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May 31, 2019

VIA IZIS

Frederick L. Hill
Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: **BZA Case 20014**; Post-Hearing Submission for Addisleigh Park Washington Properties, LLC; 1803 Rhode Island Avenue, NE (Square 4209, Lot 5) in the MU-4 Zone District (“Property”)

Dear Chairperson Hill:

On behalf of the Applicant and as requested by the Board at the conclusion of the hearing on May 15, 2019, we are submitting for the record the following (i) a revised Self-Certification form [Exhibit A] and (ii) a complete set of the Applicant’s Building Plans for the requested relief for Option B only including a section plan [Exhibit B].

You may recall that, as a preliminary matter, the Applicant requested to proceed before the Board for consideration of only its Option B proposal. The substantive difference is that the Option B proposal has a grocery store use in the cellar level of the building instead of a coffee shop with more than 18 seats. As shown on the enclosed revised Plans in Exhibit B, the Applicant has added a prepared food shop area to the grocery store on the 1st Floor level, and thus is retaining its original request for special exception relief for a prepared food shop with more than 18 seats. The location of the prepared food shop seating (33 seats) is in the grocery store on the first floor rather than withdrawn Option A cellar plan for a coffee shop (112 seats) in the cellar. Please see the zoning annotation on the enclosed First Floor and Mezzanine Plan.


Based on the above, the revised Self-Certification form in Exhibit A. therefore, retains the requested special exception relief for a prepared food shop with more than 18 seats under Subtitle U § 512.1(d)(3). In addition, the Applicant has removed the requested loading variance relief pursuant to Subtitle C § 901 and substituted its request for loading special exception relief pursuant to Subtitle C § 909.2(a). This request for loading special exception relief was mentioned in the Applicant’s Prehearing Statement and verbally at the May 15, 2019 hearing.

Chairperson Frederick L. Hill
May 31, 2019
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Please be advised that the Applicant has been in communication with DDOT in response to its post-hearing questions about the Transportation Report. We are hopefully that DDOT will be filing its supplemental report for the record prior to the Board's continuation hearing on June 12, 2019.

We appreciate your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,
GREENSTEIN DELORME & LUCHS, P.C.

By: 

Lyle M. Blanchard

By: 

John Patrick Brown, Jr.

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Post-Hearing Submission was sent electronically on May 31, 2019 to the following:

ANC 5C
5C@anc.dc.gov

Commissioner Jeremiah Montague, Jr, ANC 5C07
5C07@anc.dc.gov

Ms. Maxine Brown-Roberts
D.C. Office of Planning
Maxine.BrownRoberts@dc.gov

Ms. Kelsey Bridges
D.C. Department of Transportation
Kelsey.Bridges@dc.gov



Lyle M. Blanchard, Esq.

EXHIBIT A



**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

| Project Address(es) | Square | Lot(s) | Zone District(s) |
|---|-------------|-----------------|------------------|
| 1803 Rhode Island Avenue, N.E. | 4209 | 5 | MU-4 |
| | | | |
| | | | |
| Single-Member Advisory Neighborhood Commission District(s): | | ANC 5C07 | |

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

| Relief Sought | <input type="checkbox"/> X § 1000.1 - Use Variance | <input checked="" type="checkbox"/> X § 1002.1 - Area Variance | <input checked="" type="checkbox"/> X § 901.1-Special Exception |
|-------------------------|--|--|---|
| Pursuant to Subsections | | G-§101.5 | U-§512.1(d)(3), C-§1500.3, |

Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

**C-§909.2(a), C-§703,
G-§1201**


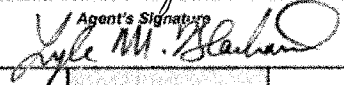
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

| | | | | | | |
|---|----------------|---|---------------|----|----------------------------|--|
|  <small>Owner's Signature</small> | | Addisleigh Park Washington Properties, LLC <small>Owner's Name (Please Print)</small> | | | | |
|  <small>Agent's Signature</small> | | Lyle M. Blanchard <small>Agent's Name (Please Print)</small> | | | | |
| Date | 5/31/19 | D.C. Bar No. | 467457 | or | Architect Registration No. | |

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

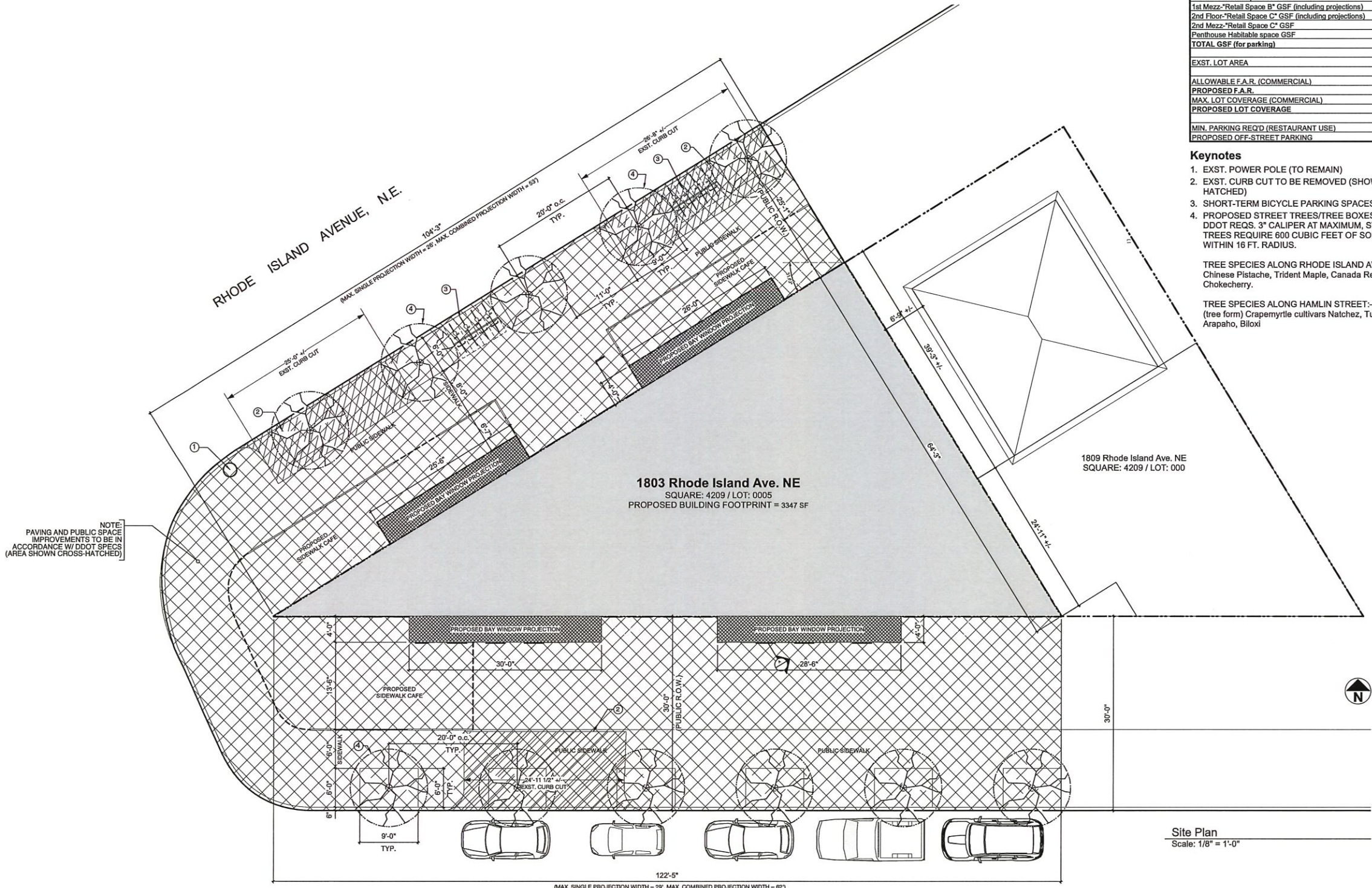
| ITEM | EXISTING CONDITIONS | MINIMUM REQUIRED | MAXIMUM ALLOWED | PROVIDED BY PROPOSED CONSTRUCTION | VARIANCE Deviation/Percent |
|---|---|-------------------------|-----------------------------|-----------------------------------|----------------------------|
| Lot Area (sq. ft.) | 3347 sf. | - | - | 3347 sf. | N/A |
| Lot Width (ft. to the tenth) | Existing | - | - | Existing | N/A |
| Lot Occupancy (building area/lot area) | 44% | - | 100% (Commercial) | 100% (Commercial) | N/A |
| Floor Area Ratio (FAR) (floor area/lot area) | 44 | - | 1.5 (Commercial) | 2.49 (Commercial) | .99 |
| Parking Spaces (number) | 0 (Existing Parking in Public Spaces) | 13 Spaces | - | 0 | 13 Spaces |
| Loading Berths (number and size in ft.) | 0 | 1 Berth/Platform | - | 0 | 1 Berth/Platform |
| Front Yard (ft. to the tenth) | 0 | 0 | - | 0 | N/A |
| Rear Yard (ft. to the tenth) | 0 | 15' | - | 0 | 15' |
| Side Yard (ft. to the tenth) | 0 | 0 | - | 0 | N/A |
| Court, Open (width by depth in ft.) | - | - | - | - | N/A |
| Court, Closed (width by depth in ft.) | - | - | - | - | N/A |
| Height (ft. to the tenth) | 16' | - | 50' | 50' | N/A |

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



EXHIBIT B

NOTES:
 THIS SITE IS INCLUDED WITHIN AREA OF DDOT'S RHODE ISLAND AVENUE NE
 STREETScape MASTER PLAN
 This scheme requires BZA approval for various parameters. See attached Zoning Analysis by
 Greenstein, DeLorme, & Luchs.



NOTE:
 PAVING AND PUBLIC SPACE
 IMPROVEMENTS TO BE IN
 ACCORDANCE W/ DDOT SPECS
 (AREA SHOWN CROSS-HATCHED)

| Zoning Information | |
|---|--------------|
| FAR: | |
| 1st Floor GSF (excluding projections) | 3347 |
| 1st Floor mezzanines GSF (excluding projections) | 821 |
| 2nd Floor GSF (excluding projections) | 3347 |
| 2nd Floor mezzanines GSF | 835 |
| TOTAL GSF (for F.A.R.) | 8350 |
| Parking: | |
| Cellar-Retail Space B* GSF | 3347 |
| 1st Floor-Retail Space A & C* GSF (including projections) | 1531 |
| 1st Floor-Retail Space B* GSF (including projections) | 2206 |
| 1st Mezz-Retail Space A* GSF | 336 |
| 1st Mezz-Retail Space B* GSF (including projections) | 536 |
| 2nd Floor-Retail Space C* GSF (including projections) | 3627 |
| 2nd Mezz-Retail Space C* GSF | 835 |
| Penthouse Habitable space GSF | 558 |
| TOTAL GSF (for parking) | 12976 |
| EXST. LOT AREA | 3347 |
| ALLOWABLE F.A.R. (COMMERCIAL) | 1.50 |
| PROPOSED F.A.R. | 2.49 |
| MAX. LOT COVERAGE (COMMERCIAL) | 100% |
| PROPOSED LOT COVERAGE | 1.00 |
| MIN. PARKING REQ'D (RESTAURANT USE) | 13 |
| PROPOSED OFF-STREET PARKING | 0 SPACES |

- Keynotes**
- EXST. POWER POLE (TO REMAIN)
 - EXST. CURB CUT TO BE REMOVED (SHOWN HATCHED)
 - SHORT-TERM BICYCLE PARKING SPACES
 - PROPOSED STREET TREES/TREE BOXES PER DDOT REQS. 3" CALIPER AT MAXIMUM, STREET TREES REQUIRE 600 CUBIC FEET OF SOIL VOLUME WITHIN 16 FT. RADIUS.
- TREE SPECIES ALONG RHODE ISLAND AVE: -
 Chinese Pistache, Trident Maple, Canada Red Chokecherry.
- TREE SPECIES ALONG HAMLIN STREET: - single stem (tree form) Crapemyrtle cultivars Natchez, Tuskegee, Arapaho, Biloxi

Site Plan
 Scale: 1/8" = 1'-0"

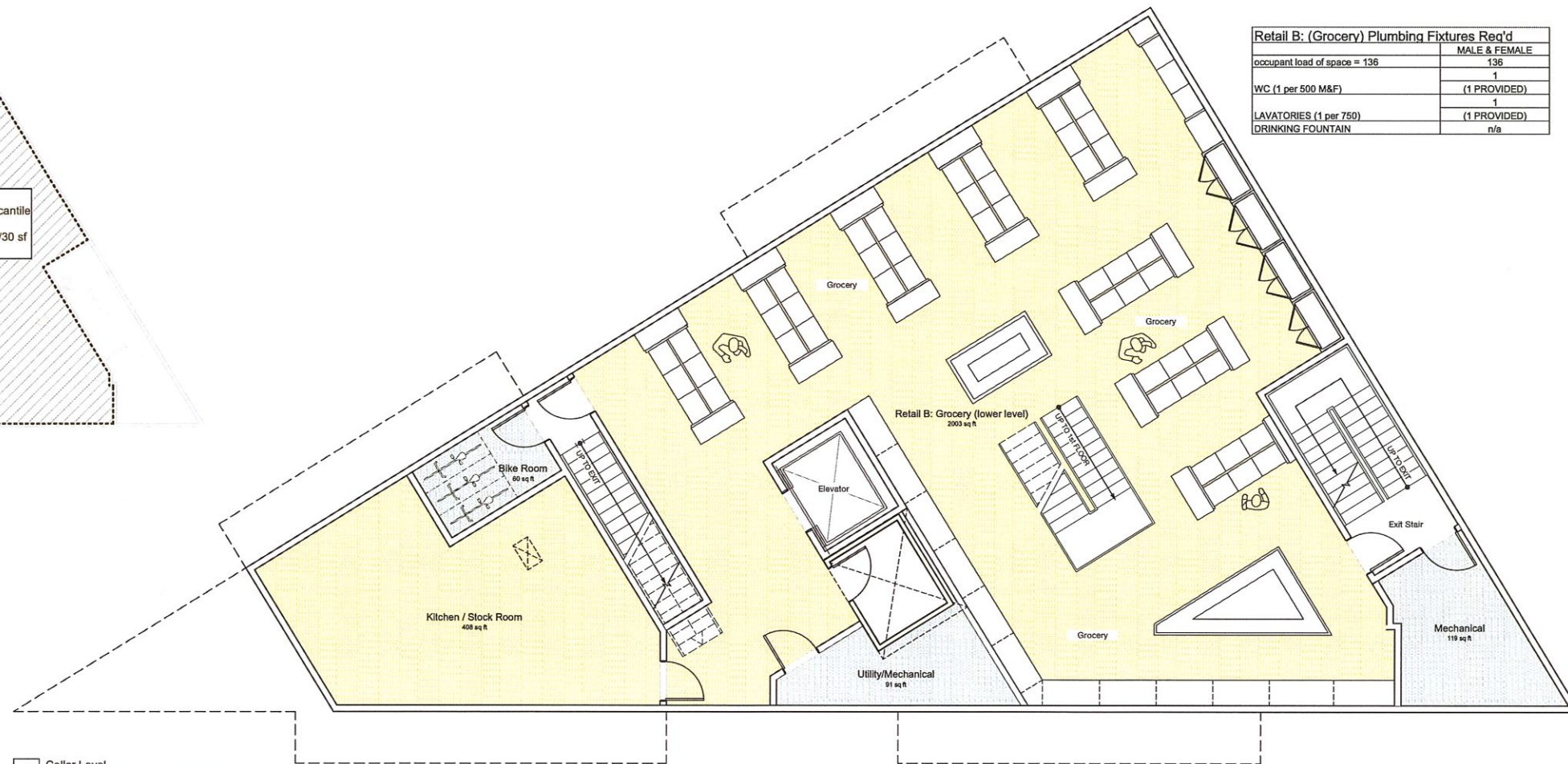
Cellar:
OCCUP. TYPE "B" Business
476 S.F.
OCC. LOAD FACT. = 1/100 sf
5 OCCUPANTS

Cellar:
OCCUP. TYPE "M" Mercantile
2003 S.F.
OCC. LOAD FACT. = 1/30 sf
67 OCCUPANTS

Occupancy Diagram
Scale: 3/32" = 1'-0"

Proposed Cellar Level

1 Cellar Level
Scale: 3/16" = 1'-0"

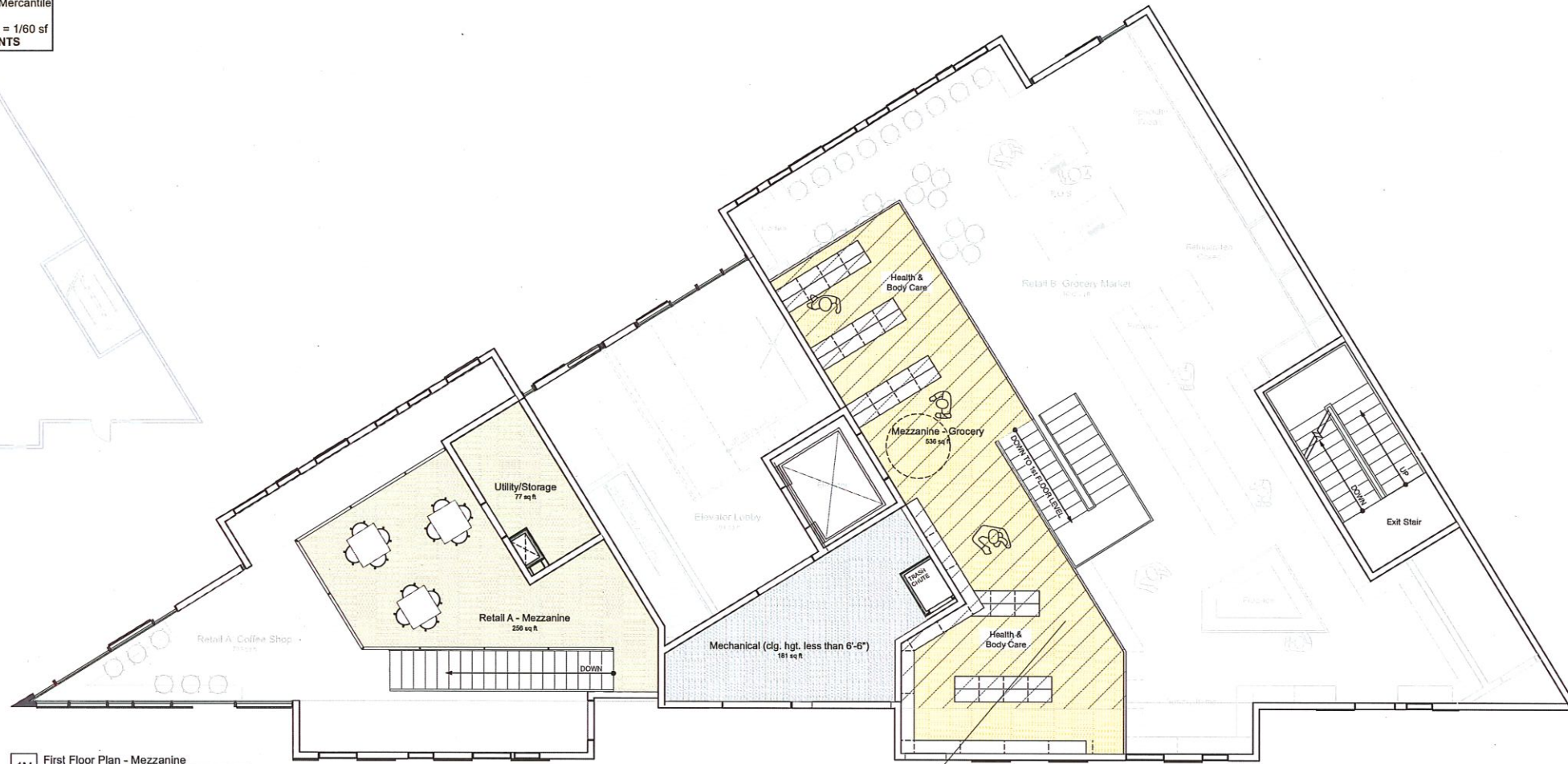


| Retail B: (Grocery) Plumbing Fixtures Req'd | |
|---|-------------------|
| | MALE & FEMALE |
| occupant load of space = 136 | 136 |
| WC (1 per 500 M&F) | 1 (1 PROVIDED) |
| LAVATORIES (1 per 750) | 1 (1 PROVIDED) |
| DRINKING FOUNTAIN | n/a |

1st Floor Mezzanine:
 OCCUP. TYPE "M" Mercantile
 553 S.F.
 OCC. LOAD FACT. = 1/60 sf
 10 OCCUPANTS

Mezzanine:
 OCCUP. TYPE "A-2" Restaurant
 262 S.F.
 OCC. LOAD FACT. = 1/15 sf
 17 OCCUPANTS

Occupancy Diagram -1st Floor Mezzanine Level
 Scale: 3/32" = 1'-0"



1M First Floor Plan - Mezzanine
 Scale: 3/16" = 1'-0"

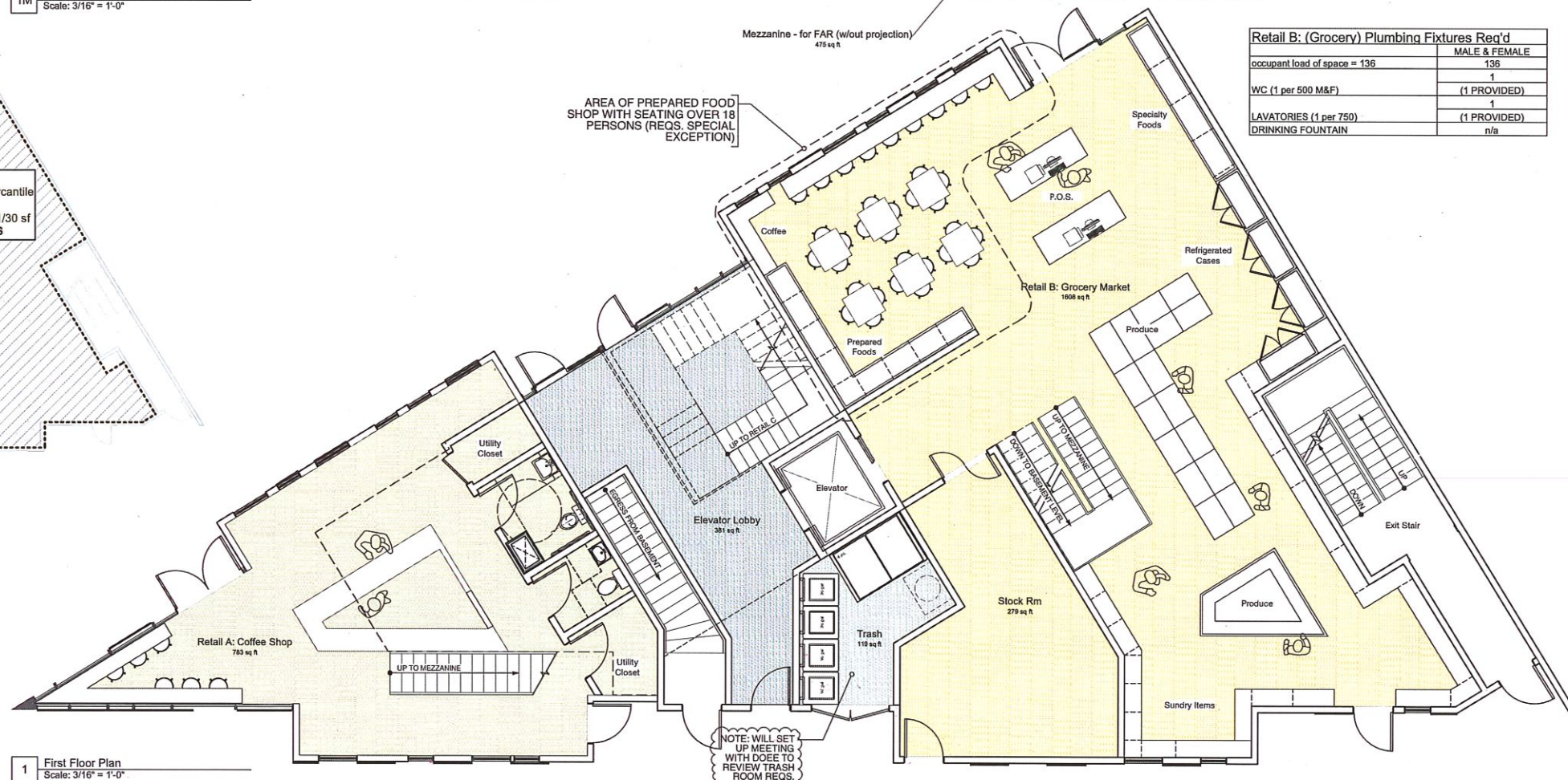
Retail B: (Grocery) Plumbing Fixtures Req'd

| | MALE & FEMALE |
|------------------------------|-------------------|
| occupant load of space = 136 | 136 |
| WC (1 per 500 M&F) | 1 (1 PROVIDED) |
| LAVATORIES (1 per 750) | 1 (1 PROVIDED) |
| DRINKING FOUNTAIN | n/a |

Coffee Shop:
 OCCUP. TYPE "A-2" Restaurant
 680 S.F.
 OCC. LOAD FACT. = 1/15 sf
 46 OCCUPANTS

1st Floor:
 OCCUP. TYPE "M" Mercantile
 1763 S.F.
 OCC. LOAD FACT. = 1/30 sf
 59 OCCUPANTS

Occupancy Diagram - 1st Floor Level
 Scale: 3/32" = 1'-0"

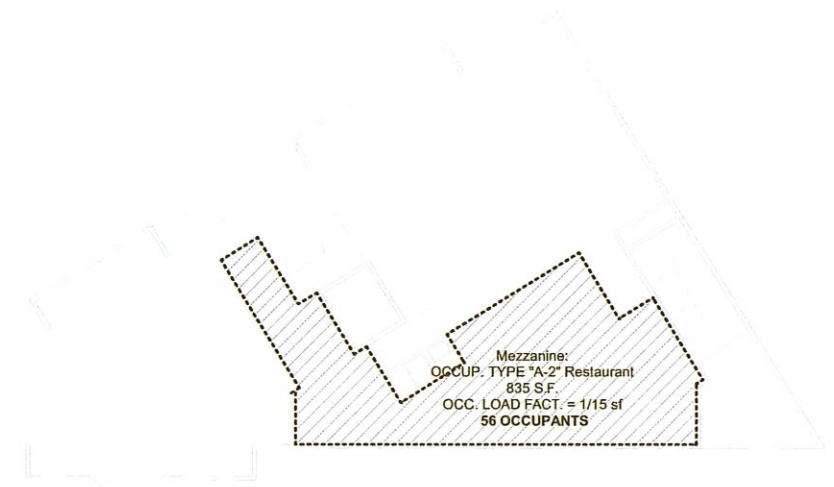


1 First Floor Plan
 Scale: 3/16" = 1'-0"

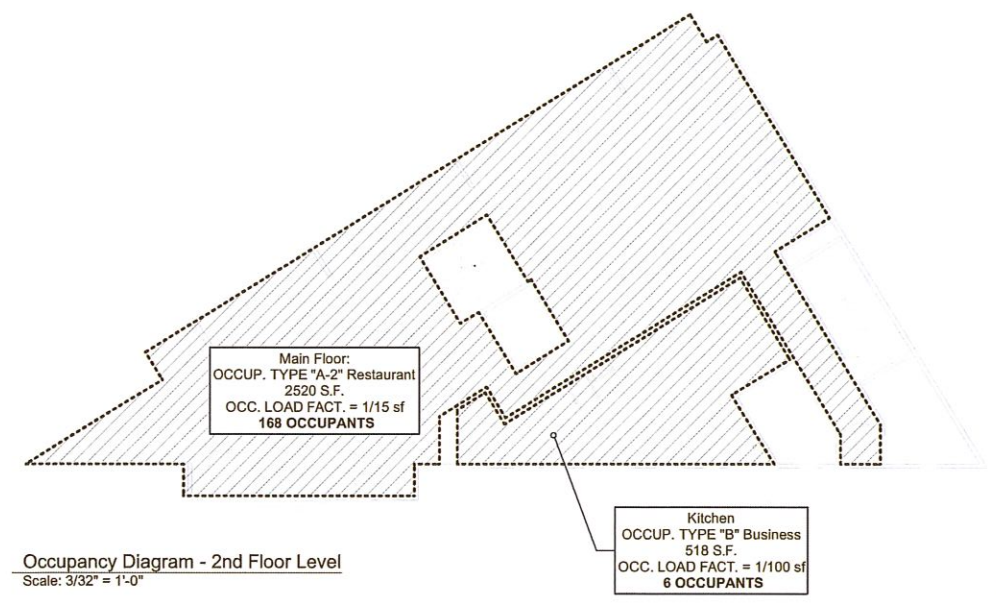
Proposed 1st Floor & Mezzanine



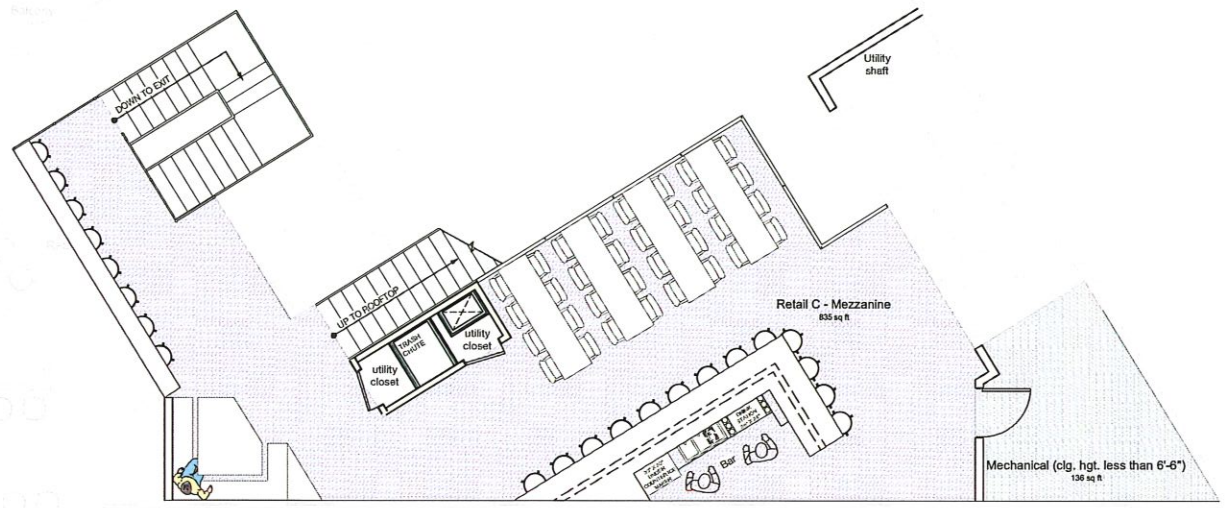
Occupancy Diagram - 2nd Floor Mezzanine Level
Scale: 3/32" = 1'-0"



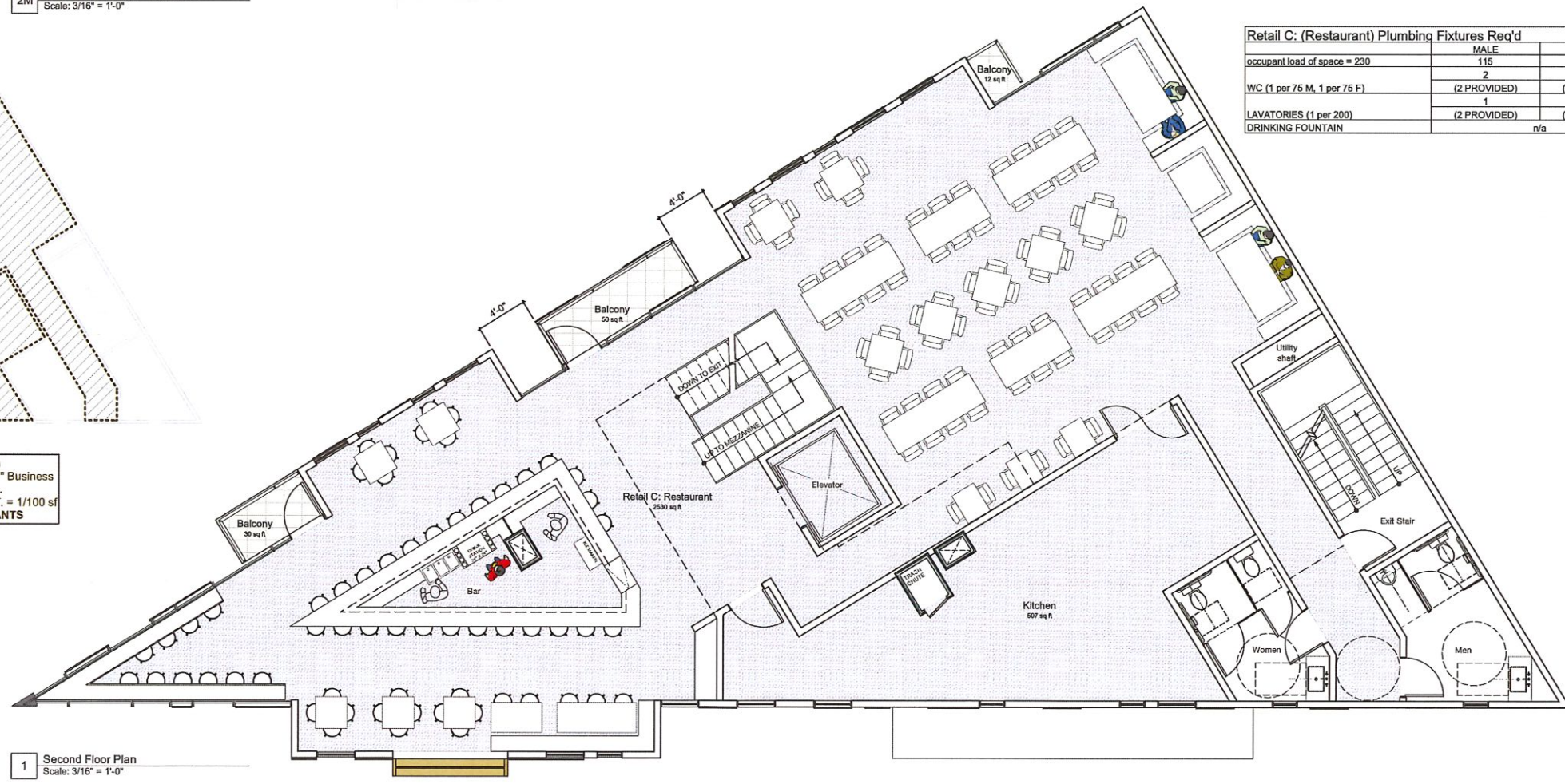
Occupancy Diagram - 2nd Floor Level
Scale: 3/32" = 1'-0"



2M Second Floor Plan - Mezzanine
Scale: 3/16" = 1'-0"



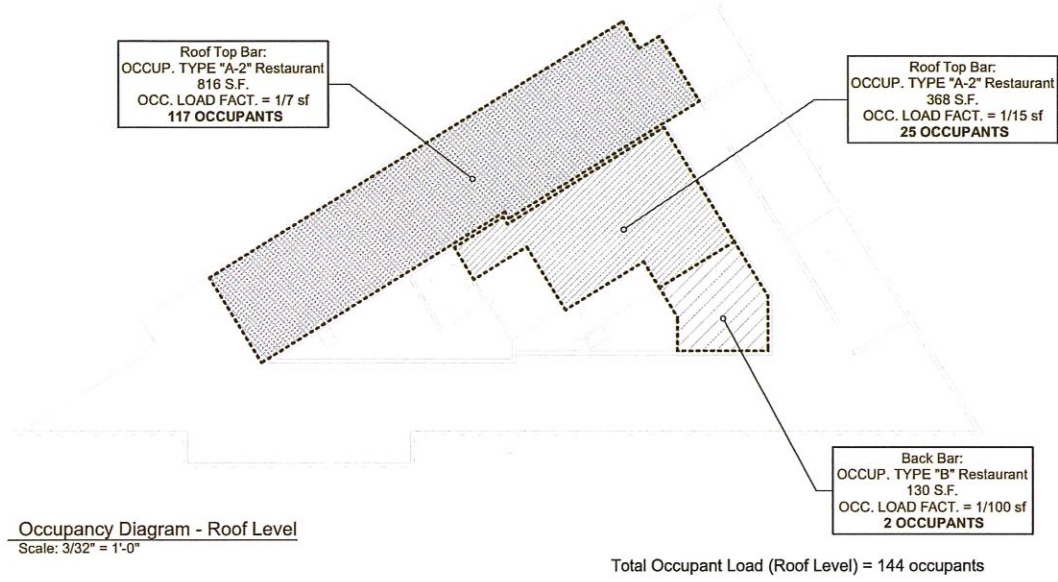
1 Second Floor Plan
Scale: 3/16" = 1'-0"



| Retail C: (Restaurant) Plumbing Fixtures Req'd | | |
|--|--------------|--------------|
| | MALE | FEMALE |
| occupant load of space = 230 | 115 | 115 |
| WC (1 per 75 M, 1 per 75 F) | 2 | 2 |
| | (2 PROVIDED) | (2 PROVIDED) |
| LAVATORIES (1 per 200) | 1 | 1 |
| | (2 PROVIDED) | (2 PROVIDED) |
| DRINKING FOUNTAIN | | n/a |

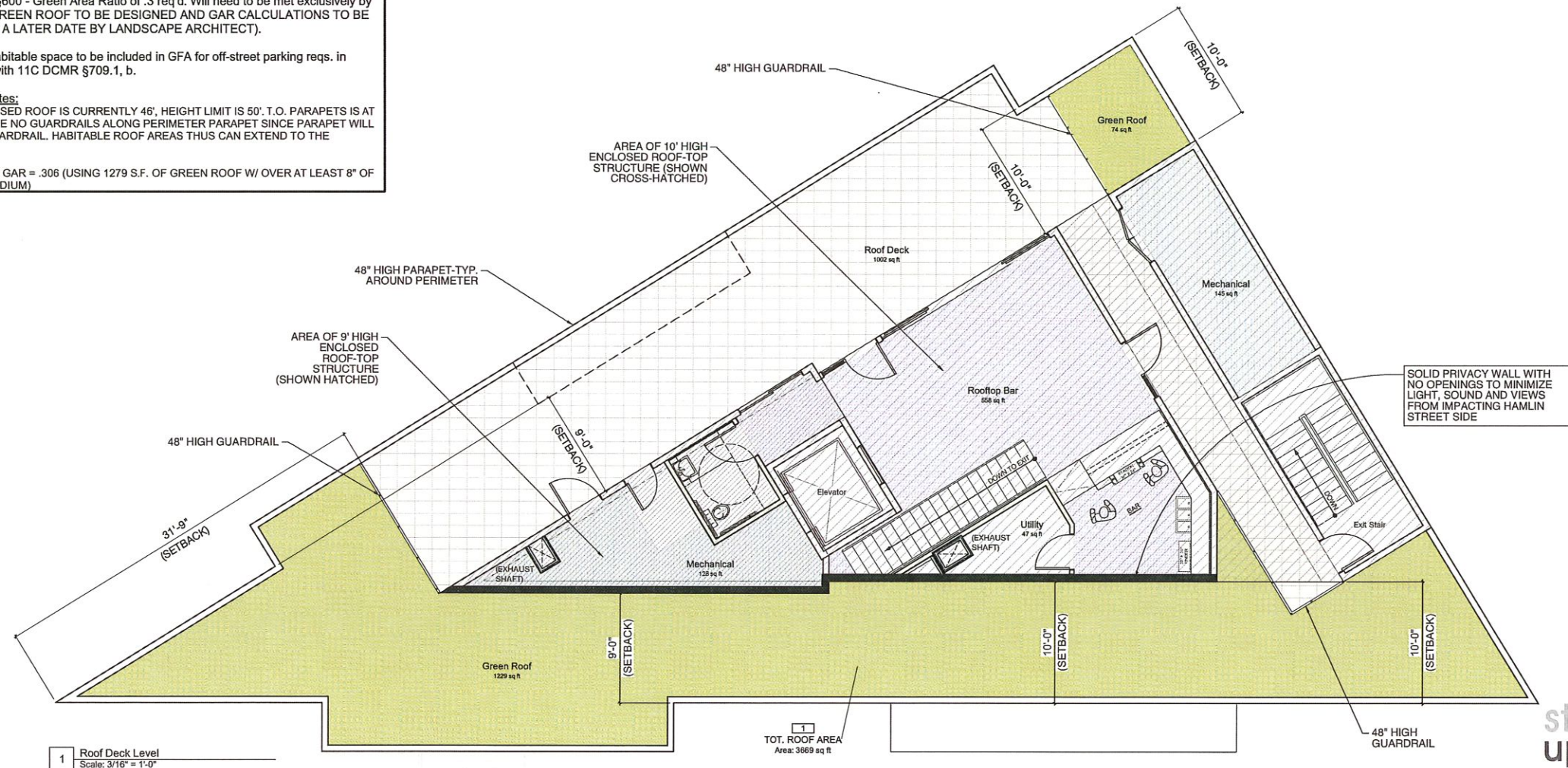
Proposed 2nd Floor & Mezzanine





Pertinent Zoning Info:
 11-C DCMR §600 - Green Area Ratio of .3 req'd. Will need to be met exclusively by green roof (GREEN ROOF TO BE DESIGNED AND GAR CALCULATIONS TO BE VERIFIED AT A LATER DATE BY LANDSCAPE ARCHITECT).
 Penthouse habitable space to be included in GFA for off-street parking reqs. in accordance with 11C DCMR §709.1, b.

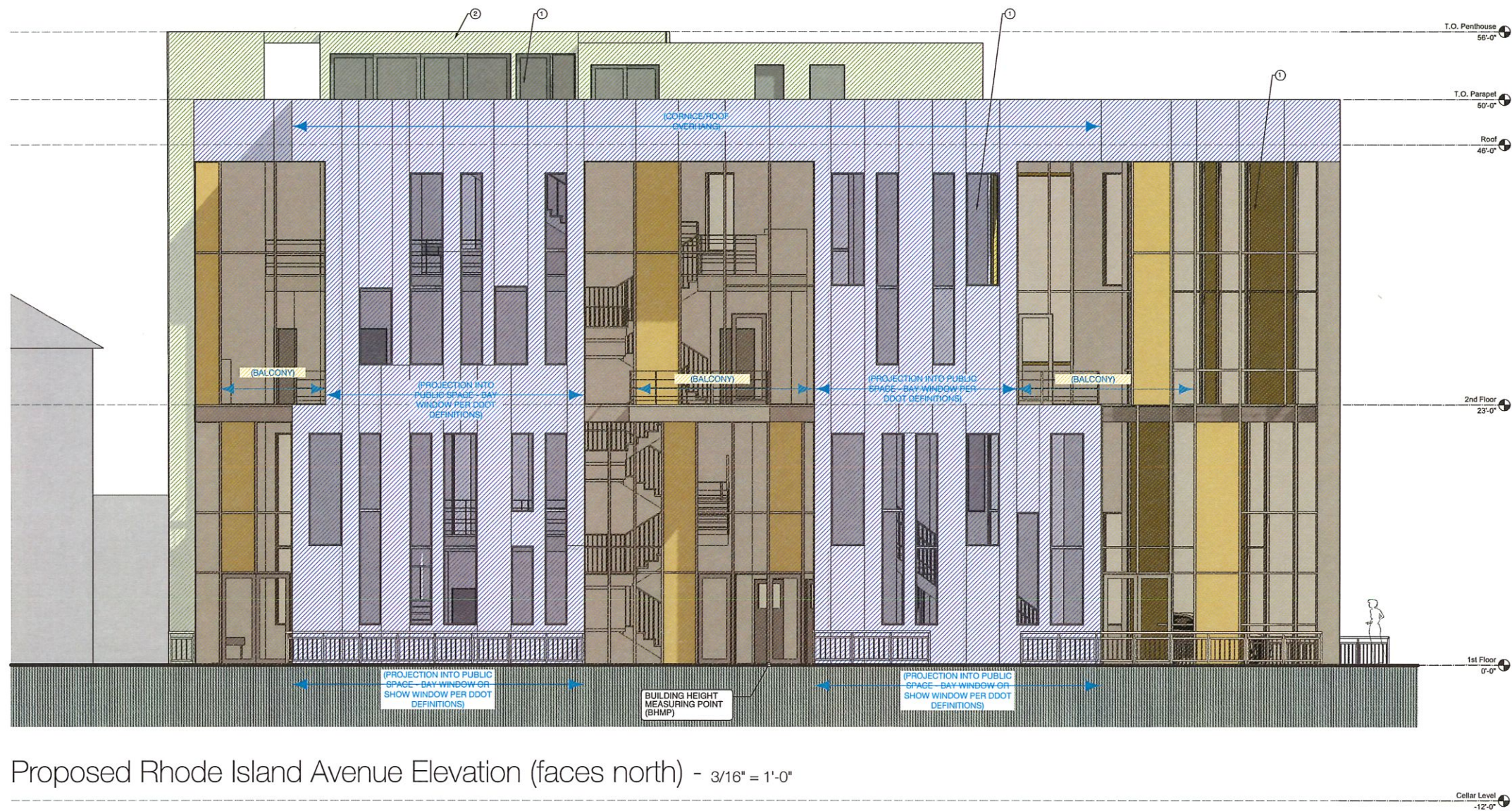
Additional Notes:
 1. T.O. PROPOSED ROOF IS CURRENTLY 46', HEIGHT LIMIT IS 50'. T.O. PARAPETS IS AT 50'. THERE ARE NO GUARDRAILS ALONG PERIMETER PARAPET SINCE PARAPET WILL SERVE AS GUARDRAIL. HABITABLE ROOF AREAS THUS CAN EXTEND TO THE PARAPET.
 2. PROPOSED GAR = .306 (USING 1279 S.F. OF GREEN ROOF W/ OVER AT LEAST 8" OF GROWING MEDIUM)



Proposed Roof Level Plan

Proposed Exterior Cladding

- | | |
|----|---|
| 1. | 1. CURTAIN-WALL SYSTEM WITH GLAZING OR ACM SPANDREL PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT 1600 ULTRA-THERMAL OR EQUIV.) WITH MID SUPPORT (MAX. VERTICAL SPAN = APPROX. 12.5 FT.) |
| 2. | 2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.) PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM |
| 3. | 3. FIBER CEMENT PANELS OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING |



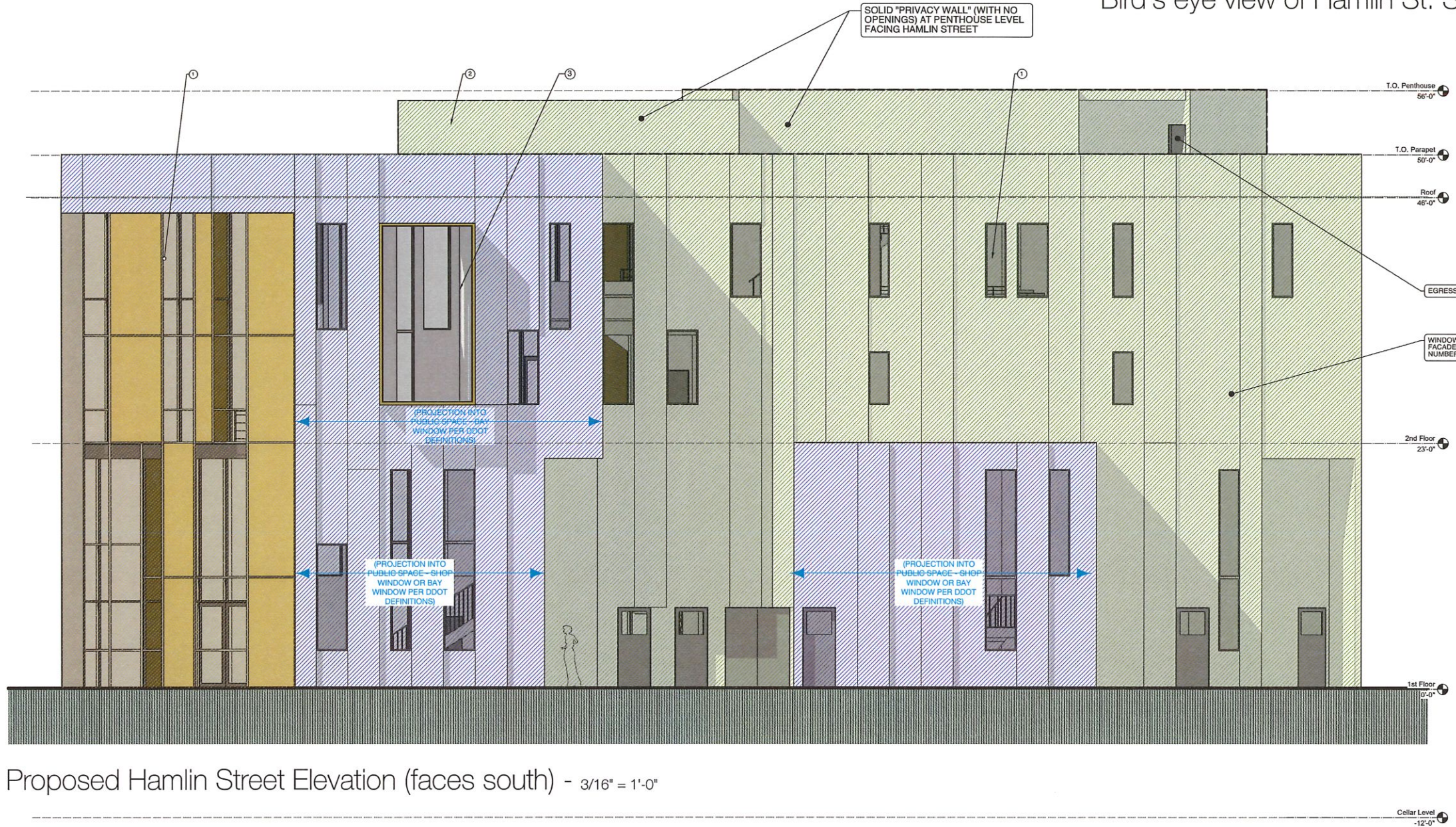
Proposed Rhode Island Avenue Elevation (faces north) - 3/16" = 1'-0"

Proposed Exterior Cladding

| | |
|----|---|
| 1. | 1. CURTAIN-WALL SYSTEM WITH GLAZING OR ACM SPANDREL PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT 1600 ULTRA-THERMAL OR EQUIV.) WITH MID SUPPORT (MAX. VERTICAL SPAN = APPROX. 12.5 FT.) |
| 2. | 2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN. TO MEET U=.35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.) PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM |
| 3. | 3. FIBER CEMENT PANELS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING |



Bird's eye view of Hamlin St. Side - (not to scale)



Keynotes

1. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC. - TYP.
2. PENTHOUSE BEYOND
3. LARGE FIXED WINDOW WITH INTERMEDIATE MULLIONS/SUPPORTS AS REQ'D.

Proposed Hamlin Street Elevation (faces south) - 3/16" = 1'-0"



View from Hamlin Street
(looking east)



Approach from Rhode Island Avenue
(looking east)



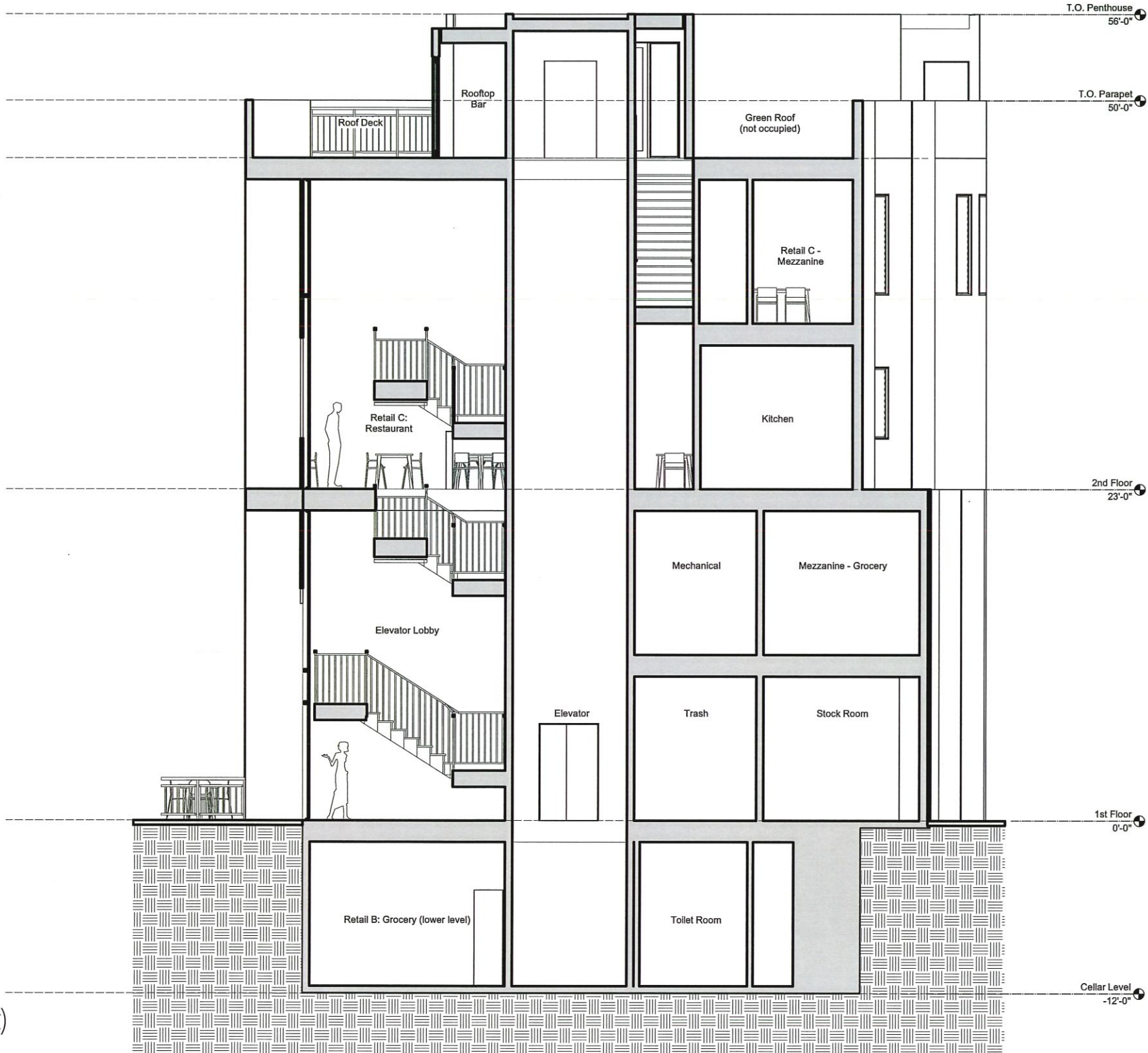
Bird's Eye View

Proposed Exterior Cladding Alternates

1. FIBER CEMENT PANELS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM.
2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM

Schematic Design - 5.30.19

1803 Rhode Island Avenue NE



Proposed Cross Section A - (looking east)

