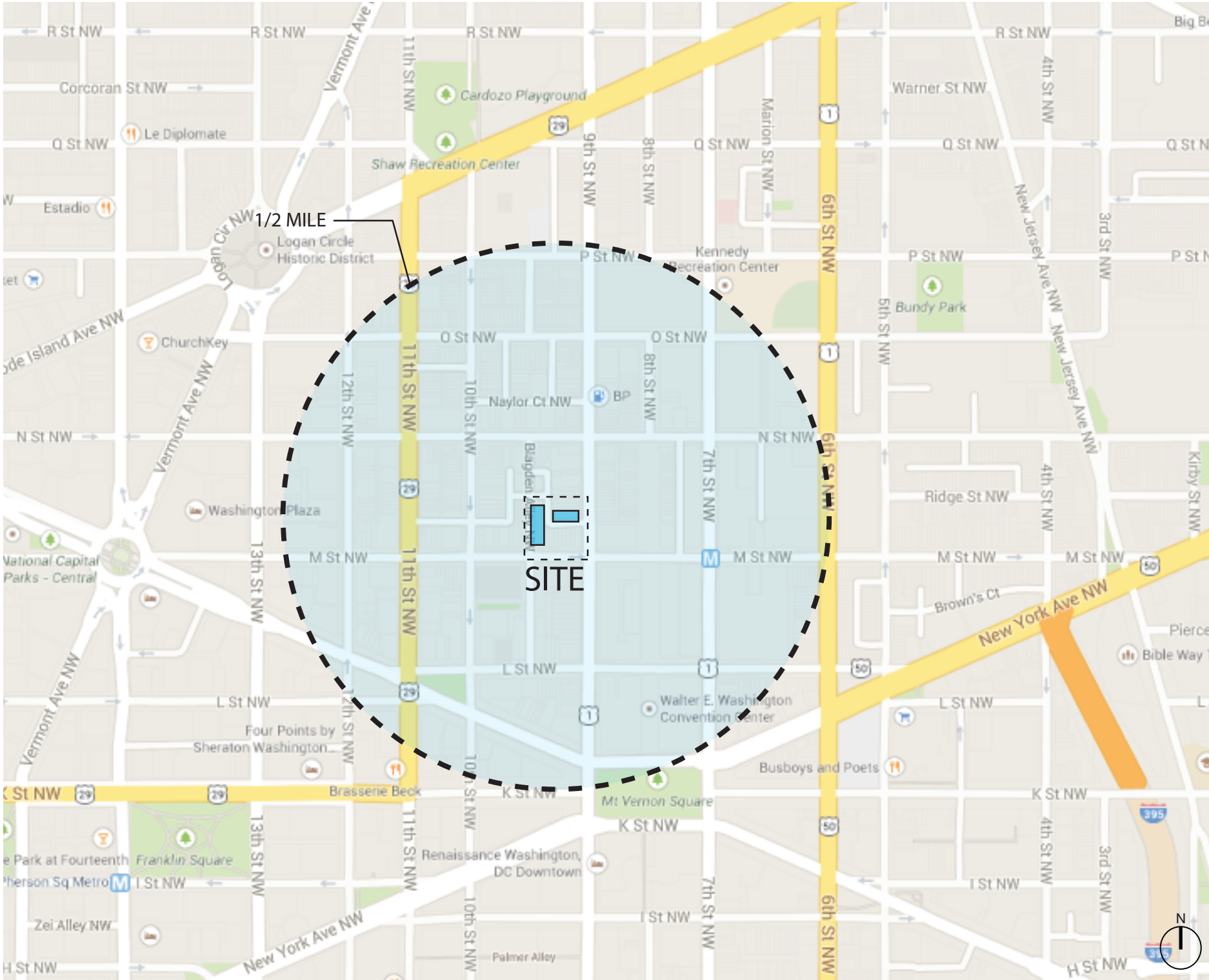


90 AND 91 BLAGDEN ALLEY NW

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

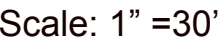
Board of Zoning Adjustment
District of Columbia
CASE NO.18853
EXHIBIT NO.7

LOT 0164 - 91 BLAGDEN

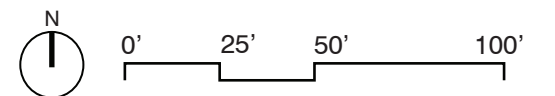
	Required/Allowed	Provided	Requirement status
Item			
Building Size			
Lot Area	8,303	8,303	
First Floor Area	6,139	6,139	
Lot Occupancy	65%		
Lot Occupancy Max w/IZ	75%	74%	C
FAR			
Residential	2.5		
Non-residentail	1.5 MAX		
total	2.5		
FAR Max w/IZ	3.0		C
Height	50'-0"	50'-0"	
Stories	No Limit	5	C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

LOT 0165 - 90 BLAGDEN

	Required	Provided	Requirement status
Item			
Building Size			
Lot Area	15,976		
First Floor Area	14,143		
Lot Occupancy	65%		
Lot Occupancy with IZ	75%	89%	NC
		67%	
FAR			
Residential	2.5		
Non-residentail	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	
Off-Street Parking Requirements			
Residential - 77 units	1 for 2 units		
	39	0	NC
Off-Street Loading Facility Requirements	Exempt	Exempt	
Delivery - Residential	Exempt	Exempt	
Building elements			
Roof structures	1	2	NC



AREA PROVIDED = 518 sf
WIDTH REQUIRED = 16'-8" (4" per foot x 50') MIN 15'
WIDTH PROVIDED = 5'-0"





9TH STREET NW ELEVATION



M STREET NW ELEVATION

