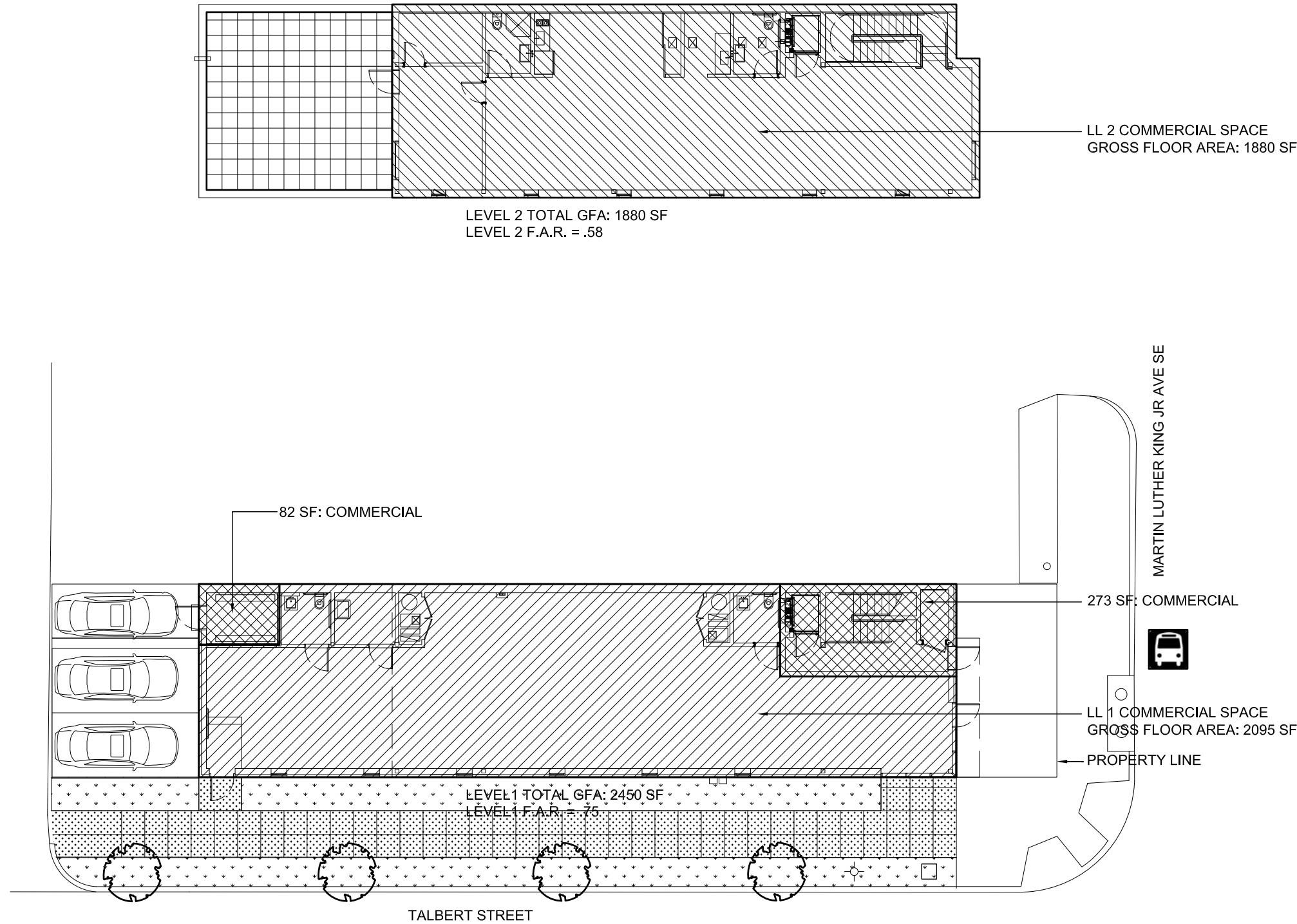




ZONING DATA SUMMARY

PREMISES: 2345 MARTIN LUTHER KING JR. AVE. SE
LOT: 40 (PREVIOUSLY LOT # 800)
SQUARE: 5790
ZONING: C2A

ZONING CALCULATION:
LOT DIMENSIONS: = 25' X 130'
LOT AREA: = 3250 SF

FLOOR AREA REGULATION:
RESIDENTIAL USE: = 2.5
OTHER PERMITTED USE: = 1.5
MAX. PERMITTED USE = 2.5

COMMERCIAL ALLOWED: = 3250 SF X 1.5 (C2A) = 4875 SF ALLOWABLE

EXISTING:
GROUND FLR COMMERCIAL = 2095 SF EXISTING
GROUND FLR RESIDENTIAL = 355 SF EXISTING
SECOND FLR RESIDENTIAL = 1880 SF EXISTING

PROPOSED:
GROUND FLR COMMERCIAL = 2450 SF SF PROPOSED
SECOND FLR COMMERCIAL = 1880 SF PROPOSED

TOTAL FLOOR AREA
FOR COMMERCIAL = 2450 (COMMERCIAL) SF + 1880 (COMMERCIAL) SF
= 4330 SF PROPOSED
= 4330 SF < 4875 SF
= (PROPOSED F.A.R. 1.33 < ALLOWABLE F.A.R. 1.5)

YARD REGULATION:
FRONT
BUILDING RESTRICTION LINE =10' OK
REAR YARD (RESIDENTIAL) = 15' OK
HEIGHT REGULATION:
T.O. ROOF: = 27'-4" OK
= 27'-4" < 50'-0"

PARKING SPACE REQUIRED:
COMMERCIAL = C-2-A IN EXCESS OF 2000 SF
1 FOR EACH ADD 600 SF
= COMMERCIAL SPACE = 4330
= 4 SPACES REQUIRED
= OFFICE - MEDICAL DENTAL = TWICE
= 8 SPACES REQUIRED

TOTAL GROSS FLOOR AREA
(DC ZONING REGULATIONS 1-20):
MEASURED FROM THE EXTERIOR
FACE OF THE EXTERIOR WALL
(4875 SF ALLOWABLE)
4330 SF

ARCHITECT:
HOWELER + YOON ARCHITECTURE
150 LINCOLN STREET, SUITE 3A
BOSTON, MA 02111
p/f 617-517-4101
www.hvarchitecture.com
info@hvarchitecture.com

PROJECT 2345 MLK 2345 MARTIN LUTHER KING JR AVE, SE WASHINGTON, DC 20020

PROJECT NO. 0501

ZONING DATA SUMMARY

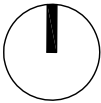
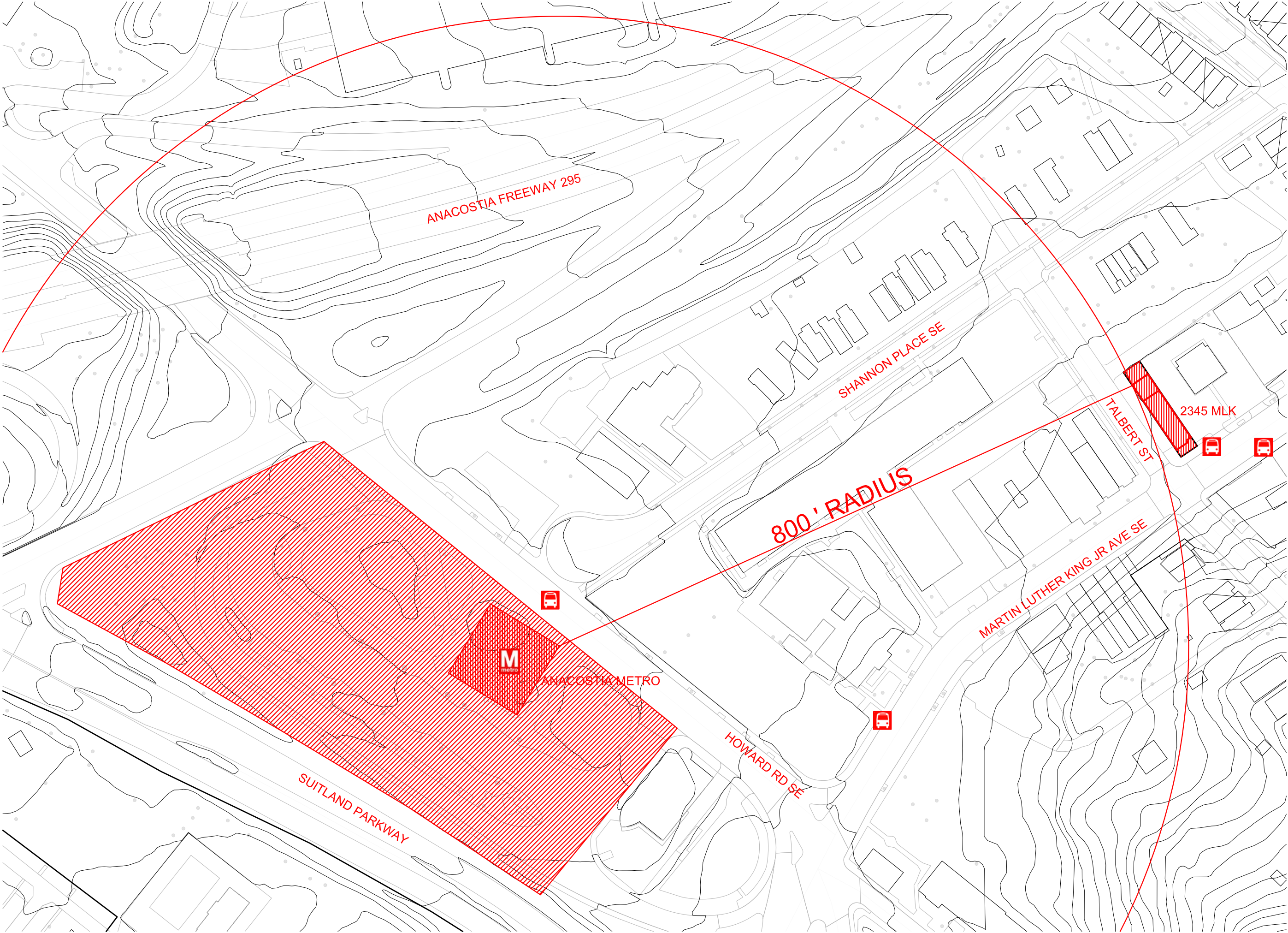
DRAWN BY CS CHECKED BY EH

DATE JAN 2011 SCALE 1/8" = 1'-0"

Board of Zoning Adjustments
District of Columbia
CASE NO.19005
EXHIBIT O.7

A

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SECTION A	PROJECT	2345 MLK	2345 MARTIN LUTHER KING JR AVE, SE	WASHINGTON, DC 20020	ARCHITECT: HOWELER + YOON ARCHITECTURE 150 LINCOLN STREET, SUITE 3A BOSTON, MA 02111 p/f 617-517-4101 www.hyarchitecture.com info@hyarchitecture.com
	PROJECT NO.	0501			
	TITLE	CONTEXT PLAN			
	DRAWN BY	CS	CHECKED BY	EH	
	DATE	JAN 2011	SCALE	NTS	
DRAWING NO.					
002					