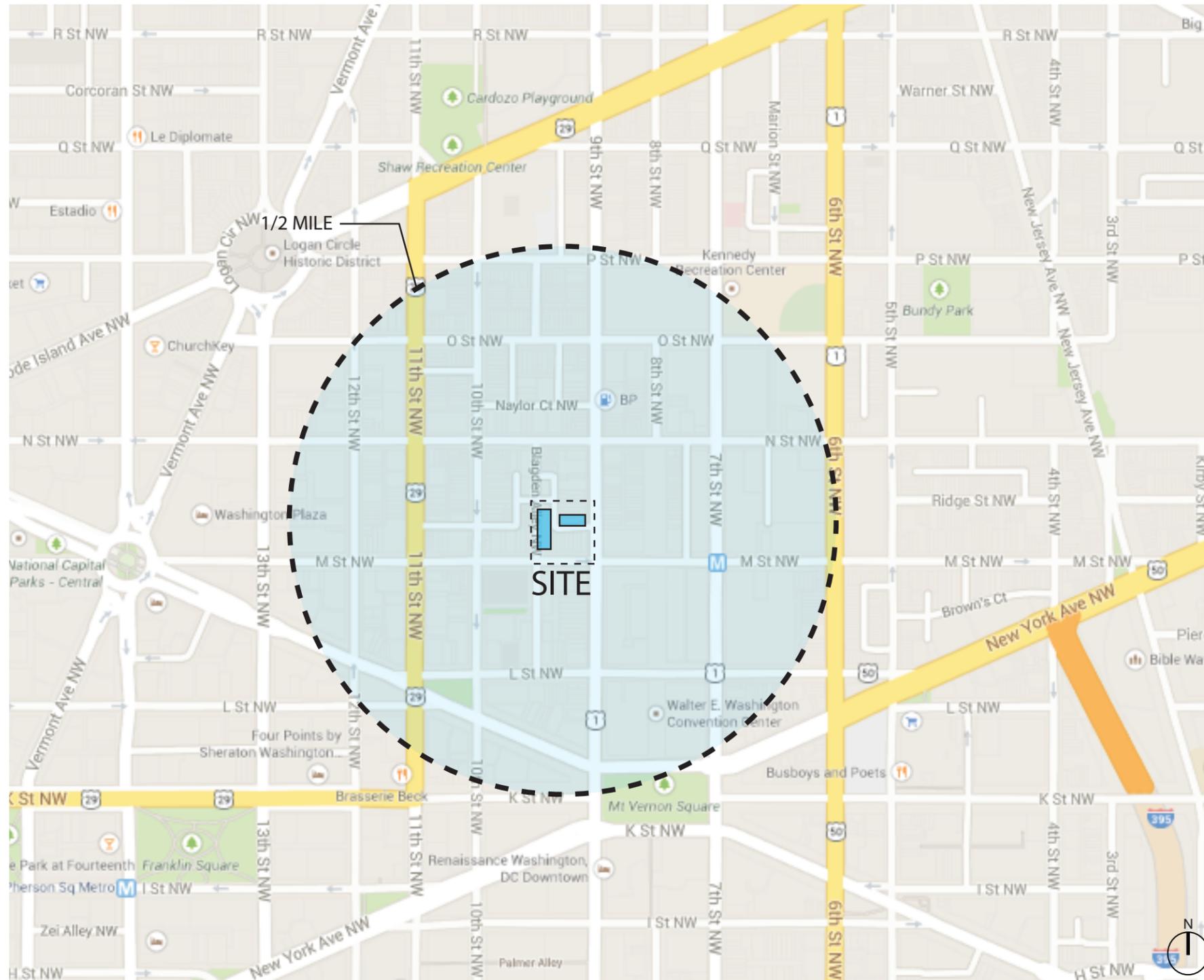


# 90 AND 91 BLAGDEN ALLEY NW

## BZA PACKAGE

### EXHIBIT D

AUGUST 14, 2014



#### PROJECT TEAM:

DEVELOPER/OWNER  
 SB URBAN LLC  
 7700 OLD GEORGETOWN ROAD, SUITE 700  
 BETHESDA, MD 20814  
 (301) 986-6128

ARCHITECT:  
 HICKOK COLE ARCHITECTS  
 1023 31ST STREET, NW  
 WASHINGTON DC 20007  
 (202) 667-9776

ATTORNEY:  
 GOULSTON & STORRS PC  
 1999 K STREET NW, SUITE 500  
 WASHINGTON, DC 20006  
 (202) 721-0011

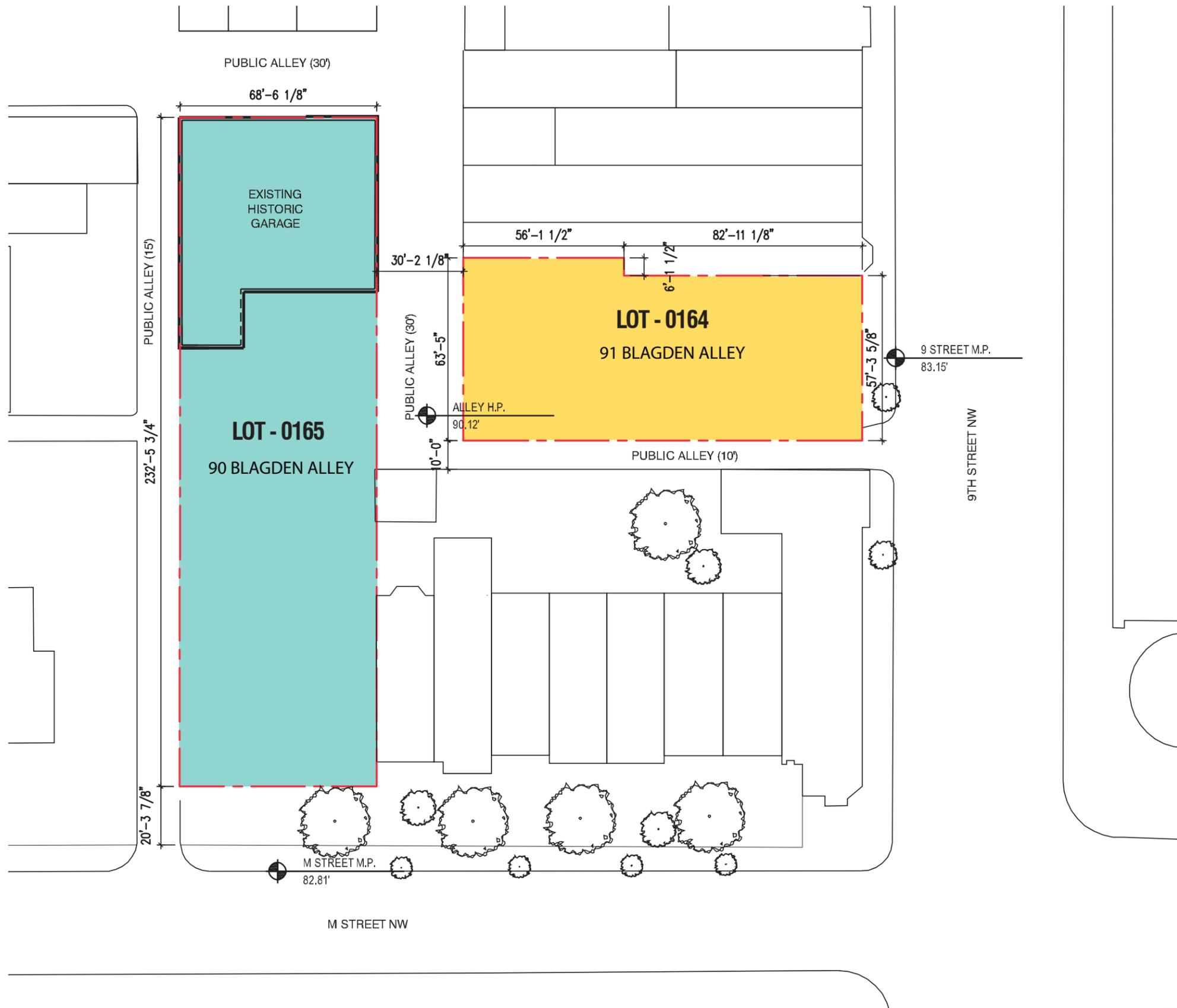
#### BUILDING DATA:

|           |                                     |
|-----------|-------------------------------------|
| LOCATION: | 90 BLAGDEN ALLEY & 91 BLAGDEN ALLEY |
| SQUARE:   | 368                                 |
| LOT:      | 0164 & 0165                         |
| ANC:      | 2F                                  |

#### DRAWING LIST:

- A-1 COVER SHEET / VICINITY MAP
- A-2 SITE PLAN
- A-3 ZONING SUMMARY - SPREADSHEET
- A-4 COURTS & SETBACKS DIAGRAM
- A-5 SITE CONTEXT PLAN
- A-6 EXISTING SITE IMAGES
- A-7 FLOOR 00
- A-8 FLOOR 01 (GROUND FLOOR)
- A-9 FLOOR 02
- A-10 FLOOR 03
- A-11 FLOOR 04
- A-12 ROOF PLAN
- A-13-16 91 BLAGDEN ALLEY ELEVATIONS & PERSPECTIVE
- A-17-21 90 BLAGDEN ALLEY ELEVATIONS & PERSPECTIVE

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 18852  
 EXHIBIT NO. 7



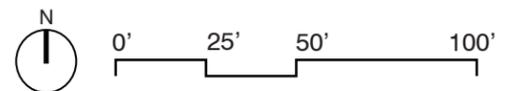
LOT 0164 - 91 BLAGDEN

| Item   | Required/Allowed    | Provided     | Requirement status |
|--|---------------------|--------------|--------------------|
| <b>Building Size</b>                                     |                     |              |                    |
| Lot Area   | 8,303               | 8,303        |                    |
| First Floor Area   | 6,139               | 6,139        |                    |
| Lot Occupancy  | 65%                 |              |                    |
| Lot Occupancy Max w/IZ                                   | 75%                 | 74%          | C                  |
| <b>FAR</b>   |                     |              |                    |
| Residential  | 2.5                 |              |                    |
| Non-residential  | 1.5 MAX             |              |                    |
| total  | 2.5                 |              |                    |
| FAR Max w/IZ   | 3.0                 |              | C                  |
| Height   | 50'-0"              | 50'-0"       |                    |
| Stories  | No Limit            | 5            | C                  |
| Rear Yard  | 15'-0"              | 15'-0"       | C                  |
| Side Yard  | 2" per foot; 6' min |              |                    |
|  | 8'-4"               | 6'-0"        | NC                 |
| Courts - Open  |                     |              |                    |
| <b>Off-Street Parking Requirements</b>                   |                     |              |                    |
| Residential - 43 units                                   | 1 for 2 units       |              |                    |
|  | 22                  | 0            | NC                 |
| <b>Off-Street Loading Facility Requirements - Retail</b> |                     |              |                    |
|  | Not Required        | Non Provided |                    |
| <b>Delivery - Residential</b>                            |                     |              |                    |
|  | Not Required        | Non Provided |                    |
| <b>Building elements</b>                                 |                     |              |                    |
| Roof structures  | 1                   | 2            | NC                 |

LOT 0165 - 90 BLAGDEN

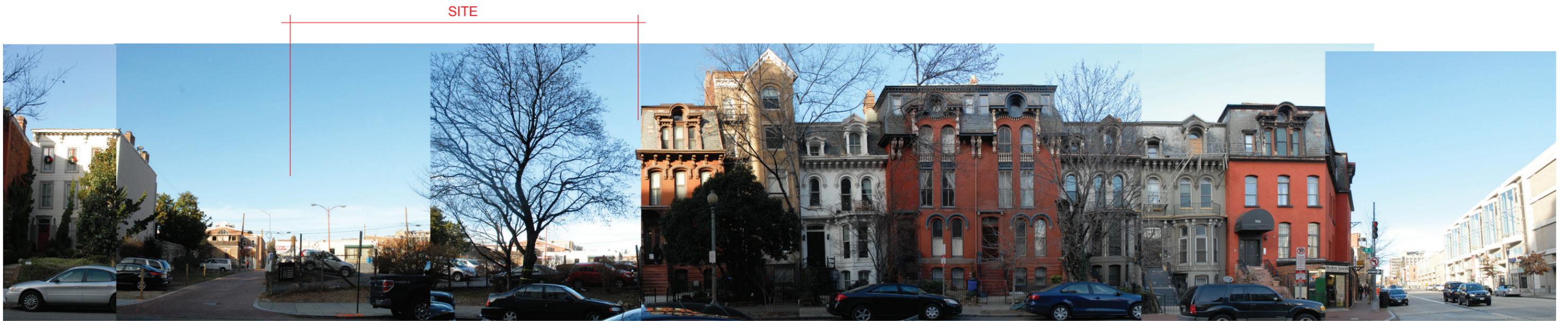
| Item  | Required       | Provided          | Requirement status |
|---|----------------|-------------------|--------------------|
| <b>Building Size</b>                            |                |                   |                    |
| Lot Area  | 15,976         |                   |                    |
| First Floor Area                                | 14,143         |                   |                    |
| Lot Occupancy                                   | 65%            |                   |                    |
| Lot Occupancy with IZ                           | 75%            | 89%               | NC                 |
|   |                | 67%               |                    |
| <b>FAR</b>                                      |                |                   |                    |
| Residential                                     | 2.5            |                   |                    |
| Non-residential                                 | 1.5 MAX        |                   |                    |
| total   | 2.5            |                   |                    |
| Max w/IZ  | 3.0            |                   | C                  |
| Height  | 50'-0"         | 50'-0"            |                    |
| Stories   | No Limit       | 5                 | C                  |
| Rear Yard                                       | 15'-0"         | 15'-0"            | C                  |
| Side Yard                                       | NA             | NA                |                    |
| Courts - Open                                   | 4"/ft; 15' min | 16'-8" per height |                    |
| <b>Off-Street Parking Requirements</b>          |                |                   |                    |
| Residential - 77 units                          | 1 for 2 units  |                   |                    |
|   | 39             | 0                 | NC                 |
| <b>Off-Street Loading Facility Requirements</b> |                |                   |                    |
|   | Exempt         | Exempt            |                    |
| <b>Delivery - Residential</b>                   |                |                   |                    |
|   | Exempt         | Exempt            |                    |
| <b>Building elements</b>                        |                |                   |                    |
| Roof structures                                 | 1              | 2                 | NC                 |



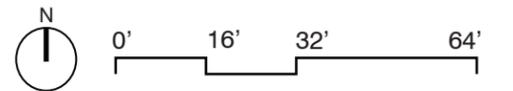
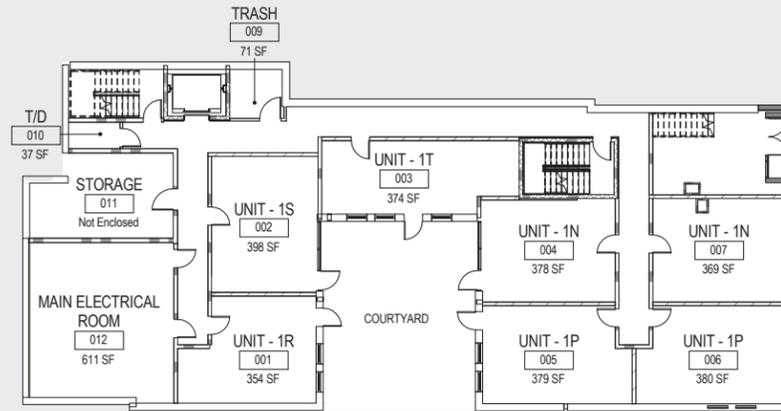
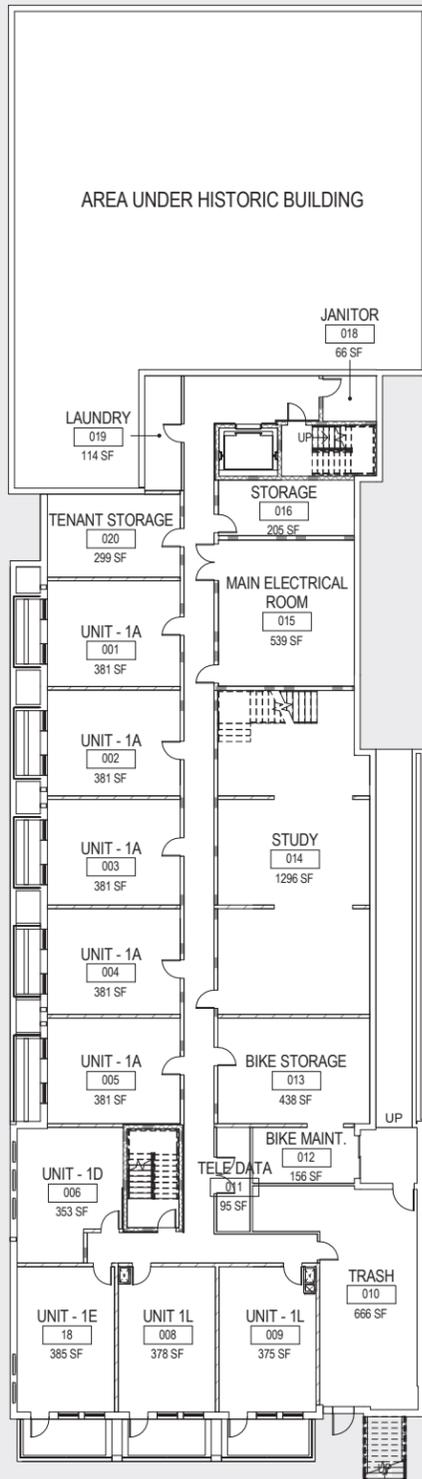




9TH STREET NW ELEVATION



M STREET NW ELEVATION







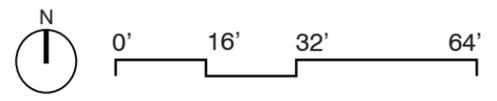
PUBLIC ALLEY (15')

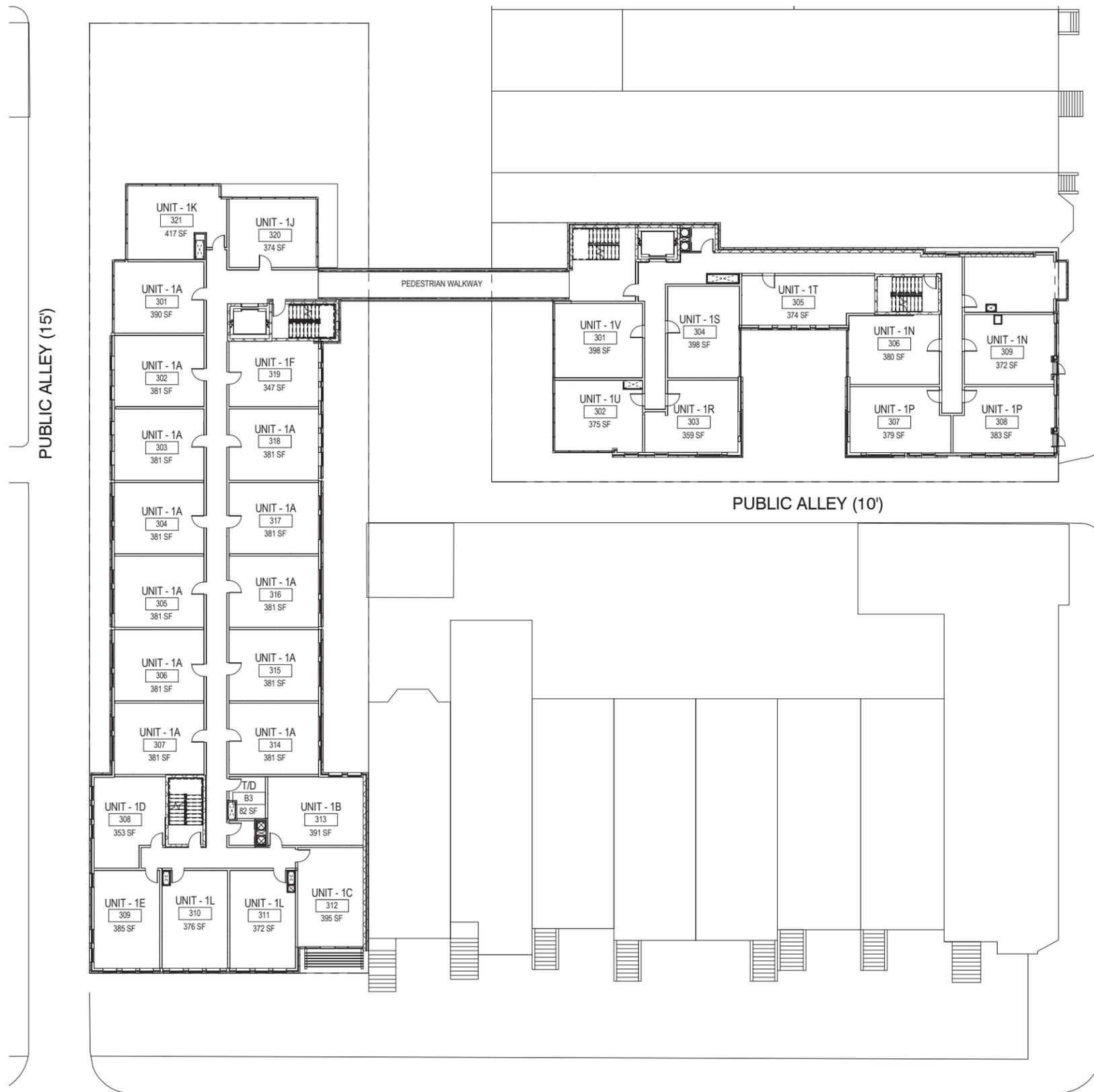
PUBLIC ALLEY (30')

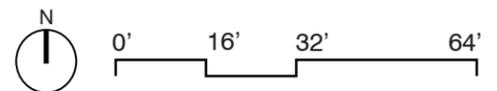
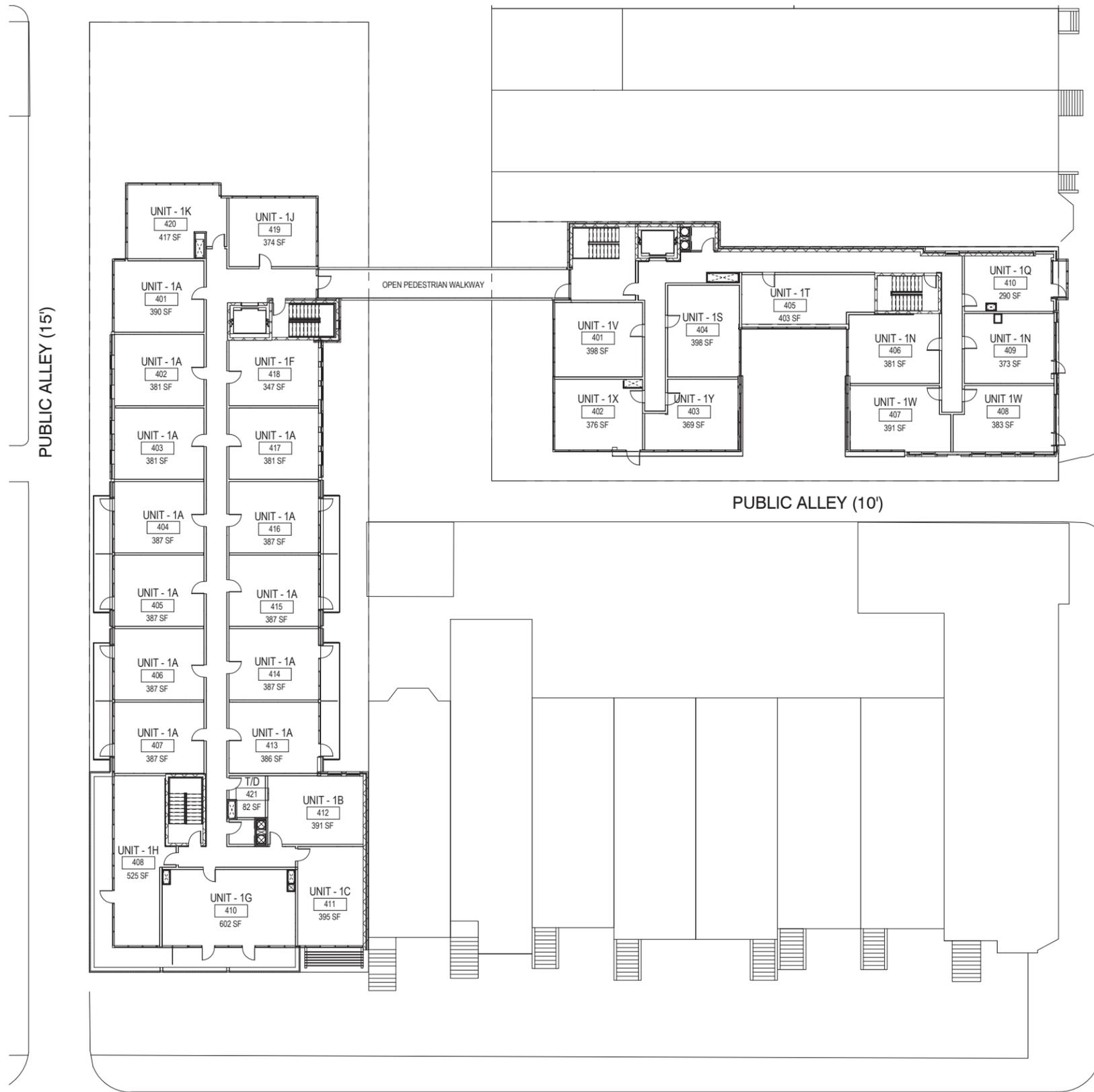
9TH STREET NW

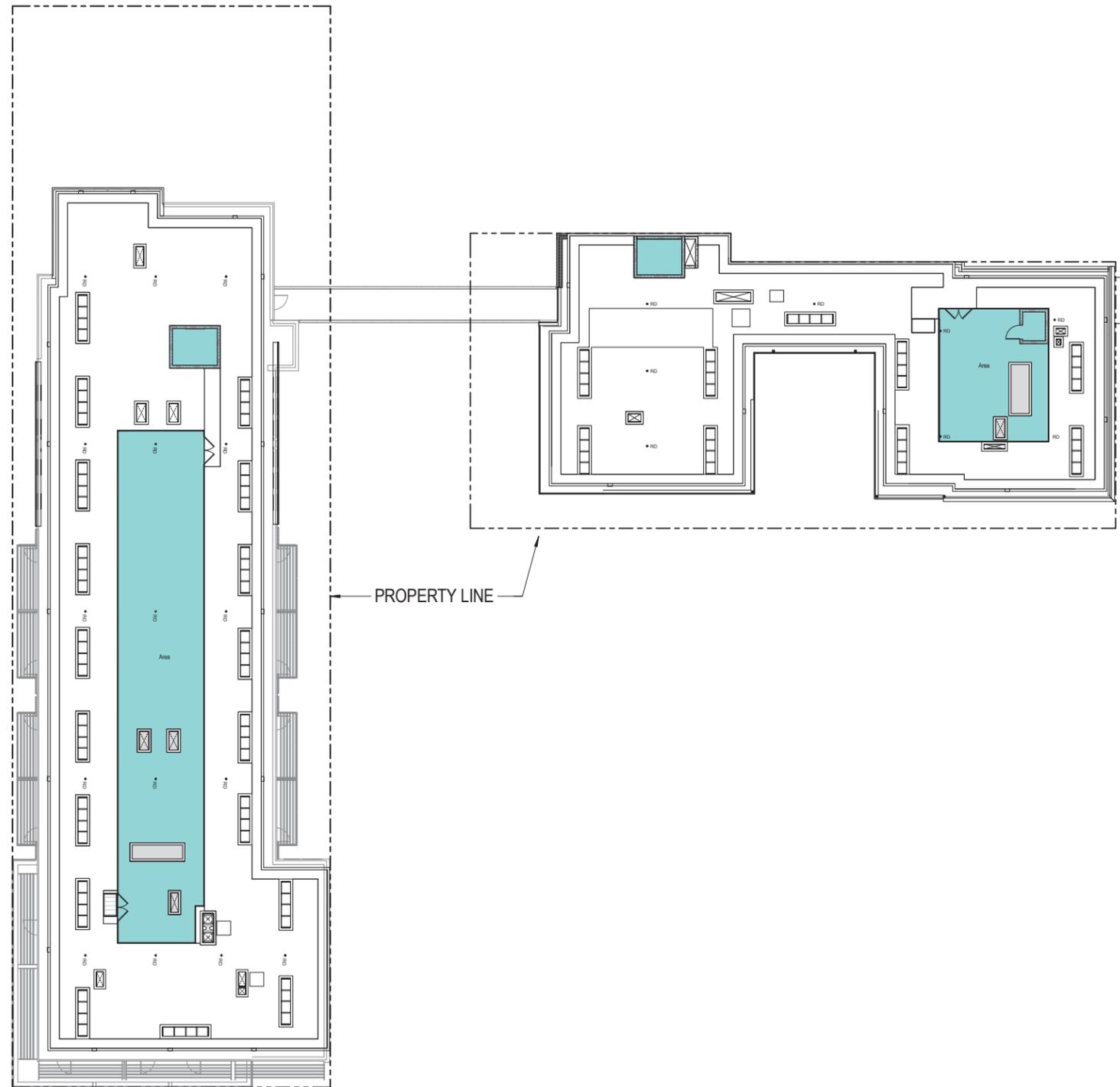
PUBLIC ALLEY (10')

M STREET NW









PROPERTY LINE

