

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Norman Glasgow
(202) 419-2460
norman.glasgowjr@hklaw.com

December 2, 2013

VIA HAND DELIVERY

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., 2nd Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC -2 PM 2:48

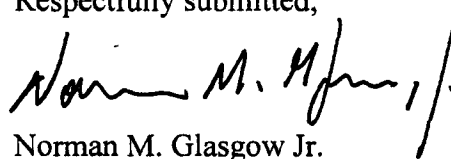
Re: BZA Application No. 18638
1456-1460 Church Street, N.W. (Square 209, Lots 65, 66, 67)

Dear Members of the Board:

On behalf of Rosebusch LLC and Gregg M. Busch, we are submitting herewith an original and ten copies of the architectural plans for the above-referenced application. A supplemental Pre-Hearing Statement was filed with the Board on Wednesday, November 27, 2013. Please note that the architectural plans reflect the current status of the project as proposed.

We look forward to the Board's hearing on this matter on December 10, 2013.

Respectfully submitted,



Norman M. Glasgow Jr.
Mary Carolyn Brown
Jessica R. Bloomfield

Enclosures

cc: Advisory Neighborhood Commission 2F (w/encl. by mail)
Stephen Gyor, Office of Planning (w/encl. by hand delivery)
Fleming El-Amin, District Department of Transportation (w/encl. by hand delivery)
Martin P. Sullivan, Esq., Sullivan & Barros, LLP (email: msullivan@sullivanbarros.com)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.18638
EXHIBIT NO.36

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC -2 PM 2:48



1456-1460 CHURCH ST.

BZA CASE NO. 18638

PREHEARING SUBMISSION DECEMBER 10, 2013

#36

CHURCH ST. RESIDENTIAL
13001

COVER

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

01

		DESCRIPTION	REFERENCE	REQUIRED/ALLOWED	PROPOSED	COMMENT
ADDRESS: 1456-1460 CHURCH STREET NW LEGAL DESCRIPTION: SQUARE 209, LOTS 65,66,67 LAND AREA: 3,420 SF FRONTAGE: CHURCH STREET 38' (NORTH) PUBLIC ALLEY 38' (SOUTH) ADJACENT PROPERTY 90' (EAST) ADJACENT PROPERTY 90' (WEST) ZONE: ARTS/C-3-A HISTORIC OVERLAY: 14TH ST. HISTORIC DISTRICT PROPOSED USE: 100% RESIDENTIAL UNIT COUNT: 38 UNITS INCLUSIONARY ZONING: APPLIES (CHAPTER 26; § 1901.1)		MAXIMUM BUILDING HEIGHT	11 DCMR § 1902.1	70'-0"	70'-0"	
		RESIDENTIAL DENSITY	11 DCMR § 1909.1 (C); 11 DCMR § 1904.3	4.8 + 0.5 = 5.3 TOTAL FAR	5.3 FAR	
		LOT OCCUPANCY	11 DCMR § 1909.1 (C)(ii)	80%	80%	
		SIDE YARD	11 DCMR § 775.5	IF PROVIDED, 2" WIDTH/FT HEIGHT	NONE PROVIDED	
		REAR YARD	11 DCMR § 774.1	14'-6"	16'-2.5"	
		OFF-STREET PARKING	11 DCMR § 2101.1	19	2	RELIEF REQUESTED
		OFF-STREET LOADING	11 DCMR § 2201.1	NOT REQUIRED	NONE PROVIDED	
		ROOF STRUCTURES				
		AREA	11 DCMR § 411.7	MAXIMUM 0.37 FAR	0.20 FAR	
		ENCLOSURE WALLS, HEIGHTS	11 DCMR § 411	ONE ENCLOSURE ENCLOSING WALLS OF EQUAL HEIGHT	ONE ENCLOSURE ENCLOSING WALLS UNEQUAL HEIGHTS	RELIEF REQUESTED
		HEIGHT PH	11 DCMR § 1902.1	MAXIMUM PH HEIGHT 83'-1/2" - 70' = 13'-1/2"	84'-3" - 70' = 14'-3"	RELIEF REQUESTED
		SETBACK	11 DCMR § 400.7	SETBACK 1:1 RATIO (MINIMUM 14'-3" ELEVATOR) (MINIMUM 8'-8" EAST STAIR) (MINIMUM 36'-3" WEST STAIR) CHURCH ST./8'-8" ALLEY)	CHURCH ST./ALLEY EAST STAIR - 9'-10.5"/23'-11" ELEVATOR - 11'-4.5"/29'-0" WEST STAIR - 0/23'-11"	RELIEF REQUESTED



CHURCH ST. RESIDENTIAL
13001

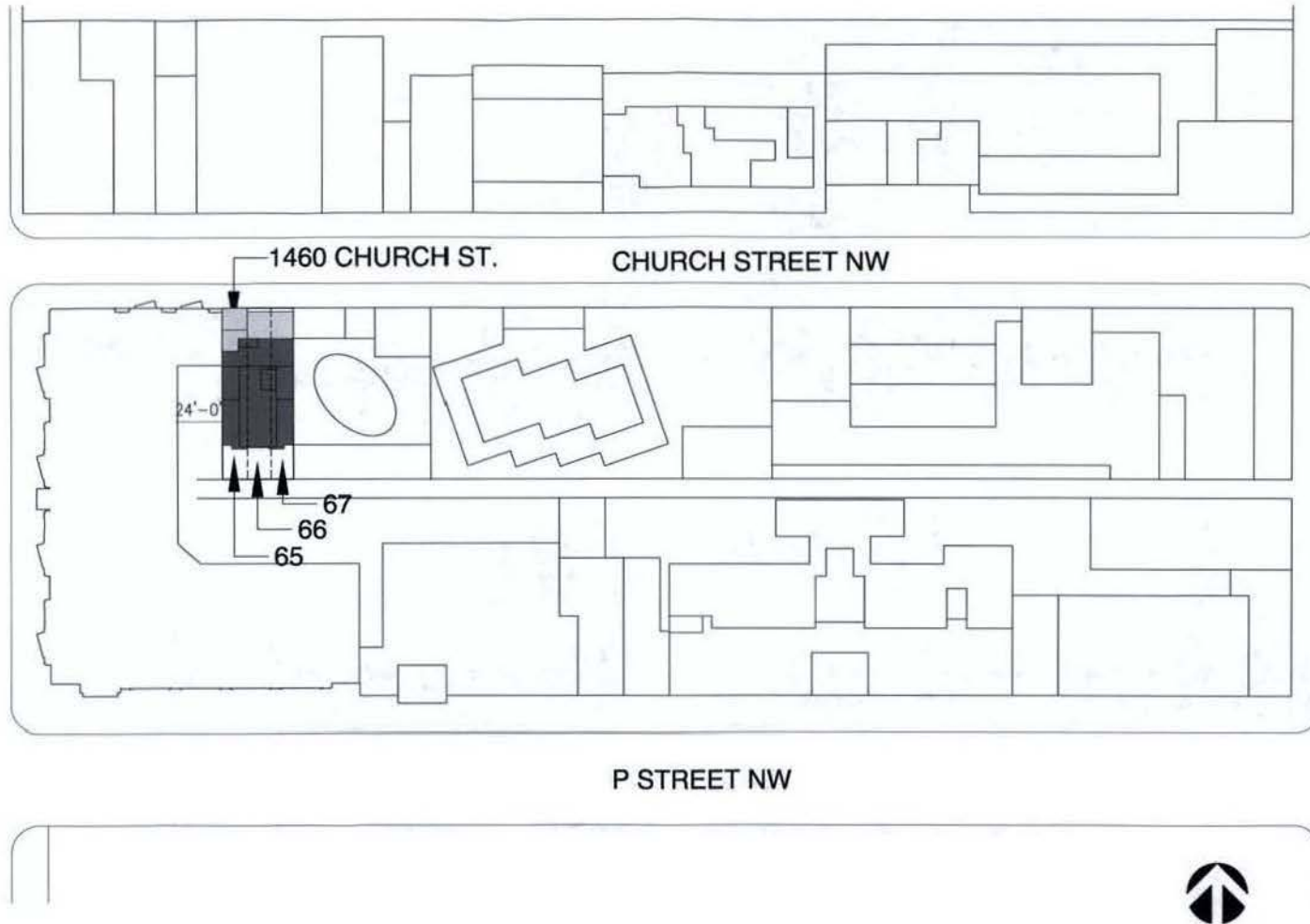
SITE PLAN

SCALE: N.T.S.
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | LANDSCAPE

03

15TH STREET NW



14TH STREET NW

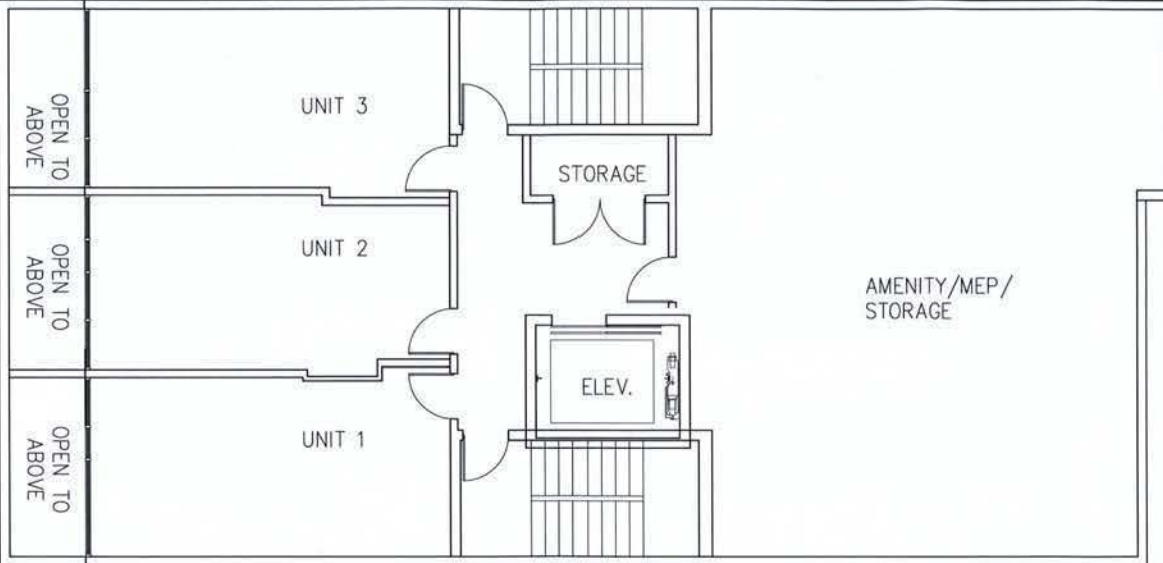
CHURCH ST. RESIDENTIAL
13001

SITE PLAN

SCALE: 1:60
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

ALLEY

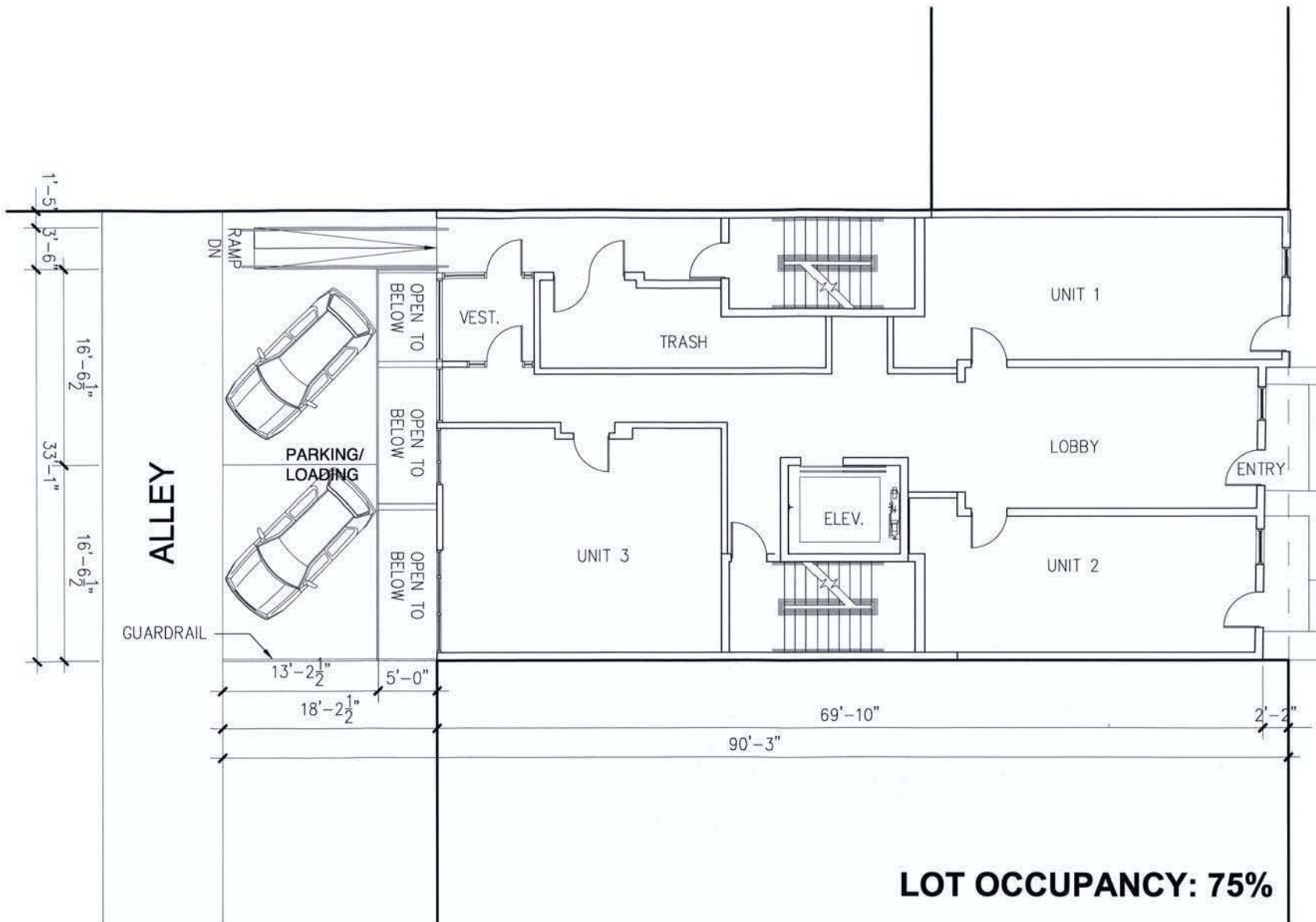


CHURCH STREET

38'-0"



05



CHURCH ST. RESIDENTIAL
13001

GROUND FLOOR PLAN

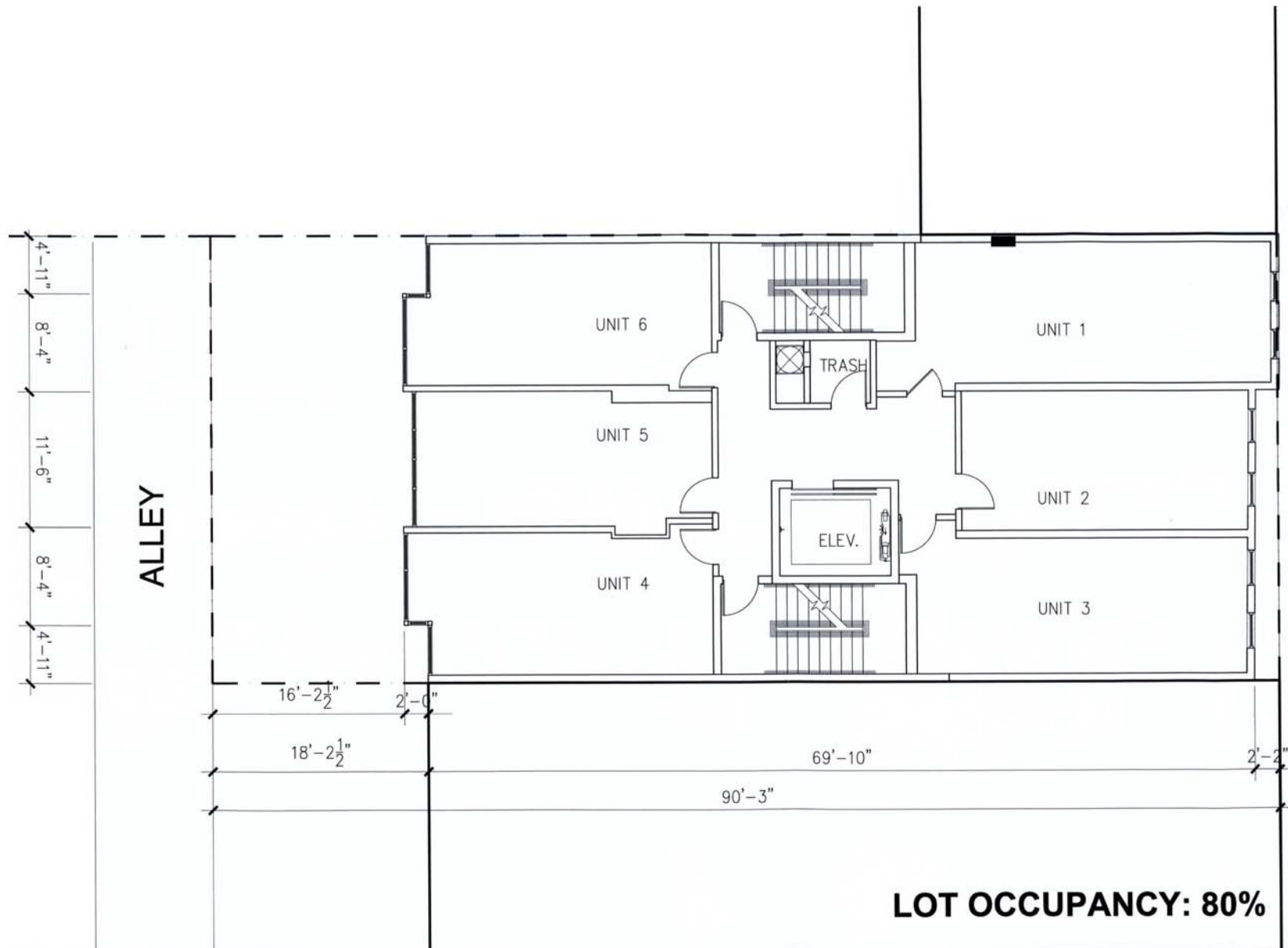
SCALE: 1/8" = 1'-0"

DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIOR | URBAN DESIGN



06



CHURCH ST. RESIDENTIAL
13001

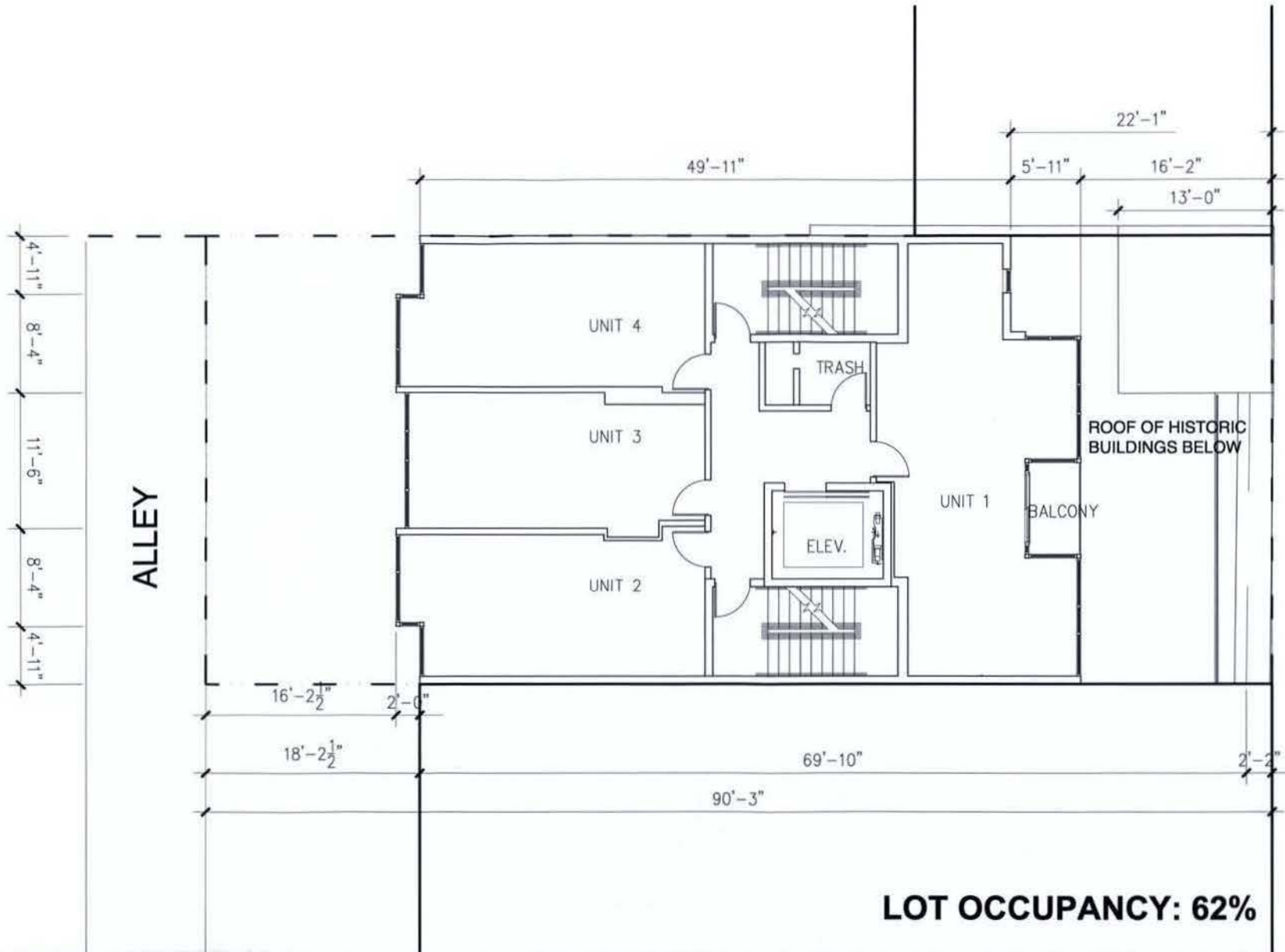
TYPICAL LOWER FLOOR PLAN - 3RD FLOOR

SCALE: 1/8" = 1'-0"
DATE: 12.02.13



peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

07



CHURCH ST. RESIDENTIAL
13001

UPPER FLOOR PLAN - 4TH/5TH FLOOR

SCALE: 1/8" = 1'-0"

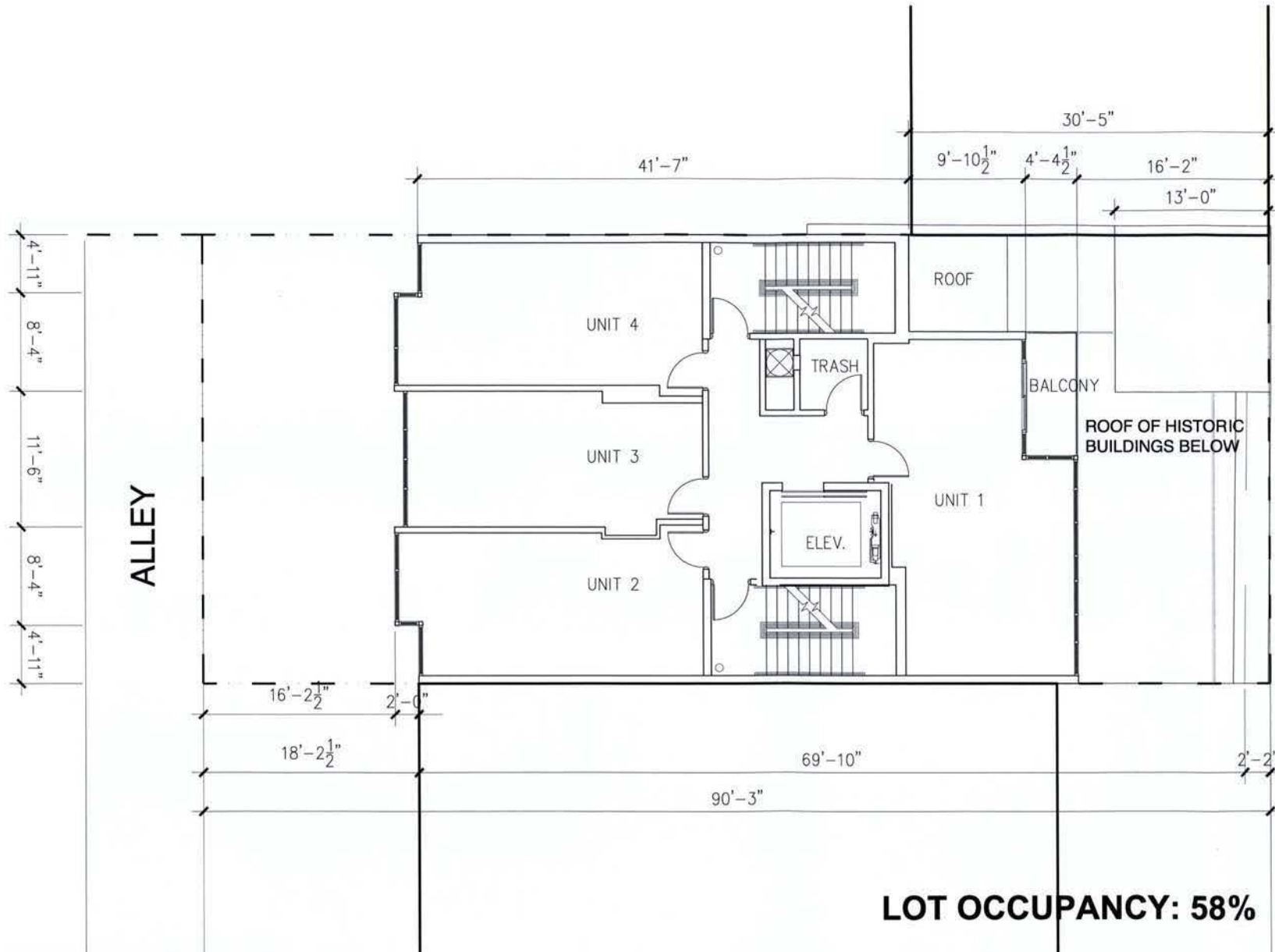
DATE: 12.02.13

CHURCH STREET



peter fillat architects
ARCHITECT / INTERIOR DESIGN

08



CHURCH ST. RESIDENTIAL
13001

TYPICAL UPPER FLOOR PLAN - ALTERNATING 1 - 6TH FLOOR

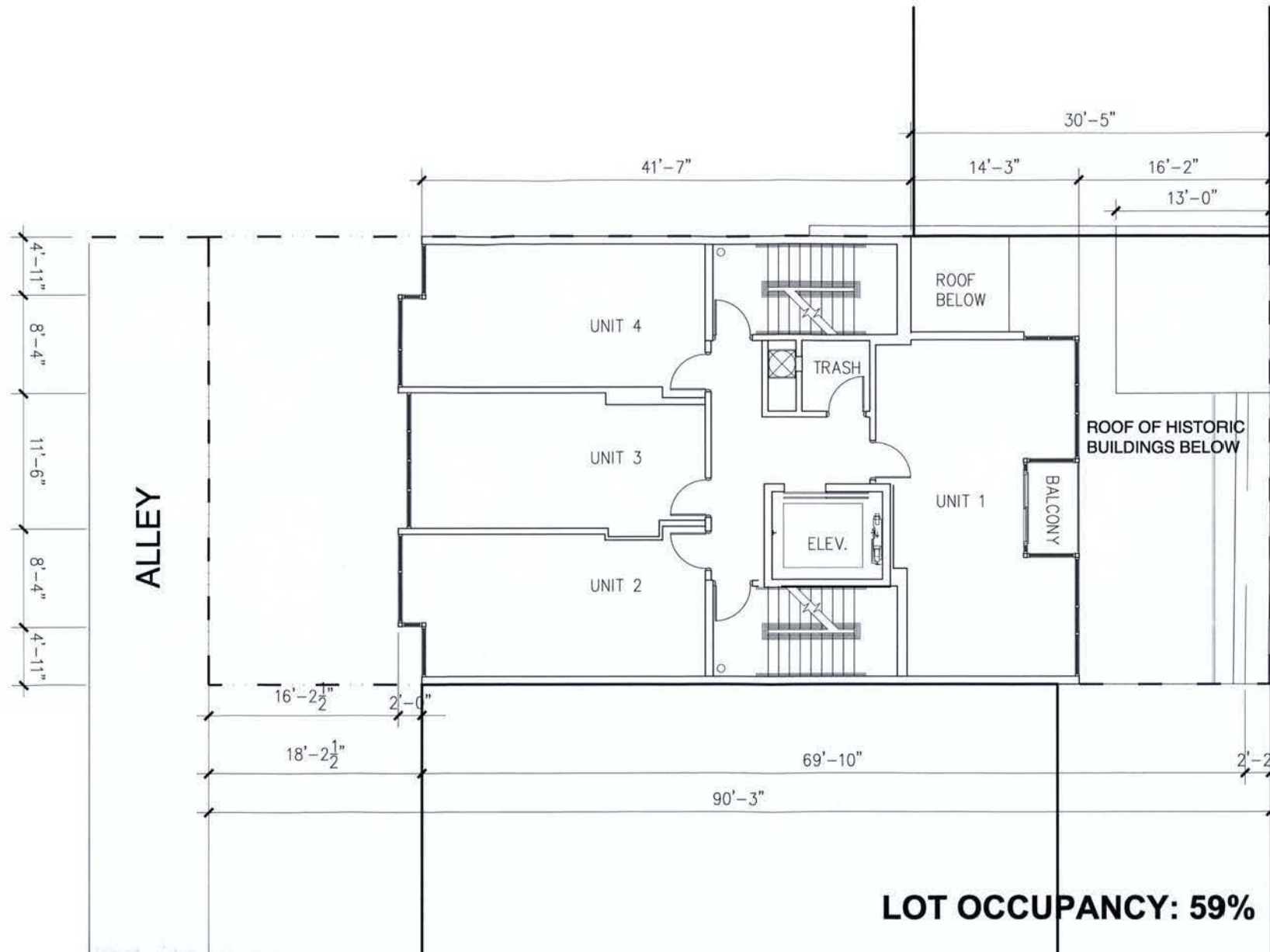
SCALE: 1/8" = 1'-0"
DATE: 12.02.13

CHURCH STREET



09

peter fillat architects
ARCHITECTURE | INTERIOR | URBAN DESIGN



CHURCH ST. RESIDENTIAL
13001

TYPICAL UPPER FLOOR PLAN - ALTERNATING 2 - 7TH FLOOR

SCALE: 1/8" = 1'-0"

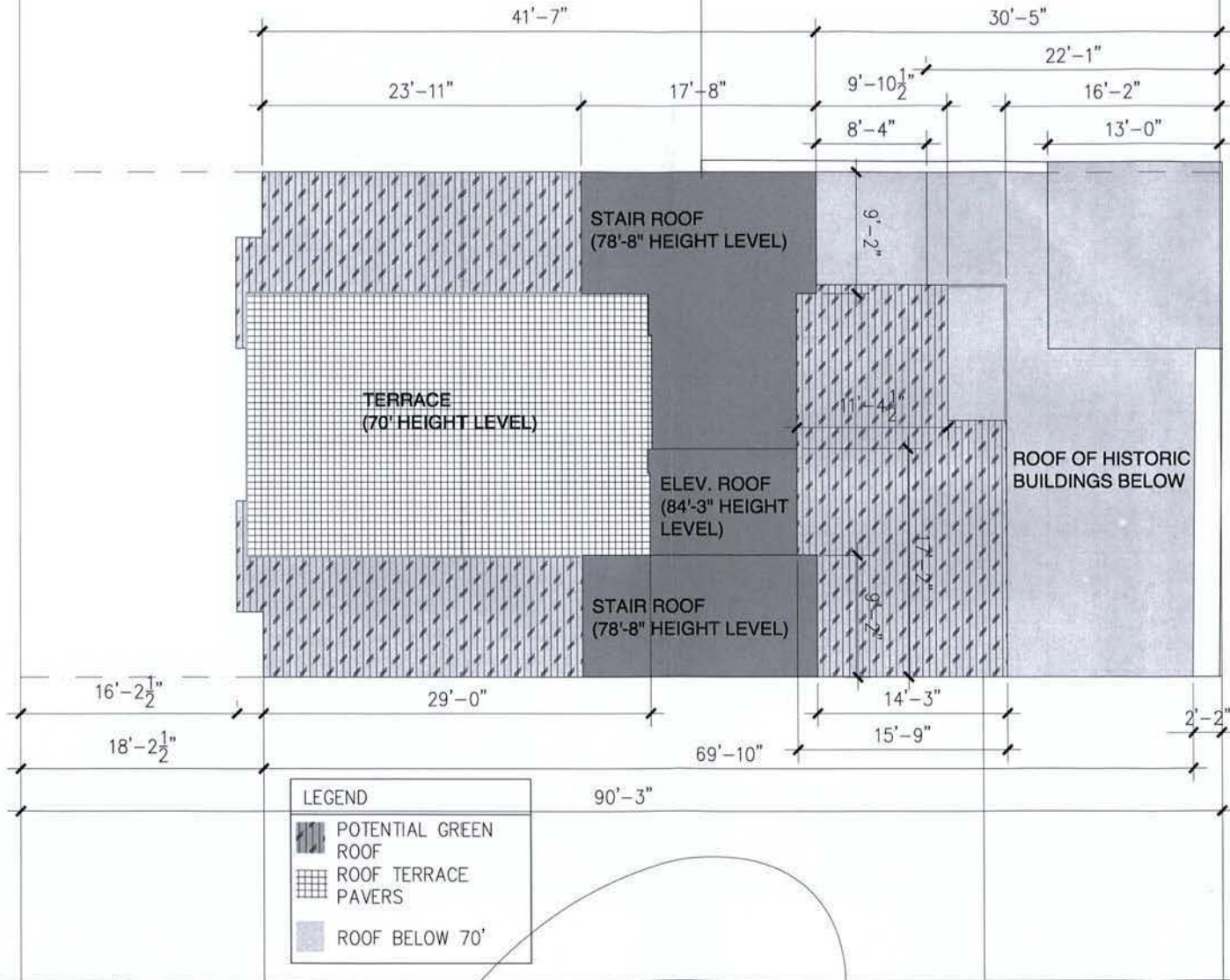
DATE: 12.02.13



peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

10

ALLEY



CHURCH STREET

38'-0"



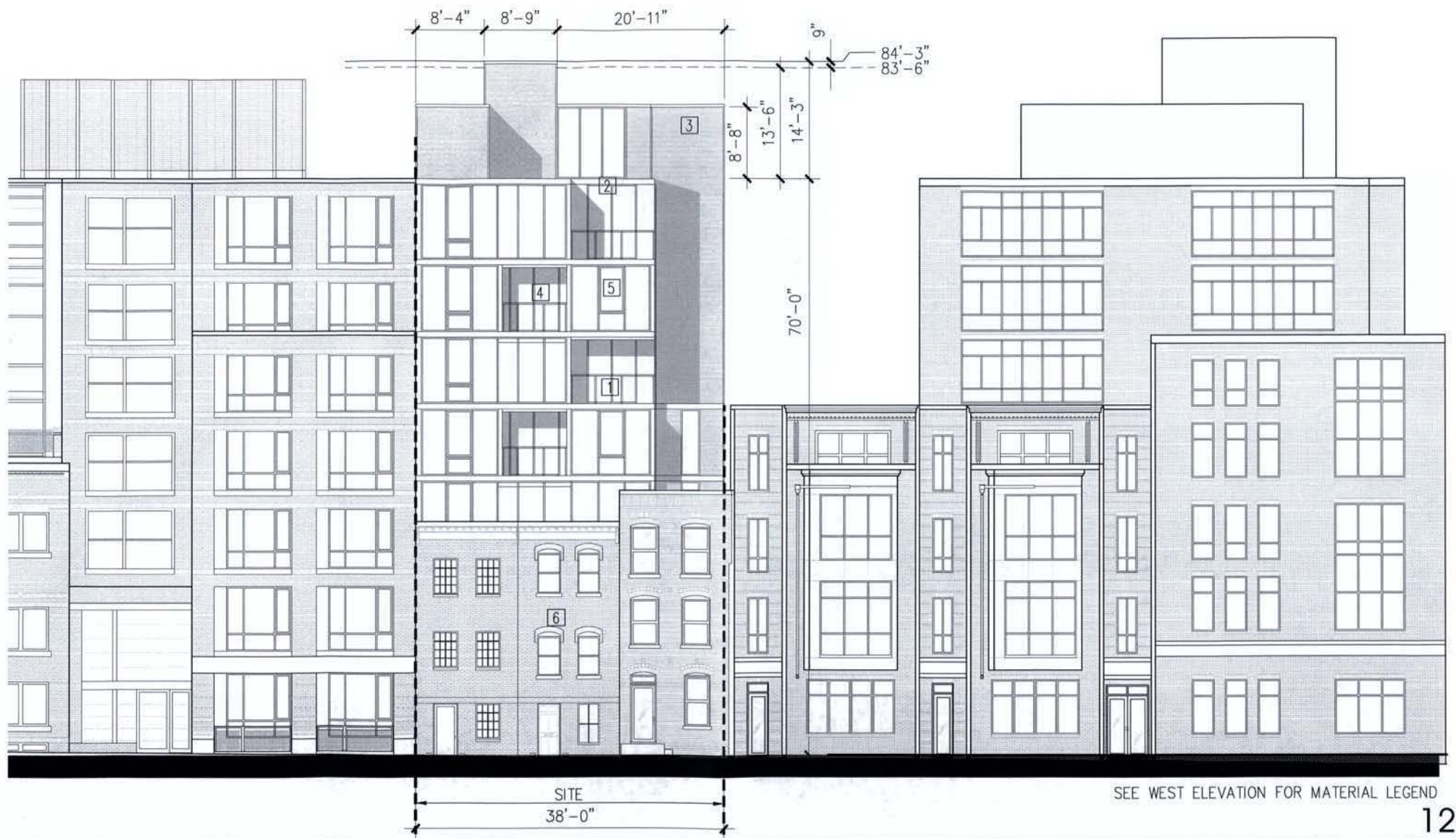
11

CHURCH ST. RESIDENTIAL
13001

ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN



CHURCH ST. RESIDENTIAL
13001

NORTH ELEVATION - CHURCH ST.

SCALE: 3/32"=1'-0"
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

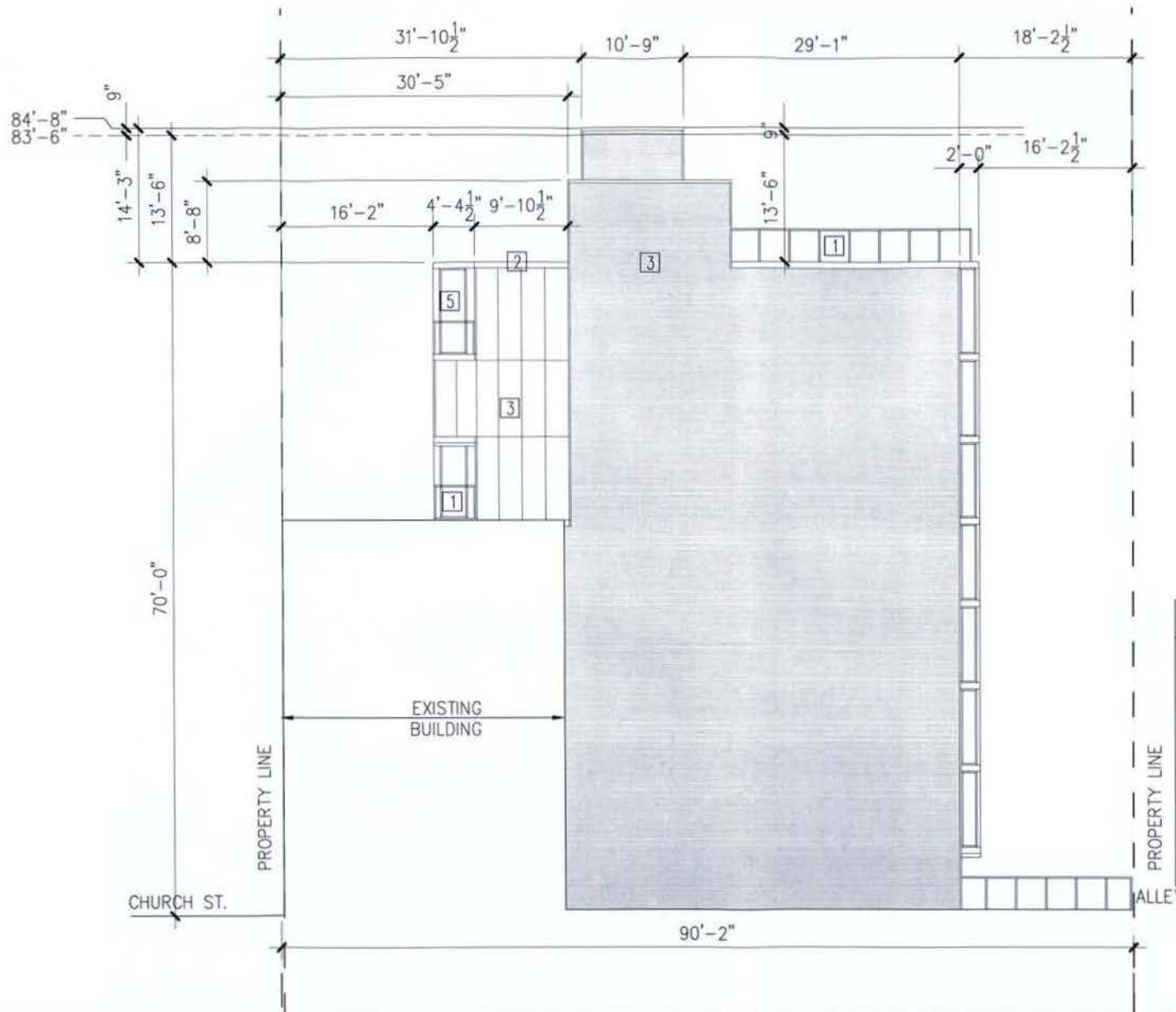


CHURCH ST. RESIDENTIAL
13001

SOUTH ELEVATION - ALLEY

SCALE: 3/32"=1'-0"
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN



MATERIAL LEGEND:

- 1 GLASS & METAL RAILING
- 2 ALUMINUM FASCIA & BREAK
METAL WRAPPED TRIM
- 3 METAL PANEL
- 4 ALUMINUM SLIDING GLASS
DOORS
- 5 ALUMINUM WINDOWS, INSULATED
ARGON-FILLED LOW E GLAZING
- 6 CLEAN, REPAIR, REPOINT EXIST.
BRICK FACADES AS REQUIRED

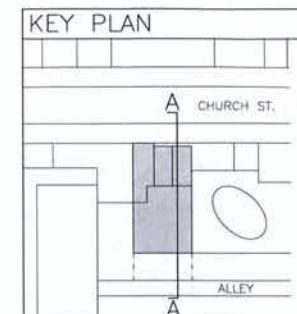
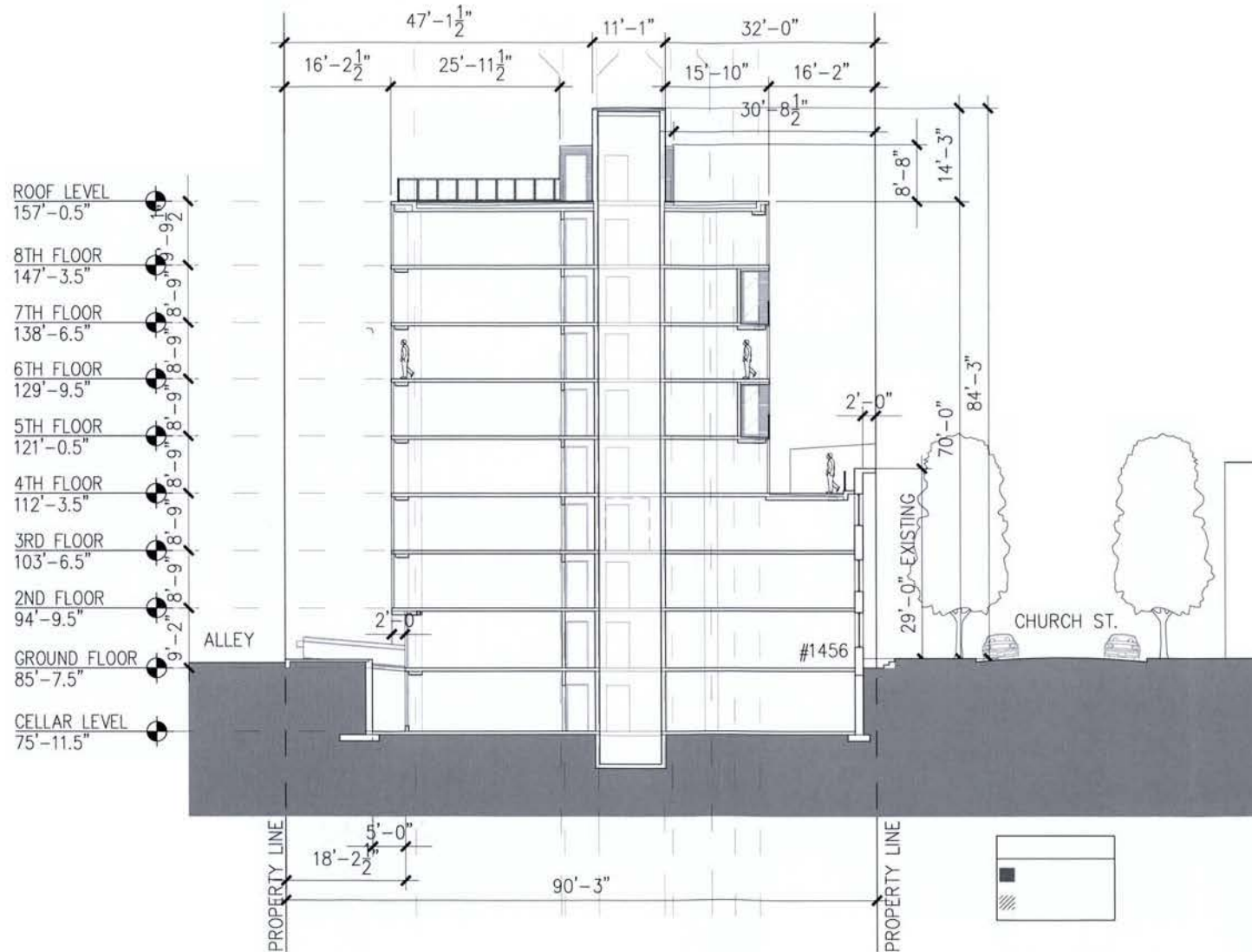
CHURCH ST. RESIDENTIAL
13001

WEST ELEVATION

SCALE: 3/32"=1'-0"

DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN



CHURCH ST. RESIDENTIAL
13001

BUILDING SECTION A

SCALE: 1/16"=1'-0"
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | LANDSCAPE DESIGN



EXISTING
BUILDING

SITE

EXISTING
BUILDING

CHURCH ST. RESIDENTIAL
13001

MONTAGE

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

16



EXISTING
BUILDING

SITE

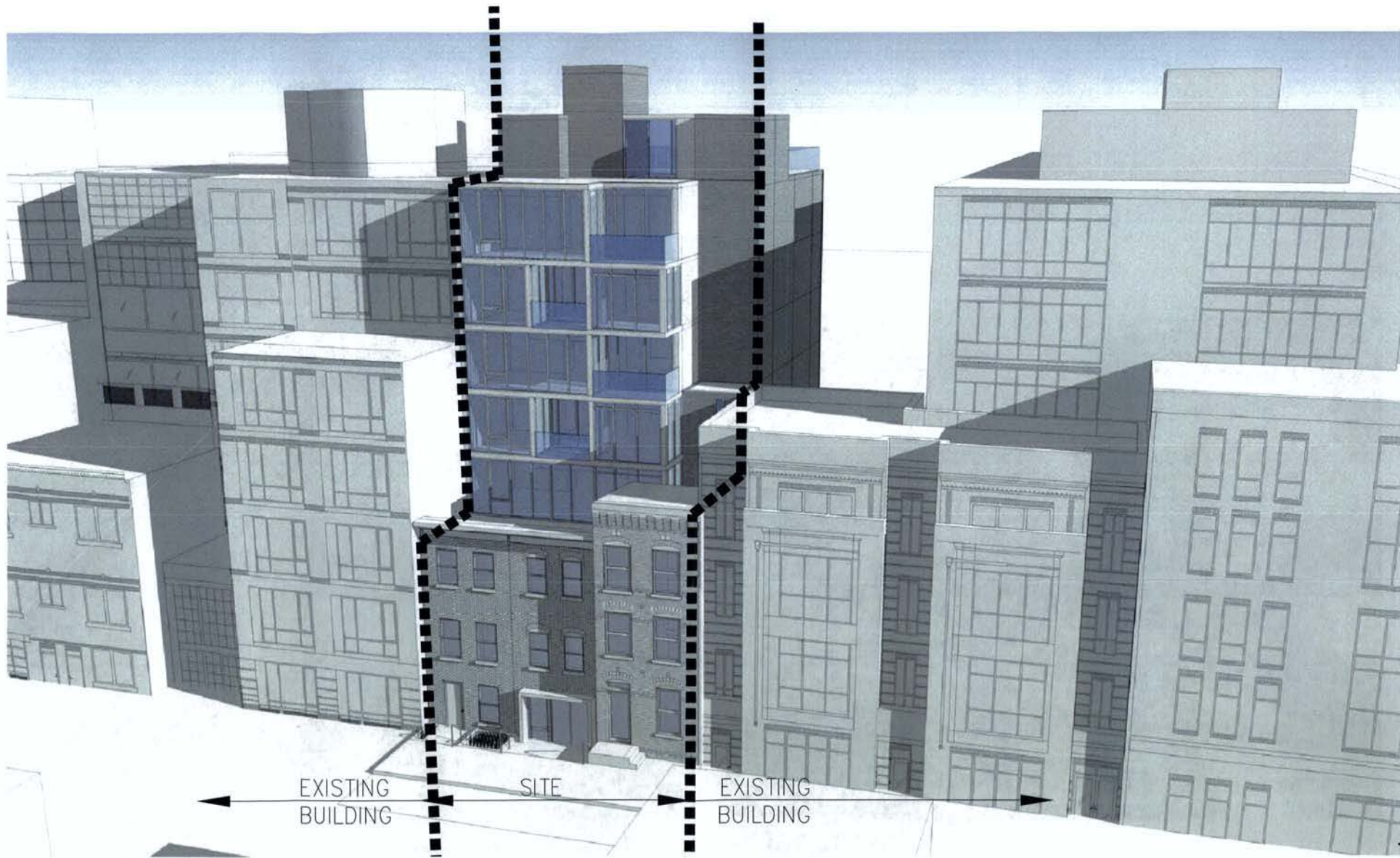
EXISTING
BUILDING

CHURCH ST. RESIDENTIAL
13001

MONTAGE

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

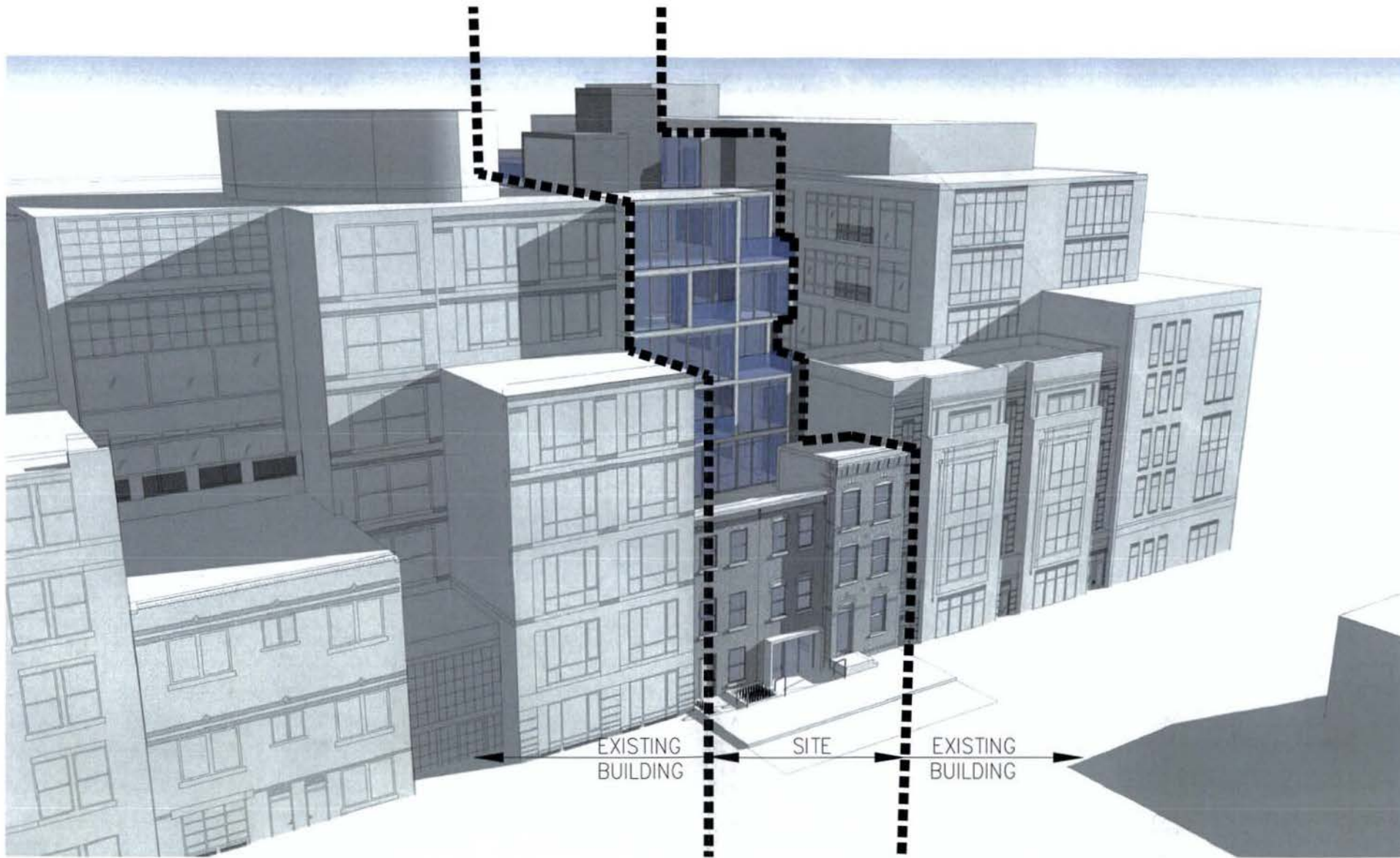


CHURCH ST. RESIDENTIAL
13001

MASSING VIEW 1

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

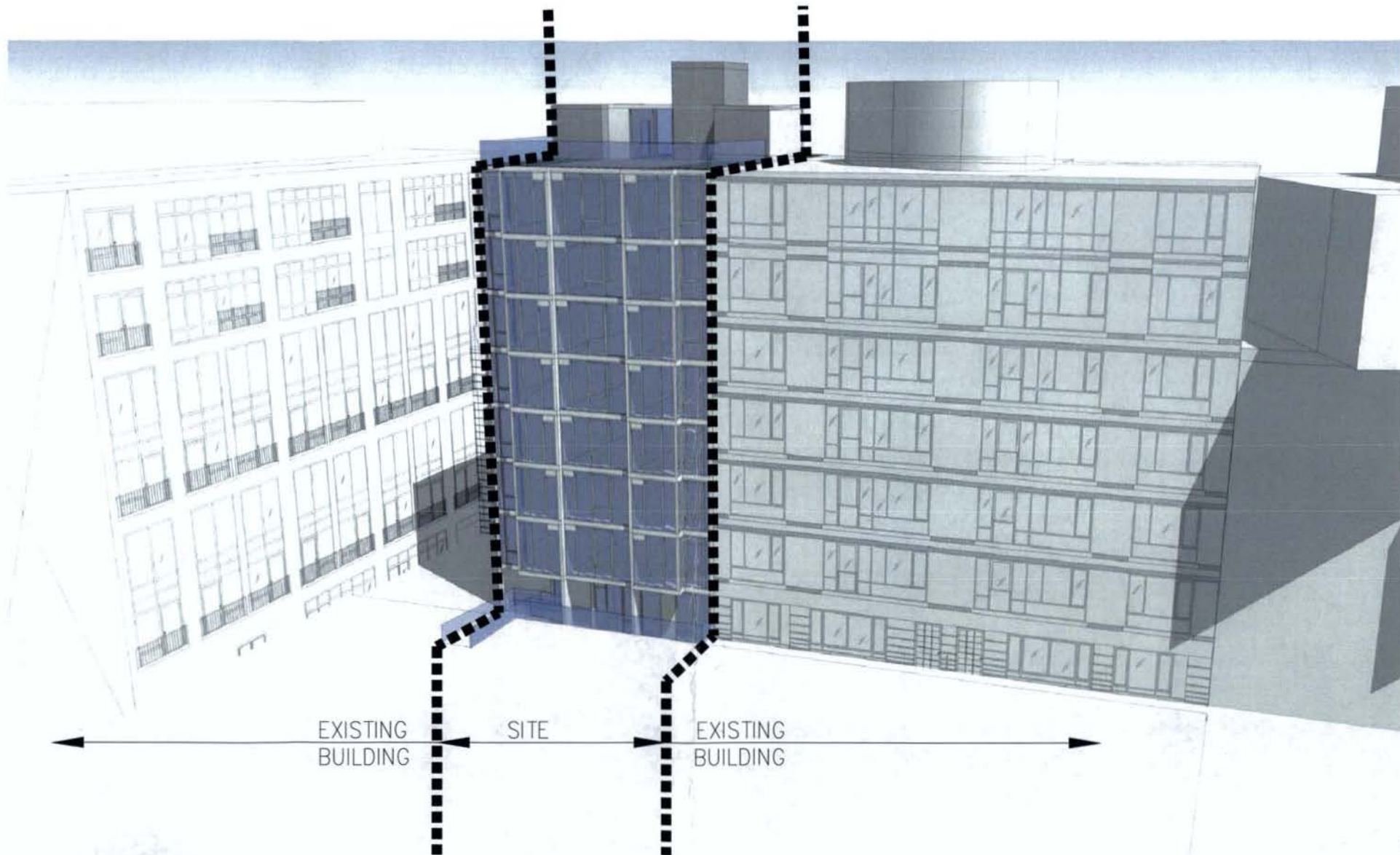


CHURCH ST. RESIDENTIAL
13001

MASSING VIEW 2

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN



CHURCH ST. RESIDENTIAL
13001

MASSING VIEW 3

SCALE: NO SCALE
DATE: 12.02.13

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN