

November 16, 2011

Meridith Moldenhauer, Chairperson
D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW, Suite 200 South
Washington, DC 20001

2011 NOV 16 PM 12:09
OFFICE OF ZONING

Re: BZA Case No. 18277 - Application for Special Exception and Variance Relief for
property located at 624 9th Street, NW (Lot 68 in Square 376)

Dear Chairperson Moldenhauer:

We inadvertently filed an earlier version of plans for this building in our pre-hearing statement. Please disregard those plans; the correct plans are attached. We apologize for any confusion.

Sincerely,

Allison Prince

Allison C. Prince

Christine A. Roddy

Christine A. Roddy

CAR/car
DCDOCS\7058951.1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18277

EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia

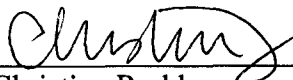
Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on November 16, 2011 by first class mail:

Jennifer Steingasser
Matthew Jesick
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

ANC 2C
PO Box 26182, Ledroit Park Station
Washington, DC 20001

Jeff Jennings
District Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003


Christine Roddy

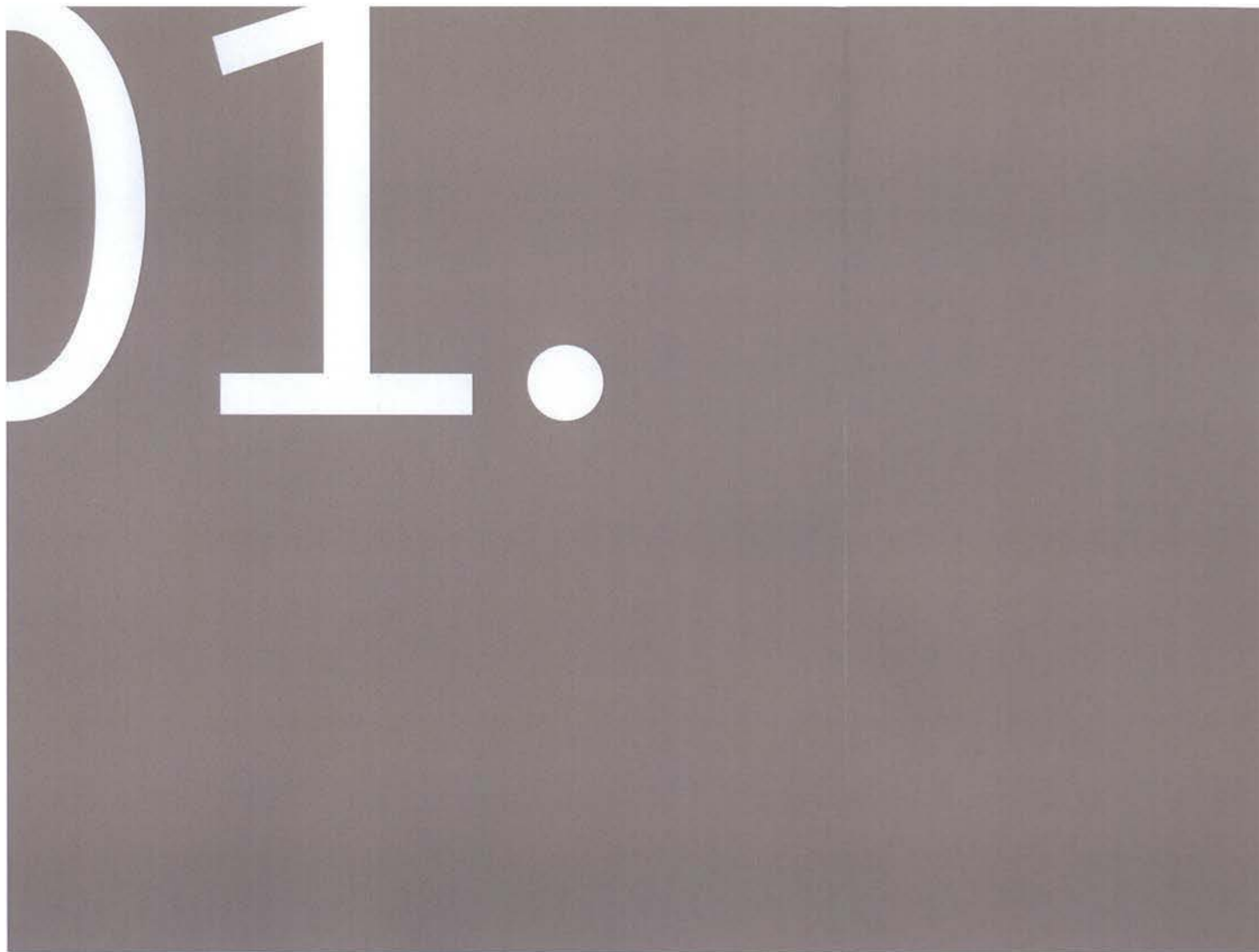


9th & G Streets, NW

Board of Zoning
Adjustment Exhibits

November 15, 2011

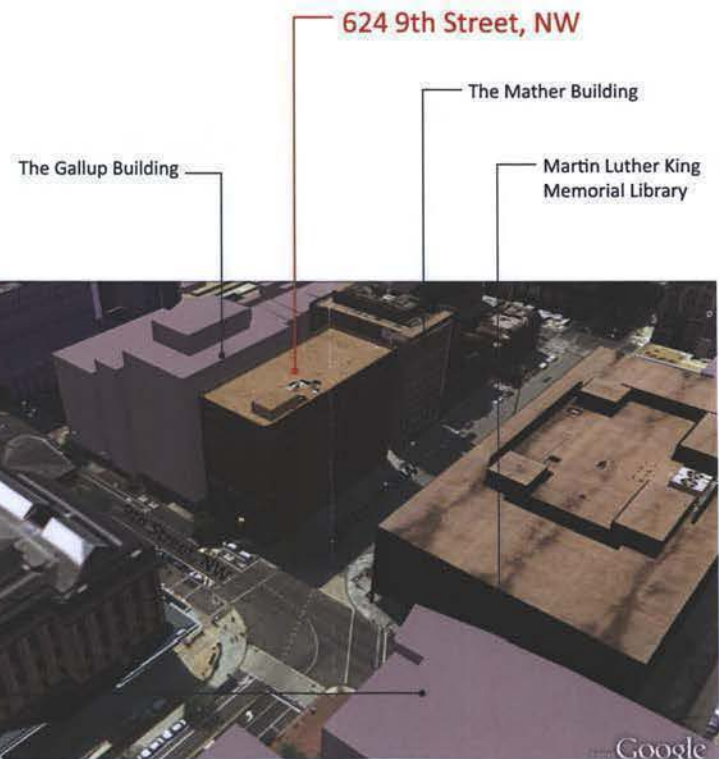
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Existing Building Context

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Project Location Map and Aerial Perspective



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The Gallup Building

The Mather Building

Martin Luther King
Memorial Library

The Edison Building (PEPCO)

624 9th Street, NW



The Smithsonian American Art Museum

Smithsonian
American Art
Museum

Metro
Gallery Place -
Chinatown
Station



624 9th Street, NW

Martin Luther
King Memorial
Library

The Edison
Building
(PEPCO)



Martin Luther
King Memorial
Library

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Martin Luther
King Memorial
Library



The Mather
Building

St. Patrick's
Catholic Church

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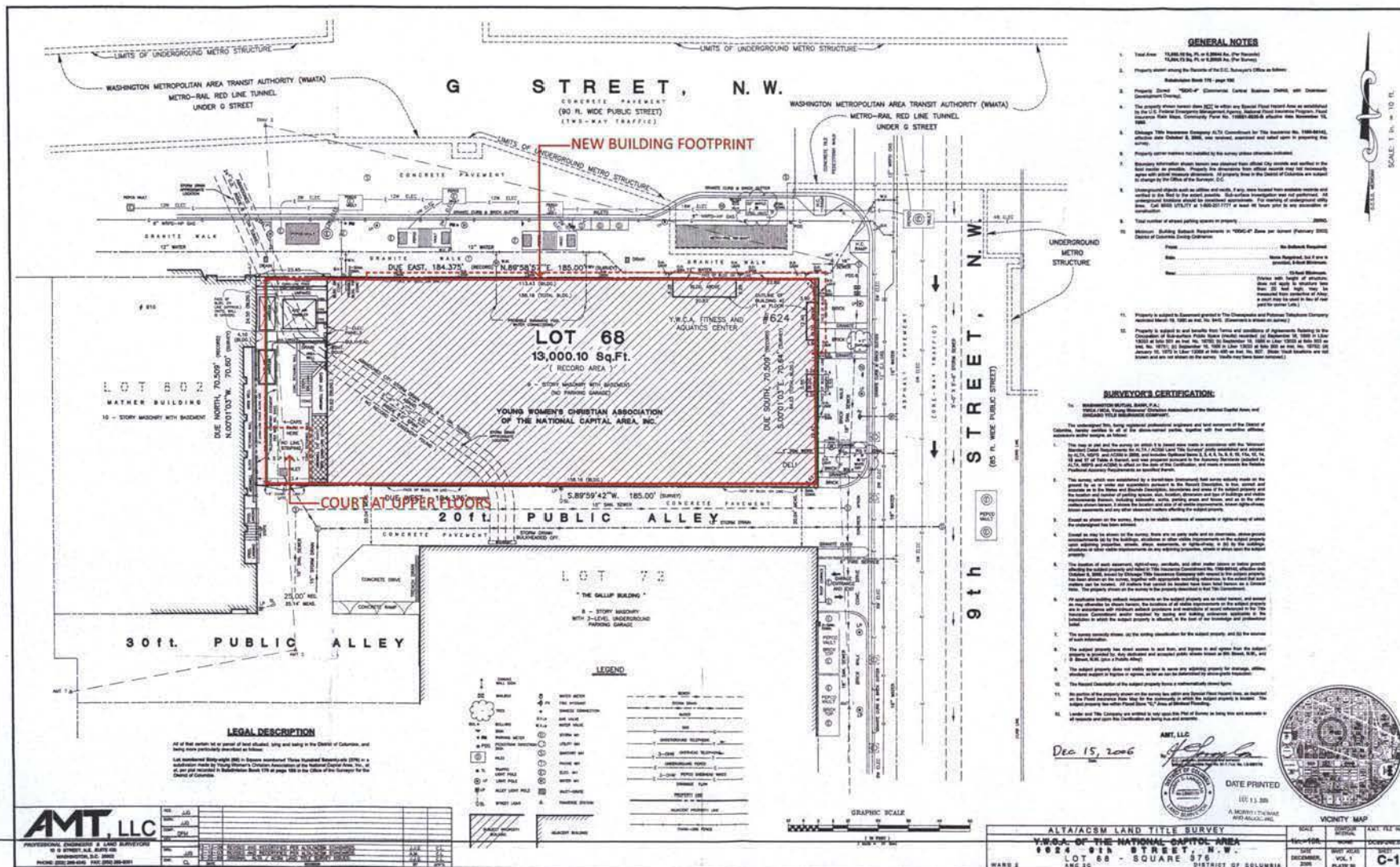
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B: Metro Entrance



A: MLK Arcade



02.

Proposed Floor Plans

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Board of Zoning Adjustment Application
 Project No: 09.7081.00
 15-Jul-2011

Building Lot Area

	Total
Proposed Lot Area (GSF)	13,000

Building FAR Calculations

	Proposed	Allowable
	8.30	8.50
Proposed FAR Usage (SF)	107,949	110,501

Gross Floor Area Calculations

	Proposed Renovation
Gross Measured Floor Area	
Parking Level P3*	12,716
Parking Level P2*	12,716
Parking Level P1*	12,716
Ground Floor**	10,976
Second Floor***	11,566
Third Floor	12,356
Fourth Floor	12,356
Fifth Floor	12,356
Sixth Floor	12,356
Seventh Floor	12,356
Eighth Floor	12,356
Ninth Floor	12,356
TOTAL	109,037
Estimated Area of Shafts (As Shown)	1,088
ESTIMATED TOTAL	107,949

* All cellar area is exempt from FAR by definition

** 1,517 SF taken out of Gross Number for Parking Garage Entrance / Ramp

*** 574 SF taken out of Gross Number for 2-Story Lobby Atrium

Penthouse Level	4,465
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Penthouse FAR Calculations

	Proposed	Allowable
	0.34	0.37
Proposed FAR Usage (SF)	4,465	4,810

New Building Height Calculations

	New Slab	New Elevation
Building Elevations (FT)		
Parking Level P3	-29'-0"	7.50
Parking Level P2	-20'-0"	16.50
Parking Level P1	-11'-0"	25.50
Ground Floor	0'-0"	36.50
Second Floor	14'-6"	51.00
Third Floor	26'-0"	62.50
Fourth Floor	37'-6"	74.00
Fifth Floor	49'-0"	85.50
Sixth Floor	60'-6"	97.00
Seventh Floor	72'-0"	108.50
Eighth Floor	83'-6"	120.00
Ninth Floor	96'-0"	132.50
Main Roof	109'-6"	146.00
Parapet*	111'-0"	147.50
Penthouse Roof	129'-6"	166.00

*Building Height with Proposed Measuring Point

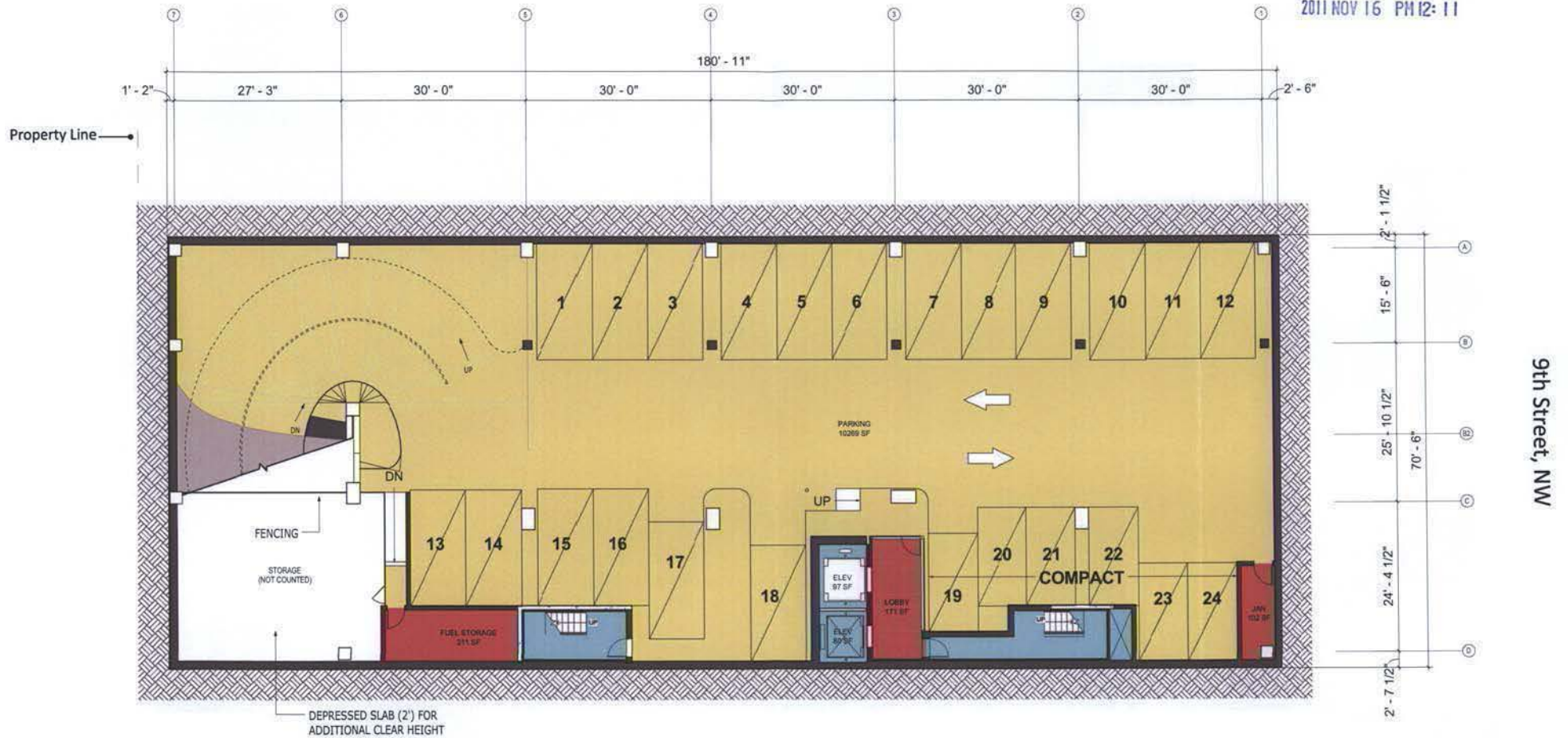
Height Elevation	Measuring Point	Building Height
147.50	37.52	109.98
		Allowable
		110.00

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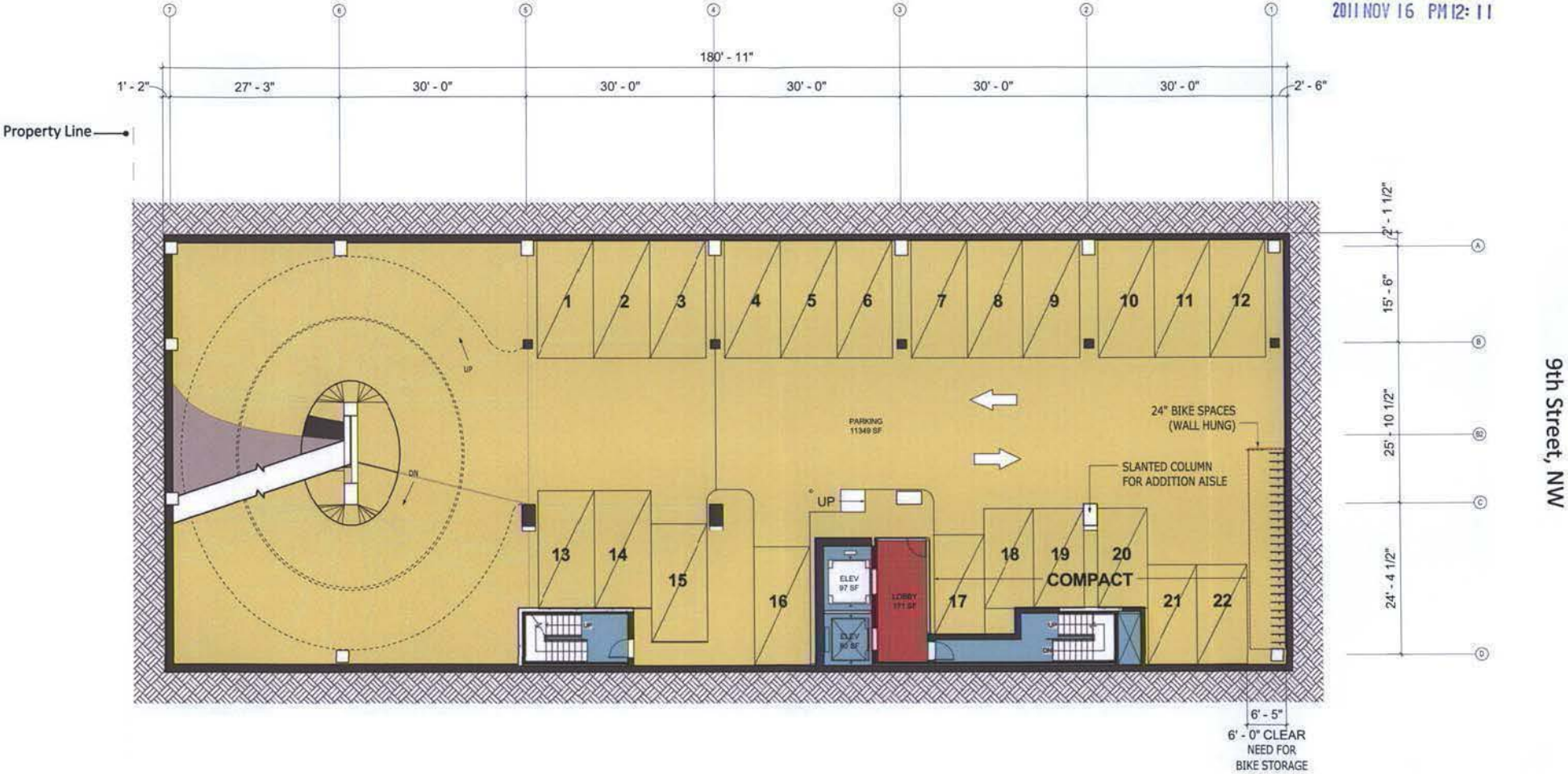
G Street, NW

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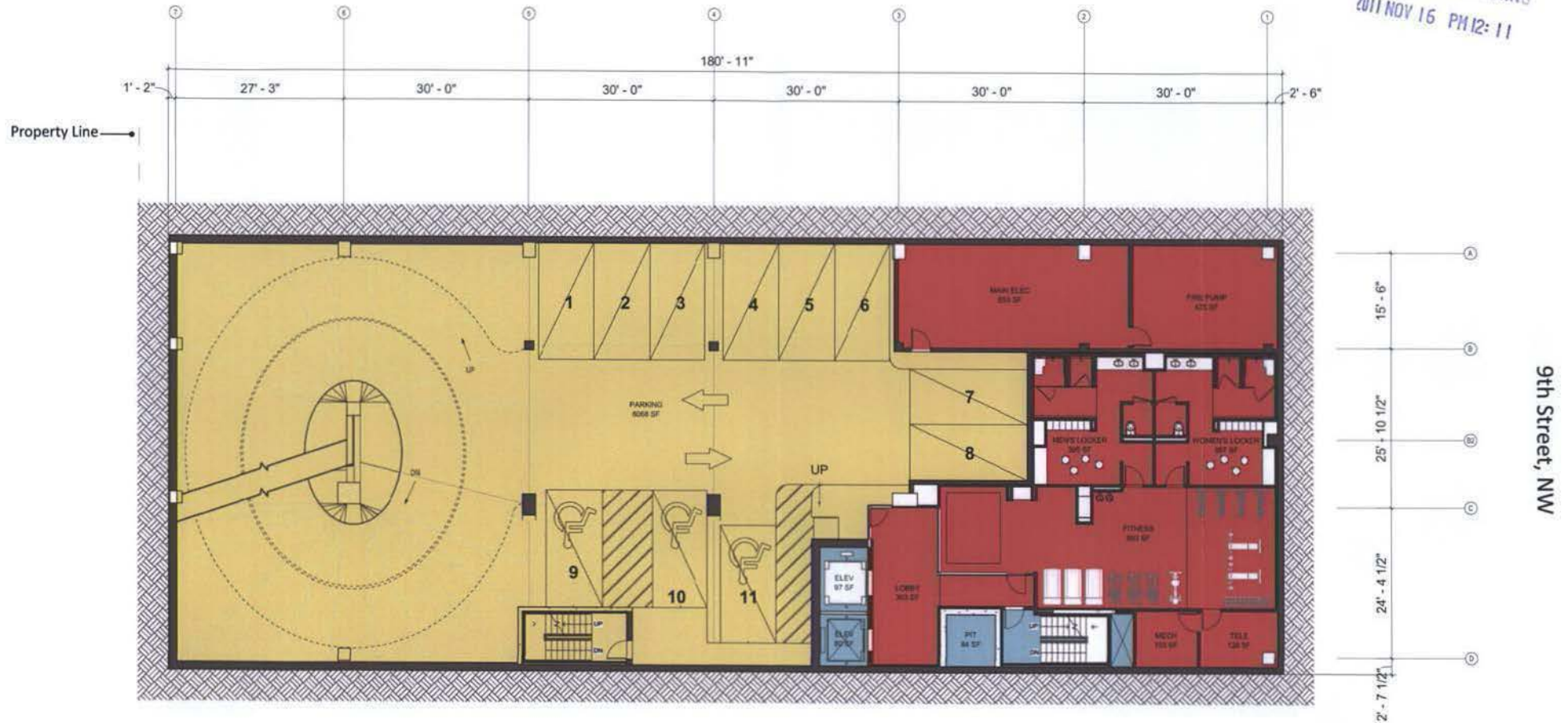
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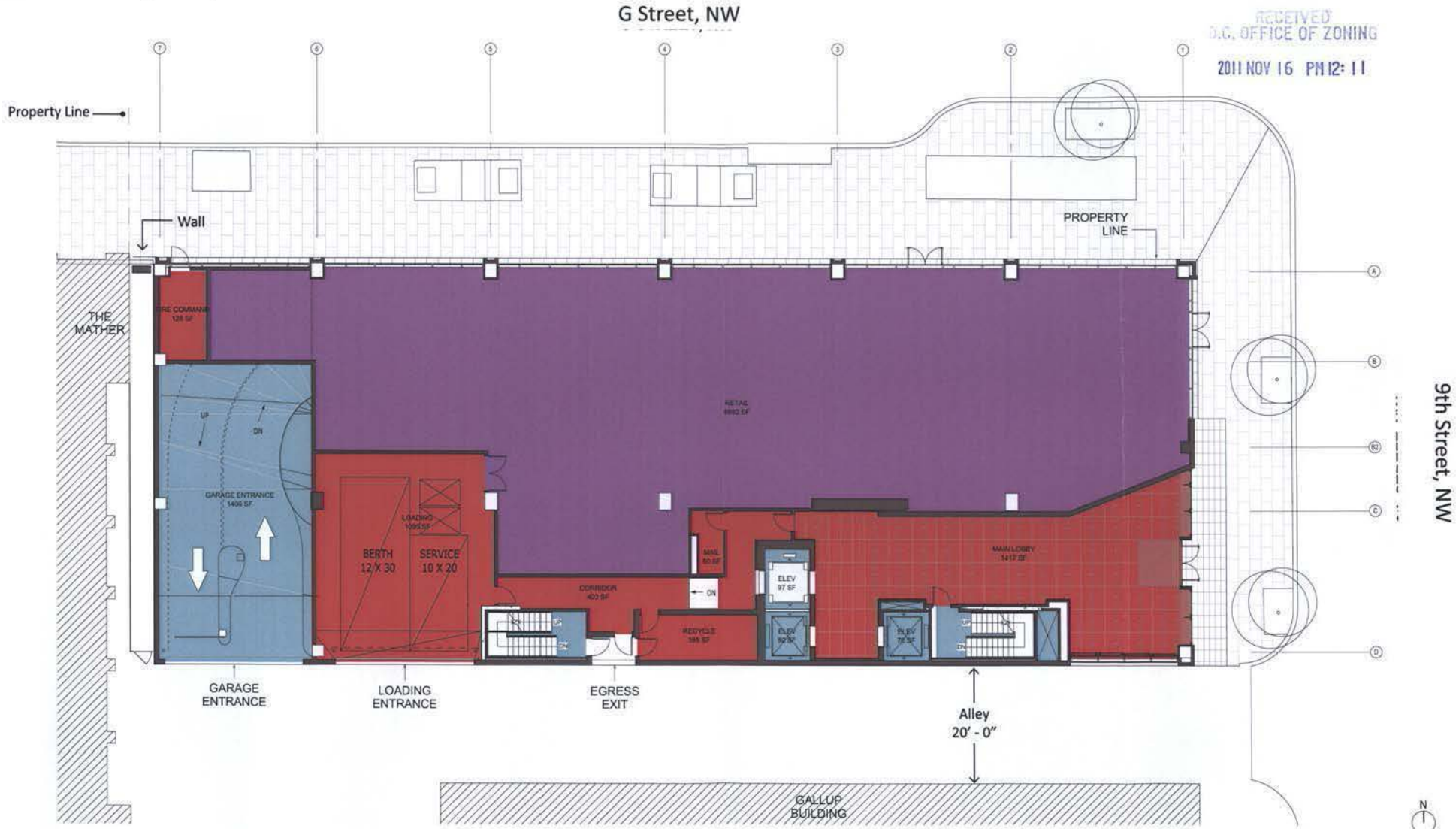
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G Street, NW

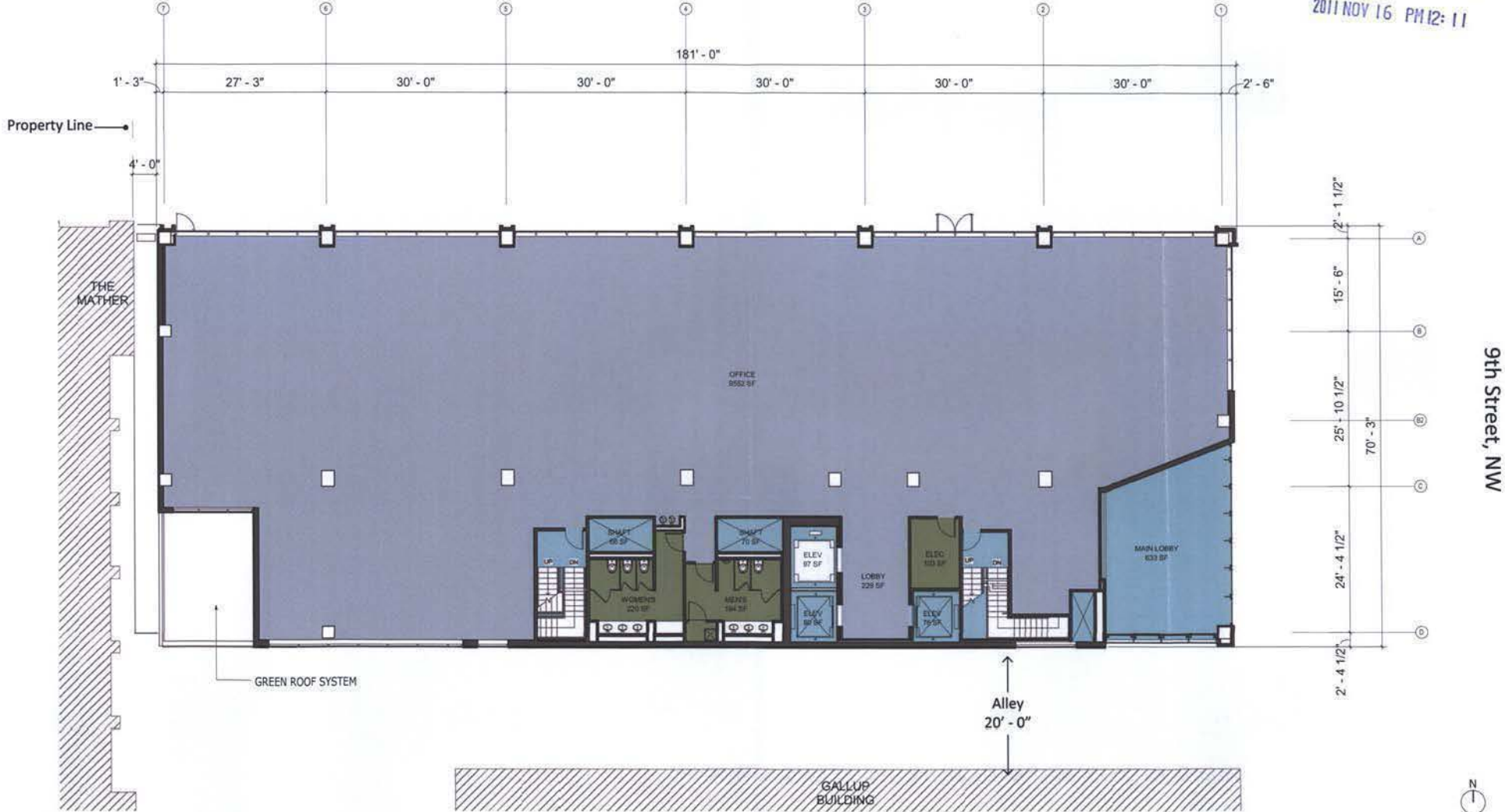
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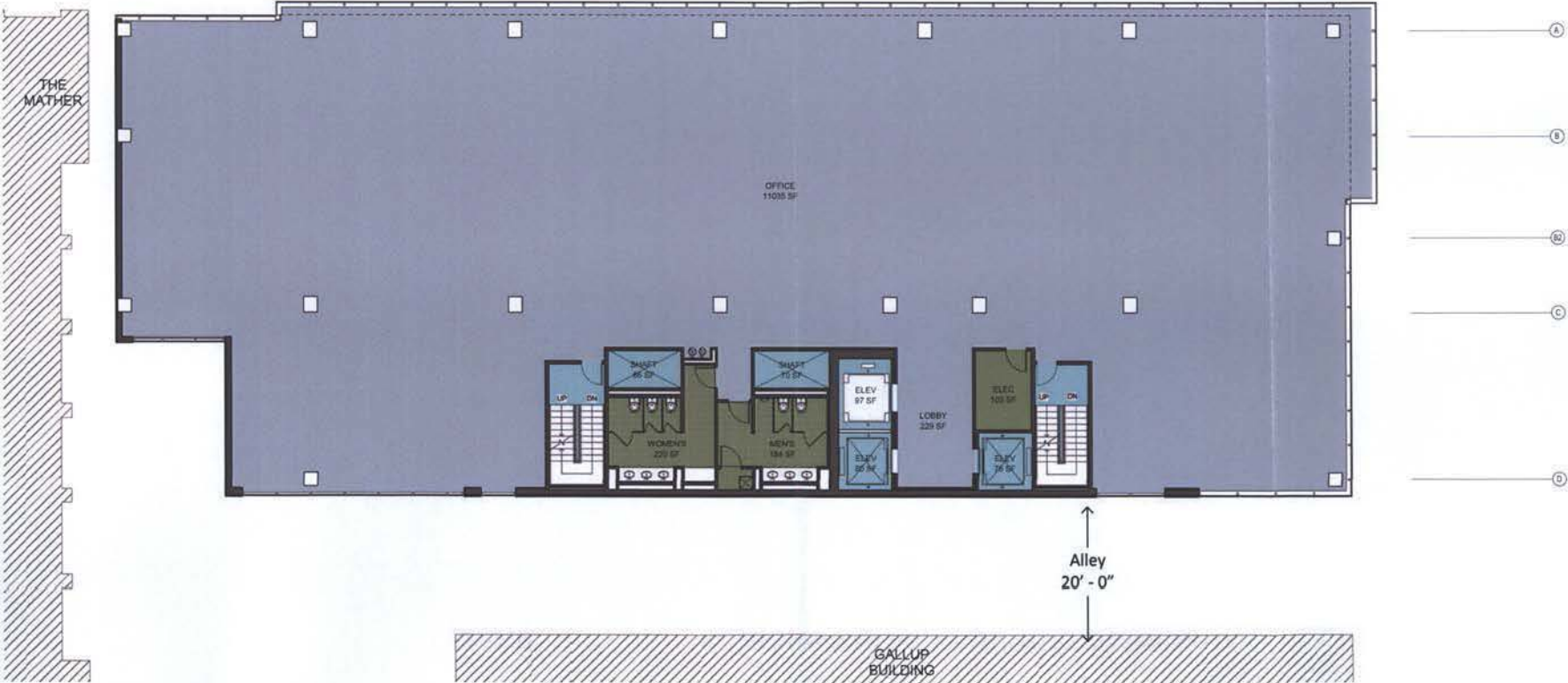
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G Street, NW

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Property Line



G Street, NW

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Property Line



9th Street, NW

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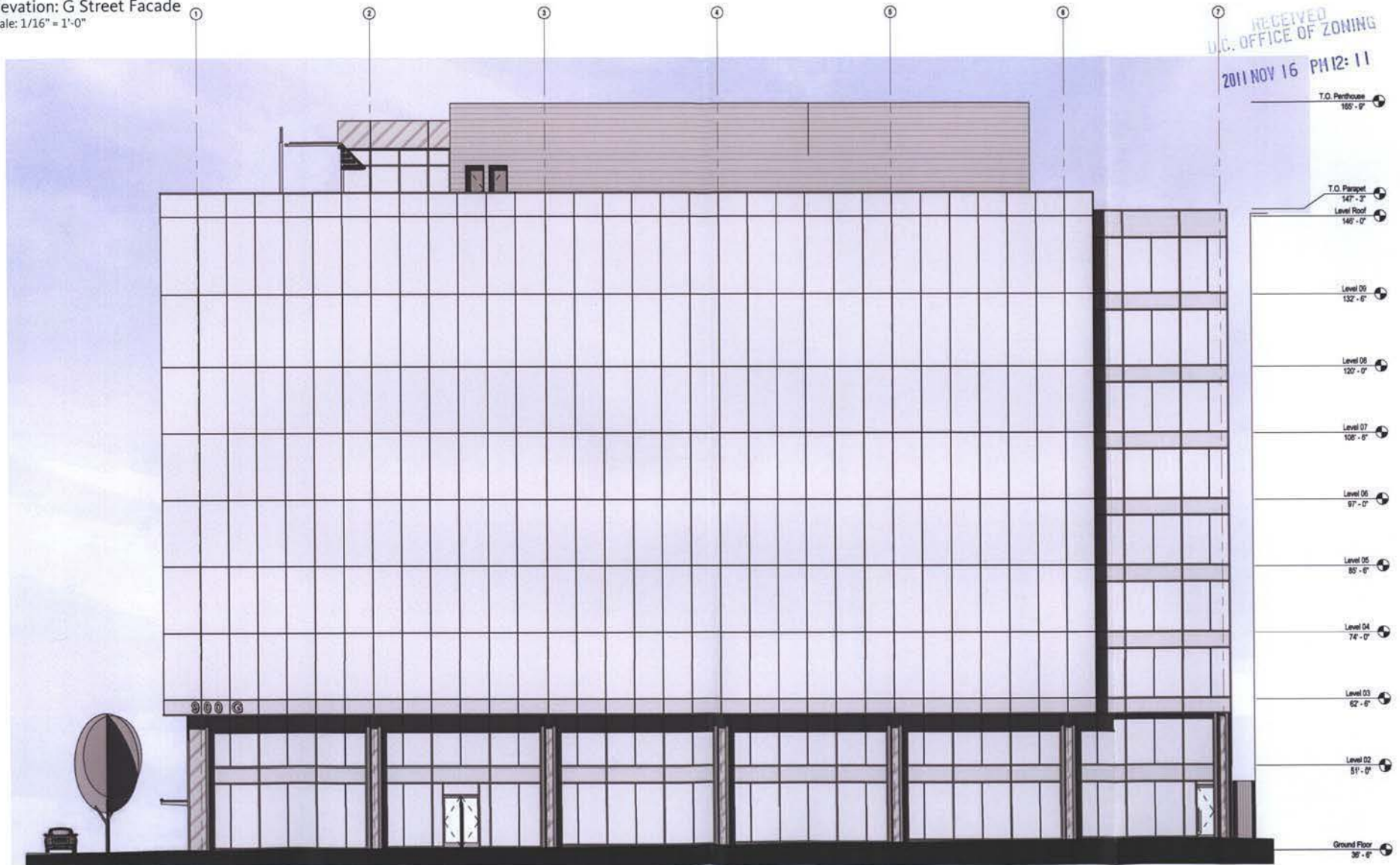


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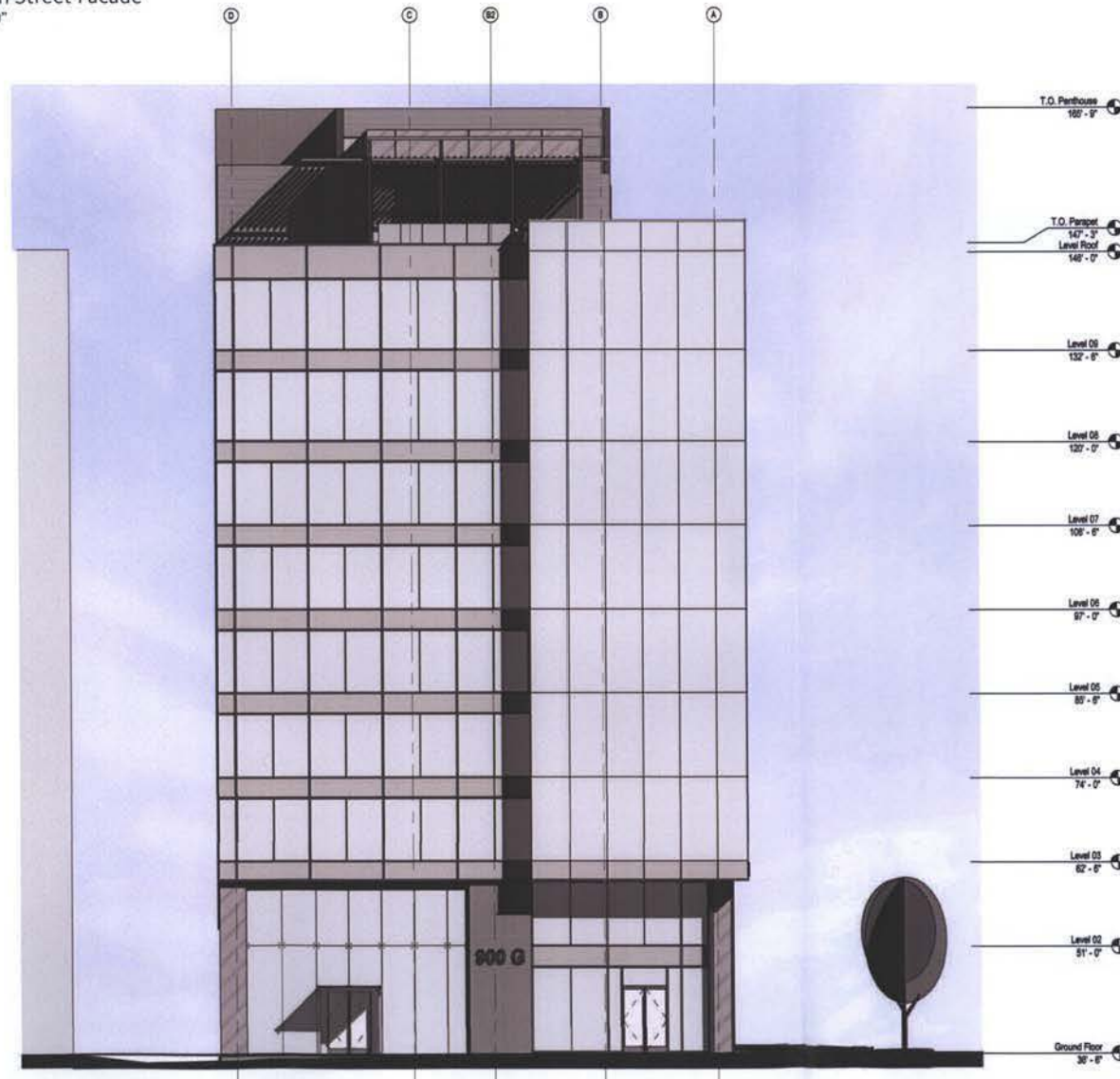


Elevation: G Street Facade
Scale: 1/16" = 1'-0"

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Elevation: 9th Street Facade
 Scale: 1/16" = 1'-0"



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Elevation: South Facade (Alley)

Scale: 1/16" = 1'-0"

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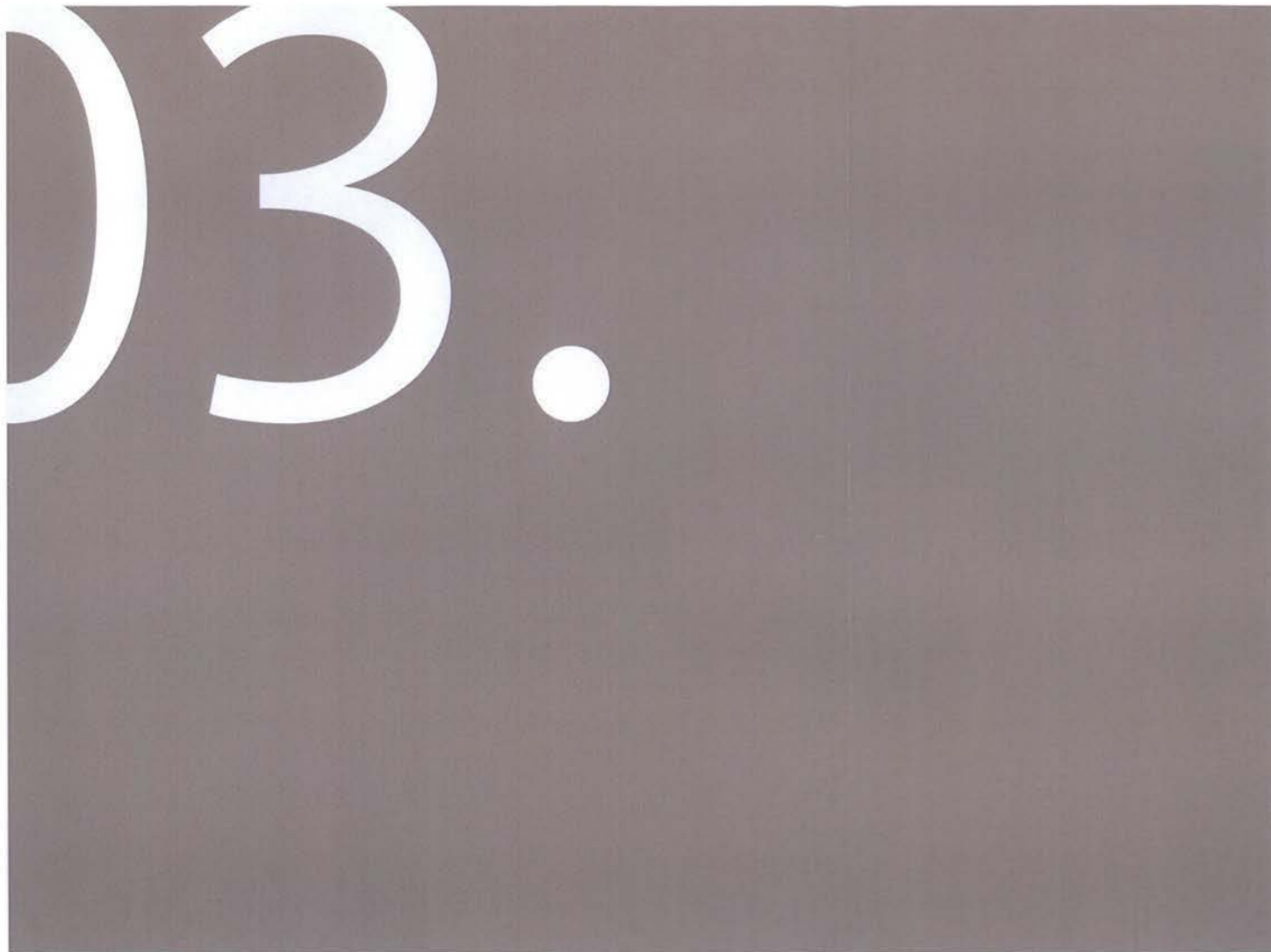
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T.O. Penthouse
165'-0"



MRP REALTY | 9TH AND G STREET, NW

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Gensler
09.7081.000



Court Diagrams

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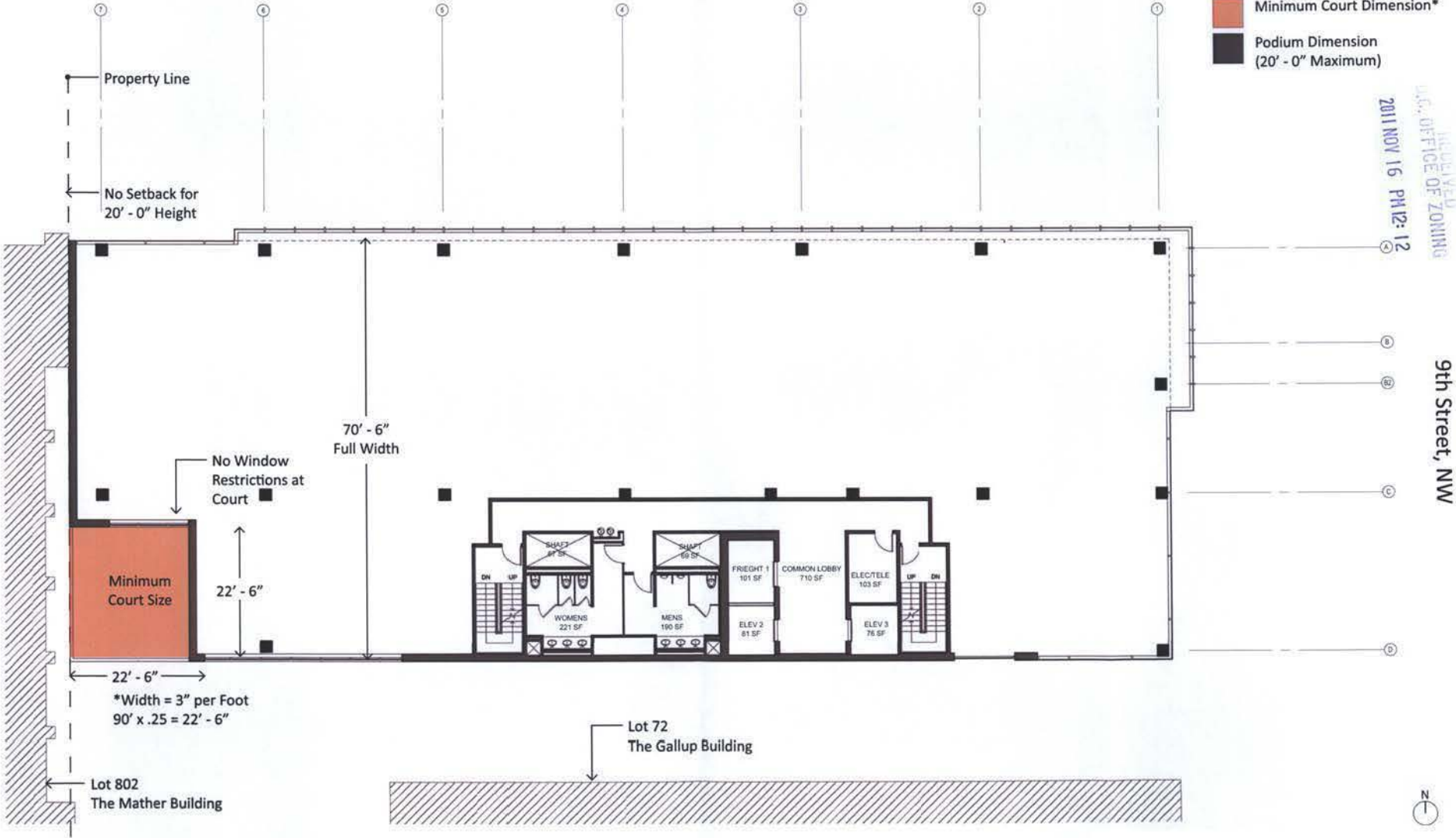
Plan: Compliant Court

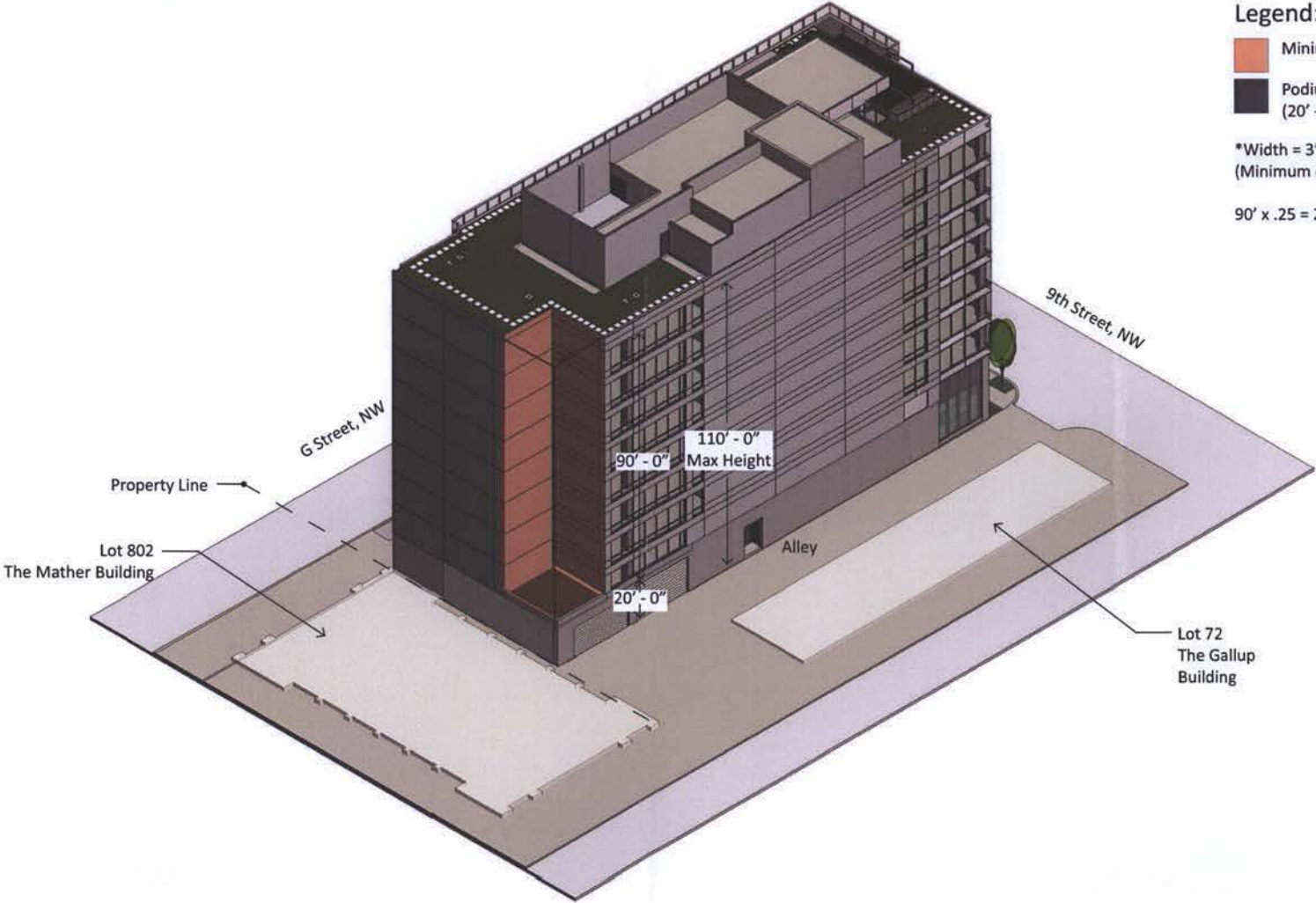
SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

G Street, NW

Legend:

- Minimum Court Dimension*
- Podium Dimension (20' - 0" Maximum)





Legend:

- Minimum Court Dimension*
- Podium Dimension (20' - 0" Maximum)

*Width = 3" per Foot (Minimum of 12' - 0")

90' x .25 = 22' - 6"

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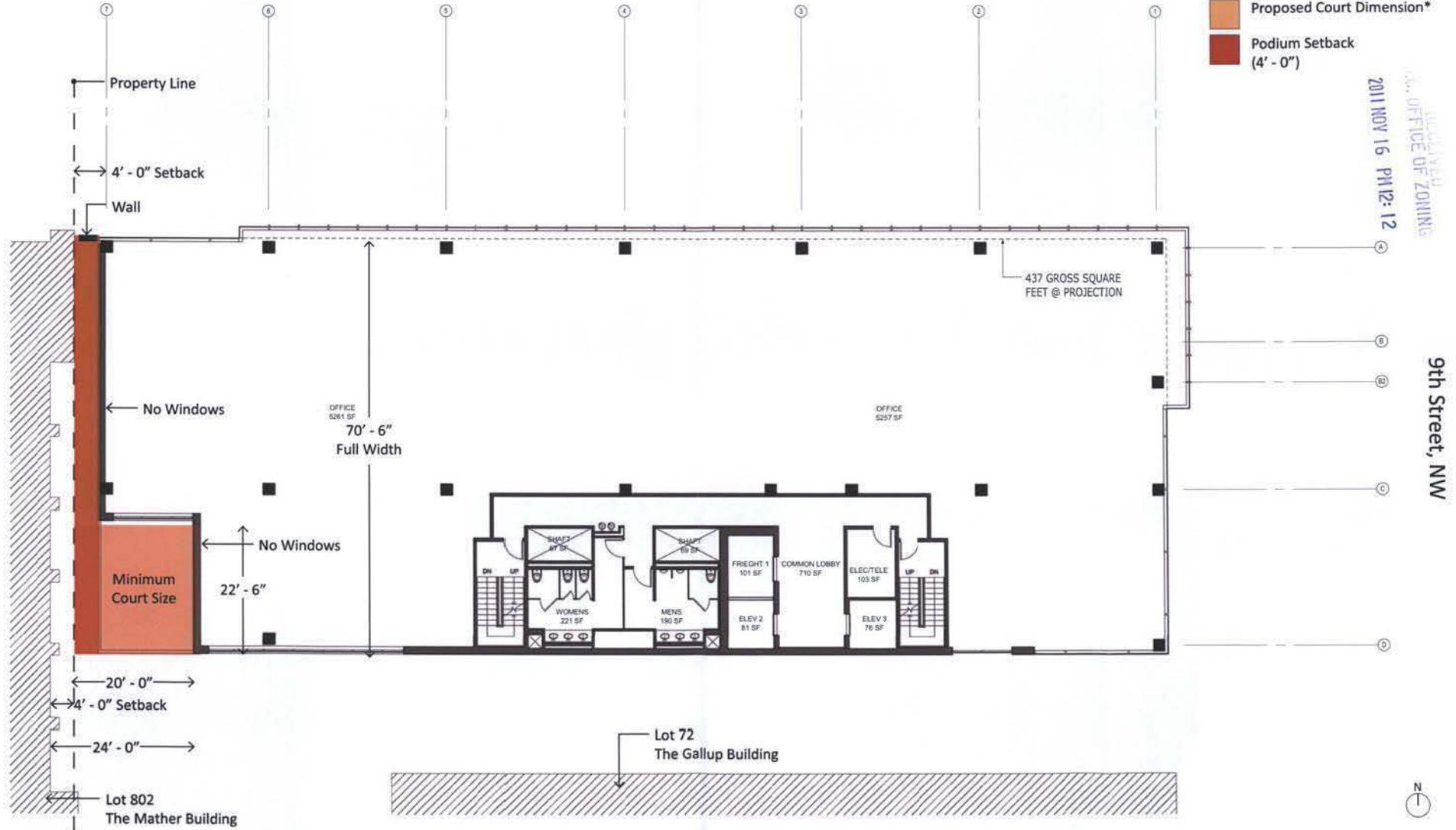
Plan: Compliant Court

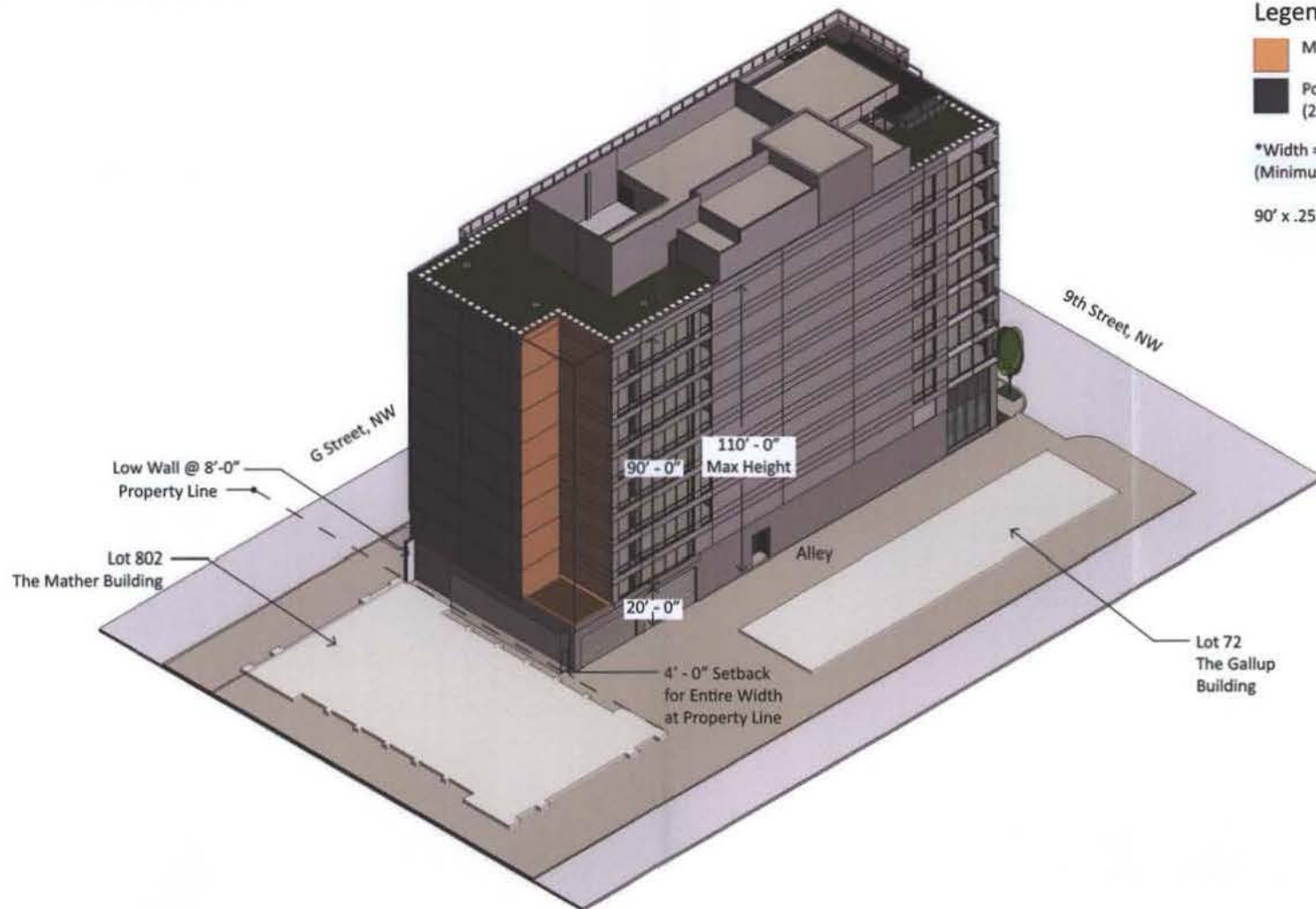
SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

G Street, NW

Legend:

- Proposed Court Dimension*
- Podium Setback (4' - 0")





Legend:

Minimum Court Dimension*

Podium Dimension
(20' - 0" Maximum)

*Width = 3" per Foot
(Minimum of 12' - 0")

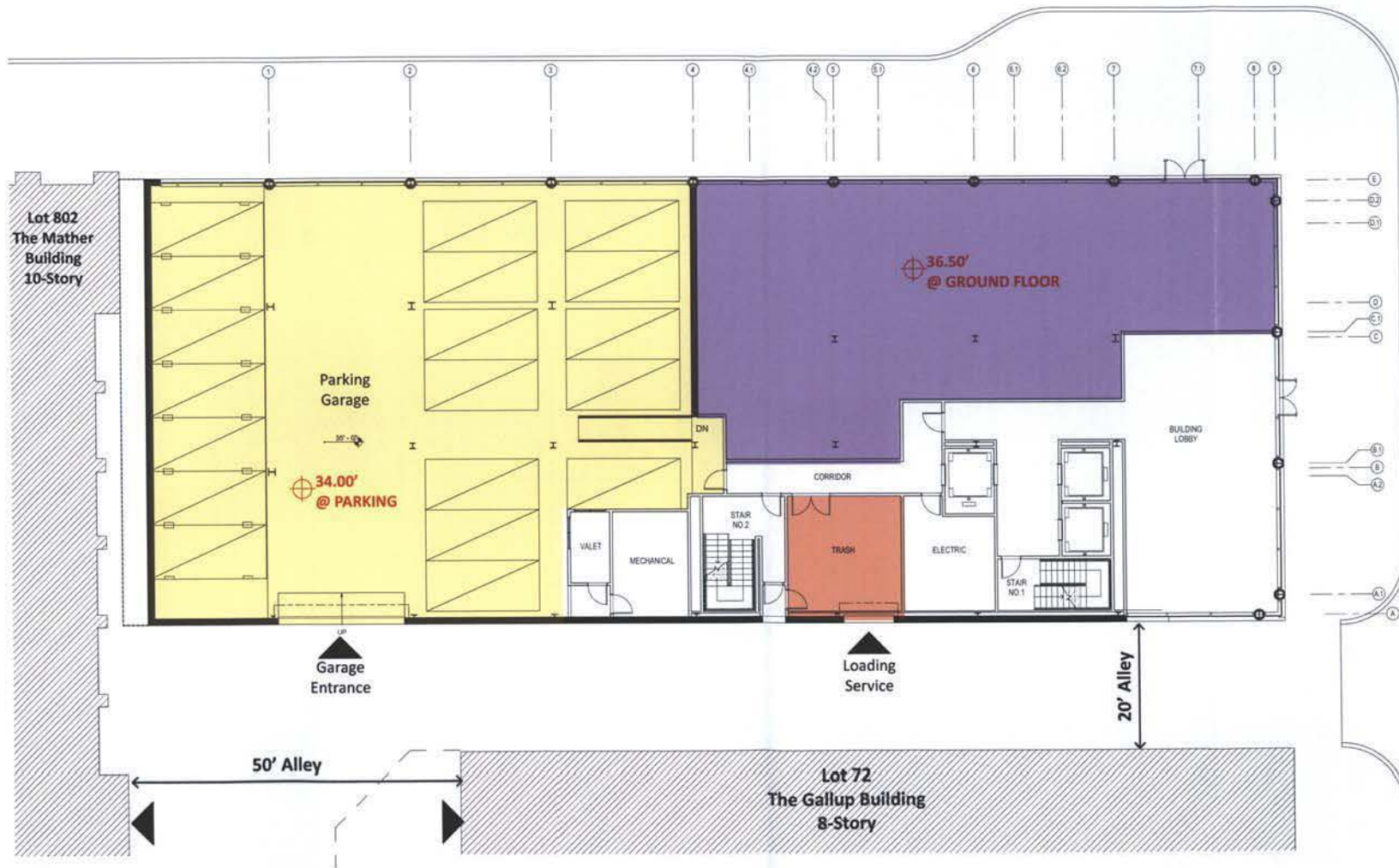
90' x .25 = 22' - 6"

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04.

Building
Services/
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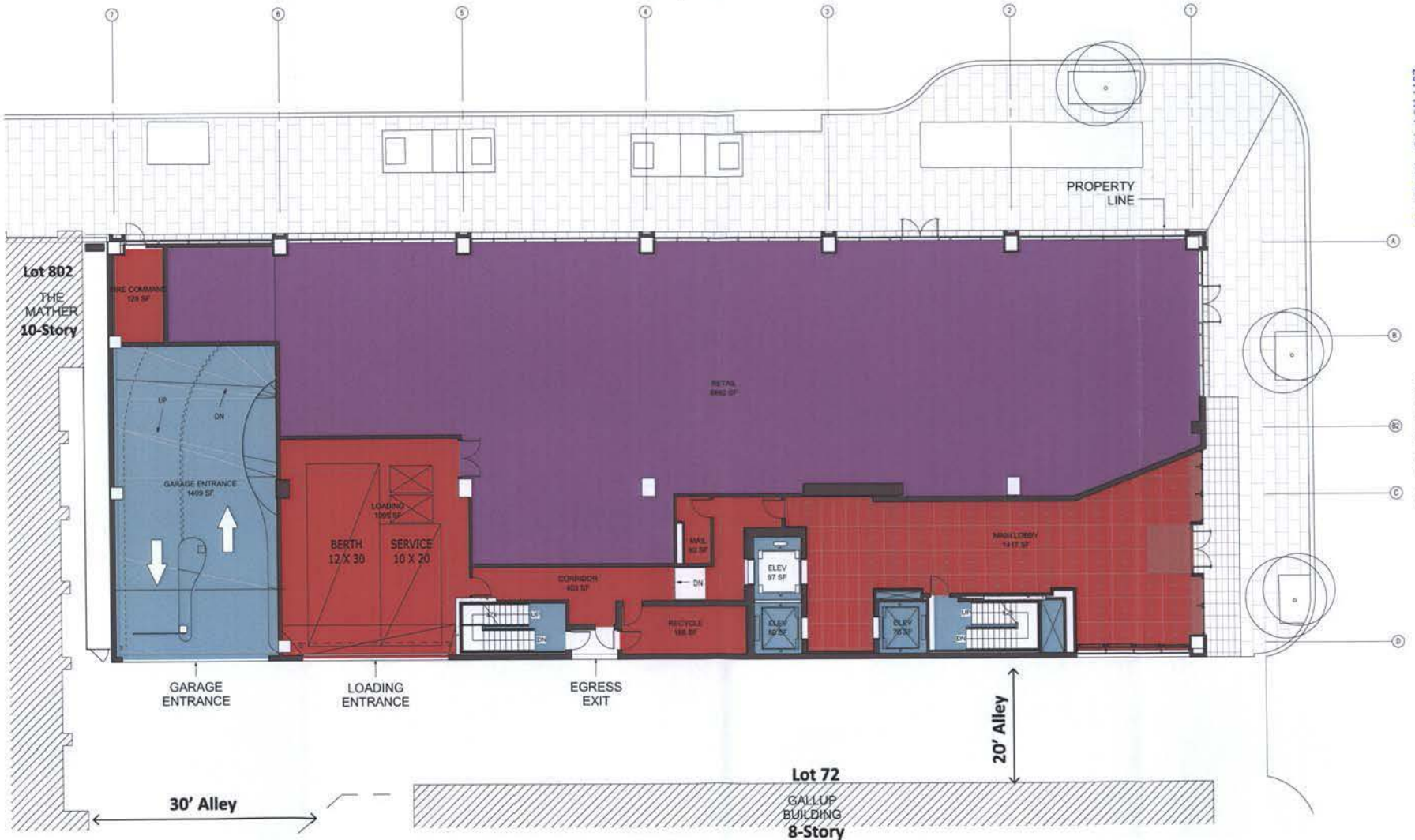
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G STREET, NW

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NW 9th STREET, NW



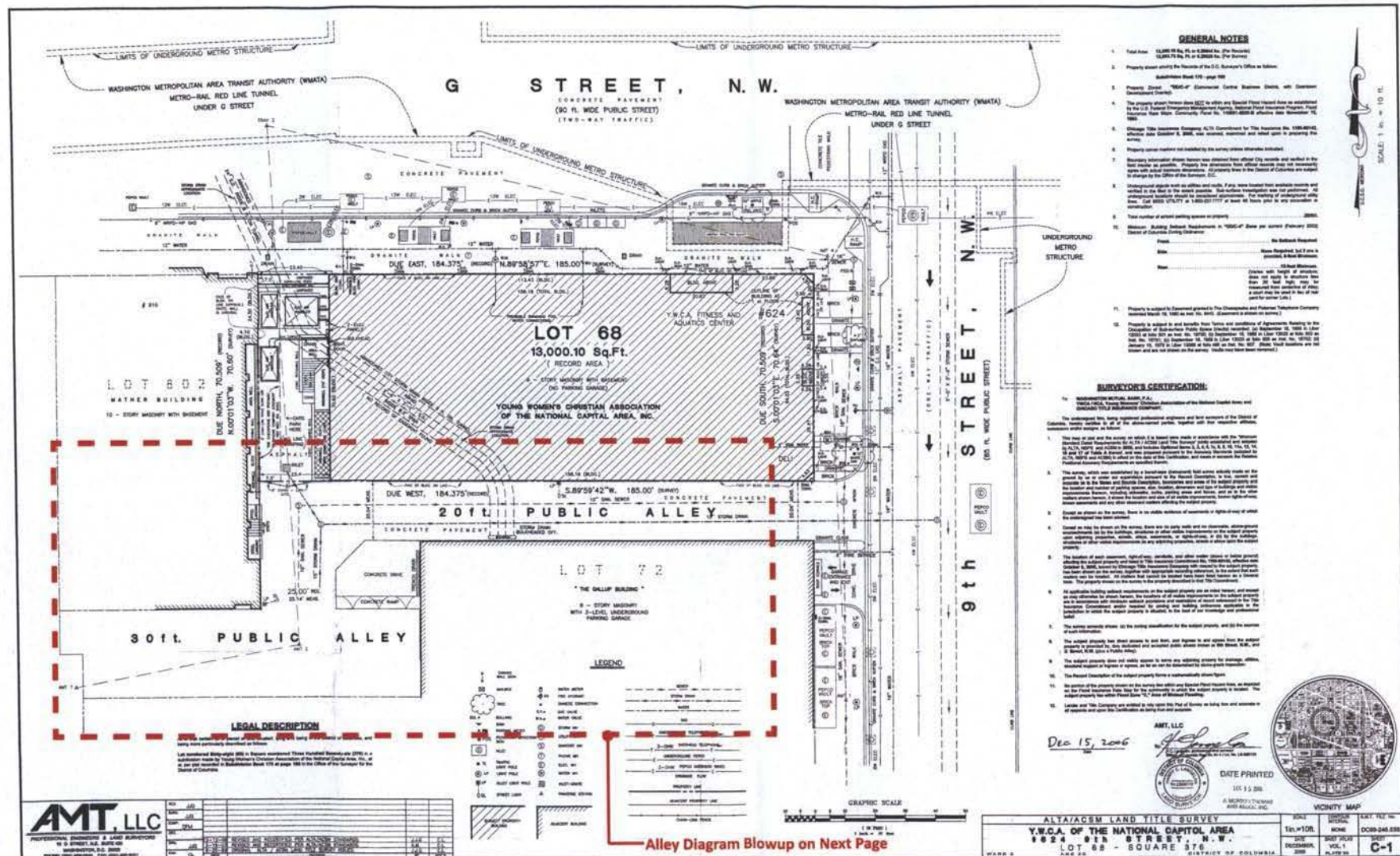
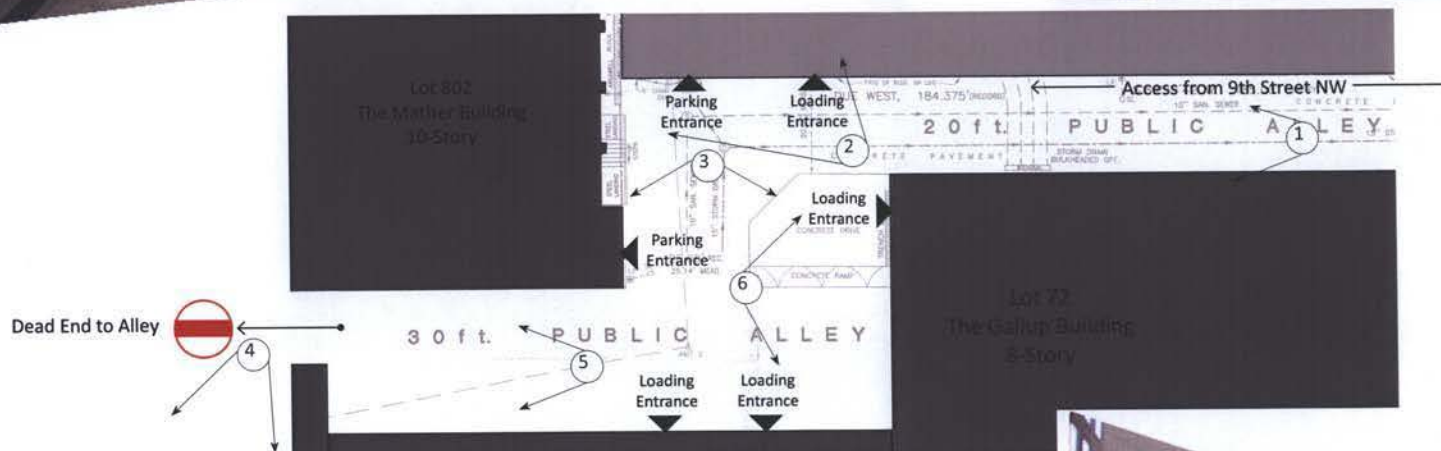


Diagram: Alley Use and Photographs



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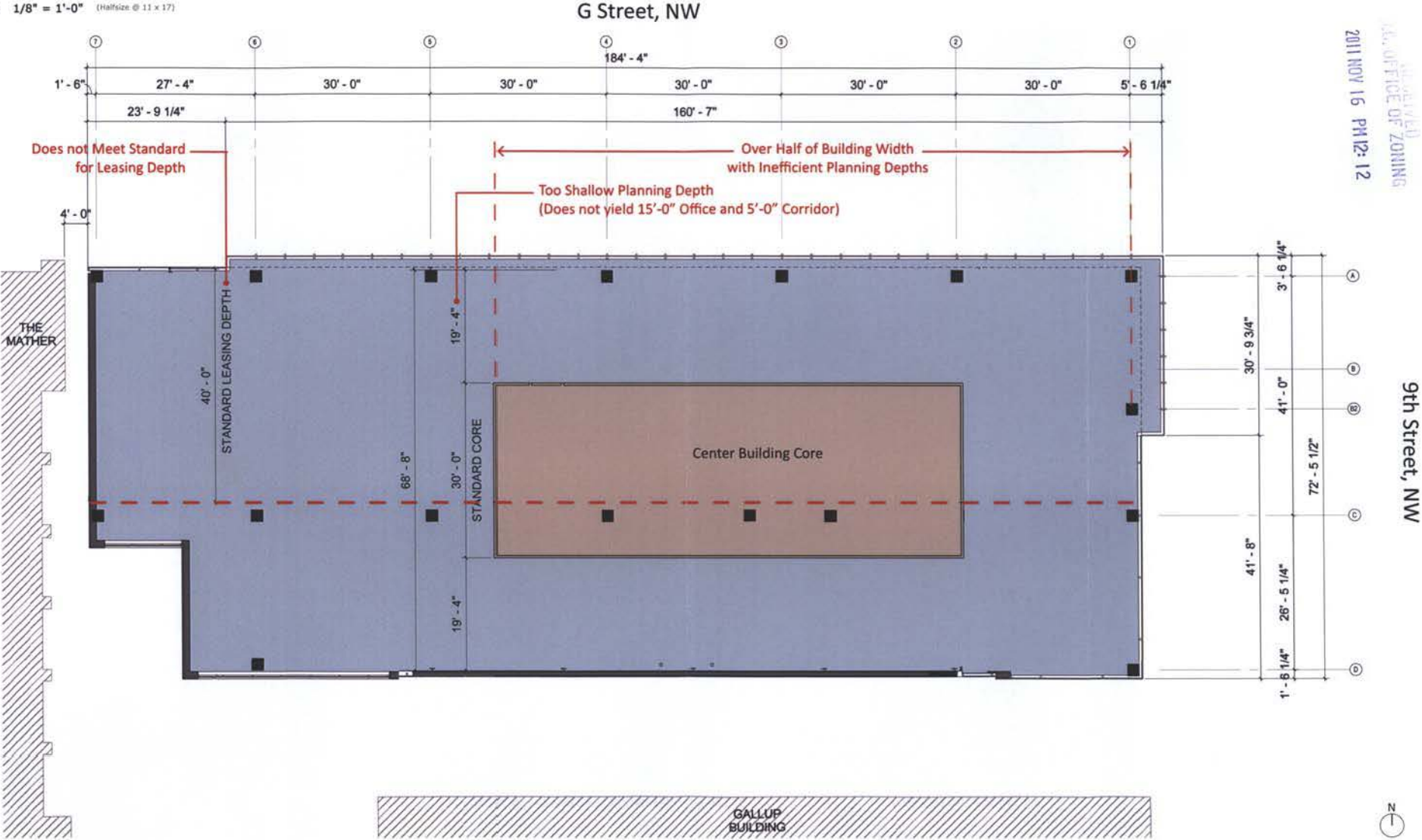
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Building Height and Penthouse Setback

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Diagram; Central Core Placement and Inefficiencies

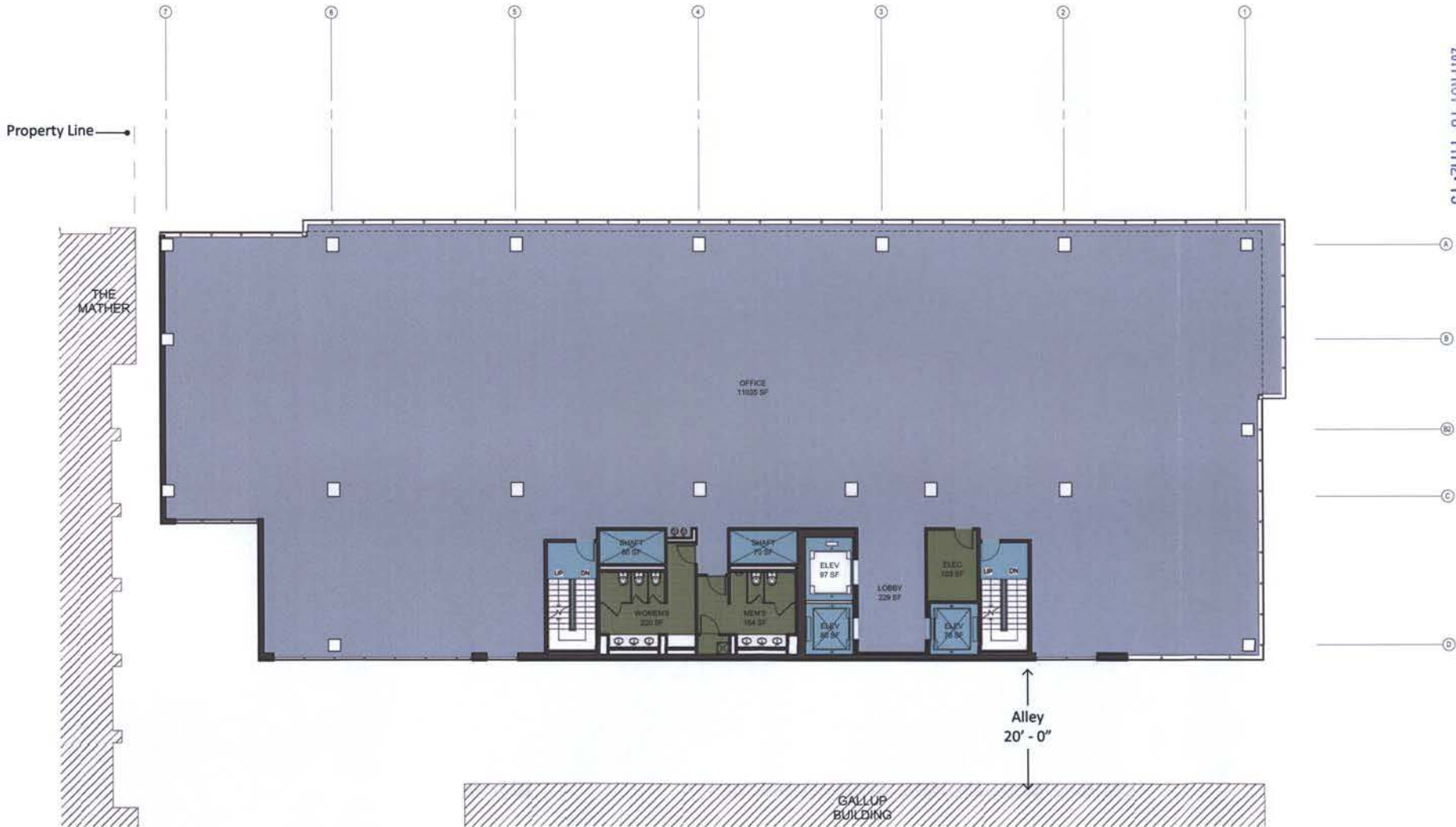
SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)



G Street, NW

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9th Street, NW



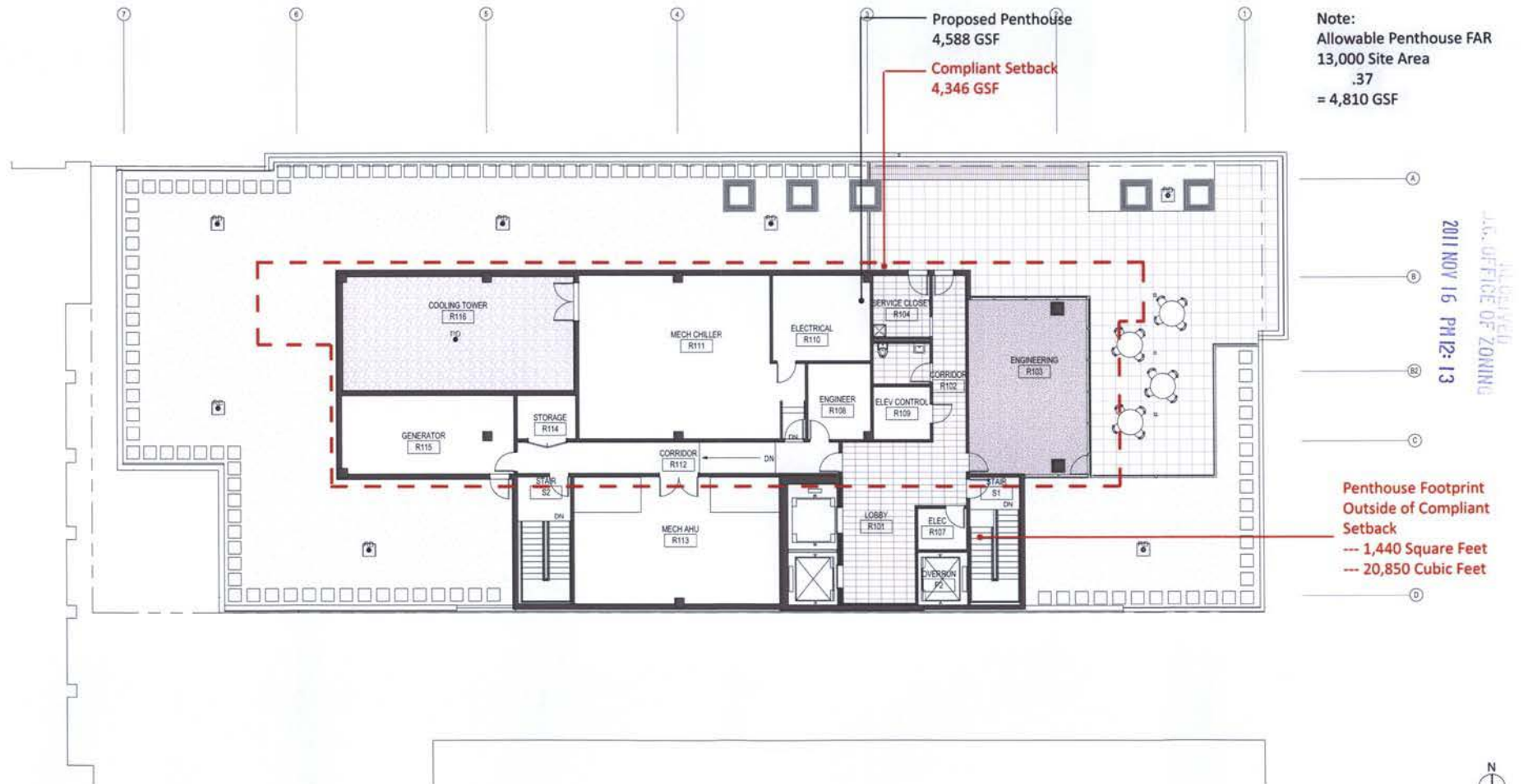
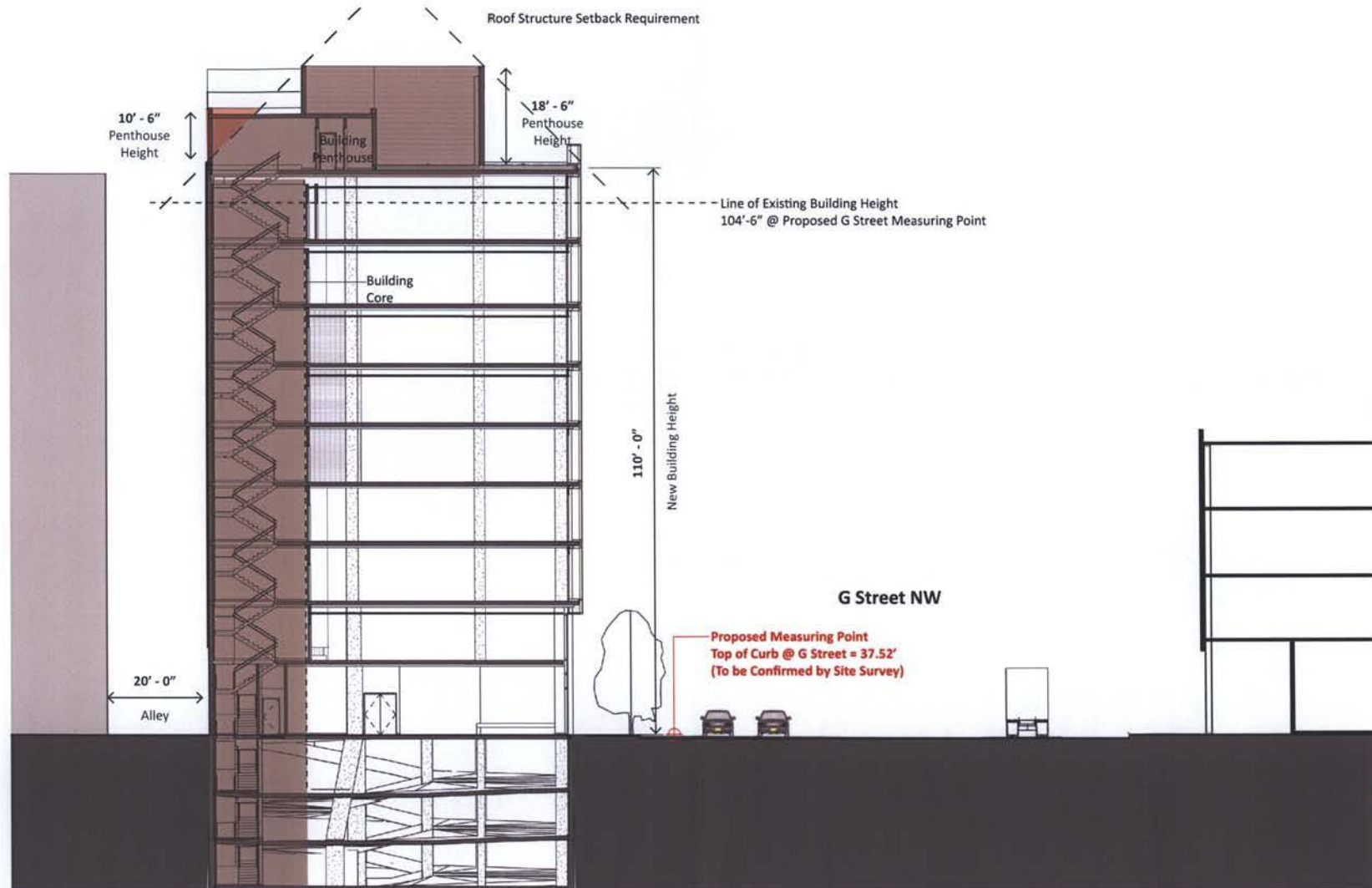


Diagram: Building Height Section



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THANK
YOU.

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