

# 1709 17th Street NW Washington DC 20009 USA

BZA CASE NO. SMD 2B04  
ABDOLLAH POOZESH  
AUGUST 24, 2021

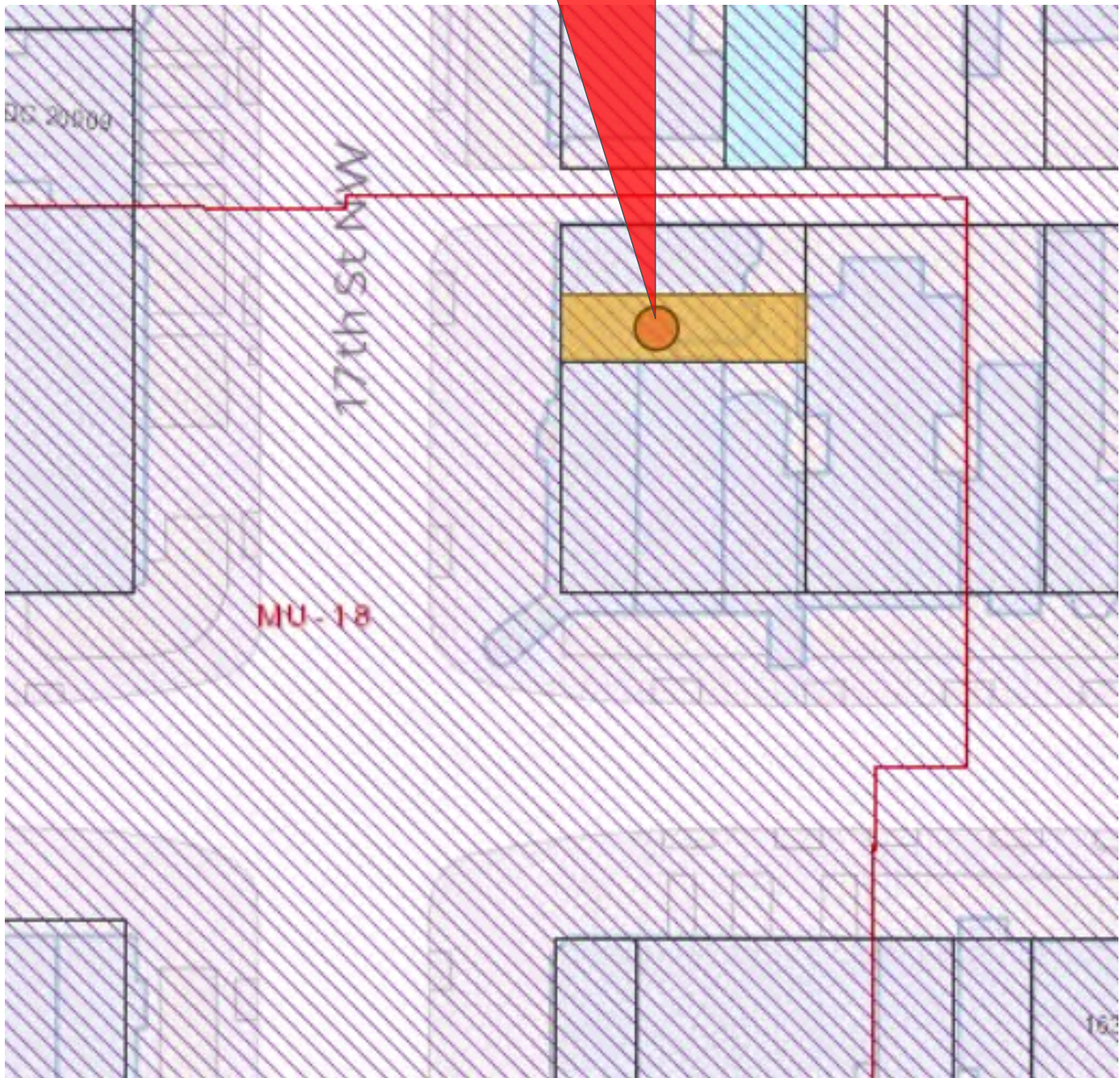
## Overview of Project and Requested Relief

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

9/9/21





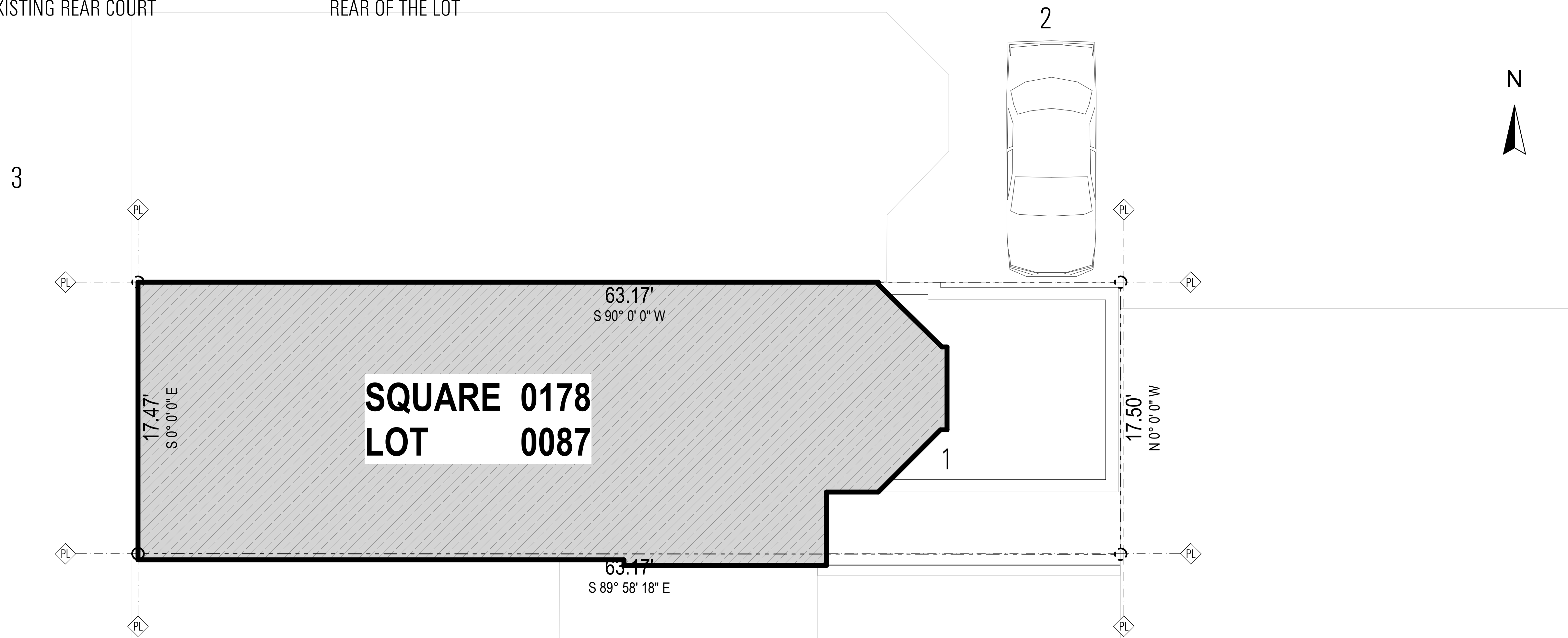


Development Standards								
	Floor Area Ratio (max.) <sup>1</sup>	Height (ft.)	Penthouse Height (ft./Stories)	Lot Occupancy (percentage)	Rear Yard (ft.) <sup>2,3,4</sup>	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-18	3.5	65	12 (1 story)	100	15 ft.	None required; however, if a side 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)			8 ft. for a single-family detached or semi-detached dwelling		
	1.5 (non-residential)							

1 - NORTH EAST VIEW FROM EXISTING REAR COURT

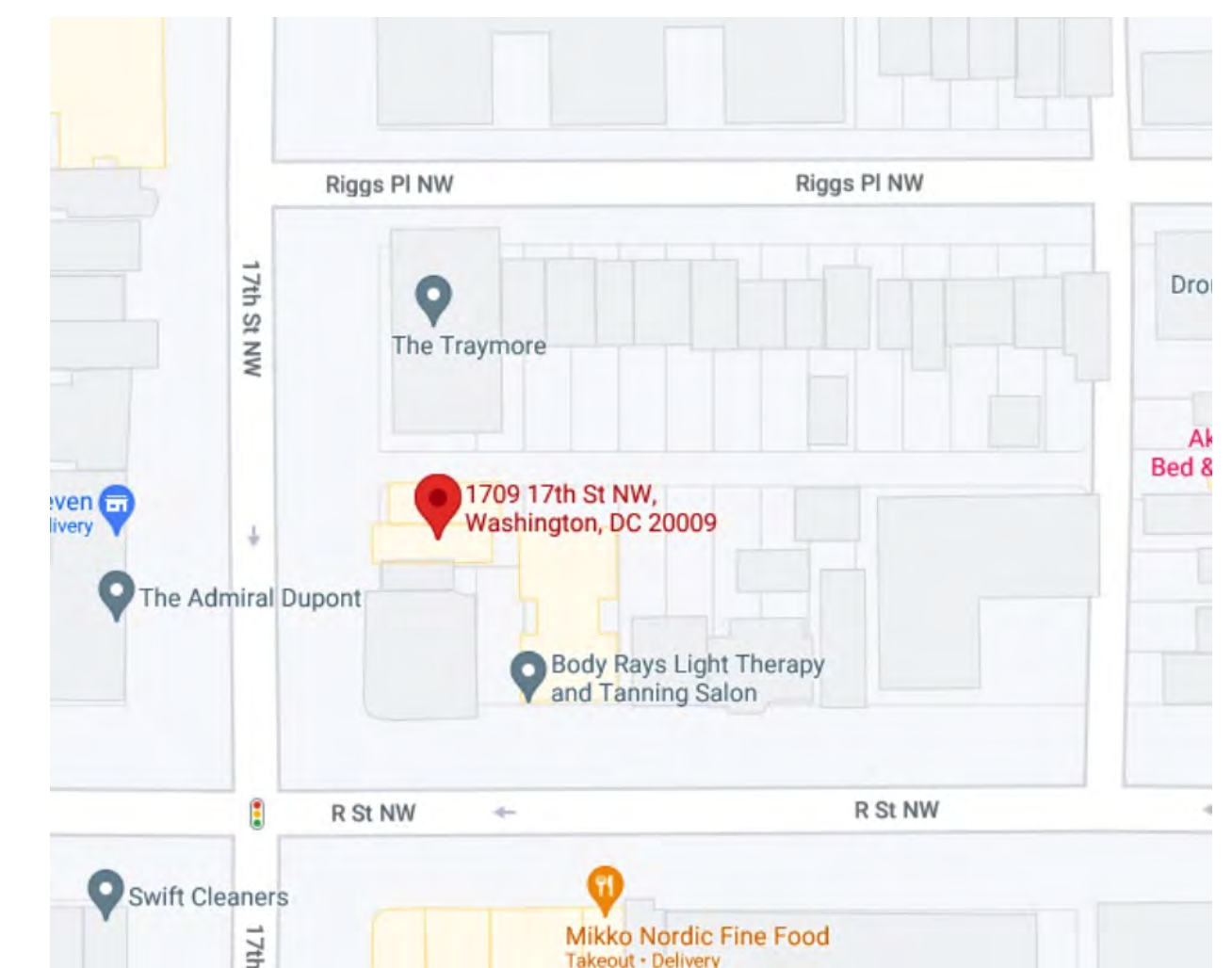
2 - SOUTH VIEW FROM ALLEY TOWARD REAR OF THE LOT

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



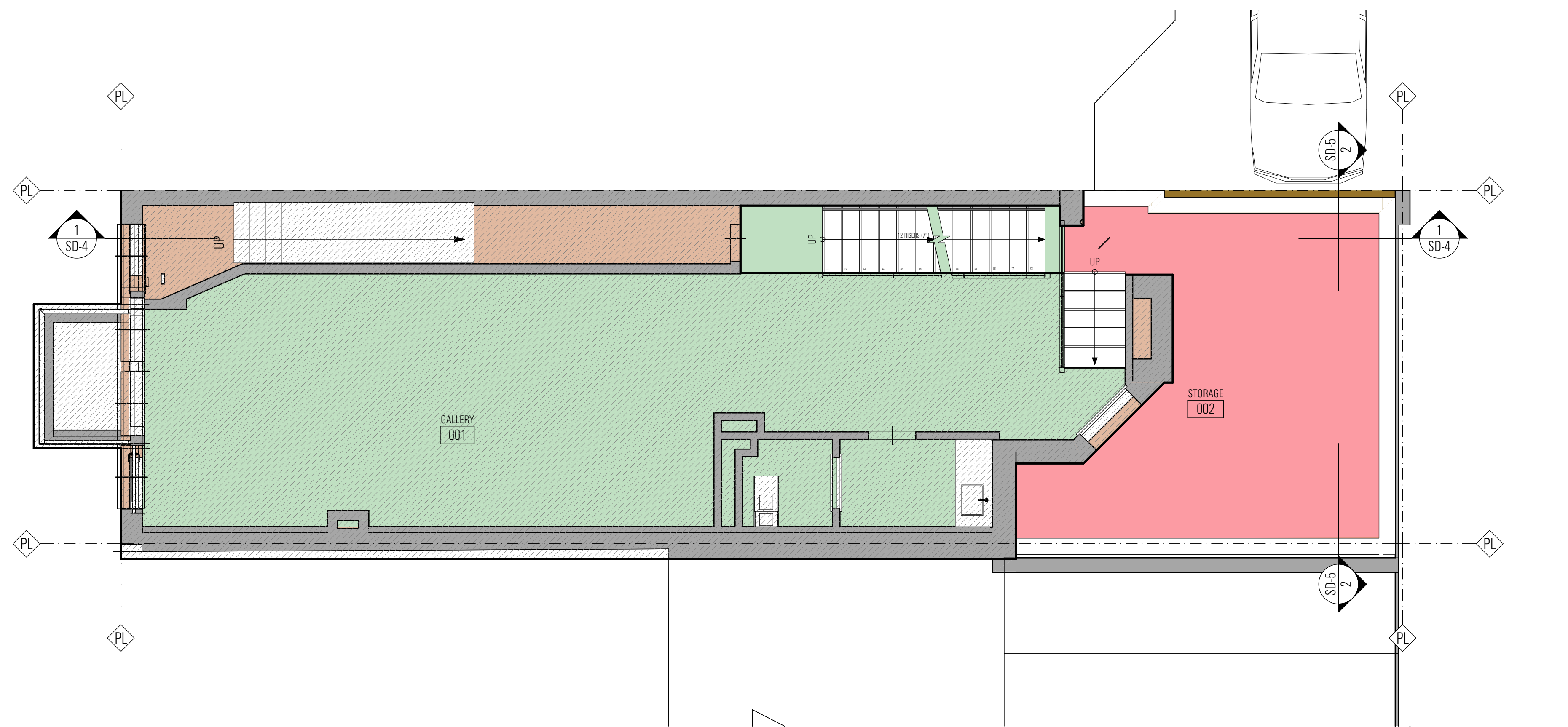
VICINITY MAP

SITE SCHEMATIC

SD-1

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





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

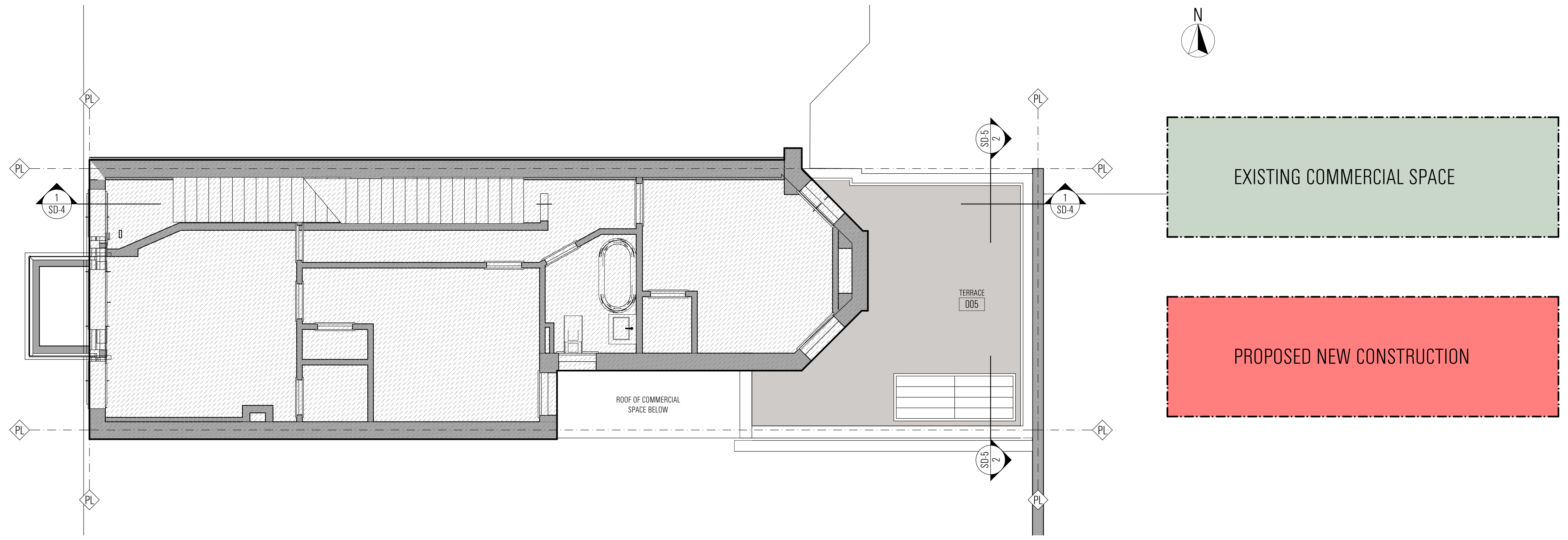
FLOOR PLANS

SD-2

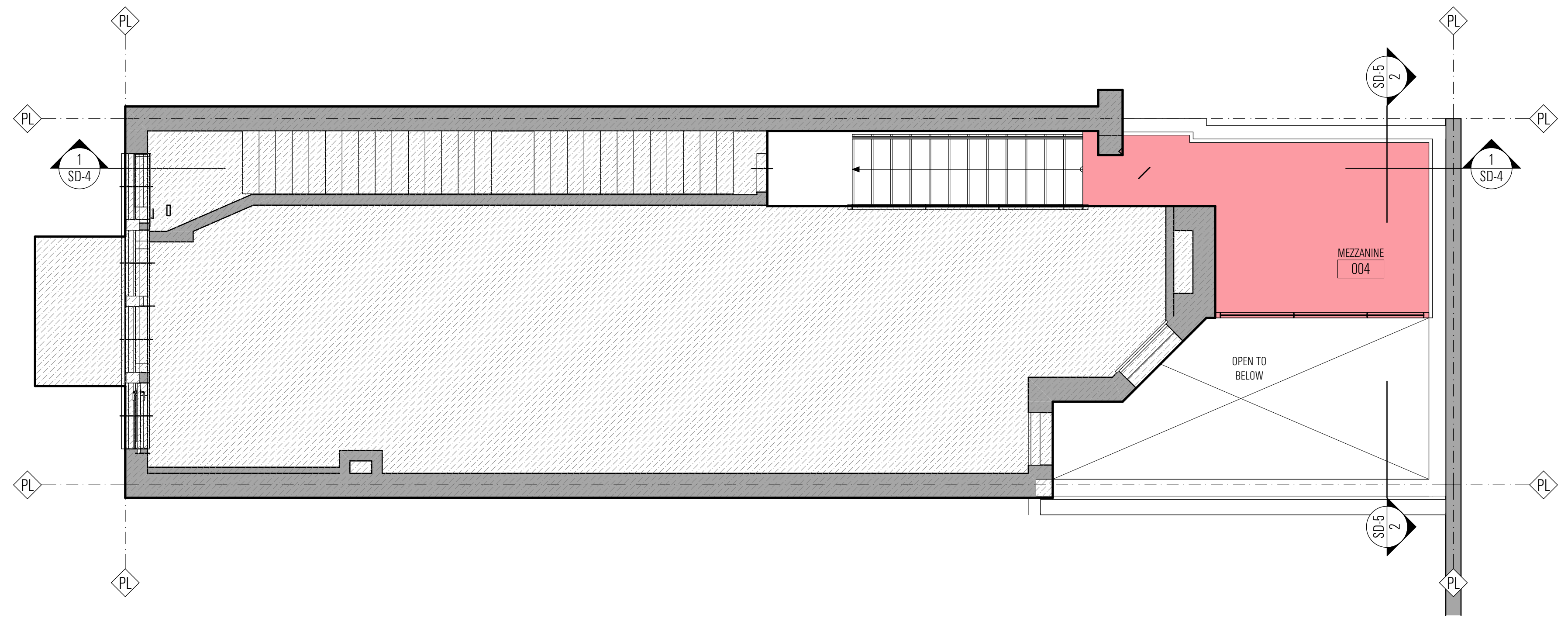
PICASSO GALLERY  
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2 2nd FLR  
SCALE: 1/4" = 1'-0"

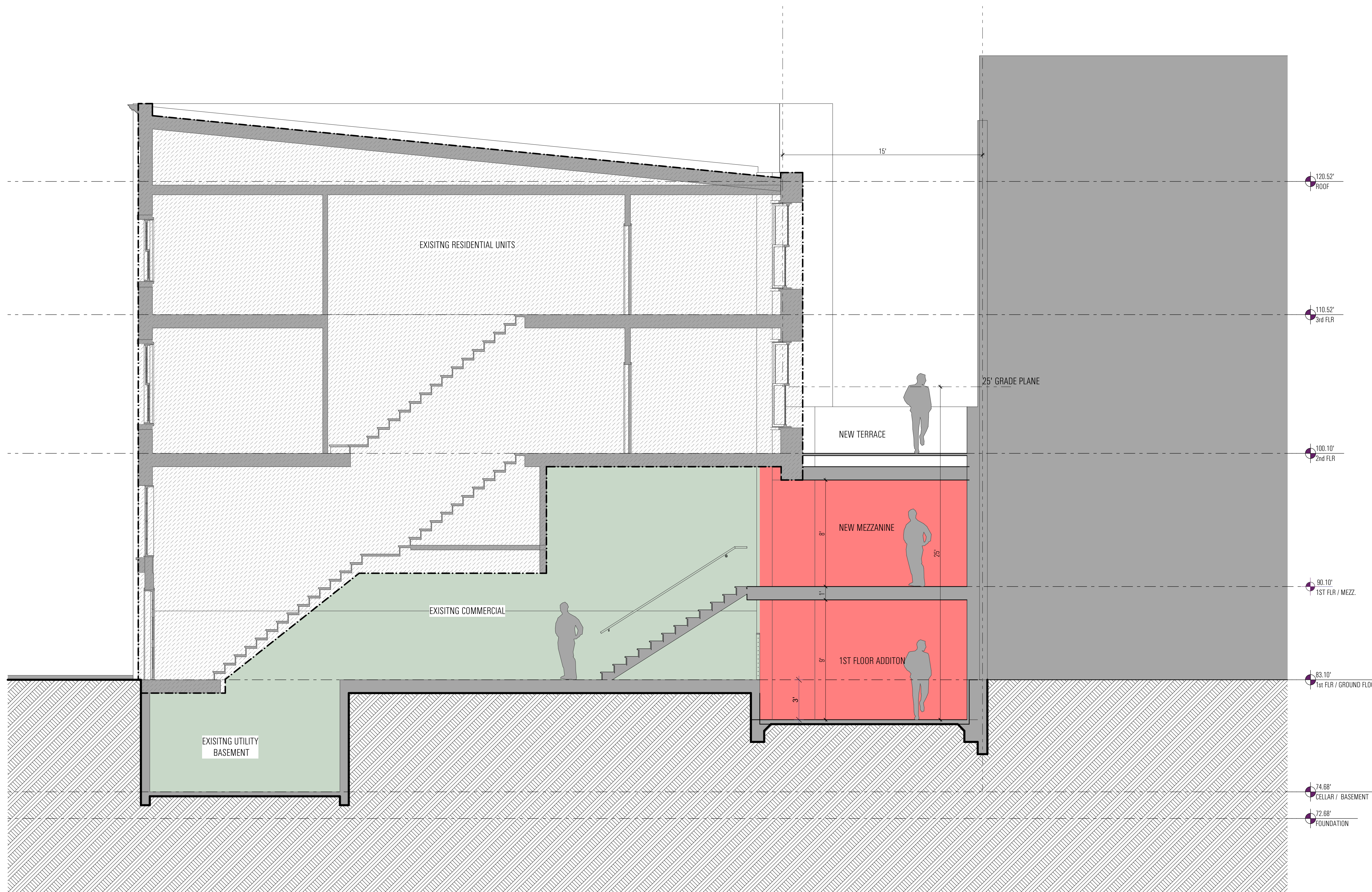


1 1st FLR / MEZZ  
SCALE: 1/4" = 1'-0"

FLOOR PLANS

SD-3





EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION

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

BLDG SECTION

SD-4

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

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EXISTING COMMERCIAL SPACE

PROPOSED NEW CONSTRUCTION

EXISTING RESIDENTIAL UNITS

EXISTING COMMERCIAL

EXISTING UTILITIES BASEMENT

NEW DECK

1ST FLOOR ADDITON

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

72.68' FOUNDATION

LEVEE PARKING

TERRACE

NEW MEZZANINE

1ST FLOOR ADDITON

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

BLDG. SECTION

SD-5

PICASSO GALLERY  
SCHEMATIC DESIGN - PRELIMINARY APPROVAL REVIEW

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BORDERING WALL ROSEBUD LIQUOR TO THE NORTH



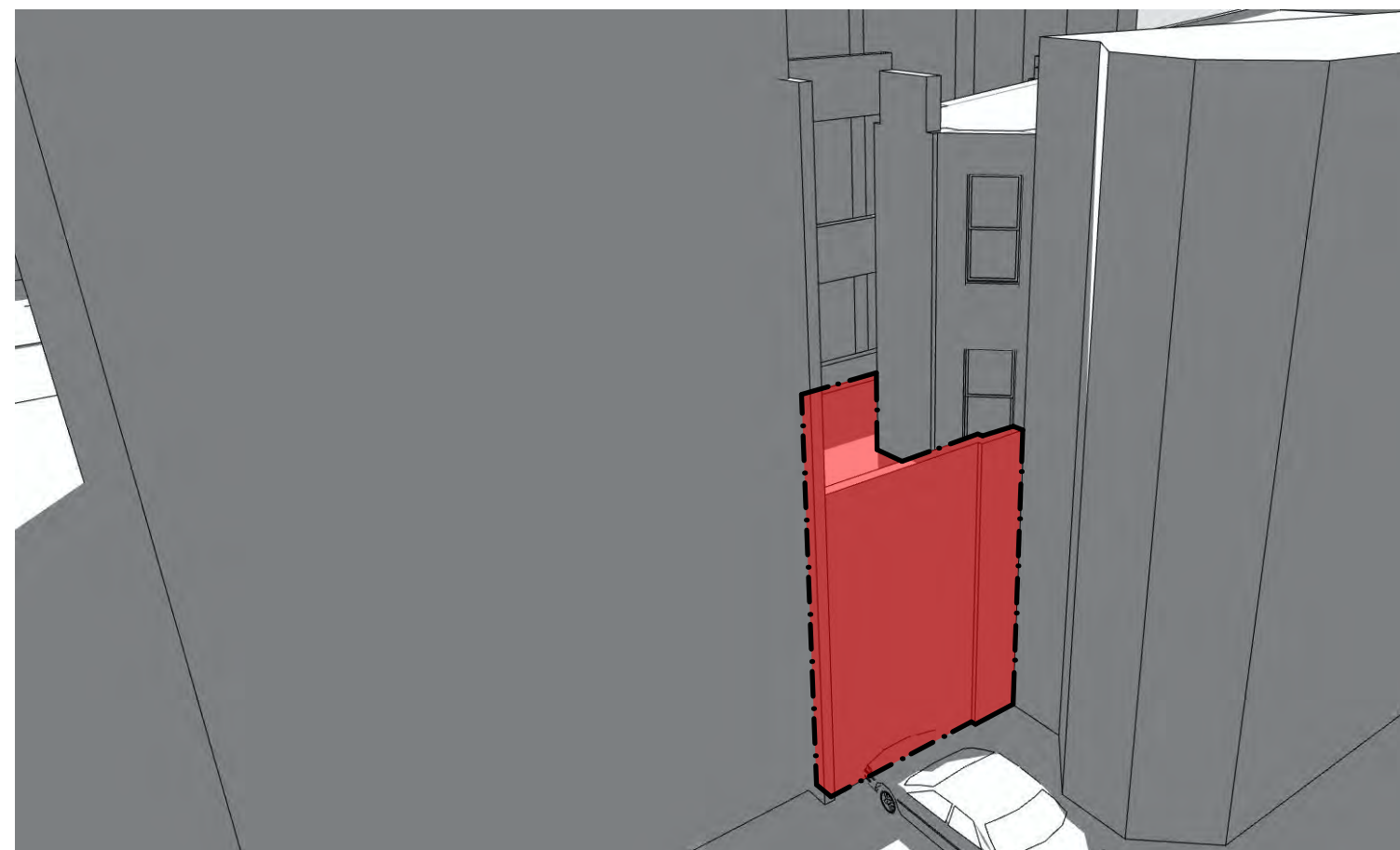
PICASSO GALLERY WALL AT THE REAR



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



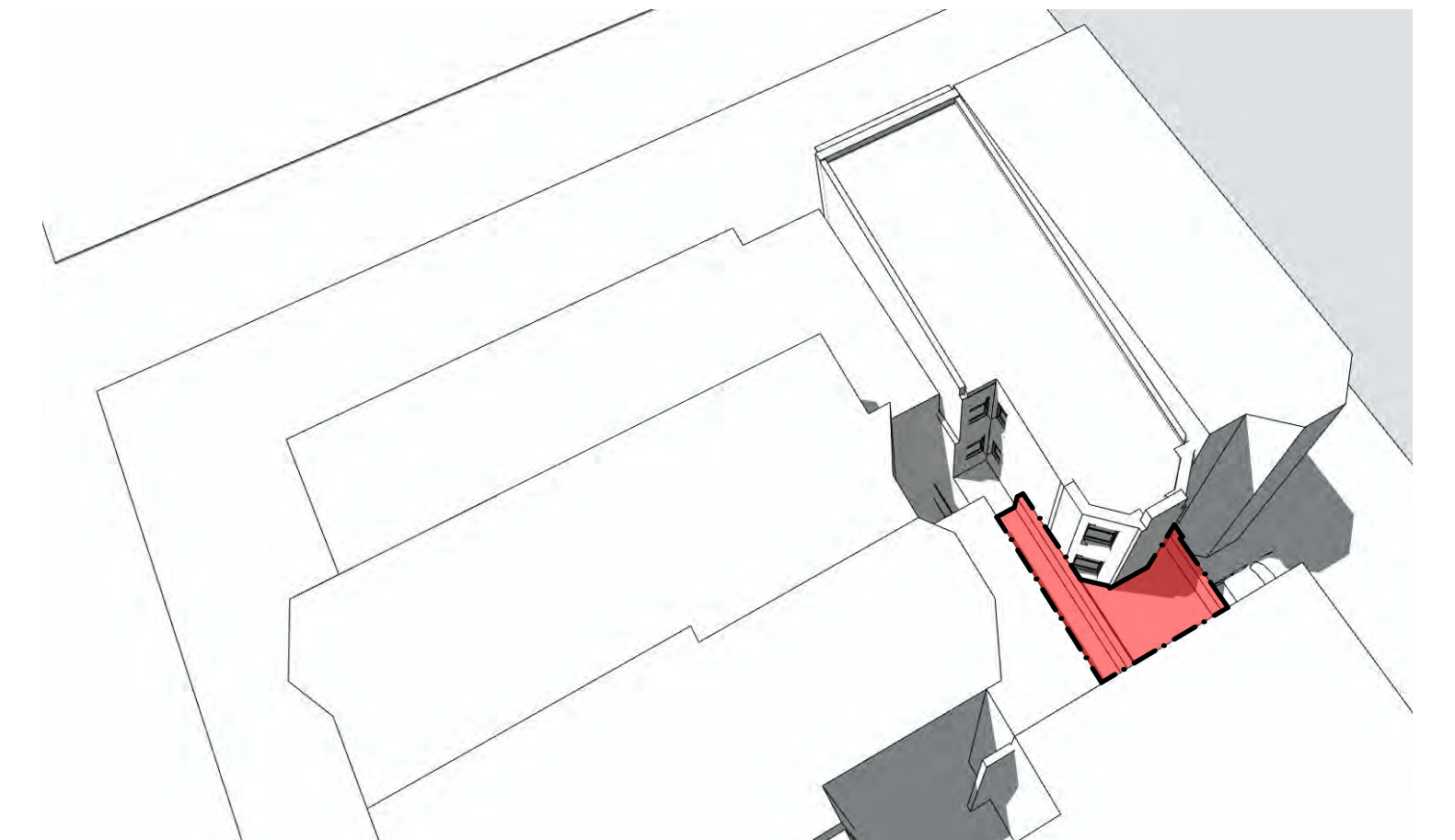
VIEW FROM ALLEY LOOKING  
TOWARD SOUTH PROPERTY LINE



NEIGHBORS WALL ON OUR EAST PROPERTY LINE



SOUTH PROPERTY LINE AT NEW DEVELOPMENT WALL



SITE MASSING / PHOTOGRAPHIC EXHIBITS

SD-6