

DRAWING LIST

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18289
EXHIBIT NO. 12

PROJECT TEAM

OWNER

EQR EYE STREET LLC

1953 GALLOWES RD., SUITE 340
VIENNA, VA 22182
312.474.1300

ZONING ATTORNEY

GOULSTON & STORRS

1999 K STREET, NW, 5TH FLOOR
WASHINGTON DC 20006
202.721.0011

ARCHITECT

HICKOK COLE ARCHITECTS

1023 31st STREET, NW
WASHINGTON, DC 20007
202.667.9776

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PERSPECTIVE LOOKING SOUTH EAST

BZA - 1
455 Eye Street

Client
Equity Residential

Project Address
455 Eye Street
Washington DC 20001

Scale

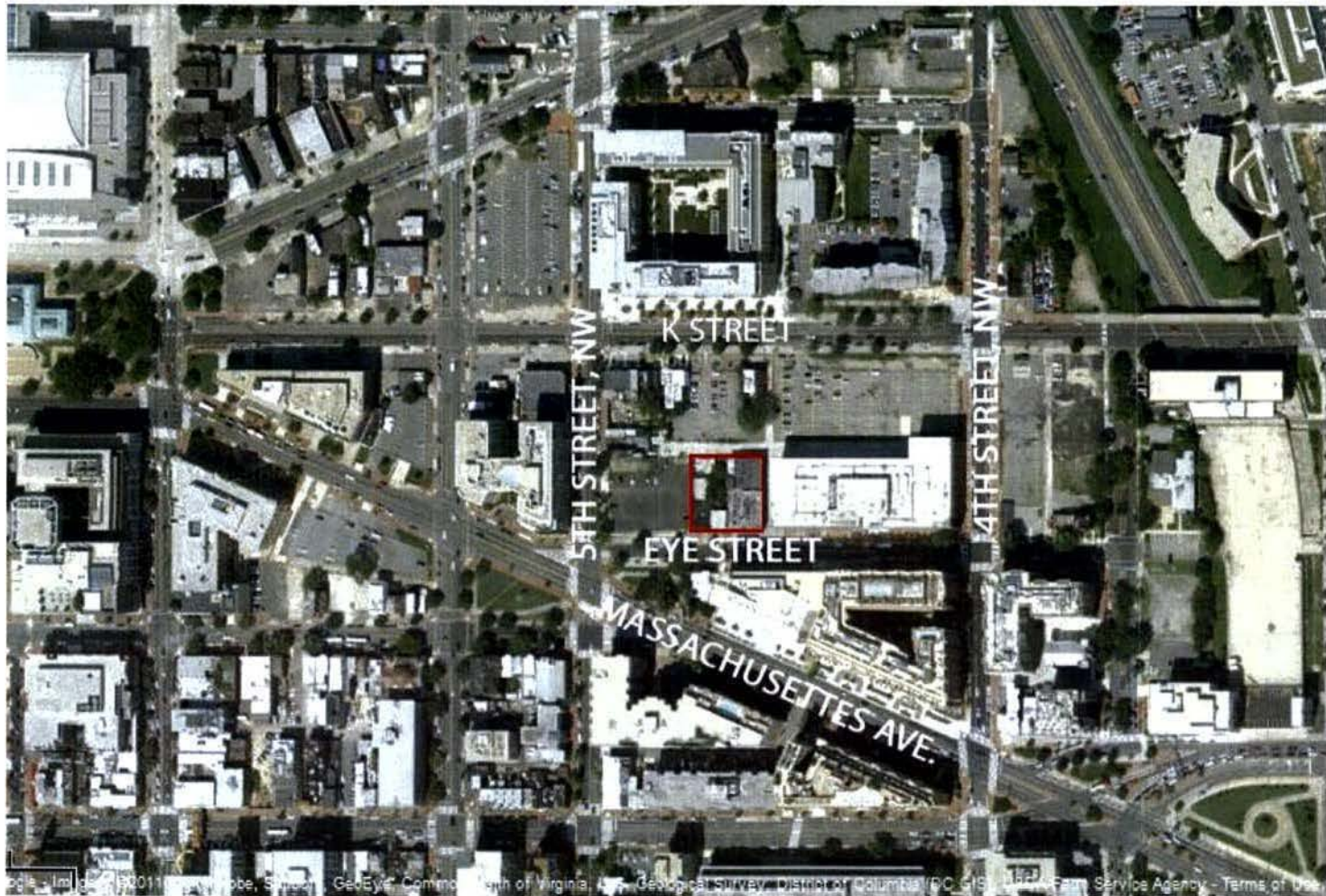
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COVER

Board of Zoning Adjustment
District of Columbia
CASE NO.18289
EXHIBIT NO.12



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BZA - 1A
455 Eye Street

Client
Equity Residential

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455 Eye Street
Washington DC 20001

Scale
NOT TO SCALE

Date
08/08/11

VICINITY MAP





Item	Allowed/Required	Reference	DDMV1 Overlay	Provided	Requirement Status
Building Size					
FAR			Title 11, Chapter 17, Section 1706.4		
Lot Size - 20,614 sf					
Residential	4.5 (MIN), 8.0 (MAX)			7.86 FAR (162,112 SF)	C
Retail	8.0			0.14 FAR (2,800 SF)	C
Total	8.0			8.00 FAR (164,912 SF)	C
Height	110'	Title 11, Chapter 7, Section 770.0		110'	C
Number of Stories	No Limit	Title 11, Chapter 7, Section 770.0		11	C
Rear Yard	None	Title 11, Chapter 17, Section 1707.6 & 2A Letter		0'-0"	C
Side Yard	Not required; but if provided, 2" wide for each foot of building, but not less than 6' of width = 14'-2"	Title 11, Chapter 7, Section 775.5		None	C
Lot Occupancy		Title 11, Chapter 7, Section 772.1			
Retail Use	100% Lot Coverage			NA	NA
Residential Use	80% Lot Coverage				
1st Floor				93.8%	NC - Seeking BZA Relief
2nd Floor				93.5%	NC - Seeking BZA Relief
3rd Floor				93.3%	NC - Seeking BZA Relief
4th Floor				73.0%	C
5 - 8th Floors				73.2%	C
9 - 11th Floors				64.6%	C
Central Contiguous Court					
Lower Closed Court	Min. Area = 2 x (36.6 x 36.6) = 2,680 SF	Title 11, Chapter 7, Section 776.4		1,155 SF	NC - Seeking BZA Relief
Upper Closed Court	Min. Area = 2 x (36 x 36) = 2,584 SF	Title 11, Chapter 7, Section 776.4		1,221 SF	NC - Seeking BZA Relief
Open Court (Above Exist. Struct.)	Min. Width = 80.8125' x 4' = 323.25' / 12 = 26'-11.25"	Title 11, Chapter 7, Section 776.3		32'-10"	C
Off-Street Loading Facility Requirements					
Loading Berth 1 @ 55'-0" Deep	None	Title 11, Chapter 22, Section 2200.5		30' Loading Berth Provided	C
Loading Platform 1 @ 200SF	None	Title 11, Chapter 22, Section 2200.5		Provided	C
Delivery 1 @ 20'-0" Deep	None	Title 11, Chapter 22, Section 2200.5		None	C
Off-Street Parking Requirements					
Residential	1 for each 4 dwelling units: 173 / 4 = 43.25 = 44	Title 11, Chapter 21, Section 2101.1 et seq		54	C
Retail	None	Title 11, Chapter 21, Section 2101.1 et seq		0	C

Note: Historic FAR relief on lot 876 required; roof structure relief required

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BZA - 1B
455 Eye Street

Client
Equity Residential

Project Address
455 Eye Street
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Scale

Date
08/08/11

ZONING INFORMATION





EYE STREET ELEVATION



EXISTING ROWHOUSES



SIDE ALLEY



BACK ALLEY - LOOKING SOUTH WEST



BACK ALLEY - LOOKING SOUTH EAST

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Equity Residential

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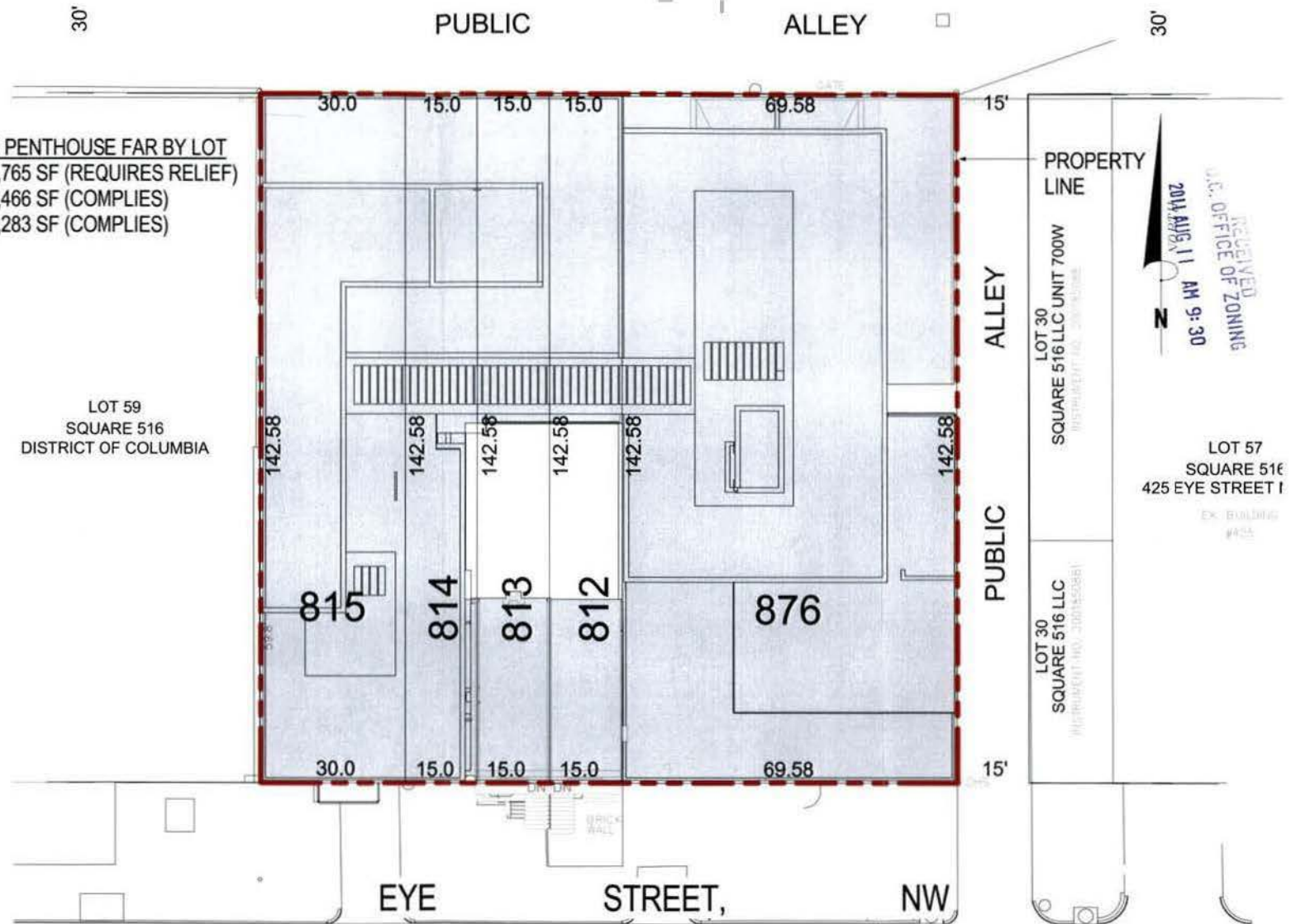
SITE PHOTOS



ALLOWABLE FAR BY LOT
 LOT 876: 9921 X 6 = 59,526
 LOT 812: 2139 X 6 = 12,834
 LOT 813: 2139 X 6 = 12,834

TOTAL NON PENTHOUSE FAR BY LOT
 LOT 876: 74,765 SF (REQUIRES RELIEF)
 LOT 812: 12,466 SF (COMPLIES)
 LOT 813: 12,283 SF (COMPLIES)

LOT 59
 SQUARE 516
 DISTRICT OF COLUMBIA



BZA - 2
455 Eye Street

Client
 Equity Residential

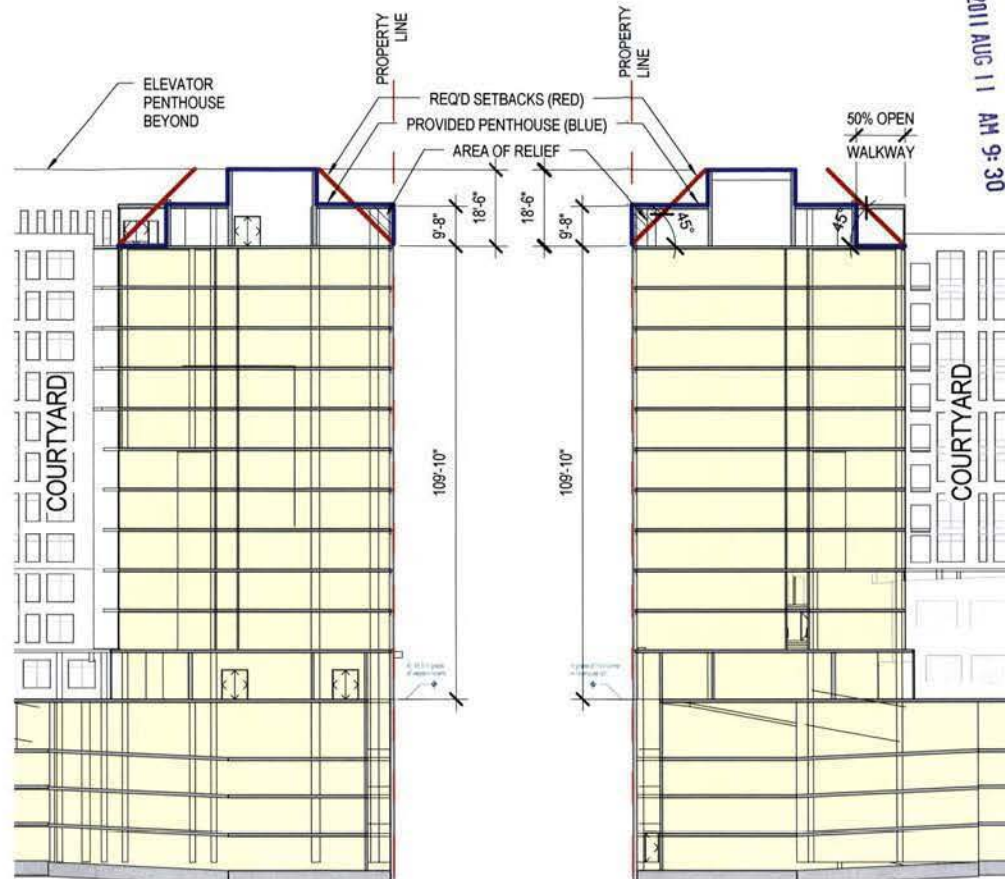
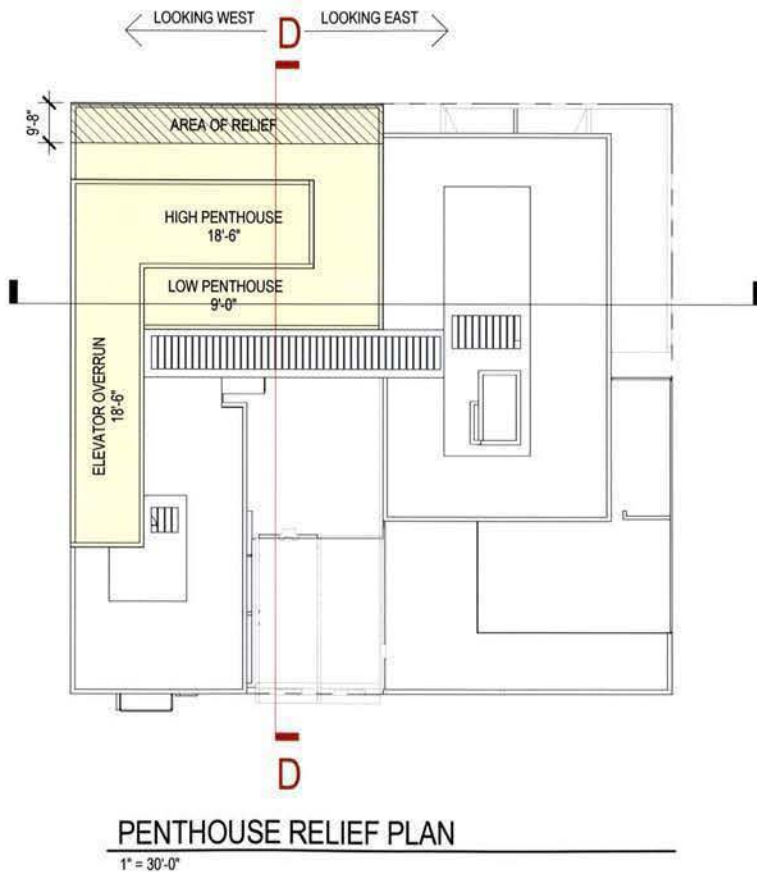
Project Address
 455 Eye Street
 Washington DC 20001

Scale
 3/64" = 1'-0"

Date
 08/08/11

HISTORIC LOT FAR RELIEF





BZA SECTION D - LOOKING WEST
1" = 30'-0"

BZA SECTION D - LOOKING EAST
1" = 30'-0"

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CLOSED COURTYARD REQUIREMENTS

LOWER CLOSED COURT:
COURTYARD WIDTH BASED ON TALLEST BOUNDING WALL =
 $109.8125' \text{ (TALLEST BOUNDING WALL)} \times 4" = 439.25' / 12" = 36.6'$

MINIMUM REQUIRED AREA
IN CLOSED COURT = $2 \times (36.6' \times 36.6') = 2,680 \text{ SF}$
PROVIDED AREA = 1,155 SF (REQUIRES RELIEF)

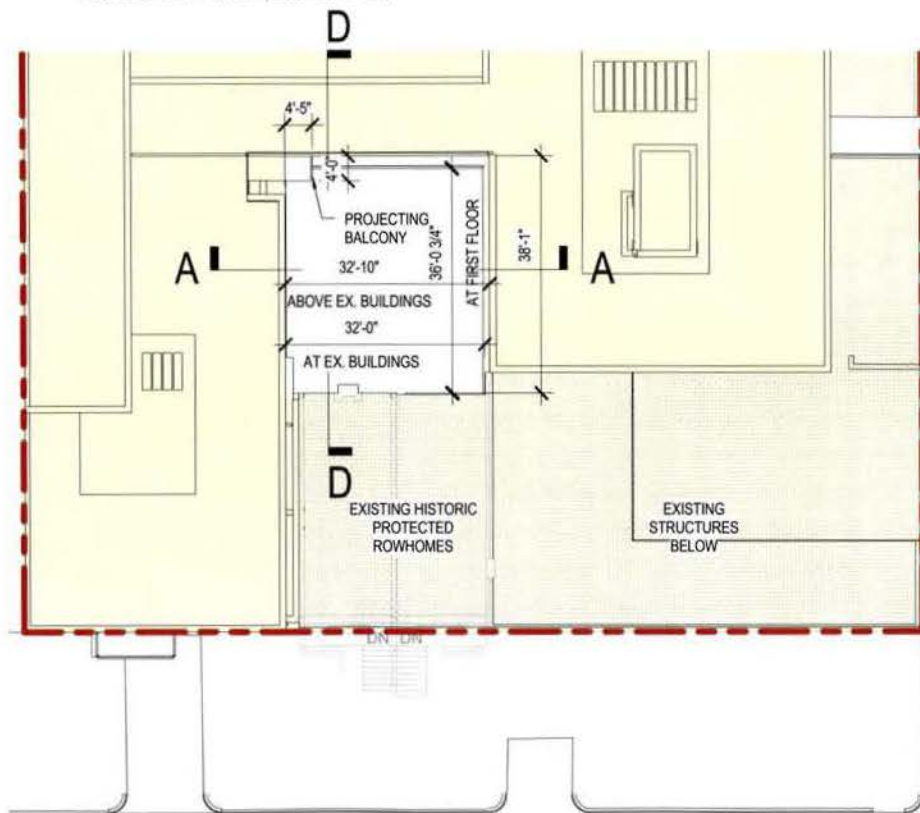
UPPER CLOSED COURT:
COURTYARD WIDTH BASED ON TALLEST BOUNDING WALL =
 $107.83' \text{ (TALLEST BOUNDING WALL)} \times 4" = 431.32' / 12" = 35.94' = 36'-0"$

MINIMUM REQUIRED AREA
IN CLOSED COURT = $2 \times (36' \times 36') = 2,584 \text{ SF}$
PROVIDED AREA = 1,221 SF (REQUIRES RELIEF)

OPEN COURTYARD REQUIREMENTS

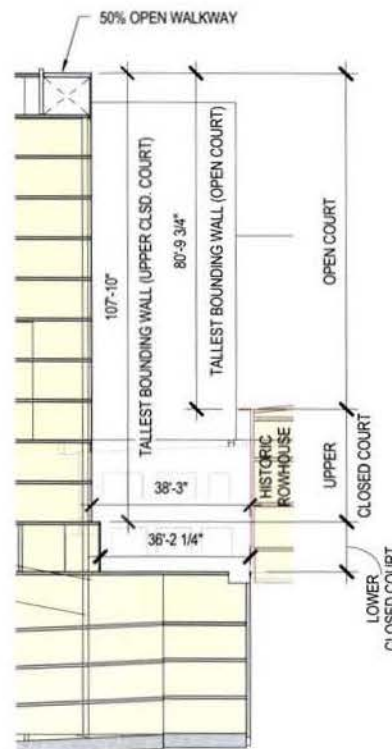
REQUIRED OPEN COURTYARD WIDTH =
 $80.8125' \text{ (TALLEST BOUNDING WALL)} \times 4" = 323.25' / 12" = 26.94' = 26'-11 \frac{1}{4}"$

PROVIDED OPEN COURTYARD WIDTH = 32'-10" (COMPLIES)



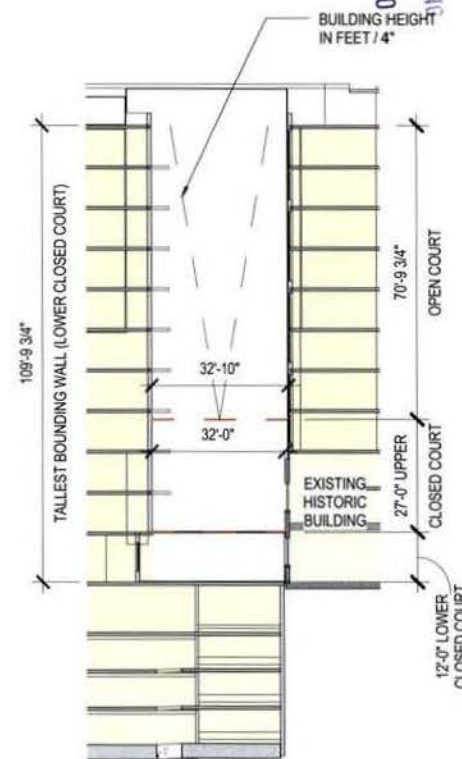
COURTYARD RELIEF - ROOF PLAN - CLOSED COURT

1" = 20'-0"



BZA SECTION D - NORTH SOUTH

1" = 30'-0"



BZA SECTION A - EAST-WEST

1" = 30'-0"

BZA - 4
455 Eye Street

Client
Equity Residential

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Washington DC 20001

Scale
As indicated

Date
08/08/11

COURTYARD RELIEF

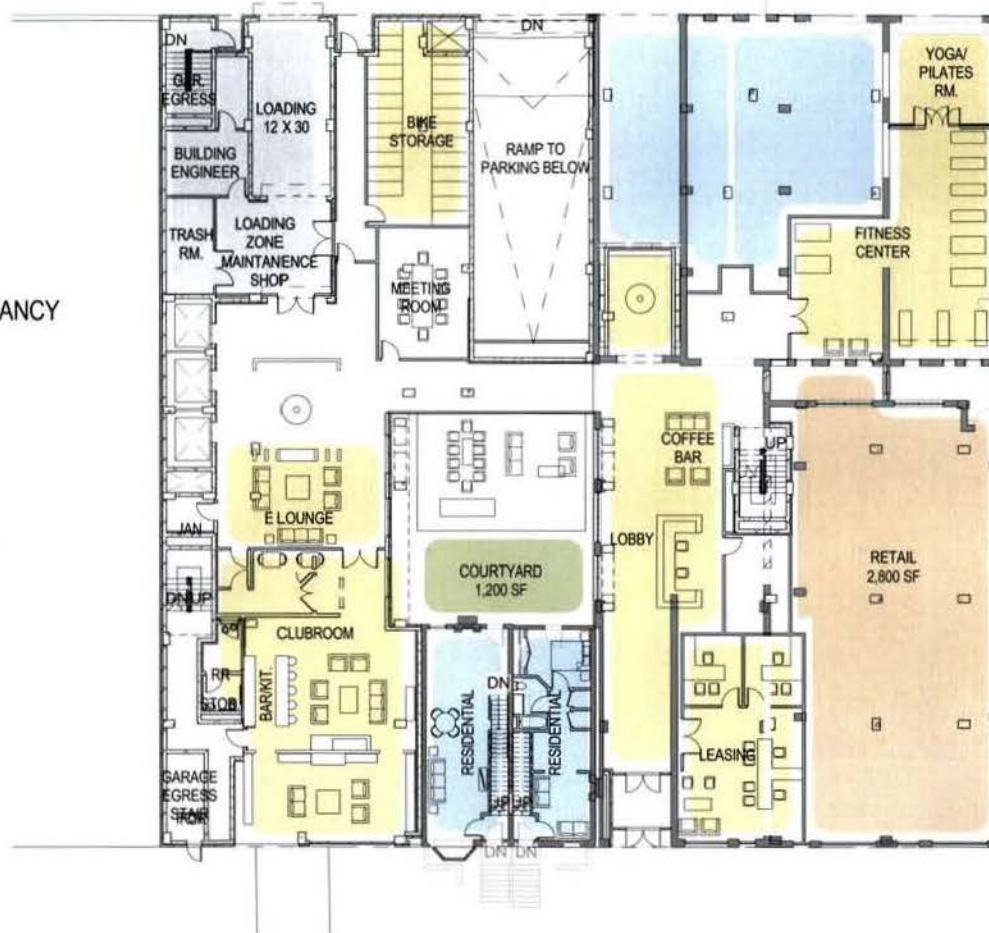


LOT OCCUPANCY

BUILDING FOOTPRINT = 19,335 SF

LOT AREA = 20,615.17

$19,265.8 / 20,615.17 = 93.8\%$ LOT OCCUPANCY
(REQUIRES RELIEF)



GROUND FLOOR PLAN

3/64" = 1'-0"

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BZA - 5
455 Eye Street

Client
Equity Residential

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Scale
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Date
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GROUND FLOOR PLAN

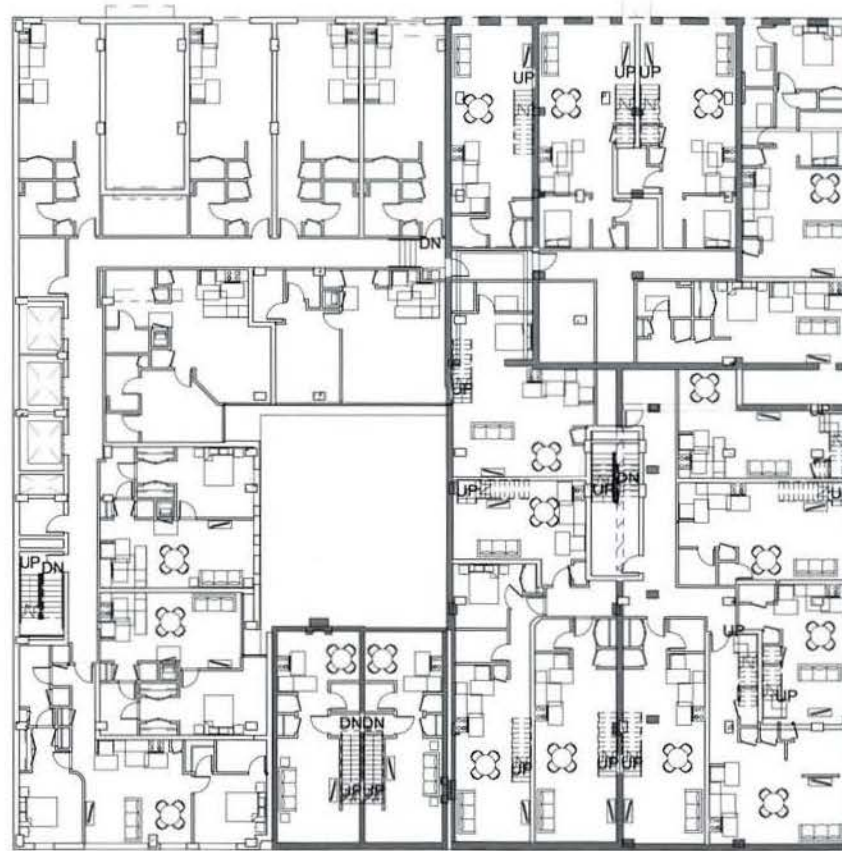


LOT OCCUPANCY

BUILDING FOOTPRINT = 19,273 SF

LOT AREA = 20,615.17

$19,273/20,615.17 = 93.5\%$ LOT OCCUPANCY



2ND FLOOR

3/64" = 1'-0"

BZA - 6
455 Eye Street

Client
Equity Residential

Project Address
455 Eye Street
Washington DC 20001

Scale
3/64" = 1'-0"

Date
08/08/11

SECOND FLOOR PLAN



LOT OCCUPANCY

BUILDING FOOTPRINT = 19,232 SF

LOT AREA = 20,615.17

$19,232/20,615.17 = 93.3\%$ LOT OCCUPANCY



3RD FLOOR

3/64" = 1'-0"

BZA - 7
455 Eye Street

Client
Equity Residential

Project Address
455 Eye Street
Washington DC 20001

Scale
3/64" = 1'-0"

Date
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THIRD FLOOR PLAN



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LOT OCCUPANCY

BUILDING FOOTPRINT = 15,040 SF

LOT AREA = 20,615.17

$15,094/20,615.17 = 73\%$ LOT OCCUPANCY



4TH FLOOR

3/64" = 1'-0"

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455 Eye Street

Client
Equity Residential

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455 Eye Street
Washington DC 20001

Scale
3/64" = 1'-0"

Date
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FOURTH FLOOR PLAN

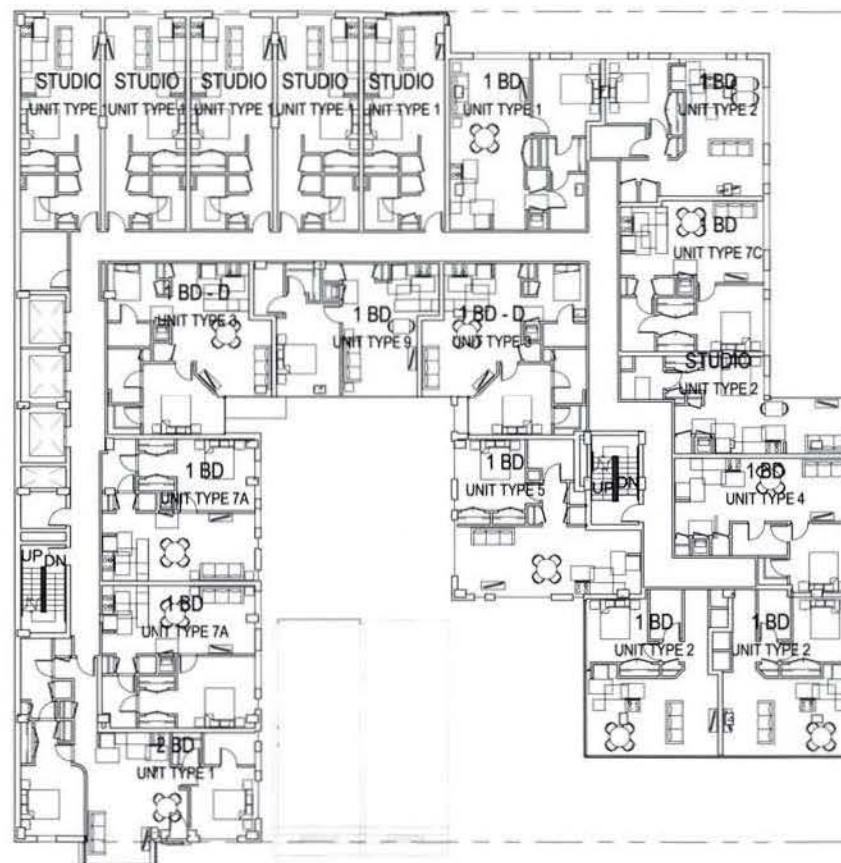


LOT OCCUPANCY

BUILDING FOOTPRINT = 15,094 SF

LOT AREA = 20,615.17

$15,094/20,615.17 = 73.2\%$ LOT OCCUPANCY



5TH - 6TH FLOOR

3/64" = 1'-0"

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BZA - 9
455 Eye Street

Client
Equity Residential

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Scale
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Date
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5-6 FLOORS

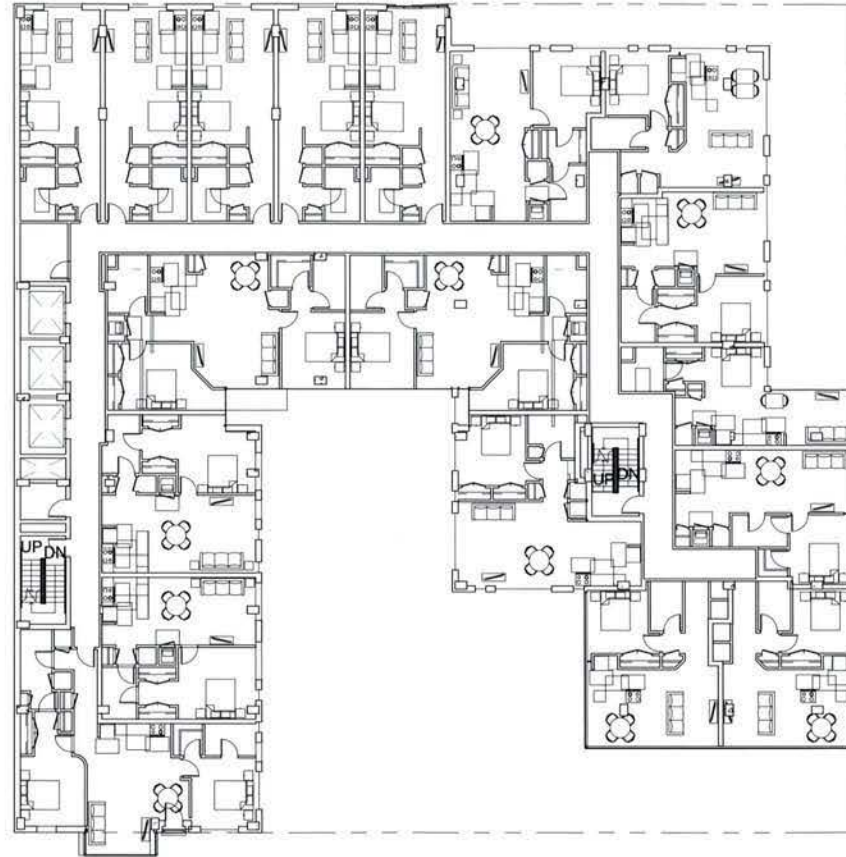


LOT OCCUPANCY

BUILDING FOOTPRINT = 15,094 SF

LOT AREA = 20,615.17

$15,094/20,615.17 = 73.2\%$ LOT OCCUPANCY



7TH - 11 FLOORS

3/64" = 1'-0"

BZA - 10
455 Eye Street

Client
Equity Residential

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Washington DC 20001

Scale
3/64" = 1'-0"

Date
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7-8 FLOORS



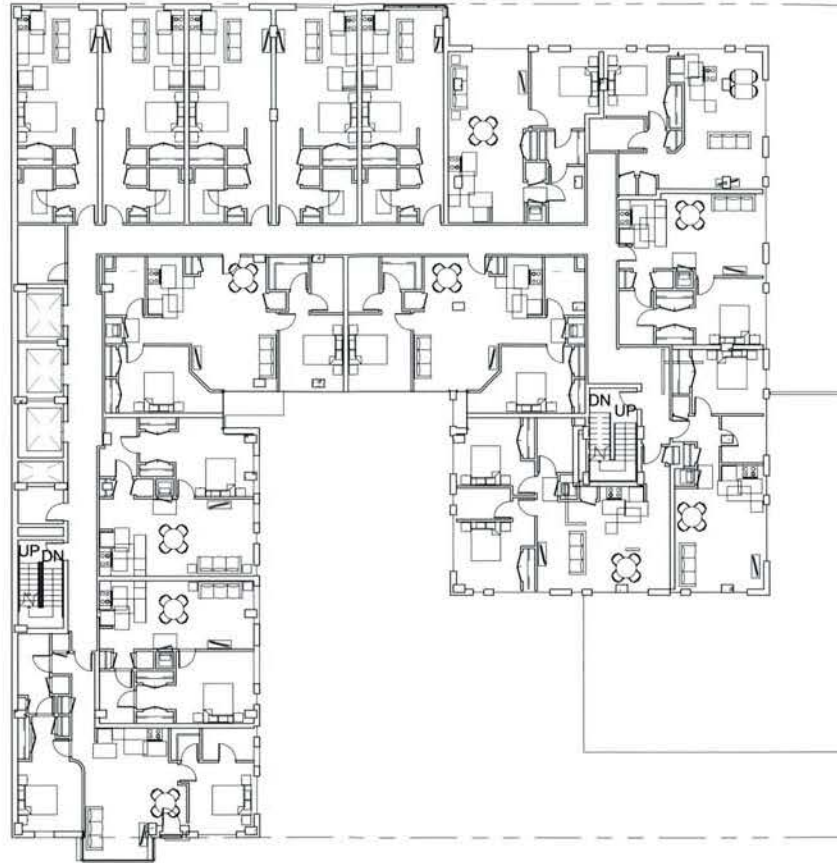
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LOT OCCUPANCY

BUILDING FOOTPRINT = 13,323 SF

LOT AREA = 20,615.17

$13,323/20,615.17 = 64.6\%$ LOT OCCUPANCY



9 - 11TH FLOORS

$3/64" = 1'-0"$

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BZA - 11
455 Eye Street

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Equity Residential

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Washington DC 20001

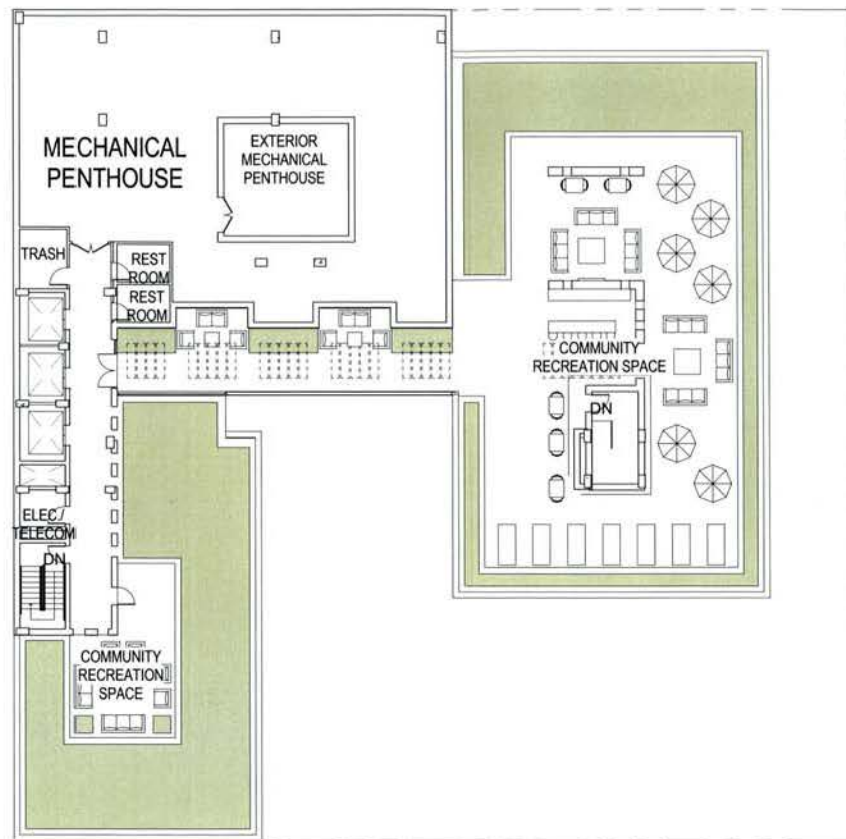
Scale
 $3/64" = 1'-0"$

Date
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9-11 FLOORS



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ROOF PLAN

3/64" = 1'-0"

BZA - 12
455 Eye Street

Client
Equity Residential

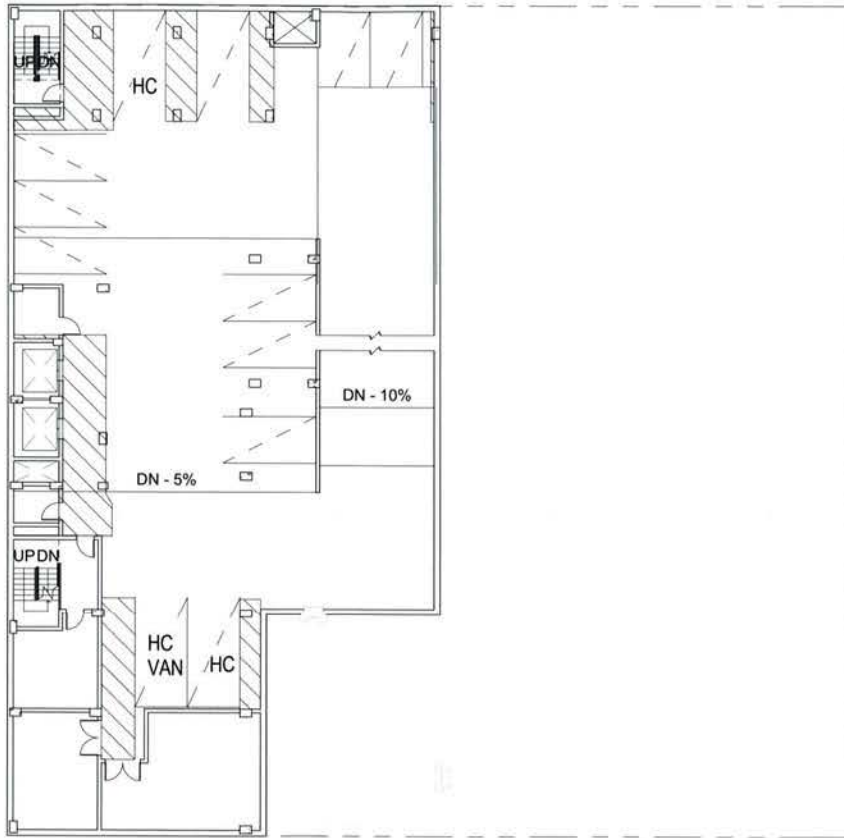
Project Address
455 Eye Street
Washington DC 20001

Scale
3/64" = 1'-0"

Date
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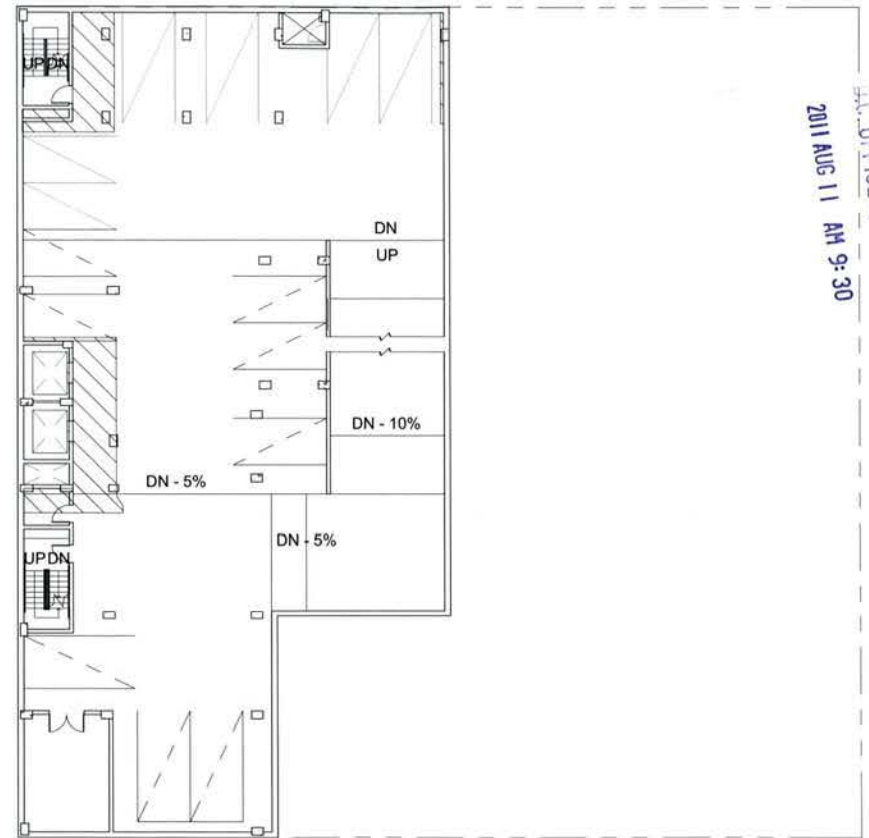
ROOF PLAN





BZA PLAN - LEVEL P1

3/64" = 1'-0"



BZA PLAN - LEVEL P2/P3

3/64" = 1'-0"

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BZA - 13
455 Eye Street

Client
Equity Residential

Project Address
455 Eye Street
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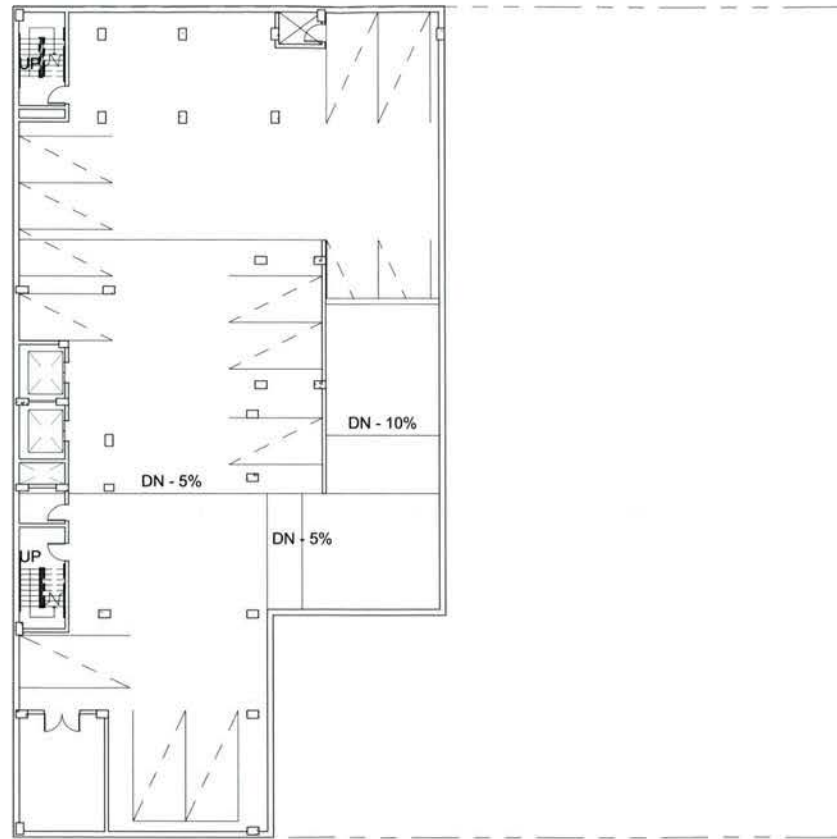
Scale
3/64" = 1'-0"

Date
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PARKING LEVELS



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BZA PLAN - LEVEL P4

3/64" = 1'-0"

BZA - 14
455 Eye Street

Client
Equity Residential

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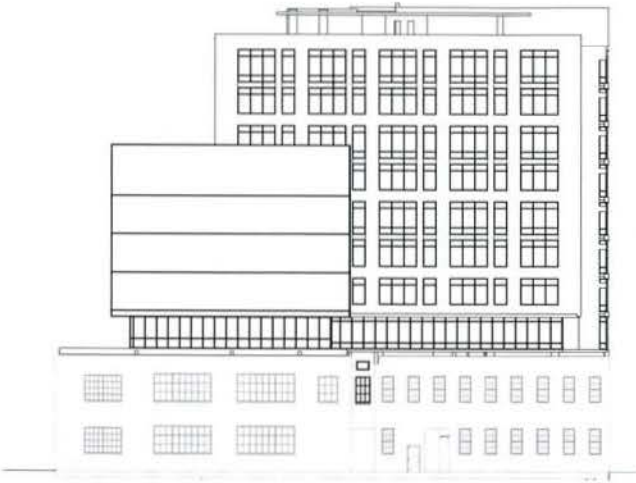
Scale
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PARKING LEVELS



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BZA Elevation - EAST

1/32" = 1'-0"



BZA Elevation - NORTH

1/32" = 1'-0"



BZA Elevation - SOUTH

1/32" = 1'-0"

BZA - 15
455 Eye Street

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Scale
1/32" = 1'-0"

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ELEVATIONS

