

1108 16th Street NW

WASHINGTON, DC 20036



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1003 K STREET, NW
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Board of Zoning Adjustment
District of Columbia
CASE NO.18866
EXHIBIT NO.5

AUGUST 2014 BZA SUBMITTAL

INCLUSIONARY ZONING

Requirement:
Greater of 8% of the gross floor area being devoted to residential use or 50% of the bonus density being utilized for inclusionary units.

Level	Residential	Office	Common Area	Total GSF
PH	---	---	1,226	---
8	3,727	---	684	4,411
7	3,919	---	735	4,654
6	3,919	---	735	4,654
5	3,919	---	735	4,654
4	---	4,654	---	4,654
3	---	4,654	---	4,654
2	---	4,654	---	4,654
1	---	3,055	1,599	4,654
Cellar is not GSF & therefore is not included in IZ calculations				
Total	15,484 NSF	17,017 SF	5,714 SF	36,989 GSF

8% of Total Residential
8% of 18,373 GSF 1,470 SF Required IZ

Total Residential
= 18,373 GSF

ZONING DATA

Square / Lot: 0183 / 0111
Zone: SP-2
Lot Area: 5,725 SF

Requirement	Matter of Right	IZ Bonus Density	Proposed	Relief Requested
FAR:				
Total	6.0 max (34,350 SF)	7.2 max (41,220 SF)	6.46 (36,989 SF)	None
Residential	6.0 max (34,350 SF)	7.2 max (41,220 SF)	3.21 (18,373 SF)	None
Other Permitted Use	3.5 max (20,037.50 SF)	3.5 max (20,037.50 SF)	3.25 (18,618 SF)	
Building Height / Stories:	90 Ft / No Limit	N/A	90 Ft / 8 stories	None
Lot Occupancy:	80% (4,580 SF)	90% (5,152.50 SF)	83% (4,752 SF)	None
Rear Yard:	19 Ft	N/A	24 Ft	None
Side Yard:	None Required	N/A	None	None
Court				
Residential Closed	4"/Ft but not < 15 Ft (34'-4") 2 x Sq of Width but not < 350 SF (2,357 SF)	N/A	14 Ft 371 SF	Yes
Commercial Closed	3"/Ft but not < 12 Ft (25'-9") 2 x Sq of Width but not < 250 SF (1,326 SF)	N/A	14 Ft 371 SF	Yes
Roof Structure:				
Area	0.37 max (1,632 SF)	N/A	0.31 (1,370 SF)	None
Setback	18'-6" min	N/A	18'-6"	None
Parking:				
Total	14 spaces	N/A	3 spaces	Yes
Residential	5 spaces	N/A		
Commercial	9 spaces	N/A		
Loading:				
Residential	None	N/A	None	None
Commercial	None	N/A		

ZONING DATA



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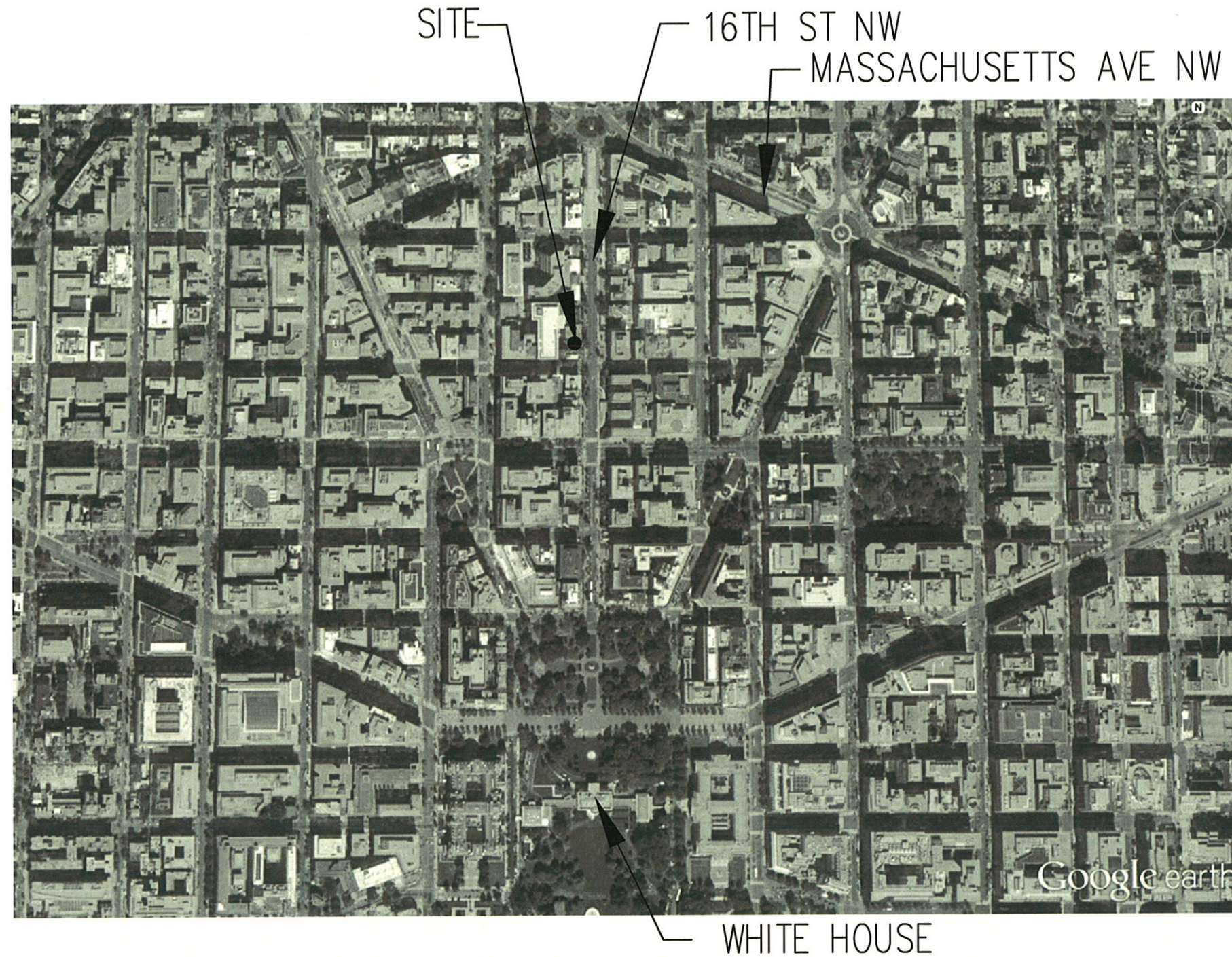


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Z1.0

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AERIAL SITE PLAN

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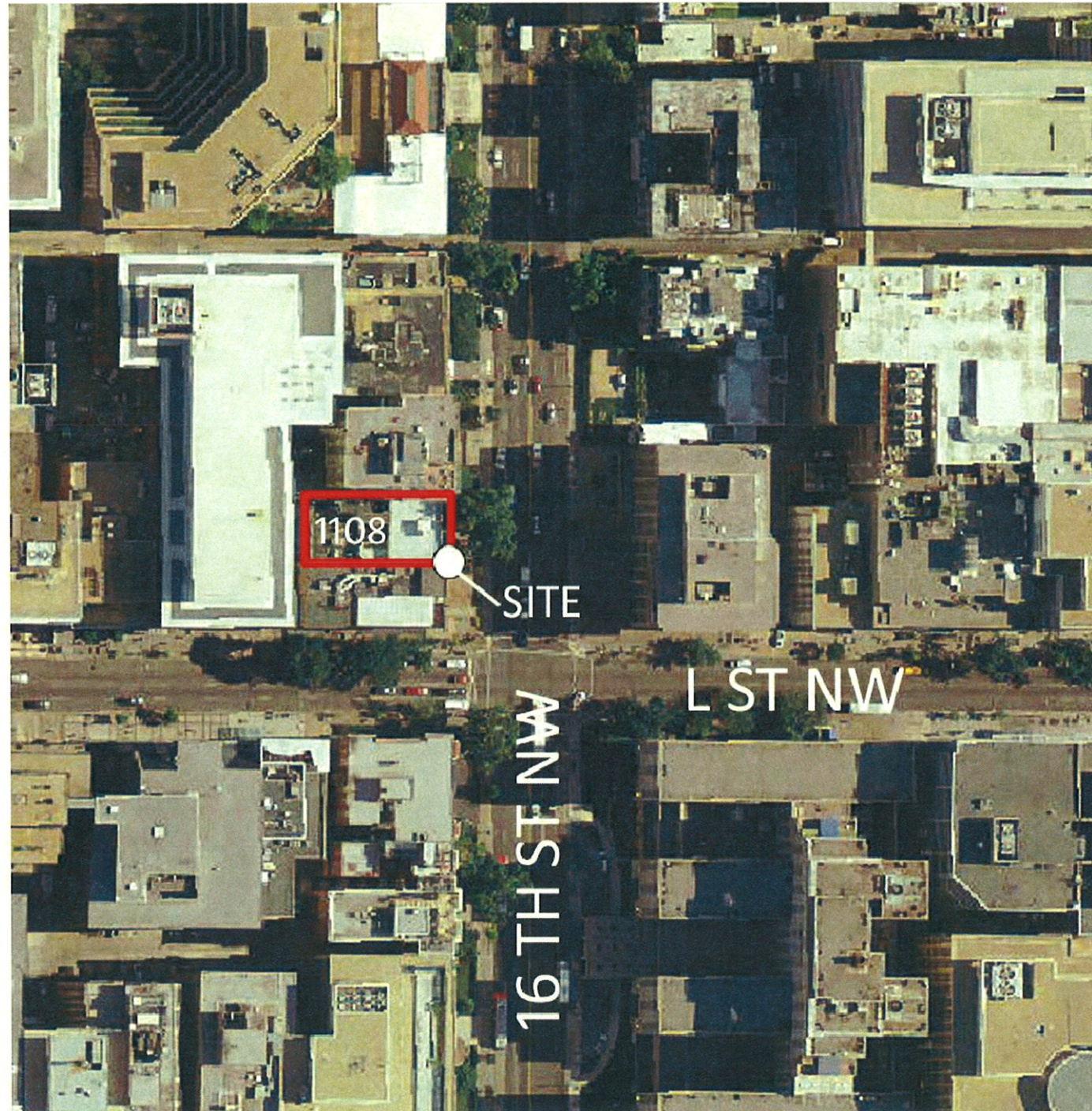
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S1.0





AERIAL SITE PLAN



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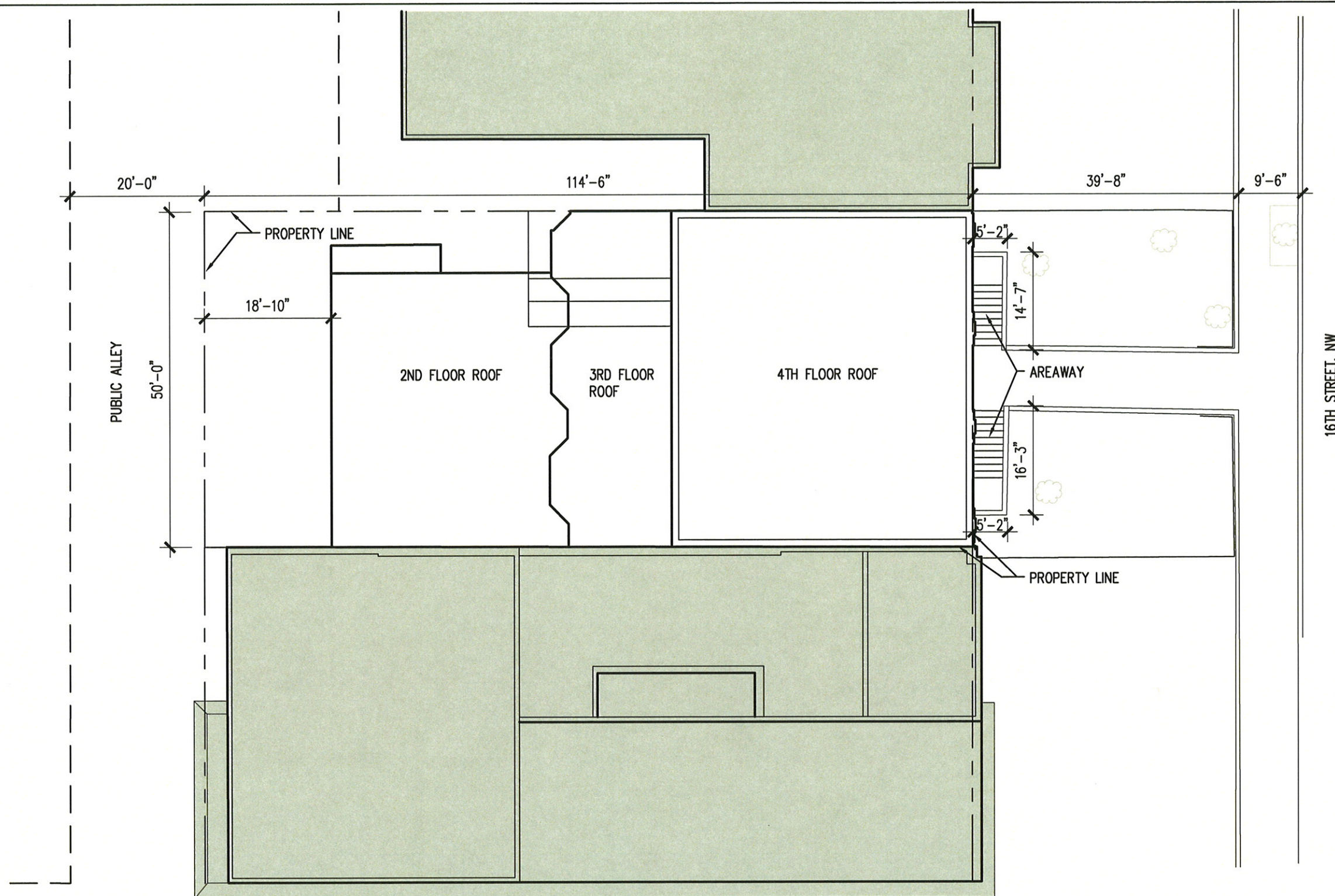
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S1.1

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EXISTING SITE PLAN
1/16" - 1'-0"



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S1.2

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EXISTING ELEVATION
1/8"=1'-0" SCALE



EXISTING CONDITION

EXISTING CONDITION FACADE



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E1.0



1



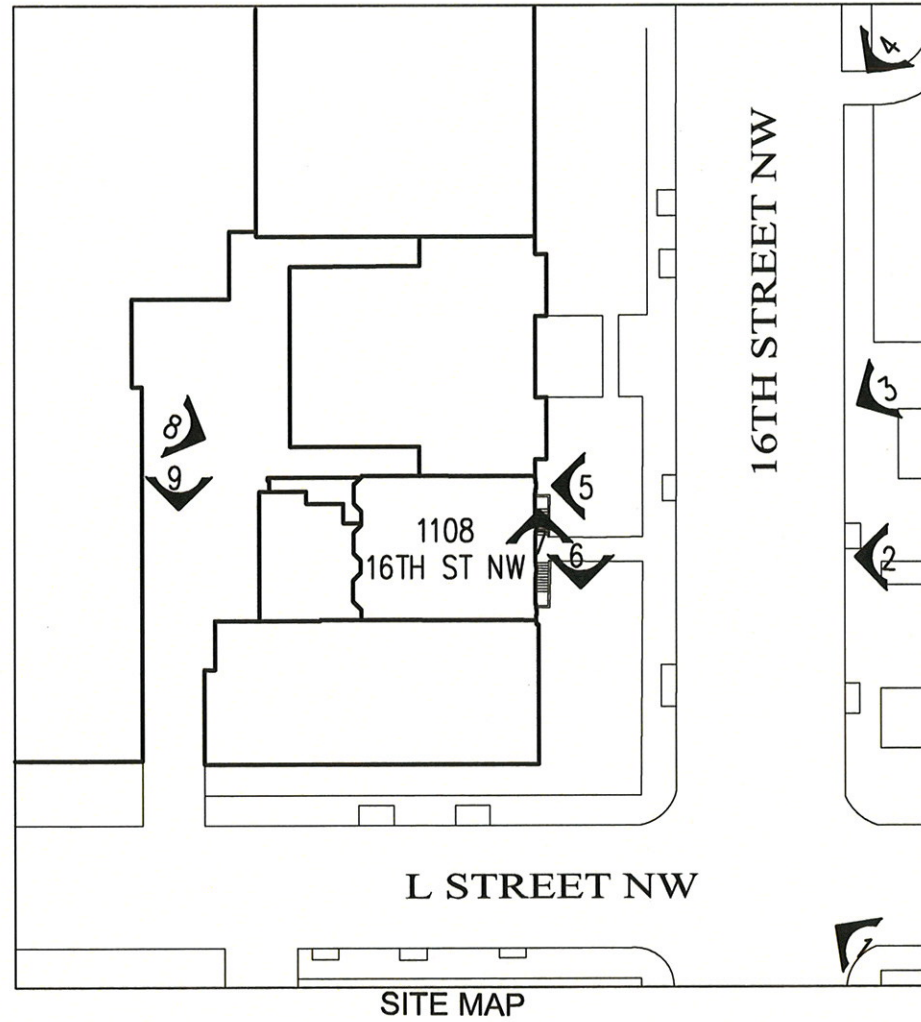
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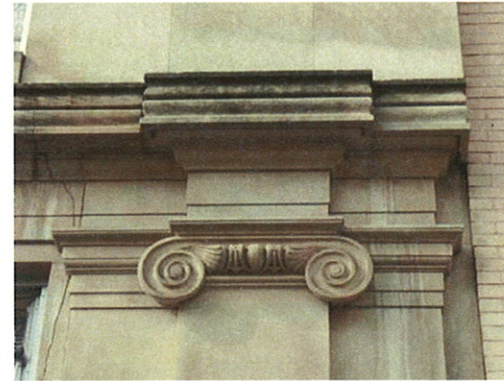
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4



SITE MAP



5



6



8



9



7

EXISTING CONDITIONS PHOTOS

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