

BZA Application #19705

Madison Investments, LLC

2114-2116 14th Street NW; 2124 14th Street NW; 2118 14th Street NW; 1400 W Street NW; 1403 V Street NW

Presented by:

Meridith H. Moldenhauer
Cozen O'Connor



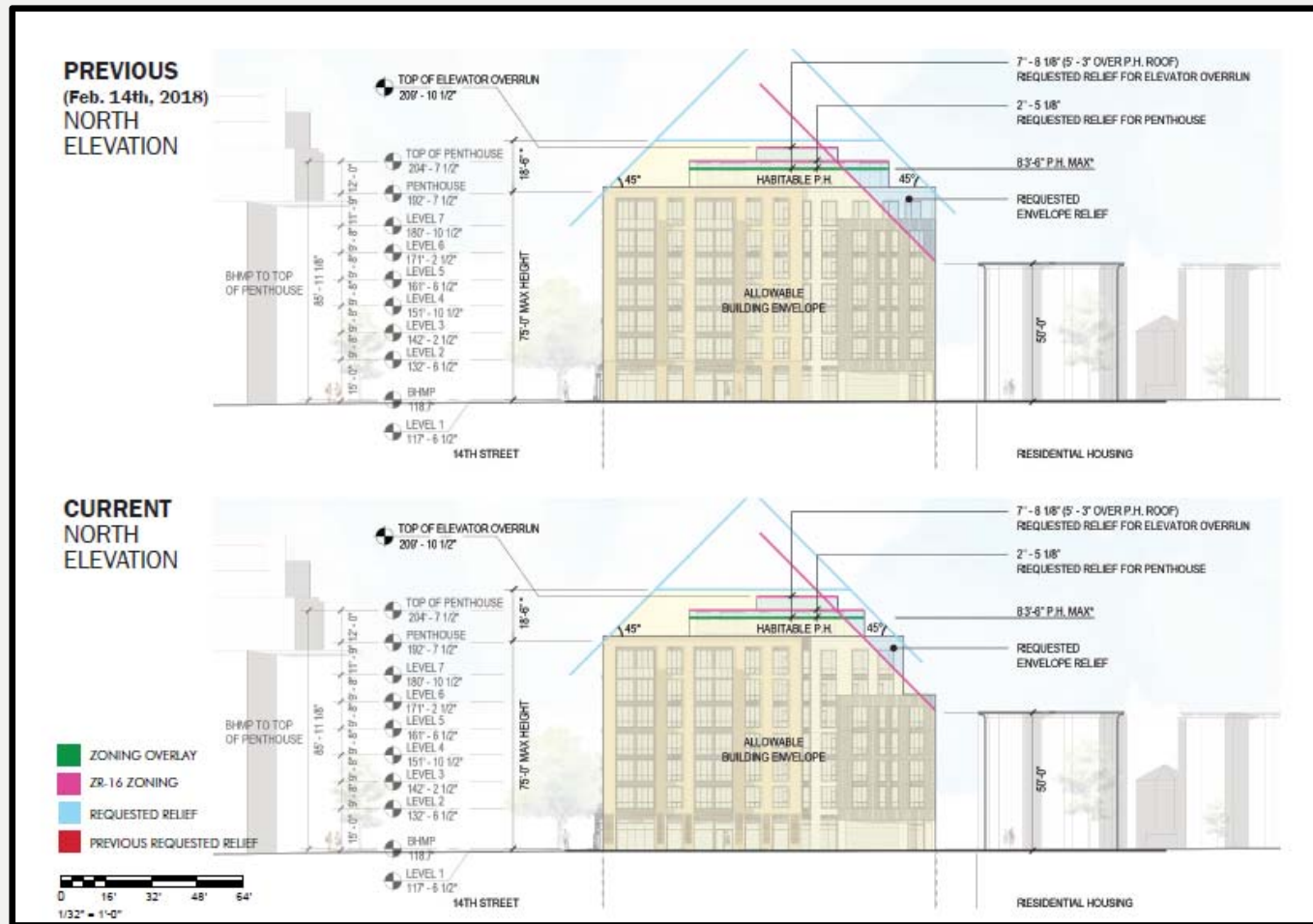
Case Updates

- Applicant revised plans to reduce relief from “45-degree plane” required by Subtitle K § 803.3(b)
- On March 9, 2018, Applicant presented revised plans to the Office of Planning and Office of Planning now supports relief from Subtitle K § 803.3(b)
 - Supplemental report at Ex. No. 85
- On April 5, 2018, ANC 1B revised its original report to support relief from Subtitle K § 803.3(b)
 - ANC 1B also voted to support proposed W Street curb cut
 - Hearing before Public Space Committee on April 26, 2018
- No party in opposition – Board denied request of LDP during initial hearing

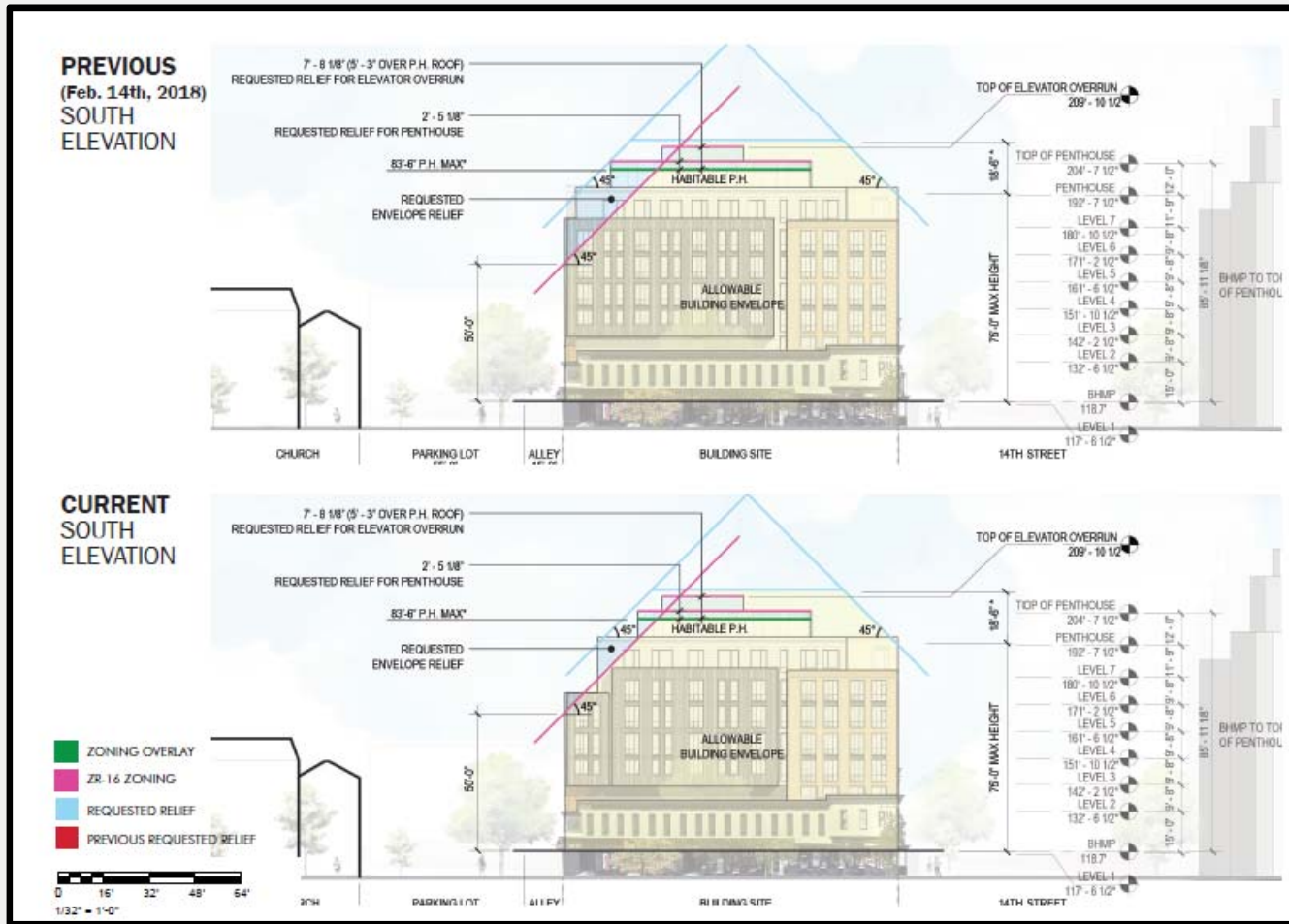
Historic Preservation

- On March 22, 2018, Applicant presented plans to HPRB
 - HPRB requested limited revisions
 - Applicant continues to work with HPO staff on those revisions
- Next HPRB hearing on May 24, 2018

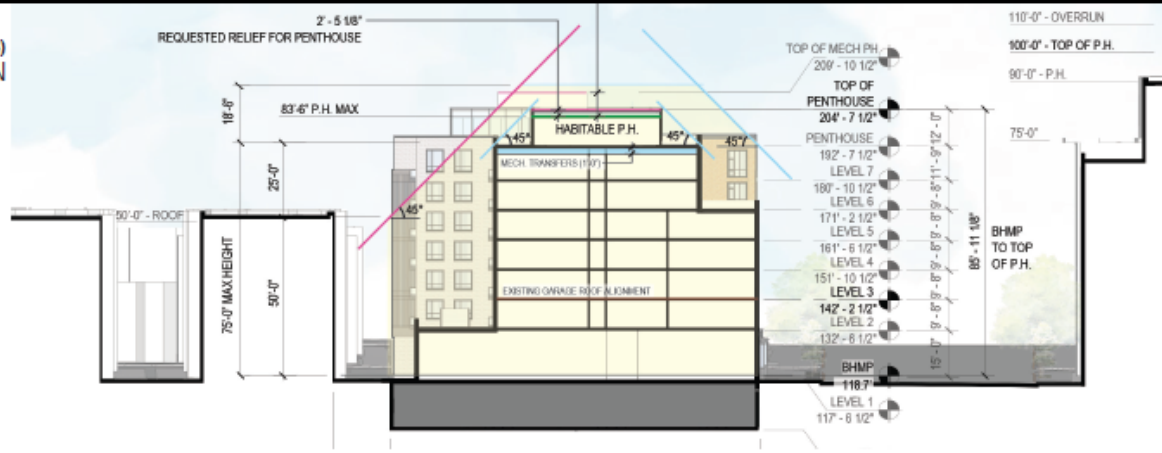
Reduced 45-Degree Plane Relief – North Elevation



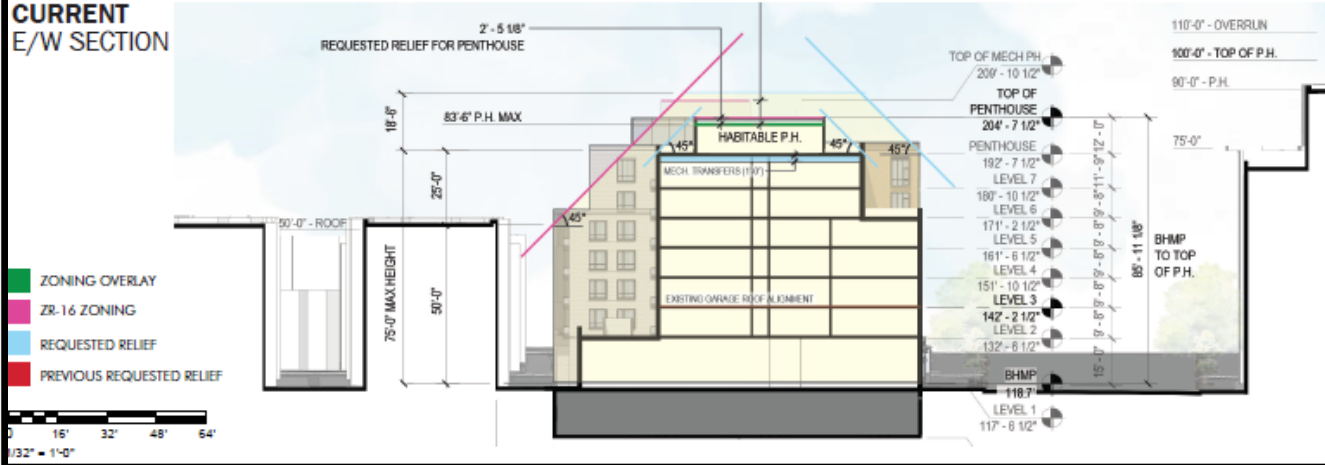
Reduced 45-Degree Plane Relief – South Elevation



PREVIOUS
(Feb. 14th, 2018)
E/W SECTION



CURRENT
E/W SECTION



Updated Design – Project Character



Updated Design – Project Character



Updated Design – Project Character



Updated Design – Project Character



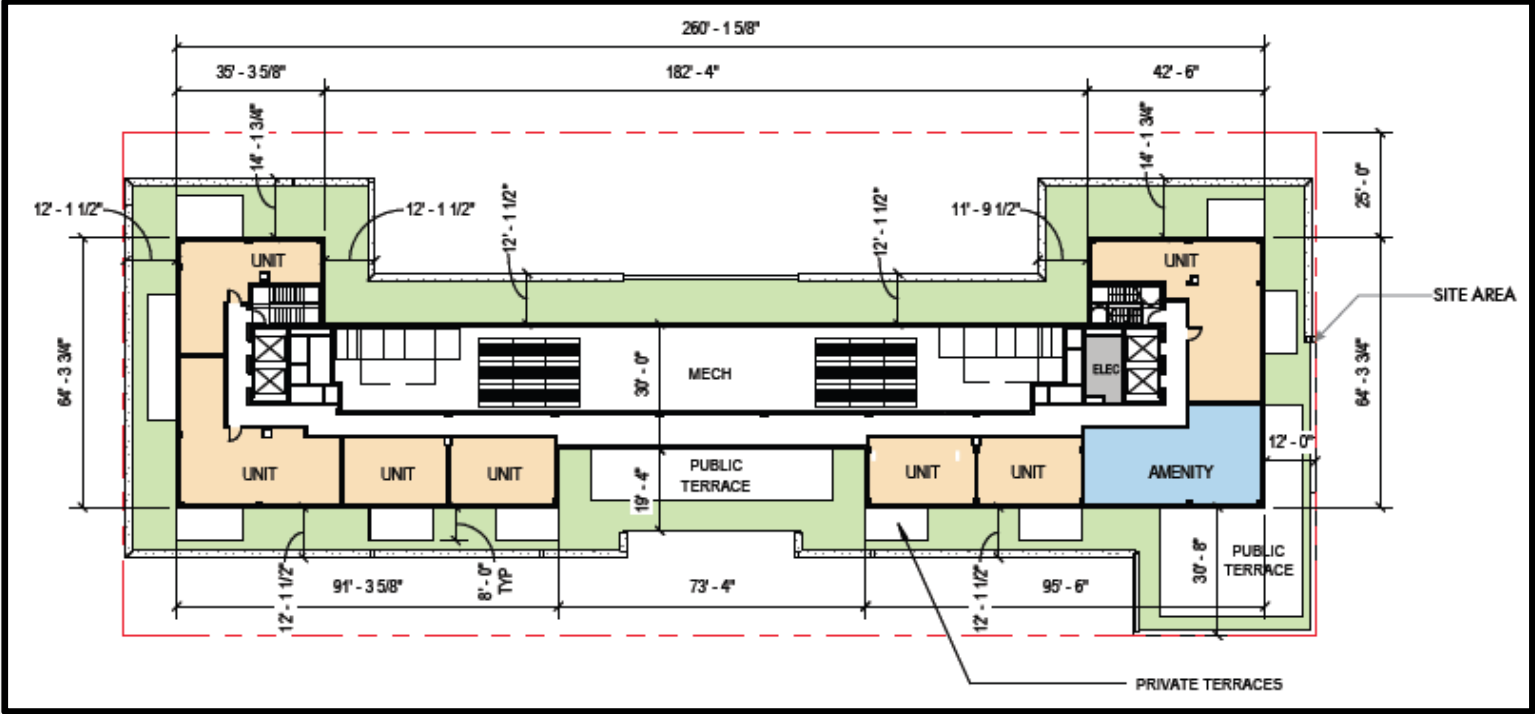
Updated Floor Plan – Level 6



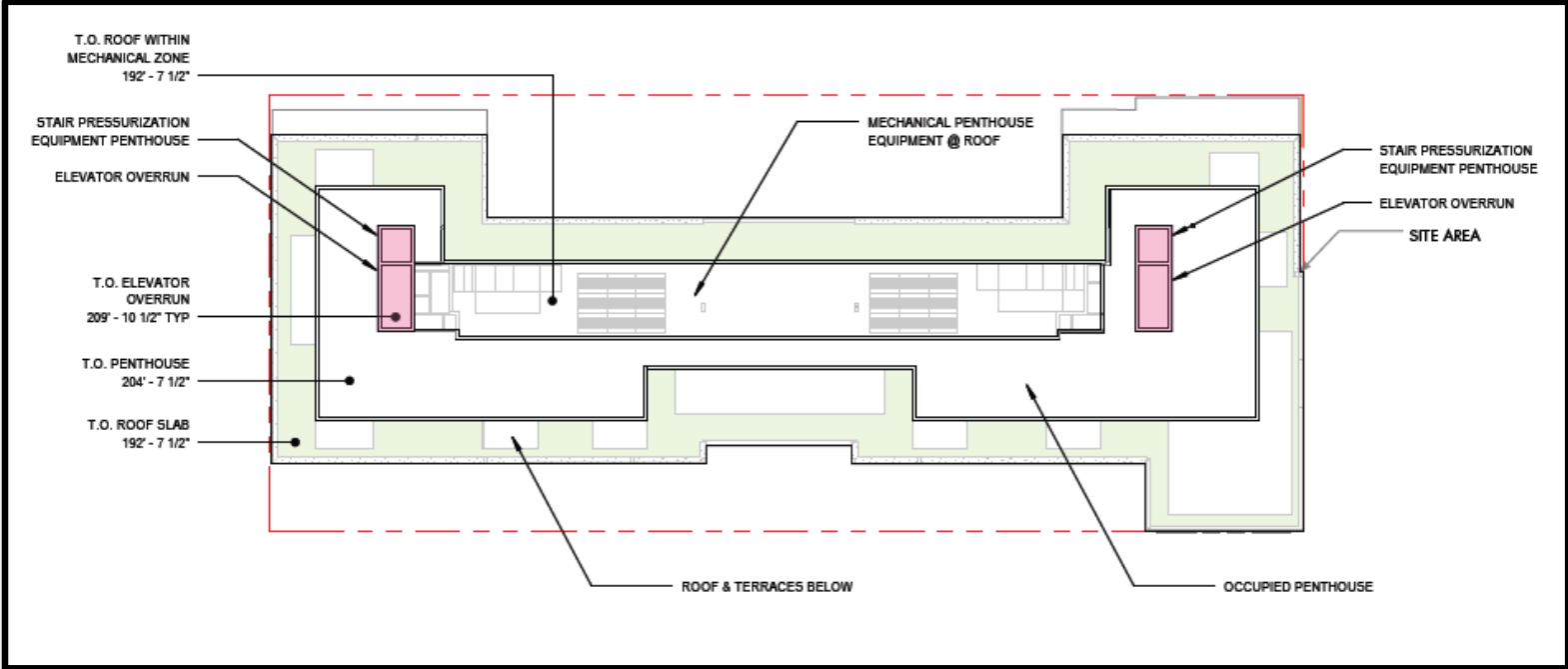
Updated Floor Plan – Level 7



Updated Floor Plan – Penthouse Level



Updated Floor Plan – Penthouse Second Level



Updated Design – Alley Elevation



Updated Design – North Elevation



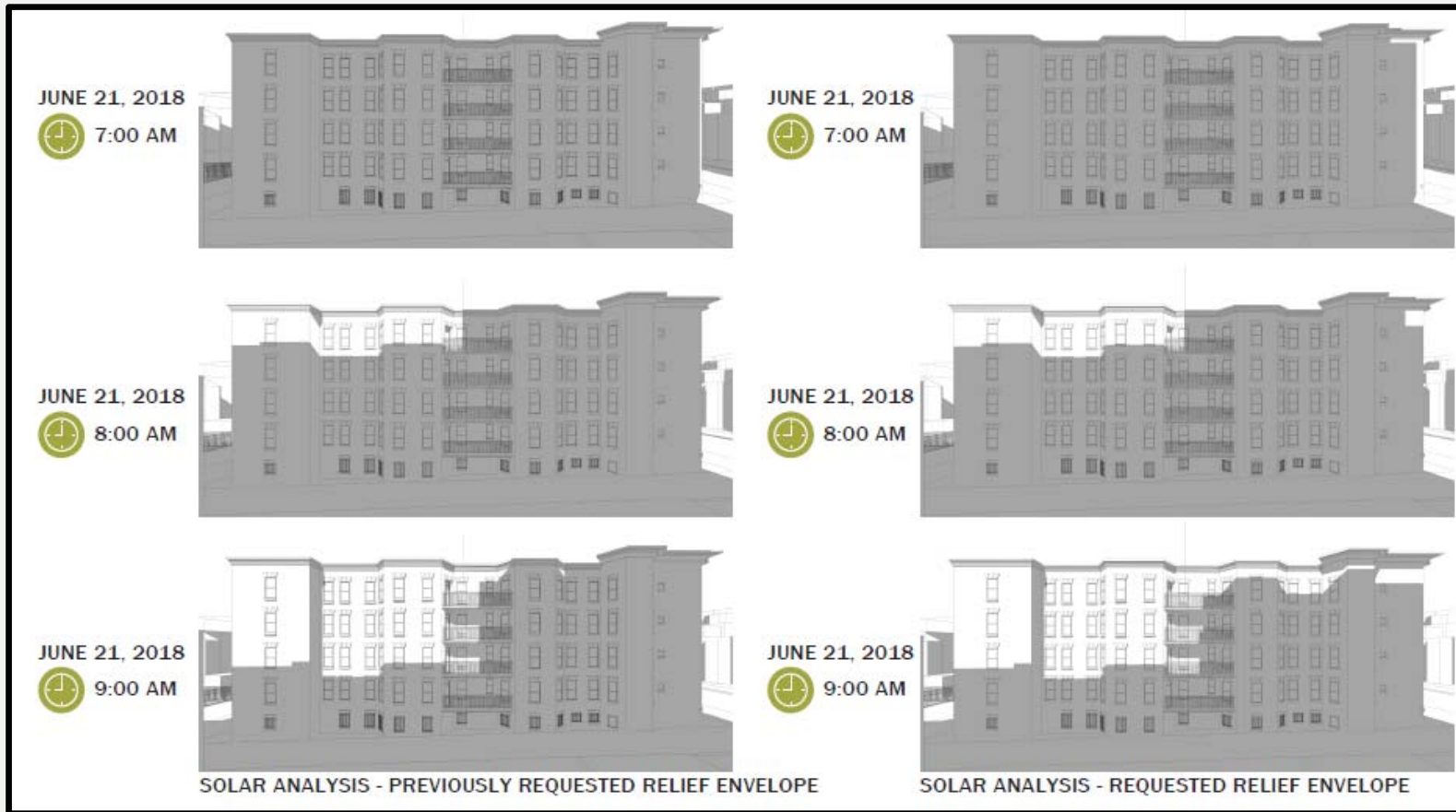
Updated Design – South Elevation



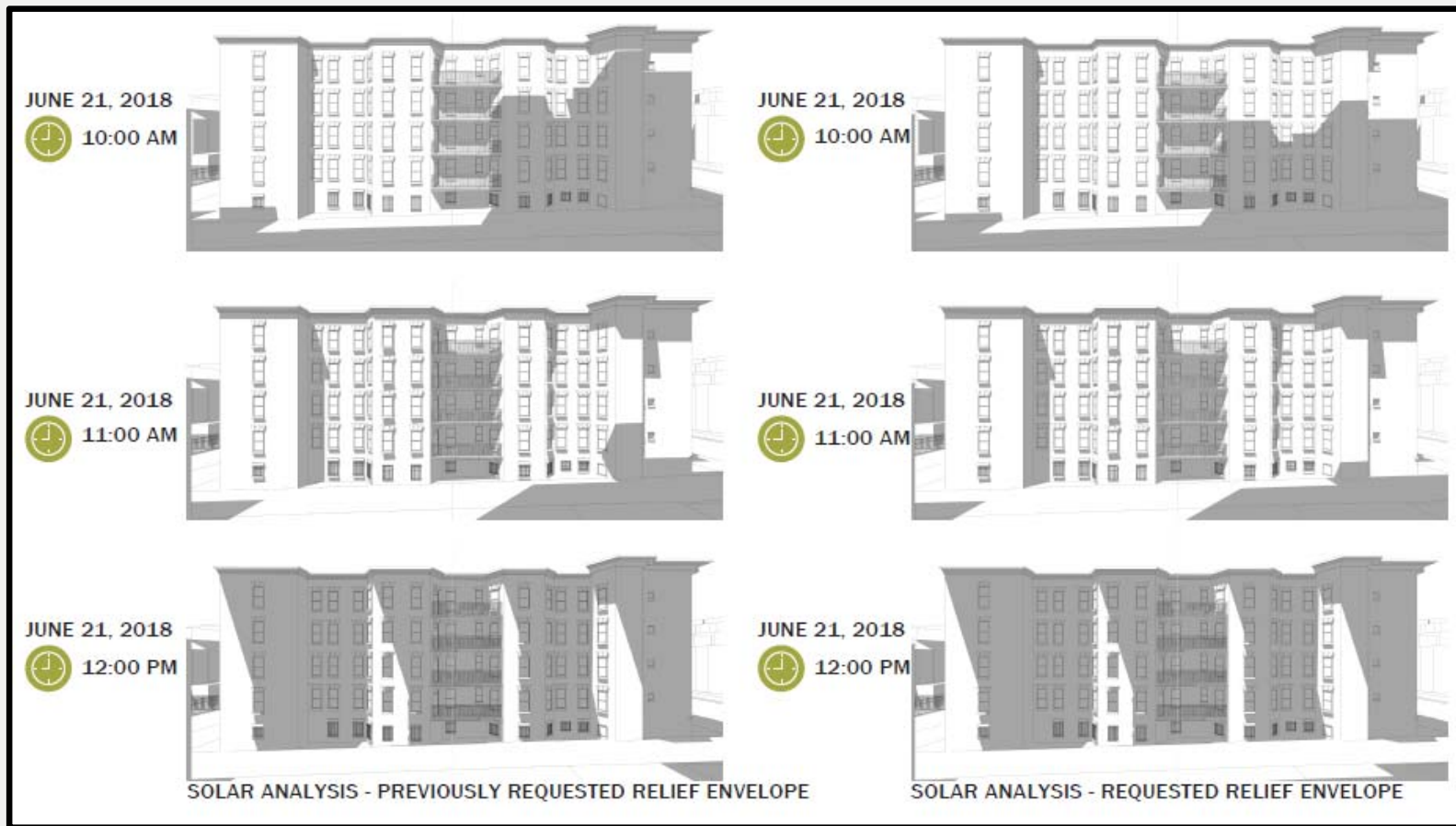
Revised Solar Analysis - June



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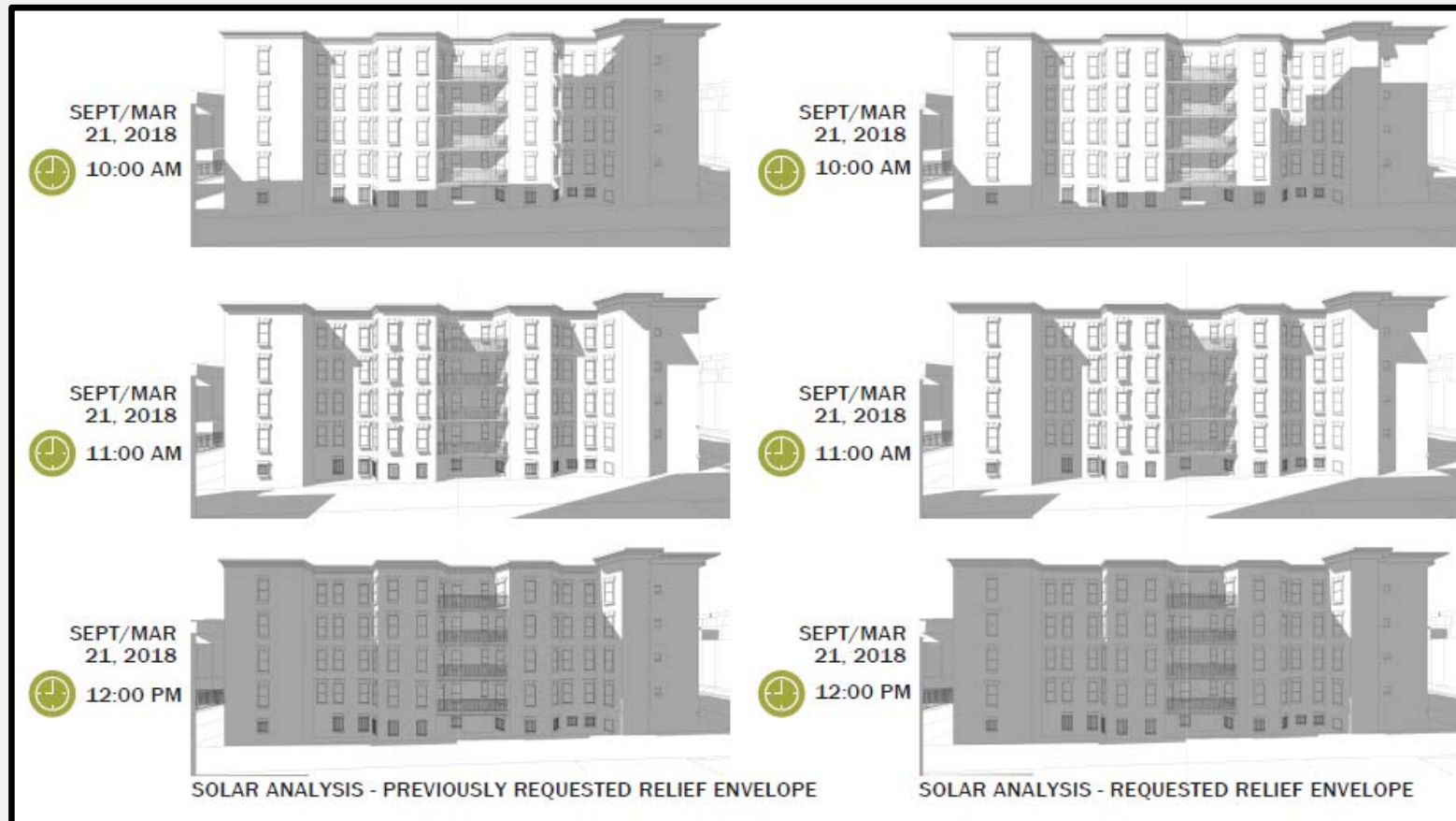
Revised Solar Analysis – September/March



Revised Solar Analysis – September/March



Revised Solar Analysis – September/March



Proposed Conditions of Approval

- The Applicant may vary the vehicular parking spaces by +/- 5 spaces from the proposed 70 spaces.
- The Applicant has flexibility to vary the location of proposed curb cut and driveway access to parking level pursuant to pending Public Space Committee application. The Applicant may revise the interior floorplan of the ground floor and parking level to adjust the driveway access, if necessary.
- The Applicant has flexibility to vary architectural design features of building in accord with design approved by Historic Preservation Review Board.