

BZA Application No. 20779

**1224 Brentwood Rd, NE
1224 Brentwood Rd NE, LLC
September 14, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20779
EXHIBIT NO.24

Sullivan & Barros, LLP



Overview and Requested Relief

- The Property is located in the RA-1 zone district.
- The Applicant is proposing to raze the existing building and construct a new 4-unit residential building; with 4 parking spaces.
- The Applicant is requesting special exception approval for a new residential development.
- The Applicant is also requesting special exception relief from the parking screening requirements of C-714.

Community and Agency Support

- OP recommends approval.
- DDOT has no objection
- See next slide for ANC outreach:

ANC Outreach

- May 2, 2022: Filed Application and served a copy to the ANC.
- May 11, 2022: Updated the ANC on the case number and hearing date, asked to be placed on a meeting agenda.
- May 16, 2022: Emailed again to be placed on ANC agenda.
- May 23, 2022: Emailed again to be placed on ANC agenda.
- June 2, 2022: Emailed again to be placed on ANC agenda.
- June 6, 2022: Response from the ANC saying they will follow up to confirm that we are on the June agenda.
- June 9, 2022: Follow up with ANC regarding being placed on the June 15th agenda.
- June 15, 2022: We were not placed on the meeting agenda.
- June 29, 2022: Email requesting a special meeting
- July 15, 2022: Emailed again to be placed on ANC agenda.
- August 18, 2022: Emailed again to be placed on ANC agenda.
- August 24, 2022: Emailed again to be placed on ANC agenda.
- September 6, 2022: Emailed again to be placed on ANC agenda.



1222 Brentwood Rd, NE

Subj. Property
1224 Brentwood Rd, NE

1226 Brentwood Rd, NE



Subj. Property
1224 Brentwood Rd, NE

1224 Brentwood Rd, NE



1277 Brentwood Rd, NE

Across Brentwood Rd, NE

1304 Saratoga Ave, NE

Sullivan & Barros, LLP

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 18, 2022

Plat for Building Permit of :

SQUARE 3938 LOT 20

Scale: 1 inch = 20 feet


Recorded in Book 52 Page 97

Receipt No. 22-01911

Drawn by: A.S.

Furnished to: ALFREDO PABLO MAMANI

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

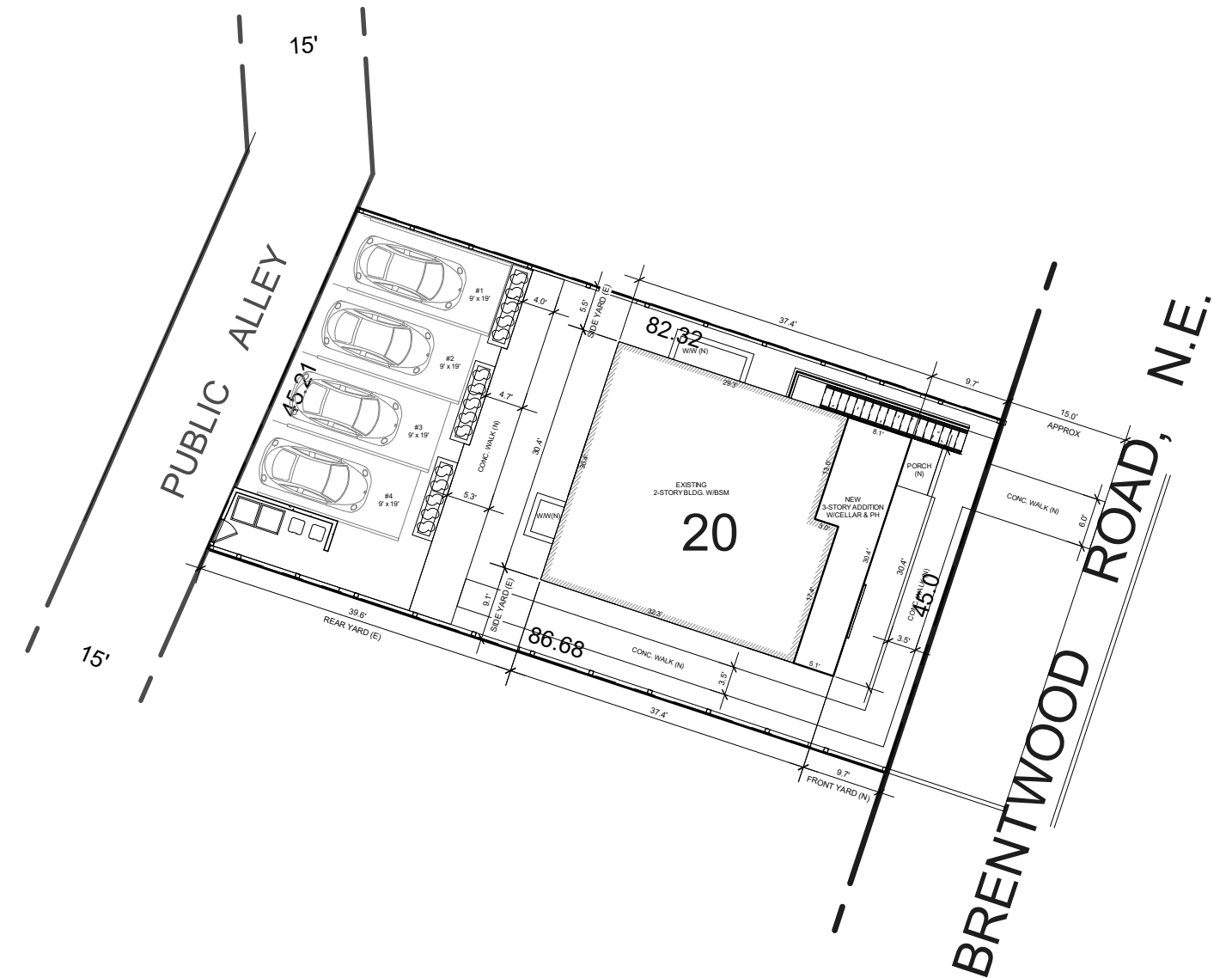
Signature: _____

Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

SQUARE 3938



SCALE: 1:20

1224 BRENTWOOD RD NE WASHINGTON DC, 20011

CONCEPT DESIGN SET

LOT 0020 SQUARE 3938

SCOPE OF WORK

- ADDITION, ALTERATION AND REPAIR TO A DETACHED SINGLE FAMILY DWELLING.
- EXISTING WALLS TO REMAIN (SEE FLOORPLANS).
- PROPOSED 3-STORY CONDOMINIUM BUILDING, WITH CELLAR AND PENTHOUSE.
- PROPOSED PERIMETRAL FENCE.
- PROPOSED UNDERPINNING OF EXISTING FOUNDATION WALLS.

DIVISION 1 - GENERAL REQUIREMENTS

- THE SUB-CONTRACTOR SHALL READ ALL GENERAL AND SPECIFIC NOTES AND BE BOUND TO THEIR REQUIREMENTS SUB-CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO BID.
- THE SUB-CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- THE BID SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THIS SET OF CONSTRUCTION CONTRACT DOCUMENTS UNLESS SPECIFICALLY INDICATED IN THE PRICE SUBMISSION. UNLESS AN ITEM IS SPECIFICALLY EXCLUDED OR A SUBSTITUTION IS LISTED ON THE SUBMISSION BY THE SUB-CONTRACTOR, HE SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
- ANY QUESTIONS OR CONFLICTS REGARDING ARCHITECTURAL DRAWINGS OR SPECIFICATIONS ARE TO BE IN WRITING AND DIRECTED TO THE OWNER.
- IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS, ARCHITECT SHALL BE CONTACTED AT ONCE TO RESOLVE THE PROBLEM. IF ARCHITECT IS NOT CONTACTED, SUB-CONTRACTOR SHALL ACCEPT ANY RESPONSIBILITY TO CORRECT ANY WORK INSTALLED THAT IS NOT IN ACCORDANCE WITH THE DWGS.
- IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN SITE CONDITIONS AND ARCHITECTURAL DWGS, ARCHITECT SHALL EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE CONTACTED AT ONCE TO RESOLVE ANY DISCREPANCIES, OTHERWISE CONTRACTOR TAKES FULL RESPONSIBILITY.
- IN CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OF FINISHES, ARCHITECTURAL DWGS SHALL TAKE PRECEDENCE AND ALL CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD.
- WHERE SLAB CUTTING IS REQUIRED, IT SHALL BE THE SUB-CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE DONE BY EITHER CORE DRILLING OR SAW CUTTING SLAB. FOR SLABS ON GRADE, SUB-CONTRACTOR SHALL BACKFILL IN LIFTS NOT TO EXCEED 8" AND TAMPER USING A MECHANICAL COMPACTOR. NEW PATCHING SHALL BE THE SAME THICKNESS AS EXISTING SLAB AND, SHALL ALIGN AND MAINTAIN THE LEVEL OF EXISTING SLAB.
- SUB-CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- ALL PERMITS, INSPECTIONS AND FEES ARE TO BE OBTAINED, SECURED AND PAID FOR BY THE SUB-
- SUB-CONTRACTOR MAY SUBSTITUTE MATERIALS AND/OR CONSTRUCTION ITEMS AND METHODS UPON SUBMITTAL OF A SUBSTITUTION IN WRITING OR BY SAMPLE TO ARCHITECT. ANY COST CHANGES MUST ALSO BE SUBMITTED. THE ARCHITECT WILL COMMUNICATE THE DECISION TO THE SUB-CONTRACTOR BY LETTER IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTION FOR LONG LEAD ITEMS MUST BE PROPOSED EARLY ENOUGH IN THE CONSTRUCTION PROCESS THAT NO DELAY IS CREATED IN COMPLETION OF THE PROJECT DUE TO THE SUBSTITUTION, OTHERWISE THE SUB-CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY COST TO THE OWNER ARISING OUT OF SUCH WORK.
- WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE SUB-CONTRACTOR SHALL BE ASSEMBLED INTO A NOTEBOOK AND GIVEN TO THE OWNER AT THE TIME OF OCCUPANCY.
- AT COMPLETION OF THE WORK, THE SUB-CONTRACTOR SHALL ENSURE ALL SURFACES ARE CLEAN AND UNMARKED, AND THAT ALL SYSTEMS ARE OPERATING PROPERLY.
- SUB-CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY HIM OR HIS PERSONNEL DURING
- SUB-CONTRACTOR SHALL CLEAN ALL WINDOWS AT THE COMPLETION OF CONSTRUCTION. WINDOWS AT THE COMPLETION OF CONSTRUCTION.
- SUB-CONTRACTOR SHALL ENSURE THAT ALL PAINT HAS BEEN REMOVED FROM ALL WINDOW SURFACES PRIOR TO DELIVERY OF THE SPACE.
- ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES AND WIRE CONDUITS SHALL BE REMOVED FROM WALLS AND CEILINGS WHERE THEY WILL BE EXPOSED IN THE NEW WORK.
- HVAC SUB-CONTRACTOR TO CLEAN AND CHECK EXISTING HVAC SYSTEM AND REPORT TO ARCHITECT ANY PROBLEMS OR REPAIRS REQUIRED.
- SUB-CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO HIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDED WORK ON PLANS IN OTHER TRADES.
- ALL SYSTEMS AND EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FREE LABOR AND MATERIALS.

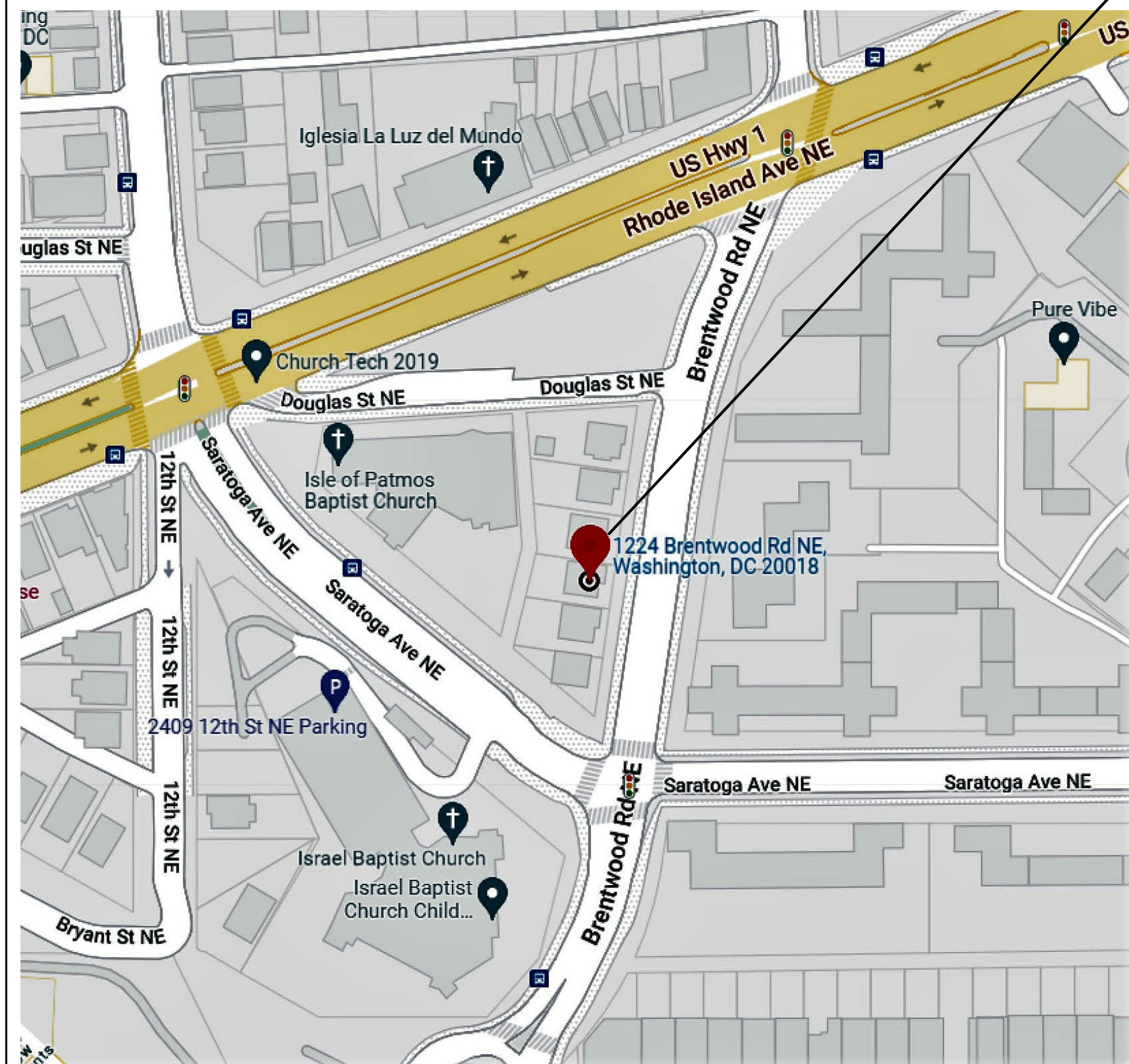
DEMOLITION NOTES

- COORDINATE THE REMOVAL AND PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS AND TAKE NECESSARY PRECAUTIONS TO PROTECT THE BUILDING ELEMENTS TO REMAIN AND OCCUPANTS FROM CONSTRUCTION RELATED DEBRIS, DAMAGE, INJURY OR ACCIDENT.

INSTALLATION NOTES

- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOBSITE AT THE TIME OF INSPECTION.

LOCATION



VICINITY MAP



SYMBOLS

- PLAN DETAIL REFERENCE: (X) / (XX) / (XXX) / (XXXX) with leader line
- ELEVATION REFERENCE: (X) / (XX) / (XXX) / (XXXX) with leader line
- SECTION REFERENCE: (X) / (XX) / (XXX) / (XXXX) with leader line
- EXISTING WALL TO BE REMOVED: Dashed line
- EXISTING WALL TO REMAIN: Solid line
- NEW BRICK WALL: Hatched pattern
- NEW CMU WALL: Cross-hatched pattern
- NEW STUD WALL: Vertical line pattern
- DOOR DESIGNATION: Circle with 'D'
- WINDOW DESIGNATION: Circle with 'W'
- PARTITION TYPE: Diamond shape
- KEY NOTE: Square with 'K'
- ROOM NUMBER: Box with 'XXXX'
- FIXTURE TYPE: Circle with 'X'
- ELEVATION MARKER: Circle with 'E'
- INTERIOR ELEVATION DESIGNATION: Circle with 'X' and 'XX'

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MIDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST	EXISTING	STL	STEEL
FF	FINISHED FLOOR	STOR	STORAGE
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
GL	GLAZING	VCT	VINYL COMPOSITION TILE
GYP	GYPSON	VERT	VERTICAL
GWB	GYPSON WALL BOARD	VEN	VENEER
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VWC	VINYL WALL COVERING
		W/	WITH

DRAWING INDEX

ARCHITECTURAL

- A000 COVER SHEET
- A001 EXISTING SITE PLAN
- A002 PROPOSED SITE PLAN
- A101 EXISTING FLOORPLANS
- A201 PROPOSED FLOORPLANS
- A202 PROPOSED FLOORPLANS
- A203 PROPOSED FLOORPLANS
- A301 PROPOSED ELEVATIONS
- A302 PROPOSED ELEVATIONS
- A401 PROPOSED SECTION

ENGINEERING

F.A.R. CALCULATION

FLOOR LEVEL	GROSS FLOOR AREA
1ST	1,137 SF
2ND	1,137 SF
3RD	1,137 SF
TOTAL	3,411 SF
PROPOSED FAR	0.90

GENERAL NOTES / ZONING CODE ANALYSIS

ZONING DISTRICT	RA-1	TOTAL LOT AREA	3,803 SF
LOT SQUARE	0020	TOTAL LOT WIDTH	45.0 FT
SQUARE	3938		
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	24.9% (946 SF)	40% (2,118 SF)	30.5% (1,161 SF)
THIRD STORY ONLY	-		29.9% (1,137 SF)
HEIGHT	19'-0" - 2 STORIES+BSM	40'-0" / 3 STORIES	33'-6"/3 STORIES+CELLAR+PH
F.A.R.	0.30	0.90	0.90
GROSS FLOOR AREA	1,146 SF	3,423 SF	3,411 SF
SIDEYARD WIDTH	SYW 1=5.5' SYW 2=9.1'	8'-0"	SYW 1=5.5' SYW 2=9.1'
REAR YARD SETBACK	39.6'	20'	39.6' NO CHANGE
PARKING	1	0	4
FRONT YARD	14.8'	MATCH NEIGHBORS	9.6'
DWELLING UNITS	1		4
G.A.R.		0.40	TBD

ISSUED: 03/10/2022

REVISIONS:

COVER SHEET

A000

Project:
BRENTWOOD CONDOS
1224 BRENTWOOD RD NE
WASHINGTON, DC 20011
LOT 0020 SQUARE 3938

Owner:
1224 BRENTWOOD RD NE LLC
Contact: Hugo Camacho
571-243-8777

Architect:
Rich Markus Architects
Contact: Alfredo Mamani
301-244-8628

Structural Engineer:

MEP Engineer:

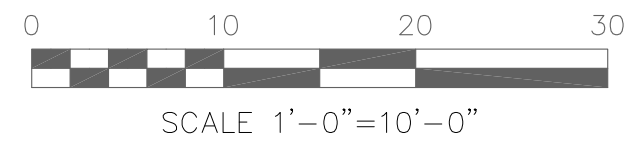
ARCHITECT SEAL:

RICH MARKUS ARCHITECTS
2601 P STREET NW, 2ND FLR
WASHINGTON DC 20007
202.333.2733 V 202.333.2779 FAX

- ⊙ GAS METER
- * FIRE HYDRANT
- ⊥ SIGN
- + SPOT ELEVATION
- ⌘ LIGHT POLE
- ⌘ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ MANHOLE
- ⊙ ELECTRIC MANHOLE
- △ TRAVERSE POINT
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- IRON RAIL FENCE

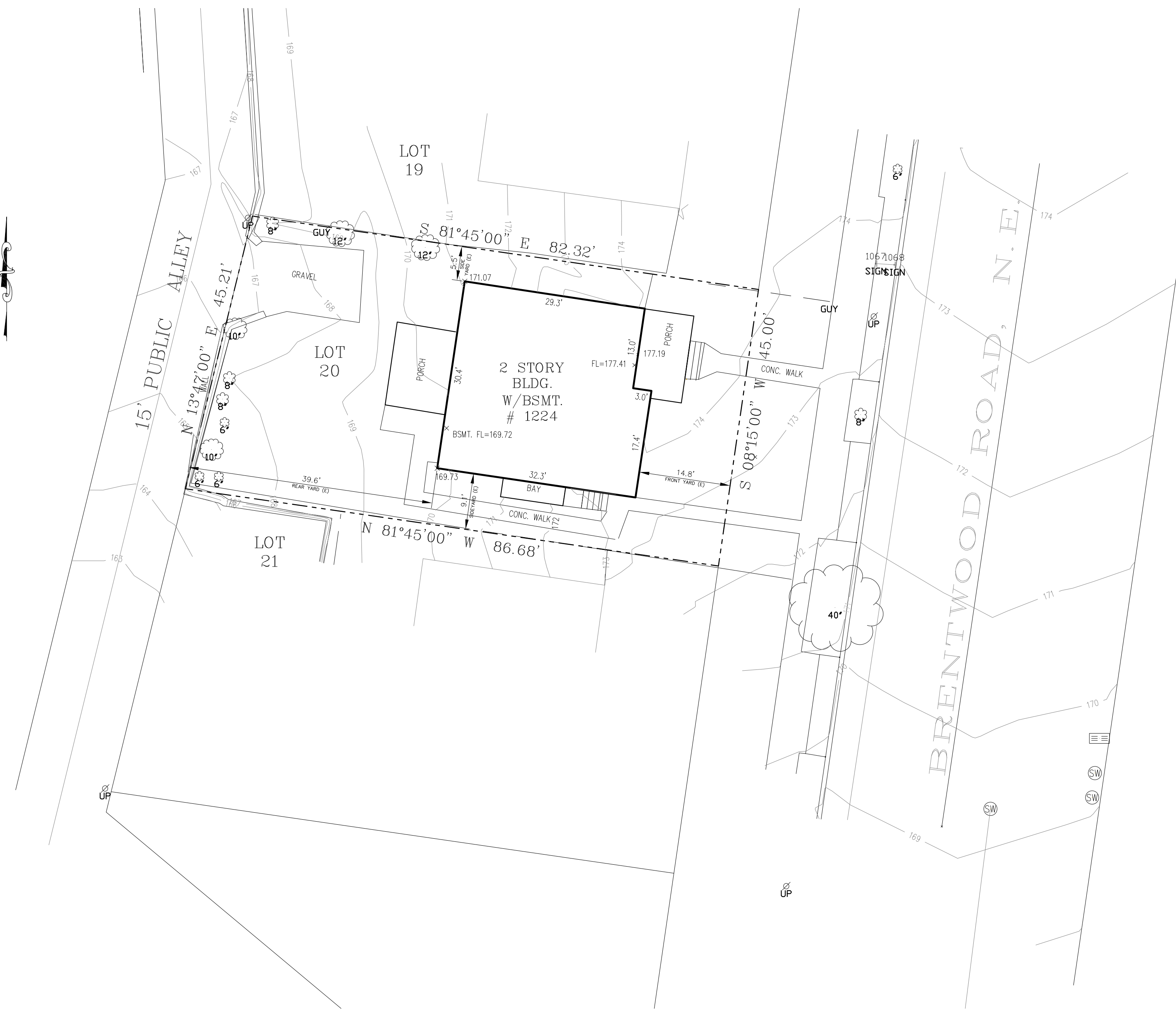
D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION FOR THIS PROPERTY.



NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 3938 0020. THE SITE ADDRESS IS 1224 BRENTWOOD ROAD, NORTH EAST, WASHINGTON, DC
- 2.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 3.) ON SITE BENCH MARK NONE
- 4.) THE VERTICAL DATUM IS BASED ON DC SEWER MANHOLE.
- 5.) NO TITLE REPORT FURNISHED.



UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

WATER & SEWER PLANS - WASA
 W.A.S.A. WATER & SEWER PLAN CD-11-12-NE (WATER & SEWER)
 THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

**RICH MARKUS
ARCHITECTS**

2601 P ST NW, 2ND FLR
 WASHINGTON DC 20007
 202.333.2733 V 202.333.2779 FAX

Project:

**BRENTWOOD
CONDOS**
 1224 BRENTWOOD RD NE
 WASHINGTON, DC 20011
 LOT 14 BLOCK 3

Owner:

1224 BRENTWOOD RD NE LLC
 Contact: Hugo Camacho
 571-243-8777

Architect:

Rich Markus Architects
 Contact: Alfredo Mamani
 301-244-8628

Structural Engineer:

Civil Engineer:

ARCHITECT SEAL:

ISSUED: 03/10/2022

REVISIONS:

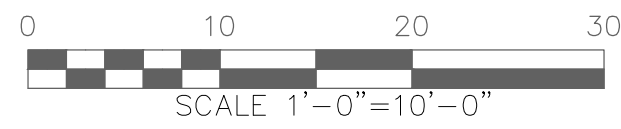
**SITE PLAN
EXISTING**

A001

- ⊙ GAS METER
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ SPOT ELEVATION
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
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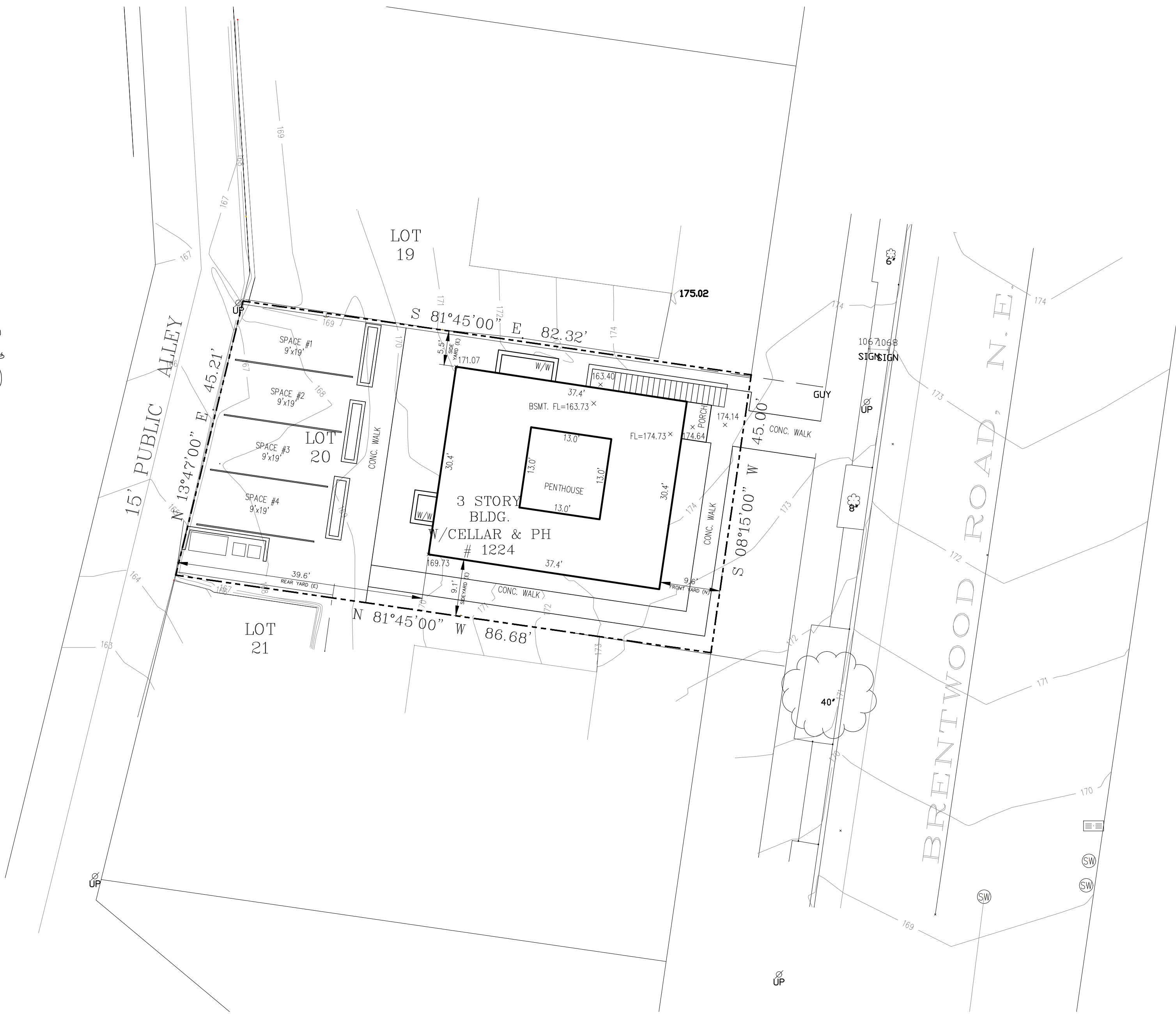
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 Contact: Alfredo Mamani
 301-244-8628

Structural Engineer:

Civil Engineer:

ARCHITECT SEAL:

ISSUED: 03/10/2022

REVISIONS:

SITE PLAN PROPOSED

A002

SYMBOLS

- 01 KEY NOTE - SEE NOTES ON DRAWING SET
- NEW / PROPOSED
- EXISTING TO REMAIN
- TO BE DEMOLISHED/REMOVED
- NOT IN CONTRACT (NIC)

RICH MARKUS ARCHITECTS
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 WASHINGTON DC 20007
 202.333.2733 V 202.333.2779 FAX

Project:
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 LOT 0020 SQUARE 3938

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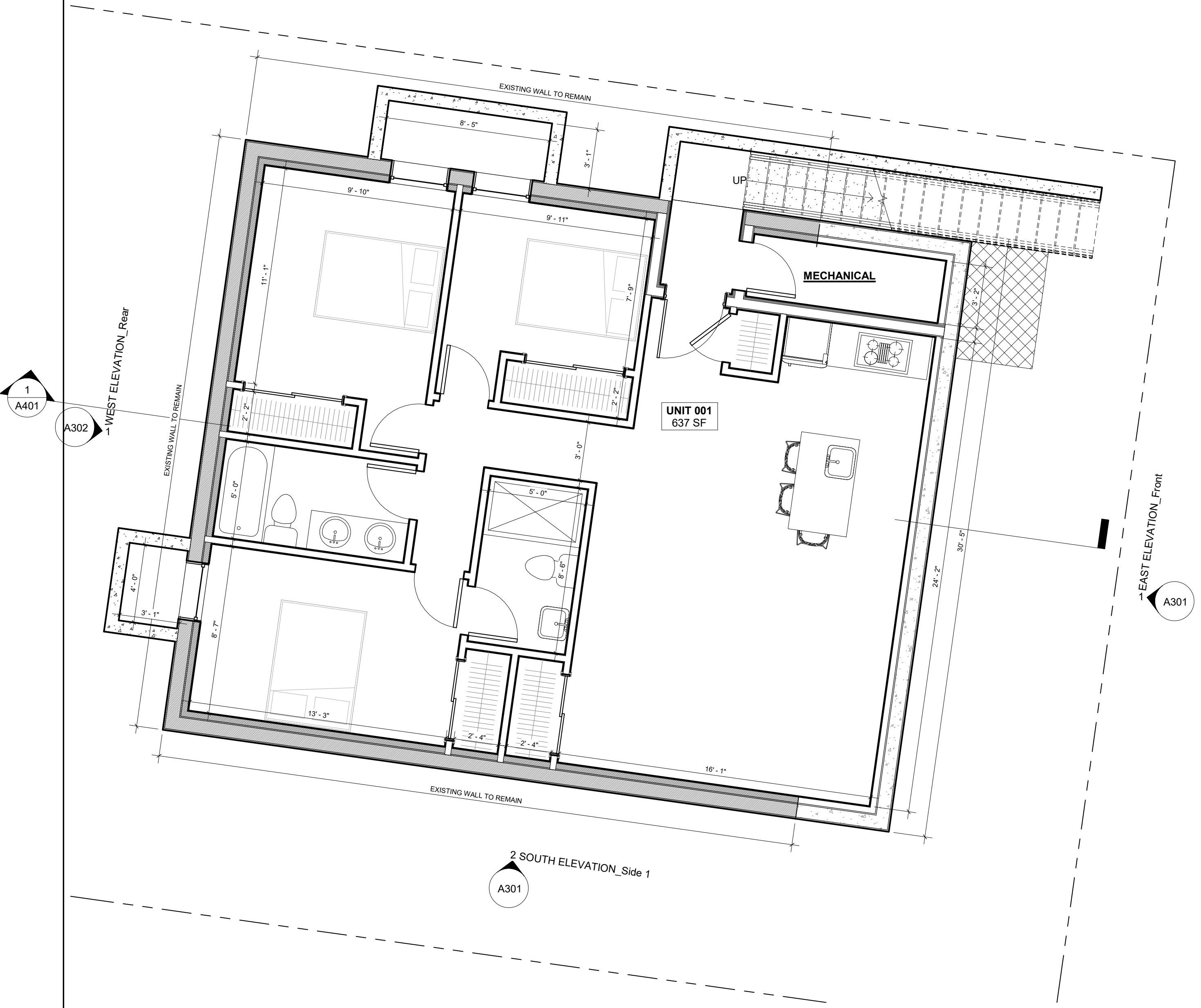
MEP Engineer:

ARCHITECT SEAL:

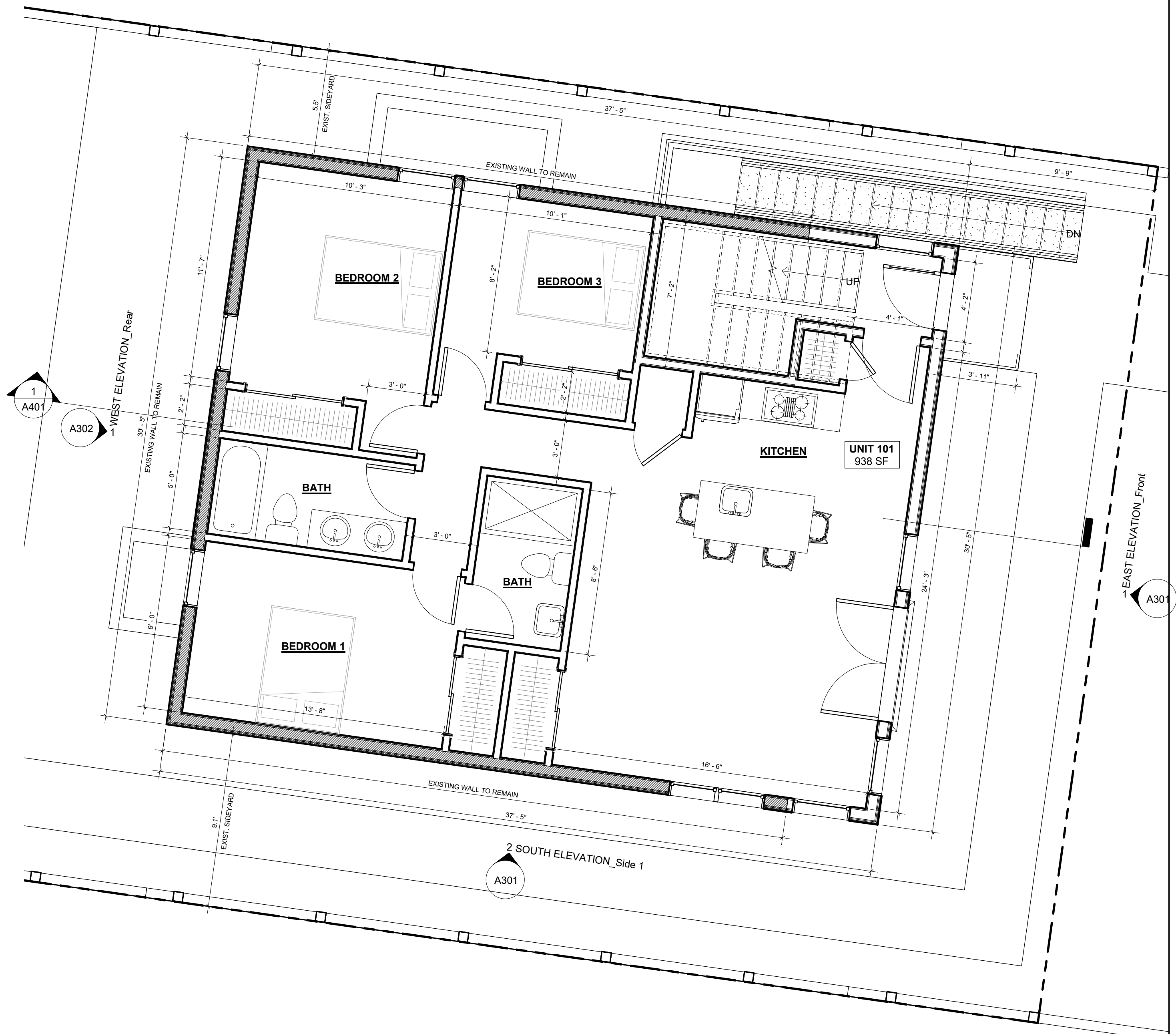
ISSUED: **03/10/2022**

REVISIONS:

FLOORPLANS - PROPOSED -
A201



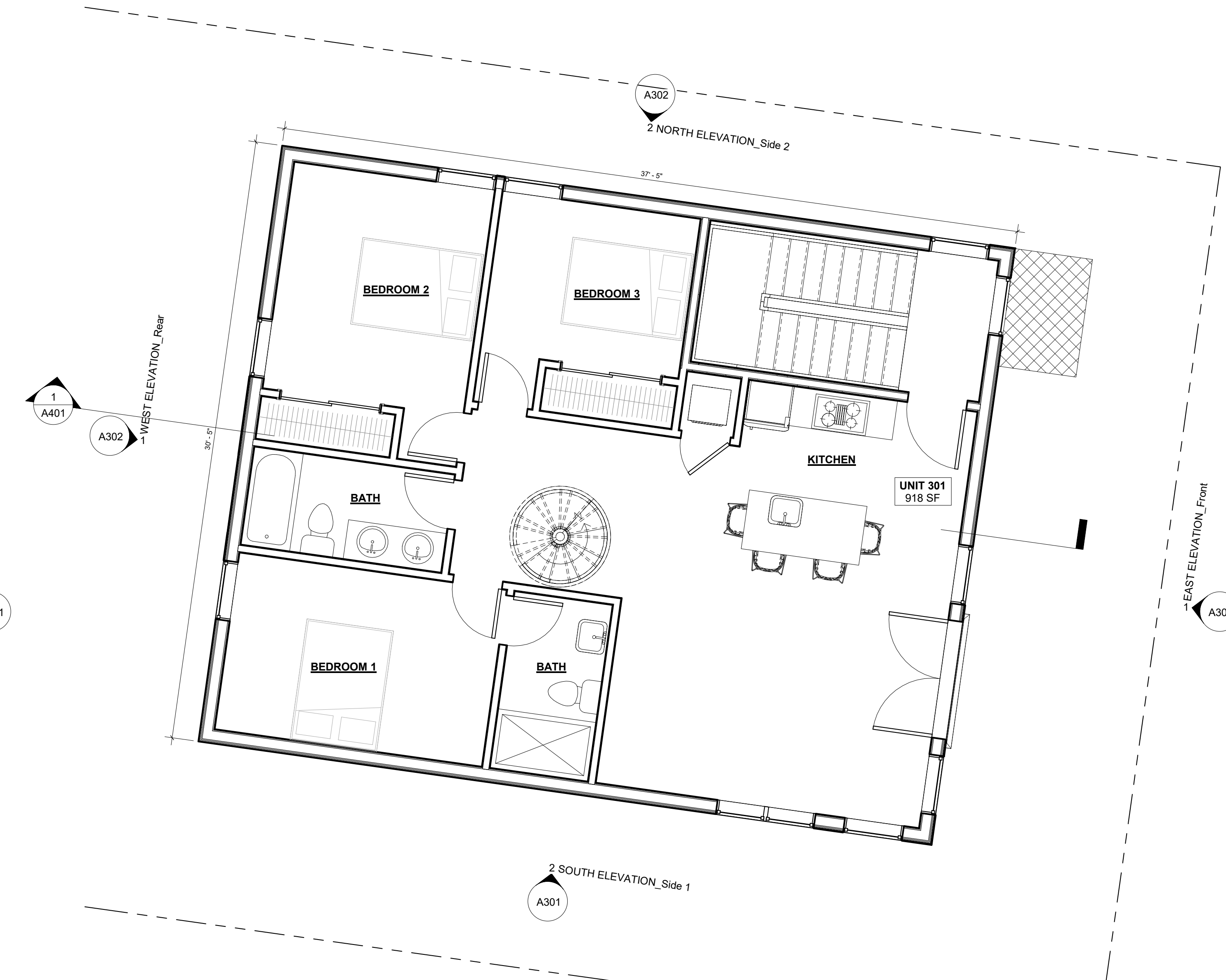
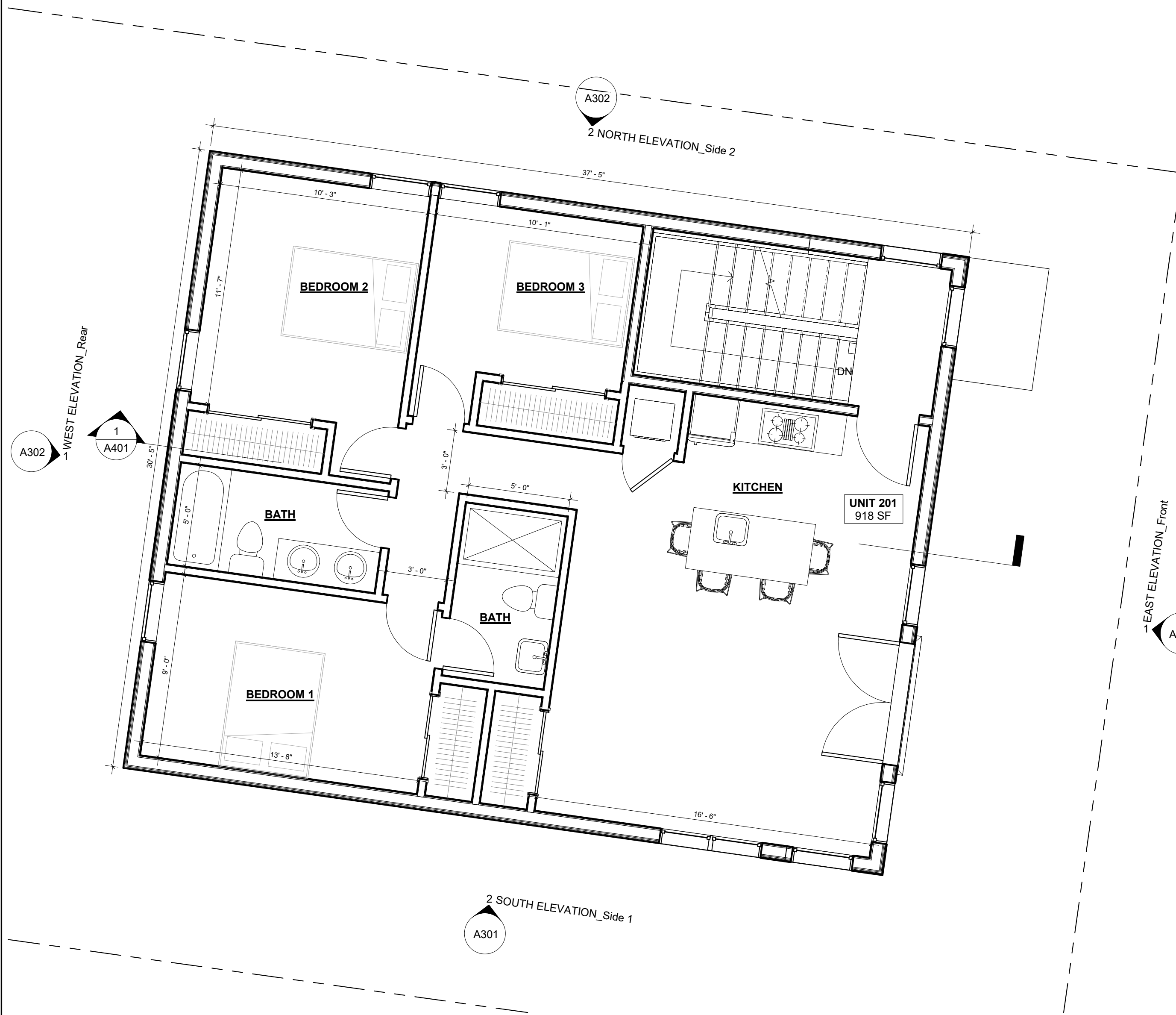
1 Cellar
 1/4" = 1'-0"



2 Level 1
 1/4" = 1'-0"

SYMBOLS

- ① KEY NOTE - SEE NOTES ON DRAWING SET
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Owner:
 1224 BRENTWOOD RD NE LLC
 Contact: Hugo Camacho
 571-243-8777

Architect:
Rich Markus Architects
 Contact: Alfredo Mamani
 301-244-8628

Structural Engineer:

MEP Engineer:

ARCHITECT SEAL:

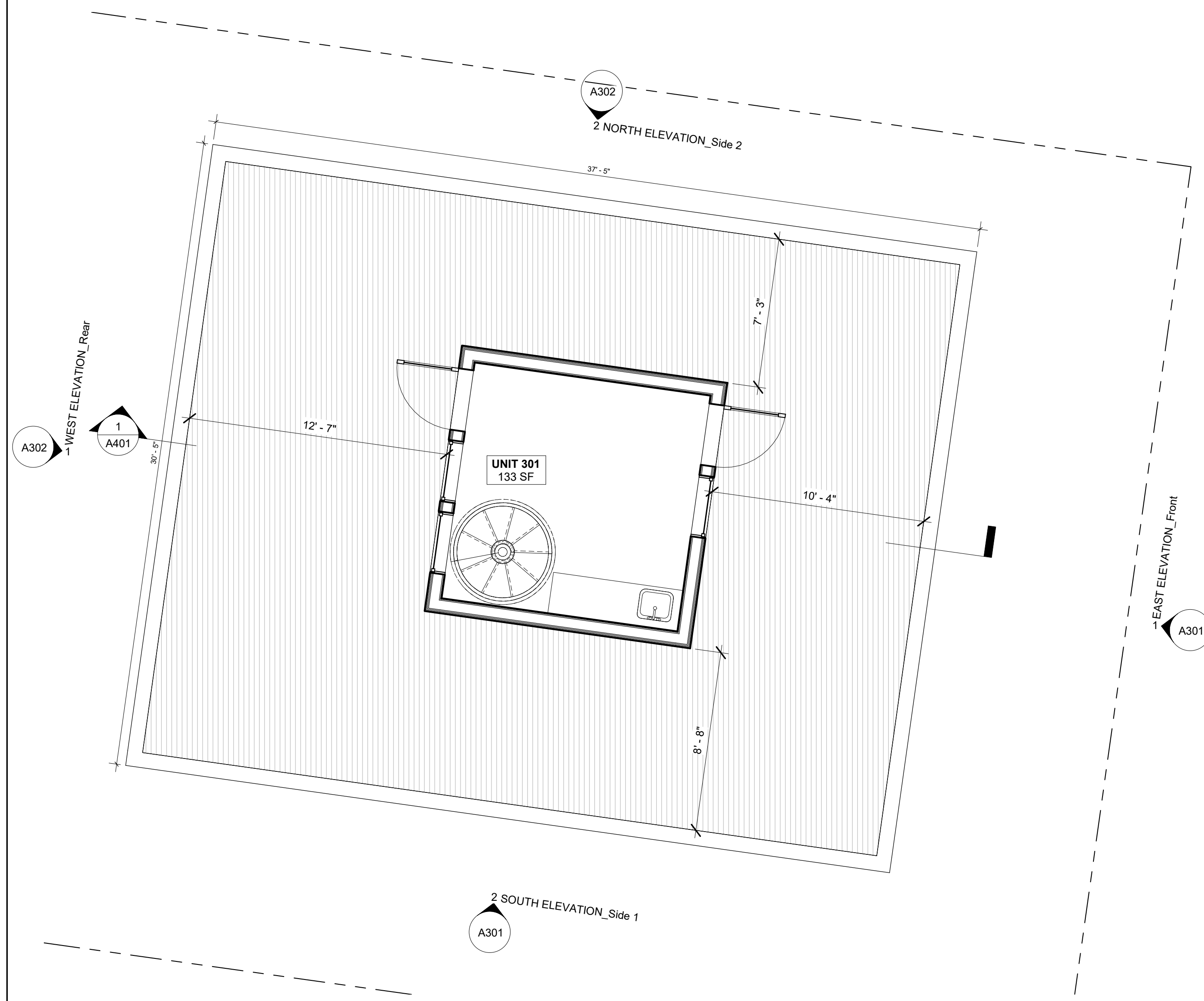
ISSUED: **03/10/2022**

REVISIONS:

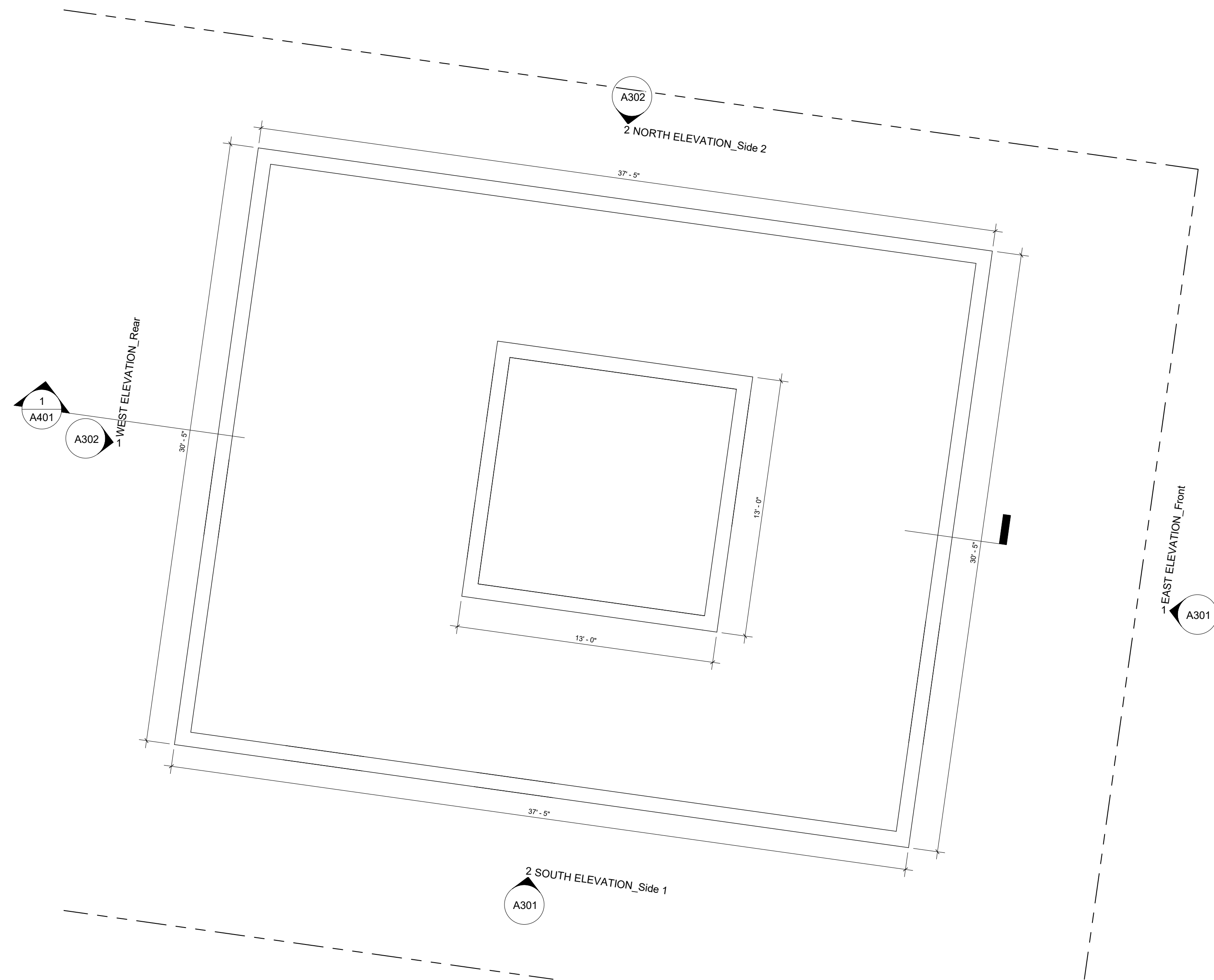
FLOORPLANS - PROPOSED -
A202

SYMBOLS

- 01 KEY NOTE - SEE NOTES ON DRAWING SET
- NEW / PROPOSED
- EXISTING TO REMAIN
- TO BE DEMOLISHED/REMOVED
- NOT IN CONTRACT (NIC)



2 Roof Level
1/4" = 1'-0"



1 PH Roof Level
1/4" = 1'-0"

RICH MARKUS ARCHITECTS
 2601 P STREET NW, 2ND FLR
 WASHINGTON DC 20007
 202.333.2733 V 202.333.2779 FAX

Project:
BRENTWOOD CONDOS
 1224 BRENTWOOD RD NE
 WASHINGTON, DC 20011
 LOT 0020 SQUARE 3938

Owner:
1224 BRENTWOOD RD NE LLC
 Contact: Hugo Camacho
 571-243-8777

Architect:
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 Contact: Alfredo Mamani
 301-244-8628

Structural Engineer:

MEP Engineer:

ARCHITECT SEAL:

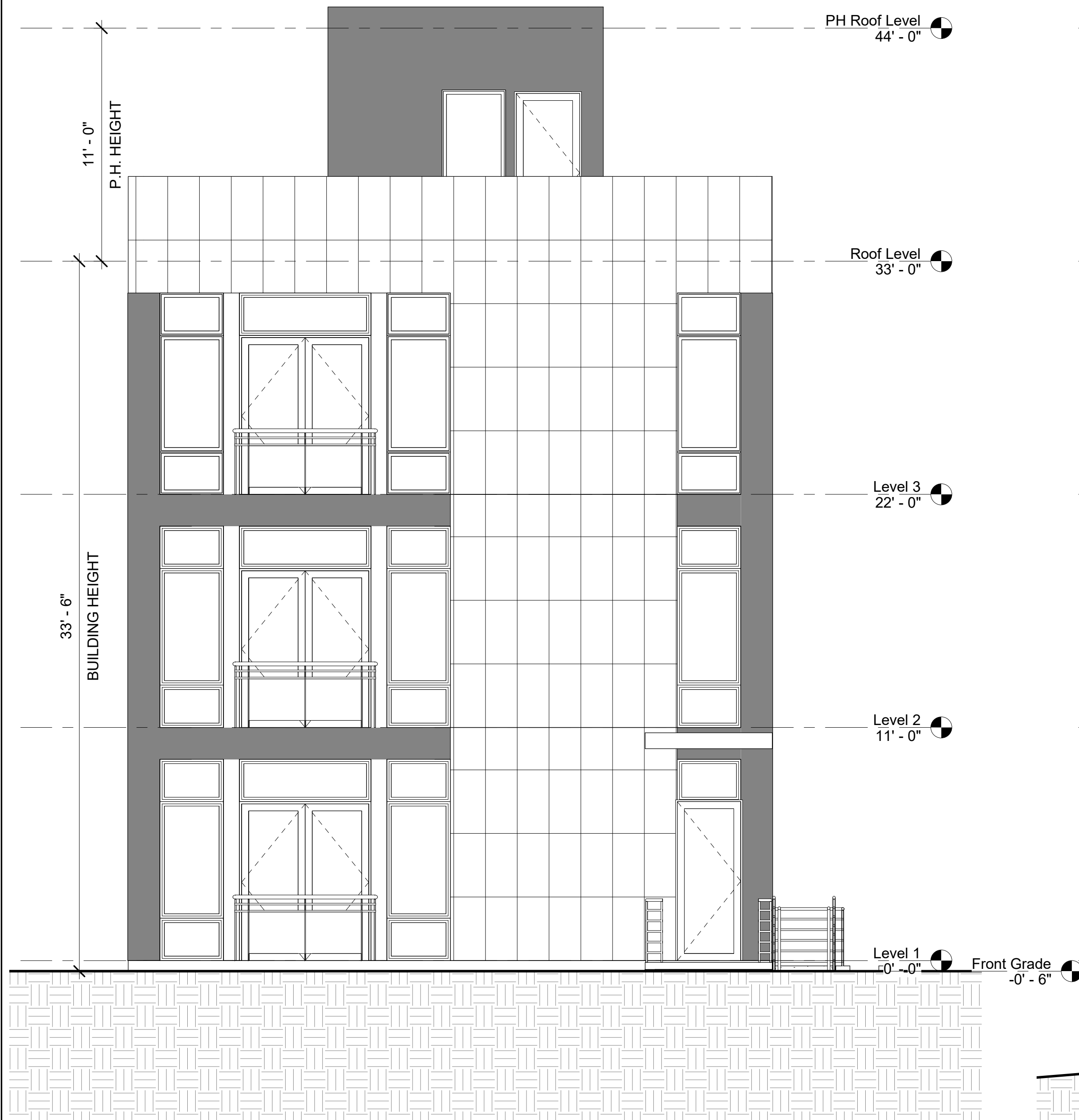
ISSUED: **03/10/2022**

REVISIONS:

FLOORPLANS - PROPOSED -
A203

SYMBOLS

- ① KEY NOTE - SEE NOTES ON DRAWING SET
- NEW / PROPOSED
- EXISTING TO REMAIN
- TO BE DEMOLISHED/REMOVED
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① EAST ELEVATION_Front
1/4" = 1'-0"



② SOUTH ELEVATION_Side 1
1/4" = 1'-0"

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Project:
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 WASHINGTON, DC 20011
 LOT 0020 SQUARE 3938

Owner:
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 Contact: Hugo Camacho
 571-243-8777

Architect:
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 Contact: Alfredo Mamani
 301-244-8628

Structural Engineer:

MEP Engineer:

ARCHITECT SEAL:

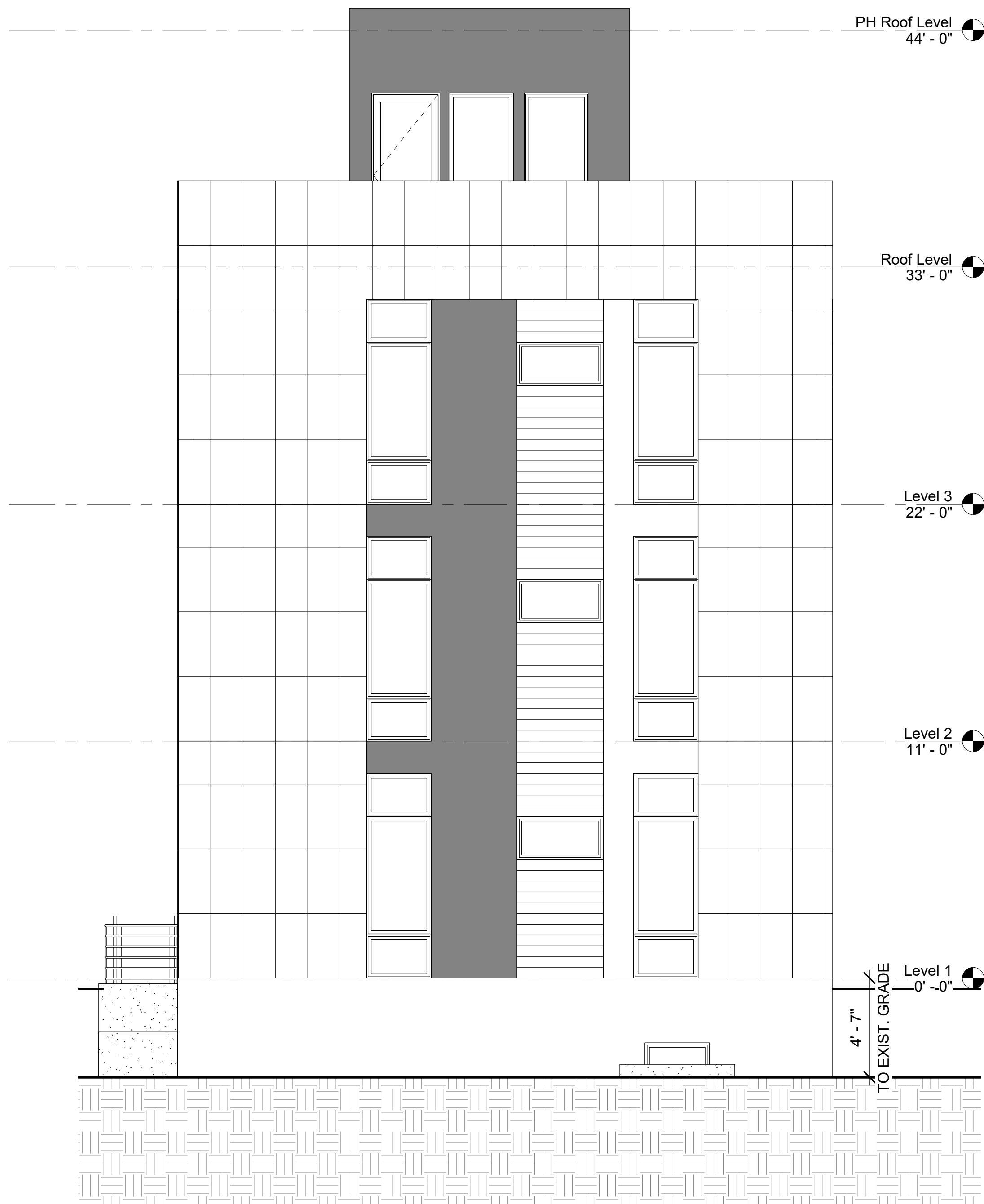
ISSUED: 03/10/2022

REVISIONS:

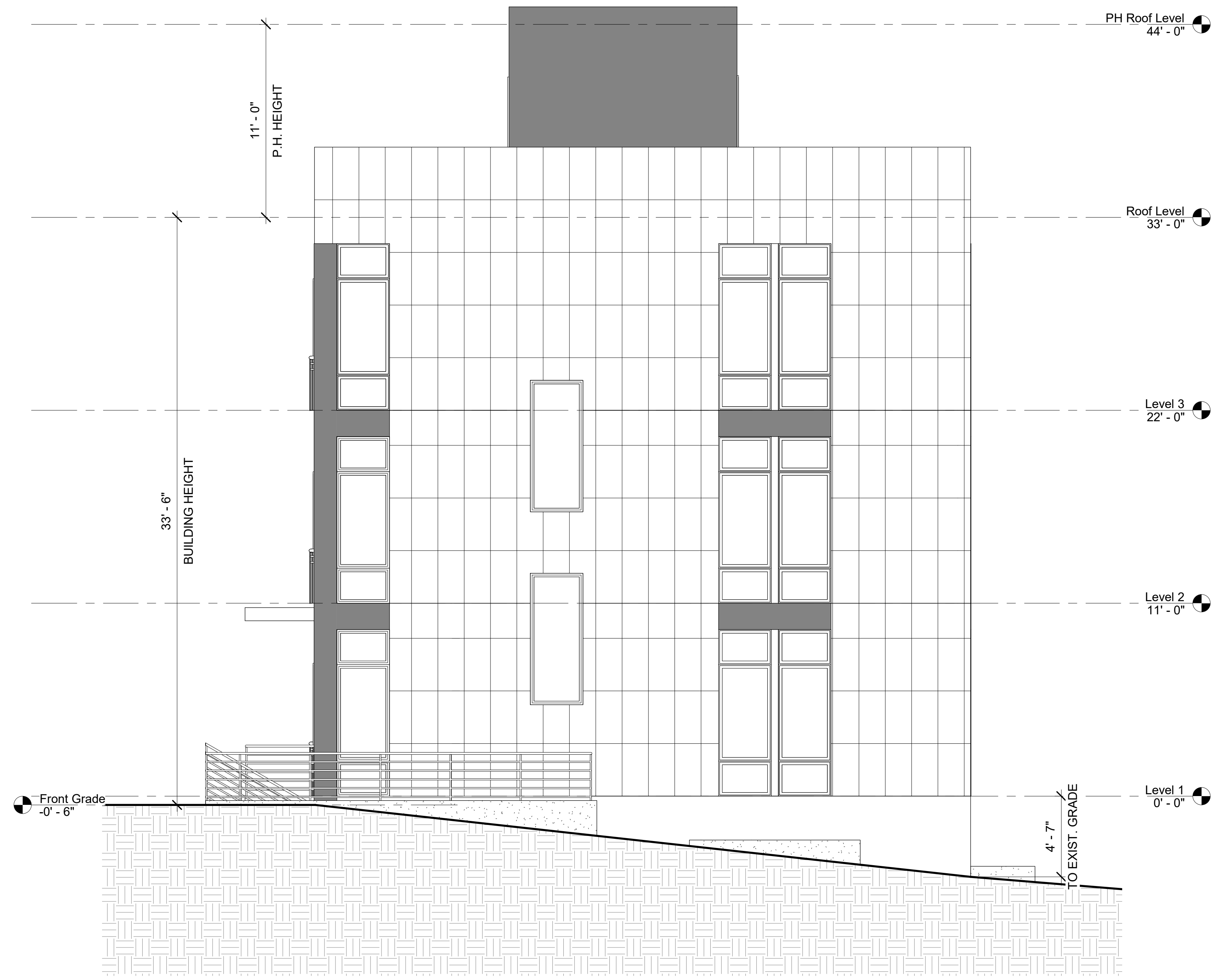
ELEVATIONS - PROPOSED -
A301

SYMBOLS

- 01 KEY NOTE - SEE NOTES ON DRAWING SET
- NEW / PROPOSED
- EXISTING TO REMAIN
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1 WEST ELEVATION_Rear
1/4" = 1'-0"



2 NORTH ELEVATION_Side 2
1/4" = 1'-0"

**RICH MARKUS
ARCHITECTS**
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Project:
**BRENTWOOD
CONDOS**
1224 BRENTWOOD RD NE
WASHINGTON, DC 20011
LOT 0020 SQUARE 3938

Owner:
1224 BRENTWOOD RD NE LLC
Contact: Hugo Camacho
571-243-8777

Architect:
Rich Markus Architects
Contact: Alfredo Mamani
301-244-8628

Structural Engineer:

MEP Engineer:

ARCHITECT SEAL:

ISSUED: **03/10/2022**

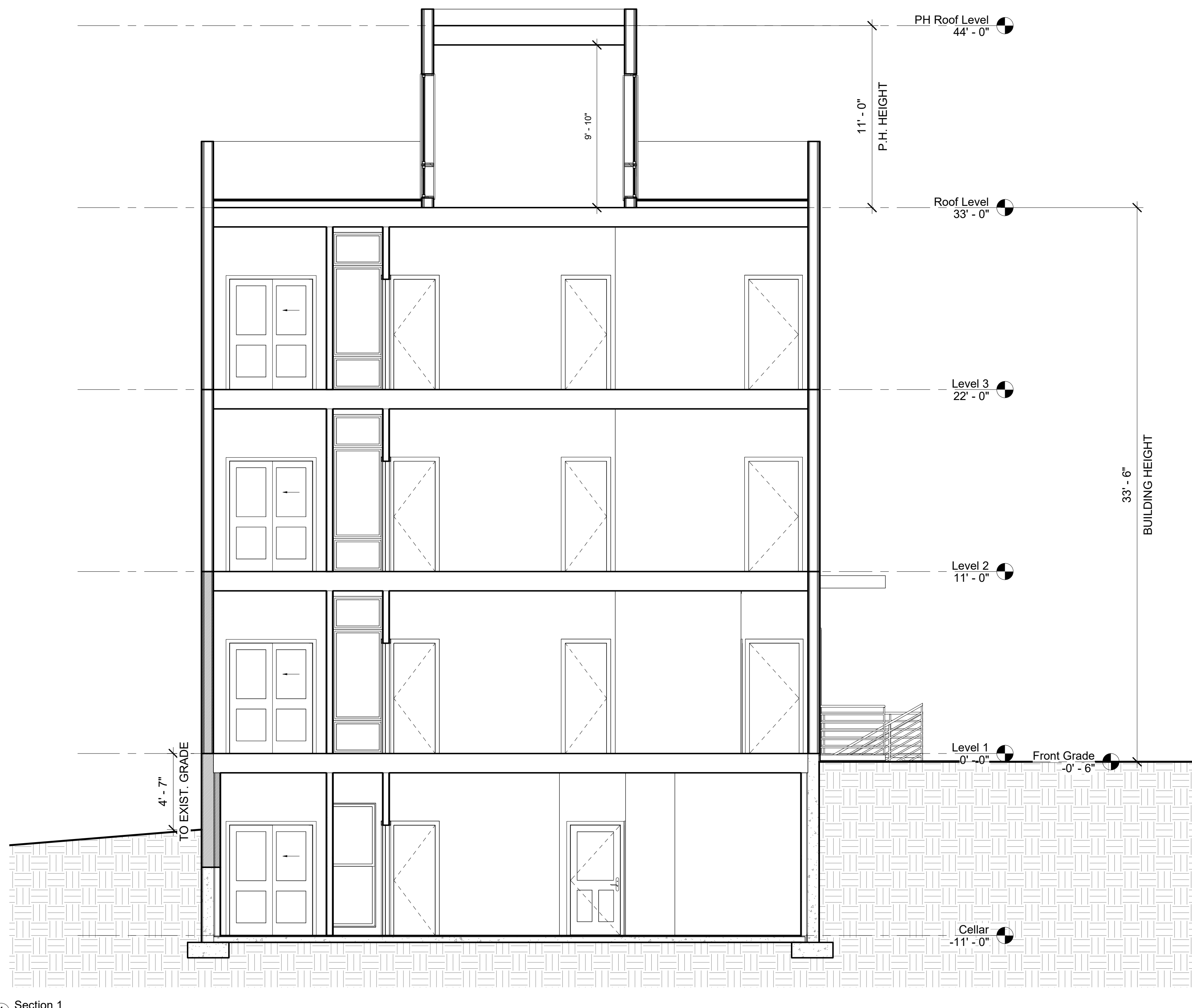
REVISIONS:

**ELEVATIONS
- PROPOSED -**

A302

SYMBOLS

- ① KEY NOTE - SEE NOTES ON DRAWING SET
- NEW / PROPOSED
- EXISTING TO REMAIN
- TO BE DEMOLISHED/REMOVED
- NOT IN CONTRACT (NIC)



① Section 1
1/4" = 1'-0"

RICH MARKUS ARCHITECTS
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 WASHINGTON DC 20007
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Project:
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 301-244-8628

Structural Engineer:

 MEP Engineer:

ARCHITECT SEAL:

ISSUED: **03/10/2022**

REVISIONS:

SECTIONS - PROPOSED -

A401

General Requirements of § 901.2

“Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”

- The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The proposal is in harmony with the general purpose and intent of the Zoning Regulations, as the proposal is for a moderate-density multifamily residential building.
- The Project is providing one full parking space for each of the 4 units.

Specific Requirements of U-421

Section 421.2: The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following: (a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

- According to DC Public Schools online Enrollment Boundary System Information, the following public schools are considered “in-boundary” schools for the Building: Noyes Elementary School, Brookland Middle School, and Dunbar High School. All DC public students eligible for grades K-12 have a guaranteed right to enroll in their respective in-boundary schools.

(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

- The Property is located near Rhode Island Avenue, NE, which is a principal arterial in the District.
- The Rhode Island/Brentwood Metrorail station is 0.4 miles away, and the Applicant is providing 4 parking spaces where none are required.

Specific Requirements of U-421

Section 421.3: The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

- The Application has been reviewed by the Office of Planning, which has issued detailed favorable findings on these elements in its report.

Specific Requirements of C-714

“The Board of Zoning Adjustment may grant, as a special exception, a modification or waiver of these screening requirements. In addition to the general requirements of Subtitle X, the Board of Zoning Adjustment may consider:

Section 714.3(a): Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas;

- The parking area is located at the rear of the Property and does not intersect with any pedestrian environments, as it is adjacent to the public alley.

Section 714.3(b): Existing vegetation, buildings or protective screening walls located on adjacent property;

- There are existing fences between the Property and the adjacent properties to the north and south, which serve as barriers between the proposed parking area on the Property and the adjacent properties.
- Requiring a short fence along the alley lot line would not serve any purpose as the adjacent properties are already adequately screened from the proposed parking. There is no existing vegetation beyond turf grass on the adjacent properties in the area of requested relief.

Section 714.3(c): Existing topographic conditions;

- There are no unusual topographic conditions in the area of the proposed parking. The land is generally flat, with the rear yards of the Property and the adjacent properties generally even or slightly elevated from the public alley. The proposed parking area will be at the same height as the alley surface

Specific Requirements of C-714

Section 714.3(d): Traffic conditions; and

- The parking area is located at the rear of the Property along the public alley. The requested relief would not have any impact on traffic conditions in the alley and may improve the residents' ability to park their cars more efficiently.

Section 714.3(e): In granting a modification or waiver, the Board of Zoning Adjustment may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public.

- The Applicant will comply with special treatment if the Board deems it necessary.

Questions?