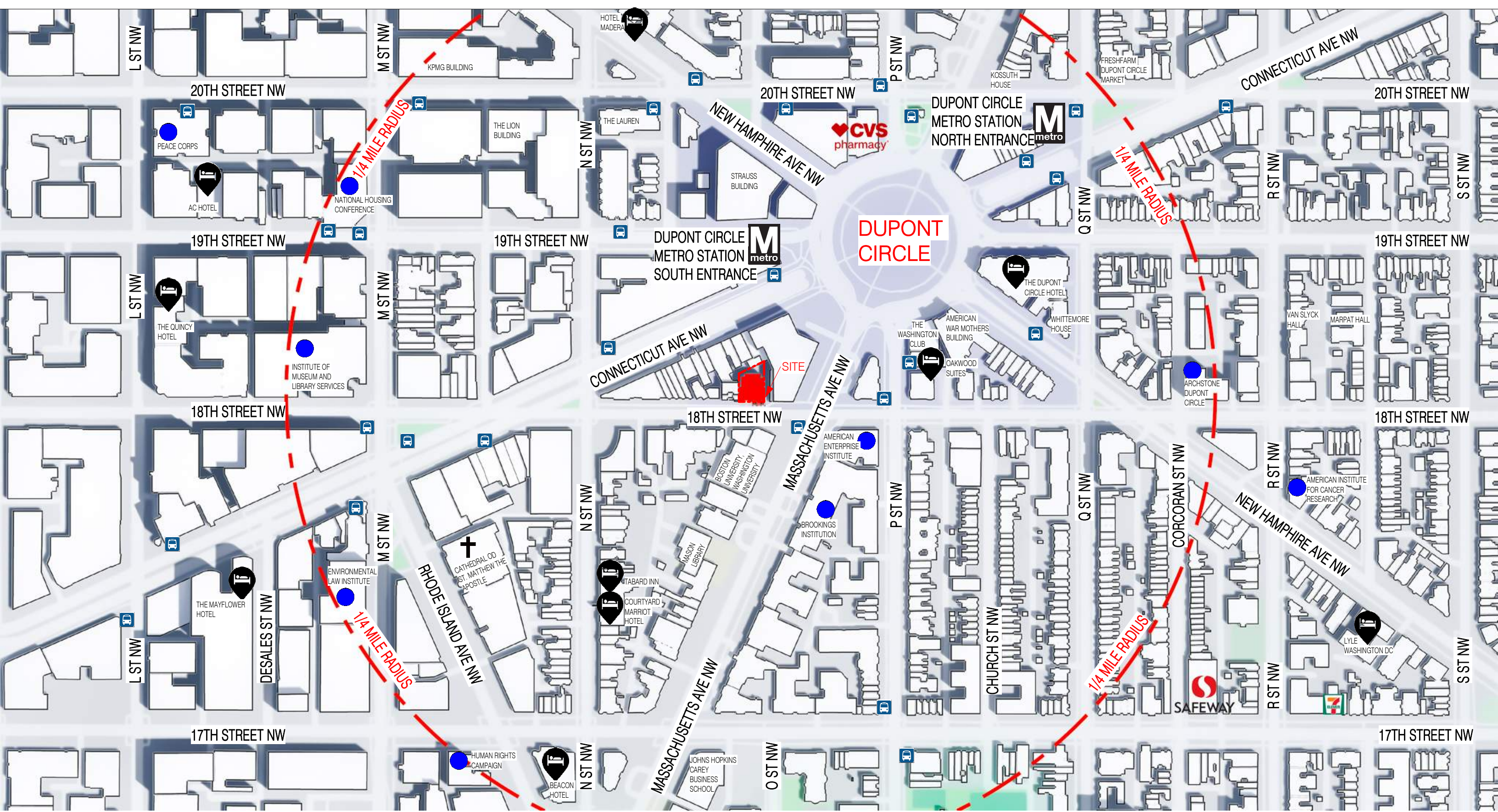


1322-26 18th STREET NW BZA PRESENTATION

CASE NUMBER 20841

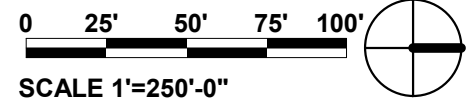
JANUARY 11, 2023



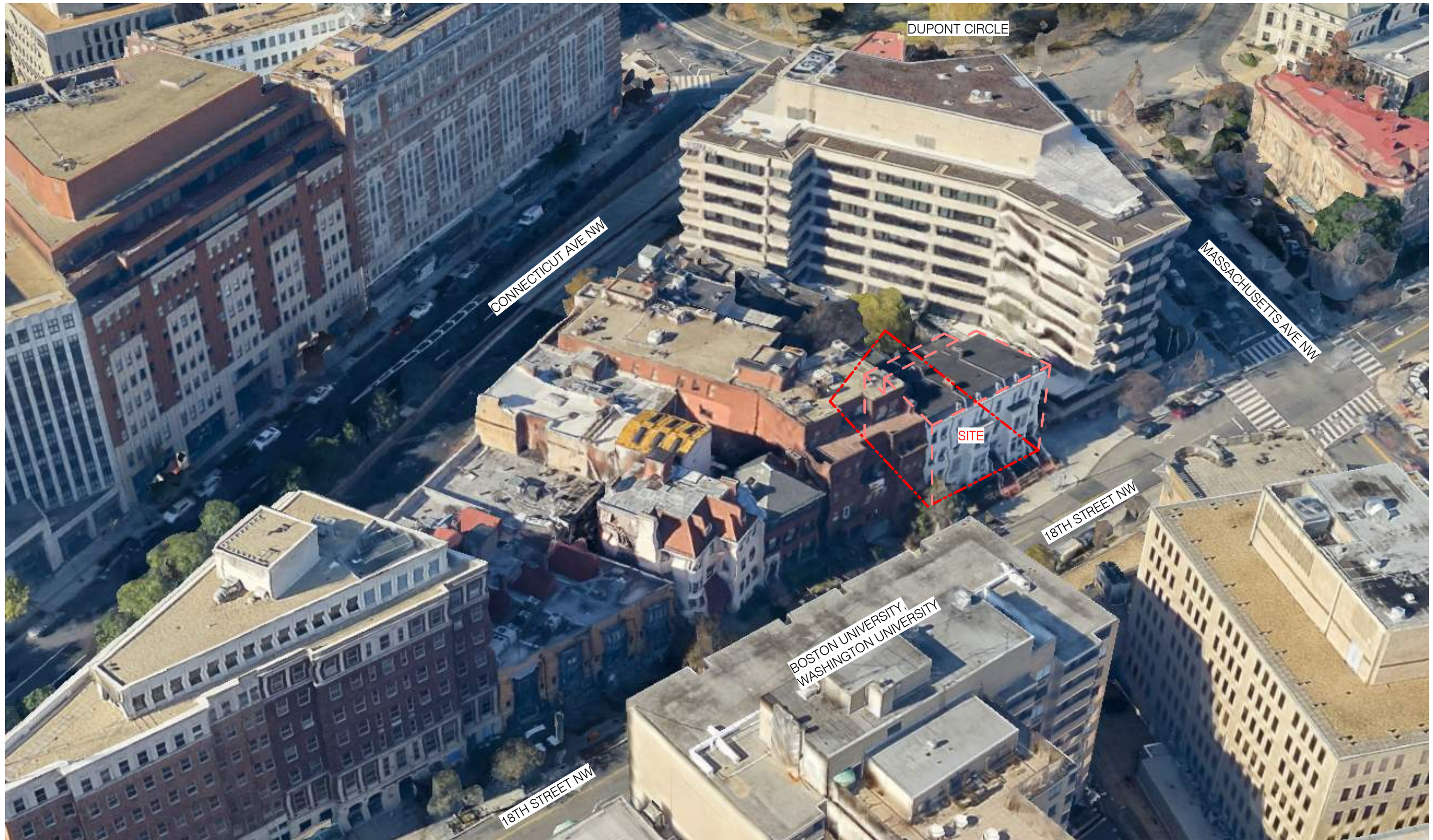


1322-1326 18TH STREET

1322 18th ST NW, Washington, DC 20036



VICINITY MAP | A.01



1322-1326 18TH STREET

1322 18th ST NW, Washington, DC 20036

CONTEXT - PERSPECTIVE AERIAL VIEW | A.02

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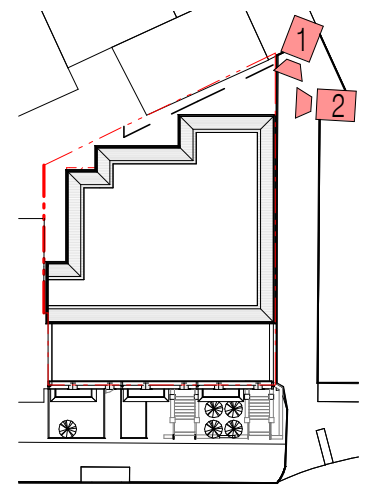




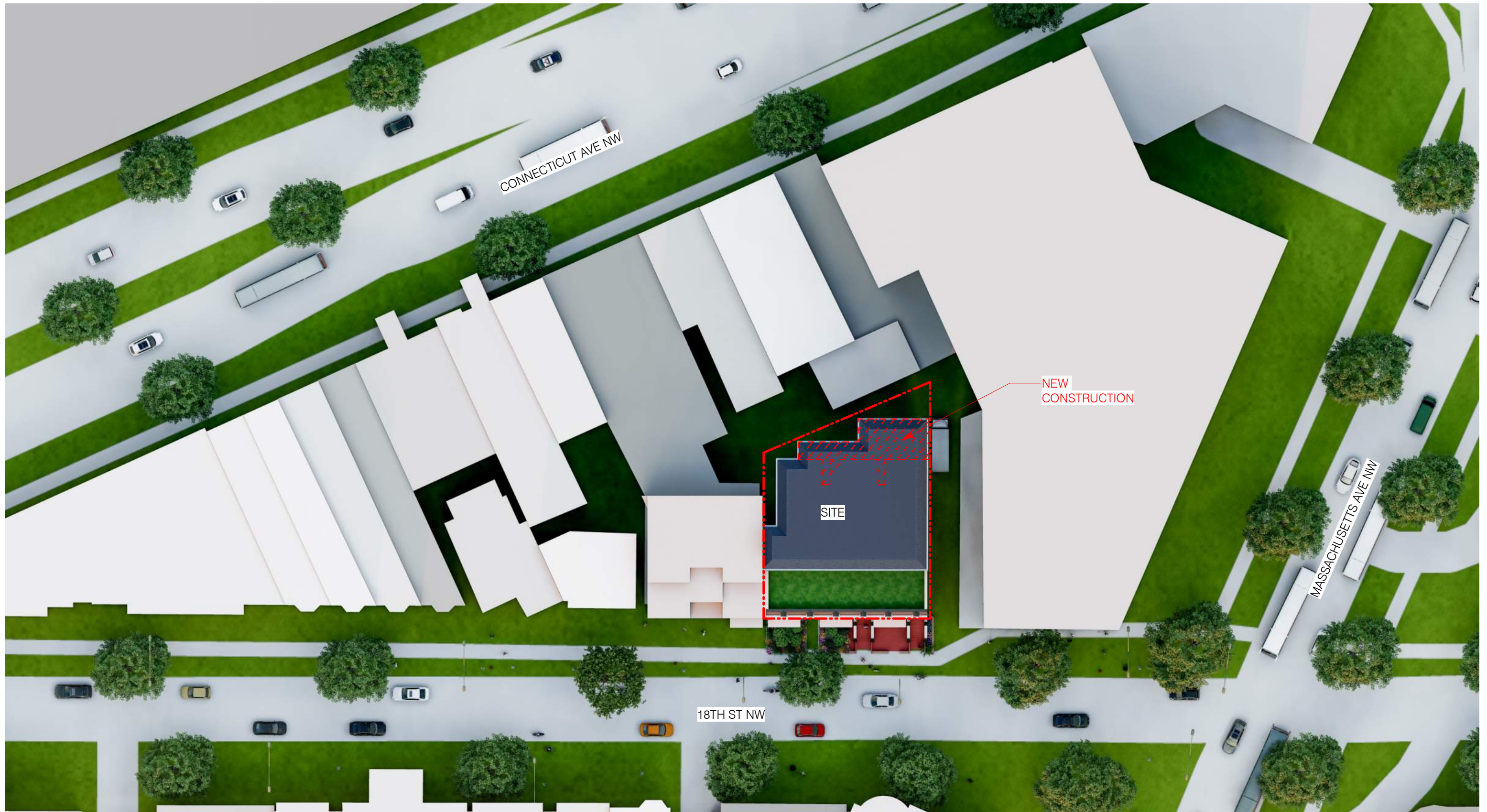
1.



2.



KEYPLAN



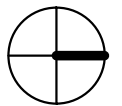
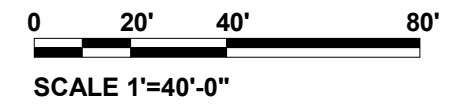
NEW
CONSTRUCTION

SITE

18TH ST NW

CONNECTICUT AVE NW

MASSACHUSETTS AVE NW



1322-1326 18TH STREET

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SITE PLAN | A.04

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FIRST FLOOR PLAN | A.11

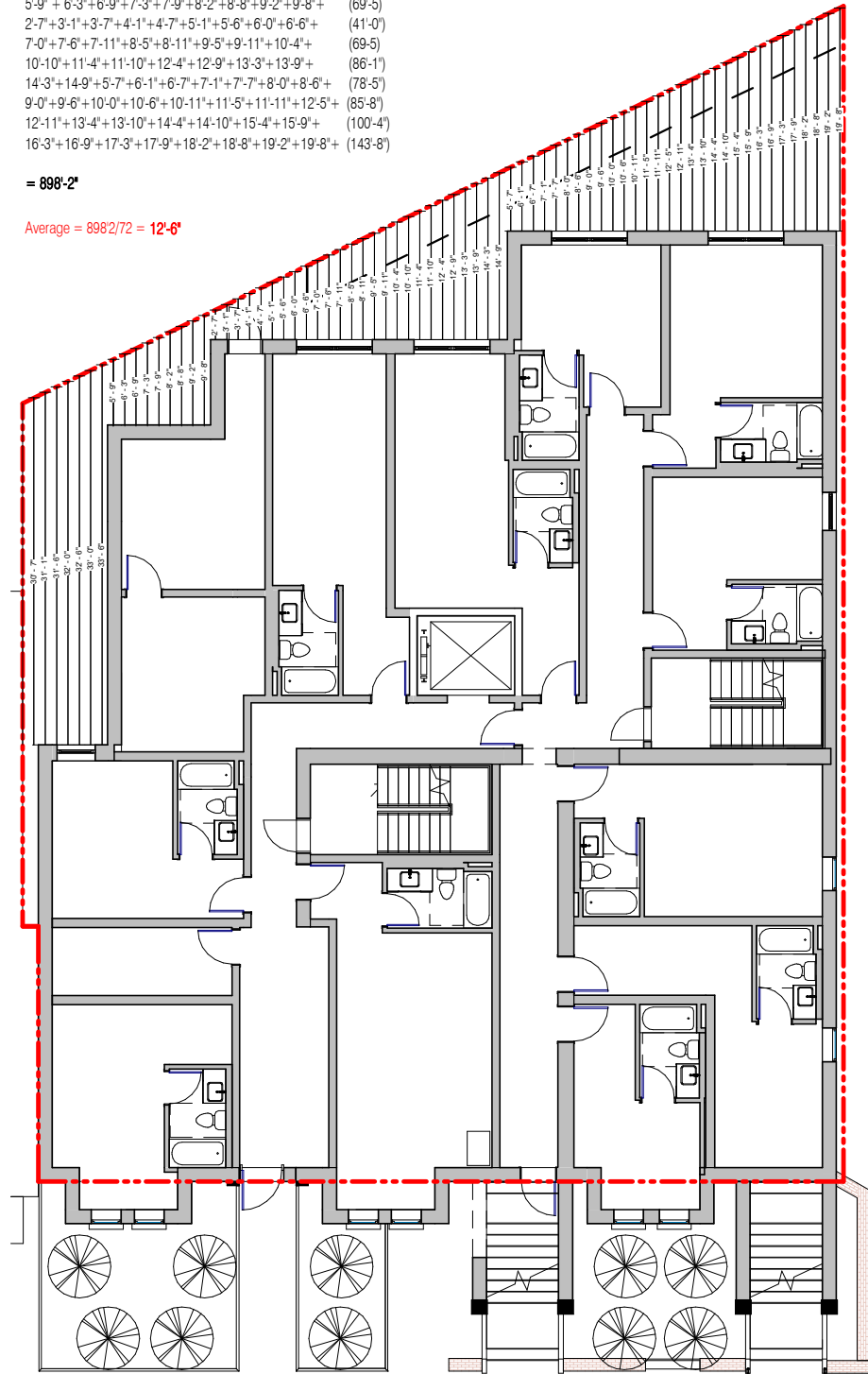
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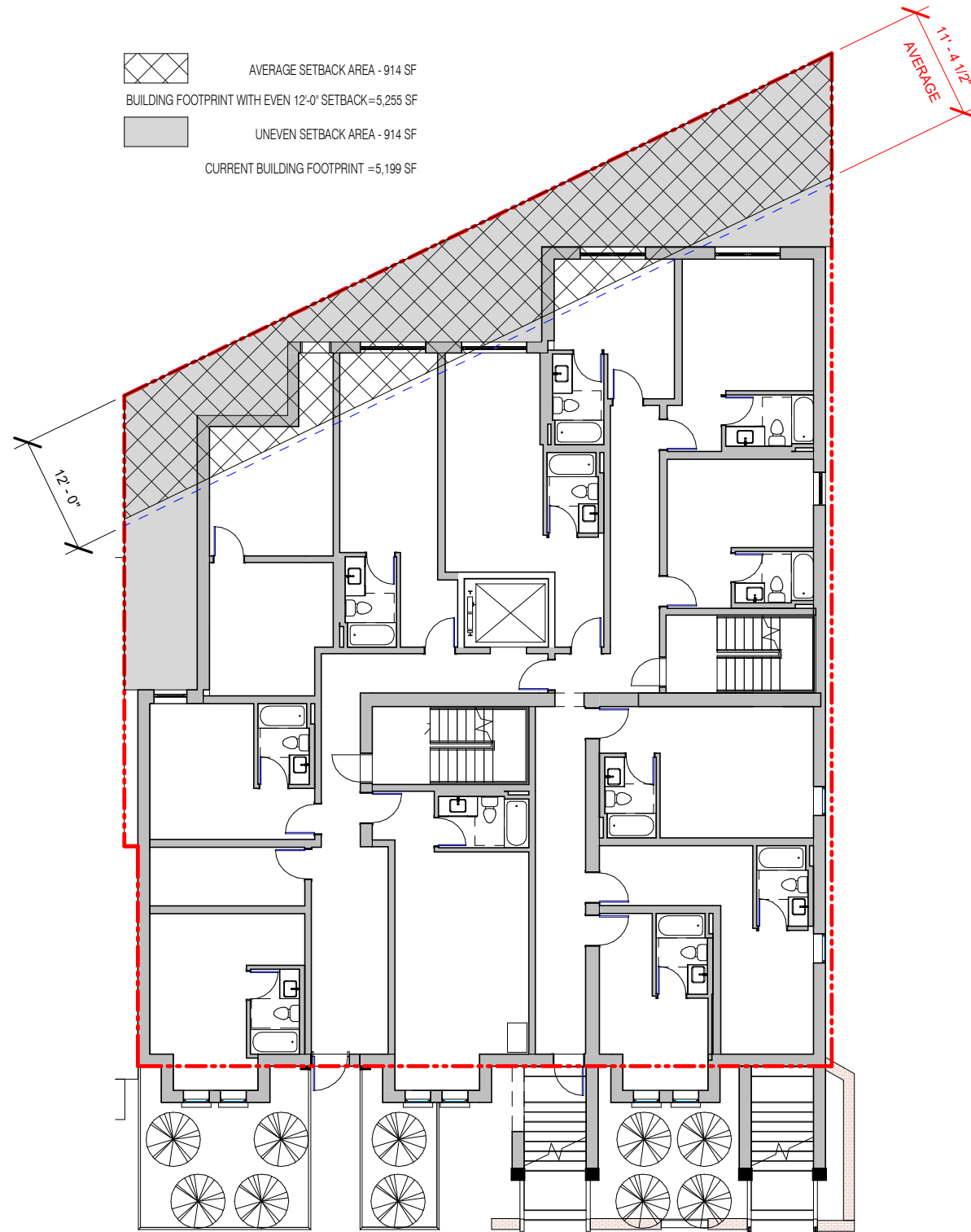


30'-7"+31'-1"+31'-6"+32'-0"+32'-6"+33'-0"+33'-6"+ (224'-2")
 5'-9"+6'-3"+6'-9"+7'-3"+7'-9"+8'-2"+8'-8"+9'-2"+9'-8"+ (69'-5")
 2'-7"+3'-1"+3'-7"+4'-1"+4'-7"+5'-1"+5'-6"+6'-0"+6'-6"+ (41'-0")
 7'-0"+7'-6"+7'-11"+8'-5"+8'-11"+9'-5"+9'-11"+10'-4"+ (69'-5")
 10'-10"+11'-4"+11'-10"+12'-4"+12'-9"+13'-3"+13'-9"+ (86'-1")
 14'-3"+14'-9"+5'-7"+6'-1"+6'-7"+7'-1"+7'-7"+8'-0"+8'-6"+ (78'-5")
 9'-0"+9'-6"+10'-0"+10'-6"+10'-11"+11'-5"+11'-11"+12'-5"+ (85'-8")
 12'-11"+13'-4"+13'-10"+14'-4"+14'-10"+15'-4"+15'-9"+ (100'-4")
 16'-3"+16'-9"+17'-3"+17'-9"+18'-2"+18'-8"+19'-2"+19'-8"+ (143'-8")

= 898'-2"
 Average = 898' / 72 = 12'-6"

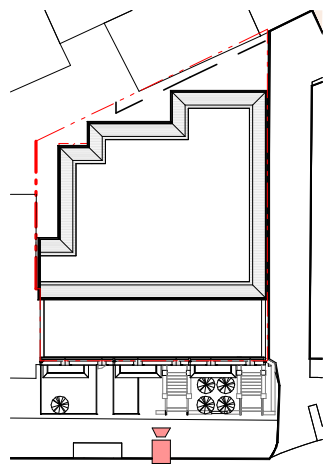


AVERAGE SETBACK AREA - 914 SF
 BUILDING FOOTPRINT WITH EVEN 12'-0" SETBACK = 5,255 SF
 UNEVEN SETBACK AREA - 914 SF
 CURRENT BUILDING FOOTPRINT = 5,199 SF



1 REAR SETBACK DIAGRAM - AVERAGE DISTANCE
 A.00.2 1/16" = 1'-0"

2 REAR SETBACK DIAGRAM - AREA BASED
 A.00.2 1/16" = 1'-0"

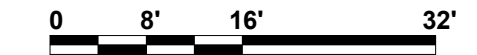


KEY PLAN



1322-1326 18TH STREET

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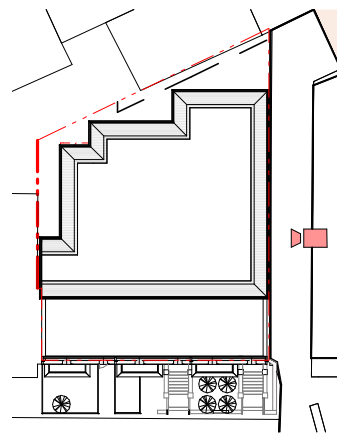


SCALE 1/16"=1'-0"

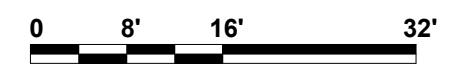
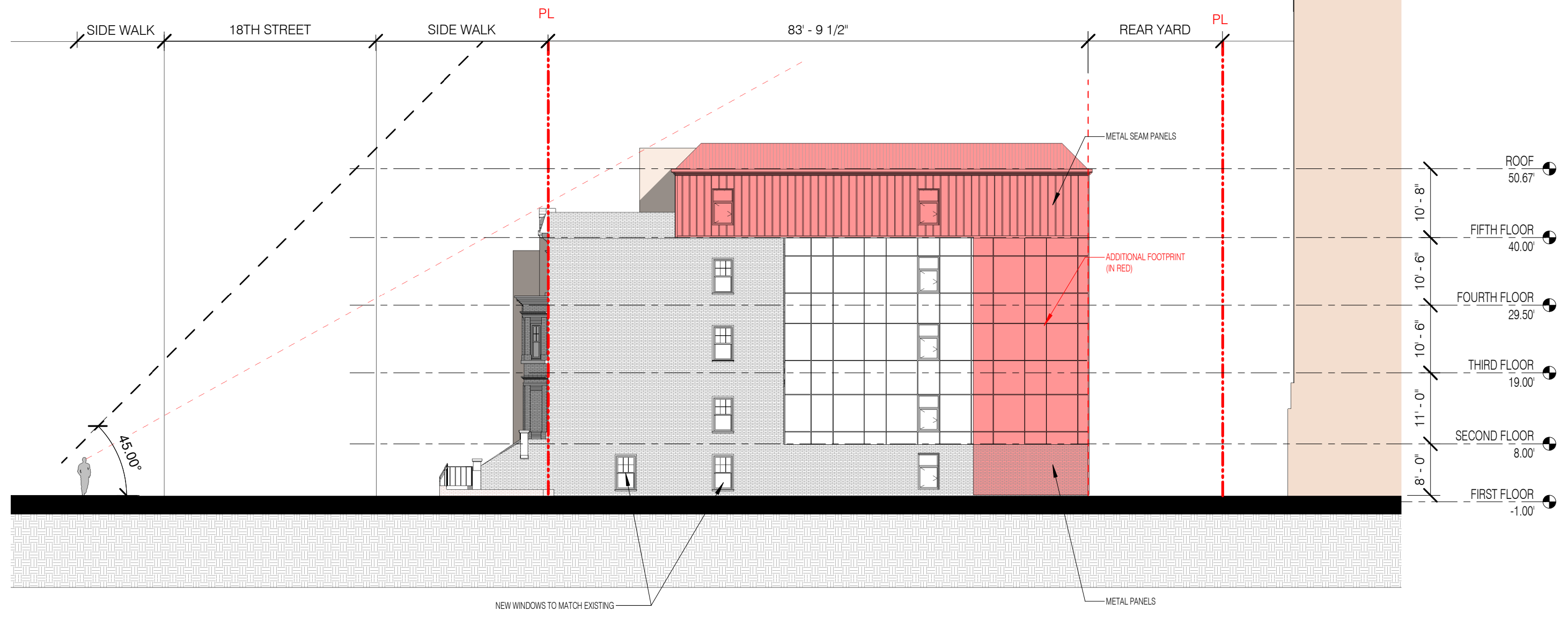
SOUTH ELEVATION A.20

12/19/2022





KEY PLAN



SCALE 1/16"=1'-0"

1322-1326 18TH STREET

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EAST ELEVATION A.21

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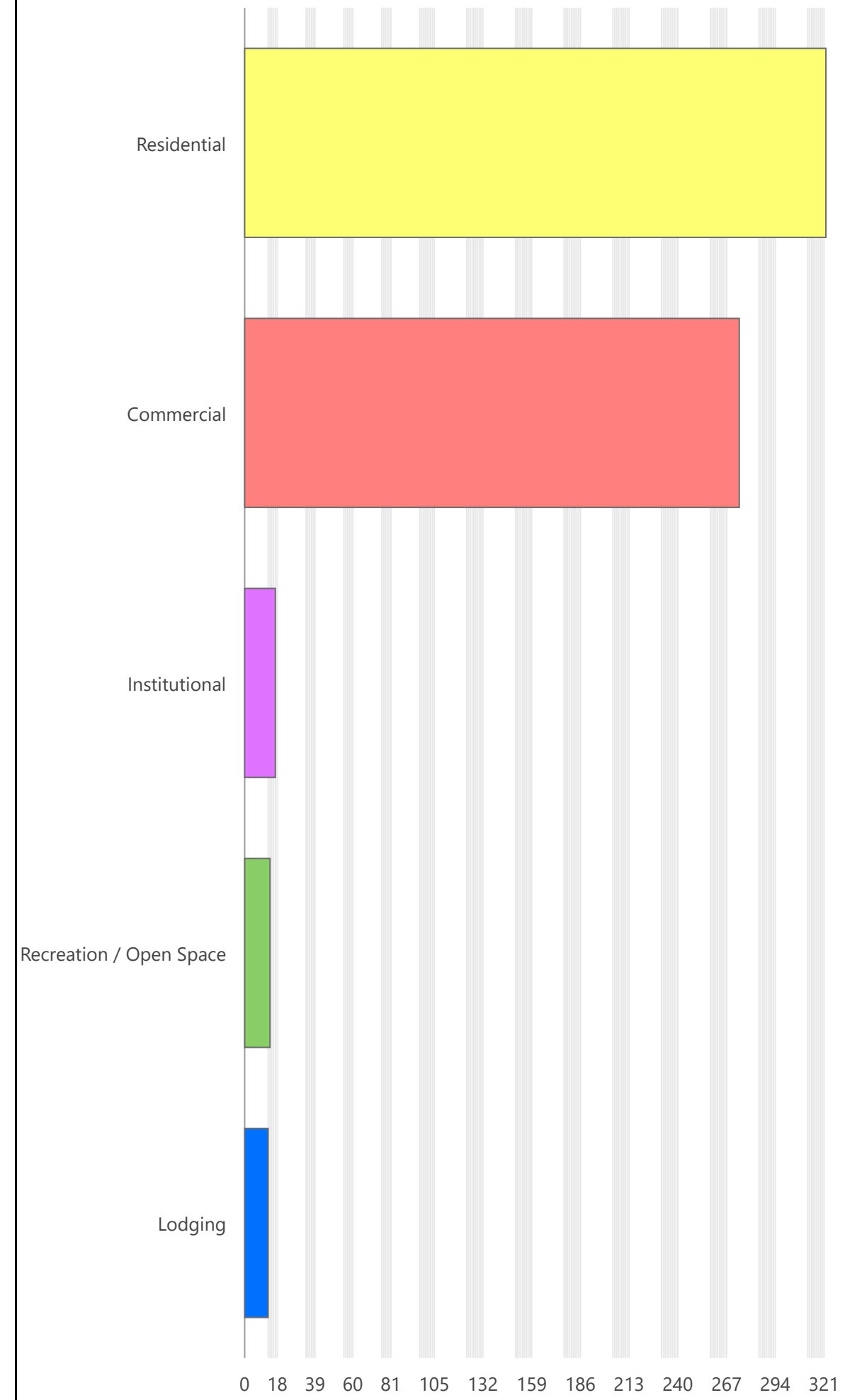
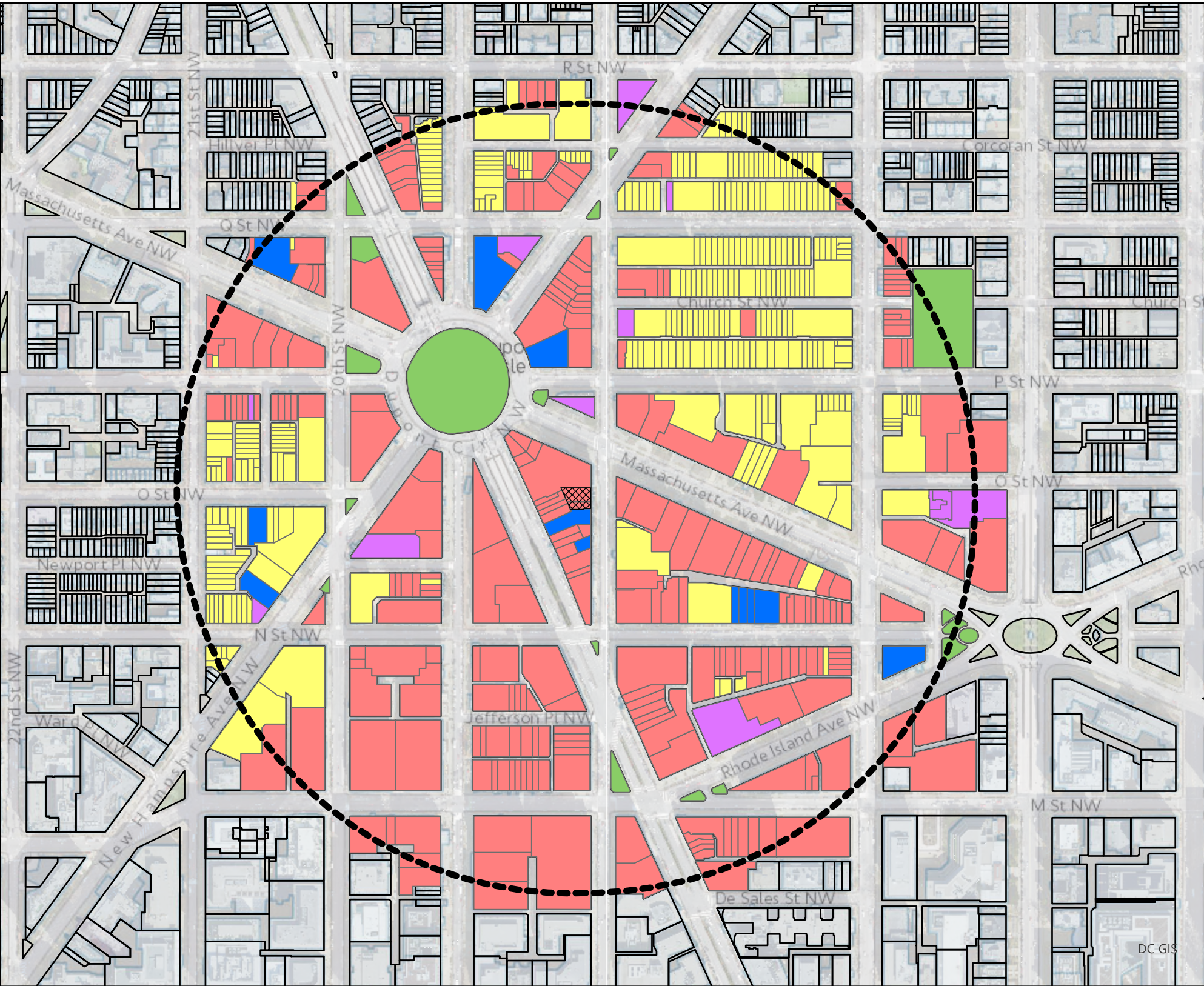
PERSPECTIVE RENDERING | A.27.3

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Existing Land Uses Within 1/4 Mile of Subject Property



Properties within 1/4 Mile of Subject Property
 Residential
 Commercial
 Institutional
 Recreation / Open Space
 Lodging

Subject Property
 1/4 Mile Buffer from Subject Property

* Map shows properties located at 1337 Connecticut Avenue NW and 1312 18th Street NW as lodging use per BZA Order Nos. 18906A and 20720, respectively. The project at 1337 Connecticut Avenue NW is under construction. The status of the project at 1312 18th Street NW is unknown.

Special Exception for Lodging Use (Subtitle U § 504.1(f))

- *The height, bulk, and design of the lodging use shall be in harmony with existing uses and structures on neighboring property*
 - With the addition, the building will be commensurate in height and bulk with neighboring buildings and has been approved by HPRB.
- *To ensure that the height, bulk, and design is in harmony with existing uses and structures on neighboring property, the Board of Zoning Adjustment may require special treatment in the way of design, building setbacks, screening, landscaping, sign controls, and other features as it deems necessary to protect neighboring property.*
 - No special treatment required; the building's design reflects these considerations from the HPRB.
- *The approval of the lodging use shall result in a balance of residential, office, and lodging uses in the applicable zones in the vicinity of the lodging use.*
 - As shown on the existing land use map, the proposed lodging will maintain the balance of residential office, and lodging uses in the property's vicinity. With the proposed project, only 2% of properties within ¼ mile will be devoted to lodging use.
- *The gross floor area devoted to function rooms and exhibit space shall not exceed fifteen percent (15%) of the gross floor area of the hotel*
 - The project will not include any function rooms.
- *The lodging use shall be located within one thousand three hundred feet (1,300 ft.) of the Central Employment Area or a Metrorail station as measured from the entrance of the lodging use closest to the main lobby and guest registration desk to the edge of the Central Employment Area or the entrance to the Metrorail station, following public rights-of-way*
 - The building entrance is approximately 800 feet from the Dupont Circle Metrorail station, using public rights-of-way.
- *The Board of Zoning Adjustment may require more or less offstreet parking spaces and loading berths than required by this title to accommodate the activities of the lodging use, so as to avoid unduly impacting parking or traffic on the surrounding streets*
 - The project will not generate significant parking and loading demand, which cannot be accommodated on-site anyway. The Applicant committed to leasing 2 off-site parking spaces within 500 feet for building staff use.
- *The location and design of driveways, access roads, and other circulation elements of the lodging use shall be located to avoid dangerous or other objectionable traffic conditions*
 - No ability to provide access, but expected parking and loading demand will not create objectionable conditions.

Special Exception from Rear Yard Requirement (Subtitle G § 1201.1)

- *No apartment window shall be located within forty feet (40 ft.) directly in front of another building*
 - The project will not contain apartments, and adjacent properties do not contain apartments.
- *No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall*
 - The project will not contain offices.
- *In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards*
 - Because of separation distances and building angles, sight lines will be obscured and not intrusive.
- *Provision shall be included for service functions, including parking and loading access and adequate loading areas*
 - The project will not generate significant parking and loading demand, which cannot be accommodated on-site anyway.
- *The requested relief 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*
 - Adequate open space for light, air, and privacy will still be provided in the rear yard.