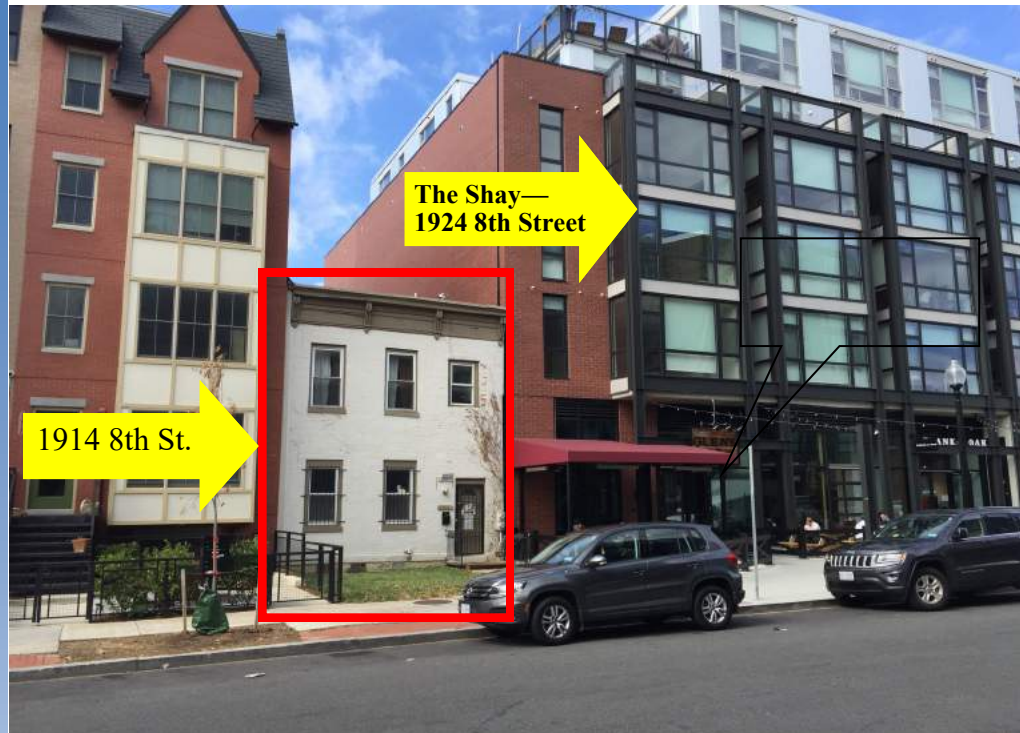


Property For Sale

Shaw Neighborhood - NW, DC



**1914 8th Street, NW
Washington, DC 20001**

Property Details:

- Ideal for owner occupant or redevelopment
 - Arts-2 Zoning (formerly C2B - Arts)
 - Lot area = 1,886 sq ft
 - 1 block from Shaw-Howard Metro Stop
 - 4 blocks from U Street/Cardozo Metro Stop
 - Allowable Height 65 feet
 - Allowable Lot Occupancy = 80%
 - Allowable Floor Area Ratio = 3.5 (4.2 IZ)
 - Proposed # of Units = 5
 - Proposed # of parking spaces = 2
 - Asking price: \$1,575,000
- *Measurements are subject to approvals

Demographics

<i>Population Summary</i>		<i>2018</i>	<i>2023</i>	<i>% Change</i>	<i>Household Summary</i>		<i>1 Mile</i>	<i>3 Mile</i>
Total Pop.(1 mile)	95,589	103,000	+8.4%	Average Household Inc.	\$101,193	\$94,539		
Average Age	36			No. of Households	47,788	189,902		
Median Home Value	\$695,000			Household Growth '18-'23	7.6%	7.7%		

[Click here for Ward 1 Online Website](#)



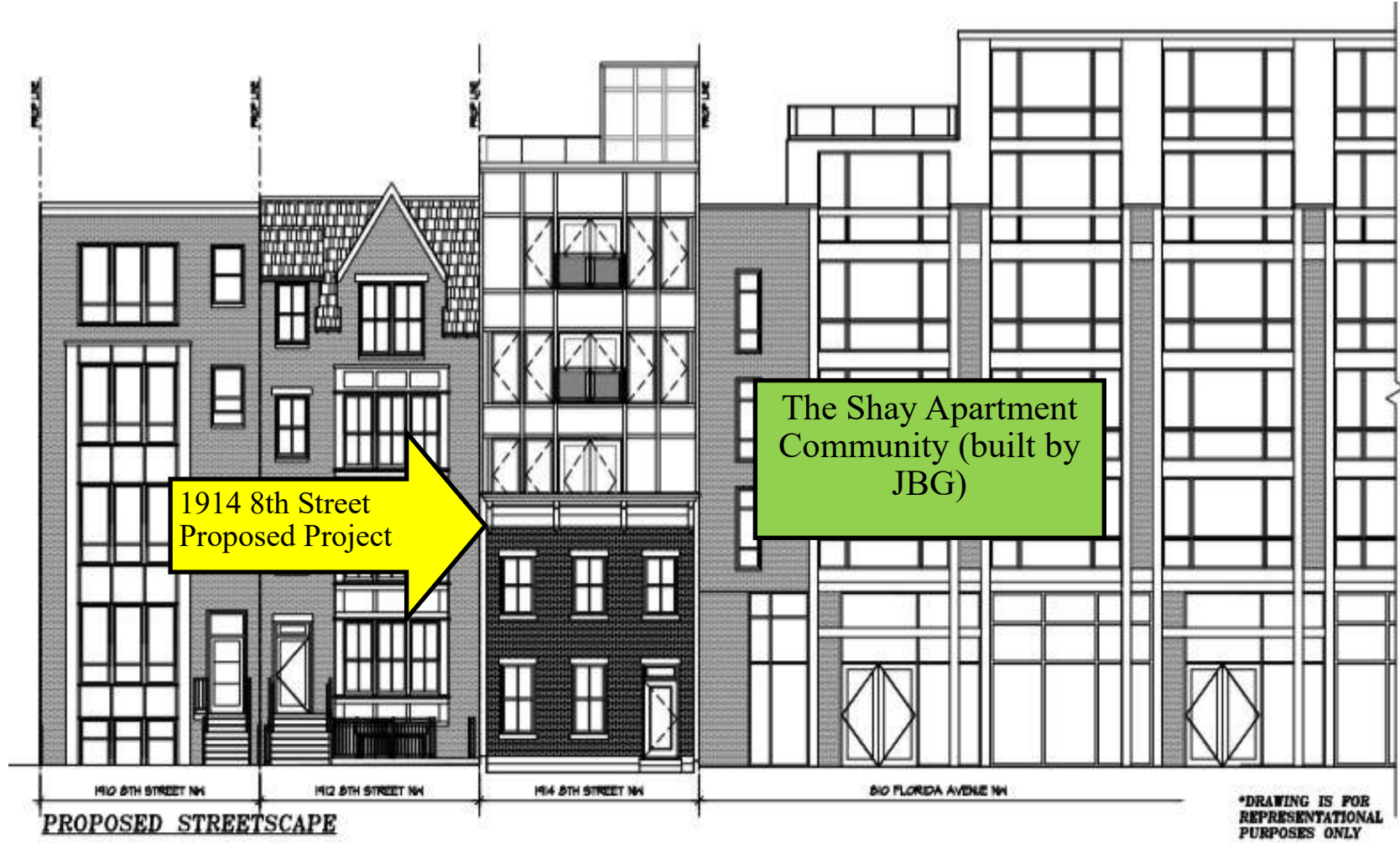
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 cell (301) 801-1166
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Area Map



Proposed Streetscape Drawing



Property Summary

DRAWING INDEX

SK-1	COVER SHEET
SK-2	PROPOSED SITE PLAN
SK-3	FIRST & SECOND FLOOR PLANS
SK-4	THIRD & FOURTH FLOOR PLANS
SK-5	FIFTH FLOOR & ROOF PLAN
SK-6	FRONT & REAR ELEVATIONS
SK-7	STREETSCAPE ELEVATION
SK-8	SECTION THROUGH STREET
SK-9	BUILDING SECTION



ZONING ANALYSIS	
ZONING DISTRICT	ARTS-2
ACTUAL LOT AREA	1,886.6 SF
PROPOSED # OF APARTMENTS	5
ALLOWABLE HEIGHT	65' (10' I.Z.)
PROPOSED HEIGHT	53.75'
PROPOSED # STORIES	5
LOT OCCUPANCY	ALLOWABLE % OCCUPANCY
	80%
	AREA OF LOT
	1,886.6 SF
	ALLOWABLE LOT OCCUPANCY
	1,509.2 SF
	PROPOSED LOT OCCUPANCY
	81.02% (1,528.66 SF)
FLOOR AREA RATIO	ALLOWABLE FAR
	3.5 (4.2 I.Z.)
	PROPOSED FAR
	2.74 (5)/13.9 SF)

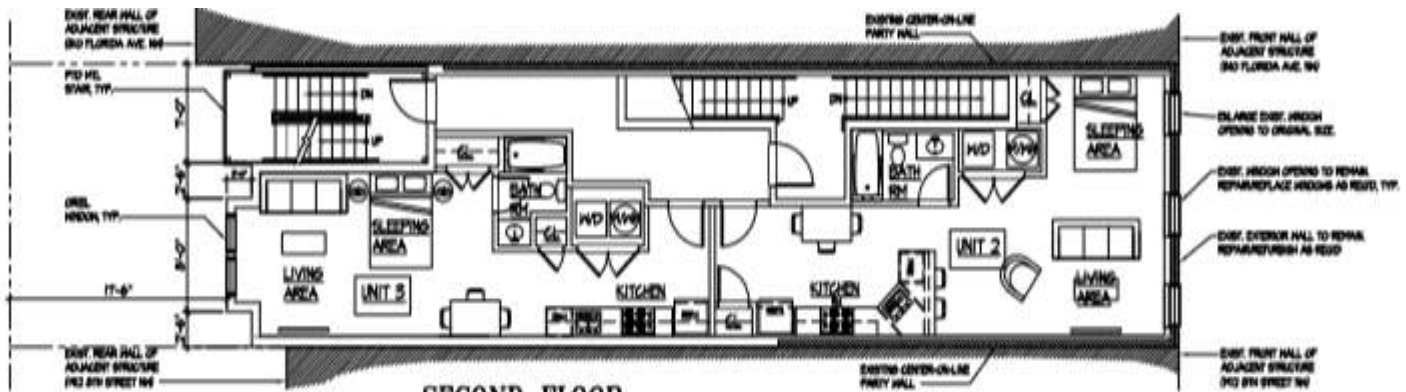
SITE



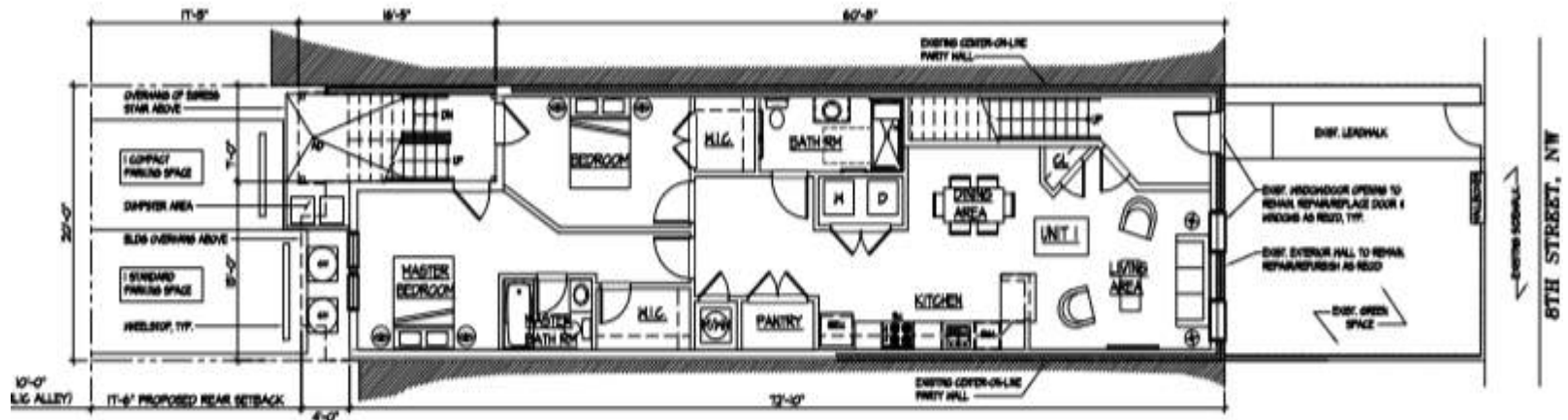
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Proposed Concept Floor Plans



SECOND FLOOR- UNIT 2 (515 SF) & UNIT 3 (435 NSF)



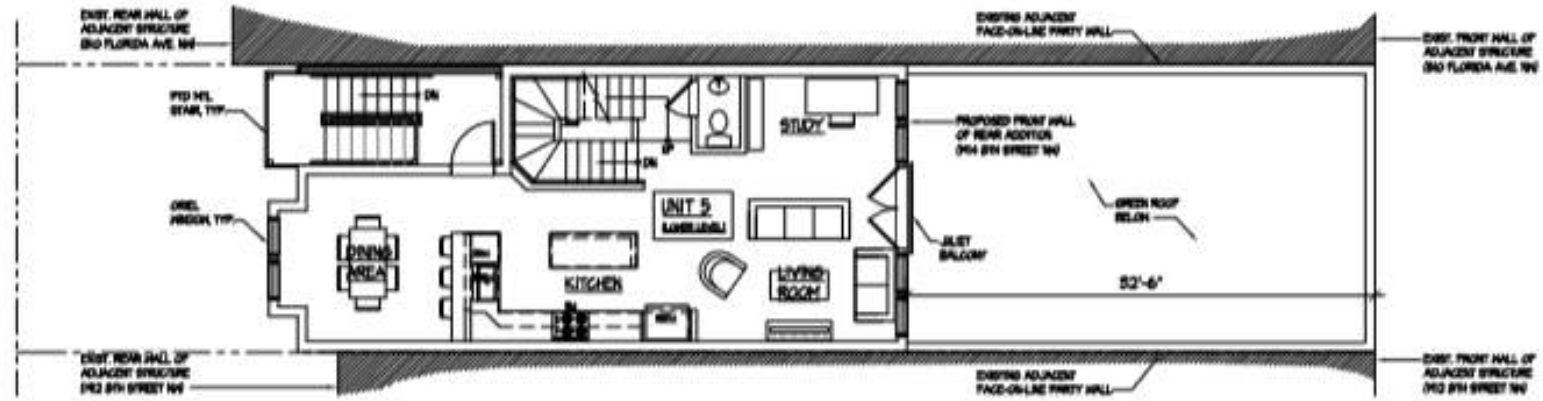
FIRST FLOOR- UNIT 1 (1,100 NSF)



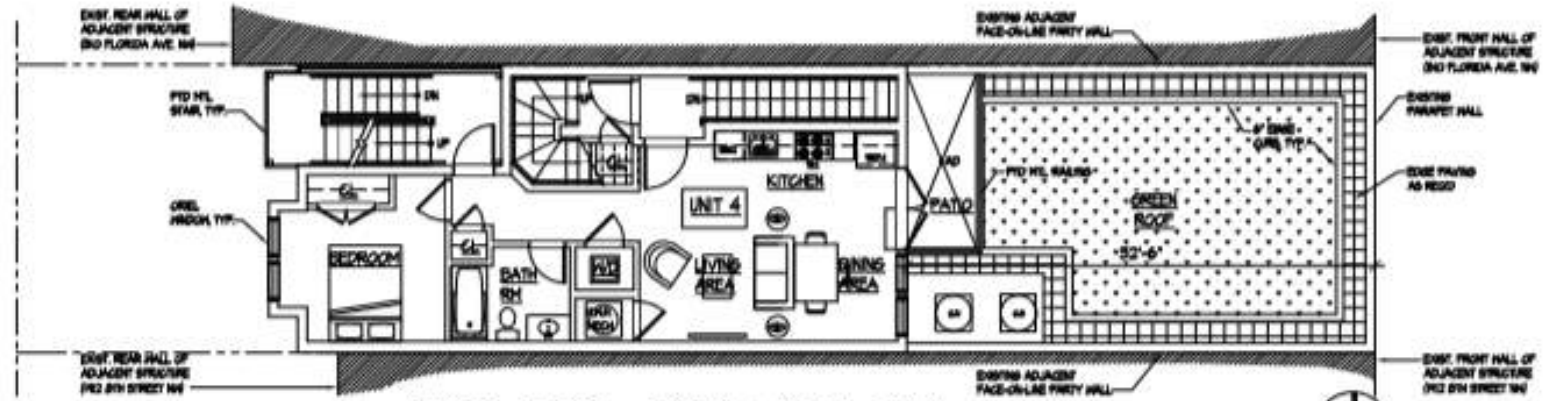
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Proposed Concept Floor Plans



FOURTH FLOOR- UNIT 5 LOWER LEVEL (600 NSF)



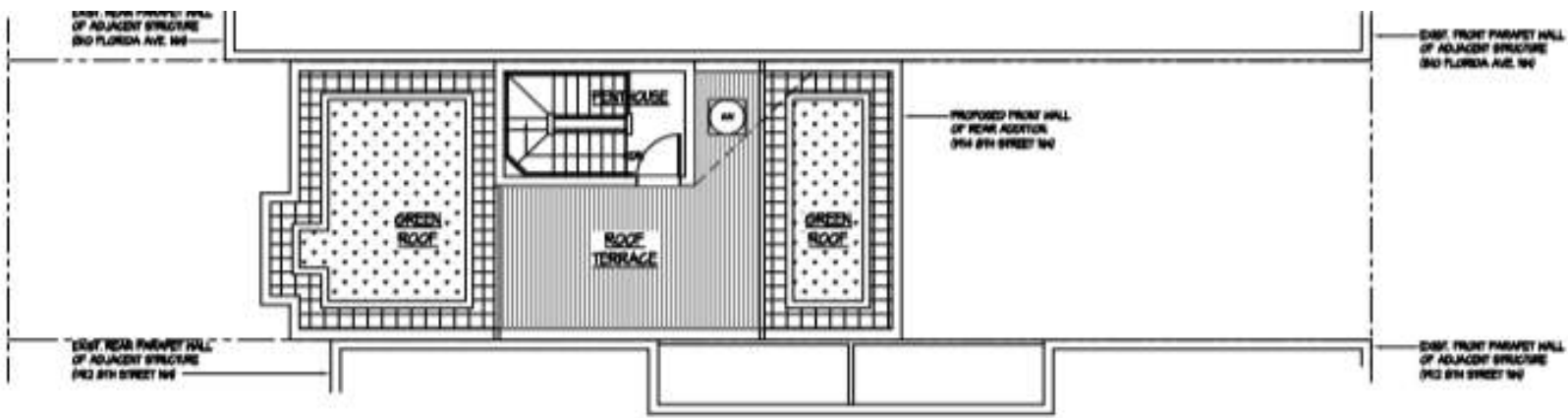
THIRD FLOOR- UNIT 4 (525 NSF)



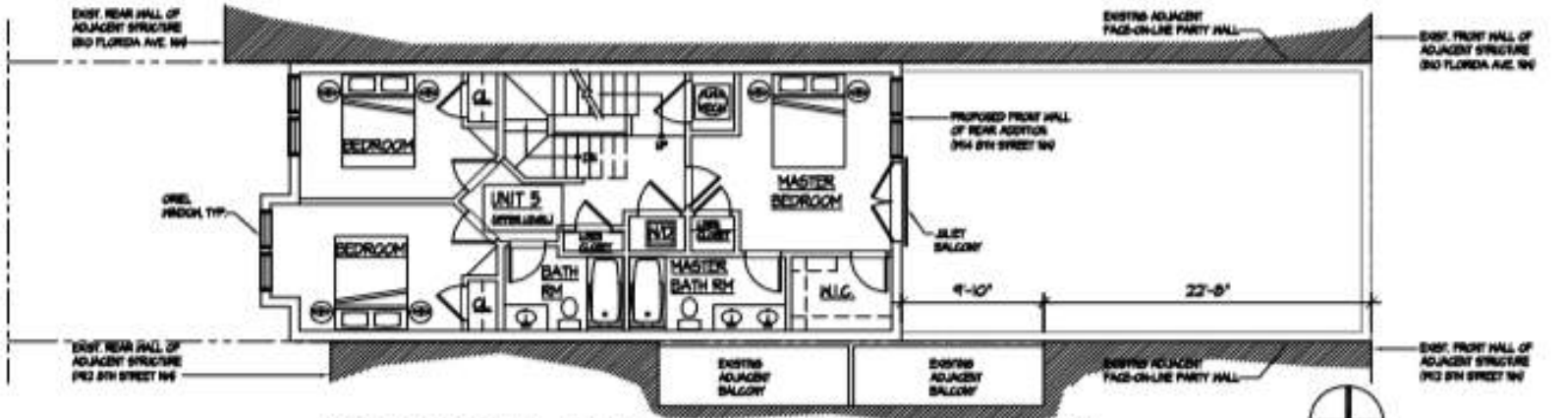
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Proposed Concept Floor Plans



ROOF/TERRACE PLAN



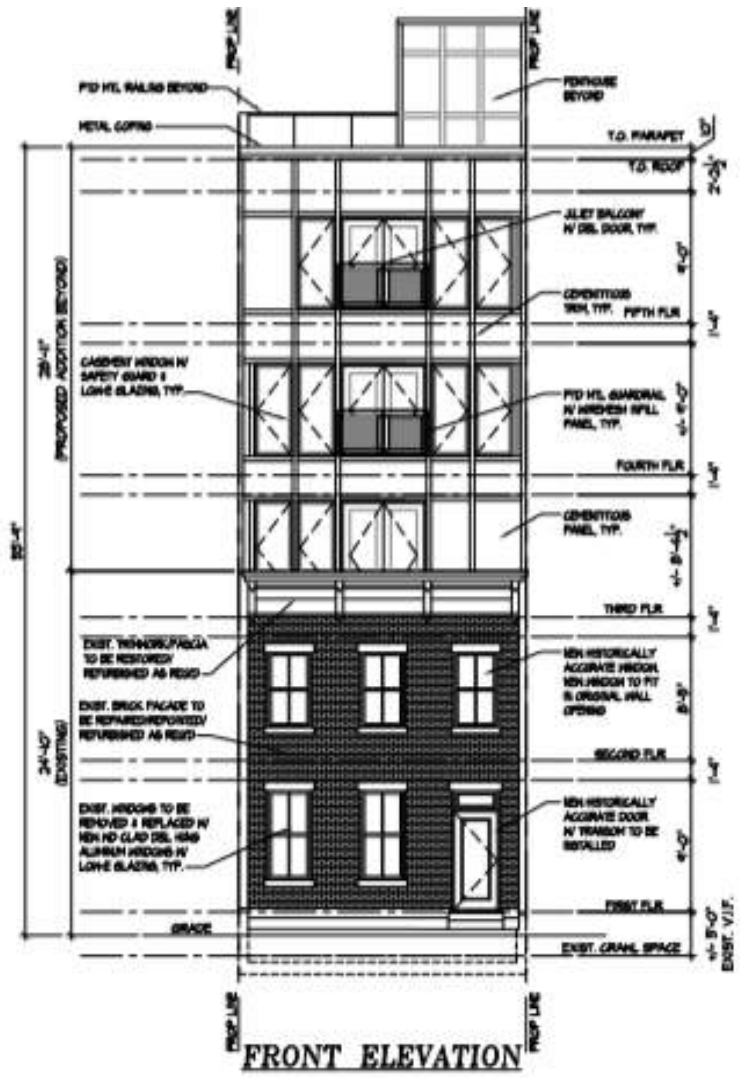
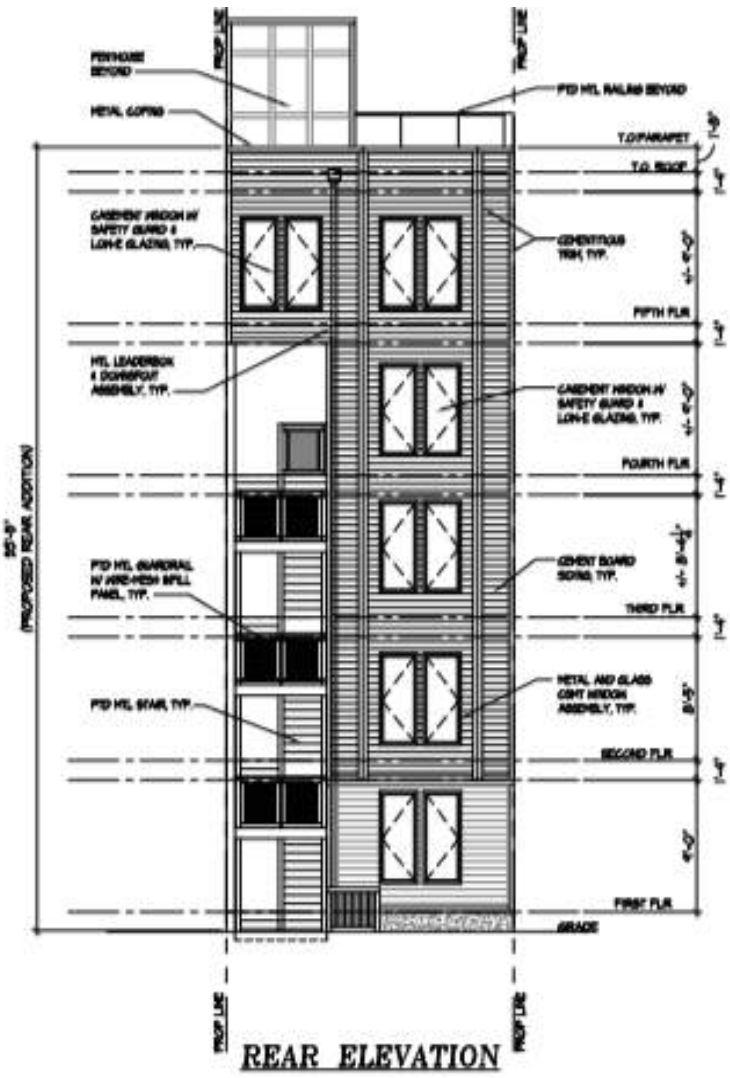
FIFTH FLOOR- UNIT 5 UPPER LEVEL (710 NSF)



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Proposed Elevation Plans



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1914 8th Street,

Staff Report and Recommendation

Property Address:	1914 8th Street NW	Agenda
Landmark/District:	U Street Historic District	Consent Calendar
Meeting Date:	September 22, 2016	X Denial Calendar
H.P.A. Number:	16-442	X Concept Review
Staff Reviewer:	Anne Brockett	New Construction




Applicant 1914 8th St LLC, working with architect seeks concept review of 3-story addition on top of a 2-story brick on brick foundation rowhouse.



Project Description

The project calls for adding 3 floors directly atop the existing building with a series of minimal setbacks at each floor (1 foot for the third floor, 2 feet for the fourth floor, and 1 foot for the fifth). The overall height would be 54 feet, several feet taller than the abutting buildings and more than doubling the building’s existing height. At the rear, the project proposes demolition of the ell and, presumably, most or all of the interior structure, although demolition plans were not submitted. The addition would extend 14 feet on first floor, and 18 feet on the 4 floors above. The design is historic on the front with brick veneer, cornices at each floor and punched openings. The rear would be clad in cementitious board siding with ganged windows and a stair providing access to grade from each floor.

Tax Bill


 Government of the District of Columbia
 Office of the Chief Financial Officer
 Office of Tax and Revenue

1101 4th Street, SW
 Washington, D.C. 20024

Notice Number: 9187303180301

Tax Year 2018 is October 1, 2017 thru September 30, 2018 Class 002

REAL PROPERTY TAX BILL

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0393		0821	1914 8TH ST NW		\$881,270	1.65	\$14,540.96
DESCRIPTION			TAX	PENALTY	INTEREST	PAYMENT	TOTAL
2018 First Half			\$7,270.48				\$7,270.48
Total							\$7,270.48

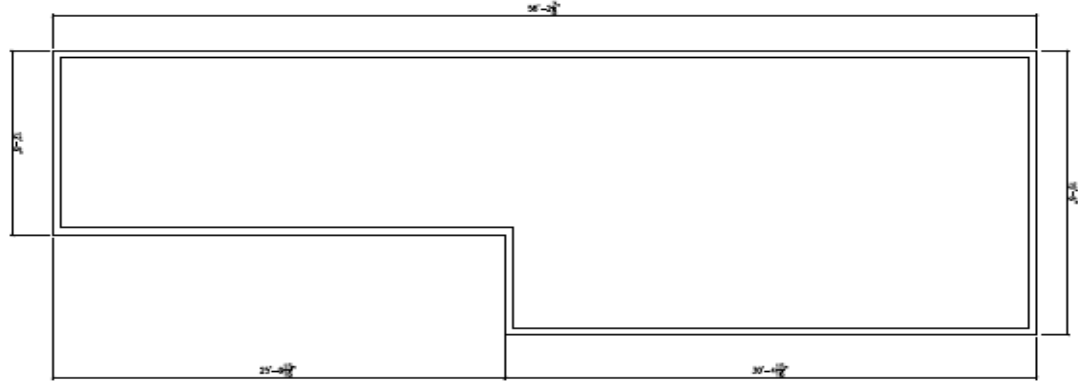
Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0393		0821	1914 8TH ST NW		\$881,270	1.65	\$14,540.96



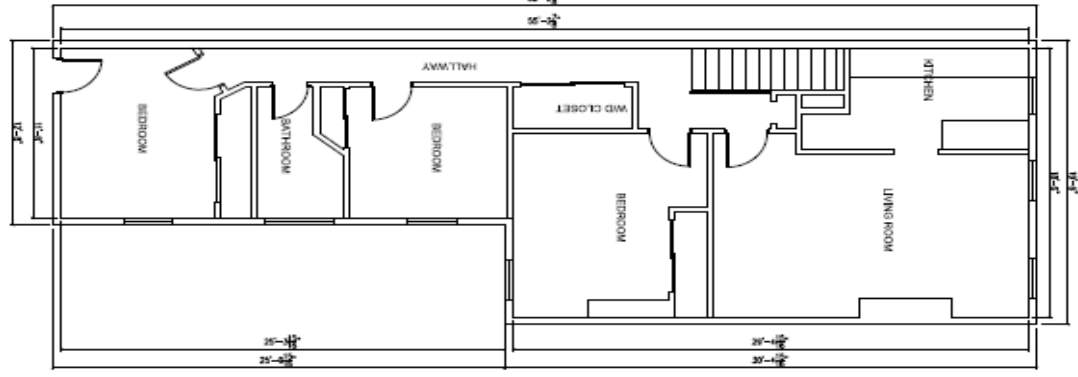
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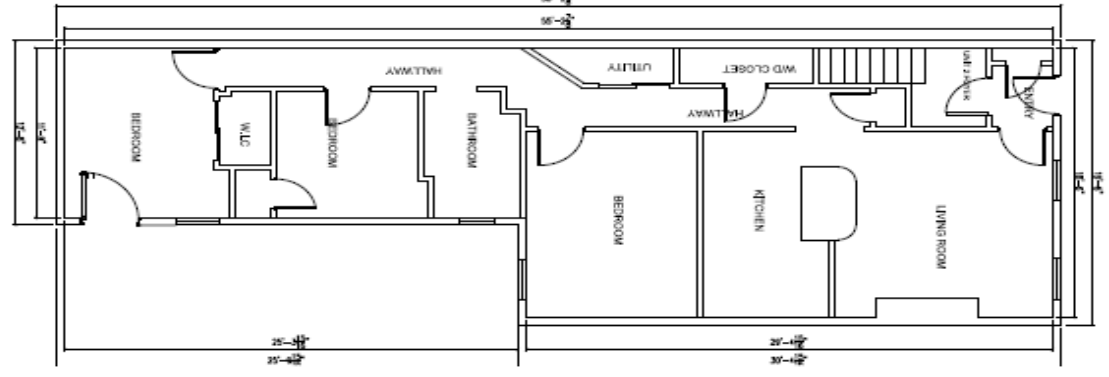
Current Floor Plans



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"

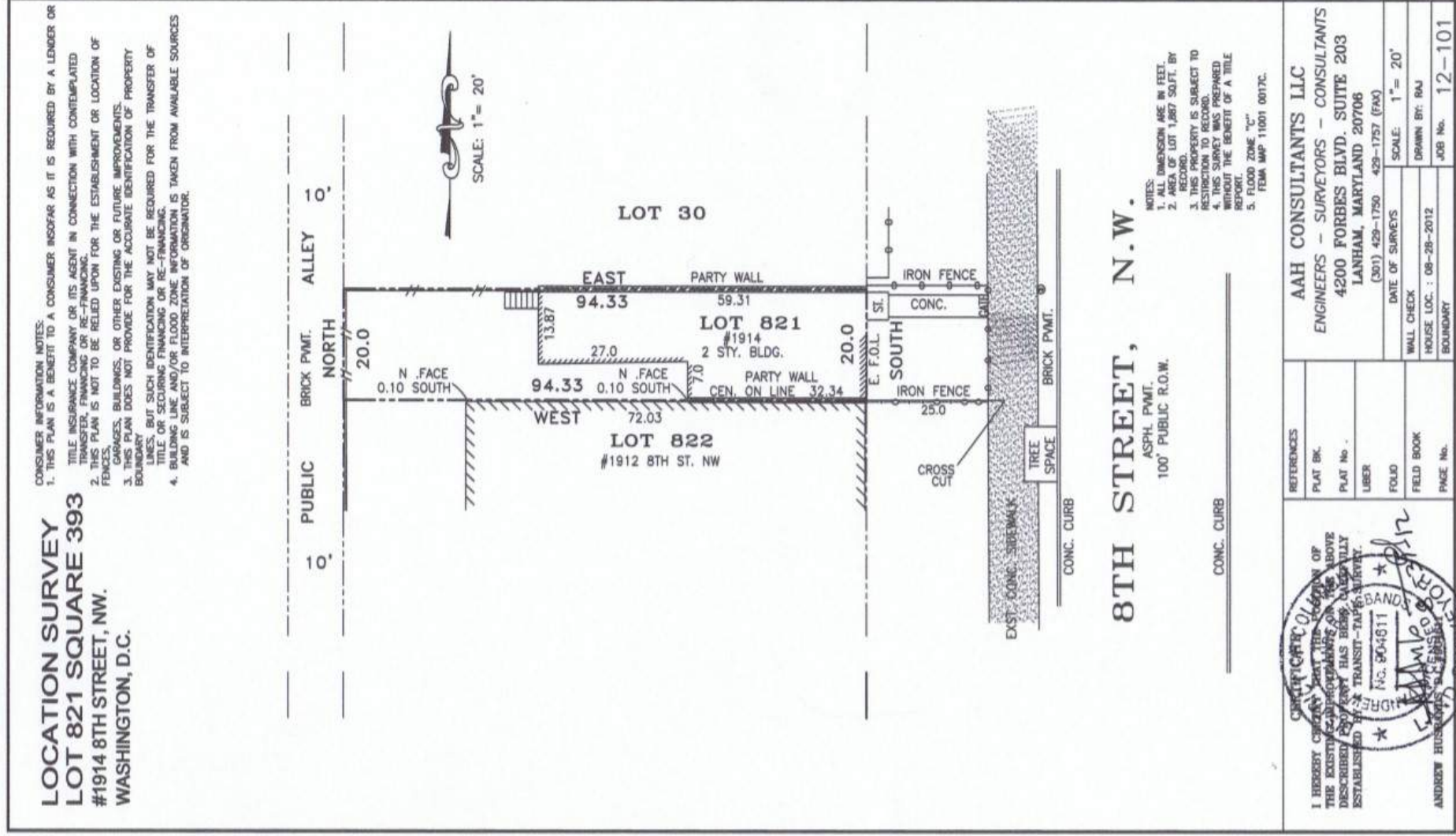


3 EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"



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LOCATION SURVEY
LOT 821 SQUARE 393
#1914 8TH STREET, NW.
WASHINGTON, D.C.

8TH STREET, N.W.
 ASPH. PMT.
 100' PUBLIC R.O.W.

I HEREBY CERTIFY THAT THE PREPARATION OF THIS SURVEY AND THE INFORMATION ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CALLED PUBLICLY AND THAT THE SURVEYING INSTRUMENTS USED WERE ESTABLISHED BY TRANSIT-TAPES SURVEY No. 804611 ANDREW HUSSEY'S SURVEYING	REFERENCES PLAT BK. PLAT No. LIBER FOLIO FIELD BOOK PAGE No.	AAH CONSULTANTS LLC ENGINEERS - SURVEYORS - CONSULTANTS 4200 FORBES BLVD., SUITE 203 LANHAM, MARYLAND 20706 (301) 429-1750 429-1757 (FAX)	DATE OF SURVEYS SCALE: 1" = 20' WALL CHECK HOUSE LOC.: 08-28-2012 BOUNDARY	JOB No. 12-101
	DATE OF SURVEYS SCALE: 1" = 20' WALL CHECK HOUSE LOC.: 08-28-2012 BOUNDARY			



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