

AMENDED APPLICATION

PRESENTED TO THE
BOARD OF ZONING ADJUSTMENTS
FOR THE
GOVERNMENT OF THE
DISTRICT
OF
COLUMBIA

ON BEHALF OF:
COLLINS DEVELOPMENT, LLC

BZA APPLICATION NO. 17315

Submitted By:
BAYLOR & JACKSON, P.L.L.C.
Attorneys at Law

Date: May 9, 2005

BZA
Board of Zoning Adjustment
District of Columbia
Case No. 17315
Exhibit No. 44
CASE NO. 17315
EXHIBIT NO. 44A1

TABLE OF CONTENTS

SECTION ONE: Documents Regarding The Zoning Modification and Letters of Support

- I. NOTICE OF MODIFIED SUBMISSION**
- II. HISTORIC PRESERVATION REVIEW BOARD (HPRB) REPORT**
- III. REVISED FLOOR PLANS IN RESPONSE TO HPRB REPORT**
- IV. MT. VERNON LETTER REGARDING PROJECT**
- V. LETTERS OF COMMUNITY AND POLITICAL SUPPORT**
- VI. ARCHITECTURAL RENDERINGS**

SECTION TWO: Outstanding Obstacles Regarding Zoning

- I. PLANNING REPORT**
- II. SITE PLAN**
- III. EXTRAORDINARY OBSTACLES FOR THE PROJECT**
- IV. LEGAL MATRIX FOR SPECIAL EXCEPTION APPROVAL**
- V. RELEVANT ZONING REGULATIONS SUPPORTING THE MATRIX**

SECTION THREE: Modified Application

U.S. District Court
2005 MAY 10 AM 9:21
CLERK OF COURT
JENNIFER D. DAVIS

Section I

BAYLOR & JACKSON, P.L.L.C.

Attorneys at Law

May 9, 2005

The Board of Zoning Adjustments
Government of the District of Columbia
441 4th Street, N.W., Suite 210-S
Washington, D.C. 20001

RE: Modification to the BZA Application
No. 17315, Application of Todd
Collins On Behalf of
Collins Development, L.L.C.

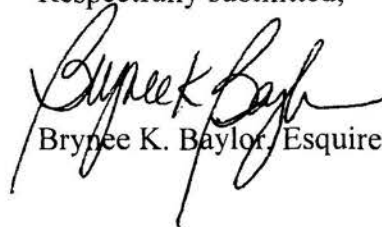
Dear Members of the Board:

The purpose of this letter is to notify the Board of Zoning Adjustments of changes to the instant application that were recently made pursuant to the requests of the Historic Preservation Review Board ("HPRB"). See Historic Preservation Review Board Staff Report and Recommendation. The additional purpose of this letter is to provide the legal basis for the special exception request to permit three units in an R-4 district based on concerns raised by the Office of Planning.

At the beginning of May 2005, Todd Collins of Collins Development, LLC received HPRB's findings that requested that the planned development located at 1232 & 1234 4th Street be reduced from three stories to two and that the planned development located at 1222 – 1228 4th Street, N.W. be increased to three stories. Consequently, the applicant can no longer fit 3 units in 1232 & 1234 lots as originally proposed. As such, in an effort to comply with HPRB's suggestions, the applicant is now proposing to change the application **to request that the three unit special exception be granted for the lots located at 1220, 1222, 1224 and 1228.** With the increased height suggested by HPRB, these buildings can now accommodate 3 units. The attached submission includes copies of the HPRB staff report, legal arguments and analysis for the granting of the special exceptions, revised floor plans conforming to HPRB's requests, a letter from Mt. Vernon, renderings of the proposed project.

Thank you for your attention and consideration of this application.

Respectfully submitted,



Brynne K. Baylor, Esquire

BKB:nmc

Pictures

View From 1220, 1222, 1224, 1226 and 1228 4th ST NW



Existing Building 1230 4th ST NW



**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Mount Vernon Square	(x) Agenda
Address:	1220-1234 4th Street, NW	() Consent
Meeting Date:	April 28, 2005	(x) New Construction
Case Number:	05-152	() Addition
Date Received:	January 19, 2005	() Alteration
Staff Reviewer:	Tim Dennée	(x) Concept

The applicant, owner North Capital Neighborhood Development, Inc. (Todd Collins) with Zahn Design Architects, requests the Board's conceptual review of a proposal to construct seven rowhouse-type buildings on a parcel that is vacant except for a single, two-story, brick rowhouse at 1230 4th Street. There would be an addition to the rear of the existing historic rowhouse (but none atop it).

The proposed buildings would stand on narrow lots, some little more than sixteen feet wide, an issue which requires zoning relief but is not necessarily troubling from a preservation point of view. In fact, maintaining the historic lot widths is preferable for maintaining the rhythm of a streetscape of modest rowhouses, as long as the heights of any proposed buildings are not so great as to create a disproportionately attenuated appearance as a consequence. The applicant has avoided a second, more serious zoning issue by reducing the number of units in each building to the two allowed by right (contrary to what the attached plans still suggest). The fact that there were seven additional 1860s-1870s houses on this site suggests that there are likely to be extant historic archaeological resources—foundations, possible wells, privies, outbuildings and/or trash middens. The applicant may consider conducting some archaeological investigation of the site.

The proposed buildings would each stand three stories, but with the top story set back either fourteen feet or eighteen feet—with the exception of the corner building, #1220, which would have a full-depth third floor—in order to screen the setback story. The setbacks would consist of very low-pitched roofs in front, pierced with skylights, that presumably would not be visible from the street over the proposed parapets. The houses would sit on rather elevated basements and have shallow areaways, but ones not unlike those of the adjacent historic buildings. All of the new houses would have projecting bays of one or two stories.

The present immediate context for this property is of modest dwellings of only two stories. That is true of the buildings across 4th Street, nearly all of Ridge Street, the remaining building on the subject parcel, and the two houses immediately to the north. There are, however, three-story buildings farther south on the west side of 4th and also all along the 400 block of M Street, as well as at the southwest corner of N and 4th. And research of historic Sanborn insurance maps

indicates that, of the eight houses formerly standing on this parcel, half were actually of three stories. And half—the same four—had projecting bays on their facades. This certainly demonstrates a historic precedent for taller houses at this site. The original corner building, a store and residence, stood only two stories, but the corner is probably the best location for more bulk, because the intersection provides more space around the lot and because the top floor there could screen side and oblique views of the adjacent upper stories. Ideally, there would be less height at the north end of the parcel, between the extant two-story building on the site and two two-story houses just beyond the parcel boundary. Because these are lower, oblique views of the adjacent set-back stories would be visible above their facades.

It is often preferable to express height forthrightly by creating full stories throughout, instead of trying to conceal bulk or trying to make it more palatable by setting it back. Such setbacks can look awkward or fussy or generally out of place. This is particularly true for smaller buildings, where the top story constitutes a substantial portion of the height and there is a possibility that that story will be seen from the street. Setbacks can either be an appropriate response to—or the cause for—the Design Guidelines discouragement of visible rooftop “additions.” It is fine to design two-story buildings, if they are convincing as such. There are a couple of potential problems in this case, however.

First, in order to screen the set-back portions, the parapets of the buildings are high, particularly on the four houses north of the corner building. Despite being drawn with particularly tall windows—the tops of the windows openings are about nine feet above the floors—the space above the second-floor windows is at least eight feet and will appear in reality as disproportionately high “foreheads,” even with devices such as cornice projections, panels or vents to break up the space visually.¹ The parapets should be lowered, but this would then expose the third floors. Indeed, any or all of the new houses could be and should be lowered a little; they generally have nine-foot floor-to-ceiling heights and the first floor of each is a full ten feet.

Second, to the extent that the third stories can be seen, it is perhaps unfortunate that the approach to designing the third story is essentially the same on what will appear to be distinct rows, belying their separateness and even suggesting that each row may be akin to the sort of *faux*-rowhouse apartment buildings increasingly common, with a set-back penthouse. More important, while the real-world views of buildings often end up differing from sight-line studies, it is likely that the drawings themselves will have to change, making the setbacks more likely to be conspicuous even before they leave the drafting table. Because these are attached structures, the party walls will probably have to rise above the roofs of each of the buildings for proper fire separation. This would make each building higher in profile, and the resultant fire walls—a couple feet above the roofs—would undoubtedly be a conspicuous part of the roofline.

And regarding party walls, the side walls of the houses on both sides of the remaining historic house at #1230 should *only abut* that house; the front elevations suggest instead that portions of those buildings will lap onto and over the side walls of the old house.

¹ Compare the height of 1228 4th Street above its second-story windows with that of the existing building at 1230, for instance.

Finally, the rear elevations will obviously require further development, as will the Ridge Street elevation of the corner building (its fenestration and the treatment of the parapet need some work²). In addition, the four one-story bays on the front elevation should have a more substantial cornice—more in keeping with Italianate houses of the 1850s to 1870s—instead of rails or balustrades on top. A deck and railing on such a rowhouse bay is an unusual and probably demonstrably useless feature. Without the deck, the fenestration of those facades could be more regular and in scale.

To address the likely issues with the set-back stories being visible at least in part *and* the issue of the parapets being generally too high and massive *and* to vary the appearance of the two rows more *and* in acknowledgment that historically there was variety in height here *and* to defer to the scale of the two-story historic buildings adjacent, as well as prevent unfortunate views over them,

the staff recommends that the first five houses north of the corner of Ridge be designed as of a full three stories each, and that the two buildings at the north end of the parcel be of only two stories (the heights of the bays would be adjusted or rather switched accordingly, to two stories and one story, respectively). In addition, the staff recommends that the demolition of #1230 be limited to the rear wall (and not floor and roof structure unless absolutely necessary); that no portions of new buildings be built on top of or over the side walls of #1230; that any one-story bays not hold decks; and that the rear elevations and the side elevation of #1220 continue to be developed.

² Regularizing the fenestration in terms of arrangement and size of openings is good to the extent possible. Old buildings with masonry load-bearing walls usually had side windows set fairly far back from the corners. The windows on the side of the rear portion are large and out of scale; to the extent possible, it would be better to generally employ single windows or double-ganged ones. There should be some work on the cornice/parapet. It's not clear yet exactly what the cornice is on any of the buildings yet, but the way it reads in the side elevation of #1220 is like a classical cornice above which the parapet rises. If that is so, then how it returns around the side is important—and it should probably just return and stop, because seen from the south, the projecting or contrasting horizontal piece looks like a cornice near the front, but then becomes a coping toward the rear. If it is to be a coping atop the parapet, then it could follow the entire front and side wall and step down where the parapet steps down on the side. And that step down should probably occur somewhat farther rearward, because the height in front establishes the front piece as the “main block,” with the rear being perceived as the ell. The massing and size of this building suggest that it would look better if the third floor of the main block ended nearly two thirds back, instead of less than half way.

1220 - 1236 4th Floor Plan Adjustments

Purpose

This document is submitted by Collins Development, LLC, to the Board of Zoning Adjustment to clarify floor plan adjustments necessitated by request of the Historic Preservation Review Board.

Overview

The 4th Street Infill Project is located in the 1200 block of 4th Street, N.W. in the Mt. Vernon Square historic district. The project site is made up of seven vacant lots and one lot, with an existing unoccupied residential structure.

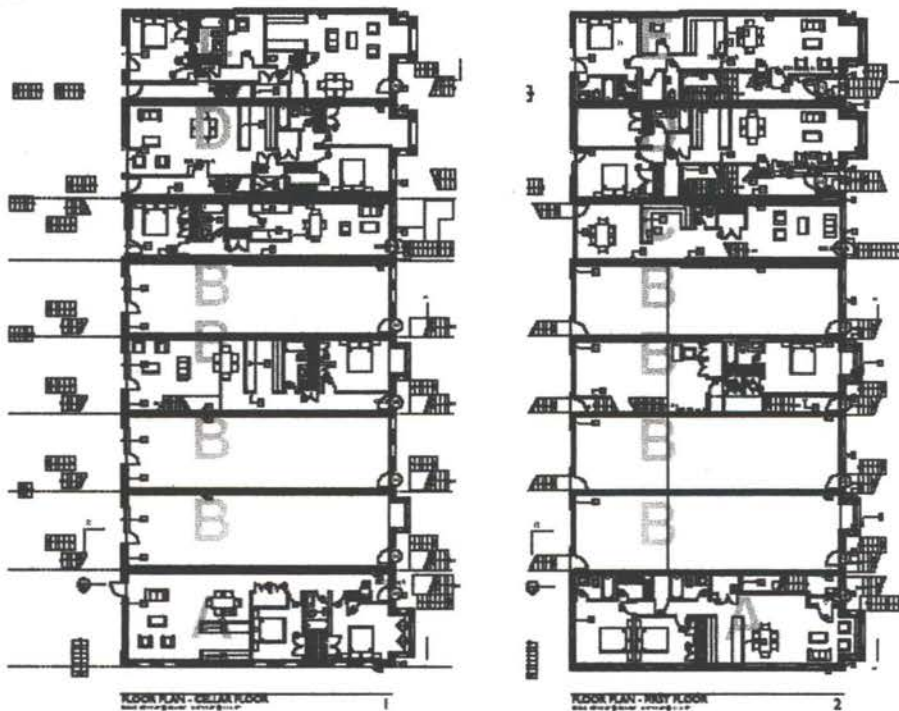
On April 28th 2005, Collins Development, LLC presented the project to the Historic Preservation Review Board. HPRB's board provided tentative project approval pending ANC review and minor height adjustments to the presented renderings to bring the building in line with adjacent buildings.

Specifically the staff report requested that:

"the staff recommends that the first five houses north of the corner of Ridge be designed as of a full three stories each, and that the two buildings at the north end of the parcel be of only two stories (the heights of the bays would be adjusted or rather switched accordingly, to two stories and one story, respectively)"

To conform to HPRB's requests, the floor plans originally presented to HPRB will be adjusted. Current floor plans are as follows:

First Floor:



1220 - 1236 4th Floor Plan Adjustments

Second Floor:



The following matrix provides a mapping which illustrates how floor plans will be rearranged to meet HPRB's request:

Lot #	Floor Plan	
	Pre HPRB	Post HPRD
1220	A	A
1222	B	D
1224	B	D
1226	B	B
1228	B	D
1230	C	C
1232	D	B
1234	E	B

Renderings illustrating revised floor plans are currently under development and will be completed by May 16, 2005.

Neighborhood Association

April 26, 2005

The Hon. Tersh Boasberg
Chairman, Historic Preservation Review Board
801 North Capitol Street, N.E., Suite 400
Washington, DC 20002

Re: HPA #05-152, 1220-1234 4th Street, NW
Concept/Construction of Seven Two-and-a-half-story Flats

Dear Mr. Chairman and Members of the Board:

Thank you for the opportunity to comment on the above-referenced application, which falls within the Mount Vernon Square Historic District. The Mount Vernon Square Neighborhood Association ("MVSNA") has represented this historic community since the 1970s. On April 19, 2005, MVSNA had the opportunity to closely review and discuss the design at a well-attended public meeting.

The MVSNA is excited to see these lots developed. Overall, members of the community are generally pleased with the design and are anxious to see these plans come to fruition. Residents did express several suggestions for making the design more consistent with the historic character of the neighborhood at the April 19 meeting. The MVSNA did not take an official vote on the design. We submit this summary of the comments expressed at and after our meeting for your consideration when this project comes before the Board at its April 28, 2005 meeting.

1. Facade. Several participants commented that they would like to see the facade better divided to appear as individual houses, rather than presented as a single block. While this appears to be the intent of the design, many members of the community felt that it did not fully achieve this goal. The design might be improved in this respect through variation of materials, brick color, paint color (if any), fencing and landscaping, as well as structurally. The community felt strongly that it would like to maintain and preserve the varied historic row house character of the block.

2. Transition. Participants commented that the transition between the two existing homes closest to N Street and the new construction adjacent to the south appears awkward and would benefit from further consideration. The high "foreheads" and geometric pattern of the parapets at 1232 & 1234 4th street may benefit from some minor adjustments in design. This might be achieved through incorporating elements of the roofline of the existing adjacent buildings into the roofline of the new construction (breaking up the block-type roof in some manner) or the addition of cornices.

3. Side and Rear facades. Residents did express concern about the Ridge Street side of 1220 4th Street. They felt that the flat appearance was lacking in detail and did not blend with the surrounding architecture. Members of the community also pointed out that a significant

There did not appear to be consensus, however, on whether the proposed rear façade design met this standard –some favored and others disfavored the proposed design. Residents did agree, however, that every effort should be made to incorporate trees and plantings, especially in the rear of the property.

With these comments, we do not suggest that the new construction should attempt to mimic the neighboring historic buildings. Residents did feel that elements of the adjacent buildings could be better reflected in the design, particularly in regard to division of the façade, roofline, and transitions.

Thank you for the opportunity to express our views for your consideration.

Sincerely,

Si Kailian
Vice-President, MVSNA
1108 5th Street NW
Washington, D.C. 20001
202.256.9193
niello8@yahoo.com

cc:

Collins Development LLC
Todd Collins
Todd_J_Collins@irealtymanager.com

Tim Dennée
DC Historic Preservation
Office of Planning
Timothy.Dennee@dc.gov

The Mt. Vernon Neighborhood Association

April 20, 2005

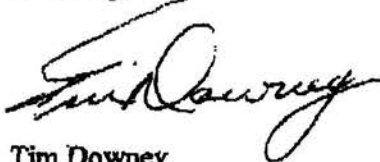
Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

**RE: Support of BZA Case # 17315 (1220, 1232 & 1234 4th ST NW
Washington DC 20001)**

Mr. Kress:

The Mt. Vernon Neighborhood Association fully supports Collins Development's BZA case # 17315 for zoning variances related to the development effort occurring at 1220, 1232 and 1234 4th St NW.

Sincerely,



Tim Downey
President

Home:
441 Ridge Street, NW
202.737.5942

Advisory Neighborhood 2C Commission
PO Box 26182, Ledge Park Station
Washington, DC 20001
Phone: (202) 387-1596

April 6, 2005

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

RE: Support of BZA Case # 17315 (1220, 1234 & 1236 4th ST NW Washington DC 20001)

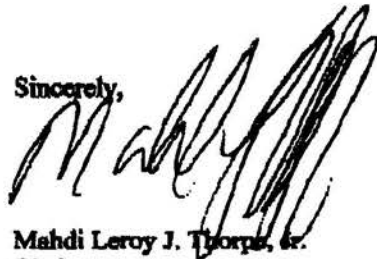
Jerrily R. Kress:

Advisory Neighborhood 2C Commission reviewed and fully supports Collins Development's BZA case # 17315 for zoning variances related to the development effort occurring at 1220, 1234 and 1236 4th St NW.

BZA Case # 17315 received unanimous quorum approval on April 6, 2005 during Advisory Neighborhood 2C Commission Public Meeting held at the Kennedy Recreation Center (1401 7th street, NW). Attended by commissioners:

ANC	Name	Address
2C01	Alexander Padro	1519 8th Street, NW Washington, DC 20001
2C02	Mahdi Leroy J. Thorpe, Jr.	1704 5th Street, NW Washington, DC 20001
2C03	Doris Brooks	612 Emmanuel Ct., NW #204 Washington, DC 20001
2C04	Barbara Curtis	1301 7th Street, NW #510 Washington, DC 20001

Sincerely,



Mahdi Leroy J. Thorpe, Jr.
Chairman
P: 202-387-1596



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

April 28, 2005

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Support of BZA Case # 17315 (1220, 1232, & 1234 4th St., NW, WDC 20001)

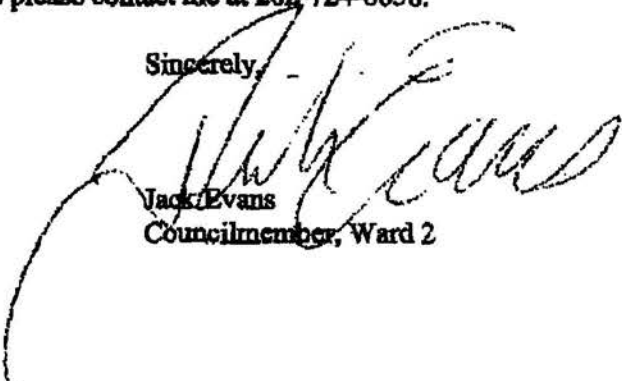
Dear Mr. Kress:

I write in support of Collins Development's HPA case # 15-152 related to the development occurring at 1220 - 1236 4th Street, NW.

I understand the development received unanimous support from ANC 2C and from the Mt. Vernon Neighborhood Association.

If you have any questions please contact me at 202-724-8058.

Sincerely,


Jack Evans
Councilmember, Ward 2



ESTATES AT MOUNT VERNON

4th Street Elevation

Scale: 3/16"=1'-0"

Alternate 4th Street Elevation

Scale: 3/16"=1'-0"

Collins Development LLC



1220 - 1234 4TH STREET NW WASHINGTON DC



ESTATES AT MOUNT VERNON

Ridge Street Elevation

Scale: 3/16"=1'-0"

Alley Elevation

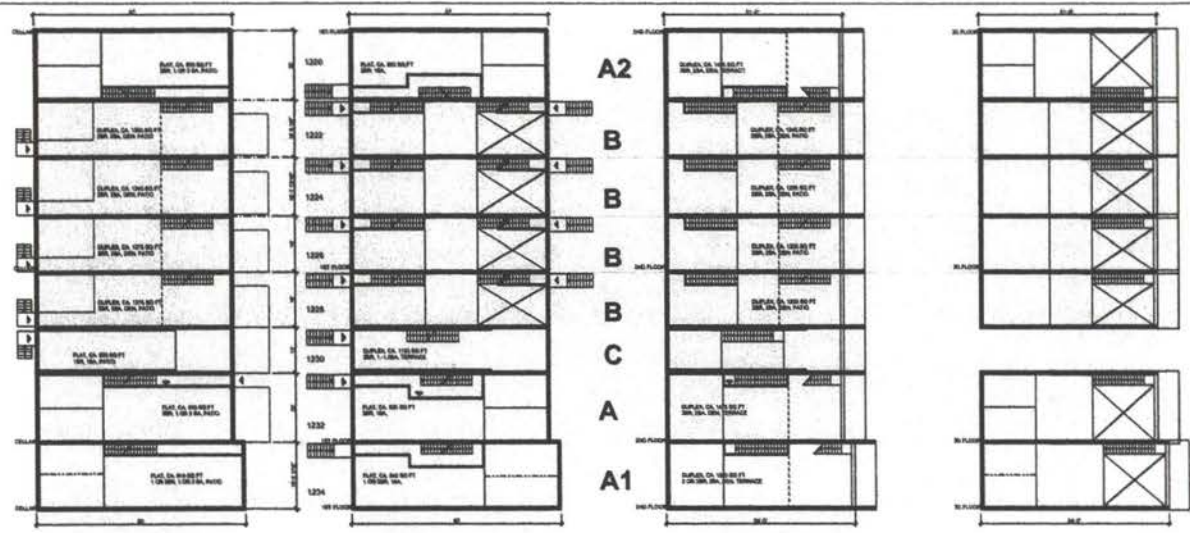
Scale: 3/16"=1'-0"

Collins Development LLC



1220 - 1234 4TH STREET NW WASHINGTON DC





ZAHN
design
architects
1329 14TH STREET, NW
WASHINGTON, DC 20005
P. 202.319.7075
F. 202.319.7076
WWW.ZAHNDESIGN.NET

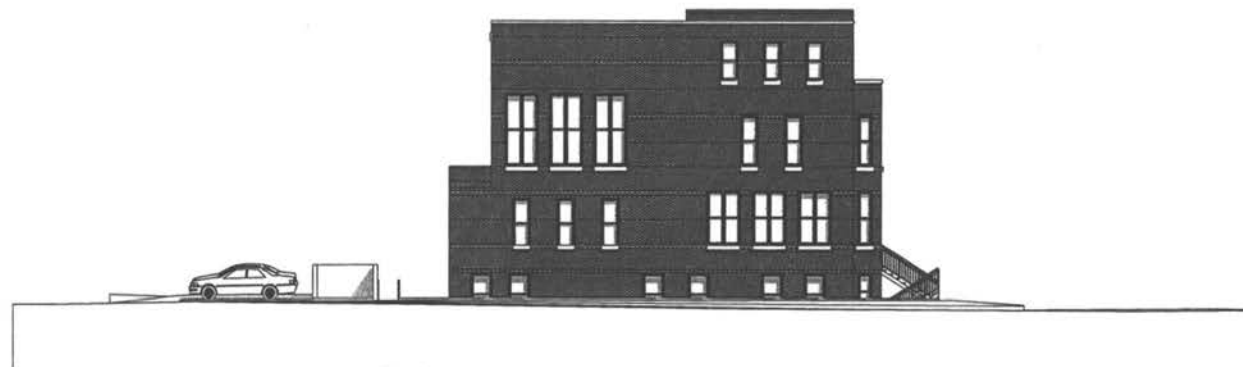
THIS DRAWING SET PROVIDES AN
APPROXIMATE REPRESENTATION OF
THE BUILDING AND IS NOT TO BE
USED FOR ANY OTHER PURPOSES.
THESE DRAWINGS ARE NOT TO BE
REPRODUCED OR COPIED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF ZAHN DESIGN ARCHITECTS.

CONSTRUCTION OF
1220-1234 4TH STREET, NW
WASHINGTON, DC
ZDA #5004

DATE AND DESCRIPTION
03-03-05

DRAWING TITLE
PRELIMINARY
DIAGNOSTIC FLOOR PLANS
AND SECTIONS
SHEET NUMBER

DIAGNOSTIC FLOOR PLANS AND SECTIONS
SCALE: 1/16"=1'-0" & 3/32"=1'-0" 1/32"=1'-0" & 1/16"=1'-0"



ELEVATION SOUTH
SCALE: 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"



ZAHN
design
architects

1327 14TH STREET NW
WASHINGTON, DC 20005
T: 202.319.7975
F: 202.319.7976
WWW.ZAHNDESIGN.NET

THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ZAHN DESIGN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ZAHN DESIGN ARCHITECTS.

CONSTRUCTION OF

1220-1234 4TH ST NW
WASHINGTON, DC
ZDA #5004

DATE AND DESCRIPTION

1. 12/14/11
2. 12/14/11
3. 12/14/11
4. 12/14/11
5. 12/14/11

DRAWING TITLE:

SOUTH

SHEET NUMBER:

A-50



ELEVATION WEST
SCALE: 1/8" = 1'-0" 1/4" = 1'-0"



ELEVATION EAST
SCALE: 1/8" = 1'-0" 1/4" = 1'-0"

ZAHN
design
architects
1327 14TH STREET NW
WASHINGTON DC 20005
T: 202.319.7976
F: 202.319.7976
WWW.ZAHNDDESIGN.NET

THIS DOCUMENT AND DRAWING ARE
PROPERTY OF ZAHN DESIGN ARCHITECTS
AND ARE NOT TO BE REPRODUCED, COPIED,
OR USED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF ZAHN DESIGN
ARCHITECTS. ANY VIOLATION OF THIS
STATEMENT WILL BE PROSECUTED TO THE
FULLEST EXTENT OF THE LAW.

CONSTRUCTION OF

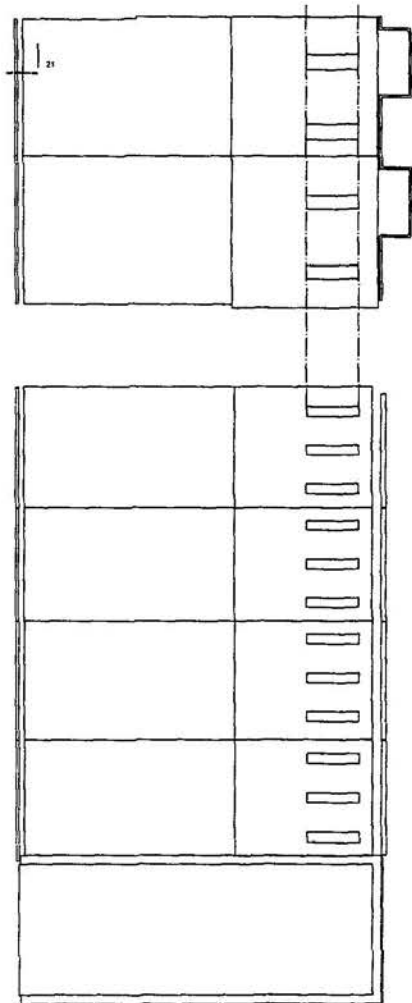
1220-1234 4TH ST NW
WASHINGTON, DC
ZDA #5004

Δ	DATE	DESCRIPTION
1	01/15/14	REVISED PER COMMENTS
2	01/15/14	REVISED PER COMMENTS
3	01/15/14	REVISED PER COMMENTS
4	01/15/14	REVISED PER COMMENTS
5	01/15/14	REVISED PER COMMENTS

DRAWING TITLE: **SURVEYING**

SHEET NUMBER:

A-51



ROOF PLAN
SCALE 1/8" = 1'-0" (30' x 30' 1/8" = 1'-0")

SCALE 1/8" = 1'-0" (30' x 30' 1/8" = 1'-0")

SHEET NOTES

- 1 CENTER GROUND IN PARTITION
- 2 COORDINATE DIMENSIONS WITH WALLS/DOOR
- 3 PROVIDE 6" MIN CLEAR TO DOOR FROM ADJACENT PARTITION
- 4 PROVIDE GROUND DIMENSION FOR DETAIL LAYOUT A-17
- 5 PROVIDE GROUND DIMENSION FOR DETAIL LAYOUT A-17
- 6 PROVIDE ADJUSTABLE DIMENSION 4" MINUS NOTED AT DETAIL
- 7 DIMENSION OTHER
- 8A 8B 8C METAL BOARD NAIL TO 4" x 4" STUDS DIMENSION A-17 FOR TYPE
- 9 METAL BUTTER AND OVERSIGHT
- 10 PROVIDE DIMENSION FOR FUTURE WALL/DOOR LOCATIONS
- 11 PROVIDE FLOOR ASSEMBLY TYPE 1A
- 12 PROVIDE FLOOR ASSEMBLY TYPE 1B
- 13 PROVIDE FLOOR ASSEMBLY TYPE 1C
- 14 PROVIDE FLOOR ASSEMBLY TYPE 1D
- 15 METAL HANGING 1" ABOVE STUD HOOKS
- 16 FLOOR DETAIL ABOVE FIREPLACE AND SLAB ON BEAM A-17
- 17 PROVIDE 1" MIN. SLAB THICKNESS ON WALLS/DOOR FOR EGRESS CONTROL
- 18 WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17
- 19 WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17
- 20A20B EXTERIOR WOODEN - EXTERIOR CLADDING A-17 FOR TYPE
- 21 PROVIDE ROOF ASSEMBLY TYPE 11
- 22 LIGHTWEIGHT CONCRETE FLOOR
- 23 REFER TO ROOF ASSEMBLY TYPE 11 FOR FLOOR PROTECTION REQUIREMENTS IN THIS AREA
- 24 PROVIDE FLOOR ASSEMBLY TYPE 1E
- 25 EXTERIOR AND FLOOR WOOD CONNECTION - REFER P. 10000
- 26 FLOOR WOODEN CLADDING - DETAIL A-17 DETAIL A-17
- 27 CONCRETE WOODEN SERVICE CLADDING - DETAIL A-17 DETAIL A-17
- 28 WOODEN CLADDING DETAIL A-17 DETAIL A-17
- 29 PROVIDE FLOOR ASSEMBLY TYPE 1A
- 30 PROVIDE FLOOR ASSEMBLY TYPE 1B
- 31 PROVIDE 6" CLEAR BETWEEN CORNER OF DOOR AND WALL
- 32 PARAPET
- 33 GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS
- 34 GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

GENERAL NOTES

- A. REFER TO ALL SERIES DIMENSIONS FOR INTERIOR AND BATHROOM PLANS
- B. COORDINATE DIMENSIONS WITH WALLS/DOOR LOCATIONS WITH DIMENSIONS DIMENSIONS TYPICAL DIMENSIONS DIMENSIONS TYPICAL DIMENSIONS DIMENSIONS TYPICAL
- C. REFER TO DIMENSIONS A-17, A-17, A-17 AND A-17 FOR DIMENSIONS TYPICAL DIMENSIONS TYPICAL DIMENSIONS TYPICAL
- D. ALL INTERIOR WALLS THIS LEVEL TO BE DIMENSIONS TYPICAL DIMENSIONS TYPICAL DIMENSIONS TYPICAL
- E. LEVEL DIMENSIONS ON FLOOR PLANS ARE DIMENSIONS TYPICAL DIMENSIONS TYPICAL DIMENSIONS TYPICAL

ZAHN
design
architects

1337 14TH STREET NW
WASHINGTON, DC 20005
P: 202 319 7975
F: 202 319 7976
WWW.ZAHNDDESIGN.NET

NEW DIMENSIONS ARE DIMENSIONS AS SHOWN ON THIS DRAWING. DIMENSIONS TO THE RIGHT OF THE DIMENSION LINE ARE DIMENSIONS TO THE RIGHT OF THE DIMENSION LINE. DIMENSIONS TO THE LEFT OF THE DIMENSION LINE ARE DIMENSIONS TO THE LEFT OF THE DIMENSION LINE.

N

1220-1234 4TH ST NW
WASHINGTON, DC
ZDA #5004

CONSTRUCTION OF

1. METAL BOARD NAIL TO 4" x 4" STUDS DIMENSION A-17 FOR TYPE

2. METAL BUTTER AND OVERSIGHT

3. PROVIDE DIMENSION FOR FUTURE WALL/DOOR LOCATIONS

4. PROVIDE FLOOR ASSEMBLY TYPE 1A

5. PROVIDE FLOOR ASSEMBLY TYPE 1B

6. PROVIDE FLOOR ASSEMBLY TYPE 1C

7. PROVIDE FLOOR ASSEMBLY TYPE 1D

8. METAL HANGING 1" ABOVE STUD HOOKS

9. FLOOR DETAIL ABOVE FIREPLACE AND SLAB ON BEAM A-17

10. PROVIDE 1" MIN. SLAB THICKNESS ON WALLS/DOOR FOR EGRESS CONTROL

11. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

12. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

13. EXTERIOR WOODEN - EXTERIOR CLADDING A-17 FOR TYPE

14. PROVIDE ROOF ASSEMBLY TYPE 11

15. LIGHTWEIGHT CONCRETE FLOOR

16. REFER TO ROOF ASSEMBLY TYPE 11 FOR FLOOR PROTECTION REQUIREMENTS IN THIS AREA

17. PROVIDE FLOOR ASSEMBLY TYPE 1E

18. EXTERIOR AND FLOOR WOOD CONNECTION - REFER P. 10000

19. FLOOR WOODEN CLADDING - DETAIL A-17 DETAIL A-17

20. CONCRETE WOODEN SERVICE CLADDING - DETAIL A-17 DETAIL A-17

21. WOODEN CLADDING DETAIL A-17 DETAIL A-17

22. PROVIDE FLOOR ASSEMBLY TYPE 1A

23. PROVIDE FLOOR ASSEMBLY TYPE 1B

24. PROVIDE 6" CLEAR BETWEEN CORNER OF DOOR AND WALL

25. PARAPET

26. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

27. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

1. METAL BOARD NAIL TO 4" x 4" STUDS DIMENSION A-17 FOR TYPE

2. METAL BUTTER AND OVERSIGHT

3. PROVIDE DIMENSION FOR FUTURE WALL/DOOR LOCATIONS

4. PROVIDE FLOOR ASSEMBLY TYPE 1A

5. PROVIDE FLOOR ASSEMBLY TYPE 1B

6. PROVIDE FLOOR ASSEMBLY TYPE 1C

7. PROVIDE FLOOR ASSEMBLY TYPE 1D

8. METAL HANGING 1" ABOVE STUD HOOKS

9. FLOOR DETAIL ABOVE FIREPLACE AND SLAB ON BEAM A-17

10. PROVIDE 1" MIN. SLAB THICKNESS ON WALLS/DOOR FOR EGRESS CONTROL

11. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

12. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

13. EXTERIOR WOODEN - EXTERIOR CLADDING A-17 FOR TYPE

14. PROVIDE ROOF ASSEMBLY TYPE 11

15. LIGHTWEIGHT CONCRETE FLOOR

16. REFER TO ROOF ASSEMBLY TYPE 11 FOR FLOOR PROTECTION REQUIREMENTS IN THIS AREA

17. PROVIDE FLOOR ASSEMBLY TYPE 1E

18. EXTERIOR AND FLOOR WOOD CONNECTION - REFER P. 10000

19. FLOOR WOODEN CLADDING - DETAIL A-17 DETAIL A-17

20. CONCRETE WOODEN SERVICE CLADDING - DETAIL A-17 DETAIL A-17

21. WOODEN CLADDING DETAIL A-17 DETAIL A-17

22. PROVIDE FLOOR ASSEMBLY TYPE 1A

23. PROVIDE FLOOR ASSEMBLY TYPE 1B

24. PROVIDE 6" CLEAR BETWEEN CORNER OF DOOR AND WALL

25. PARAPET

26. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

27. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

DRAWING TITLE: ROOF PLAN

SHEET NUMBER: A-22

1. METAL BOARD NAIL TO 4" x 4" STUDS DIMENSION A-17 FOR TYPE

2. METAL BUTTER AND OVERSIGHT

3. PROVIDE DIMENSION FOR FUTURE WALL/DOOR LOCATIONS

4. PROVIDE FLOOR ASSEMBLY TYPE 1A

5. PROVIDE FLOOR ASSEMBLY TYPE 1B

6. PROVIDE FLOOR ASSEMBLY TYPE 1C

7. PROVIDE FLOOR ASSEMBLY TYPE 1D

8. METAL HANGING 1" ABOVE STUD HOOKS

9. FLOOR DETAIL ABOVE FIREPLACE AND SLAB ON BEAM A-17

10. PROVIDE 1" MIN. SLAB THICKNESS ON WALLS/DOOR FOR EGRESS CONTROL

11. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

12. WOOD FRAMING/CLADDING DETAIL A-17 DETAIL A-17

13. EXTERIOR WOODEN - EXTERIOR CLADDING A-17 FOR TYPE

14. PROVIDE ROOF ASSEMBLY TYPE 11

15. LIGHTWEIGHT CONCRETE FLOOR

16. REFER TO ROOF ASSEMBLY TYPE 11 FOR FLOOR PROTECTION REQUIREMENTS IN THIS AREA

17. PROVIDE FLOOR ASSEMBLY TYPE 1E

18. EXTERIOR AND FLOOR WOOD CONNECTION - REFER P. 10000

19. FLOOR WOODEN CLADDING - DETAIL A-17 DETAIL A-17

20. CONCRETE WOODEN SERVICE CLADDING - DETAIL A-17 DETAIL A-17

21. WOODEN CLADDING DETAIL A-17 DETAIL A-17

22. PROVIDE FLOOR ASSEMBLY TYPE 1A

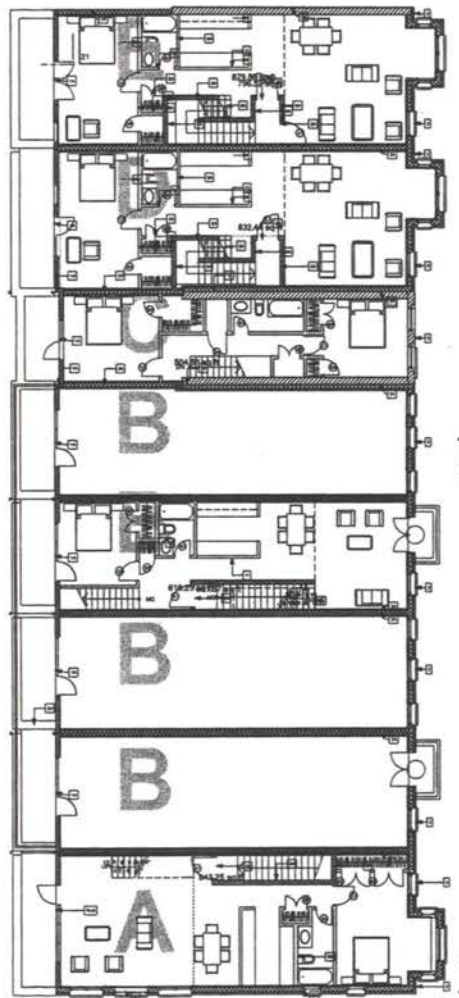
23. PROVIDE FLOOR ASSEMBLY TYPE 1B

24. PROVIDE 6" CLEAR BETWEEN CORNER OF DOOR AND WALL

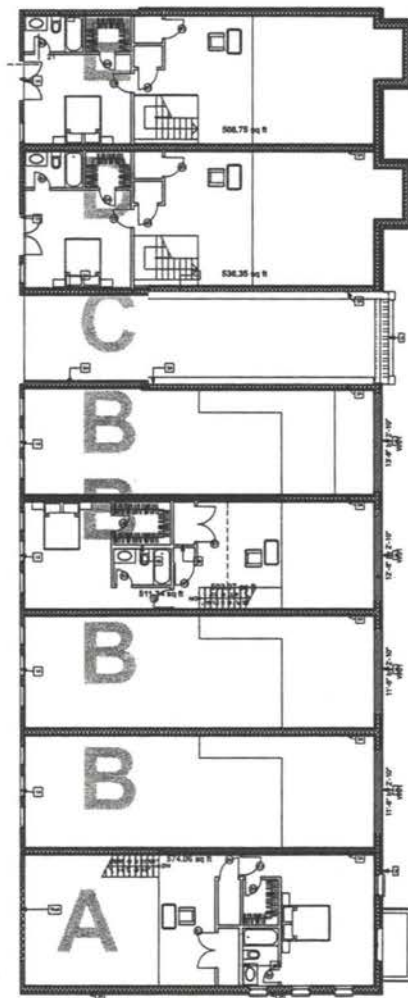
25. PARAPET

26. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS

27. GLASS SCREEN WITH DOOR DIMENSIONS: THREE FLOOR FROM ROOF STRUCTURE FOR DOORS



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - THIRD FLOOR
 10'0" x 10'0" @ 24' x 36' 10'0" x 10'0" @ 11' x 17'

SHEET NOTES

- 1 CENTER DOOR IN PARTITION.
- 2 COORDINATE DIMENSIONS WITH
- 3 WALLS.
- 4 PROVIDE 6" MIN CLEAR TO TOP
- 5 FROM ADJACENT PARTITION.
- 6 PROVIDE COAT ROD(S) WITH P
- 7 DETAIL, (SHEET A-7).
- 8 PROVIDE COAT ROD(S) WITH P
- 9 DETAIL, (SHEET A-7).
- 10 PROVIDE ADJUSTABLE SHOE
- 11 GRADE WOOD AT CLOSET.
- 12 SUBMIT OVER.

- 8A BB 8C METAL BRACKET, 18" WIDE
AT TOP, SQUARE BASE AT BOTTOM
- 9 METAL STUDS AND DOWNPOUT
- 10 PROVIDE GROUNDING FOR PLUMBING
WATER-RESISTANT LOCATIONS.
- 11 PROVIDE FLOOR ASSEMBLY TYPE BA
- 12 PROVIDE FLOOR ASSEMBLY TYPE BC
- 13 PROVIDE FLOOR ASSEMBLY TYPE BC
- 14 METAL HANGERS, 16" ABOVE STUDS
- 15 PUMP OUT ABOVE REPLACE
PLUMBING, ELIMINATE ALL FLOOR
PENETRATIONS
- 16 PROVIDE 1" MIN. AIR-SLIT, GROUND GROUND
OR W/OUT-DOOR FLOOR FOR EXTERIOR
GROUNDS
- 17 METAL STUDS, 16" WIDE, 18" WIDE
FOR STUDS
- 18 METAL STUDS, 16" WIDE, 18" WIDE
FOR STUDS
- 20A20B STEEL STUDS, 18" WIDE, 18" WIDE
FOR STUDS
- 21 PROVIDE FLOOR ASSEMBLY TYPE BC
- 22 LAMINATE ROOF PANELS
- 23 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 24 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 25 STEEL STUDS, 18" WIDE, 18" WIDE
FOR STUDS
- 26 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 27 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 28 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 29 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 30 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 31 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 32 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 33 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 34 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 35 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 36 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 37 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 38 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 39 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 40 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 41 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 42 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 43 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 44 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 45 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 46 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 47 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 48 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 49 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 50 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 51 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 52 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 53 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 54 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 55 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 56 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 57 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 58 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 59 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 60 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 61 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 62 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 63 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 64 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 65 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 66 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 67 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 68 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 69 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 70 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 71 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 72 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 73 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 74 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 75 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 76 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 77 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 78 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 79 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 80 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 81 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 82 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 83 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 84 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 85 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 86 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 87 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 88 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 89 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 90 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 91 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 92 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 93 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 94 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 95 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 96 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 97 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 98 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 99 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION
- 100 PROVIDE FLOOR ASSEMBLY TYPE BC
FOR FLOOR PROTECTION

GENERAL NOTES

- A. REFER TO A-6N SERIES DRAWINGS FOR KITCHEN AND BATHROOM PLANS.
- B. COORDINATE THE SULLIED LOCATIONS WITH DIMENSIONED DRAWINGS, TYPICAL SULLIED DETAILS AND ELEVATIONS SHEET A-7E.
- C. REFER TO SULLIED A-7E, A-7G, A-7I AND A-7J FOR ADDITIONAL TYPE DETAILS.
- D. ALL INTERIOR WALLS THIS LEVEL TO BE APPROXIMATELY 1/2" IN (REFER TO SHEET A-7E) UNLESS OTHERWISE NOTED.
- E. LEVELS SHOWN ON FLOOR PLANS ARE FINISHED FLOOR LEVELS EXCEPT AT CELLAR LEVEL, WHERE TOP OF SLAB IS SHOWN.



ZAHN
design
architects

1327 14TH STREET NW
WASHINGTON DC 20005
T: 202.319.7975
F: 202.319.7976
WWW.ZAHNOSS-ON.NET

INVESTIGATIONS AND PROSECUTION OF
INTEGRITY OF OFFICIALS AND CIVIL SERVICE
AND THE CIVIL SERVICE COMMISSION OF
THE UNITED STATES OF AMERICA
WASHINGTON, D. C. 20541
OFFICE OF THE ATTORNEY GENERAL
WASHINGTON, D. C. 20530
OFFICE OF THE ATTORNEY GENERAL
WASHINGTON, D. C. 20530



1 220-1234 4TH ST NW
WASHINGTON, DC
ZOA #5004

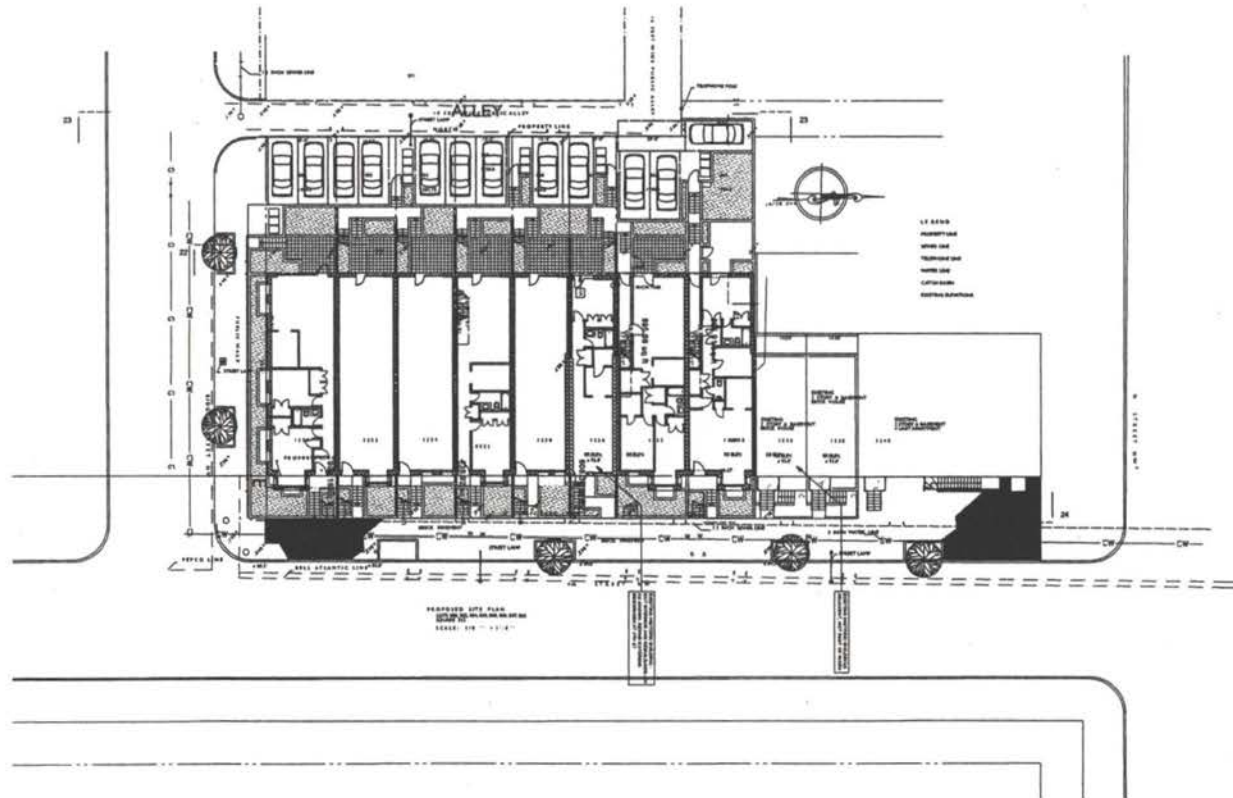
CONSTRUCTION OF

△	trial	date and description
a	SL/11/02	PRIS.com.au
b	SL/16/05	PRIS.com.au (PRIS)
c	SL/25/05	PRIS.com.au and PRIS
d	SL/26/05	PRIS.com.au and PRIS

DRAWING TITLE:
SECOND AND THIRD
FLOOR PLANS

SHEET NUMBER:

A-21



SITE PLAN
 SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



ZAHN
 design
 architects
 1337 14TH STREET NW
 WASHINGTON DC 20005
 T: 202.319.7979
 F: 202.319.7976
 WWW.ZAHNDESIGN.NET

THIS DOCUMENT IS THE PROPERTY OF ZAHN DESIGN ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZAHN DESIGN ARCHITECTS.

CONTRACT NO. 07

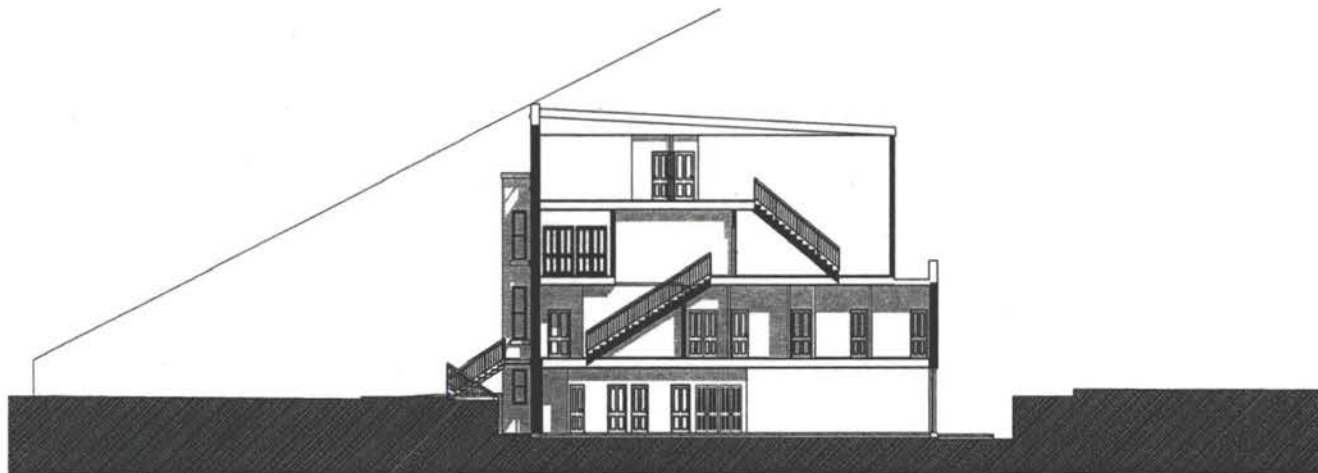
1220-1234 4TH ST NW
WASHINGTON, DC
ZDA #5004

DATE	DATE AND DESCRIPTION
A	REVISED PRELIMINARY
B	REVISED PRELIMINARY
C	REVISED PRELIMINARY
D	REVISED PRELIMINARY
E	REVISED PRELIMINARY
F	REVISED PRELIMINARY
G	REVISED PRELIMINARY
H	REVISED PRELIMINARY
I	REVISED PRELIMINARY
J	REVISED PRELIMINARY
K	REVISED PRELIMINARY
L	REVISED PRELIMINARY
M	REVISED PRELIMINARY
N	REVISED PRELIMINARY
O	REVISED PRELIMINARY
P	REVISED PRELIMINARY
Q	REVISED PRELIMINARY
R	REVISED PRELIMINARY
S	REVISED PRELIMINARY
T	REVISED PRELIMINARY
U	REVISED PRELIMINARY
V	REVISED PRELIMINARY
W	REVISED PRELIMINARY
X	REVISED PRELIMINARY
Y	REVISED PRELIMINARY
Z	REVISED PRELIMINARY

DRAWING FILE: **SITE PLAN**

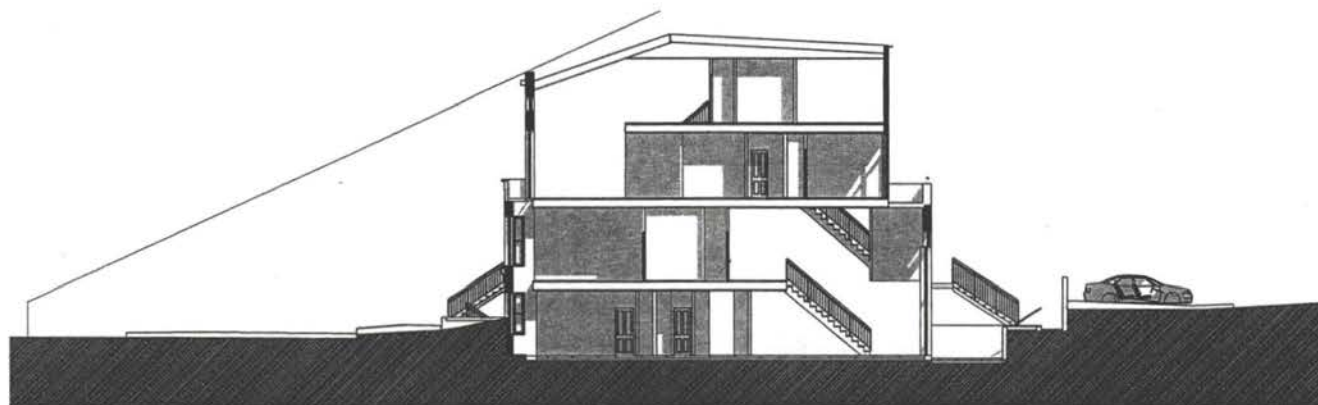
SHEET NUMBER:

A-01



BUILDING A SECTION
SCALE 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

1



BUILDING B SECTION
SCALE 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

2



ZAHN
design
architects

1337 14TH STREET NW
WASHINGTON DC 20005
T. 202.319.7975
F. 202.319.7976
WWW.ZAHNDDESIGN.NET

THIS DOCUMENT AND DRAWINGS ARE PREPARED BY ZAHN DESIGN ARCHITECTS, INC. FOR THE CLIENT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZAHN DESIGN ARCHITECTS, INC.

CONSTRUCTION OF

1220-1234 4TH ST NW
WASHINGTON, DC
ZDA #5004

NO.	DATE AND DESCRIPTION
1	12/15/04 PRELIMINARY DESIGN
2	01/15/05 PRELIMINARY DESIGN
3	02/15/05 PRELIMINARY DESIGN
4	03/15/05 PRELIMINARY DESIGN

DATE: 11/15/04
DRAWING SECTION
SHEET NUMBER

A-60



A-61



Additions
New Buildings
Renovations

ESTATES AT MOUNT VERNON

Artist's Impression

Looking Southwest from the corner of
4th Street and N Street, NW

Collins Development LLC



1220 - 1234 4TH STREET NW WASHINGTON DC



New Buildings
Renovations

ESTATES AT MOUNT VERNON

Artist's Impression

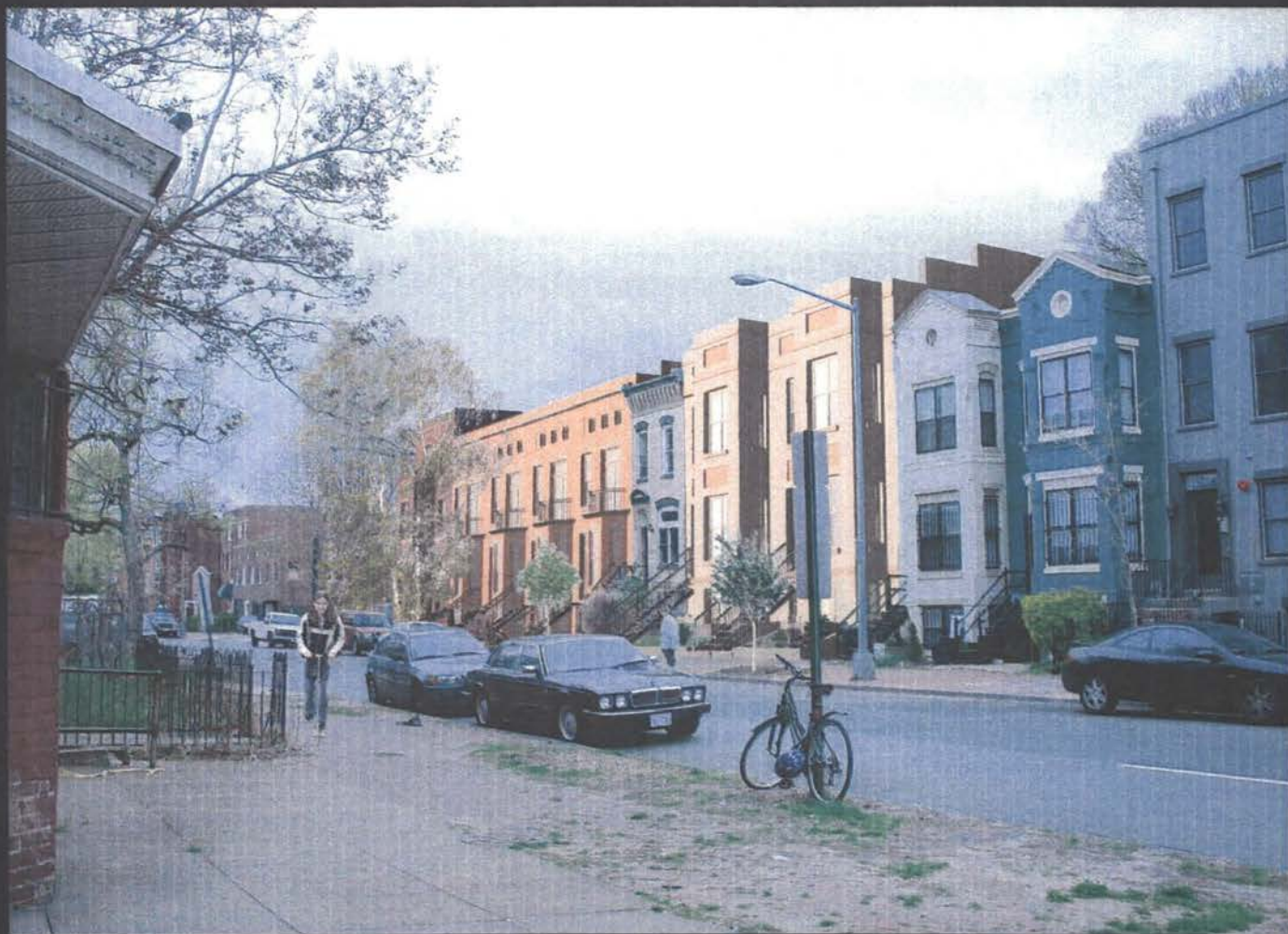
Looking Northwest from the corner of
4th Street and Ridge Street, NW

Collins Development LLC

1220 - 1234 4TH STREET NW WASHINGTON DC



www.zahndesign.net



New Buildings
Renovations

ESTATES AT MOUNT VERNON

Artist's Impression

Looking Southwest from the corner of
4th Street and N Street, NW

Collins Development LLC

1220 - 1234 4TH STREET NW WASHINGTON DC





New Buildings
Renovations

ESTATES AT MOUNT VERNON

Artist's Impression

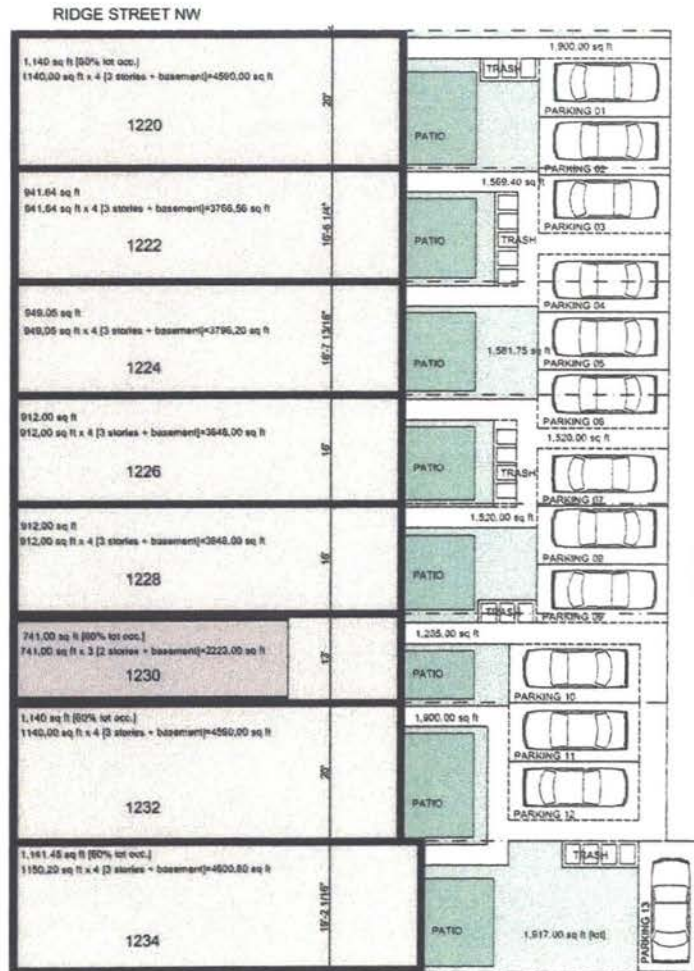
Looking Northeast from Ridge
Street, NW

Collins Development LLC

1220 - 1234 4TH STREET NW WASHINGTON DC



4TH STREET NW



PRELIMINARY PARKING LAYOUT
SCALE: 1/8" = 1'-0" @ 24" x 36" 1/4" = 1'-0" @ 36" x 48"

ZAHN
design
architects

1221 1/2 4TH STREET NW
WASHINGTON DC 20003
P. 202 319 7075
F. 202 319 7076
WWW.ZAHNDESIGN.NET

THIS DRAWING IS PREPARED BY
DESIGNER OF RECORD FOR THE
PROJECT AND IS NOT TO BE USED
FOR ANY OTHER PROJECTS. THE
DESIGNER SHALL BE RESPONSIBLE
FOR THE ACCURACY OF THE
INFORMATION CONTAINED HEREIN.
NO PART OF THIS DRAWING
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
ZAHN DESIGN ARCHITECTS.

CONTINUATION OF

**1220-1234 4TH STREET, NW
WASHINGTON, DC
ZDA #5004**

DATE: 05-11-12

CHANGING TITLE: PRELIMINARY
EXTENDING LAYOUT
SHEET NUMBER

Section II

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Ellen McCarthy, Director
DATE: May 3, 2005
SUBJECT: BZA Application No. 17315
1220-1234 4th St. NW

APPLICATION-IN-BRIEF

The applicant, Todd Collins, LLC is requesting:

- Eight variances from the minimum lot area requirement (§401.5) to permit development of rowhouse condominiums on 8 lots located at 1220-1234 4th Street NW.

RECOMMENDATION

The Office of Planning **recommends:**

- **Variance relief from the lot area requirements to permit construction of 2-unit condominium dwellings for All subject lots - Lots 903, 904, 869, and 868; and Lots 888, 866 and 865; and**
- **Denial of variance relief to permit construction of three-unit apartments buildings as submitted for Lots 888, 866 and 865.**

BACKGROUND and PROJECT DESCRIPTION

The proposed site consists of eight lots located in Square 513 in the Mt. Vernon Historic District. The Square is bound by 4th Street to the east, N Street on the north, 5th Street on the west and M Street on the south. The Square is zoned R-4 and the immediate surrounding squares are a mixture of zones, including R-5-B, DD/R-5-B and DD/C-2-C.

The neighborhood is a mixture of row house and apartment dwellings and is presently experiencing a revitalization of its existing neighborhood structures, as well as construction of new infill development.

Of the eight lots, seven are vacant, including Lots 888, 903, 904, 869, 868, 866, and 865. The applicant is proposing to construct new row structures on the vacant lots to create a row house condominium development, which would include the existing row house flat on Lot 867. The lots front 4th Street and abut a 10-foot wide alley at the rear, which runs from north to south.

The proposed development consists of the construction of eight, 3-story town-house condominiums with basements. This would result in 19 units, in a combination of five flats and three (3), three-unit buildings.

Current R-4 Zone Regulations require a minimum lot size of 1,800 square feet. Five of the lots are non-conforming in this regard because they pre-date the 1958 Zone Regulations. All proposed structures would occupy up to 58% of the lot with parking provided at the rear.

OWNERSHIP STATUS

The following information outlines the applicant's proposal and ownership status of the lots, as provided to OP by the applicant.

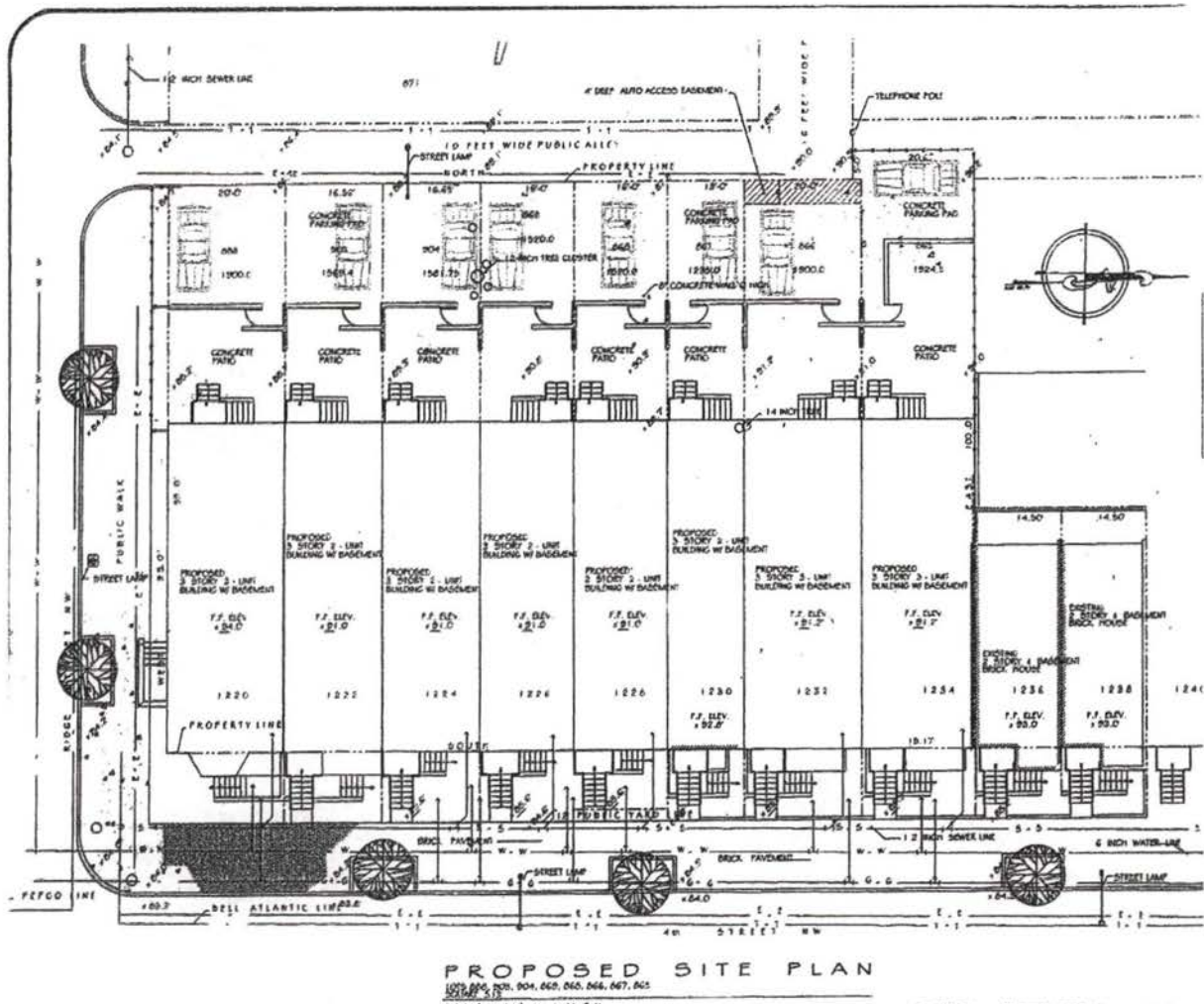
Lot	Lot Size (Sq. Ft.)	Current Status	Proposed Development	Ownership Status
888	1900	Vacant Lot	3 unit Condo	NCRC ¹ Owned (Not released for development- NRD)
903	1569.4	Vacant Lot	2-unit Condo	Home Again (Under condemnation proceedings NRD)
904	1581.75	Vacant Lot	2-unit Condo	North Capitol N'hd Dev./DHCD/Collins LLC
869	1520	Vacant Lot	2-unit Condo	DHCD ² Homestead Program
868	1520	Vacant Lot	2-unit Condo	Collins Development ³
867	1235	2-story r/house	2-unit Condo	Collins Development
866	1900	Vacant Lot	3 unit Condo	North Capitol N'hd Dev./DHCD Homestead
865	1924.5	Vacant Lot	3 unit Condo	Collins Development

Based on information provided by the applicant outlined in the table above, OP confirmed with the Office of Zoning that authorization letters are required. The applicant has assured OP that these letters would be provided on or before the scheduled hearing date.

¹ National Capital Revitalization Corporation

² Department of Housing and Community Development

³ The Applicant, dba - Collins Development. The applicant is the holder of an option to purchase the 5 lots not currently owned by Collins Development.



ZONING REQUIREMENTS and ANALYSIS

VARIANCE RELIEF

The R-4 Zone District permits matter-of-right development of single-family residential uses (including detached, semi-detached and row dwellings and flats), with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet, a maximum lot occupancy of 60% and a maximum height of three (3) stories/40 feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Very little vacant land shall be included within the R-4 District, since its primary purpose shall be the stabilization of remaining one-family dwellings. (§330.2)

The applicant is requesting variance relief from the minimum lot area provision, pursuant to §3103 by demonstrating:

- 1) The subject property is subject to an extraordinary or special condition;

- 2) That a strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulty for the applicant; and
- 3) The relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zone Plan.

The following table outlines the proposal as submitted by the applicant:

Lot No.	Lot Area (Sq. Feet)		Proposed # of Units	Lot Occupancy		Rear Yard (Feet)	Height (Feet)	Lot Width (Feet)	Parking
	Exist.	Req'd		Exist.	Proposed				
888	1900	1800	3	-	58% (40% Required)	40	40	20	1 space
903	1569.4	1800	2	-	58%	40	40	16.52	1 space
904	1581.75	1800	2	-	58%	40	40	16.65	1 space
869	1520	1800	2	-	58%	40	40	16.0	1 space
868	1520	1800	2	-	58%	40	40	16.0	1 space
867	1235	1800	2	58%	58%	40	40	13.0	1 space
866	1900	1800	3	-	58% (40% Required)	40	40	20	1 space
865	1924.5	1800	3	-	58% (40% Required)	40	40	20.67	2 spaces
Total	13,150.65	14,400	19						

Lot 867 will not be included in the following analysis, since it is currently developed as a matter-of-right use and the applicant has not proposed any changes beyond its renovation.

For clarity, the report differentiates the analysis based on the number of units proposed for the structures as follows:

Lots 903, 904, 869, 868, 866, 865 (Proposed Flats)

The subject property is unique because it is subject to an extraordinary or special condition

The various lots do not meet the required minimum standard for lot width and lot area, including lots 903 through lot 867 as shown above. The lots average 16 feet wide and approximately 95 feet in length, thus creating long and narrow lots, which abut a north-south alley at the rear. These lots predate the current 1958 Zone Regulations and cannot be resubdivided as they are not currently in single ownership.

OP's observation of the site concurs with the applicant's position that the sites' special condition is due to its' existing ownership pattern, which prevents subdivision to create conformity of lot sizes and areas. As a result, the applicant has to abide by the lots' pre-1958 area condition. According to Historic Preservation Review Board's staff report, "maintaining the historic lot widths is preferable for maintaining the rhythm of a streetscape of modest rowhouses..."

A strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulty for the applicant

The existing and varying ownership of each lot creates a practical difficulty for the applicant, since the lots cannot be resubdivided to create conforming lots under single ownership.

The relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zone Plan

For the proposed flats, §401.5 of the Zone Regulations determines that each row dwelling in an R-4 zone District should have at least 1,800 square feet of gross land area. As proposed, each building unit would occupy a building footprint of approximately 880 square feet for the smaller dwellings (16 feet wide), which are proposed for these lots. The proposed sizes of the structures for the flats are deemed adequate to maintain other bulk and setback requirements prescribed by the zone regulations, including the lot occupancy, depth of rear yard, as well as the dimensions of other site amenities such as alley widths, and on-site parking spaces. OP believes the variance request is minimal for these lots, since other requirements have been met. There is no objection to the applicant maximizing the use of the property, given the width of these lots.

OP concurs that the relief can be granted without substantial detriment to the public good, and without substantially impairing the intent, purpose, and integrity of the Zone Plan. The R-4 zone anticipates moderate density residential and flats are permitted as a matter-of-right. Therefore, the requested area variances are appropriate and would not impair the intent of the regulations.

OP believes that the applicant has attempted to create a design that required minimum relief from the regulations, and as such avoided any impairment to the intent and purpose of the Zone Plan and Regulations.

Lots 888, 866 and 865 (Proposed 3-unit row dwellings)

OP does not support the construction of three-unit apartment buildings proposed for Lots 888, 866 and 865 for the following reasons.

Section 199 of the Zoning Regulations define an apartment and apartment house as follows:

Apartment - one (1) or more habitable rooms with kitchen and bathroom facilities exclusively for the use of and under the control of the occupants of those rooms.

Apartment house - any building or part of a building in which there are three (3) or more apartments, or three (3) or more apartments and one (1) or more bachelor apartments, providing accommodation on a monthly or longer basis.

Section 330 outlines the intent of the R-4 Zone District as follows:

330 R-4 DISTRICTS: GENERAL PROVISIONS

- 330.1 The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.
- 330.2 Very little vacant land shall be included within the R-4 District, since its primary purpose shall be the stabilization of remaining one-family dwellings.
- 330.3 The R-4 District *shall not be an apartment house district* as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement. (emphasis added)
- 330.4 Except as provided in chapters 20 through 25 of this title, in an R-4 District, no building or premises shall be used and no building shall be erected or altered that is arranged, intended, or designed to be used except for one (1) or more of the uses listed in §§ 330 through 349.

Apartment buildings are not a permitted use in sections 330 through 349.

Section 403.2 summarizes the percentage of lot occupancy required for structures in the R-4 Zone District as follows:

ZONE DISTRICT AND STRUCTURE	MAXIMUM PERCENTAGE OF LOT OCCUPANCY
R-4 Row dwelling, flat, church, or public school	60%
R-4 Conversion to multiple Dwelling	None Prescribed
R-4 All other structures	40%

The structure proposed for Lots 888, 866 and 865 would qualify as “all other structures” within the R-4 Zone, since the zone district does not contemplate apartment buildings as a prescribed use.

Therefore, the following summarizes the lot occupancy for the proposed for the various lots:

Lot No.	Proposed # of Units	Lot Occupancy		
		Exist.	Proposed	Required
888	3	-	58%	40%
903	2	-	58%	60%

Lot No.	Proposed # of Units	Lot Occupancy		
		Exist.	Proposed	Required
904	2	-	58%	60%
869	2	-	58%	60%
868	2	-	58%	60%
867	2	58%	58%	60%
866	3	-	58%	40%
865	3	-	58%	40%
Total	19			

The applicant would have to show that meeting the 40% lot occupancy restriction would create a practical difficulty. In addition, in OP's opinion, the applicant would also need variance relief from §2002.6, which provides that a new structure shall not be erected to house a non-conforming use.

The applicant has asserted that the properties could not be developed economically due to the restrictions implied by NCRC's stipulation on the properties regarding the Area Medium Family Income and the Homestead Act, which would require the owner to set aside 8 of the 19 units for medium income families to benefit the community. However, no economic details have been provided to document the "undue economic hardship" criteria.

Based on the above reasons, OP cannot recommend approval of the three-unit apartments. Granting the variance for these lots would impair the intent and purpose of the zone plan as embodied in the Zoning Regulations and Map, (including §§ 330.1 through 330.4, 2000.2 and 2006.2) since it would result in an intensified use beyond that intended by the R-4 Zone.

Section 410.12

The applicant informed OP that on the scheduled hearing date, relief would also be sought under the application of Section 410.12. Section 410.12 states that:

In the R-4 and R-5-A Districts, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§ 410.1 through 410.11, subject to the following conditions:

- (a) The provisions of §§ 410.4 and 410.5 shall be complied with; and**
- (b) The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.**

ZONING ADMINISTRATOR'S INTERPRETATION

The Zoning Administrator advised OP that the applicant could apply Section 410.12, to the extent that all the row dwellings would in fact be constructed as 2-units each, if all the construction were on one lot and not individual lots as proposed. He further explained that Section 410 is not applicable to establish an apartment use in the R-4 Zone District and the applicant would need a use variance to supplement the application if Section 410.12 were applied.

Therefore, OP does not support the application of this regulation to the present case, since the lots have not been resubdivided into a single lot of record and the applicant would have to request relief through a use variance to permit the development of apartments in the R-4 Zone. The applicant has not supplied information as to how such relief could be granted.

HISTORIC PRESERVATION REVIEW

The applicant's concept proposal was presented to the Historic Preservation Review Board on April 28, 2005. OP notes that the applicant has to refine the concept proposal with respect to the rear elevations and the side elevation of 1220 4th Street (Lot 888). (Attached)

COMMUNITY COMMENTS

The applicant has indicated that ANC 2C reviewed the proposal on April 6, 2005 and voted unanimously to support the zoning variances related to the development of the parcels (attached).

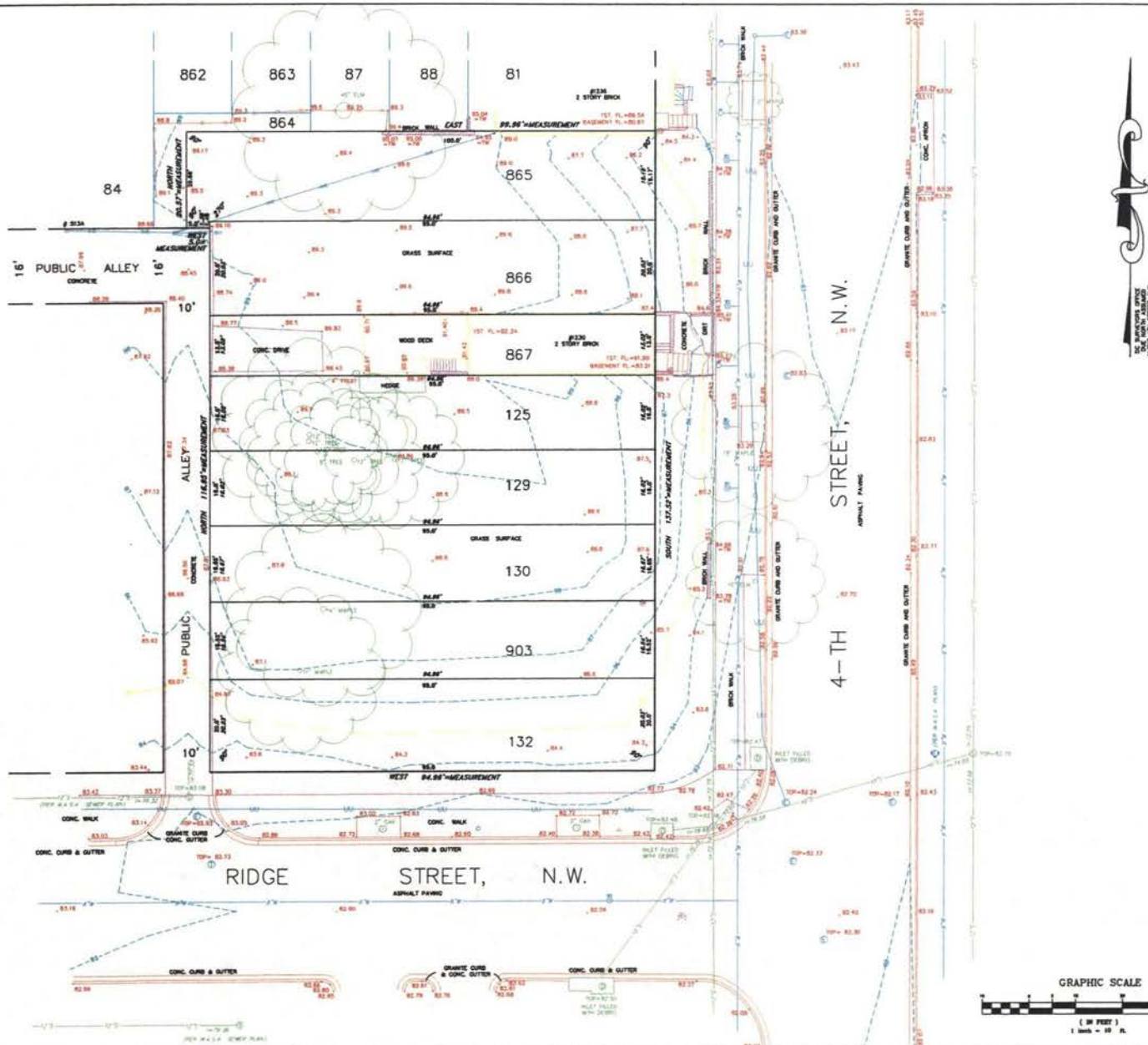
RECOMMENDATION

OP commends the applicant's proposal to provide affordable housing in the District and believes such a project is beneficial to the community. OP has no objection to a proposal which would construct flats on all the subject lots, since this is a matter of right use in the R-4 Zone District. **OP supports the area variance for Lots 903, 904, 869, 868**, which are proposed for the development of flats. For the record, OP notes that Lot 867 is already developed as a two-unit flat and would not require relief from the Zone Regulations. The existing building would be renovated as part of the planned development of the surrounding lots.

However, **OP does not support** the development of apartments **proposed for Lots 888, 866, and 865**. Permitting the variance for apartments on these lots would be contrary to the intent of various sections of the Zone Regulations, including §§ 330.1, 330.2 2000.2 and 2006.2, and would result in an intensified use beyond that permitted in the R-4 zone.

Therefore, for the reasons discussed, OP recommends the following:

- **Variance relief from the lot area requirements to permit construction of 2-unit condominium dwellings for All subject lots - Lots 903, 904, 869, and 868; and Lots 888, 866 and 865**
- **Denial of variance relief to permit construction of three-unit apartments as submitted for Lots 888, 866 and 865.**



—NOTES:—

BASIS OF BEARINGS:

HORIZONTAL DATUM IS BASED ON THE LAND RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. DUE NORTH WAS ASSIGNED ALONG 4TH STREET, N.E.

DATA SHOWN FOR RECORD LOTS ARE IN ACCORDANCE WITH RECORDED SUBDIVISION PLATS. DATA SHOWN FOR ASSIGNED AND MAGNETIC LOTS ARE IN ACCORDANCE WITH THE RECORDS OF THE OFFICE OF TAX AND REVENUE BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTIONS.

DATA SHOWN AS "COMPUTED" ARE HARDER ENGINEERS' VALUES USED TO MATHEMATICALLY CLOSE THE SUBJECT PROPERTIES.

TOPOGRAPHIC LOCATIONS:

TOPOGRAPHY AND PLANNING LOCATIONS SHOWN HEREON ARE FIELD DATA BY HAZZARD ENGINEERS AND SURVEYORS INC. IN APRIL 2003.

PROPERTY BOUNDARY:

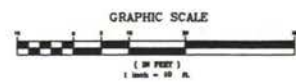
THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY MADON ENGINEERS AND SURVEYORS INC. IN APRIL 2000 AND RECORDED IN THE RECORDS OF THE OFFICE OF THE SURVEYOR IN SURVEY BOOK _____ PAGE _____

VERTICAL DATUM:

THE VERTICAL DATA IS U.S. DEPARTMENT OF PUBLIC WORKS (DISTRICT OF COLUMBIA (ENGINEERING DEPARTMENT)) BASED ON BENCH MARK 10+18, TOP S.E. CORNER 1 ST CONC. SECT AT N.E. CORNER OF 1ST ST. INTERSECT CHURCH BUILDING, N.E. CORNER 10TH & N STREETS, N.E. ELEVATION = 86.85 AND BENCH MARK 6+19 TOP S.W. CORNER AND GRANITE ENTRANCE SECT. WEST ENTRANCE TO MARQUETTE CONCEPTION CHURCH N.E. CORNER 8TH & N STREETS, N.E. ELEVATION = 86.52

FLOOD ZONE:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON COMMUNITY-PANEL NO. 110001 0020 B OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA WASHINGTON, D.C. DATED NOVEMBER 13, 1983.



MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKYVILLE, MARYLAND 20850-2599
(301) 762-9001

903
TOPOGRAPHIC
BASE SHEET

125, 129, 130, 132
SQUARE 513
WASHINGTON
DISTRICT OF COLUMBIA

REVISION		DATE		SCALE	
				1" = 10'	
				DRAWN	FRED Y. DEKOR
				DATE	APRIL, 2005
				SHEET	
				FILE NO.	0040451001

APPLICANT'S RESPONSE TO OFFICE OF PLANNING REPORT

The following material issues will be addressed to overcome the disposition of the Office of Planning:

1. Zoning Regulations do provide for the special exception relief to permit three (3) units in an R-4 district.
2. Applicant's request is reasonable:
 - a. Applicant is requesting the relief based on the extraordinary circumstances
 - b. Applicant is not requesting the use variance or special exception for every lot
 - c. The applicant has conformed with HPRB requests in an effort to show good faith
 - d. Adding the additional units (4) will support the economic viability of the project
3. No precedent will be created by this case based on the following:
 - a. Precedent already exists in the neighborhood where there are apartments in R-4 districts;
 - b. The variance relief is requested for some lots that were zoned commercial
 - c. There will be minimal impact on the neighborhood because the proposed elevations will comply with the rest of the neighborhood
 - d. The extraordinary circumstances of this application make it unique.
4. Zoning Regulation 330.1 is still applicable
 - a. Primary focus is to maintain compatibility and harmony in the neighborhood
 - b. Currently, the lots are primarily vacant – drug use, sales, prostitution, etc.
 - c. The neighbors support the project
 - d. Down grading from commercial in some lots
5. The Proposed Development Project supports this Administration's Agenda to do the following:
 - a. Provide more below market housing in the city to give its residents' the opportunity to participate in home ownership
 - b. Support's the Mayor's initiative for more affordable housing and close to a metro station.
 - c. In keeping with the Office of Planning's Acting Interim Director Ellen McCarthy's article in the Washington Business Journal expressing the interest for utilizing zoning as a vehicle for increasing housing production.
6. Vacant Lots Are Not Beneficial to the Neighborhood – Contrary to Zoning Regulations

EXTRAORDINARY RESTRICTIONS/HARDSHIPS IMPACTING THE PROPOSED DEVELOPMENT

1220 – 1236 4th Street, N.W.

- 1. NATIONAL COMMUNITY REINVESTMENT COALITION
REQUIREMENTS**
- 2. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOMESTEAD REQUIREMENTS**
- 3. BUILDING CODE OF THE DISTRICT OF COLUMBIA
COMPLIANCE REQUIREMENTS**
- 4. HISTORIC PRESERVATION REVIEW BOARD**
- 5. CURRENT MARKET RATE CONSTRUCTION COSTS**
- 6. RESTRICTED LOT SIZE ON 60% RESTRICTS UNIT SIZE AND
COST**

MATRIX FOR ESTABLISHING THE LEGAL BASIS FOR THE BOARD OF ZONING ADJUSTMENT'S GRANTING OF A SPECIAL EXCEPTION

The following matrix establishes the legal justification for the BZA's granting of a special exception to allow 3 units to be developed in a R-4 zone on 1220, 1222, 1224 and 1228 4th Street, N.W:

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
D.C.M.R. 410.12	In R-4 Districts, if approved by Board of Zoning Adjustments as a special exception under § 3104 a group of apartments may be erected and deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§ 410.1 – 410.11. so long as 410.4-410.5 shall be complied with; and the erection of the buildings shall not affect adversely the present character or future development of the neighborhood.	In the instant request for special exceptions, it is clear that the 4 th street application is for the ability of the developer to increase the number of units in an R-4 district. As such, the next is to look to the §§ 410.1 – 410.11.
D.C.M.R. 410.1	Special Exception for R-5 District	This project is not for an R-5 District, therefore it is necessary to refer back to 410.12 (a) and (b) to ensure that the project complies with the §§ 410.4 and 410.5 and there will be no affect on the present character or future development of the neighborhood.
D.C.M.R. 410.12 (a)	Must comply with the following:	
D.C.M.R. 410.4	No rear or service entrance shall abut a street, front yard, or front court unless below the main floor.	Applicant's plans comply with this requirement (410.4) - refer to drawings

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
D.C.M.R. 410.4	No exterior stairway shall be constructed above the level of joists of the main floor unless located entirely within the building area.	Applicant's plans comply with this requirement (410.4) - refer to drawings
D.C.M.R. 410.5	No exterior stairway shall be constructed above the level of joists of the main floor unless located entirely within the building area.	Applicant's plans comply with this requirement (410.5) – refer to drawings

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
D.C.M.R. 410.12 (b)	The erection of the buildings shall not affect adversely the present character or future development of the neighborhood.	<p>The instant development plans have been modified per the suggestions of HPRB to maintain the integrity of the community:</p> <ul style="list-style-type: none"> - the first five houses north of the corner of Ridge be designed as of a full three stories each, and that the two buildings at north end of the parcel be of only two stories, (see HPBR report) <p>The development plans are in keeping with the integrity of the neighborhood (see elevations)</p> <p>The plans are created for compatibility and harmony There are other apartment buildings in the neighborhood: (R-4 zone)</p> <ul style="list-style-type: none"> - S.W. corner of 4th and N streets - On 4th Street past Ridge <p>Go to § 3104.</p>

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
§ 3104 SPECIAL EXCEPTIONS	<p>The Board of Zoning is authorized under § 8 of the Zoning Act, D.C. Code 2001 Ed, § 6-641.07(g)(2) – to grant special exceptions, as provided in this title, where. In the judgment of the Board, the special exceptions will be in harmony with the general purpose and intent of the zoning regulations and zoning maps and will not adversely affect the use of the neighboring property in accordance with the Zoning Regulations and Zoning Map subject in each case to the special conditions specified in the title as follows:</p> <p>Additions to One Family dwellings or flats – and R District - § 223</p>	This section grants applicant the option to seek a special exception from BZA.
§ 223 - Additions to One Family dwellings or flats	An addition to a one-family dwelling or flat, where flat is permitted, that does not comply with all of the requirements of §§ 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the BZA under § 3104 subject to the provision of this section:	Since applicant's lots do not comply with §§ 401, 403, 404, 405, 406 and 2001.3 (§ 401.1 requires a lot area minimum of 1800 sq. ft. and a minimum width of 18 ft.) go to § 223.2.
	§ 223.2 – the addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:	There will be no adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property in the instant application (see plans).
	(a) the light and air available to neighboring properties shall not be unduly affected	(a) met.

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
	(b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised	(b) met.
	(c) the addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and	(c) met.
	(d) In demonstrating compliance with paragraphs (a) (b) and (c) of this subsection, the applicant shall use geographical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.	(d) met. see supplemental application.
§ 223.3	Lot occupancy of the dwelling or flat in R-4 zone shall not exceed 70%	The instant application's lot occupancy of the dwelling does not reach 70%.

LEGAL AUTHORITY APPLICABLE	LANGUAGE	APPLICANT'S LEGAL POSITION
§ 223.4	The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of nearby properties.	The instant project is in a unique situation because the nearby properties will not be impacted by the design, screening, exterior or interior lighting, building materials, or other features simply by the development of the project should the BZA grant this special exception. Additionally, a large portion of the development will be away from nearby properties since a side of the project abuts a Ridge St. NW and not another neighbor (see photograph display).
§ 223.5	This section may not be used to permit the introduction or expansion of a nonconforming use.	The instant application is not attempting to permit the introduction or expansion of a nonconforming use.

THE APPLICANT MEETS ALL OF THE APPLICABLE SECTIONS OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS.

THE SPECIAL EXCEPTION SHOULD BE GRANTED BY THE BZA.

401 MINIMUM LOT DIMENSIONS (R)

- 401.1 Except as provided in chapters 20 through 25 of this title, in the case of a building located, on May 12, 1958, on a lot with a lot area or width of lot, or both, less than that prescribed in § 401.3 for the district in which it is located, the building may not be enlarged or replaced by a new building unless it complies with all other provisions of this title.
- 401.2 Except as provided in § 401.3, in the case of an unimproved lot in single ownership on November 1, 1957, that has a lot area or width of lot less than that specified in § 401.3 for the district in which it is located and that does not adjoin another unimproved lot in the same ownership, a structure may be erected on the lot if both the lot area and width of lot are at least eighty percent (80%) of the lot area and width of lot specified under § 401.3; provided, that the structure shall comply with all other provisions of this title.
- 401.3 Except as prescribed in the other provisions of this chapter, the minimum dimensions of a lot in a Residence District shall be as set forth in the following table:

ZONE DISTRICT AND STRUCTURE	MINIMUM LOT AREA (square feet)	MINIMUM WIDTH OF LOT (feet)
R-1-A All structures	7,500	75
R-1-B All structures	5,000	50
R-2 One-family semi-detached dwelling	3,000	30
R-2 All other structures	4,000	40
R-3 Row dwelling	2,000	20
R-3 One-family semi-detached dwelling	3,000	30
R-3 All other structures	4,000	40
R-4 Row dwelling and flat	1,800	18
R-4 One-family semi-detached dwelling	3,000	30
Conversion to apartment house	900/apartment or bachelor apartment	None prescribed

ZONE DISTRICT AND STRUCTURE	MINIMUM LOT AREA (square feet)	MINIMUM WIDTH OF LOT (feet)
All other structures	4,000	40
R-5-A	As prescribed by the Board pursuant to § 3104	As prescribed by the Board pursuant to § 3104
R-5-B, R-5-C, R-5-D, R-5-E	None prescribed	None prescribed

- 401.4 In the case of an unimproved plot of ground in single ownership on November 1, 1957, that has a lot area or width of lot less than two hundred percent (200%) of that prescribed in § 401.3 or the district in which it is located and that does not adjoin another unimproved plot of ground in the same ownership, two structures may be erected on the lot; provided, that each structure shall be erected on a lot that complies with eighty percent (80%) of both the required lot area and width of lot specified in § 401.3; and provided further, that each structure shall comply with all other provisions of this title.
- 401.5 In R-5-A Districts, each row dwelling shall have at least eighteen hundred square feet (1,800 ft.²) of gross land area exclusive of any land area in the project used as a basis for determining the floor area ratio of multi-family buildings. Each row dwelling, however, need not have a site of eighteen hundred square feet (1,800 ft.²), and the difference between the site area and the gross land area may be accumulated into common spaces. Land areas used to support this floor area ratio of multi-family buildings may also be used for common spaces.
- 401.6 Each lot created after February 15, 1966, to be used and occupied by a one-family detached dwelling, one-family semi-detached dwelling, community-house, or row dwelling, shall have a street frontage measured along the street a distance equal to at least forty percent (40%) of the required minimum width of lot and no case less than fourteen feet (14 ft.).
- 401.7 Each lot created after February 15, 1966, to be used and occupied by an apartment house shall have a street frontage measured along the street a distance of not less than thirty feet (30 ft.).

SOURCE: §§ 3301.1, 3301.2, 3301.3, and 3301.4 of the Zoning Regulations effective May 12, 1958; §§ 3301.5 and 3301.6 added by Case No. 65-131, February 15, 1966; as amended by Final Rulemaking published at 39 DCR 8305, 8306 (November 13, 1992).

402 FLOOR AREA RATIO (R)

- 402.1 In an R-1 and R-2 District, the maximum floor area ratio requirements applicable in each district may be increased for specific public school buildings or structures;

provided, the total gross floor area of all buildings and structures on the campus shall not exceed a floor area ratio of nine-tenths (0.9).

- 402.2 In an R-3, R-4, R-5-A, and R-5-B District, the maximum floor area ratio requirements applicable to each district may be increased for specific public school buildings or structures, but shall not exceed the floor area ratio prescribed for the R-5-B District.
- 402.3 In all other Residence Districts not provided for in §§ 402.1 and 402.2, increases in the floor area ratio of all public school buildings and structures shall not exceed the floor area ratio prescribed for the R-5-C District.
- 402.4 Except as provided in other provisions of this chapter and in § 411, the maximum permitted floor area ratio in a Residence District shall be as set forth in the following table:

ZONE DISTRICT AND STRUCTURE	MAXIMUM FLOOR AREA RATIO (FAR)
R-1-A, R-1-B, R-2, R-3, R-4	None prescribed
R-5-A All Structures	0.9
R-5-B All structures	1.8
R-5-C All structures	3.0
R-5-D All structures	3.5
R-5-E Apartment house and hotel	6.0
Any other structure	5.0

- 402.5 First floor or basement areas designed and used for parking space or for recreation space shall not be counted in the floor area ratio; provided, that not more than fifty percent (50%) of the perimeter of the space may be comprised of columns, piers, walls or windows, or may be similarly enclosed.

SOURCE: § 3302 of the Zoning Regulations effective May 12, 1958; § 3302.3 added by Case No. 70-19, 17 DCR 306, 307 (November 30, 1970); as amended by Final Rulemaking published at 39 DCR 8305, 8306-8307 (November 13, 1992).

403 PERCENTAGE OF LOT OCCUPANCY (R)

- 403.1 A public school building may occupy the lot upon which it is located in excess of the permitted percentage of lot occupancy prescribed in § 403.2; provided, that the portion of the building excluding closed courts exceeding the permitted lot coverage shall not exceed twenty feet (20 ft.) in height or two (2) stories; and provided further, that direct pedestrian access not less than ten feet (10 ft.) in width from at least two (2) public right-of-ways shall be provided to each roof area used for these purposes. The roof area shall be used only for open space, recreation areas, or other athletic and field equipment areas in lieu of similarly used space normally located at ground level.
- 403.2 No structure, including its accessory building, shall occupy its lot in excess of the percentage of lot occupancy set forth in the following table:

ZONE DISTRICT AND STRUCTURE	MAXIMUM PERCENTAGE OF LOT OCCUPANCY
R-1-A, R-1-B, R-2 Church or public school	60%
R-1-A, R-1-B, R-2 All other structures	40%
R-3 Row dwelling, church, or public school	60%
R-3 All other structures	40%
R-4 Row dwelling, flat, church, or public school	60%
R-4 Conversion to multiple dwelling	None Prescribed
R-4 All other structures	40%
R-5-A Church or public school	60%
R-5-A All other structures	40%
R-5-B All other structures	60%
R-5-C, R-5-D, R-5-E All other structures	75%

SOURCE: § 3303 of the Zoning Regulations effective May 12, 1958; as amended by Final Rulemaking published at 39 DCR 8305, 8307 (November 13, 1992).

404 REAR YARDS (R)

- 404.1 A rear yard shall be provided for each structure located in a Residence District, the minimum depth of which shall be as set forth in the following table:

ZONE DISTRICT	MINIMUM DEPTH OF REAR YARD
R-1-A, R-1-B	25 feet
R-2, R-3, R-4, R-5-A	20 feet
R-5-B, R-5-C, R-5-D	4 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 15 feet.
R-5-E	3 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.

- 404.2 In the case of a through lot or a corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.
- 404.3 In the case of a lot proposed to be used by a public school that abuts or adjoins along the rear lot line a public open space, recreation area, or reservation, the required rear yard may be reduced or omitted.
- 404.4 In the case of a building existing on or before May 12, 1958, an extension or addition may be made to the building into the required rear yard; provided, that the extension or addition shall be limited to that portion of the rear yard included in the building area on May 12, 1958.

SOURCE: § 3304 of the Zoning Regulations effective May 12, 1958; as amended by Final Rulemaking, 39 DCR 8305, 8307 (November 13, 1992).

405 SIDE YARDS (R)

- 405.1 In an R-2, R-3, R-4, or R-5 District, a one-family detached dwelling shall be subject to the side yard requirements of an R-1 District.
- 405.2 In an R-3, R-4, or R-5 District, a one-family semi-detached dwelling shall be subject to the side yard requirements of an R-2 District.

- 405.3 In R-2, R-3, R-4, and R-5 Districts, when a one-family dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.
- 405.4 Except as provided in § 405.1, in an R-5-A District, one (1) side yard shall be provided for all structures unless the structure is an apartment house containing three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided, each with the minimum width set forth in § 405.9.
- 405.5 A side yard shall not be required along a side street abutting a corner lot in a Residence District.
- 405.6 Except as provided in §§ 405.1 and 405.2, a side yard shall not be required in an R-3, R-4, R-5-B, R-5-C, R-5-D, or R-5-E District. However, if the yard is provided, it shall be at least three inches (3 in.) wide per foot of height of building, but not less than eight feet (8 ft.) wide.
- 405.7 In the case of a lot located in an R-1 or R-2 District proposed to be used by a public school that abuts or adjoins on one (1) or more side lot lines a public open space, recreation area, or reservation, the required side yard may be reduced or omitted.
- 405.8 In the case of a building existing on or before May 12, 1958, with a side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.).
- 405.9 Side yards shall be provided on lots in Residence Districts as set forth in the following table, subject to the special requirements of other provisions of this chapter:

ZONE DISTRICT	MINIMUM WIDTH OF EACH SIDE YARD
R-1-A, R-1-B, R-2	8 feet
R-3, R-4	None required, except as provided under §§ 405.1, 405.2, and 405.6
R-5-A	3 inches per foot of height of building, but not less than 8 ft.
R-5-B, R-5-C, R-5-D, R-5-E	None required, except as provided under §§ 405.1, 405.2, and 405.6.