

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
MERIDITH H. MOLDENHAUER (DC, MD)
Y. AJOKE AGBOOLA (MD, DC*)
SAMANTHA MAZO (DC, MD)
PATRICIA MILLERIOUX (DC)

*PENDING

DIRECT DIAL: (202) 530-7158
DIRECT E-MAIL: SMAZO@WASHLAW.COM

February 22, 2016

VIA IZIS

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: BZA Case No. 19230 - 4424 Georgia Avenue NW
Updated Plans**

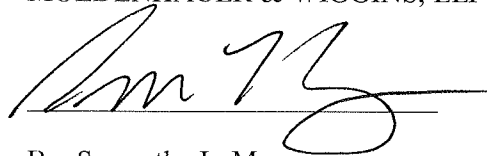
Dear Chair Heath & Members of the Board:

On behalf of 4424 Georgia Ave LLC (the "Applicant"), please find updated plans at Tab A and a preliminary rendering of the proposed development at Tab B.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Samantha L. Mazo

Enclosures

CC (via email):

John-Paul Hayworth, SMD 4C07
Steve Mordfin, Office of Planning
Robyn Jackson, DDOT

TAB A

PARTIAL RETAIL AND RESIDENCES AT
4424 GEORGIA AVENUE, NW
WASHINGTON DC 20011

PROJECT INFORMATION

OWNERS: 4224 GEORGIA AVENUE LLC (PURCHASING ENTITY)
KNOTTS & RICHARD H HILTNER (CURRENT OWNERS)

DESCRIPTION: THE EXISTING STRUCTURE IS ONE STORY SLAB ON GRADE HOME & PARTIAL RETAIL
HAVING LOT AREA 3103.00 SFT, FAR 2.5, ie 7,757.50 SFT BUILDABLE AREA
IT IS PROPOSED TO ADD A CELLAR , 1ST TO 5TH FLOOR, HAVING PARTIAL RETAIL
AND 7 RESIDENTIAL UNITS. IT IS A LAND-LOCK PIECE OF PROPERTY.
THE EXISTING LOT GRADING WILL REMAIN THE SAME.

LOT INFORMATION LOT 37, SQ 2717, ZONE C2A

LOT AREA BY RECORD	3103.00 SFT
FAR = 2.5 i.e. BUILDABLE AREA	7757.50 SFT
EX. BUILDING FOOT-PRINT, CELLAR+2 STORY BK, 1202.00 SFT APPRX.	
EXISTING LOT COVERAGE -	38.76 %
PROPOSED BUILDING FOOT PRINT -	1860.00 SFT/FLOOR
PROPOSED LOT COVERAGE -	59.99 %

AREA PROPOSED:

1st FLOOR RETAIL -	580.00 SFT
1st FLOOR RESIDENTIAL -	1280.00 SFT
2, 3 & 4 FLOOR RESIDENTIAL -	5580.00 SFT
5 FLOOR RESIDENTIAL -	315.00 SFT
TOTAL PROPOSED AREA OF BUILDING	7755.00 SFT

FIRST FLR IS LESS THAN 4' FROM GRADE.

GOVERNING CODES: IBC 2012, IRC 2006, DCMR 12, 2012

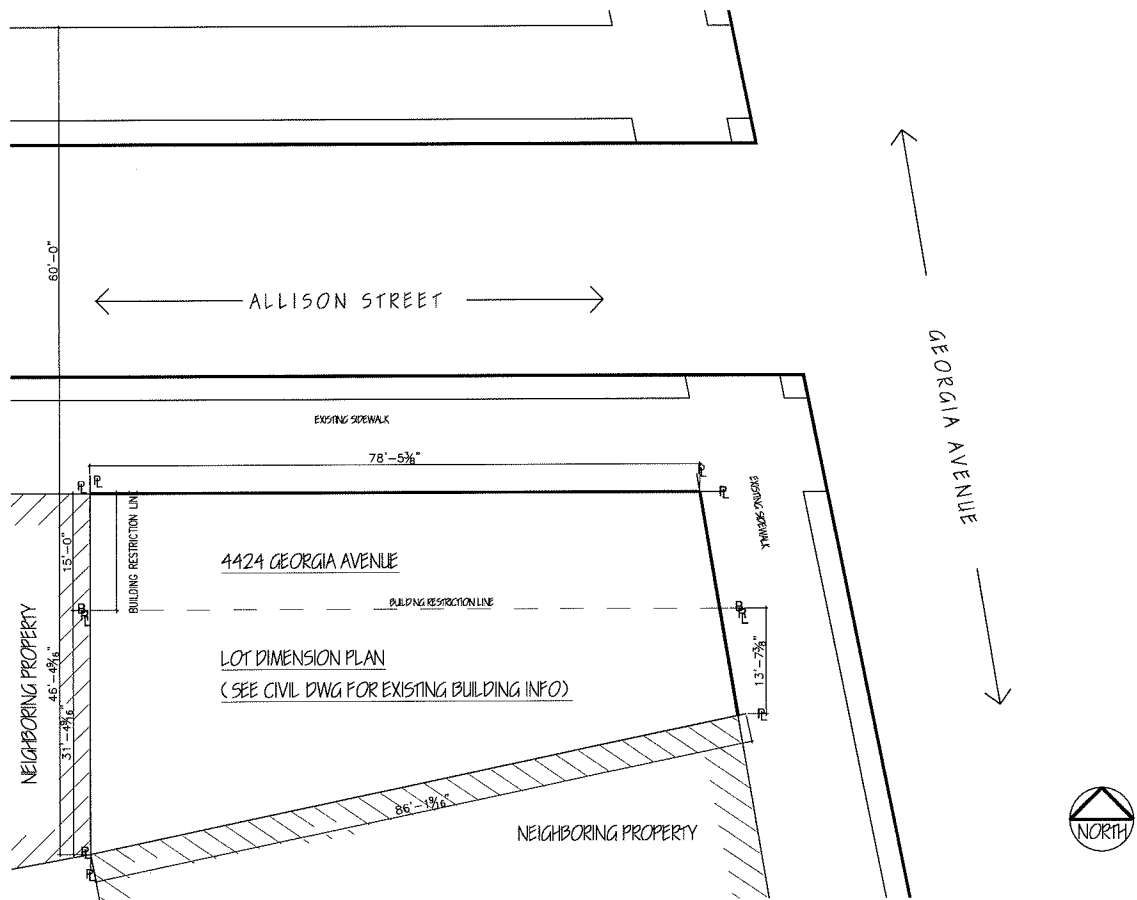
CONSTRUCTION TYPE: TYPE - V B

USE GROUP: RESIDENTIAL R-5 & RETAIL WILL BE BUSINESS - B

LOCATION PLAN



SITE PLAN



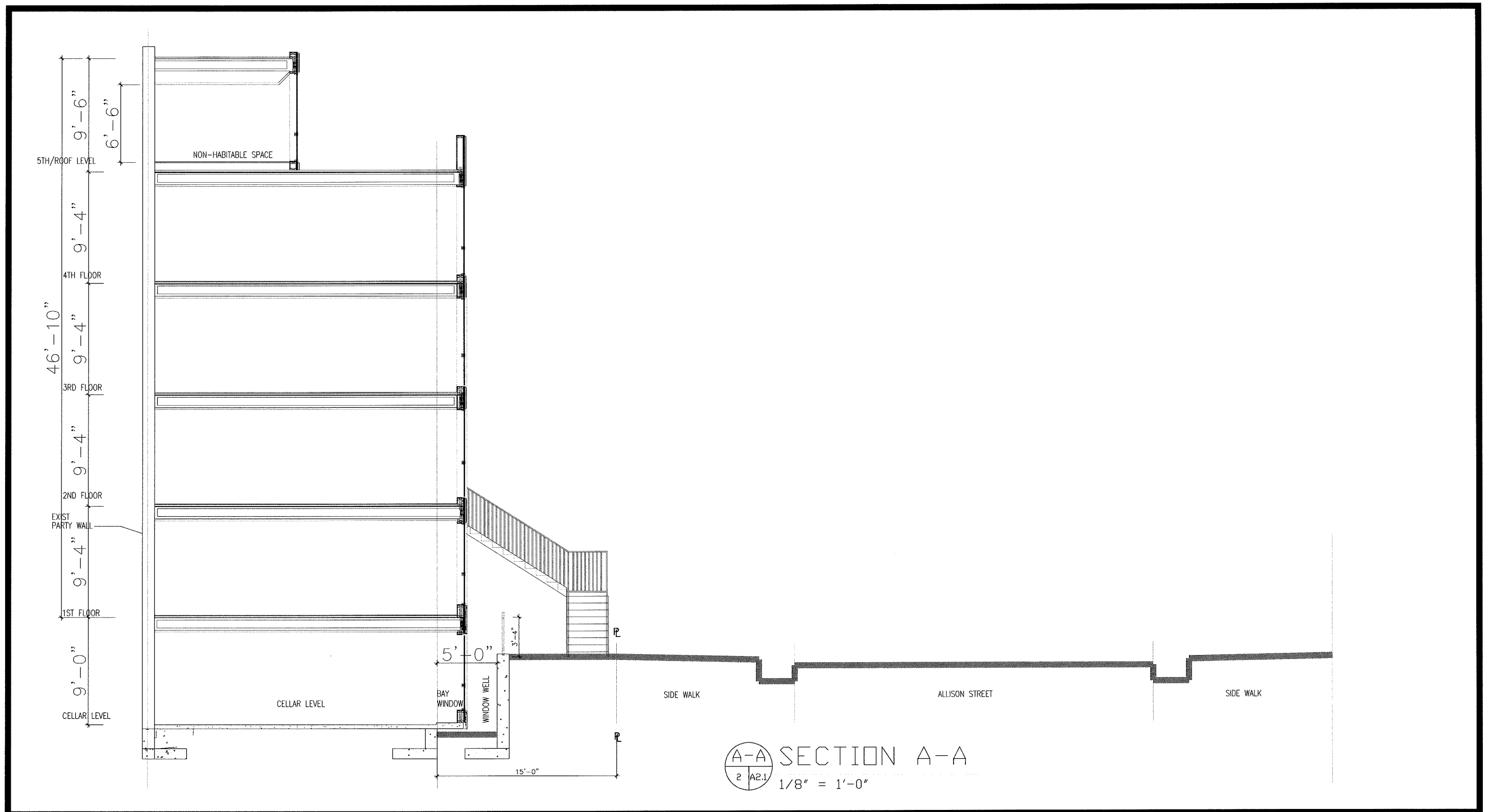
SCHEMATIC: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
N.T.S.



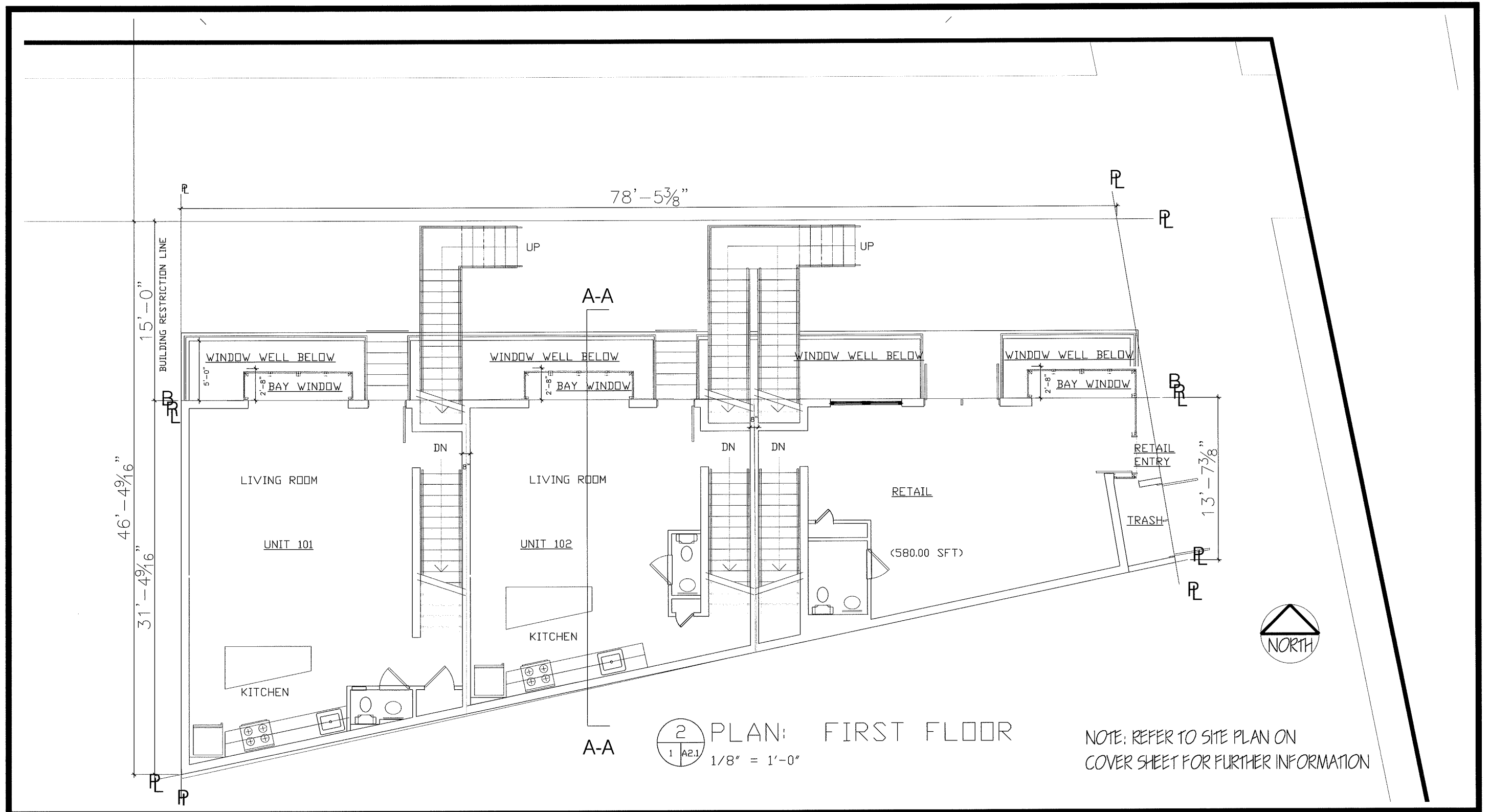
SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
1/8" = 1'-0"



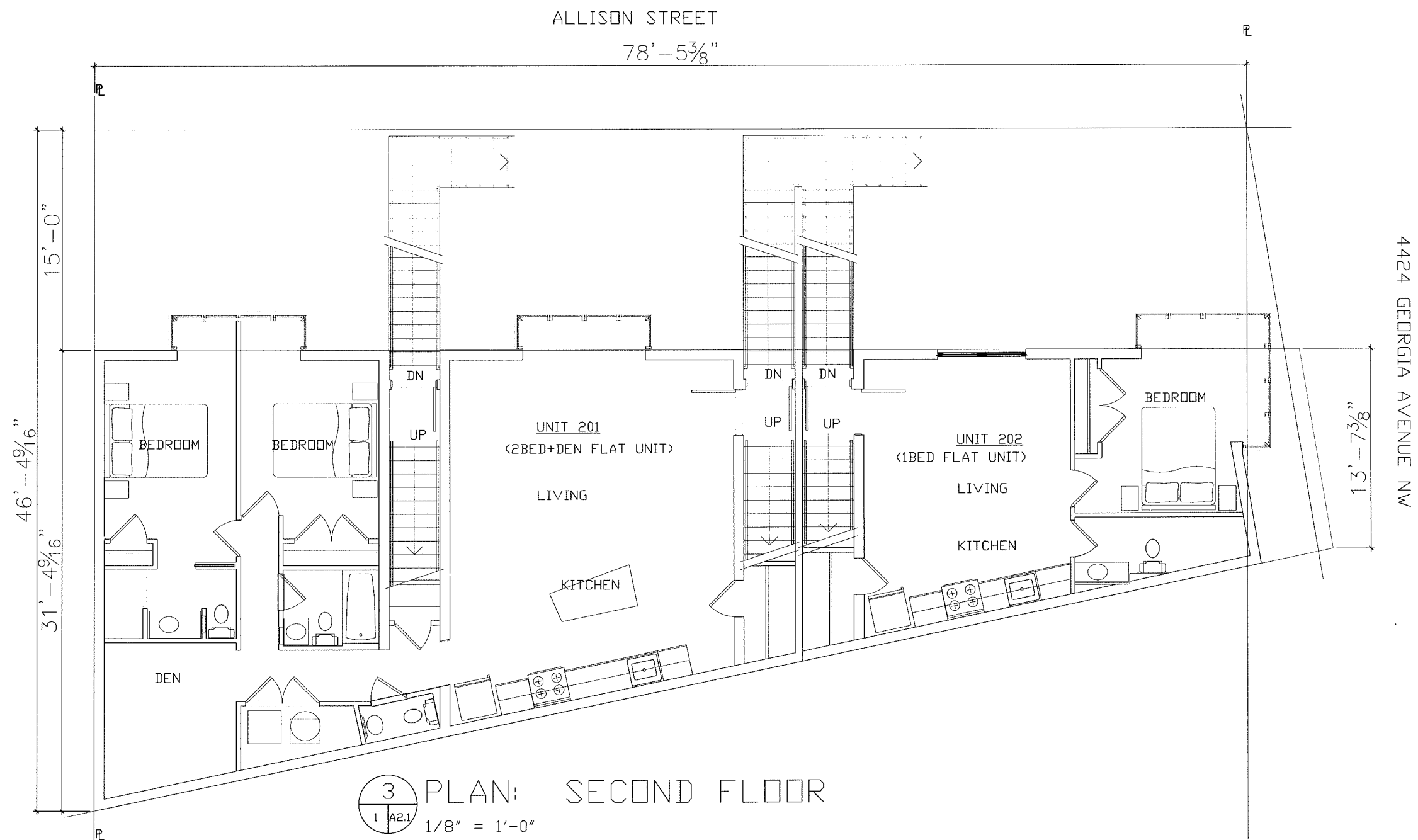
SCHEMATIC PLANS: CONDOMINIUMS:
 4424 GEORGIA AVENUE, NW
 DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
 1/8" = 1'0"



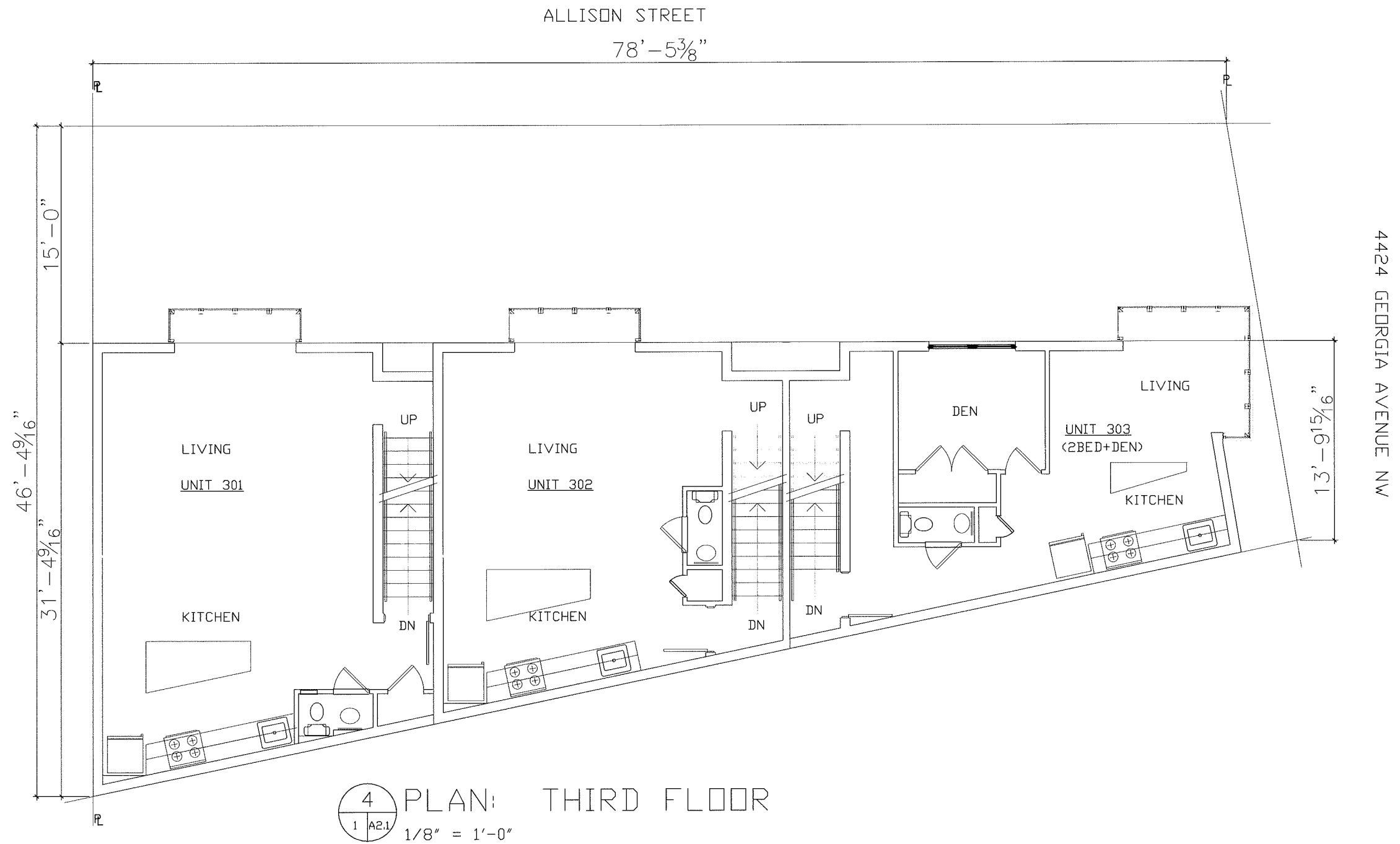
SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
1/8" = 1'-0"



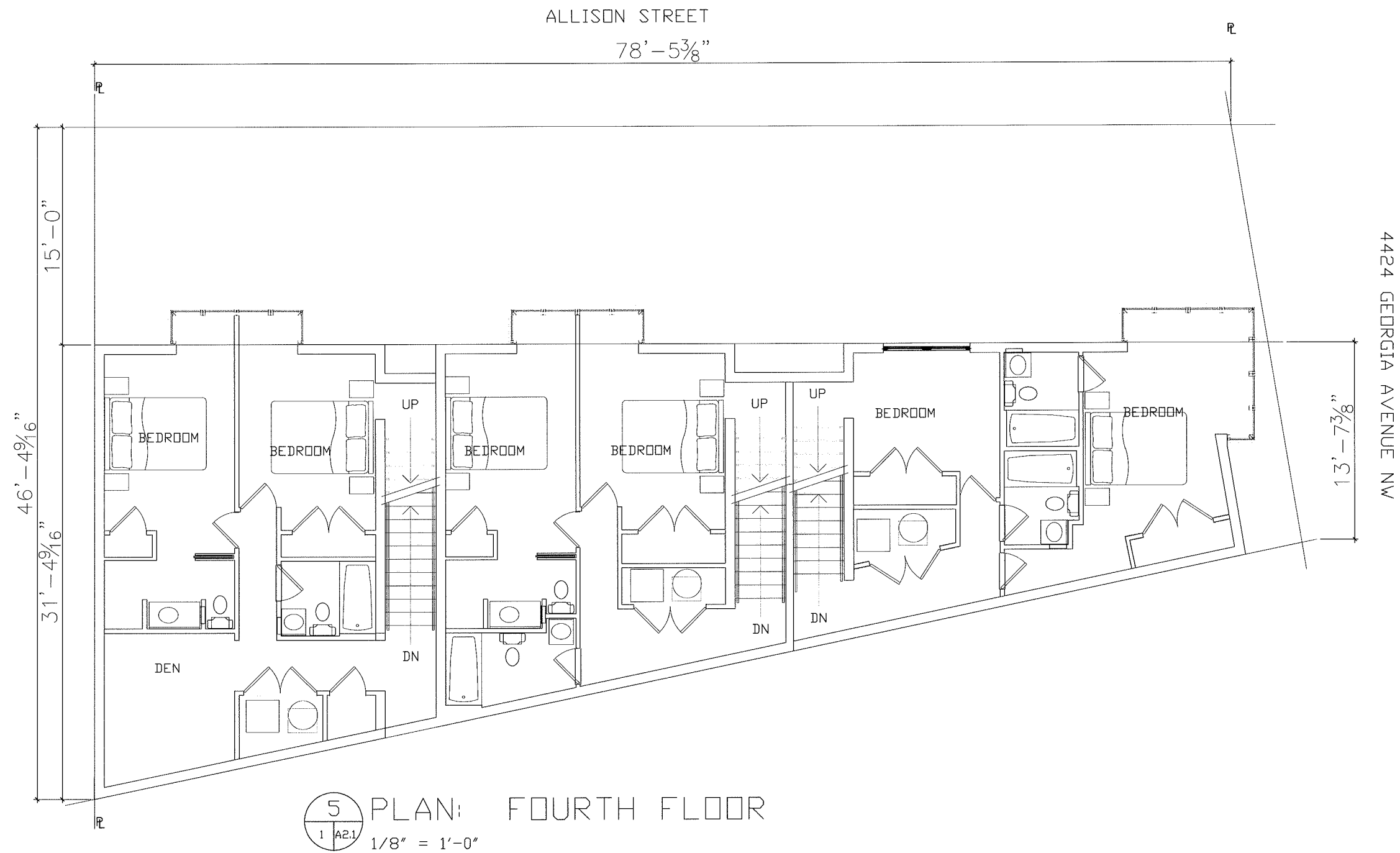
SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
1/8" = 1'-0"



SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

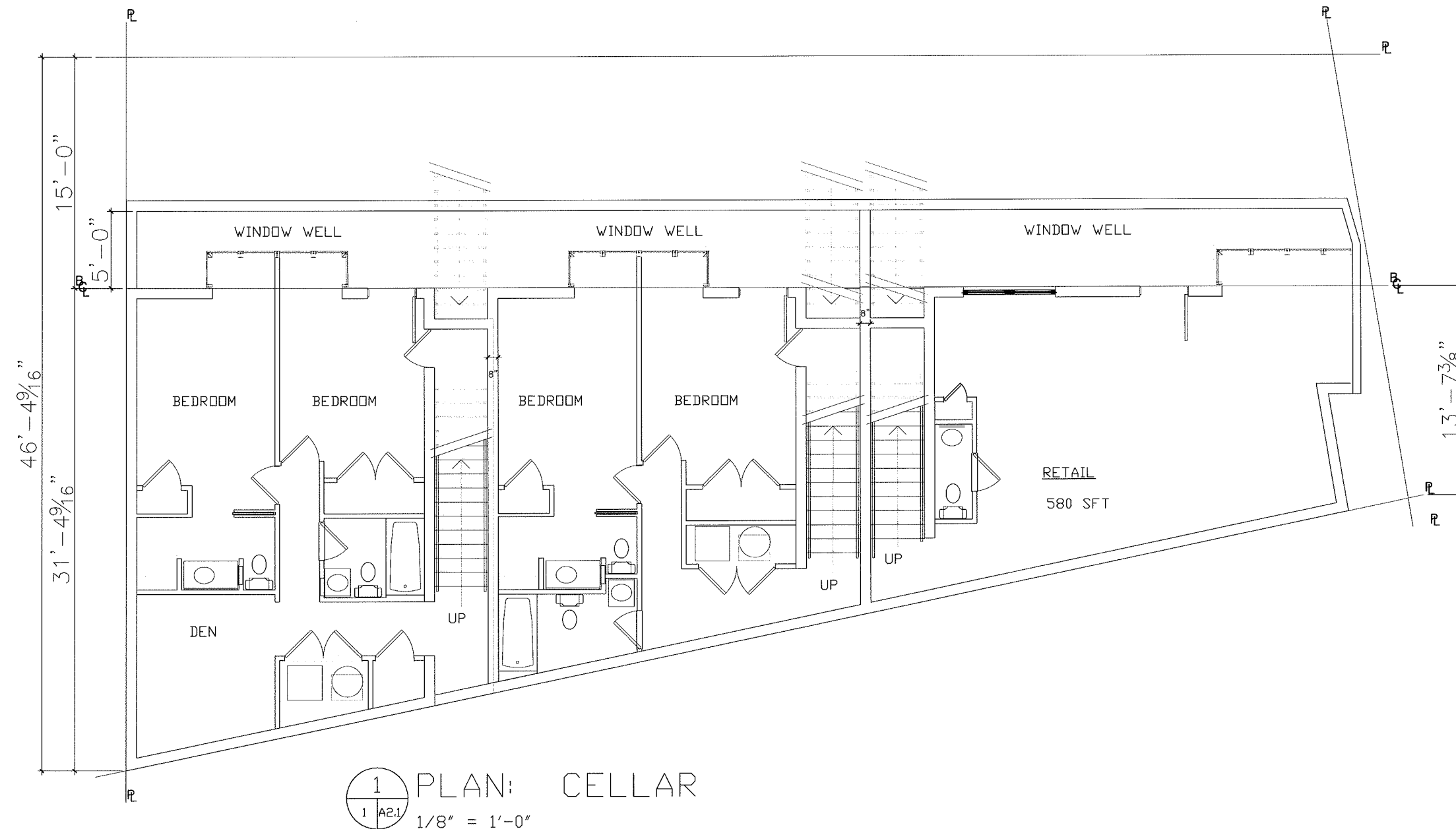
FEBRUARY 19, 2016
1/8" = 1'-0"



SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

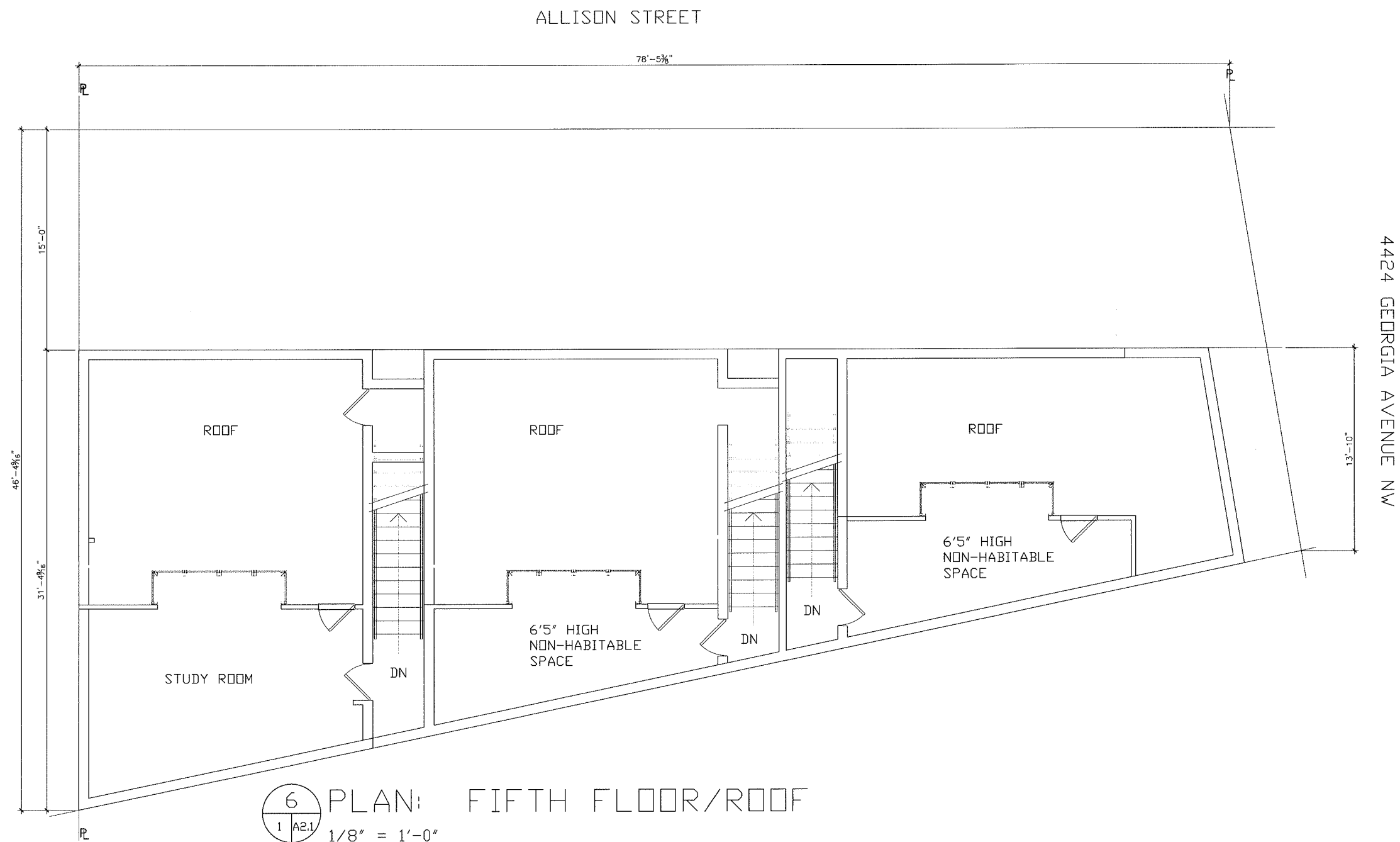
FEBRUARY 19, 2016
1/8" = 1'-0"

ALLISON STREET



SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
1/8" = 1'0"



SCHEMATIC PLANS: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

FEBRUARY 19, 2016
1/8" = 1'-0"

TAB B



4424
Georgia Av., NW

Design By
Kirit Thakkar

Engineer



STEPHEN DUPONT, JR. RA
ARCHITECTS
5159 Fulton St., NW
Washington, DC
20016
(202) 487-0500

COPYRIGHT ©
The drawings and specifications and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect, Stephen duPont, Jr. RA.
No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

16	10/5/15	PERMIT/Name change
Mark	Date	Issue Note

Title
Perspective 1

Proj 4424
Revision
Proj Date 19 FEB 2015
Dwn SdP
Ck
Scale 3/8" = 1'-0"



Drawing No.
A004.1
of Total Sheets

File Name:
4424 16 0215 BZA.vwx