

BZA Application:
1612-1616 Seventh Street NW
BZA Case No. 19254

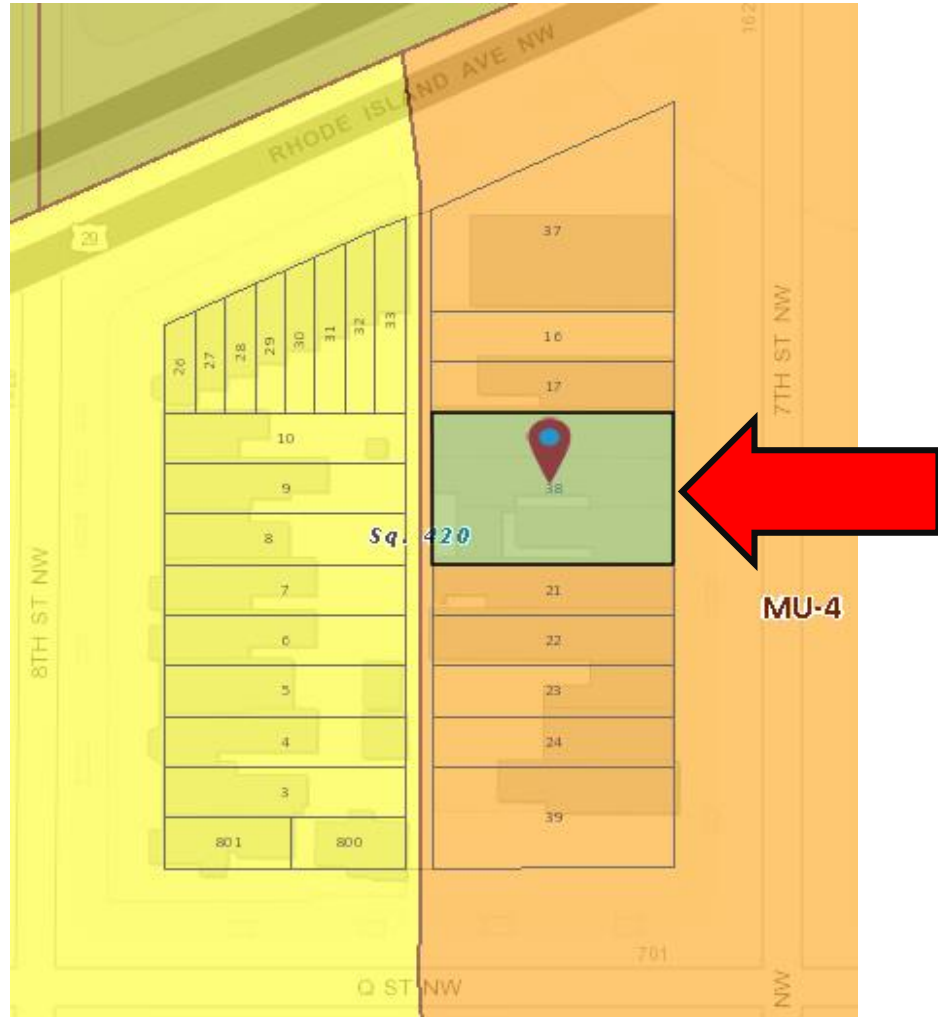
Presented by:
Meridith H. Moldenhauer
Griffin, Murphy,
Moldenhauer & Wiggins, LLP

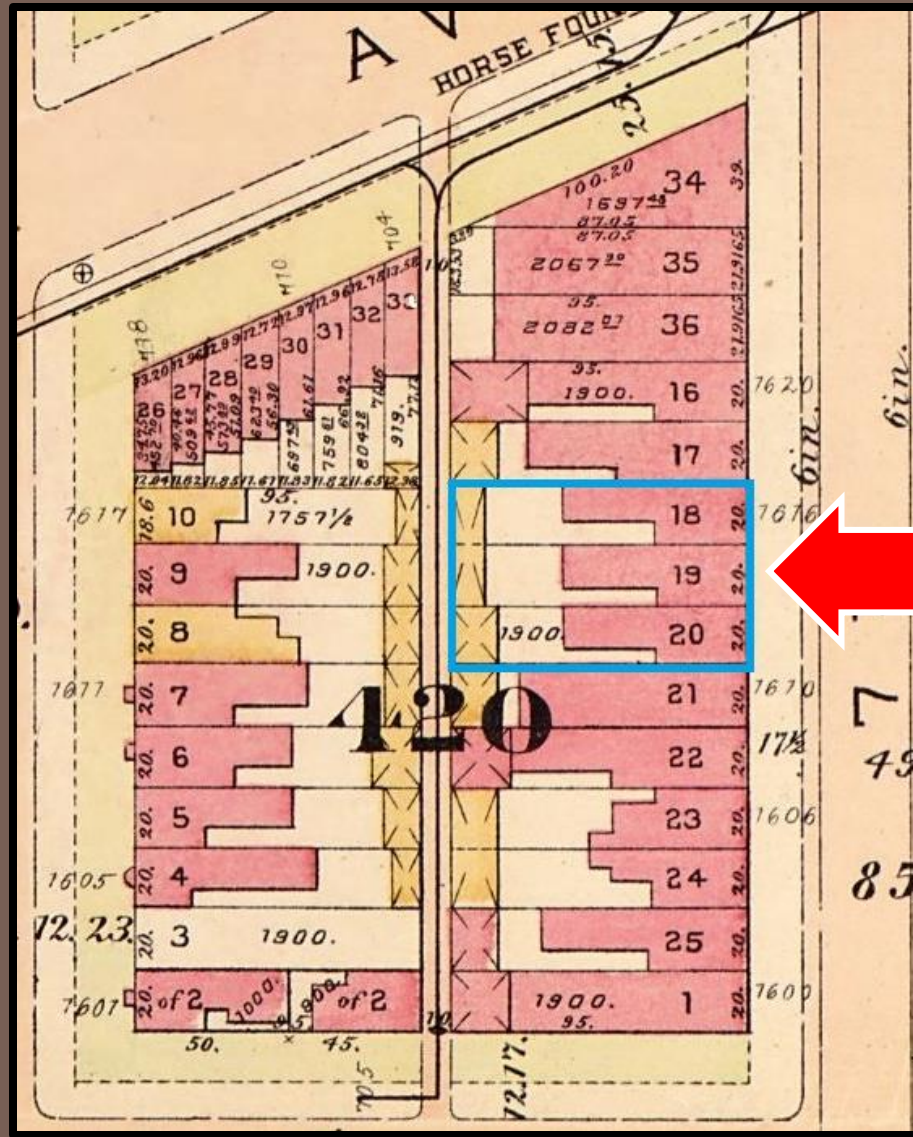


Board of Zoning Adjustment
District of Columbia
CASE NO. 19254
EXHIBIT NO. 54

The Property

MU-4 Zone





The Project

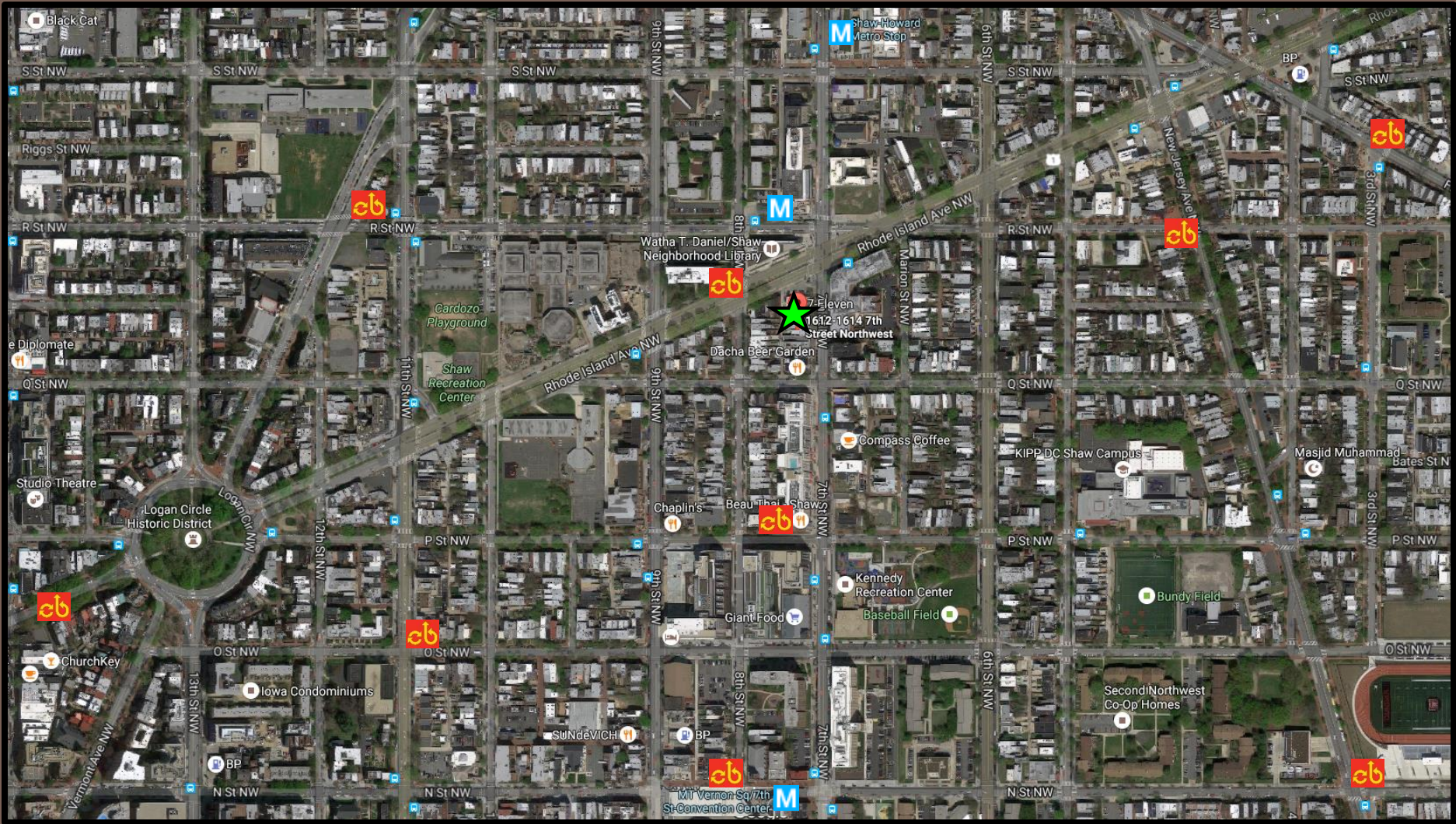
- Rehabilitate and add to a contributing structure in the Shaw Historic District.
- Renovate and convert the existing buildings at the Property into a mixed-use building with residential and retail space.
- A new third story and penthouse while retaining the historic façade and party walls.



Ariel View

Transit-Rich Area

- Metro
 - ▣ 0.08 miles (Shaw-Howard Metro Station)
 - ▣ 0.4 miles (Mt. Vernon Square/7th Street Convention Center)
- Metrobus
 - ▣ 9 routes in proximity to Property
- Zipcar
- Capital Bikeshare



Transit Map



1



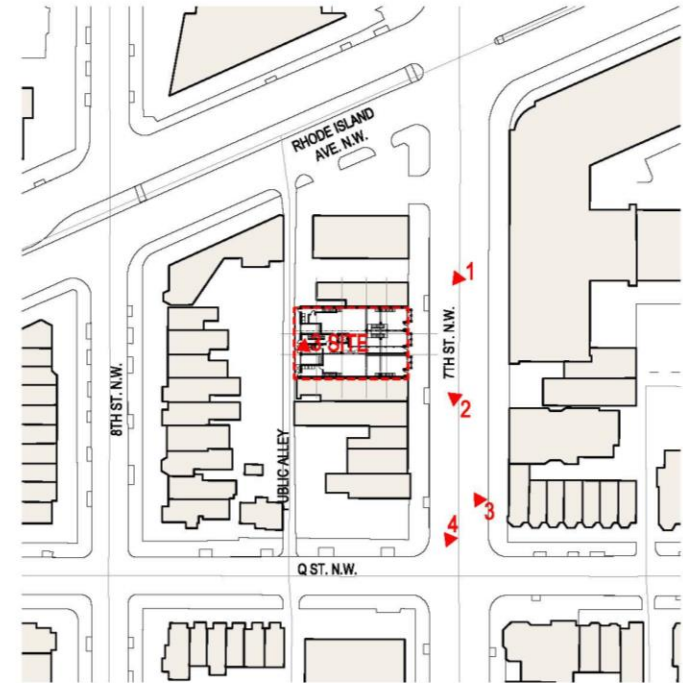
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3



4



1 KEYPLAN
SCALE: 1:100



Context



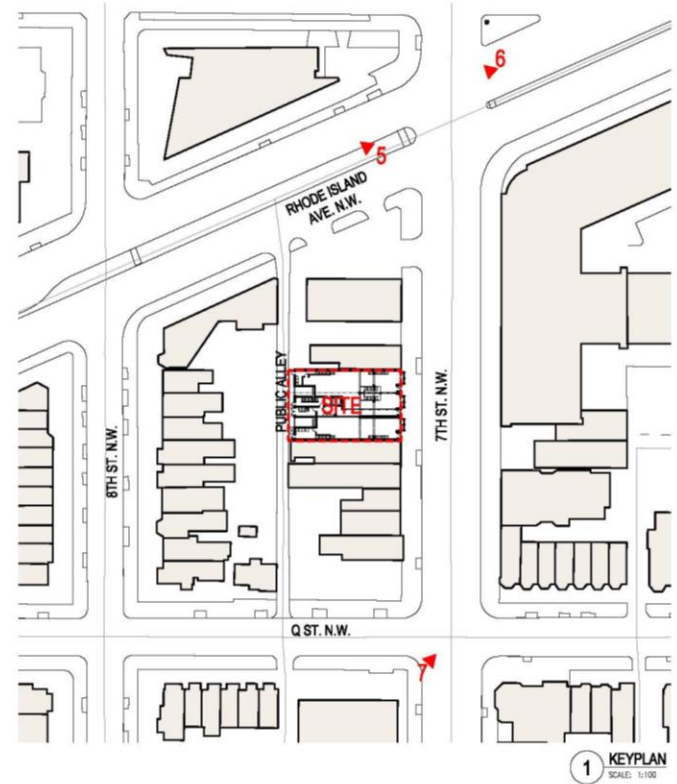
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6



7





HISTORIC FACADE



CORNICE DETAIL



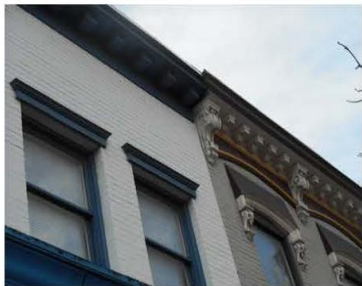
CORNICE DETAIL



WINDOW DETAIL



WINDOW HEAD DETAIL



BUILDING @ PROPERTY LINE



WINDOW HEAD DETAIL



BUILDING @ PROPERTY LINE



Historical Façade



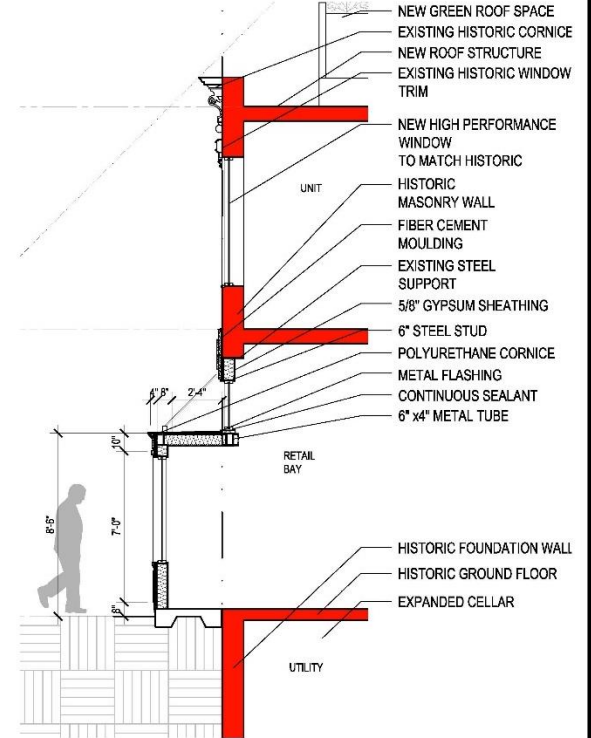
1 EXISTING FACADE PHOTO
SCALE: N.T.S.

- HISTORIC FRIEZE AND CORNICE
- EXISTING NON-HISTORIC METAL COVER
- HISTORIC PAINTED MASONRY WALL
- HISTORIC WINDOW TRIM
- HISTORIC WINDOW SILL
- WOOD MOLDING
- WOOD PANEL
- EXITING WINDOW LOCATION
- DOOR OPENING
- EXITING WINDOW LOCATION



2 PROPOSED BUILDING ELEVATION
SCALE: 3/16" = 1'

- RESTORE HISTORIC FRIEZE AND CORNICE
- REMOVE NON-HISTORIC METAL COVER
- REFINISH HISTORIC WINDOW TRIM
- REPLACE WINDOW TO MATCH STYLE OF HISTORIC
- RETAIN HISTORIC WINDOW SILL
- STRIP PAINT FROM HISTORIC MASONRY
- FIBER CEMENT MOLDING
- BAY PROJECTION AND DISPLAY WINDOW
- POLYURETHANE CORNICE
- TRANSOM WINDOW
- NEW TRIM AND MULLIONS TO MATCH HISTORIC COLOR SCHEME
- REPLACE NON-HISTORIC DOOR



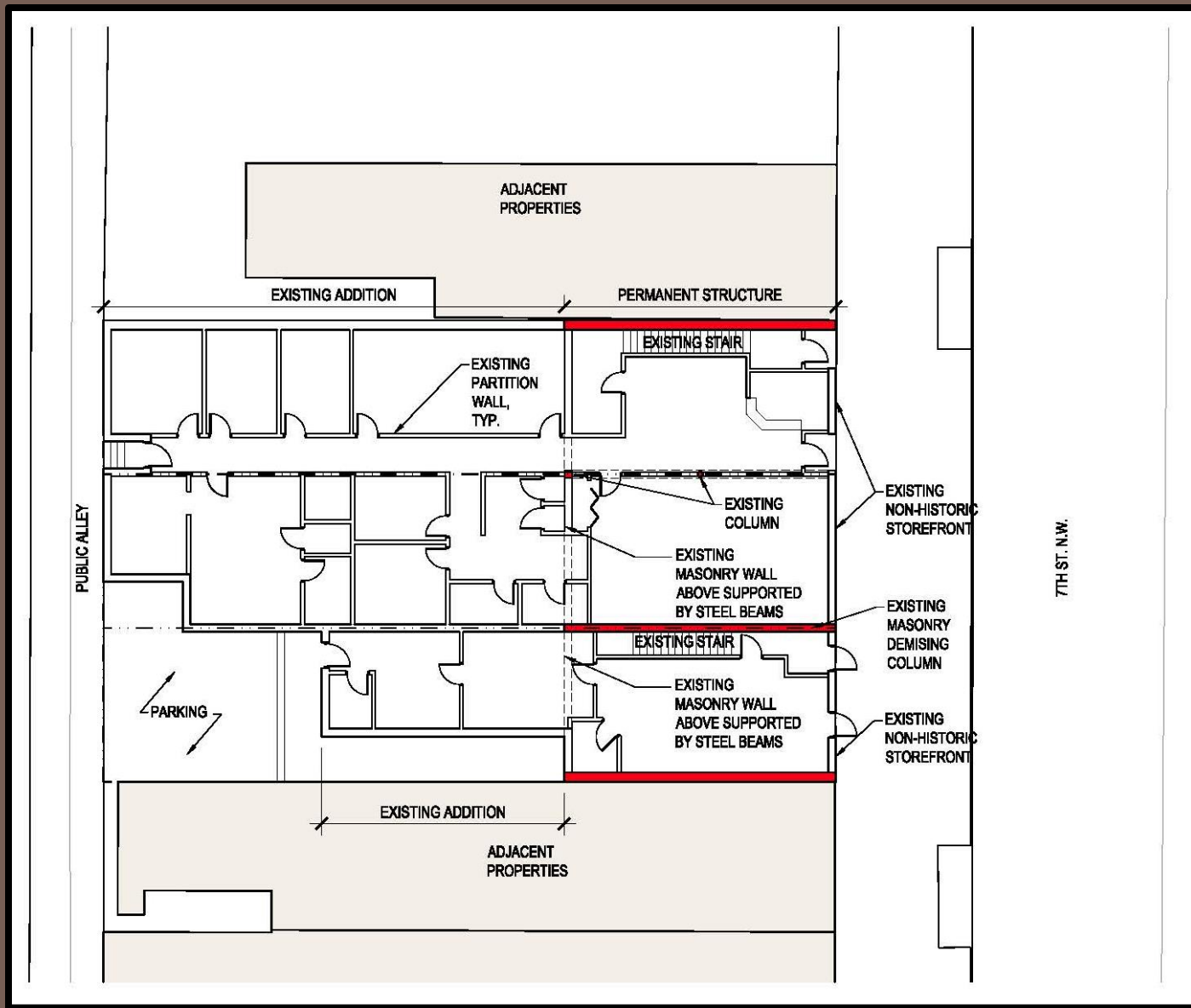
3 ENLARGED BAY SECTION
SCALE: 3/16" = 1'

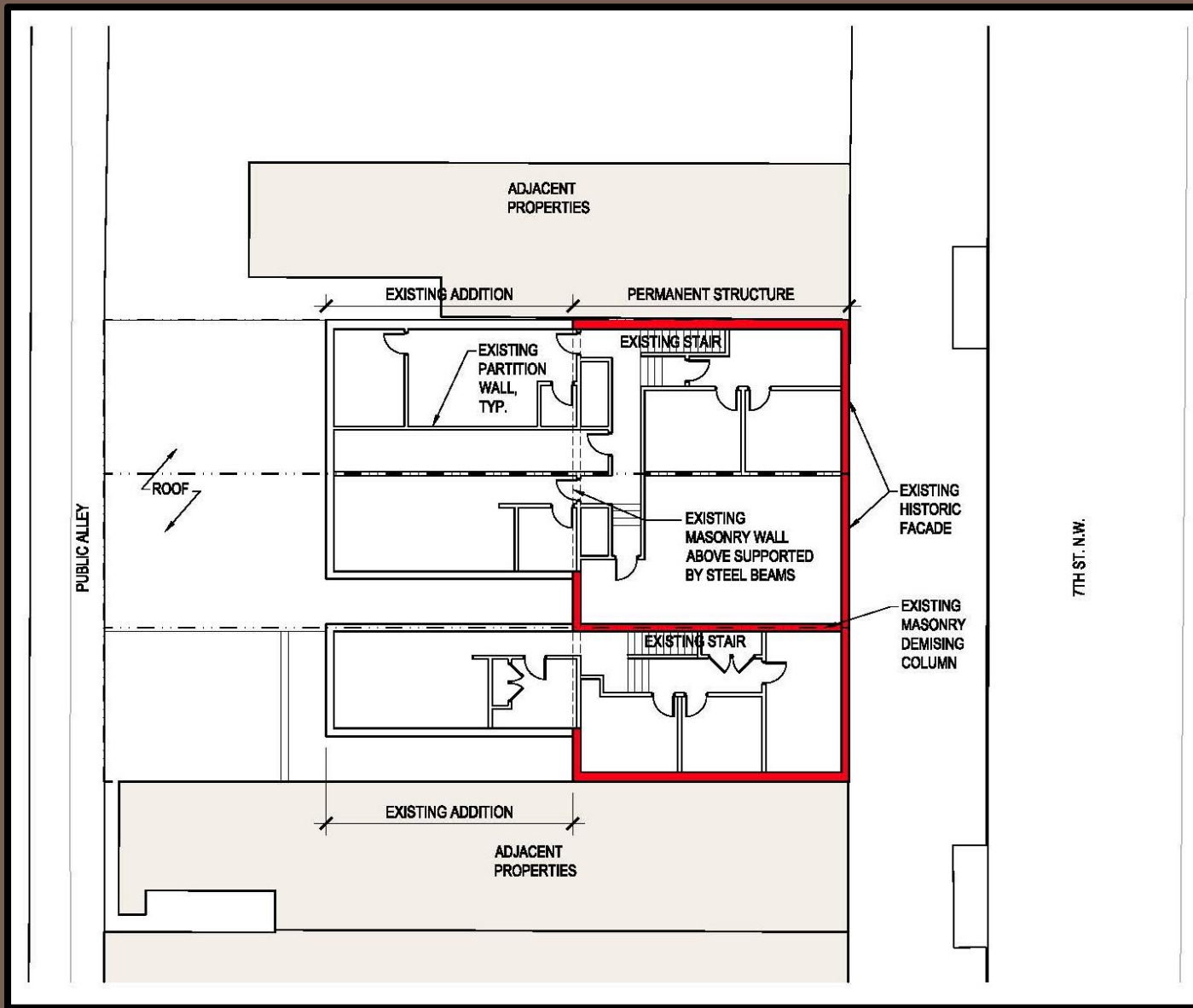


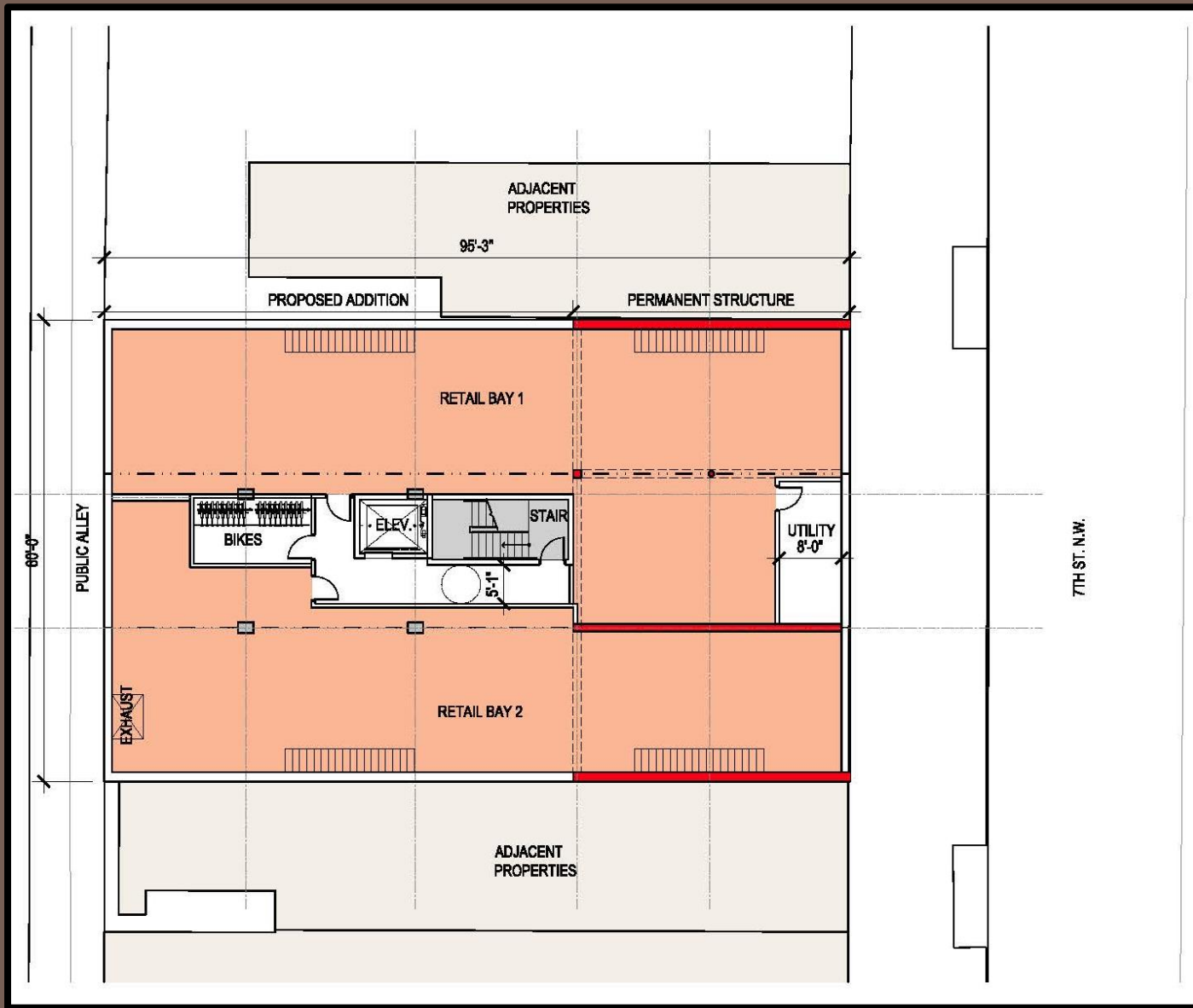
4 KEY ELEVATION
SCALE: 1/64" = 1' - 0"

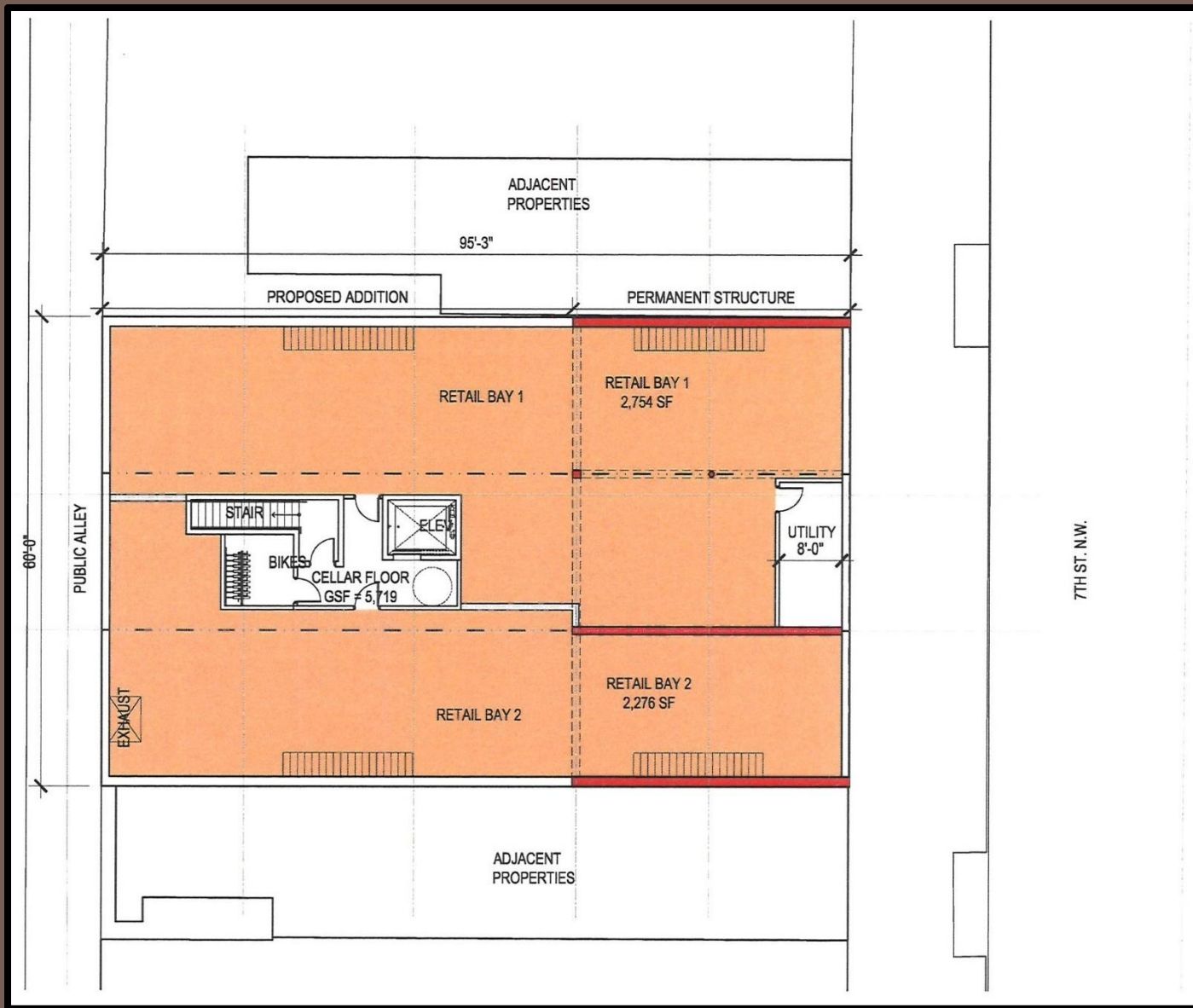


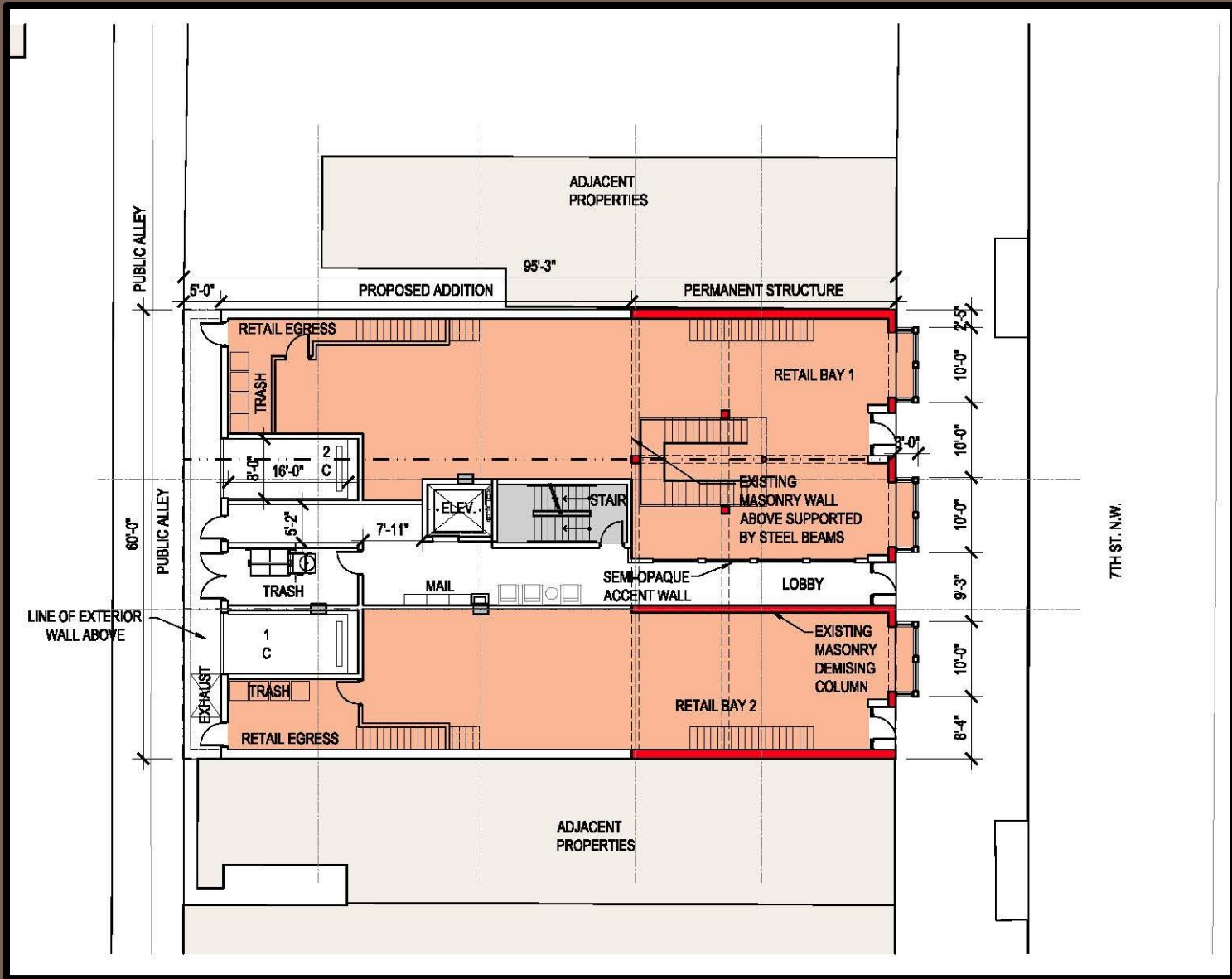
Historical and Proposed Elevation Details

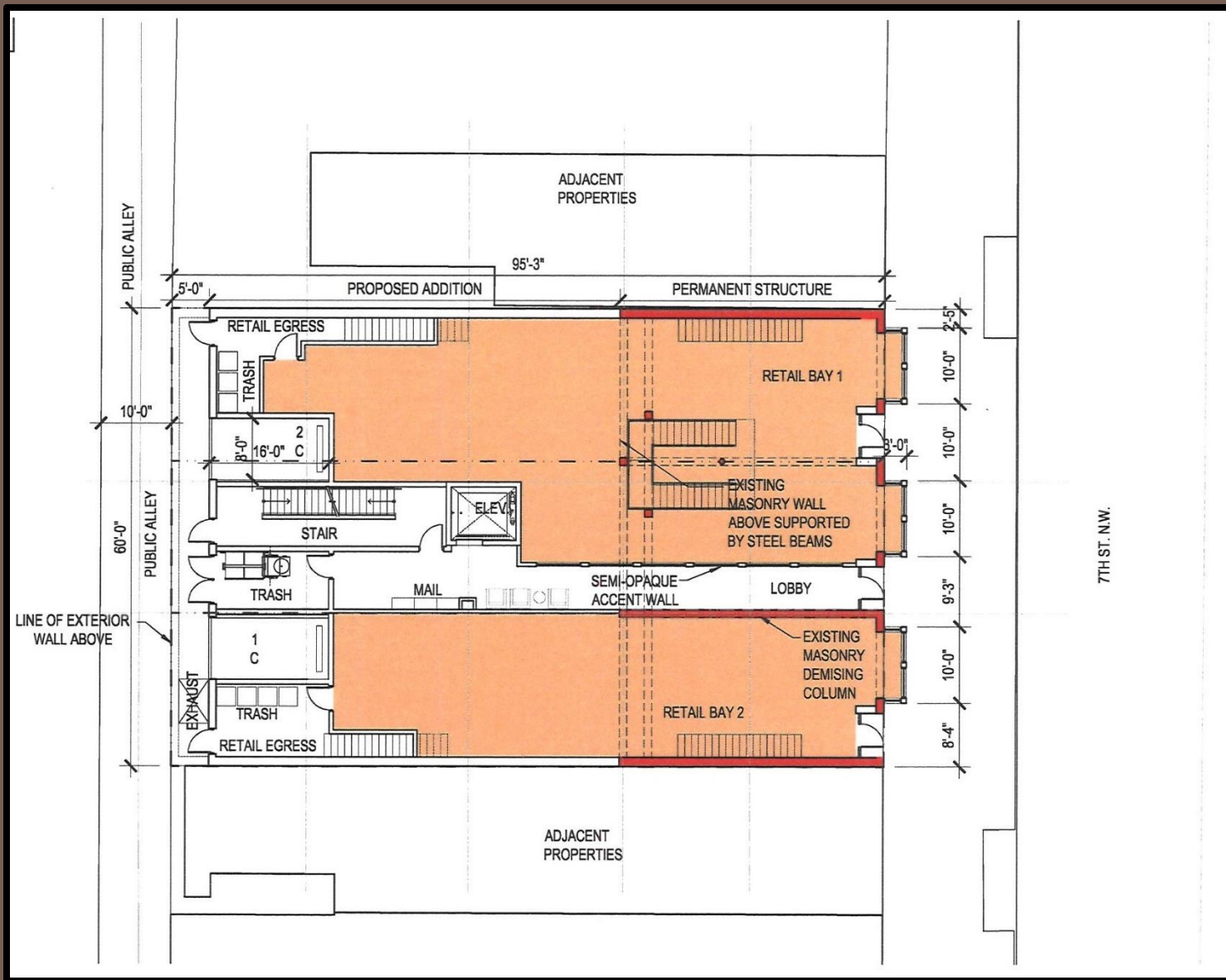


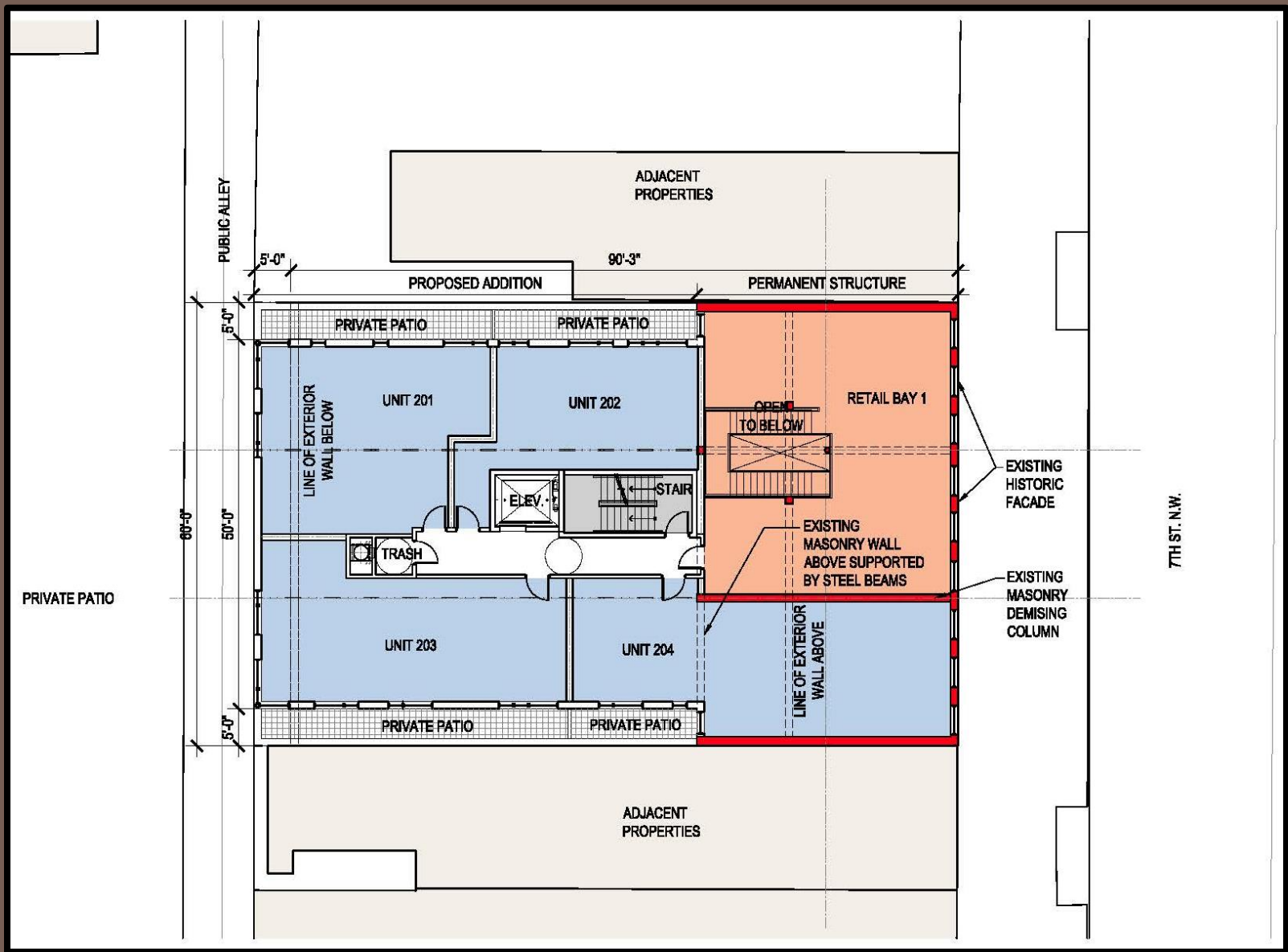


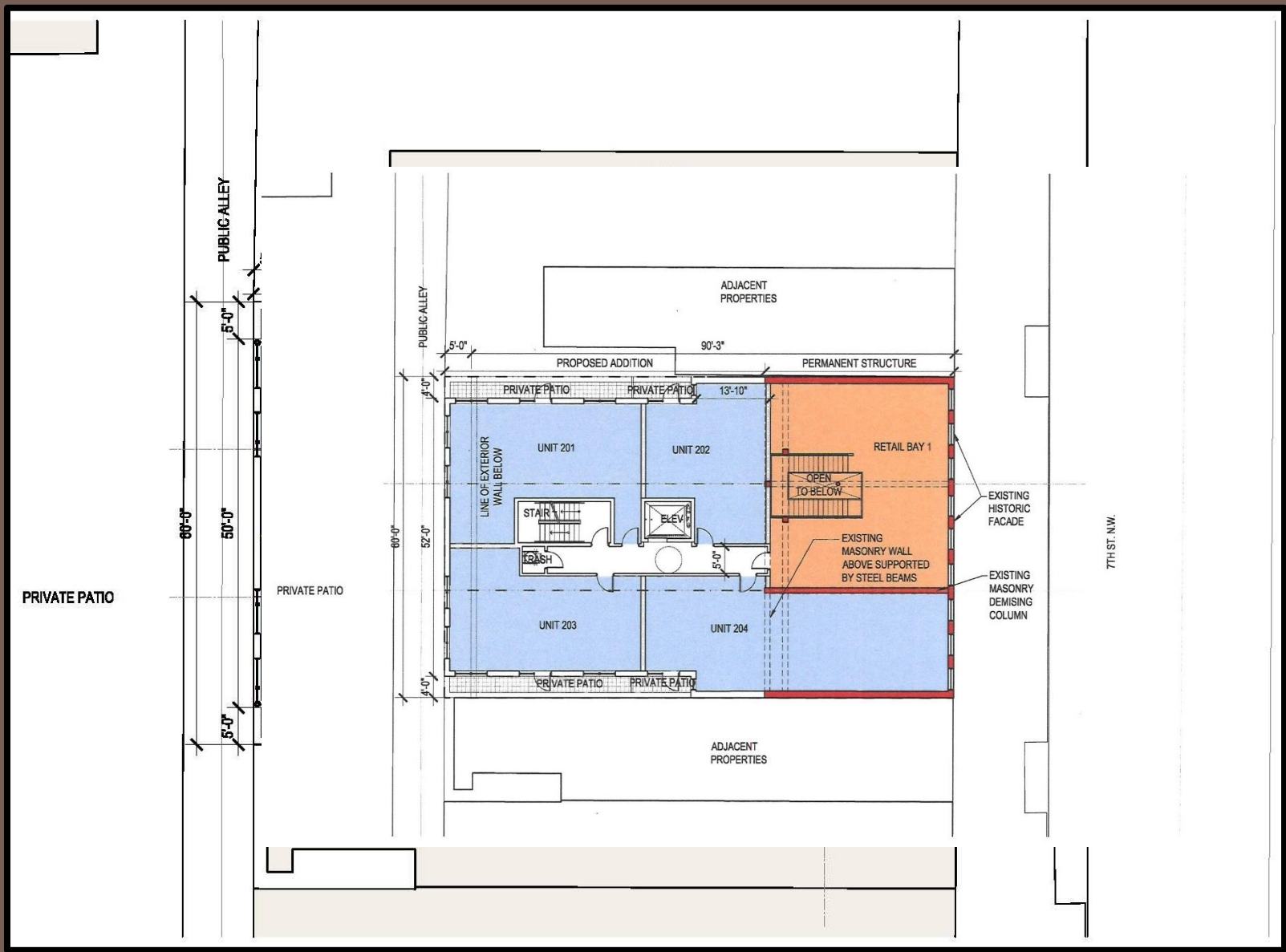




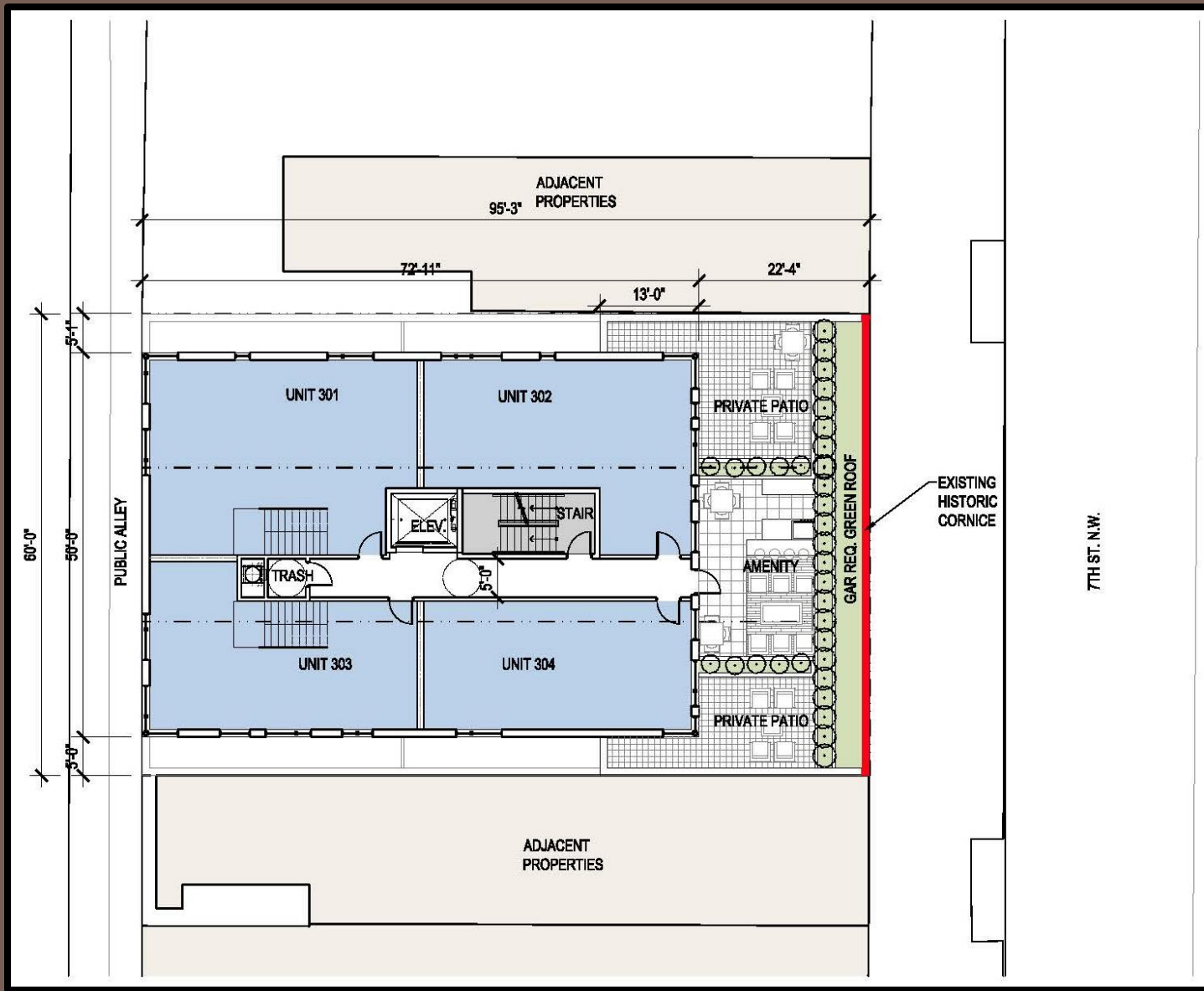


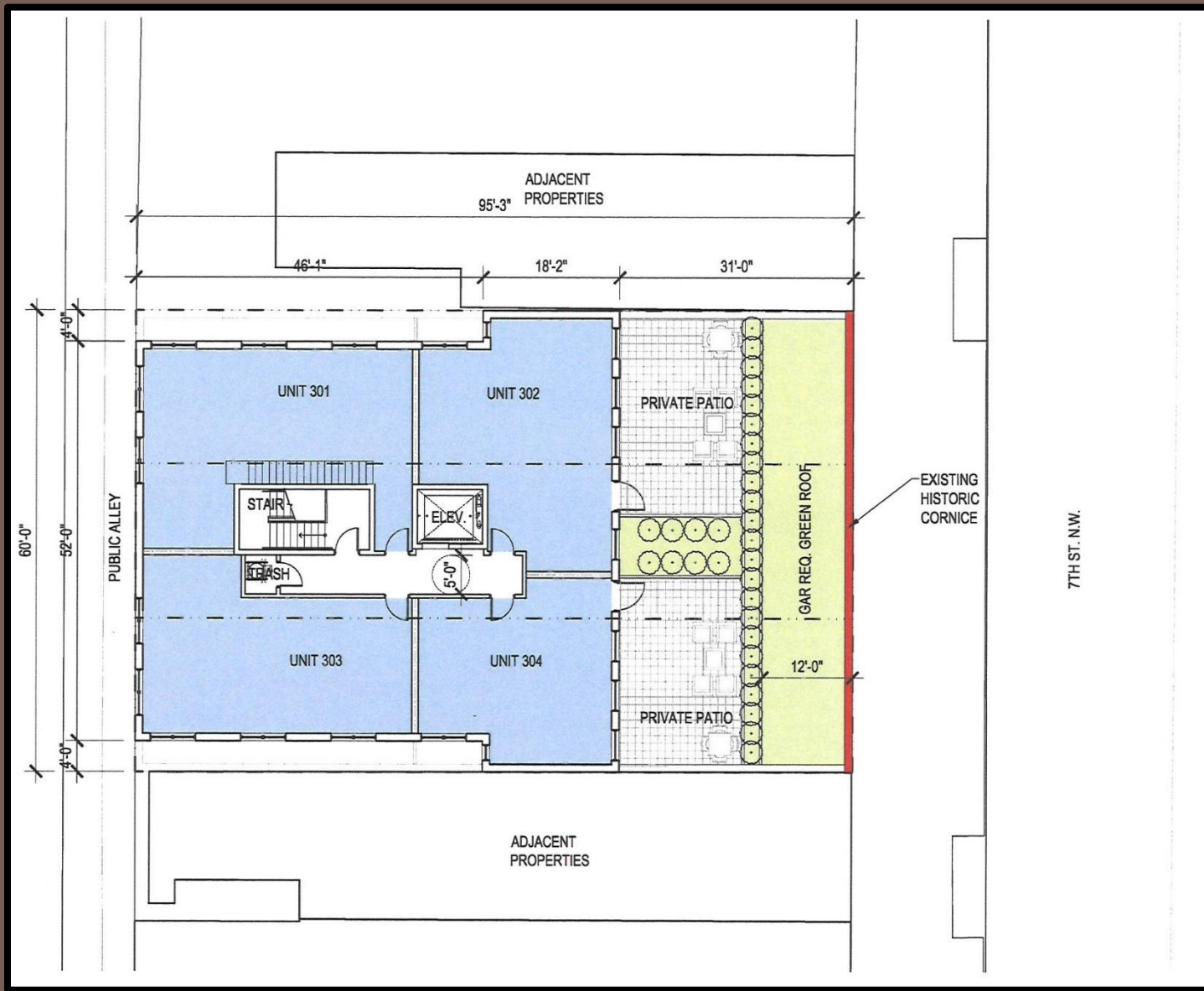


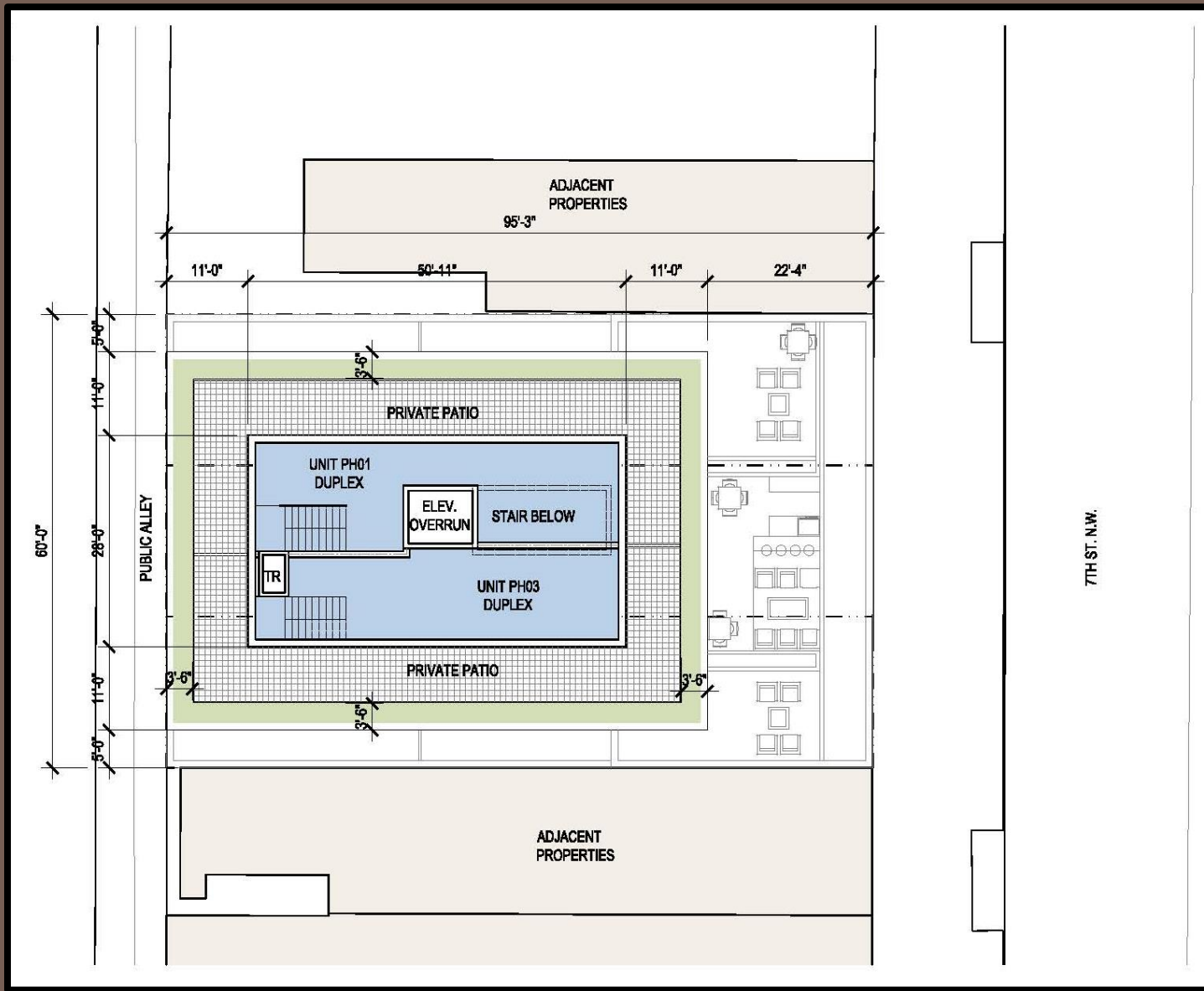




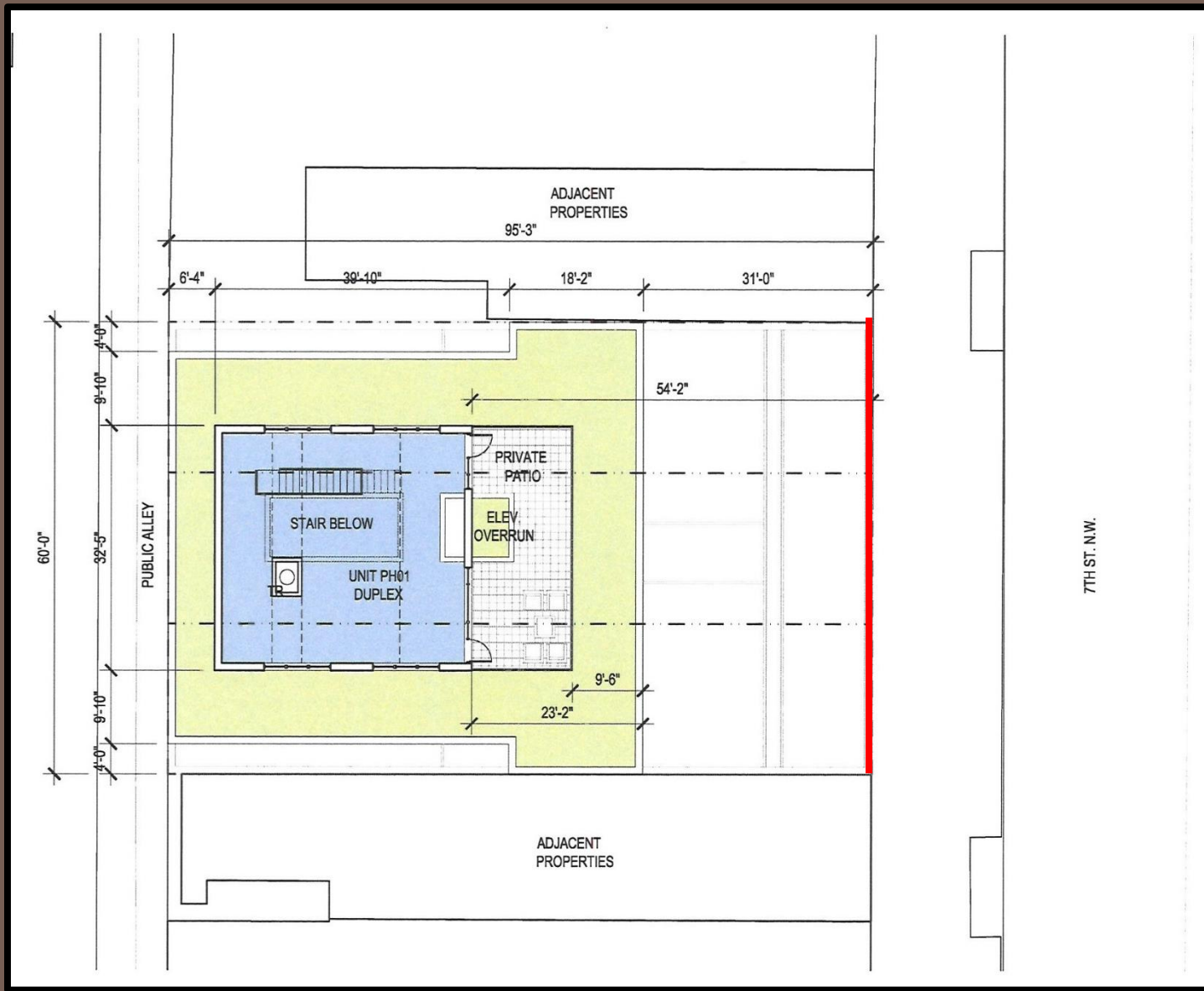
Revised Proposed Second Floor



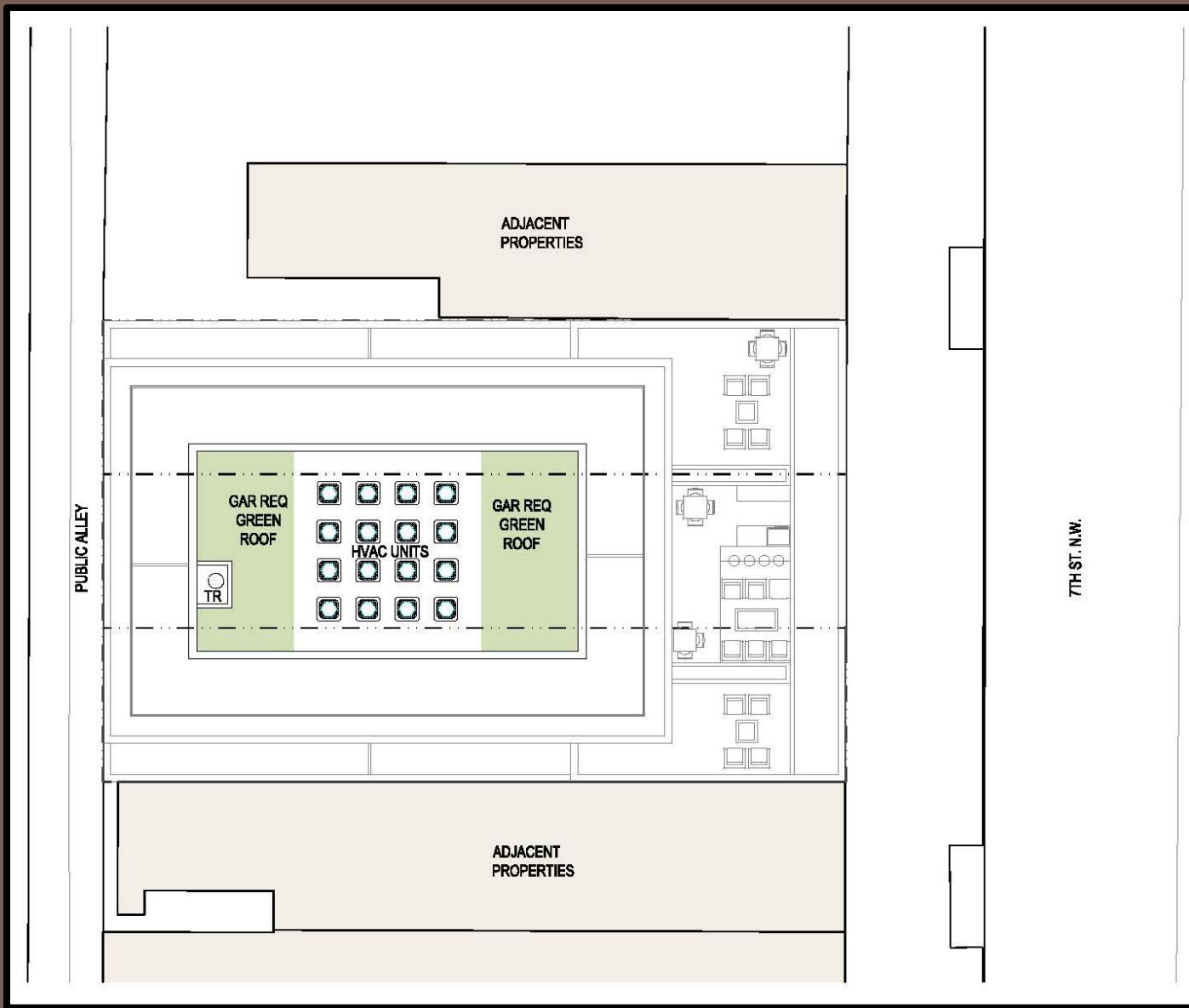


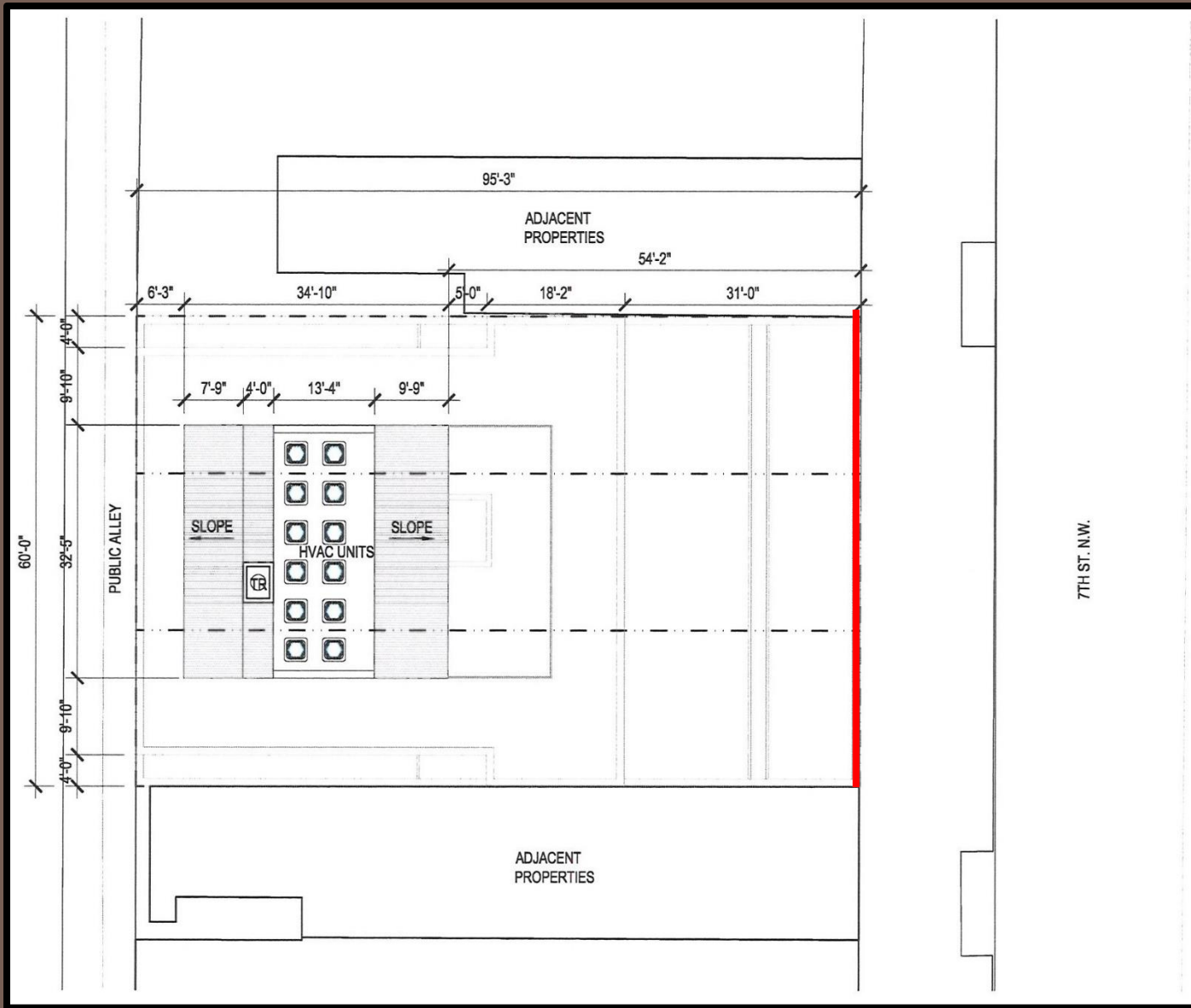


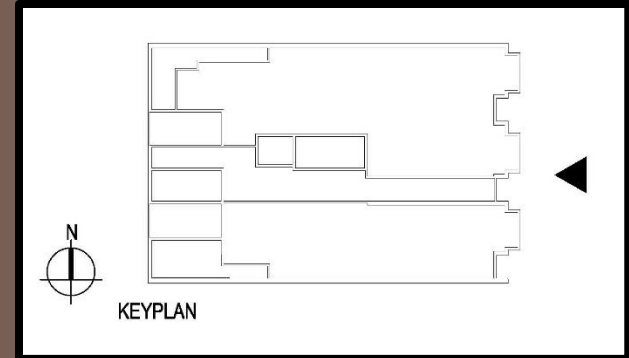
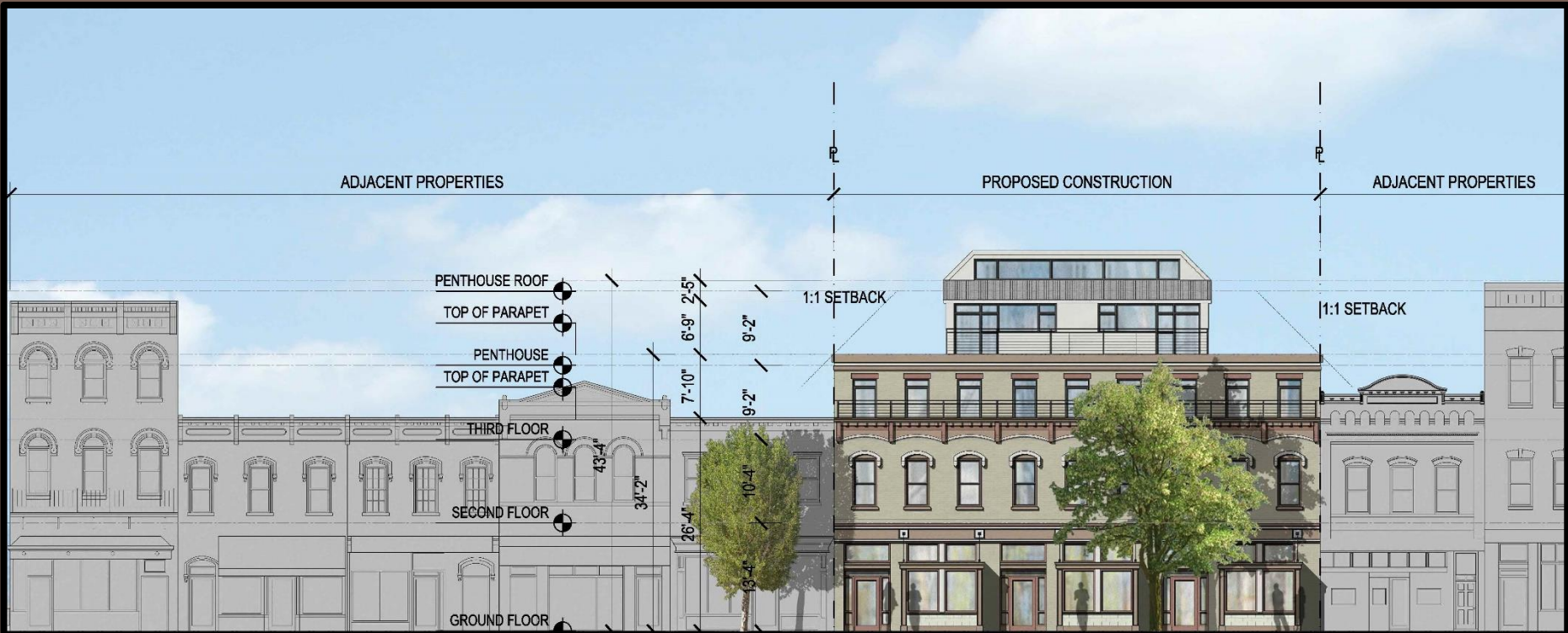
Initial Proposed Penthouse Floor



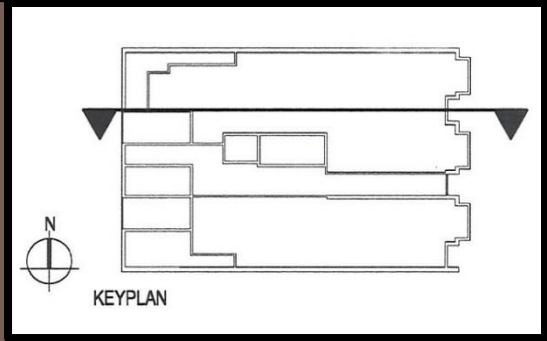
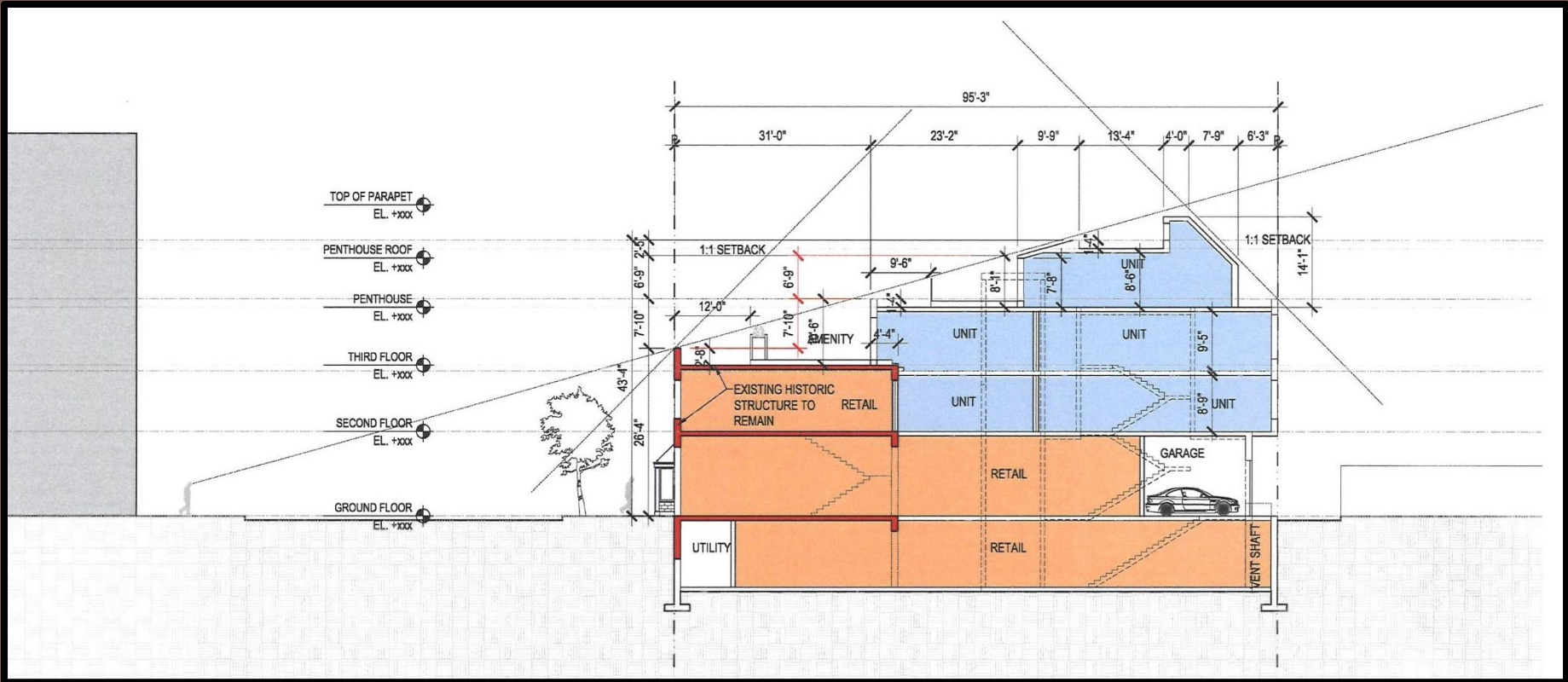
Revised Proposed Penthouse Floor







Proposed Building Elevation



Proposed Building Section

Zoning Relief Requested

- Special Exception
 - Lot Occupancy (§ G-404.1.1)
 - Rear Yard Relief (§ G-405.2)
 - Retail Loading (§ C-901.1)
 - Courts (§ G-202.1)
 - Retail Parking (§ C-701.5)

Harmonious with Zoning Regulations

- Lot Occupancy (§ G-404.1.1)
 - ▣ Minor degree of relief being requested.
 - ▣ Necessary to adequately preserve the historic portions of existing structures, restore the commercial uses to the first two floors and provide a mixed-use development.
- Rear Yard Relief (§ G-405.2)
 - ▣ Relief would achieve efficiency in design and aid in preserving and enhancing the contributing structures that comprise the development.
- Retail Loading (§ C-901.1)
 - ▣ The limited width of the property justifies the request for relief from loading requirement.

Harmonious with Zoning Regulations

- Courts (§ G-202.1)
 - ▣ The courts are indispensable as they allow for windows in the residential unit bedrooms.
 - ▣ The Project has support and no opposition on record.
- Retail Parking (§ C-701.5)
 - ▣ Additional at grade parking isn't feasible due to size of lot.
 - ▣ Underground parking isn't feasible due to challenges associated with underpinning and excavating historic structures on Property.

No Adverse Affects

- Lot Occupancy (§ G-404.1.1)
 - ▣ Third Story set back and Penthouse set back over 54 feet.
 - ▣ HPRB, ANC and neighboring properties' support.
- Rear Yard Relief (§ G-405.2)
 - ▣ Property abuts a 10-foot alley.
 - ▣ Project will provide a 5-foot set back on First Floor to benefit residential use and maneuverability of alley.
 - ▣ Support of Shaw Civic Association and neighbors
- Retail Loading (§ C-901.1)
 - ▣ Neighbors support the rear alley not being used for loading

No Adverse Affects

- Courts (§ G-202.1)
 - ▣ Project has support, no opposition.
- Retail Parking (§ C-701.5)
 - ▣ The Property's proximity to public transportation.
 - ▣ Availability of a variety of transportation reduces the incentive to own and store a vehicle on the premises.
 - ▣ Amount of traffic congestion existing and generated by the redevelopment of the historic resource will be limited.

OP/DDOT CONDITIONS

- Applicant Accepts the Following Conditions:
 - ▣ Applicant will work with DDOT to locate 6 short-term bicycle spaces within public space.
 - ▣ The plans show 4 long-term bicycle spaces for retail employees.
 - ▣ Shower and changing facility with lockers for will be located in retail space per tenant improvements, if needed.

Community Outreach

- March 21, 2016: Presented the Project to Shaw Civic Association.
 - ▣ Provided follow-up information for that meeting, including a shadow study.
- March 29, 2016: Presented the Project to ANC 6E's Development and Zoning Committee.
- May 3, 2016: Presented before the full ANC.
 - ▣ **ANC voted unanimously to support the application for relief from the lot occupancy, rear yard and parking requirements.**

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