

# 1772 CHURCH STREET NW

BOARD OF ZONING ADJUSTMENT - PRELIMINARY SUBMISSION  
AUGUST 28<sup>TH</sup>, 2015

**PROJECT TEAM:**

**OWNER:** CAS RIEGLER  
1010 WISCONSIN AVE. NW  
WASHINGTON, DC 20001  
(202) 215-6588

ST. THOMAS' PARISH EPISCOPAL  
CHURCH  
1772 CHURCH ST, NW  
WASHINGTON, DC 20036  
(202) 332-0607

**ARCHITECT:** HICKOK COLE ARCHITECTS  
1023 31ST STREET, NW  
WASHINGTON, DC 20007  
(202) 667-9776

**SHEET LIST:**

CS-01 COVER SHEET  
A1.01 SITE CONTEXT PLAN  
A1.02 ZONING ANALYSIS  
A1.03 ZONING ANALYSIS PLAN  
A1.04 SITE PLAN  
A1.05 FLOOR PLAN: P1 PARKING LEVEL  
A1.06 FLOOR PLAN: GROUND FLOOR  
A1.07 FLOOR PLAN:  
A1.08 FLOOR PLAN:  
A1.09 FLOOR PLAN:  
A1.10 FLOOR PLAN:  
A1.11 FLOOR PLAN:  
A1.12 BUILDING ELEVATION: WEST  
A1.13 BUILDING ELEVATION: NORTH  
A1.14 BUILDING ELEVATION: SOUTH  
A1.15 BUILDING ELEVATION: EAST



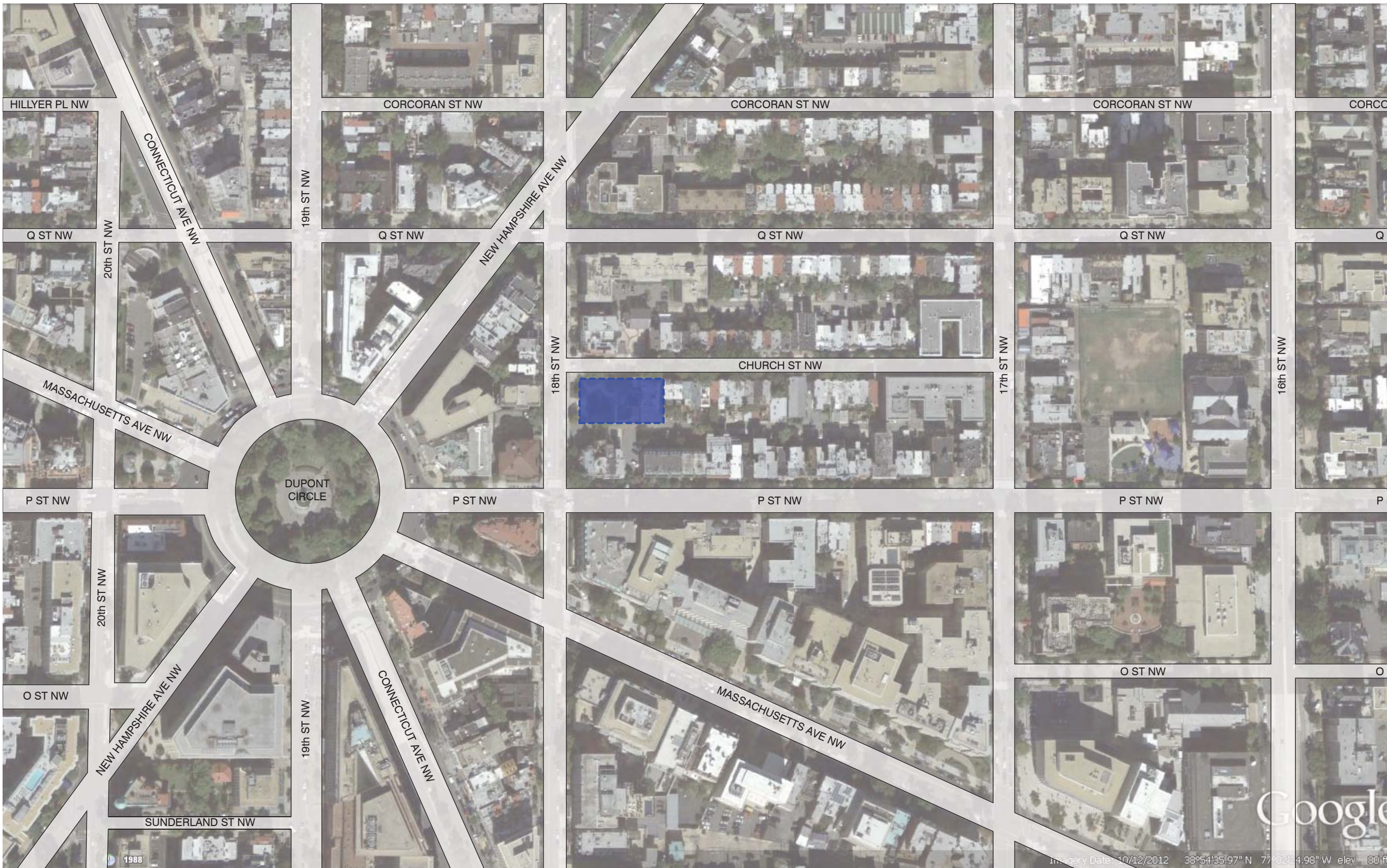
ST. THOMAS' PARISH  
EPISCOPAL CHURCH • DUPONT CIRCLE



CAS Riegler  
VALUE | URBAN | CHARACTER

Hickok Cole  
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19133  
EXHIBIT NO. 6F  
ARCHITECTS





# SITE CONTEXT PLAN

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

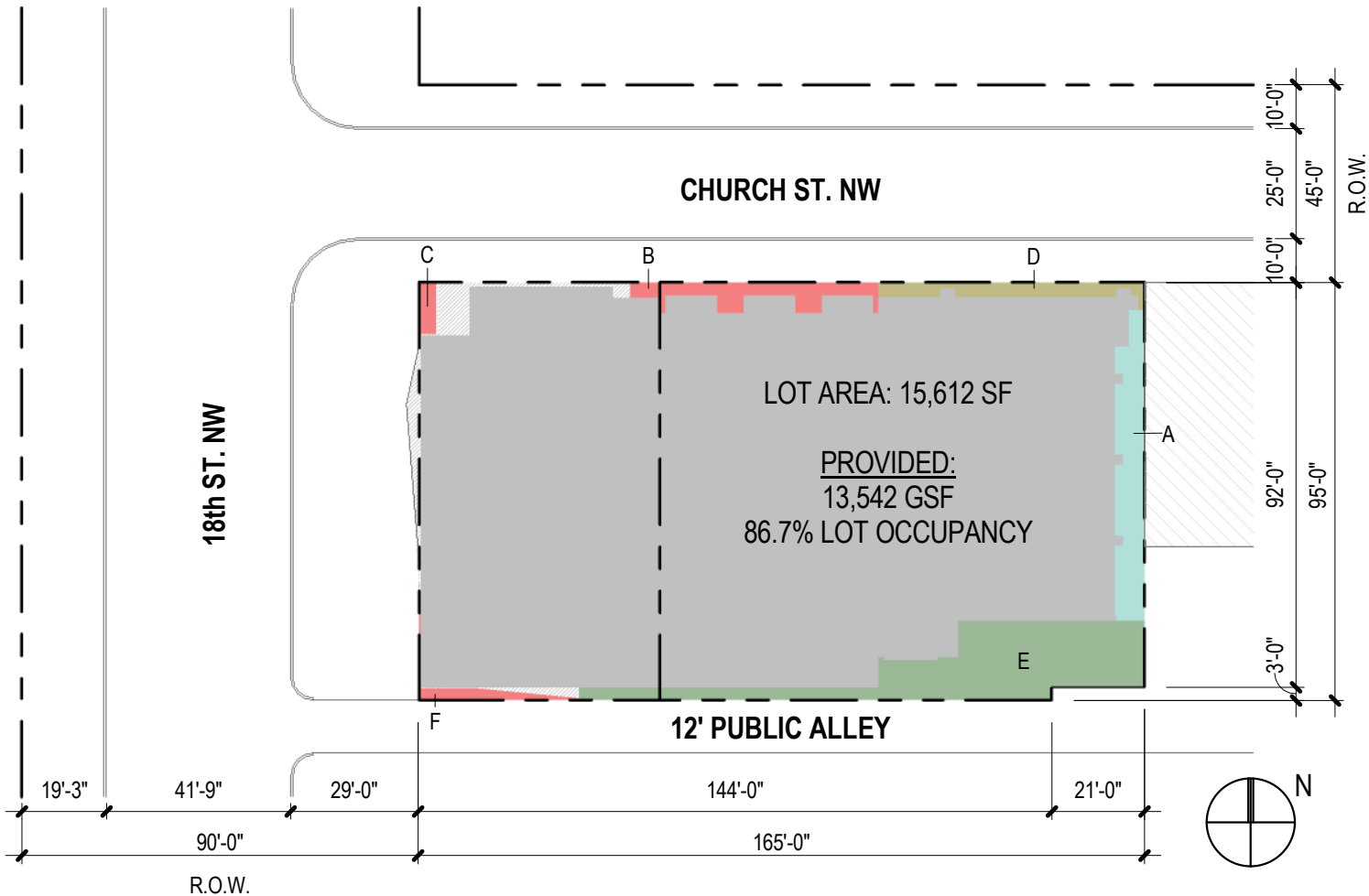
2015-08-28



A1.01







**DIAGRAM OF COURT CONDITIONS**

- COURT
- COURT NICHE
- EXISTING COURT, NON-CONFORMING
- EXISTING SIDE YARD, NON-CONFORMING
- INTERIOR SPACE
- PROJECTION FROM BUILDING FACE

**SP-1 ZONING SUMMARY:**

Permits matter-of-right medium density development including all kinds of residential uses, and limited offices for non-profit organizations, trade associations and professionals if approved as a special exception by the Board of Zoning Adjustment. Maximum lot occupancy is 80% for residential use except a hotel, 20% for public recreation and community centers and 40% with special exception approval from the BZA. Maximum FAR is 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) feet. Rear yard requirements are not less than twelve (12) feet, one-family detached dwellings and one-family semi-detached dwellings side yard requirements are eight (8) feet.

ZONING ANALYSIS:		<b>ST. THOMAS' PARISH EPISCOPAL CHURCH AND 1772 CHURCH STREET NW RESIDENTIAL</b>
Ward:	2	
SMD:	2B07	
ANC:	2B	
Landmark Designation:	None	
Neighborhood Overlay:	Dupont Circle Overlay	
Historic District:	Dupont Circle Historic District	
Square:	0156	
Lot(s):	0369	
LOT AREA (SF):	15,612 GSF	
ZONE:	SP-1 / DC Overlay (with IZ)	

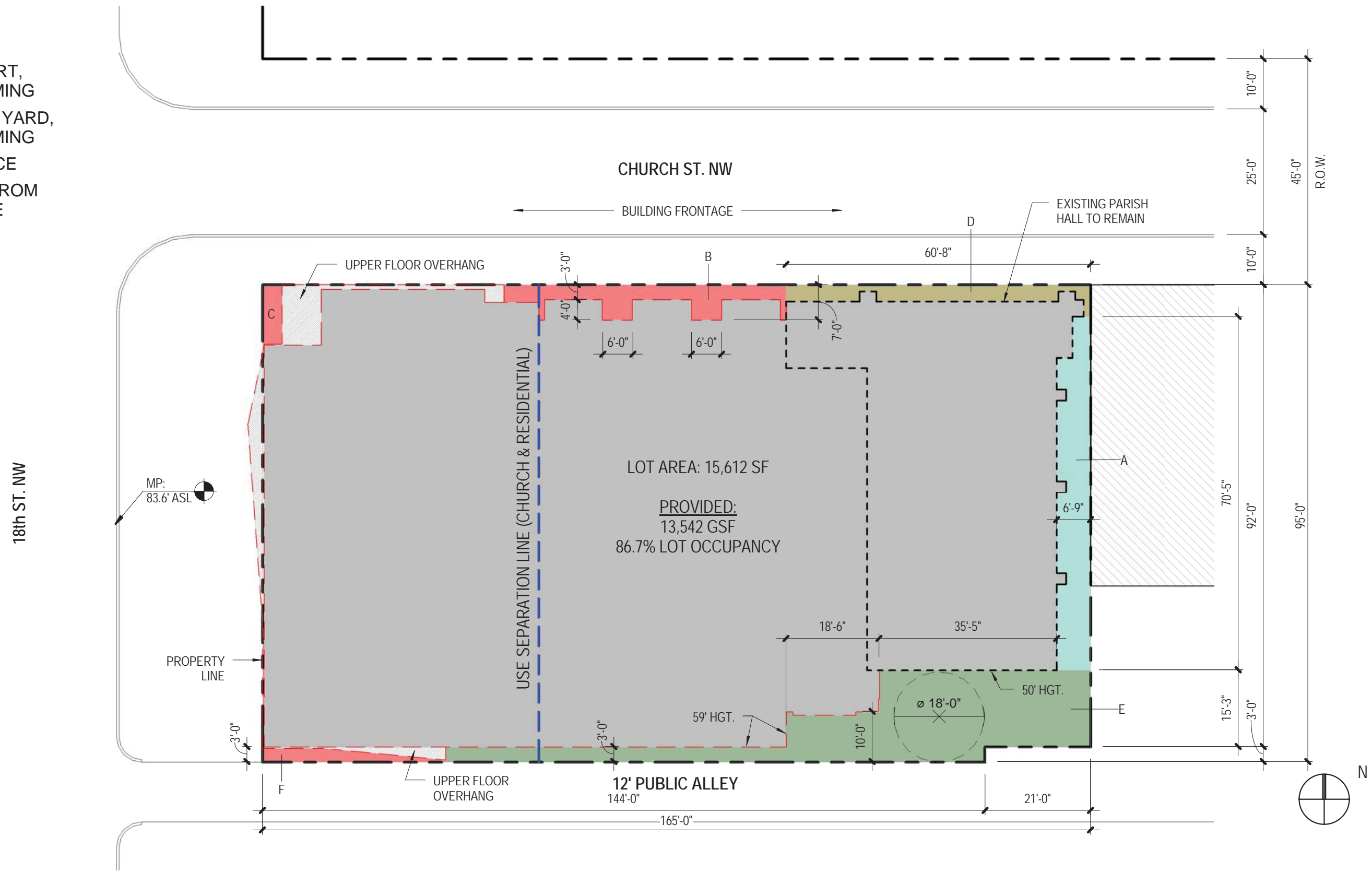
Updated: 08.20.2015

ZONING CATEGORY:	ALLOWABLE:	PROPOSED:	RELIEF:		
HEIGHT:	65'-0" + 5' (IZ Bonus) = 70'-0" (no limit on stories)	70'-0" (7 stories) (RES)	No		
FLOOR AREA RATIO (F.A.R.): <i>(Site Density)</i>	Residential = 4.0 + 0.8 (IZ BONUS) = 4.8	74,938 GSF	Residential = 2.97	No	
	Other Uses = 2.5	39,030 GSF	Church = 1.25		
	<b>MAX = 4.8 (w/ IZ BONUS)</b>	<b>74,938 GSF</b>	<b>BUILDING TOTAL = 4.22</b>		<b>65,869 GSF</b>
LOT OCCUPANCY:	80% Residential / Mixed Use	12,490 GSF	86.7% Residential / Mixed Use	13,542 GSF	Yes
REAR YARD:	2-1/2" Per Foot of height / minimum = 15'-0"		Conforming Court provided in-lieu of Rear Yard (SE alley)		No
SIDE YARD(S):	2" per ft of height / 8' minimum width (if provided)		Non-Conforming Existing Side Yard (East)		No
COURT(S):	4" width per foot of height in residential building / 15' minimum width / 350 SF minimum	Court Niche along Church St	B	No	
		Court Niche at Church Entry (NW)	C	No	
		Non-Conforming Existing Court (NE) (on Church Street - in front of Existing Parish Hall)	D	No	
		Irregular Court (SE along Alley)	E	No	
		Court Niche along Alley (South)	F	No	
ROOF STRUCTURE(S):	One structure, 1:1 setback, 18'-6" MAX Penthouse Height, PH at one height	One structure, 1:1 setbacks provided		No	
		Church PH = 10' Single Overall PH height		No	
OFF-STREET PARKING:	Church Parking:	1 per 10 Sanctuary Seats (170 Seats)	17 spaces	Church Parking = 17 spaces	No
	Residential Parking:	(56 Units) 1 space per 4 DU's	14 spaces	Res. Parking = 14 spaces	
	Total Parking:		31 spaces	TOTAL = 31 spaces	
RESIDENTIAL LOADING:	<i>Addition to Historic Structure</i>		Yes		No
	Loading Berth	N/A	None		
	Platform	N/A	None		
	Delivery Space	N/A	1 @ 12' wide X 30'-0" deep (SE alley) (exterior)		
CHURCH LOADING:	<i>Addition to Historic Structure</i>		Yes		No
	Loading Berth	N/A	None		
	Platform	N/A	None		
	Delivery Space	N/A	None		

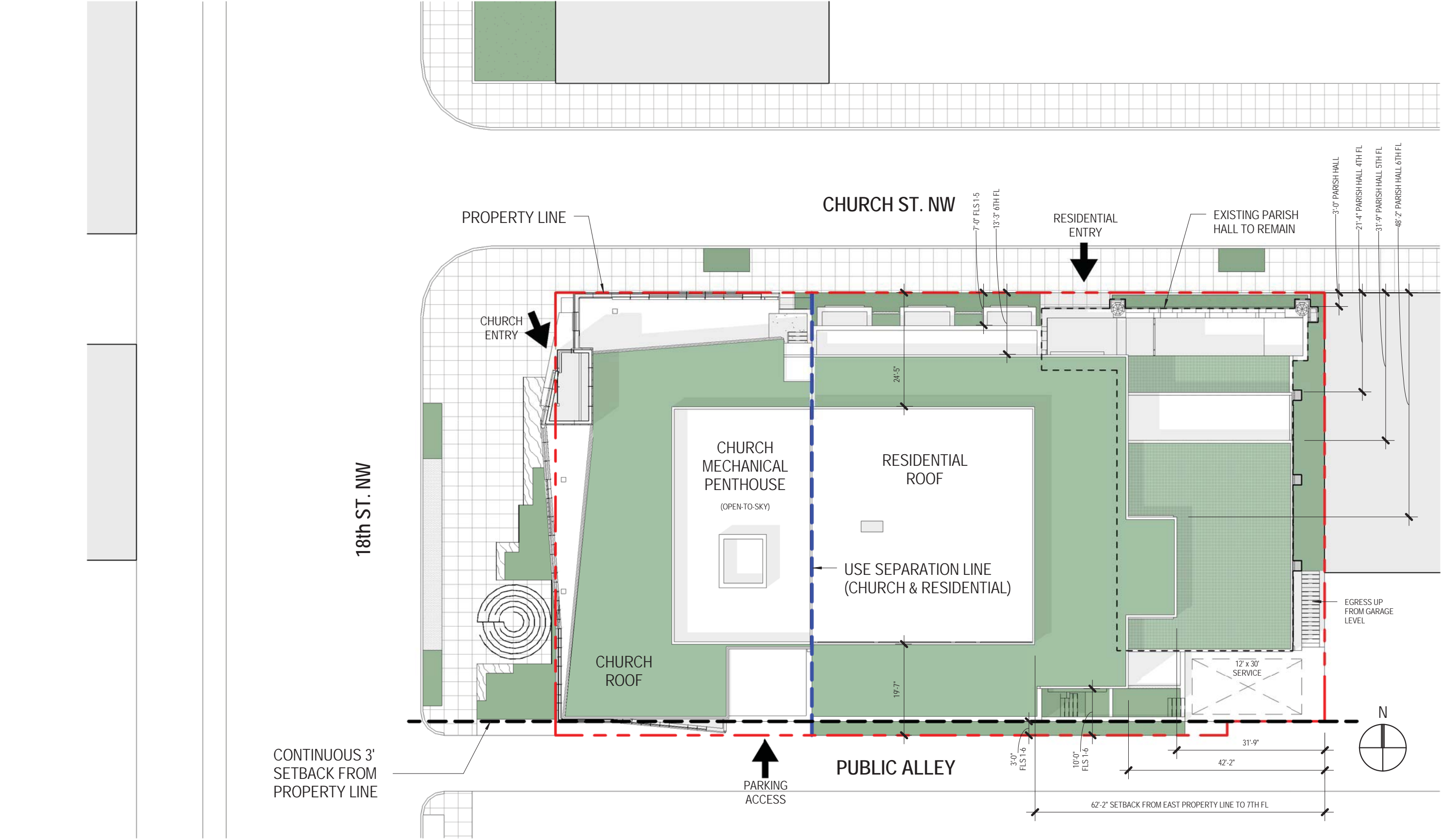
**ZONING ANALYSIS**

**DIAGRAM OF COURT CONDITIONS**

- COURT
- COURT NICHE
- EXISTING COURT, NON-CONFORMING
- EXISTING SIDE YARD, NON-CONFORMING
- INTERIOR SPACE
- PROJECTION FROM BUILDING FACE



**ZONING ANALYSIS PLAN**



**SITE PLAN**

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

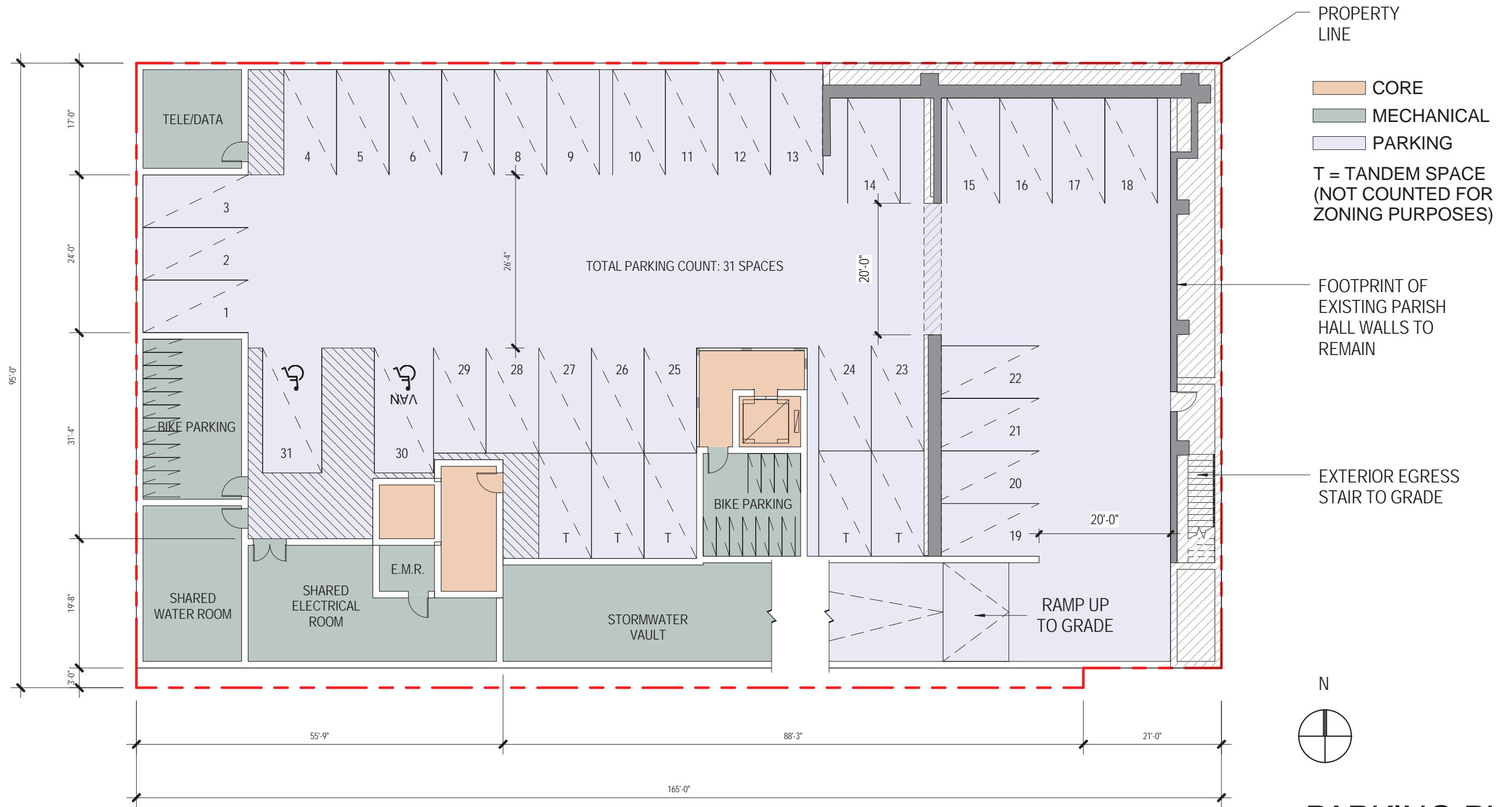
2015-08-28



Scale 1" = 20'

**A1.04**

Hickok Cole ARCHITECTS



# PARKING PLAN

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28



Scale Hickok Cole  
1/16" = 1'

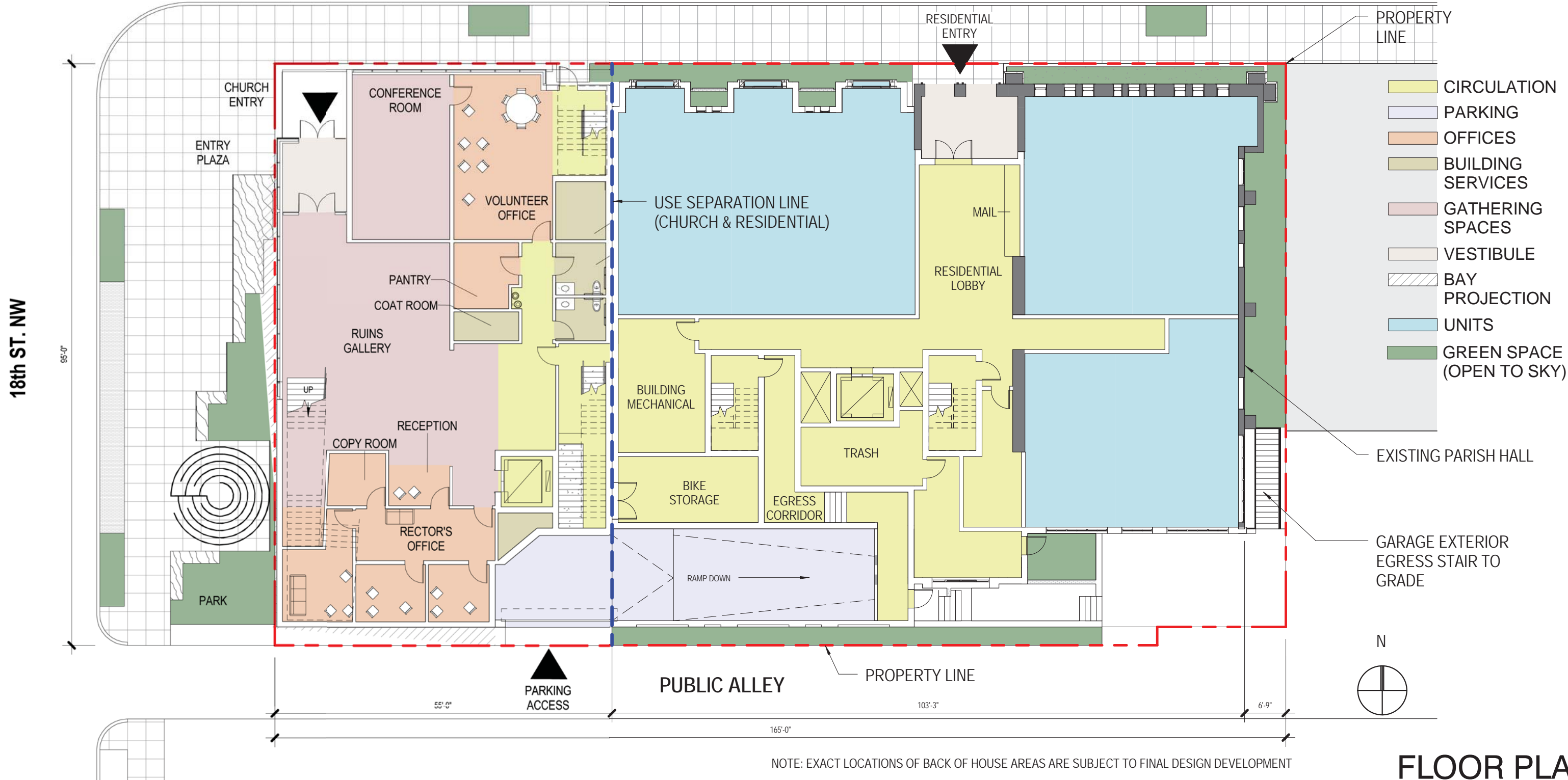
**A1.05**



CHURCH ST. NW

CHURCH GROUND FLOOR

RESIDENTIAL GROUND FLOOR



NOTE: EXACT LOCATIONS OF BACK OF HOUSE AREAS ARE SUBJECT TO FINAL DESIGN DEVELOPMENT

FLOOR PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

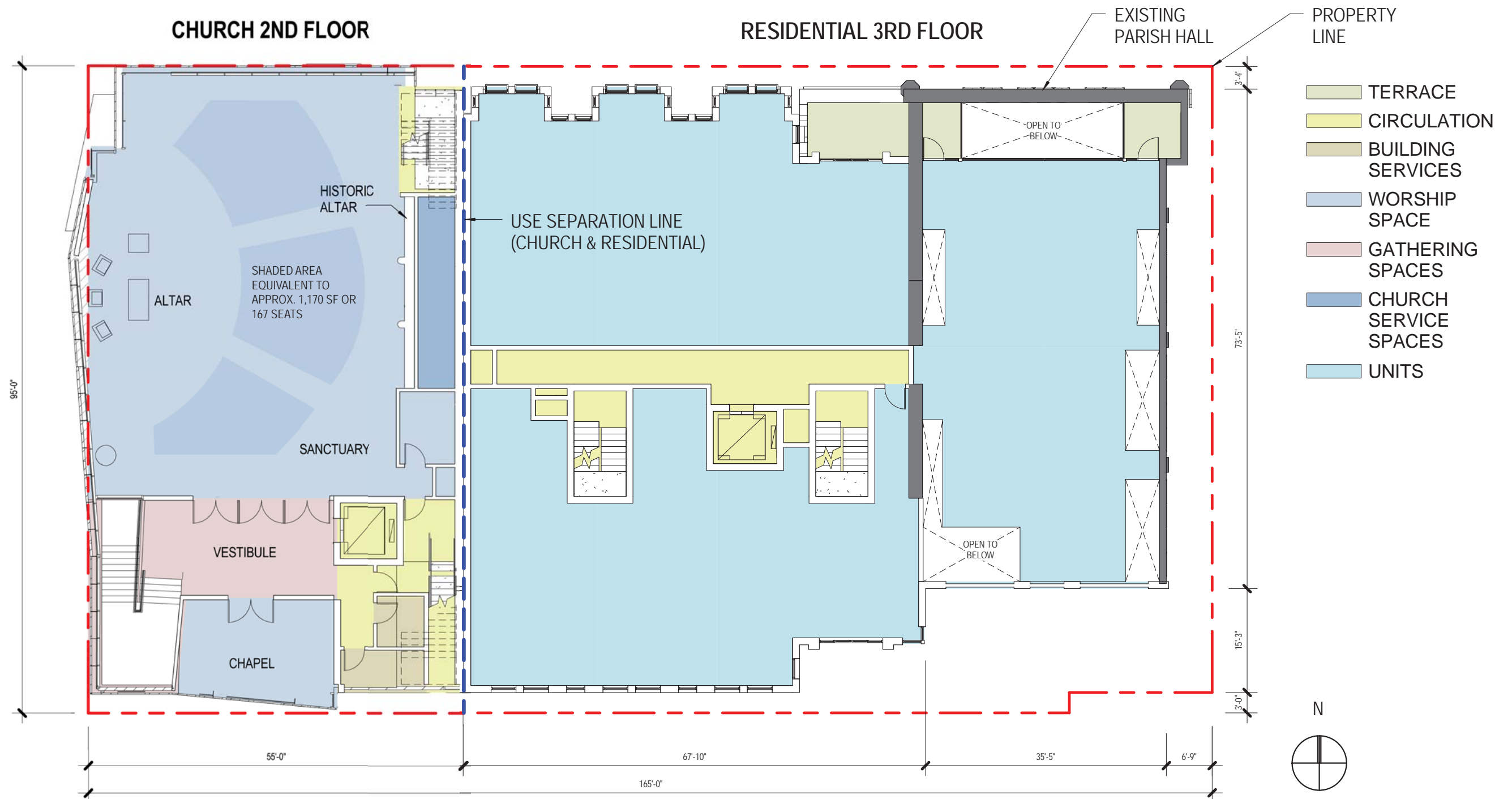
2015-08-28



Scale 1/16" = 1'

Hickok Cole ARCHITECTS

A1.06



# FLOOR PLAN

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

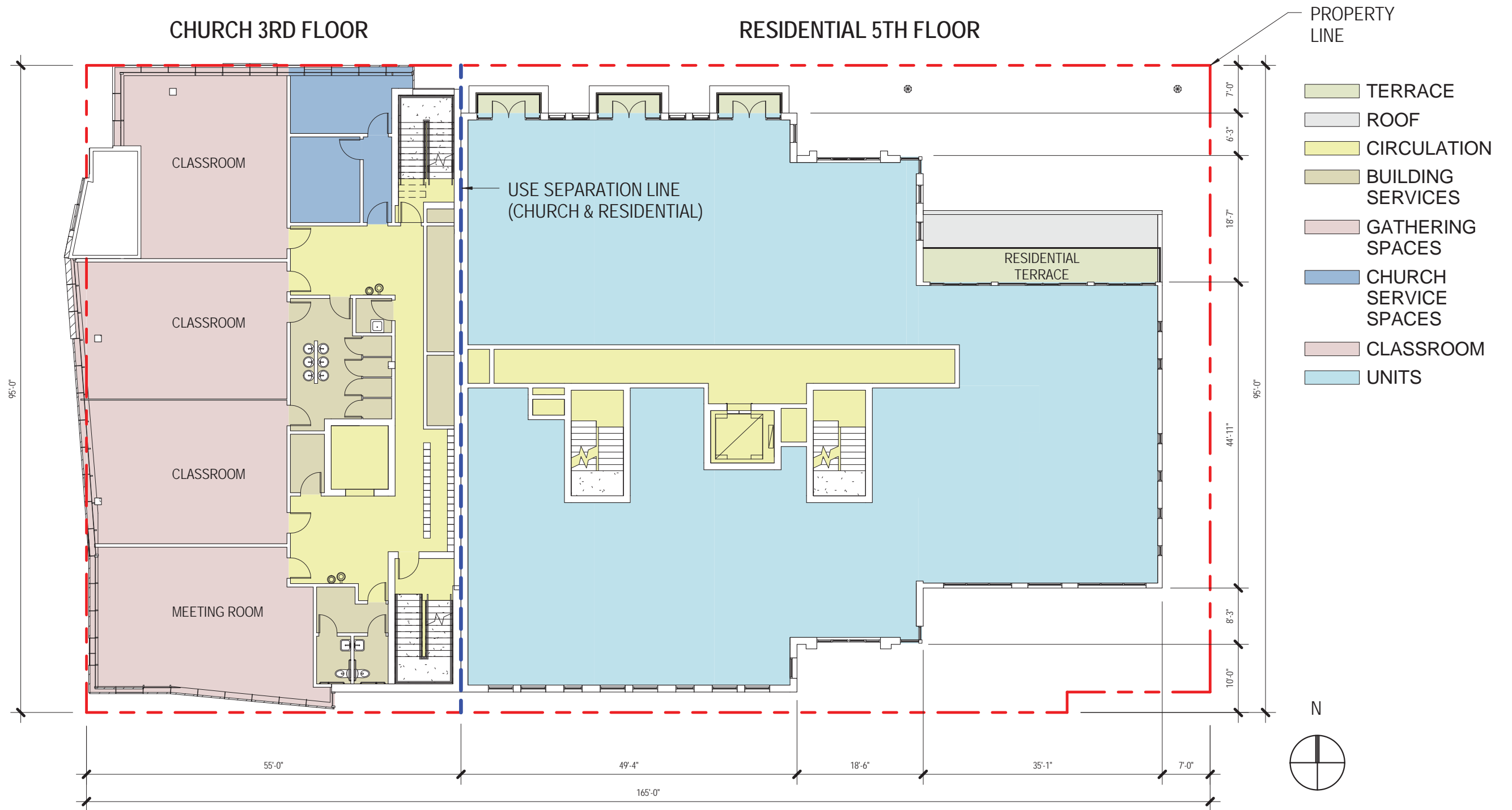
2015-08-28

ST. THOMAS' PARISH  
EPISCOPAL CHURCH • DUPONT CIRCLE

CAS Riegler  
VALUE | URBAN | CHARACTER

Scale Hickok Cole  
1/16" = 1'  
A1.07 ARCHITECTS





# FLOOR PLAN

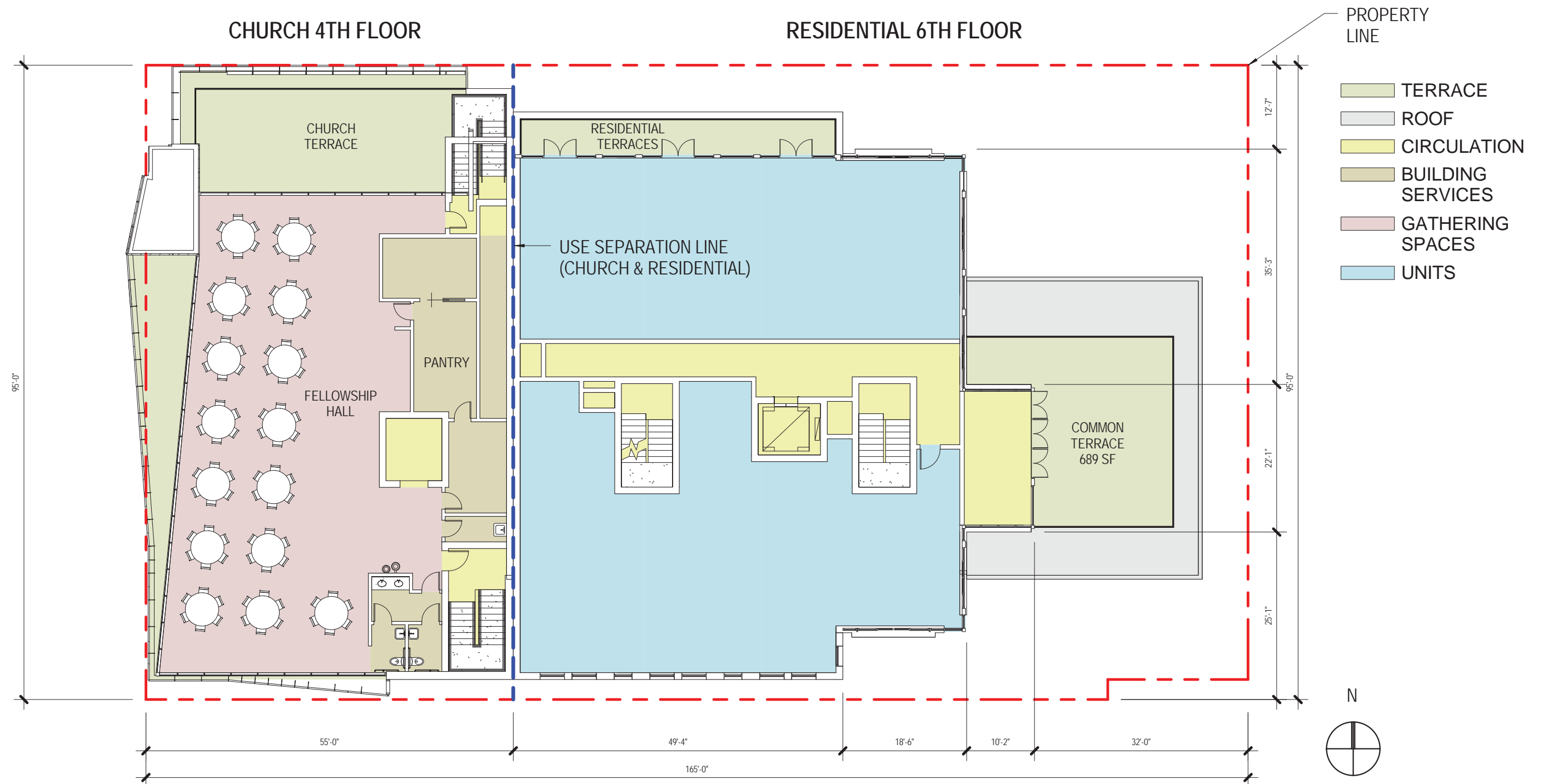
**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28



Scale Hickok Cole  
1/16" = 1'

**A1.08** ARCHITECTS



# FLOOR PLAN

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

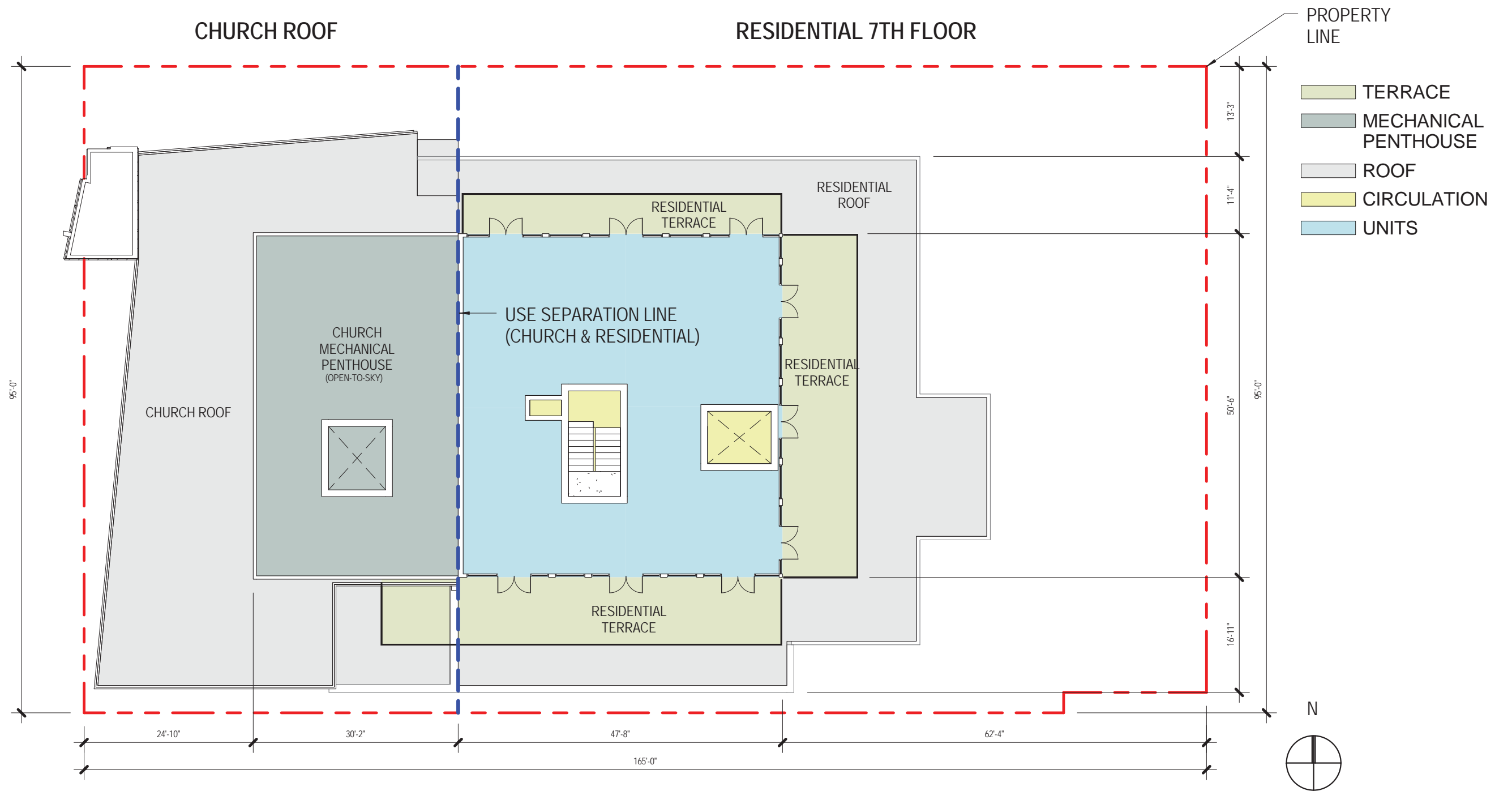
2015-08-28

ST. THOMAS' PARISH  
EPISCOPAL CHURCH • DUPONT CIRCLE

CAS Riegler  
VALUE | URBAN | CHARACTER

Scale Hickok Cole  
1/16" = 1'  
A1.09 ARCHITECTS





# FLOOR PLAN

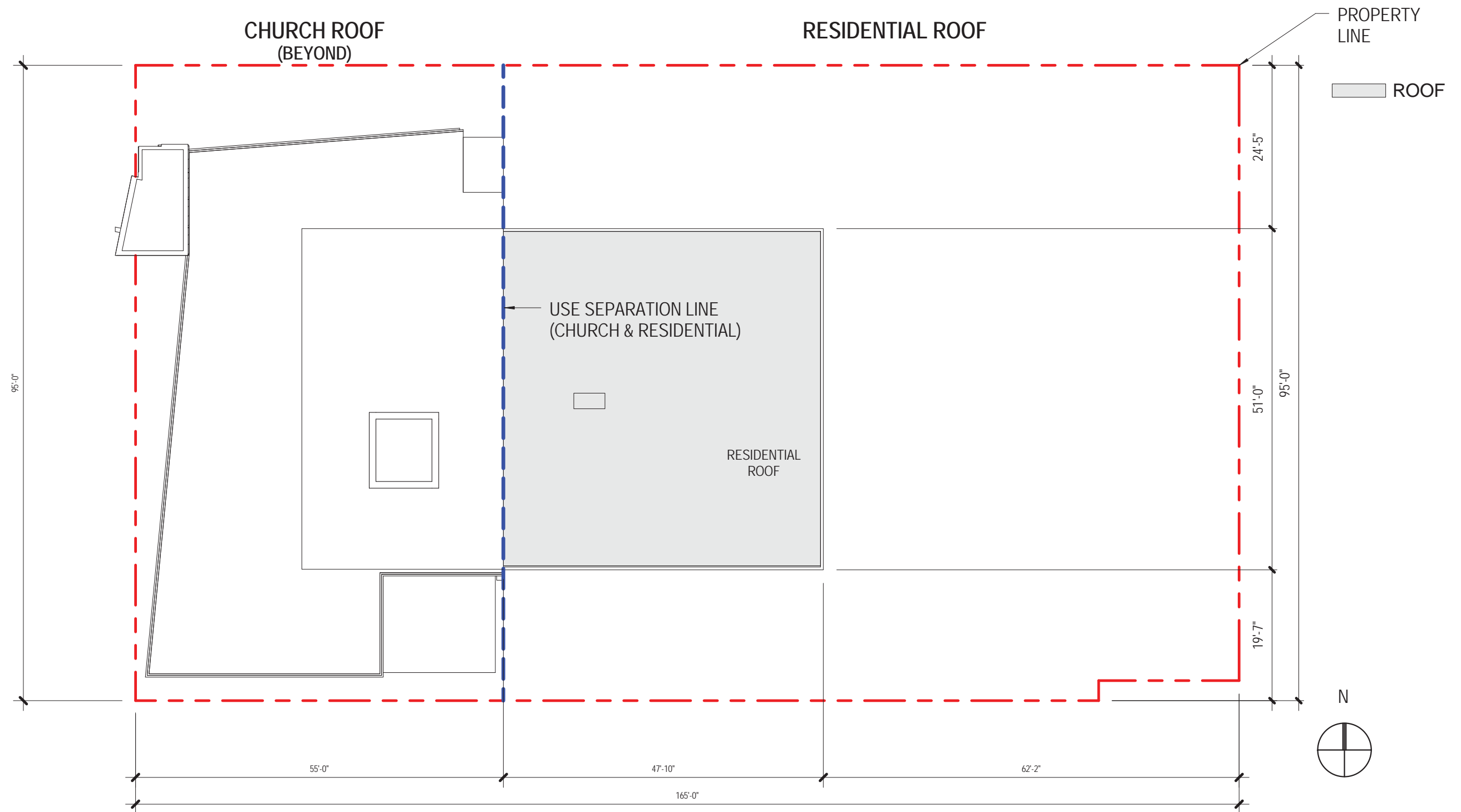
**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28

ST. THOMAS' PARISH  
EPISCOPAL CHURCH • DUPONT CIRCLE

CAS Riegler  
VALUE | URBAN | CHARACTER

Scale Hickok Cole  
1/16" = 1'  
A1.10 ARCHITECTS



# PENTHOUSE PLAN

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28

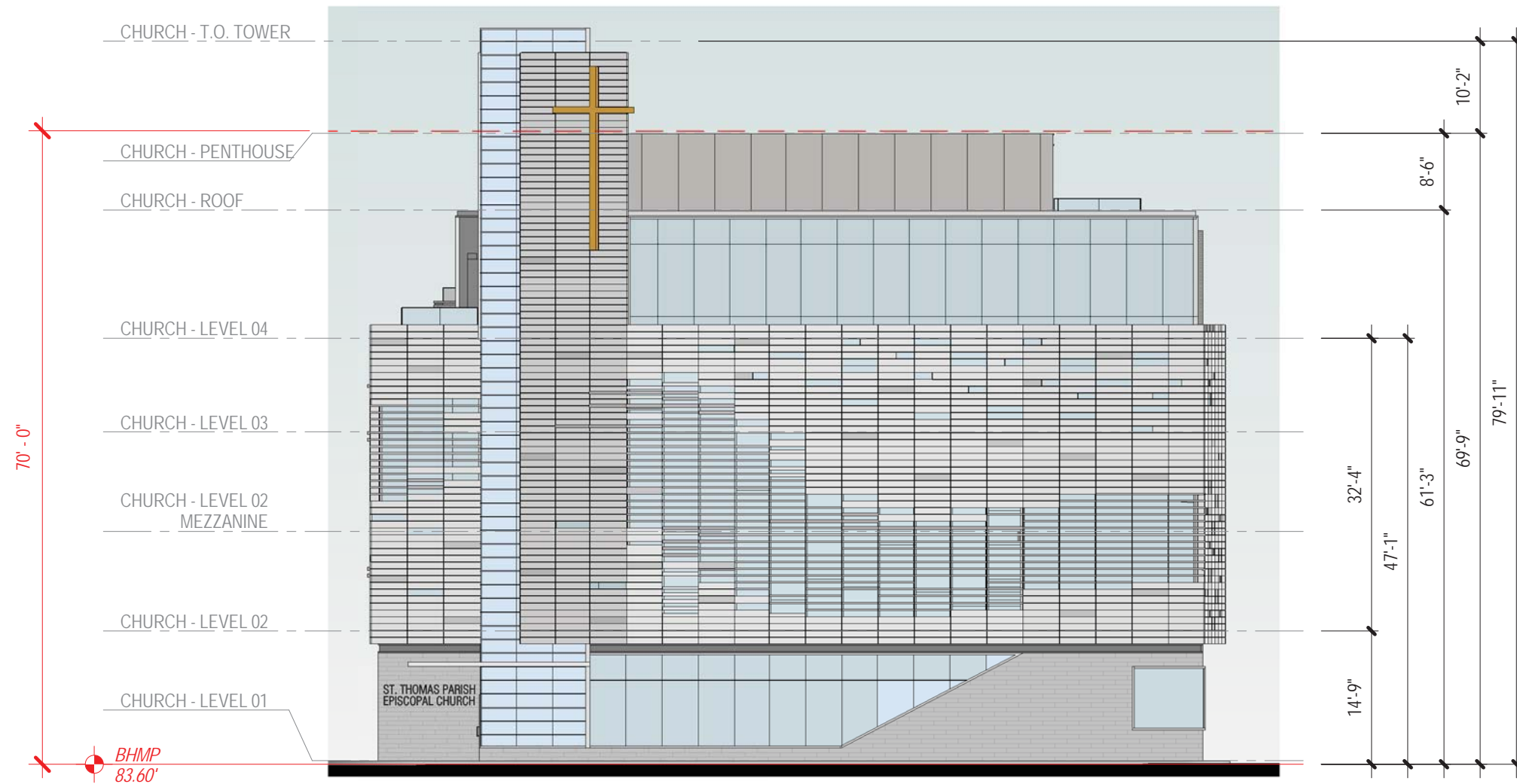


Scale Hickok Cole  
1/16" = 1'

**A1.11**

ARCHITECTS





## BUILDING ELEVATION: WEST

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28


**ST. THOMAS' PARISH**  
 EPISCOPAL CHURCH • DUPONT CIRCLE


**CAS Riegler**  
 VALUE | URBAN | CHARACTER

Scale **Hickok Cole**  
 1/16" = 1'  
**A1.12**   
 ARCHITECTS



# BUILDING ELEVATION: NORTH

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28



Scale Hickok Cole  
1/16" = 1'

**A1.13** ARCHITECTS





## BUILDING ELEVATION: SOUTH

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28





# BUILDING ELEVATION: EAST

**ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW**

2015-08-28



Scale Hickok Cole  
1/16" = 1'

**A1.15** ARCHITECTS