

# **Marwick Associates, LLC**

## **1641 R Street, NW**

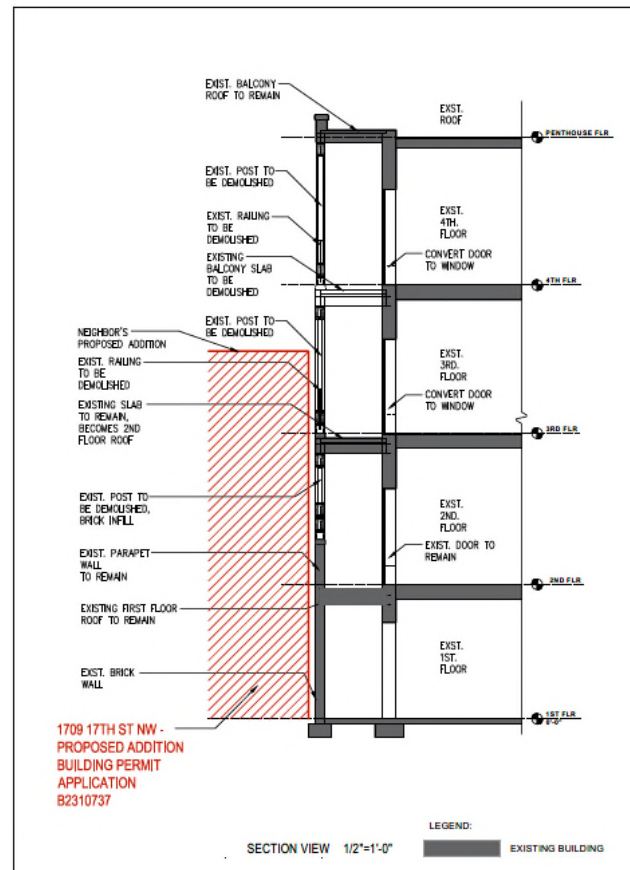
**BZA No. 21132**  
**October 23, 2024**

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



**John Sisk**  
**Marwick Associates, LLC**

# 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

# UPDATED PLAT FOR DEMOLITION PLAN

(Page 1 of 1)

## DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., September 22, 2023

Plat for Building Permit of:

SQUARE 178 LOT 97

Scale: 1 inch = 20 feet

Recorded in Book 215 Page 32

Receipt No. 23-06362

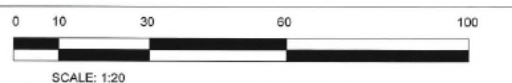
Drawn by: A.S.

Furnished to: ERIC SUN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

*Anup Shrestha*

For Surveyor, D.C.



SR-23-06362(2023)

SHEET 1 OF 2

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted 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 face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze 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 face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
- 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 plat, 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;
- 3) I have have not (careful one) filed a subdivision application with the Office of the Surveyor;
- 4) I have have not (careful one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and 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 Plat 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 errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A 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:

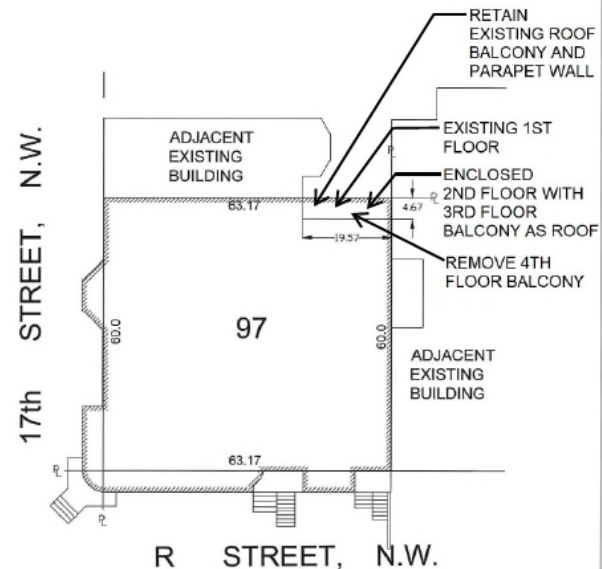
Date: 9/27/23

Printed Name: Eric Sun Relationship to Lot Owner: Owner's Architect

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

SQUARE 178

Plat # 20230128 Date: 09/27/23  
All work must be done strictly in accordance herewith as approved plans. Approved plans shall be kept on the site until completion of the construction. No inspection will be performed without approved plans on site. The survey does not prevent a field inspection from obtaining corrections to meet code when issues are noted during inspections.



Board of Zoning Adjustment  
District of Columbia  
CASE NO 21132  
EX-101265  
SHEET 2 OF 2

SR-23-06362(2023)

# 1641 R Street, NW

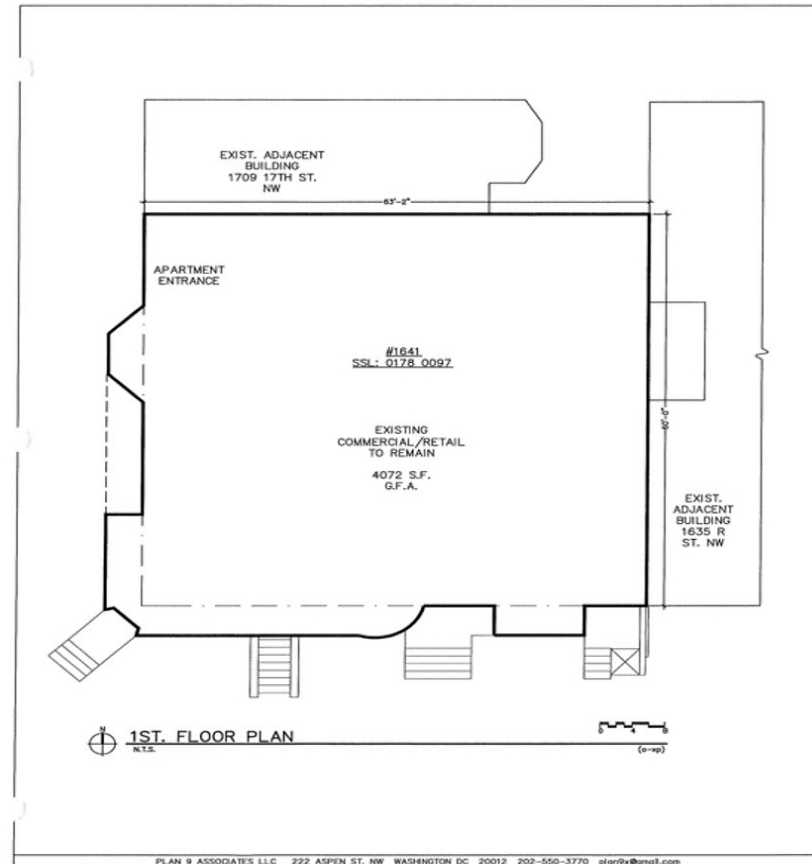
## Then and Now



# **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

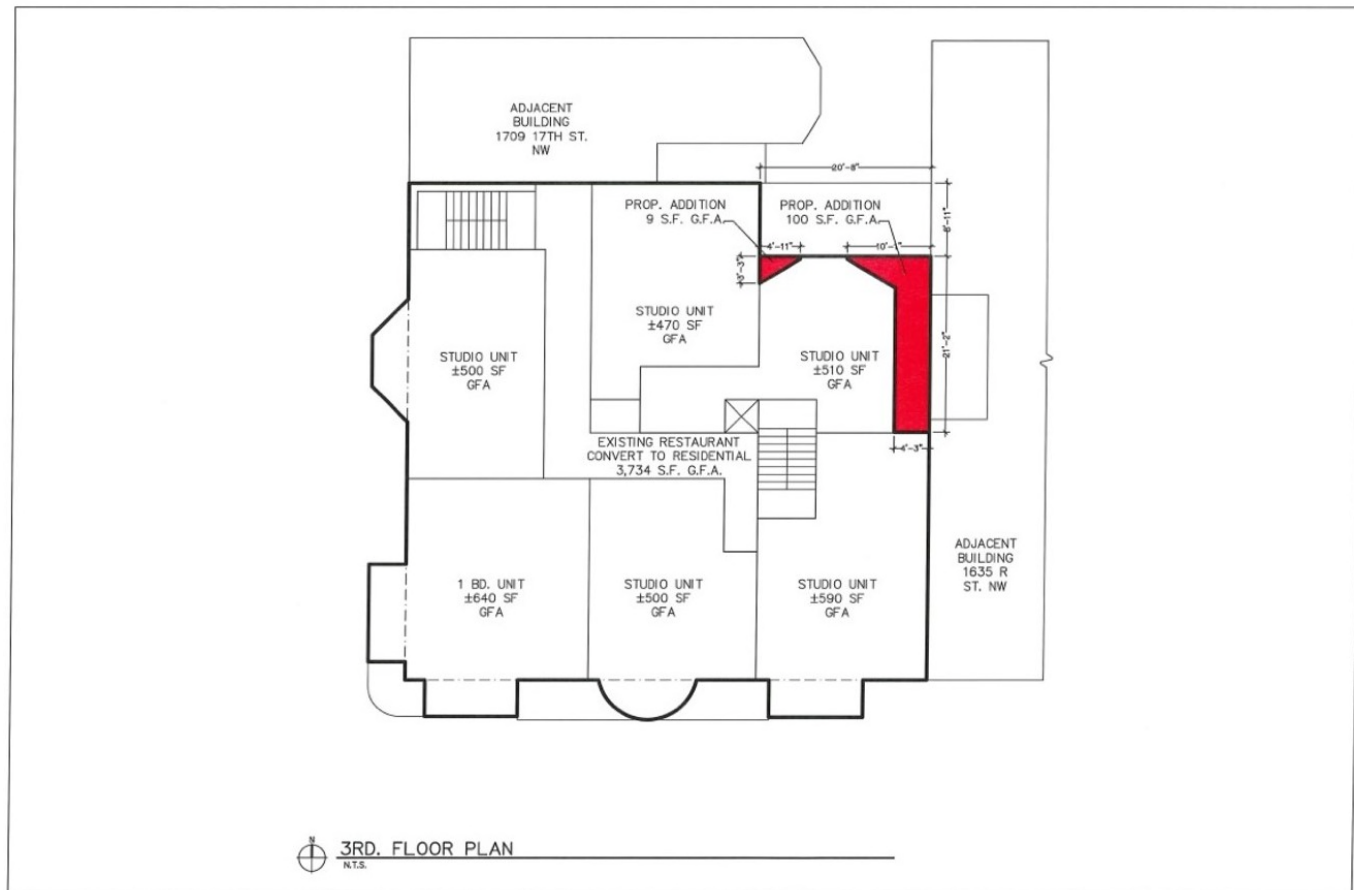




# 2nd Floor Approved BZA Order No. 20042

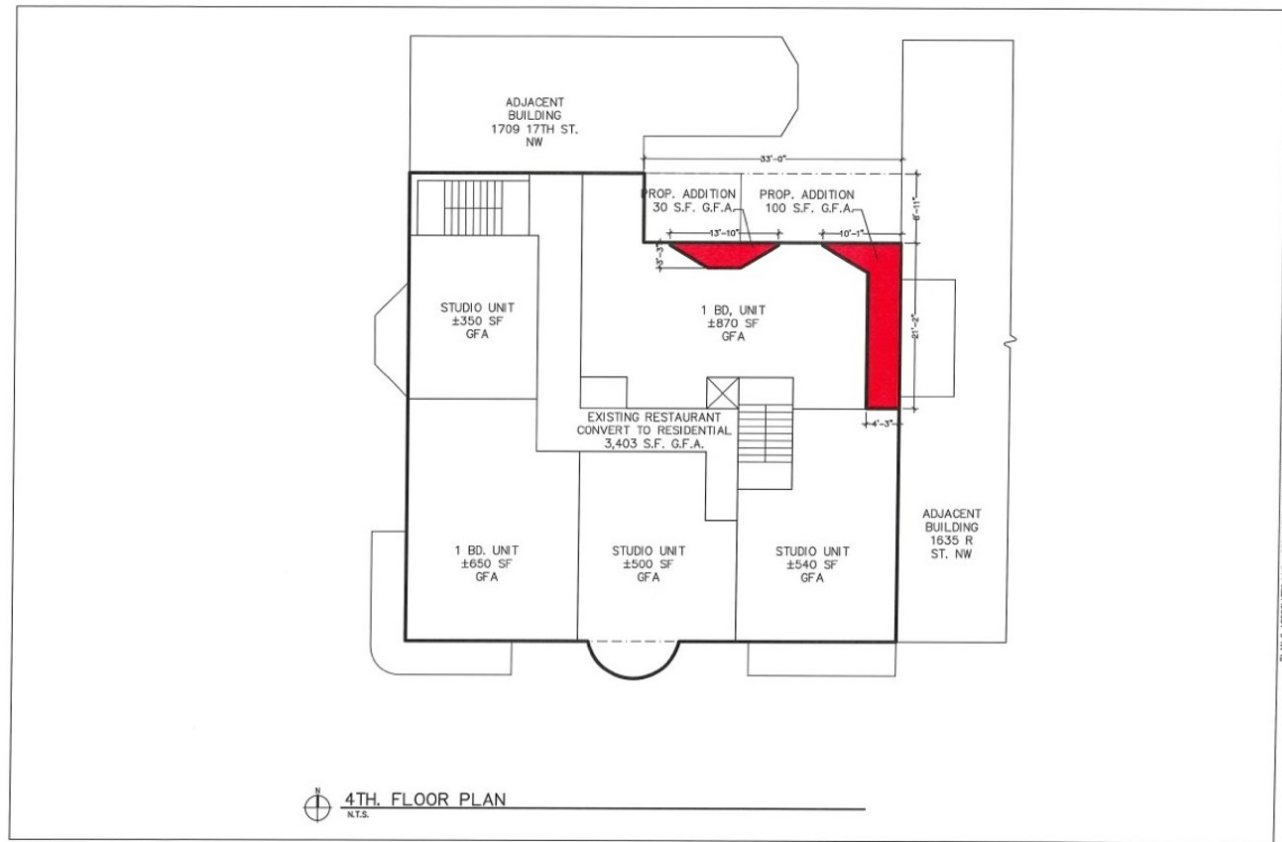


# 3rd Floor Approved BZA Order No. 20042

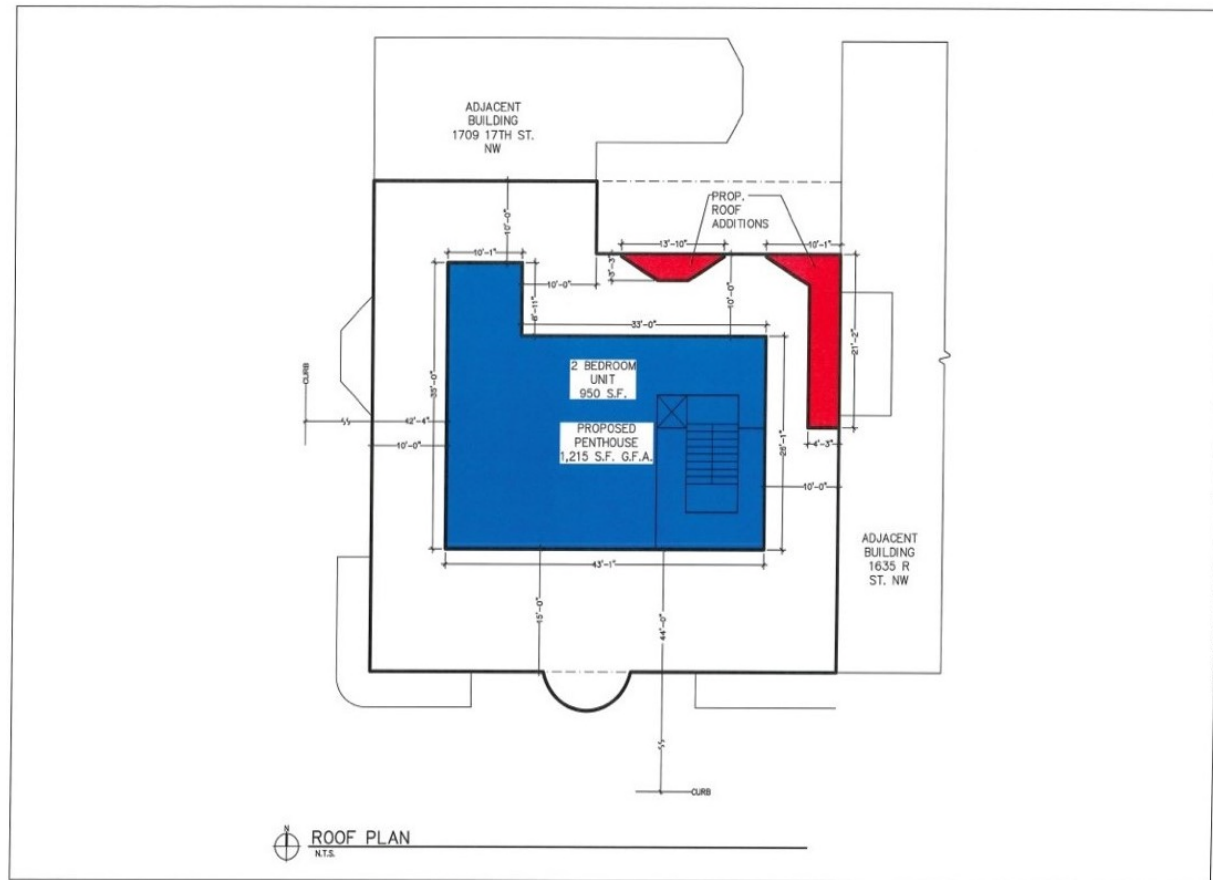




# 4th Floor Approved BZA Order No. 20042



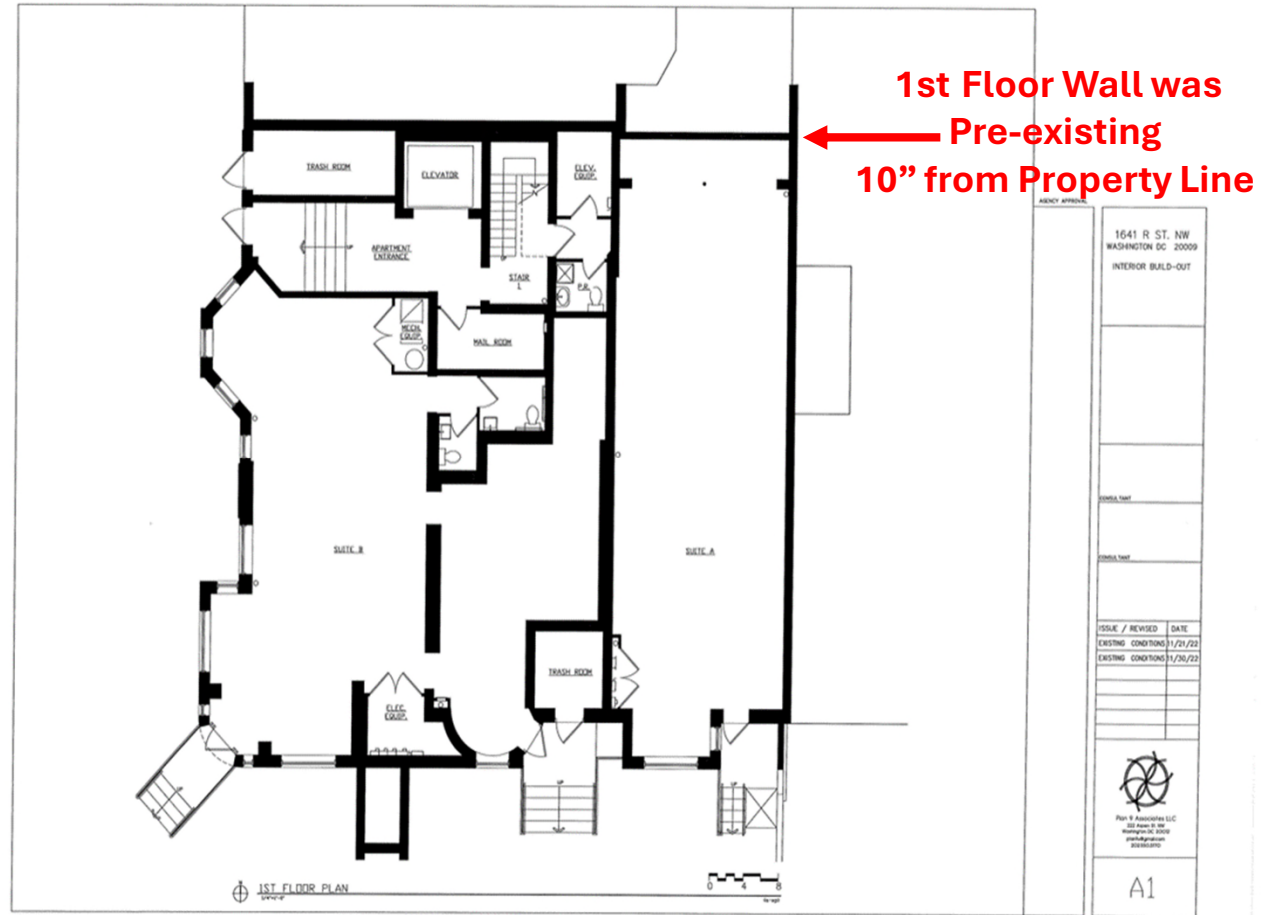
# Roof Plan Approved BZA Order No. 20042



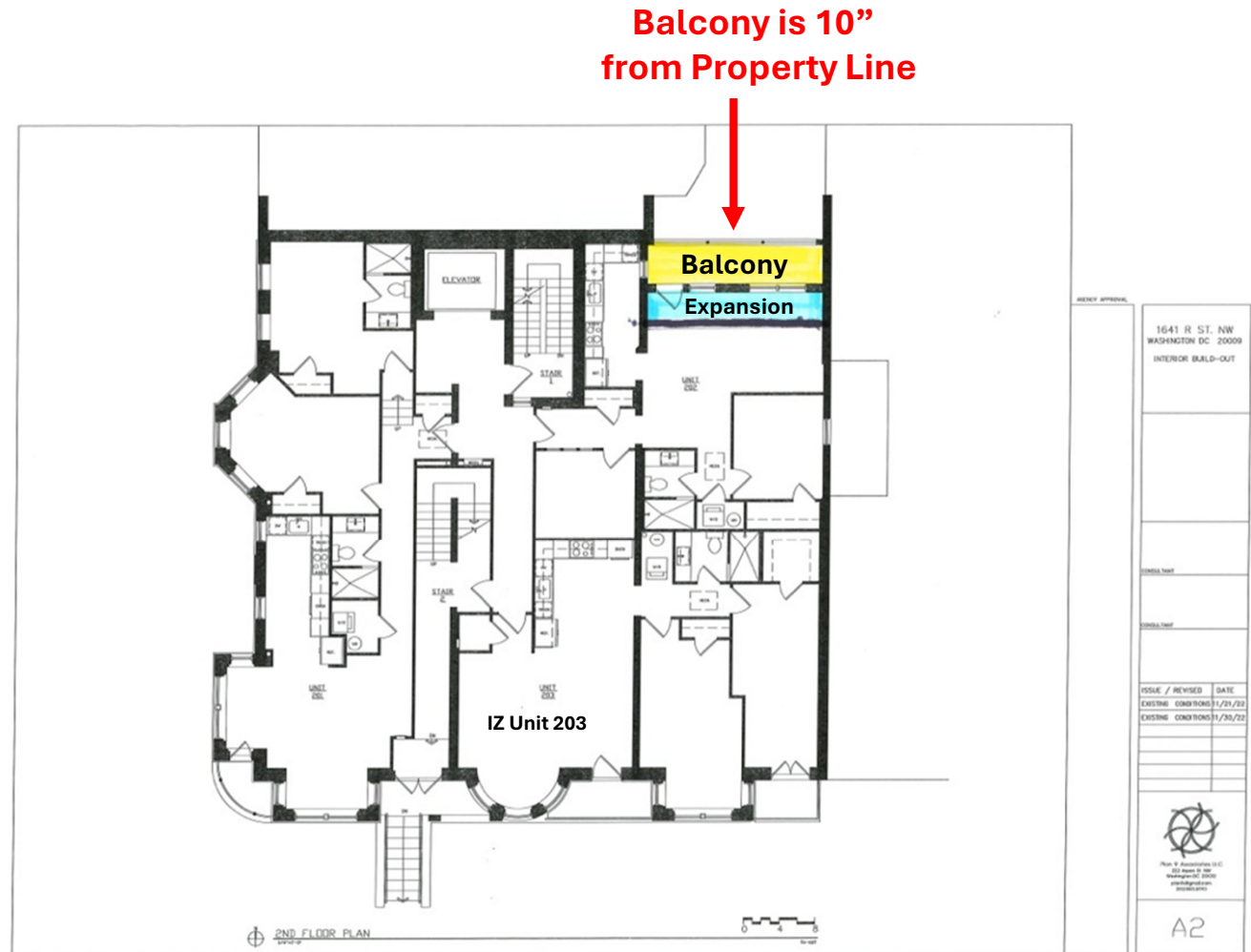
# Approved North Facade



# 1st Floor As-Built (no change)

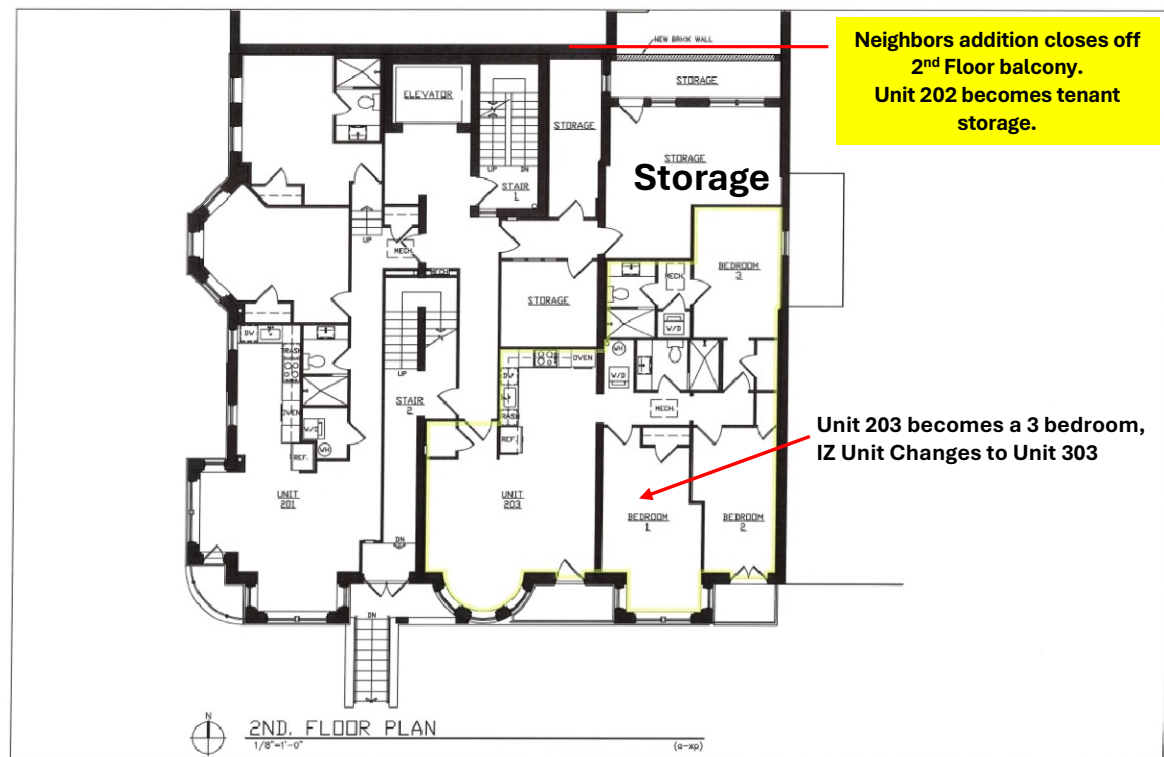


# 2nd Floor As-Built (no change)

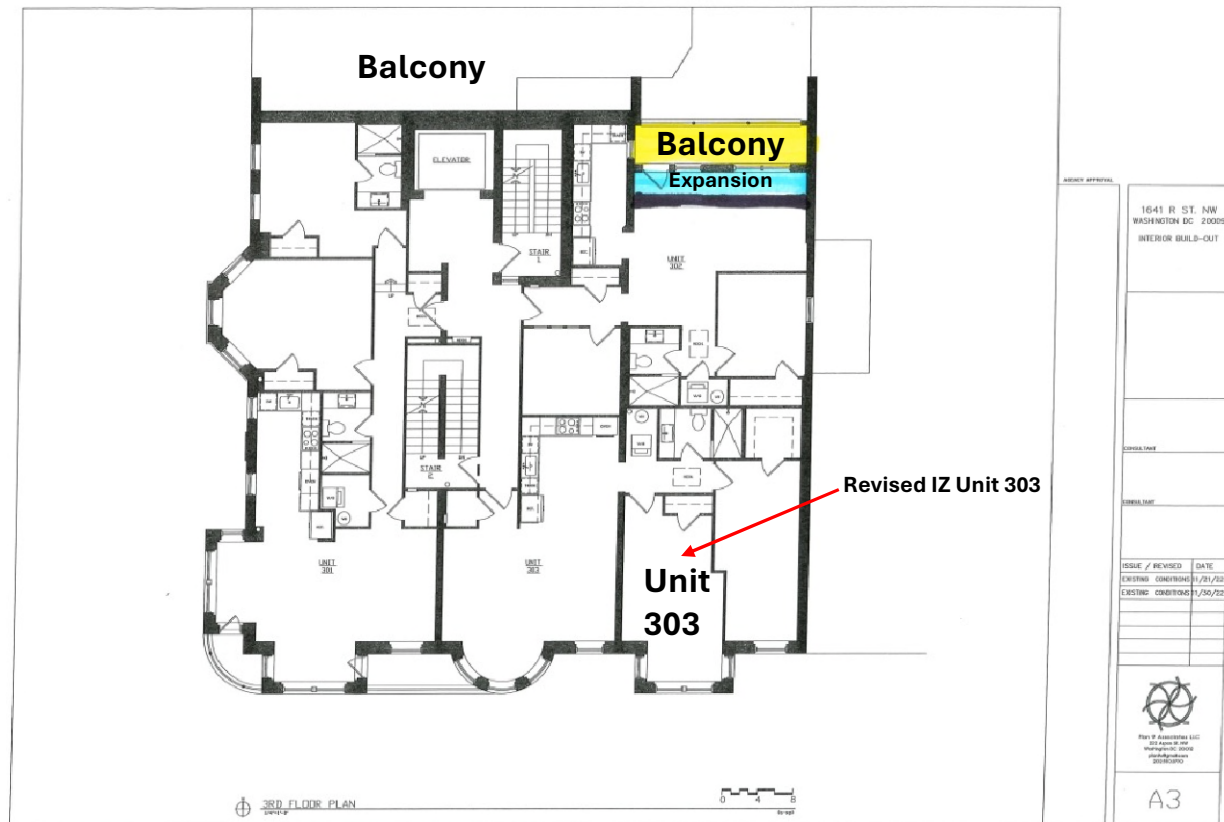


# 2nd Floor Unit 202 Converted to Storage

## Unit 203 Becomes 3 Bedroom

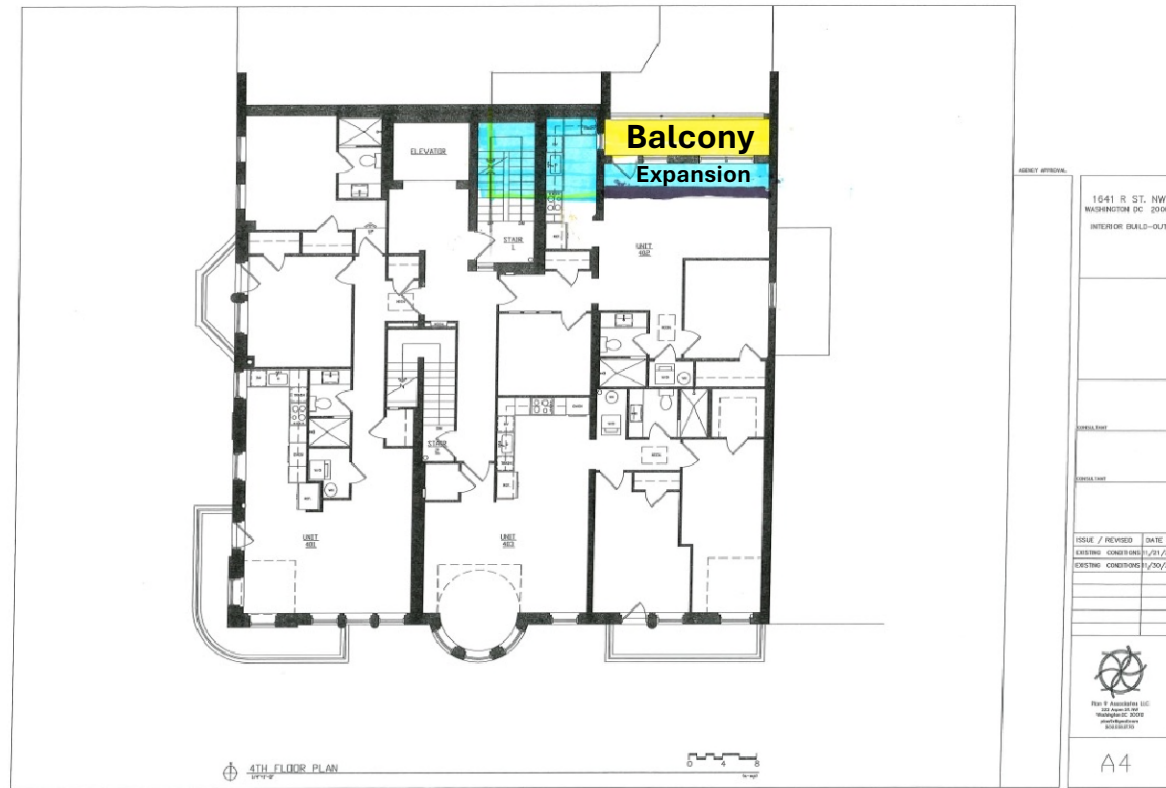


# 3rd Floor As-Built

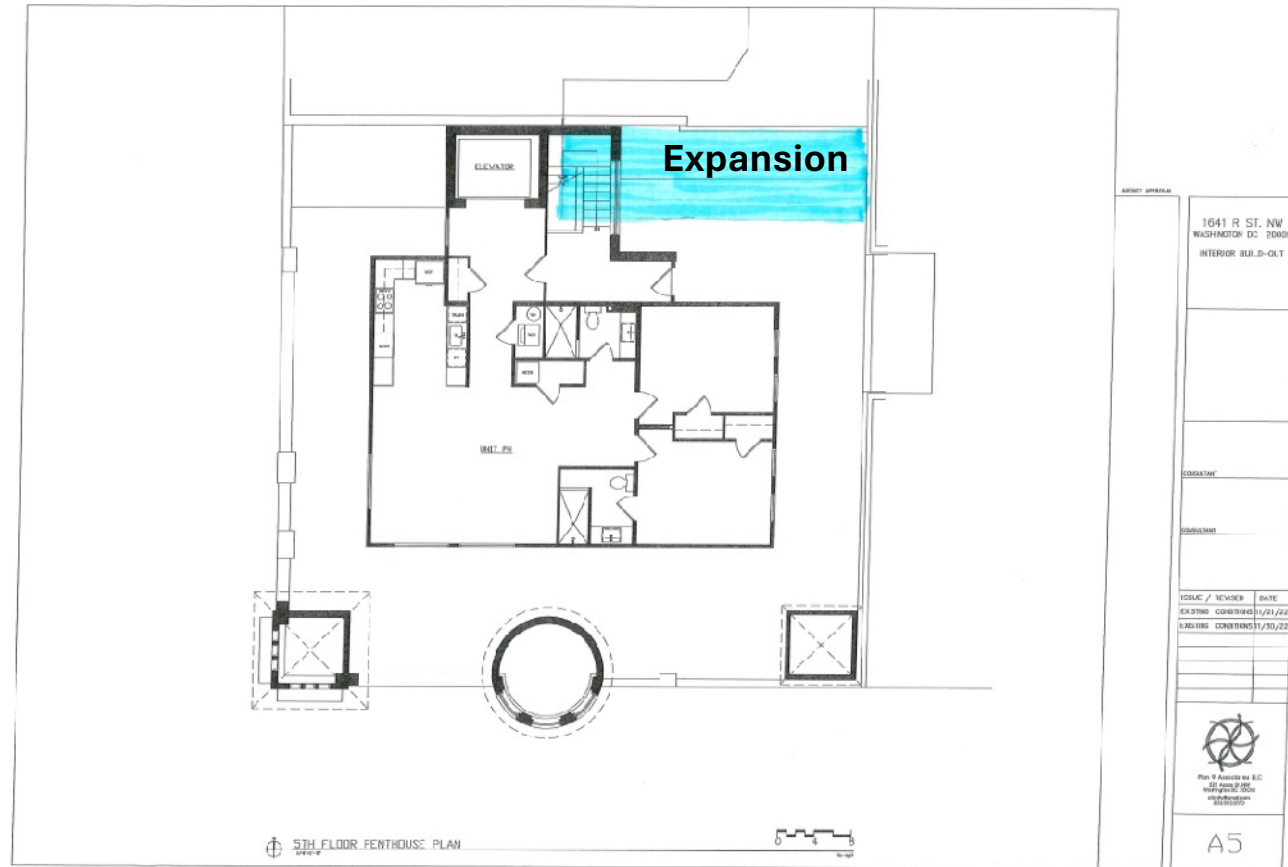




# 4th Floor As-Built



# 5th Floor As-Built



EXIST. ADJACENT BUILDING 1709 17TH ST. NW

85'-0"

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

1/16

0' 6' 12'

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

1641 R ST. NW  
WASHINGTON DC 20009  
INTERIOR BUILD-OUT

AGENCY APPROVAL

DATE / REVISED DATE

DRAWING DOWNSIDE 1/25/22

DRAWING DOWNSIDE 1/25/22

0' 6' 12'

1ST. FLOOR PLAN

1/16

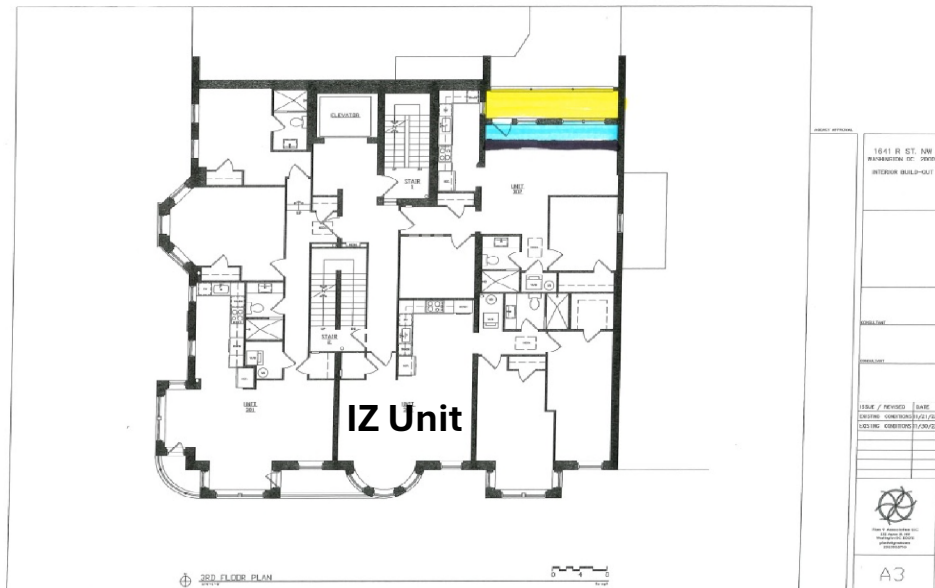
PLAN 9 ASSOCIATES LLC  
222 ASPEN ST. NW  
WASHINGTON DC 20012  
202-550-3770  
plan9a@gmail.com

A1

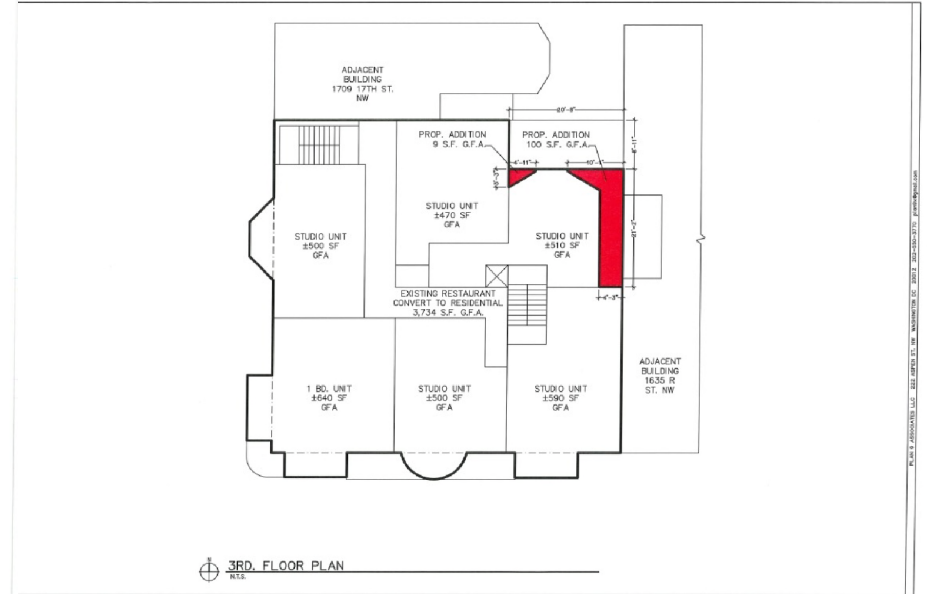


# 3rd Floor Comparison

**As - Built**

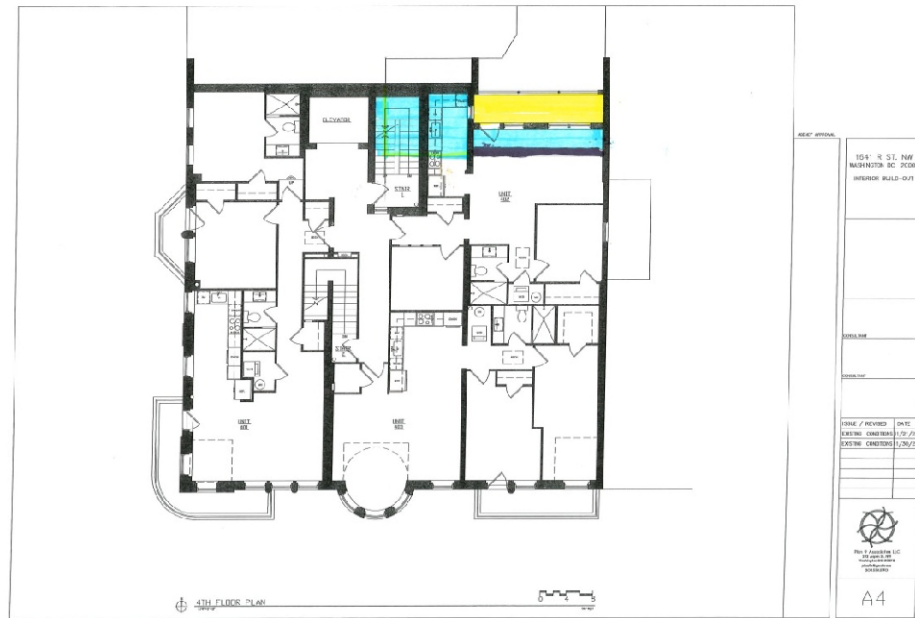


**BZA Approved**

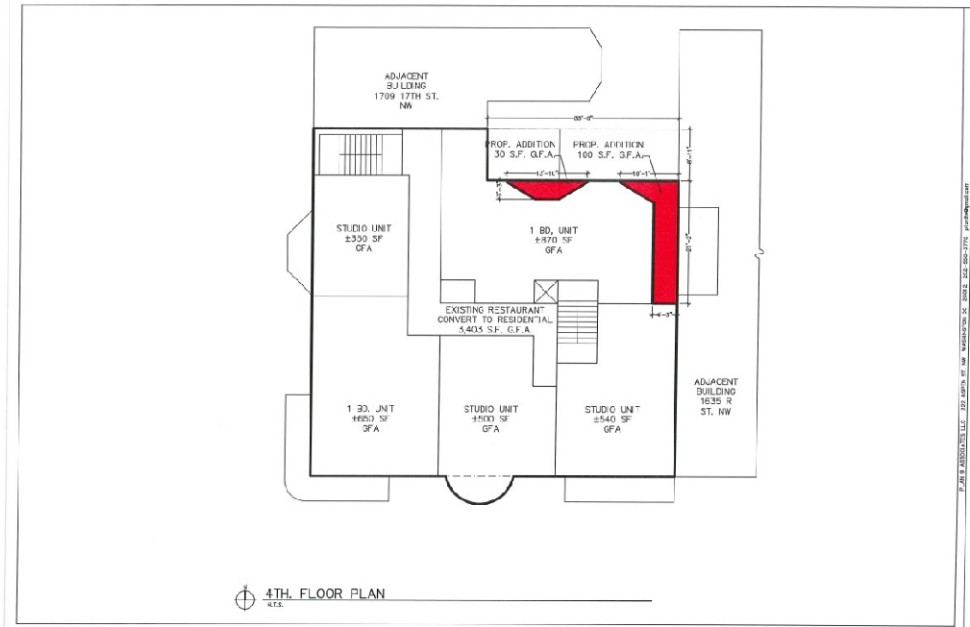


# 4th Floor Comparison

**As - Built**



**BZA Approved**







# Updated Plat

(Page 1 of 1)

## DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C. September 22, 2023

Plat for Building Permit of:

SQUARE 178 LOT 97

Scale: 1 inch = 20 feet

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Drawn by: A.G.

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*Anup Shrestha*

For Surveyor, D.C.



SR-23-06362(2023)

SHEET 1 OF 2

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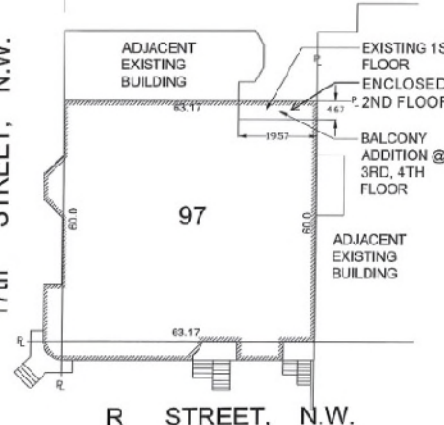
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Signature: *[Signature]*  
Date: 9/27/23  
Printed Name: Eric Sun Relationship: to Lot Owner: Owner's Architect  
If a registered design professional, provide license number ARD 101265 and include stamp below.

SQUARE 178

17th STREET, N.W.



Board of Zoning Adjustment  
District of Columbia  
CASE: 163 219 32  
E-300  
SHEET 2 OF 2

SR-23-06362(2023)

# 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



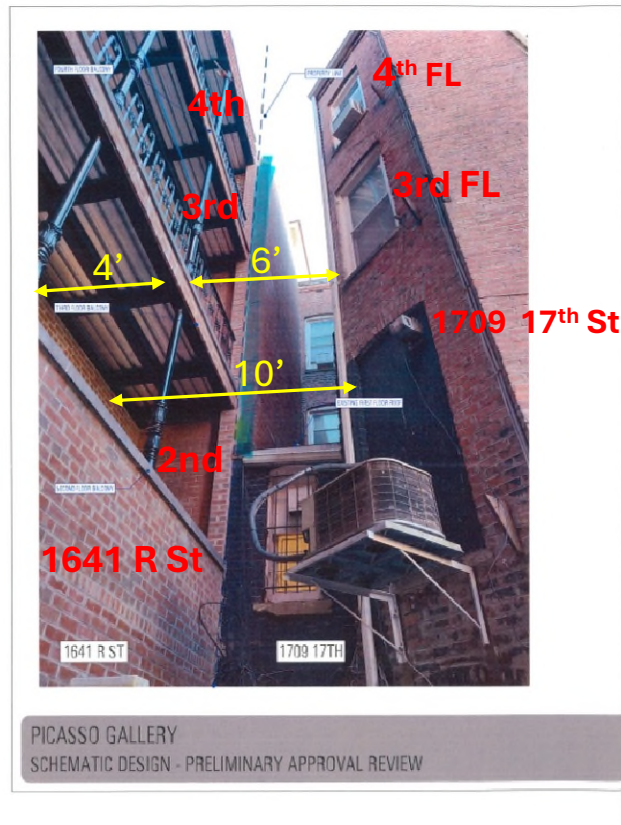
# View of 1641 R across the Alley from Riggs Place (August 2024)





# 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 17<sup>th</sup> St





# Balcony Filled In

Balcony  
filled in



PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

# 3rd Floor View

## From Subject Property to Alley

