



ZONING DATA

PROJECT: MILLERS COURT, NE
WASHINGTON, DC 20002

OWNER: JOHN FITZGERALD
FITZGERALD PROPERTIES
1447-G1 DOLLEY MADISON BLVD
MCLEAN, VA 22101

ARCHITECT: NELSON ARCHITECTS, PC
1003 K STREET, NW, SUITE 835
WASHINGTON, DC 20001
202.737.4800

SQUARE/LOT 0786 / 0827 & 22
ZONE CAP / R-4
NEIGHBORHOOD: CAPITOL HILL
LOT AREA: 971 SF
FLOOR AREA 1,912 SF
EXISTING UNITS 2 GARAGES
PROPOSED UNITS 1 FAMILY DWELLING AND GARAGE

	REQUIRED/ALLOWED	PROPOSED
MIN. LOT AREA	1,800 SF	971 SF (VARIANCE REQUESTED)
MIN. LOT WIDTH	18 FT	37.21 FT
F.A.R.	1.8	1.97 (VARIANCE REQUESTED)
HEIGHT/STORIES:	40 FT./3 STORIES	22 FT/2 STORIES
LOT OCCUPANCY		
ROW DWELLING:	60%	98.5% (VARIANCE REQUESTED)
REAR YARD:	20 FT.	NONE (VARIANCE REQUESTED)
SIDE YARD:	NONE/ 8' MIN. IF PROVIDED	NONE
PARKING:	1 FOR EACH DWELLING UNIT	1 SPACE (GARAGE)

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MILLERS COURT, NE WASHINGTON, DC

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FITZGERALD PROPERTIES

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18651
EXHIBIT NO. 14

BZA SUBMISSION

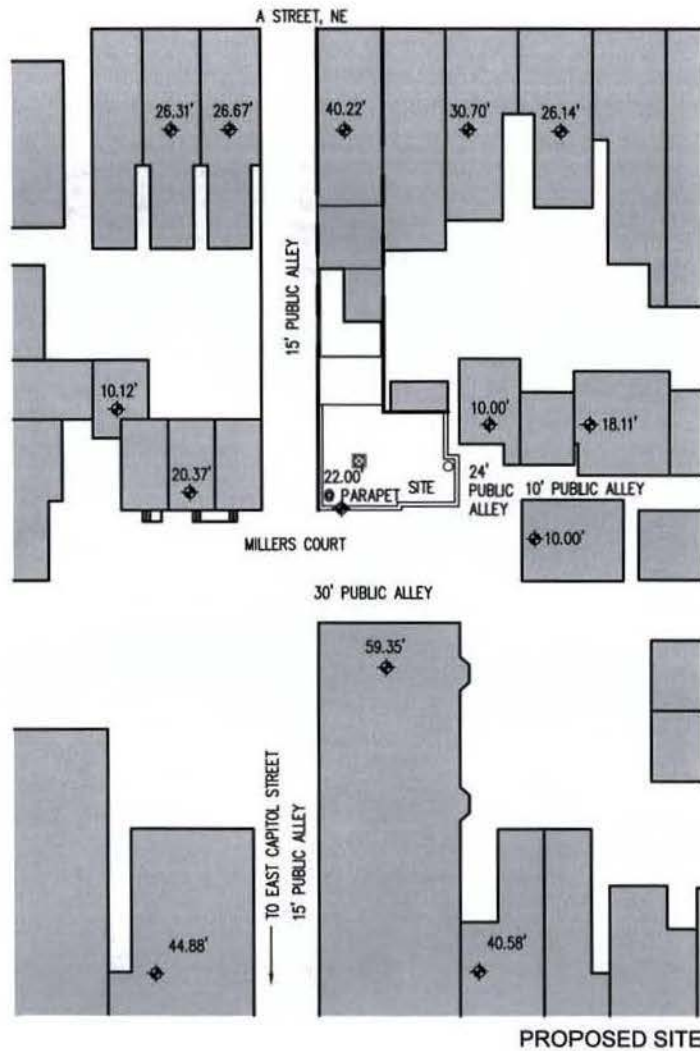
JUNE 2013

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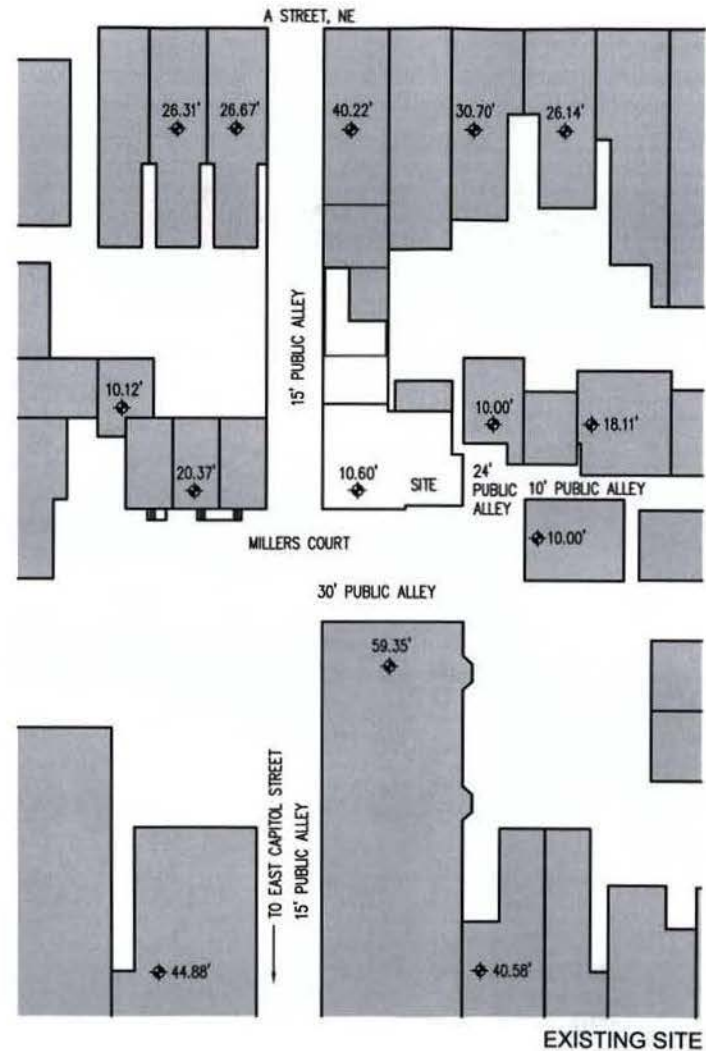
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18651
EXHIBIT NO. 14



PROPOSED SITE



EXISTING SITE

MILLERS COURT





A



B



C



D



E



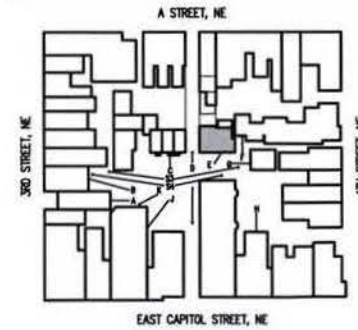
F



G



H



SITE PLAN
1/128" = 1'-0"



I



J



K

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MILLERS COURT

FITZGERALD PROPERTIES

SITE PHOTOGRAPHS

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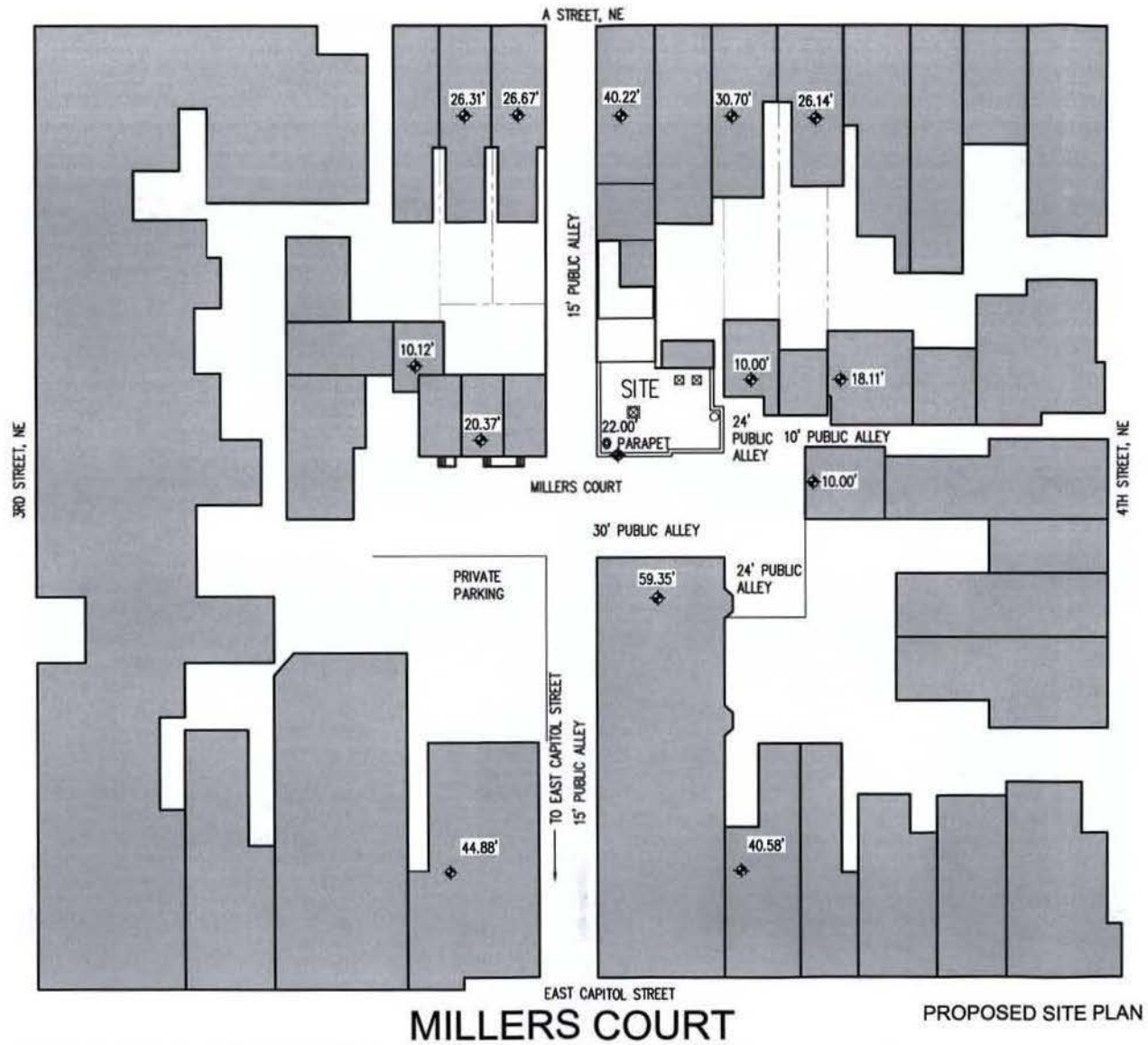
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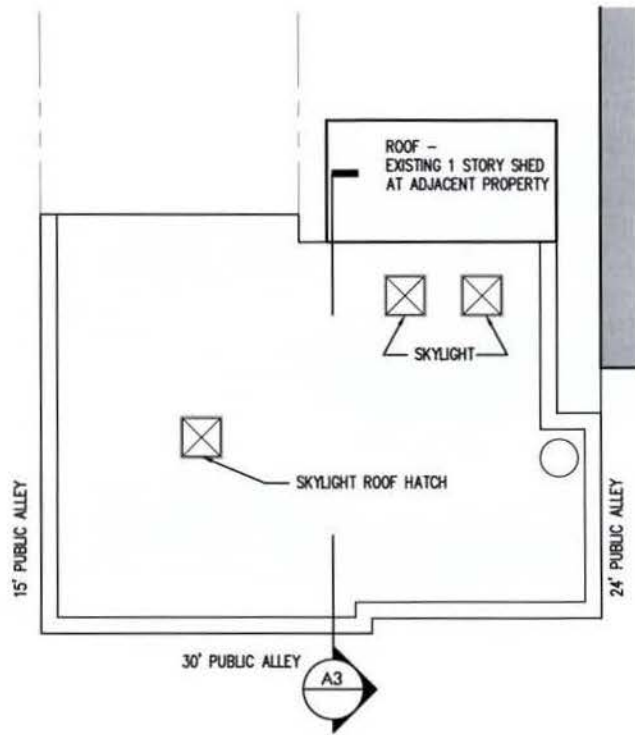
1003 K Street, NW
Washington, DC 20001

S3

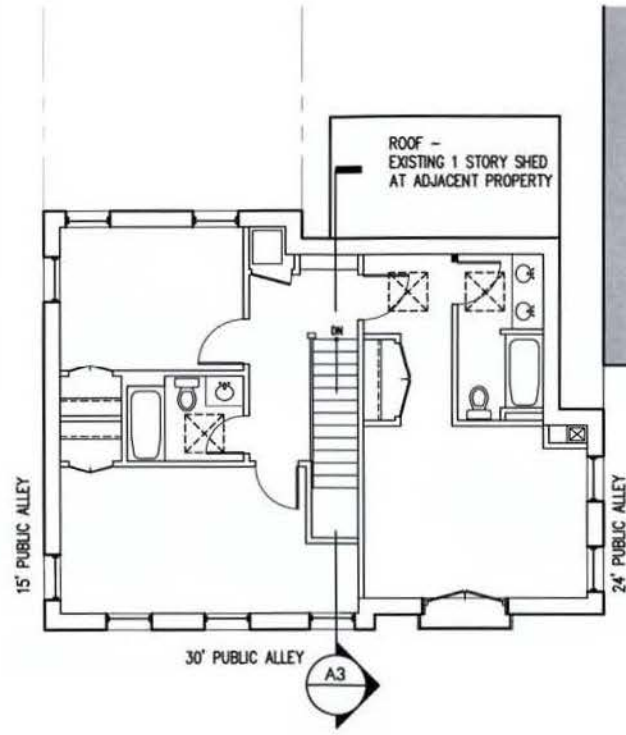


MILLERS COURT

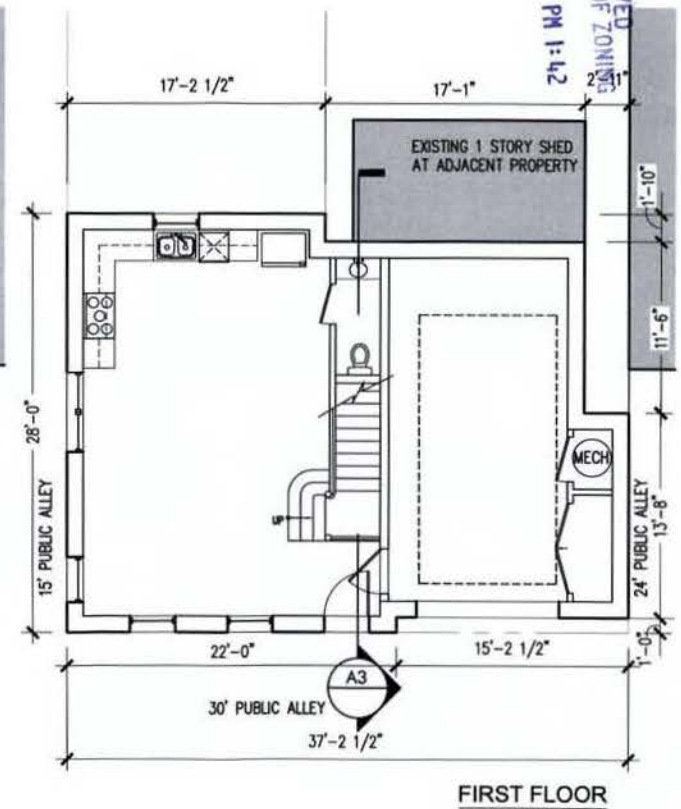




ROOF



SECOND FLOOR



FIRST FLOOR

MILLERS COURT

FITZGERALD PROPERTIES

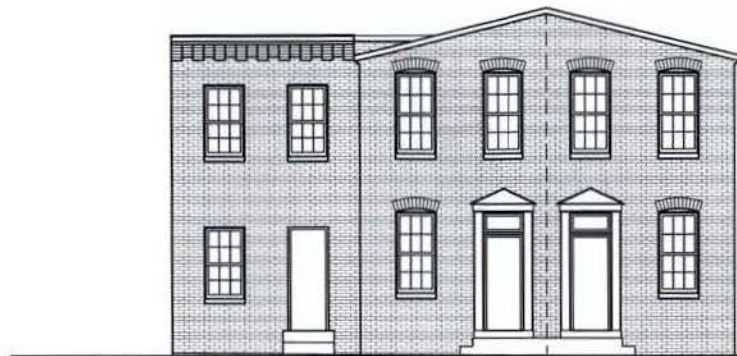
PLANS
1/8"=1'-0"
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A1

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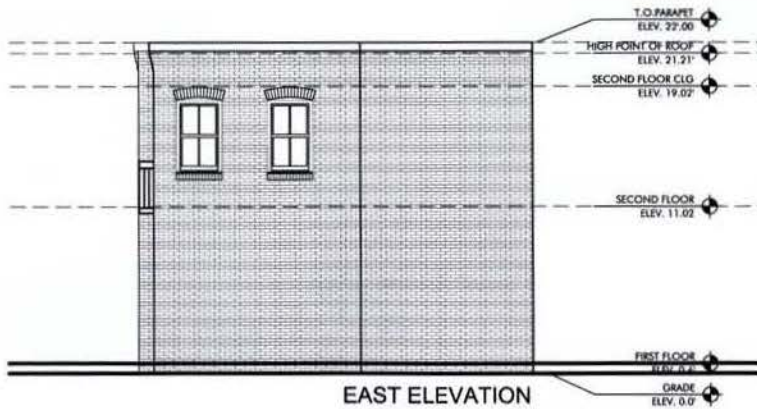


CONTEXT



ALLEY

PROPOSED FRONT ELEVATION



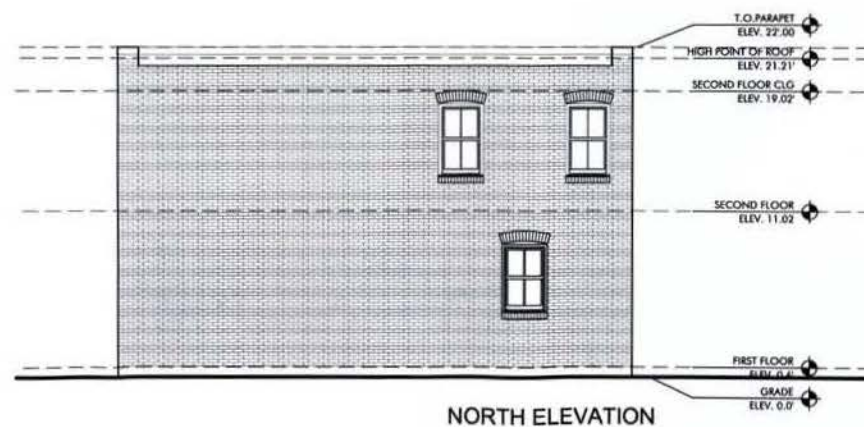
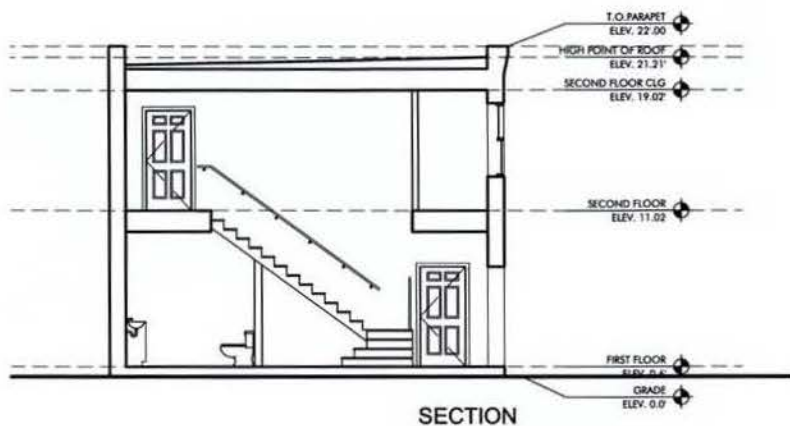
EAST ELEVATION

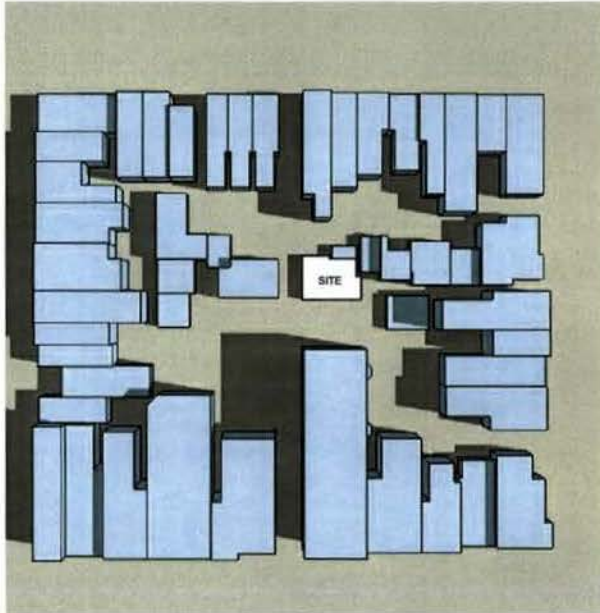


EXISTING FRONT ELEVATION

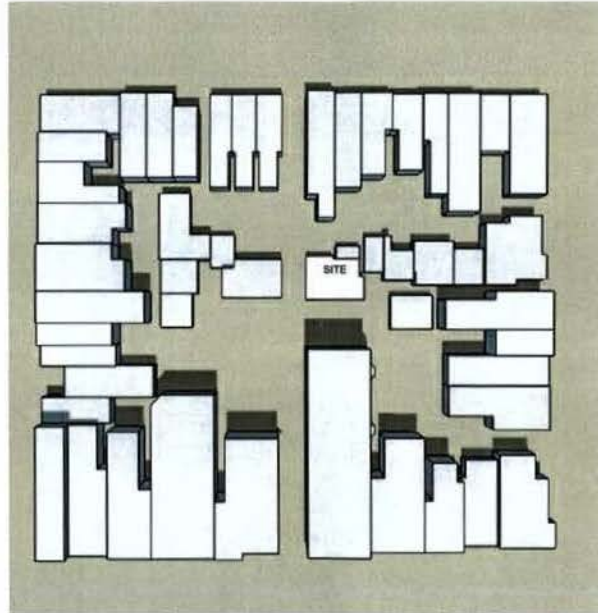
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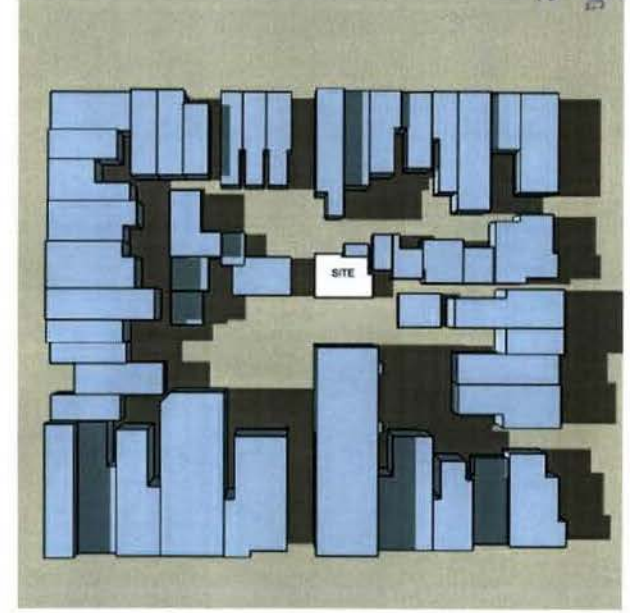


⊕ 9 AM
(96° E of N)



⊕ 12 PM
(171° E of N)

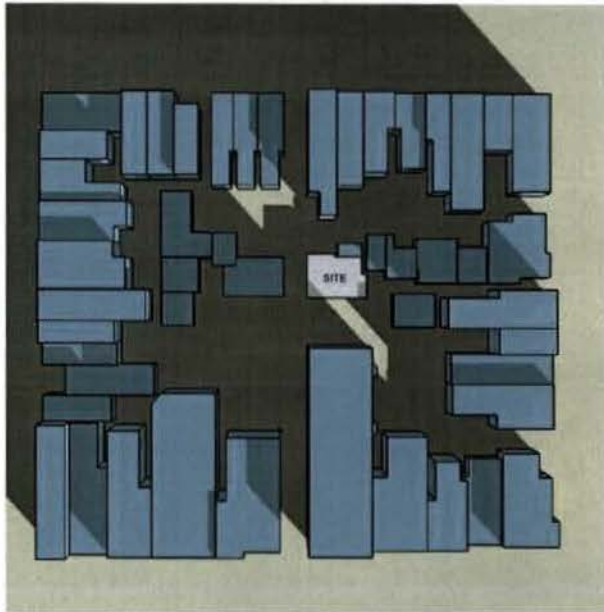
JUNE 21ST SHADOW STUDY
EXISTING BUILDING HEIGHT
MILLERS COURT



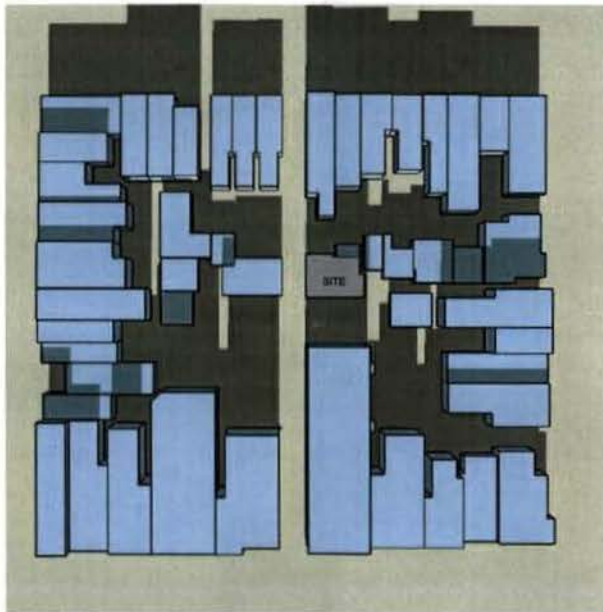
⊕ 4 PM
(270° E of N)



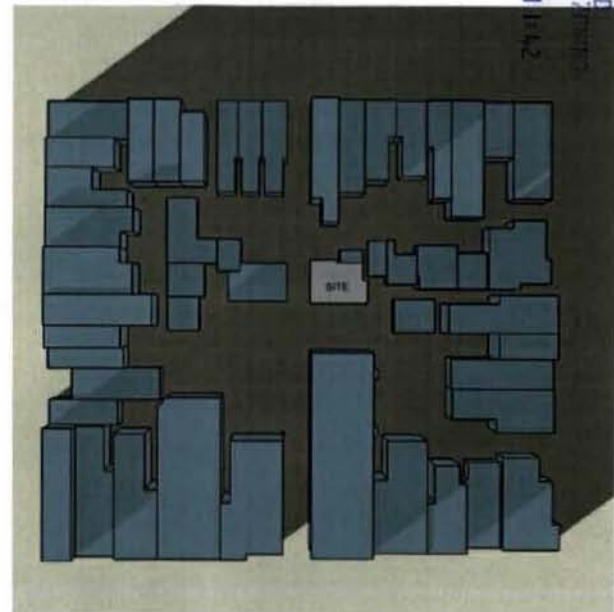
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9 AM
(136° E of N)



12 PM
(178° E of N)



4 PM
(231° E of N)

DECEMBER 21ST SHADOW STUDY
EXISTING BUILDING HEIGHT
MILLERS COURT

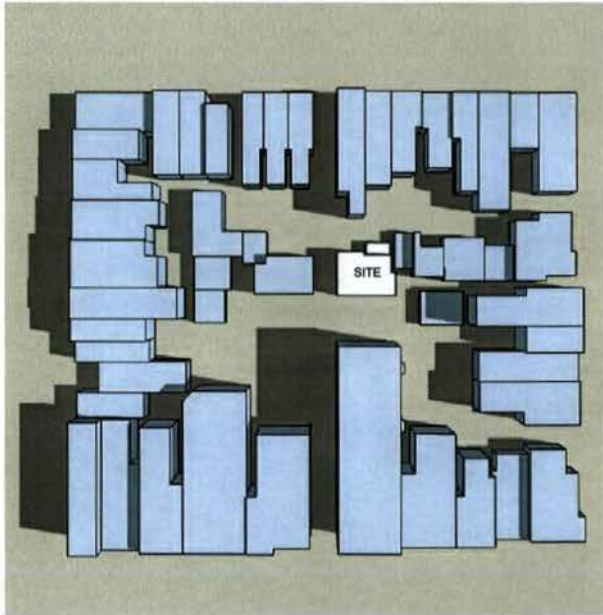


FITZGERALD PROPERTIES

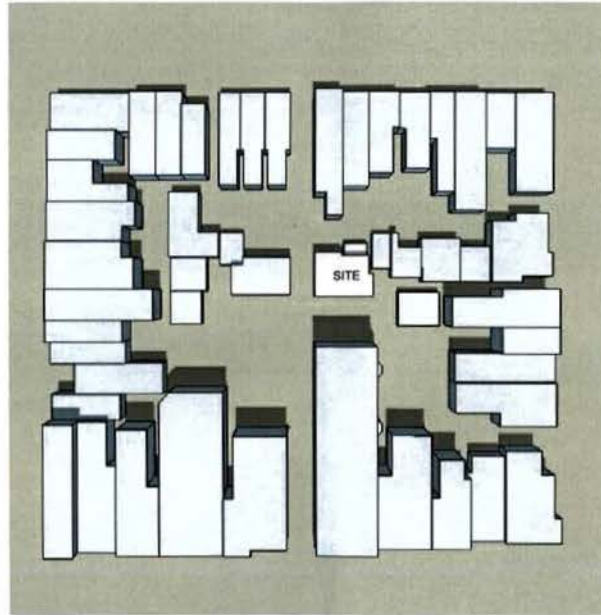
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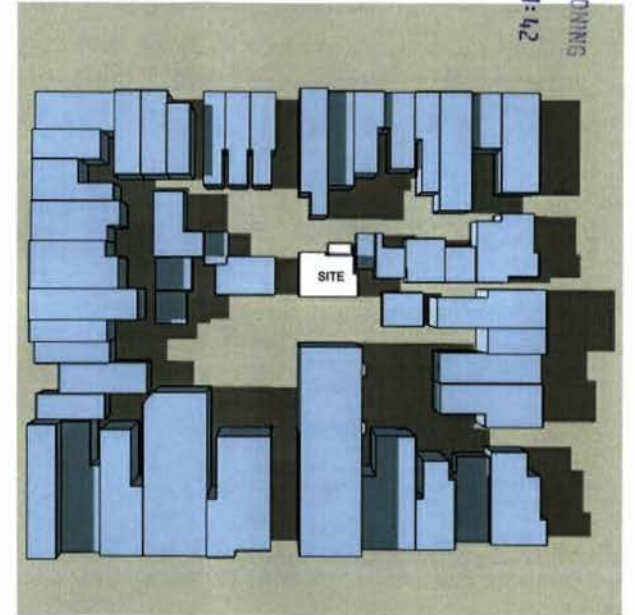
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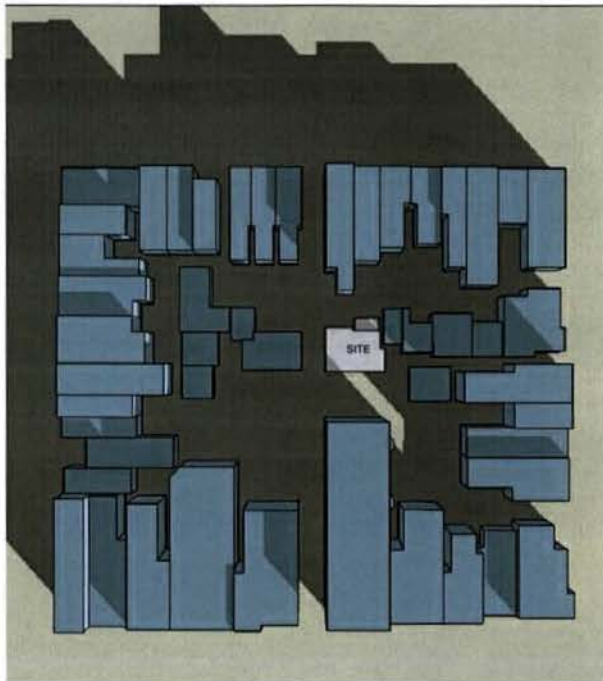
4 PM
(270° E of N)

JUNE 21ST SHADOW STUDY
PROPOSED BUILDING @ 9'-0" FIRST FLOOR CEILING HT & 8'-0" SECOND FLOOR CEILING HT.

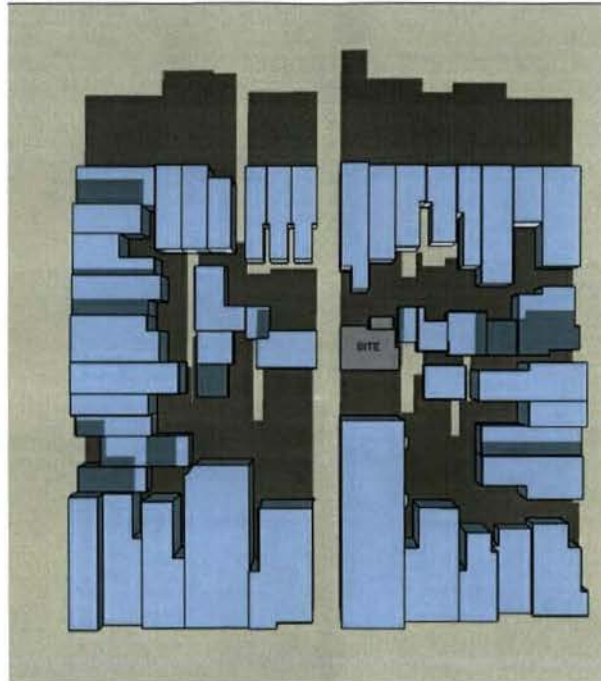
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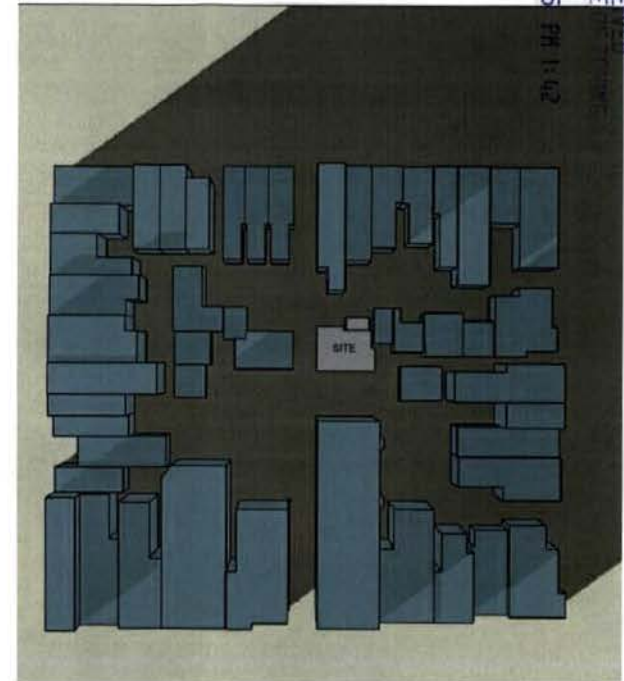
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DECEMBER 21ST SHADOW STUDY
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MILLERS COURT

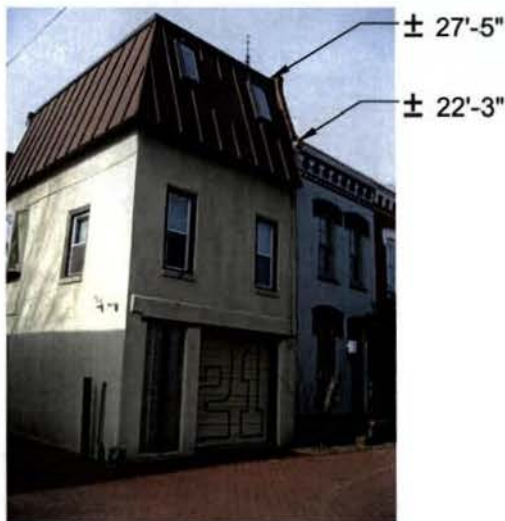




BROWNS COURT



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GESSFORD COURT



MILLERS COURT



±19'-8"

FREDERICK DOUGLAS COURT



±19'-0"

WALKER COURT



±20'-11"

TERRA COURT



± 18'-10"

SLADENS WALK

MILLERS COURT