

BZA Application No. 20753

**1443 S Street, NW
Donald S Pashayan
July 13, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20753
EXHIBIT NO.32

Sullivan & Barros, LLP



Overview and Requested Relief

- The Property is located in the RF-2 zone district.
- The Applicant is proposing to construct a deck addition at the rear of the building. The Addition will result in a lot occupancy of 67%.
- Accordingly, the Applicant is requesting special exception relief from the maximum permitted lot occupancy.

Community and Agency Support

- ANC 2B is in support (unanimous).
- OP recommends approval.
- DDOT has no objection.
- There are 8 letters of support, including all adjacent neighbors.



ABBREVIATIONS			
A.F.F.	ABOVE FINISHED FLOOR	M.O.	MASONRY OPENING
ACT.	ACTUAL	MECH.	MECHANICAL
A	ARC	MTL.	METAL
@	AT		
B.O.	BOTTOM OF	NAT.	NATURAL
B.L.	BUILDING LINE	NOM.	NOMINAL
B.R.L.	BUILDING RESTRICTION LINE	N.I.C.	NOT IN CONTRACT
		NO.	NUMBER
CL	CLOSET	O.C.	ON CENTER
CL	CENTER LINE		
CMU	CONCRETE MASONRY UNIT	PTD	PAINTED
C	COURSE-(S) (ING)	P.T.	PRESSURE TREATED
		PL	PROPERTY LINE
Ø	DIAMETER		
DW	DISHWASHER	QTR RND	QUARTER ROUND
DN	DOWN		
DS	DOWNSPOUT	R	RADIUS
DWG.	DRAWING	REF. EL.	REFERENCE ELEVATION
		REF.	REFRIGERATOR
ELEC.	ELECTRIC	RX	REMOVE EXISTING
ELEV.	ELEVATION	R	RISER
EQ.	EQUAL	RM	ROOM
EV	EVERY	RR	ROOF RAFTER(S)
EXST.	EXISTING	R.H.	ROUGH HEAD
EX	EXISTING	R.O.	ROUGH OPENING
EXT.	EXTERIOR		
		S.H.	SILL HEIGHT
FT.	FEET	SQ.	SQUARE
F.F.	FINISHED FLOOR		
FPHB	FROST PROOF HOSE BIB	THRU	THROUGH
		T.O.	TOP OF
GYP. BD.	GYPSUM BOARD	T	TREAD
		TYP.	TYPICAL
H	HEIGHT		
HVAC	HEATING, VENTILATION & AIR CONDITIONING	U.N.O.	UNLESS NOTED OTHERWISE
		V.I.F.	VERIFY IN FIELD
INT.	INTERIOR		
		W	WIDTH
LVL.	LEVEL	W/	WITH
LF	LINEAR FEET	WD.	WOOD

DRAWING INDEX	
0001	COVER SHEET
A100	EXISTING AND PROPOSED BZA SITE PLANS
A300	DEMOLITION AND PROPOSED BASEMENT FLOOR PLANS
A301	DEMOLITION AND PROPOSED FIRST FLOOR PLANS
A302	DEMOLITION AND PROPOSED SECOND FLOOR PLANS
A303	DEMOLITION AND PROPOSED THIRD FLOOR PLANS
A400	EXISTING AND PROPOSED EXTERIOR ELEVATIONS

GENERAL NOTES	
1.	GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE DOCUMENTS OR EXISTING CONDITIONS. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
2.	BEFORE COMMENCEMENT OF ANY WORK THAT CHANGES THE CONTRACT SUM OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
3.	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, THIS INCLUDES BUT IS NOT LIMITED TO: <ul style="list-style-type: none"> A. PRE-BID SITE VISIT FOR VERIFICATION OF EXISTING CONDITIONS. B. FIELD DIMENSIONS AS REQUIRED C. CONCEALMENT OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS NOTED OTHERWISE. D. LOCATION OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS NOTED OTHERWISE.
4.	CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THIS PROJECT.
5.	THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE UPDATED AS REQUIRED. GENERAL CONTRACTOR SHALL PROVIDE PROPOSALS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER.

Pashayan Residence

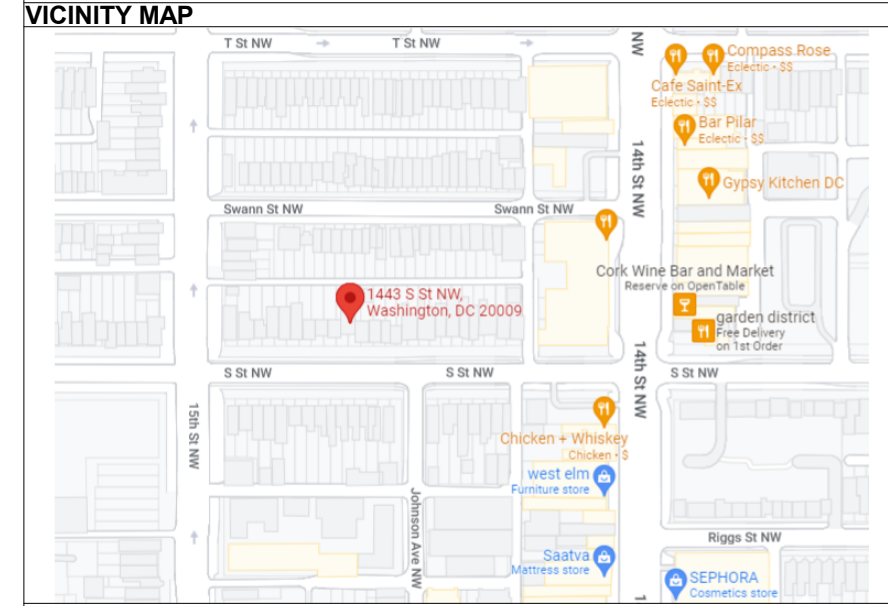
1443 S STREET NW #1
WASHINGTON, DC 20009

PROPOSED SCOPE	
•	CONVERT EXISTING WOOD DECK TO LIVING SPACE AT THE FIRST FLOOR LEVEL. ADD NEW DECK OVER EXISTING CONCRETE PATIO.
•	REMOVE SPIRAL STAIRCASE FOR WOOD STAIRS FROM UNIT #2 DOWN TO GRADE.

GENERAL DATA			
ADDRESS:	1443 S STREET NW #1	NO. DWELLING UNITS:	EXISTING: 2 / UNCHANGED
LOCATION:	QUADRANT NW / SQUARE 0206 / LOT 0016	NO. PARKING SPACES:	UNCHANGED
PROPOSED USE:	2 FAMILY DWELLING UNITS	LEFT YARD SETBACK:	UNCHANGED
ZONING DISTRICT:	RF-2	RIGHT YARD SETBACK:	UNCHANGED
		REAR YARD SETBACK:	EXISTING: 37'-10" / PROPOSED: 24'-10"
		NO. OF STORIES:	EXISTING: 3 / UNCHANGED
		BUILDING HEIGHT:	UNCHANGED
		LOT AREA (LA):	EXISTING: 2,040 SF / UNCHANGED
		BUILDING AREA (BA):	EXISTING: 1,087 SF / PROPOSED: 1,365 SF
		LOT OCCUPANCY (BA / LA):	EXISTING: 53% / PROPOSED: 67% BZA
		PERVIOUS SURFACE:	EXISTING: 0% / UNCHANGED

APPLICABLE CODES	
<u>2015 INTERNATIONAL EXISTING BUILDING CODE AND 2017 DCMR 12J SUPPLEMENT</u>	
<u>2015 INTERNATIONAL RESIDENTIAL CODE AND 2017 DCMR 12B SUPPLEMENT</u>	
<u>2015 INTERNATIONAL ENERGY CODE WITH 2017 DCMR 12I SUPPLEMENT</u>	
<u>2017 DC ENERGY CONSERVATION CODE</u>	
<u>2015 INTERNATIONAL MECHANICAL CODE</u>	
<u>2015 INTERNATIONAL PLUMBING CODE</u>	
<u>2014 NATIONAL ELECTRIC CODE</u>	
<u>2015 INTERNATIONAL FUEL GAS CODE</u>	
<u>TITLE 12 DCMR</u>	

PROJECT TEAM	
ARCHITECT	PROPERTY OWNER
MV ARCHITECTS, LLC	DON AND ANGELA PASHAYAN
MICHELLE VASSALLO 202.489.1103	1443 S STREET NW #1 WASHINGTON, DC 20009
4818 MACARTHUR BLVD NW WASHINGTON, DC 20007	



NOTE:
GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES OR COORDINATION ISSUES IN FIELD CONDITIONS OR IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY WORK THAT PROCEEDS OTHERWISE IS AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.

2206

ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mvarchitects.com
TELE: 202.489.1103



Pashayan Residence
1443 S STREET NW #1
WASHINGTON, DC 20009

DRAWING: COVER SHEET
ISSUED: 04/06/22

Board of Zoning Adjustment
District of Columbia
CASE NO. 20753
EXHIBIT NO. 5

0001

ZONING:

ADDRESS: 1443 S STREET, NW

LOCATION: QUADRANT NW / SQUARE 0206 / LOT 0016

PROPOSED USE: 2 FAMILY DWELLING UNITS

ZONING DISTRICT: RF-2

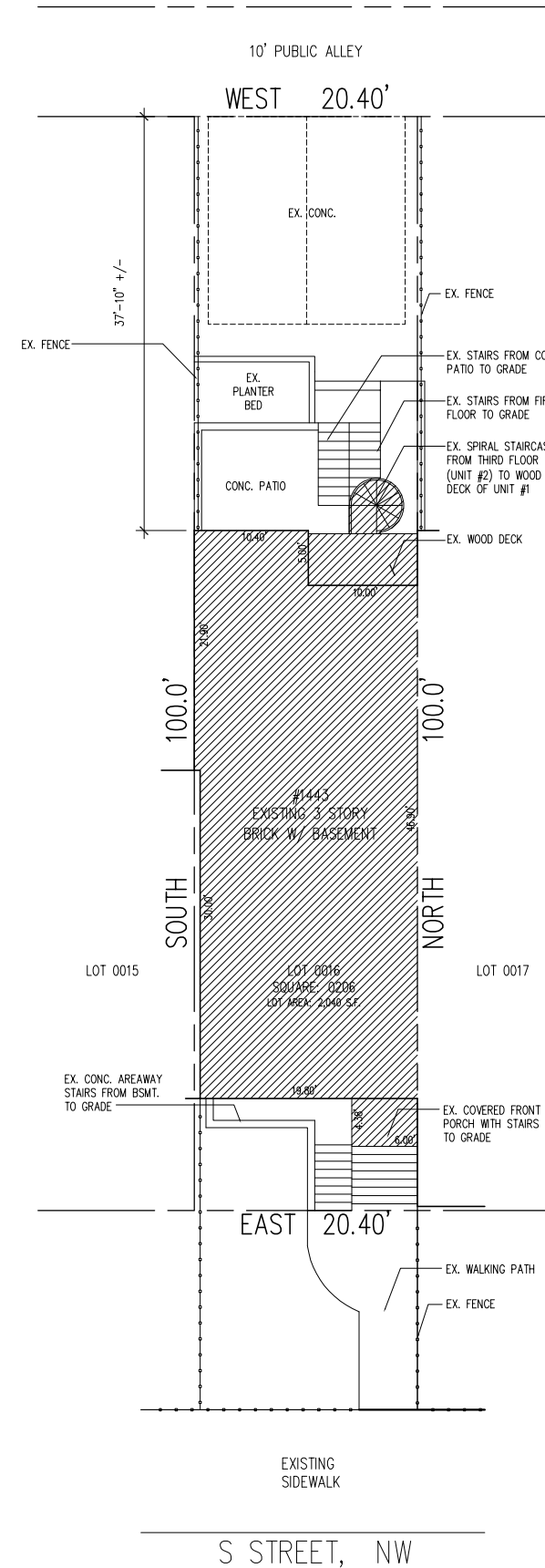
NO. DWELLING UNITS: EXISTING: 2 / PROPOSED: UNCHANGED

SIDE SETBACK: NONE
EXISTING: UNCHANGED / PROPOSED: UNCHANGED

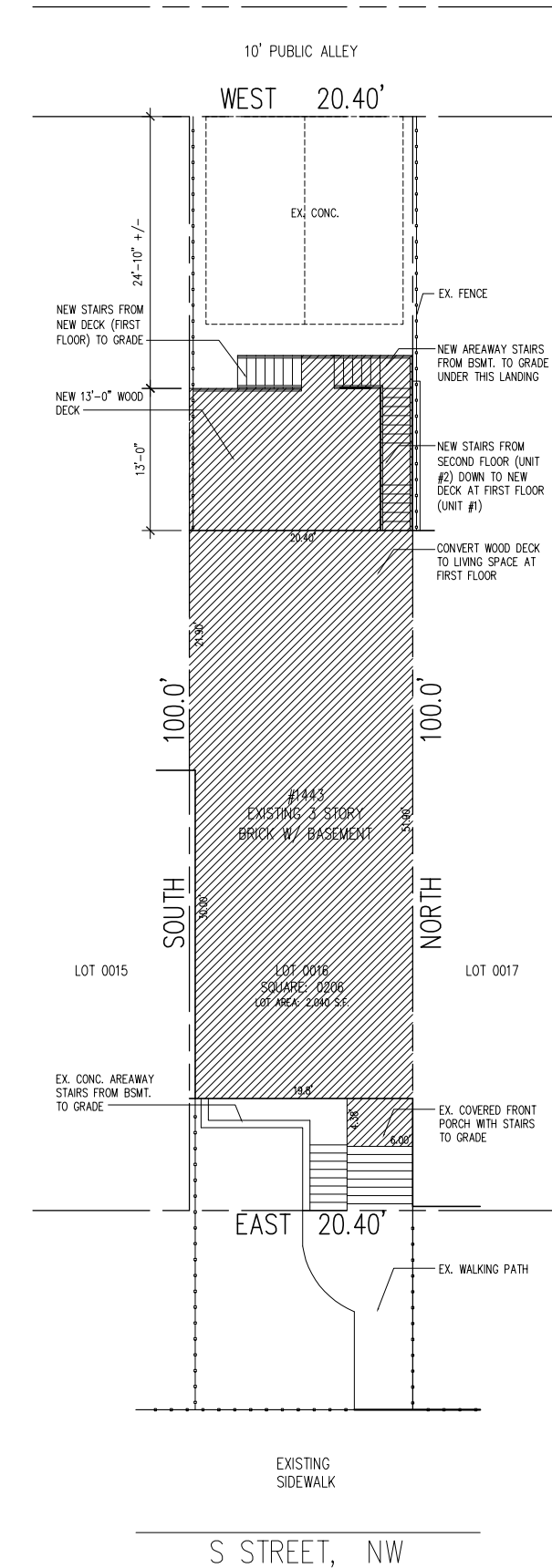
REAR YARD SETBACK: 20' MINIMUM
EXISTING: 37'-10" / PROPOSED: 24'-10"

LOT AREA: EXISTING: 2,040 SF / PROPOSED: UNCHANGED

LOT OCCUPANCY: 60% MAXIMUM
(HATCHED) EXISTING: 53% (1,087 SF) / PROPOSED: 67% (1,365 SF)



01 EXISTING SITE PLAN
A100 1/16"=1'-0"



02 BZA SITE PLAN (67% LOT OCCUPANCY)
A100 1/16"=1'-0"



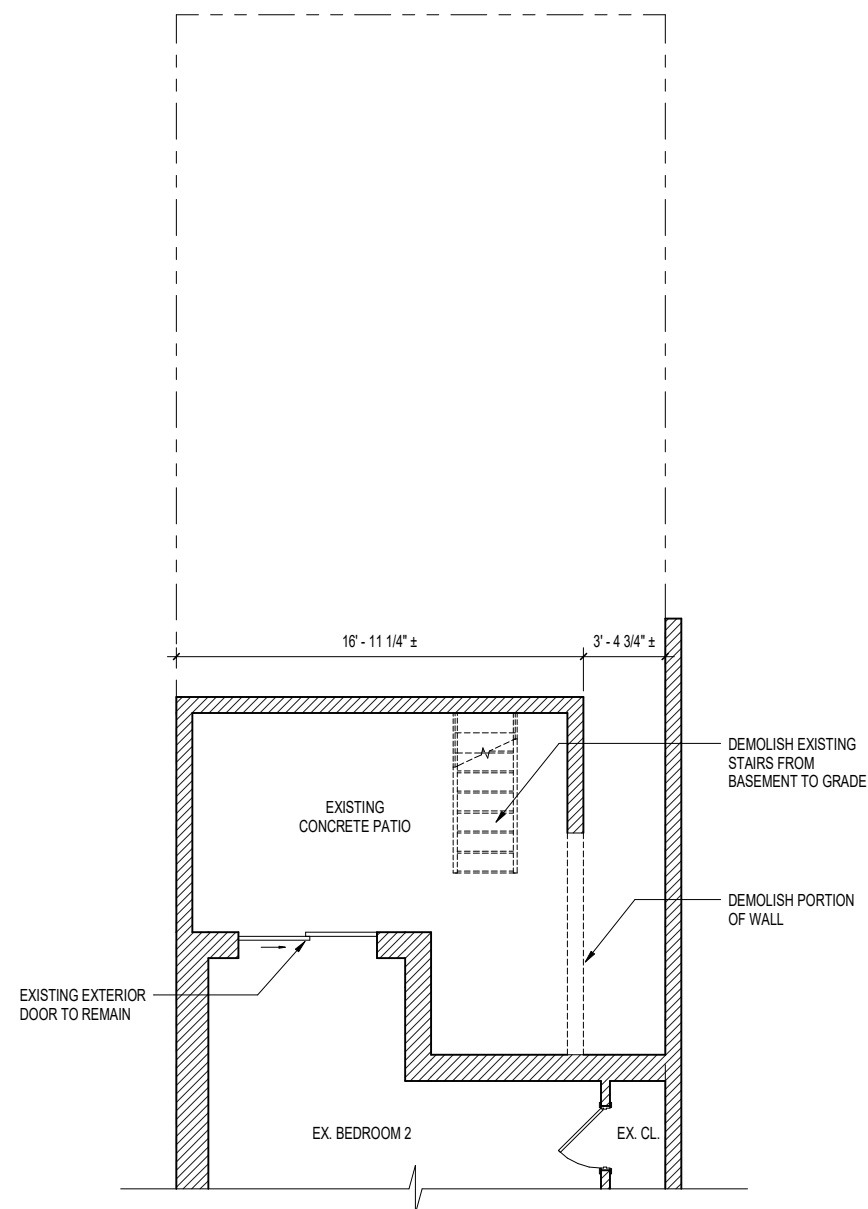
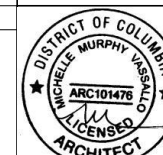
2206
ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mvarchitects.com
TELE: 202.489.1103



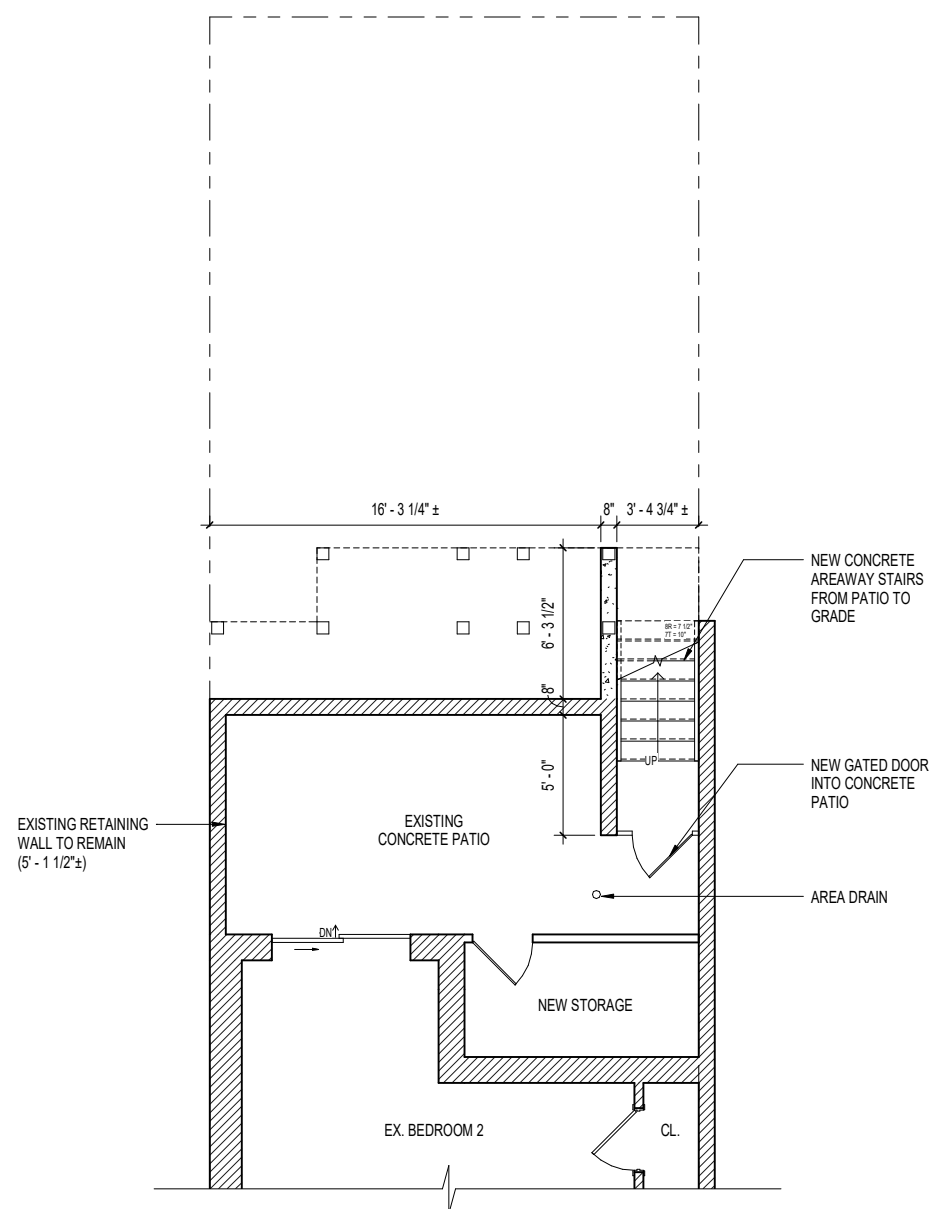
Pashayan
Residence
1443 S STREET NW #1
WASHINGTON, DC 20009

DRAWING: EXISTING AND BZA SITE PLANS
ISSUED: 04/06/22

A100



1 BASEMENT FLOOR DEMOLITION PLAN - UNIT #1
1/8" = 1'-0"



2 BASEMENT FLOOR PROPOSED PLAN - UNIT #1
1/8" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAPPED
7. PROTECT ALL FINISHES TO REMAIN

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NOT IN SCOPE OF WORK

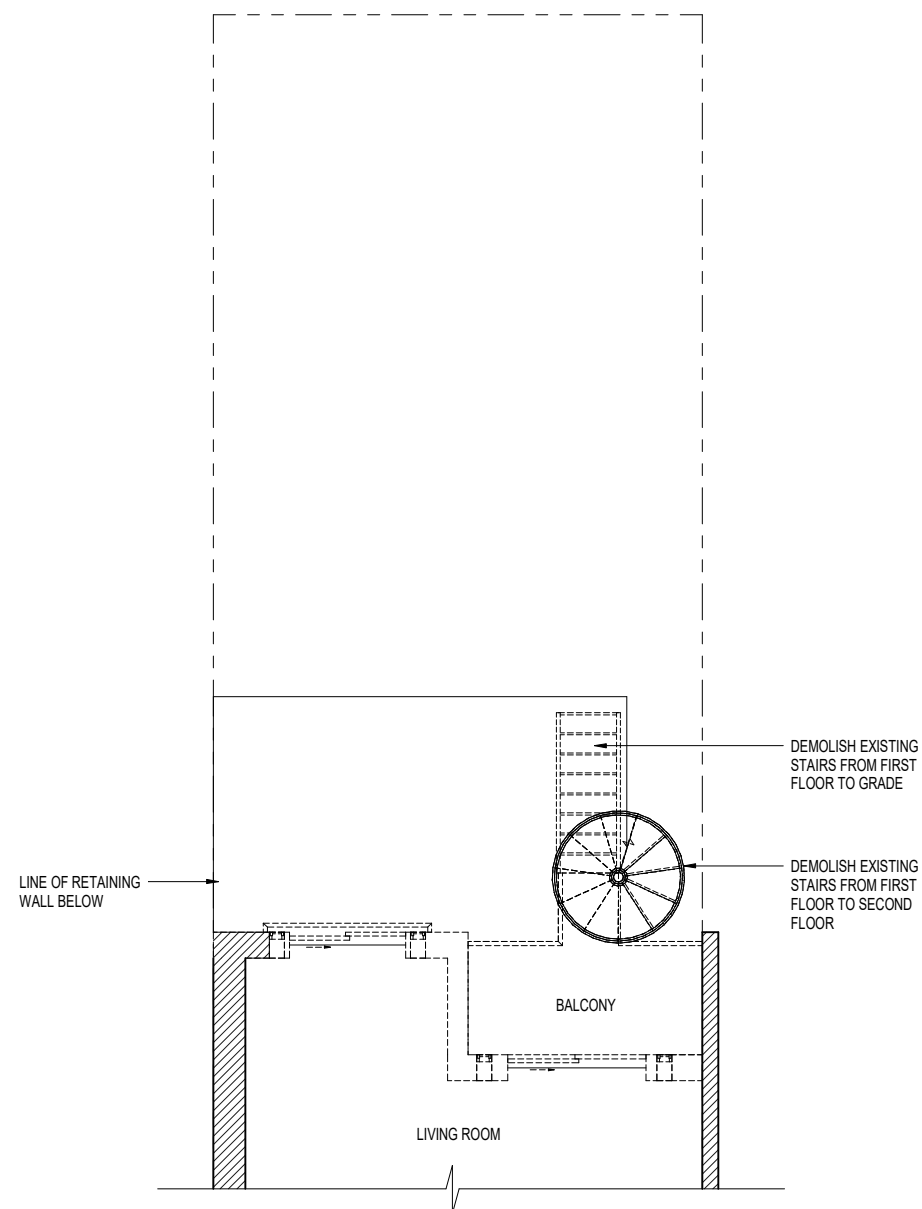
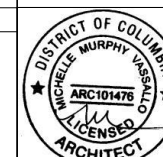
CONSTRUCTION LEGEND

	EXISTING TO REMAIN
	NEW STUD WALL: 2x6 @16" O.C. EXT. WALLS U.N.O. 2x4 @16" O.C. INT. WALLS U.N.O.
	EXISTING DOOR TO REMAIN
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	NOT IN SCOPE OF WORK
	FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
	FINISH DIMENSIONS

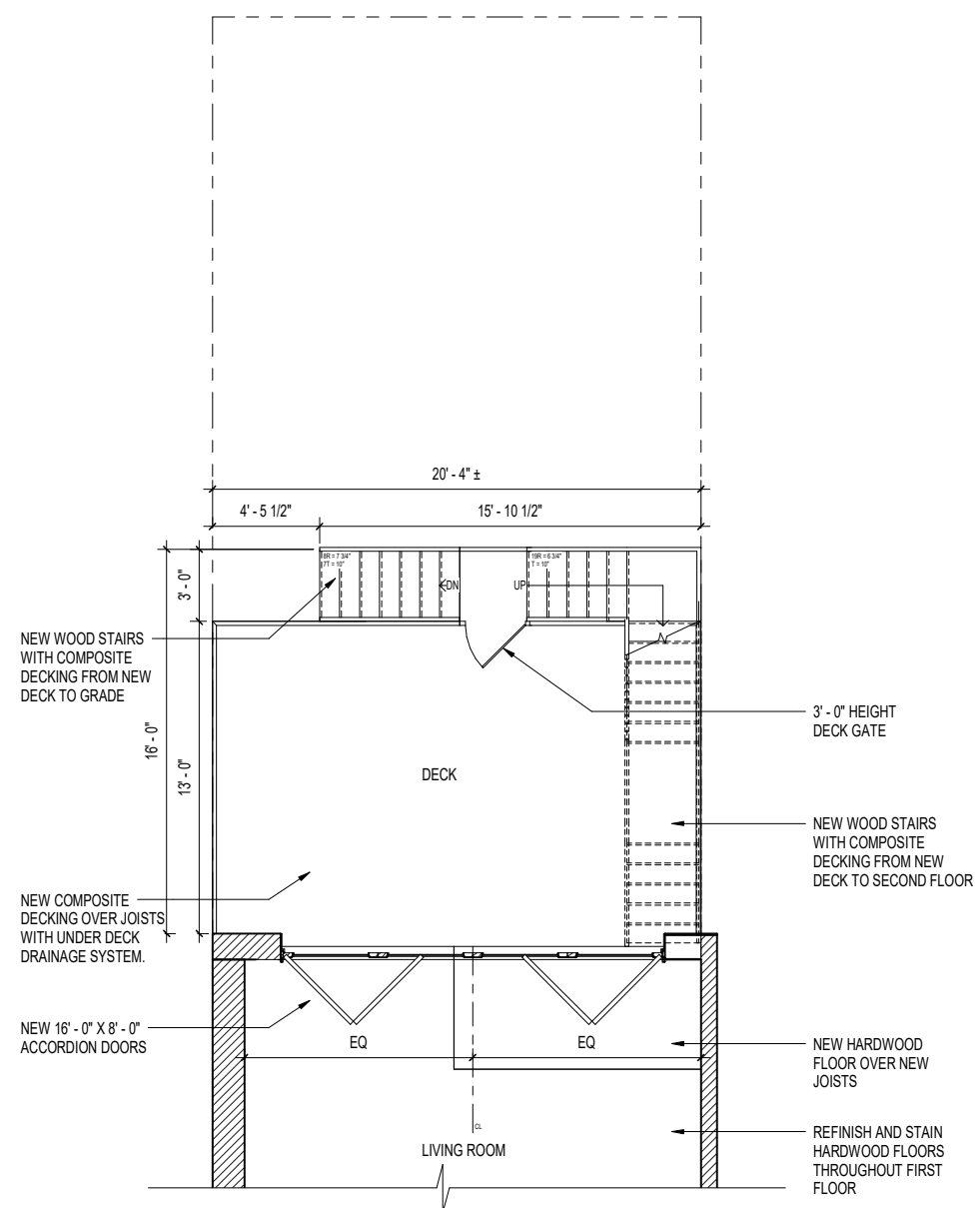
NOTE:

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES OR COORDINATION ISSUES IN FIELD CONDITIONS OR IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY WORK THAT PROCEEDS OTHERWISE IS AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.





1 FIRST FLOOR DEMOLITION PLAN - UNIT #1
1/8" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN - UNIT #1
1/8" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAPPED
7. PROTECT ALL FINISHES TO REMAIN

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- NOT IN SCOPE OF WORK

CONSTRUCTION LEGEND

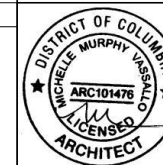
- EXISTING TO REMAIN
- NEW STUD WALL: 2x6 @16" O.C. EXT. WALLS U.N.O. 2x4 @16" O.C. INT. WALLS U.N.O.
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- NOT IN SCOPE OF WORK
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
- FINISH DIMENSIONS

NOTE:

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES OR COORDINATION ISSUES IN FIELD CONDITIONS OR IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY WORK THAT PROCEEDS OTHERWISE IS AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.



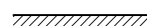
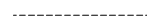
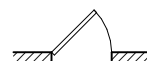

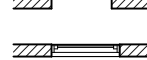


DRAWING: DEMOLITION AND PROPOSED FIRST FLOOR PLANS
ISSUED: 04/06/22



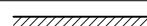
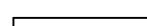
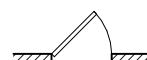


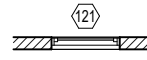

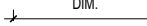

DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAPPED
7. PROTECT ALL FINISHES TO REMAIN

DEMOLITION LEGEND

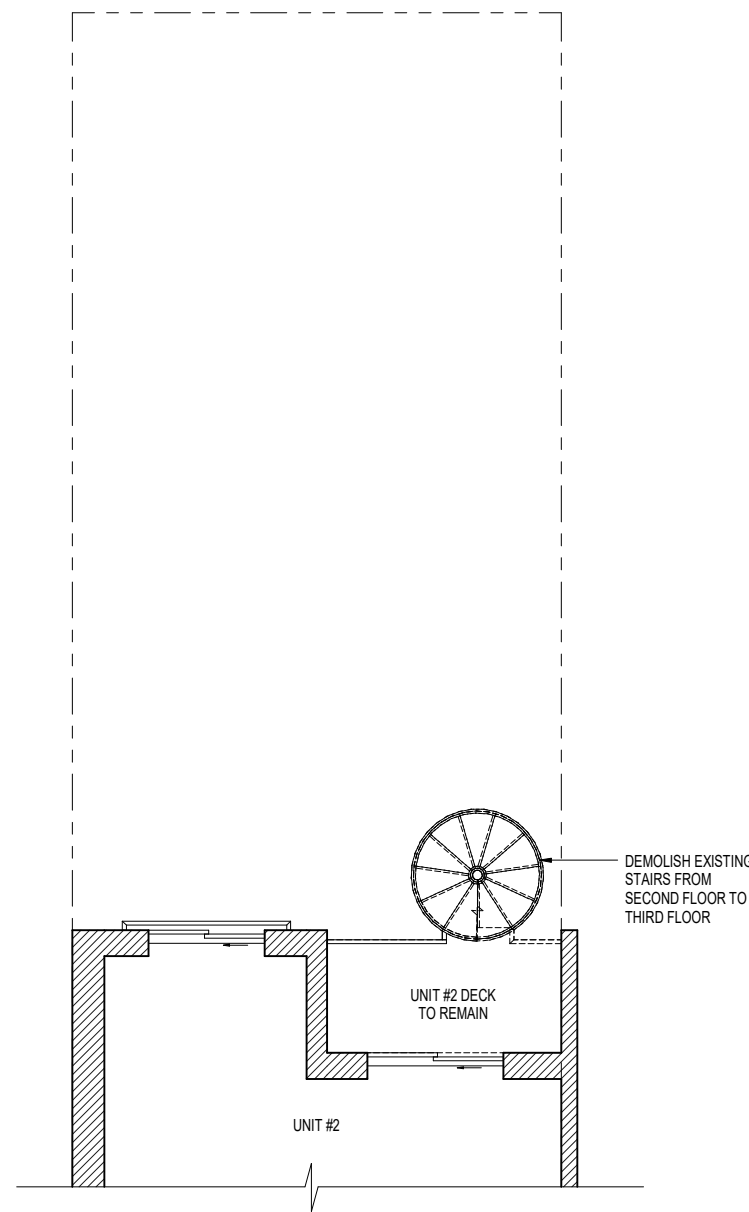
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NOT IN SCOPE OF WORK

CONSTRUCTION LEGEND

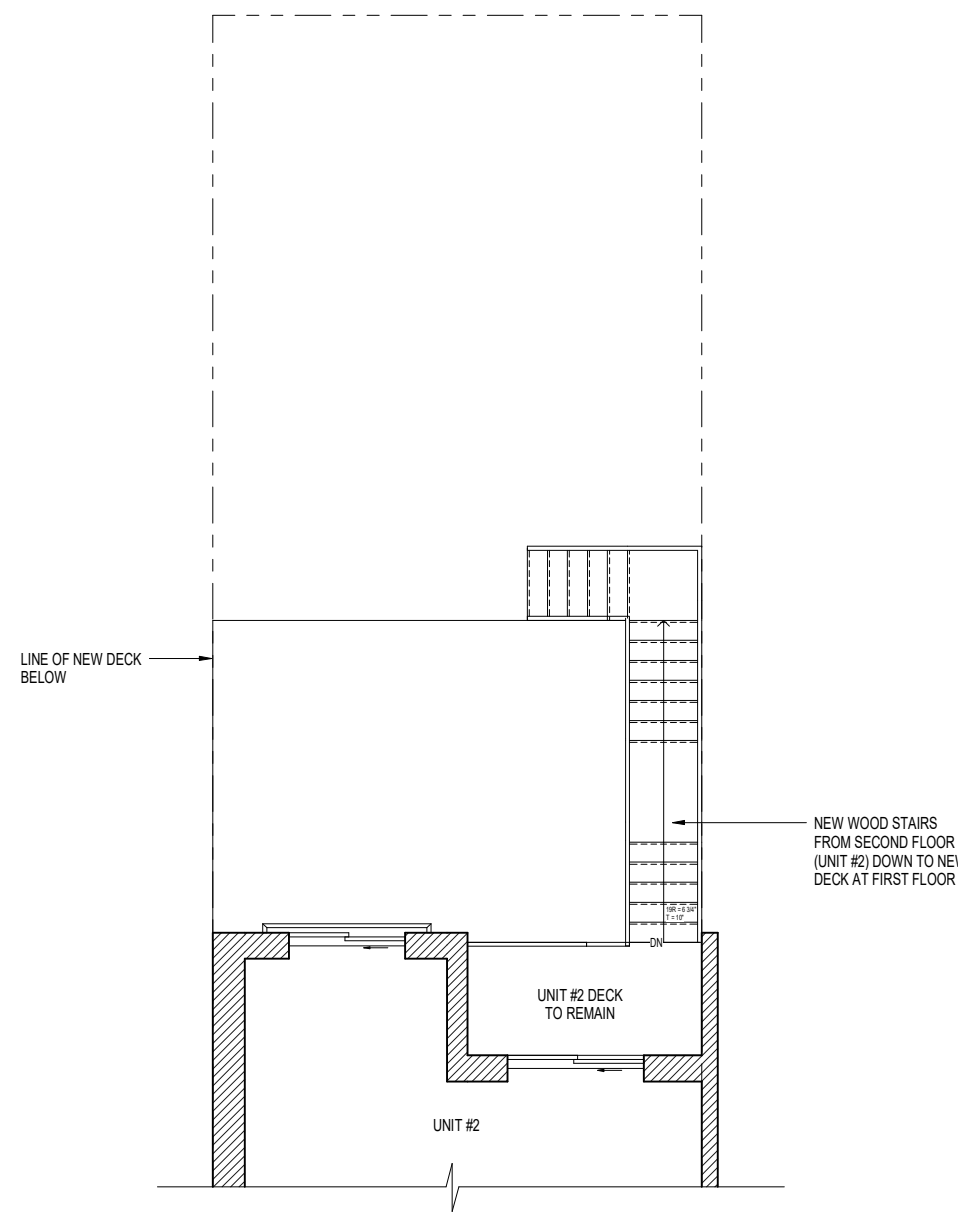
	EXISTING TO REMAIN
	NEW STUD WALL: 2x6 @16" O.C. EXT. WALLS U.N.O. 2x4 @16" O.C. INT. WALLS U.N.O.
	EXISTING DOOR TO REMAIN
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	NOT IN SCOPE OF WORK
	DIM. FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
	DIM. FINISH DIMENSIONS

NOTE:

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES OR COORDINATION ISSUES IN FIELD CONDITIONS OR IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY WORK THAT PROCEEDS OTHERWISE IS AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.



1 SECOND FLOOR DEMOLITION PLAN - UNIT #2
1/8" = 1'-0"

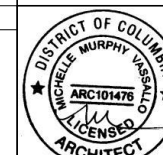


2 SECOND FLOOR PROPOSED PLAN - UNIT #2
1/8" = 1'-0"

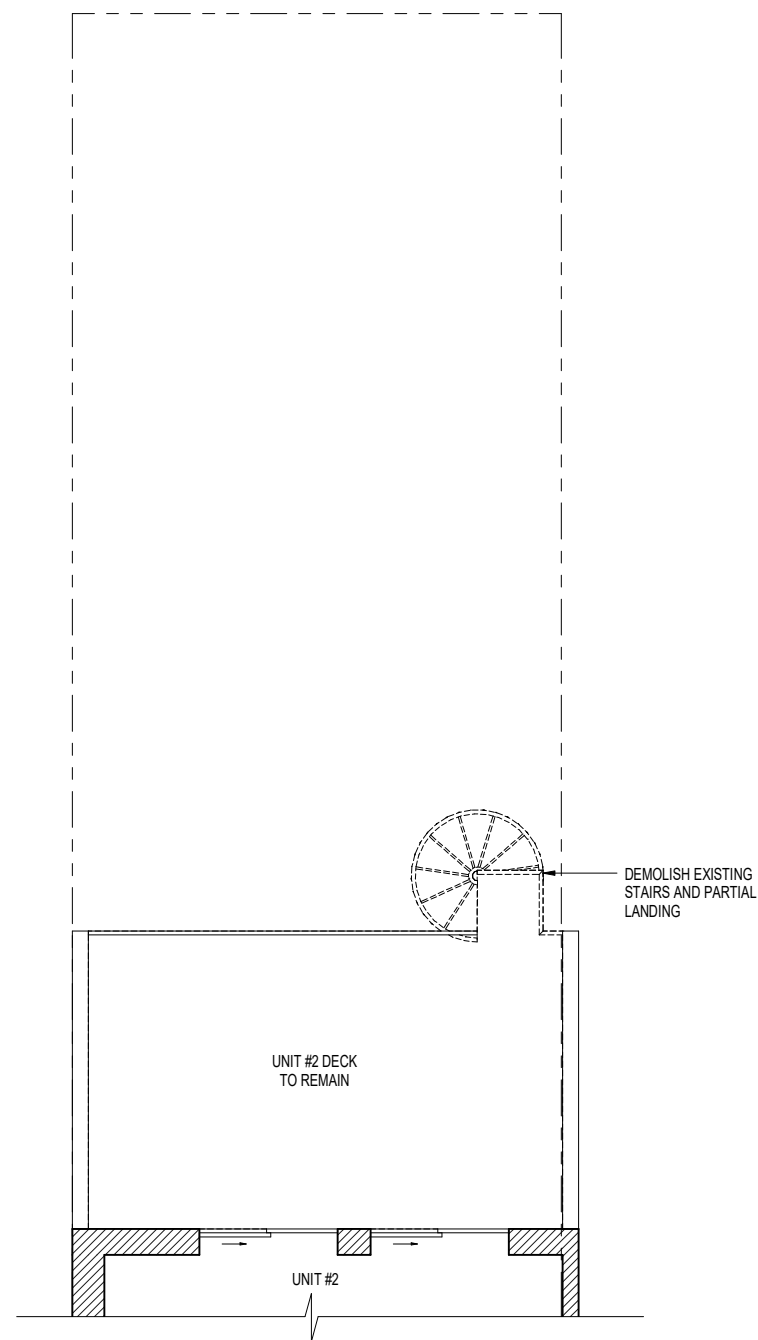
2206



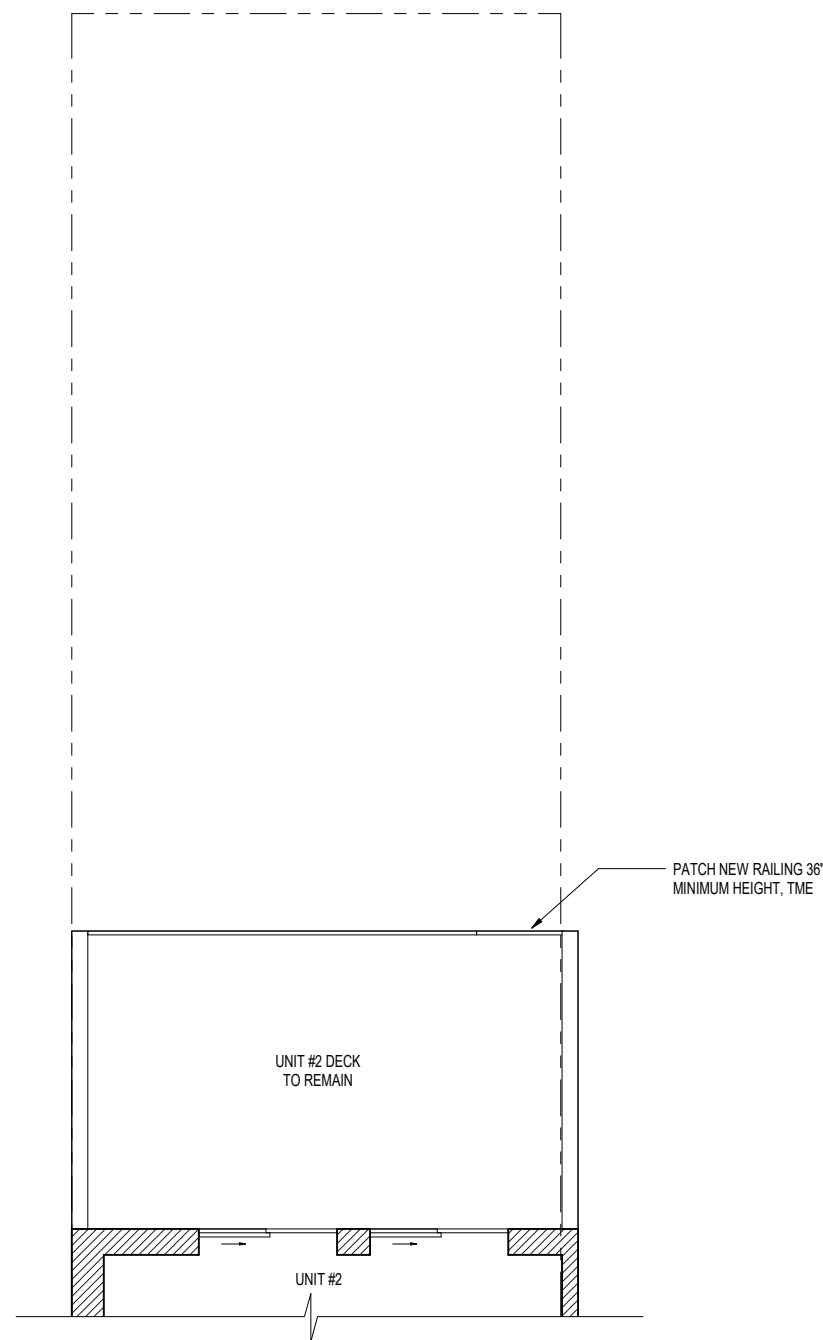
ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mvarchitects.com
TEL: 202.489.1103



**Pashayan
Residence**
1443 S. STREET, NW #1
WASHINGTON, DC 20009



1 THIRD FLOOR DEMOLITION PLAN - UNIT #2
1/8" = 1'-0"



2 THIRD FLOOR PROPOSED PLAN - UNIT #2
1/8" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAPPED
7. PROTECT ALL FINISHES TO REMAIN

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NOT IN SCOPE OF WORK

CONSTRUCTION LEGEND

	EXISTING TO REMAIN
	NEW STUD WALL: 2x6 @16" O.C. EXT. WALLS U.N.O. 2x4 @16" O.C. INT. WALLS U.N.O.
	EXISTING DOOR TO REMAIN
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	NOT IN SCOPE OF WORK
	DIM. FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
	DIM. FINISH DIMENSIONS

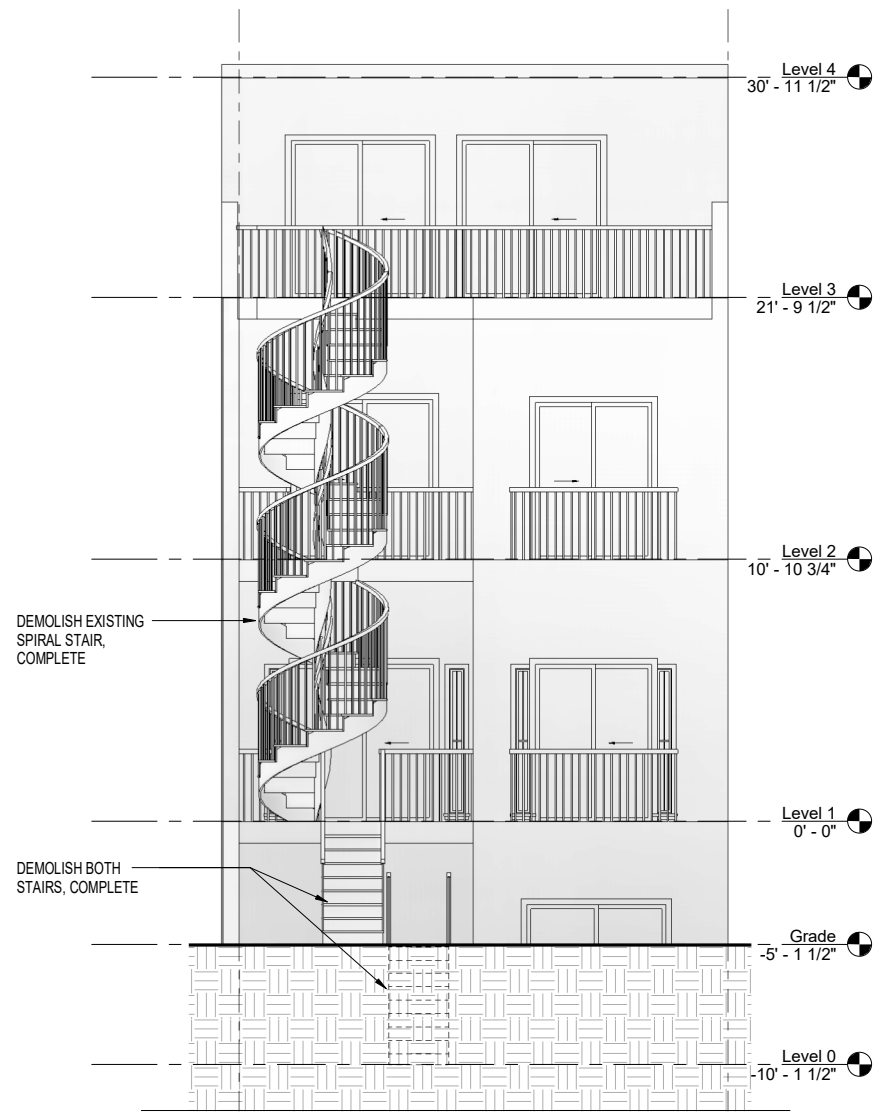
NOTE:

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES OR COORDINATION ISSUES IN FIELD CONDITIONS OR IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY WORK THAT PROCEEDS OTHERWISE IS AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.

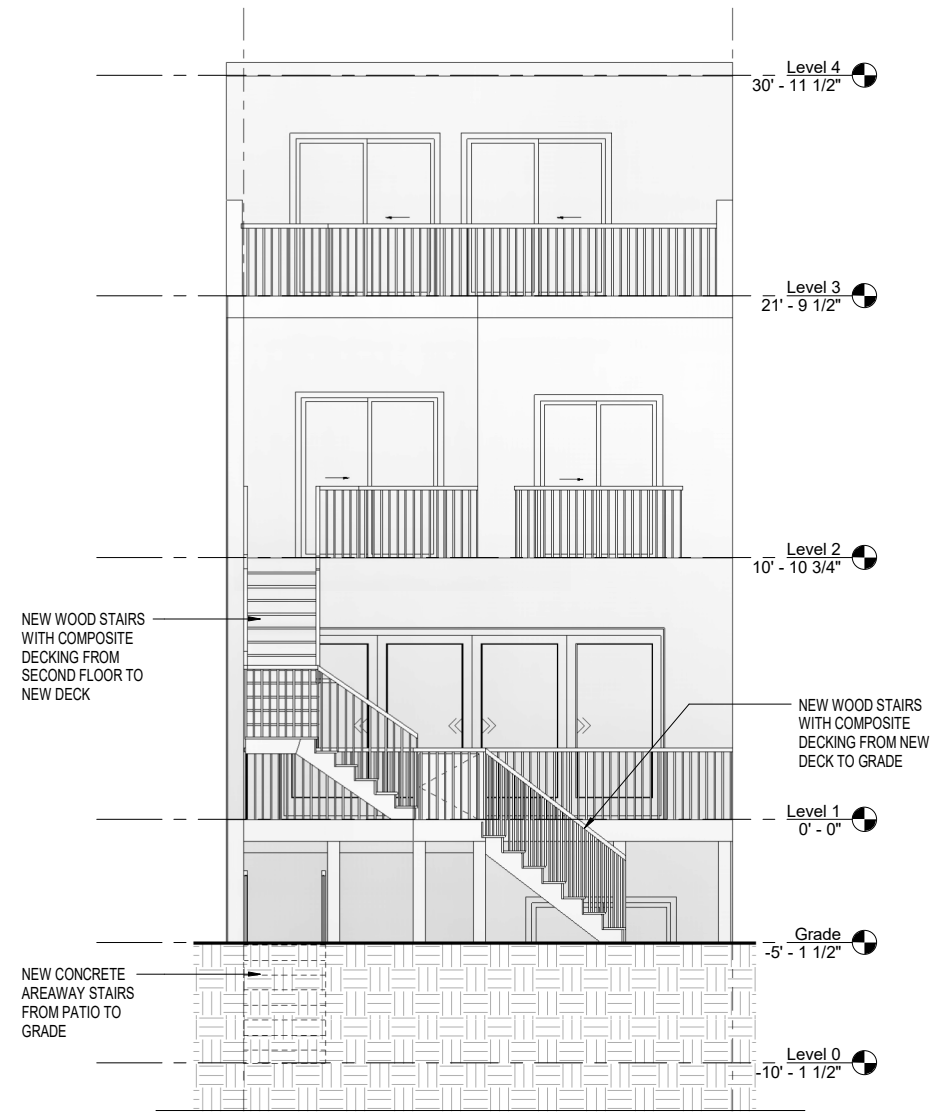


DRAWING: DEMOLITION AND PROPOSED THIRD FLOOR PLANS
ISSUED: 04/06/22

A303



1 EXISTING REAR ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
1/8" = 1'-0"

2206



ARCHITECTS, LLC
4818 MacARTHUR BLVD NW
www.mvarchitects.com
TEL: 202.489.1103



Pashayan
Residence
1443 S. STREET, NW #1
WASHINGTON, DC 20009

DRAWING: EXISTING AND PROPOSED EXTERIOR ELEVATIONS
ISSUED: 04/06/22

A400

General Requirements of § 901.2

“Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”

- The Subject Property is located in the RF-2 Zone which is intended to, “provide for areas proximate to Dupont Circle predominantly developed with row houses within which no more than two (2) dwellings are permitted” (E-400.1). The Zoning Regulations specifically permit special exception relief from the maximum lot occupancy up to seventy percent (70%).
- As described more fully below, the proposed Addition will not tend to adversely affect the use of neighboring properties.

Specific Requirements of E-5201

Section 5201.4: An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure, shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

(a) The light and air available to neighboring properties shall not be unduly affected;

- The Addition is a one-story deck and will not cause shadowing or unduly impact the air of neighboring properties.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

- The proposed Addition will not have any privacy impacts on the neighboring properties.

(c) The proposed addition or accessory structure, together with the original building, or the new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage; and

- The proposed Addition will not be visible from S Street and there are similar existing decks along the alley.

Questions?