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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18409
EXHIBIT NO. 9

PROPERTY DESCRIPTION	
STREET ADDRESS	1300 PARK ROAD NW
SQUARE AND LOT	2843 / 0824
ZONING CLASSIFICATION	R-4
ANC DISTRICT	1A-06
OVERLAY DISTRICT	NONE
TOR ZONE	NONE
HISTORIC DISTRICT	NONE
TYPE OF LOT	CORNER
LOT SIZE	4845 SF
EXISTING USE:	RESIDENTIAL, TWO-FAMILY (VACANT)
PROPOSED USE:	CONVERSION TO APARTMENT HOUSE (5 DWELLING UNITS)

USE BY AREA			
	RESIDENTIAL	COMMERCIAL	TOTAL
THIRD FLOOR MEZZANINE	421	0	421 SF
THIRD FLOOR	2053	0	2053 SF
SECOND FLOOR	2201	0	2201 SF
GROUND FLOOR	2463	0	2463 SF
TOTAL	7138	0	7138 SF

OFF-STREET PARKING			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
2101.1	OFF-STREET PARKING (R-4)	1 PER 3 DWELLING UNITS 5 UNITS = 2 REQ. SPACES	NONE

OFF-STREET LOADING			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
2201.1	OFF-STREET LOADING (APARTMENT HOUSE <50 UNITS)	NONE	NONE

INCLUSIONARY ZONING			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
2602.1	IZ APPLICABILITY	NOT REQUIRED	NONE

DEVELOPMENT DENSITY			
SECTION	DESCRIPTION	PERMITTED	PROPOSED
402.4	FLOOR AREA RATIO (R-4)	NONE PRESCRIBED	1.47 FAR
401.3	MINIMUM AREA PER UNIT	900 SF / UNIT	969 SF / UNIT

BUILDING HEIGHT			
SECTION	DESCRIPTION	PERMITTED	PROPOSED
403.1	BUILDING HEIGHT	40 FEET	40 FEET

LOT OCCUPANCY			
SECTION	DESCRIPTION	PERMITTED	PROPOSED
401.2	LOT OCCUPANCY (R-4)	80%	50.8%

REAR YARD			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
404.1	REAR YARD (R-4)	20 FEET	20 FEET

SIDE YARD			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
405.6	SIDE YARD	NONE	NONE

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1. IMA APPLICATION NUMBER: 15-09-2012
2. DATE: 05/09/2012

CAS Riegler
1345 S Street NW
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APARTMENT HOUSE
1300 Park Road NW
Washington, DC 20010

1" = 20'-0"

SCALE AS NOTED
(GRAPHIC SCALE)

ZONING INFORMATION
1102

A1
(ZONING CLASS)

Board of Zoning Adjustment
District of Columbia
CASE NO.18409
EXHIBIT NO.9

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	BZA APPLICATION	05-03-2012
NUMBER	ISSUE	DATE

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SITE PLAN

TIME

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SCALE AB NOTED

SITE PHOTOS

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1	SCA APPLICATION	15-03-2013
2	REMARKS	DATE

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ELEVATIONS

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STRENGTHS AND LIMITATIONS