

DRAFT

Marwick Associates, LLC

1641 R Street, NW

BZA No. 21132

October 23, 2024

John Patrick Brown, Jr.
Greenstein DeLorme & Luchs, P.C.



John Sisk
Marwick Associates, LLC

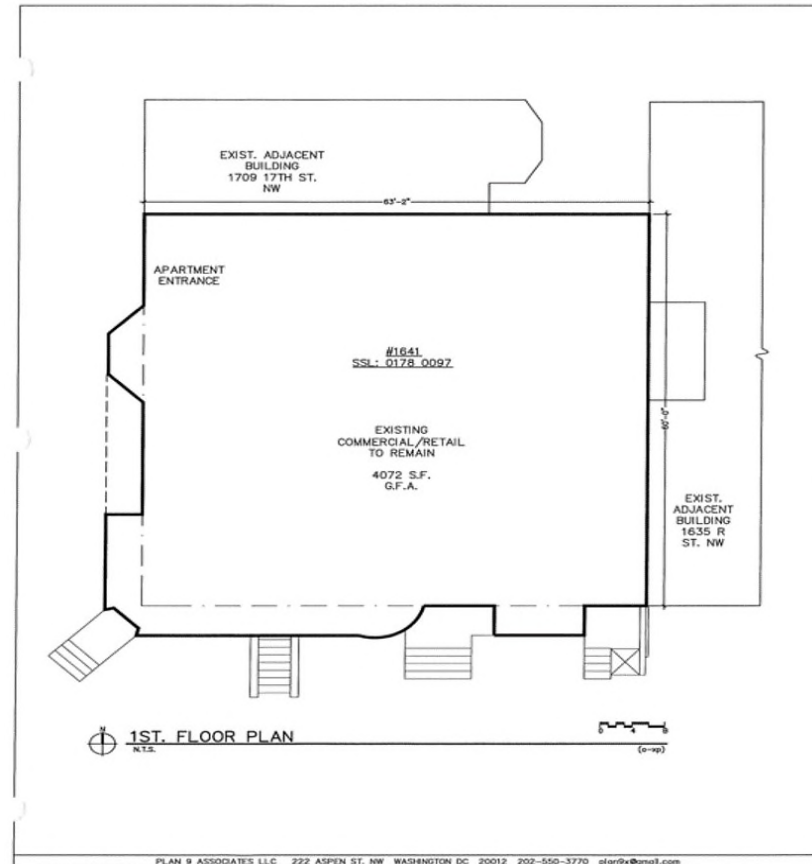
1641 R Street, NW Then and Now



Specific Items Requested by the Board

- 1. Plans that show what was approved in Order No. 20042 (Slides 4-8) versus the as-built (including the interior floor plan layout) (Slides 10-15). Side-by-Side Comparison (Slides 16-20). BZA Approved North Elevation (Slide 9).**
- 2. Updated Plat (Slide 21).**
- 3. Rendering from the view of the alley - the existing as-built versus the proposed (Slides 23-31).**
- 4. Perspective rendering showing what is seen from the subject property (Slides 32-41).**

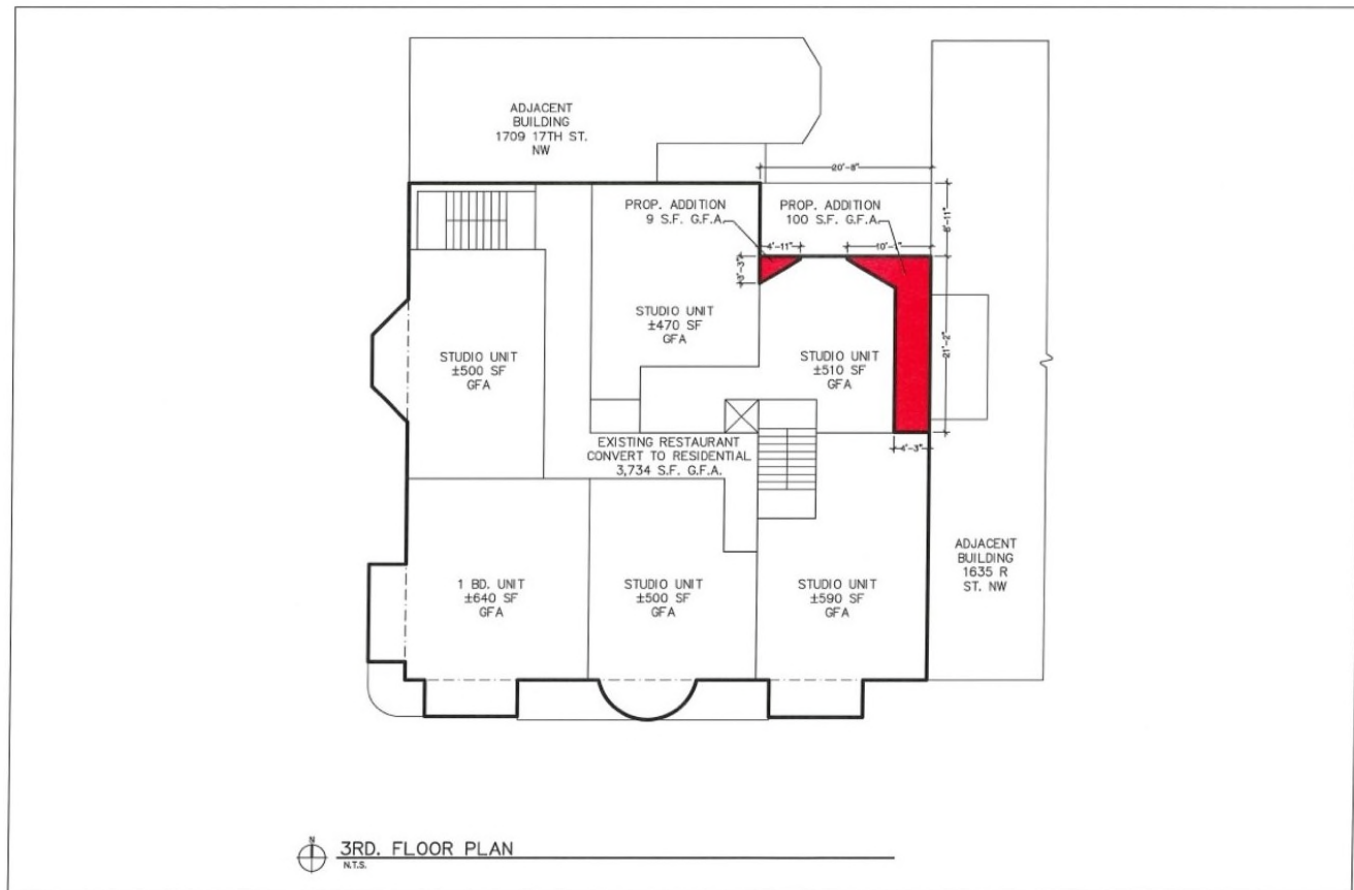
1st Floor Approved BZA Order No. 20042



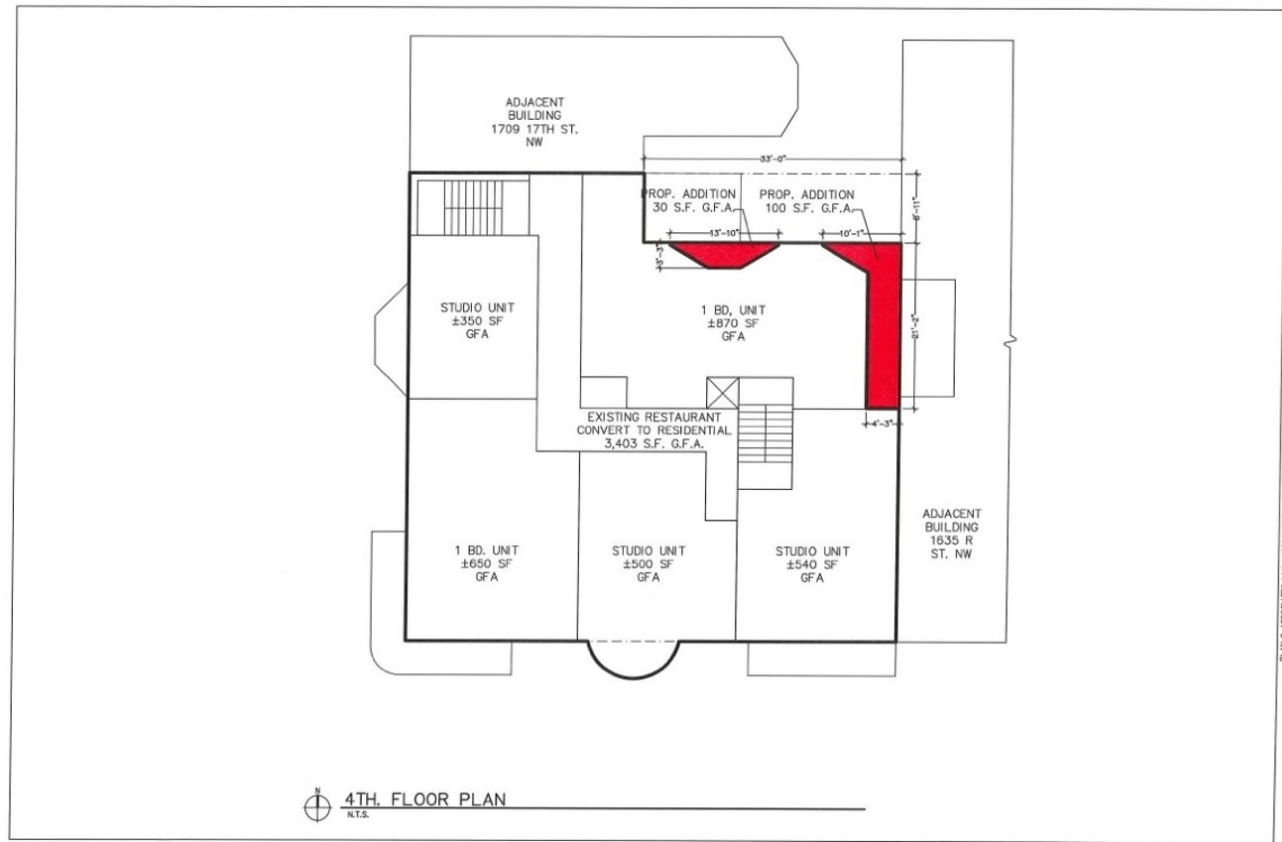
2nd Floor Approved BZA Order No. 20042



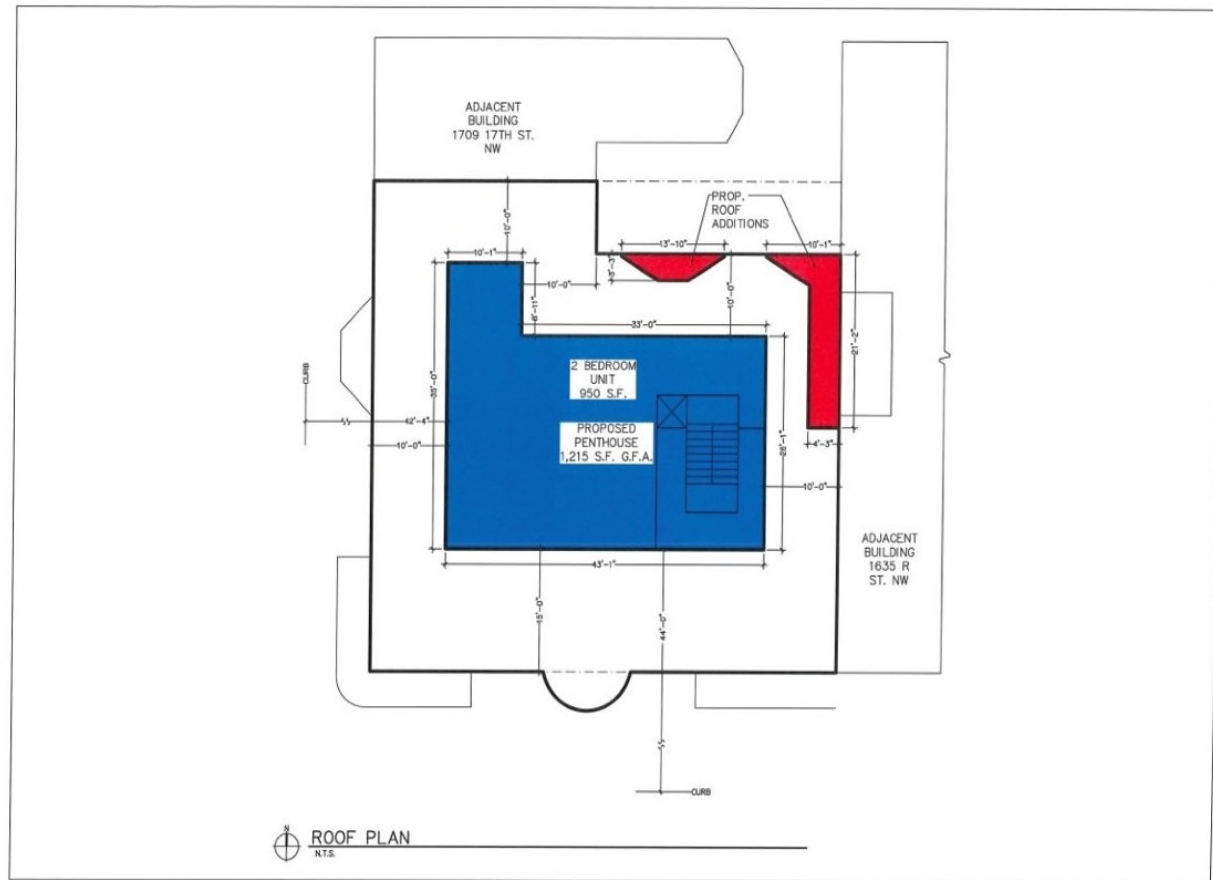
3rd Floor Approved BZA Order No. 20042



4th Floor Approved BZA Order No. 20042



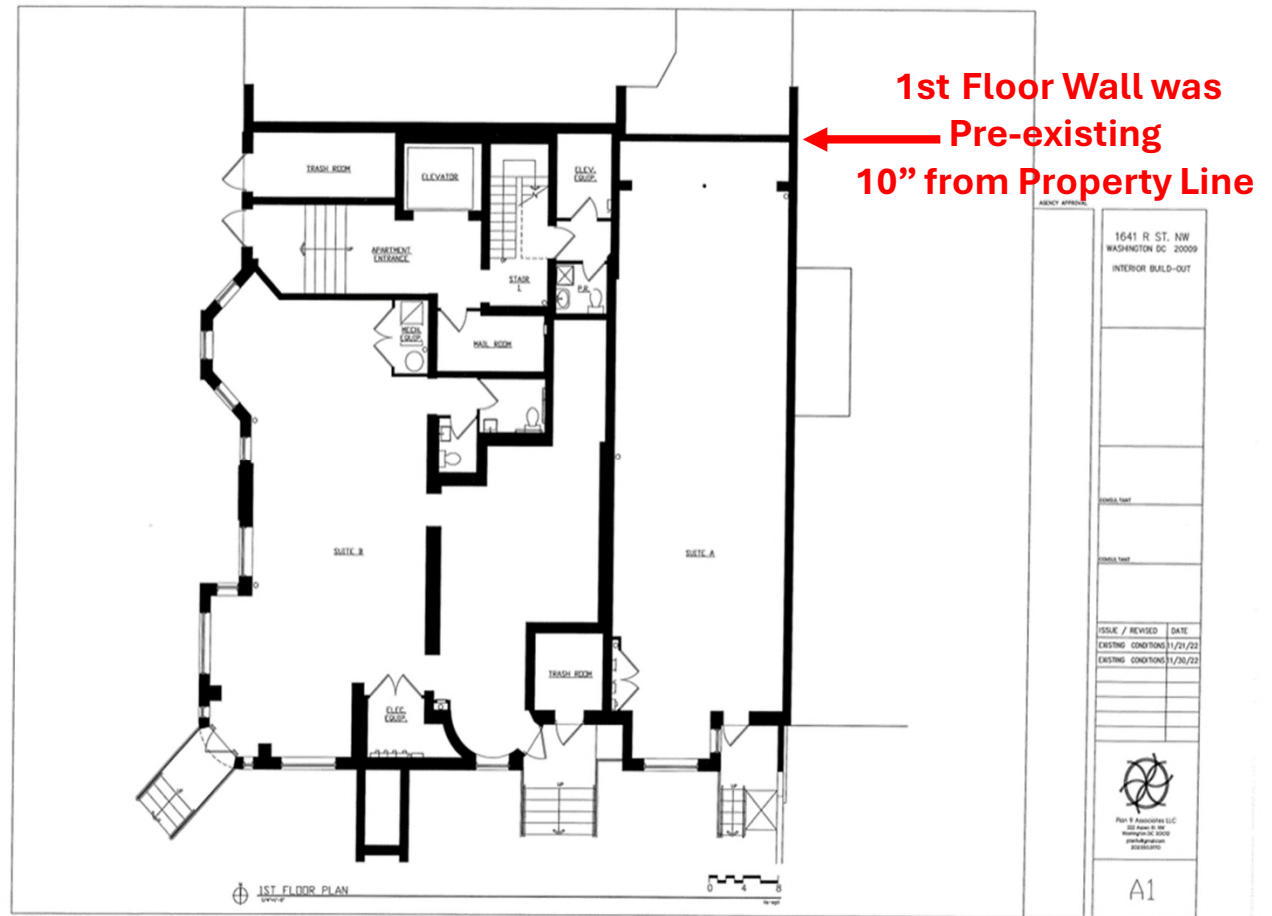
Roof Plan Approved BZA Order No. 20042



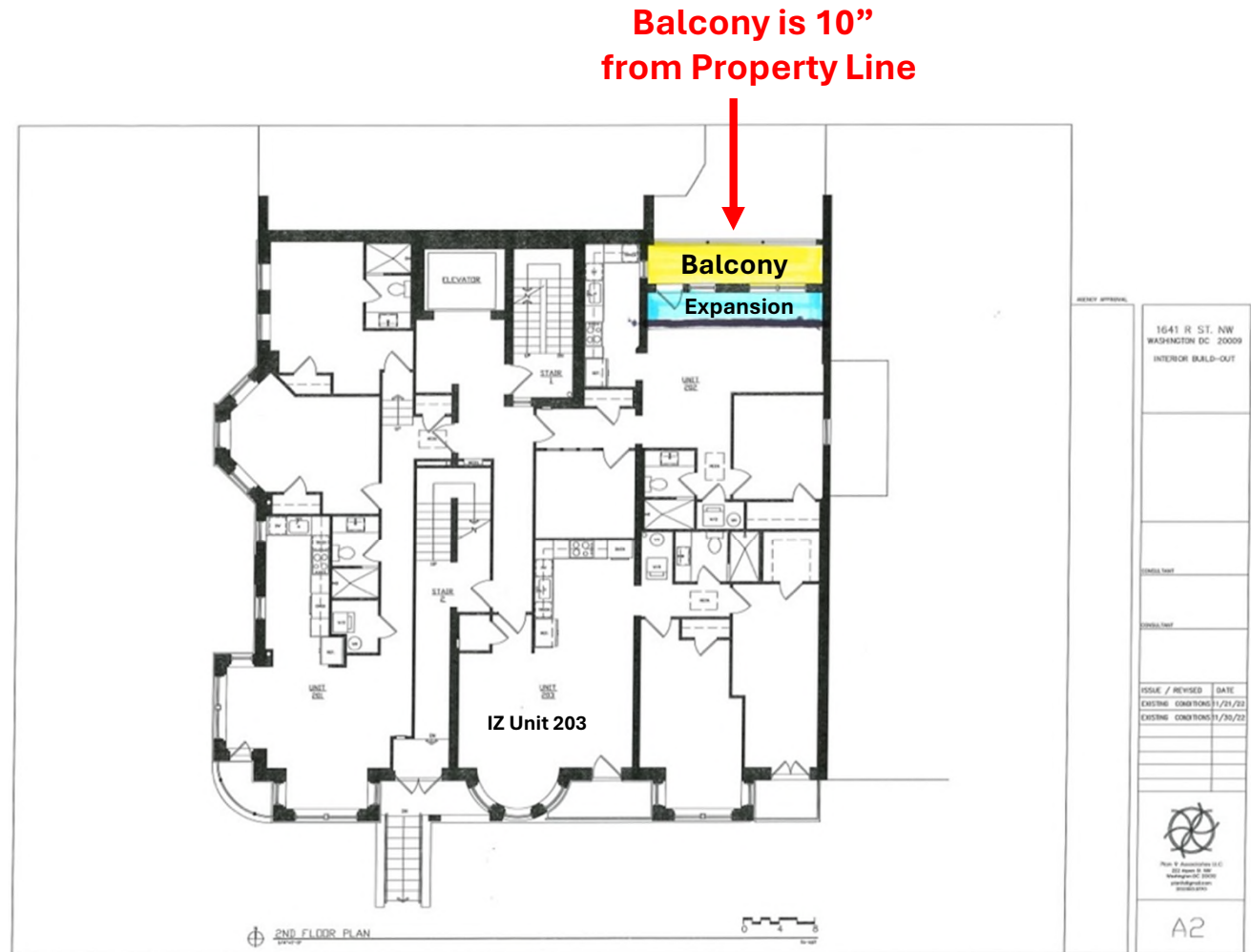
Approved North Facade



1st Floor As-Built (no change)

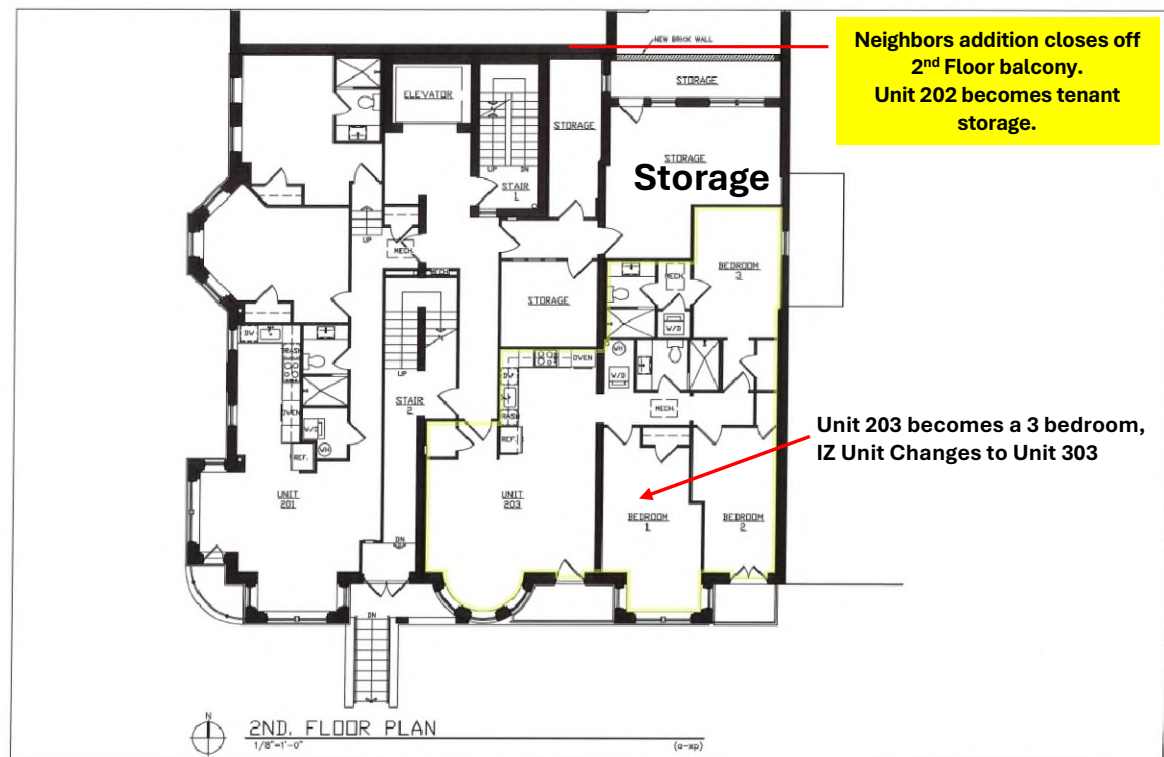


2nd Floor As-Built (no change)

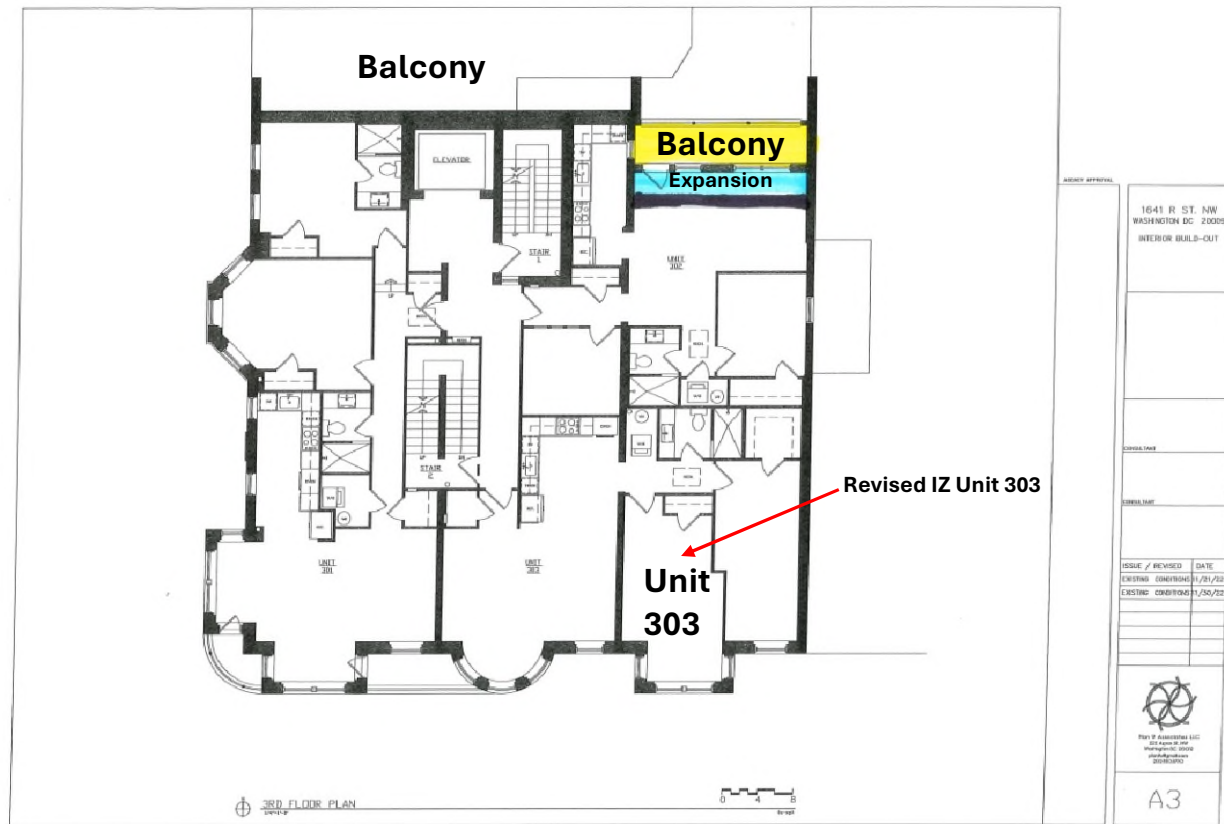


2nd Floor Unit 202 Converted to Storage

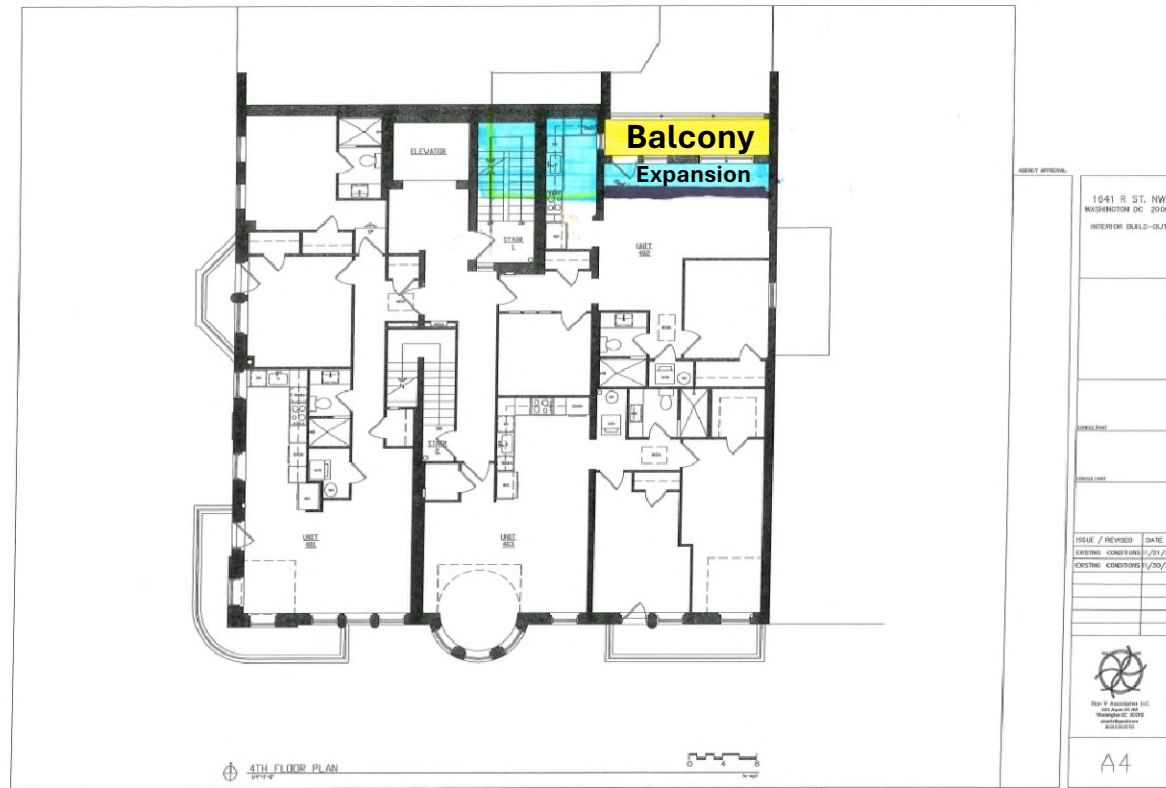
Unit 203 Becomes 3 Bedroom



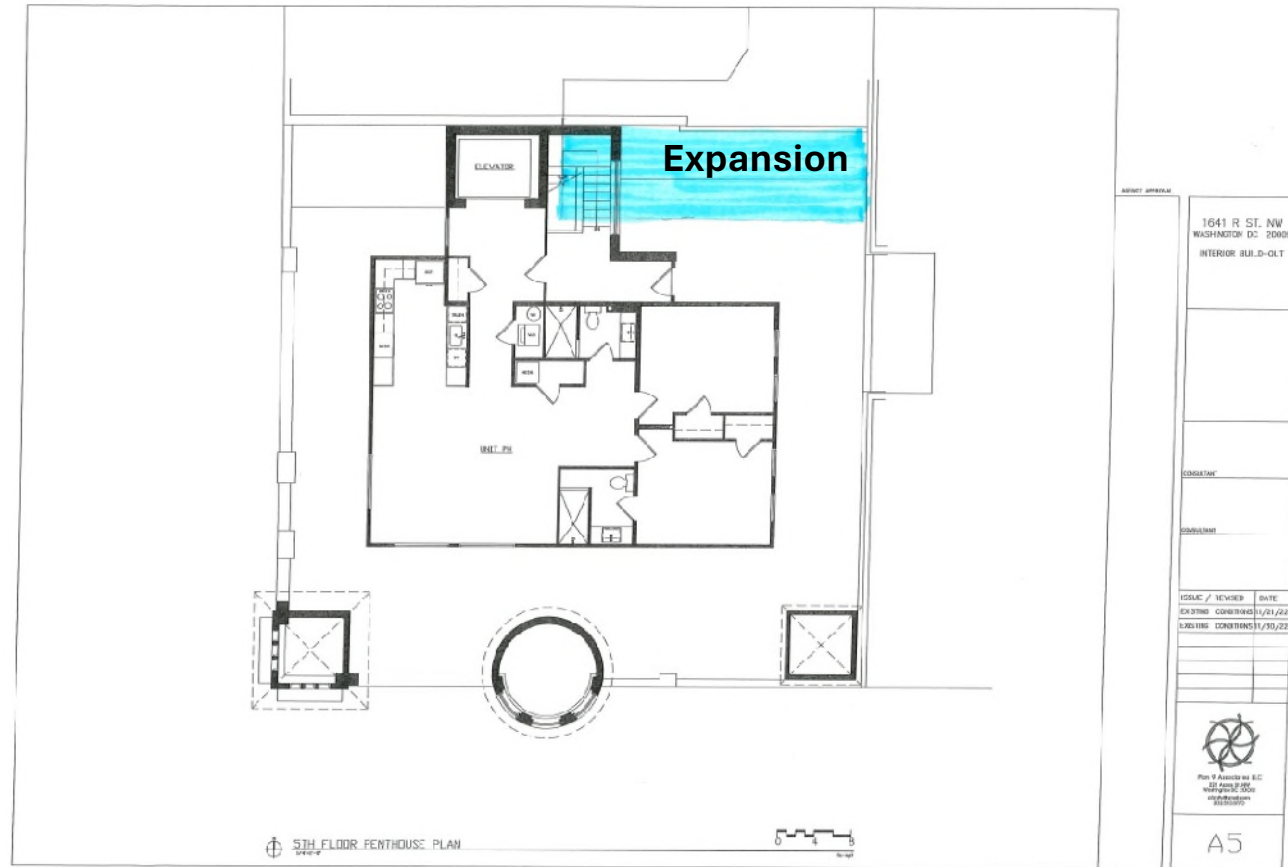
3rd Floor As-Built



4th Floor As-Built



5th Floor As-Built



EXIST. ADJACENT BUILDING 1709 17TH ST. NW

APARTMENT ENTRANCE

#1641
SSL: 0178.0097

EXISTING COMMERCIAL/RETAIL TO REMAIN
4072 S.F.
G.F.A.

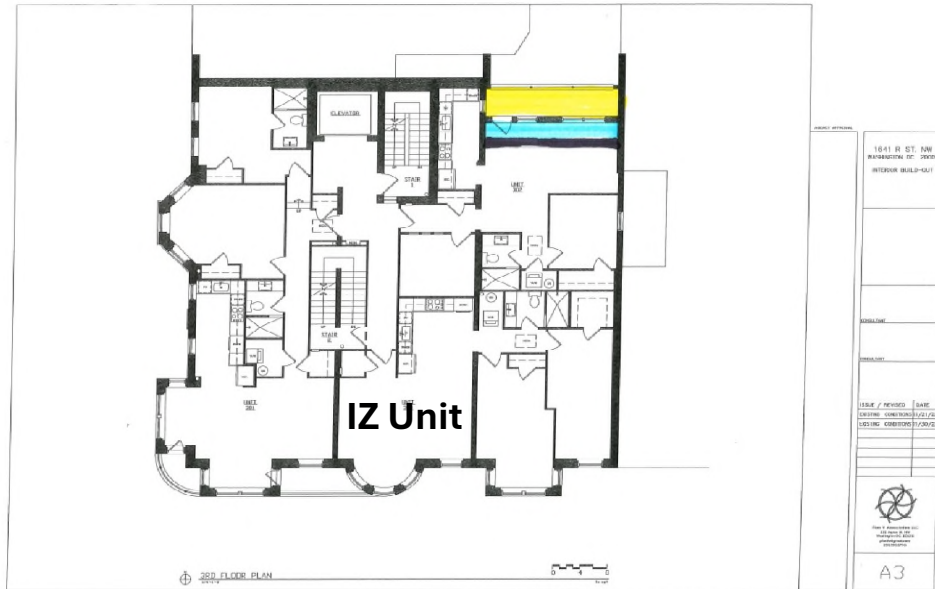
EXIST. ADJACENT BUILDING 1635 R ST. NW

1ST. FLOOR PLAN

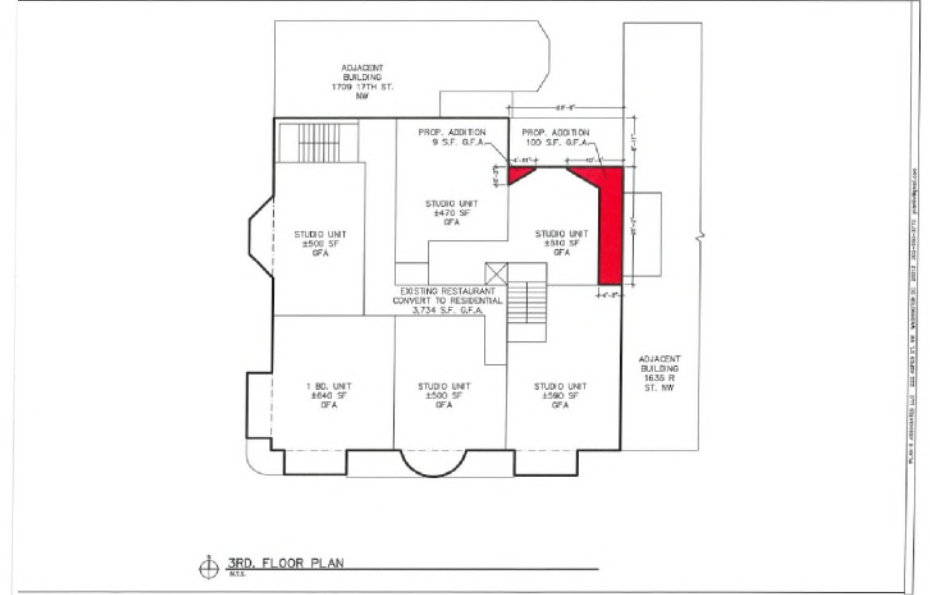
PLAN 9 ASSOCIATES LLC 222 ASPEN ST. NW WASHINGTON DC 20012 202-550-3770 plan9a@gmail.com

3rd Floor Comparison

As - Built

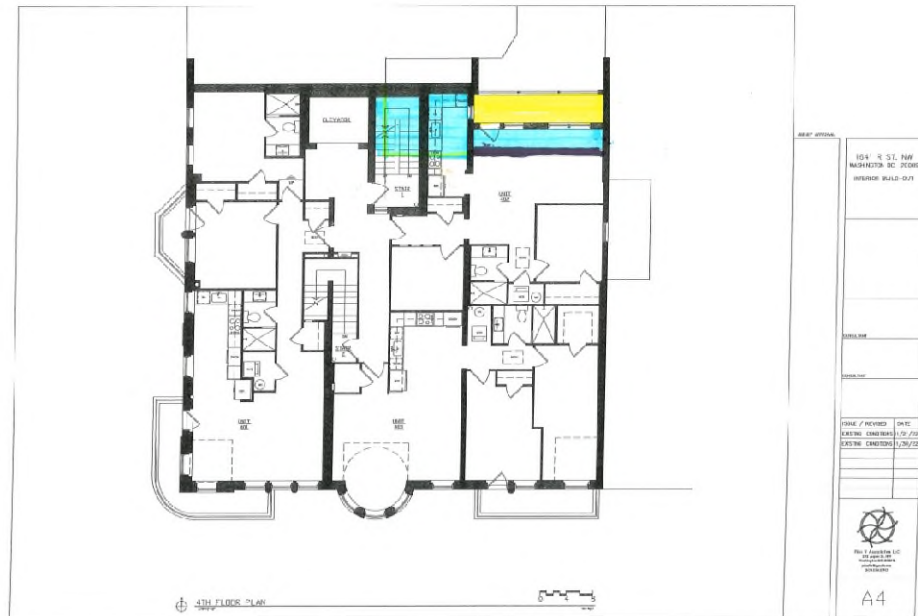


BZA Approved

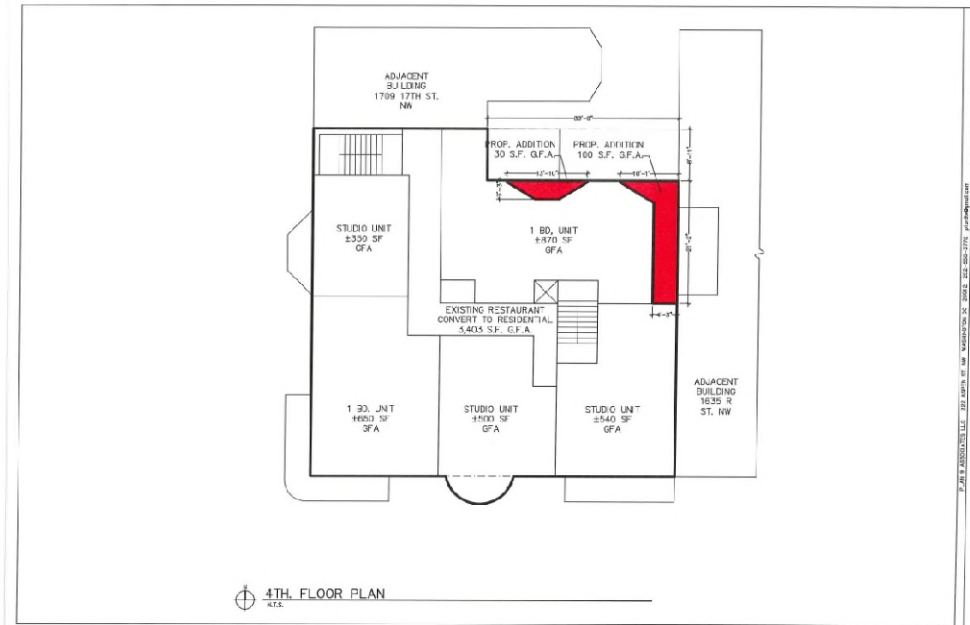


4th Floor Comparison

As - Built

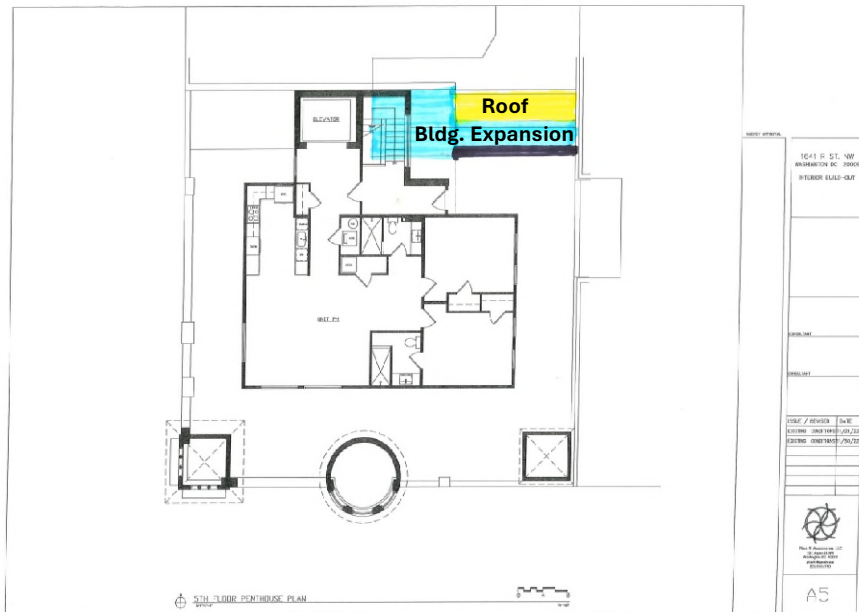


BZA Approved

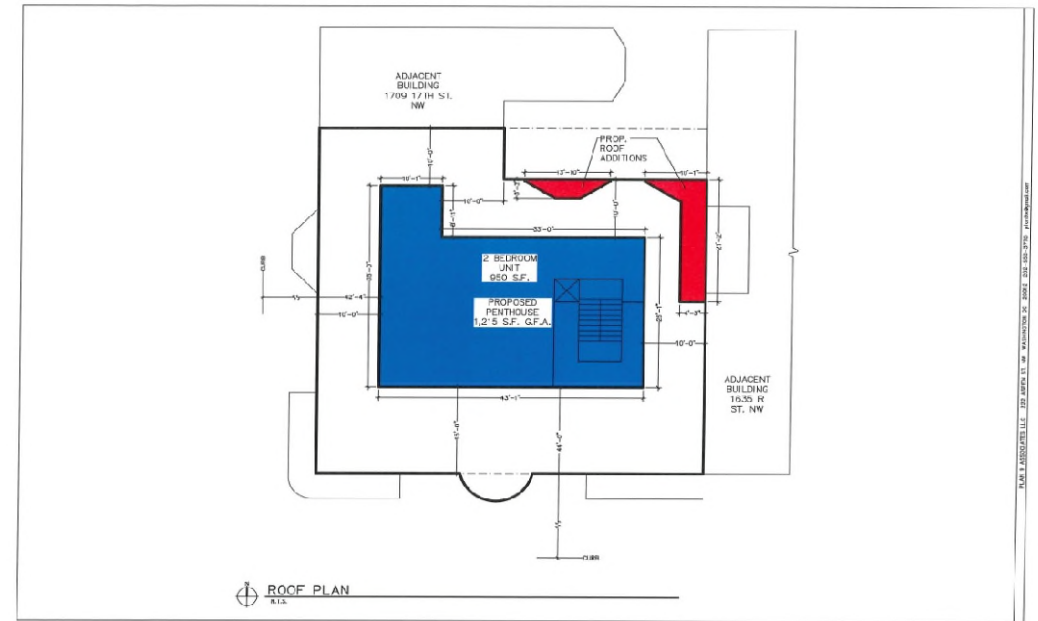


Roof Comparison

As - Built



BZA Approved



Updated Plat

Page = 01 of 1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C. September 22, 2003

Plan for Building Permit of:
SQUARE 17B LOT 97

Scale: 1 inch = 20 feet

Recorded in Book 218 Page 32

Receipt No. 25-03962

Drawn by: A.G.

Furnished to: ERIC SUN

I hereby certify that the dimensions on this plan, as shown on the drawings of this lot, have been carefully and accurately measured and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing fences or party walls labeled as such, as well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or removal of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing fences or party walls labeled as such, as well as projections and improvements in public space and the improvements used to define previous surface or ground area rights or easements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application;
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plan, as detailed above, is accurate and complete as of the date of my signature hereon.
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application.

I have/has not (strike one) filed a subdivision application with the Office of the Surveyor;

I have/has not (strike one) filed a subdivision application with the Office of Tax & Revenue; and

if there are changes to the lot and its boundaries as shown on this plan, or to the proposed construction and plans as shown on this plan, I will obtain an opinion from the Office of the Surveyor and submit it with the proposed construction and plans which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plan issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or error in my depiction on this plan may subject any permit or certificate of occupancy issued in reliance on this plan to enforcement, including revocation under Sections 105.04 (1) and 110.02 of the Building Code (Title 2A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code 22-2405).

Signature: _____
Date: 9/23/03

Printed name: Eric Sun Relationship: _____
is Lot Owner, Owner's Architect

If a registered design professional, provide license number
ARC 101265 and include stamp below.





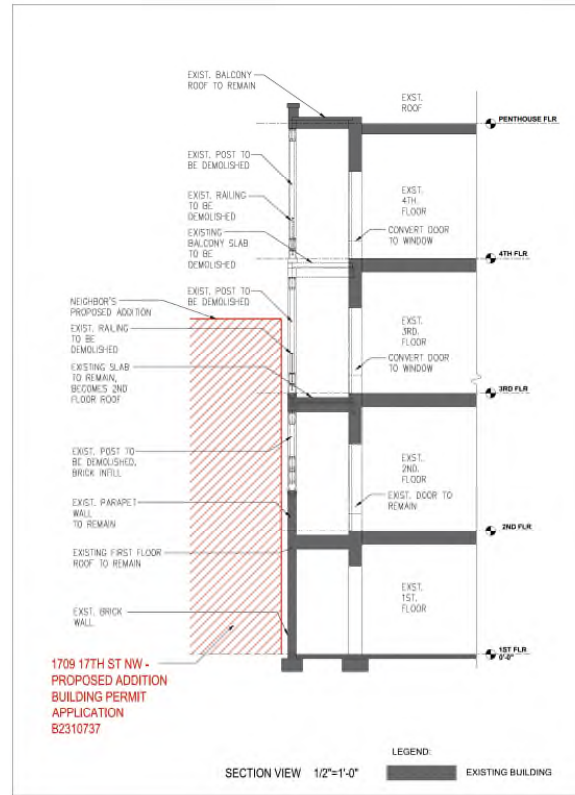
SCALE: 1/2"

SR-23-06362(2023)

SHEET 1 OF 1

[illegible]

Proposed Balcony Demolition Plan



UA DESIGN
 UA Design LLC
 301 256 4113
 www.ua-d.com

REAR BALCONY SECTION
 1641 R ST NW, WASHINGTON DC 20009
 09/30/2024

Building View From the Alley 2018

Existing Conditions at
Time of Purchase



View from Alley

September 12, 2024



Side by Side Comparison

2018



2024



View From Alley 2024

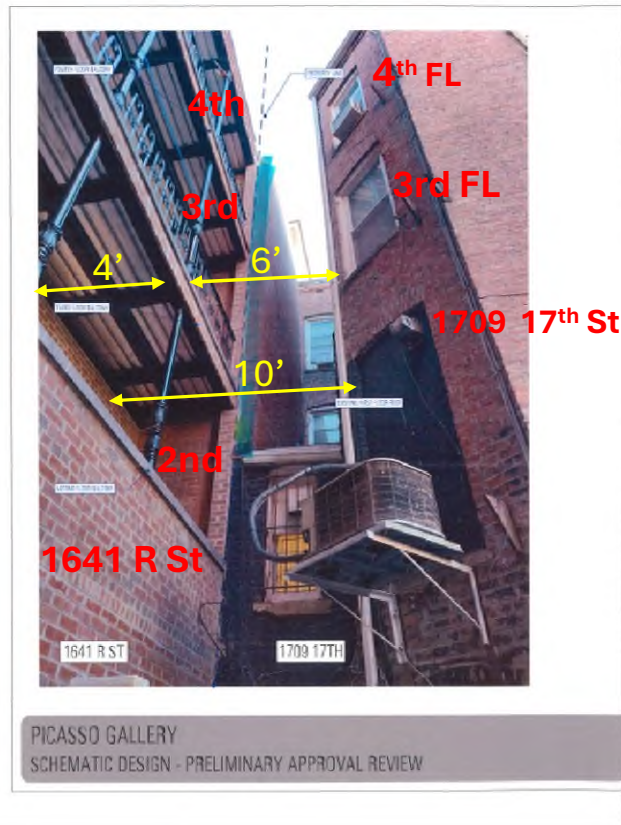


View of 1641 R across the Alley from Riggs Place (August 2024)



Distances Between the Properties

Balcony Width 4'
Edge of Balcony to 1709 Window is 6'
Outside Wall to 1709 Window is 10'



1709 17th St Addition



1641 R St Relative to 1709 17th St

1641 R St Relative to
1709 17th St



Balcony Filled In

Balcony
filled in



PICASSO GALLERY
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

3rd Floor View

From Subject Property to Alley



3rd Floor View Toward Alley



4th Floor Looking Toward Alley

**Door will be
Converted to a
Window**



4th Floor View Toward Alley



3rd Floor View Out of Large Window Toward Alley



3rd Floor View Doorway Toward Alley

1709 Windows Straight Ahead

Door Opening to be
Converted to Window

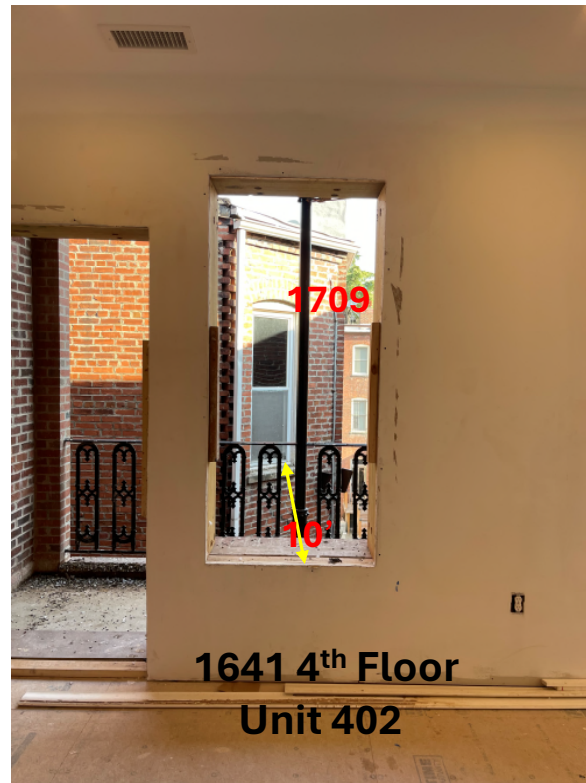


4th Floor View Toward Alley



1641 4th Floor

4th Floor View Toward Alley 1709 17th Street Window as Indicated



View at Window Line Toward Alley

1709 17th Street Window on the Left



**1709 is 10' away from
Window at 1641.**

**As a reference the
Window well between
1641 and 1635 is 7'**

4th Floor Window Line View to Alley

1709 17th Street Windows on Left



View From 17th Street Looking Down Alley



View From Alley to 17th Street

