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7300 BZA Analysis for Practical Difficulty

Structural Practical Difficulty

If the BZA grants the lot occupancy relief for the lot occupancy so the third floor and mezzanine levels can be built at 70% lot occupancy, the project's new floor's exterior walls can be built atop the existing walls, which is the normal and efficient construction approach for this type of addition

If the applicant is required to reduce the third floor and mezzanine to limit the floor plate to 60%, it will require that a new exterior wall be created within the 70% existing floor plate below, requiring additional extraordinary structural support for the new exterior wall, which will have to be carried down thru the existing structure to new footings below. This will not only reduce the now small new unit square footage by approximately 100 sq ft each unit, but it will also impact negatively the layout and square footage of the existing floor plates below with the extension of the new structure through to the foundation

Utilization of Available FAR

Because of the odd shape of the subject property (in contrast to the buildings adjacent to the north) the subject building cannot realize its allowable FAR on three stories without building the addition at 70% lot occupancy. If built at 60%, then the building would have had to be four stories, which carries with it its own practical difficulty issues regarding elevators and additional construction costs

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