

January 9, 2019

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Post-Hearing Submission - BZA Application No. 19828- 3423 Holmead Place, NW

Dear Members of the Board:

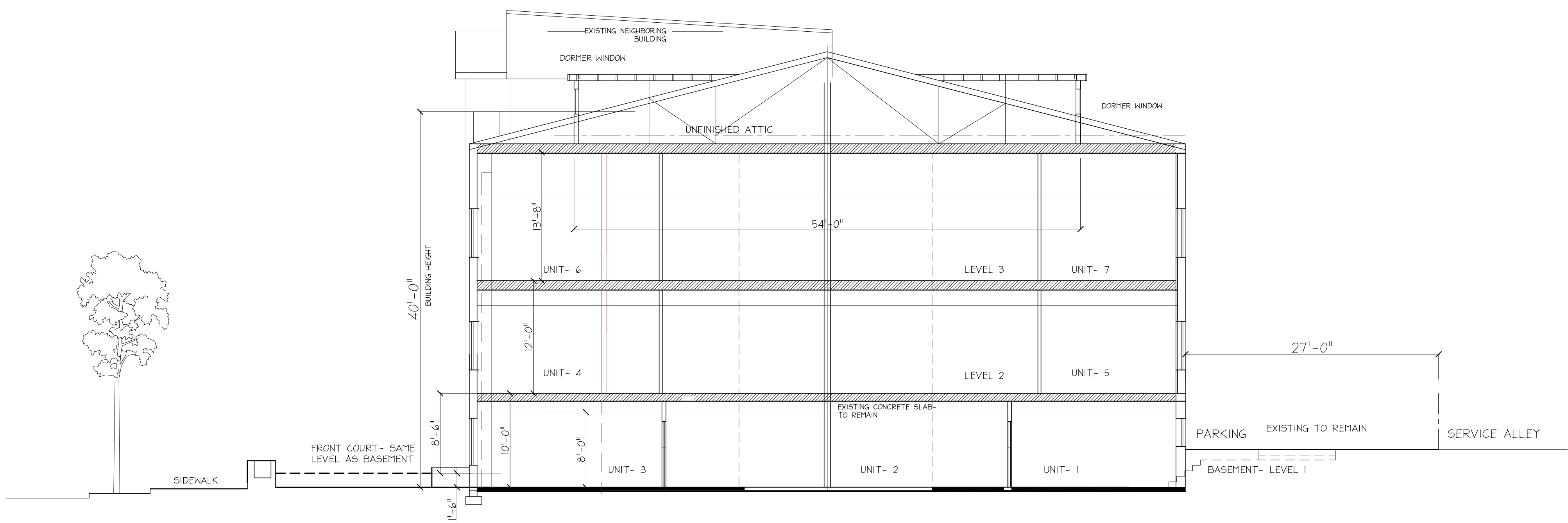
At the hearing on December 5, 2018, the Board denied in part the Applicant's requested relief, specifically the request for a fourth story. The Board requested that the Applicant file additional information to respond to certain Board requests. Specifically, this submission includes revised architectural plans that reflect a height of forty-feet (40 ft.) and show three stories as the request for the fourth story was denied.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP
Date: January 9, 2019

Cc: Brandice Elliott, Office of Planning
ANC 1A



PROPOSED BUILDING SECTION -A
SCALE: 1/8" = 1'-0"



REAR ELEVATION- PROPOSED
SCALE: 1/8" = 1'-0"



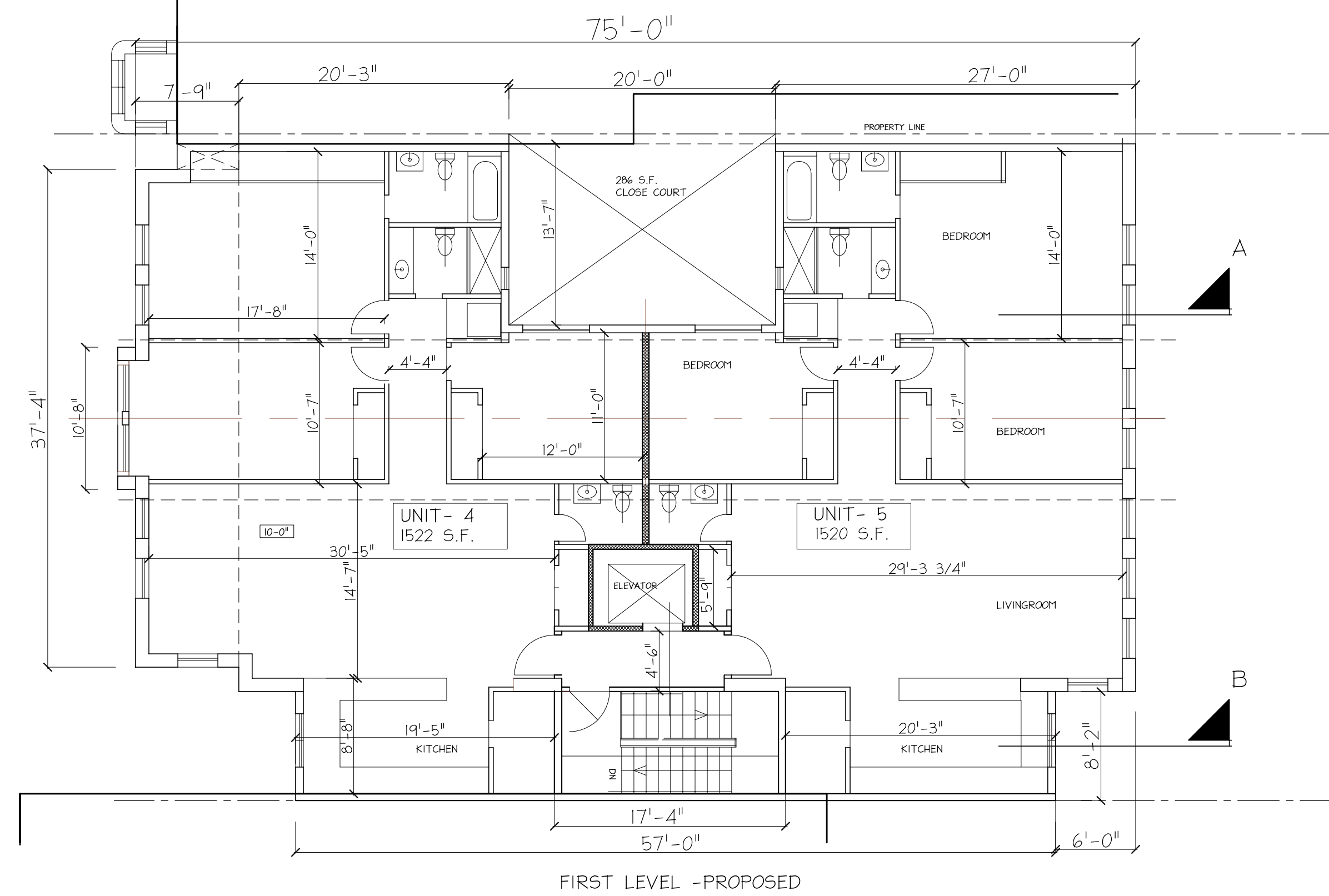
FRONT ELEVATION- PROPOSED
SCALE: 1/8" = 1'-0"
THREE STORIES W/ PITCHED ROOF (ATTIC)
- NO ROOF TOP DECK

- EXISTING BASEMENT AND FIRST FLOOR SLAB TO REMAIN.
- NEW SECOND LEVEL ADDITIONS.
- NEW PITCHED ROOF
- FRONT COURT TO BE SAME LEVEL AS THE SIDEWALK **
- NO SETBACK OF THE THIRD LEVEL.
- TOTAL SEVEN APARTMENT UNITS ; 4-THREE BEDROOM AND 2- TWO BEDROOMS AND 1- ONE BEDROOM UNIT ***

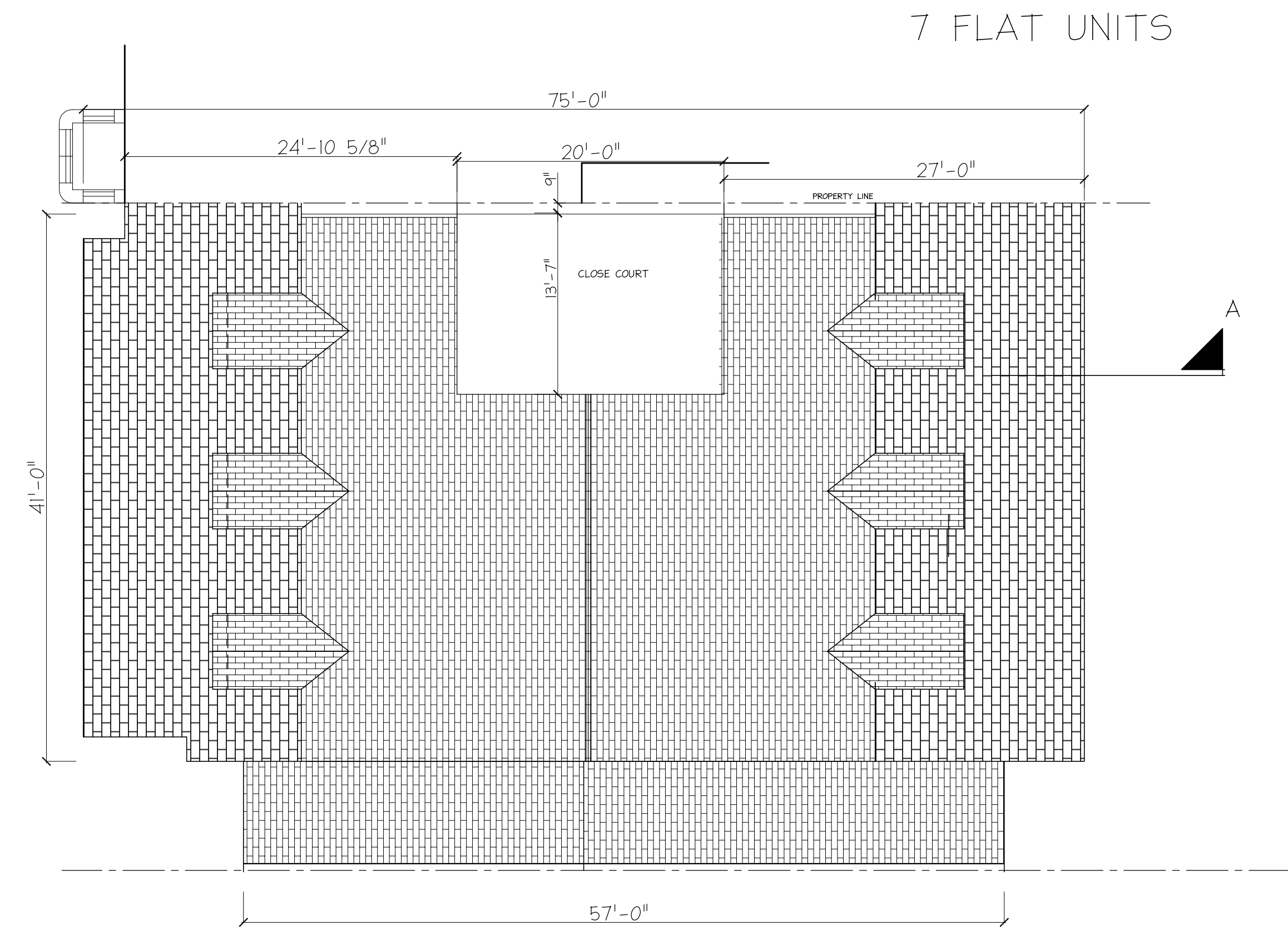
BUILDING SECTION AA- ROOF PLAN PROPOSED

ARCHITECT: Faramarz Sabouri SABOURI ARCHITECTS	JUNE 2018
PROJECT : 3423 HOLMEAD PLACE NW WASHINGTON DC	A--3R

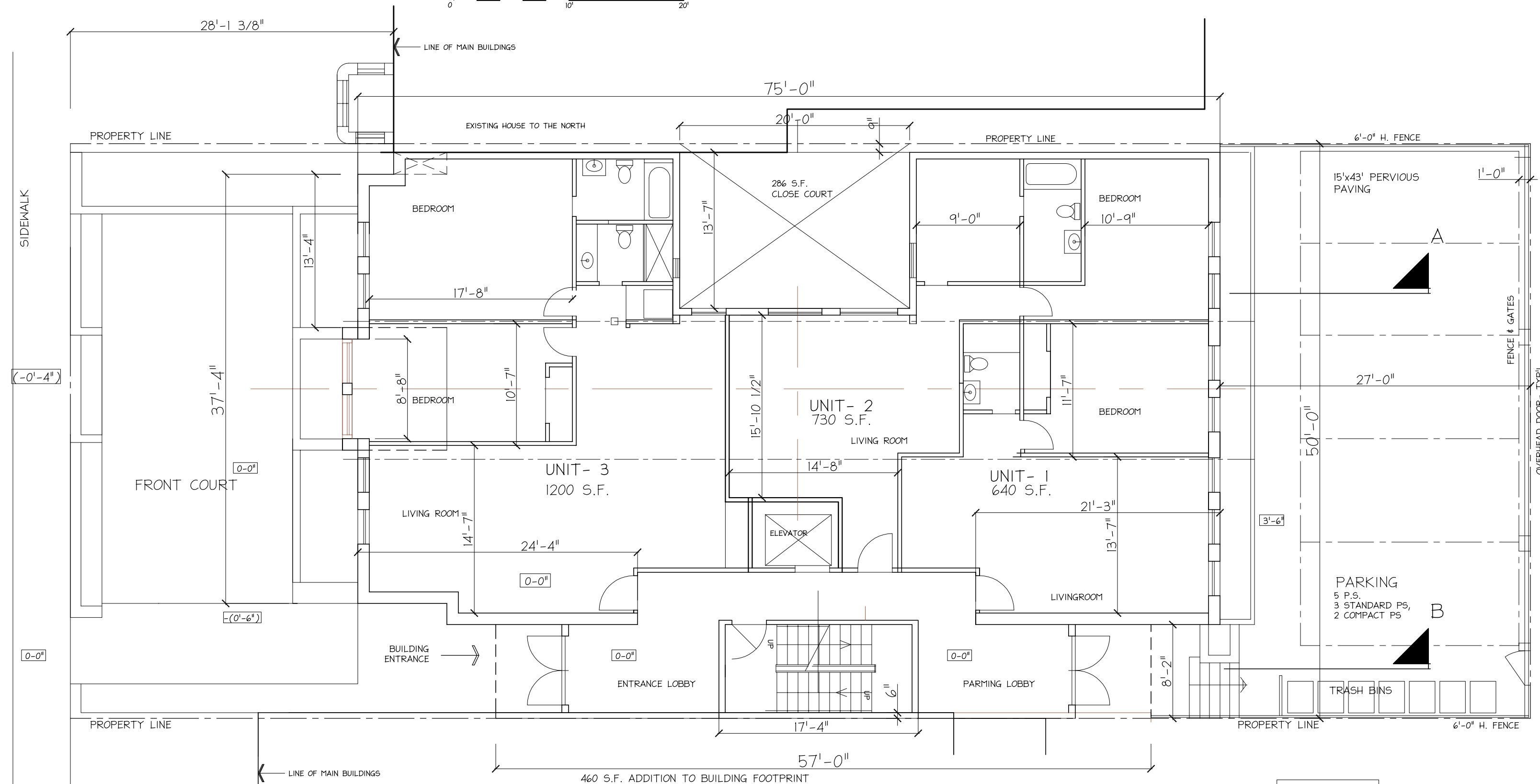
MULTI FAMILY RESIDENTIAL
6 FLAT UNITS



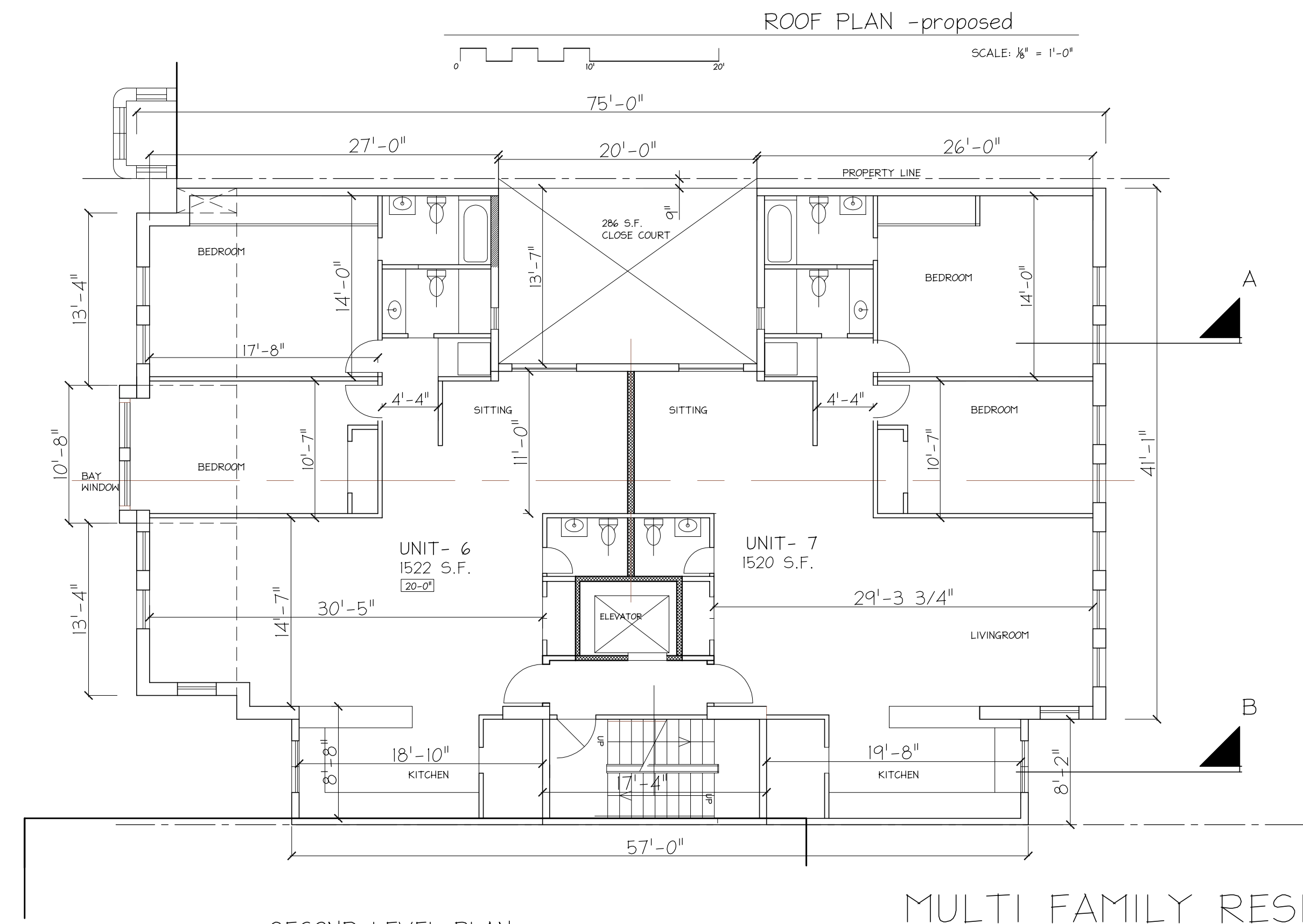
FIRST LEVEL - PROPOSED
2- 3 BEDROOM UNITS SCALE: 1/8" = 1'-0"



ROOF PLAN - proposed
SCALE: 1/8" = 1'-0"



BASEMENT/ ENTRANCE LEVEL
ENTRANCE LOBBY + 2- 3 BEDROOM UNITS SCALE: 1/8" = 1'-0"



SECOND LEVEL PLAN
2- 3 BEDROOM UNITS SCALE: 1/8" = 1'-0"

- LANDSCAPED AREA
- PERMEABLE PAVER

NEW BUILDING DATA:
 ZONE: RF-1
 BASEMENT: 3262 SF +286 SF INT. COURT
 FIRST FLOOR: 3262 SF +286 SF INT. COURT
 SECOND FLOOR: 3262 SF +286 SF INT. COURT
 ATTIC FLOOR: 1600 SF

TOTAL BUILDING AREA: 9,786 SF
 ** 286 SF INTERIOR COURT IN ALL LEVELS

* ...ATTIC AREA NOT INCLUDED IN FLOOR AREA CALCULATION BY CODE

BUILDING HEIGHT:
 EXISTING BUILDING HEIGHT: 33'-10 S.F. T.O.ROOF (2 LEVELS, INCLUDING BASEMENT)
 PROPOSED BUILDING HEIGHT: 40'-0 S.F. T.O.ROOF (3 LEVELS, INCLUDING BASEMENT)
SETBACKS:
 EXISTING FRONT SETBACK: 25'-0"
 EXISTING REAR SETBACK: 27'-0"
 PROPOSED FRONT SETBACK: 25'-0" (NO CHANGE)
 PROPOSED REAR SETBACK: 27'-0" (NO CHANGE)

PLANTING AREA
 FRONT: GREEN/ PLANTING AT GROUND LEVEL 500 S.F.
 REAR: GREEN/ PLANTING AT GROUND LEVEL 140 S.F.
 LANDSCAPED/ PLANTING AREA AT GROUND LEVEL 640 S.F. (10%)
 PERVIOUS SURFACE: REAR PARKING LEVEL 640 S.F. (10%)
TOTAL PERMEABLE SURFACE: 20%

LOT 74, SQUARE 2834: 6350 S.F.
 WARD-I, ANC 1A
 LOT AREA: 6350 S.F.

LOT COVERAGE : 3810 s.f.= 60% PER CODE
 LOT COVERAGE : 3056/6350 = 48% EXISTING

LOT COVERAGE : 3298/6350 = 52% PROPOSED**

** ...INCLUDING ADJACENT NEIGHBORING BUILDINGS PARTY WALL PROJECTIONS; NORTH AND SOUTH SIDES.

MULTI FAMILY RESIDENTIAL
 7 FLAT UNITS

- 4.... THREE BEDROOM UNITS
- 1.... TWO BEDROOM UNITS
- 2.... ONE BEDROOM UNITS

PROPOSED FLOOR PLANS

ARCHITECT: Faramarz Sabouri
 SABOURI ARCHITECTS
 DECEMBER 2018

PROJECT : 3423 HOLMEAD PLACE NW WASHINGTON DC

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