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March 30, 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 (the “Property”)
March 30 Revised Plans**

Dear Chair Heath & Members of the Board:

On behalf of 4424 Georgia Ave LLC (the “Applicant”), please find revised plans at Exhibit A that incorporate input neighbors provided during the March 20, 2016 on-site, community meeting (the “March 30 Revised Plans”).

Importantly, the March 30 Revised Plans reduce the building’s proposed footprint by pulling it back 5 feet from the rear property line. This adjustment was made at the request of nearby property owners and will allow for a separation of almost 11 feet between the rear of the proposed building and the side wall of the adjacent building at 1104 Allison Street. Pulling the rear of the building away from the property line allows the Applicant to include attractive fenestration along the west elevation as requested by the neighbors. This change has resulted in an approximately 400 s.f. reduction in the size of the residential floors.

The Applicant cannot pull back the rear of the building any further due to the Property’s exceptional conditions as a trapezoidal-shaped, corner lot with a 15-foot building restriction area along Allison Street. Due to these property-specific conditions, it would be unnecessarily burdensome for the Applicant to further reduce the rear of the building because doing so would truncate the developable footprint by another approximately 10% - most likely resulting in the loss of the retail space now proposed for Georgia Avenue. As discussed in the letter attached here at Exhibit “B” from Benjamin Wilson, an investment associate at the commercial real estate brokerage firm of Marcus and Millichap, the proposed retail space could be an excellent benefit to the community because it is the correct size and location for successful neighborhood serving retail/commercial enterprises, such as a coffee shop, small restaurant or co-working location.

Since the application was filed in January, the Applicant has substantially altered the building design in response to concerns raised by the neighbors at the February 25 and March 20 community meetings, as well as comments provided by the ANC, OP and DDOT. These changes are reflected in the March 30 Revised Plans attached here and the revised plans that were filed on March 2 and are in the record at Exhibit No. 26.

A summary of these changes is:

- Pulling the rear of the building 5' back from the rear property line;
- Adding windows to the rear of the building;
- Removing the exterior stairs from the second story;
- Reducing the projection of the stairs into the Allison Street BRL area;
- Incorporating storefront window fenestration for the retail space on Georgia Avenue;
- Providing ADA compliant access to the retail space;
- Relocating the proposed trash receptacle away from Georgia Avenue;
- Proposing lattice patterns on the brick facades; and
- Proposing illustrative landscaping for the green area along Allison Street.

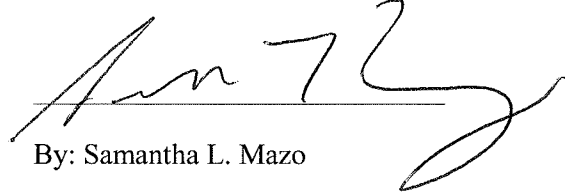
Finally, questions have been raised about whether the Property has rear alley access. As shown on the Baist and zoning maps in the record at Exhibit Nos. 12 and 14, and further illustrated in the photo attached at Exhibit "C" delineating the Property's rear and south-side property lines with a garden hose, the Property has no alley access. Accordingly, because the Property is landlocked and has no street access, either from the rear alley or Allison Street, the Applicant cannot provide parking spaces as part of this project. In order to mitigate any potential parking impact, at the request of SMD Jean-Paul Hayworth and the attendees at the March 20 community meeting, the Applicant agrees to proffer:

- The residents of the building will not be eligible for RPP;
- Construction will be staged and designed to have limited parking and other negative impacts on the surrounding neighbors and structures; and
- Deliveries to the residential units and retail space will be scheduled and located so as not to interfere or restrict parking on Allison Street.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in dark ink, appearing to read 'Samantha L. Mazo', is written over a horizontal line. The signature is stylized with a large, looping 'S' and a long, sweeping tail 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
Kirit Thakkar

Engineer



STEPHEN DUPONT, JR., RA
ARCHITECTS
5159 Fulton St., NW
Washington, DC
20024
(202) 487-0920

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The drawings and specifications and the ideas, designs and arrangements represented hereby 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. Violation of these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Mark	Date	Issue Note
1	2/18/15	001 Landscaping
2	2/18/15	002 Materials to be used
3	2/18/15	003 Revised

via
cameramatch

Proj: 4424
Revision: 10 FEB 2015
Proj Date: 10 FEB 2015
Drawn: KDT
Scale: 3/8" = 1'-0"



File Name: 4424 10 0111 RCA.rvt

A004.1
= Total Sheets

0000000

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)

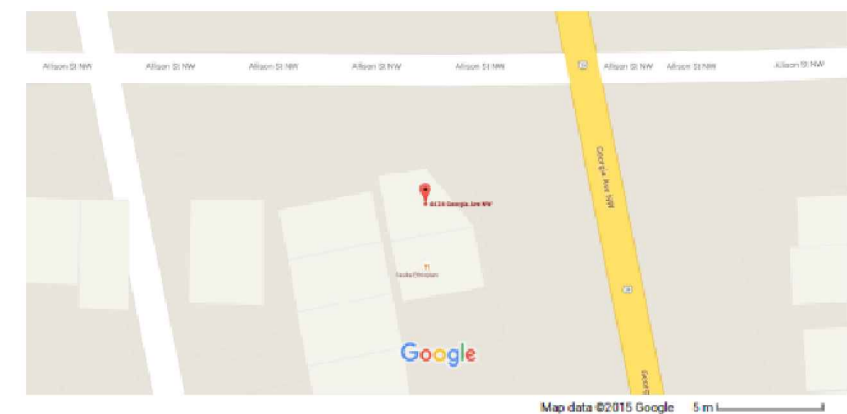
DESCRIPTION: THE EXISTING STRUCTURE IS ONE STORY SLAB ON GRADE HOME & PARTIAL RETAIL
HAVING LOT AREA 3103.00 SFT, FAR 2.5, ie 7,757.50 SFT BUILDABLE AREA
IT IS PROPOSED TO ADD A CELLAR , 1ST TO 5TH FLOOR, HAVING PARTIAL RETAIL
AND 7 RESIDENTIAL UNITS. IT IS A LAND-LOCK PIECE OF PROPERTY.
THE EXISTING 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 - 1780.00 SFT/FLOOR
PROPOSED LOT COVERAGE - 57.36 %

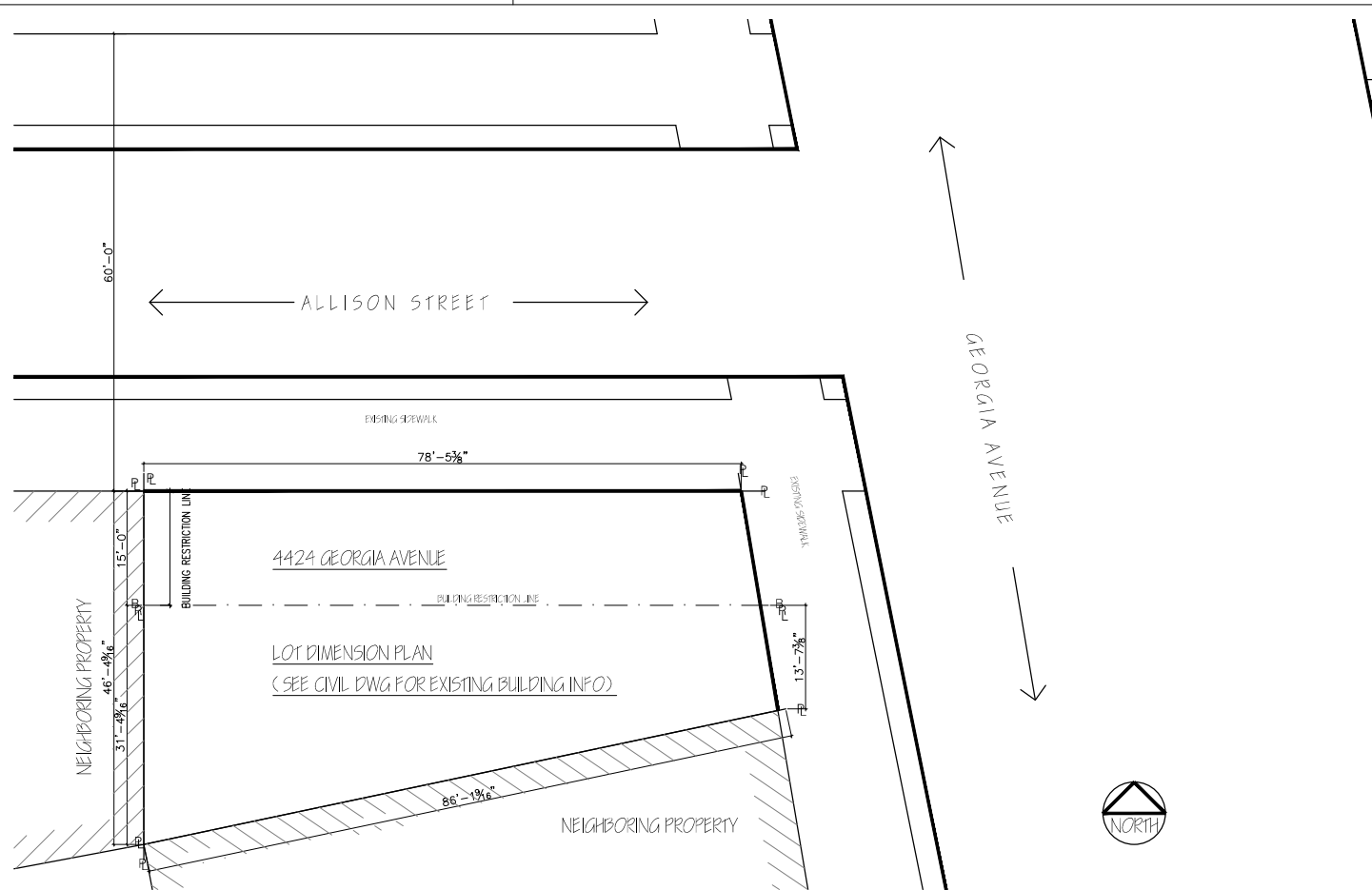
AREA PROPOSED: 1st FLOOR RETAIL - 570.00 SFT
1st FLOOR RESIDENTIAL - 1210.00 SFT
2, 3 & 4 FLOOR RESIDENTIAL - 5340.00 SFT
5 FLOOR RESIDENTIAL - 610.00 SFT
TOTAL PROPOSED AREA OF BUILDING 7730.00 SFT
FIRST FLR IS LESS THAN 4' FROM GRADE.

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

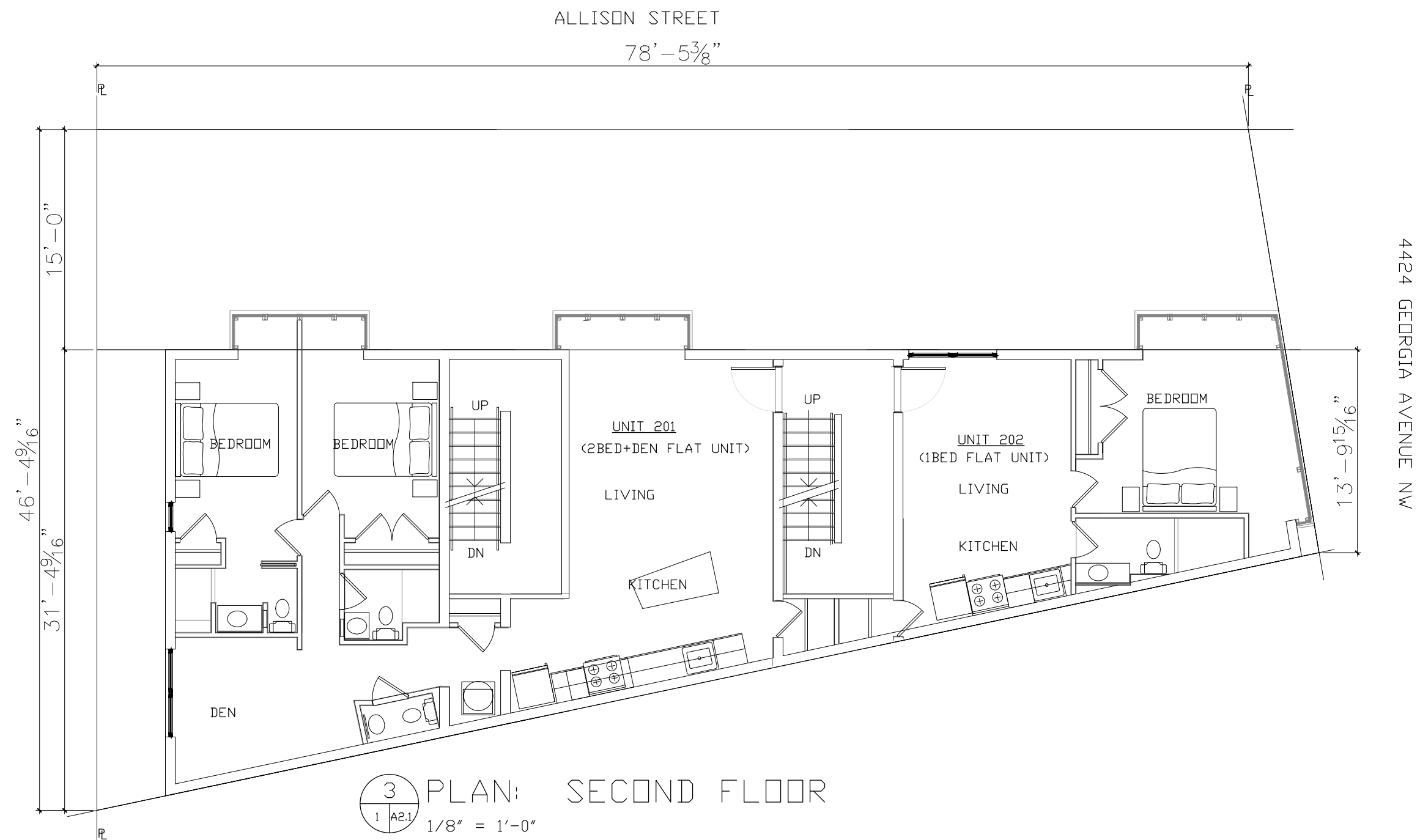


SITE PLAN



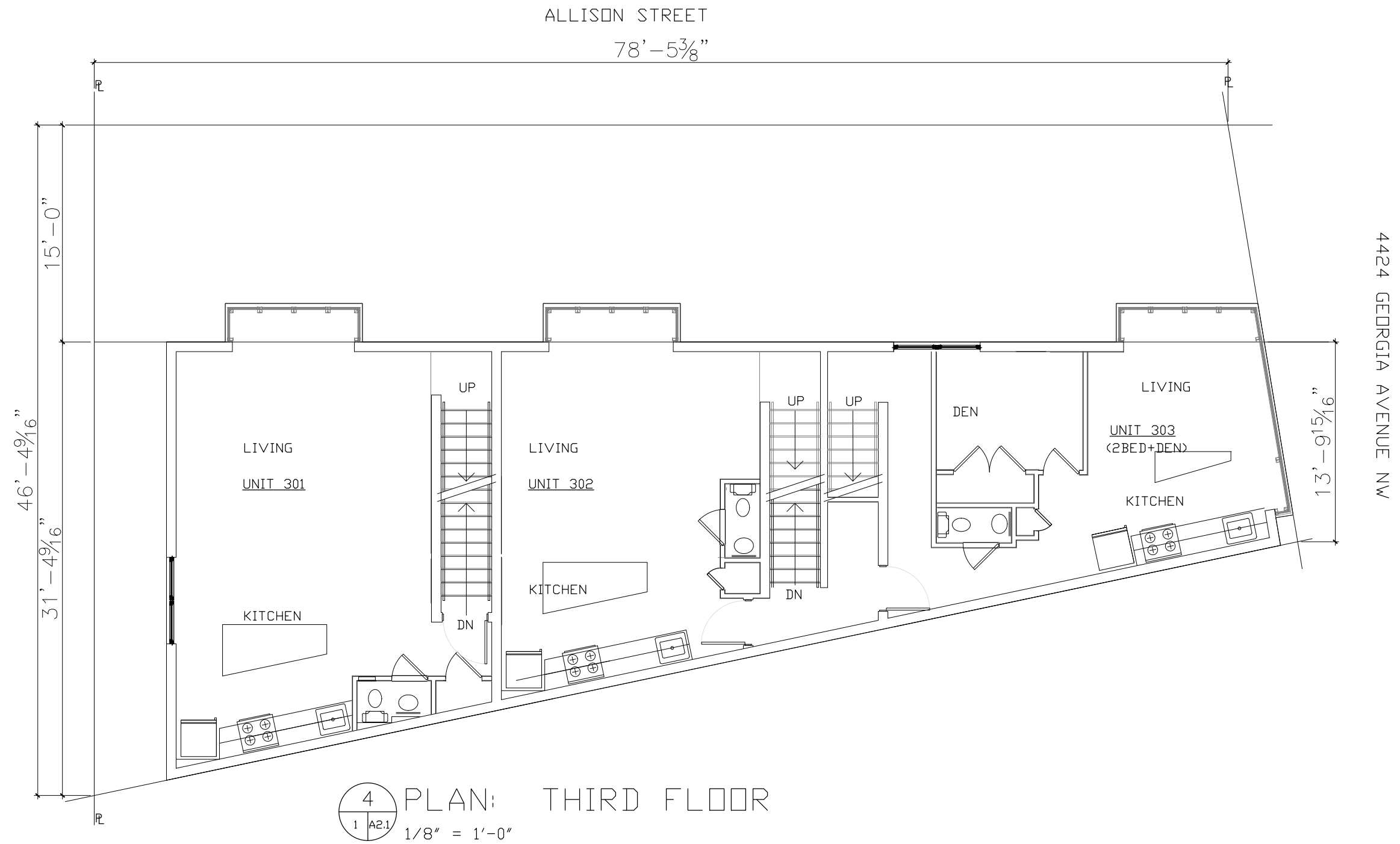
SCHEMATIC: CONDOMINIUMS:
4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

MARCH 30, 2016
N.T.S.



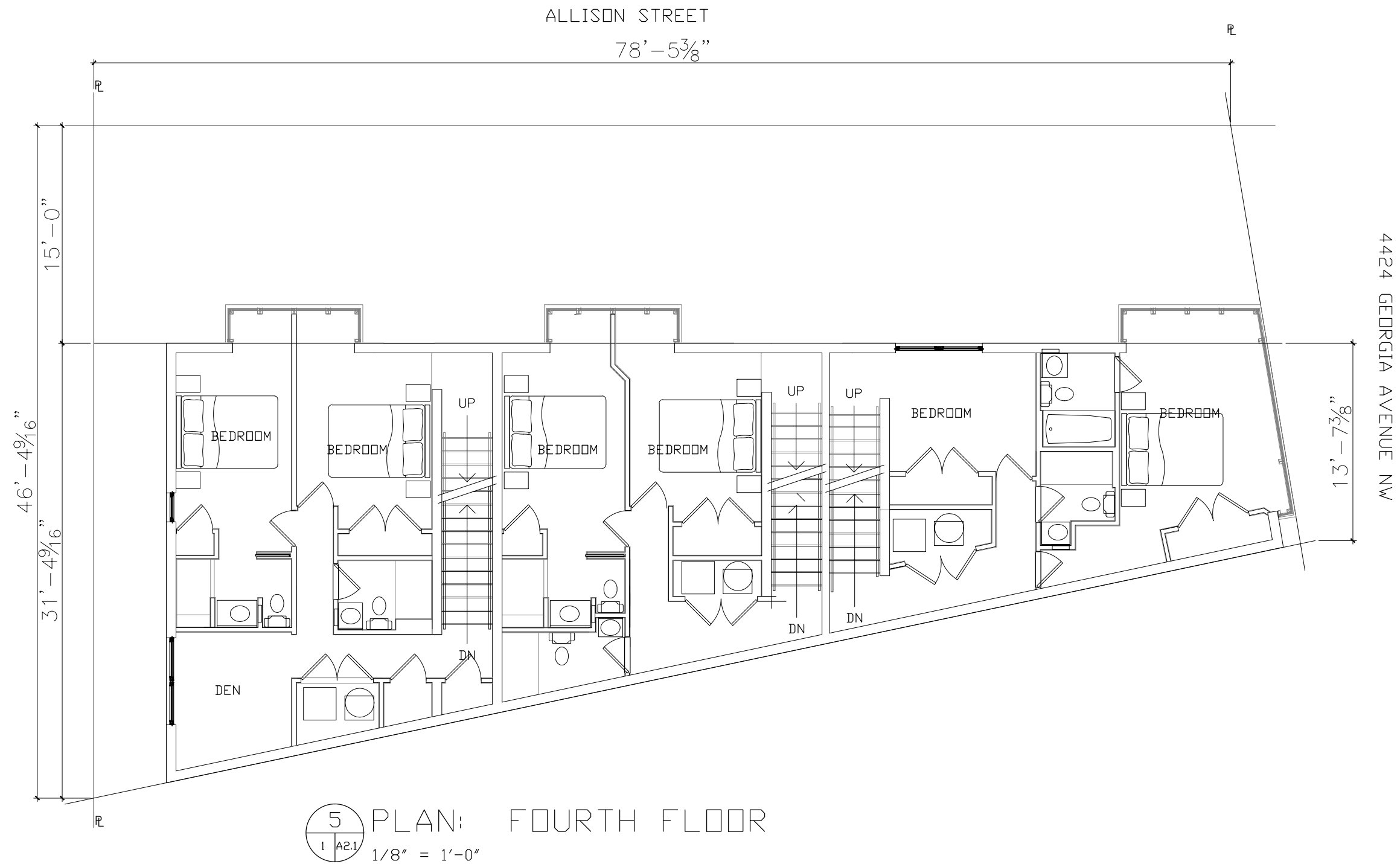
SCHEMATIC PLANS: CONDOMINIUMS: 4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

MARCH 30, 2016
1/8" = 1'-0"



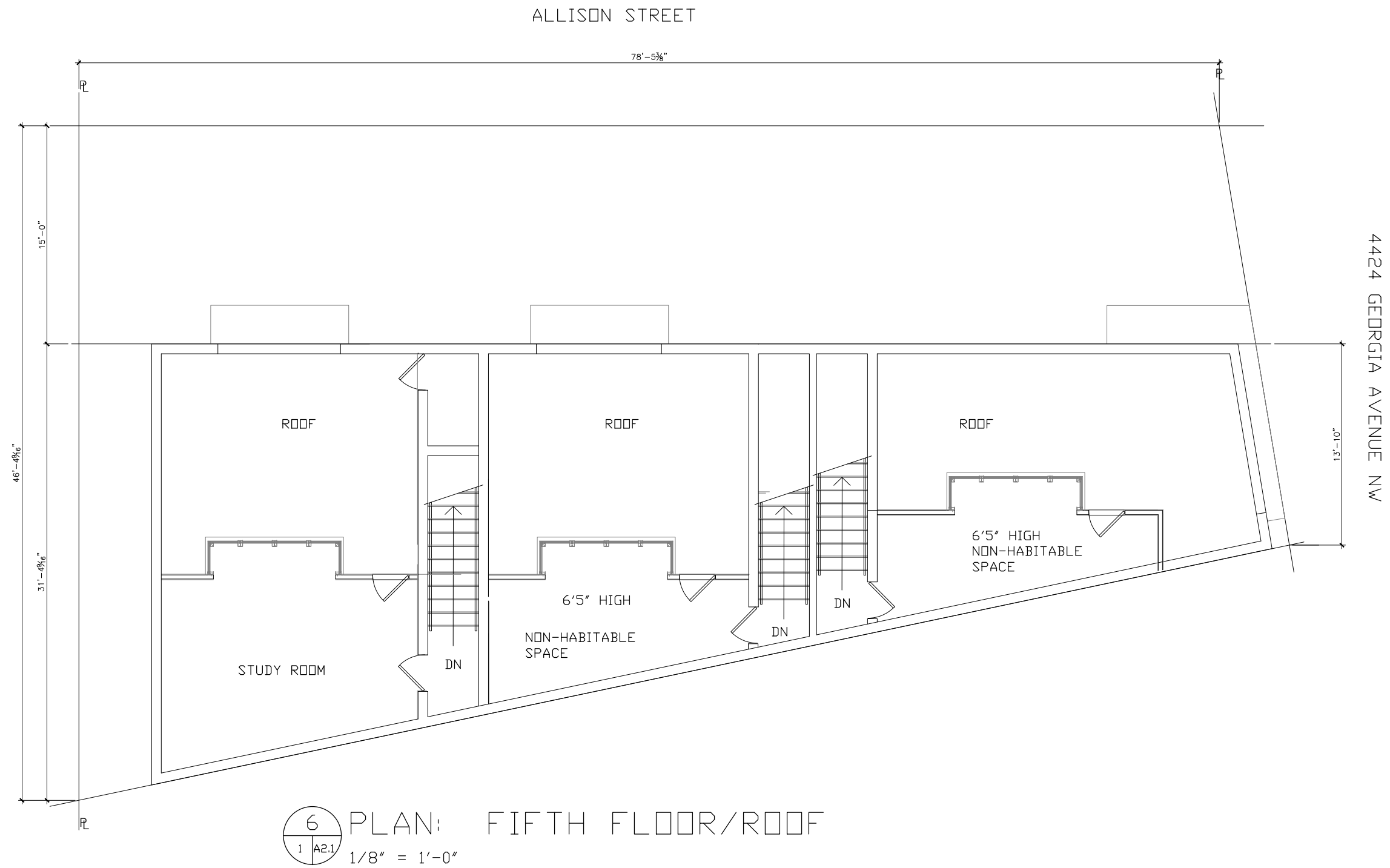
SCHEMATIC PLANS: CONDOMINIUMS: 4424 GEORGIA AVENUE, NW
DISTRICT OF COLUMBIA

MARCH 30, 2016
1/8" = 1'-0"



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

MARCH 30, 2016
1/8" = 1'0"



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

MARCH 30, 2016
1/8" = 1'0"

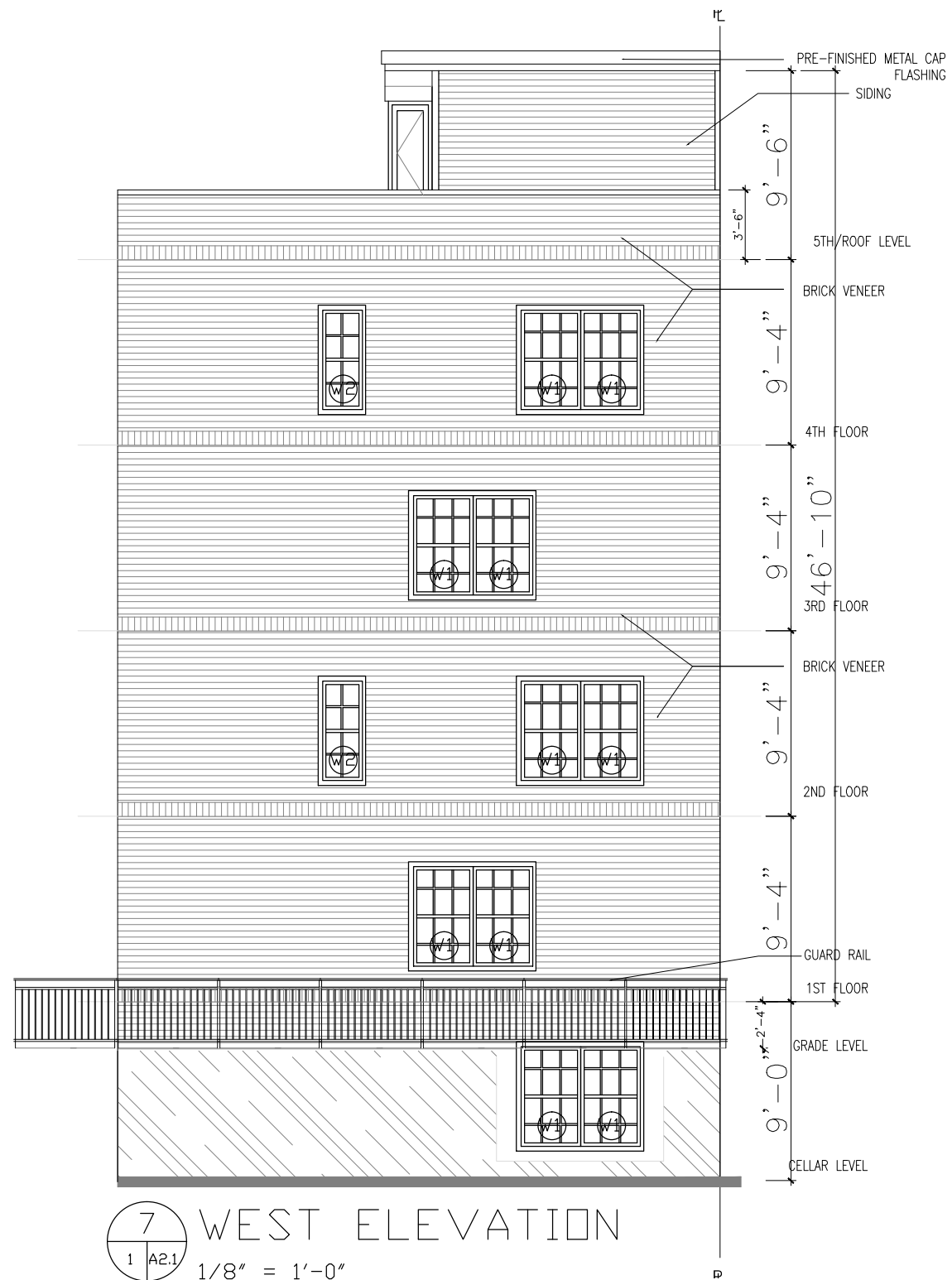
Architectural floor plan of the cellar level. The plan shows a large retail area (580 SFT) on the right, a staircase labeled "UP" in the center, and four bedrooms on the left. Each bedroom has an attached bathroom. There are also two dens, each with a bathroom. The plan includes various window wells, a bay window, and multiple staircases. Dimensions are provided for the overall footprint and specific areas. The title "PLAN: CELLAR" is at the bottom, with a scale of 1/8" = 1'-0".

MARCH 30, 2016
1/8" = 1'0"



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

MARCH 30, 2016
 1/8" = 1'-0"



SECTION B-B
1/8" = 1'-0"

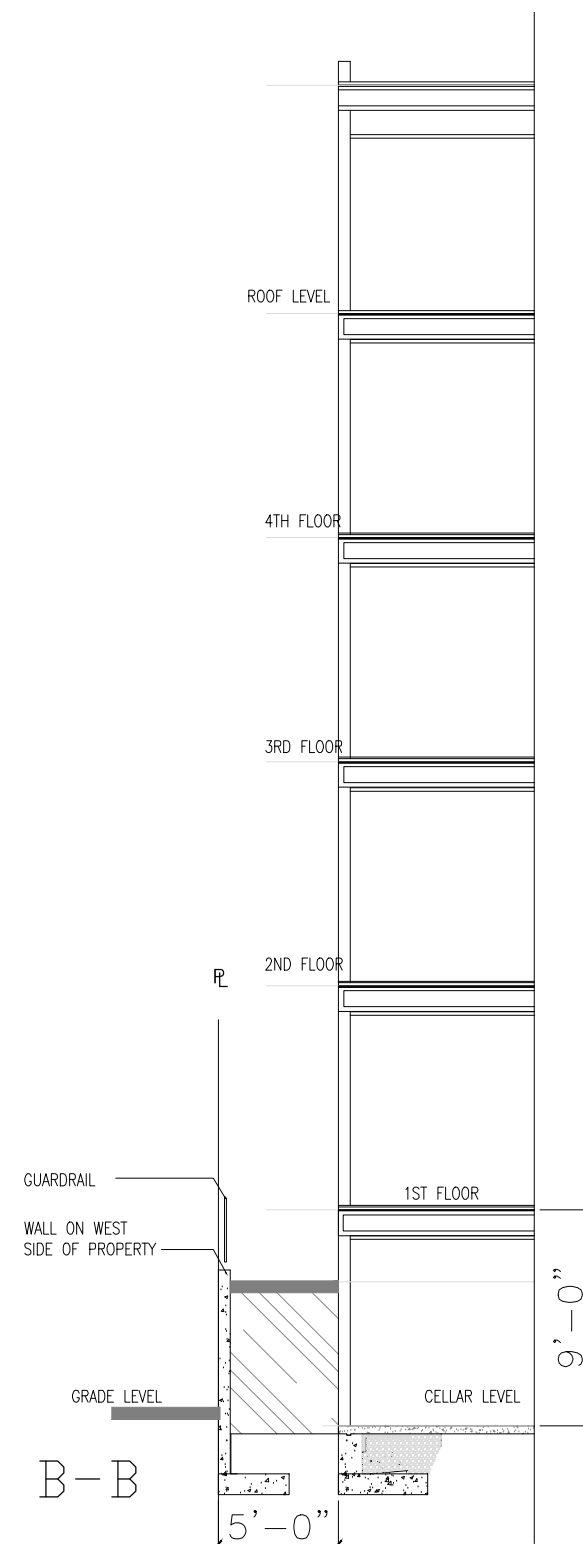


Exhibit B

Marcus & Millichap

Real Estate Investment Services

To: Marnique Heath, BZA Chairperson and other members of the BZA

CC: Commissioner Hayworth, SMD 4C07

Re: Retail Options for BZA Application No. 19230 for 4424 Georgia Avenue NW

To Whom It May Concern:

My name is Benjamin Wilson, and I am an Investment Associate at Marcus & Millichap, the largest national commercial real estate brokerage firm specializing in real estate investment services. My firm has been working in the Georgia Avenue corridor, and specifically ANC 4C for years. Therefore, we are well aware of the need to provide feasible, neighborhood-serving retail along Georgia Avenue, especially in the area near Allison Street. I also represent the Mssrs. Knotts and Hiltner, the owners of the property at 4424 Georgia Avenue in the sale of their property.

The project at 4424 Georgia Avenue NW proposes more than 1,000 s.f. of retail uses along Georgia Avenue, with approximately 580 s.f. on the ground floor, accessible directly from Georgia Avenue, and another approximately 580 s.f. in the cellar. The property has an existing commercial space along Georgia Avenue that has low ceilings and limited visibility. The proposed new, retail space will have increased visibility from Georgia and Allison Streets via the proposed store-front window fenestration and will be ADA accessible. Based on the new proposed footprint, as well as the high level of design of the retail area and the rest of the proposed building, we believe this location could be the opportunity to provide successful retail that directly serves the needs of the neighbors.

Based on our experience, we believe possible types of retail that would be interested in this type of space would be: gym (the existing commercial space who has a lease through 2019); coffee shop; sit-down restaurant; fast-casual restaurant; bike shop; co-working location; garden supply store; and/or antique store. All of these uses could benefit from having two levels of retail space and often have needs for this size of footprint. One of the greatest challenges facing landlords as they try to attract retail tenants is the general suitability of the space. The current inventory of available space for lease was constructed in the early to mid 20th century and do not meet the needs of today's retail tenants.

Finally, “rooftops drive retail”. So, in order to attract and support the types of retail that will truly benefit the community and the neighborhood, it is our position that the seven residential units that are proposed as part of this project are necessary to help create the residential density that retailers are looking for when they choose a new location.

Thanks in advance for your time, and please let us know if you have any further questions on this topic.

Sincerely,



Benjamin W. Wilson
Investment Associate
Marcus & Millichap
7200 Wisconsin Avenue, Ste 1101
Bethesda, MD 20814

Exhibit C

4424 Georgia Avenue NW – Property Lines



Photo taken during March 20, 2016 on-site Community Meeting. Property lines identified using garden hose. As shown, the property has no alley access.