

524 JEFFERSON STREET NW, 20011

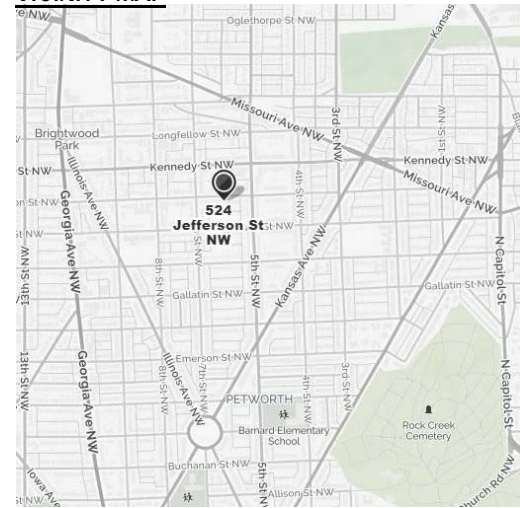
BZA APPLICATION FOR SPECIAL EXCEPTIONS

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

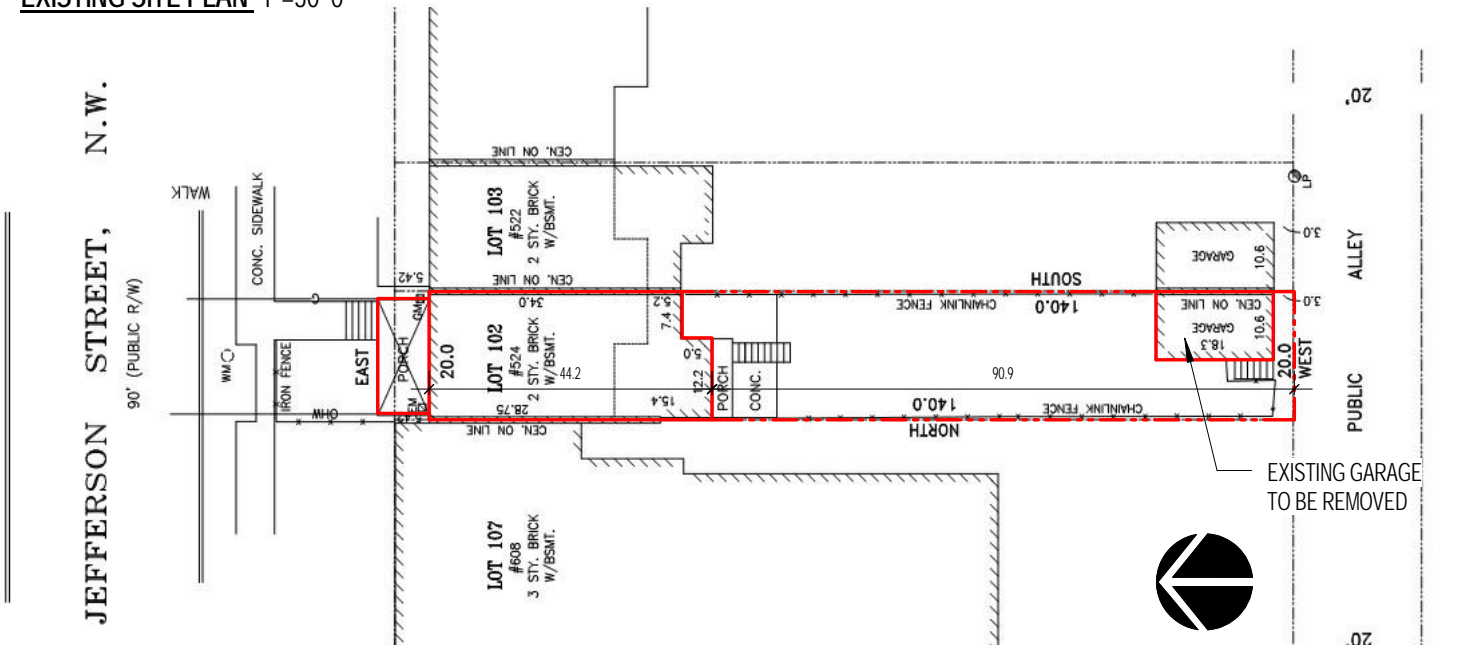
- Subtitle U Section 320.2 - Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house to an apartment house.
 Proposed - 3 dwelling units
 Waiver requested for:
 - (e) An addition shall not extend further than ten feet (10 ft.) past the furthest rear wall of any principal residential building on an adjacent property;
 18' extension requested
 - (h) Modification to rooftop architectural element
 Replacement of the front dormers with elongated real dormers requested

DRAWING INDEX

Sheet Number	Sheet Name
A001	COVER SHEET
A002	SITE PLAN AND SITE SECTION
A003	FLOOR PLANS
A004	FLOOR PLANS
A005	ROOF PLAN
A006	BUILDING SECTION
A006a	BUILDING SECTION
A007	FRONT ELEVATION EXISTING
A008	FRONT ELEVATION PROPOSED
A010	REAR ELEVATION
A011	MATERIAL PALETTE
A012	STREETSCAPE
A019	CLOSE UP SUN STUDIES - SPRING/FALL EQUINOX

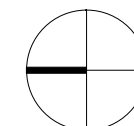
Sheet Number	Sheet Name
A020	CLOSE UP SUN STUDIES - JUN 21
A103	RENDERED STREET PERSPECTIVE
A104	RENDERED STREET PERSPECTIVE

EXISTING SITE PLAN 1"=30'-0"



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 COVER SHEET

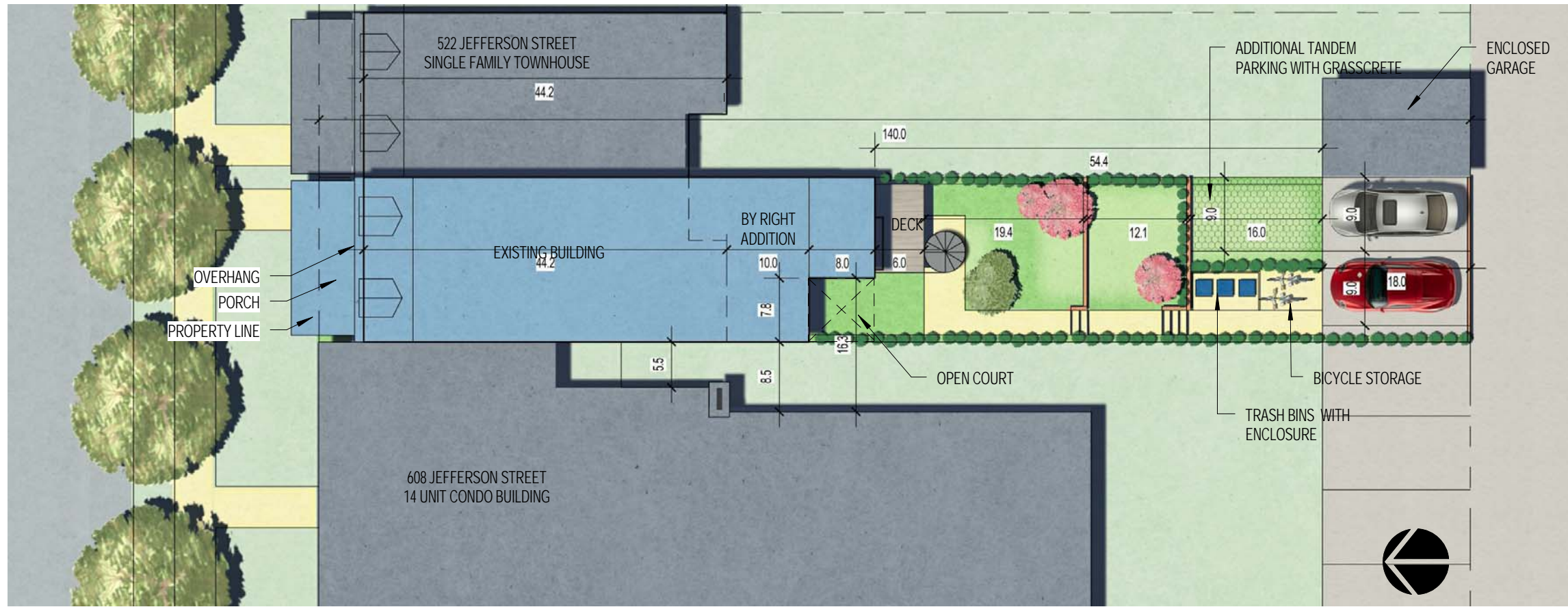
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

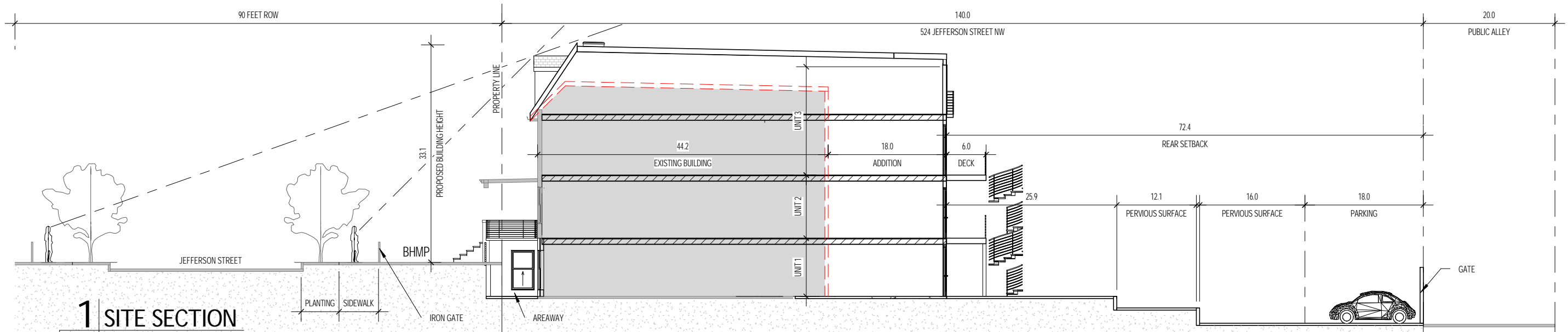
SCALE
1" = 30'-0"

PROJECT NO° SHEET NUMBER
A001
 Board of Zoning Adjustment
 District of Columbia
 2018-023 CASE NO.19781
 EXHIBIT NO.60



2 PROPOSED SITE PLAN

A002 1/16" = 1'-0"



1 SITE SECTION

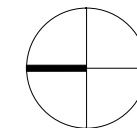
A002 1/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION

SITE PLAN AND SITE SECTION

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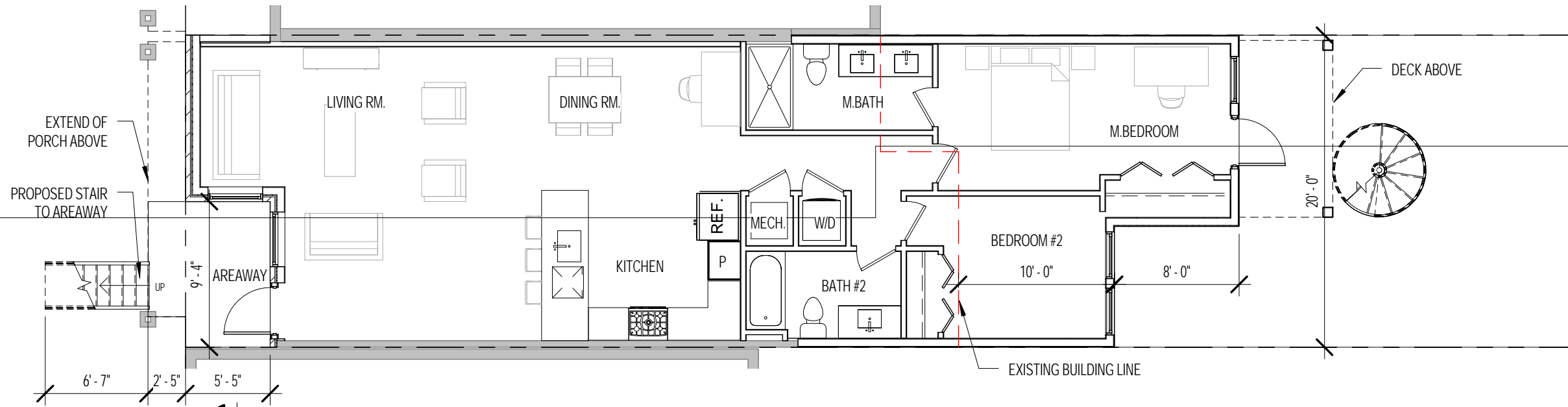


DATE
7/23/2018

SCALE
1/16" = 1'-0"

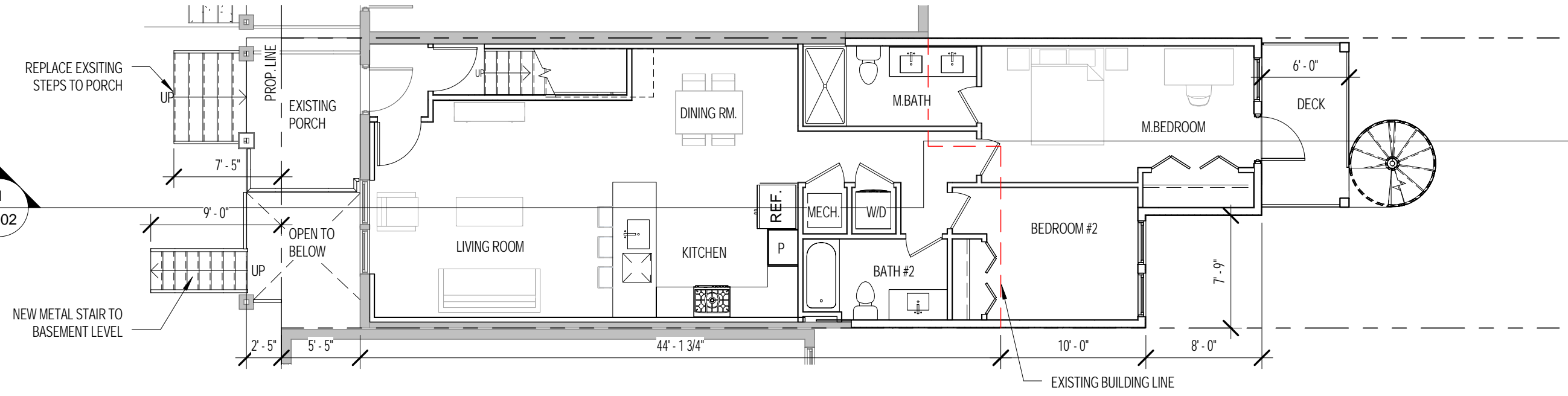
PROJECT N°
2018-023

SHEET NUMBER
A002



1 BASEMENT FLOOR PLAN - UNIT 1 PROPOSED

A003 1/8" = 1'-0"



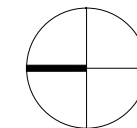
2 1ST FLOOR PLAN - UNIT 2 PROPOSED

A003 1/8" = 1'-0"



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FLOOR PLANS

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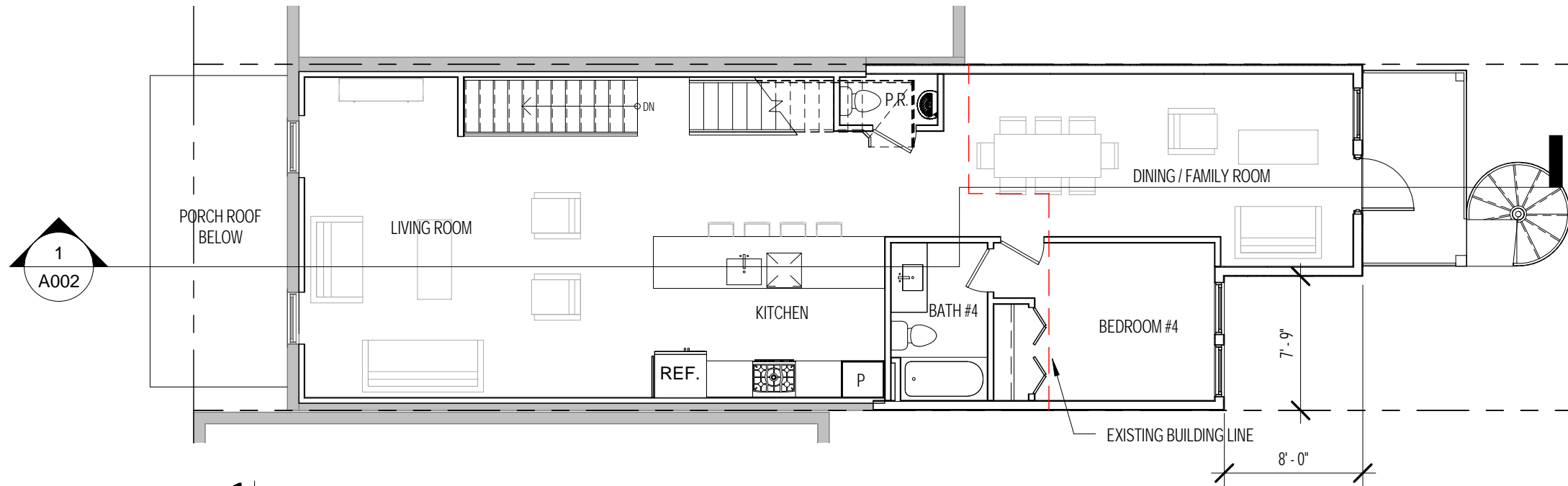


DATE
7/23/2018

SCALE
1/8" = 1'-0"

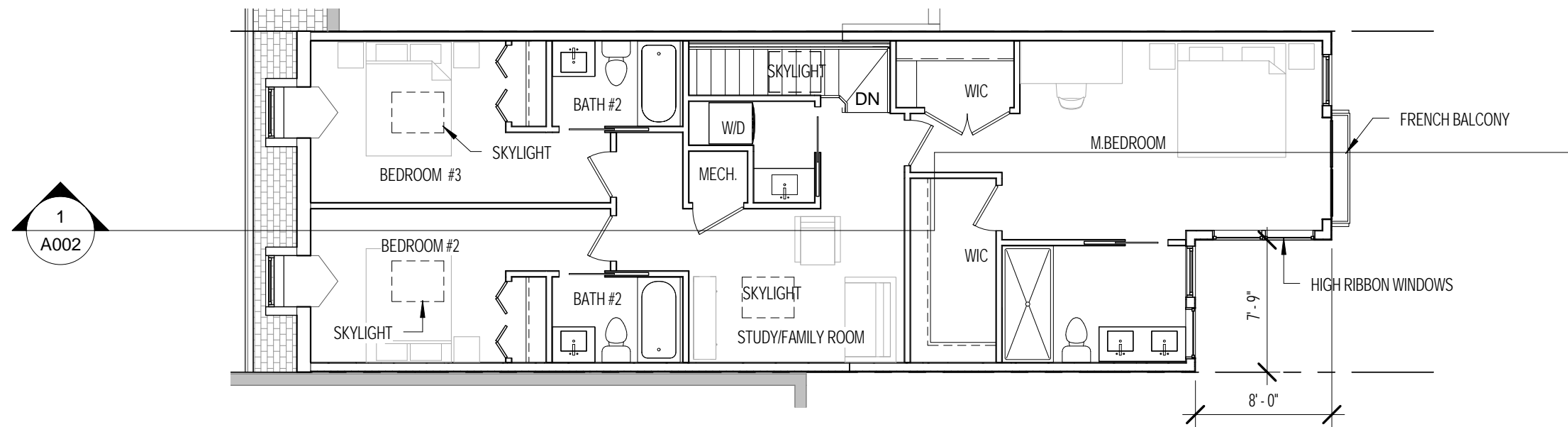
PROJECT N°
2018-023

SHEET NUMBER
A003



1 2ND FLOOR PLAN - UNIT 3 PROPOSED

A004 1/8" = 1'-0"



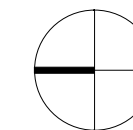
2 001 - 3RD FLOOR PLAN - UNIT 3 PROPOSED

A004 1/8" = 1'-0"



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FLOOR PLANS

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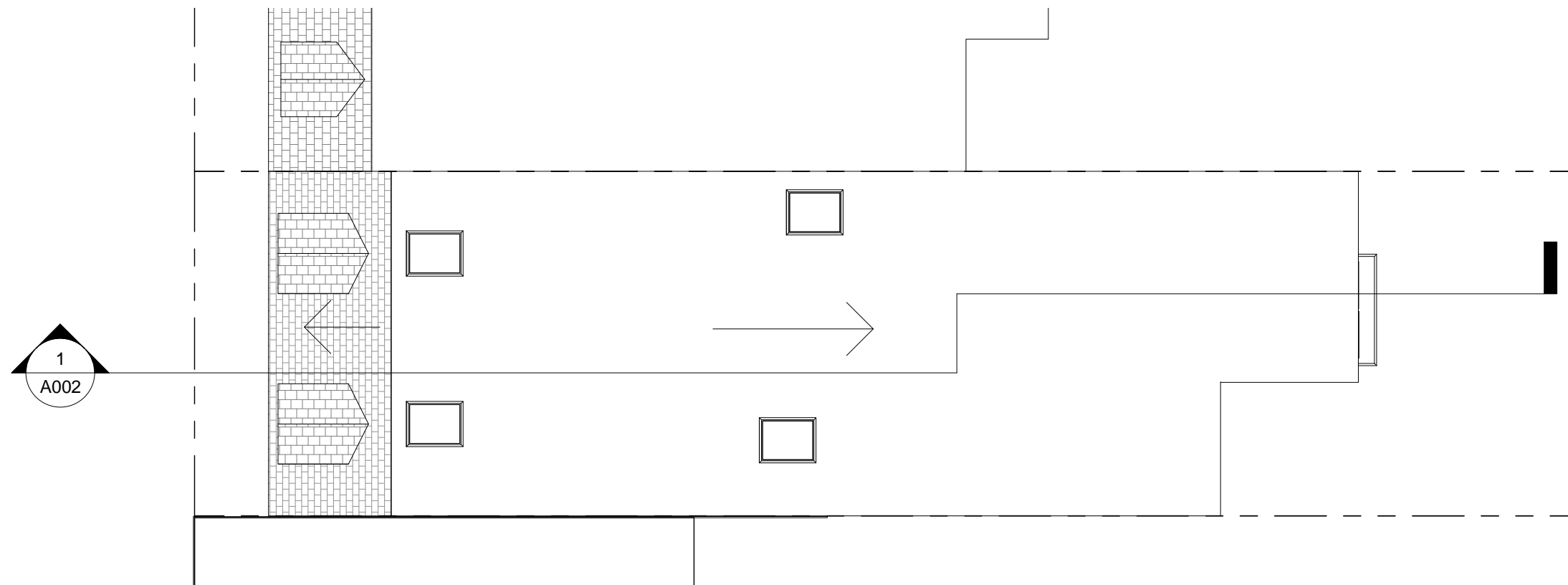


DATE
07/23/18

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A004

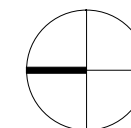


1 001 - ROOF PROPOSED
 A005 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
 ROOF PLAN

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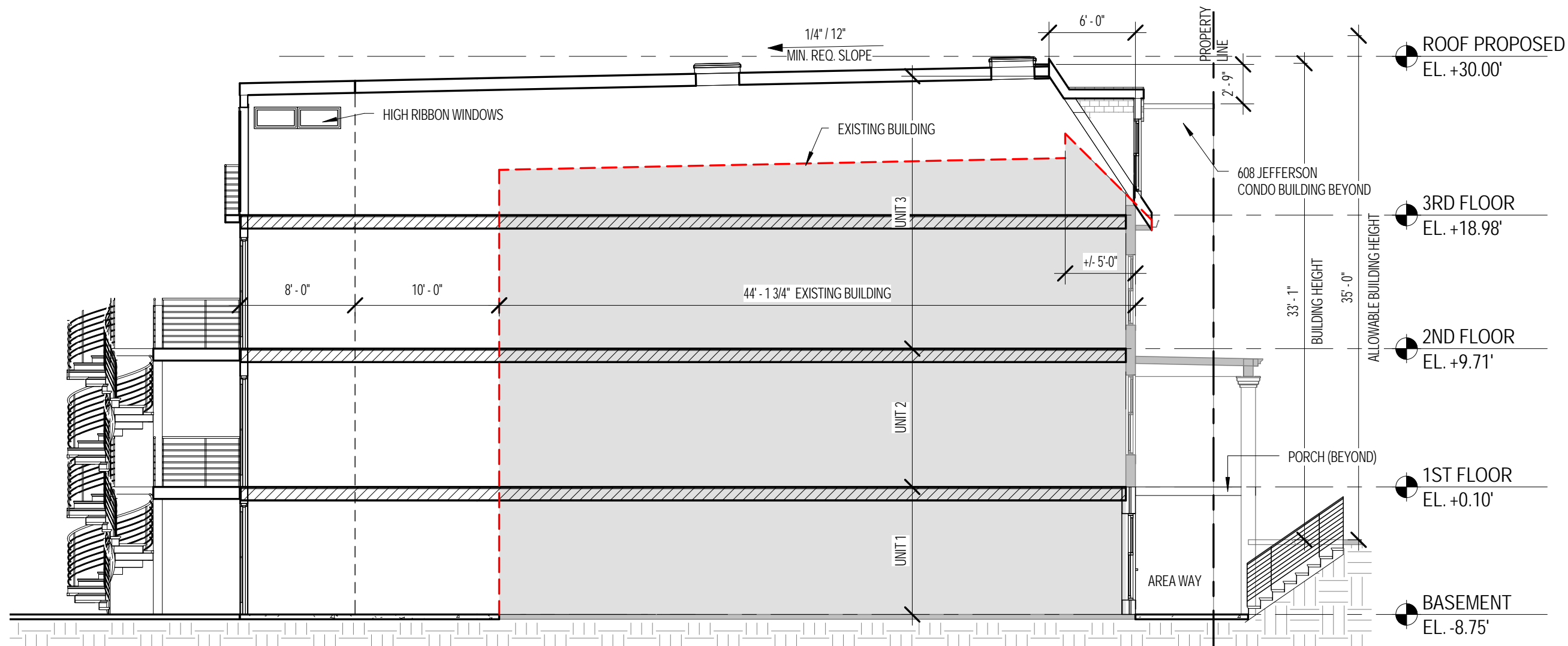


DATE
7/23/2018

SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A005

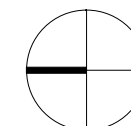


1 BUILDING SECTION
 A006 1/8" = 1'-0"



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 BUILDING SECTION

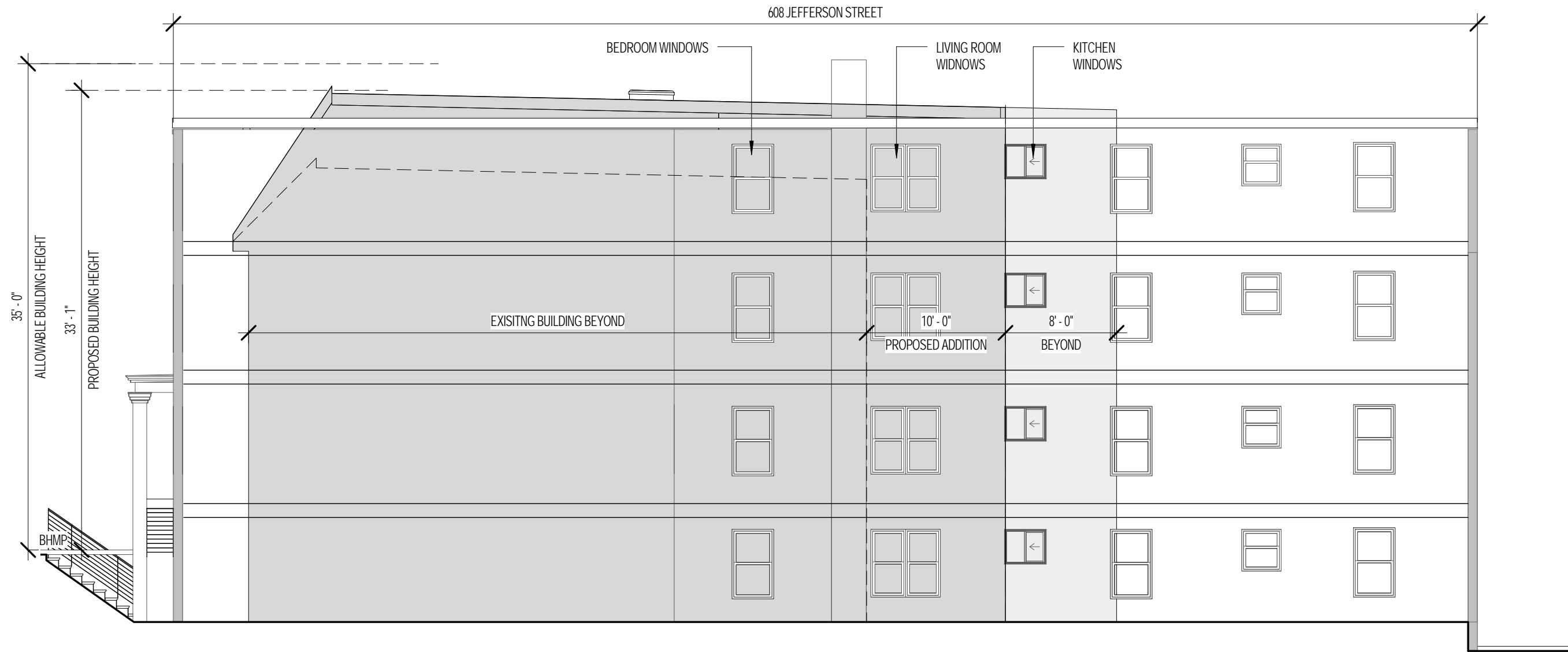
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DATE
7/23/2018
 SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A006



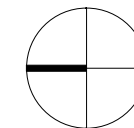
1 BUILDING SECTION THRU 608 JEFFERSON PROPOSED

A006a 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

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

PROJECT N°
2018-023

SHEET NUMBER
A006a

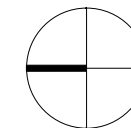


1 FRONT ELEVATION - EXISTING
 A007 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
 FRONT ELEVATION EXISTING

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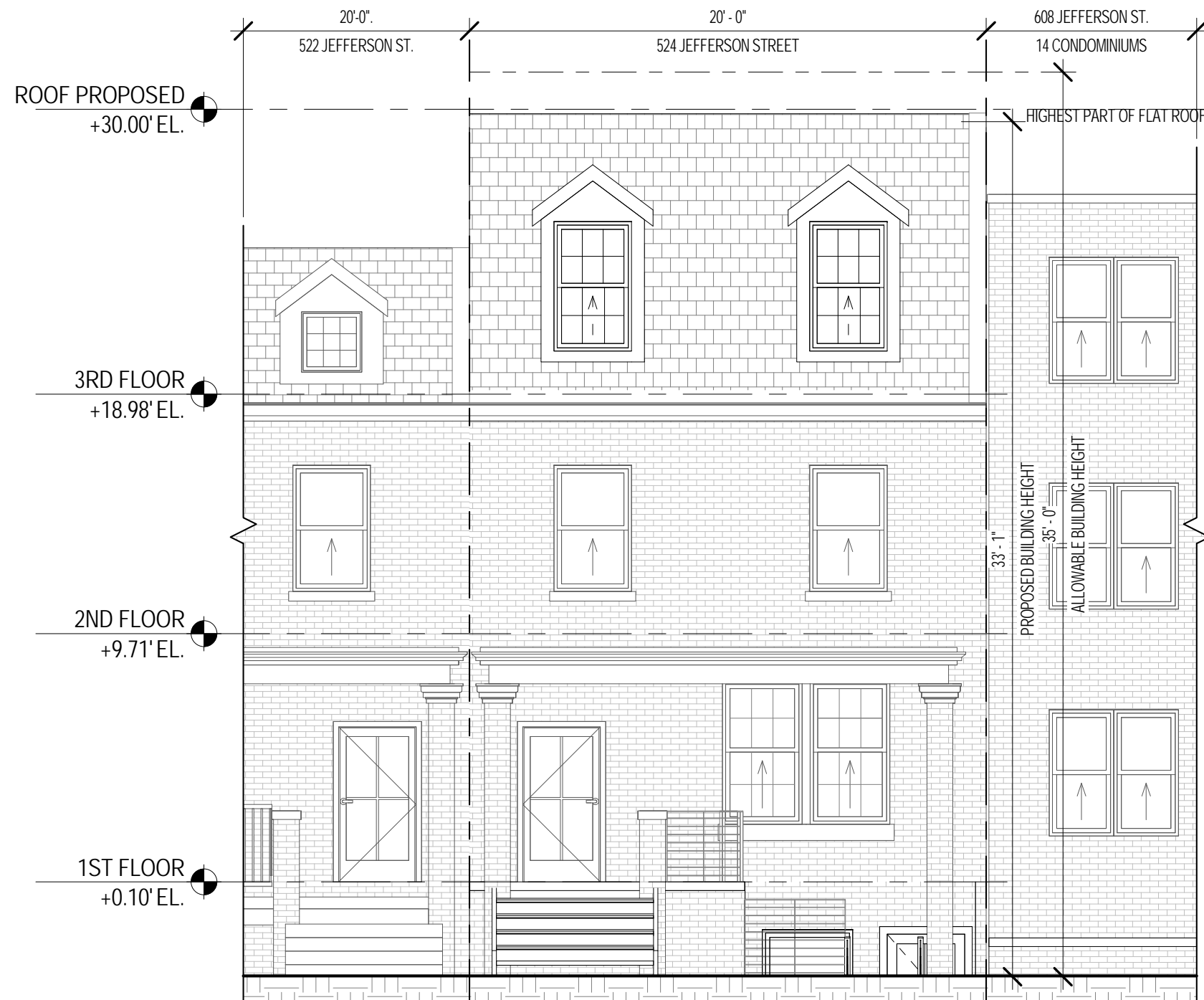


DATE
7/16/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A007



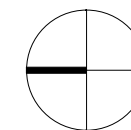
1 FRONT ELEVATION - PROPOSED

A008 3/16" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
FRONT ELEVATION PROPOSED

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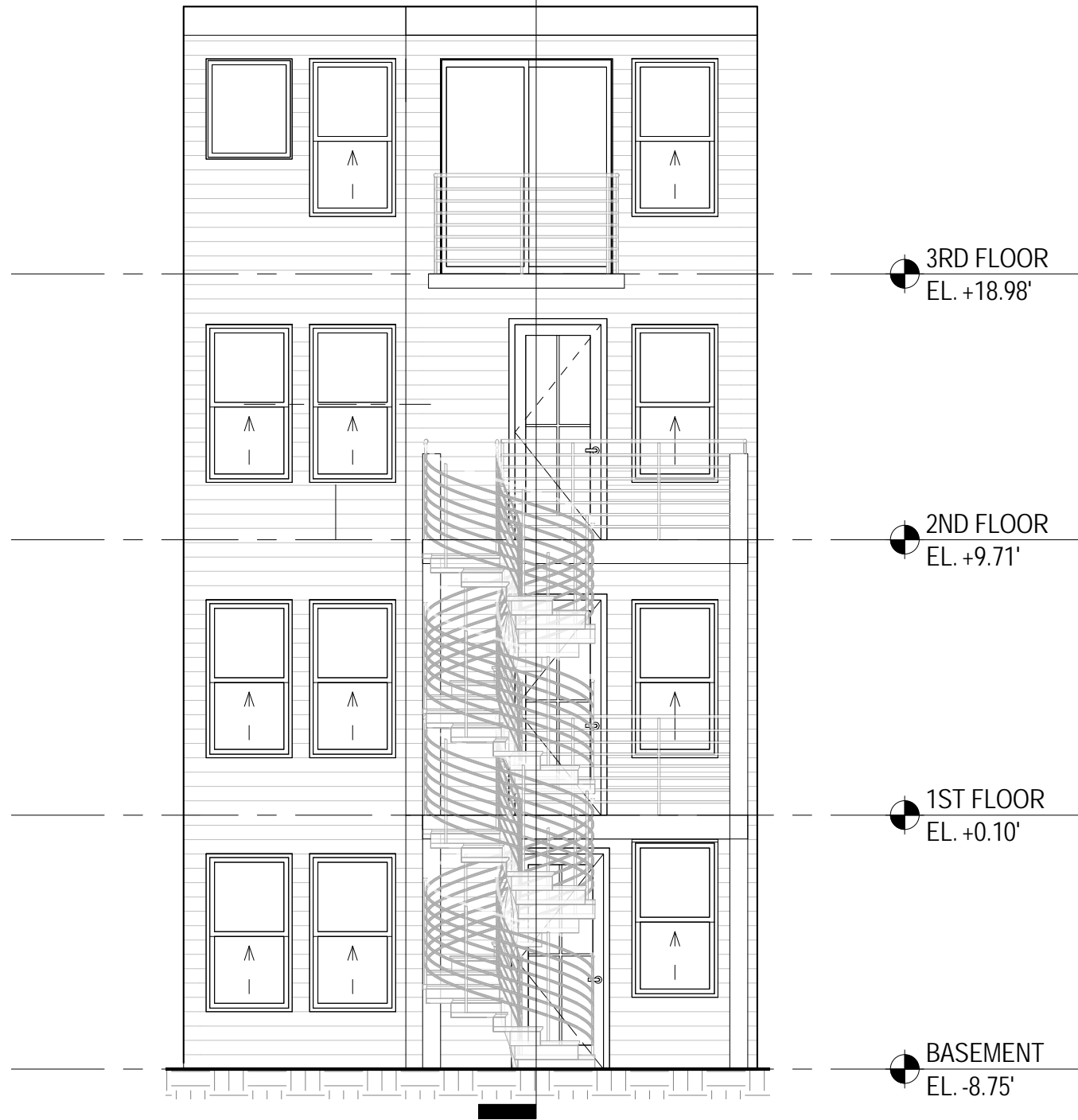
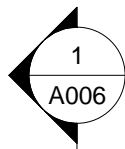


DATE
7/16/2018

SCALE
3/16" = 1'-0"

PROJECT N^o
2018-023

SHEET NUMBER
A008



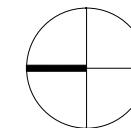
1 REAR ELEVATION

A010 3/16" = 1'-0"



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REAR ELEVATION

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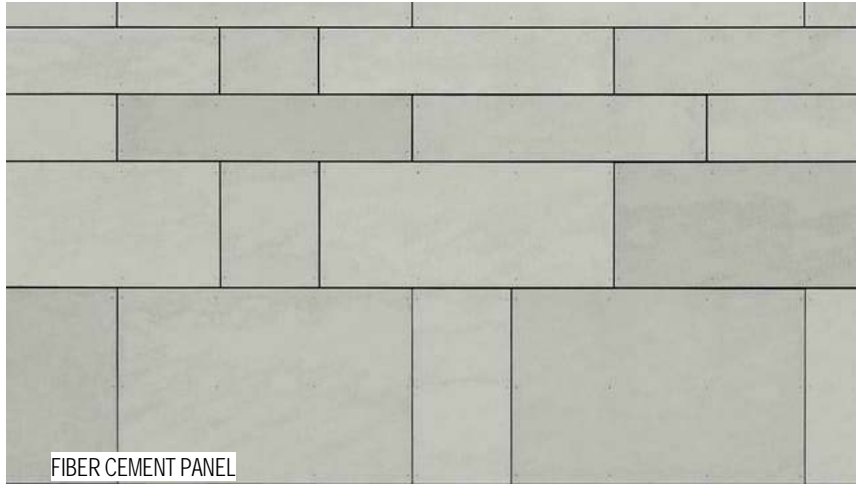
DATE
7/23/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-023

SHEET NUMBER
A010

REAR ELEVATION



FIBER CEMENT PANEL



FIBER CEMENT SIDING



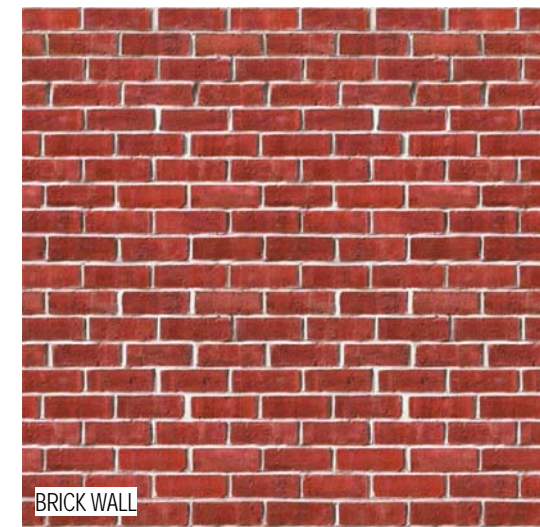
METAL PANEL



DARK FRAME WINDOWS WITH DARK TRIM



CABLE RAILING



BRICK WALL

FRONT ELEVATION

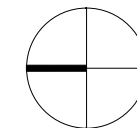


SLATE ROOF TO MATCH EXISTING



524 JEFFERSON STREET BZA APPLICATION
MATERIAL PALETTE

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DATE
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SCALE

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SHEET NUMBER
A011



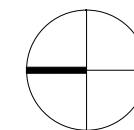
1 STREETScape PROPOSED

A012 1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
STREETScape

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SCALE
1/8" = 1'-0"

PROJECT N°
2018-023

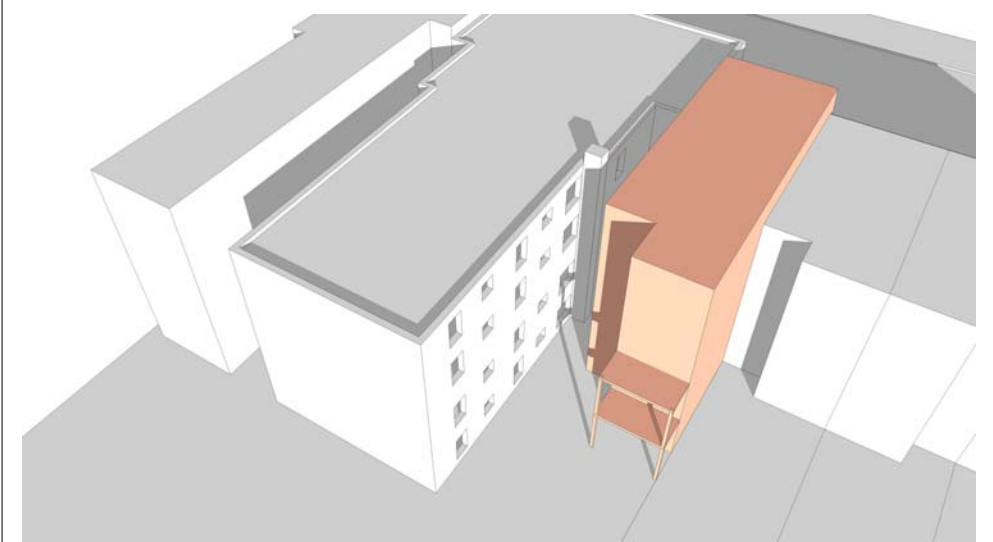
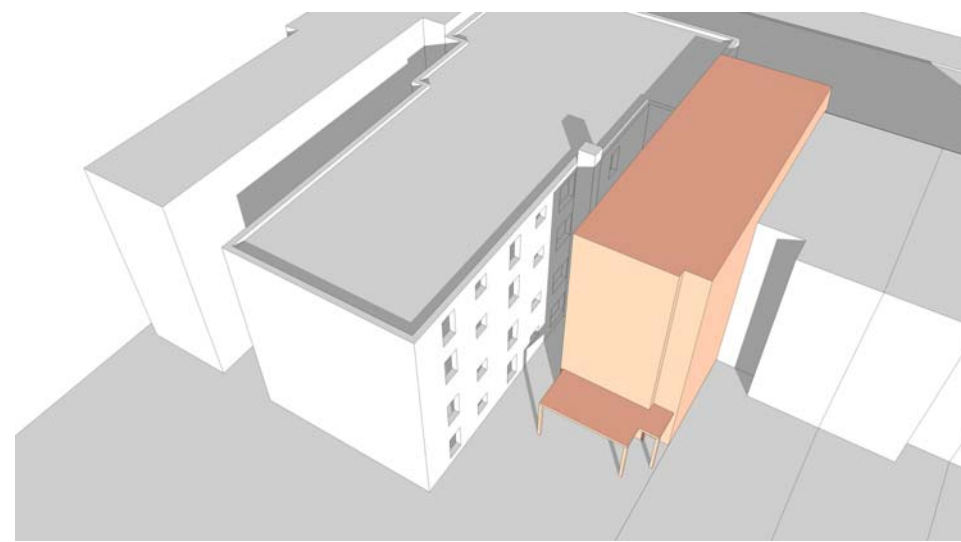
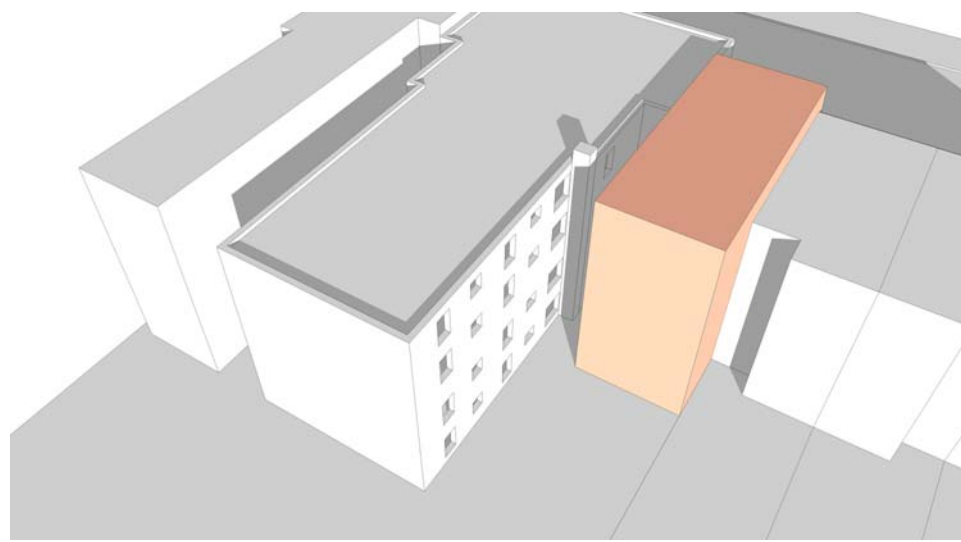
SHEET NUMBER
A012

BY RIGHT BUILDING

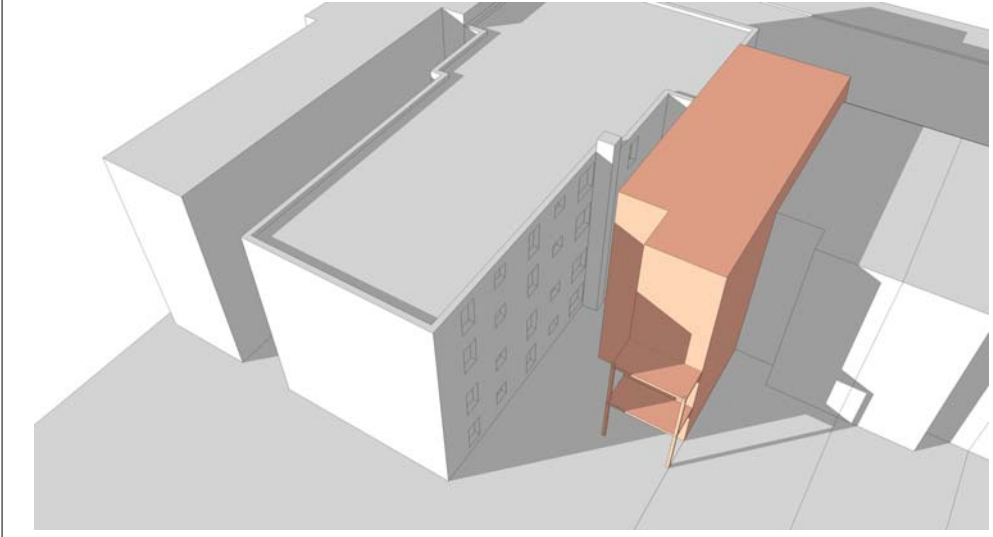
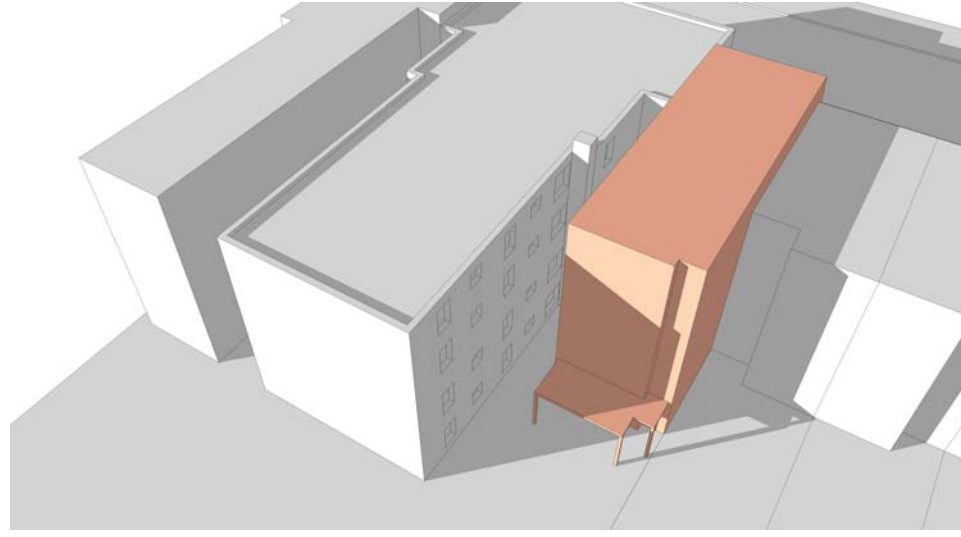
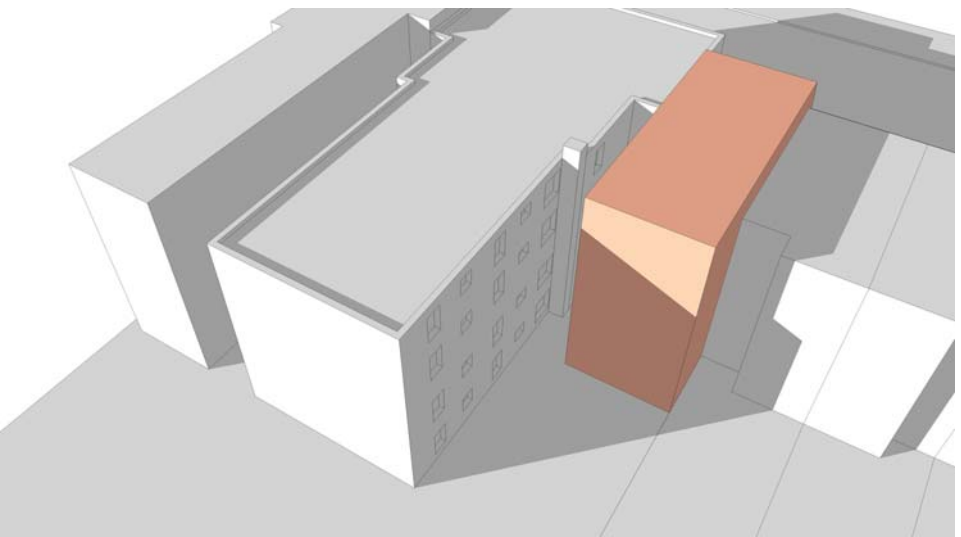
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

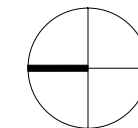


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524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - DEC. 21

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DATE
7/16/2018

SCALE

PROJECT N°
2018-023

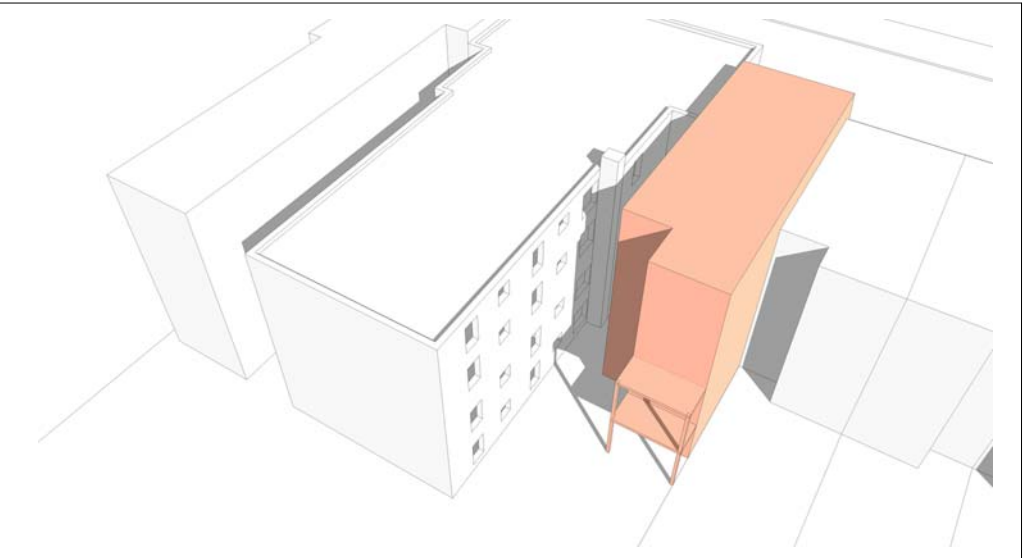
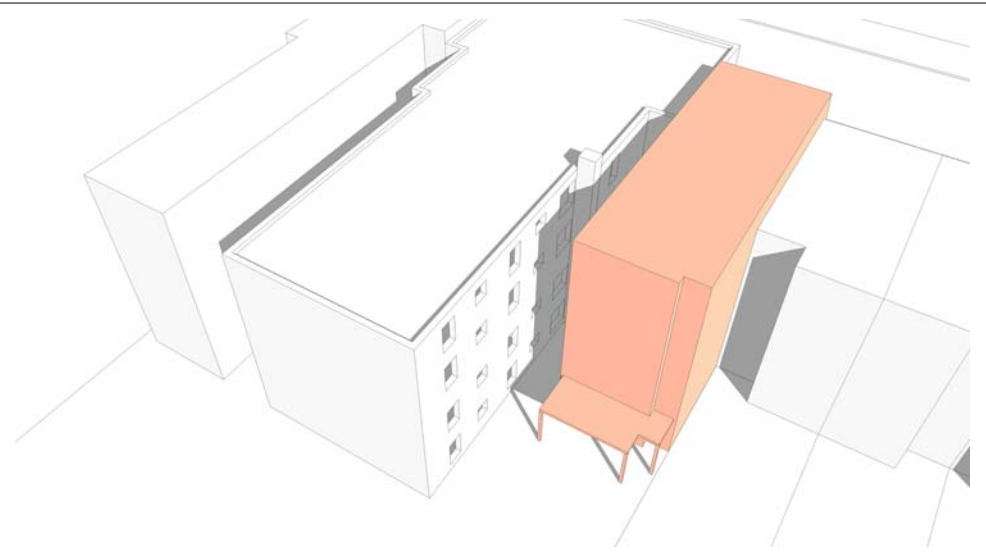
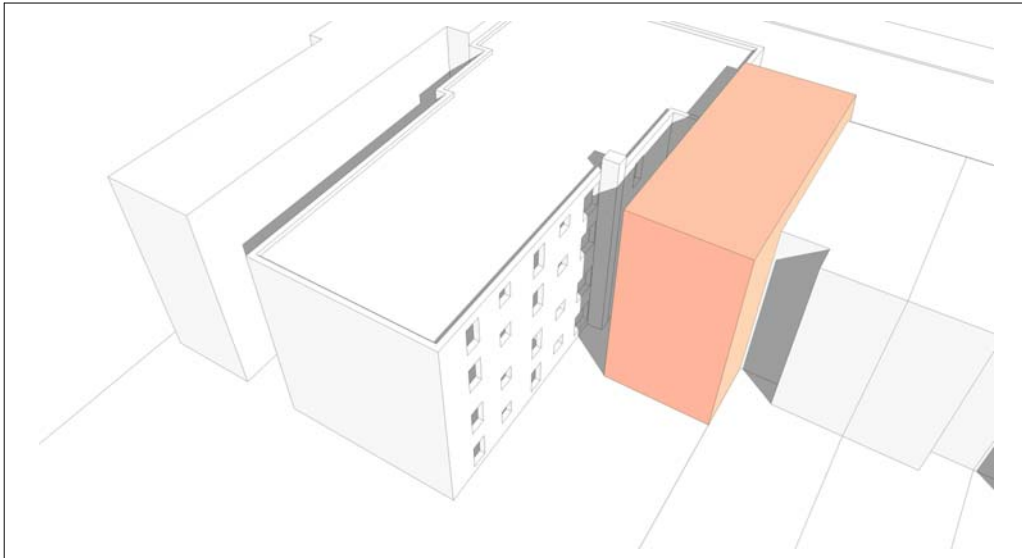
SHEET NUMBER
A018

BY RIGHT BUILDING

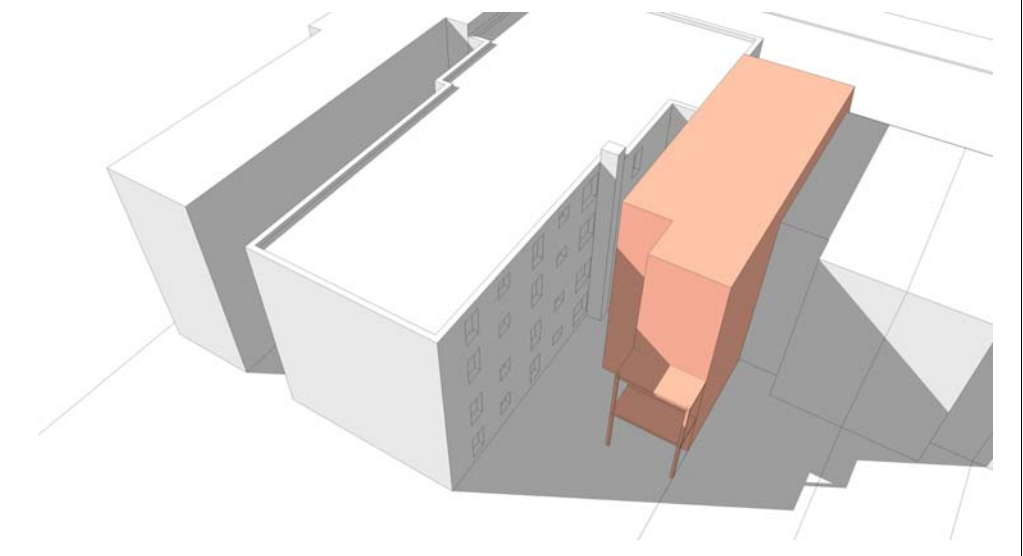
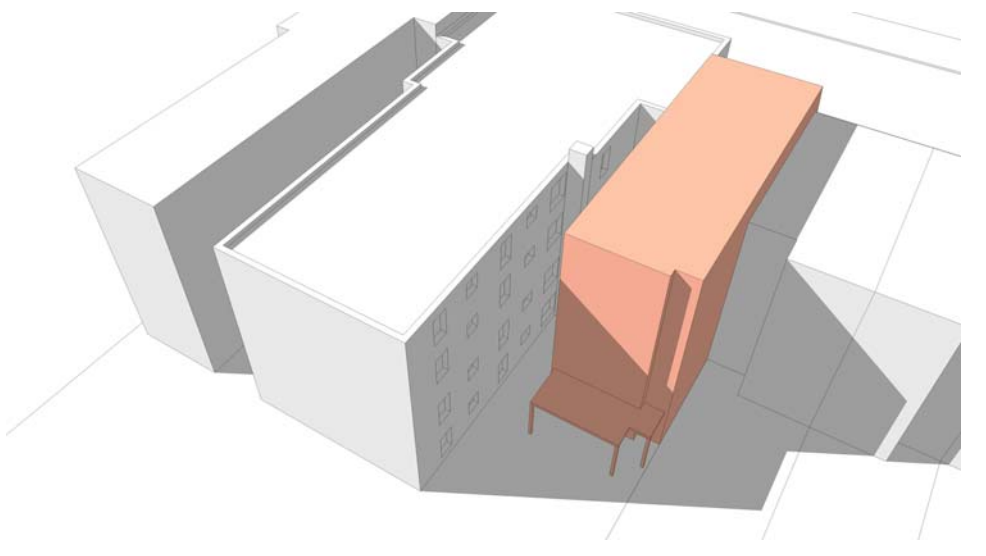
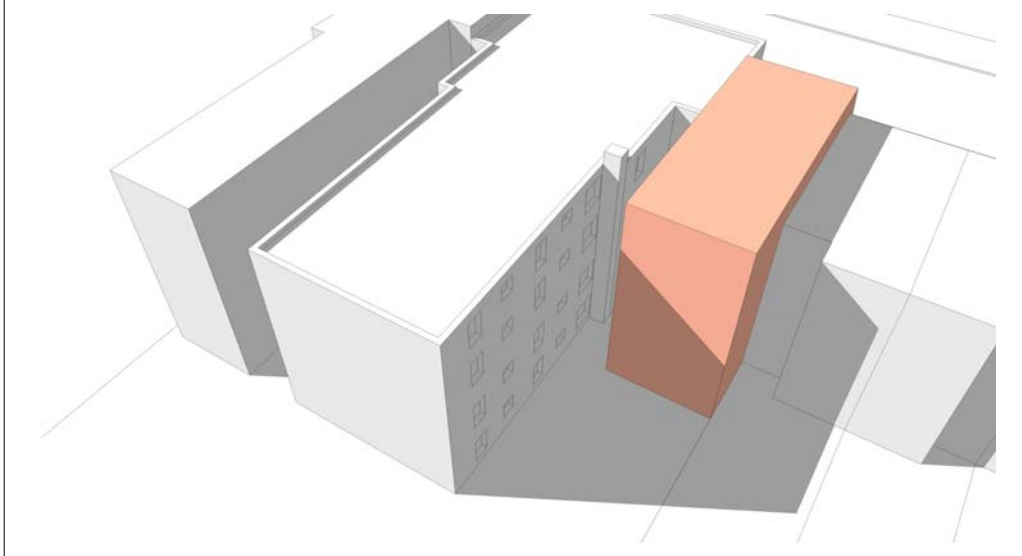
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

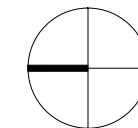


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524 JEFFERSON STREET BZA APPLICATION
CLOSE UP SUN STUDIES - SPRING/FALL
EQUINOX

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018
SCALE

PROJECT N°
2018-023

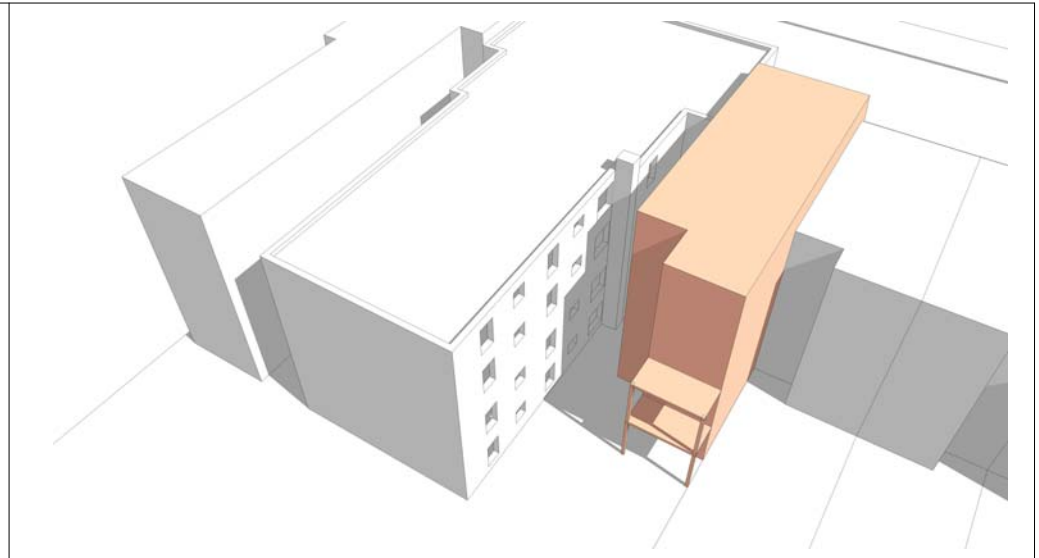
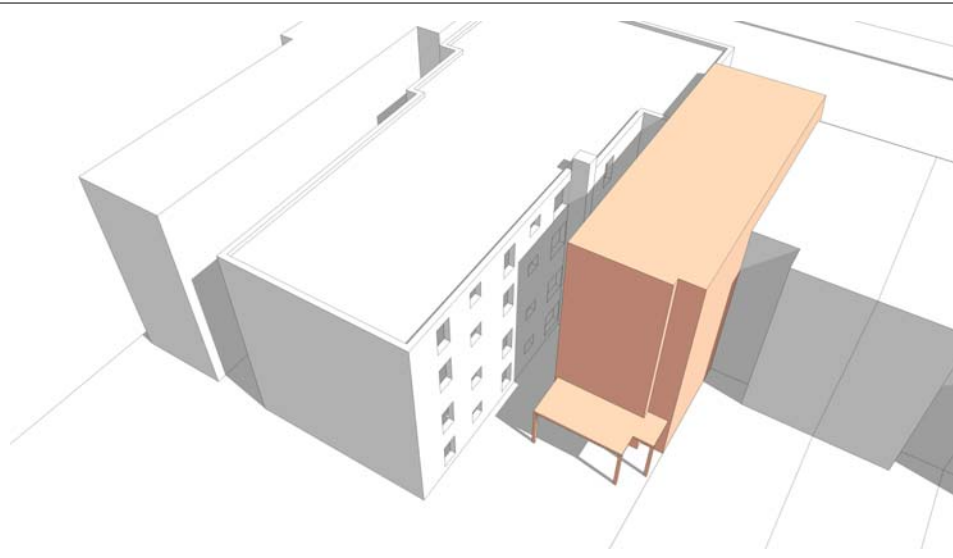
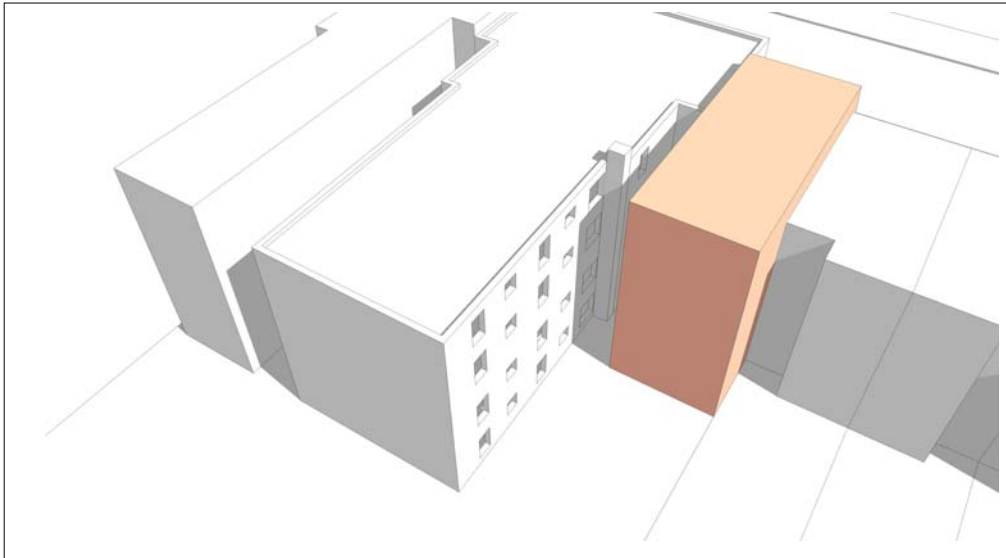
SHEET NUMBER
A019

BY RIGHT BUILDING

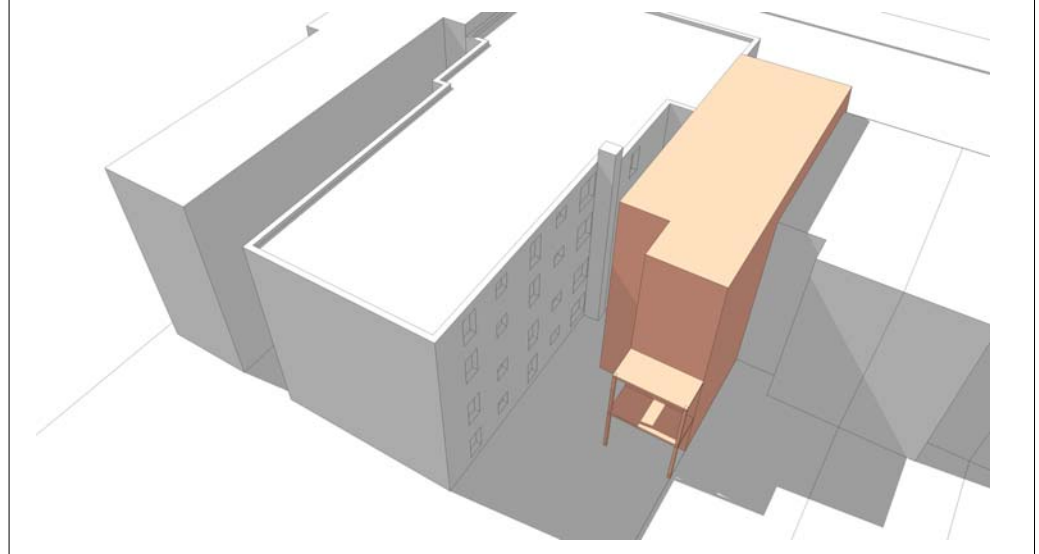
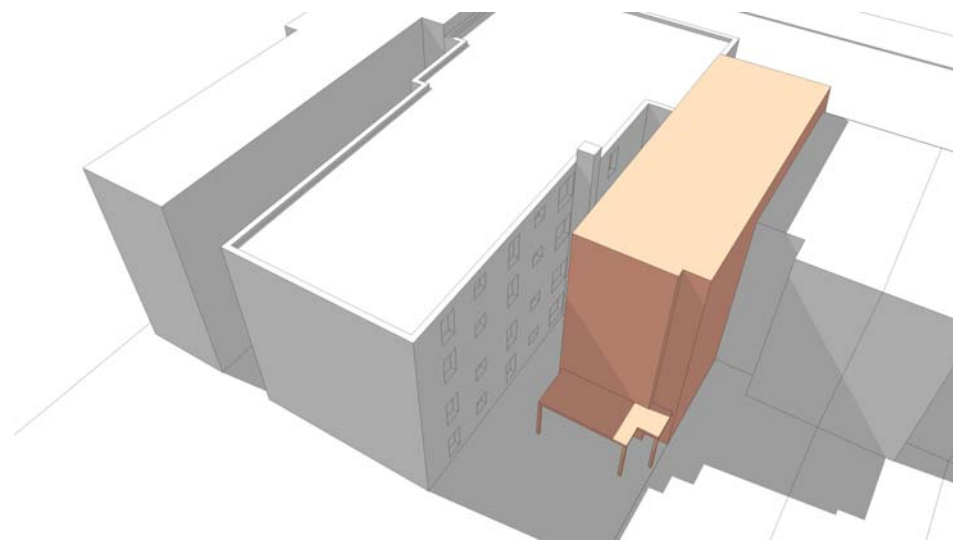
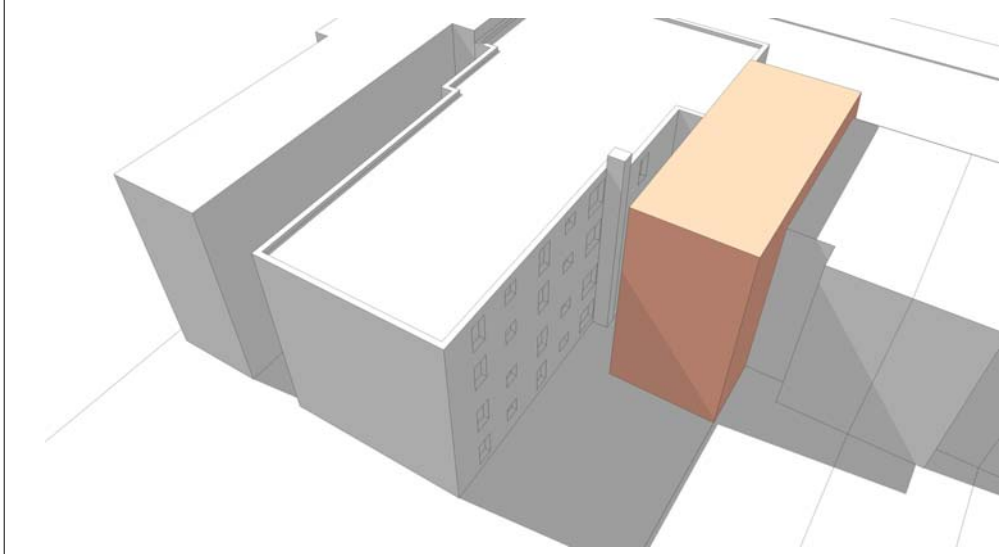
PREVIOUSLY PROPOSED 18' ADDITION

PROPOSED ADDITION W/COURT

9AM

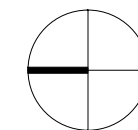


3 PM



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

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DATE
7/16/2018

SCALE

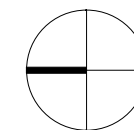
PROJECT N^o
2018-023

SHEET NUMBER
A020



524 JEFFERSON STREET BZA APPLICATION
COLOR ELEVATIONS - FRONT

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DATE
7/16/2018
SCALE

PROJECT N^o
2018-023

SHEET NUMBER
A101

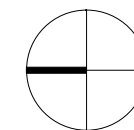


*ORIGINAL WINDOW TO REMAIN.
NO BALCONY (AND RAILING) PROPOSED. SEE SHEETS
A008 AND A101 FOR PROPOSED FRONT FACADE



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT Nº
2018-023

SHEET NUMBER
A103

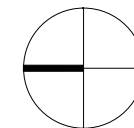


*ORIGINAL WINDOW TO REMAIN.
NO BALCONY (AND RAILING) PROPOSED. SEE SHEETS
A008 AND A101 FOR PROPOSED FRONT FACADE



524 JEFFERSON STREET BZA APPLICATION
RENDERED STREET PERSPECTIVE

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
7/16/2018

SCALE

PROJECT N°
2018-023

SHEET NUMBER
A104