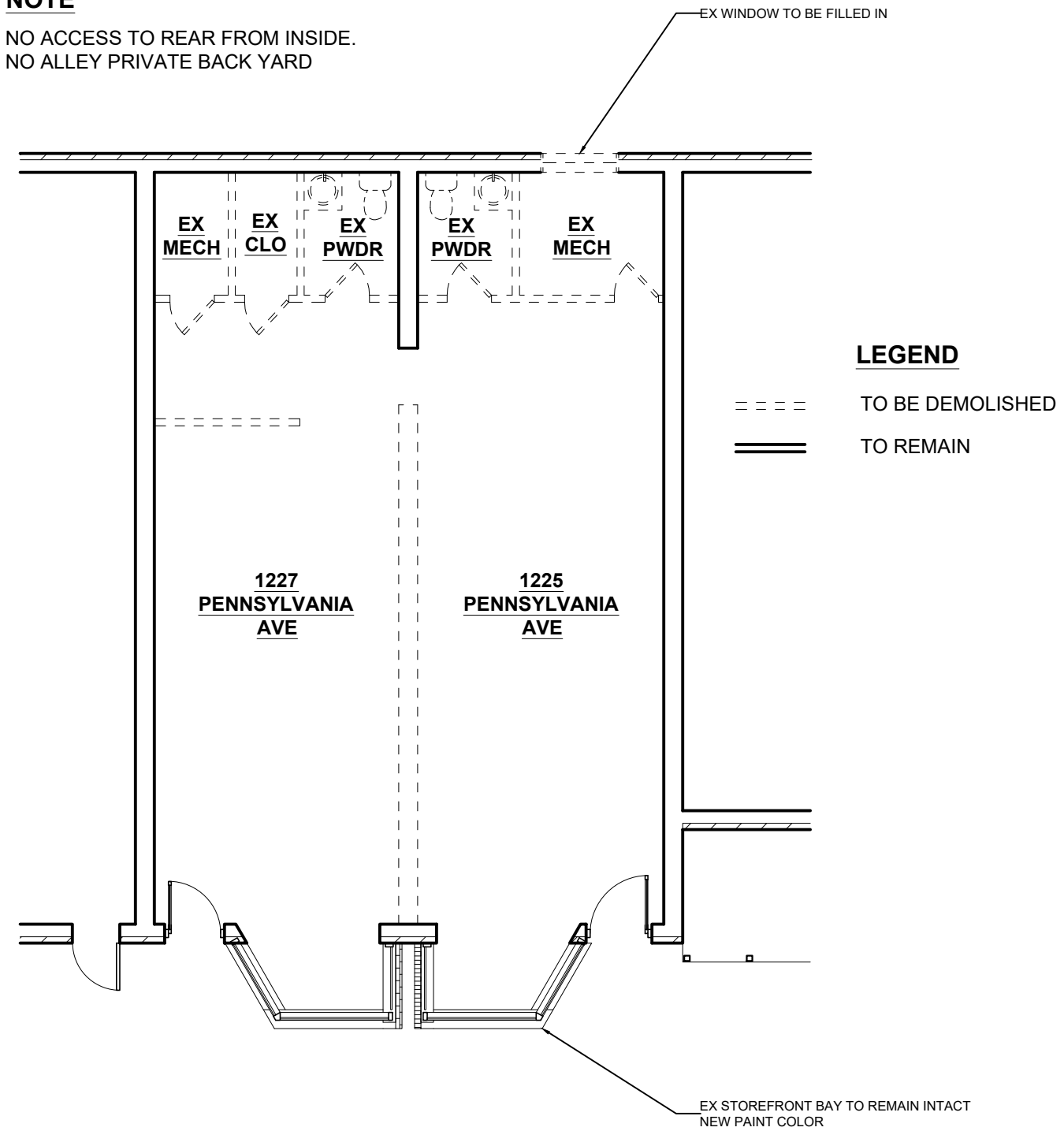


NOTE

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



LEGEND

----- TO BE DEMOLISHED
===== TO REMAIN

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

LOCATION MAP



dcra GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, 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.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white 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 dcra.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	Street Name	Quadrant	Unit / Suite	Application Date
1225-1227	PENNSYLVANIA AVE	SE		11.26.18

Square: 5-1019 Suffix: 37 & 38 Proposed use: Business

B. Owner & Contact Information

Agent must be an individual – not a company.

Owner of Building or Property	Complete mailing address (include zip)	Phone Number(s)	Email
George Simpson	1227 Pennsylvania Ave SE		

Agent for owner, if applicable	Complete mailing address (include zip)	Phone Number(s)	Email
Moe Fridy	1212 Pennsylvania Ave SE	202.723.0100	citadel@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, write the order number.

District: MU-25 Overlay(s), if any:

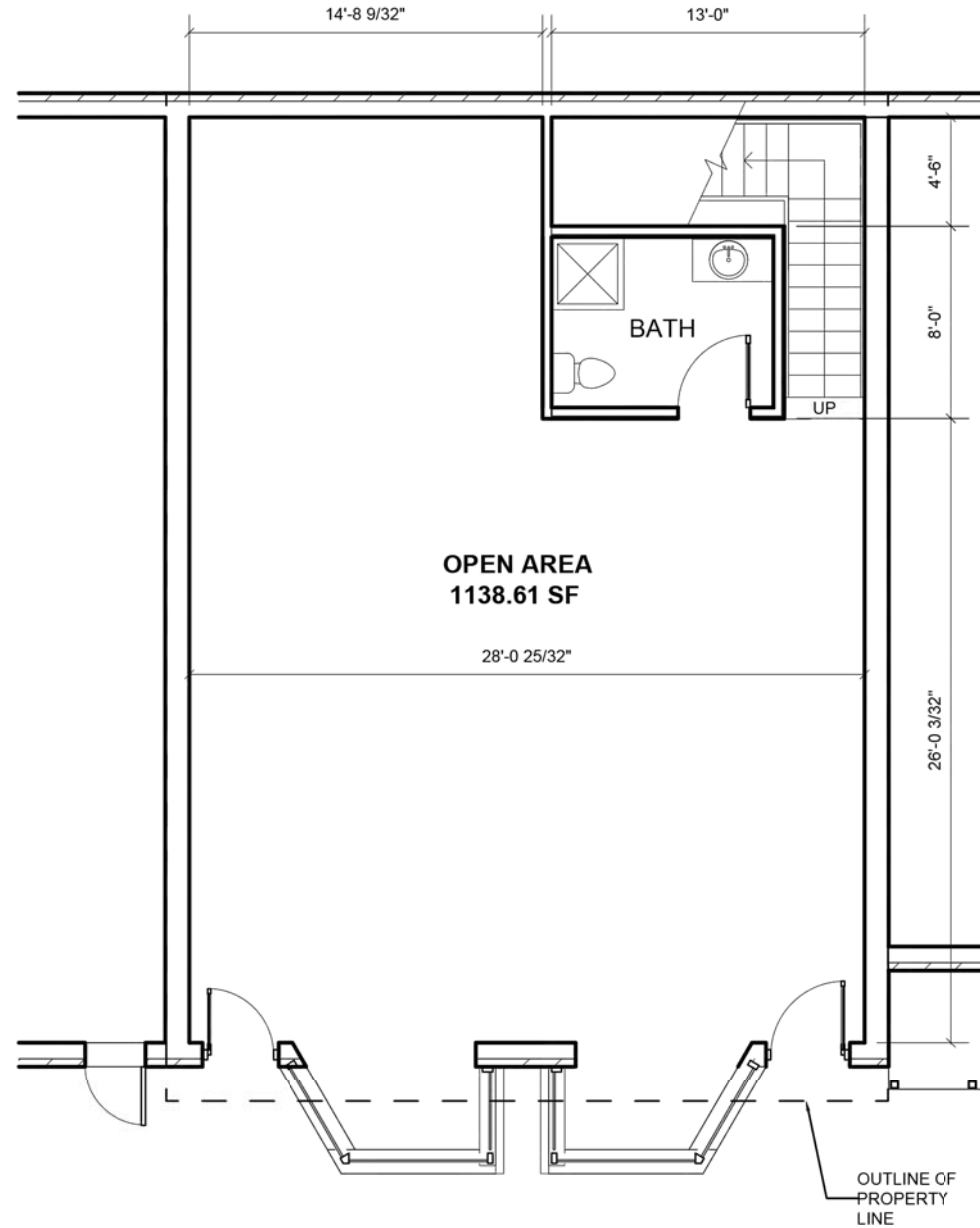
Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable:

D. Zoning Data

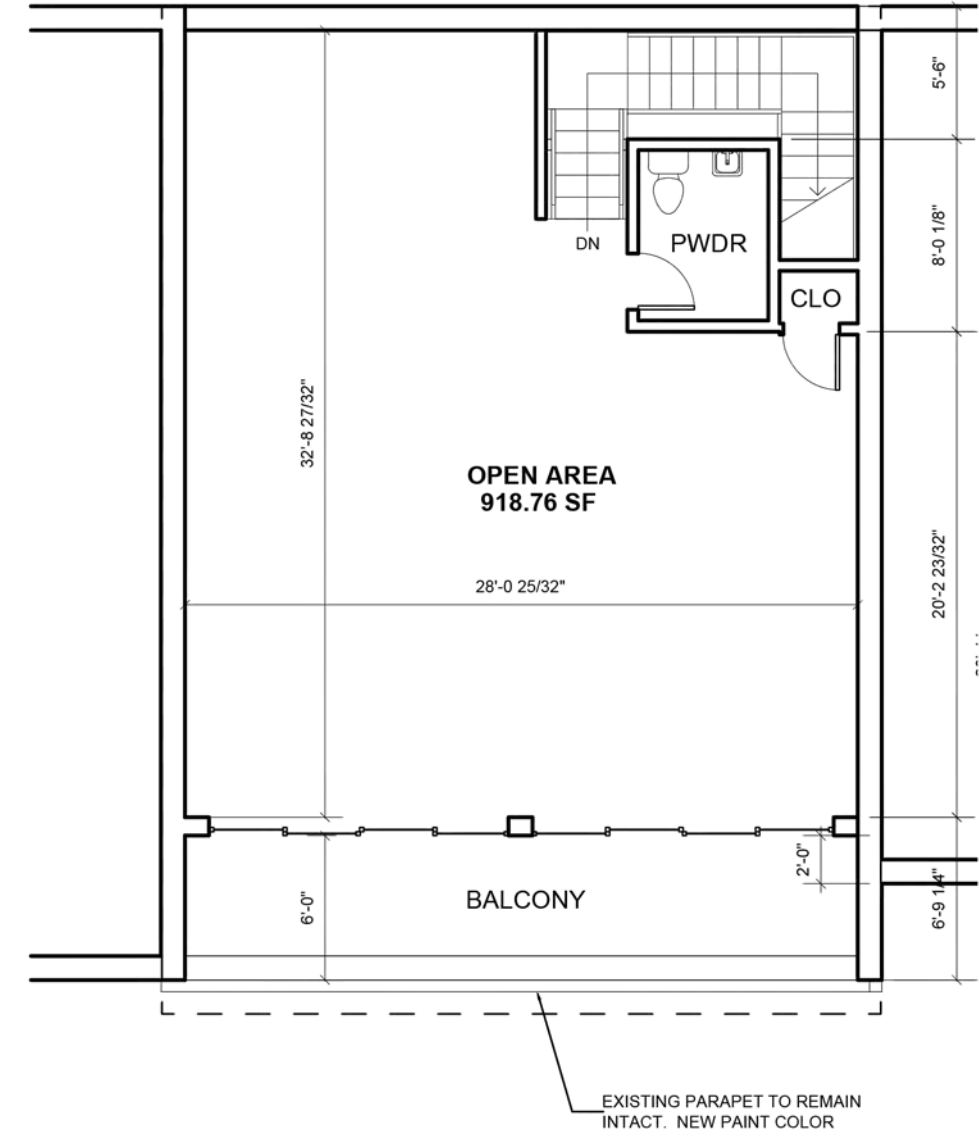
For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR B-100.2, available online at <http://dcra.dc.gov/zr16>. Subtitle B shtm.

Data	Existing	Proposed	Official Use Only (code requirements)
Units & Parking Spaces			
Number of dwelling units	0	0	0
Number of parking spaces (9' x 19')	0	0	0
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0	0	0
Side Yard* Setback (right when you face property)	0	0	0
Rear Yard* Setback	0	0	0
Building Height*	1	2	2
	15-2	25-6	25-6
Areas			
Lot Area	1260	1260	1260
Gross Floor Area* (GFA) of entire building (sum of all floors)	1138.61	2057.37	2057.37
Floor Area Ratio*	.83	1.6	1.6
Building Area* (sum of footprints of all buildings)	1241.88	1241.88	1241.88
Lot Occupancy* (Bldg Area / Lot Area)	.91	.91	.91
Previous Surface			
Green Area Ratio			

Form Completed by (sign and print name): Lynnette Brunson Date: 01.07.19 Rev. 9.6.16



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



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



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

1225/1227 PENNSYLVANIA AVE. SE

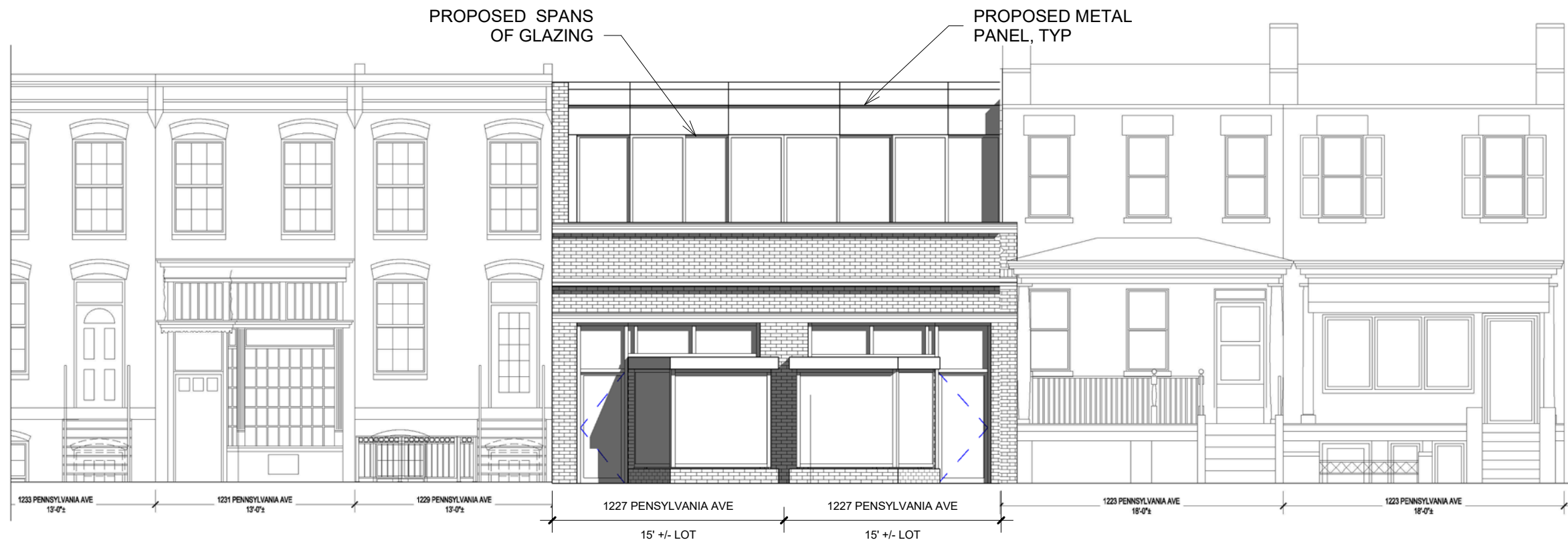
GROUND & SECOND FLOOR PLAN

1225/ 1227 PENNSYLVANIA AVE. SE

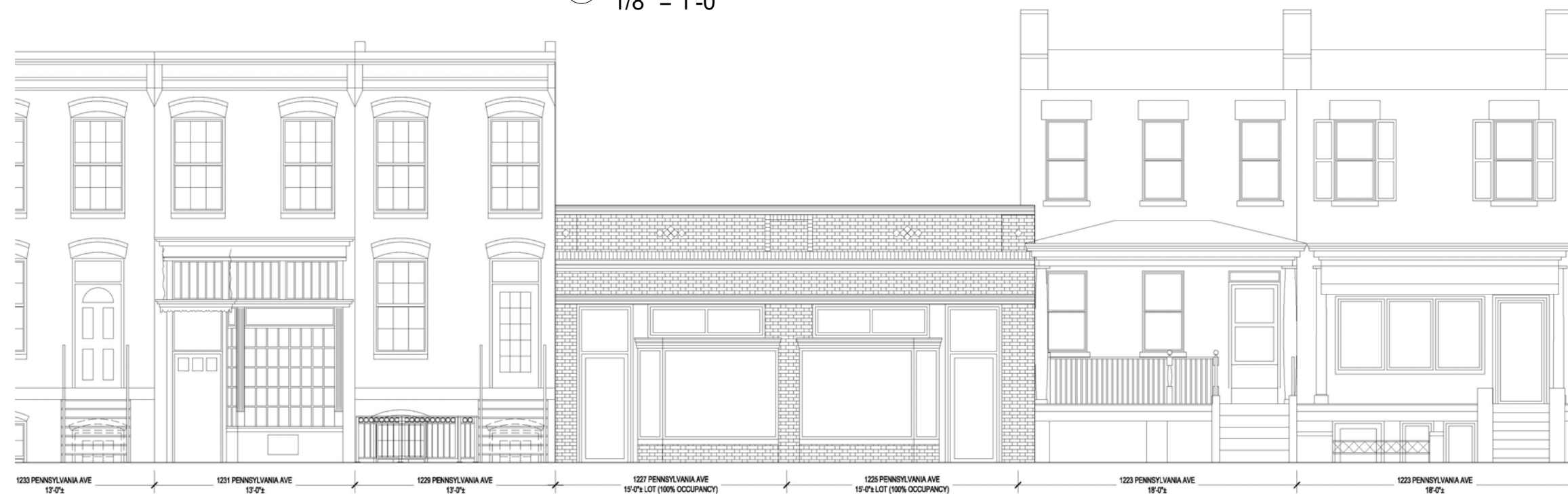
Sheet number **A1**

BZA case NO 19957

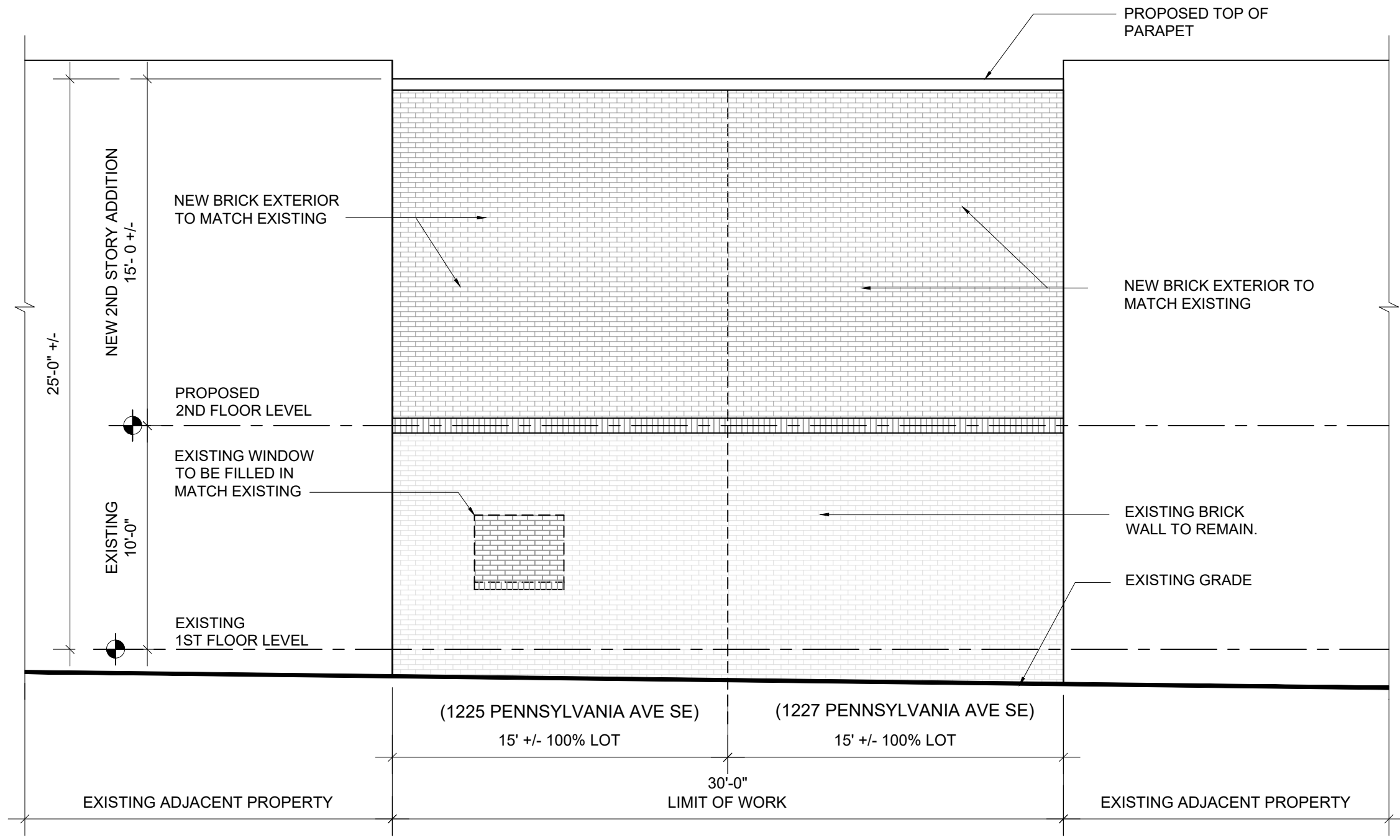
Date 03/13/19



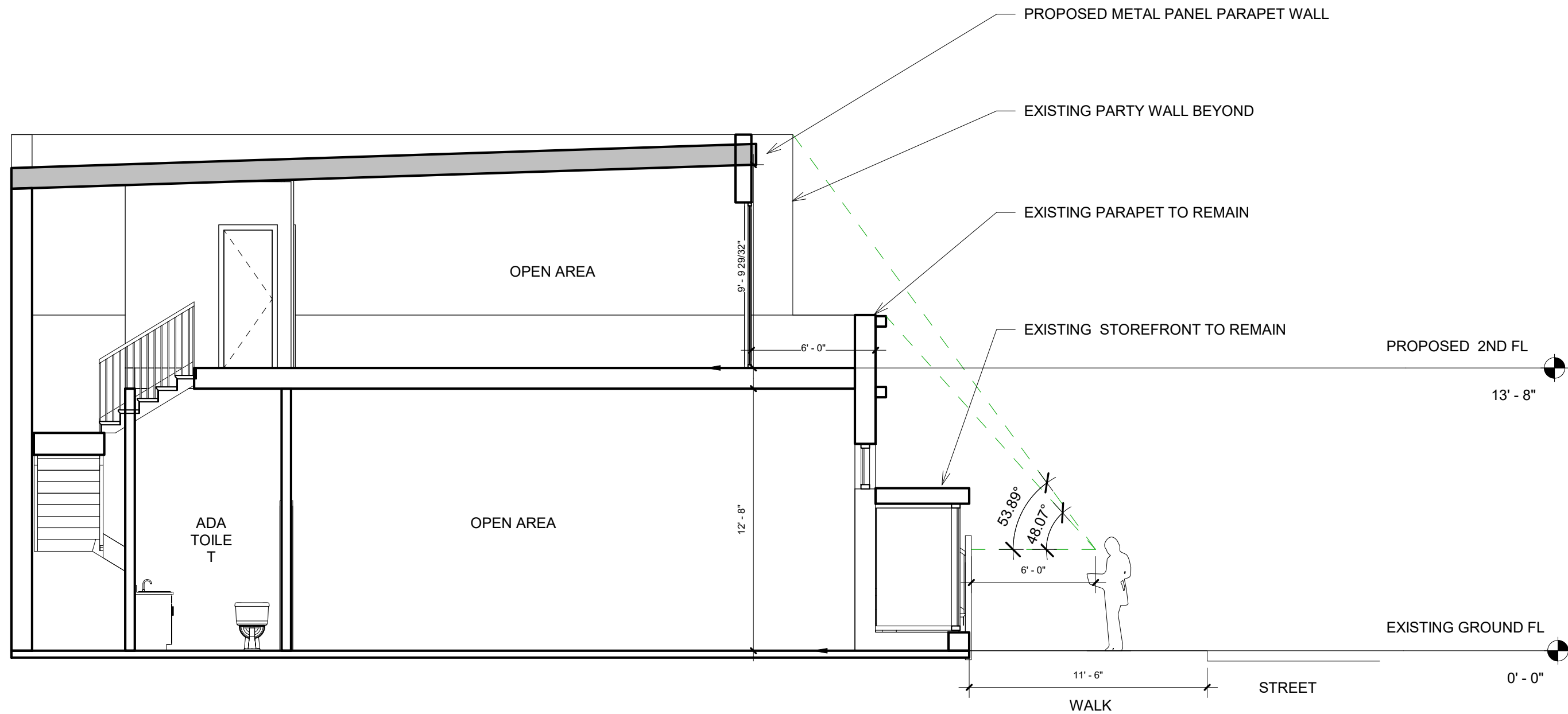
② PROPOSED ELEVATION IN CONTEXT
1/8" = 1'-0"



① EXISTING ELEVATION
1/8" = 1'-0"



① PROPOSED REAR ELEVATION
3/16" = 1'-0"



① Section Cut
3/16" = 1'-0"

