

BZA - PRESENTATION BRIEF

Good morning, Members of the board and Members of the public. I am Victor McNaughton , Architect of Record representing Gary McNaughton, owner of the property, located at 4415 Bowen Road and 4414 Southern Avenue SE 20019.

If the Board would? allow the introduction of this conceptual site section in the case ,It wasn't submitted with the application package but is needed to help explain a practical difficulty that led us to the application for zoning adjustment.

The site borders on Bowen Road to the north , a private pass-thru to the east ,the jurisdictional boundary, Southern Avenue to the south and an adjacent property to the west. It is improved with an existing building that covers 85% of the combined lot area which has been legally subdivided into two lots. Lot 176 fronting on Southern avenue and Lot 177 fronting on Bowen road.

The owner intends to keep the existing subdivision as is , the structural wall enclosure intact and simultaneously renovate both lots including replacement of existing roof

Lot 177, would accommodate a sit down restaurant at ground level, as matter of right. A restaurant storage room , mechanical room and deck at a proposed first level.

Lot 176 would house an Internet cafe' at ground level, as matter of right and a yoga fitness center at a proposed first level. Essentially proposing a first floor level above the single level building.

Code requires the lots to be fire-separated. The current property line separating the lots falls directly on a basement retaining wall at basement level of lot 176 creating a hardship In that, the appropriate demising wall at this location would require undue structural underpinning and strengthening at the foundation so as to adequately support the superimposed load of the new wall extending from foundation to roof parapet.

The extent of structural strengthening and foundation underpinning partly depends on the overall constructed height of the new wall. From an engineering consideration, potential investment involve and possible maximum development of both lots comes the the question. Would the Board of Zoning Adjustment approve a variance of .7 FAR increase for both lots allowing the first level development?

The proposed two story structure would falls below the 40 ft. / 3 story height limit set by the existing zoning. The deck is within 10 ft. ceiling height and is set back 25ft. from from Bowen Road and the frontage on southern Avenue is within the established building restriction line of 15ft. from side walk.

The existing site development reflects pre-1958 zoning requirements, and it is inviting to consider that the zoning requirements could be adjusted or modified to allow for development improvements at the jurisdictional line of the city. Because

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CASE NO.

EXHIBIT NO.

18635
33

Board of Zoning Adjustment
District of Columbia
CASE NO. 18635
EXHIBIT NO. 33

the site borders on two political jurisdiction it functions as gateway in and out of the city and therefore commands a level of importance and special treatments, more so in keeping with its C-1 status as neighborhood shopping or business center.

My Client is presenting a reasonable request for FAR increase of .7 on each of the lots.

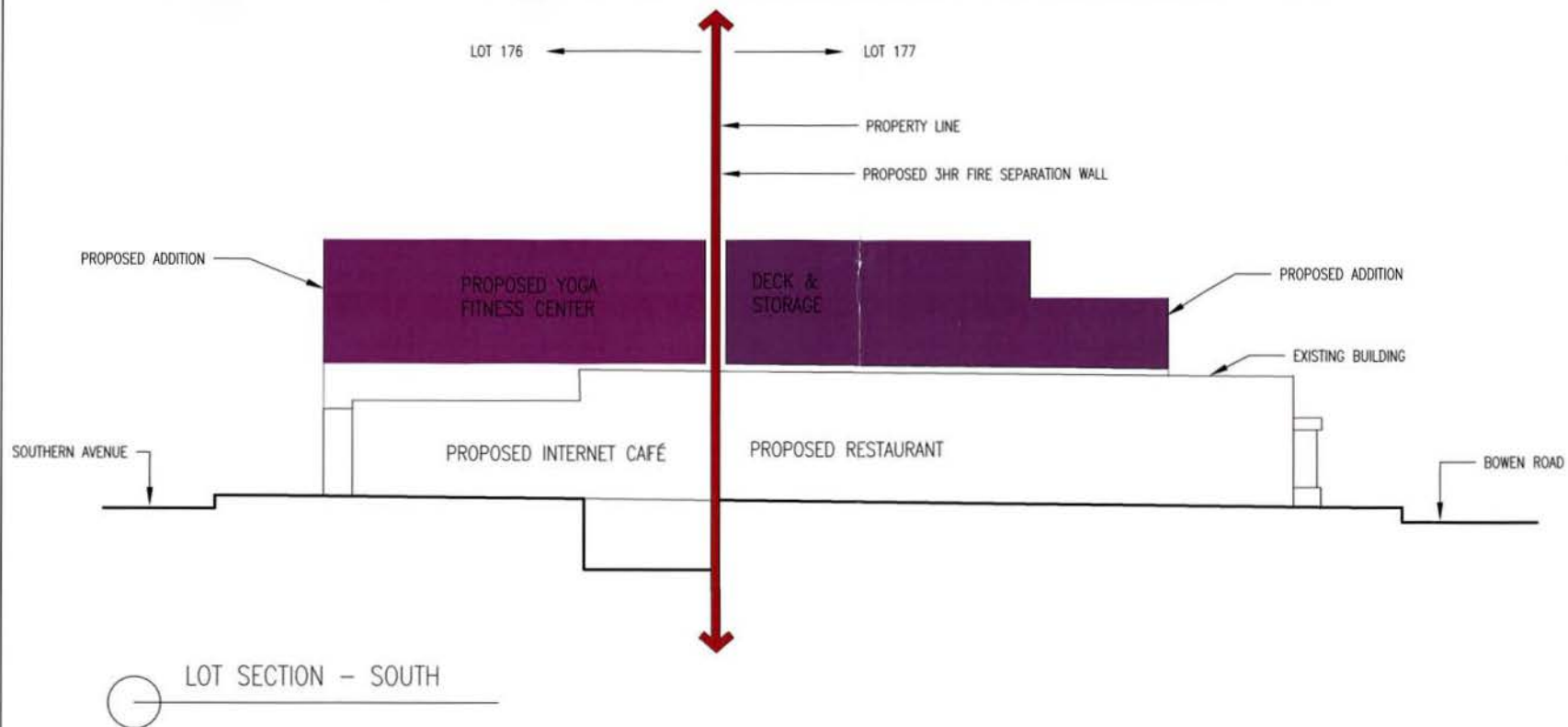
Area increases for private business increases the public business as well. With the District improving commercial sites at its boundaries will cause for the same by the adjacent jurisdiction resulting in jobs for residents of the community, therefore the economic base of this part of the community will improve if this project is approve.

Members of the board, the proposal represents an amenity for people, a place for family dining, community business / meetings , and community health and fitness, none such facilities are within the nearby vicinity of the site. And so, we are asking the Board to move in favor of this application.

Thank you.

Victor R McNaughton, AIA

Sent from my iPad



LOT SECTION - SOUTH

- APPROPRIATE HORIZONTAL SEPARATION FROM FLOOR TO ROOF BETWEEN LOTS IS REQUIRED BY CODE
- ACHIEVING THIS REQUIRES STRUCTURAL MODIFICATION TO EXISTING BUILDING FOUNDATION AND ROOF
- COMPLEXITY / COST, AND FUTURE DEVELOPMENT OF BOTH LOTS PROMPTED FUTURE MAXIMUM DEVELOPMENT OF BOTH LOTS, SIMULTANEOUSLY
- THE EXISTING BUILDING HEIGHT IS 16'-0", 1 STOREY

- ALLOWABLE BUILDING HEIGHT BY MATTER OF RIGHT IS 40'-0", MAX 3 STOREIES
- EXISTING F.A.R. IS .85
- ALLOWABLE F.A.R. IS 1.00
- OWNER IS REQUESTING VARIANCE FOR ADDITIONAL F.A.R. OF .85

EXISTING F.A.R.	0.85
ALLOWABLE F.A.R.	1.00
EXISTING BUILDING HEIGHT	16'-0"
ALLOWABLE BUILDING HEIGHT	40'-0"
PROPOSED TOTAL BUILDING HEIGHT	36'-0"
PROPOSED TOTAL F.A.R.	1.70
PROPOSED F.A.R. VARIANCE	0.85

ARCHITECT

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DESIGNER DATE

REVISION DATE

PROJECT LOCATION

PROJECT NAME

PROJECT NO. LAYOUT

CAD FILE SHEET TITLE

SCALE

SHEET NO.