

17 October 2018

VIA Interactive Zoning Information System (IZIS)

DC Board of Zoning Adjustment  
Frederick Hill, Chairman  
441 4th St NW #200  
Washington, DC 20001

Re: BZA 19804 | 716 Upshur St NW

On 19 October 2018, the Board of Zoning Adjustment (the "Board") hear BZA Case 19804 regarding the application of 716 Upshur, LLC for special exception relief and associated waivers. During the hearing, the Board specifically requested additional information with regard to:

- Shadow studies
- Redesign of the rear façade and stairs to reduce impact of light, air, and privacy
- Redesign of the roof deck to address privacy concerns
- Review changes with the affected ANC

Attached is a revised design package that addresses the Board's requests. Specifically, three options for comparison are provided:

- Option A is the original design as presented on 19 September 2018 (Pages 2 – 9, 22)
- Option B reduces the extent of rear addition and redesigns the rear facade, but still requires a waiver from the 10' rule (Pages 10 – 14, 23)
- Option C complies with the 10' waiver rule (Pages 15 – 19, 24)
- Shadow studies of all three options are included (Pages 25-27)
- The roof deck area is reduced in both Option B and Option C (Pages 13 + 18)
- We presented the project at the 10 October ANC Meeting; no resolution was passed.

We believe that the application is complete, and we look forward to discussing this matter at the upcoming hearing on Wednesday, 31 October 2018. Please do not hesitate to contact us with any questions, either at (202) 683-6260 or will@teass-warren.com. Thank you in advance for your consideration.

Respectfully submitted,



Will Teass, AIA LEED AP  
Principal, Teass \ Warren Architects

Cc 716 Upshur, LLC  
ANC4C  
Patricia Francis, 714 Upshur St NW  
Stephen Mordfin, OP

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19804  
EXHIBIT NO.58



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# 716 Upshur St NW

## BZA 19804 - BZA Supplemental Filing

17 October 2018

Prepared for:

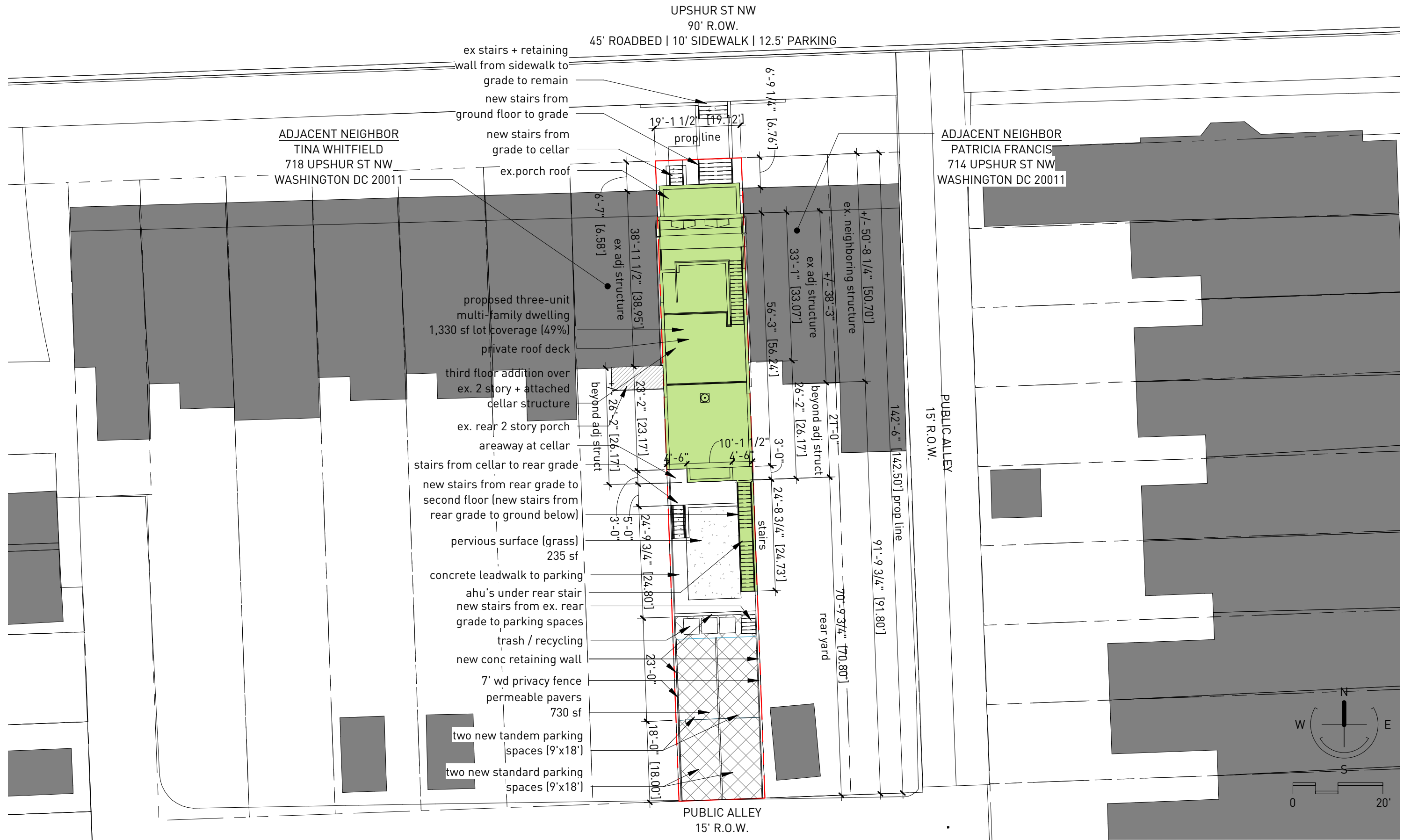
**716 Upshur LLC**  
Amit Vora

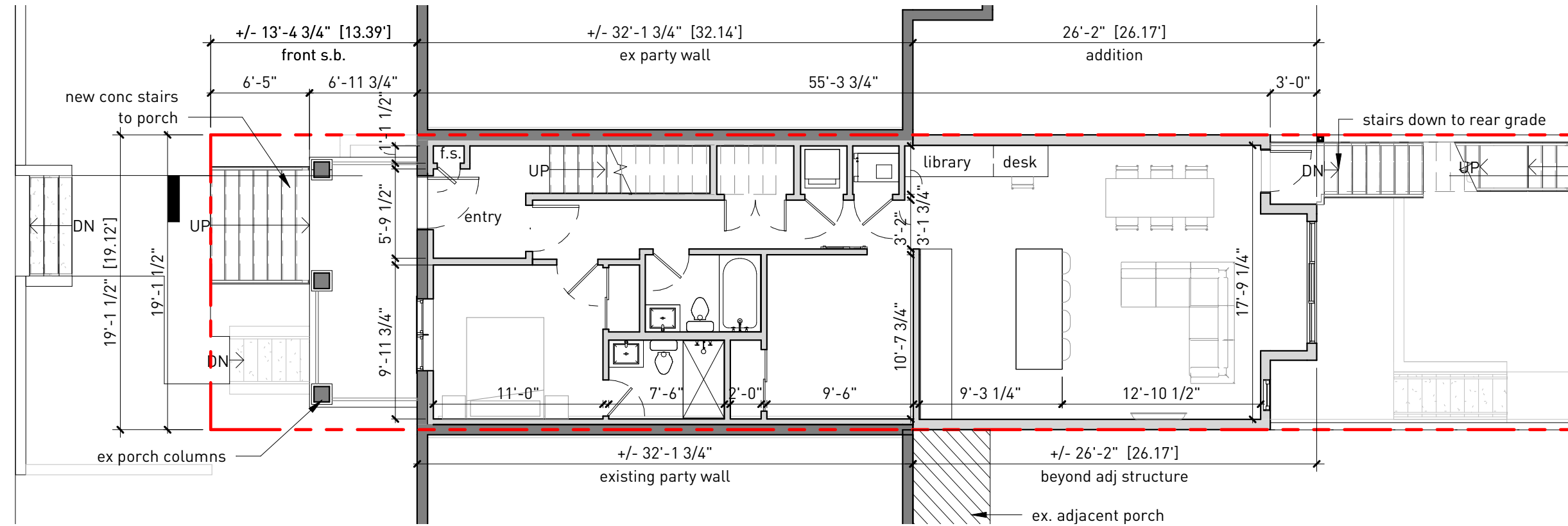
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Washington DC 20005  
301 523 4050  
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Prepared by:

**Teass \ Warren Architects**  
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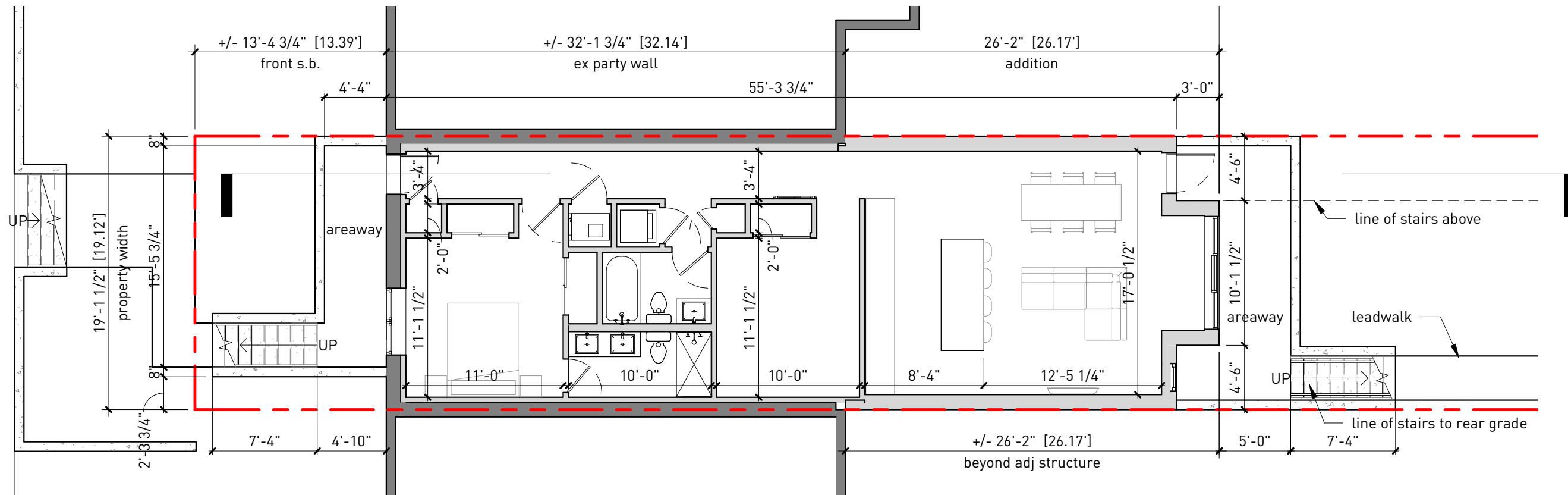




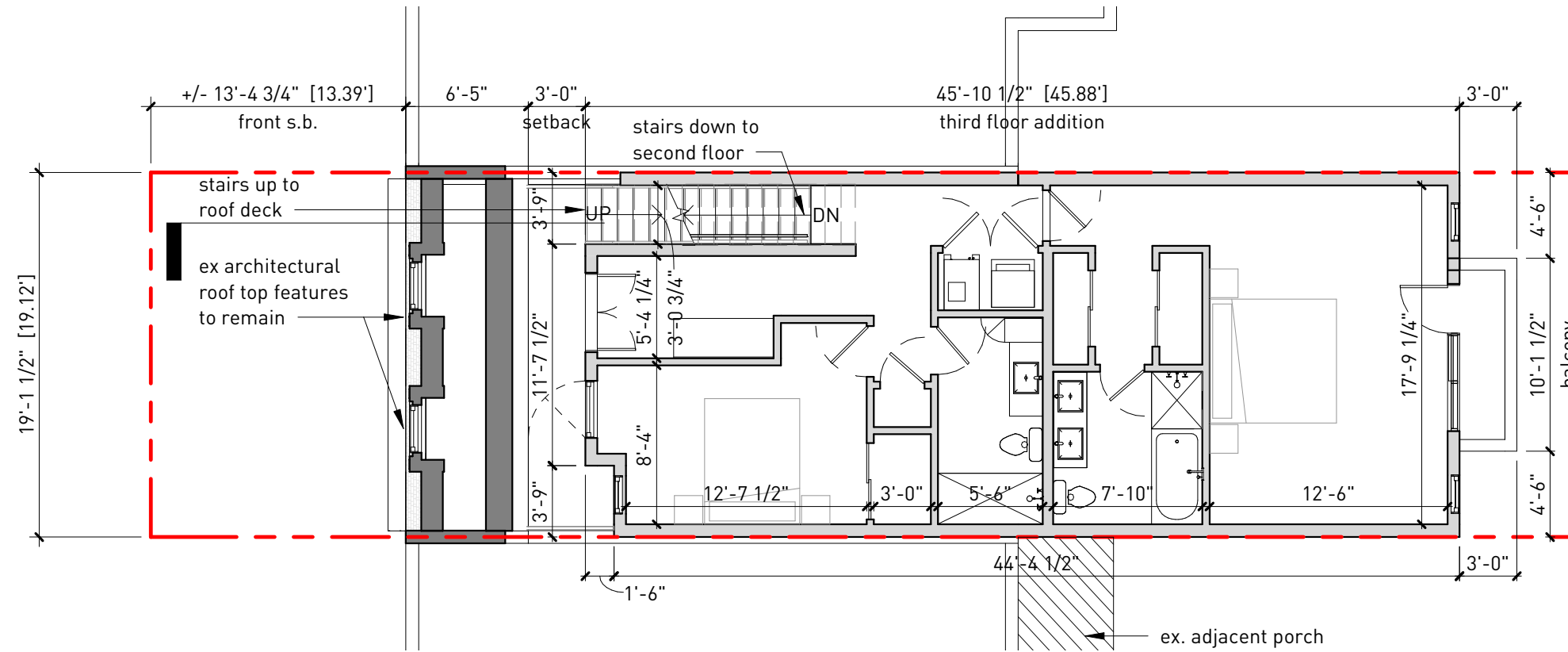
Gross Construction Area	
Level	Area
00 - Cellar	1088 SF
01 - Ground	1088 SF
02 - Second	1088 SF
03 - Third	865 SF
<b>Total Gross Construction</b>	<b>4129 SF</b>

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1088 SF
	01 - Ground	1088 SF
Unit 2	01 - Ground	973 SF
	02 - Second	973 SF
Unit 3	01 - Ground	56 SF
	02 - Second	1088 SF
Unit 3	03 - Third	846 SF
		<b>1991 SF</b>

ground floor plan  
unit 2 (1 br + d / 2 ba)



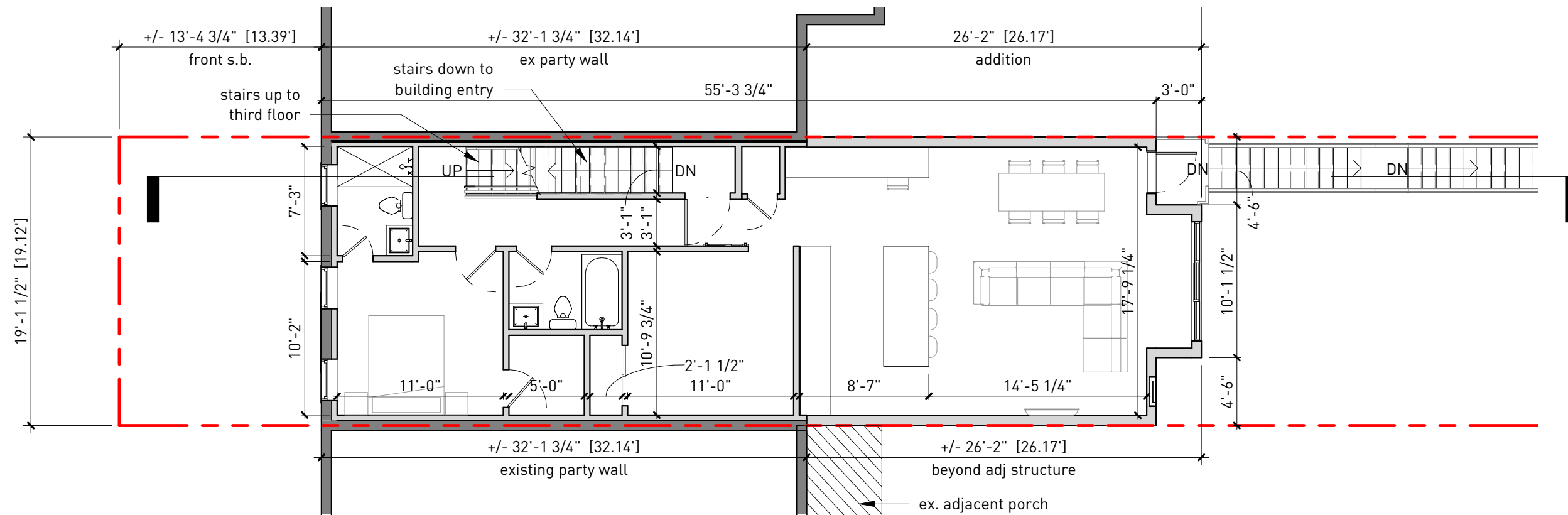
cellar floor plan  
unit 1 (1 bd + d / 2 ba)



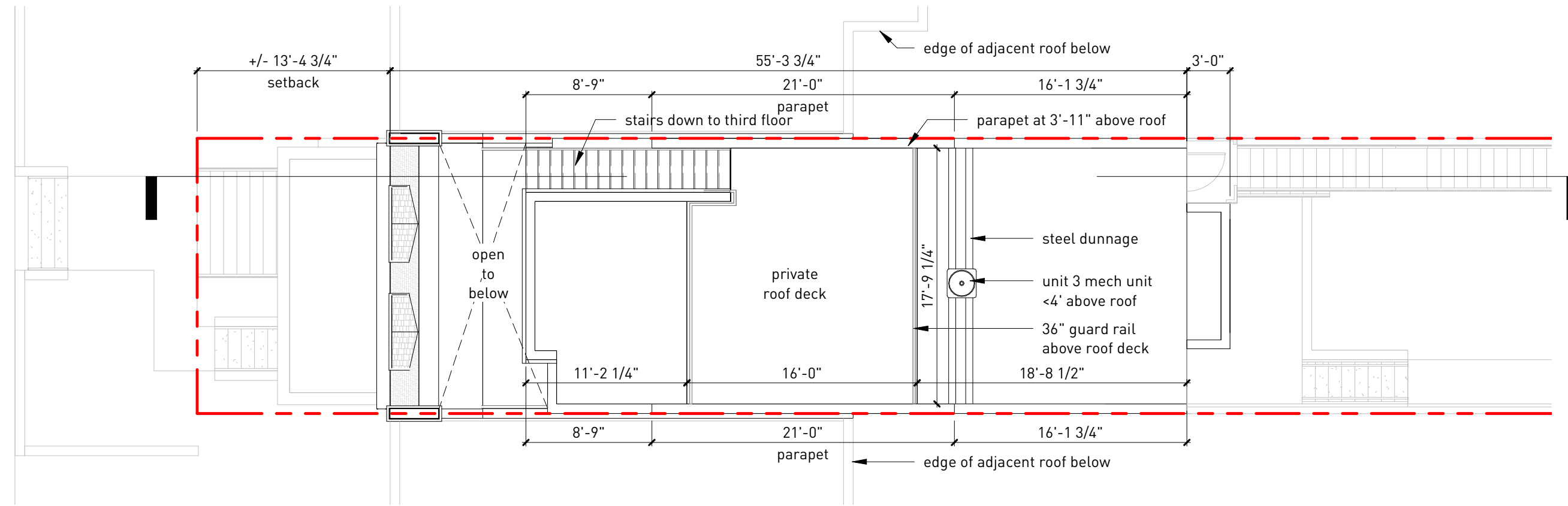
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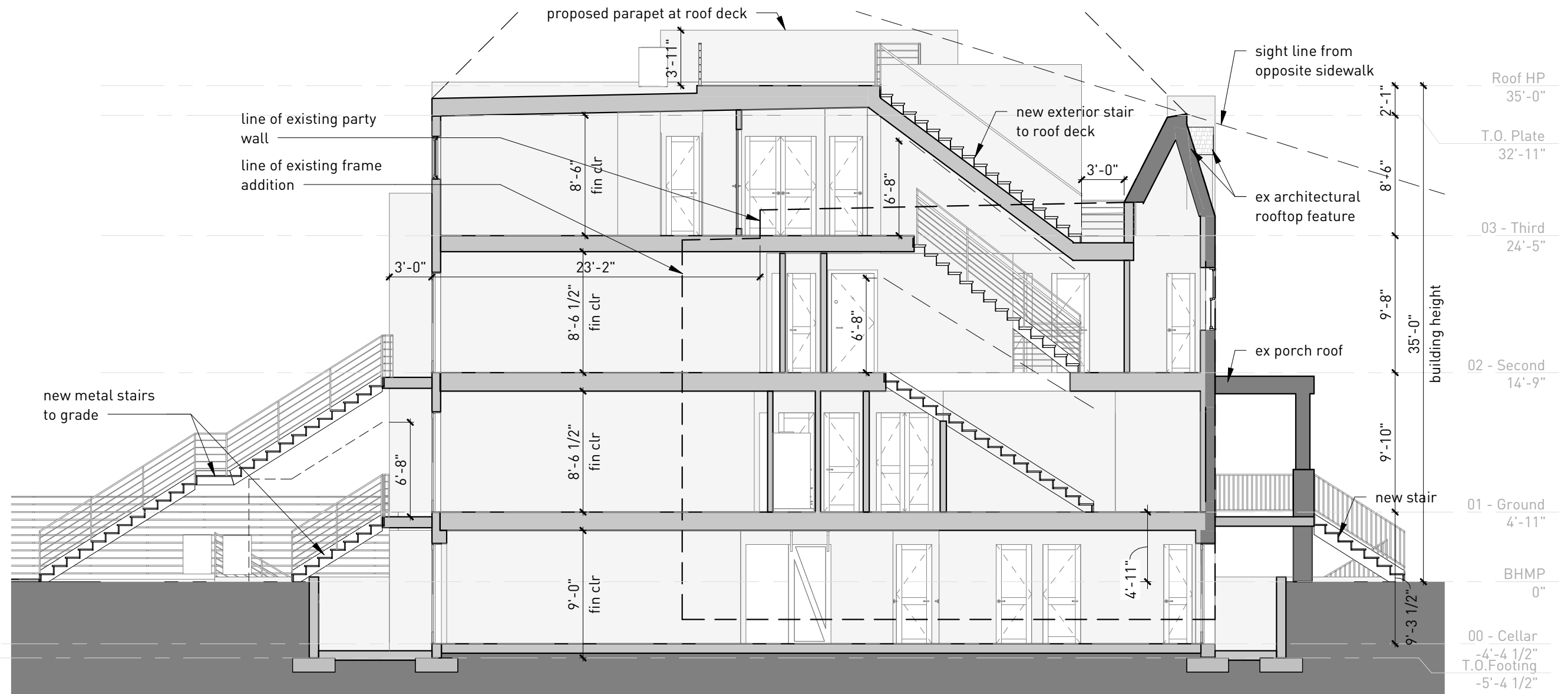
third floor plan  
unit 3 upper (3 bd + d / 4 ba)

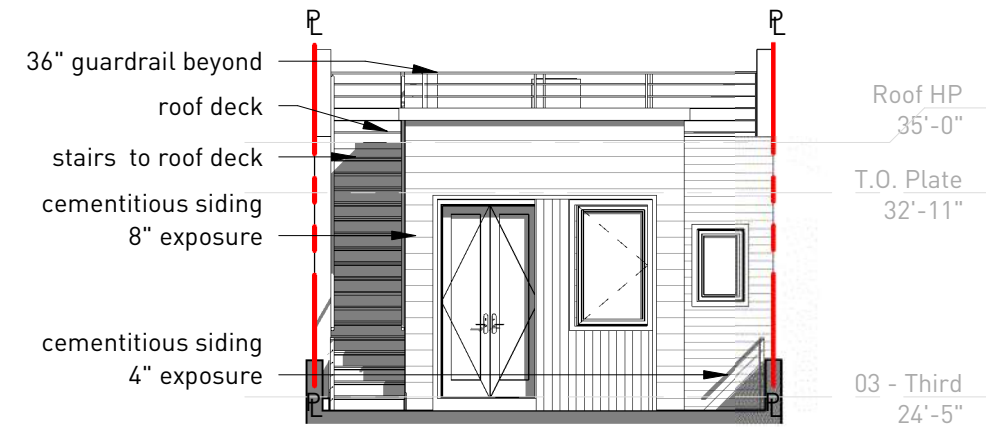


second floor plan  
unit 3 lower (3 bd + d / 4 ba)

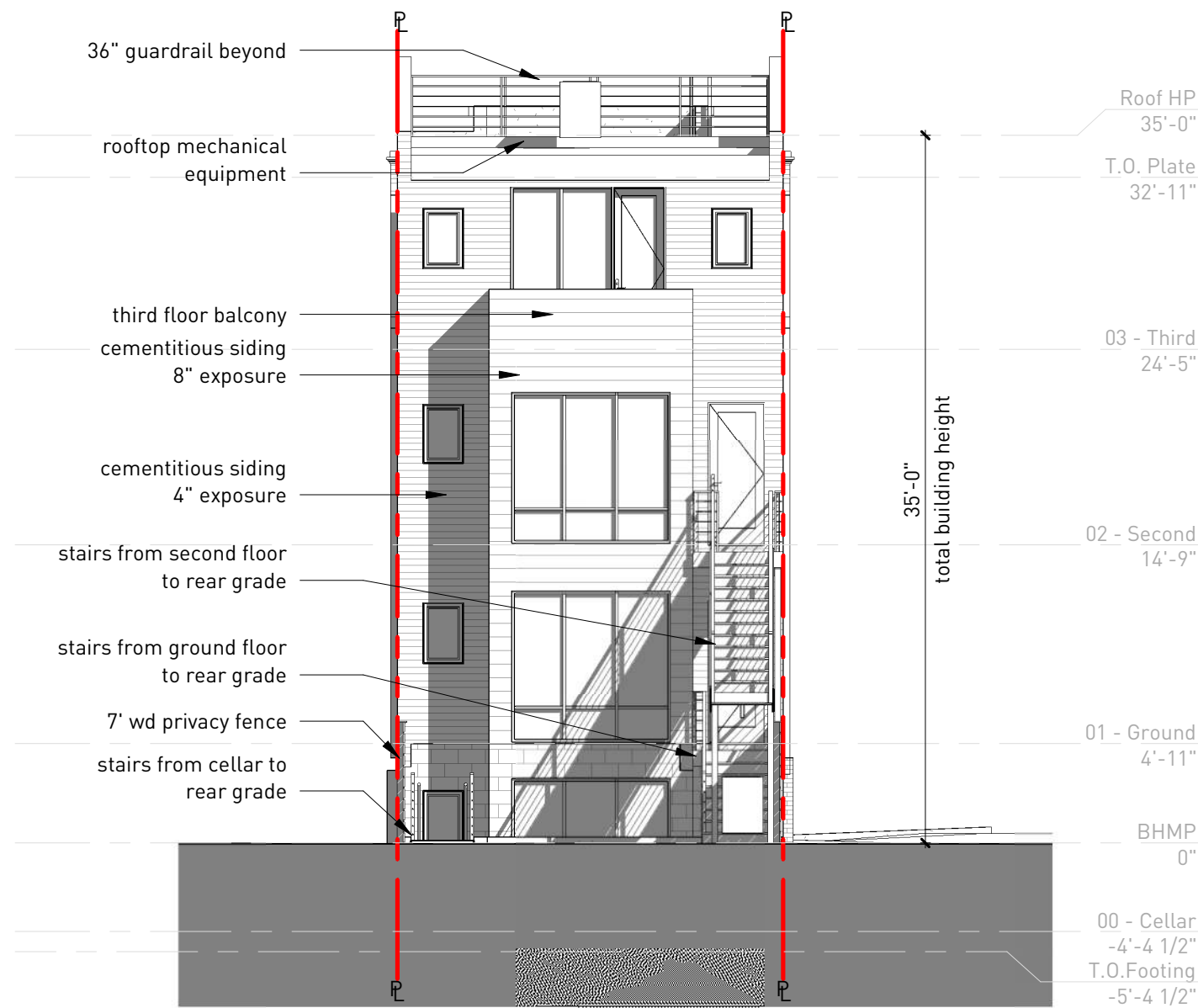


roof plan  
unit 3 (roof deck)

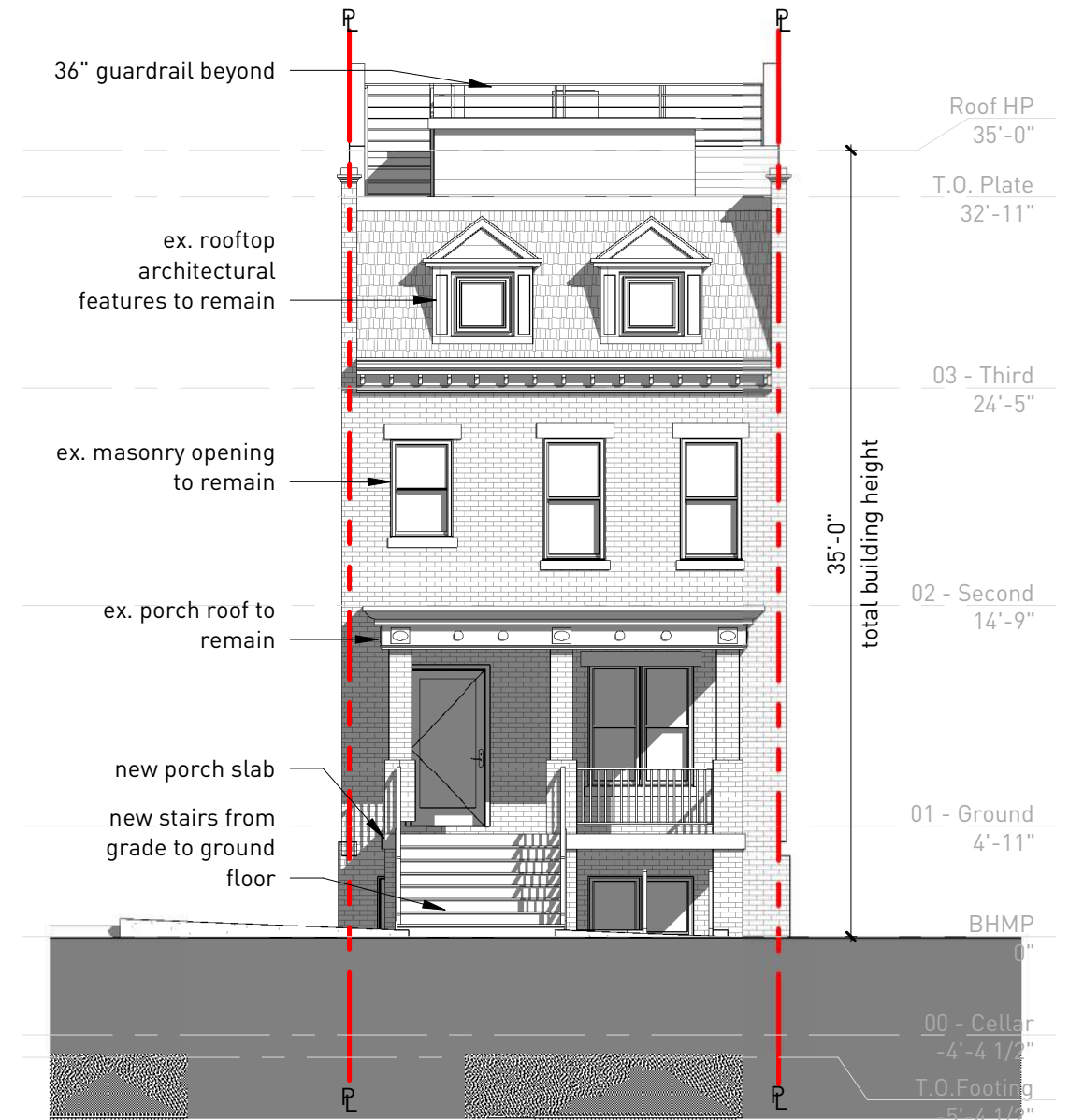




partial third floor elevation (north)

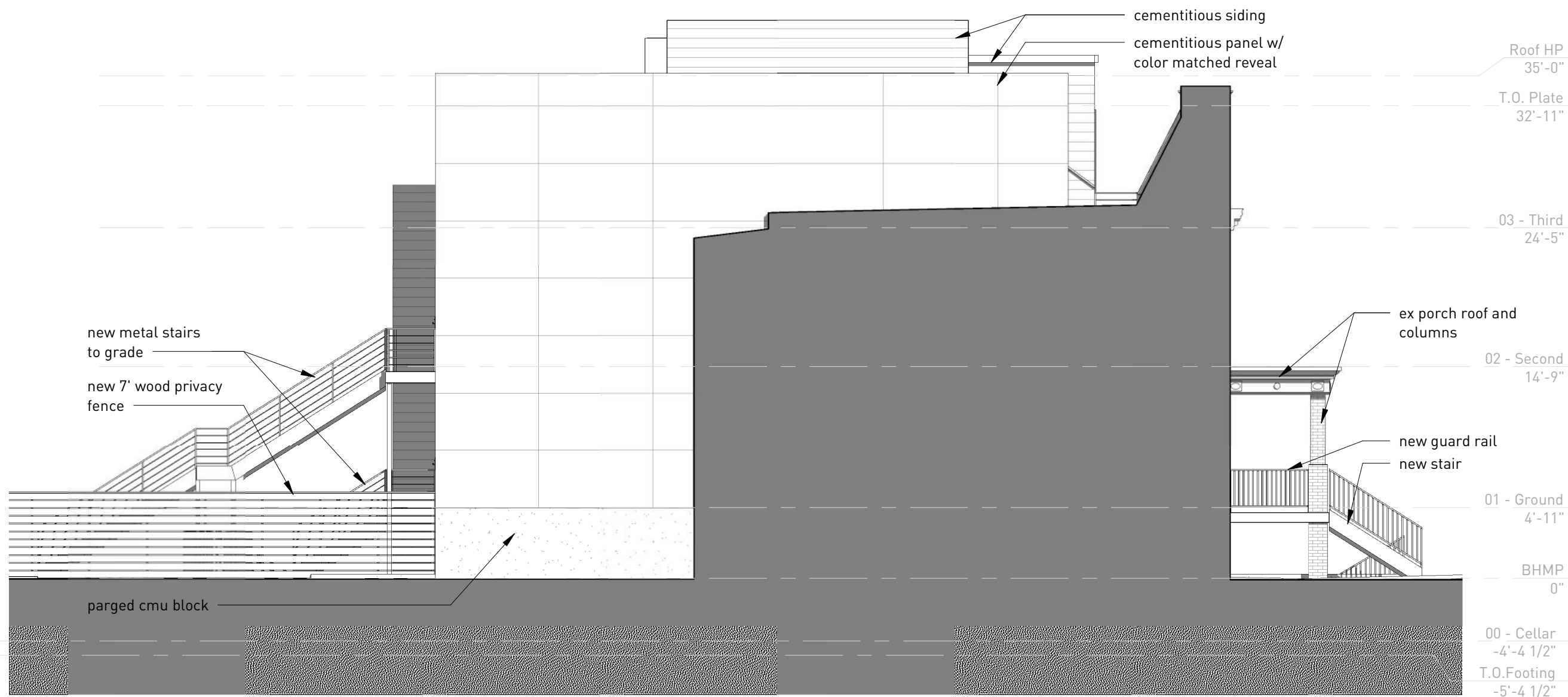


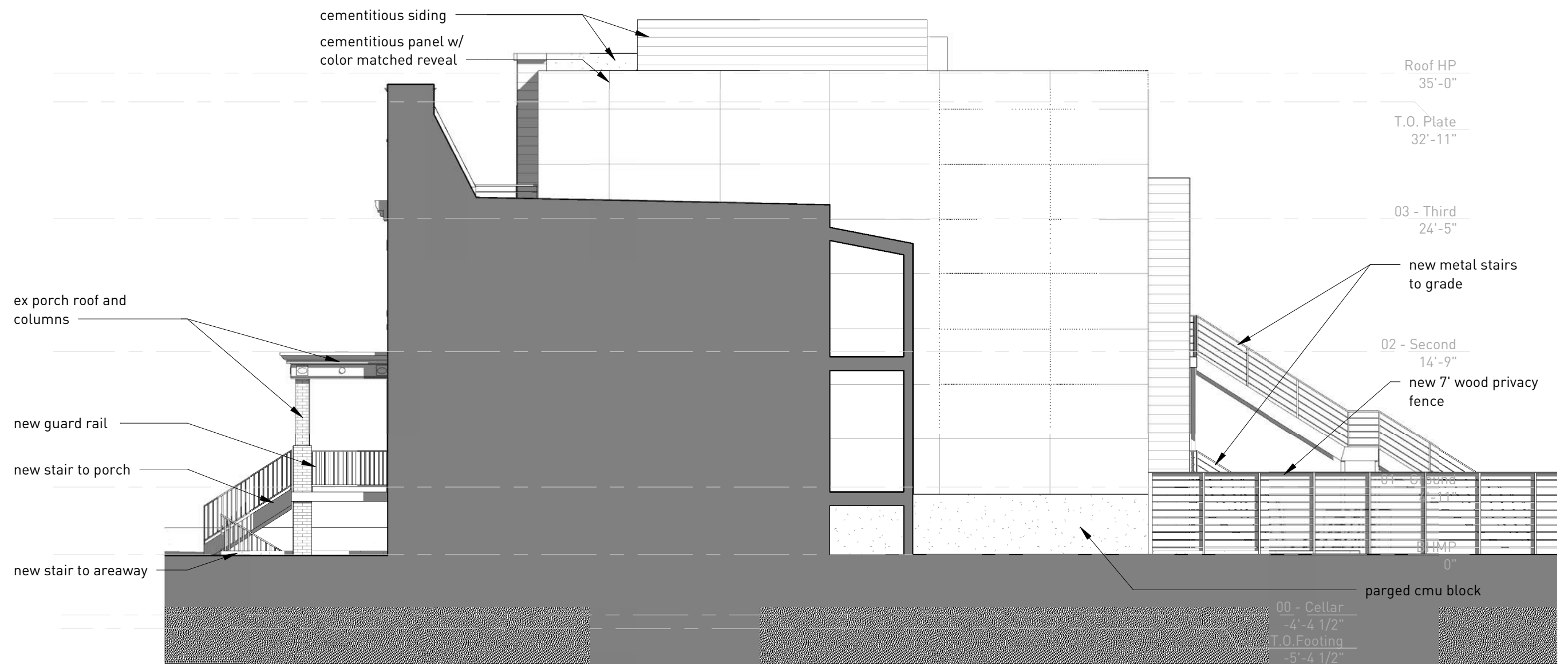
garden elevation (south)

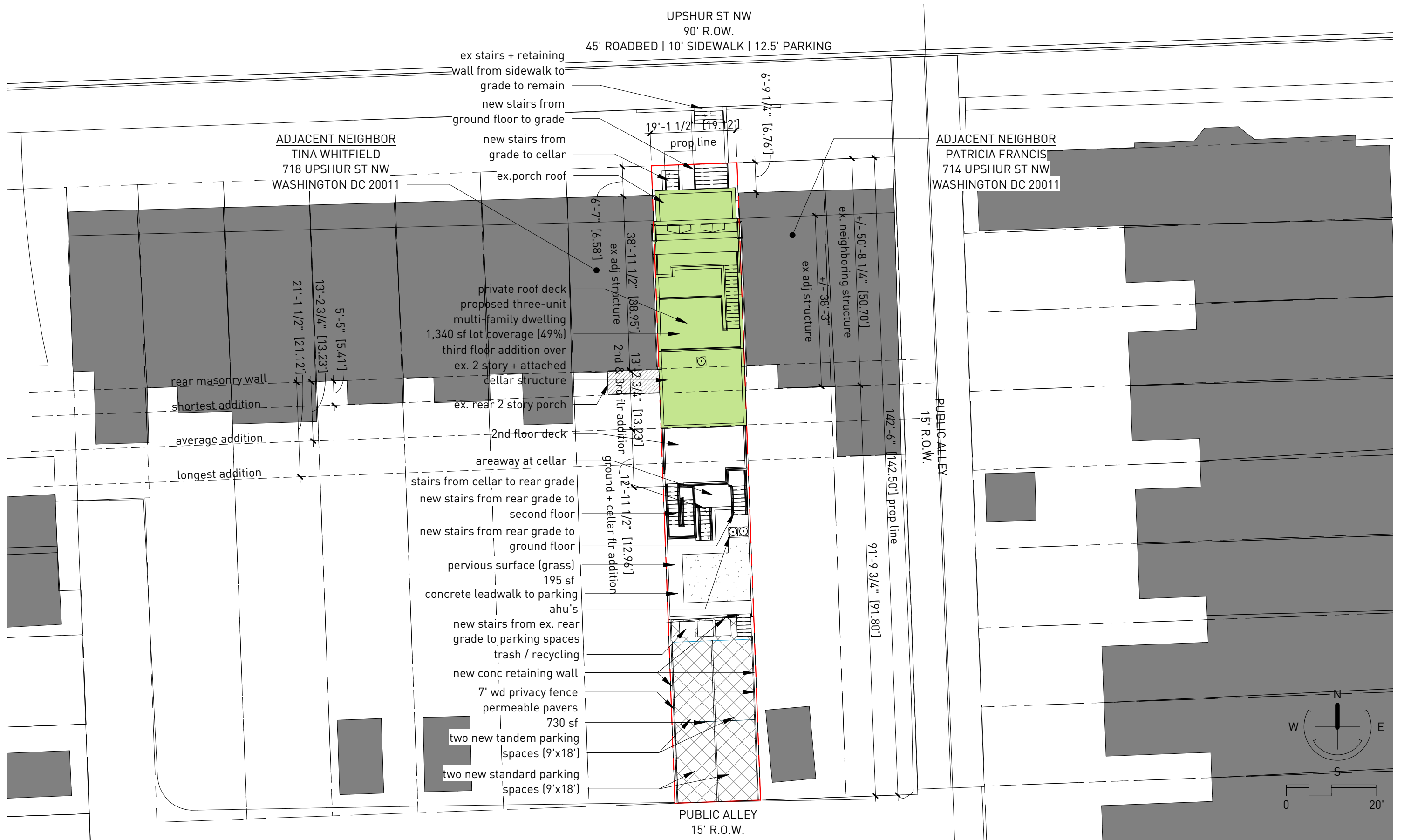


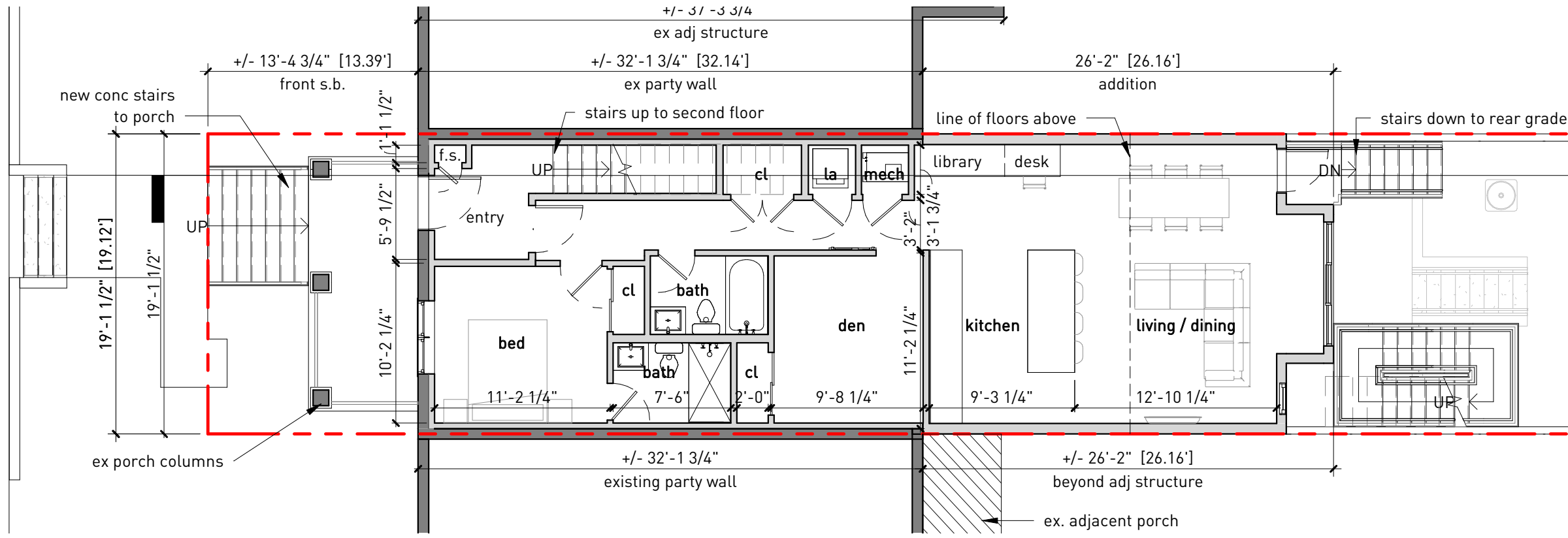
street elevation (north)







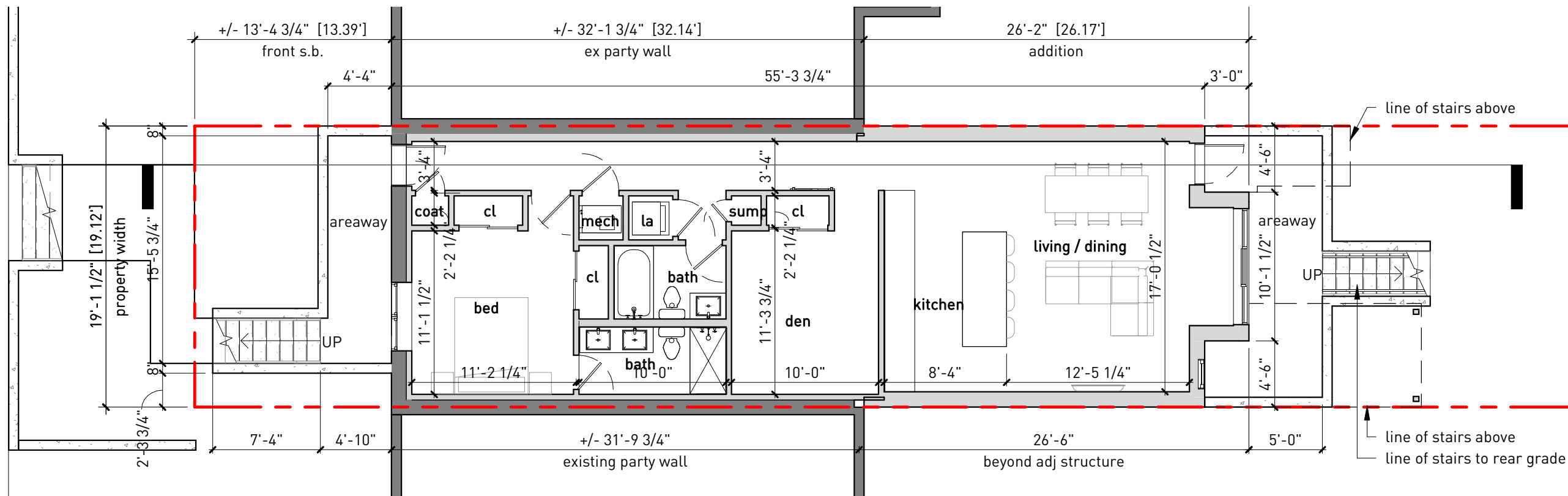




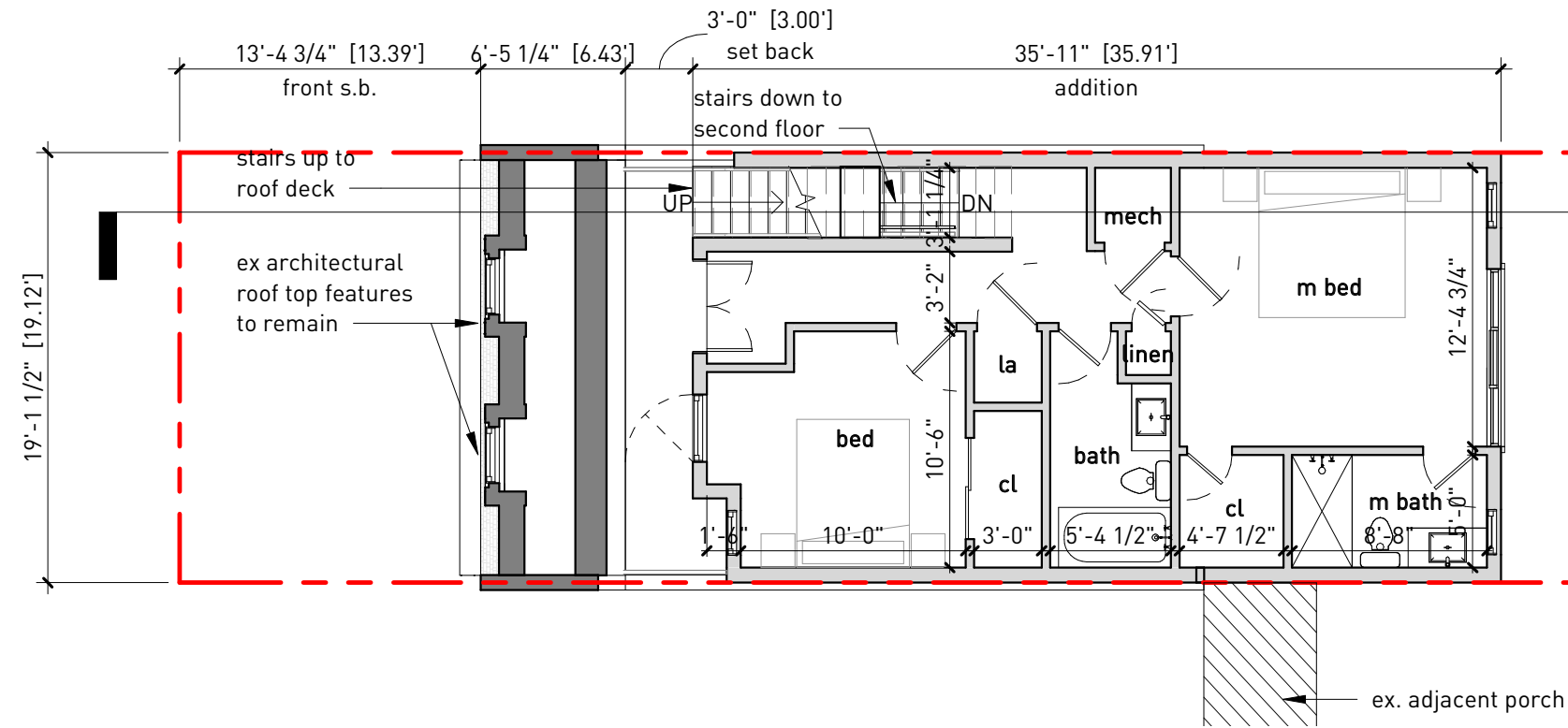
ground floor plan  
unit 2 (1 br + d / 2 ba)

Concept B - Gross Construction Area	
Level	Area
00 - Cellar	1088 SF
01 - Ground	1088 SF
02 - Second	867 SF
03 - Third	674 SF
	3716 SF

Concept B - Unit Gross Area		
Name	Level	Area
Unit 1	00 - Cellar	1088 SF
		1088 SF
Unit 2	01 - Ground	980 SF
		980 SF
Unit 3	02 - Second	812 SF
Unit 3	03 - Third	663 SF
		1474 SF



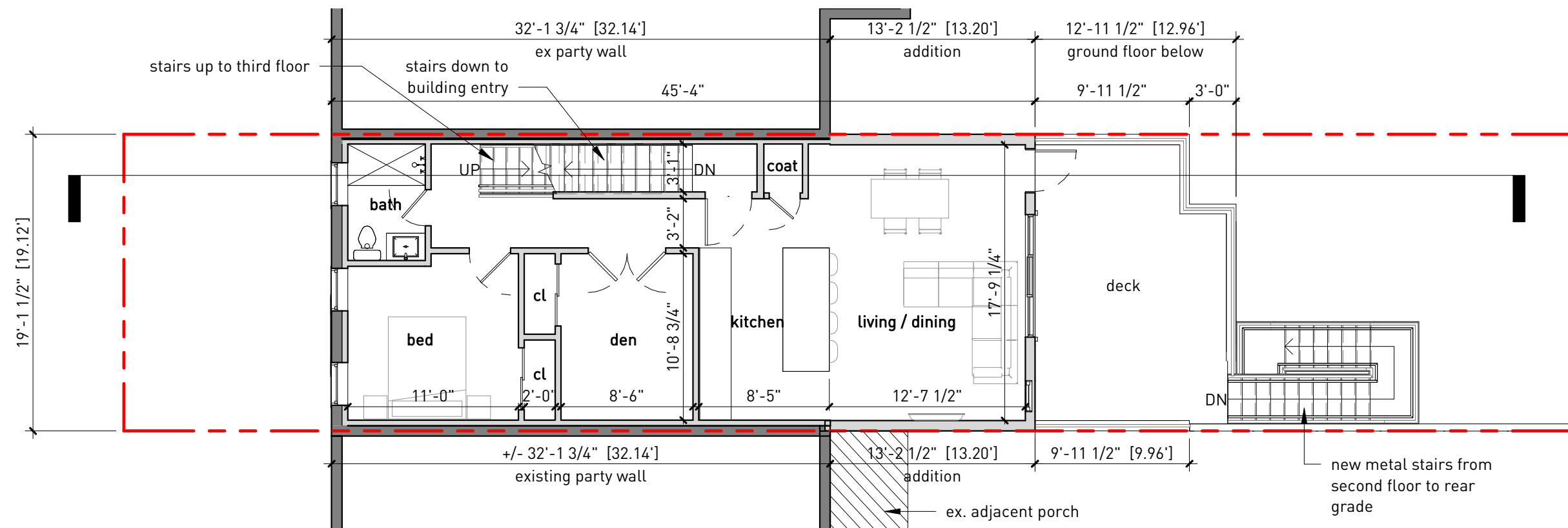
cellar floor plan  
unit 1 (1 bd + d / 2 ba)



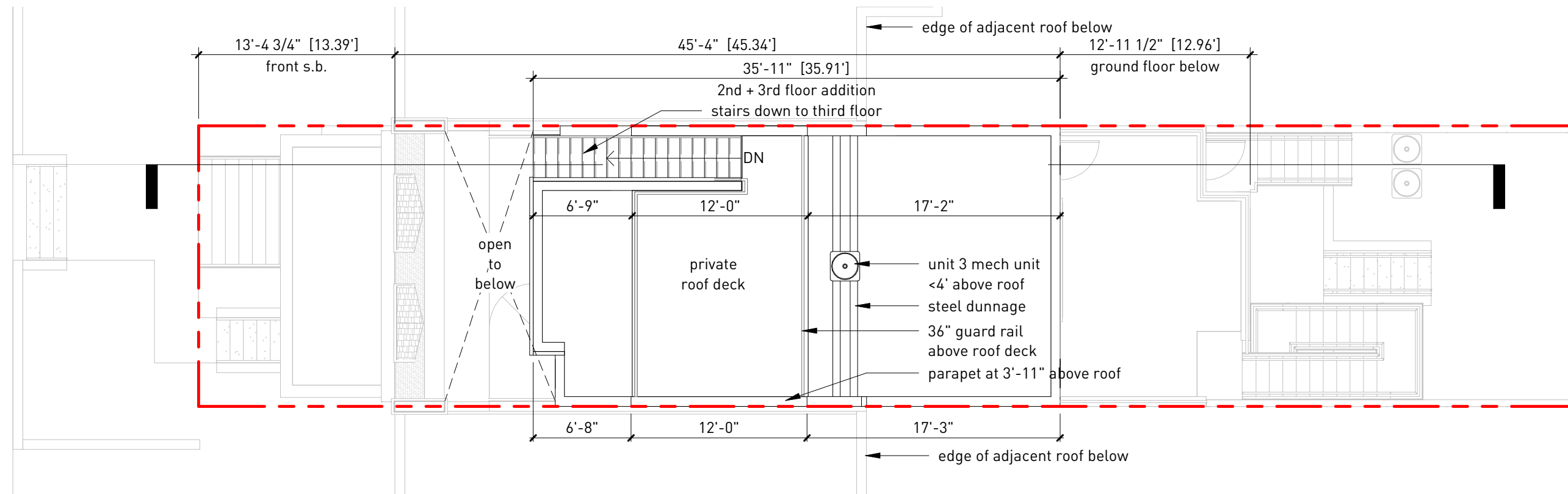
third floor plan  
unit 3 upper (3 bd + d / 4 ba)

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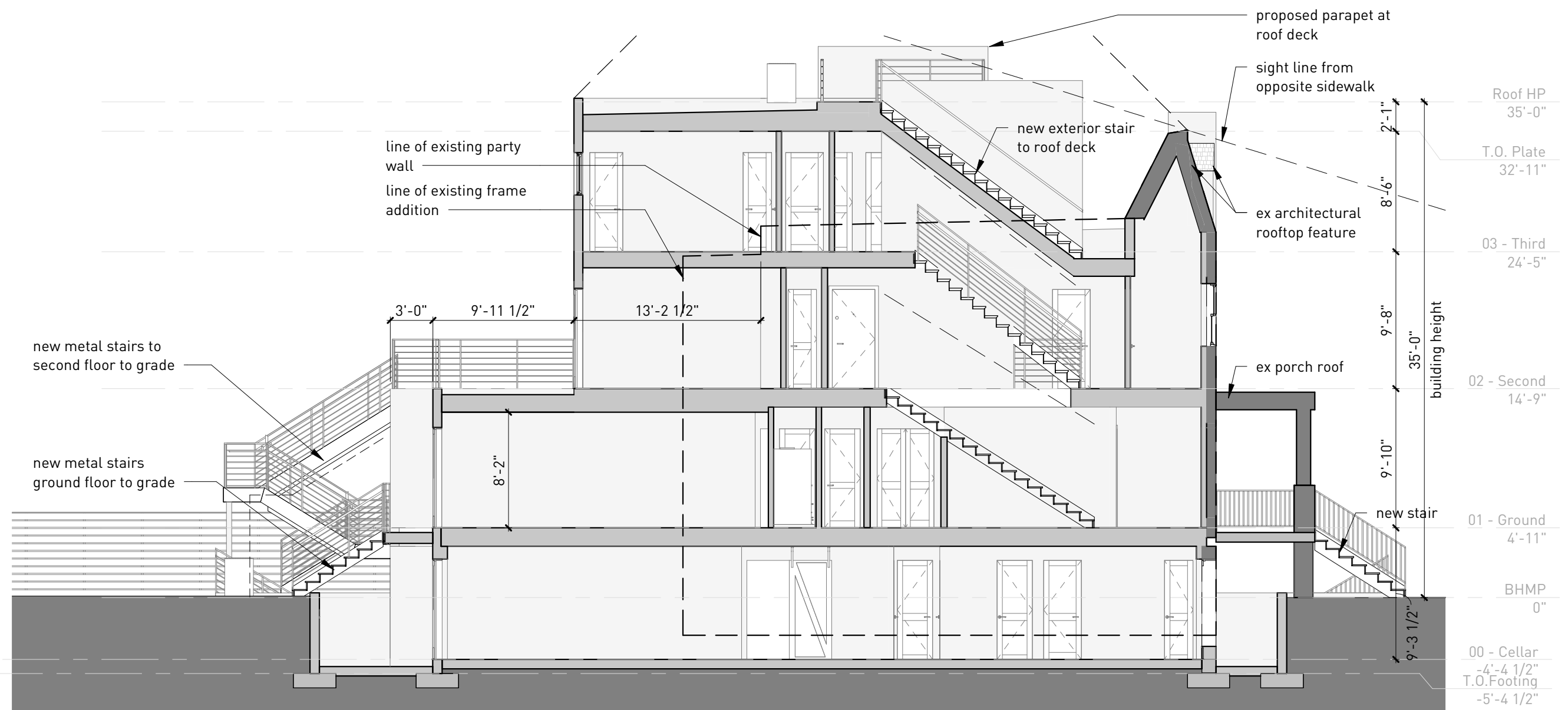
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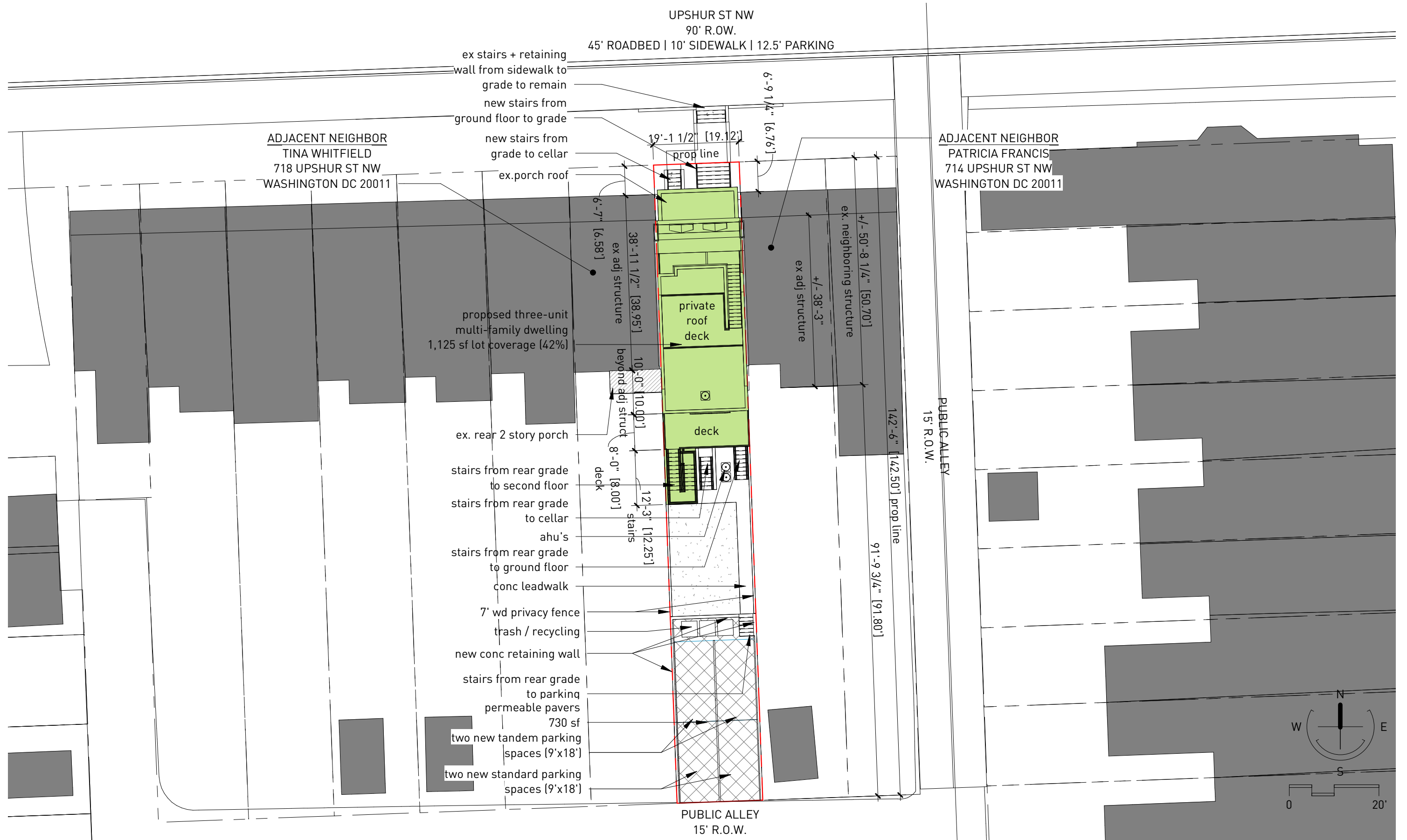


second floor plan  
unit 3 lower (3 bd + d / 4 ba)

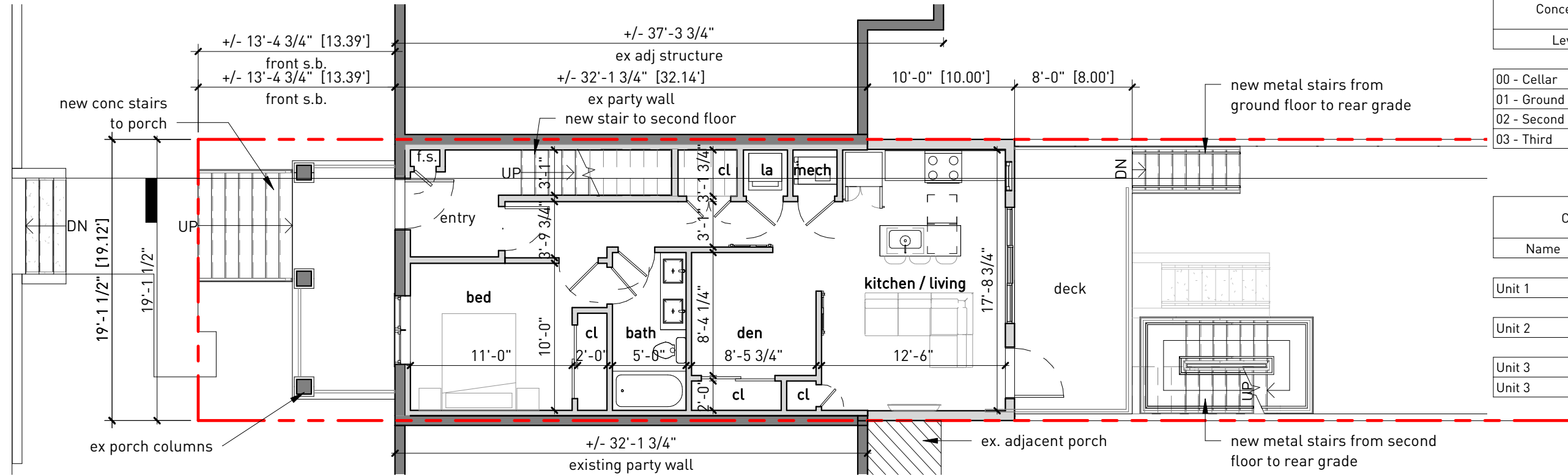


roof plan  
unit 3 (roof deck)



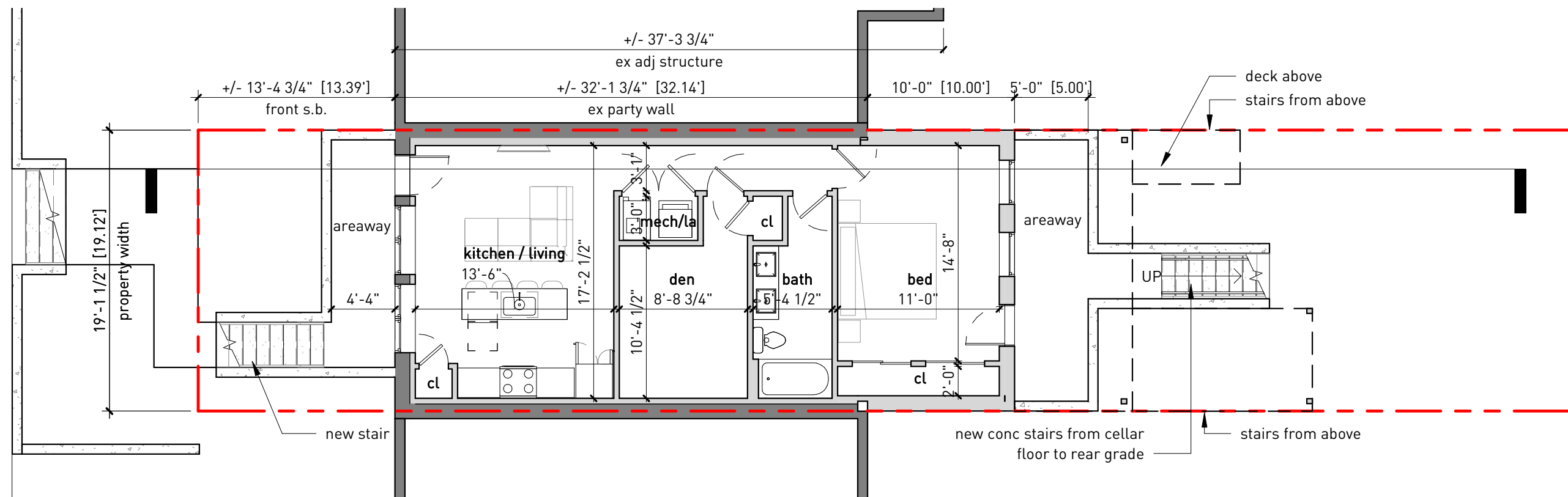


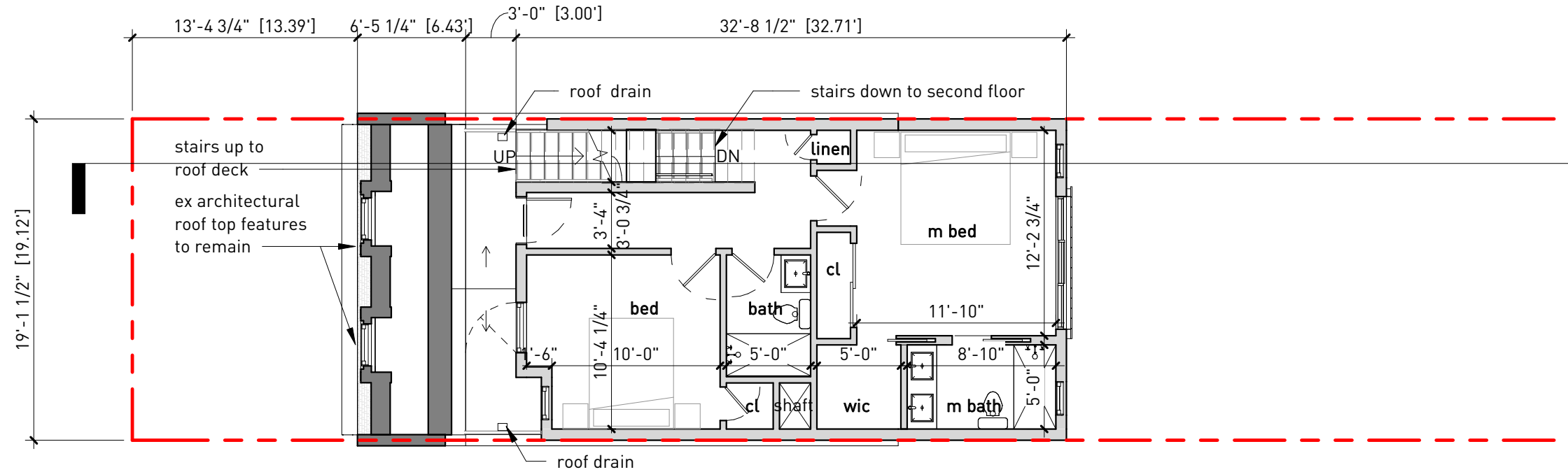




Concept C - Gross Construction Area	
Level	Area
00 - Cellar	806 SF
01 - Ground	806 SF
02 - Second	806 SF
03 - Third	614 SF
	3031 SF

Concept C - Unit Gross Area		
Name	Level	Area
Unit 1	00 - Cellar	806 SF
		806 SF
Unit 2	01 - Ground	699 SF
		699 SF
Unit 3	02 - Second	750 SF
	03 - Third	602 SF
		1352 SF

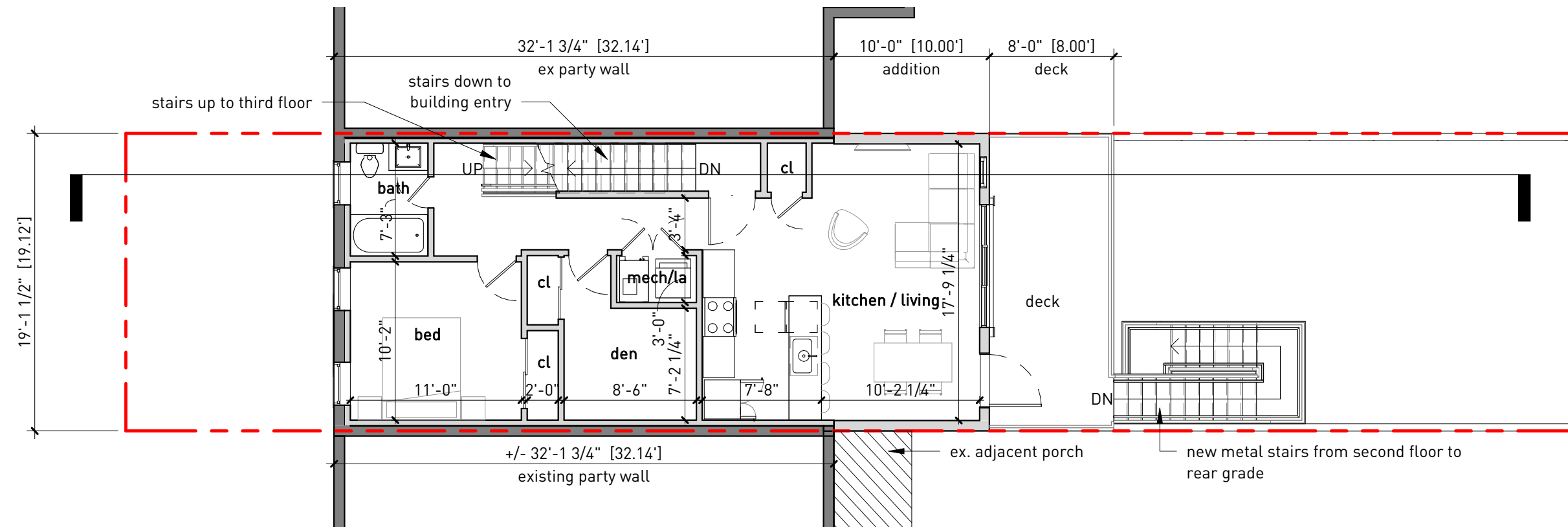




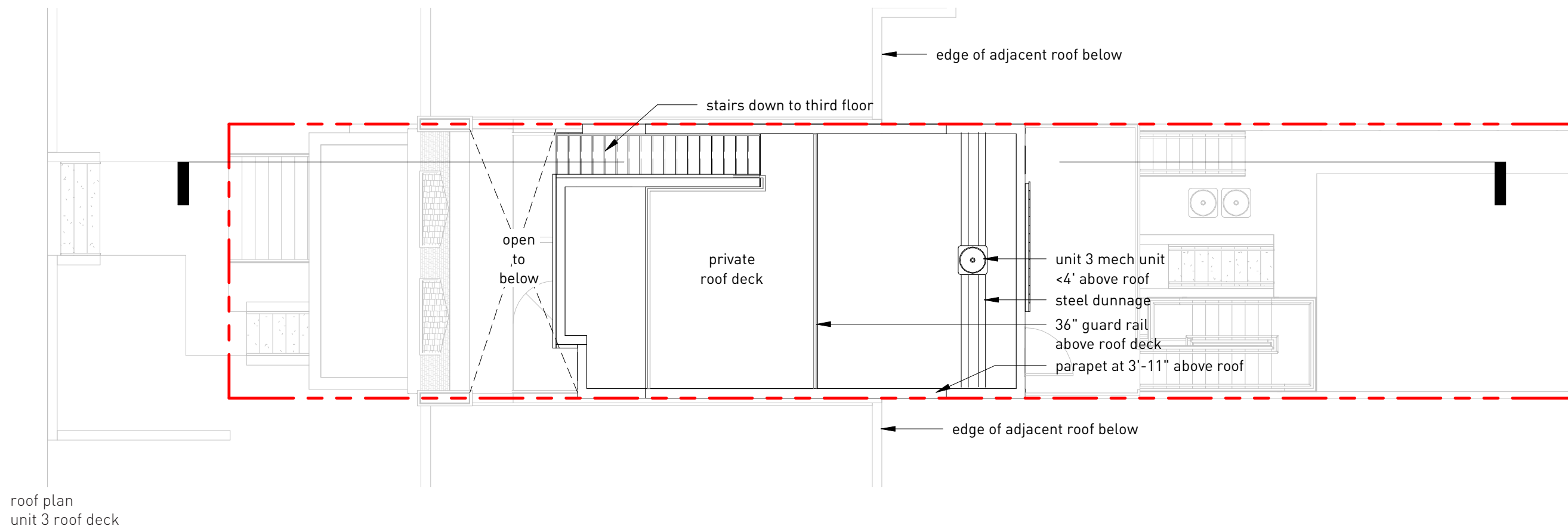
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Level	Area
00 - Cellar	806 SF
01 - Ground	806 SF
02 - Second	806 SF
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	3031 SF

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		699 SF
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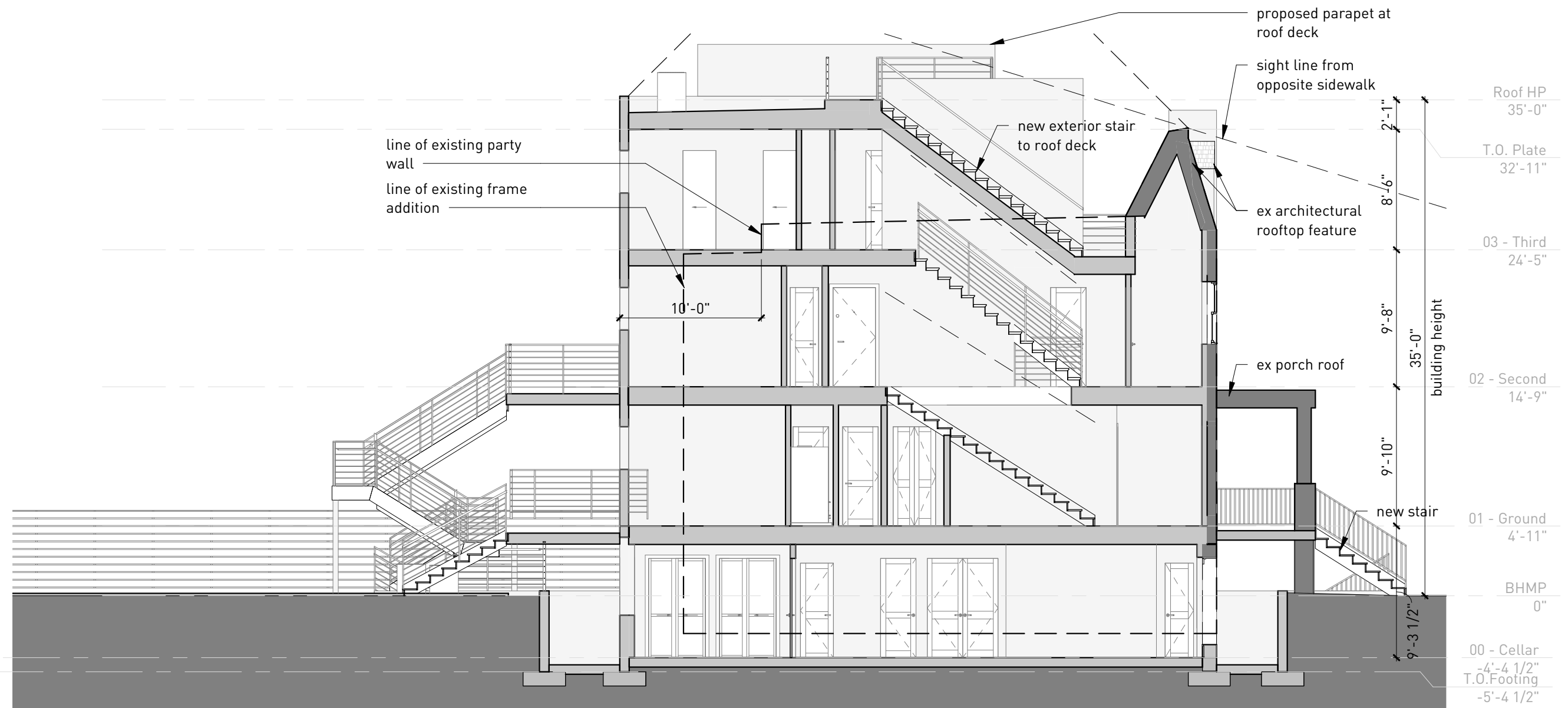
third floor plan  
unit 3 upper (3 bd + d/ 3 ba)



second floor plan  
unit lower (3 bd + d/ 3 ba)

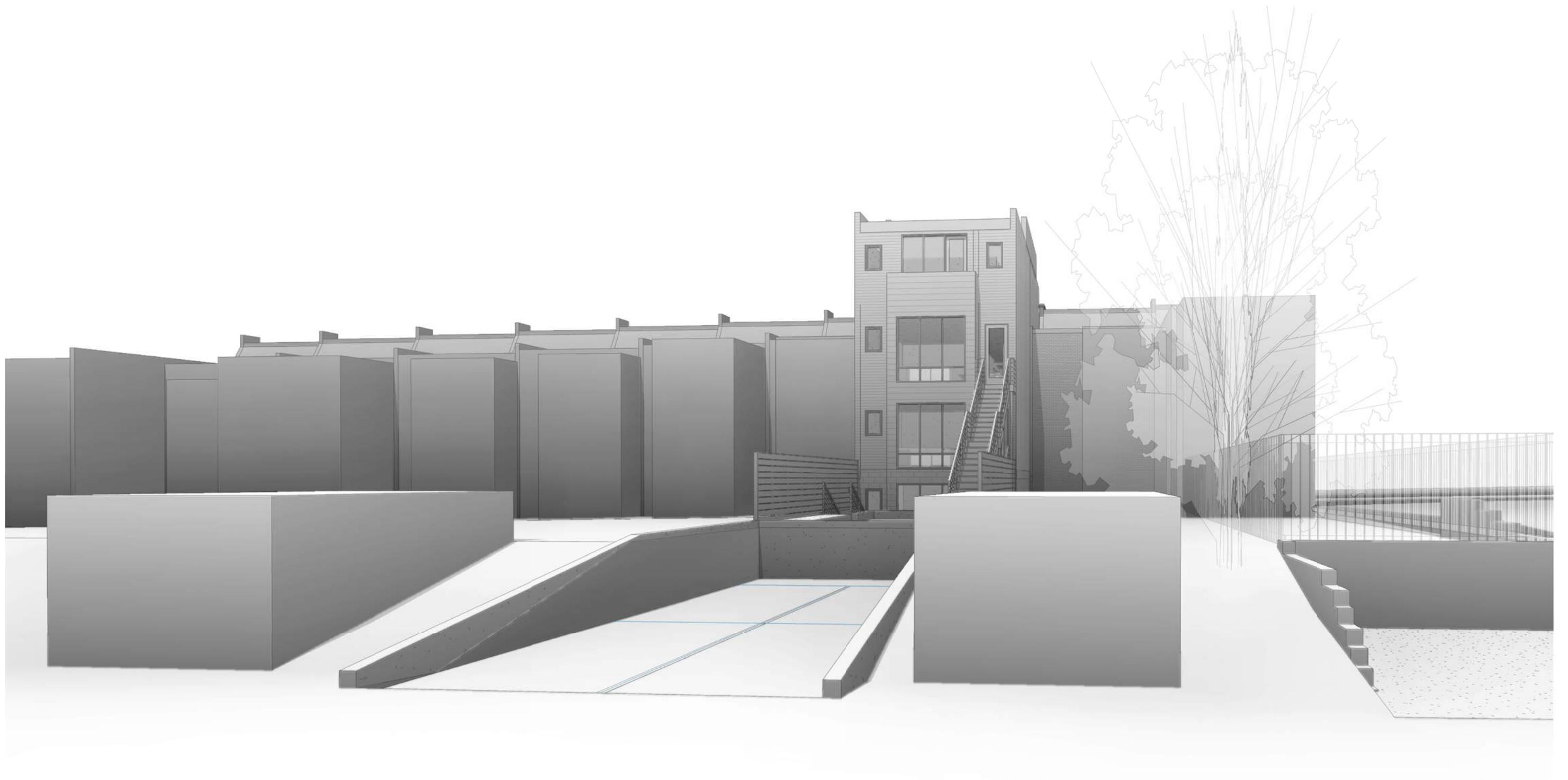


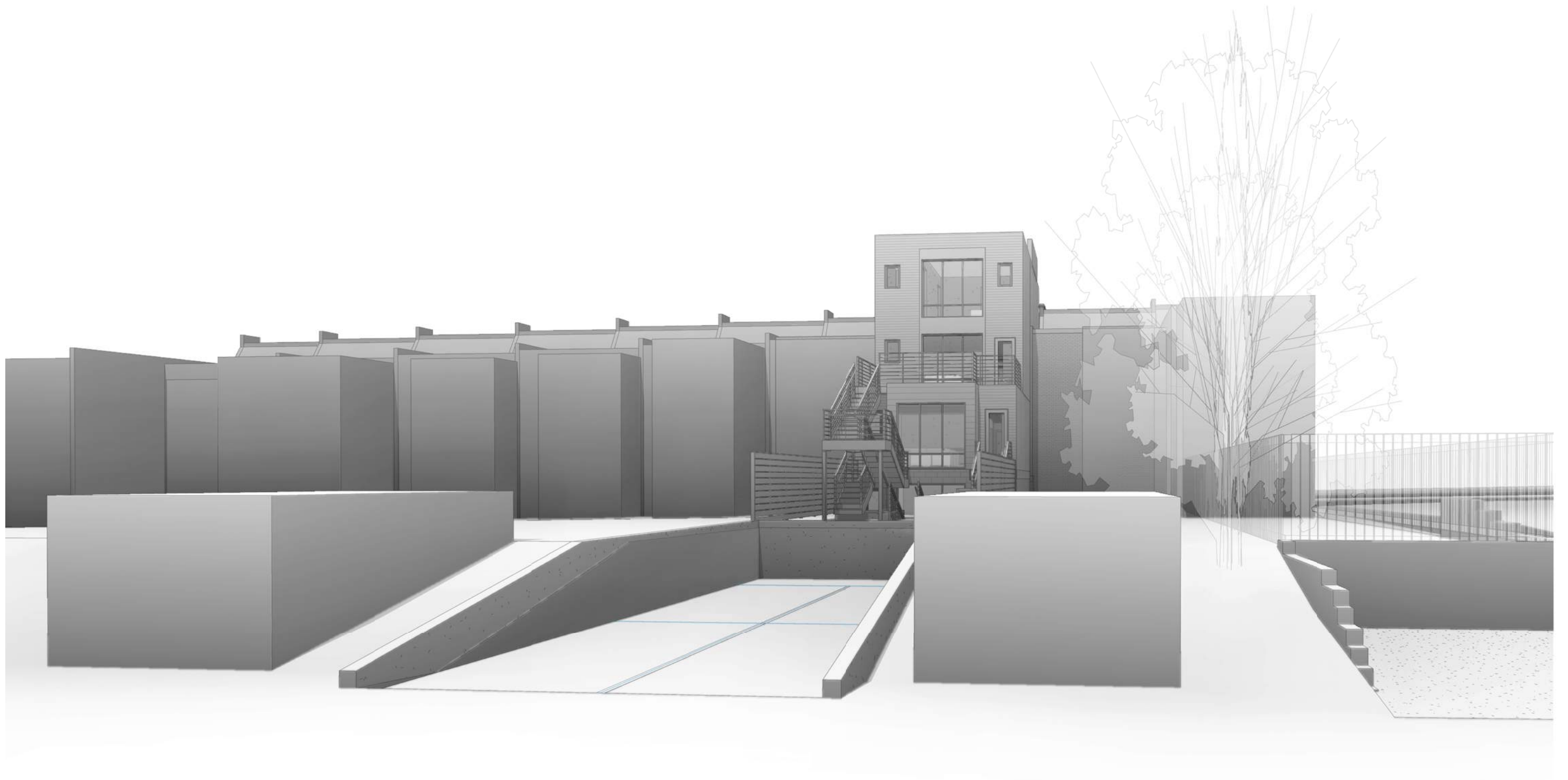
roof plan  
unit 3 roof deck



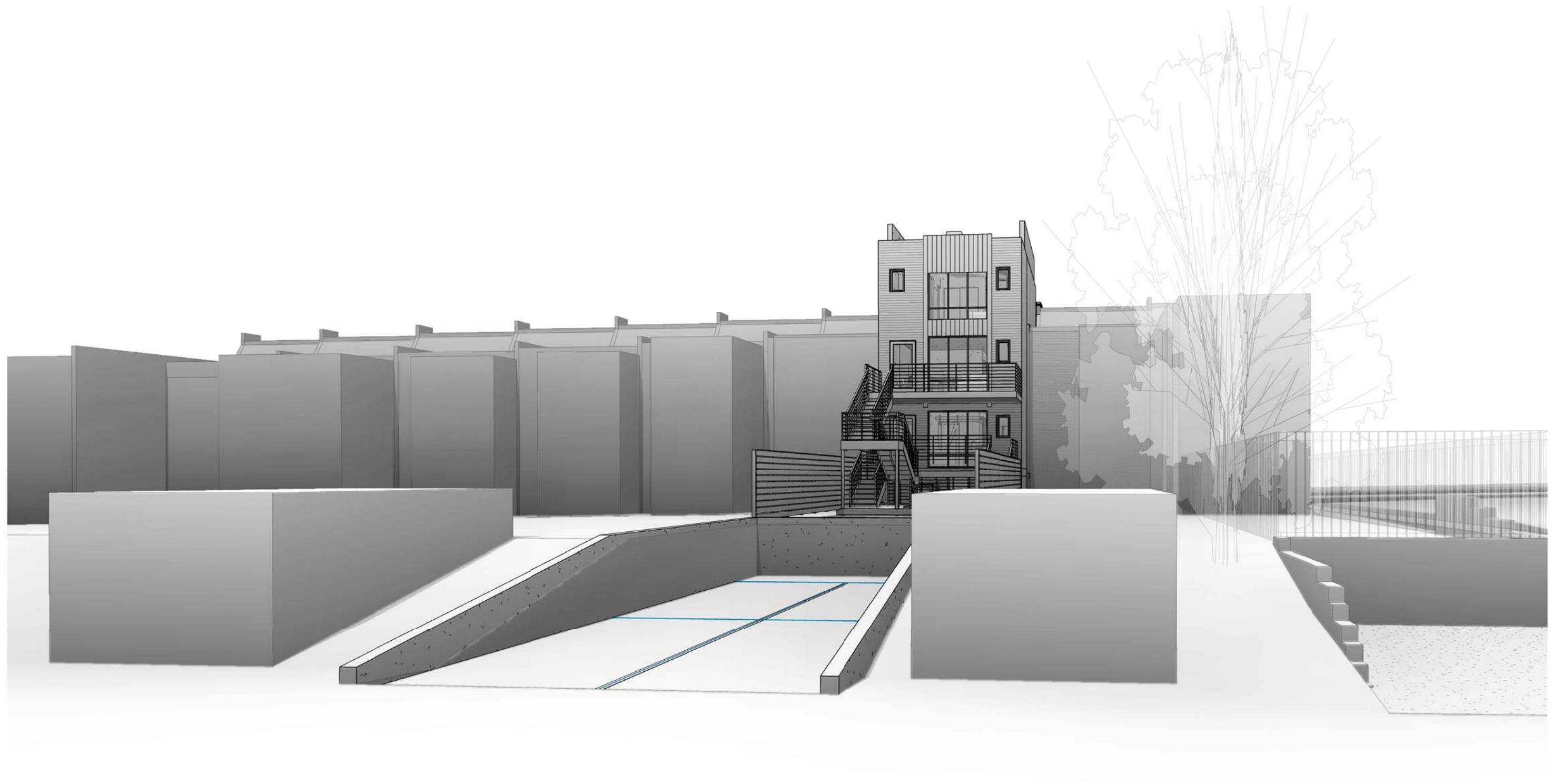




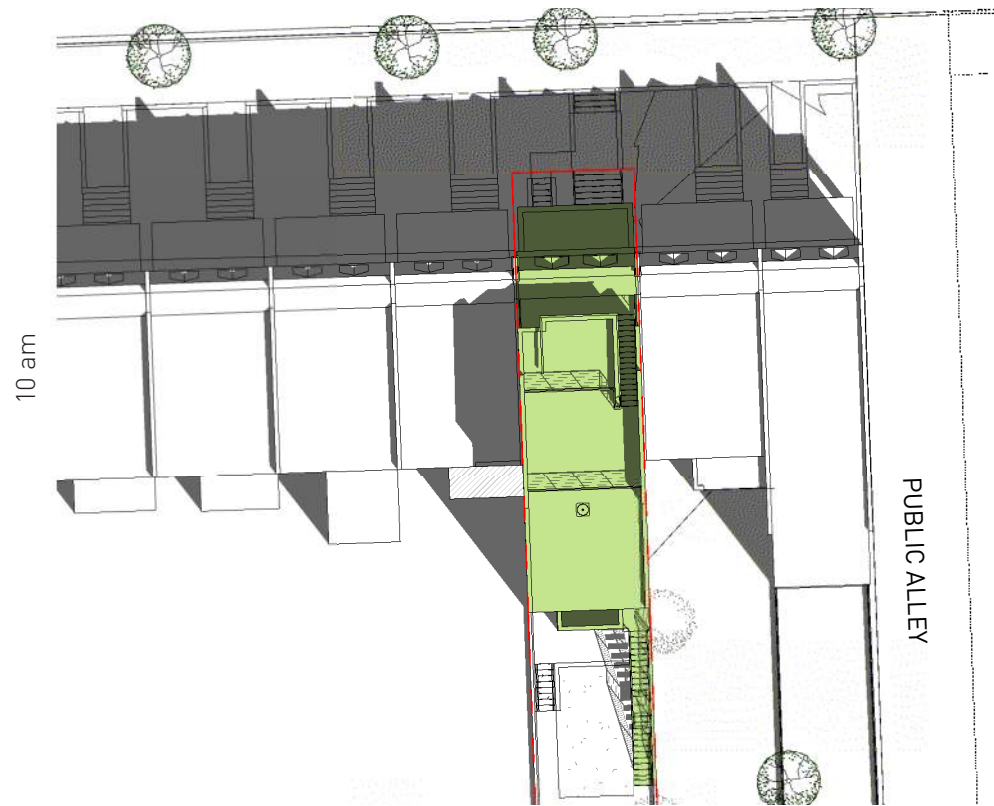




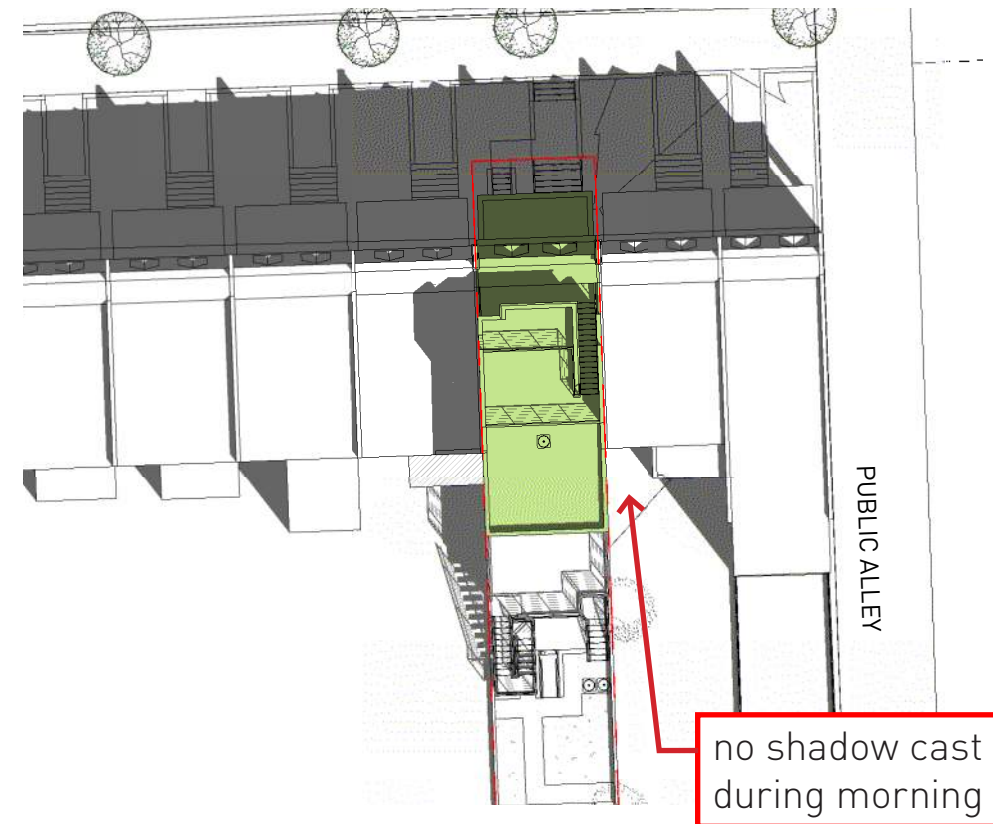




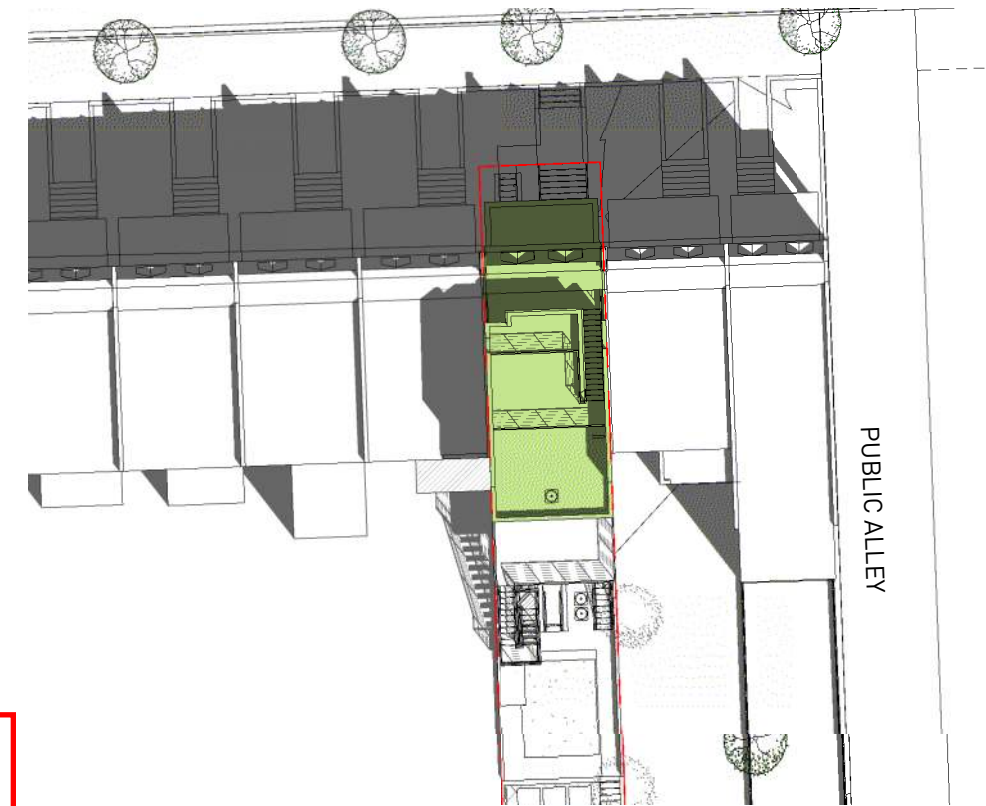
concept a



concept b



concept c



concept a



concept b



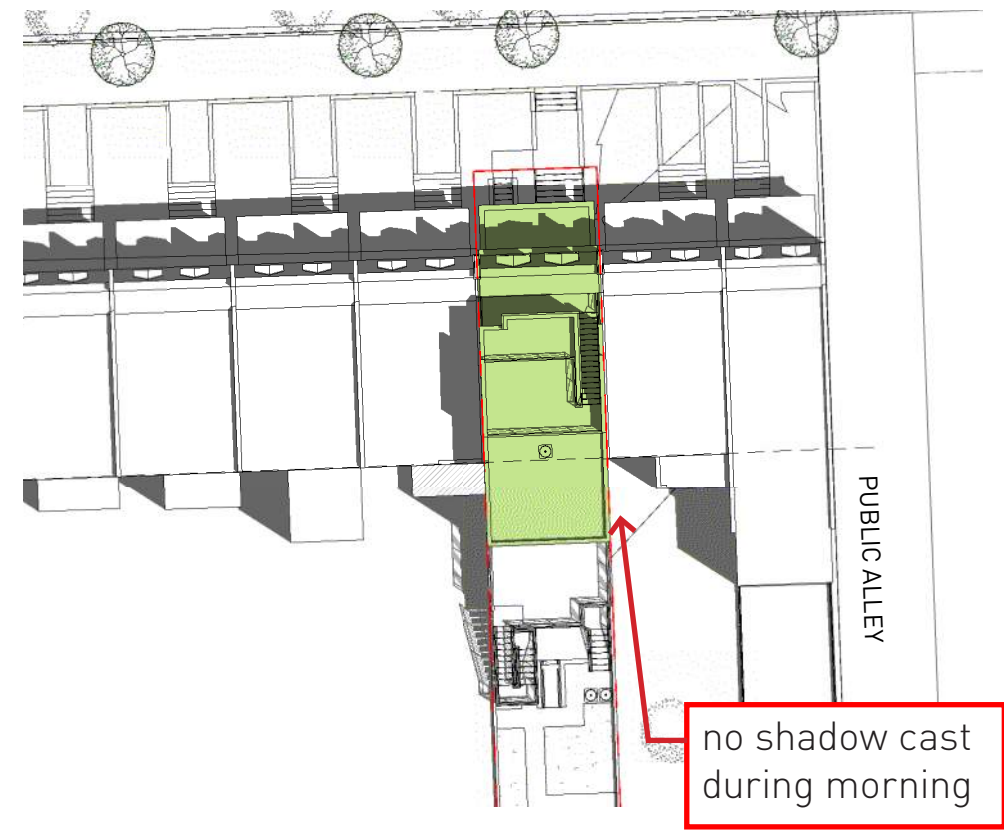
concept c



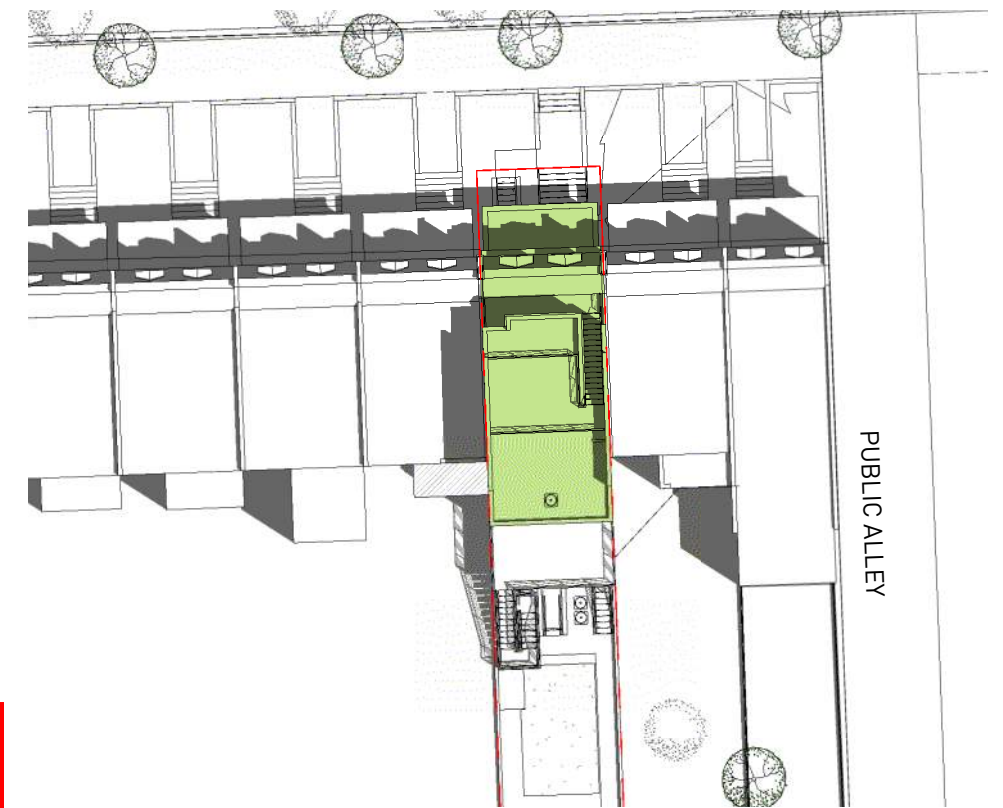
concept a



concept b



concept c



concept a



concept b



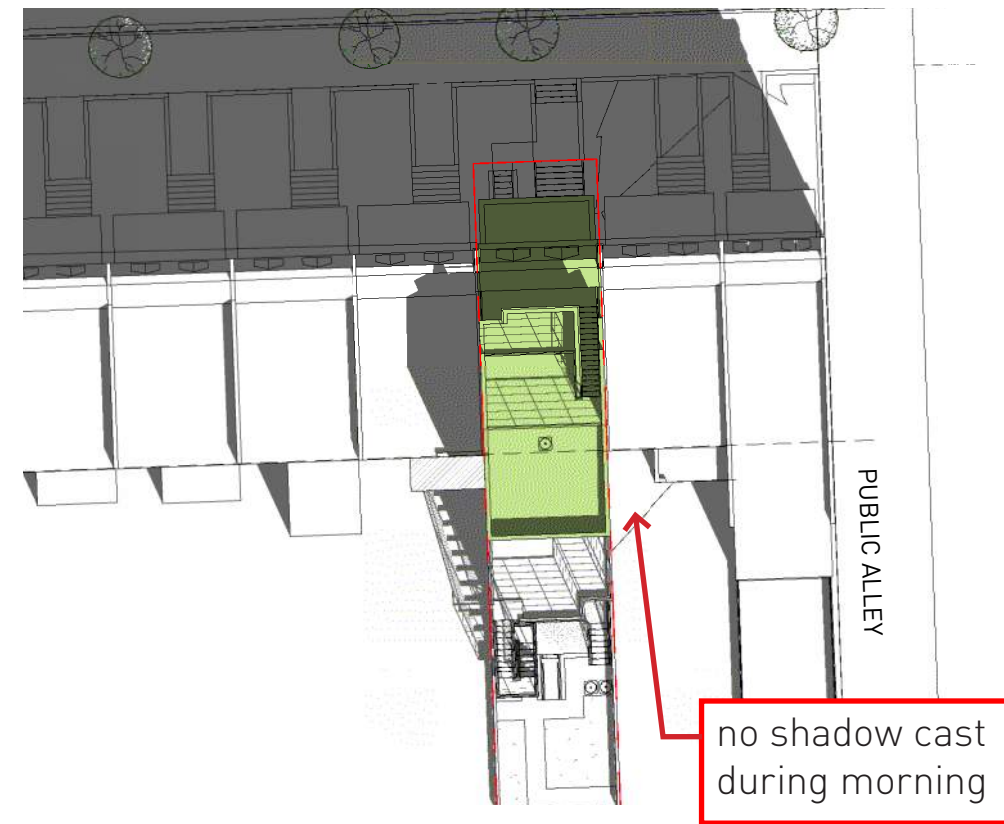
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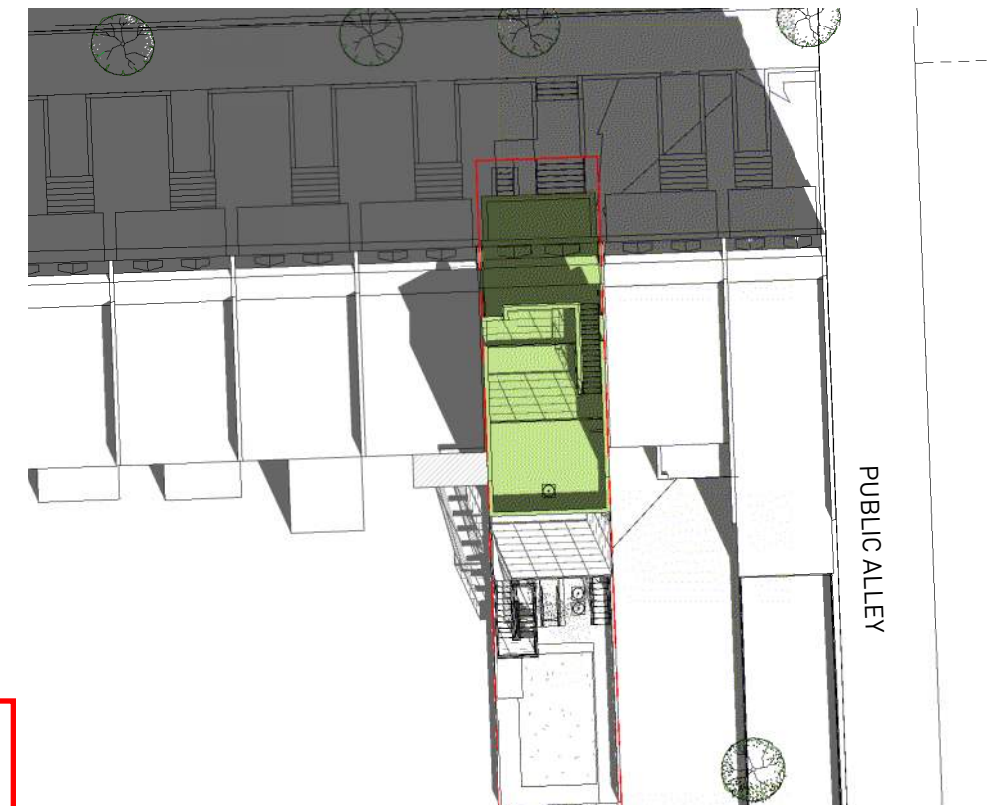
concept a



concept b



concept c



concept a



concept b



concept c

