

September 15, 2015

VIA IZIS

Chairman Lloyd Jordan
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18275A – Pre-Hearing Submission

Dear Chairman Jordan and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on September 29, 2015. The Applicant is requesting a modification of an approved use variance to use the cellar and first floors of an existing building in the R-5-B zone as an office and showroom. The enclosed plans illustrate the layout of the office and showroom.

As described in the original application, the standards for a use variance to use the first floor of the building as a coffee shop were previously proved in Application No. 18275. Now, instead of a coffee shop, the Applicant proposes a different commercial use that will generate very little traffic and activity. The impact of the office and showroom will be less than the coffee shop, so it will not adversely affect neighboring properties or the zone plan.

The Applicant has met with the neighbors, who are supportive of the application, and it has been in regular contact with ANC 6B about the application. At its public meeting on September 8, 2015, ANC 6B voted to support the application.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary Kadlecek

Enclosure

gsdocs\8559541.1

Board of Zoning Adjustment
District of Columbia



DILA DEVELOPMENT

OWNERS:
DILA DEVELOPMENT

PROJECT:
THE RENOVATION OF
1200 POTOMAC AVENUE SE
WASHINGTON DC 20003

EXISTING BLD ALTERATION & REPAIR:
INTERIOR RENOVATION W/ MEP AS PER
PLANS BLDG TO BE UNDERPINNED.

ARCHITECTURAL ABBREVIATIONS

AB	ANGLE	EWG	ELECTRIC WATER COOLER	MTL	METAL	TEL	TELEPHONE
AB	ANCHOR BOLT	EXD	EXISTING	N	NORTH	TEMP	TEMPERATURE
ACT	AIR CONDITIONING	EXH	EXHAUST	NEC	NOT IN CONTRACT	TEMP	TEMPORARY
ACT	ACCUSTICAL TILE	EXST	EXISTING	NUM	NUMBER	THK	THICK
ADJ	ADJACENT	EXP	EXPANSION	NGM	NOMINAL	THRES	THRESHOLD
ADJ	ADJACENT	EXP JT	EXPANSION JOINT	NTS	NOT TO SCALE	TOS	TOP OF STEEL
AL	ALUMINUM	EXT	EXTERIOR	OC	ON CENTER	TRD	TREATED
AL	ALUMINUM	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	TYP	TYPICAL
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	OH	OVERHEAD	TPH	TOILET PAPER HOLDER
AP	ACCESS PANEL	FF	FINISHED FLOOR	OF	OPENING	TBH	TOOTH BRUSH/TUMBLER HOLDER
AP	APPROXIMATELY	FG	FINISHED GRADE	OPN	OPPOSITE	UNO	UNLESS NOTED OTHERWISE
APPROX	APPROXIMATELY	FL	FLOOR	OWH	OUTSIDE WALL HYDRANT	UTL	UTILITY
ARCH	ARCHITECT	FLU	FLUORESCENT	P	PART	VCB	VINYL COVE BASE
ATC	ACCUSTICAL TILE CEILING	FRM	FRAME	PC	PRECAST	VCT	VINYL COMPOSITION TILE
AUTO	AUTOMATIC	FT	FEET	PCL	PLASTER	VJF	VERIFY IN FIELD
AVG	AVERAGE	FTS	FOOTING	PL	PLASTER	VOL	VOLUME
BD	BOARD	FUR	FURRING	PLAS	PLASTIC	VSB	VINYL STRAIGHT BASE
BIT	BITUMINOUS	GA	GAUGE	PLT	PLATE	VT	VINYL TILE
BLDG	BUILDING	GALV	GALVANIZED	PLT	PLATE	VTR	VENT THROUGH ROOF
BLK	BLOCK	GC	GENERAL CONTRACTOR	POL	POLISHED	W	WITH
BLKG	BLOCKING	GL	GLASS	PPR	PREFABRICATED	WD	WOOD
BM	BEAM	GYP	GYPSPUM WALLBOARD	PRE	PRESSURE	WOW	WINDOW
BN	BULLNOSE	HB	HOSE BIBB	PROP	PROPERTY	WF	WIDE FLANGE
BOT	BOTTOM	HD	HEAD	PSF	POUND PER SQUARE FOOT	WFO	WITHOUT
BR	BROCK	HOW	HOLLOW METAL	PSI	POUND PER SQUARE INCH	WP	WATERPROOFING
CAB	CABINET	HP	HORSEPOWER	PT	POINT	WT	WEIGHT
CG	CORNER GUARD	HPL	HIGH PRESSURE LAMINATE	PTD	PAINTED	YD	YARD
CH	CEILING HEIGHT	HPT	HIGH POINT	PVC	POLYVINYL CHLORIDE		
CH	CEILING HEIGHT	HT	HEIGHT	QTY	QUANTITY		
CL	CENTER LINE	HTG	HEATING, VENTILATING & AIR CONDITIONING	R	RADIUS		
CL	CENTER LINE	HTG	HEATING, VENTILATING & AIR CONDITIONING	RAG	RETURN AIR GRILLE		
CLO	CLOSET	HYD	HYDRANT	RCL	REINFORCED BLOCK UNITS		
CLO	CLOSET	IN	INCHES	RD	REFLECTED		
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION, INSULATING	REF	REFLECTED		
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	REIN	REINFORCING (REIN)		
COL	COLUMN	INT	INTERIOR	REIN	REINFORCING (REIN)		
CONTR	CONTRACTOR	JT	JANITOR CLOSET	REV	REQUIRED		
CONC	CONCRETE	JT	JANITOR CLOSET	RF	RIGHT HAND		
CONST	CONSTRUCTION	KI	KITCHEN	RH	RIGHT HAND REVERSE		
CONT	CONTINUOUS	L	LENGTH	RINSUL	RIGID INSULATION		
CPT	CARPET	LAM	LAMINATE	ROW	ROUGH OPENING		
CSPWRK	CASEWORK	LAV	LAVATORY	ROD	ROOF OVERFLOW DRAIN		
CT	CERAMIC TILE	LBS	POUNDS	ROW	RIGHT OF WAY		
CT	CERAMIC TILE	LH	LEFT HAND	RWC	RANK-WATER CONDUCTOR		
D	DIAMETER	LHR	LEFT HAND REVERSE	SAN	SANITARY		
D	DIAMETER	LP	LOW POINT	SECT	SECTION		
D	DIAMETER	LTO	LIGHTING	SF	SQUARE FOOT		
DBL	DOUBLE	MANT	MAINTENANCE	SHT	SHEET		
DBL	DOUBLE	MAX	MAXIMUM	SH	SIMILAR		
DBL	DOUBLE	MECH	MECHANICAL CONTRACTOR	SP	SERVICE PANEL		
DET	DETAIL	MEC	MECHANICAL	SPC	SPECIFICATION		
DIAG	DIAGONAL	MEF	MECHANICAL EXHAUST FAN	SS	STAINLESS STEEL		
DIAG	DIAGONAL	MFG	MANUFACTURER	SS	STAINLESS STEEL		
DIAG	DIAGONAL	MH	MANHOLE	STD	STANDARD		
DIAG	DIAGONAL	MISC	MISCELLANEOUS	STL	STEEL		
DIAG	DIAGONAL	MOD	MASONRY OPENING	STOR	STORAGE		
DIAG	DIAGONAL			STRUC	STRUCTURE		
DIAG	DIAGONAL			STL	STAINLESS STEEL		
DIAG	DIAGONAL			SUSP	SUSPENDED		

ARCHITECTURAL DRAFTING SYMBOLS & NOTATIONS

			NEW WALLS
			2' x 2' FLUORESCENT LIGHT FIXTURE
			BRICK
			CMU
			BATT. INSULATION
			CONCRETE
			STEEL
			RIGID INSULATION
			EXISTING CONSTRUCTION TO BE REMOVED

DRAWING LIST

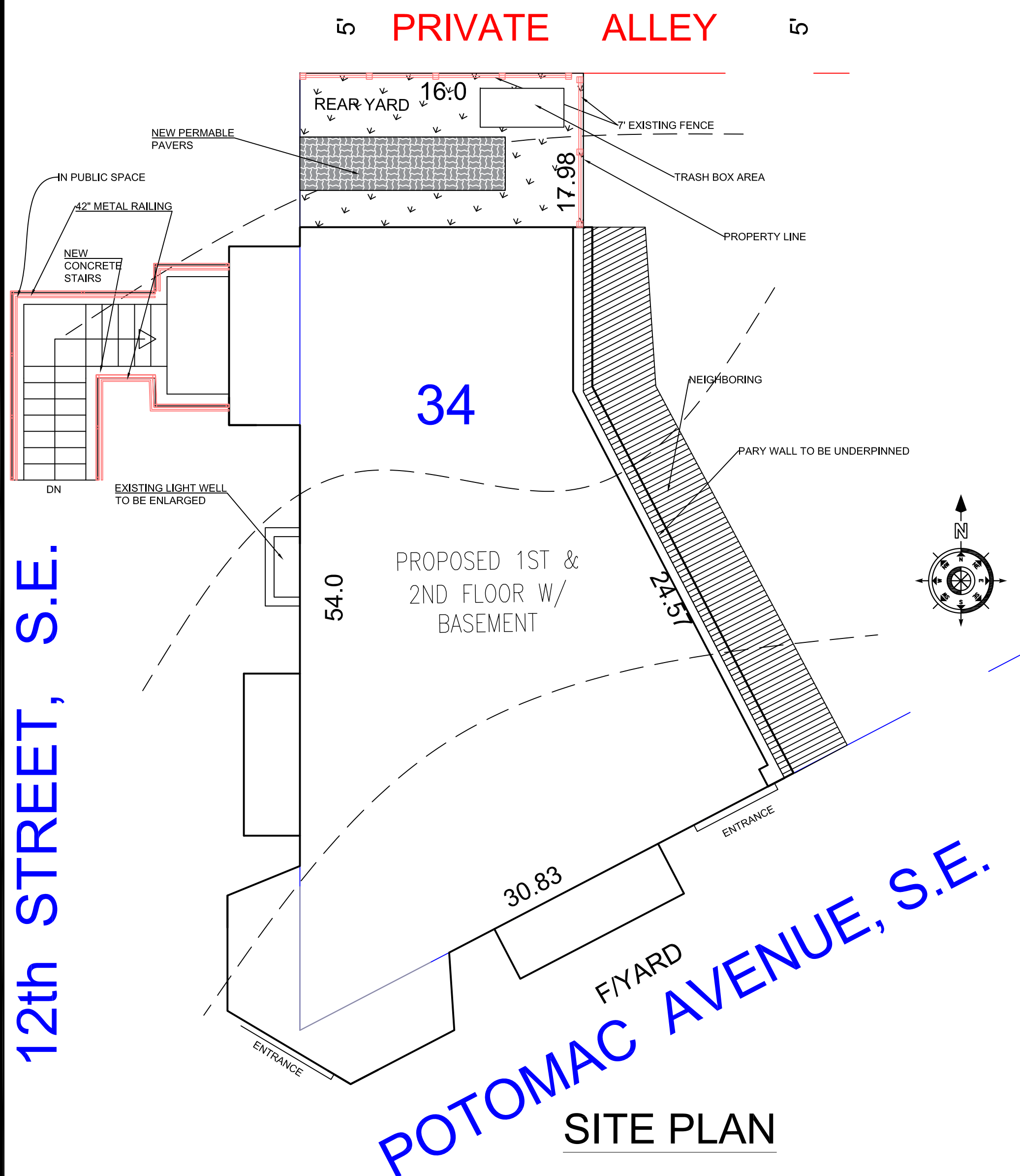
LIST OF DRAWINGS	DATE	ISSUE
SEQUENCING & PROJECT INFORMATION:		
A000 COVER SHEET & LIST OF DRAWINGS		
A001 GENERAL INFORMATION		
ARCHITECTURAL:		
SITE SITE PLAN 1 & 2		
A-1 EXISTING PLANS		
A-2 PROPOSED PLANS		
A-3 PROPOSED PLANS		
A-4 3D VISUAL ASPECTS		
A-5 WALL FLOOR DETAILS		
A-6 EXISTING ELEVATIONS		
A-7.1 PROPOSED ELEVATIONS		
A-7.2 PROPOSED ELEVATIONS		
A-8 SECTIONS W/ DETAIL		
A-8.1 SECTIONS W/ DETAIL		
A-9 DOOR, WINDOWS & FINISH SCHEDULES		
A-9.1 DOOR & WINDOW ENERGY INFO., TYPICAL DETAILS		
A-9.2 INSULATION DETAILS		
STRUCTURAL:		
S-0 SOIL EROSION		
S-0-1 STRUCTURAL NOTES		
S-1 STRUCTURAL PLANS		
S-2 STRUCTURAL PLANS		
S-3 STRUCTURAL PLANS		
S-4 STRUCTURAL DETAILS		
S-5 STRUCTURAL DETAILS		
S-6 STRUCTURAL DETAILS		
MECHANICAL:		
M-1 MECHANICAL PLANS & GENERAL NOTES		
ELECTRICAL:		
E-1 ELECTRICAL PLANS & GENERAL NOTES		
PLUMBING:		
P-1 PLUMBING PLANS & GENERAL NOTES		

PROJECT DATA		
BUILDING DATA		EXISTING
SQUARE	1021	N/A
LOT	0034	N/A
ZONE	R-5-B	R-4
TYPE OF CONSTRUCTION	IIIB	IIIB
USE GROUP	R	R
YEAR BUILT	UNKNOWN	N/A
LAND AREA	943	N/A
NO. STORIES ABOVE GRADE	2	2
NO. OF UNITS	1	2
LOT OCCUPANCY	N/A	N/A
FLOOR AREA RATIO	N/A	N/A
GROSS FLOOR AREA	N/A	N/A
FULLY SPRINKLED	NO	NO
CELLAR/BSMT	YES	YES

APPLICABLE BUILDING CODES

BUILDING (BLD)	2012 ICC/IBC
EXISTING BLD	2012 ICC/IBC

BUILDING CRITERIA	
FLOOR LIVE LOAD	40psf
FLOOR DEAD LOAD	15psf
SNOW LOAD	30psf
WIND LOAD	20psf
CONCRETE STRENGTH	3000psi
DOUGLAS FIR STRUCT. SELECT	1600psf
STEEL GRADE	A36
SOIL BEARING CAPACITY	1500psf
INSULATION	
ROOF/ATTIC	R-49
EXT. WALLS	R-19
FLOOR	R-19
CRAWLSPACE	R-21
MIN SOUND TRANS RATING	STC 50



VICINITY MAPS



EXISTING PROPERTY

ZONING INFORMATION														
WARD	ZONE DISTRICT	SQUARE #	LOT #	LOT AREA (SF)	MIN LOT AREA (SF)	MIN LOT WIDTH (FEET)	MAX HIEGHT (FEET)	MAX HIEGHT (STORIES)	REAR YARD (FEET)	SIDE YARD (FEET)	EXT BLDG AREA (SF)	PROP BLDG AREA (SF)	MAX LOT OCCUPANCY (%)	ACTUAL OCCUPANCY (%)
6	R-5-B	1021	0034	943	N/A	N/A	50	N/A	8 FT	N/A	943 SF	943 SF	N/A	N/A

A-000



MUHY AYDENİZ

WASHINGTON DC

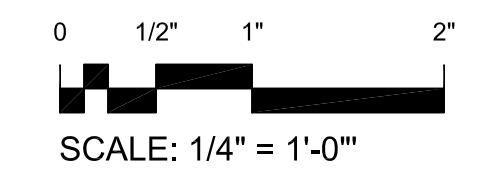
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DEVELOPMENT & CONSTRUCTION

1200 POTOMAC AVE., SE

SITE

1/4"=1'-0"





MUHY AYDENİZ

JURISDICTION

WASHINGTON DC

Project Engineer:

[illegible]

Owner's Name

DILA

DEVELOPMENT & CONSTRUCTION

Project Name:

1200 POTOMAC AVE., SE

~~Project Name:~~

Lot:

Square:

Lot Area:

Zoning Designation

Use Group RESIDENTIAL/COMMERCIAL

Construction Type: IIR

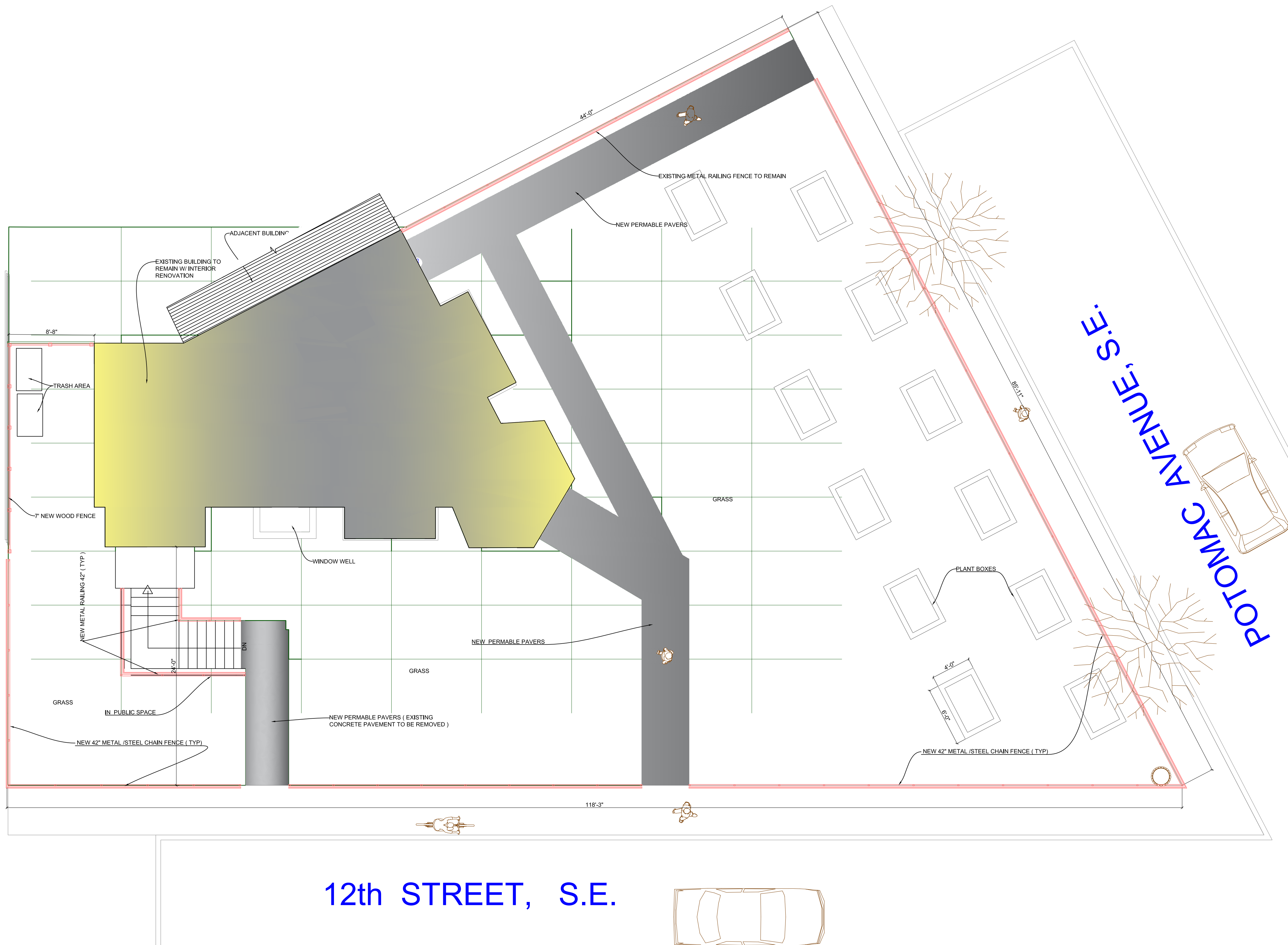
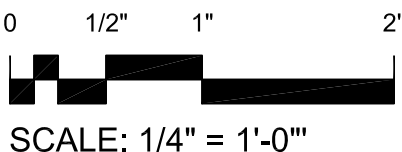
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PROPOSED MASTER SITE PLANS

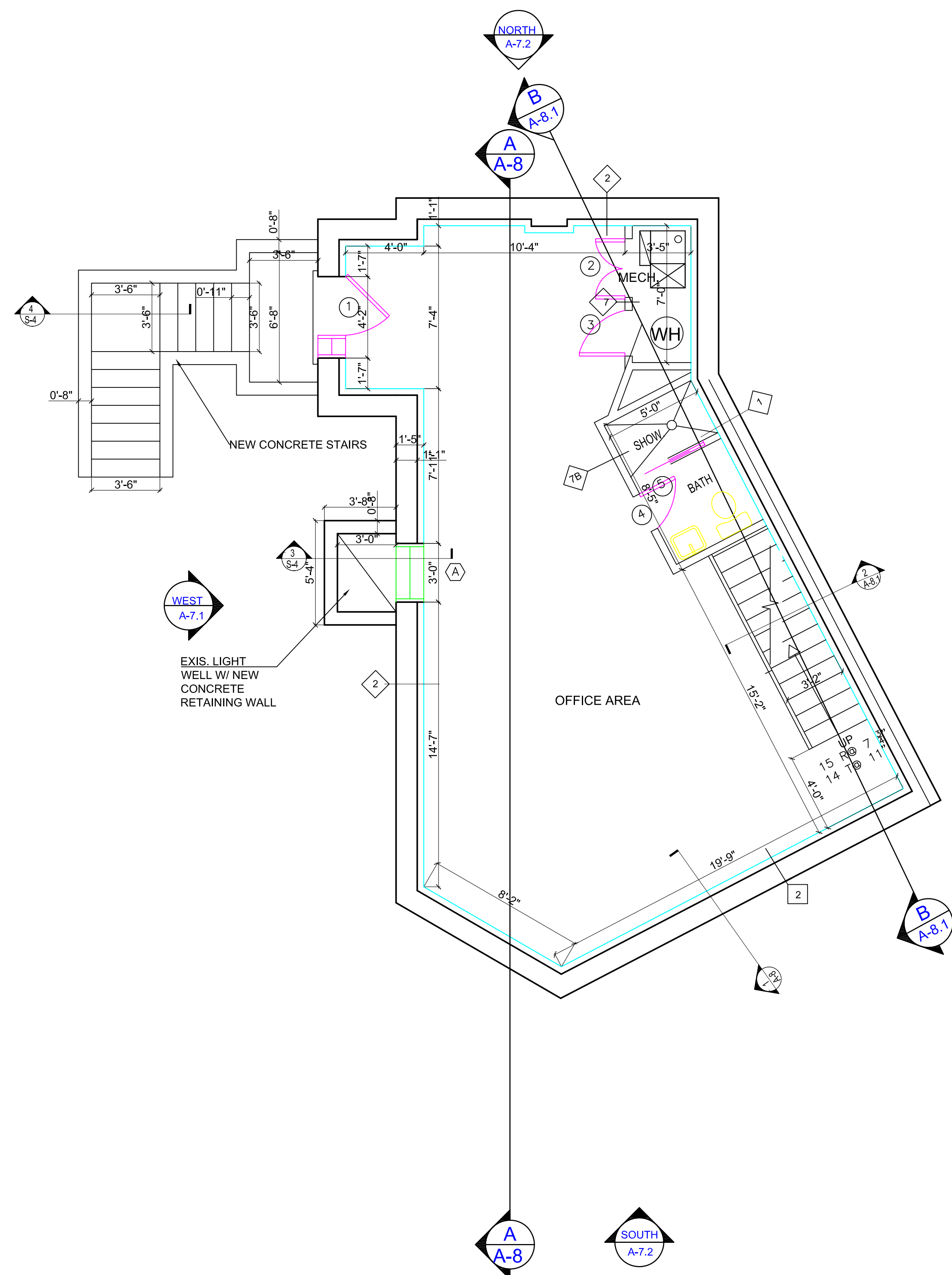
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SITE-2

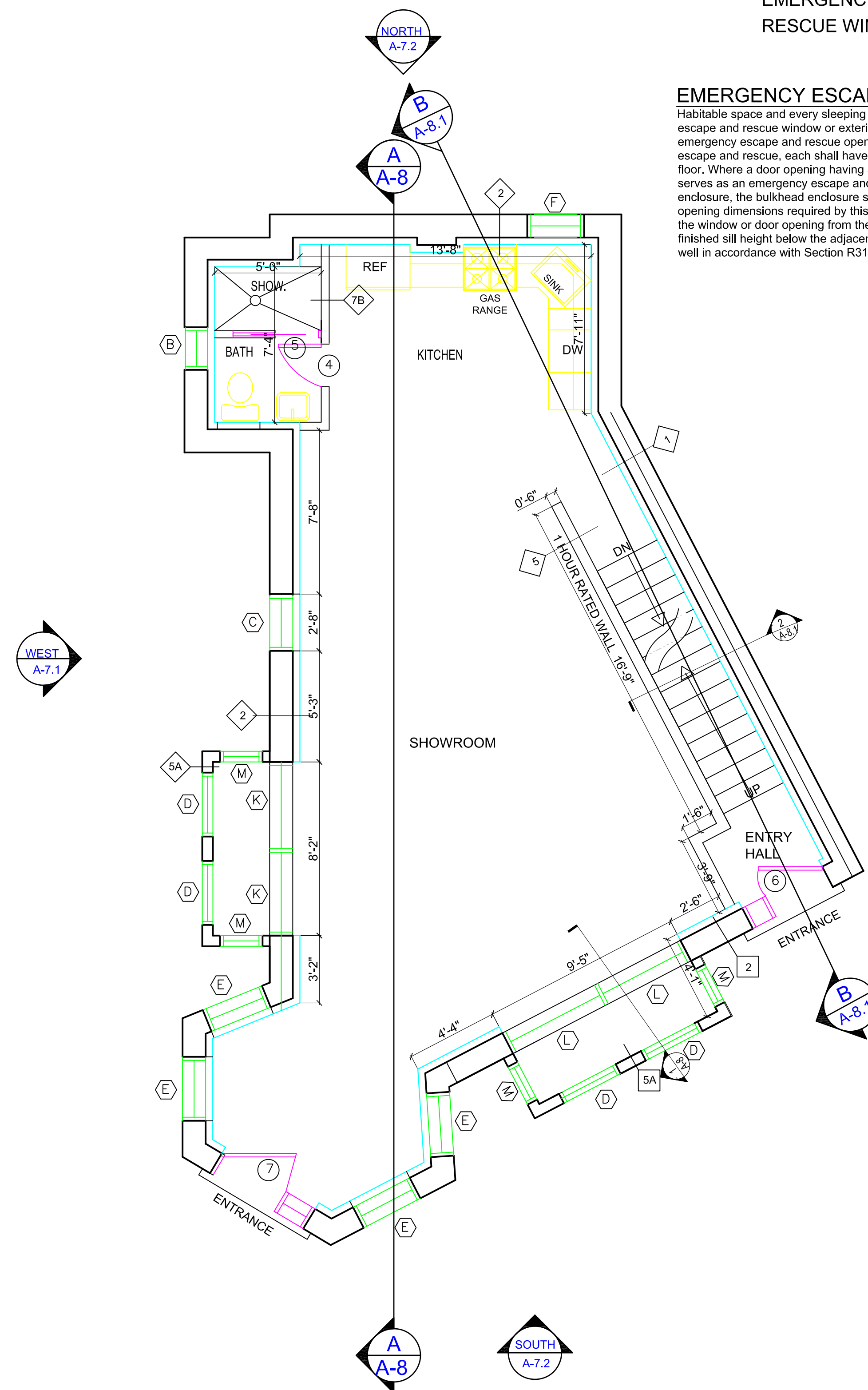
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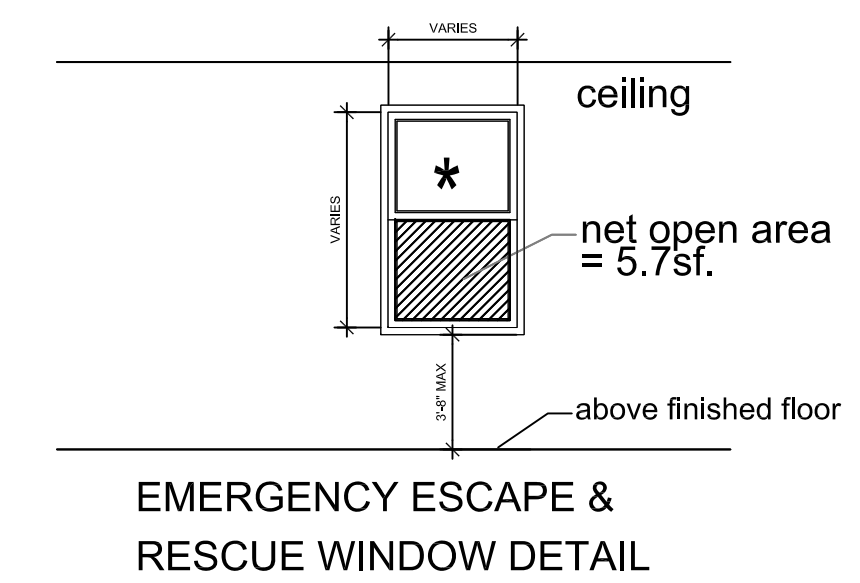
12th STREET, S.E.



PROPOSED CELLAR FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



EMERGENCY ESCAPE AND RESCUE OPENINGS:

Habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening functioning as an operable emergency escape and rescue opening. Where openings are provided as a means of escape and rescue, each shall have a sill height of not more than 44 inches above the finished floor and a clear opening having a minimum net clear opening. The window serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

[illegible]

Owner's Name:	
DILA	
DEVELOPMENT & CONSTRUCTION	
Project Name:	
1200 POTOMAC AVE., SE	
Lot:	0034
Square:	1021
Lot Area:	
Zoning Designation:	
Use Group	RESIDENTIAL/COMMERCIAL
Construction Type:	IIIB

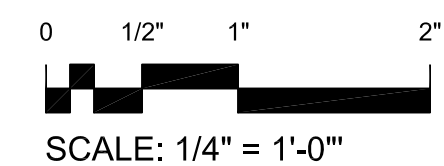
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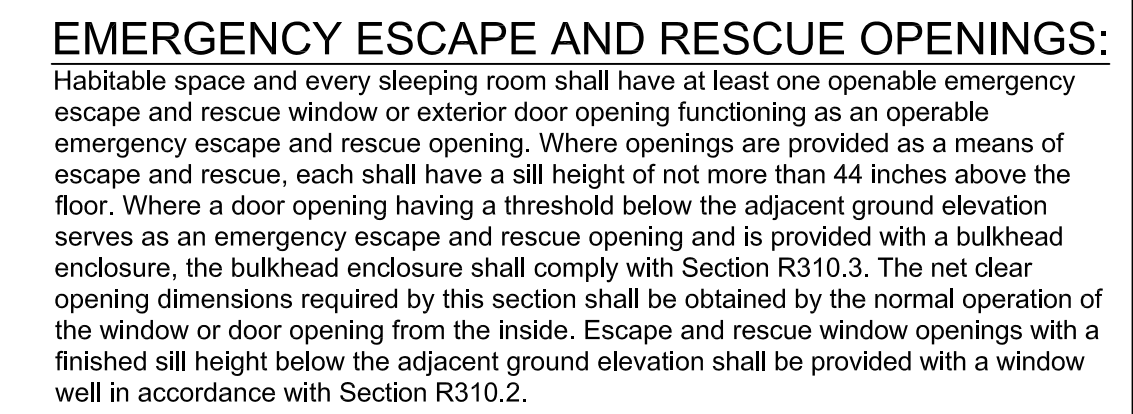
PROPOSED
FLOOR PLANS

Drawing Sheet Name:

A-2

Scale: $1/4"=1'-0"$





Architectural Design, Drafting &
Consultant

MUHY AYDENİZ

JURISDICTION:
WASHINGTON DC

Project Engineer:

[illegible]

Owner's Name:

DILA
DEVELOPMENT &
CONSTRUCTION

Project Name:

1200 POTOMAC AVE., SE

Lot:	0034
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Square:	1021
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Lot Area:

Zoning Designation:

Use Group	RESIDENTIAL/
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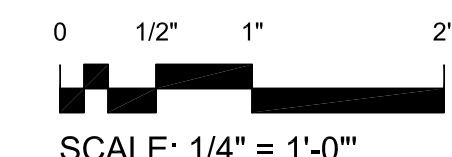
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PROPOSED FLOOR PLANS

Drawing Sheet Name:

A-3

Scale: $1/4"=1'-0"$



DILA
DEVELOPMENT
AND CONSTRUCTION

Architectural Design, Drafting &
Consultant

MUHY AYDENİZ

JURISDICTION:
WASHINGTON DC

Project Engineer:

[illegible]

Owner's Name:

DILA DEVELOPMENT & CONSTRUCTION

Project Name:

1200 POTOMAC AVE., SE

Lot: 0034

Lot:	0034
Square:	1021

Lot Area:

Zoning Designation:

Use Group	RESIDENTIAL/COMMERCIAL
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Construction Type: III B

Drawing Name:

3D VISUAL ASPECTS

Drawing Sheet Name:

A-4

Scale: $1/4"=1'-0"$



MUHY AYDENİZ

JURISDICTION:

Project Engineer:

Owner's Name

DILA

Project Name:

1200 POTOMAC AVE., SE

Lot: 0034

25.	9991
Square:	1021

Lot Area:

Zoning Designation:

Use Group	RESIDENT
Construction Type:	IIIB

Drawing Name: **PROPOSED
ELEVATIONS**

Drawing Sheet Name:

A-7.1

Scale: $1/4"=1'-0"$

