

524 JEFFERSON STREET NW, 20011

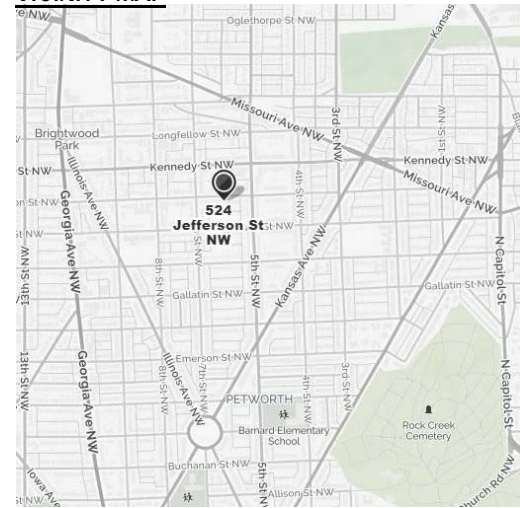
BZA APPLICATION FOR SPECIAL EXCEPTIONS

PROJECT TEAM

OWNER - ROK DEVELOPMENT
 Contact Person - Jide Alade
 E-mail: rokdevllc@gmail.com
 P: 443.801.0658, 951.533.5504

ARCHITECT - AXIS ARCHITECTS
 Contact Person - Shahnur Bostan
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 P: 202.361.8811

VICINITY MAP



PROJECT DESCRIPTION:

The Applicant plans to alter, renovate and expand the existing two story single family townhouse located at RF-1 zone by constructing a third floor and extending the existing building to the rear by eighteen (18) feet. The converted building will contain two two-bedroom units facing Jefferson in the front half of the building and the rear half will contain one four-bedroom unit facing the rear garden and the two parking spaces proposed. There will be a basement level corridor serving all units for access to the Jefferson Street front and to the alley in the rear.

ZONING INFORMATION

Square : 3209
 Lot: 102
 Zone: RF-1
 ANC: 4D
 SMD: 4D03
 Lot Area : 2,800sf
 Lot Width : 20 feet

	Existing	Proposed
Lot occupancy	41%	%53
Rear Yard	90.5 feet	72.6 feet
Height	27.5 feet	33.1 feet
Pervious Surface	N/A	%22
Number of Units	1	3
Parking Space	1	2*

*An additional one tandem parking space shown in addition to 2 parking spaces per discussions with ANC and neighbors. This tandem space is paved with grasscrete and is pervious

SPECIAL EXCEPTIONS IN ACCORDANCE TO SUBTITLE X SECTION 9 ARE REQUESTED FOR THE FOLLOWING

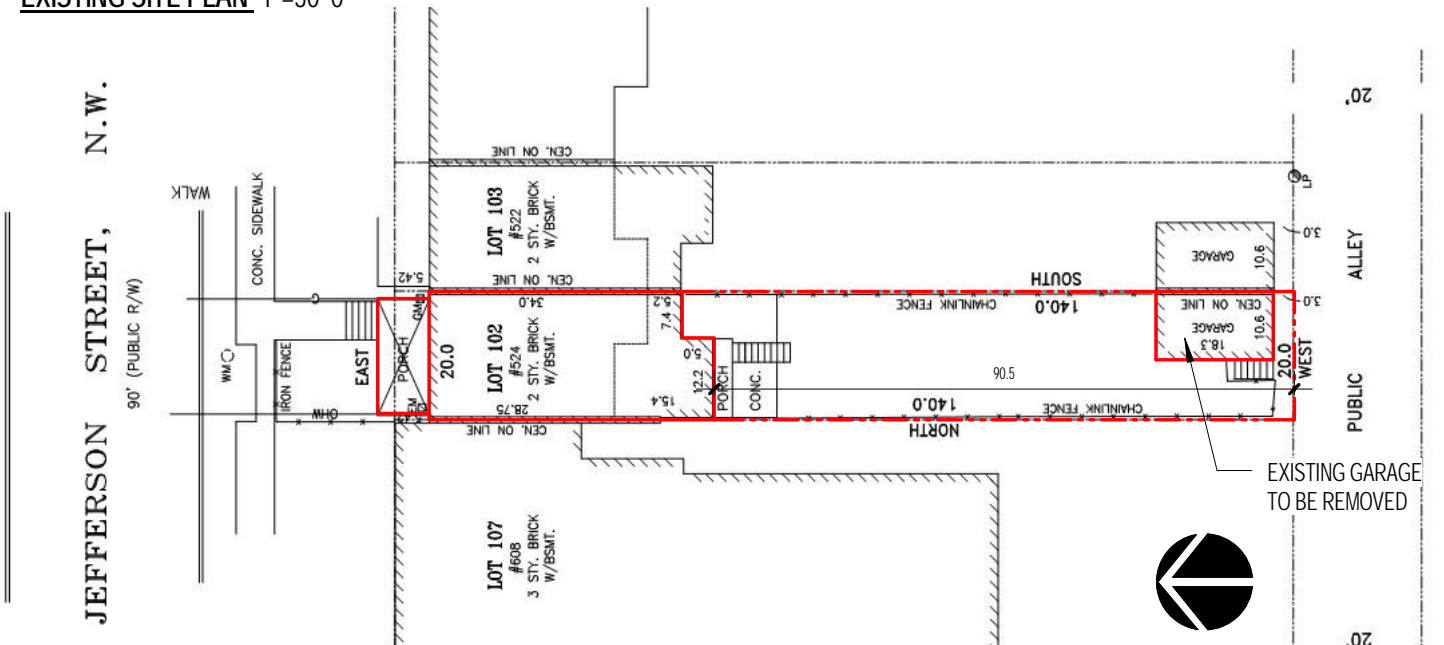
1. Subtitle U Section 320.2 - Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house to an apartment house.
 Proposed - 3 dwelling units
2. Subtitle E Section 205.4 - Notwithstanding §§ 205.1 through 205.3, a rear wall of an attached or semidetached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property.
 Proposed - 18 feet beyond the farthest rear wall of building on an adjoining property
3. Subtitle E Section 206.1.a - A roof top architectural element original to the building such as cornices, porch roofs, a turret, tower, or dormers, shall not be removed or significantly altered, including shifting its location, changing its shape or increasing its height, elevation, or size.
 Proposed - Replacement of existing ornamental dormer with functional dormers for third floor bedrooms.

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A006c	BUILDING SECTION
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A008	FRONT ELEVATION OPTION A
A009	FRONT ELEVATION OPTION B
A010	REAR ELEVATION
A011	MATERIAL PALETTE

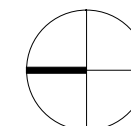
Sheet Number	Sheet Name
A012	STREETSCAPE
A013	STREET VIEWS
A014	STREET VIEWS
A015	SUN STUDY - DECEMBER 21
A016	SUN STUDY - SPRING/FALL EQUINOX
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A019	CLOSE UP SUN STUDIES - SPRING/FALL EQUINOX
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A103	RENDERED STREET PERSPECTIVE
A104	RENDERED STREET PERSPECTIVE
A105	RENDERED REAR PERSPECTIVE

EXISTING SITE PLAN 1"=30'-0"



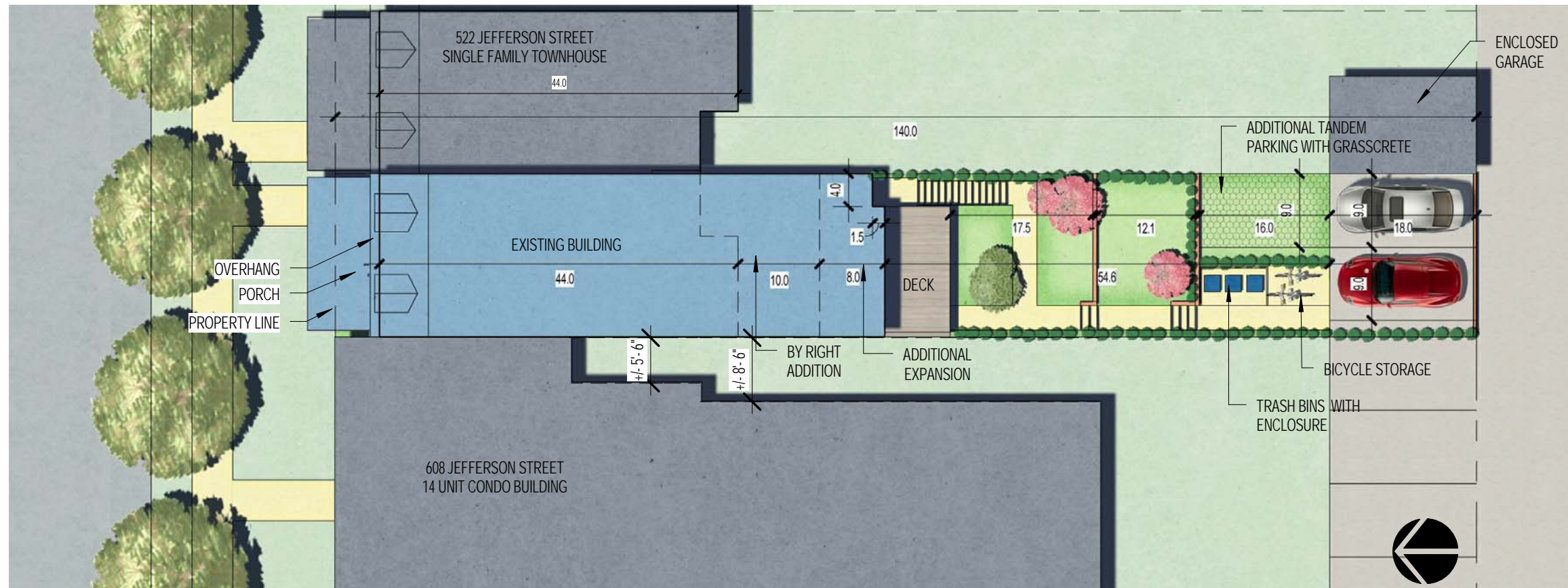
524 JEFFERSON STREET BZA APPLICATION
 COVER SHEET

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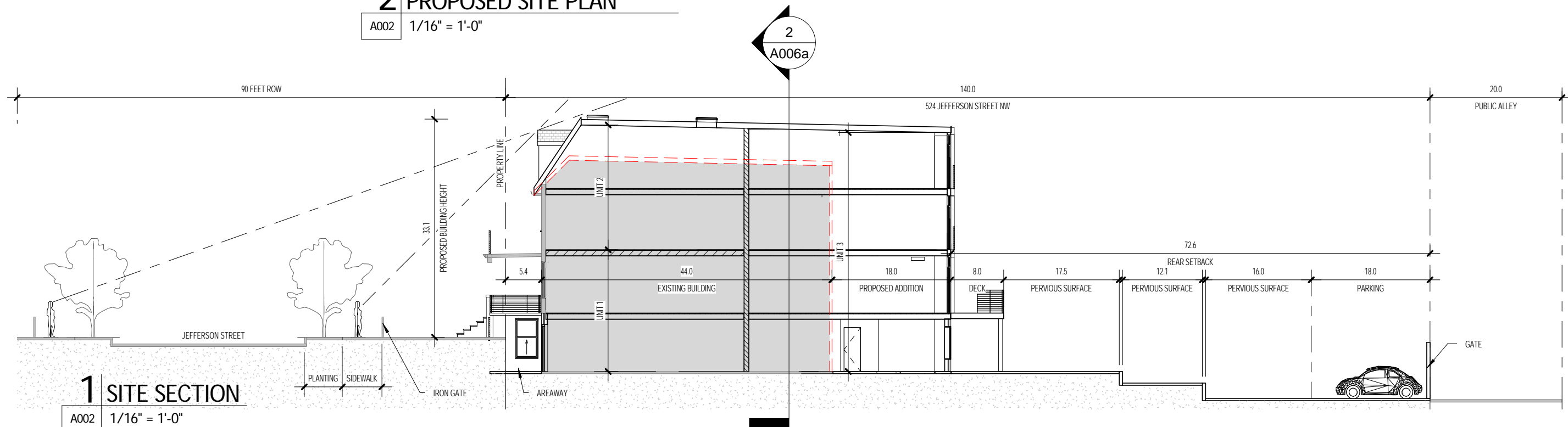
DATE
04/20/18
REVISED 7/6/2018
SCALE
1" = 30'-0"

PROJECT NO SHEET NUMBER
A001
 Board of Zoning Adjustment
 District of Columbia
 2018-023 CASE NO. 19781
 EXHIBIT NO. 46



2 PROPOSED SITE PLAN

A002 1/16" = 1'-0"



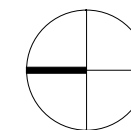
1 SITE SECTION

A002 1/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
SITE PLAN AND SITE SECTION

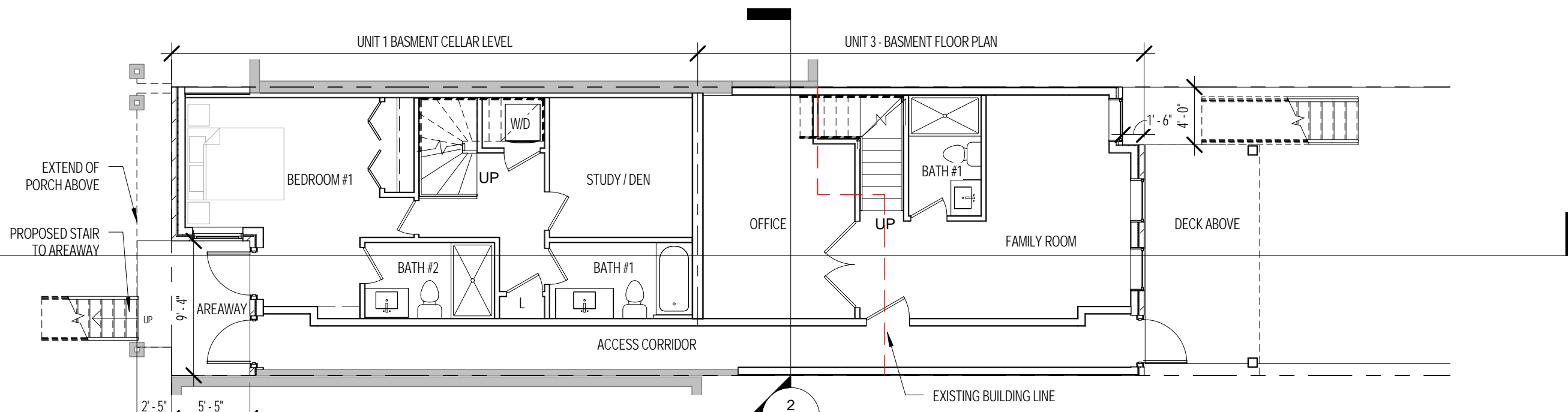
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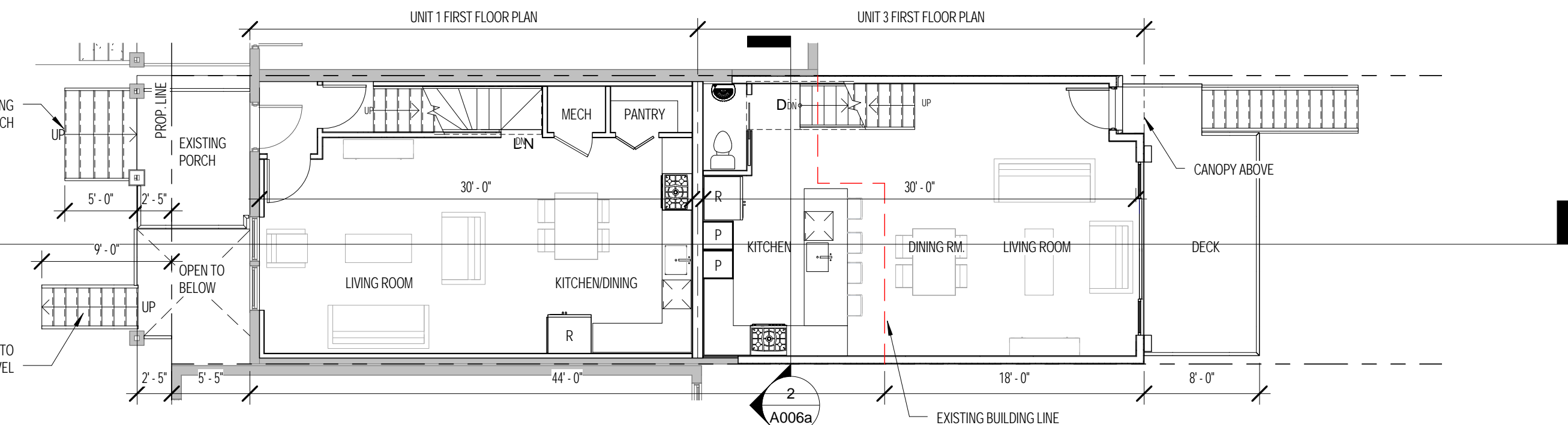
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04/20/18
REVISED 7/6/2018
SCALE
1/16" = 1'-0"

PROJECT N°
2018-023

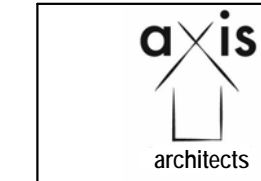
SHEET NUMBER
A002



1 BASEMENT FLOOR PLAN - PROPOSED
 A003 1/8" = 1'-0"

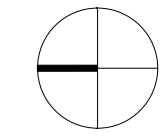


2 1ST FLOOR PLAN - PROPOSED
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524 JEFFERSON STREET BZA APPLICATION
 FLOOR PLANS

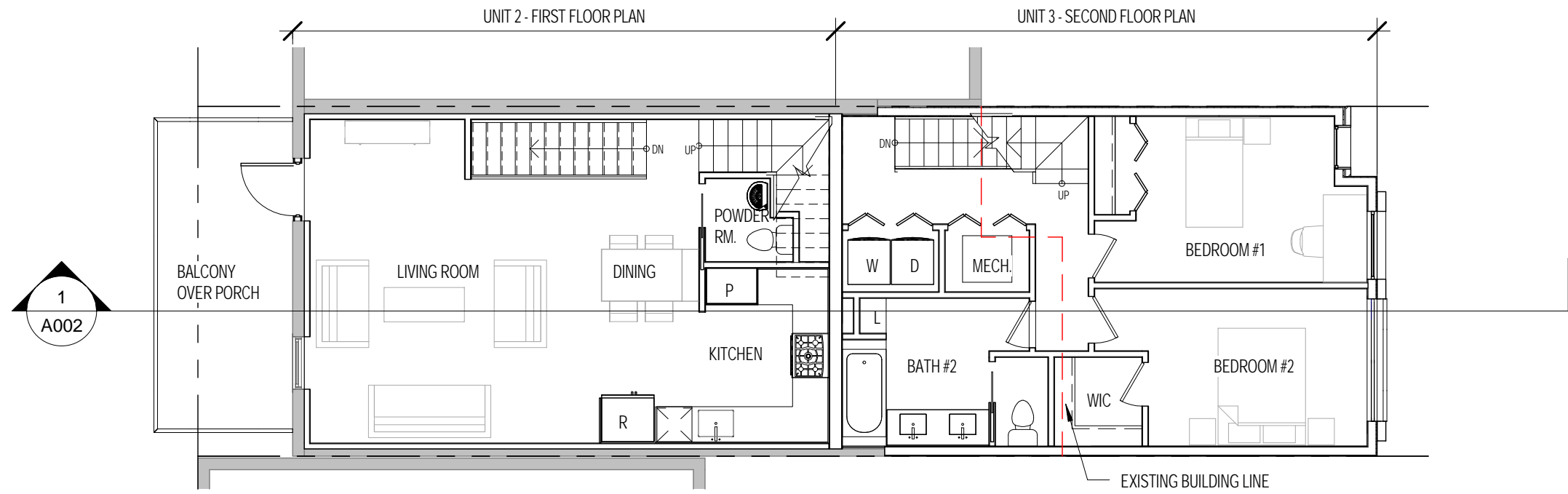
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1/8" = 1'-0"

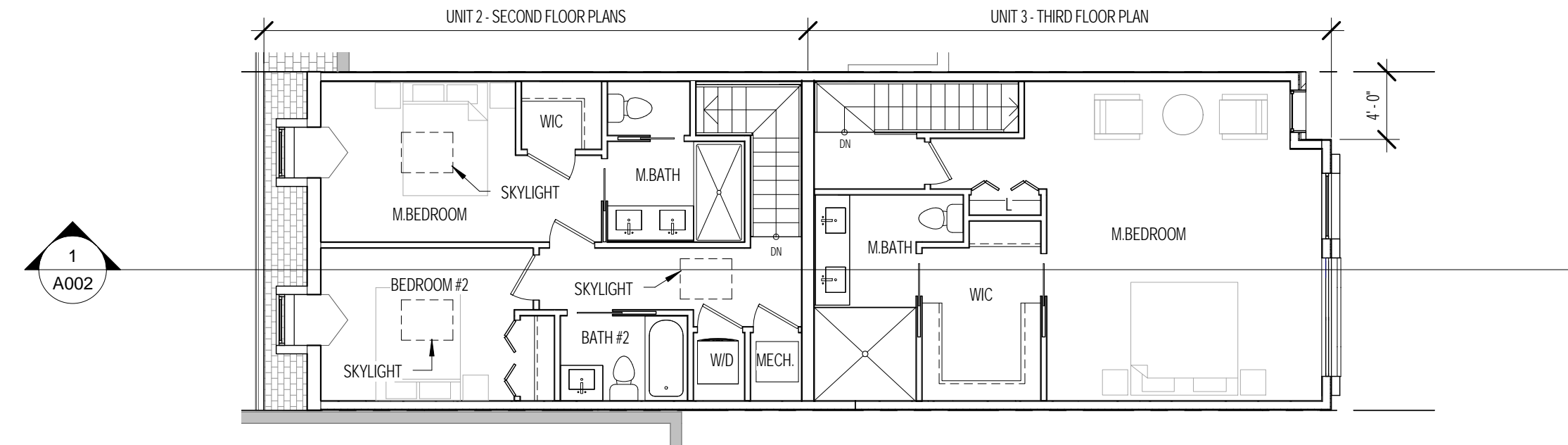
PROJECT N°
2018-023

SHEET NUMBER
A003



1 2ND FLOOR PLAN - PROPOSED

A004 1/8" = 1'-0"



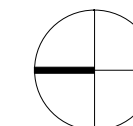
2 001 - 3RD FLOOR PLAN - PROPOSED

A004 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
FLOOR PLANS

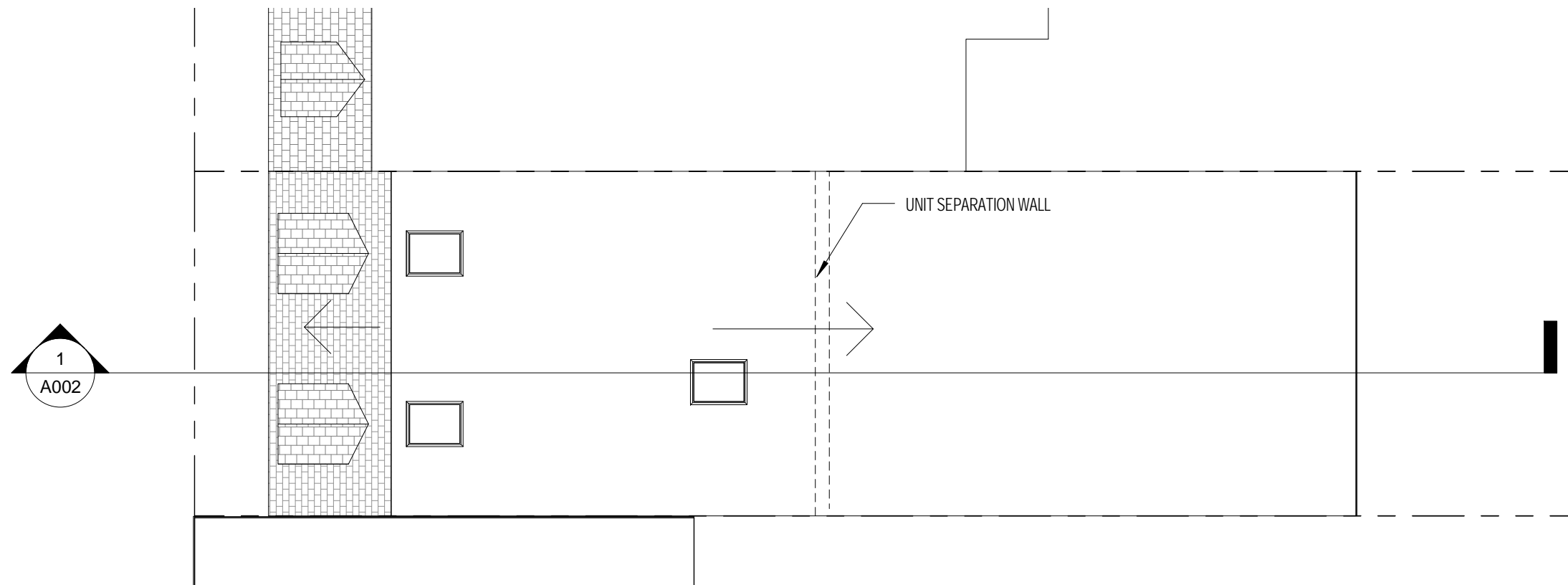
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DATE
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SHEET NUMBER
A004



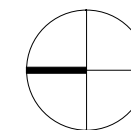
1 001 - ROOF PROPOSED

A005 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
ROOF PLAN

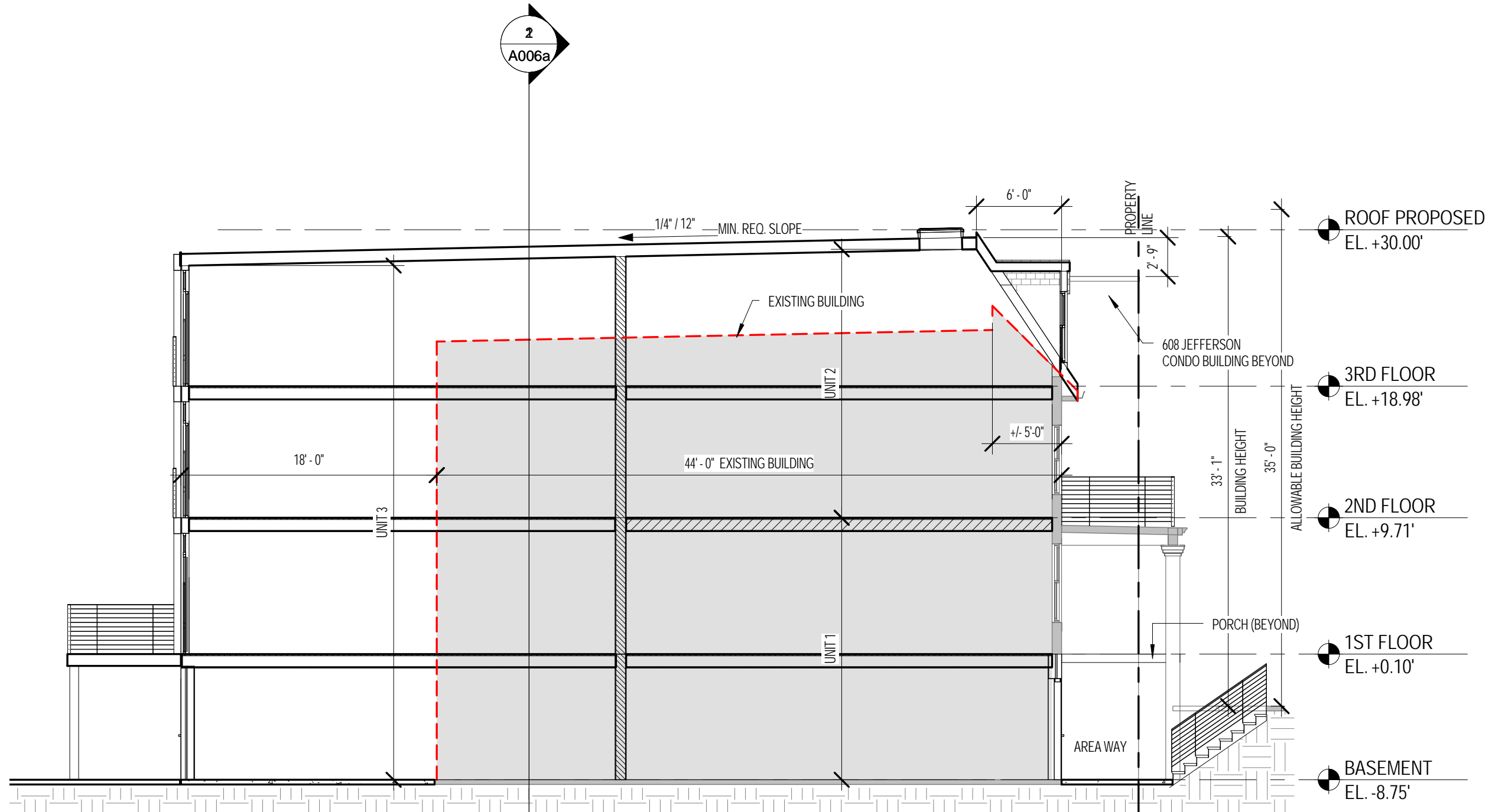
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DATE
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SCALE
1/8" = 1'-0"

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SHEET NUMBER
A005



1 BUILDING SECTION
A006 1/8" = 1'-0"



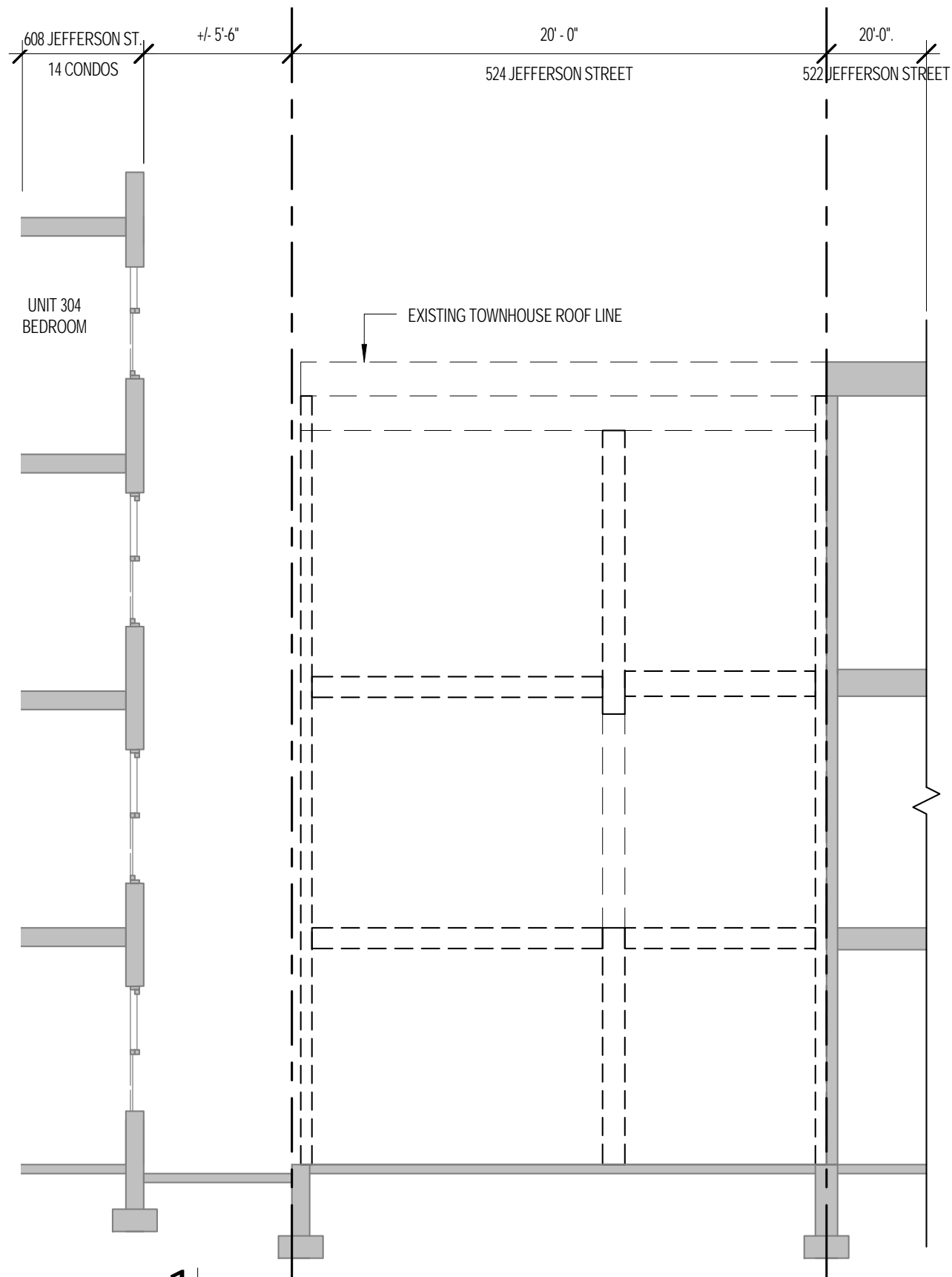
524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

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1/8" = 1'-0"

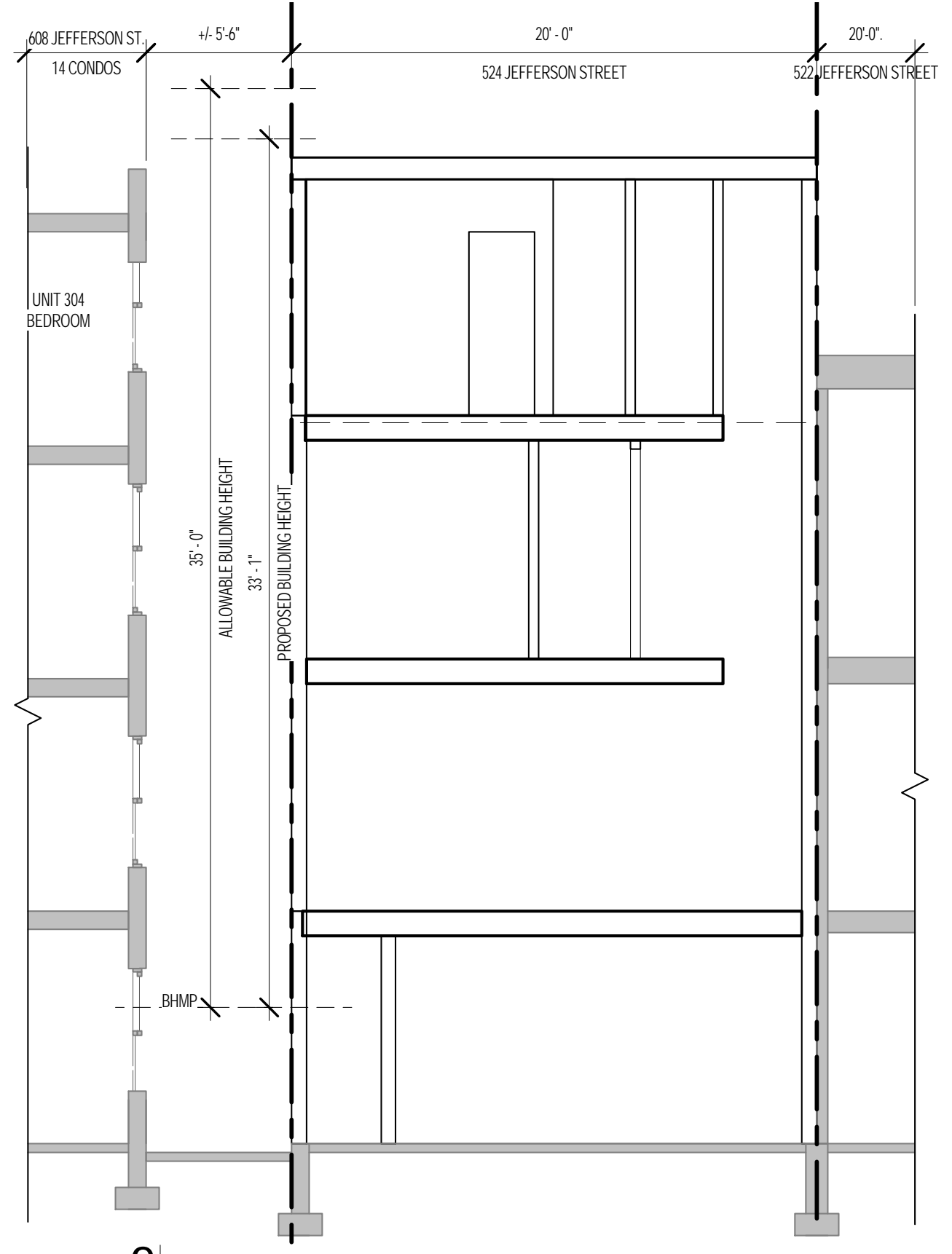
PROJECT N°
2018-023

SHEET NUMBER
A006



1 SECTION AT REAR - EXISTING

A006a 3/16" = 1'-0"



2 SECTION AT REAR - PROPOSED

A006a 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

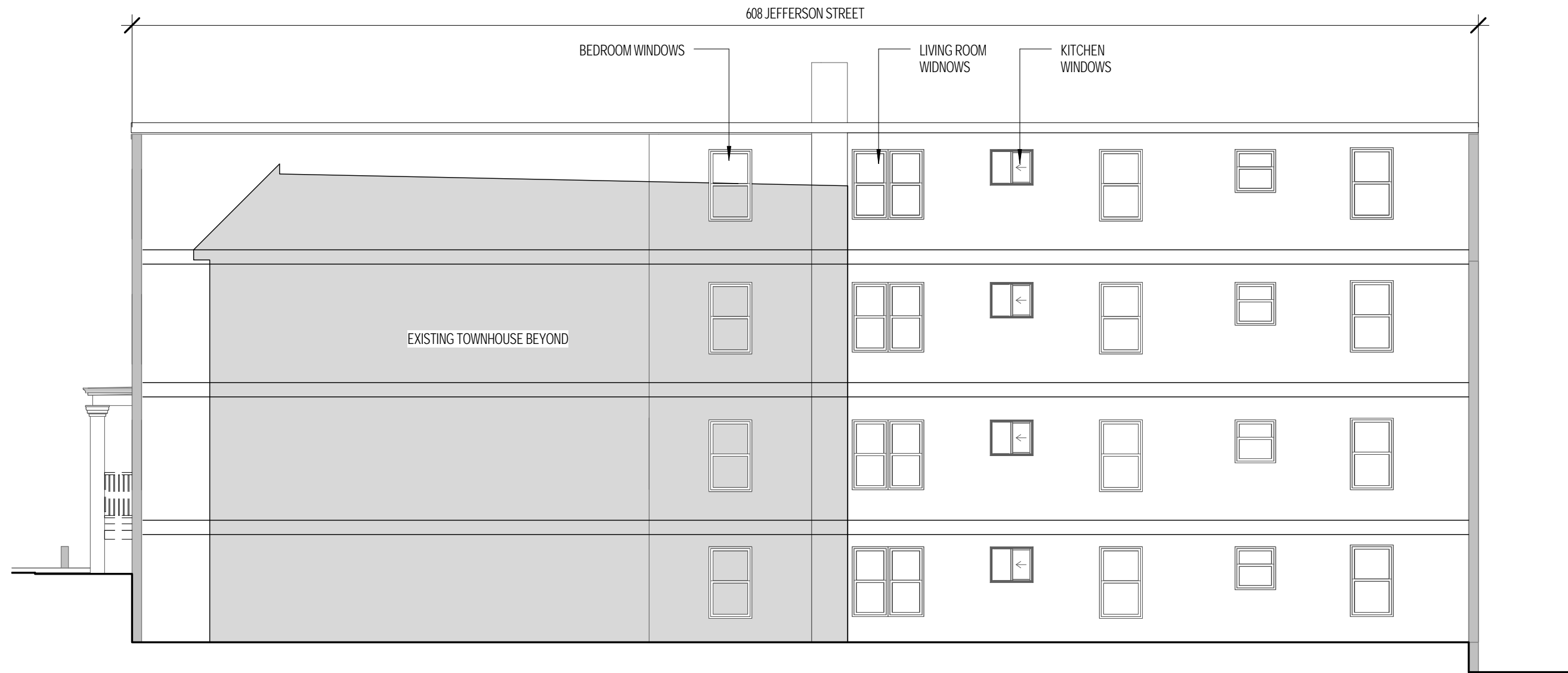
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

DATE
7/6/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A006a

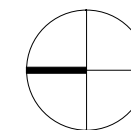


1 BUILDING SECTION THRU 608 JEFFERSON EXISTING
 A006b 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
 BUILDING SECTION

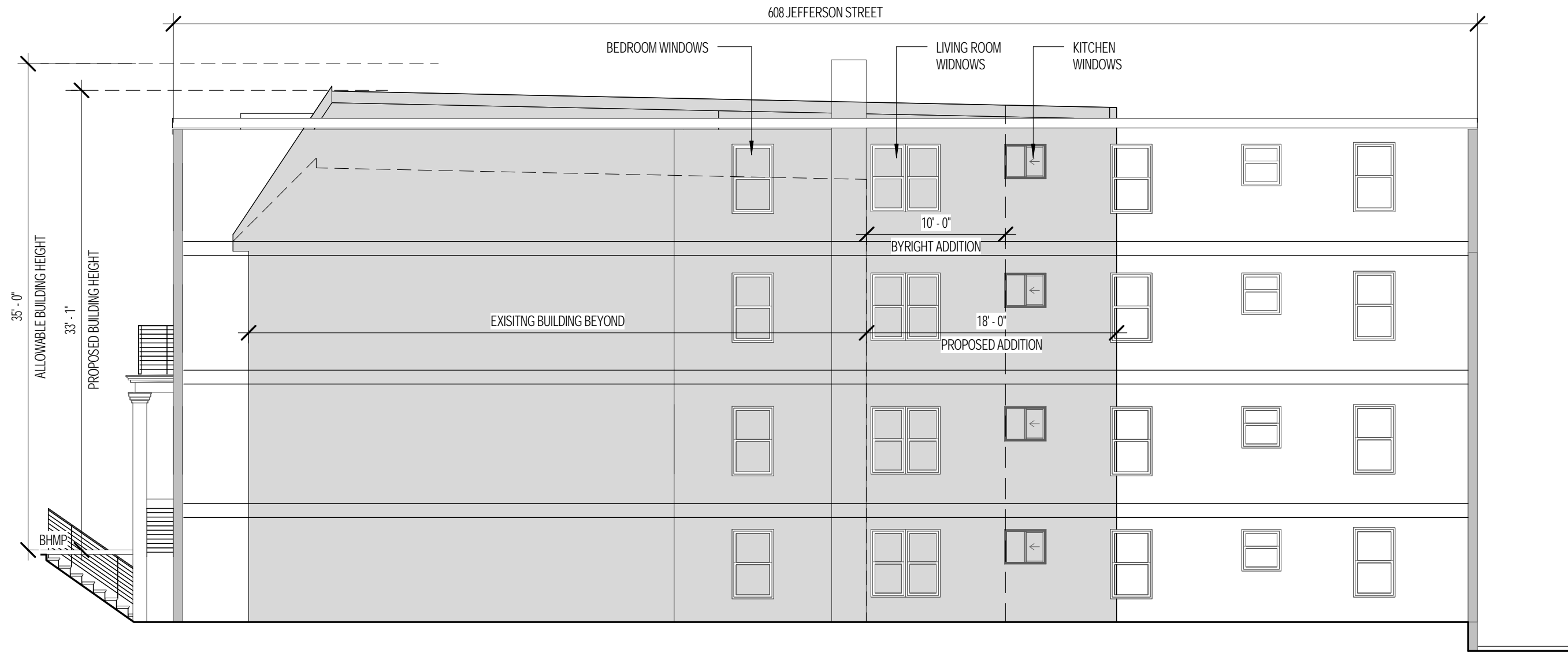
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 SCALE
1/8" = 1'-0"

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SHEET NUMBER
A006b



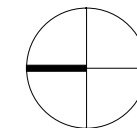
1 BUILDING SECTION THRU 608 JEFFERSON PROPOSED

A006c 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

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SCALE
1/8" = 1'-0"

PROJECT N^o
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SHEET NUMBER
A006c



1 FRONT ELEVATION - EXISTING

A007 3/16" = 1'-0"



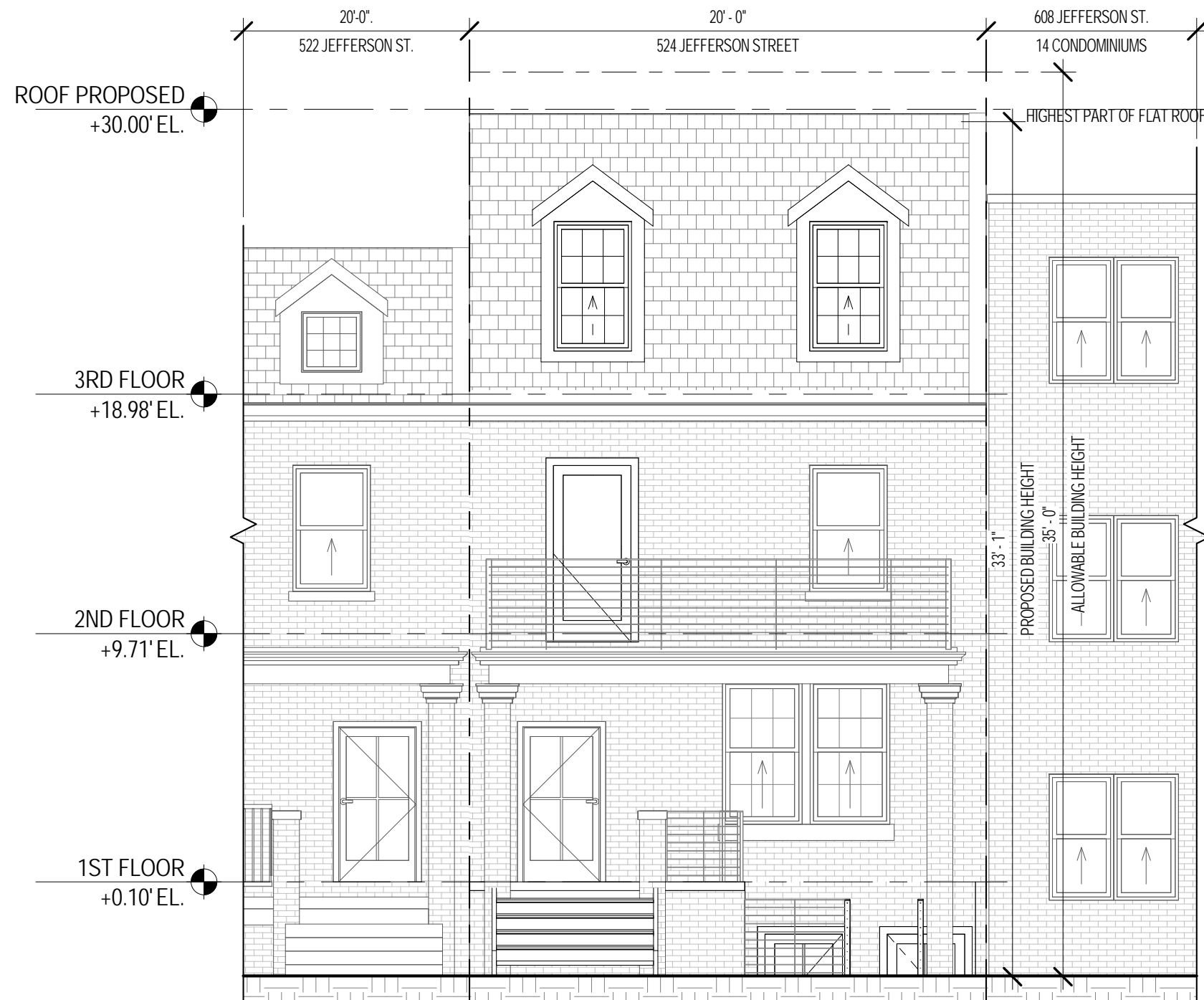
524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION EXISTING

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DATE
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SCALE
3/16" = 1'-0"

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SHEET NUMBER
A007



1 FRONT ELEVATION - PROPOSED OPTION A

A008 3/16" = 1'-0"



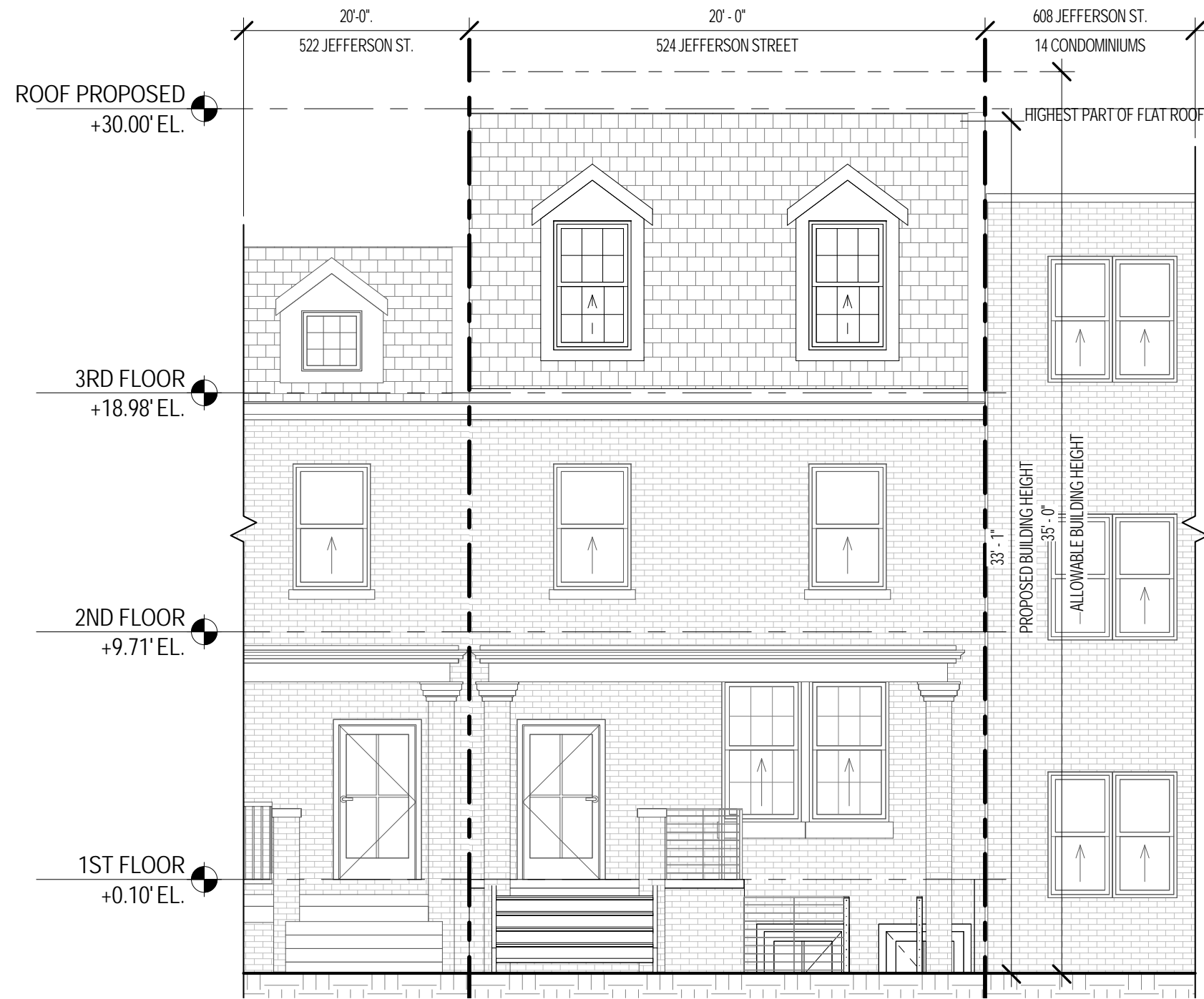
524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION OPTION A

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3/16" = 1'-0"

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A008



1 FRONT ELEVATION - PROPOSED OPTION B

A009 3/16" = 1'-0"



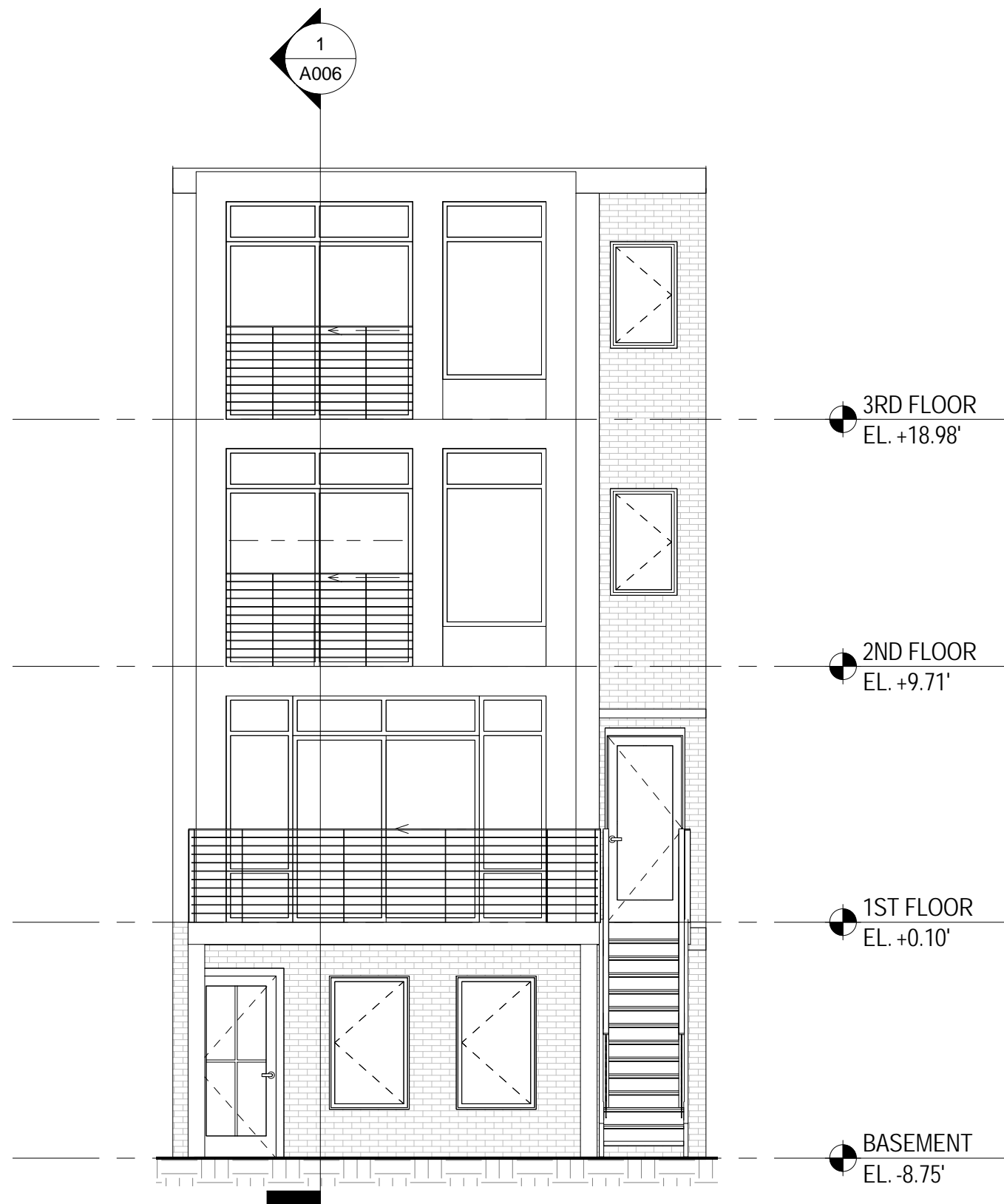
524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION OPTION B

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DATE
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SCALE
3/16" = 1'-0"

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A009



1 REAR ELEVATION

A010 3/16" = 1'-0"



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REAR ELEVATION

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A010

REAR ELEVATION



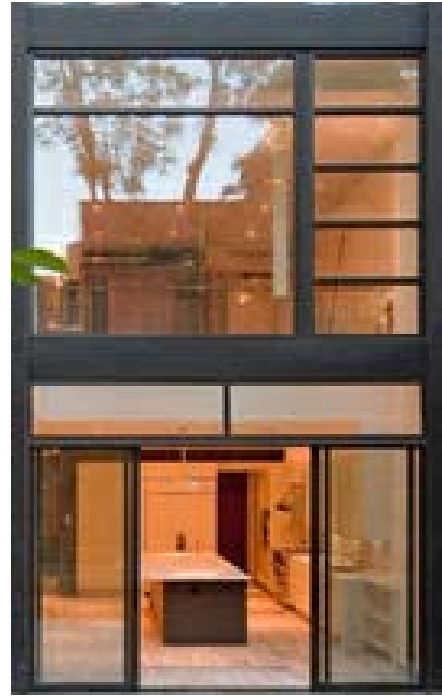
FIBER CEMENT PANEL



FIBER CEMENT SIDING



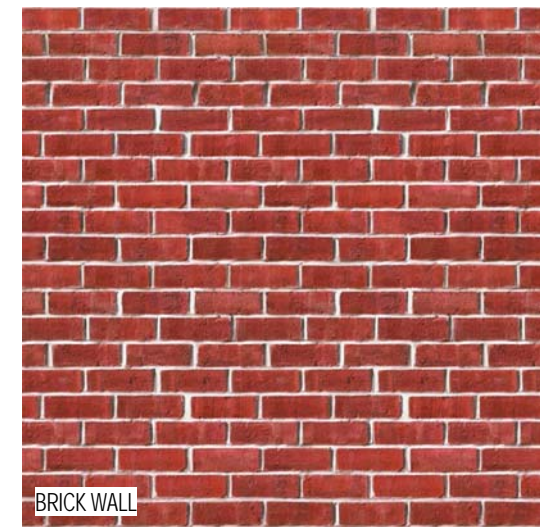
METAL PANEL



DARK FRAME WINDOWS WITH DARK TRIM



CABLE RAILING



BRICK WALL

FRONT ELEVATION



SLATE ROOF TO MATCH EXISTING



524 JEFFERSON STREET BZA APPLICATION
MATERIAL PALETTE

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SHEET NUMBER
A011



1 STREETScape PROPOSED

A012 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
STREETScape

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DATE
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REVISED 7/6/2018

SCALE
1/8" = 1'-0"

PROJECT N^o
2018-023

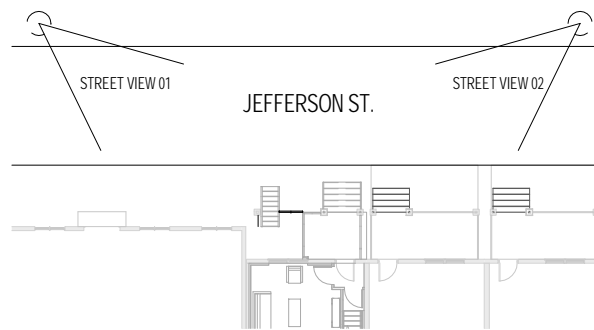
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A012



STREET VIEW 01



STREET VIEW 02



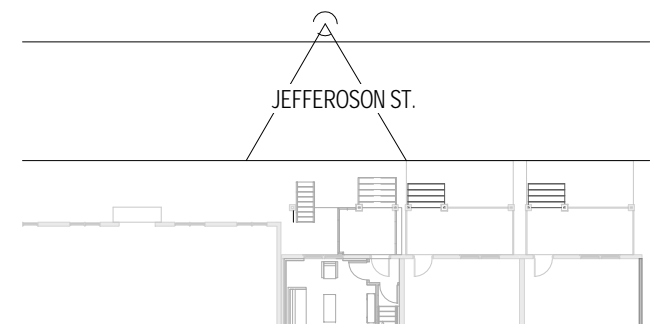
524 JEFFERSON STREET BZA APPLICATION
STREET VIEWS

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04/20/18
SCALE
1/32" = 1'-0"

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A013



524 JEFFERSON STREET BZA APPLICATION
STREET VIEWS

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DATE
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SCALE
1/32" = 1'-0"

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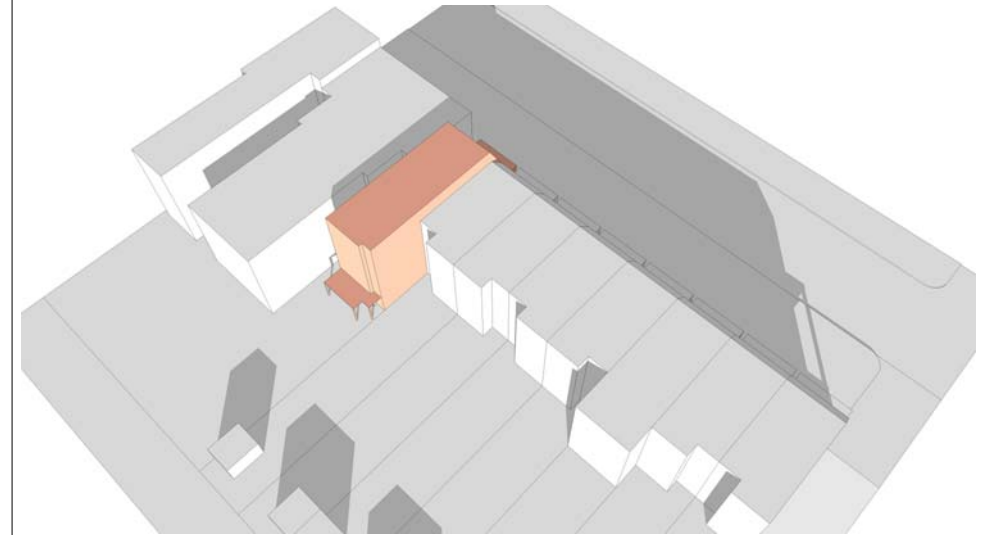
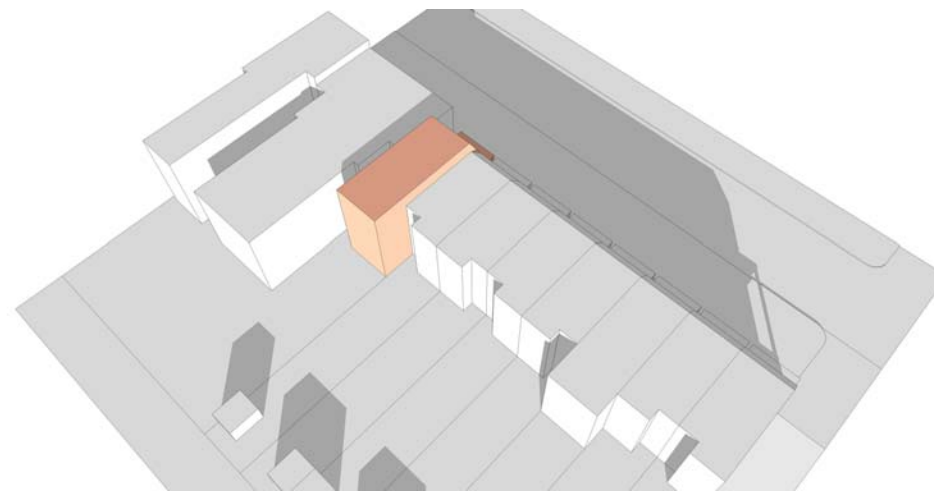
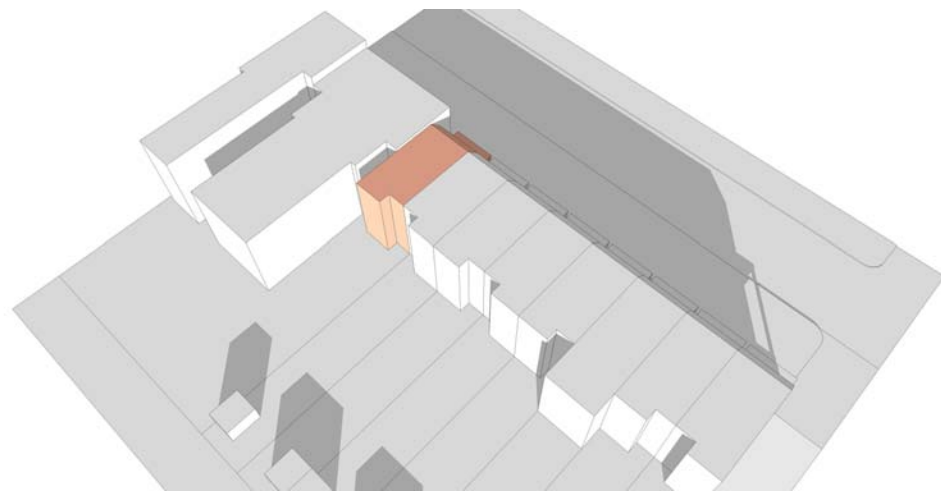
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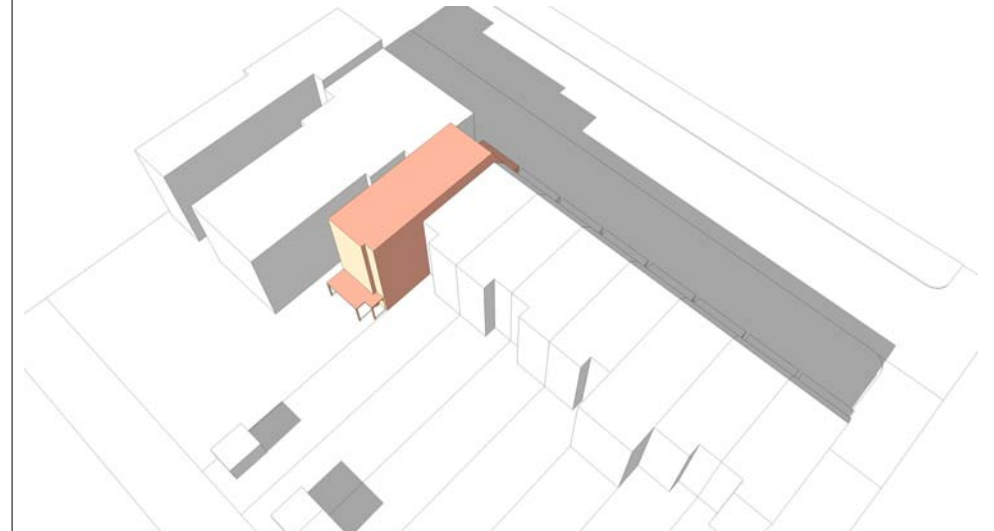
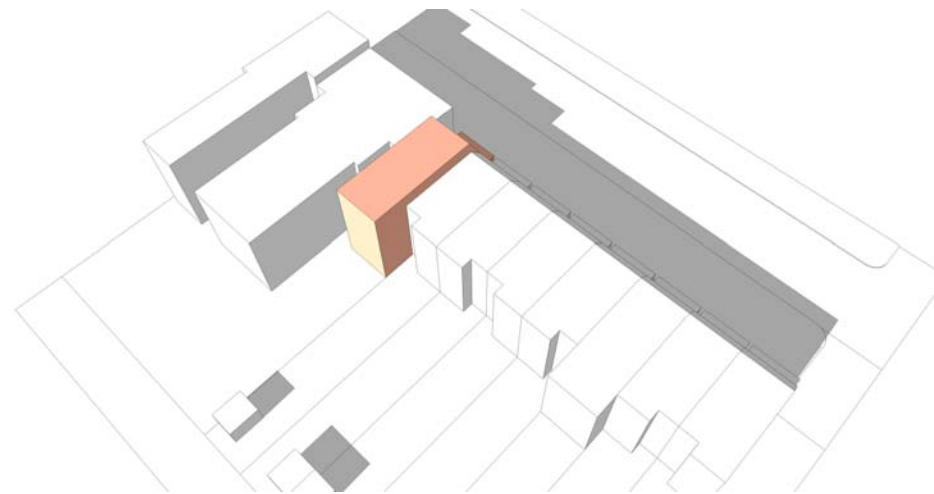
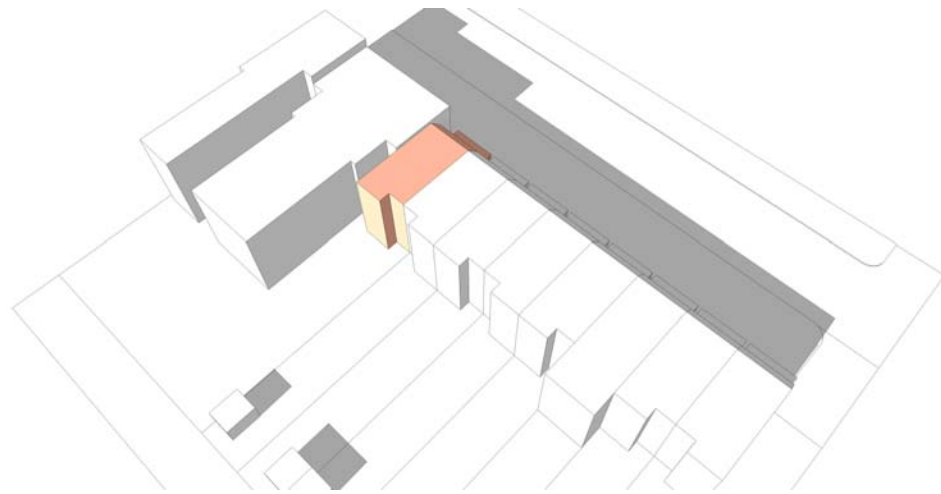
BY RIGHT BUILDING

PROPOSED BUILDING

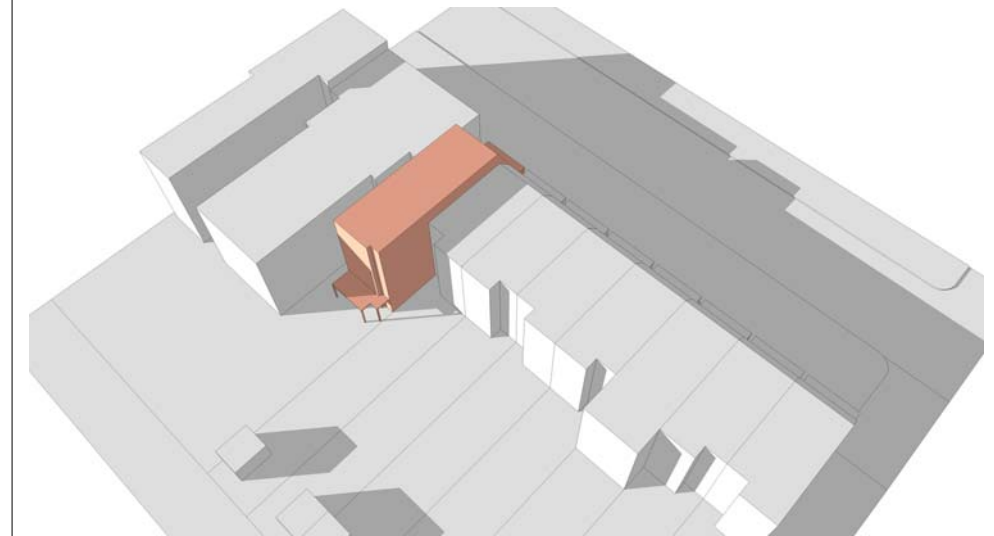
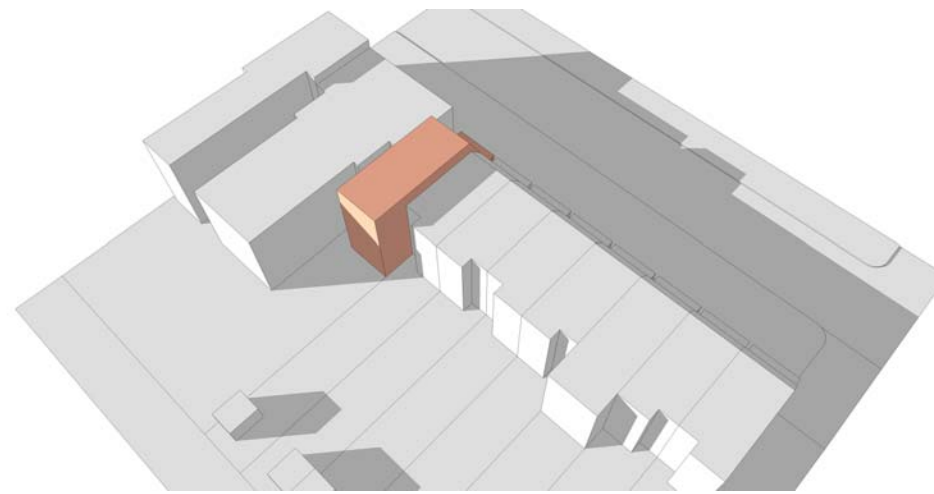
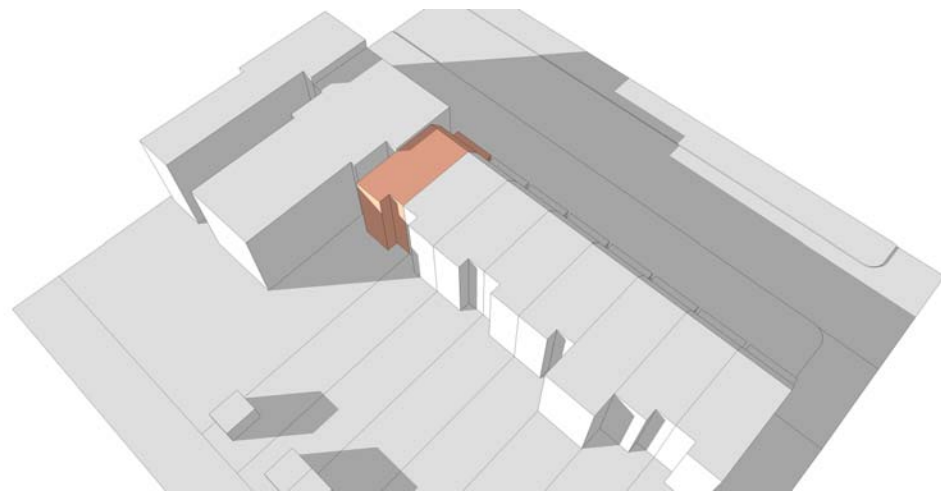
9AM



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524 JEFFERSON STREET BZAAPPLICATION
SUN STUDY - DECEMBER 21

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

DATE
04/20/18
SCALE

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2018-023

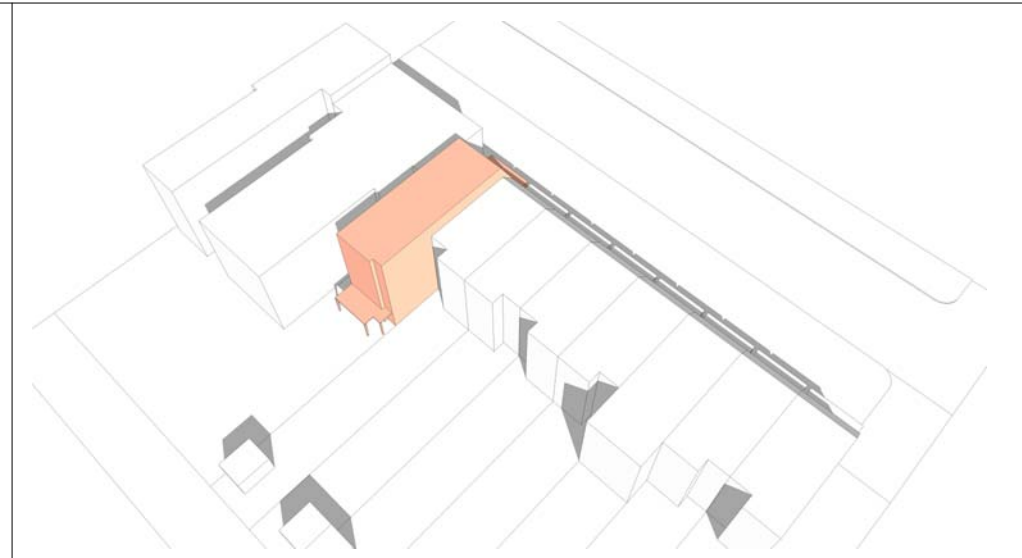
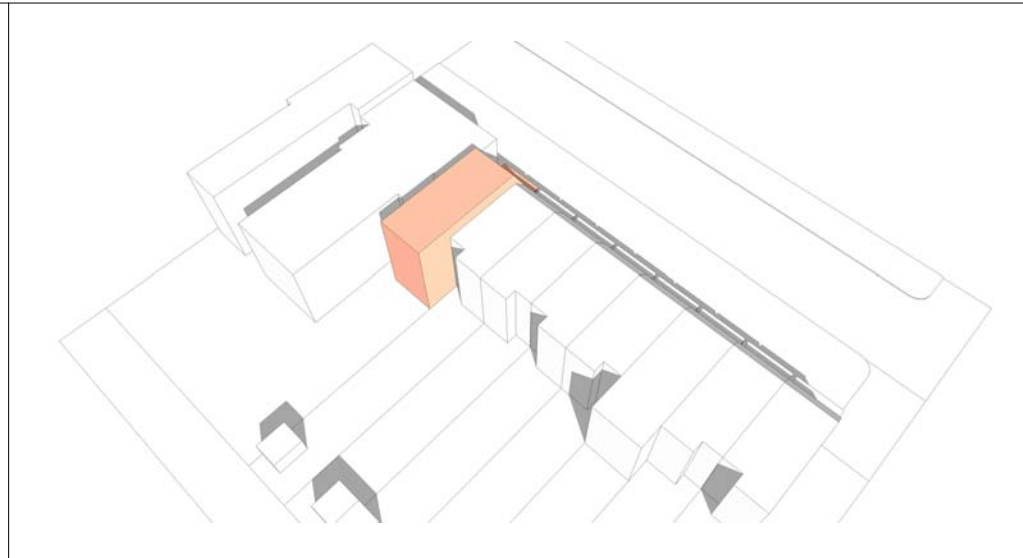
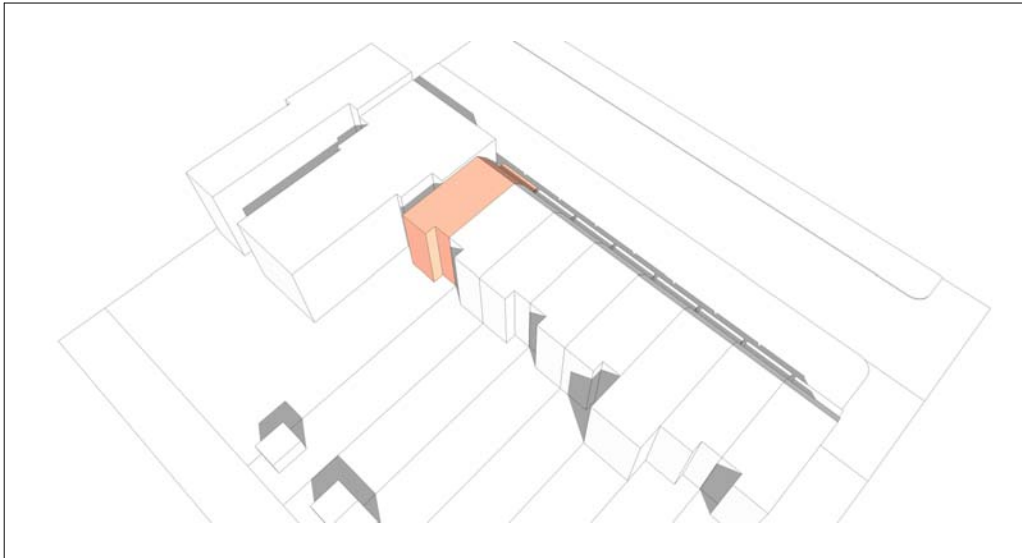
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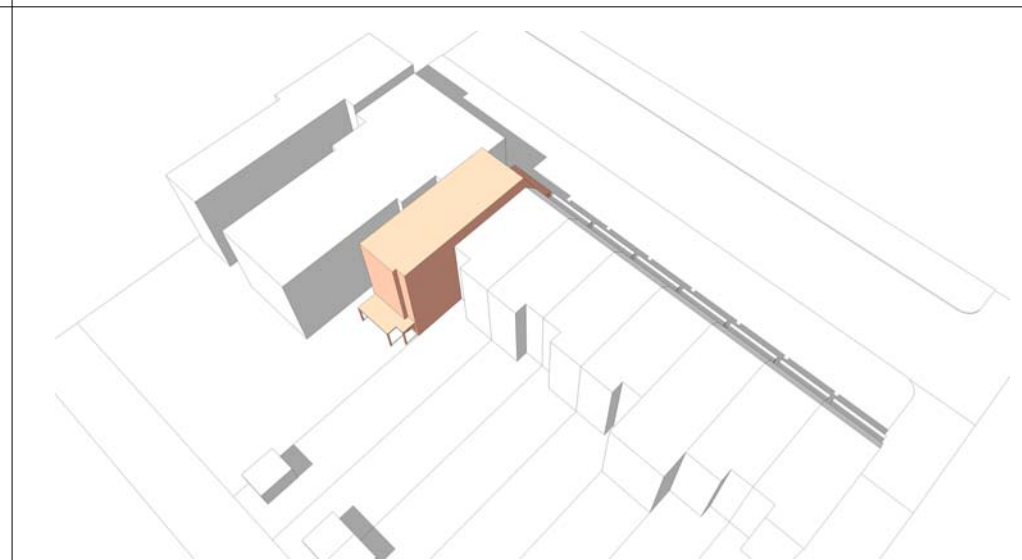
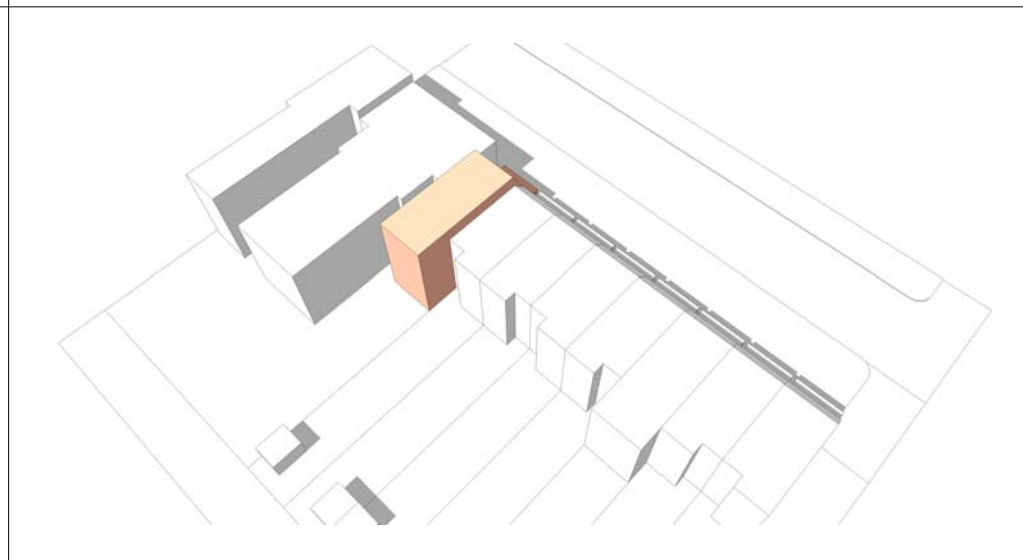
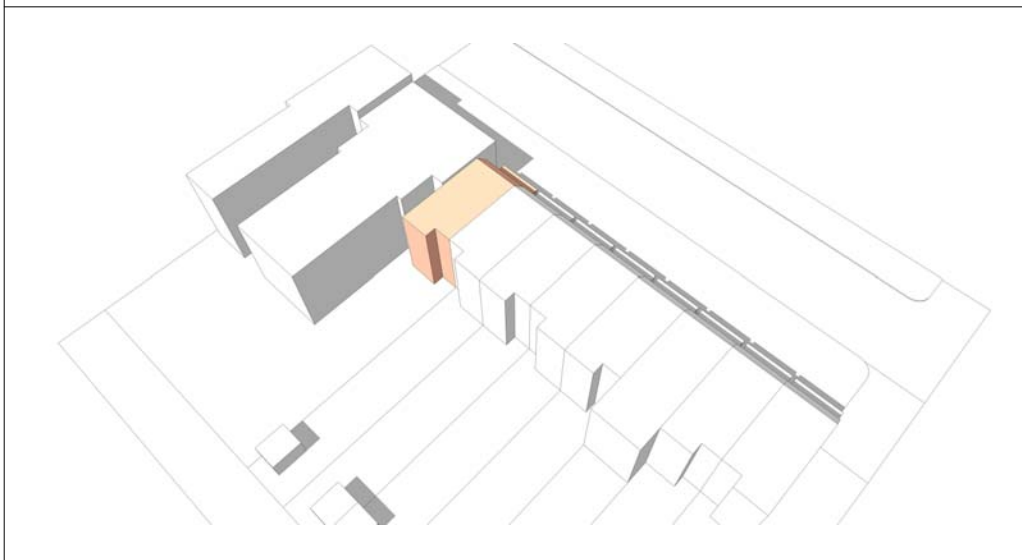
BY RIGHT BUILDING

PROPOSED BUILDING

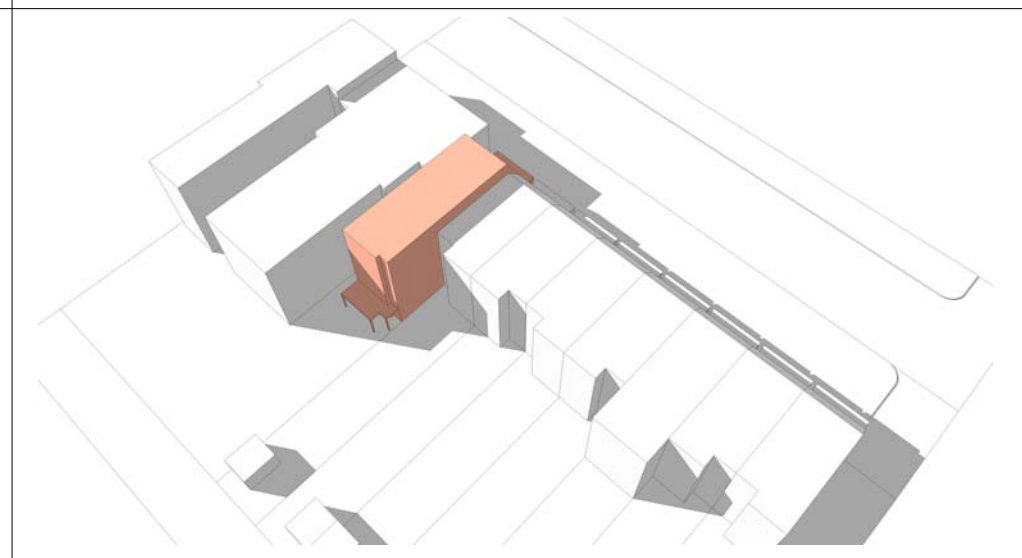
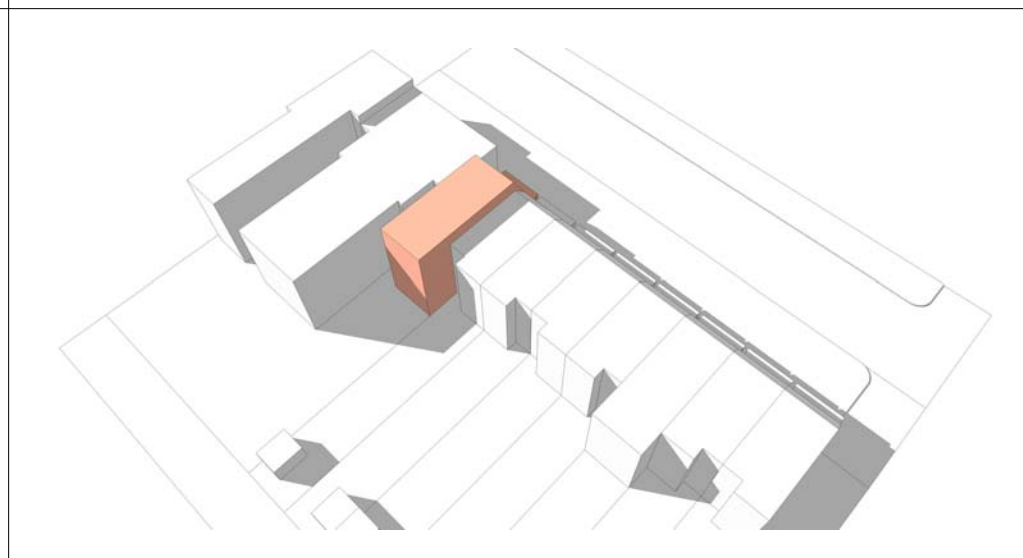
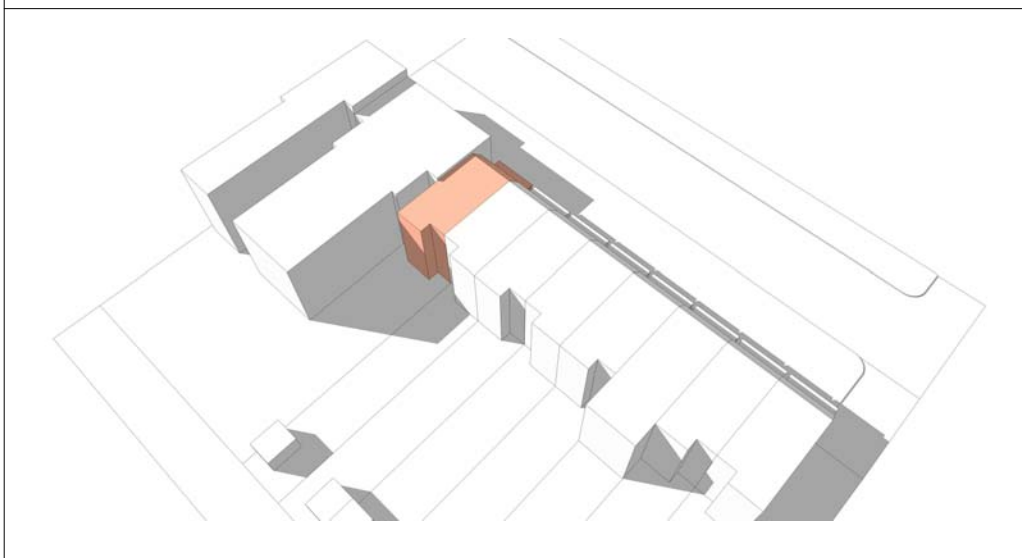
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524 JEFFERSON STREET BZAAPPLICATION
SUN STUDY - SPRING/FALL EQUINOX

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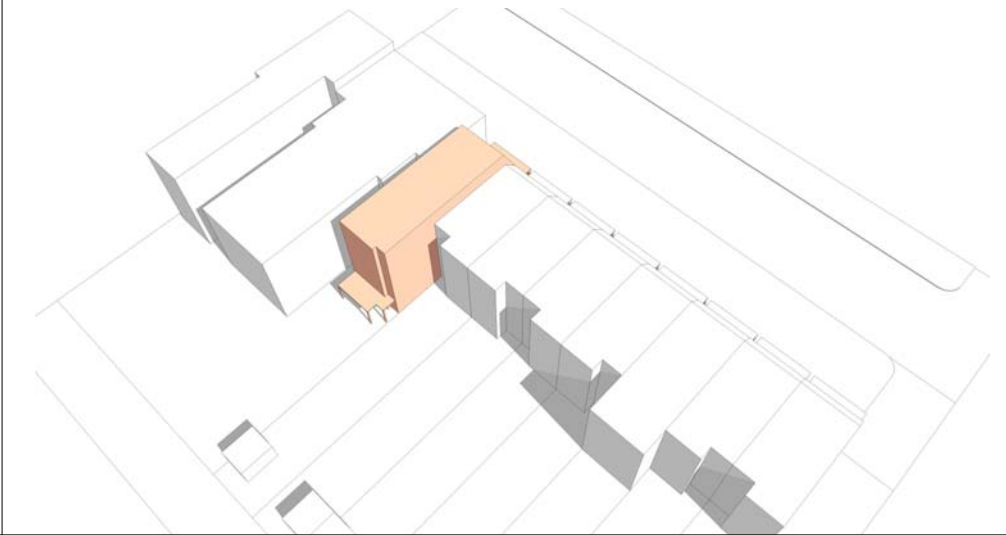
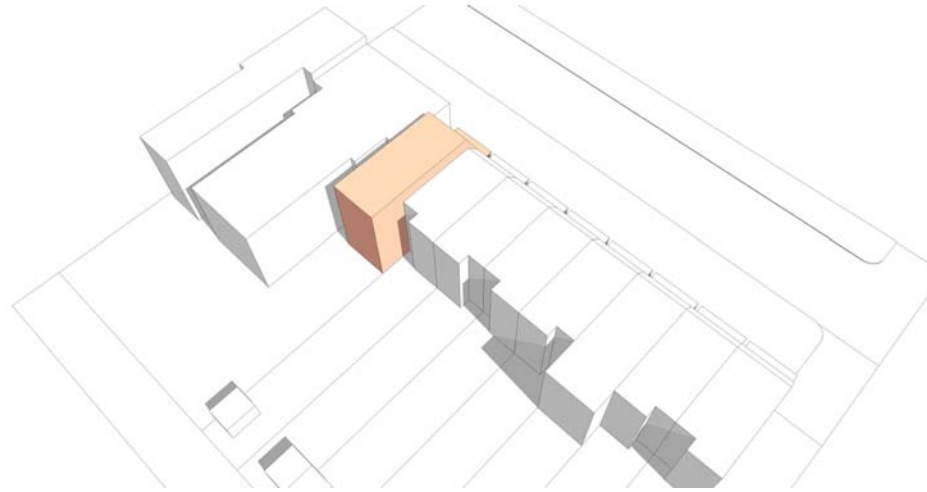
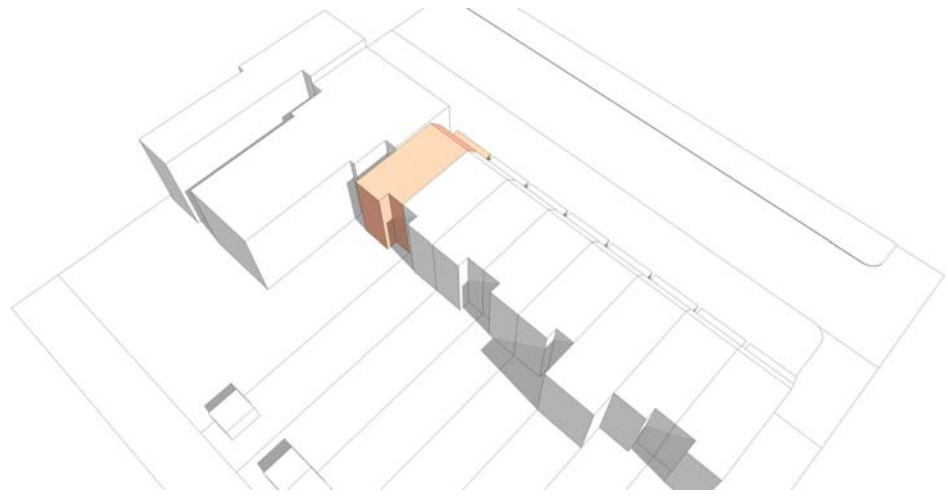
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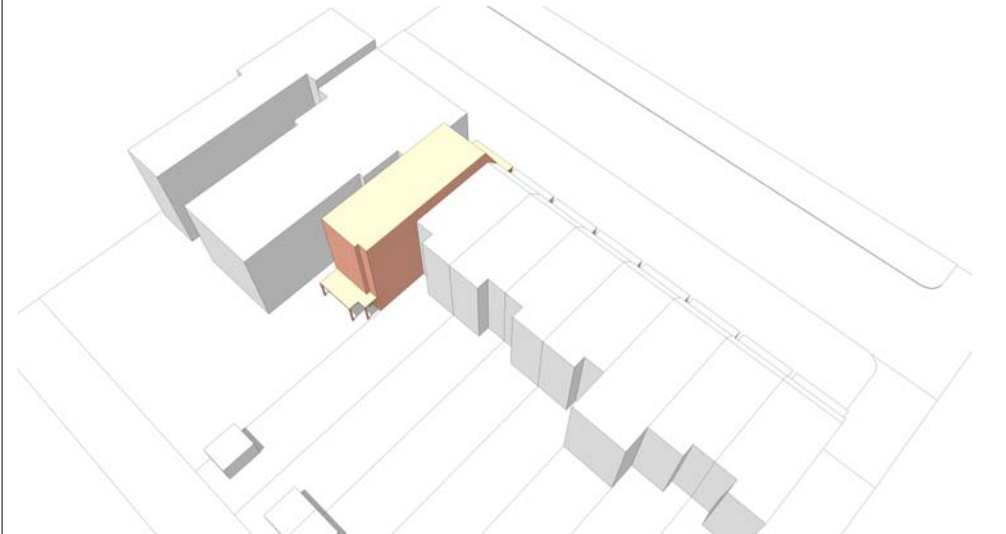
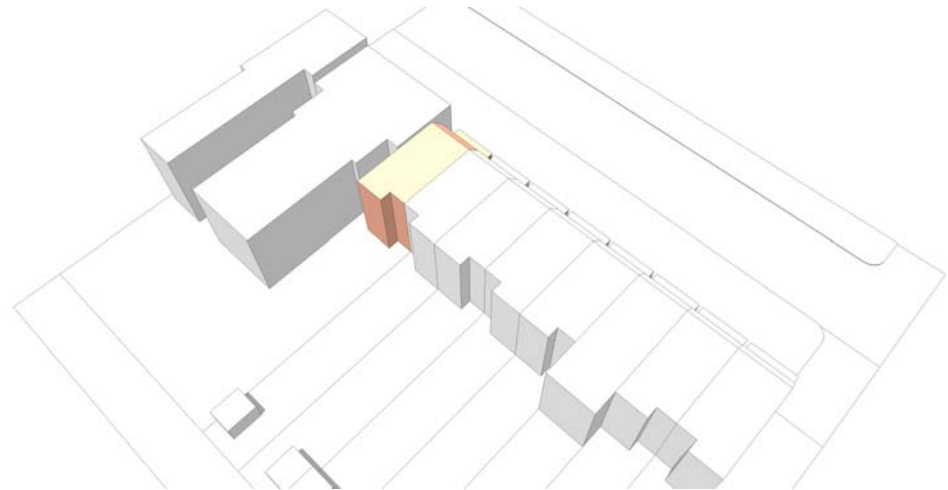
BY RIGHT BUILDING

PROPOSED BUILDING

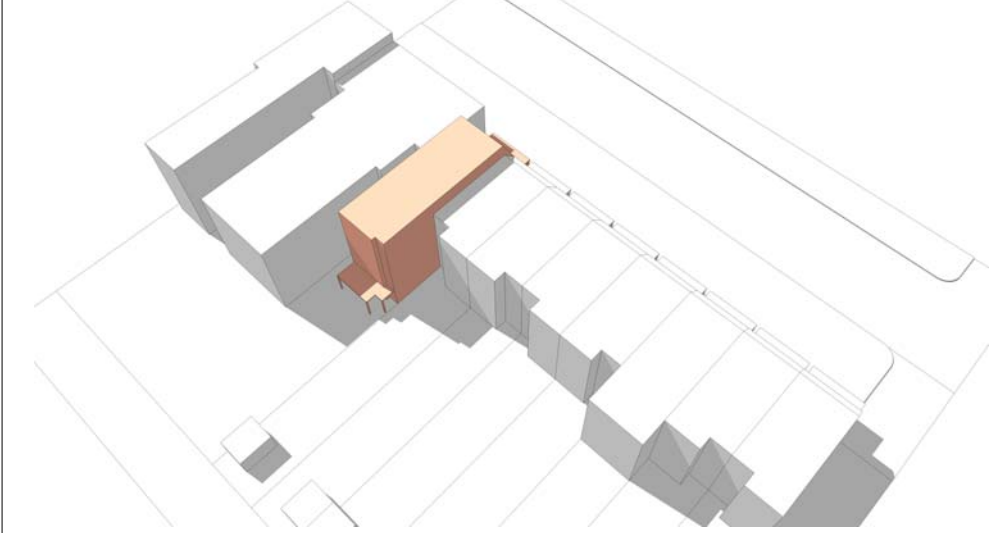
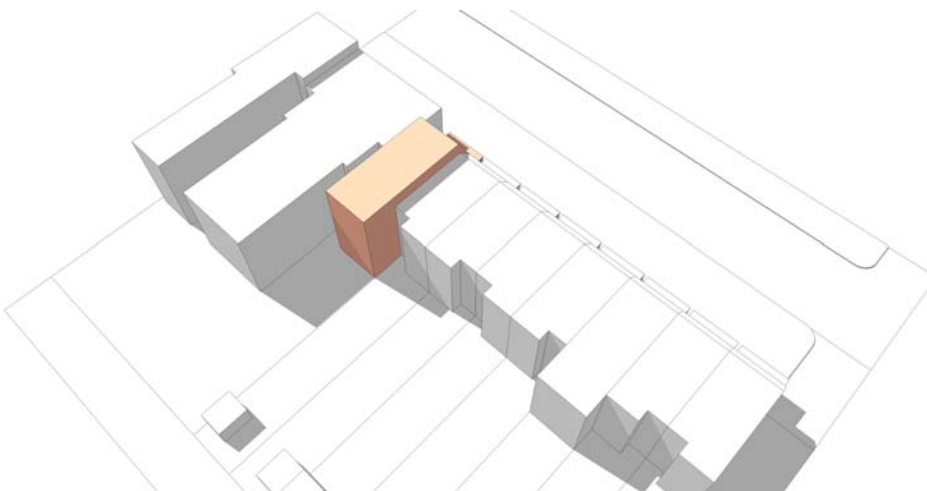
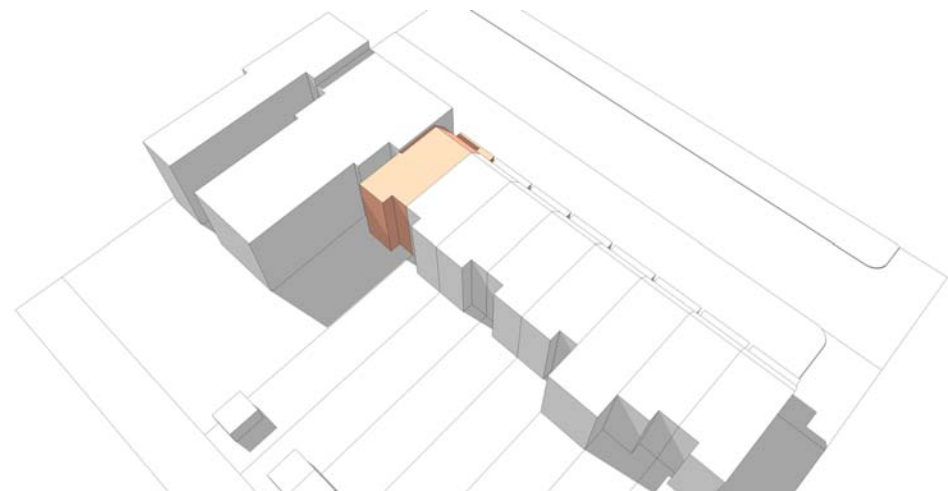
9AM



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3 PM



524 JEFFERSON STREET BZAAPPLICATION
SUN STUDY - JUNE 21

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2018-023

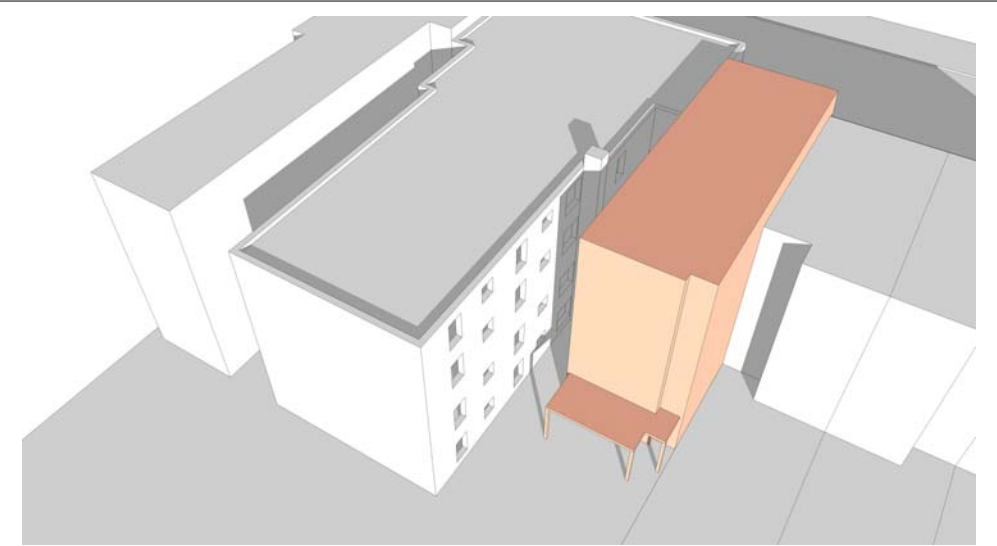
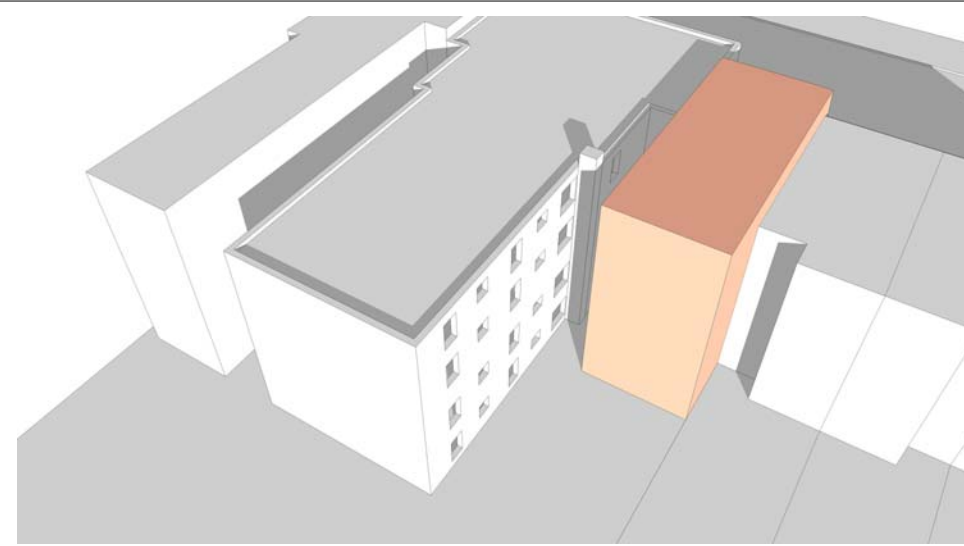
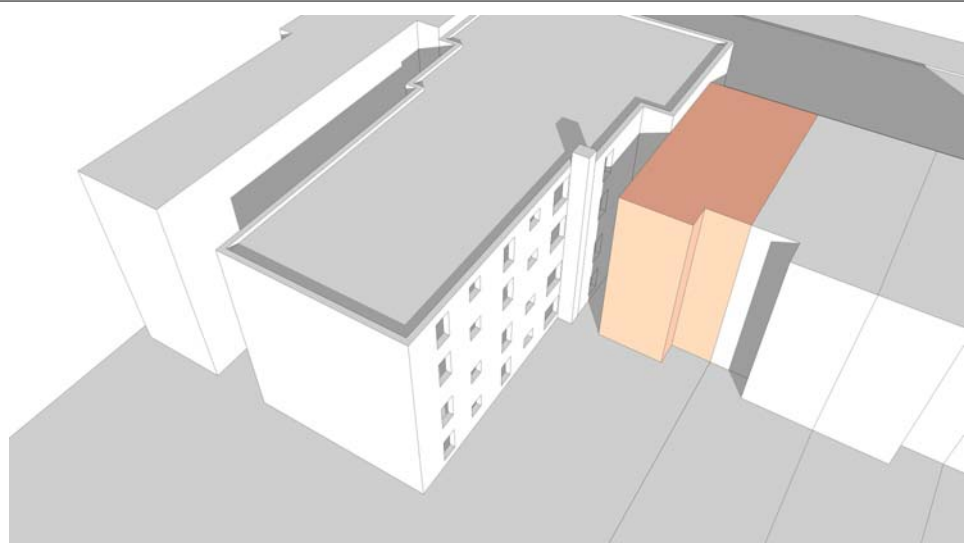
SHEET NUMBER
A017

EXISTING BUILDING

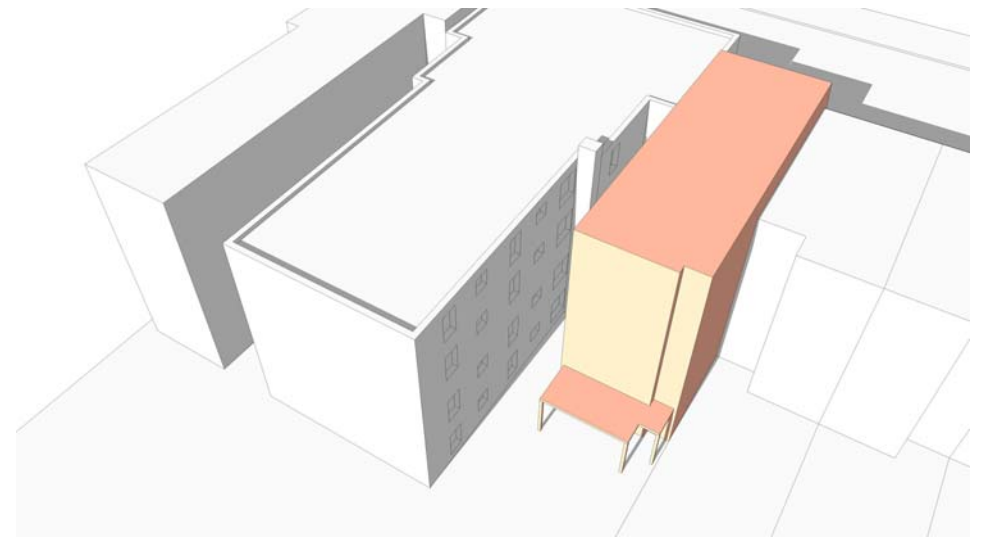
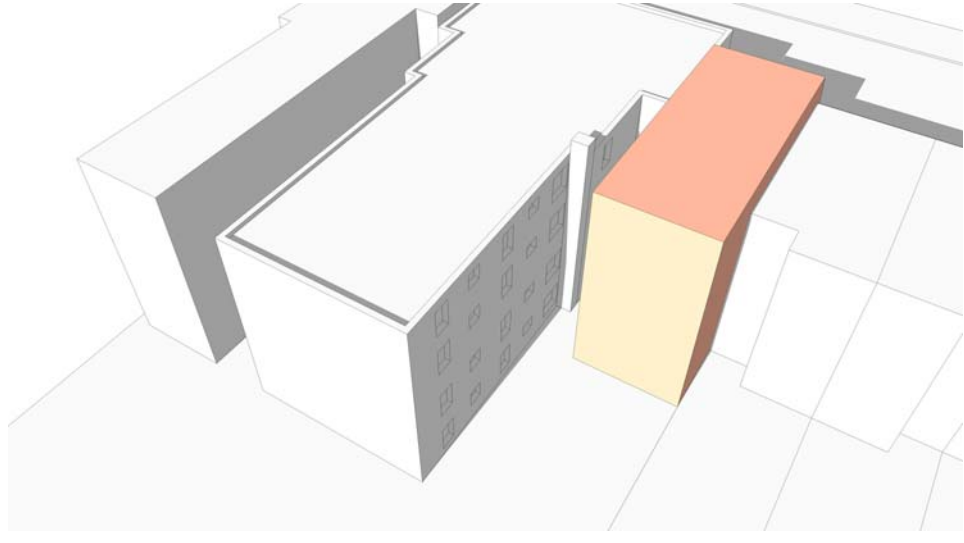
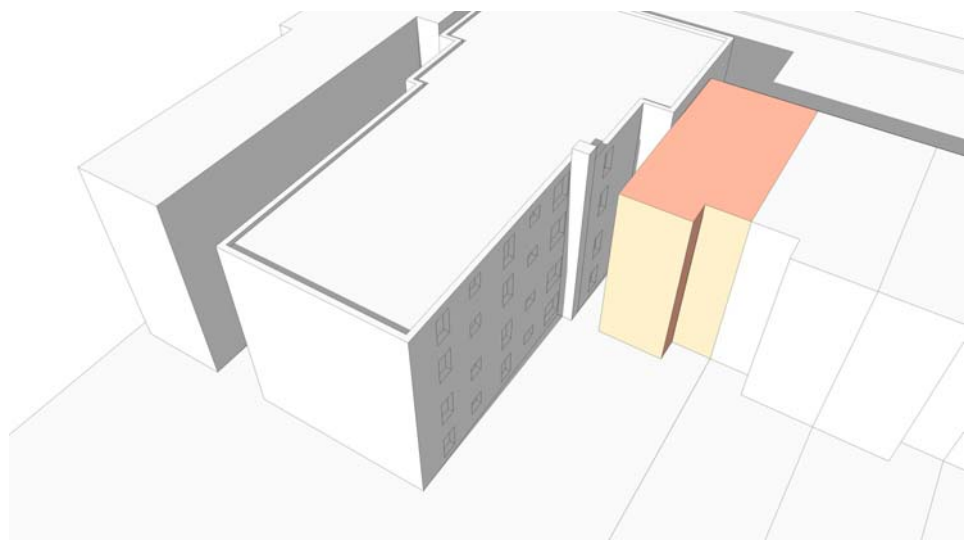
BY RIGHT BUILDING

PROPOSED BUILDING

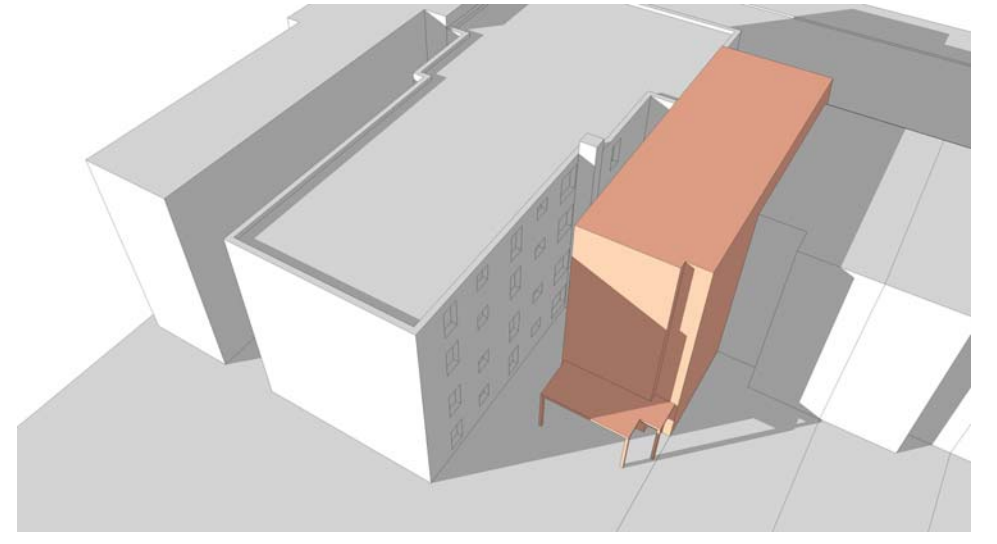
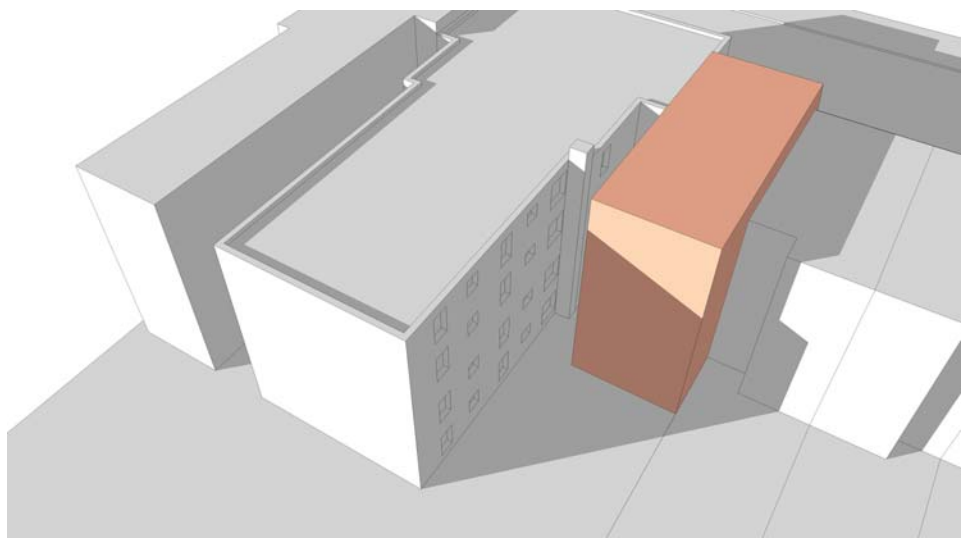
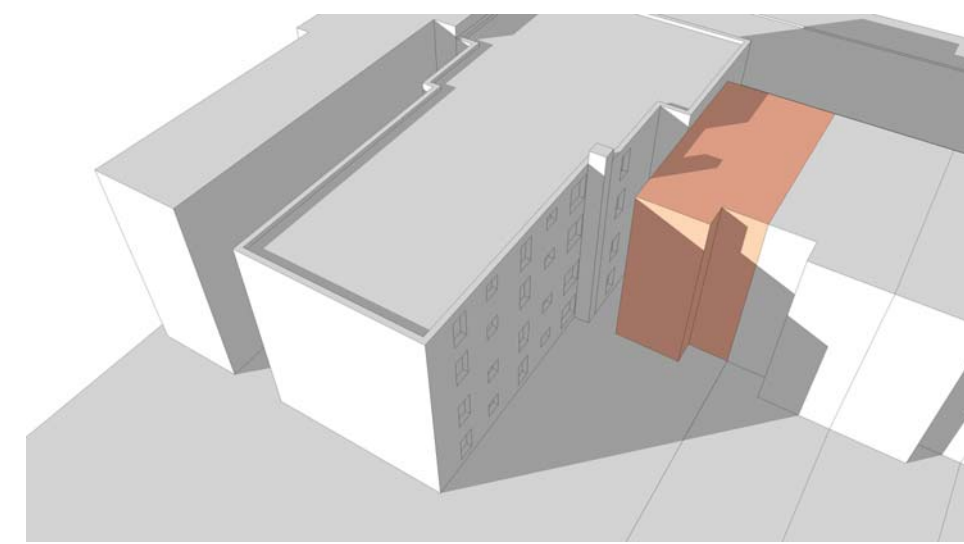
9AM



12 PM



3 PM



524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - DEC. 21

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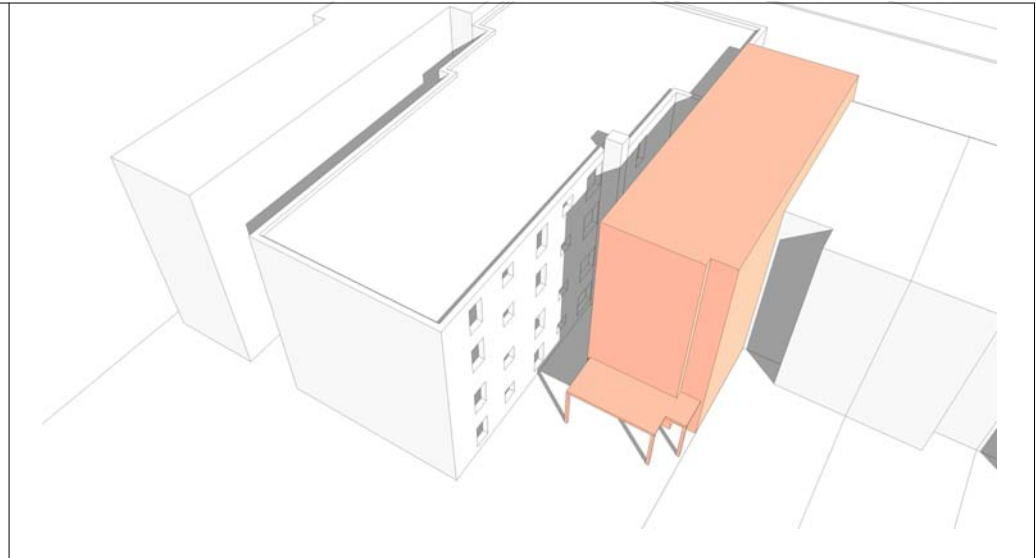
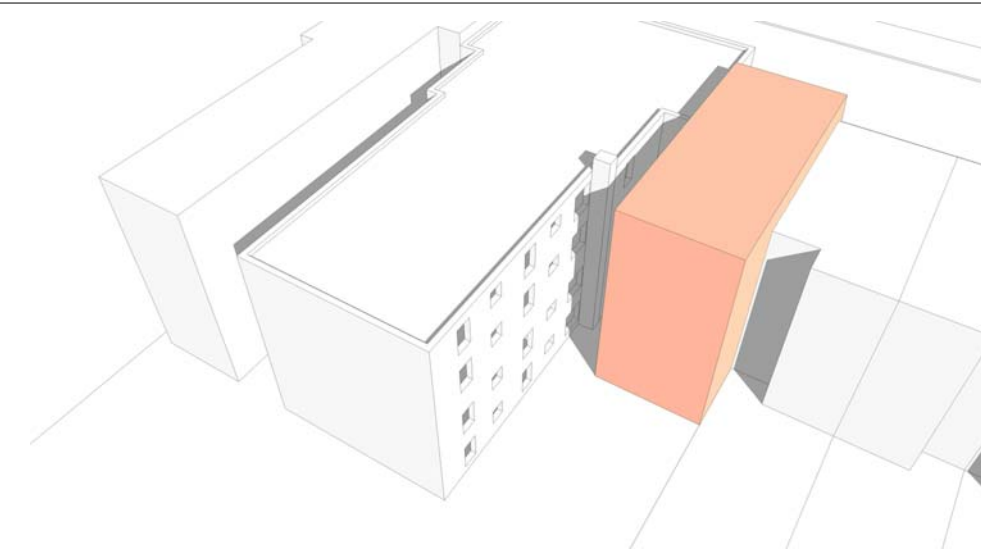
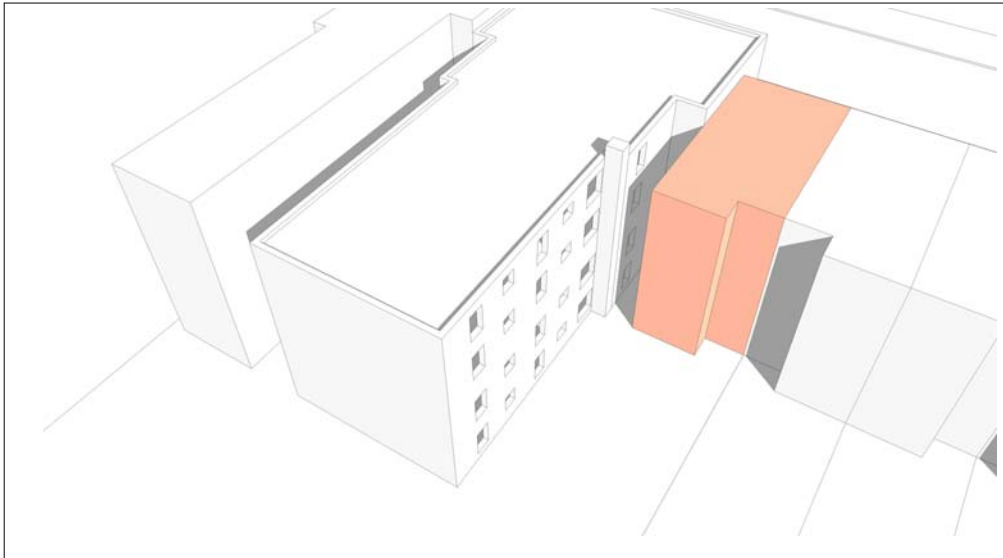
SHEET NUMBER
A018

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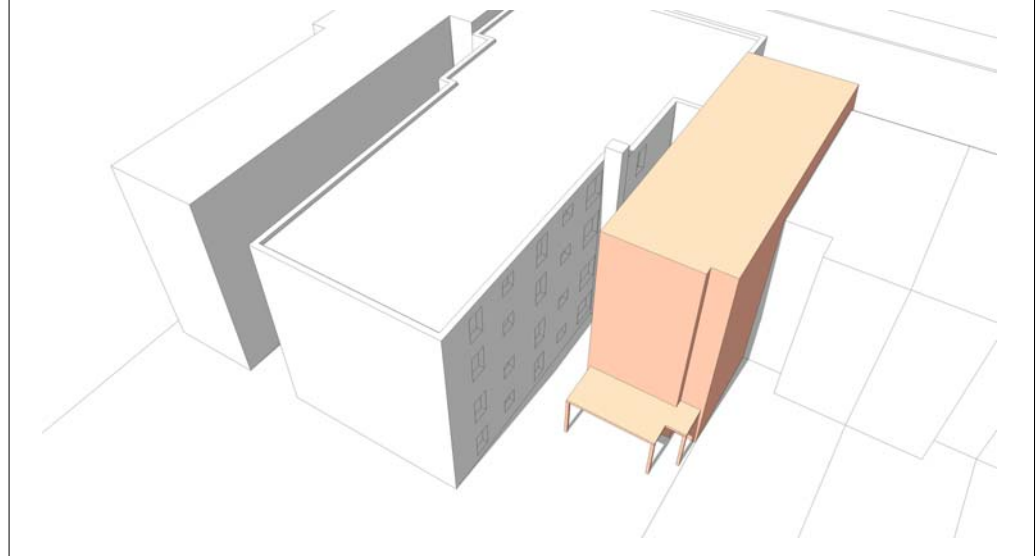
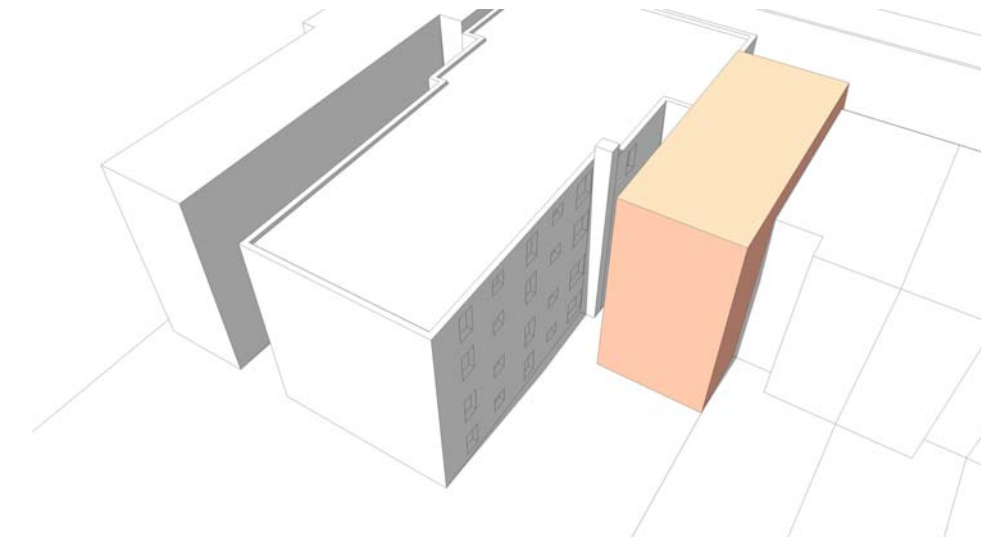
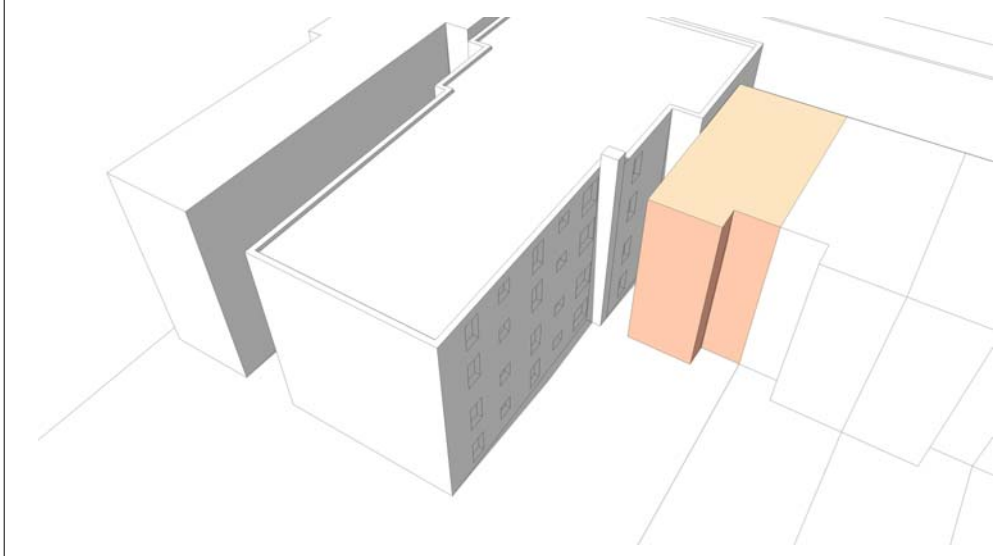
BY RIGHT BUILDING

PROPOSED BUILDING

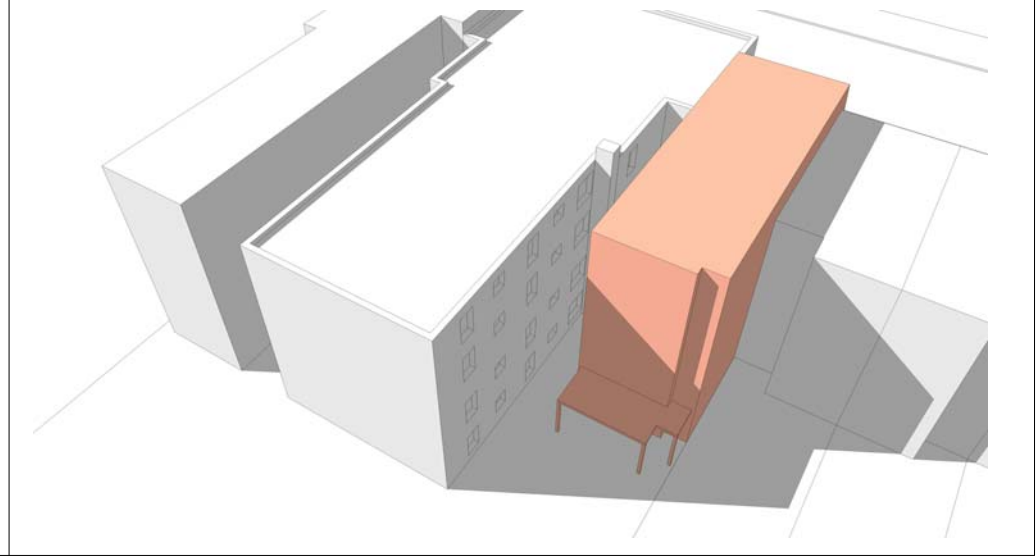
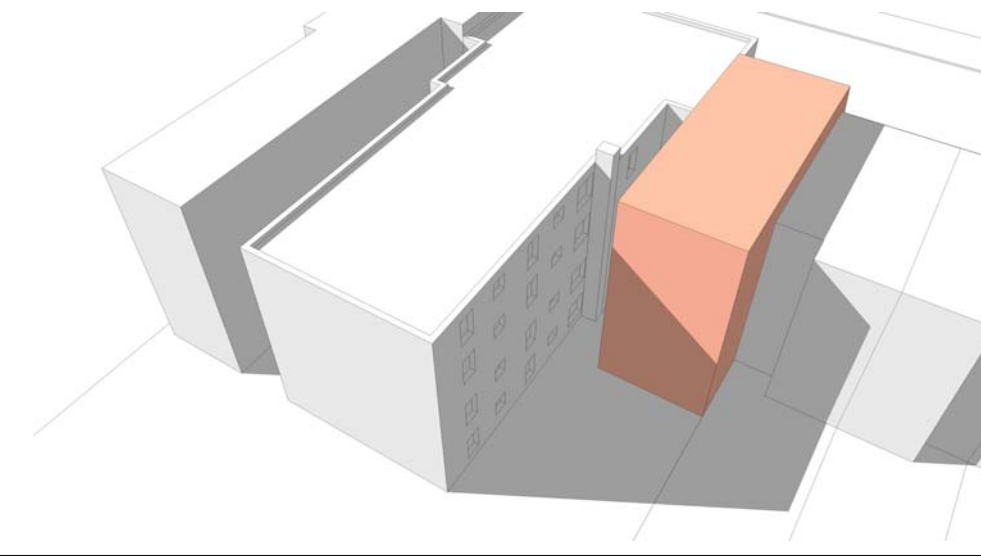
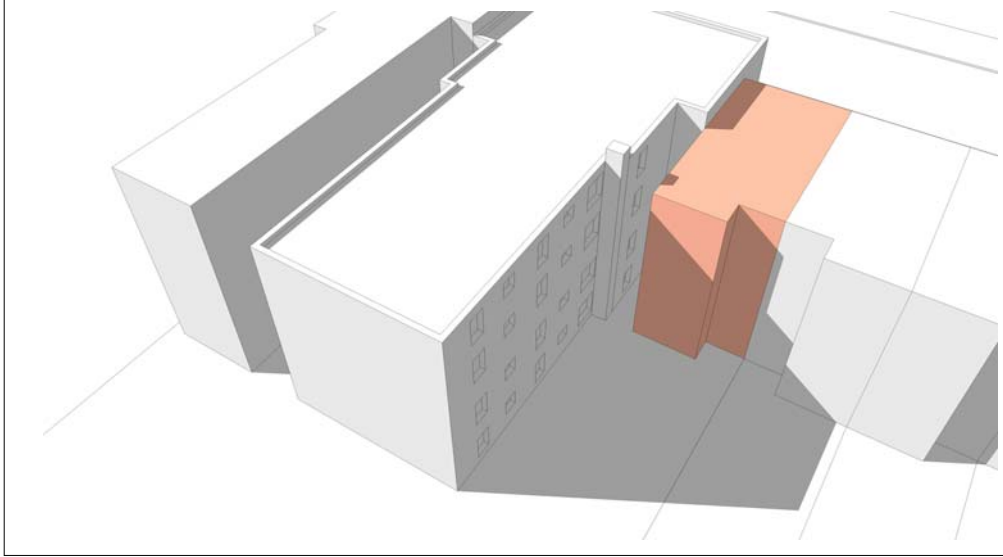
9AM



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524 JEFFERSON STREET BZA APPLICATION

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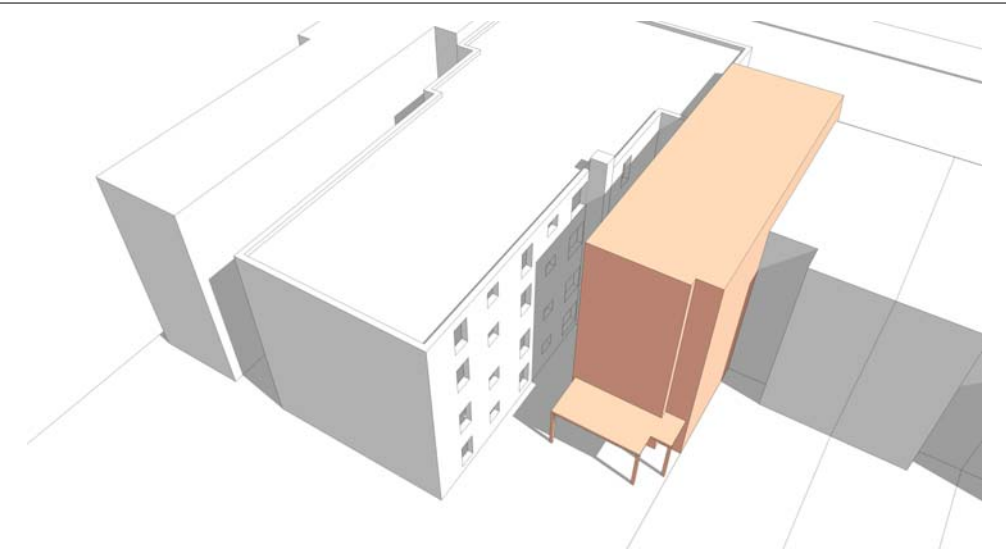
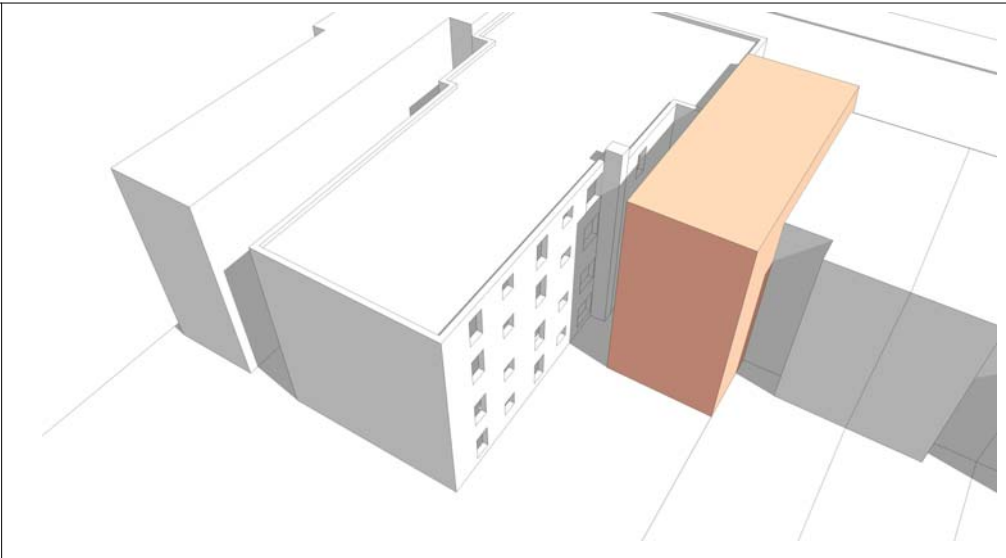
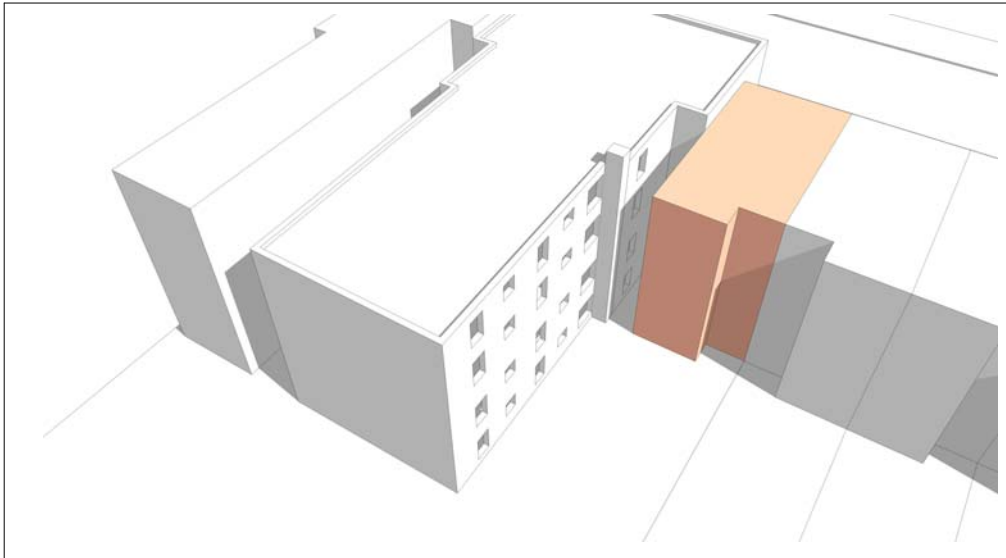
SHEET NUMBER A019

EXISTING BUILDING

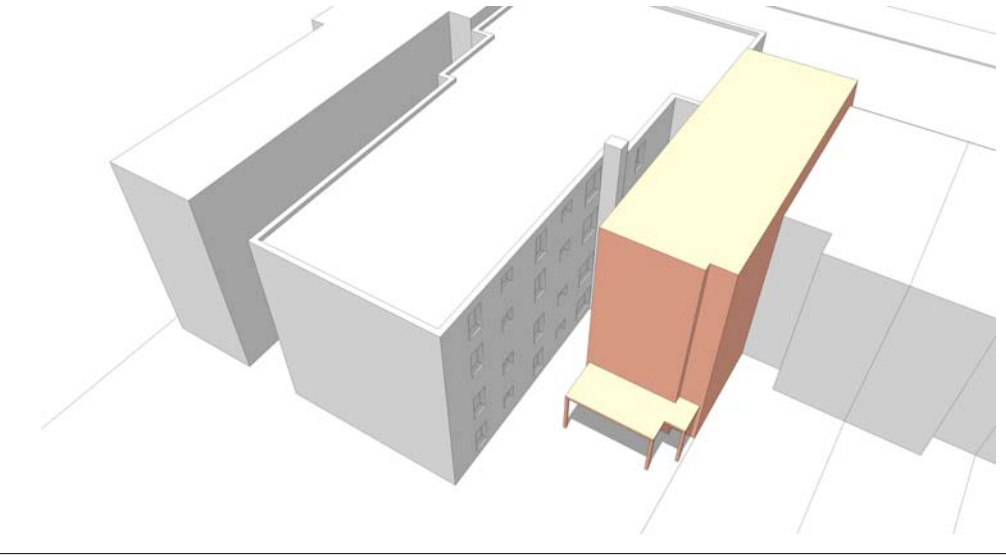
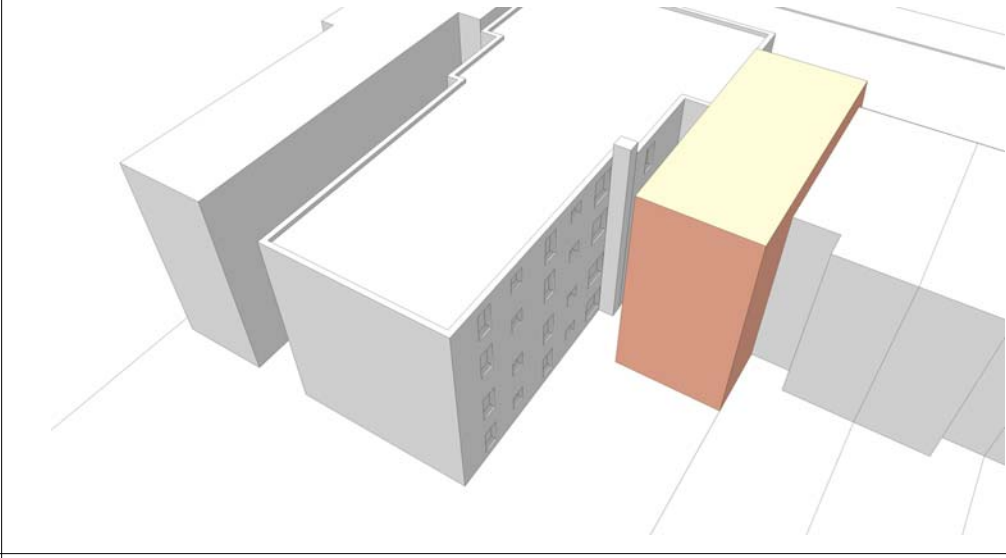
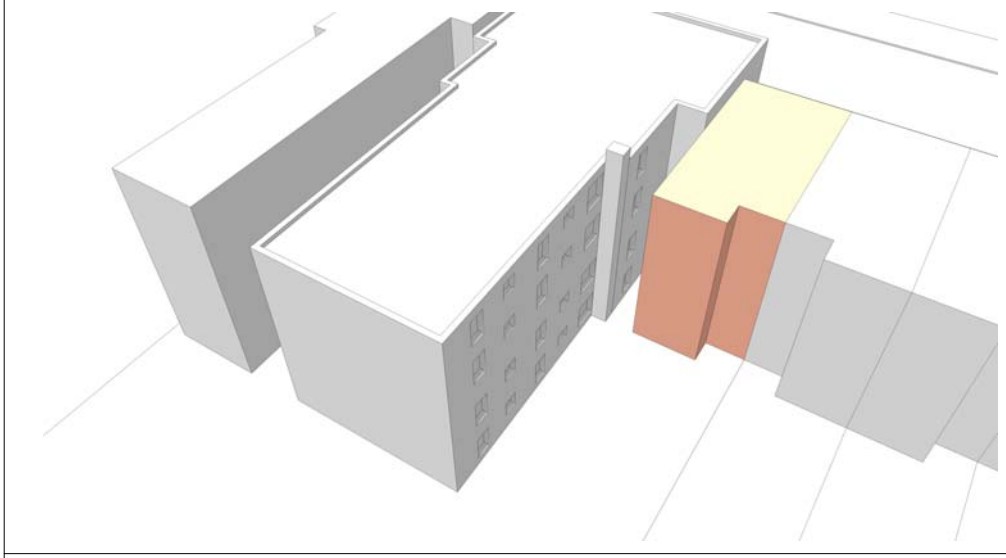
BY RIGHT BUILDING

PROPOSED BUILDING

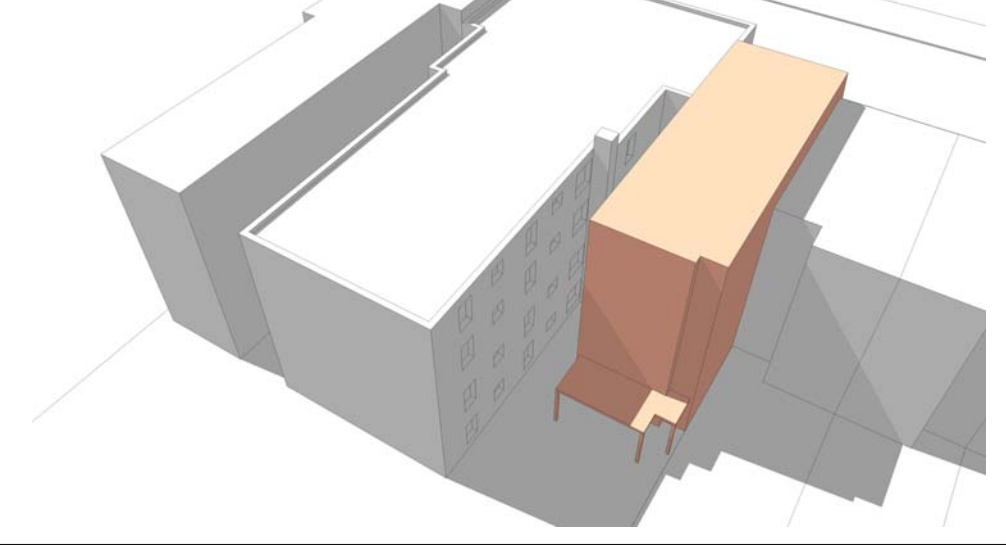
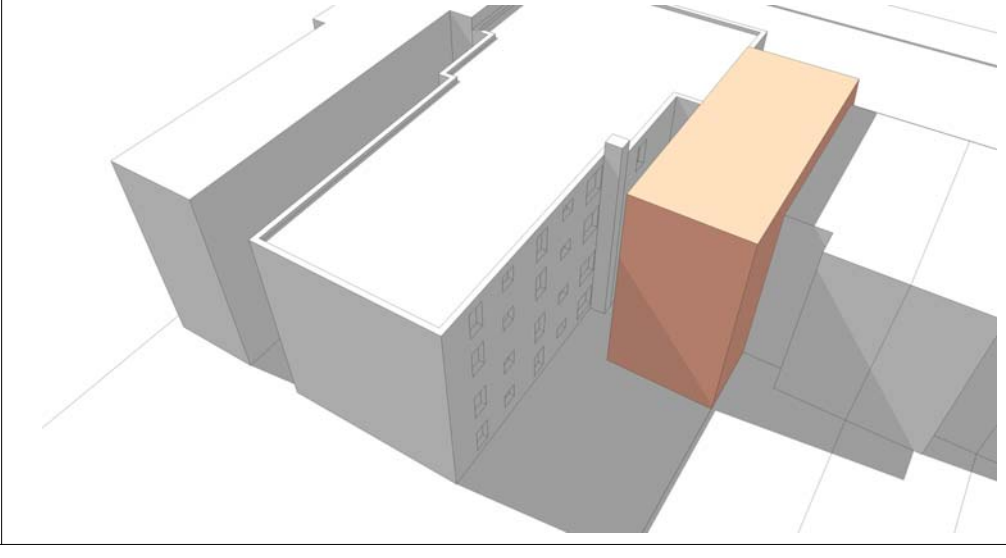
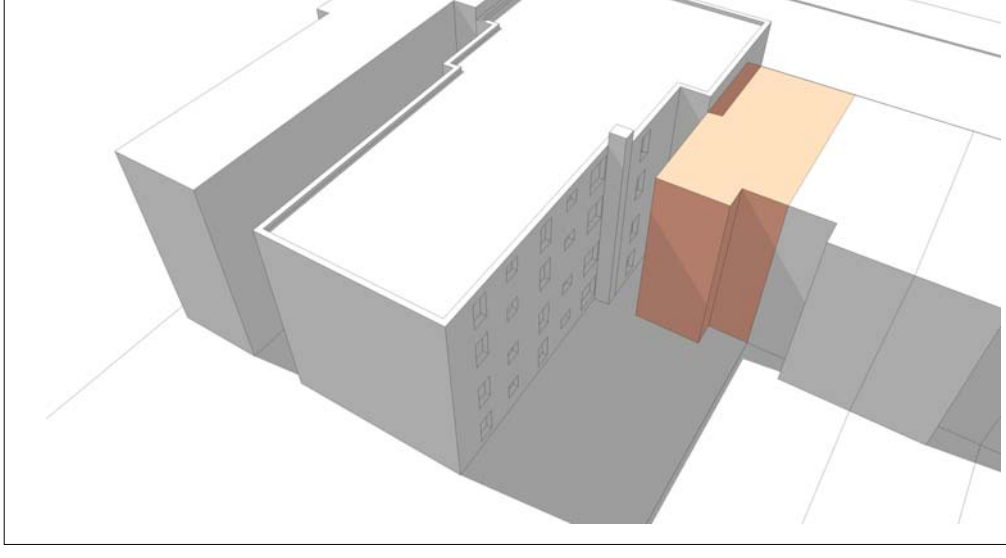
9AM



12 PM



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524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - JUN 21

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PROJECT N°
2018-023

SHEET NUMBER
A020



524 JEFFERSON STREET BZA APPLICATION
COLOR ELEVATIONS - FRONT

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DATE
06/05/18
SCALE

PROJECT N°
2018-023

SHEET NUMBER
A101



524 JEFFERSON STREET BZA APPLICATION
COLOR ELEVATIONS - REAR ELEVATION

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DATE
06/05/18
SCALE

PROJECT Nº
2018-023

SHEET NUMBER
A102



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

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DATE
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SCALE

PROJECT Nº
2018-023

SHEET NUMBER
A103



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

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DATE
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SCALE

PROJECT N°
2018-023

SHEET NUMBER
A104



524 JEFFERSON STREET BZA APPLICATION
RENDERED REAR PERSPECTIVE

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DATE
06/05/18
SCALE

PROJECT Nº
2018-023

SHEET NUMBER
A105