

## EXPLANATION OF SETBACK AND GREEN AREA MEASUREMENTS

Although the Applicant is seeking relief from the rear yard and side yard requirements, many of the buildings in the project plan have adjacent open space which meets or exceeds the yard requirements in the Zoning Regulations. For example, the rear and side yards of Building 1 technically do not meet the Zoning Regulations if the yards are measured to the theoretical lot lines. However, the open space between the rear yard of this building and the project's property line is uninterrupted. From the rear of this building to the property line, the project provides approximately 35 feet of open space, which effectively extends the rear yard well in excess of that required in the Zoning Regulations. Further, the northern side of the building has a de facto extended side yard because of the uninterrupted open space between the side of the building and the project property line.

In total, at least 16 buildings<sup>1</sup> in the project have some uninterrupted open space between their side and/or rear yards and the project property line. This situation effectively provides greater rear and/or side yards for many of the buildings in the project despite the smaller legal size of these yards for which the Applicant is seeking variance relief. If the Zoning Commission considers these "extended" yards on many of the buildings, then the amount of rear/side yard variance relief for the project is considerably smaller.

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<sup>1</sup> Buildings 1, 6, 7, 8, 18, 19, 20, 21, 22, 23, 24, 25, 33, 34, 35, 36

**Minimum Building Setbacks**

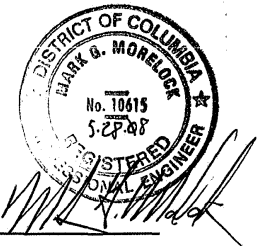
Bldg #	Front Provided ^	Side Yard Setback				Rear Yard Setback			
		Controlling Lot #****	Bldg height at Side	Required	Provided ^	Controlling Lot #	Bldg height at Rear	Required	Provided ^
1	34.6	R 7	41.70	13.90	1.5*****	7	42.80	15.0	13.0
		L 1	42.83	NA***	NA				
2	7.0	R 8	43.00	NA***	NA	14	44.80	15.0	13.0
		L 14	43.00	14.33	1.5*****				
3	7.0	R 21	42.00	14.00	1.5*****	15	42.27	15.0	13.0
		L 15	43.67	NA***	NA				
4	7.0	R 22	43.80	NA***	NA	22	44.60	15.0	13.0
		L 28	44.33	14.78	1.5*****				
5	7.0	R 35	45.67	15.22	1.5*****	29	42.20	15.0	13.0
		L 29	43.00	NA***	NA				
6	7.0	R 36	43.67	NA***	NA	36	44.77	15.0	13.0
		L 43	43.67	14.56	12.5				
7	7.0	R 50	42.83	14.28	12.5	44	41.90	15.0	13.0
		L 44	42.50	NA***	NA				
8	20.2	R 51	42.63	NA***	NA	51	44.73	15.0	13.0
		L 57	43.17	14.39	12.5				
9**	27.6*	R 62	49.83	NA***	NA	58	51.40	16.9	13.0
		L 58	54.50	NA***	NA				
10	7.0	R 63	47.33	NA***	NA	67	42.90	15.0	13.0
		L 67	42.00	NA***	NA				
11	7.0	R 75	48.19	16.06	43.2	75	52.59	17.5	13.0
		L 68	50.52	NA***	NA				
12	7.0	R 76	44.00	NA***	NA	76	42.50	15.0	13.0
		L 78	41.67	13.89	2.6				
13	7.0	R 88	49.52	16.51	2.6	86	52.19	17.3	13.0
		L 86	50.19	NA***	NA				
14	10.0	R 79	43.33	NA***	NA	79	44.43	15.0	13.0
		L 85	44.00	NA***	NA				
15	10.5	R 106	50.86	NA***	NA	106	52.26	17.4	13.0
		L 96	47.52	NA***	NA				
16	25.7*	R 89	43.33	NA***	NA	89	35.00	15.0	13.0
		L 95	43.00	14.33	2.6				
17	33.4*	R 115	42.17	14.06	2.6	107	44.00	15.0	13.0
		L 107	43.00	NA***	NA				
18	14.1	R 116	44.50	NA***	NA	124	42.50	15.0	13.0
		L 124	43.50	14.50	2.6				

Bldg #	Front Provided ^	Side Yard Setback				Rear Yard Setback			
		Controlling Lot #****	Bldg height at Side	Required	Provided ^	Controlling Lot #	Bldg height at Rear	Required	Provided ^
19	7.0	R 129	53.39	17.80	14.5	125	51.92	17.3	13.0
		L 125	50.02	NA***	NA				
20	7.0	R 130	43.67	NA***	NA	130	42.07	15.0	13.0
		L 134	50.03	16.68	14.5				
21	7.0	R 139	51.17	17.06	14.5	135	43.90	15.0	13.0
		L 135	42.50	NA***	NA				
22	7.0	R 140	42.50	NA***	NA	144	44.37	15.0	13.0
		L 144	51.17	17.06	14.5				
23	7.0	R 149	48.50	16.17	14.5	145	42.00	15.0	13.0
		L 145	43.50	NA***	NA				
24	7.0	R 150	48.86	NA***	NA	150	52.06	17.3	13.0
		L 154	51.33	17.11	14.5				
25	34.4*	R 160	45.17	15.06	10.5	155	42.87	15.0	13.0
		L 155	42.67	NA***	NA				
26	39.0*	R 168	47.19	15.73	4.6	161	52.39	17.5	13.0
		L 161	50.19	NA***	NA				
27	39.0*	R 173	48.86	NA***	NA	173	52.46	17.5	13.0
		L 169	50.19	16.73	4.6				
28**	34.5*	R 179	56.52	18.84	4.5	179	59.82	19.6	13.0
		L 174	56.19	NA***	NA				
29**	34.5*	R 185	56.86	NA***	NA	185	59.36	19.8	13.0
		L 180	55.52	18.51	4.5				
30	18.3	R 186	41.93	NA***	NA	191	42.70	15.0	13.0
		L 191	42.00	14.00	2.6				
31	5.0	R 192	42.67	NA***	NA	198	42.63	15.0	13.0
		L 198	42.63	14.21	14.3				
32	32.2*	R 199	43.00	14.33	11.5	209	42.73	15.0	13.0
		L 209	41.63	13.88	2.6				
33	11.3	R 218	43.00	14.33	16.5	210	44.67	15.0	13.0
		L 210	44.67	NA***	NA				
34	7.0	R 219	44.00	NA***	NA	228	42.00	15.0	13.0
		L 228	42.00	14.00	31.7				
35	7.0	R 235	43.67	14.56	13.7	235	43.87	15.0	13.0
		L 229	42.67	NA***	NA				
36	29.5*	R 236	42.50	NA***	NA	237	42.50	15.0	13.0
		L 237	42.50	14.17	6.7				

- Notes:
- \* Measured to Center of Alley or Private Street
  - \*\* Buildings 9, 28 and 29 will have a peaked roof (LFF to highest point of roof = 48.0 feet); all other buildings will have flat roofs (LFF to highest point of roof = 41.0)
  - \*\*\* NA = None required, considered corner lot
  - \*\*\*\* Side setback direction determined from facing front of building
  - \*\*\*\*\* Requested 15.0' No-Build easement from adjacent land owner to increase effective side or rear yard
  - ^ All setbacks shown provided in this chart have been reduced 0.5 feet from that shown in plan to allow for variance in thickness of exterior wall treatments

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Saint Paul's College  
WASHINGTON, D.C.



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**MINIMUM SETBACK TABULATIONS**

April 2, 2008 REV



LESSARD GROUP INC.  
6331 Leesburg Pike, Ste. 700  
Vienna, VA 22182  
P: 703.760.9344  
F: 703.760.9338  
www.lessardgroup.com

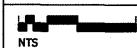


VIFA INC.  
2021 Century Blvd.  
Camden, MD 20747  
P: 301.976.4100  
F: 301.916.5000  
www.vifa.com




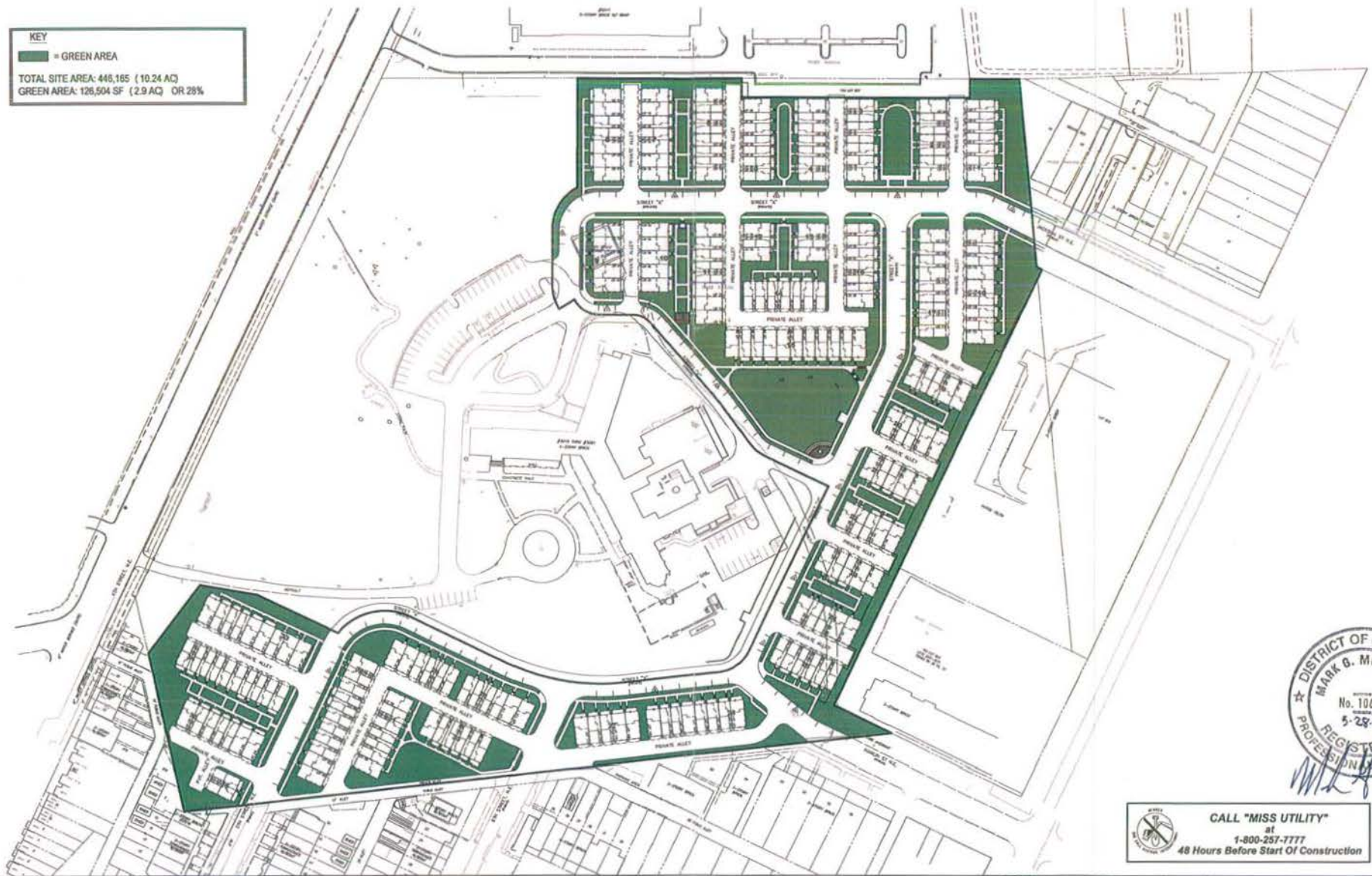
STUDIO 39  
6166 Greenbelt Rd., Ste. 100A  
Beltsville, MD 20705  
P: 301.776.6000  
F: 301.776.6000  
www.studio39.com

1453A



C-41

**KEY**  
 = GREEN AREA  
 TOTAL SITE AREA: 446,165 (10.24 AC)  
 GREEN AREA: 126,504 SF (2.9 AC) OR 28%



DISTRICT OF COLUMBIA  
 MARK G. MORELOCK  
 No. 10615  
 5-28-08  
 REGISTERED PROFESSIONAL ENGINEER

CALL "MISS UTILITY"  
 at  
 1-800-257-7777  
 48 Hours Before Start Of Construction



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 THE NEIGHBORHOODS OF  


**GREEN AREA PLAN**

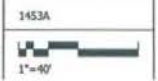
April 2, 2008

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 DATE: 04/02/08 10:58 AM

  
 LESSARD GROUP INC.  
 8211 Lombury Pk. Dr. SW  
 Vienna, VA 22186  
 P: 703.740.8344  
 F: 703.740.8329

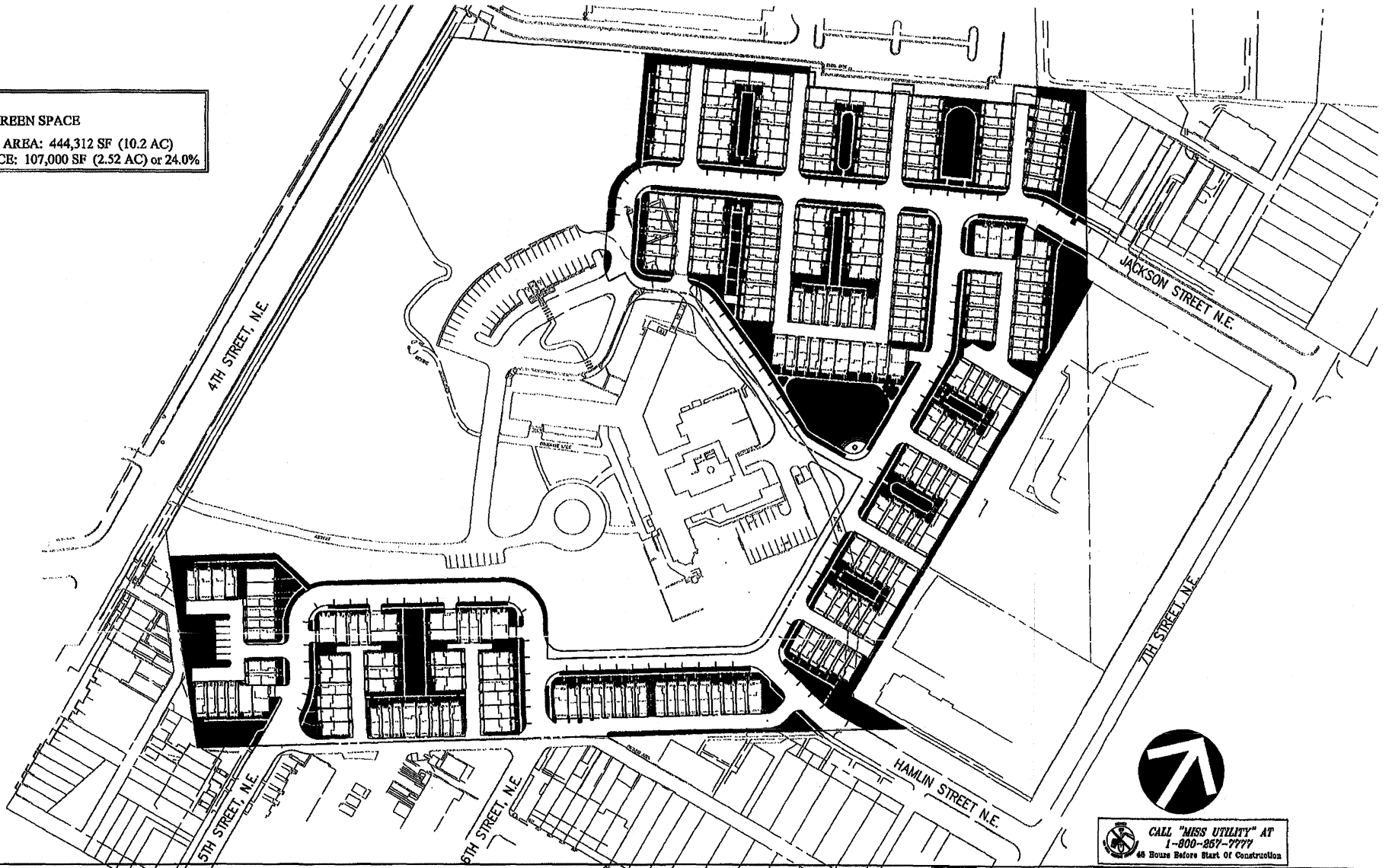
  
 VIKA, INC.  
 3015 Century Blvd.  
 Greenway, MD 20871  
 P: 301.918.4100  
 F: 301.918.2562

  
 STUDIO 39  
 6418 Greenbelt Dr. Ste. 100A  
 Silverdale, VA 22150  
 P: 703.719.6900  
 F: 703.719.6901



C-40

**KBY**  
 ■ = GREEN SPACE  
 TOTAL SITE AREA: 444,312 SF (10.2 AC)  
 GREEN SPACE: 107,000 SF (2.52 AC) or 24.0%



CALL "MISS UTILITY" AT  
 1-800-257-7777  
 48 Hours Before Start of Construction

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**GREEN AREA PLAN**

SEPTEMBER 10, 2007



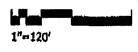
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**LESSARD GROUP INC.**  
 8211 Leesburg Pike, Ste. 700  
 Manassas, VA 22115  
 P: 703.760.8794  
 F: 703.760.8358  
 www.lessardgroup.com

**VIFA, INC.**  
 20281 Century Blvd.  
 Germantown, MD 20874  
 P: 703.918.6100  
 F: 703.918.6205  
 www.vifa.com

**STUDIO 30**  
 6418 Greenleaf Dr., Ste. 100-A  
 Alexandria, VA 22310  
 P: 703.918.6400  
 F: 703.918.6205  
 www.studio30.com

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