

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use

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February 8, 2016

via IZIS

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 19177- Updated Plans and Plat

Dear Chairperson Heath and Members of the Board:

Enclosed are Updated Plans and a Plat for the Property located at 615 Upshur Street NW, and Form 150 requesting leave to file the Updated Plans. These revisions were made in response to concerns by the community. The Applicant had a meeting on Thursday, February 4th, presenting these plans. We ask that the Board please accept the plat and revisions.

Sincerely,



Alexandra Garcia

Board of Zoning Adjustment
District of Columbia
CASE NO.19177
EXHIBIT NO.30



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.:

19177

Motion of:

☒ Applicant

☐ Petitioner

☐ Appellant

☐ Party

☐ Intervenor

☐ Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Request for Leave to File Revised Plat and Plans

Points and Authorities:

Please state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form.

These revisions were made in response to concerns by the community.

The Applicant had a meeting on Thursday, February 4th, presenting these plans.

We ask that the Board please accept the plat and revisions.

CERTIFICATE OF SERVICE

I hereby certify that on this

08

day of

February

M

,

20

01

16

Y

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via:

☐ Mailed letter

☐ Hand delivery

☐ E-Mail

☒ Other

IZIS

Signature:

Print Name:

Alexandra Garcia

Address:

1990 M Street NW, Suite 200, Washington DC 20036

Phone No.:

202-503-1700

E-Mail:

AGarcia@SullivanBarros.com

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 22, 2015

Plat for Building Permit of: SQUARE 3226 LOT 73

Scale: 1 inch = 20 feet

Recorded in Book 55 Page 88

Receipt No. 15-05673

Furnished to: RAMY ALI

Surveyor, D.C.

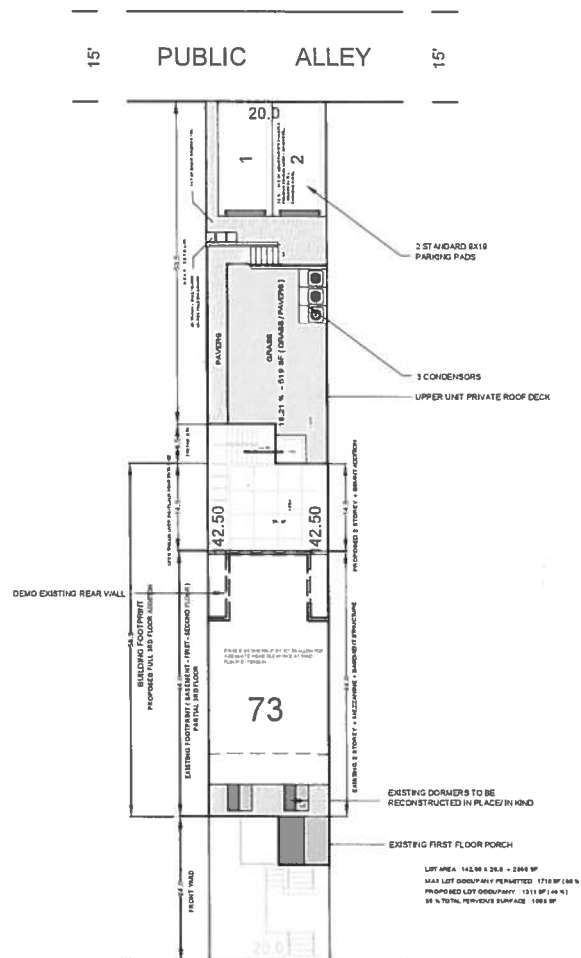
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



UPSHUR STREET, N.W.

DESIGN PACKAGE - BZA APPLICATION

SINGLE FAMILY DWELLING CONVERSION TO
3 UNIT APARTMENT BUILDING



615 UPSHUR ST. NW



PROJECT DEVELOPER | REDWOOD VENTURE L.L.C.

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT 40' ZONE: R50

RAM DESIGN LLC 1290 G STREET NW SUITE 800 WASHINGTON D.C. 20004 | 202 461 9976 | 202 412 6474 | RAMDESIGNARCHITECTS.COM



POROUS PAVING GRID

ZONING ANALYSIS - FEASIBILITY STUDY

RAM DESIGN

1200 G STREET NW, SUITE 600 WASHINGTON D.C. 20005
202.613.0476 | 703.405.9976

PROPERTY ADDRESS 615 UPSHUR ST. NW

ZONING DISTRICT	RM-1	NOBS	
SQUARE	3226		
LOT #	73		
LOT AREA	2850		
LOT WIDTH	20'		
LOT DEPTH	142.5		
REAR SB	48'	MIN. 20'	
SIDE SB	0		
LOT OCCUPANCY	46%	1307 SF	
FAR	NA		
PARKING	2	ONSITE	
NUMBER OF FLOORS	3	3 + CELLAR	
BUILDING HEIGHT	35'		
NUMBER OF UNITS	3		

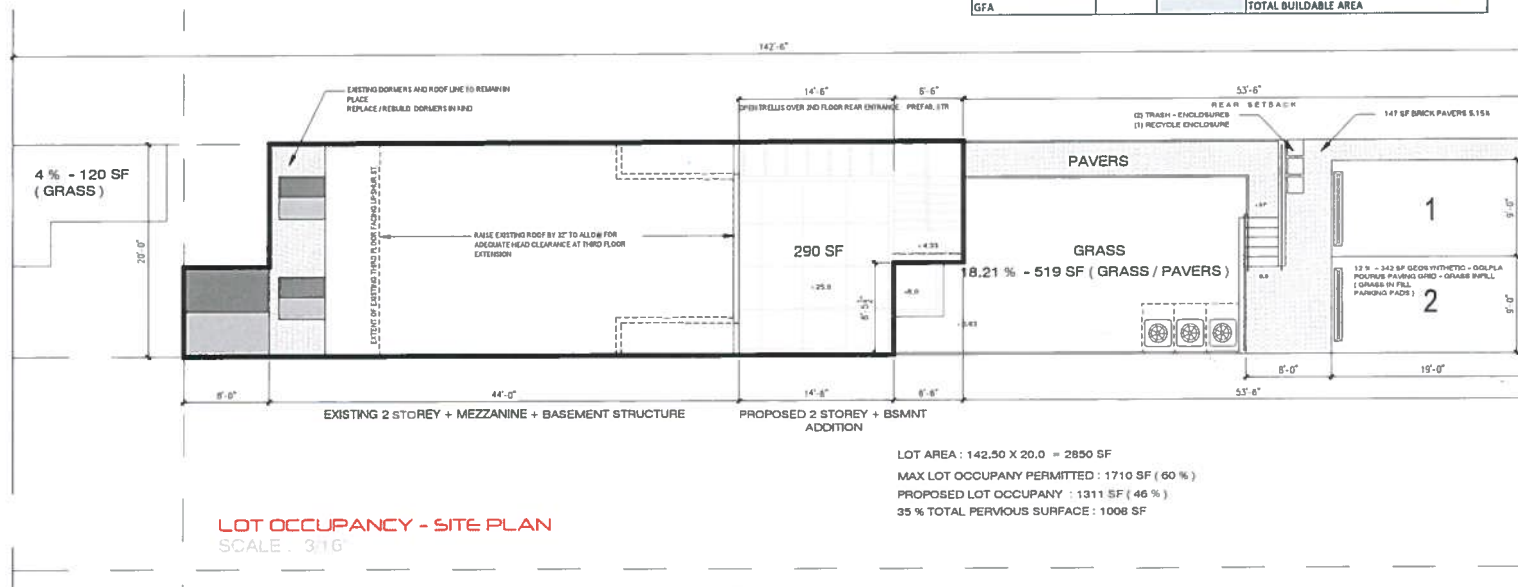
GFA	TOTAL BUILDABLE AREA
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UPSHUR STREET, N.W.

PUBLIC ALLEY

15'



615 UPSHUR ST. NW

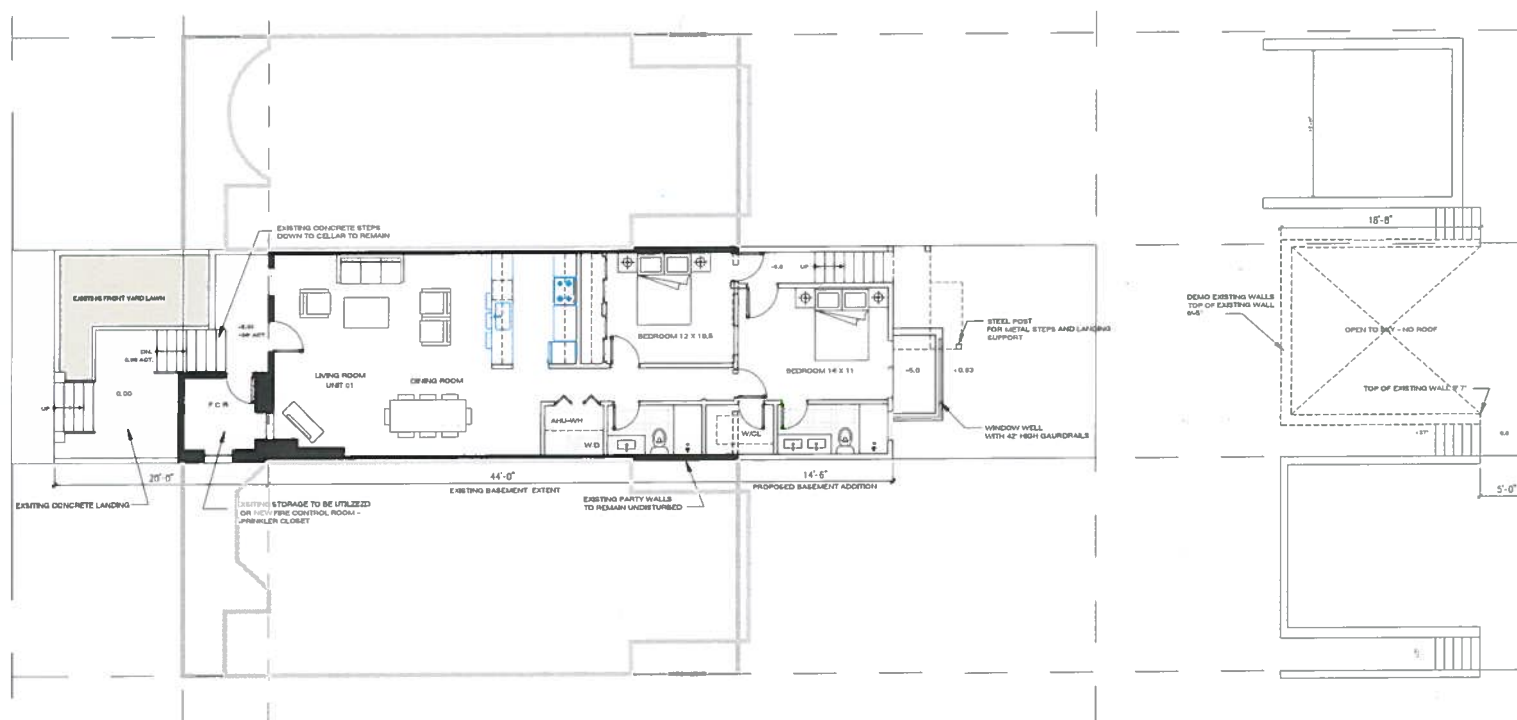
WASHINGTON D.C.

50' LOT 10' RSB

RAM DESIGN LLC 1200 G STREET NW SUITE 600 WASHINGTON D.C. 20005 | 202.613.0476, 202.613.0476 | RAMDESIGN@GMAIL.COM



UPSHUR STREET, N.W.



15' PUBLIC ALLEY 15'

CELLAR FLOOR PLAN
SCALE: 1/32" = 1'-0"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT

ZONE: R50

RAM DESIGN LLC 1200 O STREET NW SUITE 800 WASHINGTON D.C. 20004 | 703.461.9974 | 202.458.8174 | RAMDESIGN@OUTLOOK.COM

FIRST FLOOR PLAN
SCALE: 3/16"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D C

SQ --- LOT ---

ZONE	RSD
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RAM DESIGN LLC 1300 G STREET NW SUITE 800 WASHINGTON D.C. 20004 | 81 464 9976 202 618 0476 | RAMDESIGN@GMAIL.COM

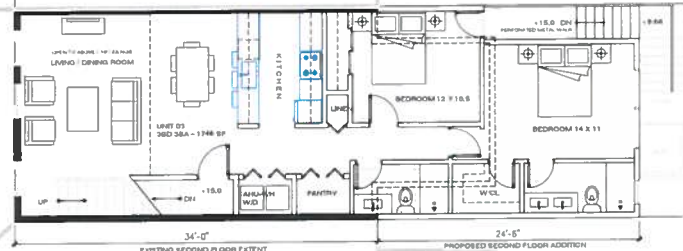


UPSHUR STREET, N.W.

15'

PUBLIC ALLEY

15'



SECOND FLOOR PLAN
SCALE: 3/16"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

SQ. LOT

ZONE RSD

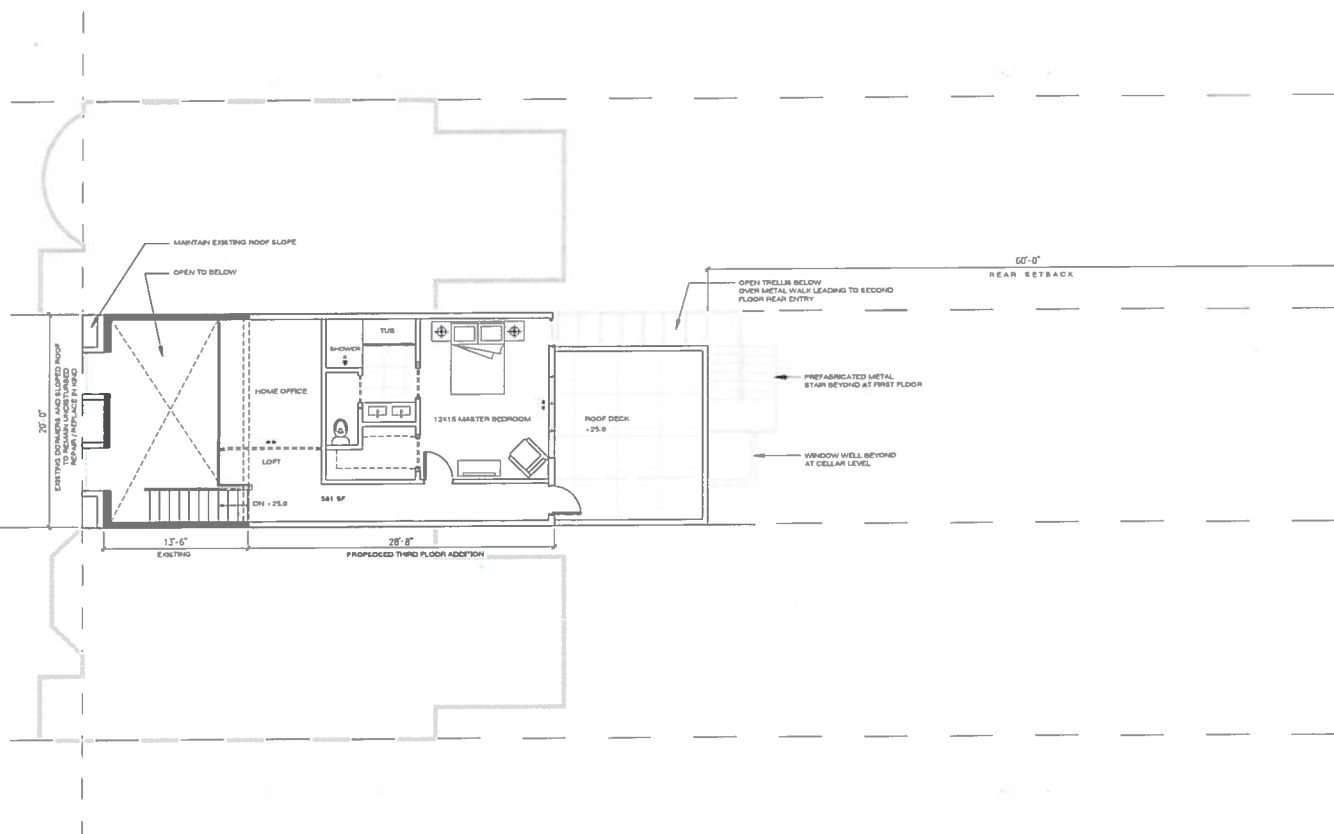
RAM DESIGN LLC 1340 O STREET NW SUITE 300 WASHINGTON D.C. 20004 (202) 462-9999 202 462-9999 RAMDESIGN@GMAIL.COM

UPSHUR STREET, N.W.

15'

PUBLIC ALLEY

15'



THIRD FLOOR PLAN
SCALE: 3/16"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

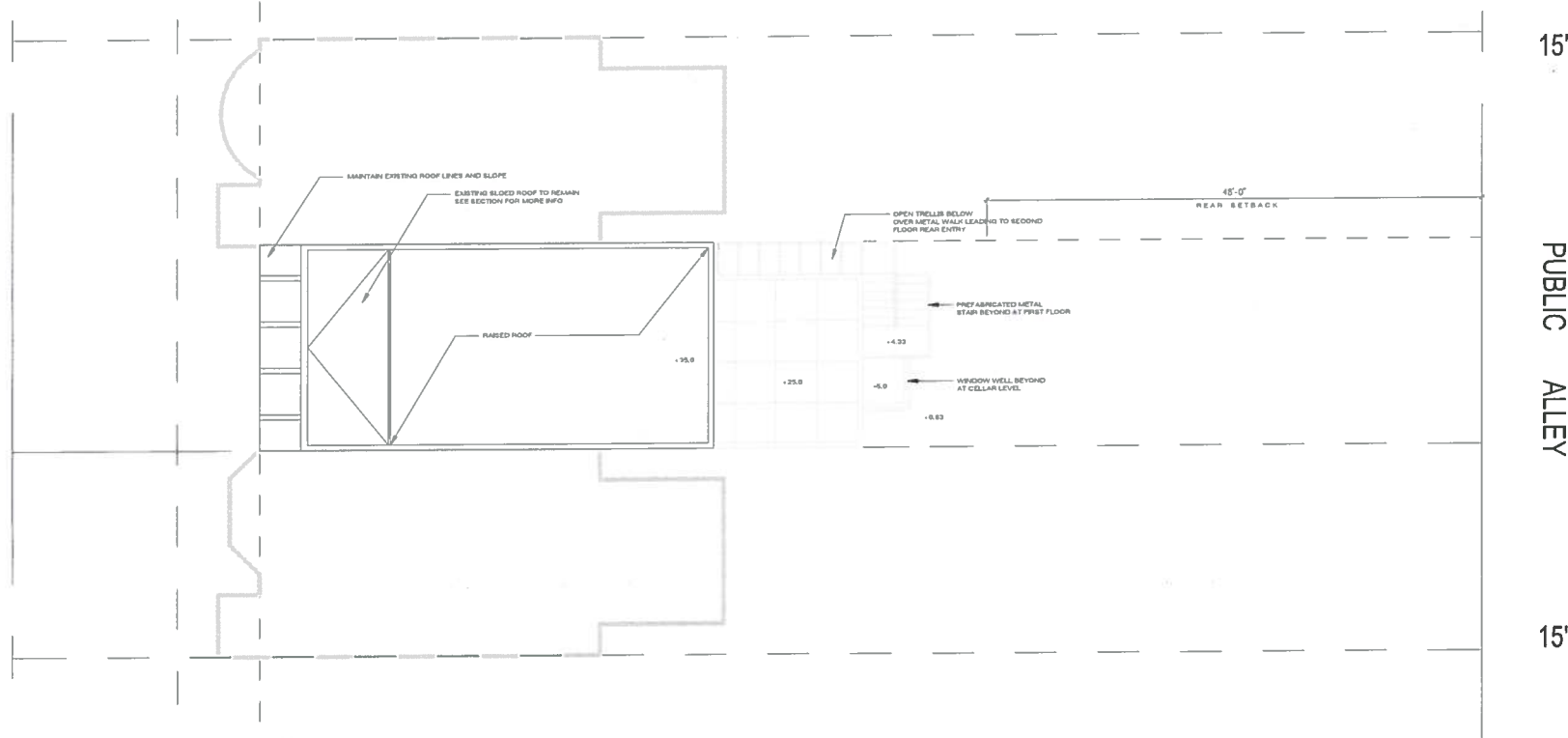
50' LOT

ZONE RSB

RAM O&M LLC 1340 D STREET NW SUITE 400 WASHINGTON D.C. 20004 | 703.861.9474 | 202.418.8174 | RAMO&MARCHITECTURAL.COM



UPSHUR STREET, N.W.



ROOF PLAN
SCALE: 3/16"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

S --- LOT ---

ZONE: R50

RAM DESIGN ARCHITECTURE 1220 G STREET NW SUITE 300 WASHINGTON D.C. 20001-1741 202 618 8174 | RAMDESIGNARCH.COM



EXISTING FRONT ELEVATION - NO CHANGE TO FRONT FACADE
REPLACE ALL WINDOWS (BY KING)

SCALE: 1/4"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT

ZONE R5B

RAM OSEN LLC 1200 D STREET NW, SUITE 100 WASHINGTON D.C. 20004 | TEL: 801-997-3223 FAX: 801-997-3223 | RAM@RAMOSEN.COM



EXISTING REAR ELEVATION
SCALE : 1/4"

615
UPSHUR ST. NW

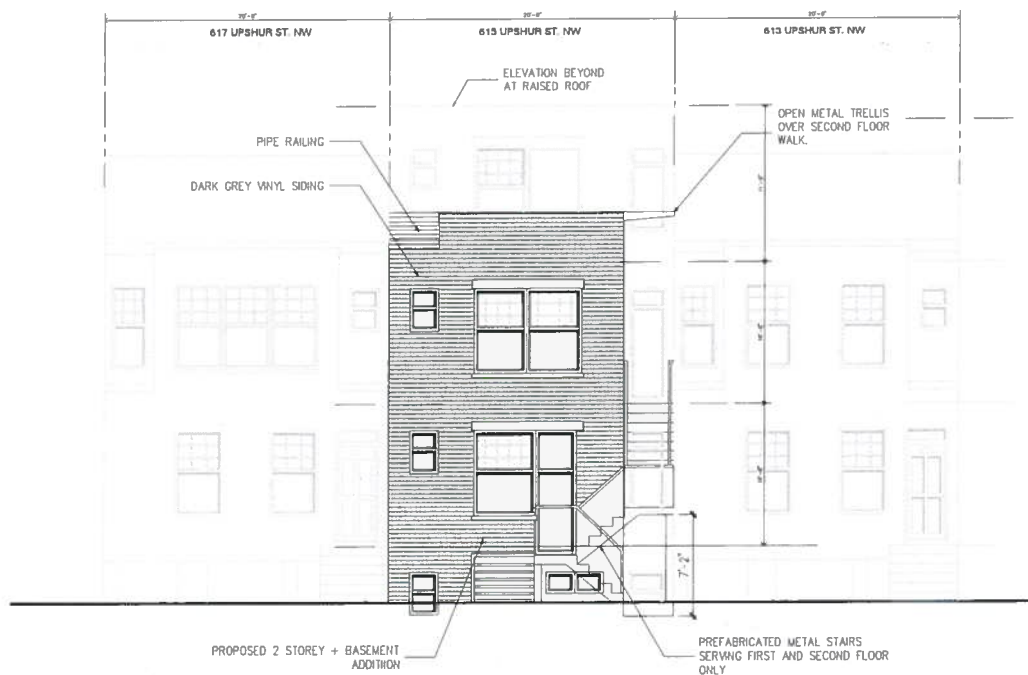
615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT

ZONE: R5B

RAM DESIGN LLC 1240 G ST. SE 222 NW SUITE 200 WASHINGTON D.C. 20003 | 202 462 9976 | 302 415 9476 | RAMDESIGN@GMAIL.COM



PROPOSED REAR ELEVATION
SCALE: 1/4"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON, D.C.

50' LOT 20' R50

RAM DESIGN LLC 1210 G STREET NW SUITE 800 WASHINGTON D.C. 20004 | 202 461 9990 | 202 418 8474 | RAMDESIGN@GMAIL.COM

BUILDING SECTION
SCALE : 3/16"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D C

SQ → LOT

LONG RSD

RAM DESIGN LLC 1250 11 STREET NW SUITE 800 WASHINGTON D C 20004 | 703 634 9976 | 202 615 0476 | RAMDESIGNGROUP@HOTMAIL.COM