

BUCHANAN SCHOOL TOWNHOMES

13TH & D ST., SE WASHINGTON DC

BOARD OF ZONING ADJUSTMENT
SUBMISSION
APRIL 28, 2015

BOARD OF ZONING ADJUSTMENT
PRE-HEARING SUBMISSION
JULY 7, 2015

DEVELOPER:
1325 D STREET, LLC

ARCHITECT (BZA TOWNHOMES):
MAURICE WALTERS ARCHITECT, PC

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ

CIVIL ENGINEER:
BOWMAN CONSULTING

STRUCTURAL ENGINEER:
LINTON ENGINEERING, LLC

MEP ENGINEER:
CAPITOL ENGINEERING GROUP, LLC



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Preliminary Zoning Analysis - Parcel A

Zoning	R-4
Lot	827 existing, to be subdivided
Square	1042
Site Area	varies, see tabulations
Use	townhomes, one and two family dwellings

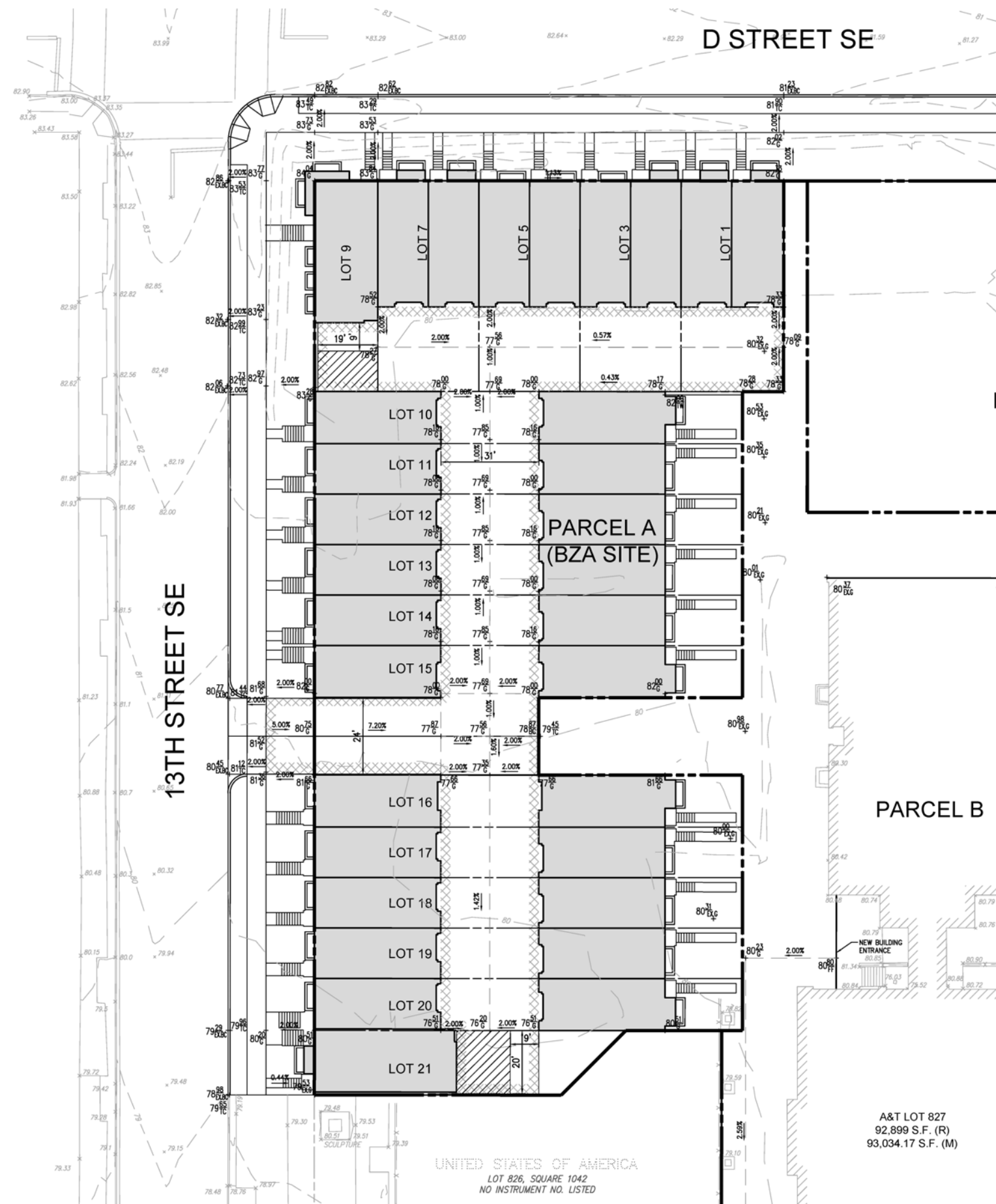
	Allowable / Required	Proposed Parcel A - By Lot Types (numbers per each lot)						
		1	3,5,7	9	10,20	11,12,13,14, 17,18,19	15,16	21
Building Height (400.1)	40 ft	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-
No. Stories (400.1)	3 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories
Dwelling Units	2	2	2	2	2	2	2	2
No. Structures on Lot	1	2	2	1	2	2	2	1
Lot Occupancy (403.2)	60%	60%	60%	67%	60%	59%	43%	50%
Building Footprint		1,300 sf	1,280 sf	900 sf	1,347 sf	1,280 sf	1,347 sf	900 sf
Lot Width (401.3, 2604.3)	18 ft, 16 ft w/ I.Z.	32.50 ft	32.00 ft	20.00 ft	16.50 ft	16.00 ft	23.00 ft	20.44 ft
Lot Depth		66.75 ft	66.75 ft	66.75 ft	135.50 ft	135.50 ft	135.50 ft	varies ft
Lot Area (2604.3)	1,500 sf	2,169.38 sf	2,136.00 sf	1,335.00 sf	2,235.75 sf	2,168.00 sf	3,107.44 sf	1,805.02 sf
Rear Yard (404.1)	20 ft	26.75 ft	26.75 ft	21.75 ft	21.5 ft	24.5 ft	21.5 ft	43.3 ft
Open Court	4"/ft of ht, not less than 6 ft.	n/a	n/a	n/a	n/a	n/a	28 ft	n/a
Closed Court	4"/ft of ht, not less than 6 ft. Area = 2 x req'd width ² , not less 350 sf	n/a	n/a	n/a	16.5 ft wide 511.5 sf	16.0 ft wide 496 sf	n/a	n/a
	if provided, 3"/ft of ht, not less none req'd than 8 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Side Yard (405.7, 405.8)								
Parking Spaces	1 per 2 dwelling units	2	2	1	2	2	2	1

indicates areas that require relief from zoning
building height measured from finished graded at center of front of building
areas and dimensions are preliminary, approximate and subject to change.
lot areas to be verified by Civil

OVERALL PARCEL A ANALYSIS

SITE AREA = 37,608 SF
OVERALL LOT OCCUPANCY = 56.6%
AVERAGE LOT SIZE = 37,608 SF / 17 LOTS =2,212 SF

Note: The lot occupancy of the Lots 1, 3, 5 and 7 may increase to 61% in the event that the Zoning Administrator approves a request for minor flexibility pursuant to Section 407 of the Zoning Regulations. In that event, the length of these lots would be reduced to 65.5' as shown in the original application. The lot area for Lot 1 and Lots 3, 5 and 7 would become 2,128.75 sf and 2,096 sf respectively, which would continue to be in excess of the minimum required lot area of 1,500 square feet.
Variance relief for Lot 9 is requested for lot occupancy up to 69% for a building footprint of 900 sf on a lot having a lot area of 1,310 sf.



Bowman
CONSULTING

0' 20' 40' 80'



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7 July 2015

Buchanan School Townhomes

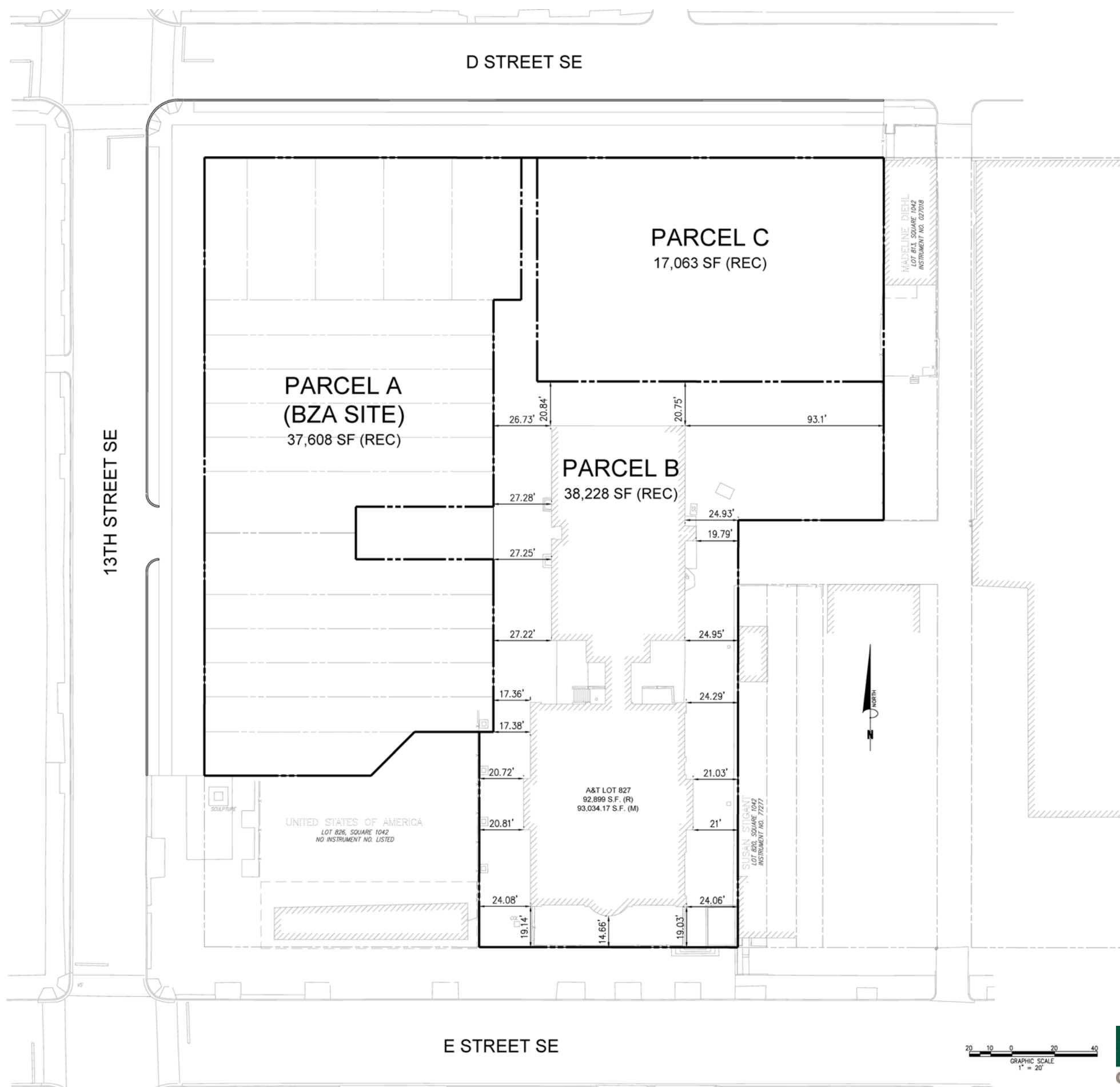
1325 D Street, LLC

A003

Site Plan

UNITED STATES OF AMERICA
LOT 826, SQUARE 1042
NO INSTRUMENT NO. LISTED

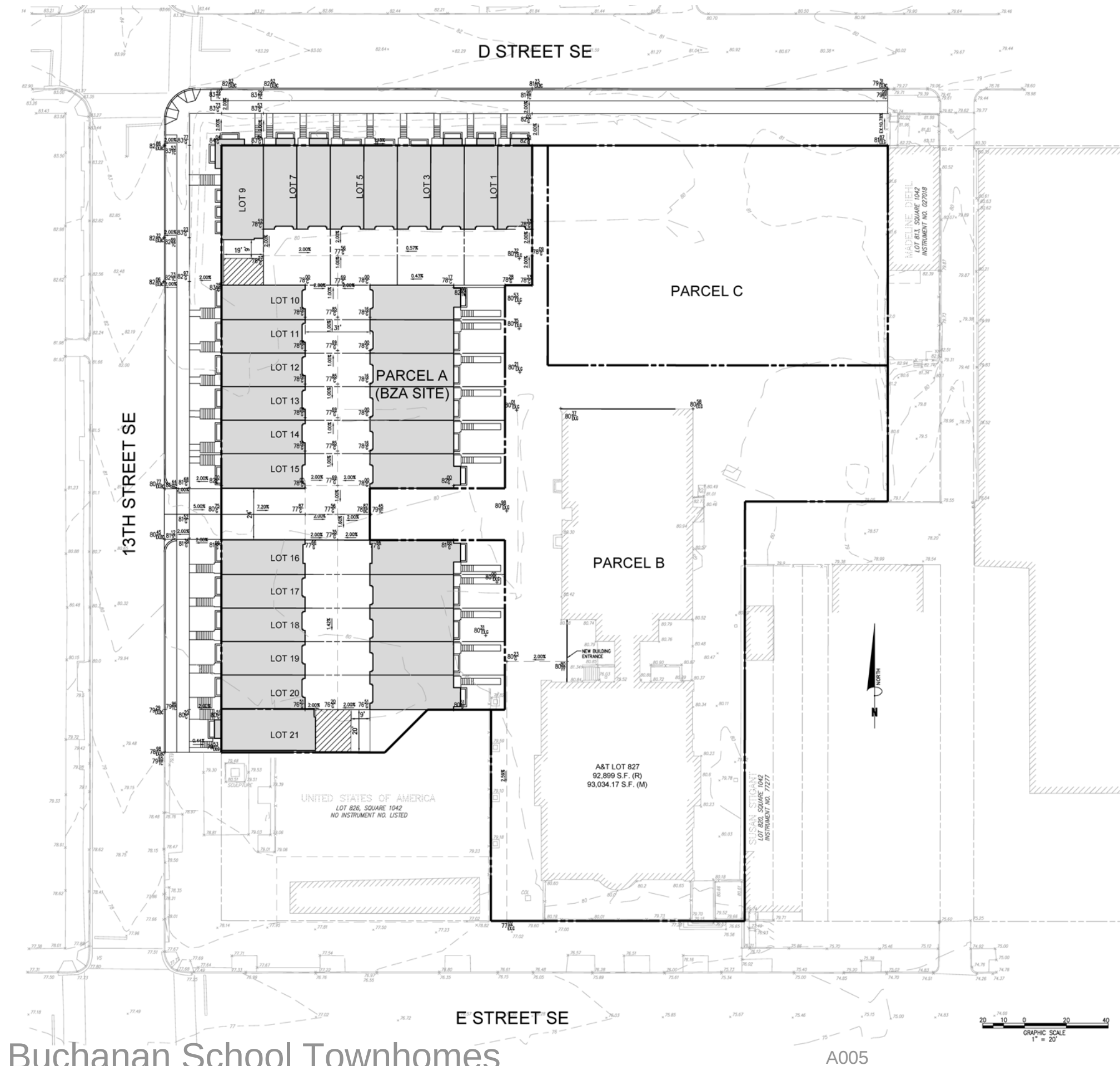
A&T LOT 827
92,899 S.F. (R)
93,034.17 S.F. (M)



Buchanan School Townhomes

1325 D Street, LLC

BZA Exhibit 1



LOT NUMBER CALCULATIONS

Lot Number	Width (feet)	Length (feet)	Rectangle	Area (SF)	Building Size	Building Footprint (SF)	Lot Coverage
1	32.5	66.75	Y	2169.375	32.5' x 40'	1300	60%
3	32	66.75	Y	2136	32' x 40'	1280	60%
5	32	66.75	Y	2136	32' x 40'	1280	60%
7	32	66.75	Y	2136	32' x 40'	1280	60%
9	20	66.75	Y	1335	20' x 45'	900	67%
10	16.5	135.5	Y	2235.75	16.5' x 40' (2)	1347	60%
11	16	135.5	Y	2168	16' x 40' (2)	1280	59%
12	16	135.5	Y	2168	16' x 40' (2)	1280	59%
13	16	135.5	Y	2168	16' x 40' (2)	1280	59%
14	16	135.5	Y	2168	16' x 40' (2)	1280	59%
15	23	135.5	N	3107.44	16.5' x 40' (2)	1347	43%
16	23	135.5	N	3107.44	16.5' x 40' (2)	1347	43%
17	16	135.5	Y	2168	16' x 40'	1280	59%
18	16	135.5	Y	2168	16' x 40'	1280	59%
19	16	135.5	Y	2168	16' x 40'	1280	59%
20	16.5	135.5	Y	2235.75	16.5' x 40' (2)	1347	60%
21	20.44	98.55	N	1805.02	20' x 45'	900	50%

NOTE: THE LOT OCCUPANCY OF THE LOTS 1, 3, 5 AND 7 MAY INCREASE TO 61% IN THE EVENT THAT THE ZONING ADMINISTRATOR APPROVES A REQUEST FOR MINOR FLEXIBILITY PURSUANT TO SECTION 407 OF THE ZONING REGULATIONS. IN THAT EVENT, THE LENGTH OF THESE LOTS WOULD BE REDUCED TO 65.5' AS SHOWN IN THE ORIGINAL APPLICATION. THE LOT AREA FOR LOT 1 AND LOTS 3, 5 AND 7 WOULD BECOME 2,128.75 SF AND 2,096 SF RESPECTIVELY, WHICH WOULD CONTINUE TO BE IN EXCESS OF THE MINIMUM REQUIRED LOT AREA OF 1,500 SQUARE FEET. VARIANCE RELIEF FOR LOT 9 IS REQUESTED FOR LOT OCCUPANCY UP TO 69% FOR A BUILDING FOOTPRINT OF 900 SQUARE FEET ON A LOT HAVING A LOT AREA OF 1,310 SQUARE FEET.

LOT LETTER CALCULATIONS:

PARCEL A: 37,608 SF - (COVERAGE = 21,288 SF) = 57%
PARCEL B: 38,228 SF
PARCEL C: 17,063 SF
TOTAL: 92,899 SF

PARKING:

LOT A = 30 GARAGE SPACES + 2 AT GRADE

PERVIOUS PAVING WILL BE PROVIDED AS REQUIRED BY SECTION 412



PARKERRODRIGUEZ, INC.
 Planning | Urban Design | Landscape Architecture

NOTE:

* ALL NEW CANOPY TREES TO BE PLANTED AT 4.5" -5" CALIPER.

** ALL NEW MULTI-STEM TREES TO BE PLANTED AT 8'-10' HEIGHT

0' 25' 50' 100'



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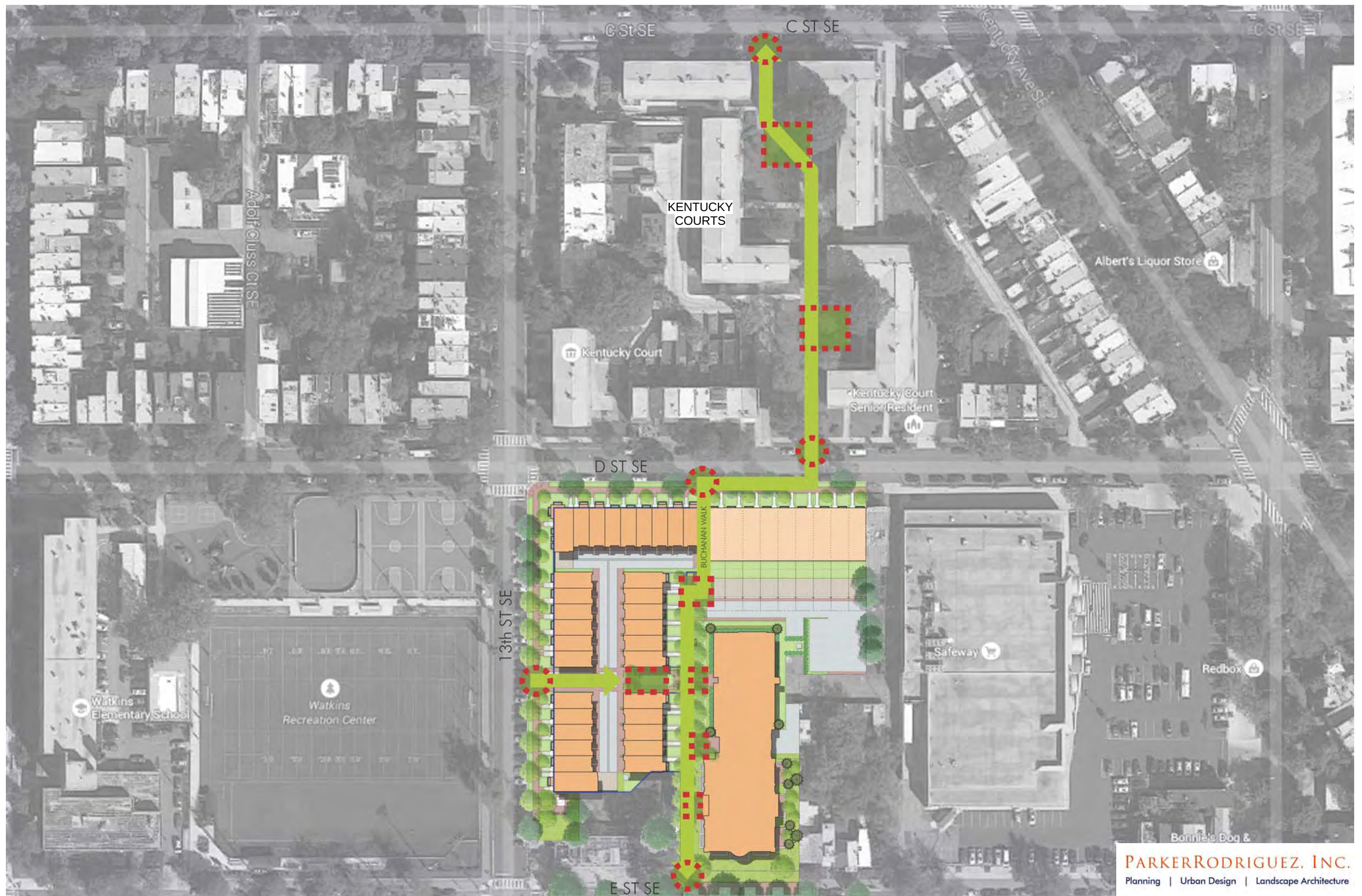
Buchanan School Townhomes

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A006

Landscape Site Plan

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A007

Buchanan Walk Nodes

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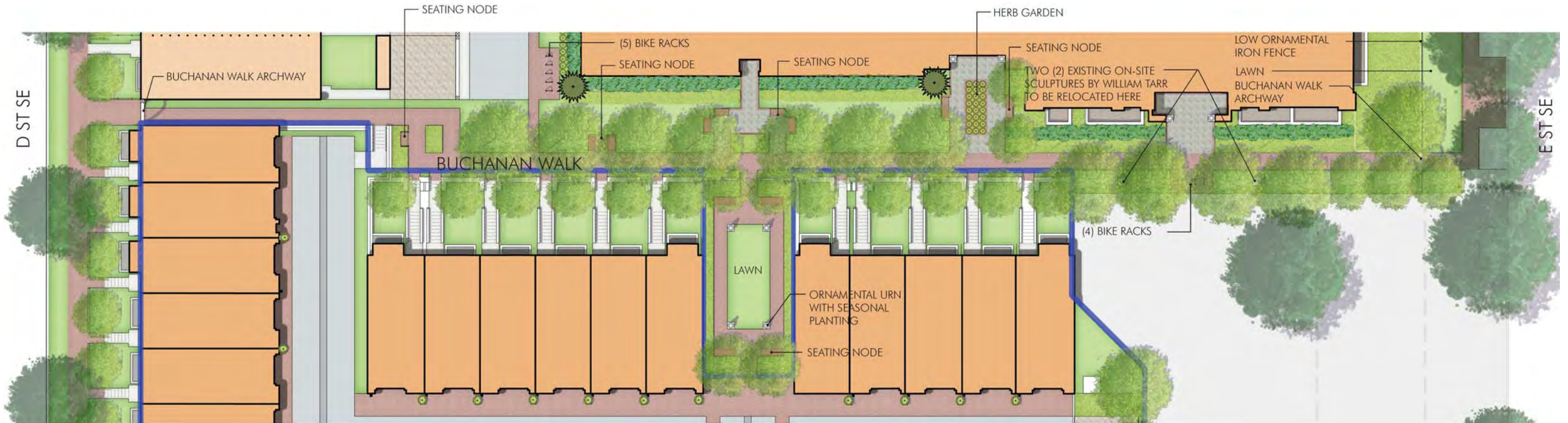


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EXISTING CONDITIONS



PROPOSED CONDITIONS



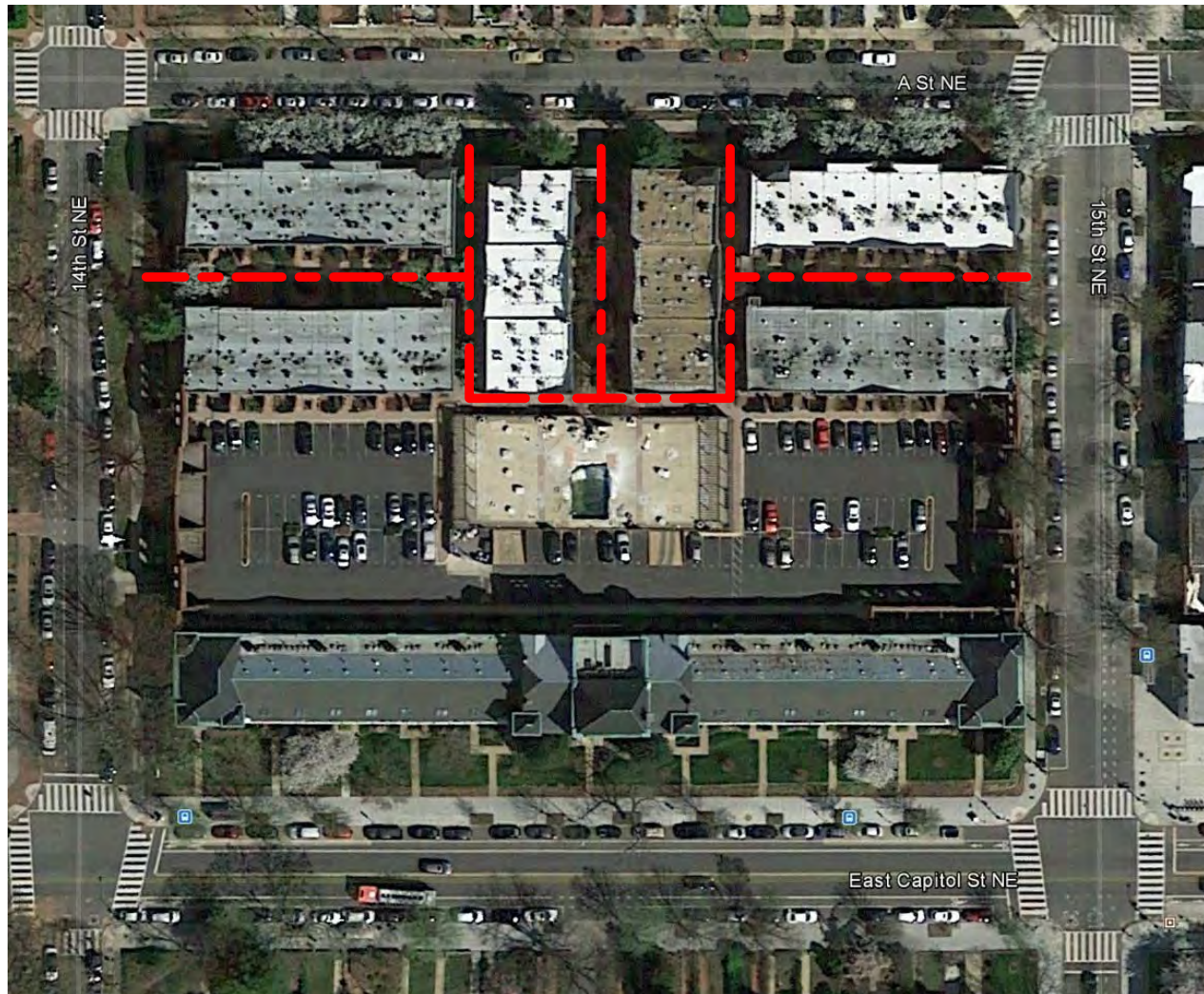
JUSTICE COURT, WASHINGTON DC



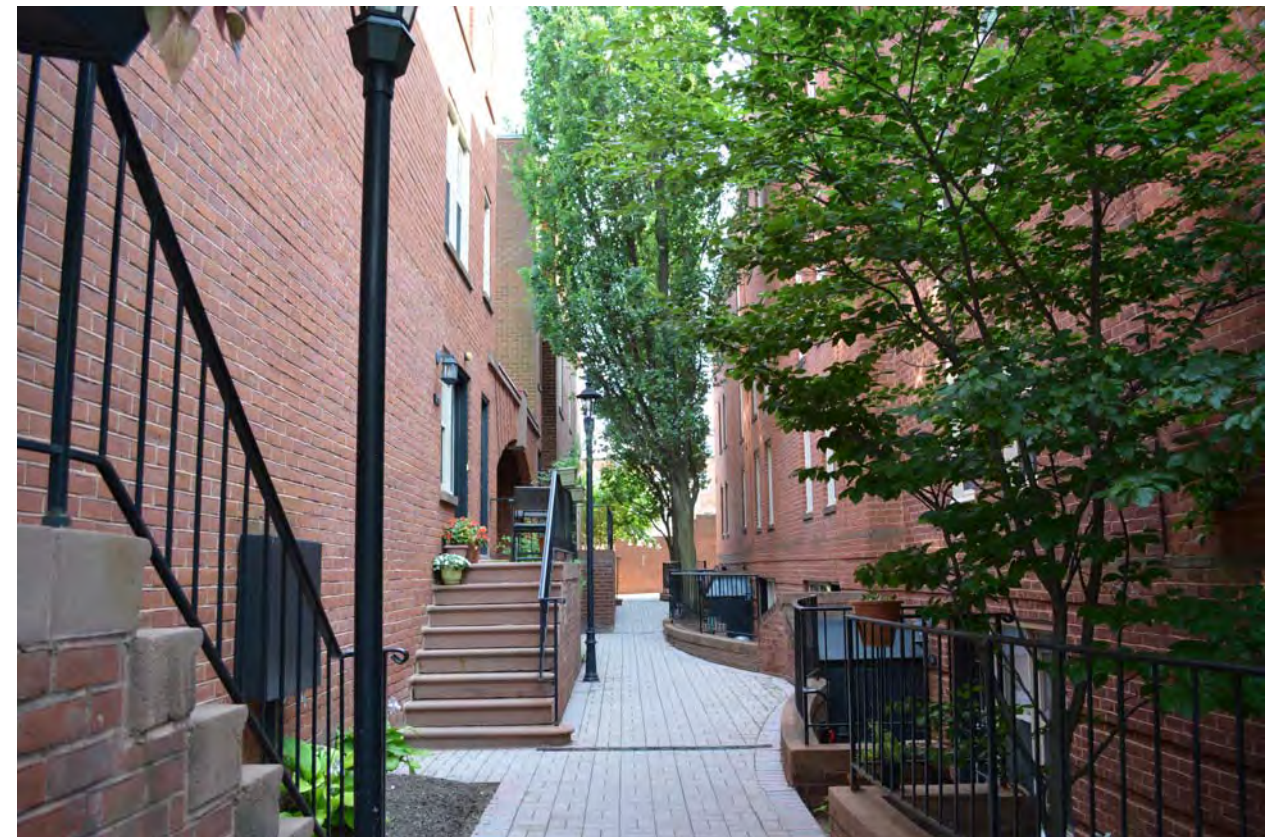
JUSTICE COURT, MEWS FROM C STREET NE



JUSTICE COURT, INTERNAL MEWS



CAR BARN, WASHINGTON DC



CAR BARN, MEWS FROM A STREET NE



CAR BARN, MEWS FROM 14TH STREET NE



Buchanan School Townhomes

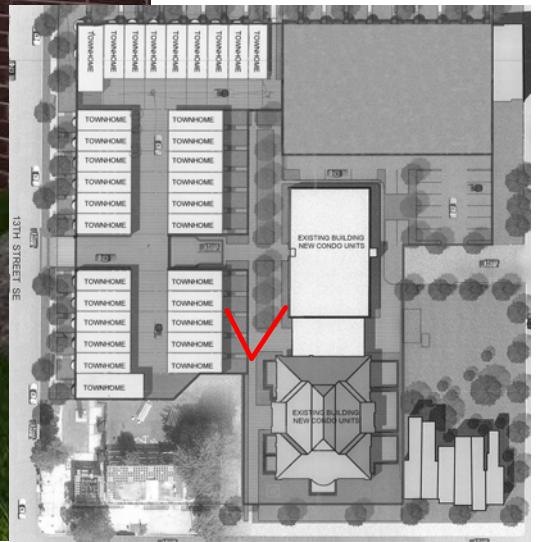
1325 D Street, LLC

A101

Mews aerial looking North

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A102

Buchanan Walk Mews Looking North

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A103

Driveway Plan

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A104

Aerial View from West

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Aerial View from Northwest

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Aerial View from Northeast

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LONDON



LONDON



BEGIJNHOF, AMSTERDAM

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A107

Precedents - Alleys and Driveways

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STOOPS



STOOPS



PORCH

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A109

Precedent Images

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FLAT FRONT



CORNER CONDITION



FLAT FRONT



CORNER CONDITION

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A110

Precedents - Flat-Front & Corners

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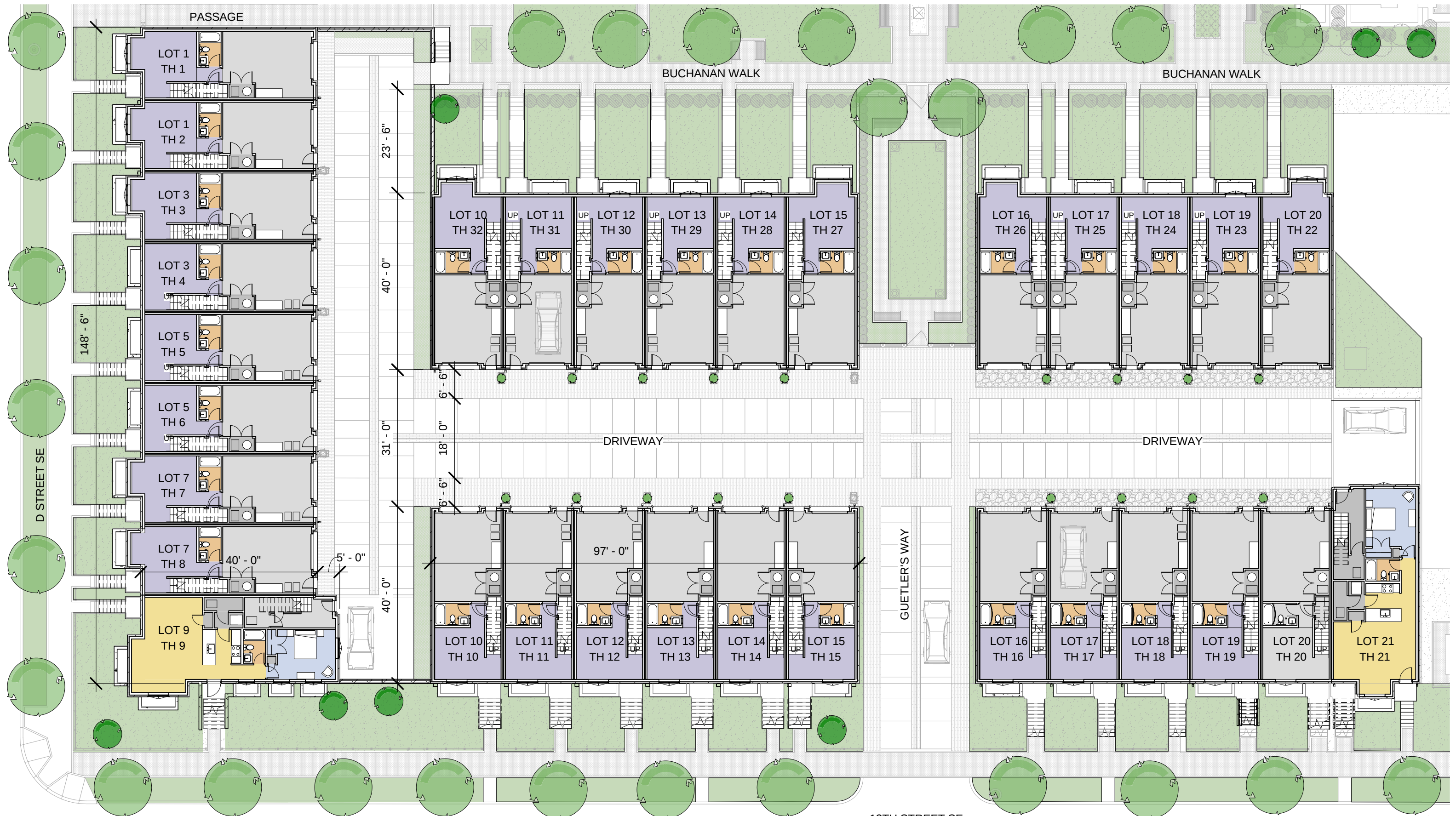
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A201

Overall Roof / Site Plan

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Buchanan School Townhomes

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Overall Cellar / Garage Plan

A202

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