

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Application for 5004 D Street SE
(Square 5322, Lot 0032)**

STATEMENT OF EXISTING AND INTENDED USES

Presently, the Site is an unimproved, vacant lot. The Applicant proposes to construct an emergency shelter at the Site.

Site Address: 5004 D St SE

SSL: 5322, 0032

Zone: R-5-A

Lot Area: 11,061 sf (per DC Office of Tax & Revenue Public Records)

Gross Floor Area (including cellar): +/- 34,700 sf

	Allowed	Actual	Relief Requested
Uses	Emergency Shelter	Emergency Shelter	BZA Special Exception See zoning notes on Page 12 of Drawing set
Height	40'/3 stories	48'-6" /4 stories	1 additional story, 9'-6" additional feet of height
Lot Occupancy	40% x 11,061 = 4,424 sf	7,067 sf = 64%	Additional 24%
Floor Area Ratio	0.9 x 11,061 = 9,955 sf	26,267/11,061 = 2.38	Additional 1.48 FAR
Rear Yard	20'	14'-1" average	Additional 5'-11"
Side Yard	2 required, 3" per 1' of building height = 12'-4-1/2"	+/- 5'0" provided on west; 12'- 4-1/2" provided on east	+/- 7'-4-1/2" on west
Parking	BZA determination for Community-based residential facility housing more than 16 persons	None provided	No on-site parking will be provided.
Loading	None required	None	None
Penthouse	12' maximum height/1 story, set back from front, side, and rear by distance equal to its height	10' height/1 story, set back from front, side, and rear by distance equal to its height	None
Pervious Surface	No Minimum	--	N/A
GAR	0.4	0.4	None ***See zoning notes on page 12 of drawings
Projections	Cornices and eaves may project over any req. yard by 2 ft. max	2 ft. roof overhangs over side yards	None