

PROPOSED RESIDENTIAL DEVELOPMENT

1723 MONTELLO AVENUE NE, WASHINGTON D.C. 20002
 SQUARE 4052, LOT 0180 TRINIDAD, ANC-SMD 5D02



PROJECT LOCATION

VICINITY MAP

PROJECT INFORMATION:

ADDRESS: 1723 MONTELLO AVENUE NE, WASHINGTON D.C. 20002
 OWNER: JAMAL CLAGGION, Phd MONTELLO 1723 LLC
 OWNER ADDRESS: SUITE #5 ,1817 BENNING ROAD, NE WASHINGTON D.C. 20002
 DEVELOPER: CLAGGION REAL ESTATE DEVELOPER LLC
 PLAN DESIGNER: CITADEL DESIGN BUILD DEVELOPMENT

PROJECT NARRATIVE:

SCOPE OF WORK IS DEMO EXISTING ONE STORY BUILDING AND PROPOSE A NEW CONSTRUCTION FOR A NEW 3 STORY BUILDING + CELLAR AND PENTHOUSE. THE PROPOSED USE FOR THE BUILDING WOULD BE RESIDENTIAL USE WITH 8 DWELLING UNITS, ROOF DECK AND ROOF MECHANICAL SPACE. EACH BUILDING FLOOR WILL BE AS FOLLOW:

- CELLAR LEVEL: (2) RESIDENTIAL UNITS
- FIRST FLOOR LEVEL: (2) RESIDENTIAL UNITS
- SECOND FLOOR LEVEL: (2) RESIDENTIAL UNITS
- THIRD FLOOR LEVEL AND PH. LEVEL: (2) DUPLEX RESIDENTIAL UNITS
- PENTHOUSE LEVEL: ROOF DECK AND MECHANICAL SPACE

INDEX OF DRAWINGS

- G000 COVER SHEET
- AS01 SITE PLAN & ZONING ANALYSIS
- A001 PROPOSED CELLAR FLOOR PLAN
- A002 PROPOSED 1ST. FLOOR PLAN
- A003 PROPOSED 2ND. FLOOR PLAN
- A004 PROPOSED 3RD. FLOOR PLAN
- A005 PROPOSED PENTHOUSE FLOOR PLAN
- A006 PROPOSED UPPER ROOF PLAN
- A007 PROPOSED SIMMS PLACE ELEVATION
- A008 PROPOSED MONTELLO AVE ELEVATION



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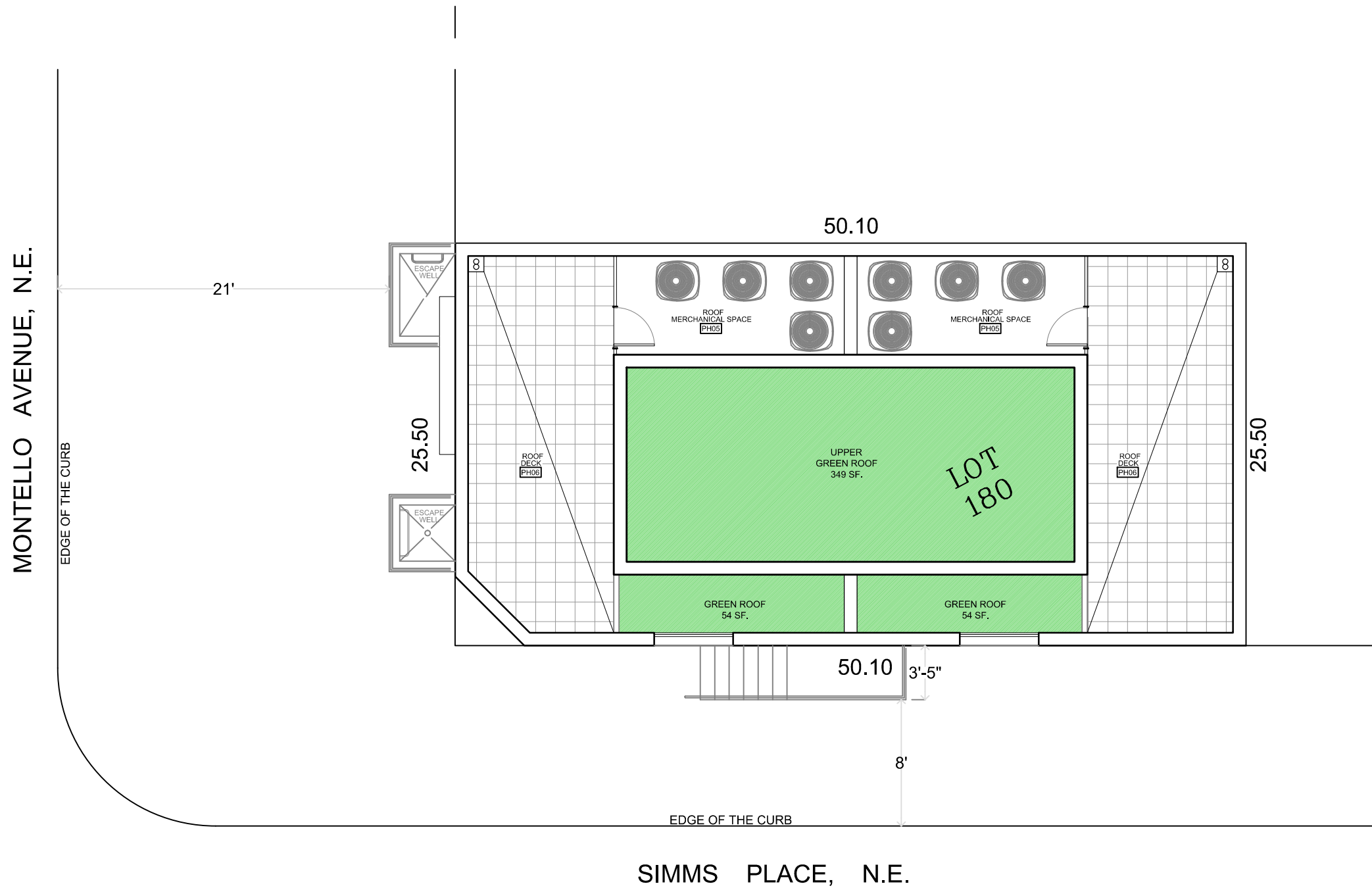
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Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19982
 EXHIBIT NO. 036A

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ZONING ANALYSIS

ADDRESS :	1723 MONTELLO AVENUE NE, WASHINGTON DC		
SQUARE / SUFFIX / LOT :	4052 0180		
LOT SIZE:	1,278 SF.		
ZONE (2016) :	MU-4	MODERATE DENSITY MIXED USE DEVELOPMENT	
HISTORIC:	NO		

EXISTING USE:	RETAIL		
PROPOSED USE:	RESIDENTIAL		

ZONING REQUIREMENT FOR MU-4 ZONE				
	REF.	VALUE	ALL./REQ.	PROPOSED
FLOOR AREA RATIO (SF):	G 402.1	3.0 (IZ)	3,834 SF	3,831 sf.
MAX BUILDING HEIGHT (FEET):	G 303.1	-	50 FT	32'-6 1/2" FT
PENTHOUSE HT AND STORIES (FEET):	G 403.3	-	12 FT- 1 STORY	9 FT- 1 STORY
LOT OCCUPANCY (SF):	G 404.1	75% (IZ)	958.5 SF	1,277
REAR YARD (FT) :	G 405.2	-	15' MIN.	0
GREEN AREA RATIO (SF) :	G 407.1	0.3	383 SF MIN.	457 SF
PARKING (NO. OF SPACES) :	C 701.5	Residential -1 per 3 D.U. Excess of 4	0	0
		Retail, 1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.	0	0

ZONING CALCULATION

Square	Lot.	Zone	Lot Size
4052	0180	MU-4	1,278 sf.

FAR Summary	Value	All/ Req.	Proposed	
Max FAR		3.0 (3,834 sf. IZ)	(3,831 sf. IZ)	< OF 3,834 Sq.ft. Allowable
Cellar floor	1,277 sf.	n/a		
1st floor	1,277 sf.	1,277 sf.		
2nd floor	1,277 sf.	1,277 sf.		
3rd floor	1,277 sf.	1,277 sf.		
Penthouse	418 sf.	n/a		
Total FAR			3,831 sf.	

Penthouse FAR	Value	All/ Req.	Proposed	
Max FAR	0.4	511 sf.	418 sf.	< OF 511Sq.ft. Allowable
Penthouse			418 sf.	< than 1/3 of roof surface (1,277/3)= 426 sf.
Total Penthouse FAR				

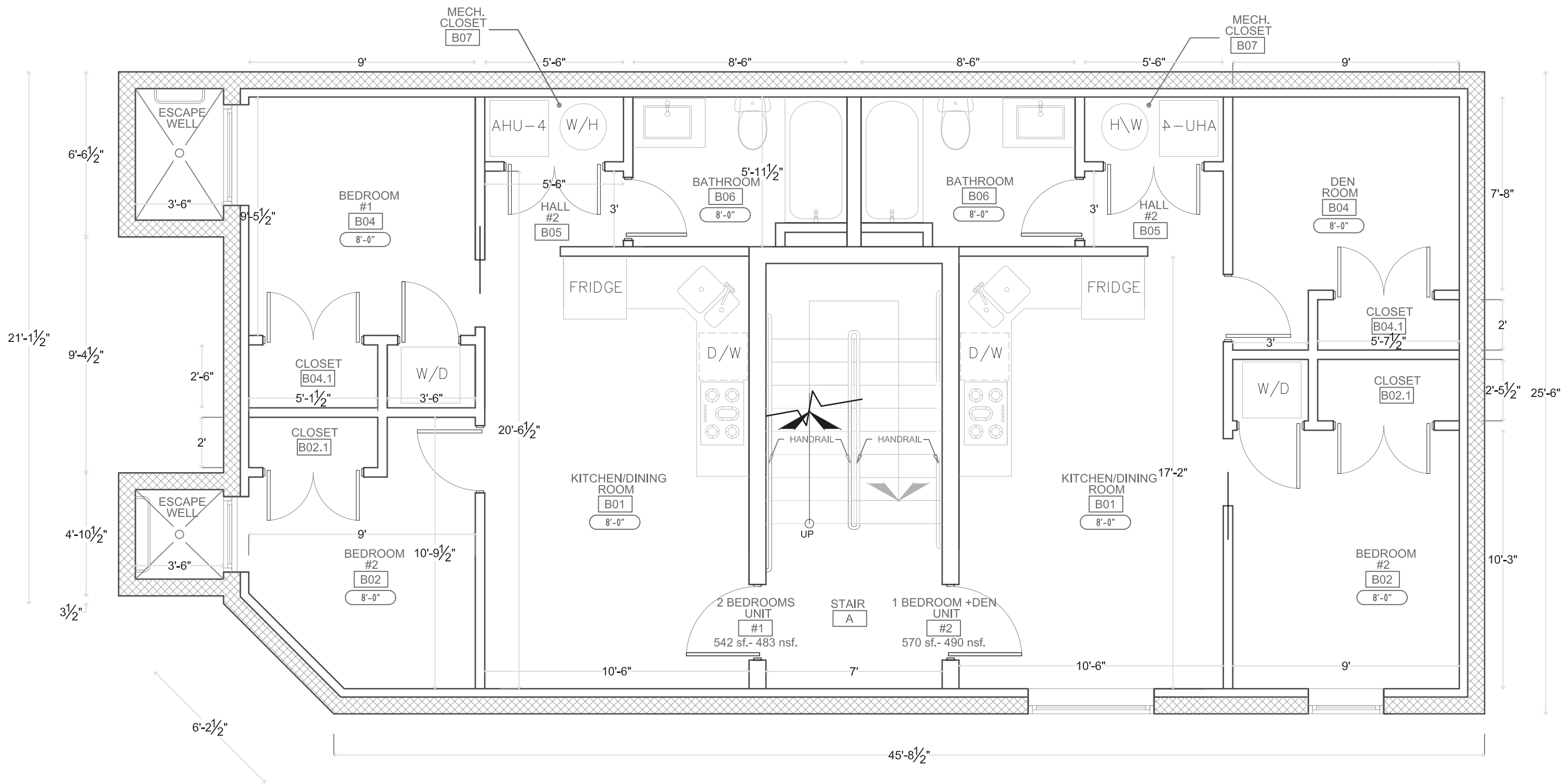
LEVEL	FAR	PH FAR	GFA	UNITS
Cellar	n/a	n/a	n/a	2
1st.	1,277	n/a	1,277	2
2nd.	1,277	n/a	1,277	2
3rd.	1,277	n/a	1,277	2
Penthouse	n/a	418	418	
TOTAL	3,831	418	4,249	8



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AS01

1 PROPOSED SITE PLAN
 3/16" = 1' 0"

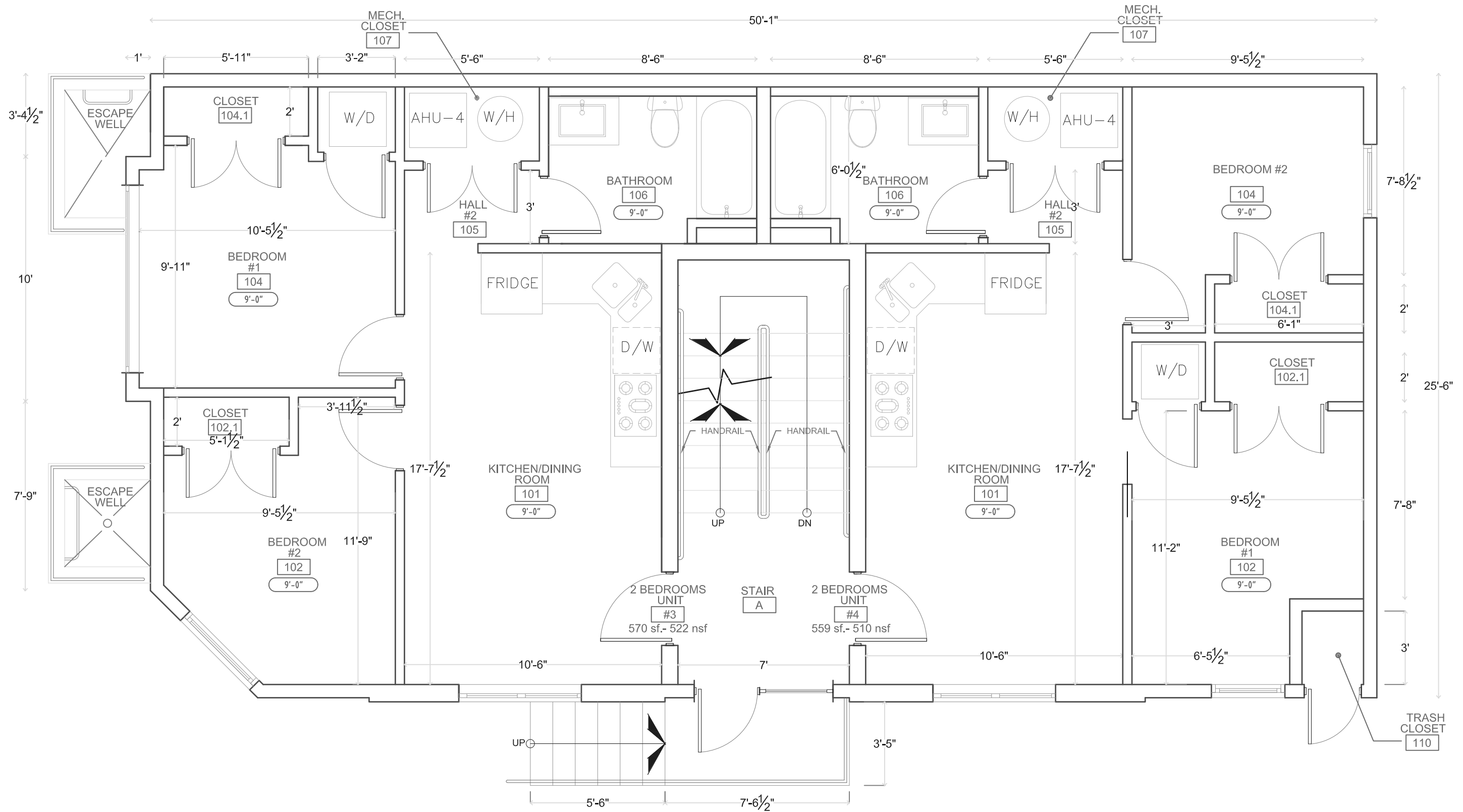


1 PROPOSED CELLAR FLOOR PLAN
 1/4" = 1' 0"



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A001

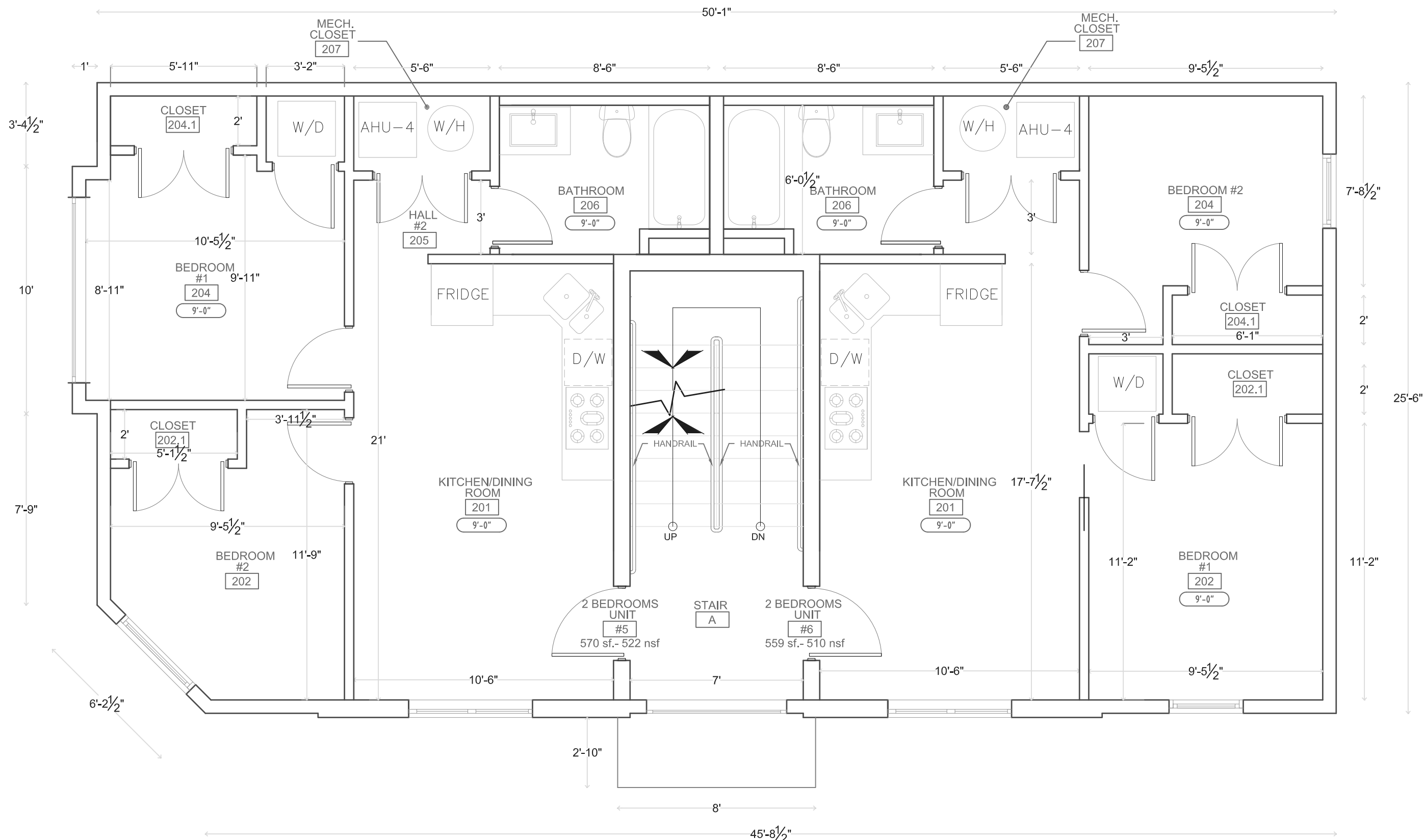


1 PROPOSED 1ST. FLOOR PLAN
 1/4" = 1' 0"

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A002

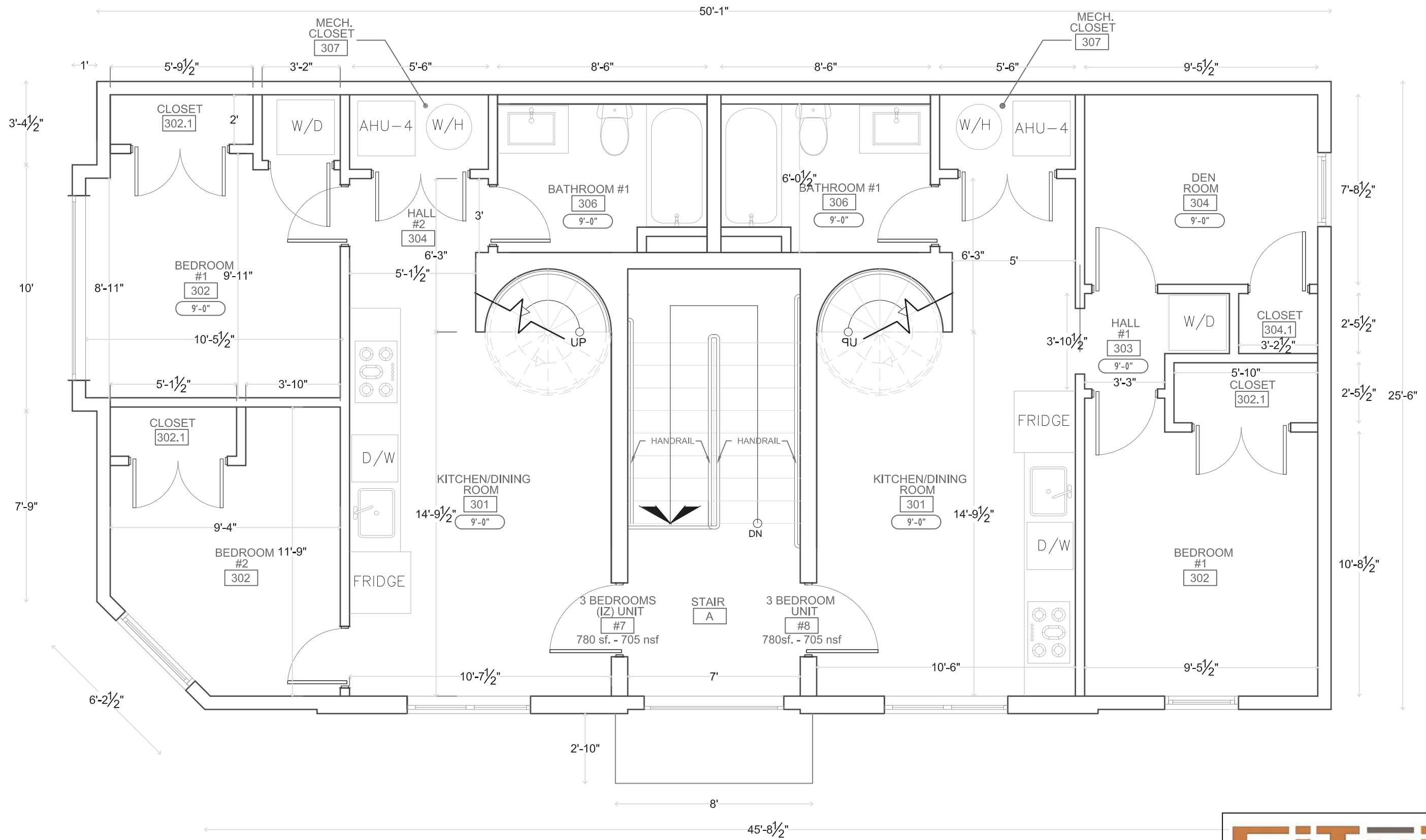


1 PROPOSED 2ND. FLOOR PLAN
 1/4" = 1' 0"



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A003

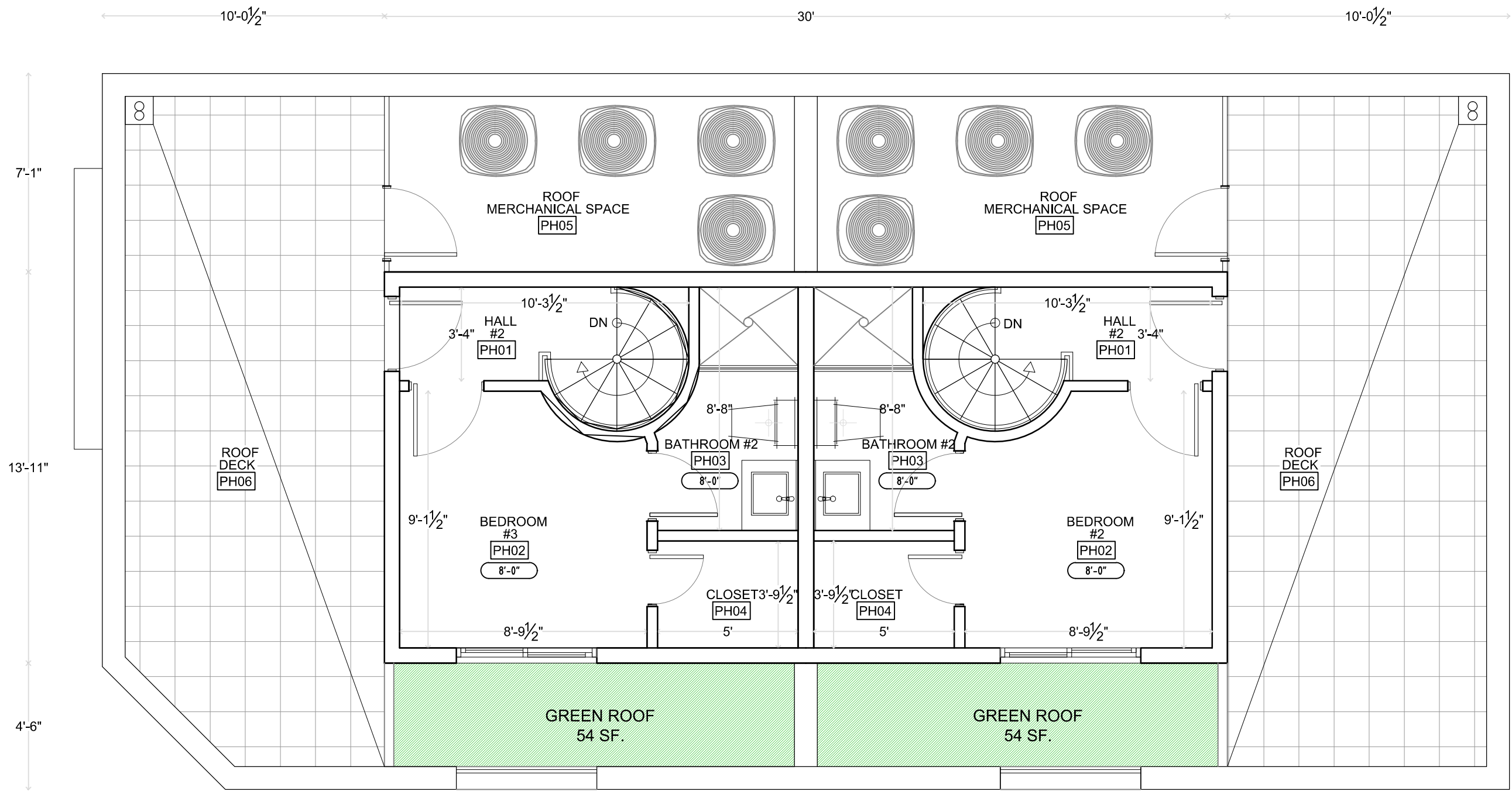


1 PROPOSED 3RD. FLOOR PLAN
1/4" = 1' 0"

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A004

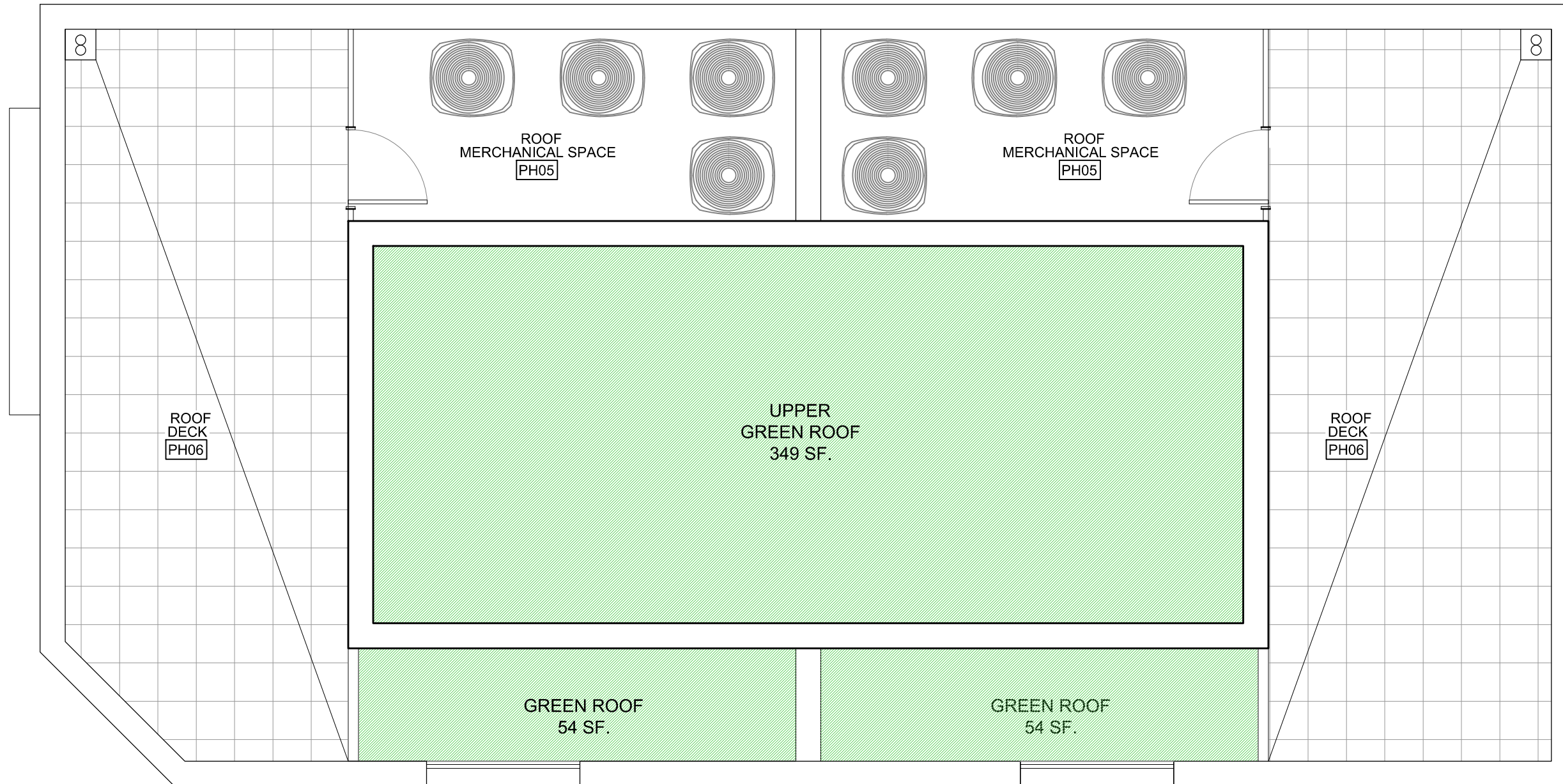


1 PROPOSED PENTHOUSE FLOOR PLAN
 1/4" = 1' 0"



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A005

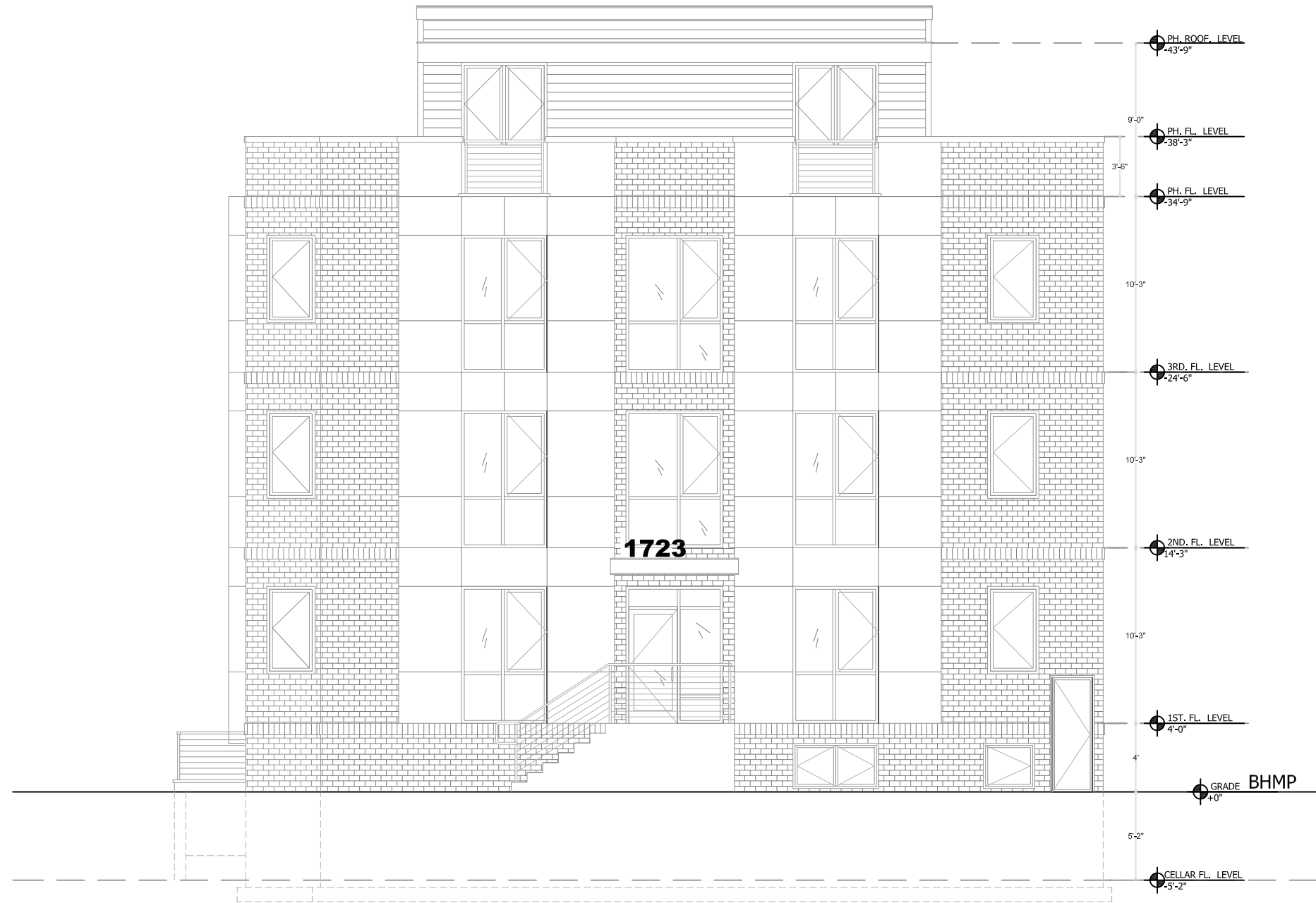


1 PROPOSED UPPER ROOF PLAN
 1/4" = 1' 0"



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A006

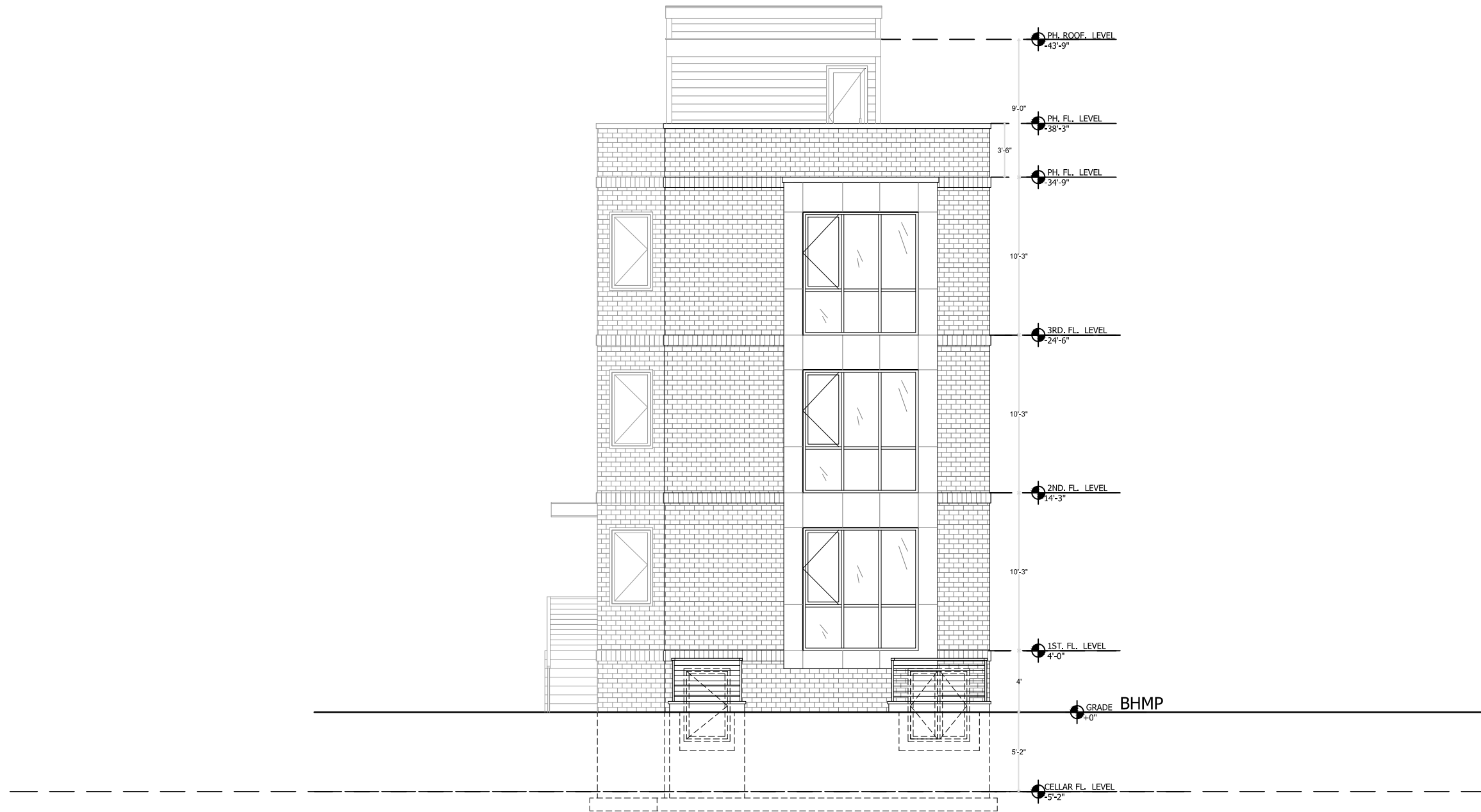


1 PROPOSED SIMMS PLACE ELEVATION
1/4" = 1' 0"

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A007



1 PROPOSED MONTELLO AVE PLACE ELEVATION
 1/4" = 1' 0"

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A008