

2 November 2018

VIA Interactive Zoning Information System (IZIS)

DC Board of Zoning Adjustment
Frederick Hill, Chairman
441 4th St NW #200
Washington, DC 20001

Re: BZA 19804 | 716 Upshur St NW

On 31 October 2018, the Board of Zoning Adjustment (the "Board") continued the hearing for BZA Case 19804 regarding the application of 716 Upshur, LLC for special exception relief and associated waivers. During the hearing, the Board specifically requested additional information with regard to:

- Revised drawings that show the rear deck / lower addition is limited to 8' past the primary mass of the building.

We believe that the application is complete, and we look forward to discussing this matter at the upcoming hearing on Wednesday, 14 November 2018. Please do not hesitate to contact us with any questions, either at (202) 683-6260 or will@teass-warren.com. Thank you in advance for your consideration.

Respectfully submitted,



Will Teass, AIA LEED AP
Principal, Teass \ Warren Architects

Cc 716 Upshur, LLC
 ANC4C
 Stephen Mordfin, OP

concept b1 proposed site plan	2
concept b1 proposed cellar + ground floor plan	3
concept b1 proposed second + third floor plan	4
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concept b1 proposed west elevation	9



716 Upshur St NW

BZA 19804 - Concept B1

02 November 2018

Prepared for:

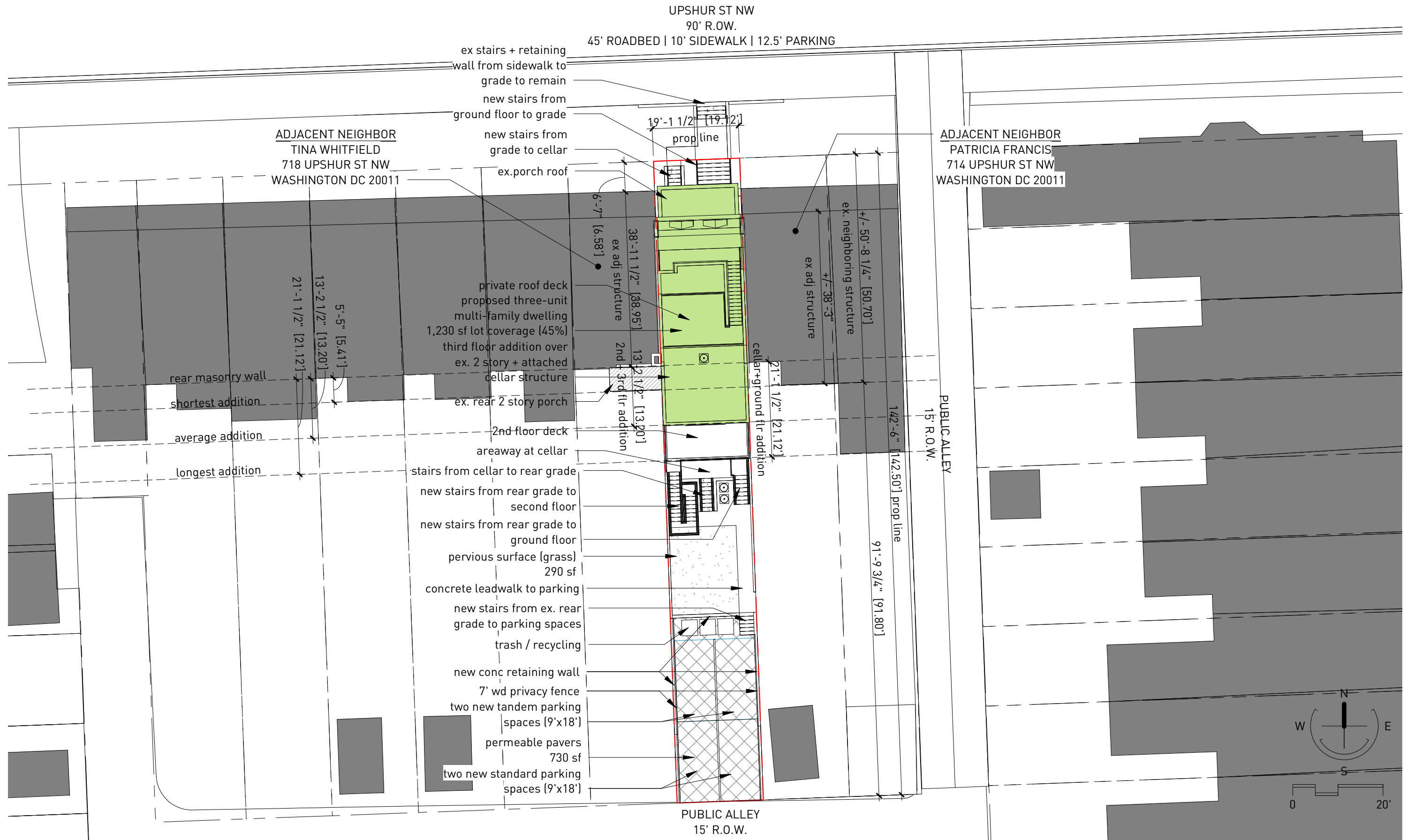
716 Upshur LLC
Amit Vora

1413 K St NW, Suite 707
Washington DC 20005
301 523 4050
amit @ sunrisehg.com

Prepared by:

Teass \ Warren Architects
Will Teass, AIA LEED AP

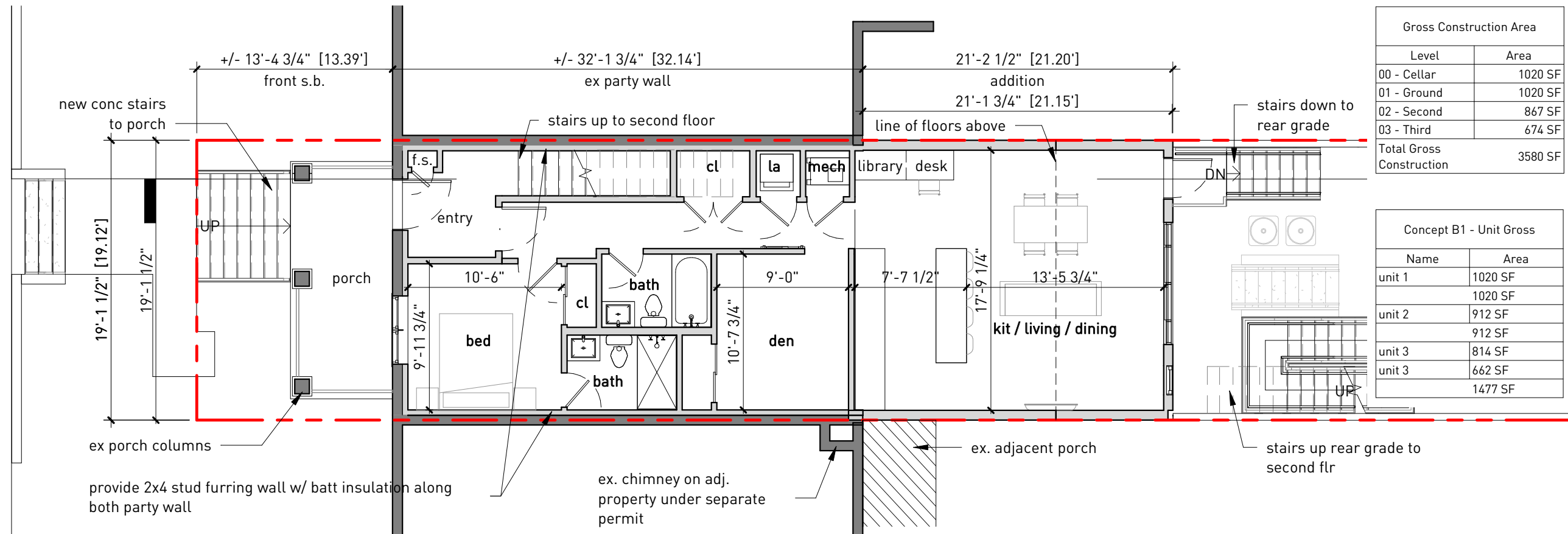
515 M St SE, Suite 200
Washington, DC 20003
202 683 6260
will @ teass-warren.com



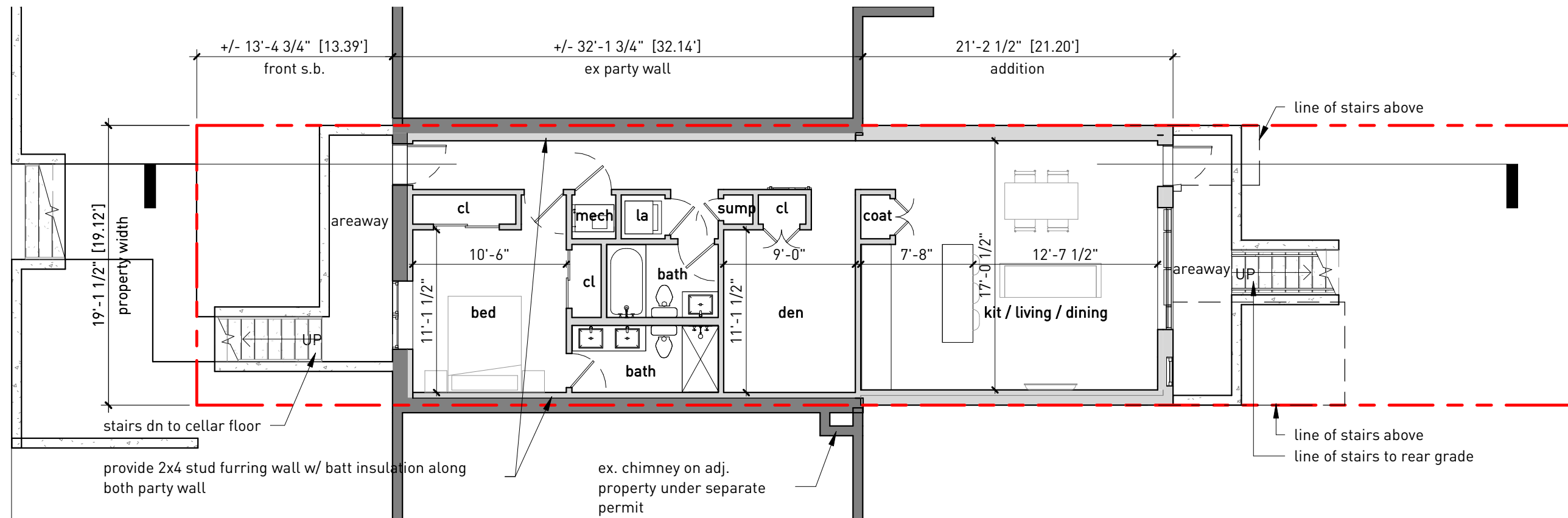
Gross Construction Area	
Level	Area
00 - Cellar	1020 SF
01 - Ground	1020 SF
02 - Second	867 SF
03 - Third	674 SF
Total Gross Construction	3580 SF

Concept B1 - Unit Gross	
Name	Area
unit 1	1020 SF
	1020 SF
unit 2	912 SF
	912 SF
unit 3	814 SF
unit 3	662 SF
	1477 SF

ground floor plan unit 2 (1 br + d / 2 ba)

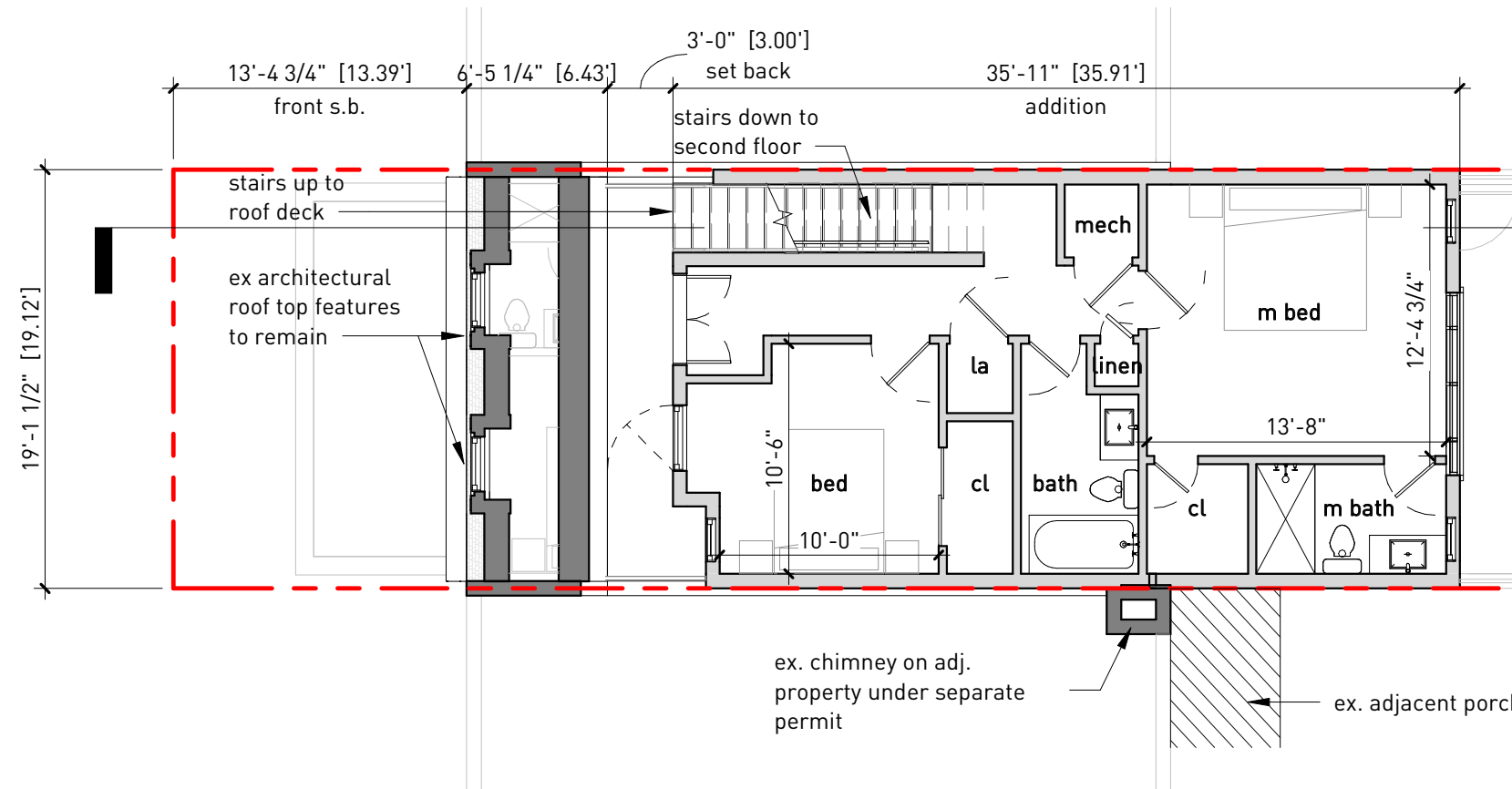


cellar floor plan unit 1 (1 bd + d / 2 ba)

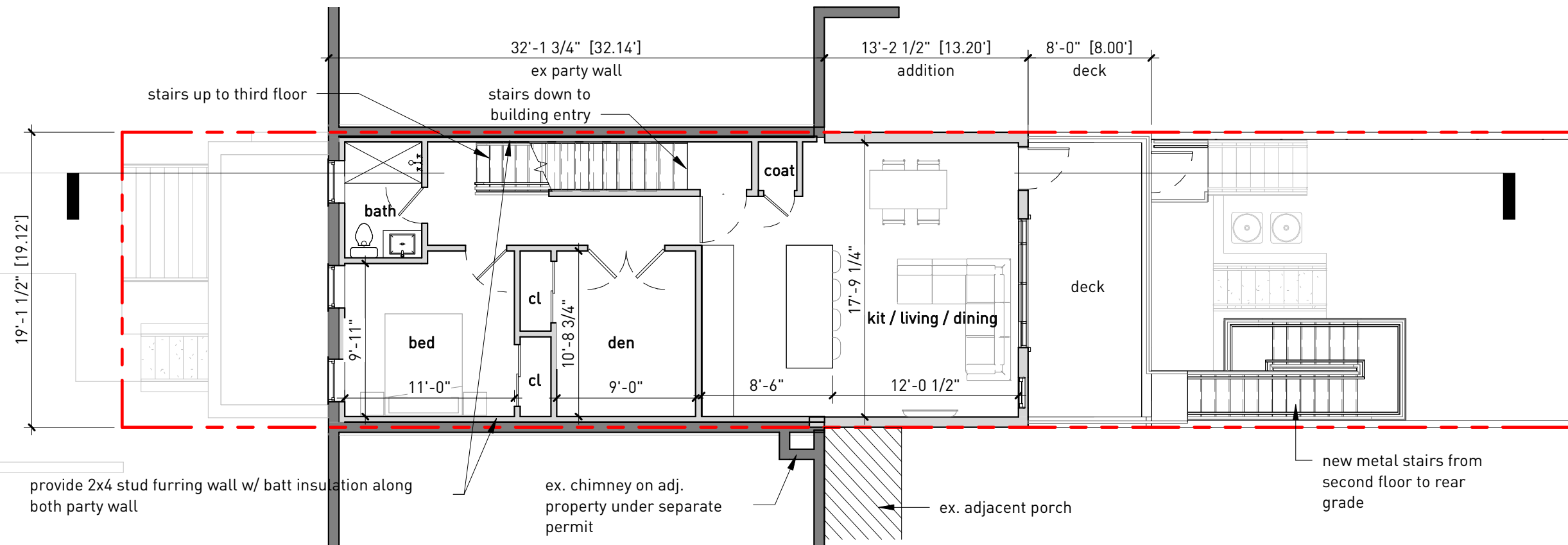


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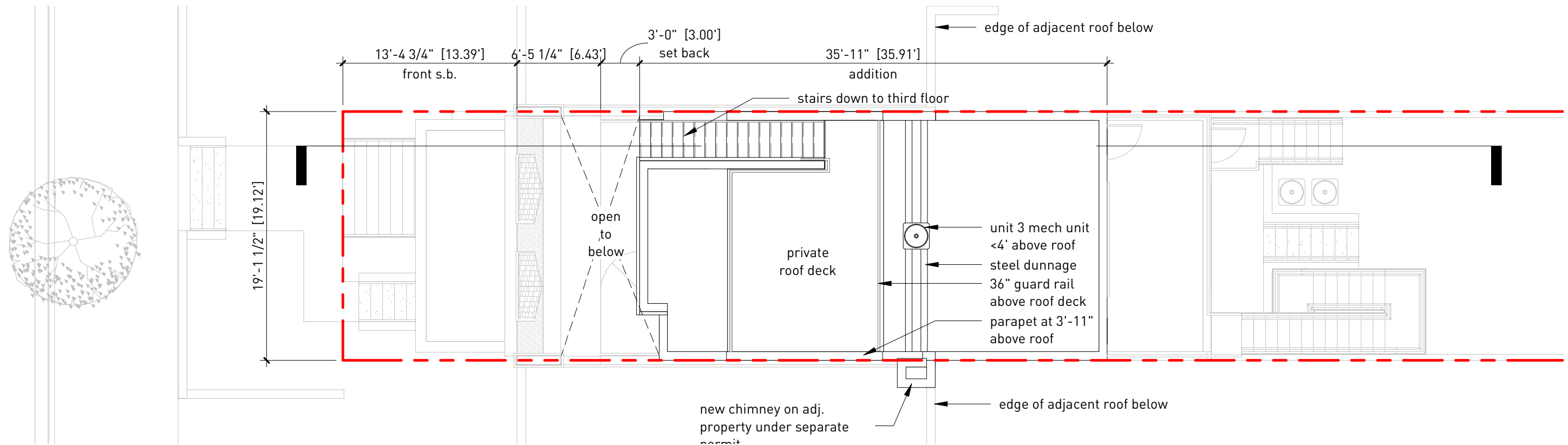
third floor plan
unit 3 upper (3 bd + d / 4 ba)



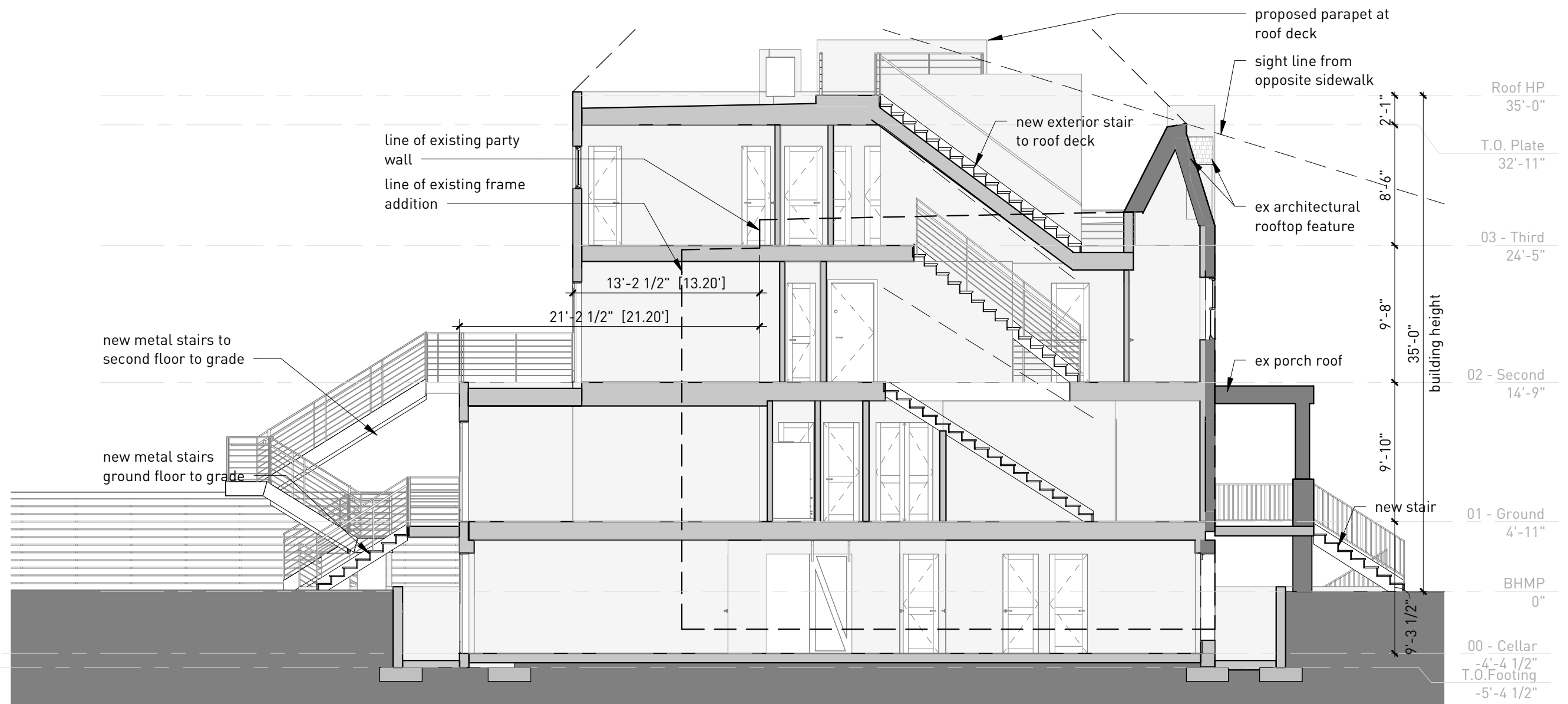
second floor plan
unit 3 lower (3 bd + d / 4 ba)

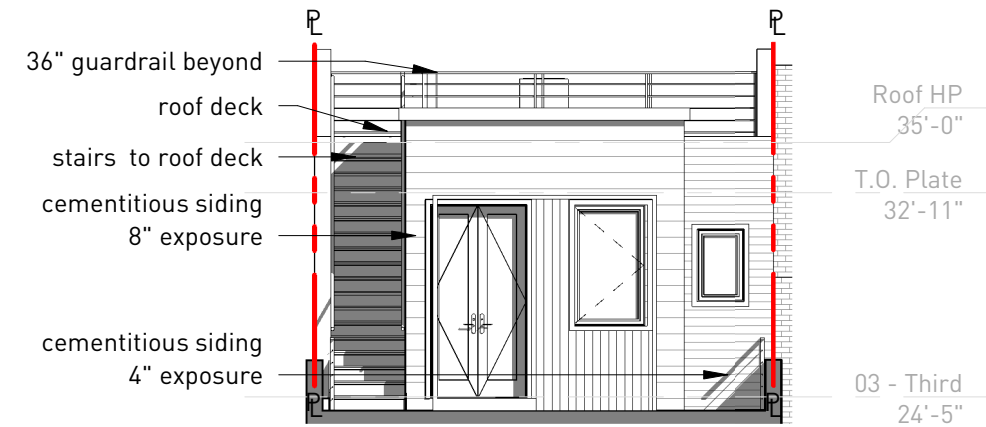
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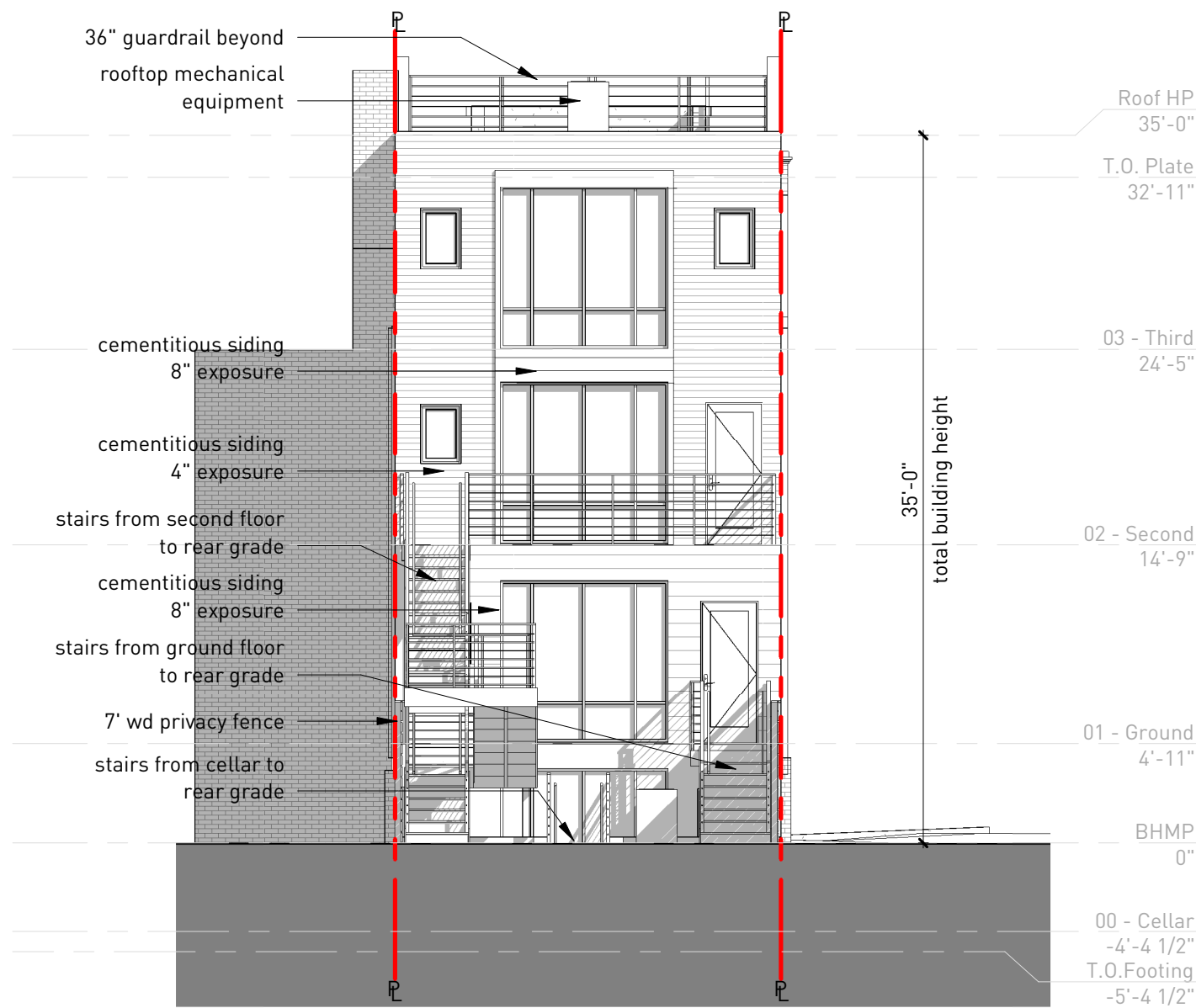


roof plan
unit 3 (roof deck)

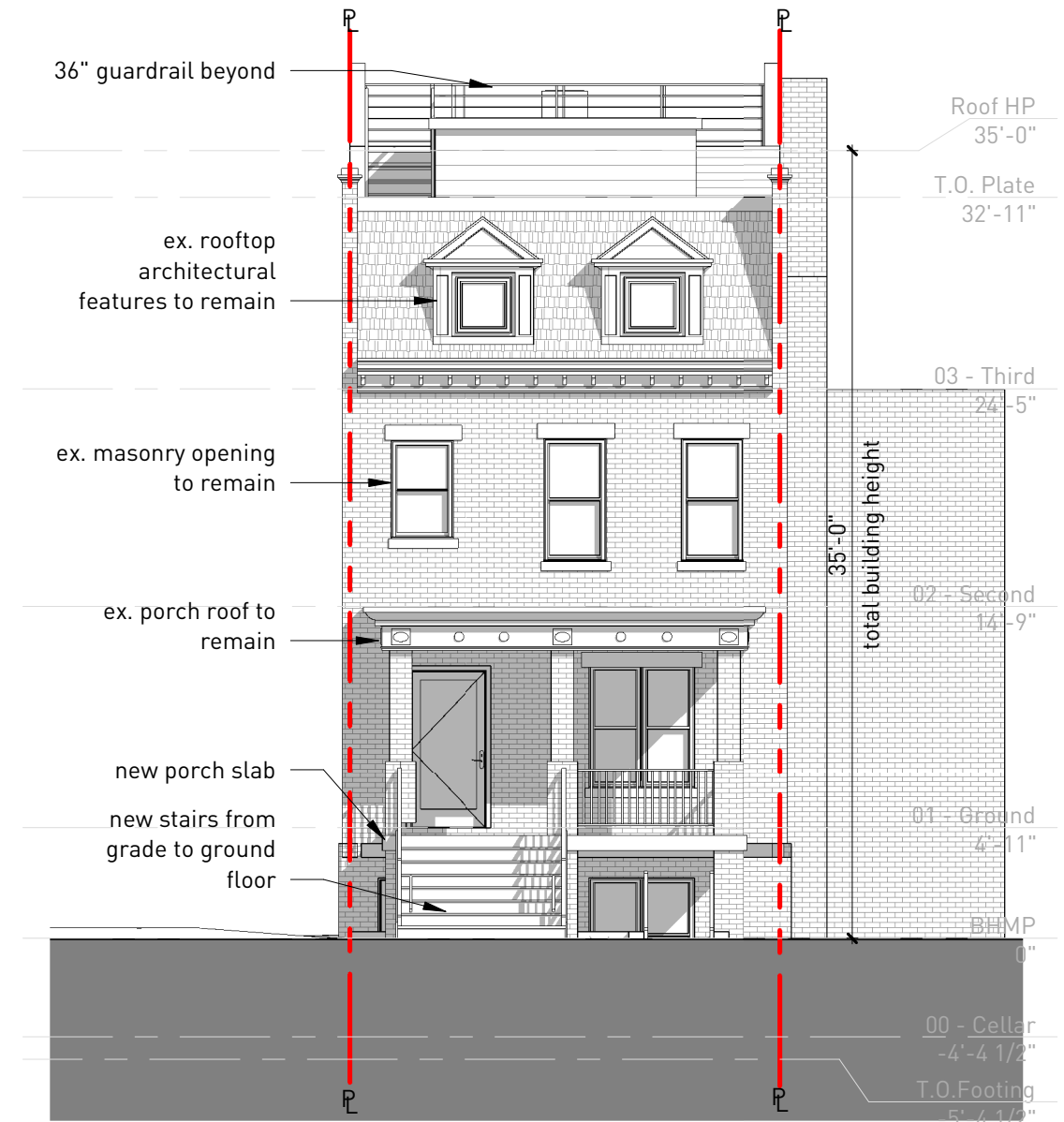




partial third floor elevation (north)



garden elevation (south)



street elevation (north)

