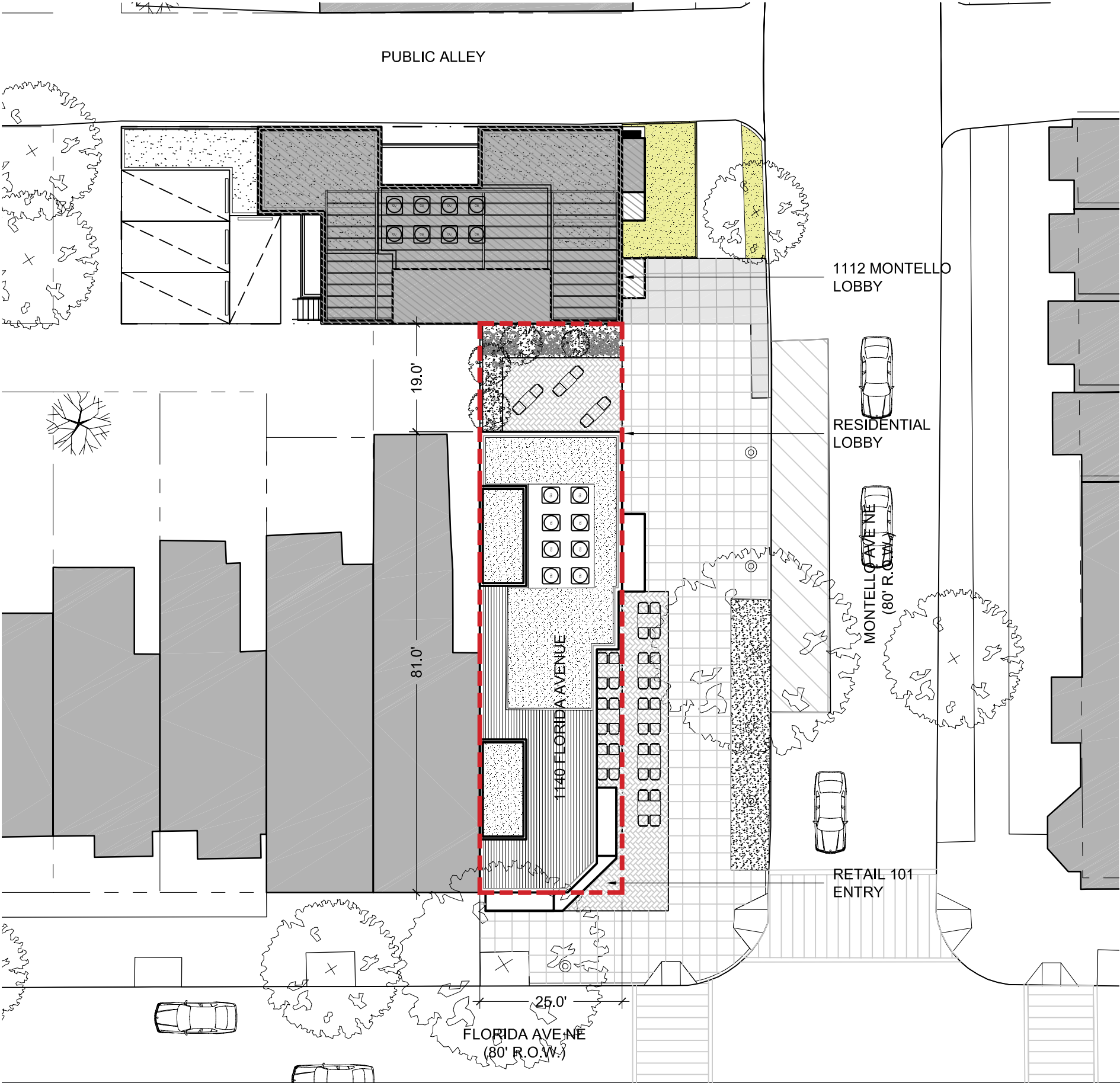


Board of Zoning Adjustment
District of Columbia
CASE NO. 19061
EXHIBIT NO. 29



ZONING SUMMARY	
ADDRESS	1140 Florida Avenue NE
SQUARE	4070
LOT	0084
SITE AREA (sf)	2500
ZONE	C-2-A
OVERLAY	none
HISTORIC DISTRICT	none

EXISTING USE:	Mixed use - residential over commercial
PROPOSED USE:	Mixed use - residential over commercial

	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	770.1	25' +/-	50'	50'
MAX. BUILDING HEIGHT (STORIES)	770.1	2	N/L	4
MAX. FAR (RESIDENTIAL)	771.2	0.89	2.5	2.42
MAX. FAR (OTHER)	771.2	0.60	1.5	0.56
MAX. FAR (TOTAL)	771.2	1.49	2.5	2.98
MAX. LOT OCCUPANCY (GROUND FLOOR)	772.1	88%	100% (2)	81%
MAX. LOT OCCUPANCY (2ND-4TH FLOOR)	772.1	81%	60%	81%
MIN YARD REQ'TS - REAR (FT)	774.1		15'	19'
MIN YARD REQ'TS - SIDE (FT)	775.5		2" / 1' Ht, 6' MIN. (1)	
COURT - NON RES. - OPEN / WIDTH (FT)	776.1		3" / 1' Ht, 12' MIN.	
COURT - NON RES. - CLOSED / AREA (SF)	776.2		2(WD²), >250sf	
COURT - RES. - OPEN / WIDTH (FT)	776.3		4" / 1' Ht, 15' MIN.	
COURT - RES. - CLOSED / AREA (SF)	776.4		2(WD²), >350sf	
GAR	3401.2		0.30	0.30
PARKING (NO. OF SPACES)	2101.1	0	1 per 2 D.U. (3)	0

NOTES:
1. NOT REQUIRED, BUT IF PROVIDED.

LOT OCCUPANCY TABULATION

LOT AREA	2,500.0
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EXISTING CONDITIONS		
EXISTING STRUCTURES	1,860.0	74%
EXISTING NON-COMPLYING SIDEYARDS	0.0	0%
EXISTING NON-COMPLYING COURTS	165.0	7%
EXISTING ACCESSORY STRUCTURES	0.0	0%

EXISTING LOT OCCUPANCY (Commercial)	2,025.0	81%
EXISTING LOT OCCUPANCY (Residential)	2,025.0	81%

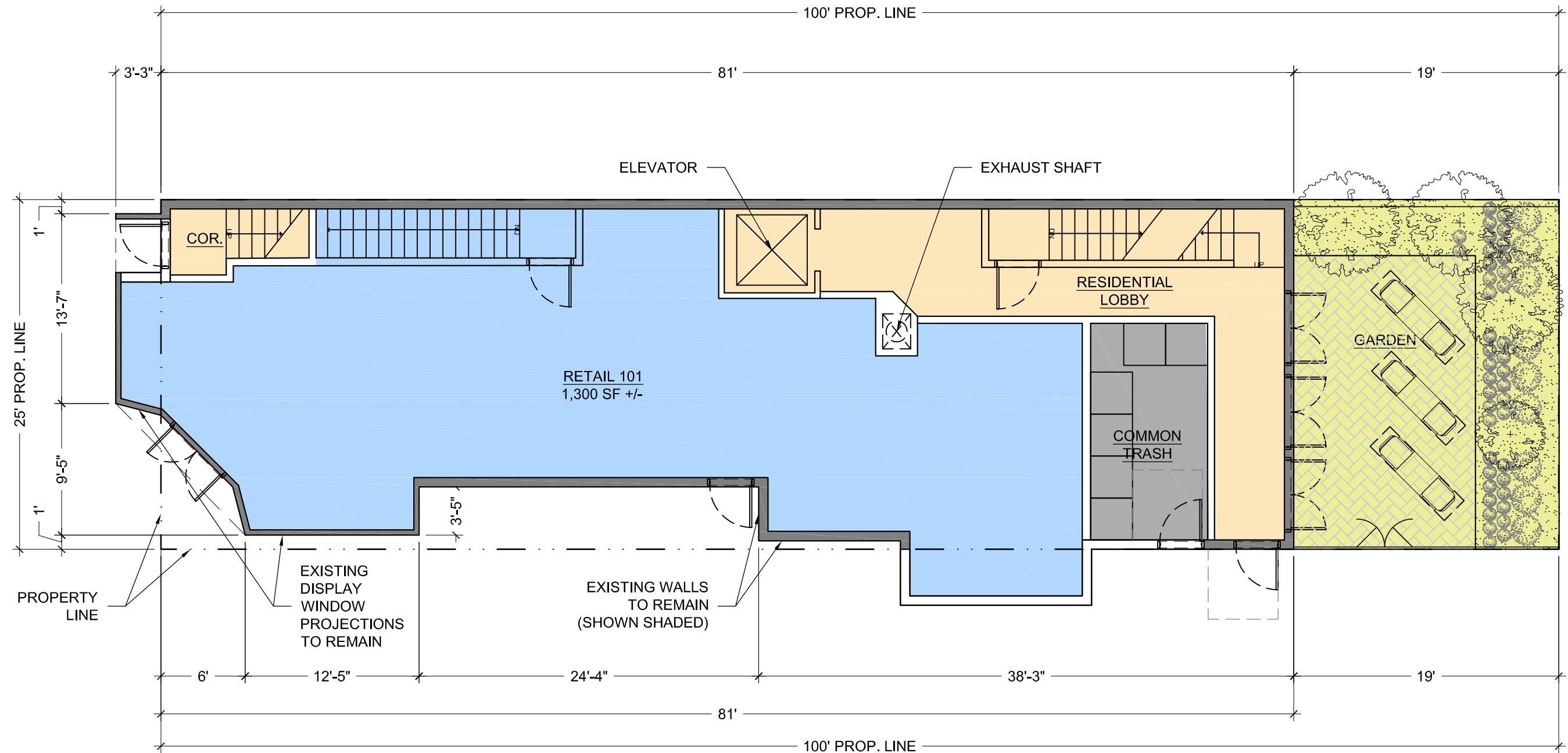
PROPOSED CONDITIONS		
EXISTING STRUCTURES	2,035.0	81%
PROPOSED ADDITIONS	0.0	0%
PROPOSED ACCESSORY STRUCTURES	0.0	0%

PROPOSED LOT OCCUPANCY (Commercial)	2,025.0	81%
PROPOSED LOT OCCUPANCY (Residential)	2,025.0	81%

Note: includes non-compliant courts



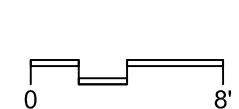


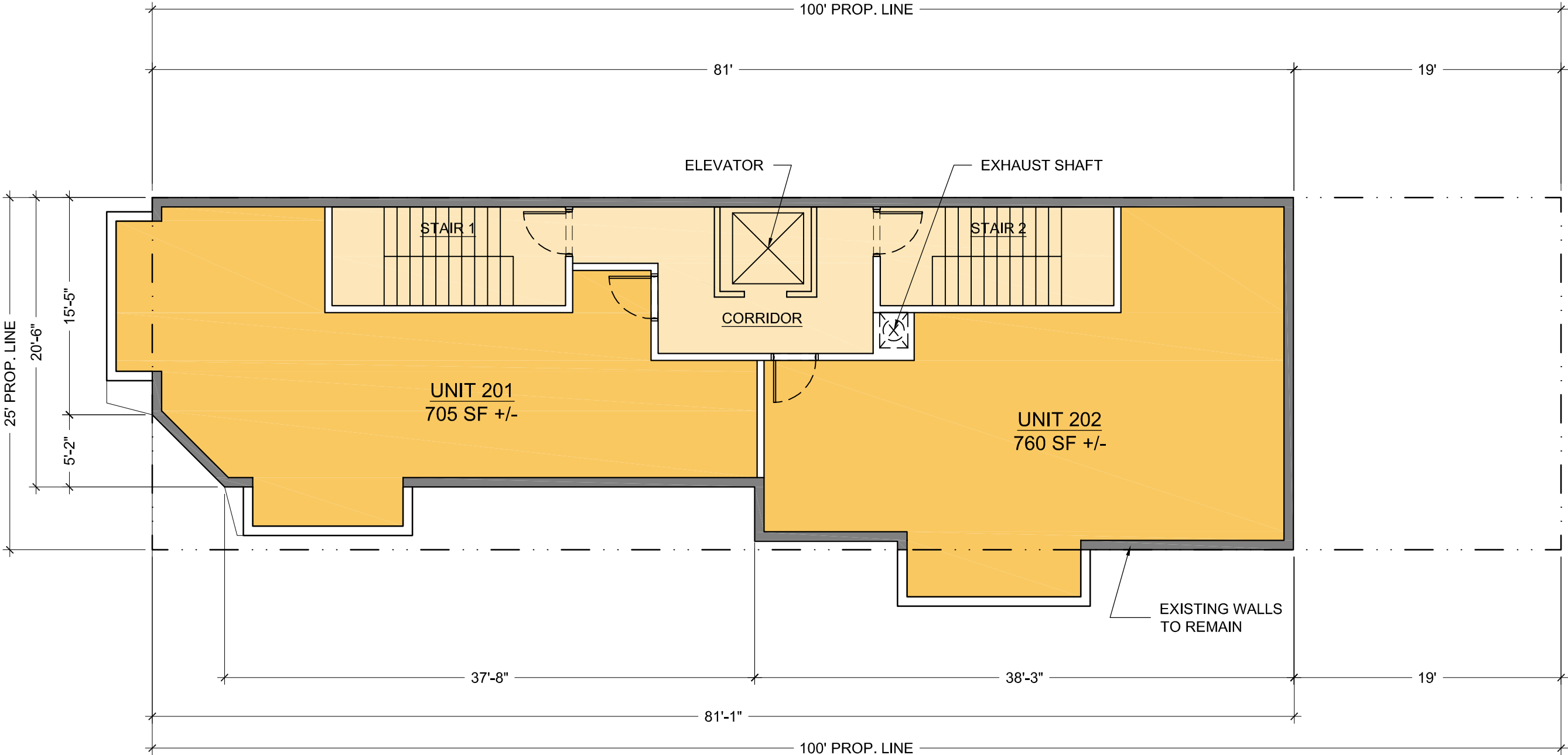


GROSS SF: 1,860 SF

LOT OCCUPANCY: 81% +/-

EX. WALL TO REMAIN

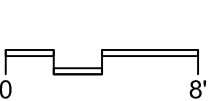


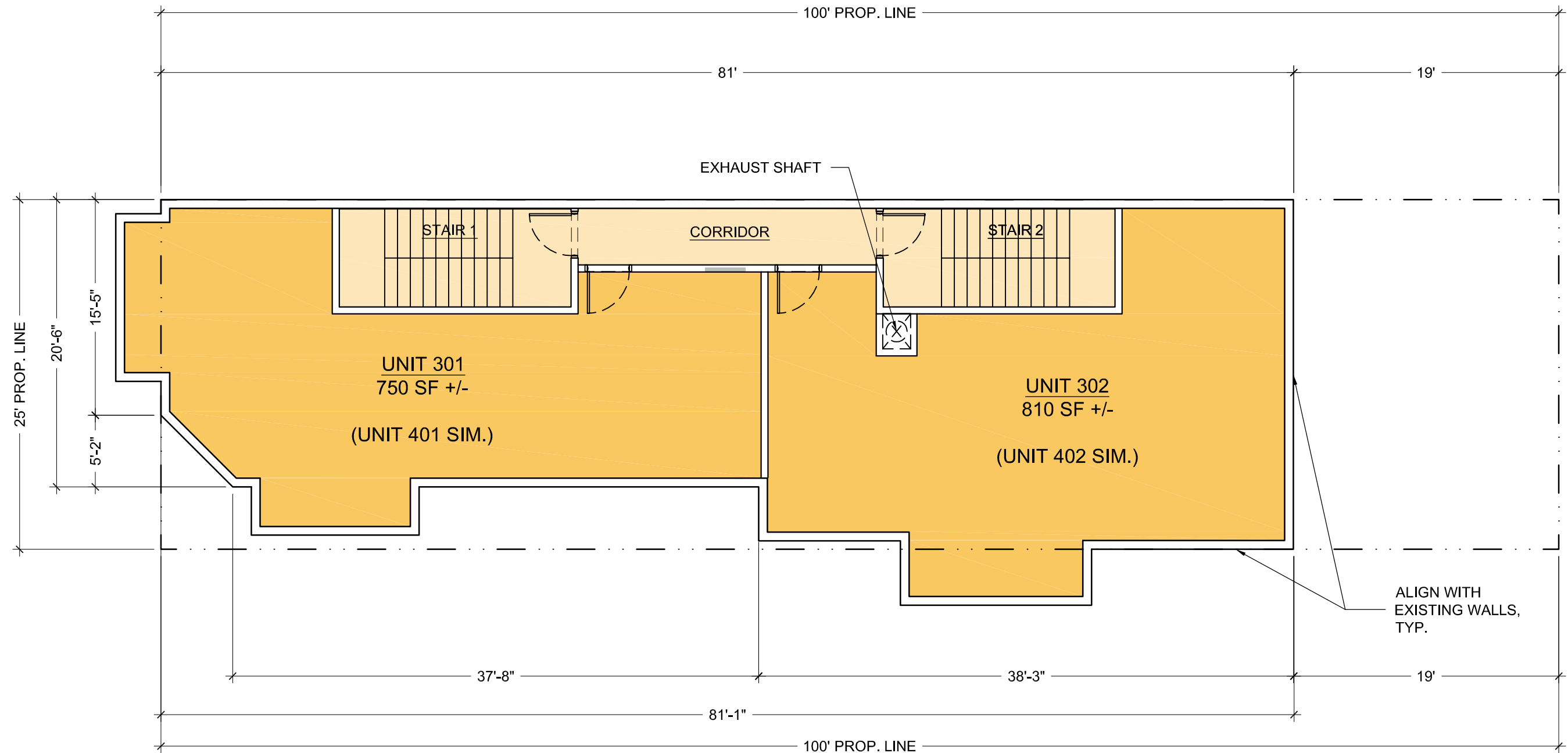


GROSS SF: 1,860 SF

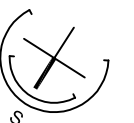
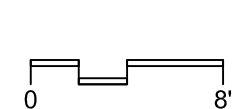
LOT OCCUPANCY: 81% +/-

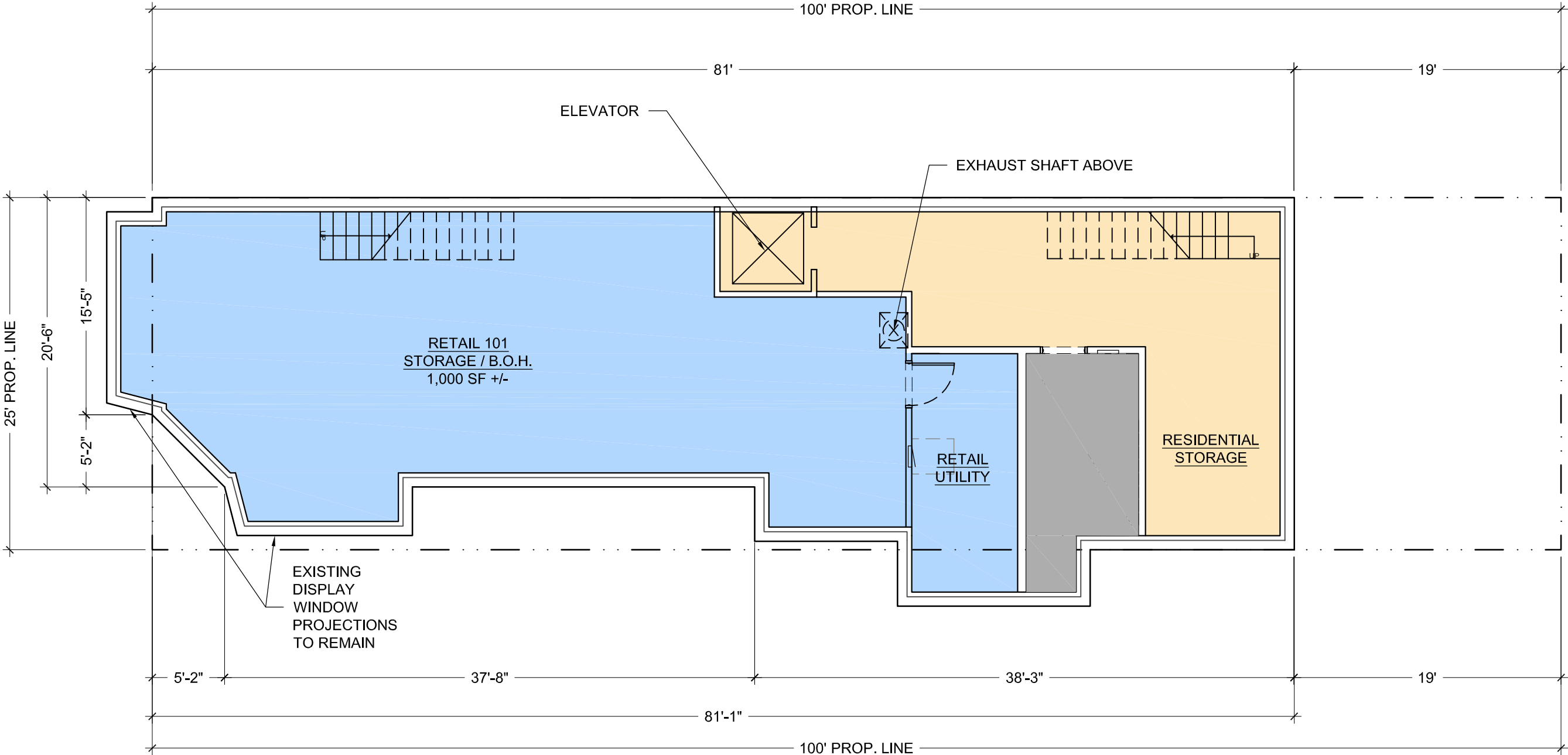
EX. WALL TO REMAIN



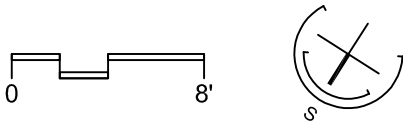


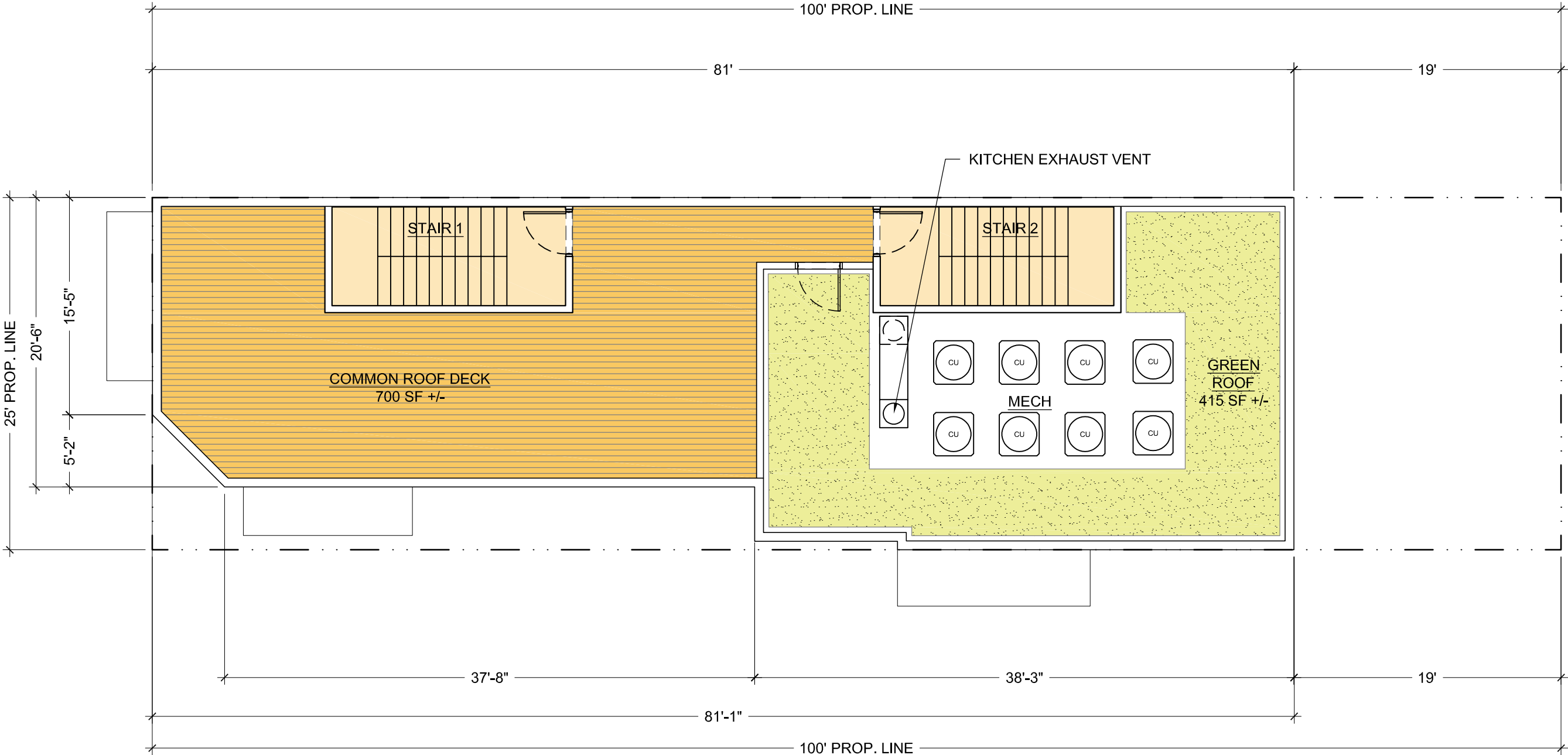
GROSS SF: 1,860 SF
LOT OCCUPANCY: 81% +/-





GROSS SF: 1,990 SF





GROSS SF: 290

