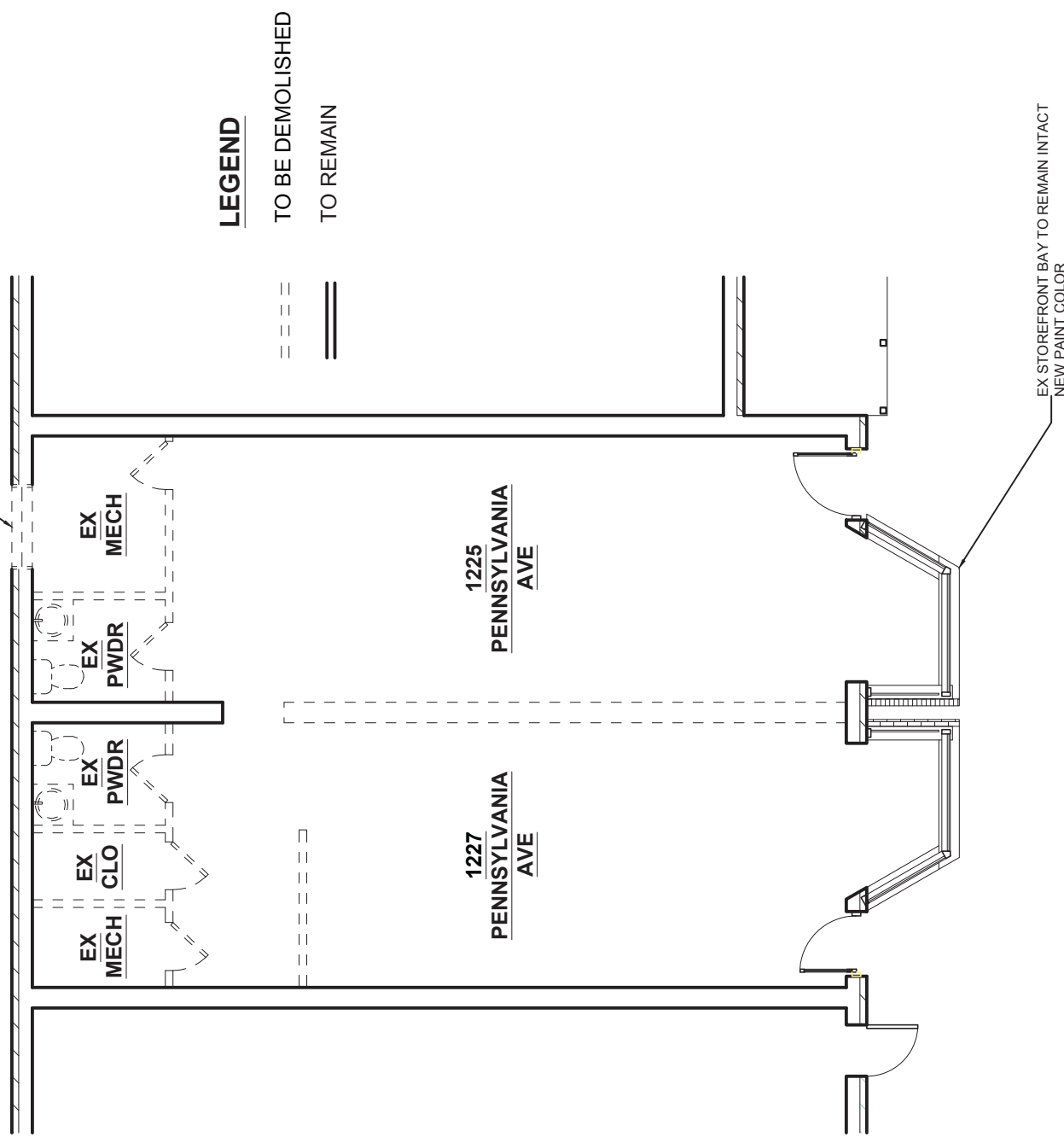


**NOTE**

NO ACCESS TO REAR FROM INSIDE.  
NO ALLEY PRIVATE BACK YARD

EX WINDOW TO BE FILLED IN



1 GROUND FLOOR EXISTING AND DEMOLITION PLAN  
1/8" = 1'-0"



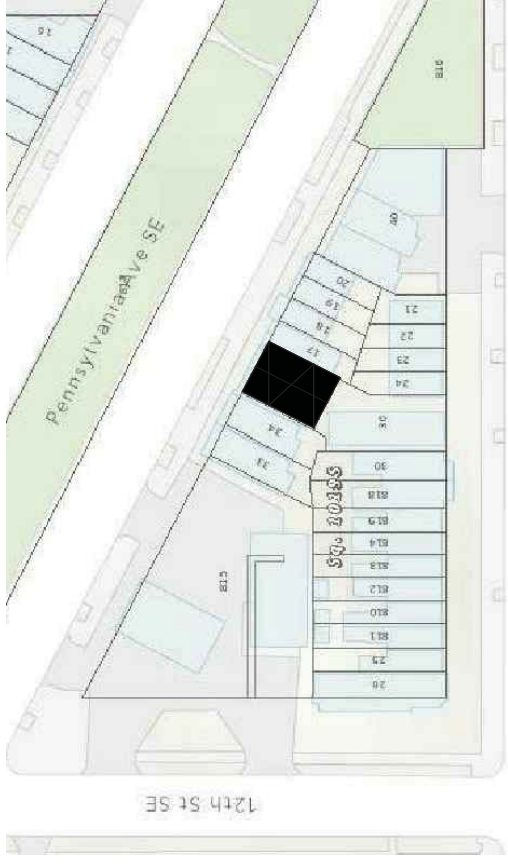
1212 PENNSYLVANIA AVE SE  
WASHINGTON DC 20003  
WWW.CITADELDBD.COM

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19957  
EXHIBIT NO. 6

**1225/1227 PENNSYLVANIA AVE. SE**  
**EXISTING/DEMOLITION PLAN**  
**EXISTING ELEVATION PHOTOS**

1225/ 1227 PENNSYLVANIA AVE. SE  
Sheet number **D1**  
Project number **SPM-2018-003**  
Date **11.06.18**

LOCATION MAP



**dcra** GOVERNMENT OF THE DISTRICT OF COLUMBIA  
**MURIEL BOWSER, MAYOR** Zoning Data Summary

**General Instructions:** Pursuant to 12 DCMR § 108.1.11.1, submit this completed form with Building Permit and Certificate of Occupancy applications for:  
 • proposed new construction of buildings  
 • additions to existing buildings  
 • changes in use or occupant load.  
 Prior study is not required. Do not write in any areas. Write NA (non-applicable) for items that do not apply. If you erase, cross out, write out, or otherwise change any information on this application, the application will be void.  
 For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at [dczr.dc.gov](http://dczr.dc.gov) (go to Zoning Requirements) or pick them up at the Permit Center, 1100 4th Street SW, 2nd Floor.

**A. Site Address**  
 Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.  
 Street Number: 1225-1227  
 Suffix: PENNSYLVANIA AVE  
 Lot / Suite: SE 11.26.18  
 Proposed use: Business

**B. Owner & Contact Information**  
 Agent must be an individual – not a company.  
 Complete mailing address (include zip): 1227 Pennsylvania Ave SE  
 Phone Number(s):  
 Email: crade@citadeldbd.com  
 Complete mailing address (include zip): 1212 Pennsylvania Ave SE  
 Phone Number(s): 202.723.0100  
 Email: crade@citadeldbd.com

**C. Zoning District & Special Development Restrictions**  
 Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, with the order number:  
 District: MU-25  
 Overlay(s), if any:

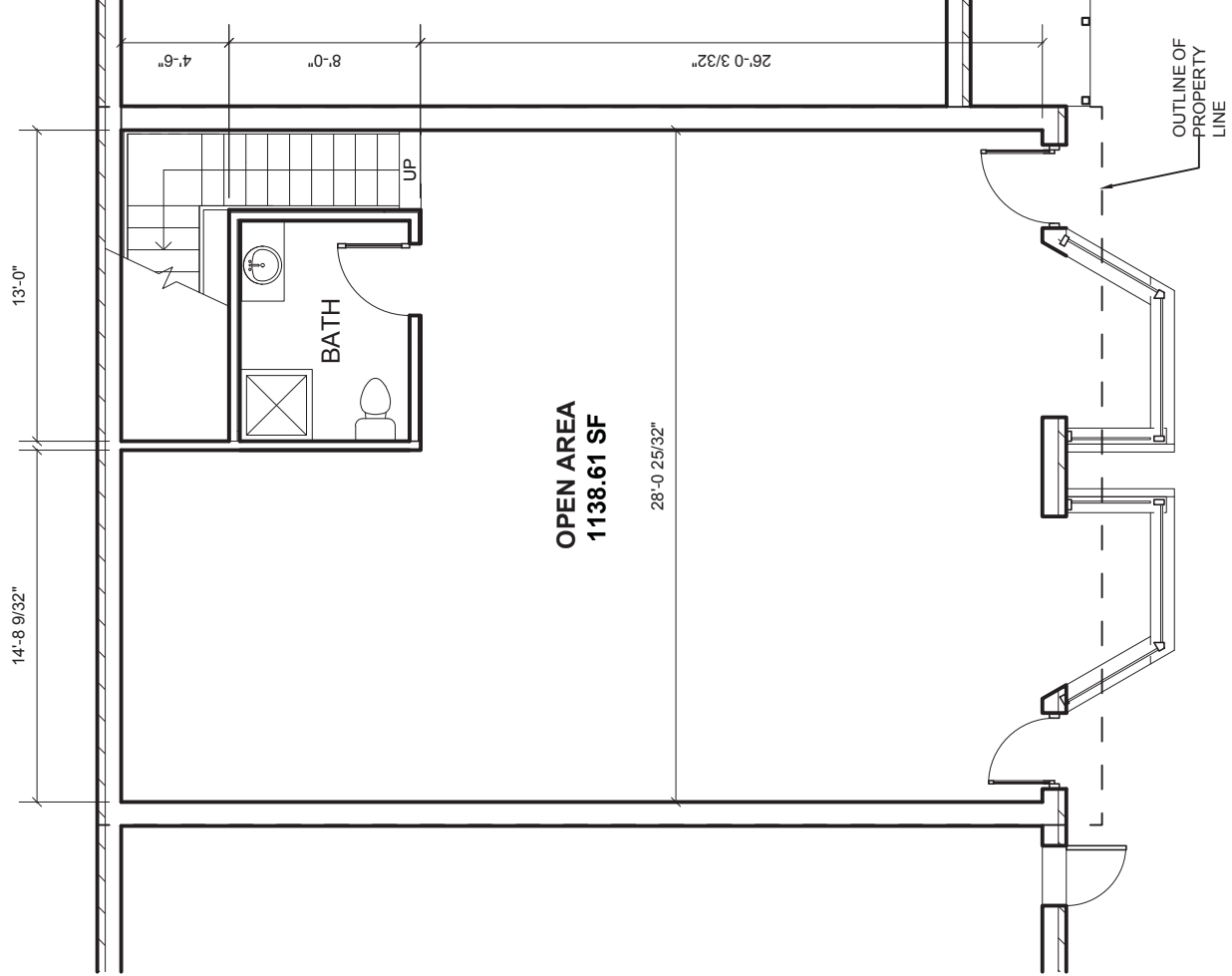
Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable:  
 \_\_\_\_\_

**D. Zoning Data**

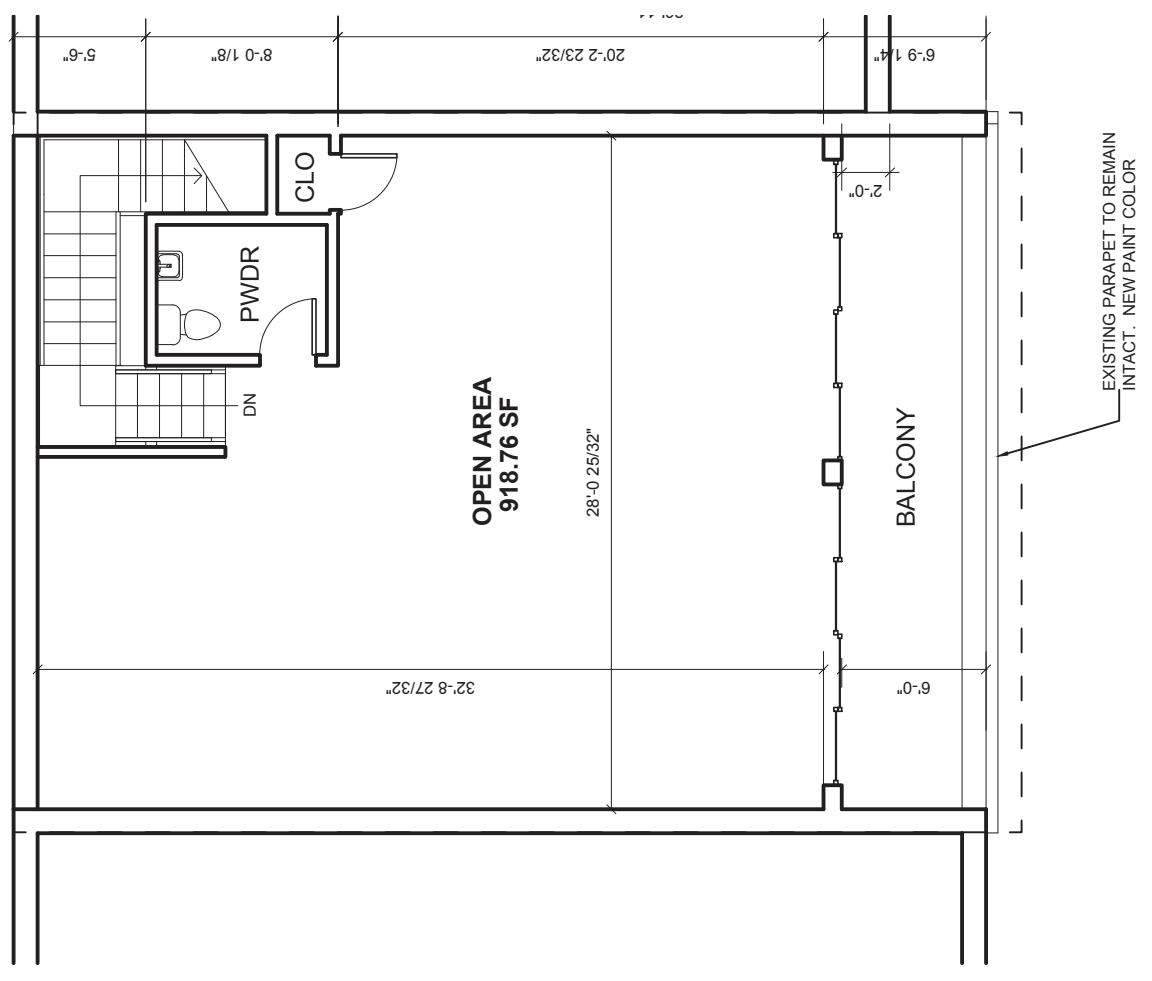
For items with asterisks (\*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR § 100.2, available online at <http://www.dcr.dc.gov/zr16>, Subtitle B, s.h.m.

Data		Existing	Proposed
Fill in both columns; numbers must match those on attached applications, plans, and plans.			
<b>Units &amp; Parking Spaces</b>			
Number of dwelling units	0	0	0
Number of parking spaces (6' x 18')	0	0	0
<b>Setbacks &amp; Building Heights</b>			
Left when you face property	0	Linear feet	0
Right when you face property	0	Linear feet	0
Rear when you face property	0	Linear feet	0
Front when you face property	1	Stories	2
Building Height*	16-2	Feet	25-6
<b>Areas</b>			
Lot Area	1260	Square feet	1260
Gross Floor Area* (GFA) of entire building (sum of all floors)	1136.61	Square feet	2057.37
Floor Area Ratio*	.83	GFA / Lot Area	1.6
Building Area* (sum of all buildings)	1241.88	Square feet	1241.88
Lot Occupancy* (Lot Area)	.91	%	.91
Previous Surface		%	
Green Area Ratio		Score	

Form Completed by (sign and print name): Lynnette Brunson Date: 01.07.19 Rev. 5.6.16



1 GROUND FLOOR PLAN  
1/8" = 1'-0"



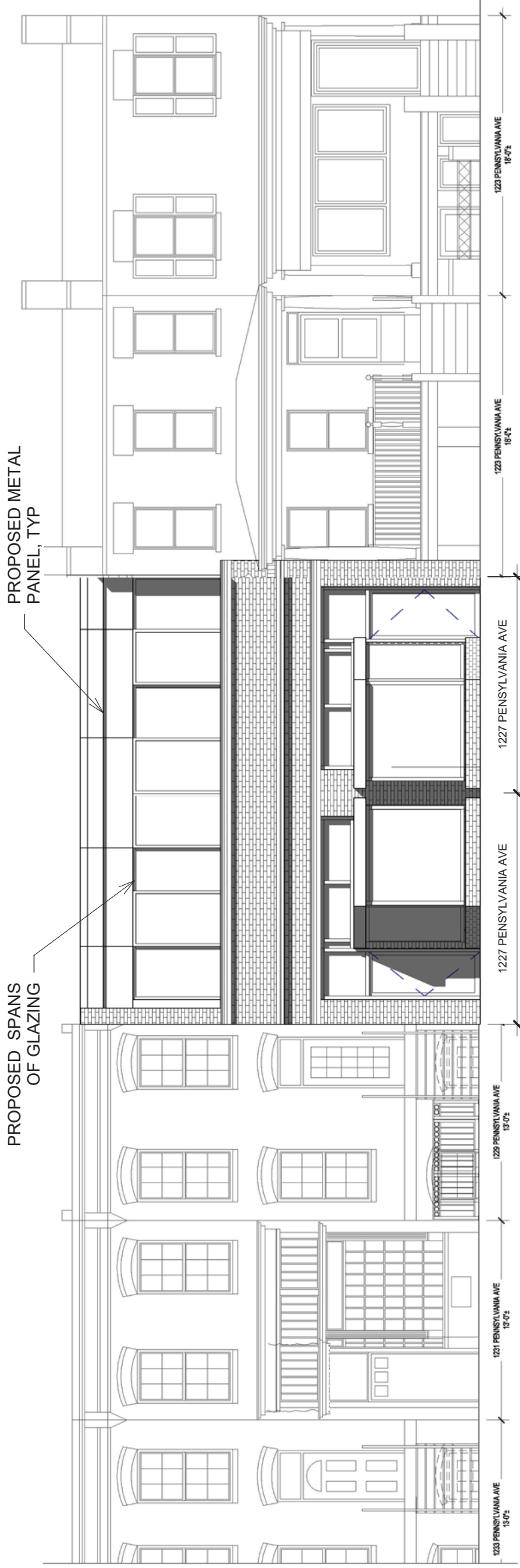
2 SECOND FLOOR PLAN  
1/8" = 1'-0"



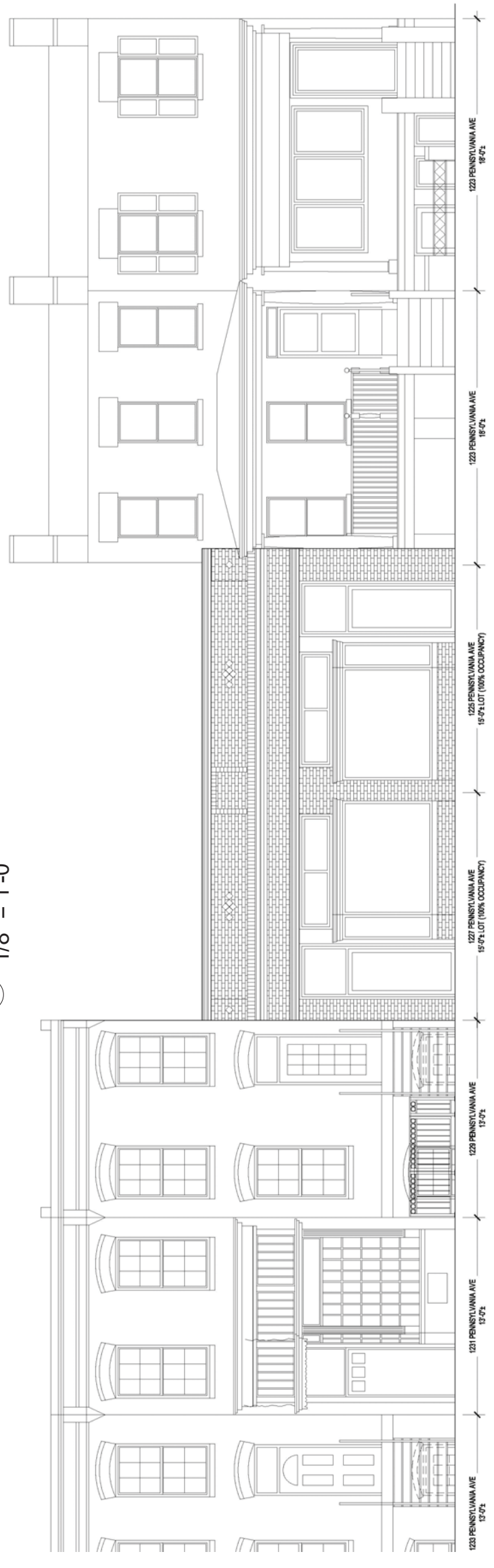
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WASHINGTON DC 20003  
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1225/1227 PENNSYLVANIA AVE. SE  
GROUND & SECOND FLOOR PLAN

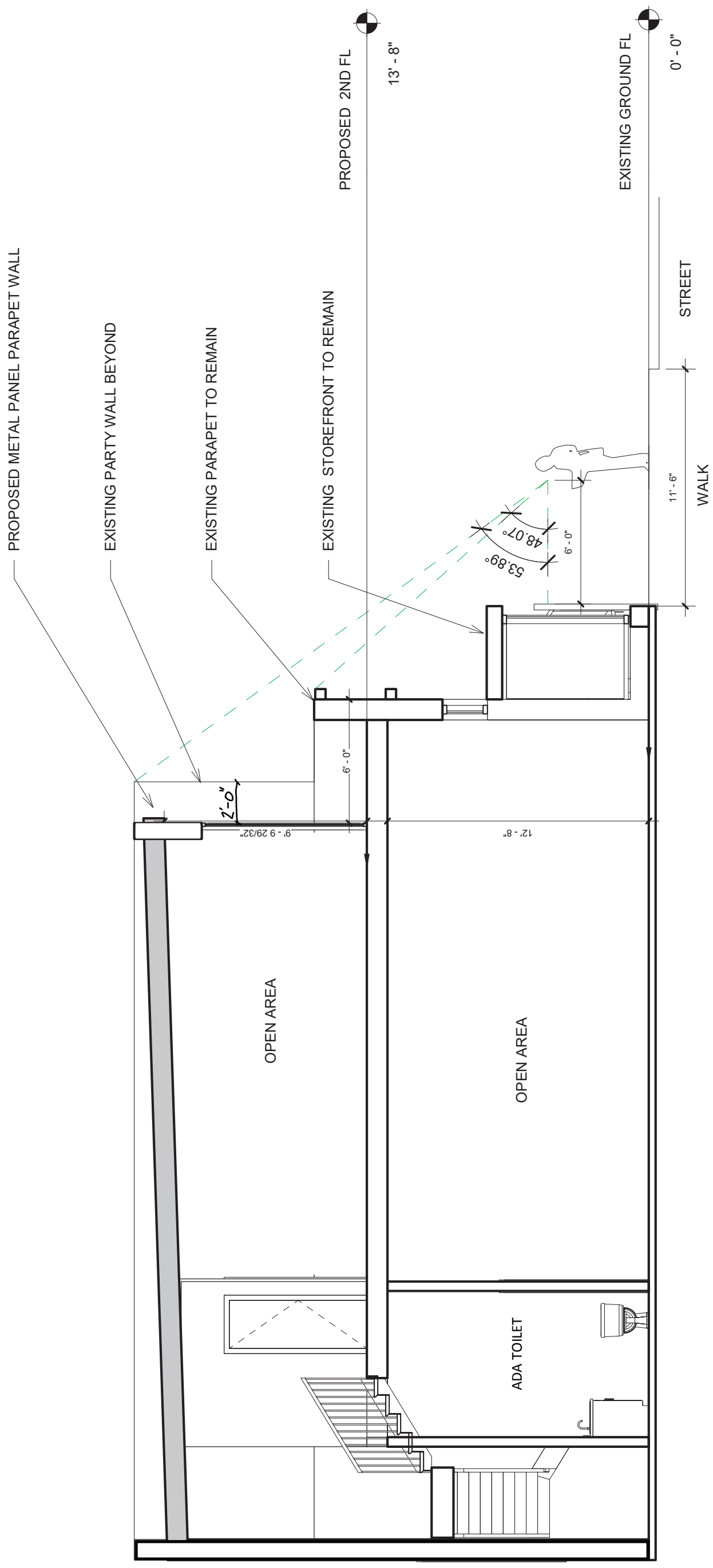
1225/ 1227 PENNSYLVANIA AVE. SE  
Sheet number A1  
Project number SPM-2018-003  
Date 10/08/18



2 PROPOSED ELEVATION IN CONTEXT  
1/8" = 1'-0"



1 EXISTING ELEVATION  
1/8" = 1'-0"



1 Section Cut  
3/16" = 1'-0"



**1225/1227 PENNSYLVANIA AVE. SE**

**3D Rendering A**



**1225/1227 PENNSYLVANIA AVE. SE**

1225/ 1227 PENNSYLVANIA AVE. SE

**A4.1**

Project number

SPM-2018-003

Date

11.06.18

**3D Rendering B**

