



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18575
EXHIBIT NO. 11

BOARD OF ZONING ADJUSTMENT SUBMISSION
3825 - 3829 GEORGIA AVENUE, NW
Washington, DC 20010
Square 3028, Lot 0818
Zoning District: C-3-A / Georgia Ave Overlay

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COVER SHEET

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3825 - 3829 Georgia Avenue, NW Washington, DC 20011				
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
Washington, DC 20011				
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DC Zoning Map-	Site Data:	Lot: 818		
	Square:	3028		
Client provided information	Site Area:	5,787 SF		From DC Real Property report
DCMR 11 - DC Zoning Map-	Zoning Data:	Zone: GAV C-3-A		Georgia Avenue Overlay
DCMR11 1328	Georgia Ave Overlay:			
DCMR11 1328.2	Frontage- 75% of street wall		C	Built to front property line
DCMR11 1328.4	Parking structure frontage- 50% commercial space		NA	
DCMR11 1328.5	Entrances- 50% of surface area		C	Includes entrances to commercial, read lobby, display windows
DCMR11 1328.7	Commercial use- Individual public entrances		C	
DCMR11 1328.6	Distance between entries- 40 feet max (32'-11" proposed)		C	excluding vehicular access
DCMR11 1328.9	Ground floor ceiling height- 14 ft clear min. (14'-10 5/16" proposed)		C	uniform height
DCMR11 350.4	Existing Use:	Vacant	C	
DCMR11 350.4	Proposed Use: N-2 Multi Family		C	
DCMR11 2602.1	Inclusionary Zoning: Required		C	C-3-A, > 10 new dwelling units
DCMR11 2602.2	Set aside requirements-			Densities greater of 8% of its median-of-right density of 50% of its achievable bonus density to inclusionary units.
DCMR11 2603.4	Moderate-income units-		C	100% of req'd IZ units
DCMR11 770.1	Allowable Building Height: 65 feet - no limit in the number of stories		C	Vertical distance measured from curb to top of parapet at building centerline 190.1
DCMR11 1328.10	Bonus height: 70 feet (63'-0" proposed)		C	5 add ft when 1328.9 applies
DCMR11 771.2	FAR: 4.0 max residential		C	4.0 max mixed use
DCMR11 2604.1	20% IZ bonus- 4.8 max		C	
DCMR11 772.1	Let Occupancy: 75% max		C	
DCMR11 2604.2	IZ bonus- 80% - 4,606 sf max. (4,606 sf proposed)		C	
DCMR11 771.2	Allowable Building Area: 27,634 sf (23,625 sf proposed)		C	4.8 x site area
	Allowable commercial area- 14,383 sf		NA	2.5 x site area
DCMR11 774.1	Rear Yard: 12.0' min (5' x 3.5' = 11.875')		C	2.5 in per 1 ft of height, from the mean finished grade at the middle of the rear of structure to top of parapet, but not > 12'
DCMR11 775.5	Side Yard: 6' min, if provided (none proposed)		C	If provided must be 2" wide for each foot of height of building, but not less than 6'
DCMR11 777.411	Rooftop Structures:			
DCMR11 411.3	Shall be a single penthouse structure or linked to create a single enclosure- single structure.		C	
DCMR11 411.5	Enclosing walls- Shall be of equal height		C	
DCMR11 400.7	Penthouse height- 18'-6" max (18'-0" proposed)		C	Height above the roof, mech equip shall not extend above 18'-6", height of housing
DCMR11 400.7	Penthouse setback- 1:1 setback from exterior walls		C	
DCMR11 411.7	Area determined by GFA- 2,130 sf max (1,228 sf proposed)		C	Shall not exceed .37 FAR
DCMR11 2100.1	Parking:			
DCMR11 2101.1	Residential required spaces- 18 spaces			1 per 2 dwelling units
DCMR11 2101.2	Residential proposed spaces- 4 spaces		NC	31 units proposed
DCMR11 2115.2	Compact spaces:		C	If min 25 spaces req'd then 40% may be compact
DCMR11 2115.1	Size of spaces- 8ft wide x 18ft long		C	
DCMR11 2115.3	Size of compact spaces- 8ft wide x 18ft long		C	
DCMR11 2115.5	Vertical clearance- 6'-6" minimum		C	
DCMR11 2117.4	Alley width- 10 ft minimum		C	15' alley width
DCMR11 2117.5	Alley width- 20ft minimum		C	For 90 deg. Parking
DCMR11 2117.6(a)	Driveway grade- 12% maximum		C	
DCMR11 2117.6(c)(2)	Required driveway width- 14 ft minimum		C	For two-way circulation
DCMR11 2201.1	Loading Requirements:			
	Residential less than 50 units & loading berth req'd:		C	55 ft deep
	0 loading platform			200 SF
	0 service/delivery spaces			20 ft deep

The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia code officials.

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ZONING TABULATIONS

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① GEORGIA AVE, NW (LOOKING EAST)



② RANDOLPH STREET (LOOKING SOUTH)



③ (REAR) ALLEY (LOOKING WEST)



④ GEORGIA AVE, (LOOKING SOUTHEAST)

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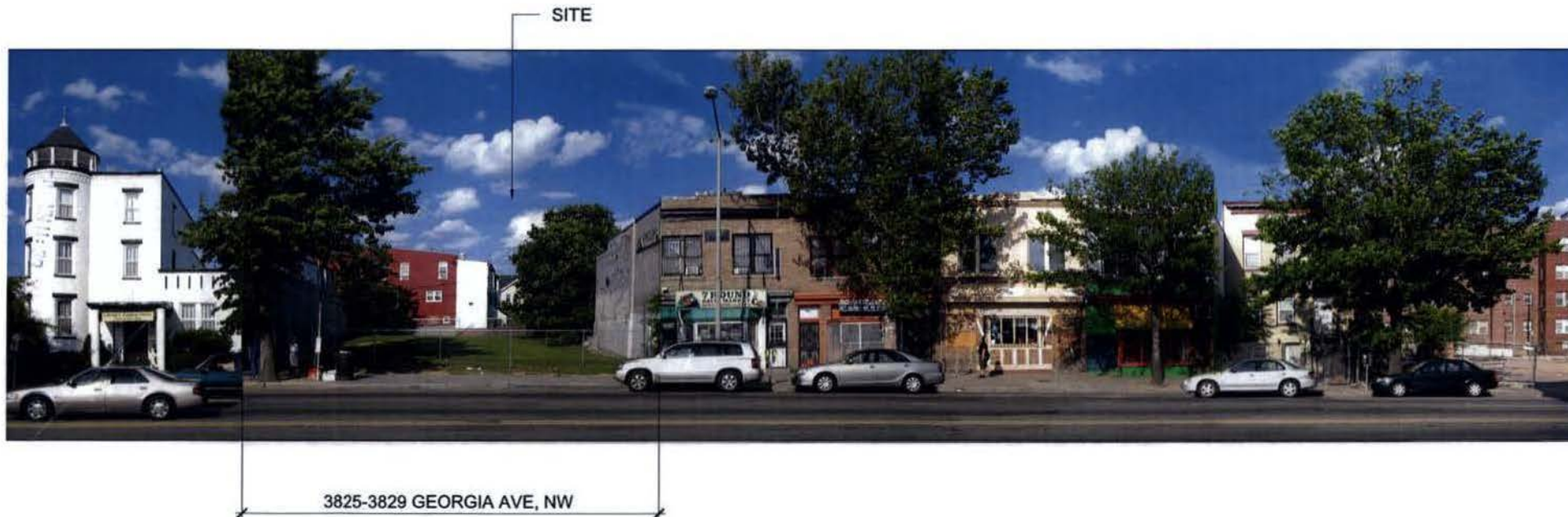
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EXISTING SITE PHOTOS

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GEORGIA AVE, NW ELEVATION LOOKING EAST

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3825-29 GEORGIA AVE, NW



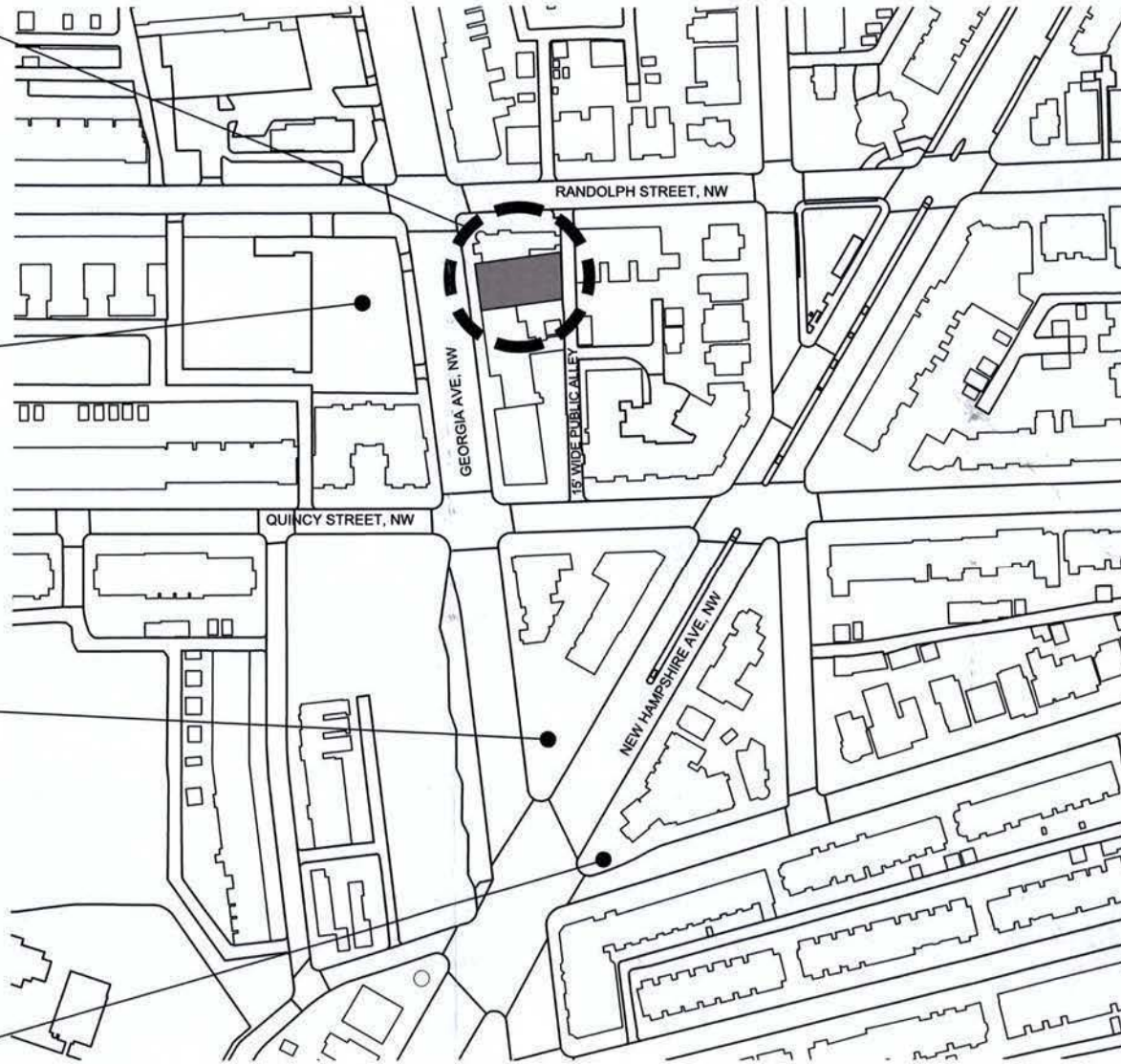
PETWORTH SAFEWAY
CONSTRUCTION SITE



GEORGIA AVE / PETWORTH
METRO STATION



CAPITAL BIKESHARE



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SITE MAP

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3D SITE IMAGE

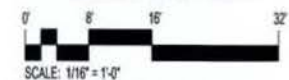
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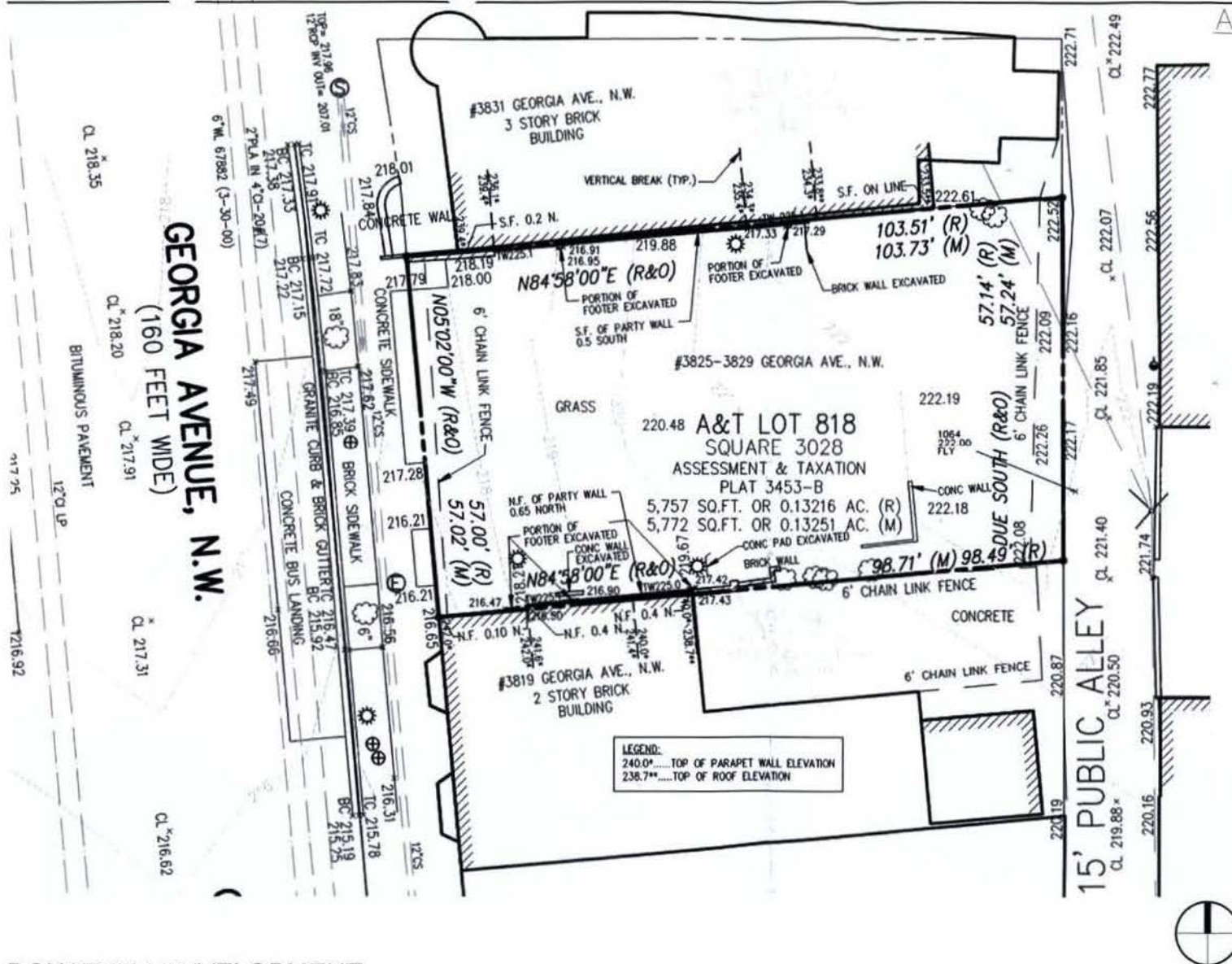
ABBREVS. AND LEGEND

	BUILDING
	PROPERTY LINE
	PIPE RAILING
	CHAIN LINK FENCE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS METER
	GAS VALVE
	COMBO SEWER MANHOLE
	CLEANOUT
	ROOF DRAIN
	OVERHEAD UTILITY
	ELECTRIC MANHOLE
	POWER POLE
	ST. LIGHT POLE
	WALL MOUNTED CAMERA
	BOLLARD
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL BOX
	SATELLITE DISH
	MAILBOX
	DOOR
	TRASH CAN
	SIGN
	PARKING METER
	DECIDUOUS TREE
	ASPH
	CONCRETE
	WROUGHT IRON FENCE



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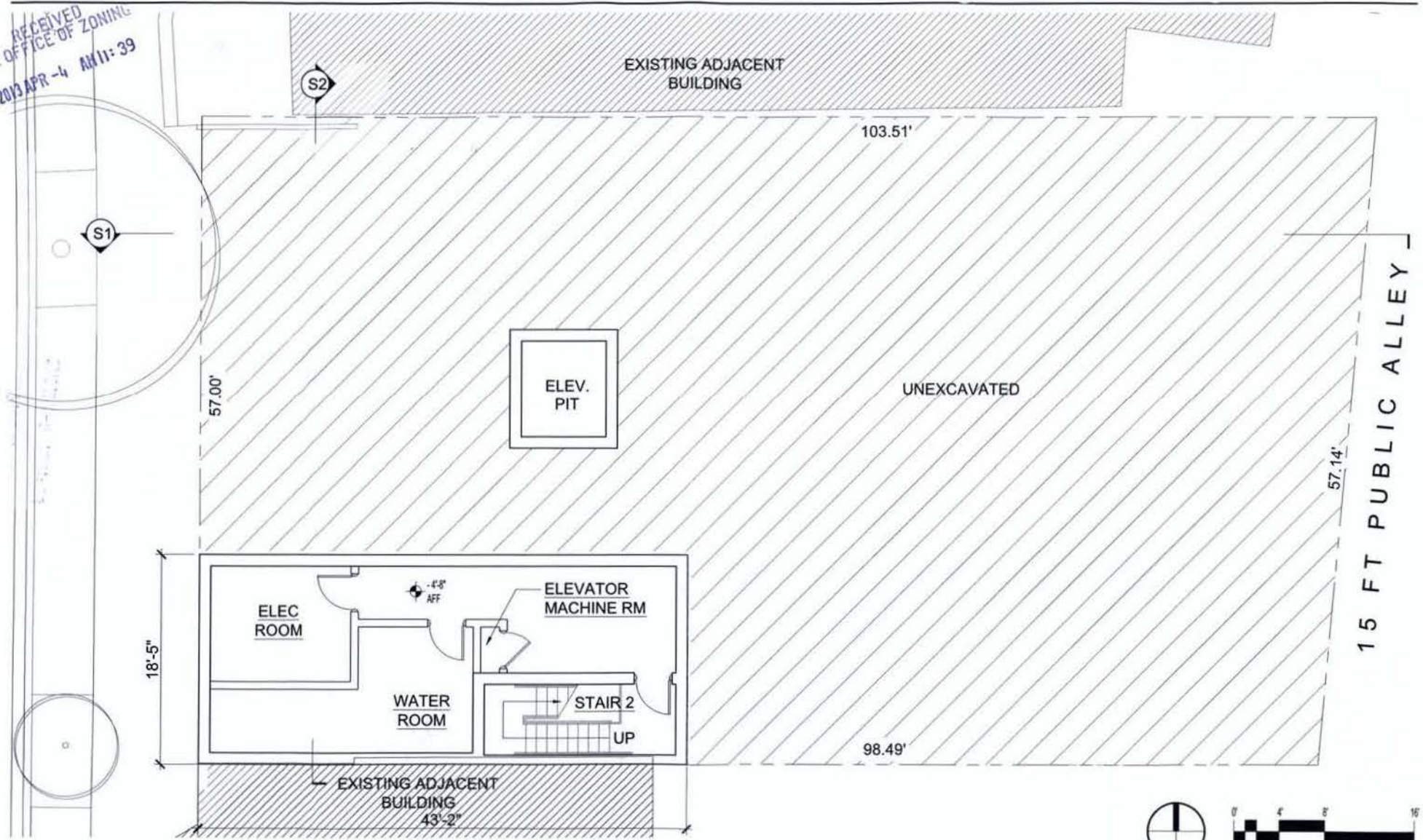


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EXISTING CIVIL PLAN

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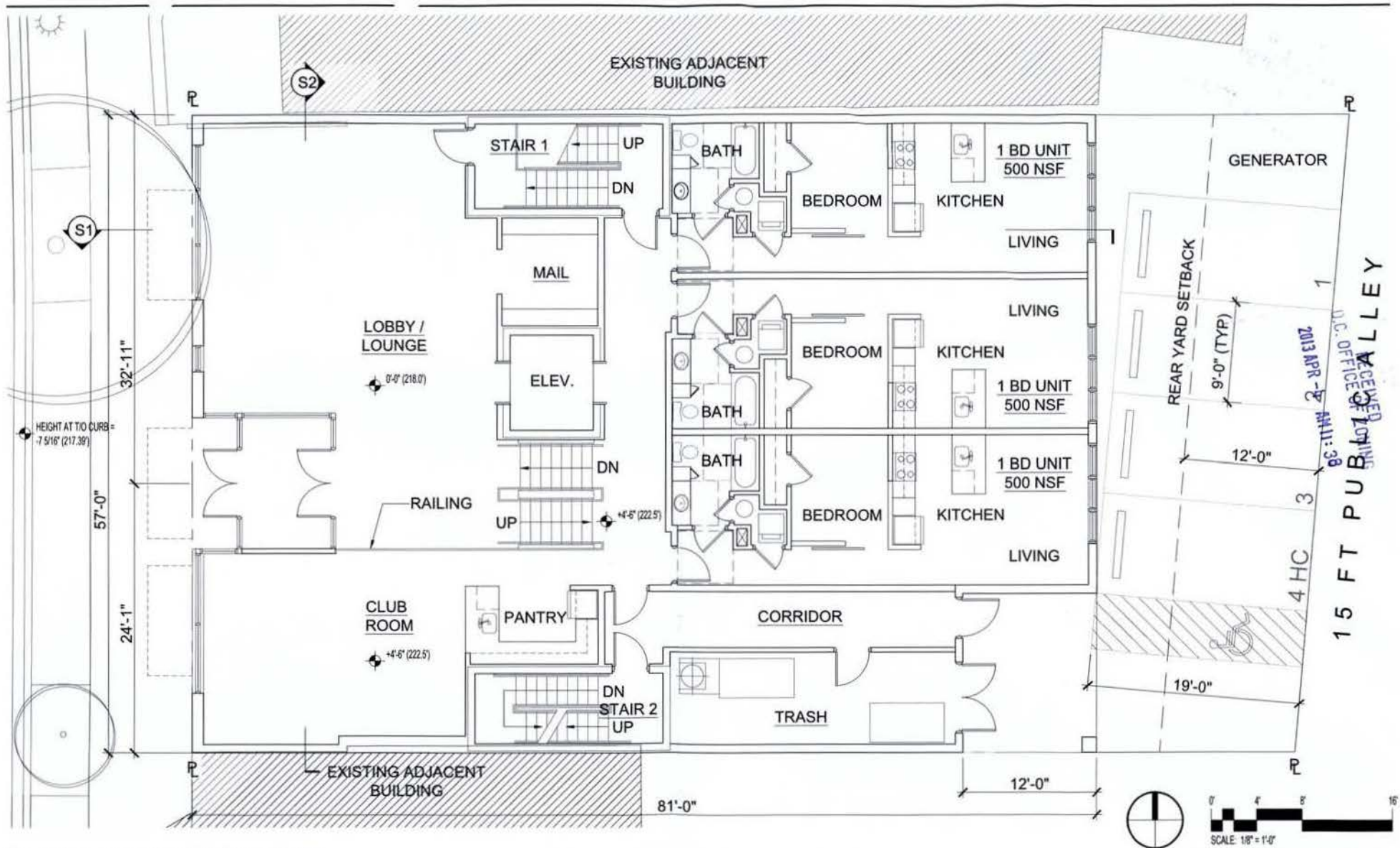
PROPOSED CELLAR FLOOR PLAN

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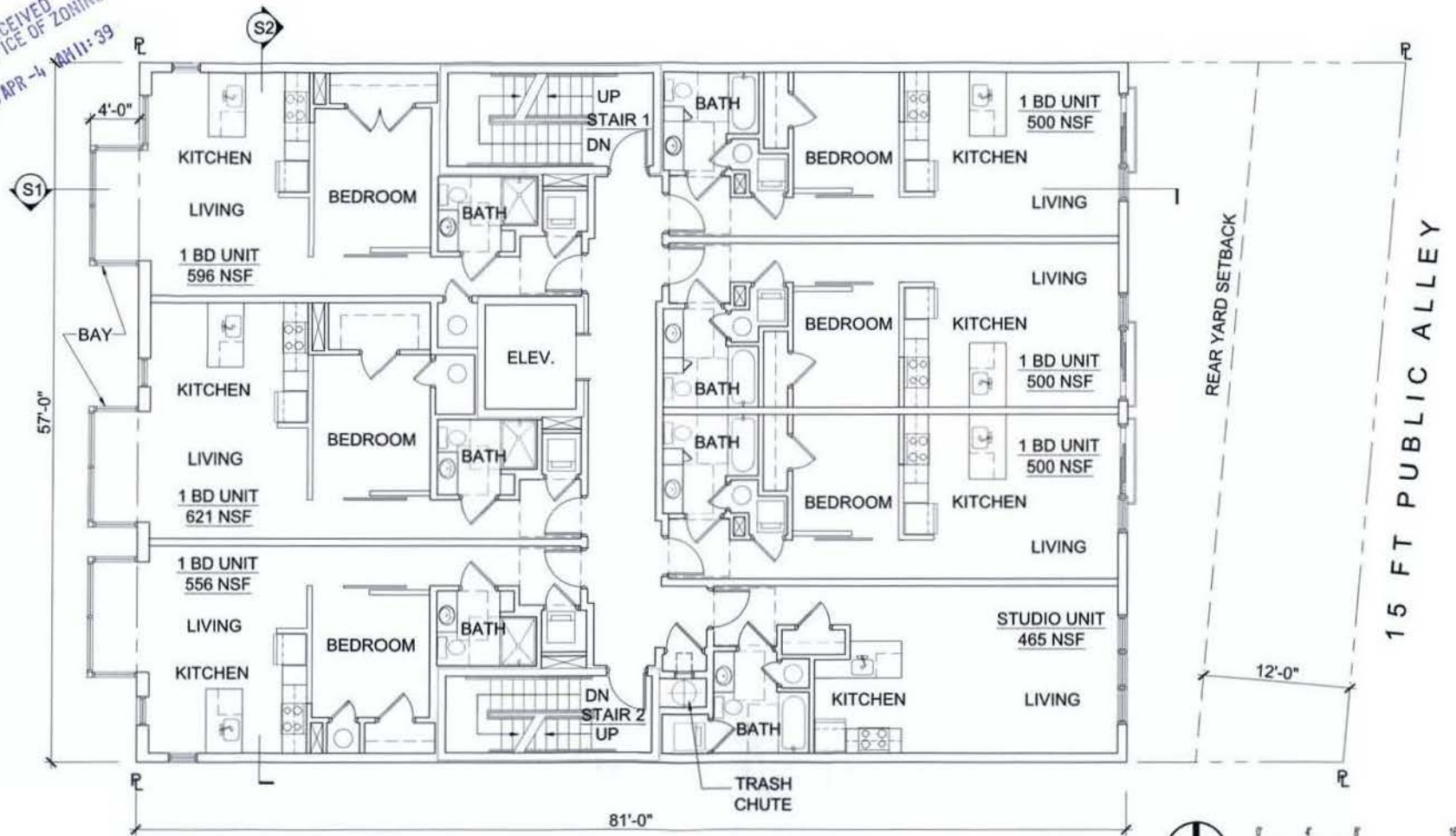
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PROPOSED GROUND / FIRST FLOOR PLAN

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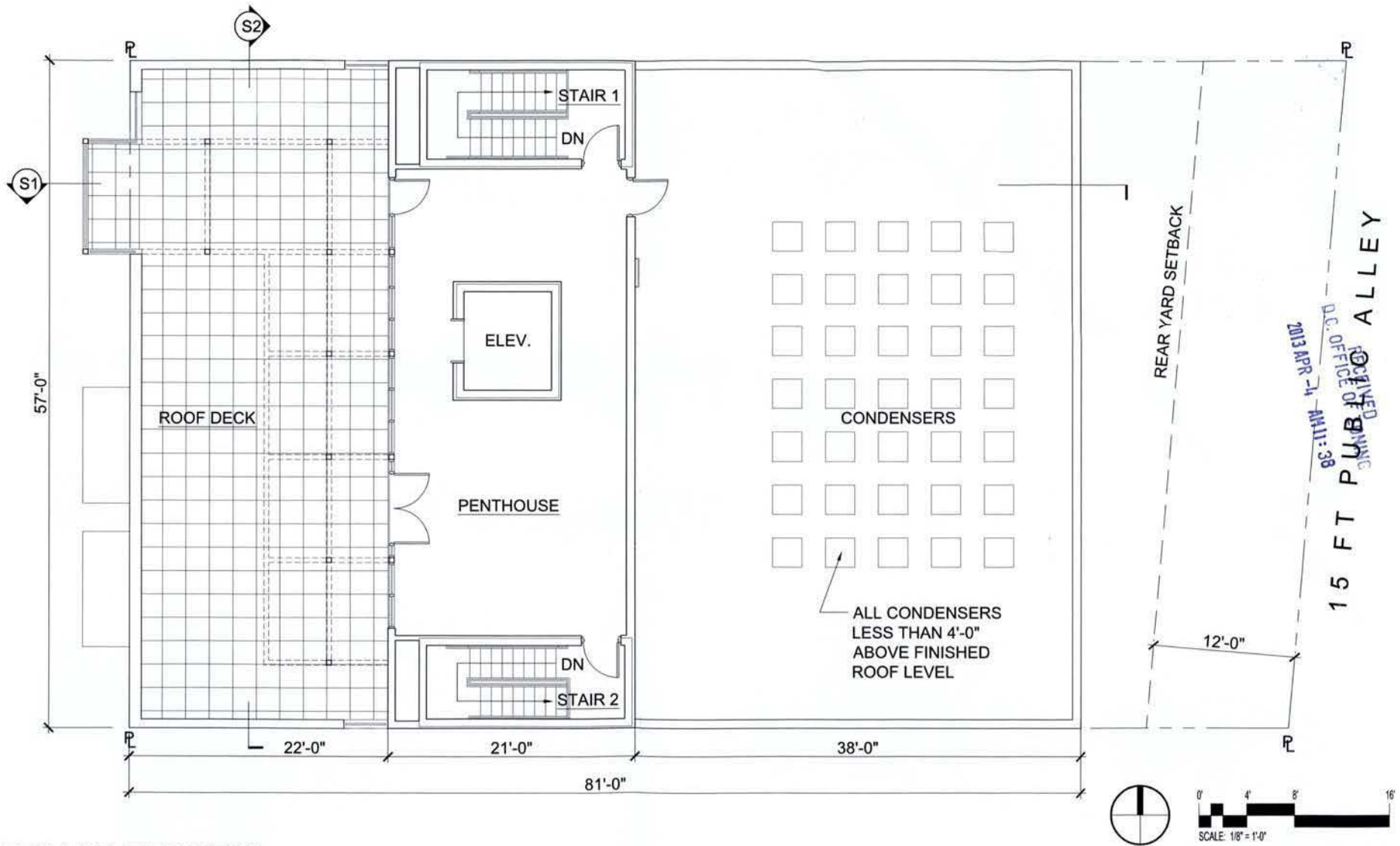
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PROPOSED TYPICAL FLOOR PLAN (FLOORS 2-4)

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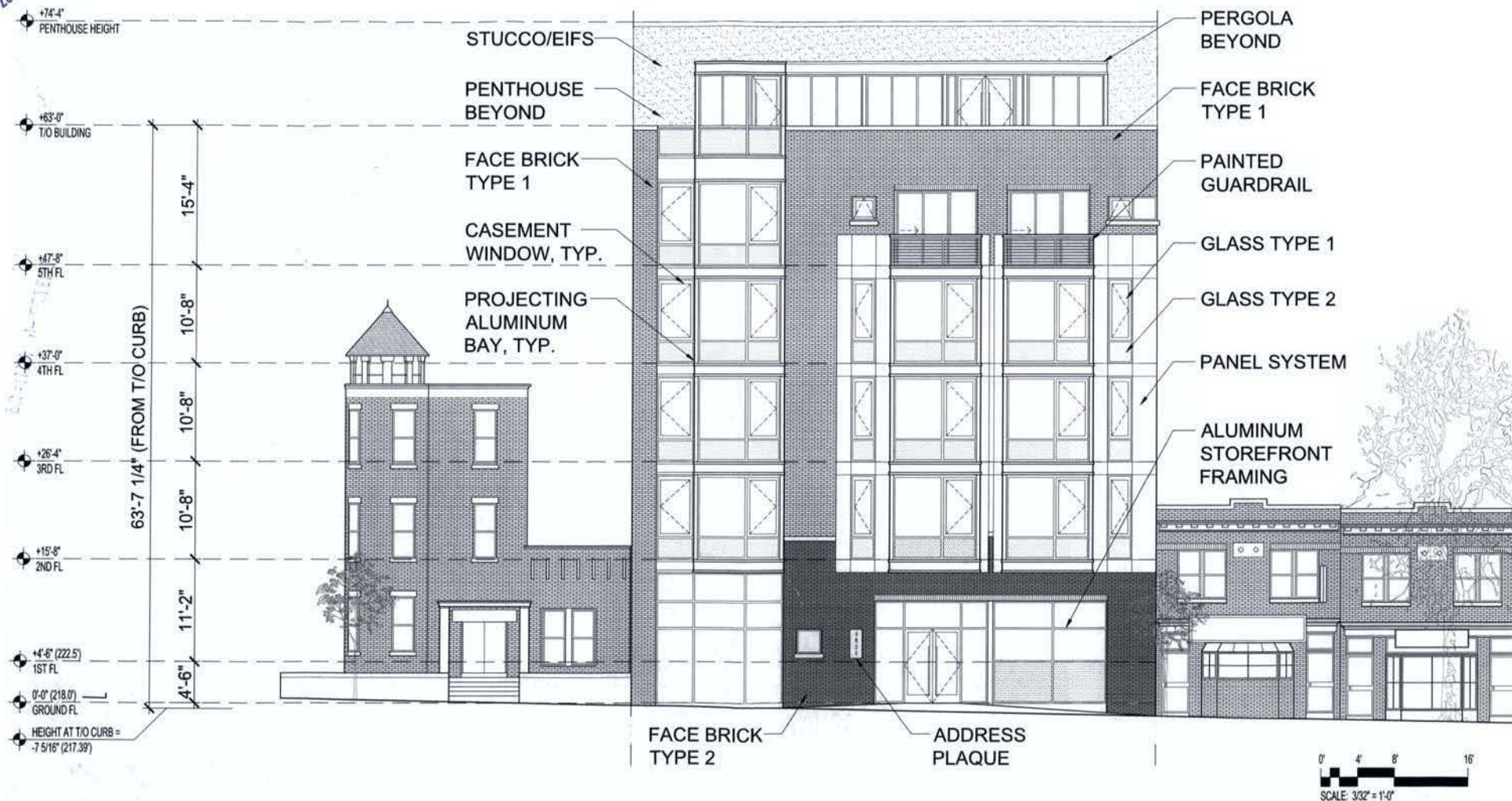
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PROPOSED ROOF / PENTHOUSE PLAN

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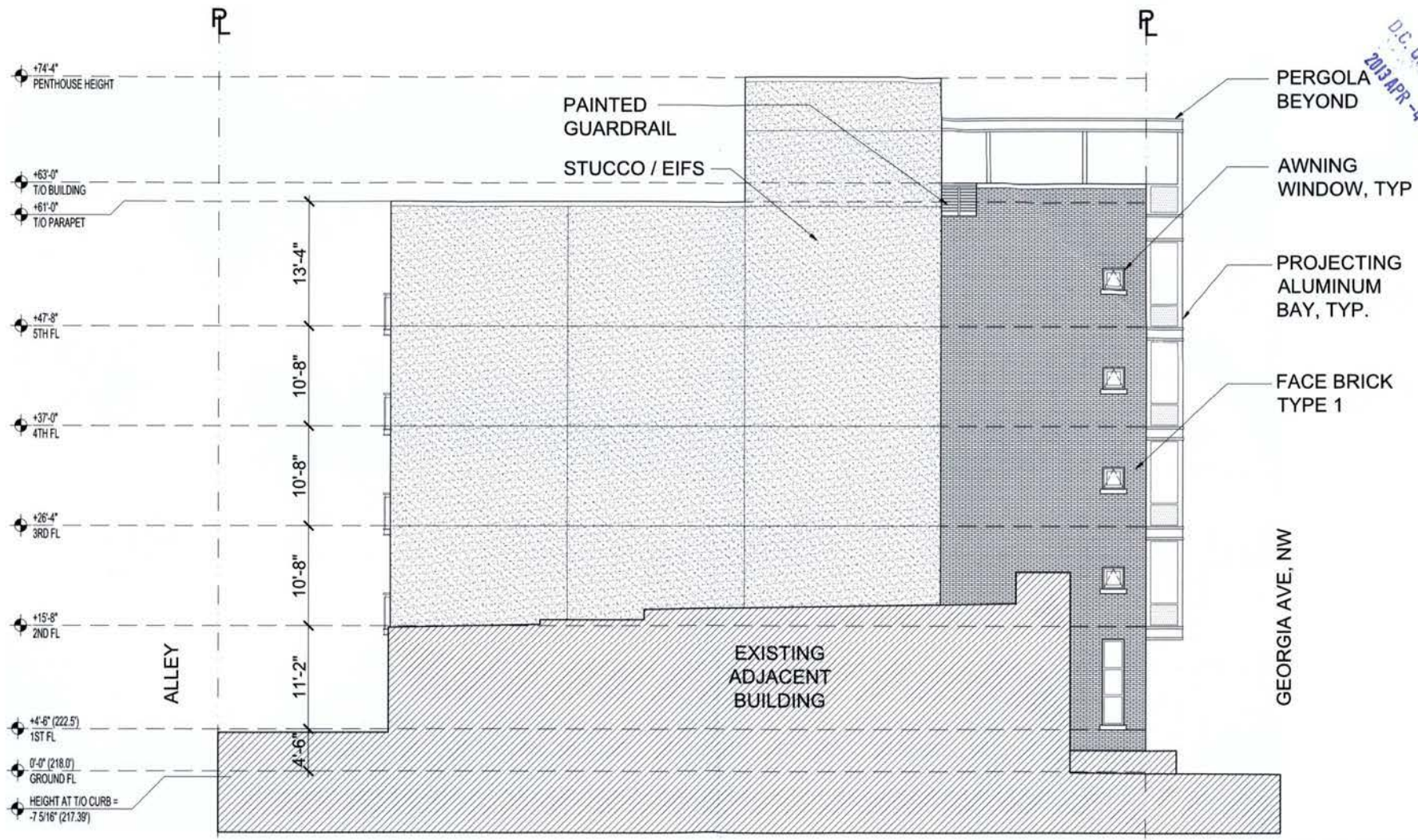
PROPOSED WEST ELEVATION (FRONT)

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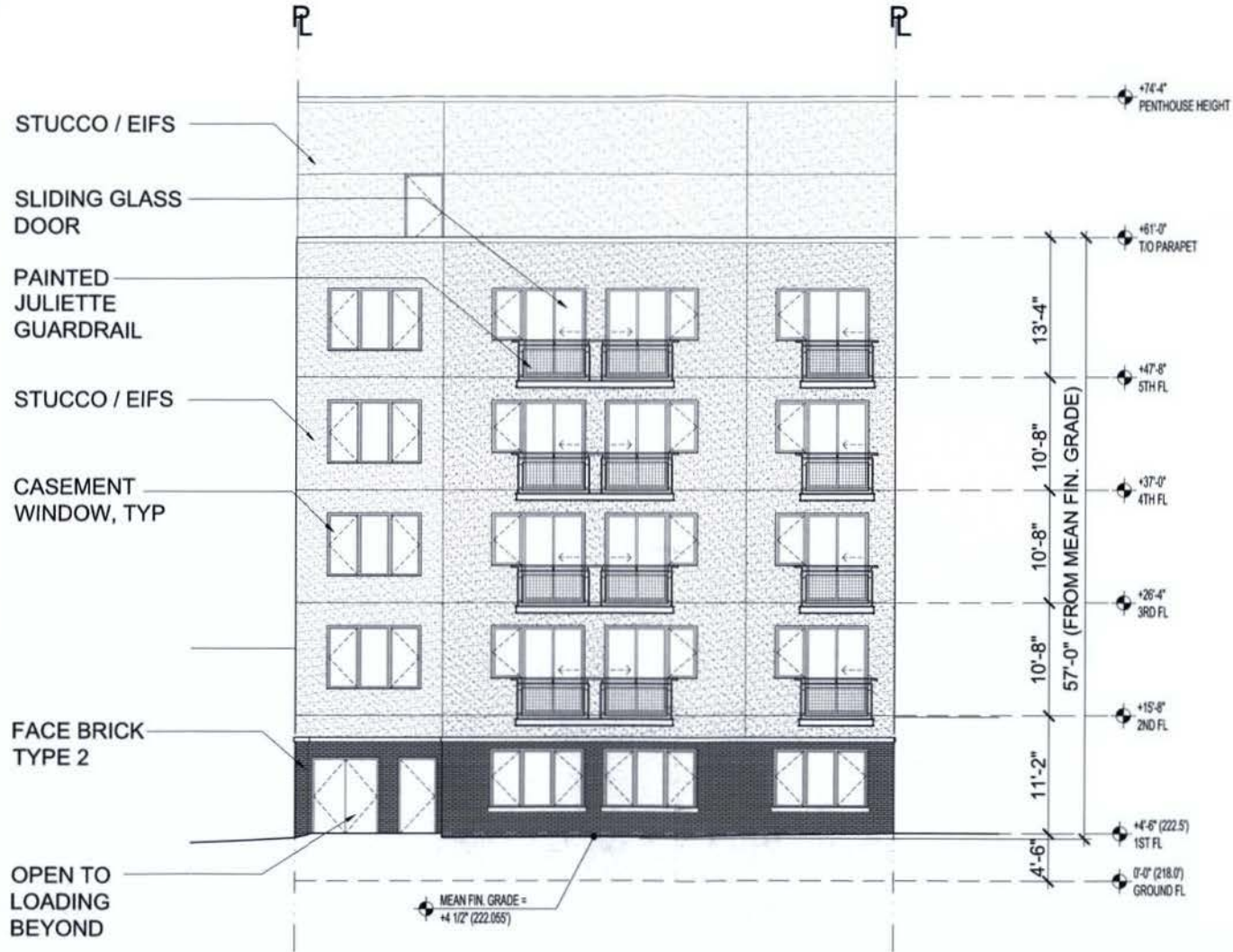
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PROPOSED NORTH ELEVATION (SIDE)

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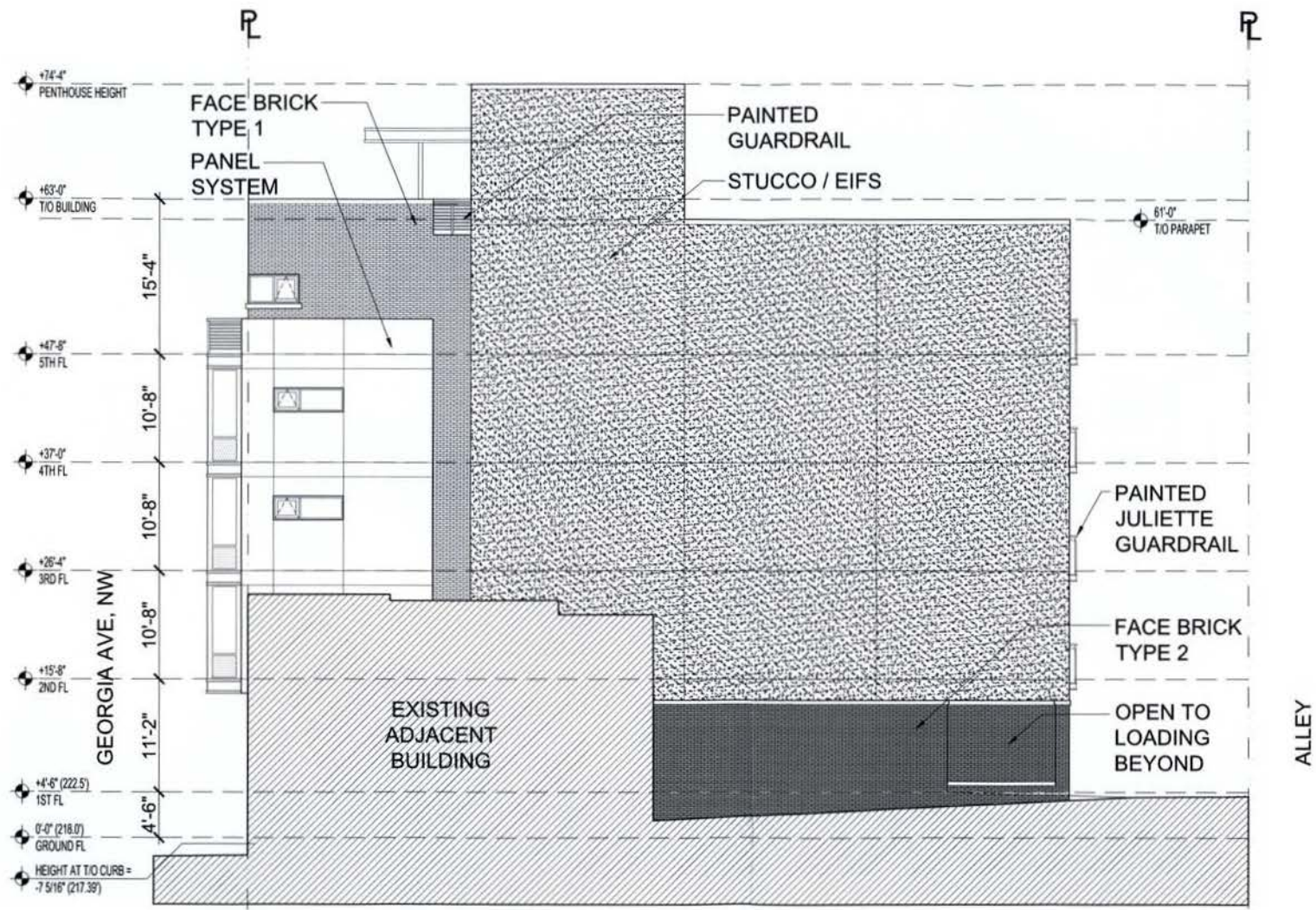
PROPOSED EAST ELEVATION (REAR)

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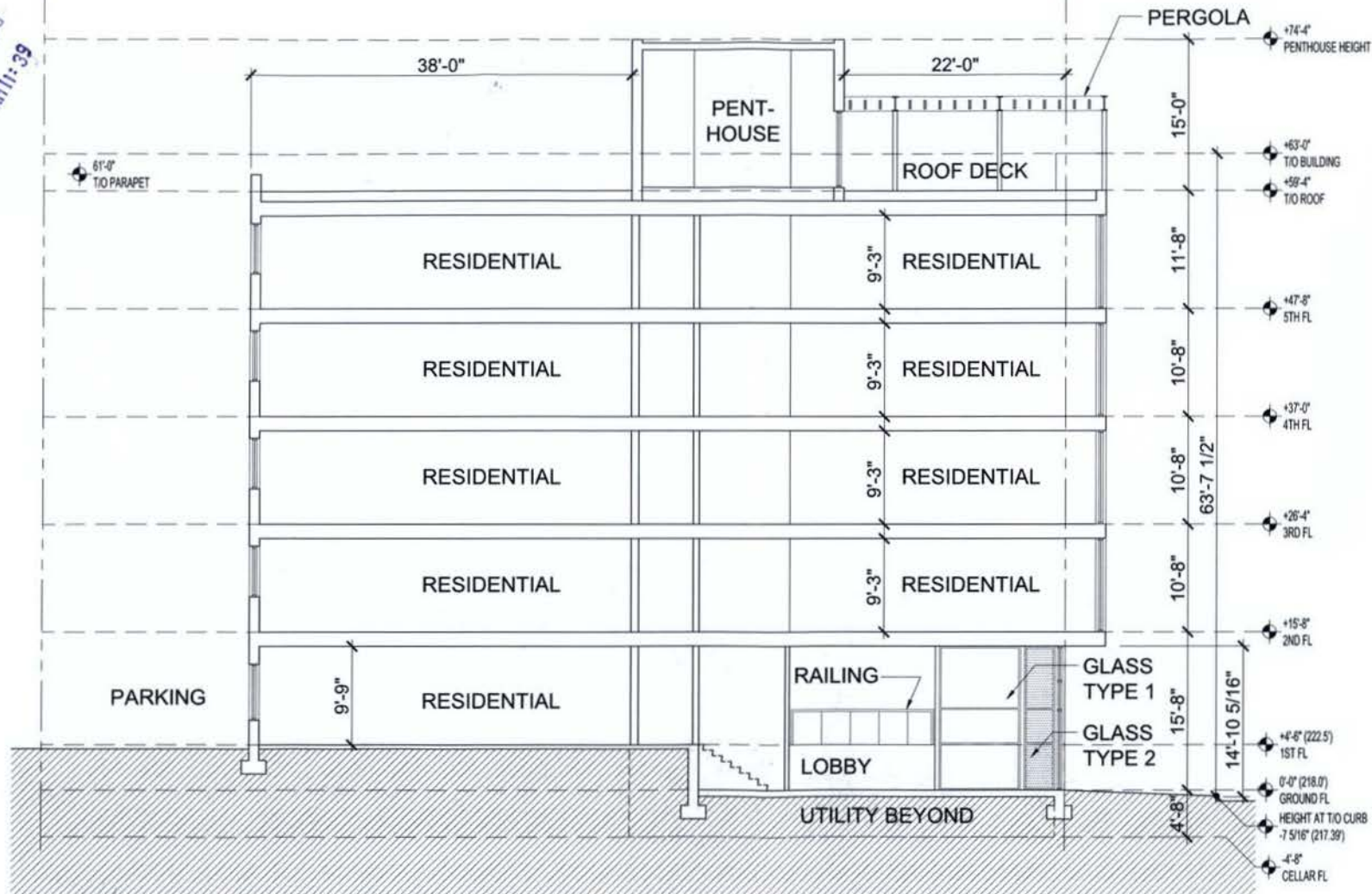
PROPOSED SOUTH ELEVATION (SIDE)

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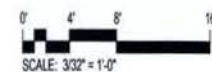
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ALLEY



GEORGIA AVE, NW



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S1 - PROPOSED BUILDING SECTION (EAST / WEST)

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