

*The*  
*Cassimus Residence*  
*1307 S Street NW • Washington, DC 20009*

Special Exception Review Package



MICHAEL PATRICK ROUSE  
*architecture*

Board of Zoning Adjustment  
2007 Vermont Avenue, NW  
District of Columbia  
Washington, DC 20001  
CASE NO. 19/39  
info@mprarchitecture.com  
EXHIBIT NO. 7



1320-DPR

1311

1309

1307

1305

1303

1301

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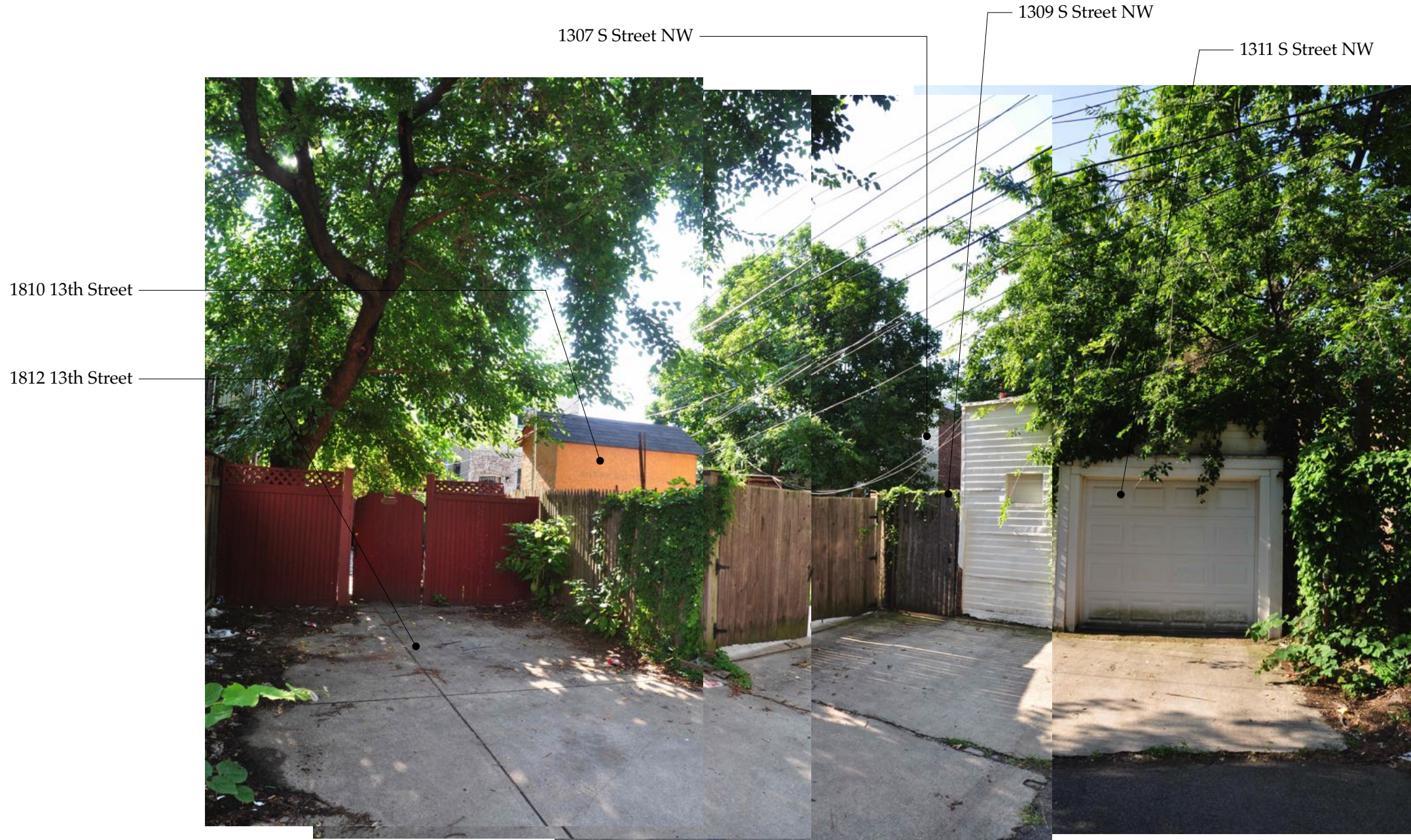
S Street Elevations  
**Cassimus Residence**

**Special Exception Review Package**  
Scale: 1:1.94, 1:2.86, 1:4.21, 1:6.98, 1:6.62, 1' = 1'-0"  
Date: 3/2/18

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*Alley View Looking Southeast*  
*Cassimus Residence*

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**Special Exception Review Package**  
 Scale: 1:10  
 Date: 3/2/18



*Rear of 1305 S*



*East Facade, Rear*



*Rear Facade*



*West Facade, Rear*



*Front S Street Facade*



*East Facade*



*Rear of 1309 and 1311 S Street*

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## Zoning Review

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Cassimus Residence  
 1307 S Street NW Lot: 803  
 Washington, DC 20009 Square: 238

**Jurisdiction:** Washington, DC

**Zoning (2016):** RF-1

**Lot Area:** 2400 S.F.

**Overlay District:** n/a

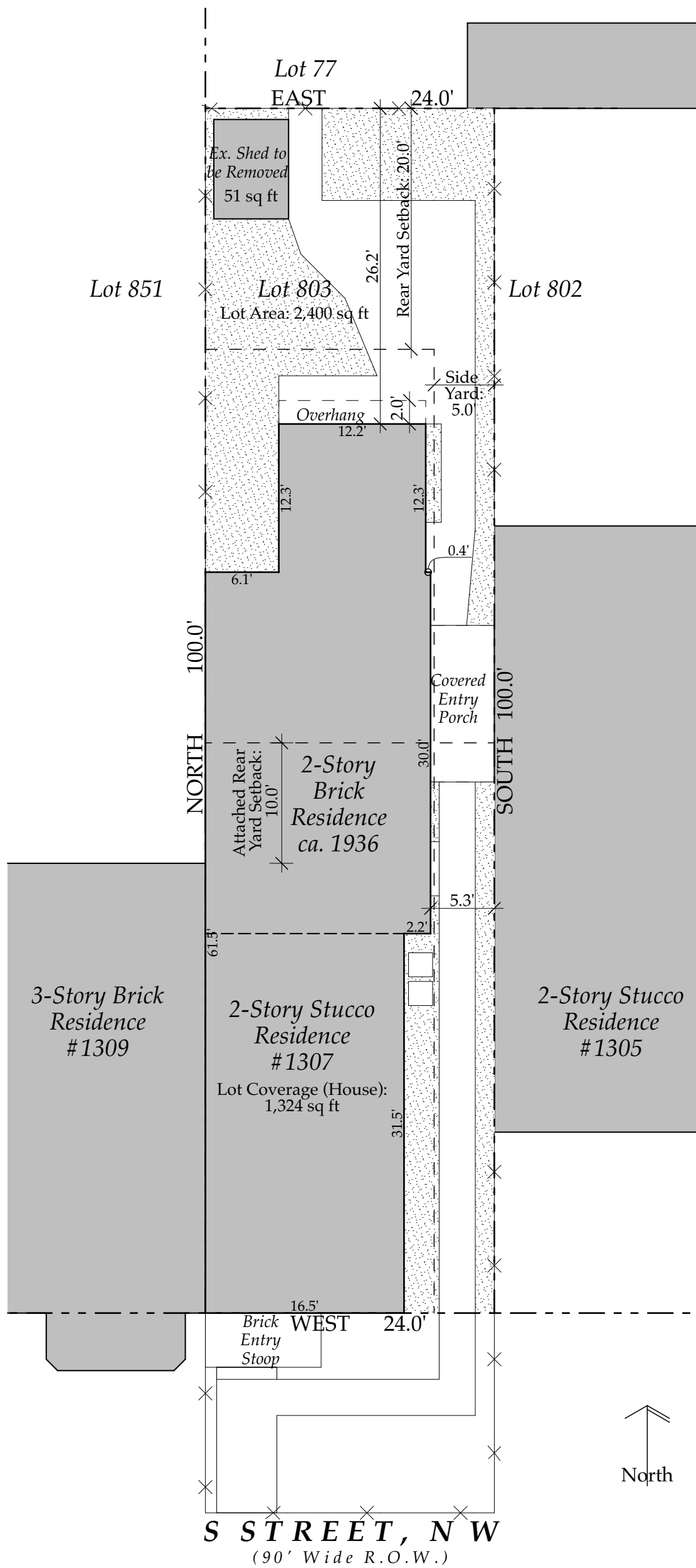
**Historic District:** Great U Street HD

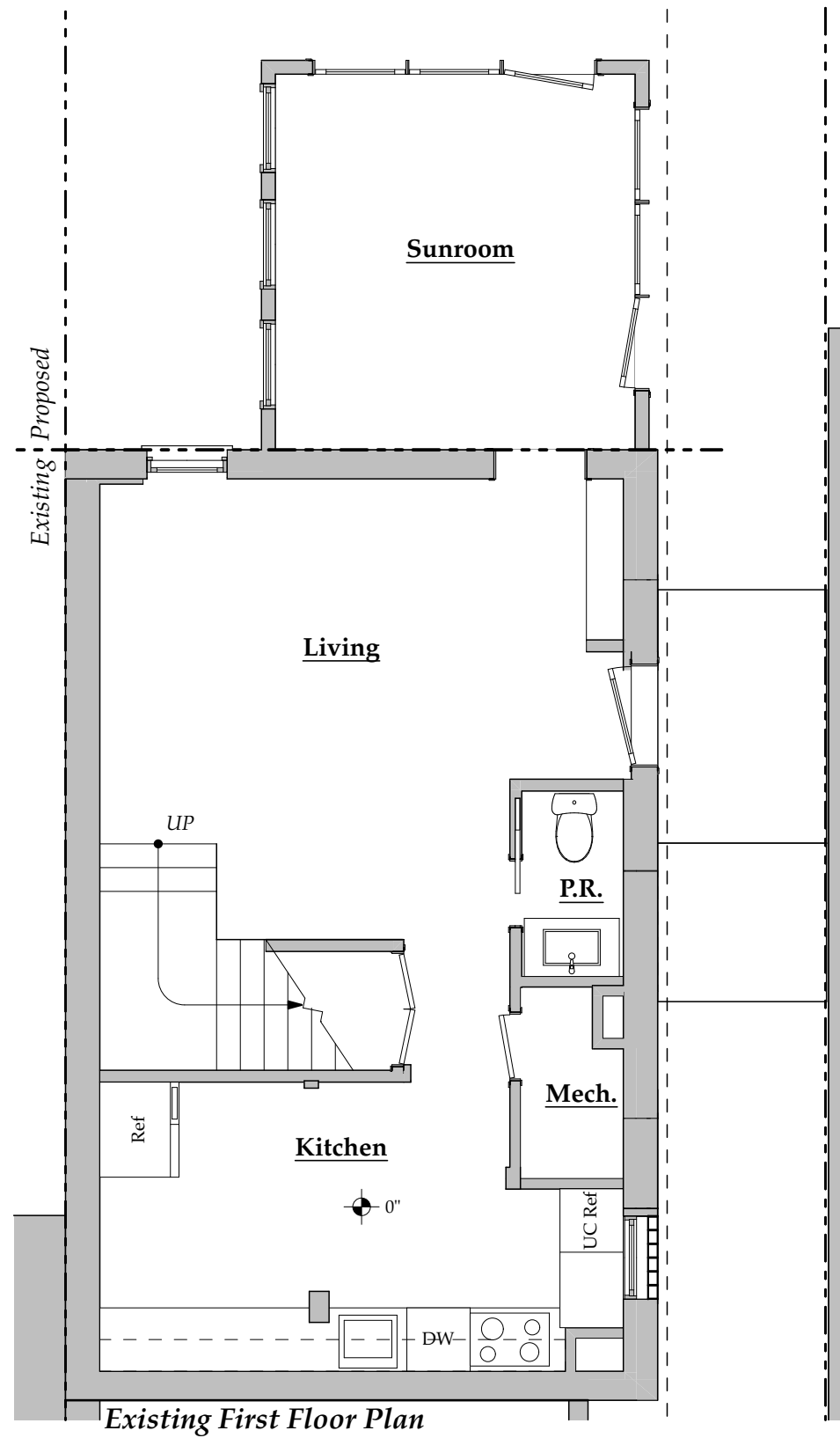
**Attached Dwelling:** No- Semi-detached

**Existing Use:** Two Unit Residence

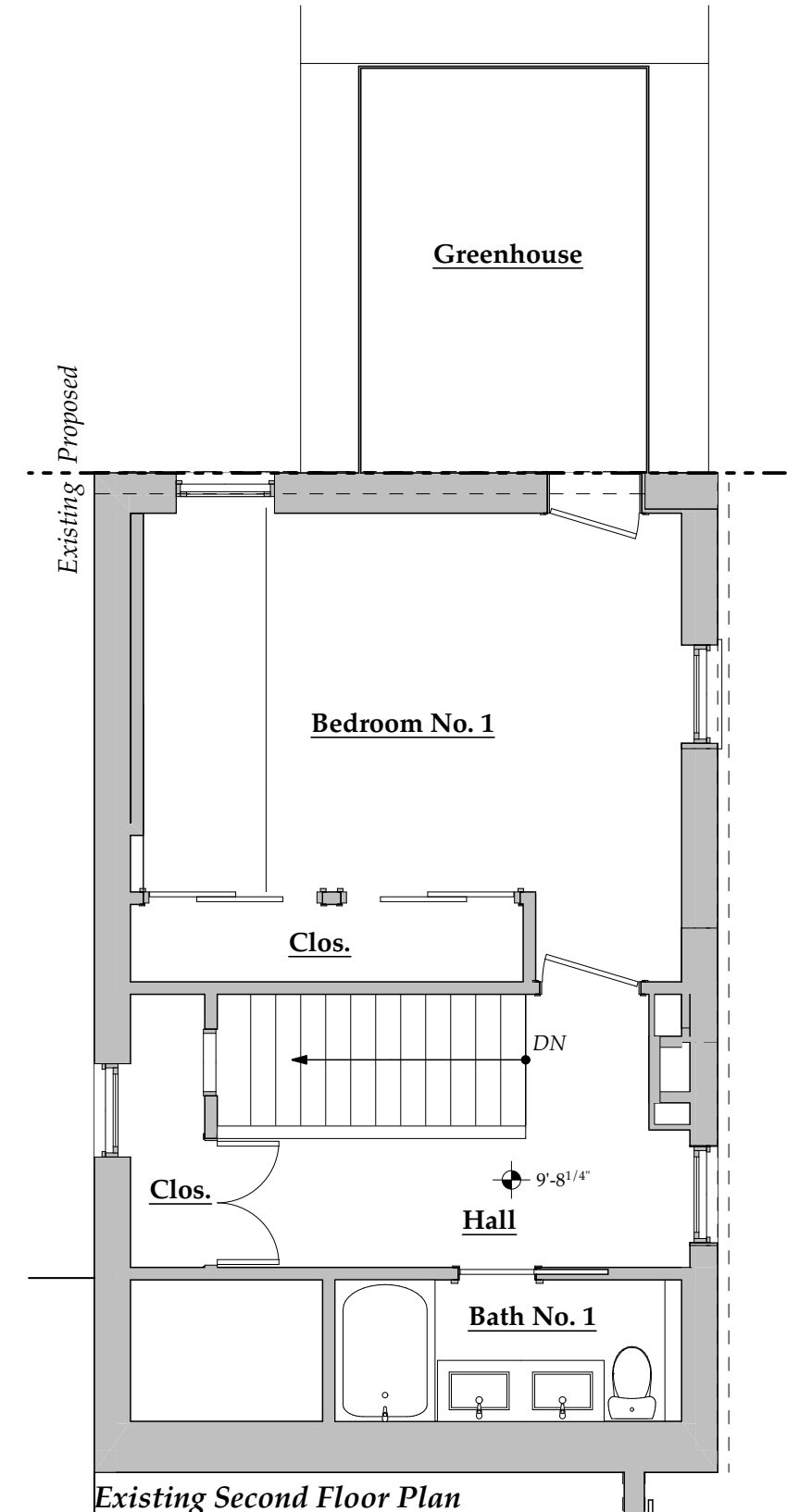
**Proposed Use:** Two Unit Residence

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b><u>Units &amp; Parking Spaces</u></b>			
<b>Number of Dwellings</b>	1 Units	2 Units	2 Units
<b>Number of Parking Spaces</b>	1 Spaces	0 Spaces	0 Spaces
<b><u>Setbacks &amp; Building Heights</u></b>			
<b>Front Yard Setback</b>	0 L.F.	0 L.F.	0 L.F.
<b>Side Yard Setback (0 or 5' min.)</b>	0 L.F.	0 L.F.	0 L.F.
<b>Side Yard Setback (0 or 5' min.)</b>	0 L.F.	5.25 L.F.	5.25 L.F.
<b>Side Yard Setback at Street</b>	N.A. L.F.	N.A. L.F.	N.A. L.F.
<b>Rear yard depth (min.)</b>	20 L.F.	26.20 L.F.	21.70 L.F.
<b>Building Height</b>	3 Stories	2 Stories	3 Stories
<b>Measurment</b>	35 Ft.	0 Ft.	Ft.
<b>Lot Width</b>	18 Min. Ft	24 Ft.	24 Ft.
<b><u>Areas</u></b>			
<b>Lot Area</b>	<b>Min. S.</b>	<b>2400 S.F.</b>	<b>2400 S.F.</b>
<b>Gross Floor Area</b>	N.A. S.F.	- S.F.	- S.F.
<b>Floor Area Ratio</b>	N.A. Max.	-	-
<b>Building Area (footprint)</b>	0 S.F.	1282 S.F.	1390 S.F.
<b>Lot Occupancy</b>	60% Max.	53.42%	57.92%
<b>Pervious Surface</b>	N.A. S.F.	591 S.F.	N.A. S.F.
<b>Pervious Surface (%)</b>	20% Min.	24.63%	N.A.





Existing First Floor Plan



Existing Second Floor Plan



*EAST (Side) Elevation*

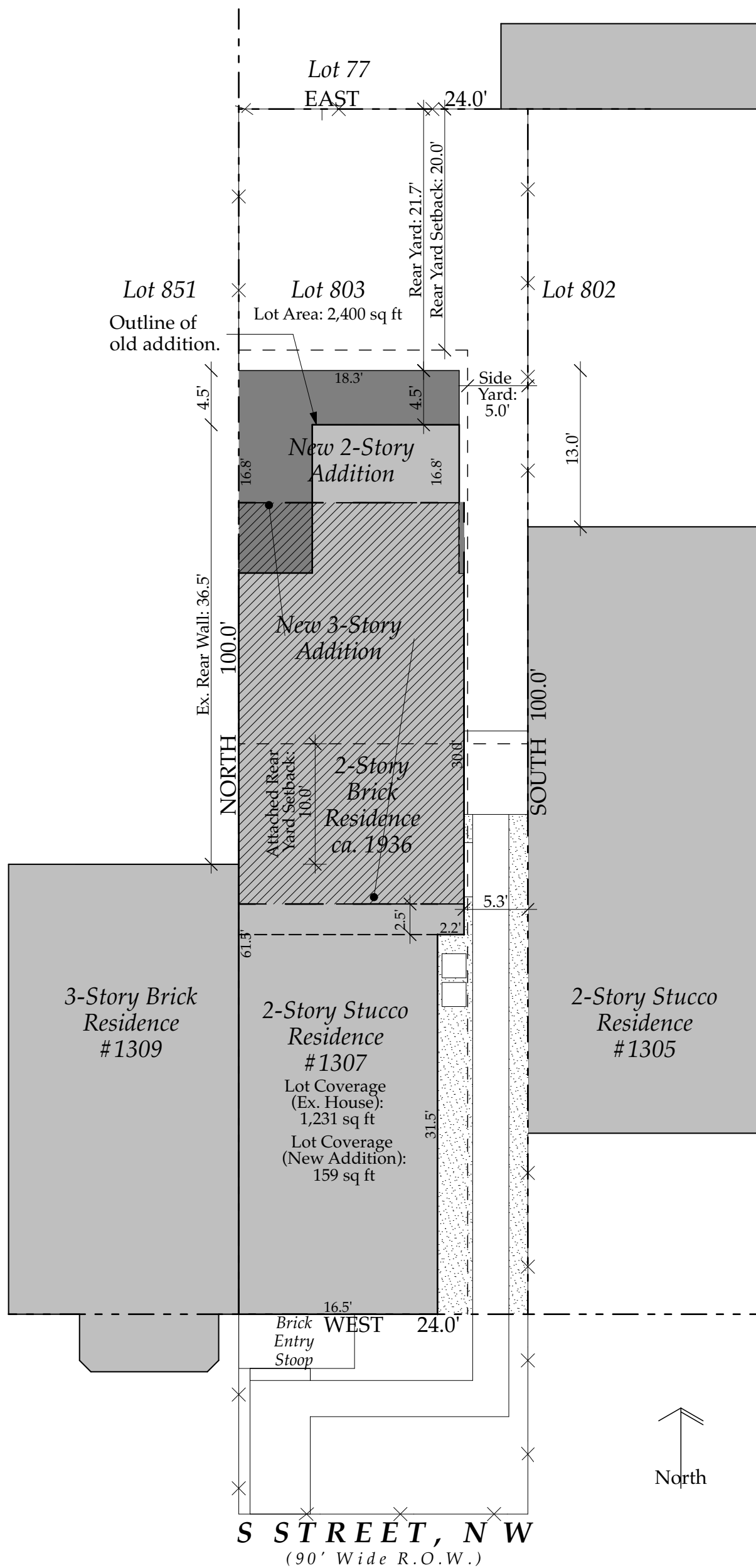


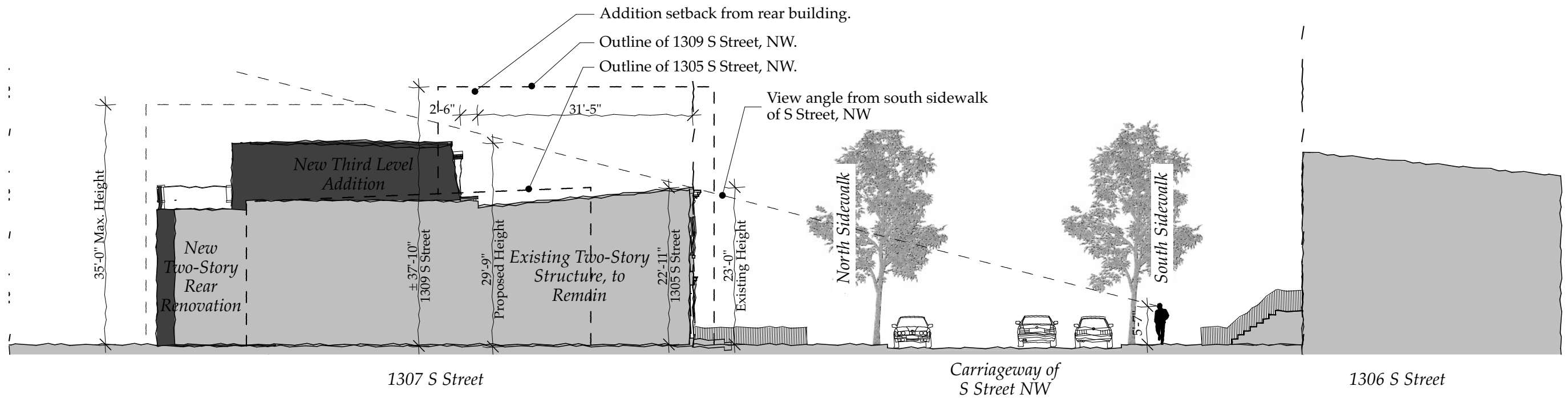


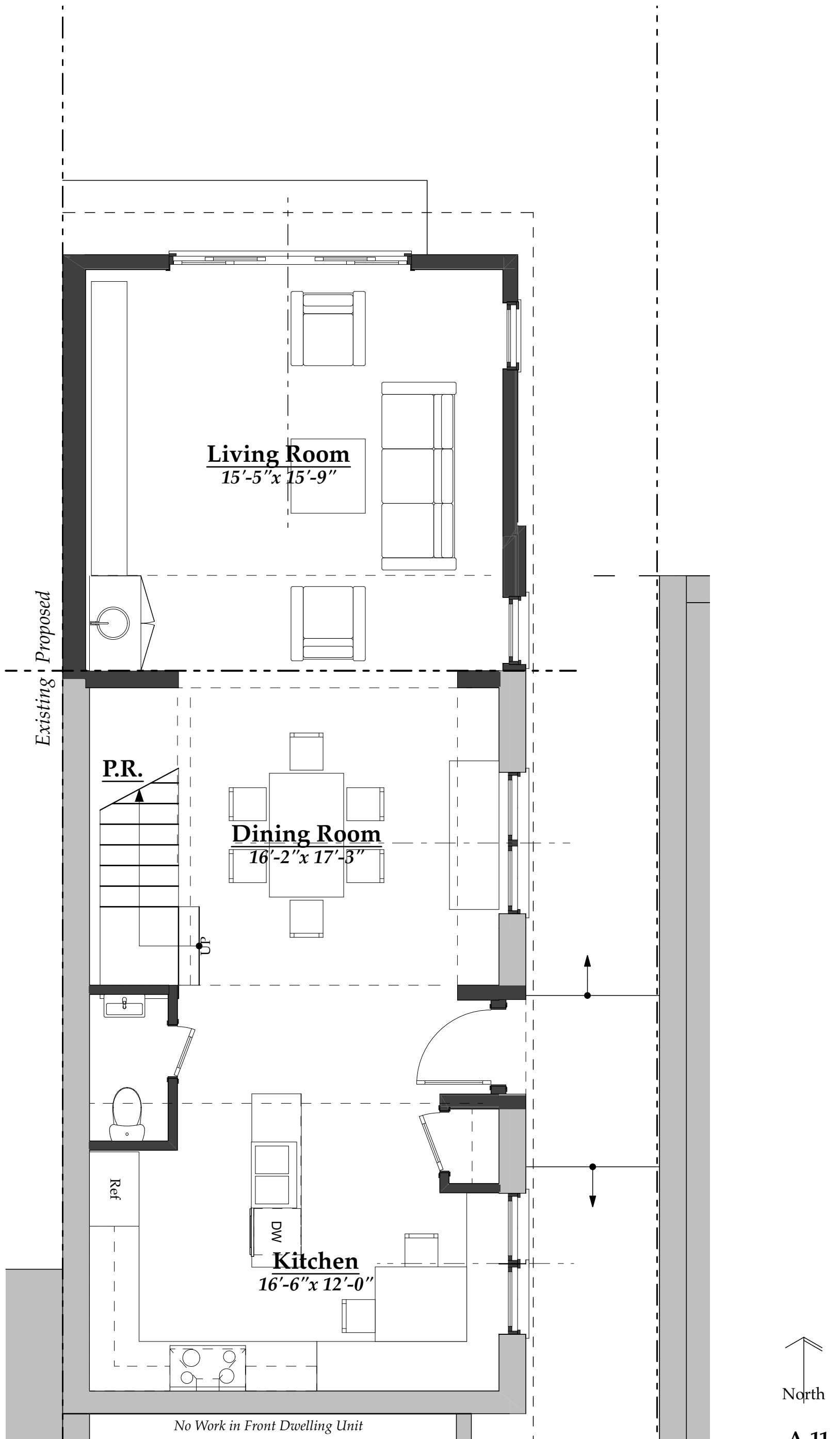
**SOUTH (S Street, NW) Elevation**

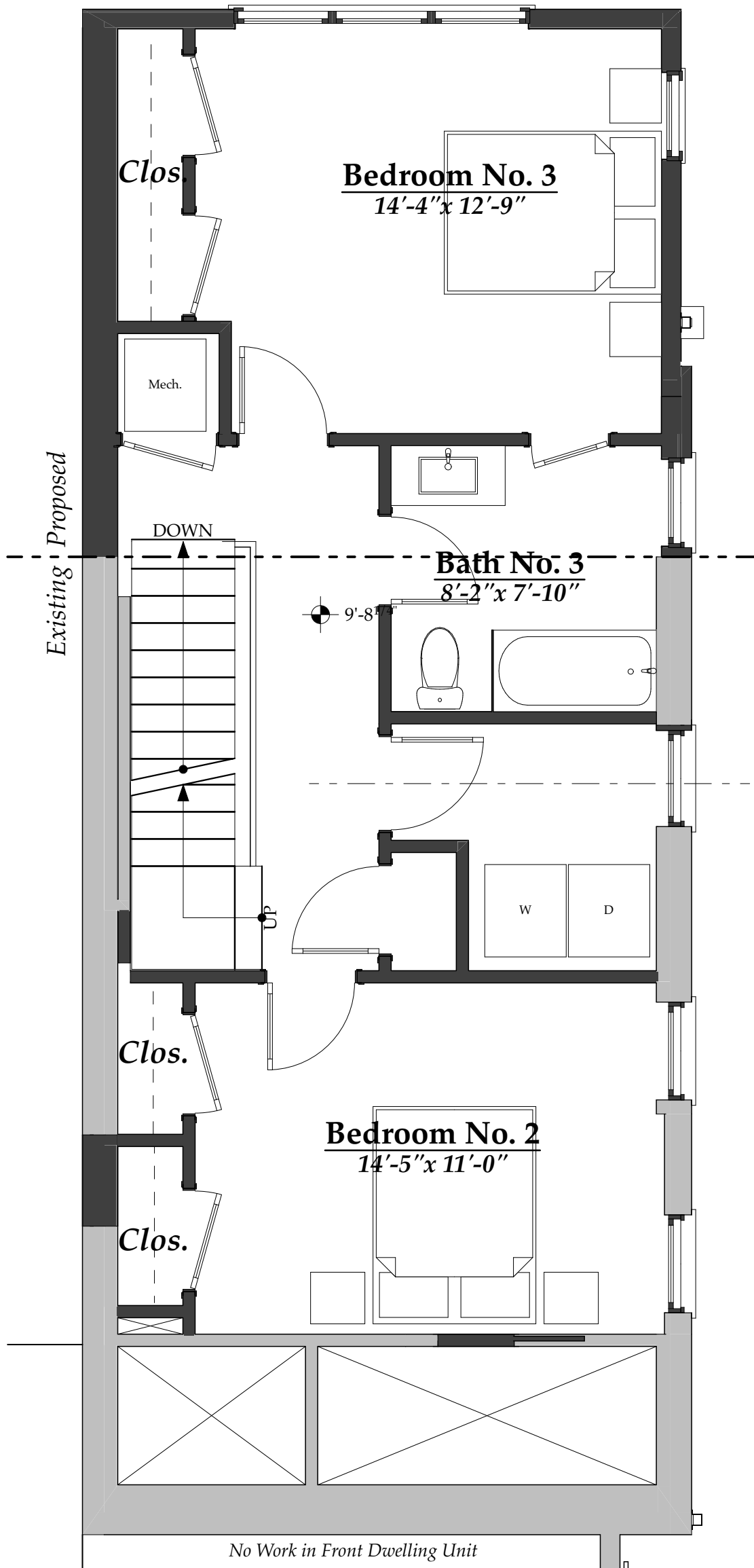


**NORTH (Rear) Elevation**









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*Proposed 2nd Flr Plan-Rear Unit*

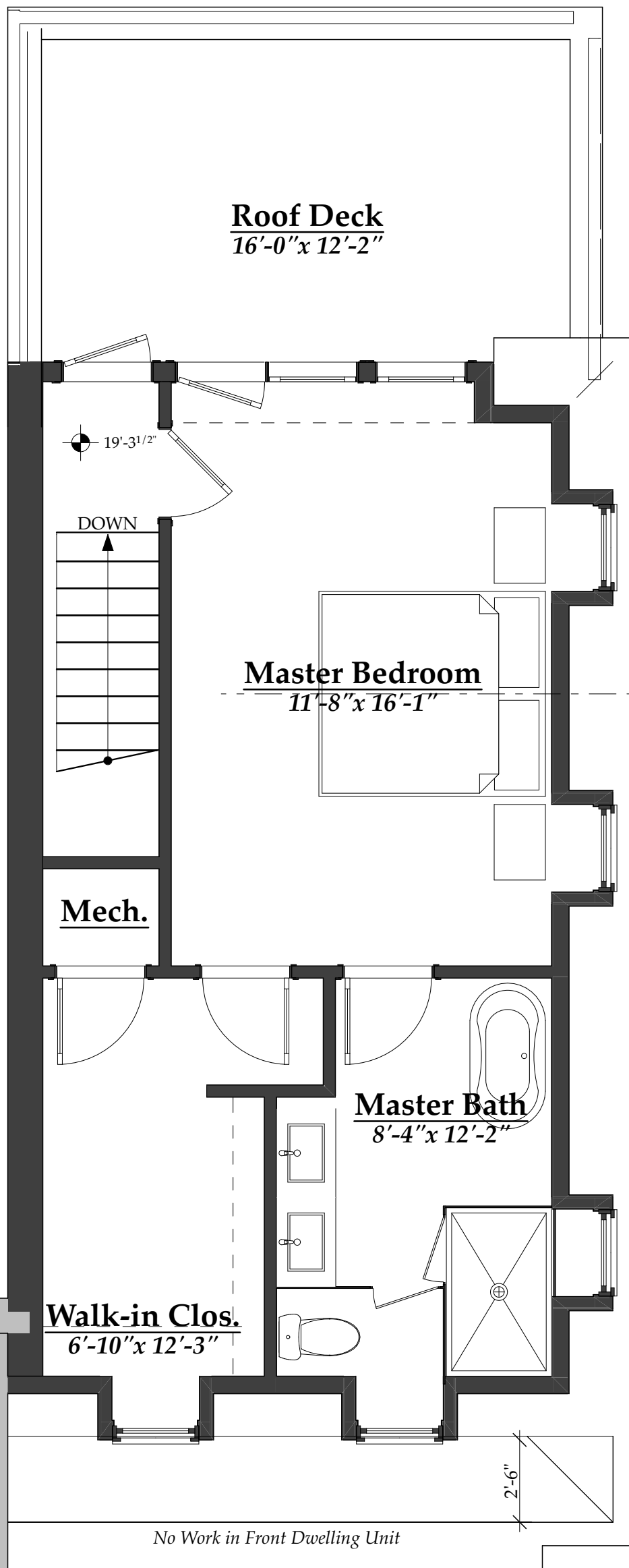
**Special Exception  
Review Package**

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Scale: 1/4" = 1'-0"  
Date: 3/2/18

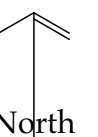
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Rear wall of 1309 S.

Rear wall of 1307 S.



North

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Proposed 3rd Flr Plan-Rear Unit

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**Proposed East Elevation**

New brick addition to match existing.

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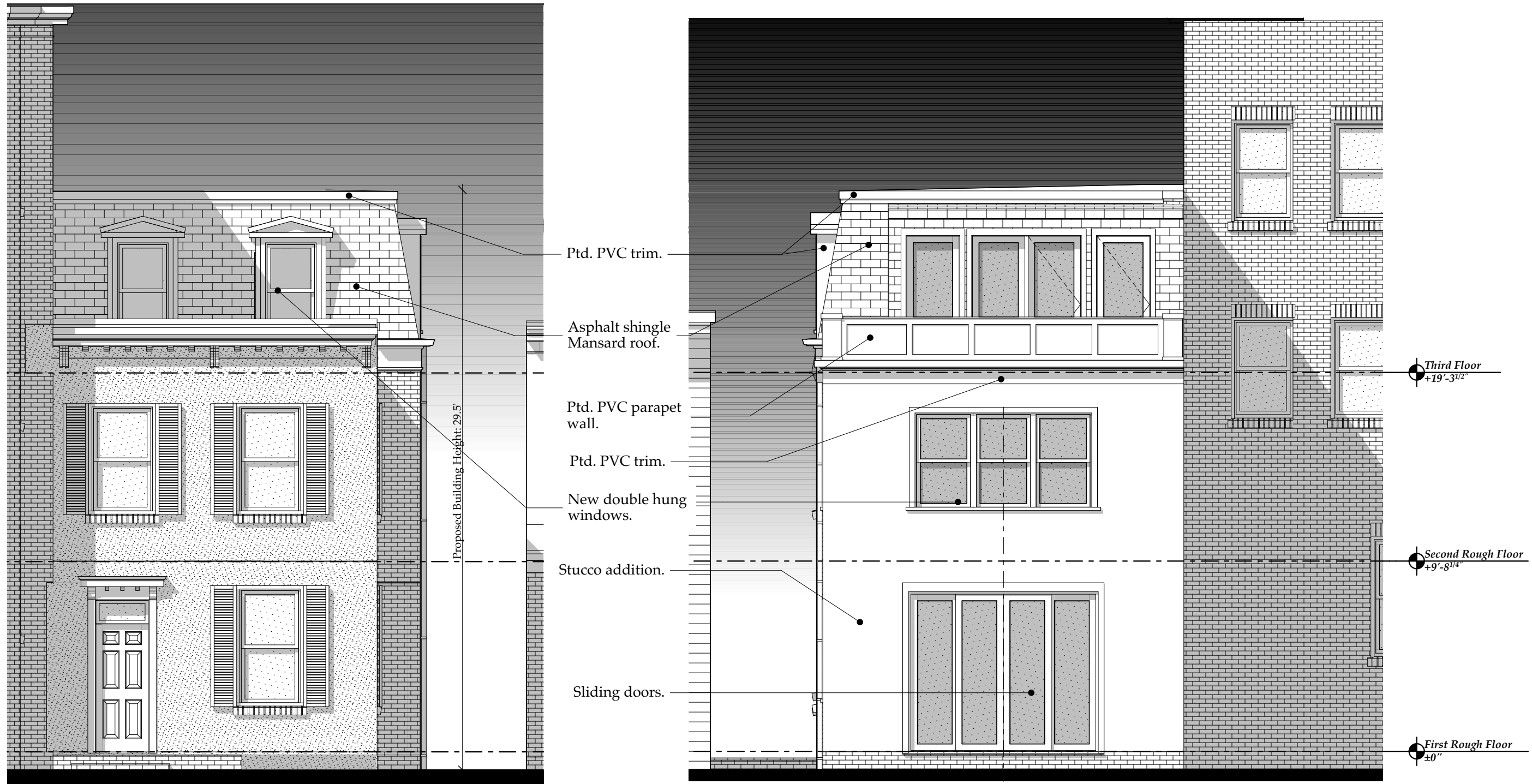
**Proposed East Elevation**  
**Cassimus Residence**

**Special Exception Review Package**  
Scale: 1:72  
Date: 3/2/18

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*Proposed South and North Elevations*  
**Cassimus Residence**

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**Special Exception Review Package**  
 Scale: 3/16" = 1'-0"  
 Date: 3/2/18



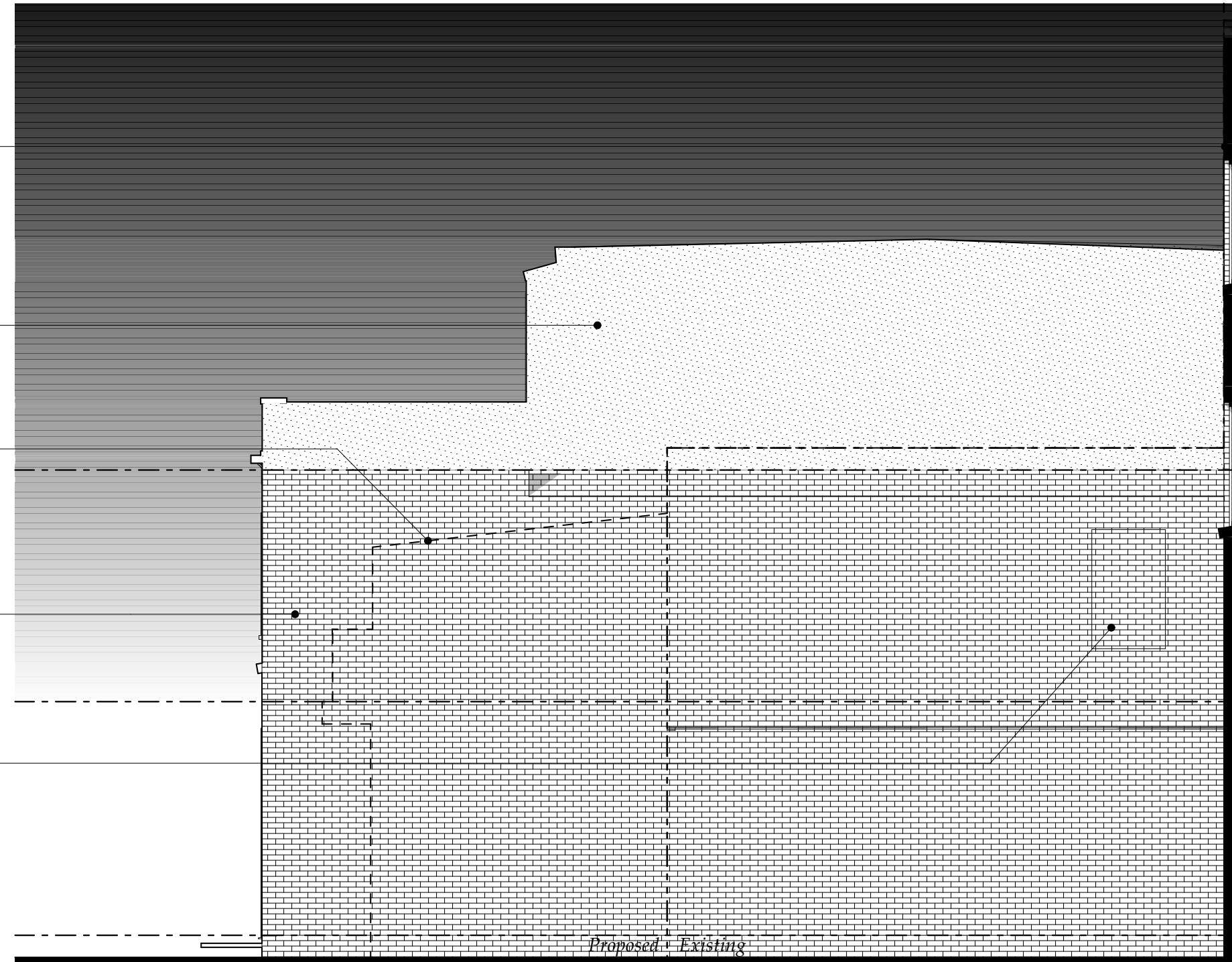
Back wall of 1309 S Street, NW.

New third story stucco addition.

Outline of existing structure.

New brick partywall.

Infill existing window.





*View from South Sidewalk-Infront of 1307 S*



*View from South Sidewalk-Infront of 1305 S*

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Views

*Cassimus Residence*

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**Special Exception Review Package**

Scale: 1:38.40  
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