

MARWICK ASSOCIATES, LLC
1641 R Street, N.W.
BZA 21132

BZA PUBLIC HEARING
July 31, 2024

INTRODUCTION

- **Patrick Brown, Greenstein DeLorme & Luchs, P.C.**
- **John Sisk, Marwick Associates, LLC**
- **Raymond Saba, Raycon**
- **John K. Edwards, AIA, LEED AP - BD+C,
Bonstra/Haresign Architects**

1641 R STREET BACKGROUND



1641 R STREET BACKGROUND

- **Zoned MU-18 (Mixed-Use).**
- **Dupont Circle Historic District (Contributing Structure).**
- **Constructed in 1881 as three separate four-story row dwellings sharing a rear property line.**
- **Ground Floor Retail Tenants Open and Thriving (350 Bakery and Georgetown SunCryo).**

350 BAKERY



350 BAKERY



ZONING RELIEF REQUESTED

Special Exceptions:

- **BZA relief required to fill in rear yard “notch” on second, third and fourth floors to reclaim obstructed space.**
- **Lot occupancy for expansion of non-conforming structure.**
- **Rear yard for expansion of non-conforming structure.**

VIEW FROM ROOF

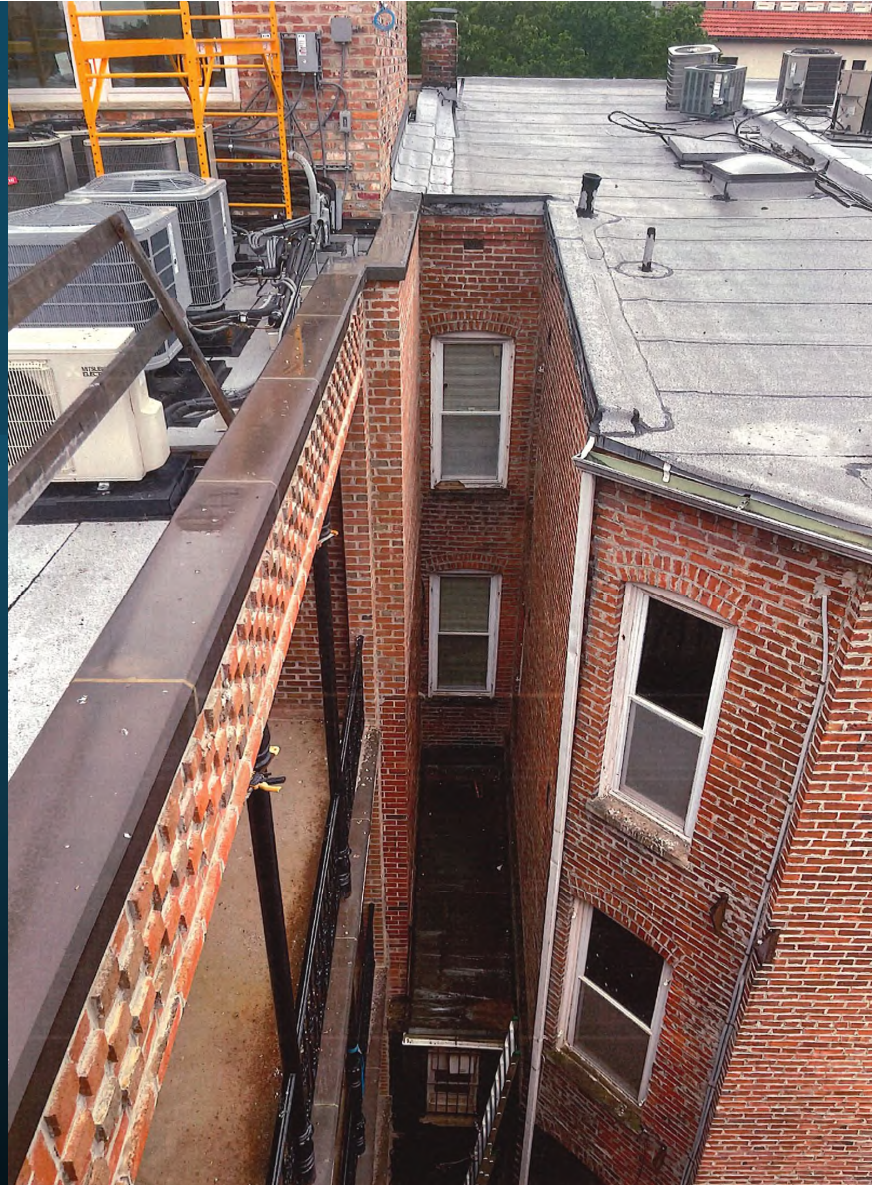


GROUND FLOOR VIEW



ROOF TOP

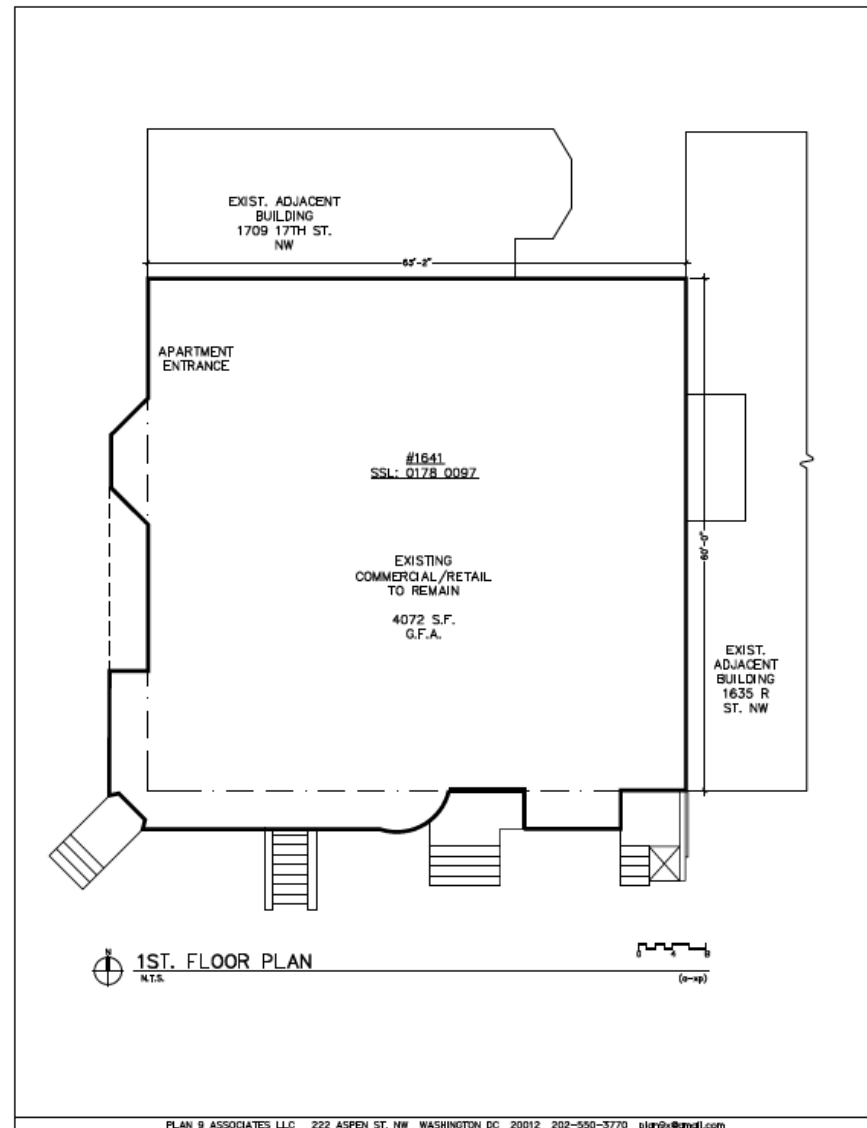
1641 R Street/1709 17th Street



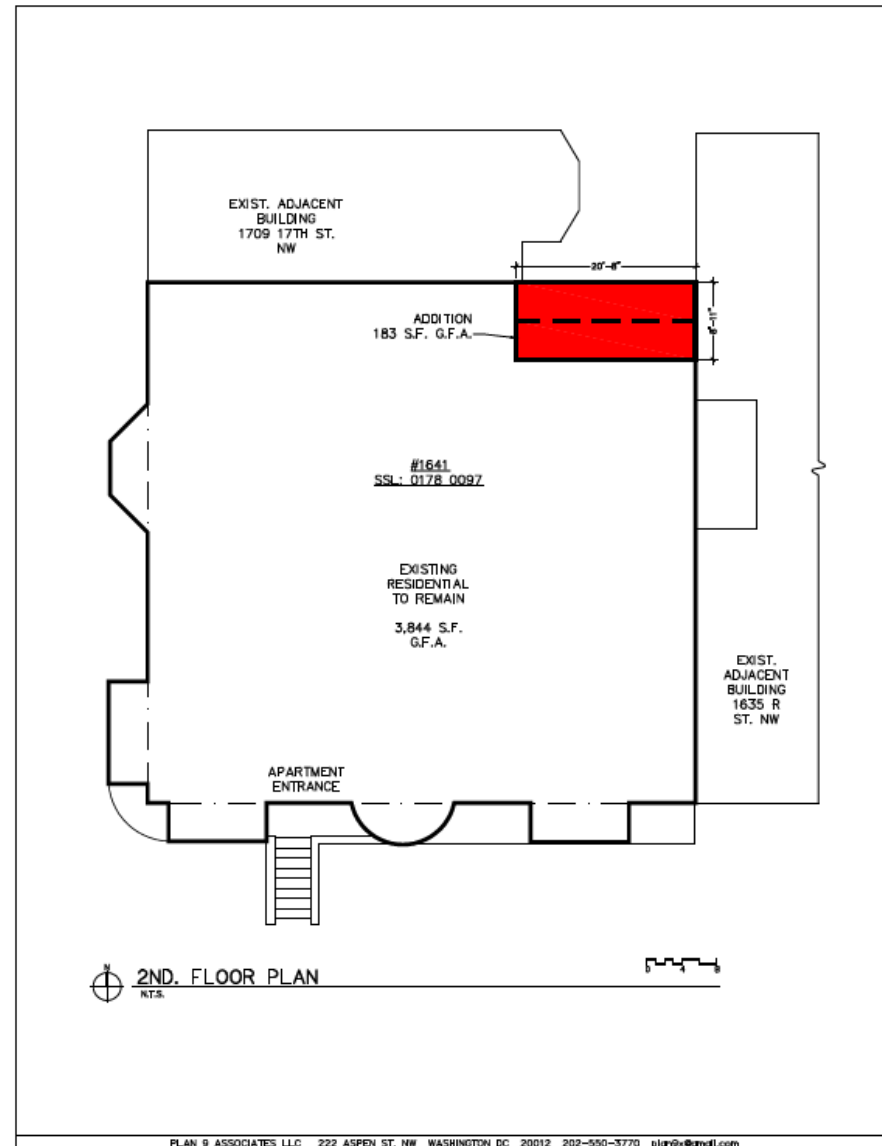
REAR BALCONIES



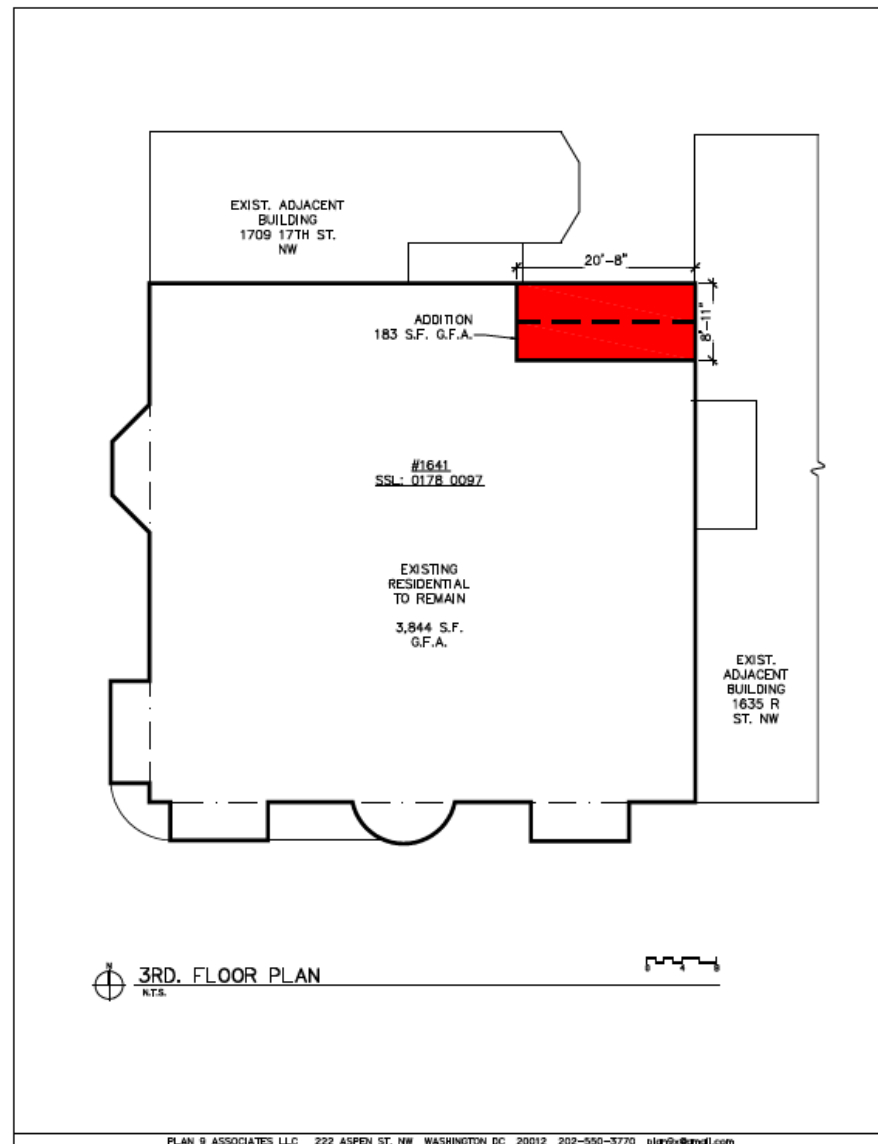
EXISTING FIRST FLOOR



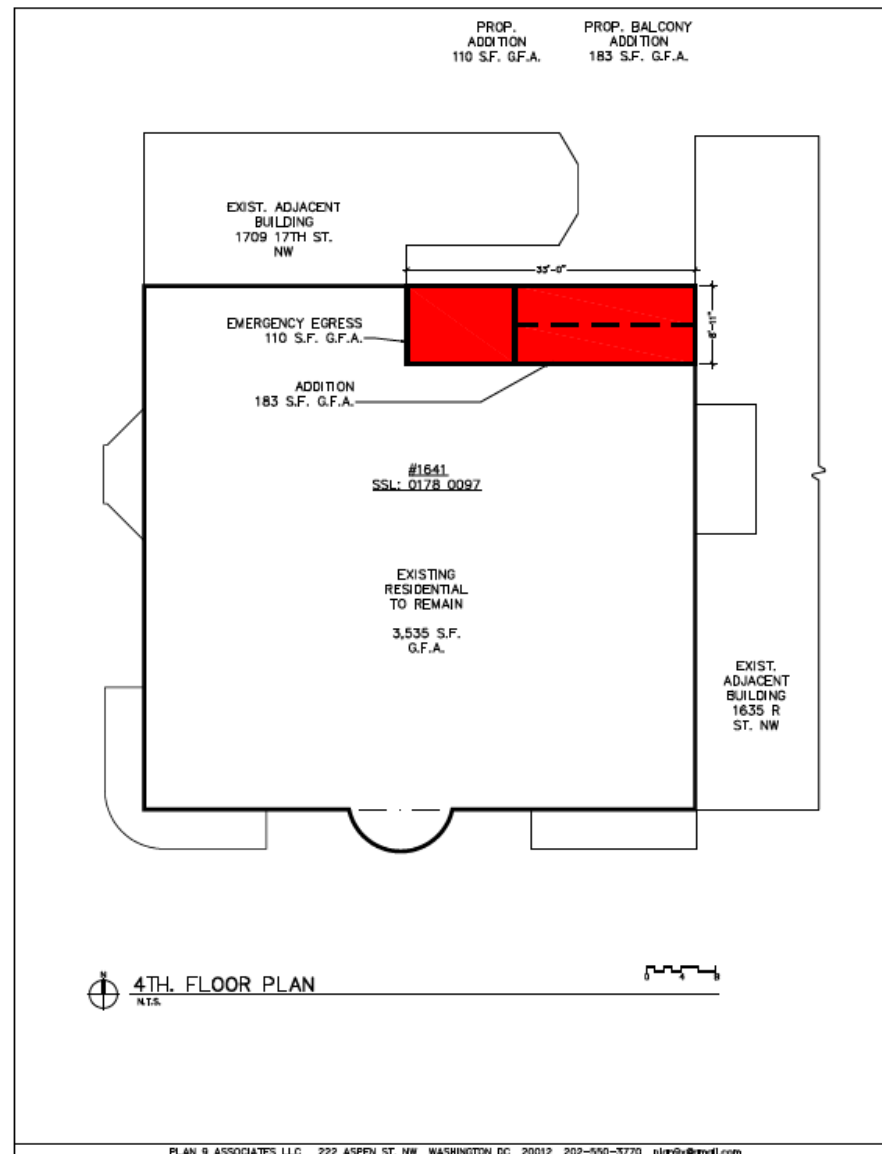
SECOND FLOOR AS-BUILT ADDITION



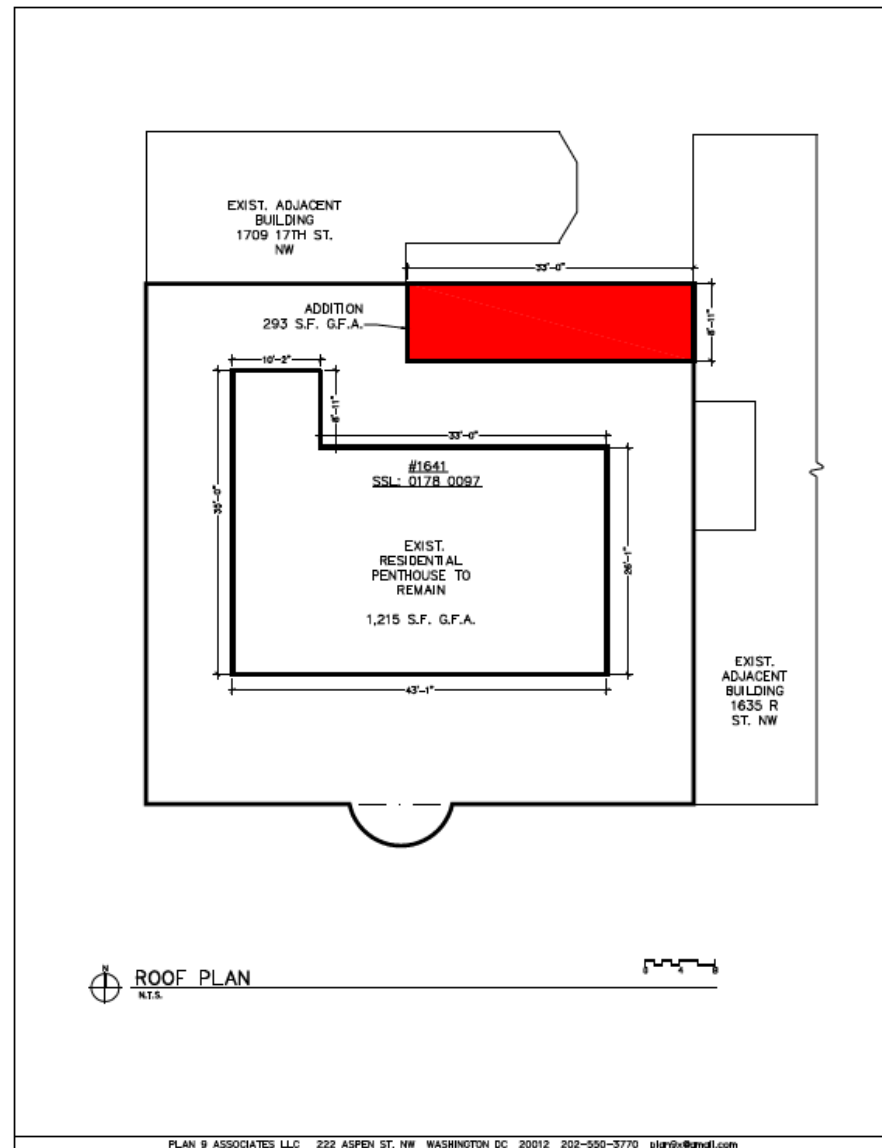
THIRD FLOOR AS-BUILT ADDITION



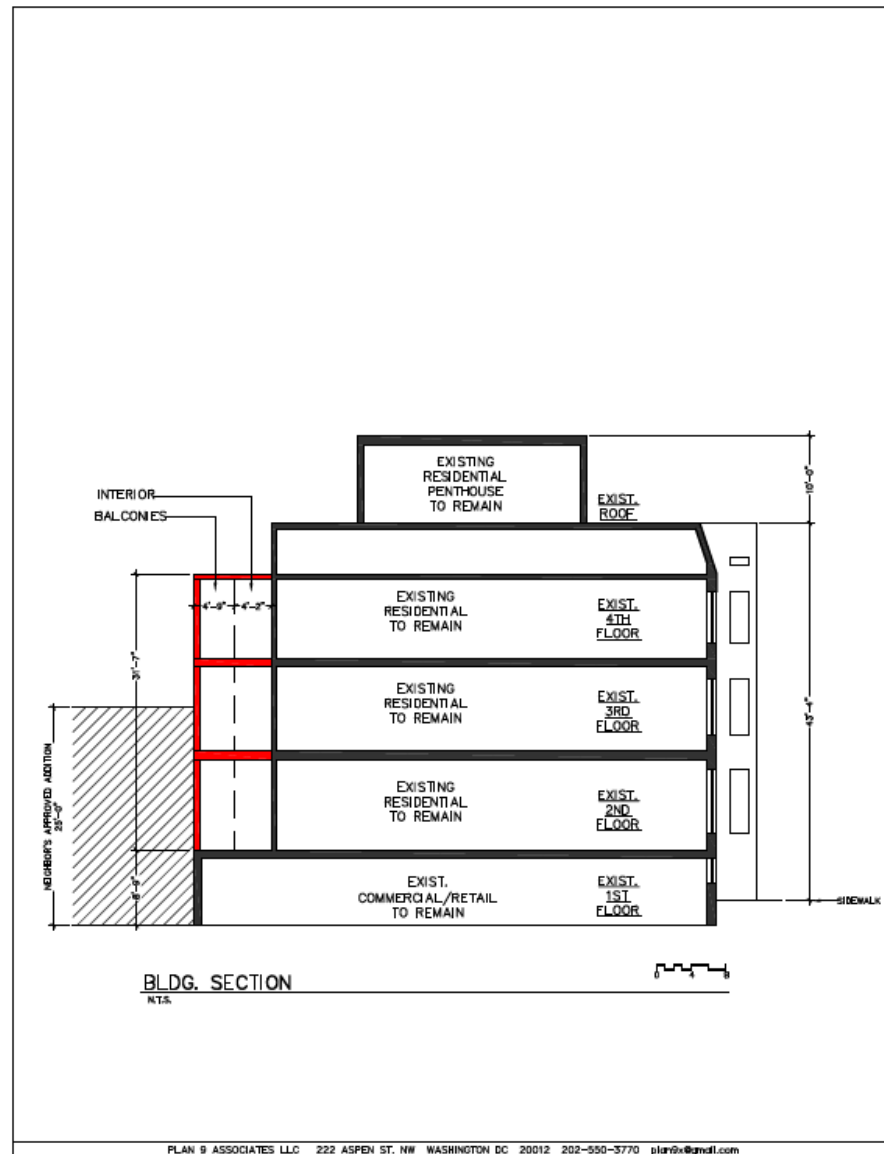
FOURTH FLOOR AS-BUILT ADDITION



ROOF PLAN AS-BUILT ADDITION



BUILDING SECTION AS-BUILT ADDITION



COMPLIANCE WITH SPECIAL EXCEPTION STANDARD

- 1. Harmony with general purpose and intent of Zoning Regulations and Map.**
 - **Minor relief.**
 - **Consistent with the mixed-use purpose and scale of development.**
 - **Maintains, expands and enhances residential development.**
 - **Increases housing supply in neighborhood.**
- 2. Proposed relief will not adversely affect use of neighboring property.**
 - **No impact on 1709 17th Street, including light and air.**
 - **Nominally visible from public alley.**
 - **Will be substantially obscured by rear addition planned for 1709 17th Street.**
 - **Metal Privacy Screens Installed to Enhance Reciprocal Privacy and Security.**

COMPLIANCE WITH SPECIAL EXCEPTION STANDARD

3. Satisfaction of Special Conditions – G §207.14.

- **Windows approved in BZA Case No. 20042 setback 4 feet.**
- **Not directly in front of 1709 17th Street windows.**
- **2nd floor balcony eliminated and enclosed.**
- **Privacy screens mitigate privacy and security.**
- **Windows on adjoining buildings are not parallel, indirect and obscured sight lines.**
- **No office windows involved.**
- **No alley access, parking or loading.**

1709 17TH STREET BACKGROUND

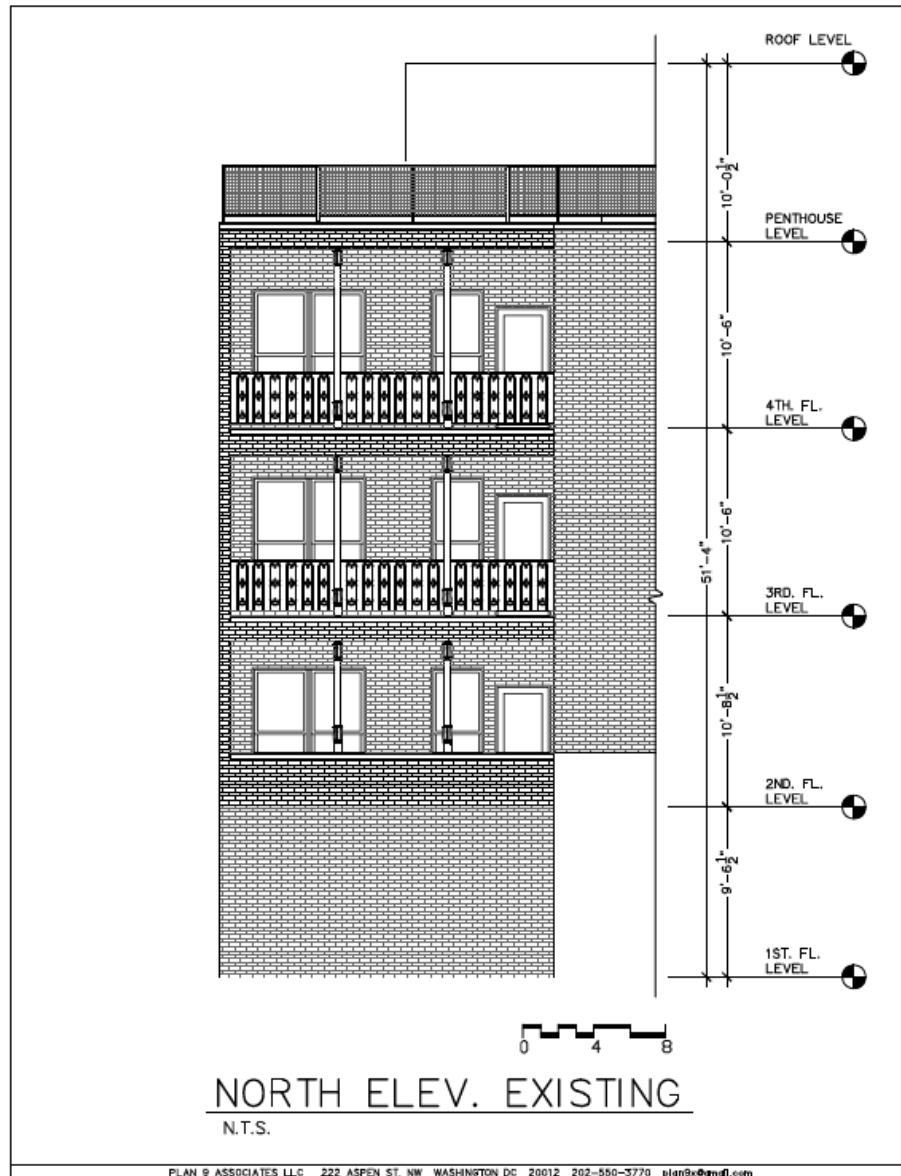
- **BZA 20603 (2023) approved rear yard addition, Approx. 17'X 17' achieving 100% Lot Occupancy.**
- **New wall along shared property line, Approx. 25 feet high.**
- **Construction Permit application pending at DOB.**
- **Roof Deck Area Surrounded by Metal Railings not on BZA Approved Plans.**
- **Accessed by One or Two New Doors Replacing Existing Windows not on BZA Approved Plans.**

REAR ELEVATION



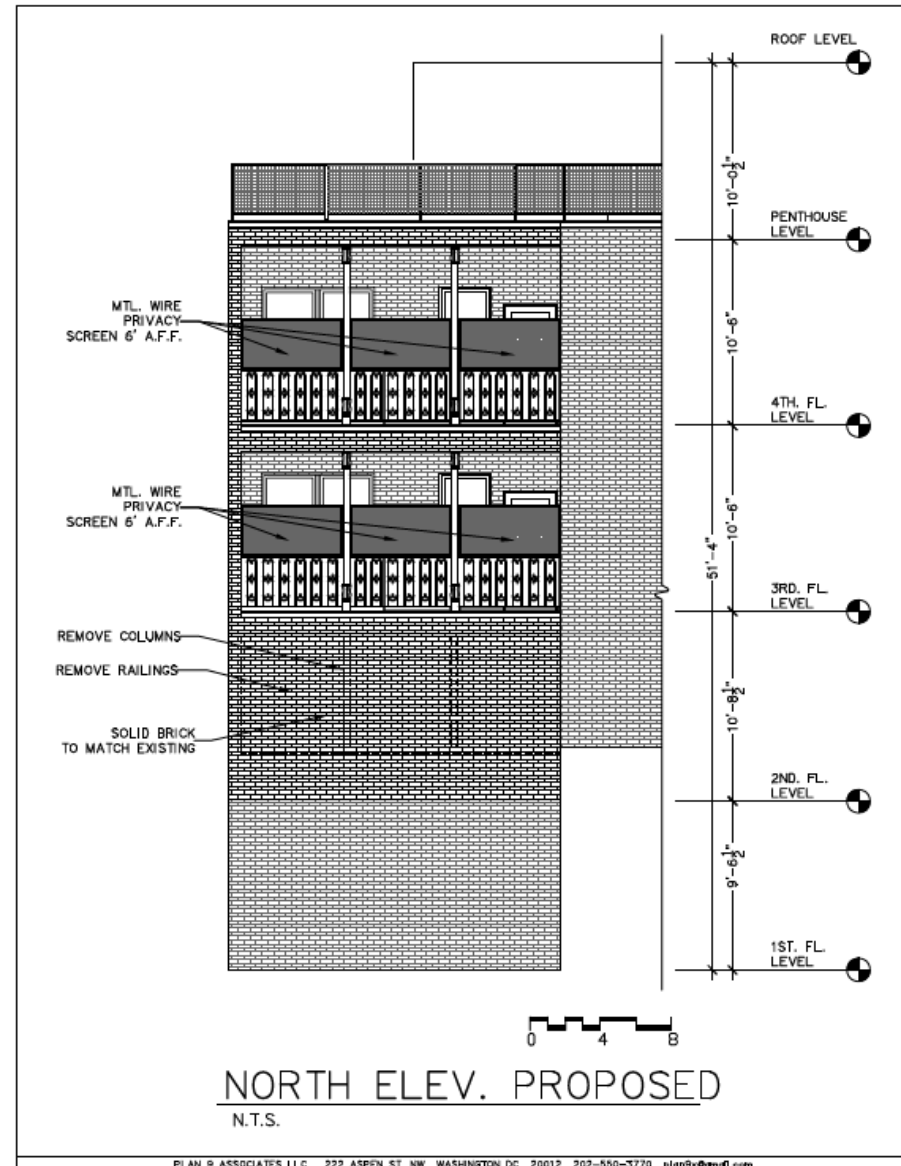
**Approximate Height of
1709 17th Street
Addition**

REAR ELEVATION EXISTING



PROPOSED REAR ELEVATION

Eliminate 2nd Floor Balcony
Metal Privacy Screens on 3rd, 4th Floors



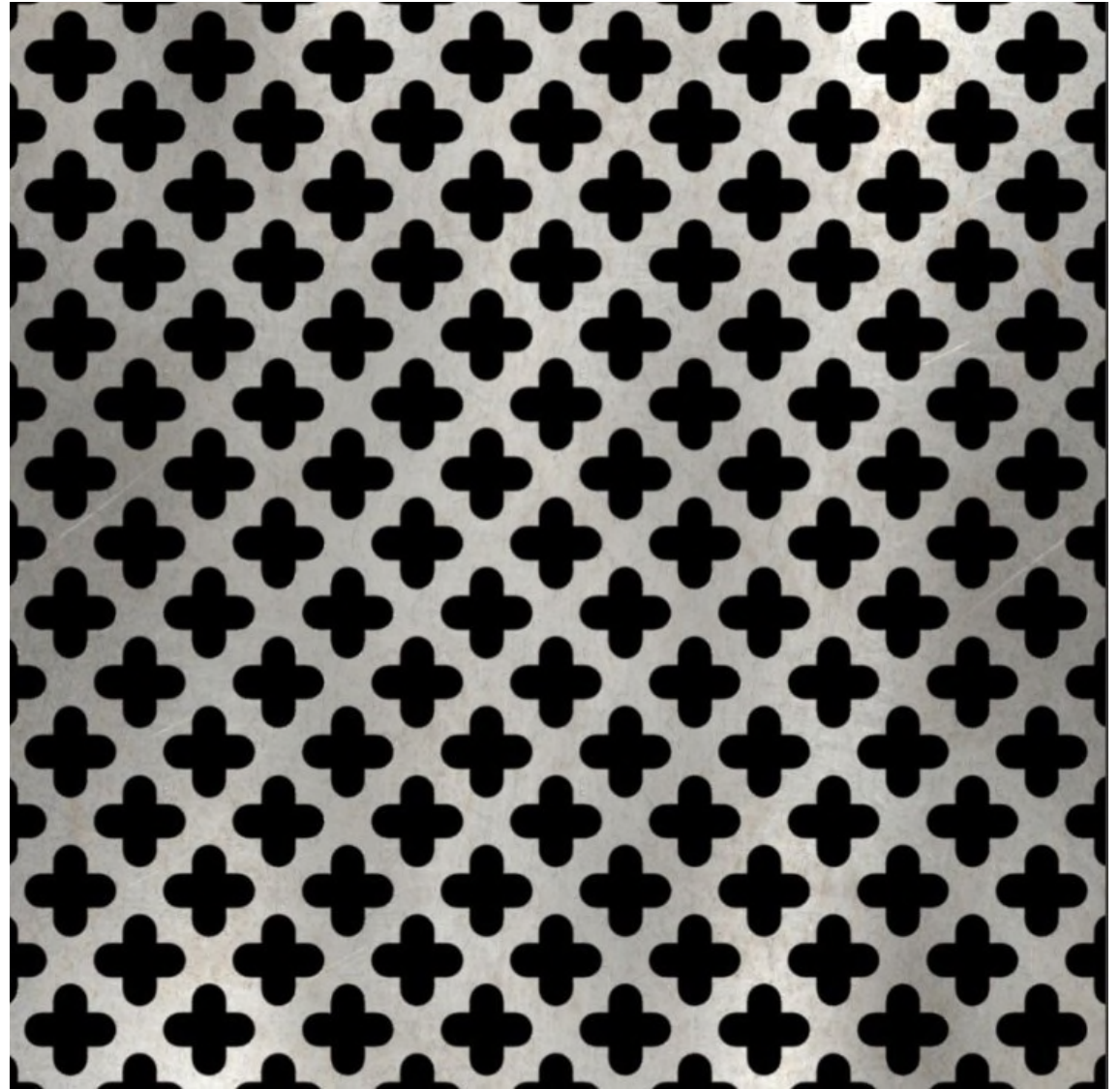
METAL PRIVACY SCREEN DESIGN

1/2 INCH CLOVER PATTERN

51% OPEN AREA

CARBON STEEL

PERMANENTLY AFFIXED



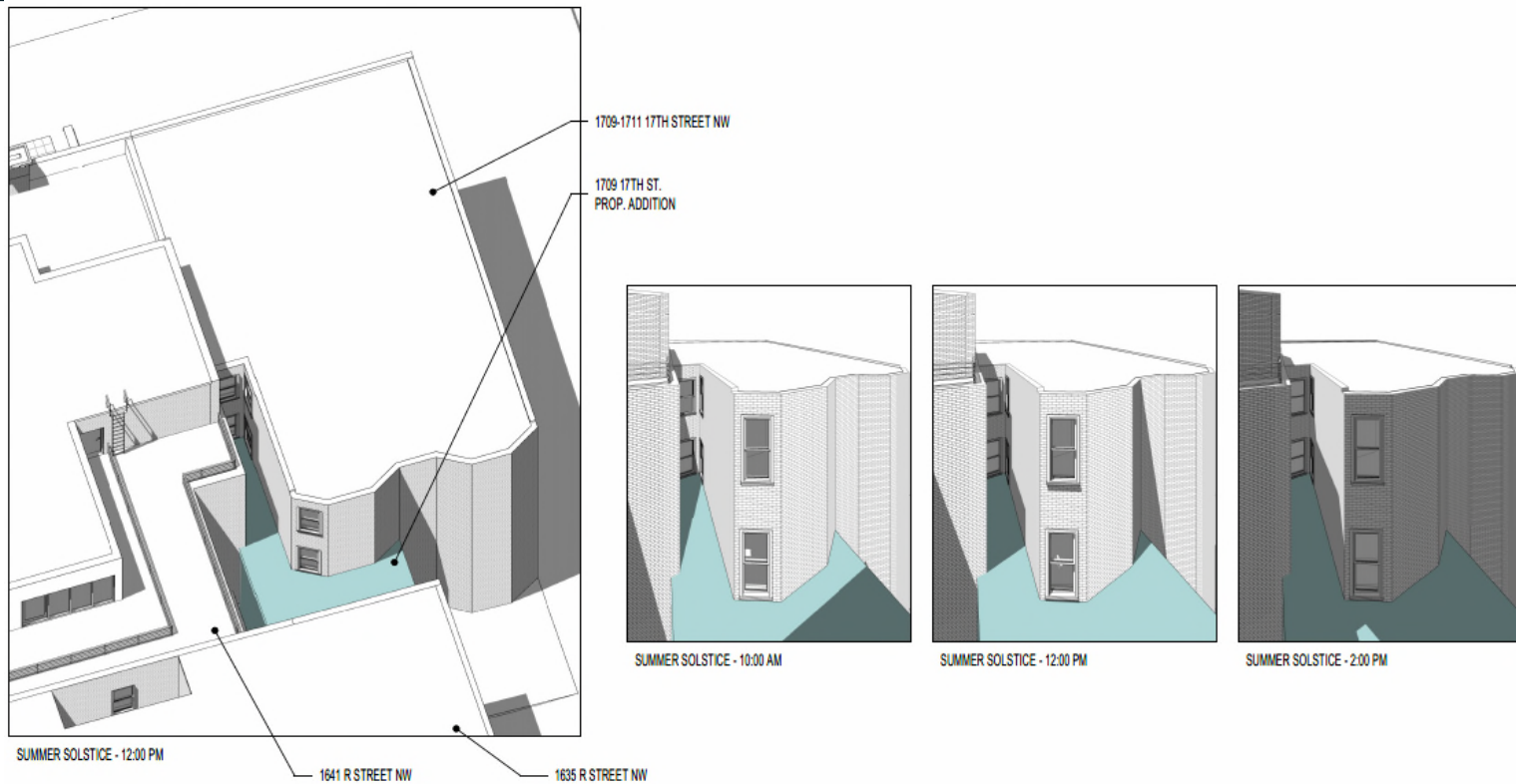
JOHN K. EDWARDS, AIA, LEED AP - BD+C

(Bonstra/Haresign Architects)

Review of Shadow Studies

- **Standard Methodology.**
- **Orientation of Adjacent Buildings.**
- **Close Proximity of Buildings.**
- **Similar Four-Story Buildings.**
- **Compare BZA Approved Condition vs. As-Built Condition.**
- **Four Seasons.**
- **10:00am; 12:00 noon, 2:00pm Views.**
- **No Significant Change/Impact of Light, Air Shadows.**

SHADOW STUDY



RAYCON

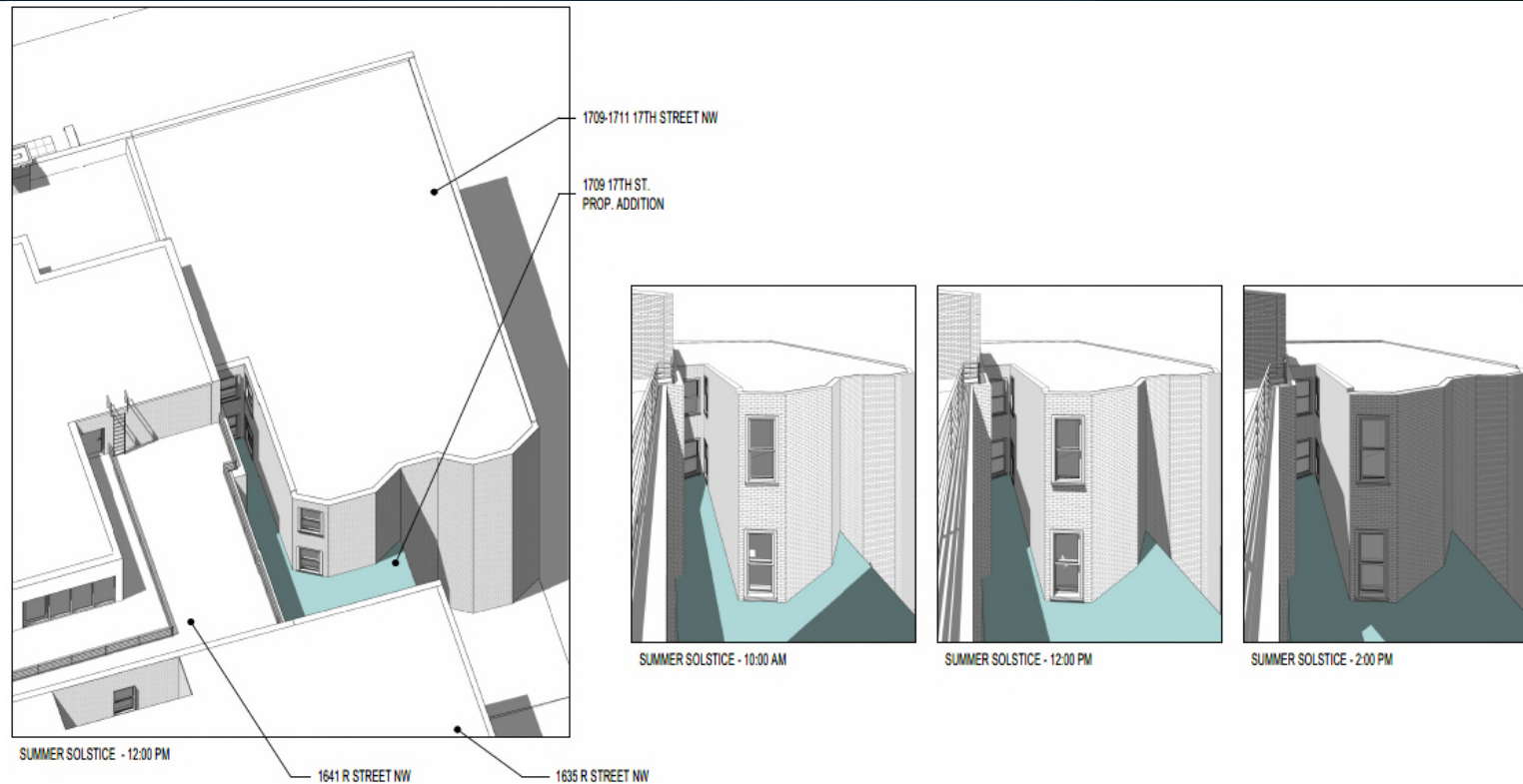
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BZA APPROVED CONDITION - SHADOW STUDY AT SUMMER SOLSTICE

1641 R STREET NW

A01 Bonstra|Haresign
ARCHITECTS

SHADOW STUDY



RAYCON

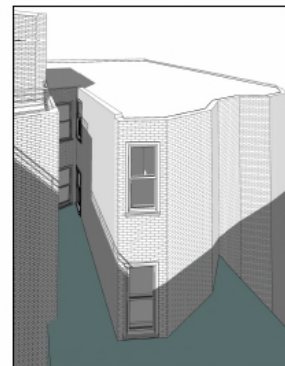
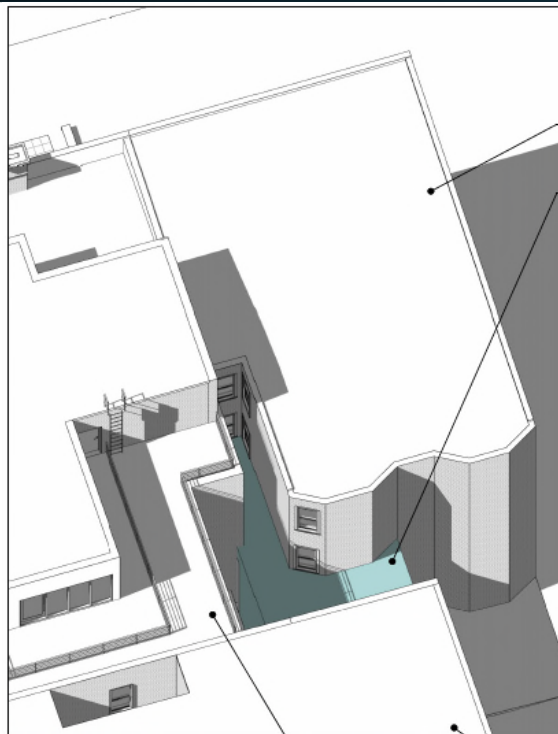
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CURRENT AS BUILT CONDITION - SHADOW STUDY AT SUMMER SOLSTICE

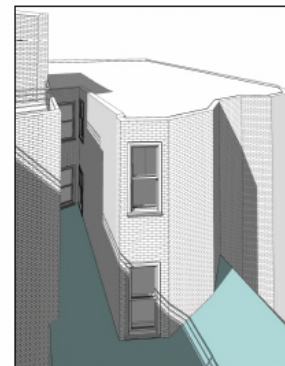
1641 R STREET NW

A01.1 Bonstra|Haresign
ARCHITECTS

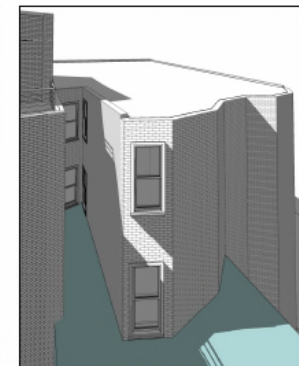
SHADOW STUDY



SPRING EQUINOX - 10:00 AM



SPRING EQUINOX - 12:00 PM



SPRING EQUINOX - 2:00 PM

SPRING EQUINOX - 12:00 PM

1641 R STREET NW

1635 R STREET NW

RAYCON

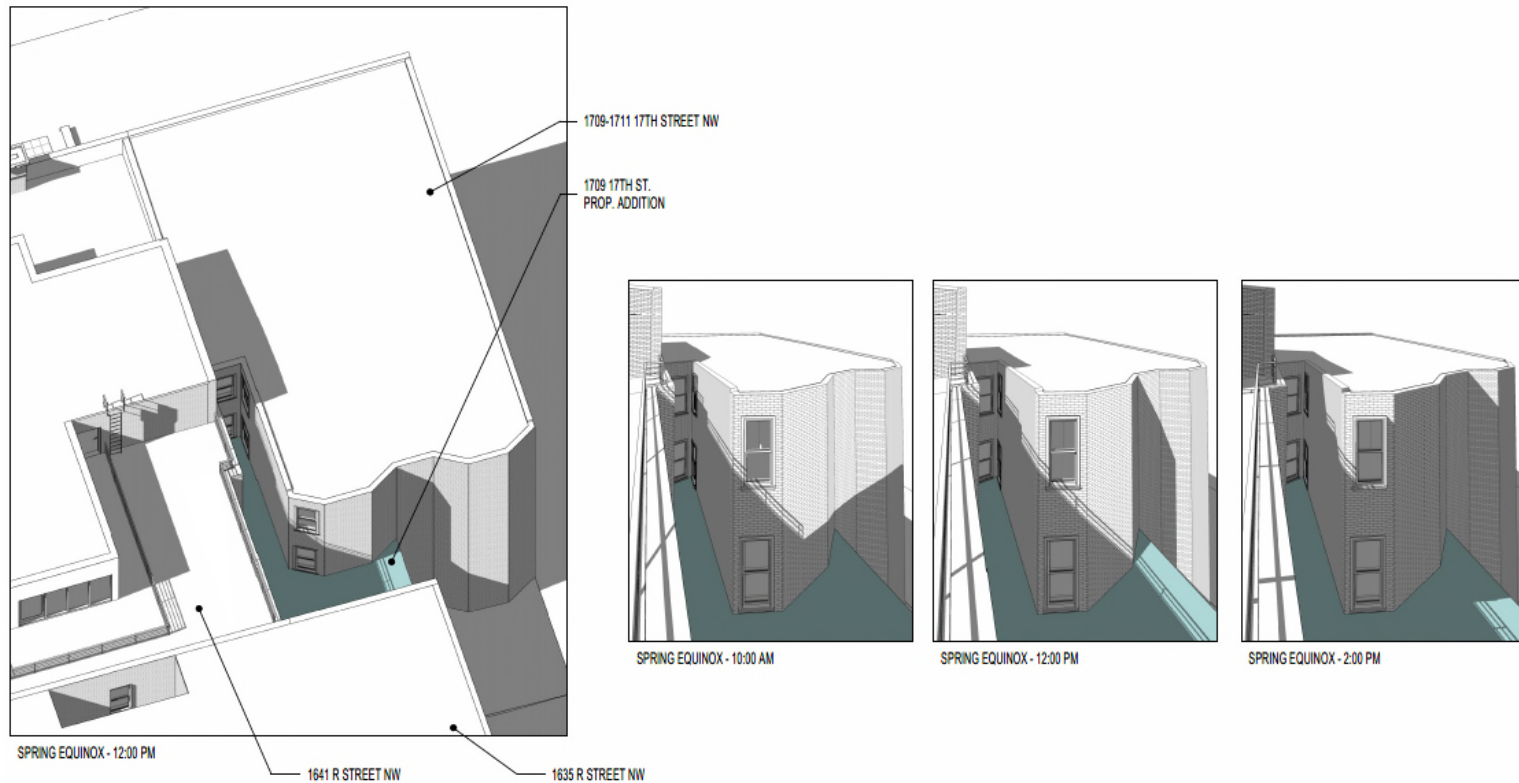
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BZA APPROVED CONDITION - SHADOW STUDY AT SPRING EQUINOX

1641 R STREET NW

A02 BonstralHarsign
ARCHITECTS

SHADOW STUDY



RAYCON

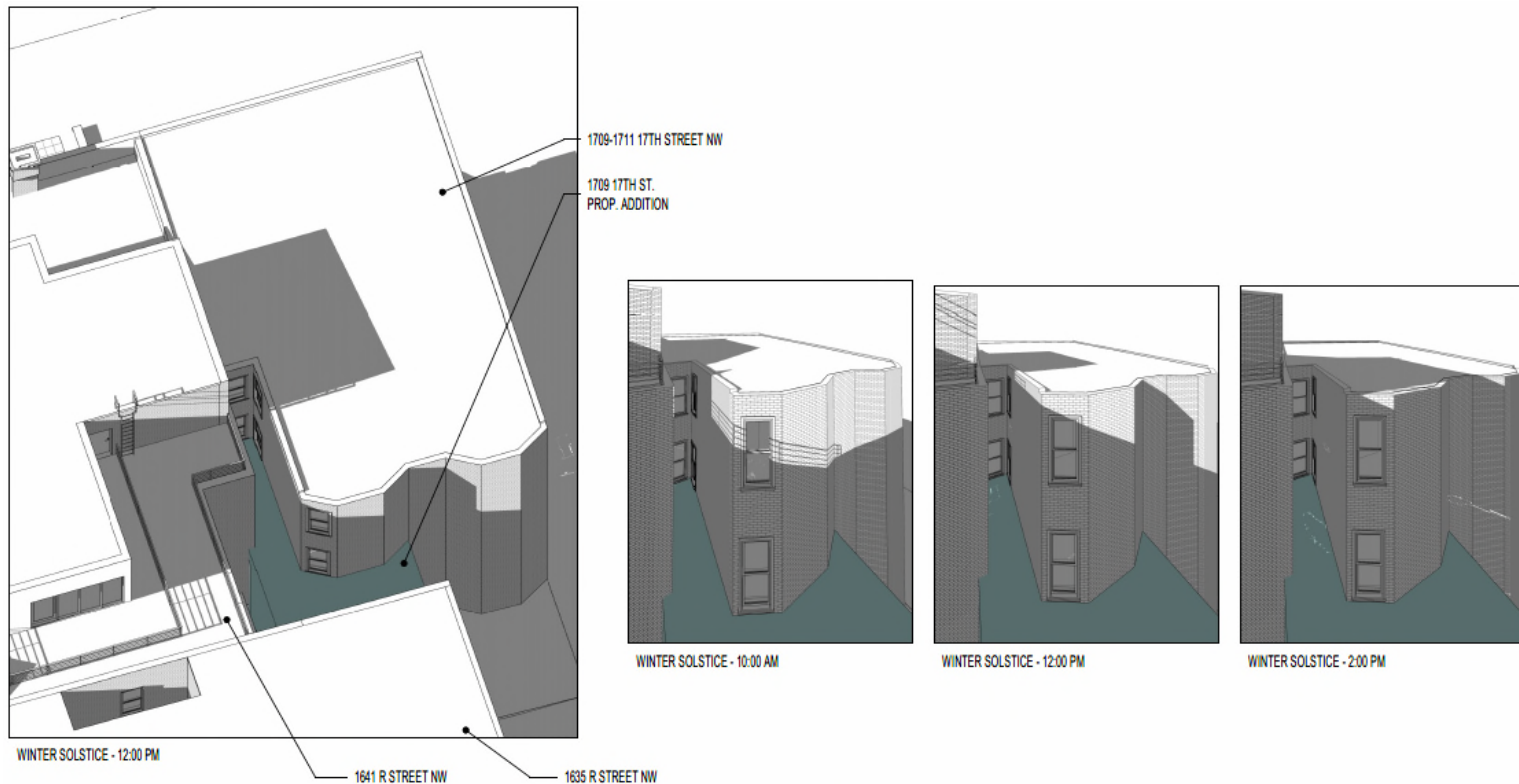
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CURRENT AS BUILT CONDITION - SHADOW STUDY AT SPRING EQUINOX

1641 R STREET NW

A02.1 Bonstra|Haresign
ARCHITECTS

SHADOW STUDY



RAYCON

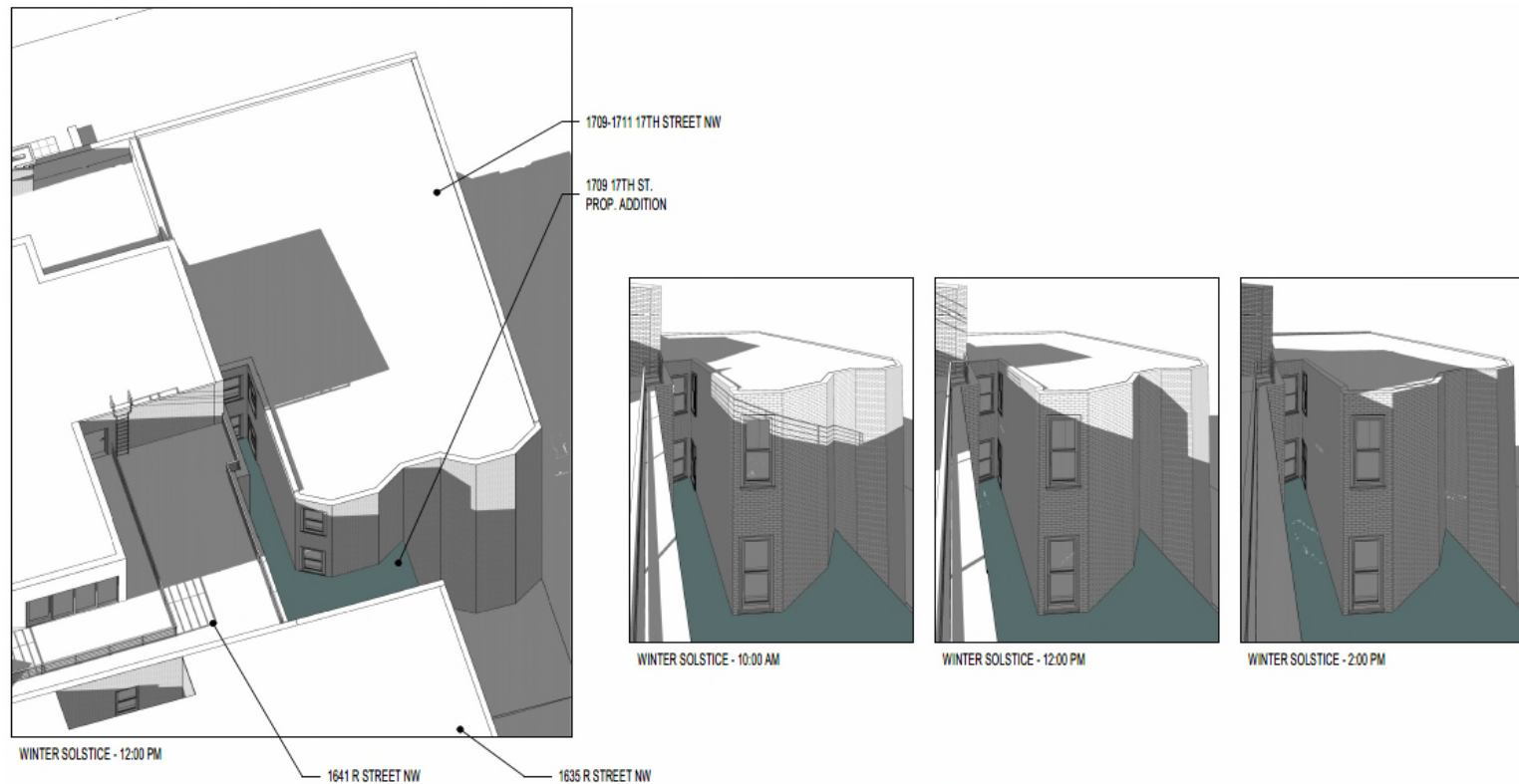
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BZA APPROVED CONDITION - SHADOW STUDY AT WINTER SOLSTICE

1641 R STREET NW

A03 Bonstra | Haresign
ARCHITECTS

SHADOW STUDY



RAYCON

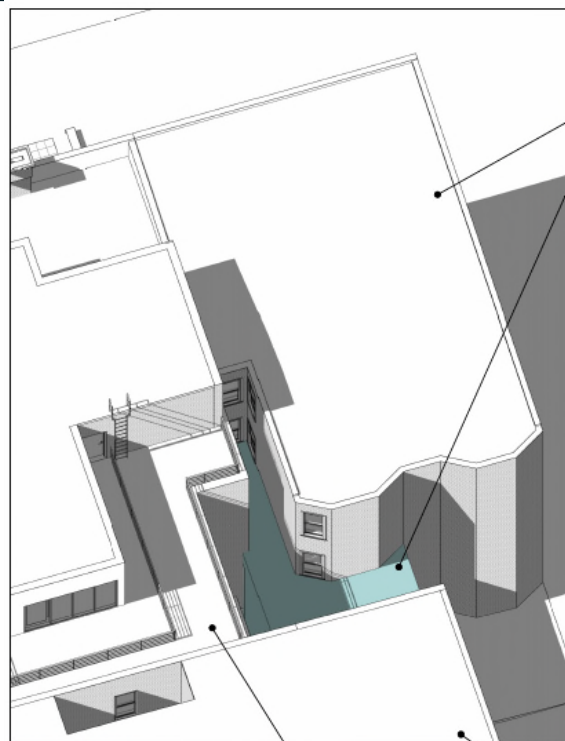
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CURRENT AS BUILT CONDITION - SHADOW STUDY AT WINTER SOLSTICE

1641 R STREET NW

A03.1 Bonstra|Haresign
ARCHITECTS

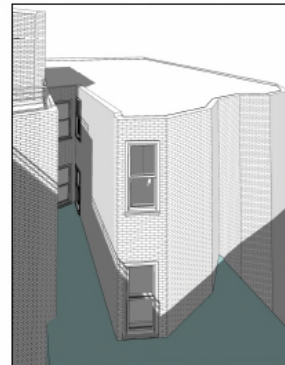
SHADOW STUDY



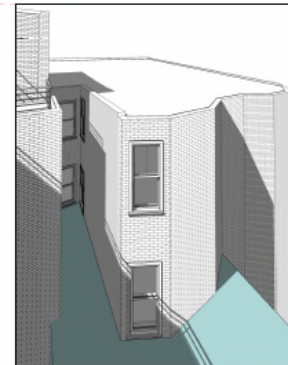
FALL EQUINOX - 12:00 PM

1641 R STREET NW

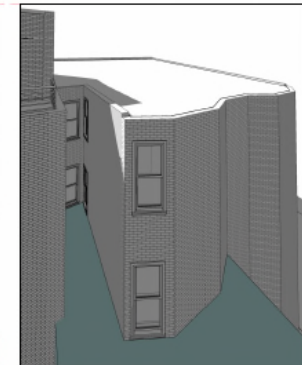
1635 R STREET NW



FALL EQUINOX - 10:00 AM



FALL EQUINOX - 12:00 PM



FALL EQUINOX - 2:00 PM

RAYCON

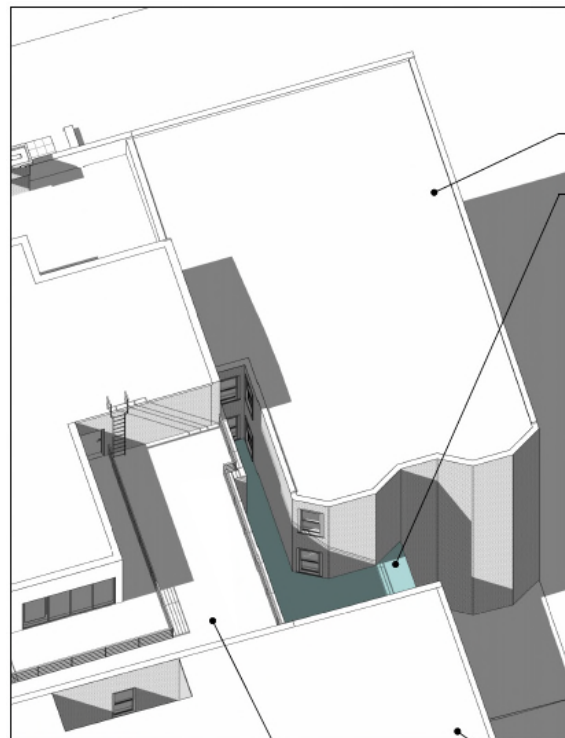
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BZA APPROVED CONDITION - SHADOW STUDY AT FALL EQUINOX

1641 R STREET NW

A04 **Bonstra/Harsign**
ARCHITECTS

SHADOW STUDY



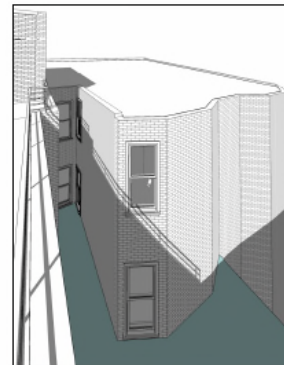
FALL EQUINOX - 12:00 PM

1641 R STREET NW

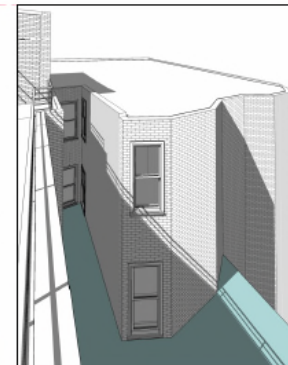
1635 R STREET NW

1709-1711 17TH STREET NW

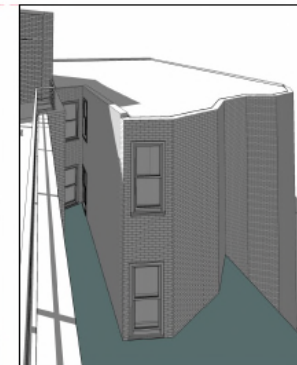
1709 17TH ST.
PROP. ADDITION



FALL EQUINOX - 10:00 AM



FALL EQUINOX - 12:00 PM



FALL EQUINOX - 2:00 PM

RAYCON

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CURRENT AS BUILT CONDITION - SHADOW STUDY AT FALL EQUINOX

1641 R STREET NW

A04.1 BonstraHarsanyi
ARCHITECTS

RESPONSE TO 1709 17TH STREET

- **Shadow Studies Demonstrate No Impact on Light/Air from As-Built Condition.**
- **Privacy/Security – Permanently Affixed Metal Screens**
 - **2nd Floor Balcony Eliminated and Enclosed with Matching Brick Wall.**
 - **Metal Screens to Height of 6 or 6.5 feet on 3rd and 4th Floors.**
 - **Not More Than 51% Open Area.**
- **Rental Contract Prohibits Removal or Alteration of Screens, Fixtures.**
- **Historic Preservation Office No Objection to Proposed Elevation, including Metal Screens.**
- **Not to Exceed Allowance Offered for Replacement of Not More Than 4 Windows at 1709 17th Street. Details to be Finalized Outside BZA Process.**
- **All Storm/Rainwater within 1641 R Street Footprint Captured and Managed Within Property.**
- **No Plants on 1641 R Street Roof.**
- **No Means of Access From 1641 R Street Roof to 1709 17th Street Roof.**
- **Outstanding offer for Easement, Construction Access and Cooperation Beyond Scope of BZA Case.**
- **No Harm or Impediment to Proposed Construction.**

ROOF VIEW PROPERTY LINE



ROOF VIEW PROPERTY LINE



ROOF VIEW LOTS 84 AND 87



GROUND LEVEL VIEW

