

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18429
EXHIBIT NO. 9

The building plans are preliminary and subject to change. The Applicant requests flexibility to modify the interior configuration residential dwelling units; number of parking spaces; and design elements, as long as such flexibility does not affect the zoning relief granted or result in the need for further relief.



Board of Zoning Adjustment
District of Columbia
CASE NO.18463
EXHIBIT NO.9

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2012.08.09

Edmonds School

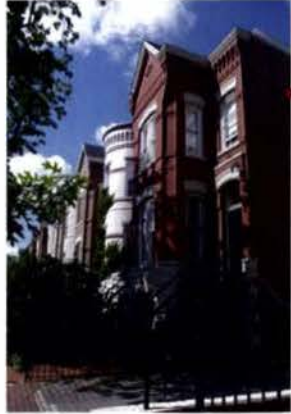
901 D Street NE

R2L:ARCHITECTS

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D Street NE



9th Street NE



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**EDMONDS SCHOOL
901 D STREET NE**

ZONING ANALYSIS

Address: 901 D Street NE
Square: 938
Lot: 809
Lot Area: 21,240 SF (0.4876 AC)

Zone: R-4
Historic District: Capitol Hill Historic District

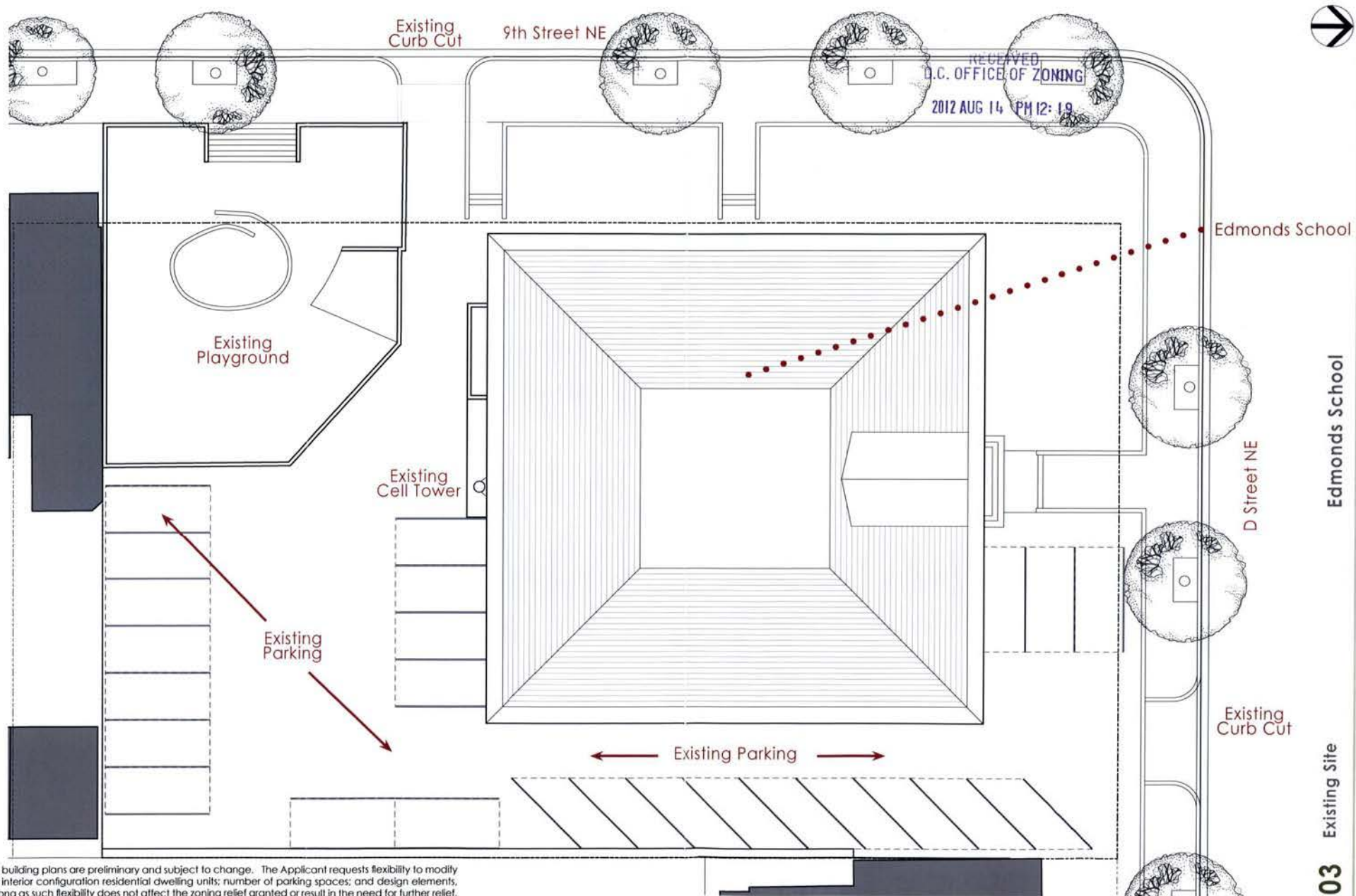
Existing Use: Credit Union
Proposed Use: Apartment House

Existing GFA: 27,968
Proposed GFA: 39,278

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Building Height Limit:	40' (3 Stories)	35.34'	35.34'
Maximum FAR:	None prescribed	N/A	N/A
Minimum Lot Area:	900 SF/dwelling unit*	N/A	708
Minimum Lot Width:	None prescribed* (*conversion of a building or structure to an apartment house)	N/A	N/A
Lot Occupancy:	60%	33%	39%
Rear Yard:	20'	27.2'	26'
Off-Street Parking:	10	26	14
Off-Street Loading:	None	None	None

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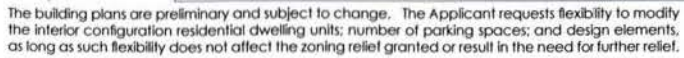


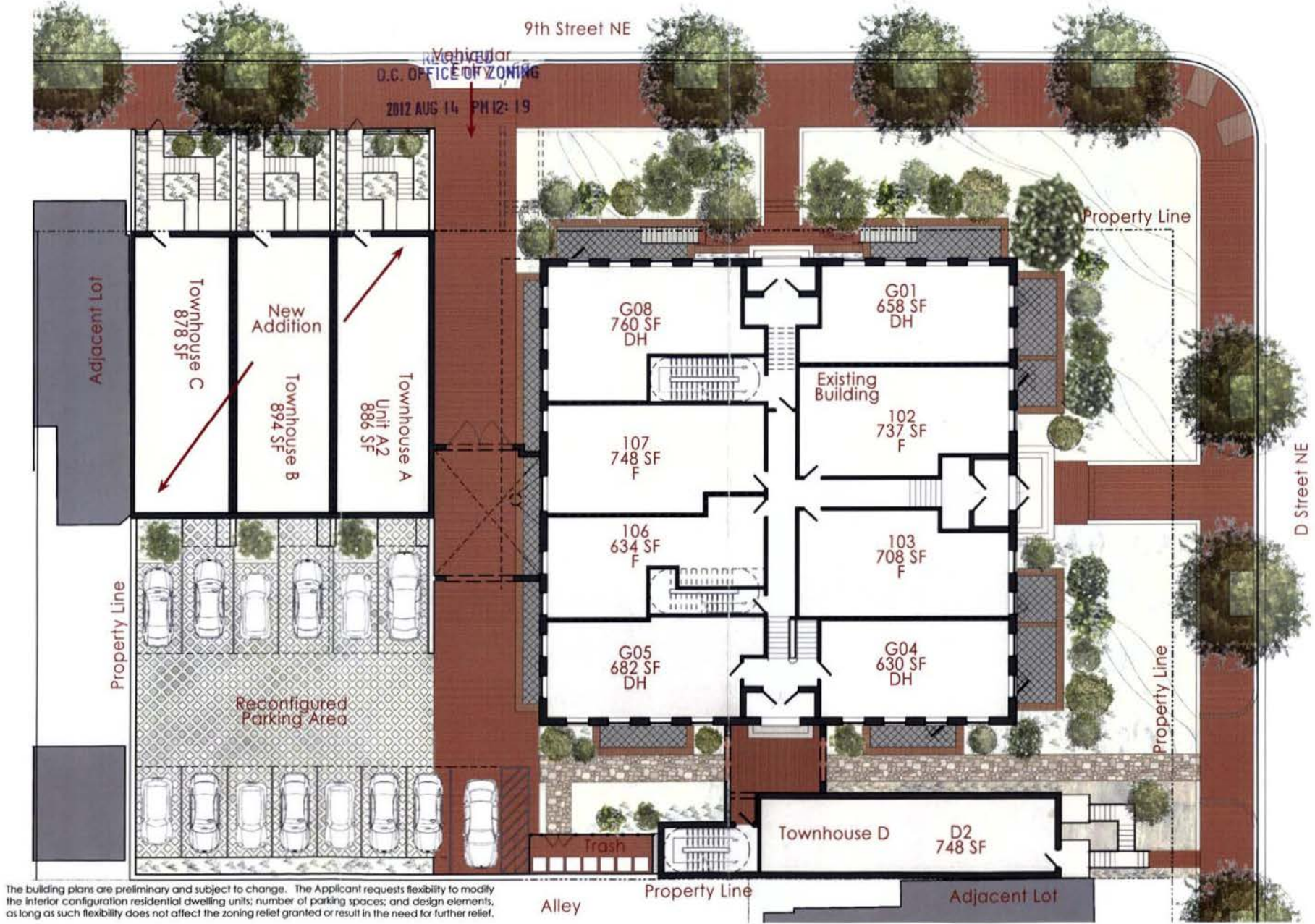
CAS Riegler
residential

901 D Street NE

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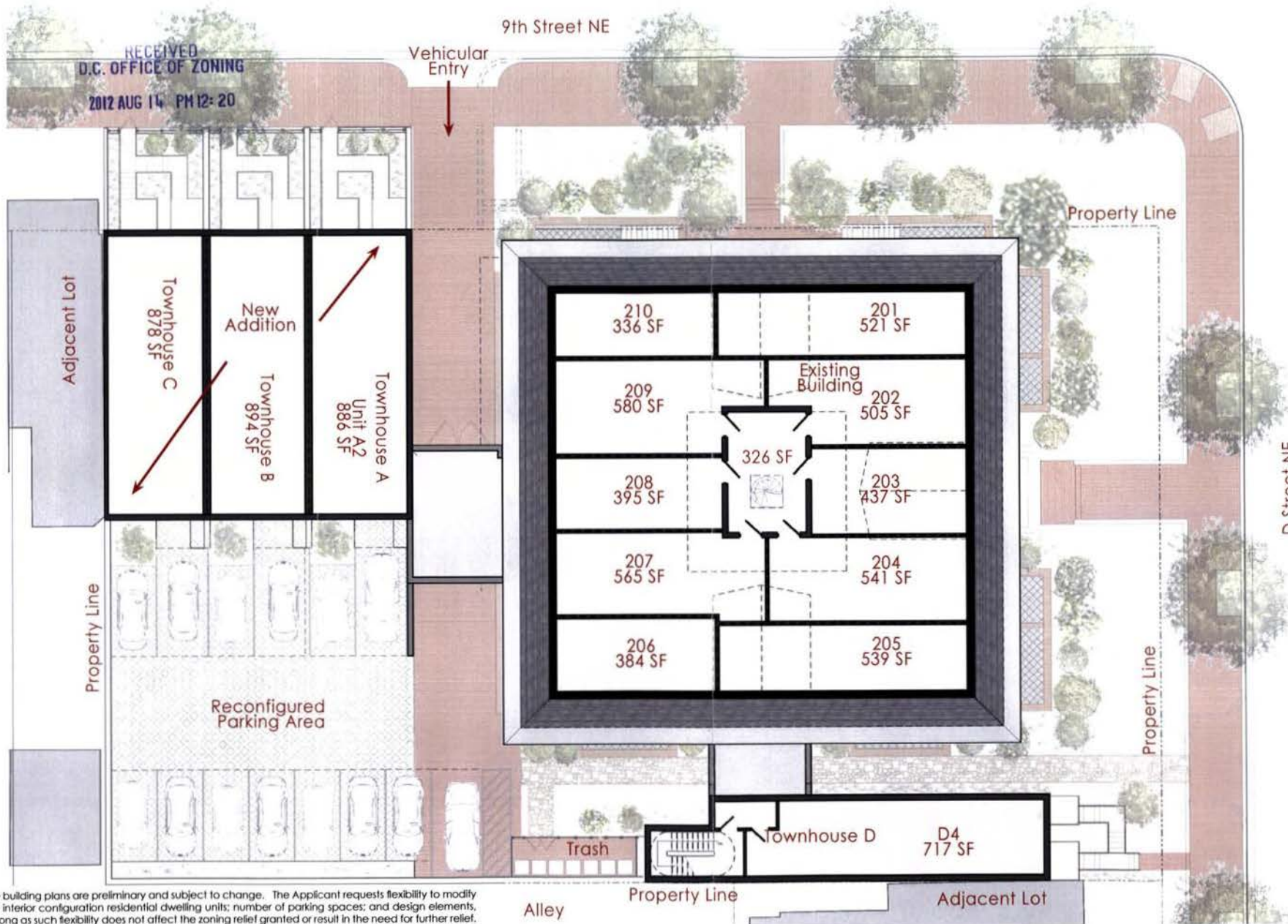


Edmonds School

901 D Street NE

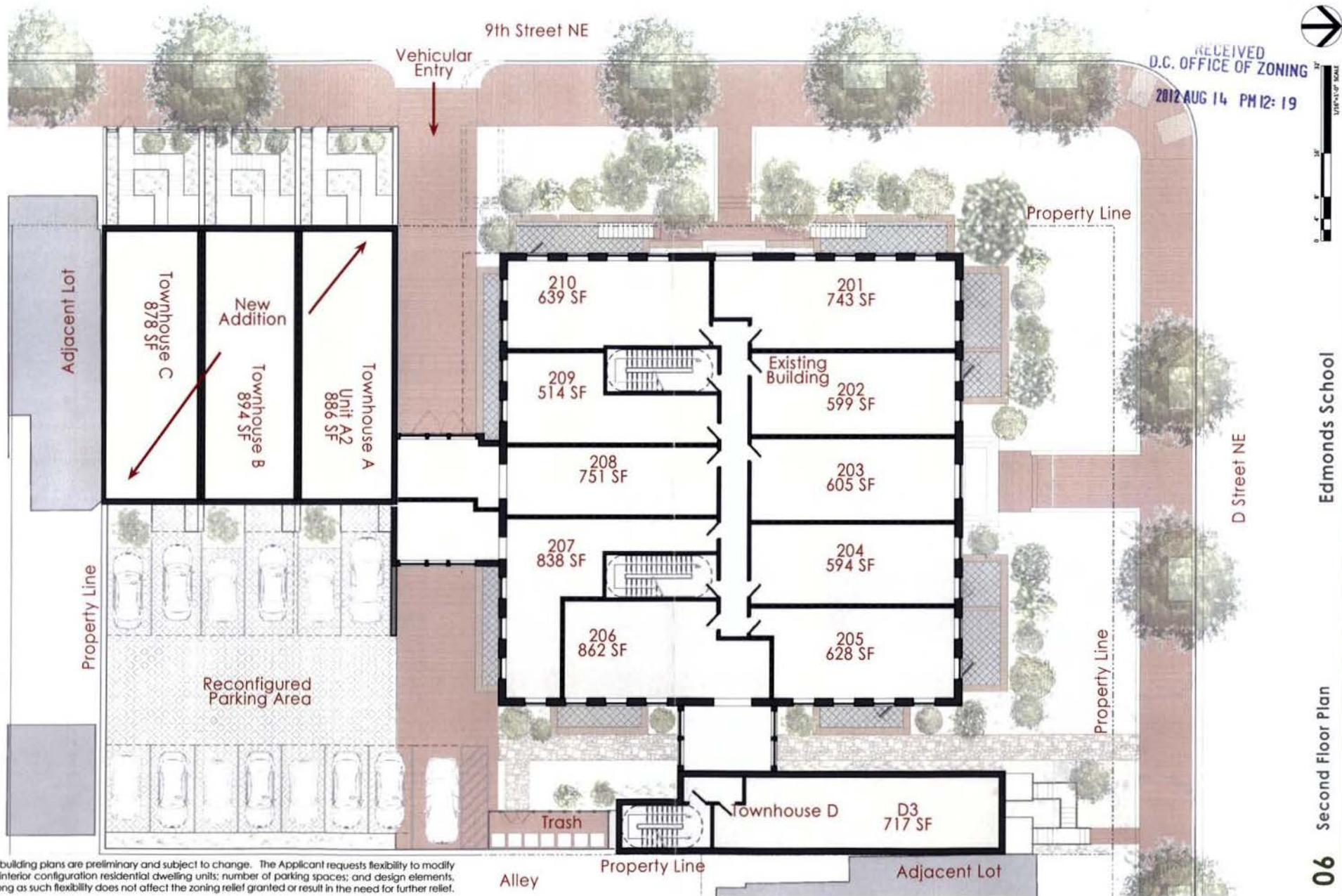
05 First Floor Plan

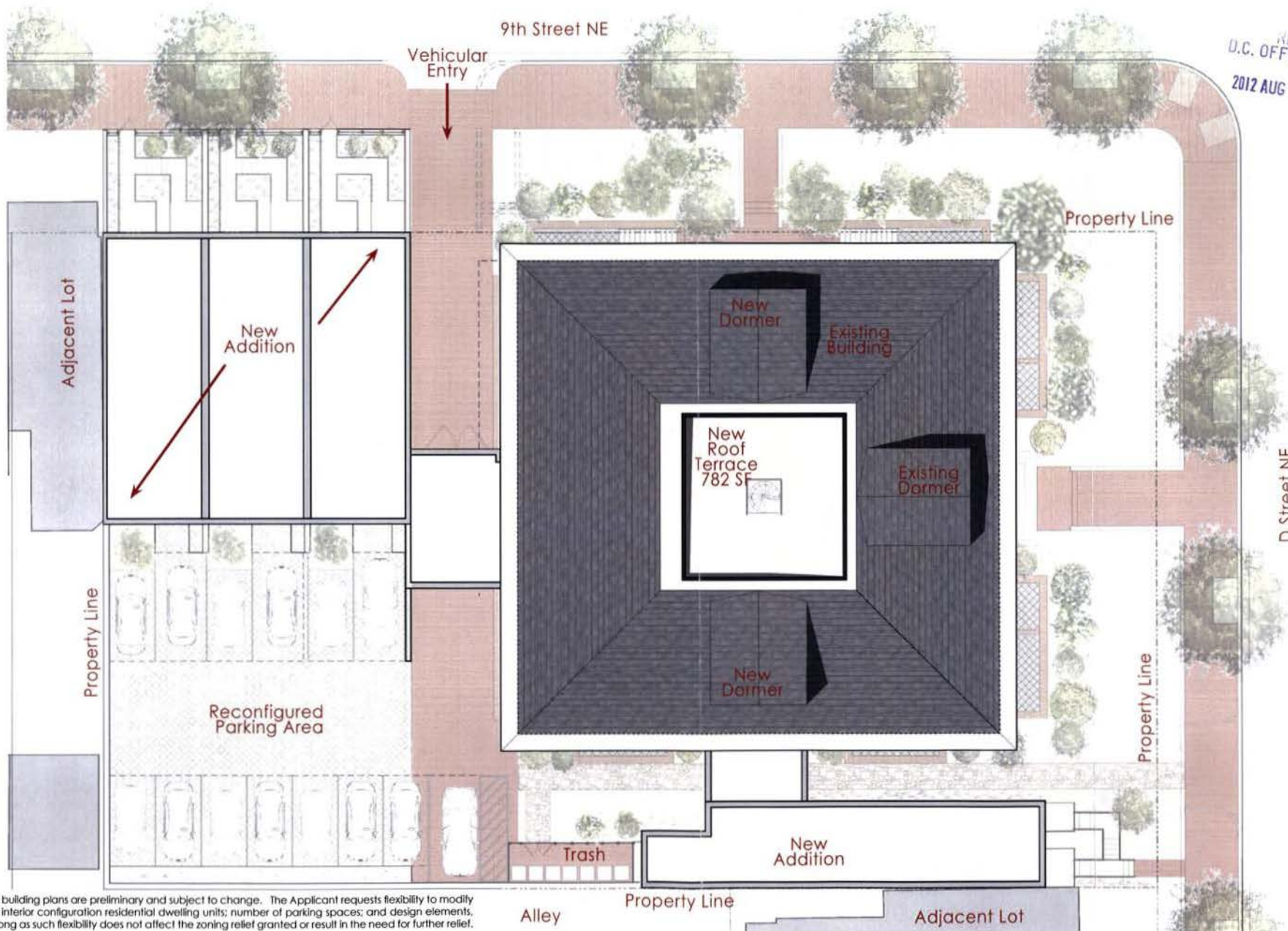
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901 D Street NE

08 Roo Plan

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North Elevation Before

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North Elevation and Addition After

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10 West Elevation

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901 D Street NE



Side Lot Before



Side Lot with Addition After

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