

2 November 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 31 October 2018, the Board of Zoning Adjustment (the "Board") continued the hearing for 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:

• Revised drawings that show the rear deck / lower addition is limited to 8' past the primary mass of the building.

We believe that the application is complete, and we look forward to discussing this matter at the upcoming hearing on Wednesday, 14 November 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

Stephen Mordfin, OP



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716 Upshur St NW

BZA 19804 - Concept B1

02 November 2018

Prepared for:

Prepared by:

716 Upshur LLC Amit Vora

Teass \ Warren Architects Will Teass, AIA LEED AP

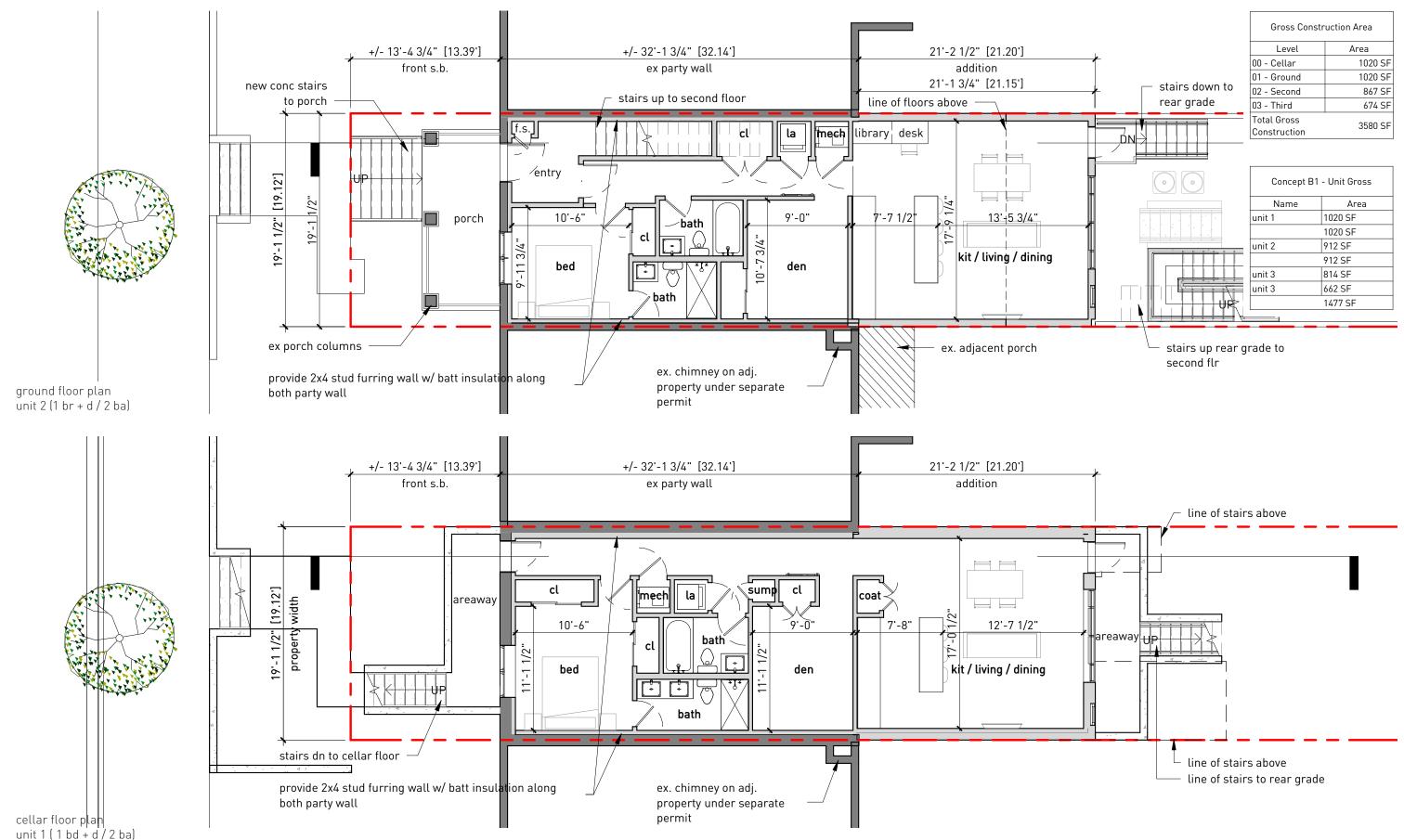
1413 K St NW, Suite 707 Washington DC 20005 301 523 4050 amit @ sunrisehg.com 515 M St SE, Suite 200 Washington, DC 20003 202 683 6260 will @ teass-warren.com



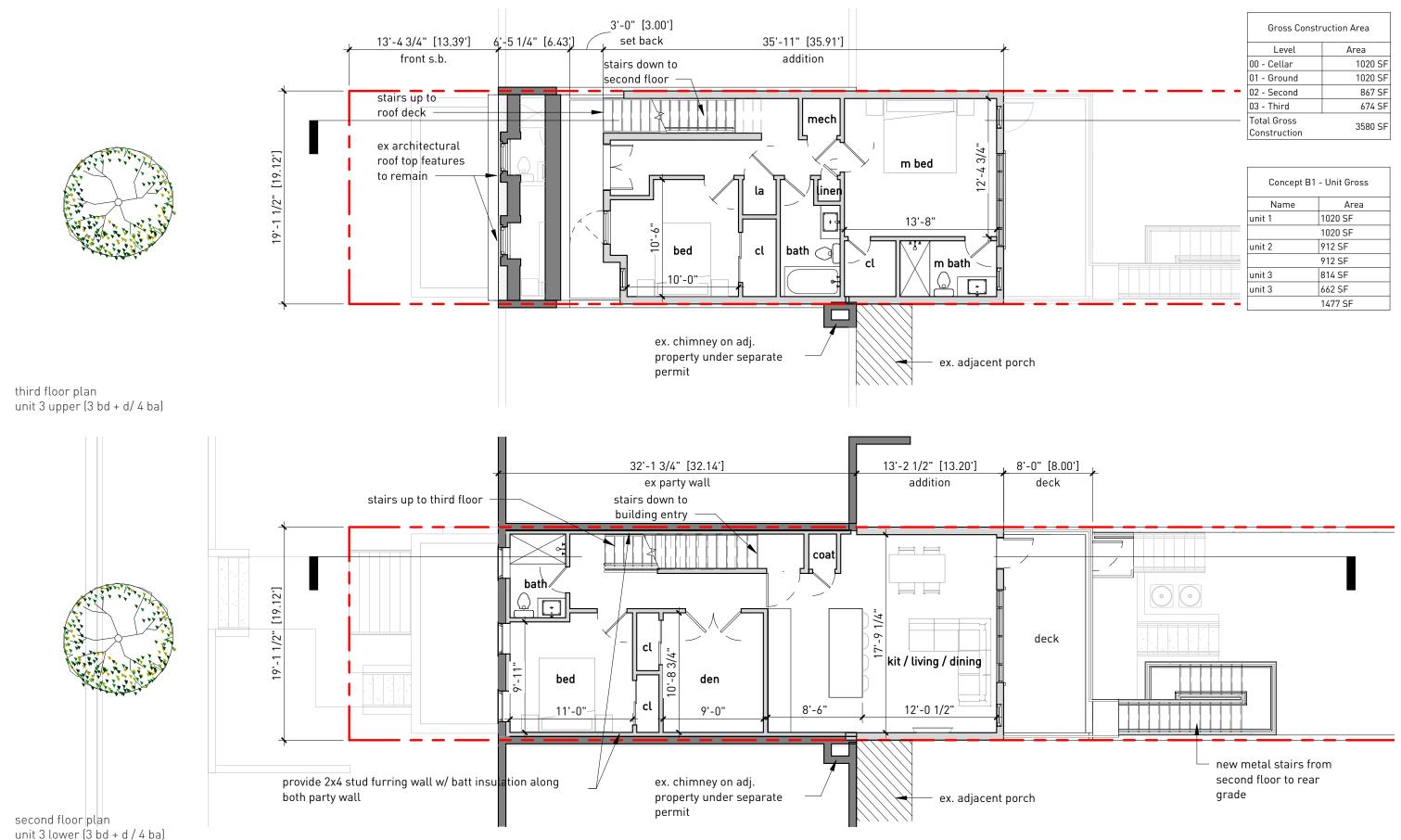
UPSHUR ST NW 90' R.OW. 45' ROADBED | 10' SIDEWALK | 12.5' PARKING ex stairs + retaining wall from sidewalk to grade to remain new stairs from 19'-1 1/2' [19. 2] ground floor to grade ADJACENT NEIGHBOR new stairs from ADJACENT NEIGHBOR prop line PATRICIA FRANCIS 714 UPSHUR ST NW TINA WHITFIELD grade to cellar 718 UPSHUR ST NW ex.porch roof WASHINGTON DC 20011 WASHINGTON DC 20011 38'-11 1/2" ex adj stri [6.58'] • private roof deck proposed three-unit multi-family dwelling 1,230 sf lot coverage (45%) third floor addition over ex. 2 story + attached 21'-1 1/2" ar+ground rear masonry wall ellar structure PUBLIC ALLEY ex. rear 2 story porch ortest addition ' [13.20'] 'Ir addition 2nd floor deck <u>average addition</u> areaway at cellar 142.50'] prop line <u>longest addition</u> -stairs from cellar to rear grade new stairs from rear grade to second floor new stairs from rear grade to ground floor 91'-9 3/4" pervious surface (grass) concrete leadwalk to parking [91.80'] new stairs from ex. rear grade to parking spaces trash / recycling new conc retaining wall 7' wd privacy fence two new tandem parking spaces (9'x18') permeable pavers 730 sf two new standard parking spaces (9'x18') PUBLIC ALLEY

15' R.O.W.





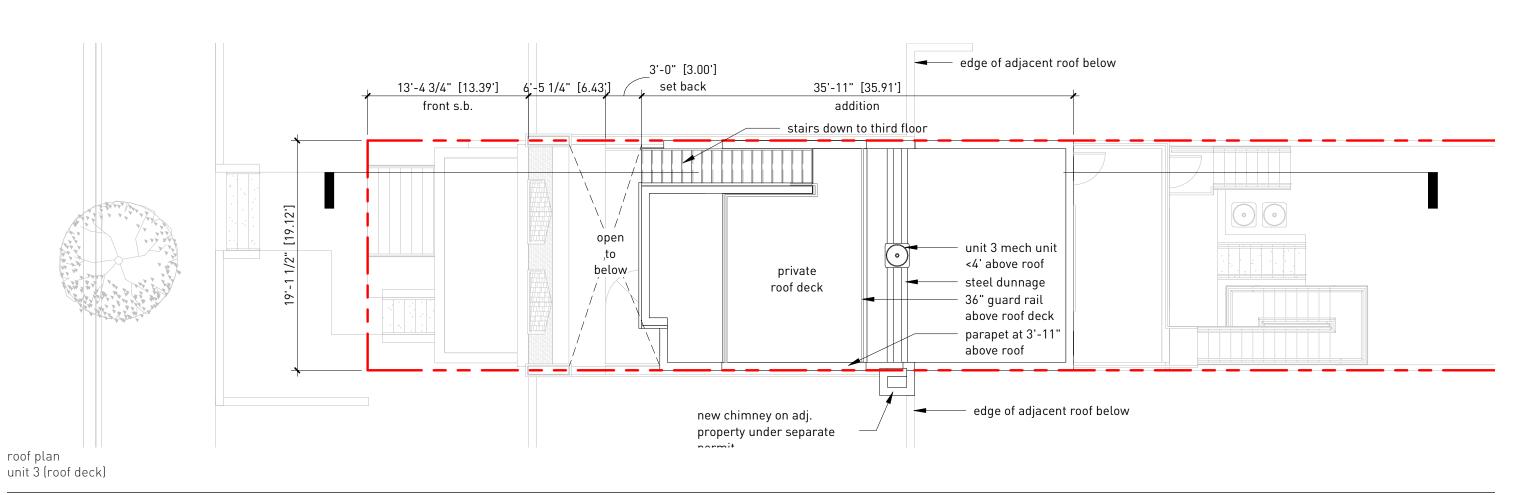


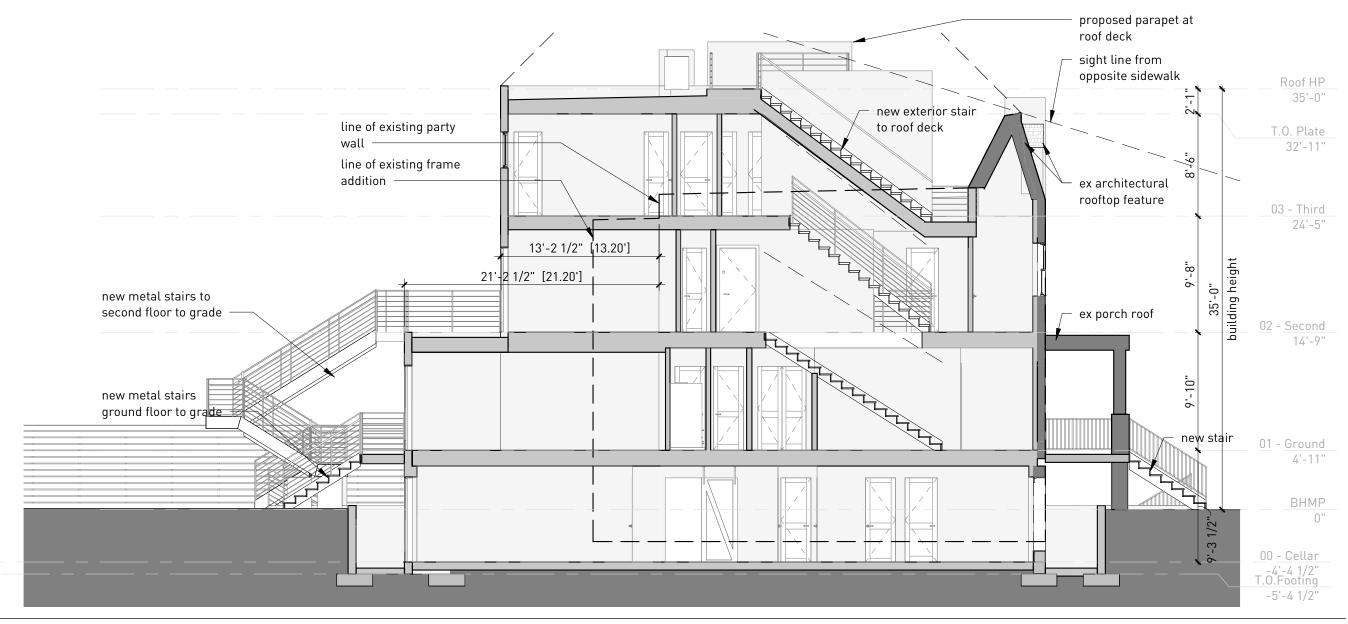


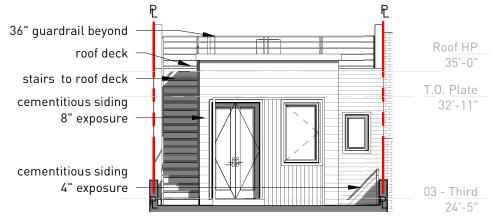


Gross Construction Area				
Level	Area			
00 - Cellar	1020 SF			
01 - Ground	1020 SF			
02 - Second	867 SF			
03 - Third	674 SF			
Total Gross Construction	3580 SF			

Concept B1 - Unit Gross				
Name	Area			
unit 1	1020 SF			
	1020 SF			
unit 2	912 SF			
	912 SF			
unit 3	814 SF			
unit 3	662 SF			
	1477 SF			







partial third floor elevation (north)



