

AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR:
1238 WISCONSIN AVENUE NW
WASHINGTON DC



View from Wisconsin & Prospect Streets, N.W.

1234 Wisconsin Ave, Lot 800 is NOT INCLUDED and shown for illustrative purposes only.

LOCATION: 1238 WISCONSIN AVENUE NW
 WASHINGTON DC 20007
 SQUARE: 1218, LOT 102

OWNER: EASTBANC, INC
 3307 M STREET NW, SUITE 400
 WASHINGTON, DC 20007

ARCHITECT: MCINTURFF ARCHITECTS
 4220 LEEWARD PLACE
 BETHESDA, MD 20816

LAND USE COUNSEL: HOLLAND & KNIGHT, LLC
 800 17TH ST N.W. SUITE 1100
 WASHINGTON, DC 20006

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ZONING MAP

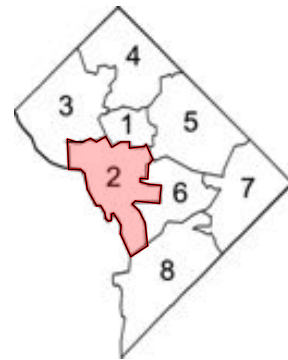


SITE

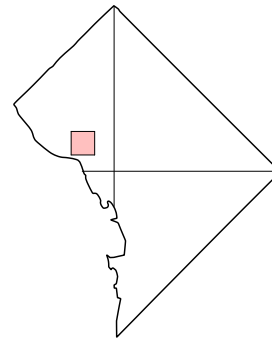


ZONING BOUNDARY

SQUARE: 1218
LOTS: 102
ADDRESS: 1238 WISCONSIN AVE NW
ZONE: MU-4



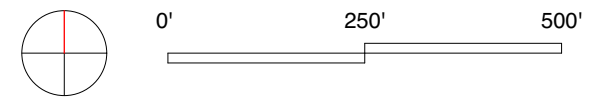
District Ward location



District location



Vicinity Plan



ZONING SUMMARY

Square 1218
 Lot 102
 Site Area 8,891 sq ft

Zoning District MU-4 Ward 2
 Street Width 82.5' @ Wisconsin Avenue, 60' @ Prospect Street
 Measuring Point 83.6' elev @ Wisc. Ave midpoint

US Commission of Fine Arts
 Old Georgetown Board Jurisdiction
 Concept approval submitted
 ANC 2E Jurisdiction

	Required / Permitted	Existing	Proposed	Notes
FAR	2.5	2.15	2.48	See tabulation
Gross Floor Area	22,228 sq ft	19,160 sq ft	22,096 sq ft	per BZA Order No. 13473
Building Height	50'	approx 44'	48' - 6"	
Lot Occupancy	100% Comm Use, 60% @ Resid.	93% Comm, 27% Resid	94% Comm. , 51% Resid	Comm measured @ 1st Flr, Resid measured @
Rear Yard	15'	NOT PROVIDED	NOT PROVIDED	Board of Zoning Adjustment Relief Requested
Green Area Ratio	Not Applicable- Historic Resource			per Subtitle C, Section 601.7
Penthouse Height	20'			
Parking	3 spaces onsite, 3 spaces offsite	3 spaces onsite, 3 spaces offsite	3 spaces onsite, 3 spaces offsite	per BZA Order No. 13473
Loading	Not Required	Not Required	Not Required	

Item Requires Special Exception

Existing Lot 102	
Lot 102 Area	8,891 sq ft
FAR (1.5 +1)	2.5
allowable GFAR	22,228 sq ft

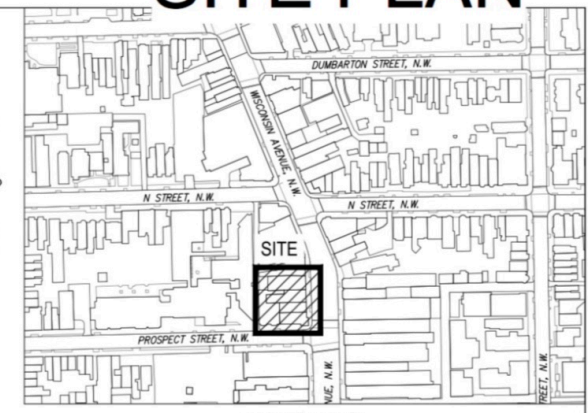
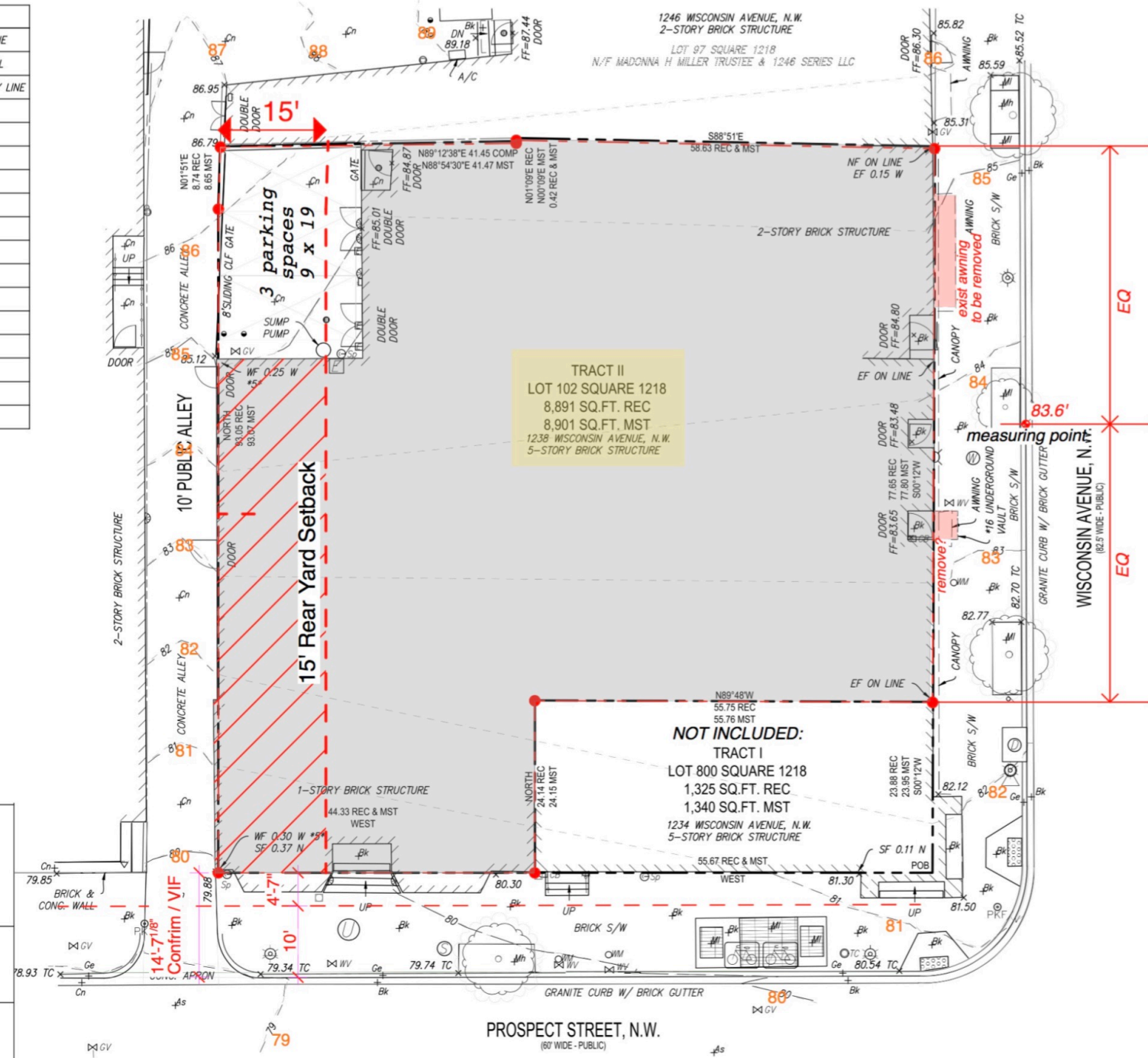
Proposed / Current Scheme Lot 102	
Lot 102 Area	8,891 sq ft
FAR (1.5 +1)	2.5

	<i>Non resid</i>	<i>Residential</i>	<i>Non resid</i>	<i>Residential</i>
4th Floor	0 sq ft	2,382 sq ft	0 sq ft	4,342 sq ft
3rd Floor	3,071 sq ft	0 sq ft	5,520 sq ft	0 sq ft
2nd Floor	5,516 sq ft	0 sq ft	4,030 sq ft	0 sq ft
1st Floor	8,191 sq ft	0 sq ft	8,178 sq ft	0 sq ft
Cellar	na	na	na	na
	16,778 sq ft	2,382 sq ft	17,728 sq ft	4,342 sq ft
Tot Lot 102 GFA	19,160 sq ft		22,070 sq ft	
Lot 102 FAR	2.15 FAR		2.48 FAR	

Lot 102 Per Existing Variance		
	<i>non resid</i>	<i>residential</i>
Cannot exceed:	17,821 sq ft	4,249 sq ft
	2.00 FAR	0.48 FAR
Cannot exceed Total:	22,070 sq ft	

SITE PLAN

LEGEND		
As	ASPHALT	□ WALL LIGHT
Bk	BRICK	⊕ VENT
Cn	CONCRETE	⊕ DRAINAGE MANHOLE
Gr	GRANITE	⊕ ELECTRIC MANHOLE
Mh	MULCH	⊕ SEWER MANHOLE
Mt	METAL	⊕ UTILITY MANHOLE
Pv	PAVERS	⊕ WATER MANHOLE
Tc	DECIDUOUS TREE	⊕ WATER METER
B	BOLLARD	⊕ GLOBE LIGHT POLE
BR	BIKE RACK	⊕ TRAFFIC LIGHT POLE
TC	TRASH CAN	⊕ GAS VALVE
DS	DOWNSPOUT	⊕ WATER SPIGOT
CB	TELEPHONE CALL BOX	⊕ WATER VALVE
EB	ELECTRIC BOX	⊕ MONUMENT FOUND PK NAIL
CL	CLEANOUT	⊕ DOUBLE DOOR
RD	ROUND DRAIN	⊕ DOOR
FD	FIRE HYDRANT	⊕ POB POINT OF BEGINNING
---	---	--- FENCE LINE
---	---	--- HAND RAIL
---	---	--- PROPERTY LINE
---	---	--- NF NORTH FACE
---	---	--- SF SOUTH FACE
---	---	--- EF EAST FACE
---	---	--- WF WEST FACE
---	---	--- TC TOP OF CURB
---	---	--- N/F NOW AND/OR FORMERLY
---	---	--- S/W SIDEWALK
---	---	--- FF FINISHED FLOOR
---	---	--- C&G CURB AND GUTTER
---	---	--- CONC. CONCRETE
---	---	--- CLF CHAIN LINK FENCE
---	---	--- REC RECORD
---	---	--- MST MEASUREMENT
---	---	---



VICINITY MAP
SCALE: 1" = 200'

Legal Description

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND AND ALL IMPROVEMENTS THEREON SITUATED, LYING AND BEING IN THE DISTRICT OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I
PARTS OF LOTS 89 AND 90 IN 'BEATTY AND HAWKINS' ADDITION TO GEORGETOWN' IN SQUARE 1218, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE NORTHWEST CORNER OF THE INTERSECTION OF WISCONSIN AVENUE (82.50 FEET WIDE) AND PROSPECT STREET (60 FEET WIDE); THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF WISCONSIN AVENUE,

NORTH 00 DEGREES 12 MINUTES EAST 23.88 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 800 AND LOT 102; THENCE RUNNING WITH LOT 102 AND WITH THE CENTERLINE OF A PARTY WALL BETWEEN THE BUILDING ON THE HEREIN DESCRIBED LAND AND THE ADJOINING BUILDING ON LOT 102 THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST, 55.75 FEET TO A POINT,
SOUTH 24.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PROSPECT STREET (60 FEET WIDE); THENCE RUNNING WITH THE SAME,
EAST 55.67 FEET TO THE POINT OF BEGINNING.

NOTE: SAID PROPERTY BEING NOW KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT NUMBERED 800 IN SQUARE 1218.

TRACT II
LOT NUMBERED ONE HUNDRED TWO (102) IN SQUARE NUMBERED TWELVE HUNDRED AND EIGHTEEN (1218), IN THE SUBDIVISION MADE BY MVF ASSOCIATES, AS PER PLAT RECORDED IN BOOK 173 AT PAGE 107, IN THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

NOTE: AT THE DATE HEREOF THE ABOVE DESCRIBED LAND IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 102 IN SQUARE 1218.

TOGETHER WITH RIGHT TO OFF-STREET PARKING ON PART OF LOT 820 IN SQUARE 1208 AND EASEMENT OVER PARTS OF LOTS 820 AND 821 IN SQUARE 1208 AS SET FORTH IN COVENANT AGREEMENT WITH THE DISTRICT OF COLUMBIA DATED JULY 19, 1960 AND RECORDED IN LIBER 11460 AT FOLIO 130 AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.

SURVEYOR'S CERTIFICATE

TO: EASTBANC INC.; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 7B(1), 7B(2), 7C, 8, 9, 13, 16 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 21, 2018.

DATE OF PLAT: _____
GARY M. FAULHABER
DC LICENSED SURVEYOR NO. LS900735
EMAIL ADDRESS: gfaulhaber@wilesmensch.com



WMC
WILES MENSCH CORPORATION

Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703-391-7600 (F) 703-264-0959 www.wilesmensch.com

Client:		EASTBANC INC.	
Drawing Title		REVIEW COPY 2019-02-04	Job No. 18-075
ALTA/NSPS LAND TITLE SURVEY LOTS 102 & 800 SQUARE 1218 1234-1238 WISCONSIN AVENUE, N.W. WASHINGTON, DC			
Scale:	1" = 20'	Date:	2018-12-04
Sheet:	1 OF 1		

LEGEND		
As	ASPHALT	□ WALL LIGHT
Bk	BRICK	⊕ VENT
Cn	CONCRETE	⊕ DRAINAGE MANHOLE
Gr	GRANITE	⊕ ELECTRIC MANHOLE
Mh	MULCH	⊕ SEWER MANHOLE
Mt	METAL	⊕ UTILITY MANHOLE
Pv	PAVERS	⊕ WATER MANHOLE
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McInturff Architects
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1238 WISCONSIN AVE
1238 Wisconsin Ave NW
Washington, DC 20007

Board of Zoning Adjustment
Application Package
update Aug 26, 2019

Site Plan

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 9, 2019

Plat for Building Permit of: SQUARE 1218 LOT 102

Scale: 1 inch = 20 feet

Recorded in Book 173 Page 107

Receipt No. 19-04242 Drawn by: L.E.S.

Furnished to: MICHAEL W. SZYNAL

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;

4) I have/have not (*circle one*) filed a division of lots application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

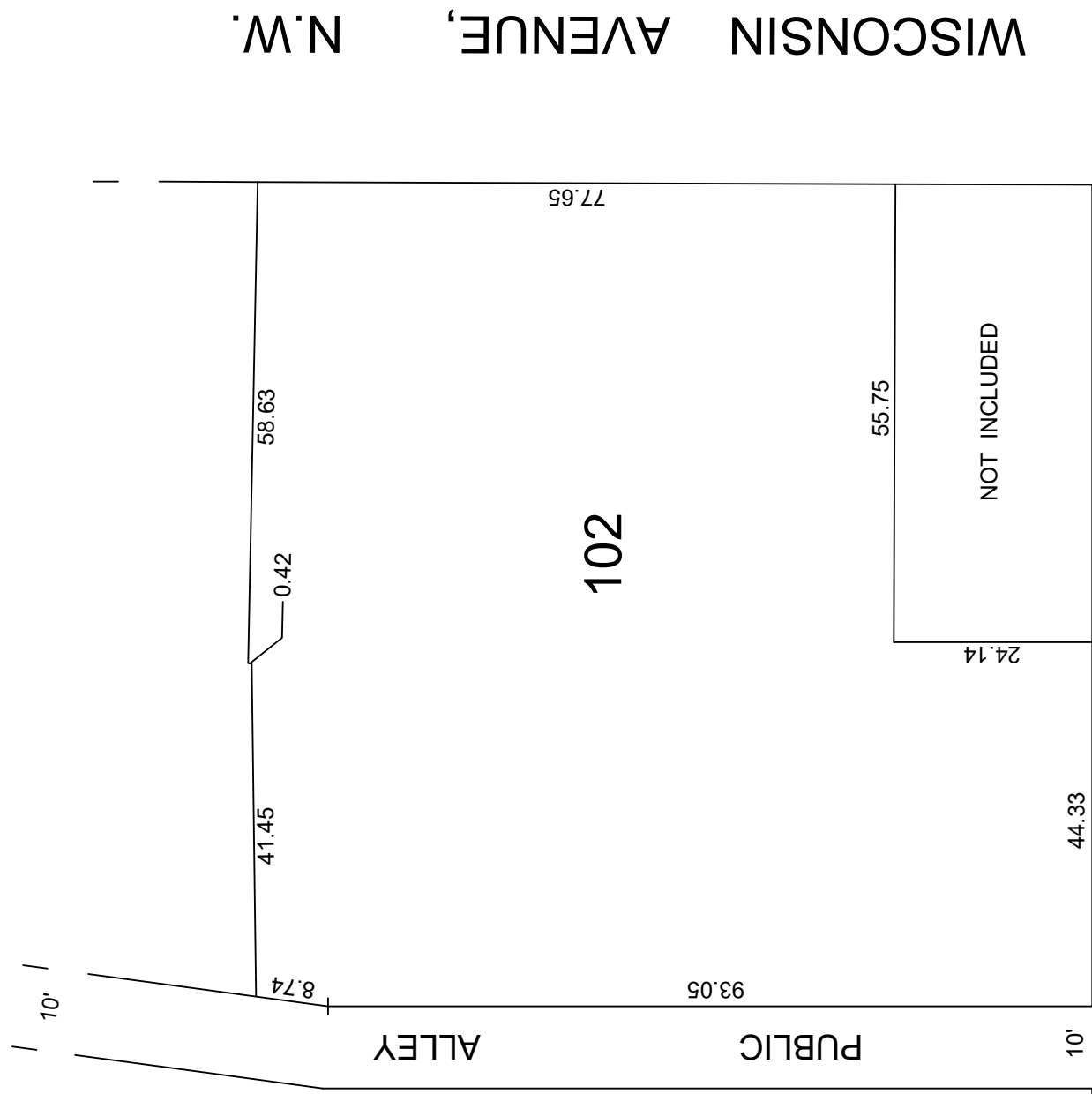
“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.



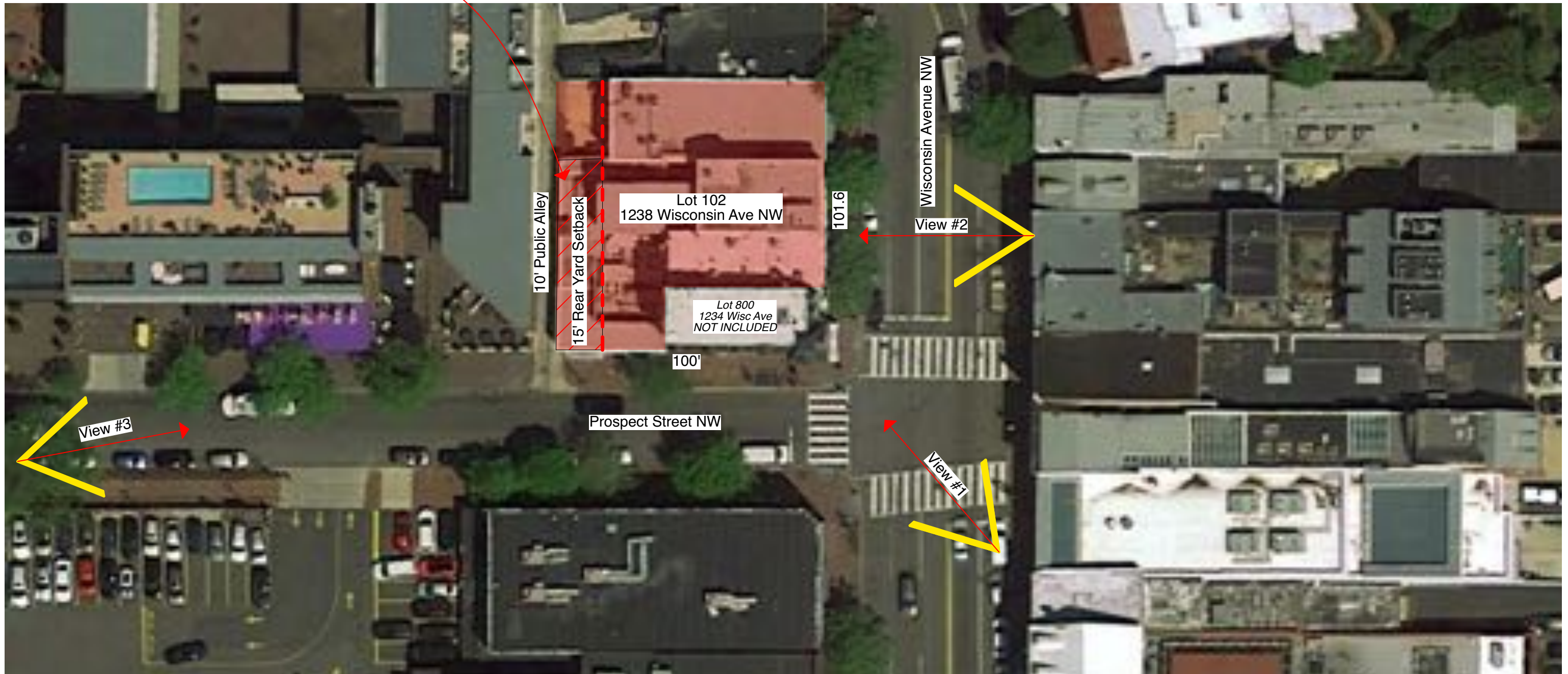
SITE PLAT

PROSPECT STREET, N.W.



SCALE: 1:20

Existing Non-Conforming Rear Yard



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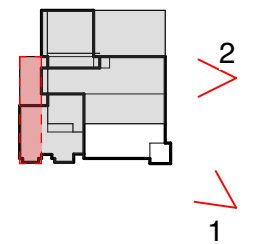
Site Photo Key



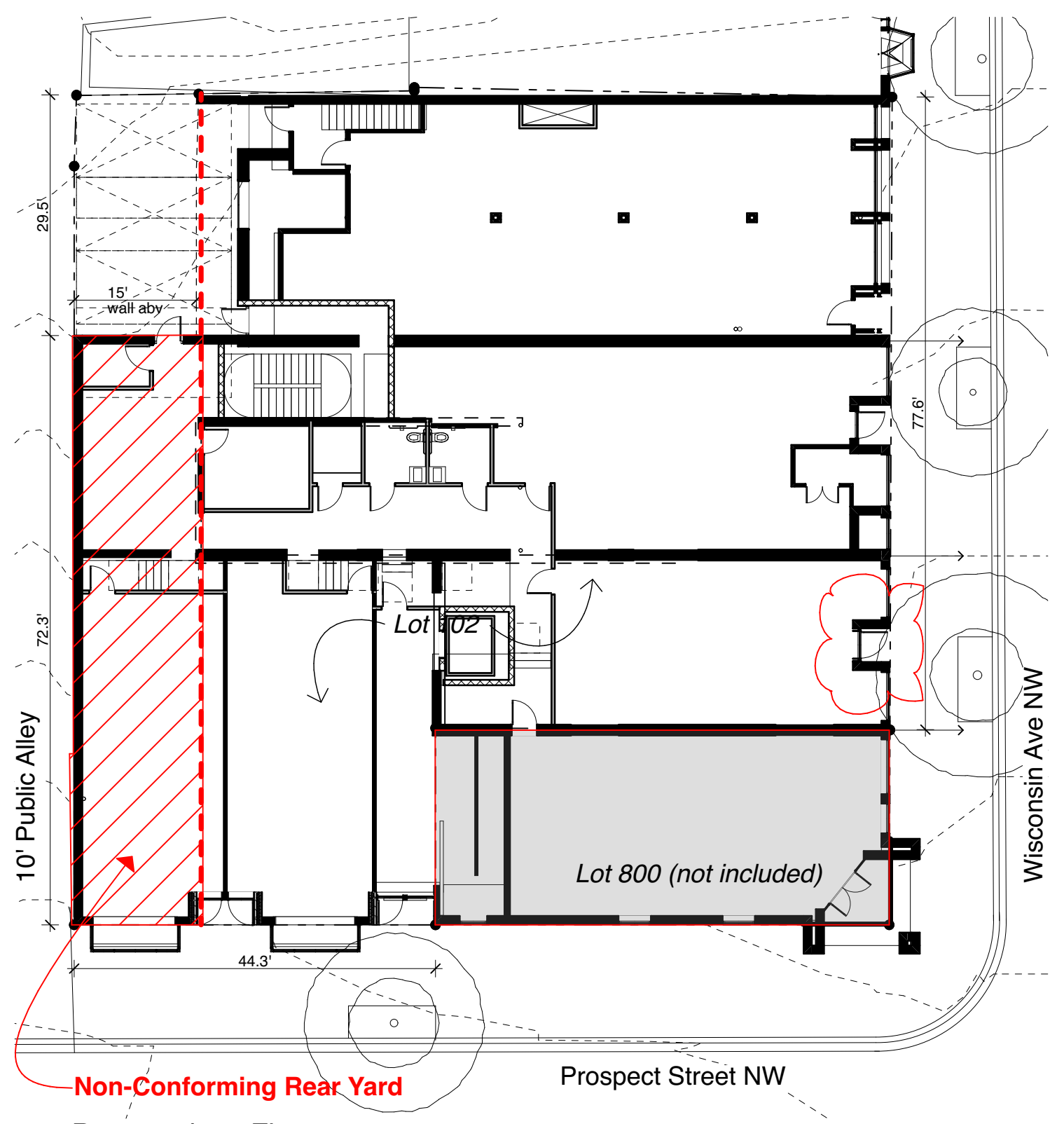
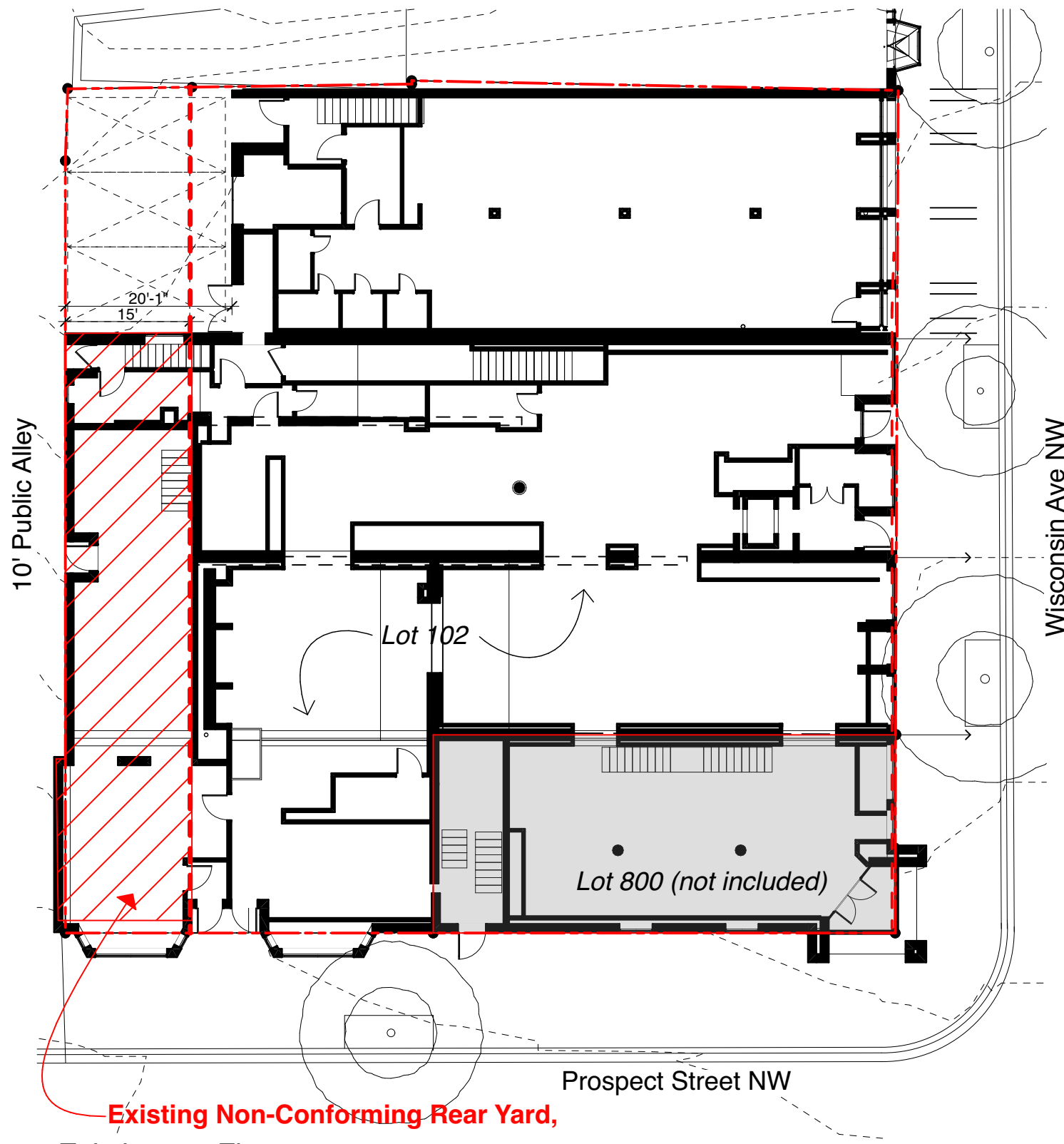
1. View from corner, south east along Wisconsin Ave, Prospect Intersection



2. View from Wisconsin Ave



3. View from West, Prospect Street



SCALE: 1/16" = 1'-0"

0 5 10 20 50

SCALE: 1/16" = 1'-0"

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1st Floor Plans



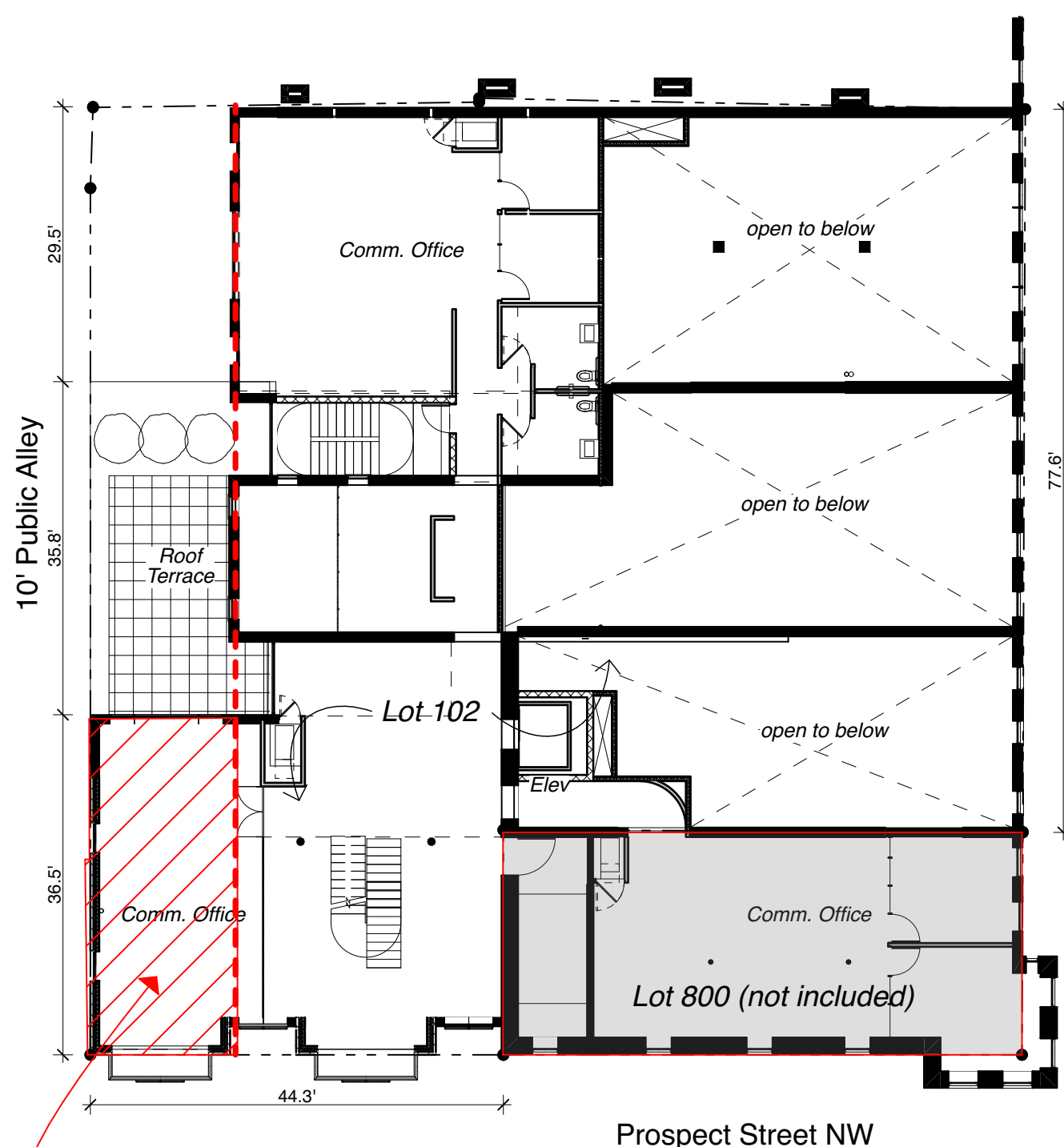
Wisconsin Ave NW

Prospect Street NW

Existing 2nd Floor

SCALE: 1/16" = 1'-0"

0 5 10 20 50



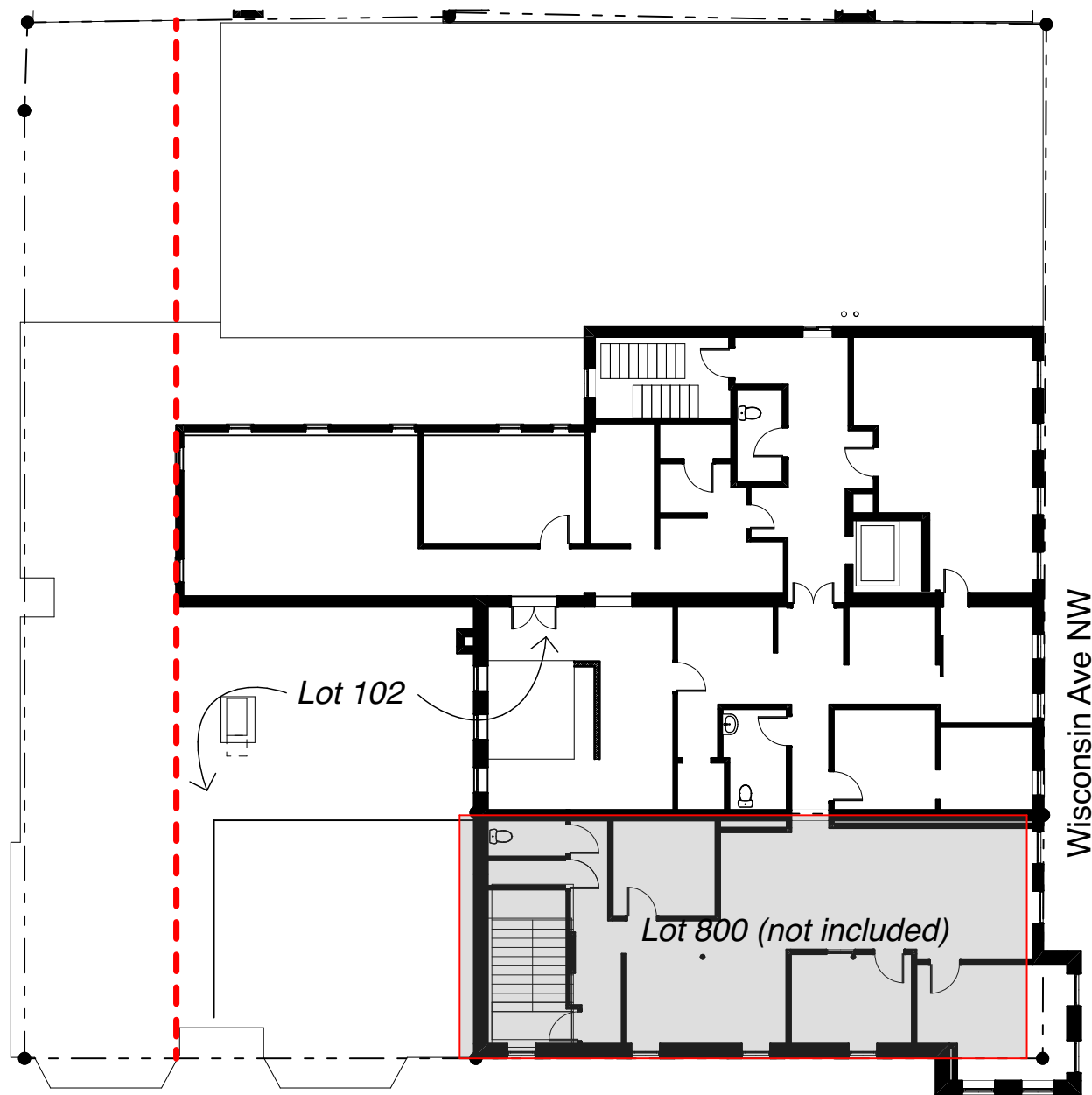
Wisconsin Ave NW

Prospect Street NW

Non-Conforming Rear Yard

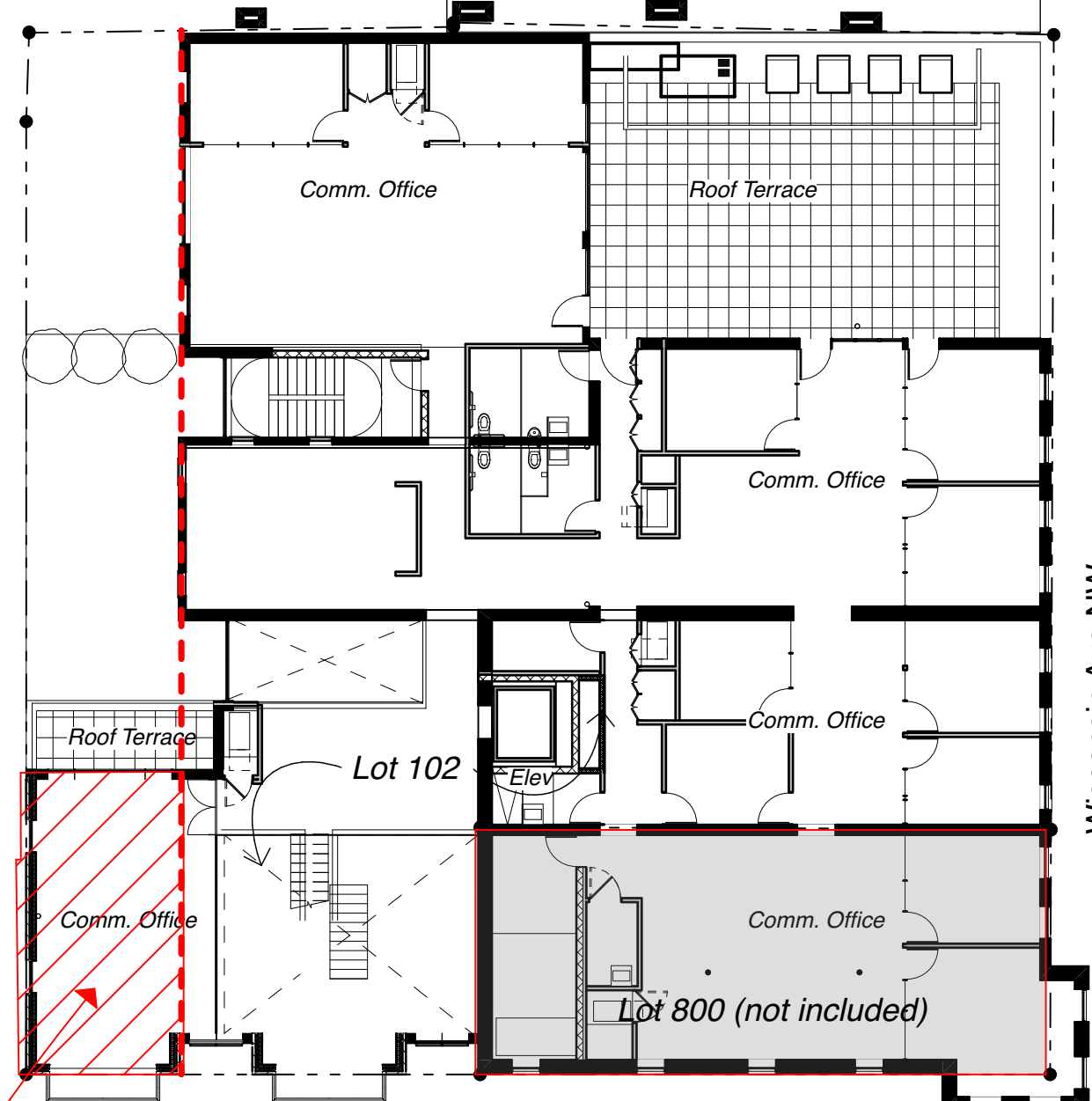
Proposed 2nd Floor

SCALE: 1/16" = 1'-0"



Prospect Street NW

Wisconsin Ave NW



Prospect Street NW

Wisconsin Ave NW

Non-Conforming Rear Yard

Existing 3rd Floor

SCALE: 1/16" = 1'-0"



Proposed 3rd Floor

SCALE: 1/16" = 1'-0"

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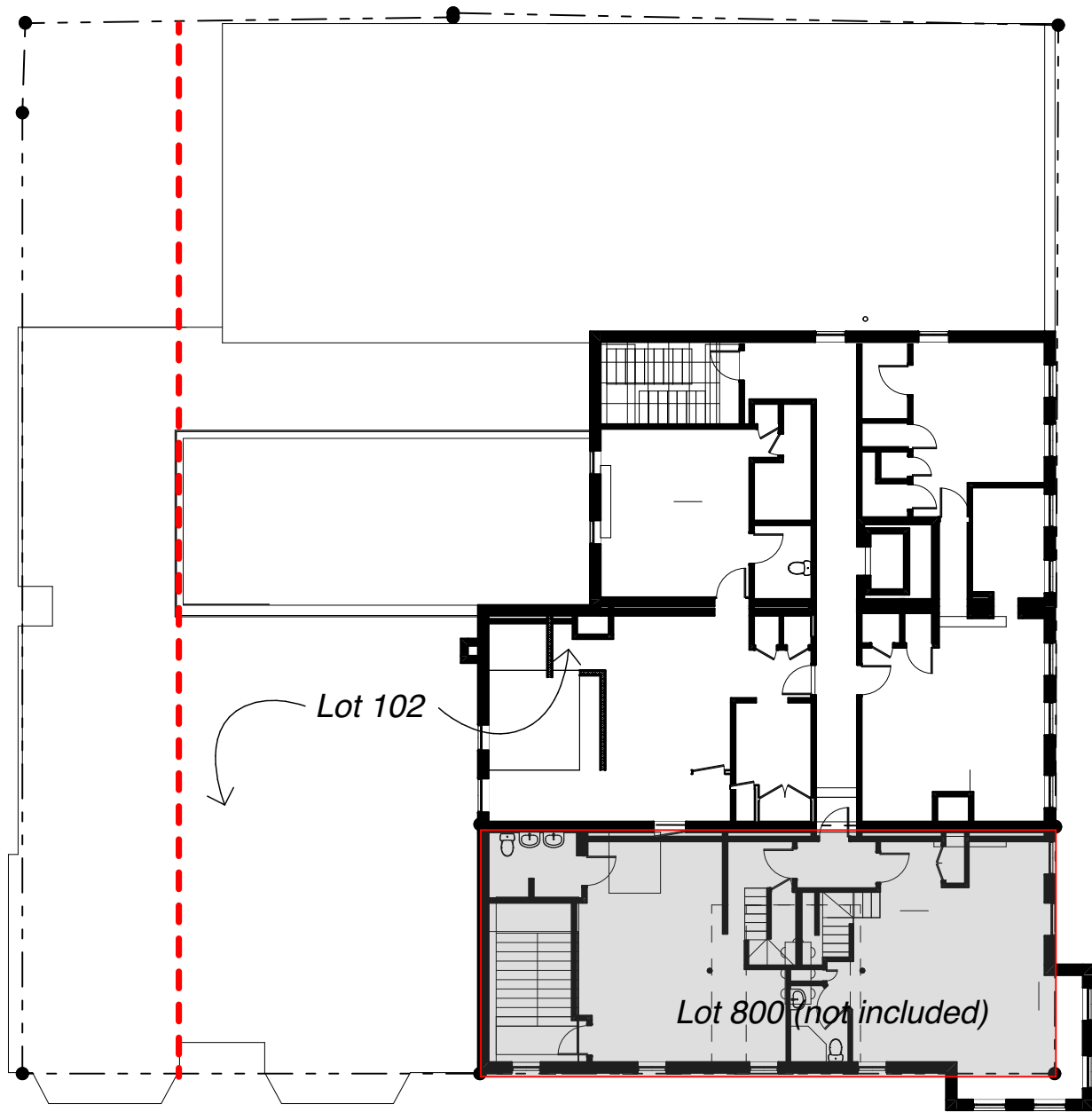
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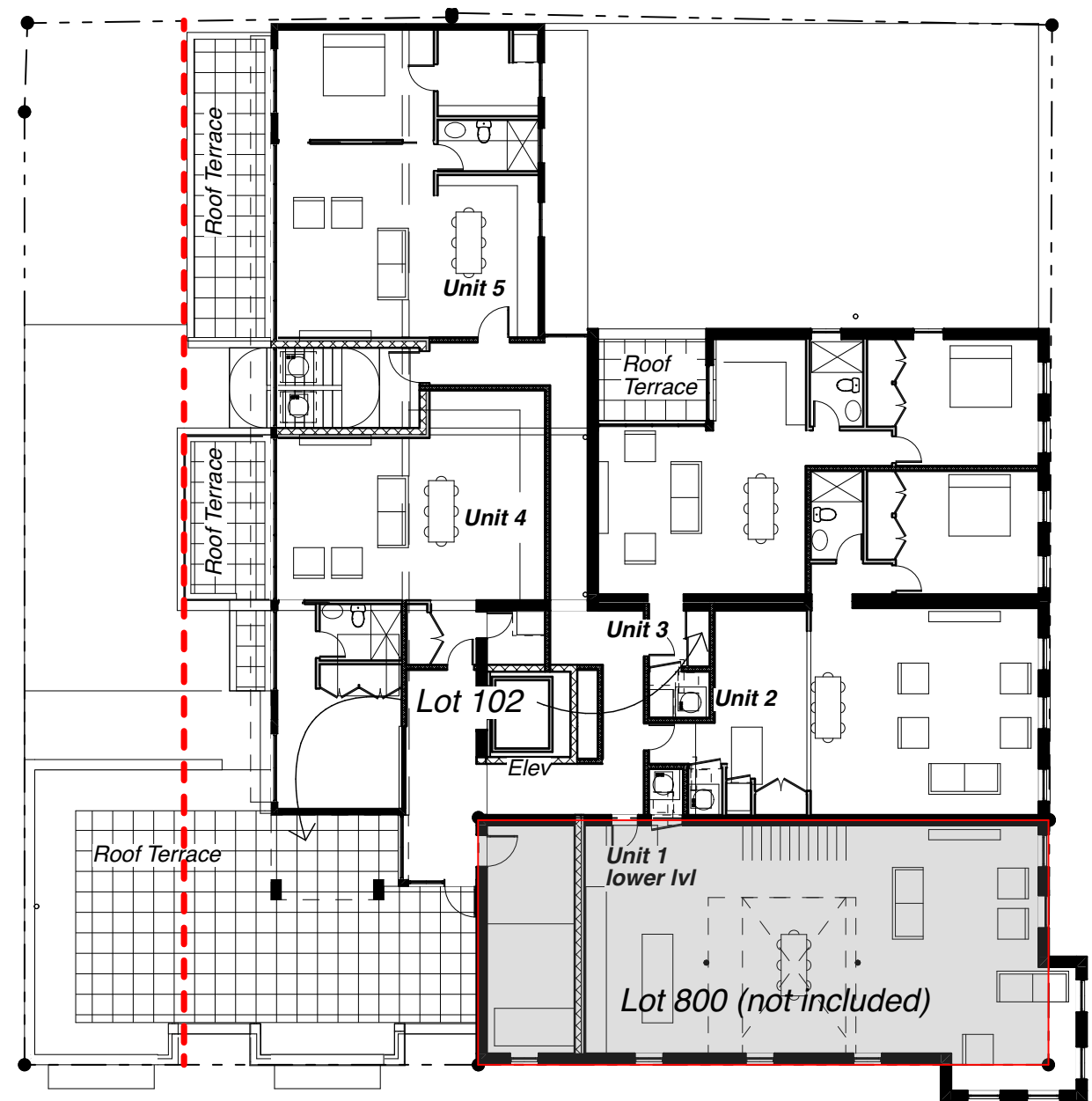
3rd Floor Plans

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Prospect Street NW

Existing 4th Floor



Prospect Street NW

Proposed 4th Floor

0 5 10 20 50

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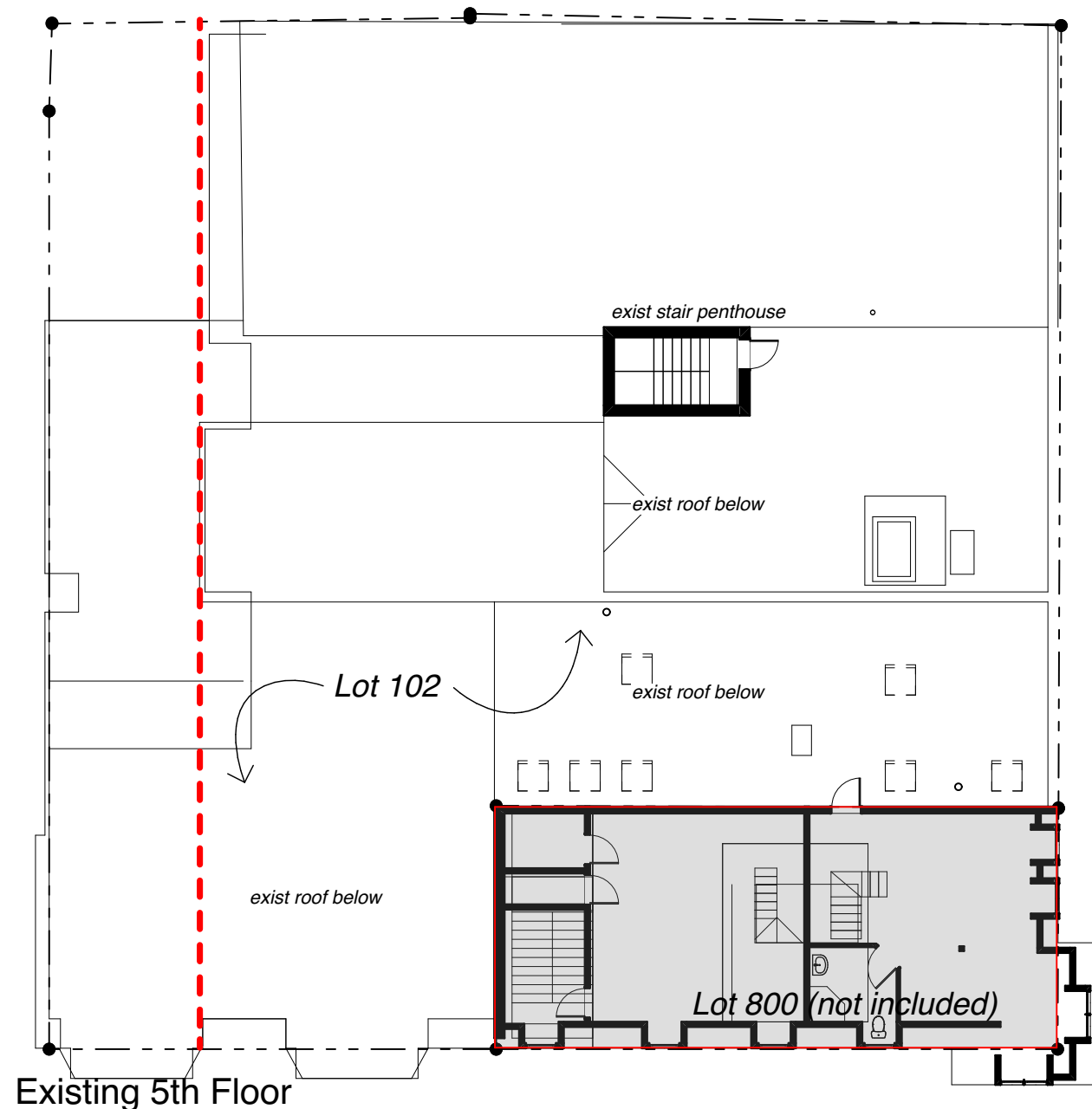
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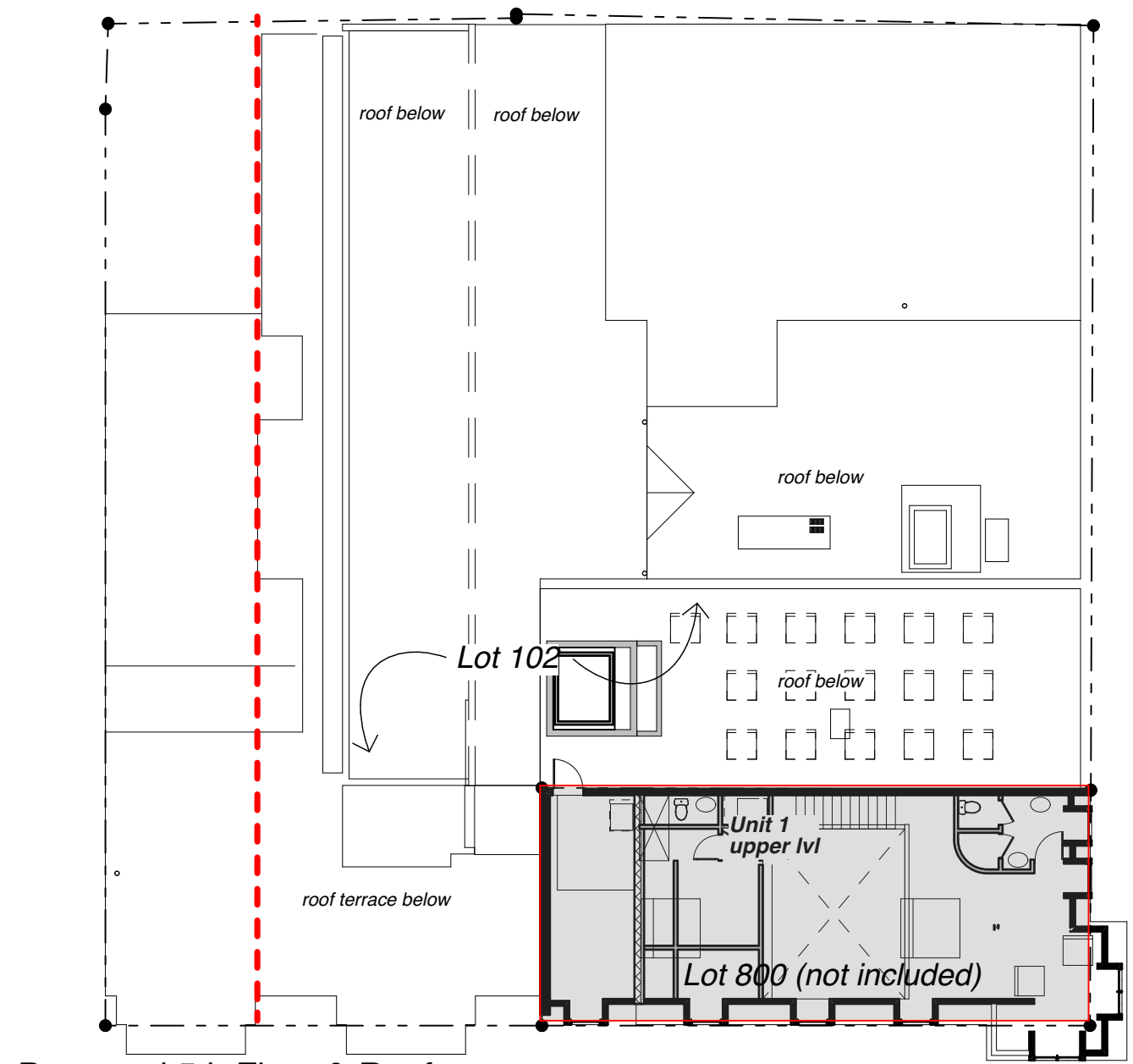
4th Floor Plans



Wisconsin Ave NW

Existing 5th Floor

Prospect Street NW



Wisconsin Ave NW

Proposed 5th Floor & Roof

Prospect Street NW



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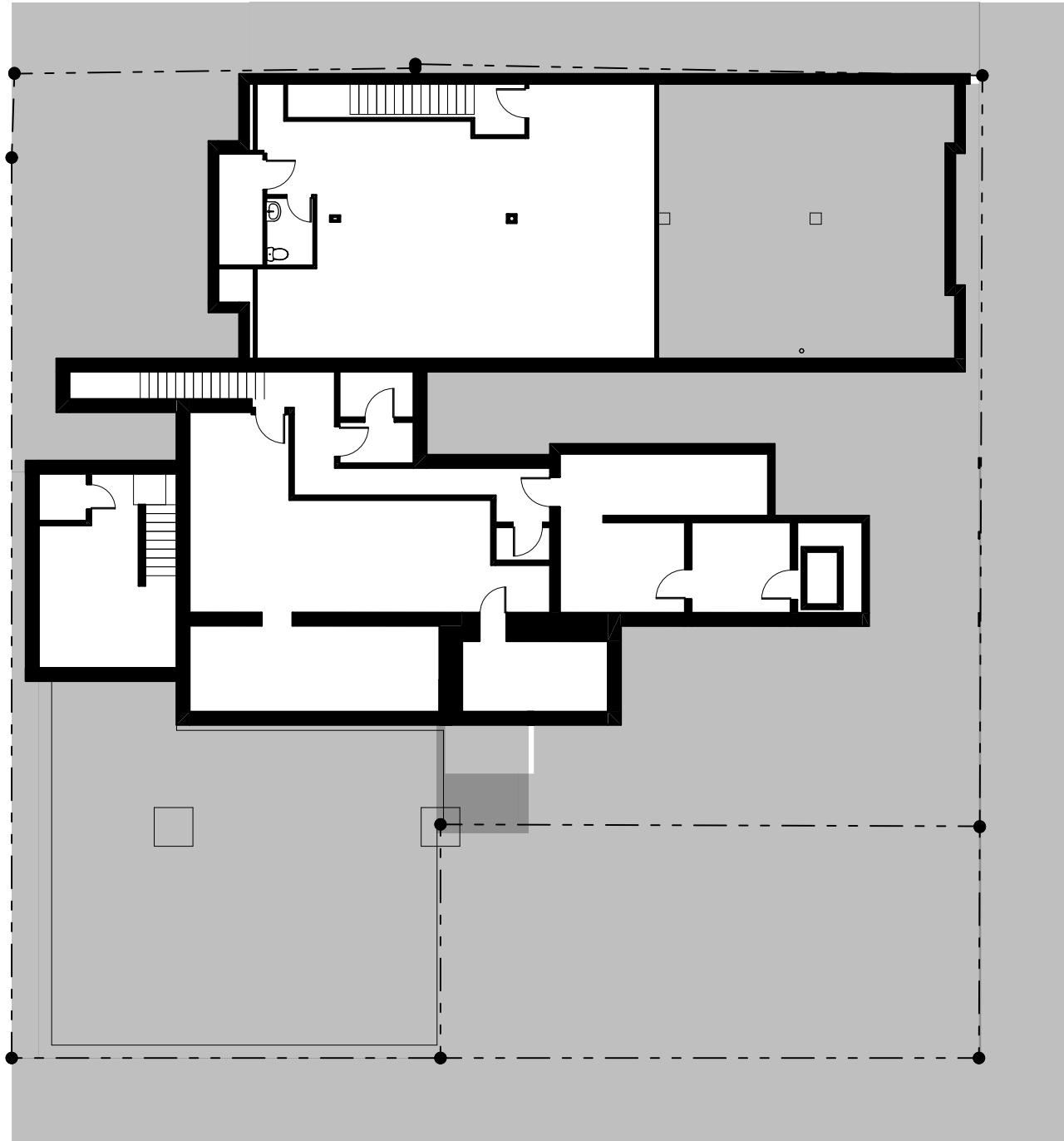
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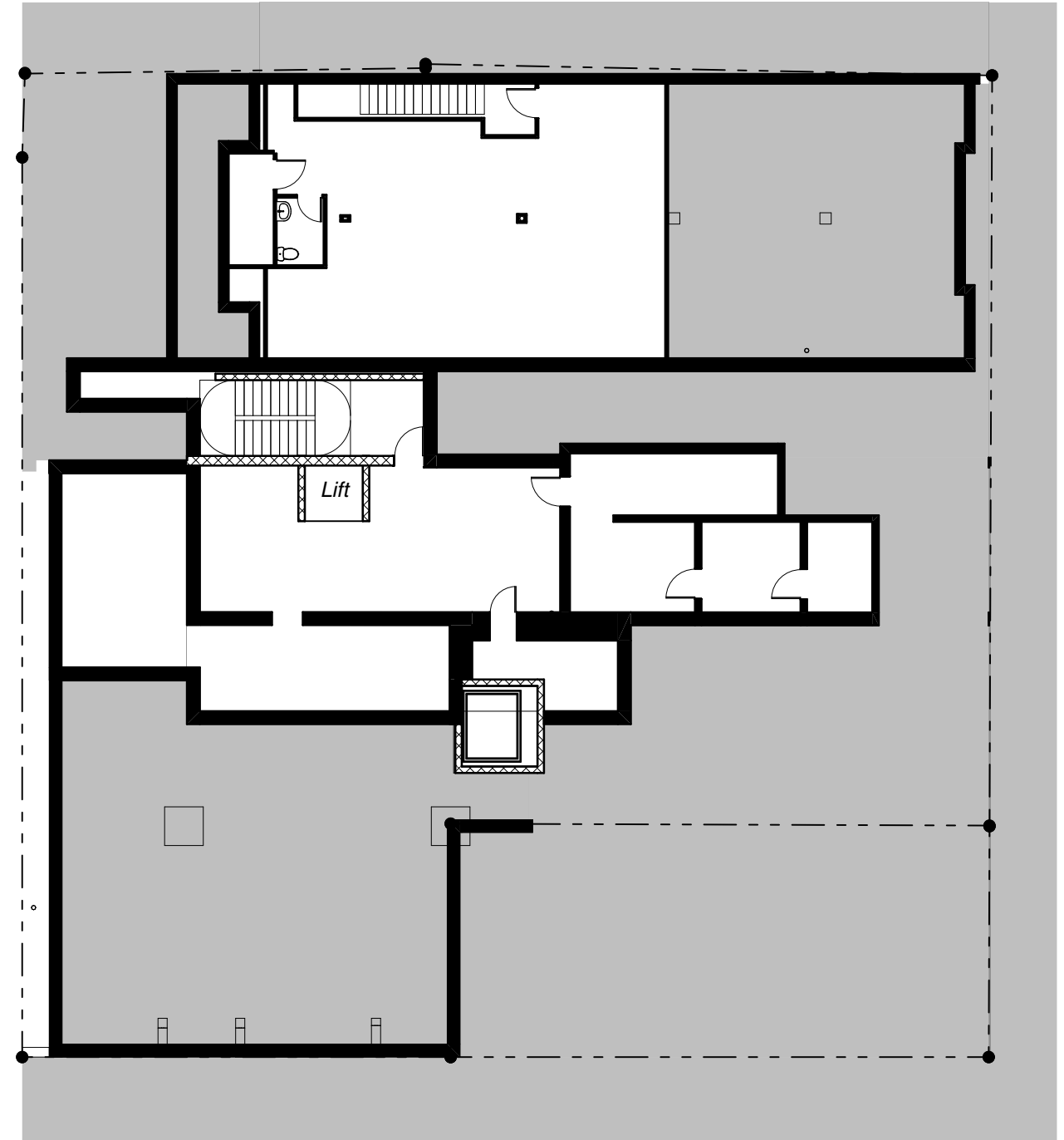
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5th Floor Plans



Existing Cellar

SCALE: 1/16" = 1'-0"



Proposed Cellar

SCALE: 1/16" = 1'-0"

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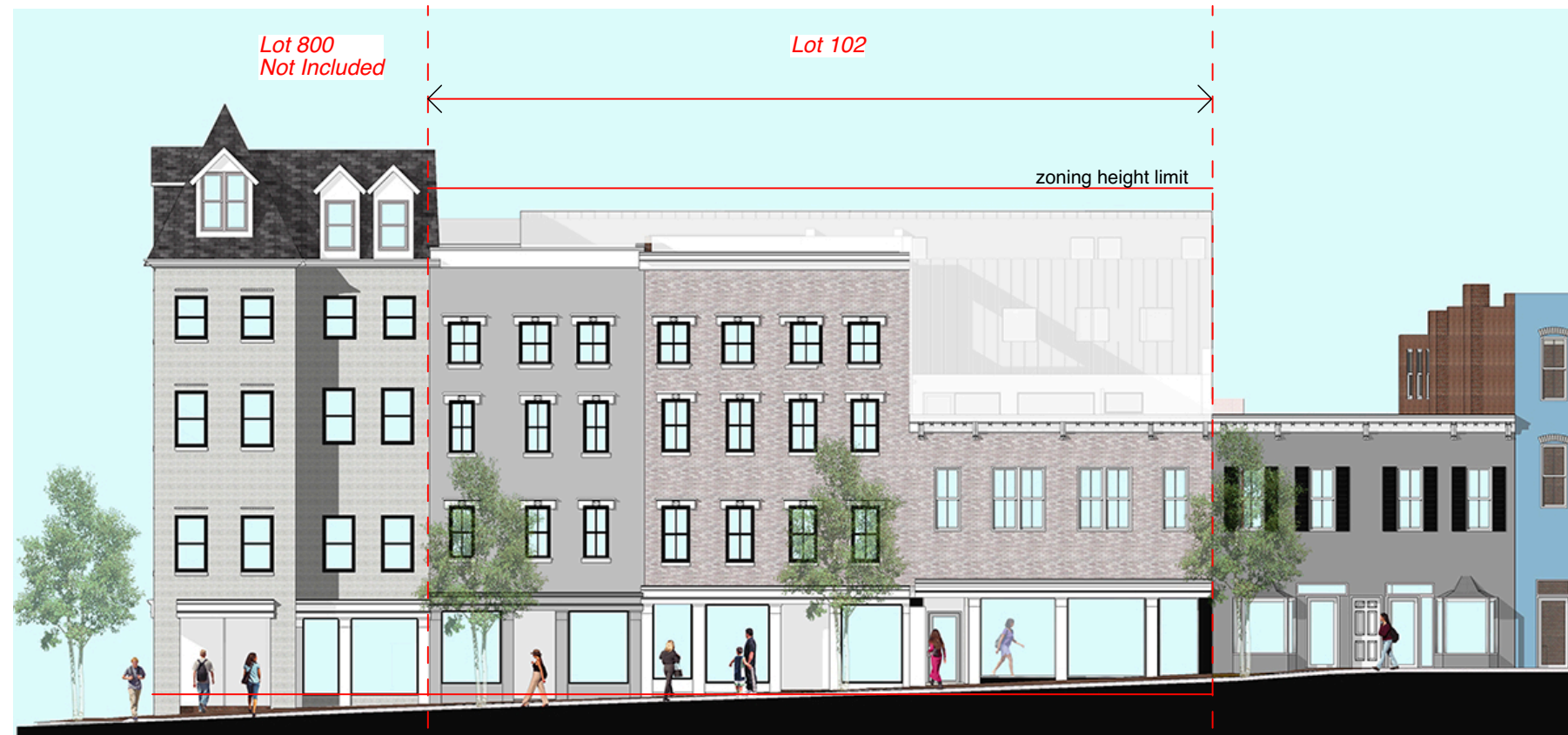
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Cellar Plans



Proposed East Elevation @ Wisconsin Avenue



Wisconsin Avenue Existing Elevation



SCALE: 1/16" = 1'-0"

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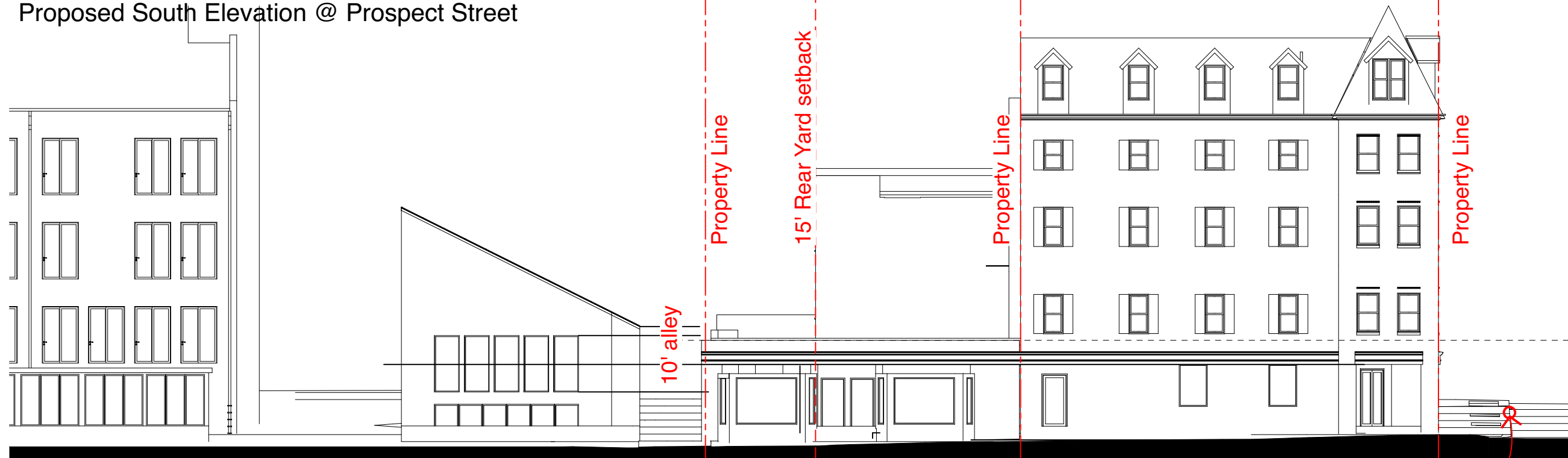
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Wisconsin Ave / East Elevation



Proposed South Elevation @ Prospect Street



1 Existing South Elevation / Prospect Street



measuring point: level of the curb opposite the middle of the front to the building

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Board of Zoning Adjustment Prospect Street / South Elevations

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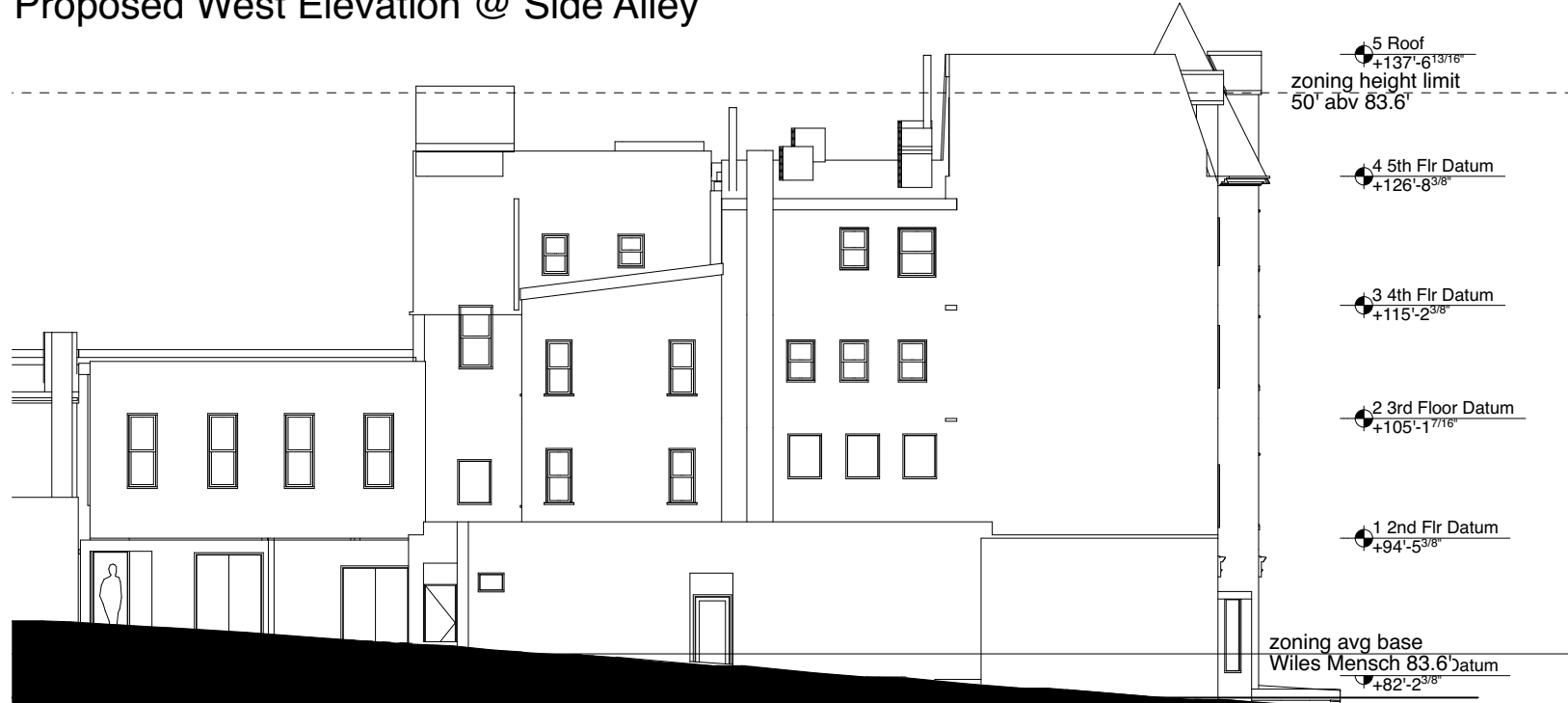
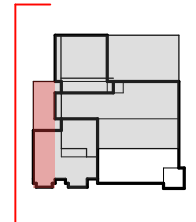
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no apartment window is located within 40' directly in front of another building

no office window is located within 30' directly in front of another office window, or 18' in front of a blank wall



Proposed West Elevation @ Side Alley



Existing West / Alley Elevation

SCALE: 1/16" = 1'-0"



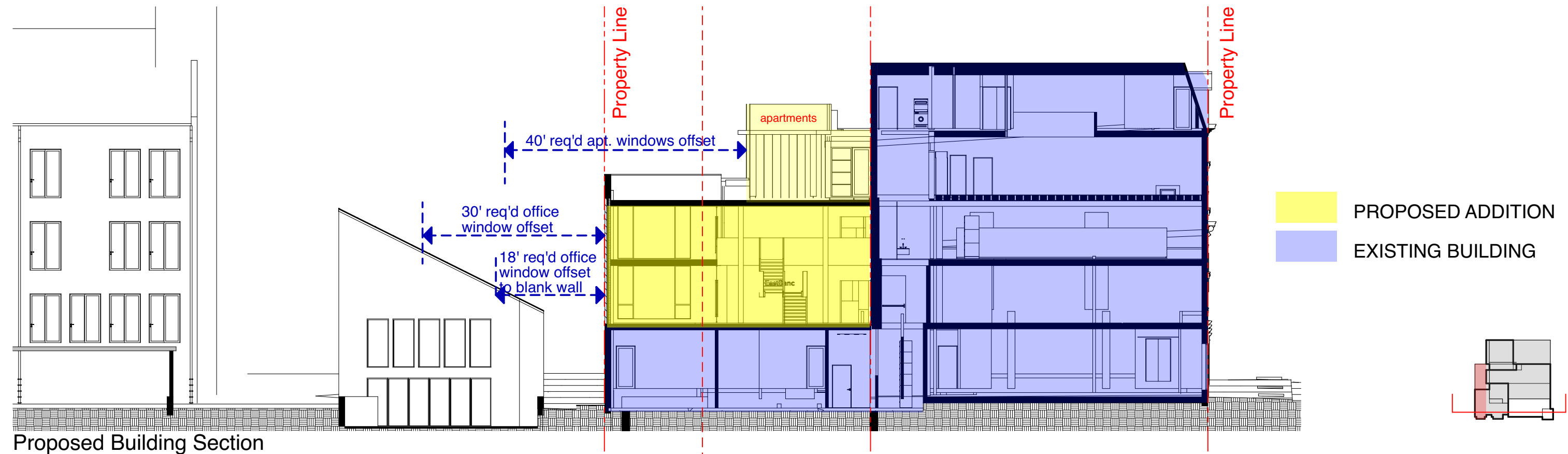
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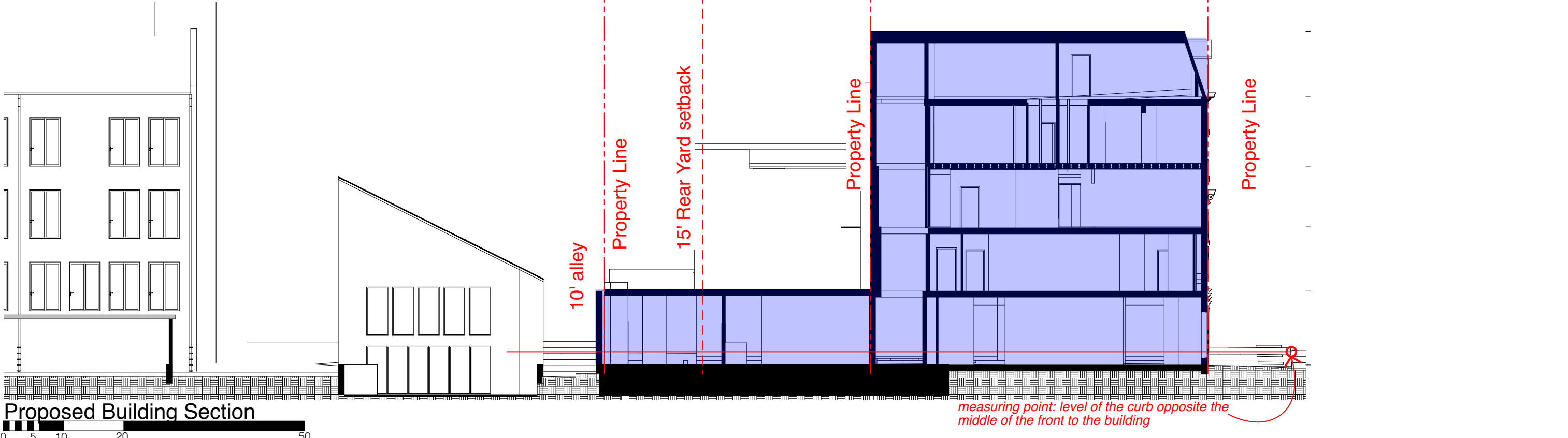
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West / Alley Elevation



Proposed Building Section



Proposed Building Section

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Building Sections



1. View from Wisconsin Ave & Prospect Street



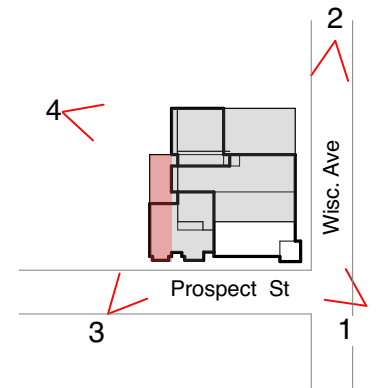
3. View along Prospect Street Elevation



2. View along Wisconsin Ave towards South



4. View from West towards side Alley



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Board of Zoning Adjustment

Application Package
update Aug 26, 2019

Perspective Views