

ZONING DATA

ZONE: C-2-A

LOTS: 0197

SQUARE: 0445

EXISTING USE: CELLAR: RETAIL
GROUND FLOOR: RETAIL
2ND FLOOR: MULTI FAMILY RESIDENTIAL

PROPOSED USE: CELLAR: RETAIL
GROUND FLOOR: RETAIL
2ND FLOOR: RESIDENTIAL/ OFFICE
3RD FLOOR: RESIDENTIAL

EXISTING SITE AREA: 2,552 SQ. FT.

NO. OF STORIES: 2 STORIES (EXISTING) +
1 STORY (NEW)

EXISTING PARKING: 0 PARKING SPACES

PROPOSED PARKING: 0 PARKING SPACES

REQUIRED PARKING: 0 PARKING SPACES
(PARKING CREDIT OF 8 SPACES
PURSUANT TO SECTION 2100.4)

NEIGHBORHOOD BIRD'S EYE VIEW



LIST OF DRAWINGS

C-1	COVER SHEET	A-1	CELLAR FLOOR PLAN
C-2	ZONING ANALYSIS	A-2	GROUND FLOOR PLAN
C-3	EXISTING CIVIL PLAN	A-3	2ND FLOOR PLAN
EX-1	EXIST. CELLAR FLOOR PLAN	A-4	THIRD FLOOR PLAN
EX-2	EXIST. GROUND FLOOR PLAN	A-5	ROOF PLAN
EX-3	EXIST. 2ND FLOOR PLAN	A-6	NORTH ELEVATION - Q STREET
EX-4	EXIST. Q STREET ELEVATION	A-7	WEST ELEVATION - 7TH STREET
EX-5	EXIST. 7TH STREET ELEVATION		

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18762
EXHIBIT NO. 8

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COVER SHEET

1547 7th Street, NW
Board of Zoning Adjustment
District of Columbia
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CASE NO. 18762
EXHIBIT NO. 8

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**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**

FORM 135 - ZONING SELF-CERTIFICATION

Project Address(es): **1547 7th Street, NW** Square: **0445** Lot(s): **0197** Zone District(s): **C-2-A**

Single Member Advisory Neighborhood Commission District(s): **BE02**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought: ☐ §103.2 - Use Variance ☒ §103.2 - Area Variance ☒ §104.1 - Special Exception

Pursuant to Subsections: **772.1 ; 774.1 ; 776.5 ; 2001.3 ; 411.11**

Pursuant to 11 DCMR §2113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;

(2) the agent is currently in good standing and adheres to the rules of professional conduct in the District of Columbia; and

(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

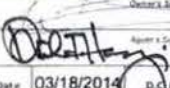
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination pursuant to the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BOA) does not constitute a finding that the relief sought is the relief required to obtain such permit, contribution or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal the permit, certificate, or determination on the grounds that approvable of zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BOA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both (D.C. Official Code § 22-2405).

Owner's Signature:  Agent's Signature: 

Date: **03/18/2014** D.C. Bar No.: **0000000000** Architect Registration No.: **ARC100589**

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Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §2113.2, this application is:

☐ Accepted for filing.

☐ Referred to the Office of the Zoning Administrator within DCRA for determination of proper zoning relief requested.

☐ Rejected for failure to comply with the provisions of: ☐ 11 DCMR §2113.2 or ☐ 11 DCMR - Zoning Regulations.

Signature: _____ Date: _____

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted:

1. All self-certification applications shall be submitted to the Office of Zoning. All construction forms must be submitted to the Office of Zoning and Building and Fire Department for review and approval. All information shall be filled in by the applicant. If additional space is required, non-removable sheets of 8 1/2" x 11" paper to complete the form.

2. Complete the self-certification form for each project area. Provide this form with the form 135 - Application for Variance/Special Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200, Washington, D.C. 20003. All applications must be submitted before a BOA meeting.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE (Deviation/Percent)
Lot Area (sq. ft.)	2,552 SF	--	--	NO CHANGE	--
Lot Width (ft. to the lot line)	44 FT	--	--	NO CHANGE	--
Lot Occupancy (building area/lot area)	96%	--	60%	NO CHANGE	--
Floor Area Ratio (FAR) (floor area/lot area)	1.9	N/A	2.5 (*)	2.5	--
Parking Spaces (minimum)	0	7 (**)	NA	NONE	--
Loading Berths (minimum and one in five)	NONE	NA	--	NONE	--
Front Yard (ft. to the lot line)	--	--	--	--	--
Rear Yard (ft. to the lot line)	NONE	15'-0"	--	NONE	15'-0"
Side Yard (ft. to the lot line)	--	--	--	--	--
Court, Open (width by depth in ft.)	--	--	--	--	--
Court, Closed (width by depth in ft.)	10'-6"x17'-4"	350SF (***)	NA	10'-6"x17'-4"	--
Height (ft. to the lot line)	29'-0"	--	50'-0"	40'-2"	--

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, Washington, D.C. 20003
(202) 727-6515 • (202) 727-6912 fax • www.dca.dc.gov • dca@dca.gov

* DCMR-771.2 FAR
RESIDENTIAL USE: 2.5
OTHER PERMITTED USE: 1.5
MAXIMUM PERMITTED: 2.5

** DCMR-2101.1 PARKING
1 SPACE FOR EACH 300SF OVER INITIAL 3,000SF FOR RETAIL, 1 FOR EACH 2 DWELLING UNITS

*** DCMR-776 COURT
WHERE A COURT IS PROVIDED FOR A BUILDING OR PORTION OF A BUILDING DEVOTED TO RESIDENTIAL USES, AT ANY ELEVATION IN THE COURT, THE WIDTH OF COURT SHALL BE A MINIMUM OF FOUR INCHES PER FOOT, OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF COURT BE LESS THAN 15 FEET.
MINIMUM AREA OF CLOSED COURT: 350 SF
EXISTING WIDTH: 10'-6" X 17'-4"
EXISTING AREA: 188.4 SF
PROPOSED WIDTH: 10'-6" X 17'-4"
PROPOSED AREA: 188.4 SF

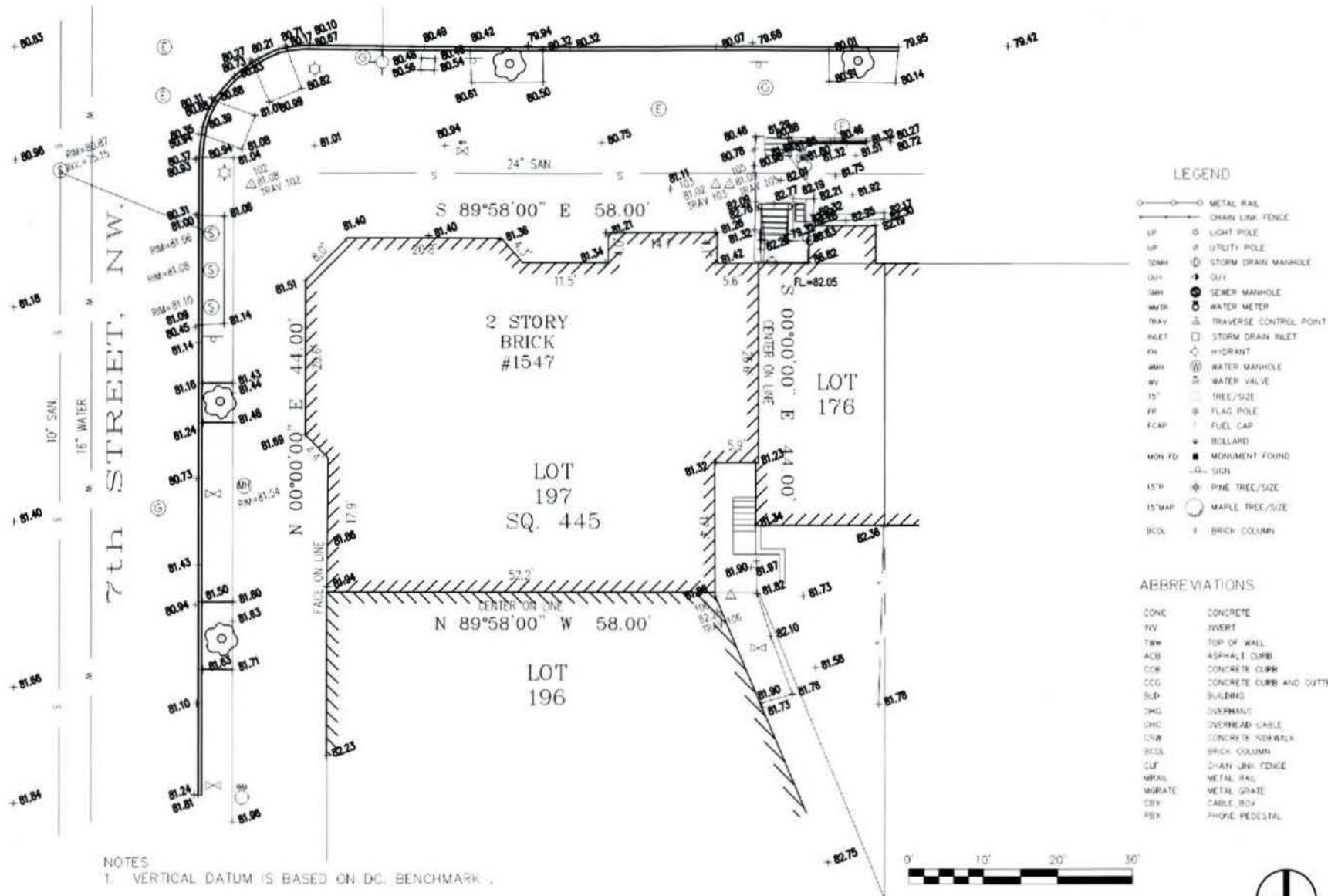
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ZONING ANALYSIS

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EXISTING CIVIL PLAN

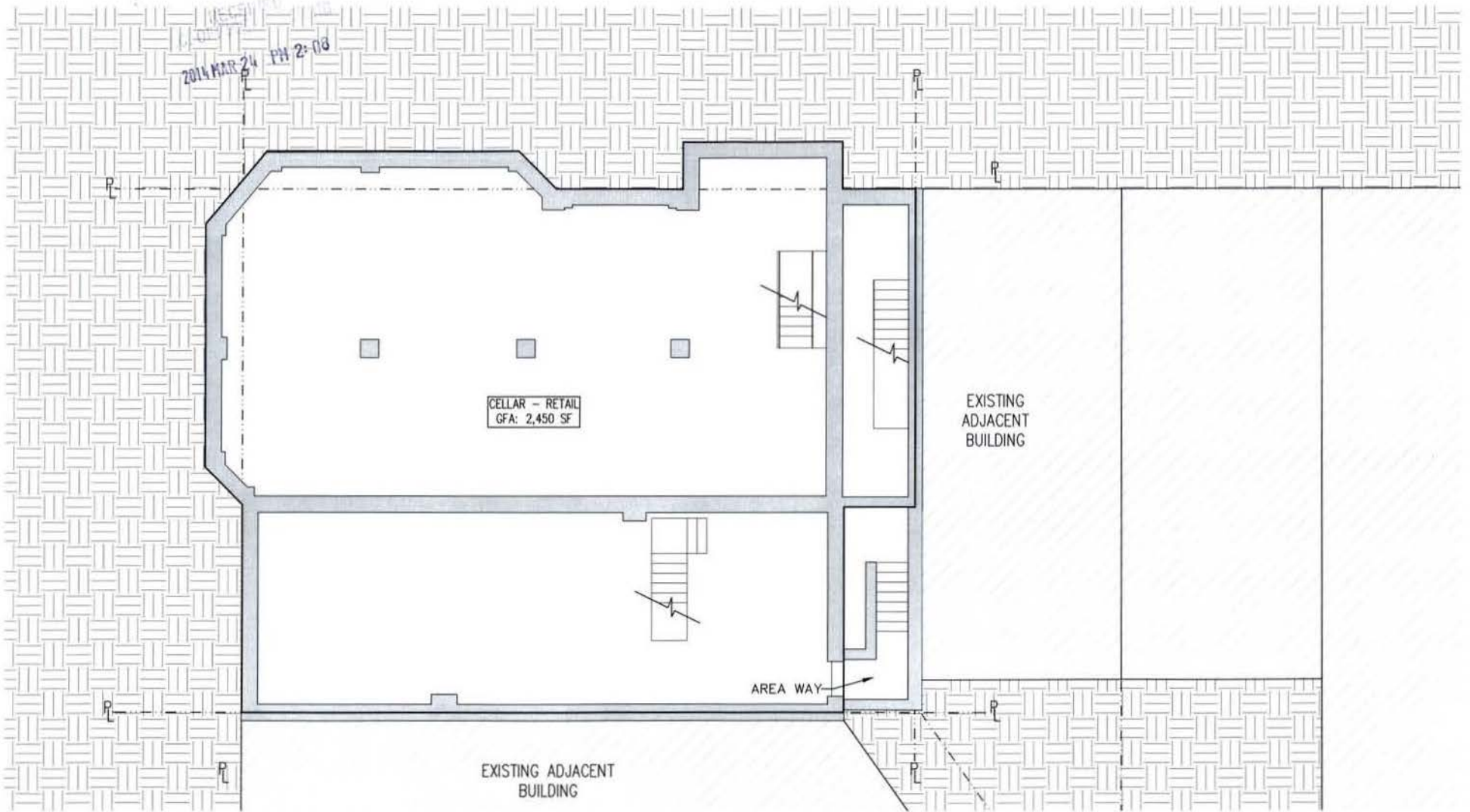
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C-3

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EXIST. CELLAR FLOOR PLAN

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1/8" = 1'-0"

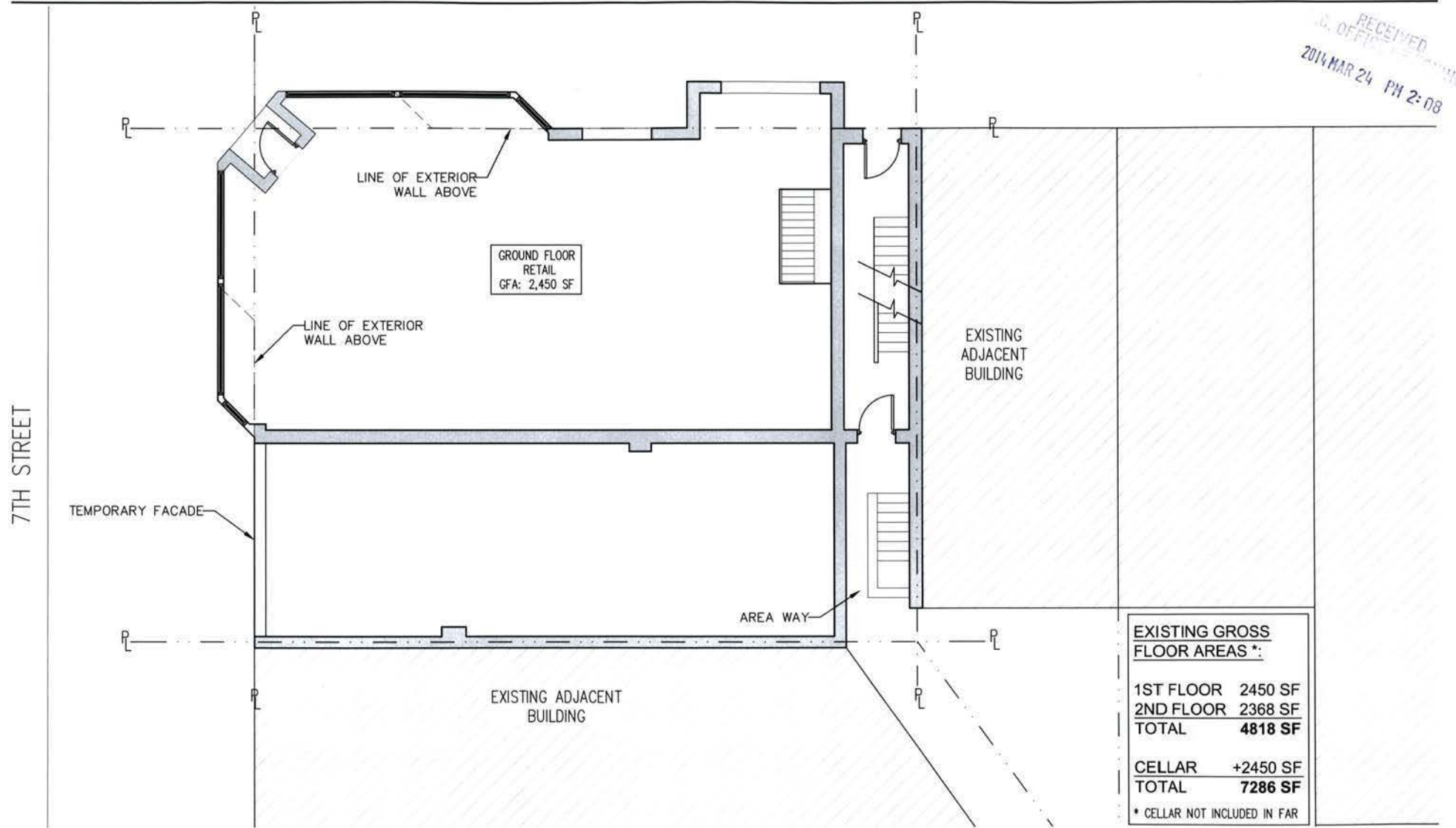


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EXIST. GROUND FLOOR PLAN

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7TH STREET

TEMPORARY FACADE

2ND FLOOR
RESIDENTIAL
GFA: 2,368 SF

EXISTING
ADJACENT
BUILDING

ROOF BELOW
COURT
188.4SF

17'-4"
EXIST. COURT WIDTH

10'-6"
EXISTING

EXISTING ADJACENT
BUILDING

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EXIST. 2ND FLOOR PLAN

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1/8" = 1'-0"



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EX-3

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EXIST. Q STREET ELEVATION

1/8" = 1'-0"



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Q STREET



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EXIST. 7TH STREET ELEVATION

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1/8" = 1'-0"

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CELLAR - RETAIL
GFA: 2,164 SF

CELLAR - UTILITIES
GFA: 286 SF

WATER SERVICE

ELEC RM

UP

PARTIAL LOW HEAD HEIGHT

EXISTING ADJACENT BUILDING

OPENING IN EXISTING MASONRY WALL TBD IN CONJUNCTION W/ RESTAURANT DESIGN

MASONRY PIERS IN EXISTING MASONRY WALL, FINAL LOCATION TBD IN CONJUNCTION W/ RESTAURANT DESIGN

EXISTING CELLAR AREAWAY INFILL (104 SQ.FT.)

EXISTING ADJACENT BUILDING

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CELLAR FLOOR PLAN

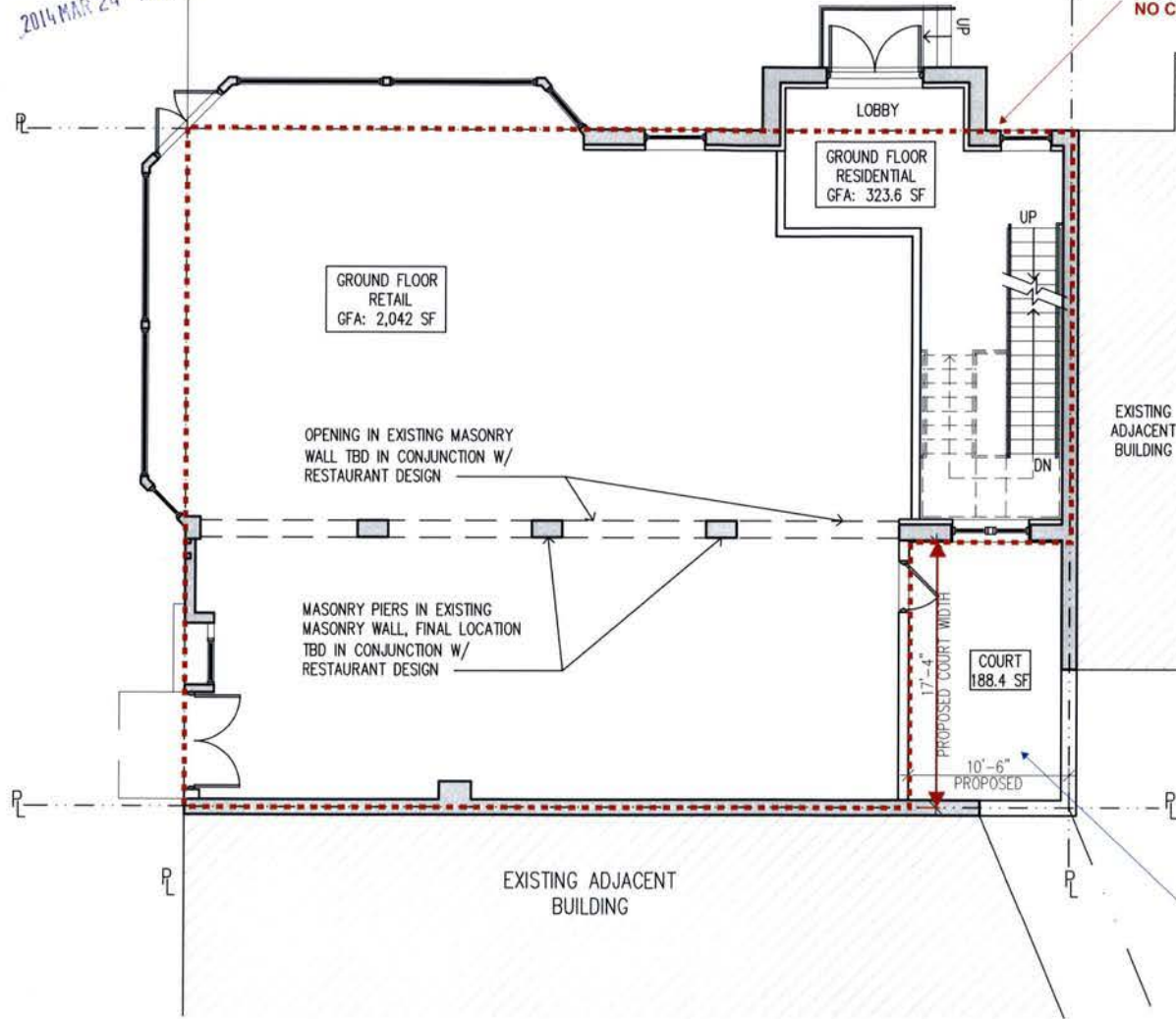
$$1/8'' = 1'-0''$$

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7TH STREET



LOT OCCUPANCY ALLOWED = 60%
(DCMR-772.1)
EXIST. LOT OCCUPANCY = 96%
PROP. LOT OCCUPANCY = 96%
NO CHANGES PROPOSED.

ALLOWABLE FAR
BUILDING AREA *:
1.5 = 3828 SF
(1.5 X 2552 SF)
FOR NON-RESIDENTIAL

2.5 = 6380 SF
(2.5 X 2552 SF)
FOR RESIDENTIAL USE

2.5 MAXIMUM
PERMITTED

PROPOSED GROSS
FLOOR AREAS:

NON- RESIDENTIAL
1ST FLOOR 2042 SF

RESIDENTIAL
1ST FLOOR 323.6 SF
2ND FLOOR 2365.6 SF
3RD FLOOR 1600 SF
TOTAL 4289.2 SF

CELLAR + 2554 SF
TOTAL 8885.2 SF

* CELLAR NOT INCLUDED IN FAR

COURT WIDTH MIN PER HEIGHT
REQUIRED = 16'-0" (DCMR-776.3)
EXIST. COURTH WIDTH = 17'-4"
PROP. COURT WIDTH = 17'-4"
NO CHANGES PROPOSED.



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GROUND FLOOR PLAN

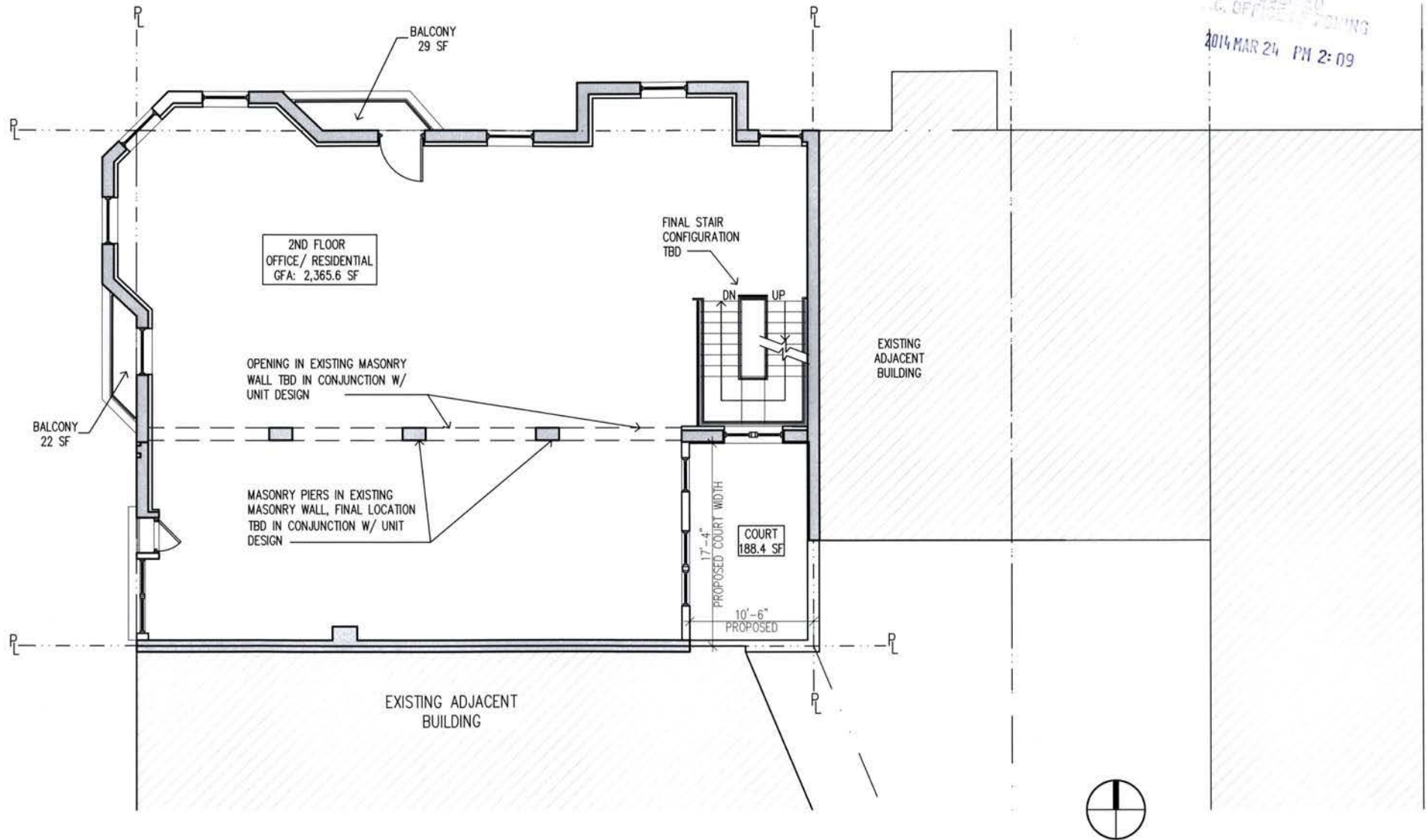
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SECOND FLOOR PLAN

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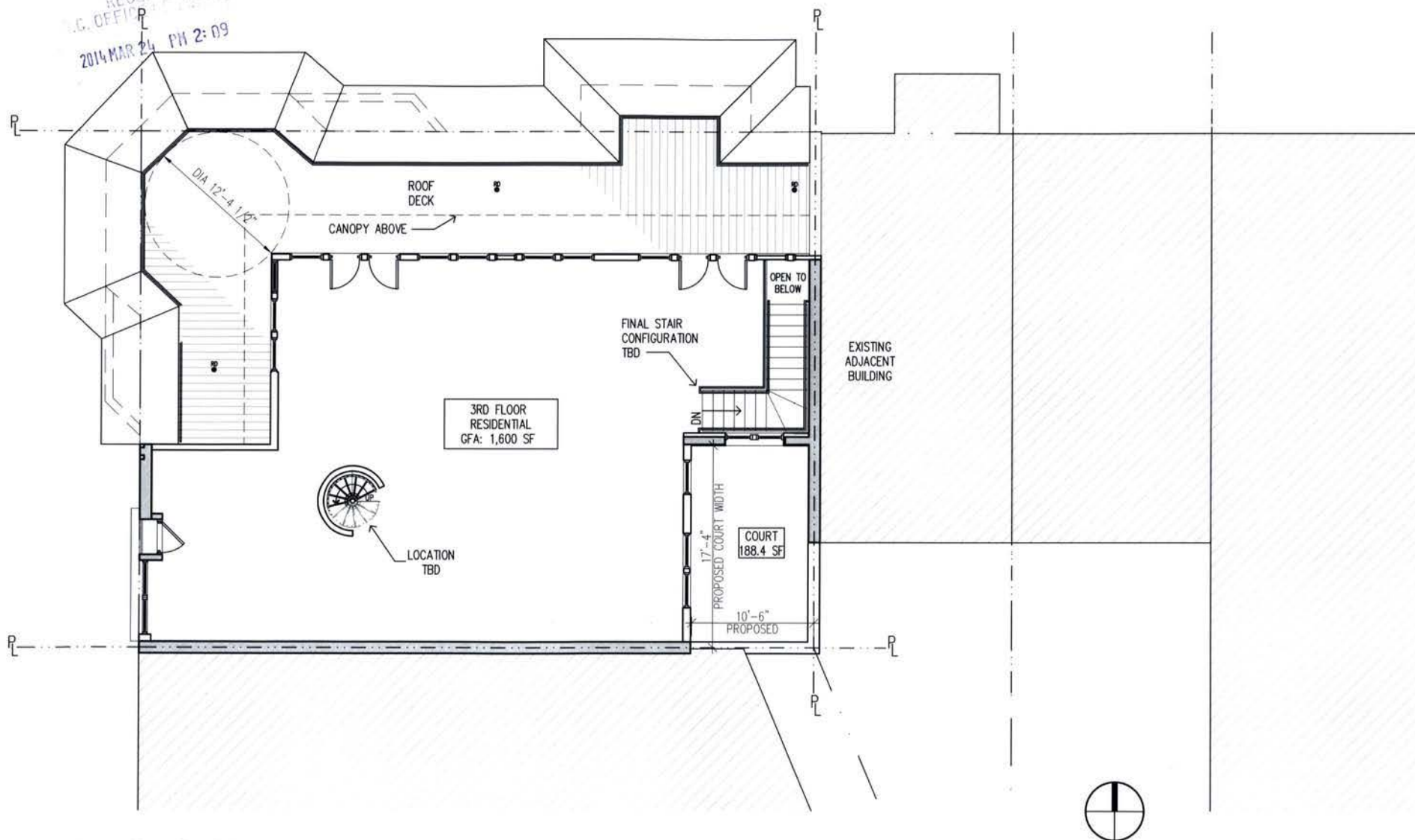
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1/8" = 1'-0"

A-3

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THIRD FLOOR PLAN

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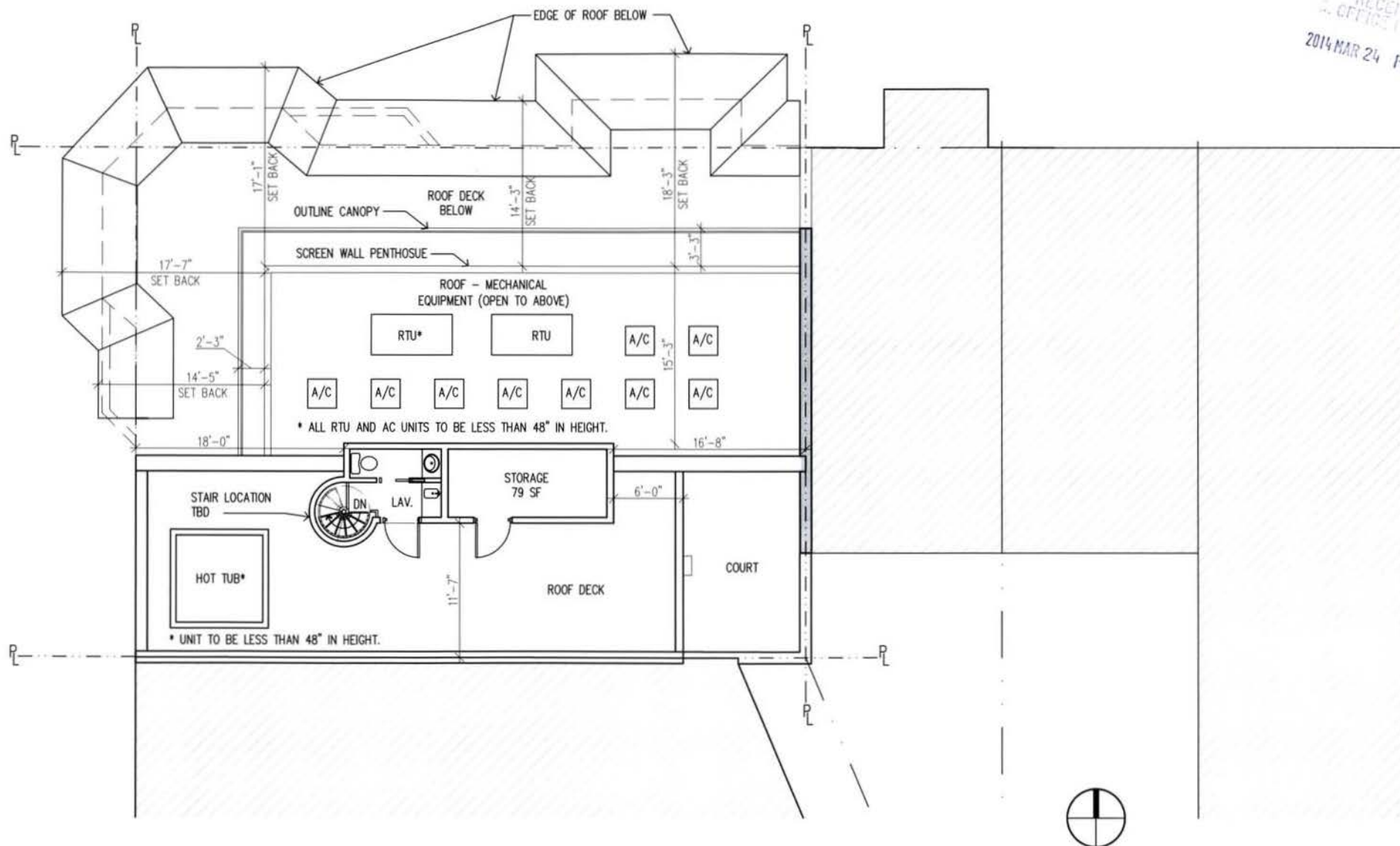
1/8" = 1'-0"

1547 7th Street, NW

A-4

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ROOF PLAN

1/8" = 1'-0"

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NORTH ELEVATION - Q STREET

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1/8" = 1'-0"

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WEST ELEVATION - 7TH STREET

1/8" = 1'-0"

1547 7th Street, NW

A-7

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