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BOARD OF ZONING ADJUSTMENT
PLAN MODIFICATIONS

2329 / 2335 CHAMPLAIN STREET, NW
Washington, DC

Square 2563, Lots 103 / 816
Zoning District RC / R-5-B

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2329 / 2335 Champlain Street, NW

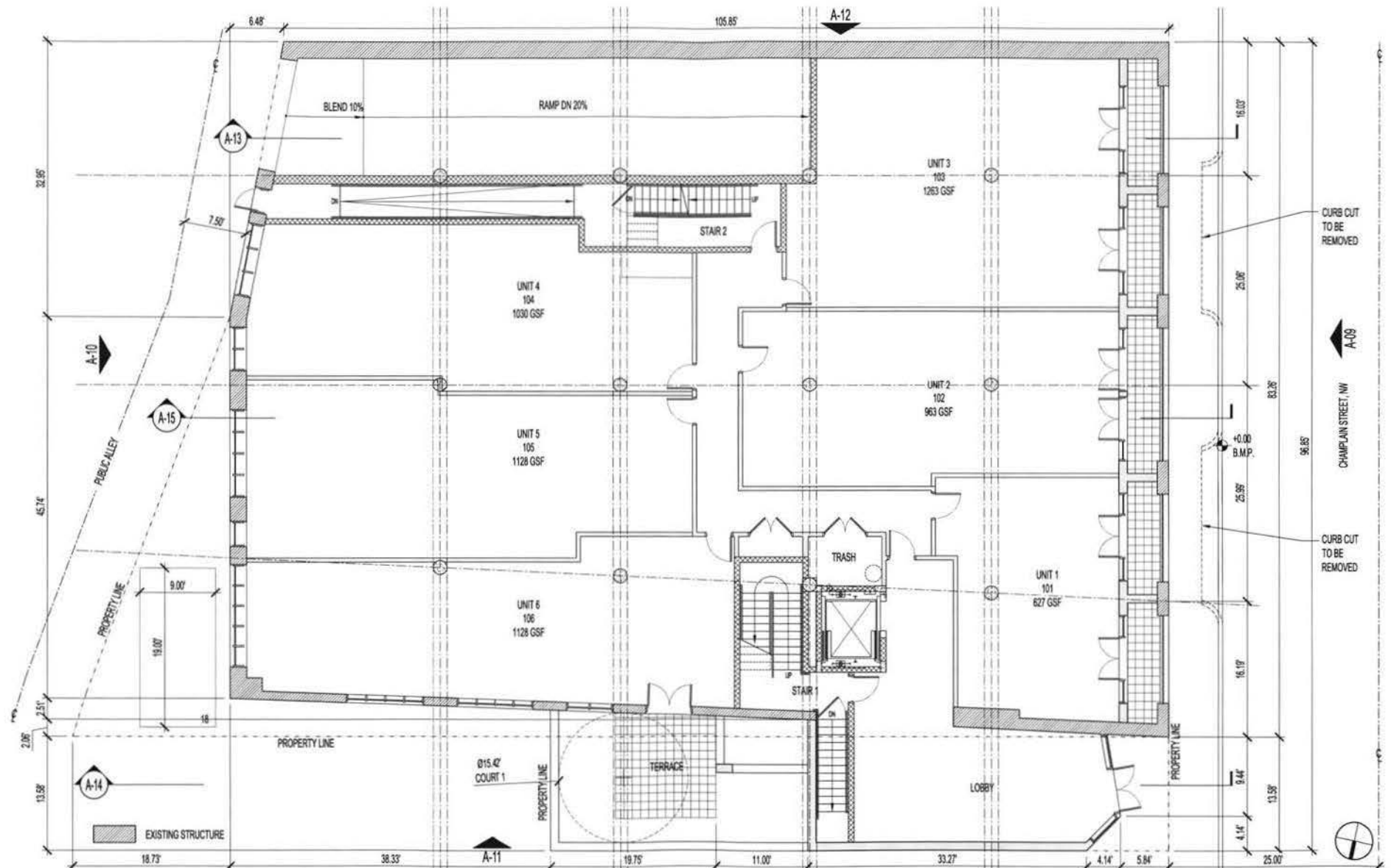
Washington, DC

Square 2563 Lots 103 / 816 Zoning District RC / R-5-B

Lot Area: 10,778 SF

	BZA-Approved Project Orders #17431/17431-A	Proposed Modifications
Lot Occupancy		
1 st /2 nd floors (existing)	92.80 %	88.22 %
3 rd /4 th floors (addition)	60.00 %	60.00 %
Gross Floor Area per DCMR 11 <i>(excludes parking ramp at 1st floor, cellar space, shafts, etc.)</i>		
1 st floor	6,623 SF	6,866 SF
2 nd floor	9,568 SF	9,233 SF
3 rd floor	6,252 SF	6,300 SF
4 th floor	6,256 SF	6,300 SF
Total	28,699 SF	28,699 SF
Floor Area Ratio	2.66	2.66
Building Height	50.00 ft	50.00 ft
Open Court Height		
Court 1	60.00 ft	8.46 ft
Court 2	-	21.33 ft
Court 3	-	24.17 ft
Court 4	-	24.17 ft
Open Court Width		
Court 1	16.00 ft	15.42 ft
Court 2	-	16.42 ft
Court 3	-	28.88 ft
Court 4	-	17.65 ft
Residential Units	22	31
Parking		
Full-size spaces	11	18
Non-full-size spaces	10	2
Total spaces	21	20

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King's Creek, LLC

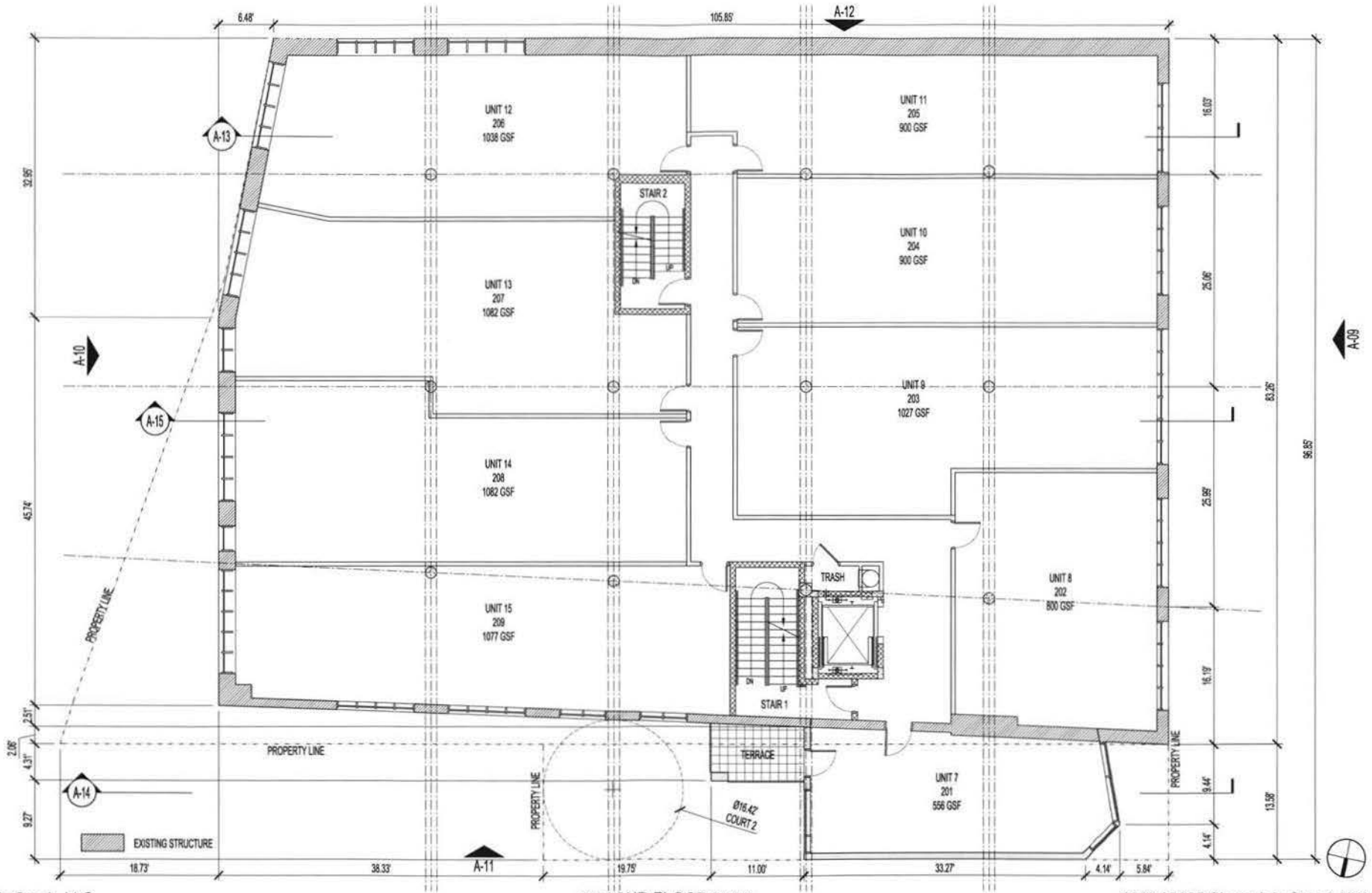
FIRST FLOOR PLAN

2329 / 2335 Champlain Street, NW

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3/32" = 1'-0"

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King's Creek, LLC

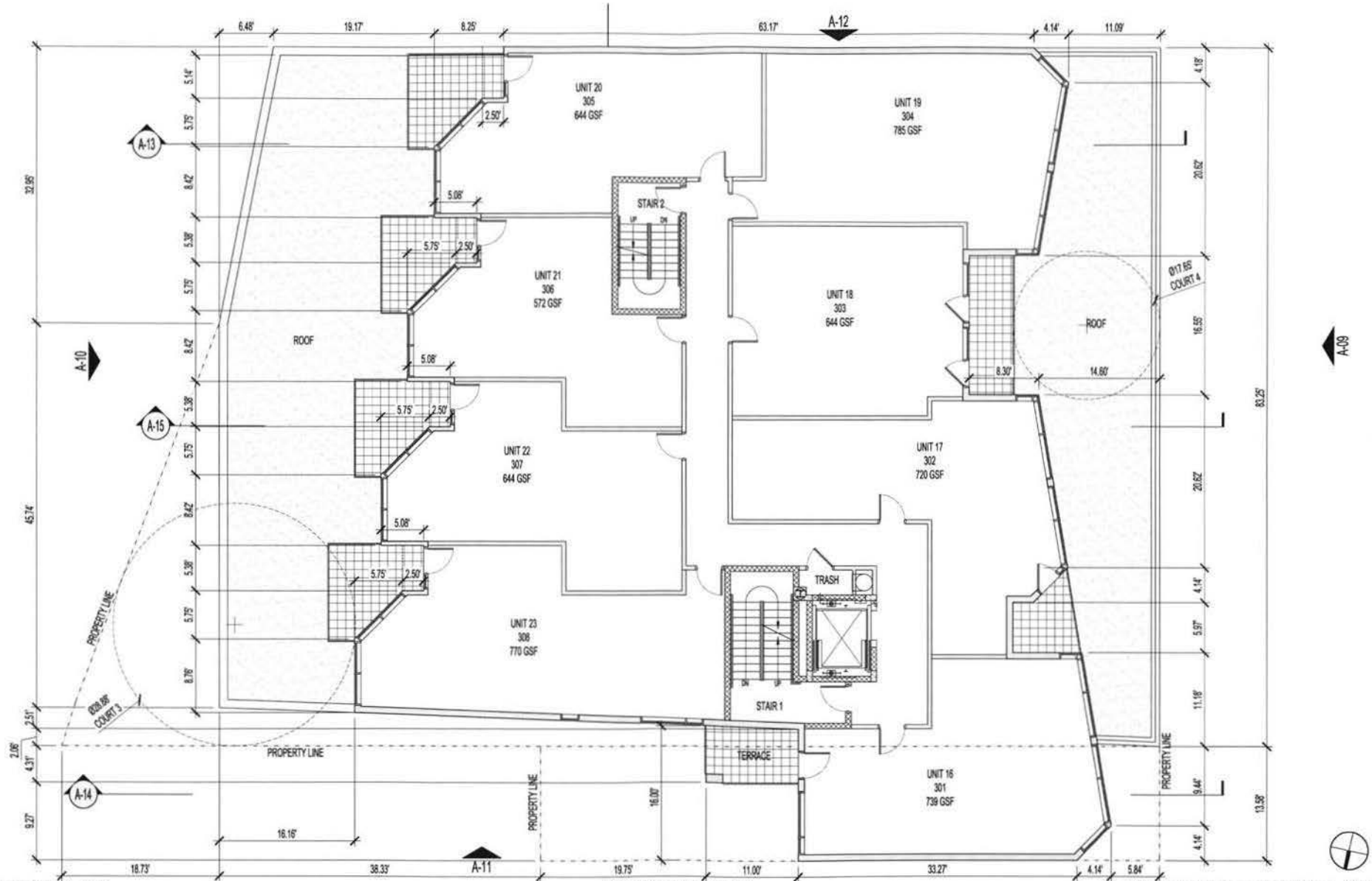
SECOND FLOOR PLAN

2329 / 2335 Champlain Street, NW

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3/32" = 1'-0"

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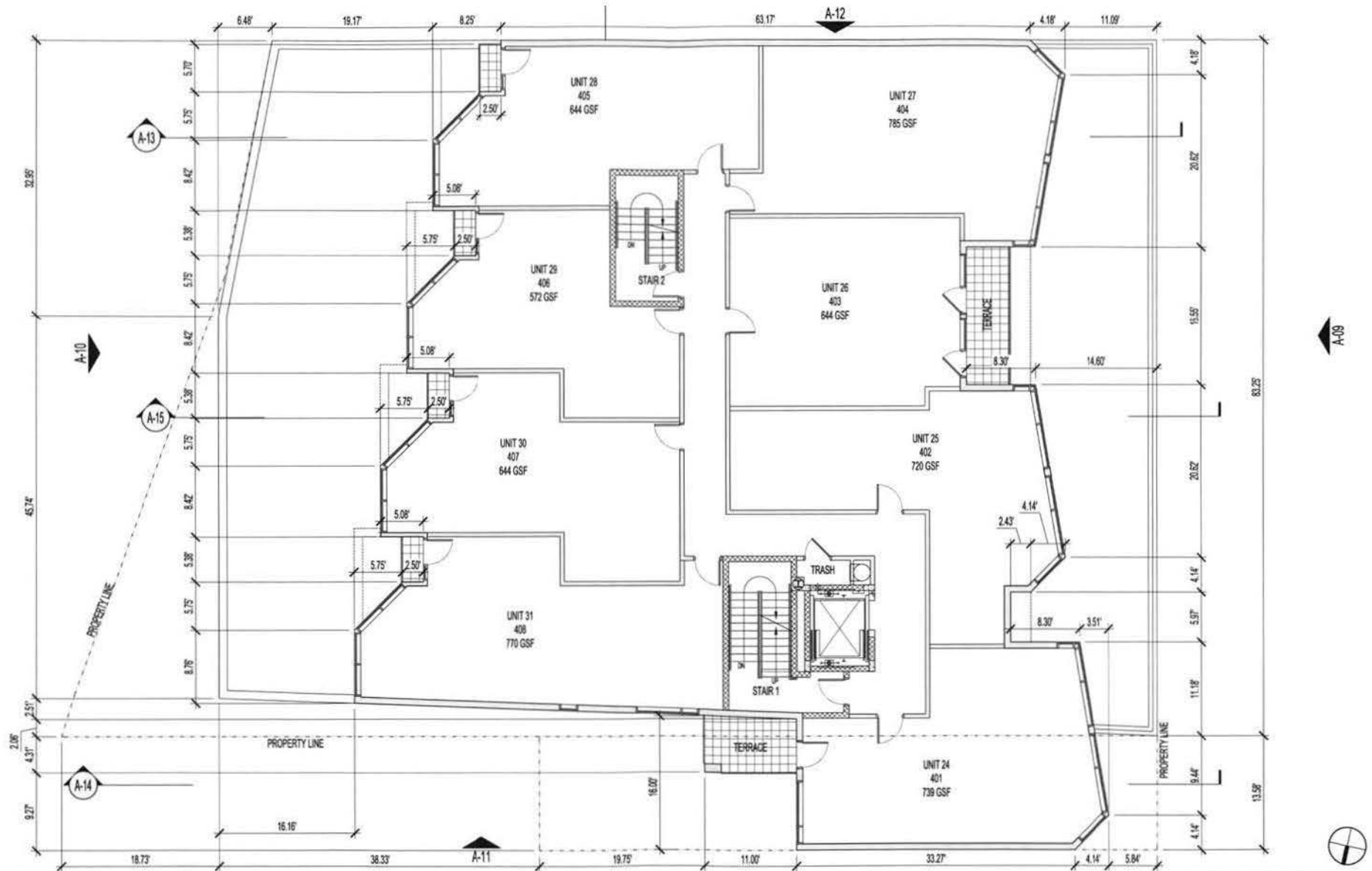
THIRD FLOOR PLAN

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3/32" = 1'-0"

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FOURTH FLOOR PLAN

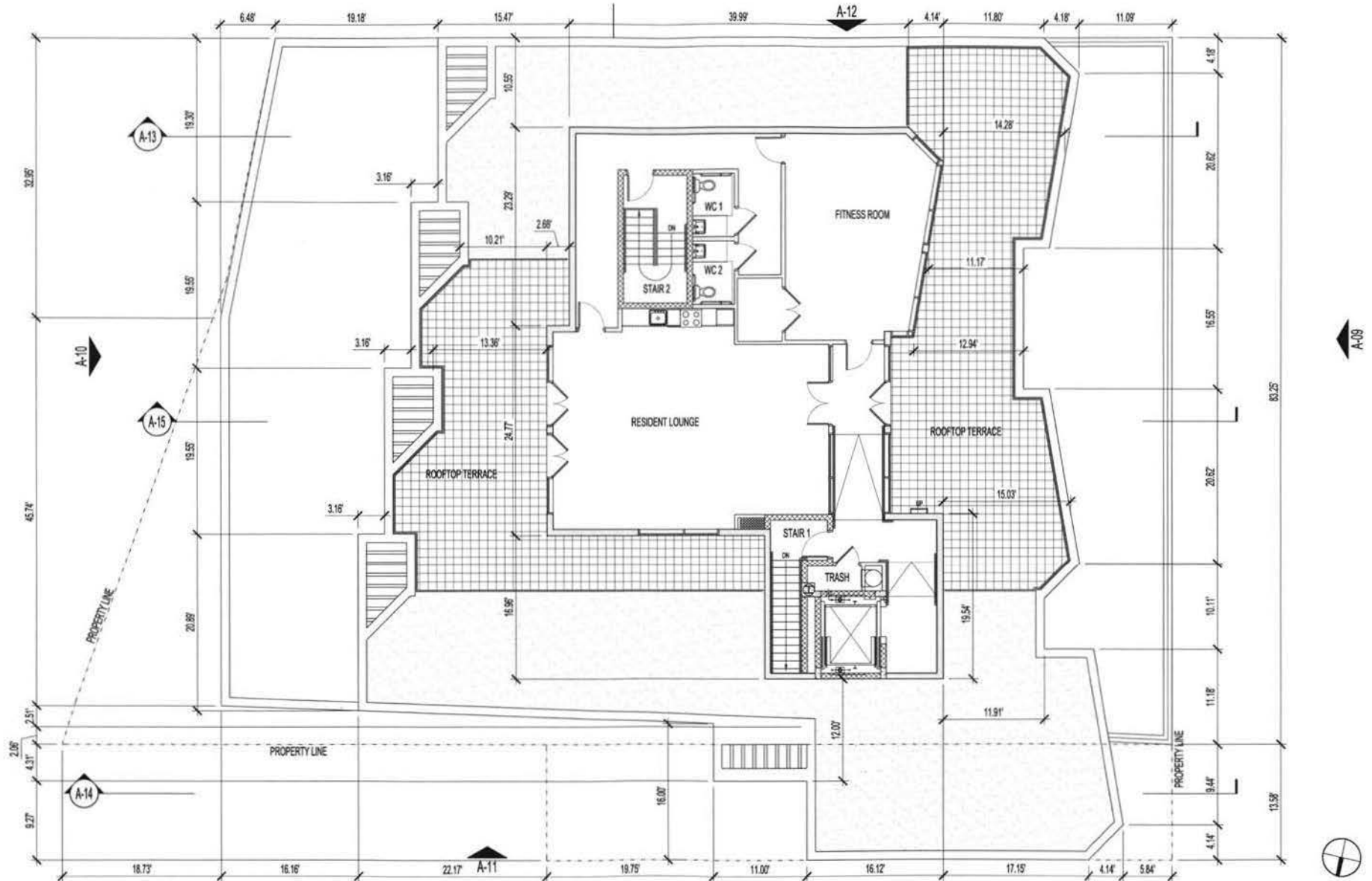
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3/32" = 1'-0"

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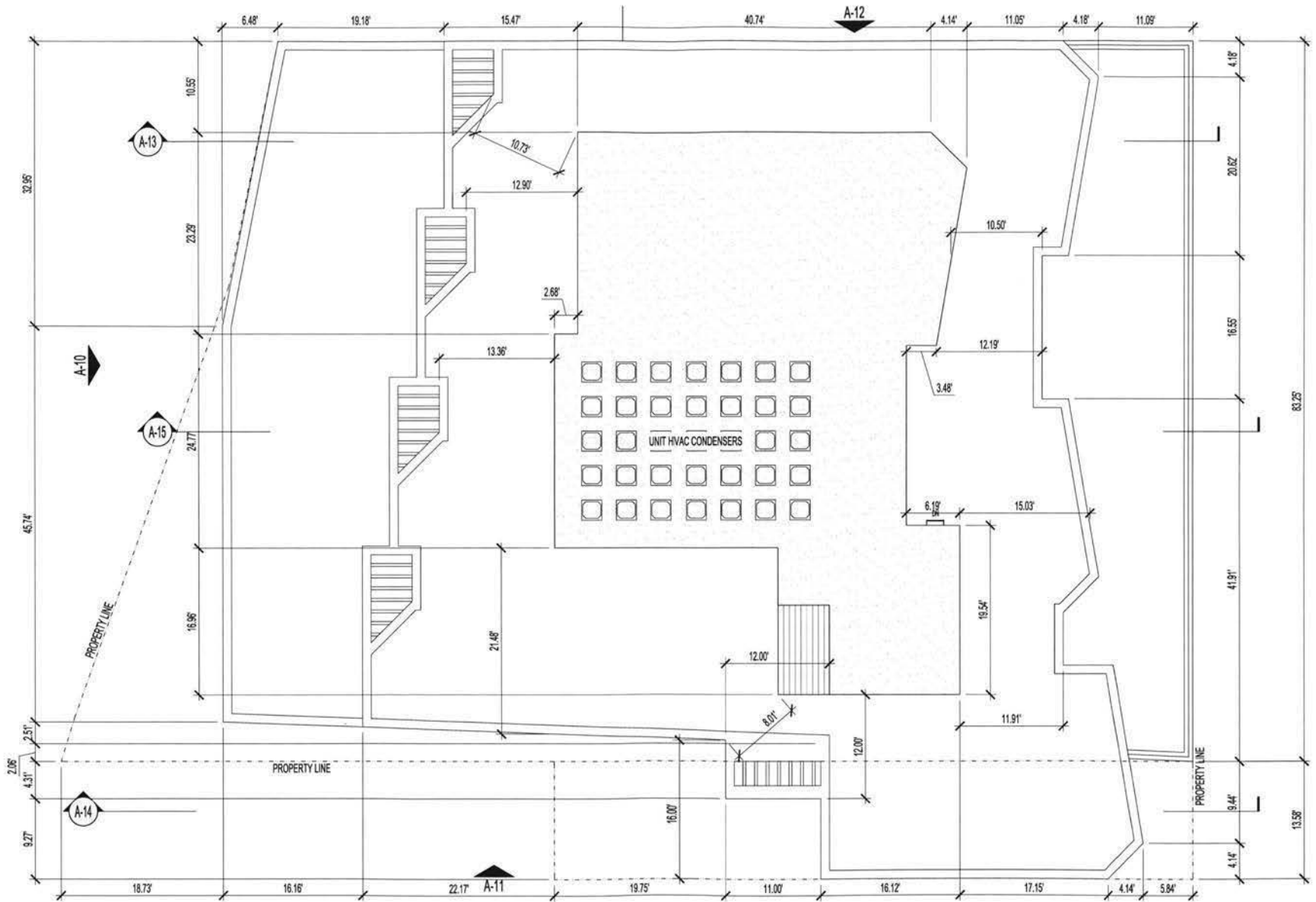
MAIN ROOF / PENTHOUSE PLAN

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3/32" = 1'-0"

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PENTHOUSE ROOF PLAN

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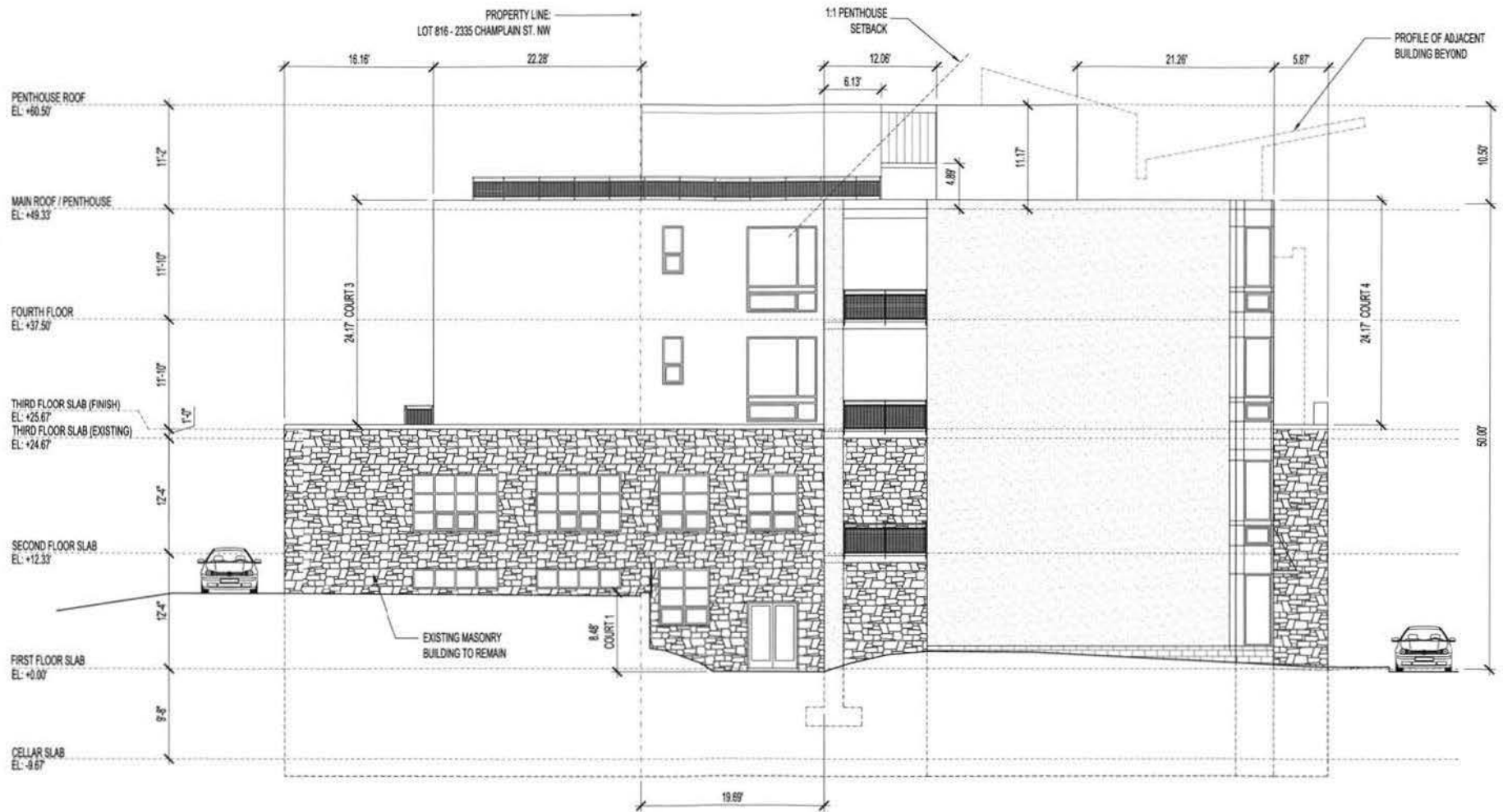
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3/32" = 1'-0"

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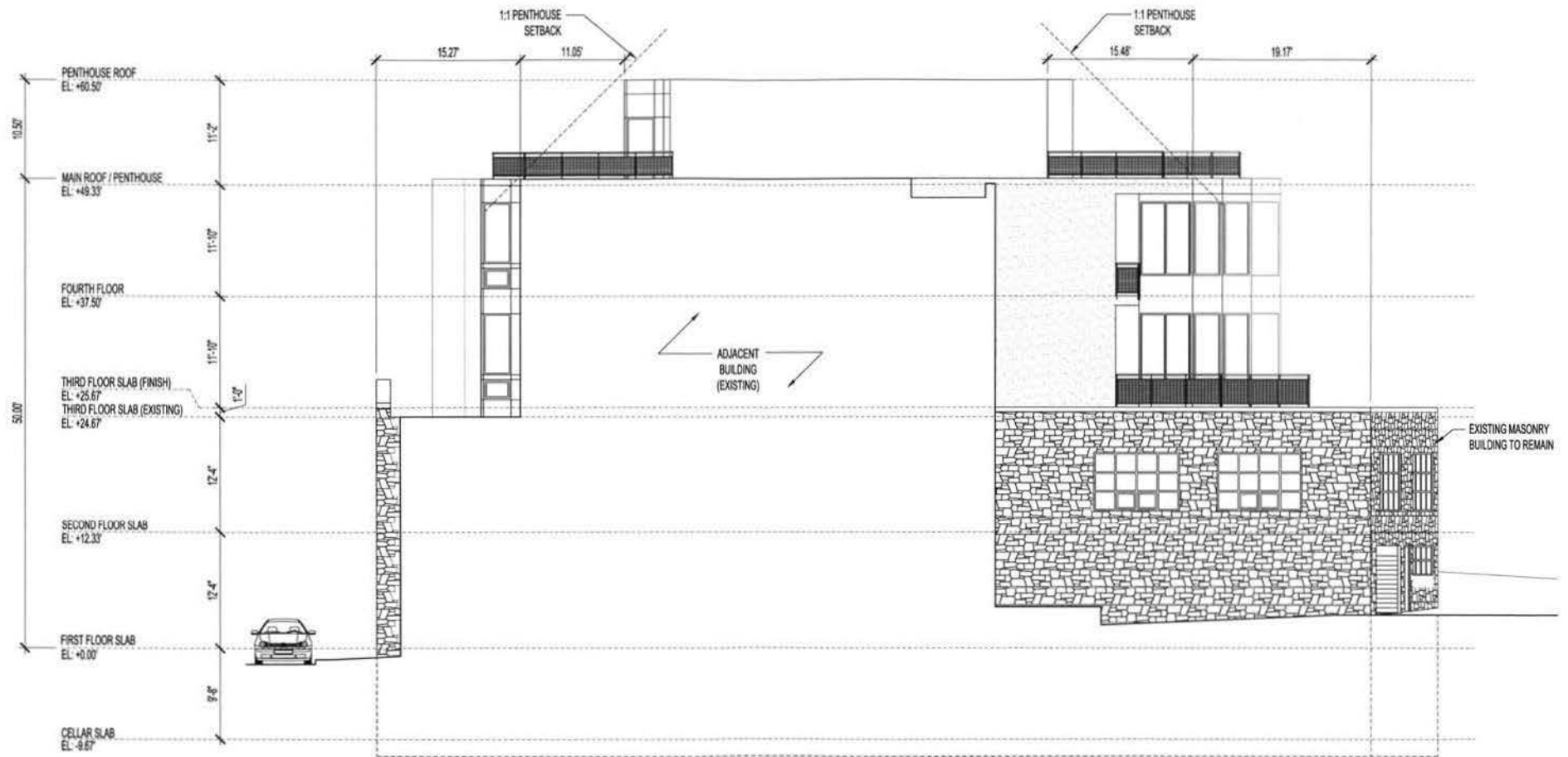
NORTH ELEVATION

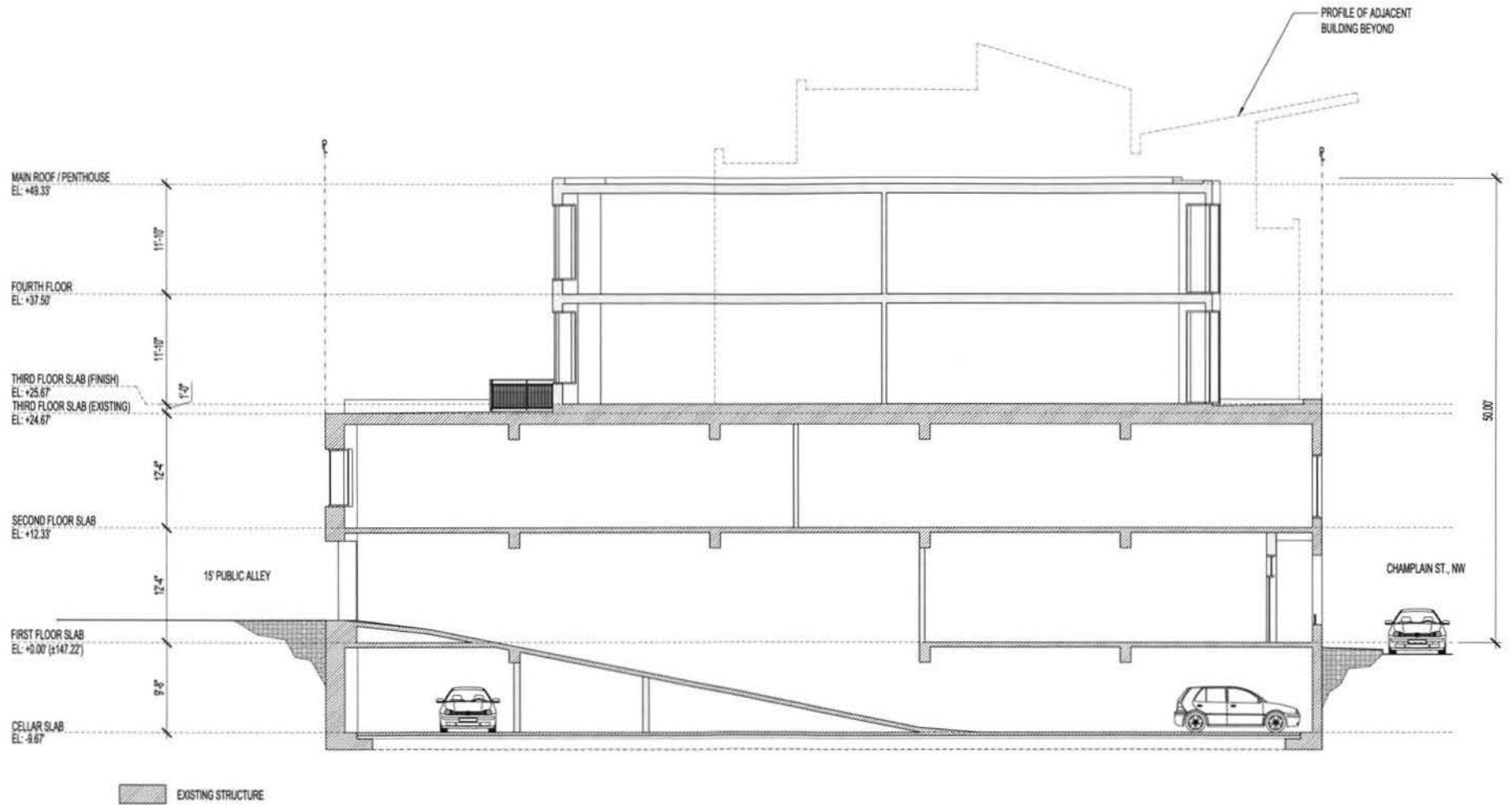
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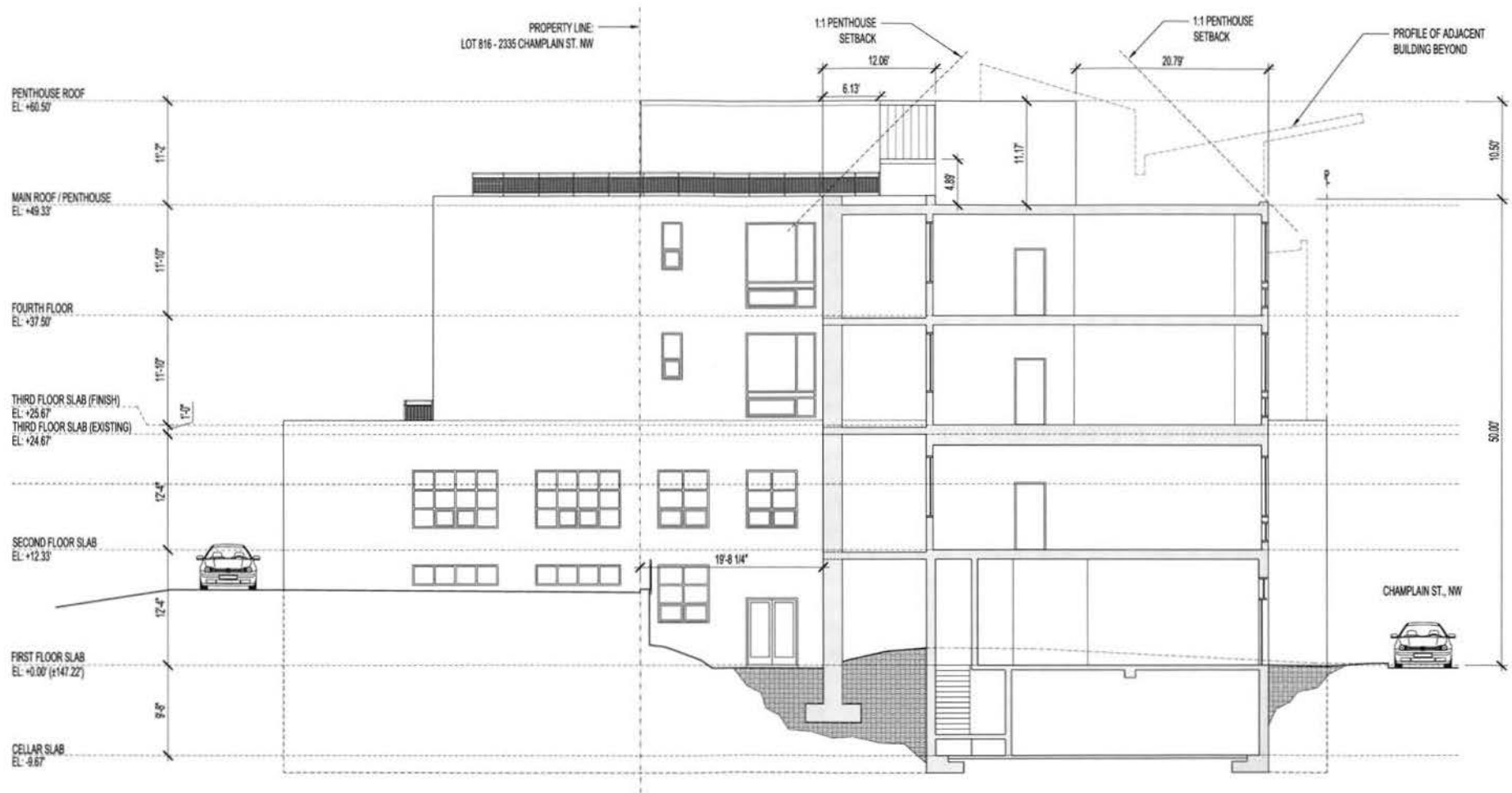
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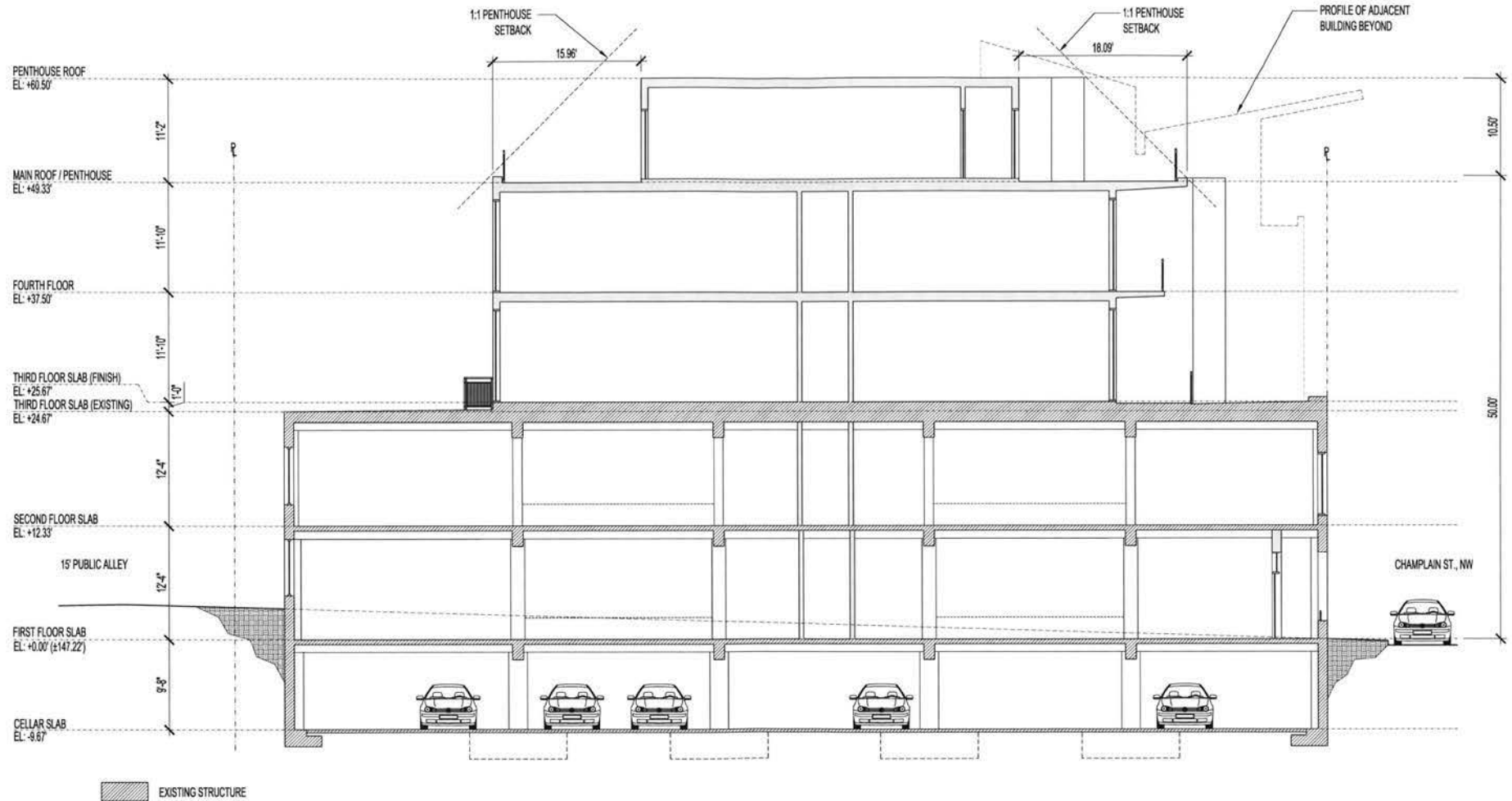
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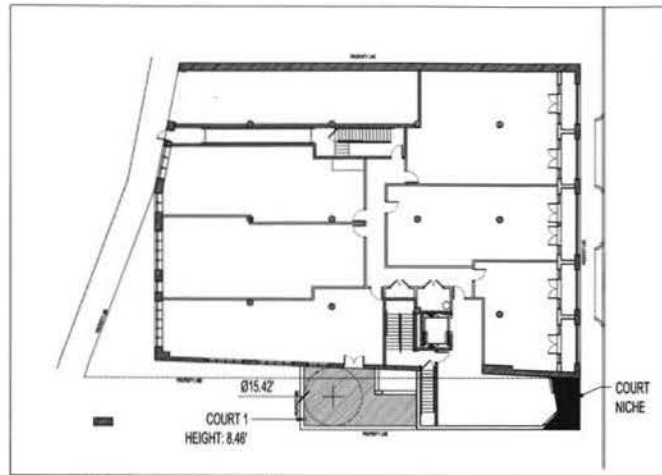
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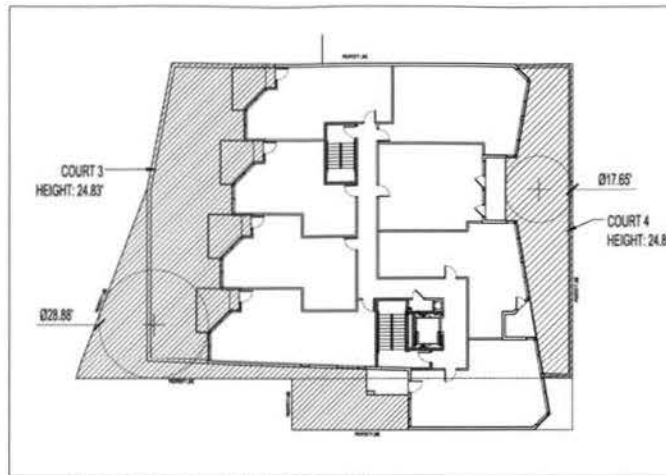




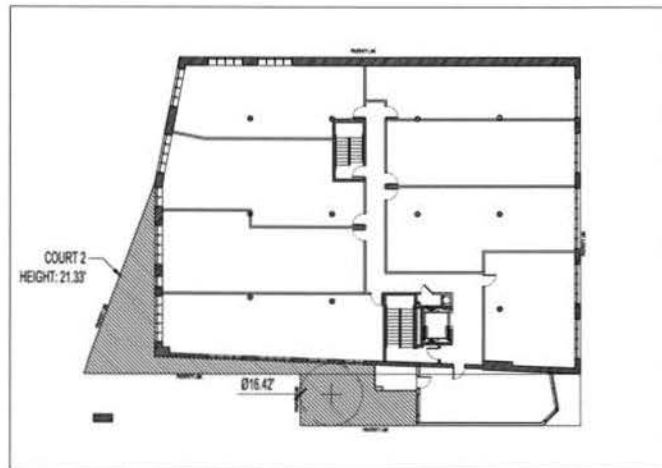




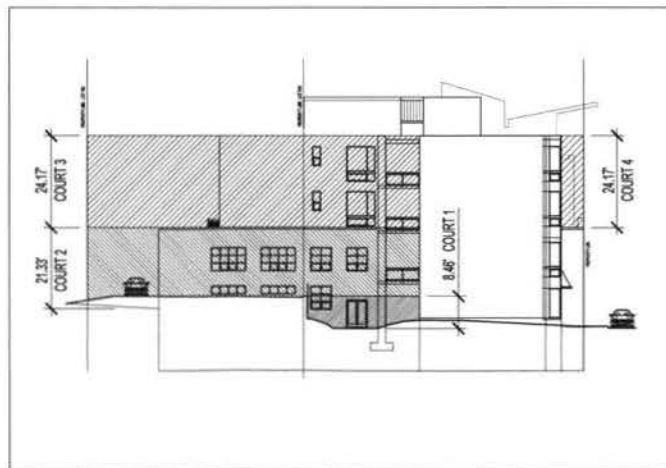
FIRST FLOOR PLAN



THIRD/FOURTH FLOOR PLAN



SECOND FLOOR PLAN

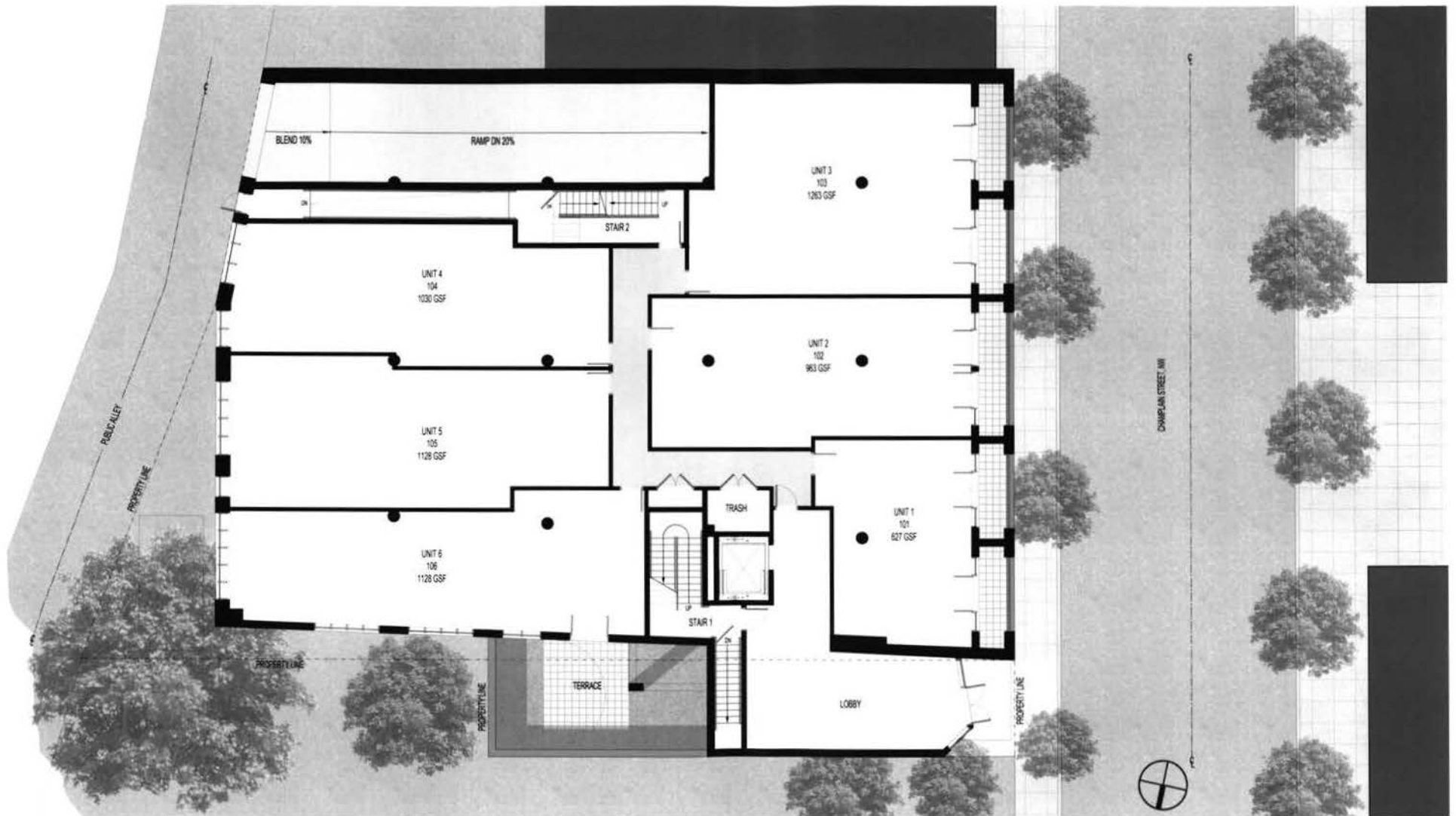


NORTH ELEVATION

2329 / 2335 Champlain Street, NW Washington, DC Square 2563 Lots 103 / 616 Zoning District RC / R-5-B Lot Area: 10,778 SF		
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OUTLINE OF TESTIMONY
DAVE CORDINGLEY
KINGS CREEK LLC

- I. INTRODUCTION
- II. EXISTING AND PROPOSED USE OF SITE
- III. SELECTION OF ARCHITECT
- IV. CONCLUSION

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OUTLINE OF TESTIMONY
BILL BONSTRA, FAIA
BONSTRA | HARESIGN ARCHITECTS

- I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS
- II. SITE AND LOCATION DESCRIPTION
 - A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING
 - B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY
- III. DESCRIPTION OF APPROVED PROJECT AND PROPOSED MODIFICATIONS
- IV. CONCLUSION

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OUTLINE OF TESTIMONY
BOBBY MEEHLING
CBRE

- I. INTRODUCTION
- II. EXPERIENCE AND EXPERTISE
- III. DESCRIPTION OF RESIDENTIAL MARKET IN SURROUNDING AREA
- IV. COMPARISON OF FEASIBILITY OF PROPOSED VS. MODIFIED
PROJECT
- V. CONCLUSIONS