

# 1324 14<sup>th</sup> STREET NW

- ▣ 5 residential units
- ▣ Ward 2
- ▣ Ground Floor Restaurant
- ▣ Logan Circle Neighborhood



BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18287  
EXHIBIT NO. 30

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18287  
EXHIBIT NO.30

# 1324 14<sup>th</sup> STREET NW



surrounding  
context



SITE MAP

# 1324 14<sup>th</sup> STREET NW



existing  
conditions



STREET ELEVATIONS FACING WEST



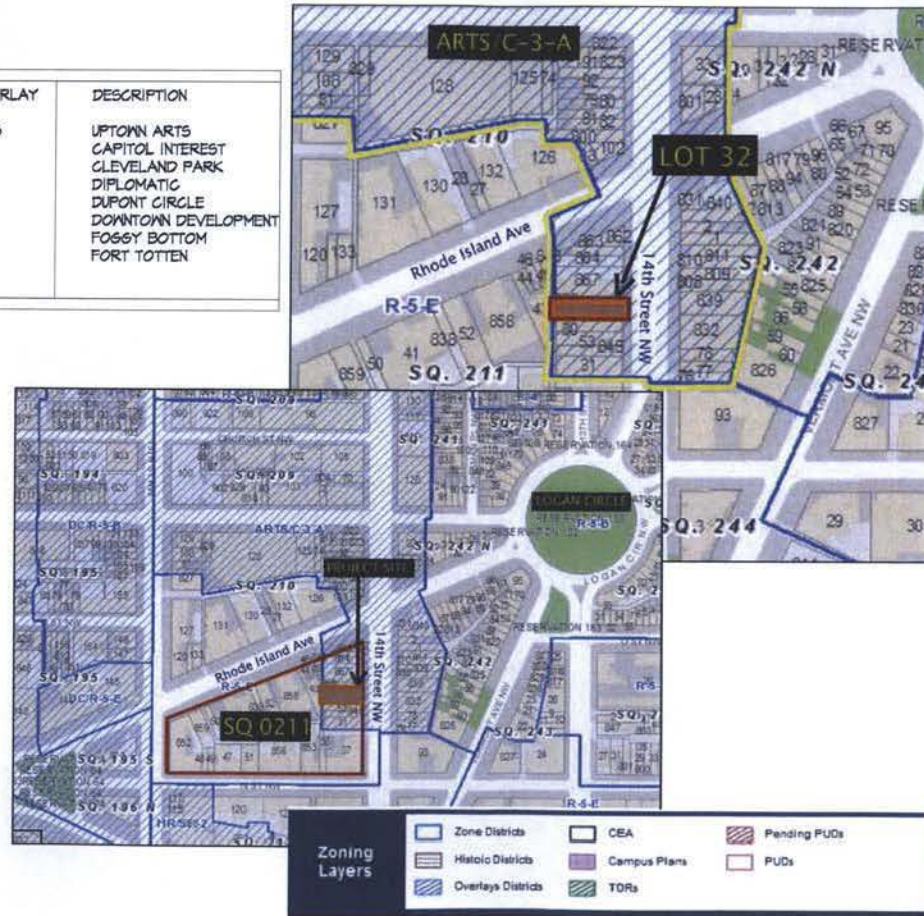
STREET ELEVATIONS FACING EAST  
(OPPOSITE SIDE OF SITE)

# 1324 14<sup>th</sup> STREET NW



surrounding  
context

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



ZONING MAP

# 1324 14<sup>th</sup> STREET NW



site  
plan

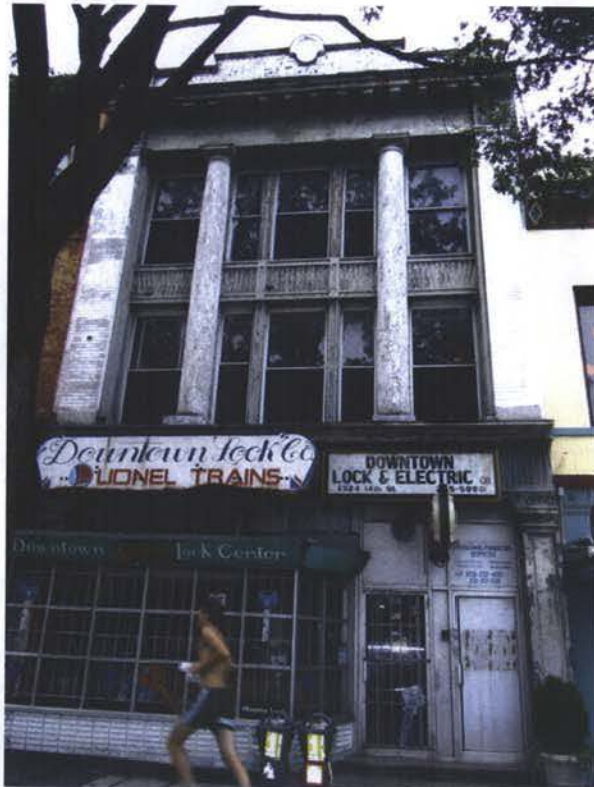


SITE MAP

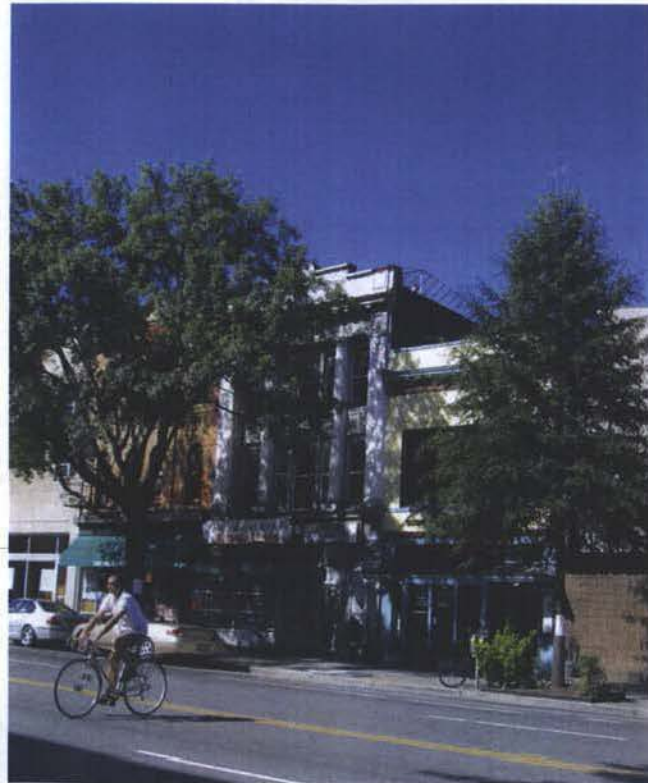
# 1324 14<sup>th</sup> STREET NW



existing  
conditions



EXISTING BUILDING FAÇADE ON 14 ST, NW



EXISTING BUILDING FAÇADE ON 14 ST, NW  
POLE TEST

# 1324 14<sup>th</sup> STREET NW



existing  
conditions



ALLEY VIEW LOOKING NORTH



REAR OF PROPERTY FROM ALLEY

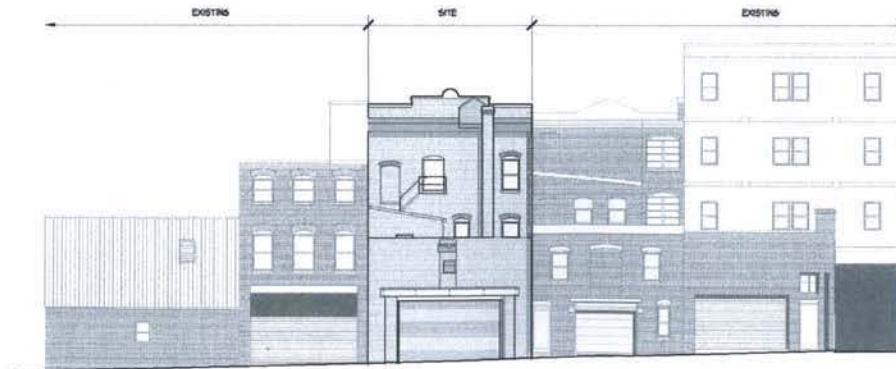
# 1324 14<sup>th</sup> STREET NW



existing  
conditions



EXISTING 14<sup>TH</sup> STREET ELEVATION

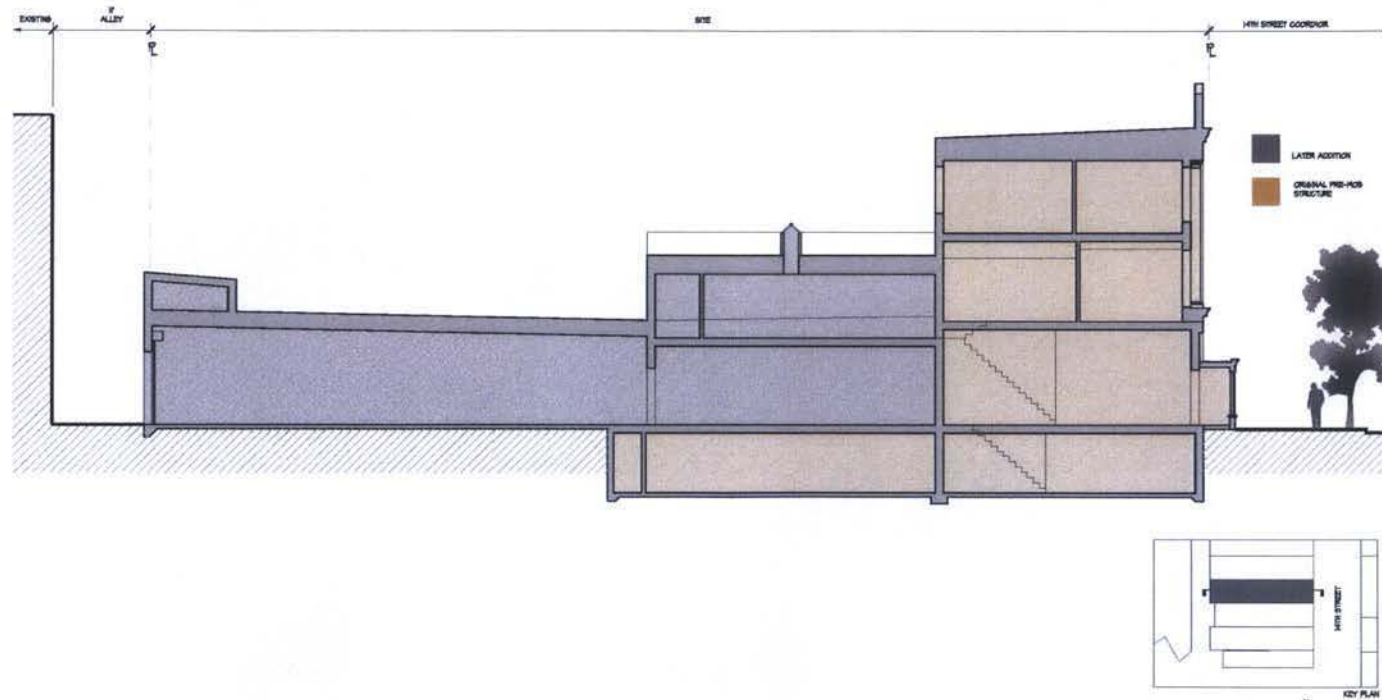


EXISTING ALLEY ELEVATION

# 1324 14<sup>th</sup> STREET NW



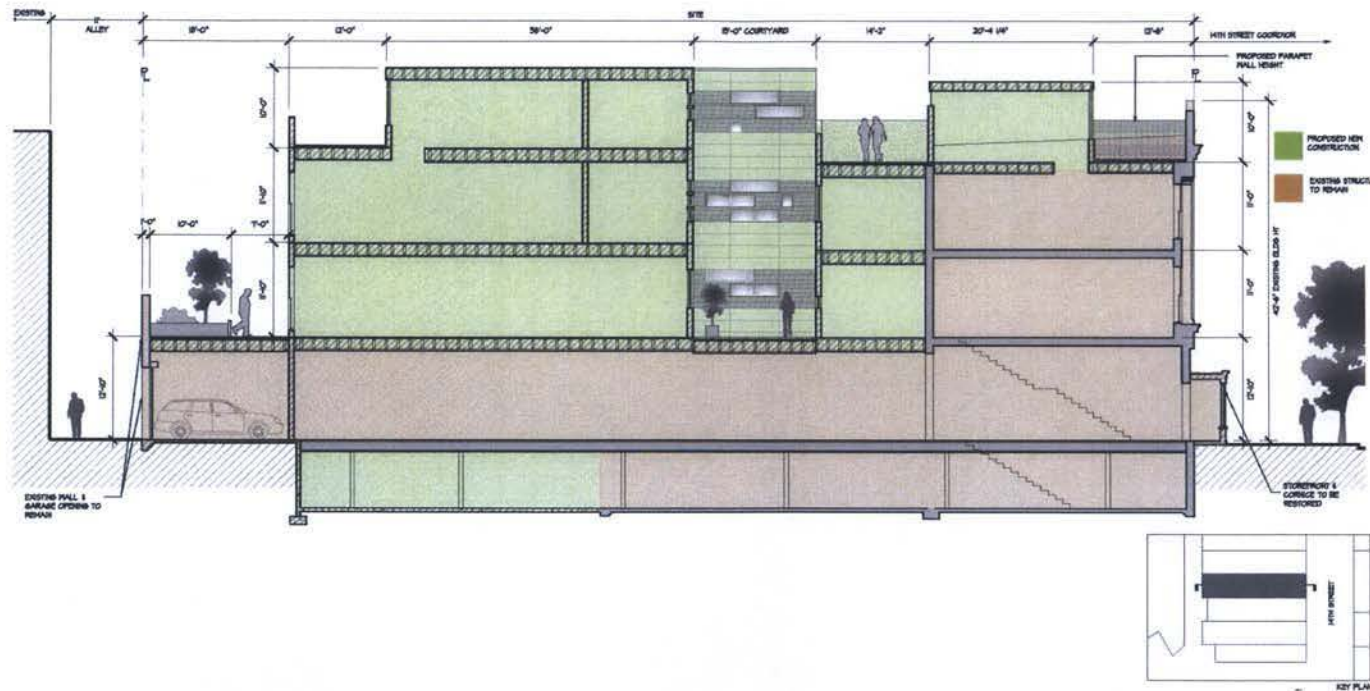
site  
section



SECTION OF EXISTING BUILDING

 Architects, Plc

site  
section



SECTION OF PROPOSED BUILDING

# 1324 14<sup>th</sup> STREET NW



project  
design

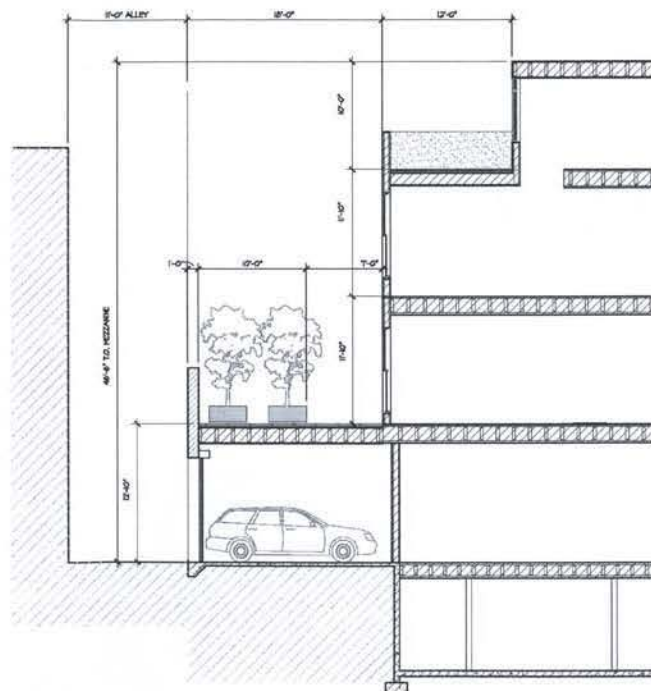


PROPOSED 14<sup>TH</sup> STREET ELEVATION



**PG** Architektura, Plac

project  
design

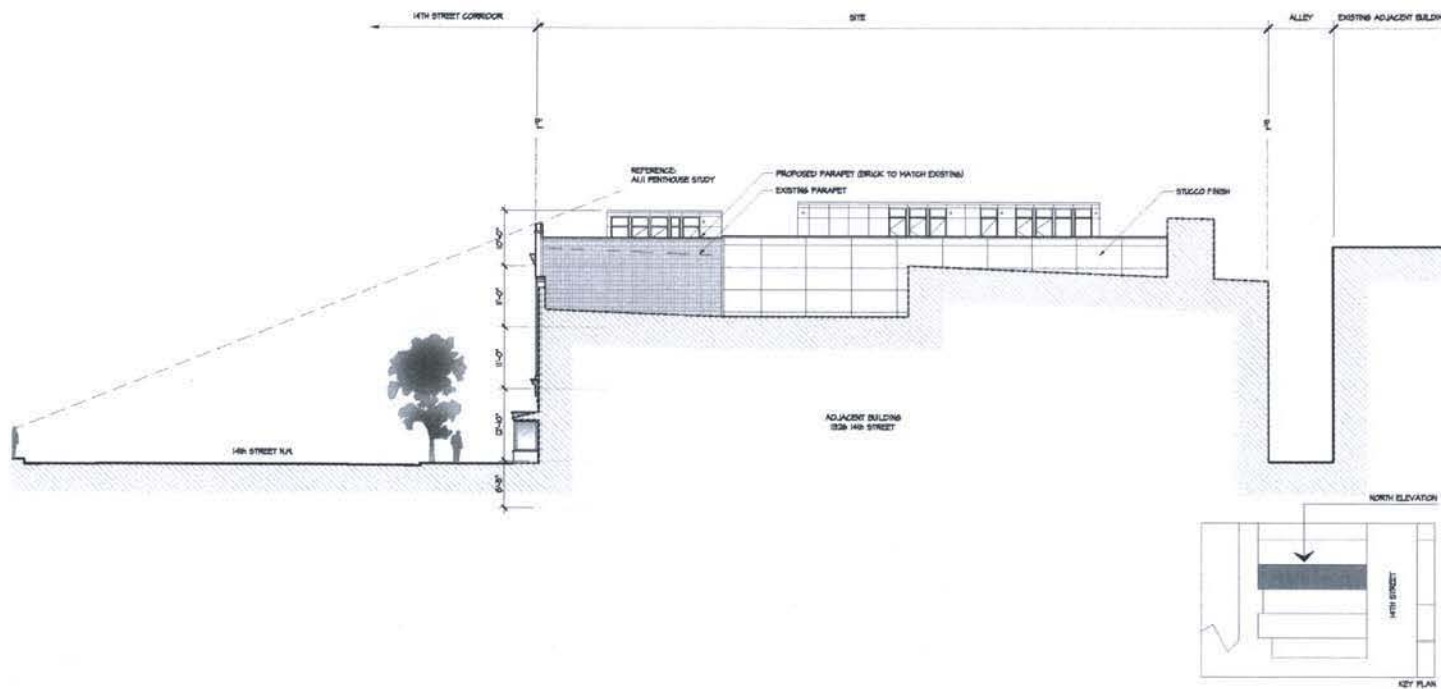


### PROPOSED REAR ELEVATION AND SECTION

# 1324 14<sup>th</sup> STREET NW



project  
design



PROPOSED NORTH ELEVATION

# 1324 14<sup>th</sup> STREET NW



project  
design

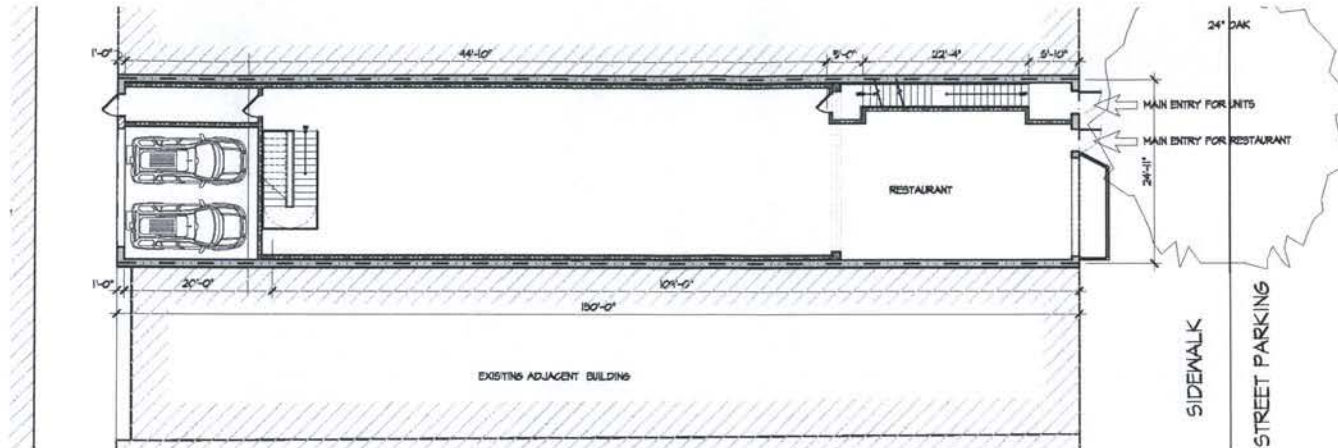


PROPOSED ALLEY ELEVATION

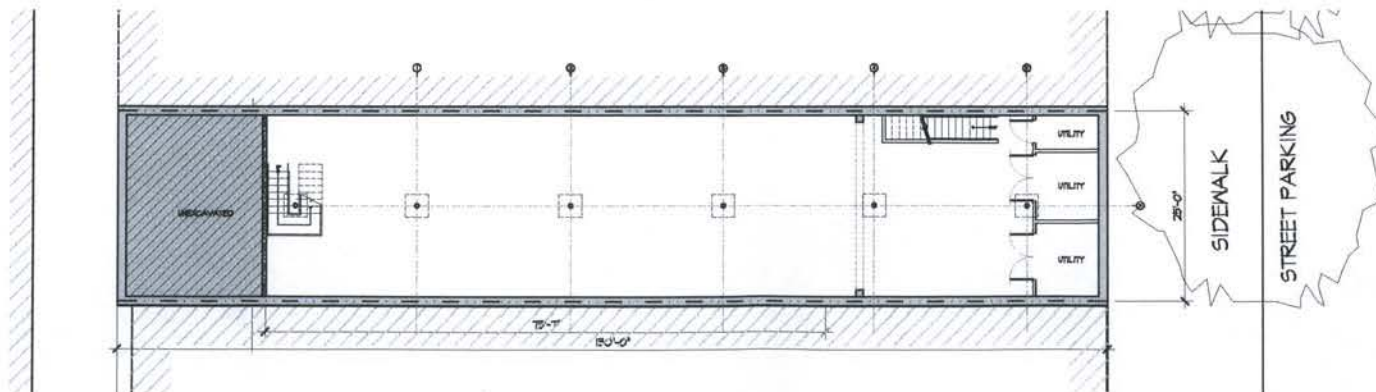
# 1324 14<sup>th</sup> STREET NW



project  
design  
architects, PLLC



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

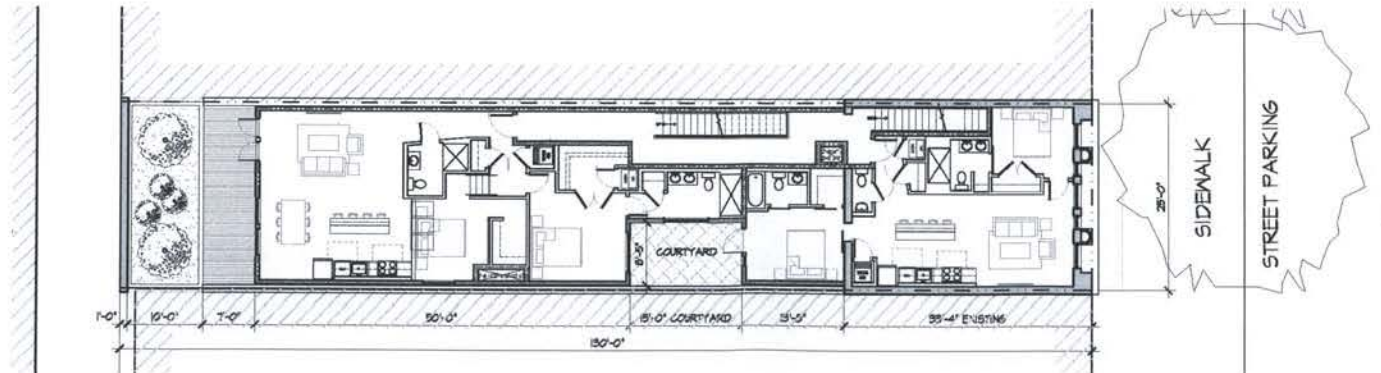
# 1324 14<sup>th</sup> STREET NW



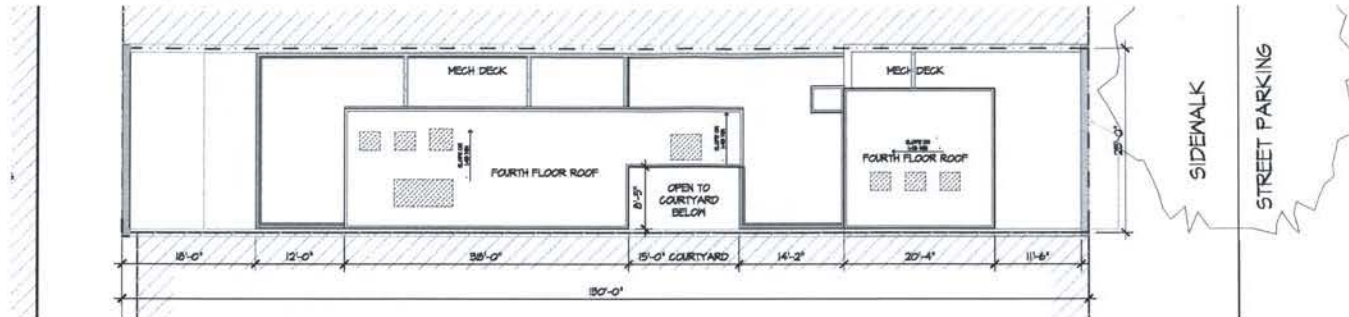
project  
design



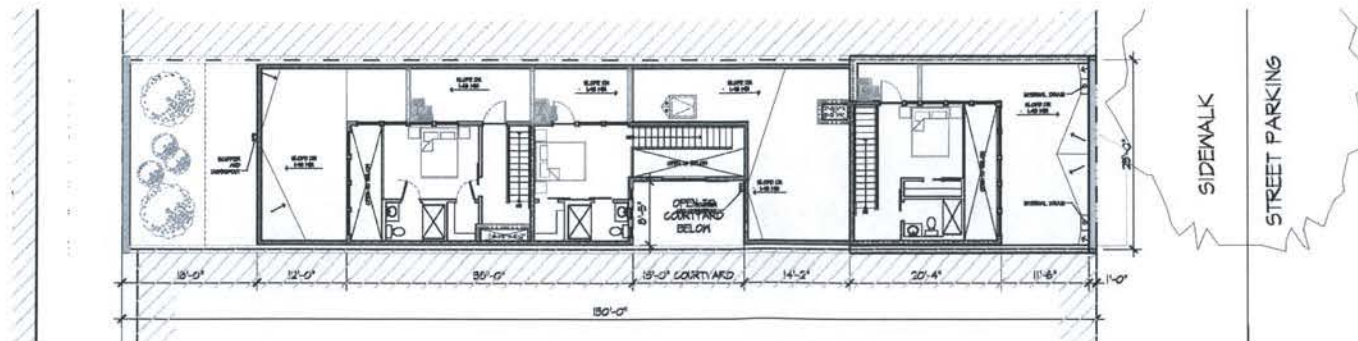
THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

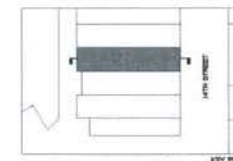
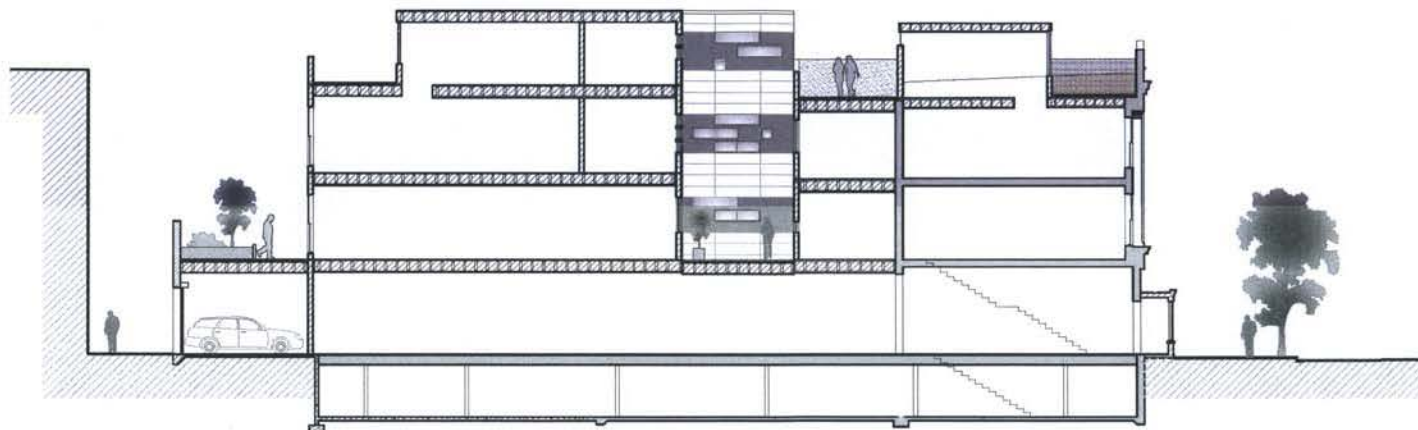


FOURTH FLOOR PLAN

# 1324 14<sup>th</sup> STREET NW



project  
design  
architects, PLLC



BUILDING SECTION

## Summary

### **Relief needed for BZA Case No. 18287:**

- Lot occupancy (11 DCMR, § 772.1)
- Closed court (11 DCMR, § 776)
- Nonconforming Structure (11 DCMR, § 2001.3)
- Conditional Variance to allow a restaurant on the property in the event the linear footage for eating/drinking establishment in Square 211 exceeds 50% (11 DCMR, § 1901.6)