

3910-12 GEORGIA AVENUE, N.W
ZONING TABULATION

C-3-A/GA ZONE DISTRICT	REQUIRED/ALLOWED	PROVIDED
Maximum Height	65' (70' per GA overlay and 90' by PUD)	78'
Maximum FAR	4.5 (4.73 under §2405.3 and 5.4 under §2604.1) ¹	4.7
Lot Occupancy	75% ² (80% under §2604.2 ¹)	80%
Minimum Courtyard Dimension	15.83'	25'
Minimum Courtyard Area	350 sf	3,350 sf
Rear Yard	13'	52' 8"
Parking Spaces	128	120
Loading Berths	3 (1 @ 55'; 2 @ 30')	2 (2 @ 30')
Loading Platforms	3 (1 @ 200 sf; 2 @ 100 sf)	2 (2 @ 100 sf)
Service/Delivery Spaces	2 (2 @ 10' x 20')	1 (1 @ 10' x 20')
Recreation Space	None	15,550 sf
AREA SUMMARIES		
Lot Dimensions	260.0' x 116.64' x 260.0' x 116.64'	
Lot Area	30,088 GSF	
Lot Coverage	24,070 GSF	
FAR SUMMARIES		
Residential FAR	135,396 GFA (4.5)	113,251 GFA
Service/Retail FAR	75,220 GFA (2.5)	28,235 GFA ³
Total FAR	135,396 GFA (4.5)	141,486 GFA (4.7 FAR)
PARKING CALCULATIONS		
Residential: 1 space per 2 units = 130 units/2 = 65 spaces		
Retail: Total Area 21,838 – 3,000 = 18,838/300 sf = 63 spaces [variance of 8 spaces] ⁴		
Medical clinic or office: Total Area 28,418 ⁵ – 2,000 = 25,418/600 sf = 44 spaces		
Parking breakdown:		
Grade: 9 spaces in rear yard		
P1:	28 spaces	
P2:	23 spaces	
P3:	31 spaces	
P4:	29 spaces	
Total:	120 spaces (of which 36 (30%) are compact spaces)	

ZONING COMMISSION
District of Columbia

CASE NO. 08-08

EXHIBIT NO. 42

¹ Section 2604 provides “bonus density” under the Inclusionary Zoning (IZ) program. The IZ regulations have been adopted by the Zoning Commission and codified in the Zoning Regulations as Chapter 26 but are not effective as of 4/9/08.

² Under a PUD the Zoning Commission has the authority to approve a lot occupancy greater than the normal requirement.

³ This number includes the ground floor GFA devoted to service/retail use, the portion of the lower mezzanine which is basement and the portion of the P1/P2 level which is basement.

⁴ This calculation is based on the lower mezzanine not being constructed.

⁵ This number includes the ground floor GFA devoted to service/retail (21,838 sf) and the lower mezzanine GFA (6,580 sf). If the medical clinic becomes the occupant, there will be a surplus of 11 spaces.