

Exhibit A

1313-1323 LINDEN COURT, NE

WASHINGTON, DC 20002

BZA FILING PACKET

12/08/2015

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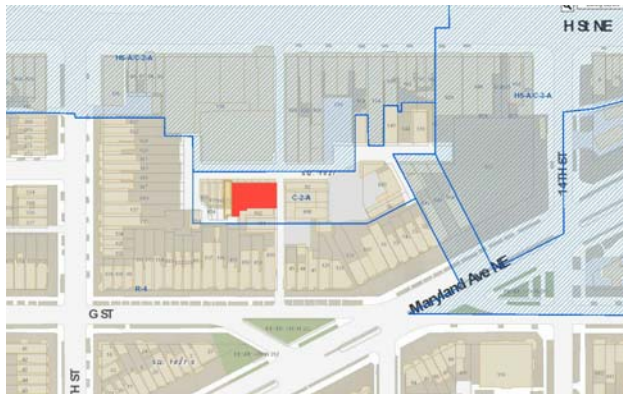
ZONING ANALYSIS

SITE INFORMATION

PROJECT ADDRESS: 1313-1323 LINDEN CT
Washington, DC 20002

ZONING: DCMR TITLE 11 - ZONING REGULATIONS

ZONE:	C-2-A
SQUARE:	1027
LOT(S):	57 - 61 & 112
PUD:	N/A
OVERLAY:	N/A
TDR ZONE:	N/A
CAMPUS PLAN:	N/A
HISTORIC:	N/A



ZONING DISTRICT SUMMARY C-2-A

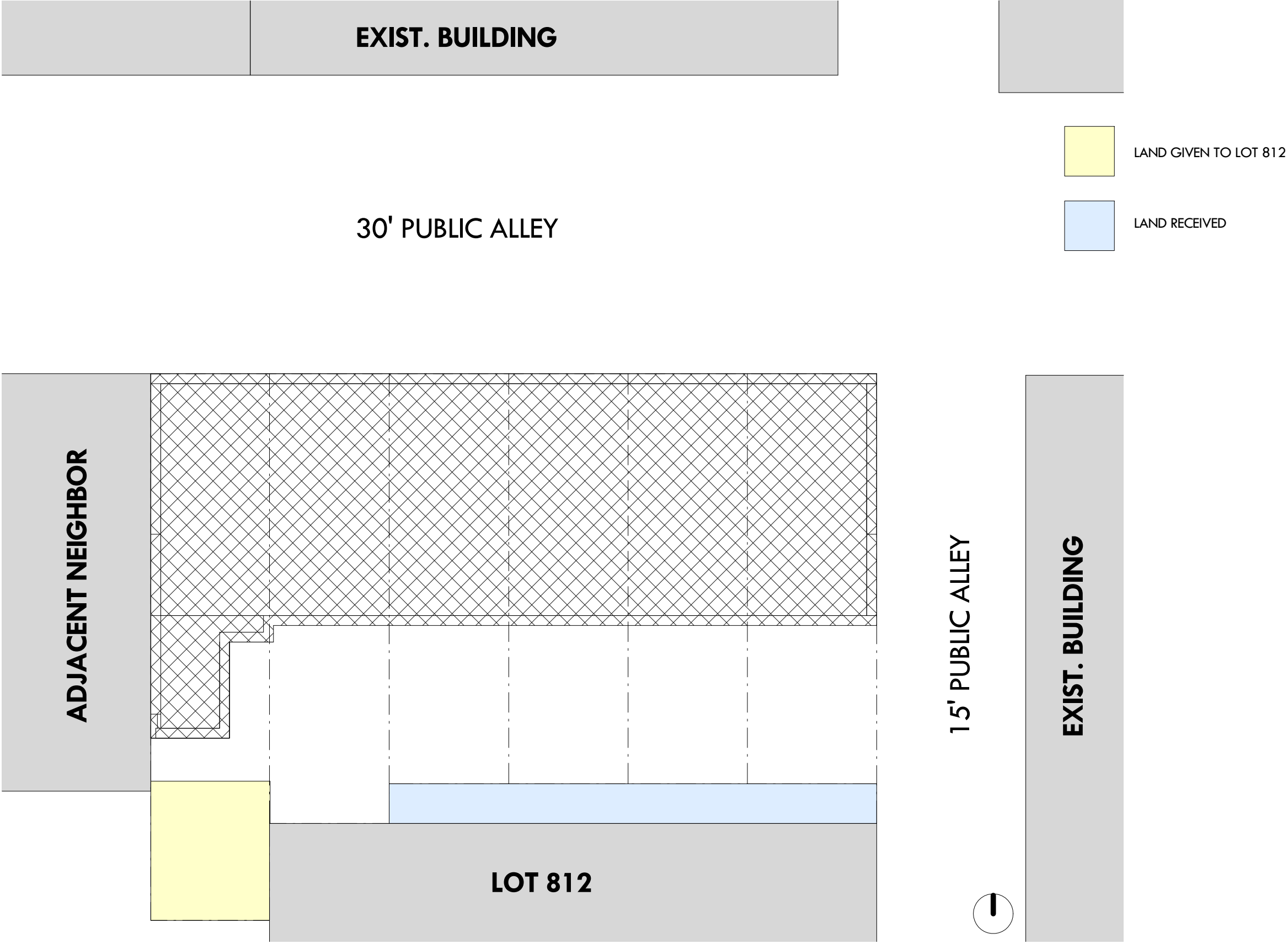
Permits matter-of-right low density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing to a maximum lot occupancy of 60% for residential use and 100% for all other uses, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet. Rear yard requirements are fifteen (15) feet; one family detached dwellings and one family semi-detached dwellings side yard requirements are eight (8) feet.

BZA Application Summary

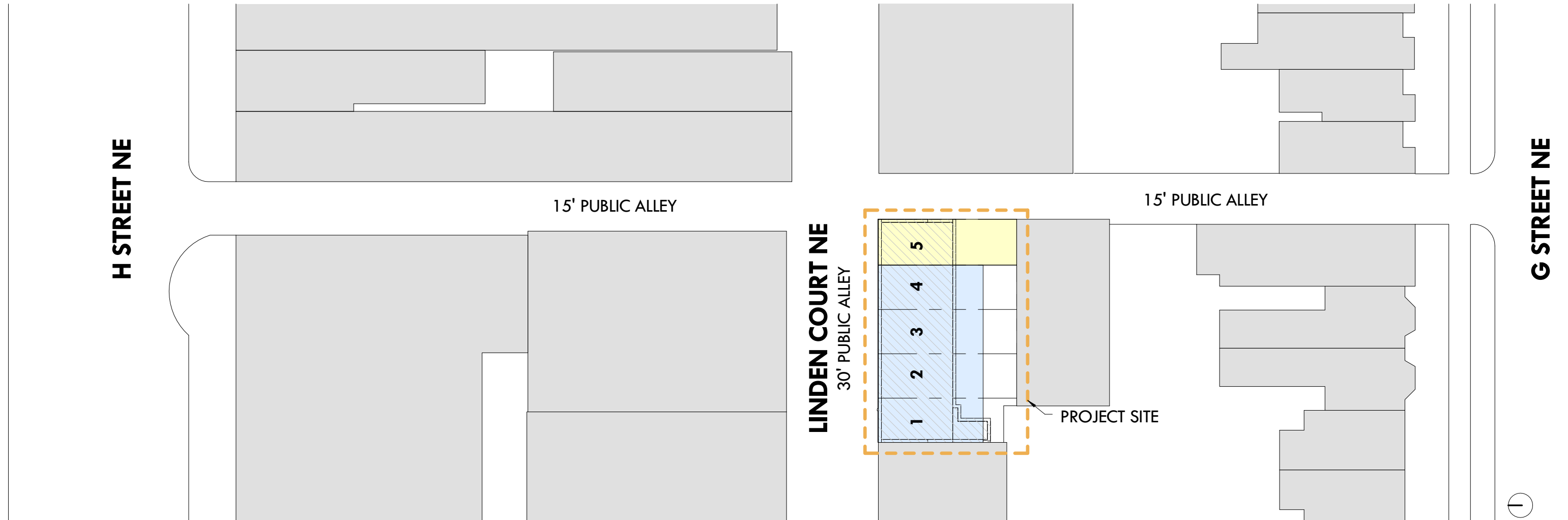
Requests for a variance relief from requirements regarding:

- PARKING (8' X 16') NOT (9'X19') BY RIGHT

	ALLOWABLE	EXISTING (TOTAL)	PROPOSED (LOT 1 - SINGLE-FAMILY RESIDENTIAL)	PROPOSED (LOT 2 - SINGLE-FAMILY RESIDENTIAL)	PROPOSED (LOT 3 - SINGLE-FAMILY RESIDENTIAL)	PROPOSED (LOT 4 - SINGLE-FAMILY RESIDENTIAL)	PROPOSED (LOT 5 - (2) STORIES COMMERCIAL + RESIDENTIAL STUDIO)
LOT SIZE	N/A	3,224.25 SF	605 SF	656 SF	656 SF	656 SF	678.6 SF
BUILDING AREA	1,934.55 SF	1,946 SF	495 SF	495 SF	495 SF	495 SF	678.6 SF
LOT OCCUPANCY (R)	60% MAX	60.4%	82 %	75 %	75 %	75 %	75 %
FAR (R)	2.5	N/A	2.46 (1,488 GSF)	2.5 (1,640 GSF)	2.5 (1,640 GSF)	2.5 (1,640 GSF)	0.6 (408 GSF)
LOT OCCUPANCY (COMM.)	60% MAX	60.4%	N/A	N/A	N/A	N/A	100%
FAR (COMM.)	1.5	N/A	N/A	N/A	N/A	N/A	1.7 (1,192)
REAR YARD SETBACK	15'-0" MIN.	19'-2"	7'-3"	11'-0"	11'-0"	11'-0"	0'-0" (11'-0" @ RESIDENTIAL)
SIDE YARD SETBACK	N/P	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING HEIGHT	50'-0" MAX.	2 STORIES / 24'-0"	3 STORIES / 39'	3 STORIES / 39'	3 STORIES / 39'	3 STORIES / 39'	3 STORIES / 39'
COURTS	3" / FOOT OF HEIGHT; 12' MIN. WIDTH	N/A	N/A	N/A	N/A	N/A	N/A
PARKING (RESIDENTIAL)	1 SPACE / 2 UNITS	0	(1) AT 8'-0" x 16'-0"	(1) AT 8'-0" x 16'-0"	(1) AT 8'-0" x 16'-0"	(1) AT 8'-0" x 16'-0"	0



SITE PLAN - LAND SWAP
3/32" = 1'-0"



SITE PLAN - CONTEXT
 1/32" = 1'-0"

Legend

Land Use - Existing

Low Density Residential

Low-Medium Density Residential

Medium Density Residential

High Density Residential

Commercial

Transport, Communication, Utilities

Industrial

Mixed Use

Institutional

Federal Public

Local Public

Public, Quasi-Public, Institutional

Parks and Open Spaces

Parking

Roads; Alleys; Median

Transportation Right of Way

Undetermined

Water

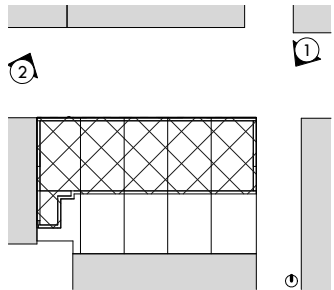




1



2

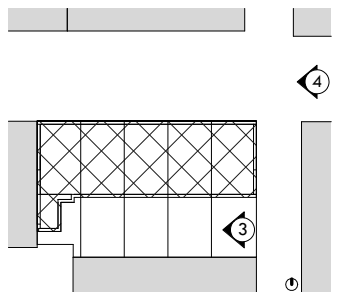


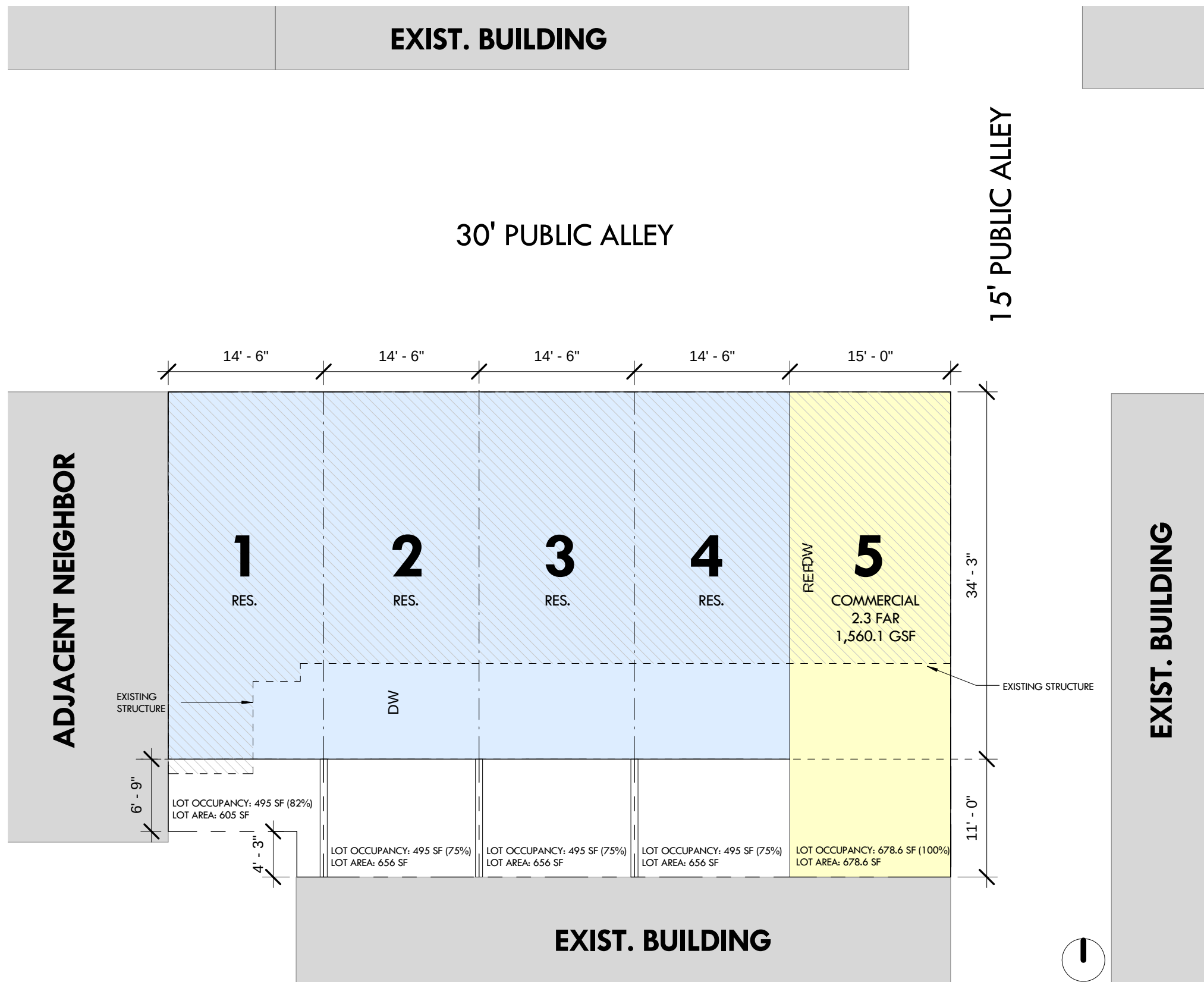


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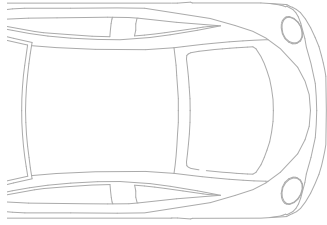


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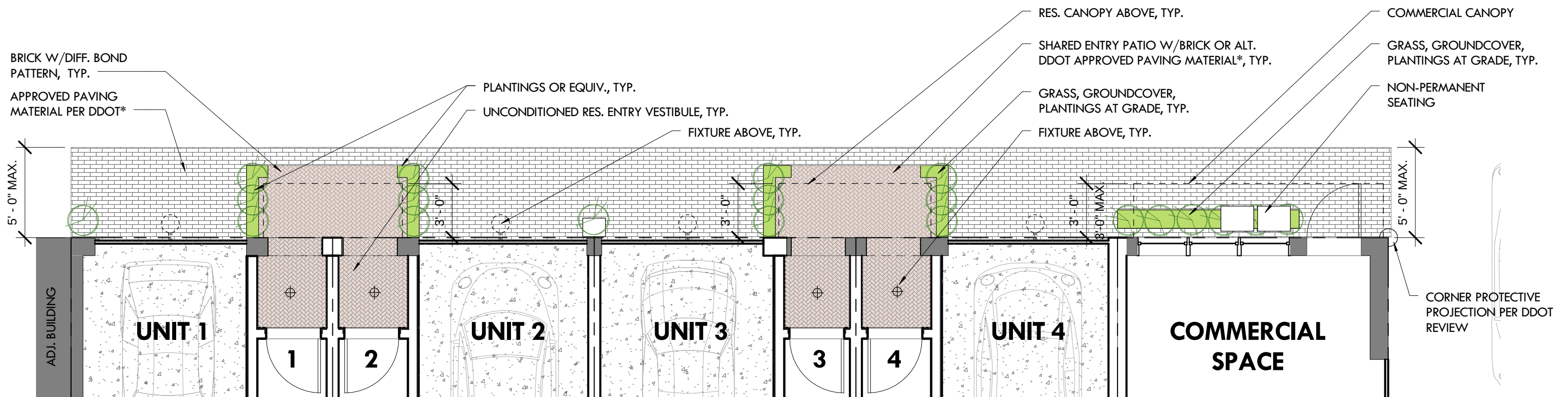


SITE PLAN - PROPOSED
3/32" = 1'-0"



30'-0" WIDE ALLEY

BRICK (TO BE RESURFACED PER MARYLAND AGREEMENT)

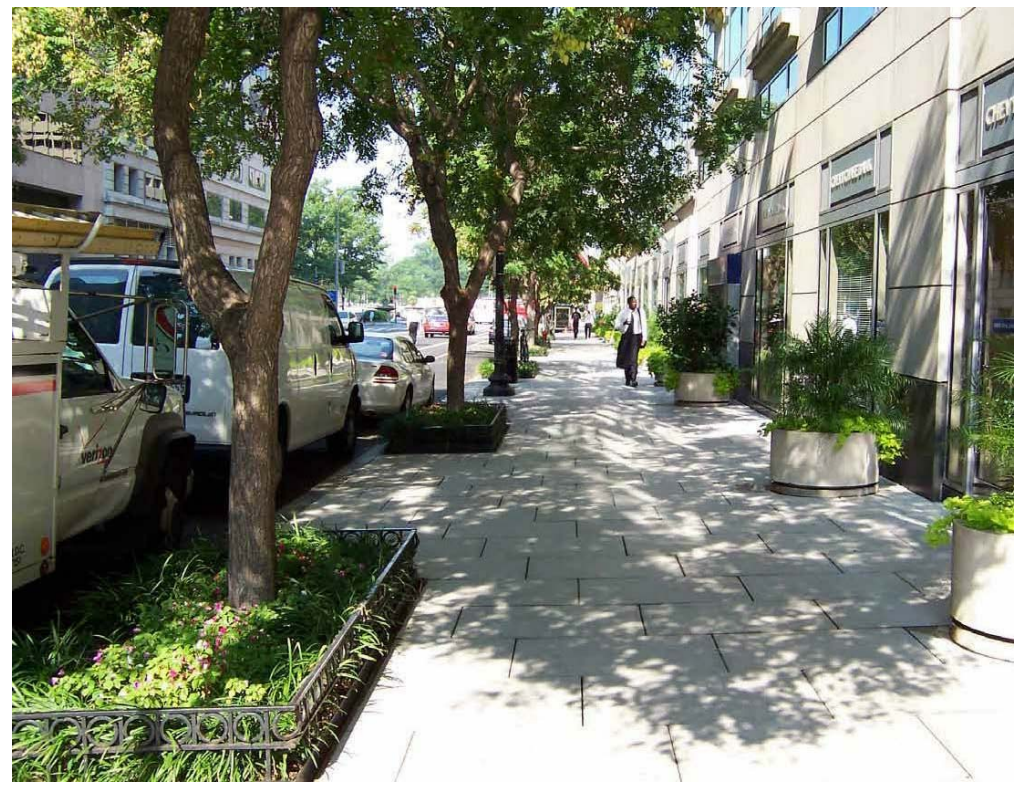


01 FIRST LEVEL - PROPOSED SITE PLAN (T)

3/16" = 1'-0"

* PAVING MATERIALS WITH SPECIFICATIONS ALREADY APPROVED BY DDOT INCLUDE:

- RED BRICK
- PORTLAND CEMENT CONCRETE
- LONDON PAVERS
- EXPOSED AGGREGATE CONCRETE
- PRESSED CONCRETE PAVERS
- CHINATOWN DECORATIVE PAVERS





STRATEGIES TO ACTIVATE ALLEY, DEFINE SPACE, AND ENHANCE EXPERIENCE

- INDOOR/OUTDOOR SPACES AT GRADE
- EXTERIOR BRICKWORK TO DEFINE BOUNDARIES
- LIGHTING AT BUILDING FACE
- PLANTINGS



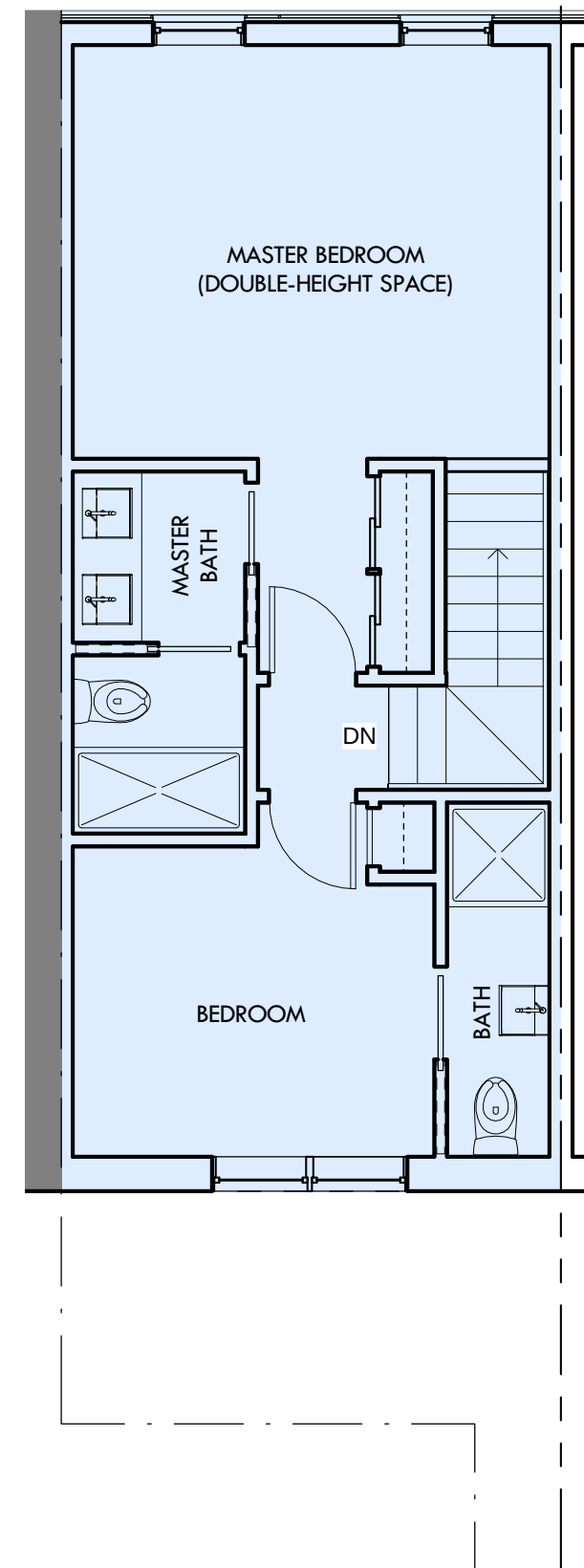
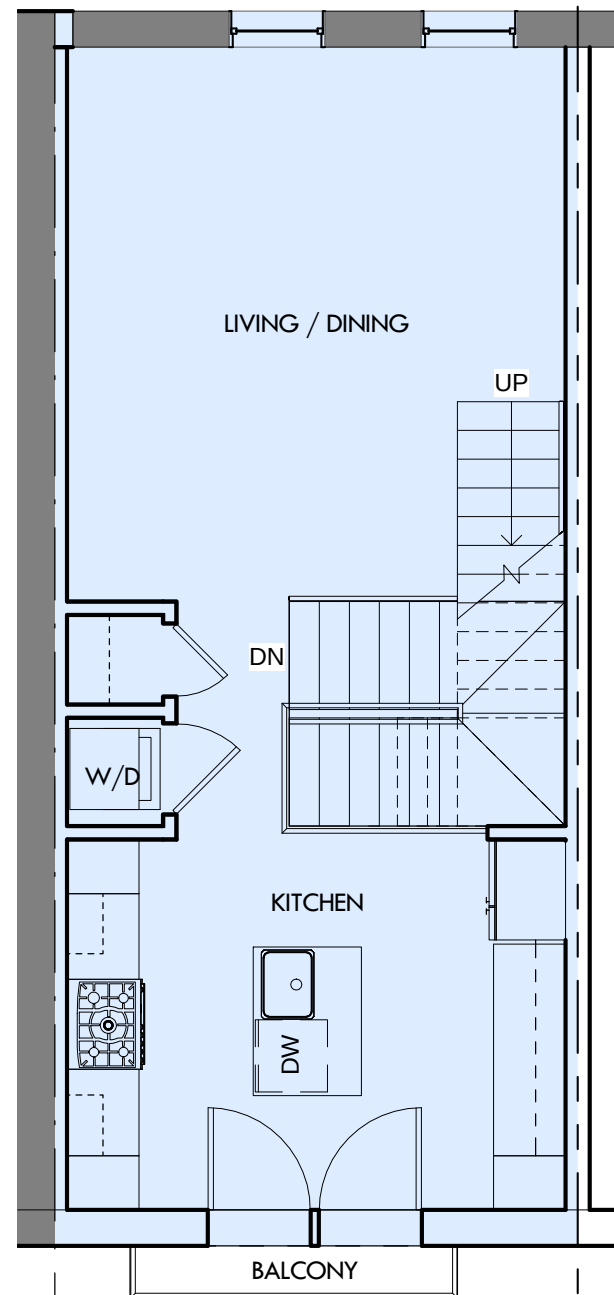
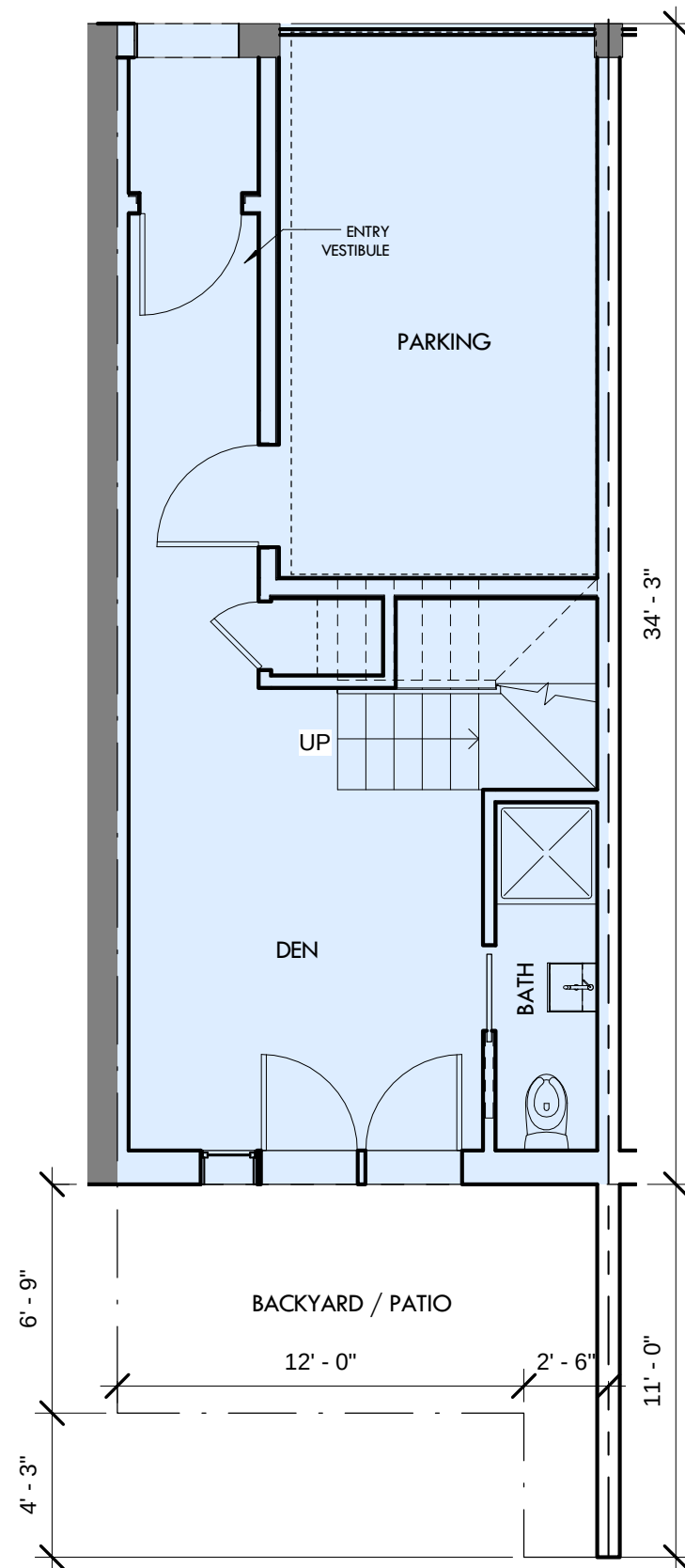
OVERHEAD LIGHTING AT BUILDING FACE

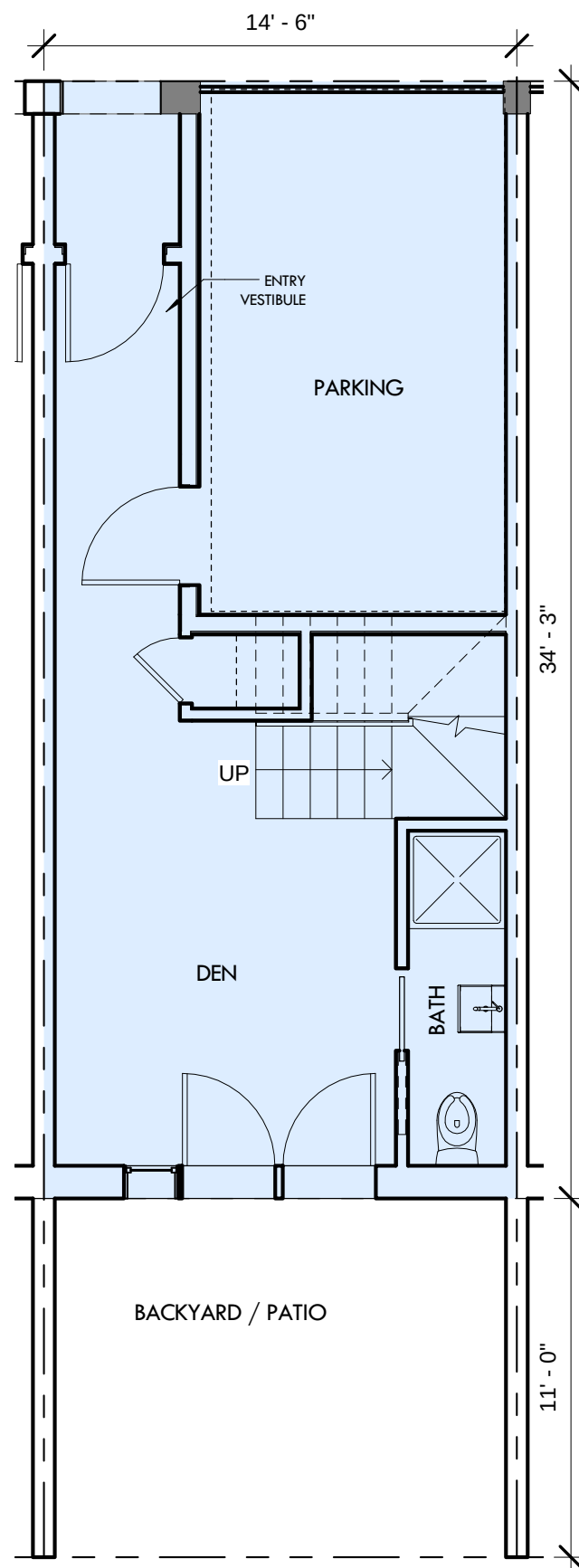
GARAGE DOOR OPEN, ACTIVE INDOOR/OUTDOOR SPACE

DDOT-APPROVED BRICK OR ALTERNATIVE (A)

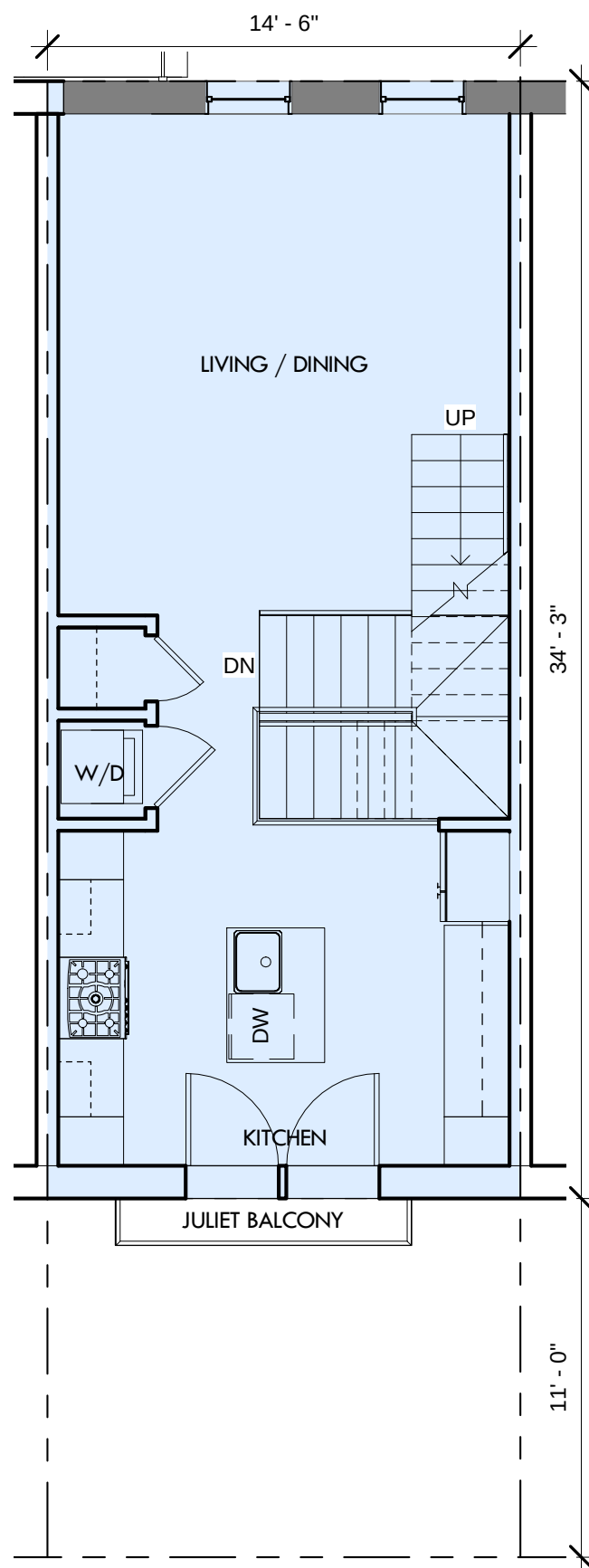
DDOT-APPROVED BRICK OR ALTERNATIVE (B)

NEW, RESURFACED BRICK AT ALLEY

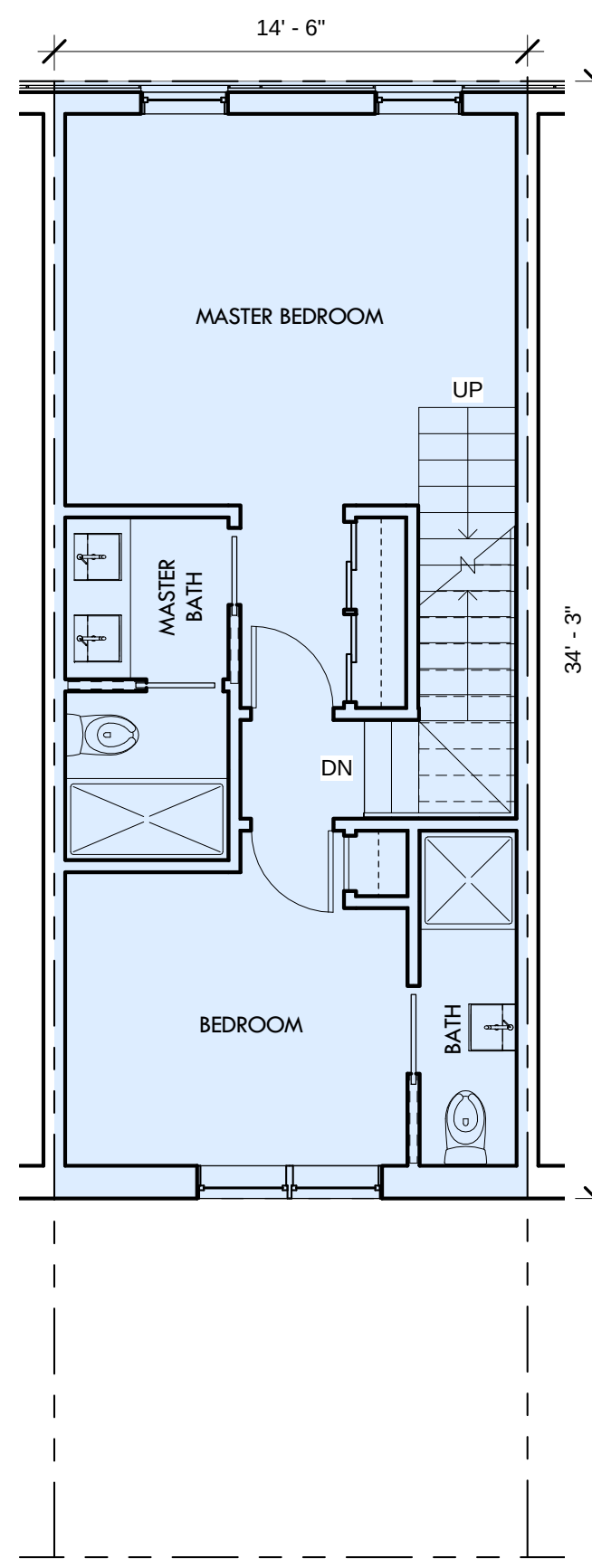




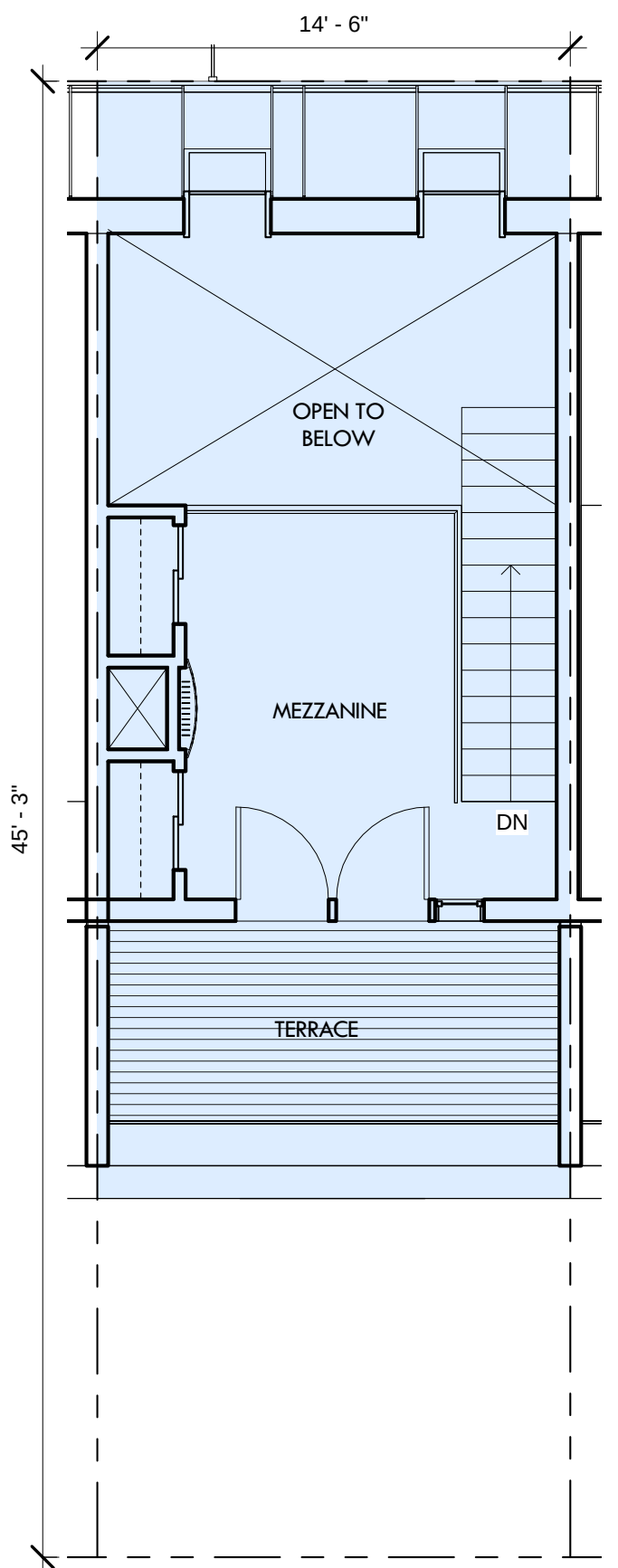
01 FIRST LEVEL
3/16" = 1'-0"



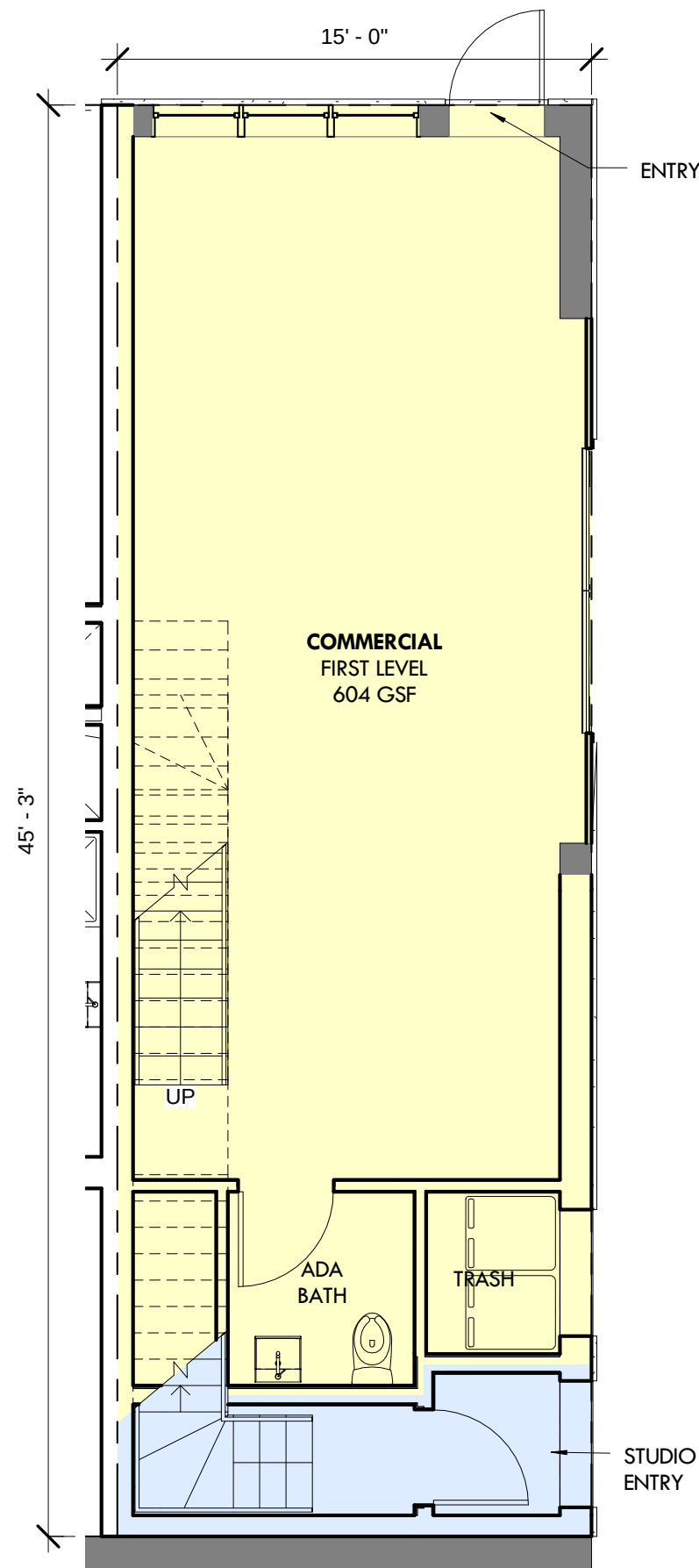
02 SECOND LEVEL
3/16" = 1'-0"



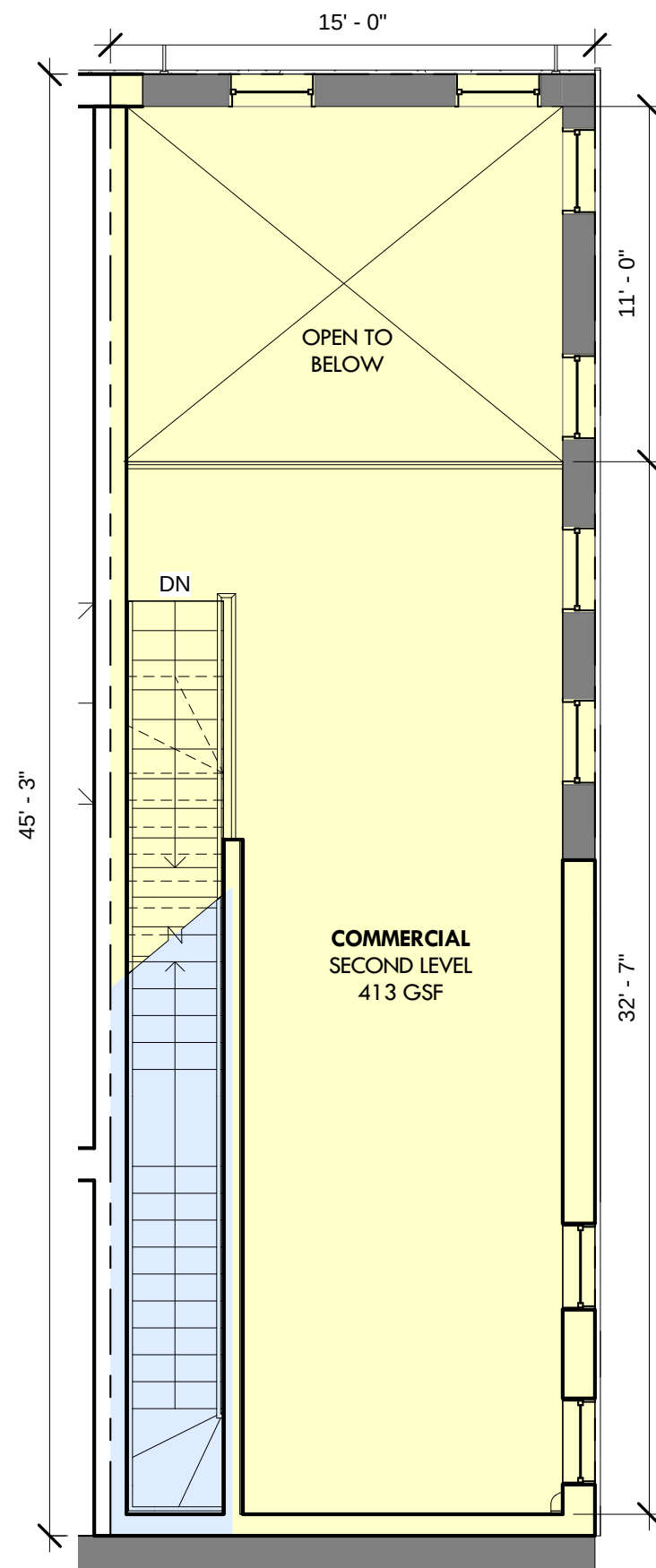
03 THIRD LEVEL
3/16" = 1'-0"



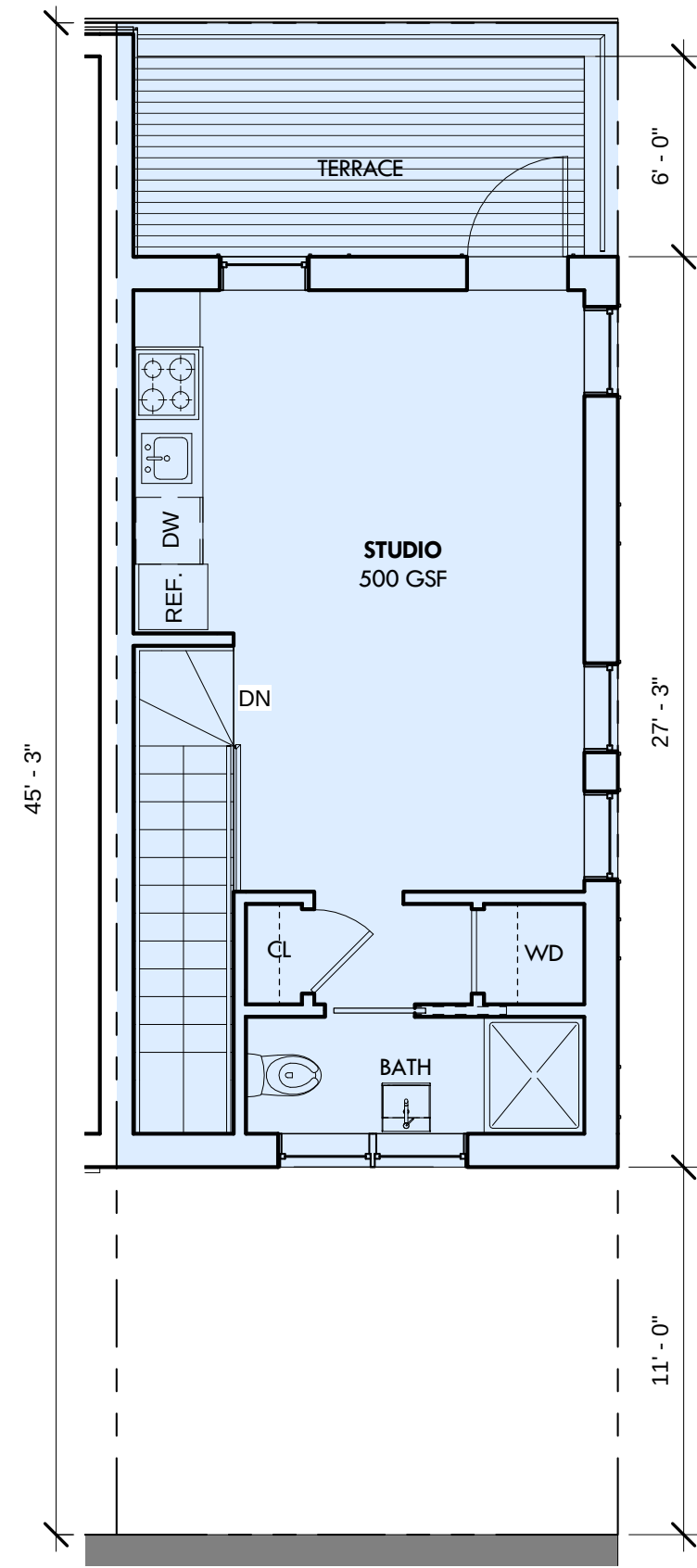
05 MEZZANINE
3/16" = 1'-0"



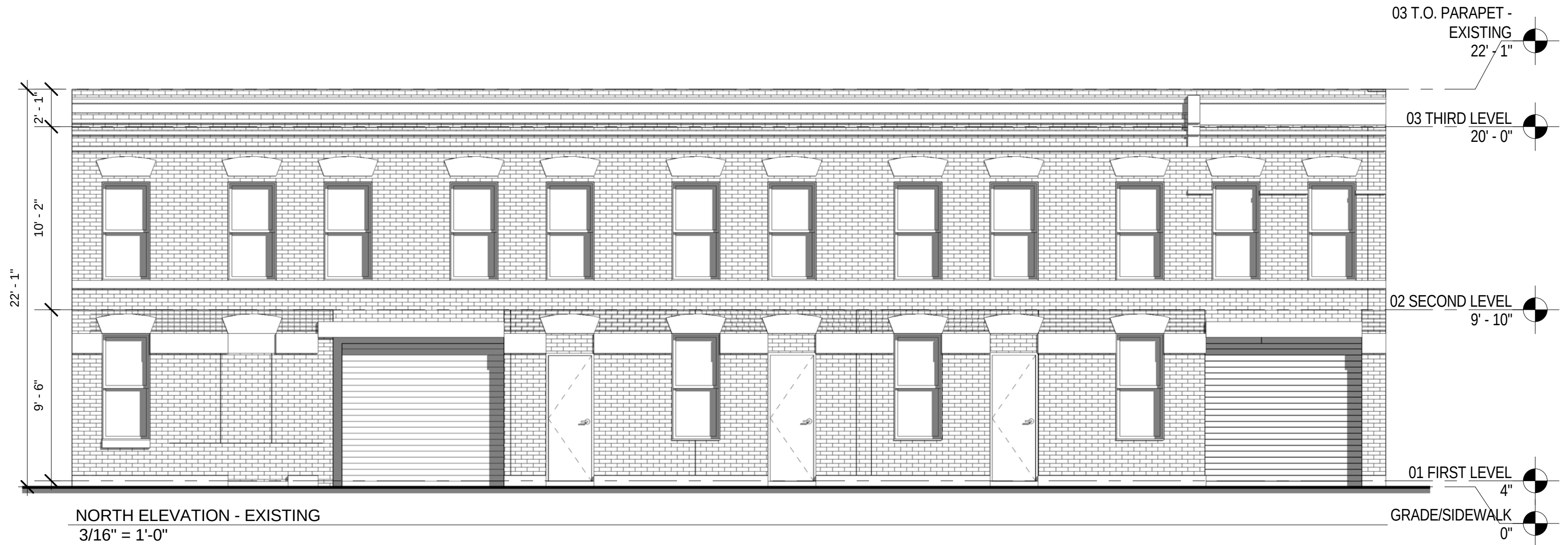
01 FIRST LEVEL - COMMERCIAL
3/16" = 1'-0"



02 SECOND LEVEL - COMMERCIAL
3/16" = 1'-0"



03 THIRD LEVEL - RESIDENTIAL
3/16" = 1'-0"

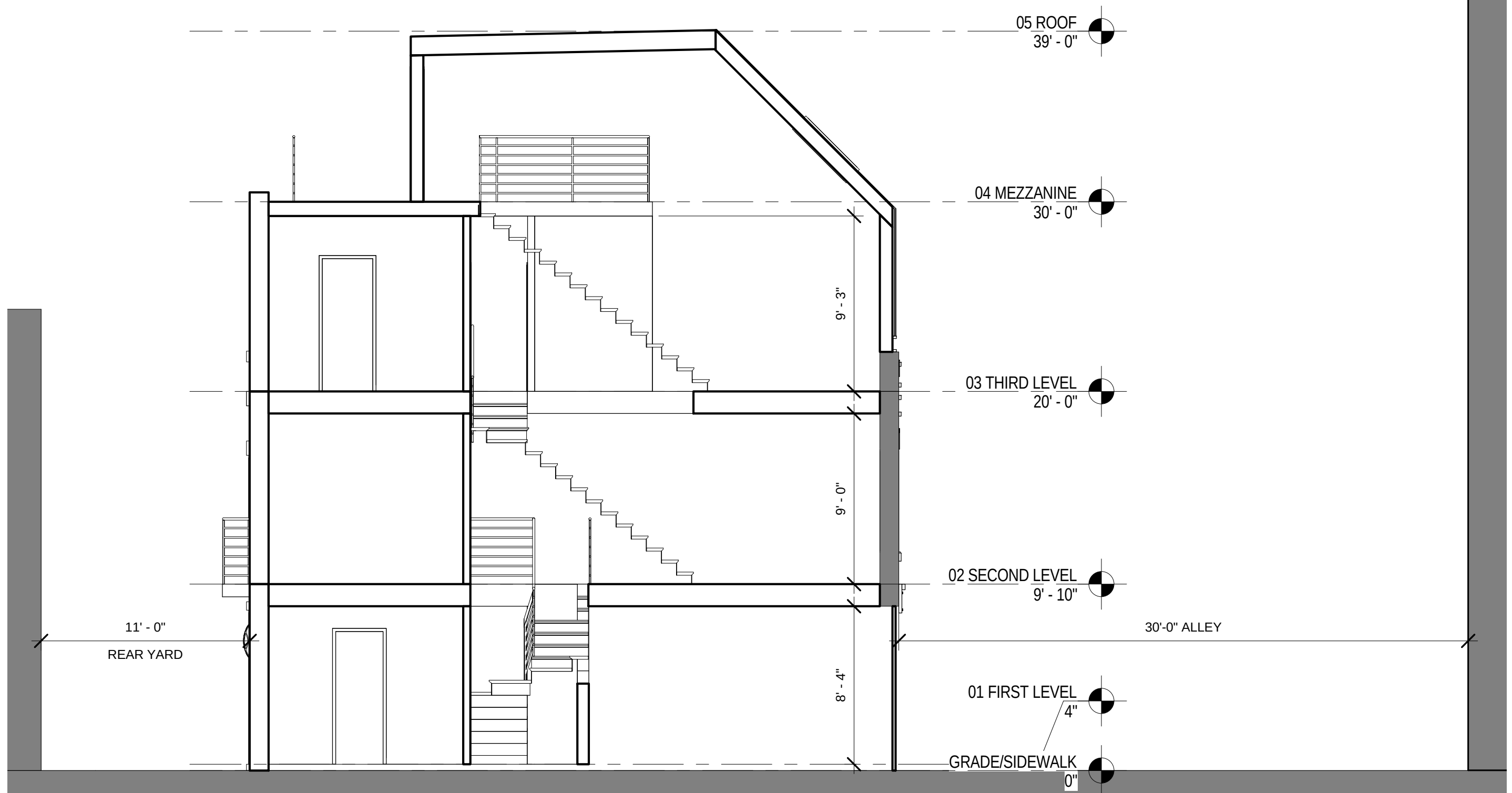




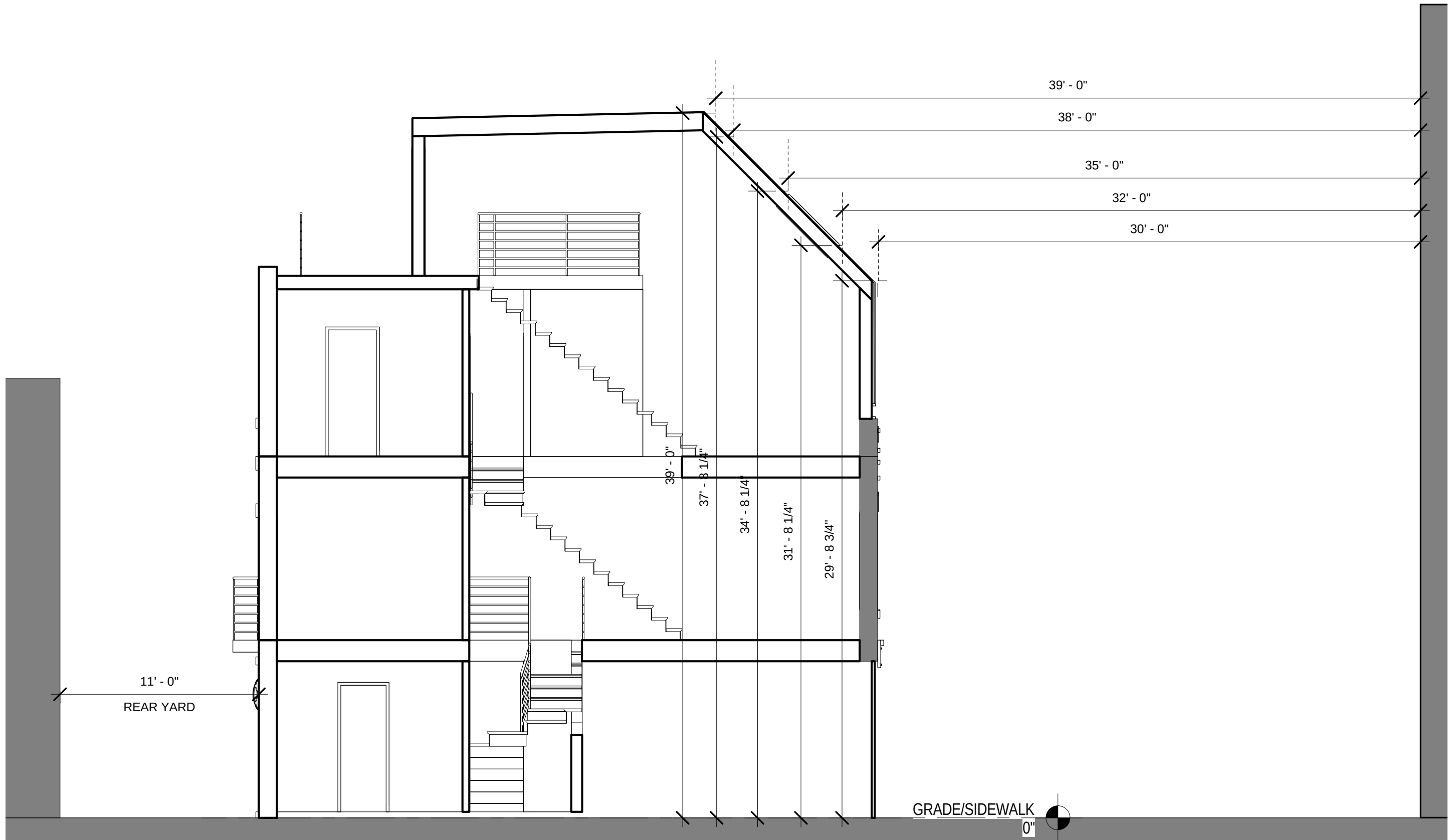
NORTH ELEVATION - PROPOSED
3/16" = 1'-0"



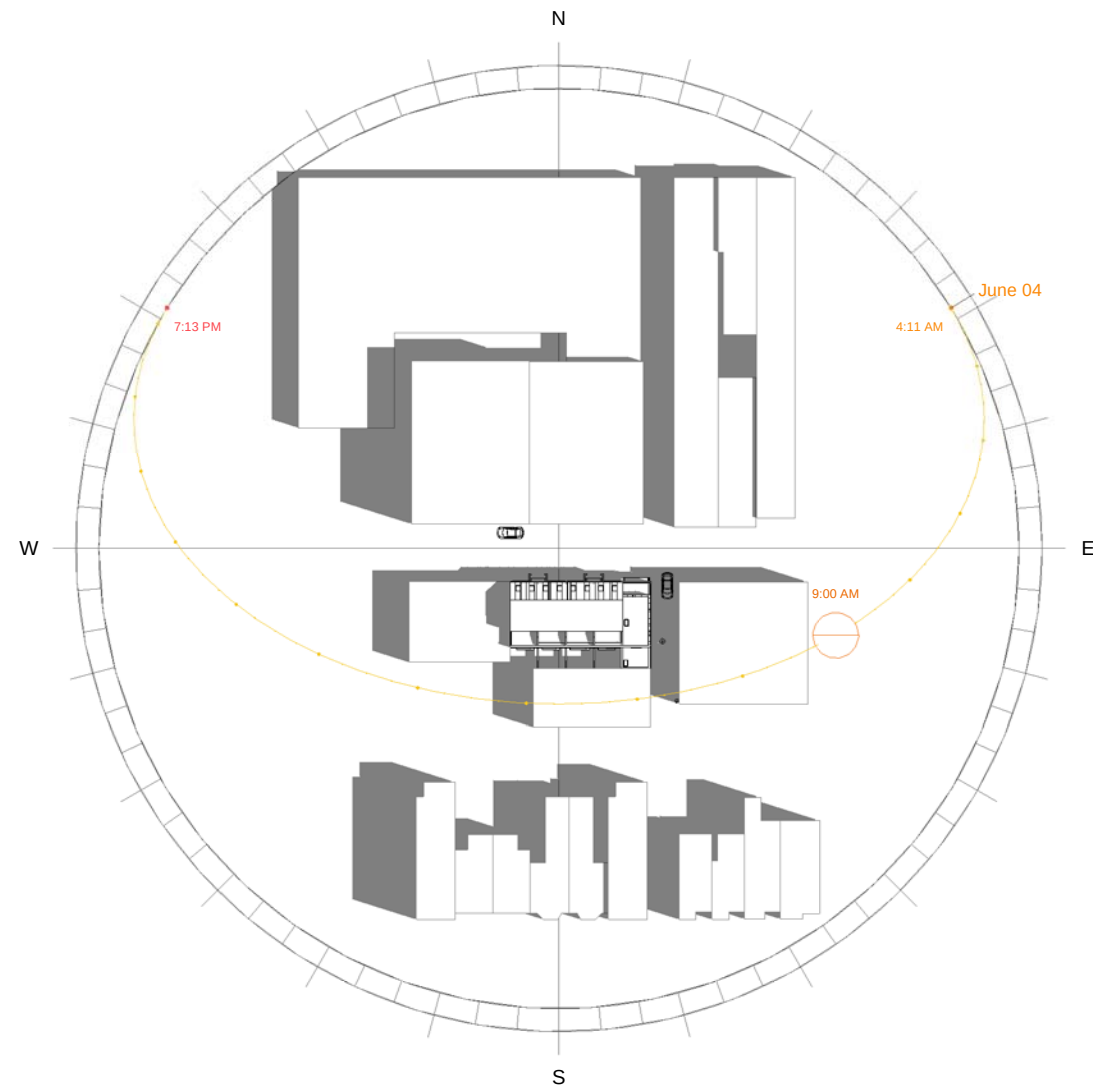




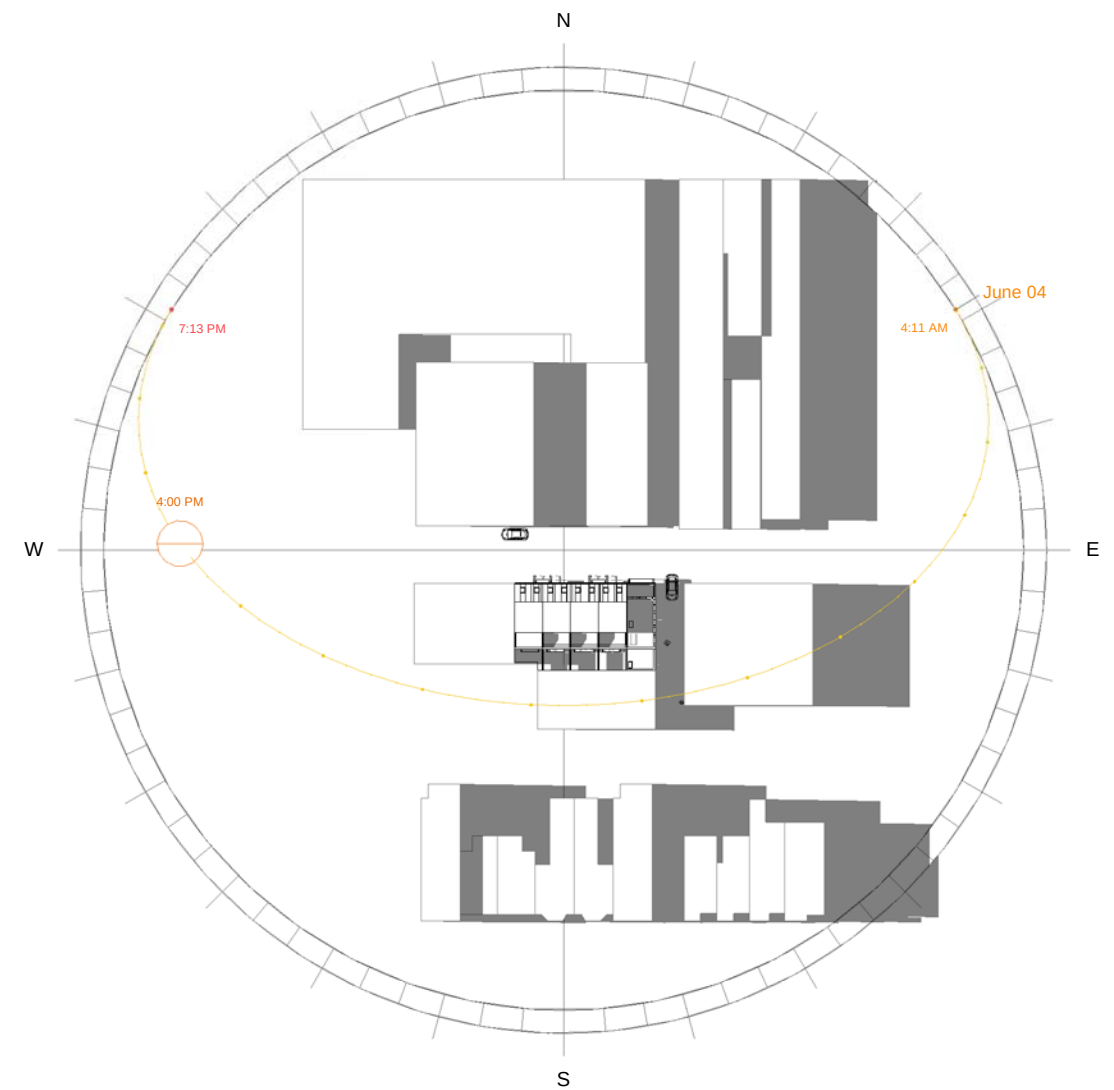
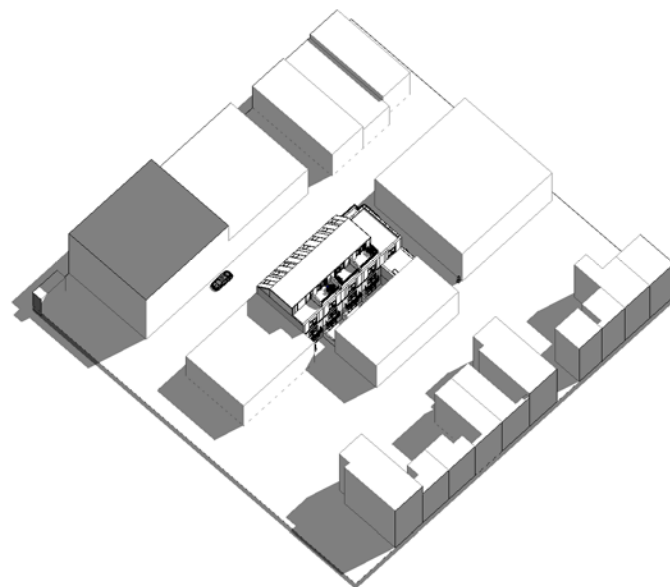
PROPOSED LONGITUDINAL SECTION - RESIDENTIAL
3/16" = 1'-0"



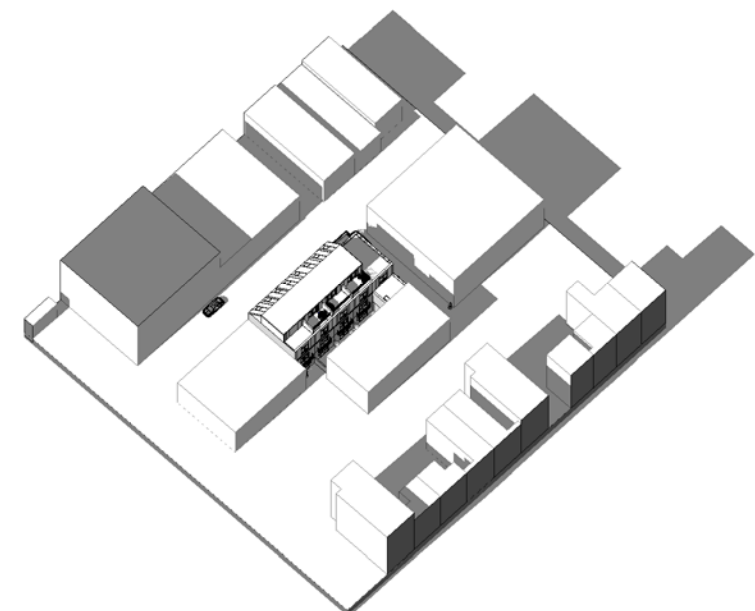
PROPOSED LONGITUDINAL SECTION - SETBACK
 REQUIREMENTS
 3/16" = 1'-0"

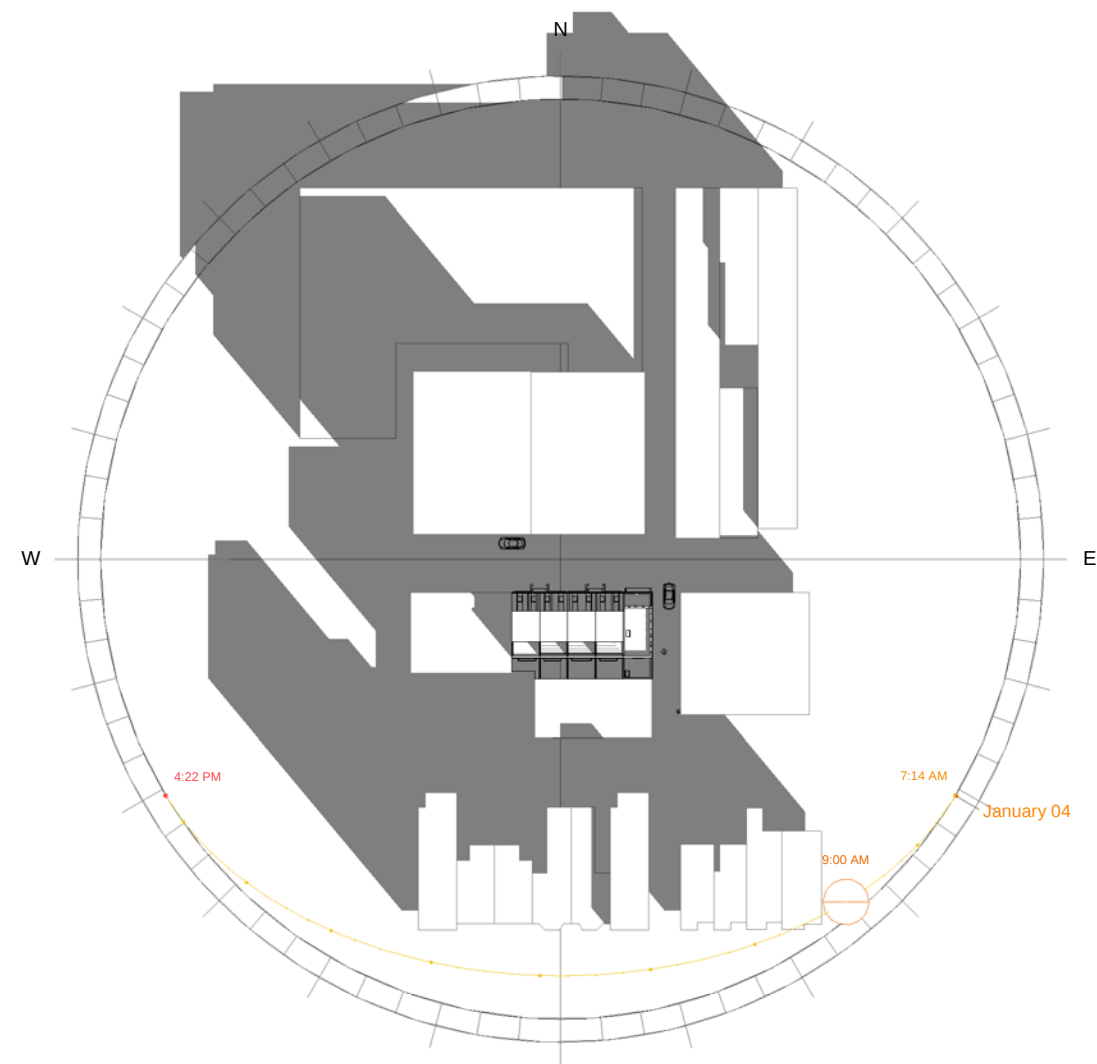


SUN STUDY - SUMMER MORNING
1" = 100'-0"

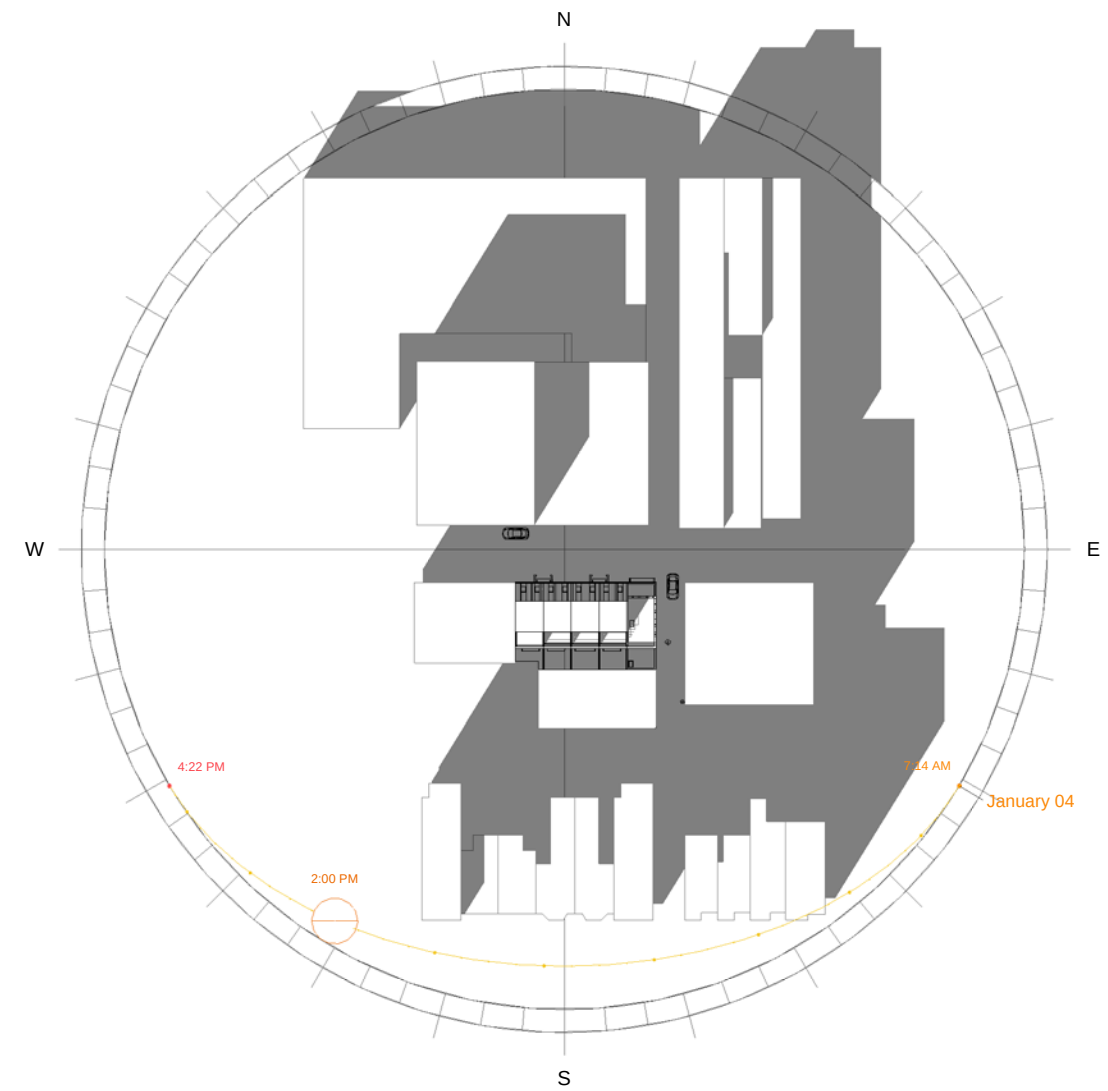
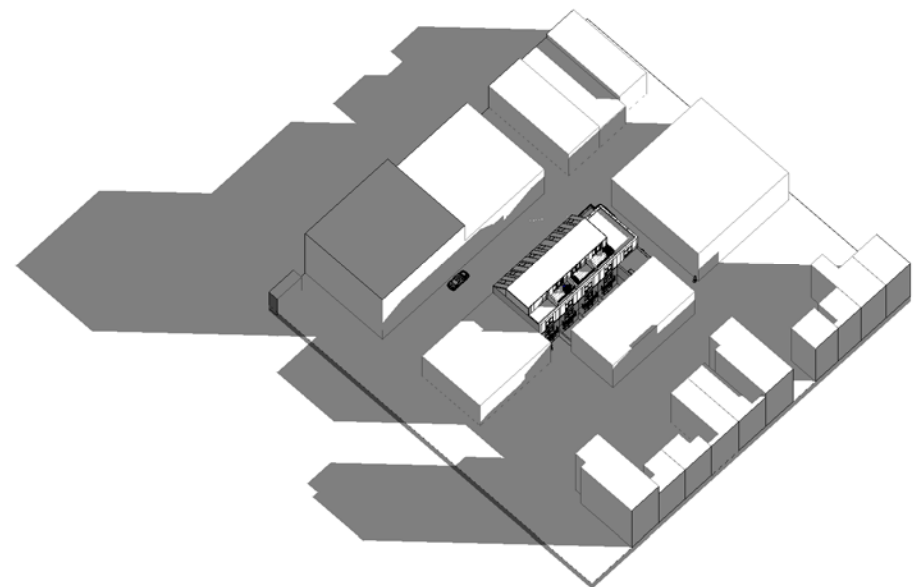


SUN STUDY - SUMMER AFTERNOON
1" = 100'-0"



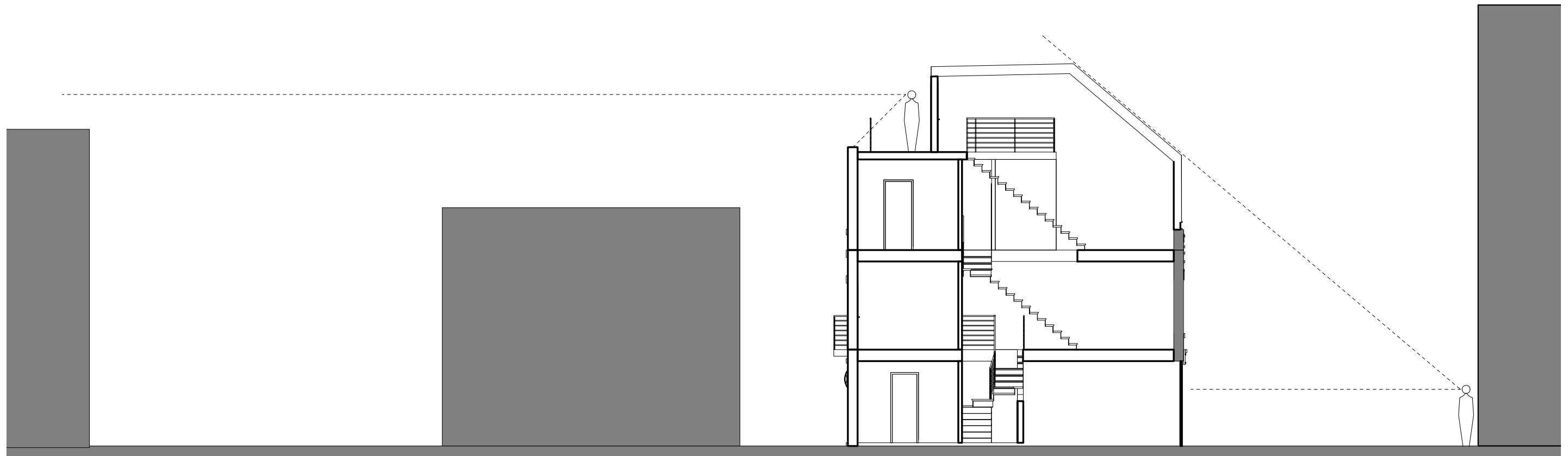


SUN STUDY - WINTER MORNING^S
1" = 100'-0"

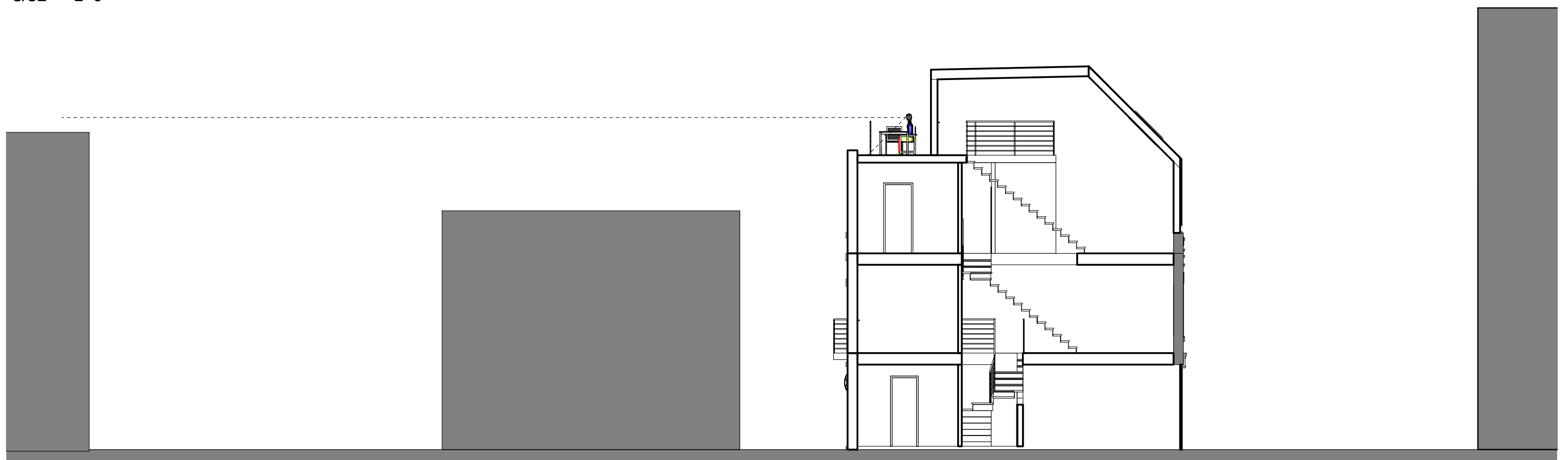


SUN STUDY - WINTER AFTERNOON
1" = 100'-0"





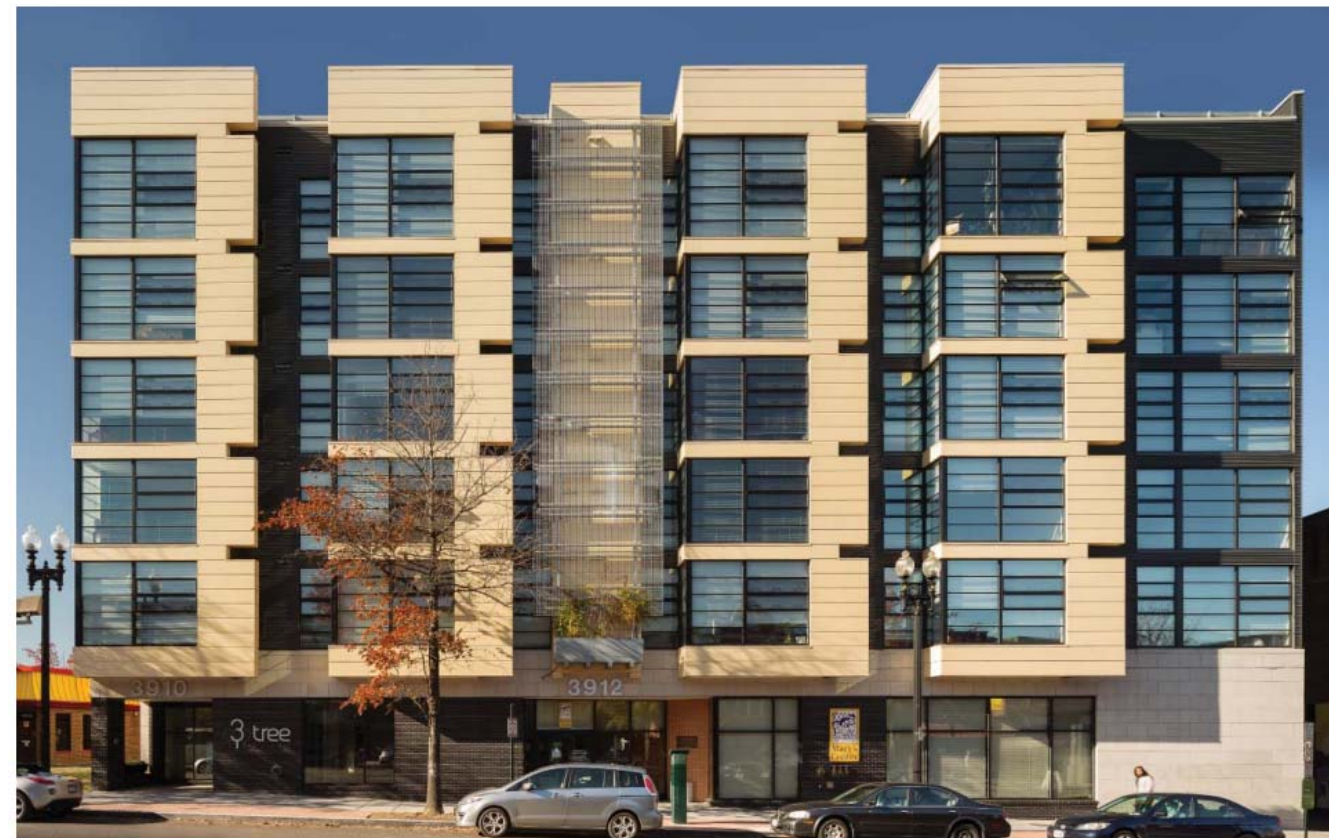
LINE OF SIGHT DIAGRAM - STANDING
 3/32" = 1'-0"



LINE OF SIGHT DIAGRAM - SEATED
 3/32" = 1'-0"







METAL PANEL AT ROOF ADDITION
 PROPOSED MANUFACTURERS:
 ALUCOBOND
 FIRESTONE
 CENTRIA
 TRESPA