

Revised Preliminary Zoning Analysis - Parcel A

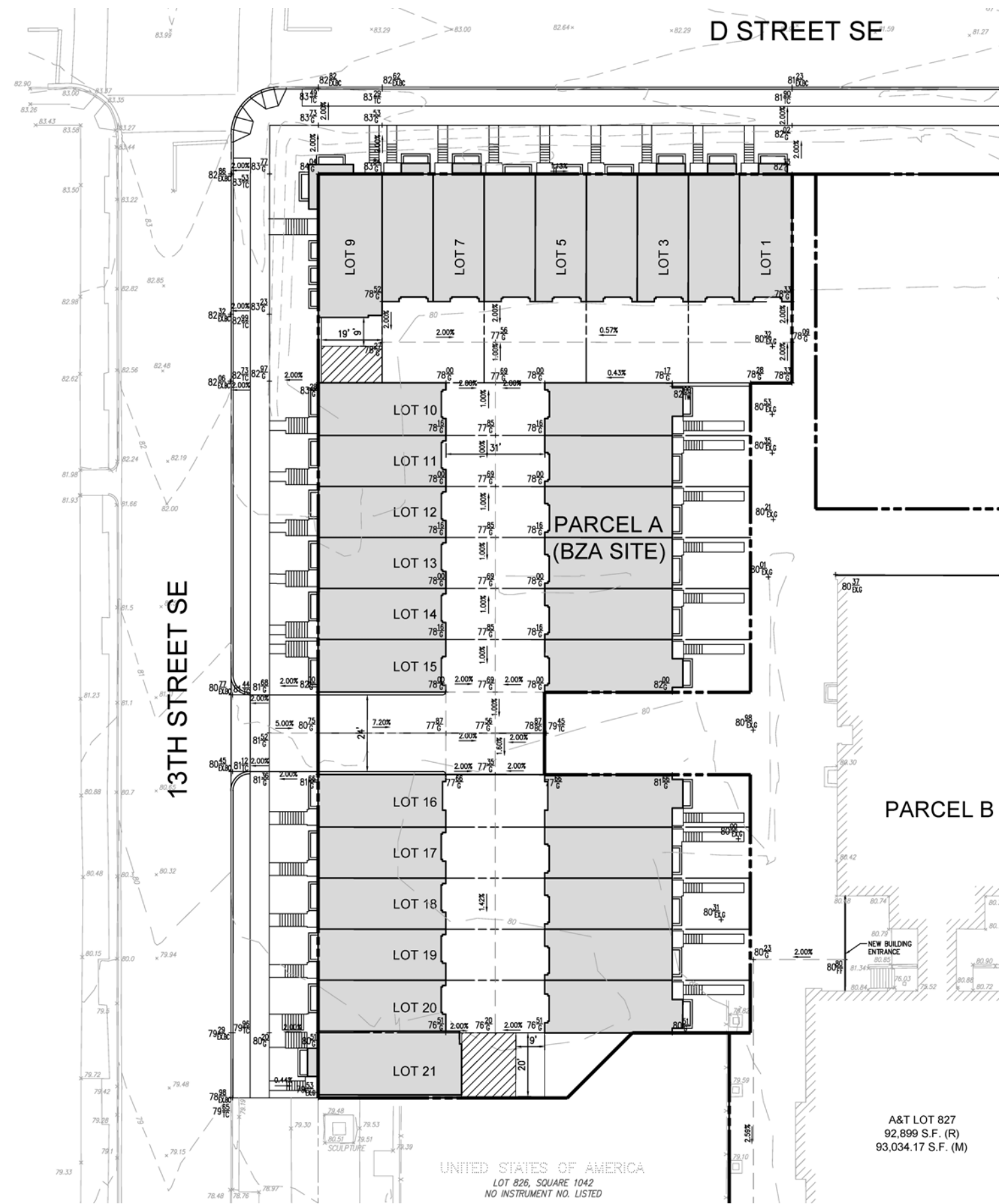
Zoning	R-4
Lot	827 existing, to be subdivided
Square	1042
Site Area	varies, see tabulations
Use	townhomes, one and two family dwellings

	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	1	1	1	2	2	2	1
Lot Occupancy (403.2)	60%	61%	61%	69%	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		65.50 ft	65.50 ft	65.50 ft	135.50 ft	135.50 ft	135.50 ft	varies ft
Lot Area (2604.3)	1,500 sf	2,128.75 sf	2,096.00 sf	1,310.00 sf	2,235.75 sf	2,168.00 sf	3,151.81 sf	1,805.02 sf
Rear Yard (404.1)	20 ft	25.5 ft	25.5 ft	20.5 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	29.4 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
Side Yard (405.7, 405.8)	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
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 = 37,511 SF
OVERALL LOT OCCUPANCY = 56.8%
AVERAGE LOT SIZE = 37,511 SF / 17 LOTS =2,207 SF



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0' 20' 40' 80'



Buchanan School Townhomes

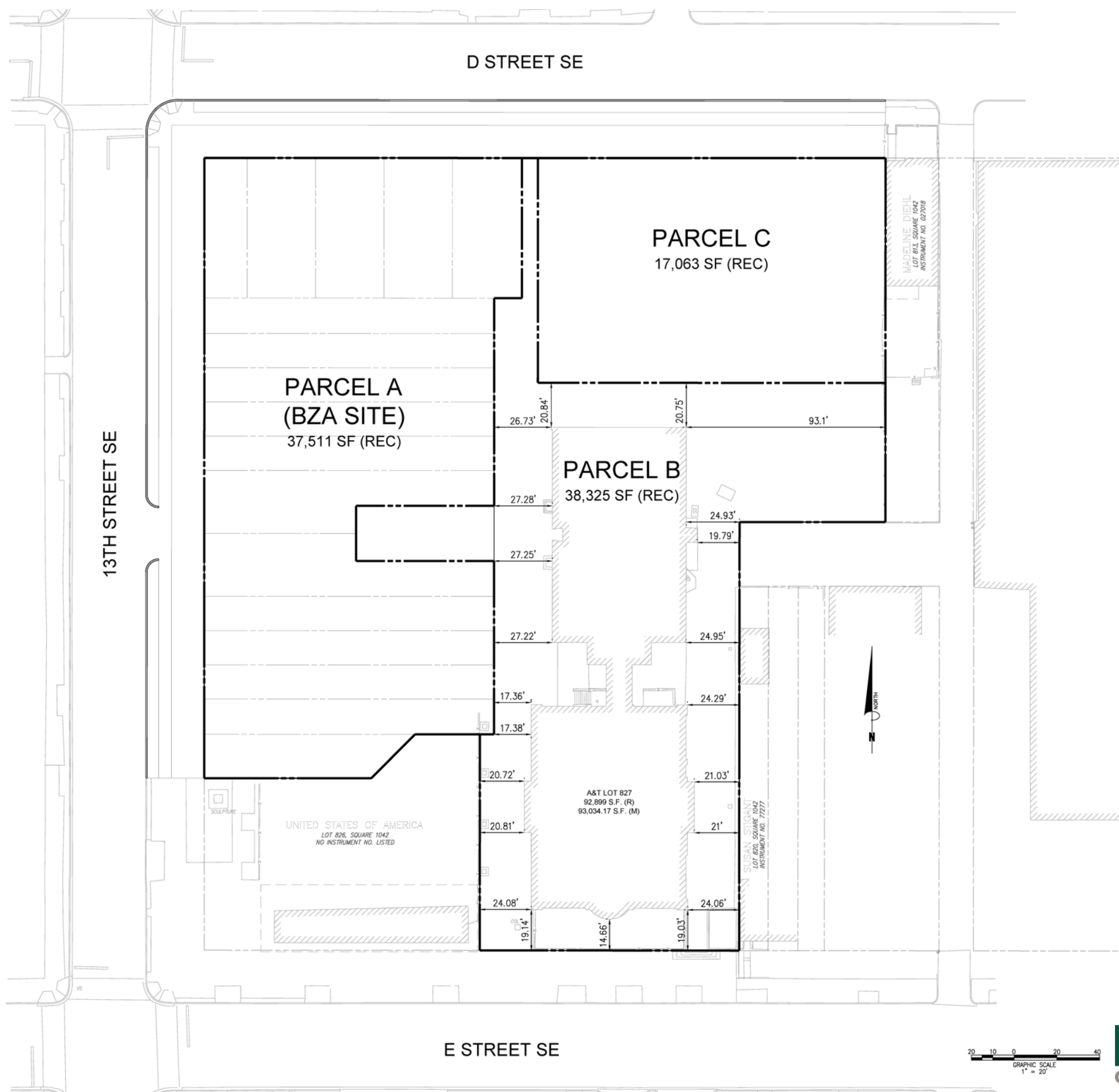
1325 D Street, LLC

A003

Revised Site Plan

mauricewalters | architect

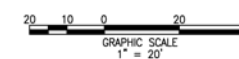
9 July 2015



Buchanan School Townhomes

1325 D Street, LLC

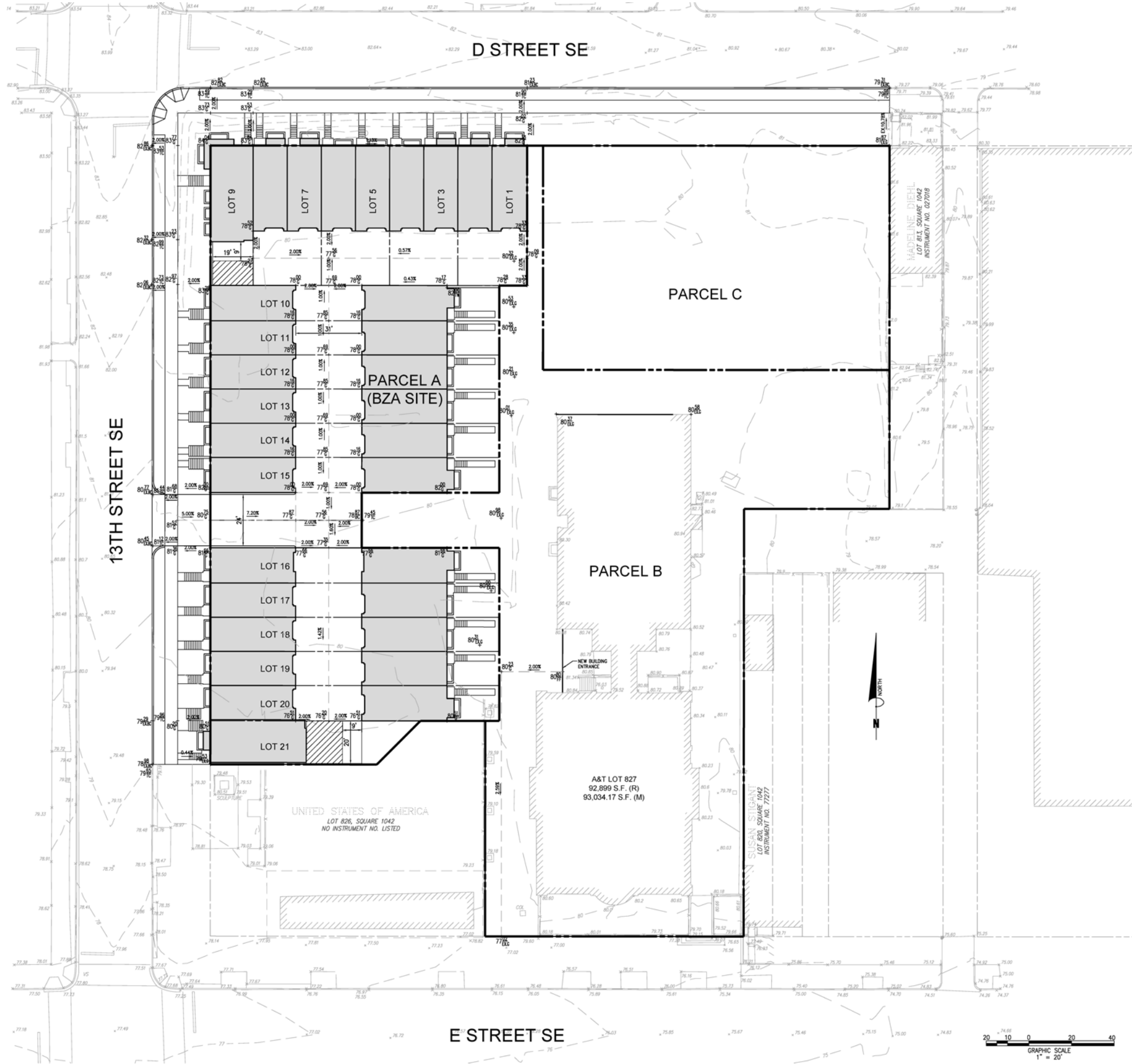
Revised BZA Exhibit 1



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LOT NUMBER CALCULATIONS

Lot Number	Width (feet)	Length (feet)	Rectangle	Area (SF)	Building Size	Building Footprint (SF)	Lot Coverage
1	32.5	65.5	Y	2128.75	32.5' x 40'	1300	61%
3	32	65.5	Y	2096	32' x 40'	1280	61%
5	32	65.5	Y	2096	32' x 40'	1280	61%
7	32	65.5	Y	2096	32' x 40'	1280	61%
9	20	65.5	Y	1310	20' x 45'	900	69%
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	3151.81	16.5' x 40' (2)	1347	43%
16	23	135.5	N	3151.81	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%

LOT LETTER CALCULATIONS:

PARCEL A: 37,511 SF – (COVERAGE = 21,288 SF) = 57%
PARCEL B: 38,325 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