

WARD 8 SHORT TERM FAMILY HOUSING

BZA SUBMISSION 04.15.2016



Board of Zoning Adjustment
District of Columbia
CASE NO. 19288
EXHIBIT NO. 6

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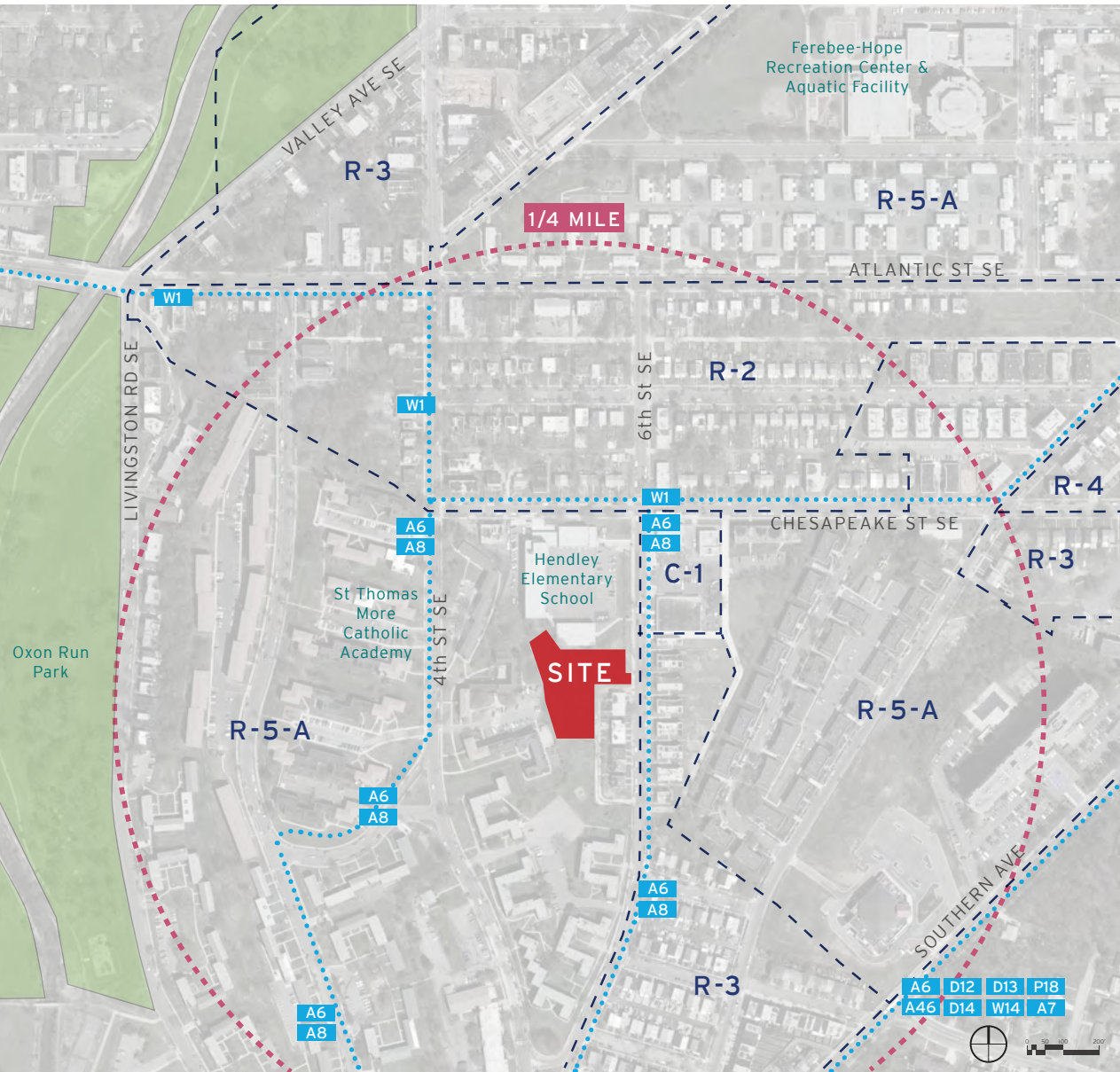
4200 6TH ST SE, WASHINGTON, DC

15 APRIL 2016



SITE AERIAL

LOCATION: 6TH STREET SE
SQUARE: 6207
LOTS: 0053,0054, 0055 & 0056
ZONE: R-5-A
SITE AREA: 48,683 SF



EXISTING ZONING MAP

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C NEIGHBORING BUILDINGS



D SITE ACCESS FROM 6TH STREET



E EAST SIDE OF SITE ON 6TH STREET



F HENDLEY ELEMENTARY SCHOOL



B SITE VIEW FROM ALLEY



G VIEW OF 6TH STREET



A APARTMENTS ON 4TH STREET



H APARTMENTS ON 6TH STREET

EXISTING SITE SUMMARY

Location: 4200 (assumed) 6th Street SE
Washington, DC 20032

Description: New construction

Ward/ANC: 8/8D02

SSL: Square 6207, Lots 0053-0056

Site Area: 48,683 sf (recorded)

Zone: R-5-A

ZONING DATA

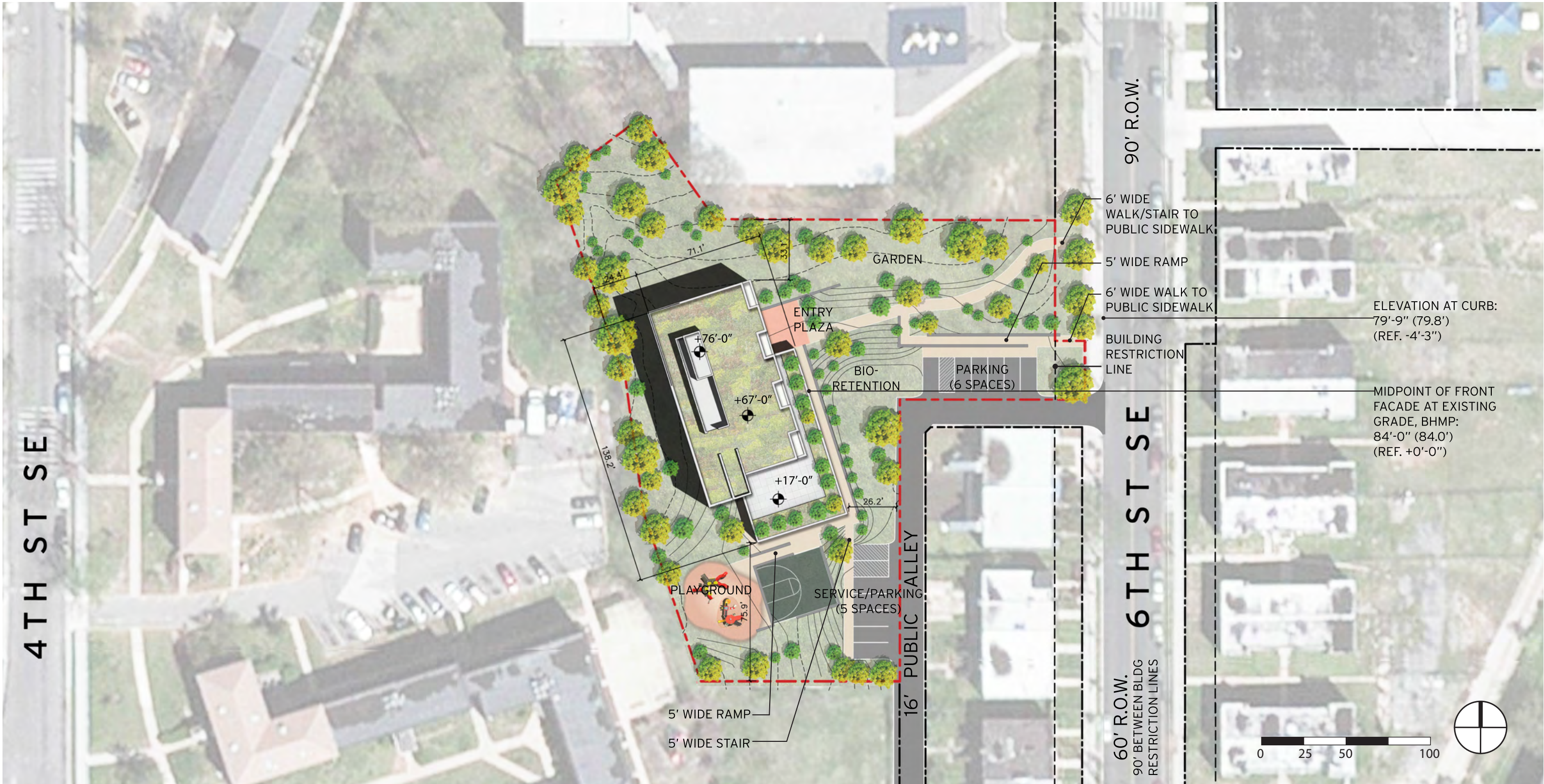
	Allowed/Required	Actual	Relief Requested
Use	Emergency shelters permitted for 5-25 occupants in R-5 District per BZA Special Exception per Title 11, 360.1	Emergency Shelter (50 Family Units, 178 beds)	BZA Special Exception for Emergency Shelter in R-5-A zone.
Height	40' / 3 stories	67' / 6 stories	3 additional stories, 27' additional height
FAR	0.9 (43,814sf)	0.8 (39,000sf)	
Lot Occupancy	40% (19,473sf)	18% (9,000sf)	
Rear Yard	20'	24.4'	
Side Yard	3" per foot of height, 8' min. (16.8')	33.1' (north lot line)	
Parking	Parking requirements as determined by the BZA (Community-based residential facility, 16 or more persons housed)	11 parking spaces	To be determined by BZA
Location of Parking	Parking spaces shall not be located between a lot line abutting a street and the more restrictive of either a building façade or a line extending from and parallel to a building façade, per Title 11, 2116.4.	6 parking spaces located between 6 th Street SE lot line and building façade.	No restriction on locating parking spaces between building façade and street lot line.
Loading	1 loading berth @ 30' 1 loading platform @ 100sf 1 service/delivery loading space @ 20'	None	No loading berth or platform to be provided. Service Loading space, loading area and Trash Room to be provided.

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SITE PLAN C1.0

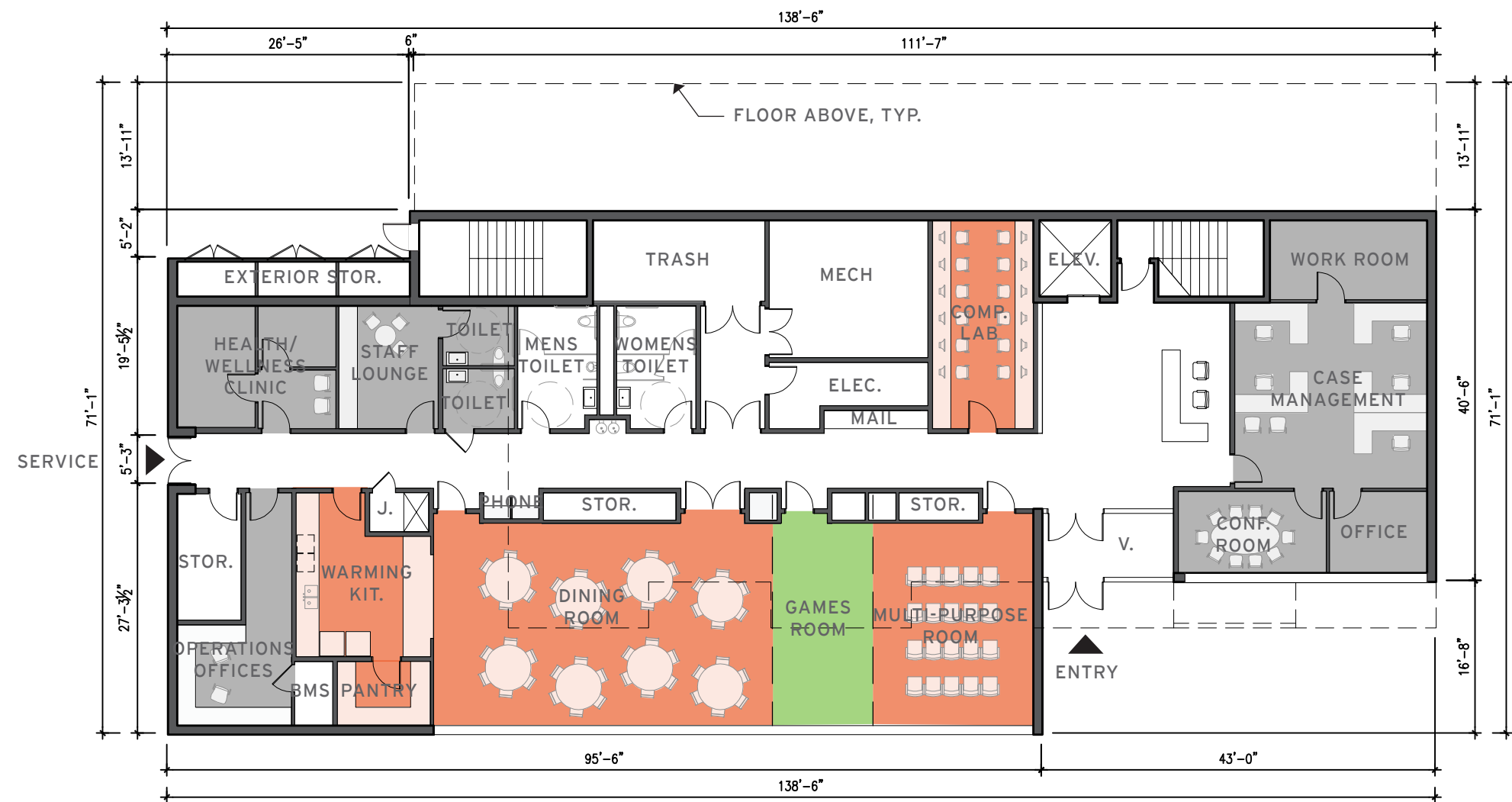
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LEGEND

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- INDOOR/OUTDOOR PLAY AREAS

GROUND FLOOR PLAN

1/16" = 1'-0"



The interior layouts shown on the building plans are schematic. Changes to the layouts may occur.



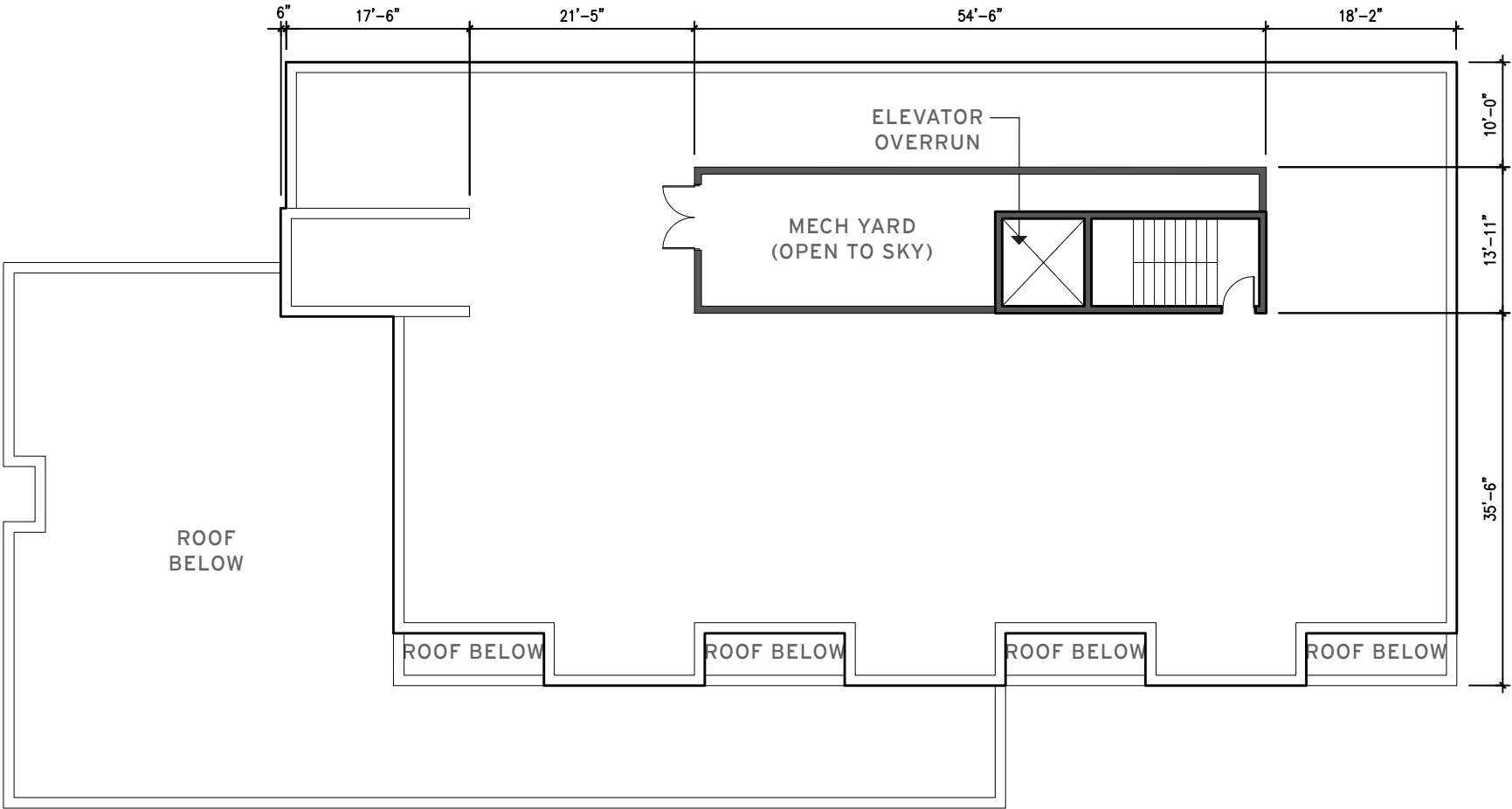
- LEGEND**
- RESIDENT UNITS
 - FAMILY BATHROOMS
 - PRIVATE BATHROOMS
 - ADMINISTRATIVE SPACES
 - COMMON SPACES
 - INDOOR/OUTDOOR PLAY AREAS

TYPICAL RESIDENTIAL FLOOR PLAN (2-4)
1/16" = 1'-0"

The interior layouts shown on the building plans are schematic. Changes to the layouts may occur.



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PENTHOUSE FLOOR PLAN
1/16" = 1'-0" 

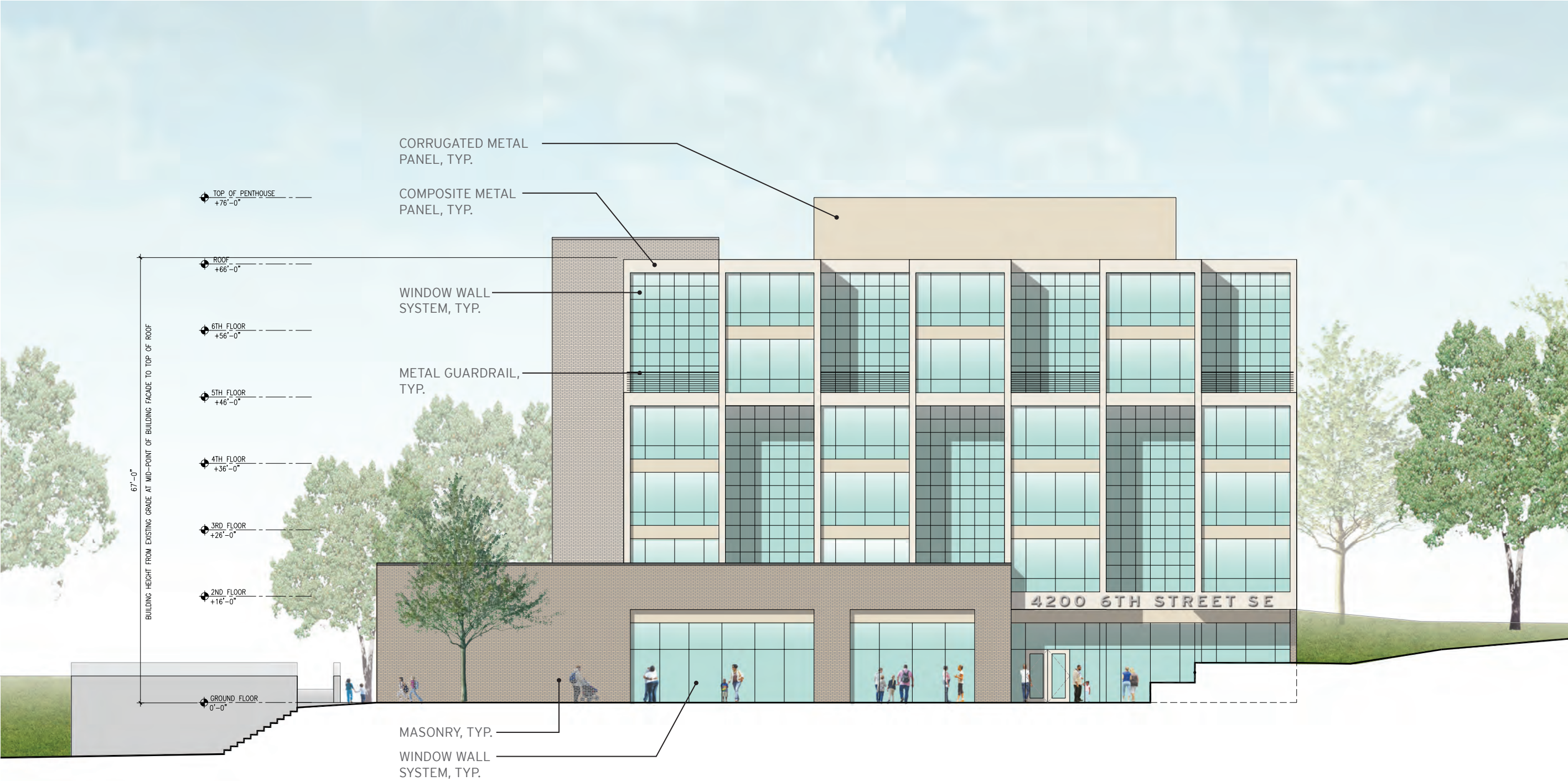
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EAST ELEVATION A2.1

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EAST ELEVATION

1/16" = 1'-0"

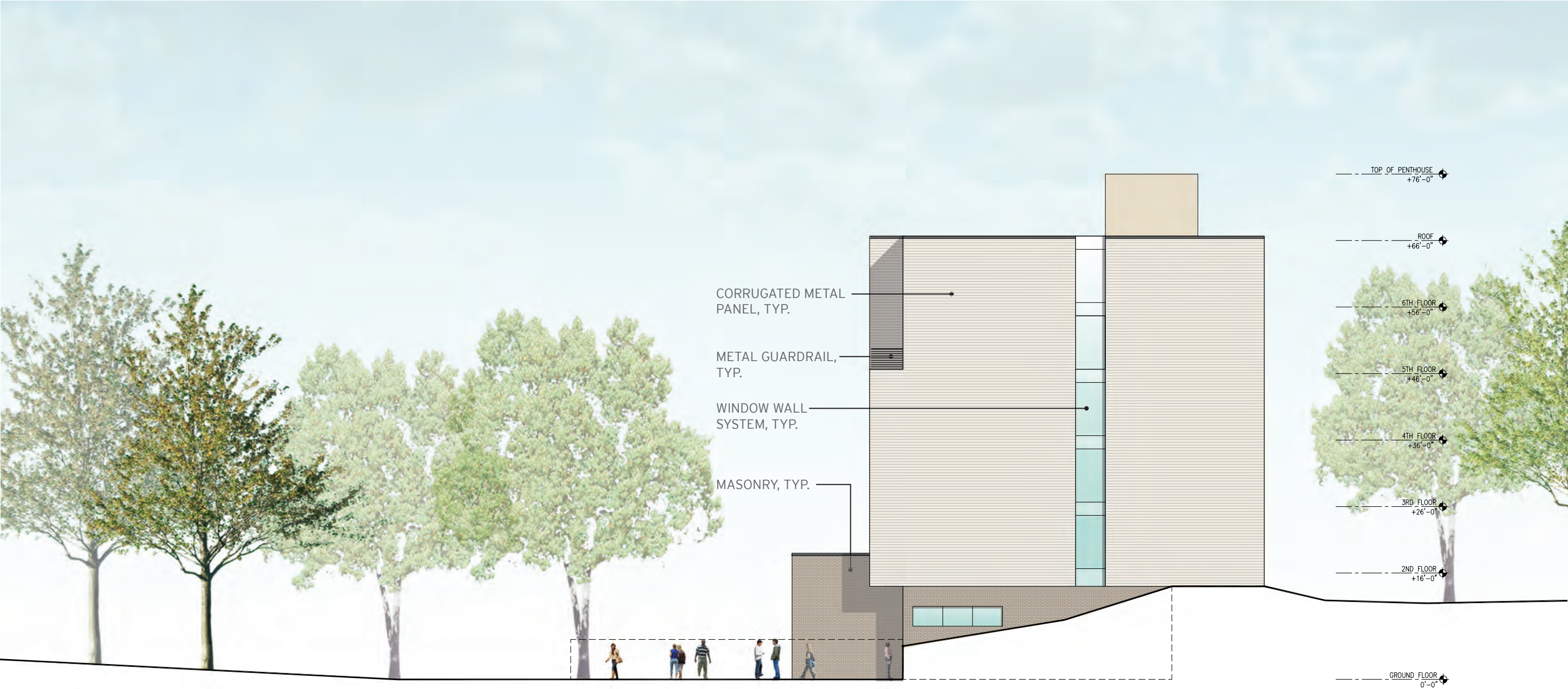


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NORTH ELEVATION **A2.2**

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

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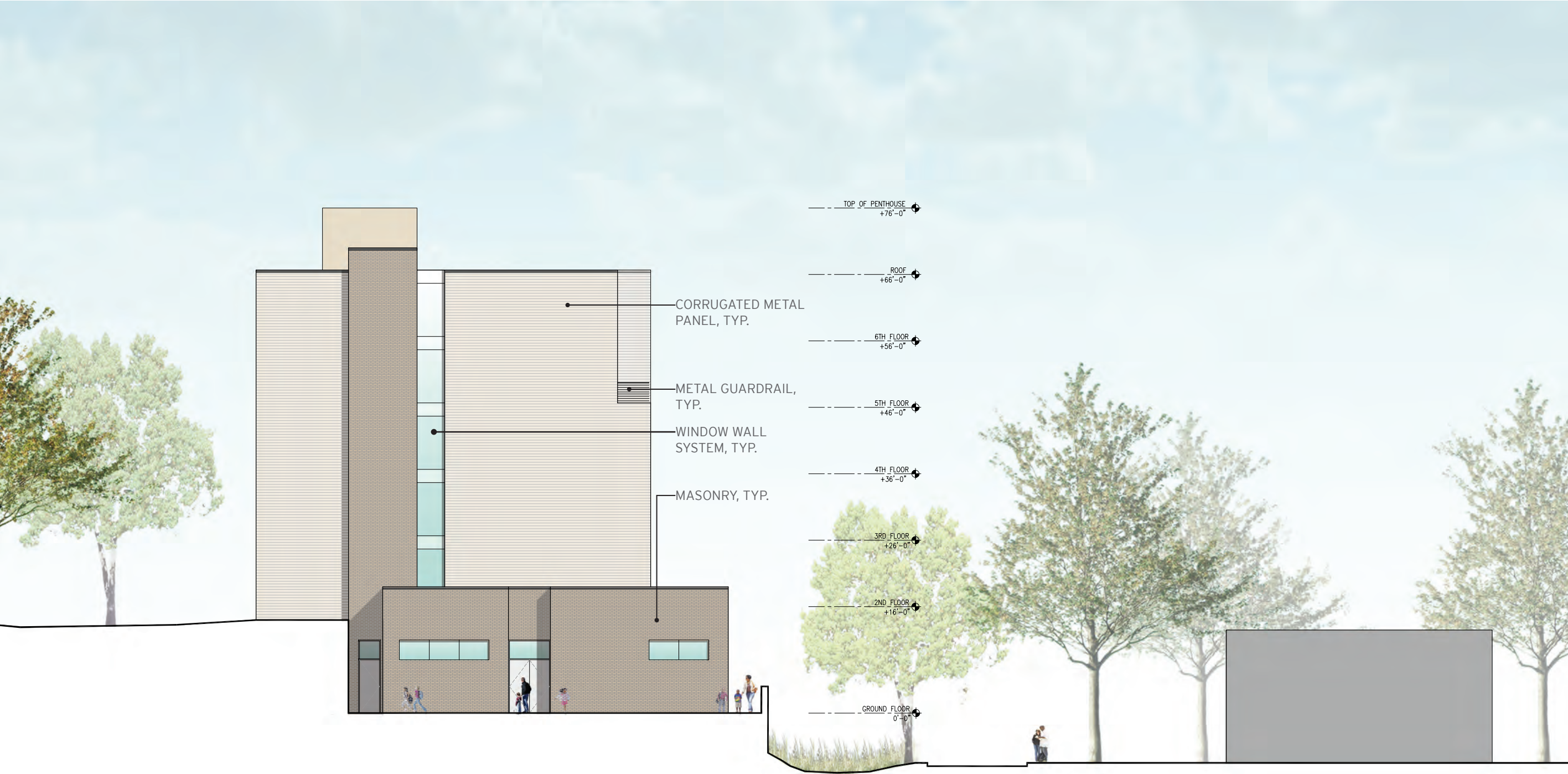
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WEST ELEVATION **A2.3**

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WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"