

524 JEFFERSON STREET NW, 20011

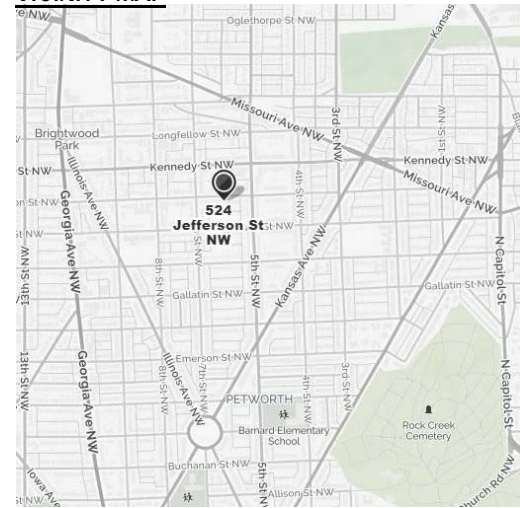
BZA APPLICATION FOR SPECIAL EXCEPTIONS

PROJECT TEAM

OWNER - ROK DEVELOPMENT
 Contact Person - Jide Alade
 E-mail: rokdevllc@gmail.com
 P: 443.801.0658, 951.533.5504

ARCHITECT - AXIS ARCHITECTS
 Contact Person - Shahnur Bostan
 E-mail: sbostan@axis-architects.com
 P: 202.361.8811

VICINITY MAP



PROJECT DESCRIPTION:

The Applicant plans to alter, renovate and expand the existing two story single family townhouse located at RF-1 zone by constructing a third floor and extending the existing building to the rear by eighteen (18) feet. The converted building will contain two two-bedroom units facing Jefferson in the front half of the building and the rear half will contain one four-bedroom unit facing the rear garden and the two parking spaces proposed. There will be a basement level corridor serving all units for access to the Jefferson Street front and to the alley in the rear.

ZONING INFORMATION

Square : 3209
 Lot: 102
 Zone: RF-1
 ANC: 4D
 SMD: 4D03
 Lot Area : 2,800sf
 Lot Width : 20 feet

| | Existing | Proposed |
|------------------|-----------|-----------|
| Lot occupancy | 41% | %53 |
| Rear Yard | 90.5 feet | 72.6 feet |
| Height | 27.5 feet | 33.1 feet |
| Pervious Surface | N/A | %22 |
| Number of Units | 1 | 3 |
| Parking Space | 1 | 2* |

*An additional one tandem parking space shown in addition to 2 parking spaces per discussions with ANC and neighbors. This tandem space is paved with grasscrete and is pervious

SPECIAL EXCEPTIONS IN ACCORDANCE TO SUBTITLE X SECTION 9 ARE REQUESTED FOR THE FOLLOWING

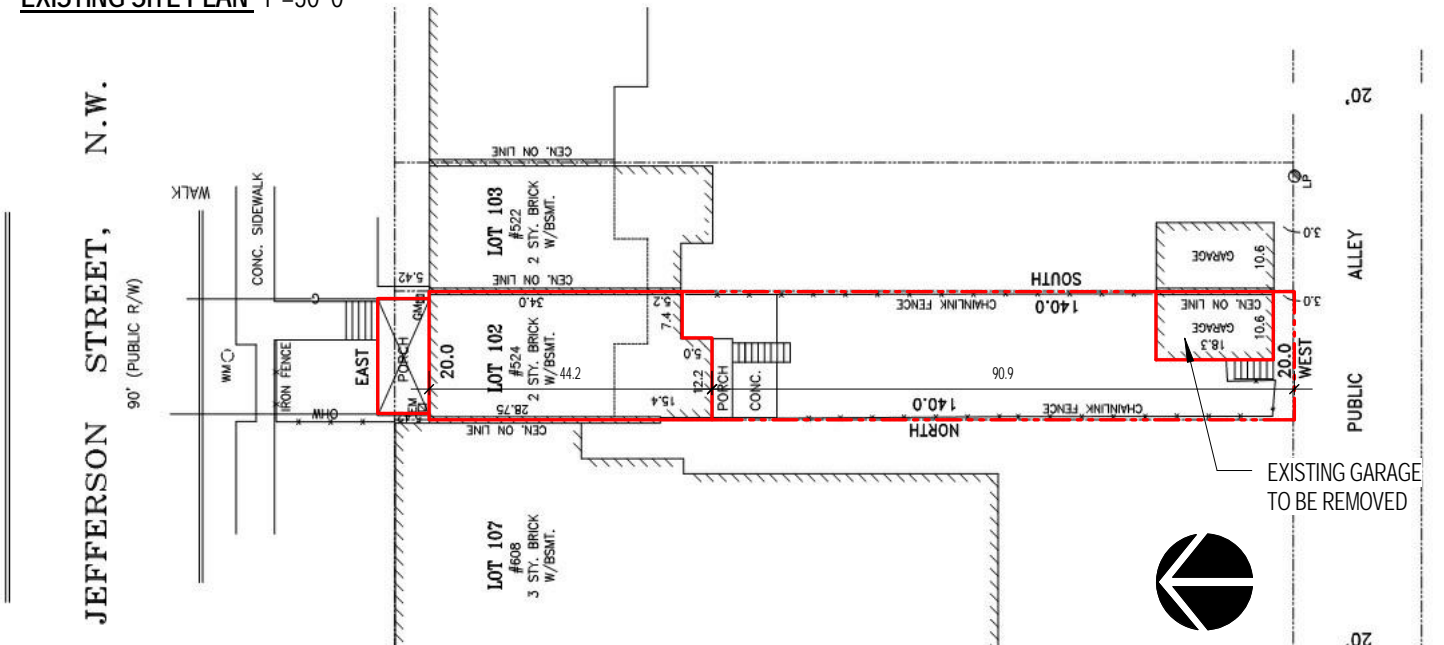
- Subtitle U Section 320.2 - Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house to an apartment house.
 Proposed - 3 dwelling units
 Waiver requested for:
 - (e) An addition shall not extend further than ten feet (10 ft.) past the furthest rear wall of any principal residential building on an adjacent property;
 18' extension requested
 - (h) Modification to rooftop architectural element
 Replacement of the front dormers with elongated real dormers requested

DRAWING INDEX

| Sheet Number | Sheet Name |
|--------------|--|
| A001 | COVER SHEET |
| A002 | SITE PLAN AND SITE SECTION |
| A003 | FLOOR PLANS |
| A004 | FLOOR PLANS |
| A005 | ROOF PLAN |
| A006 | BUILDING SECTION |
| A006a | BUILDING SECTION |
| A007 | FRONT ELEVATION EXISTING |
| A008 | FRONT ELEVATION PROPOSED |
| A010 | REAR ELEVATION |
| A011 | MATERIAL PALETTE |
| A012 | STREETSCAPE |
| A019 | CLOSE UP SUN STUDIES - SPRING/FALL EQUINOX |

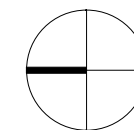
| Sheet Number | Sheet Name |
|--------------|-------------------------------|
| A020 | CLOSE UP SUN STUDIES - JUN 21 |
| A103 | RENDERED STREET PERSPECTIVE |
| A104 | RENDERED STREET PERSPECTIVE |

EXISTING SITE PLAN 1"=30'-0"



524 JEFFERSON STREET BZA APPLICATION
 COVER SHEET

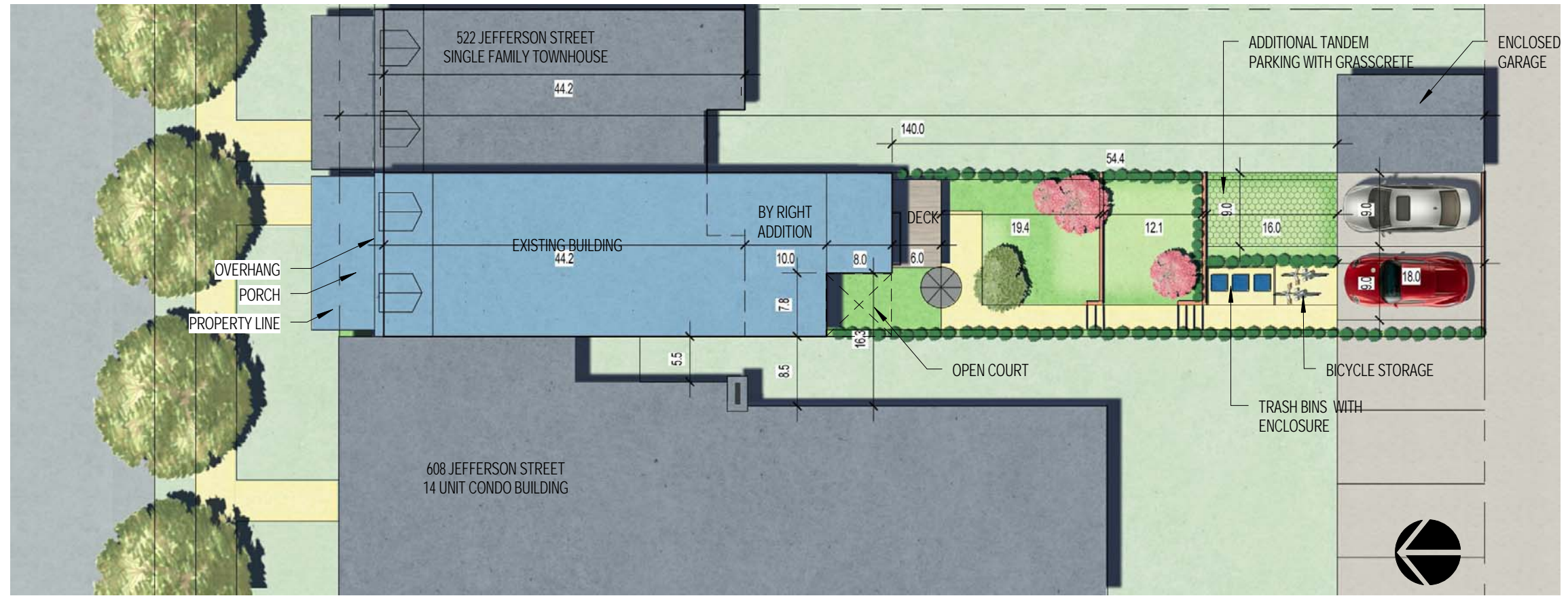
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

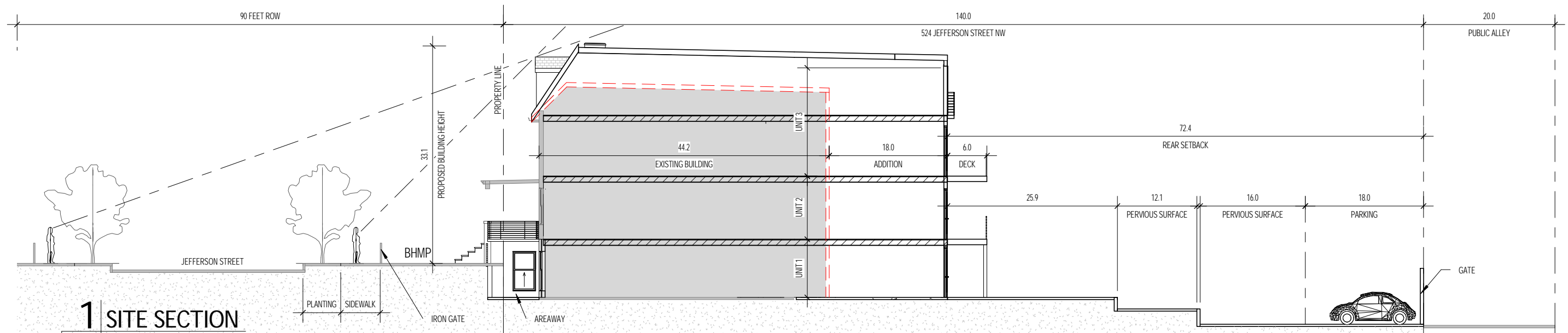
SCALE
1" = 30'-0"

PROJECT NO. SHEET NUMBER
A001
 Board of Zoning Adjustment
 District of Columbia
 2018-023 CASE NO. 19781
 EXHIBIT NO. 58



2 PROPOSED SITE PLAN

A002 1/16" = 1'-0"



1 SITE SECTION

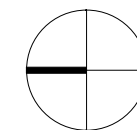
A002 1/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION

SITE PLAN AND SITE SECTION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

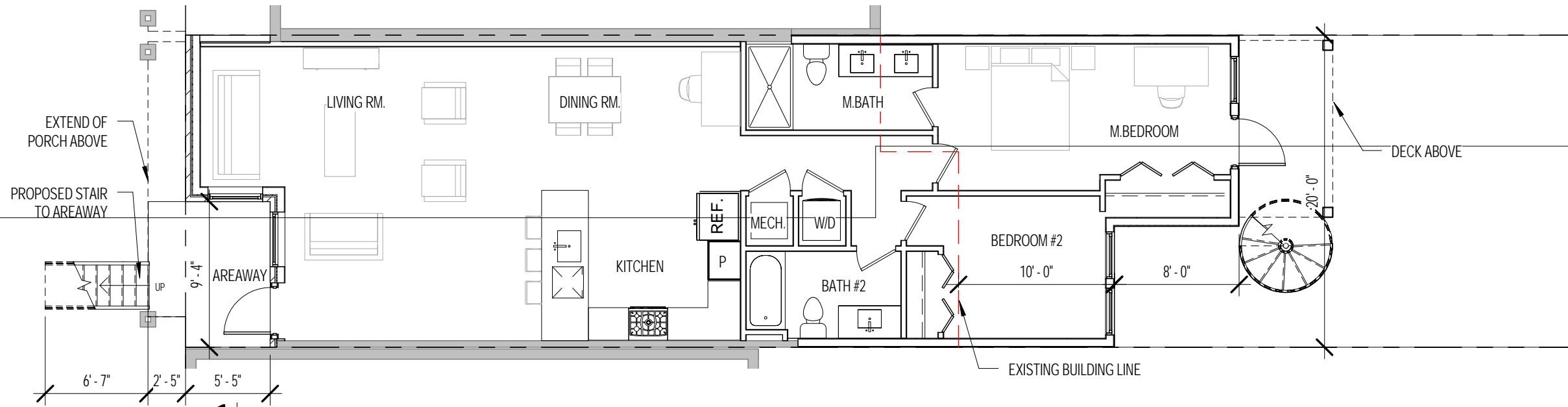


DATE
7/16/2018

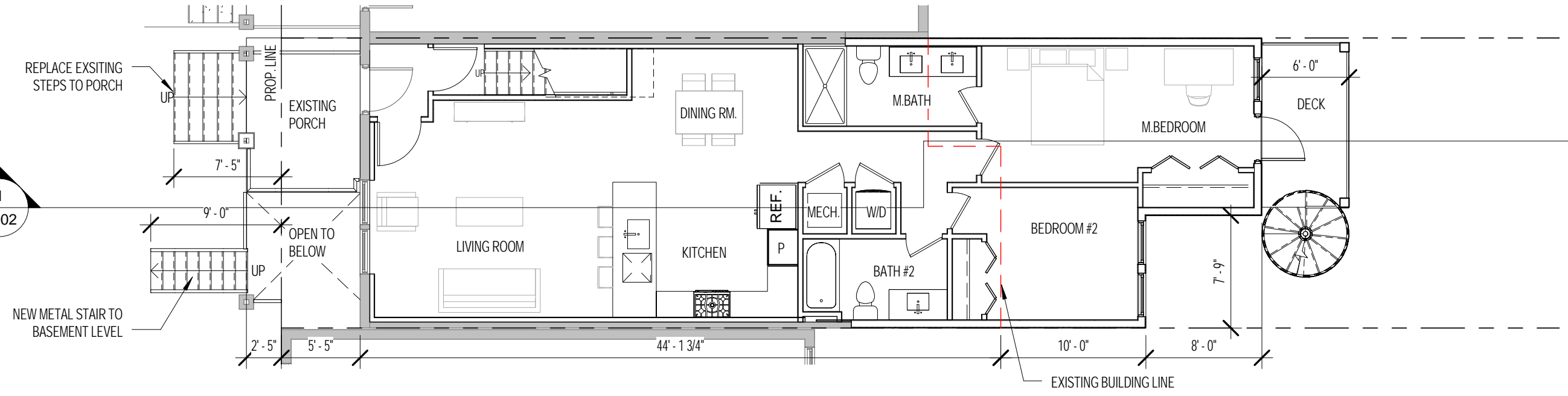
SCALE
1/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A002



1 BASEMENT FLOOR PLAN - UNIT 1 PROPOSED
 A003 1/8" = 1'-0"

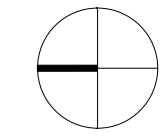


2 1ST FLOOR PLAN - UNIT 2 PROPOSED
 A003 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
 FLOOR PLANS

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

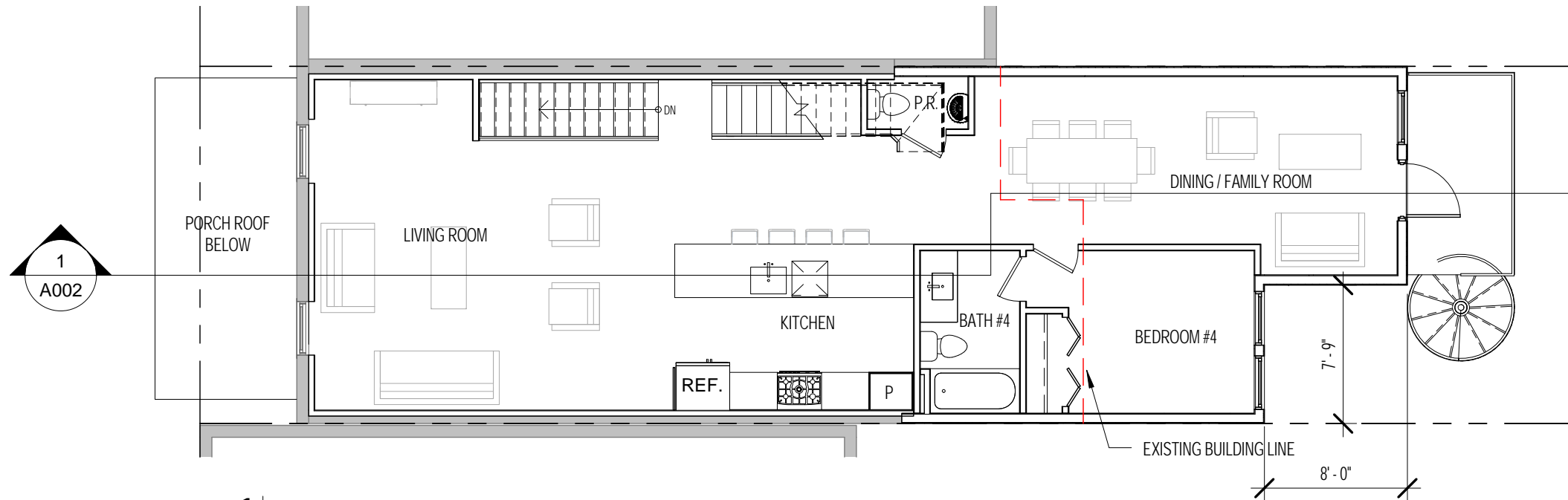


DATE
7/16/2018

SCALE
1/8" = 1'-0"

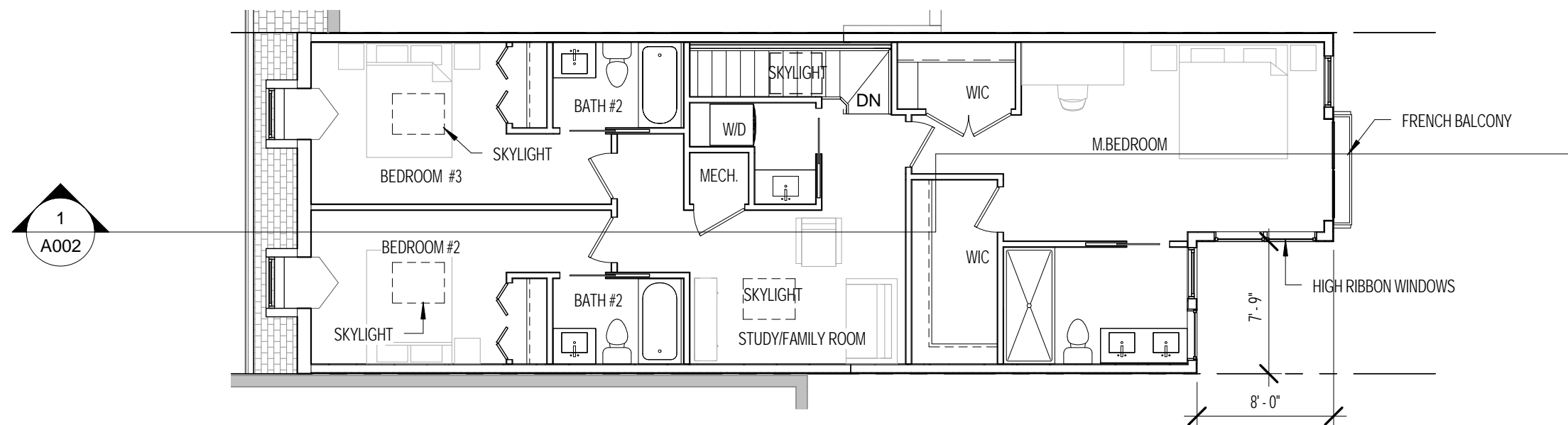
PROJECT N°
2018-023

SHEET NUMBER
A003



1 2ND FLOOR PLAN - UNIT 3 PROPOSED

A004 1/8" = 1'-0"



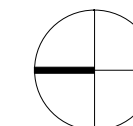
2 001 - 3RD FLOOR PLAN - UNIT 3 PROPOSED

A004 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
FLOOR PLANS

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

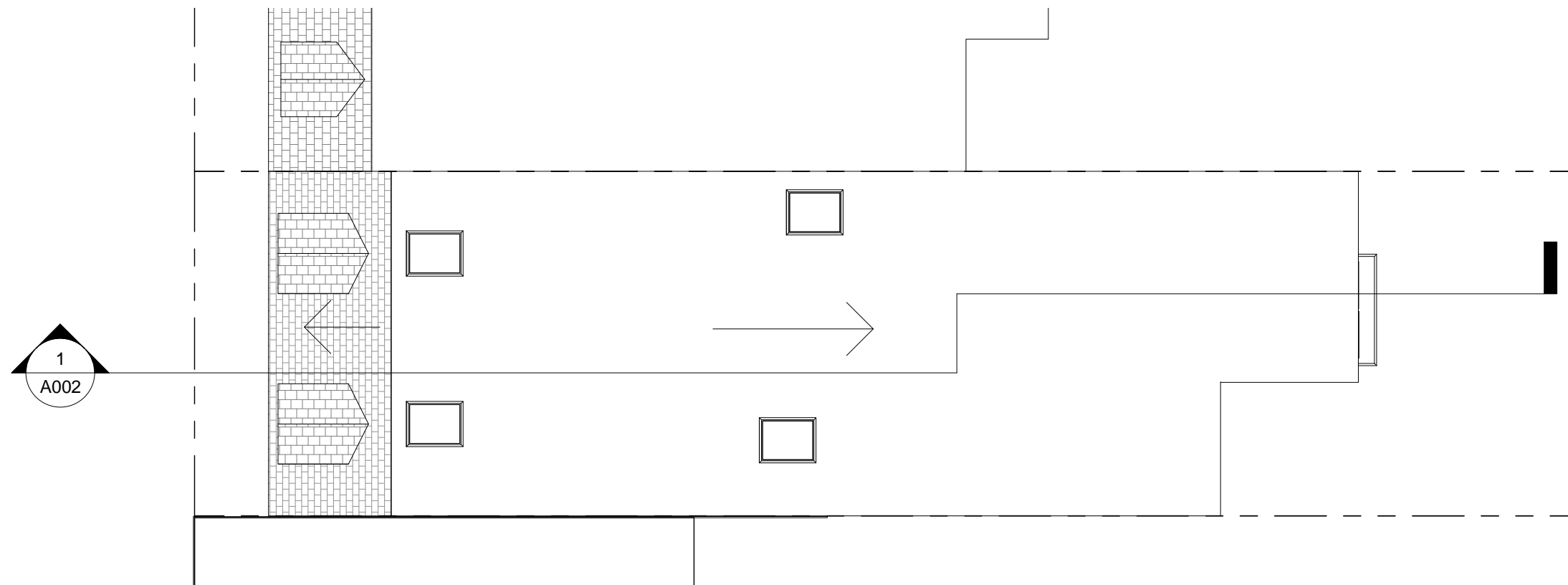


DATE
04/20/18

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A004

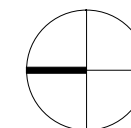


1 001 - ROOF PROPOSED
 A005 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
 ROOF PLAN

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

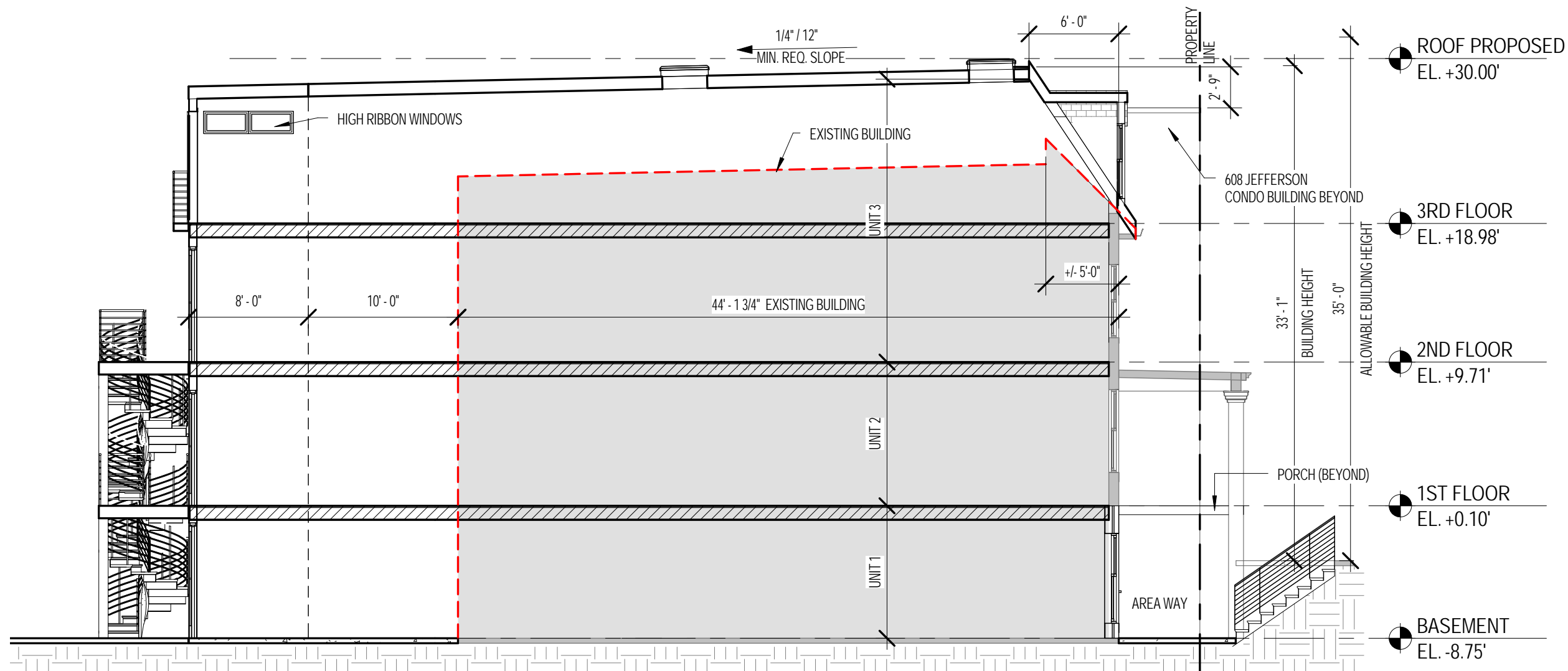


DATE
7/16/2018

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A005



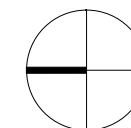
1 BUILDING SECTION

A006 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

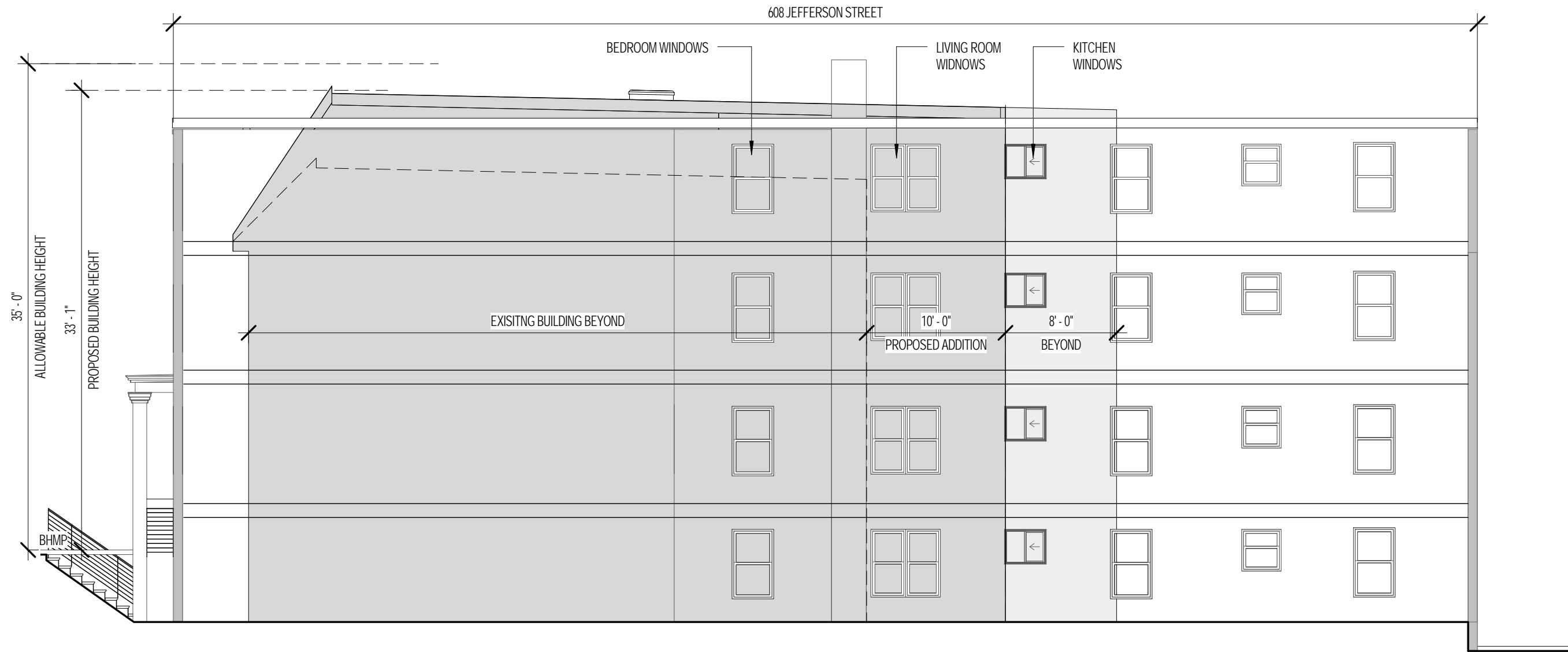


DATE
7/16/2018

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A006



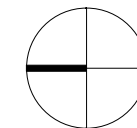
1 BUILDING SECTION THRU 608 JEFFERSON PROPOSED

A006a 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A006a



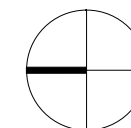
1 FRONT ELEVATION - EXISTING

A007 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION EXISTING

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

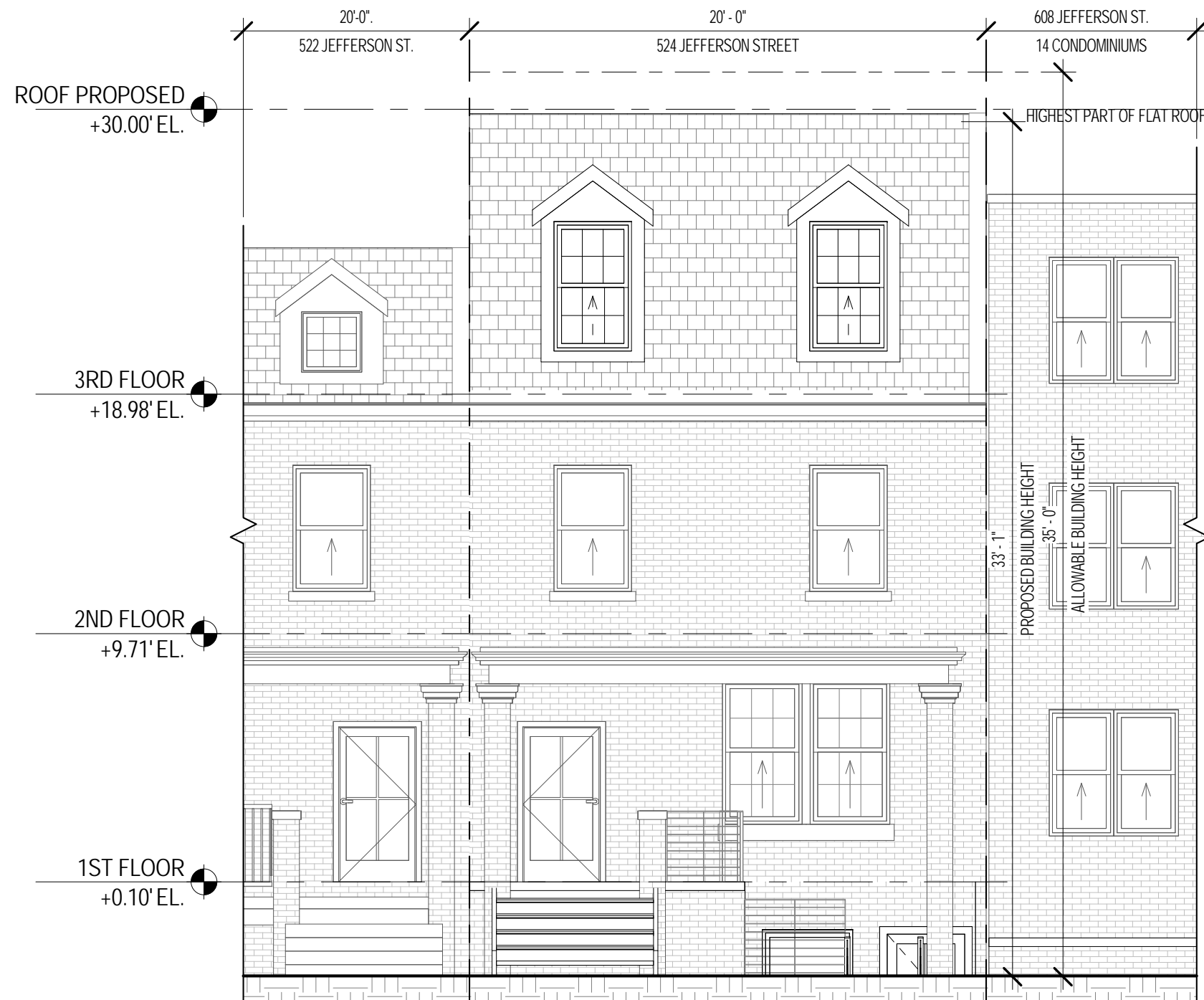


DATE
7/16/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A007



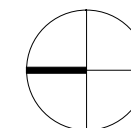
1 FRONT ELEVATION - PROPOSED

A008 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION PROPOSED

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

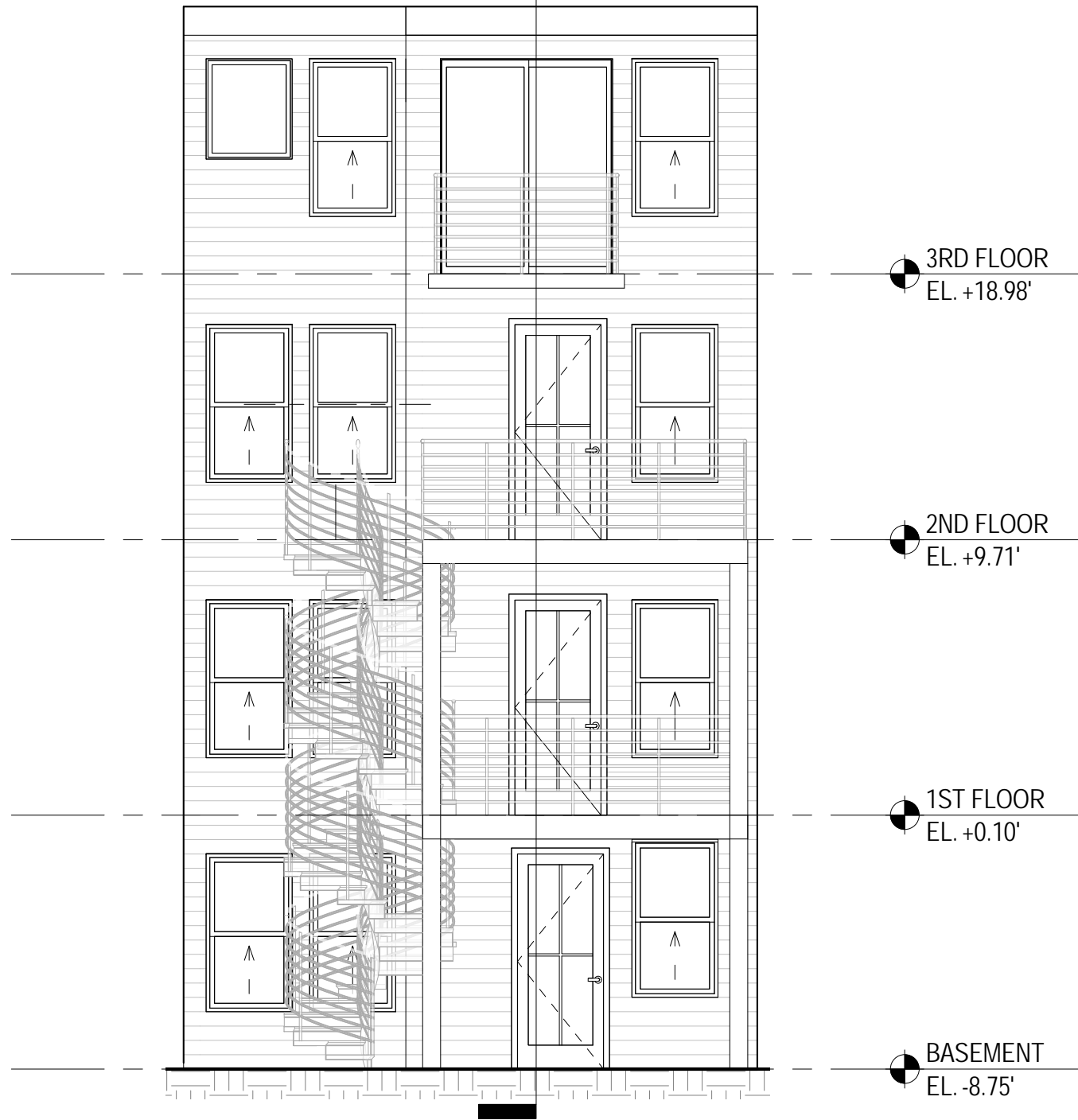
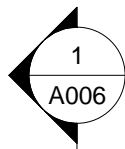


DATE
7/16/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A008



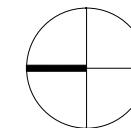
1 REAR ELEVATION

A010 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
REAR ELEVATION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



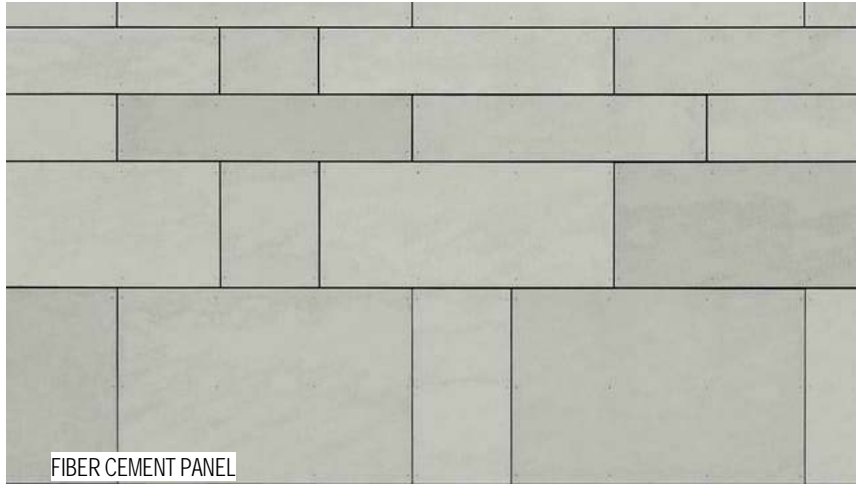
DATE
7/16/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A010

REAR ELEVATION



FIBER CEMENT PANEL



FIBER CEMENT SIDING



METAL PANEL

FRONT ELEVATION



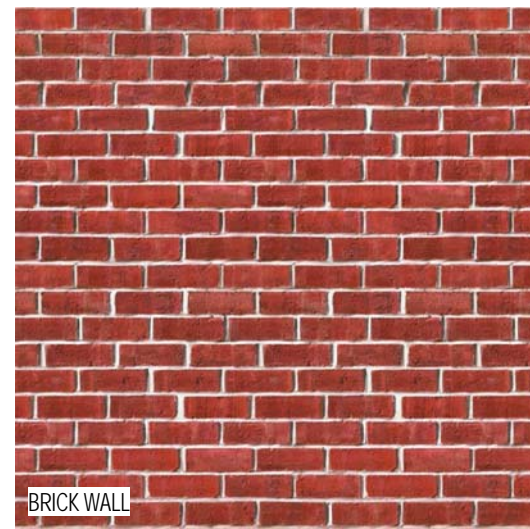
DARK FRAME WINDOWS WITH DARK TRIM



SLATE ROOF TO MATCH EXISTING



CABLE RAILING

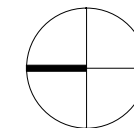


BRICK WALL



524 JEFFERSON STREET BZA APPLICATION
MATERIAL PALETTE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N°
2018-023

SHEET NUMBER
A011



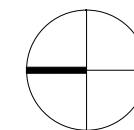
1 STREETScape PROPOSED

A012 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
STREETScape

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE
1/8" = 1'-0"

PROJECT N^o
2018-023

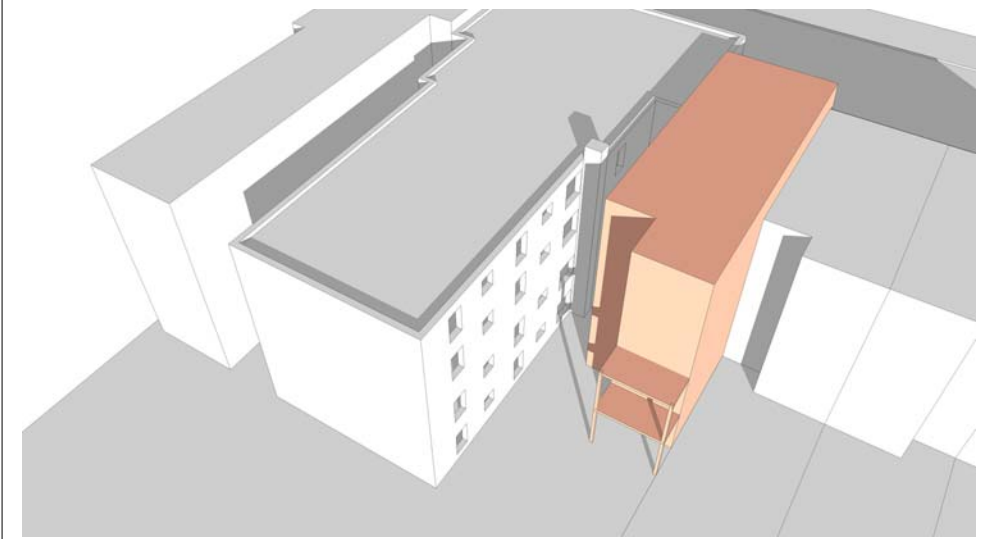
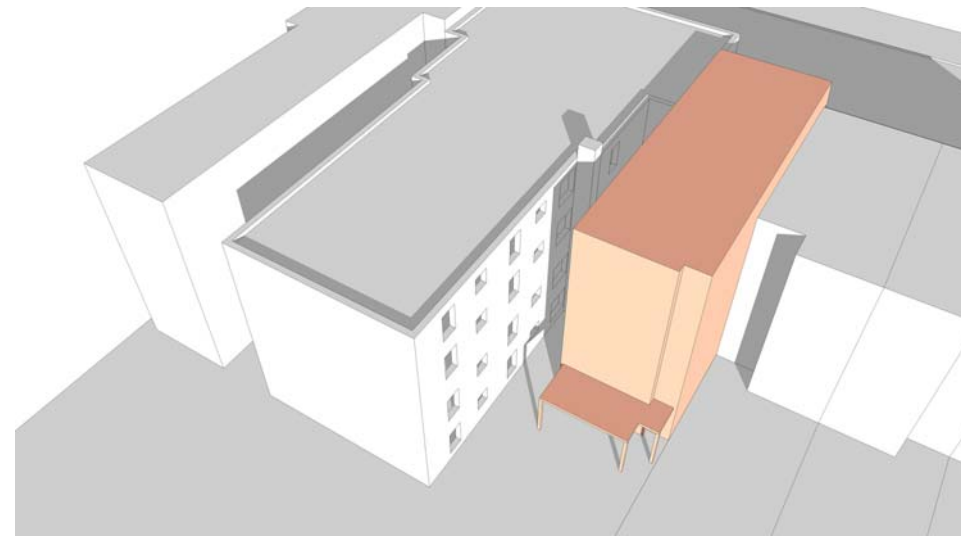
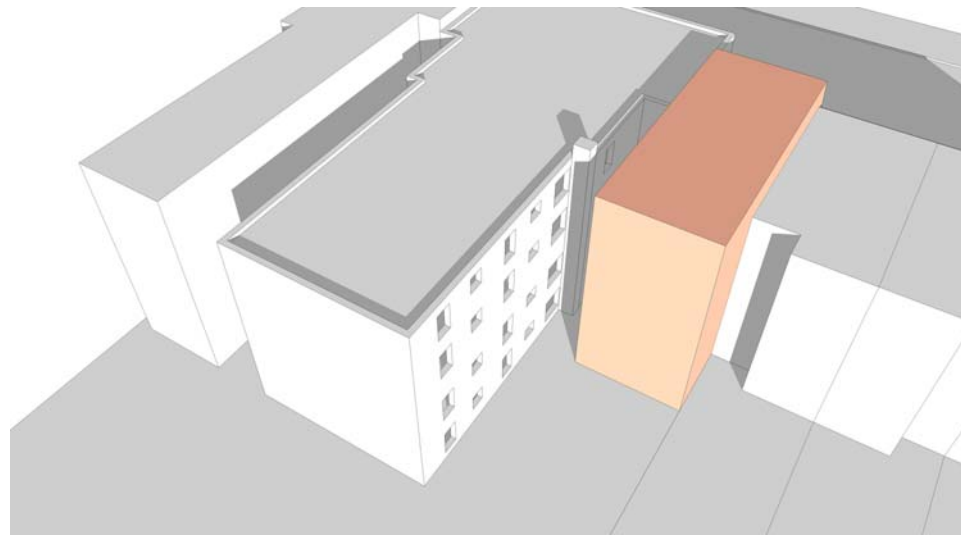
SHEET NUMBER
A012

BY RIGHT BUILDING

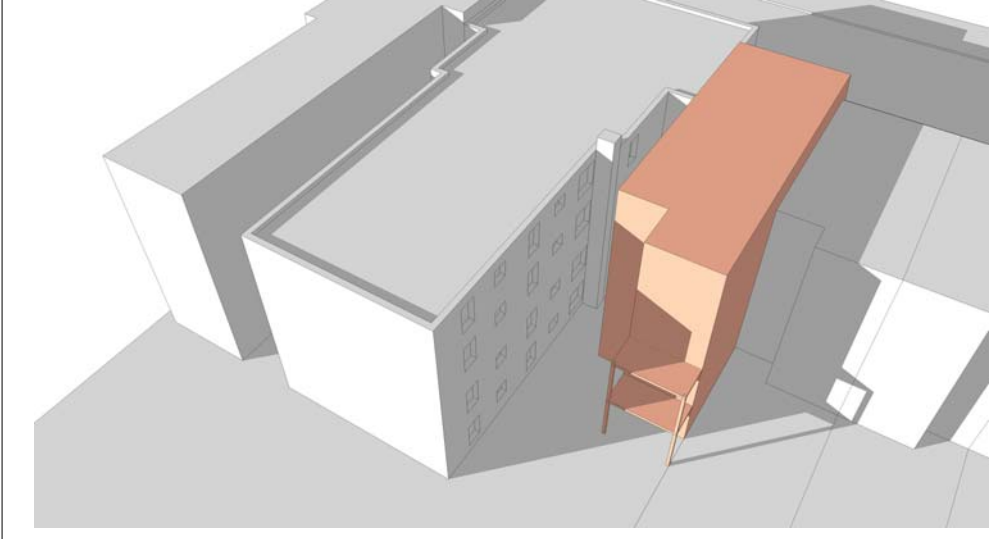
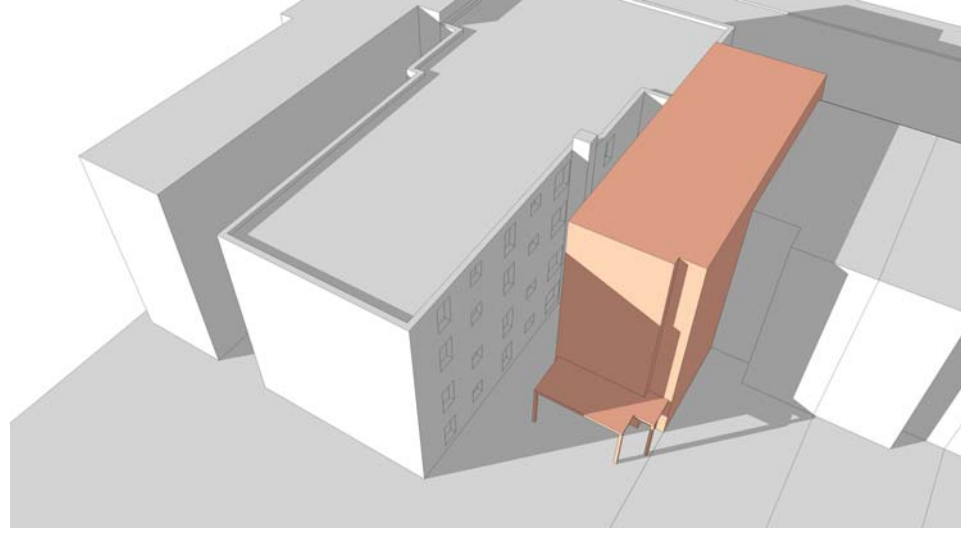
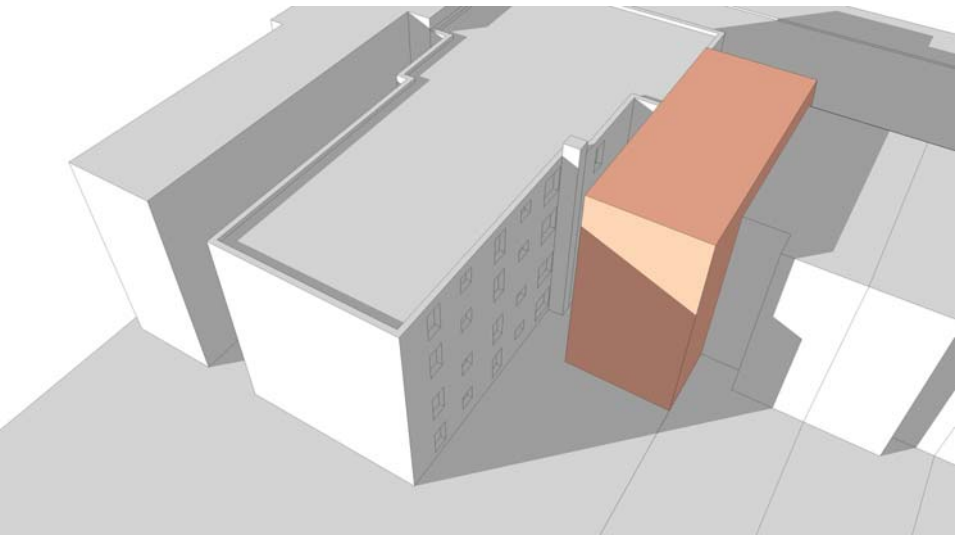
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

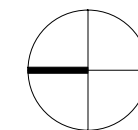


3 PM



524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - DEC. 21

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N°
2018-023

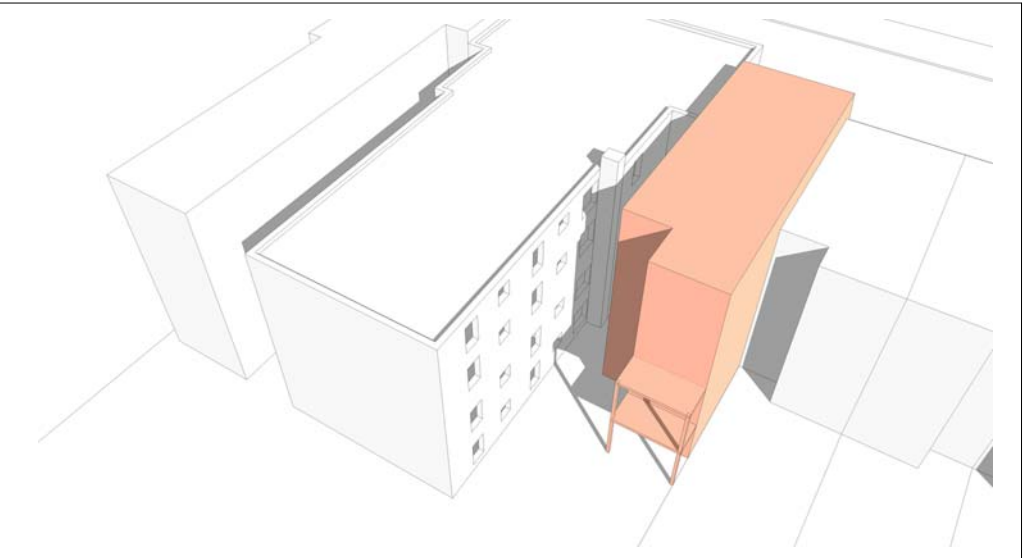
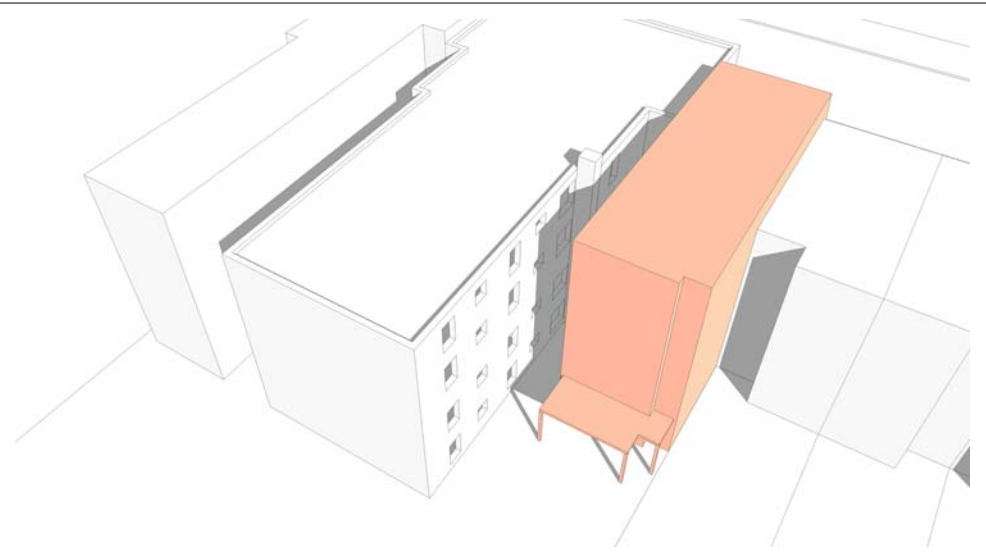
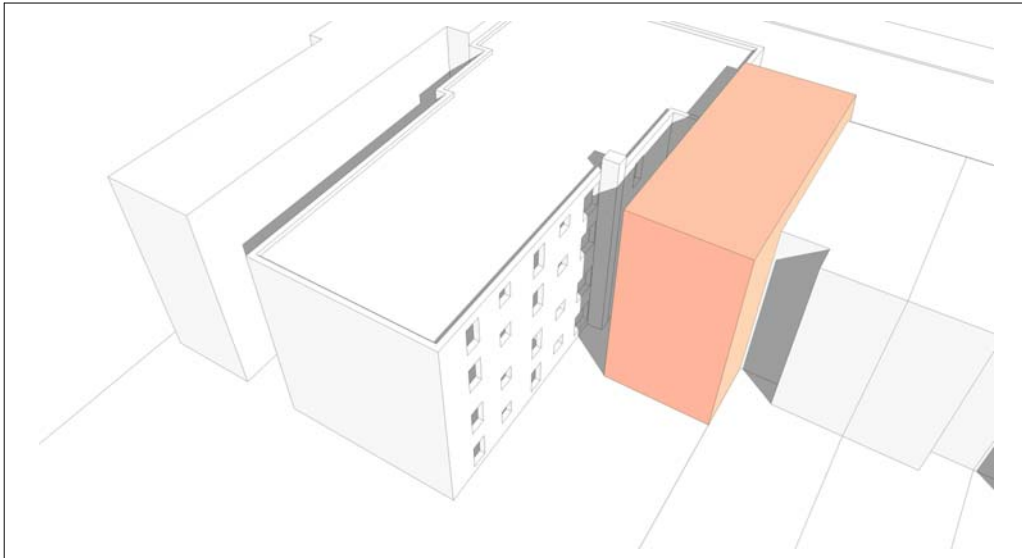
SHEET NUMBER
A018

BY RIGHT BUILDING

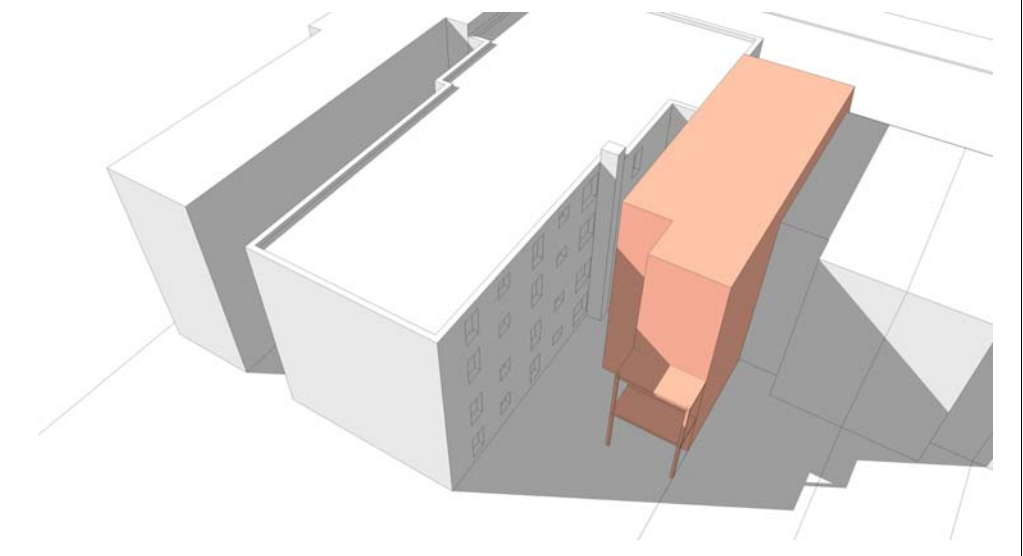
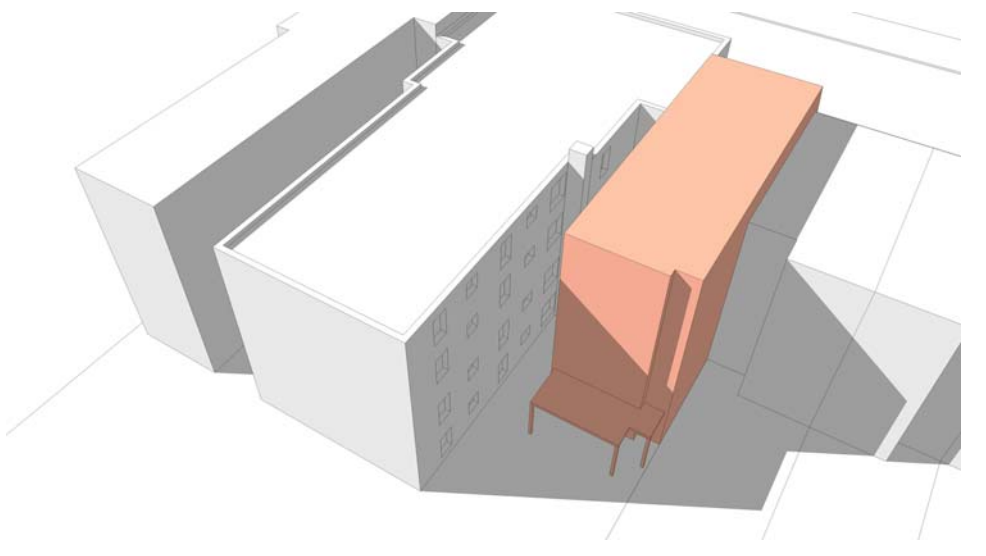
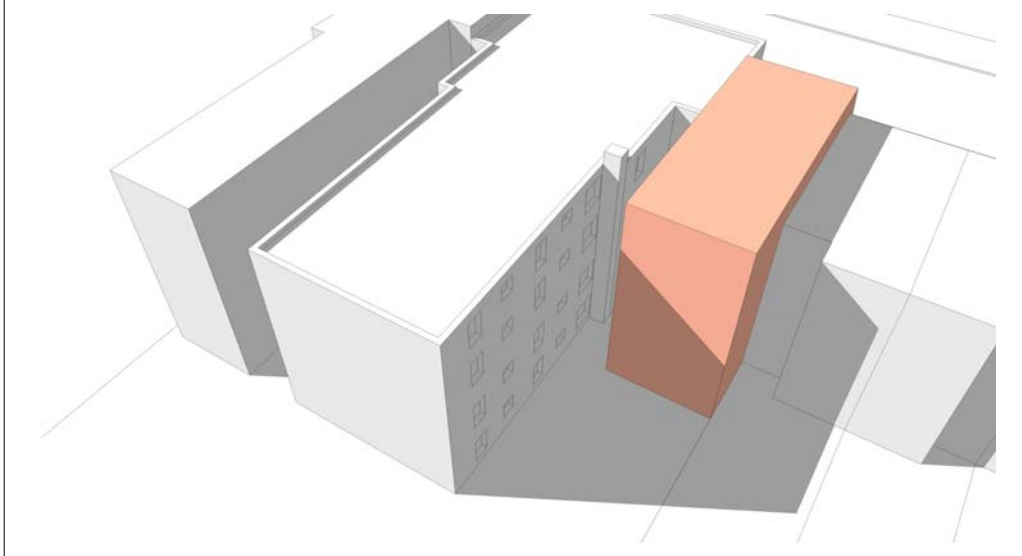
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

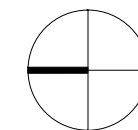


3 PM



524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - SPRING/FALL
EQUINOX

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N^o
2018-023

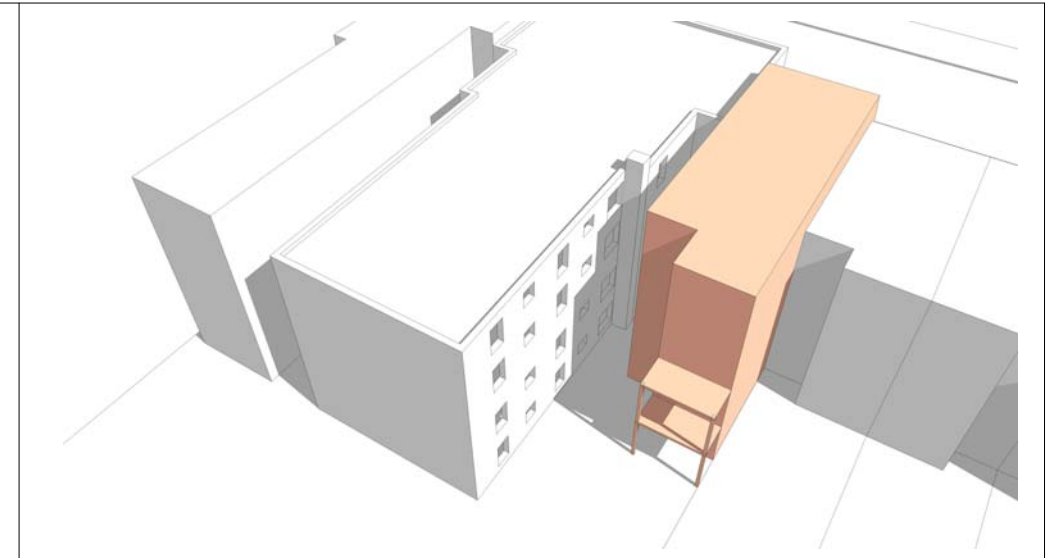
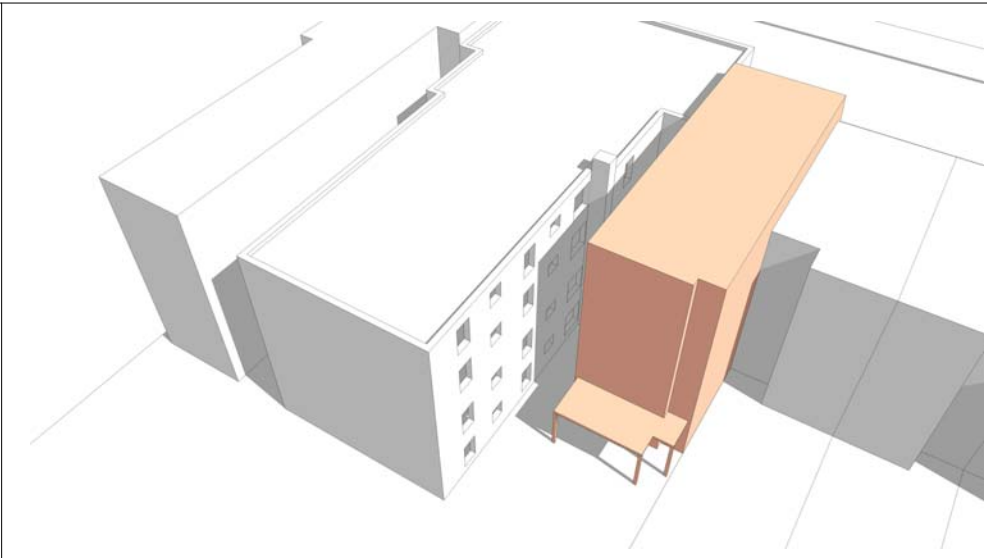
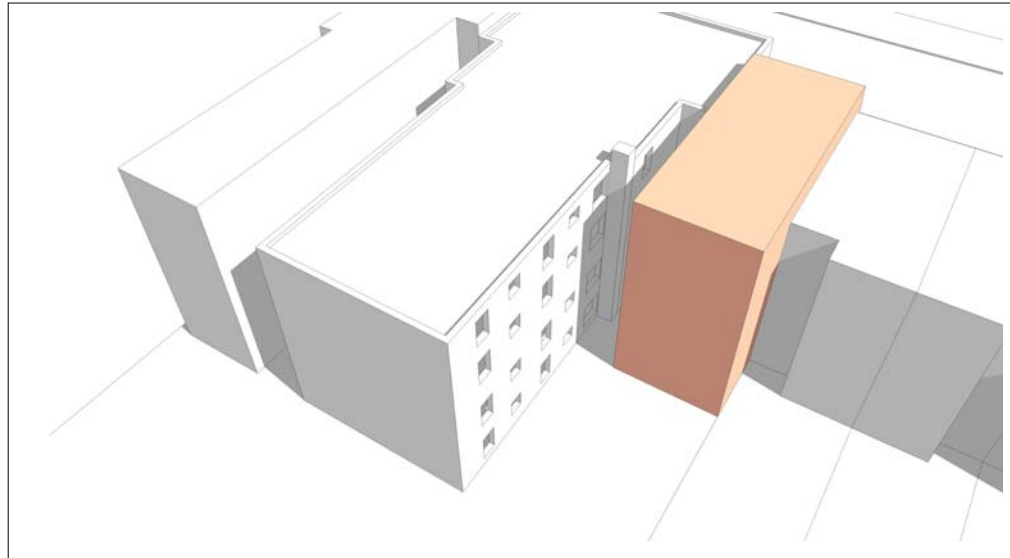
SHEET NUMBER
A019

BY RIGHT BUILDING

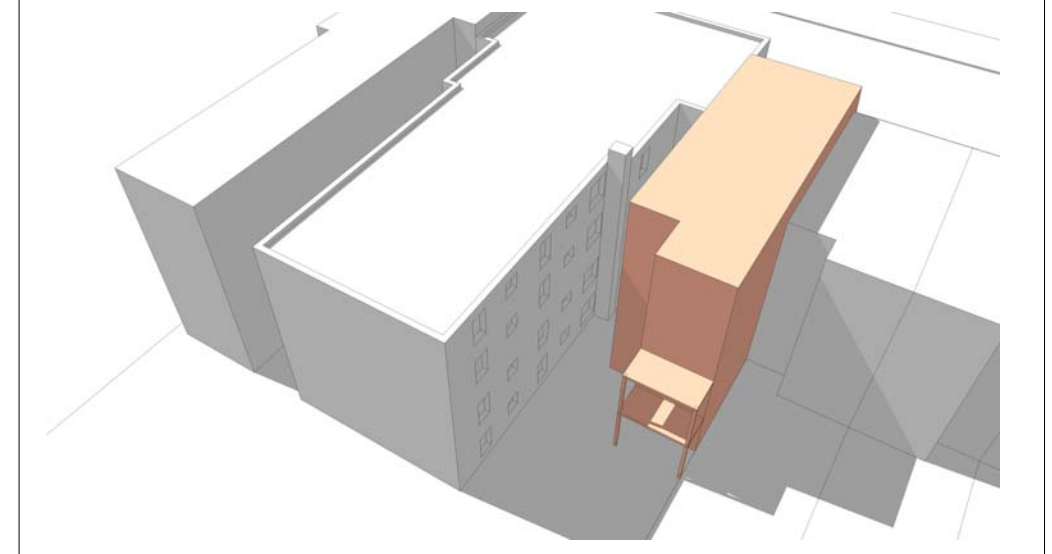
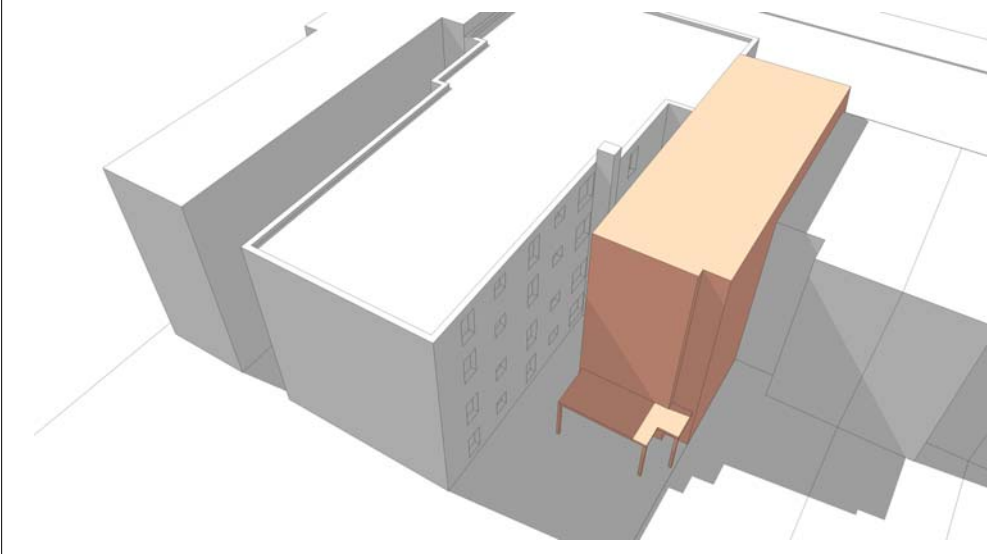
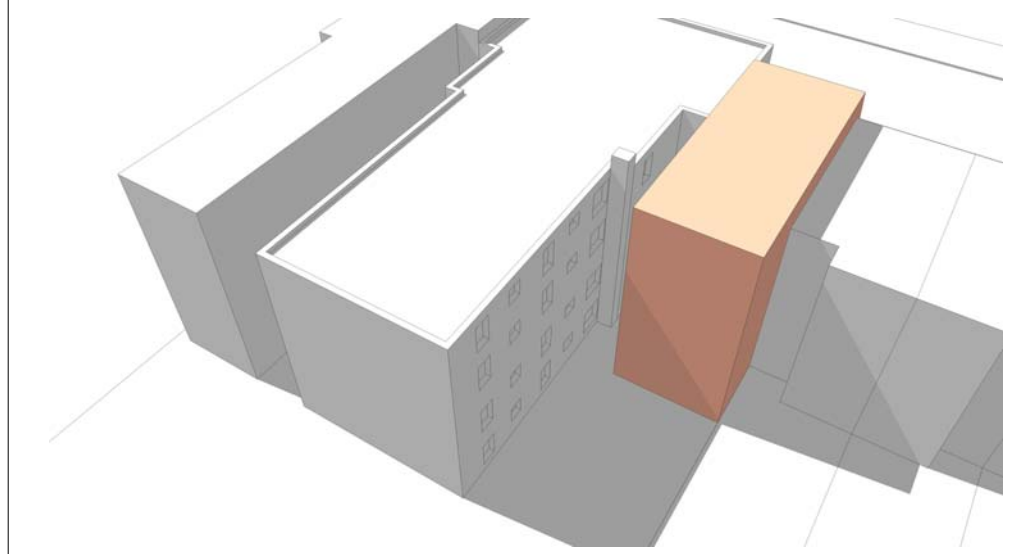
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

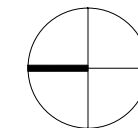


3 PM



524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - JUN 21

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

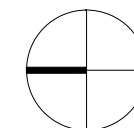
PROJECT N^o
2018-023

SHEET NUMBER
A020



524 JEFFERSON STREET BZA APPLICATION
COLOR ELEVATIONS - FRONT

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018
SCALE

PROJECT N°
2018-023

SHEET NUMBER
A101

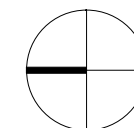


*ORIGINAL WINDOW TO REMAIN.
NO BALCONY (AND RAILING) PROPOSED. SEE SHEETS
A008 AND A101 FOR PROPOSED FRONT FACADE



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N°
2018-023

SHEET NUMBER
A103

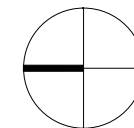


*ORIGINAL WINDOW TO REMAIN.
NO BALCONY (AND RAILING) PROPOSED. SEE SHEETS
A008 AND A101 FOR PROPOSED FRONT FACADE



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N°
2018-023

SHEET NUMBER
A104