

**BZA Hearing for
1350 MARYLAND AVE, NE
WASHINGTON, DC
Square: 1027
Lots: 141, 142, 143 & 849
May 7, 2013**

MAY 7 2013

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18550

EXHIBIT NO. 29



SPECIAL EXCEPTION

NEW BUILDING, H ST OVERLAY

A special exception under Section 1320.4(f) for a new building on a lot with more than 6,000 square feet of land area in the H Street Overlay.

BZA RELIEF REQUESTED

PARKING

Requesting BZA relief from Zoning Regulation 2116.12 to locate the parking spaces at least 20' from all lot lines that abut public streets.

ROOF STRUCTURES

Requesting BZA relief from Zoning Regulation 411.11. Roof structures of unequal height; one part of roof structure does not meet strict setback requirement.



Architects, PLLC

1350 MARYLAND AVE, NE
Board of Zoning Adjustment
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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

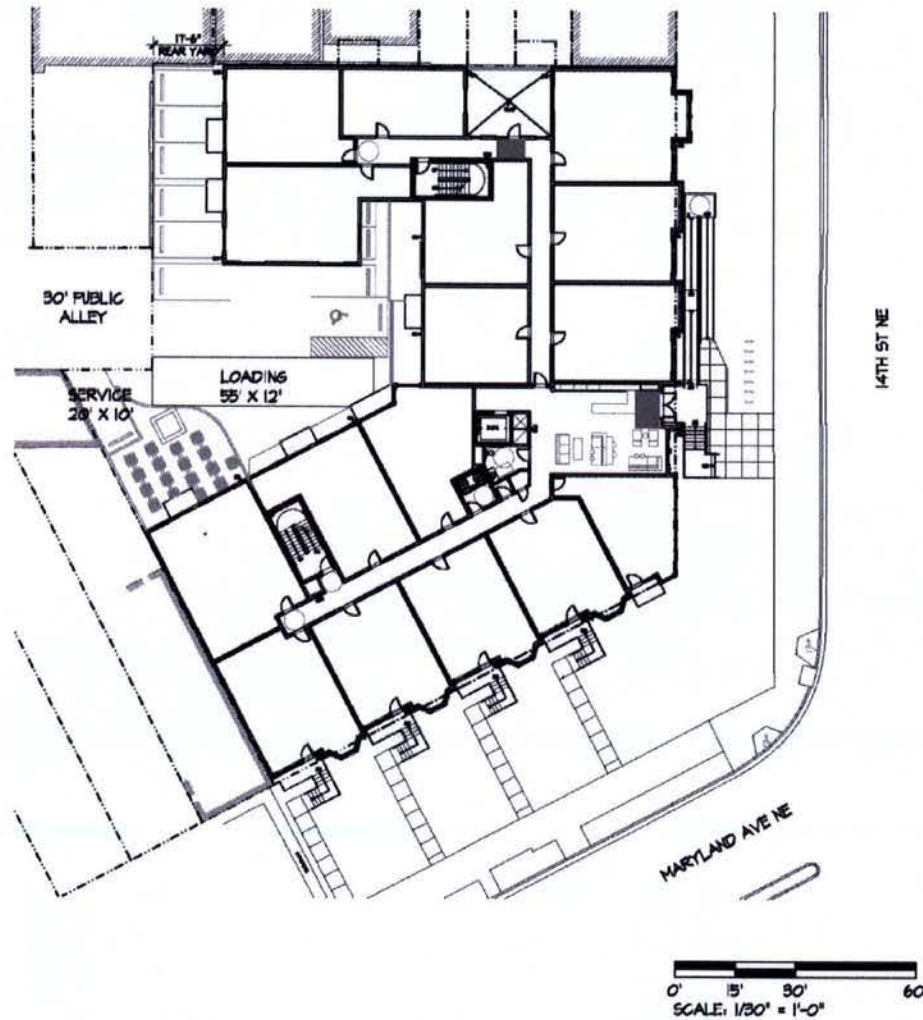


5. VIEW OF PROPERTY ACROSS 14TH ST NE

SURROUNDING CONTEXT



ALLEY CONTEXT



SITE PLAN & PROJECT INFORMATION

PROJECT DESCRIPTION

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

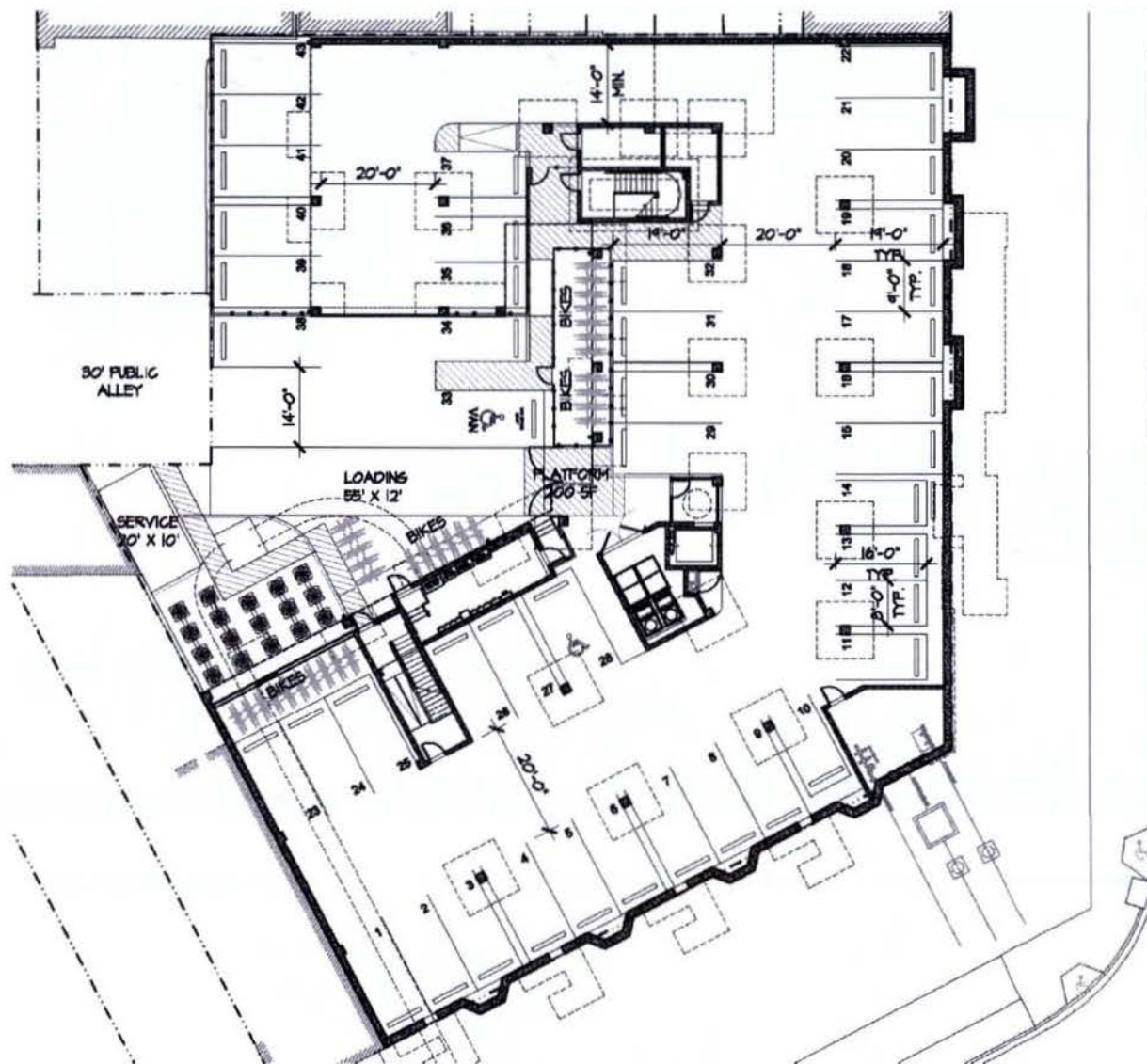
ZONING CRITERIA

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) / 4.8 (96,590 SF) with IZ	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"	
Penthouse FAR	0.37 (7,445 SF)	0.04 (793 SF)	
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)

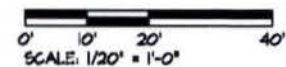


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PARKING LEVEL PLAN





LEGEND

- LOADING
- NEW RETAINING WALL
- NEW GARAGE RAMP
- LOST BICYCLE PARKING
- LOST PARKING (5 SPACES)
- SERVICE LOADING
- 20' SETBACK FROM STREET

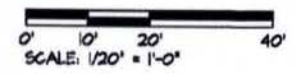
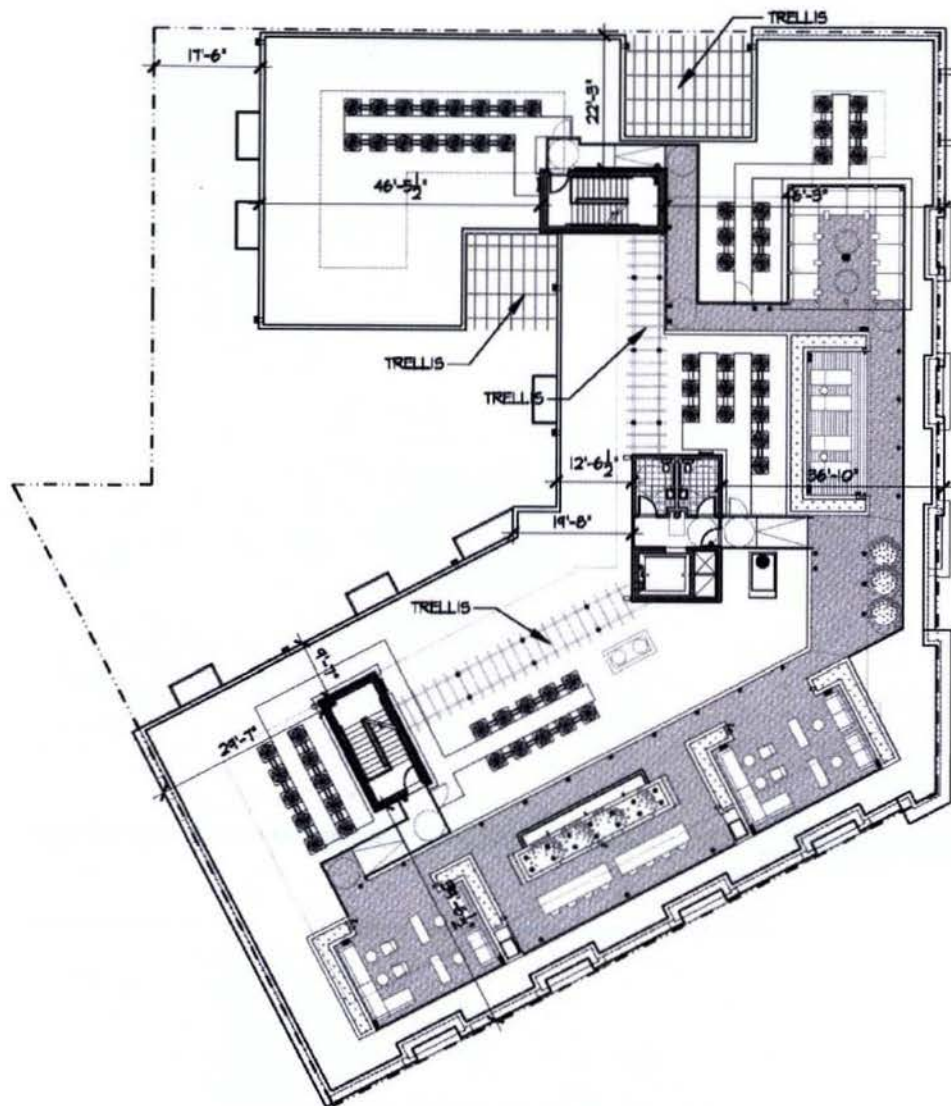
0' 10' 20' 40'
SCALE: 1/20" = 1'-0"

PARKING IMPACT

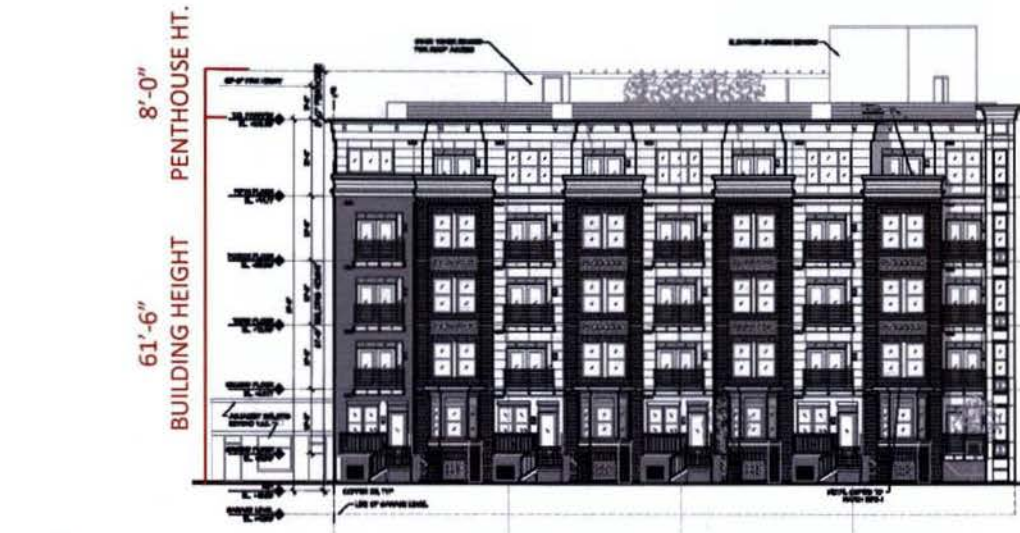


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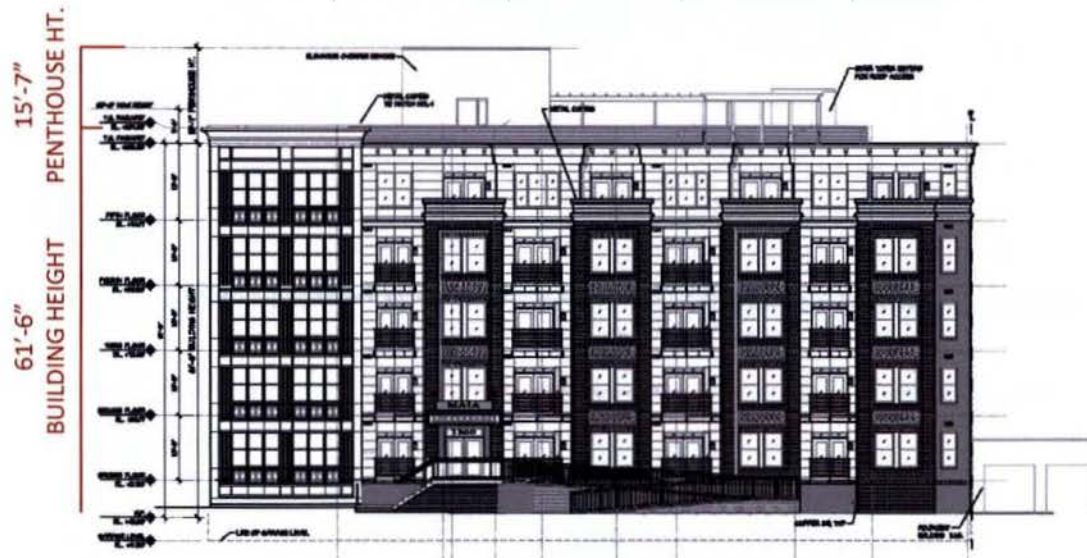
1350 MARYLAND AVE, NE



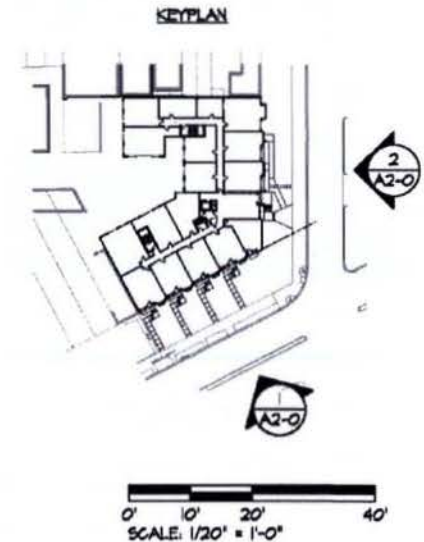
ROOF PLAN



1 MARYLAND AVE ELEVATION
A2-0 SCALE: 1/20" = 1'-0"



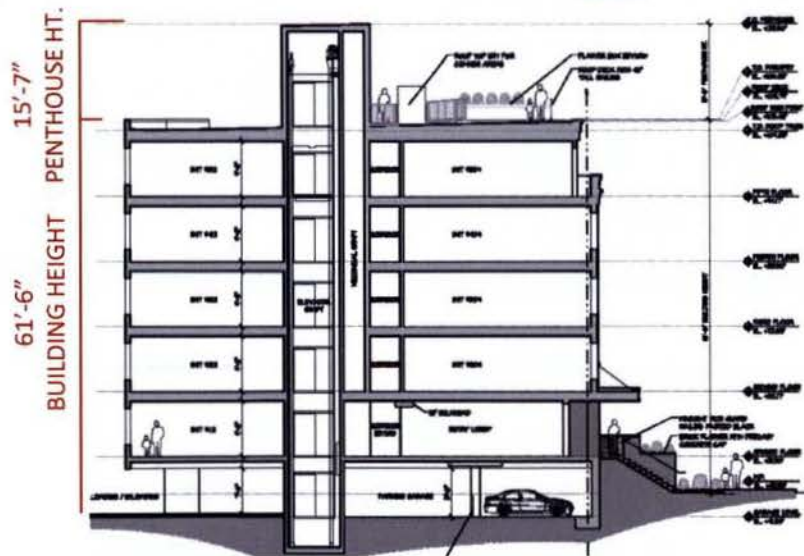
2 14TH ST ELEVATION
A2-0 SCALE: 1/20" = 1'-0"



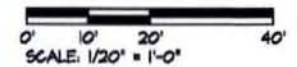
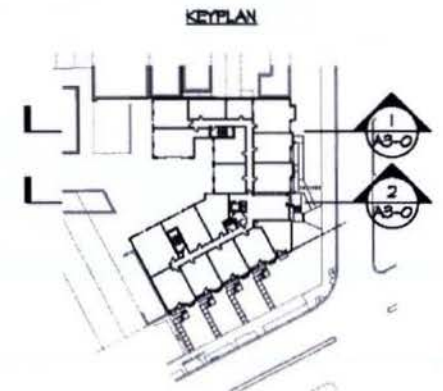
ELEVATIONS



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



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



SECTIONS



NOTES: Dimensions determined by GPS
 Measurements shown are not to scale
 "AS SHOWN" AND "AS BUILT" ARE NOT
 GUARANTEED. EACH OWNER AND USER
 TAKES RESPONSIBILITY FOR VERIFICATION.

The Designer has prepared this plan for the following:
 For: _____
 At: _____
 Date: _____
 PLANS PENDING PERMITS/AGENCY APPROVAL

CIRCULATION PLAN



PERSPECTIVE



Architects, PLLC

1350 **MARYLAND AVE, NE**