

RIVER SCHOOL

4220 NEBRASKA AVE. NW
WASHINGTON , DC

BOARD OF ZONING ADJUSTMENT

February 17, 2021

CONTRACT PURCHASER:
PROJECT MANAGER:
ARCHITECT:
LAND USE COUNSEL:

RIVER SCHOOL
JM ZELL PARTNERS, LTD.
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS



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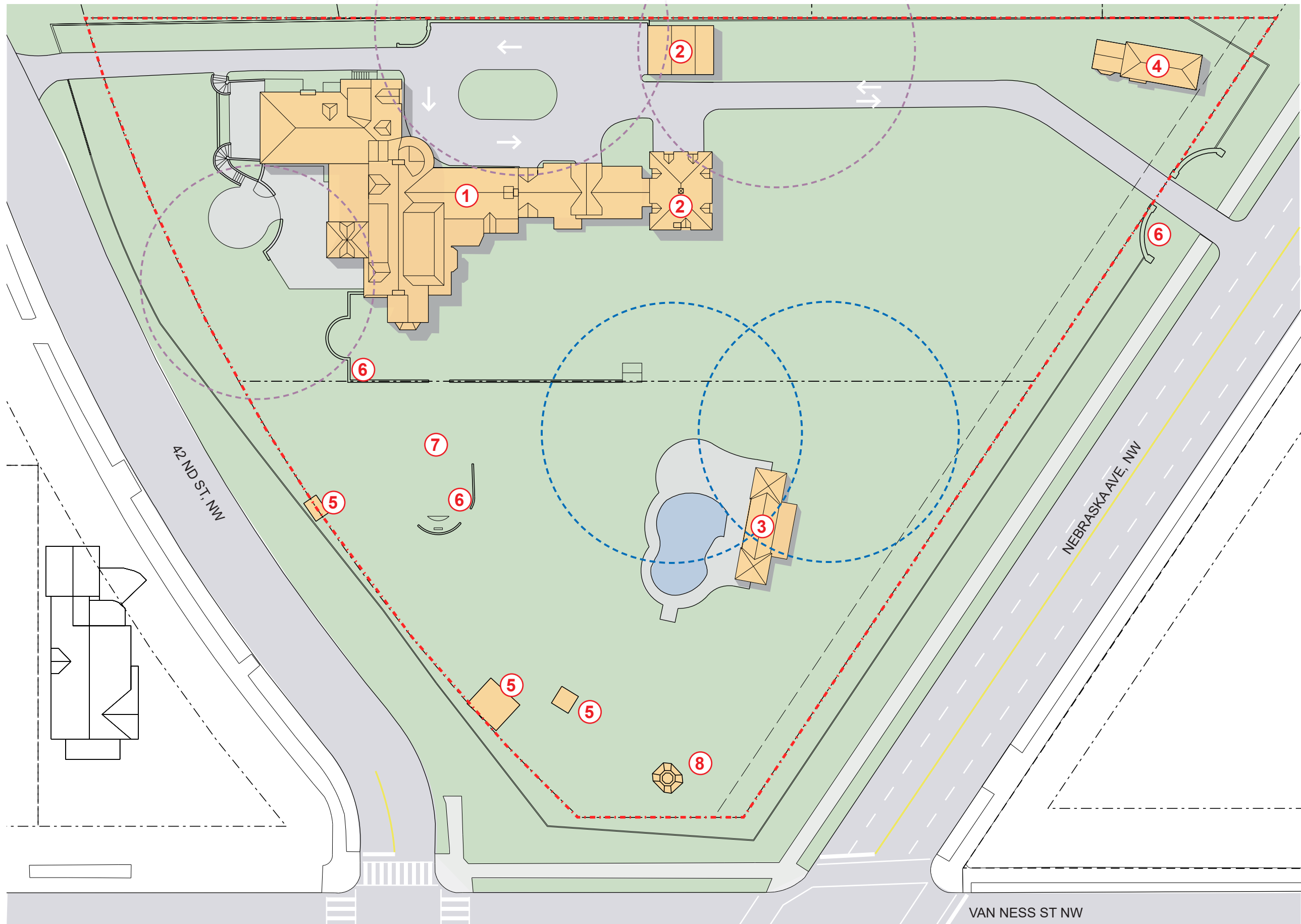
ZONING TABULATIONS

SQUARE: 1727
LOT: 4 and 5
ZONE: R-1-B
SITE AREA: 98,935 SF
ADDRESS: 4220 Nebraska Avenue, NW

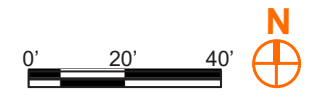
Development Standard	Requirement	Provided
LOT AREA	5,000 minimum	98,935 square feet
HEIGHT	90 feet if setback 1:1 over 40 feet	50 feet/ 4 stories (set back at least 10 feet from all lot lines)
LOT OCCUPANCY	40%	30.77%
PERVIOUS SURFACE	50%	58.16%
VEHICULAR PARKING	52 spaces required	40 garage spaces, 2 surface spaces (totaling 42 zoning - compliant spaces) 12 tandem spaces, 6 pick-up/drop-off spaces* *Not counted for zoning purposes; relief requested
BICYCLE PARKING	Long Term: 1 space per 7,500 square feet Short Term: 1 space per 2,000 square feet	66,691/7,500= 9 Long Term Spaces 66.691/2,000= 33 Short Term Spaces
LOADING	30,000 - 100,000 sf: 1 loading berth, 1 loading platform, 1 delivery space	1 loading berth, 1 loading platform, 1 delivery space

Gross Floor Area	
Existing Square Footage	13,154 square feet
Existing Square Footage to Remain	12,603 square feet
New Square Footage	54,088 square feet
Total Square Footage	66,691 square feet
FAR	0.67





- ① UNDER OAK
- ② GARAGE
- ③ POOL HOUSE
- ④ 2 STORY GATE HOUSE
- ⑤ SHED
- ⑥ BRICK WALL
- ⑦ ROSE GARDEN
- ⑧ CUPOLA
- HERITAGE TREE ROOT ZONE
- HERITAGE TREE WILL BE RELOCATED





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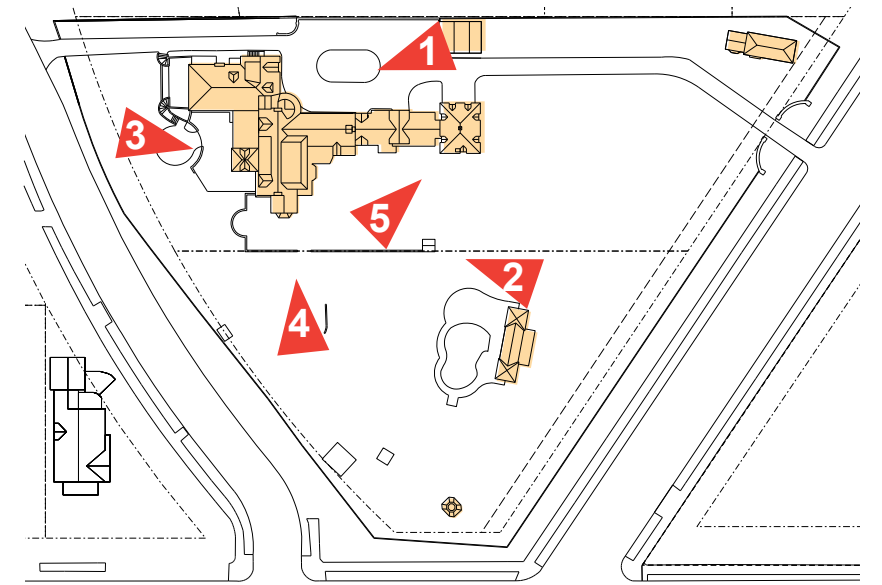
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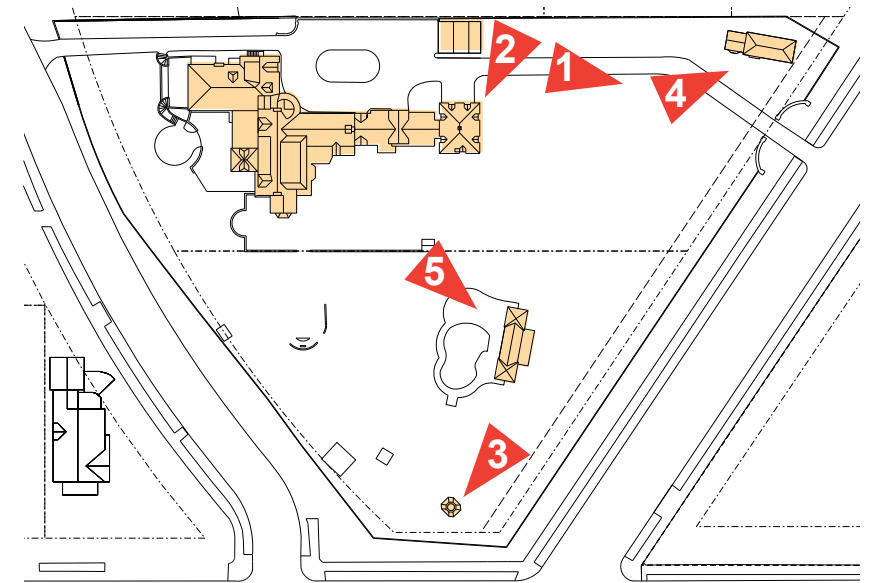
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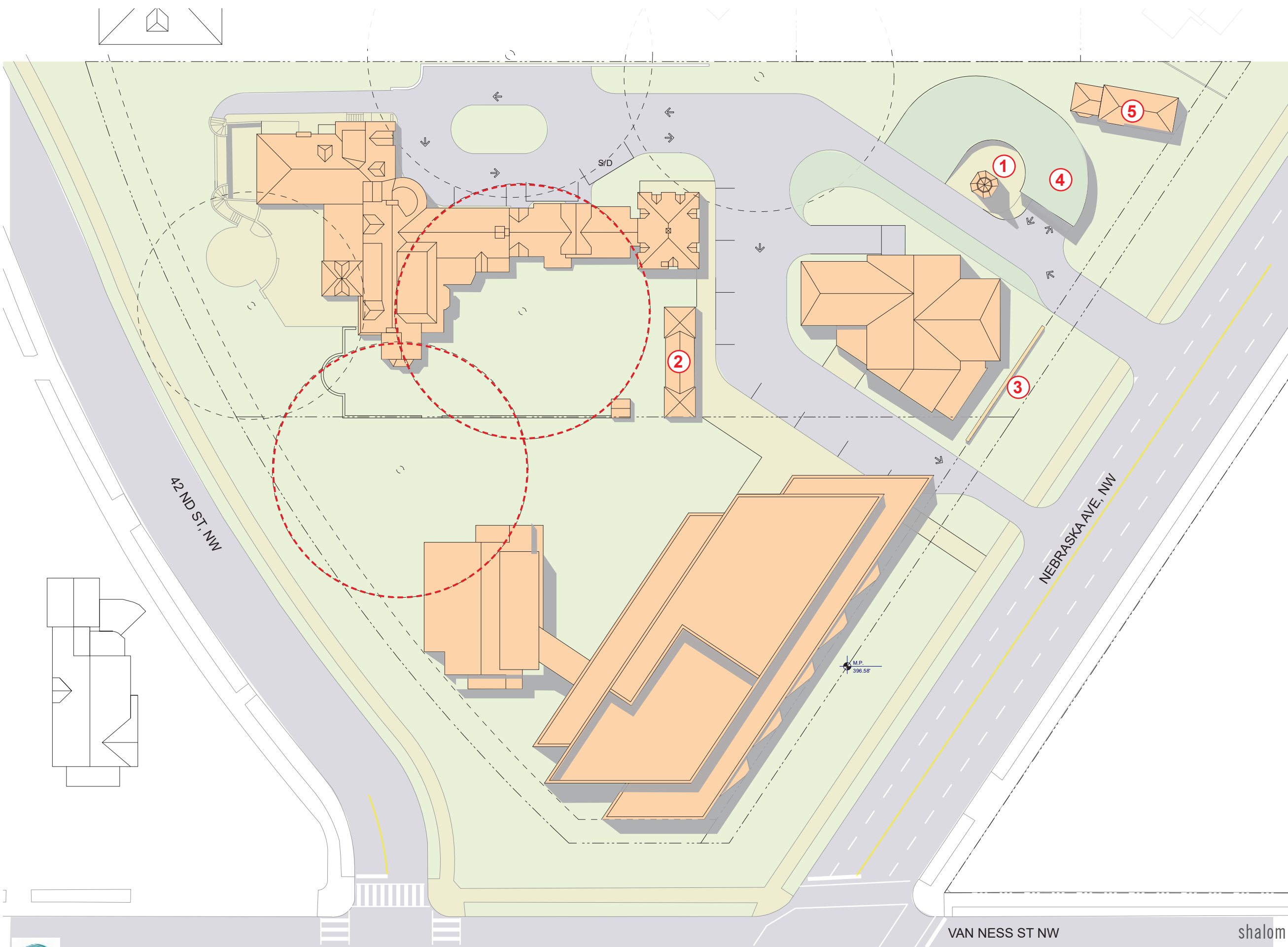


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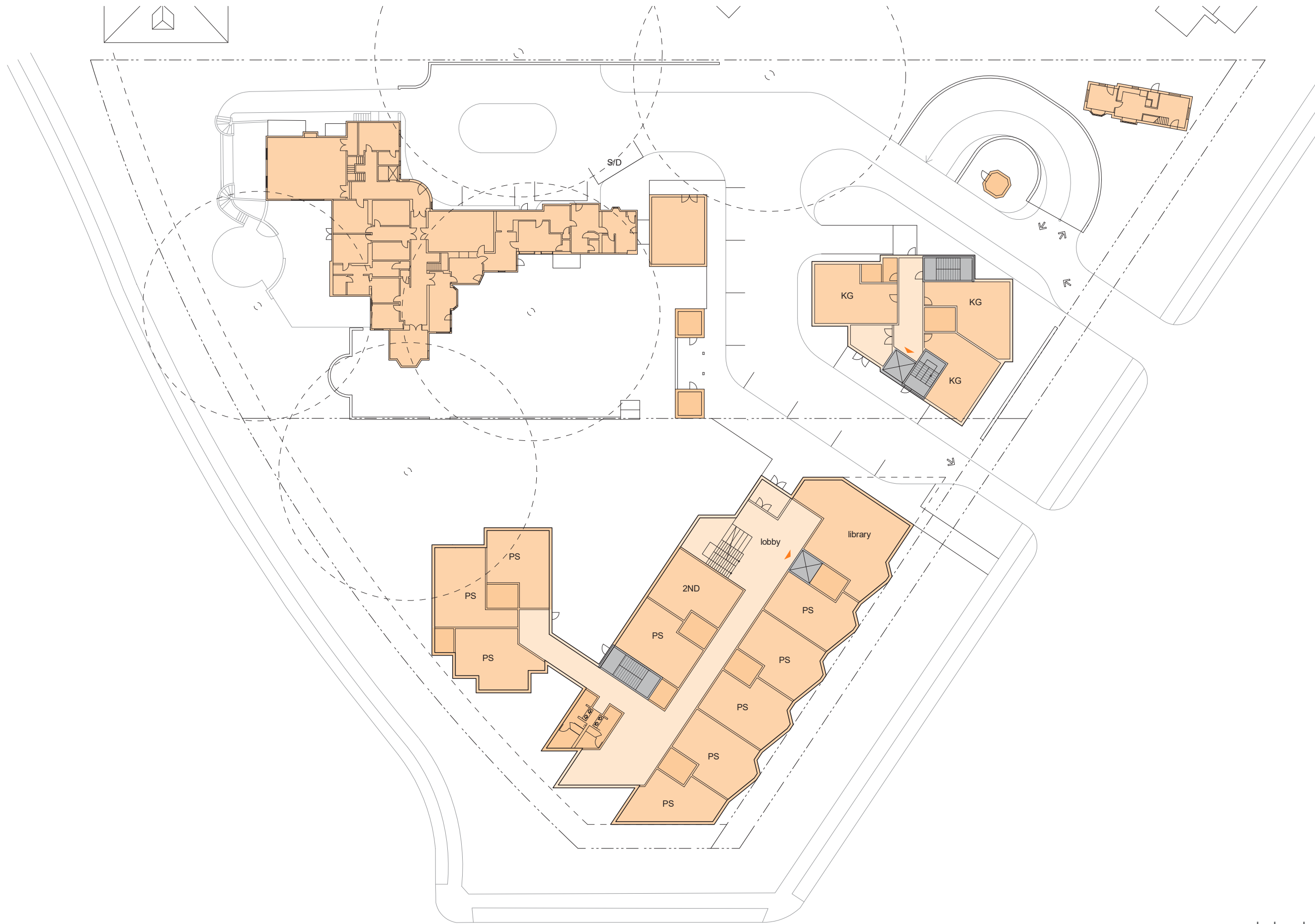


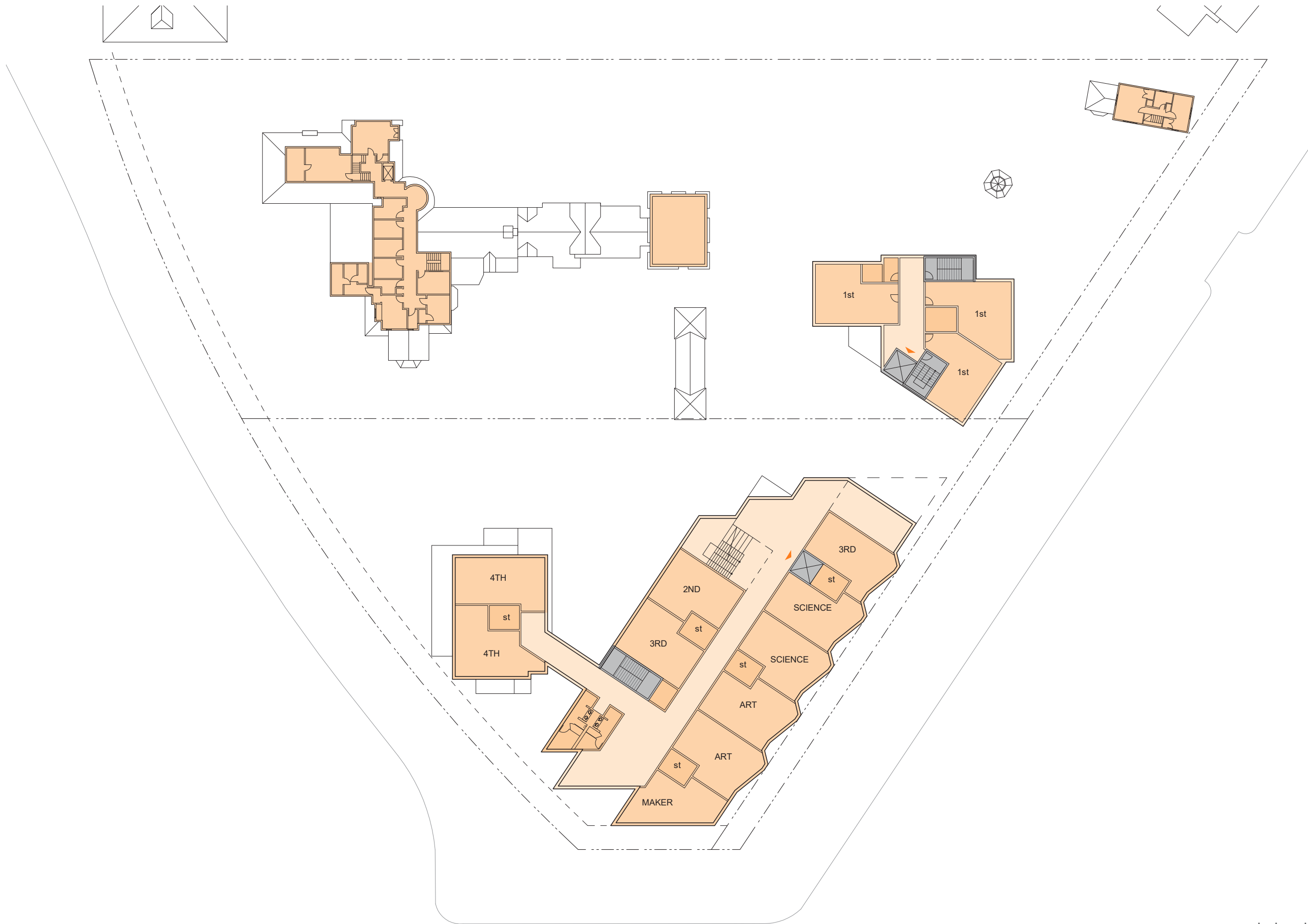
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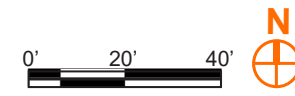
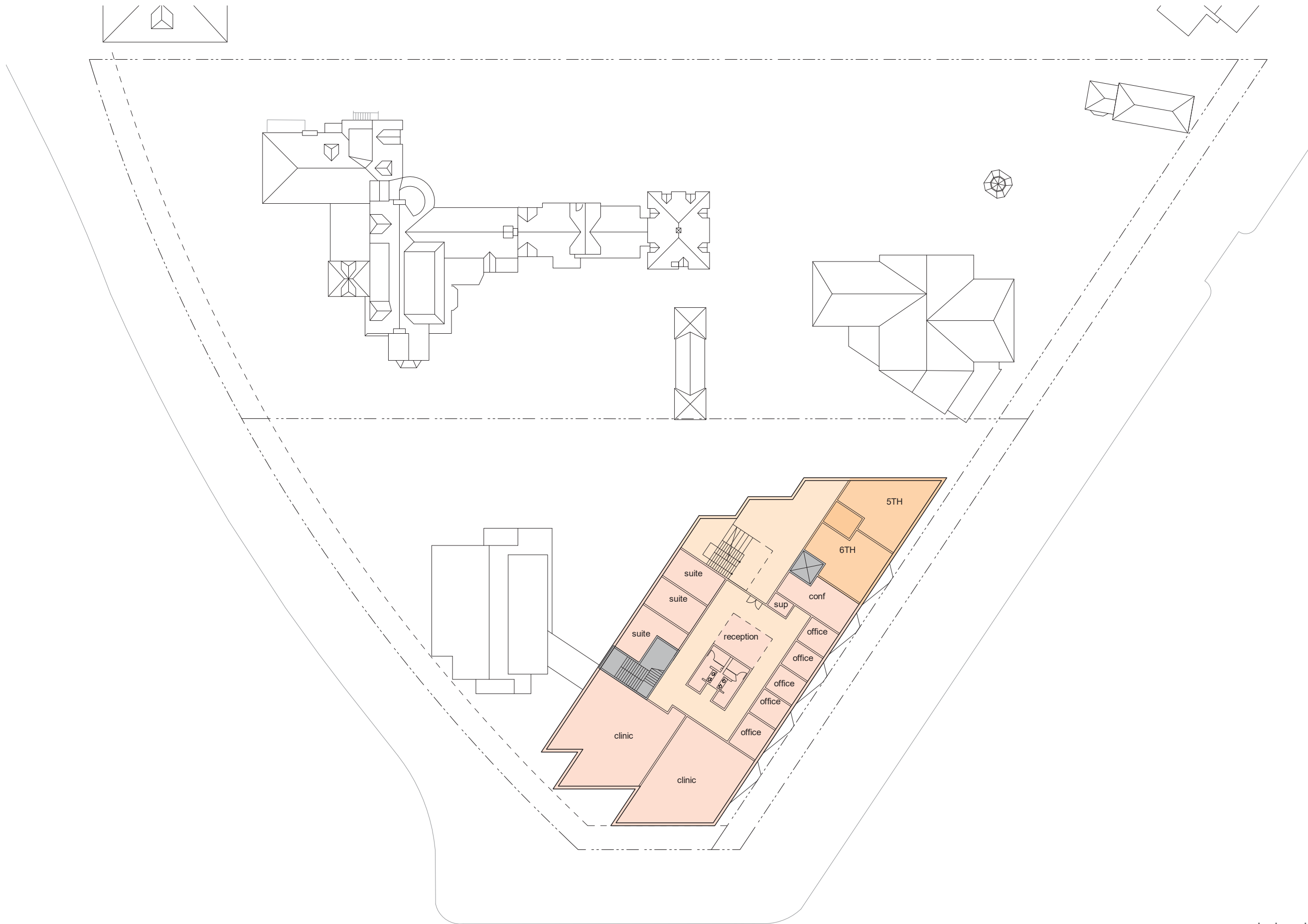


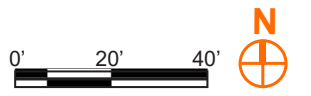
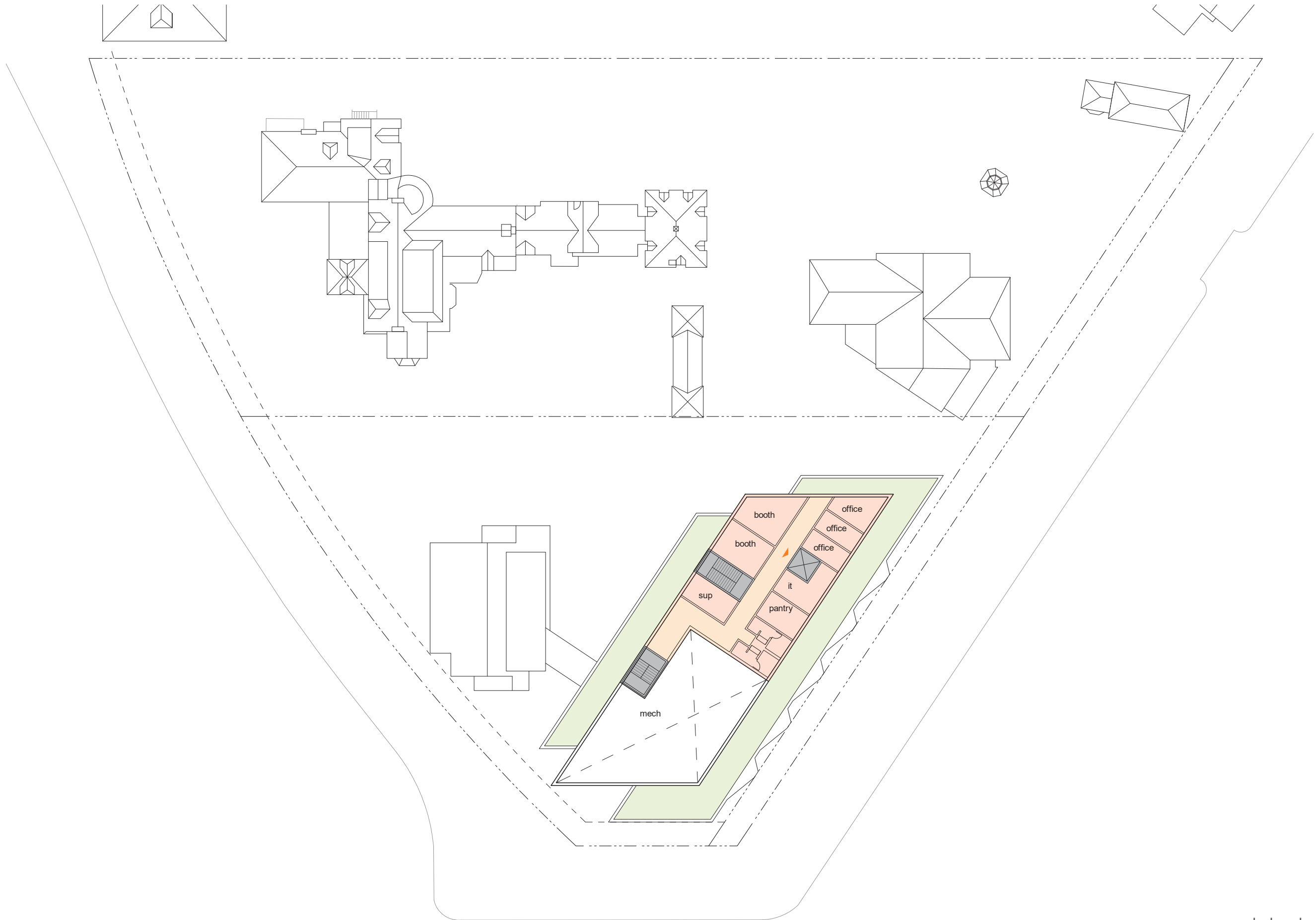


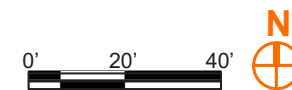
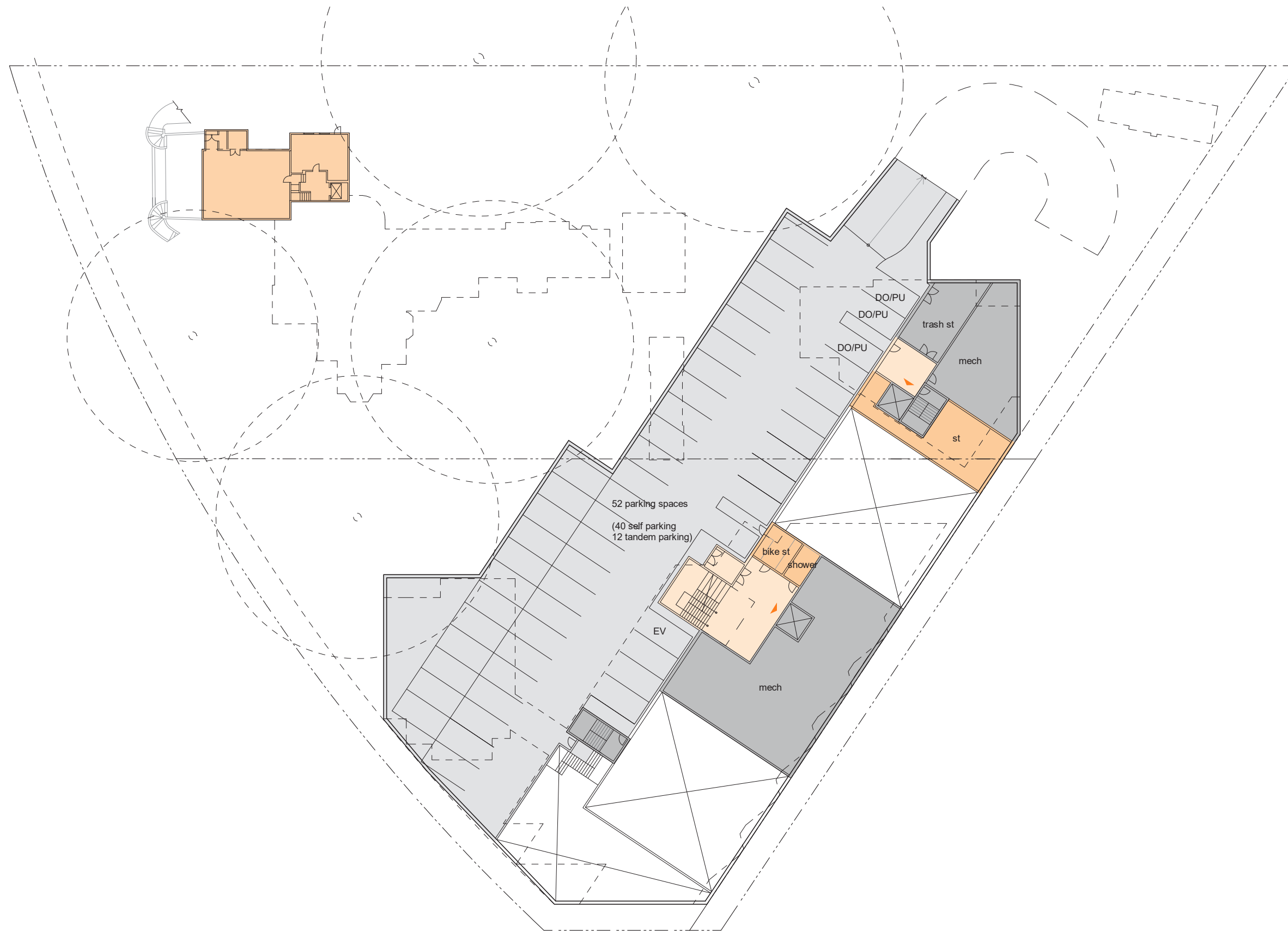
- ① RELOCATED CUPOLA
- ② RELOCATED POOL HOUSE (BICYCLE PARKING)
- ③ FEATURE WALL
- ④ COVERED PARKING RAMP
- ⑤ GATE HOUSE
- RELOCATED HERITAGE TREE

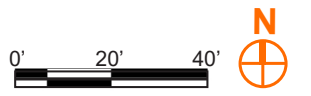
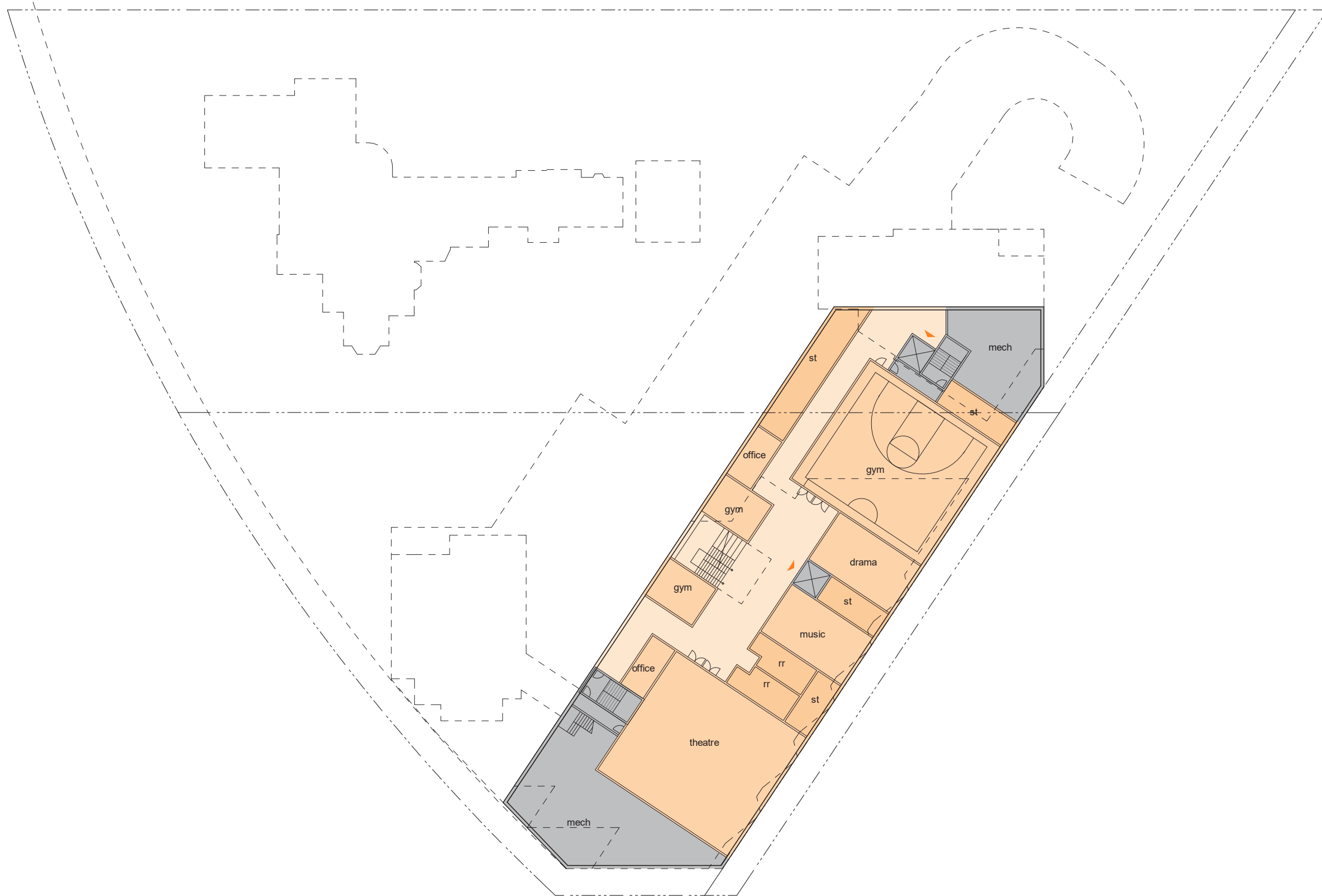


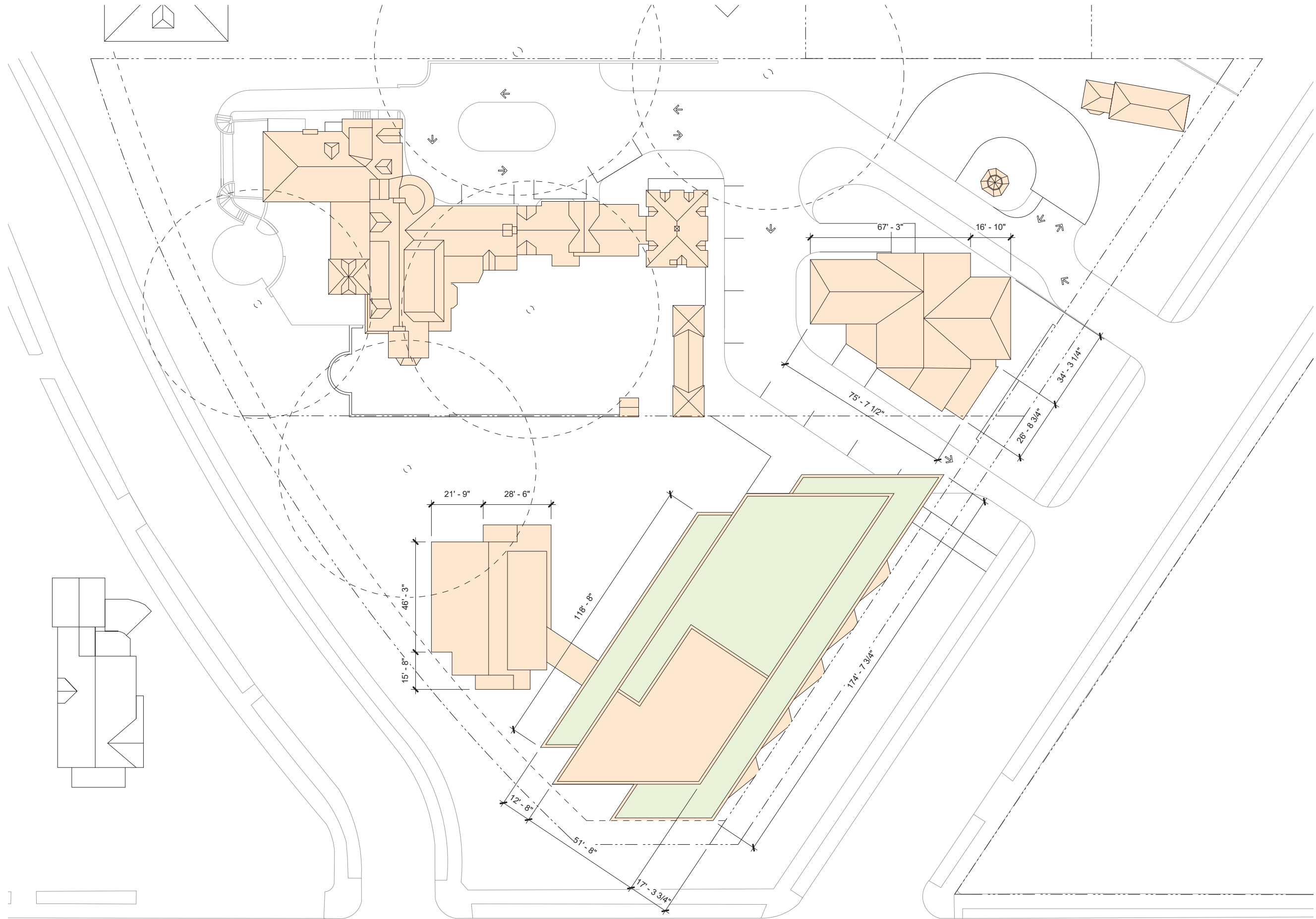


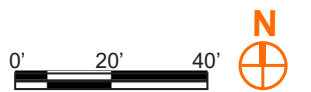
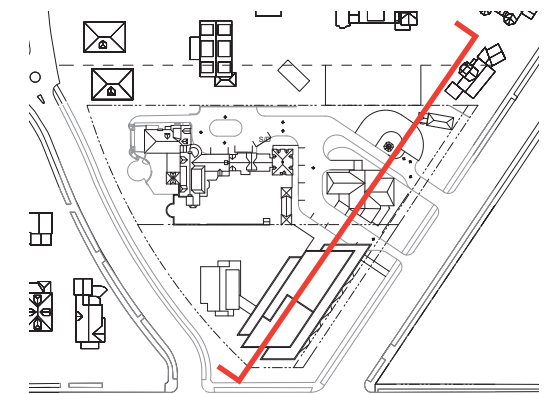
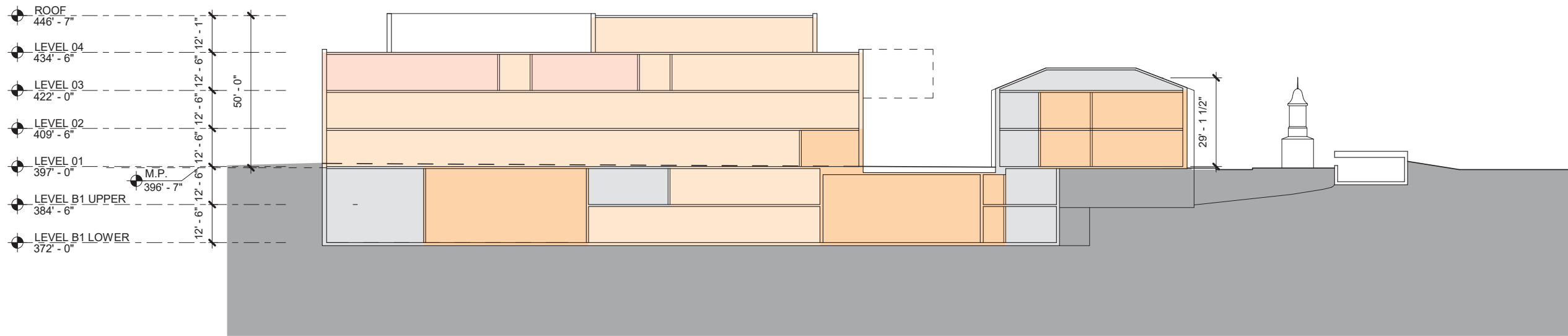


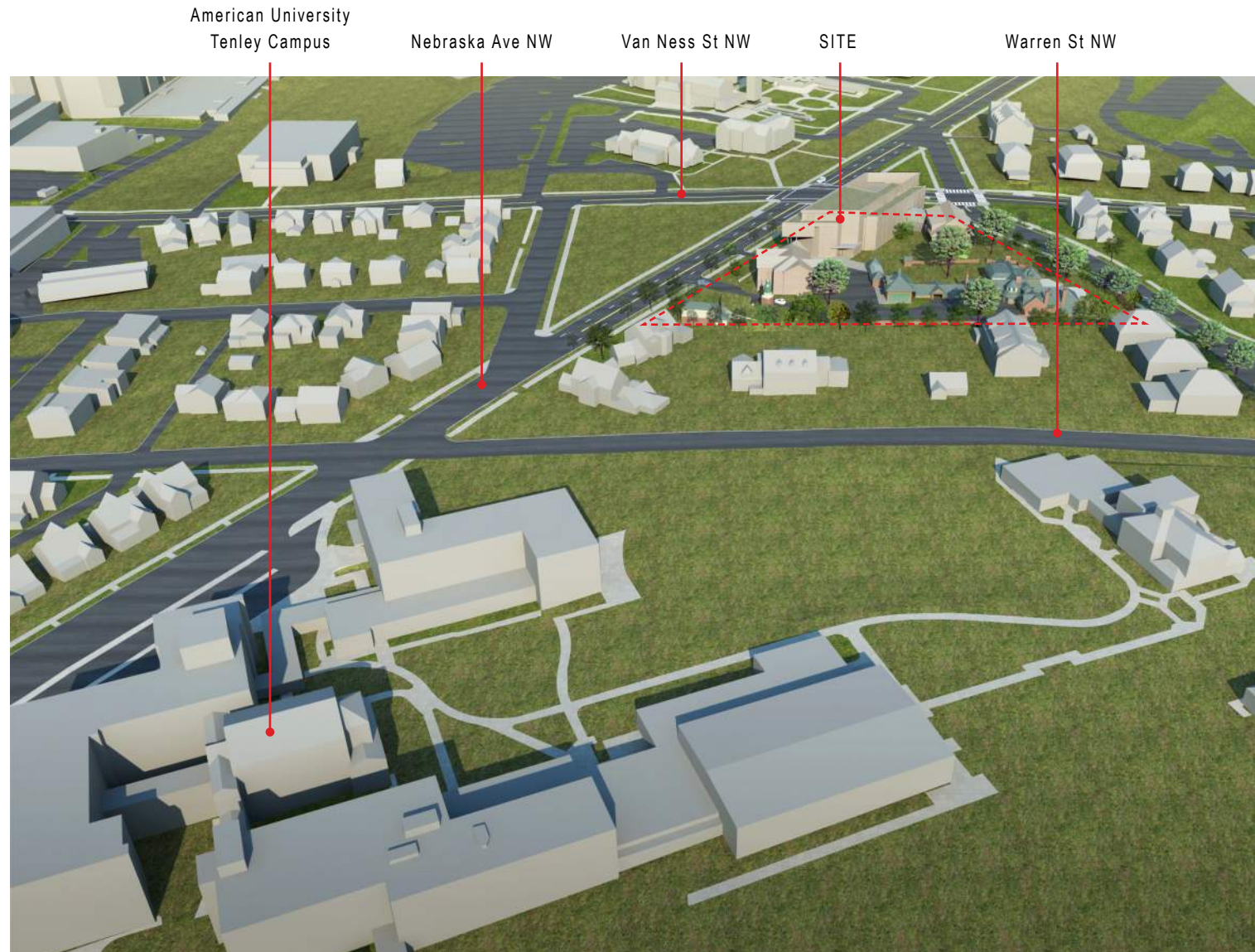








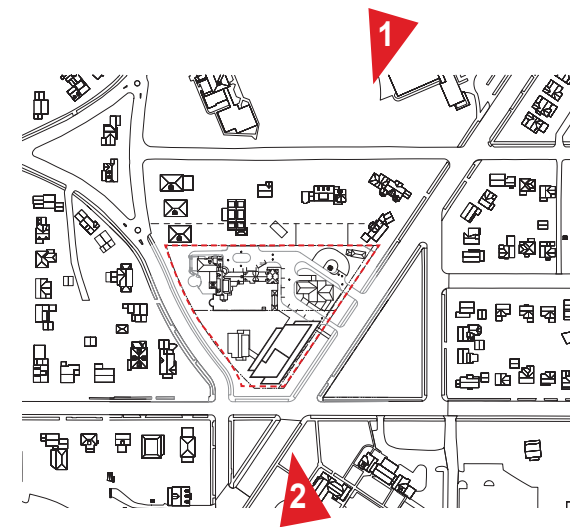




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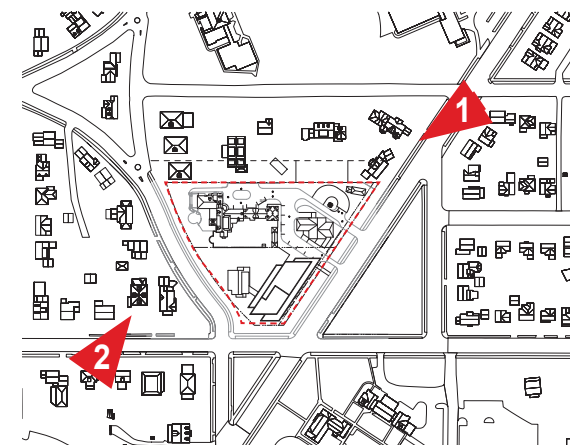




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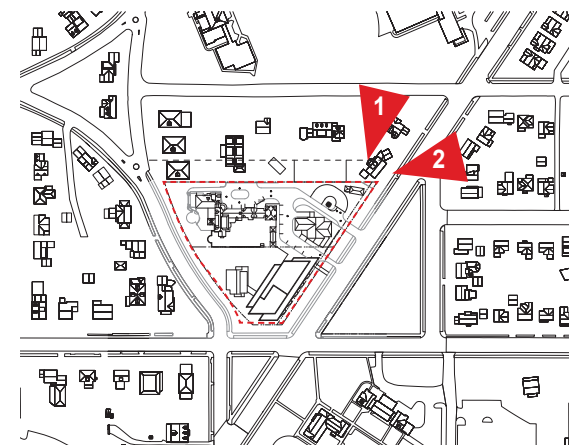




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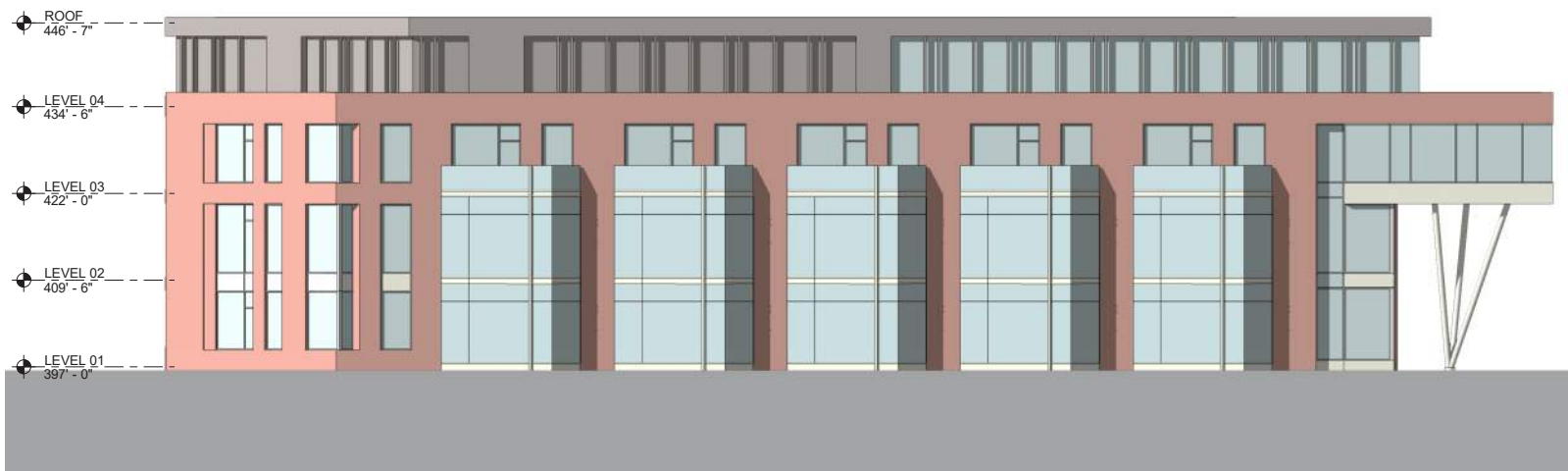




SOUTH PAVILION WEST ELEVATION



SOUTH PAVILION NORTH ELEVATION



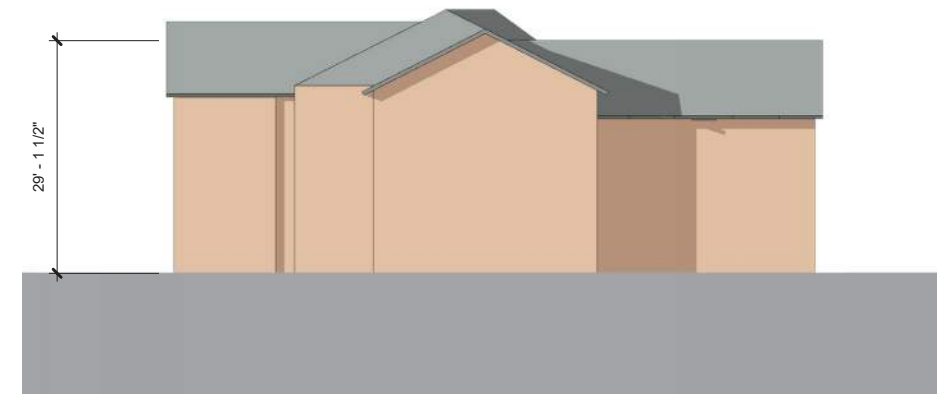
SOUTH PAVILION EAST ELEVATION



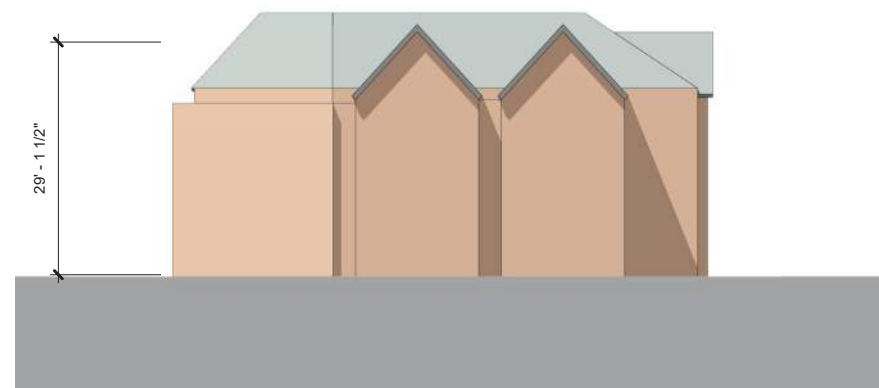
SOUTH PAVILION SOUTH ELEVATION



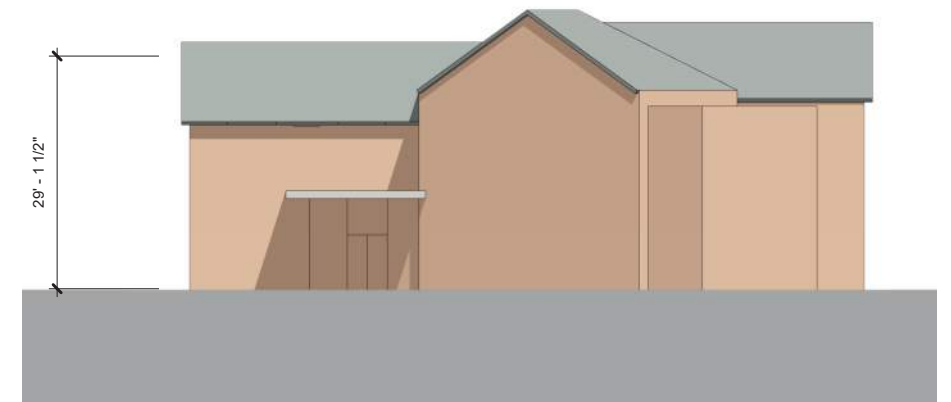
NORTH PAVILION WEST ELEVATION



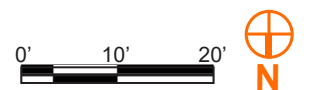
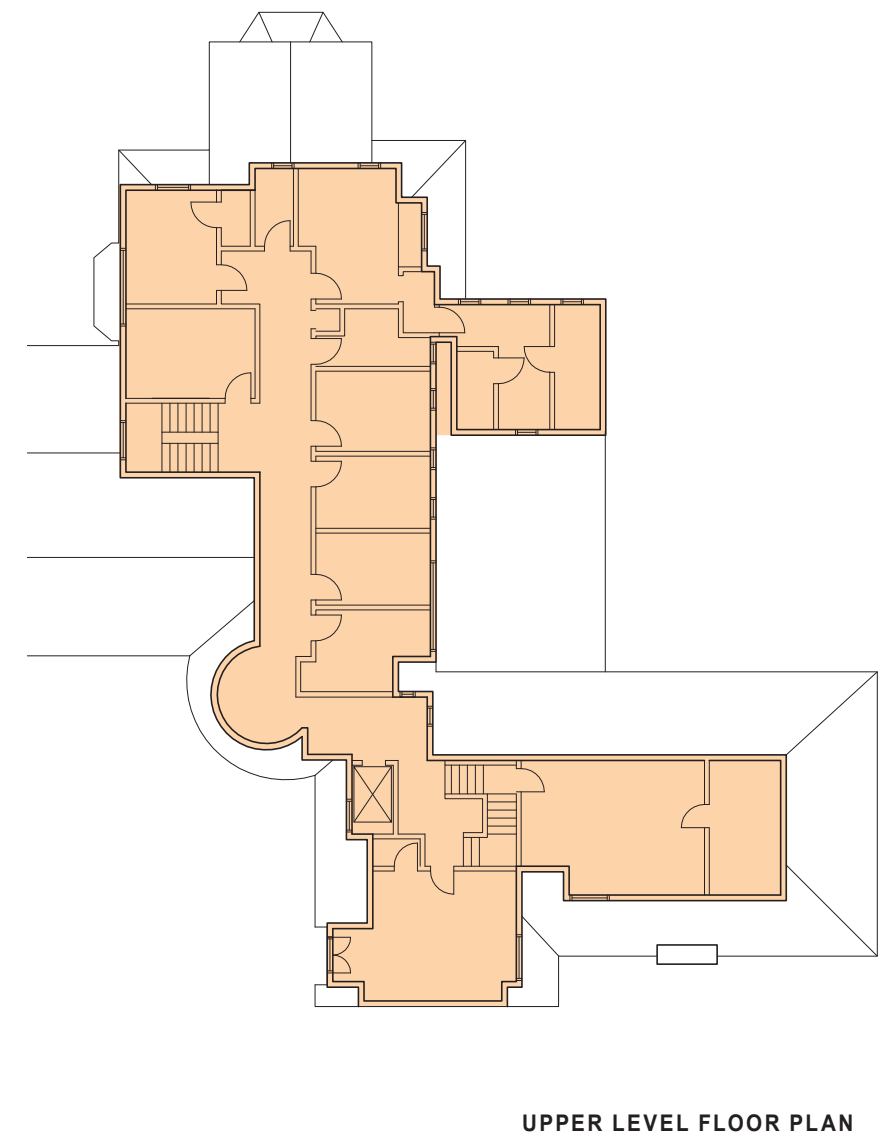
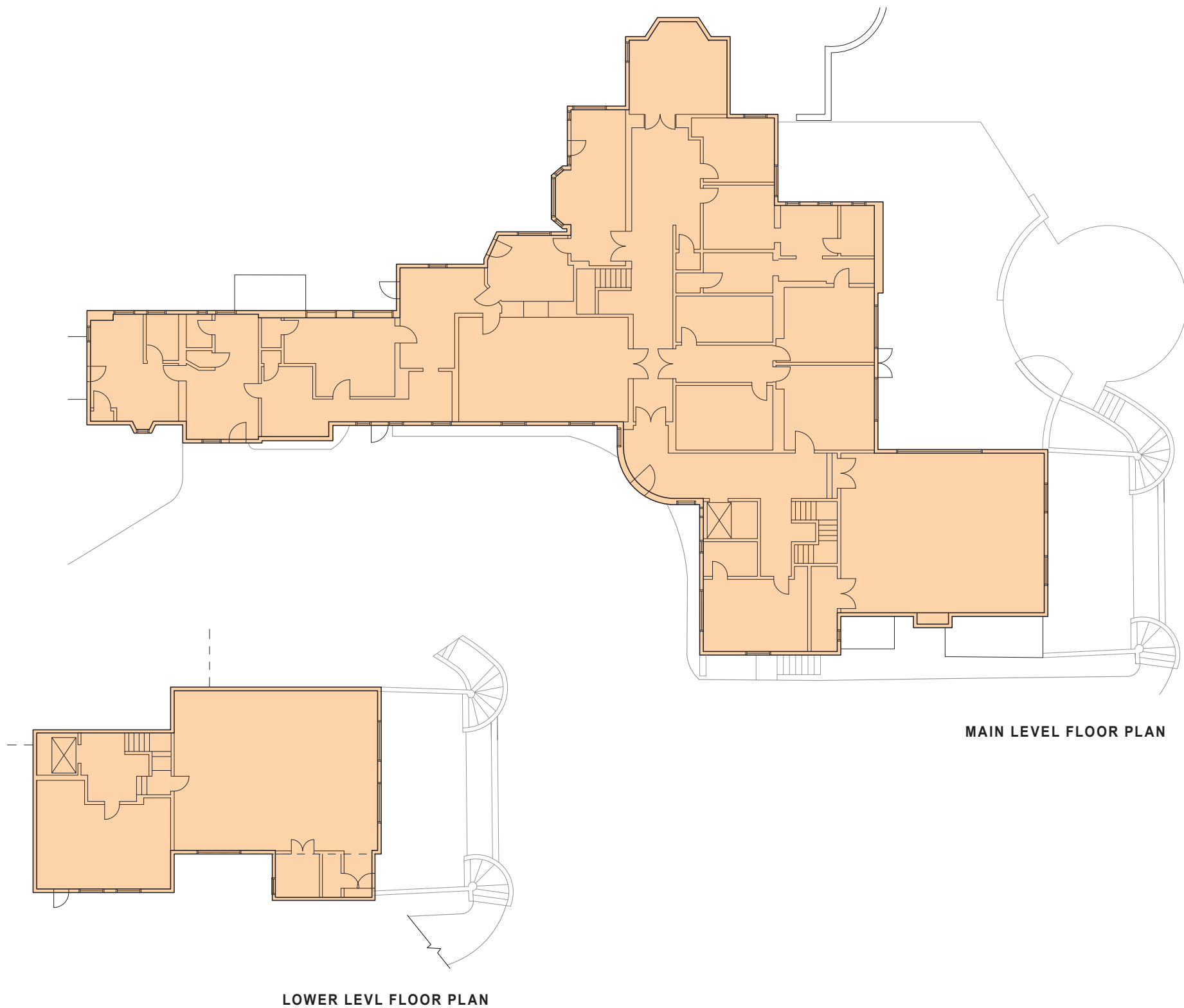
NORTH PAVILION NORTH ELEVATION



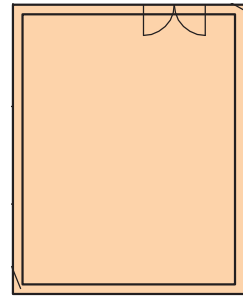
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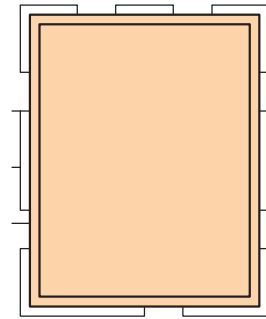
NORTH PAVILION SOUTH ELEVATION



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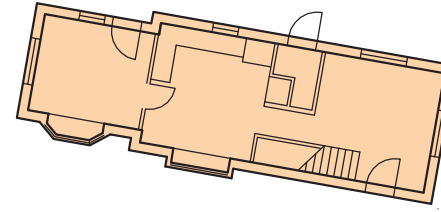


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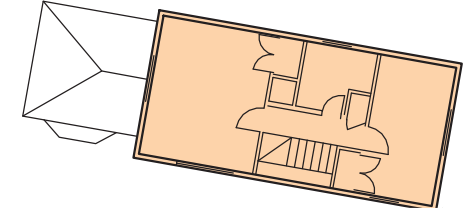


LEVEL 2

BRICK GARAGE

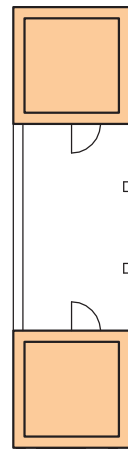


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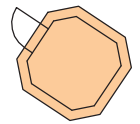


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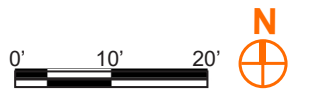
GATE HOUSE



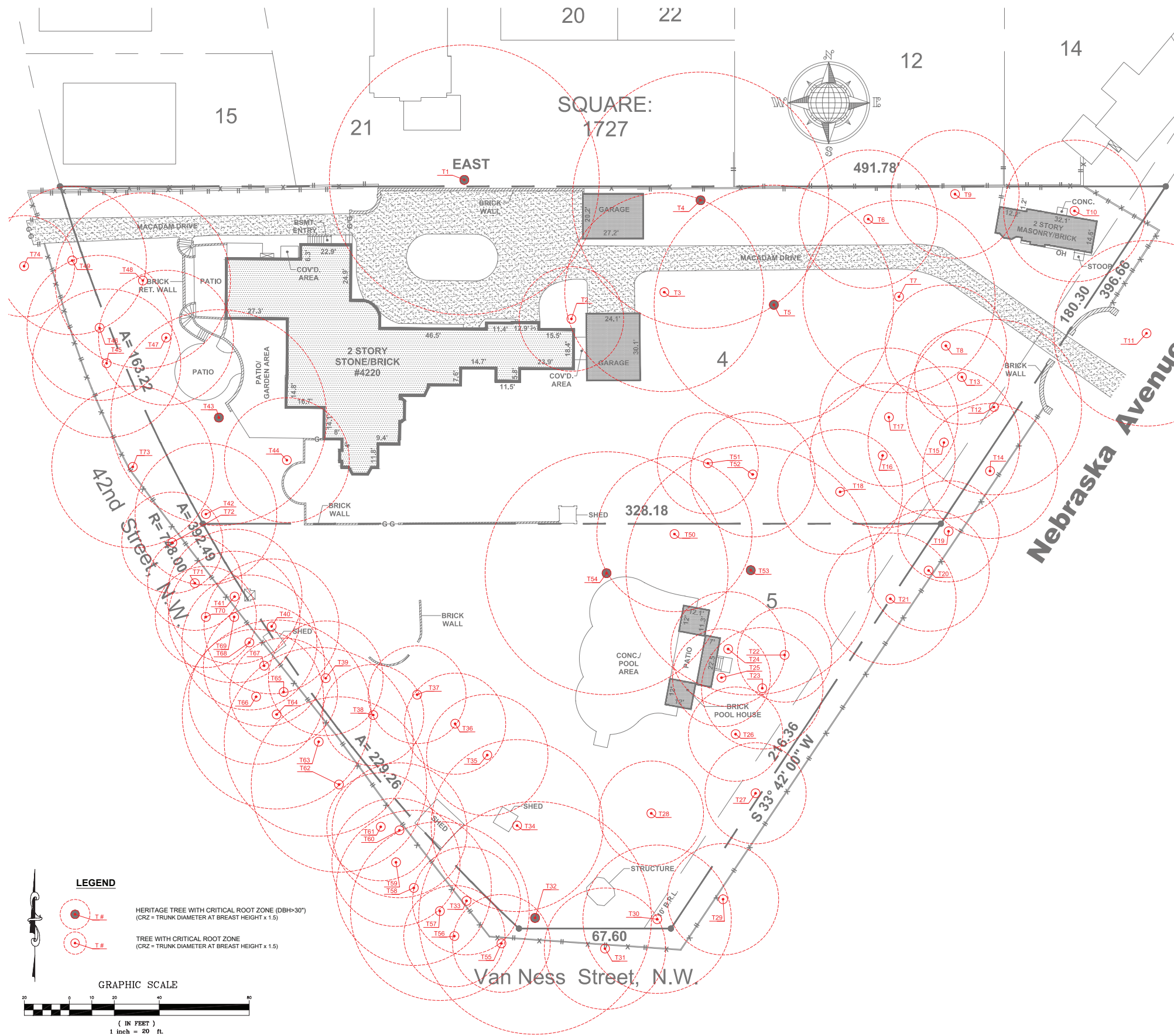
POOL HOUSE



CUPOLA



AMT TREE SURVEY
JUNE 24, 2020



Project Name: 4220 Nebraska Avenue		Date: June 2020		Hazardous Tree Assessment							
Tree #	Botanical Name	Common Name	DBH	Trunk Circumference	Live Crown Ratio (0-100%)	Probability of Failure (1-3)	Size of Defective Part(s) (1-3)	Probability of Target Impact (1-3)	Subjective Risk Factors (0-2)	Total Risk Rating Score (3-30)	NOTES
1	<i>Acer saccharinum</i>	silver maple	40.0	125.7	70	2	3	3	1	9	Behind brick wall; compacted root zone (in pavement); twin leader; minor dieback
2	<i>Juniperus virginiana</i>	Eastern red cedar	15.5	48.7	80	1	1	3	1	6	Beside house; compacted root zone (in pavement); electrical equipment on trunk
3	<i>Fagus grandifolia</i>	American beech	29.5	92.7	85	1	1	3	0	5	Electrical equipment on trunk
4	<i>Quercus alba</i>	White oak	38.0	119.4	66	2	1	2	0	5	
5	<i>Quercus grandifolia</i>	American beech	35.5	111.5	90	2	3	2	1	8	Broken leader; electrical equipment
6	<i>Pinus strobus</i>	Eastern white pine	20.5	64.4	66	2.5	1	2	1	6.5	
7	<i>Fagus grandifolia</i>	American beech	28.5	89.5	85	1	1	2	0	4	
8	<i>Pinus strobus</i>	Eastern white pine	18.0	56.5	60	2.5	1	2	1	6.5	Slightly leaning
9	<i>Juniperus virginiana</i>	Eastern red cedar	19.0	59.7	50	2	2	3	1	8	Major exortmuous vines on trunk and in canopy
10	<i>Juniperus virginiana</i>	Eastern red cedar	21.0	66.0	45	2	2	3	1	8	Major poison ivy; small canopy
11	<i>Ulmus americana</i>	American elm	27.5	86.4	60	2.5	3	3	1	9.5	Broken leader; major wound; overhead wires
12	<i>Pinus strobus</i>	Eastern white pine	26.0	81.7	30	2	2	2	1	7	Broken limbs; dieback; English ivy
13	<i>Pinus strobus</i>	Eastern white pine	14.0	44.0	70	2	1	2	0	5	
14	<i>Pinus strobus</i>	Eastern white pine	20.0	62.8	66	2	1	2	1	6	Major poison ivy
15	<i>Cedrus atlantica</i>	Atlas cedar	22.5	70.7	40	1	1	1	0	3	
16	<i>Magnolia grandiflora</i>	Southern magnolia	21.5	67.5	70	1	1	1	0	3	
17	<i>Magnolia grandiflora</i>	Southern magnolia	20.5	64.4	80	1	1	1	0	3	Multiple trunk (7", 11.5", 15.5")
18	<i>Juniperus virginiana</i>	Eastern red cedar	18.5	58.1	40	2	3	1	1	7	
19	<i>Magnolia grandiflora</i>	Southern magnolia	15.0	47.1	90	1	1	3	0	5	Slightly leaning
20	<i>Liriodendron tulipifera</i>	tulip poplar	18.0	56.5	45	2.5	2	2	1	7.5	Thin canopy; minor dieback; broken limbs
21	<i>Liriodendron tulipifera</i>	tulip poplar	19.5	61.3	50	2	2	2	1	7	Thin canopy; minor dieback; broken limbs
22	<i>Pinus strobus</i>	Eastern white pine	14.0	44.0	40	2	1	2	1	6	Thin canopy
23	<i>Pinus strobus</i>	Eastern white pine	18.0	56.5	60	1.5	1	2	1	5.5	
24	<i>Cupressus x leylandii</i>	Leyland cypress	17.0	53.4	85	1.5	2	3	0	6.5	
25	<i>Cupressus x leylandii</i>	Leyland cypress	14.5	45.6	75	1.5	1	3	0	5.5	
26	<i>Acer rubrum</i>	red maple	14.0	44.0	66	1	1	1	0	3	Cable bracing for adjacent tree
27	<i>Juniperus virginiana</i>	Eastern red cedar	15.0	47.1	50	2.5	3	2	1	8.5	Cable bracing for adjacent tree; girdled trunk
28	<i>Pinus strobus</i>	Eastern white pine	15.5	48.7	60	2	1	1	0	4	
29	<i>Pinus strobus</i>	Eastern white pine	16.5	51.8	30	2	2	3	1	8	Leaning; thin canopy; bamboo
30	<i>Quercus palustris</i>	pin oak	22.0	69.1	50	1	1	2	0	4	
31	<i>Quercus palustris</i>	pin oak	18.0	56.5	55	1	2	3	0	6	Beside fence
32	<i>Quercus rubra</i>	Northern red oak	34.5	108.4	15	3	3	2	2	10	Major pruning; fruiting bodies; dieback
33	<i>Quercus rubra</i>	Northern red oak	16.0	50.3	10	3	2	2	2	9	Major dieback; ivy
34	<i>Acer rubrum</i>	red maple	25.5	80.1	66	1.5	1	1	1	4.5	Multiple leaders in canopy; minor dieback
35	<i>Pinus strobus</i>	Eastern white pine	18.0	56.5	66	1.5	1	1	1	4.5	
36	<i>Cupressus x leylandii</i>	Leyland cypress	15.0	47.1	66	3	1	2	1.5	7.5	Leaning; heaving root plate; major ivy
37	<i>Cupressus x leylandii</i>	Leyland cypress	14.5	45.6	66	2	2	2	1	7	Major ivy
38	<i>Juniperus virginiana</i>	Eastern red cedar	15.0	47.1	50	1	1	1	0	3	
39	<i>Tsuga canadensis</i>	Eastern hemlock	17.0	53.4	50	2	3	1	1	7	Multiple trunk (8", 10", 11.5"); dieback; thin canopy
40	<i>Pinus strobus</i>	Eastern white pine	20.0	62.8	55	2	1	1	1	5	
41	<i>Quercus phellos</i>	willow oak	20.0	62.8	20	3	3	1	2	9	Major dieback; major ivy
42	<i>Juniperus virginiana</i>	Eastern red cedar	21.0	66.0	70	1	2	1	0	4	Electrical
43	<i>Acer rubrum</i>	red maple	32.0	100.5	75	2	2	3	0	7	Electrical; girdled limb; pruning cuts; thin canopy; minor dieback
44	<i>Cupressus x leylandii</i>	Leyland cypress	18.5	58.1	80	1	2	3	0	6	Double trunk (10", 15.5")
45	<i>Pinus strobus</i>	Eastern white pine	22.0	69.1	40	2	2	2	1	7	
46	<i>Pinus strobus</i>	Eastern white pine	21.5	67.5	40	2	2	2	1	7	
47	<i>Juniperus virginiana</i>	Eastern red cedar	20.0	62.8	50	1	1	2	0	4	
48	<i>Pinus strobus</i>	Eastern white pine	26.0	81.7	55	2	2	2	1	7	Major vines; broken limbs
49	<i>Prunus serotina</i>	black cherry	22.0	69.1	50	2	3	2	1	8	Broken limbs; thin canopy; poor form
50	<i>Picea abies</i>	Norway spruce	23.0	72.3	30	2	2	3	0	7	Conduit, light, guy wire; bamboo
51	<i>Prunus serrulata</i>	flowering cherry	15.0	47.1	66	1	1	1	0	3	
52	<i>Prunus serrulata</i>	flowering cherry	18.5	58.1	60	1	1	1	0	3	Electrical
53	<i>Liriodendron tulipifera</i>	tulip poplar	37.0	116.2	70	1	2	2	1	6	Vines
54	<i>Juglans nigra</i>	black walnut	36.0	113.1	70	1	2	3	1	7	Wysteria vine; electrical
55	<i>Quercus rubra</i>	Northern red oak	14.5	45.6	50	3	2	3	1	9	Major dieback
56	<i>Ulmus americana</i>	American elm	15.0	47.1	70	1	1	3	0	5	
57	<i>Quercus rubra</i>	Northern red oak	26.5	83.3	50	4	3	3	2	12	Major wound at base; leaning
58	<i>Quercus rubra</i>	Northern red oak	23.0	72.3	50	2	2	3	0	7	Thin canopy
59	<i>Quercus rubra</i>	Northern red oak	19.0	59.7	50	2	2	3	1	8	Vines; thin canopy
60	<i>Quercus rubra</i>	Northern red oak	20.0	62.8	40	2	3	2	2	9	Major ivy; thin canopy; dieback
61	<i>Ulmus americana</i>	American elm	16.0	50.3	45	3	2	1	1	7	Major ivy; leaning
62	<i>Quercus rubra</i>	Northern red oak	26.0	81.7	50	2.5	2	2	1	7.5	Major vines; minor dieback; thin canopy
63	<i>Quercus rubra</i>	Northern red oak	28.0	88.0	40	2.5	2	1	1	6.5	Major vines; dieback; thin canopy
64	<i>Quercus rubra</i>	Northern red oak	28.0	88.0	40	2.5	2	2	1	7.5	Major vines; dieback; thin canopy
65	<i>Quercus rubra</i>	Northern red oak	16.0	50.3	30	3.5	3	3	1	10.5	
66	<i>Quercus rubra</i>	Northern red oak	20.0	62.8	50	2	2	3	0	7	Double trunk (10", 17.5")
67	<i>Quercus rubra</i>	Northern red oak	18.0	56.5	40	2	2	3	1	8	Ivy on trunk; thin canopy
68	<i>Quercus rubra</i>	Northern red oak	20.0	62.8	50	2	2	3	1	8	Leaning
69	<i>Prunus serotina</i>	black cherry	19.5	61.3	30	3	3	3	1	10	Dieback
70	<i>Quercus rubra</i>	Northern red oak	15.0	47.1	55	2	2	3	0	7	Dieback
71	<i>Quercus rubra</i>	Northern red oak	14.0	44.0	40	2	2	3	1	8	Major vines
72	<i>Quercus rubra</i>	Northern red oak	15.0	47.1	50	2	2	3	1	8	Major vines; dieback
73	<i>Quercus phellos</i>	willow oak	24.0	75.4	75	1	1	3	0	5	
74	<i>Quercus rubra</i>	Northern red oak	15.0	47.1	25	3	2	3	2	10	Major dieback, vines

EXHIBIT 1
shalom baranes associates architects



shalom baranes associates

architects