

1350 MARYLAND AVE WASHINGTON, DC 20002



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1350 MARYLAND AVE NE

1350 Maryland Ave, NE
WASHINGTON, DC 20002
Square: 1027 Lot No: 141, 142, 143 & 849 Zone: C-3-A

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COVER SHEET A 0-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18550
EXHIBIT NO.23A



1. ADJACENT PROPERTY ALONG 14TH ST NE



2. ADJACENT PROPERTIES ALONG MARYLAND AVE NE



3. VIEW ACROSS MARYLAND AVE NE



4. VIEW OF OPPOSITE CORNER



5. VIEW OF PROPERTY ACROSS 14TH ST NE

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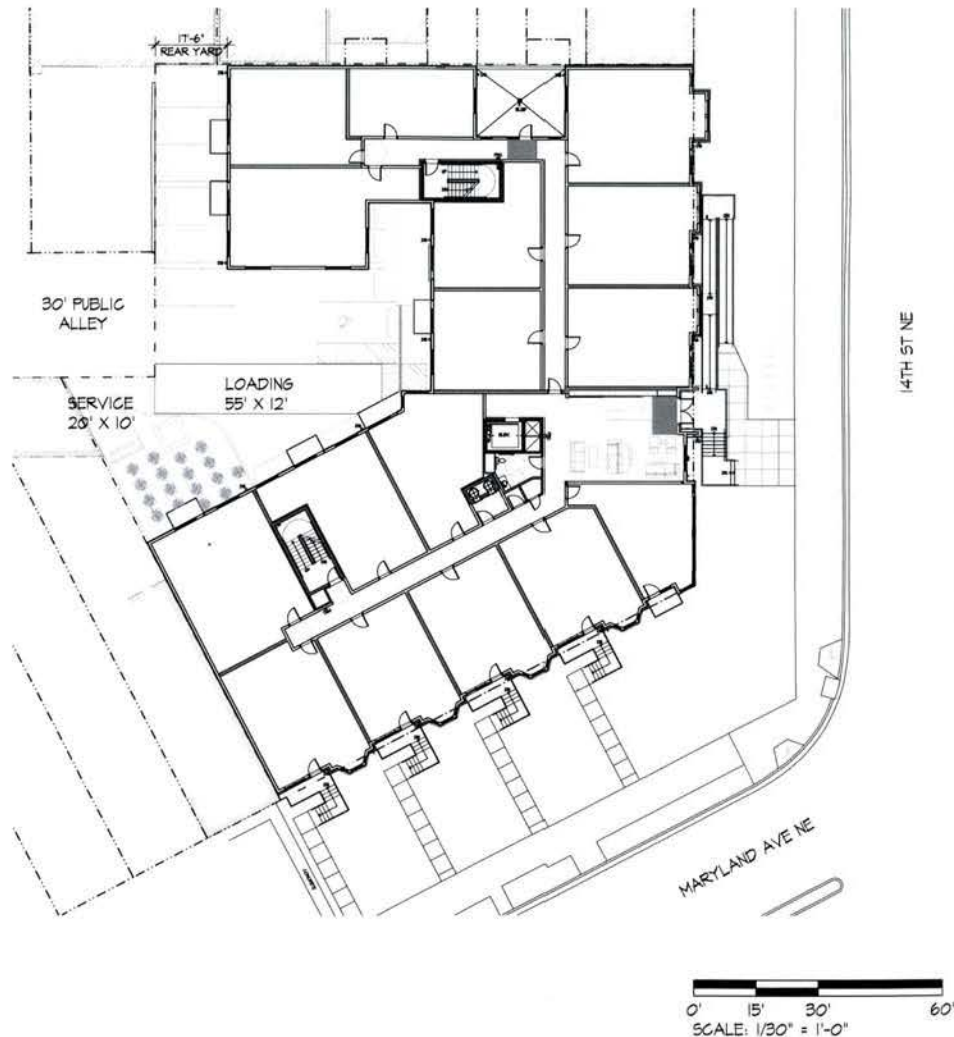
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EXISTING CONTEXT | A-0-1

04/22/2013



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PROJECT DESCRIPTION

New construction, 5 Stories of residential units (84 Units Total) over one story parking garage.

ZONING CRITERIA

SPECIFICATIONS	REQUIRED SCHEME	PROVIDED	RELIEF & CALCS.
Zoning District	C-3-A		
Lot Area	20,123		
Lot Occupancy	80% (16,098 sf) - with IZ	74% (14,986 SF)	
Total Permitted FAR	4.0 (80,492 SF)	3.7 (74,512 SF)	
Gross SF		89,420 SF	
Height	65'-0"	61'-6"	
Stories	No Limit	5	
Side Yard Setback	None required, if provided, 3"/ft. per bldg. height, but not less than 8'-0".	None provided	
Rear Yard Setback	2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet	17'-6"	Calculation: 2.5" x 61.5' = 12'-10"
Penthouse Height	18'-6"	9'-10"	
Parking Spaces	1 space per 2 units= 42	43	Calculation 84 Units/2= 42
Parking Location	Parking spaces provided within a structure shall be located at least 20' from all lot lines that abut public streets, unless the ceilings of all parking levels are at or below the grade of the adjacent public sidewalk at all points along the building frontage (DC Zoning 2116.12)		BZA Relief needed
Parking space size			
Accessible space	10'-0" x 19'-0"	1	With 5'-0" unloading area.
Regular size	9'-0" x 19'-0"	35	
Compact size	8'-0" x 16'-0"	6	
Van size	10'-0" x 19'-0"	1	
One-way driveway width	Minimum 12'-0"	N/A	Two way circulation throughout.
Two-way driveway width	Minimum 14'-0"	14'-0"	
Aisle width	Minimum 20'-0"	20'-0"	For 90 degree parking.
Loading Berth (Residential)	1 @ 55' deep	1 @ 55' deep	
Loading Platform (Residential)	1 @ 200 SF	1 @ 200 SF	
Loading Space (Residential)	1 @ 20'-0" deep	1 @ 20'-0" deep	
Bicycle Parking Spaces	1 per 3 units= 28	28	DDOT's requirements Calculation (84 units/3)

SITE PLAN & PROJECT INFORMATION

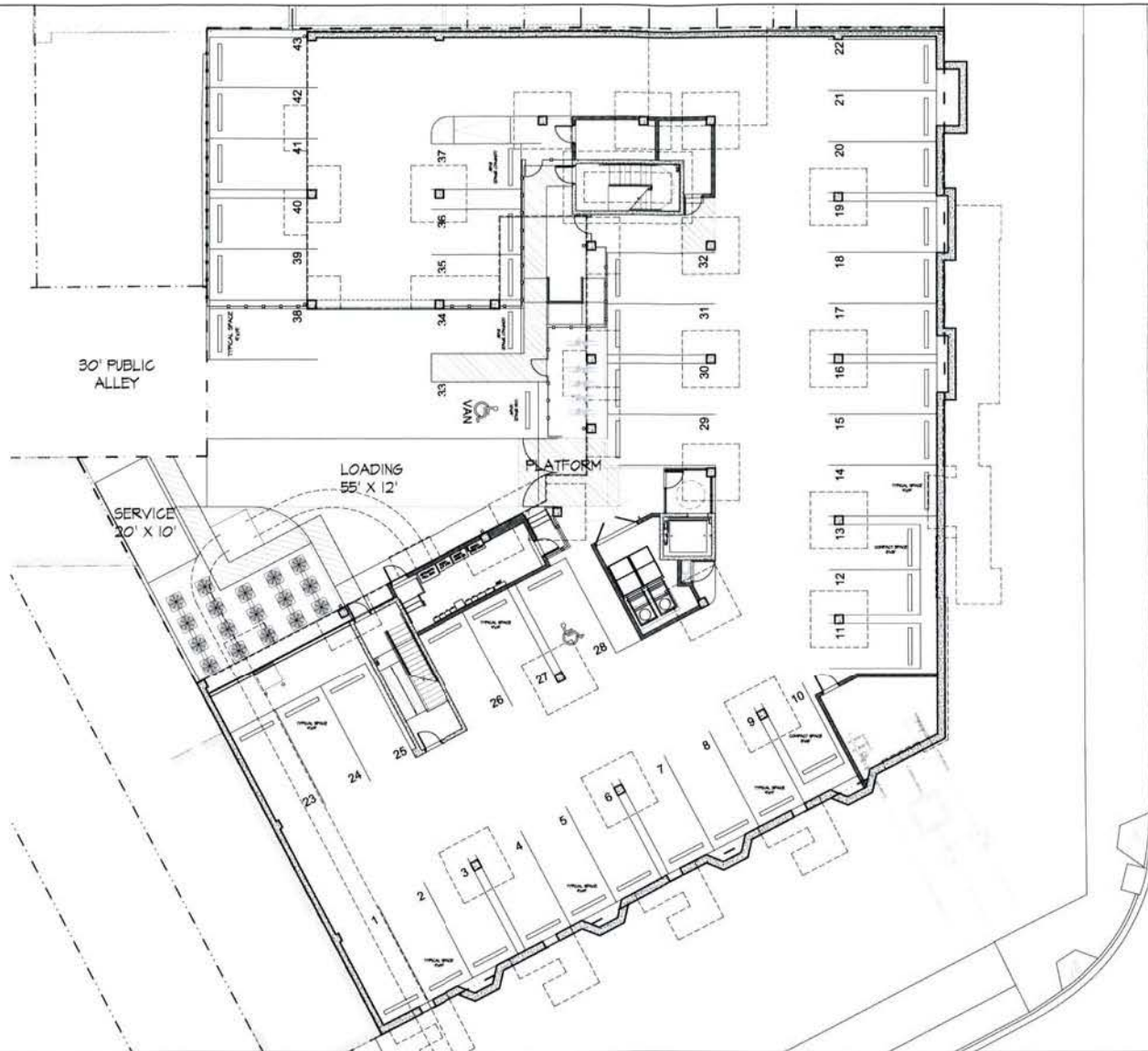
A 1-0

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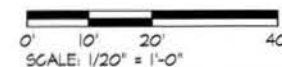
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PARKING FLOOR PLAN A 1-1

04/22/2013



- LOADING
- NEW RETAINING WALL
- NEW GARAGE RAMP
- LOST BICYCLE PARKING
- LOST PARKING (5 SPACES)
- SERVICE LOADING



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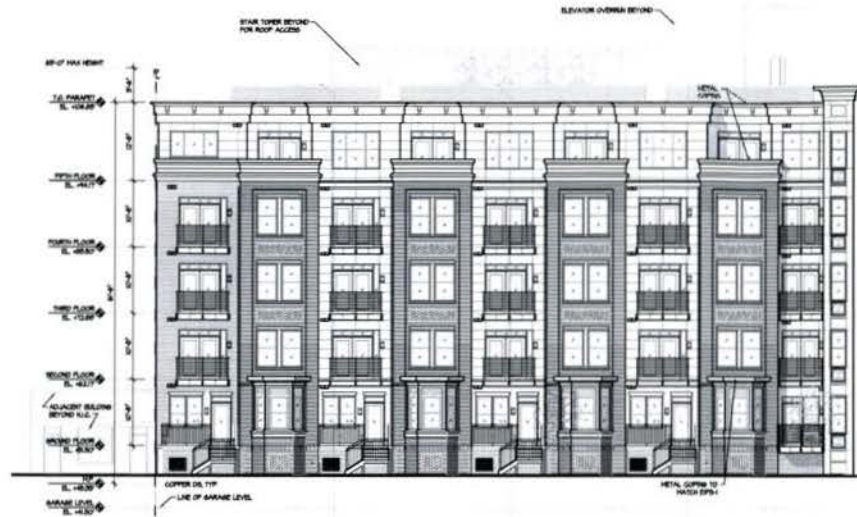
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PARKING IMPACT | A 1-2

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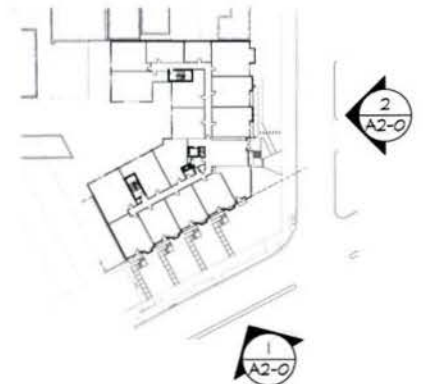


1 MARYLAND AVE ELEVATION
SCALE: 1/20" = 1'-0"



2 14TH ST ELEVATION
SCALE: 1/20" = 1'-0"

KEY PLAN



0' 10' 20' 40'
SCALE: 1/20" = 1'-0"

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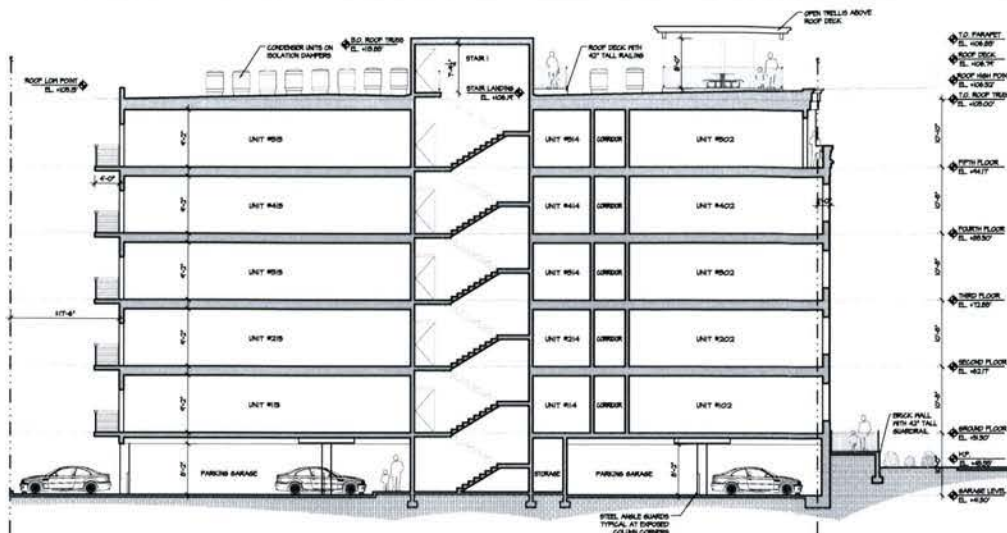
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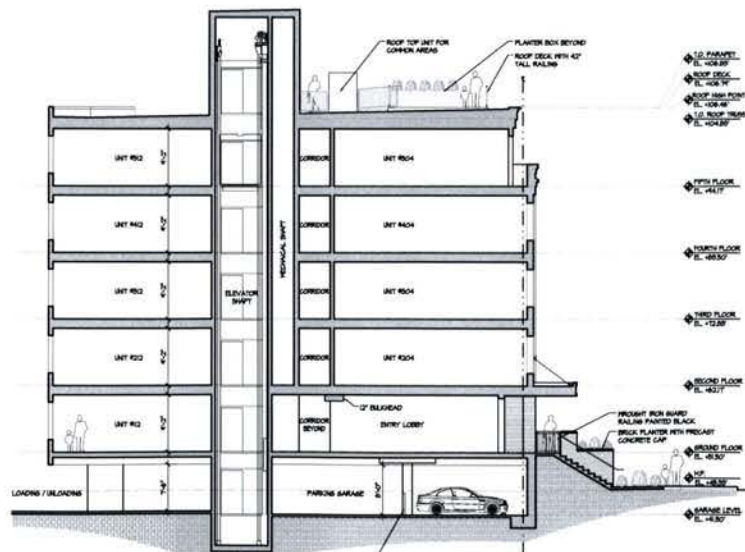
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ELEVATIONS | A 2-0

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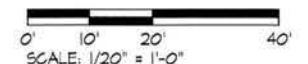
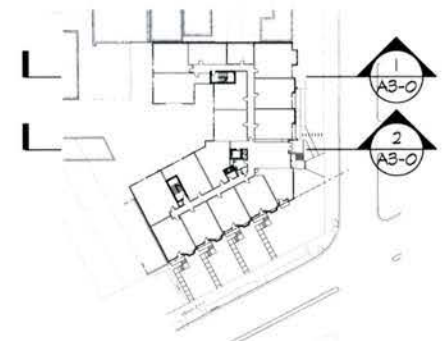


1 BUILDING SECTION
A3-0 SCALE: 1/20" = 1'-0"



2 BUILDING SECTION
A3-0 SCALE: 1/20" = 1'-0"

KEYPLAN



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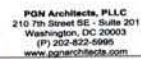
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SECTIONS | A3-0

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PERSPECTIVE | A 4-0

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