TEAM TRANSMITTAL

PROJECT: #44023 - 4500 Benning Road, NE. DATE: 4-20-05

ITEMS SENT: Drawings to complete the Record NO. OF PAGES: 4 pages attached

	TO	PHONE/FAX	RECIPIENT	VIA	COPIES
☐	The Jenco Group 1832 Jefferson Place, NW. Washington, DC. 20036	P: (202) 452-0088 F: (202) 452-0077	☐ Marvin Jawer Holly Hartman ☐	--	
☐	CSOSA – Office of Facilities Management 633 Indiana Avenue, NW Washington, DC 20004	P: (202) 220-5733 F: (202) 220-5734	☐ Susan Nelson ☐ ☐	--	
☐	Greenhorne & O'Mara, Inc. 9001 Edmonston Road Greenbelt, Md. 20770	P: (301) 220-2616 P: (301) 982-2835 P: (301) 982-2871 F: (301) 513-8883	☐ Thomas Curtis ☐ Barbara Dillman ☐ Frank Lin ☐	--	
☐	Rathgeber/Goss Associates 15871 Crabbs Branch Way Rockville, Maryland 20855	P: (301) 590-0071 F: (301) 590-0073	☐ W. Eric Rathgeber ☐ Gary Strand ☐	--	
☐	Girard Engineering, PC. 1355 Beverly Road, Suite 240 McLean, Virginia 22101	P: (703) 442-8787 F: (703) 356-0169	☐ Dan Dent ☐ ☐	--	
☐	James Bethel 608 North Lincoln Street Arlington, Va. 22201	P: (703) 522-6703 F: (703) 522-4171	☐ James Bethel ☐ ☐	--	

COMMENTS: Please deliver to:
Ms. Beverly Bailey
Office of Zoning
441 4th Street NW.
Washington, DC. 20001

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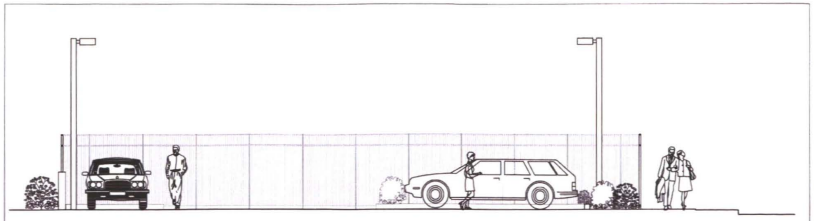
Dear Ms. Bailey,

Re: 4500 Benning Road, case number 17304 ANC – 7D

The attached 11" x 17" sized documents, A-01, A-02, A-03 DATED APRIL 19, 2005, complete the record for those boards presented at the hearing yesterday. In addition, you will find one Landscape Plan, A-03, as requested by the Chair. If you have any questions, please don't hesitate to call Claudia Russell at 202-342-2200.

BZA
Case No. 17304
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304



SECTION A-A THROUGH ACCESSORY PARKING
1/4" = 1'-0"

NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

4500 BENNING ROAD, NE

WASHINGTON, D.C.

BENNING 45 LLC

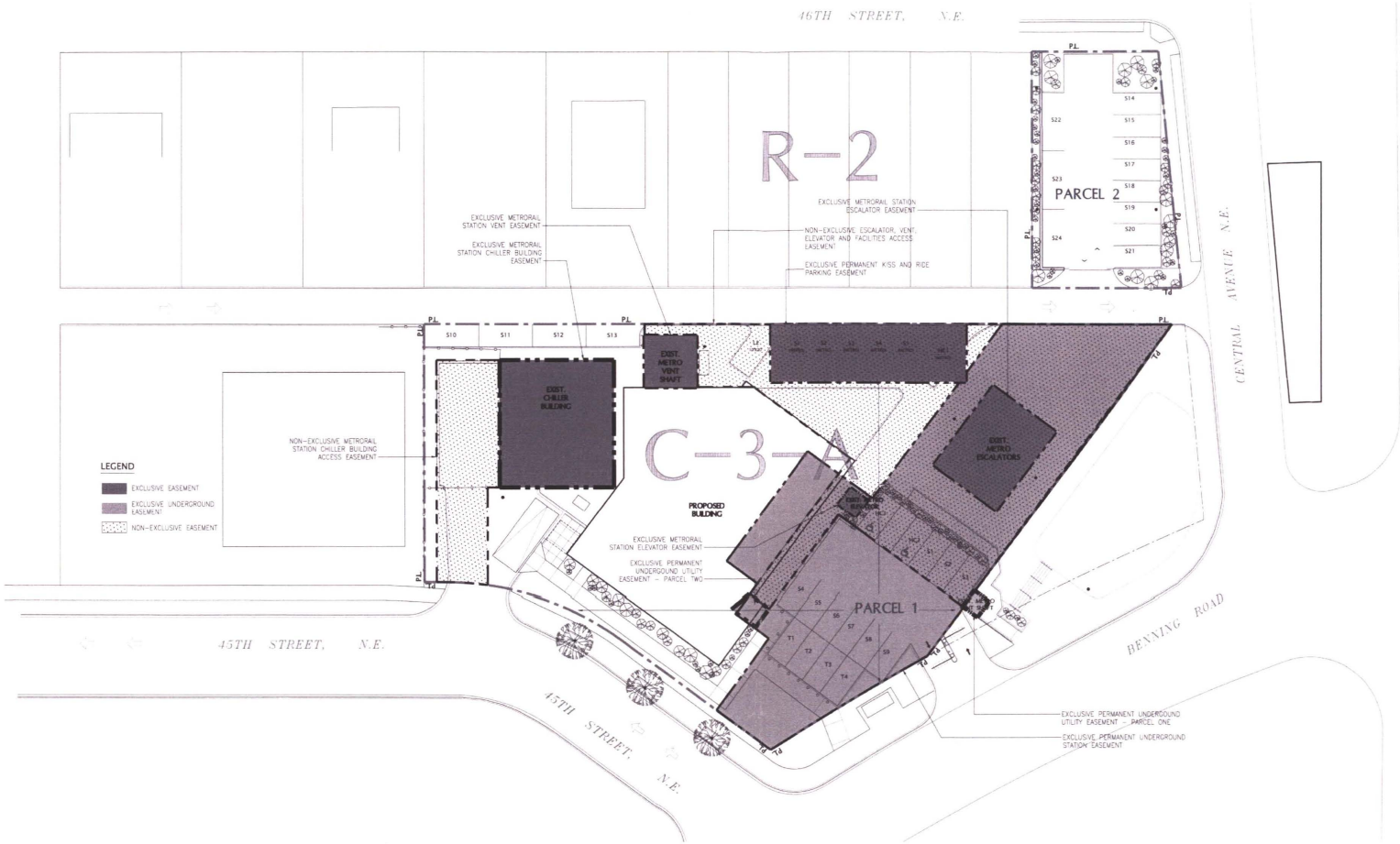
19 APRIL 2005

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LANDSCAPE PLAN | A-03

shalom baranes associates | architects

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NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

4500 BENNING ROAD, NE

WASHINGTON, D.C.

PROPERTY LINES, EASEMENTS AND SITE QUALIFICATIONS | A-02 | N

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BENNING 45 LLC | 19 APRIL 2005 | shalom baranes associates | architects

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ZONING INFORMATION

SQUARE:	5138
PARCEL ONE:	ZONE: C-3-A LOTS: PART OF 84, 85, 86, 87; 140, 829, 45TH STREET REALIGNMENT SITE AREA: 33,924 SF
PARCEL TWO:	ZONE: R-2 LOTS: 83,126 SITE AREA: 5,523 SF
SQUARE:	5139
PARCEL ONE:	ZONE: C-3-A LOT: PART OF 806 SITE AREA: 129 SF

C-3-A ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
HEIGHT	65' (NO LIMIT TO NUMBER OF STORIES)	65'
FAR	2.5 (COMMERCIAL) OR 85,132 SF	1.195 OR 40,708 SF
LOT OCCUPANCY	75%	28.4 %
REAR YARD (H = 62' - 8 1/2")	13' - 0 3/4" (1)	30' - 10 3/4"
SIDE YARD	NONE	NONE
OPEN COURT 1 - WIDTH (H = 64' - 9")	16' - 2 1/4" (2, 3)	71' - 5 1/2"
OPEN COURT 2 - WIDTH (H = 63' - 4")	15' - 10" (2, 3)	47' - 8"
OPEN COURT 3 - OPEN (H = 64' - 9")	16' - 2 1/4" (2, 3)	32' - 2"
PENTHOUSE		
HEIGHT	18' - 6"	18' - 6"
SETBACK (4)	18' - 6"	NONE ON TWO SIDES, 29' - 4 3/4" and 39' - 8 3/4" ON REMAINING SIDES
PARKING	63 SPACES (5)	26 SPACES (6)
LOADING	1 BERTH @ 12 X 30 FT 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 10 X 20 FT	1 BERTH @ 12 X 30 FT 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 10 X 20 FT

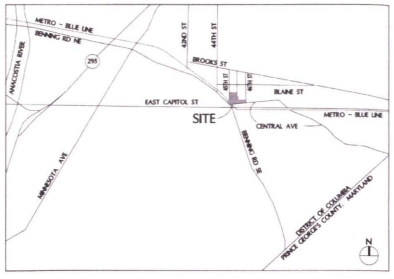
NOTES:

(1) SEC. 774.1	2 1/2 INCHES PER FOOT OF HEIGHT (12 FT. MIN.)
(2) SEC. 776.1	3 INCHES PER FOOT OF HEIGHT (12 FT. MIN.)
(3) SEC. 199.1	DEFINITIONS; WIDTH OF COURT: IN THE CASE OF A NON-RECTANGULAR COURT, THE DIAMETER OF THE LARGEST CIRCLE THAT MAY BE INSCRIBED IN A HORIZONTAL PLANE WITHIN THE COURT
(4) SEC. 411.1	BZA SPECIAL EXCEPTION
(5) SEC. 2101.1	IN EXCESS OF 2,000 SF, 1 FOR EACH 600 GSF FAR
(6) SEC. 214	ACCESSORY PARKING SPACES
SEC. 301.1, SEC. 302.1	15 SPACES ARE PROVIDED ON PARCEL 1. 11 SPACES ARE PROVIDED ON PARCEL 2 AS AN ACCESSORY USE SUBJECT TO BZA APPROVAL
SEC. 2107.1	BZA EXCEPTION TO REDUCE AMOUNT OF REQUIRED PARKING PROVIDED THAT THE BUILDING IS PROVIDED WITH A DIRECT CONNECTION TO A METRORAIL STATION
SEC. 2116.5	LOCATION BASED ON BZA APPROVAL
SEC. 2116.7	LOCATED ELSEWHERE THAN ON LOT INTENDED TO SERVE
SEC. 2116.9	SCREENING REQUIREMENTS
SEC. 2117.11	LANDSCAPING REQUIREMENTS
SEC. 2117.12	SCREENING FROM CONTIGUOUS RESIDENTIAL PROPERTY
SEC. 2117.13	LIGHTING REQUIREMENTS
SEC. 2117.14	SUBMITTAL TO DC DEPARTMENT OF PUBLIC WORKS

FAR CALCULATIONS

FLOOR	TOTAL GSF	TOTAL FAR
LEVEL 1 (GROUND)	9,695 (1)	9,564 (2)
LEVEL 2	7,945	7,786
LEVEL 3	7,945	7,786
LEVEL 4	7,945	7,786
LEVEL 5	7,945	7,786
TOTAL	41,475	40,708
MECH. PENTHOUSE	692 GSF	692 SF (.02 FAR) (3)

NOTES: (1) 8,115 GSF NEW + 1,580 GSF EXISTING STRUCTURE
(2) 7,953 SF NEW FAR +1,611 SF EXISTING FAR
(3) SEC. 411.7 ALLOWABLE PENTHOUSE FAR OF .37 OR 12, 600 SF



4500 BENNING ROAD, NE

WASHINGTON, D.C.

BENNING 45 LLC

19 APRIL 2005

SCALE: NTS

ZONING AND SITE CONTEXT | A-01

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