

BOARD OF ZONING ADJUSTMENT SUBMISSION
1728 14TH STREET, NW
Washington, DC 20009
Square 0207, LOT 0120
Zoning District: C-3-A/ARTS



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18453
EXHIBIT NO. 9

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Board of Zoning Adjustment
1728 14th Street, NW
District of Columbia
CASE NO. 18453
EXHIBIT NO. 9
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Square 207, Lot 0120	TOTAL		Notes
Site Area			
Site Area (Square Feet)	8,422		6,400 on record, but 8,422 is from the alta survey
Zoning Category			
See Sec 1907 - Uses	C-3-A / Arts		
Floor Area Ratio			
Base FAR ("Other")	2.5	21,055	
Bonus Density			Retail FAR as per floor plan diagram = 6.461 gsf
Scenario 1	0.50	4,211	[(6461 - 7,267/2) / 1.5] x 4,222 = 5
Total	3.00	25,266	1904.2 (c) dry goods only on the ground floor
Height			
Arts bonus	75'		65' in the underlying zone
Proposed Height	57'		Measured to the top of the parapet
55' Bulk Plane (abuts R-3-B)	45'		off the rear alley property line
Number of Floors			
(no limit)	4		
Square Feet Per Floor			
Ground/1st Floor	7,267		Existing footprint
2nd Floor	7,267		
3rd Floor	7,267		
4th Floor	3,465		Scenario 1
Total	25,266		
Lot Occupancy			
Allowed Commercial	100%	8,422	
Proposed	86%	7,267	
Rear Yard			
Depth = 2-12' per FT of height, not < 12' above 20'			centerline of the alley, and above, measured from the rear lot line.
Required Rear Yard	11'-10-1/2"		Based on 55' maximum height
Proposed Rear Yard	19'-2"		
Parking Requirements			
Commercial	> 2,000 sf, 1 per		
Estimated SF Office	18,805	28 spaces	Scenario 1 - includes part of 1st floor
		>3000 SF, 1 per	
Estimated SF Retail	6,182	11 spaces	Scenario 1 - does not include loading
Total Parking Required		39 spaces	
Parking Provided		4 spaces	including 1 ADA space
Loading Requirements			
30' deep berth and 100sf loading dock	1		Req'd for Retail between 5,000sf and 20,000 sf
Provided			
30' deep berth and 100sf loading dock	1		

Square 207, Lot 0120		TOTAL		Notes
Site Area				
Site Area (Square Feet)		8,422		8,400 on record, but 8,422 is from the airt survey.
Zoning Category				
See Sec 1907 - Uses		C-3-A / Arts		
Floor Area Ratio		FAR	GSF	
Base FAR ("Other")		2.5	21,055	
Bonus Density				
Scenario 2	1.53	12,886		Retail FAR as per floor plan diagram = 6,461 gsf
Total	4.03	33,941		6,461 (2) x 8,422 = 1.53
				1904.2 (b) restaurant only on the ground floor
Maximum Height				
Arts bonus		75'		65' in the underlying zone
Proposed Height		67'		67' measured to the parapet
50' Bulk Plane (abuts R-5-B)		45'		off the rear alley property line
Number of Floors				
(no limit)		4		
Square Feet Per Floor				
	Ground/1st Floor	7,267		Retail
	2nd Floor	7,267		Office
	3rd Floor	7,267		Office
	4th Floor	6,955		Office - Setback at front façade
	5th Floor	0		Scenario 2 - doesn't use remaining FAR
	Total	28,756		
Lot Occupancy				
Allowed Commercial		100%	8,422	
Proposed		86%	7,267	
Rear Yard				
Depth = 2-1/2" per FT of height, not < 12' above 20'				DCMR 11 774.7 - below 20' measured from the centerline of the alley, and above, measured from the Based on 55' maximum height
Required Rear Yard		11'-10"-12"		
Proposed Rear Yard		19'-2"		
Parking Requirements				
Commercial		> 2,000 sf 1 per 600 SF Gross		
Estimated SF Office	22,205	34 spaces		Scenario 2 - doesn't use remaining FAR
		> 3,000 SF, 1 per 300 SF Gross		
Estimated SF Retail	6,182	11 spaces		Scenario 2 - 1st floor retail only
Total Parking		44 spaces		
Parking Provided		4 spaces		Including 1 ADA space
Loading Required				
20' deep berth and 100sf loading dock		1		Req'd for Office in excess of 20,000 sf
30' deep berth and 100sf loading dock		1		Req'd for Office in excess of 20,000 sf
30' deep berth and 100sf loading dock		1		Req'd for Retail between 5,000sf and 20,000 sf
Provided				
30' deep berth and 100sf loading dock		1		Used to meet all three requirements

Square 207, Lot 0120		TOTAL		Notes
Site Area		8,422		8,400 on record, but 8,422 is from the afa survey
Zoning Category		C-3-A / Arts		
Floor Area Ratio		FAR	GSF	
Base FAR ("Other")		2.5	21,055	
Bonus Density				Retail FAR as per floor plan diagram = 6.572 gsf
Scenario 3	1.75	14,739		(6572 - 7,267/2 + 6,881/1) 5/6,422 = 1.75
Total C	4.25	35,794		1904 2 (c) dry goods on the ground + 200 floors
Maximum Height				
Arts bonus		75'		65' in the underlying zone
Proposed Height		67'		57' measured to the parapet
60' Bulk Plane (abuts R-5-B)		45'		off the rear alley property line
Number of Floors				
(no limit)		4		
Square Feet Per Floor				
	Ground/1st Floor	7,267		Retail
	2nd Floor	7,267		Retail
	3rd Floor	7,267		Office
	4th Floor	6,955		Office - Setback at front façade
	5th Floor	0		Scenario 3 - doesn't use full FAR
	Total	28,756		
Lot Occupancy				
Allowed Commercial		100%	8,422	
Proposed		86%	7,267	
Rear Yard				
Depth = 2-1/2" per FT of height, not < 12' above 20'				centerline of the alley, and above, measured from the rear lot line
Required Rear Yard		11'-10-1/2"		Based on 55' maximum height
Proposed Rear Yard		19'-2"		
Parking Requirements				
Commercial		> 2,000 sf, 1 per 600		
Estimated SF Office	15,303	22 spaces		Scenario 3 - doesn't use full FAR
		>3000 SF, 1 per 300		
Estimated SF Retail	13,174	34 spaces		Scenario 3
Total Parking		56 spaces		
Parking Provided		4 spaces		including 1 ADA space
Loading Requirements				
30' deep berth and 100sf loading dock		1		
Provided				Req'd for Retail between 5,000 and 20,000 sf
30' deep berth and 100sf loading dock		1		

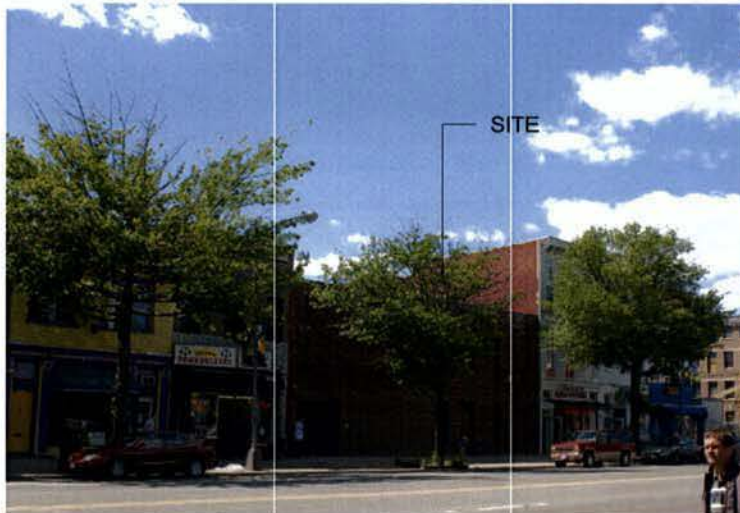
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① 14TH STREET (LOOKING SOUTHWEST)



② 1728 14TH STREET (LOOKING WEST)



③ 14TH STREET (LOOKING NORTHWEST)



④ (REAR) ALLEY ELEVATION (LOOKING EAST)

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① CENTRAL UNION MISSION



② LOFTS 14 - 1526 14TH STREET, NW



③ COOPER LEWIS - 1520 14TH STREET, NW



④ THE MATRIX - 1529 14TH STREET, NW



⑤ POSTO - 1515 14TH STREET, NW



⑥ STUDIO THEATRE - 1509 14TH STREET, NW

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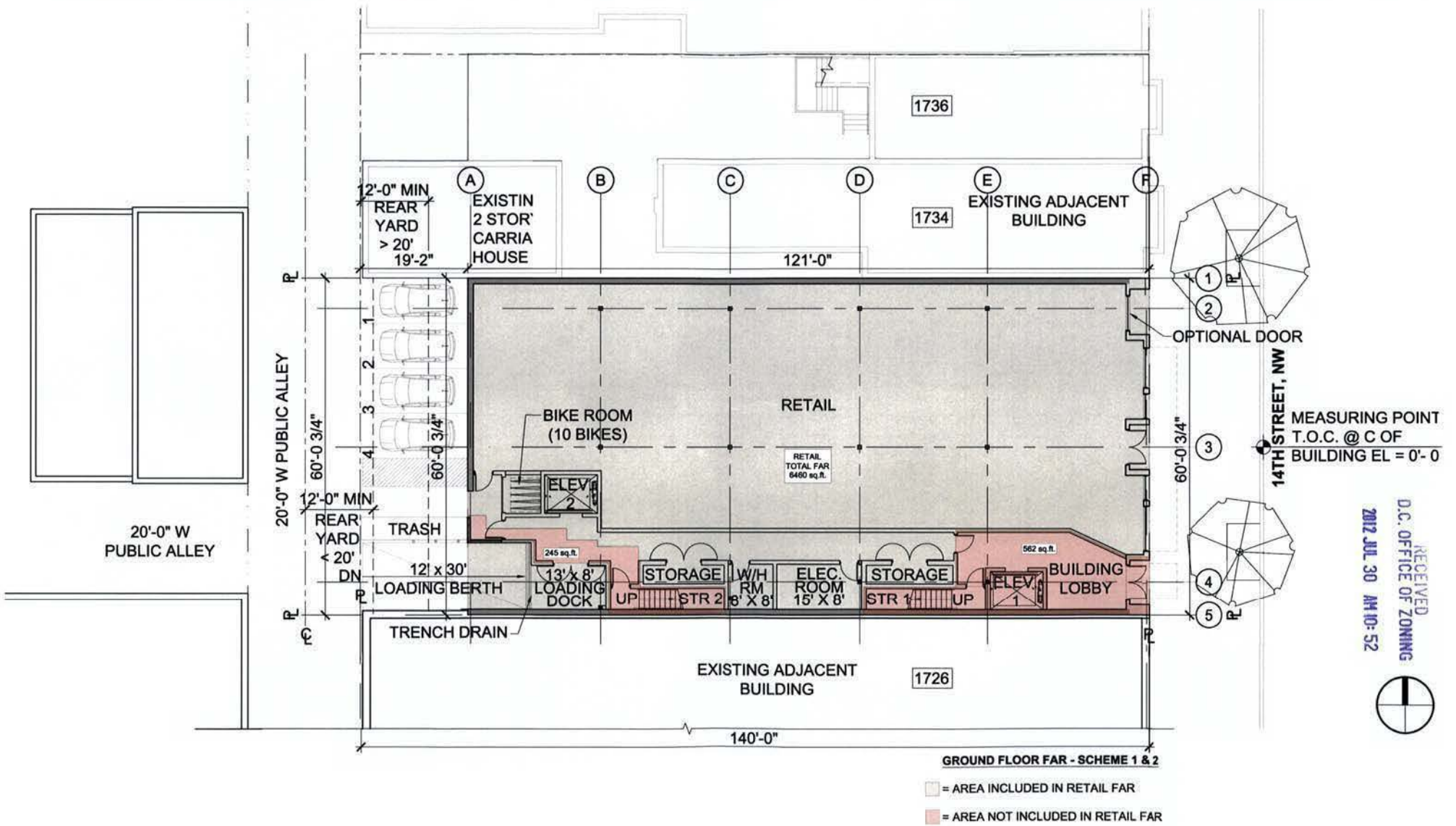
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SITE MAP
NTS

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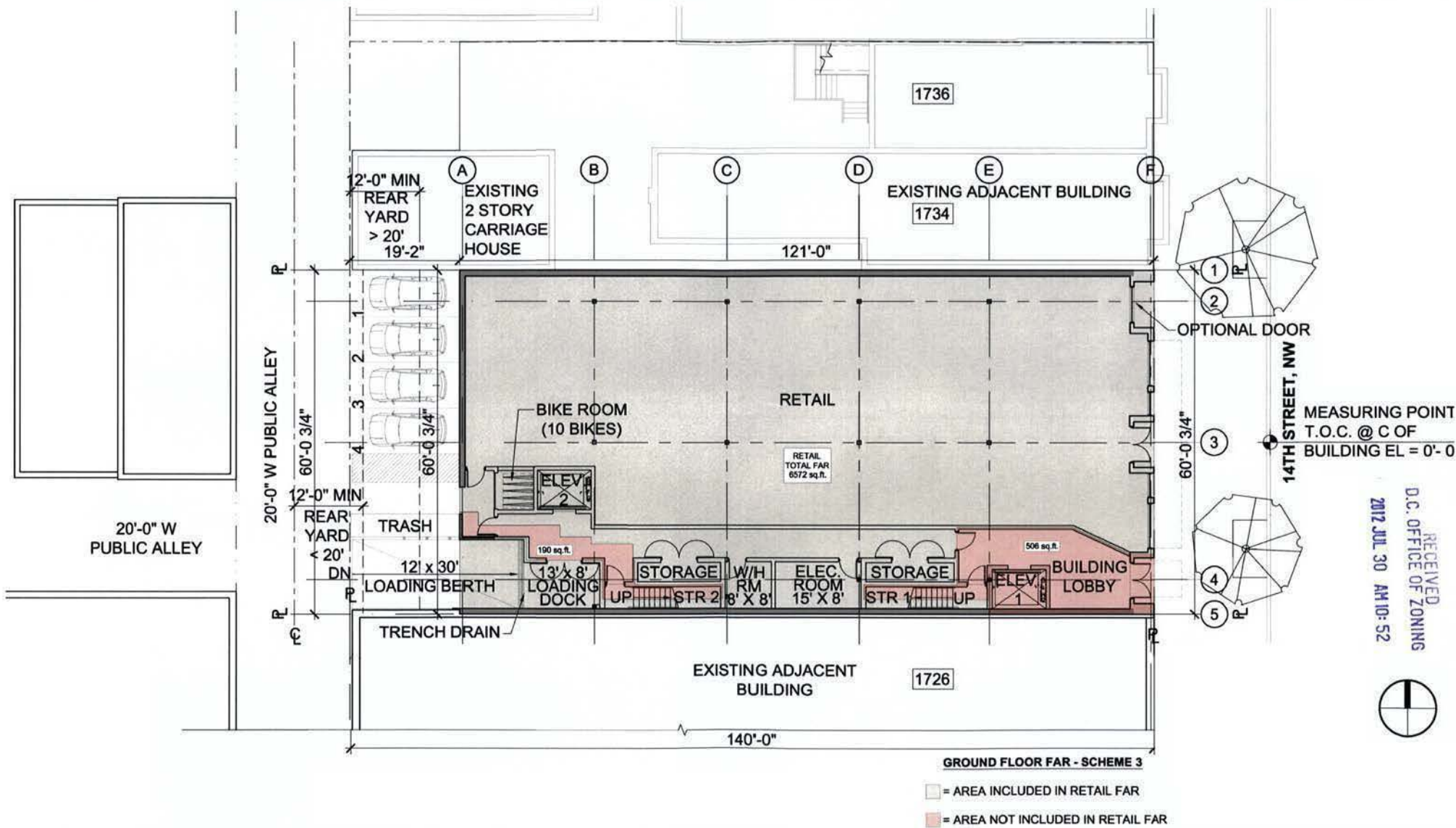


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ZONING DIAGRAMS
FIRST FLOOR FAR - SCHEME 1 & 2

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ZONING DIAGRAMS
 FIRST FLOOR FAR - SCHEME 3

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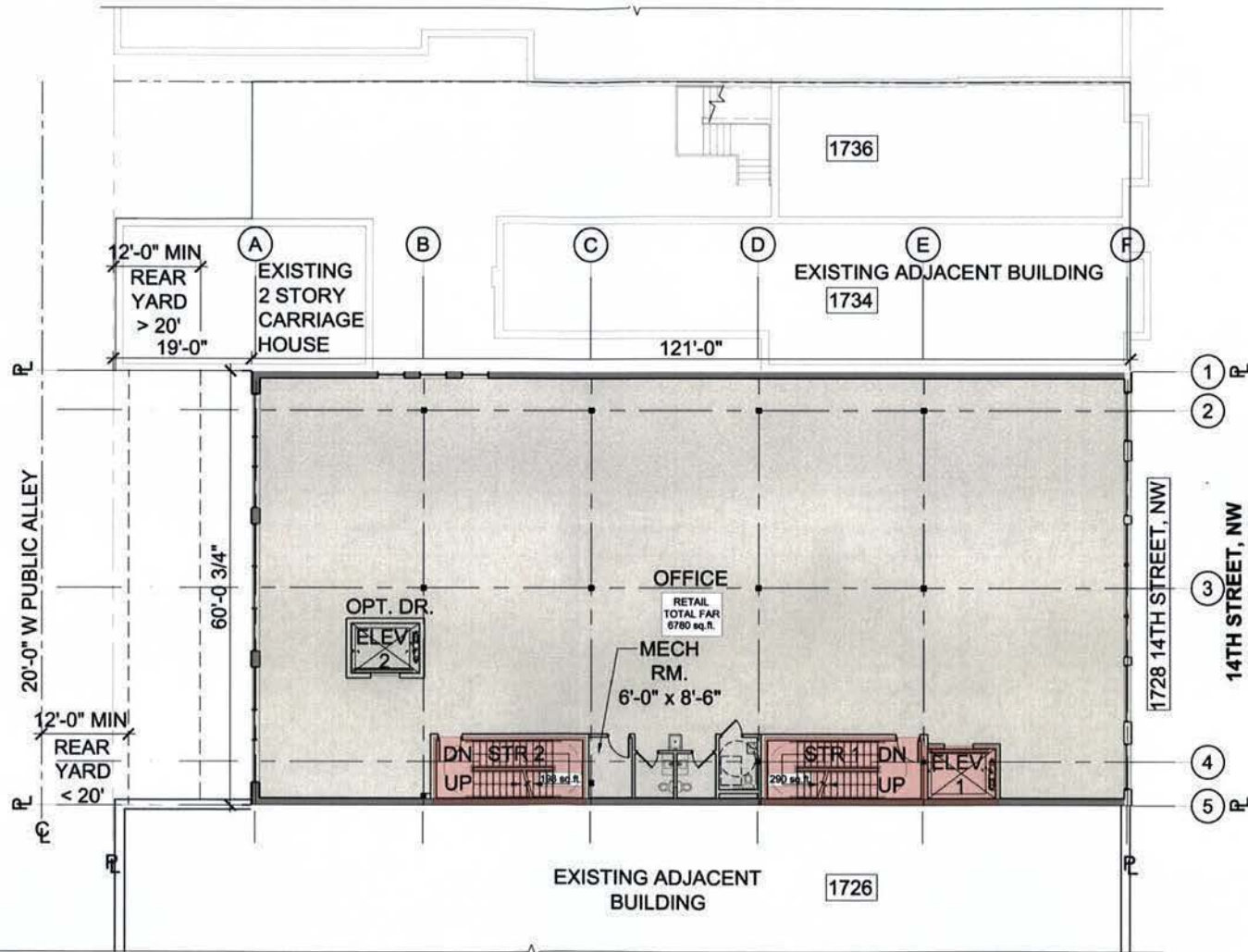
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SECOND FLOOR FAR - SCHEME 1 & 2

- = AREA INCLUDED IN RETAIL FAR
- = AREA NOT INCLUDED IN RETAIL FAR

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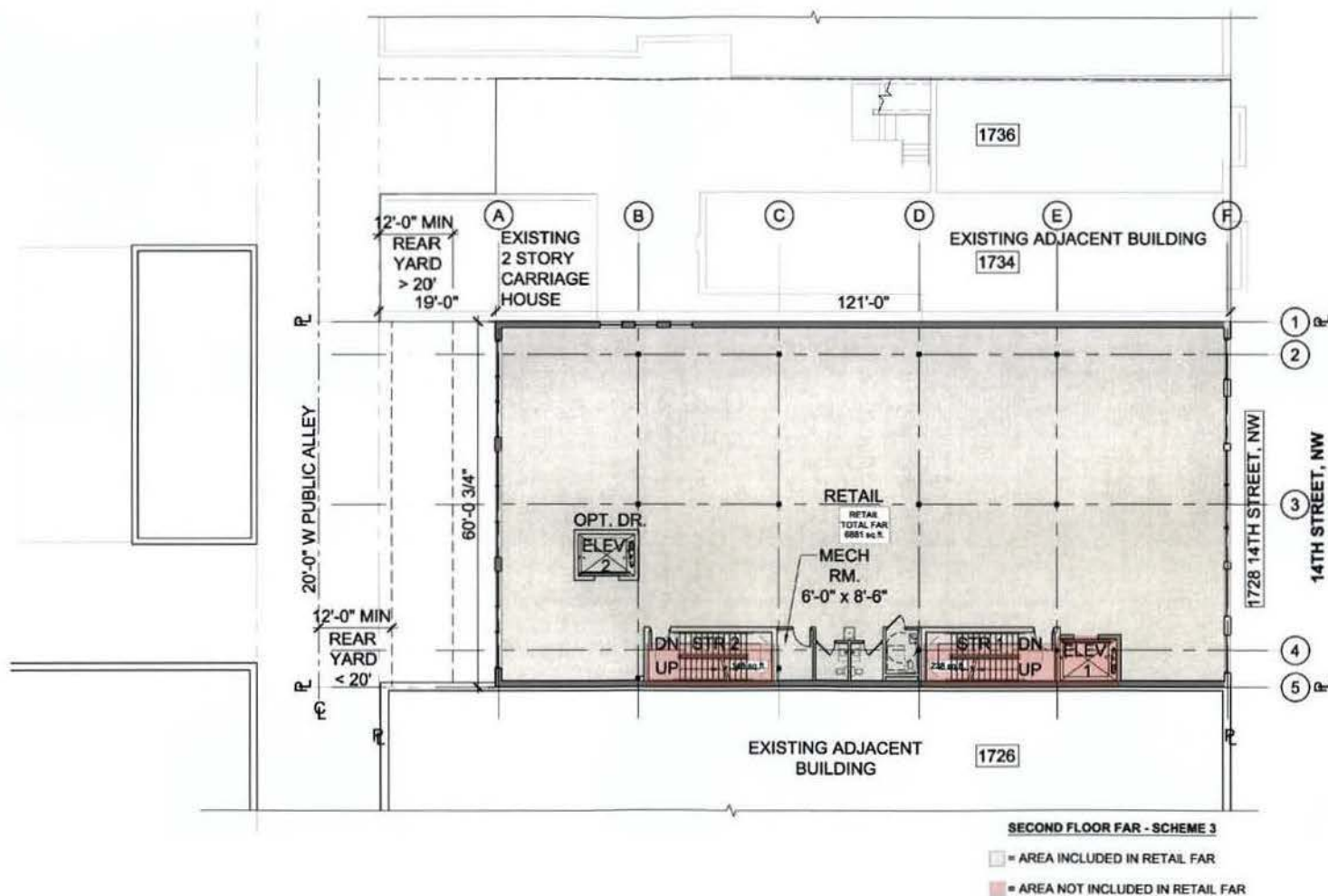
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ZONING DIAGRAMS
SECOND FLOOR FAR - SCHEME 1 & 2

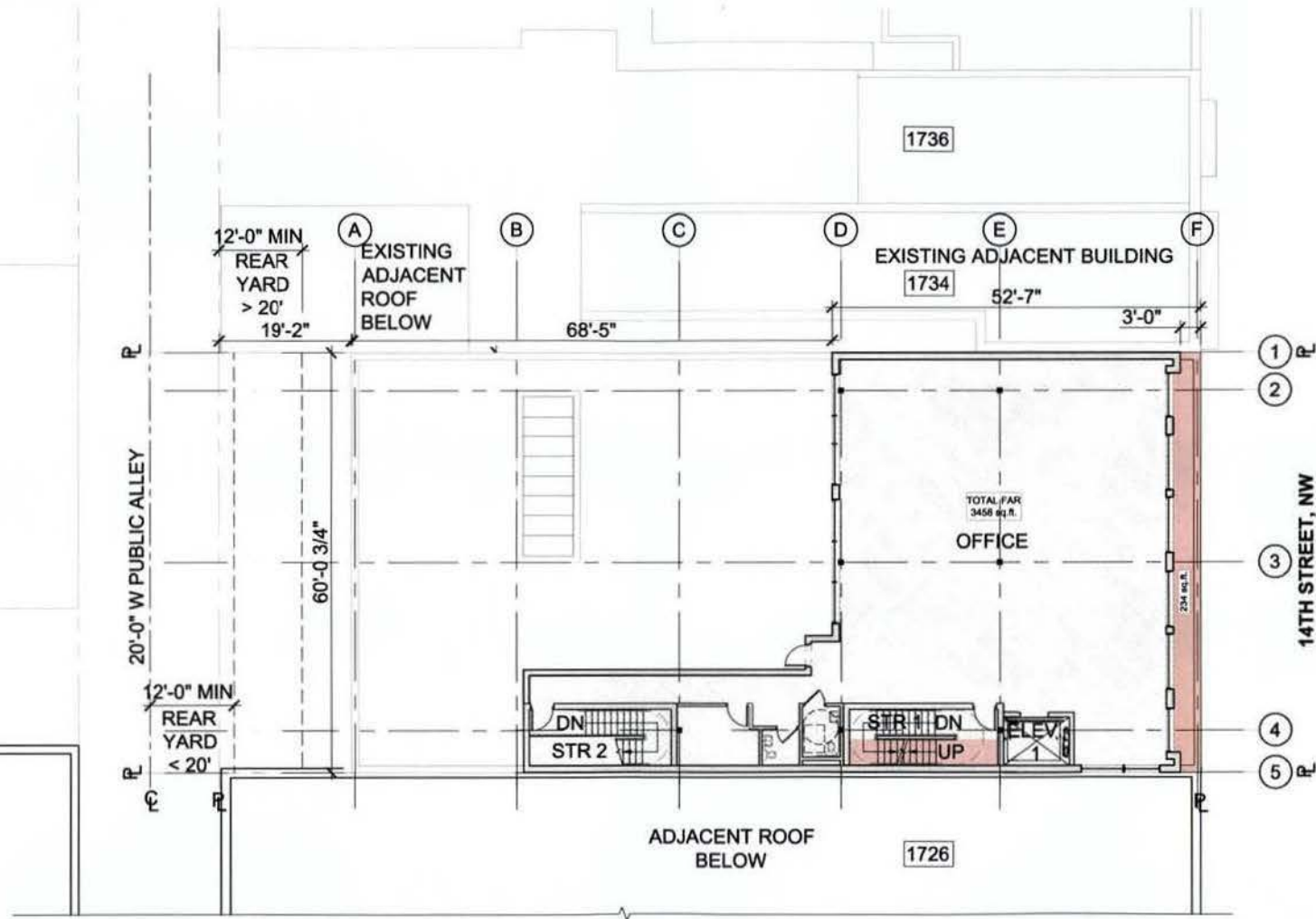
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FOURTH FLOOR FAR - SCHEME 1

- = AREA INCLUDED IN OFFICE FAR
- = AREA NOT INCLUDED IN OFFICE FAR

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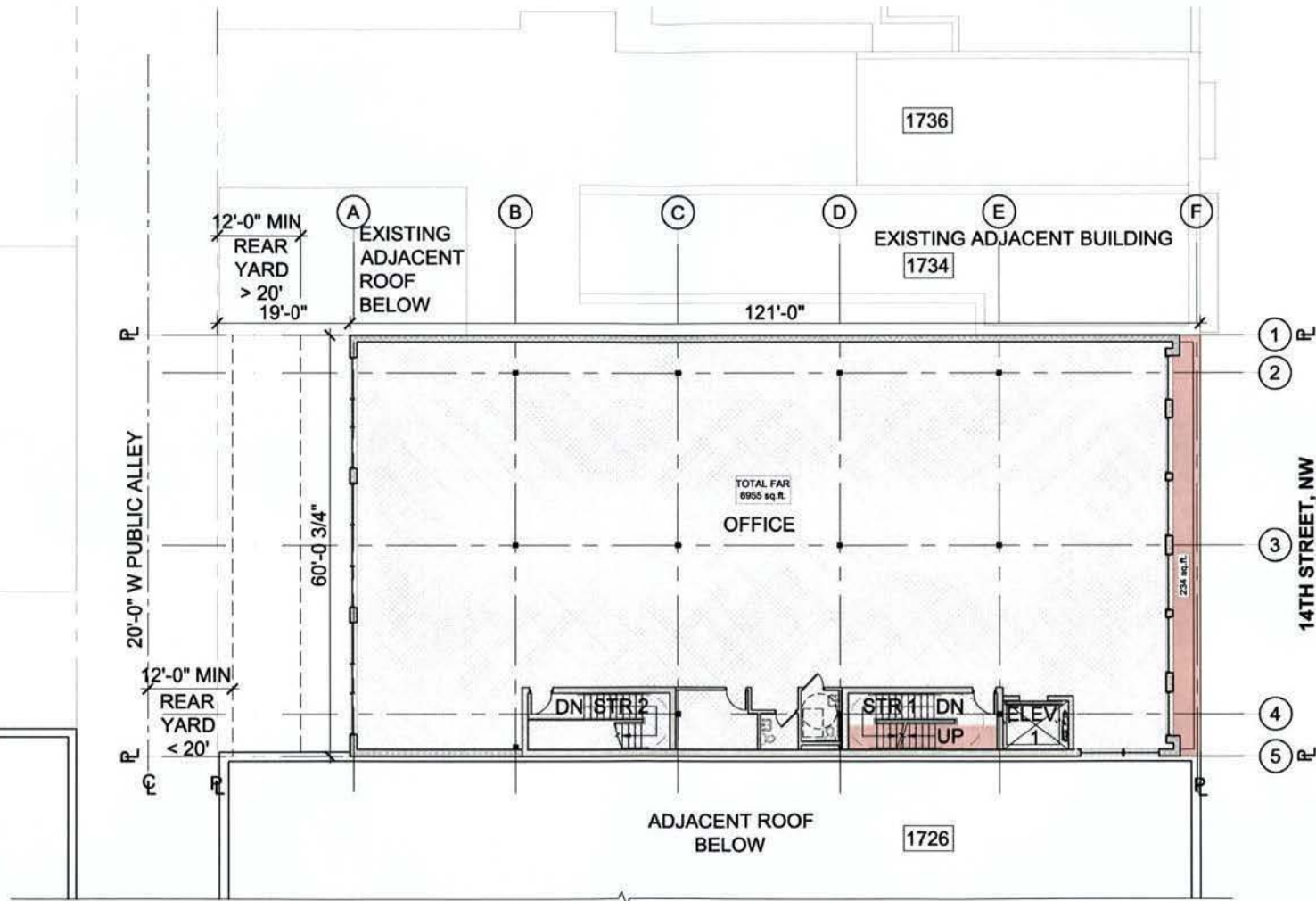
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ZONING DIAGRAMS
FOURTH FLOOR FAR - SCHEME 1

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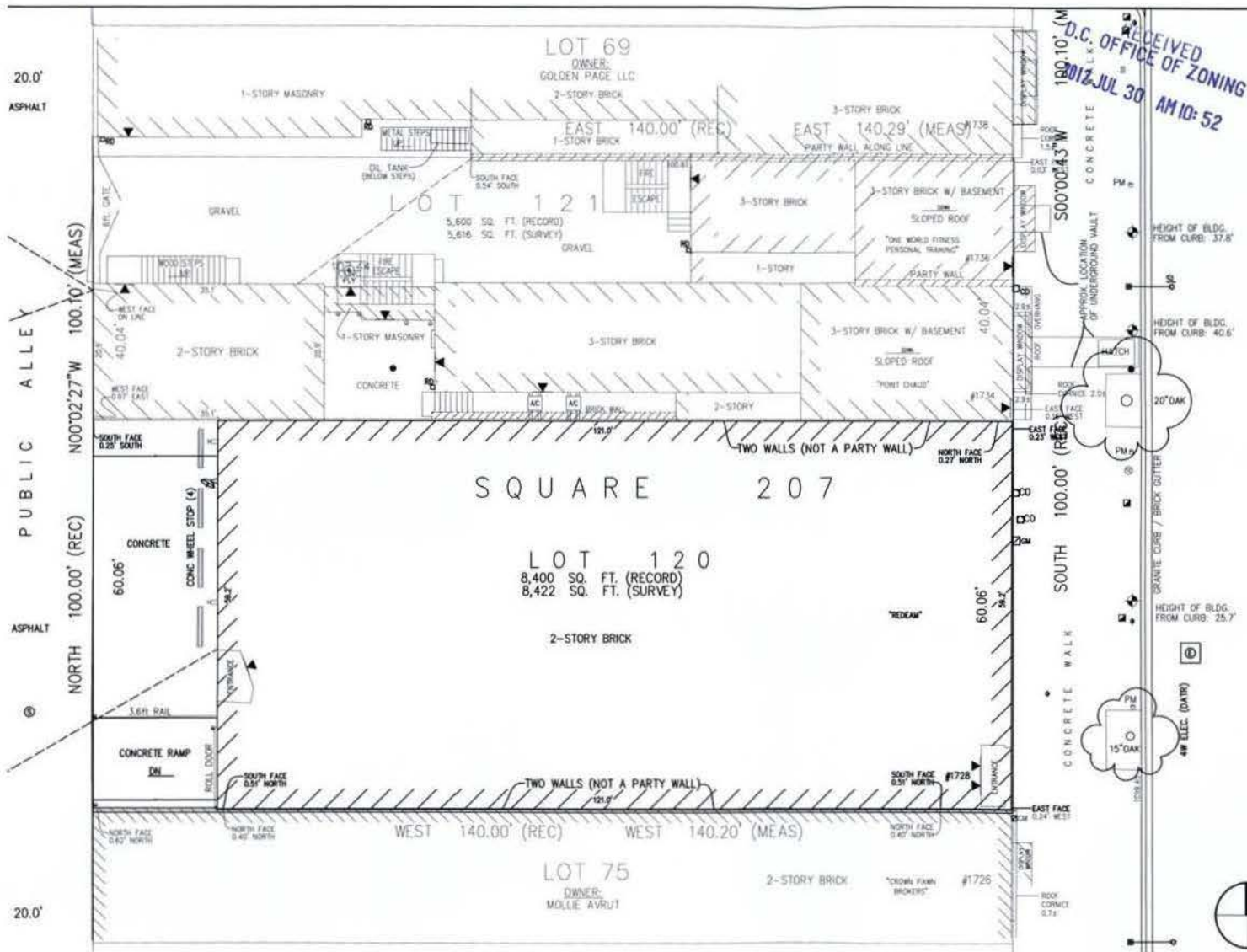
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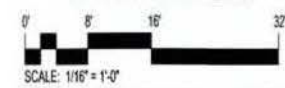
FOURTH FLOOR FAR - SCHEME 2 & 3

- = AREA INCLUDED IN OFFICE FAR
- = AREA NOT INCLUDED IN OFFICE FAR



ABBREVS. AND LEGEND

	BUILDING
	PROPERTY LINE
	PIPE RAILING
	CHAIN LINK FENCE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS METER
	GAS VALVE
	COMBO SEWER MANHOLE
	CLEANOUT
	ROOF DRAIN
	OVERHEAD UTILITY
	ELECTRIC MANHOLE
	POWER POLE
	ST. LIGHT ON PWR POLE
	WALL MOUNTED CAMERA
	BOLLARD
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL BOX
	SATELLITE DISH
	MAILBOX
	DOOR
	TRASH CAN
	SIGN
	PARKING METER
	DECIDUOUS TREE
	ASPH
	CONCRETE
	WROUGHT IRON FENCE



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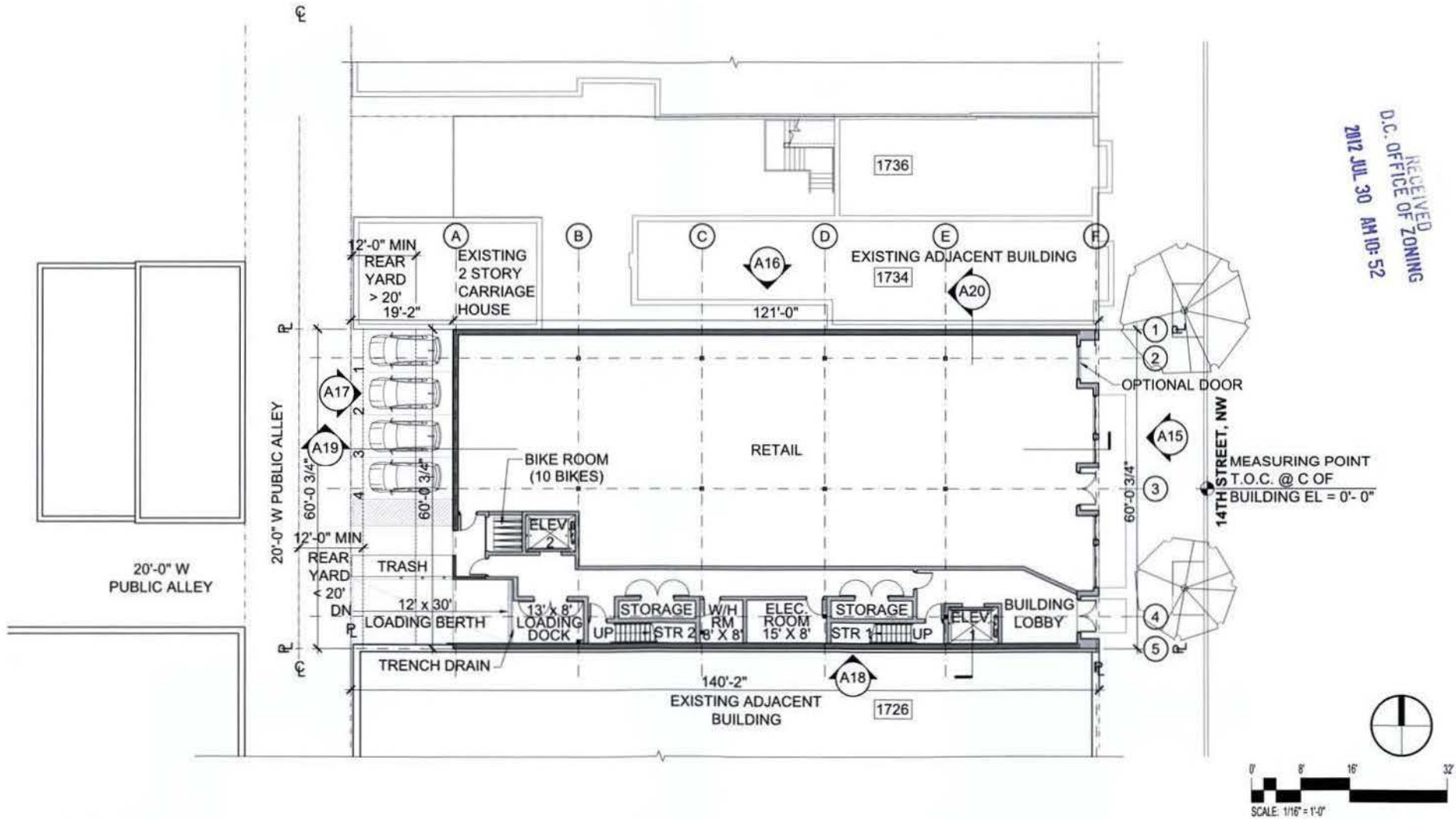
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CIVIL PLAN

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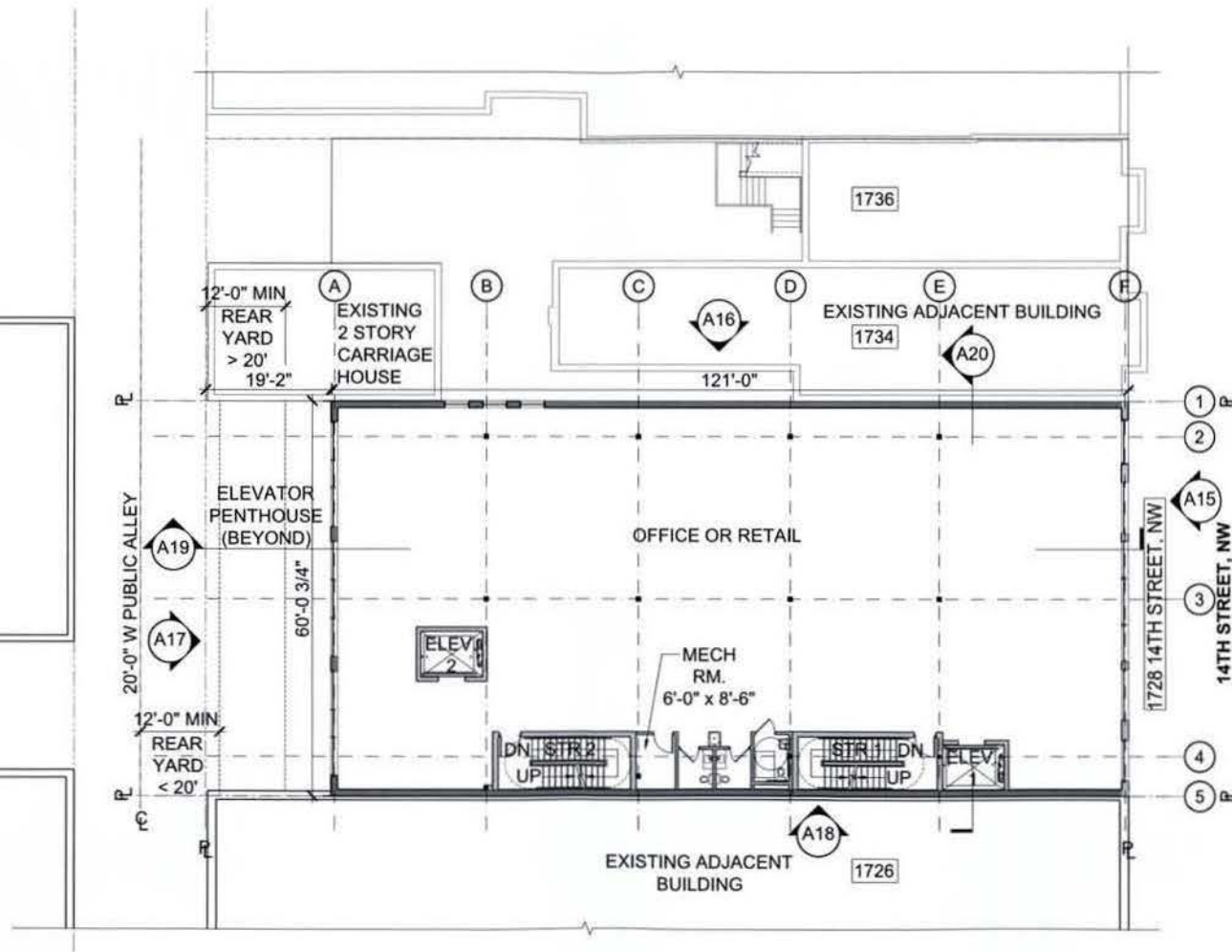
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PROPOSED FIRST FLOOR PLAN (SITE PLAN)

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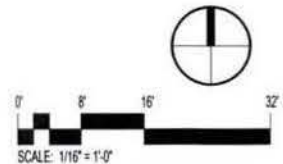
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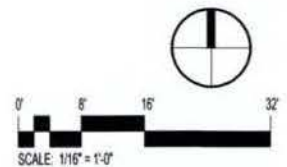
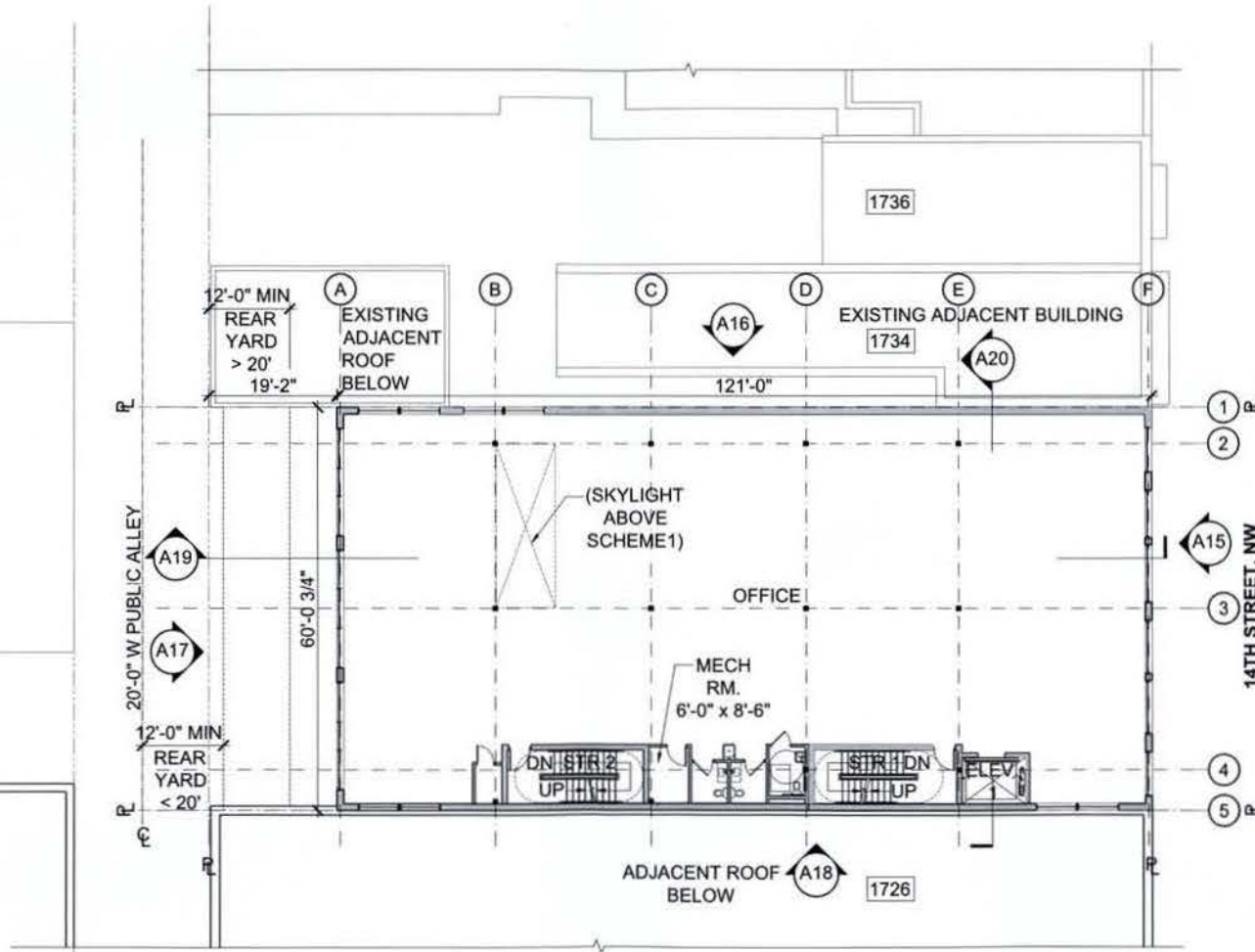
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PROPOSED SECOND FLOOR PLAN



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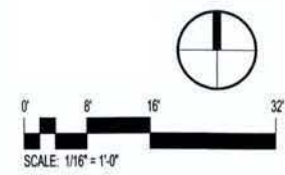
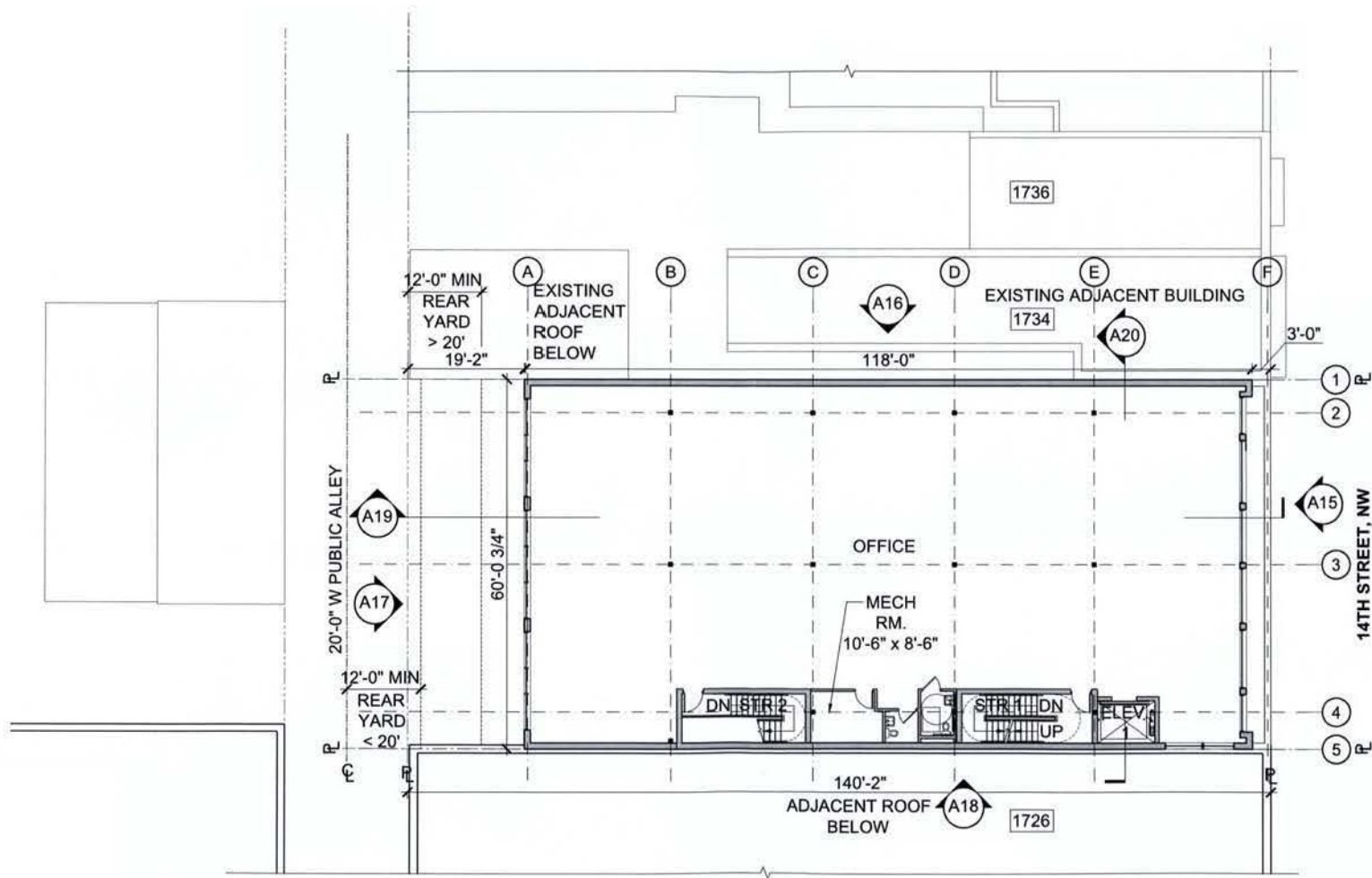
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Architectural floor plan of a building. The plan includes the following details:

- Dimensions:**
 - Overall width: 121'-0"
 - Overall depth: 60'-0 3/4"
 - Top-left section: 12'-0" MIN REAR YARD > 20' 19'-2"
 - Top-right section: 68'-5"
 - Bottom-left section: 14'-8"
 - Bottom-right section: 52'-7"
 - Vertical section on the right: 45'-4 3/4"
 - Horizontal section in the middle: 40'-1"
 - Small horizontal section: 3'-10"
 - Small vertical section: 3'-0"
- Rooms and Features:**
 - EXISTING ADJACENT ROOF BELOW (top left)
 - EXISTING ADJACENT BUILDING (top right)
 - OFFICE (middle right)
 - MECH RM. 10'-6" x 8'-6" (middle)
 - STR 2 (bottom left)
 - STR 1 (bottom middle)
 - ELEV 1 (bottom right)
- Annotations and Markers:**
 - Address markers: 1736, 1734, 1726
 - Survey points: A16, A17, A18, A19, A20
 - Grid lines: 1, 2, 3, 4, 5 (vertical on the right)
 - Other labels: DN, UP, STR 1, STR 2, ELEV 1

PROPOSED FOURTH FLOOR PLAN (SCHEME 1)

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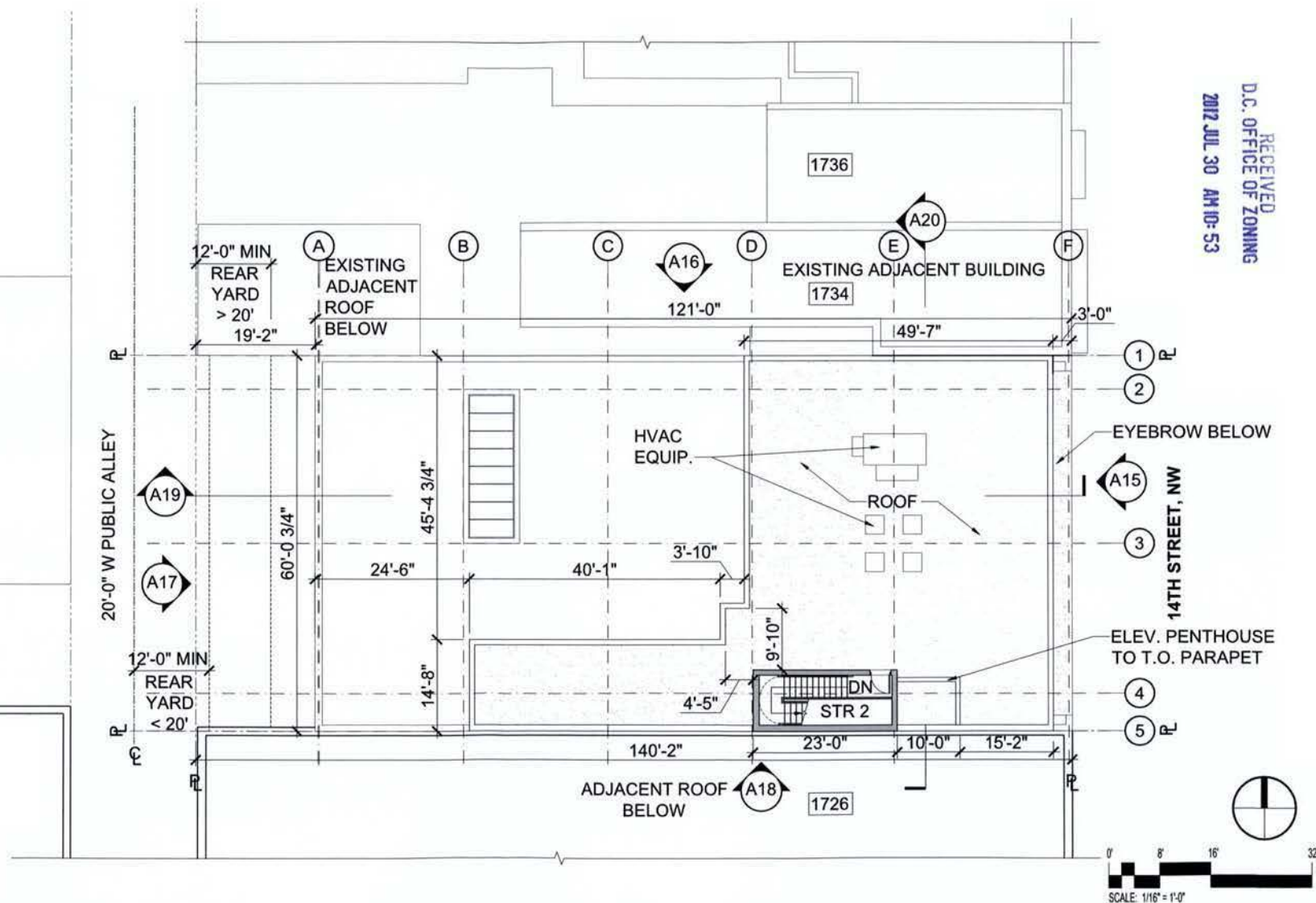
PROPOSED FOURTH FLOOR PLAN (SCHEME 2 & 3)

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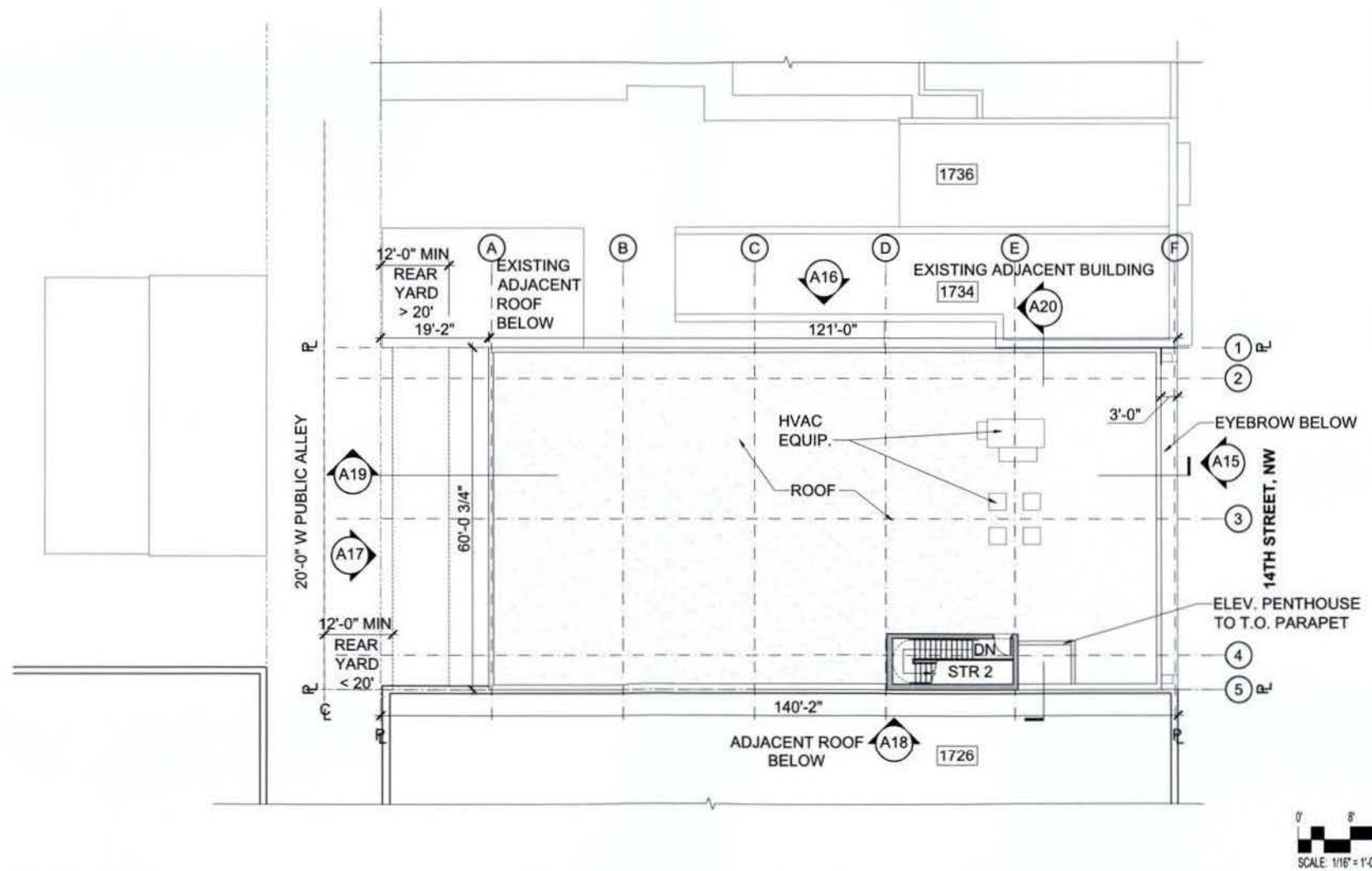
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PROPOSED ROOF PLAN (SCHEME 1)

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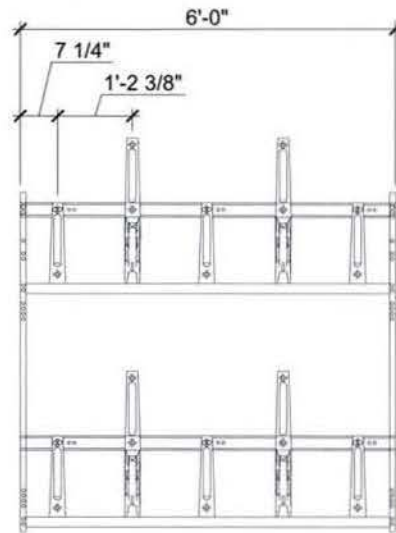
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PROPOSED ROOF PLAN (SCHEME 2 & 3)

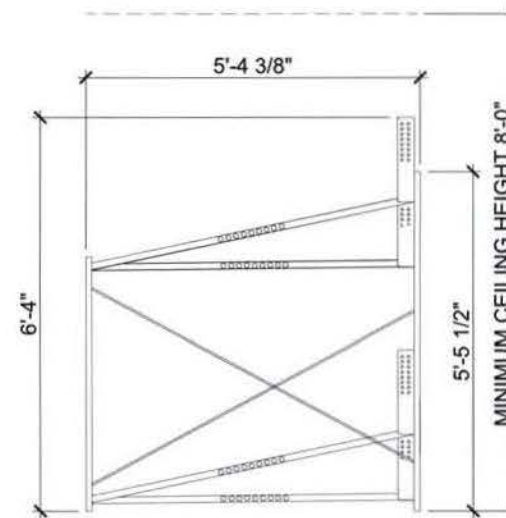
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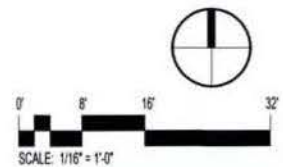
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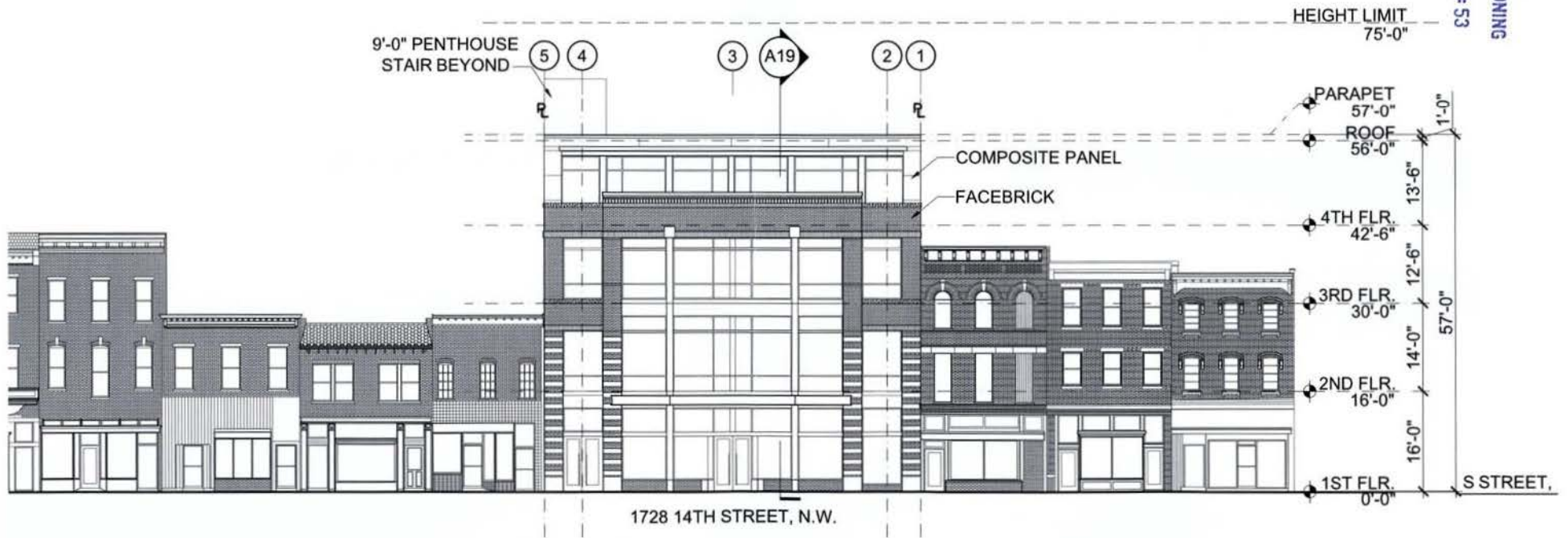
FRONT VIEW



SIDE VIEW



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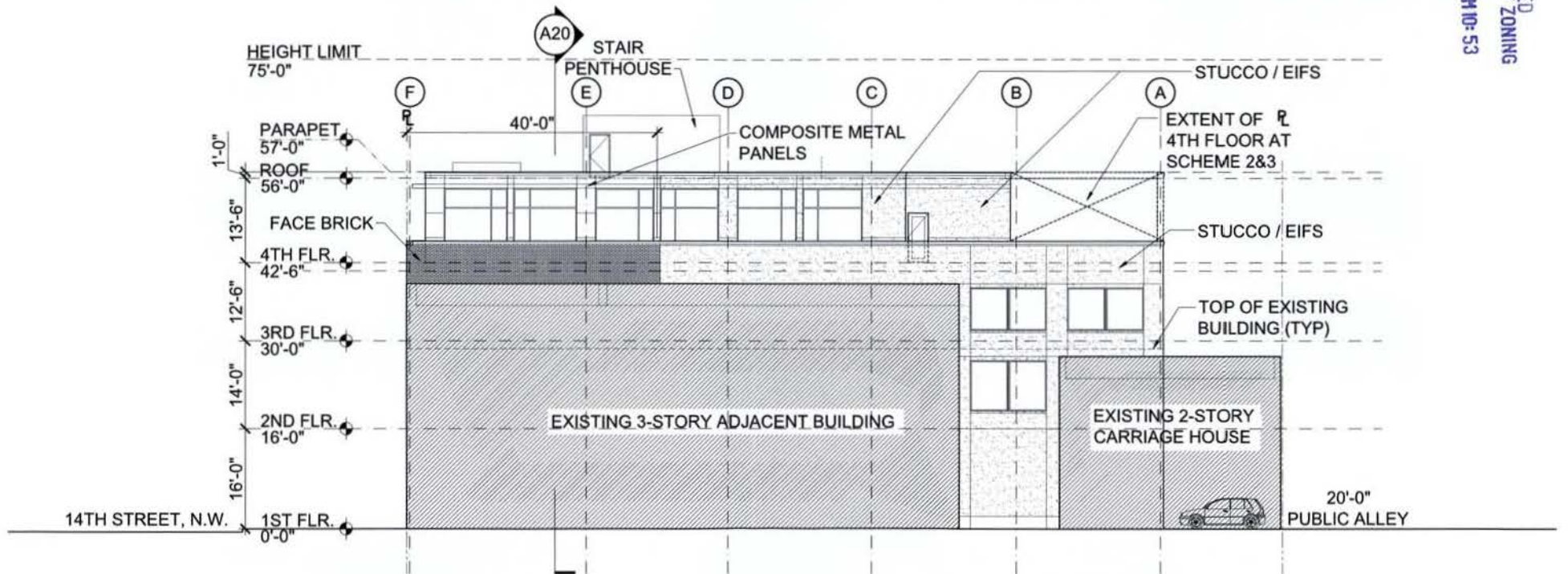
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PROPOSED EAST ELEVATION (FRONT)



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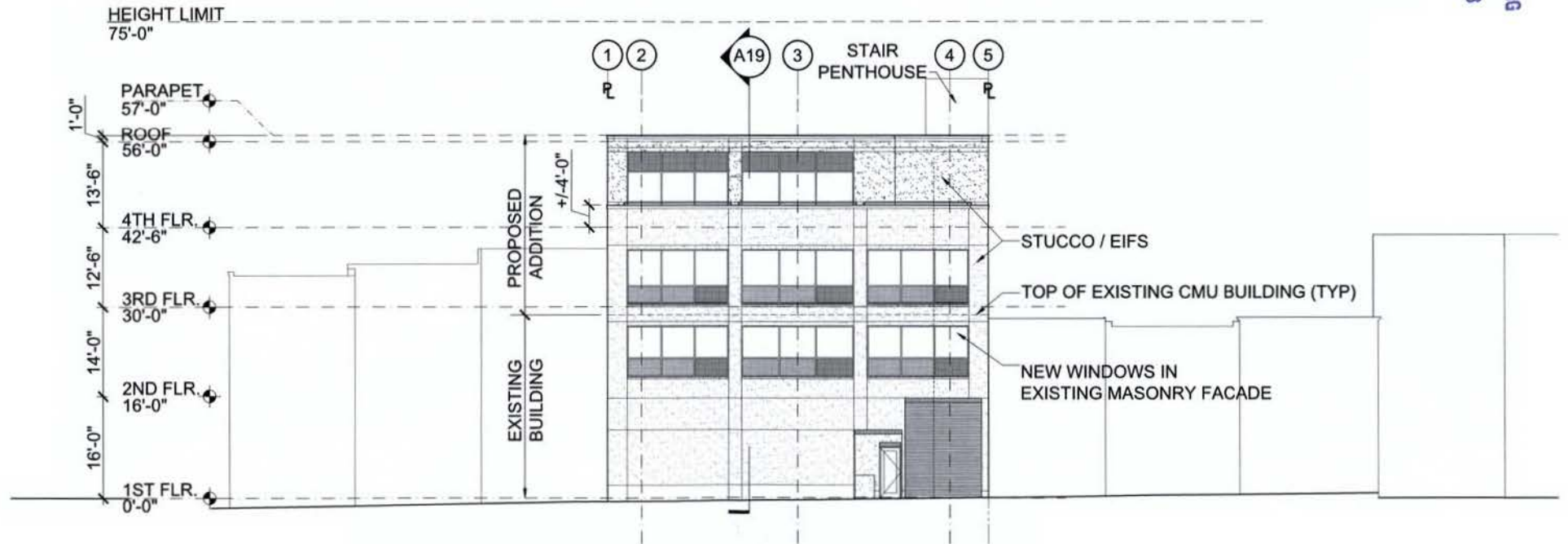
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PROPOSED NORTH ELEVATION (SIDE)

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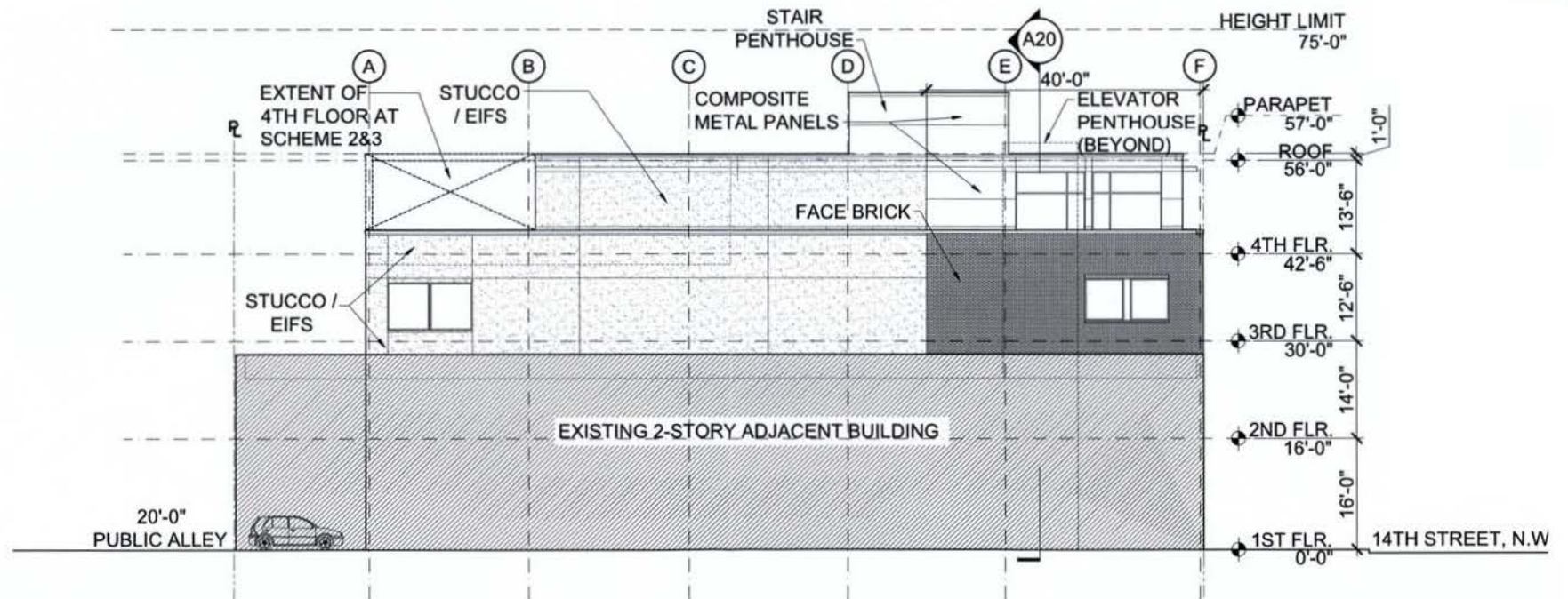
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PROPOSED WEST ELEVATION (REAR)



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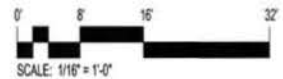
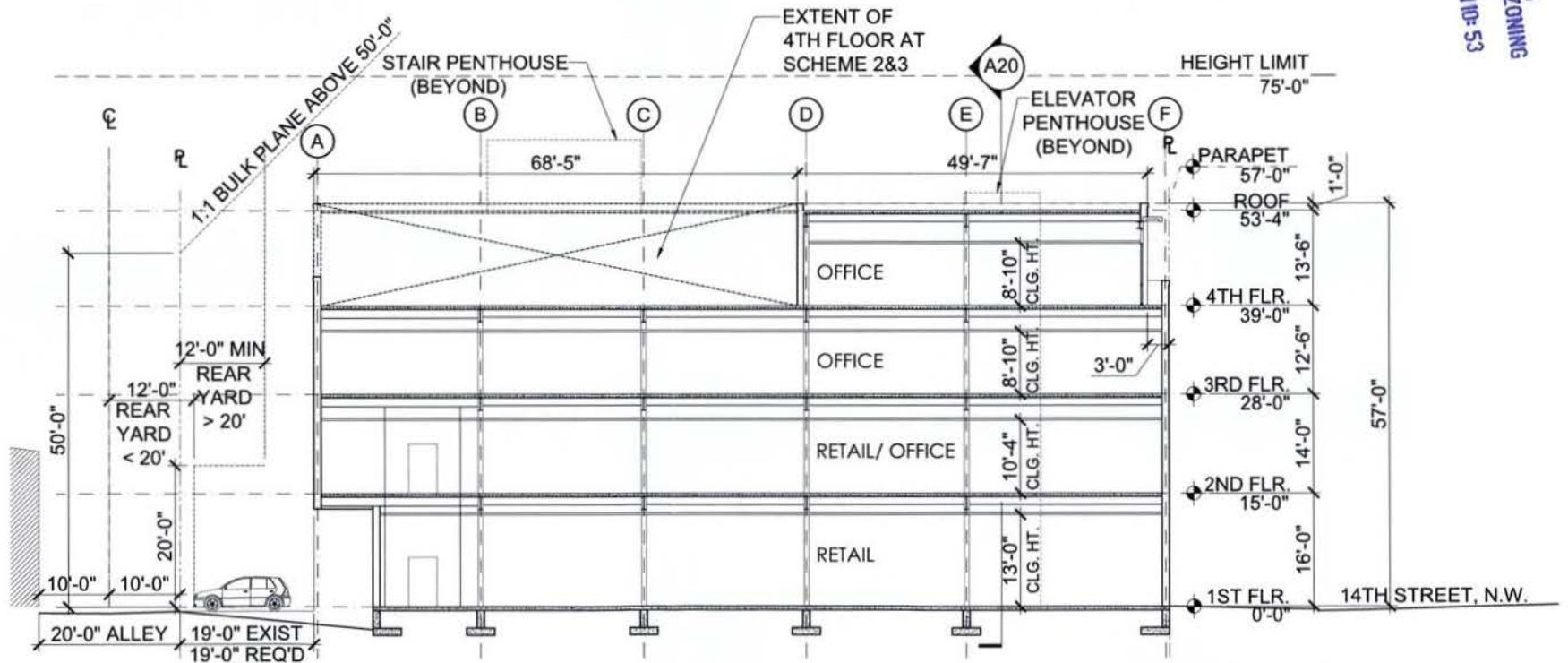
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PROPOSED SOUTH ELEVATION (SIDE)

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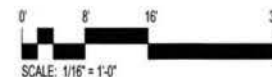
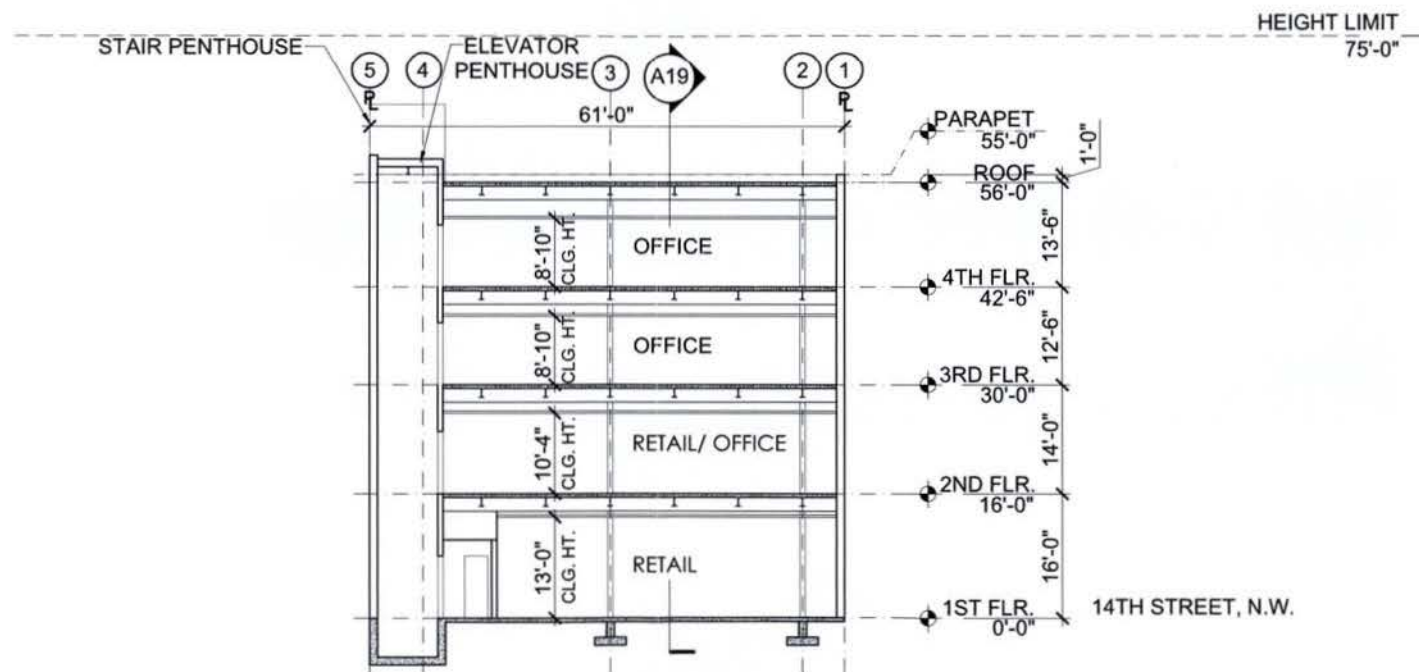
PROPOSED BUILDING SECTION (LOOKING NORTH)

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PROPOSED BUILDING SECTION (LOOKING WEST)

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