

# 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

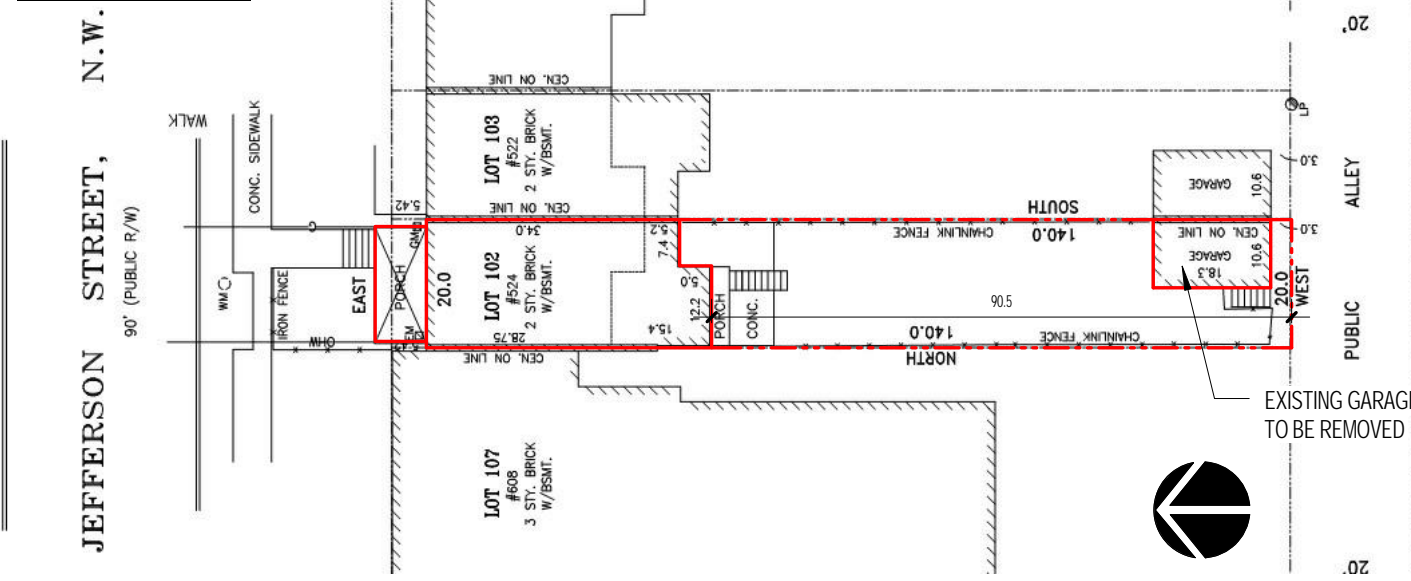
### SPECIAL EXCEPTIONS IN ACCORDANCE TO SUBTITLE X SECTION 9 ARE REQUESTED FOR THE FOLLOWING

1. 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
2. Subtitle E Section 205.4 - Notwithstanding §§ 205.1 through 205.3, a rear wall of an attached or semidetached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property.  
 Proposed - 18 feet beyond the farthest rear wall of building on an adjoining property
3. Subtitle E Section 206.1.a - A roof top architectural element original to the building such as cornices, porch roofs, a turret, tower, or dormers, shall not be removed or significantly altered, including shifting its location, changing its shape or increasing its height, elevation, or size.  
 Proposed - Replacement of existing ornamental dormer with functional dormers for third floor bedrooms.

### 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
A007	FRONT ELEVATION EXISTING
A008	FRONT ELEVATION OPTION A
A009	FRONT ELEVATION OPTION B
A010	REAR ELEVATION
A011	MATERIAL PALETTE
A012	STREETSCAPE
A013	STREET VIEWS
A014	STREET VIEWS
A015	SUN STUDY - DECEMBER 21
A016	SUN STUDY - SPRING/FALL EQUINOX
A017	SUN STUDY - JUNE 21

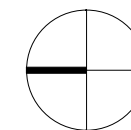
### EXISTING SITE PLAN 1"=30'-0"



## 524 JEFFERSON STREET BZA APPLICATION

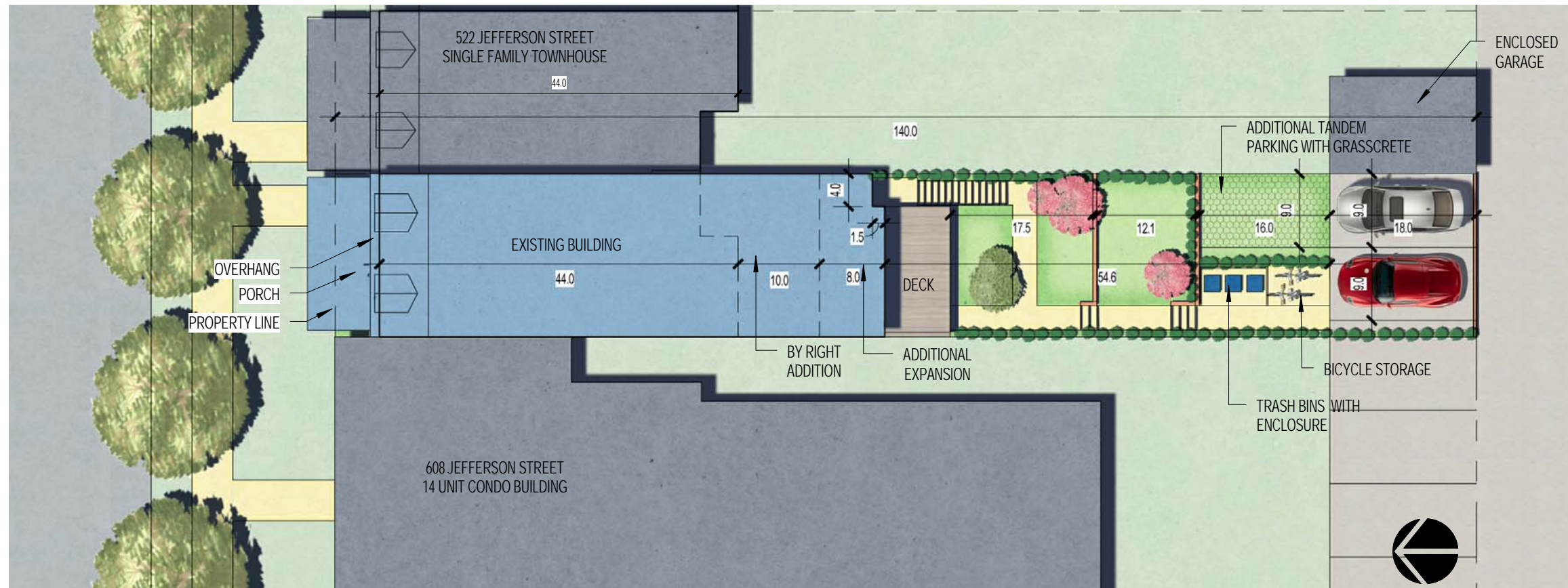
### COVER SHEET

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



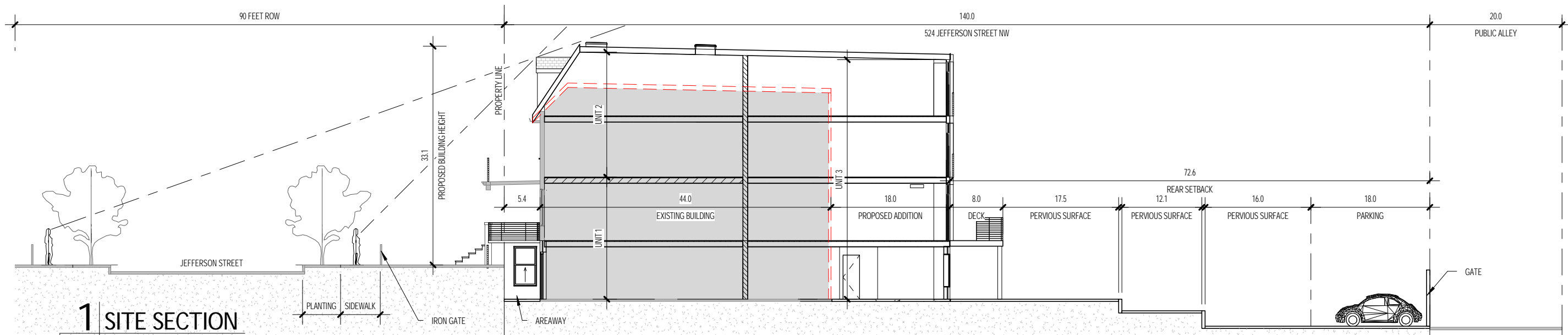
DATE  
04/30/18  
SCALE  
1" = 30'-0"

PROJECT N<sup>o</sup> SHEET NUMBER  
**A001**  
 Board of Zoning Adjustment  
 District of Columbia  
 2018-023 CASE NO. 19781  
 EXHIBIT NO. 7



## 2 PROPOSED SITE PLAN

A002 1/16" = 1'-0"



## 1 SITE SECTION

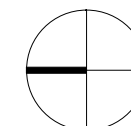
A002 1/16" = 1'-0"



# 524 JEFFERSON STREET BZA APPLICATION

## SITE PLAN AND SITE SECTION

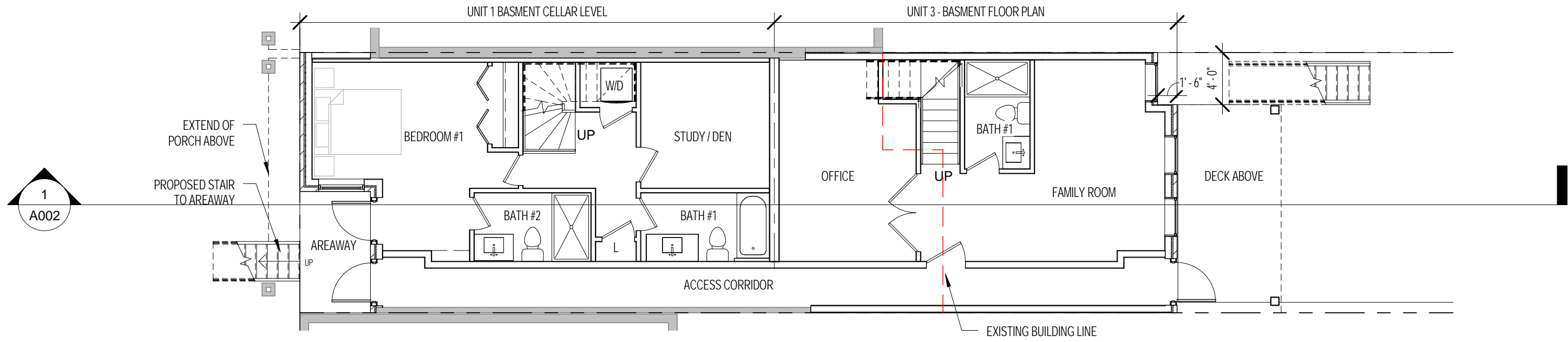
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/16" = 1'-0"

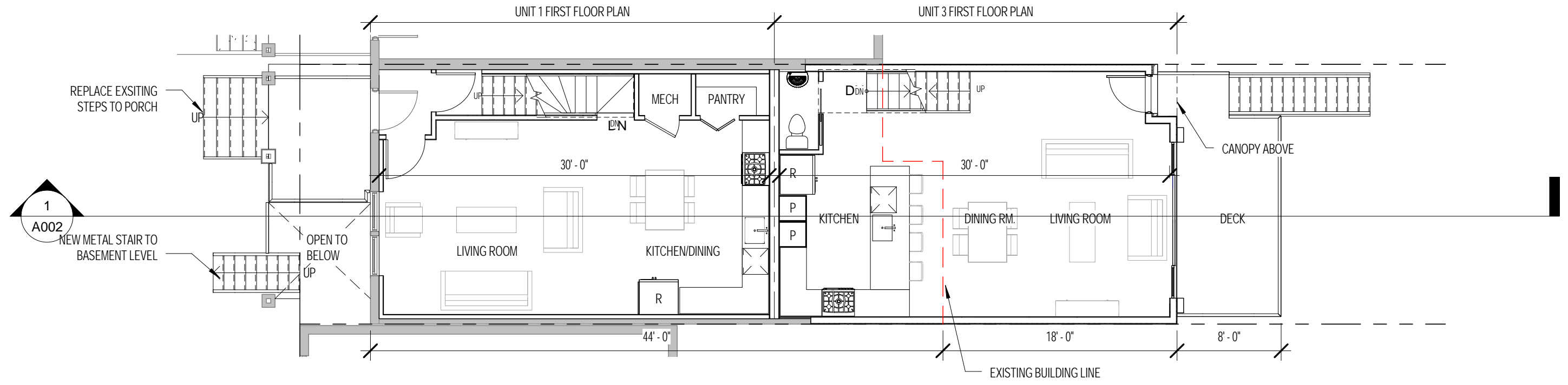
PROJECT N°  
2018-023

SHEET NUMBER  
**A002**



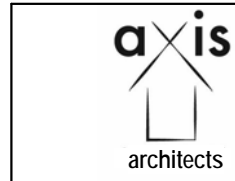
**1 BASEMENT FLOOR PLAN - PROPOSED**

A003 1/8" = 1'-0"



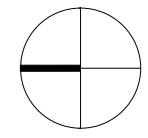
**2 1ST FLOOR PLAN - PROPOSED**

A003 1/8" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
FLOOR PLANS

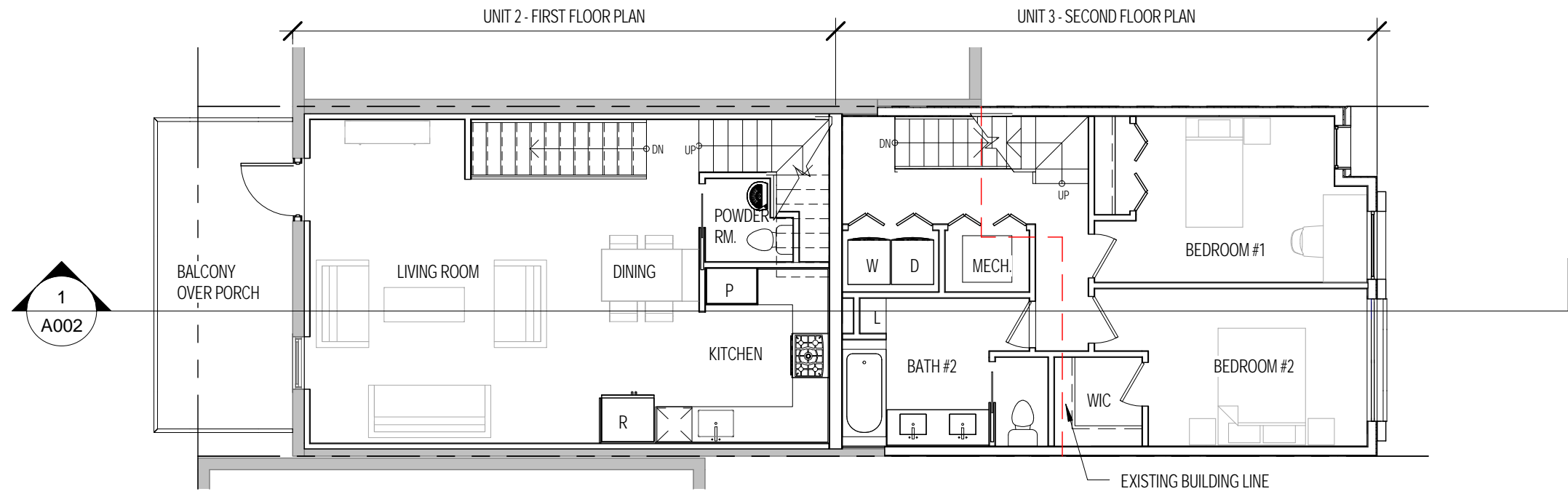
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/8" = 1'-0"

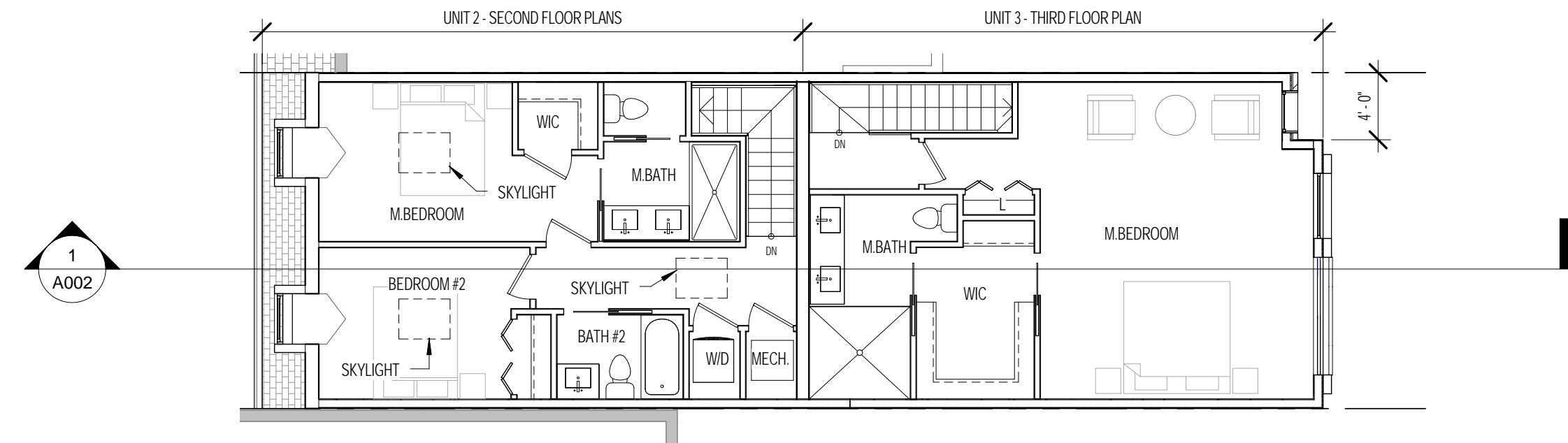
PROJECT N°  
2018-023

SHEET NUMBER  
**A003**



**1** 2ND FLOOR PLAN - PROPOSED

A004 1/8" = 1'-0"



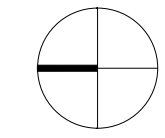
**2** 001 - 3RD FLOOR PLAN - PROPOSED

A004 1/8" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
FLOOR PLANS

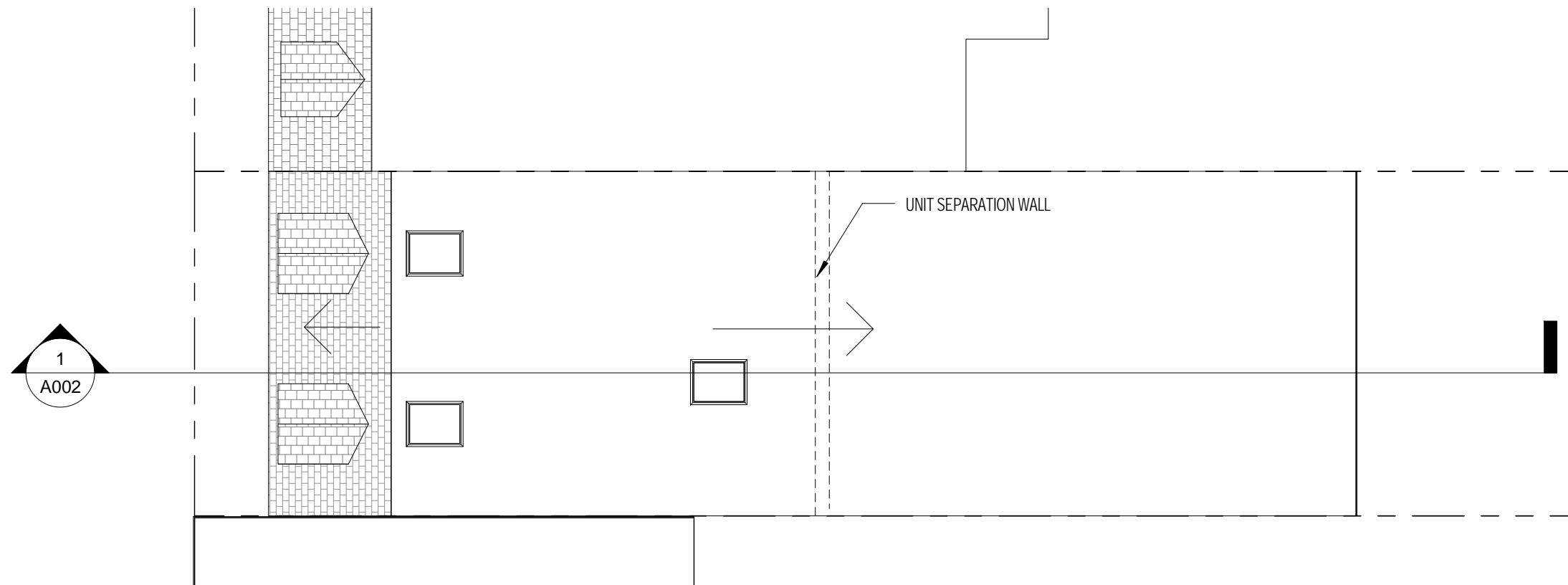
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/8" = 1'-0"

PROJECT N°  
2018-023

SHEET NUMBER  
**A004**

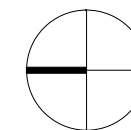


**1** 001 - ROOF PROPOSED  
 A005 1/8" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
 ROOF PLAN

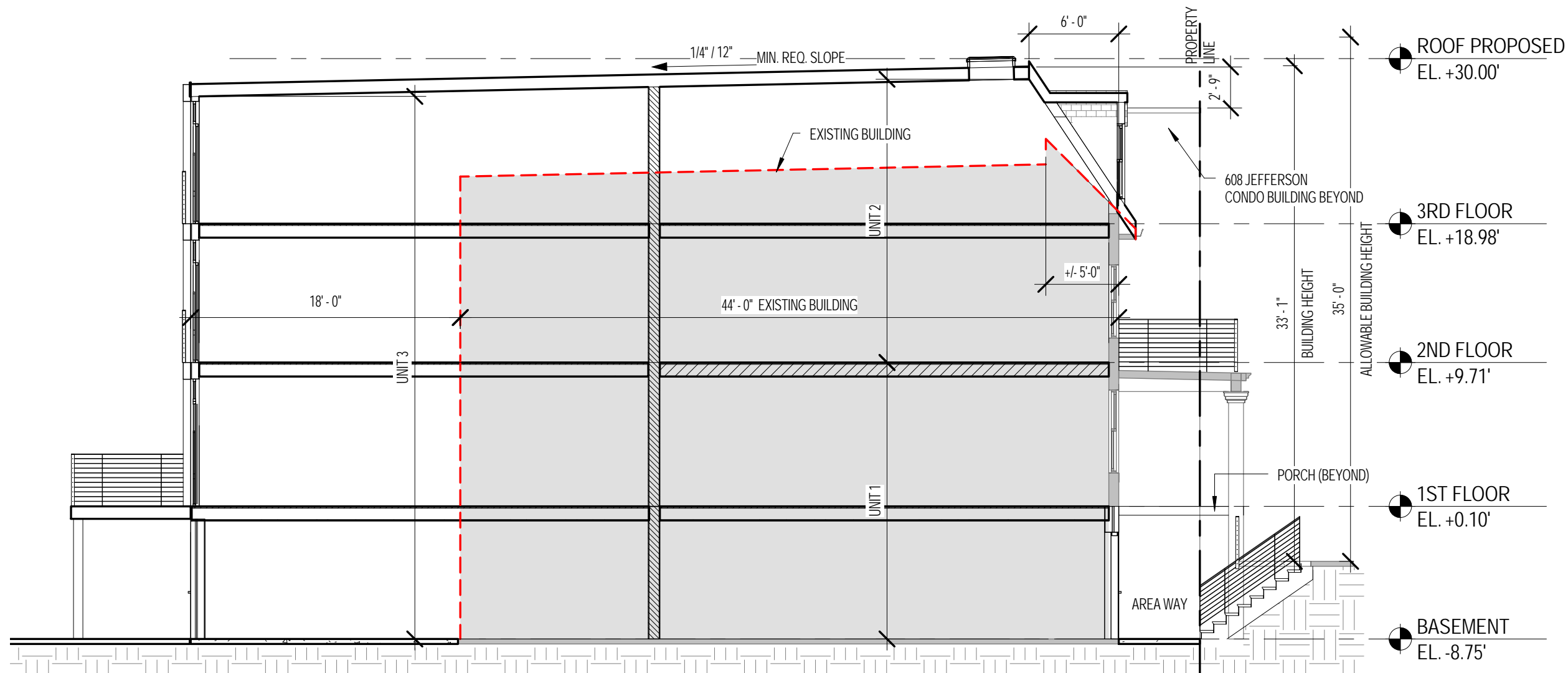
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
 04/24/18  
 SCALE  
 1/8" = 1'-0"

PROJECT N°  
 2018-023

SHEET NUMBER  
**A005**



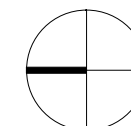
**1** BUILDING SECTION

A006 1/8" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
BUILDING SECTION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/8" = 1'-0"

PROJECT N°  
2018-023

SHEET NUMBER  
**A006**

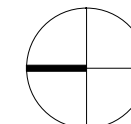


**1** FRONT ELEVATION - EXISTING  
 A007 3/16" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
 FRONT ELEVATION EXISTING

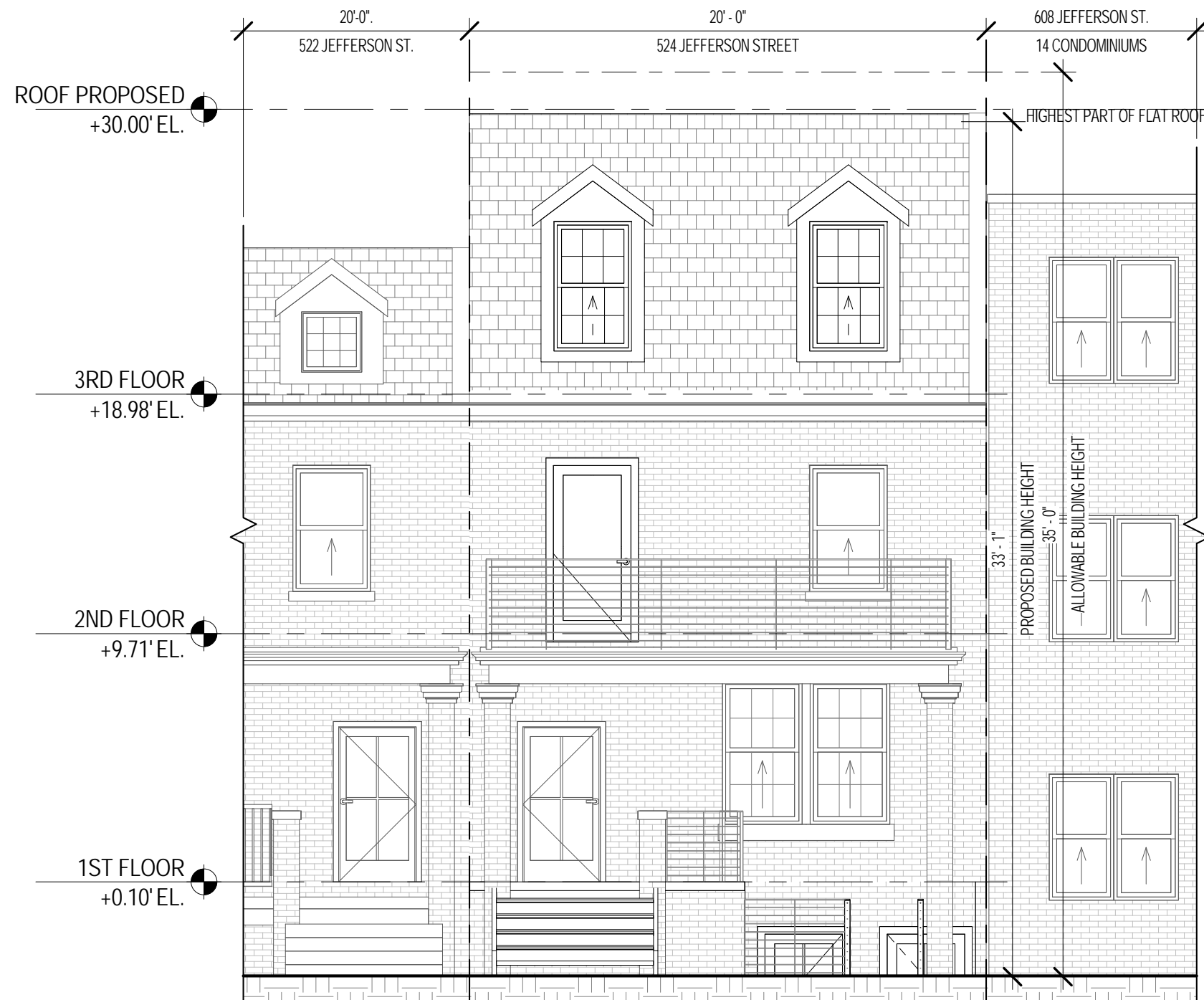
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
 04/24/18  
 SCALE  
 3/16" = 1'-0"

PROJECT N°  
 2018-023

SHEET NUMBER  
**A007**



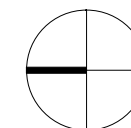
**1** FRONT ELEVATION - PROPOSED OPTION A

A008 3/16" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
FRONT ELEVATION OPTION A

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

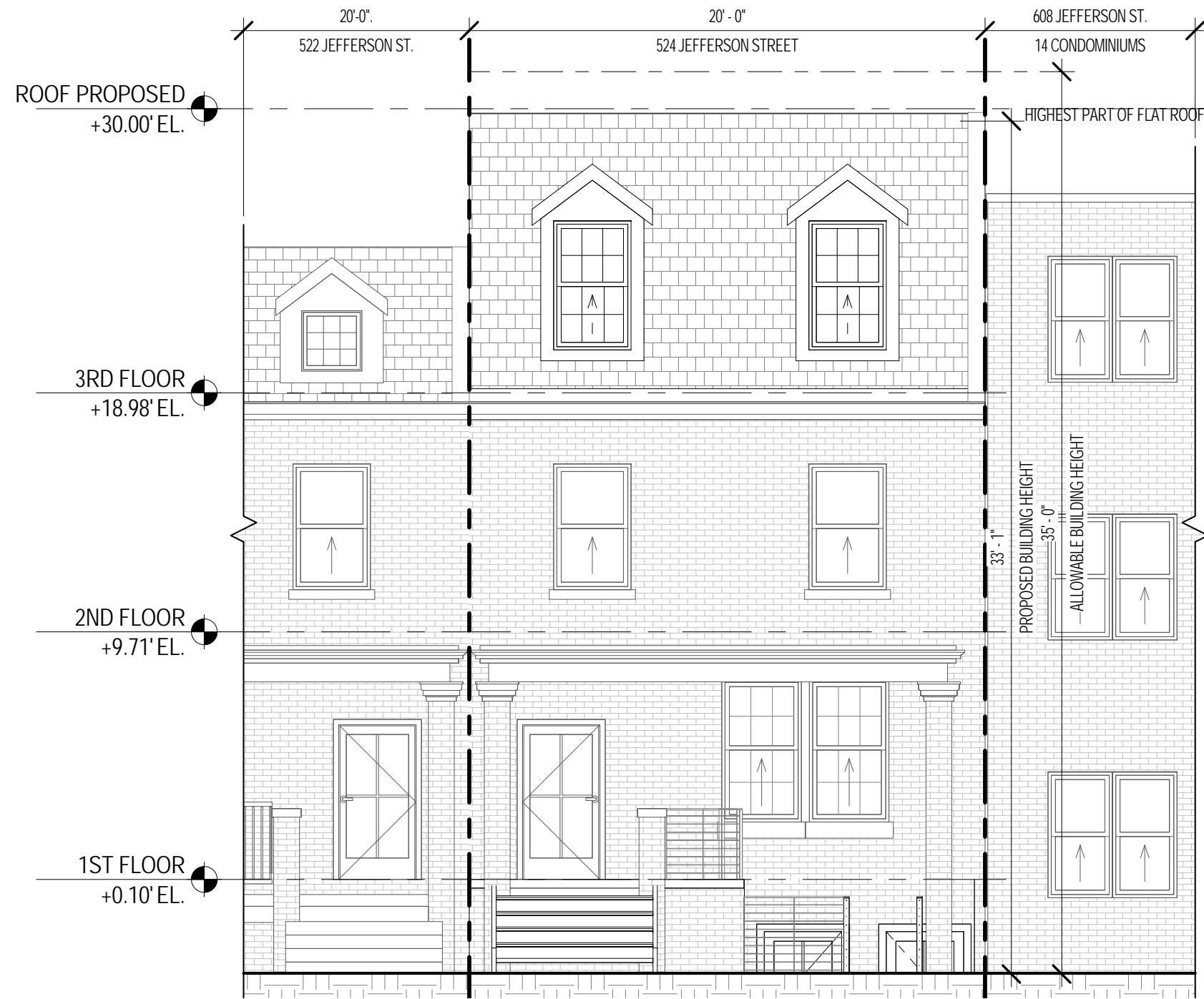


DATE  
04/20/18  
SCALE  
3/16" = 1'-0"

PROJECT N°  
2018-023

SHEET NUMBER  
**A008**





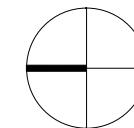
**1** FRONT ELEVATION - PROPOSED OPTION B

A009 3/16" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
FRONT ELEVATION OPTION B

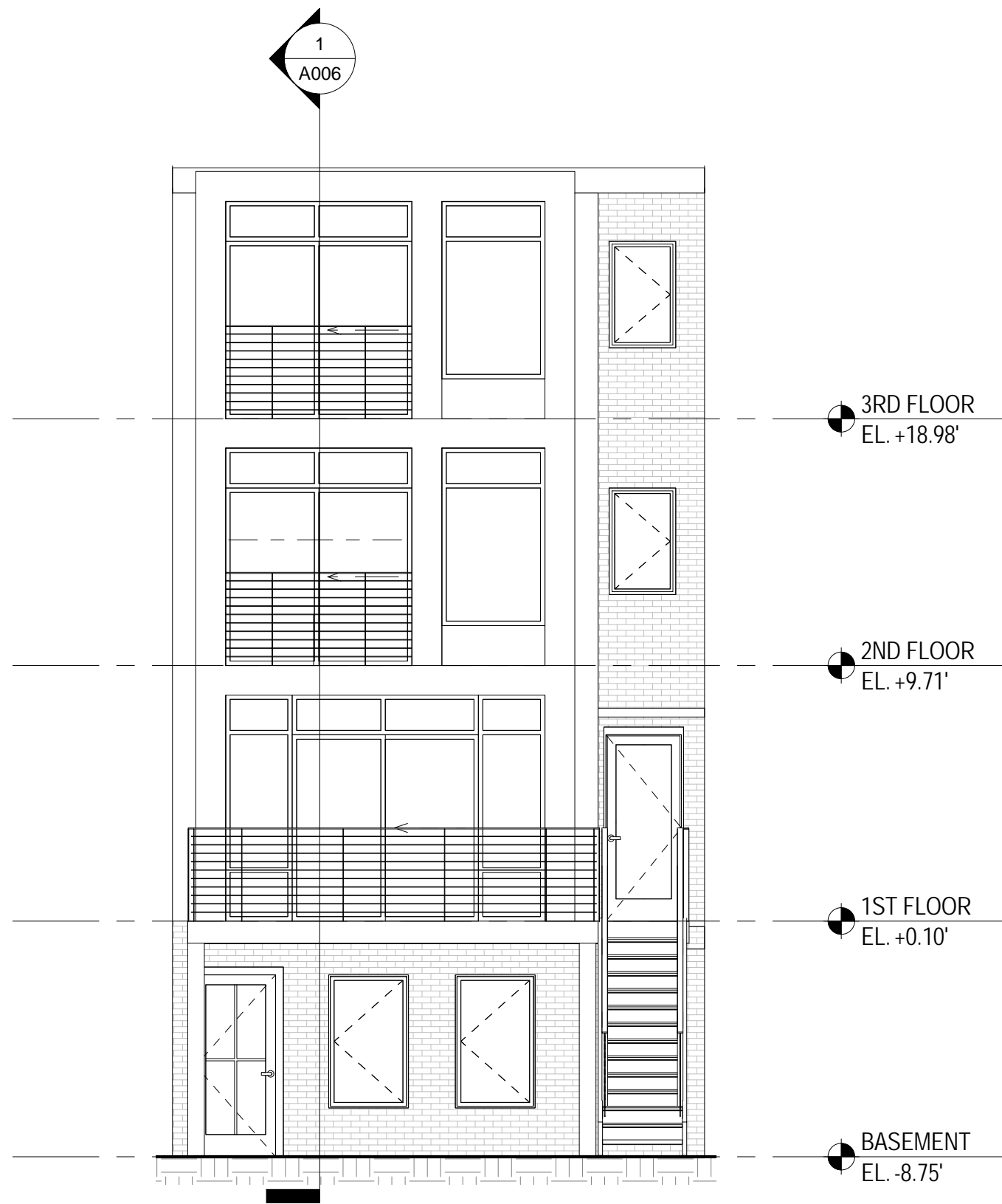
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/29/18  
SCALE  
3/16" = 1'-0"

PROJECT N<sup>o</sup>  
2018-023

SHEET NUMBER  
**A009**



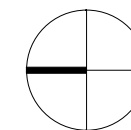
**1** REAR ELEVATION

A010 3/16" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
REAR ELEVATION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
3/16" = 1'-0"

PROJECT N<sup>o</sup>  
2018-023

SHEET NUMBER  
**A010**

REAR ELEVATION



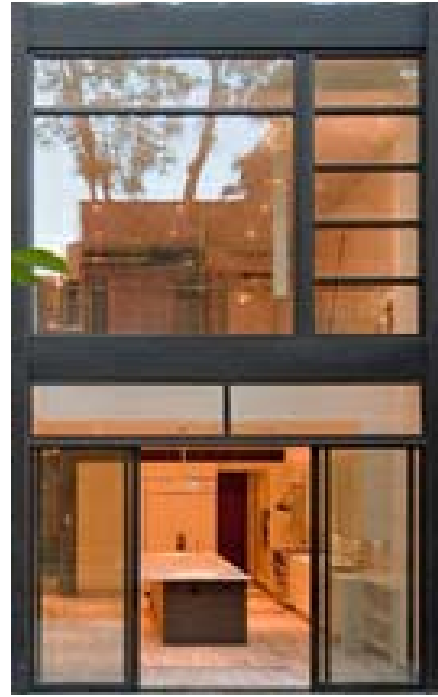
FIBER CEMENT PANEL



FIBER CEMENT SIDING



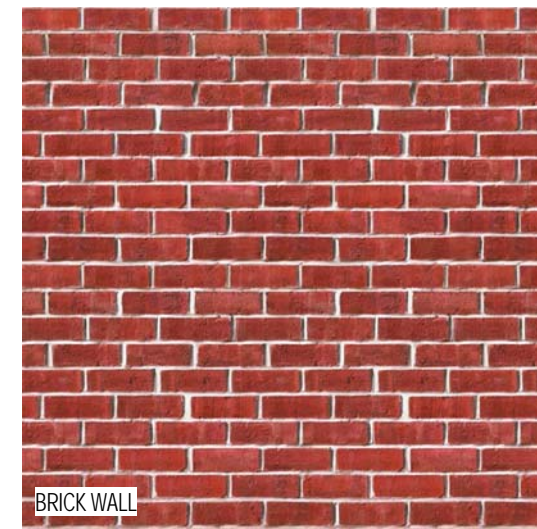
METAL PANEL



DARK FRAME WINDOWS WITH DARK TRIM



CABLE RAILING



BRICK WALL

FRONT ELEVATION

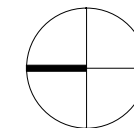


SLATE ROOF TO MATCH EXISTING



524 JEFFERSON STREET BZA APPLICATION  
MATERIAL PALETTE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/29/18  
SCALE

PROJECT N°  
2018-023

SHEET NUMBER  
A011



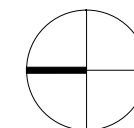
**1** STREETScape PROPOSED

A012 1/8" = 1'-0"



**524 JEFFERSON STREET BZA APPLICATION**  
STREETScape

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/8" = 1'-0"

PROJECT N°  
2018-023

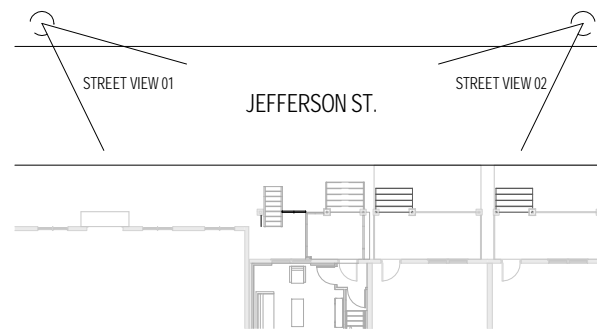
SHEET NUMBER  
**A012**



STREET VIEW 01

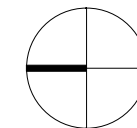


STREET VIEW 02



**524 JEFFERSON STREET BZA APPLICATION**  
STREET VIEWS

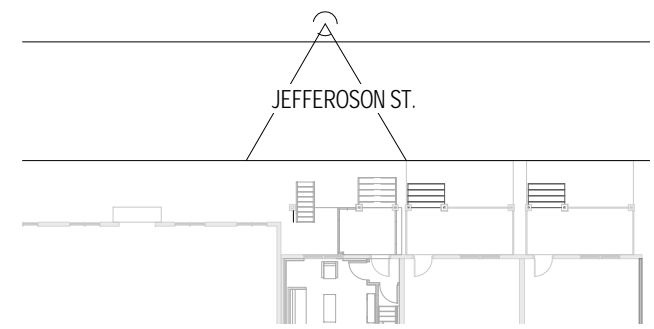
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE  
1/32" = 1'-0"

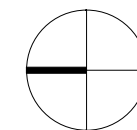
PROJECT N°  
2018-023

SHEET NUMBER  
**A013**



**524 JEFFERSON STREET BZA APPLICATION**  
STREET VIEWS

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/25/18  
SCALE  
1/32" = 1'-0"

PROJECT N°  
2018-023

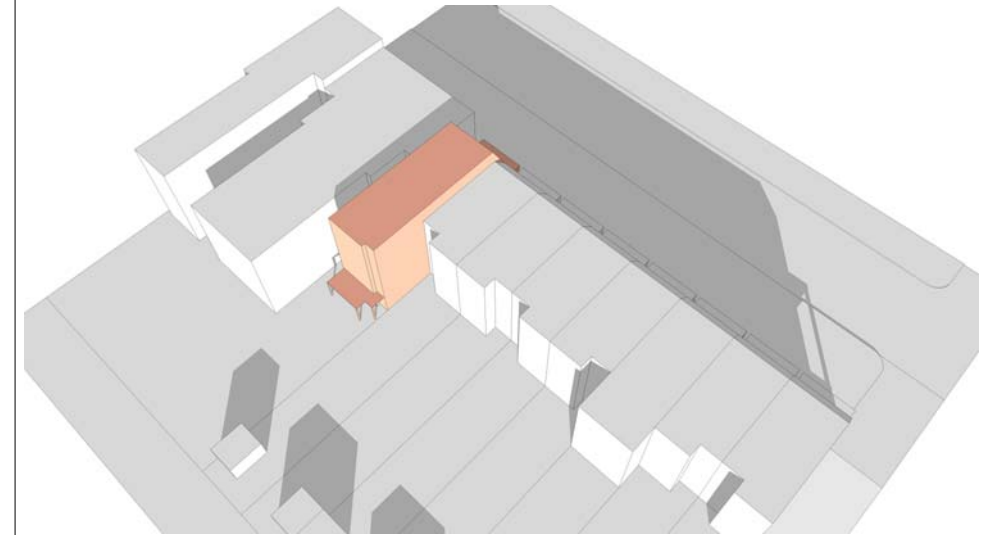
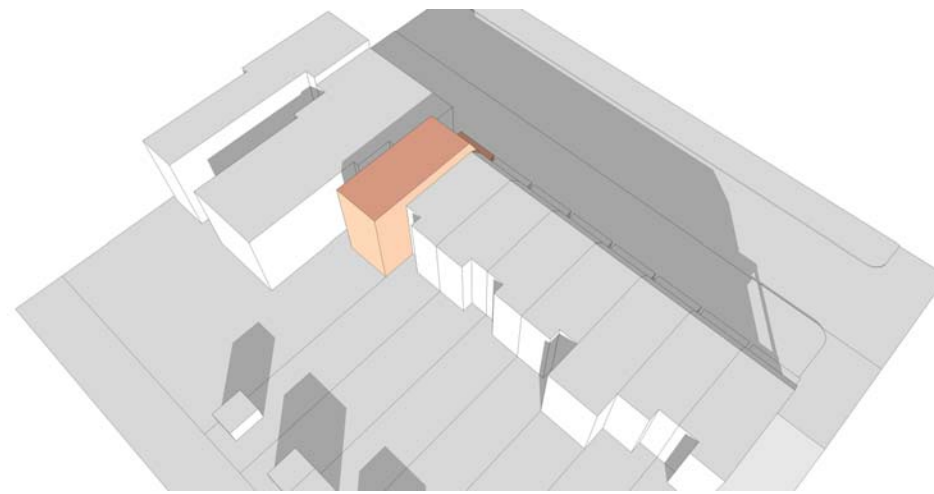
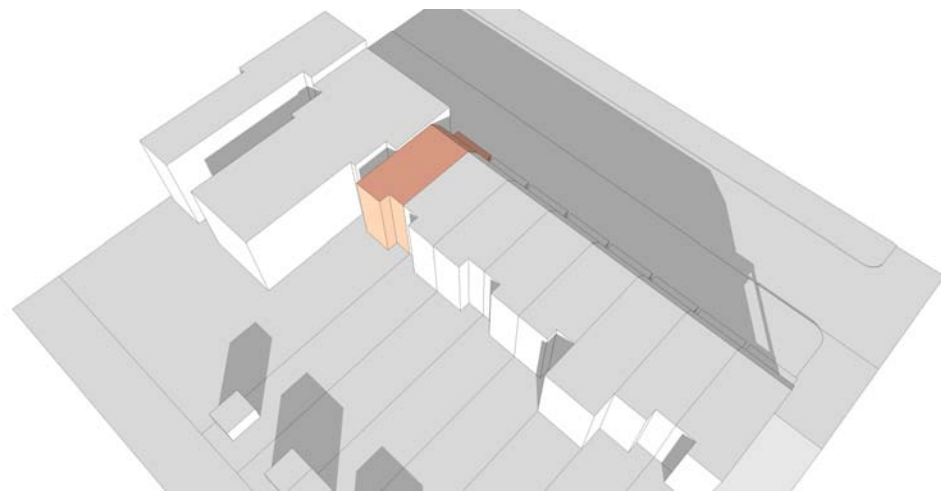
SHEET NUMBER  
**A014**

EXISTING BUILDING

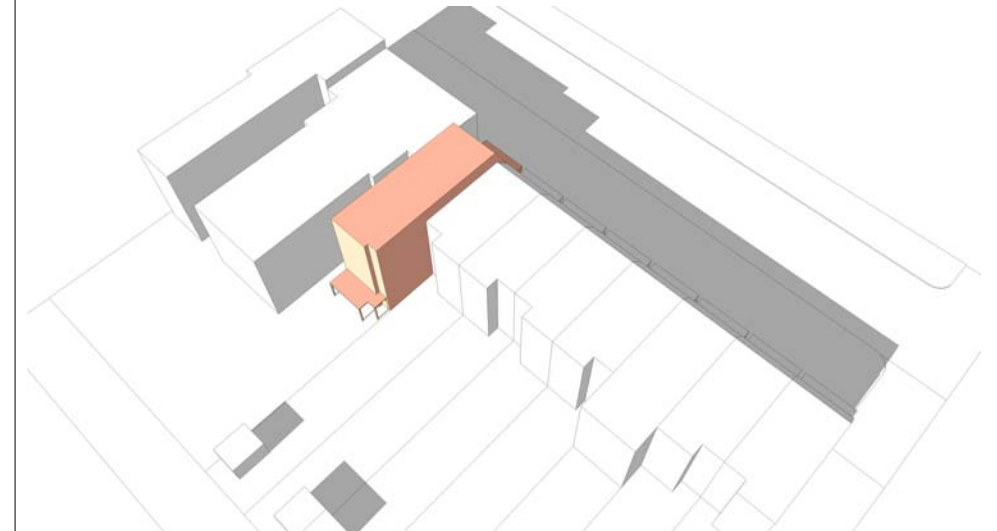
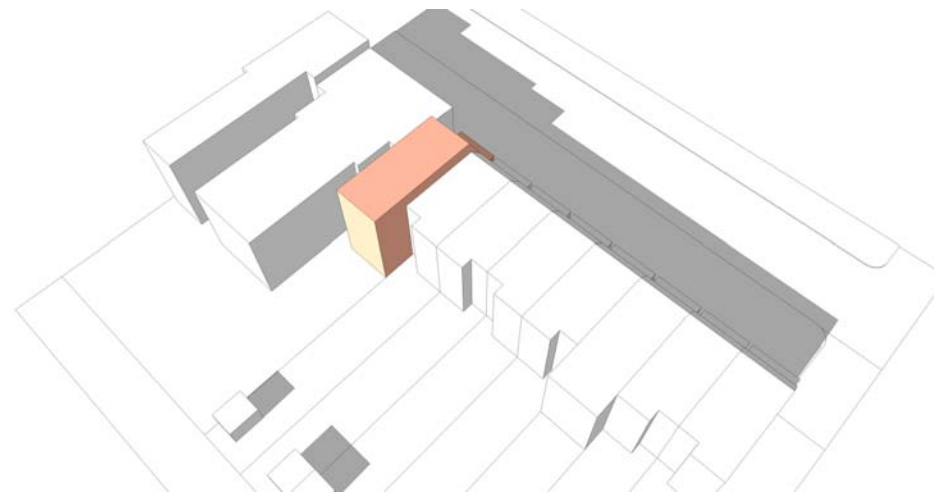
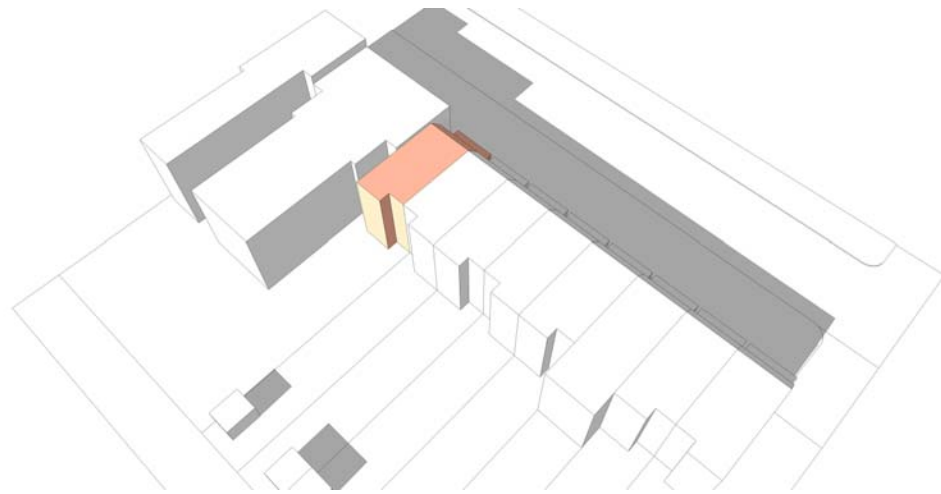
BY RIGHT BUILDING

PROPOSED BUILDING

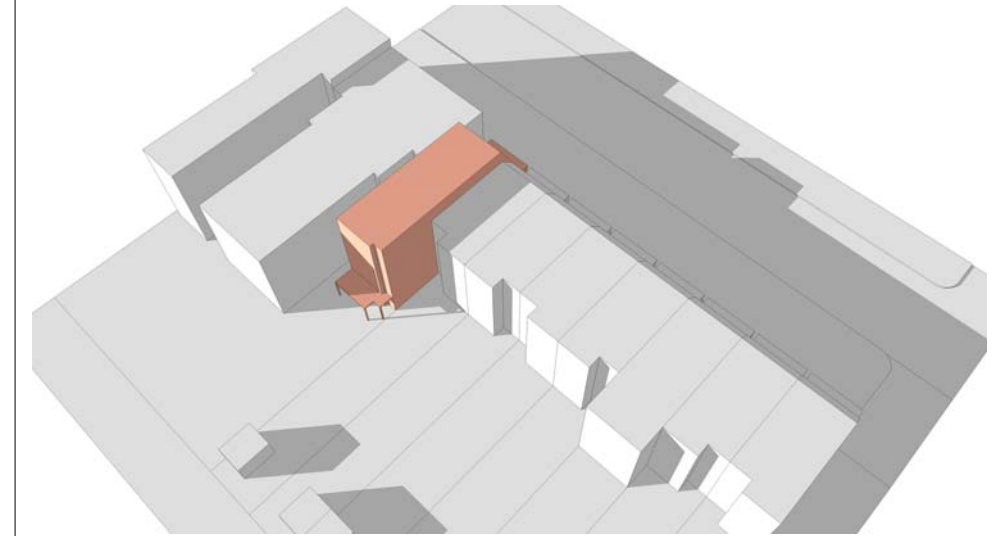
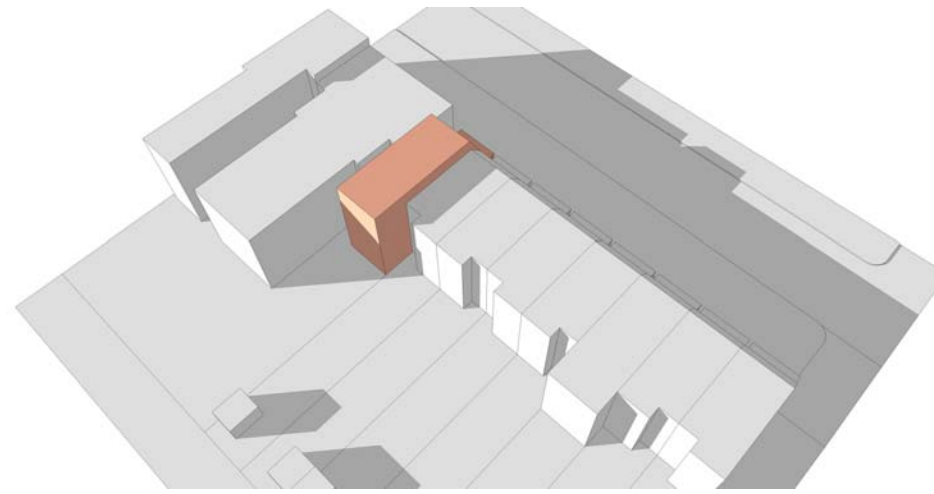
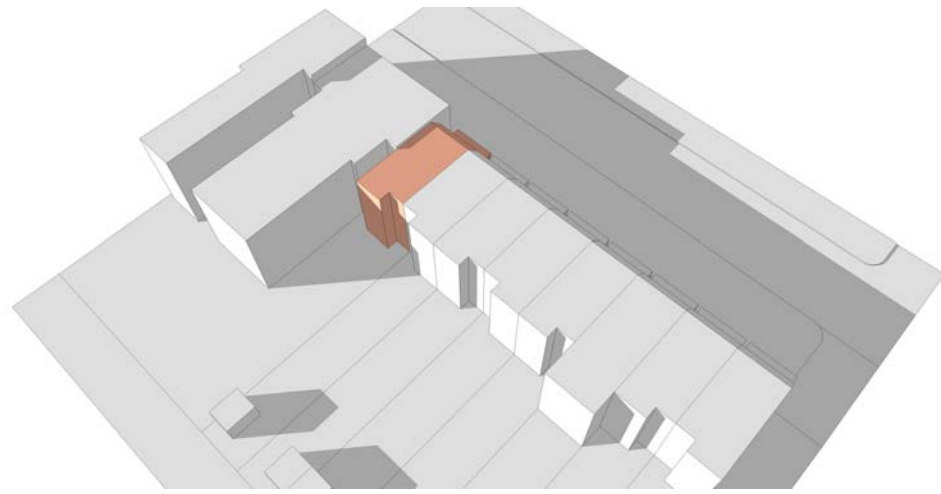
9AM



12 PM

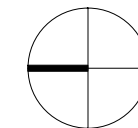


3 PM



524 JEFFERSON STREET BZAAPPLICATION  
SUN STUDY - DECEMBER 21

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/20/18  
SCALE

PROJECT N°  
2018-023

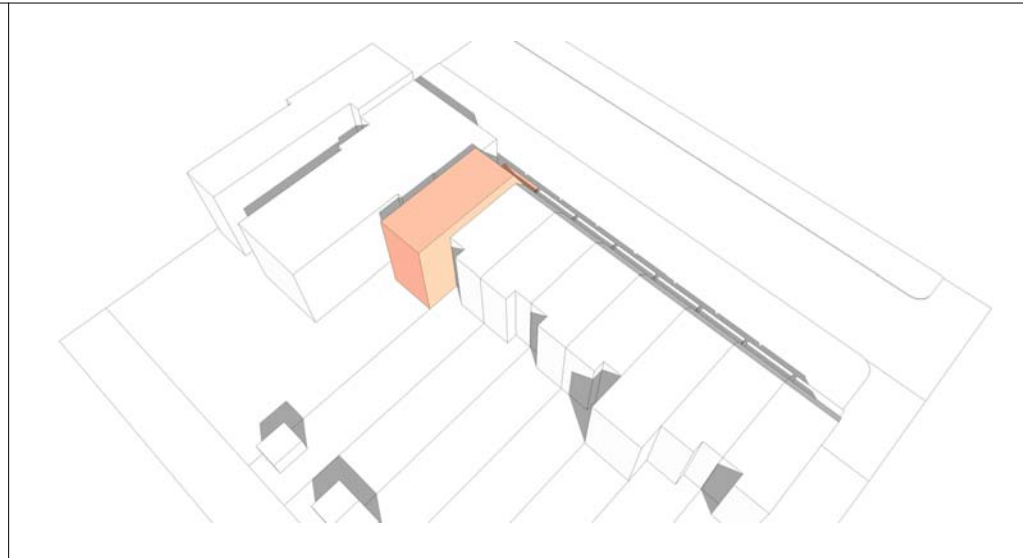
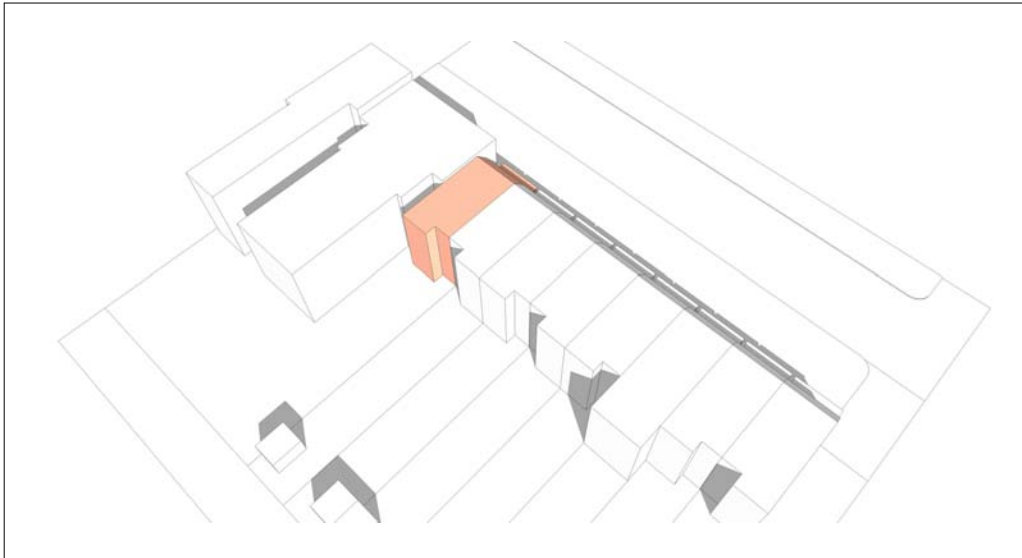
SHEET NUMBER  
A015

EXISTING BUILDING

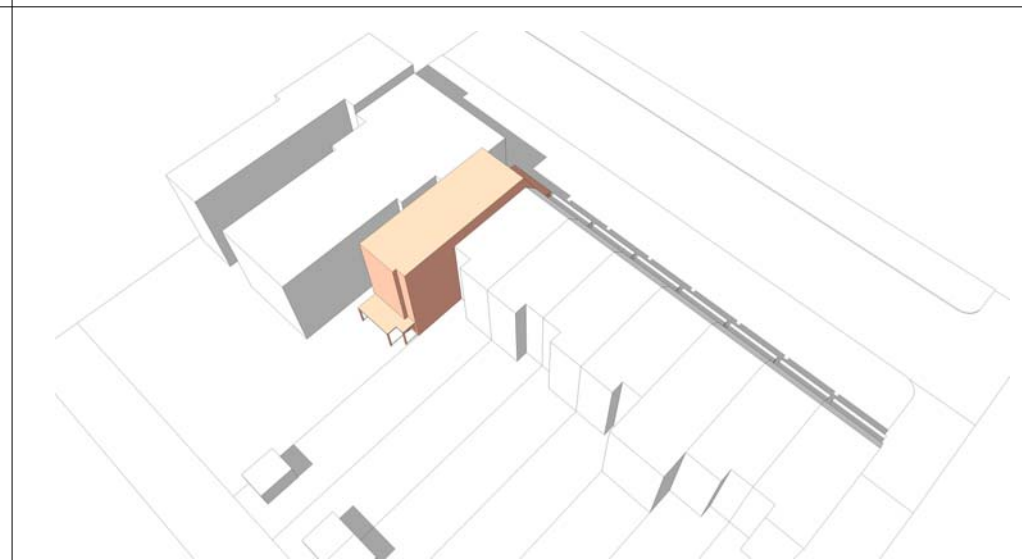
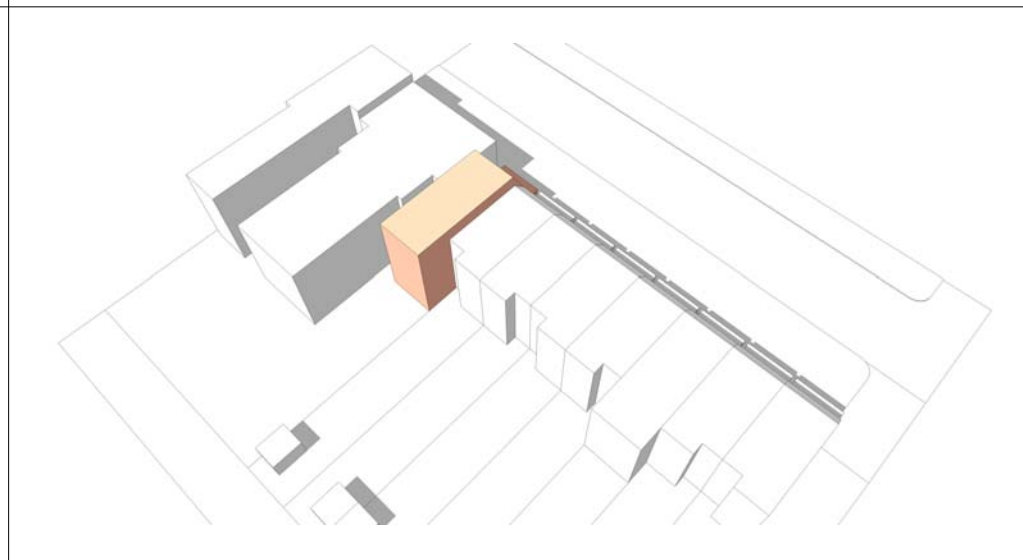
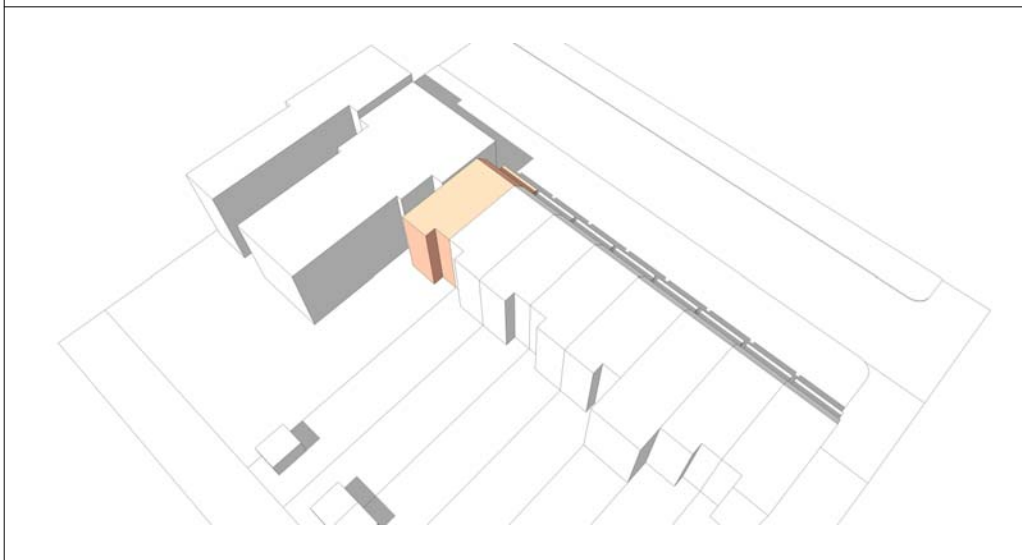
BY RIGHT BUILDING

PROPOSED BUILDING

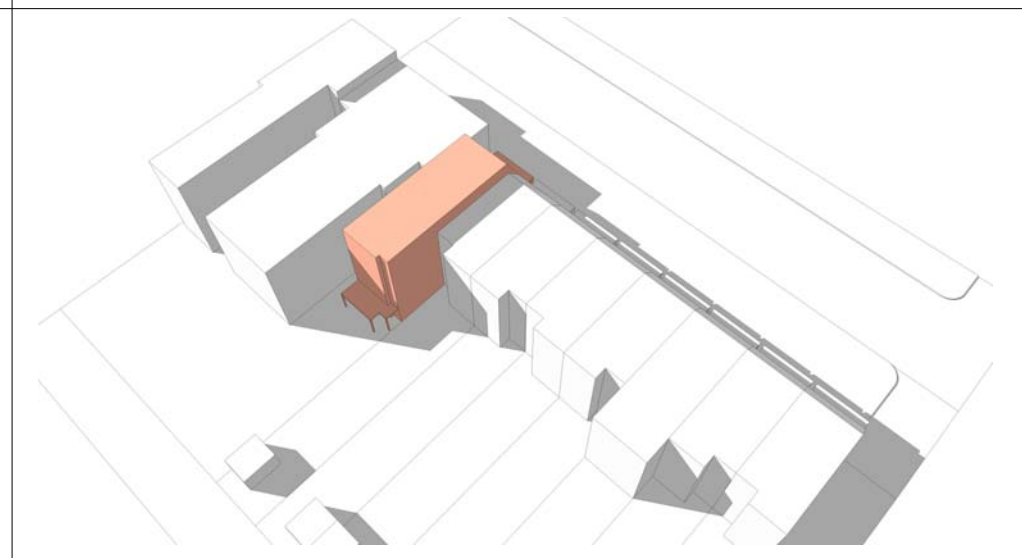
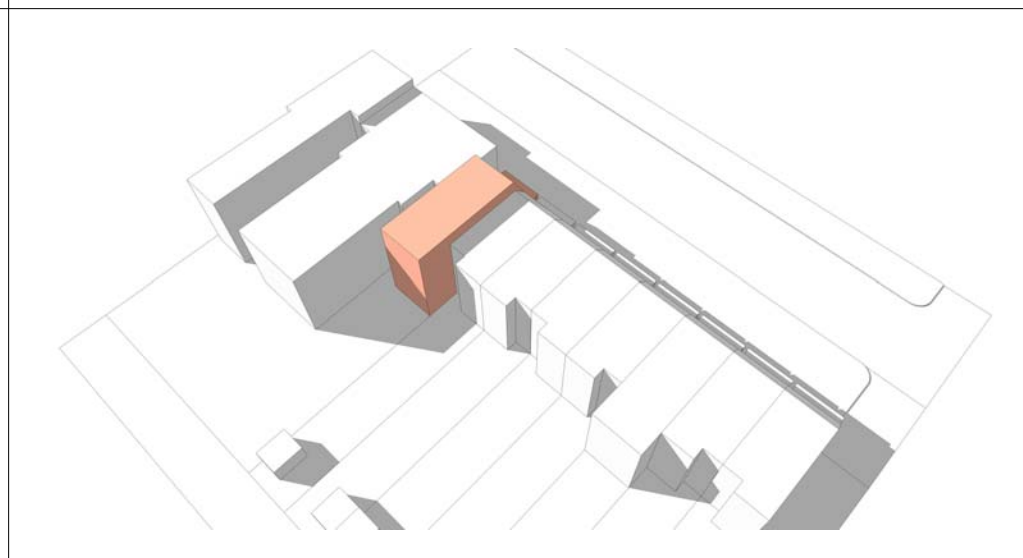
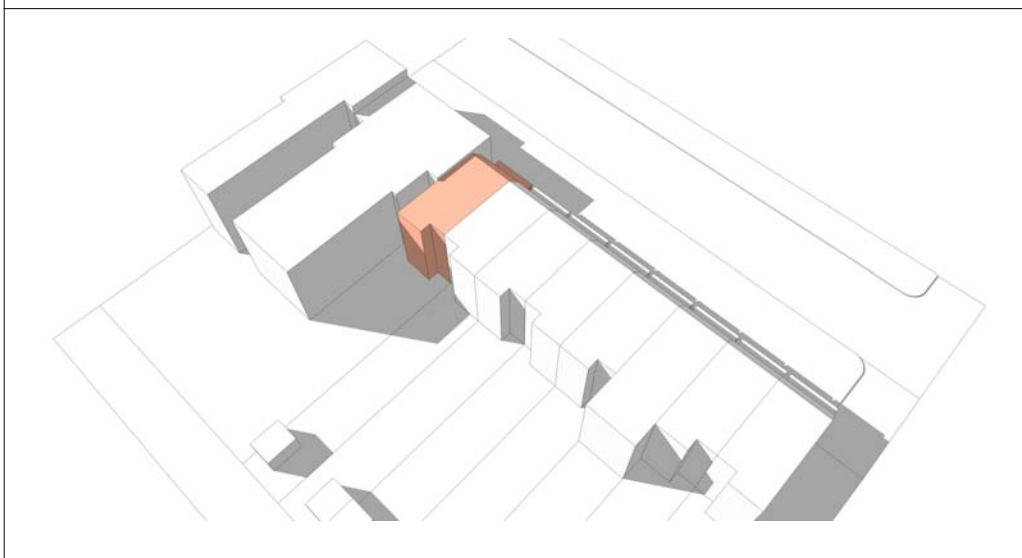
9AM



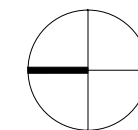
12 PM



3 PM



**524 JEFFERSON STREET BZAAPPLICATION**  
SUN STUDY - SPRING/FALL EQUINOX



DATE  
04/24/18  
SCALE

PROJECT N°  
2018-023

SHEET NUMBER  
**A016**

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

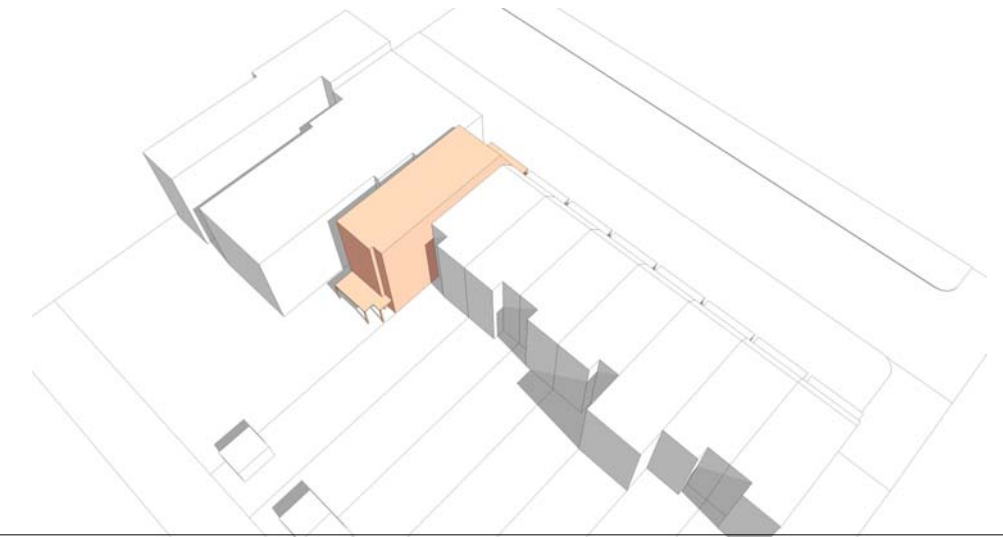
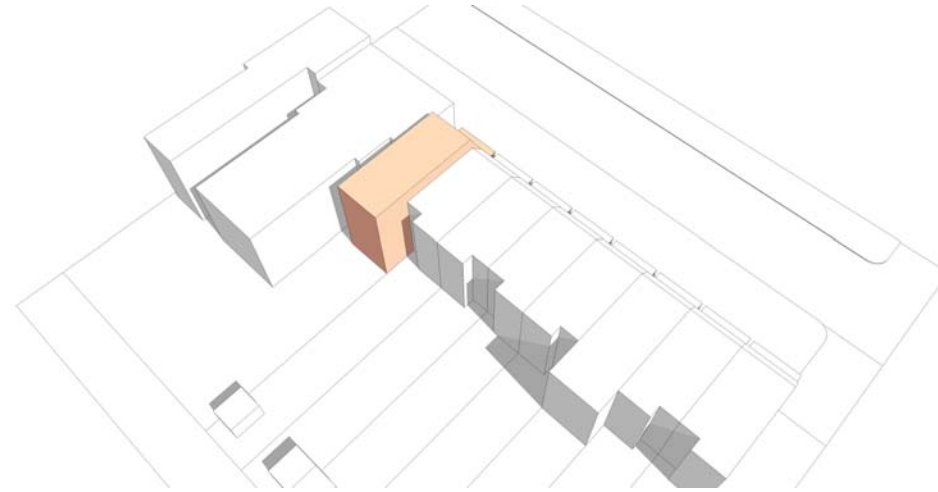
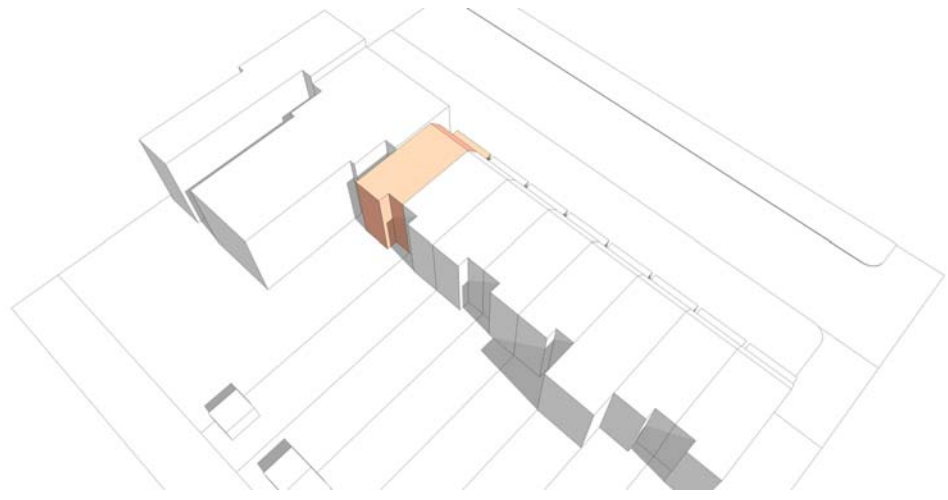


EXISTING BUILDING

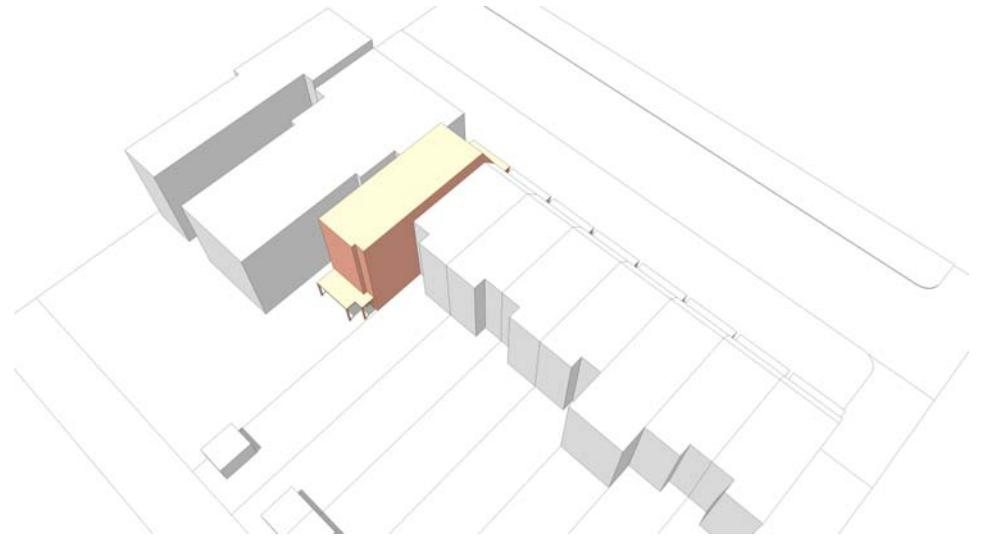
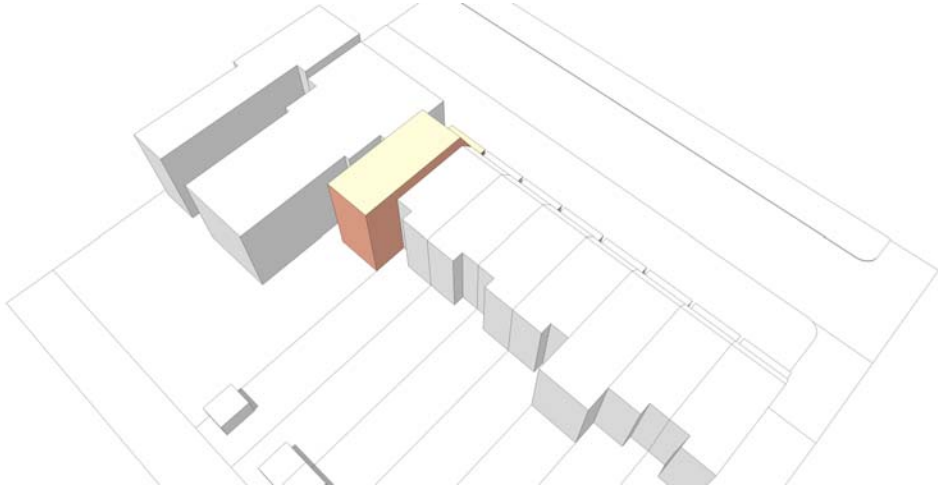
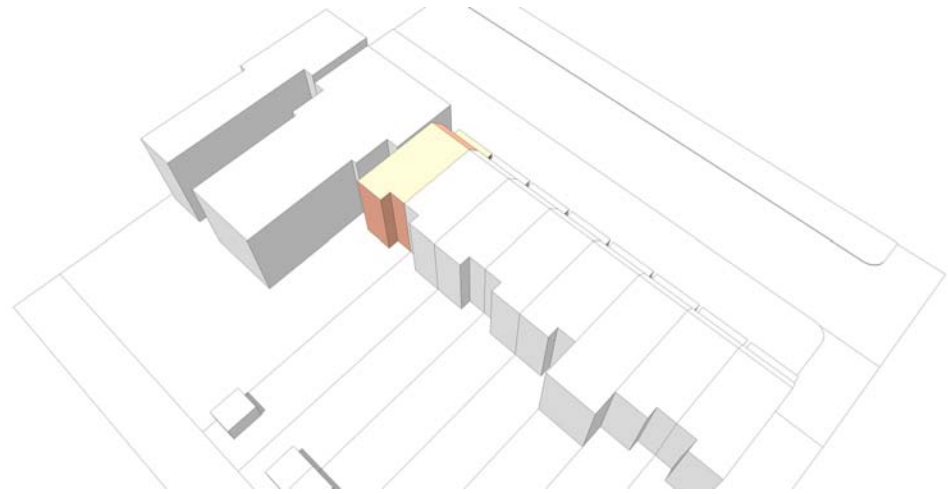
BY RIGHT BUILDING

PROPOSED BUILDING

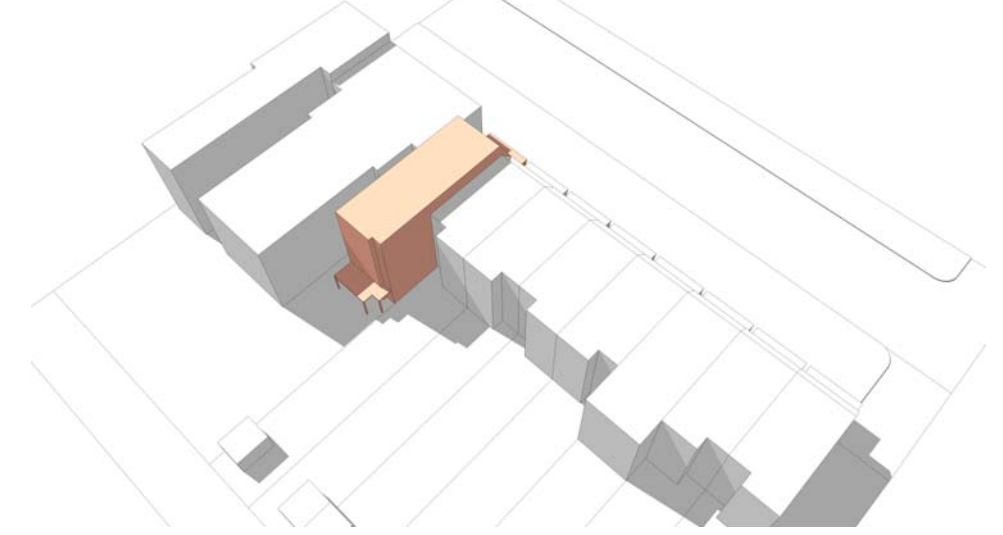
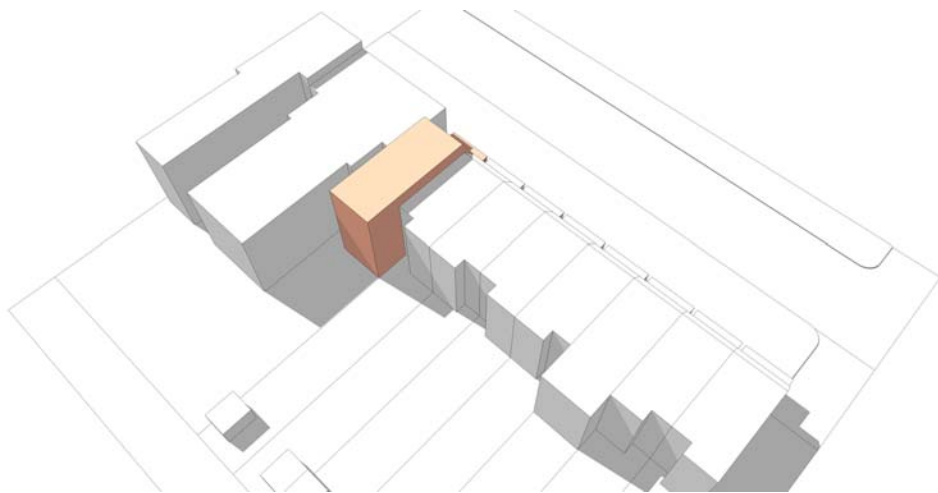
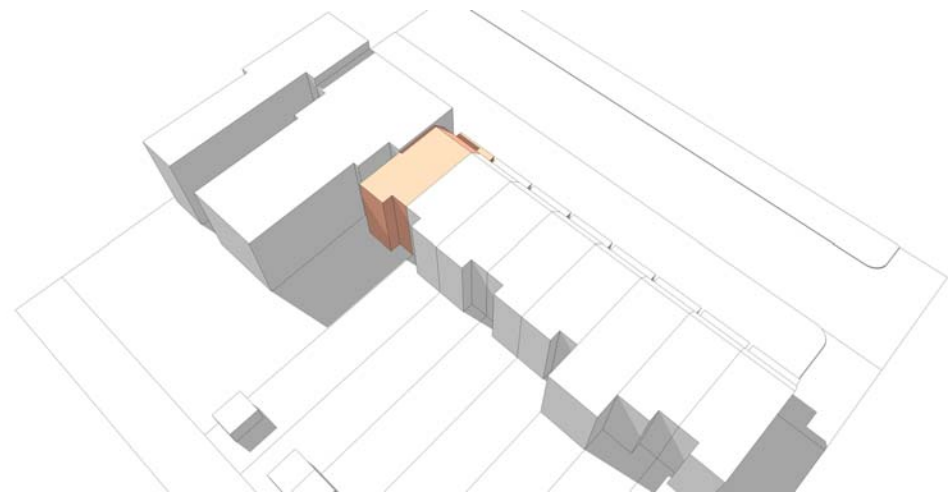
9AM



12 PM

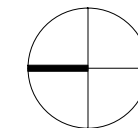


3 PM



**524 JEFFERSON STREET BZAAPPLICATION**  
SUN STUDY - JUNE 21

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE  
04/24/18  
SCALE

PROJECT N°  
2018-023

SHEET NUMBER  
**A017**