





















ZONING INFORMATION FOR ROW HOME TYPE A - 47TH STREET

EACH ROW HOUSE - 47th	MATTER-OF-RIGHT REQUIRED	PROPOSED
PARCEL SQUARE	5348 LOTS 1-8, (NEW LOTS P-V)	
ZONING	R-5-A	
LOT AREA (sf)	PER BZA	1,860
BUILDING FOOTPRINT (sf)	-	651
LOT OCCUPANCY	40%	35%
BUILDING HEIGHT	40 FT (3 STORIES)	33 FT (3 STORIES)
RESIDENTIAL GSF	-	1,674
RETAIL/OFFICE GSF	-	0
TOTAL GSF ALL USES	-	1,674
NUMBER OF RESIDENTIAL UNITS	-	1 EACH
F.A.R. (FLOOR AREA RATIO)	0.9 FAR (1.08 W/ IZ BONUS DENSITY)	0.90
NUMBER OF PARKING SPACES	1 PER UNIT	2
REAR YARD	20 FT	49 FT
FRONT YARD	NONE	17 FT
SIDE YARD	3 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET	0 FT
GREEN AREA RATIO	0.4	0.4
ROOF STRUCTURES	NONE	

ZONING INFORMATION FOR ROW HOME TYPE C - EAST CAPITOL STREET**

EACH ROW HOUSE - EAST CAPITOL	MATTER-OF-RIGHT REQUIRED	PROPOSED
PARCEL SQUARE	5190	
ZONING	R-3	
LOT AREA (sf)	2,000	2,000
BUILDING FOOTPRINT (sf)	-	584
LOT OCCUPANCY	40% MAX	29%
BUILDING HEIGHT	40 FT (3 STORIES)	40 FT (3 STORIES)
RESIDENTIAL GSF	-	1,752
RETAIL/OFFICE GSF	-	0
TOTAL GSF ALL USES	-	1,752
NUMBER OF RESIDENTIAL UNITS	-	1
F.A.R. (FLOOR AREA RATIO)	0.9 FAR (1.08 W/ IZ BONUS DENSITY) 1,800 SF (2,160 SF)	1.07 (1,752 SF)
NUMBER OF PARKING SPACES	1 PER UNIT FOR MULTI-FAMILY	2
NUMBER OF BIKE SPACES	1 PER 3 UNITS	-
REAR YARD	20 FT	43'
FRONT YARD	NONE	0'
SIDE YARD	3 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET	0'
GREEN AREA RATIO	0.4	0.4
ROOF STRUCTURES	NONE	

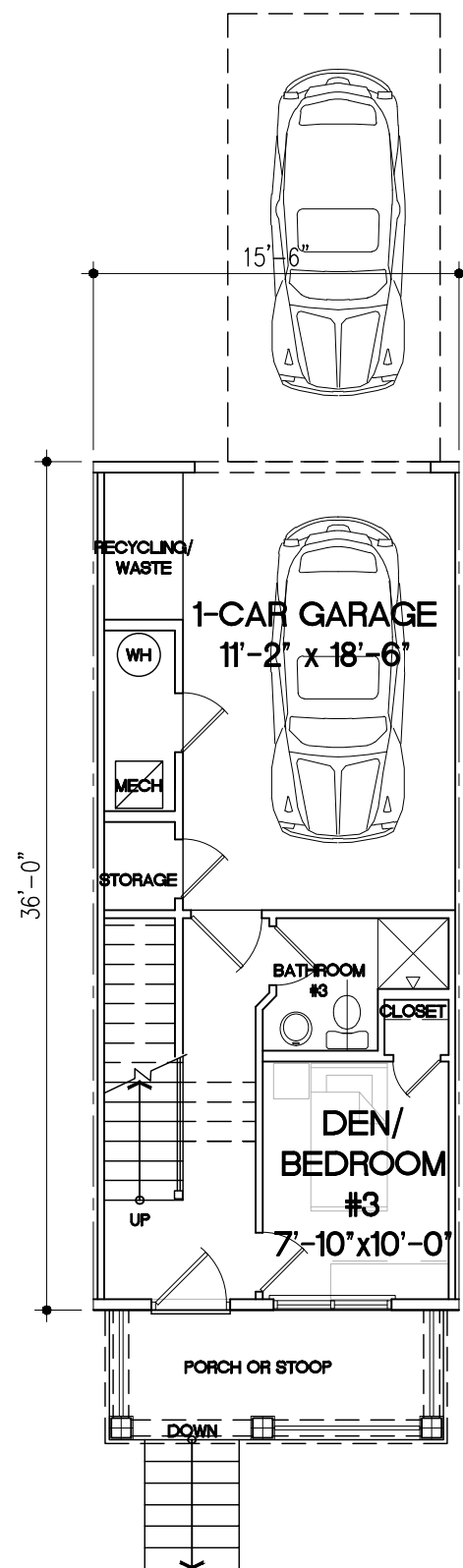
**NOTE: AREA NOT PART OF BZA RELIEF REQUESTED. DEVELOPMENT WILL BE A MATTER OF BY RIGHT.

ZONING INFORMATION FOR ROW HOME TYPE B - 49TH STREET

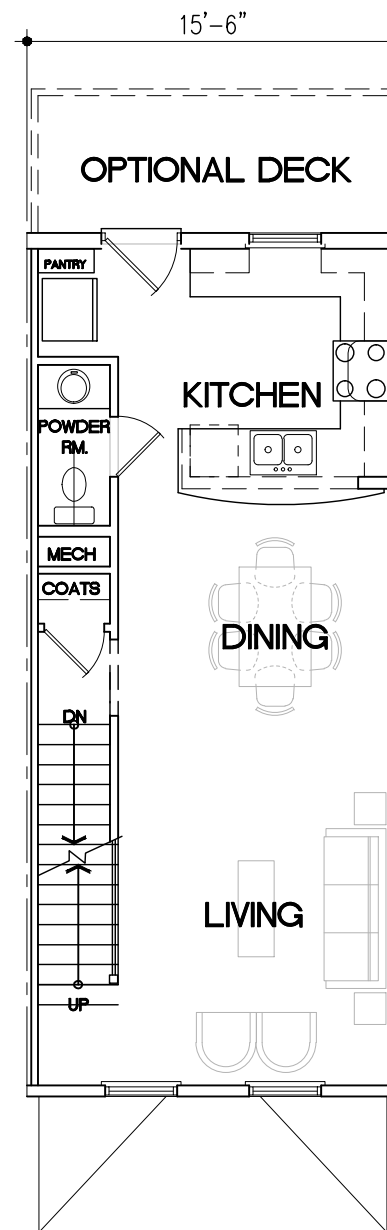
EACH ROW HOUSE - 49th	MATTER-OF-RIGHT REQUIRED	PROPOSED
PARCEL SQUARE	5348 LOTS 1-8, (NEW LOTS B-0)	
ZONING	R-5-A	
LOT AREA (sf)	PER BZA	VARIES SEE SELF-CERTIFICATION FORMS
BUILDING FOOTPRINT (sf)	-	741
LOT OCCUPANCY	40% MAX	VARIES 32.2%-40%; SEE SELF-CERTIFICATION FORMS
BUILDING HEIGHT	40 FT (3 STORIES)	<40 FT. (2 STORIES)
RESIDENTIAL GSF	-	2,223 (INCLUDING BASEMENT)
RETAIL/OFFICE GSF	-	N/A
TOTAL GSF ALL USES	-	2,223 (INCLUDING BASEMENT)
NUMBER OF RESIDENTIAL UNITS	-	1 EACH
F.A.R. (FLOOR AREA RATIO)	0.9 FAR (1.08 W/ IZ BONUS DENSITY)	SEE SELF-CERTIFICATION FORMS
NUMBER OF PARKING SPACES	1 PER UNIT FOR MULTI-FAMILY	2
NUMBER OF BIKE SPACES	1 PER 3 UNITS	-
REAR YARD	20 FT	VARIES 20-38 FT; SEE SELF-CERTIFICATION FORMS
FRONT YARD	NONE	SEE SELF-CERTIFICATION FORMS
SIDE YARD	3 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET	0 FT
GREEN AREA RATIO	0.4	0.4
ROOF STRUCTURES	NONE	

*SEE FORM 135 - ZONING SELF CERTIFICATION SHEET FOR EACH NEW INDIVIDUAL ROW HOME LOTS B-V

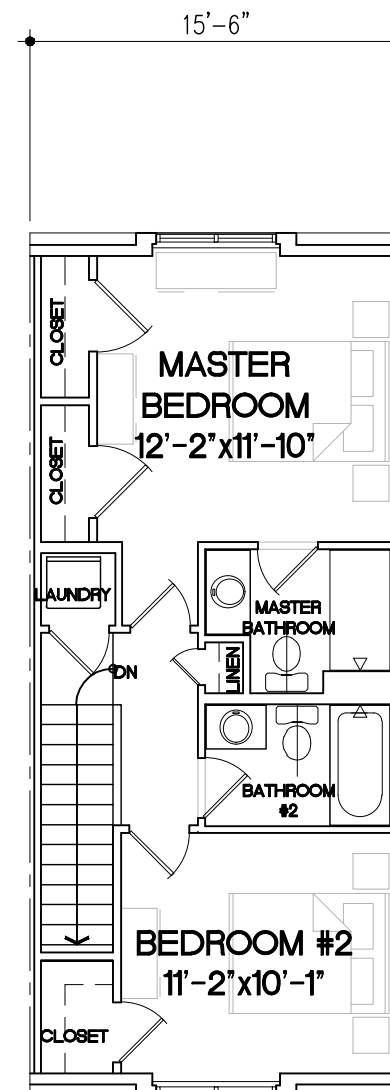
ROW HOME TYPE A: 1,674 GSF
(1,674 ZONING)



1ST FLOOR
558 SF

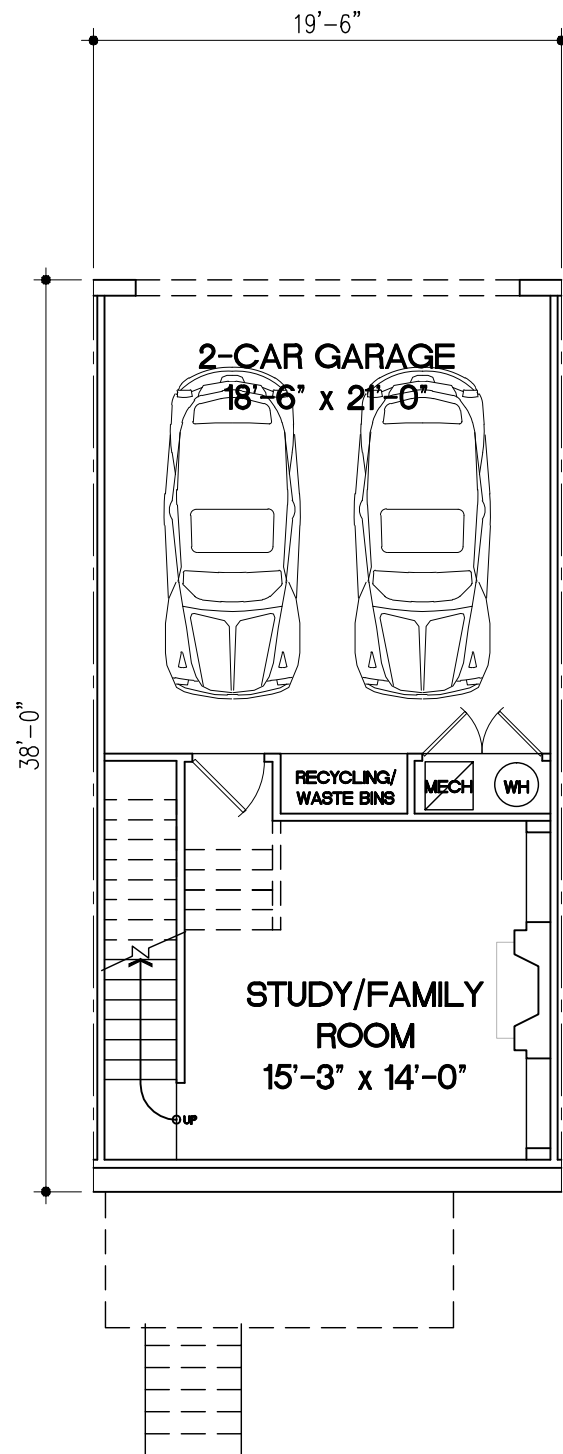


2ND FLOOR
558 SF

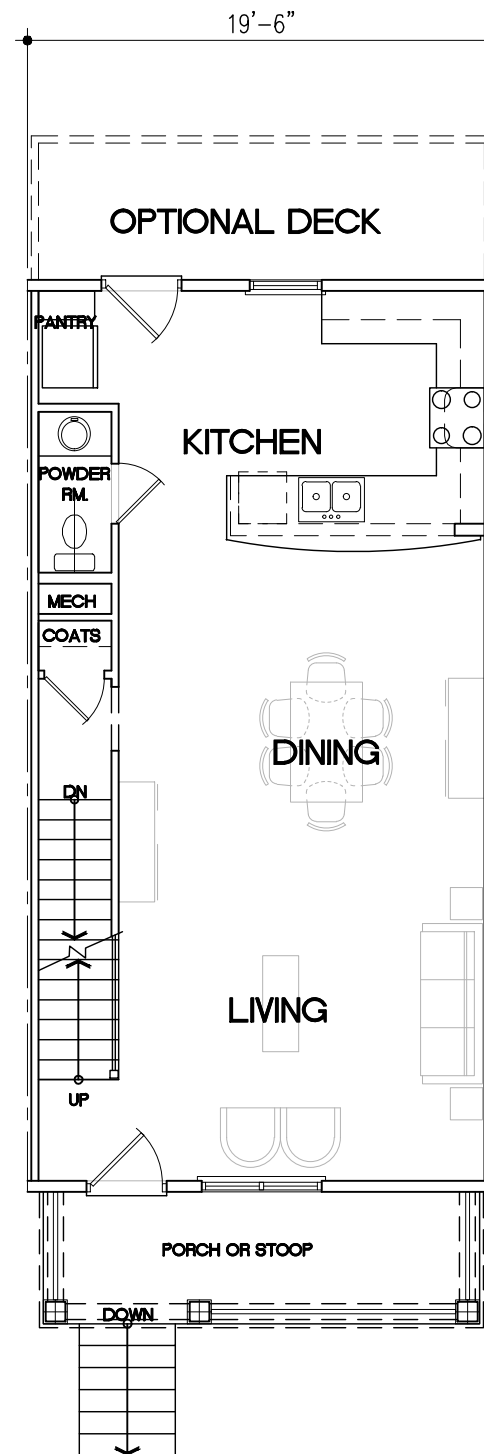


3RD FLOOR
532 SF

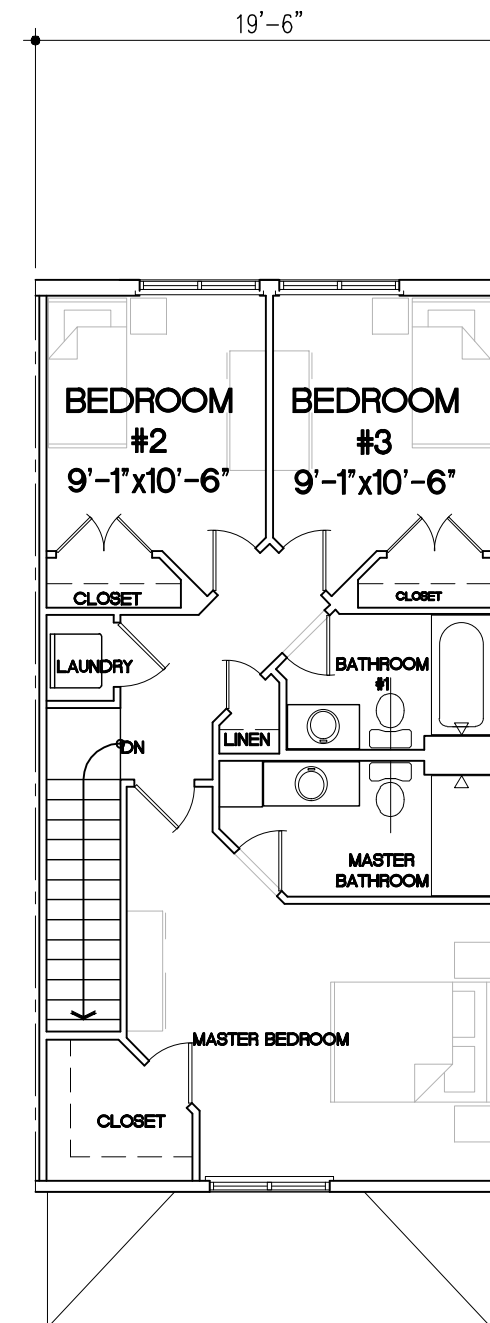
ROW HOME TYPE B: 2,223 GSF
 (1,482 SF ZONING @ 0% BSMNT
 1,852.5 SF ZONING @ 50% BSMNT)



BASEMENT: 370.5 SF
 CELLAR: 370.5 SF

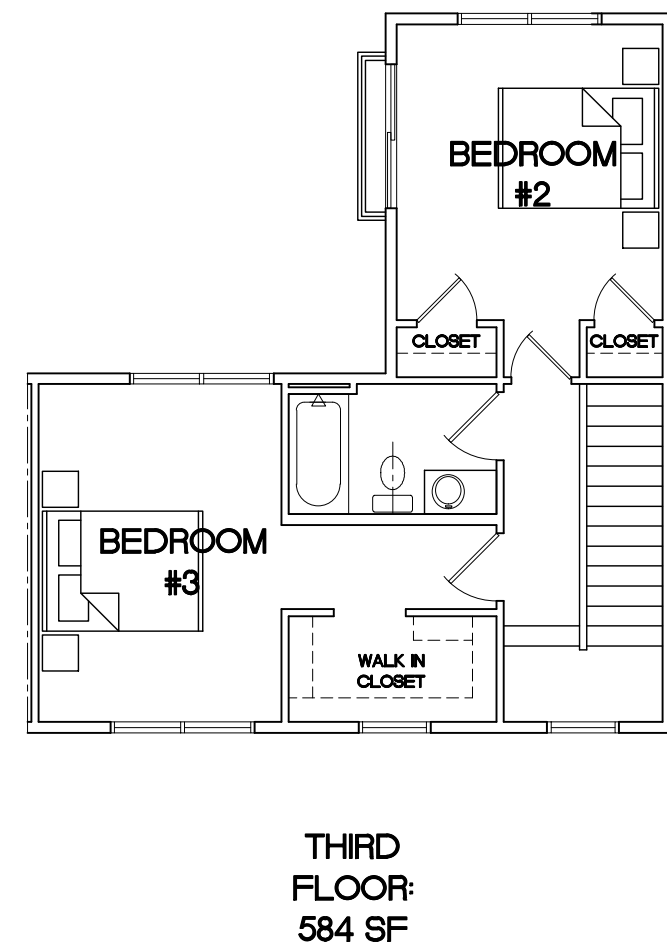
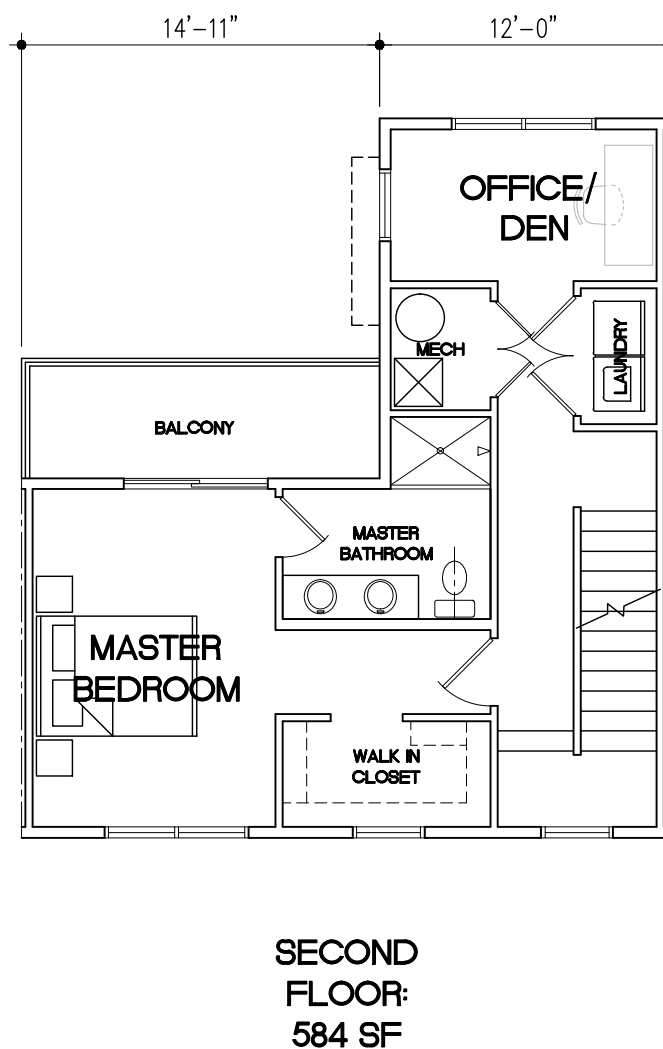
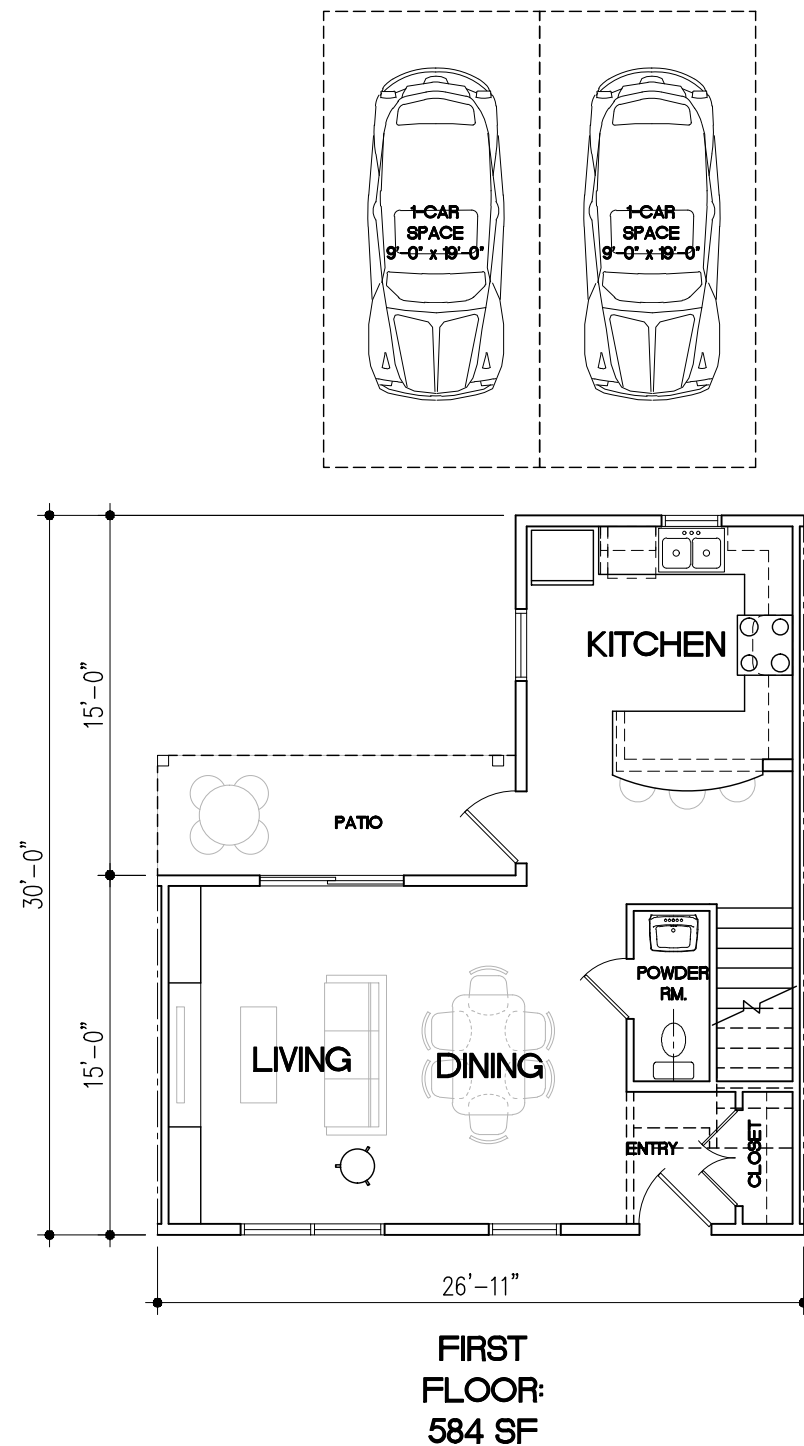


1ST FLOOR
 741 SF



2ND FLOOR
 741 SF

ROWHOME TYPE C: 1,752 GSF



Note: These type C row homes in Square 5190 are not part of BZA submission, development will be by-right.







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