

# 1709 17th Street NW Washington DC 20009 USA

BZA CASE NO. 20603 SMD  
ANC 2B04 ABDOLLAH POOZESH  
JANUARY 6, 2022

## Overview of Project and Requested Relief

The project scope is for a 2-story rear expansion of the gallery which will produce an estimated gross commercial area of 350 sf. This will result in 100% lot occupancy below the second floor. There be a roof deck prepared for the upper unit.

Relief is requested of the rear yard setback requirements in order to allow for the full 100% lot occupancy below the second floor which is permissible in this zone.



SUBJECT PROPERTY



COVER SHEET

SD-0

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

1/6/22



Board of Zoning Adjustment  
Case No. 20603  
EXHIBIT NO. 50A

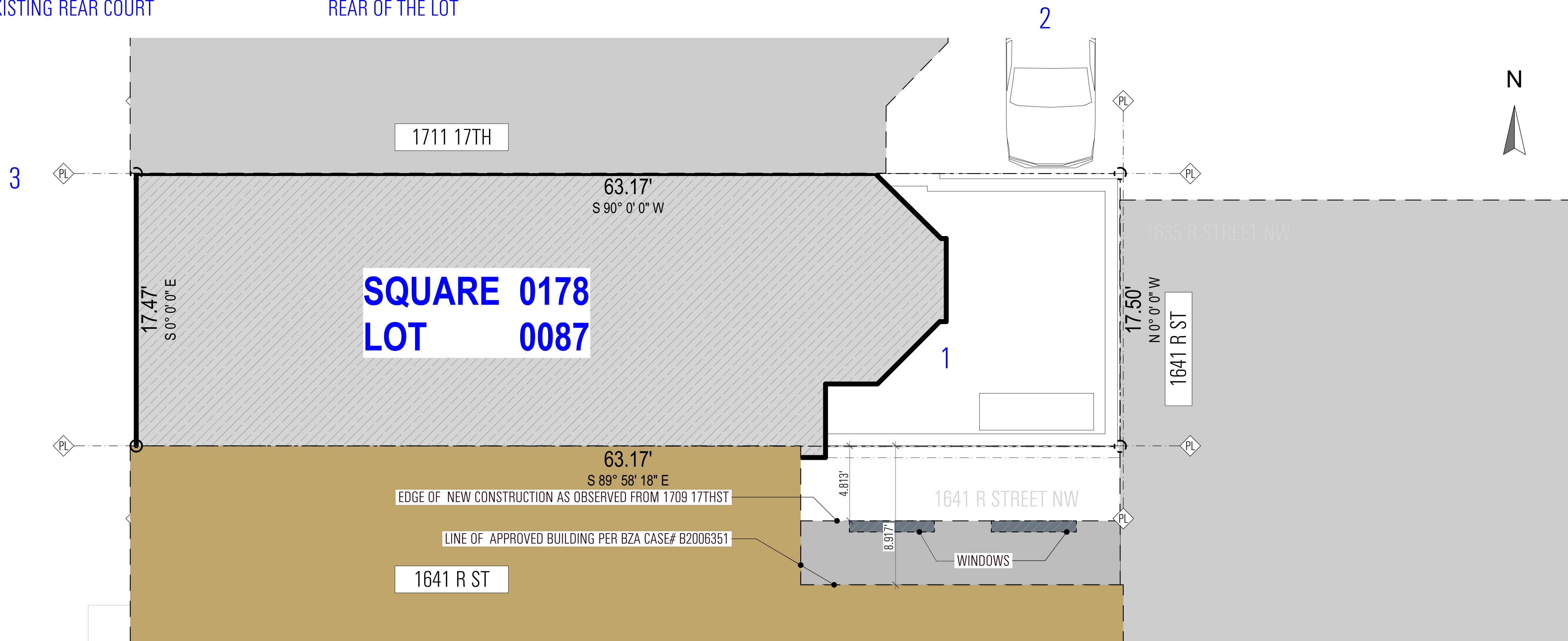


Development Standards								
	Floor Area Ratio (max.) <sup>1</sup>	Height (ft.)	Penthouse Height (ft.)/Stories	Lot Occupancy (percentage)	Rear Yard (ft.) <sup>2,3,4</sup>	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-18	3.5	65	12 (1 story)	100	15 ft.	None required; however, if a side yard is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.30	Subtitle G, Chapter 6
	4.2 (IZ)	70 (IZ)	18 ft. 6 in. (Second story permitted for penthouse mechanical space)					
	1.5 (non-residential)							

1 - NORTH EAST VIEW FROM EXISTING REAR COURT

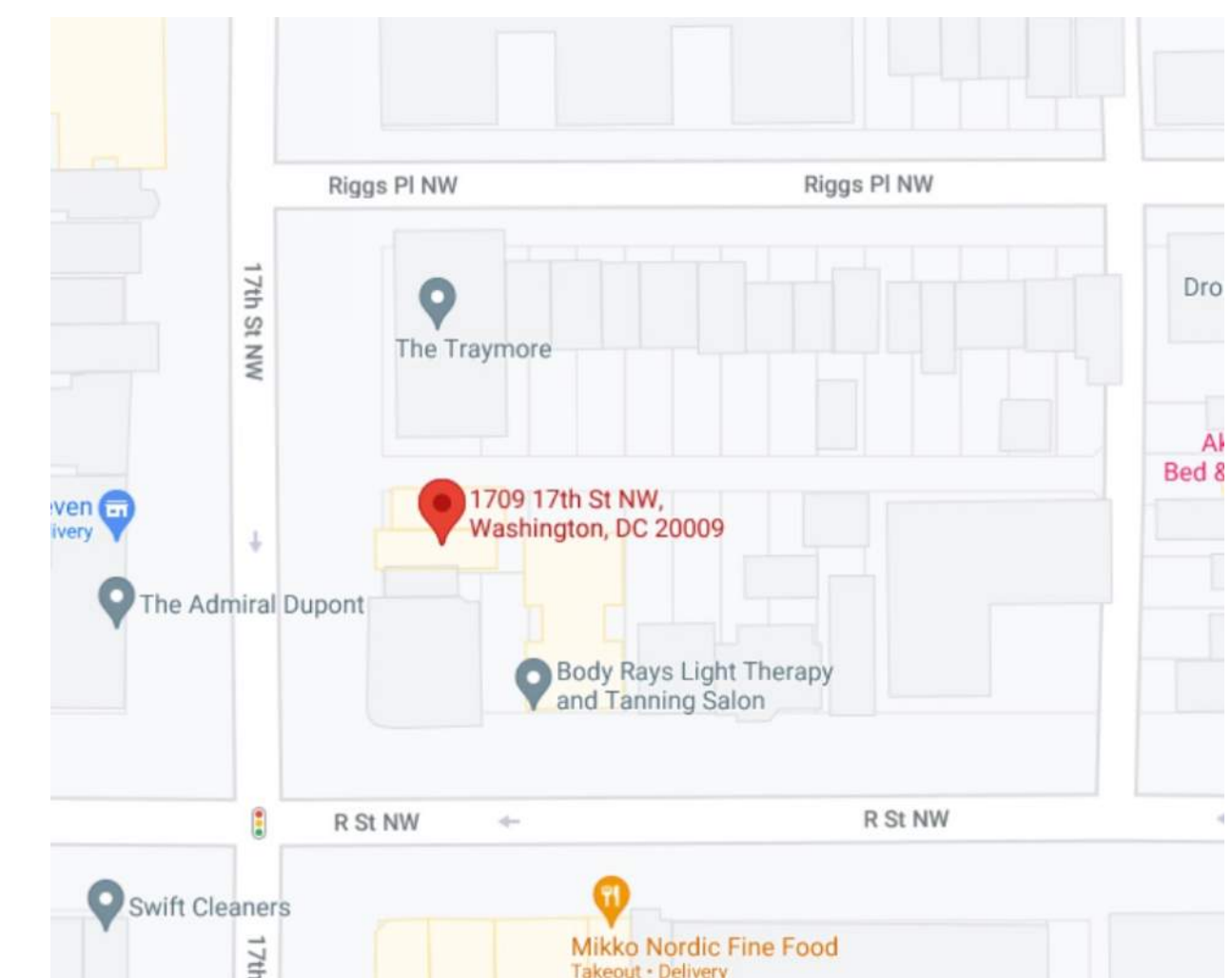
2 - SOUTH VIEW FROM ALLEY TOWARD REAR OF THE LOT

3 - STREET VIEW TOWARD ALLEY FROM 17TH STREET



PROJECT SITE AREAS

EXISTING BLDG FOOTPRINT	858.11
PARCEL / LOT	1,105.31
PROPOSED ADDITIONAL FOOTPRINT BELOW 25'	248.85

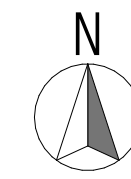


VICINITY MAP

SITE SCHEMATIC

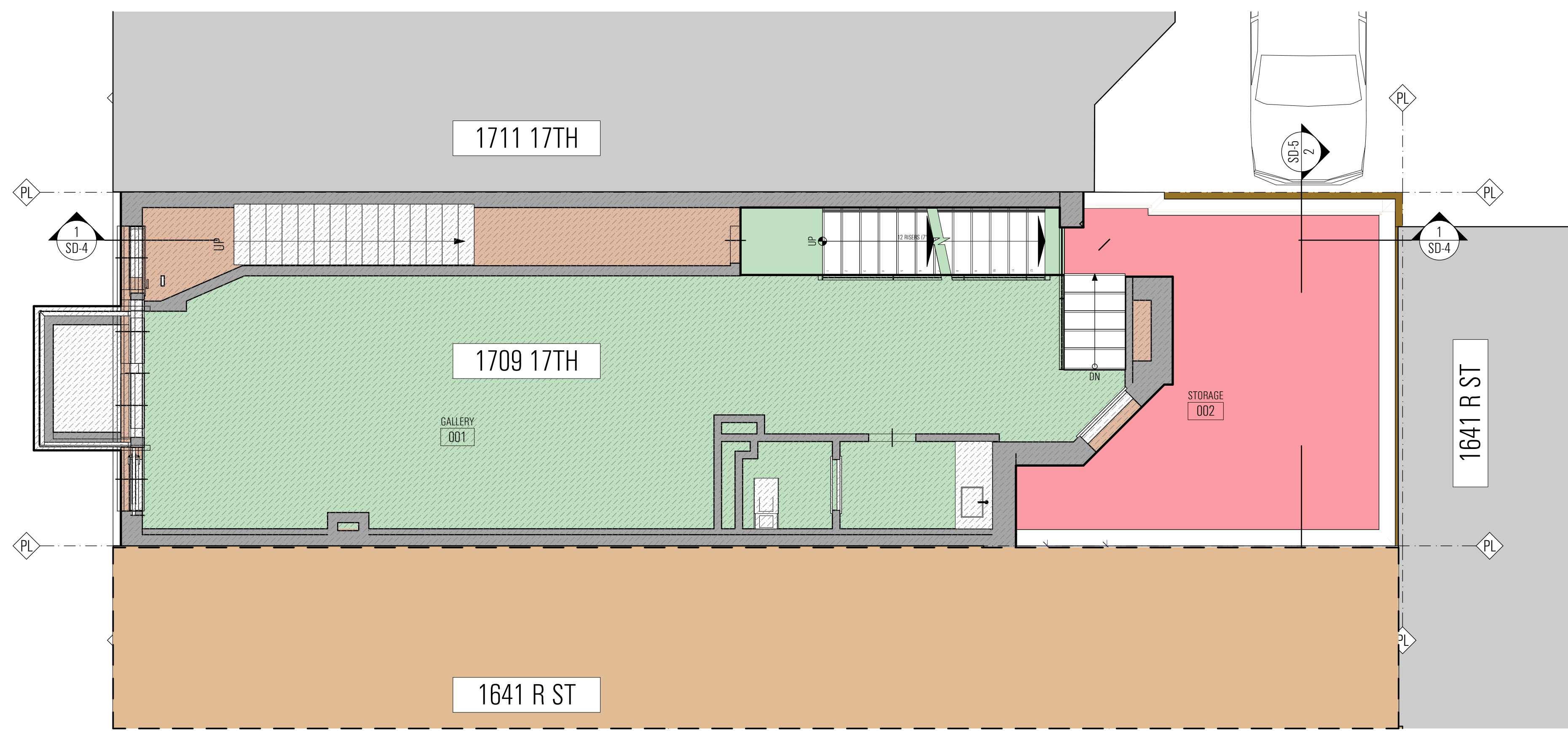
SD-1

1 ARCHITECTURAL SITE PLAN (PROPOSED NEW)  
SCALE: 1/4" = 1'-0"



EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION



1 1st FLR / GROUND FLOOR  
SCALE: 1/4" = 1'-0"

FLOOR PLANS

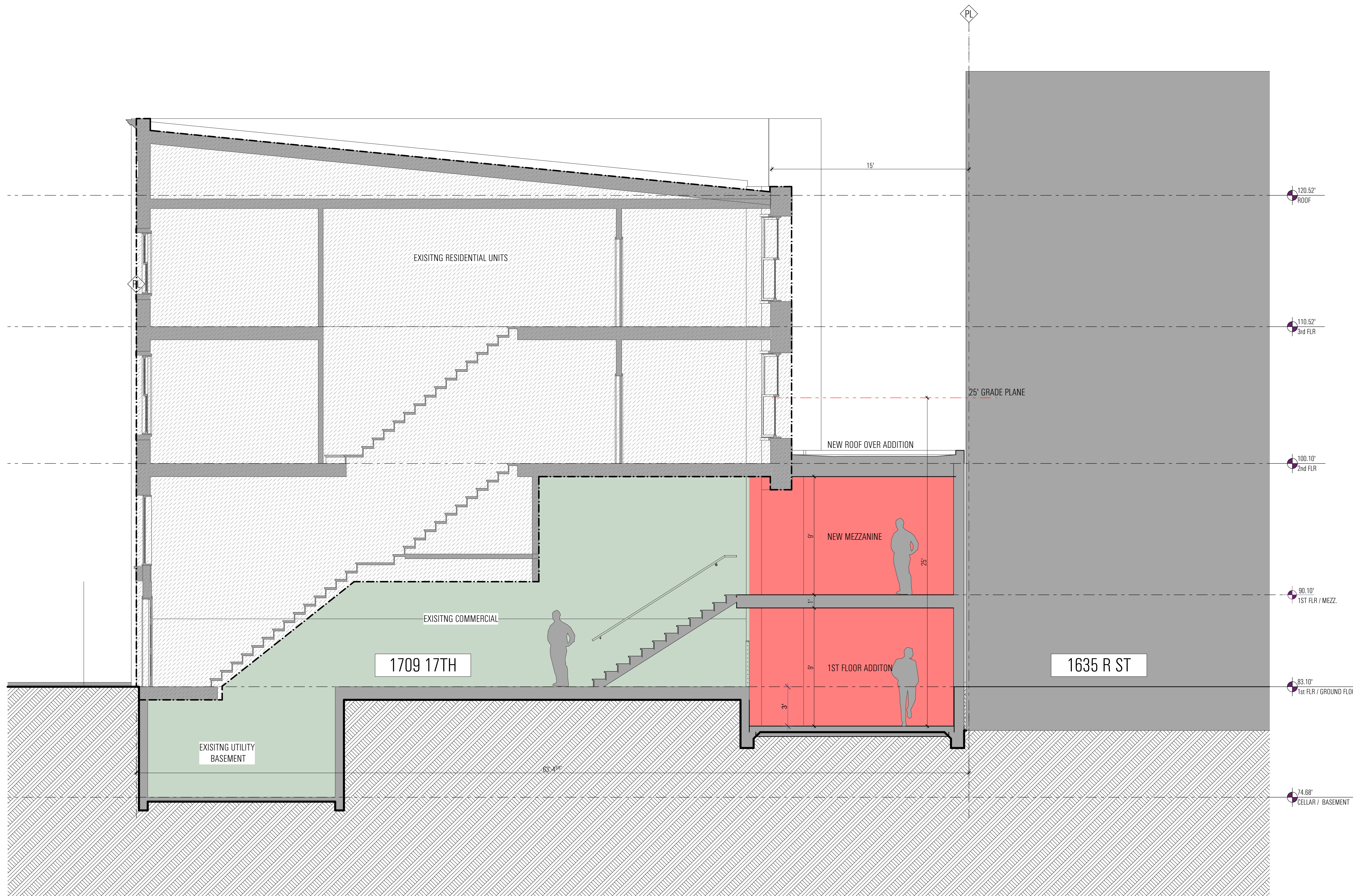
SD-2

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

1/6/22







EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION

1 SECTION  
SCALE: 1/4" = 1'-0"

BLDG SECTION

SD-4

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

1/6/22



EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION

1635 R ST NW

1709 17TH STREET NW  
17'-6"

1641 R STREET NW

EXISTING RESIDENTIAL UNITS

NO WINDOWS ON THIS WALL

LINE OF APPROVED BUILDING

OBSERVED NEW CONSTRUCTION

120.52'  
ROOF

110.52'  
3rd FLR

100.10'  
2nd FLR

90.10'  
1ST FLR / MEZZ.

83.10'  
1st FLR / GROUND FLOOR

74.68'  
CELLAR / BASEMENT

SKYLITE

ROOF

NEW MEZZANINE

1709 17TH

1ST FLOOR ADDITON

1641 R ST

EXISTING COMMERCIAL

1709 17TH

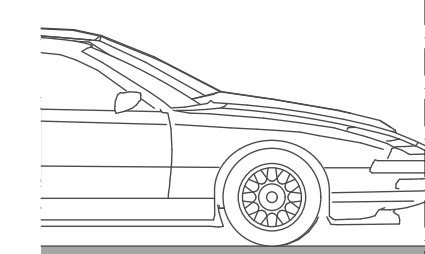
EXISTING UTILITIES  
BASEMENT

1ST FLOOR ADDITON

NEW MEZZANINE

1635 R ST

EXISTING ALLEY PARKING



BLDG. SECTION

SD-5

1 SECTION  
SCALE: 1/4" = 1'-0"

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

1/6/22





BORDERING WALL ROSEBUD LIQUOR TO THE NORTH



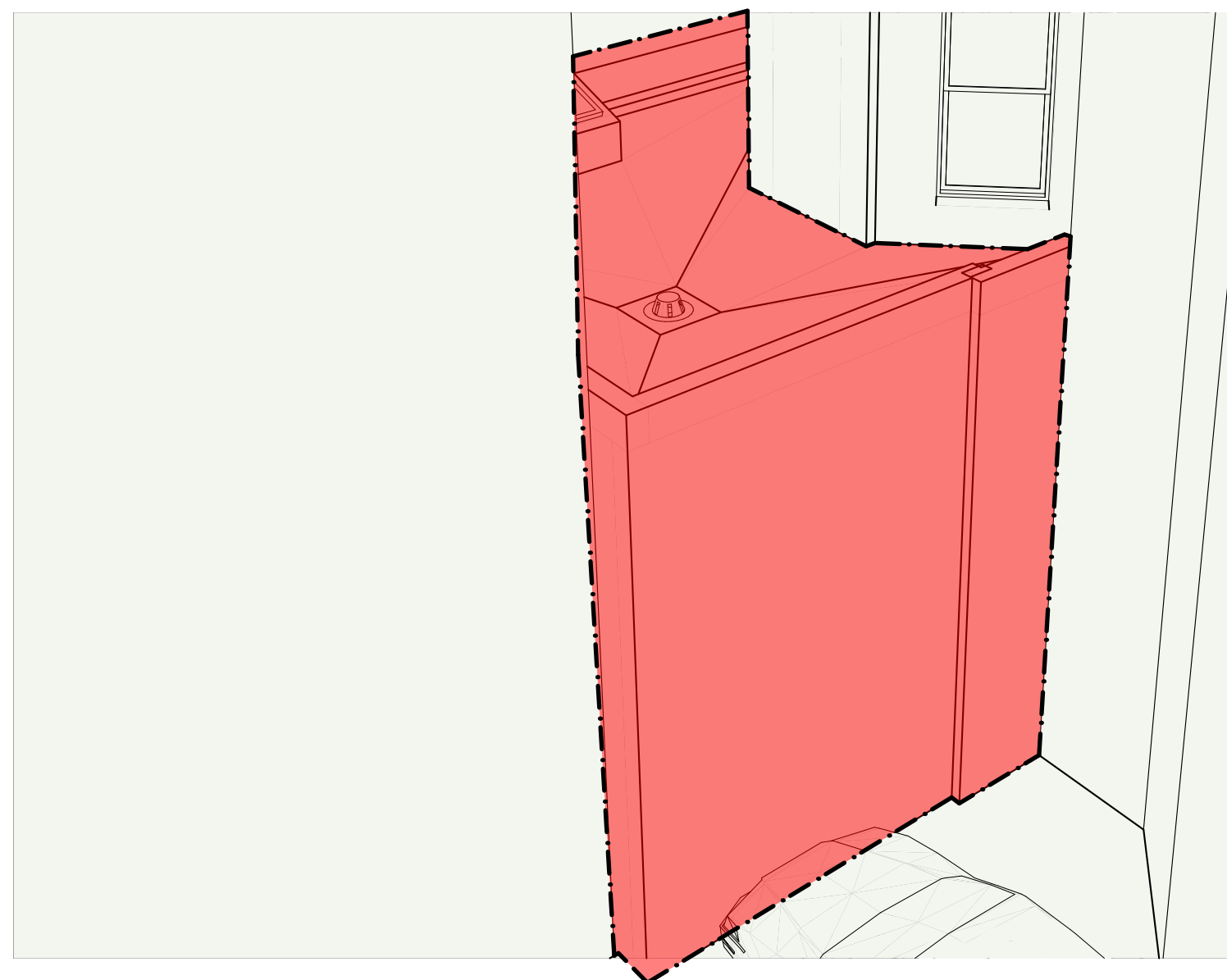
PICASSO GALLERY WALL AT THE REAR



SOUTH PROPERTY LINE  
(NEW DEVELOPMENT WITH 100% LOT OCCUPANCY)



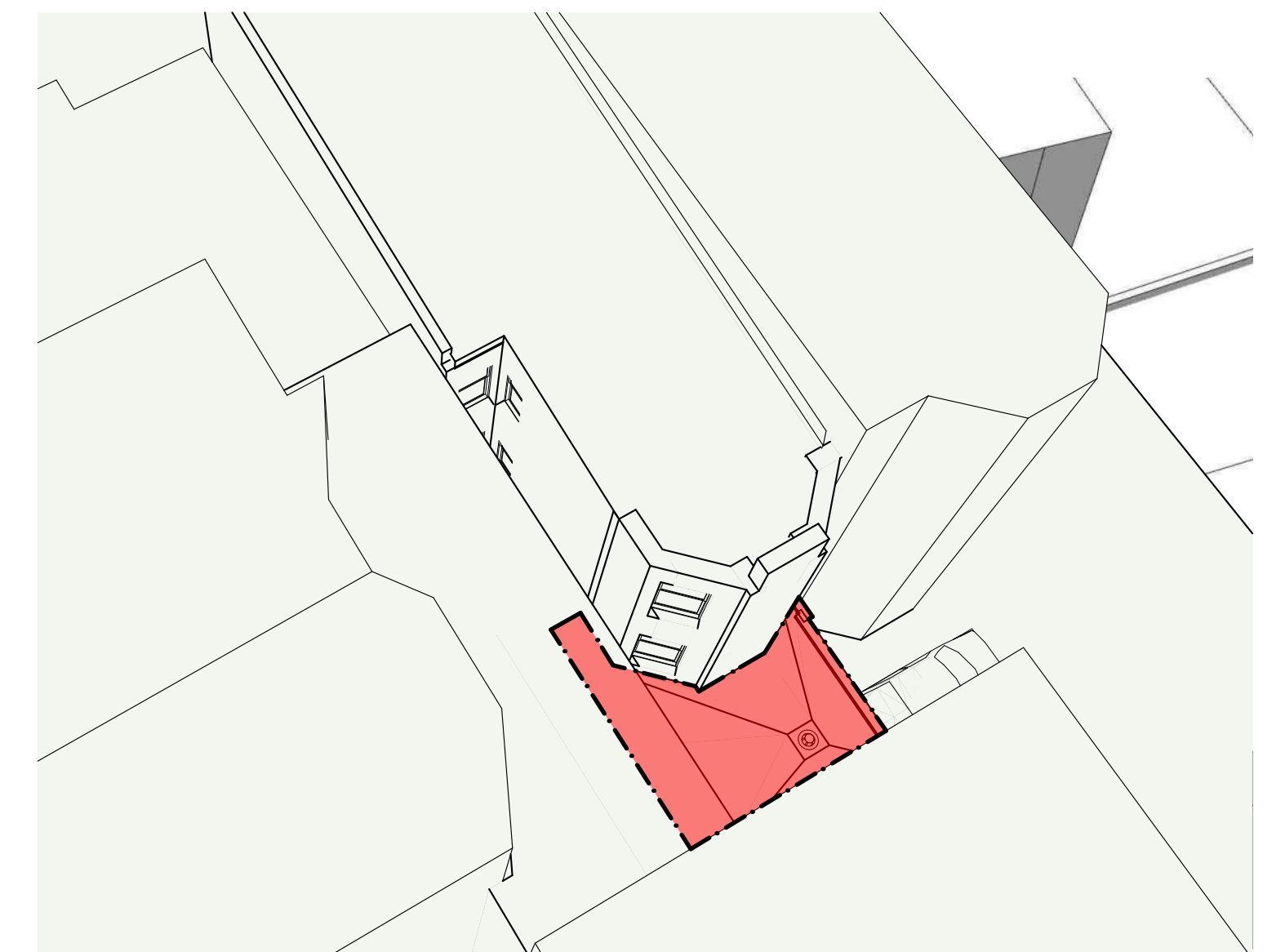
VIEW FROM ALLEY LOOKING  
TOWARD SOUTH PROPERTY LINE



NEIGHBORS WALL ON OUR EAST PROPERTY LINE



SOUTH PROPERTY LINE AT NEW DEVELOPMENT WALL



SITE MASSING / PHOTOGRAPHIC EXHIBITS

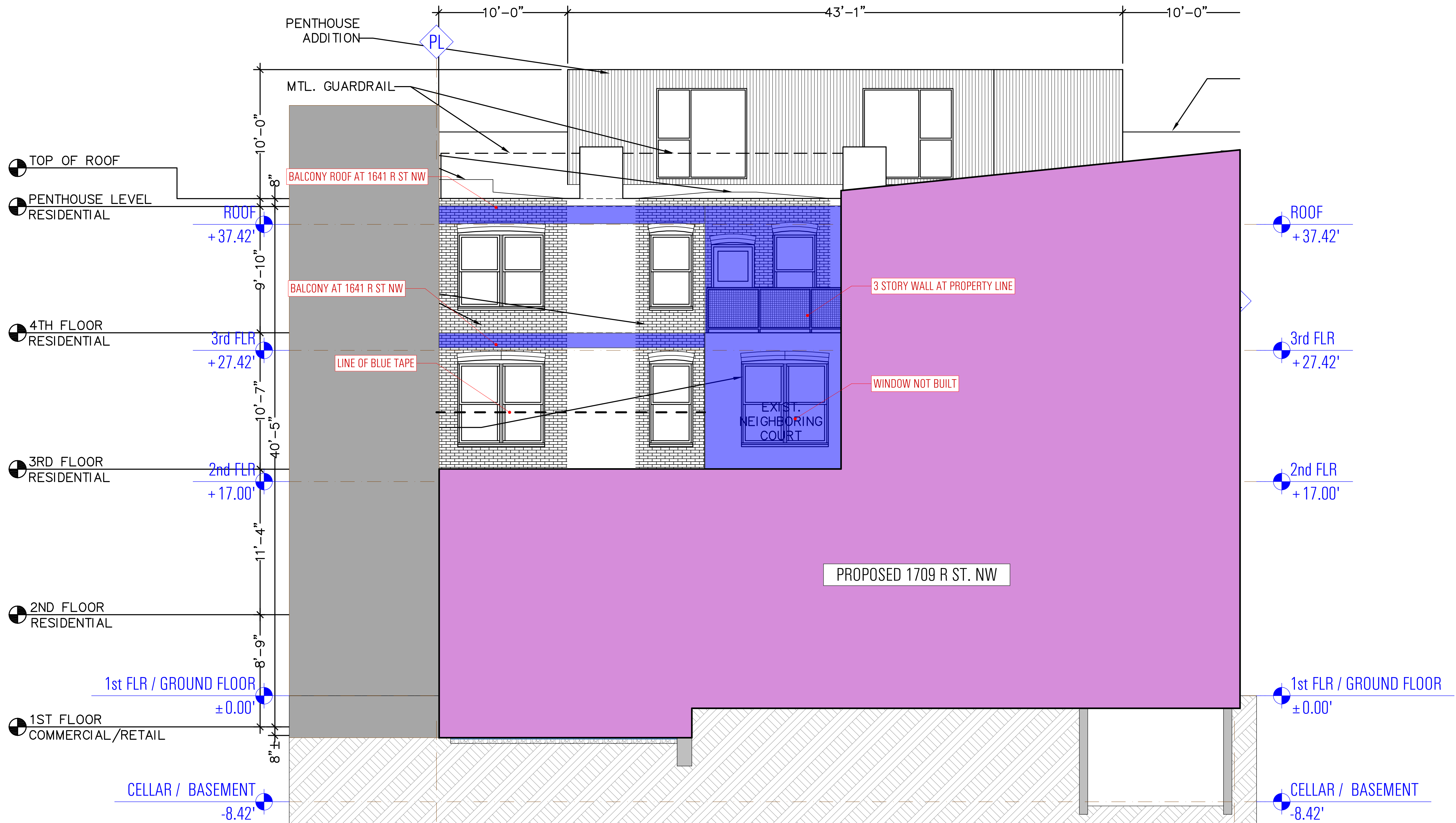
SD-6



PHOTOGRAPHIC EXHIBITS

SD-7





1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SD-8