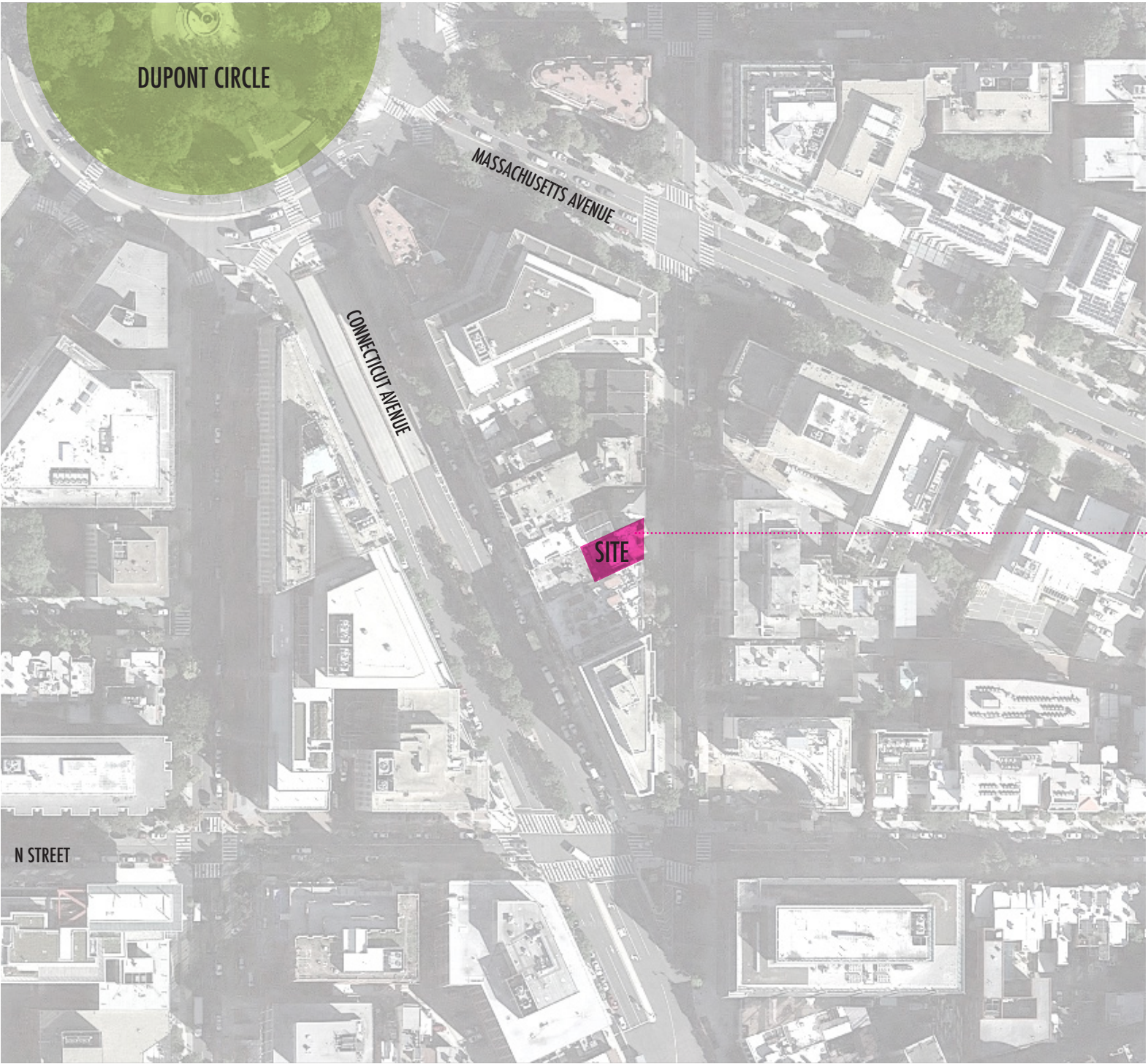


1312 18TH STREET NW

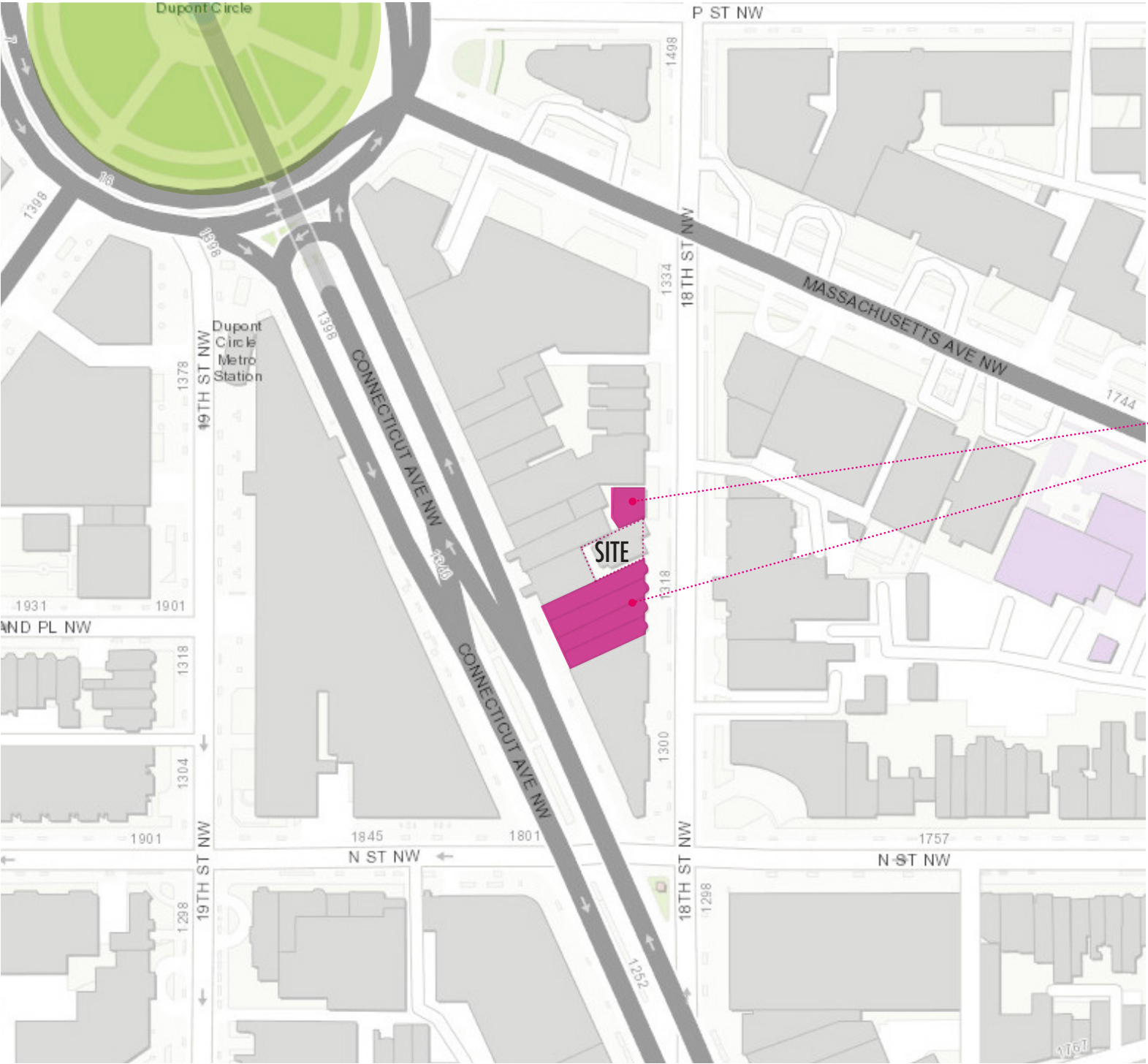
BZA APPLICATION - ARCHITECTURAL PRESENTATION

SEEKING SPECIAL EXCEPTION FOR REAR AND SIDE YARD RELIEF
APRIL 27, 2022

MAP AND SITE PHOTOS



ADJACENT BUILDINGS

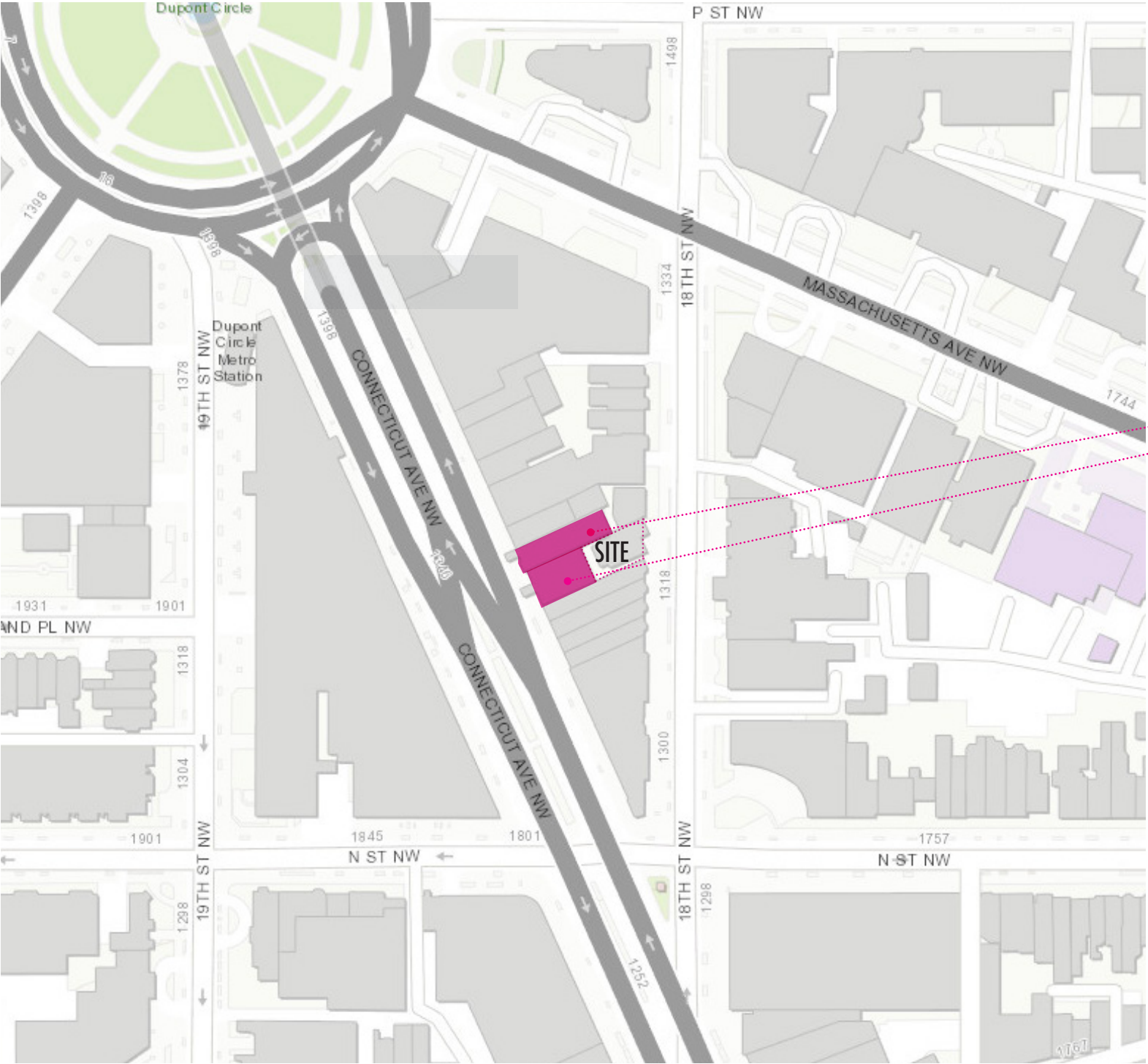


BUILDING TO SOUTH



BUILDING TO NORTH

ADJACENT BUILDINGS

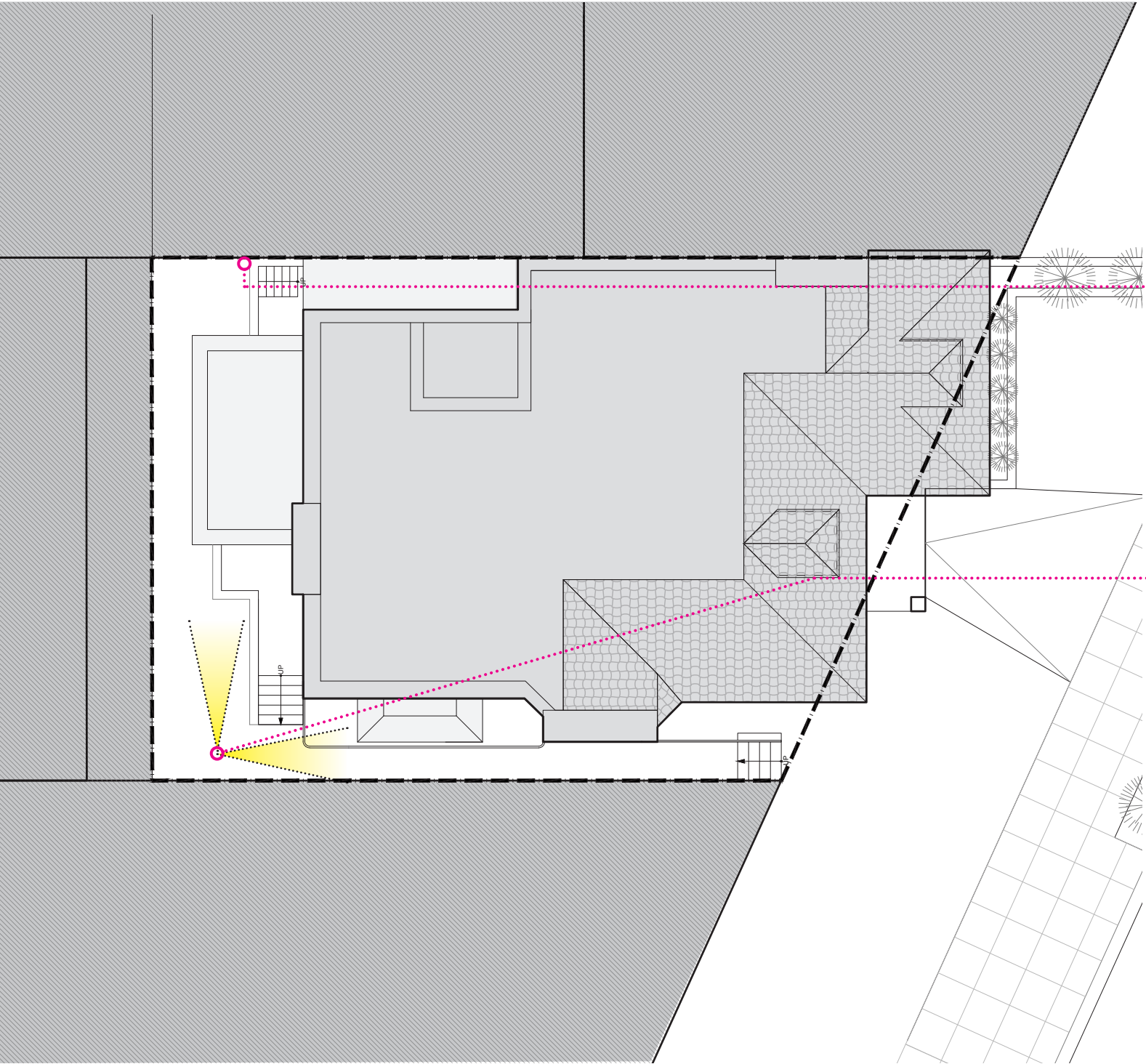


BUILDING TO NORTHWEST



BUILDING TO WEST

EXISTING SITE PLAN AND EXISTING CONDITIONS



SCALE: 3/32" = 1'-0"



FROM REAR COURTYARD LOOKING NORTH

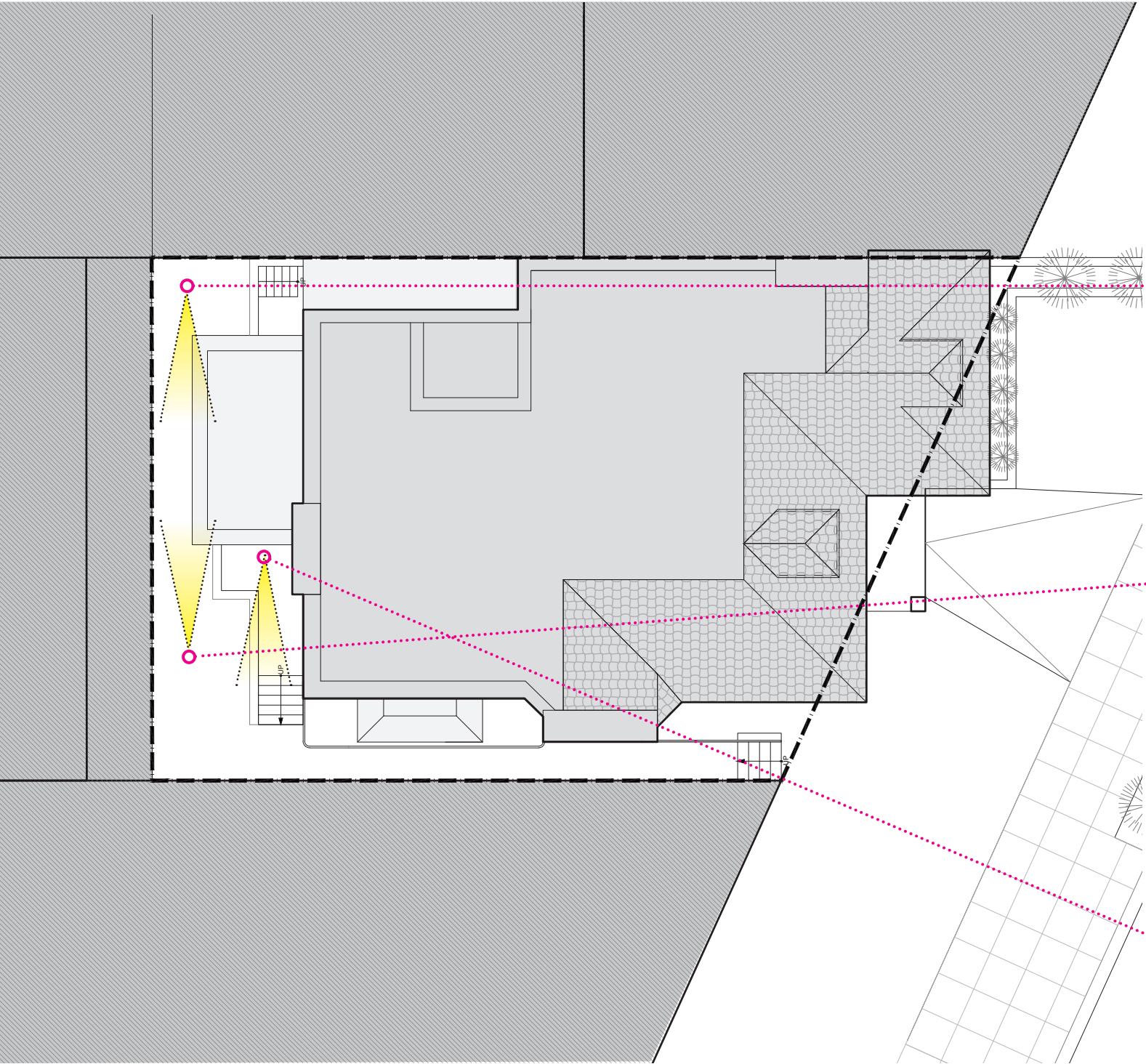


FROM REAR COURTYARD LOOKING TO 18TH STREET



VIEW OF ADJACENT WINDOWS TO NORTH

EXISTING SITE PLAN AND EXISTING CONDITIONS



SCALE: 3/32" = 1'-0"



FROM BEHIND 2 STORY STAIR ENCLOSURE LOOKING SOUTH TO REAR COURTYARD

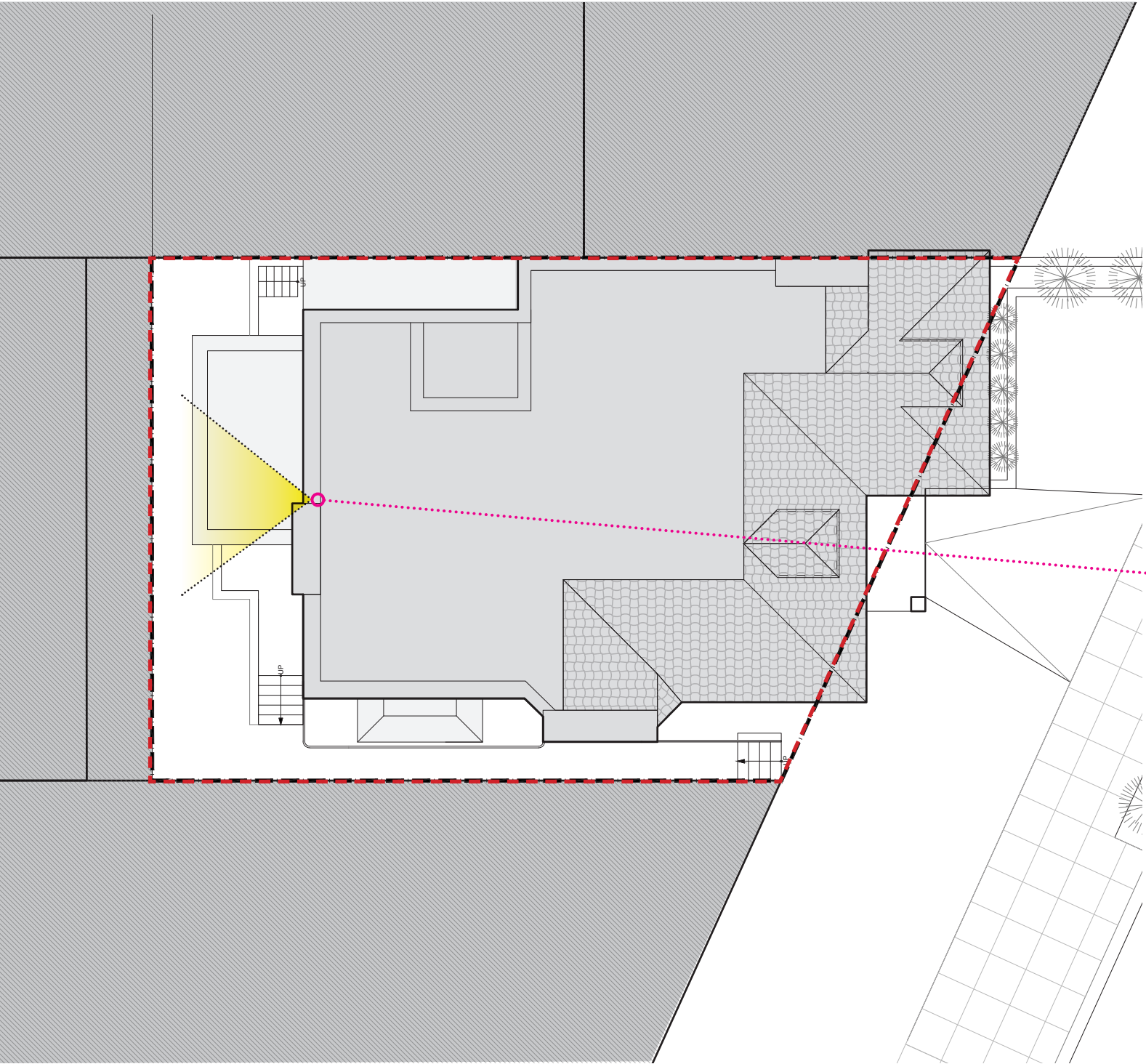


FROM REAR COURTYARD LOOKING BEHIND REAR STAIR ENCLOSURE



VIEW OF REAR COURTYARD

EXISTING SITE PLAN AND EXISTING CONDITIONS



SCALE: 3/32" = 1'-0"



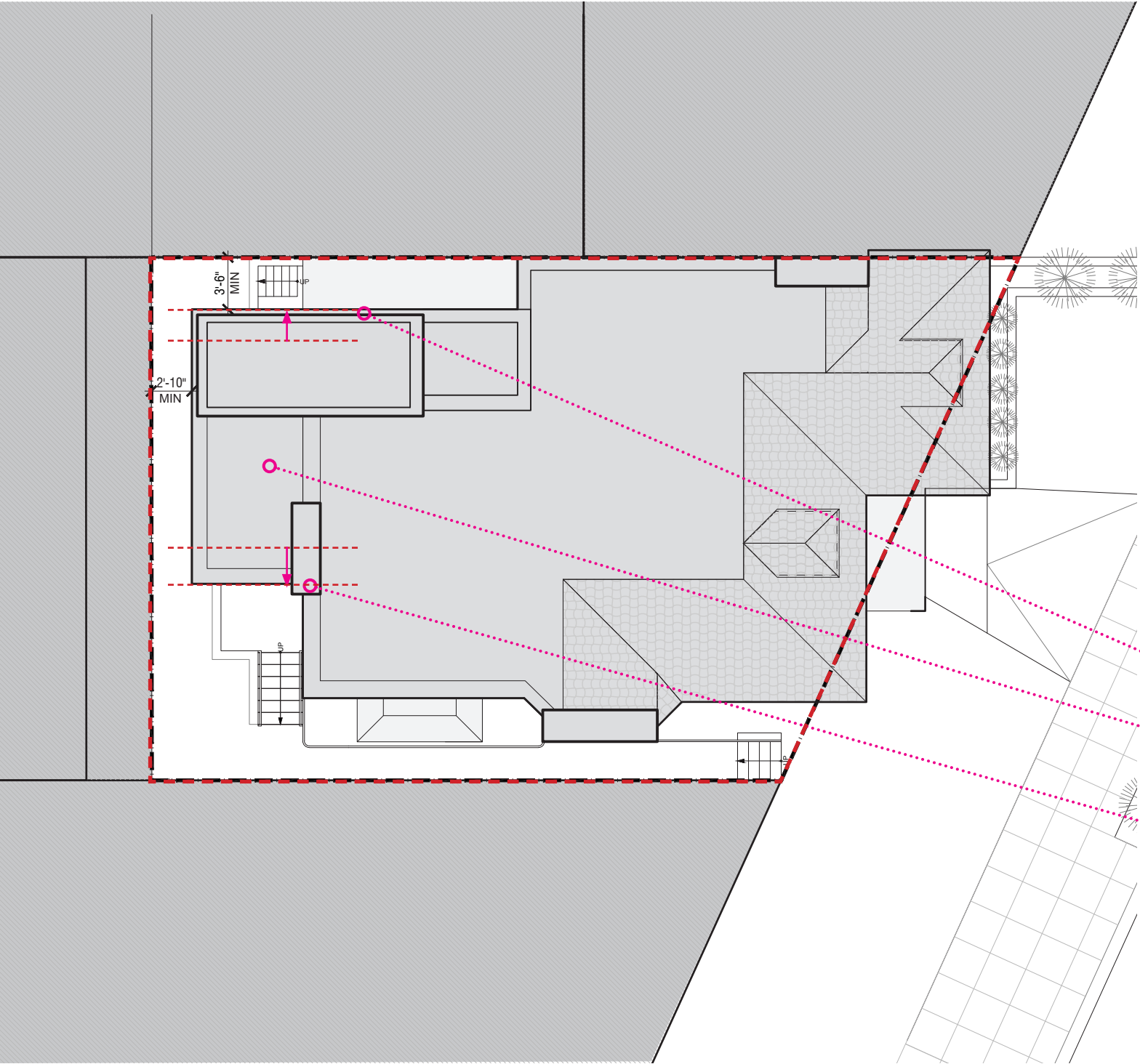
VIEW OF ADJACENT BUILDING TO WEST



VIEW OF ADJACENT BUILDING TO WEST

PROPOSED SITE PLAN

SQUARE	0137
LOT	0043
ZONING DISTRICT	MU-21
LOT SQUARE FOOTAGE	2,277 SF
HISTORIC LANDMARK	NONE
HISTORIC DISTRICT	DUPONT CIRCLE HISTORIC DISTRICT



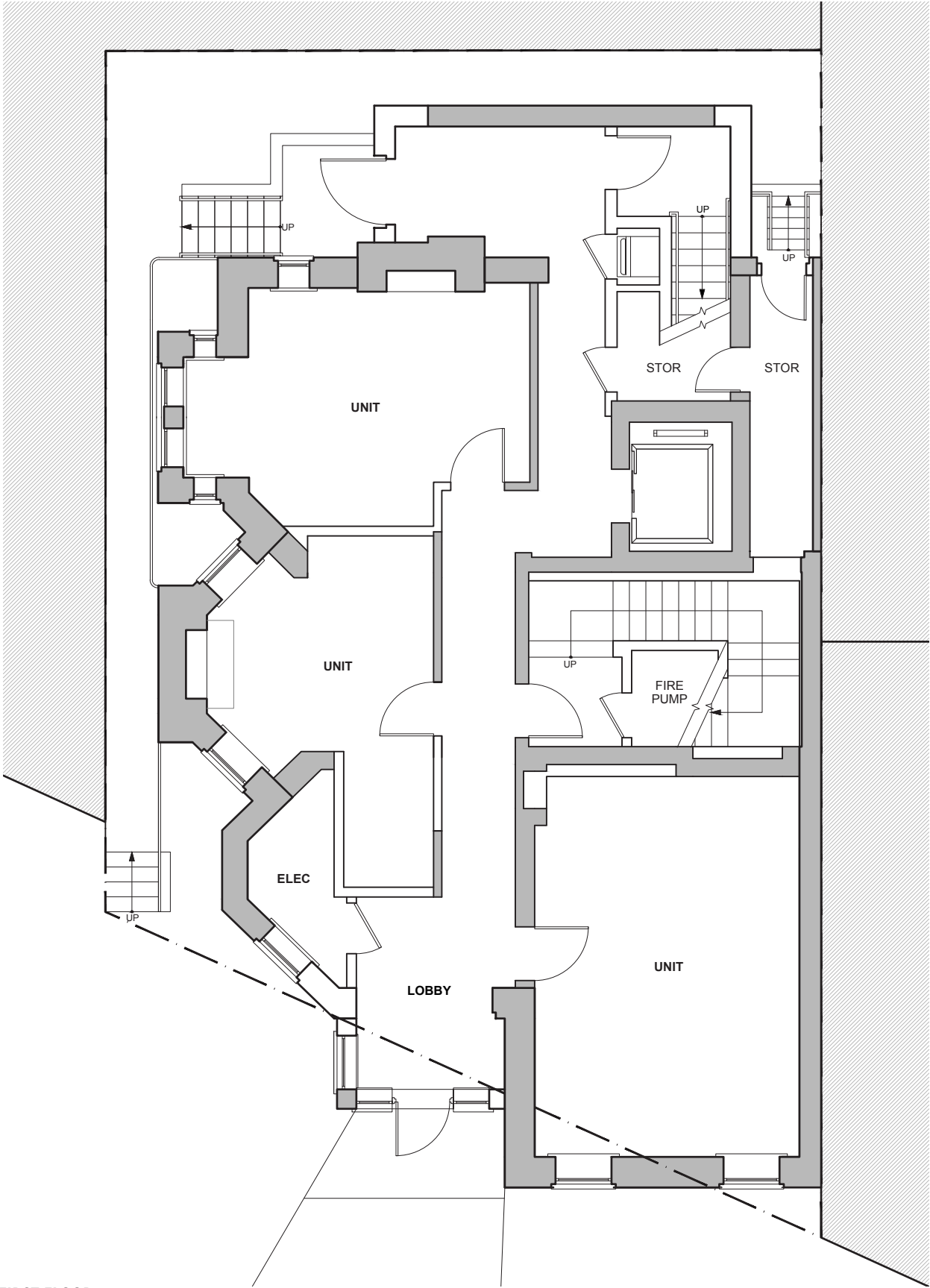
ZONING TABULATION				
TOPIC	REGULATION	PROPOSED	NOTES	
DENSITY				
FAR	6.5	3.8	ALLOWED	7.8 WITH IZ
LOT OCCUPANCY	100%	80%	ALLOWED	
DWELLING UNITS	N/A	15 UNITS	ALLOWED	
HEIGHT				
BUILDING HEIGHT	90'-0"	61'-0"	ALLOWED	2ND STORY ALLOWED FOR MECH SPACE ONLY
BUILDING STORIES	N/A	5	N/A	
PENTHOUSE HEIGHT	20'-0"	NA	N/A	
PENTHOUSE STORIES	1 + MEZZ	NA	N/A	
SETBACKS				
FRONT SETBACK	N/A	VARIES	N/A	MUST BE IN RANGE WITH ADJACENT STRUCTURES
REAR SETBACK	2.5' / FT OF HT	2' - 10' MIN	SPECIAL EXCEPTION	12'-0" MIN
SIDE SETBACK	NOT REQUIRED	3' - 6' MIN	SPECIAL EXCEPTION	IF PROVIDED, MUST BE 2' / FT OF HT, MIN 5'-0"
PARKING				
PARKING SPACES	0	0	ALLOWED	
OTHER				
GAR	0.3	NA	N/A	

- WALL SHIFTS NORTH ROUGHLY 2'
- EXISTING ADDITION EXTENDS UP FROM TWO STORIES TO SIX STORIES
- WALL SHIFTS SOUTH ROUGHLY 3'

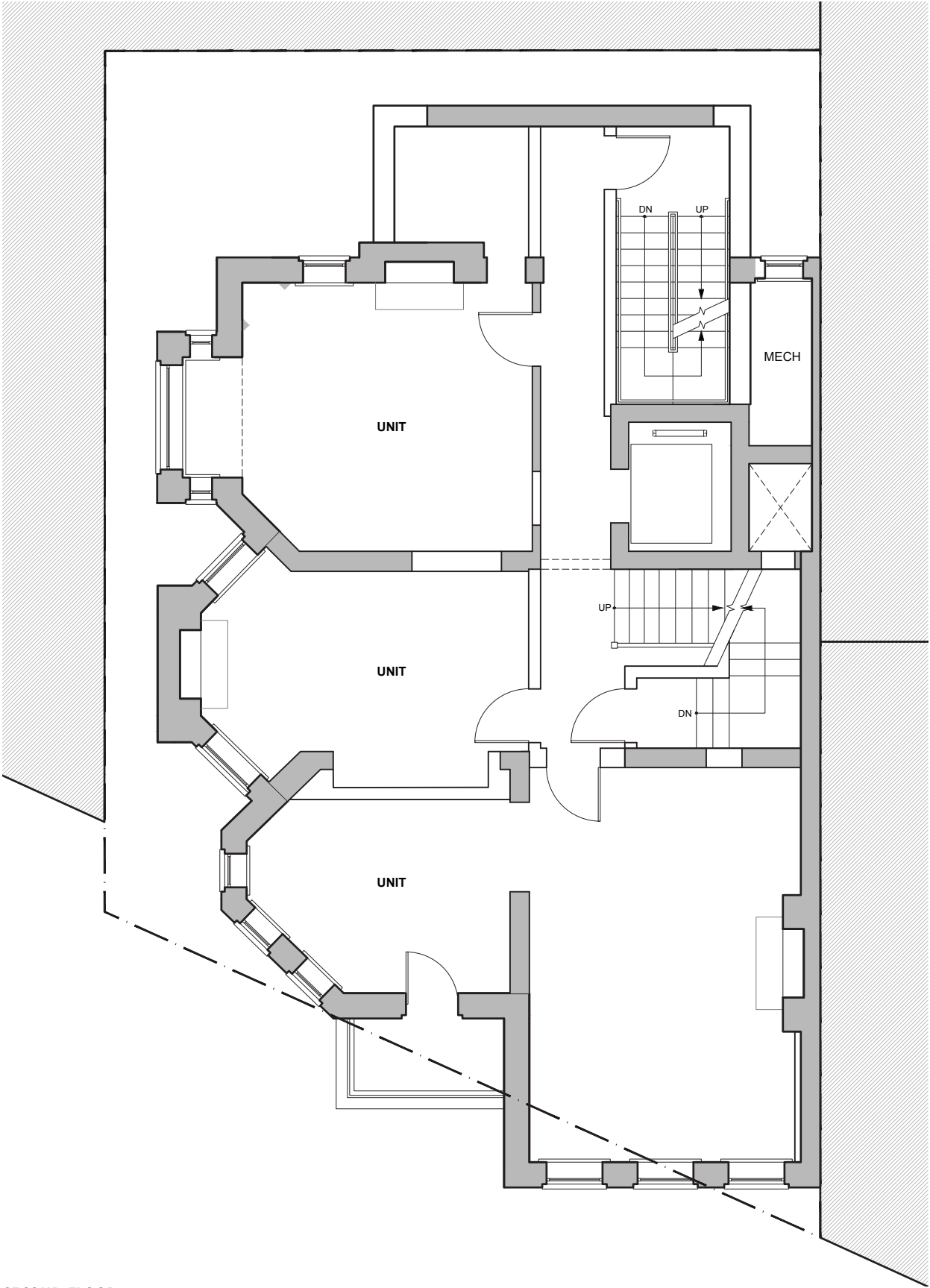
NOTE: FLEXIBILITY TO DEVIATE FROM THE PROPOSED ZONING MEASUREMENTS PROVIDED THE NEW MEASUREMENTS MEET THE ZONE'S BY-RIGHT ZONING CRITERIA

SCALE: 3/32" = 1'-0"

PROPOSED PLANS



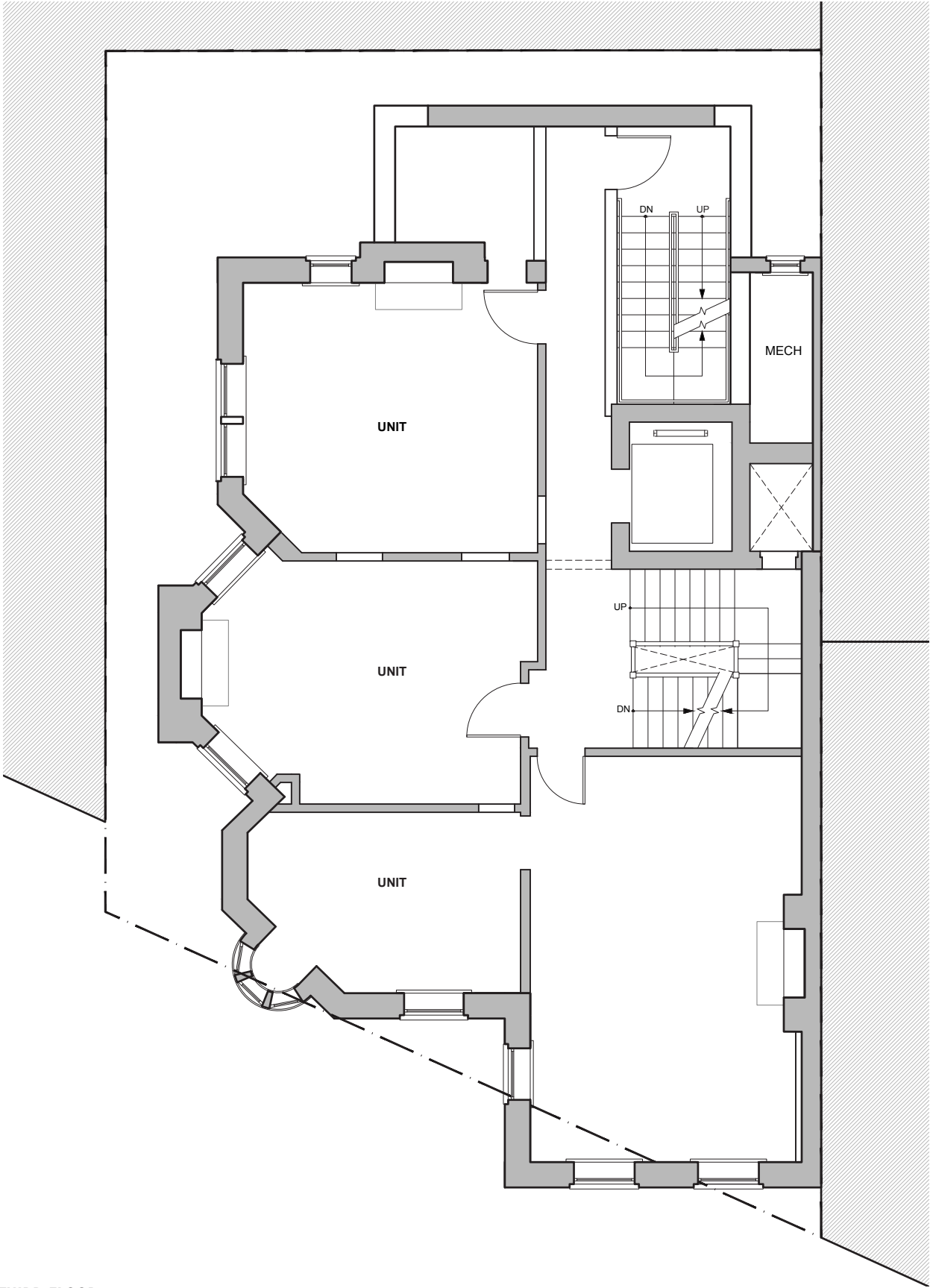
FIRST FLOOR
SCALE: 1/8" = 1'-0"



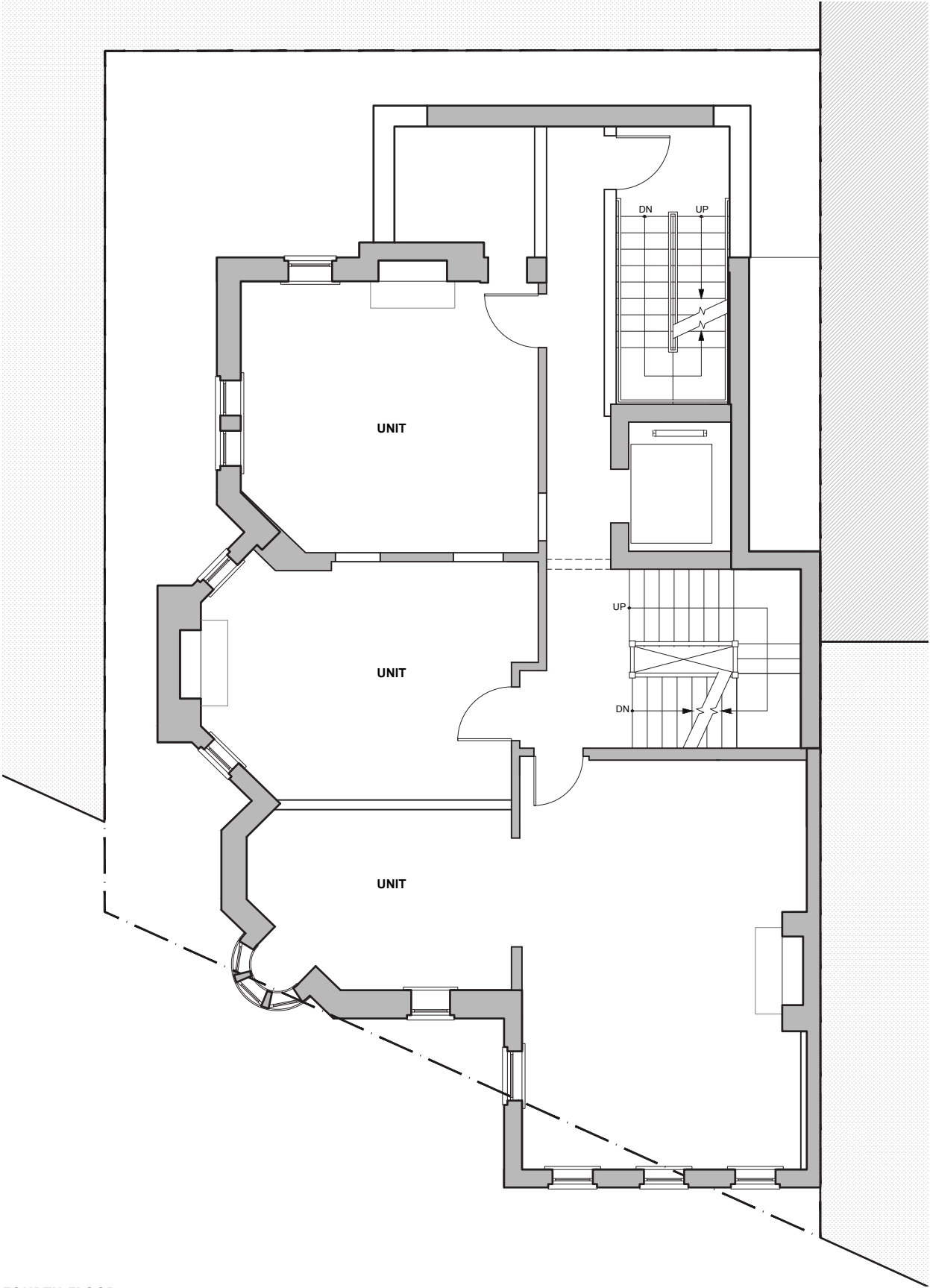
SECOND FLOOR
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
 - 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED / REPLACED IN KIND
 - 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED PLANS



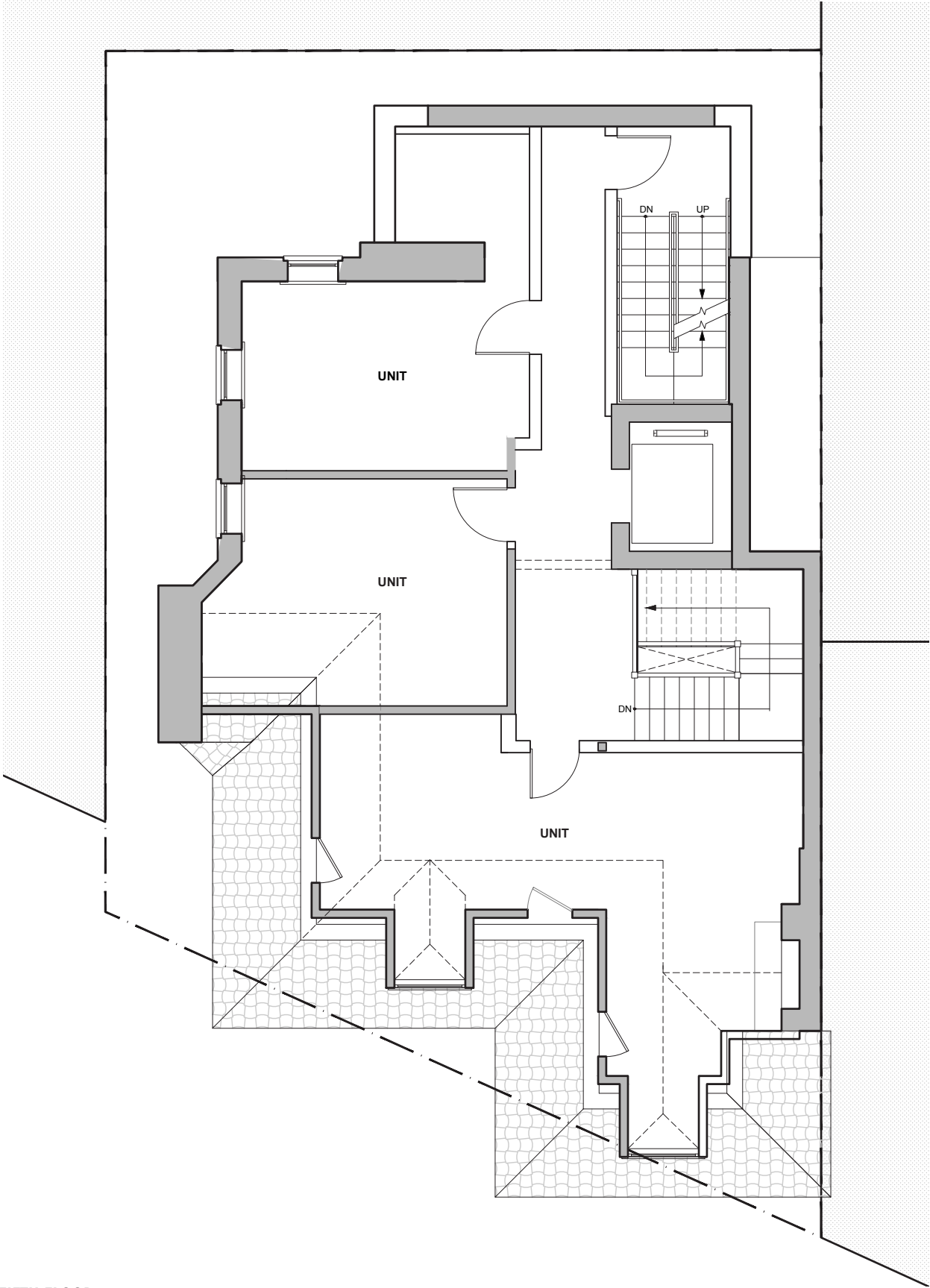
THIRD FLOOR
SCALE: 1/8" = 1'-0"



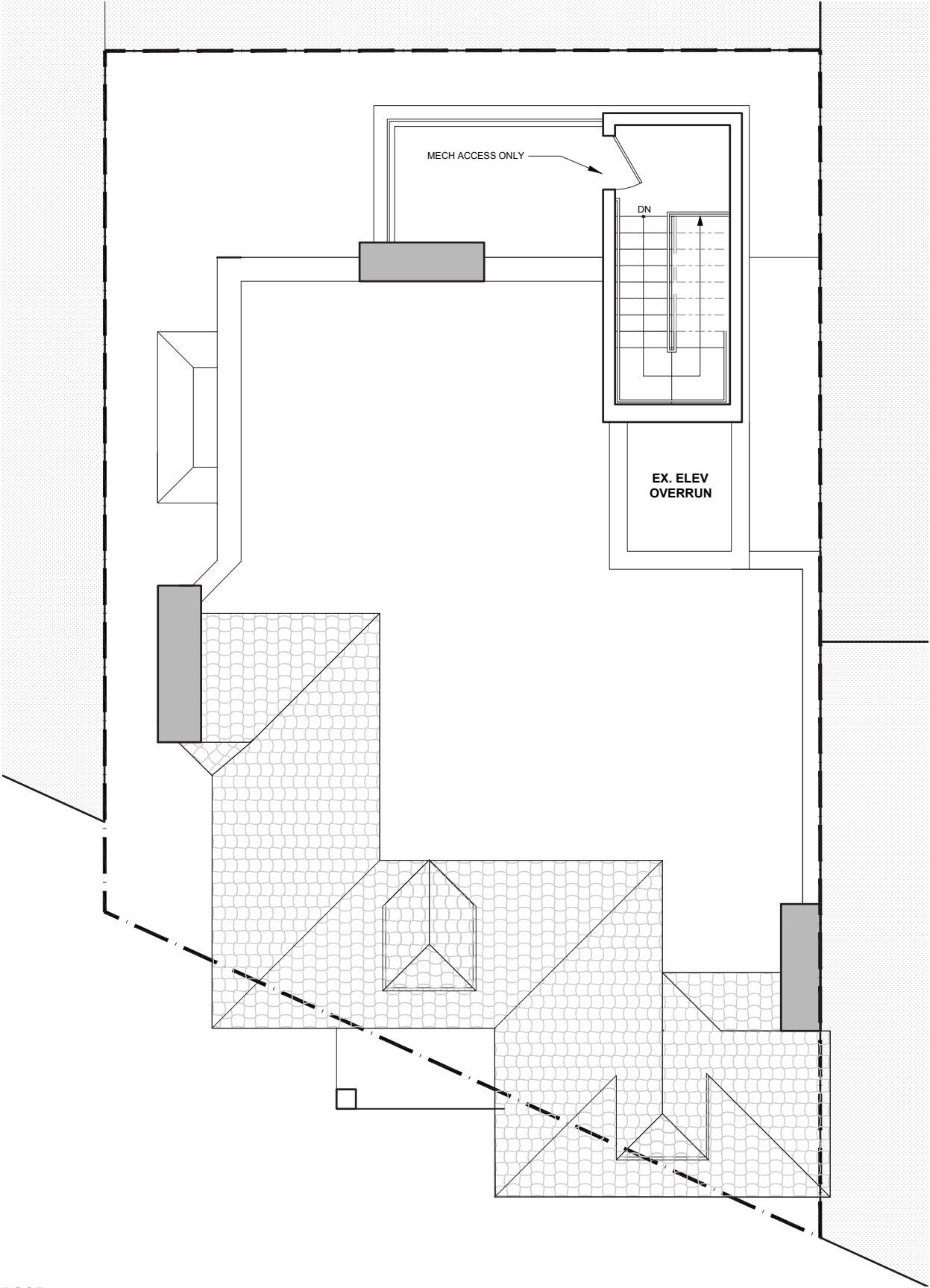
FOURTH FLOOR
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
 - 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED / REPLACED IN KIND
 - 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED PLANS



FIFTH FLOOR
SCALE: 1/8" = 1'-0"



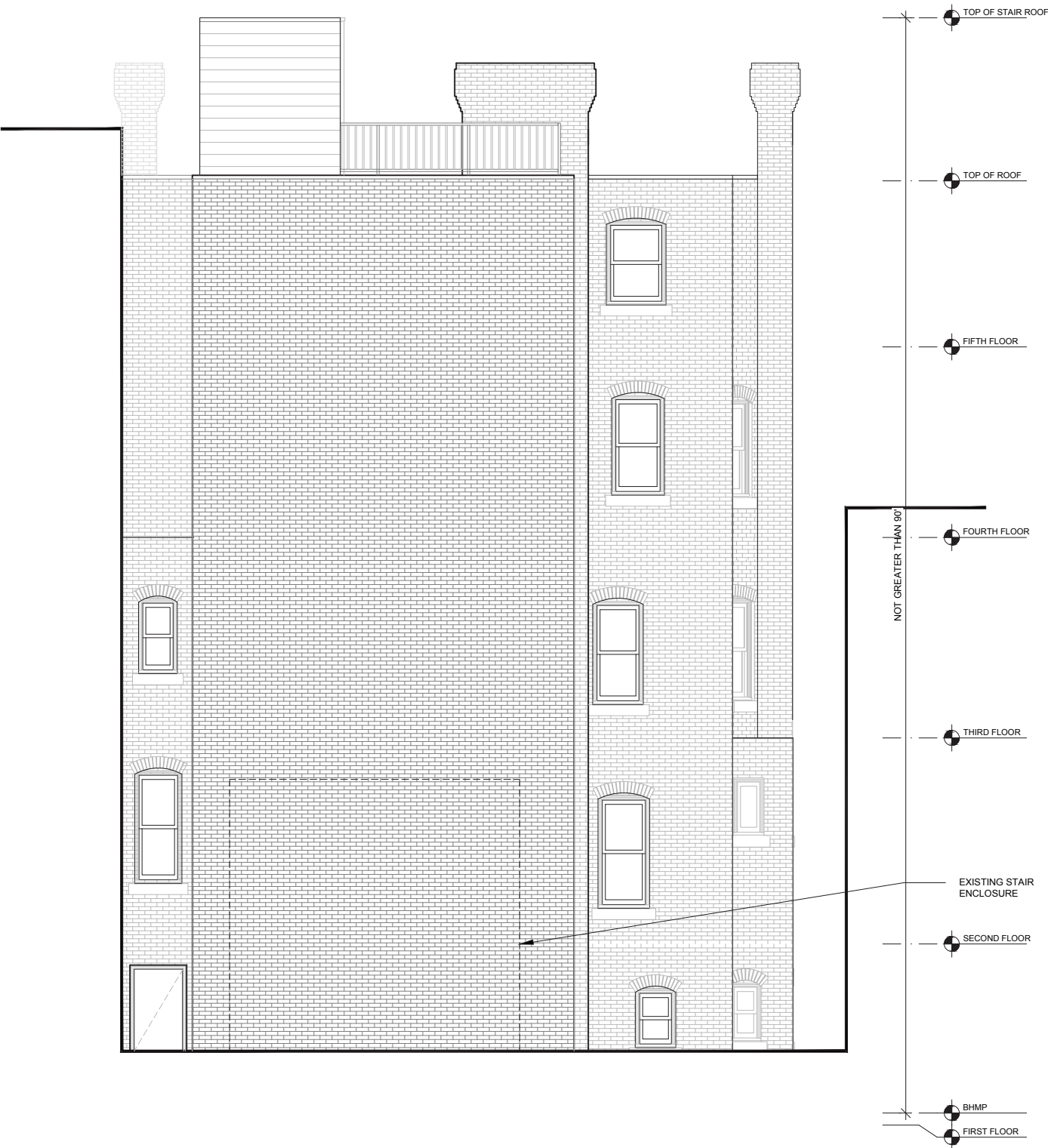
ROOF
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
 - 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED / REPLACED IN KIND
 - 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED ELEVATIONS



FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
- 1) ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES
 - 2) FINAL WINDOW AND MATERIAL SELECTIONS AND FRONT ENTRANCE DESIGN TO BE COORDINATED WITH HPO AND FINALIZED PRIOR TO PERMITTING

PROPOSED ELEVATIONS



SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1) ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES

2) FINAL WINDOW AND MATERIAL SELECTIONS AND FRONT ENTRANCE DESIGN TO BE COORDINATED WITH HPO AND FINALIZED PRIOR TO PERMITTING