

1514 8TH ST NW

WASHINGTON DC 20001

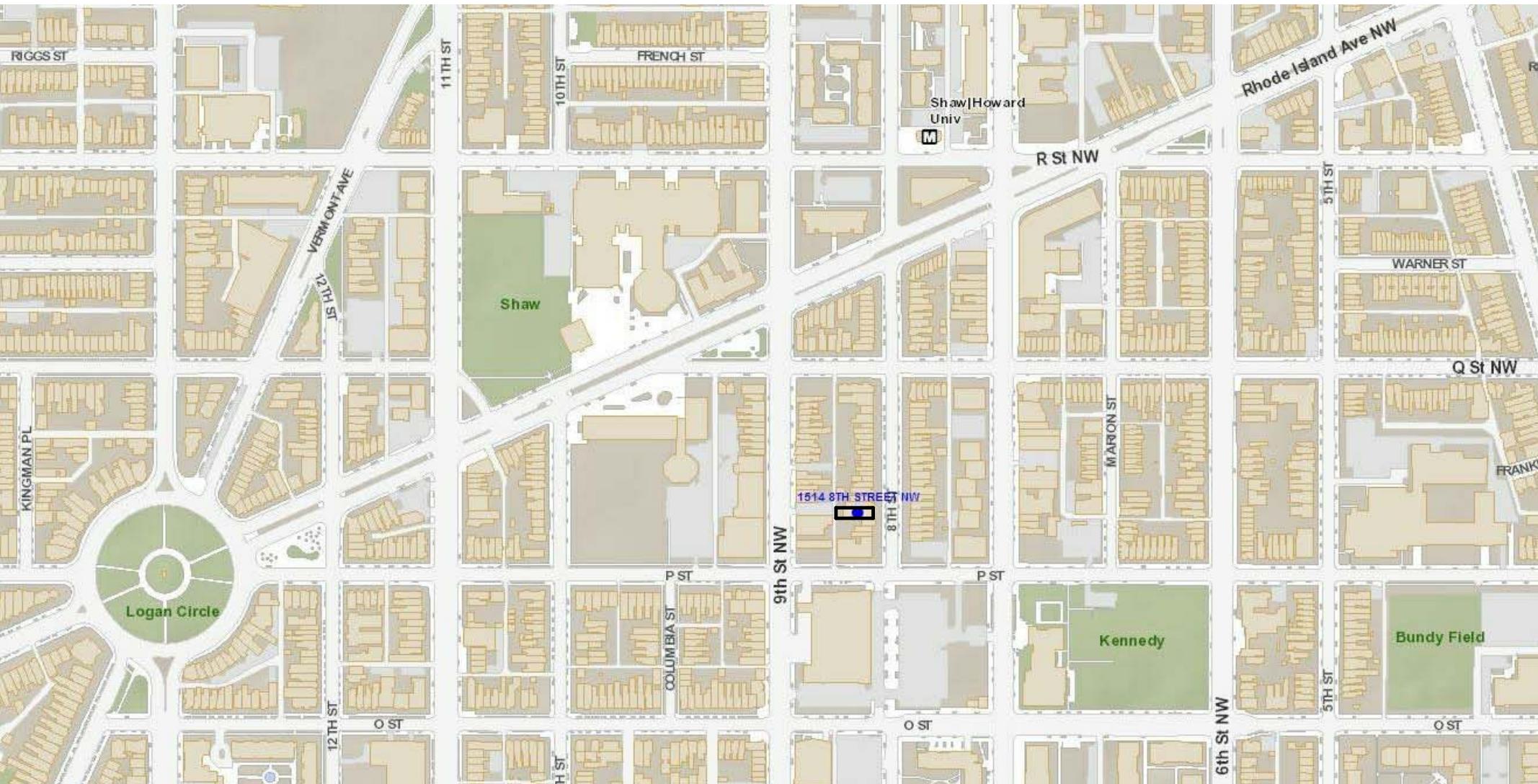
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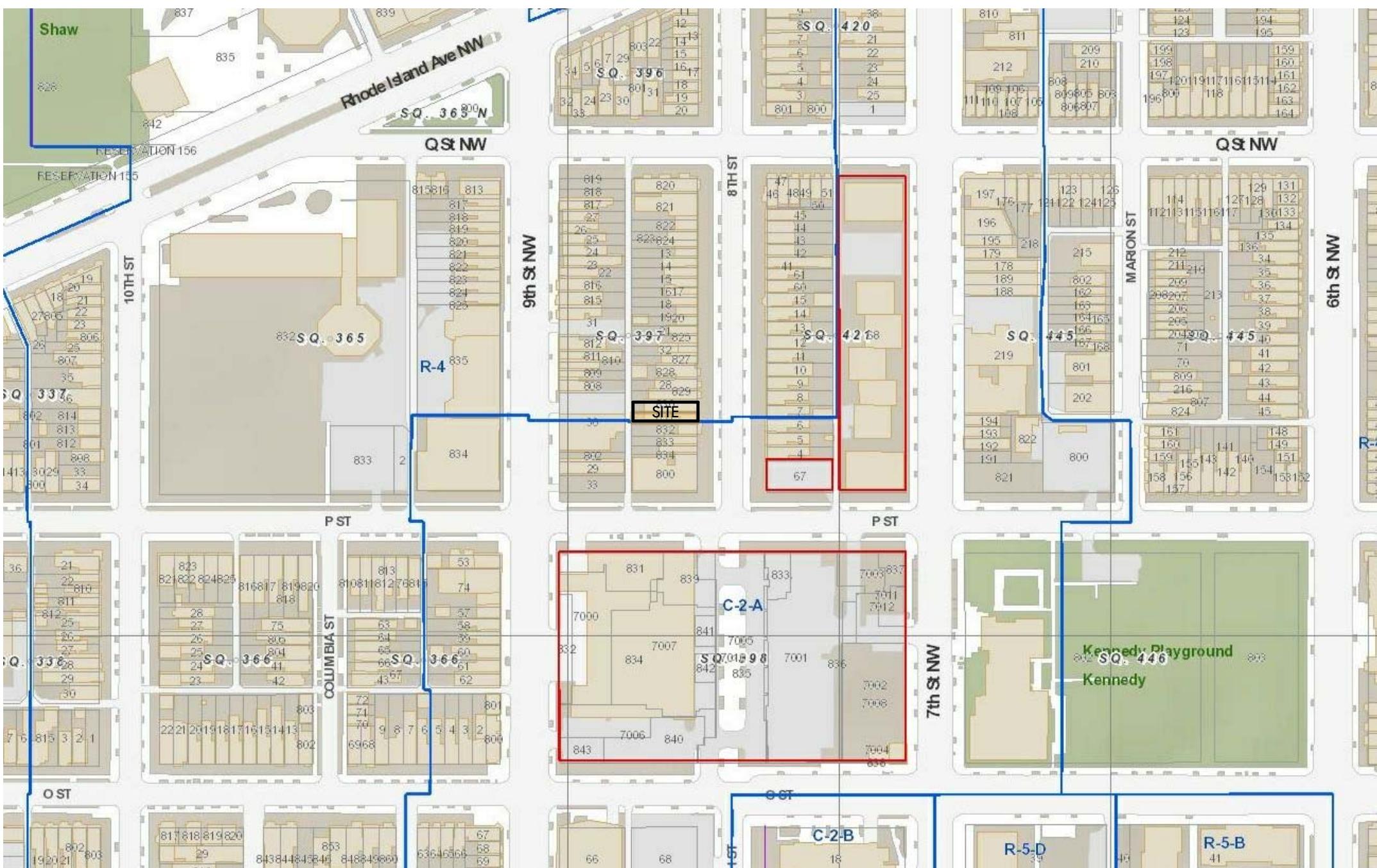


Board of Zoning Adjustment
District of Columbia
CASE NO.18856

EXHIBIT NO.13

A1.1





ZONING ANALYSIS

ZONE: R-4
SQUARE: 0397
LOTS: 0830 & 0831
HISTORIC: SHAW HISTORIC DISTRICT

EXISTING:

LOT SIZE: 2,948 SF
LOT OCCUPANCY (60% MAX): 70% (2089 SF)
FAR: NOT APPLICABLE
REAR YARD SETBACK (20'-0" MIN): 14'-10 1/2"
BUILDING HEIGHT (MAX 3 STORIES/40'-0"): 3 STORIES / 33'-0"±
COURT REGULATION (4"/1'-0" OF HEIGHT OR 10'-0" MIN): EXISTING, SEE PLAN
PARKING REQUIREMENT (1 SPACE / 3 UNITS): 0 SPACES

PROPOSED:

LOT SIZE: 2,948 SF
LOT OCCUPANCY: 70% (2089 SF)
FAR: NOT APPLICABLE
REAR YARD: 14'-10 1/2"
BUILDING HEIGHT: 3 STORIES / 40'-0"
COURT REGULATION: EXISTING, SEE PLAN
PARKING: 4 COMPACT SPACES

Building Height – Unless otherwise restricted or permitted in this title, in those districts in which the height of the building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.

GROSS SF: PROPOSED

CELLAR LEVEL -	1589 SF
FIRST LEVEL -	2023 SF
SECOND LEVEL -	2077 SF
THIRD LEVEL -	2077 SF
MEZZANINE LEVEL -	550 SF
TOTAL -	8316 SF

UNIT COUNT

EXISTING:

40 EX-CONVICTS

PROPOSED:

9 UNITS

UNIT 1 1BR 1BA 600 SF	UNIT 2 2BR 1BA 850 SF	UNIT 3 2BR 1BA 750 SF	UNIT 4 1BR 1BA 550 SF
UNIT 5 1BR 1BA 384 SF	UNIT 6 2BR 2BA 936 SF	UNIT 7 2BR 2BA 966 SF	UNIT 8 3BR 3BA 1226 SF
UNIT 9 3BR 3BA 1226 SF			

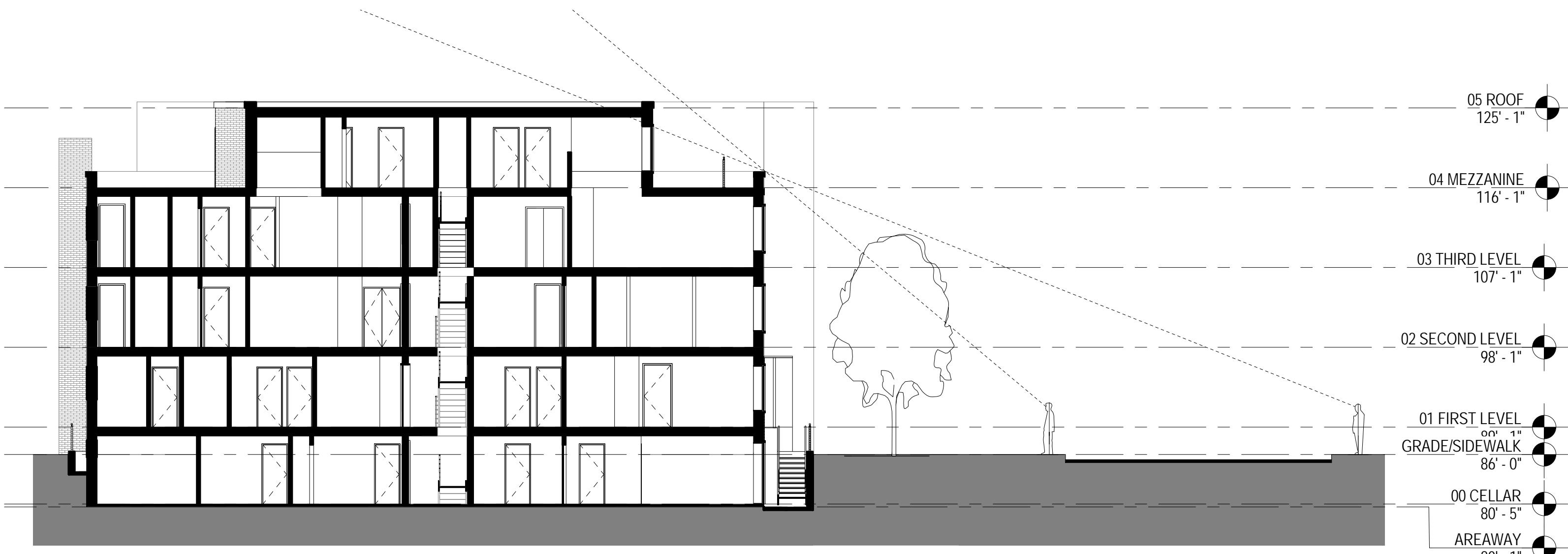


1 EAST ELEVATION EXISTING
A2.1 1/8" = 1'-0"

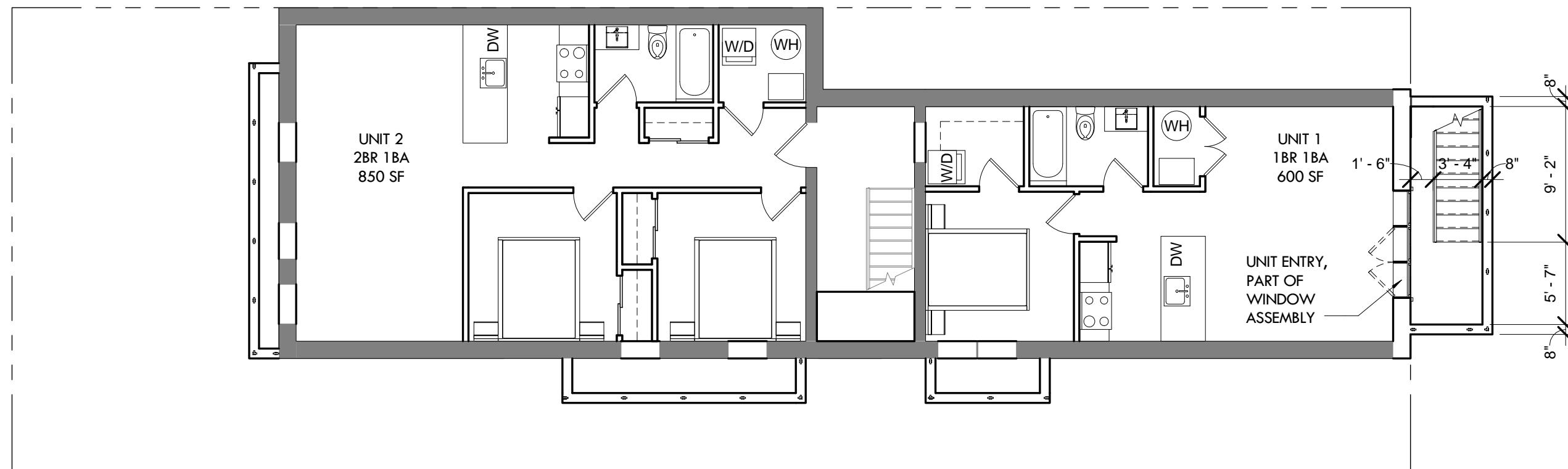
2 EAST ELEVATION PROPOSED
A2.1 1/8" = 1'-0"



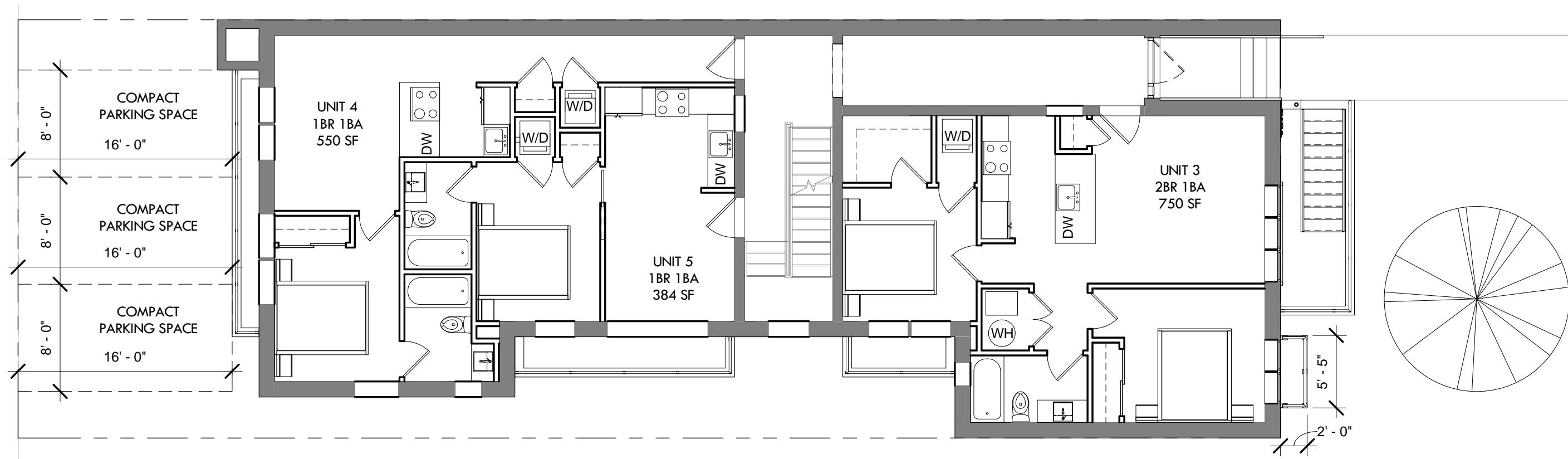




1 SECTION
A2.4
3/32" = 1'-0"

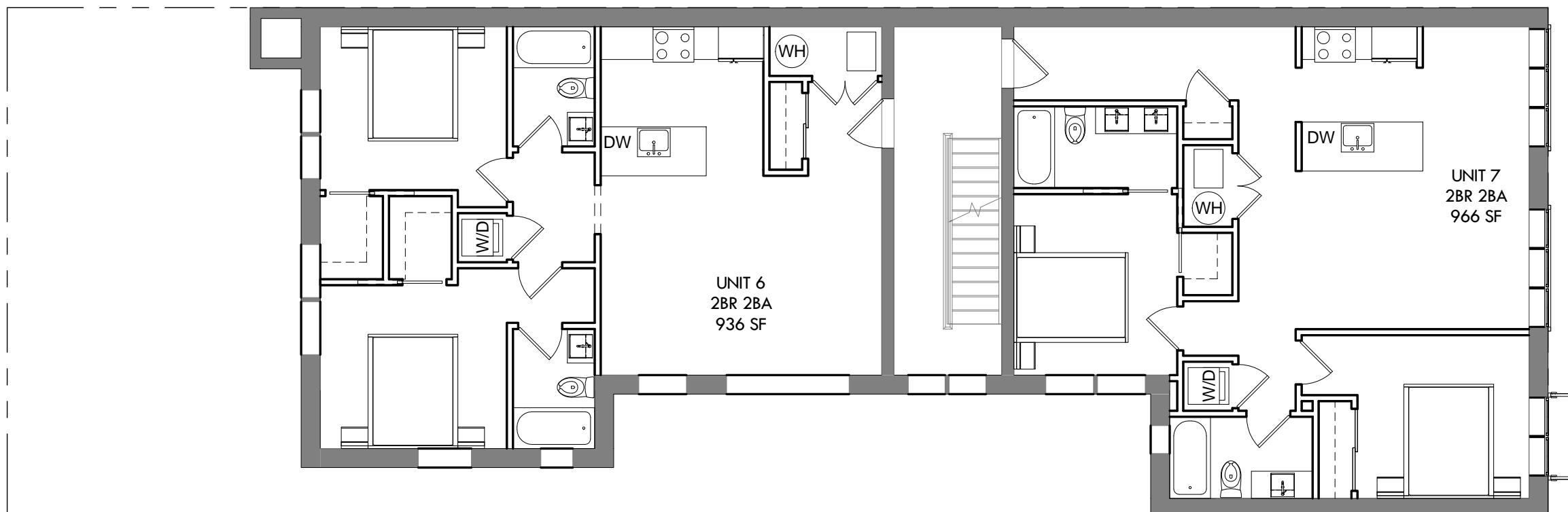


1 00 CELLAR
A3.1 1/8" = 1'-0"

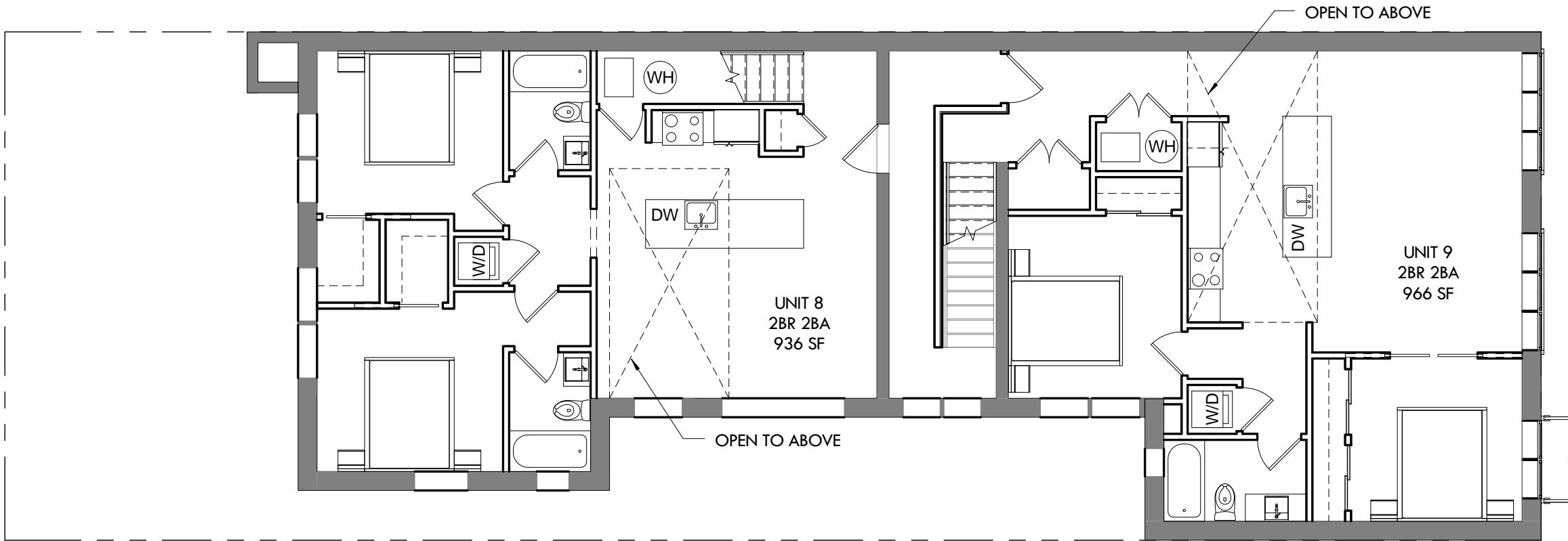


2 01 FIRST LEVEL
A3.1 1/8" = 1'-0"

 EXISTING WALL
 NEW WALL

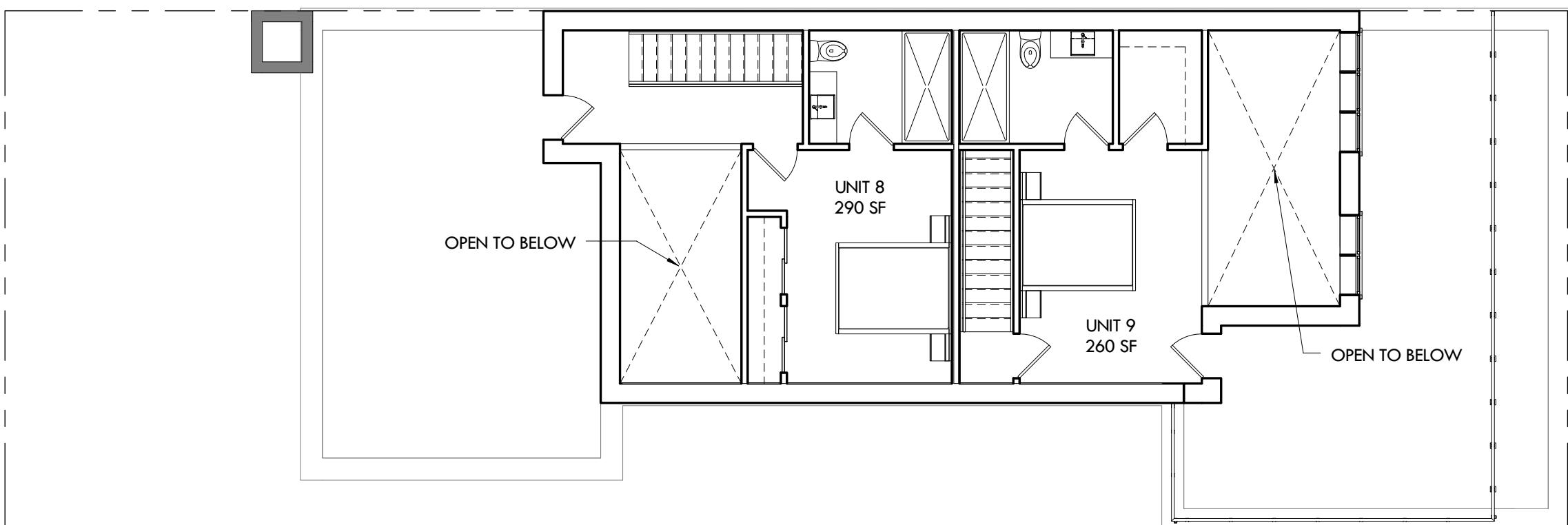


1 02 SECOND LEVEL
A3.2 1/8" = 1'-0"



EXISTING WALL
NEW WALL

1 03 THIRD LEVEL
A3.3 1/8" = 1'-0"



2 04 MEZZANINE
A3.3 1/8" = 1'-0"