

1550 Pennsylvania Avenue SE, Washington DC Proposed New Apartment Building

BOARD OF ZONING ADJUSTMENT SUBMITTAL SET

Feb. 11, 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 RZA 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 ELEVATIONS AT PENN. AVE & KENTUCKY AVE.
- 2 SECTION & BARNEY CIRCLE ELEVATION
- 3 ENGLISH BASEMENT (CELLAR) PLAN
- 4 1st FLOOR AND SITE PLAN
- 5 2nd & 3rd FLOOR PLANS
- 6 4th & 5th FLOOR PLANS
- 7 PENTHOUSE/ROOF PLAN

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18544
EXHIBIT NO. 8

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

ARCHITECT: ERIC COLBERT & ASSOC.

PROJECT: 1550 PENNSYLVANIA AVE. SE

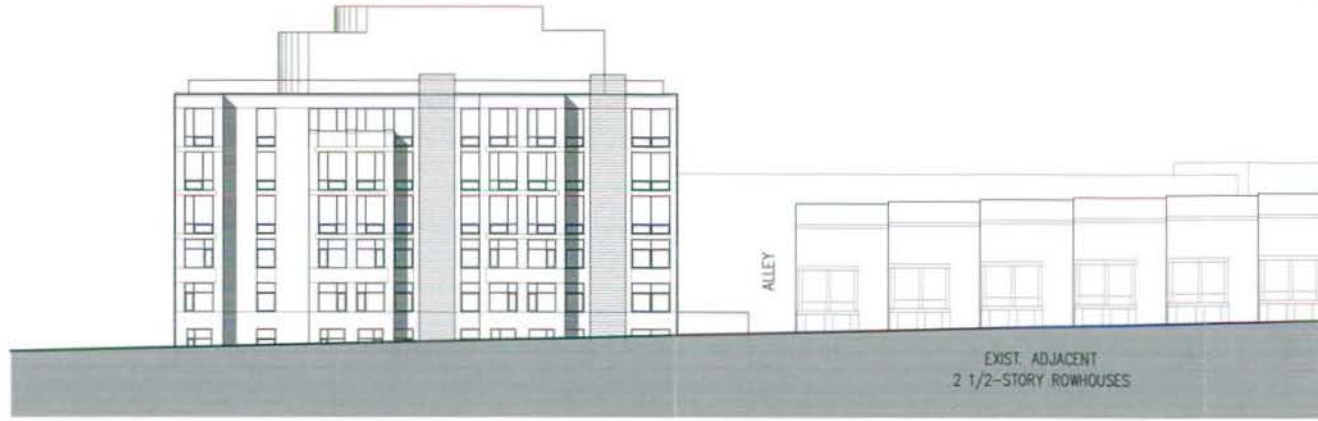
717 5th STREET NW
WASHINGTON, DC 20001
(202) 289-6800

CLIENT: NOVO DEVELOPMENT CORPORATION
519 11th STREET SE
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CS



PENNSYLVANIA AVENUE ELEVATION



KENTUCKY AVENUE ELEVATION

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1

Architectural elevation drawing of the proposed building facade. The drawing shows a multi-story building with a central section featuring a grid of windows. The building is flanked by two sections labeled "PENNSYLVANIA AVE FACADE BEYOND" and "KENTUCKY AVE FACADE BEYOND". The central section is labeled "BARNEY CIRCLE FACADE". The drawing is a line drawing with some shading to indicate depth and perspective.

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2

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ENGLISH BASEMT LEVEL

-0- GFA (ZONING)
8,150 SF GARAGE + SERVICE RMS (CONSTR)
8,568 SF RESID'L AREAS (CONSTR INCL PROJ'S)
16,718 GSF (CONSTRUCTION)



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1st FLR LEVEL

12,482 GFA (ZONING)
+747 SF (PROJECTIONS)
13,229 GSF (CONSTRUCTION)

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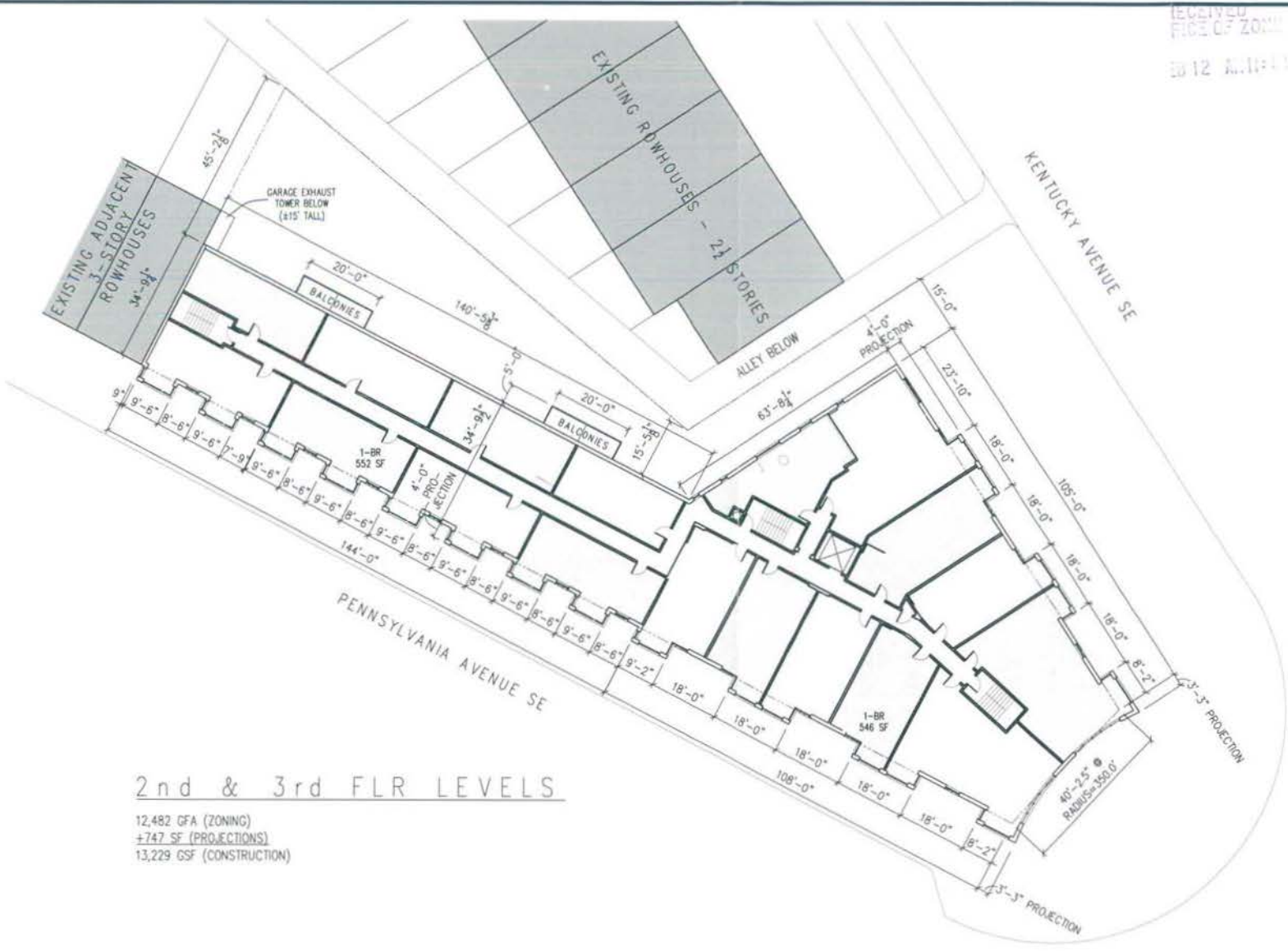
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2nd & 3rd FLR LEVELS

12,482 GFA (ZONING)
+747 SF (PROJECTIONS)
13,229 GSF (CONSTRUCTION)

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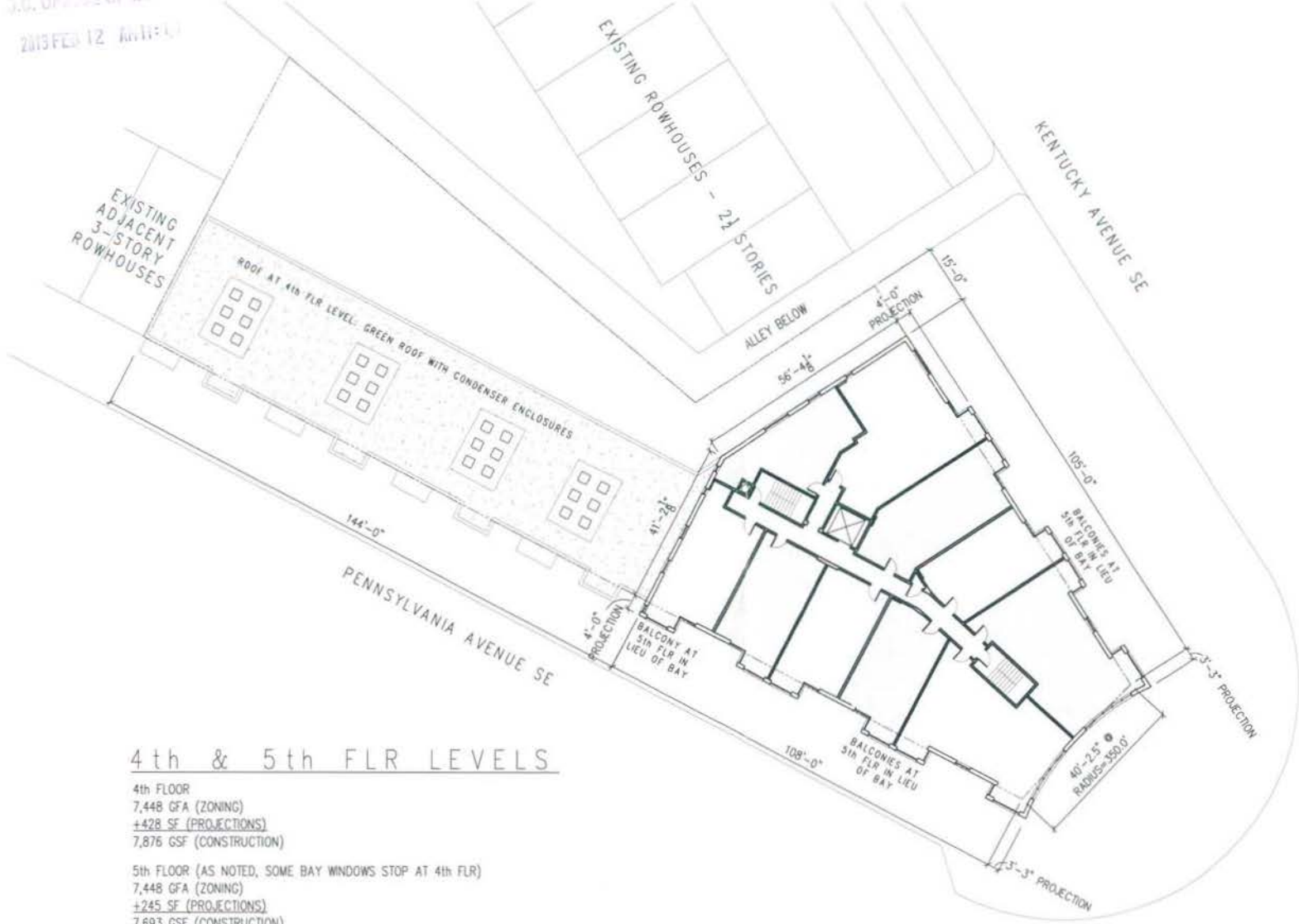
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4th & 5th FLR LEVELS

4th FLOOR
7,448 GFA (ZONING)
+428 SF (PROJECTIONS)
7,876 GSF (CONSTRUCTION)

5th FLOOR (AS NOTED, SOME BAY WINDOWS STOP AT 4th FLR)
7,448 GFA (ZONING)
+245 SF (PROJECTIONS)
7,693 GSF (CONSTRUCTION)

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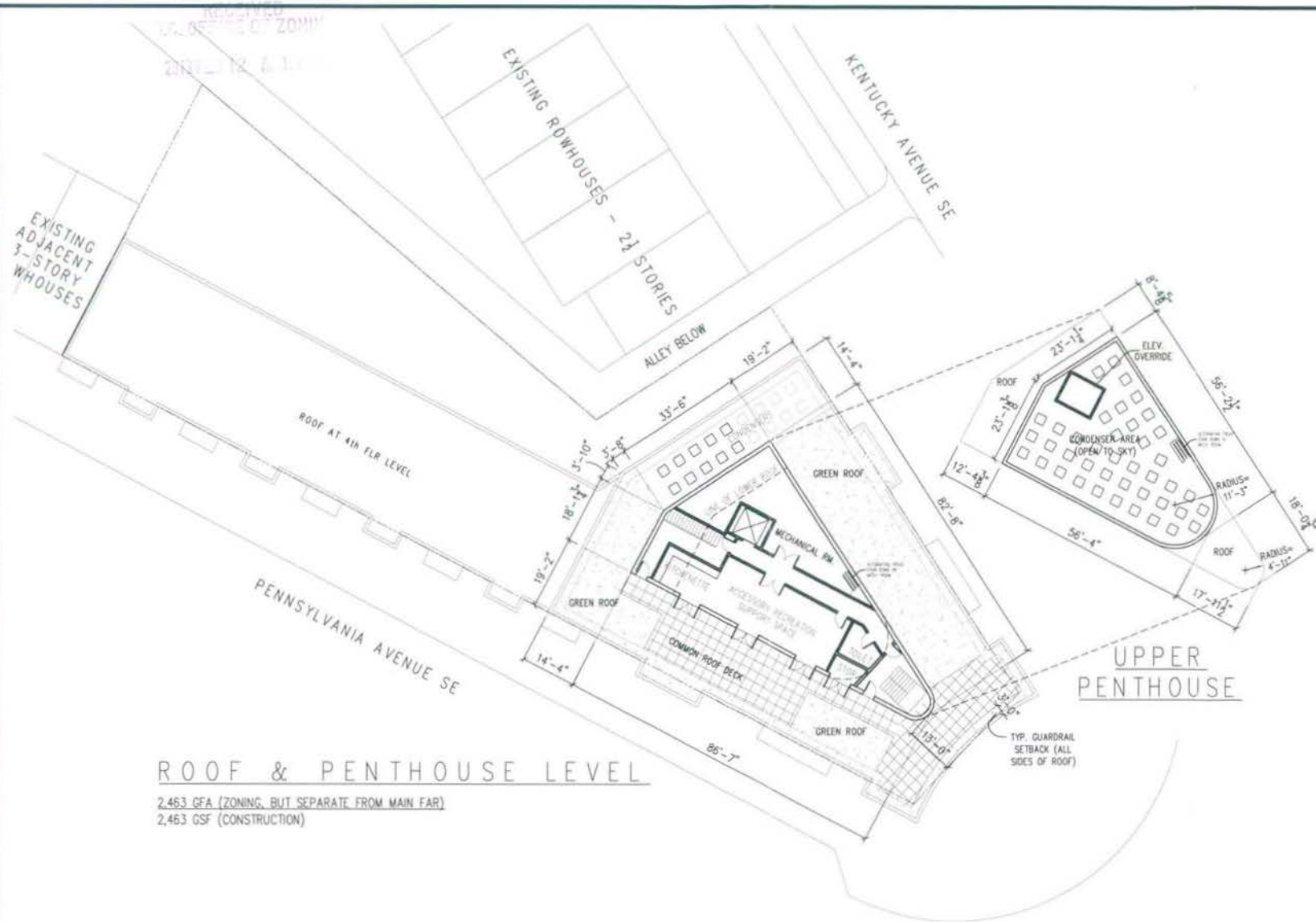
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ROOF & PENTHOUSE LEVEL

2,463 GFA (ZONING, BUT SEPARATE FROM MAIN FAR)
2,463 GSF (CONSTRUCTION)



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