

410 FRANKLIN STREET NW, 20001

BZA APPLICATION FOR SPECIAL EXCEPTIONS

PROJECT TEAM

OWNER - TIM BAIRD
 E-mail: tbaird83@gmail.com
 P: 617.823.1929

ARCHITECT - AXIS ARCHITECTS
 Contact Person - Shahnur Bostan
 E-mail: sbostan@axis-architects.com
 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 with a 5'x10' addition. The converted building will contain two units (flats) as allowed by RF-1 Zoning. The special exceptions is requested from the rear yard and lot occupancy requirements.

ZONING INFORMATION

Square : 0510
 Lot: 0139
 Zone: RF-1
 ANC: 6E
 SMD: 6E02
 Lot Area : 605sf
 Lot Width : 11 feet

	Existing	Proposed
Lot occupancy	61%	69.2%
Rear Yard	13 ft	13 ft
Height	23.66 feet	33.5 feet
Pervious Surface	N/A	N/A
Number of Units	1	2
Parking Space	0	0

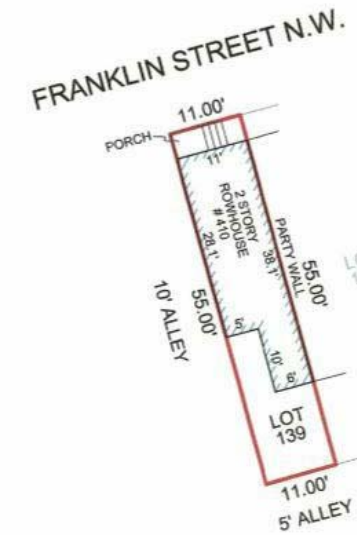
SPECIAL EXCEPTIONS IN ACCORDANCE TO SUBTITLE X SECTION 9 ARE REQUESTED FOR THE FOLLOWING

1. Subtitle E Section 304.1 - Allowed max. lot occupancy for RF-1 per table E 304.1 is %60. Per Subtitle E Section 5201.3 (e) BZA may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%). Proposed - Existing lot occupancy is at %61. Lot occupancy with the new addition to be %69.2.
2. Subtitle E Section 306.1 - A minimum rear yard of twenty feet (20 ft.) shall be provided in the RF-1 zones. Proposed - Existing rear yard is at 13 feet. The proposed addition will maintain the existing rear yard at 13 feet.

EXISTING SITE PLAN

FIELD WORK DATE: 4/23/2018 REVISION HISTORY: (REV:0 4/30/2018)

LOCATION DRAWING
 LOT 139 SQUARE 510
 WASHINGTON D.C.
 SCALE: 1"= 20' DATE: 4/22/18



DRAWING INDEX

Sheet Number	Sheet Name
A001	COVER SHEET
A002	SITE CONTEXT AND SITE PLAN
A003	1ST AND 2ND PROPOSED PLANS
A004	3RD LEVEL PROPOSED AND ROOF PLAN
A005	BUILDING SECTION
A006	EXISTING FRONT ELEVATION
A007	PROPOSED FRONT ELEVATION
A008	EXISTING WEST ELEVATION
A009	PROPOSED WEST ELEVATION
A010	PROPOSED BACK ELEVATION
A011	SUN STUDY- JUN.21
A012	SUN STUDY - SPRING/FALL EQUINOX
A013	SUN STUDY - DEC.21

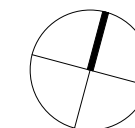
CONTEXT



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAY ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEEDS REFERRED TO HEREON. NO TITLE



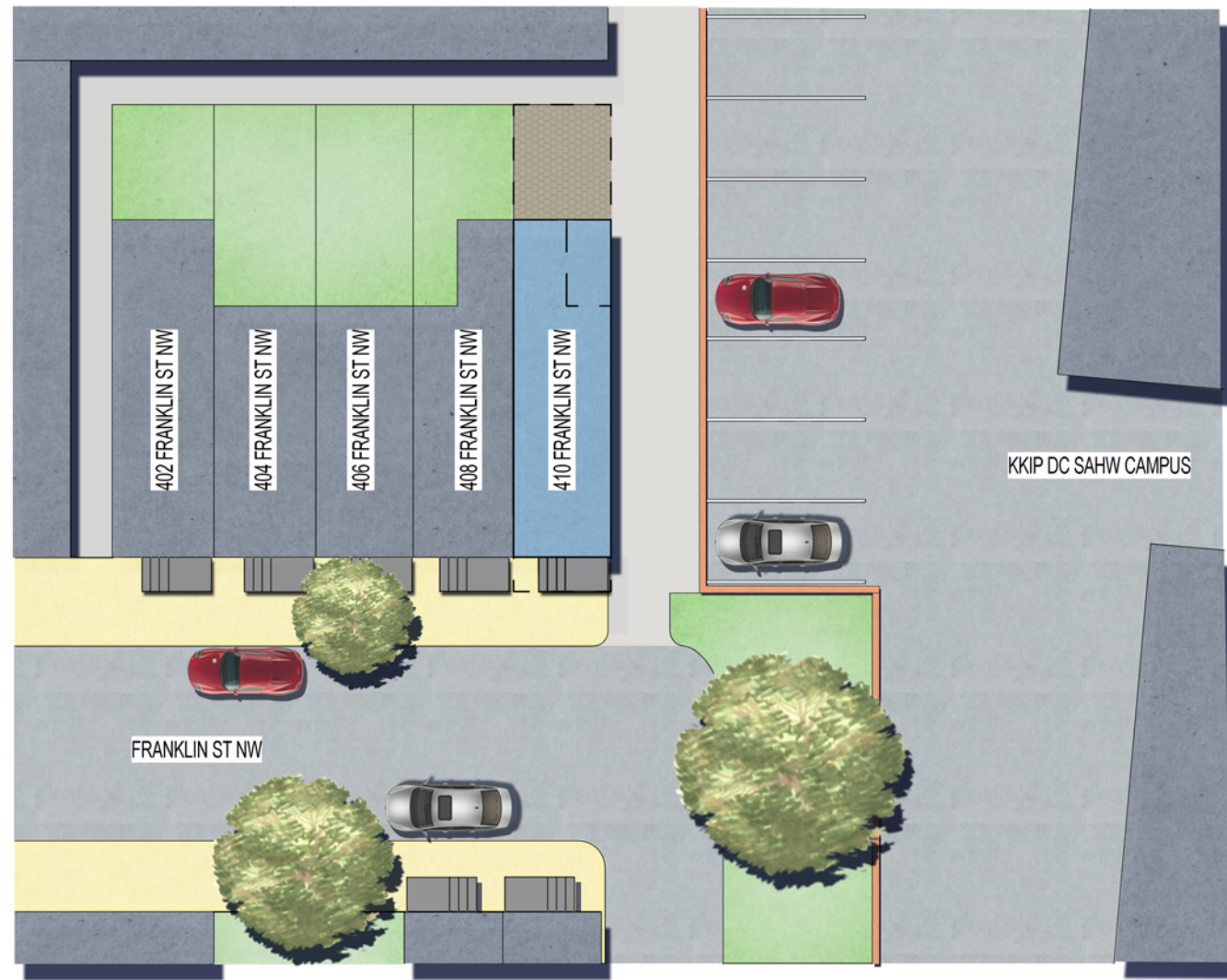
410 FRANKLIN ST NW, 20001
 COVER SHEET



DATE
 12/21/2018
 SCALE

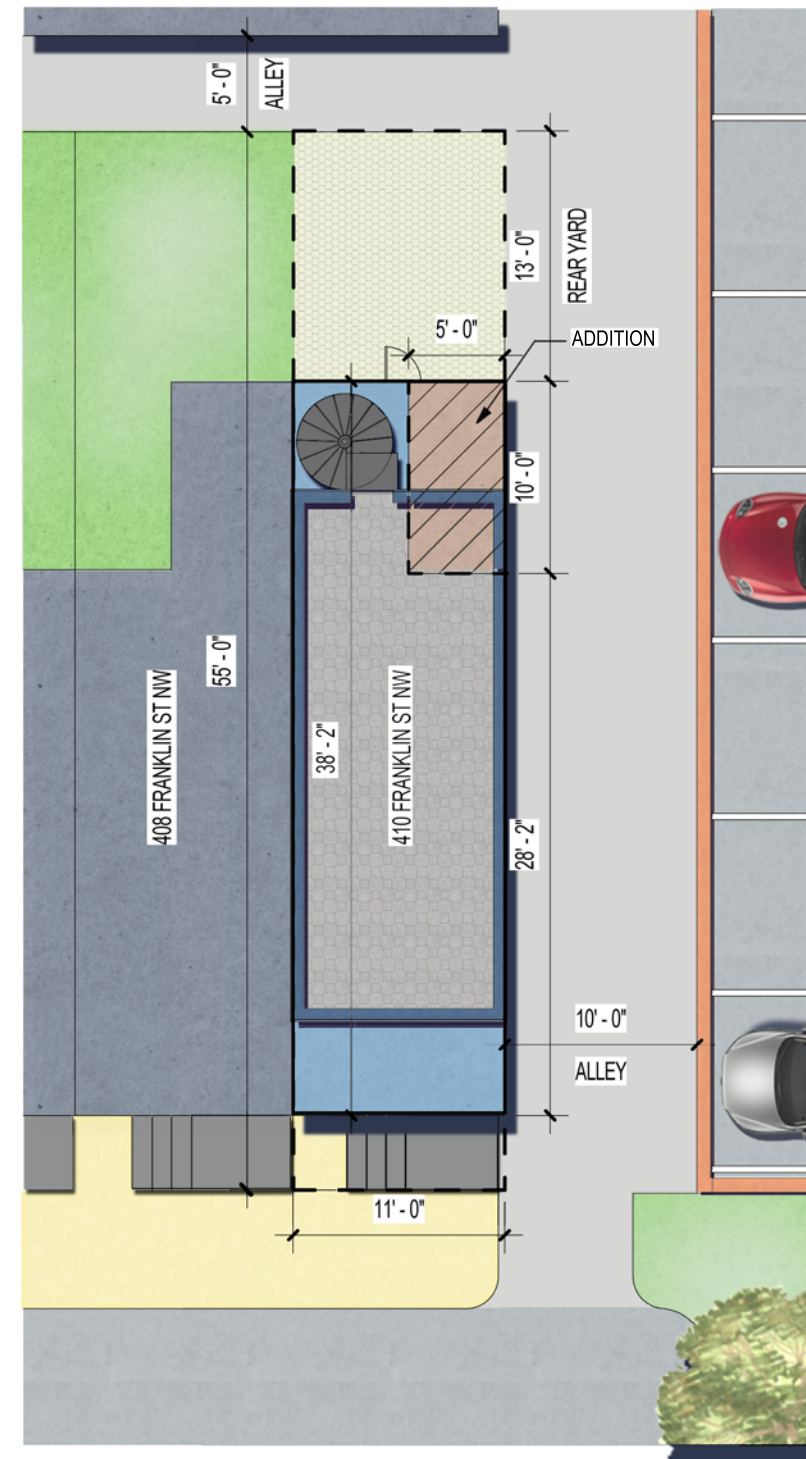
PROJECT NO° SHEET NUMBER
A001
 Board of Zoning Adjustment
 District of Columbia
 2018-040 CASE NO.19903
 EXHIBIT NO.40

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



1 SITE PLAN WITH CONTEXT

A002 1" = 20'-0"



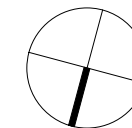
2 SITE PLAN

A002 1" = 10'-0"



410 FRANKLIN ST NW, 20001
SITE CONTEXT AND SITE PLAN

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

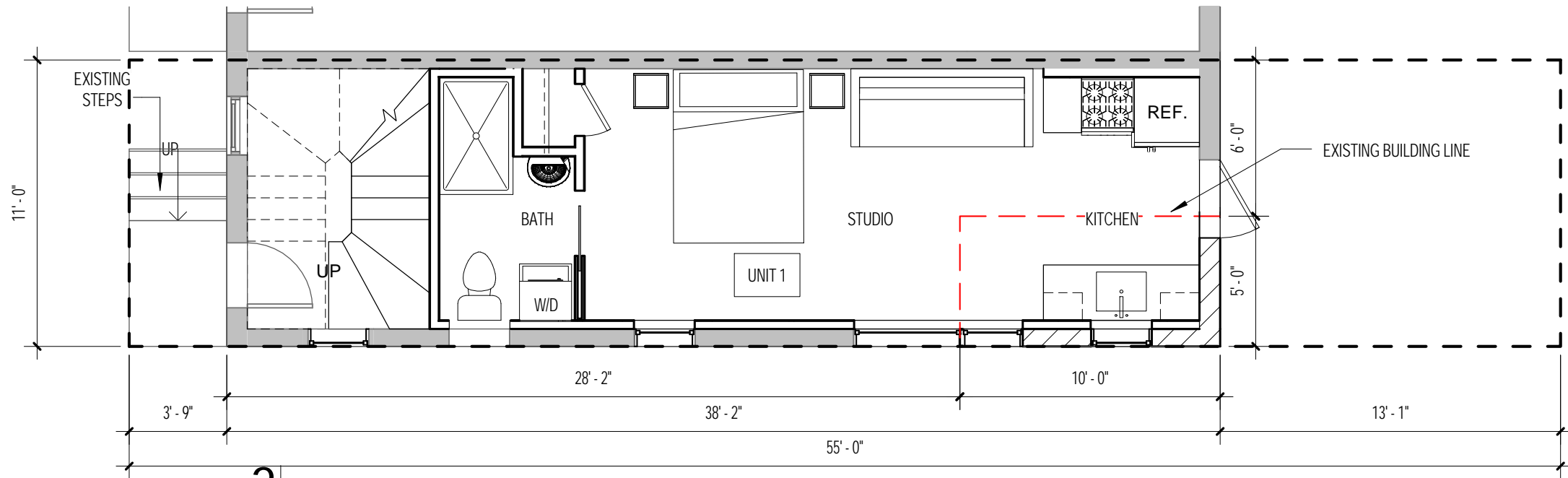


DATE
10/11/2018

SCALE
As indicated

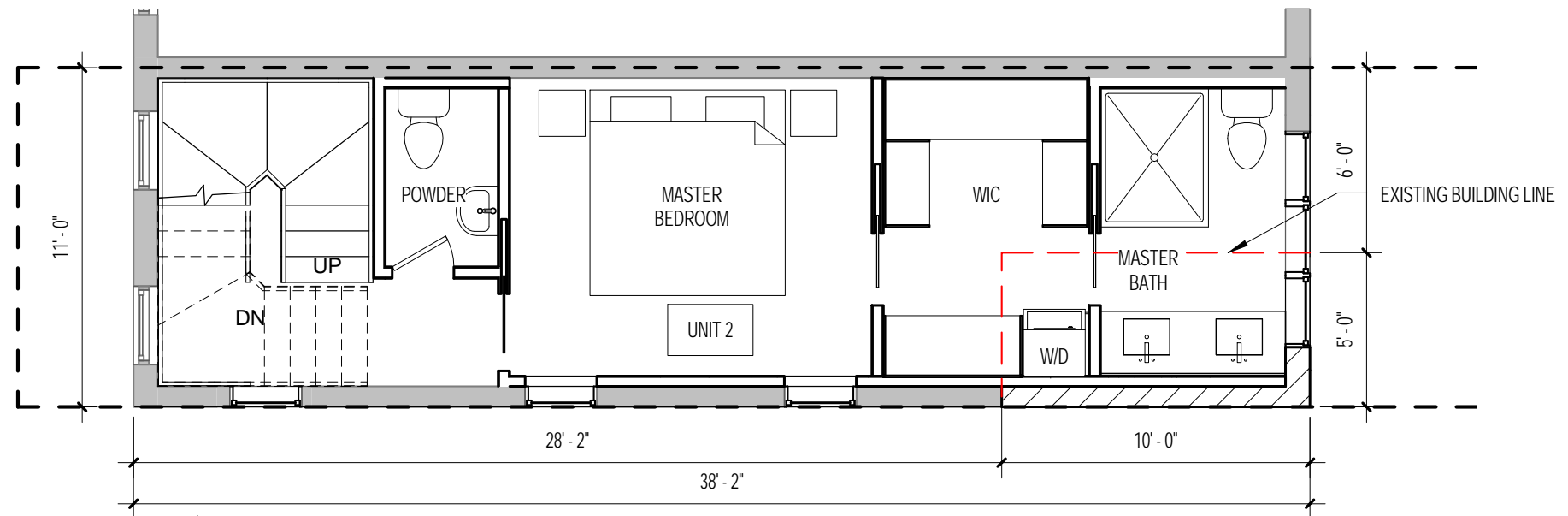
PROJECT N°
2018-040

SHEET NUMBER
A002



2 1ST FLOOR PROPOSED

A003 3/16" = 1'-0"



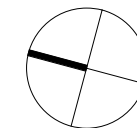
1 2ND FLOOR PROPOSED

A003 3/16" = 1'-0"



410 FRANKLIN ST NW, 20001
1ST AND 2ND PROPOSED PLANS

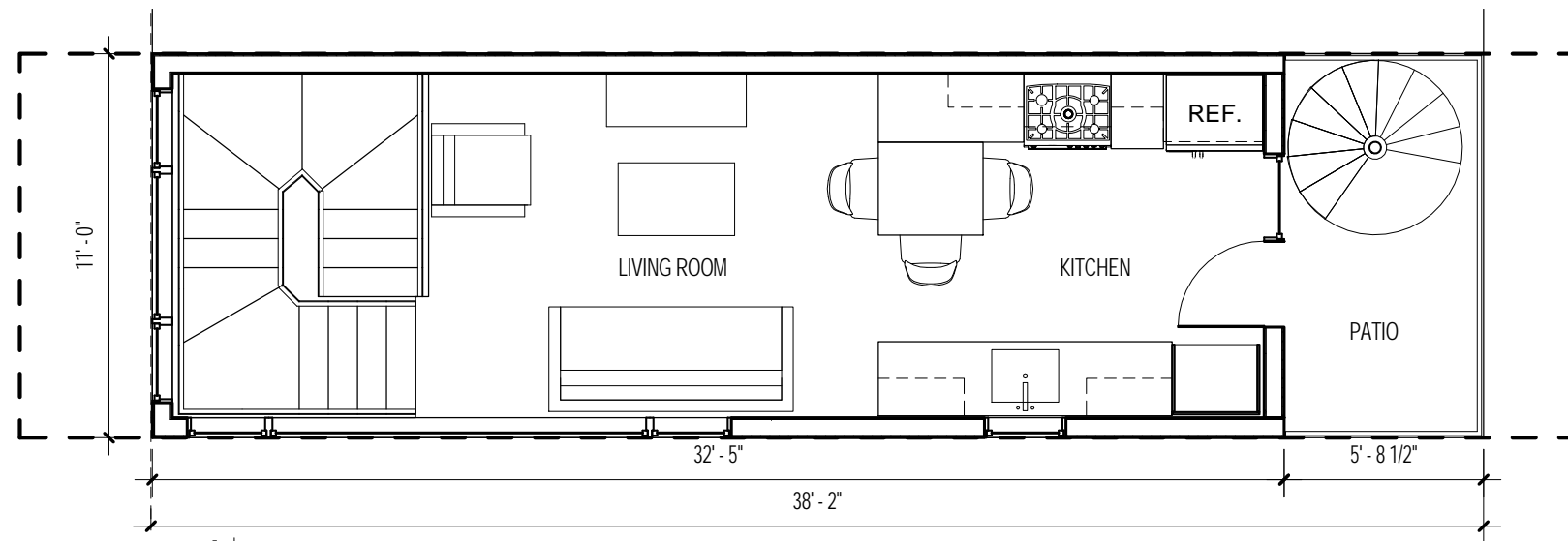
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
10/11/2018
SCALE
3/16" = 1'-0"

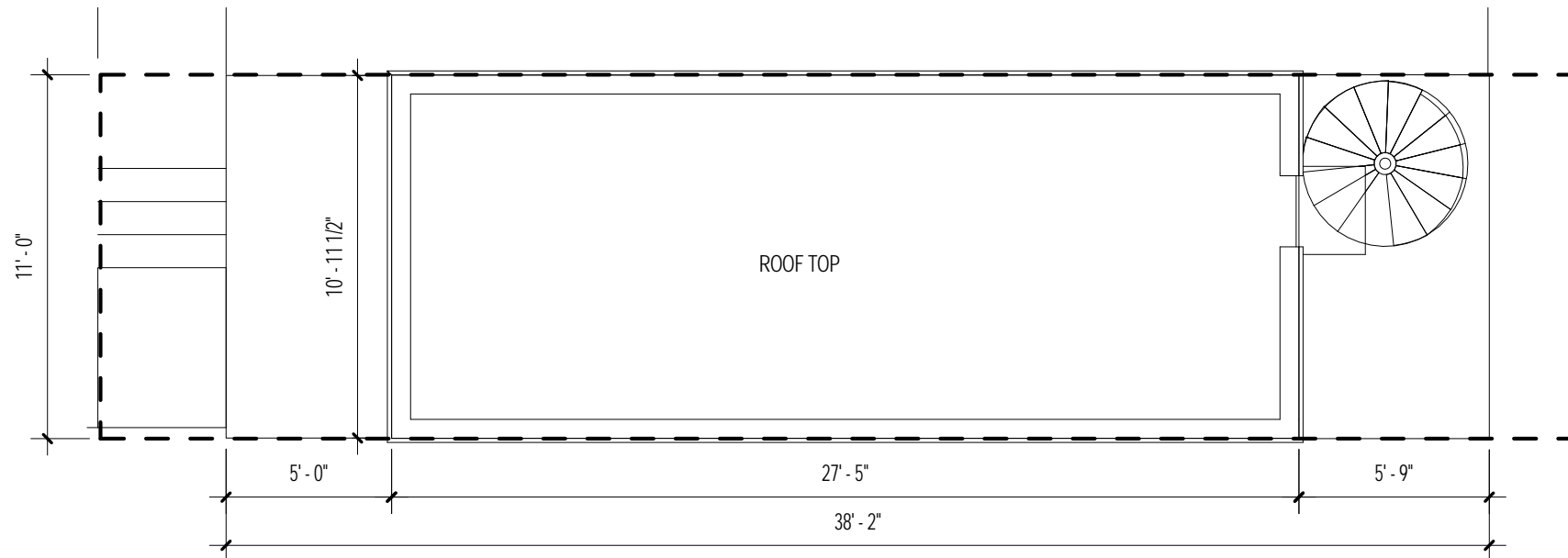
PROJECT N°
2018-040

SHEET NUMBER
A003



1 3RD FLOOR PROPOSED

A004 3/16" = 1'-0"



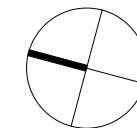
2 ROOF PLAN PROPOSED

A004 3/16" = 1'-0"



410 FRANKLIN ST NW, 20001
3RD LEVEL PROPOSED AND ROOF PLAN

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

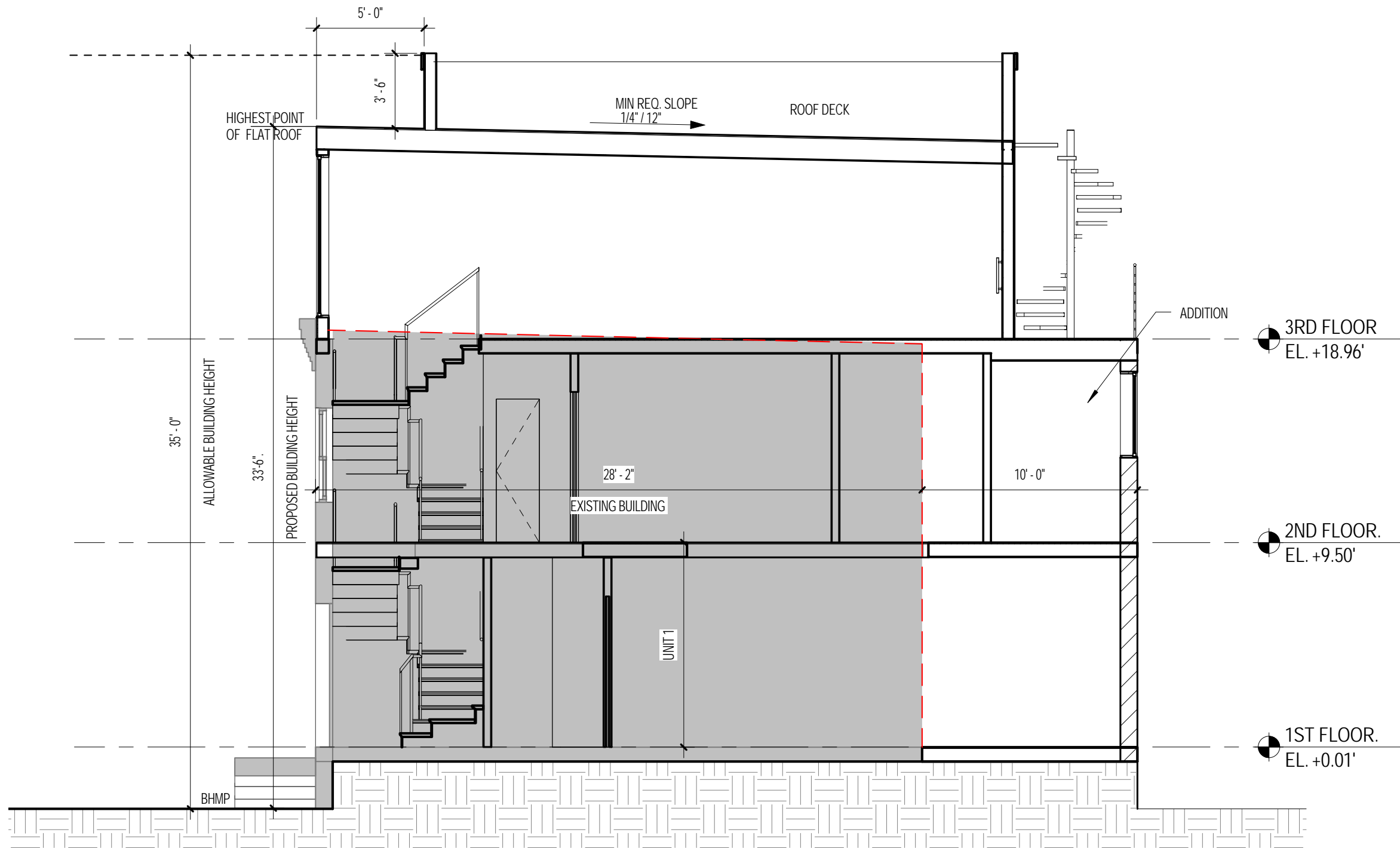


DATE
10/11/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-040

SHEET NUMBER
A004



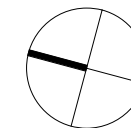
1 LONGITUDINAL SECTION

A005 3/16" = 1'-0"



410 FRANKLIN ST NW, 20001
BUILDING SECTION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
12/21/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-040

SHEET NUMBER
A005



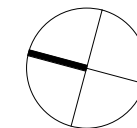
1 FRONT EXISTING ELEVATION

A006 3/16" = 1'-0"



410 FRANKLIN ST NW, 20001
EXISTING FRONT ELEVATION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
10/11/2018

SCALE
3/16" = 1'-0"

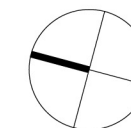
PROJECT N°
2018-040

SHEET NUMBER
A006



410 FRANKLIN ST NW, 20001
PROPOSED FRONT ELEVATION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

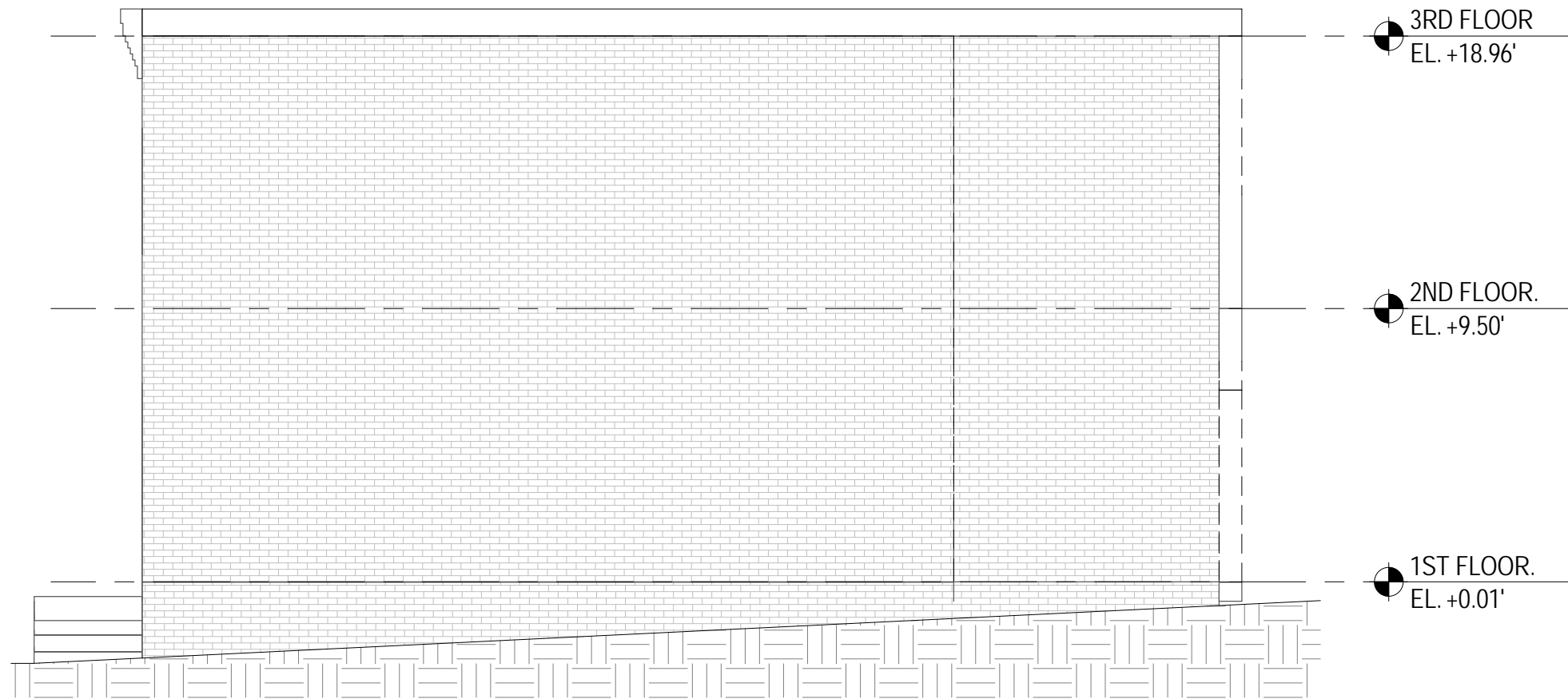


DATE
12/21/2018

SCALE
3/16" = 1'-0"

PROJECT N°
2018-040

SHEET NUMBER
A007



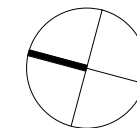
1 WEST EXISTING ELEVATION

A008 3/16" = 1'-0"



410 FRANKLIN ST NW, 20001
EXISTING WEST ELEVATION

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

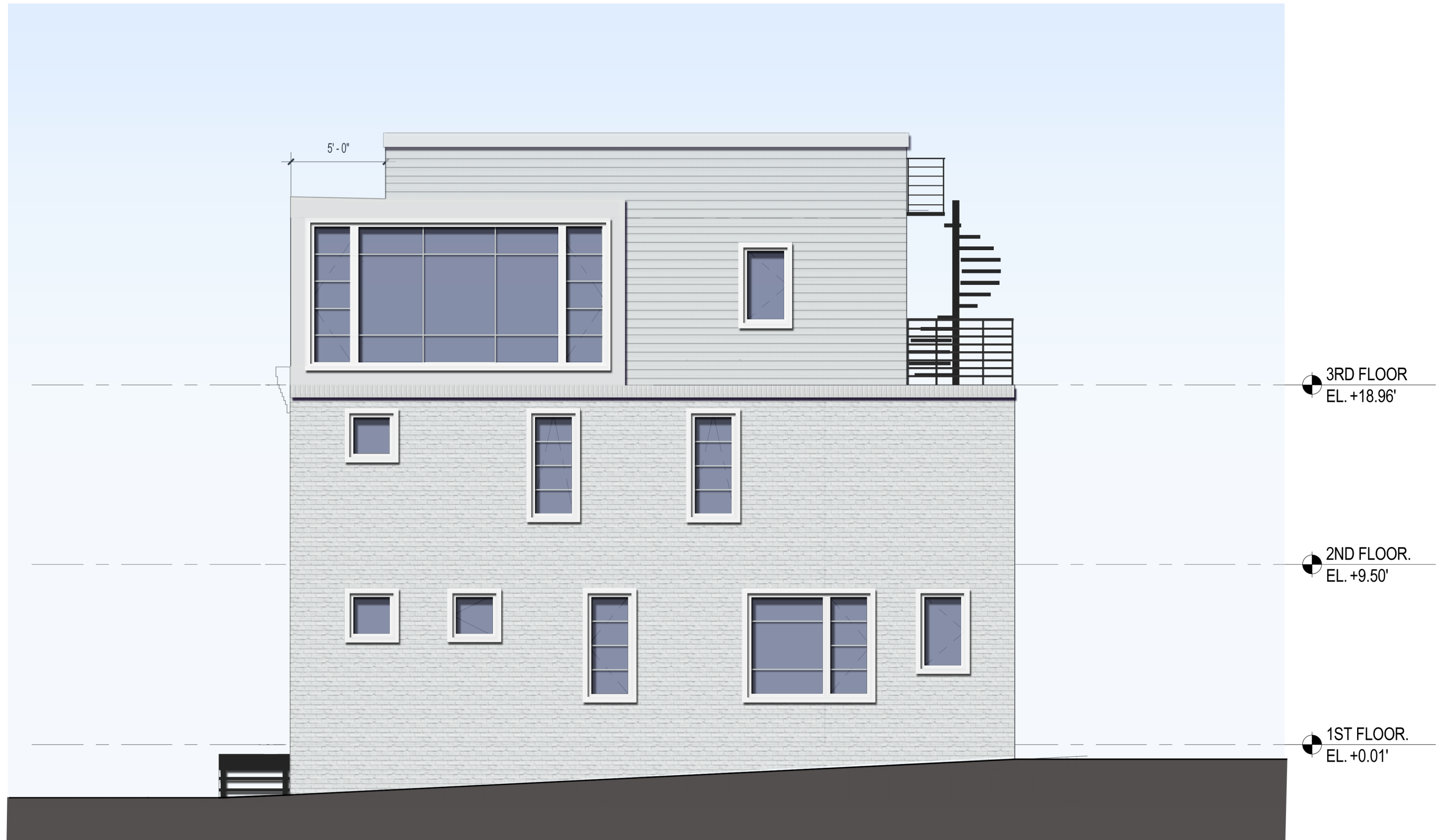


DATE
10/11/2018

SCALE
3/16" = 1'-0"

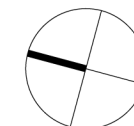
PROJECT N°
2018-040

SHEET NUMBER
A008



410 FRANKLIN ST NW, 20001
 PROPOSED WEST ELEVATION

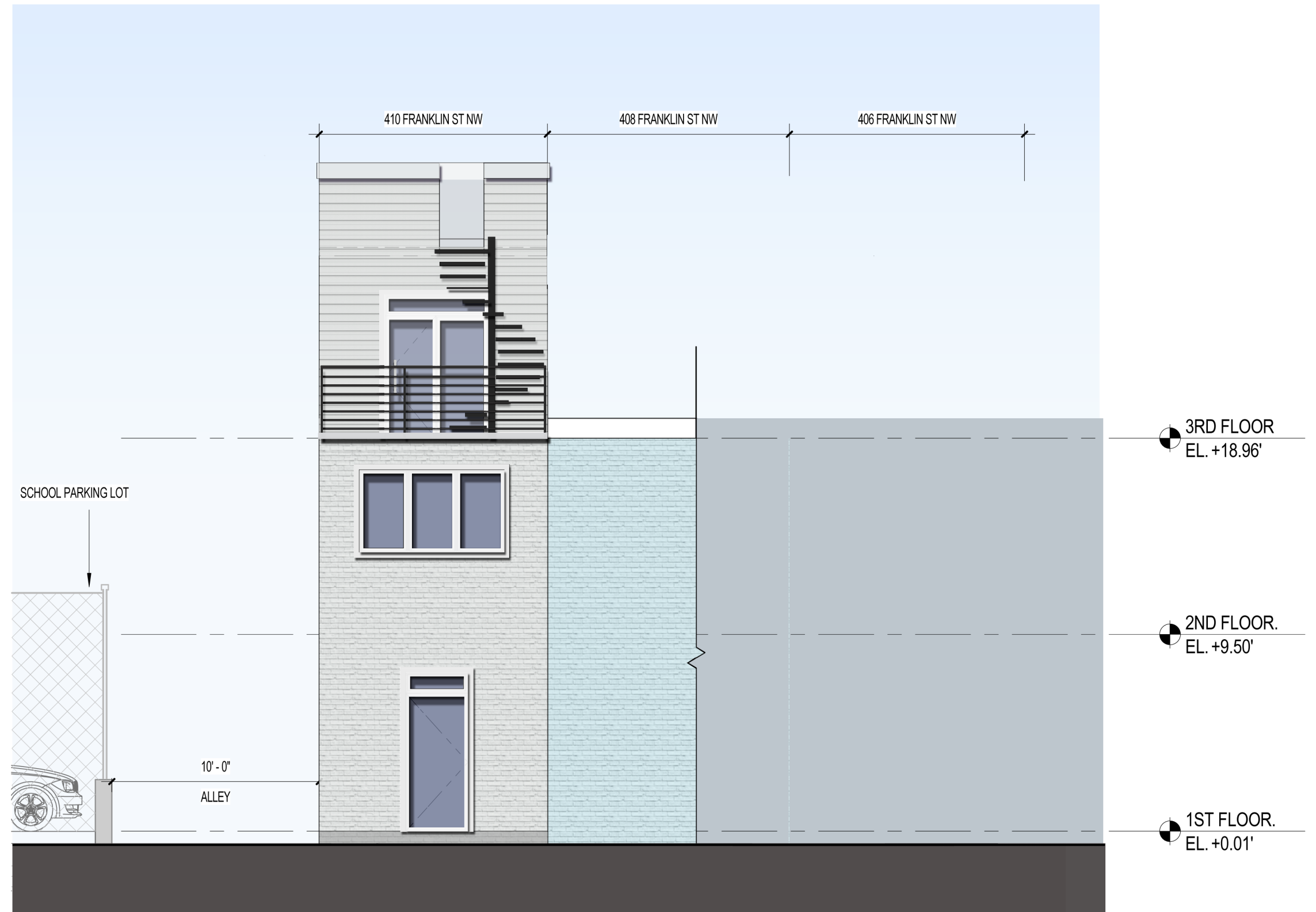
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



DATE
 10/11/2018
 SCALE
 3/16" = 1'-0"

PROJECT N°
 2018-040

SHEET NUMBER
A009



410 FRANKLIN ST NW, 20001
 COLOR ELEVATIONS - BACK

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

DATE
09/21/18

SCALE
3/16" = 1'-0"

PROJECT N°
2018-040

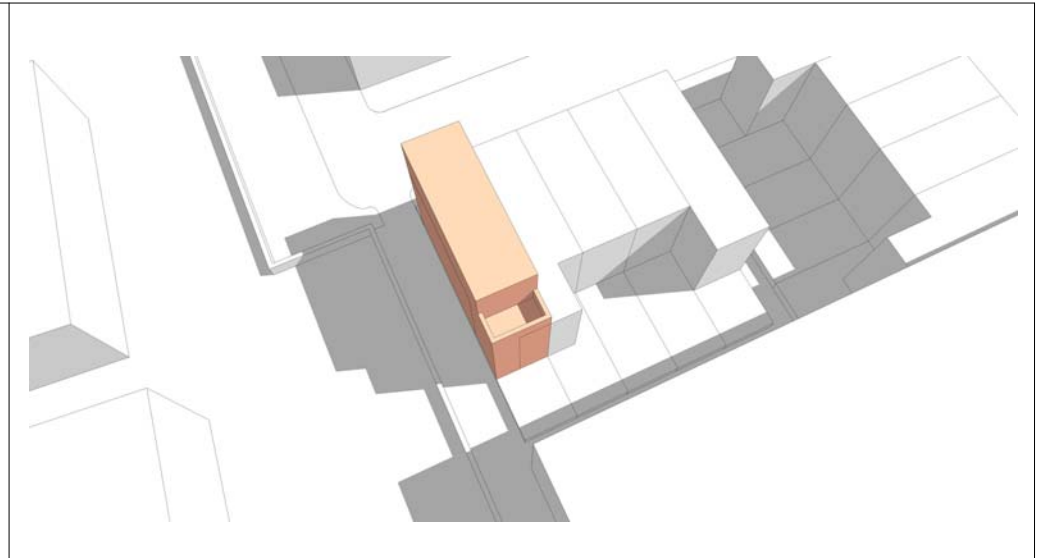
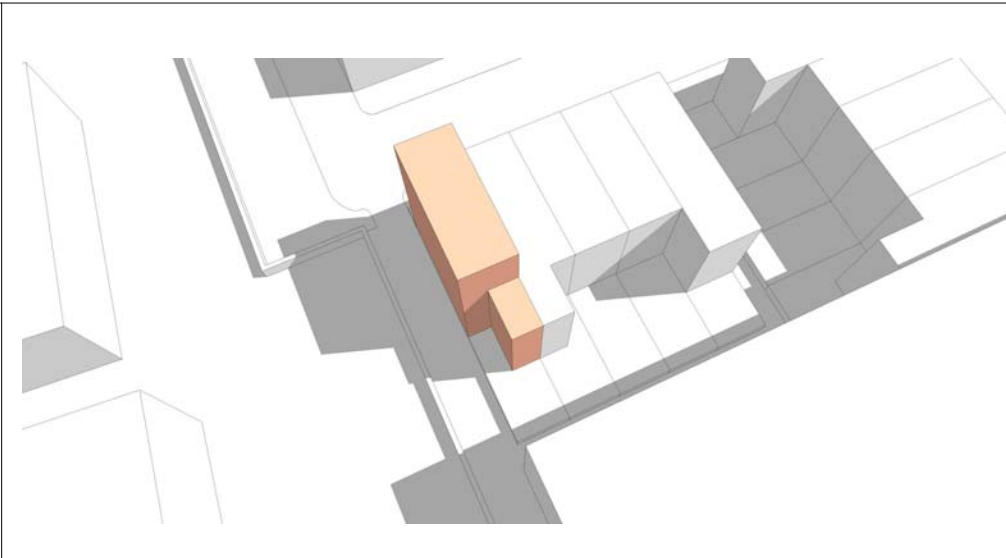
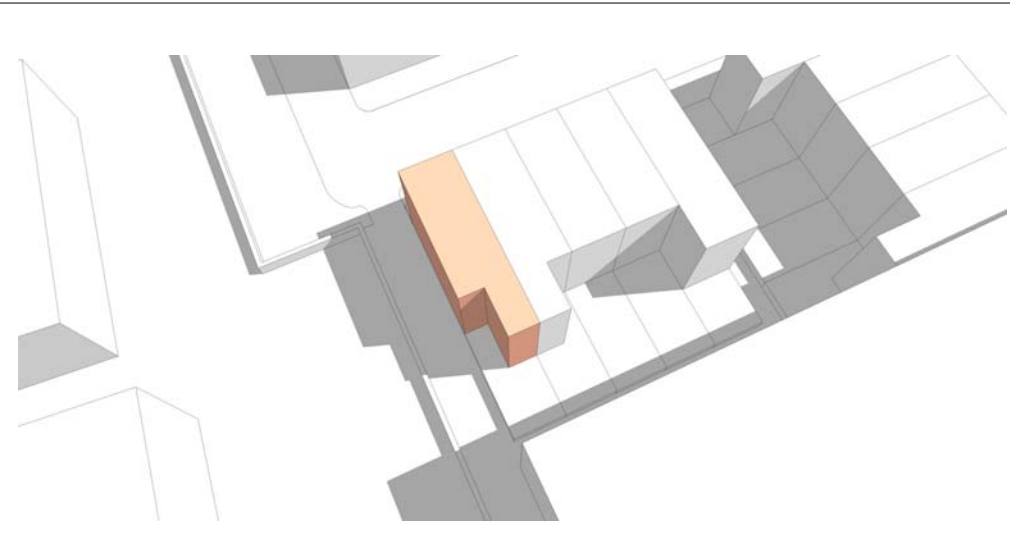
SHEET NUMBER
A103

EXISTING BUILDING

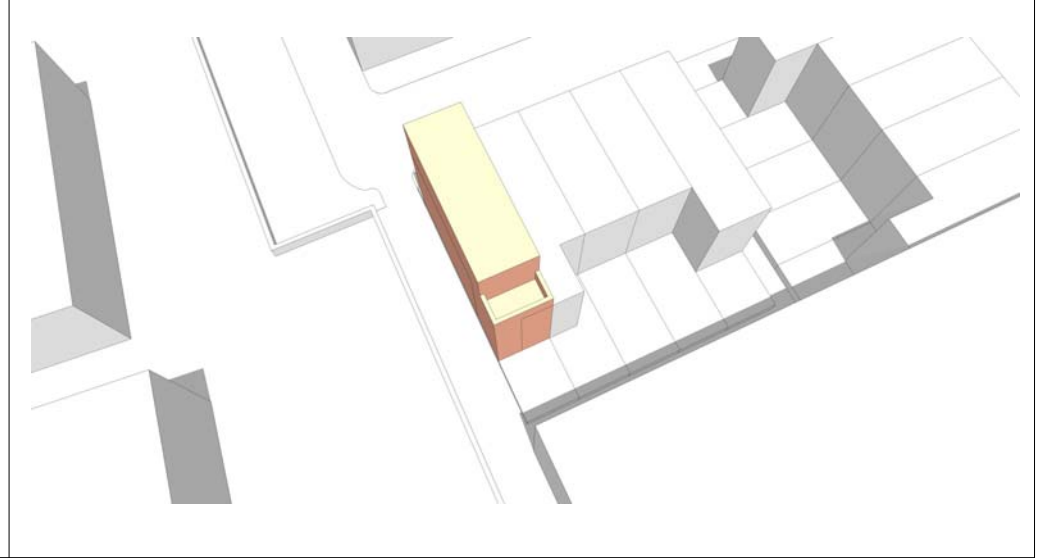
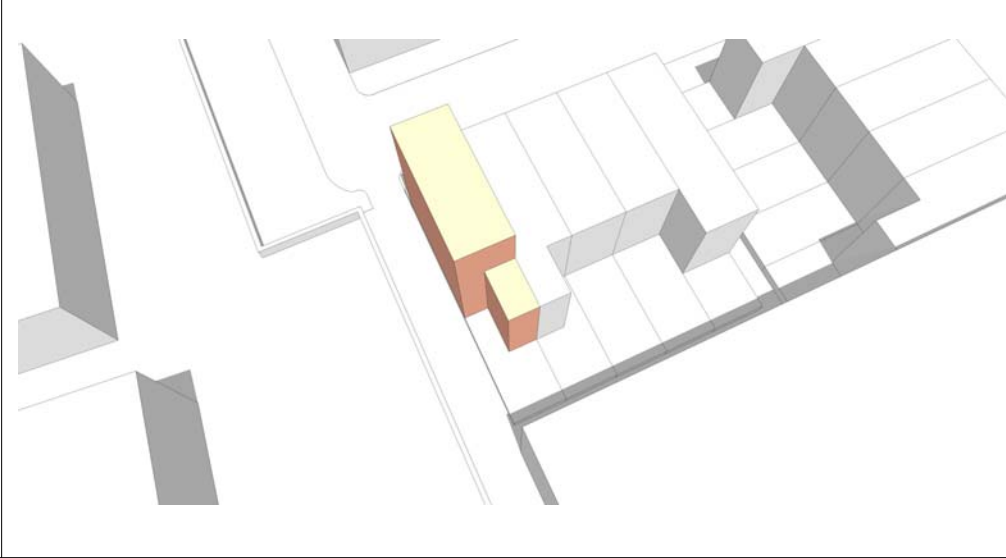
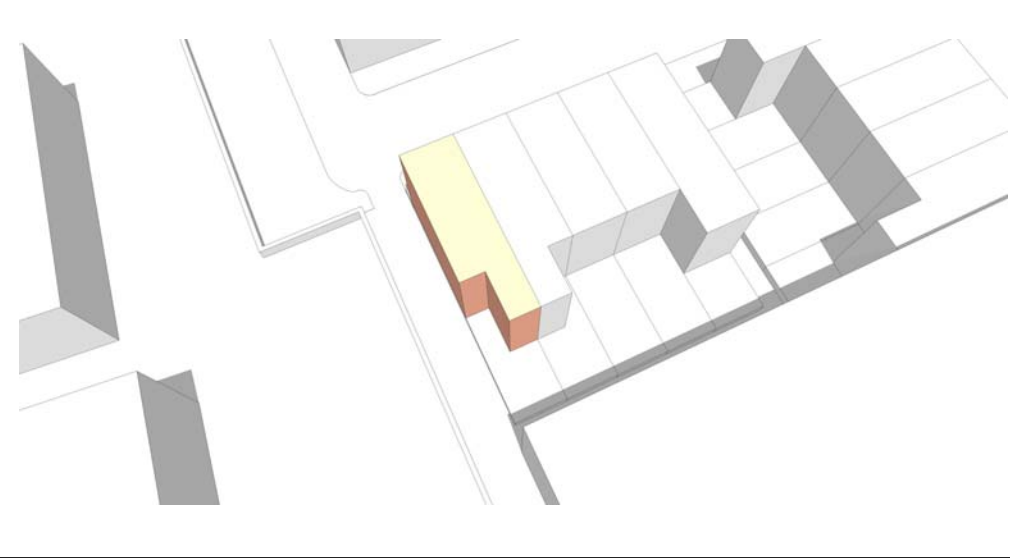
BY RIGHT BUILDING

PROPOSED BUILDING

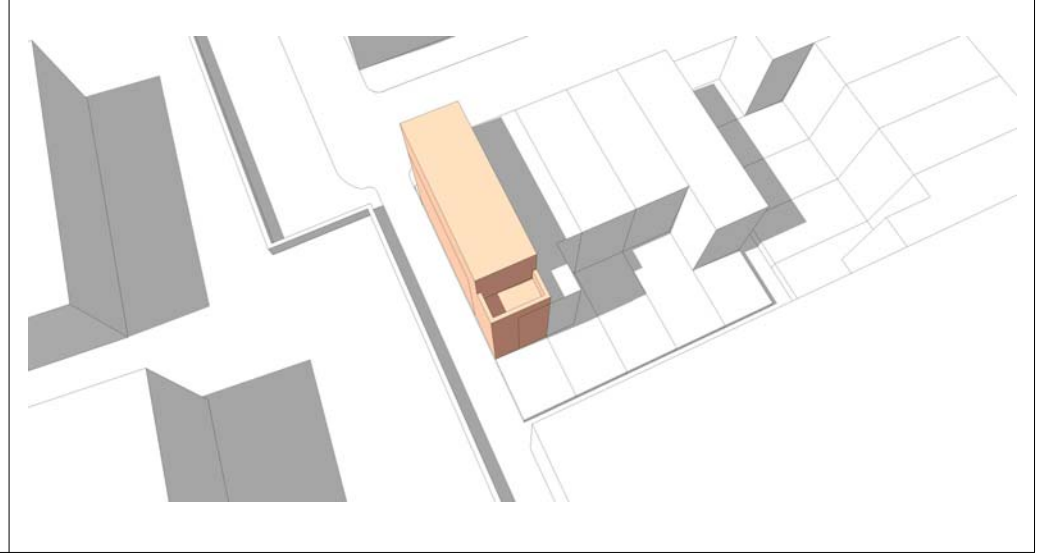
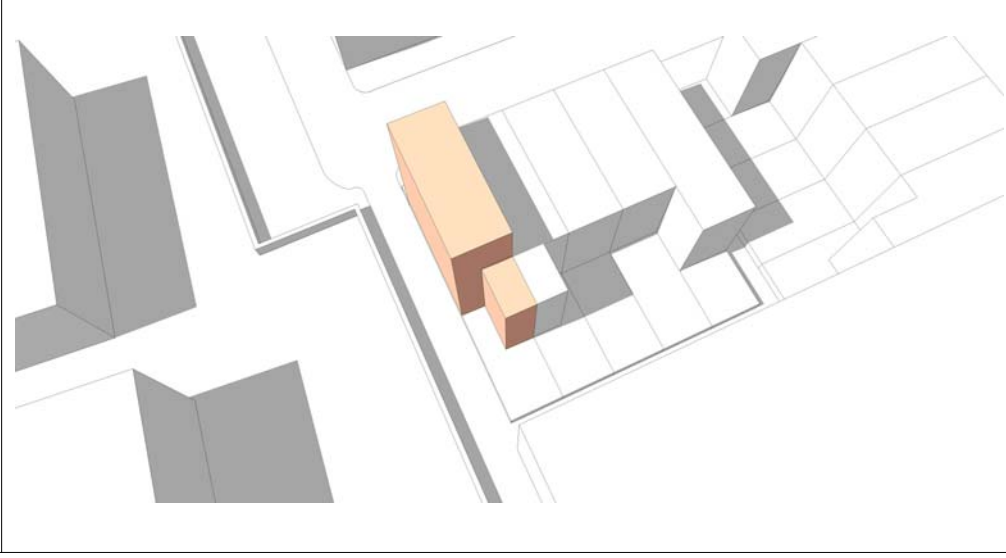
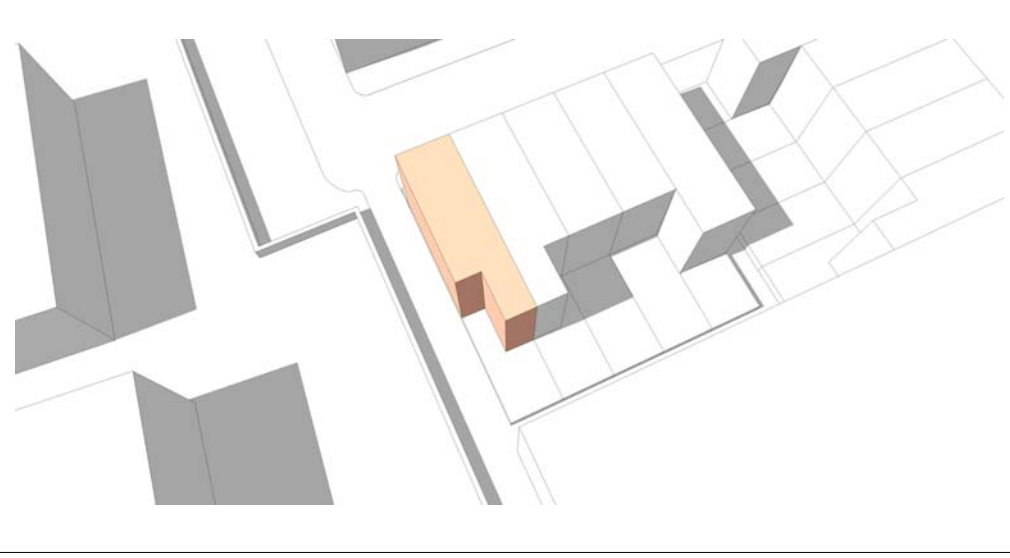
9AM



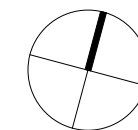
12 PM



3 PM



410 FRANKLIN ST NW, 20001
SUN STUDY- JUN.21



DATE
1/16/2019

SCALE

PROJECT N°
2018-040

SHEET NUMBER
A011

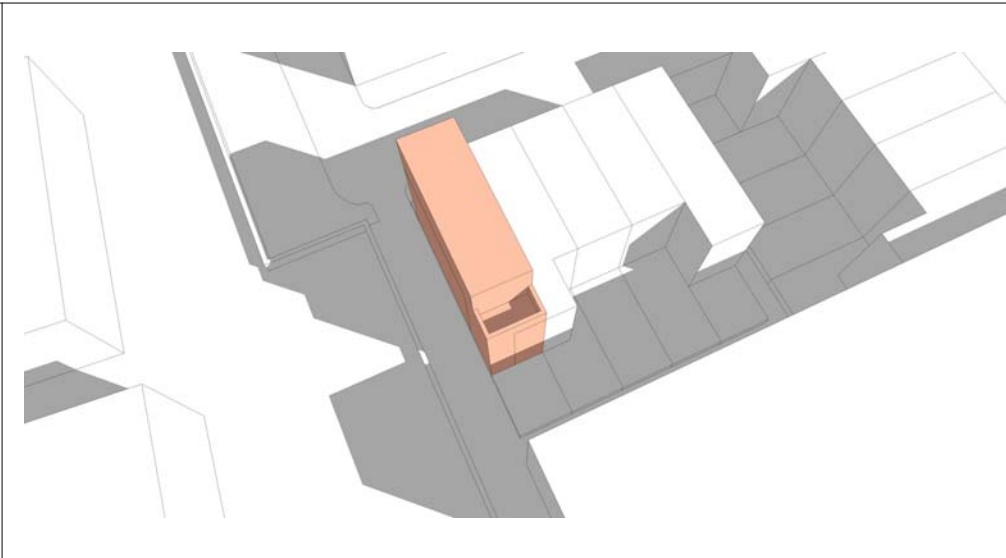
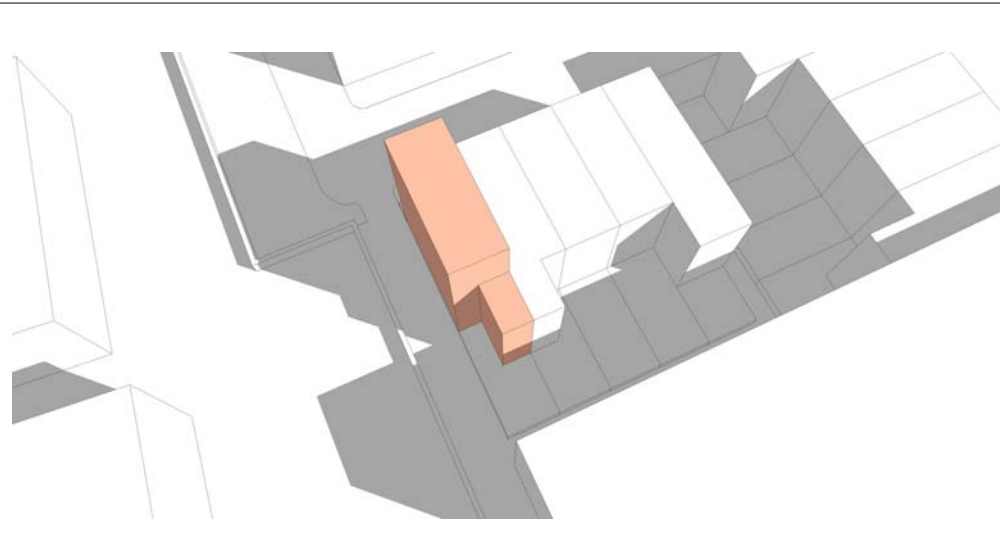
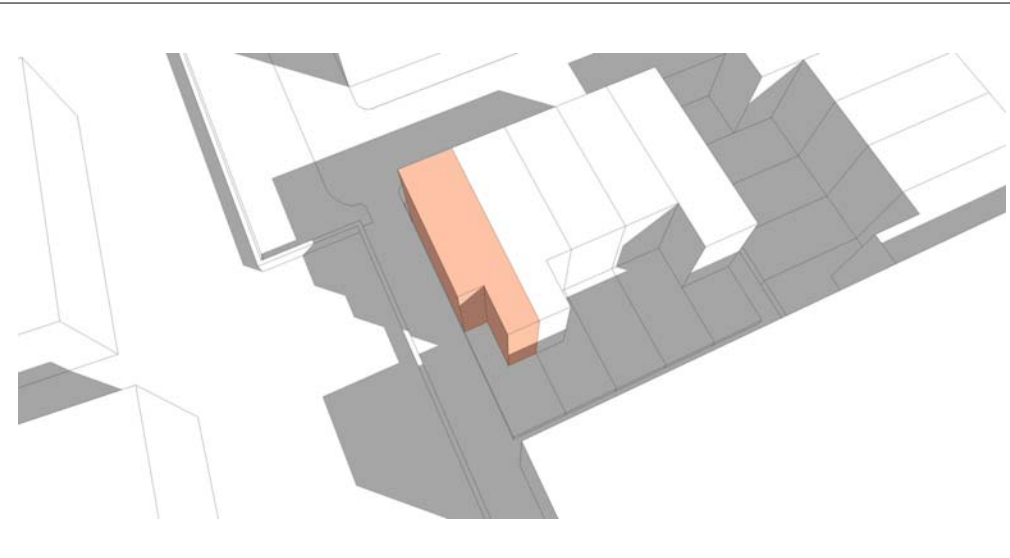
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

EXISTING BUILDING

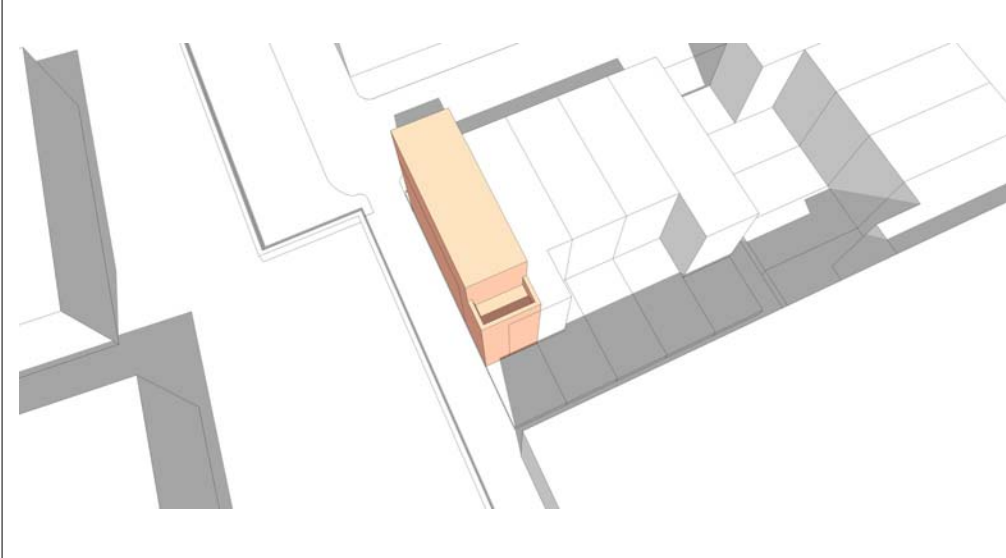
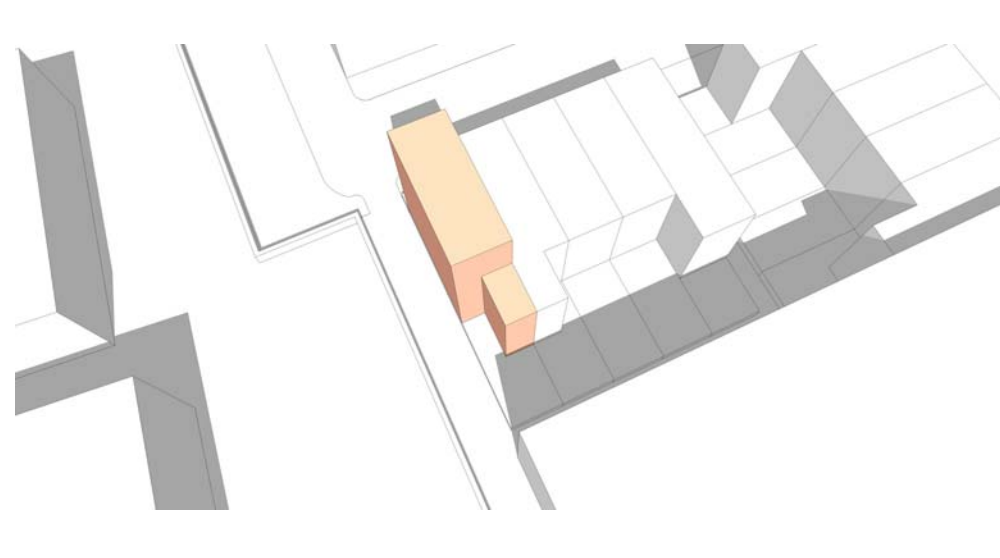
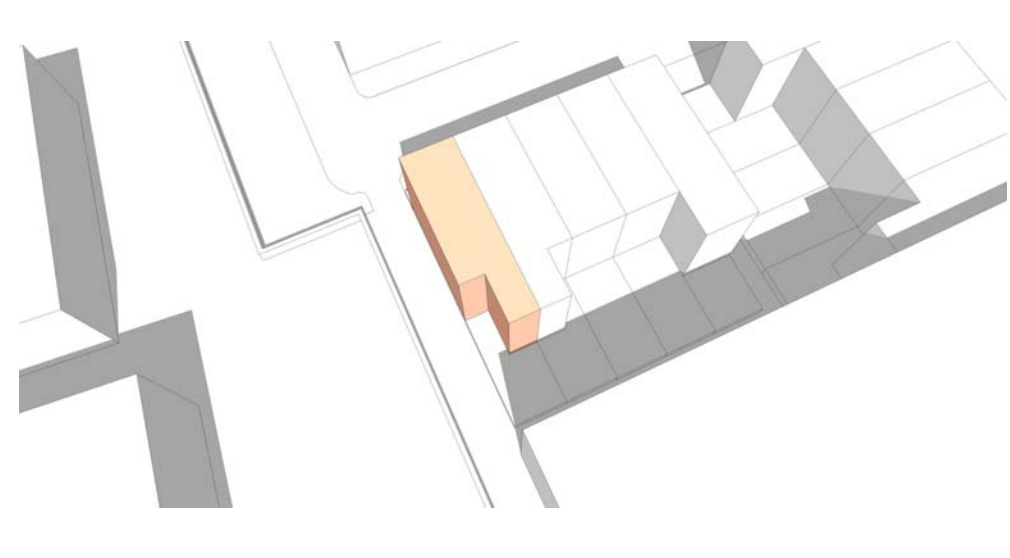
BY RIGHT BUILDING

PROPOSED BUILDING

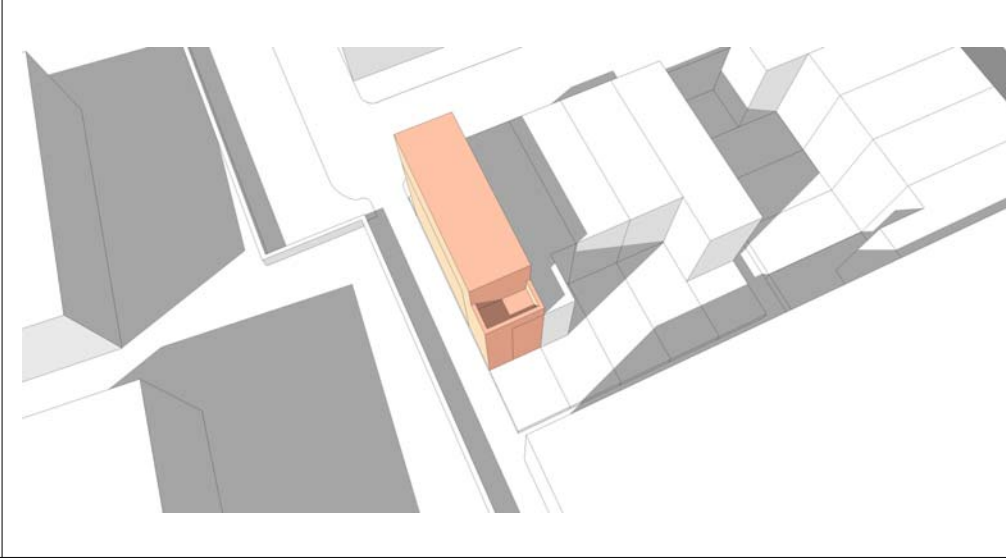
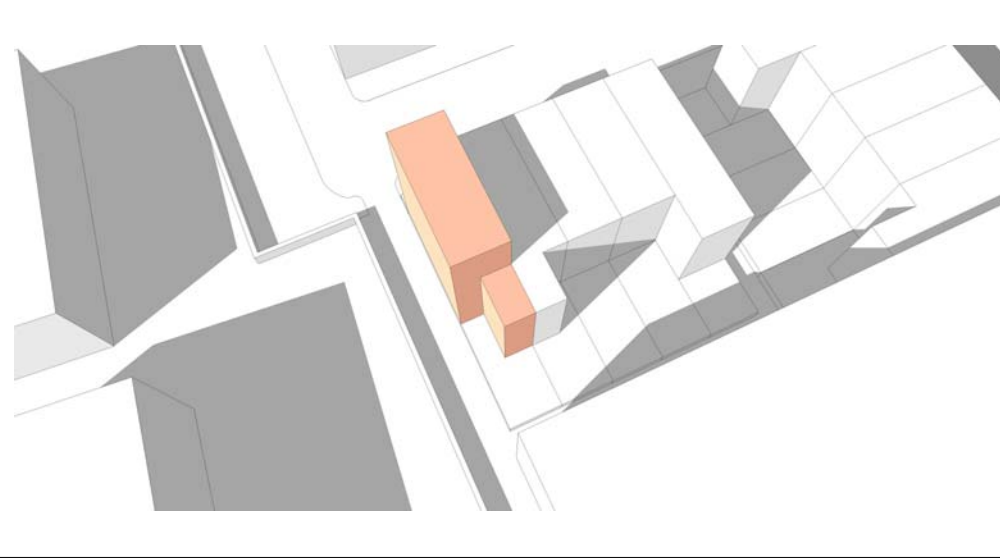
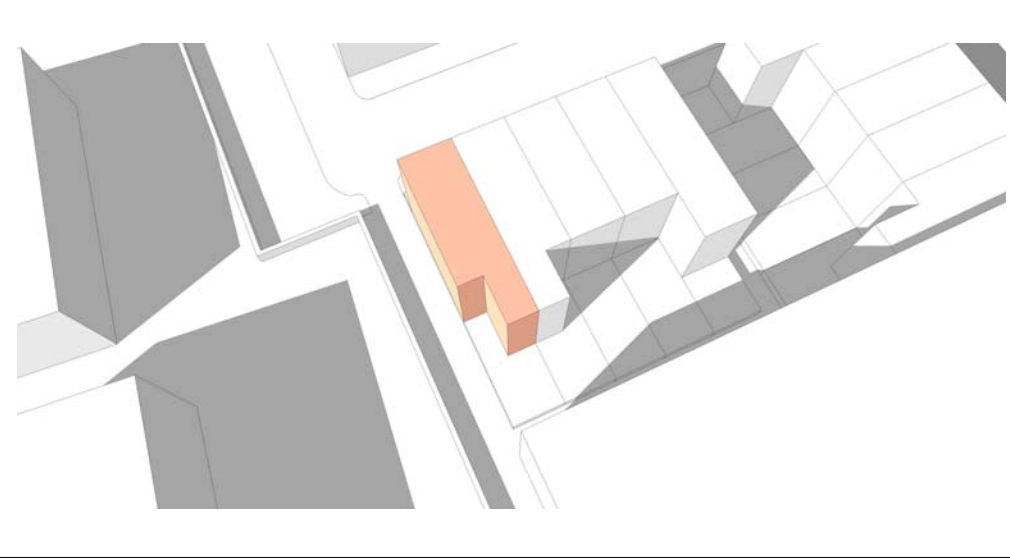
9AM



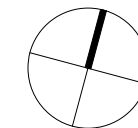
12 PM



3 PM



410 FRANKLIN ST NW, 20001
SUN STUDY - SPRING/FALL EQUINOX



DATE
10/16/2019
SCALE

PROJECT N°
2018-040

SHEET NUMBER
A012

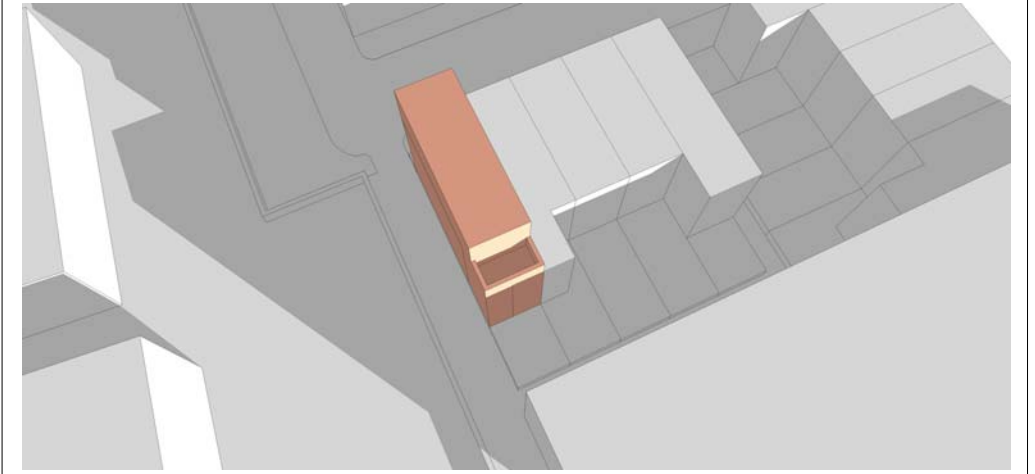
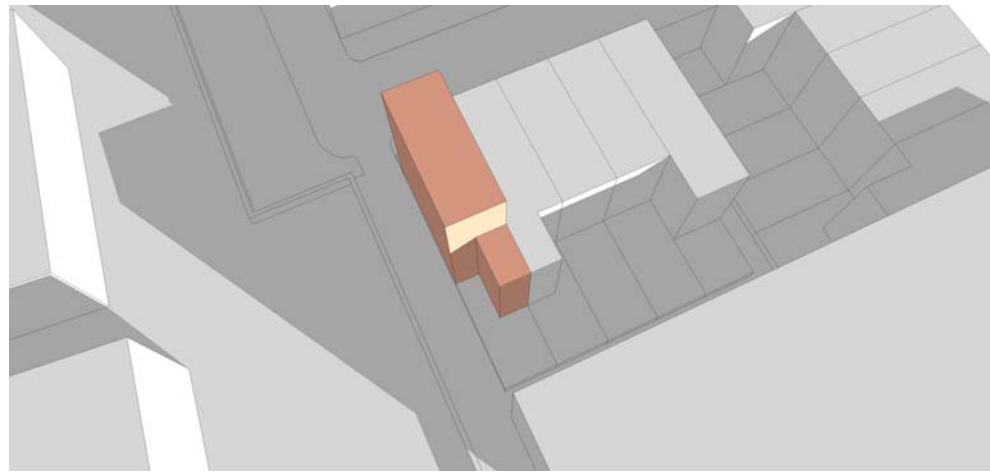
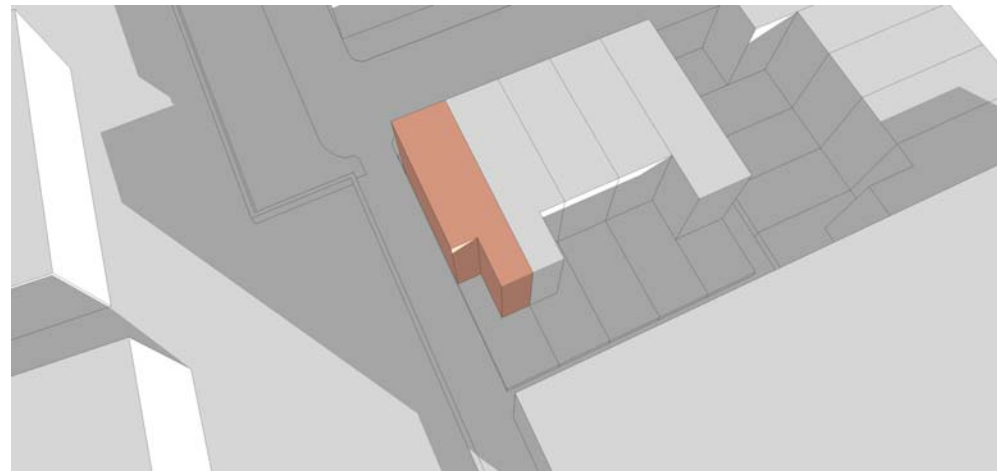
DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE

EXISTING BUILDING

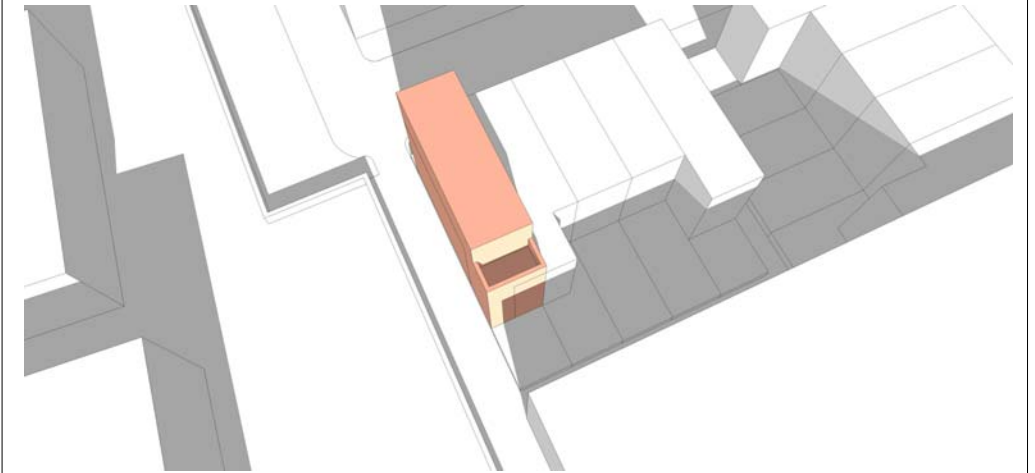
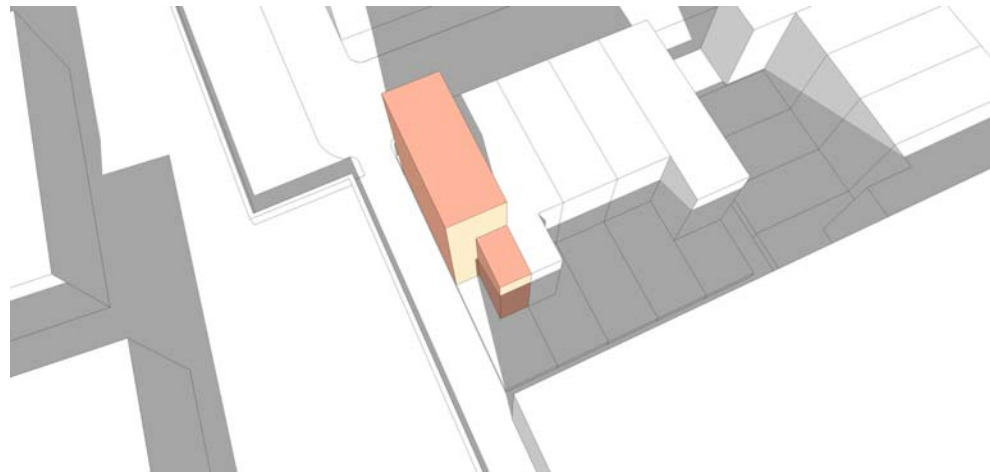
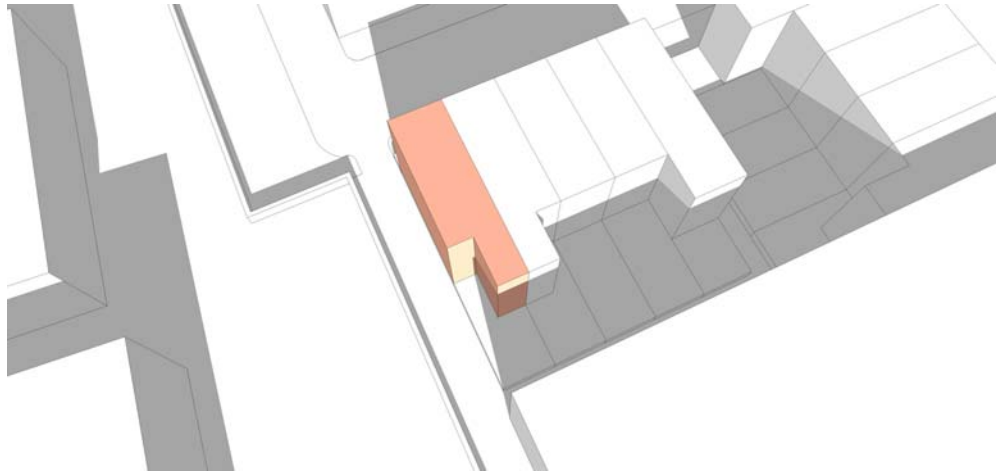
BY RIGHT BUILDING

PROPOSED BUILDING

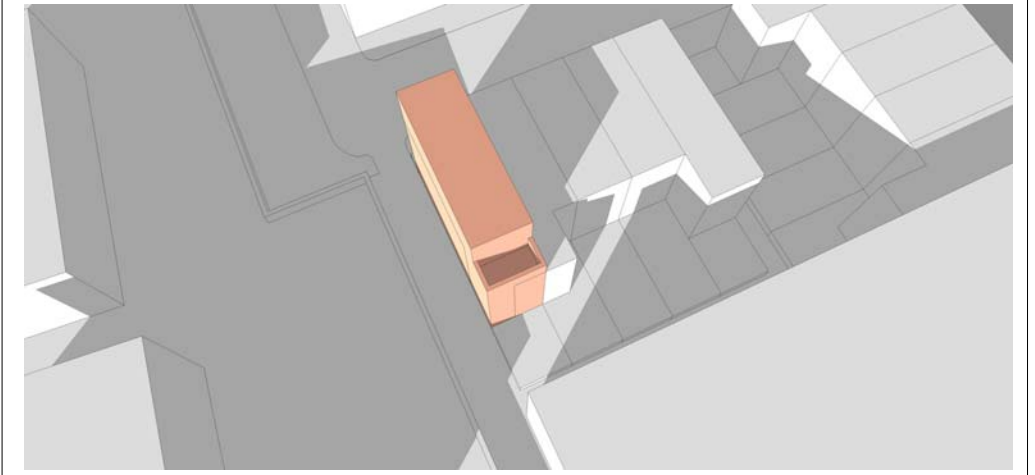
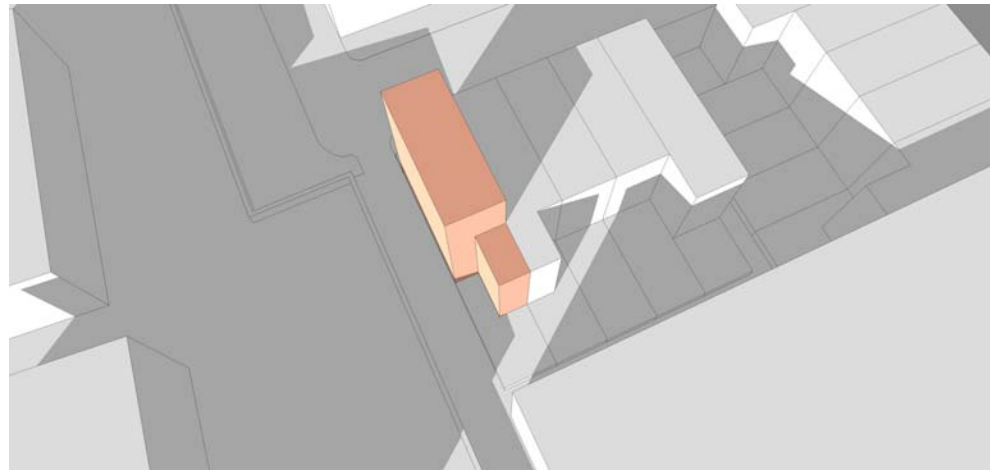
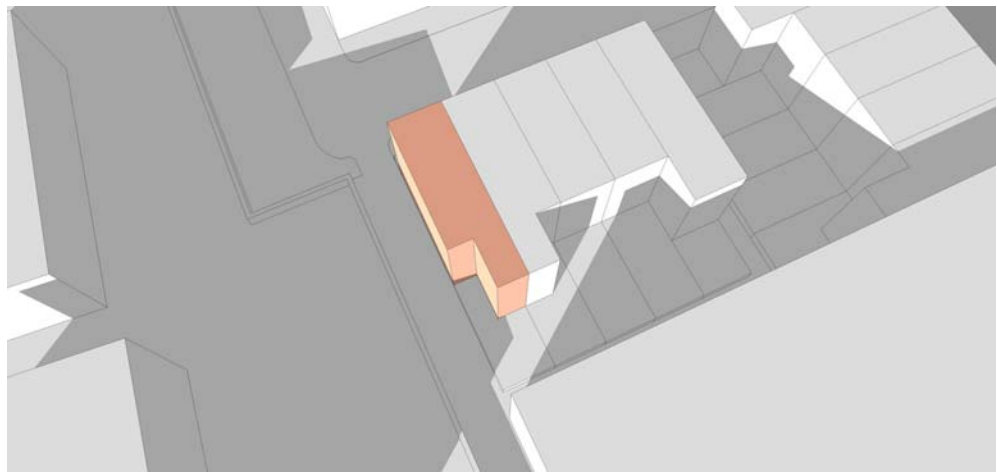
9AM



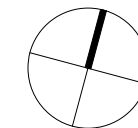
12 PM



3 PM



410 FRANKLIN ST NW, 20001
SUN STUDY - DEC.21



DATE
10/16/2019

SCALE

PROJECT N°
2018-040

SHEET NUMBER
A013

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE