

BOARD OF ZONING ADJUSTMENT SUBMISSION
3619 GEORGIA AVENUE, NW
Washington, DC 20010
Square 3032, Lot 0803
Zoning District: C-3-A / Georgia Ave Overlay

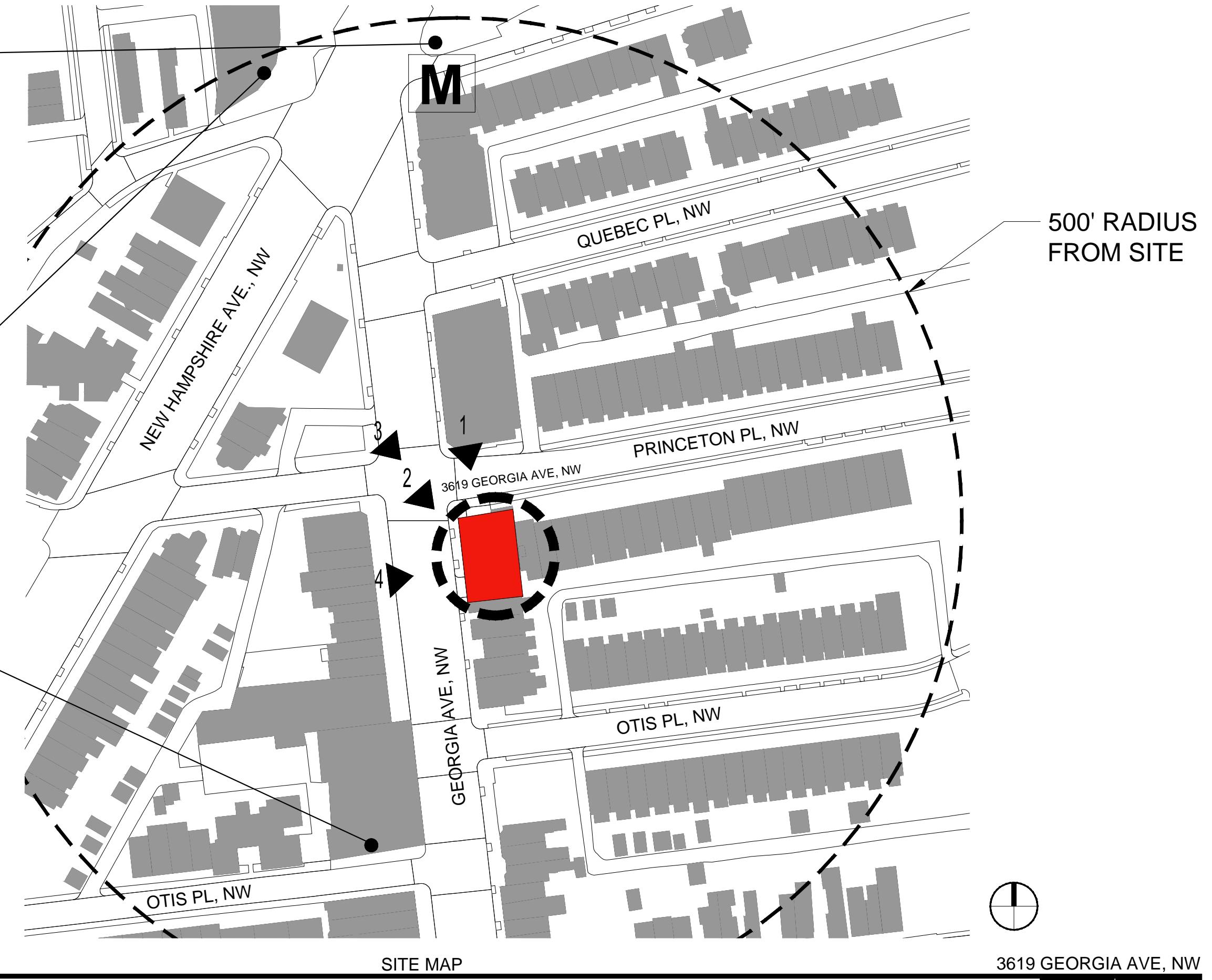
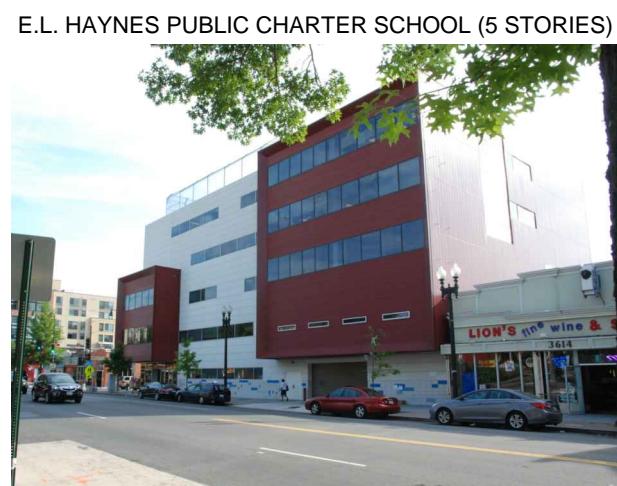
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3619 Georgia Avenue, NW				
Washington, DC 20011				
Applicable Section(s)	Requirements	Values	C / NC	Relevant Criteria
DC Zoning Map-	Site Data:			
	Lot: 0803	Square: 3032		ANC: 1A08
	Site Area:	4,699 SF		
DCMR 11 -	Zoning Data:			
DC Zoning Map-	Zone:	GA 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 1328.5	Entrances-	50% of surface area along Georgia Ave. devoted to glazing	C	Includes entrances to commercial, residential lobby, display windows
DCMR11 1328.8	Distance between entries-	40 feet max (32' proposed)	C	excluding vehicular access
DCMR11 1328.9	Ground floor ceiling height-	14 ft clear min. (14'-0" proposed)	C	uniform height
DCMR11 1328.10	Building Height bonus	5'-0" over permitted in zone	C	
DCMR11 741.5	Existing Use:	Commercial	C	
DCMR11 741.5	Proposed Use:	Mixed Use: Retail ground floor, 27 units Residential	C	
DCMR11 2602.1	Inclusionary Zoning:	Required	C	C-3-A, >10 new dwelling units
DCMR11 2603.2	Set aside requirements-	1,393 NSF of IZ units required (assumed 74% Net / GSF ratio) (0.08 * 23,518 GSF)	C	devote greater of 8% of matter of right density or 50% of bonus density used to inclusionary 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 199.1
DCMR11 1328.10	Bonus height-	70 feet (69'-4" proposed)	C	5 add ft when 1328.9 applies
DCMR11 771.2	FAR:	4.0 max residential	C	
DCMR11 2604.1	20% IZ bonus-	4.8 max (4.8 proposed)	C	
DCMR11 772.1	Lot Occupancy:	75% max	C	
DCMR11 2604.2	IZ bonus-	80% - 3,759.2 sf max. (80% proposed)	C	
DCMR11 771.2	Allowable Building Area:	22,555 sf	C	4.8 x site area
	Allowable commercial area-	11,747.5 sf	C	2.5 x site area

DCMR11 774.1	Rear Yard:	15'-6" provided (69.33' x 2.5" = 14.44' min req'd)	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	Roof Structures:			
DCMR11 411.3	Single enclosure-	Shall be a single penthouse structure or linked to create a single structure.	C	
DCMR11 411.5	Enclosing walls-	Shall be of equal height	C	
DCMR11 400.7	Penthouse height-	18'-6" max (16'-10" 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-	1,767 sf max (634 sf proposed)	C	Shall not exceed .37 FAR
DCMR11 2100.1	Parking:			
DCMR11 2101.1	Residential required spaces-	14 spaces required		1 per 2 dwelling units
	Residential proposed spaces-	0 spaces - Relief Requested	NC	27 dwelling units proposed
DCMR11 2201.1	Loading Requirements:			
	Residential less than 50 units req'd-	0 loading berth	C	55 ft deep
		0 loading platform	C	200 SF
		0 service/delivery spaces	C	20 ft deep
	Bicycle spaces	9 spaces provided	C	
DCMR11 3401	Green Area Ratio	C-3-A requires 0.25 GAR (1,195 sf of landscape element)	C	proposed GAR = 0.27 (1,296 sf of landscape elements)

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.

BUILDING DATA		
PROPOSED GFA	22,555 GSF	4.8 FAR
PROPOSED RESIDENTIAL AREA	23,518 GSF	17,416 NSF
PROPOSED UNITS	27 UNITS	
PROPOSED RETAIL AREA	2,911 SF	2,196 SF @ GROUND FL 715 SF @ CELLAR



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1 SITE: PRINCETON PL, NW (LOOKING SOUTH)



2 SITE: GEORGIA AVE, NW (LOOKING SOUTHEAST)



3 SITE: CORNER VIEW (LOOKING SOUTHEAST)



SITE: 3619 GEORGIA AVE, NW

4 SITE: GEORGIA AVE, NW (LOOKING EAST)

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EXISTING SITE PHOTOS

3619 GEORGIA AVE, NW

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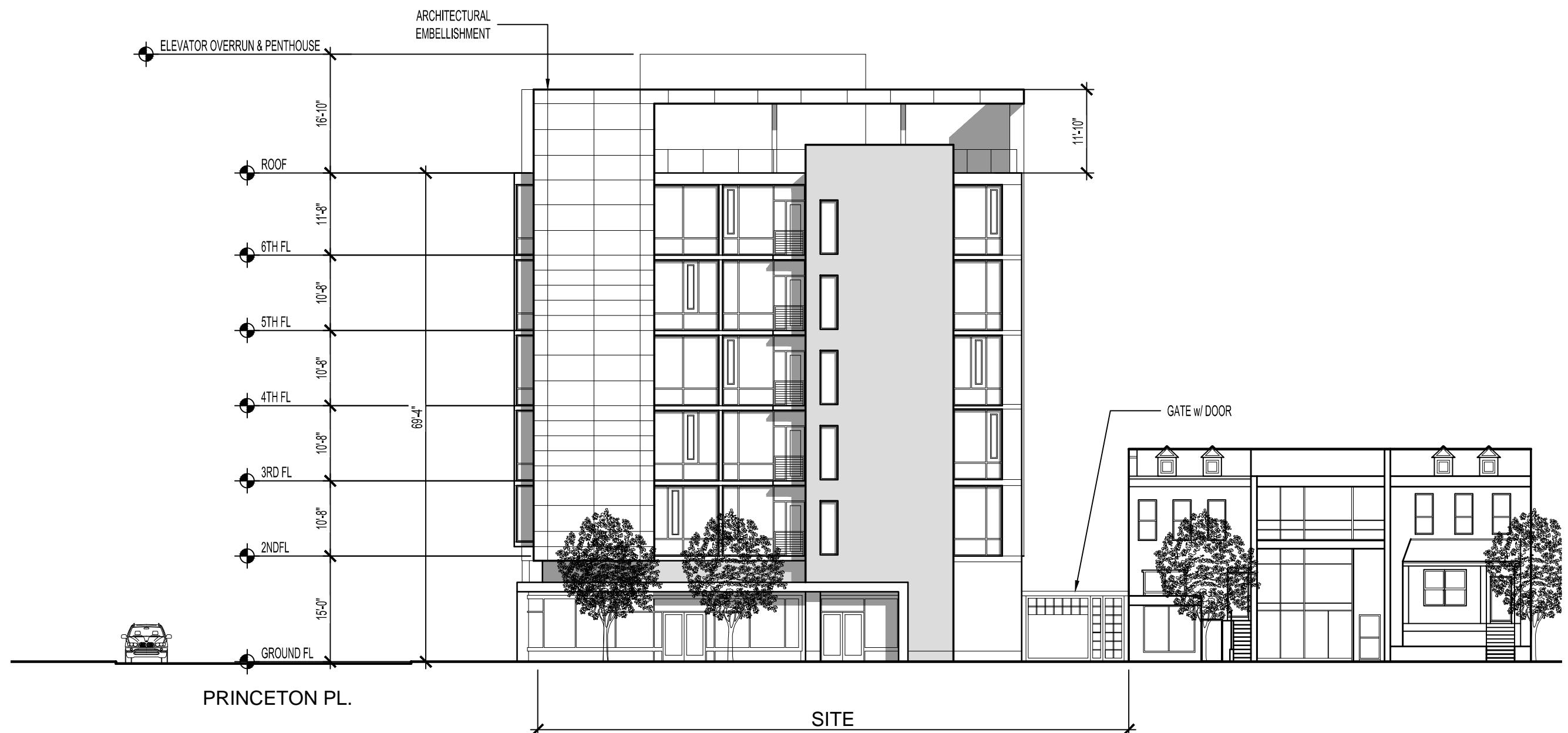
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PROPOSED NORTH ELEVATION

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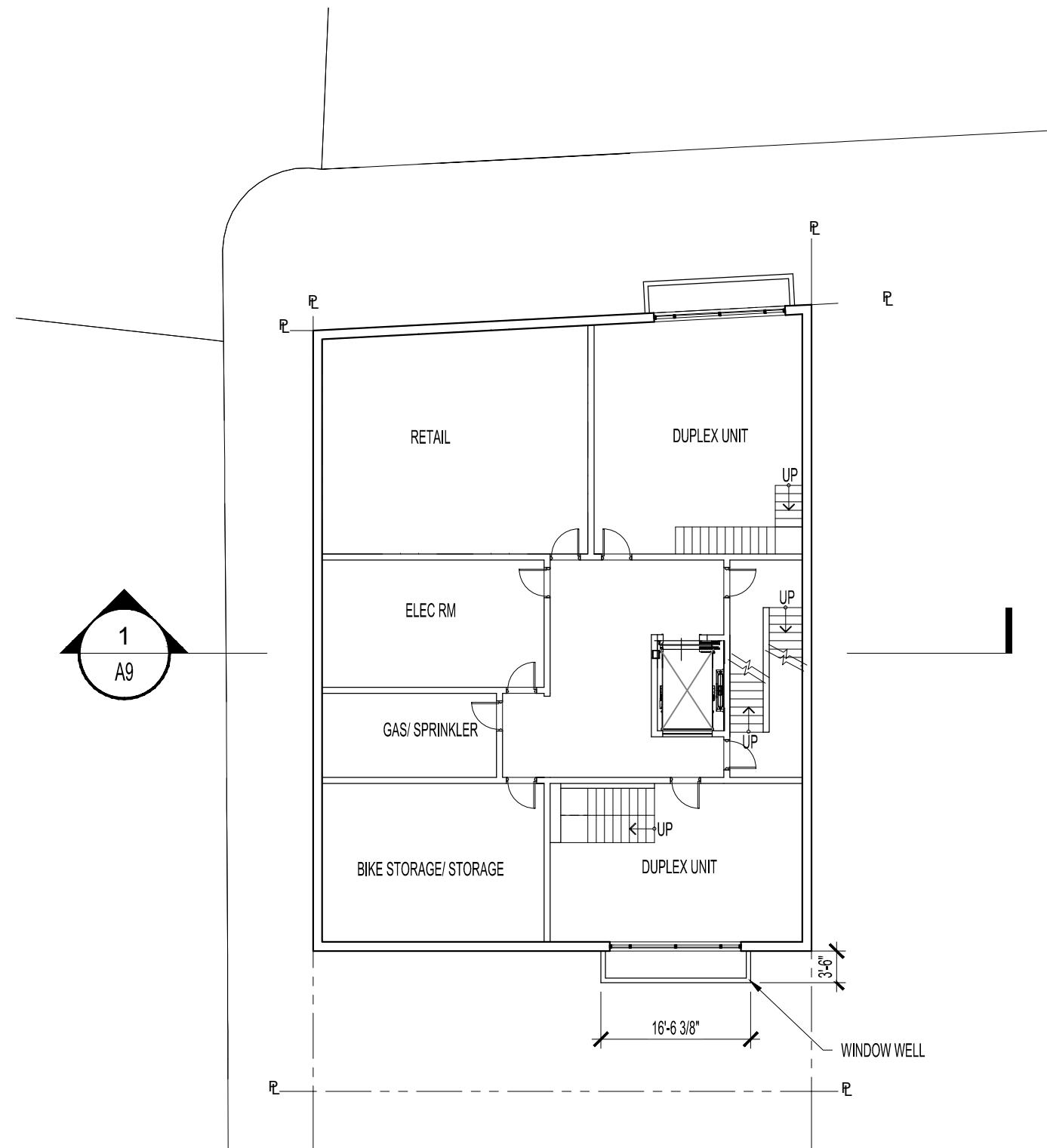
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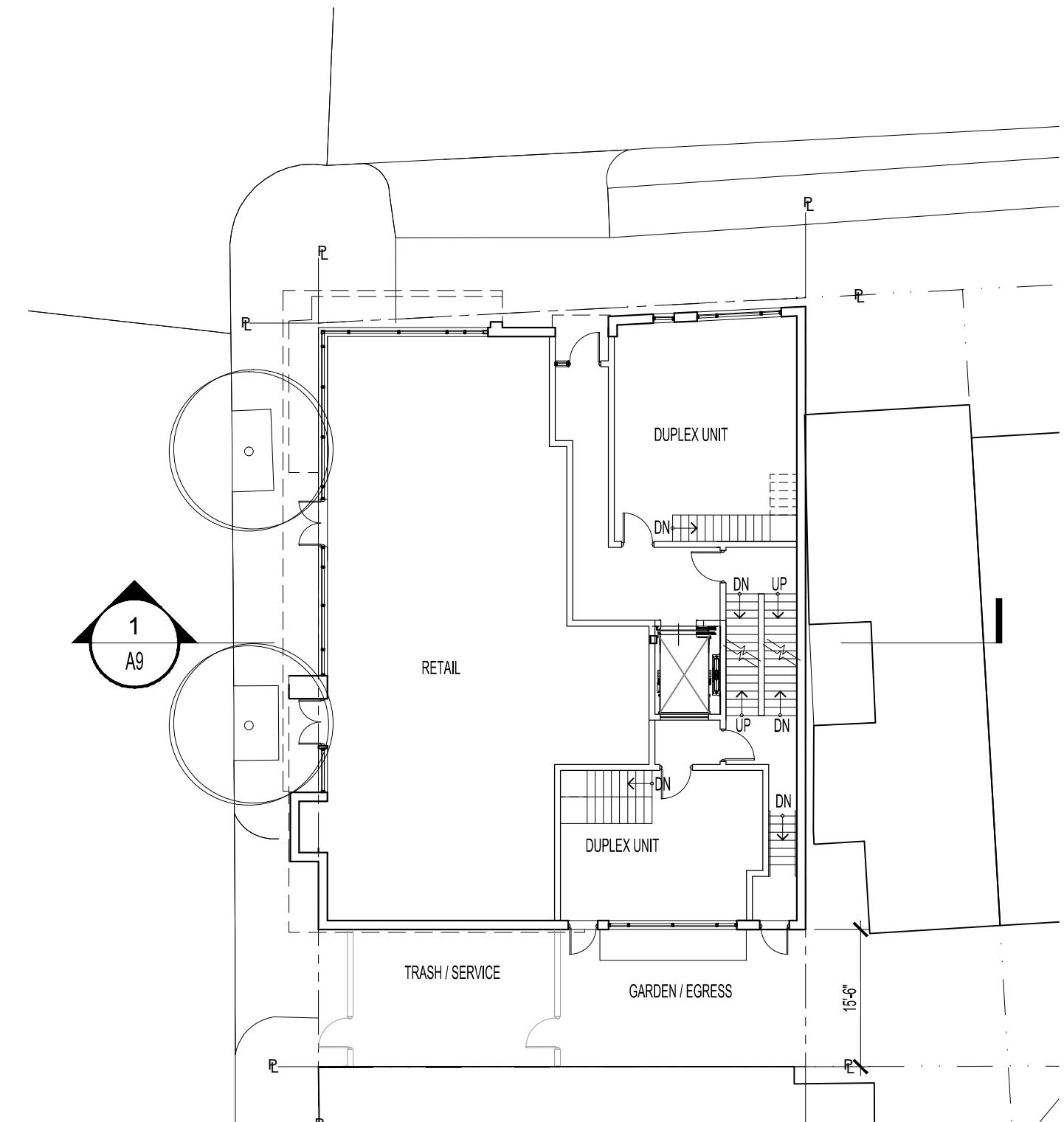
PROPOSED WEST ELEVATION

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1 PROPOSED CELLAR FLOOR PLAN



2 PROPOSED GROUND FLOOR PLAN

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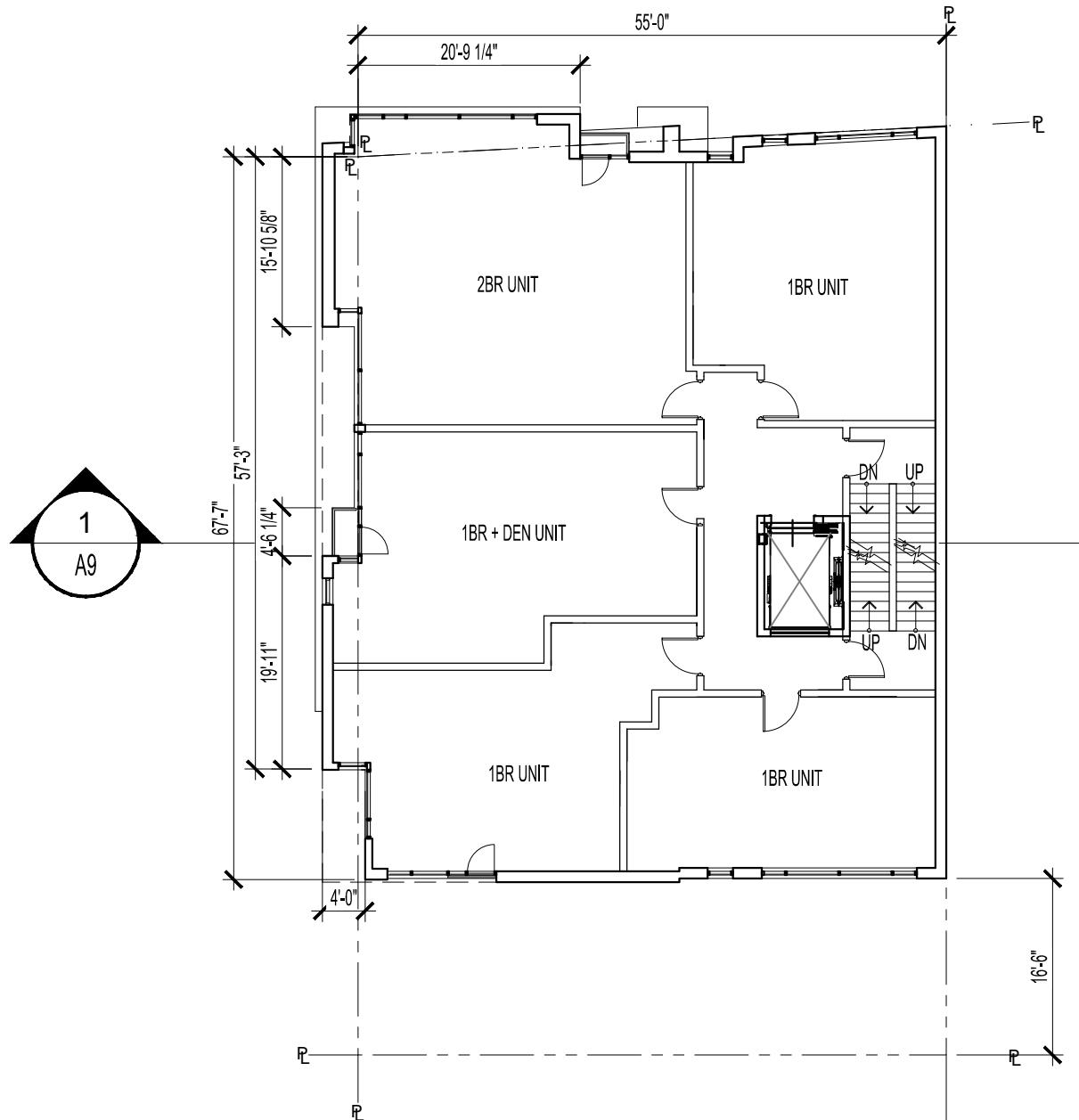
PROPOSED FLOOR PLANS

1/16" = 1'-0"

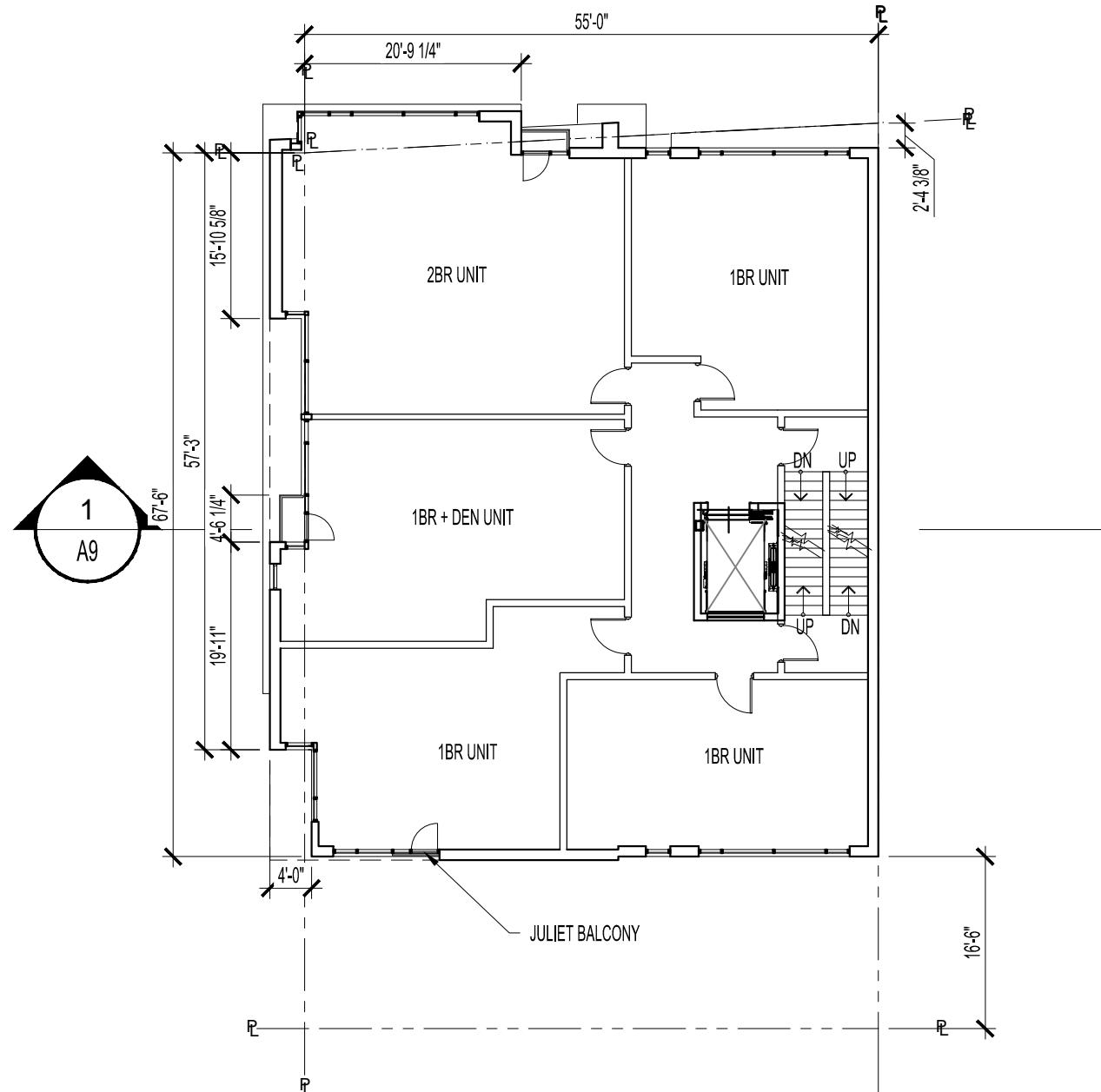
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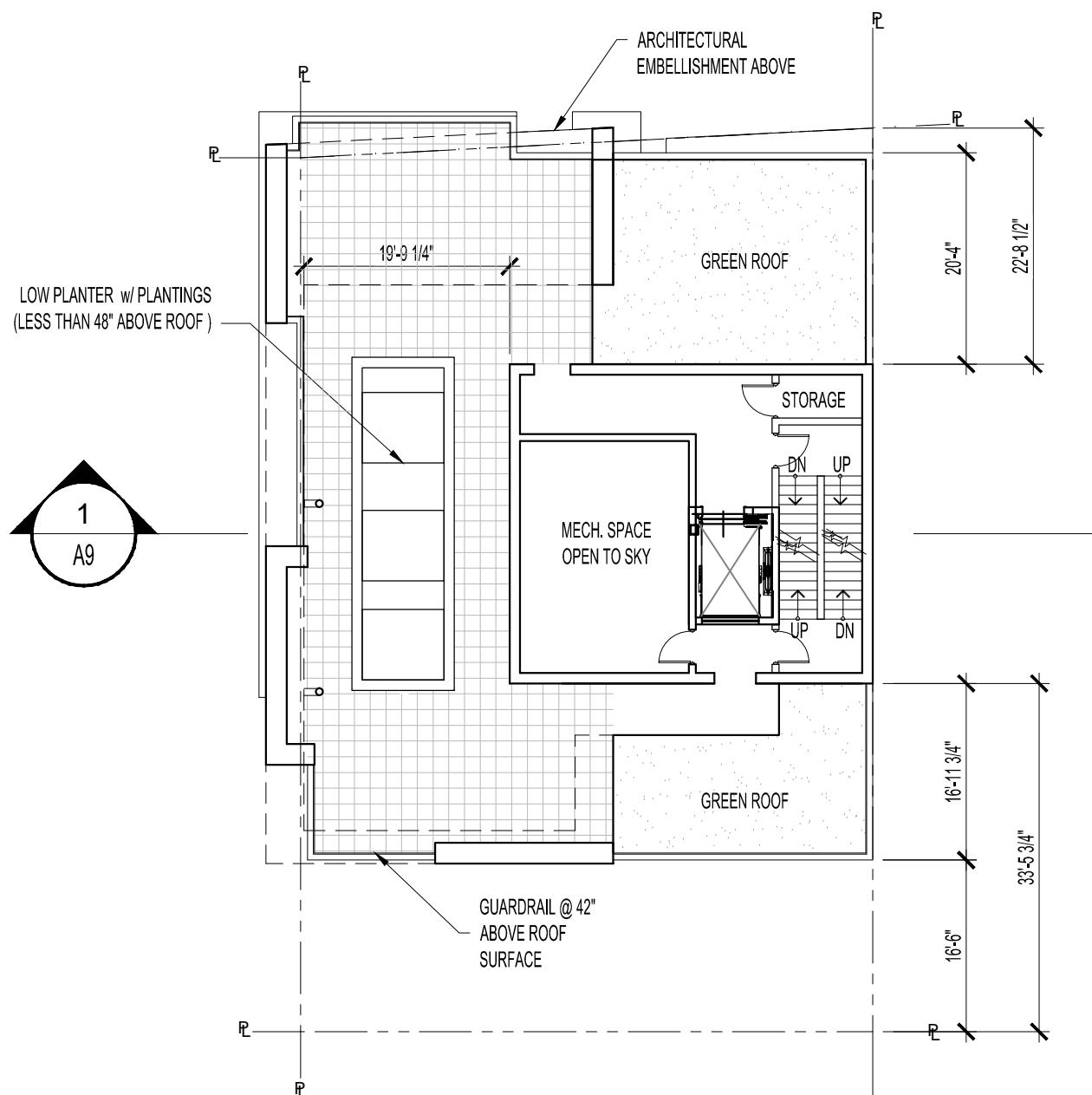
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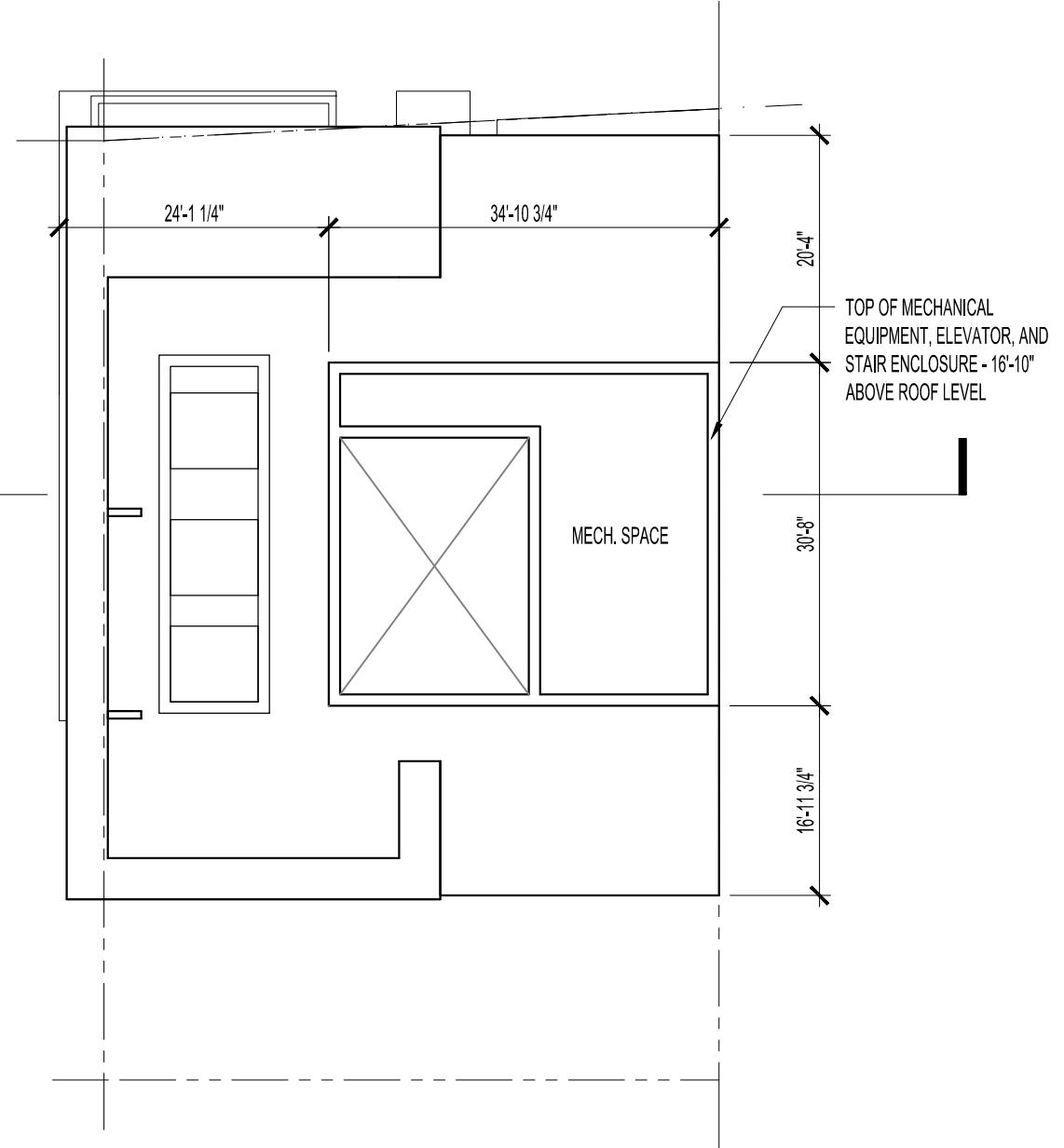
1 PROPOSED TYPICAL FLOOR PLAN (FLOORS 2-4)



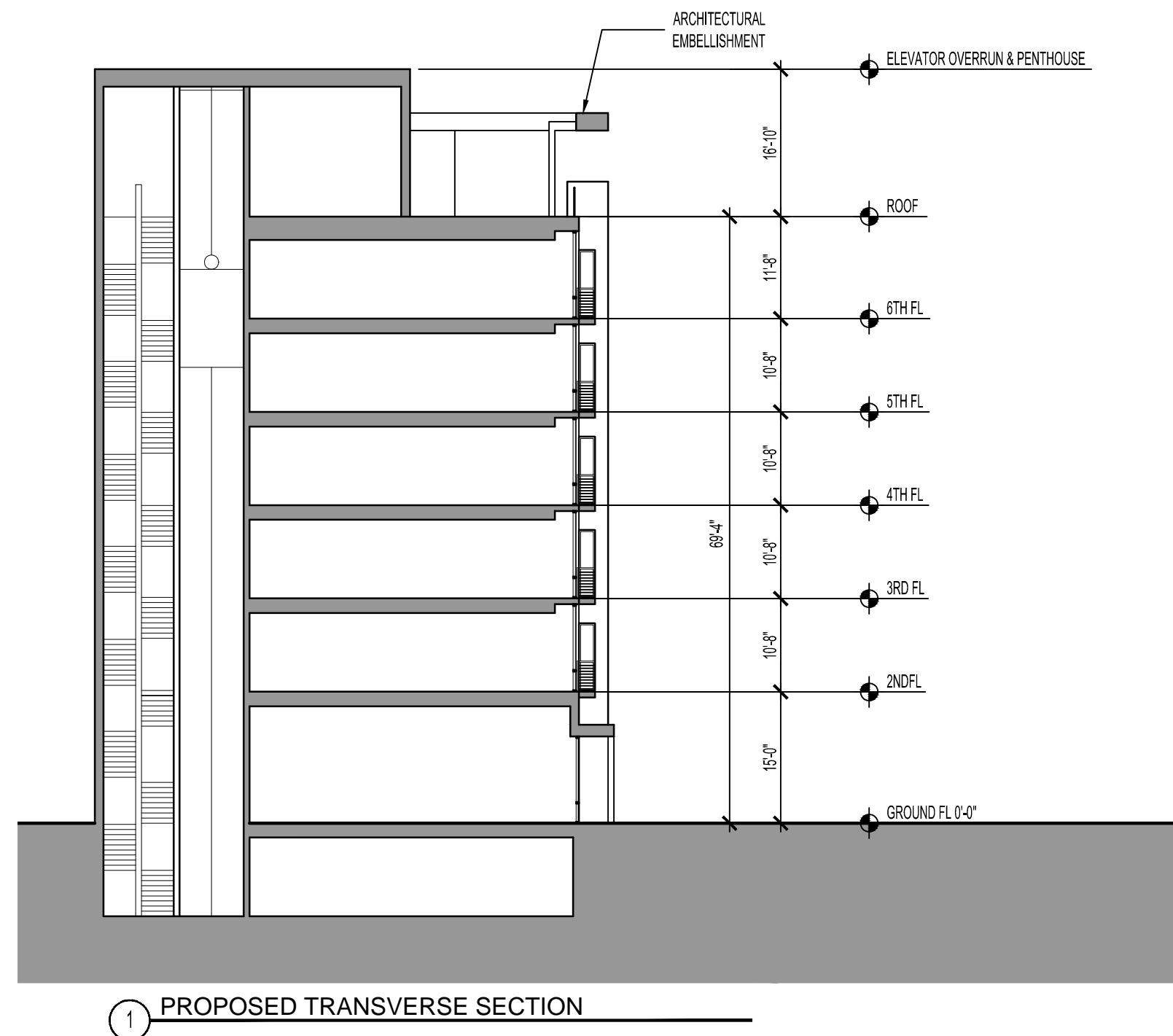
2 PROPOSED TYPICAL FLOOR PLAN (FLOORS 5-6)



1 PROPOSED ROOF PLAN



2 PROPOSED UPPER ROOF PLAN



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PROPOSED SECTION

1/16" = 1'-0"

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