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March 2, 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 further revised plans at Tab A that respond to comments made by the Office of Planning, the District Department of Transportation and input received from neighbors during the February 25, 2016 on-site community meeting (the "Revised Plans").

The Revised Plans have removed the previously proposed exterior staircases to the second floor. This change has resulted in the reallocation of interior space to stairway/core area.

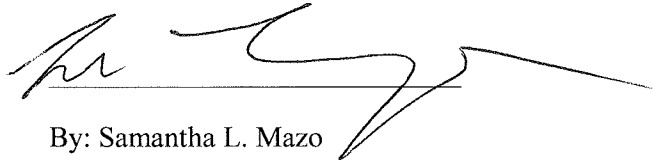
Further, the Revised Plans enhance the proposed retail area along Georgia Avenue providing an ADA accessible entrance, upgrading the fenestration, and relocating the proposed trash receptacle away from Georgia Avenue.

Also included are proposed, illustrative renderings of the west and south elevations.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'S. Mazo', is written over a horizontal line. The signature is stylized with a long, sweeping underline that extends to the right.

By: Samantha L. Mazo

Enclosure

CC (via email):

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

Exhibit A



4424
Georgia Av., NW

Design By
Kirti Thakkar

Engineer



STEPHEN DUPONT, JR., RA
ARCHITECTS
1139 Fulton St., NW
Washington, DC
20004
(202) 897-0300

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1 01/15 10/15
Mark Date Issue Note

Title
cameramatch

Proj 4424
Revised 19 FEB 2015
City DC
Scale 3/8" = 1'-0"

File Name:
4424 10 02 15 SZA.mxd



Architect
A004.1

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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)

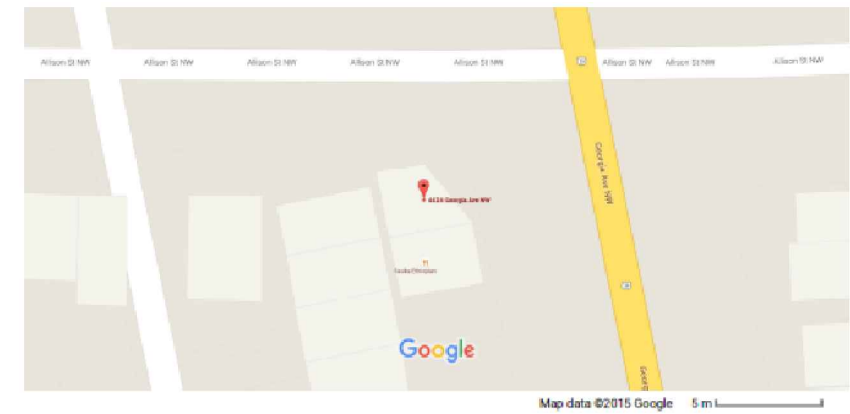
DESCRIPTION: THE EXISTING STRUCTURE IS ONE STORY SLAB ON GRADE HOME & PARTIAL RETAIL
HAVING LOT AREA 3103.00 SFT, FAR 2.5, ie 7,757.50 SFT BUILDABLE AREA
IT IS PROPOSED TO ADD A CELLAR , 1ST TO 5TH FLOOR, HAVING PARTIAL RETAIL
AND 7 RESIDENTIAL UNITS. IT IS A LAND-LOCK PIECE OF PROPERTY.
THE EXISTING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

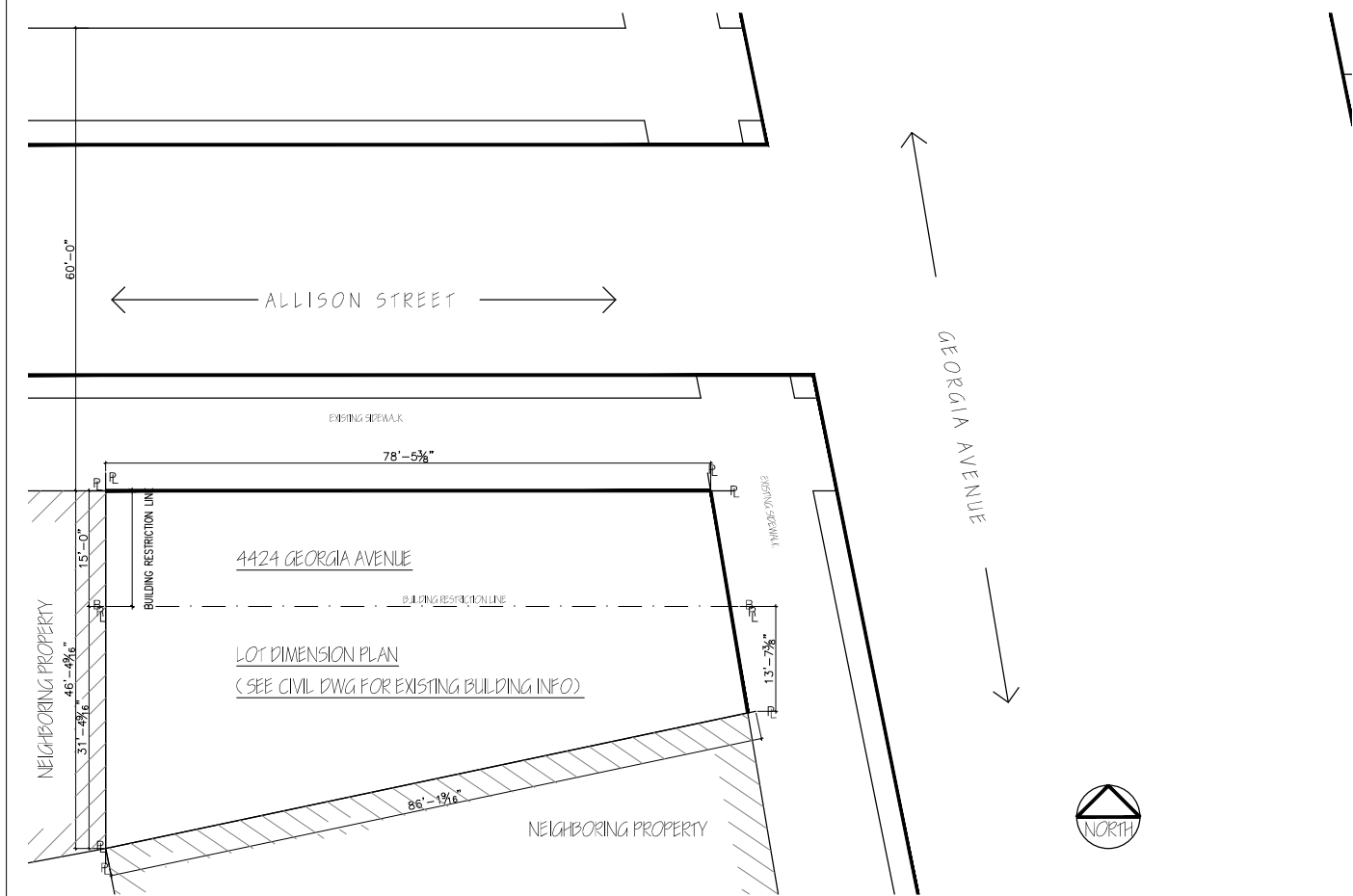
AREA PROPOSED: 1st FLOOR RETAIL – 580.00 SFT
1st FLOOR RESIDENTIAL – 1280.00 SFT
2, 3 & 4 FLOOR RESIDENTIAL – 5580.00 SFT
5 FLOOR RESIDENTIAL – 315.00 SFT
TOTAL PROPOSED AREA OF BUILDING 7755.00 SFT
FIRST FLR IS LESS THAN 4’ FROM GRADE.

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

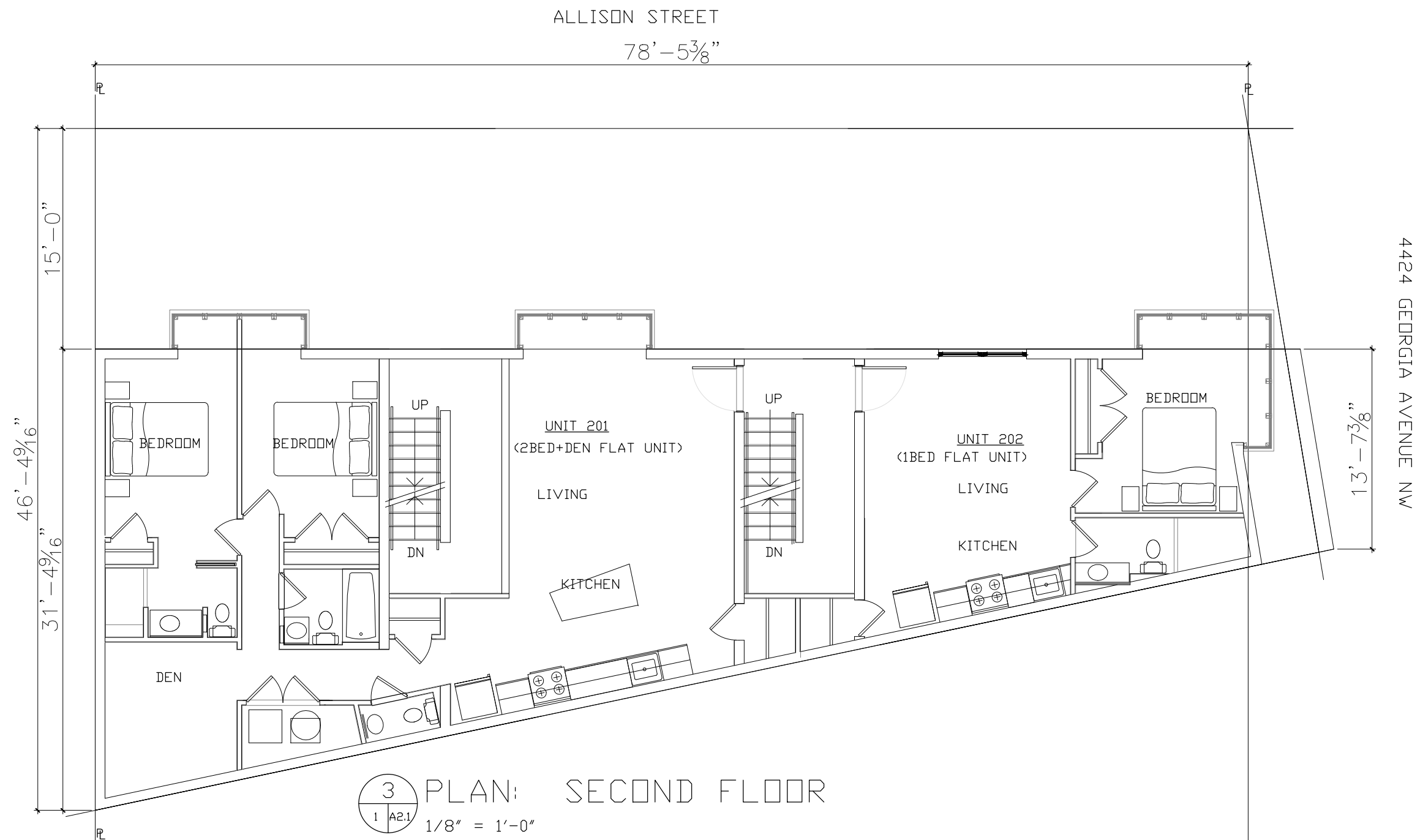


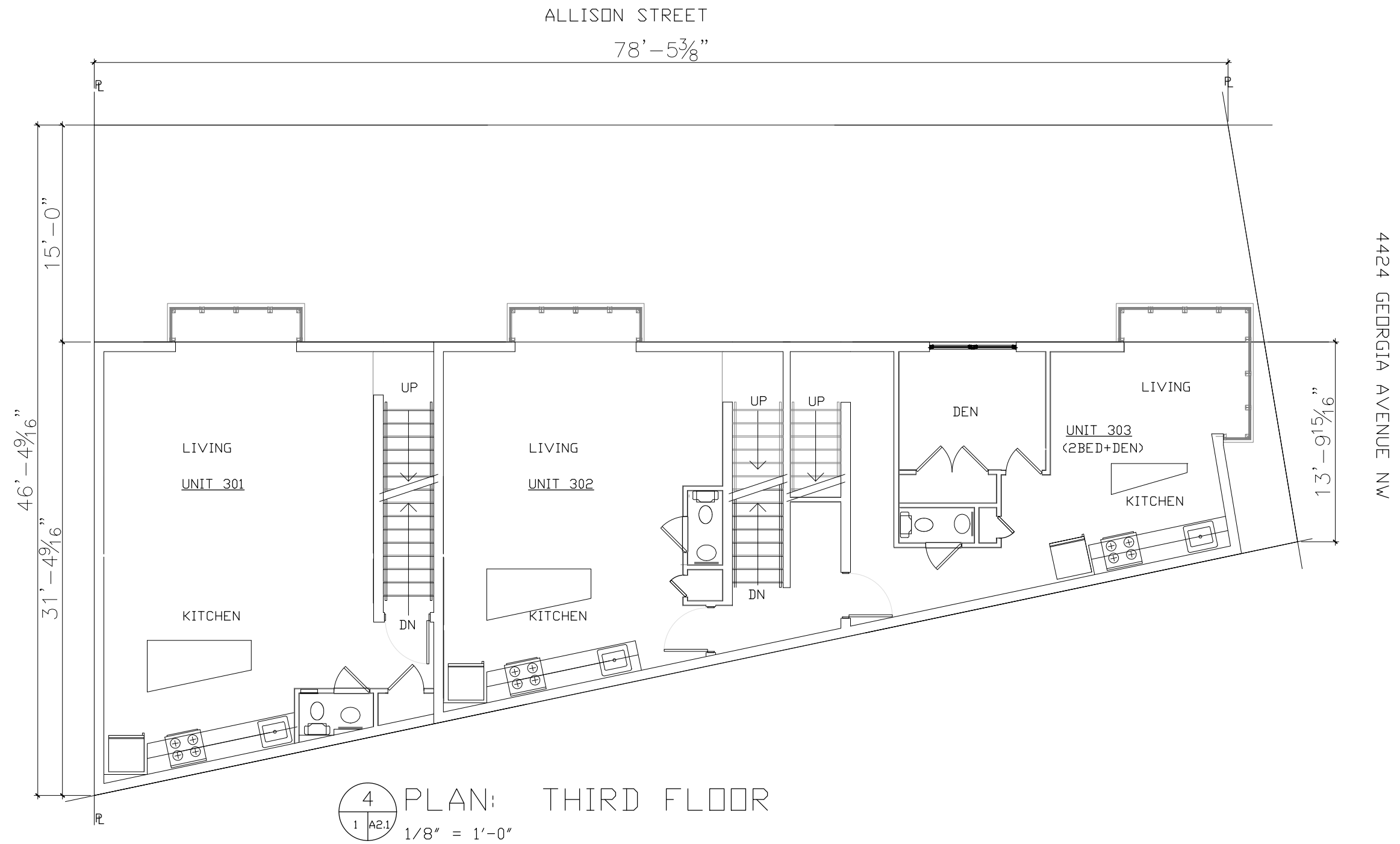
SITE PLAN



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

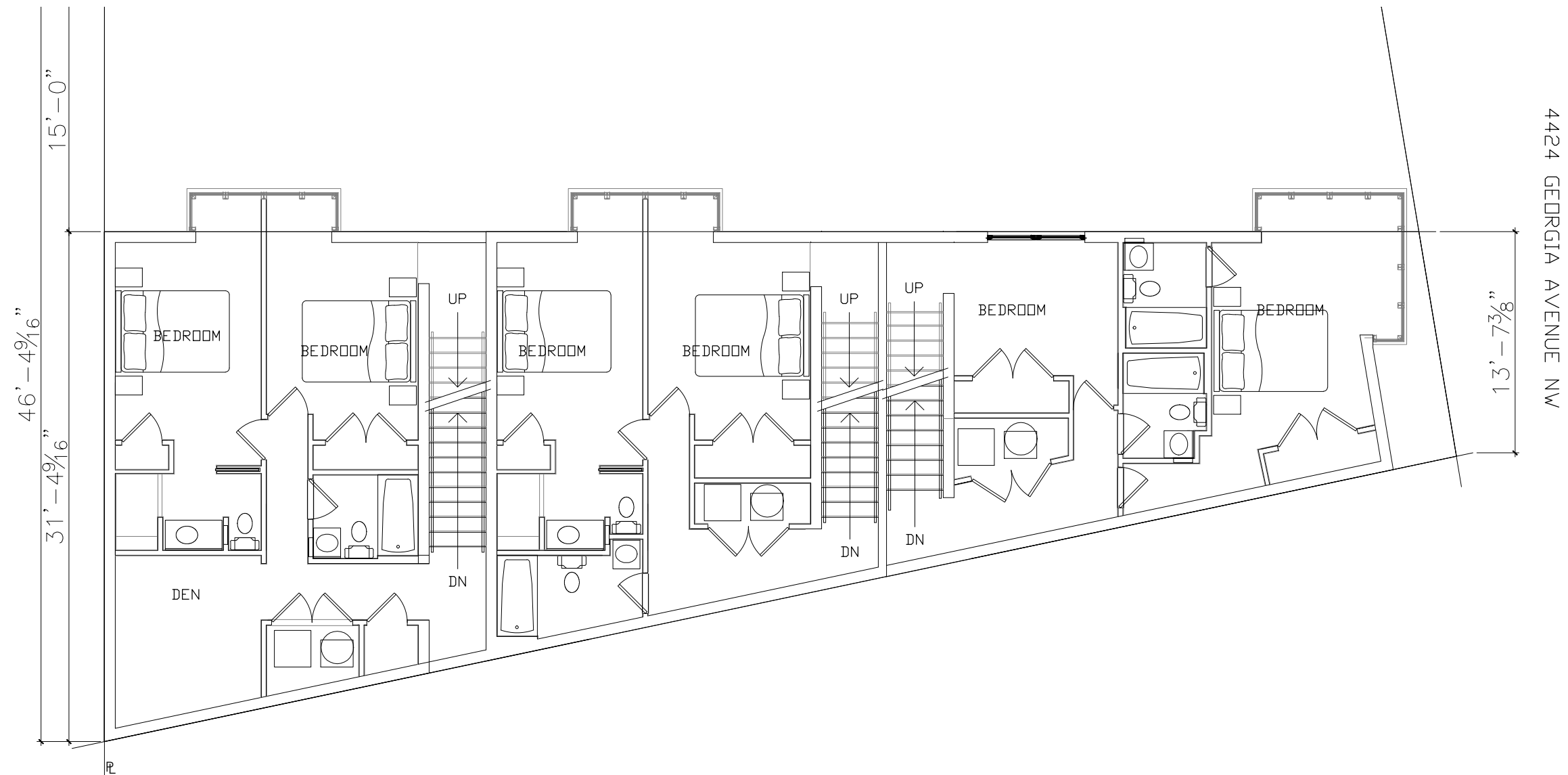
FEBRUARY 19, 2016
N.T.S.



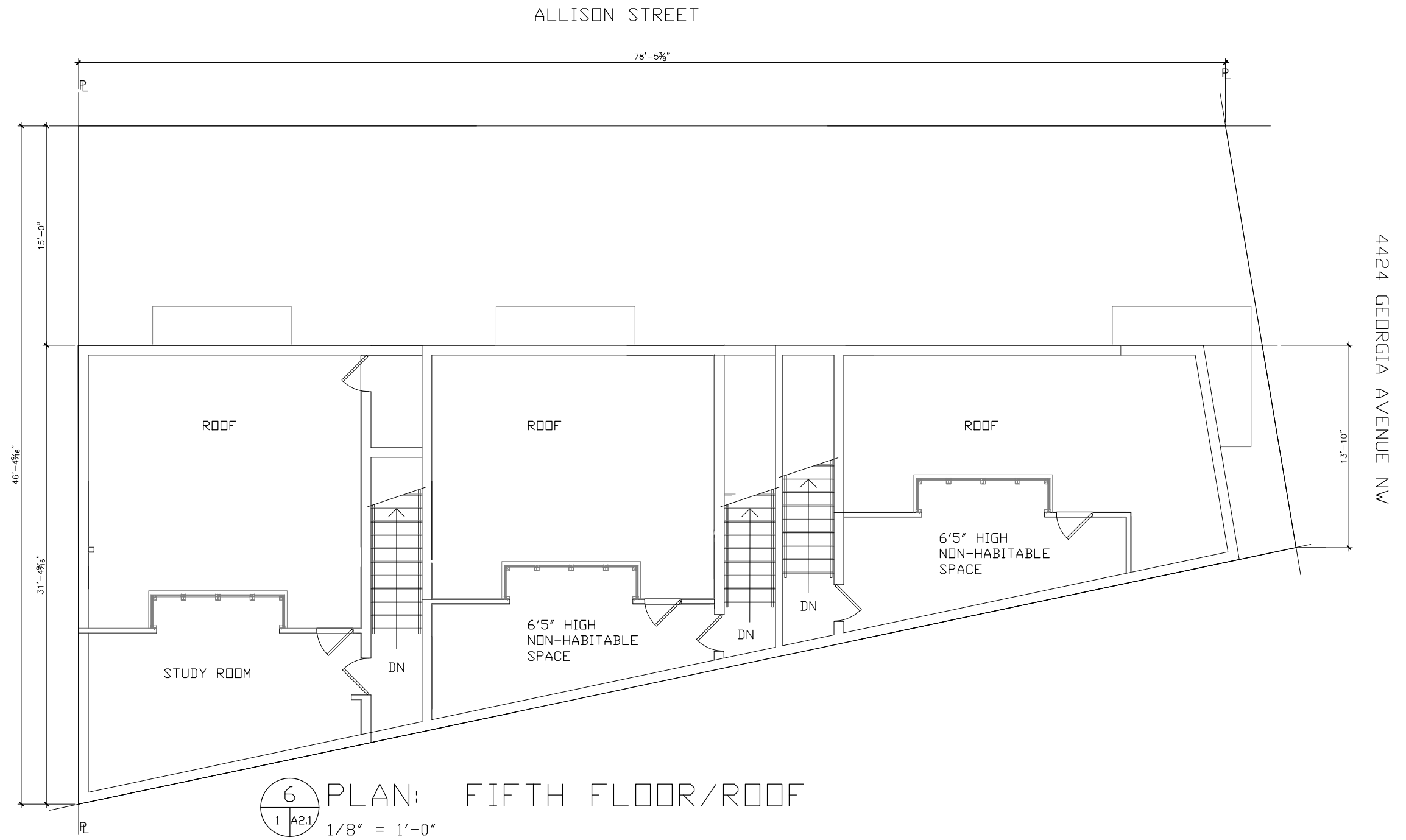


SCHEMATIC PLANS: CONDOMINIUMS: 4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

MARCH 2, 2016
1/8" = 1'0"



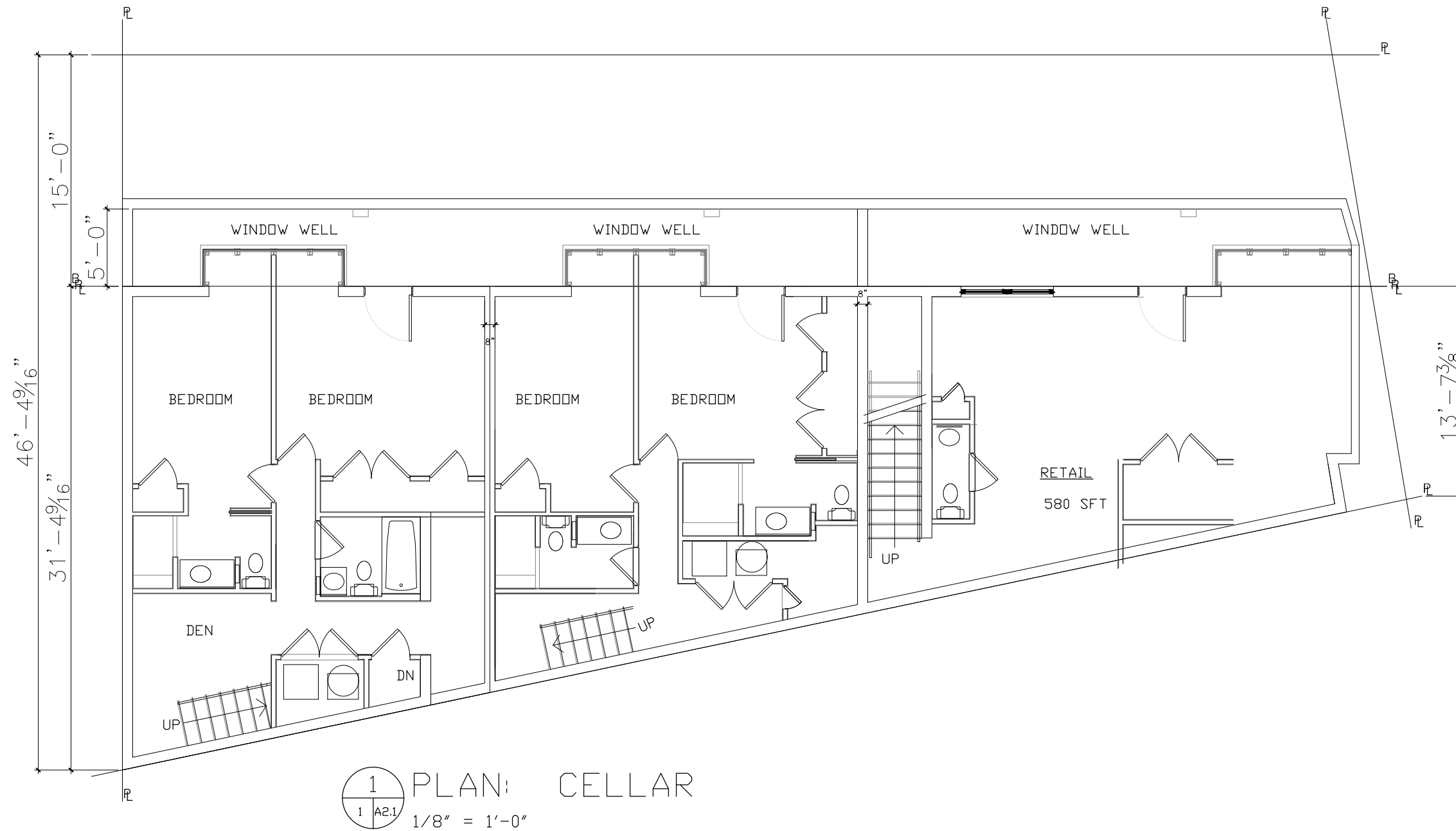
5 PLAN: FOURTH FLOOR
1/8" = 1'-0"



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

MARCH 2, 2016
1/8" = 1'0"

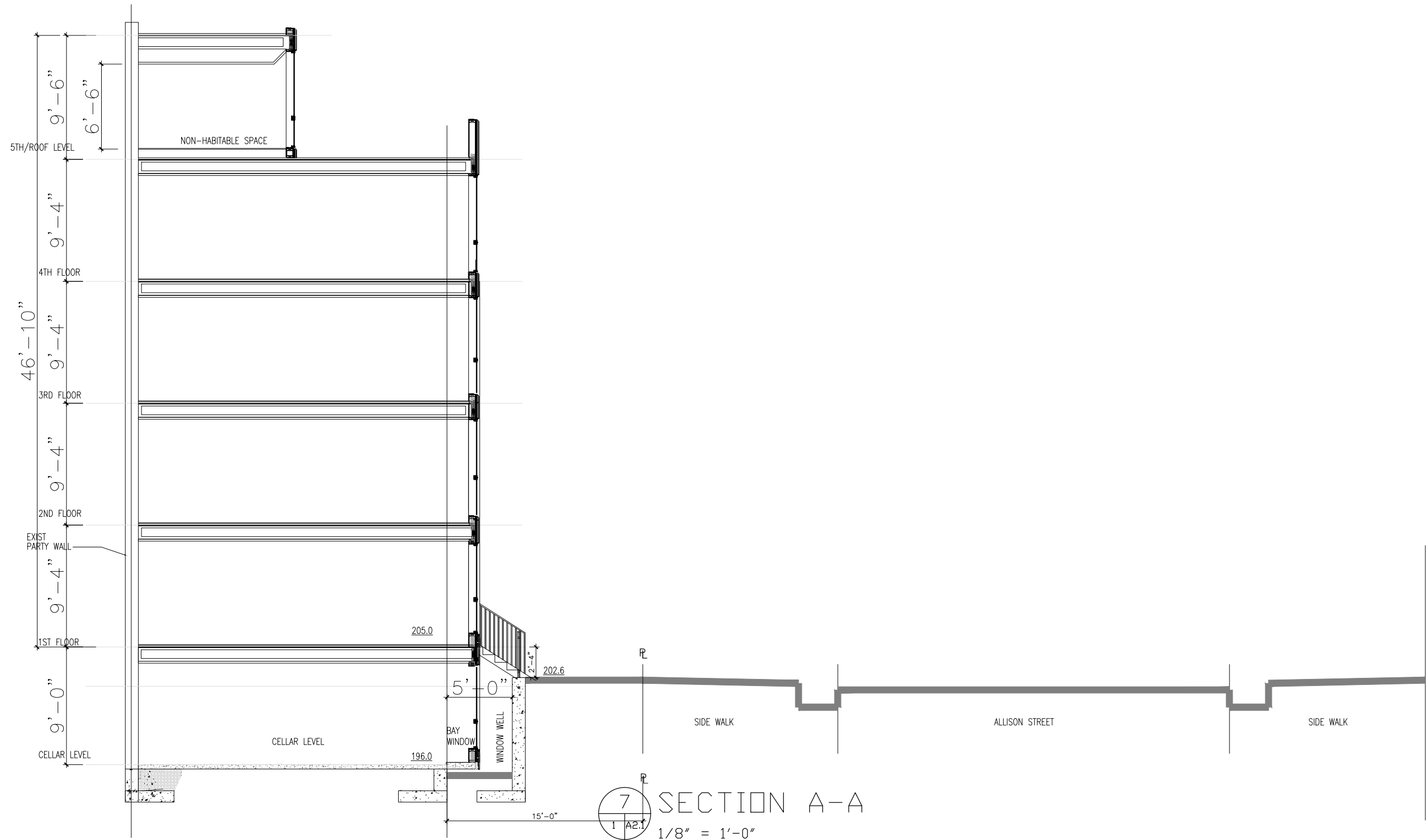
ALLISON STREET





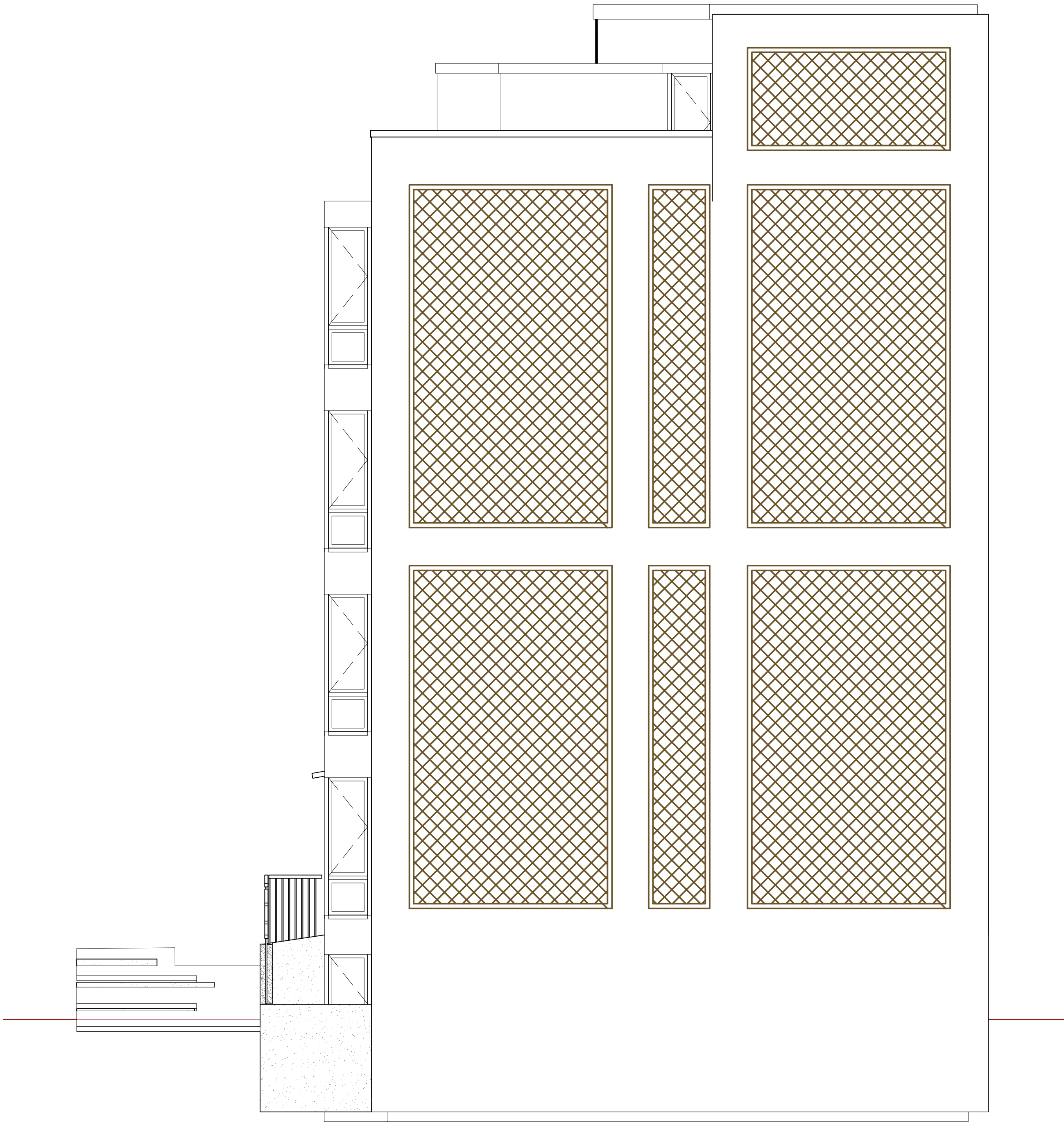
PROVIDE P
 PROVIDE FLASHING
 OF BRICK WA
 PROVIDE FLASHING
 AROUND WATER
 PROVIDE
 WINDOWS SHAL

7 ELEVATION: ALLISON STREET
 1/8" = 1'-0"



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

MARCH 2, 2016
1/8" = 1'-0"



Illustrative west (rear) perspective



4424
Georgia Av., NW

Design By
Kirit Thakkar

Engineer



STEPHEN DUPONT, JR. RA
ARCHITECTS
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2 3/1/16 PD/Prelim no stair
16 10/5/15 PERMIT/Name change

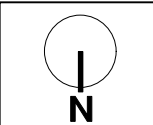
Mark Date Issue Note

Title

Perspective 2

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

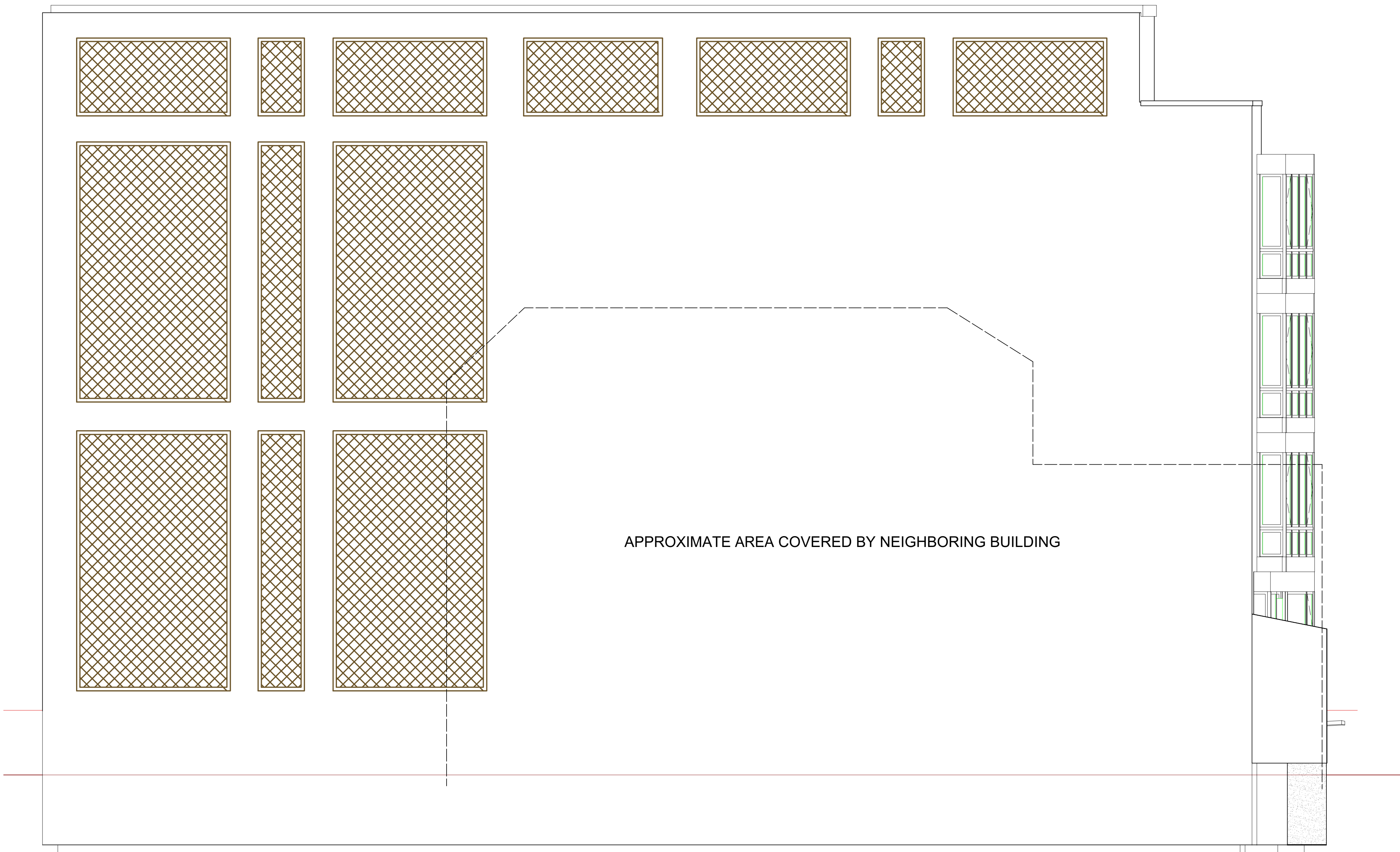
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4424 16 0215 BZA.vwx



Drawing No.

A004.4

of Total Sheets



APPROXIMATE AREA COVERED BY NEIGHBORING BUILDING

Illustrative south perspective highlighting proposed lattice pattern

4424
Georgia Av., NW
Design By
Kirit Thakkar

Engineer



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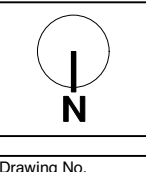
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2	3/1/16	PD/Prelim no stair
16	10/5/15	PERMIT/Name change

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



File Name:
4424 16 0215 BZA.vwx

Drawing No.
A004.6
of Total Sheets



Illustrative south perspective with proposed brick materials

4424

Georgia Av., NW

Design By
Kirit Thakkar

Engineer



STEPHEN DUPONT, JR. RA

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16

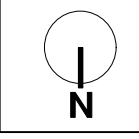
3/1/16
10/5/15

PD/Prelim no stair
PERMIT/Name change

Mark	Date	Issue Note
Title		
[Sheet Title]		

Proj
Revision
Proj Date
Dwn
Ck
Scale

4424
Revision
19 FEB 2015
SdP
3/8" = 1'-0"



Drawing No.
A004.5
of Total Sheets

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