

Holland & Knight

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RECEIVED
JC OFFICE OF ZONING
2015 AUG 18 PM 1:00

August 18, 2015

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N W
Suite 210S
Washington, DC 20001

Re: Request for Minor Modification to Plans Approved Under BZA Case No. 18801 / Fort Lincoln Multifamily Housing and Fort Lincoln Joshua Barry Townhouse, LLC / Revised Sheets C-15 and C-16

Dear Members of the Board:

Attached please find revised Sheets C-15 and C-16 for the plans previously submitted with the above-referenced minor modification request. Said request is scheduled to be considered by the Board on September 29, 2015. The enclosed sheets were revised to accurately depict the rear, front and side yard calculations for the proposed multifamily building, based on our recent discussions with the Zoning Administrator. We sought confirmation given the irregular shape of the lot and building configuration.

The building footprint, configuration and floor area are the same as what is shown on the plans originally filed with the minor modification request. However, the size of the theoretical lot was nominally reduced due to a slight shift in the lot lines. The revised lot layout is shown on the enclosed Sheet C-15 and the revised zoning tabulations are on the enclosed Sheet C-16. These sheets supersede the corresponding sheets originally filed with the minor modification request.

Thank you for your considerate attention to this matter. We remain hopeful of your favorable review of this request.

Very truly yours,



Leila M Jackson Batties

Enclosures

Board of Zoning Adjustment
District of Columbia
CASE NO.18801A
EXHIBIT NO.5

**Board of Zoning Adjustment
for the District of Columbia
August 18, 2015
Page 2**

**cc: Mr Clifford Moy, Office of Zoning (Via Email)
Mr Joel Lawson, Office of Planning (Via Email)
Mr Matthew Jesick, Office of Planning (Via Email)
Advisory Neighborhood Commission 5C (Via U.S. Mail)
Commissioner Robert Looper, III, ANC 5C-03 (Via U.S. Mail)**

VIA CAPITAL
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

PROFESSIONAL PROJECT COORDINATOR SHAWN FROST!
E-MAIL: frost@viacapital.com

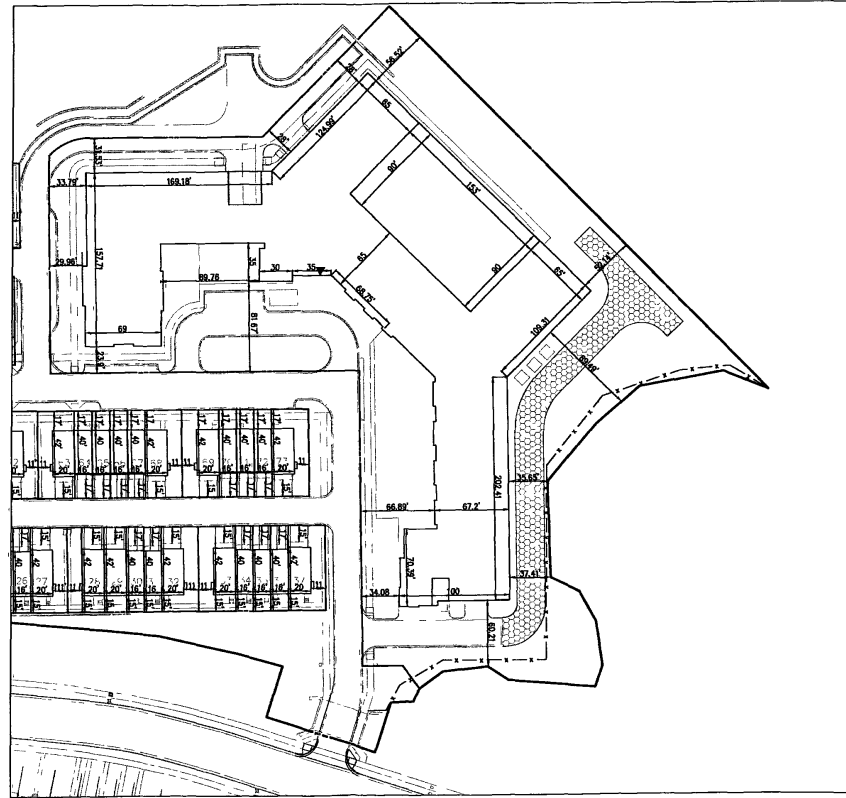
VIA CAPITAL, LLC
#4810 MASSACHUSETTS AVENUE NW STE 100 • WASHINGTON DC 20016
Phone: 202 244 4100 • Fax: 202 244 4198
WWW.VIACAPITAL.COM

**FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION**
SQUARE --, LOTS --
A&T LOTS --
WASHINGTON D C

LOT LAYOUT PLAN
(MULTIFAMILY)

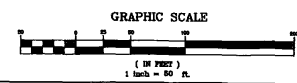
VIKA CAPITOL
REVISIONS

AUGUST 17 2015	
JULY 01, 2015	
DATE APRIL 28, 2014	
DES.	DWN
STF	GMH
SCALE.	
1"=50	
PROJECT/FILE NO	
0001AN	
SHEET NO	
C-15	

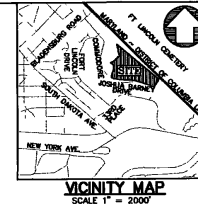


1 MULTIFAMILY LOT LAYOUT
C15 1"=50'

 **CALL "MISS UTILITY" AT**
1-800-257-7777
48 Hours Before Start Of Construction



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2015 AUG 18 PM 1:00



PROJECT CONSULTANT FOR VIKAR FIRST
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Vikar Capital, LLC
1410 MASSACHUSETTS AVENUE, N.W. SUITE 214
WASHINGTON, D.C. 20004
WWW.VIKARCAPITAL.COM

MULTIFAMILY TABULATIONS

	Proposed	Proposed	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot #	Lot Area	Number of Units	Building Footprint	Lot Occupancy	Lot Occupancy	FAR	Gross SF	Gross SF	FAR	Height	Height	Rear Yard	Rear Yard	Side Yard	Side Yard	Front Yard	Front Yard
Building A	182,457.00	240	77,459	75.00%	42.45%	3.50	638,599.50	371,893.00	2.04	90	60	23.67	52.14	15.00	28.00	23.90	23.67

OVERALL TOTALS

Overall Totals	
Total Units	363.00
Area of Conventional Means of Access	113,703.00
Lot Area	993,832.26
Total Gross SF	730,993.00
Total Project FAR	0.74
Overall Lot Occupancy	39.46%
Total Parking Required	203.00
Total Parking Provided	491.00
Garage Spaces	240.00
Surface Parking	63.00

FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE - LOTS -
WASHINGTON, D.C.

TABULATIONS
(MULTIFAMILY)

VIKA CAPITOL
REVISIONS

AUGUST 17, 2015
JULY 01, 2015
DATE APRIL 28, 2014

DES: STF DNN GKH

SCALE: N.T.S.

PROJECT/FILE NO
0001AN

SHEET NO
C-16