

Board of Zoning Adjustment Hearing
November 19, 2013

Project Overview

R Street NW

Vermont Avenue NW

Q Street NW

12th Street NW

11th Street NW

PROJECT SITE





11th Street Frontage



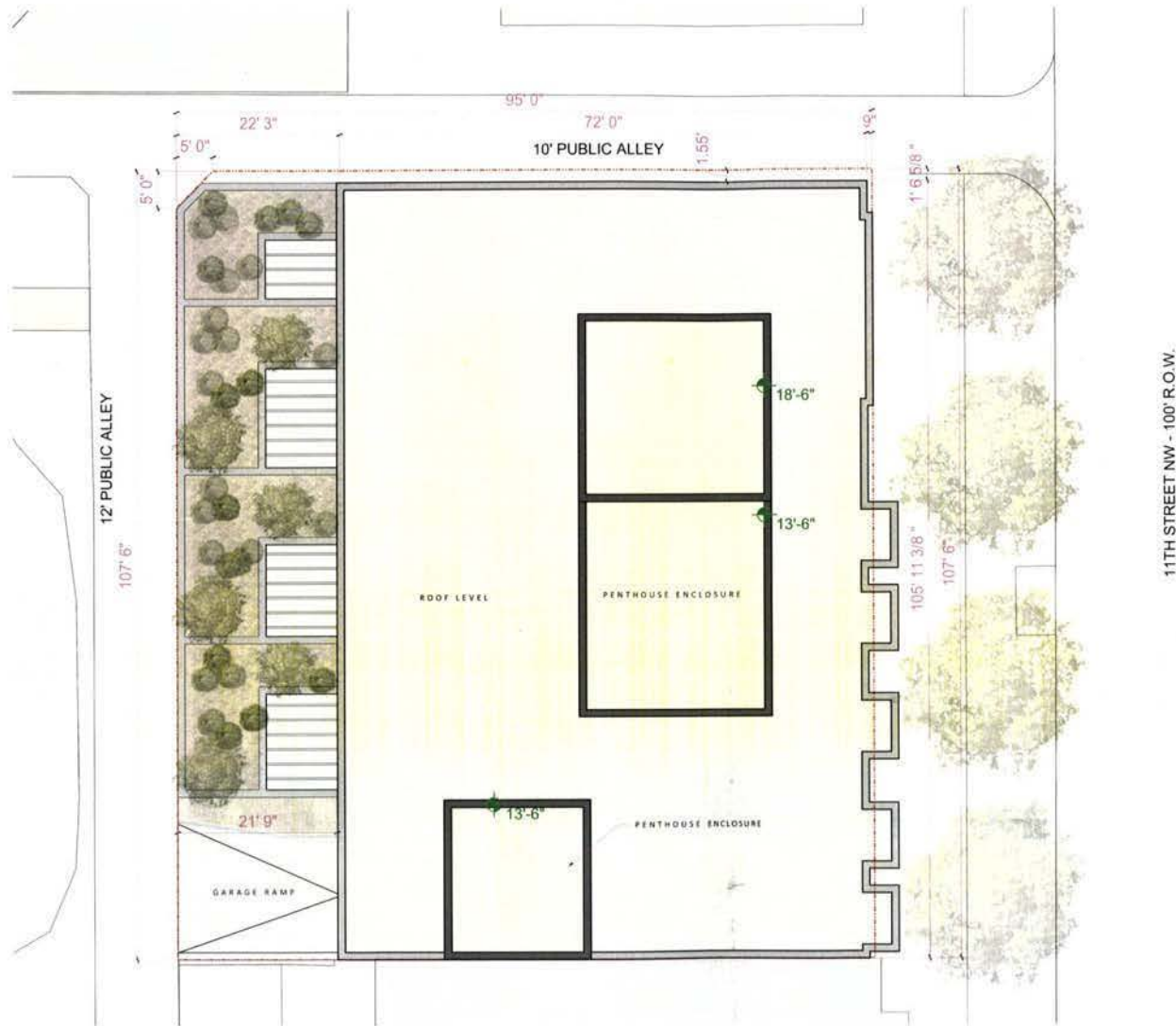
Building Entrance



Parking in Rear Yard

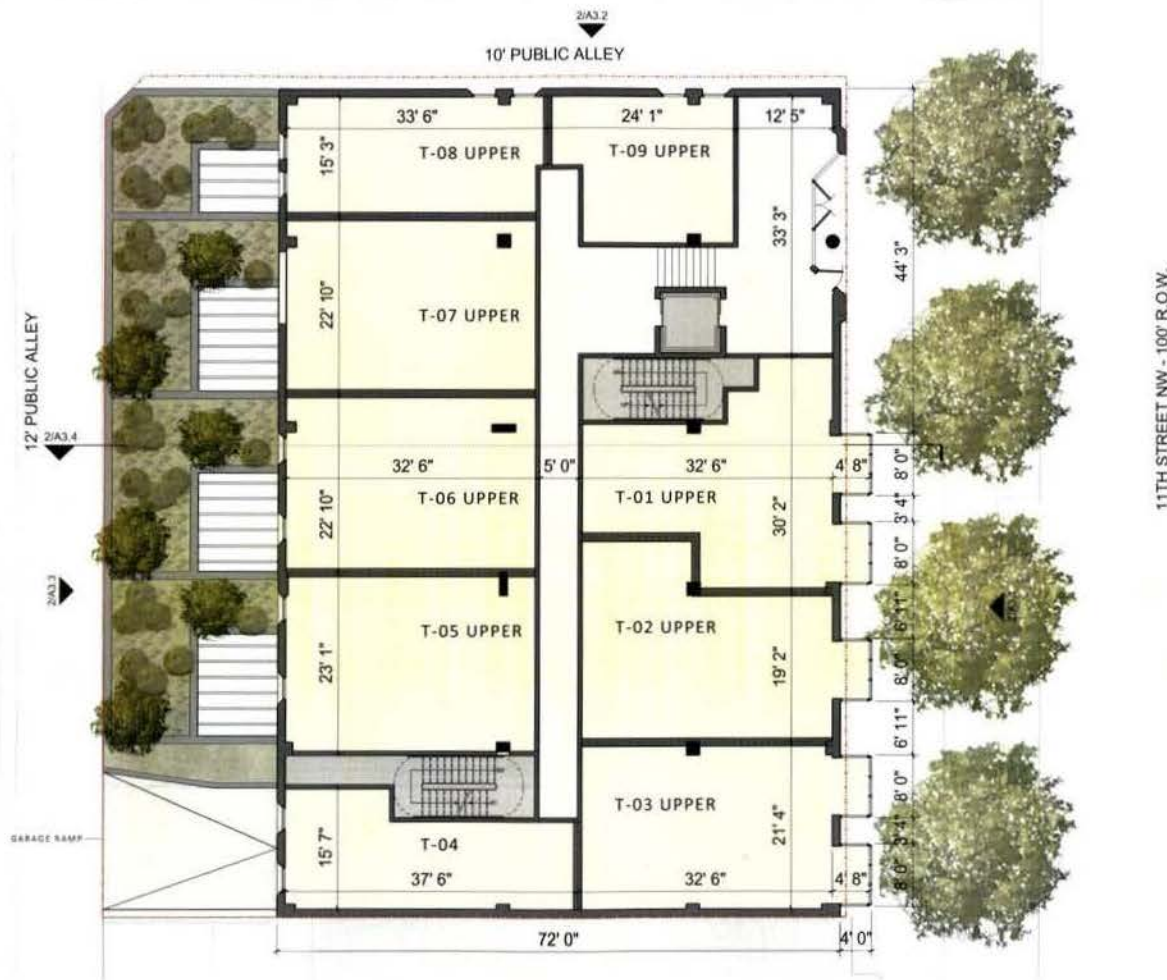


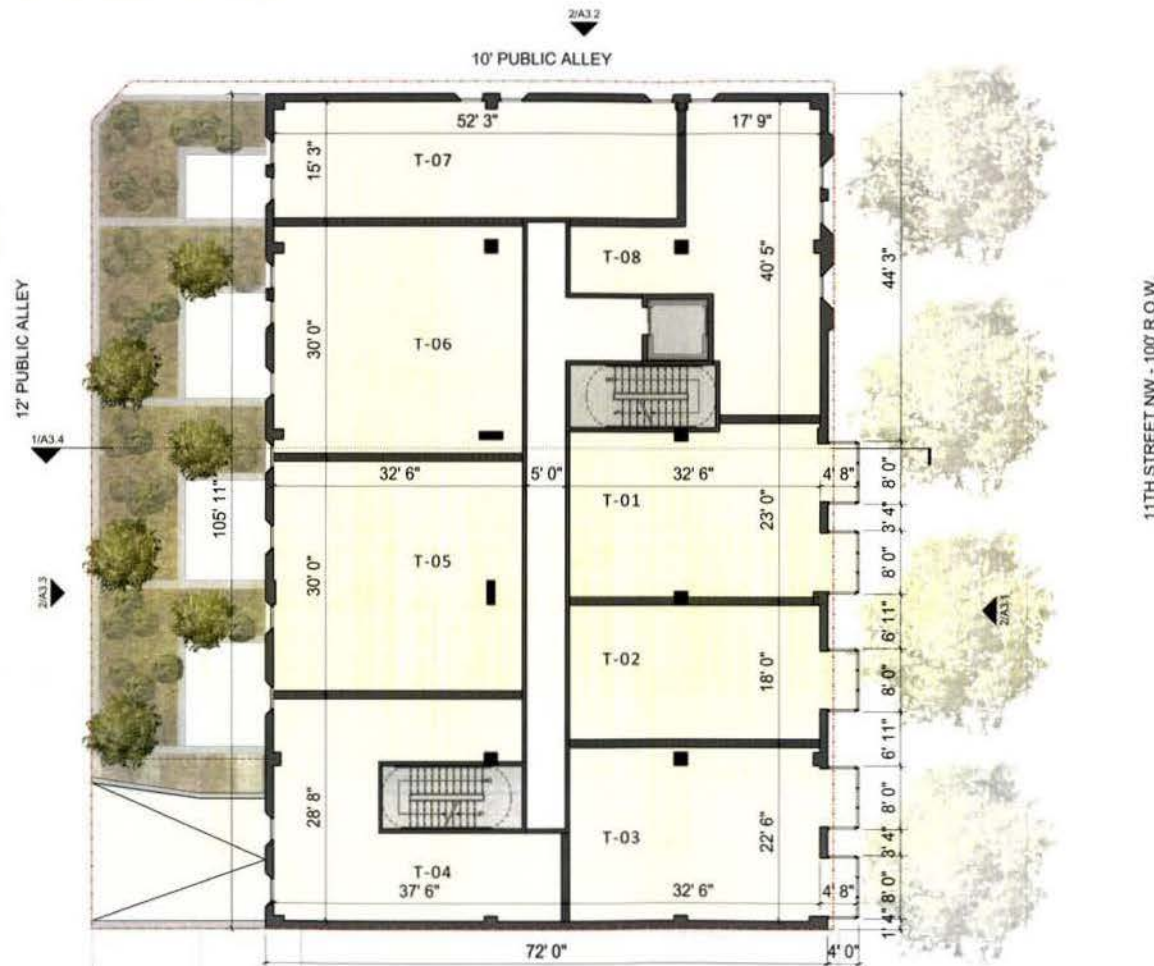
Public Alley Intersection with 11th Street

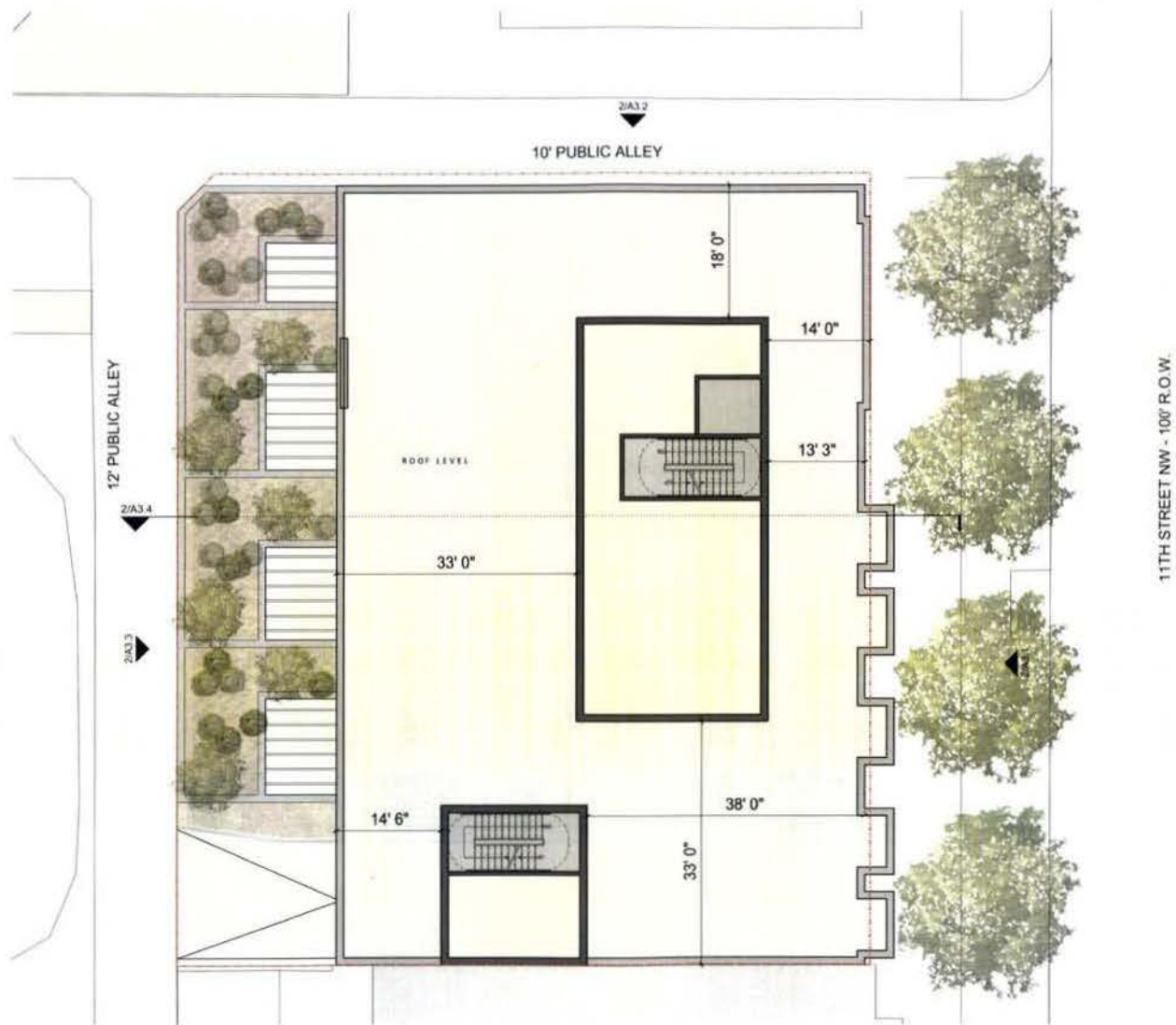


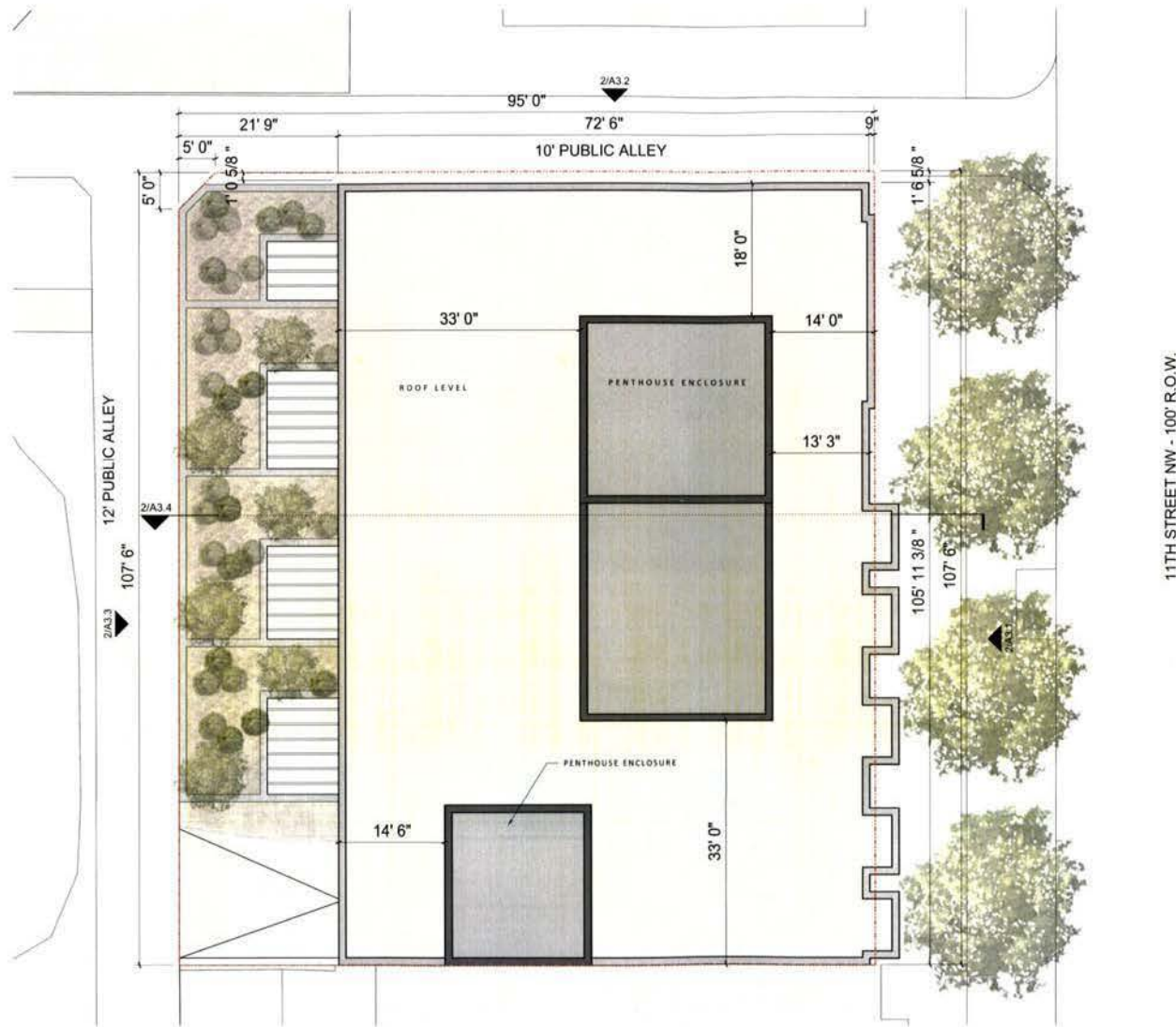




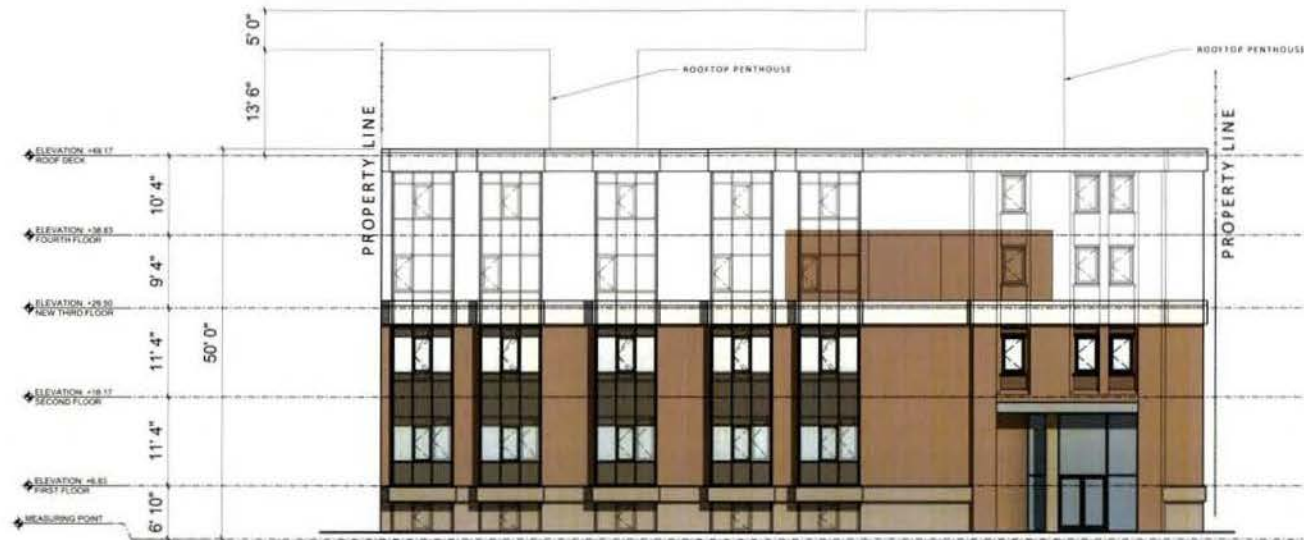


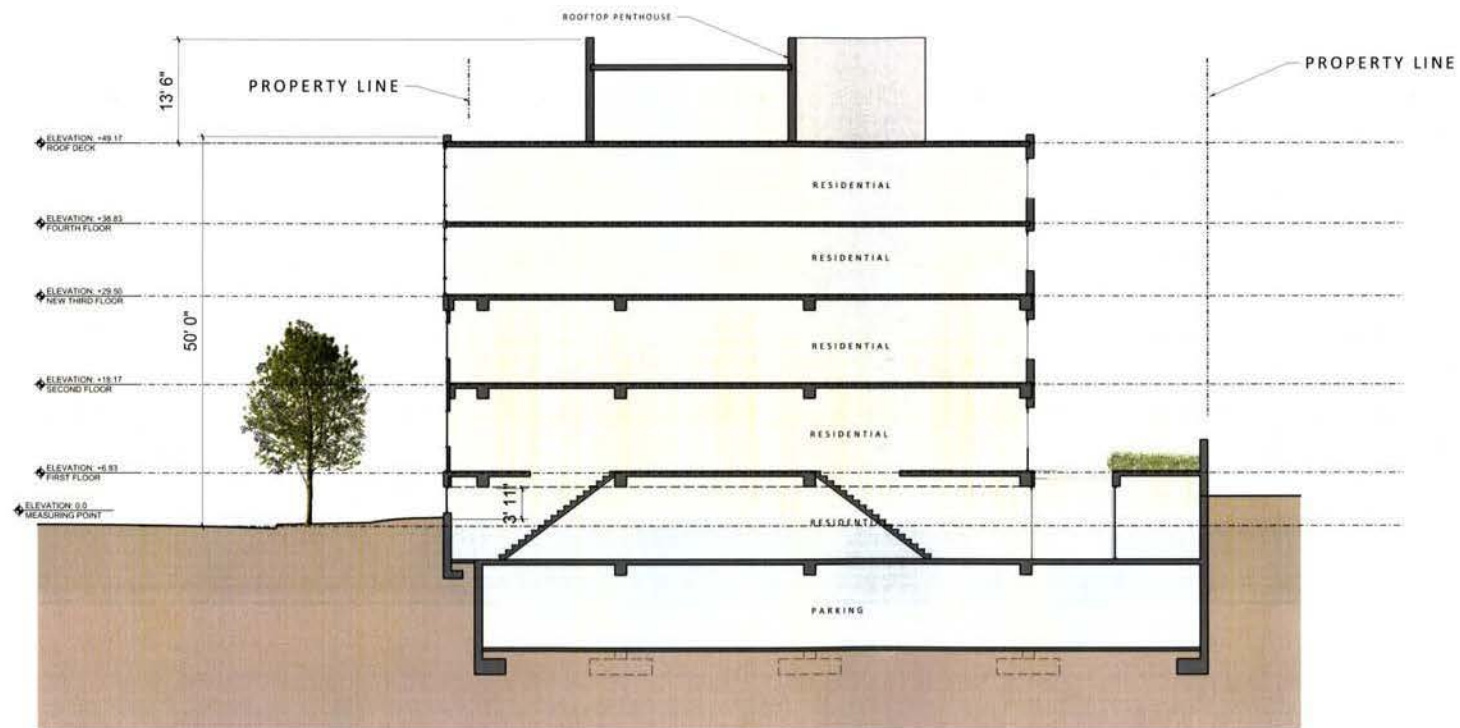






Proposed Roof Plan





Variance:
Section 2115
Compact Parking Space Requirements



**TOTAL SPACES REQUIRED
FOR 33 DWELLING UNITS = 17**

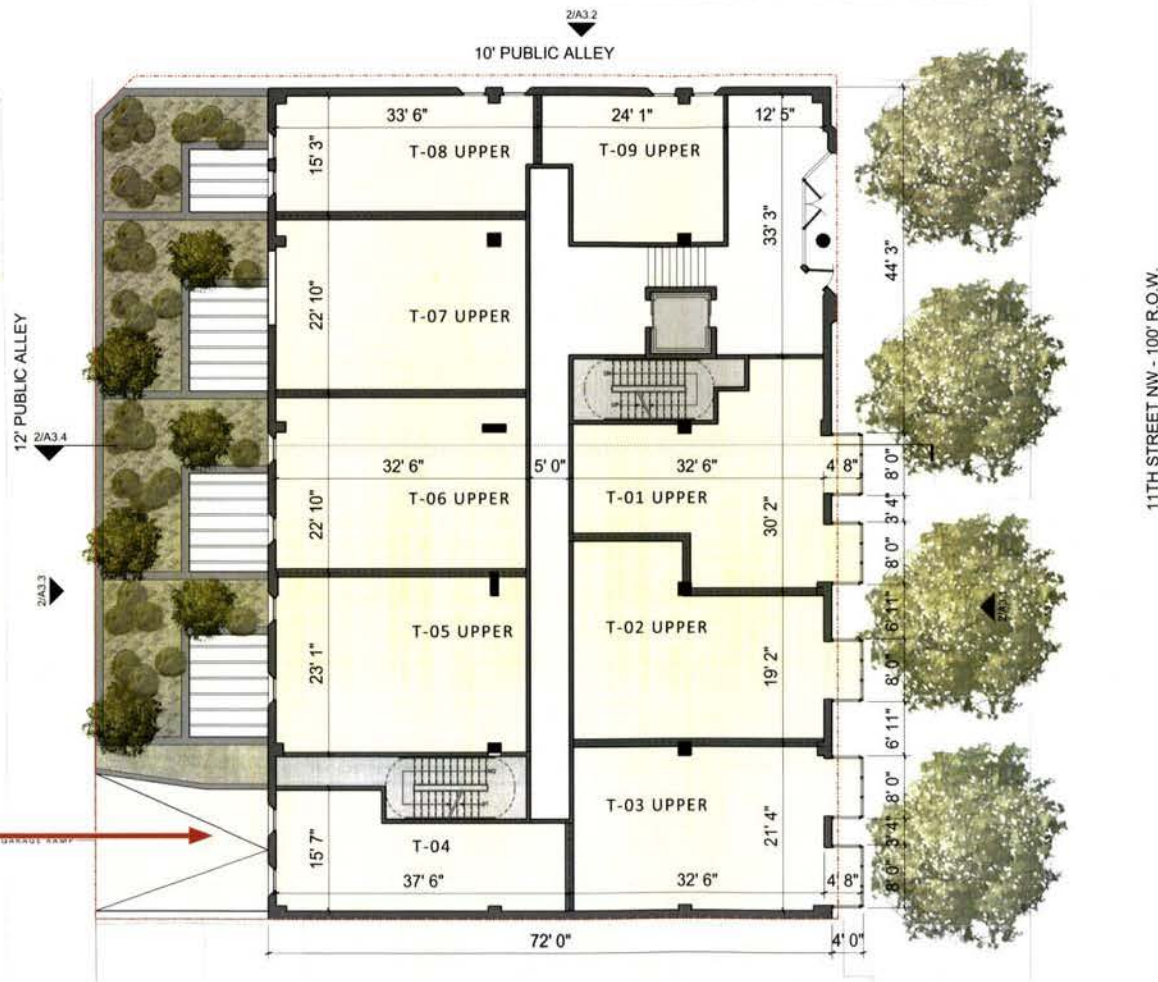
TOTAL SPACES PROVIDED = 21

COMPACT SPACES PROVIDED = 8 (38%)

**COMPACT PARKING RELIEF REQUESTED
BECAUSE GARAGE CONTAINS LESS THAN
25 TOTAL PARKING SPACES, AND THAT
COMPACT SPACES SHOWN ARE NOT IN
GROUPS OF FIVE OR MORE SPACES.**

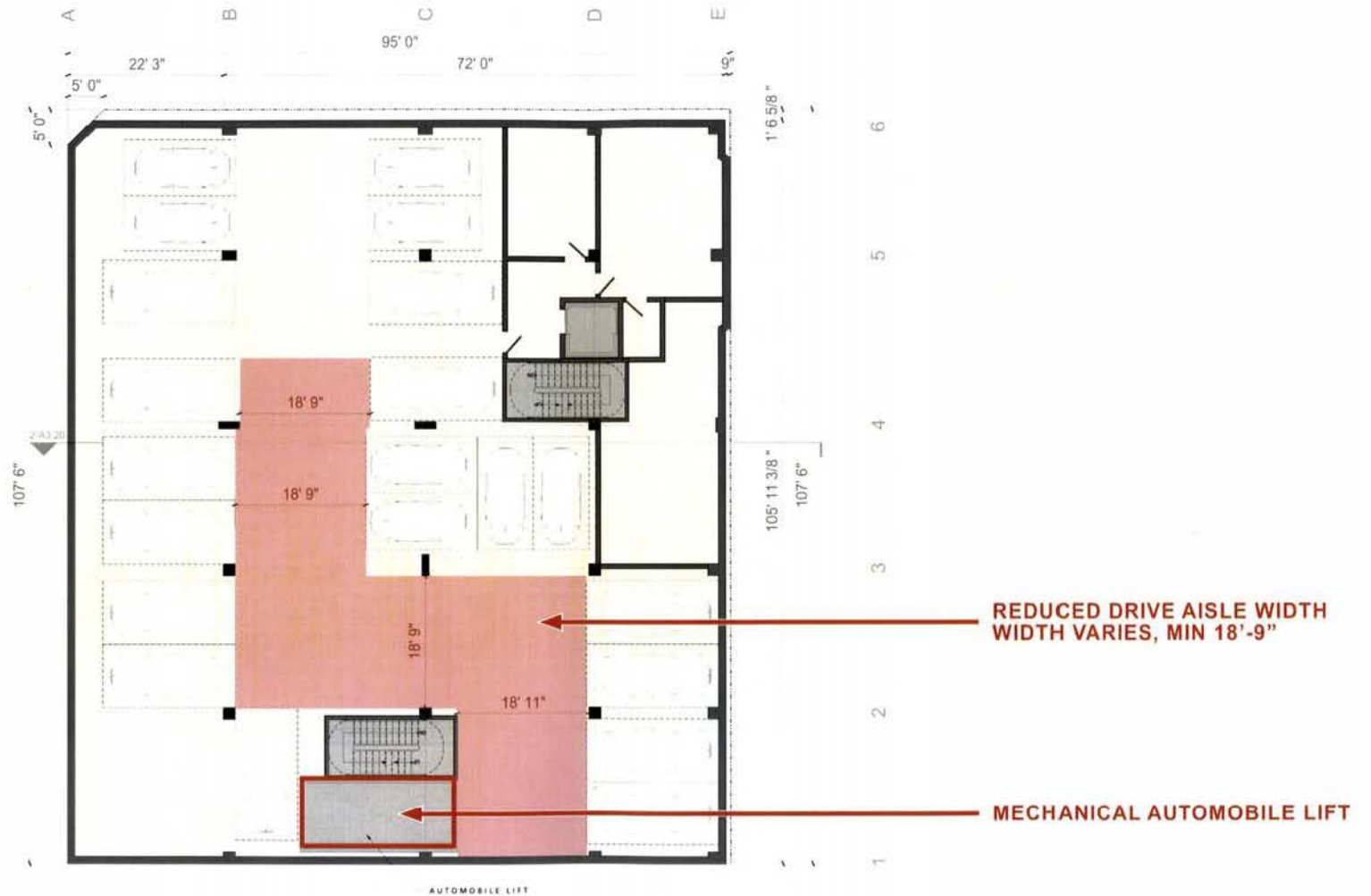
Variance:
Section 2117
Parking Space Accessibility Requirements

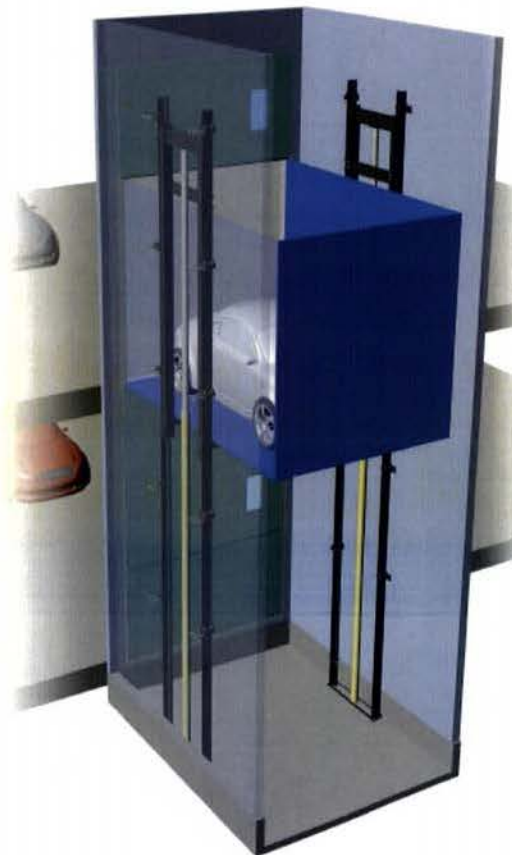
RAMP DOWN TO
CELLAR LEVEL 1



Proposed Ground Floor
Parking Space Accessibility

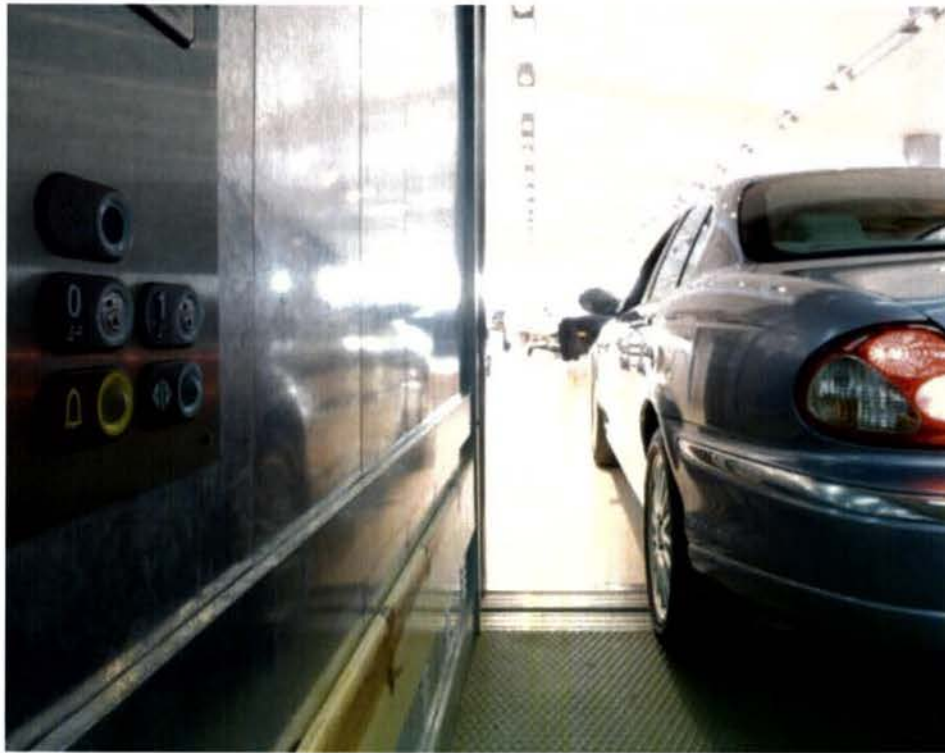






AUTOMOBILE ELEVATOR

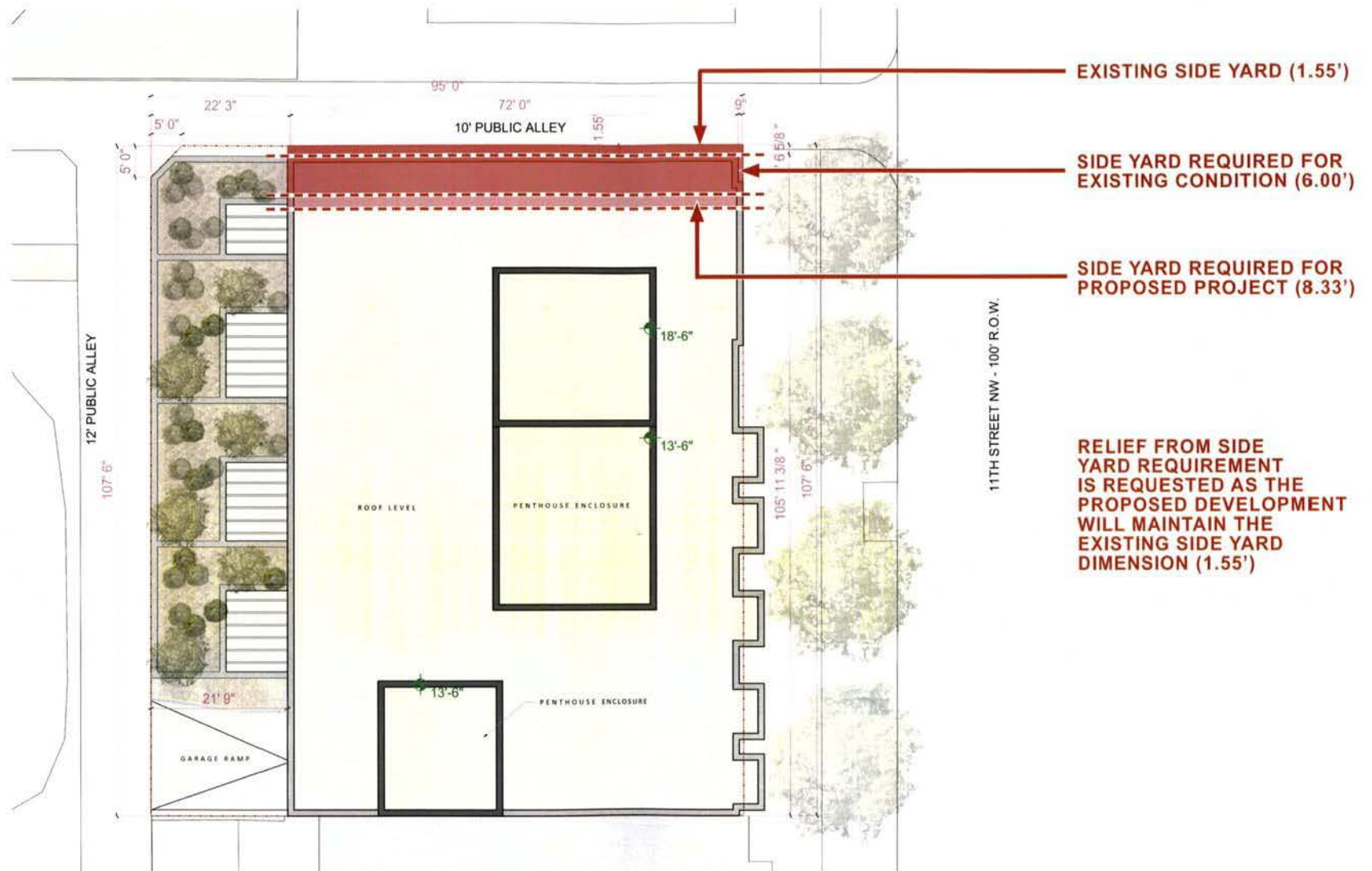
- dual hydraulic cylinders design
- environmentally friendly non-buried cylinders
- capacities from 6,000 lb. to 20,000 lb.
- operator controls on platform
- meets or exceeds elevator safety standard ASME A17.1 & CSA B44



SPECIAL OPTIONS

- ❑ Infrared curtains (recommended). Barrier composed of multiple photocells that allow for the complete protection of the vehicle during its entry and exit from the car.
- ❑ Remote controls. You can call the lift without having to leave the car.
- ❑ Emergency Trapdoor in car ceiling, 350x500mm.
- ❑ Automatic rescue in the event of a power failure. Once the car is automatically positioned at landing level, a battery-run mechanism opens the car and floor doors, permitting passengers to exit.
- ❑ Intercom that allows for communication with the outsider terminal at any moment.
- ❑ Traffic light. Facilitates a better flow of traffic in the entrance and exit from the parking lot.

**Variance:
Section 775.5
Side Yard Requirements**





Special Exception:
Section 411
Roof Structure Requirements

