

DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT

APPEAL OF:

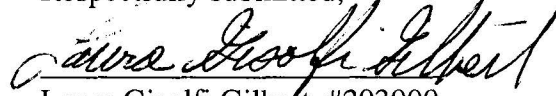
Kalorama Citizens Association from  
Administrative Decision of DCRA  
On Permits B455571 and B455876

BZA Appeal N. 17109

APPELLEE'S SUBMISSION TO BOARD  
OF COPIES OF  
MATERIALS PROVIDED TO APPELLANTS  
ON FEBRUARY 12 and 14, 2004

Appellee, through counsel respectfully submits copies of the documents provided to Appellant on February 12 and February 14, 2004 in response to Appellants' motion requesting documents.

Respectfully submitted,



Laura Gisolfi Gilbert, #203000  
Attorney for Appellee  
Office of the General Counsel  
Department of Consumer & Regulatory  
Affairs  
941 N. Capitol Street, NE  
Washington, D.C. 20002

Certificate of Service

I hereby certify that a copy of the foregoing is being served on Appellant's counsel, Counsel for the Permit Holder and ANC 1C this 2<sup>nd</sup> day of March 2004.



Laura Gisolfi Gilbert

BZA  
Case No. 17109  
Exhibit No. 39

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17109  
EXHIBIT NO. 39

Feb. 12, 2004

Per my conversation with Mr. Hargrove, I am FAXing you a copy of the documentation regarding the height of the building at 1819 Belmont Street, NW that you requested.

Mr. Hargrove advised me that you already had copies of the architectural plans, as well as, the graphic chart with the FAR calculation that had been submitted on behalf of the developers and was included with the plans, so we have not duplicated these documents.

The mechanical drawings are available for pick up from Ms. Faye Ogunneye, Chief of the Zoning Division on the second floor at 941 N. Capitol Street, NE. You may call Ms. Ogunneye at 442-4536 to arrange a time to pick up the documents tomorrow, as I will not be in the office.

Ms. Ogunneye will also make available any FAR calculations in DCRA's possession, prepared by DCRA or the 3<sup>rd</sup> party contractor pertaining to the site.

Laurie Gilbert



# GeoEnv Engineers

Professional Civil, Environmental, Geotechnical Engineers & Cost Estimators

September 25, 2003

Mr. Norman Smith, Architect  
3800 Military Road, N.W.  
Washington, D.C. 20015

Re: Technical Memorandum - Field Readings for existing Building Elevation  
1818 Belmont Street, N.W.  
Washington, D.C. 20008  
GEE Proj. No. GEO-WDC-3-2003-30

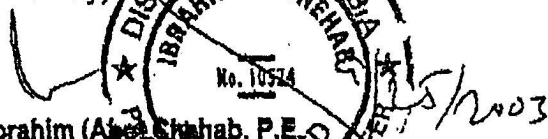
Dear Mr. Smith:

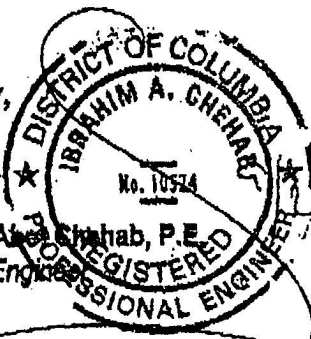
Per your request, **GeoEnv Engineers** (GEE) performed a limited field measurements to determine the existing height of referenced building. The vertical measurements were performed to determine the elevation difference between the back of side walk and the existing building rooftop. The field readings were performed on September 23, 2003, using a survey instrument and a steel tape.

Based on our field readings, it was determined that the existing roof top is located 69.78 feet above the elevation of the top of curb located at the edge of existing pavement. The elevation difference is taken at the midpoint of the building. It should be noted that the existing roof top elevations may change upon the installation of the roof shingles, and therefore, adjustment to recorded measurements may be required.

We appreciate this opportunity to be of service to you on this project. Should you have any questions regarding the contents of this memorandum, or if we may be of further service to you, please contact the undersigned engineer at (703) 591-7170. We look forward to working with you again.

Sincerely,

  
Ibrahim (Abel) Ghemari, P.E.  
Principal Engineer



## ZONING INFORMATION; REVISED 09-29-03

- 1 **STREET ADDRESS:** 1819 BELMONT STREET, N.W. WASHINGTON, DC  
 2 **LOT:** 45  
 3 **SQUARE:** 2551  
 4 **ZONING:** R5D  
 5 **NUMBER OF DWELLING UNITS:** 5  
 6 **MINIMUM LOT SIZE:** NONE PRESCRIBED  
 7 **LOT SIZE:** 2000.4 SF  
 8 **FAR:** SEE ATTACHED GRAPHIC
- 8.1 **ALLOWABLE/REQUIRED;**
- 8.1.1 **MAIN:** 3.5 MAIN: 2000.4 SF X 3.5 = 7001.4 SF  
 8.1.2 **ROOF STRUCTURE:** .37 OF FAR OF FLOOR BELOW: .37 X 1270.5 = 470.1  
 8.1.3 **TOTAL ALLOWABLE:** 7471.4 SF
- 8.2 **ACTUAL**
- 8.2.1 **CELLAR:** (20% OF GFA CEILING HEIGHT AT LESS THAN 4' ABOVE GRADE, BASED ON PERIMETER CALCULATION)  
 $736.6 \times .20 = 147.3 \text{ SF}$
- 8.2.2 **1<sup>ST</sup>,**
- |         |               |           |
|---------|---------------|-----------|
| 8.2.2.1 | MAIN:         | 1394.1 SF |
| 8.2.2.2 | STAIR LANDING | 15.4 SF   |
- 8.2.3 **2<sup>ND</sup>,**
- |         |               |           |
|---------|---------------|-----------|
| 8.2.3.1 | MAIN:         | 1394.1 SF |
| 8.2.3.2 | STAIR LANDING | 15.4 SF   |
- 8.2.4 **3<sup>RD</sup>,**
- |         |               |           |
|---------|---------------|-----------|
| 8.2.4.1 | MAIN:         | 1394.1 SF |
| 8.2.4.2 | STAIR LANDING | 15.4 SF   |
- 8.2.5 **4<sup>TH</sup>,**
- |         |               |           |
|---------|---------------|-----------|
| 8.2.5.1 | MAIN:         | 1336.6 SF |
| 8.2.5.2 | STAIR LANDING | 15.4 SF   |
- 8.2.6 **5<sup>TH</sup>,**
- |         |                     |           |
|---------|---------------------|-----------|
| 8.2.6.1 | MAIN:               | 1270.5 SF |
| 8.2.6.2 | STAIR LANDING: NONE | 0 SF      |
- 8.2.7 **ATTIC; NOT APPLICABLE** 0 SF  
 8.2.8 **ROOF STRUCTURE** 124.3 SF  
 8.2.9 **TOTAL** 7122.6 SF  
 8.2.10 **NOTES:**
- 8.2.10.1 **CALCULATION BASED ON LOT LINE TO LOT LINE AND INCLUDING EXTERIOR WALLS**  
 8.2.10.2 **CHASE SPACES INCLUDED IN FAR FOR EACH FLOOR**  
 8.2.10.3 **REAR STAIRS INCLUDED AS SEPARATE LINE ITEM AT FLOORS 1-4 (I.E. STAIR RUN FROM FLOOR 1 TO FLOOR 2 IS COUNTED AS FAR ON FLOOR 1); STAIR RUN TO GRADE IS BELOW MAIN LEVEL OF 1<sup>ST</sup> FLOOR AND DOES NOT COUNT TOWARD FAR; THERE IS NO STAIR ABOVE FLOOR 5**  
 8.2.10.4 **3'-0" DEEP REAR BALCONIES DO NOT COUNT TOWARD FAR**  
 8.2.10.5 **ROOF STRUCTURE FAR IS BASED ON THE STAIR, LANDING AND HORIZONTAL SURFACES WITHIN THE ROOF STRUCTURE**
- 8.2.10.5.1 **TOTAL AREA OF ROOF STRUCTURE, INCLUDING OPEN AREAS = 260.7 SF, RESULTING IN TOTAL OF 7259 SF < 7471.4 ALLOWABLE**





$$\text{Lot Area} = 2,000 \text{ SF}$$

$$\text{Proposed Bldg Area} = 81' \times 16.67' = 1,350$$

$$\text{Stairway} = 6' \times 3' = 18 \text{ SF}$$

$$\text{Lot Occupancy} = \frac{1368 \text{ SF}}{2000} \times 100\% = 68.4$$

$$\text{Max Allowed} = 75\%$$

$$\text{FAR} = 3.5 \times 2000 \text{ SF} = 7,000 \text{ SF}$$

$$\text{FAR Provided} = \text{GFA 1st thru 5th floors}$$

$$= 1368 \times 5 = 6,840 \text{ SF}$$

Attic less than 6'-6" does not  
Count toward GFA.

$$\text{Basement Area} = 44' \times 16.67' = 733 \text{ SF}$$

$$\text{Perimeter} = (44' \times 2) + (16.67' \times 2) = 121.34 \text{ LF}$$

$$\text{Basement FAR} = \frac{16.67 \text{ LF}}{121.34 \text{ LF}} \times 733.48 \text{ SF} = 100.0$$

$$= 1015$$

$$\text{Total FAR} = 6,941 \text{ SF}$$

$$\text{FAR} = \frac{6941}{2000} = 3.47$$

**EXHIBIT 39**

**CASE NO. 17109**

**IS AN OVERSIZED EXHIBIT**

**PLEASE SEE AT OFFICE**