

BZA APPLICATION

JPMORGAN CHASE BANK, N.A.

3529 CONNECTICUT AVENUE NW, WASHINGTON D.C.

LOT 15, SQUARE 2222

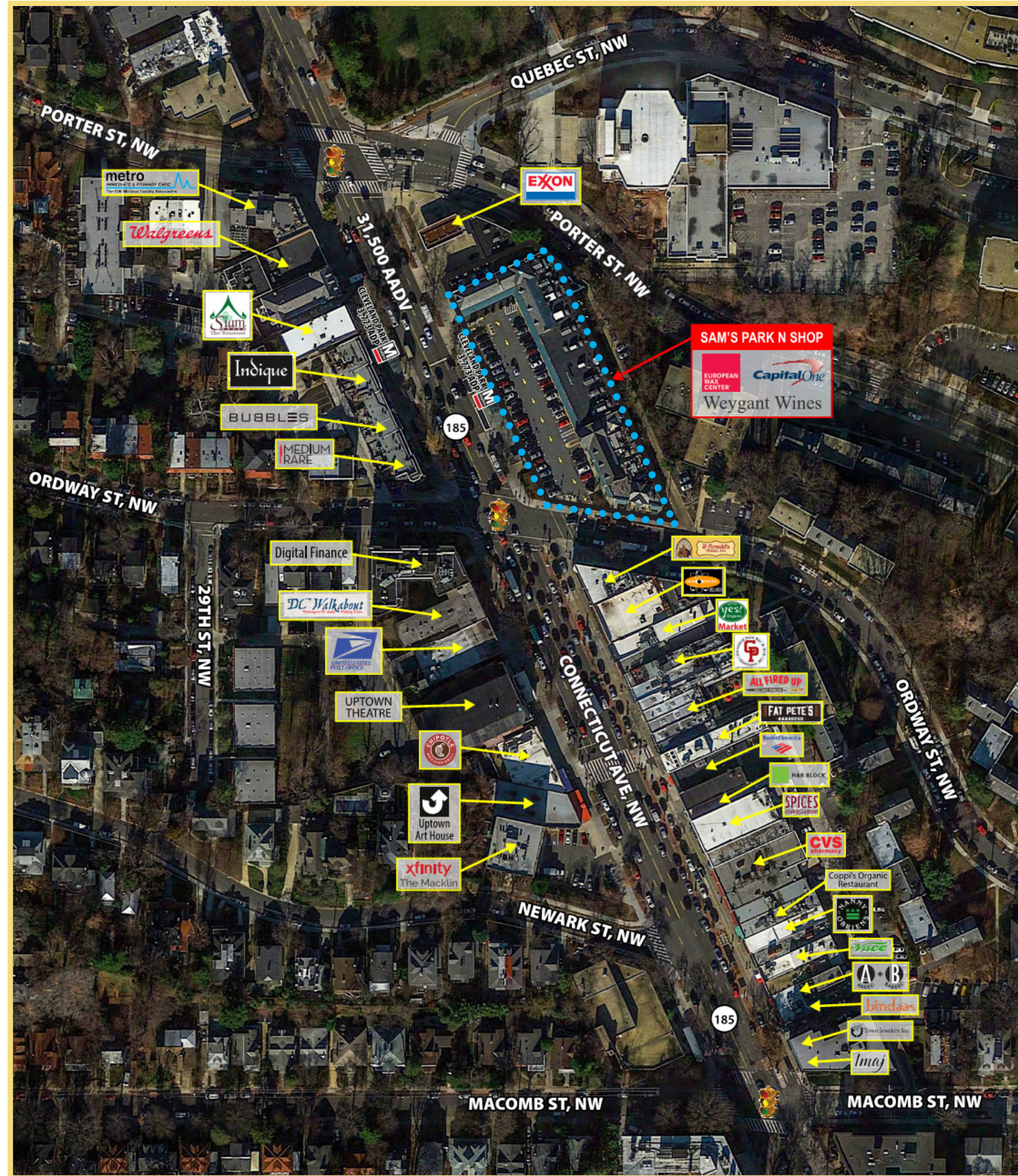
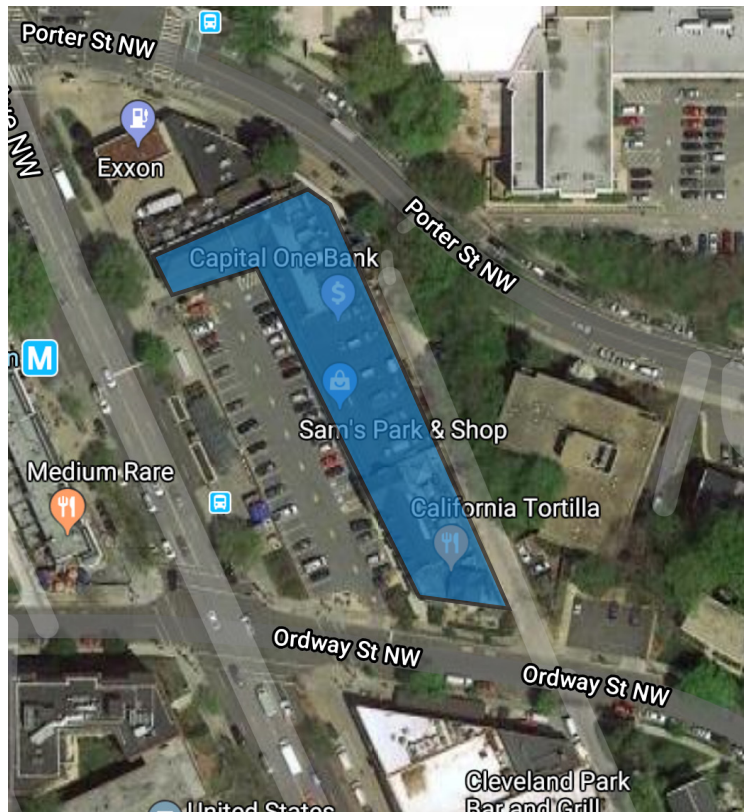
FEBRUARY 6, 2020



OTJ
ARCHITECTS
Board of Zoning Adjustment
District of Columbia
CASE NO. 20259
EXHIBIT NO. 6

01 KEY PLAN

KEY PLAN



02 EXISTING CONDITIONS PHOTOS



CONN.AVENUE NW FACADE

CONN.AVENUE NW FACADE

03 SHOPPING CENTER PLAN

ZONE DISTRICT: NC-3

TOTAL GROUND FL GSF: 19,986 GSF

TOTAL GSF OF EXISTING FINANCIAL SERVICES: 2,200 GSF
(11% OF TOTAL GROUND FL GSF)

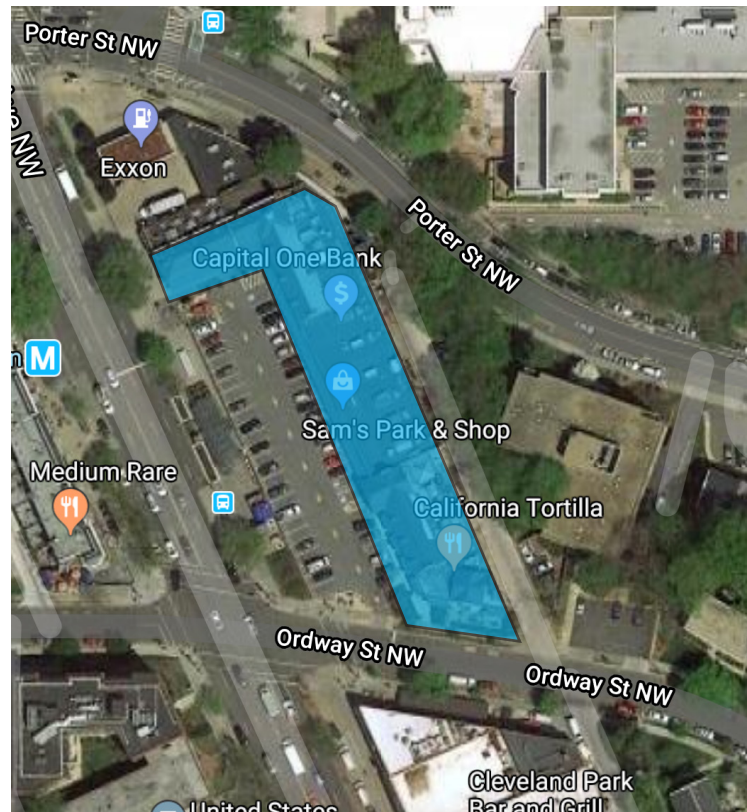
TOTAL GSF OF PROPOSED JPMC BANK SPACE: 3,287 GSF

TOTAL PROPOSED GSF OF FINANCIAL SERVICES: 5,487 GSF
(27.5% OF TOTAL GROUND FL GSF)

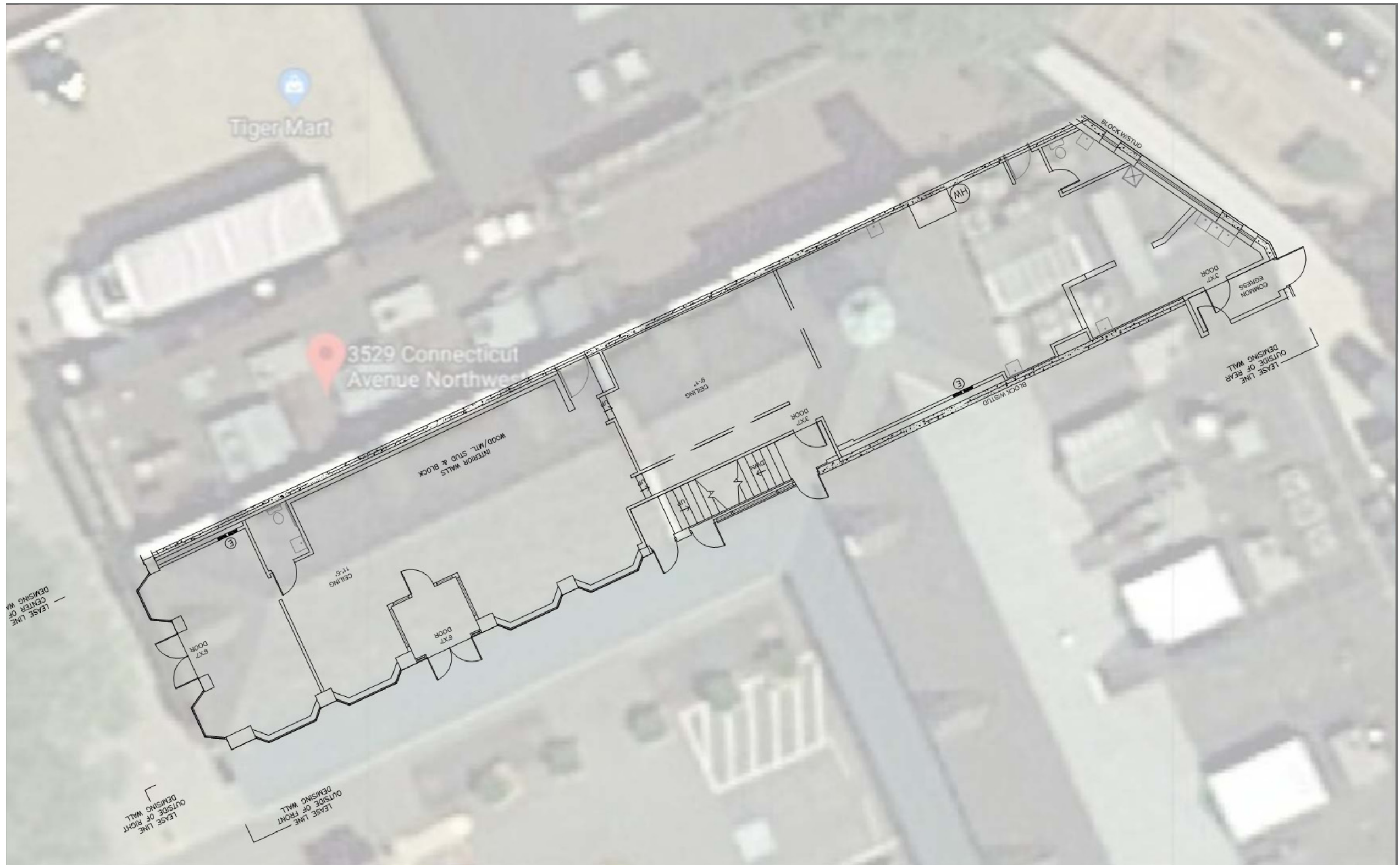
AREA VARIANCE REQUESTED FROM SUBTITLE H, SEC 1101.3(A)

The net rentable square footage has been used instead of the "gross floor area," as that term is defined in the Zoning Regulations. This is because the existing building was constructed circa 1931, which pre-dates the current gross floor area calculations required by zoning. Given the configuration of the building which is entirely retail at the ground level and has limited internal common areas, the net SF numbers would closely align with the gross SF numbers.

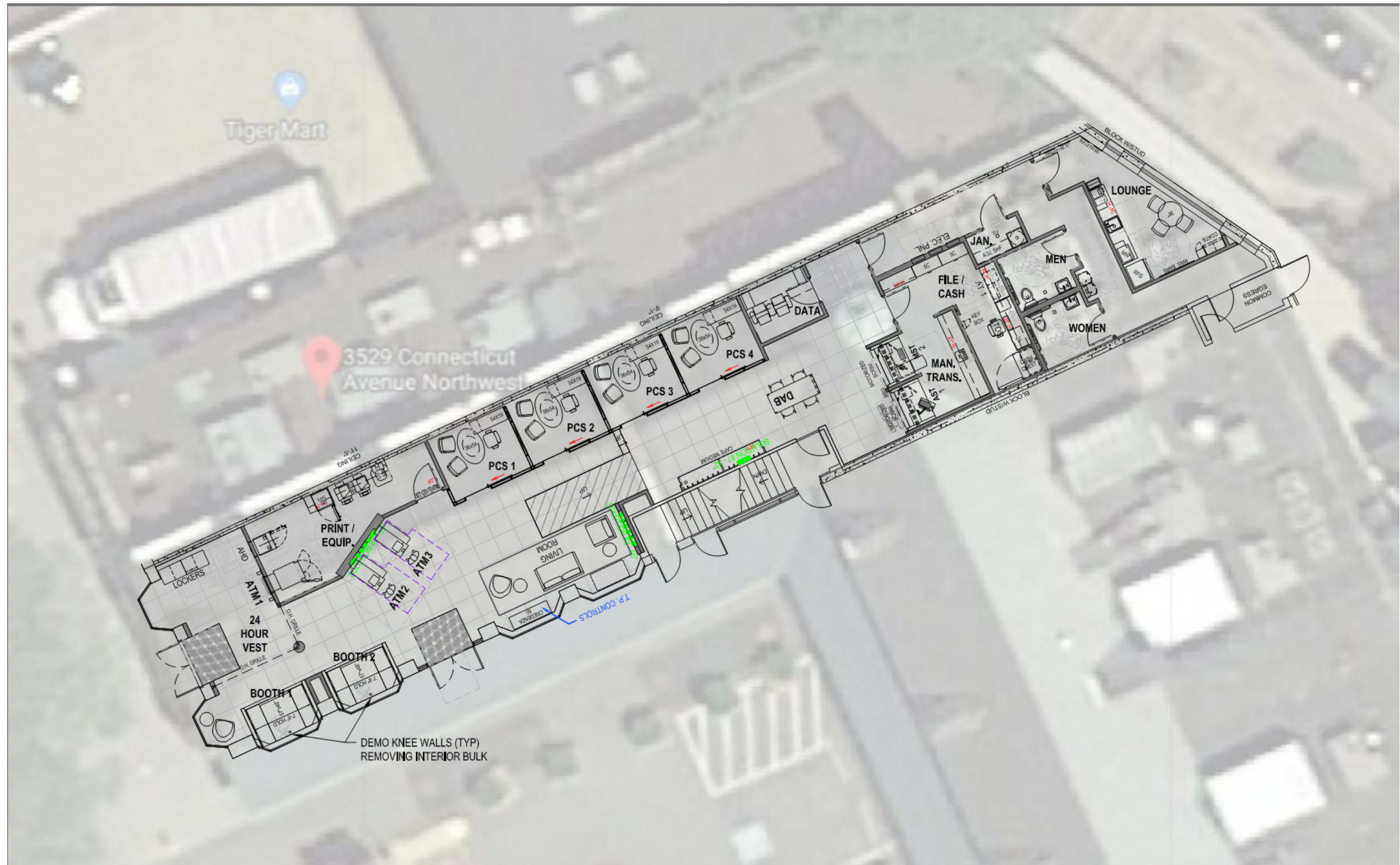
KEY PLAN



04 EXISTING CONDITIONS FLOOR PLAN



05 PROPOSED FLOOR PLAN



*NO PROPOSED EXTERIOR FACADE CHANGES. TENANT WILL INSTALL NEW SIGNAGE ONLY