

RIVER SCHOOL

4220 NEBRASKA AVE. NW
WASHINGTON , DC

BOARD OF ZONING ADJUSTMENT

October 6, 2021

CONTRACT PURCHASER:
PROJECT MANAGER:
ARCHITECT:
LAND USE COUNSEL:

RIVER SCHOOL
JM ZELL PARTNERS, LTD.
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS



DRAWING INDEX

SHEET	TITLE
A2	ZONING DATA
A3	SITE AERIAL
A4	EXISTING SITE PLAN
A5-A6	SITE PHOTOS
A7	PROPOSED SITE PLAN
A8	LEVEL 1 FLOOR PLAN
A9	LEVEL 2 FLOOR PLAN
A10	LEVEL 3 FLOOR PLAN
A11	LEVEL B1 UPPER FLOOR PLAN
A12	LEVEL B1 LOWER FLOOR PLAN
A13	ROOF PLAN
A14	BUILDING SECTION
A15-A21	PERSPECTIVE VIEWS
A22-A24	BUILDING ELEVATIONS
A25	EXISTING HOUSE PROPOSED INTERIOR LAYOUT
A26	EXISTING OUTBUILDINGS FLOOR PLANS
A27	TREE SURVEY
A28	LANDSCAPE PLAN
A29-A30	LANDSCAPE PRECEDENT IMAGES
L1-L12	LANDSCAPE RENDERINGS
L13-L14	LANDSCAPE PLANT PALETTE
C1	PROPOSED SITE CIRCULATION

ZONING TABULATIONS

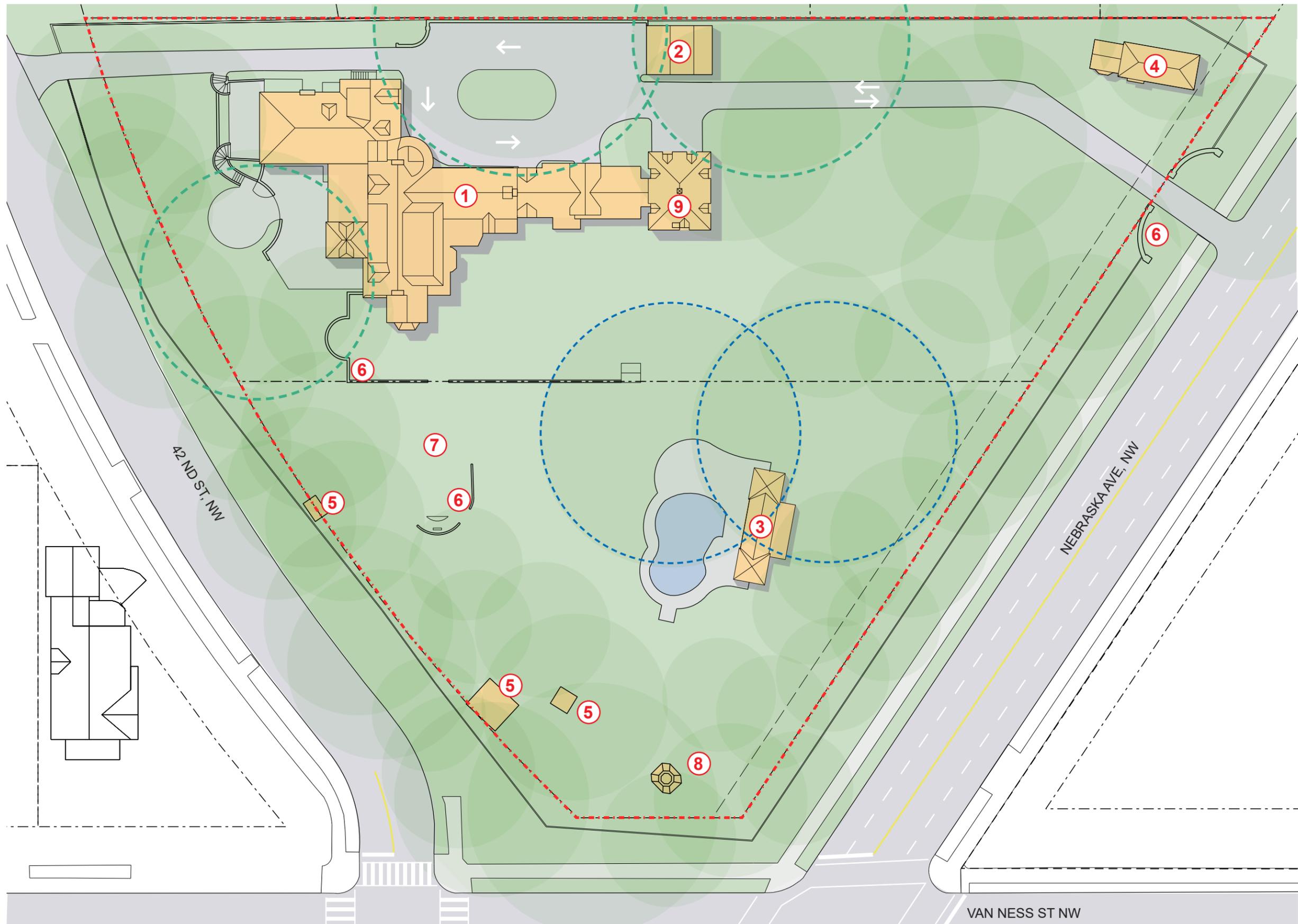
SQUARE: 1727
LOTS: 4 and 5
ZONE: R-1-B
SITE AREA: 98,935 SF
ADDRESS: 4220 Nebraska Avenue, NW

Development Standard	Requirement	Initial application	Revised application
LOT AREA	5,000 minimum	98,935 square feet	98,935 square feet
HEIGHT	90 feet if setback 1:1 over 40 feet	50 feet/ 4 stories (set back at least 10 feet from all lot lines)	40 feet / 3 stories
LOT OCCUPANCY	40%	30.77%	31.39%
PERVIOUS SURFACE	50%	58.16%	58.43%
VEHICULAR PARKING	52 spaces required	40 garage spaces, 2 surface spaces (totaling 42 zoning - compliant spaces) 12 tandem spaces, 6 pick-up/drop-off spaces*	43 garage spaces, 4 surface spaces (totaling 47 zoning - compliant spaces) 12 tandem spaces, 6 pick-up/drop-off spaces*
BICYCLE PARKING	Long Term: 1 space per 7,500 square feet Short Term: 1 space per 2,000 square feet	66,691/7,500= 9 Long Term Spaces 66.691/2,000= 33 Short Term Spaces	61,980/7,500= 8 Long Term Spaces 61.980/2,000= 31 Short Term Spaces
LOADING	30,000 - 100,000 sf: 1 loading berth, 1 loading platform, 1 delivery space	1 loading berth, 1 loading platform, 1 delivery space	1 loading berth, 1 loading platform, 1 delivery space

*Not counted for zoning purposes; relief requested

Gross Floor Area	
Existing Square Footage	13,302 square feet
Existing Square Footage to Remain	13,302 square feet
New Square Footage	48,678 square feet
Total Square Footage	61,980 square feet
FAR	0.65





- ① UNDER OAK
- ② WOODEN GARAGE
- ③ POOL HOUSE
- ④ 2 STORY GATE HOUSE
- ⑤ SHED
- ⑥ BRICK WALL
- ⑦ ROSE GARDEN
- ⑧ CUPOLA
- ⑨ BRICK GARAGE
- HERITAGE TREE ROOT ZONE
- HERITAGE TREE WILL BE RELOCATED



1



2



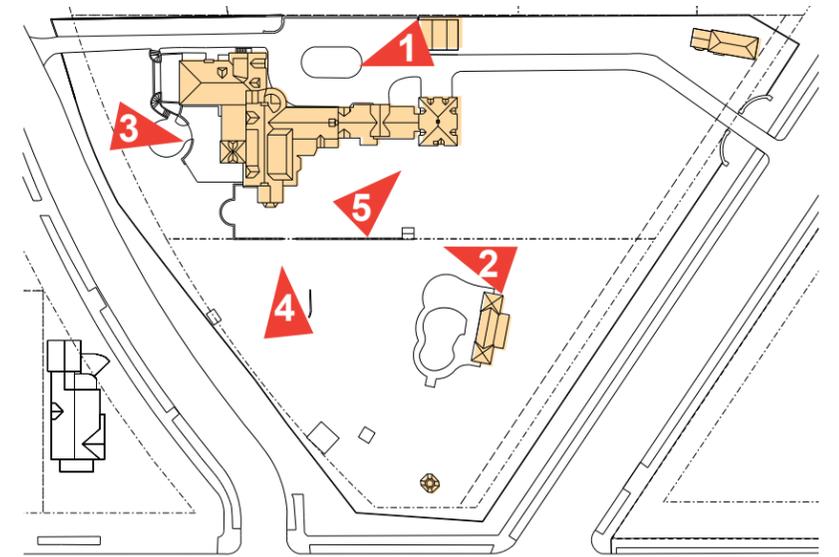
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4



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1



2



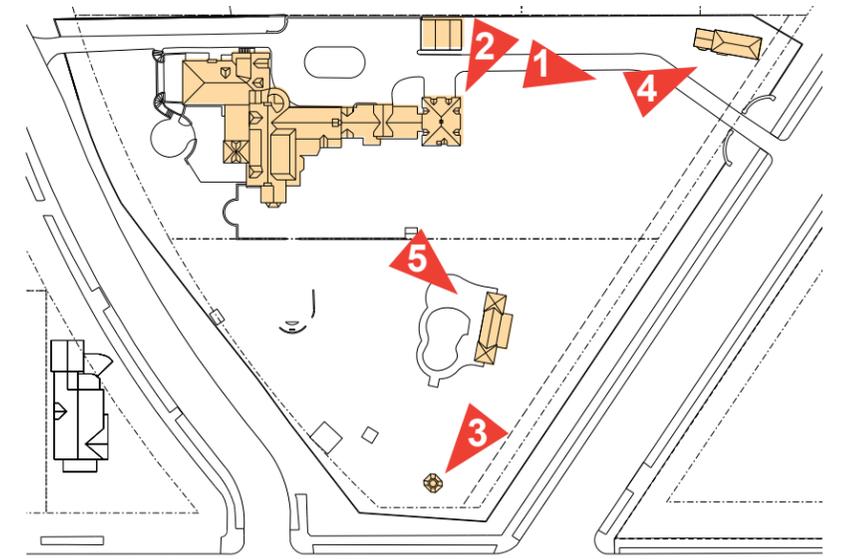
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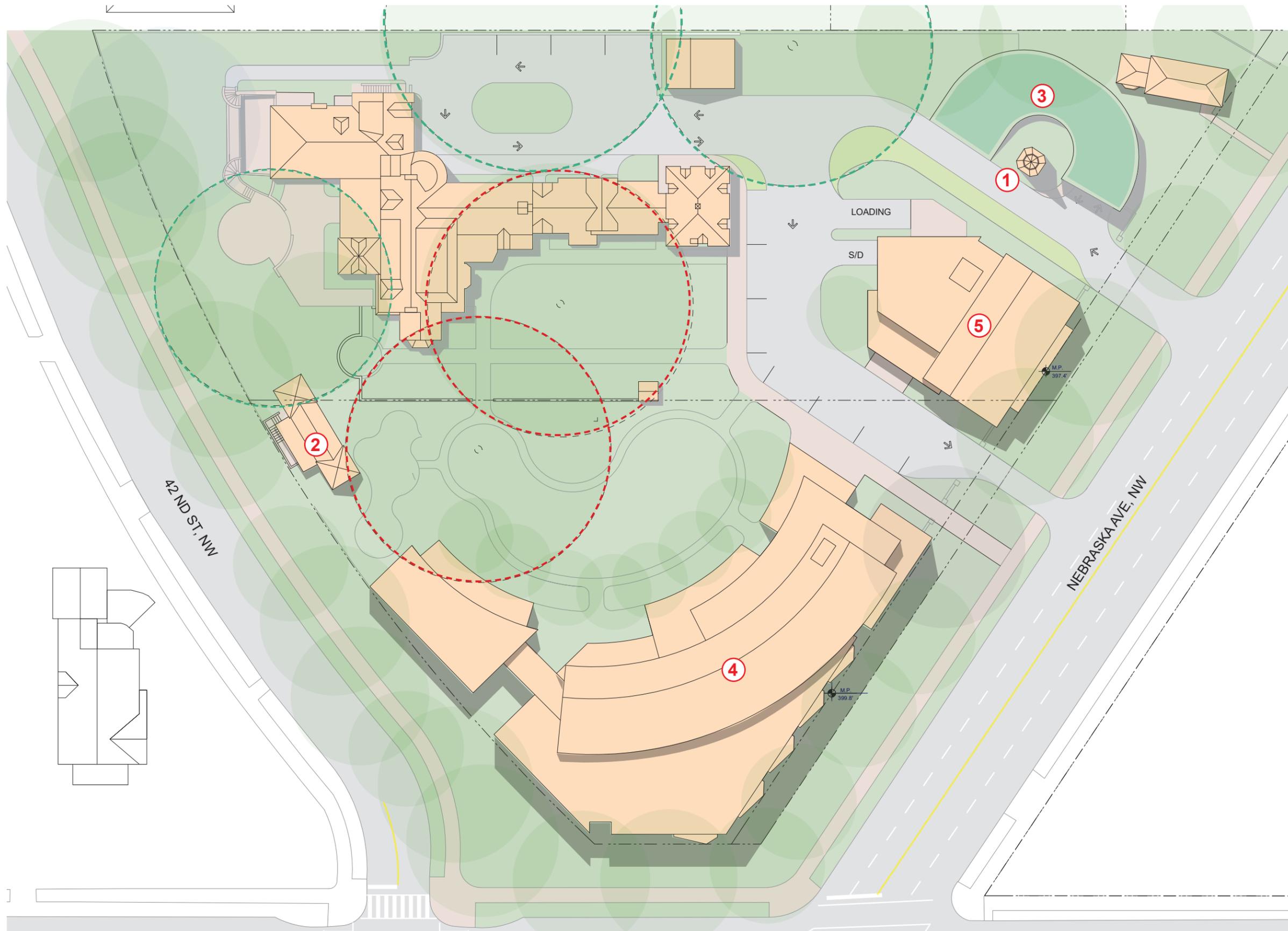


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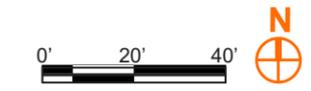


- ① RELOCATED CUPOLA
- ② RELOCATED POOL HOUSE
- ③ COVERED GARAGE RAMP
- ④ SOUTH PAVILION
- ⑤ NORTH PAVILION
- HERITAGE TREE ROOT ZONE
- RELOCATED HERITAGE TREE ROOT ZONE

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VAN NESS ST NW

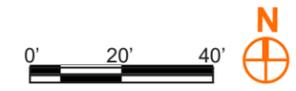
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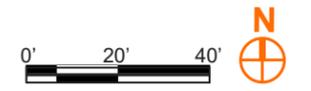
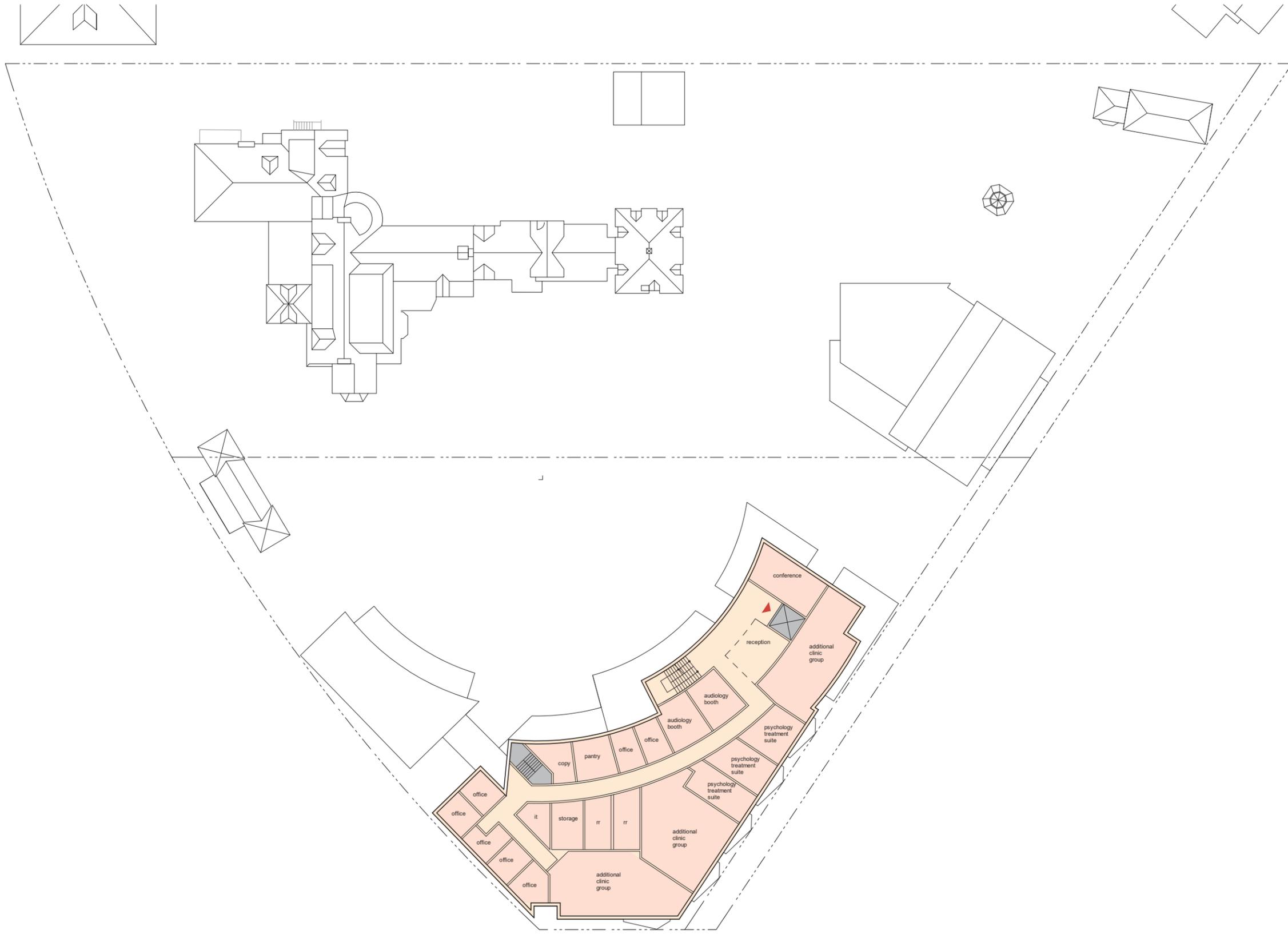
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LEVEL 2 FLOOR PLAN

A9



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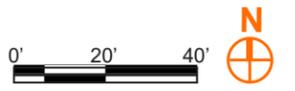
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LEVEL 3 FLOOR PLAN | A10



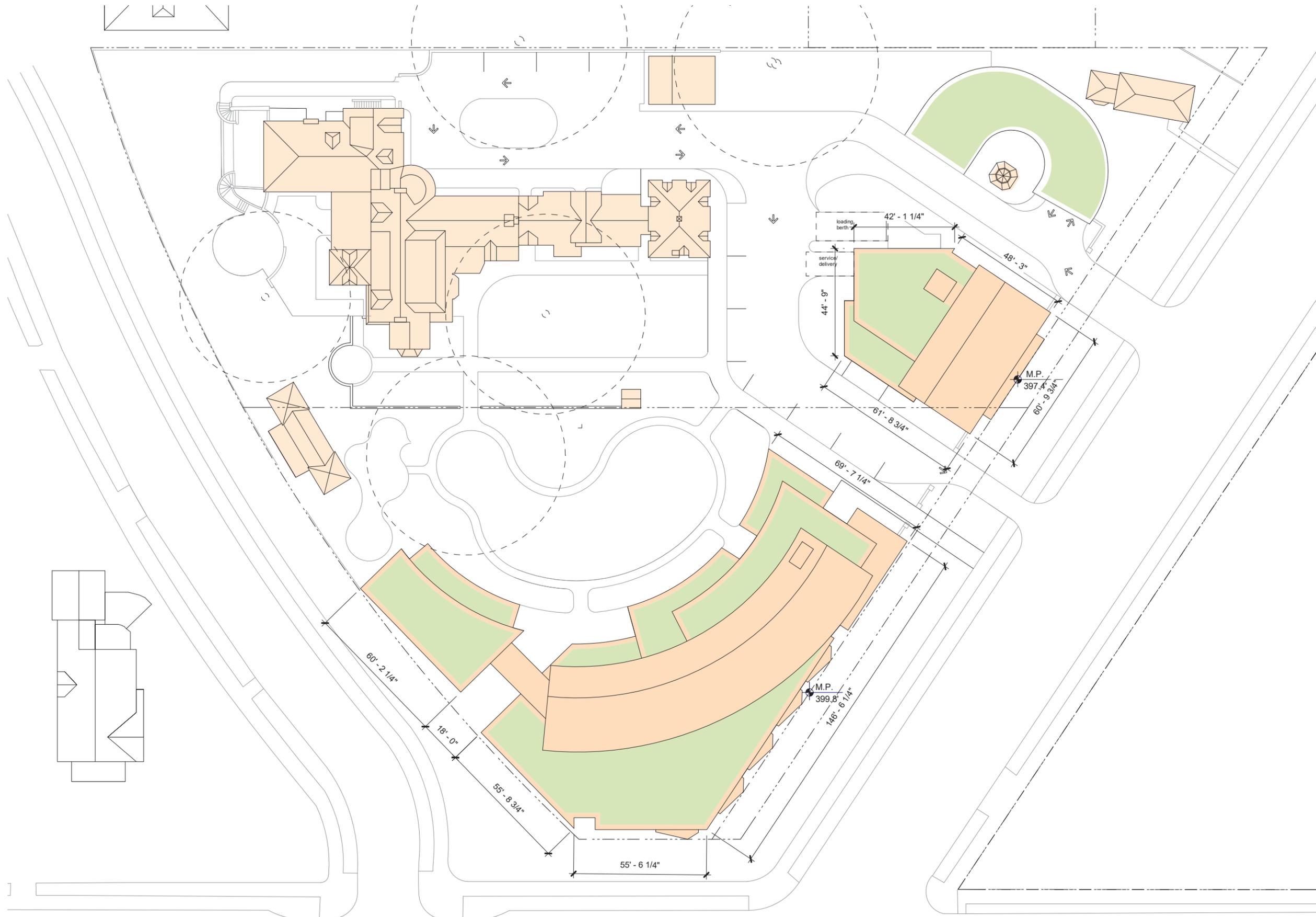
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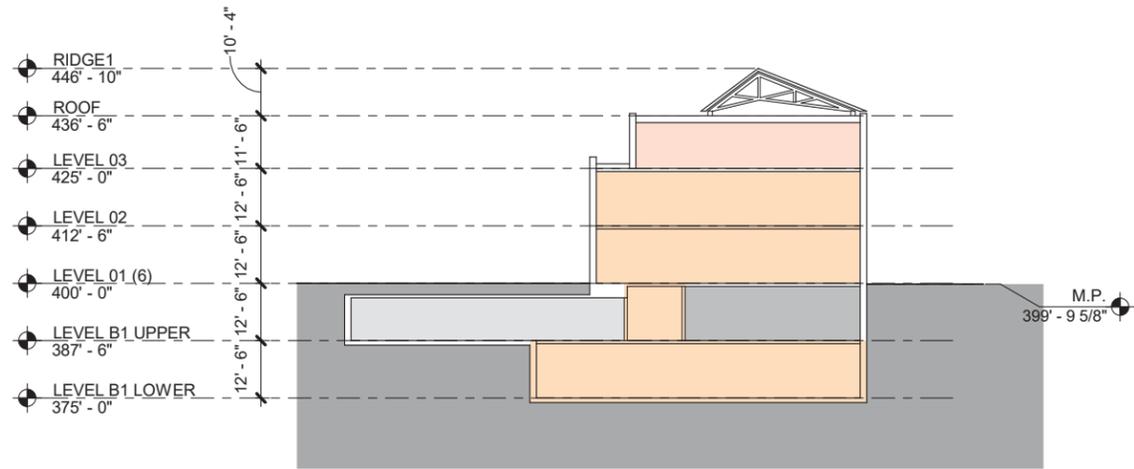
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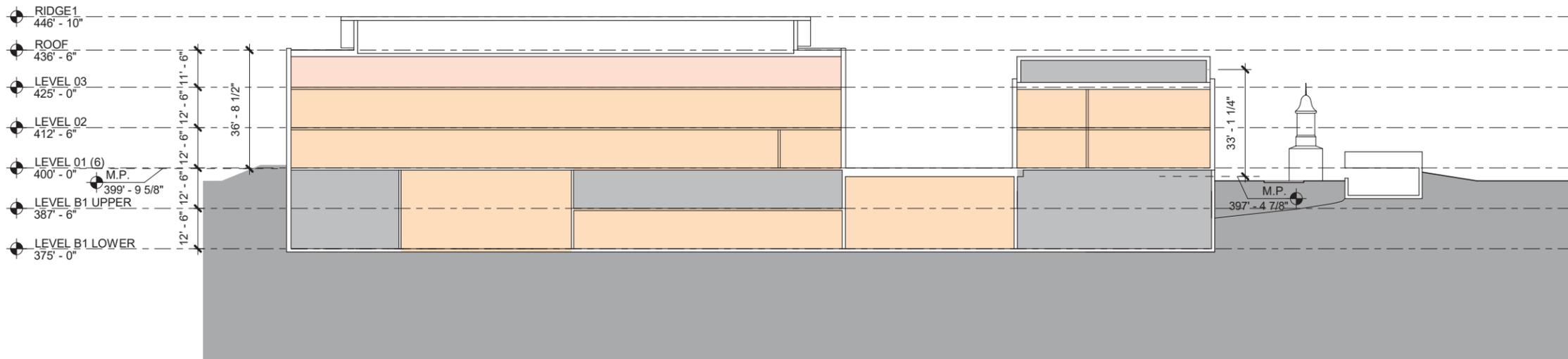
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ROOF PLAN

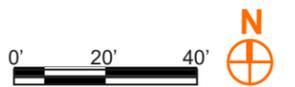
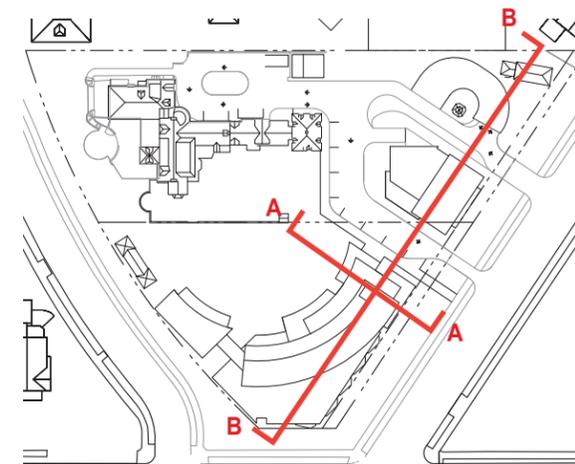
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section A



section B



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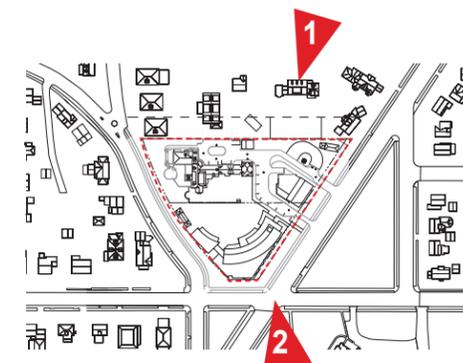
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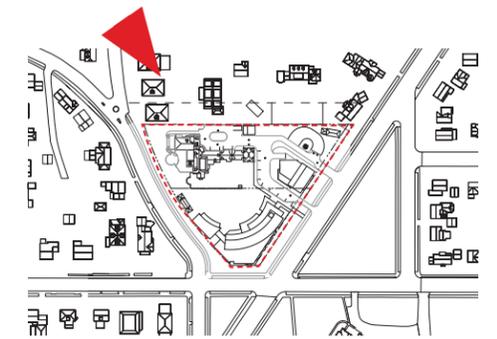
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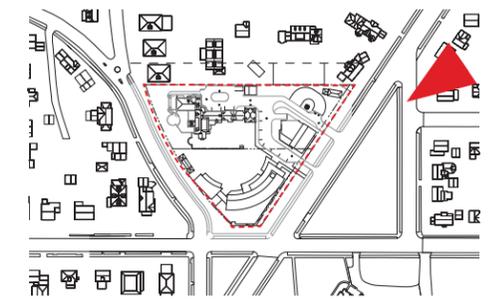
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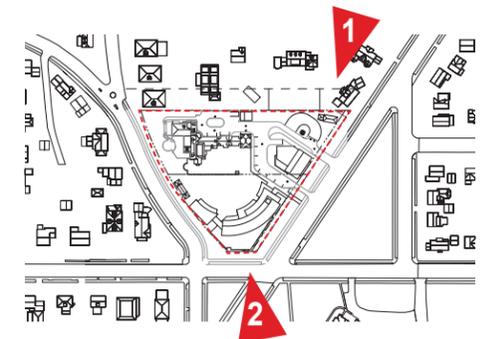
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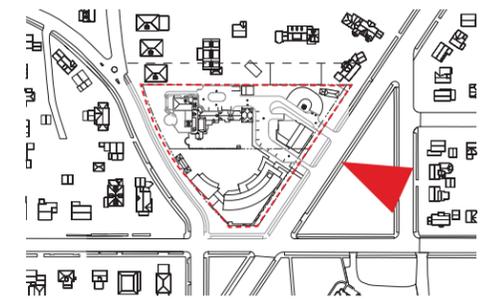
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2



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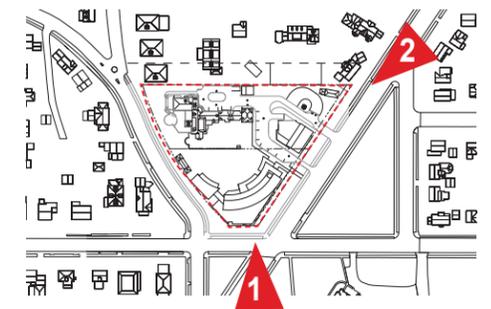
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2



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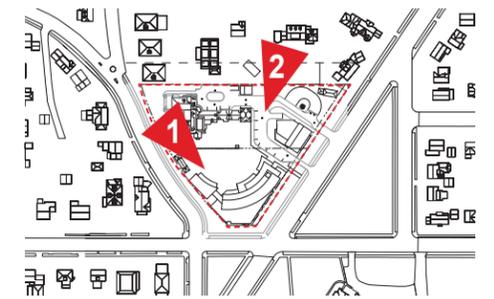
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1



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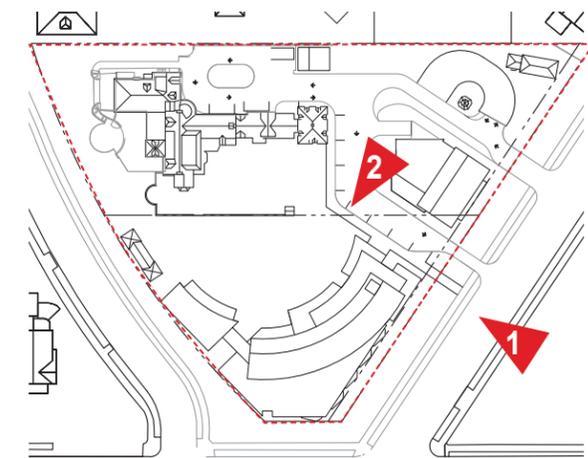
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1. EAST ELEVATION



2. SOUTH PAVILION NORTH ELEVATION



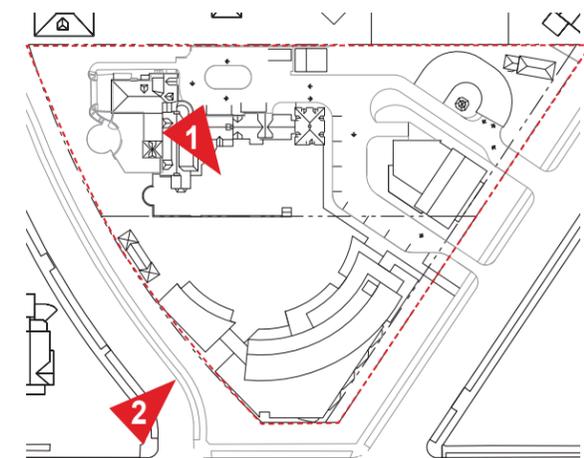
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1. WEST ELEVATION



2. SOUTH PAVILION SOUTH ELEVATION



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