



SO. C&O

GEORGETOWN

Board of Zoning Adjustment Hearing
November 29, 2011

EastBanc

Beyer
Blinder
Belle
Board of Zoning Adjustment
District of Columbia
Architects & Planners LLP
CASE NO. 18285
EXHIBIT NO. 32

Aerial View of the Verizon Site



Aerial Perspective of the Verizon Site



NORTH

Aerial Perspective of the Verizon Site



Context

View looking east on Wisconsin Avenue



View looking west on Wisconsin Avenue



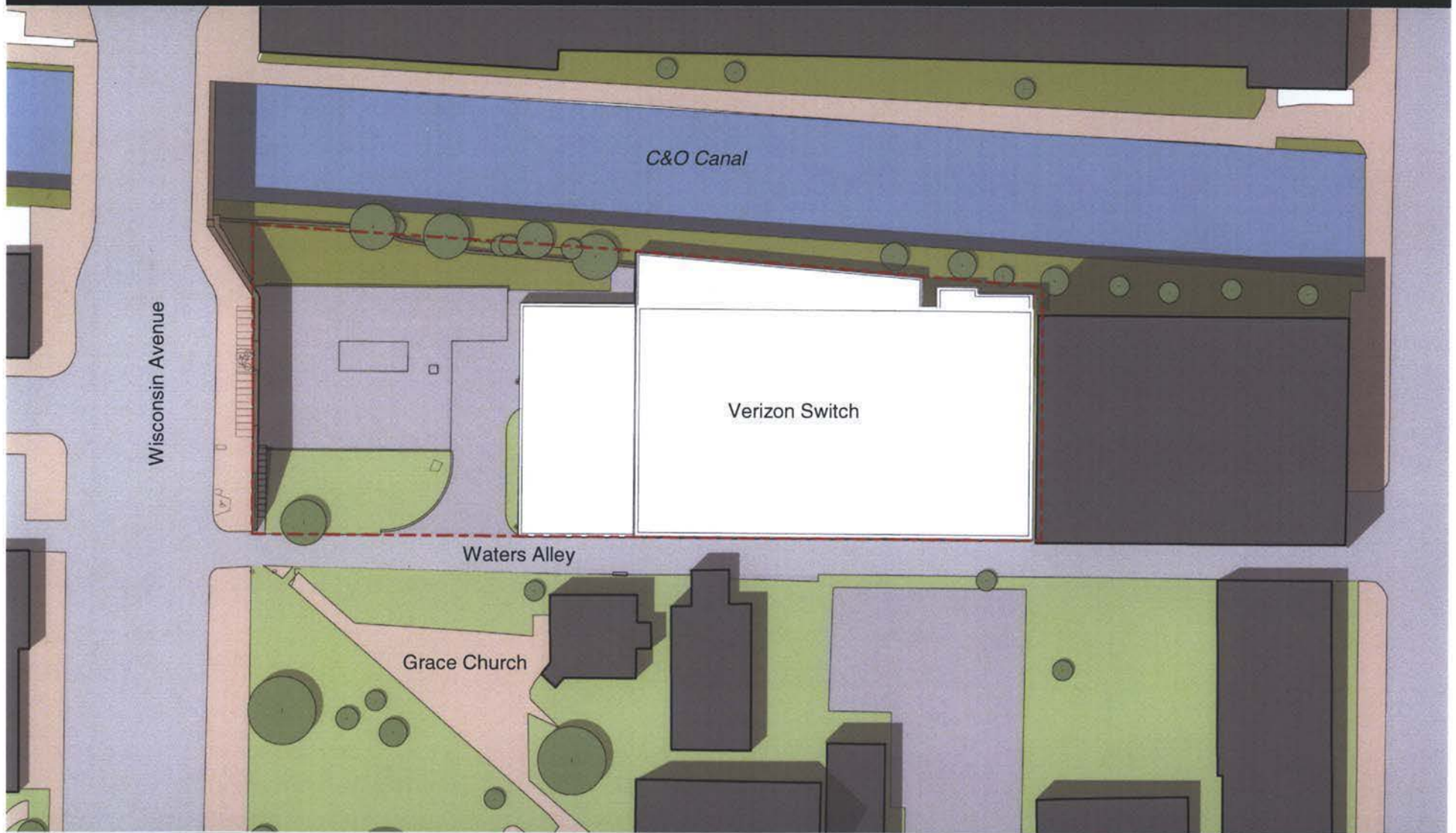
View looking south on Wisconsin Avenue



Site Photo



Existing Site Plan

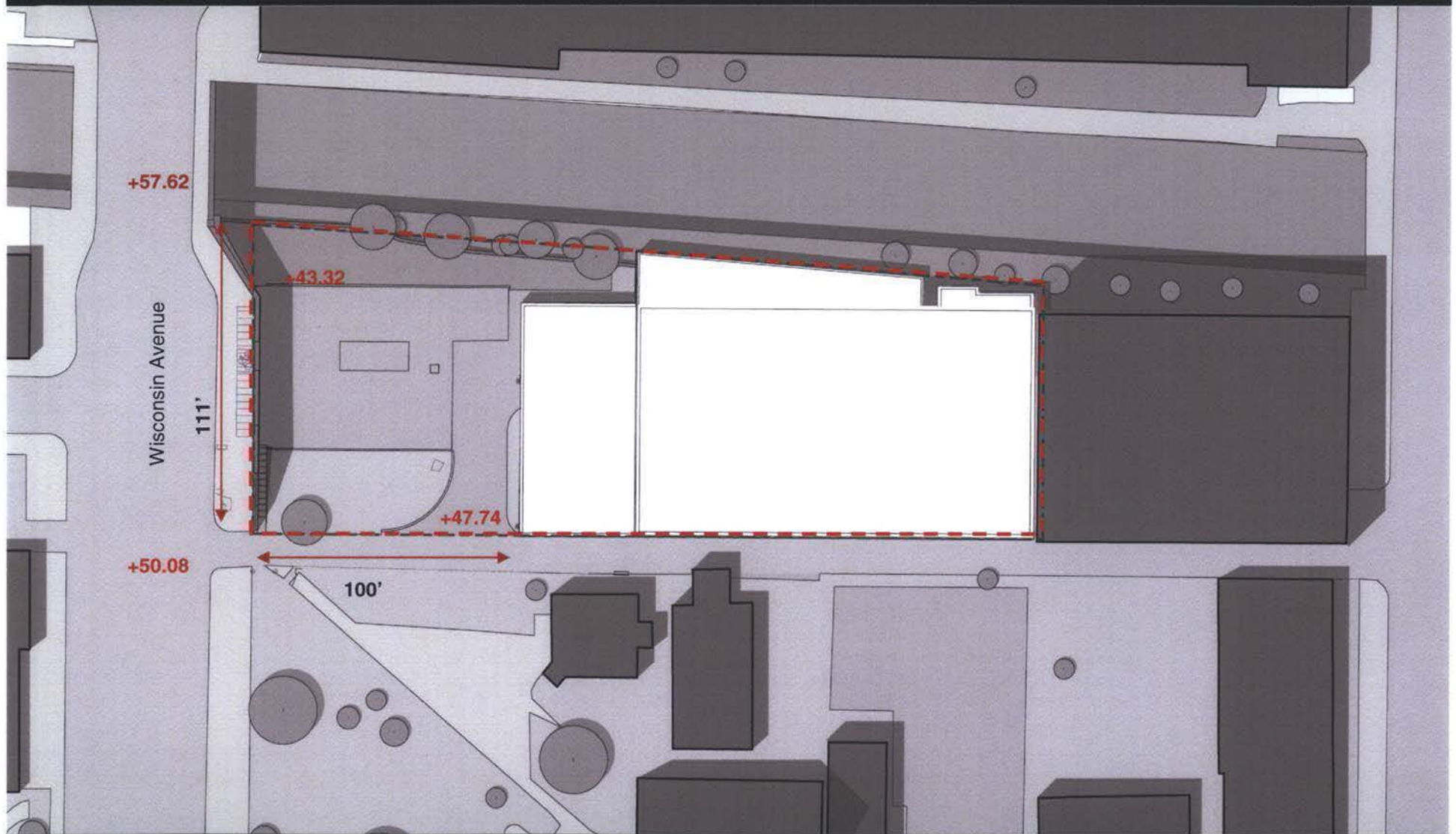


Site Constraints

- Topography and steep slopes
- Verizon Lot Occupancy
- Frontage along the Canal
- Verizon Switch requirements



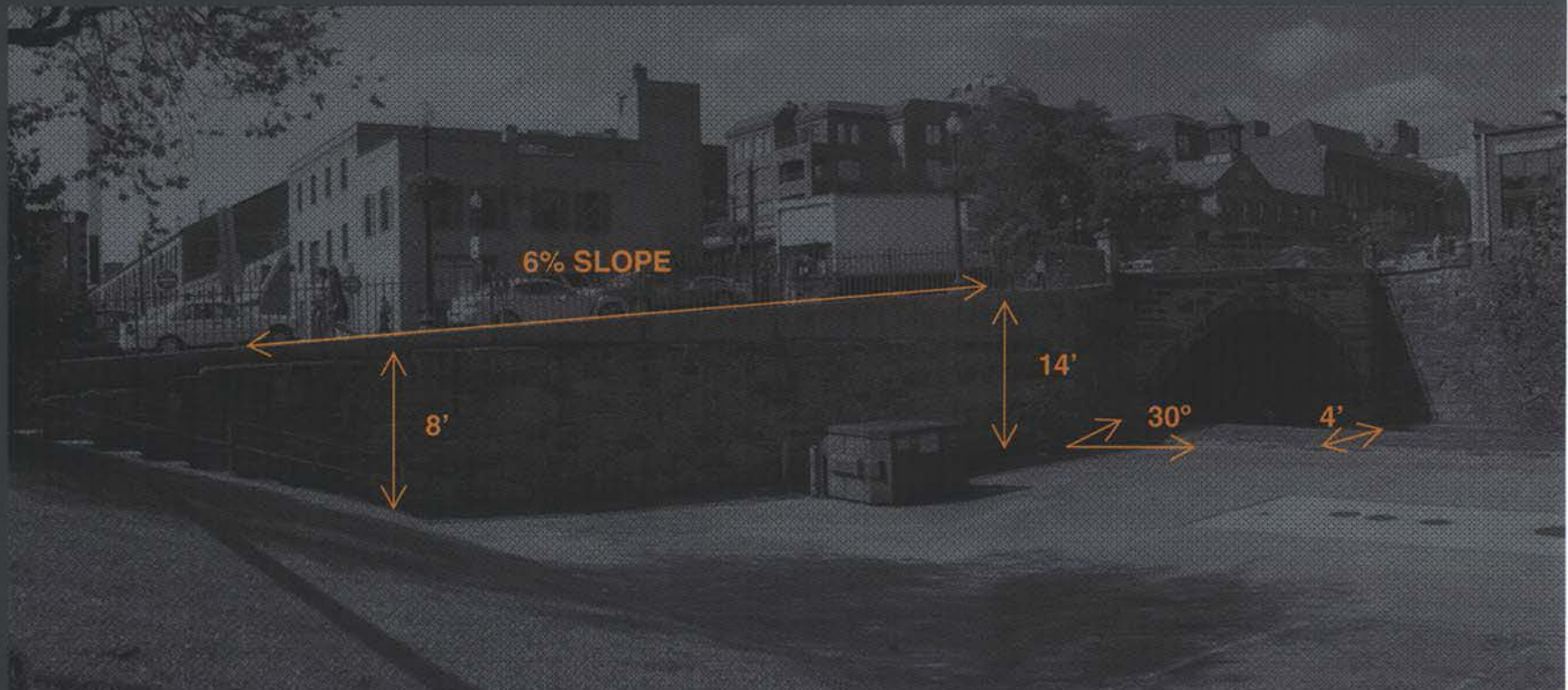
Site Constraints – TOPOGRAPHY



Site Constraints – TOPOGRAPHY



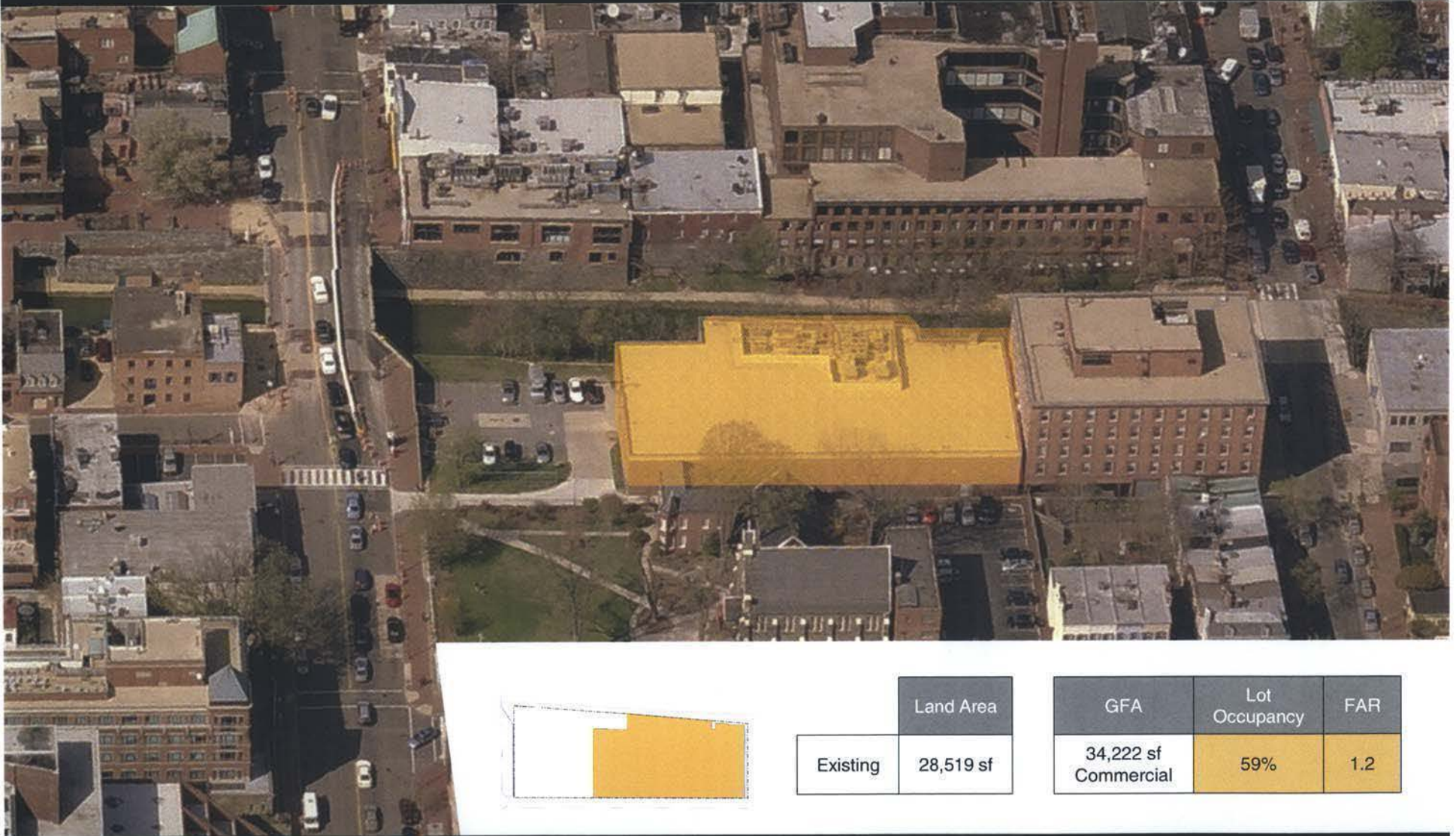
Site Constraints – TOPOGRAPHY



Site Constraints – LOT OCCUPANCY



Site Constraints – LOT OCCUPANCY



	Land Area
Existing	28,519 sf

GFA	Lot Occupancy	FAR
34,222 sf Commercial	59%	1.2

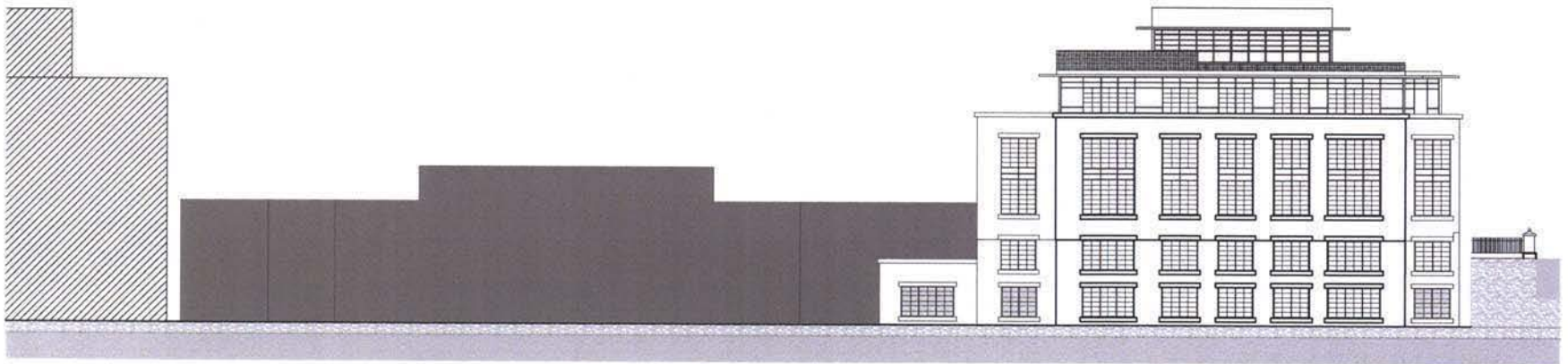
Site Constraints – CANAL FRONTAGE



Site Constraints – CANAL FRONTAGE



Site Constraints – CANAL FRONTAGE



Section along Canal looking South



Site Constraints – CANAL FRONTAGE



Section along Canal looking South

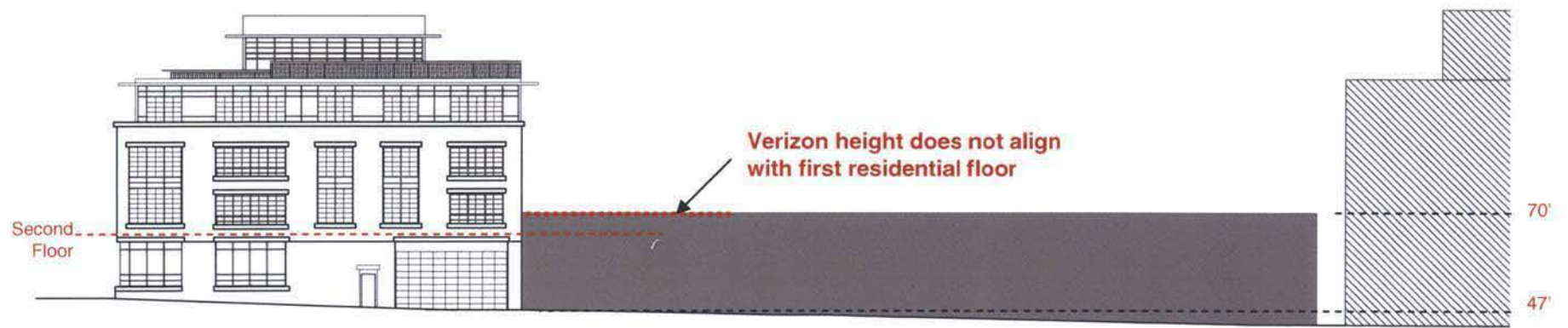


Site Constraints – CANAL FRONTAGE

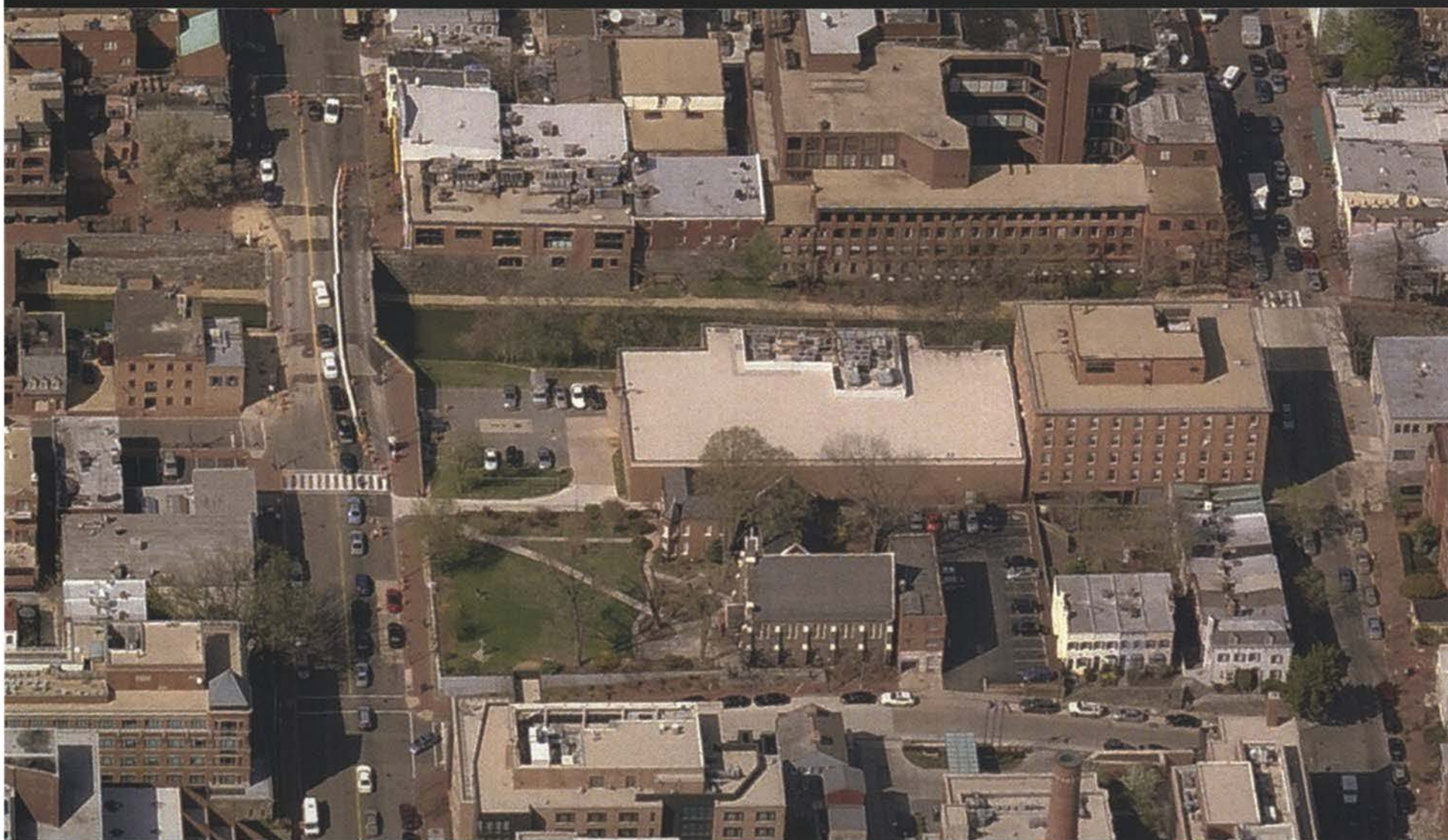


Section along Waters Alley looking North

Site Constraints – CANAL FRONTAGE



Section along Waters Alley looking North





Physical Constraints

- Verizon Switch must remain operational and cannot be relocated
- Switch cannot be expanded upwards or constructed over

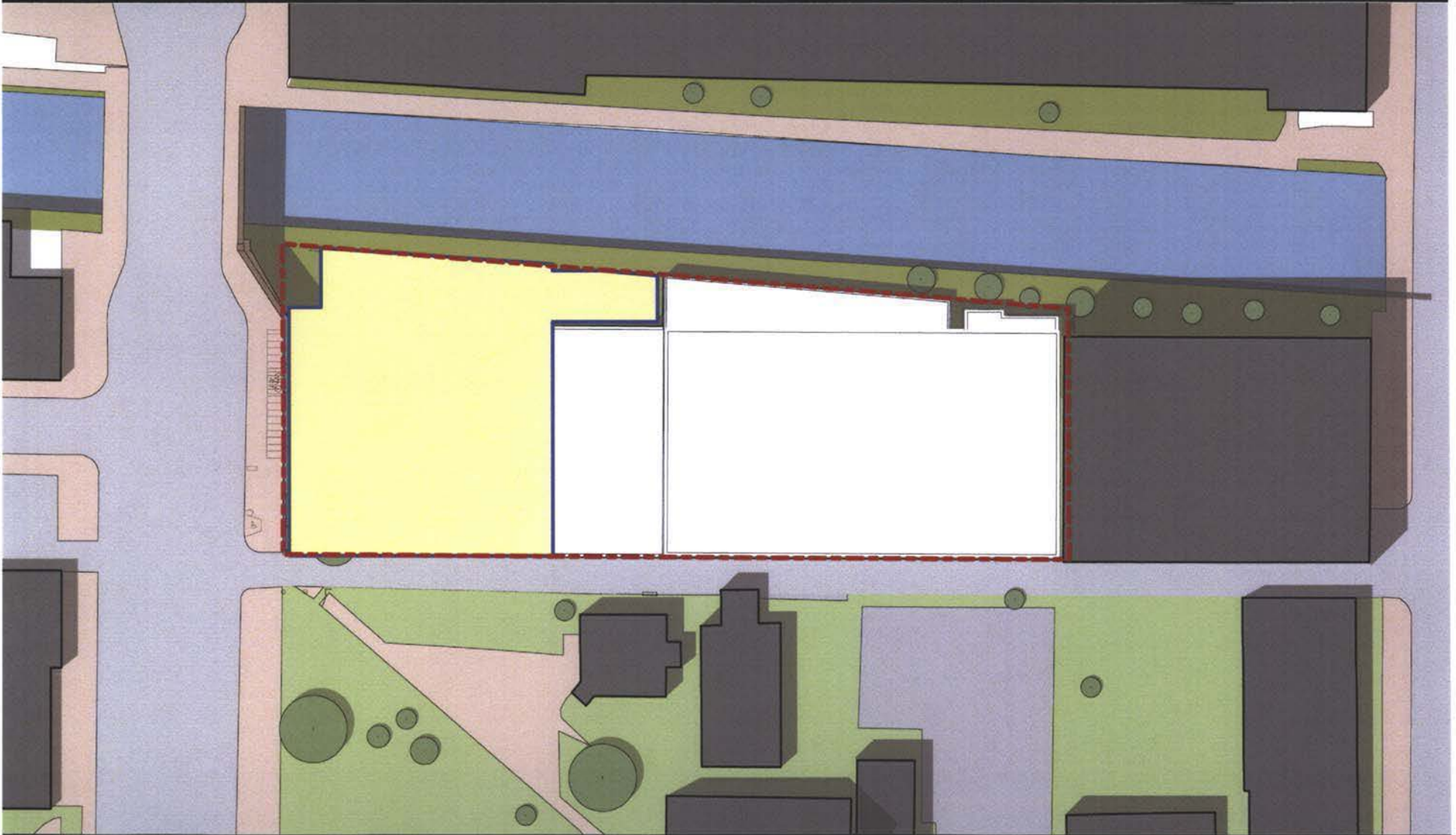


Operational Constraints

- Verizon needs consistent and immediate access to their motor pool for continuity of service
- Their parking requirements include space for four (4) bucket trucks and two (2) vans
- Their motor pool fleet has a maximum truck height requirement of 12'-3" with large turning radii
- Their parking needs to be accommodated on the first floor of the proposed building



Proposed Site Plan



West Elevation (Wisconsin Avenue)



North Elevation (C&O Canal)



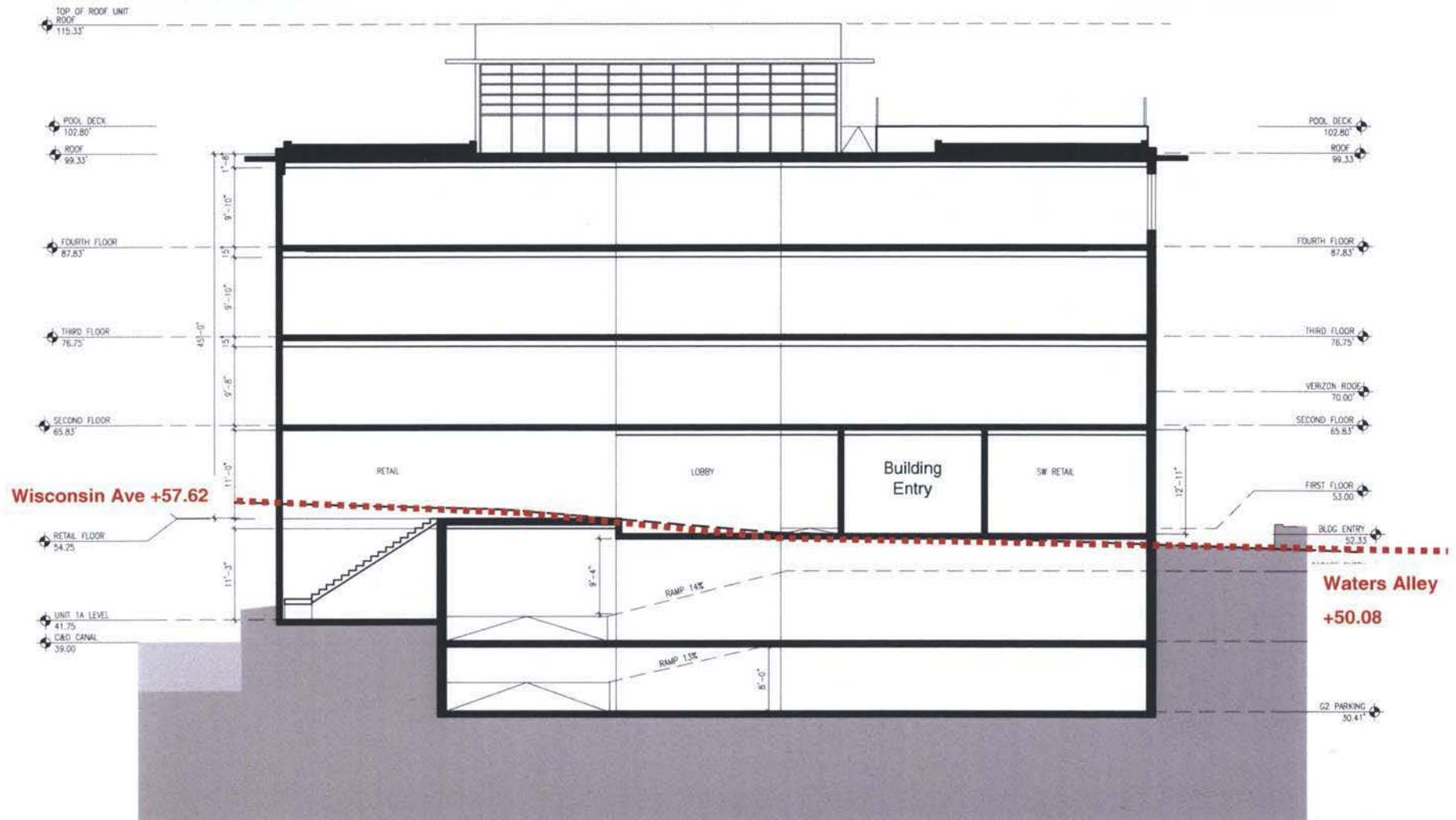
South Elevation (Waters Alley)



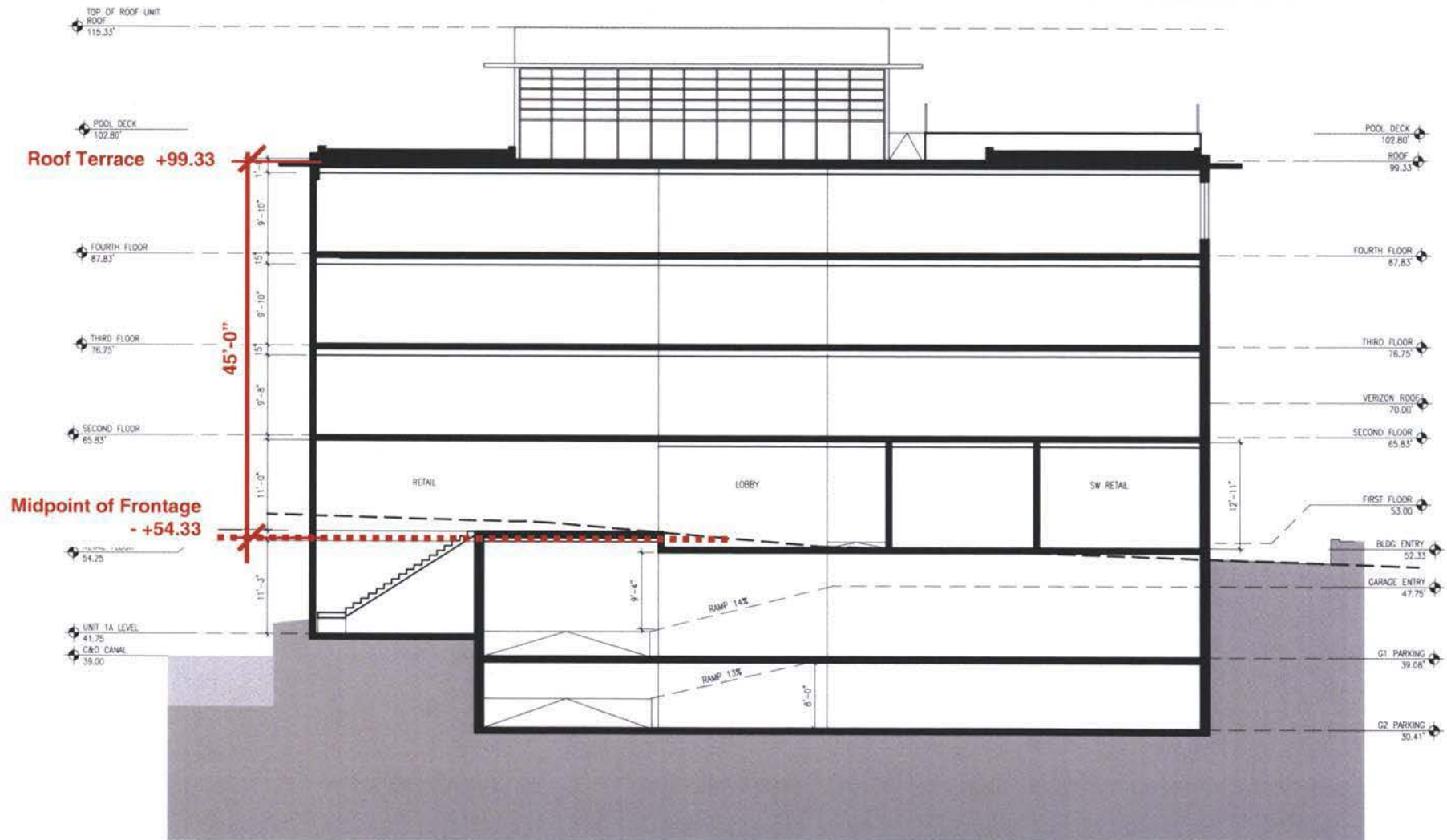
East Elevation



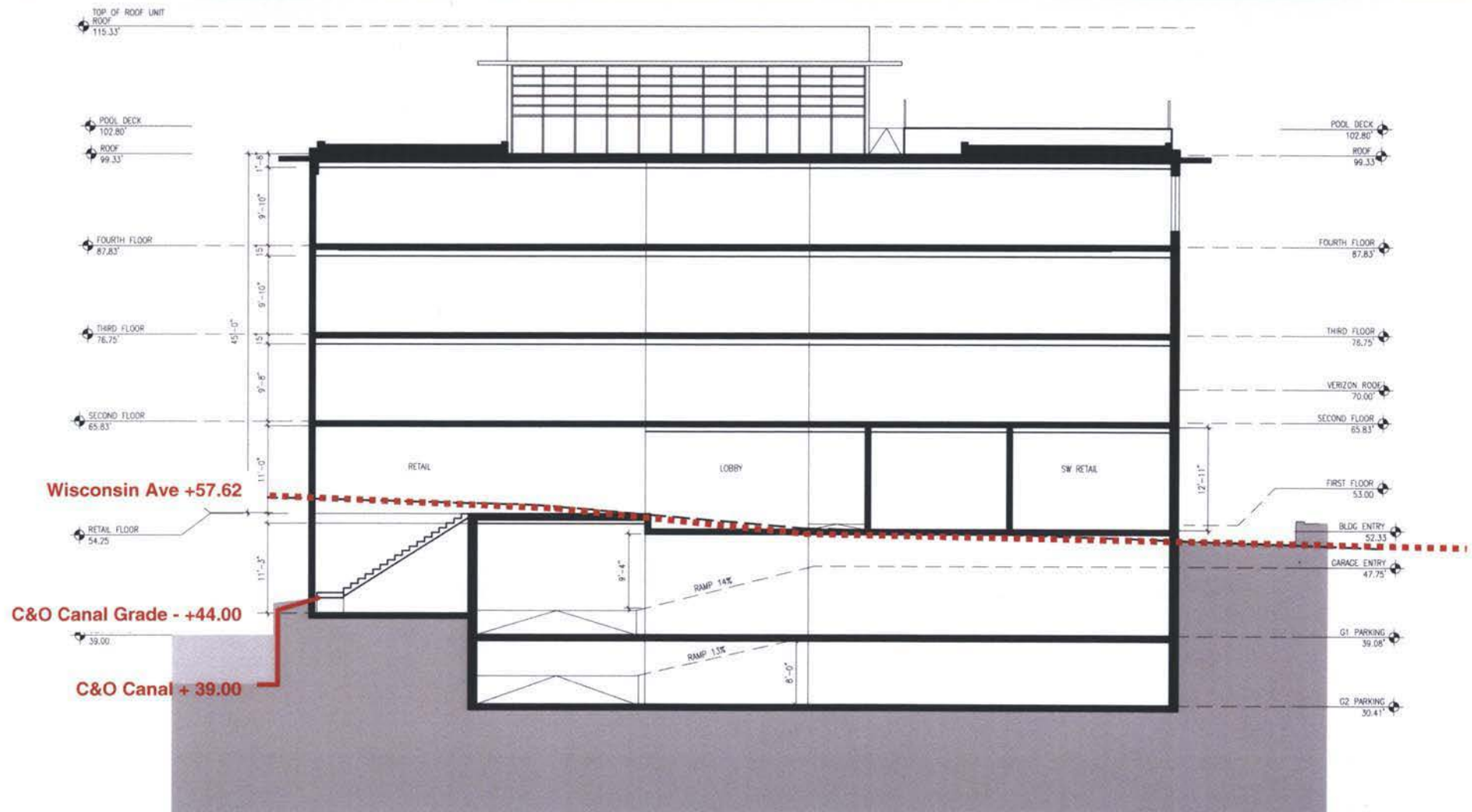
Section looking East



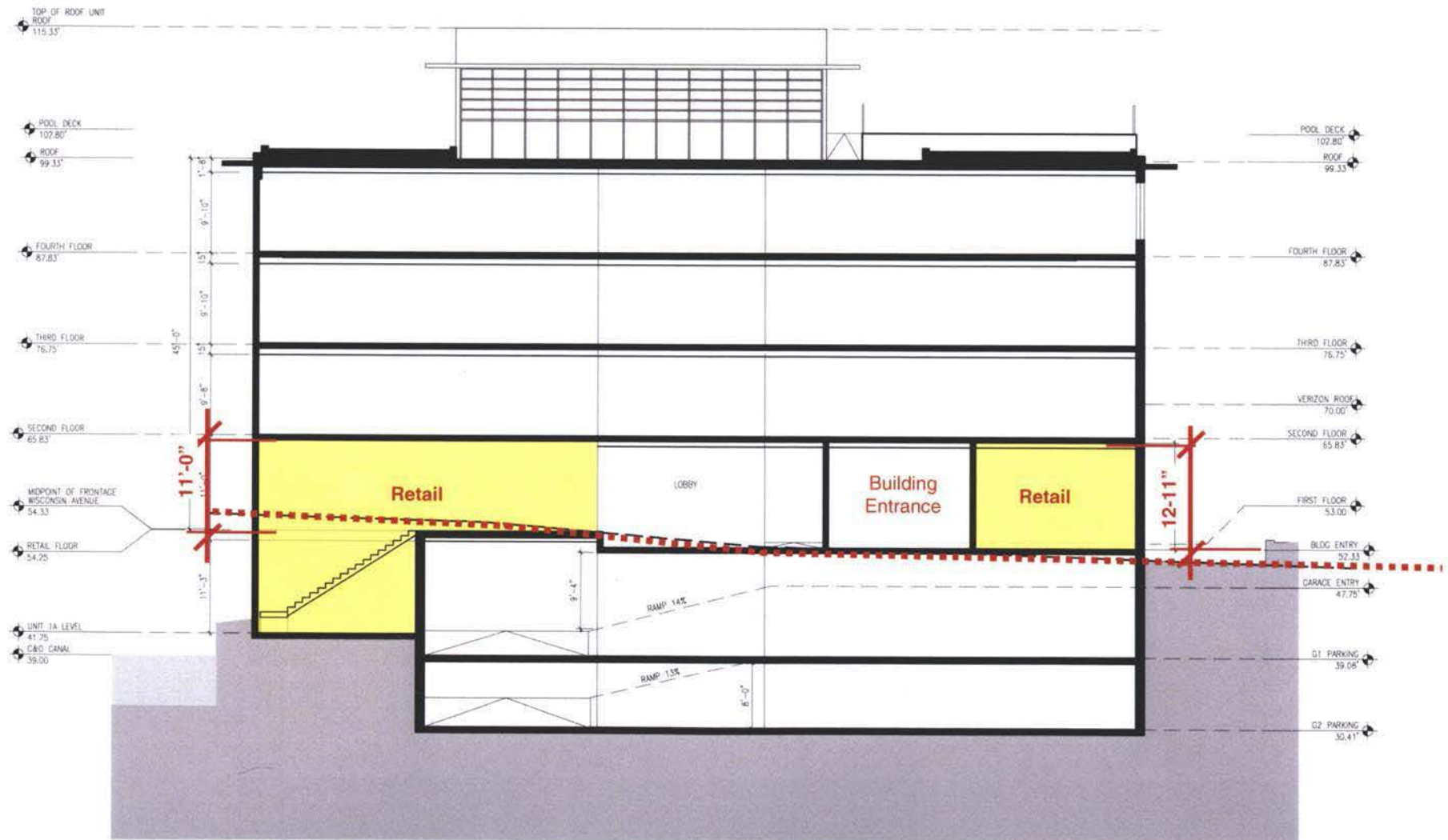
Section looking East



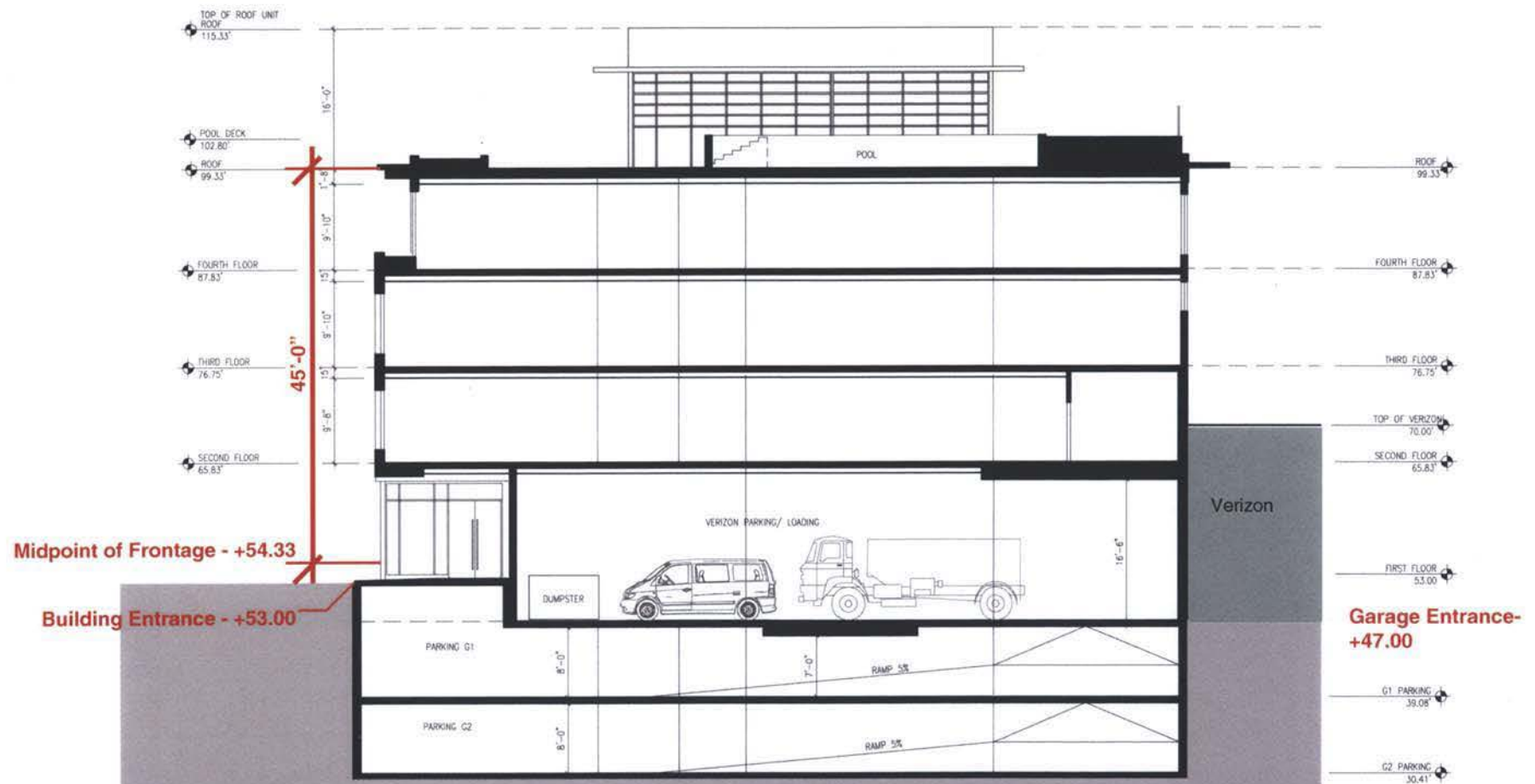
Section looking East



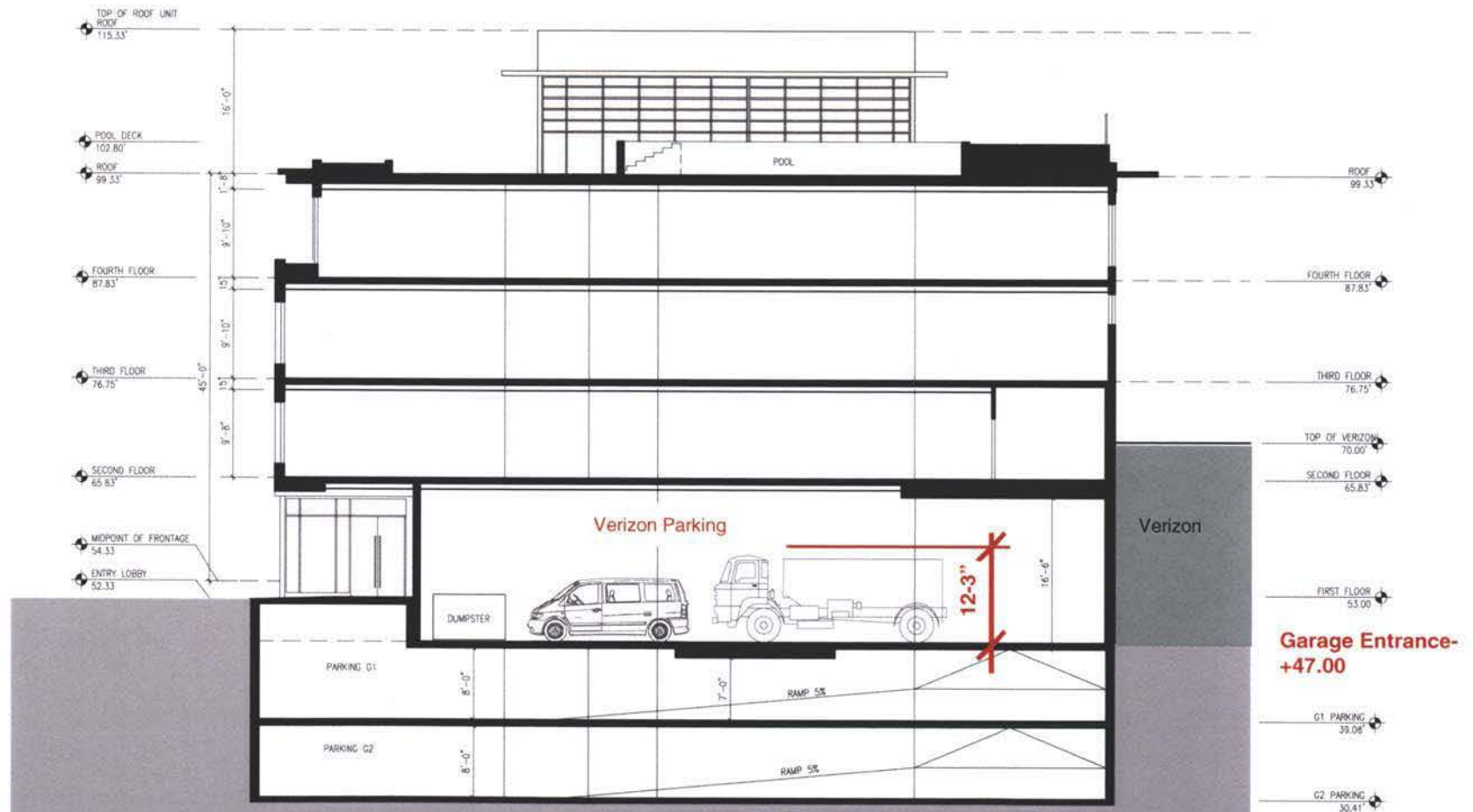
Section looking East



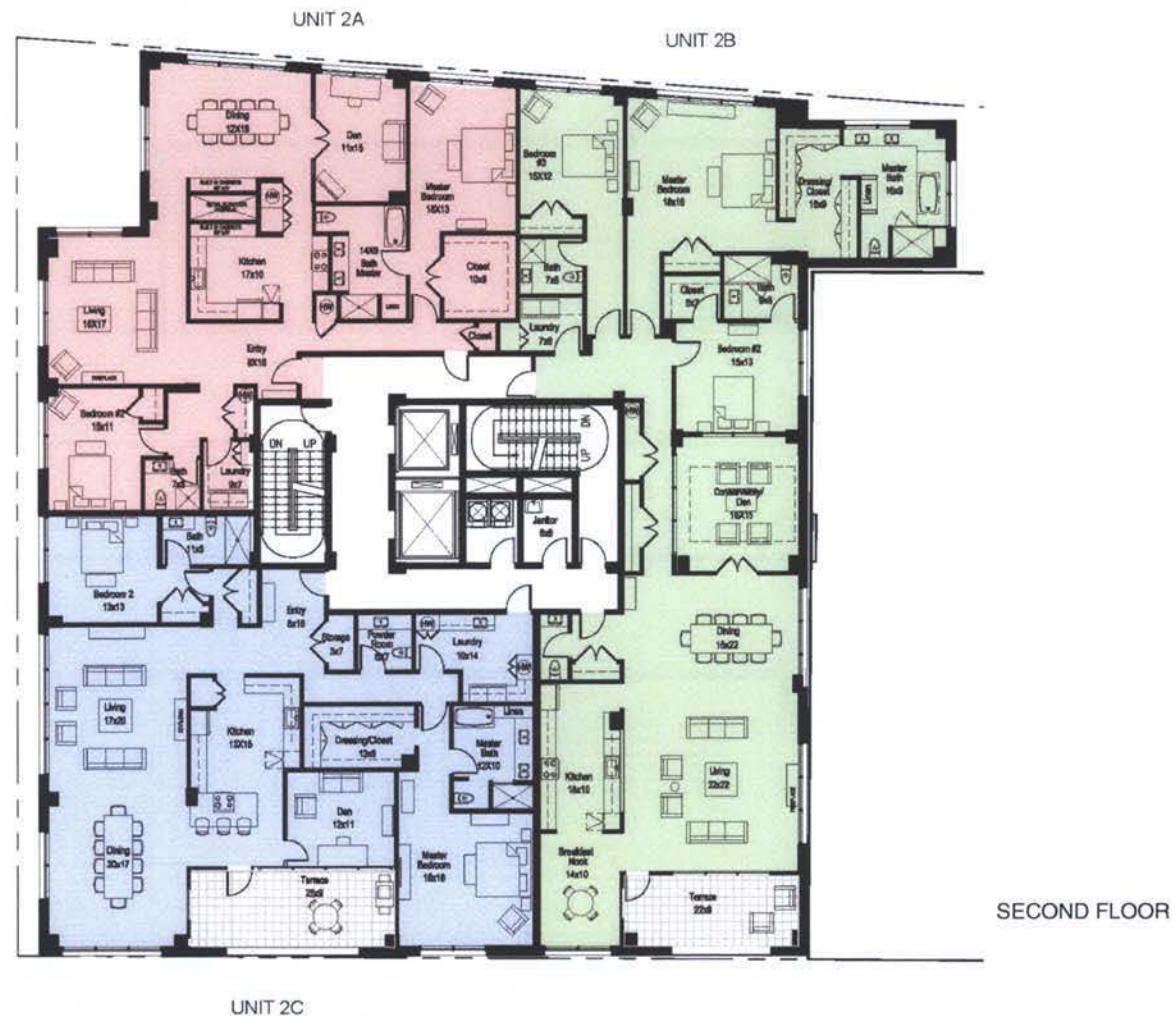
Section looking North



Section looking North



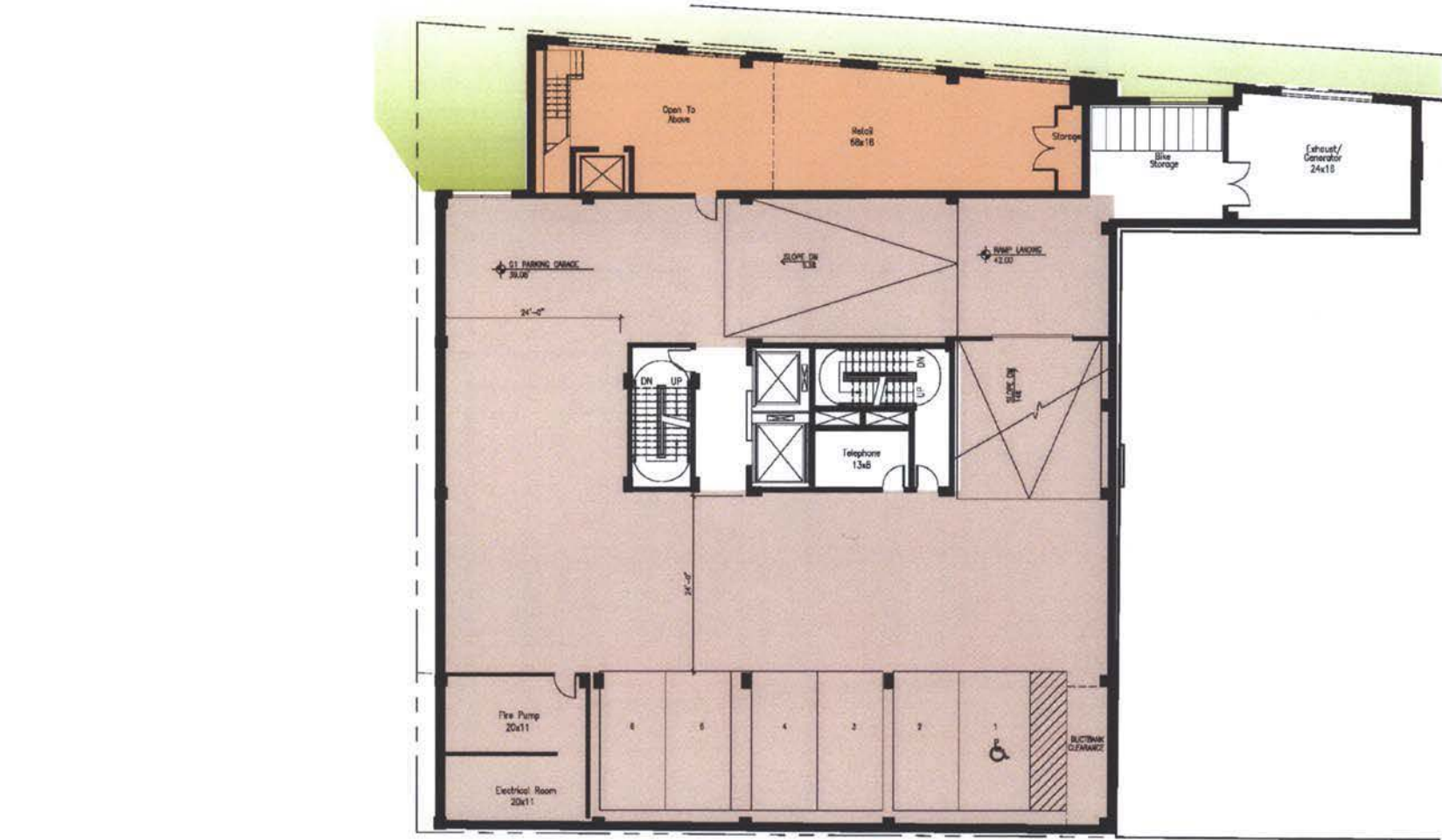
Typical Floor Layout



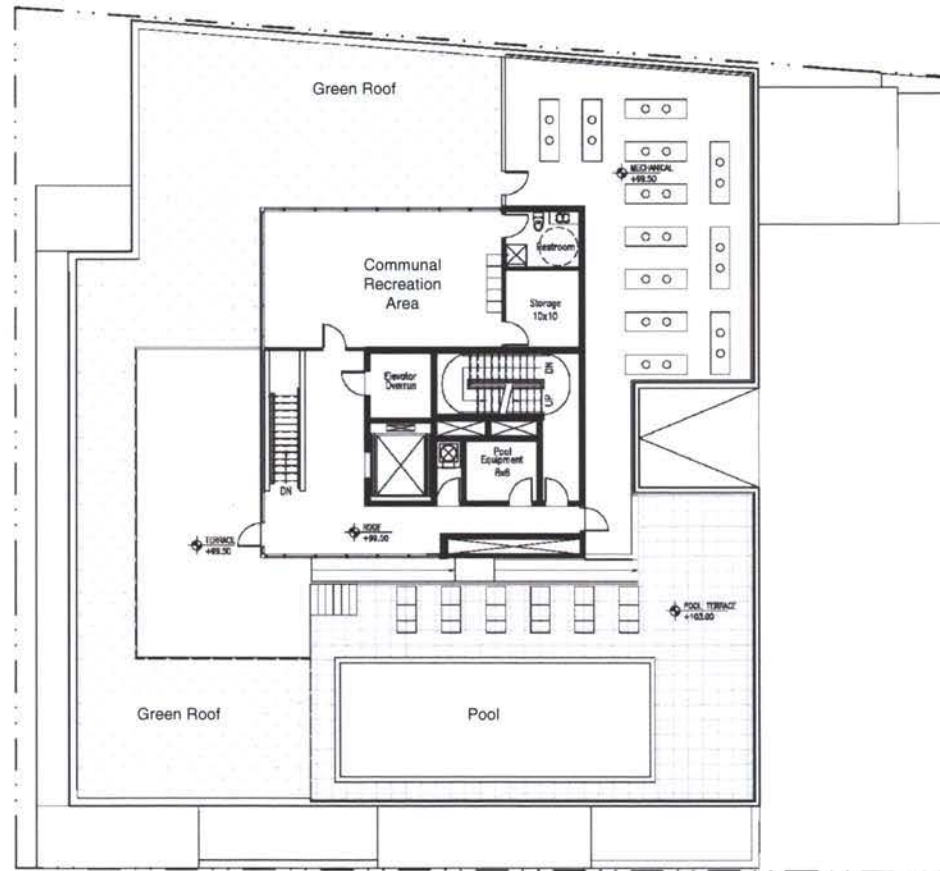
First Floor (Wisconsin Avenue level)



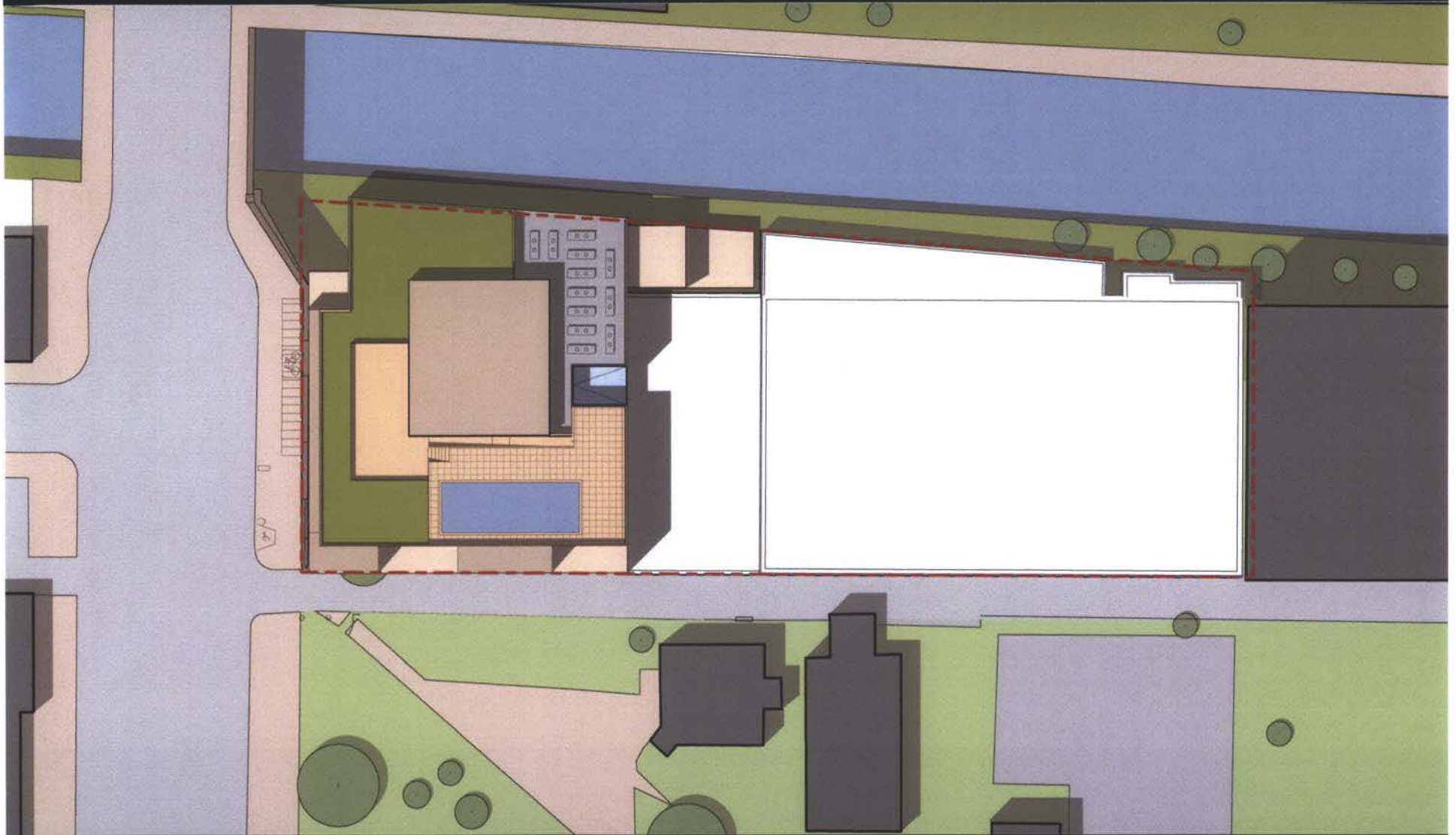
Garage Level 01 (C&O Canal Level)



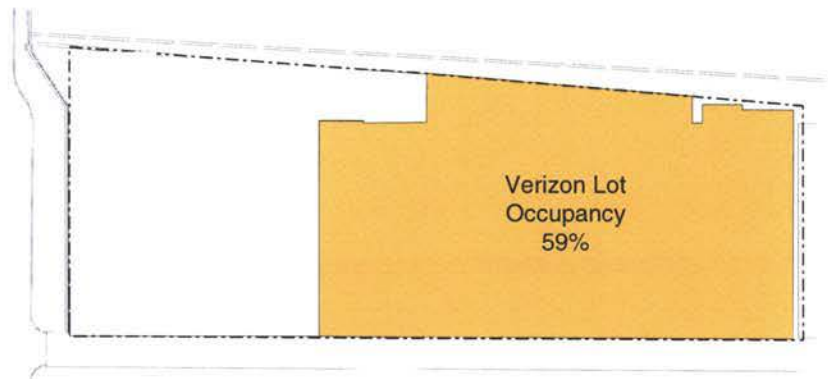
Roof Plan



Proposed Site Plan

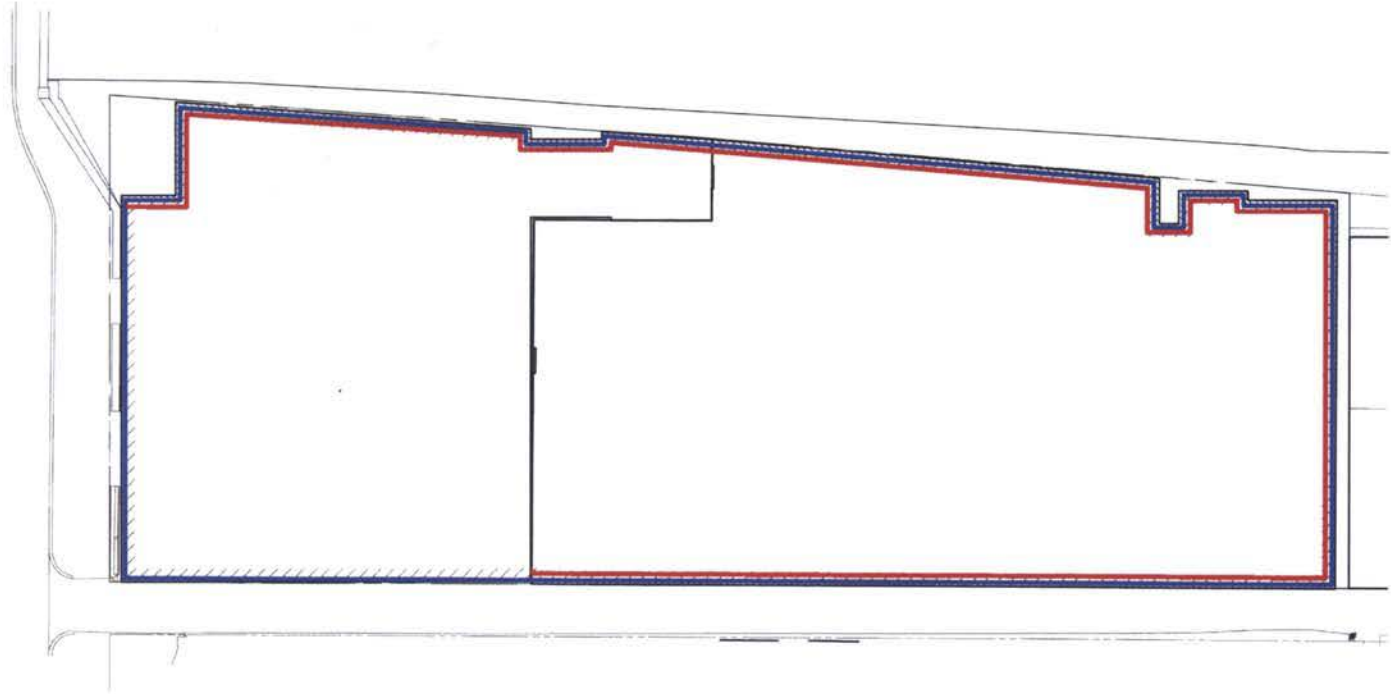


Matter of Right Development



	GFA	Lot Occupancy	FAR
Existing	34,222 sf Commercial	59%	1.2
Allowed	28,519 sf Commercial	80%	2.5
	37,083 sf Residential		
Remaining as matter of right	0 sf Commercial	21%	1.3
	37,083 sf Residential		

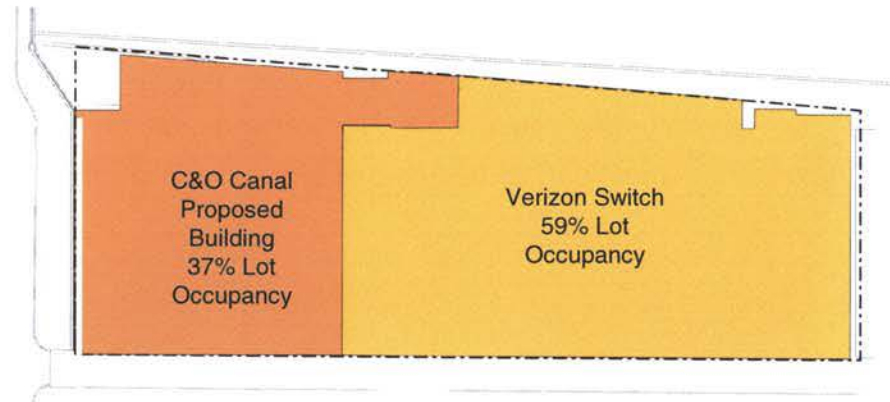
Matter of Right Development



— TOTAL PERIMETER = 777 LF
— EXPOSED PERIMETER = 594 LF (76%)

76% Chargeable

Summary of Requested Variances



	Height	Commercial GFA	Residential GFA	Overall GFA	FAR	Lot Occupancy
Existing	17'	34,222 sf	0	34,222 sf	1.2	59%
Allowed	45'	28,519 sf*	42,778 sf	71,297.5 sf	2.5	80%
Proposed	45'	35,358 sf	37,605 sf	72,963 sf	2.56 overall; 1.24 non-residential	96%
Requested Variance Deviation/Percent	N/A	6,839 sf	N/A (5,173 sf)	1,666 sf	2.3% overall	20%

* Maximum non-residential FAR is 1.0. However, pursuant 11 DCMR § 2000.4, the property may continue at 1.2 FAR (34,222 sf)