

ZONING DATA

ZONE: R-4

LOTS: 0074, 0811(67), 0818

SQUARE: 0916

EXISTING USE: CHURCH & 2 ACCESSORY BUILDINGS

PROPOSED USE: CHURCH - MULTI FAMILY RESIDENTIAL (26 UNITS PROPOSED)

ACCESSORY BUILDINGS - 2 FAMILY DWELLING "FLATS" (4 UNITS PROPOSED)

EXISTING SITE AREA: 11,457 SQ. FT.

NO. OF STORIES: CHURCH - 3 STORIES W/ MEZZ. + 2 STORY STEEPLE ABOVE GRADE

ACCESSORY BUILDINGS - 3 STORIES

EXISTING PARKING: 4 PARKING SPACES

PROPOSED PARKING: 6 PARKING SPACES

REQUIRED PARKING: 4 PARKING SPACES

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18724

EXHIBIT NO. 9

NEIGHBORHOOD BIRD'S EYE VIEW



RECEIVED
OFFICE OF ZONING
2013 DEC 23 PM 3:14



LIST OF DRAWINGS

- | | | |
|---|--------------------------------------|-------------------------------|
| A1 COVER SHEET | A9 EXISTING THIRD FLOOR PLAN + TOWER | A16 EXISTING NORTH ELEVATION |
| A2 ZONING ANALYSIS | | A17 EXISTING SOUTH ELEVATION |
| A3 CONTEXT PLAN | A10 PROPOSED SITE PLAN | A18 EXISTING WEST ELEVATION |
| A4.1 SITE PHOTOS | A11 PROPOSED CELLAR FLOOR PLAN | A19 EXISTING EAST ELEVATION |
| A4.2 SITE PHOTOS | A12 PROPOSED FIRST FLOOR PLAN | A20 PROPOSED BUILDING SECTION |
| A5 EXISTING CIVIL PLAN | A13 PROPOSED SECOND FLOOR PLAN | A21 PROPOSED NORTH ELEVATION |
| A5.1 LOT 67 PLAT | A14 PROPOSED THIRD FLOOR PLAN | A22 PROPOSED SOUTH ELEVATION |
| A6 EXISTING CELLAR PLAN + MEZZ. + TOWER | | A23 PROPOSED WEST ELEVATION |
| A7 EXISTING FIRST FLOOR PLAN | A15 PROPOSED ROOF PLAN | A24 PROPOSED EAST ELEVATION |
| A8 EXISTING SECOND FLOOR PLAN | | |

819D, LLC

COVER SHEET

DECEMBER 23, 2013 - BZA SUBMISSION

© 2013 - Bonstra | Haresign Architects

Board of Zoning Adjustment
District of Columbia

819 D STREET, NE

CASE NO. 18724

EXHIBIT NO. 9

A1 Bonstra | Haresign ARCHITECTS

819 SD Street, NE Washington, DC 20011				
Site Data				
	Lots:	0074, 0811(67), 0818		
	Square:	0916		
Survey	Site Area:	11,457		
Building Data				
	Gross Floor Area:			
	Cellar	8,731 GSF		
	1st Floor	8,665 GSF		
	2nd Floor	8,614 GSF		
	3rd Floor + Mezz.	8,173 GSF		
	Tower 4th Floor	267 GSF		
	Tower 5th Floor	245 GSF		
	Total	34,695 GSF		
Zoning Code				
Section(s)	Title	Required / Allowed	C / NC / NA / P	Proposed
DC Zoning Map-	Zone:	R-4	NA	
DCMR11 330.5 e.	Use Permitted	Conversion of a building to an apartment house	C	26 Unit Apartment House
DCMR11 330.5 f.		Flat	C	4 Units
DCMR11 400.1	Allowable Building Height:	40' (3 stories)	C	Annex - 47'-3" (3 Stories) (Existing) Church - 55'-4" (5 Stories) (Existing) D St Townhse - 30'-5" (2 Stories) (Existing) D St Townhse - 38'-5 1/2" (3 Stories) (Propose 9th St Townhse - 32'-0" (2 Stories) (Existing) 9th St Townhse - 40'-0" (3 Stories) (Propose
DCMR 400.7	Allowable Penthouse Height	18'-6"		10'-6"
DCMR11 401.3	Minimum Lot Dimensions:	Lots 74, 818 - 9,962 SF / 900 SF = 11 units Lot 811 (67) - 17,66' x 82' = 1448.12 SF	NC	28 Units 2 Units
DCMR11 402.4	FAR:	None prescribed	C	25,964 GSF
DCMR11 403.2	Lot Occupancy:	Lots 74, 818 - Greater of 60% or the lot occupancy as of the date of conversion Lot 811 (67) - 60% of Site Area	C	8,803 GSF (existing first floor + 9th Street courts + front stair / landing on 819 D St.) Existing Building Occupies 60% of Site Area
DCMR11 404.1	Rear Yard:	20'	C	Existing
DCMR11 405.9	Side Yard:	None required	C	None
DCMR 411	Roof Structures (FAR)	0.37 FAR 11,457 x .37 = 4,239 GSF	C C	.084 FAR .084 x 11,457 = 357 GSF
DCMR11 2100.10	Parking:	4 spaces	C	6 spaces
DCMR11 2117.4	Alley width:	10'	C	10' minimum provided
DCMR11 2117.5	Aisle width:	20' (for 90 deg. parking)	C	28'
DCMR11 2117.8(c)(2)	Required driveway width:	14' (two-way circulation)	C	15'
DCMR11 2201.1	Loading Requirements:	0 (< 50 units)	C	None
DCMR11 2602.1 c (3)	Inclusionary Zoning Applicability:	17,348 GSF (34,695 GSF x 50%)	C	3,100 GSF added (IZ not required)

DCMR12 3202.9.1	Areaways-			Shall not be limited if located between proper lines extended
DCMR12 3202.9.1.2	Enclosure height-	Limited to grade	C	Except for 8" coping and railing
DCMR12 3202.9.1.3	Projection -		C	The extent of areaway projection shall be measured from the building line to the inside face of the areaway wall.
	Max projection-	6' at D St. / 6.5' ft at 9th St. provided	C	6' on parked streets in R Districts, 60'-70' wide
DCMR12 3202.9.1.4	Railing-	42" high provided	C	6.5' on parked streets in R District > 70' wide
				42" - 48" high

The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia code officials.

Abbreviations:

D - District

Building Code Data:

IEBC 2006

Chapter 4

IEBC 2006

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	11,457 SF	N/A		N/A	
Lot Width (ft. to the tenth)	125'-0"	N/A		N/A	
Lot Occupancy (building area/lot area)	8,803 SF	N/A	8,803 SF	8,803 SF	
Floor Area Ratio (FAR) (floor area/lot area)	None Prescribed	N/A	None Prescribed	25,964 SF	
Parking Spaces (number)	4	4		6	
Loading Berths (number and size in ft.)	0	0		0	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	Existing	20'-0"		Existing	
Side Yard (ft. to the tenth)	0	0		0	
Court, Open (width by depth in ft.)	See A8	N/A		See A8	
Court, Closed (width by depth in ft.)	See A8	N/A		See A8	
Height (ft. to the tenth)	See A16, A19	N/A	40'-0"/3 STORIES	See A16, A19	

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning - 441 4th Street, N.W. Ste. 200 S. Washington, D.C. 20011
(202) 727-6311 • (202) 727-6072 fax • www.dco.dc.gov • dco@dc.gov

RECEIVED
OFFICE OF ZONING
DEC 23 PM 3:14

819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION

© 2013 - Bonstra | Haresign Architects

ZONING ANALYSIS

819 D STREET, NE

A2 Bonstra | Haresign
ARCHITECTS



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

CONTEXT PLAN

N.T.S.

819 D STREET, NE

A3 Bonstra | Haresign
ARCHITECTS



01



02



03



04



05



06

819D, LLC

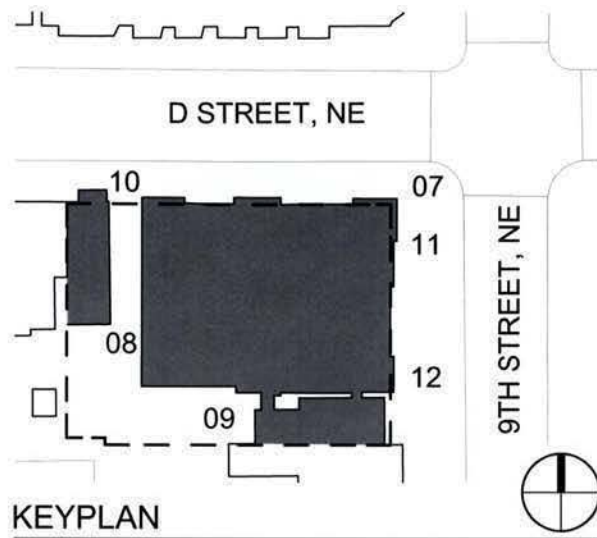
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Harsign Architects

SITE PHOTOS

819 D STREET, NE

A4.1 Bonstra | Harsign
ARCHITECTS

RECEIVED
OFFICE OF ZONING
2014 DEC 23 PM 3:14



07



08



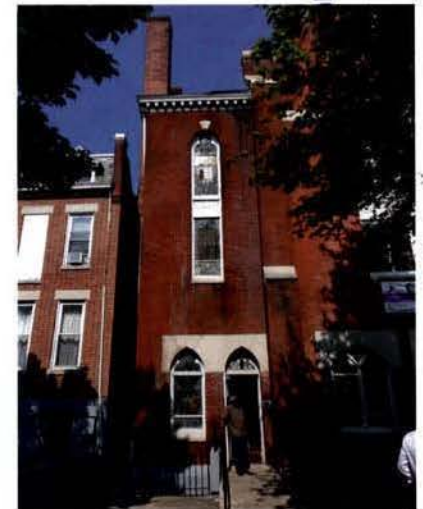
09



10



11



12

819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

SITE PHOTOS

819 D STREET, NE

A4.2 Bonstra | Haresign
ARCHITECTS

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



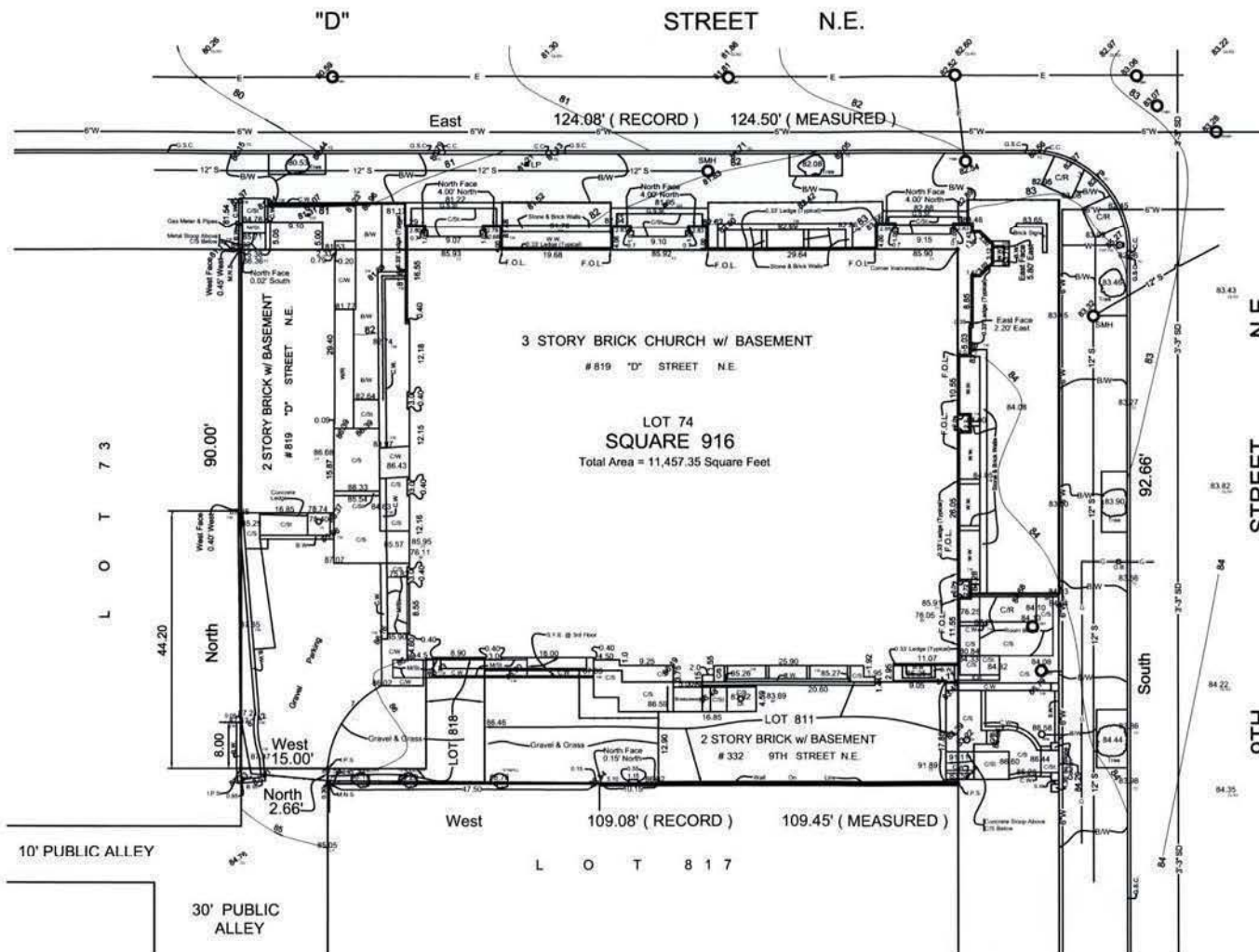
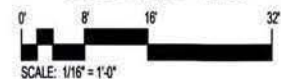
ASPH



CONCRETE



WROUGHT IRON FENCE



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

EXISTING CIVIL PLAN

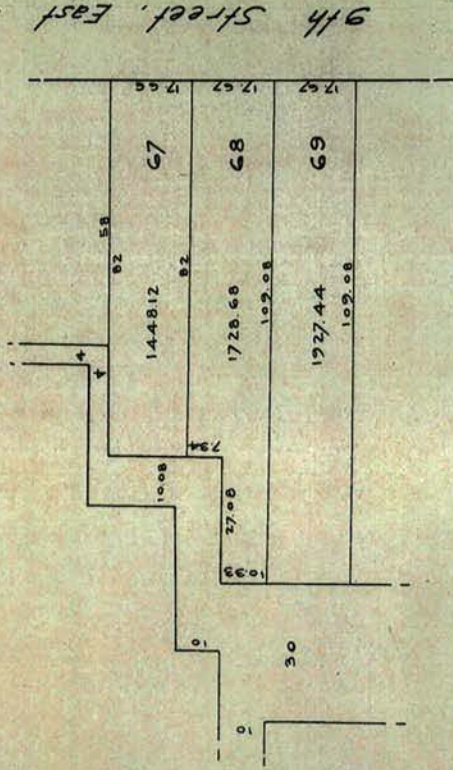
1" = 20'-0"

819 D STREET, NE

A5 Bonstra | Haresign
ARCHITECTS

RECEIVED
DECEMBER 23 PM 3:14
ZONING

S Q U A R E 9 1 6



I hereby subdivide original lot 13, Square 916, into lots 67 to 69, as shown above.

(Signed) Percy H. Russell

Witness:

(Signed) Fred Lake

(Signed) H.R. Hovenstein

(Seal)

I certify that the foregoing plat is correct and agrees with the records of this office, and was received for record 9.17 A.M., September 14th, 1910.

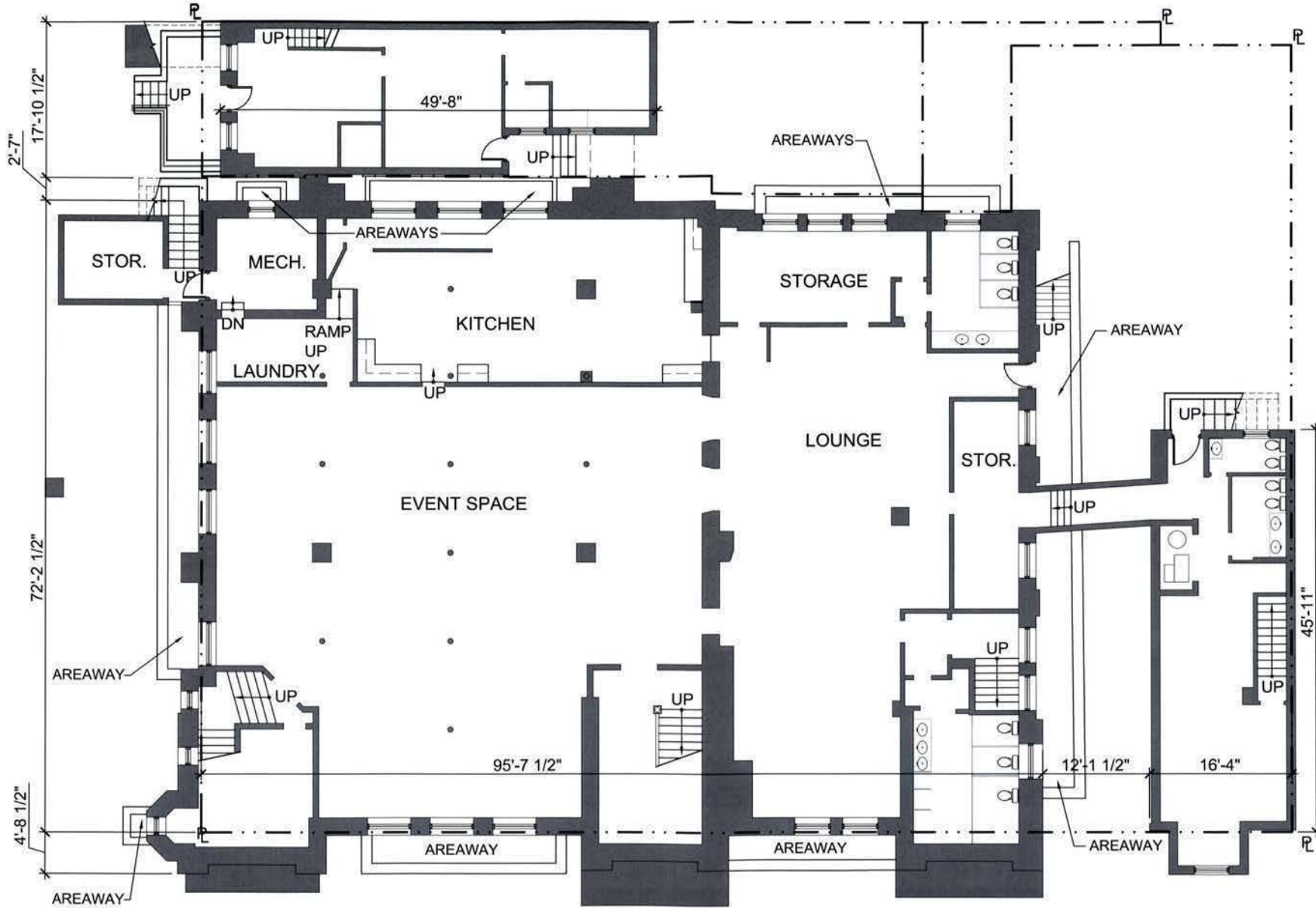
Witness my hand and seal this 14th. day of September 1910.

M. C. Hagen
(Seal)
Surveyor, District of Columbia.

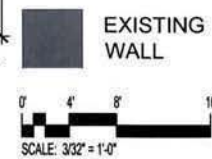
2014 DEC 23 PM 3:14

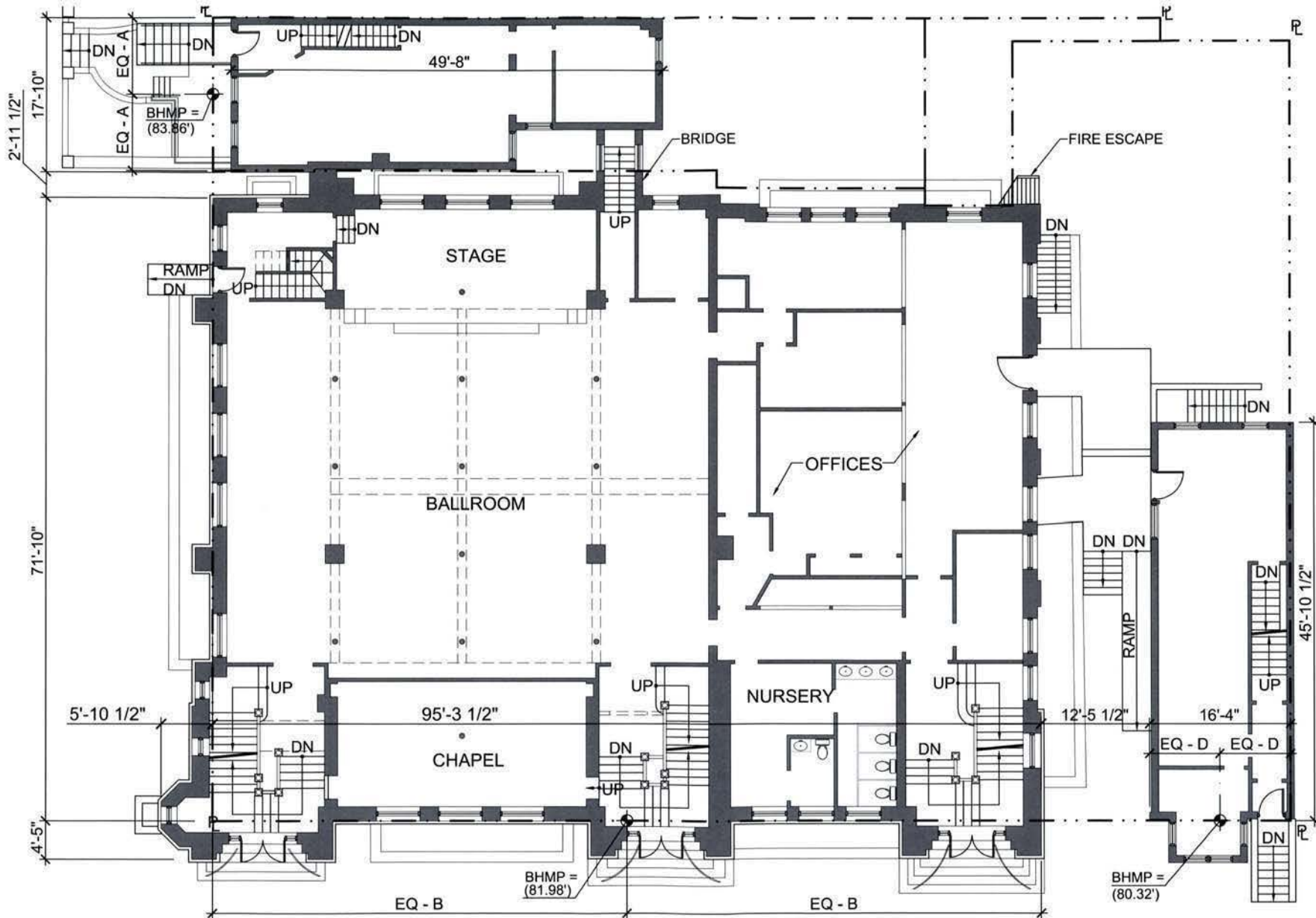
RECEIVED
F.C. OFFICE OF ZONING

SUBDIVISIONS_BOOK_0040

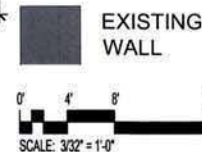


RECEIVED
 C. OFFICE OF ZONING
 2014 DEC 23 PM 3:14





RECEIVED
D.C. OFFICE OF ZONING
2014 DEC 23 PM 3:15



819D, LLC

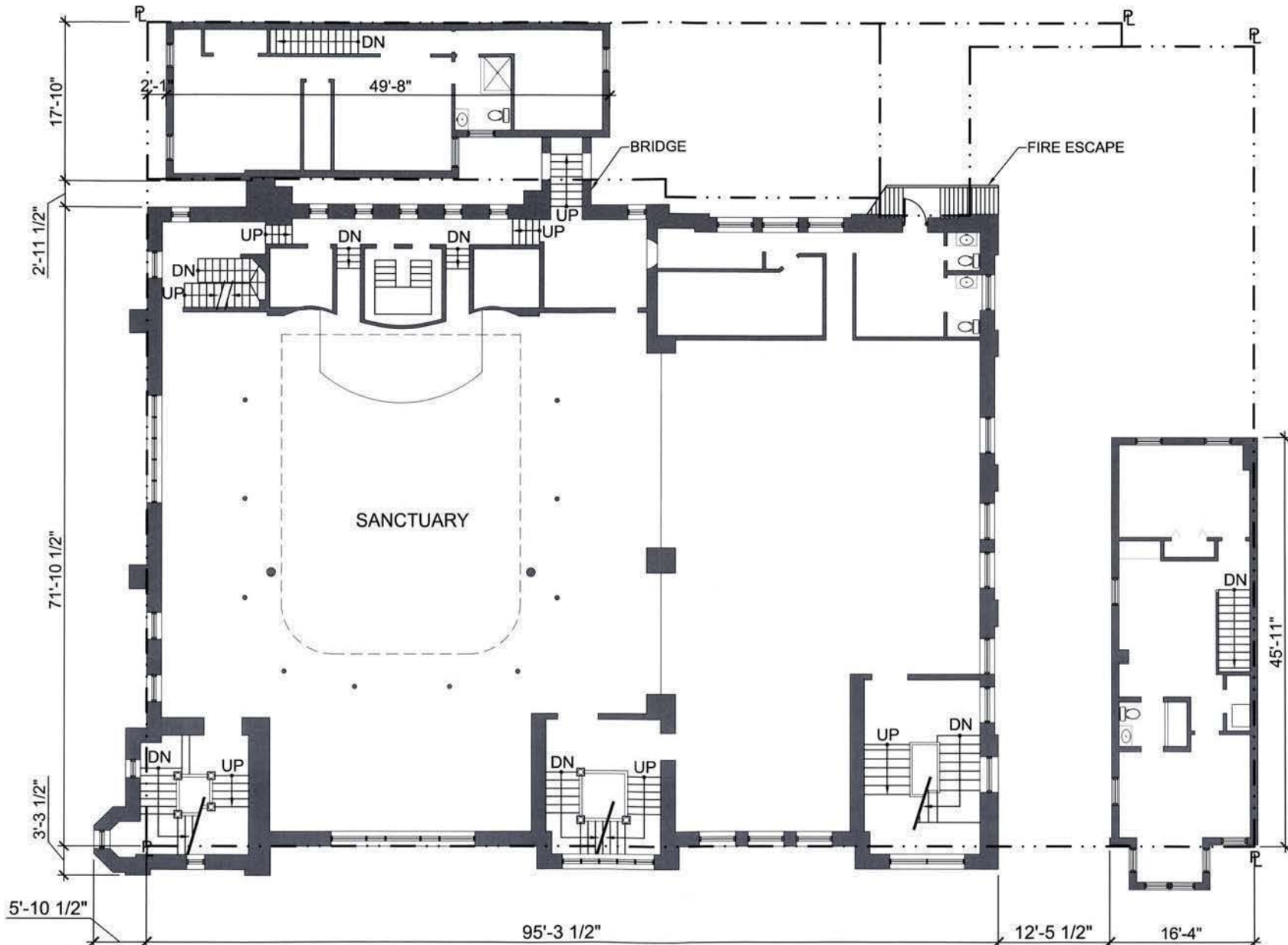
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"

819 D STREET, NE

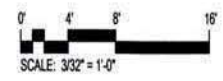
A7 Bonstra | Haresign
ARCHITECTS



RECEIVED
D.C. OFFICE OF ZONING
2014 DEC 23 PM 3:15



EXISTING WALL



819D, LLC

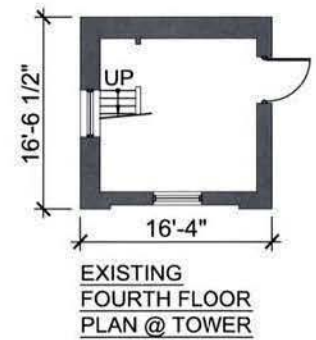
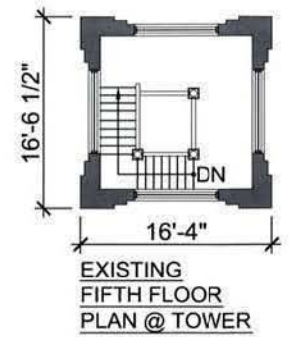
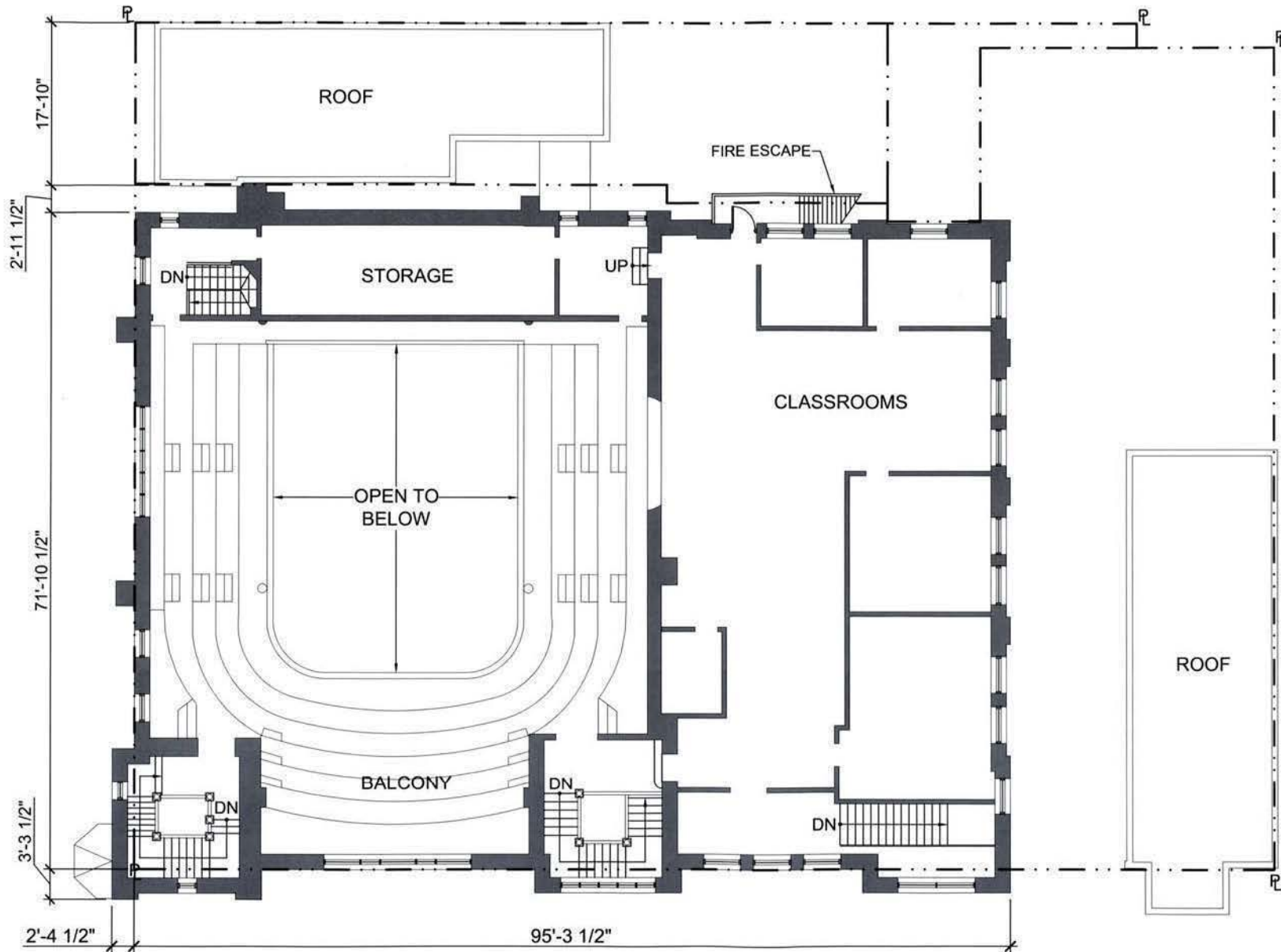
EXISTING SECOND FLOOR PLAN

819 D STREET, NE

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

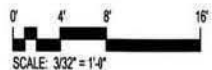
3/32" = 1'-0"

A8 Bonstra | Haresign
ARCHITECTS



RECEIVED
2014 DEC 23 PM 3:15
OFFICE OF ZONING

EXISTING
WALL



819D, LLC

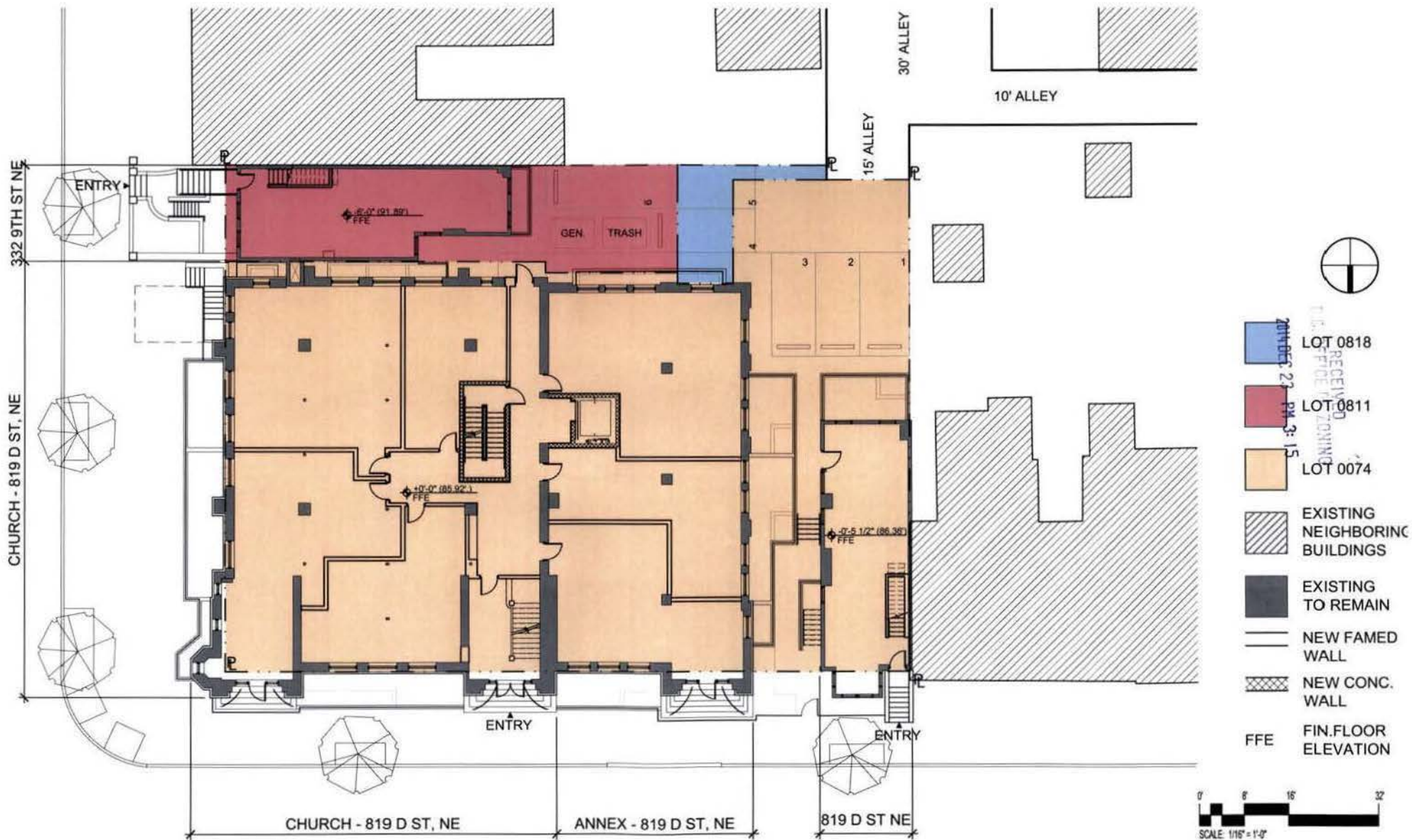
EXISTING THIRD FLOOR PLAN + TOWER

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

3/32" = 1'-0"

819 D STREET, NE

A9 Bonstra | Haresign
ARCHITECTS



819D, LLC

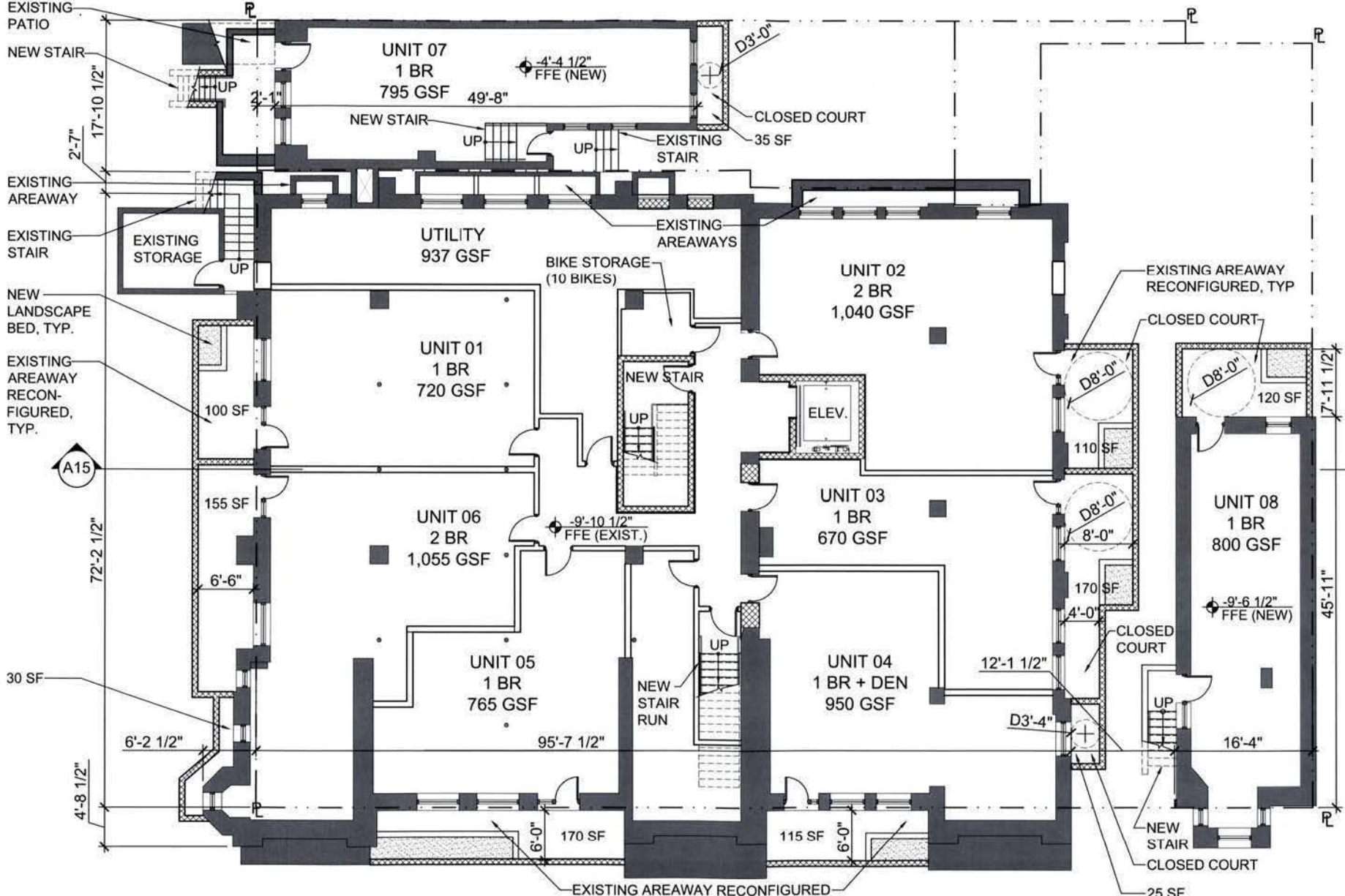
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Harsign Architects

PROPOSED SITE PLAN

1/16" = 1'-0"

819 D STREET, NE

A10 Bonstra | Harsign
ARCHITECTS



RECEIVED
OFFICE OF ZONING
2014 DEC 23 PM 3:15

819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Harsign Architects

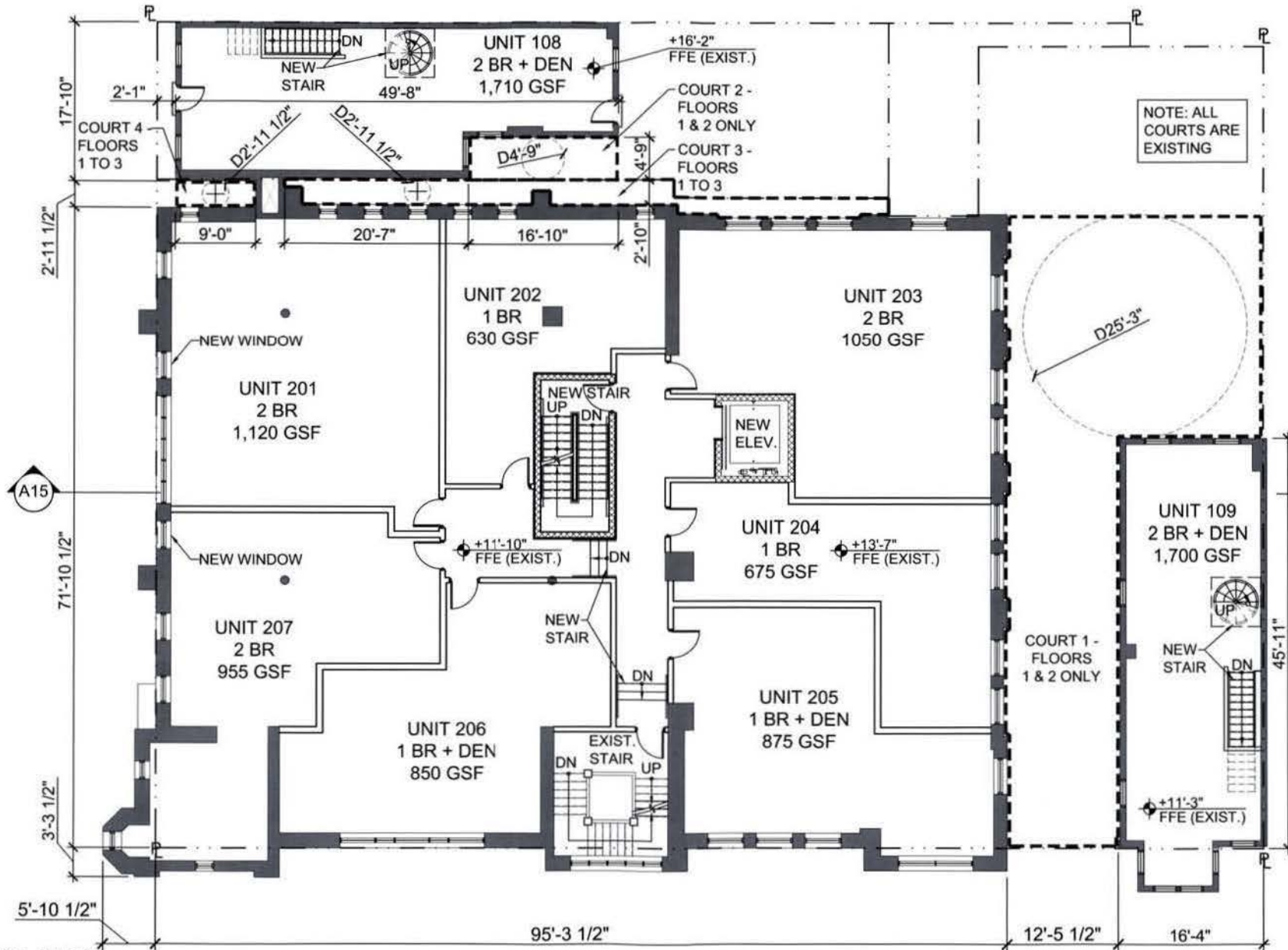
PROPOSED CELLAR PLAN

3/32" = 1'-0"

819 D STREET, NE

A11 Bonstra | Harsign
ARCHITECTS

RECEIVED
2014 DEC 23 PM 3:15
OFFICE OF ZONING



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

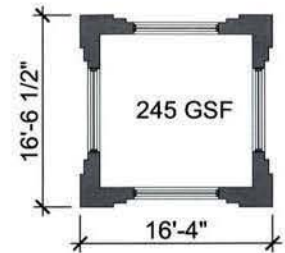
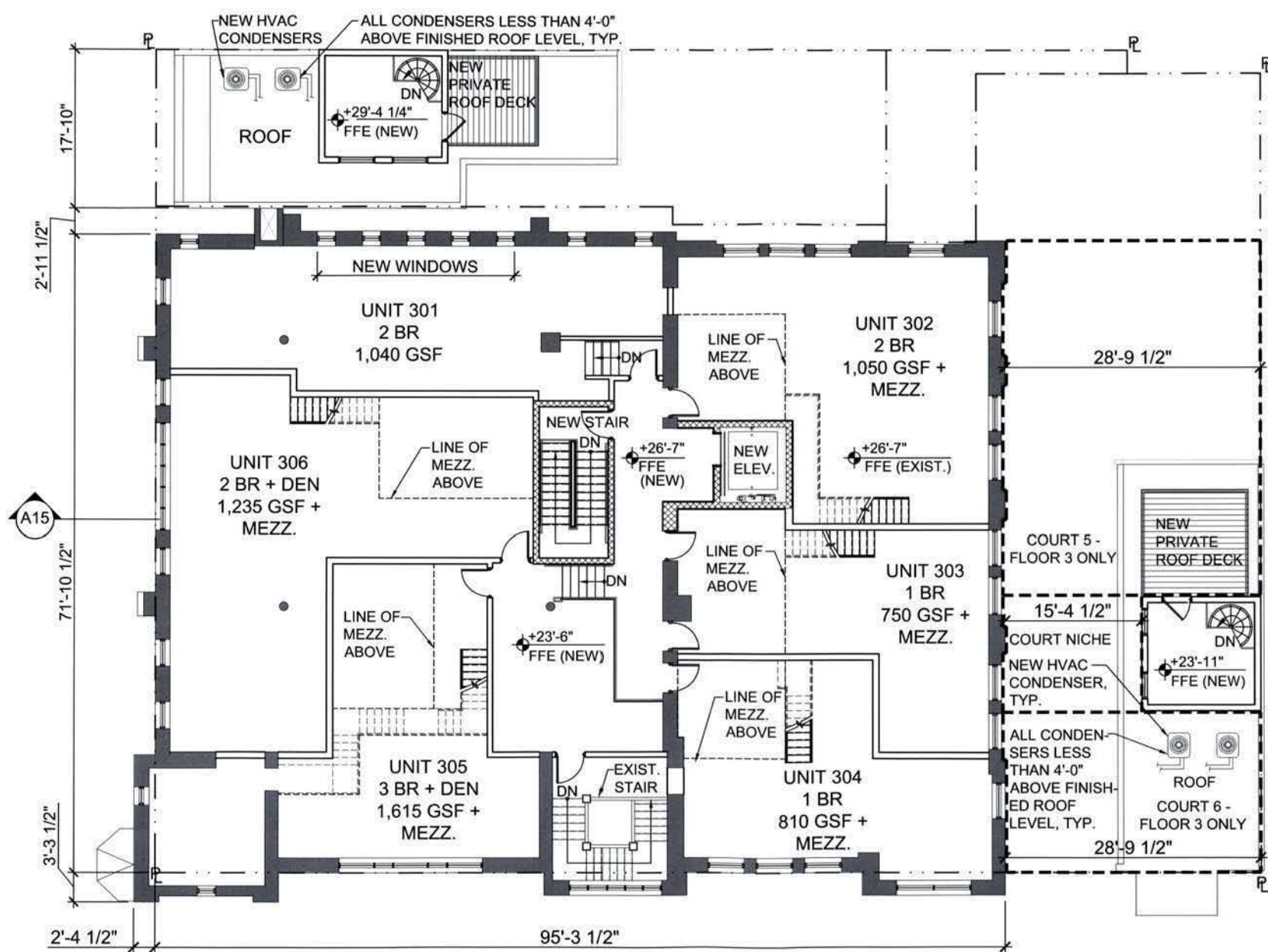
PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

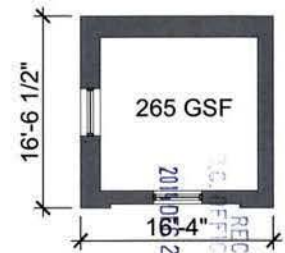
819 D STREET, NE

A13

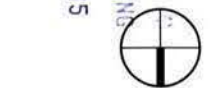
Bonstra | Haresign
ARCHITECTS



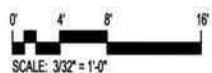
EXISTING
FIFTH FLOOR
PLAN @ TOWER



EXISTING
FOURTH FLOOR
PLAN @ TOWER



- EXISTING TO REMAIN
- NEW FAMED WALL
- NEW CONC. WALL
- FFE FIN.FLOOR ELEVATION



819D, LLC

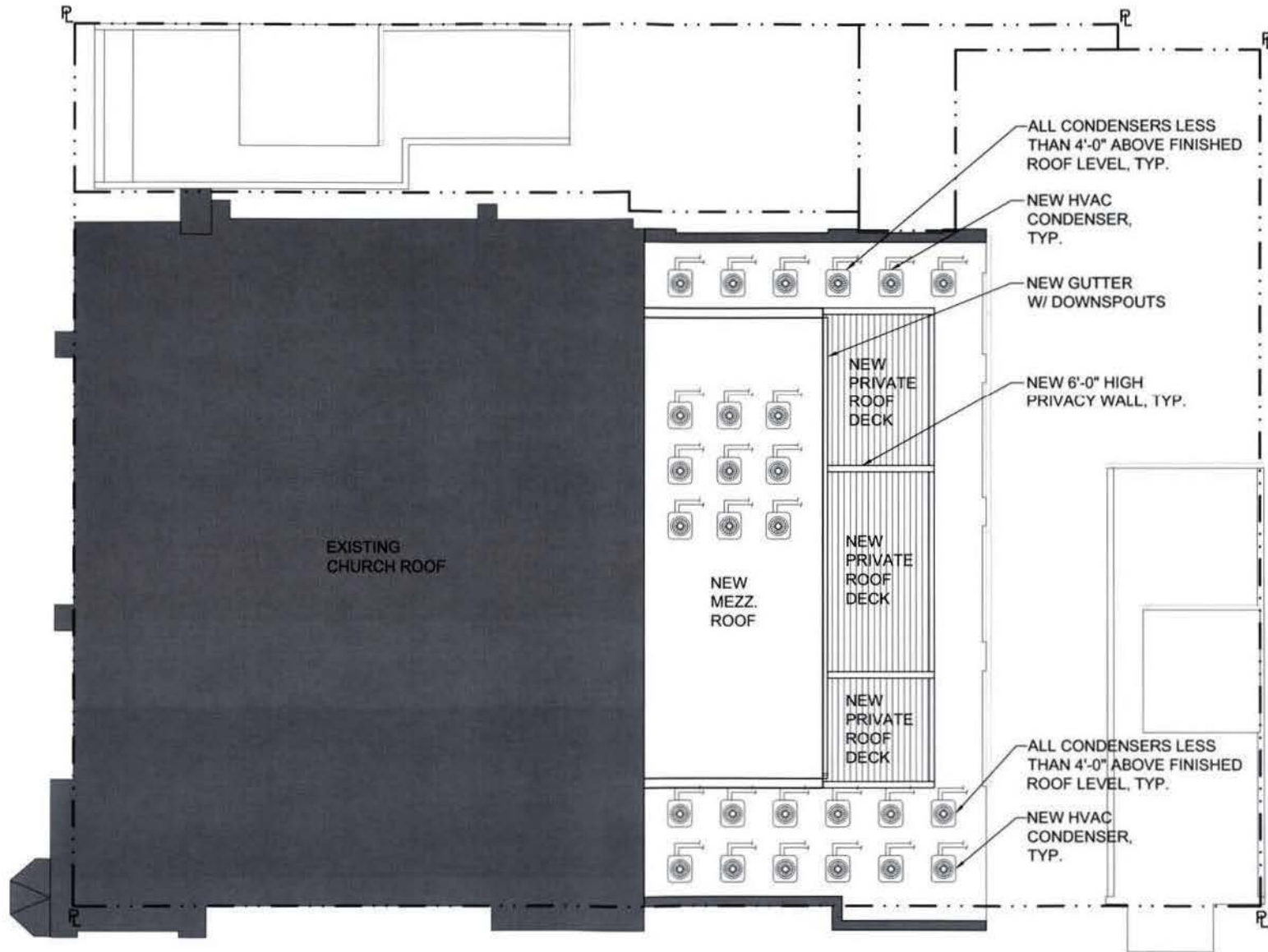
PROPOSED THIRD FLOOR PLAN + MEZZANINE + TOWER

3/32" = 1'-0"

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

819 D STREET, NE

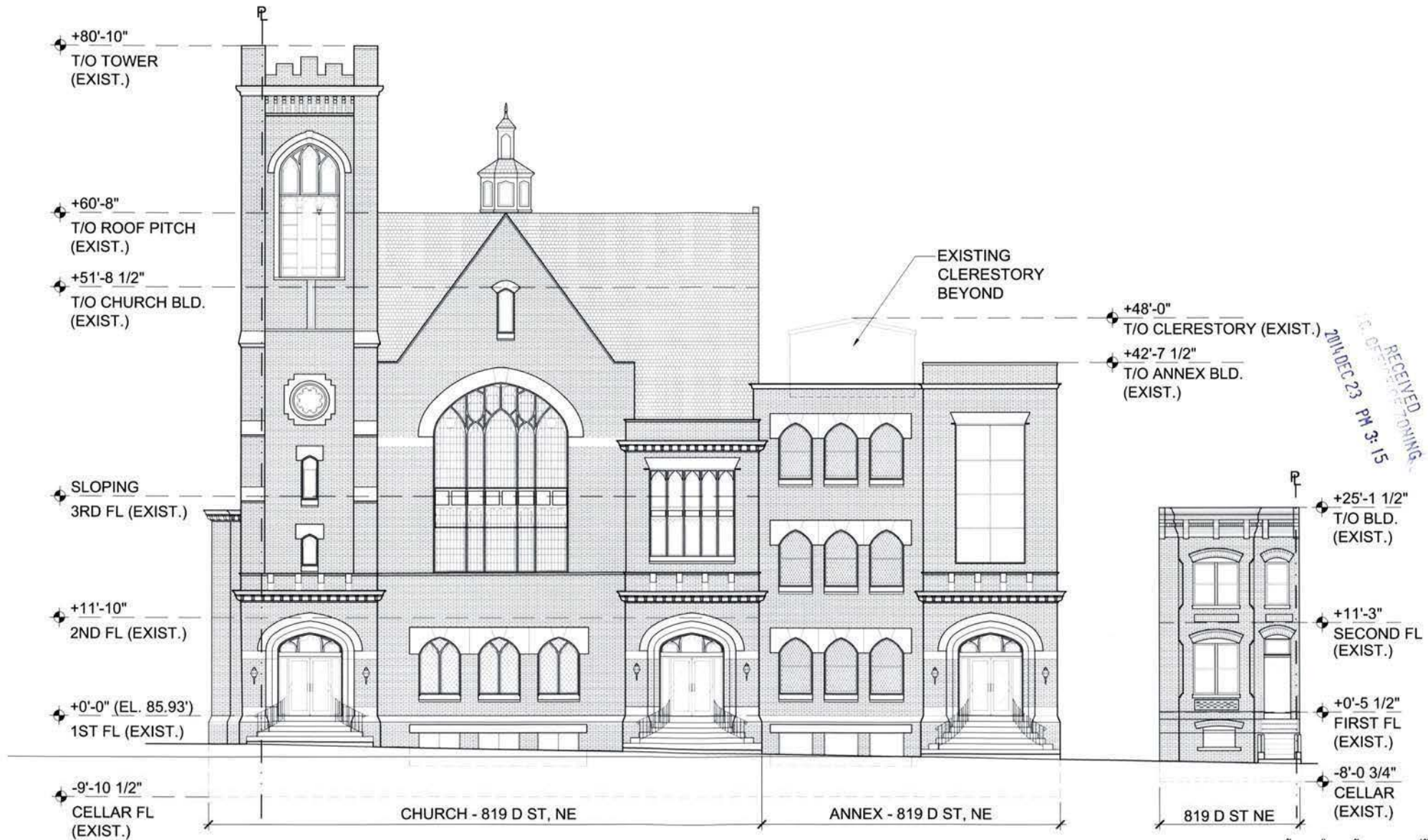
A14 Bonstra | Haresign
ARCHITECTS



RECEIVED
OFFICE OF ZONING
2014 DEC 23 PM 3:12


 EXISTING TO REMAIN
 NEW FAMED WALL
 NEW CONC. WALL

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



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

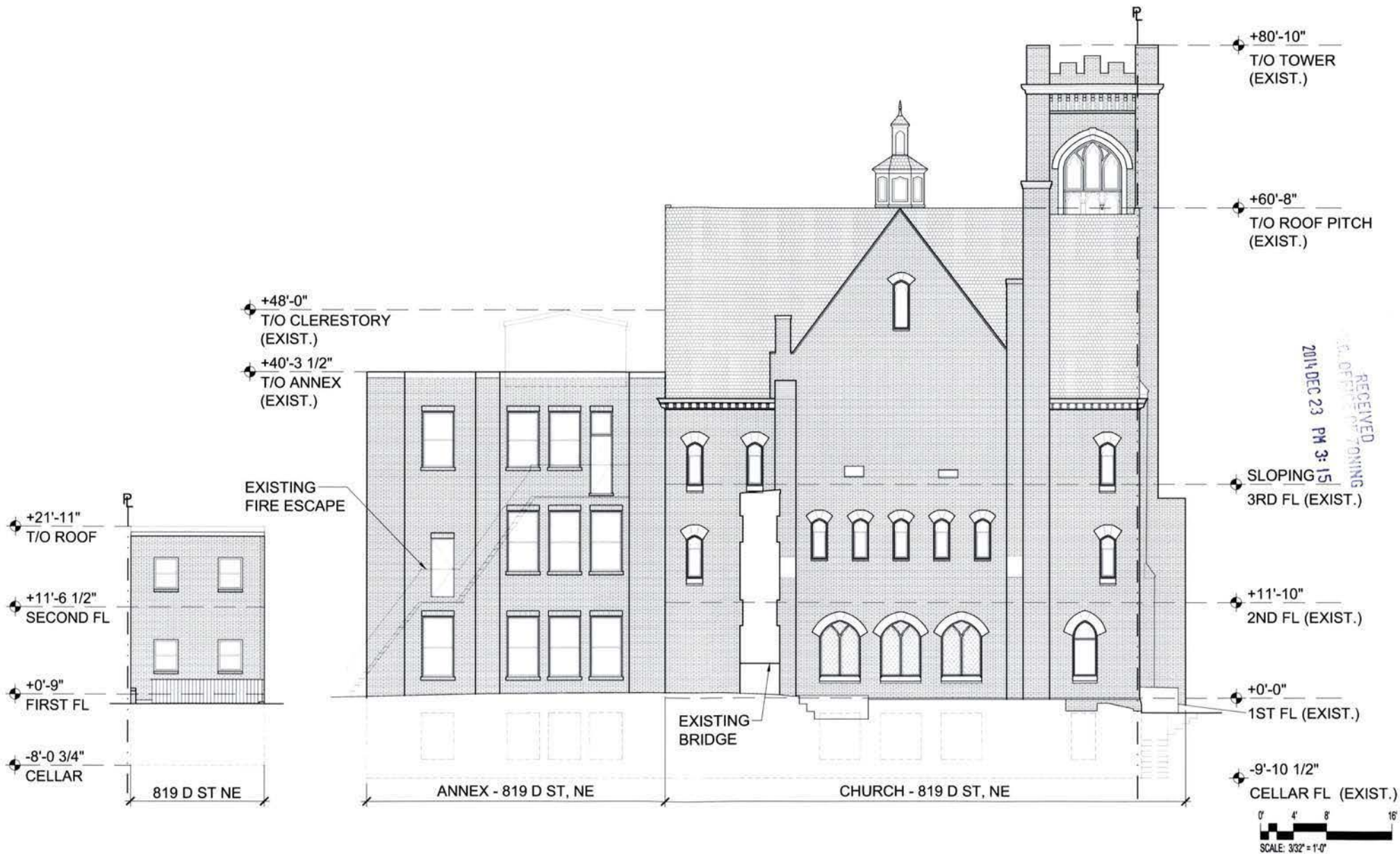
EXISTING NORTH ELEVATION

3/32" = 1'-0"

0' 4' 8' 16'
SCALE: 3/32" = 1'-0"

819 D STREET, NE

A16 Bonstra | Haresign
ARCHITECTS



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

EXISTING SOUTH ELEVATION

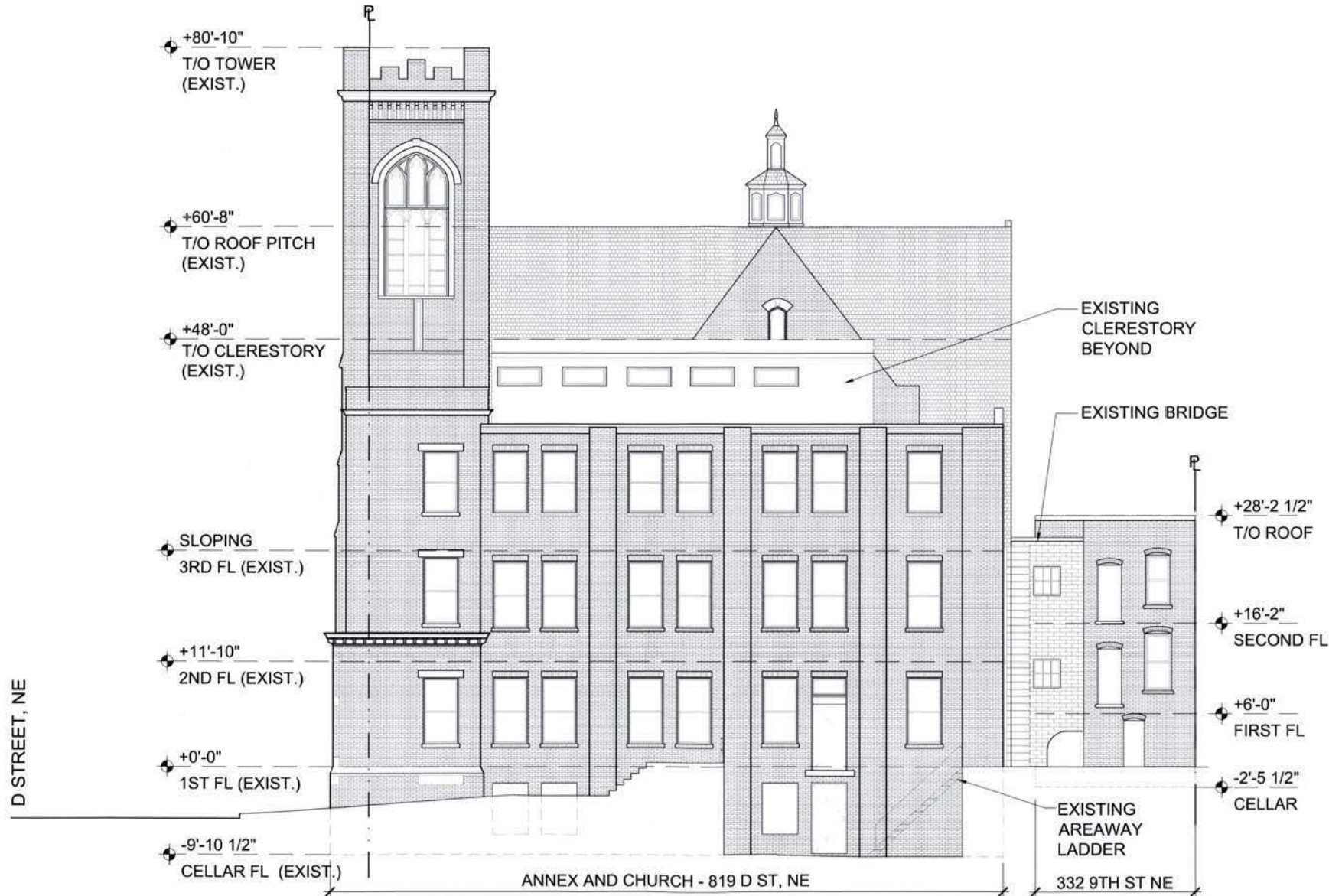
3/32" = 1'-0"

819 D STREET, NE

A17 Bonstra | Haresign
ARCHITECTS

RECEIVED
OFFICE OF PLANNING
2014 DEC 23 PM 3:15

RECEIVED
C.C. OFFICE OF ZONING
2014 DEC 23 PM 3:15



819D, LLC

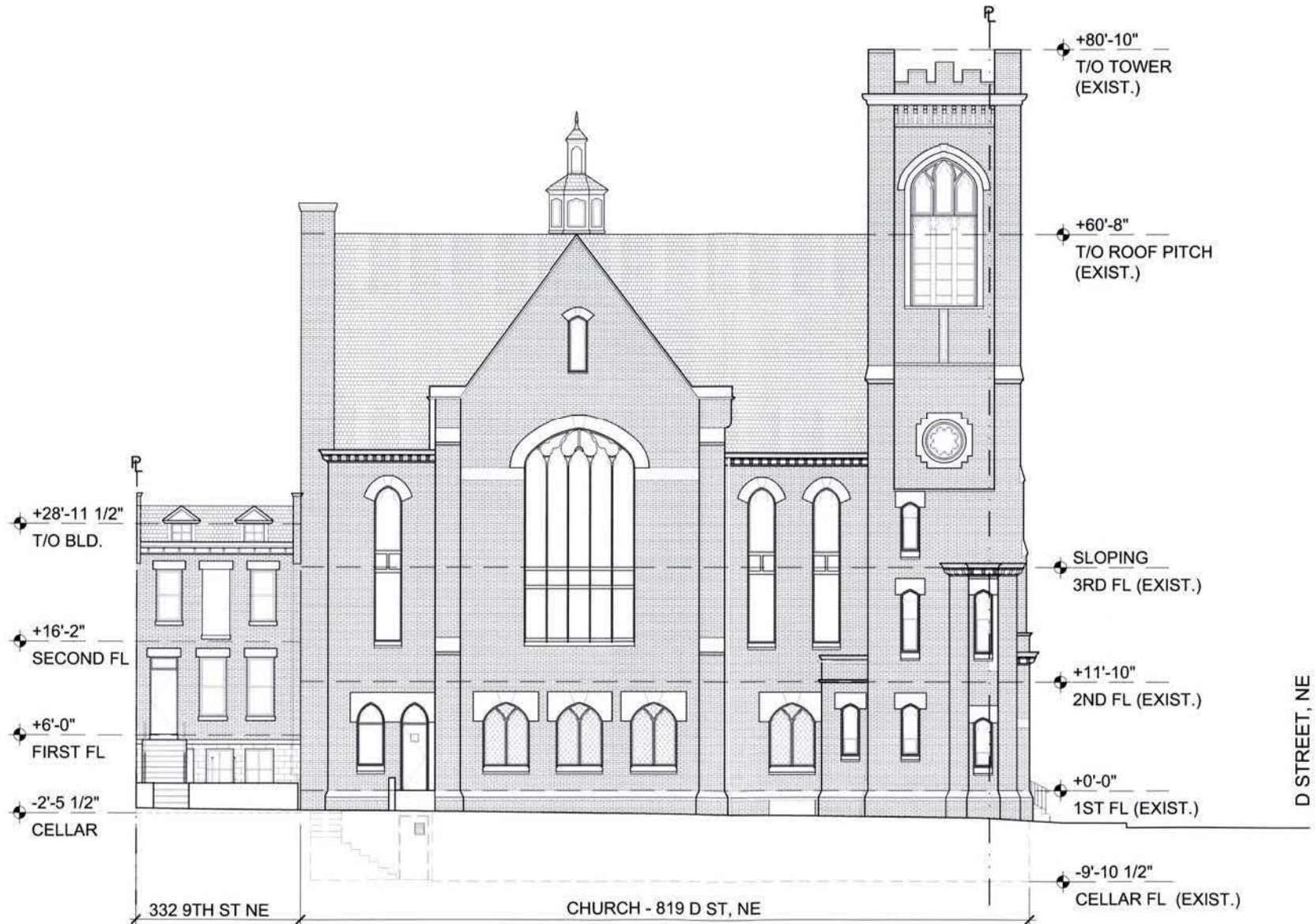
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

EXISTING WEST ELEVATION

3/32" = 1'-0"

819 D STREET, NE

A18 Bonstra | Haresign
ARCHITECTS



RECEIVED
OFFICE OF ZONING
2014 DEC 23 PM 3:15

0' 4' 8' 16'
SCALE: 3/32" = 1'-0"

819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

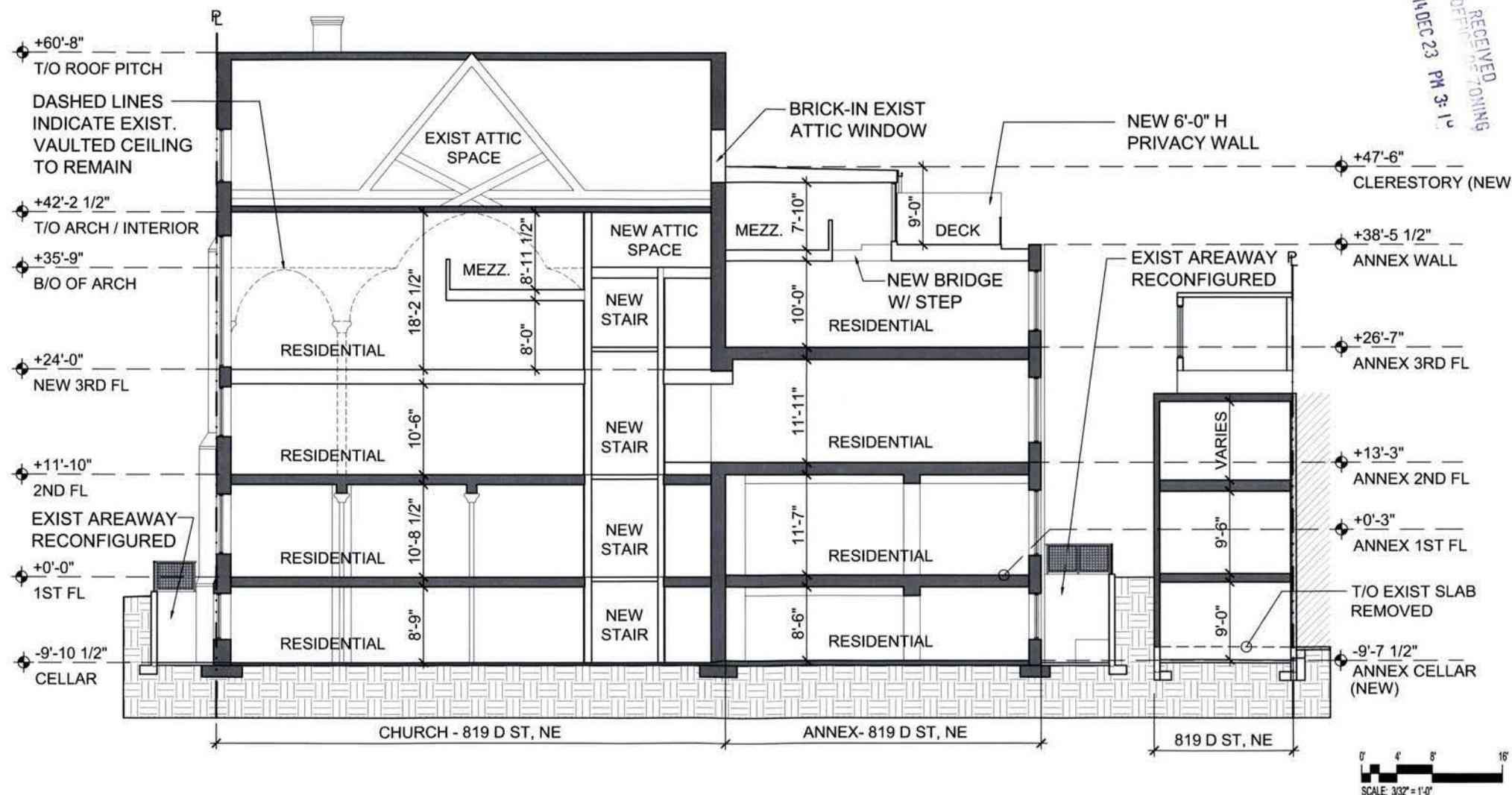
EXISTING EAST ELEVATION

3/32" = 1'-0"

819 D STREET, NE

A19 Bonstra | Haresign
ARCHITECTS

RECEIVED
U.S. OFFICE OF ZONING
2014 DEC 23 PM 3:12



819D, LLC

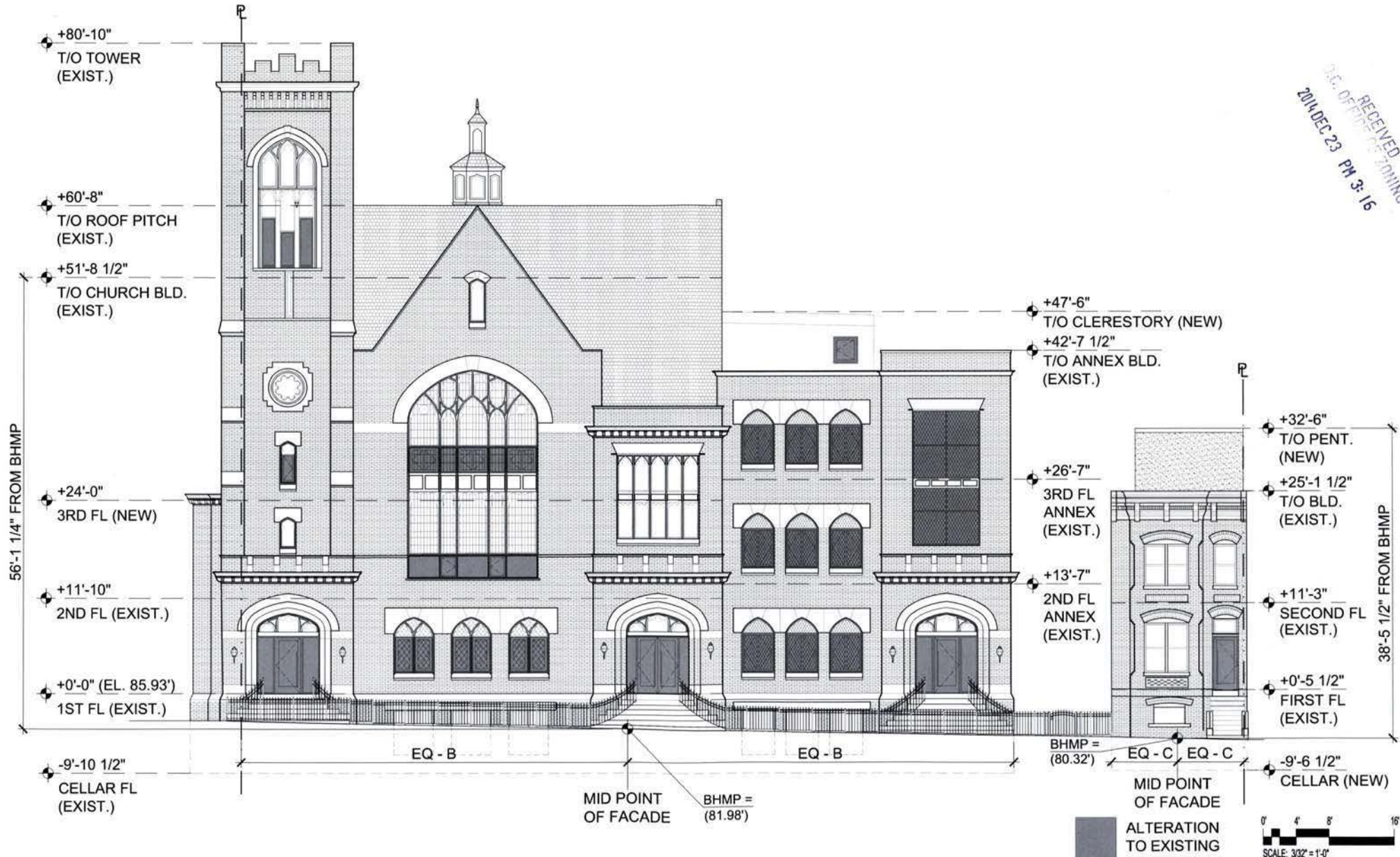
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

PROPOSED BUILDING SECTION

819 D STREET, NE

A20 Bonstra | Haresign
ARCHITECTS

RECEIVED
PLANNING DEPARTMENT
2014 DEC 23 PM 3:16



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

PROPOSED NORTH ELEVATION

3/32" = 1'-0"

A21

Bonstra | Haresign
ARCHITECTS

819 D STREET, NE

RECEIVED
PLANNING
DEC 23 PM 3:16



819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

PROPOSED SOUTH ELEVATION

3/32" = 1'-0"

819 D STREET, NE

A22 Bonstra | Haresign
ARCHITECTS

RECEIVED
O.C. OFFICE NOTING
2014 DEC 23 PM 3:16



819D, LLC

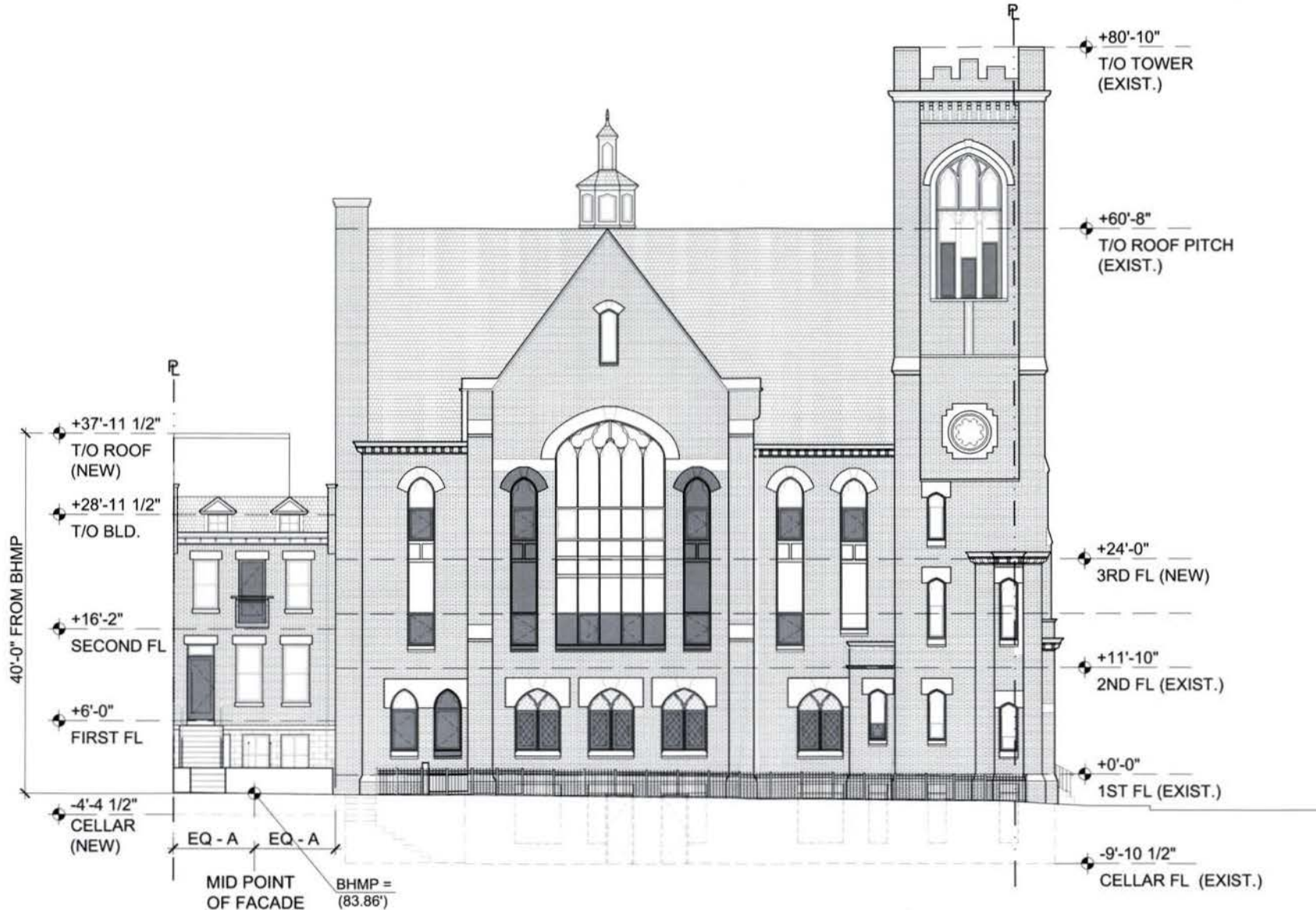
DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

PROPOSED WEST ELEVATION

3/32" = 1'-0"

819 D STREET, NE

A23 Bonstra | Haresign
ARCHITECTS



RECEIVED
J.C. OFFICE RE-OPENING
2014 DEC 23 PM 3:16

819D, LLC

DECEMBER 23, 2013 - BZA SUBMISSION
© 2013 - Bonstra | Haresign Architects

PROPOSED WEST ELEVATION

3/32" = 1'-0"

819 D STREET, NE

A24 Bonstra | Haresign
ARCHITECTS