

BOARD OF ZONING ADJUSTMENT SUBMISSION
3831 GEORGIA AVENUE, NW
Washington, D.C. , 20011
Square 3028, Lot 0809
Zoning District: GA / C-3-A



- C1 COVER SHEET
- C2 ZONING TABULATIONS
- C3 EXISTING SITE PHOTOS
- C4 SITE MAP
- A1 PROPOSED CELLAR FLOOR PLAN
- A2 PROPOSED GROUND FLOOR PLAN
- A3 PROPOSED TYPICAL FLOOR PLAN (FLOORS 2-5)
- A4 PROPOSED SIXTH FLOOR PLAN
- A5 PROPOSED PENTHOUSE/ROOF FLOOR PLAN
- A6 PROPOSED WEST ELEVATION
- A7 PROPOSED NORTH ELEVATION
- A8 PROPOSED EAST ELEVATION
- A9 PROPOSED BUILDING SECTION (EAST/WEST)
- A10 PROPOSED BUILDING SECTION (NORTH/SOUTH)

Square 3028, Lot 0809		
Zoning Requirements	Permitted/Required	Proposed
District / Overlay	C-3-A / GA	Unchanged
Lot Area	3,117.0 sf	Unchanged
Lot Occupancy - Ground Floor / Commercial	100% 3,117.0 sf	
Lot Occupancy - Residential (w/ IZ Bonus)	80% 2,493.6 sf	80% 2,492.6 sf
FAR - Total (Bays Excluded)	4.8 14,961.6 sf	4.8 14,923.0 sf
FAR - Commercial	2.5 7,792.5 sf	0.5 1,488.0 sf
FAR - Inclusionary Zoning (+20%)	4.8 14,961.6 sf	4.3 13,435.0 sf
Offstreet Parking - Total	10.0	2 (9'x19'; 1 Handicap)
Offstreet Parking - Commercial	0 <i>In excess of 3,000 sf, one space for each additional 300 square feet of gross floor area and cellar floor area</i>	0
Offstreet Parking - Residential	1 space per 2 dwelling units (20/2) = 10	2 (Variance of 8 Spaces)
Loading Requirement - Total	0	0
Loading Requirement - Commercial	0 <i>No requirement if less than 5,000 sf of gross floor area and cellar floor area</i>	0
Loading Requirement - Residential	0 (<50 Units)	0
Rear Yard	13'-6" <i>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</i> <i>Vertical Height = 65'-0"; 65x2.5 = 162.5; 162.5/12 = 13'-6"</i>	22'-10 1/2"
Side Yard	<i>No side yard shall be required; but if a side yard is provided, it shall be at least 2 inches wide for each foot of height of building, but not less than 6 feet.</i>	0'-0"
Building Height (w/ Overlay Bonus)	65'+5' = 70' Per 1328.10, add 5' of building height with a uniform min. clear floor to ceiling height of 14'	70'-0"
Roof Structure	(i) single structure (ii) single height (iii) setback 1:1	(i) single structure (ii) single height (iii) setback 1:1
Bicycle Parking Requirement	7 spaces	7 spaces
Bike Parking - Commercial	0 spaces <i># of bike spaces shall be ≥ to 5% of the number of vehicle parking spaces required for commercial use.</i> <i>0 x .05 = 0 spaces</i>	0 spaces
Bike Parking - Residential	<i>No spaces required by zoning. 1 space for every 3 dwelling units required by DC code.</i> <i>20 dwelling units / 3 = 7 spaces</i>	7 spaces
Green Area Ratio (GAR)	0.25	0.25

Building (FAR) GSF - Bays and Penthouse Excluded		
Floor Level	Commercial (FAR) GSF	Residential (FAR) GSF
Lower Level (Cellar)	1,114.0 sf (Not included in FAR total below)	1,363.0 sf (Not included in FAR total below)
First Floor	1,488.0 sf	972.0 sf
Second Floor	0.0 sf	2,492.6 sf
Third Floor	0.0 sf	2,492.6 sf
Fourth Floor	0.0 sf	2,492.6 sf
Fifth Floor	0.0 sf	2,492.6 sf
Sixth Floor	0.0 sf	2,492.6 sf
Penthouse	0.0 sf	0.0 sf
Subtotal	1,488.0 sf	13,435.0 sf
Total Building	14,923.0 sf	

Georgia Avenue Overlay District		
Item	Required	Proposed
Residential Lot Occupancy (per 1328.3)	75% for C-3-A Districts. IZ Zoning permits a 5% Bonus Density increase to 80%	80% Lot Occupancy
Display Window (per 1328.5)	≥ 50% of streetwall surface area at ground level = commercial/lobby entrances + display window glass	52% Surface sf = 1568 sf Entrances + glazing sf = 818 sf 818 sf / 1568 sf = 52%
Entry Location (per 1328.7)	Each commercial use with Georgia Ave. frontage shall have an individual public entrance directly accessible from public sidewalk	2 entry into comercial space leading directly from the public sidewalk
Entry Spacing (per 1328.8)	Buildings shall not preclude an entrance every 40ft on average for the linear frontage of the building.	Residential entrance is spaced at 12'-0" from commercial entrance along Georgia Ave.
Ground Level Ceiling Height (per 1328.9)	Min. 14'-0" clear	14'-0" clear ground floor ceiling height
Additional Building Height (per 1328.10)	If ground level ceiling is ≥ 14'-0" then an additional 5'-0" toward building height is permitted	65'-0" + 5'-0" = 70'-0" Building Height
Parking Location (per 1328.11)	off-street parking shall be permitted in rear yards only	2 off-street parking spaces provided in the rear yard
Build -To (per 1328.2)	≥75% of streetwall shall be constructed to property line abutting R.O.W. Corner lots shall be constructed to all property lines abutting public streets	93% Surface sf = 1,568 sf Surface sf @ PL = 1,462 sf 1,462 sf / 1,568 sf = 93%



VIEW OF SITE/EXISTING BLDG. FROM GEORGIA AVENUE; LOOKING EAST



VIEW OF SITE/EXISTING BLDG. FROM GEORGIA AVE.; LOOKING NORTHEAST



VIEW OF SITE/EXISTING BLDG. LOOKING SOUTHWEST; NOTE EXISTING CURB CUT.



VIEW OF SOUTH EAST CORNER OF SITE/EXISTING BLDG. ALONG GEORGIA AVENUE.



VIEW OF REAR PUBLIC ALLEY LOOKING NORTH

MMG (MURILLO/MALNATI GROUP)

SITE IMAGES

3831 GEORGIA AVE, NW

JUNE 30, 2015 - BZA SUBMISSION
85% 1 6 cbgrU p< U Ygll b 5 1 W JH Wg

C3 Bonstra | Haresign
ARCHITECTS



**SAFEWAY
GROCERY STORE**
GEORGIA AVE &
RANDOLPH ST.

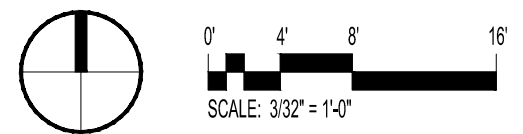
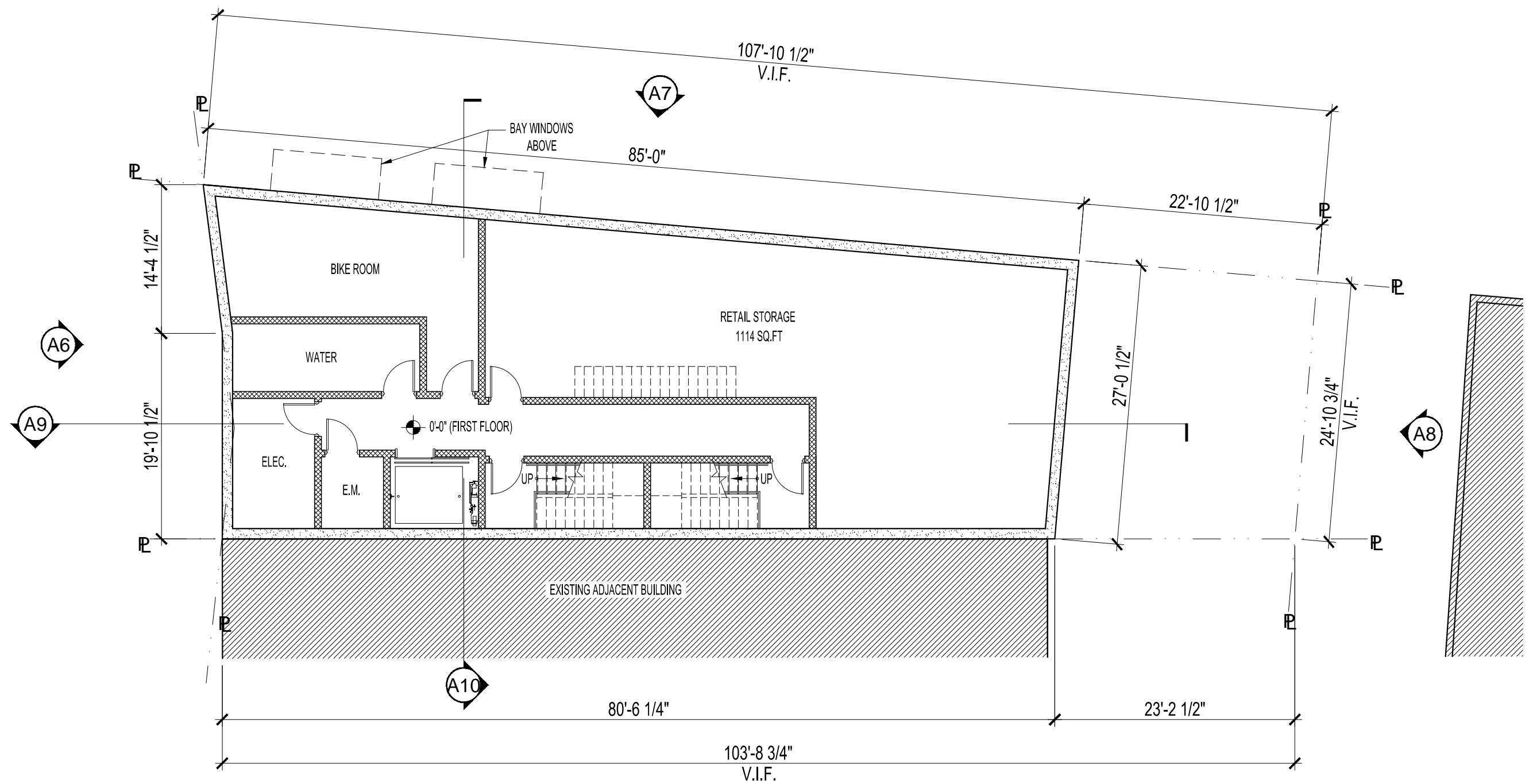


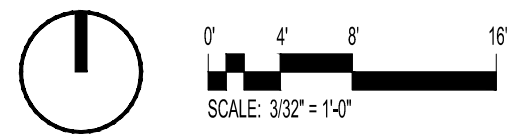
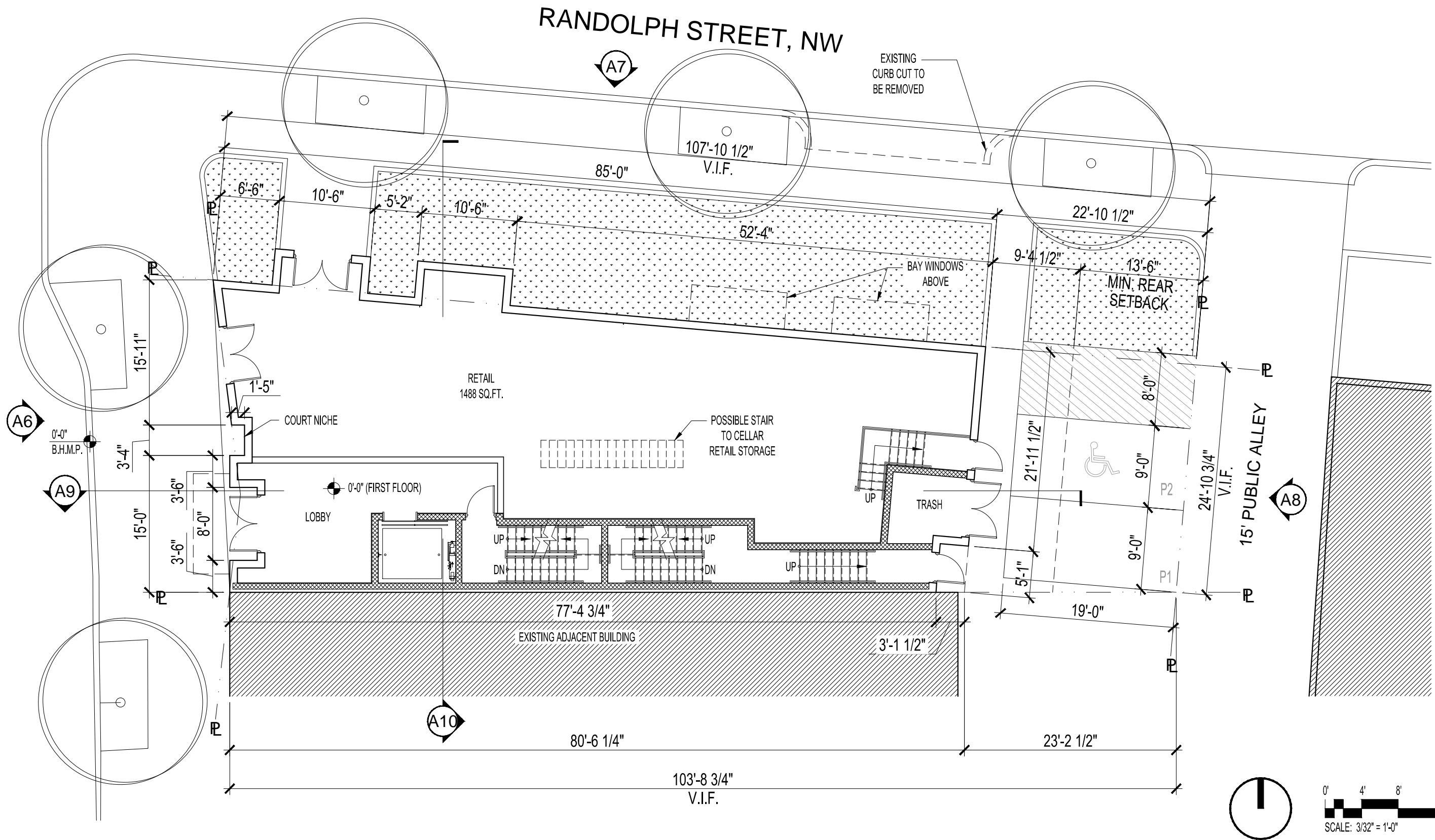
**SITE: 3831 GEORGIA
AVE.**
LATNEY'S FUNERAL
HOME (EXISTING
BUILDING)



**GEORGIA/PETWORTH
METRO STOP - GREEN
LINE**
CORNER OF GEORGIA
AVE.,NW & NEW
HAMPSHIRE AVE., NW;
2 BLOCKS SOUTH OF
SITE







MMG (MURILLO/MALNATI GROUP)

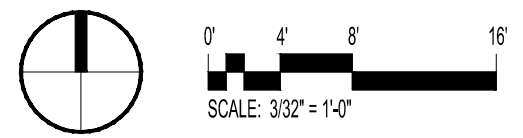
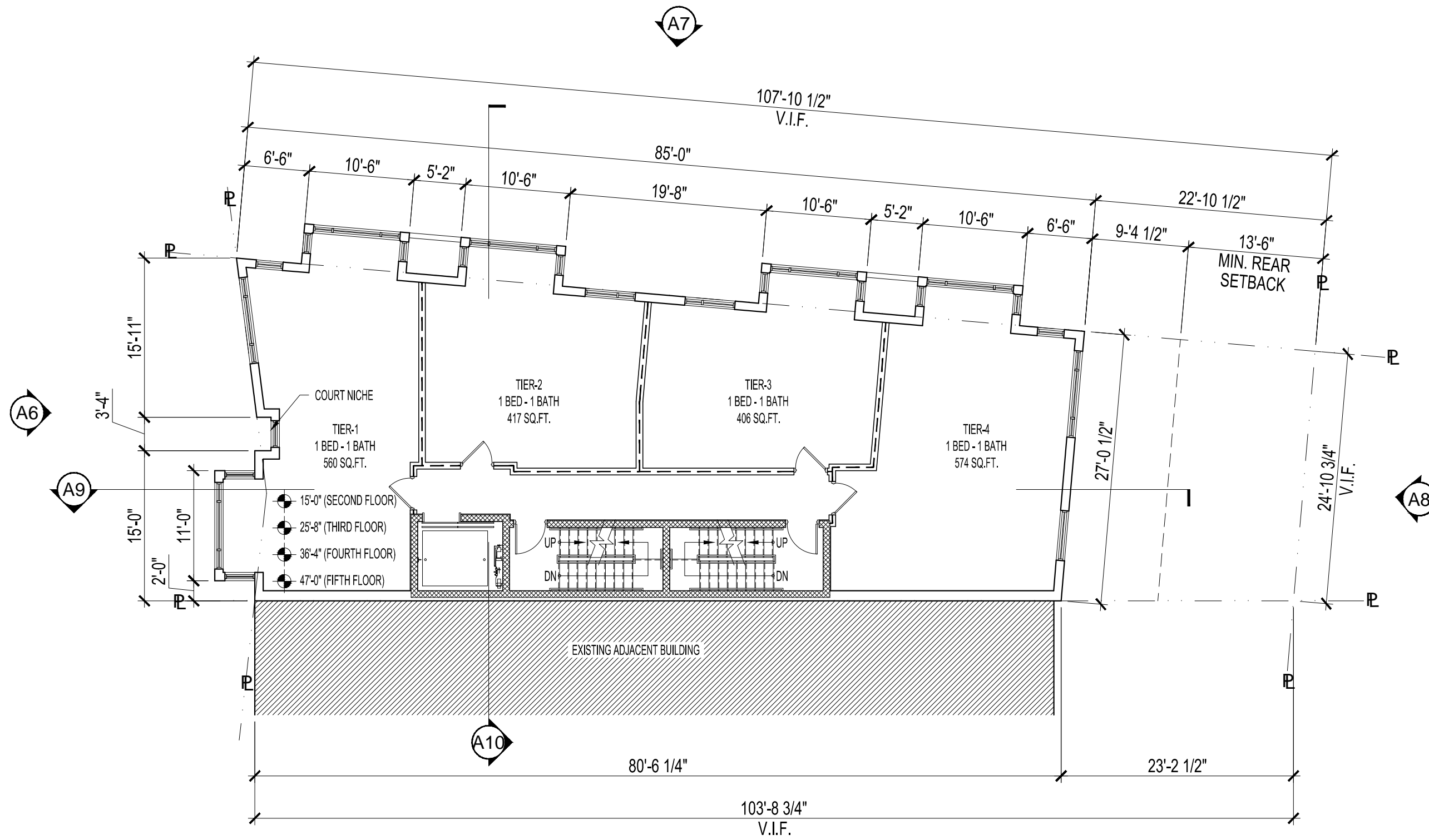
PROPOSED GROUND FLOOR PLAN

3831 GEORGIA AVE, NW

JUNE 30, 2015 - BZA SUBMISSION

3/32" = 1'-0"

A2 Bonstra | Haresign ARCHITECTS



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PROPOSED TYPICAL FLOOR PLAN (FLOORS 2-5)

3831 GEORGIA AVE, NW

JUNE 30, 2015 - BZA SUBMISSION
 # 85% 1'6" cbgrU p< U Ygll b 5'1W jhrWg

3/32" = 1'-0"

A3 Bonstra | Haresign
 ARCHITECTS

RANDOLPH STREET, NW



MMG (MURILLO/MALNATI GROUP)

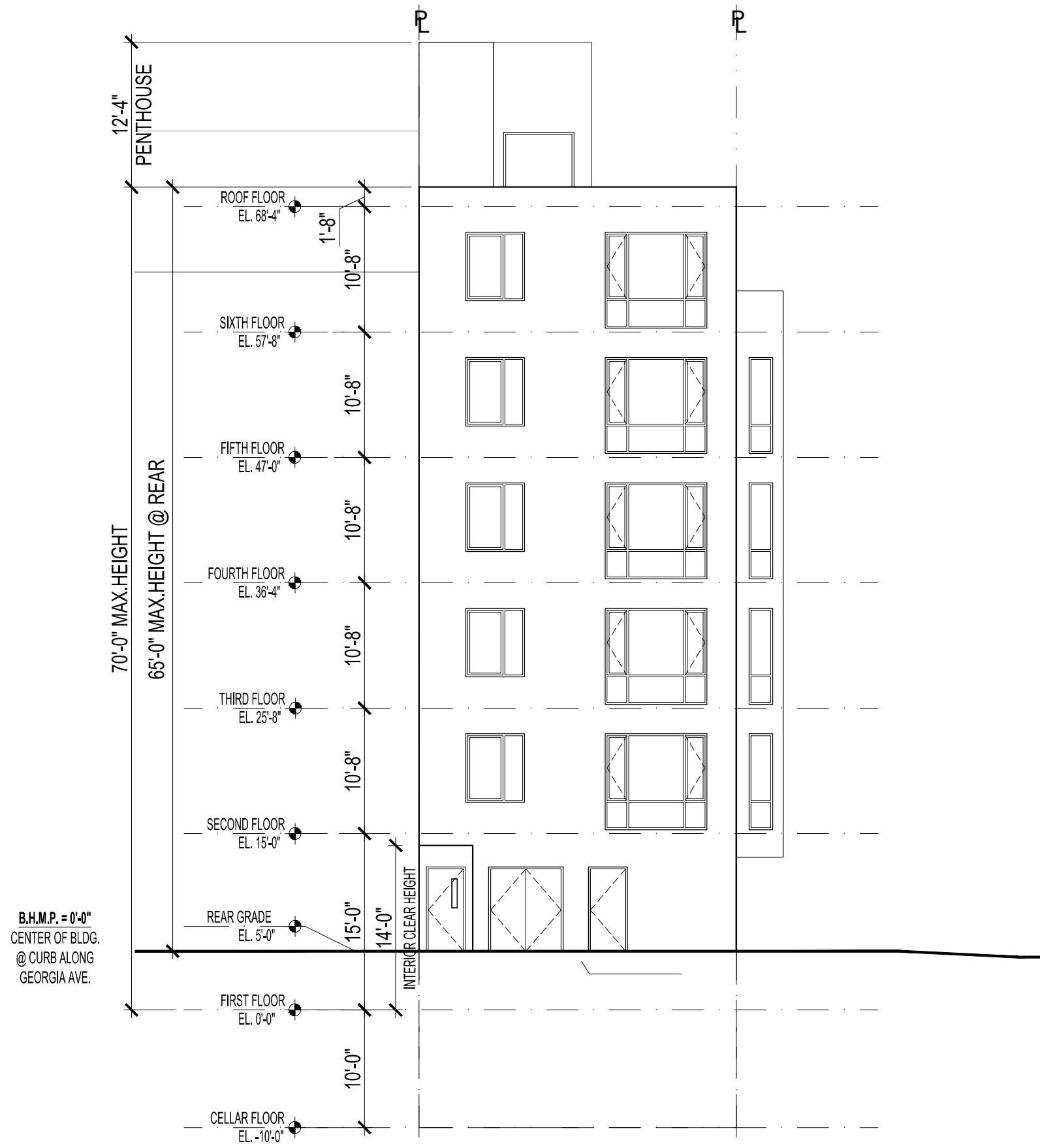
PROPOSED WEST ELEVATION

3831 GEORGIA AVE, NW

JUNE 30, 2015 - BZA SUBMISSION

3/32" = 1'-0"

A6 Bonstra | Haresign ARCHITECTS



RANDOLPH STREET, NW

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PROPOSED EAST ELEVATION

3831 GEORGIA AVE, NW

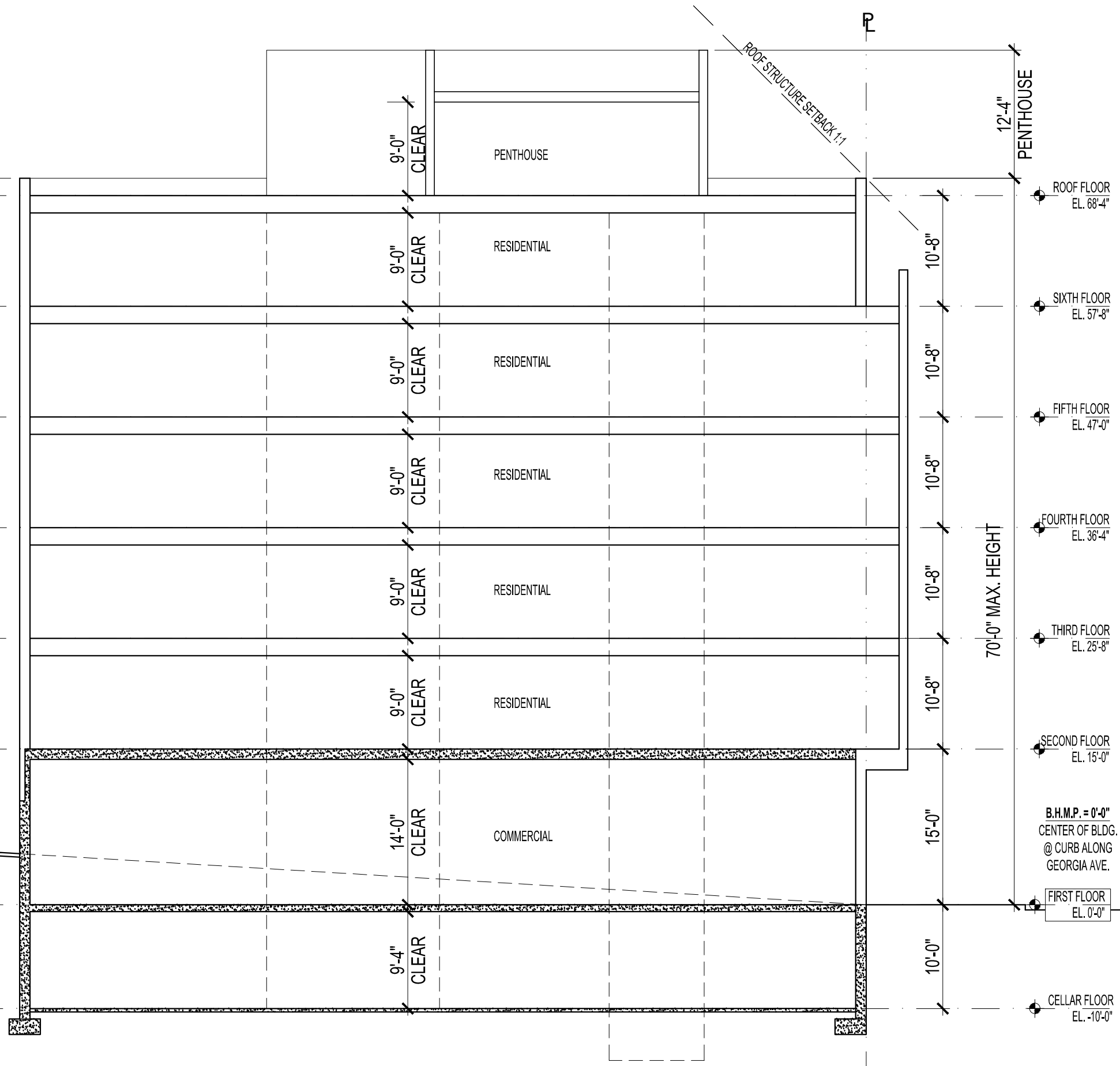
JUNE 30, 2015 - BZA SUBMISSION
16 85% 1 6 cbgrU p< U Ygll b 5 1 W Jh Wg

3/32" = 1'-0"

A8 Bonstra | Haresign
 ARCHITECTS

15' PUBLIC ALLEY

65'-0"

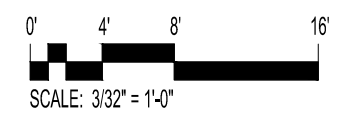


GEORGIA AVENUE, NW

70'-0" MAX. HEIGHT

- ROOF FLOOR EL. 68'-4"
- SIXTH FLOOR EL. 57'-8"
- FIFTH FLOOR EL. 47'-0"
- FOURTH FLOOR EL. 36'-4"
- THIRD FLOOR EL. 25'-8"
- SECOND FLOOR EL. 15'-0"
- FIRST FLOOR EL. 0'-0"
- CELLAR FLOOR EL. -10'-0"

B.H.M.P. = 0'-0"
CENTER OF BLDG.
@ CURB ALONG
GEORGIA AVE.



MMG (MURILLO/MALNATI GROUP)

PROPOSED BUILDING SECTION - LONGITUNDINAL

3831 GEORGIA AVE, NW

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3/32" = 1'-0"

A9 Bonstra | Haresign ARCHITECTS

