

# 410 FRANKLIN STREET NW, 20001

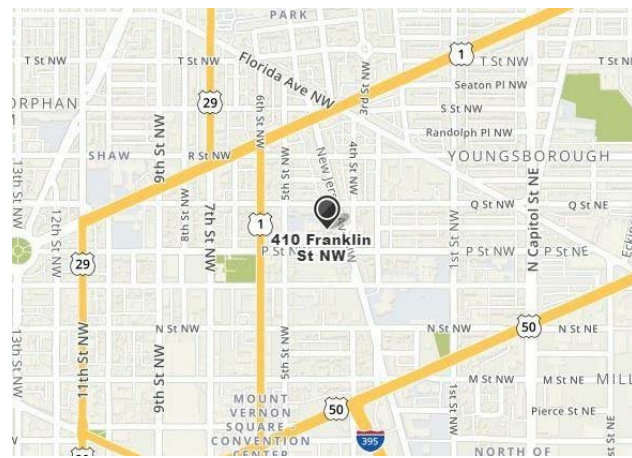
## BZA APPLICATION FOR SPECIAL EXCEPTIONS

### PROJECT TEAM

OWNER - TIM BAIRD  
E-mail: tbaird83@gmail.com  
P: 617.823.1929

ARCHITECT - AXIS ARCHITECTS  
Contact Person - Shahnur Bostan  
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P: 202.361.8811

### VICINITY MAP



### DRAWING INDEX

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### 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 with a 5'x10' addition. The converted building will contain two units (flats) as allowed by RF-1 Zoning. The special exceptions is requested from the rear yard and lot occupancy requirements.

### ZONING INFORMATION

Square : 0510  
Lot: 0139  
Zone: RF-1  
ANC: 6E  
SMD: 6E02  
Lot Area : 605sf  
Lot Width : 11 feet

	Existing	Proposed
Lot occupancy	61%	69.2%
Rear Yard	13 ft	13 ft
Height	23.66 feet	33.5 feet
Pervious Surface	N/A	N/A
Number of Units	1	2
Parking Space	0	0

### CONTEXT



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

1. Subtitle E Section 304.1 - Allowed max. lot occupancy for RF-1 per table E 304.1 is %60. Per Subtitle E Section 5201.3 (e) BZA may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%). Proposed - Existing lot occupancy is at %61. Lot occupancy with the new addition to be %69.2.

2. Subtitle E Section 306.1. -A minimum rear yard of twenty feet (20 ft.) shall be provided in the RF-1 zones. Proposed - Existing rear yard is at 13 feet. The proposed addition will maintain the existing rear yard at 13 feet.

### EXISTING SITE PLAN

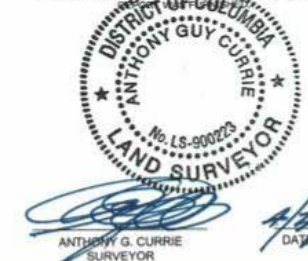
FIELD WORK DATE: 4/23/2018

REVISION HISTORY: (REV:0 4/30/2018)

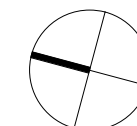
LOCATION DRAWING  
LOT 139 SQUARE 510  
WASHINGTON D.C.  
SCALE: 1"= 20' DATE: 4/22/18



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAY ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEEDS HEREON. NO TITLE



**410 FRANKLIN ST NW, 20001**  
COVER SHEET



DATE  
12/21/2018  
SCALE

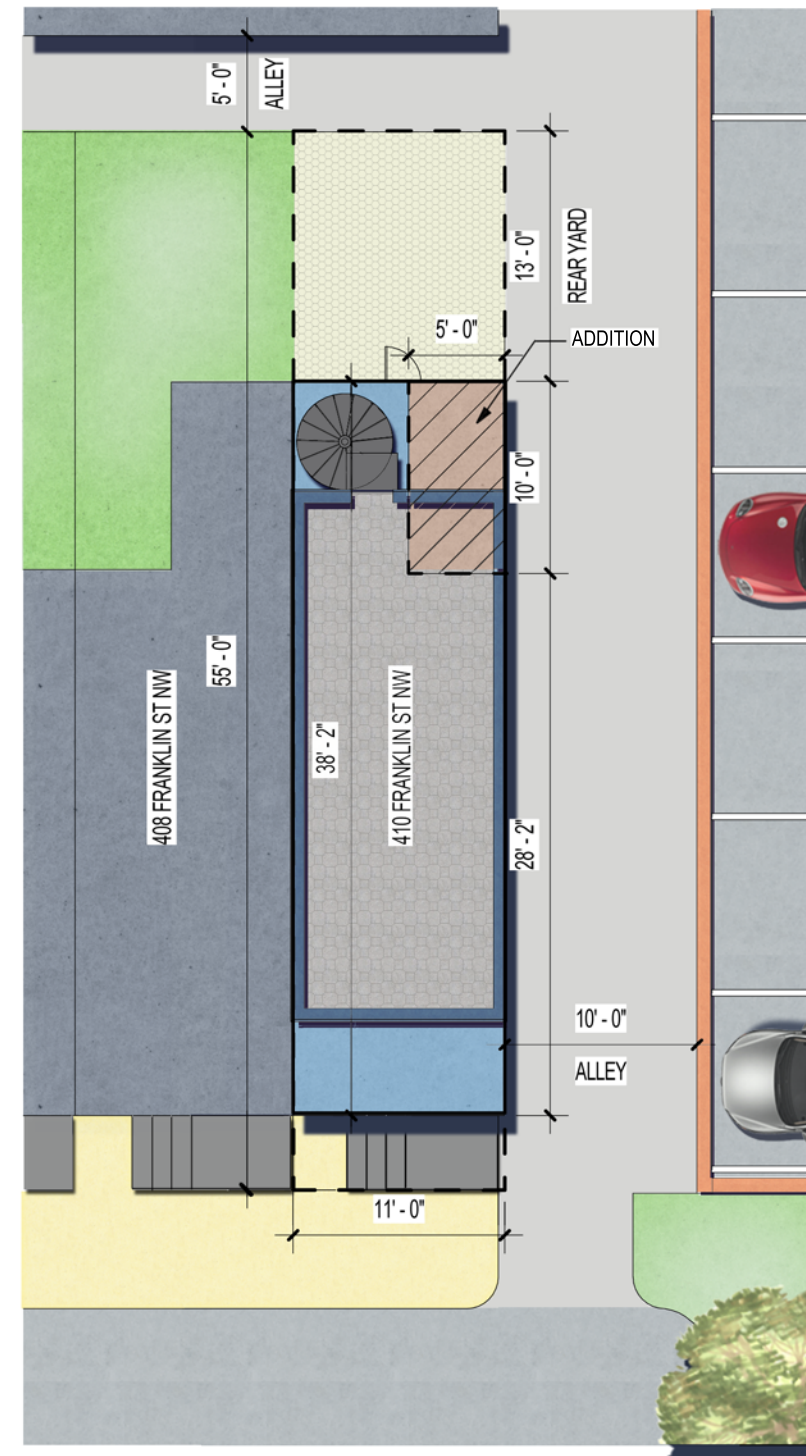
PROJECT N<sup>o</sup> SHEET NUMBER  
A001  
Board of Zoning Adjustment  
District of Columbia  
2018-040 CASE NO.19903  
EXHIBIT NO.35

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**1** SITE PLAN WITH CONTEXT

A002 1" = 20'-0"



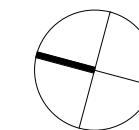
**2** SITE PLAN

A002 1" = 10'-0"



**410 FRANKLIN ST NW, 20001**  
SITE CONTEXT AND SITE PLAN

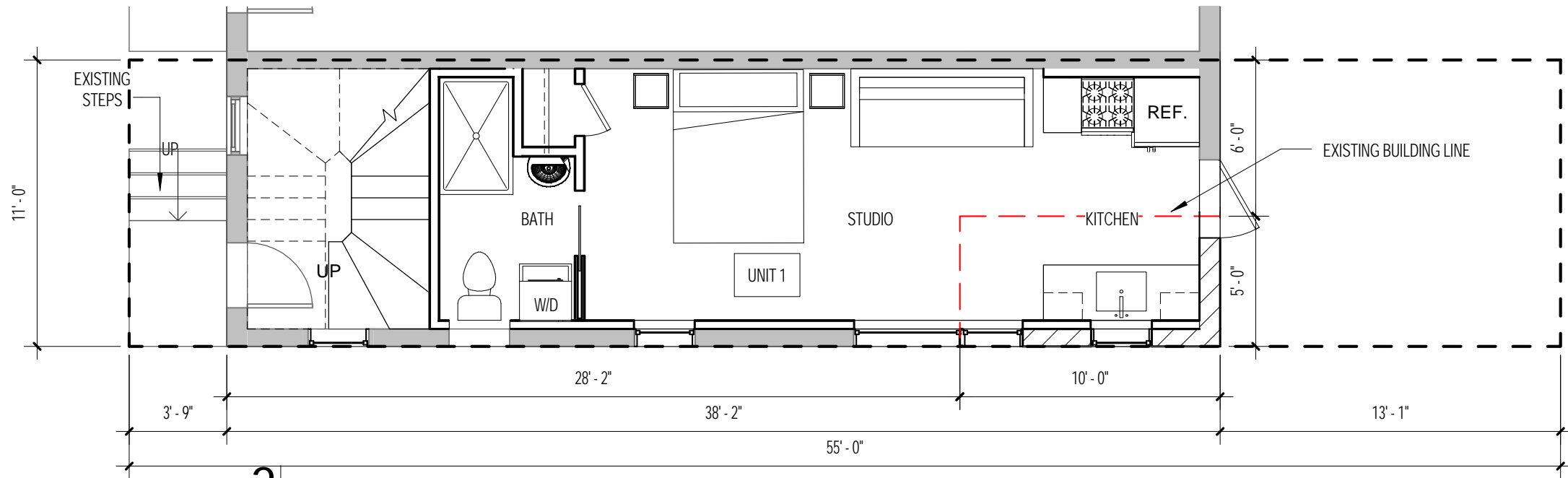
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DATE  
10/11/2018  
  
SCALE  
As indicated

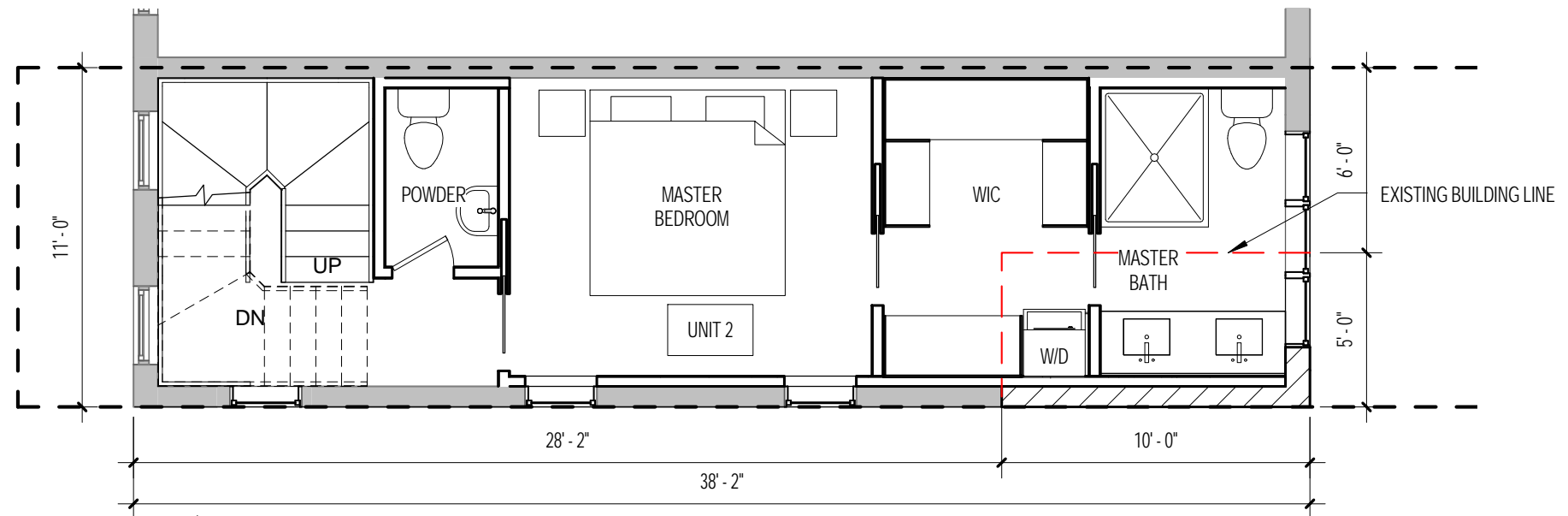
PROJECT N°  
2018-040

SHEET NUMBER  
**A002**



**2** 1ST FLOOR PROPOSED

A003 3/16" = 1'-0"



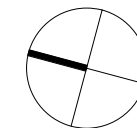
**1** 2ND FLOOR PROPOSED

A003 3/16" = 1'-0"



**410 FRANKLIN ST NW, 20001**  
1ST AND 2ND PROPOSED PLANS

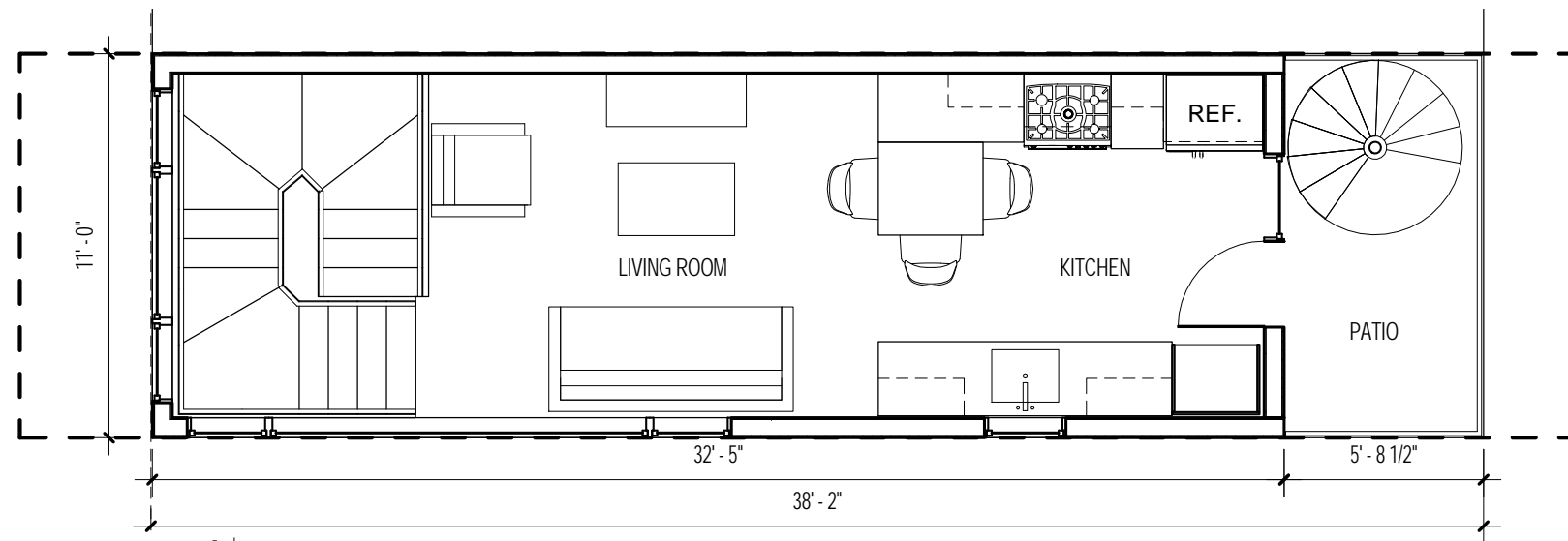
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



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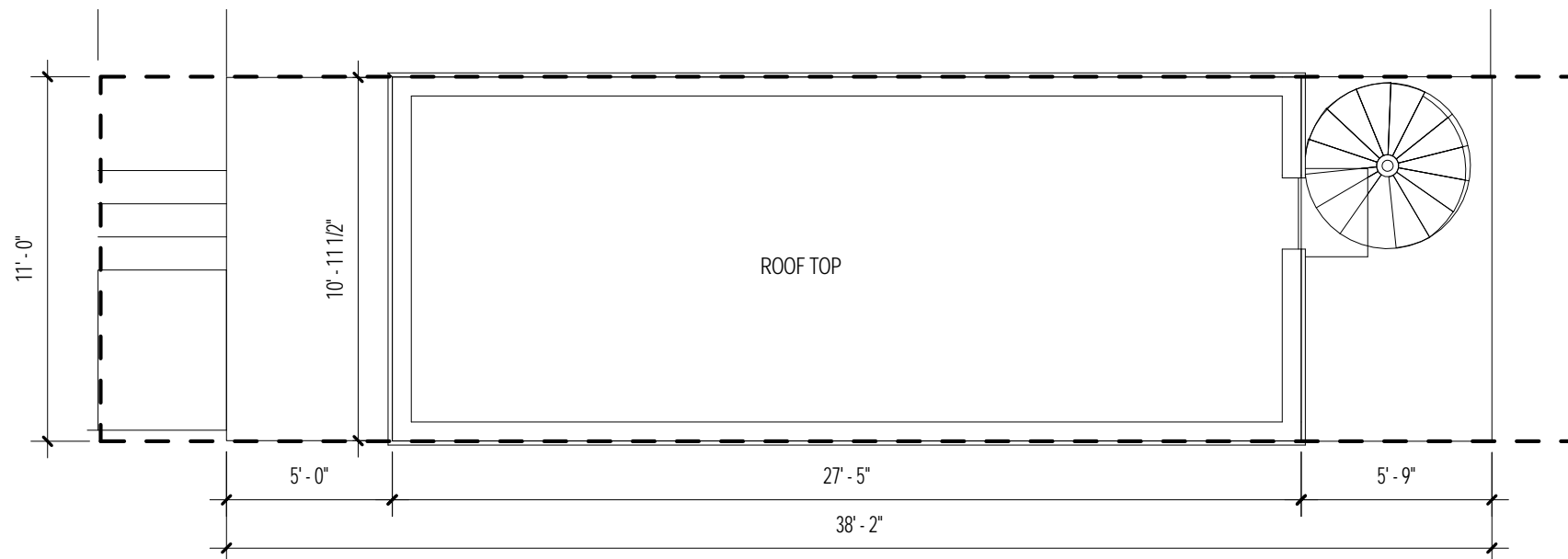
PROJECT N°  
2018-040

SHEET NUMBER  
**A003**



**1** 3RD FLOOR PROPOSED

A004 3/16" = 1'-0"



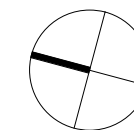
**2** ROOF PLAN PROPOSED

A004 3/16" = 1'-0"



**410 FRANKLIN ST NW, 20001**  
3RD LEVEL PROPOSED AND ROOF PLAN

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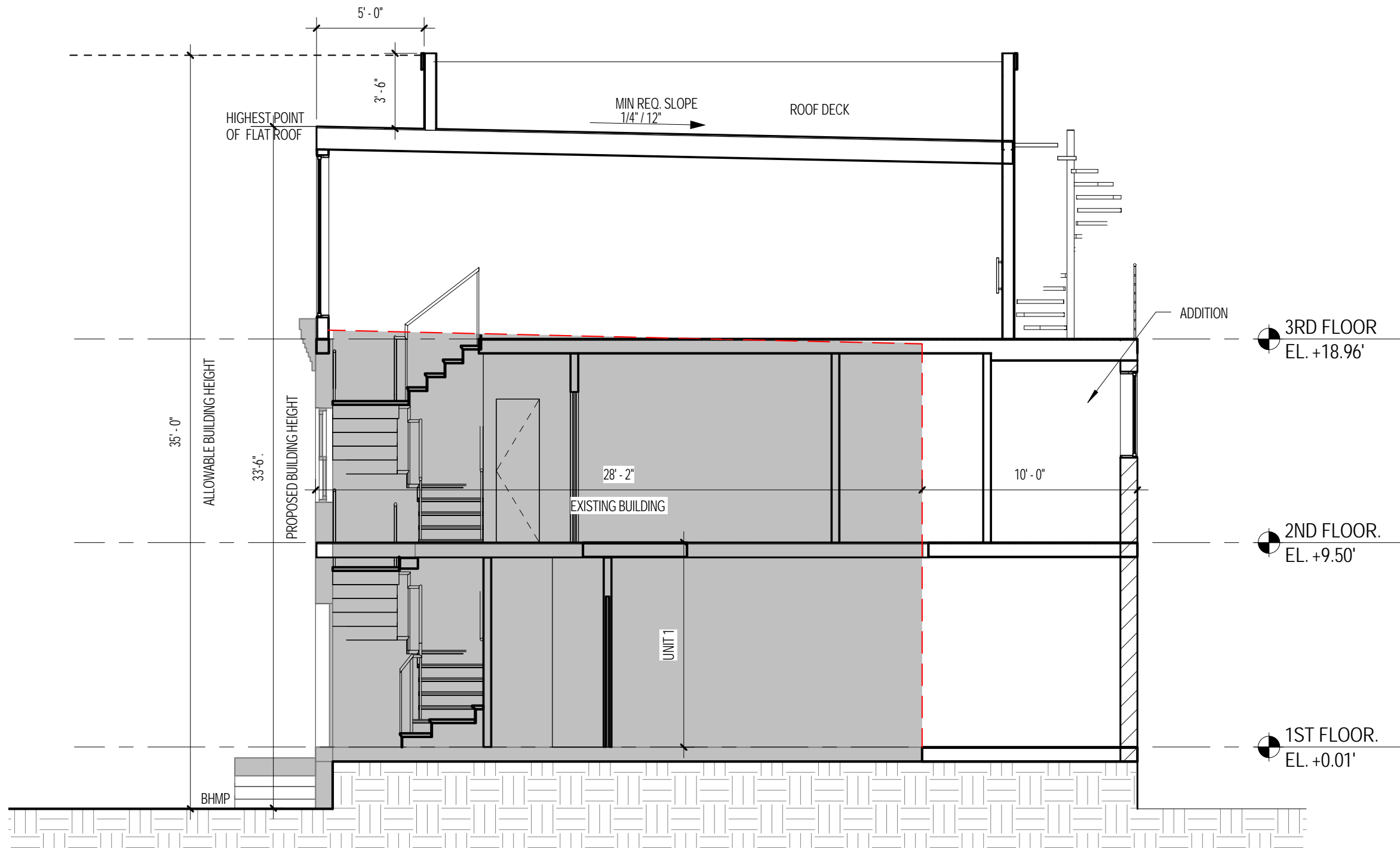


DATE  
10/11/2018

SCALE  
3/16" = 1'-0"

PROJECT N°  
2018-040

SHEET NUMBER  
**A004**



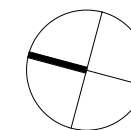
**1** LONGITUDINAL SECTION

A005 3/16" = 1'-0"



**410 FRANKLIN ST NW, 20001**  
BUILDING SECTION

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DATE  
12/21/2018

SCALE  
3/16" = 1'-0"

PROJECT N°  
2018-040

SHEET NUMBER  
**A005**



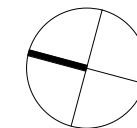
**1** FRONT EXISTING ELEVATION

A006 3/16" = 1'-0"



**410 FRANKLIN ST NW, 20001**  
EXISTING FRONT ELEVATION

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SCALE  
3/16" = 1'-0"

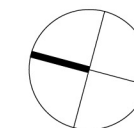
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**A006**



**410 FRANKLIN ST NW, 20001**  
PROPOSED FRONT ELEVATION

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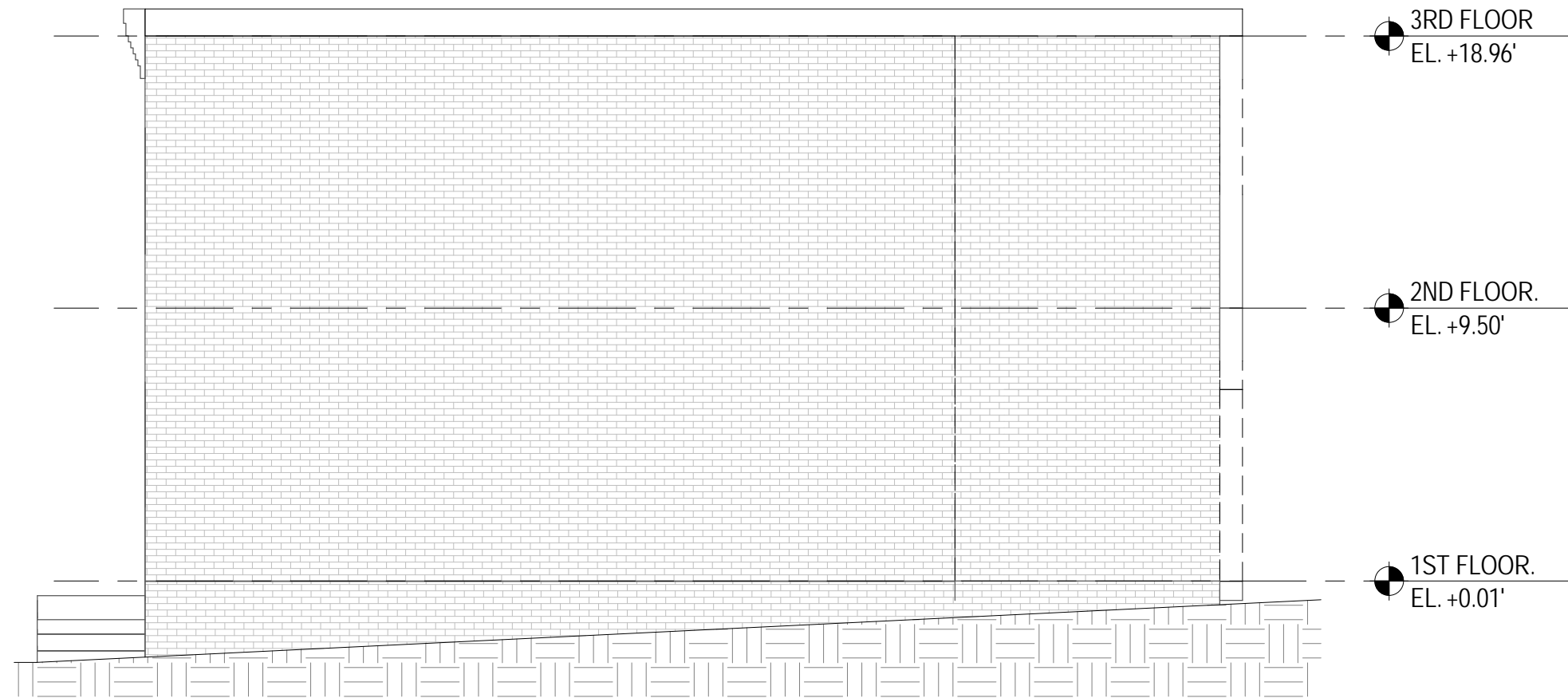


DATE  
12/21/2018

SCALE  
3/16" = 1'-0"

PROJECT N°  
2018-040

SHEET NUMBER  
**A007**



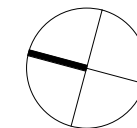
**1** WEST EXISTING ELEVATION

A008 3/16" = 1'-0"



**410 FRANKLIN ST NW, 20001**  
EXISTING WEST ELEVATION

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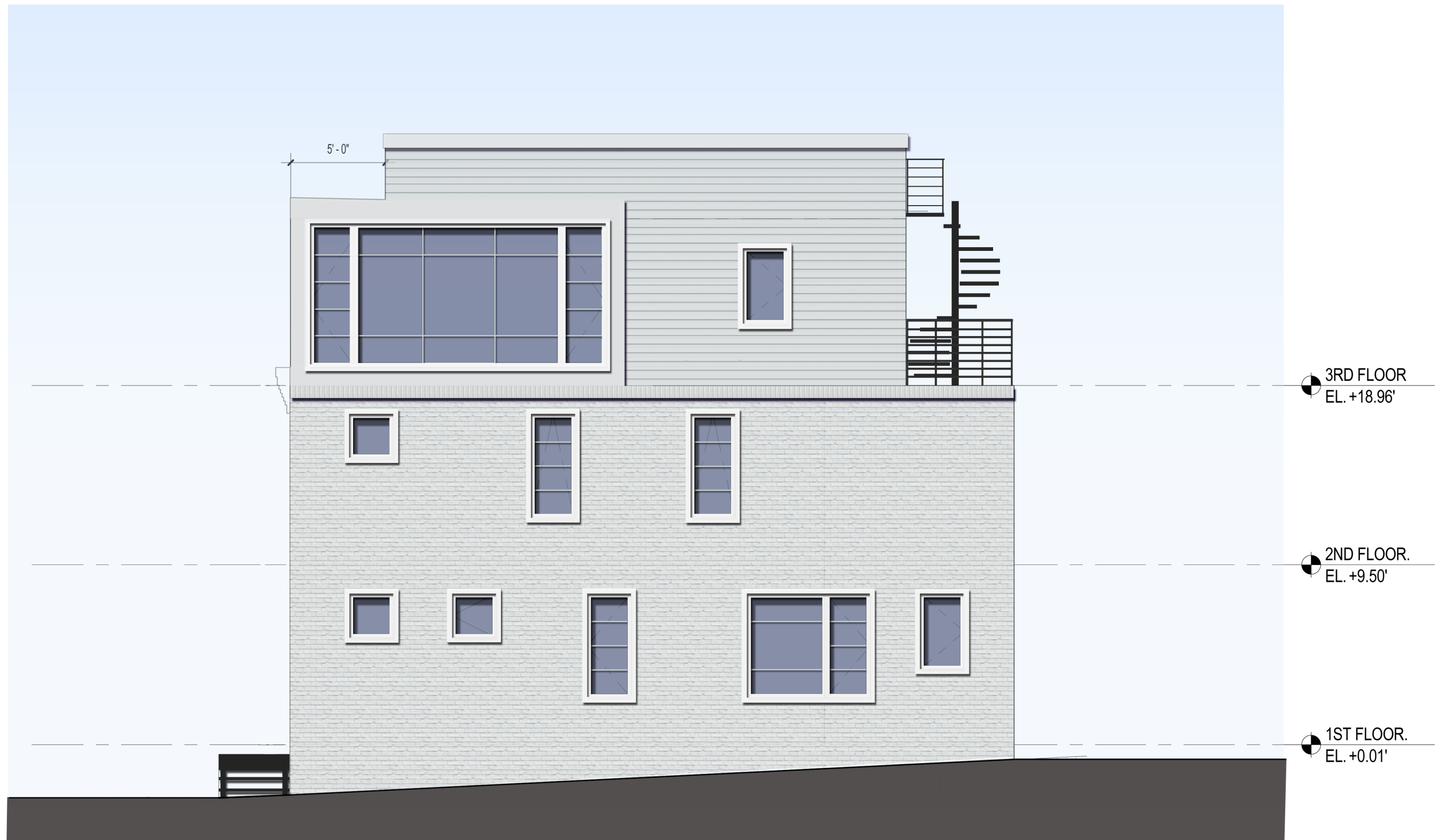
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10/11/2018

SCALE  
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PROJECT N°  
2018-040

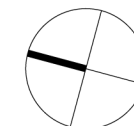
SHEET NUMBER  
**A008**





**410 FRANKLIN ST NW, 20001**  
 PROPOSED WEST ELEVATION

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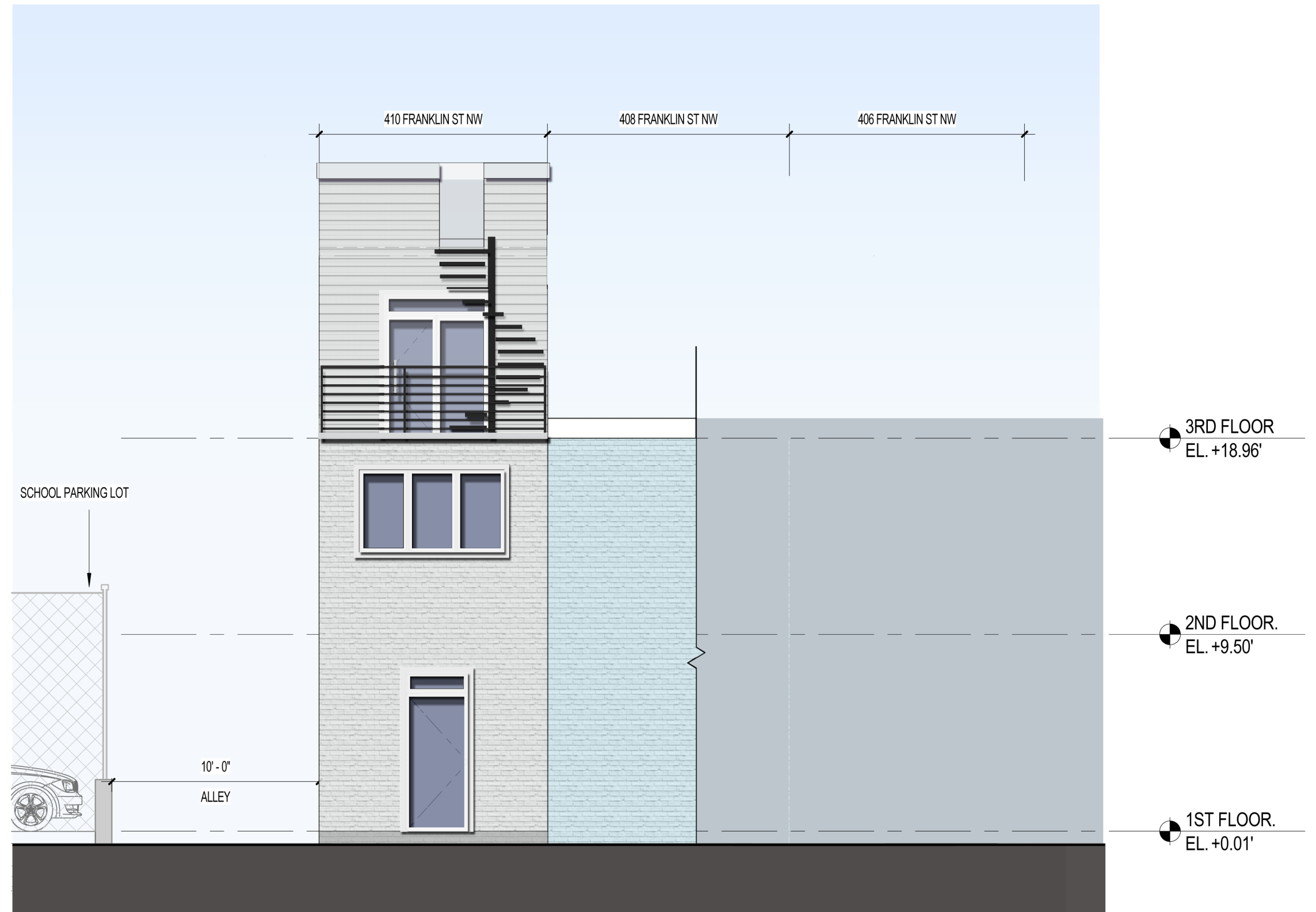


DATE  
10/11/2018

SCALE  
3/16" = 1'-0"

PROJECT N°  
2018-040

SHEET NUMBER  
**A009**



**410 FRANKLIN ST NW, 20001**  
 COLOR ELEVATIONS - BACK

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DATE  
09/21/18

SCALE  
3/16" = 1'-0"

PROJECT N°  
**2018-040**

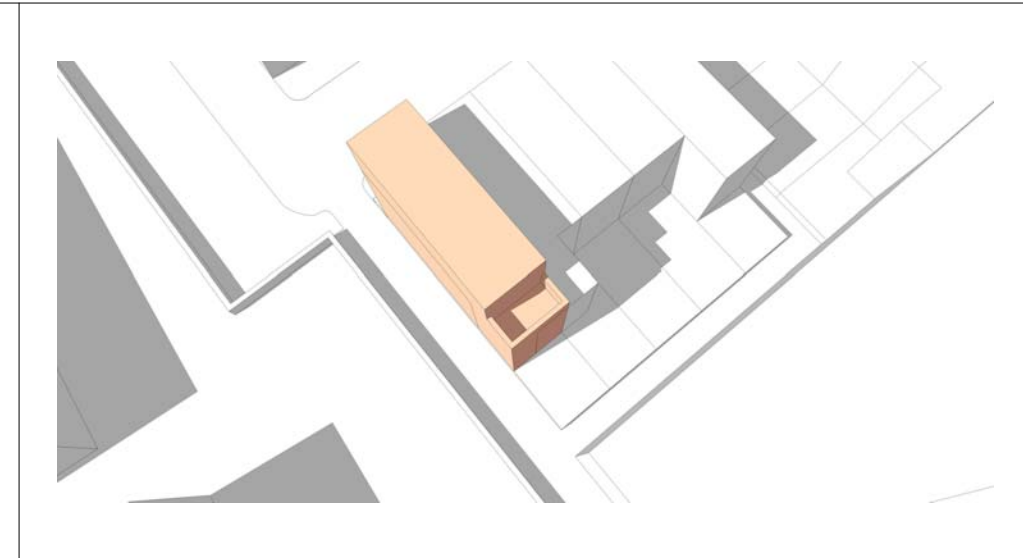
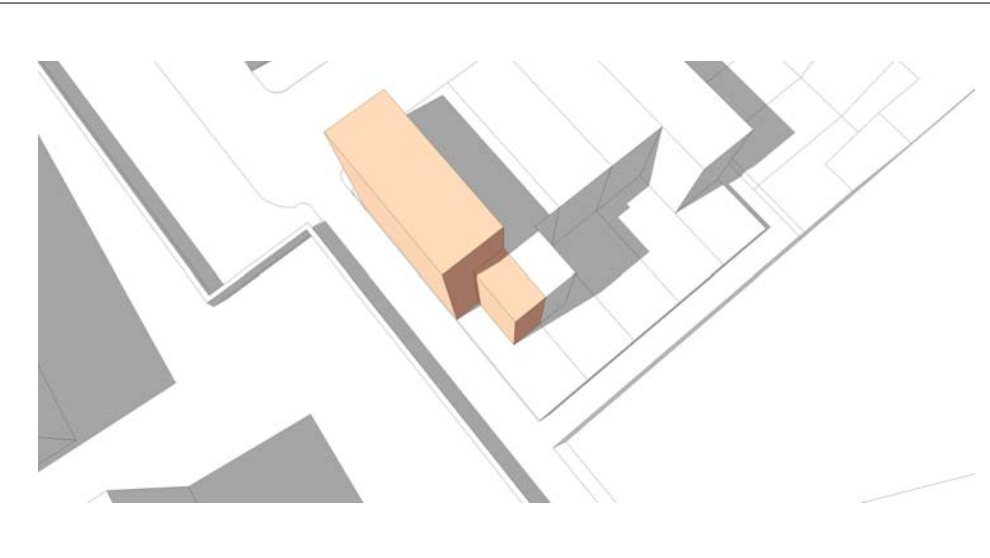
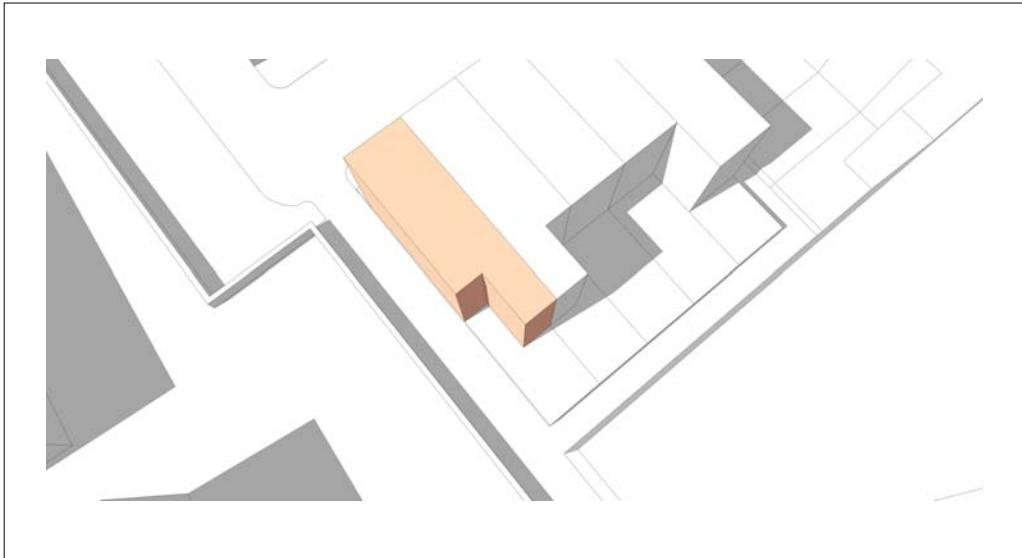
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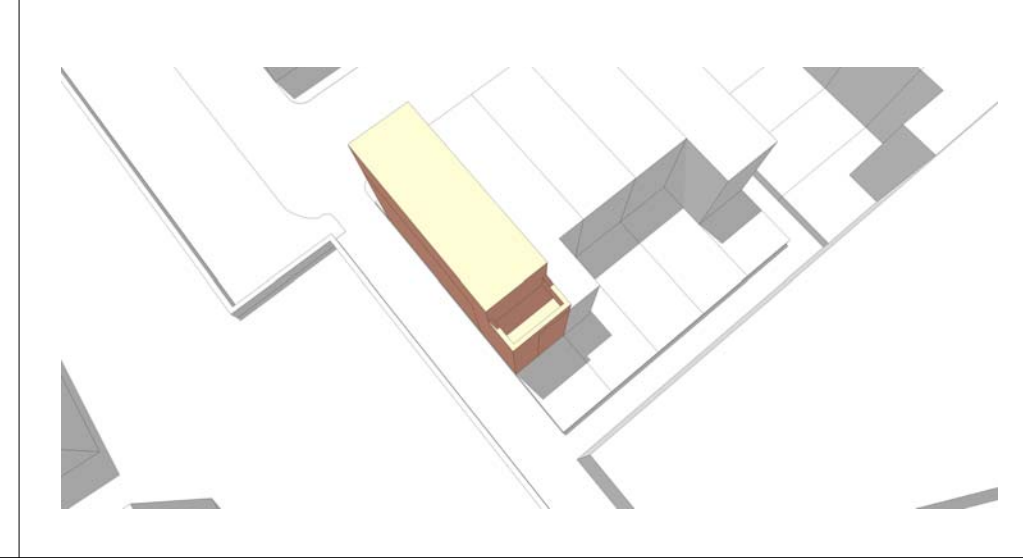
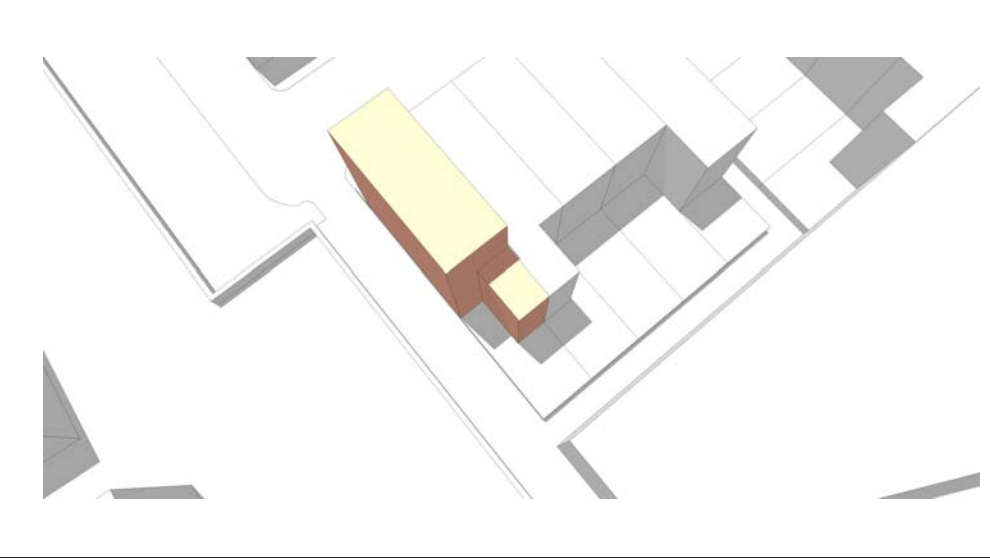
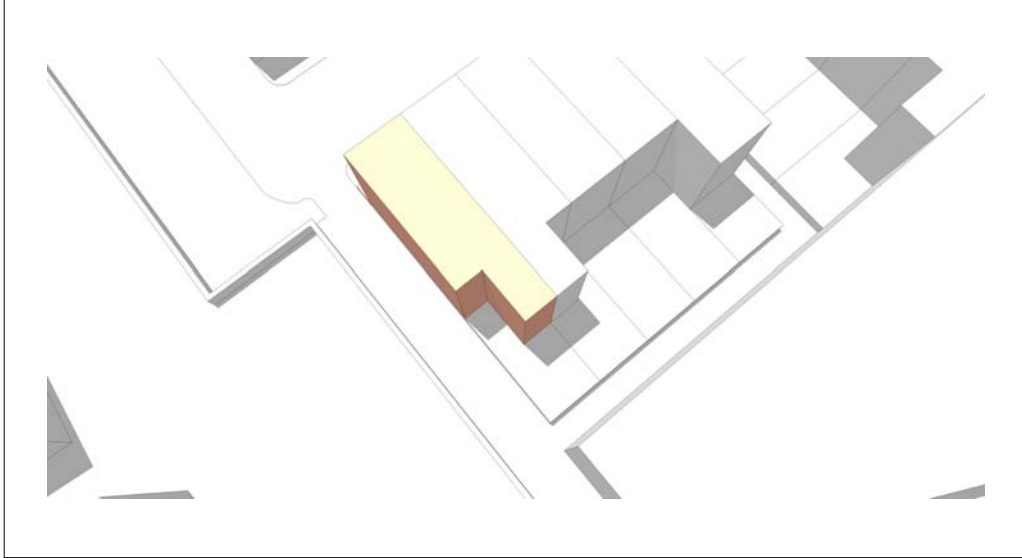
BY RIGHT BUILDING

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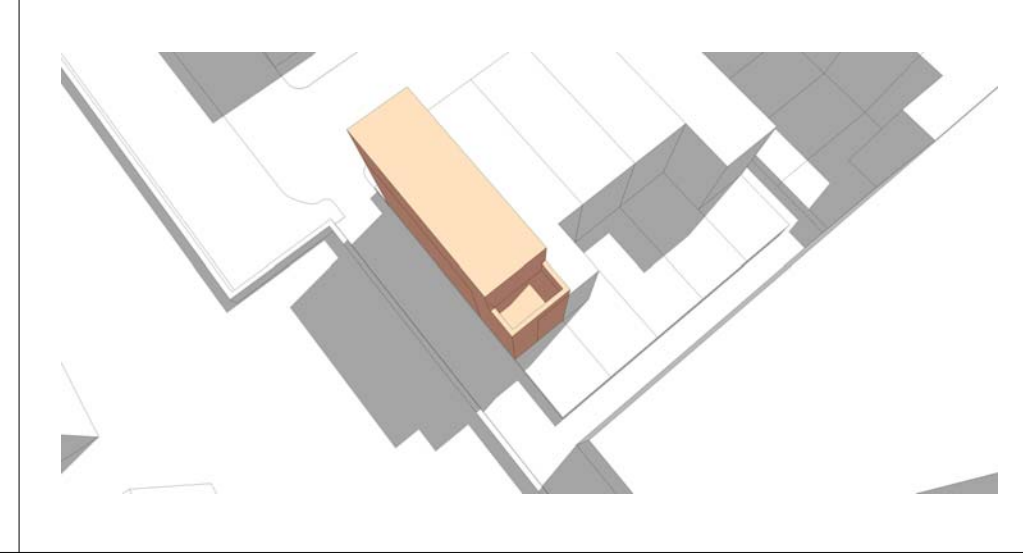
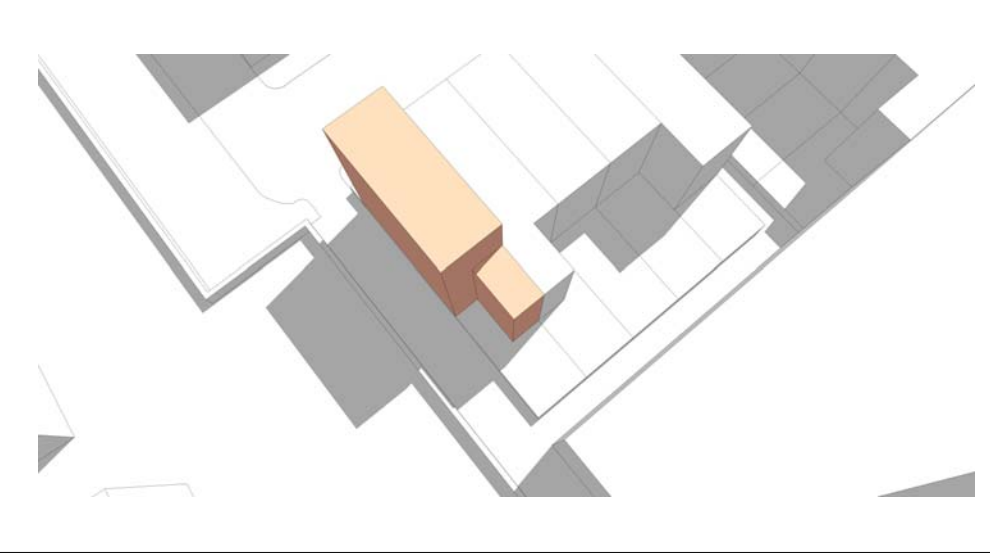
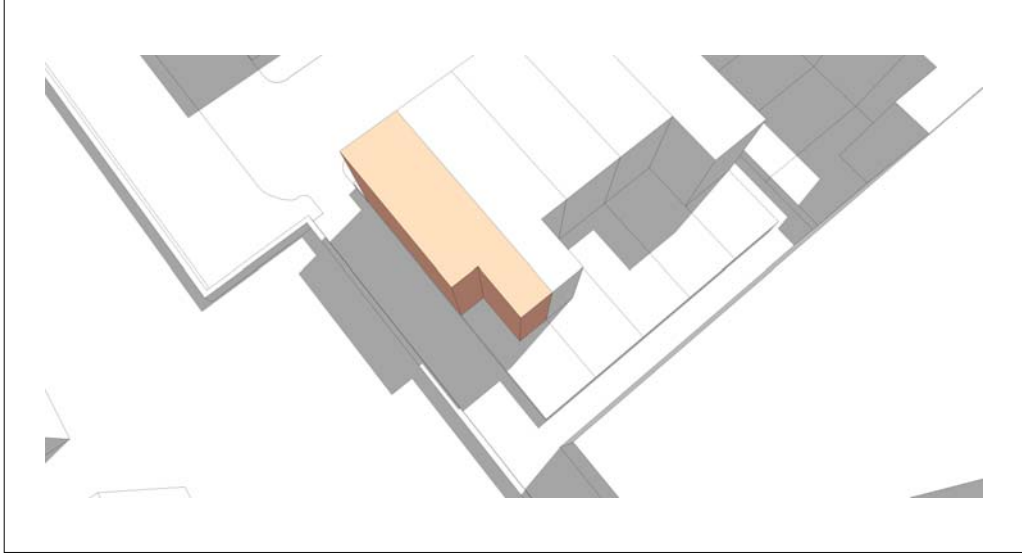
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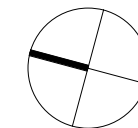
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410 FRANKLIN ST NW, 20001  
SUN STUDY - JUN.21



DATE  
10/11/2018

SCALE

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2018-040

SHEET NUMBER  
A011

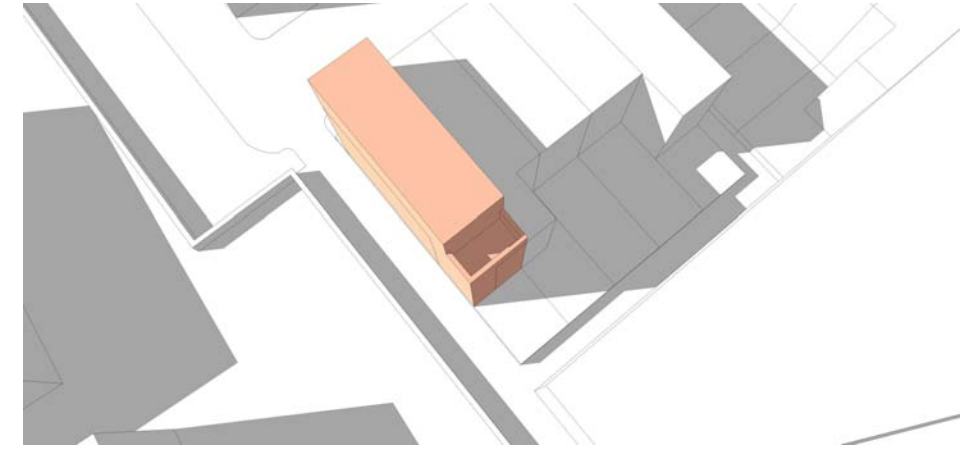
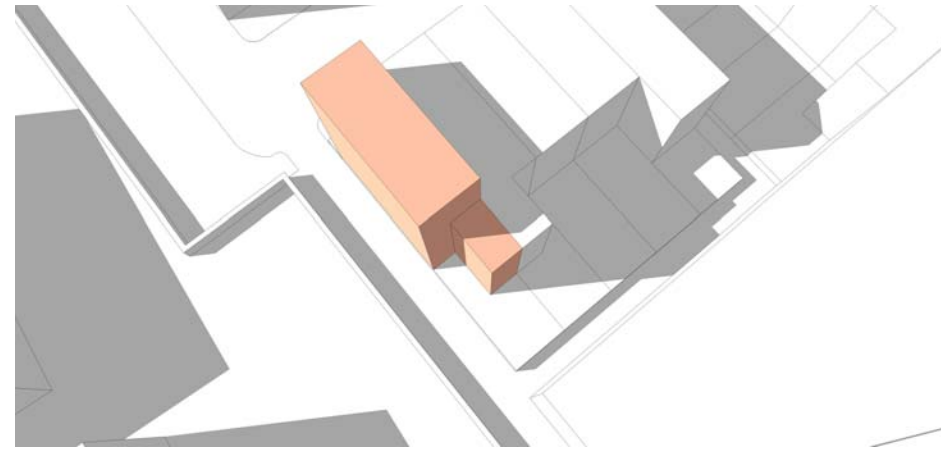
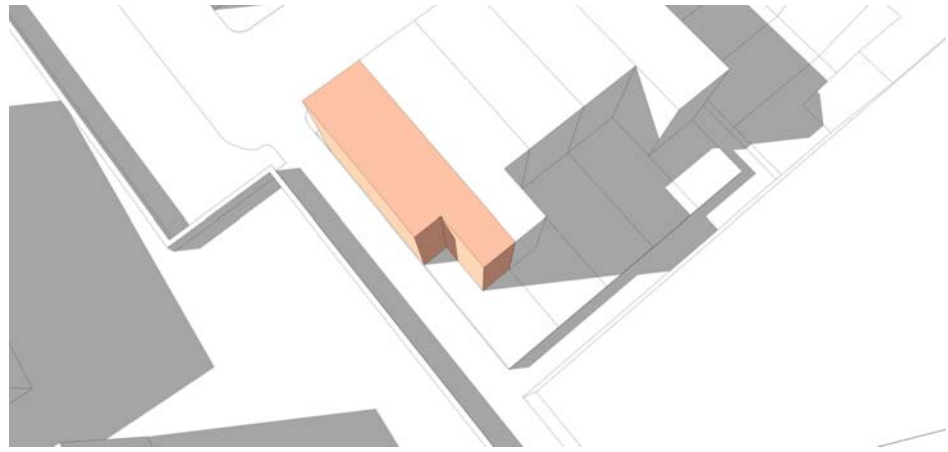
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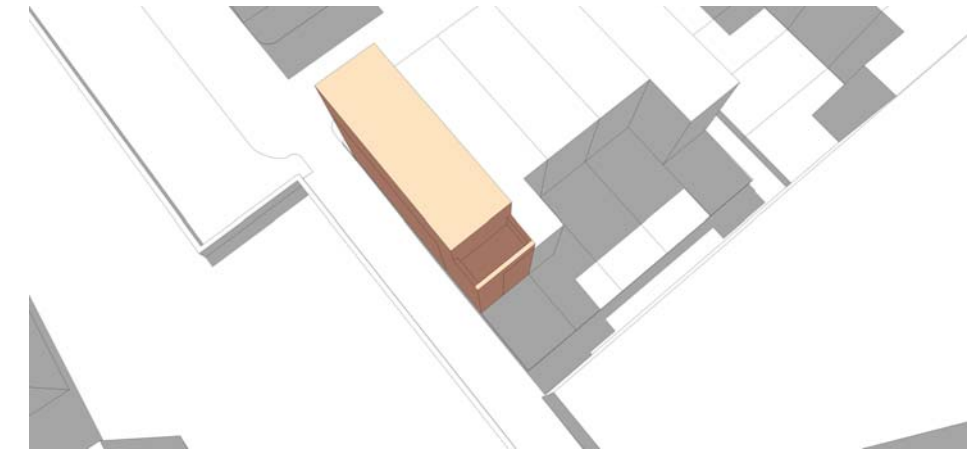
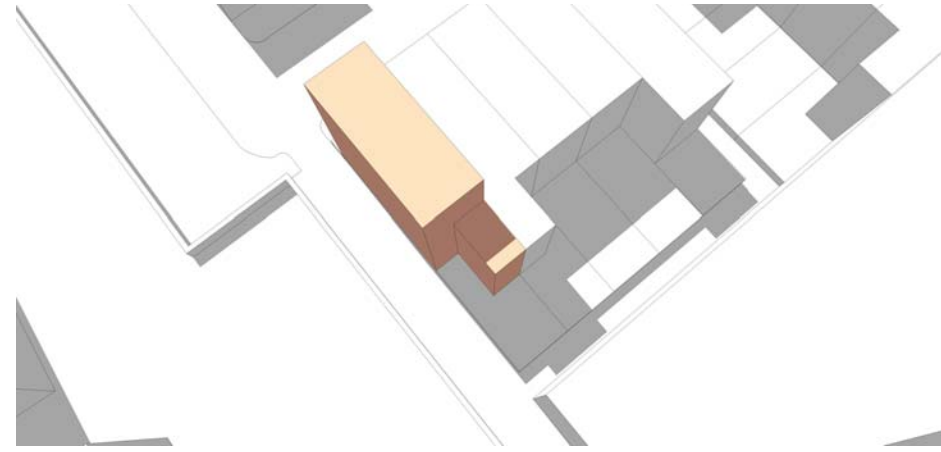
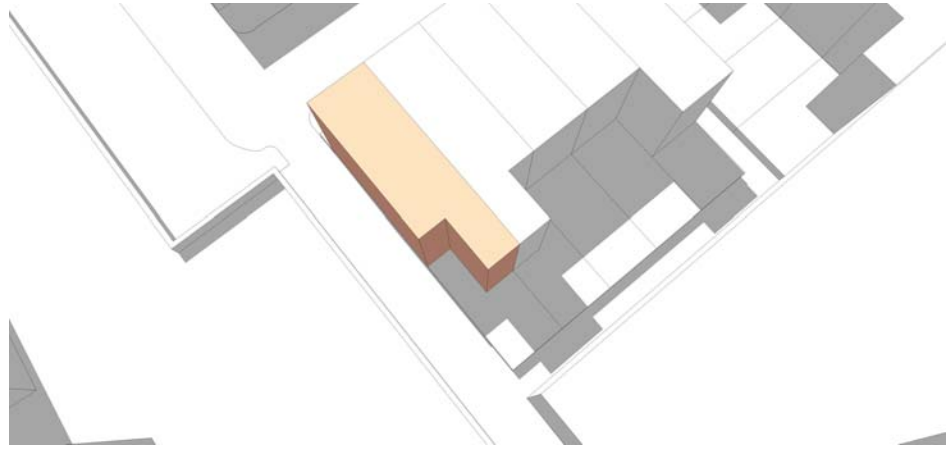
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PROPOSED BUILDING

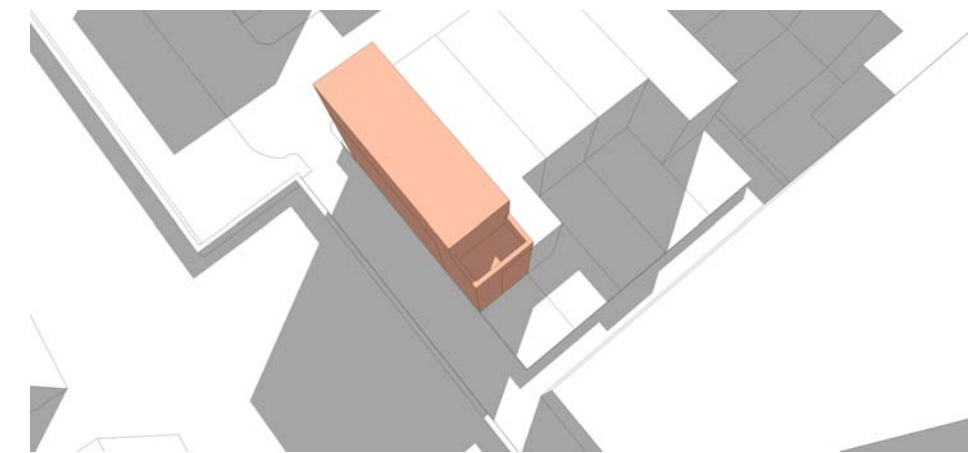
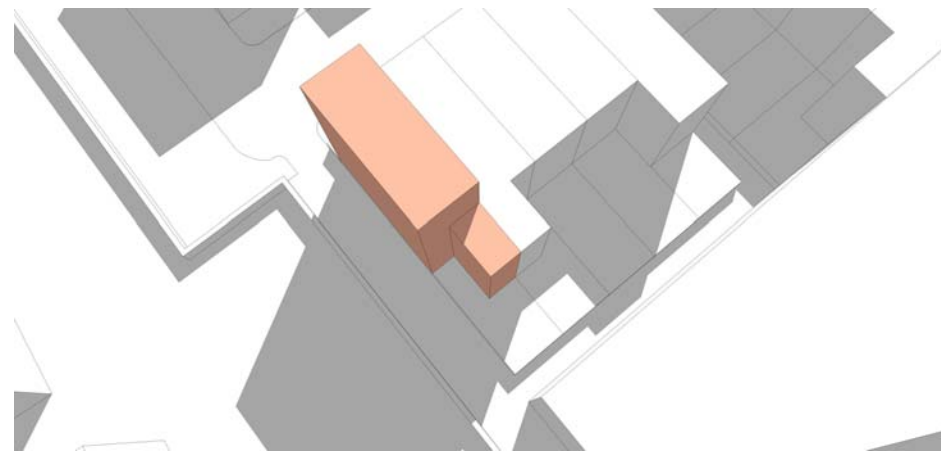
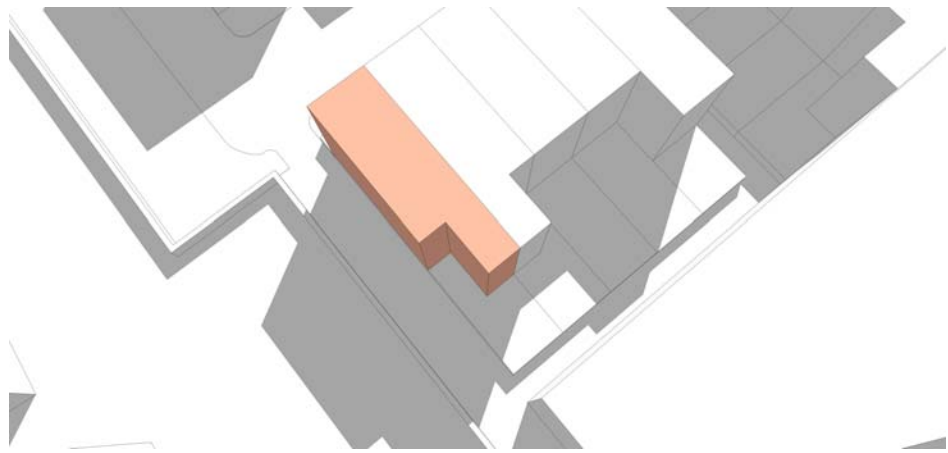
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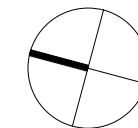
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410 FRANKLIN ST NW, 20001  
SUN STUDY - SPRING/FALL EQUINOX



DATE  
10/11/2018

SCALE

PROJECT Nº  
2018-040

SHEET NUMBER  
A012

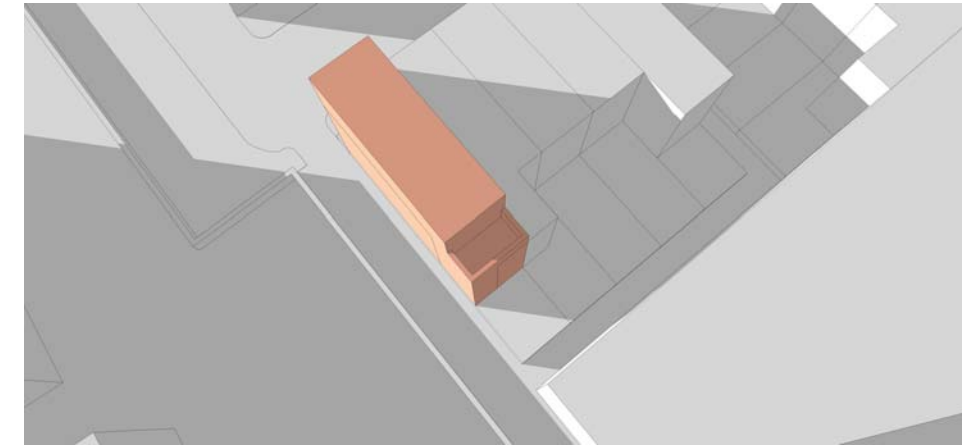
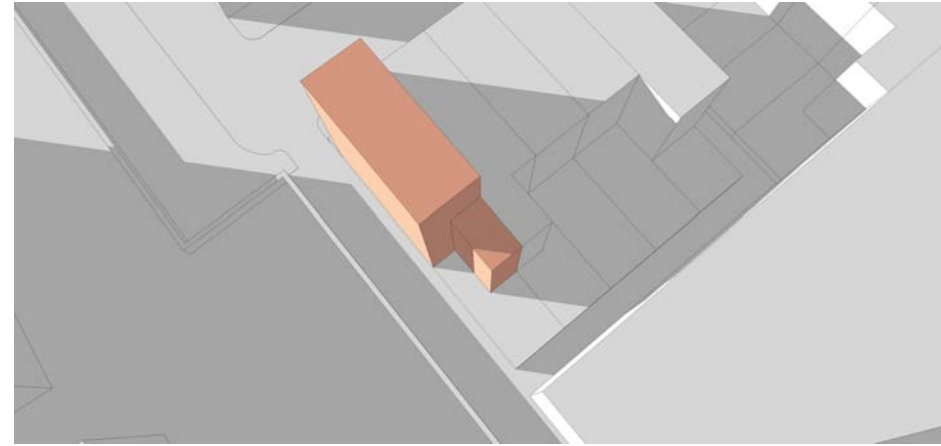
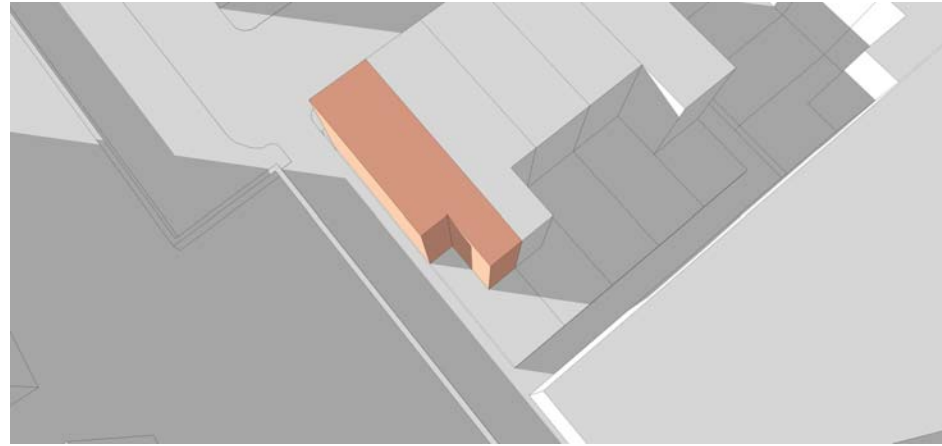
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EXISTING BUILDING

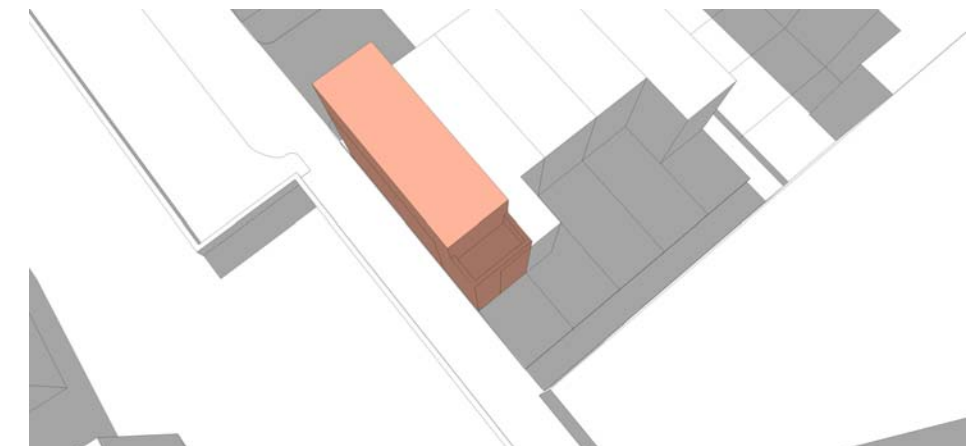
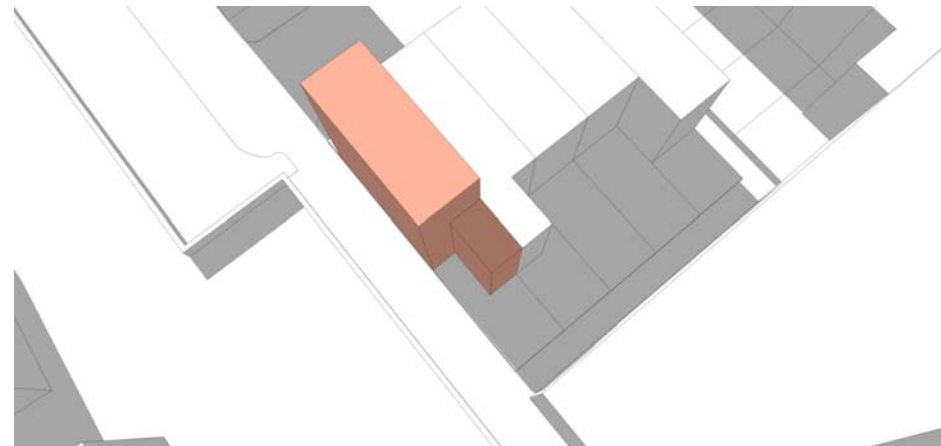
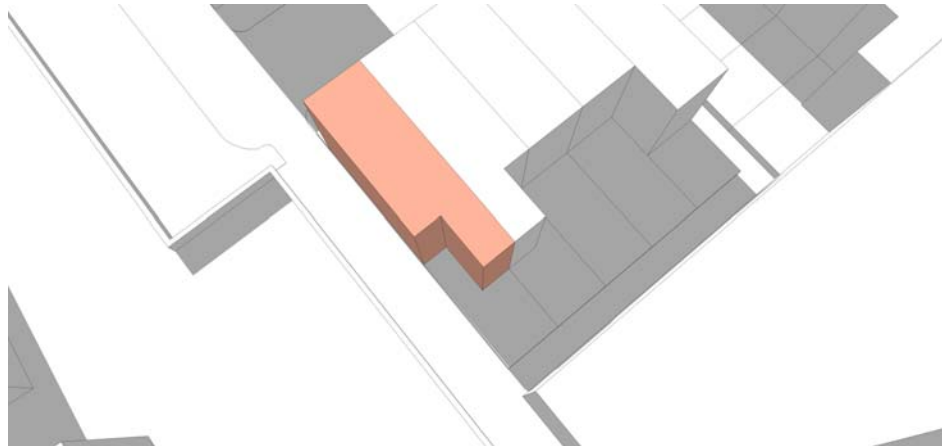
BY RIGHT BUILDING

PROPOSED BUILDING

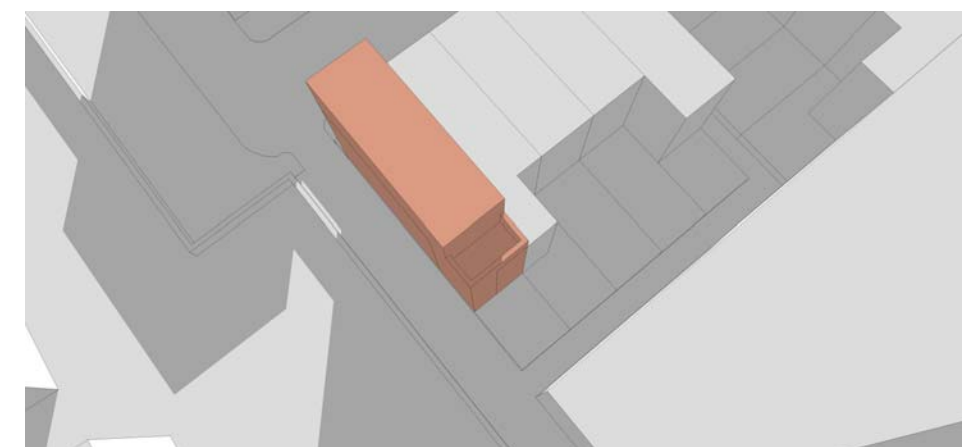
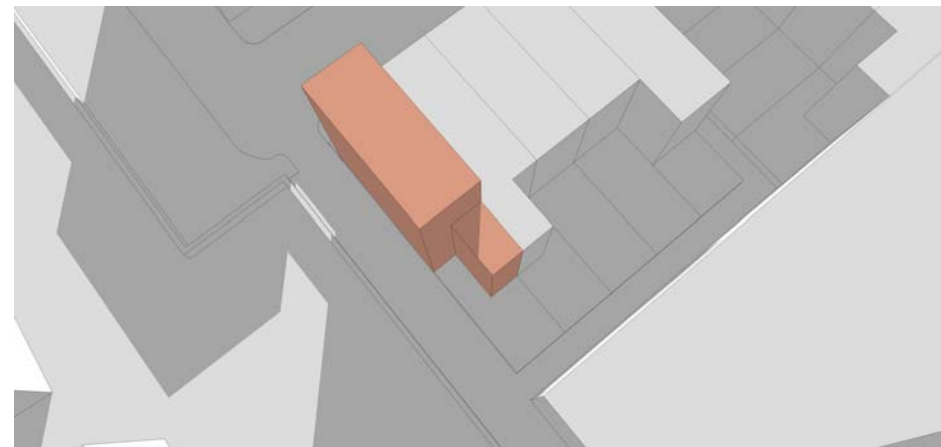
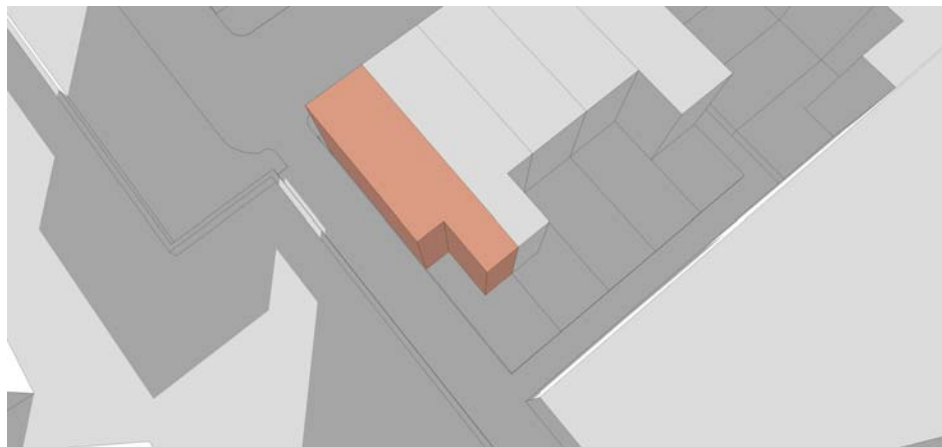
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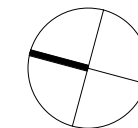
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**410 FRANKLIN ST NW, 20001**  
SUN STUDY - DEC.21



DATE  
10/11/2018

SCALE

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**A013**

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