

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D C , January 24, 2013

Plat for Building Permit of SQUARE 1077 LOT 130

Scale 1 inch = 30 feet Recorded in Book 182 Page 97

Receipt No 13-01978

Furnished to GOULSTON & STORRS

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application, that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

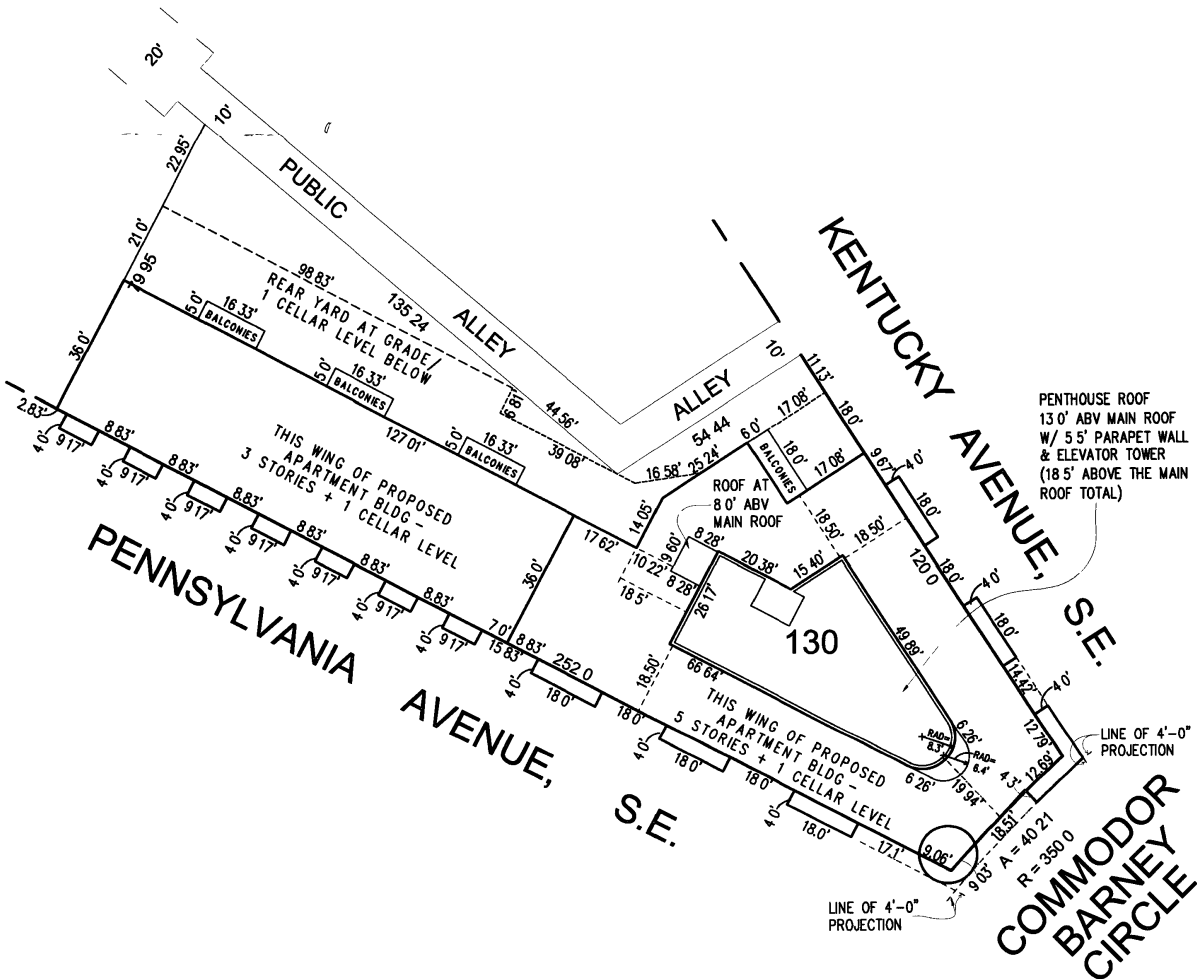
Surveyor, D C

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



1550 Pennsylvania Avenue SE, Washington DC Proposed New Apartment Building

BOARD OF ZONING ADJUSTMENT SUBMITTAL SET • Feb. 11, 2013
• 2nd Update May 7, 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 80 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 eliminate the requirement for a loading berth and platform.

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
- 6 4th FLOOR PLAN (5th SIM)
- 7 PENTHOUSE/ROOF PLAN

REVISED BZA SUBMITTAL SET - 7 MAY 2013

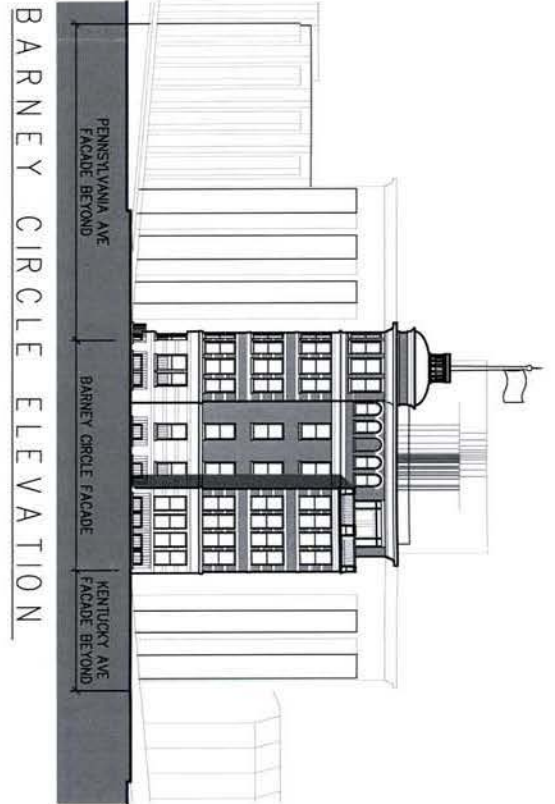
ARCHITECT: ERIC COLBERT & ASSOC.

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

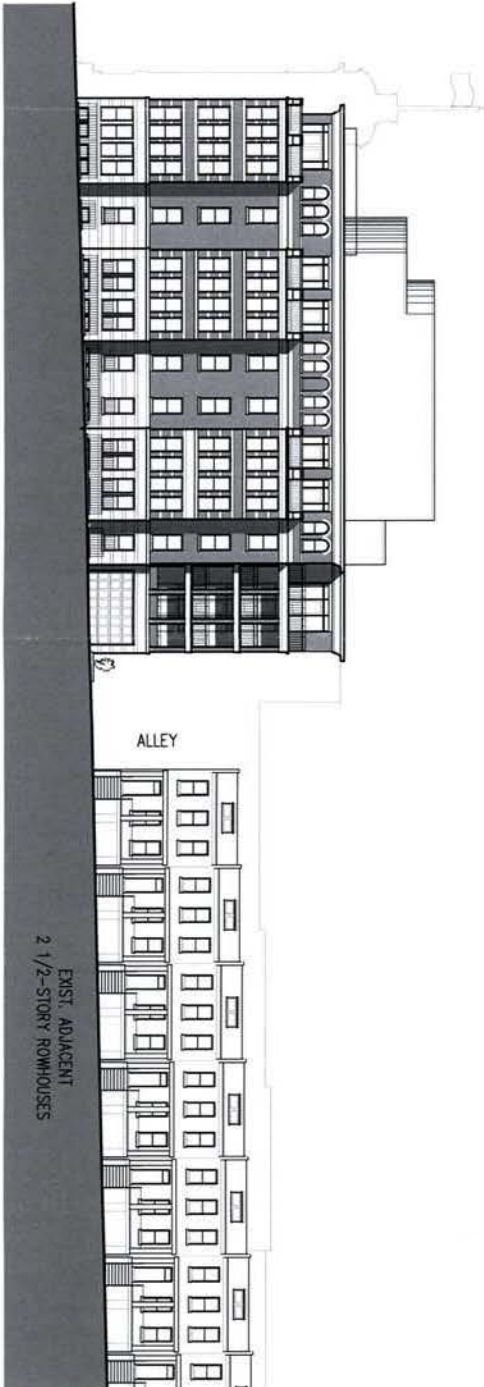
PROJECT: 1550 PENNSYLVANIA AVE. SE

CLIENT: NOVO DEVELOPMENT CORPORATION
519 11th STREET SE
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CS



KENTUCKY AVENUE ELEVATION



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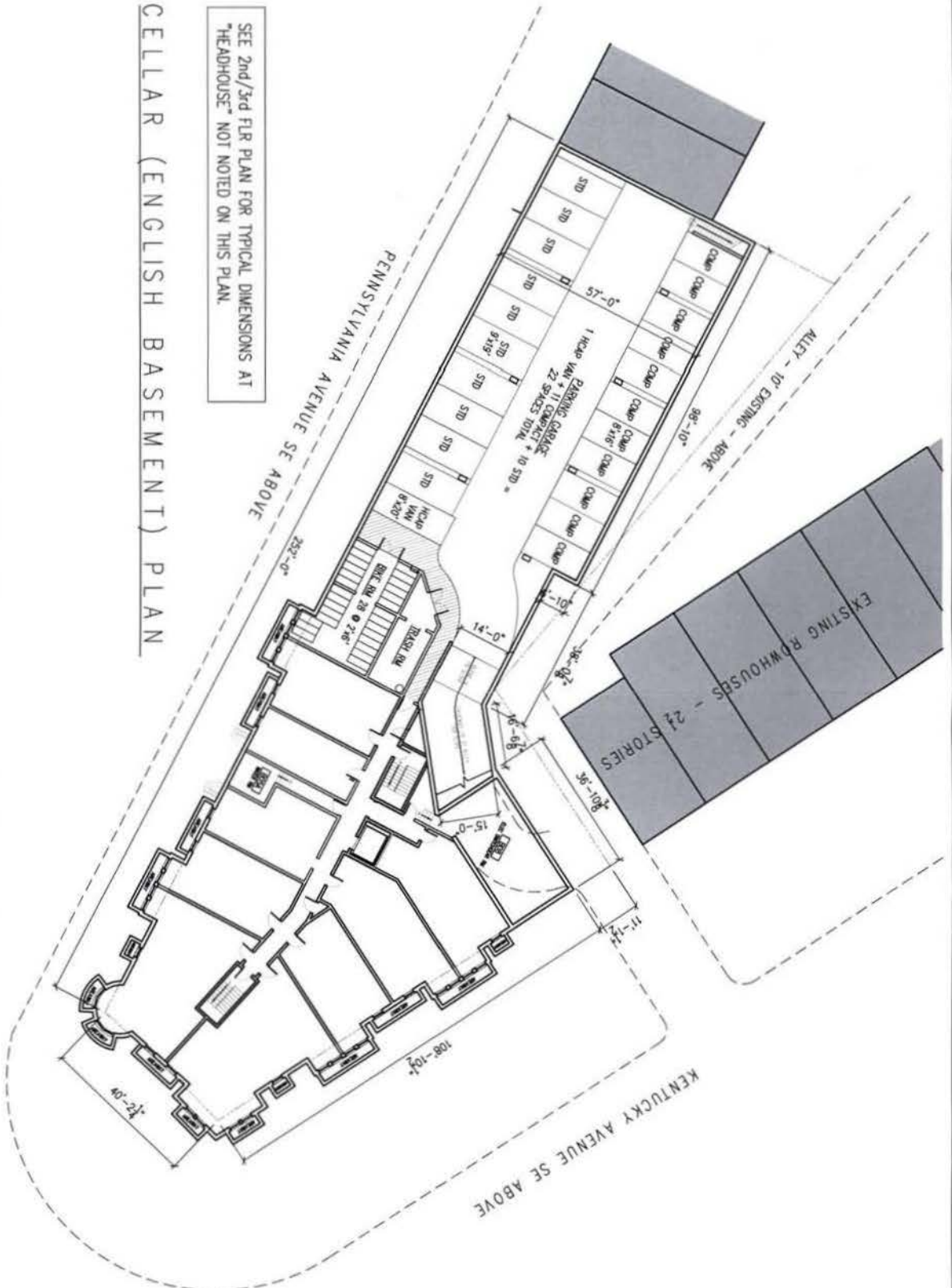
PENNSYLVANIA AVENUE ELEVATION



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SEE 2nd/3rd FLR PLAN FOR TYPICAL DIMENSIONS AT
"HEADHOUSE" NOT NOTED ON THIS PLAN.



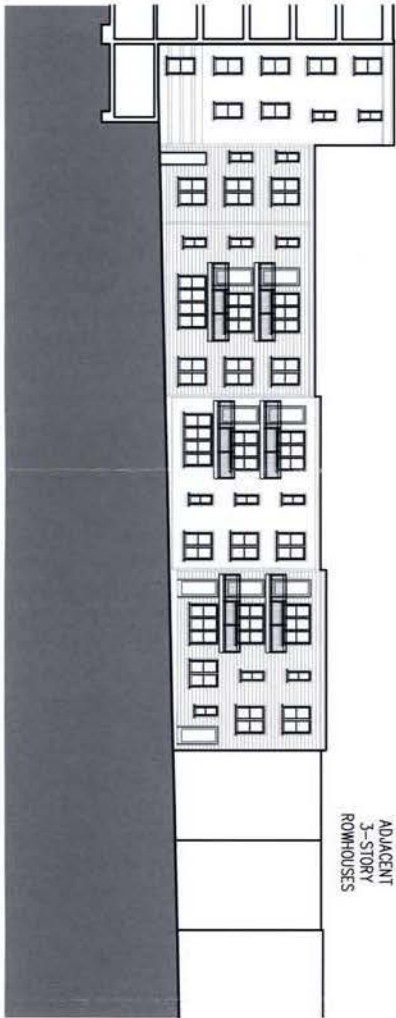
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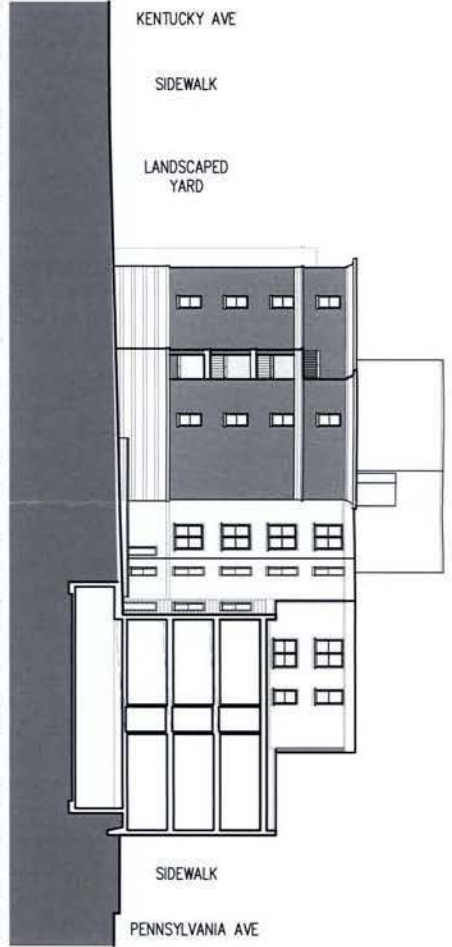
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FREEDOM WAY' ALLEY WEST LEG ELEVATION



FREEDOM WAY' ALLEY EAST LEG ELEVATION



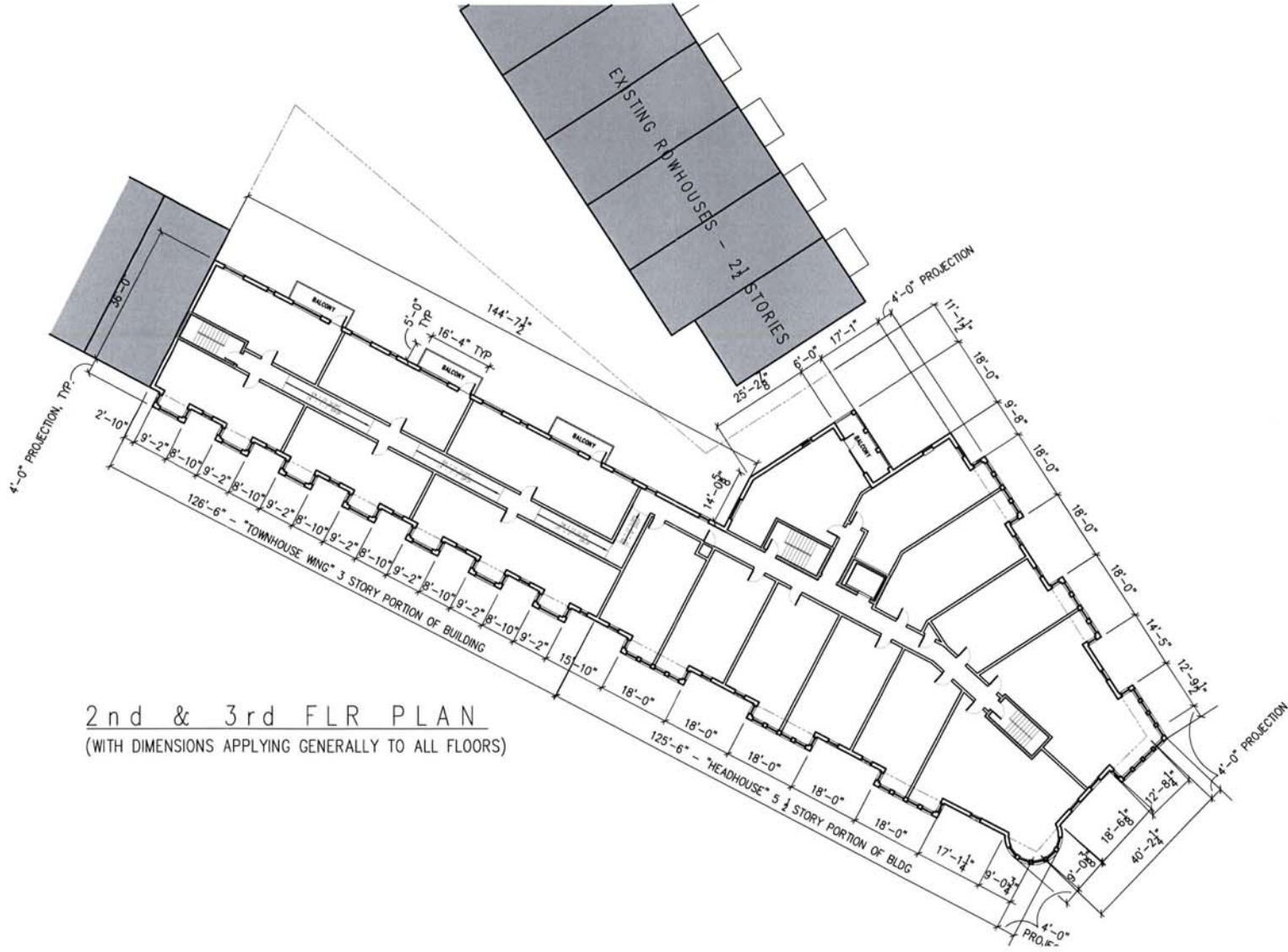
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2nd & 3rd FLR PLAN
(WITH DIMENSIONS APPLYING GENERALLY TO ALL FLOORS)

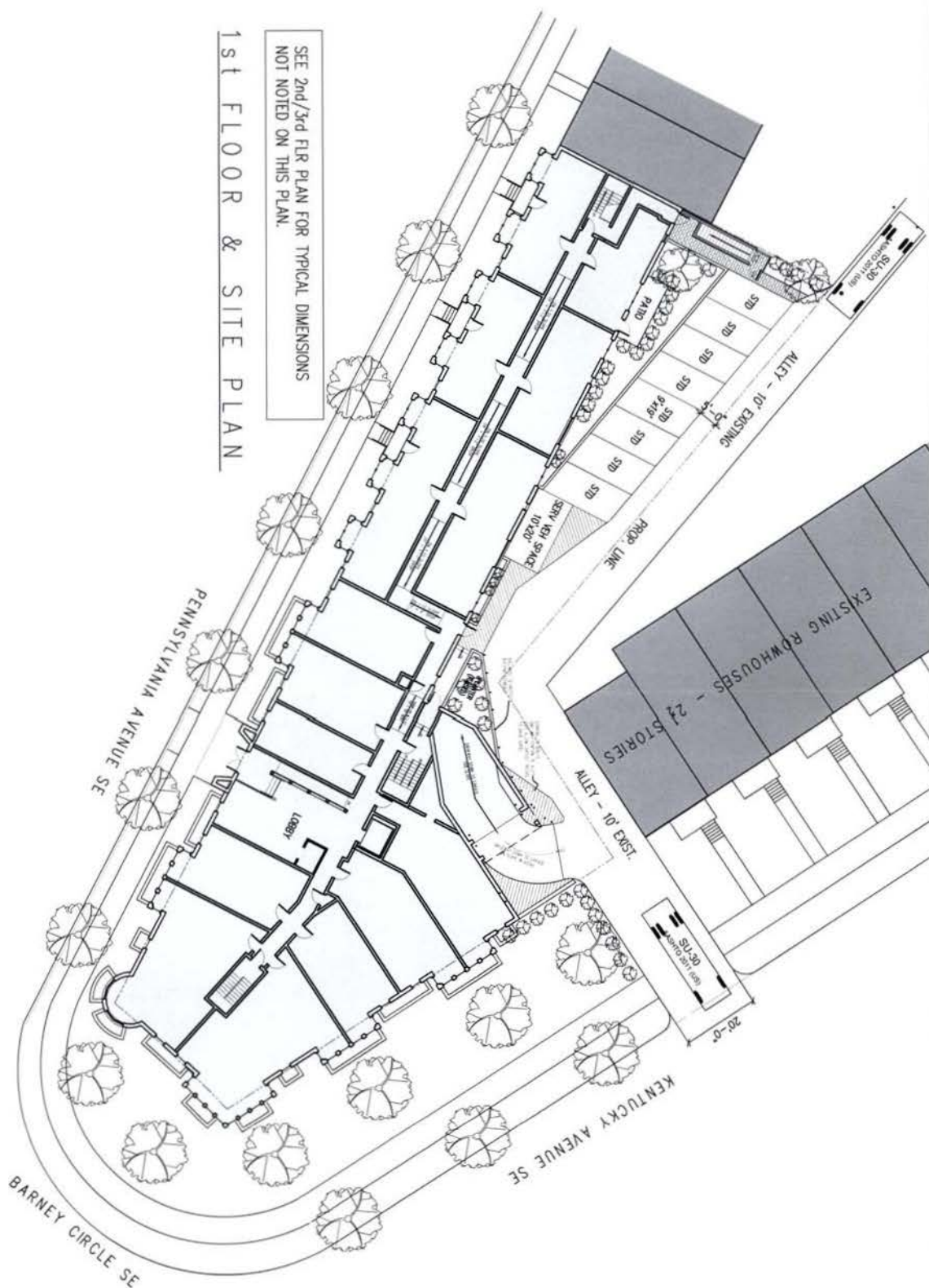
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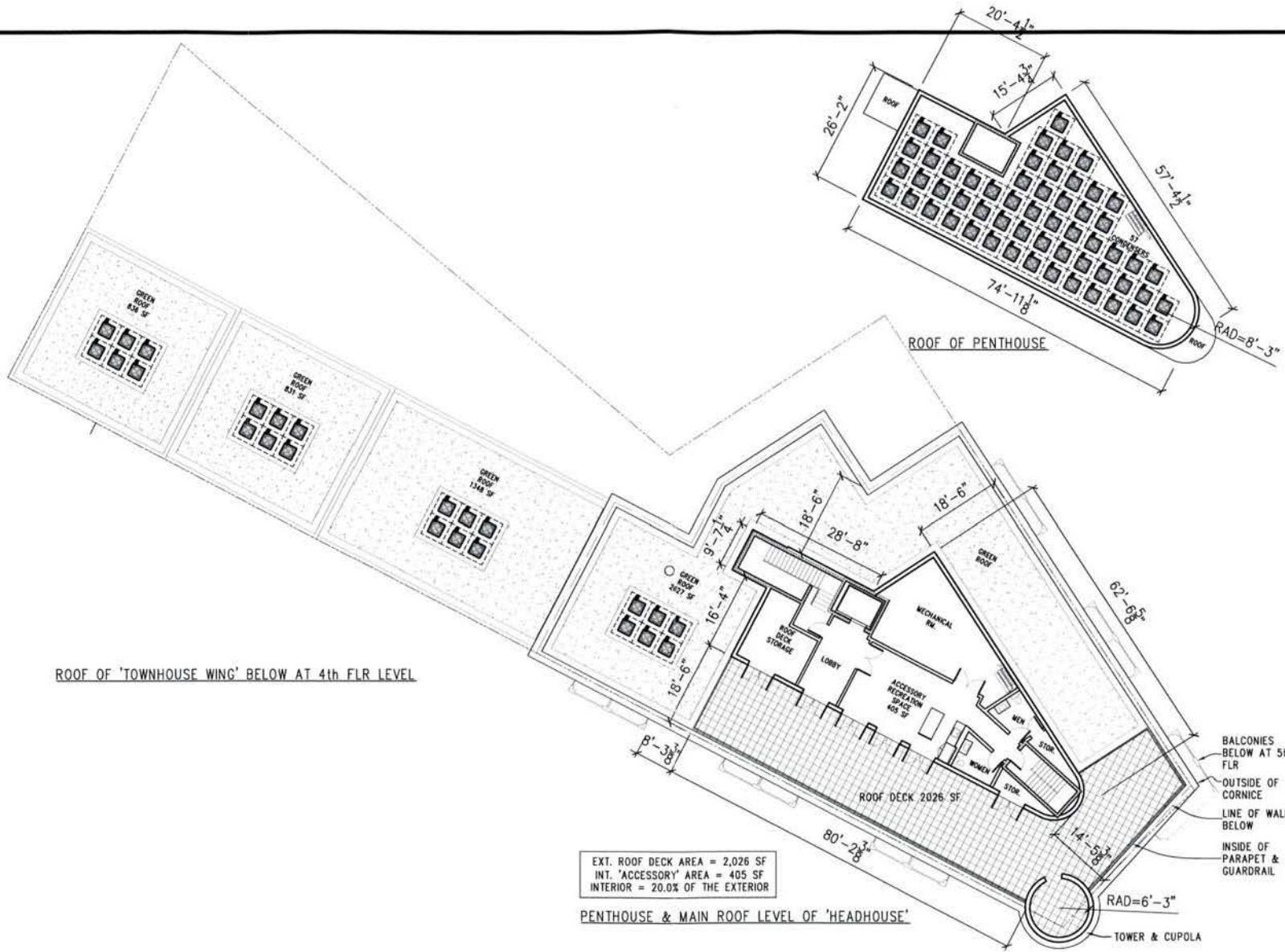
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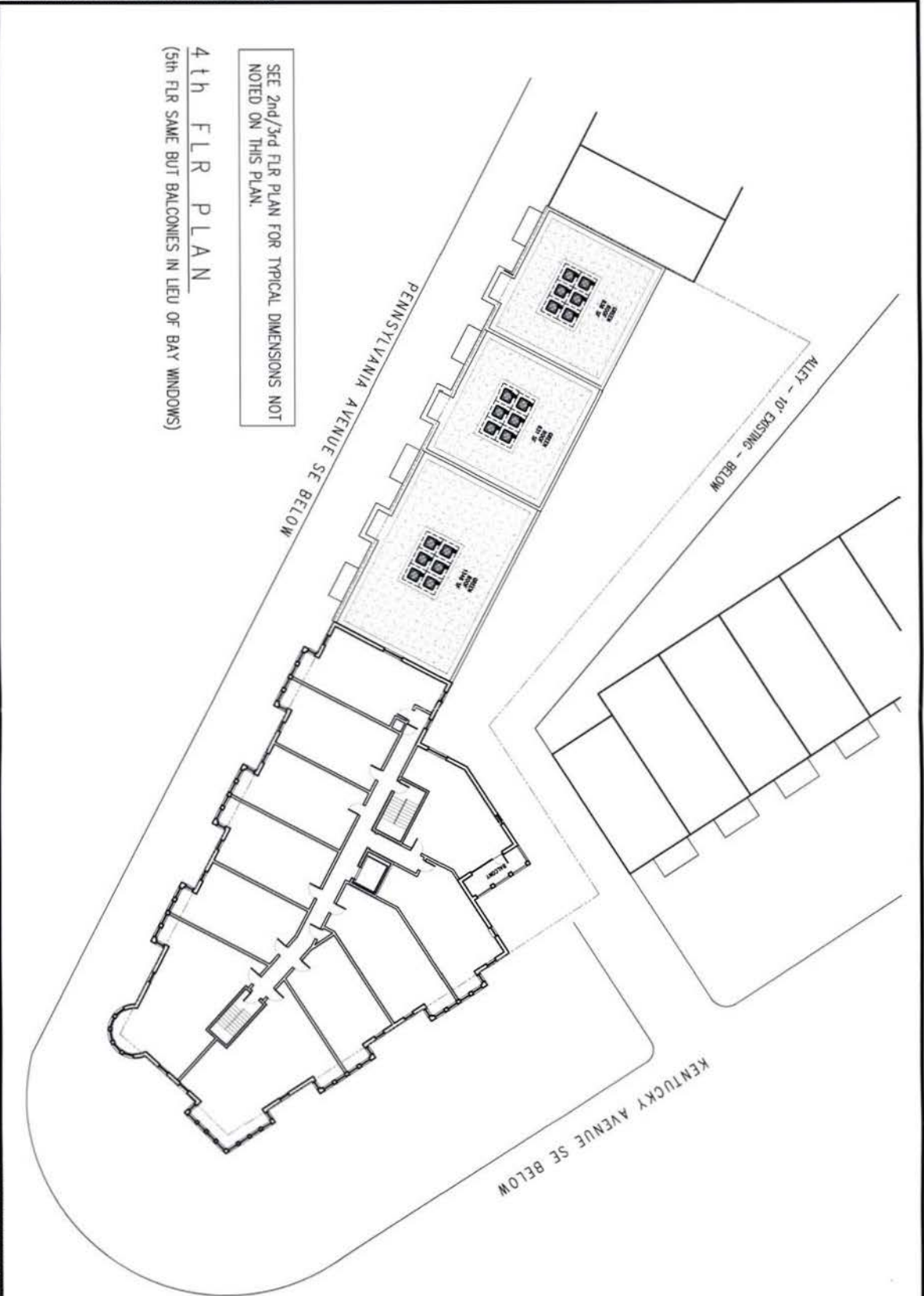
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