

The Sage
1020 Monroe Street, NW Washington, DC 20010
Square 2840, Lot 820 - Zoned C-2-A

Table of Development Data

Section 2403.11

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2005 JUN 21 PM 12:39

	Existing Conditions	Minimum Required	Maximum Allowed by Matter-of-Right	Provided by Proposed Construction	Variance Deviation / Percent	P.U.D. Minimum	P.U.D. Allowed
Lot Area (Sq. Ft.)	11,910 S. F.	N/A	N/A	11910 S. F.	N/A	15,000 S.F.	7,500 S.F.
Lot Width (Ft. to the tenth)	60.8 Ft.	N/A	N/A	60.8 Ft.	N/A	N/A	N/A
Lot Depth (Ft. to the tenth)	150.0 Ft.	N/A	N/A	150.0 Ft.	N/A	N/A	N/A
Lot Occupancy (Bldg. Area/Lot Area)	76%	N/A	60%	76%	N/A (Grandfathered)	N/A	N/A
Floor Area Ratio (Floor Area/Lot Area) - Residential	2.16	N/A	2.5	2.51	.01 / 1%	N/A	3.0
Floor Area Ratio (Floor Area/Lot Area) - Commercial/Other	0.59	N/A	1.5	0.63	N/A	N/A	2.0
Floor Area Ratio (Total)	2.75	N/A	2.5	3.15	0.65 / 26%	N/A	3.0 + 5%
Parking Spaces (Number)	0	3	N/A	3	N/A	N/A	N/A
Loading Berths (Number and Size)	0	0	N/A	0	N/A	N/A	N/A
Front Yard (Ft. to the tenth)	0.0 Ft.	0.0 Ft.	N/A	0.0 Ft.	N/A		
Rear Yard (Ft. to the tenth)	0.0 Ft.	15.0 Ft.	N/A	0.0 Ft.	N/A (Grandfathered)	N/A	N/A
Side Yard (Ft. to the tenth)	8.3 Ft.	0.0 Ft.	N/A	8.3 Ft.	N/A	N/A	N/A
Court Open (Width by Depth)	35.6 Ft. x 48.7 Ft.	17.9 Ft. x 48.7 Ft.	N/A	35.6 Ft. x 48.7 Ft.	N/A	N/A	N/A
Court Open (Width by Depth)	4.0 Ft. x 32.0 Ft.	12.0 Ft. x 32.0 Ft.	N/A	4.0 Ft. x 32.0 Ft.	N/A (Grandfathered)	N/A	N/A
Court Closed (Width by Depth)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height (Ft. to the tenth)	45.1 Ft.	N/A	50.0 Ft.	64.8 Ft.	14.8 Ft. / 23%	N/A	65 Ft.
Gross Floor Area	32,780 S. F.	N/A	29,775 S. F.	37,468 S. F.	N/A	N/A	37,516 S. F.
Residential	25,726 S. F.	N/A	29,774 S. F.	29,931 S.F.	3,576 S. F.	N/A	35,730 S. F.
Commercial/Tenant	5,144 S. F.	N/A	17,865 S. F.	5,727 S. F.	N/A	N/A	23,820 S. F.
Utility Space	1,910 S. F.	N/A	Part of Above	941 S.F./629 (not to exceed 6'6")	N/A	N/A	Part of Above
Recreation Space	0. S. F.	20%	N/A	3,333 S. F. (1498 S.F. Enclosed)	N/A	N/A	N/A

For the public benefits offered see written statement.

EXHIBIT No. 8
CASE No. 05-18
ZONING COMMISSION

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District of Columbia
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EXHIBIT NO.8