

# 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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|             |           |
|-------------|-----------|
| DRAWN BY:   | G.S.      |
| CHECKED BY: | M.F.      |
| DATE:       | 4/29/2019 |

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19032  
 ID# MBT19048A

# G000

# PROPOSED RESIDENTIAL DEVELOPMENT

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

## 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             |
| BICYCLE PARKING (NO. OF SPACES) : | C 802.1 | Residential -1 per 3 D.U.                                | 3              | 3             |

## ZONING CALCULATION

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

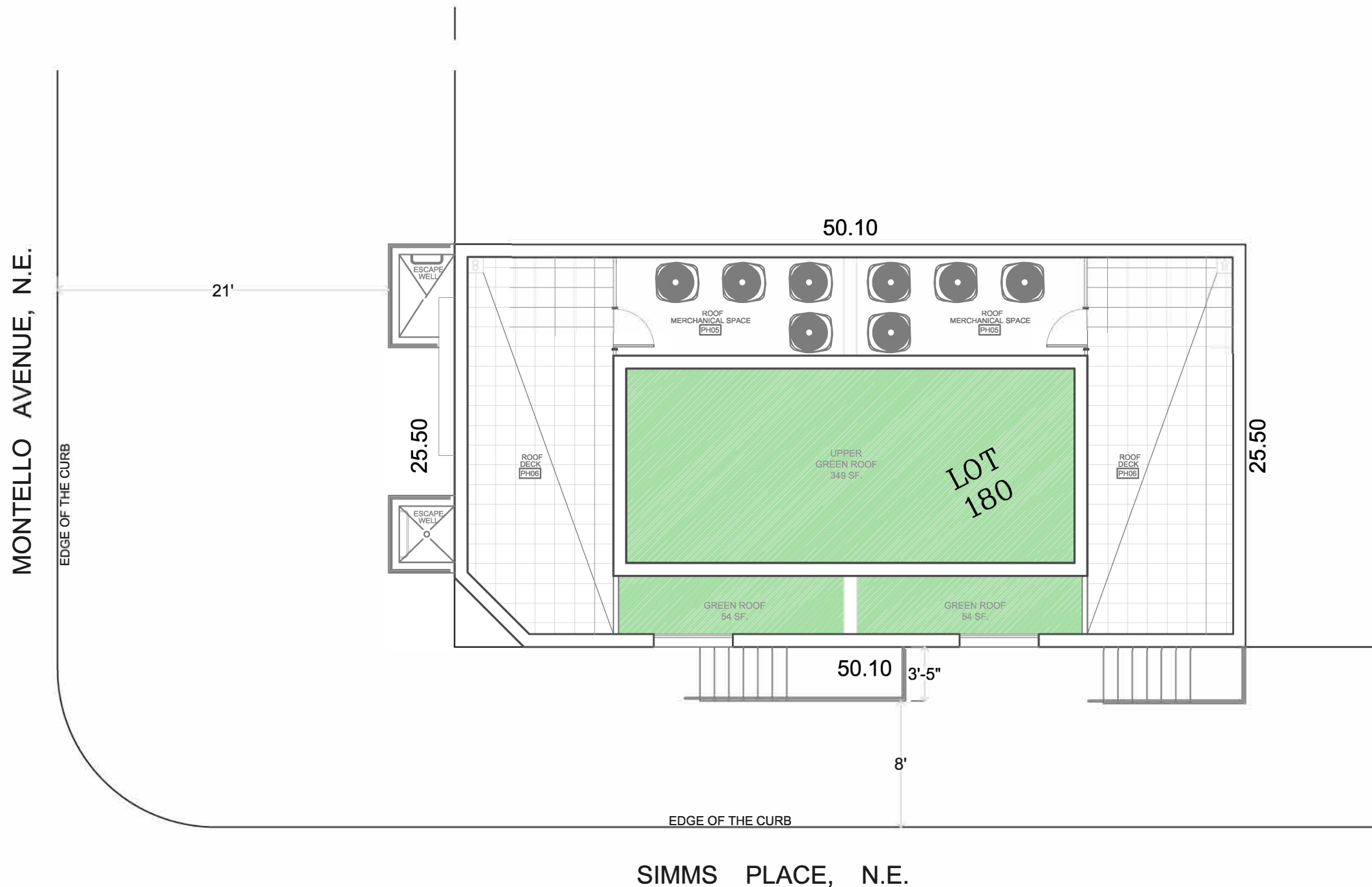
| FAR Summary  | Value     | All/ Req.          | Proposed       |
|--------------|-----------|--------------------|----------------|
| Max FAR      |           | 3.0 (3,834 sf. IZ) | (3,831 sf. IZ) |
| Cellar floor | 1,277 sf. | n/a                |                |
| 1st floor    | 1,277 sf. | 1,277 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. < OF 3,834 Sq.ft. Allowable

| Penthouse FAR | Value | All/ Req. | Proposed |
|---------------|-------|-----------|----------|
| Max FAR       | 0.4   | 511 sf.   | 418 sf.  |
| Penthouse     |       |           | 418 sf.  |

Total Penthouse FAR < than 1/3 of roof surface (1,277/3)= 426 sf.

| 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          | 2        |
| <b>TOTAL</b> | <b>3,831</b> | <b>418</b> | <b>4,249</b> | <b>8</b> |



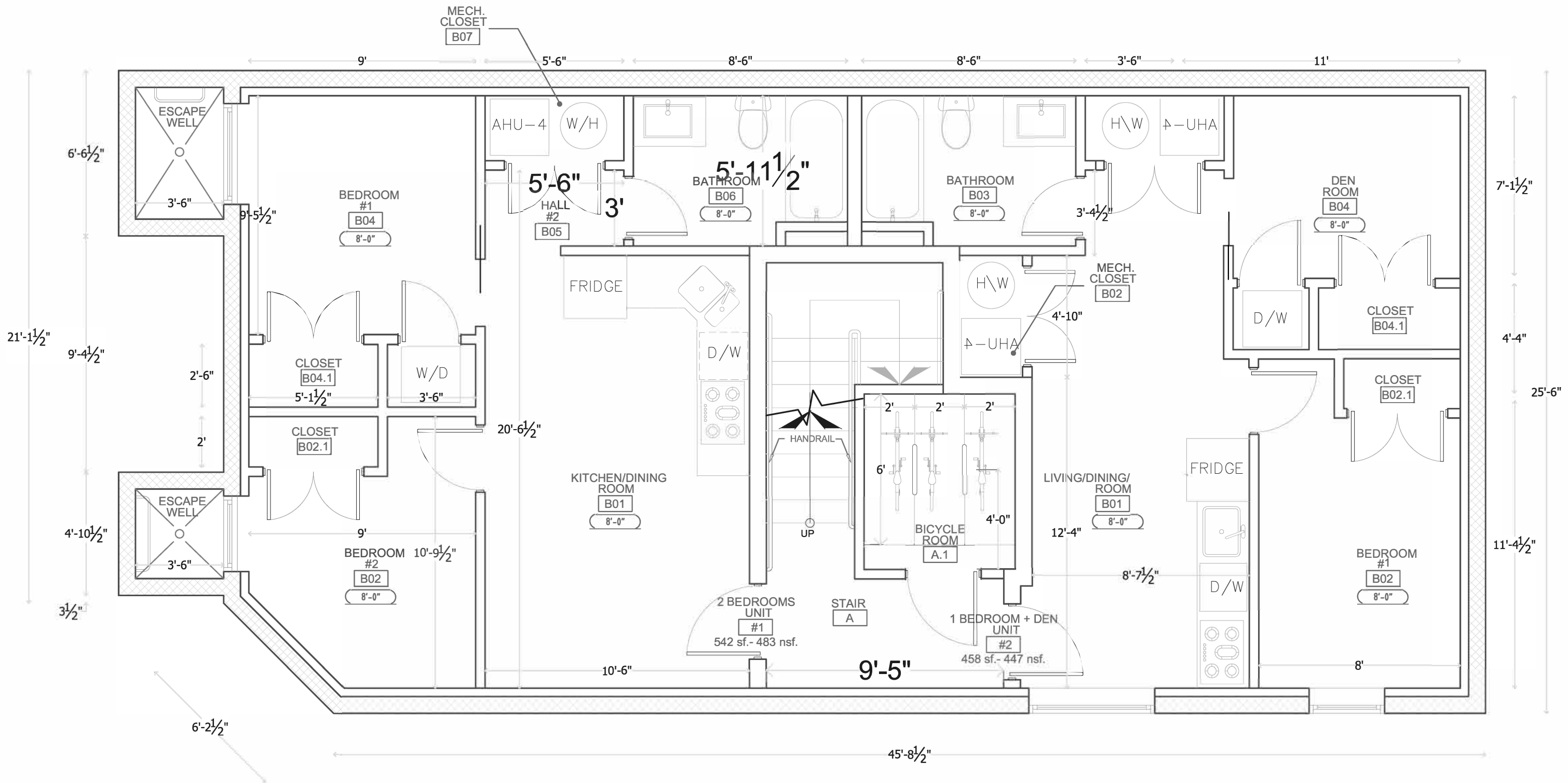
1 PROPOSED SITE PLAN  
 3/16" = 1' 0"



DRAWN BY: G.S.  
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 DATE: 4/29/2019

AS01



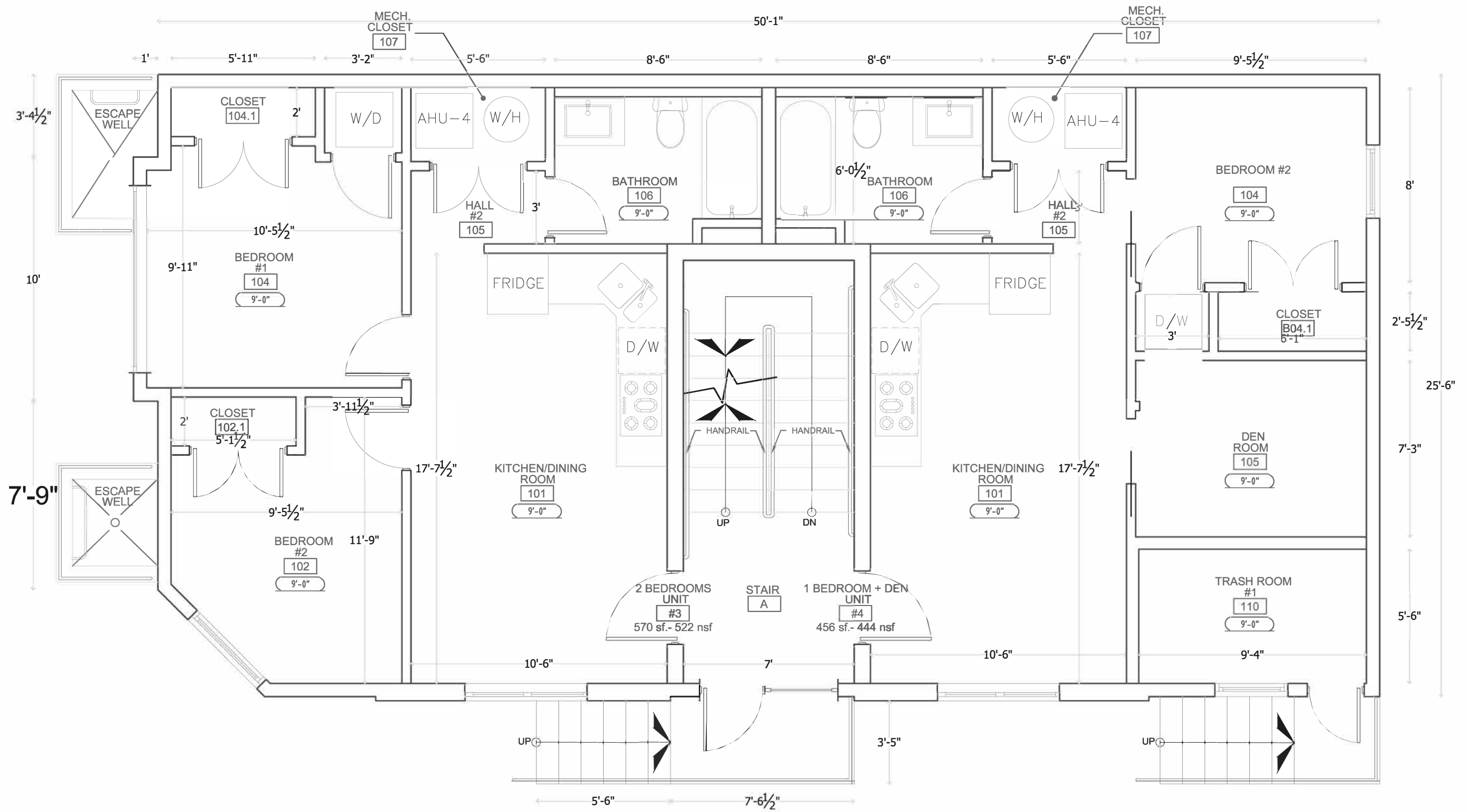


**1 PROPOSED CELLAR FLOOR PLAN**  
 1/4" = 1' 0"



|             |           |
|-------------|-----------|
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| DATE:       | 4/29/2019 |

**A001**

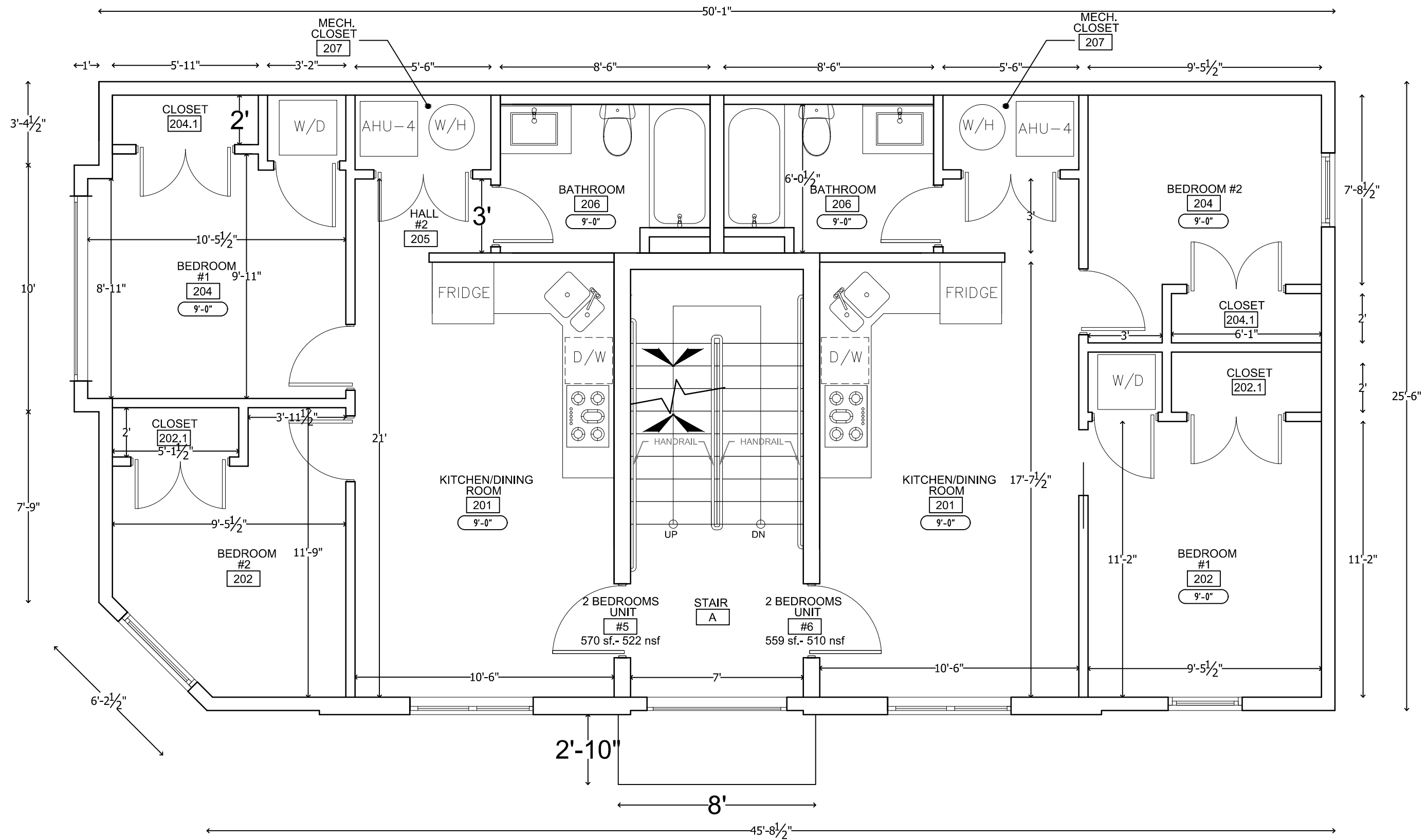


**1** PROPOSED 1ST. FLOOR PLAN  
 1/4" = 1' 0"



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**A002**

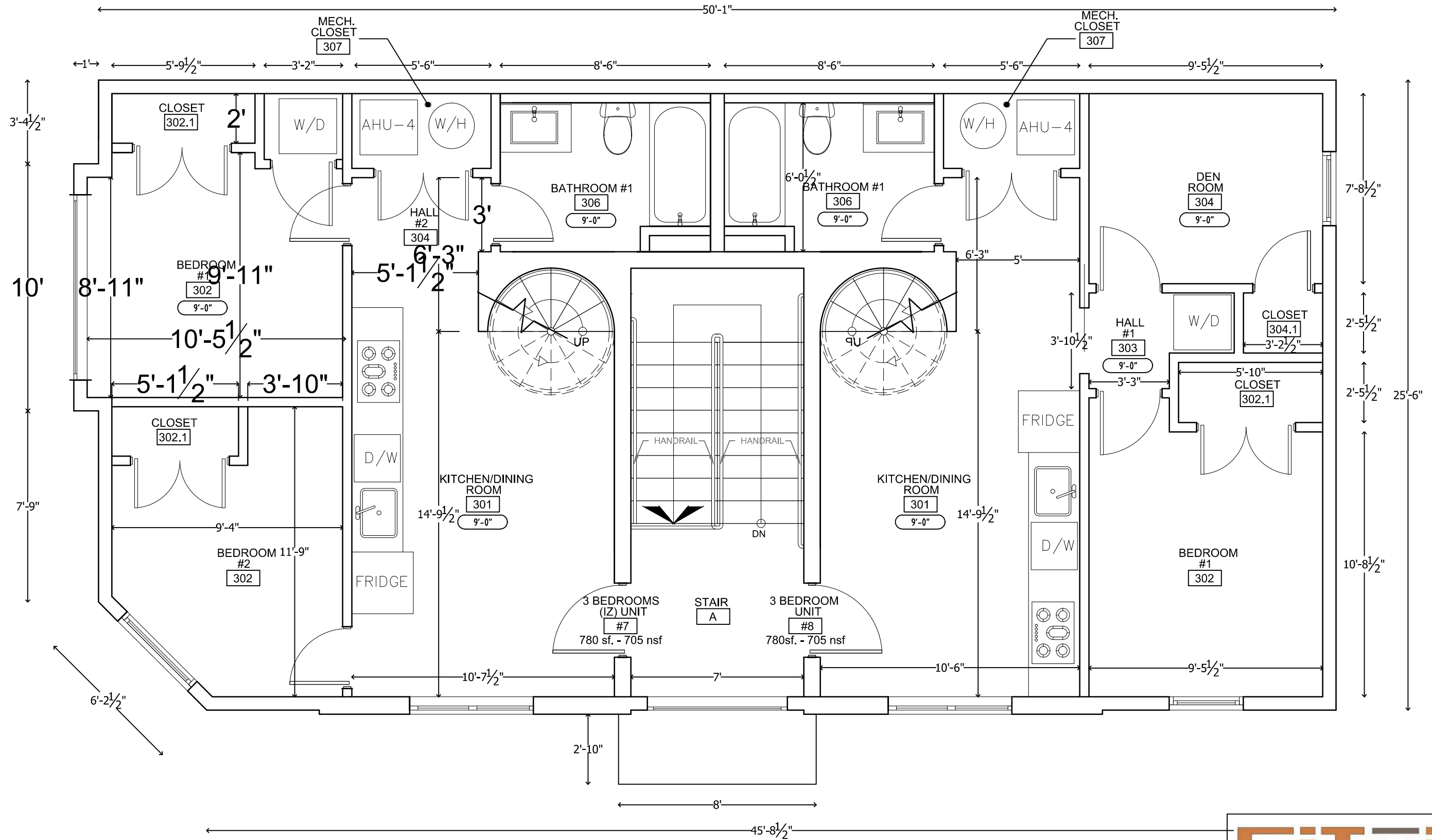


**1** PROPOSED 2ND. FLOOR PLAN  
 1/4" = 1' 0"



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 DATE: 4/29/2019

**A003**

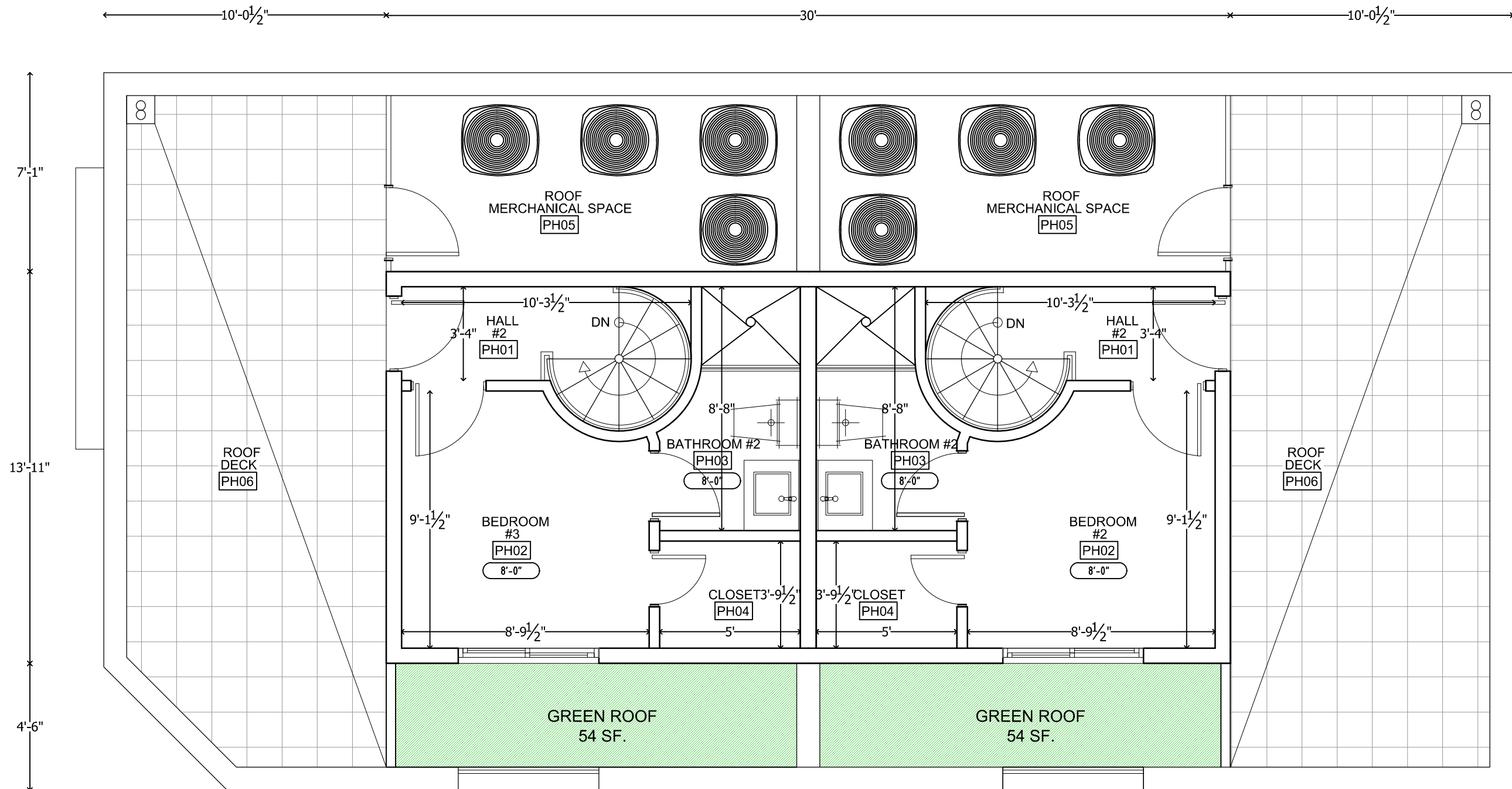


**1** PROPOSED 3RD. FLOOR PLAN  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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**A004**

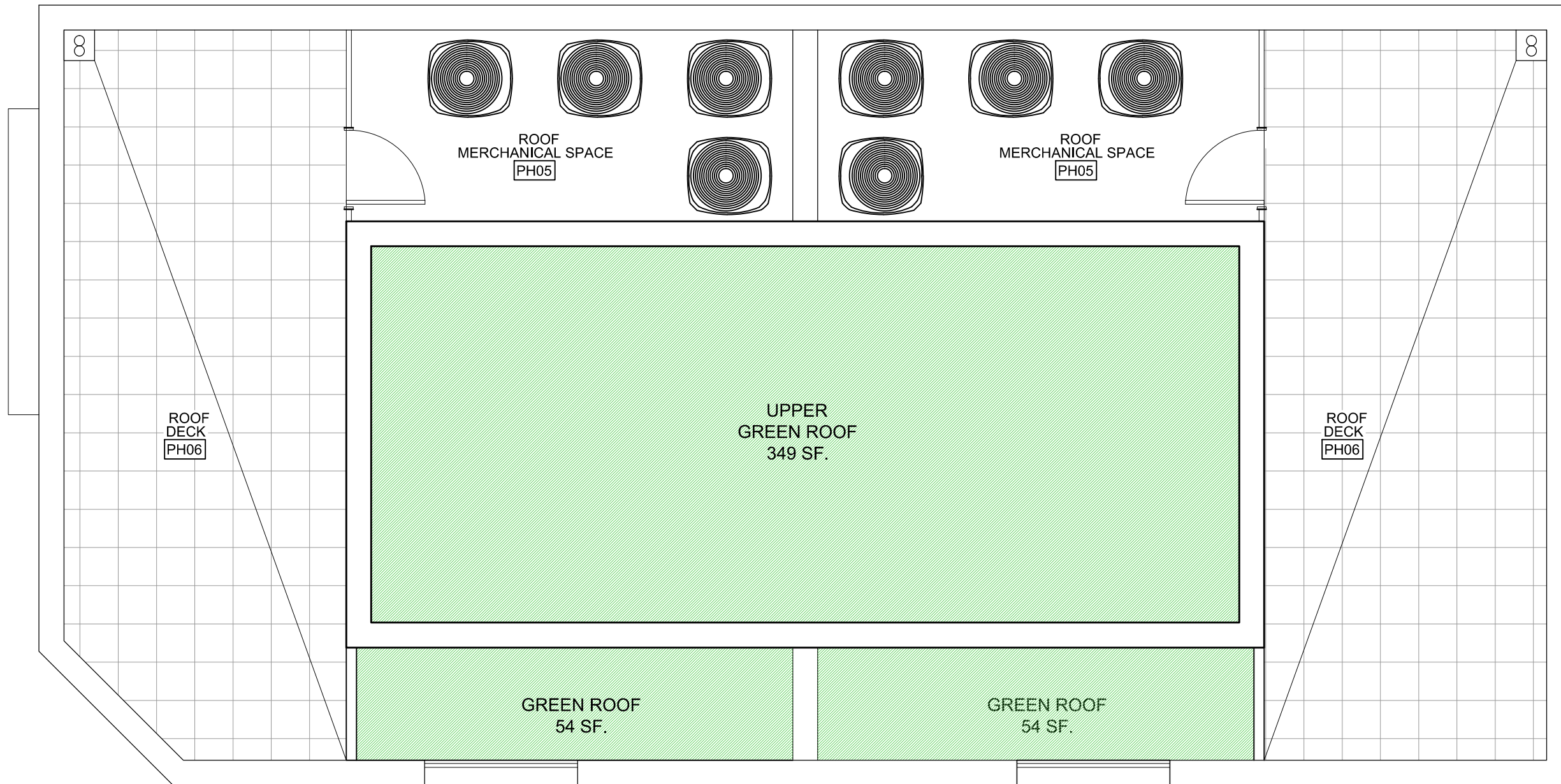


**1** PROPOSED PENTHOUSE FLOOR PLAN  
 1/4" = 1' 0"



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 DATE: 4/29/2019

**A005**



**1** PROPOSED UPPER ROOF PLAN

1/4" = 1' 0"

**CITADEL**  
ARCHITECTS

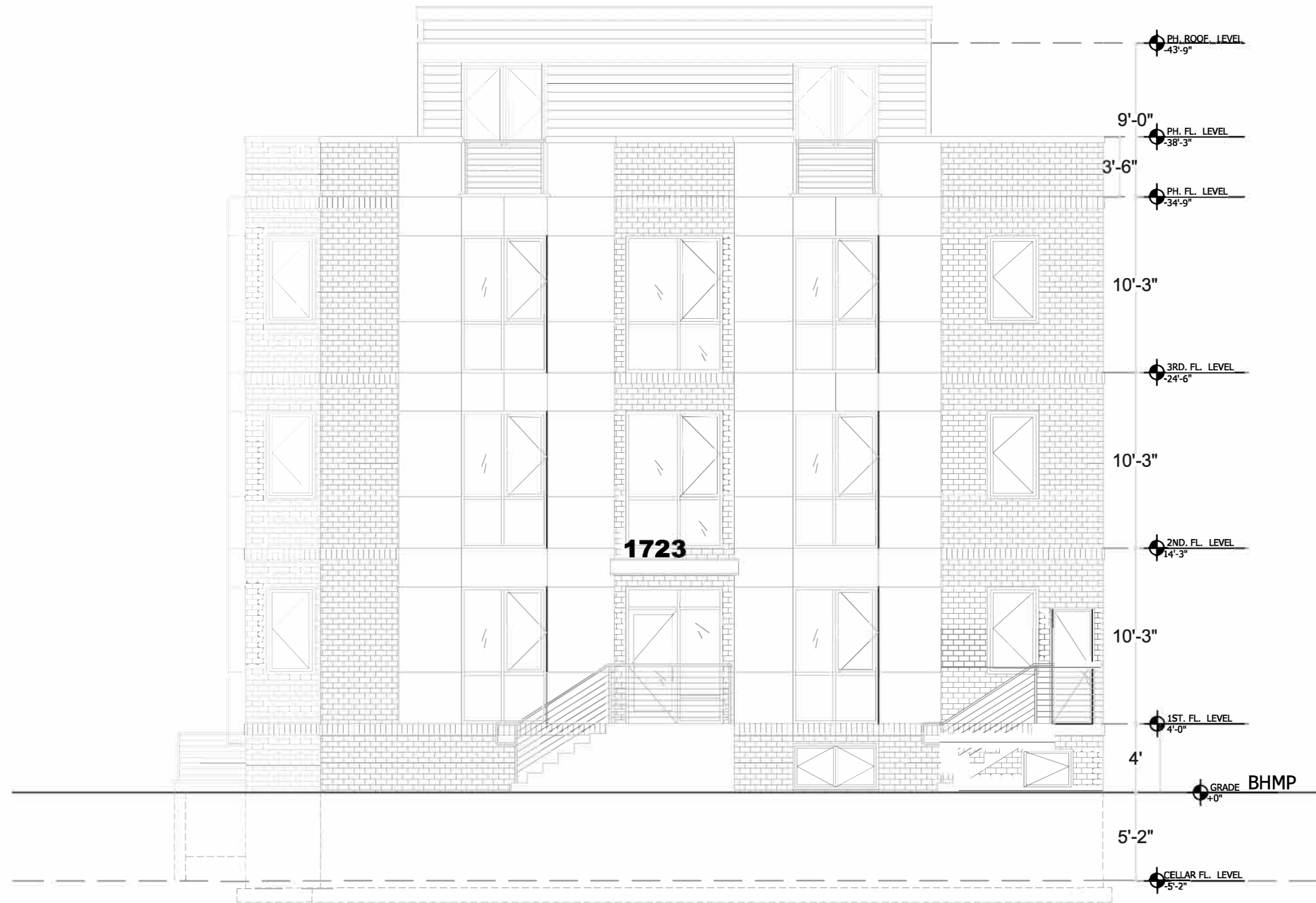
DRAWN BY: G.S.

CHECKED BY: M.F.

DATE: 4/29/2019

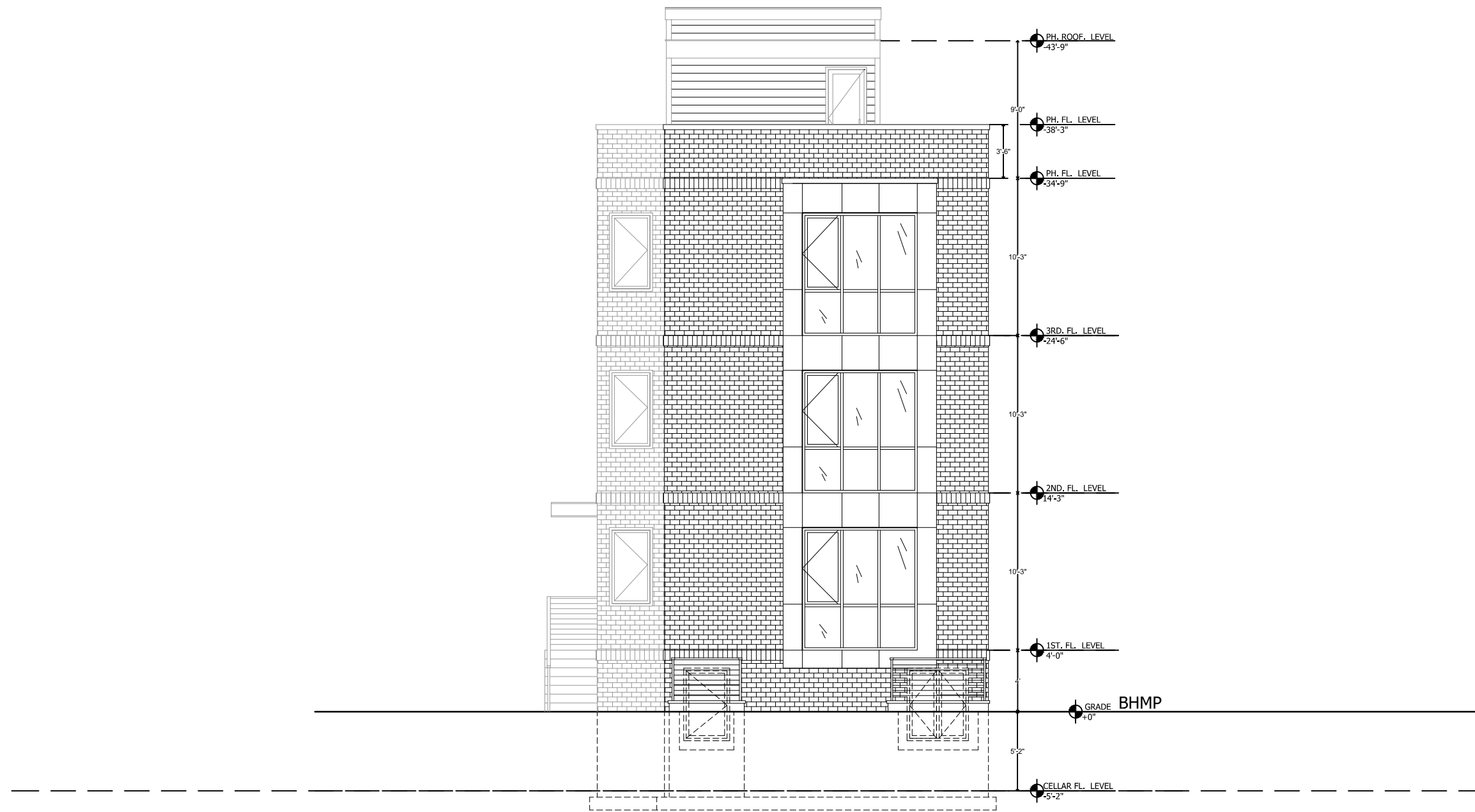
**A006**





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

|                              |           |             |
|------------------------------|-----------|-------------|
| <b>CITADEL</b><br>ARCHITECTS |           | <b>A007</b> |
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**1** PROPOSED MONTELLO AVE PLACE ELEVATION  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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CHECKED BY: M.F.

DATE: 4/29/2019

**A008**