

3RD & MASS

420-430 3RD STREET, NE
208, 214 & 236 MASSACHUSETTS AVENUE, NE
WASHINGTON, DC 20002

BZA SUBMITTAL
04.09.13
REVISED 04.17.13



3RD STREET ROWS



236 MASS AVE

DRAWING INDEX

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OWNER
THE HERITAGE FOUNDATION
214 MASSACHUSETTS AVENUE, NE
WASHINGTON, DC 20002
TEL: 202.808.6270

3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC
730 11TH STREET, NW, 4TH FLOOR
WASHINGTON, DC 20001
TEL: 202.942.3900

ARCHITECTS
NELSON ARCHITECTS, PC
1001 K STREET, NW, SUITE 835
WASHINGTON, DC 20001
TEL: 202.737.4800

CUNNINGHAM QUILL
ARCHITECTS PLLC
1054 31st STREET NW, SUITE 315
WASHINGTON, DC 20007
TEL: 202.337.0092

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

Board of Zoning Adjustment
District of Columbia
CASE NO.18531
EXHIBIT NO.54A

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

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SK&A, PLLC (STRUCTURAL)

ZONING DATA

SQUARE / LOT:

SQUARE 755 / LOT 3, 849, 838, 26, 836, 36

ACCESSORY PARKING

	AREA	SPACES
P1	17,643 SF	27 (INCLUDES 6 RESIDENTIAL)
P2	16,533 SF	33
P3	16,533 SF	33
P4	6,205 SF	18
TOTAL	50,709 SF	93 (INCLUDES 6 RESIDENTIAL)
ABOVE GRADE EXIT STAIR/VENT	244 SF	
BELOW GRADE SERVICE CORRIDOR & EXIT STAIR	3,026 SF (470 SF IS INCLUDED IN 208 MASS FAR)	
EXIT STAIR & ELEVATOR LOBBY	800 SF (800 SF IS INCLUDED IN 214 MASS FAR)	

LOT AREA SUMMARY

	EXISTING	PROPOSED
LOT 3 (208 MASS AVE)	10,400 SF	10,400 SF NO CHANGE
LOT 849 (214 MASS AVE)	17,634 SF	13,954 SF
LOT 838 (236 MASS AVE)	5,832 SF	5,832 SF NO CHANGE
LOT 26	4,699 SF	N/A
LOT 836	3,624 SF	N/A
LOT 36	1,372 SF	N/A
ROWHOUSE #1	N/A	4,007 SF
ROWHOUSE #2	N/A	1,900 SF
ROWHOUSE #3	N/A	1,900 SF
ROWHOUSE #4	N/A	1,900 SF
ROWHOUSE #5	N/A	1,889 SF
ROWHOUSE #6	N/A	1,911 SF
PORTION OF LOT 839	137 SF	N/A
TOTAL	43,693 SF	43,693 SF

AREA BREAKDOWN INCLUDED IN FAR

	EXISTING GSF	PROPOSED NEW GSF	TOTAL GSF
208 MASS AVE	55,851 SF	595 SF	56,446 SF
214 MASS AVE	67,744 SF	800 SF	68,544 SF
236 MASS AVE	32,818 SF	NO CHANGE	32,818 SF
ROWHOUSE #1	N/A	3,643 SF	3,643 SF
ROWHOUSE #2	N/A	3,420 SF	3,420 SF
ROWHOUSE #3	N/A	3,420 SF	3,420 SF
ROWHOUSE #4	N/A	3,420 SF	3,420 SF
ROWHOUSE #5	N/A	3,375 SF	3,375 SF
ROWHOUSE #6	N/A	3,465 SF	3,465 SF

	PERMITTED / REQUIRED	208 MASS AVE EXISTING	208 MASS AVE PROPOSED	214 MASS AVE EXISTING	214 MASS AVE PROPOSED	236 MASS AVE EXISTING	236 MASS AVE PROPOSED
ZONE:	CAP / CHC / C-2-A	5.37 FAR	5.43 FAR	3.84 FAR	4.91 FAR	5.63 FAR	5.63 FAR
FAR:	2.5 MAX (ALL USES)	89'-10.5" / 8 STORIES	89'-10.5" / 8 STORIES NO CHANGE	89'-0" / 8 STORIES	89'-0" / 8 STORIES NO CHANGE	70'-0" / 6 STORIES	70'-0" / 6 STORIES NO CHANGE
HEIGHT / STORIES:	40 FT / 3 STORIES	68 %	72%	52%	72%	88%	88% NO CHANGE
LOT OCCUPANCY:	100% (COMMERCIAL); 60% (RESIDENTIAL)	17 FT	17 FT NO CHANGE	VARIES 25 FT TO 60 FT	VARIES 62'-7"	0'	0' NO CHANGE
REAR YARD:	15 FT	NONE	NONE NO CHANGE	NONE	NONE NO CHANGE	NONE	NONE NO CHANGE
SIDE YARD:	NONE, IF PROVIDED 2'/FT BUT NOT < 6 FT	34 SHARED W/ 214 MASS	87 SHARED W/ 214 MASS (EXCLUDING 6 RESIDENTIAL SPACES)	34 SHARED W/ 208 MASS	87 SHARED W/ 208 MASS (EXCLUDING 6 RESIDENTIAL SPACES)	NONE	NONE
PARKING:							
OFFICE:	IN EXCESS OF 2,000 SF, 1 SPACE FOR EACH ADDITIONAL 600 SF OF GROSS FLOOR AREA & CELLAR FLOOR AREA NOTE: PURSUANT TO SECTION 2120, PARKING IS NOT REQUIRED FOR HISTORIC BUILDINGS						
RESIDENTIAL:	1 FOR EACH 2 DWELLING UNITS						

	PERMITTED / REQUIRED	ROWHOUSE #1 PROPOSED	ROWHOUSE #2 PROPOSED	ROWHOUSE #3 PROPOSED	ROWHOUSE #4 PROPOSED	ROWHOUSE #5 PROPOSED	ROWHOUSE #6 PROPOSED
ZONE:	CAP / R-4	0.9	1.8	1.8	1.8	1.8	1.8
FAR:	1.8 MAX	4,007 SF	1,900 SF	1,900 SF	1,900 SF	1,889 SF	1,911 SF
MIN. LOT:	1,800 SF	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES
HEIGHT / STORIES:	40 FT / 3 STORIES	53%	60%	60%	60%	60%	60%
LOT OCCUPANCY:	60%	40'-0"	40'-0"	40'-0"	40'-0"	38'-0"	38'-0"
REAR YARD:	20 FT	NONE	NONE	NONE	NONE	NONE	NONE
SIDE YARD:	NONE, IF PROVIDED 3'/FT BUT NOT < 8 FT	1	1	1	1	1	1
PARKING:	1 PER EACH DWELLING UNIT						

3RD & MASS PROJECT DATA

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3RD STREET ROWHOUSES
PARKING 3 PLAN

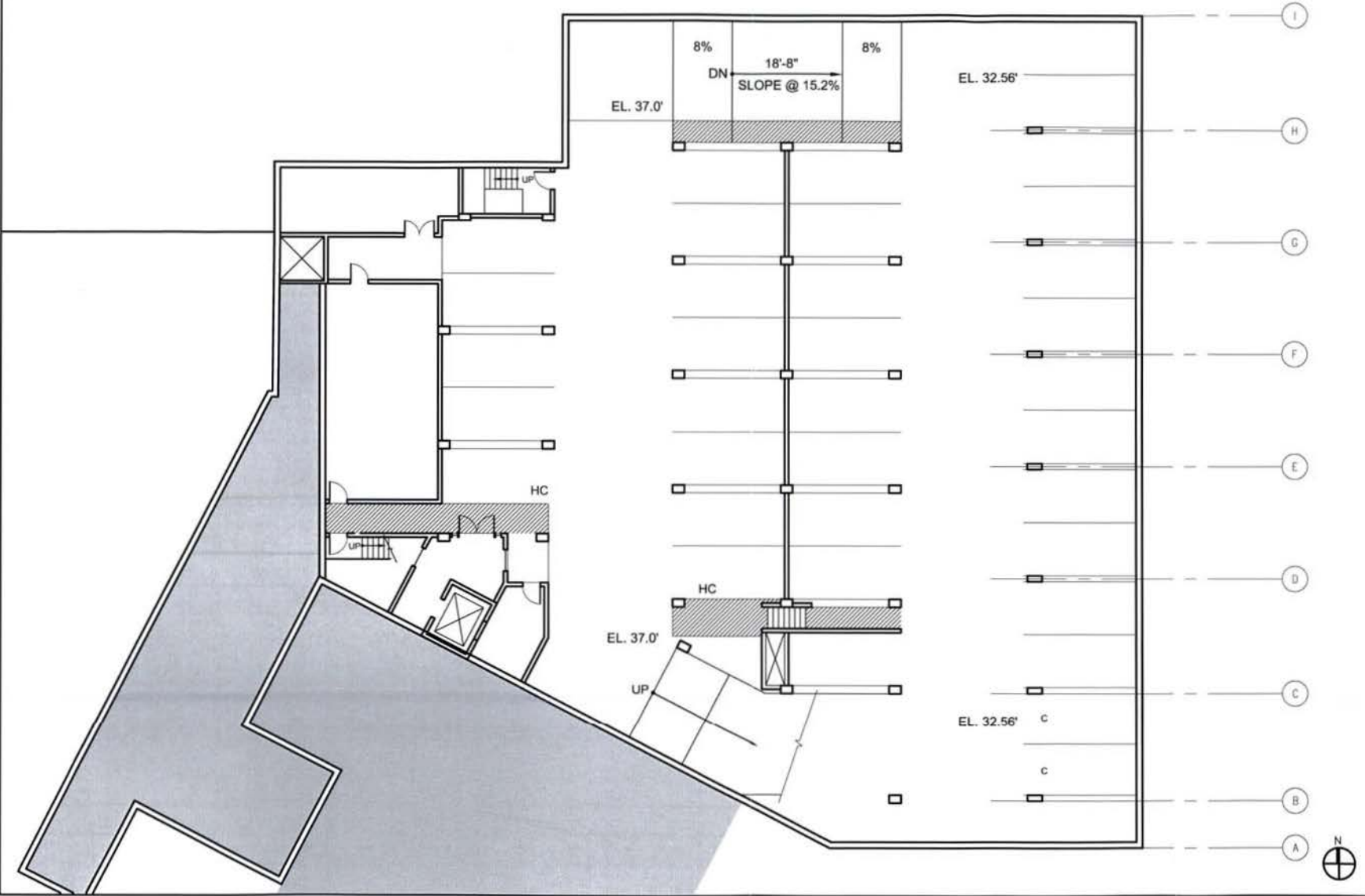
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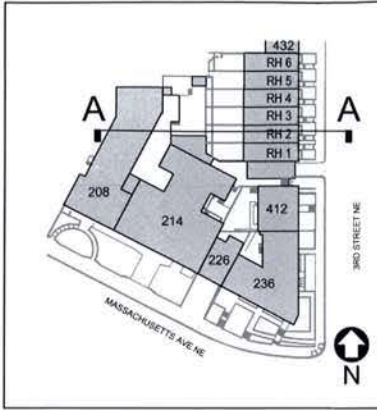
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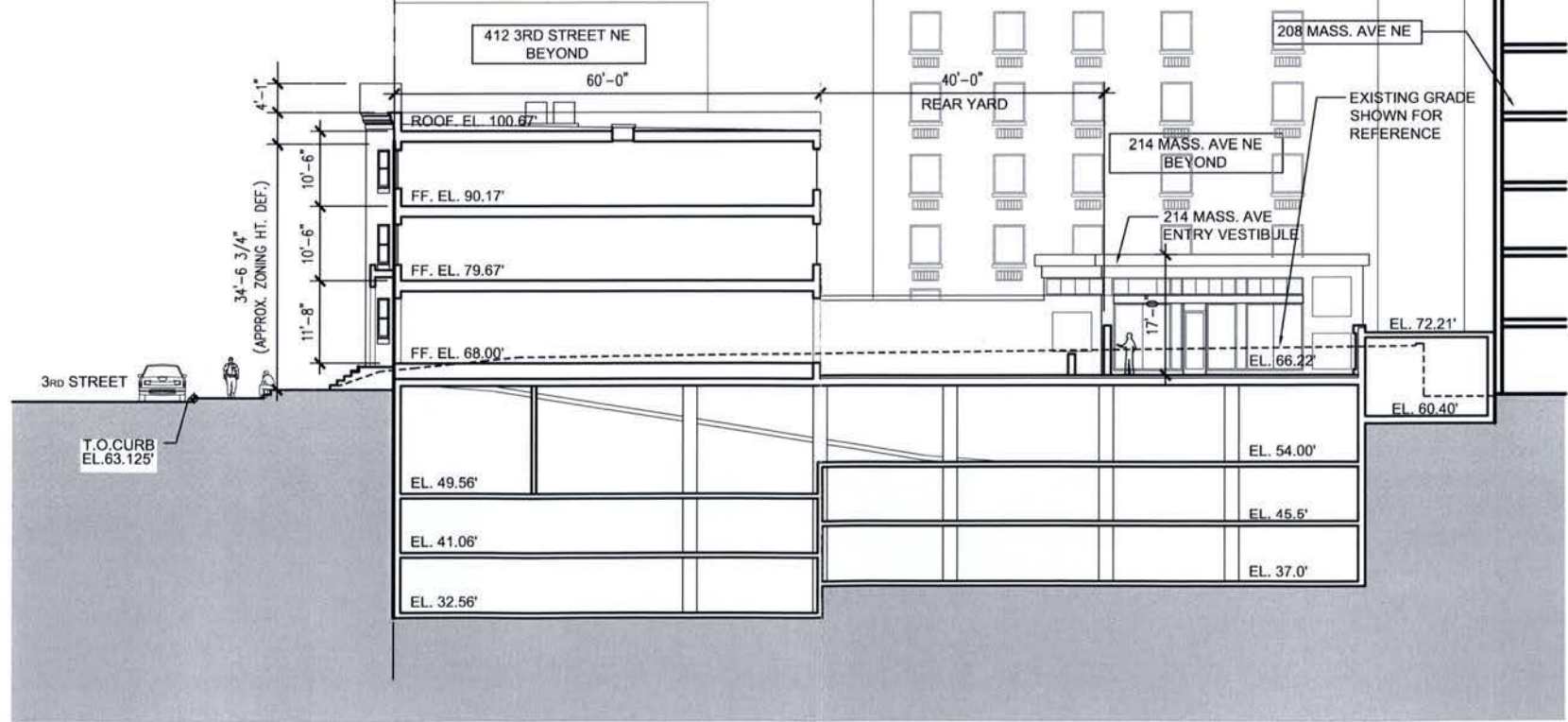
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208
214
226
236
412
432
RH 6
RH 5
RH 4
RH 3
RH 2
RH 1
3RD STREET NE
MASSACHUSETTS AVE NE

PROPERTY LINE



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

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3RD STREET ROWHOUSES
SECTION AA E/W
THRU ROWHOUSE & REAR YARDS

SCALE: 1/16" = 1'-0"

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