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Board of Zoning Adjustment
District of Columbia
CASE NO.18463
EXHIBIT NO.25B

Edmonds School

R2L:ARCHITECTS

901 D Street NE

11-27-12

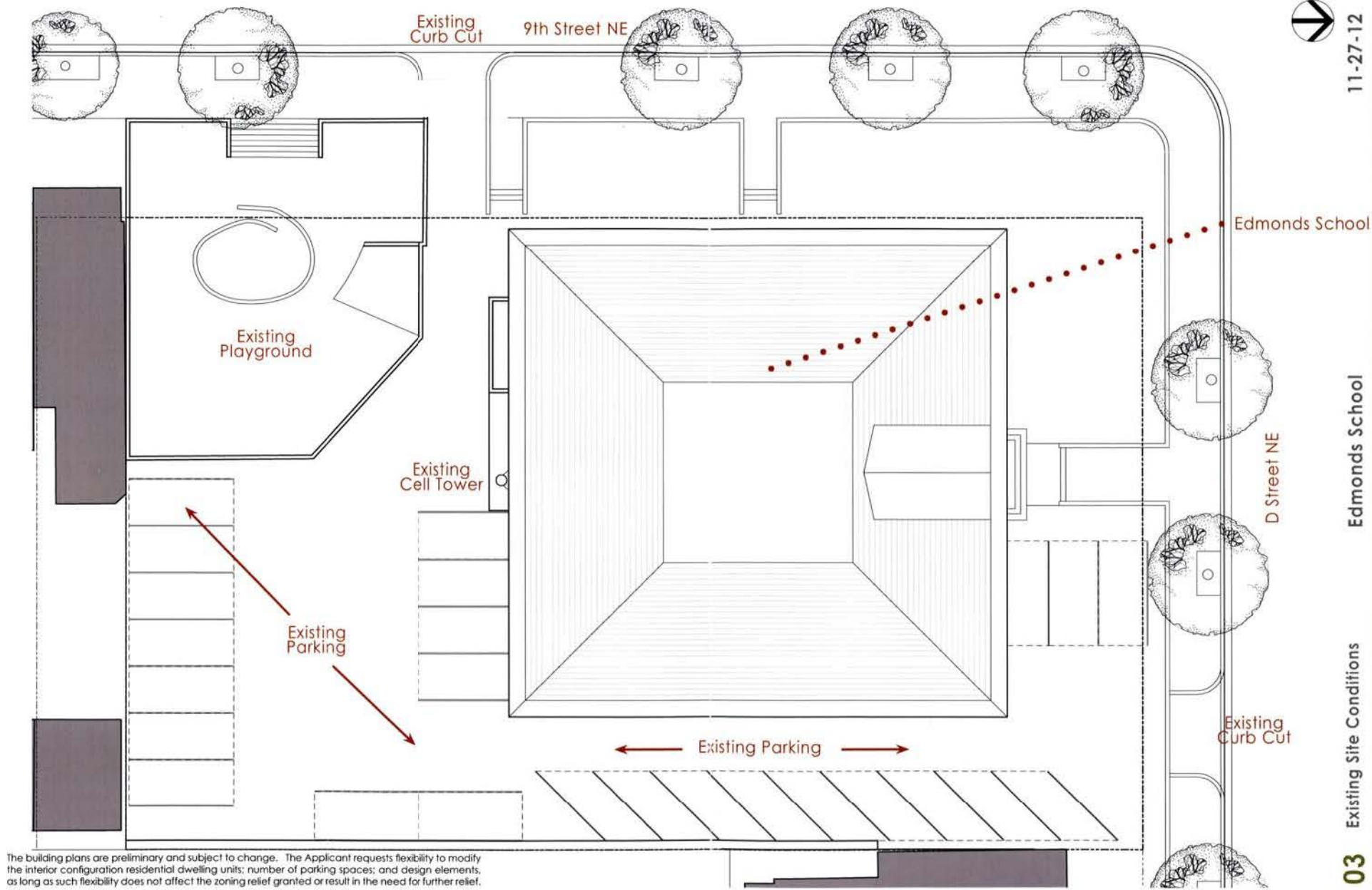


D Street NE

9th Street NE



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Edmonds School

03 Existing Site Conditions

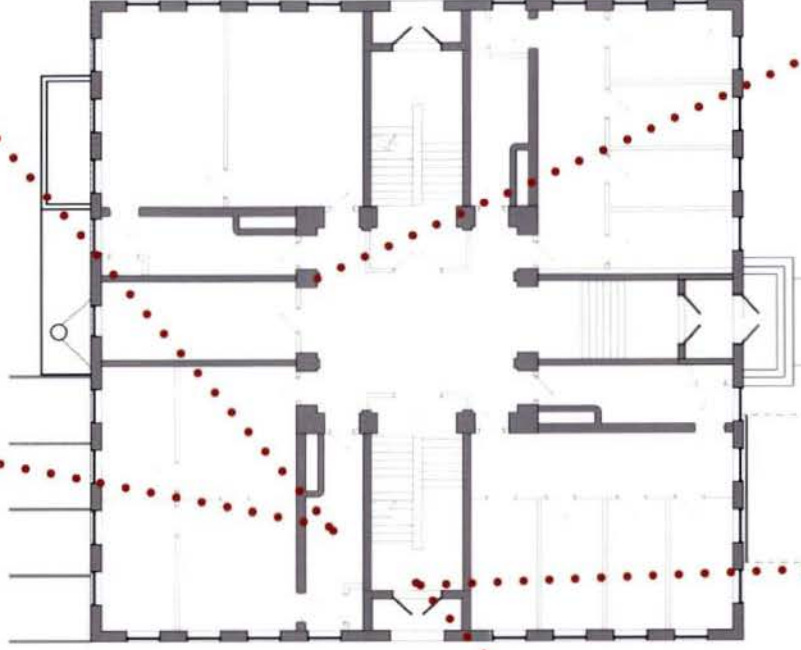
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Interior masonry walls



Stairwell interior



Interior Piers



**EDMONDS SCHOOL
901 D STREET NE**

ZONING ANALYSIS

Address: 901 D Street NE
Square: 938
Lot: 809
Lot Area: 19,448 SF (0.4876 AC)
Zone: R-4
Historic District: Capitol Hill Historic District
Existing Use: Credit Union
Proposed Use: Apartment House

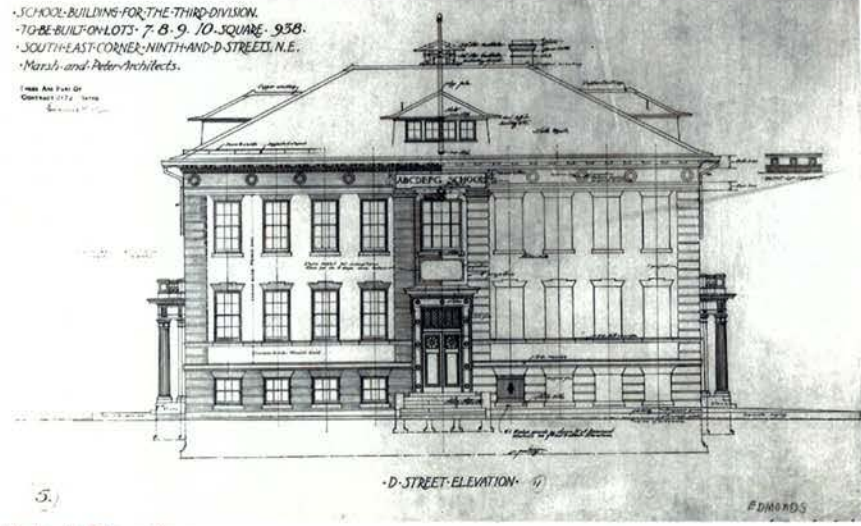
Existing GFA: 27,968
Proposed GFA: 37,147

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Building Height Limit:	40' (3 Stories)	35.34'	35.34' School, 40' Townhouses
Maximum FAR:	None prescribed	N/A	N/A
Minimum Lot Area:	900 SF/dwelling unit*	N/A	778
Minimum Lot Width:	None prescribed* (*conversion of a building or structure to an apartment house)	N/A	N/A
Lot Occupancy:	60%	33%	58%
Rear Yard:	20'	27.2'	33.6' (Avg. depth)
Accessory structure:	30% of rear yd (1583sf max)	None	739sf

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SCHOOL BUILDING FOR THE THIRD DIVISION.
TO BE BUILT ON LOTS 7, 8, 9, 10, SQUARE 95B.
SOUTH-EAST CORNER NINTH AND D STREETS, N.E.
Marsh and Peter Architects.

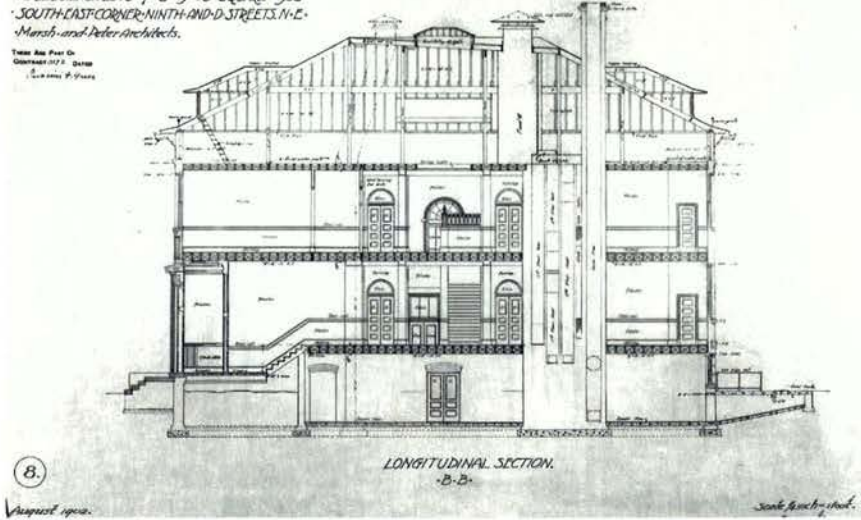
THREE AND FOUR FT.
CONTRACT CITY 1870
SCHOOL BLDG.



Historic Elevation

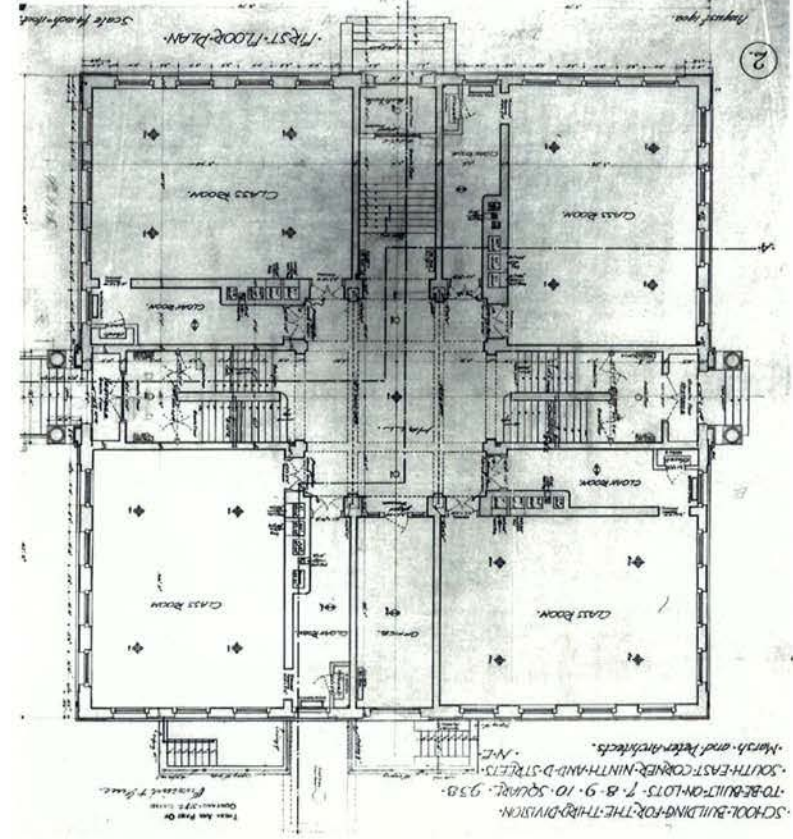
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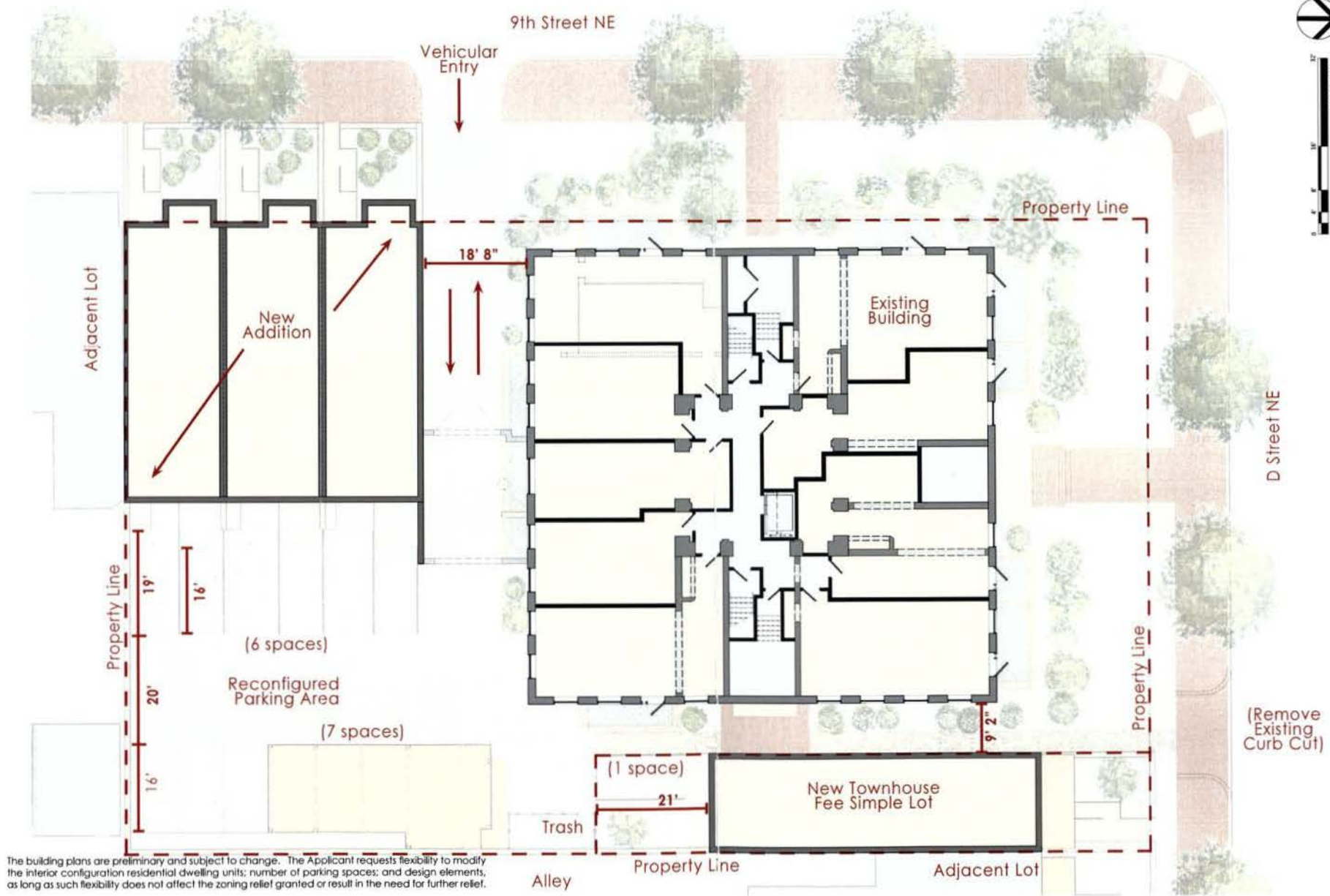


Historic Section

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Historic Plan



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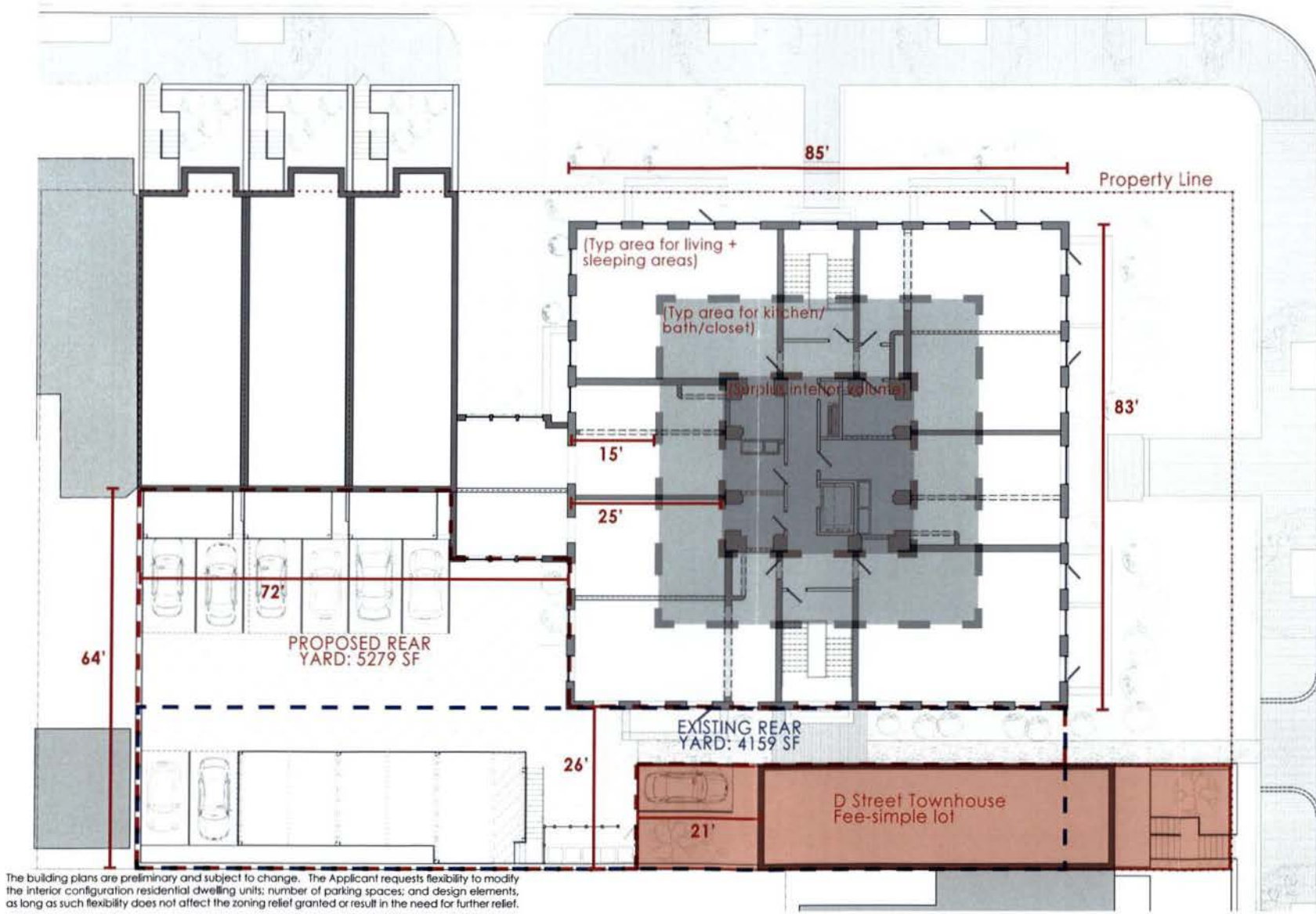
Edmonds School

07 Ground Floor Plan

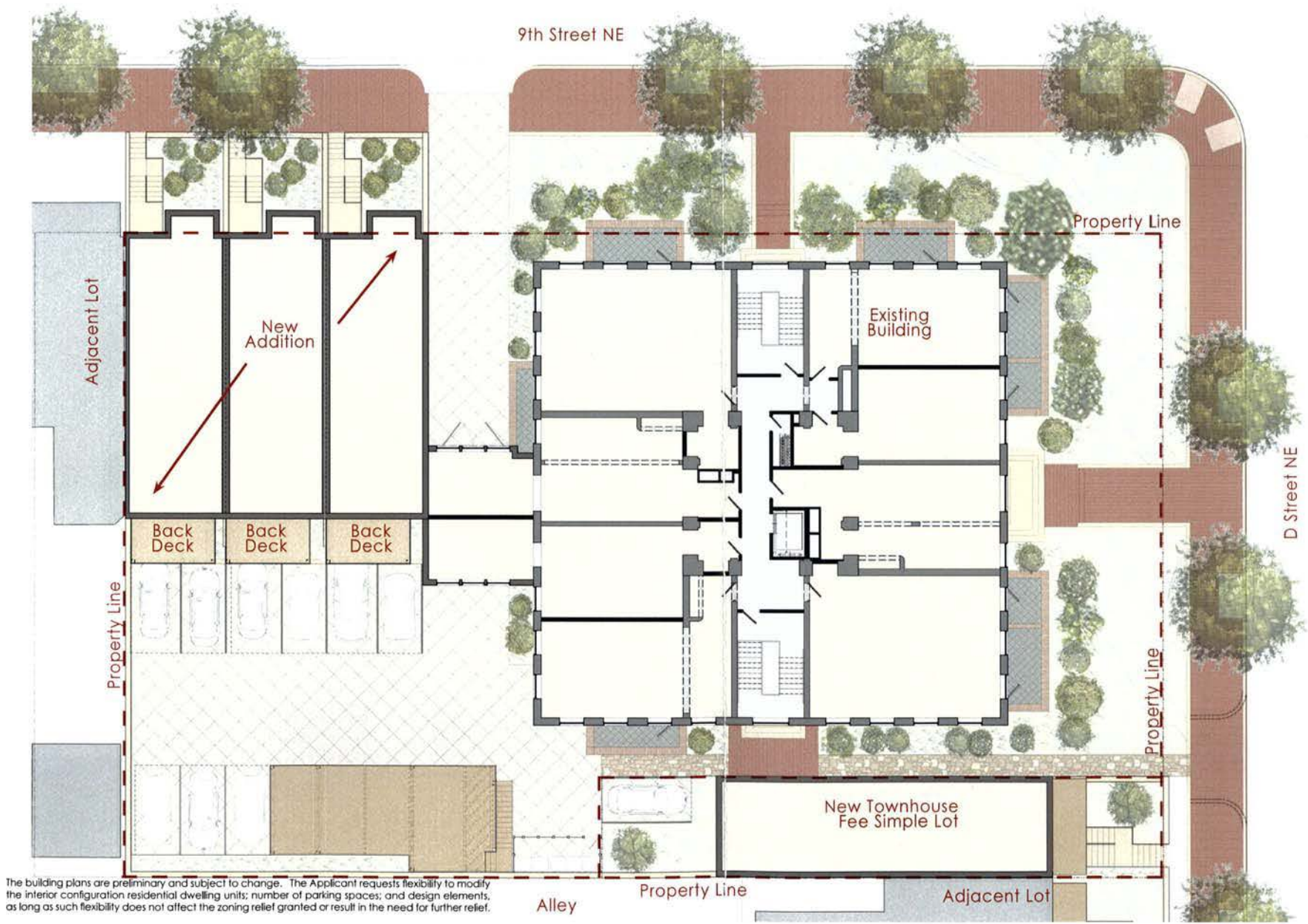


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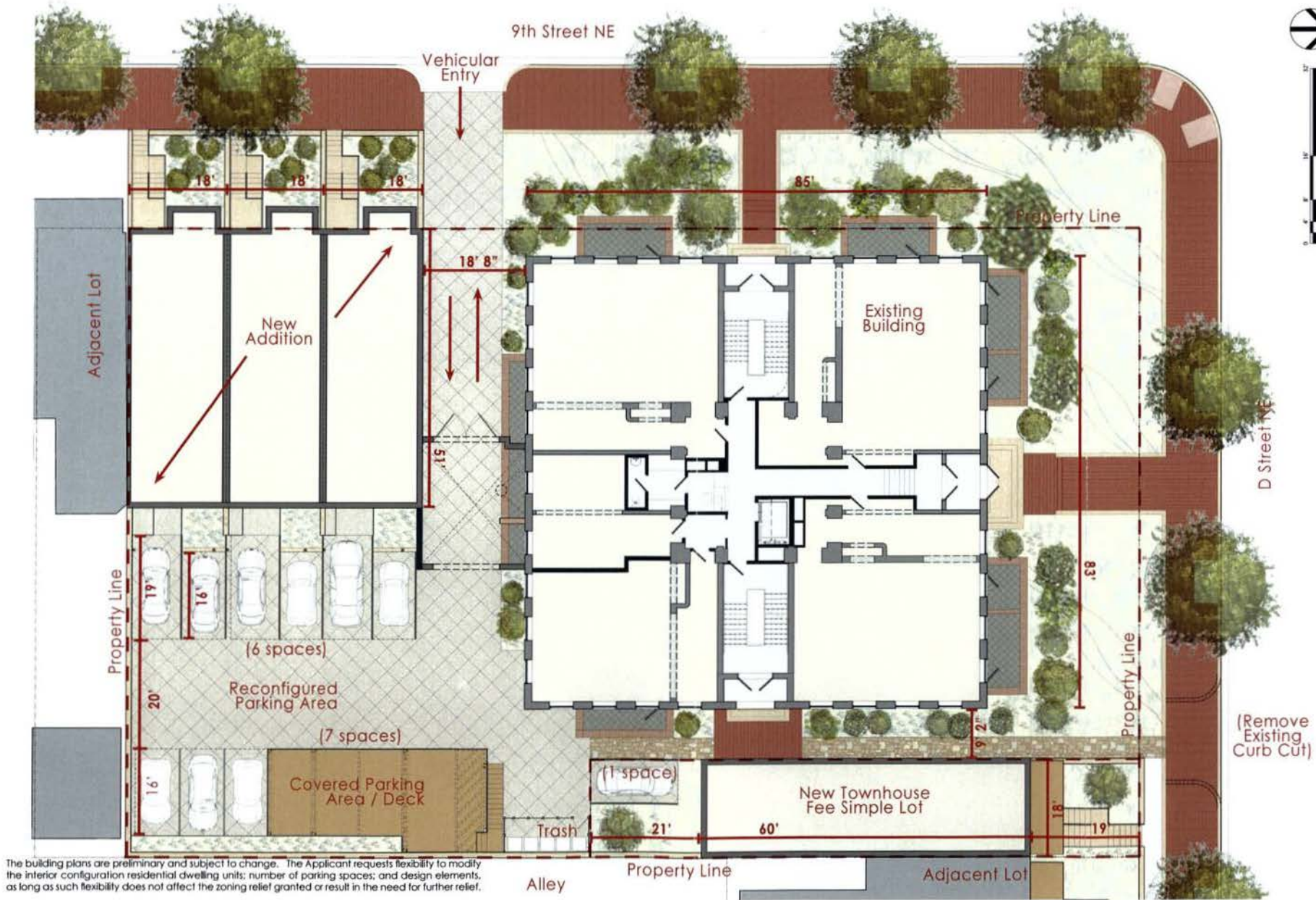
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09 Second Floor Plan



901 D Street NE

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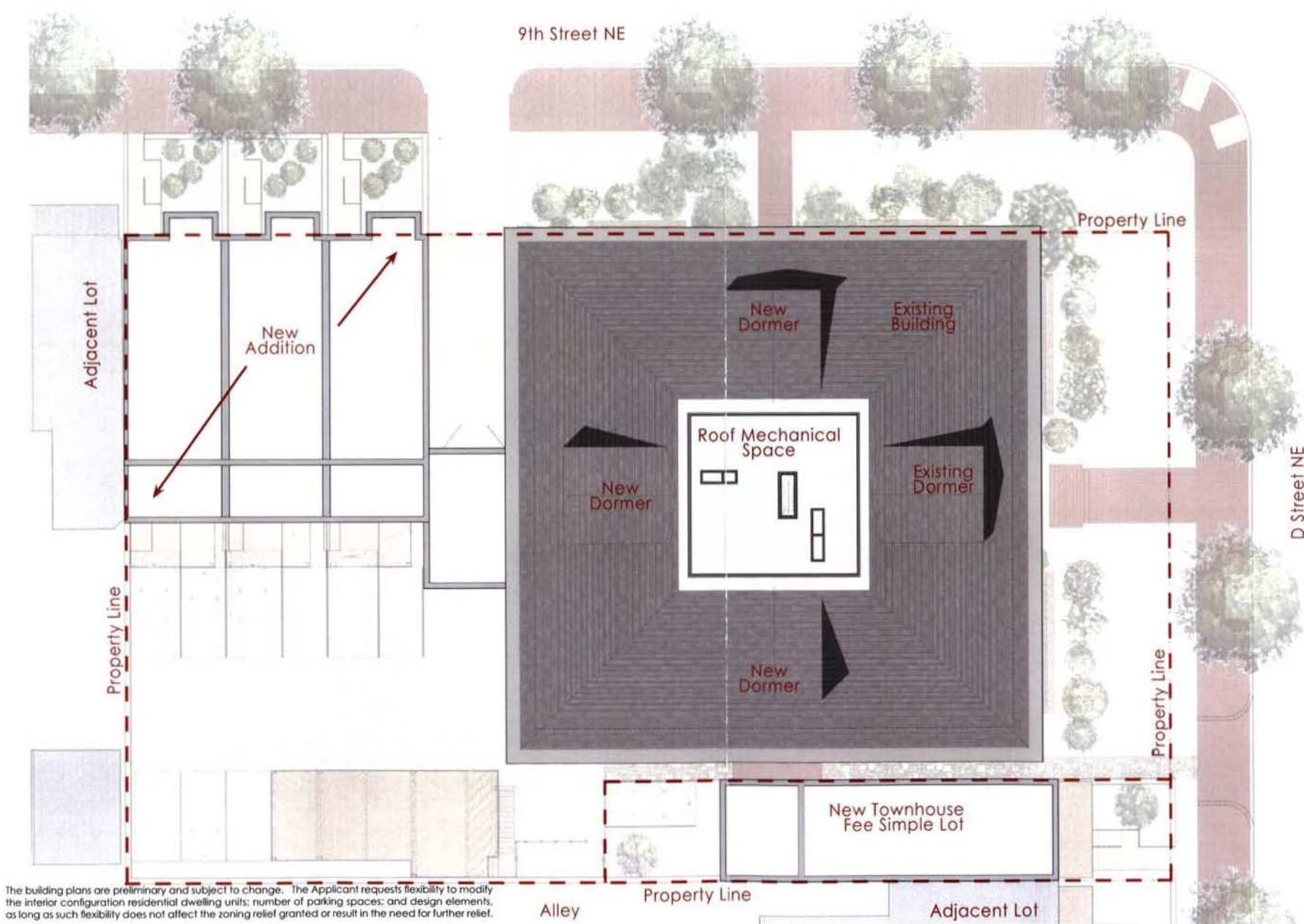
08 First Floor Plan

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CASRIEGLER ditto residential

(Remove Existing Curb Cut)



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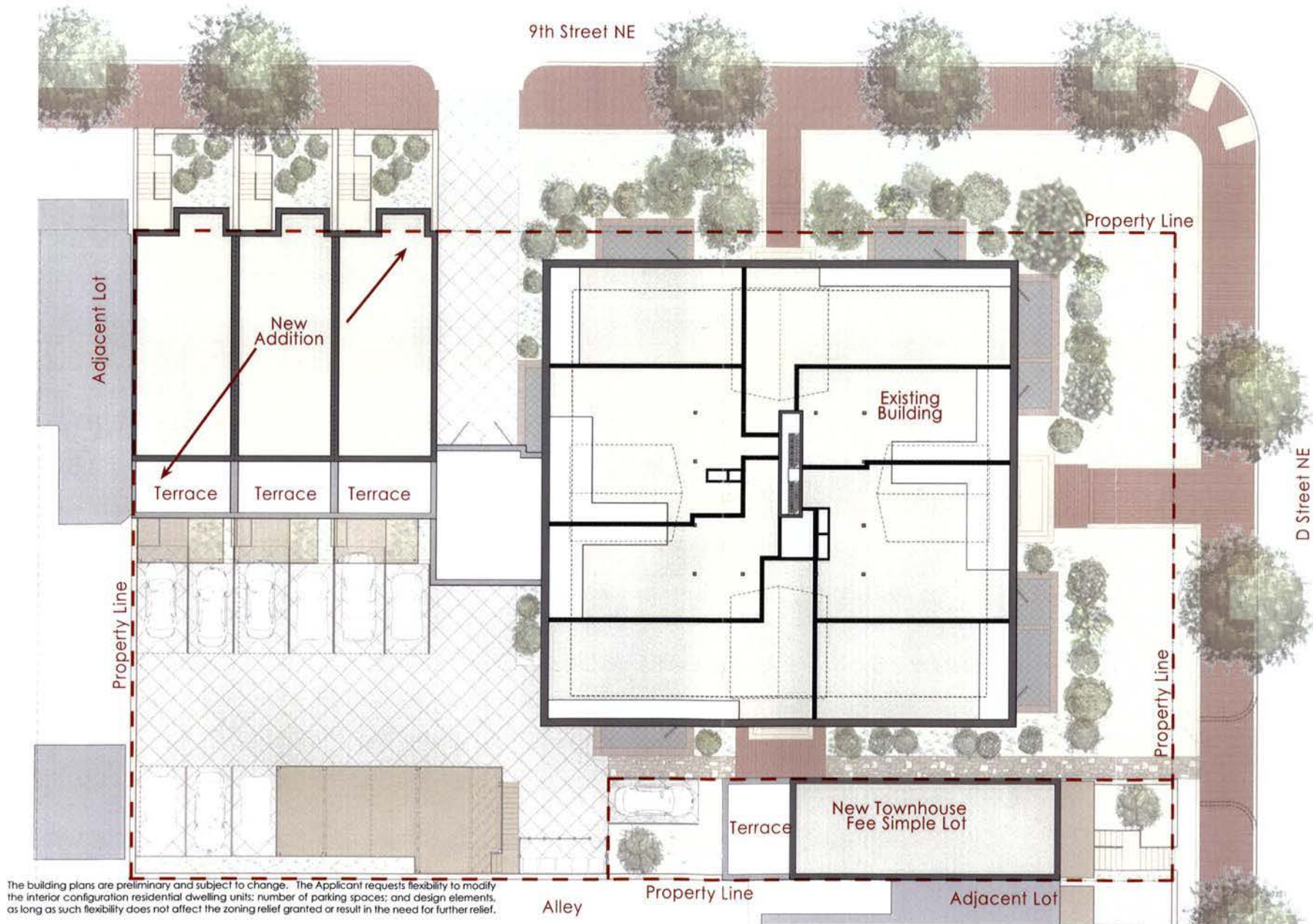
Edmonds School

R2L:ARCHITECTS

901 D Street NE

CAS Riegler ditto
residential

11 Roo Plan



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