

Zoning Summary		
#	DATA	INFORMATION
1	ADDRESS	1400 9TH ST NW WASHINGTON, DC 20001
2	HISTORIC DISTRICT	SHAW HISTORIC DISTRICT
3	SQUARE	0366
4	LOT	0800
5	ZONING DISTRICT	MU-4
6	WARD	2
7	YEAR BUILT	1850
8	OWNER(S)	1400 9TH ST NW LLC
9	EXISTING BUILDING DESCRIPTION	2-STORY CORNER ROW HOUSE BUILDING
10	EXISTING USE	STORE - RESTAURANT
11	PROPOSED USE	MIXED USE (RETAIL + RESIDENTIAL)
12	PROPOSED SCOPE OF WORK	PROPOSED NEW MIXED USE BUILDING CONSISTING OF RETAIL ON THE 1ST FLOOR AND 7 RESIDENTIAL UNITS. BUILDING IS COMPRISED OF CELLAR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR & 4TH FLOOR. NEW FRAMING, INSULATION, WINDOWS & DOORS, ROOFING, MEP SYSTEMS AND FIXTURES THROUGHOUT, NEW FINISHES. CONSTRUCTION TYPE IIIA, FULLY SPRINKLERED.
13	EXISTING LOT SF	1400 SF
14	EXISTING BUILDING FOOTPRINT	1385 SF (EXCLUDING PROJECTIONS)
15	PROPOSED BUILDING FOOTPRINT	1385 SF (EXCLUDING PROJECTIONS)
16	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%; 840 SF
17	EXISTING LOT OCCUPANCY	98%
18	PROPOSED LOT OCCUPANCY	98% AT 1ST AND 2ND FLOORS, 50% AT 3RD STORY ADDITION
19	MAXIMUM ALLOWABLE BUILDING HEIGHT	50 FT
20	PROPOSED BUILDING HEIGHT	44'-10"

1400 9TH ST NW - MIXED USE

1400 9TH ST NW WASHINGTON, DC 20001

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PROJECT INFORMATION

1400 9TH ST NW MIXED-USE
 1400 9th St NW LLC
 1400 9TH ST NW WASHINGTON, DC 20001

PROJECT NUMBER: **2020-02**

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

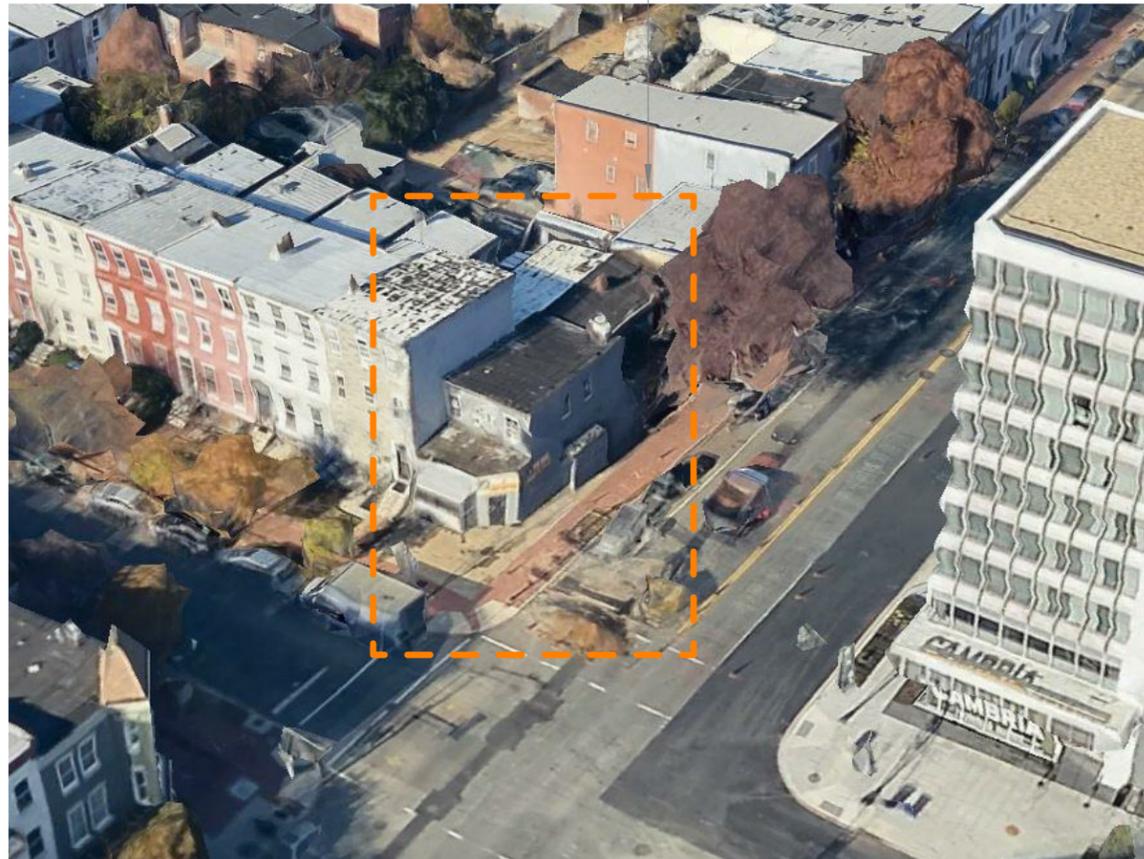
DRAWING INFORMATION

Cover Sheet

Board of Zoning Adjustment
 District of Columbia

CASE NO. 2018-48
EXHIBIT 1003
Z.000

SUBJECT PROPERTY



SUBJECT PROPERTY



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PROJECT INFORMATION

1400 9TH ST NW MIXED-USE
1400 9th St NW LLC
1400 9TH ST NW WASHINGTON, DC 20001

PROJECT NUMBER: **2020-02**

6/10/2021 10:24:33 AM

ISSUE RECORD

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Drawing Date: 10/19/18
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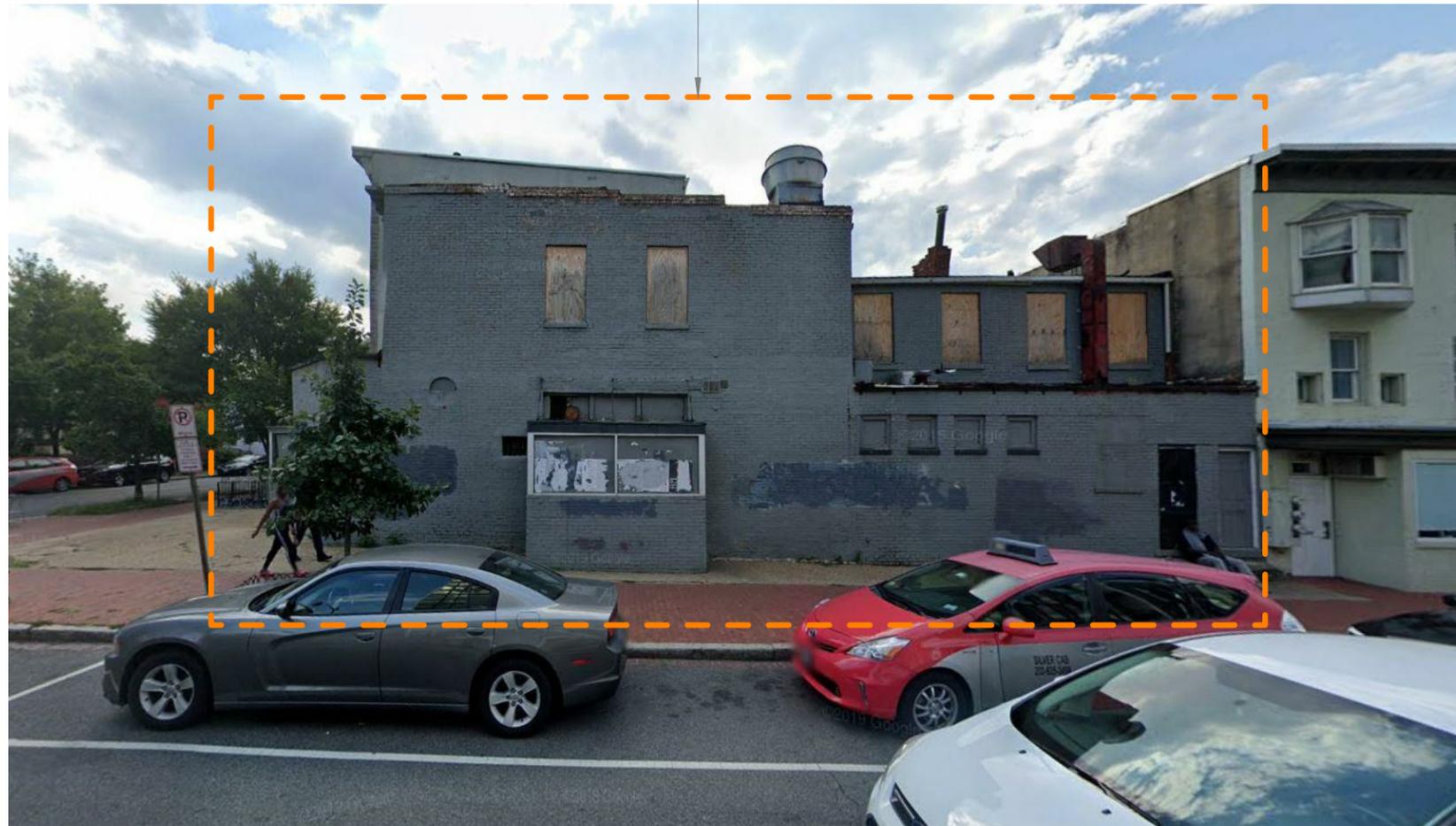
DRAWING INFORMATION

Existing Conditions

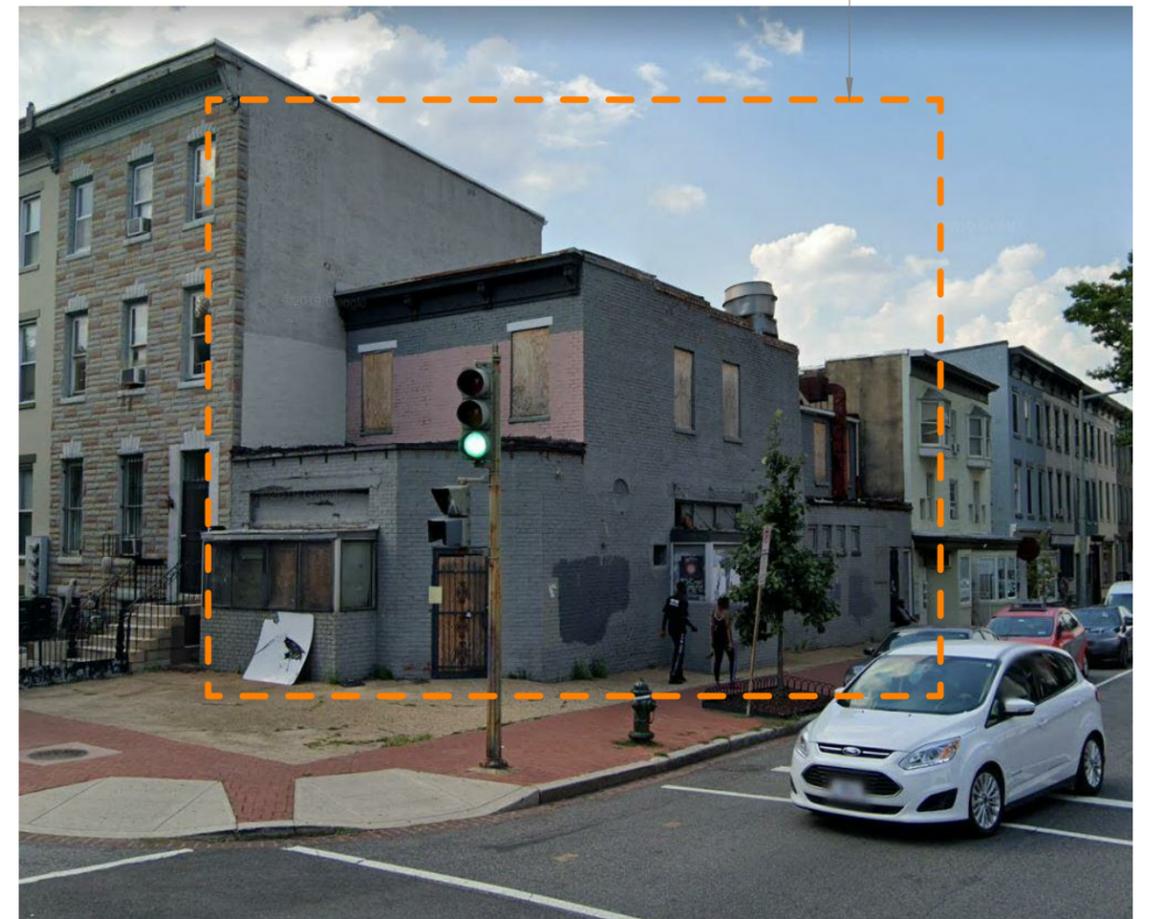
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SUBJECT PROPERTY



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PROJECT INFORMATION

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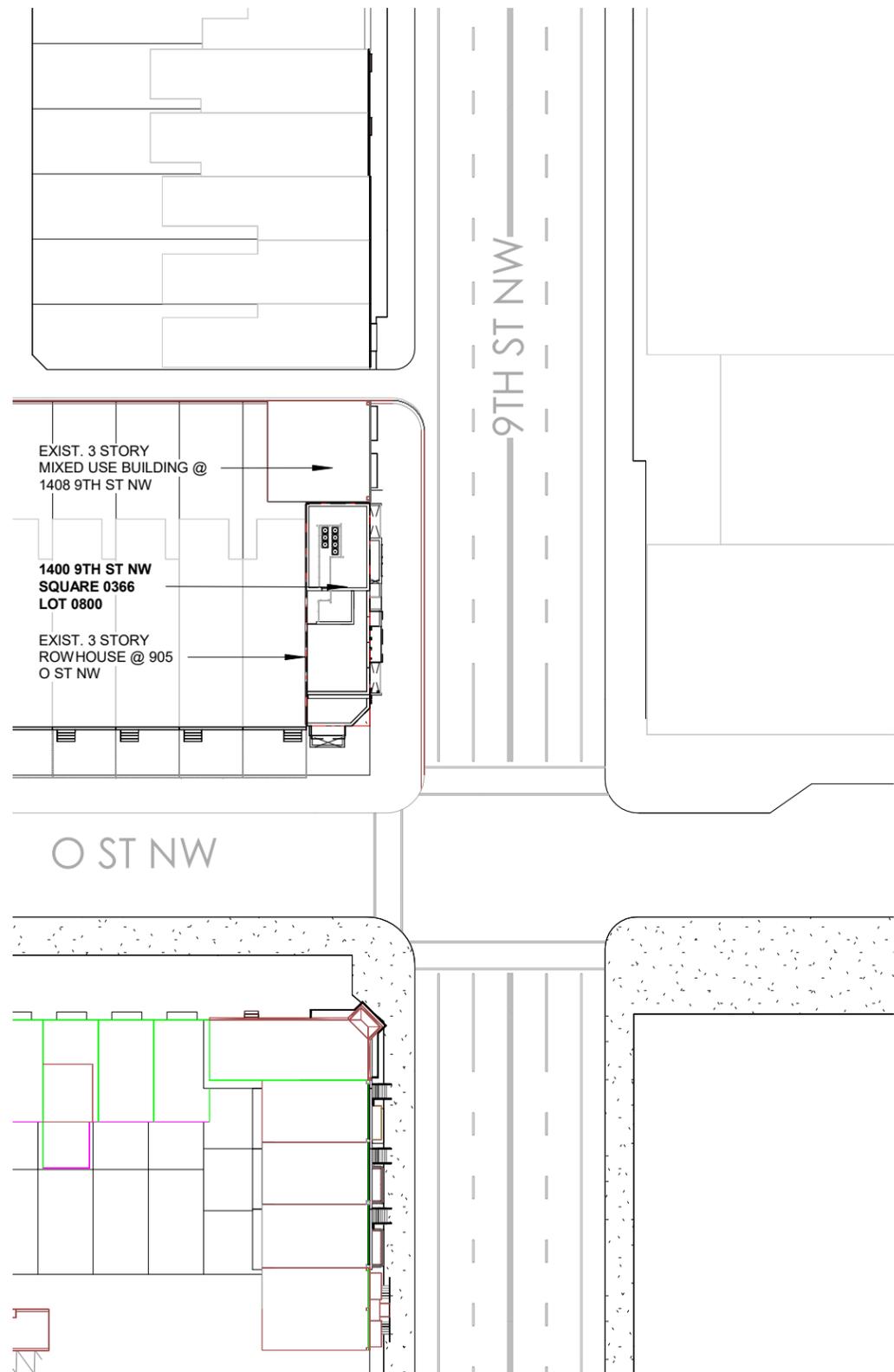
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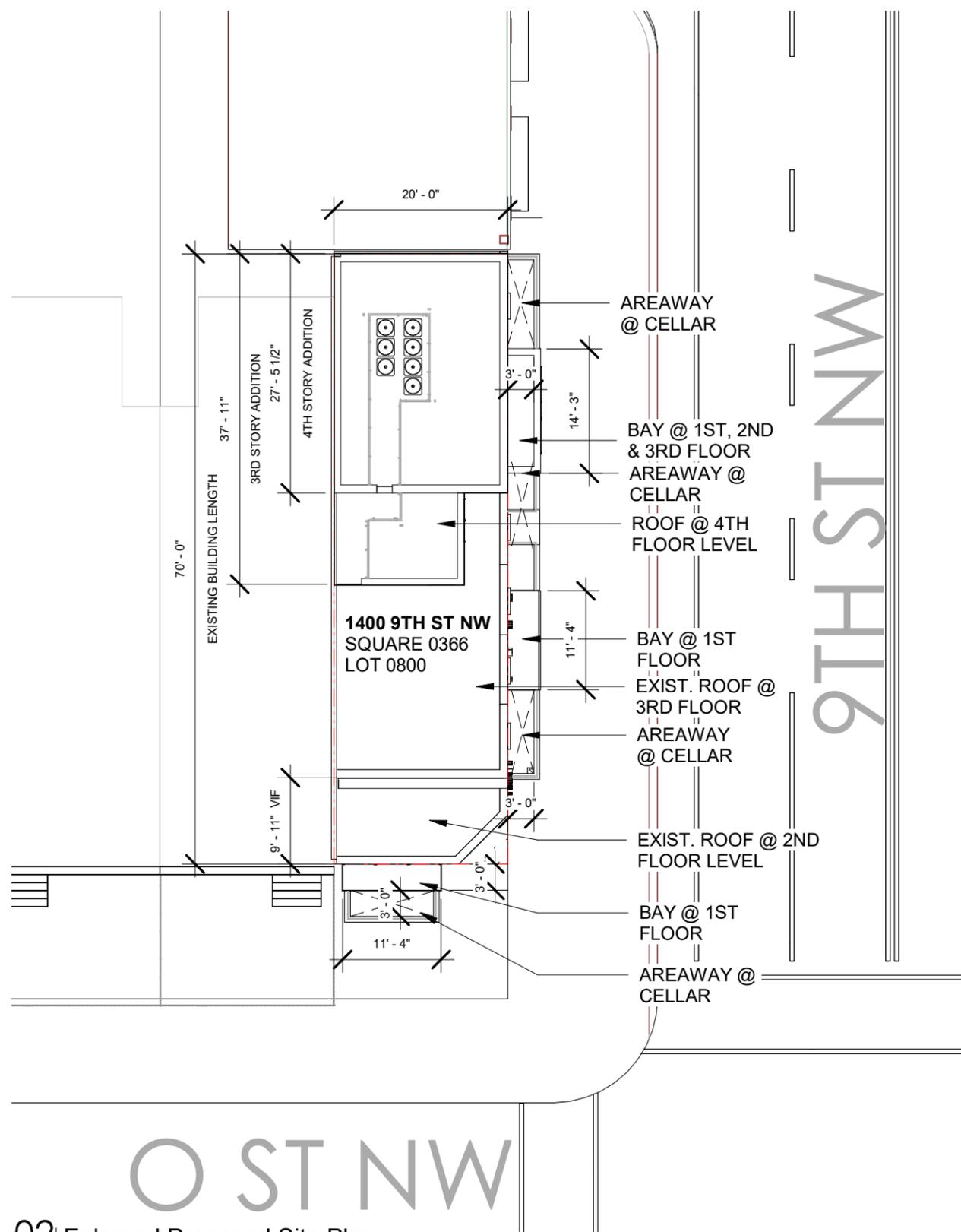
Existing Conditions

Z.002

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01 Proposed Site Plan
SCALE 1" = 50'-0"



02 Enlarged Proposed Site Plan
SCALE 1/16" = 1'-0"

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1400 9TH ST NW WASHINGTON, DC 20001

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ISSUE RECORD

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Reference Sheet:
Drawing Date: 10/10/18
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DRAWING INFORMATION

Site Plan

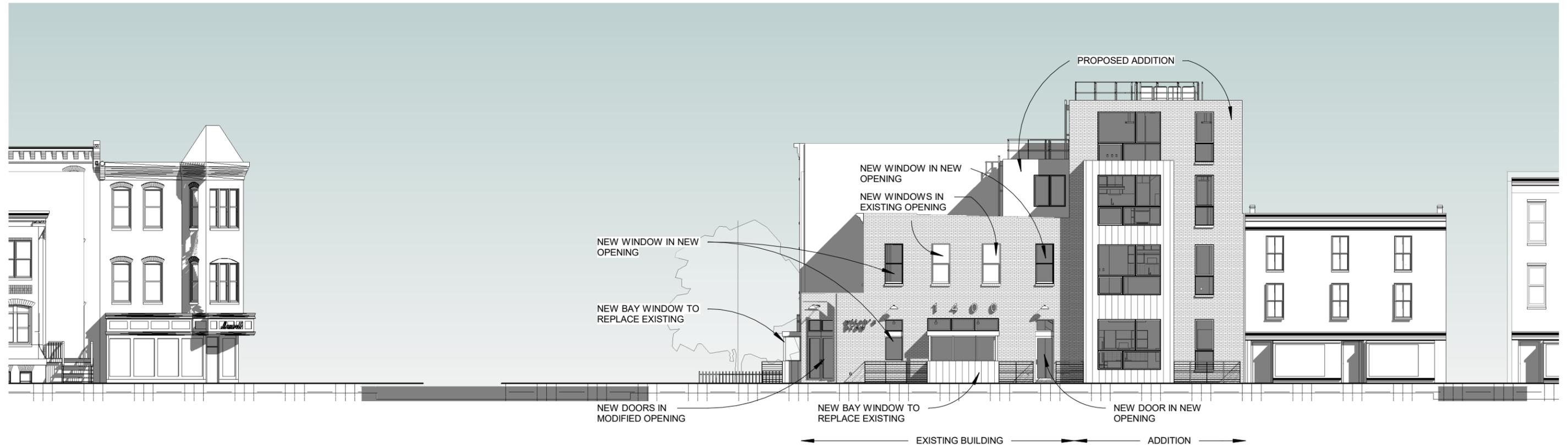
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02 | 0 St Site Elevation
SCALE



01 | Site Elevation
SCALE

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PROJECT INFORMATION

1400 9TH ST NW MIXED-USE
1400 9th St NW LLC
1400 9TH ST NW WASHINGTON, DC 20001

PROJECT NUMBER: 2020-02

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ISSUE RECORD

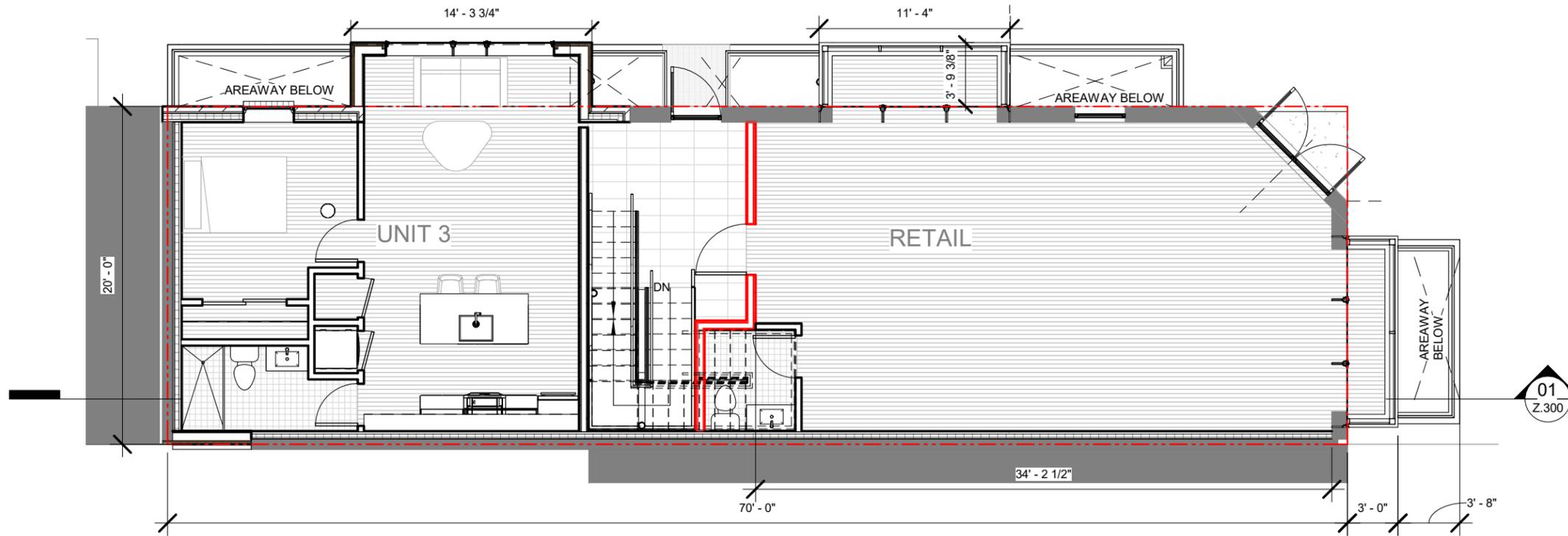
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Drawing Date: 10/10/18
Drawn By: Author
Drawing Scale:

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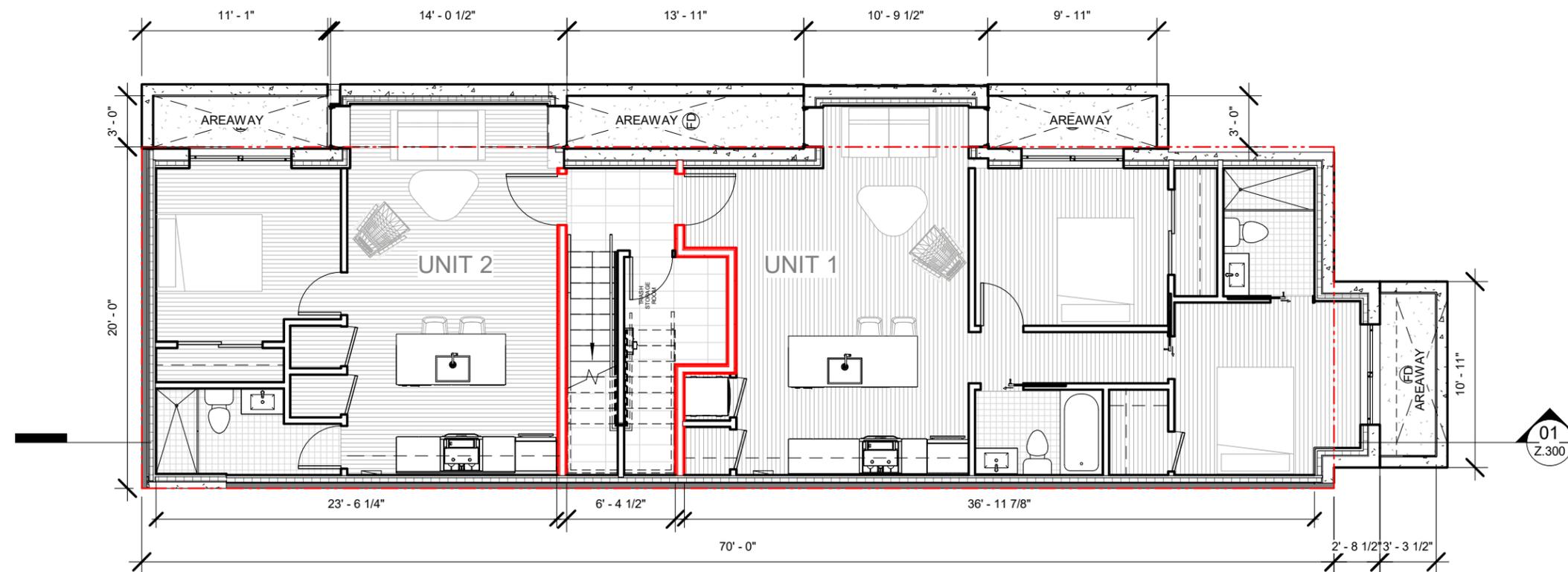
Site Elevations

Z.101

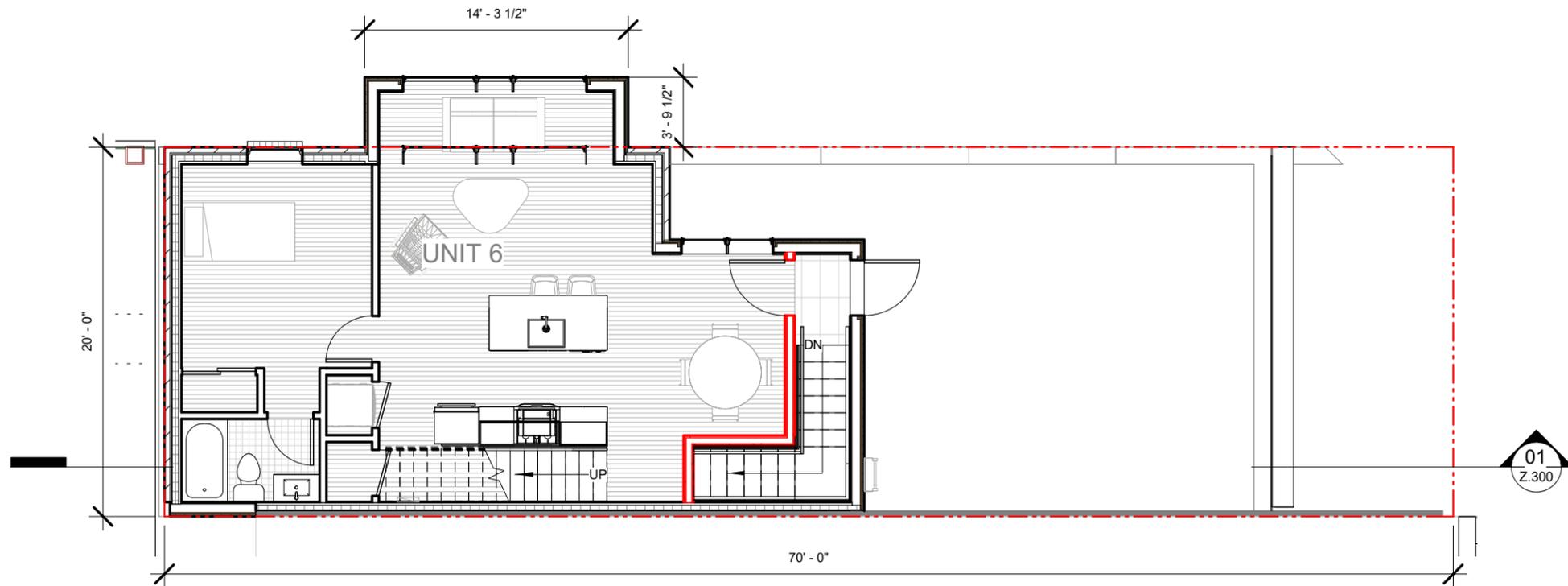
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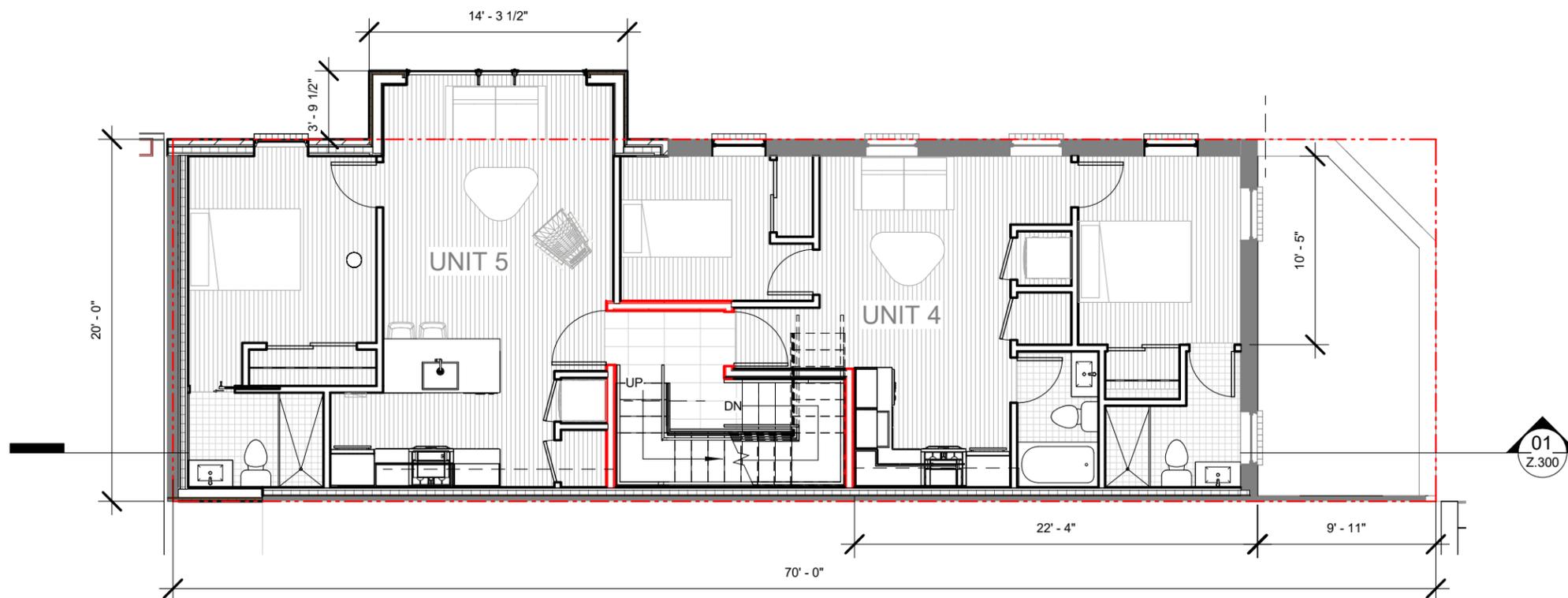
02 Proposed 1st Floor Plan
SCALE 1/8" = 1'-0"



01 Proposed Cellar Plan
SCALE 1/8" = 1'-0"



02 Proposed 3rd Floor Plan
SCALE 1/8" = 1'-0"



01 Proposed 2nd Floor Plan
SCALE 1/8" = 1'-0"

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PROJECT INFORMATION

1400 9TH ST NW MIXED-USE
1400 9th St NW LLC
1400 9TH ST NW WASHINGTON, DC 20001

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ISSUE RECORD

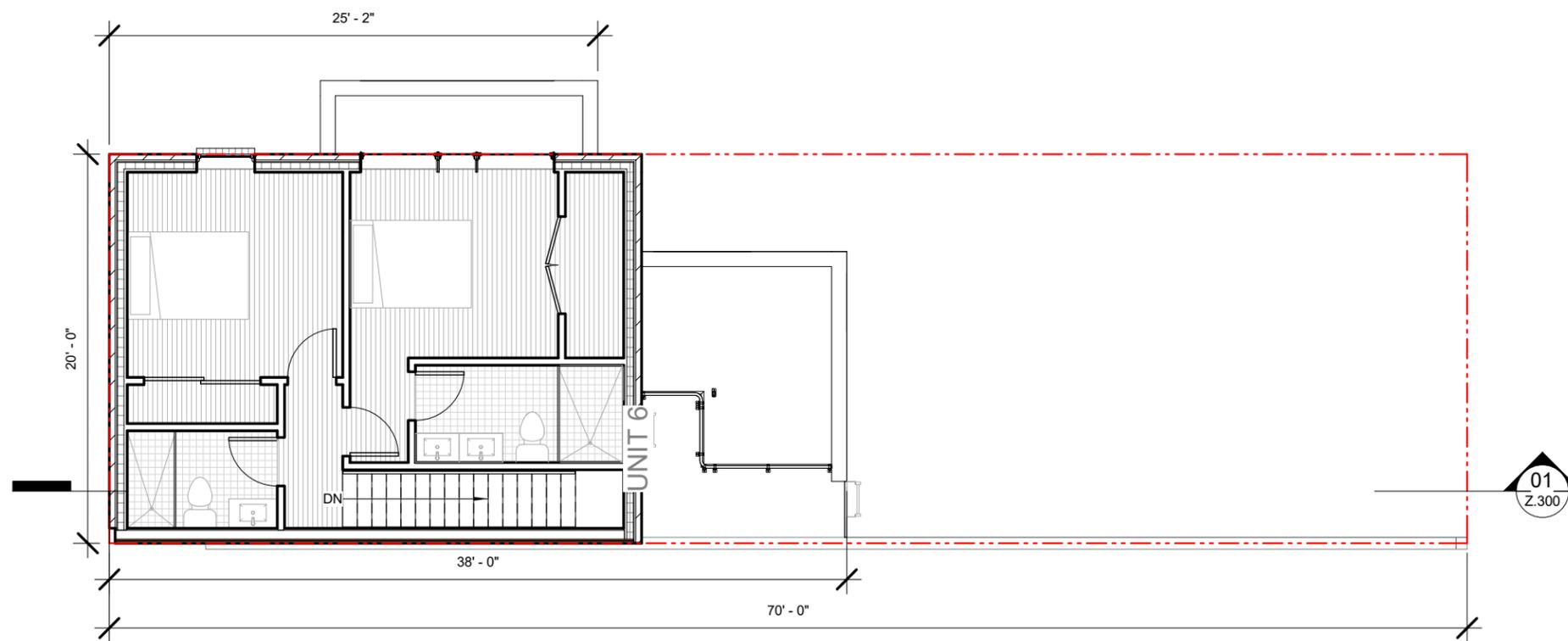
Issue:
Reference Sheet:
Drawing Date: 10/10/18
Drawn By: Author
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

Floor Plans

Z.111

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01 | Proposed 4th Floor Plan
 SCALE 1/8" = 1'-0"



02 Proposed Front Facade - 9th St(East)
 SCALE 1/8" = 1'-0"

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PROJECT INFORMATION

1400 9TH ST NW MIXED-USE
 1400 9th St NW LLC
 1400 9TH ST NW WASHINGTON, DC 20001

PROJECT NUMBER: **2020-02**

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ISSUE RECORD

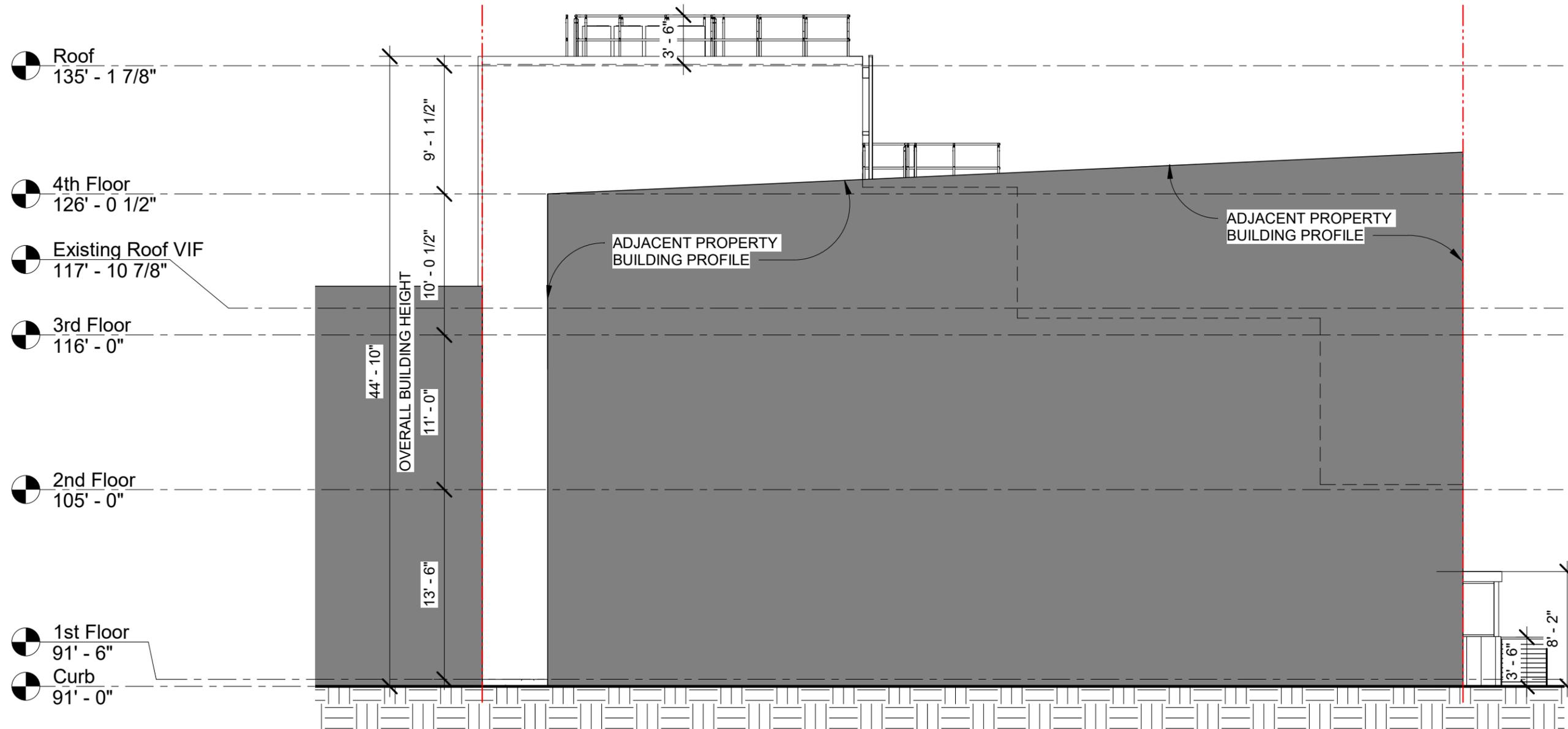
Issue:
 Reference Sheet:
 Drawing Date: 06/09/21
 Drawn By: Author
 Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

Exterior Elevations

Z.200

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01 Proposed West Elevation
SCALE 1/8" = 1'-0"



01 Proposed South Elevation
SCALE 1/8" = 1'-0"

02 Proposed North Elevation
SCALE 1/8" = 1'-0"

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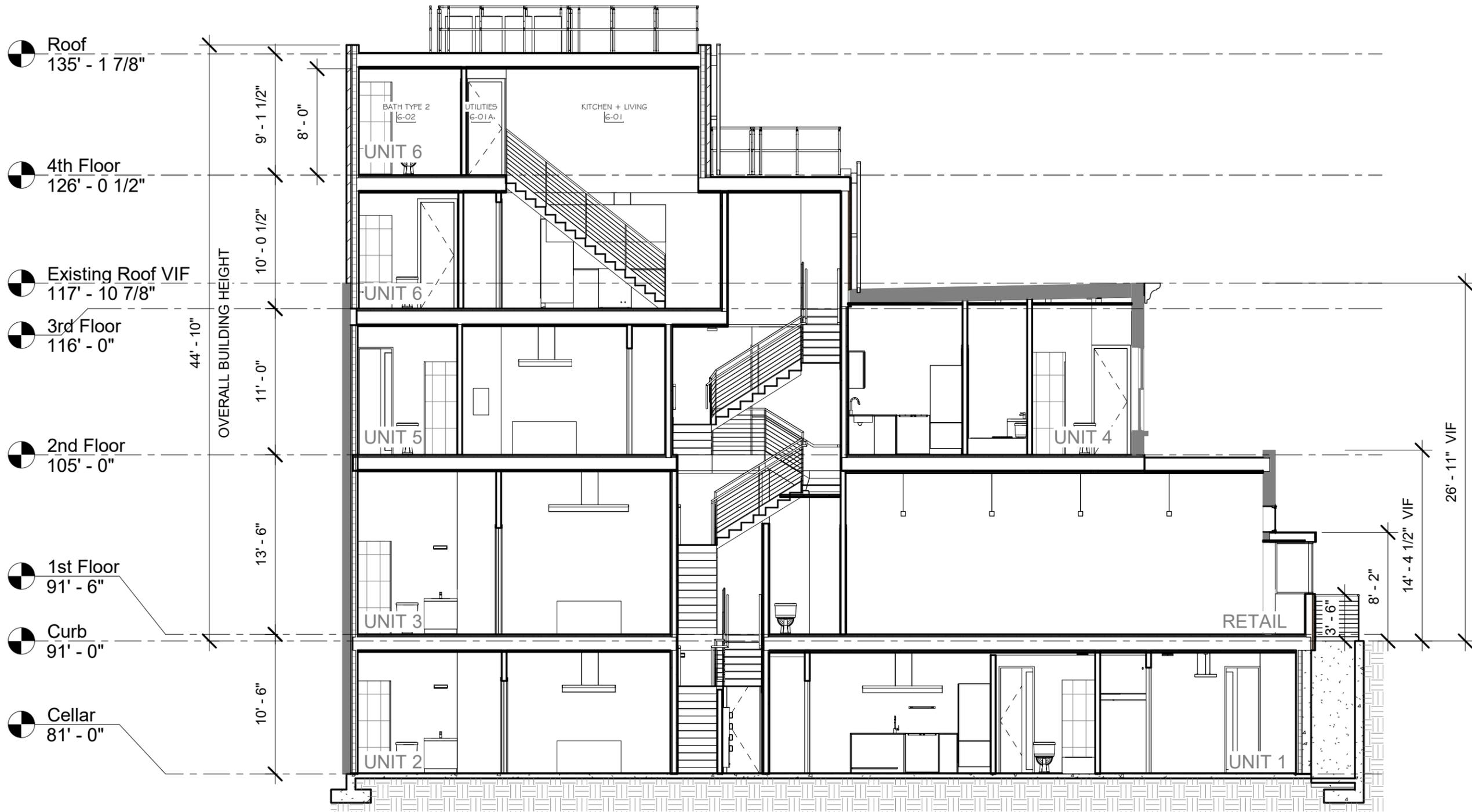
Issue:
Reference Sheet:
Drawing Date: 06/09/21
Drawn By: Author
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

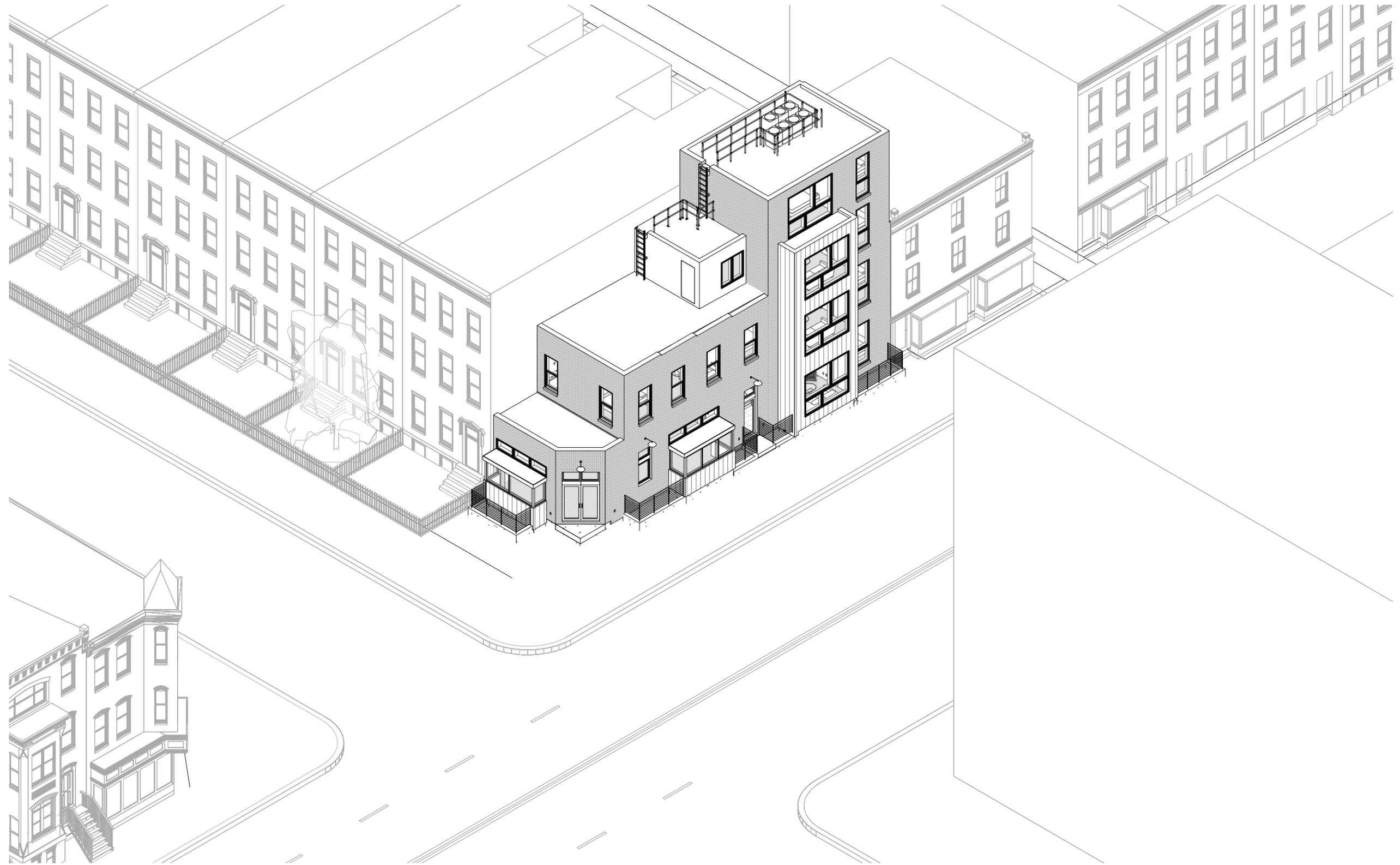
Exterior Elevations

Z.202

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01 Longitudinal Section BZA
 SCALE 1/8" = 1'-0"



01 | Axonometric
SCALE

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DRAWING INFORMATION

Axonometric View

Z.400

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01. VIEW FROM ACROSS O ST NW



02. VIEW FROM INTERSECTION

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 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Perspectives

Z.500

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01. VIEW FROM ACROSS 9TH ST NW AND SOUTH OF O ST NW FACING NW



02. VIEW FROM ACROSS 9TH ST NW AND NORTH OF O ST NW FACING EAST

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 Drawing Scale:

DRAWING INFORMATION

Perspectives

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01. VIEW FROM ACROSS 9TH ST NW AND NORTH OF O ST NW FACING SW



02. VIEW FROM ACROSS INTERSECTION OF 9TH ST NW AND O ST NW, FACING WEST



01. VIEW FROM SIDEWALK AT CORNER OF 9TH ST NW AND O ST NW



02. VIEW FROM SIDEWALK AT 9TH ST NW LOOKING SOUTH