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2013 MAY 28 PM 2:44

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May 28, 2013

VIA HAND DELIVERY

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

Re: BZA Application No. 18550 – Applicant's Supplemental Submission

Dear Chairman Jordan and Members of the Board:

This case was originally scheduled for a public hearing on May 7, 2013. At the public hearing, the Applicant amended the application to also request special exception relief under Section 411.11 for the roof structure. The Board continued the public hearing until June 11, 2013 and asked the Applicant to provide more illustrations in support of the added special exception relief. The enclosed replacement sheets illustrate where roof structure relief is necessary.

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

Sincerely,



Cary R. Kadlecsek

Enclosure
DCDOCS\7067584 1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18550

EXHIBIT NO. 31

CERTIFICATE OF SERVICE

I hereby certify that on May 28, 2013, copies of the attached letter and enclosure were delivered via U.S. Mail or email to the following:

Arthur Jackson
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
arthur.jackson@dc.gov

Lewis Booker
District Department of Transportation
55 M Street SE, 5th Floor
Washington, DC 20003
lewis.booker@dc.gov

Advisory Neighborhood Commission 6A
P.O. Box 75115
Washington, DC 20013
ANC6A@gallaudet.edu

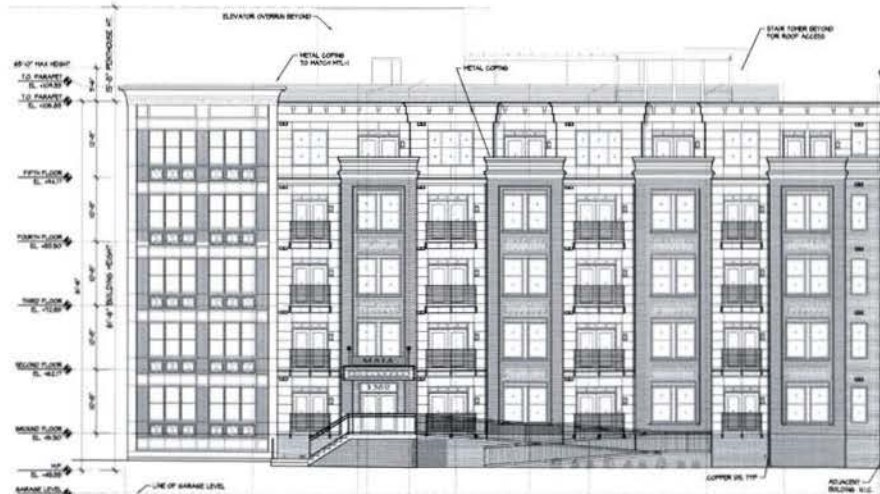
A handwritten signature in black ink, appearing to read 'Cary Kadlecek', is written over a horizontal line.

Cary Kadlecek

05/28/2013 1:25:12 PM

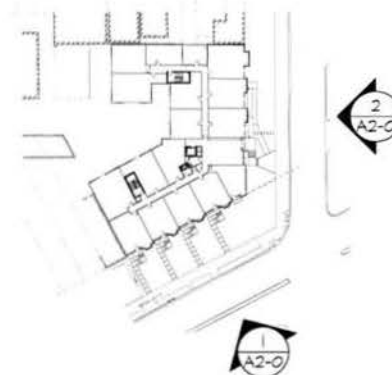


1 MARYLAND AVE ELEVATION
A2-0 SCALE: 1/20" = 1'-0"



2 14TH ST ELEVATION
A2-0 SCALE: 1/20" = 1'-0"

KEYPLAN



0' 10' 20' 40'
SCALE: 1/20" = 1'-0"

1350 MARYLAND AVE NE

1350 Maryland Ave, NE
WASHINGTON, DC 20002
Square: 1027 Lot No: 141, 142, 143 & 849 Zone: C-3-A



PGM Architects, PLLC
210 7th Street SE • Suite 201
Washington, DC 20003
(P) 202-692-9999
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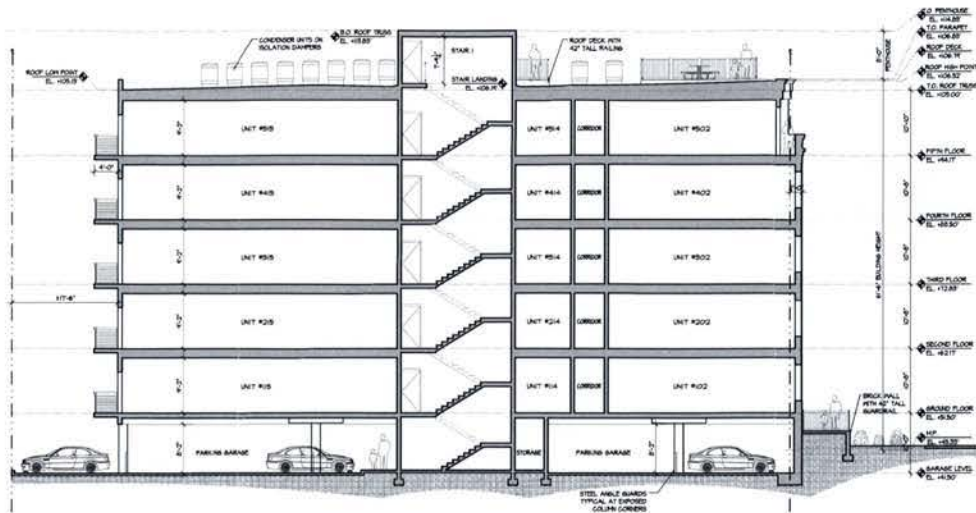
DBT Development Group, LLC
400 7th Street, SE
Washington, DC 20003
(P) 202-546-0640 (F) 202-546-8026



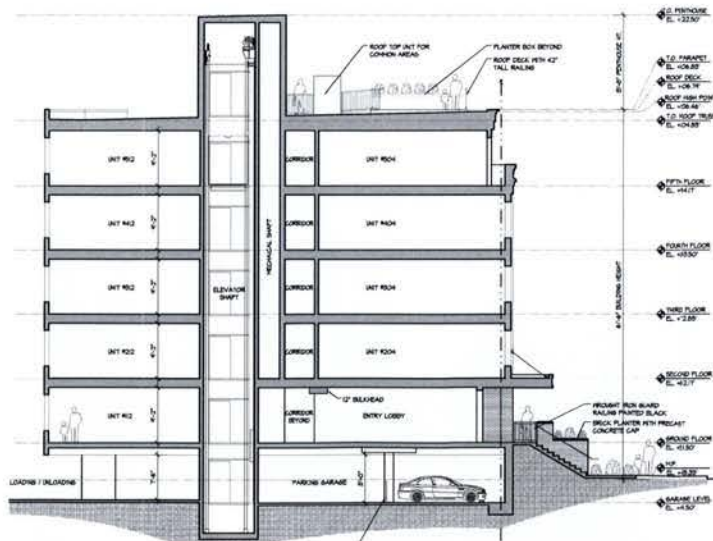
Vitor Development, LLC
4819 41st St NW
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ELEVATIONS A 2-0

05/28/2013

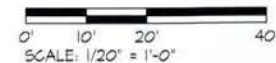
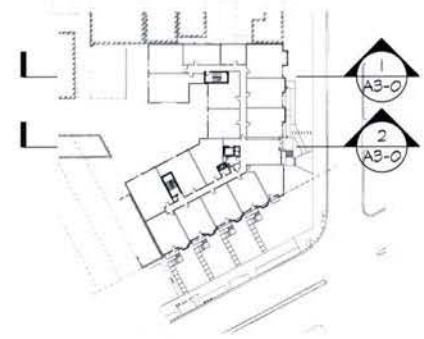


1 BUILDING SECTION
A3-0 SCALE: 1/20" = 1'-0"



2 BUILDING SECTION
A3-0 SCALE: 1/20" = 1'-0"

KEYPLAN



1350 MARYLAND AVE NE

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SECTIONS | A 3-0

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PROJECT DESCRIPTION

New construction, 5 Stories of residential units (84 Units Total) over one story parking garage.

ZONING CRITERIA

SPECIFICATIONS	REQUIRED SCHEME	PROVIDED	RELIEF & CALCS.
Zoning District	C-3-A		
Lot Area	20,123		
Lot Occupancy	80% (16,098 sf) - with IZ	74% (14,986 SF)	
Total Permitted FAR	4.0 (80,492 SF) / 4.8 (96,590 SF) with IZ	3.7 (74,512 SF)	
Gross SF		89,420 SF	
Height	65'-0"	61'-6"	
Stories	No Limit	5	
Side Yard Setback	None required, if provided, 3"/ft. per bldg. height, but not less than 8'-0".	None provided	
Rear Yard Setback	2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet	17'-6"	Calculation: 2.5" x 61.5' = 12'-10"
Penthouse Height	18'-6"	15'-8" / 8'-0"	BZA Relief needed
Penthouse FAR	0.37 (7,445 SF)	0.04 (793 SF)	
Penthouse Setback	1 to 1 (15'-6")	12'-6.5"	BZA Relief needed
Parking Spaces	1 space per 2 units = 42	43	Calculation 84 Units/2 = 42
Parking Location	Parking spaces provided within a structure shall be located at least 20' from all lot lines that abut public streets, unless the ceilings of all parking levels are at or below the grade of the adjacent public sidewalk at all points along the building frontage (DC Zoning 2116.12)		BZA Relief needed
Accessible space	10'-0" x 19'-0"	1	With 5'-0" unloading area.
Regular size	9'-0" x 19'-0"	35	
Compact size	8'-0" x 16'-0"	6	
Van size	10'-0" x 19'-0"	1	
One-way driveway width	Minimum 12'-0"	N/A	Two way circulation throughout.
Two-way driveway width	Minimum 14'-0"	14'-0"	
Aisle width	Minimum 20'-0"	20'-0"	For 90 degree parking.
Loading Berth (Residential)	1 @ 55' deep	1 @ 55' deep	
Loading Platform (Residential)	1 @ 200 SF	1 @ 200 SF	
Loading Space (Residential)	1 @ 20'-0" deep	1 @ 20'-0" deep	
Bicycle Parking Spaces	1 per 3 units = 28	28	DDOT's requirements Calculation (84 units/3)

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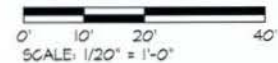
VALOR

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SITE PLAN & PROJECT INFORMATION

A-10

05/28/2013



ROOF PLAN | A 1-3

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