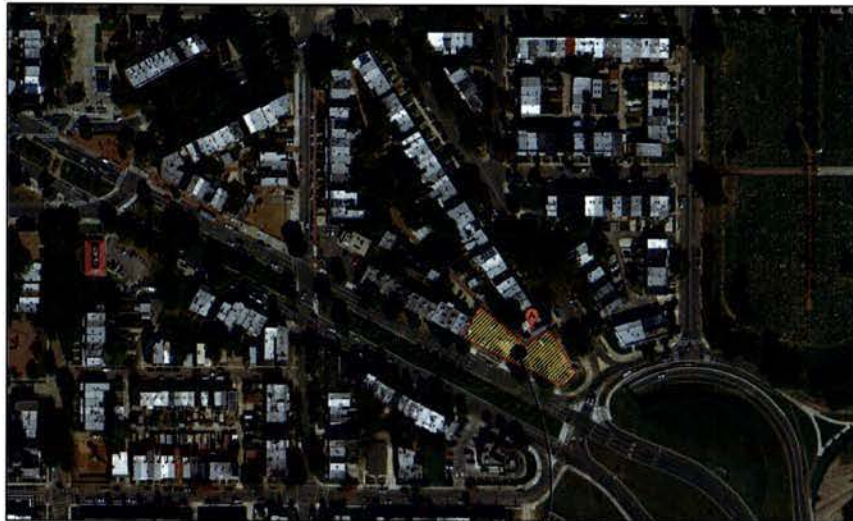


1550 Pennsylvania Avenue SE, Washington DC Proposed New Apartment Building

BOARD OF ZONING ADJUSTMENT SUBMITTAL SET • Feb. 11, 2013
• Update April 14, 2013 •

SITE LOCATION



SITE
1550 PENNSYLVANIA AVE SE

NARRATIVE DESCRIPTION

Novo Development seeks to develop this lot, currently a used-car sales facility, to be an apartment building with approximately 83 units. Since the site is the first on Pennsylvania Avenue west of the John Philip Sousa Bridge, this development will have the beneficial effect of filling in a "missing tooth" in an urbanistically important "gateway" location. The site is 2 blocks from the Potomac Avenue Metro station, is directly on numerous bus lines, within 4 blocks of the Harris Teeter supermarket at Jenkins Row, and within walking distance of the attractions of Barracks Row and the Eastern Market area.

The lot is oddly shaped and has a relatively high water table. The topography of the lot also creates practical issues as regards loading and parking, particularly when DDOT's standard (that these elements are located off alleys whenever possible) is conformed to.

The applicant seeks a variance for parking, to reflect the practical difficulties involved with meeting the full zoning requirement and the current-day reality that residents of a building with such convenient access to reliable public transit, everyday shopping, and entertainment venues, have a greatly diminished need for personal vehicles. The applicant also seeks a variance for loading, to reduce the size of the required berth from 12'x55' to 12'x30', reflecting the practical reality that a 30' loading berth will adequately serve the needs of the building (as DDOT has commented in many BZA and PUD reviews of previous projects), and in any case a longer truck cannot get in the alley.

Lastly, the applicant seeks Special Exception to allow for a dual-height penthouse, in which the elevator override and adjacent condenser areas would be at the zoning limit of 18'-6" but the remainder of the roof structure would be held to 13'-0". This would improve light and air for adjacent properties, since the compliant alternative is that the entire penthouse be at the taller height.

DRAWING LIST

- CS COVER SHEET
- 0 PLAT
- 1 PENN. AVE ELEVATION & BLDG SECTION
- 2 KENTUCKY AVE & BARNEY CIRCLE ELEVATIONS
- 2A ALLEY ELEVATIONS
- 3 ENGLISH BASEMENT (CELLAR) PLAN
- 4 1st FLOOR AND SITE PLAN
- 5 2nd & 3rd FLOOR PLANS
- 6A 4th FLOOR PLAN
- 6B 5th FLOOR PLAN
- 7 PENTHOUSE/ROOF PLAN

B.Z.A. SUBMITTAL SET 11 FEB. 2013

ARCHITECT: ERIC COLBERT & ASSOC.

717 5th STREET NW
WASHINGTON, DC 20001
(202) 289-6800

PROJECT: 1550 PENNSYLVANIA AVE. SE

CLIENT: NOVO DEVELOPMENT CORPORATION
519 11th STREET SE
WASHINGTON, DC

Board of Zoning Adjustment
District of Columbia

EXHIBIT NO.24A

Washington, D.C., January 24, 2013

Scale: 1 inch = 30 feet

Recorded in Book 182 Page 97

Receipt No. 13-01978

Furnished to: GOULSTON & STORRS

Surveyor, D.C.

Date: _____

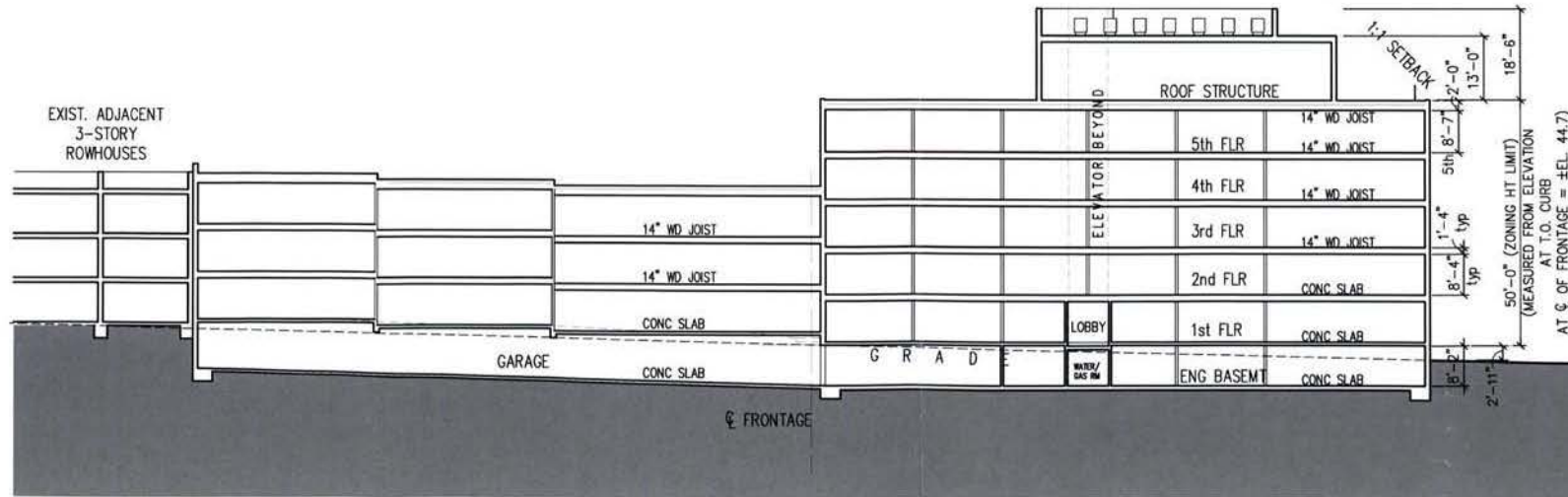
By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



PENNSYLVANIA AVENUE ELEVATION



EAST-WEST SECTION (LOOKING NORTH)

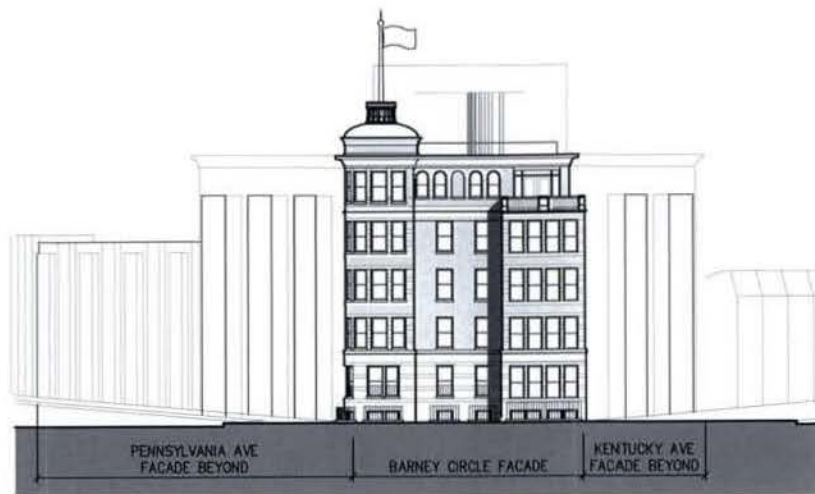
REVISED BZA SUBMITTAL SET - 14 APRIL 2013

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BARNEY CIRCLE ELEVATION



KENTUCKY AVENUE ELEVATION

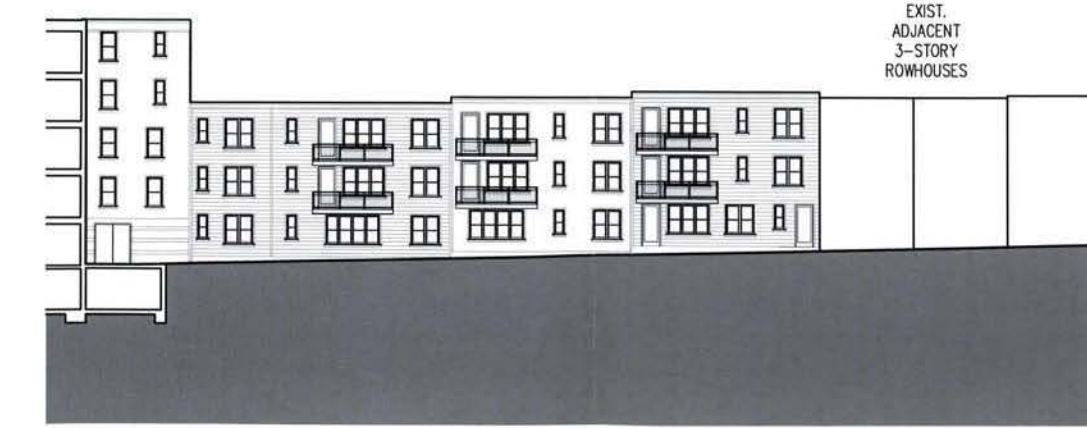
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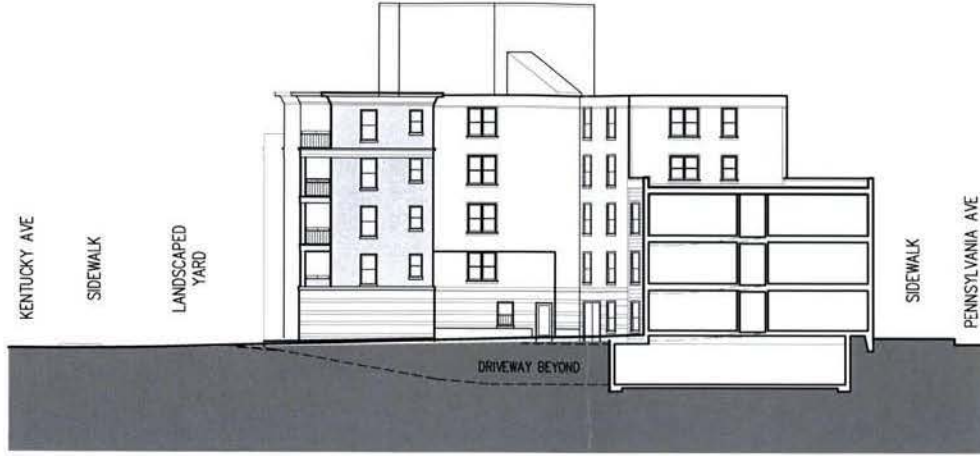
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'FREEDOM WAY' ALLEY WEST LEG ELEVATION



'FREEDOM WAY' ALLEY EAST LEG ELEVATION

REVISED BZA SUBMITTAL SET - 14 APRIL 2013

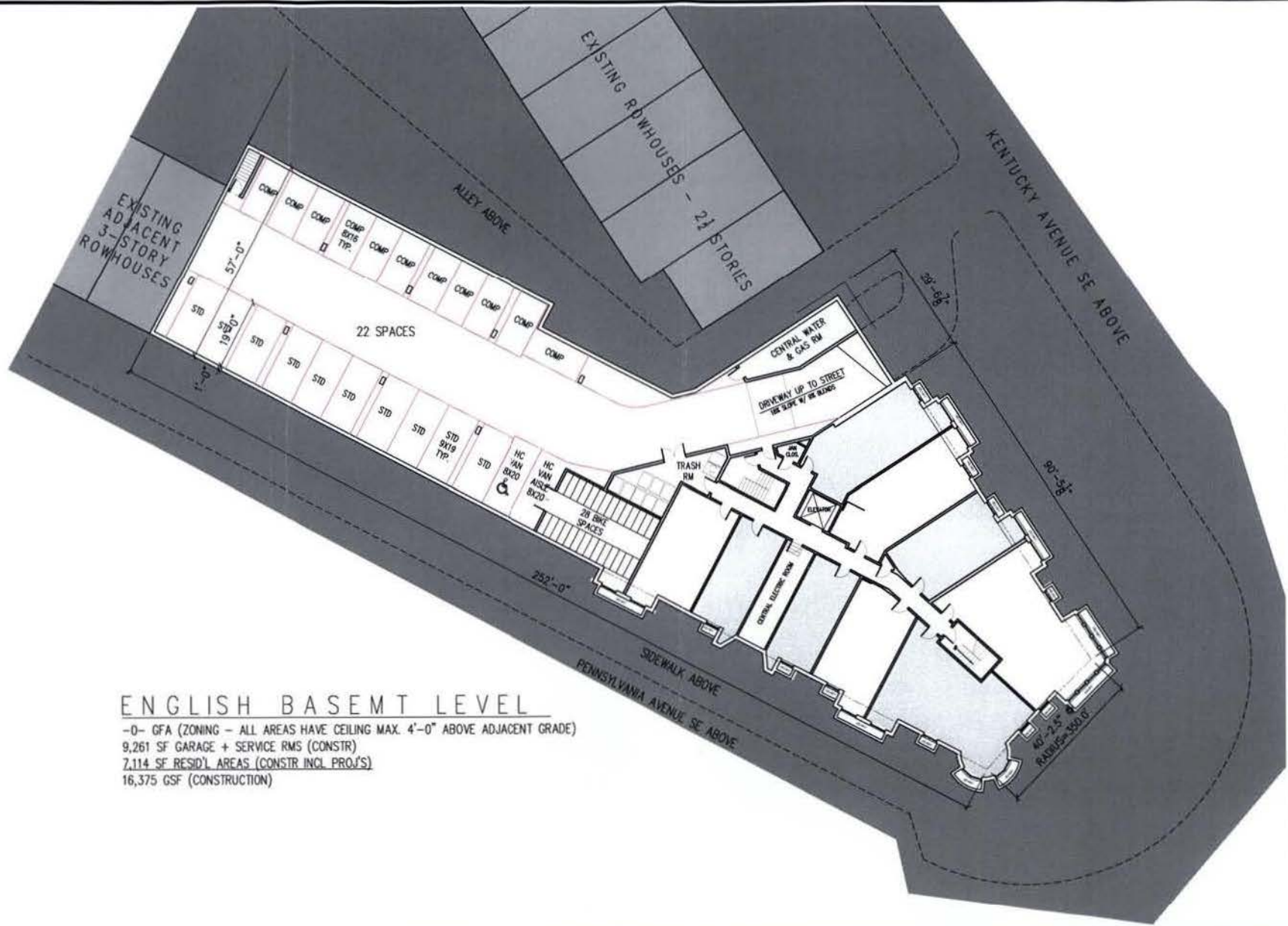
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2A



ENGLISH BASEMT LEVEL

-0- GFA (ZONING - ALL AREAS HAVE CEILING MAX. 4'-0" ABOVE ADJACENT GRADE)
 9,261 SF GARAGE + SERVICE RMS (CONSTR)
 7,114 SF RESID'L AREAS (CONSTR INCL PROJ'S)
 16,375 GSF (CONSTRUCTION)

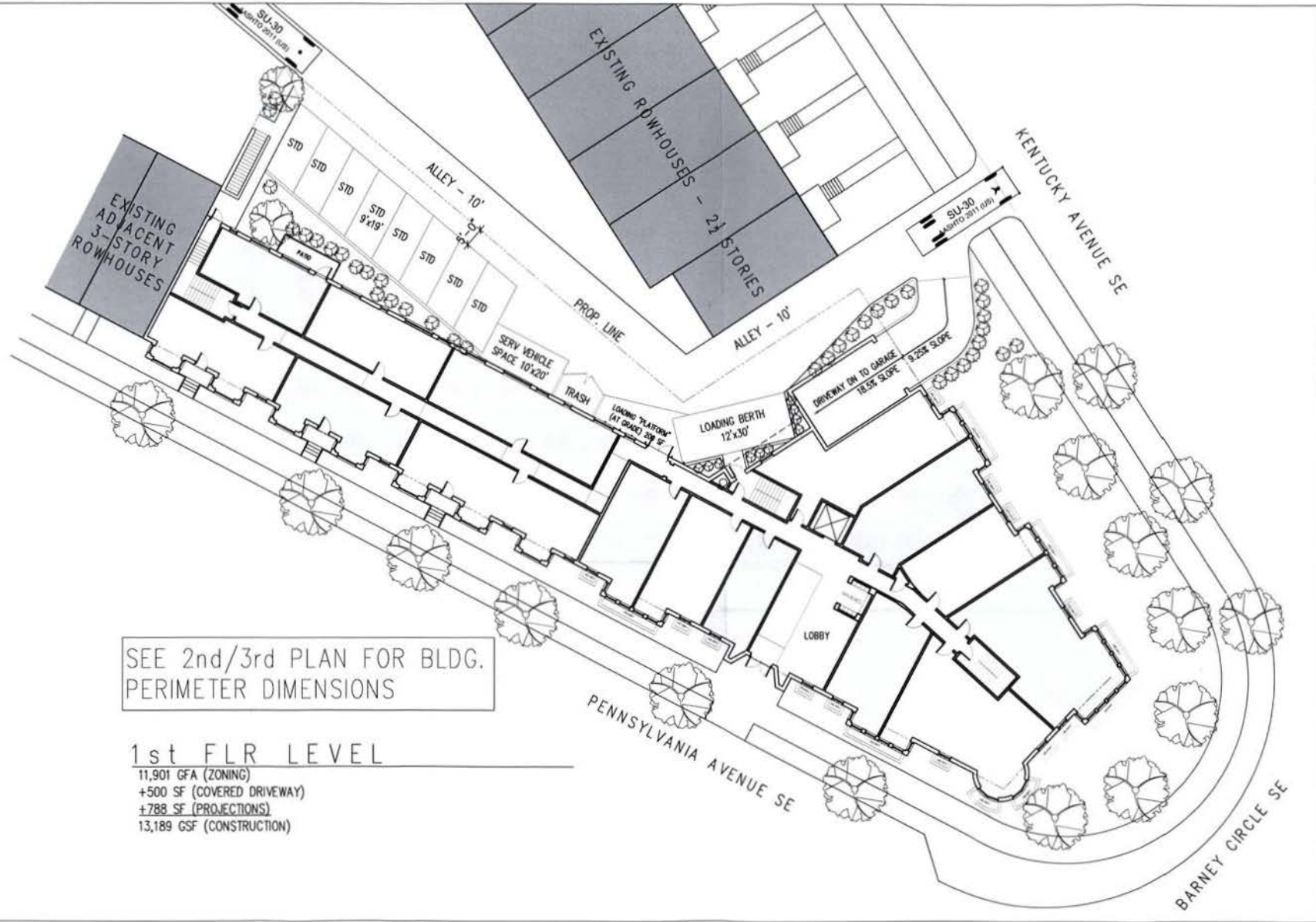
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SEE 2nd/3rd PLAN FOR BLDG.
PERIMETER DIMENSIONS

1st FLR LEVEL

11,901 GFA (ZONING)
+500 SF (COVERED DRIVEWAY)
+788 SF (PROJECTIONS)
13,189 GSF (CONSTRUCTION)

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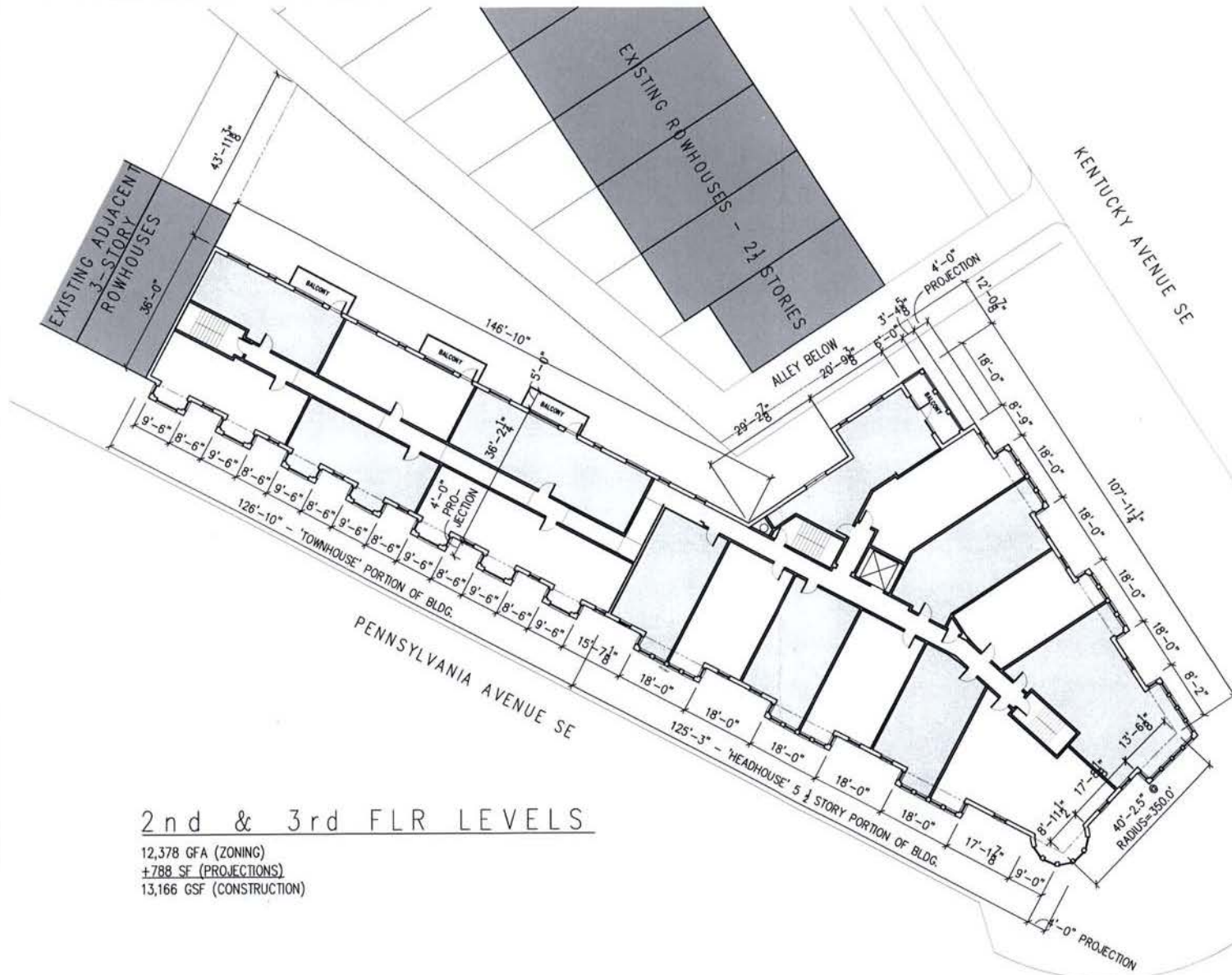
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CLIENT:
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2nd & 3rd FLR LEVELS

12,378 GFA (ZONING)
+788 SF (PROJECTIONS)
13,166 GSF (CONSTRUCTION)



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4th FLR
7,842 GFA (ZONING)
+478 SF (PROJECTIONS)
8,320 GSF (CONSTRUCTION)

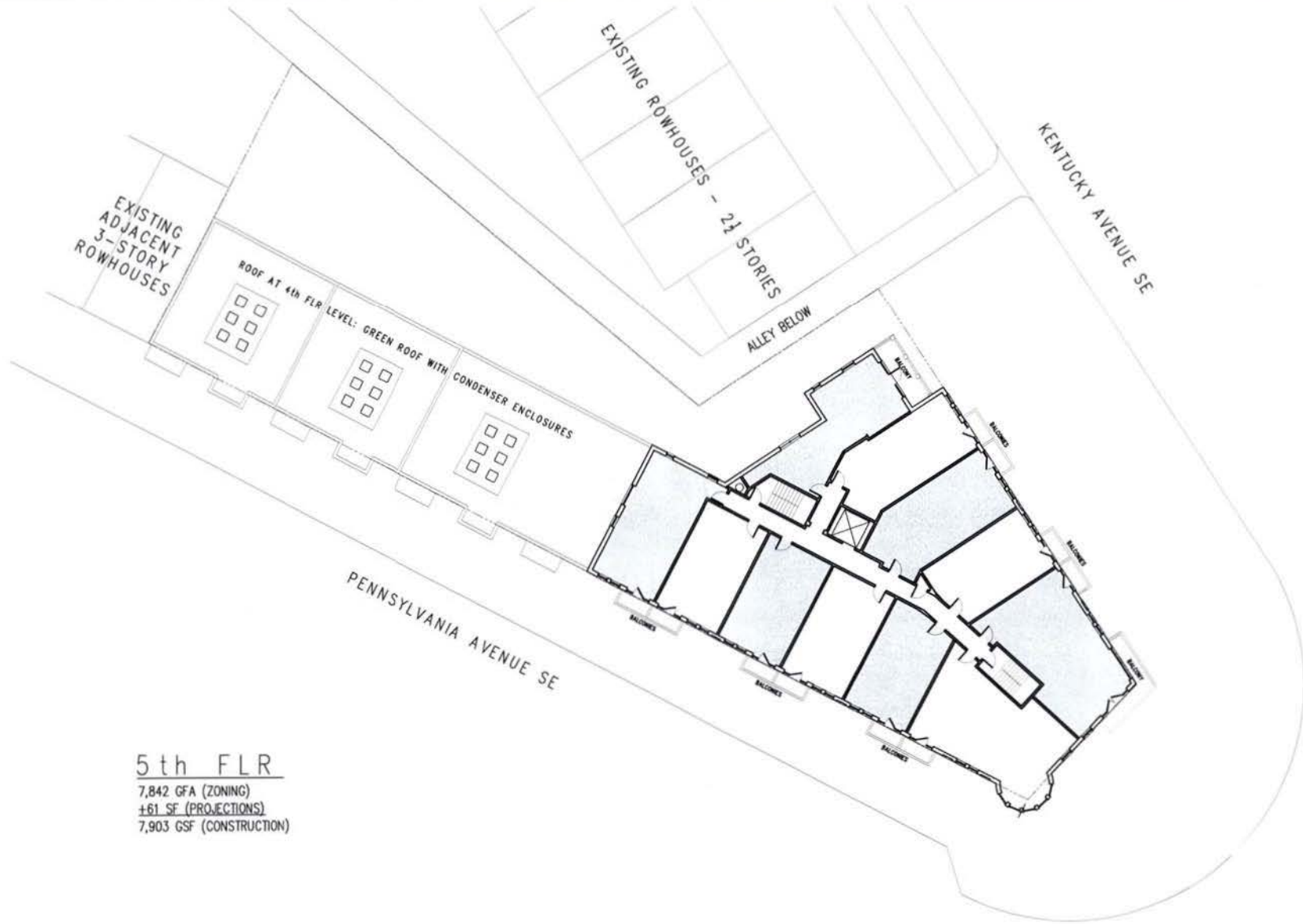
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6A

717 5th STREET NW
WASHINGTON, DC 20001
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5th FLR
7,842 GFA (ZONING)
+61 SF (PROJECTIONS)
7,903 GSF (CONSTRUCTION)

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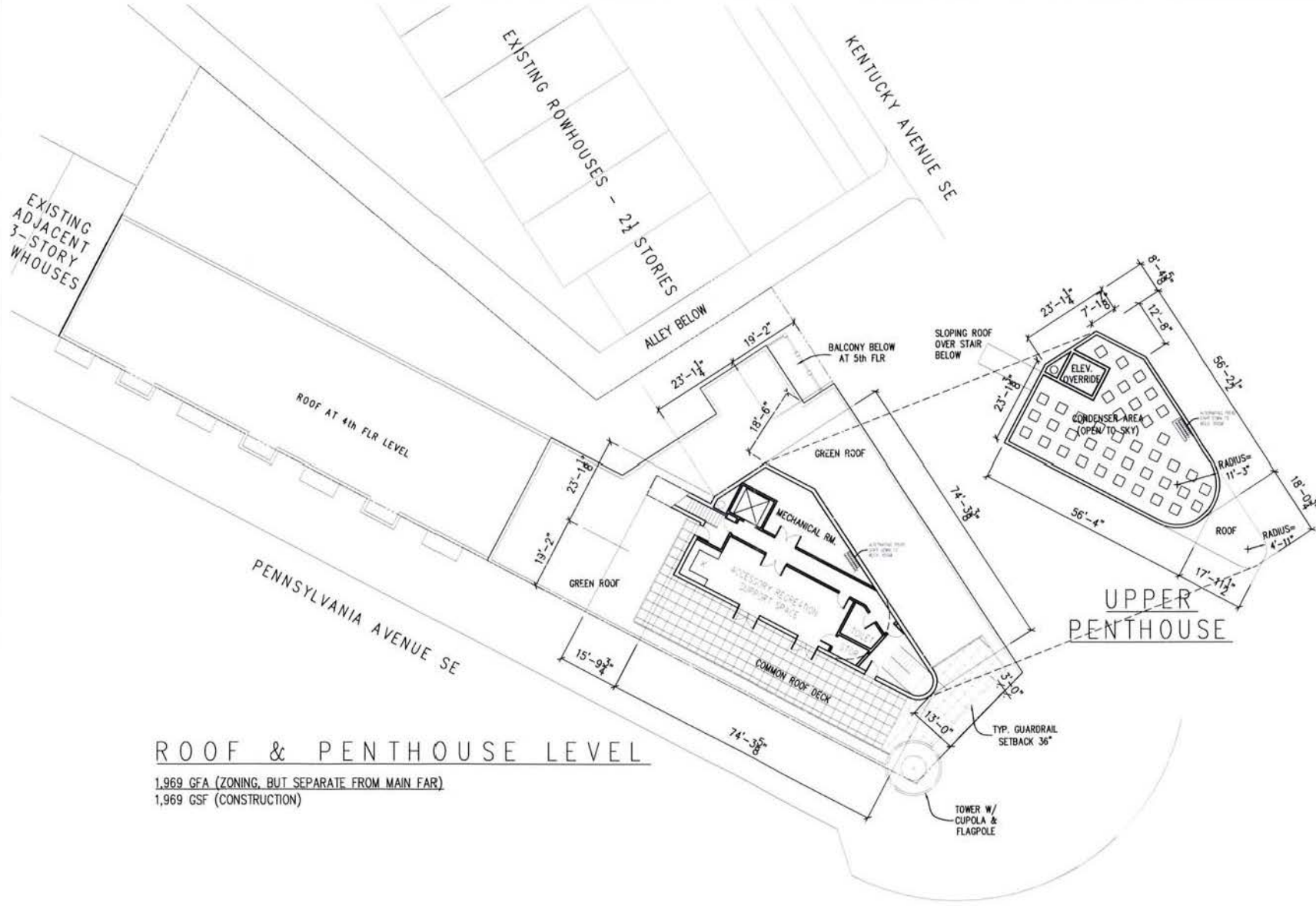
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6B



ROOF & PENTHOUSE LEVEL

1,969 GFA (ZONING, BUT SEPARATE FROM MAIN FAR)
1,969 GSF (CONSTRUCTION)

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