

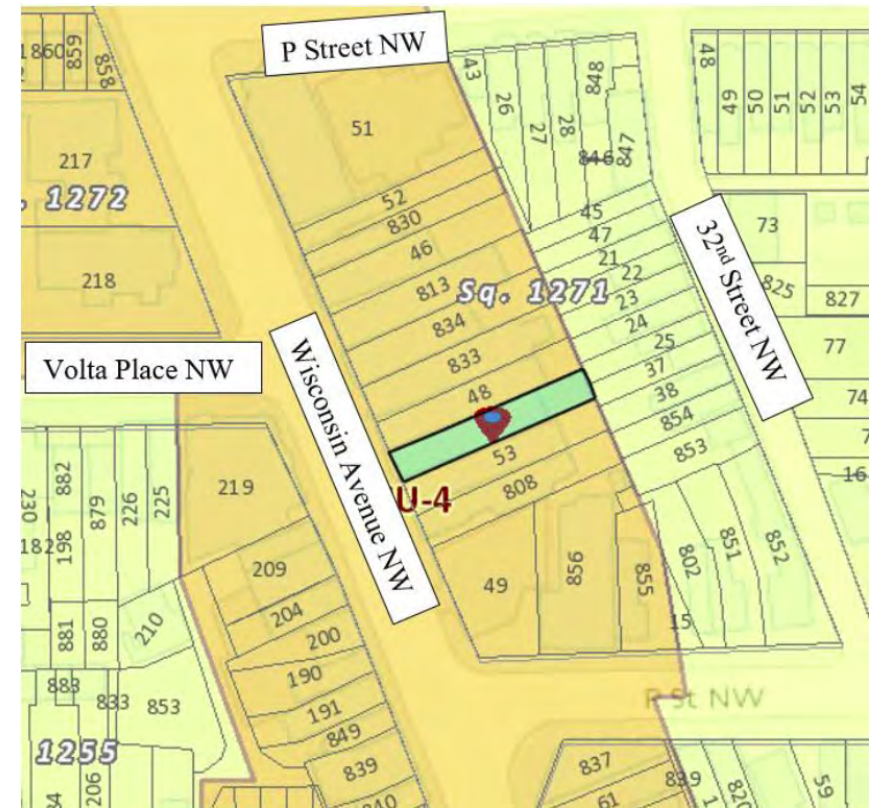
1515 Wisconsin Avenue, NW

BZA APPLICATION NO. 20412

1515 WISCONSIN AVENUE LLC

Overview and Requested Relief

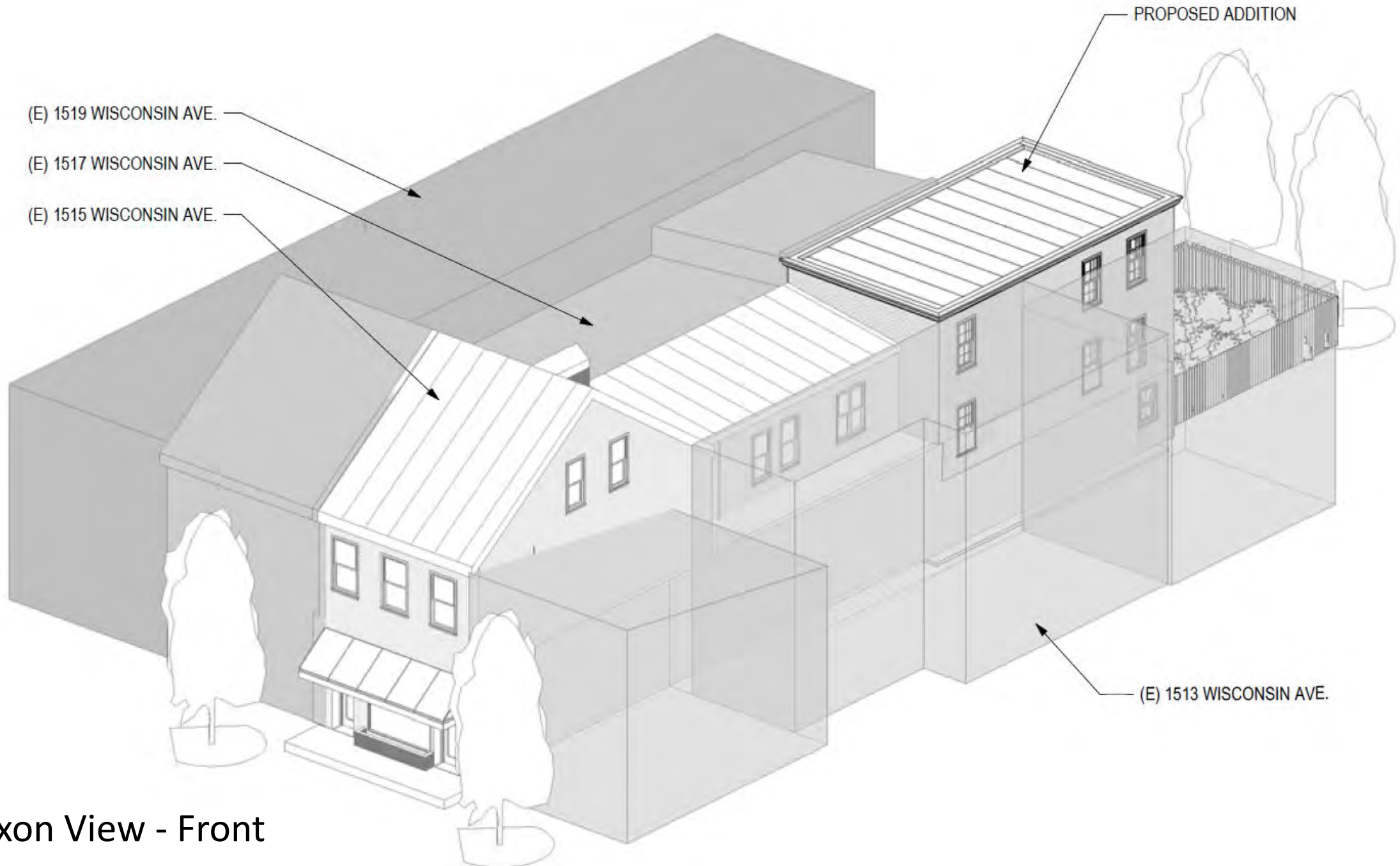
- MU-4 Zone
- Currently used as a mixed-use building with 2 residential units.
- Proposing to construct a two-story addition and add 4 units, for 6 total
- Relief Requested:
 - G § 404.1, pursuant to G § 1200.1 (60% maximum permitted; 75% existing; **81% proposed**).



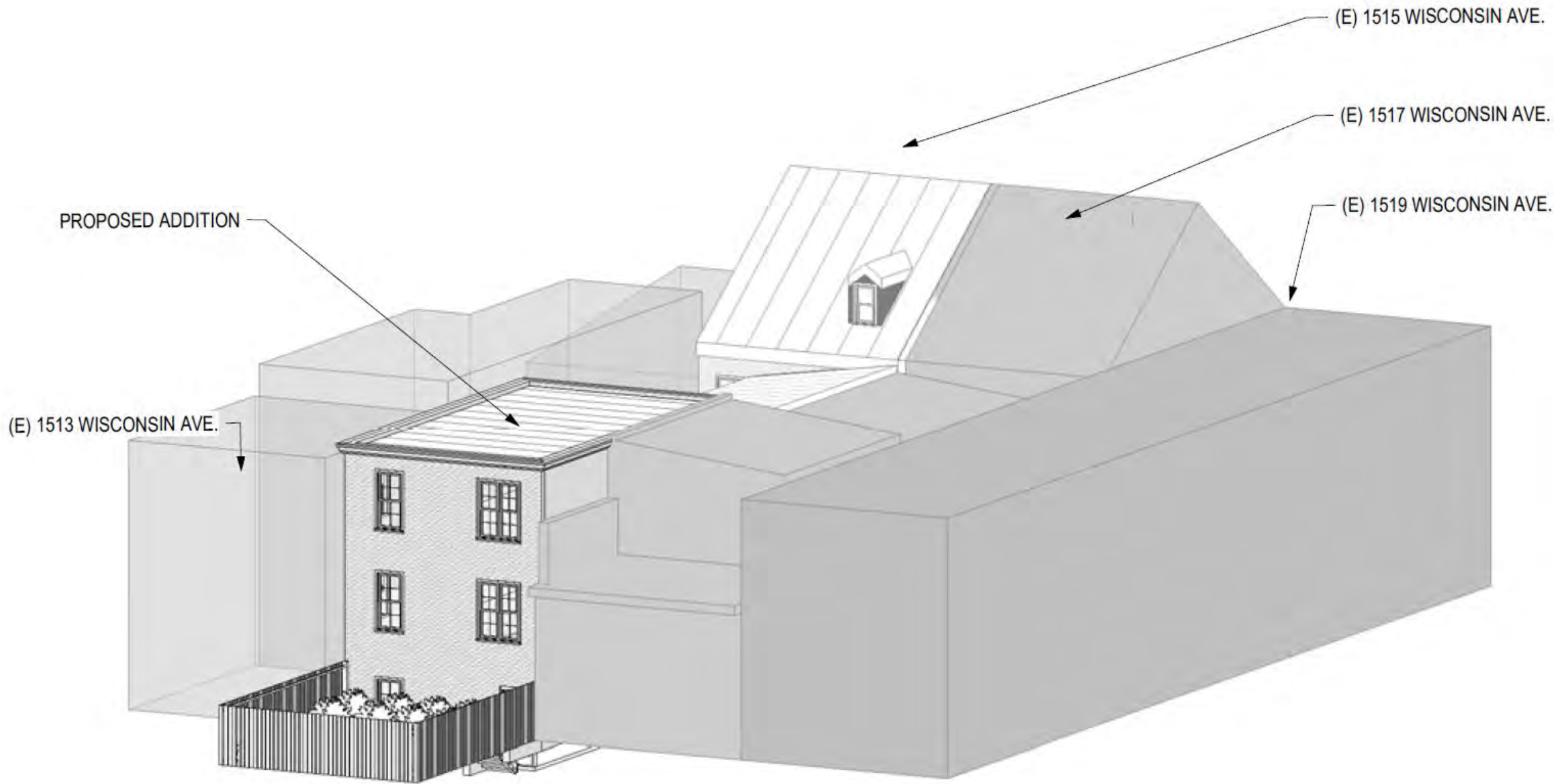
Zone: MU-4	Regulation	Existing	Proposed	Relief	
Height	G § 403	50-foot max.	37 feet, 2 inches	37 feet, 2 inches	None Required
Lot Width		None	20 feet, 4 inches	20 feet, 4 inches	None Required
Lot Area		None	2,601 sq. ft.	2,601 sq. ft.	None Required
Floor Area Ratio	G § 402	2.5 max.	1.33	1.92	None Required
Lot Occupancy	G § 404	60% max.	75%	81%	REQUIRED
Rear Yard	G § 405	15-foot min.	30 feet, ¾ inch	24 feet, 8.5 inches	None Required
Parking	C § 701	None	None	None	None Required

Agency and Neighbor Support

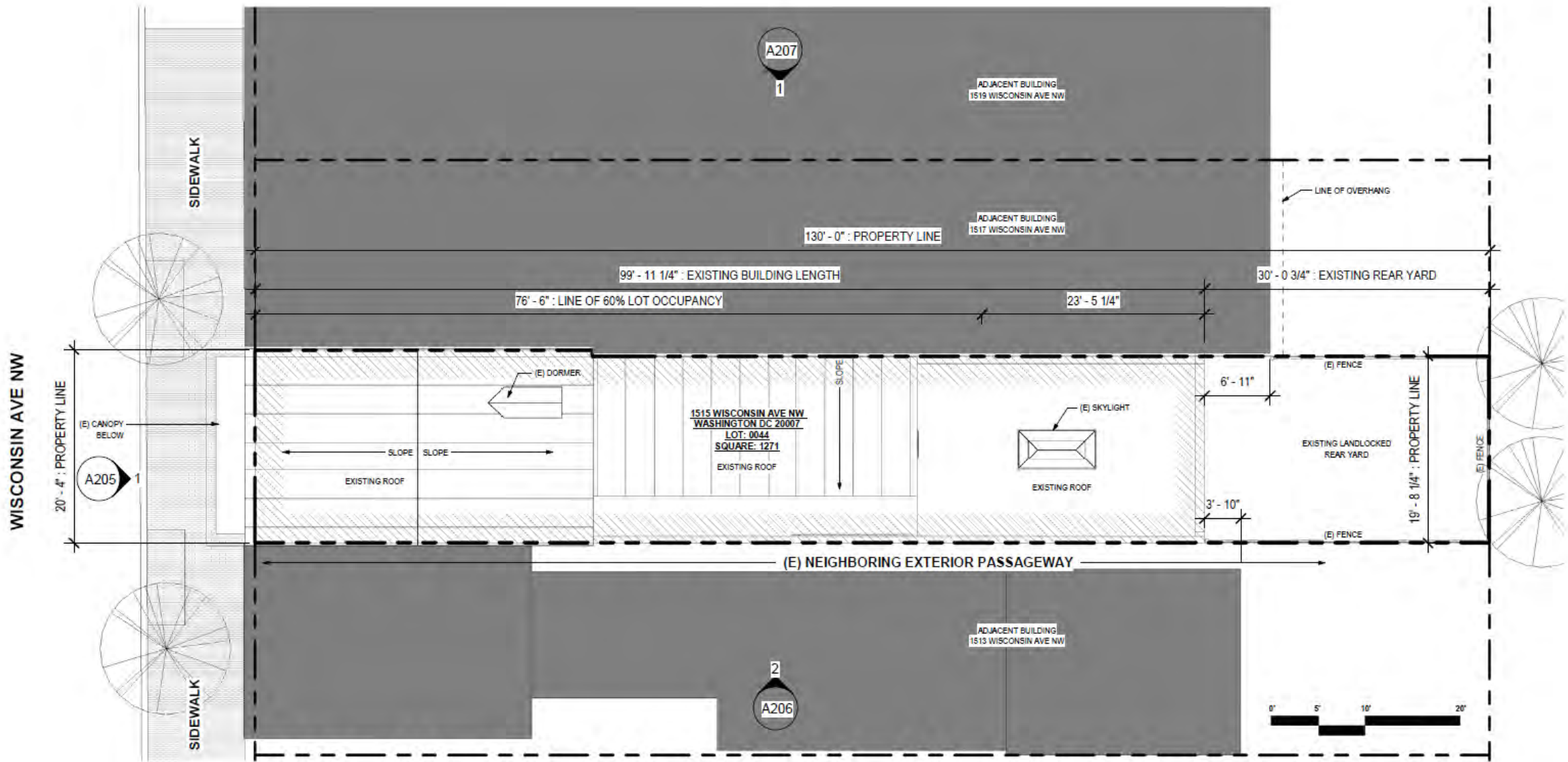
- ANC 2E supports the project
- Office of Planning is recommending approval
- DDOT has no objection



Axon View - Front



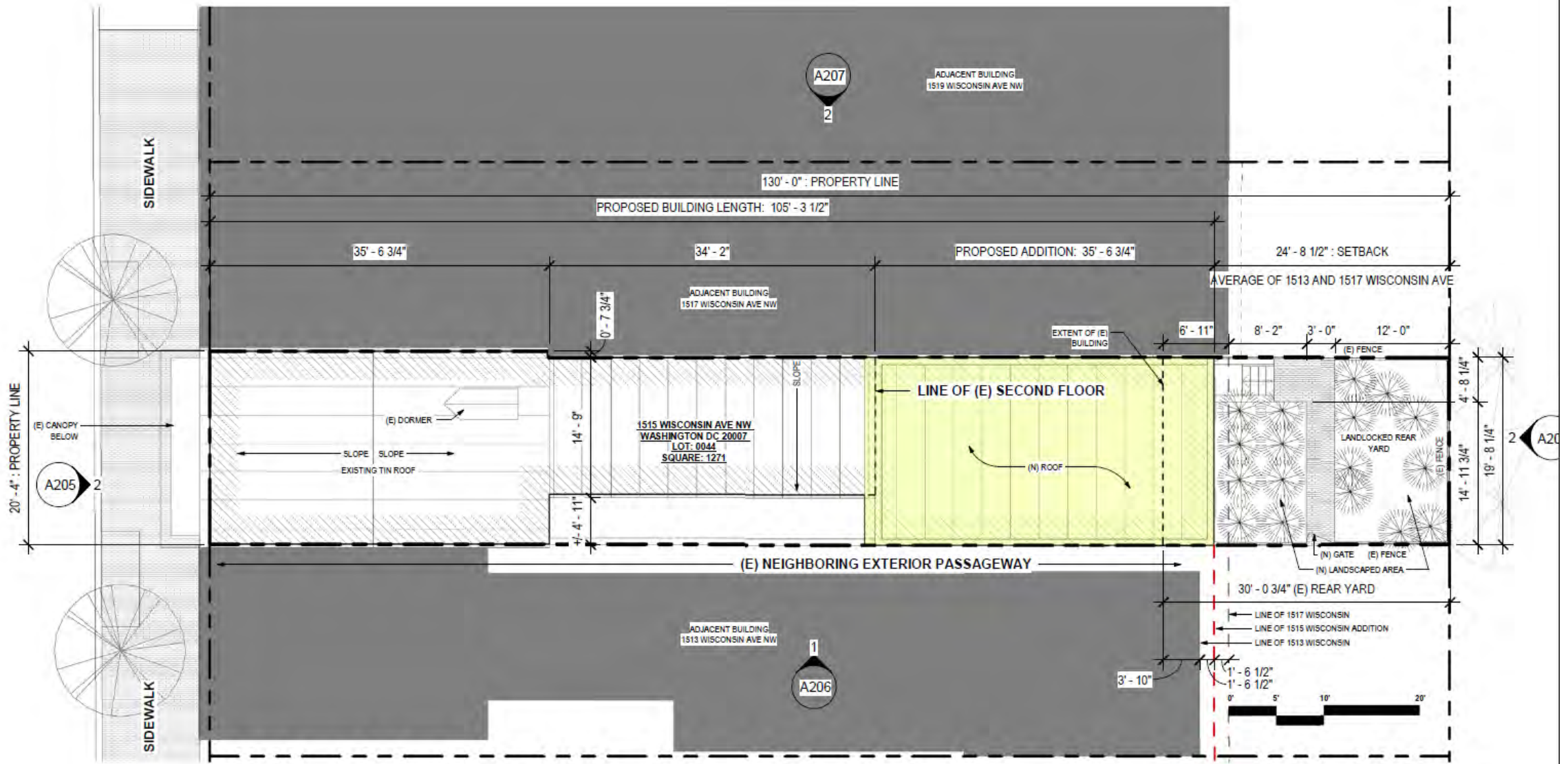
Axon View - Rear



1 | SITE PLAN - EXISTING
 A204 | SCALE 3/32" = 1'-0"

Existing

WISCONSIN AVE NW



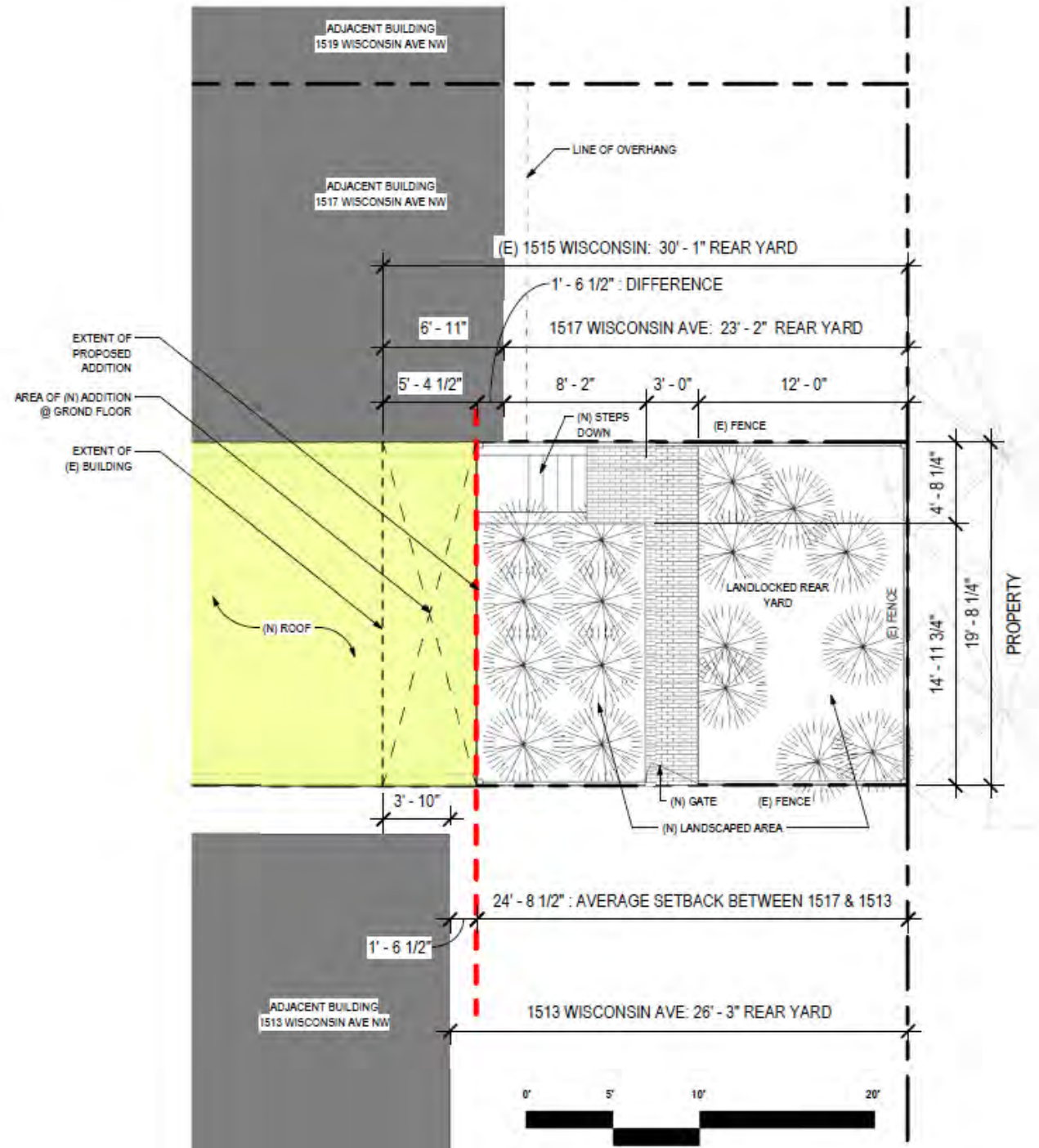
1 | SITE PLAN - PROPOSED

A204 | SCALE 3/32" = 1'-0"

Proposed

DRAWING LEGEND

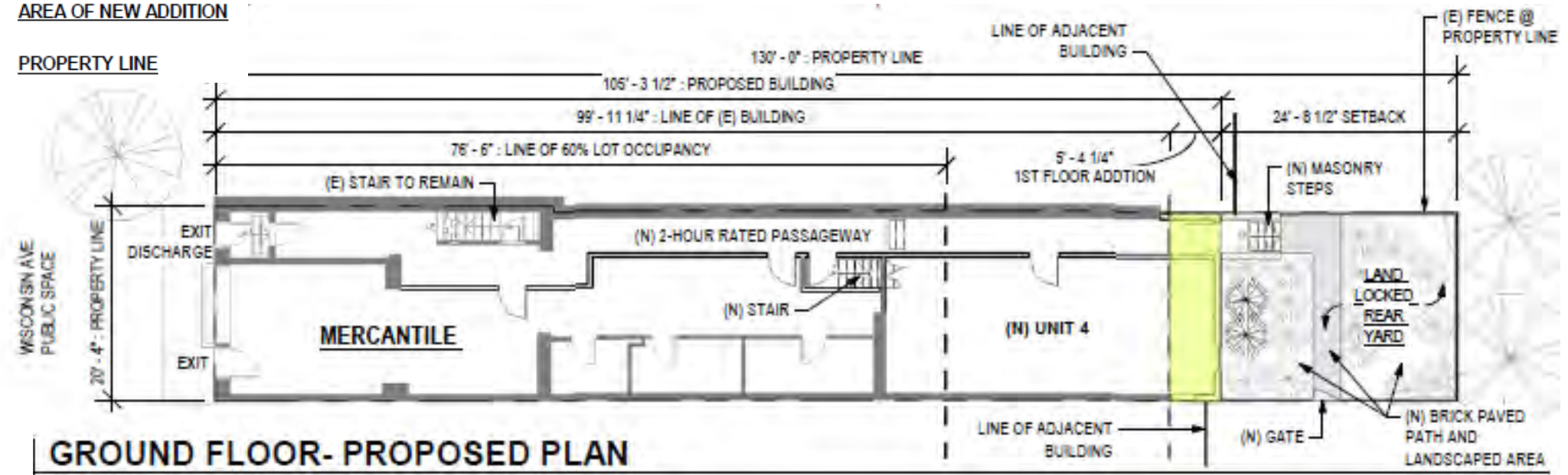
- ADJACENT BUILDINGS
- AREA OF NEW ADDITION
- PROPERTY LINE
- MEDIAN REAR YARD SETBACK



Proposed

DRAWING LEGEND

- EXISTING CONSTRUCTION**
- NEW CONSTRUCTION**
- AREA OF NEW ADDITION**
- PROPERTY LINE**



GROUND FLOOR- PROPOSED PLAN

SCALE 1" = 20'-0"

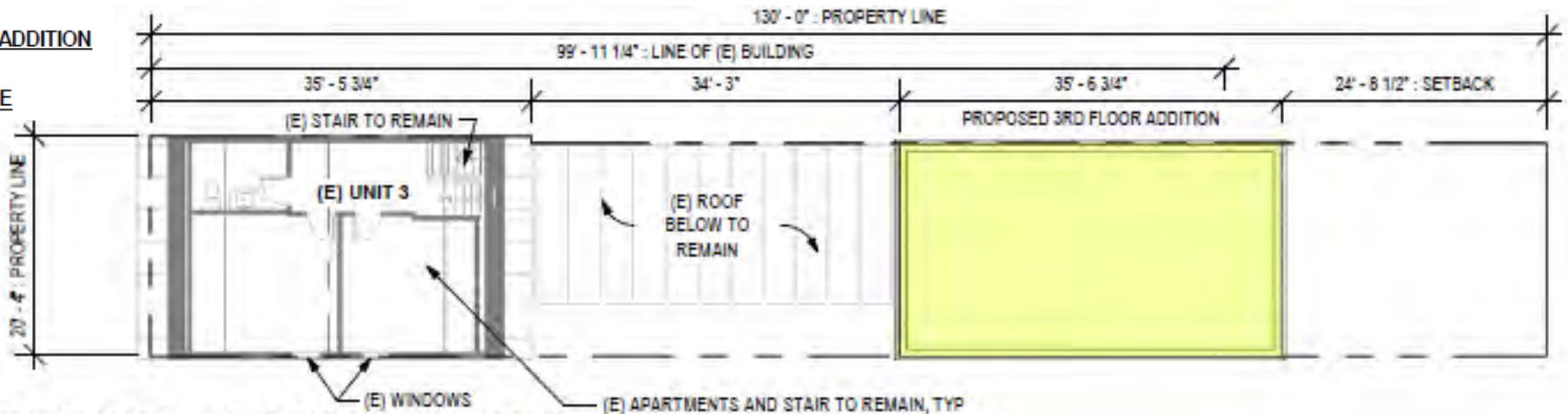


CELLAR - PROPOSED PLAN

SCALE 1" = 20'-0"

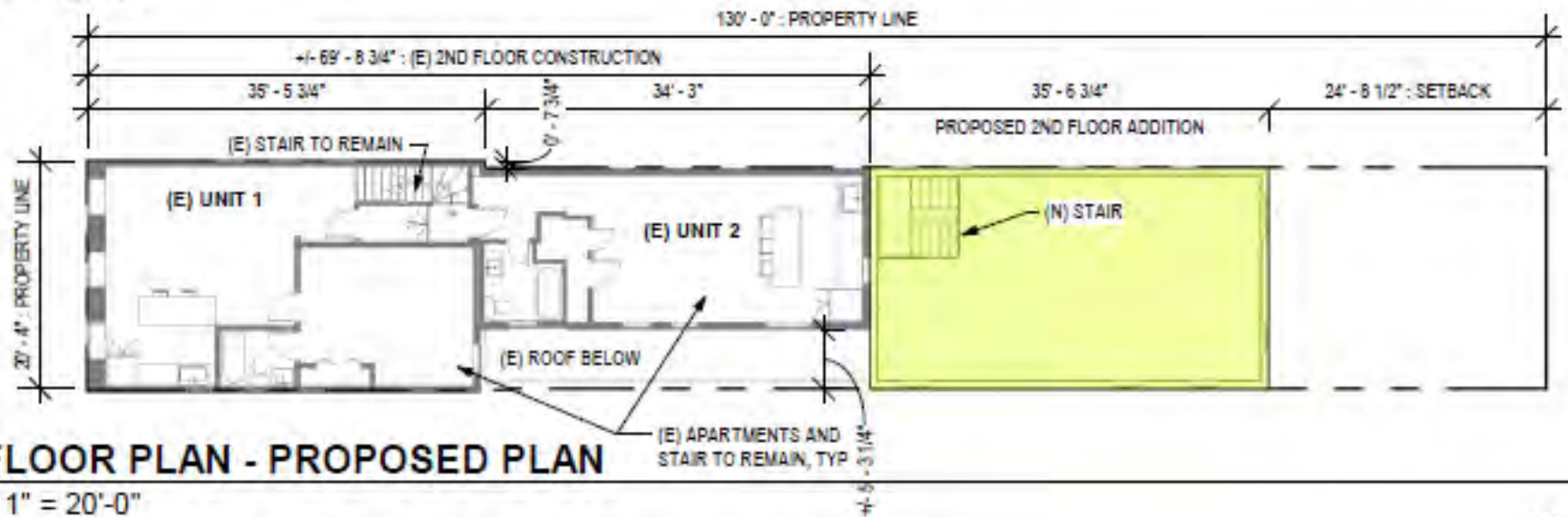
DRAWING LEGEND

- EXISTING CONSTRUCTION**
- NEW CONSTRUCTION**
- AREA OF NEW ADDITION**
- PROPERTY LINE**



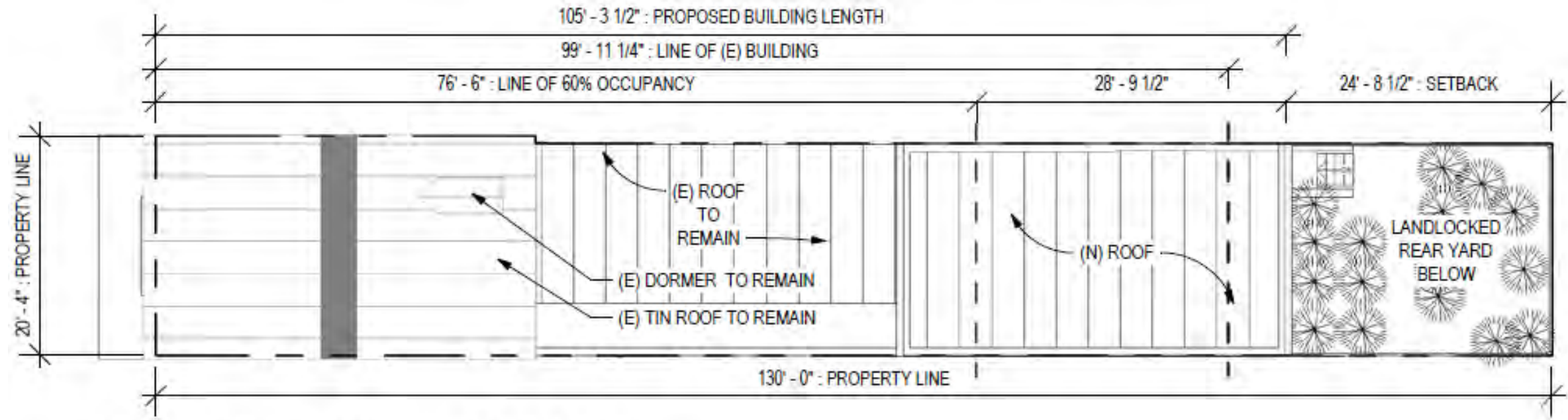
3RD FLOOR - PROPOSED PLAN

SCALE 1" = 20'-0"



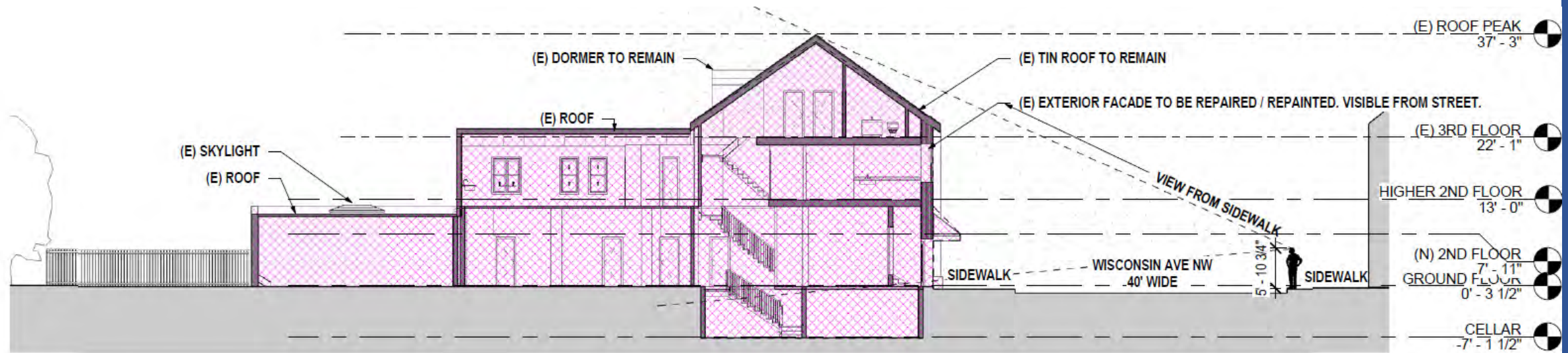
2ND FLOOR PLAN - PROPOSED PLAN

SCALE 1" = 20'-0"



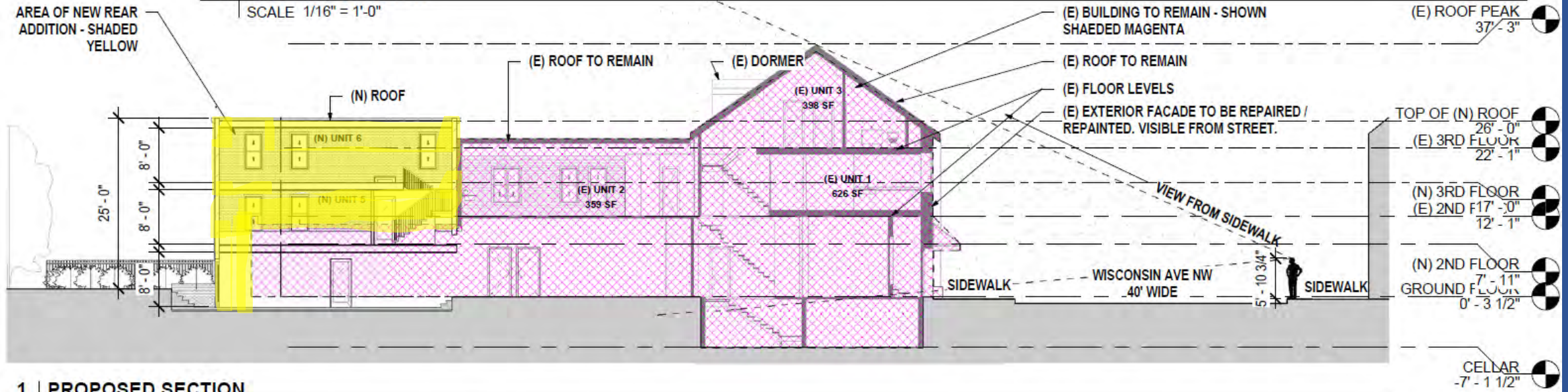
ROOF PLAN - PROPOSED

SCALE 1" = 20'-0"



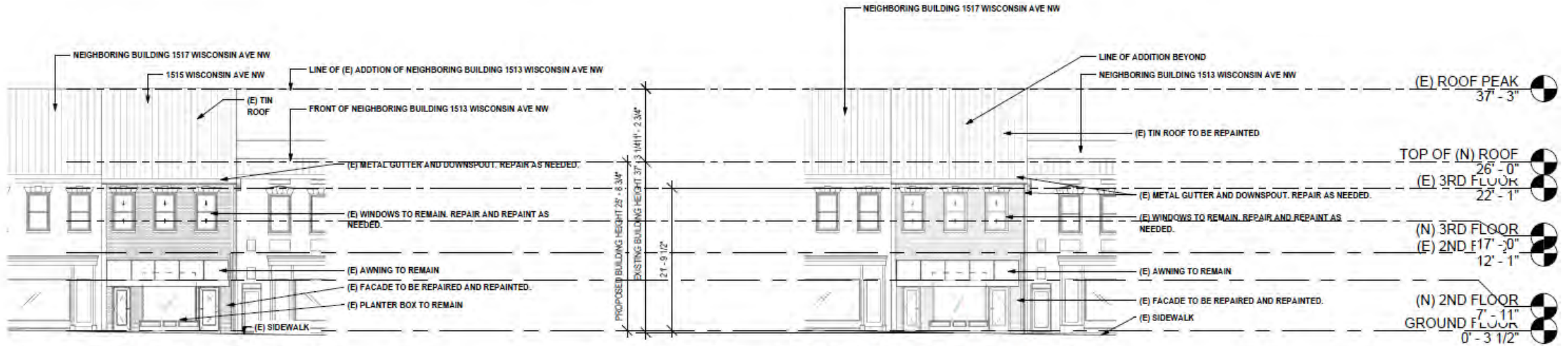
2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"

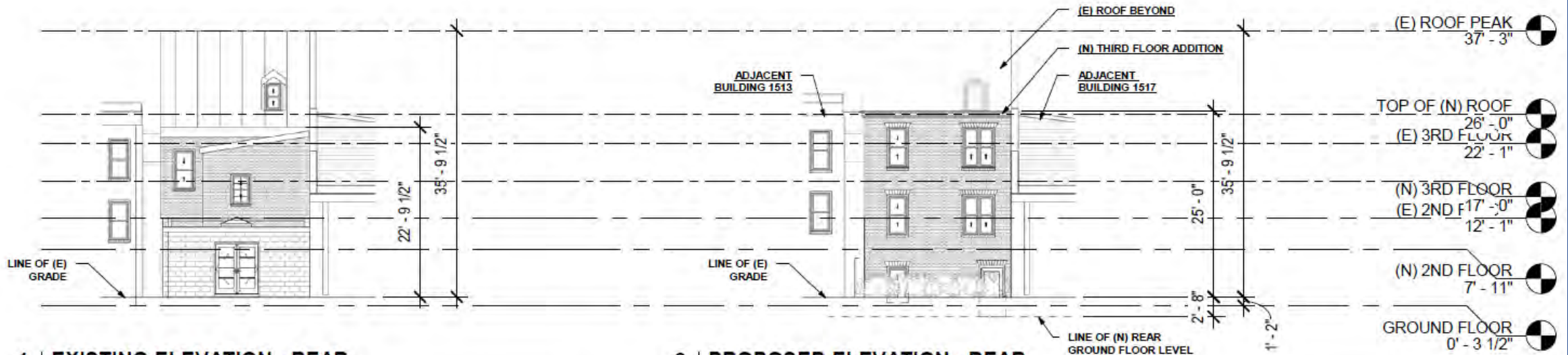


1 | EXISTING FRONT ELEVATION

A200 | SCALE 1/16" = 1'-0"

2 | PROPOSED FRONT ELEVATION

A201 | SCALE 1/16" = 1'-0"

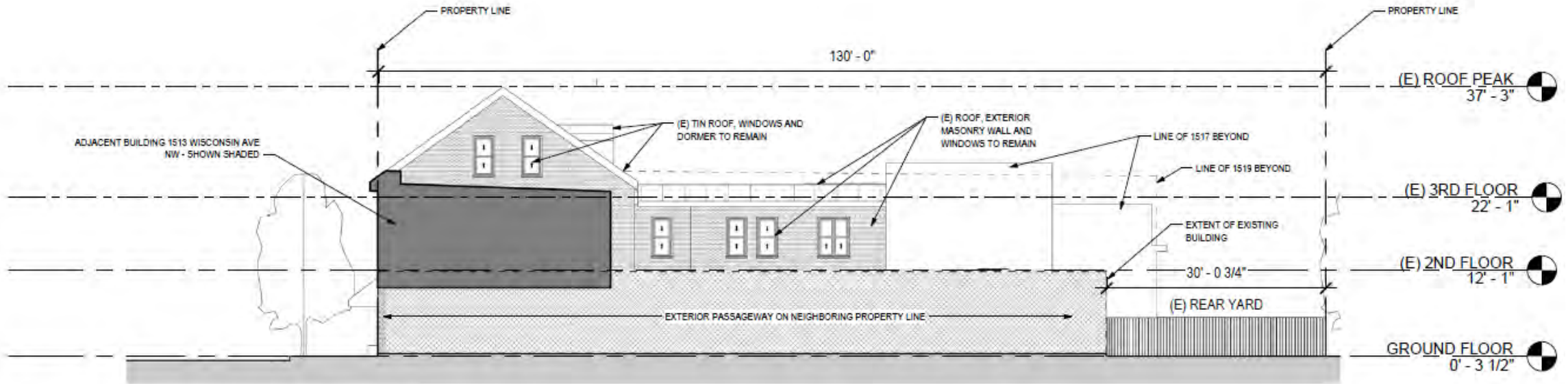


1 | EXISTING ELEVATION - REAR

SCALE 1/16" = 1'-0"

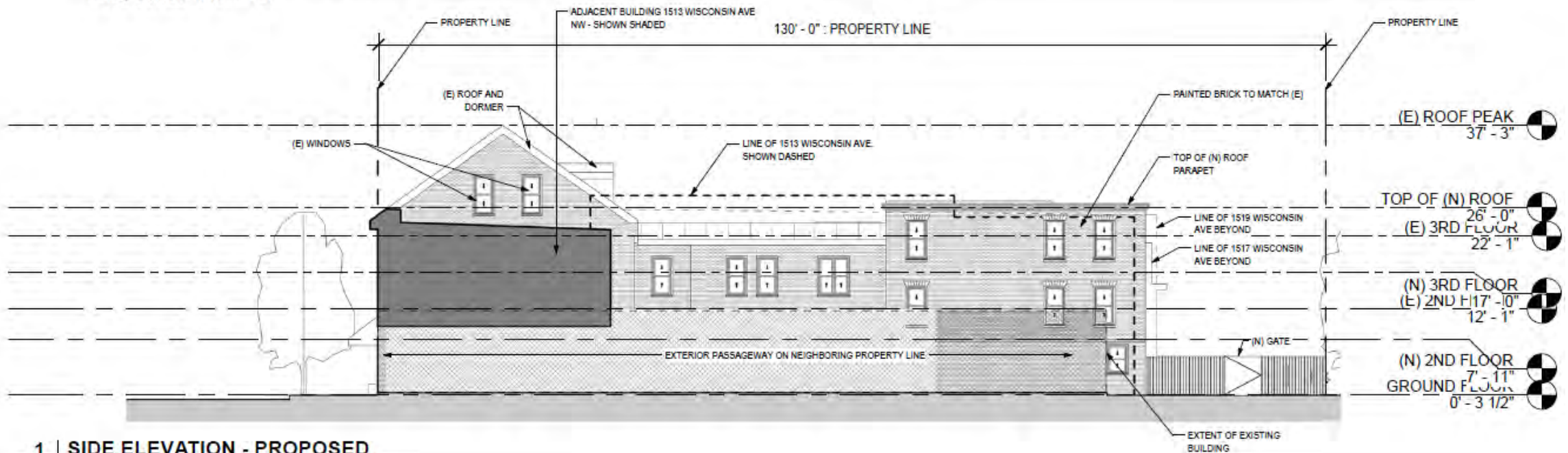
2 | PROPOSED ELEVATION - REAR

A201 | SCALE 1/16" = 1'-0"



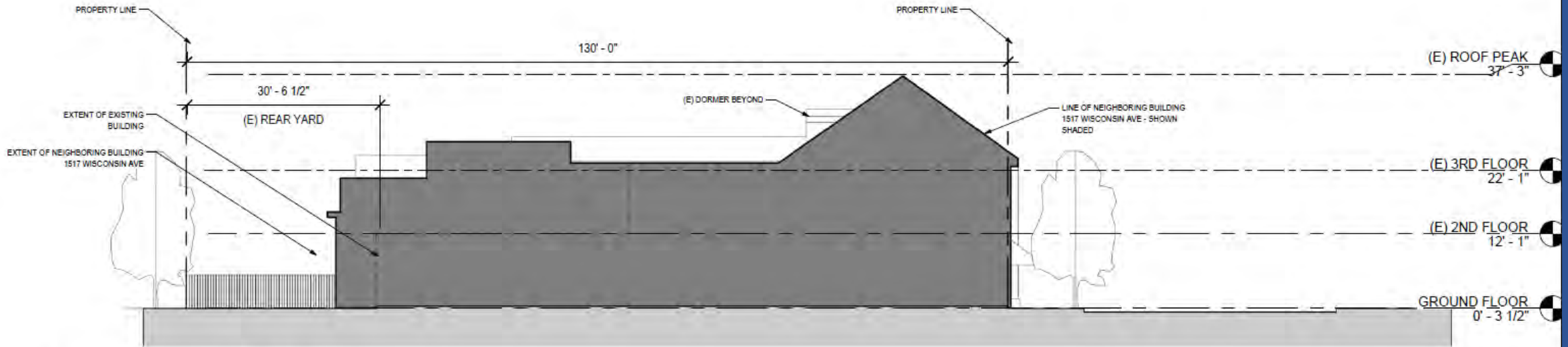
2 | SIDE ELEVATION - EXISTING

A200 | SCALE 1/16" = 1'-0"



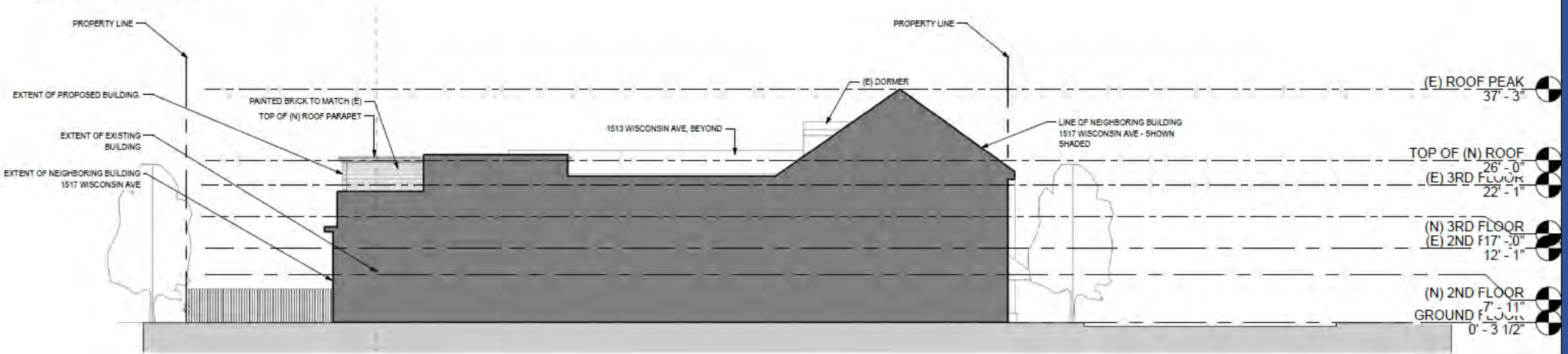
1 | SIDE ELEVATION - PROPOSED

A201 | SCALE 1/16" = 1'-0"



1 | SIDE ELEVATION 2 - EXISTING

A200 | SCALE 1/16" = 1'-0"



2 | SIDE ELEVATION 2 - PROPOSED

A201 | SCALE 1/16" = 1'-0"

Special Exception Relief from Subtitle G § 404 (Lot Occupancy)

The granting of a special exception in this case:

1. *“Will be in harmony with the general purpose and intent of the MU-4 zone, the Zoning Regulations, and Zoning Maps.”*
- The proposed Addition would provide for additional dwelling units within an existing mixed-use building on a street improved with a variety of business, shopping and residential uses.
 - Fronting on Wisconsin Avenue, the building is easily accessible to public transit.
 - The Building meets all the development standards of the MU-4 Zone except for lot occupancy (60% permitted; 75% existing; 81% proposed).
 - OGB has conceptually approved the Project.
 - Proposal results in FAR and Height much lower than maximums.

Special Exception Relief from Subtitle G § 404 (Lot Occupancy)

The granting of a special exception in this case:

2. *“Will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”*
- The proposed Addition would not be visible from Wisconsin Avenue and would provide in excess of the minimum rear yard, providing separation of the proposed Addition from the residential row houses to the east.
 - The Addition will only extend 1.5 ft. beyond the rear wall of the building to the south.
 - The building to the north would still extend 1.5 ft. beyond the proposed Addition.
 - Therefore, the proposed Addition is generally consistent with the adjacent properties to the north and south.
 - As demonstrated by the shadow studies, a matter of right project would impact the surrounding properties more than the proposed Addition.

1515 WISCONSIN AVE.
EXISTING ROOF VISIBLE
FROM P STREET



P Street Rendering

Shadow Study (Existing vs. Proposed)



EXISTING: 10 AM



EXISTING: 12 PM



EXISTING: 3 PM



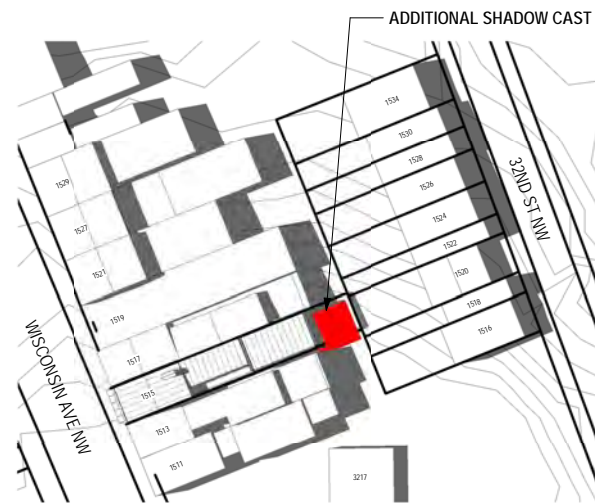
EXISTING: 5 PM



PROPOSED: 10 AM



PROPOSED: 12 PM



PROPOSED: 3 PM



PROPOSED: 5 PM



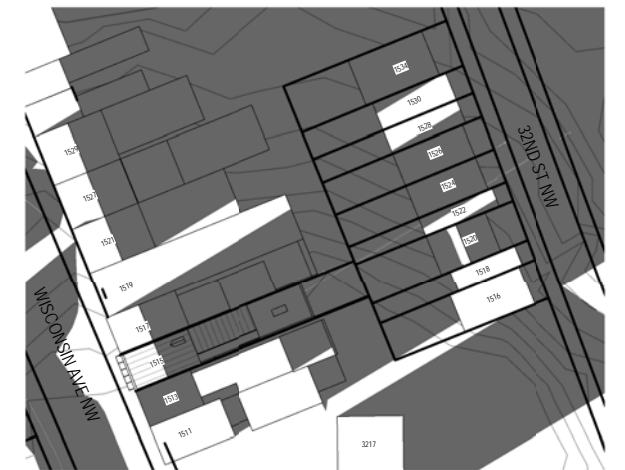
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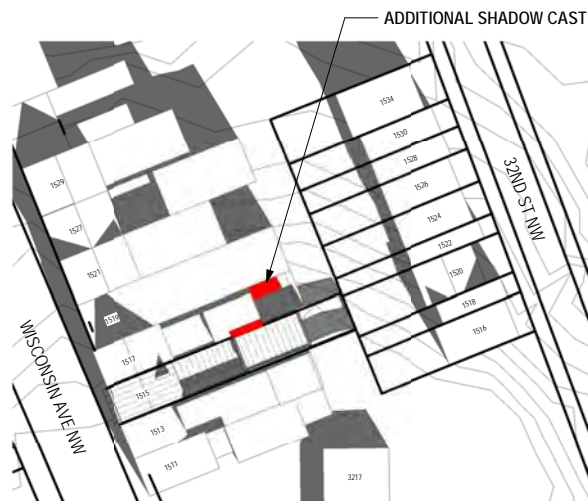
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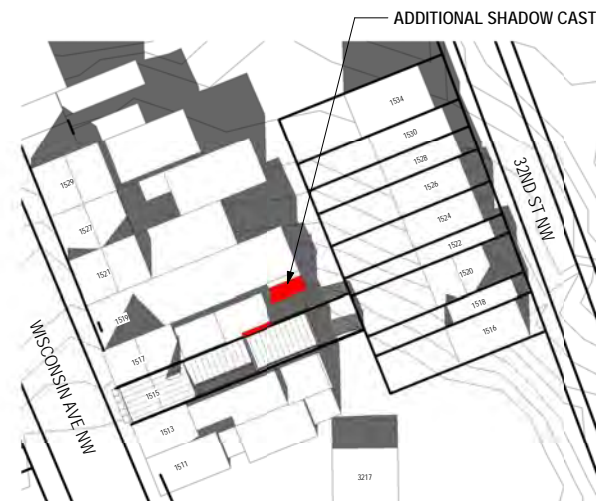
EXISTING: 3 PM



EXISTING: 5 PM



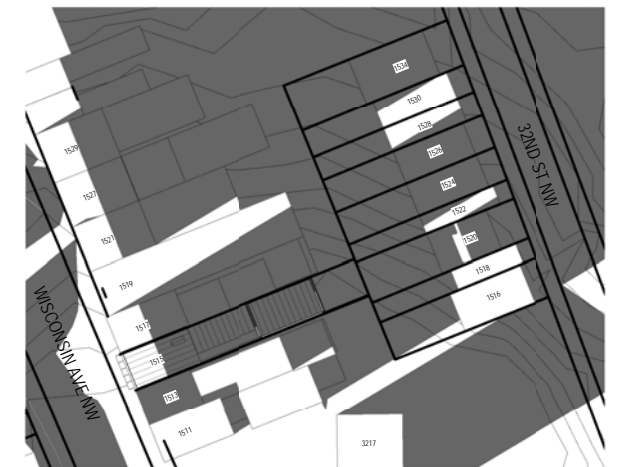
PROPOSED: 10 AM



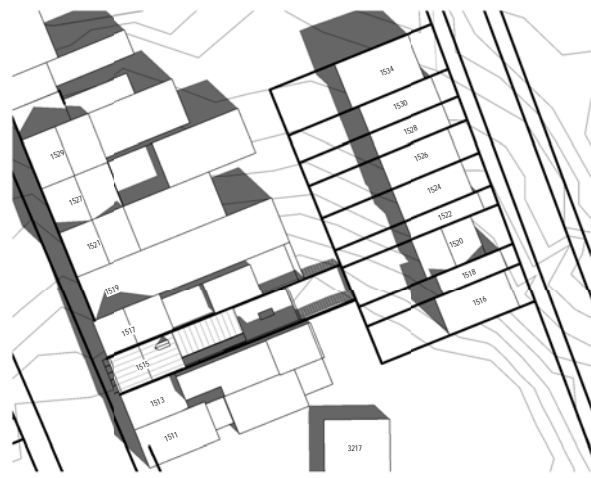
PROPOSED: 12 PM



PROPOSED: 3 PM



PROPOSED: 5 PM



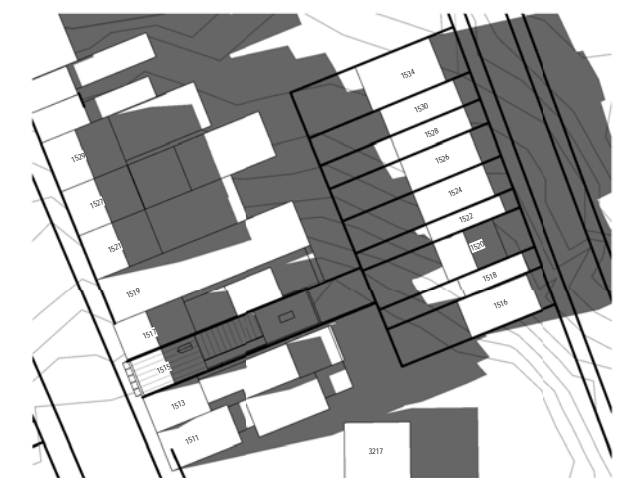
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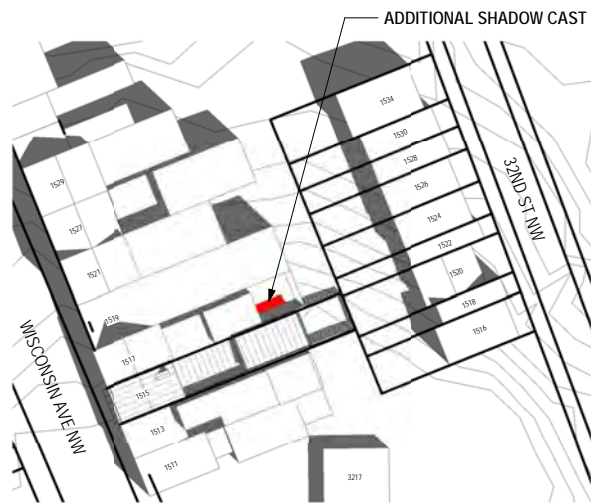
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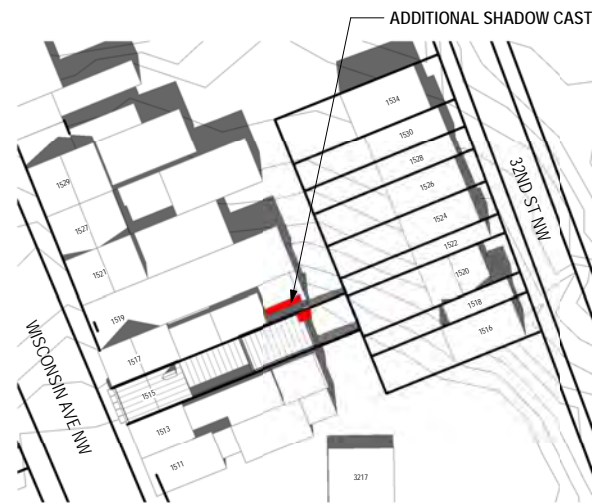
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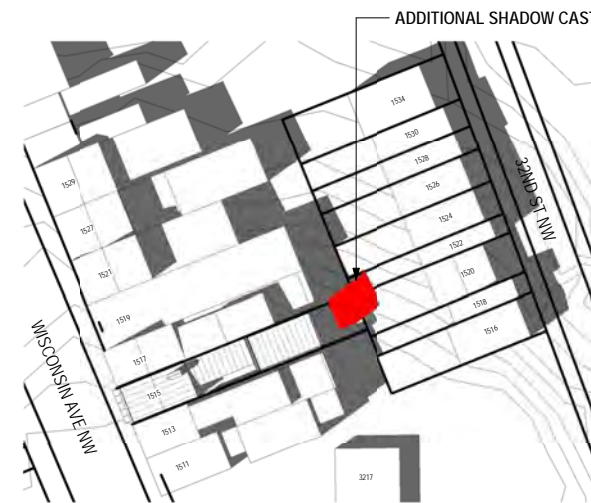
EXISTING: 5 PM



PROPOSED: 10 AM



PROPOSED: 12 PM



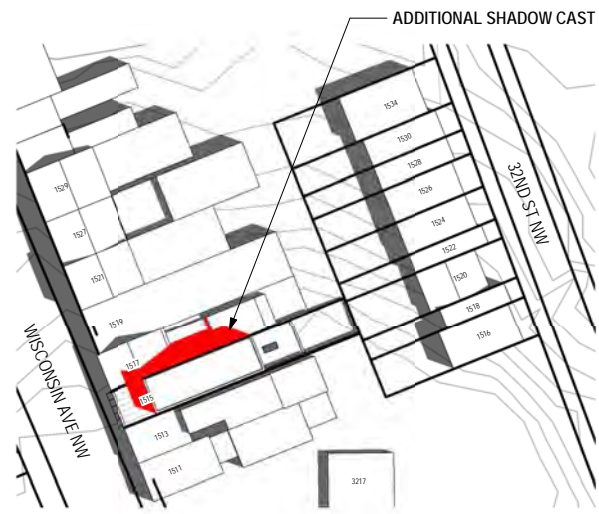
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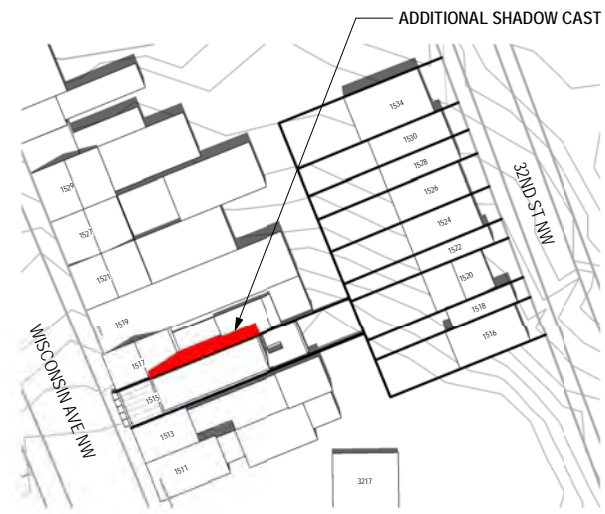
PROPOSED: 5 PM

Shadow Study

(Matter of Right vs. Proposed)



**PERMITTED BY MATTER OF RIGHT
(60% LOT OCCUPANCY): 10 AM**



**PERMITTED BY MATTER OF RIGHT
(60% LOT OCCUPANCY): 12 PM**



**PERMITTED BY MATTER OF RIGHT
(60% LOT OCCUPANCY): 3 PM**



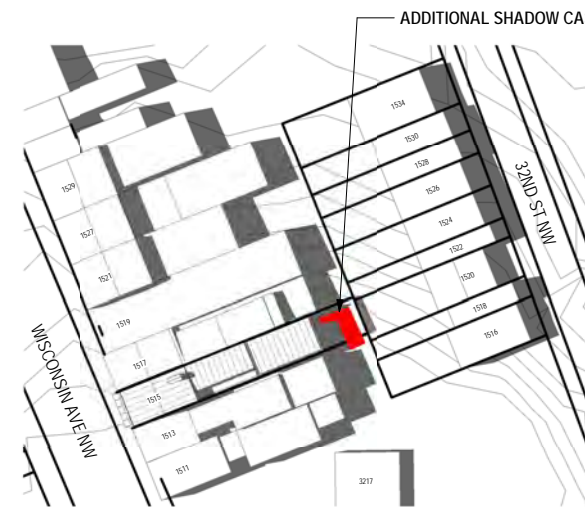
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(60% LOT OCCUPANCY): 5 PM**



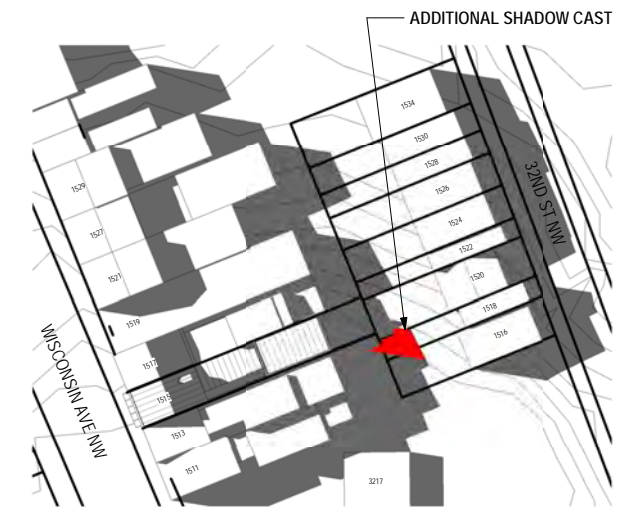
PROPOSED: 10 AM



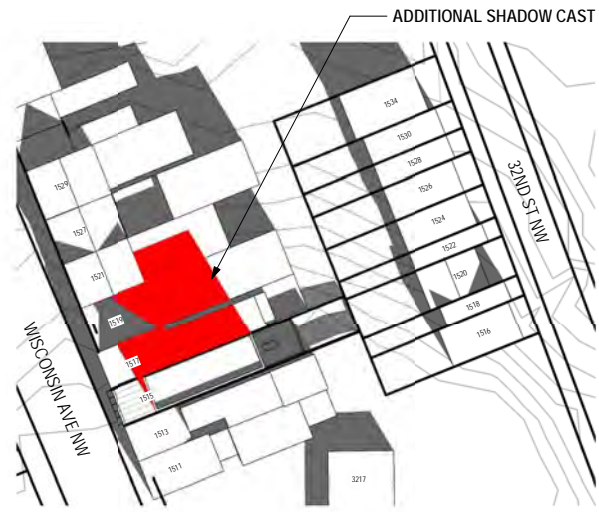
PROPOSED: 12 PM



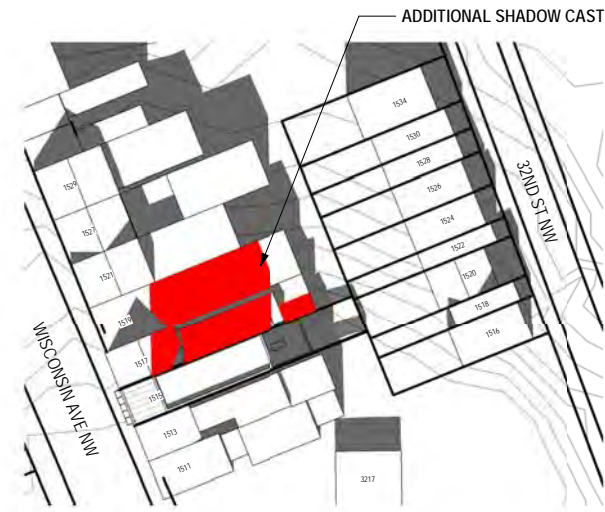
PROPOSED: 3 PM



PROPOSED: 5 PM



**PERMITTED BY MATTER OF RIGHT
(60% LOT OCCUPANCY): 10 AM**



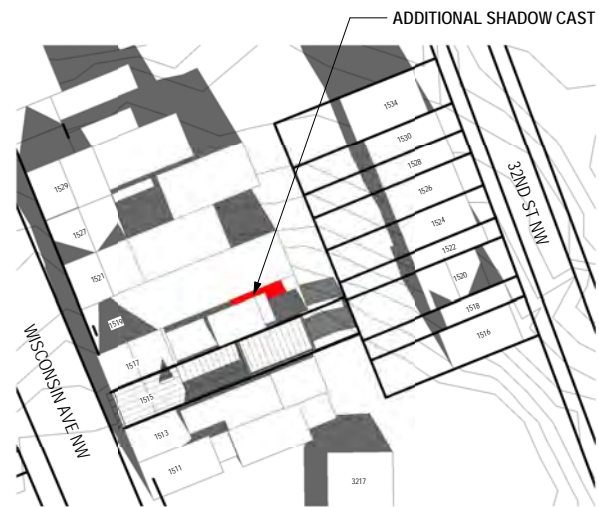
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(60% LOT OCCUPANCY): 12 PM**



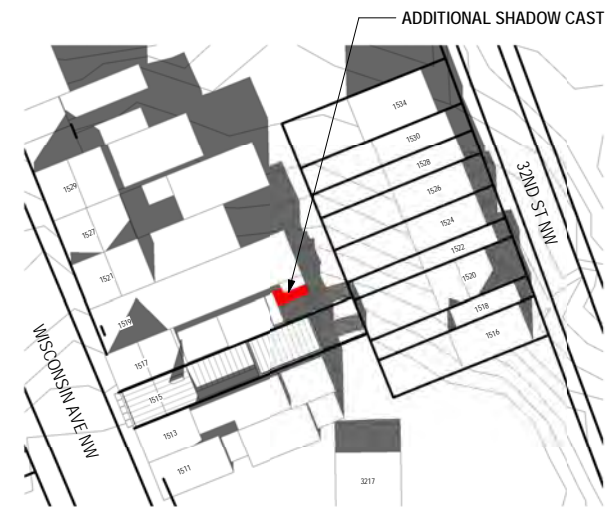
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(60% LOT OCCUPANCY): 3 PM**



**PERMITTED BY MATTER OF RIGHT
(60% LOT OCCUPANCY): 5 PM**



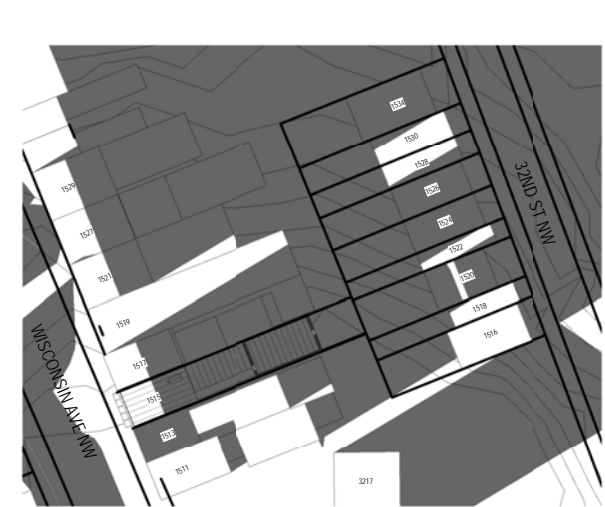
PROPOSED: 10 AM



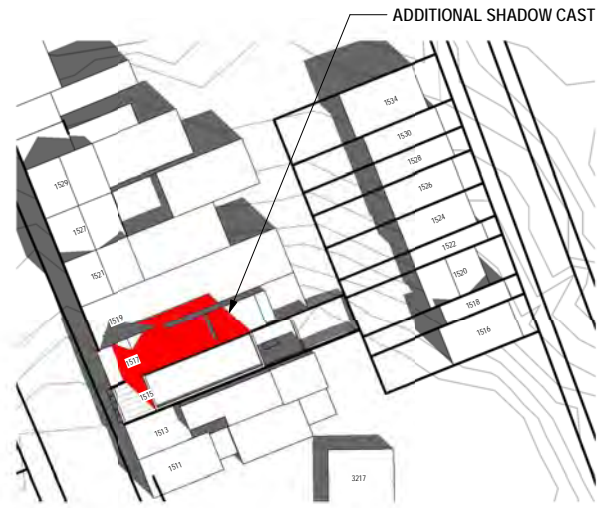
PROPOSED: 12 PM



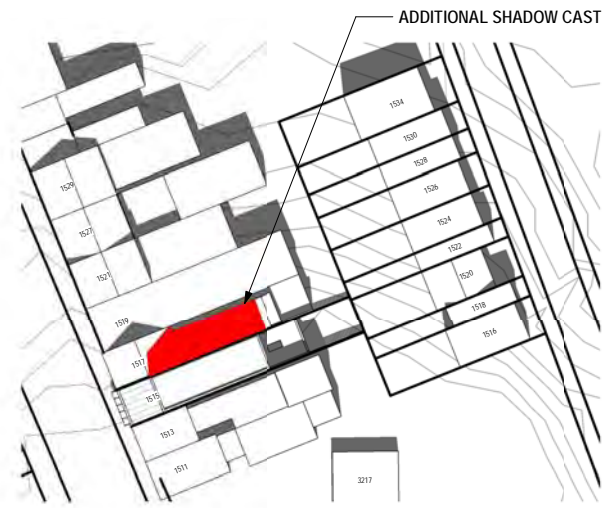
PROPOSED: 3 PM



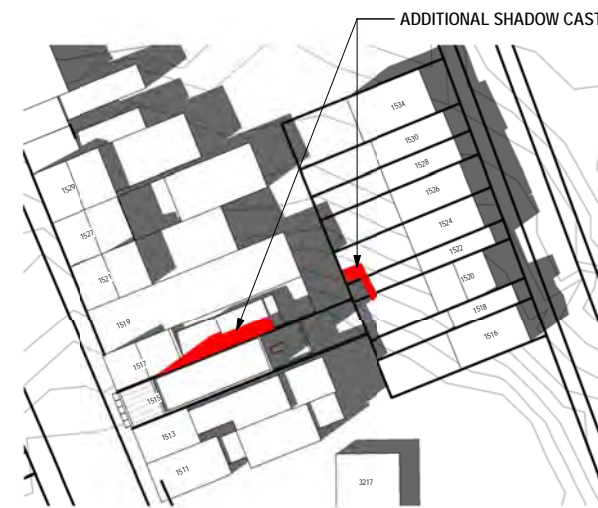
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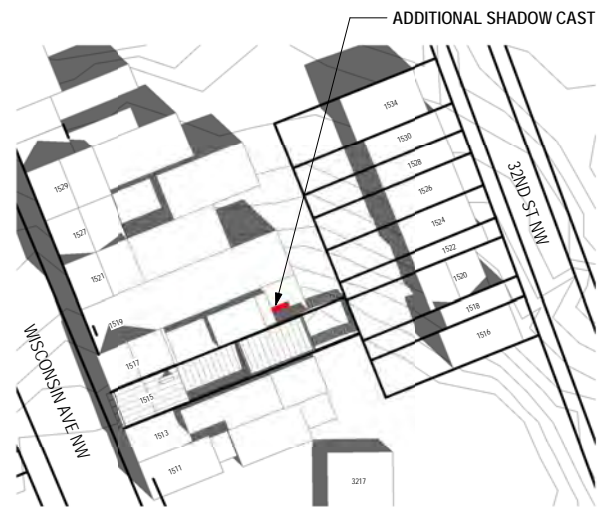
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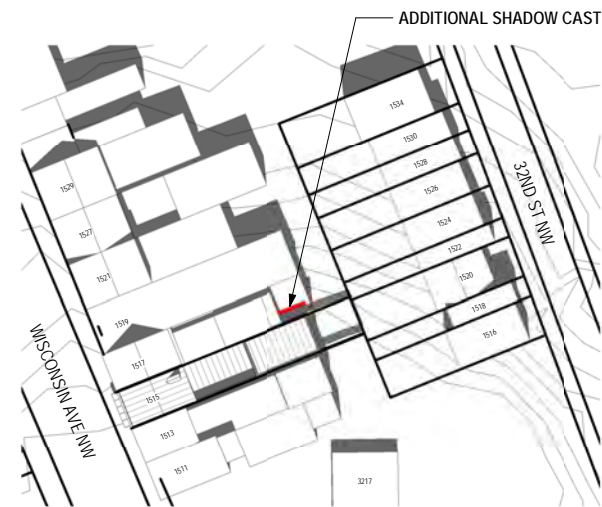
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(60% LOT OCCUPANCY): 3 PM**



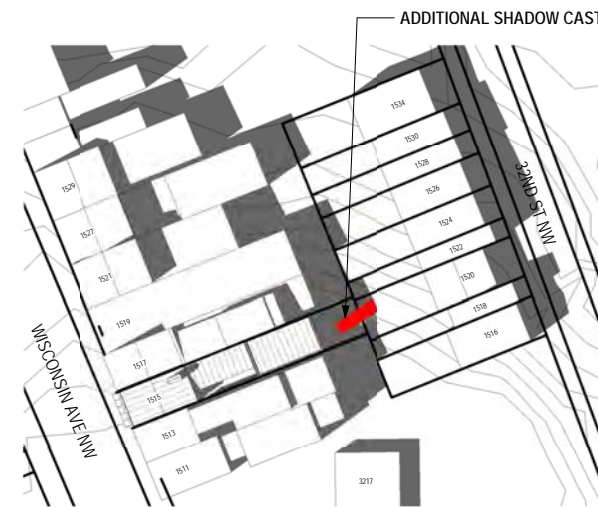
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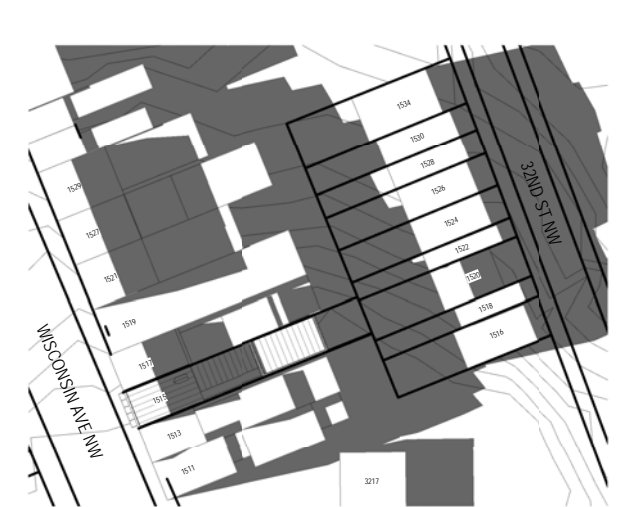
PROPOSED: 10 AM



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PROPOSED: 3 PM



PROPOSED: 5 PM

Questions?