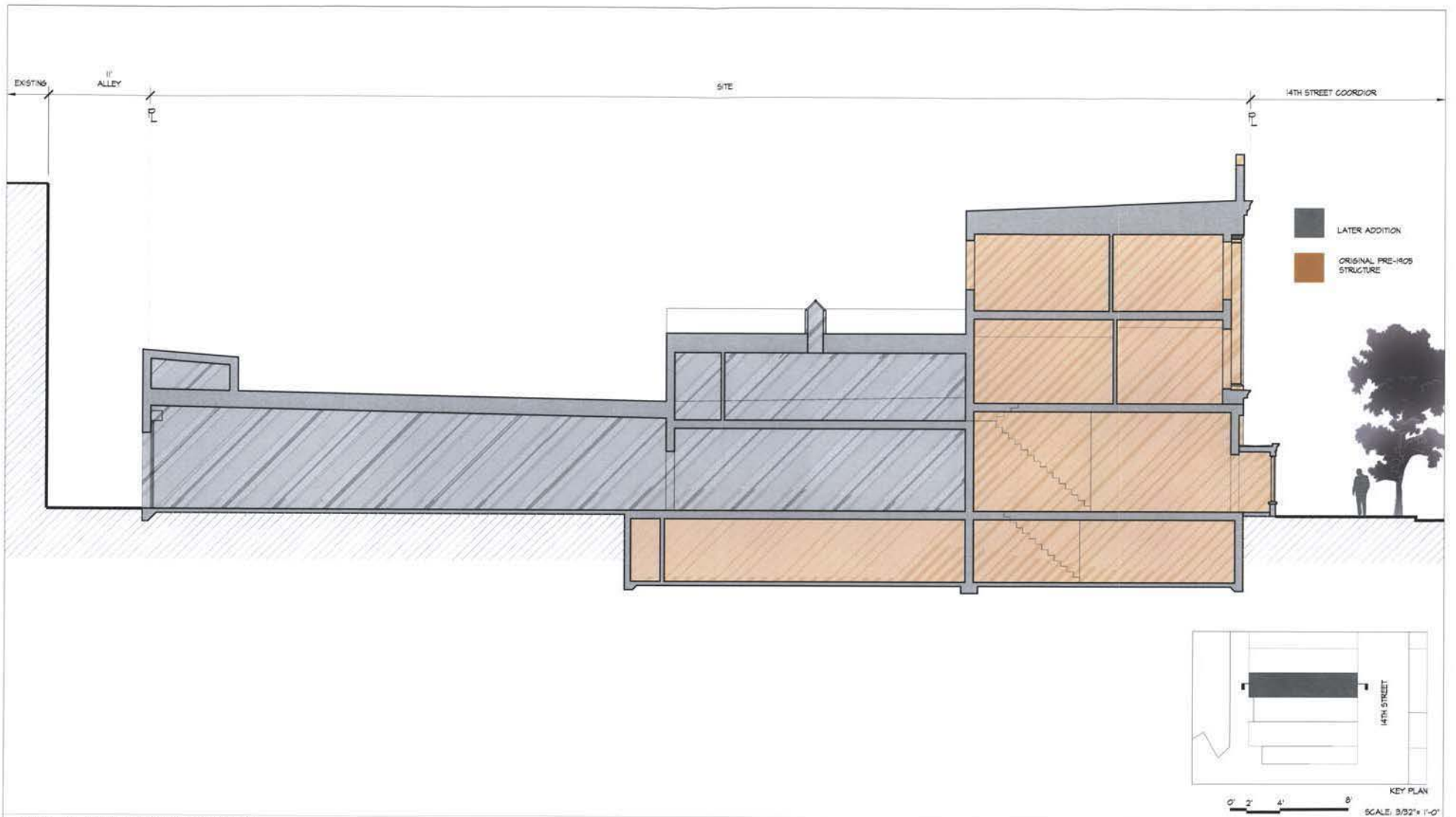
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ph 202-622-5419 fax 202-622-0408



CAS Riegler
THE STRONGER WE TOGETHER

EXISTING EAST & WEST ELEVATION
IN SITE CONTEXT

A1.7



14th STREET RESIDENCES

PROPERTY ADDRESS: 322-324 14TH STREET NW
WASHINGTON, DC 20003

SQUARE NO. 021
LOT NO. 30, 32
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EXISTING SECTION

A1.8

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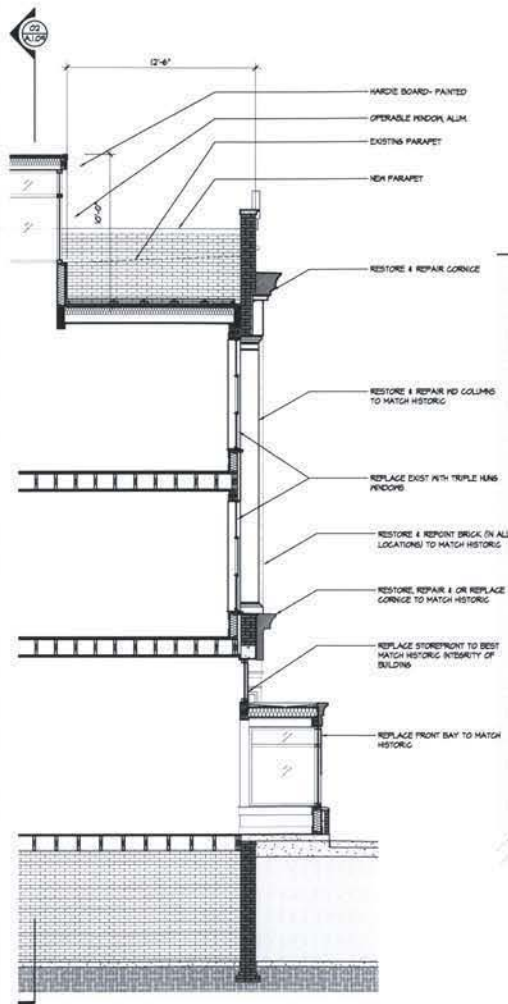
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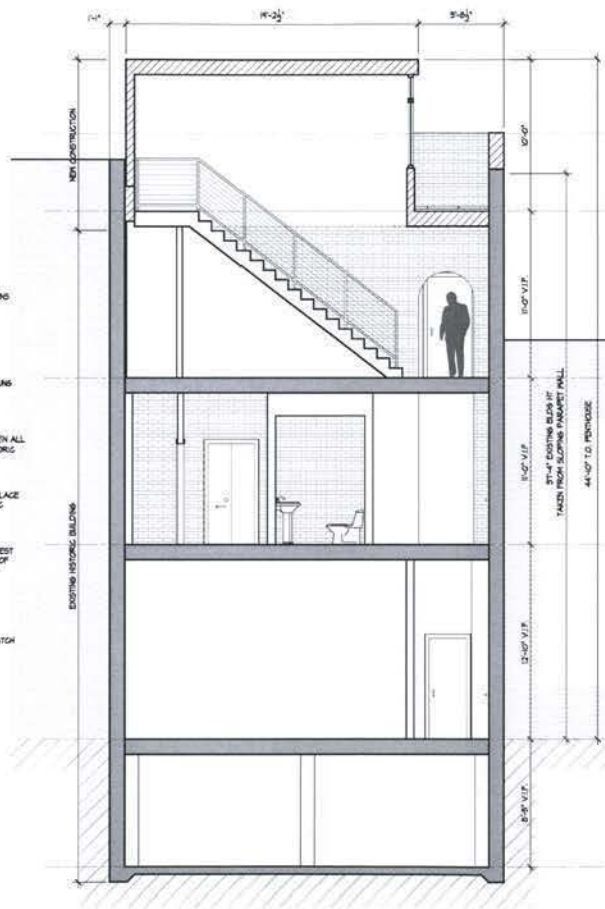
CAS Riegler
ARCHITECTS & INTERIORS

PROPOSED SECTION

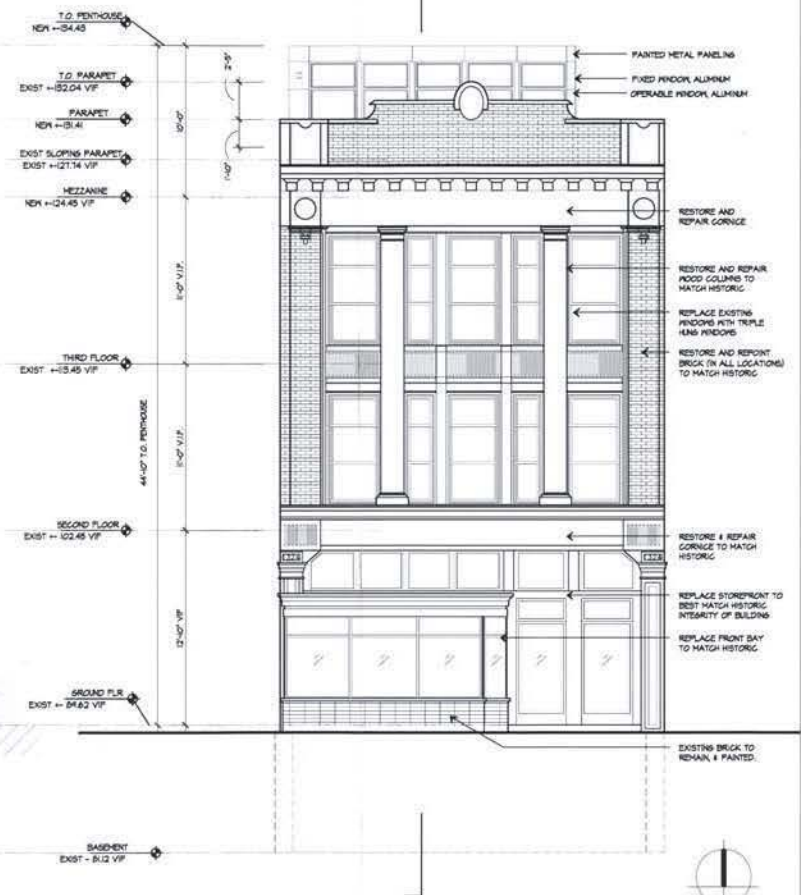
A1.9



3. NORTH-SOUTH SECTION



2. WALL SECTION I (EAST-WEST)



1. FRONT ELEVATION (EAST)

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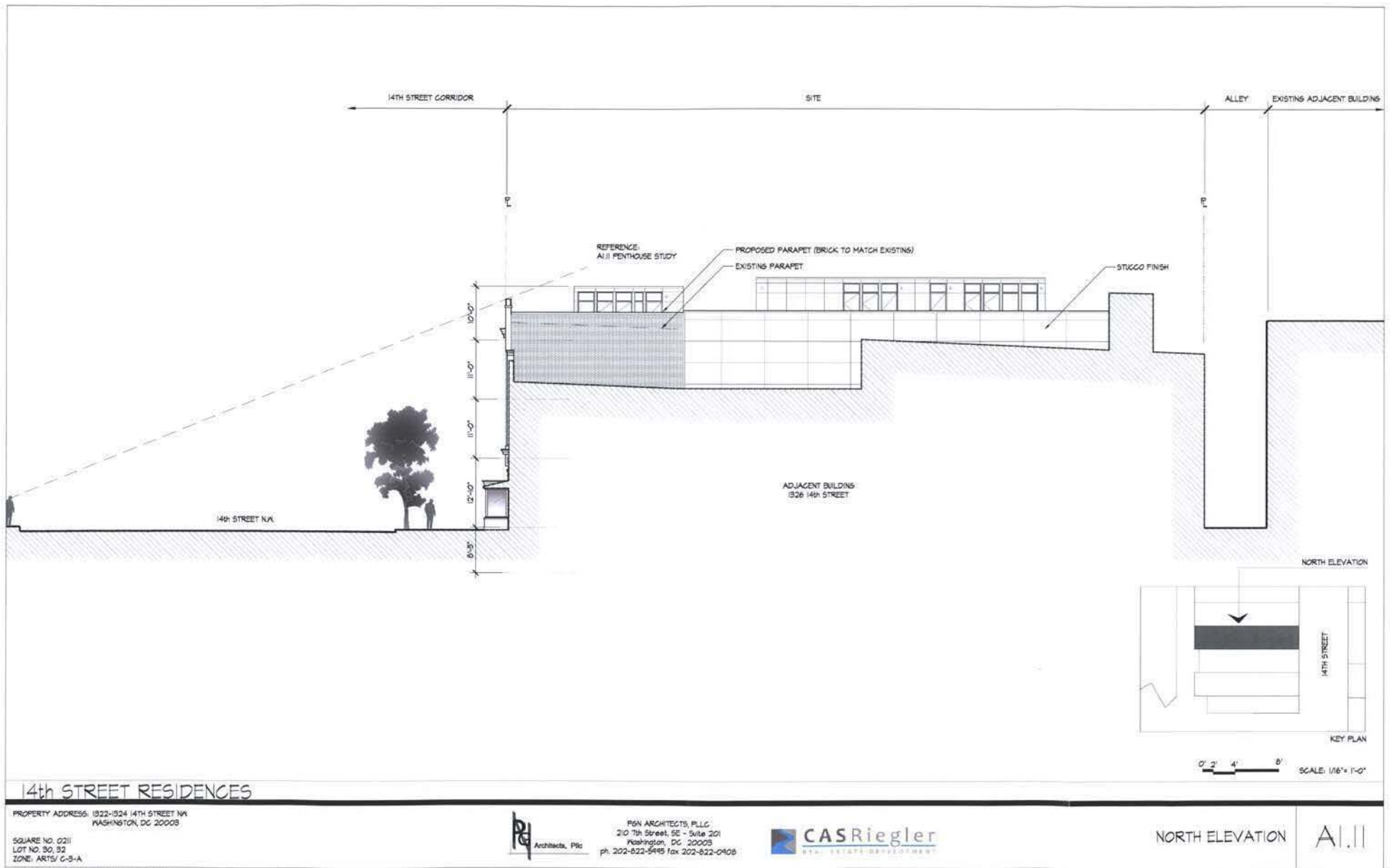
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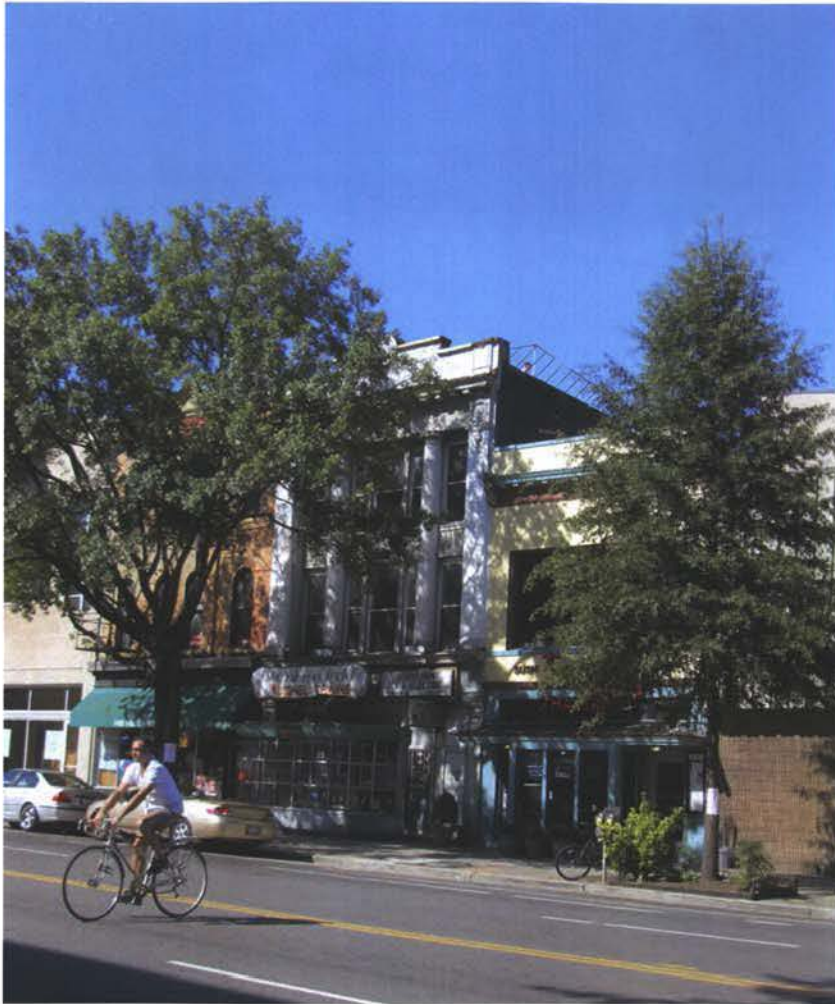
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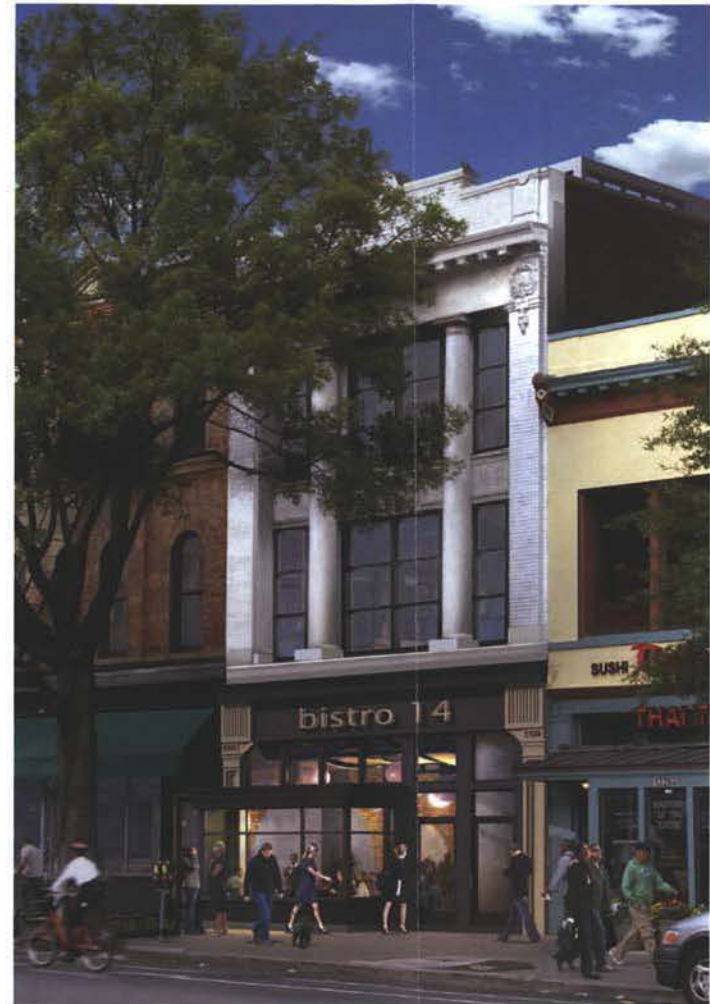
PROPOSED EAST ELEVATION & SECTIONS

A1.10





PENTHOUSE FLAG POLE STUDY
(FROM EAST SIDE OF 14TH STREET)



RENDERING OF PROPOSED 14TH STREET ELEVATION

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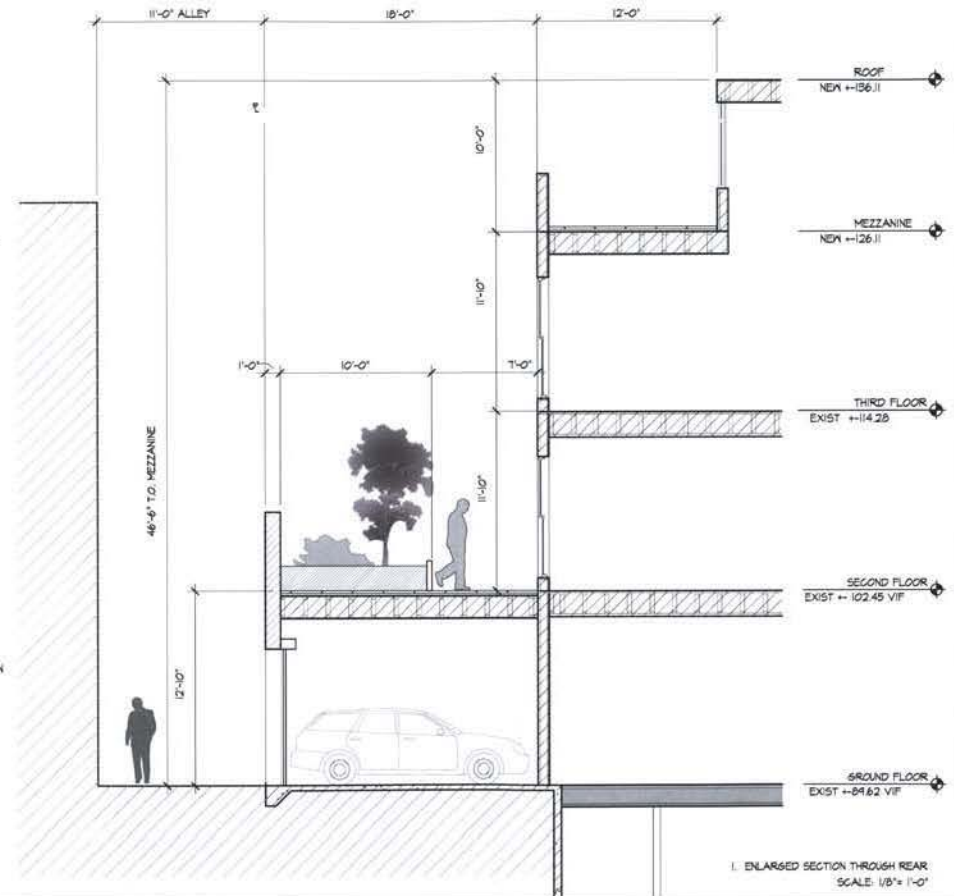
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PROPOSED PENTHOUSE STUDY

A1.12



2. ENLARGED REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



1. ENLARGED SECTION THROUGH REAR
SCALE: 1/8" = 1'-0"

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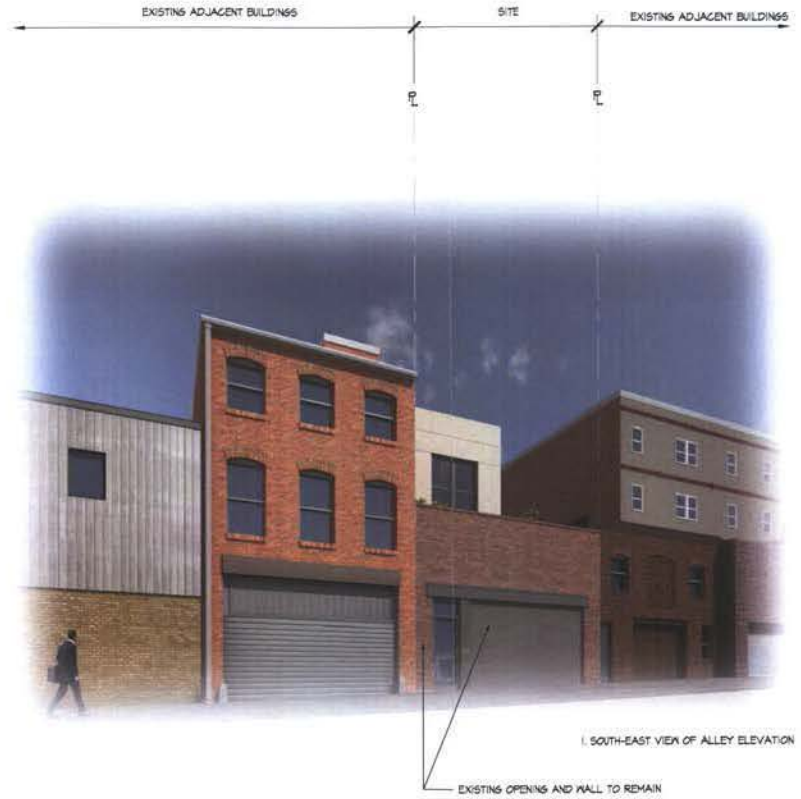
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PROPOSED ENLARGED
SECTION & WEST ELEVATION

A1.13



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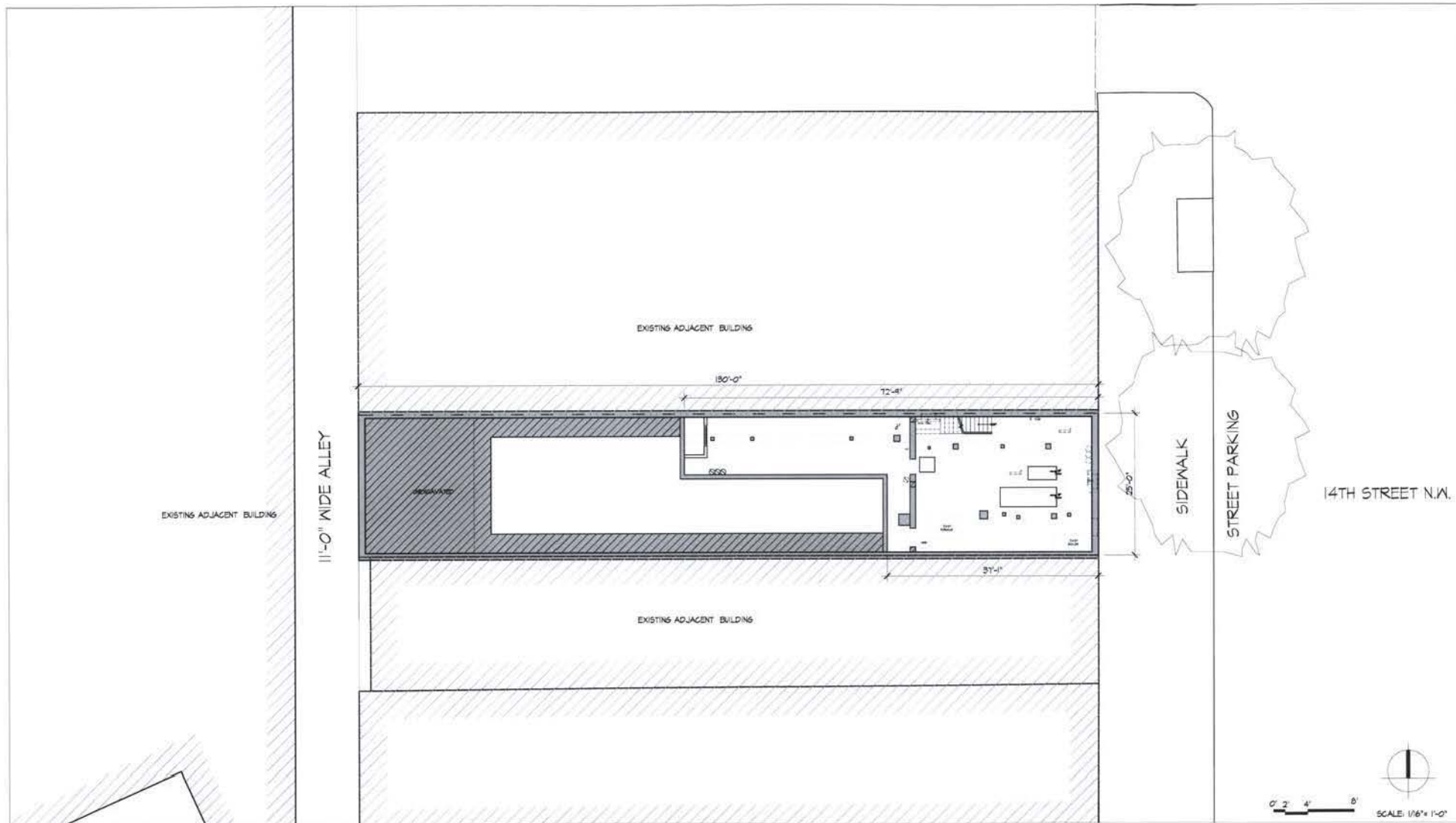
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PROPOSED ALLEY PERSPECTIVE

A1.14



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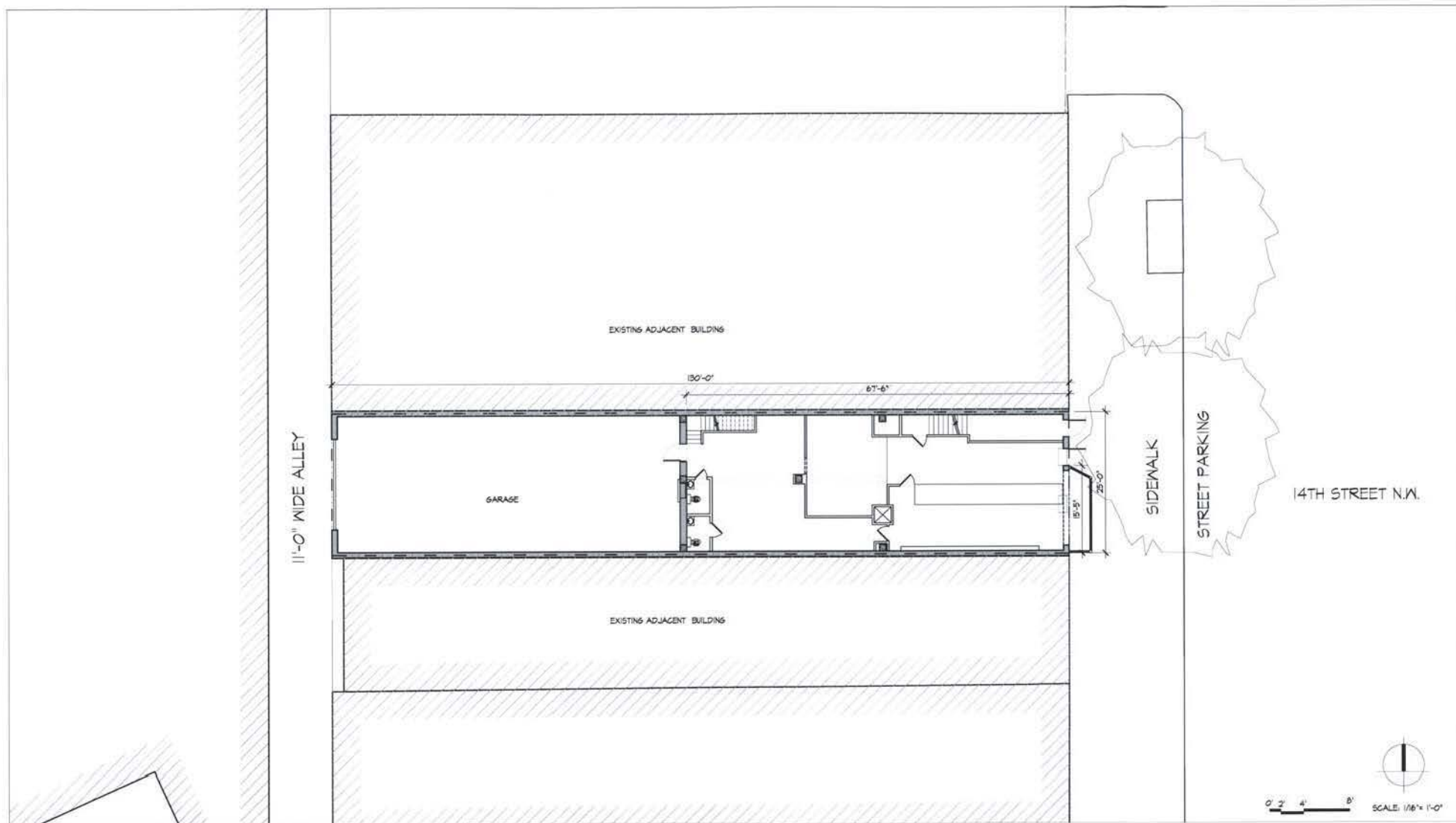


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EXISTING BASEMENT LEVEL

A2.1



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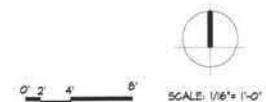
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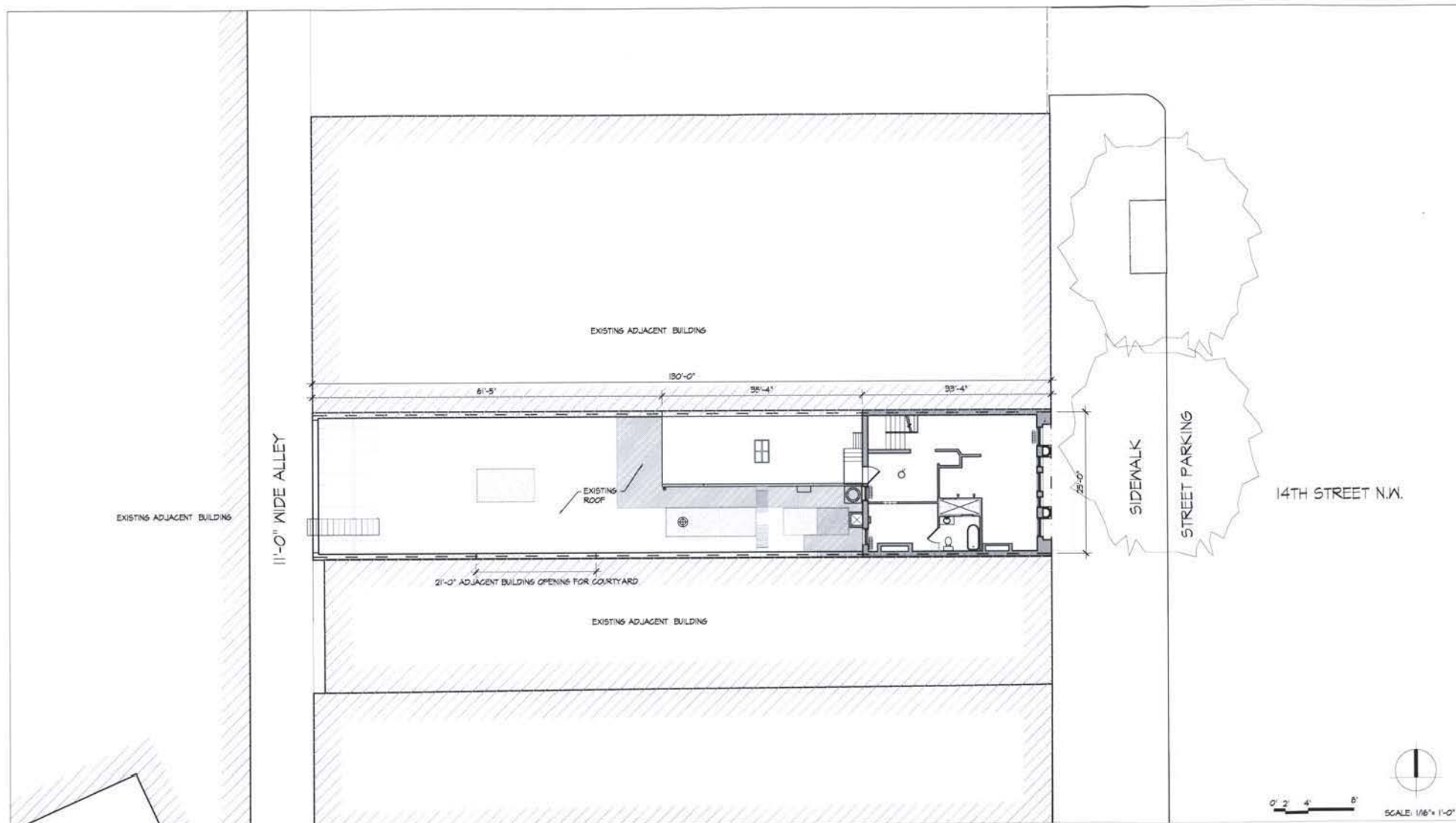


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EXISTING FIRST FLOOR

A2.2





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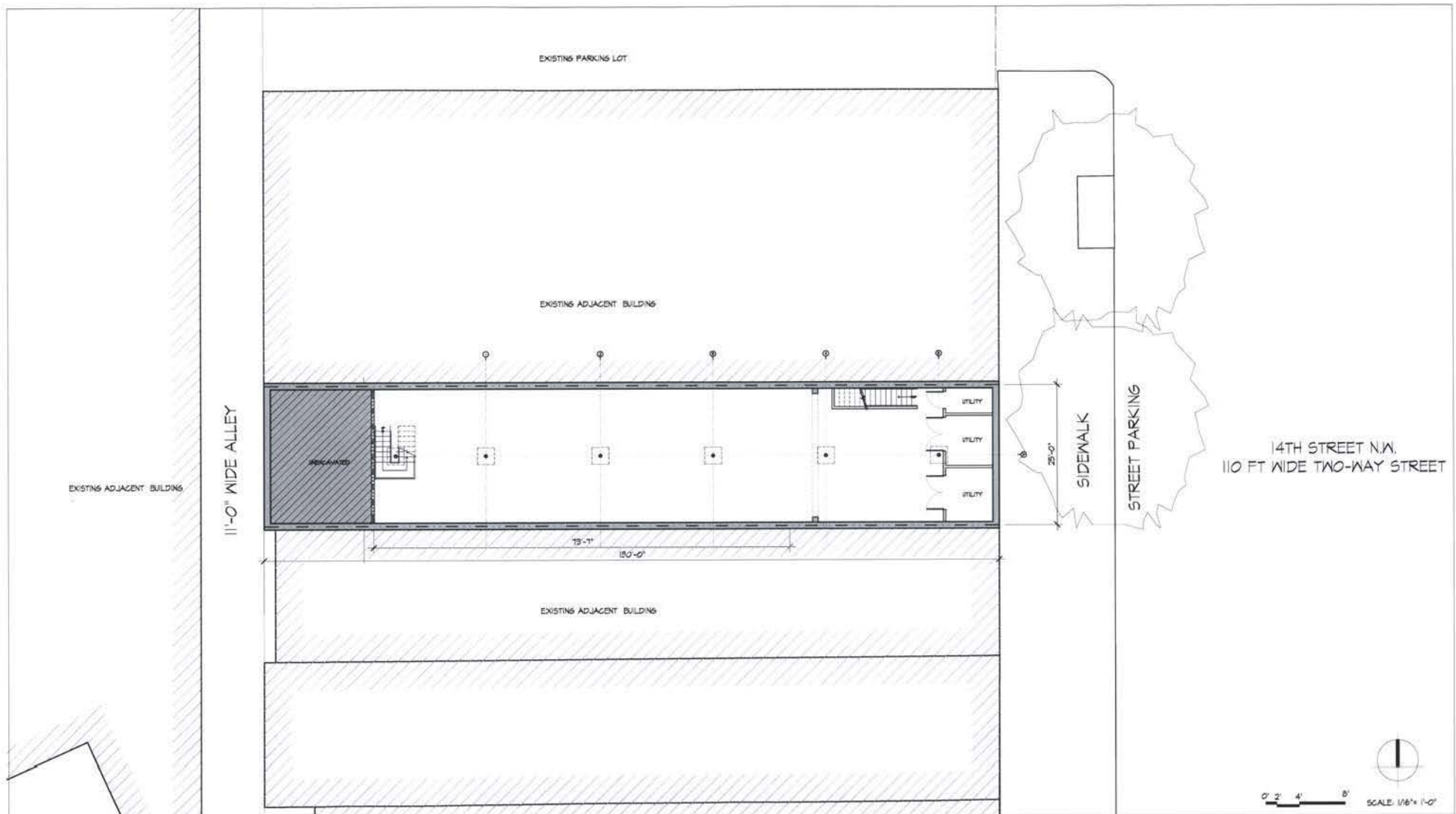
EXISTING ROOF LEVEL

A2.5

0' 2' 4' 8'



SCALE: 1/16" = 1'-0"



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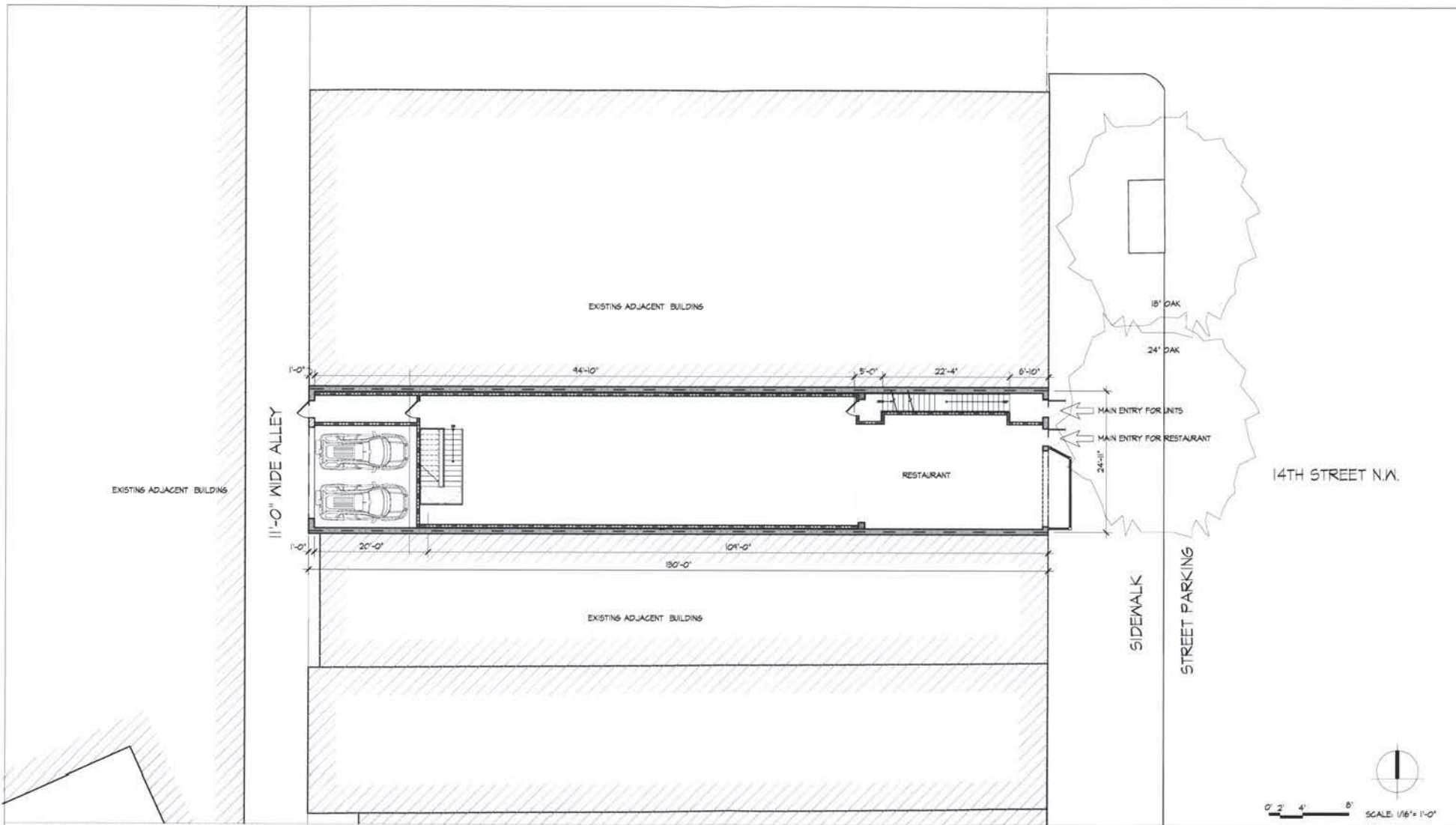


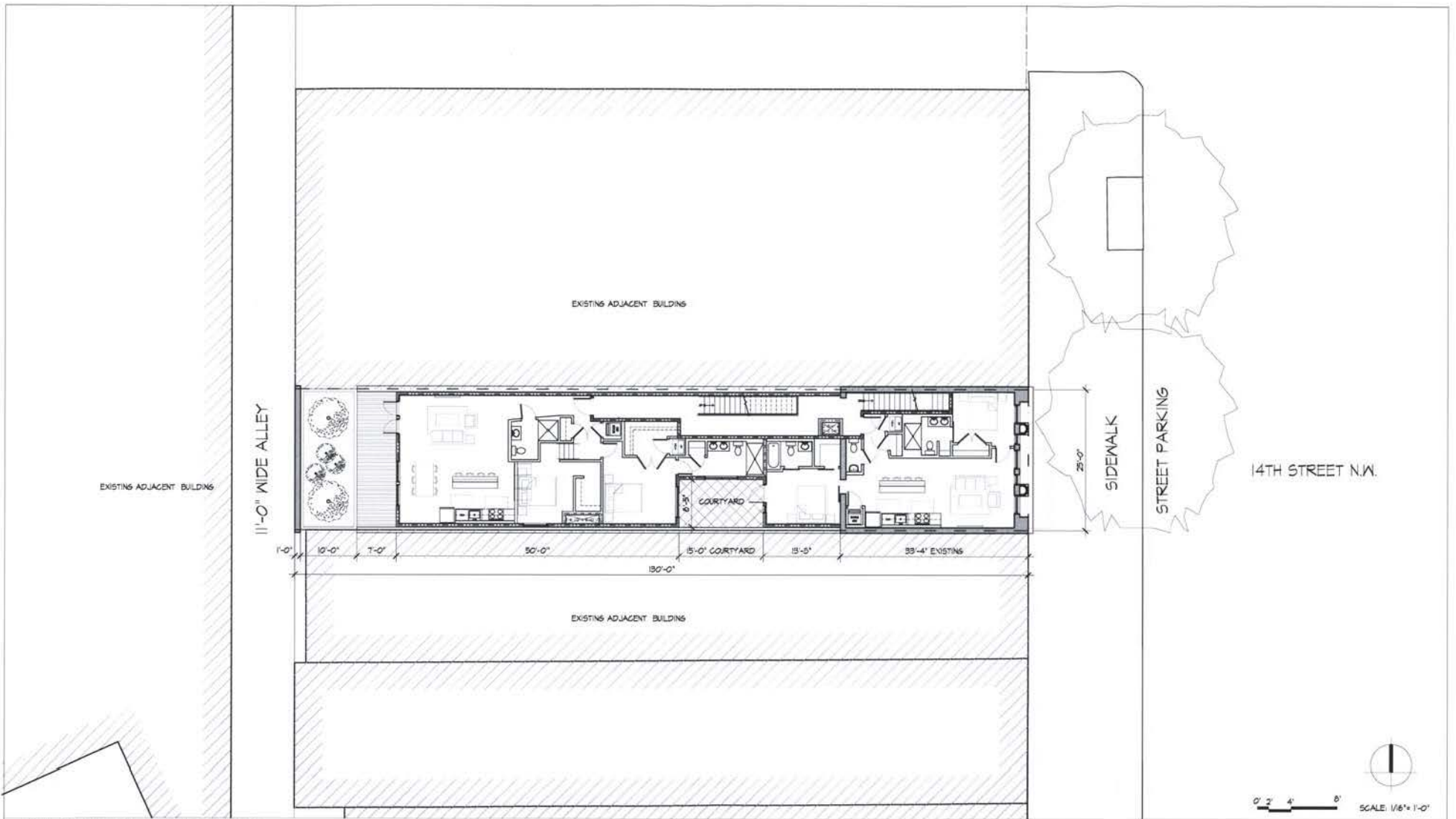
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PROPOSED BASEMENT LEVEL

A3.1





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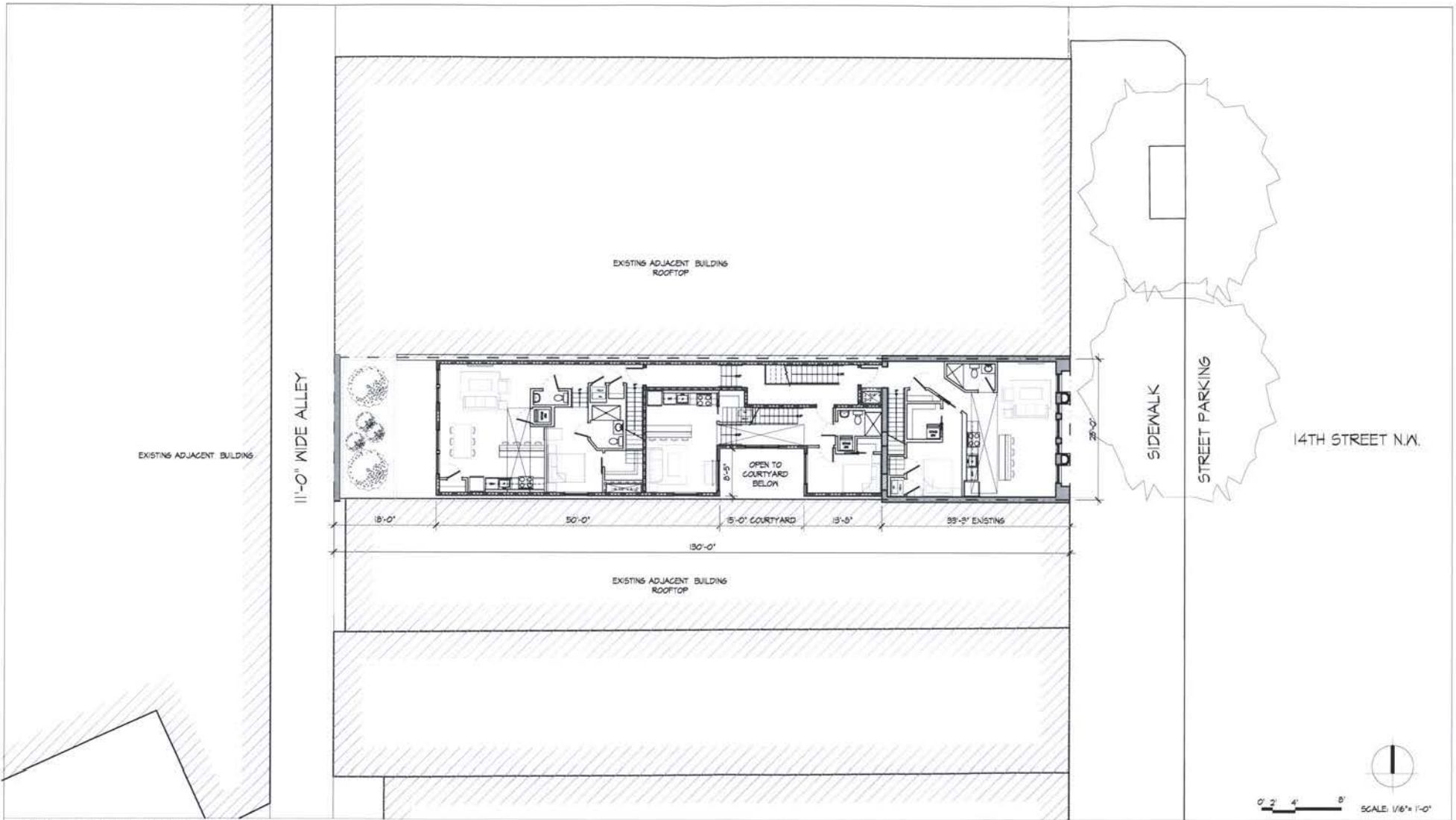
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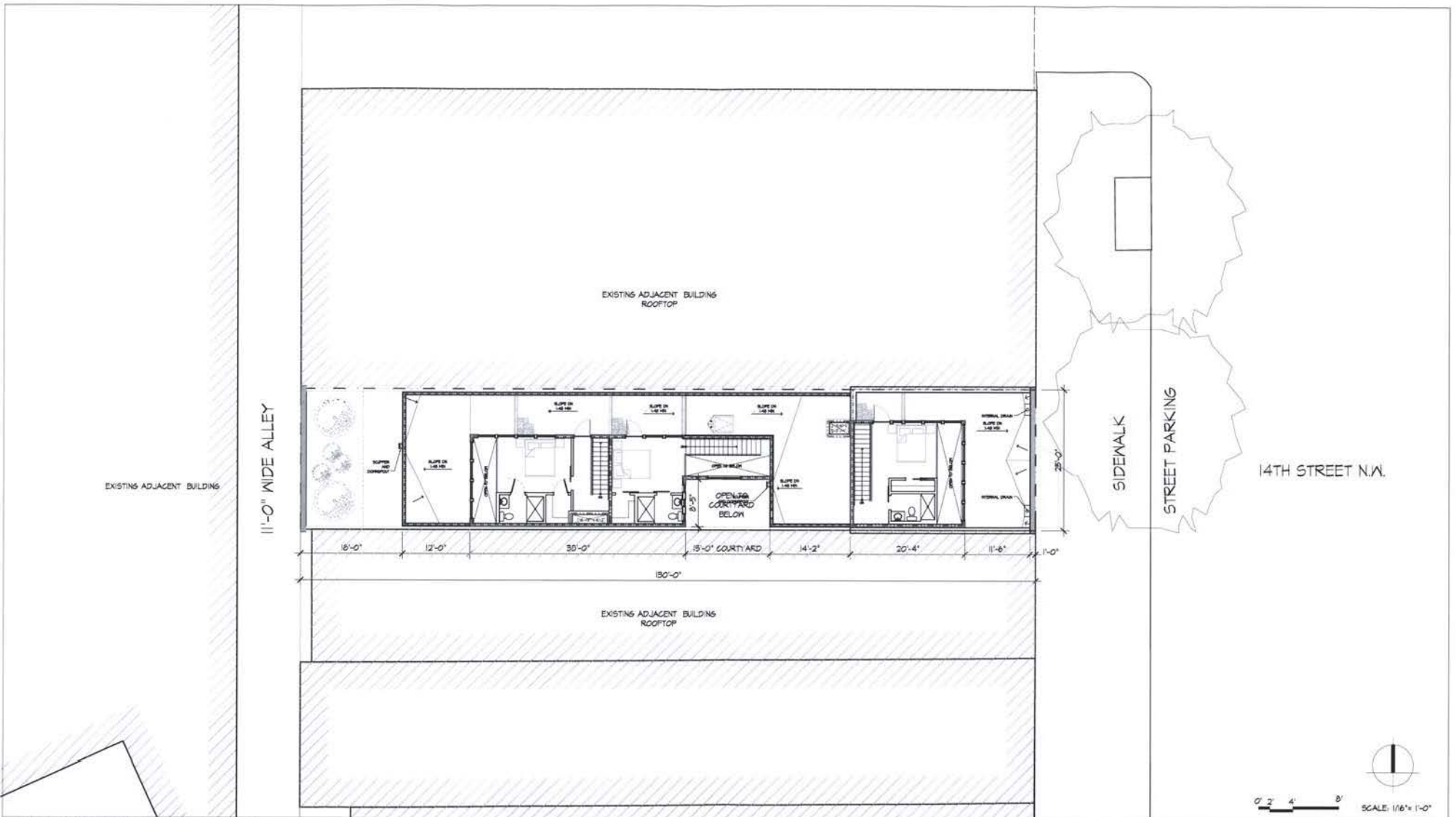
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PROPOSED SECOND FLOOR

A3.3



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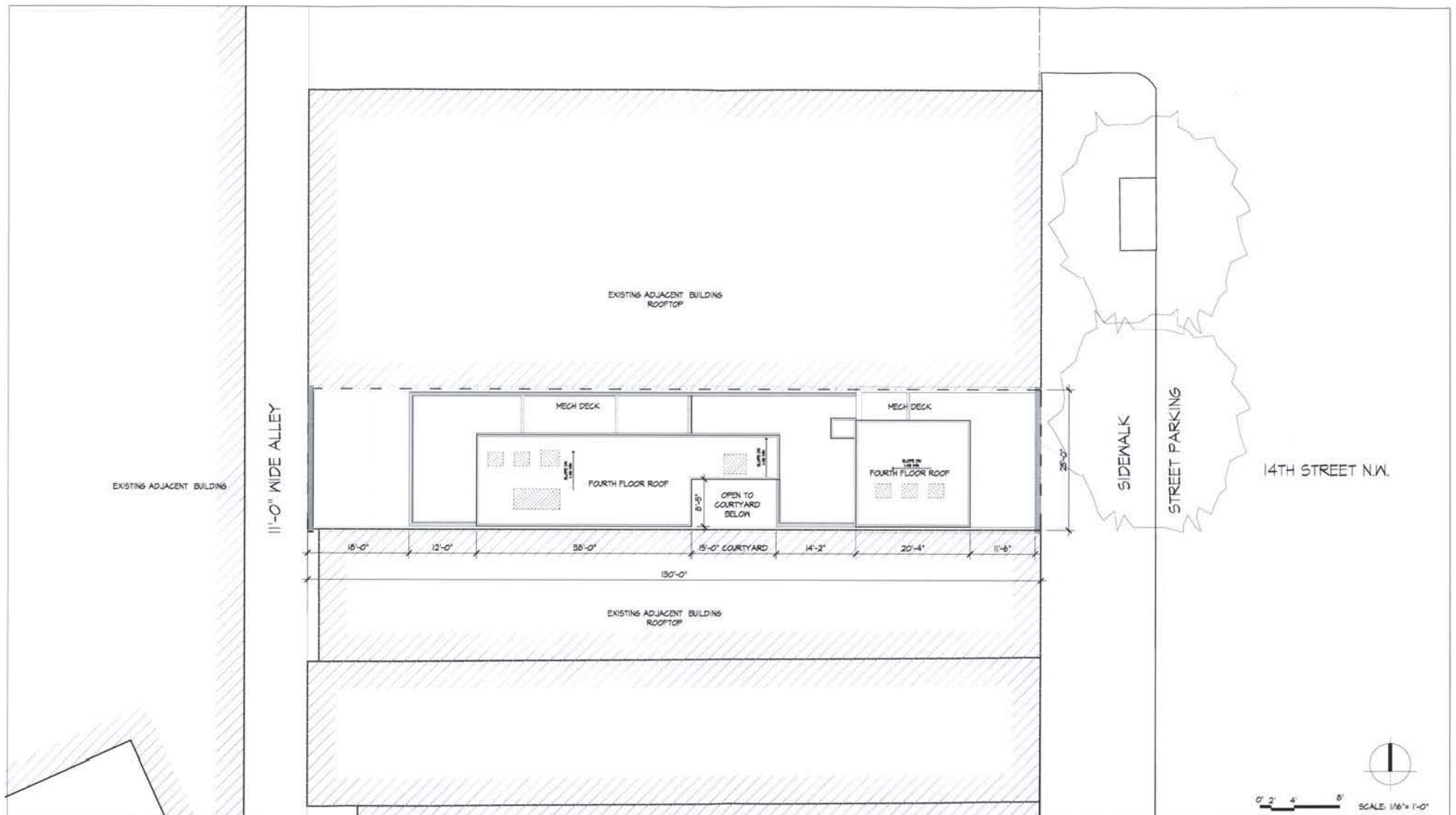


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PROPOSED FOURTH FLOOR

A3.5

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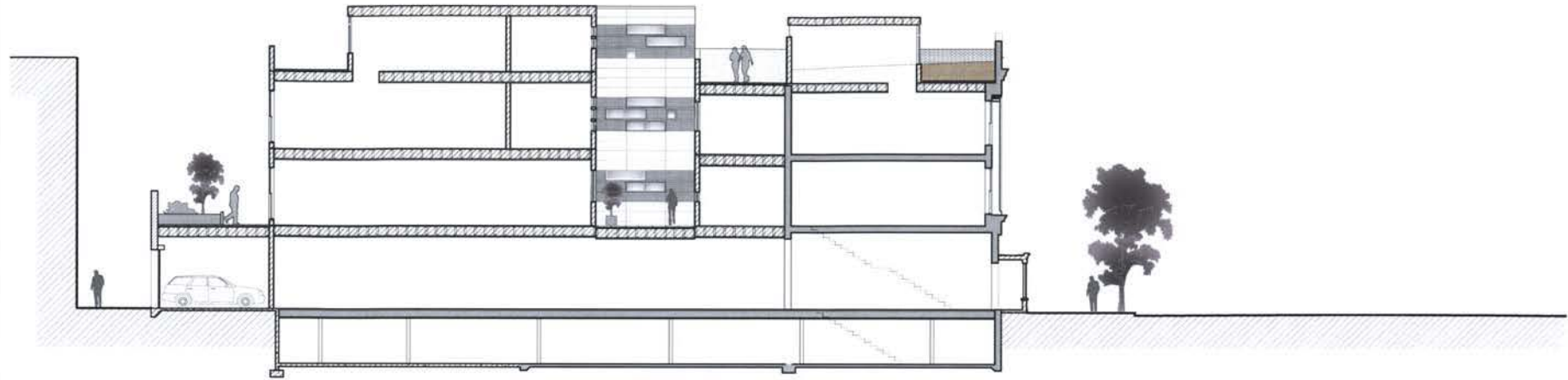
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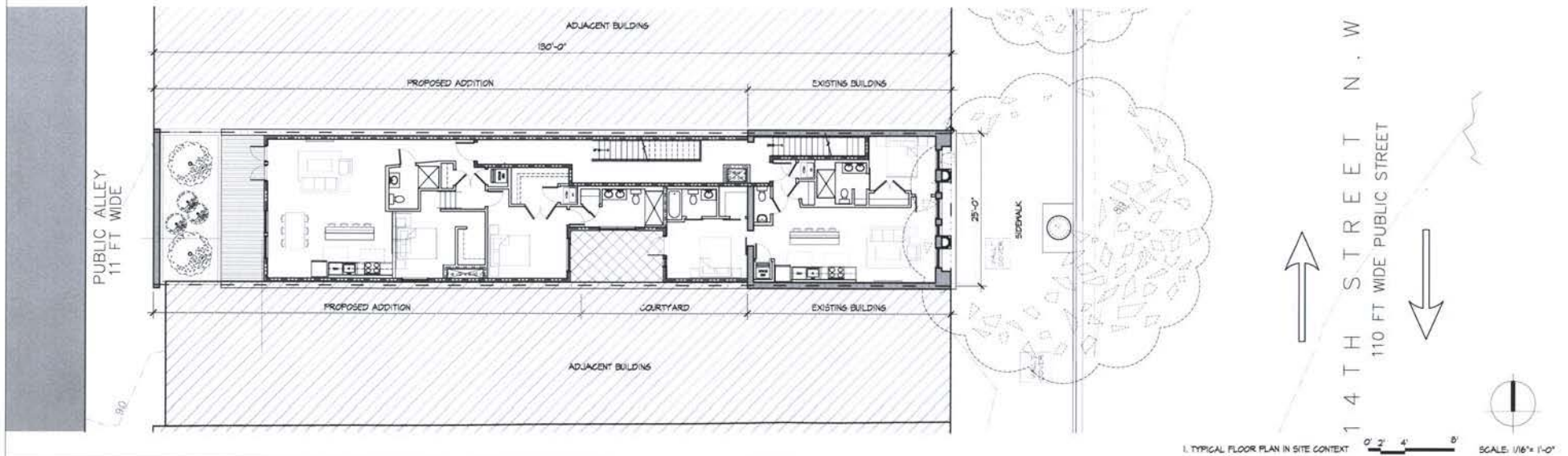
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PROPOSED ROOF LEVEL

A3.6



2. PROPOSED BUILDING SECTION IN SITE CONTEXT



1. TYPICAL FLOOR PLAN IN SITE CONTEXT

0' 2' 4' 8' SCALE: 1/8" = 1'-0"

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TYP. PLAN IN SITE CONTEXT

A3.7