February 24, 1996

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Subdivision and Construction of a New Residential Development Consisting of 88 Row Structures, 44 Semi-Detached Structures, and an Accessory Community Center Building at premises Parkside Phase II, Parcels 1, 2, 5 and 7, Zoned R-5-A

Review of plans for the proposed subdivision and construction at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception under provisions of Section 353 to allow a new residential development in the R-5-A zone. (Section 3108)

2. Variance from the floor area ratio limitation (Section 402.4) of the R-5-A zone for Building 32 in Parcel 2. (Section 3107.2)

3. Variance from the rear yard requirement (Section 404.1) of the R-5-A zone for the Community Center Building in Parcel 1, and Buildings 43 and 44 in Parcel 7. (Section 3107.2)

4. Variance from the off-street parking requirement (Section 2101.1) of the R-5-A zone for the Community Center Building and Building 21 in Parcel 1, Buildings 27 and 30 in Parcel 2, and Buildings 34, 37 and 40 in Parcel 5. (Section 3107.2)

PERSONALLY SERVED THIS _____ DAY OF _____, 19___
AT _____
BY ME

BZA
CASE No. 16144
EXHIBIT No. 3

CONSUMER & REGULATORY AFFAIRS
ZONING REGULATION DIVISION

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.3

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** Building 21 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		12,474	
LOT WIDTH	N/P		85'	
LOT OCCUPANCY (%)		BZA	4;503	
FLOOR AREA RATIO (.9)		11,226.61 Sq.Ft.	10,380 Sq. Ft.	
PARKING SPACES	7		0	7 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		34'	
SIDE YARD	8' x 0'		10' x 0'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** Building 22 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		20,618 Sq. Ft.	
LOT WIDTH	N/P		285'	
LOT OCCUPANCY (%)		BZA	6,927 Sq. Ft.	
FLOOR AREA RATIO (.9)		18,556.2 Sq.Ft.	17,820 Sq. Ft.	
PARKING SPACES	11		14	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		38'	
SIDE YARD	8' x 8'		48' x 14'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** Building 23 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		20,618	
LOT WIDTH	N/P			
LOT OCCUPANCY (%)		BZA	6,927	
FLOOR AREA RATIO (.9)		18,556.2 Sq.Ft.	17,820	
PARKING SPACES	11		14	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		28'	
SIDE YARD	8' x 8'		14' x 48'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** Building 24 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		8,851 Sq. Ft.	
LOT WIDTH	N/P		130'	
LOT OCCUPANCY (%)		BZA	2;520 Sq. Ft.	
FLOOR AREA RATIO (.9)		7,605 Sq.Ft.	6,480 Sq. Ft.	
PARKING SPACES	4		4	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		38'	
SIDE YARD	8' x 8'		14' x 34'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** Building 25 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/A		8,450 Sq. Ft.	
LOT WIDTH	N/P		130'	
LOT OCCUPANCY (%)		BZA	2,520 Sq. Ft.	
FLOOR AREA RATIO (.9)		7,605 Sq.Ft.	6,480	
PARKING SPACES	4		4	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD			28'	
SIDE YARD			34' x 14'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 **LOT(S):** 26 Building **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		11,871 Sq. Ft.	
LOT WIDTH	N/P		147'	
LOT OCCUPANCY (%)		BZA	3,780 Sq. Ft.	
FLOOR AREA RATIO (.9)		10,683.9 Sq.Ft.	9,720 Sq. Ft.	
PARKING SPACES	6		6	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20		34'	
SIDE YARD	8' x 8'		16' x 10'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 1 - Community Center **LOT(S):** _____ **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		2,966	
LOT WIDTH	N/P			
LOT OCCUPANCY (%)		BZA	900 Sq. Ft.	
FLOOR AREA RATIO (.9)		2,669.4 Sq. Ft.	1,800 Sq. Ft.	
PARKING SPACES	2		0	2 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		8'	12' (60%)
SIDE YARD	8' x 8'		8' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 27 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		11,835 Sq. Ft.	
LOT WIDTH	N/P		132	
LOT OCCUPANCY (%)		BZA	3;990	
FLOOR AREA RATIO (.9)		10,651.5 Sq.Ft.	7,800 Sq. Ft.	
PARKING SPACES	6		0	6 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		40'	
SIDE YARD	8' x 8'		8' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

Building

ADDRESS: Parcel 2 **LOT(S):** 28 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		13,824 Sq. Ft.	
LOT WIDTH	N/P		118'	
LOT OCCUPANCY (%)		BZA		
FLOOR AREA RATIO (.9)		12,441.6 Sq.Ft.	6,500 Sq. Ft.	
PARKING SPACES	5		9	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		20'	
SIDE YARD	8' x 8'		45' x 25'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 30 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		16,576 Sq. Ft. Sq. Ft.	
LOT WIDTH	N/P		128'	
LOT OCCUPANCY (%)		BZA		
FLOOR AREA RATIO (		14,918.4 Sq. Ft.	3,135 Sq. Ft.	
PARKING SPACES	5		5	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		20'	
SIDE YARD	8' x 8'		25' x 66'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 30 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		4,995 Sq. Ft.	
LOT WIDTH	N/P		55'	
LOT OCCUPANCY (%)		BZA	1,254 Sq. Ft.	
FLOOR AREA RATIO (.9)		4,495.5 Sq.Ft.	3,240 Sq. Ft.	
PARKING SPACES	2		0	2 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		40'	
SIDE YARD	8' x 8'		8' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 31 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/A		9,350 Sq. Ft.	
LOT WIDTH	N/A		94'	
LOT OCCUPANCY (%)		BZA	2,508 Sq. Ft.	
FLOOR AREA RATIO (.9)		8,415 Sq.Ft.	6,480 Sq. Ft.	
PARKING SPACES	4		4	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		51'	
SIDE YARD	8' x 8'		8' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 32 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		9,350 Sq. Ft.	
LOT WIDTH	N/P		93'	
LOT OCCUPANCY (%)		BZA	2,508 Sq. Ft.	
FLOOR AREA RATIO (.9)		8,415 Sq. Ft.	6,480 Sq. Ft.	
PARKING SPACES	4		4	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		51'	
SIDE YARD	8' x 8'		8' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 2 **LOT(S):** Building 32 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		14,013 Sq. Ft.	
LOT WIDTH	N/P		246'	
LOT OCCUPANCY (Z)		BZA	2,508 Sq. Ft.	
FLOOR AREA RATIO (.9)		12,611.7 Sq.Ft.	14,013 Sq. Ft.	1,401.3 Sq. Ft. (10%)
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		22'	
SIDE YARD	8' x 8'		24' x 32'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Building 34 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		12,015 Sq. Ft.	
LOT WIDTH	N/P		95'	
LOT OCCUPANCY (%)		BZA	3,990 Sq. Ft.	
FLOOR AREA RATIO (.9)		10,813.5 Sq.Ft.	7,800 Sq. Ft.	
PARKING SPACES	6		0	6 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		40'	
SIDE YARD	8' x 8'		10' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Bldg. 35 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		14,672 Sq. Ft.	
LOT WIDTH	N/P		118.5'	
LOT OCCUPANCY (%)		BZA	3,325 Sq. Ft.	
FLOOR AREA RATIO (.9)		13,204.8 Sq.Ft.	6,500 Sq. Ft.	
PARKING SPACES	5		5	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		20'	
SIDE YARD	8' x 8'		25' x 50'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Bldg. 36 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		16,965 Sq. Ft.	
LOT WIDTH	N/P		124'	
LOT OCCUPANCY (%)		BZA	3,135 Sq. Ft.	
FLOOR AREA RATIO (. 9)		15,268.5 Sq.Ft.	8,250 Sq. Ft.	
PARKING SPACES	5		6	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		20'	
SIDE YARD	8' x 8'		66' x 25'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S)** Bldg. 37 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		4,995 Sq. Ft.	
LOT WIDTH	N/P		65'	
LOT OCCUPANCY (%)		BZA	1,254 Sq. Ft.	
FLOOR AREA RATIO (.9)		4,495.5 Sq.Ft.		
PARKING SPACES	2		0	2 (100%)
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		40'	
SIDE YARD	8' x 8'		18' x 8'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S)** Bldg. 38 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
AREA	N/P		13,900 Sq. Ft.	
LOT WIDTH	N/P		124'	
LOT OCCUPANCY (%)		BZA	3,762 Sq. Ft.	
FLOOR AREA RATIO (.9)			9,720 Sq.Ft.	
PARKING SPACES	6		6	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		51'	
SIDE YARD	8' x 8'		10' x 13'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Bldg. 39 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
[illegible] AREA	N/P		8,400 Sq. Ft.	
LOT WIDTH	N/P		84'	
LOT OCCUPANCY (%)		BZA	2,508 Sq. Ft.	
FLOOR AREA RATIO (.9)		7,560 Sq.Ft.	6,480 Sq. Ft.	
PARKING SPACES	3		3	
[illegible]DING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		51'	
SIDE YARD	8' x 8'		8' x 13'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Bldg. 40 **SQUARE:** _____

ZONED: R-5-B

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
[illegible] AREA	N/P		8,936 Sq. Ft.	
LOT WIDTH	N/P		126'	
LOT OCCUPANCY (%)		BZA	2,520 Sq. Ft.	
FLOOR AREA RATIO (.9)		8,042.4 Sq.Ft.	6,480 Sq.Ft.	
PARKING SPACES	5		4	1 (20%)
[illegible]DING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		43'	
SIDE YARD	8' x 8'		8' x 20'	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 5 **LOT(S):** Bldg. 41 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
[illegible]AREA	N/P		7,622 Sq. Ft.	
[illegible]T WIDTH	N/P		105'	
[illegible]T OCCUPANCY [illegible])			2,520 Sq. Ft.	
[illegible]OOR AREA [illegible]TIO (.9)		6,859.8 Sq.Ft.	6,480 Sq. Ft.	
[illegible]RKING SPACES	4		4	
[illegible]NG BERTHS	N/A			
[illegible]ONT YARD	N/A			
[illegible]AR YARD	20'		38'	
[illegible]DE YARD	8' x 8'		13' x 8'	
[illegible]URT, OPEN	N/A			
[illegible]URT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 7 **LOT(S):** Bldg. 42 **SQUARE:**

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
AREA	N/P		8,832 Sq. Ft.	
T WIDTH	N/P		92' (Average)	
T OCCUPANCY %		BZA	2,508 Sq. Ft.	
OOR AREA TIO (.9)		7,948.8 Sq.Ft.	6,480 Sq. Ft.	
RKING SPACES	4		4	
NG BERTHS	N/A			
ONT YARD	N/A			
AR YARD	20'		27'	
DE YARD	0' x 0'		0' x 10'	
URT, OPEN	10'		25'	
URT, CLOSED	N/A			

NOTES AND COMPUTATIONS

ADDRESS: Parcel 7 **LOT(S):** Bldg. 43 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		8,490 Sq. Ft.	
LOT WIDTH	N/P		88.4' (Average)	
LOT OCCUPANCY (%)		BZA	3,135 Sq. Ft.	
FLOOR AREA RATIO (.9)		7,641 Sq.Ft.	7,620 Sq. Ft.	
PARKING SPACES	6		6	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		0'	20' (100%)
SIDE YARD	0' x 0'		10' x 0'	
COURT, OPEN	N/A			
COURT, CLOSED				
AREA: WIDTH:	450 Sq.Ft. 15'		Area: 4,148 Sq. Ft. Width: 60'	

NOTES AND COMPUTATIONS

ADDRESS: Parcel 7 **LOT(S):** Bldg. 44 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
[illegible] AREA	N/P		8,530 Sq. Ft.	
[illegible]T WIDTH	N/P		90'	
[illegible]T OCCUPANCY [illegible])		BZA	3,135 Sq. Ft.	
[illegible]OOR AREA [illegible]TIO (. 9)		7,677 Sq.Ft.	7,620 Sq. Ft.	
[illegible]RKING SPACES	5		5	
[illegible]NG BERTHS	N/A			
[illegible]ONT YARD	N/A			
[illegible]AR YARD	20'		0'	20' (100%)
[illegible]DE YARD	0' x 0'		0' x 0'	
[illegible]URT, OPEN	N/A			
[illegible]URT, CLOSED				
Area: Width:	450 Sq.Ft. 15'		Area: 4,148 Sq. Ft. Width: 60'	

NOTES AND COMPUTATIONS

ADDRESS: Parcel 7 **LOT(S):** Bldg. 45 **SQUARE:** _____

ZONED: R-5-A

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
[illegible] AREA	N/P		8,370 Sq. Ft.	
[illegible]T WIDTH			93' (Average)	
[illegible]T OCCUPANCY [illegible])			2,508 Sq. Ft.	
[illegible]OOR AREA [illegible]TIO (			6,480 Sq. Ft.	
[illegible]RKING SPACES	4		4	
[illegible]NG BERTHS	N/A			
[illegible]ONT YARD	N/A			
[illegible]AR YARD	20'		27'	
[illegible]DE YARD	0' x 0'		10' x 0'	
[illegible]URT, OPEN	10'		25'	
[illegible]URT, CLOSED	N/A			