RR Building	MOMI
Lot 26, Square 3354	11911 Tech Road, Silver Spring, MD 20904
306 Carroll Street, NW, Washington, DC	t: 202-232-8323, f: 202-232-8324

Date: 8 Feb. 2002

# of units = 58

	Retail	Res.	Service	Rec	
G	2,998		2,062	454	(Bikes)
					(Lobby 2)
1		3,102	3,301	7,623	(Courtyard)
		3,471		315	(Lobby 1)
		4794		505	(Bikes)
2		3,190	4,190		
		10,438			
3		2,526	4,189		
		10,442			
3.5		3,246			
		3,390			
R					(Roof)
Total	**2,998**	**44,599**	**13,742**	**8,897**	
ratios		76%	24%		
Total SF		**61,339**			
Total res.+ serv.		**58,341**			

Balconies on Level 1 incl. as rec space

Int. balconies (Level 2&3) incl. in sf of Res.

Cellar and garage not included!

Recreational Space

Rec. Req.	11,668	20.0%	of total Res.+ serv.
Rec. Provided	8,897	15.2%	of total Res.+ serv.
Add. Needed	2,771		

Lobby 1 included
First floor balc. included
Bike pkg. included.
Planters on parking lot not included

Parking	Retail	Res.		
Pkg. Req.	0.0	29		29.0
		G	1	Total
Pkg. Provided		20	22	42
Add. Needed				-13.0

Height

C-2-A	max.	50'
Entry from Vine		45'

Setback

C-2-A	rear yard	15'	
Entry from Vine		ok	Width of Carroll = 60' (+)

Half width of Carroll ok for rear yard.

Percent lot occupancy

		Blg.	Lot size
C-2-A	60%	16,629	34,531
Provided	48%		

FAR

C-2-A	2.5	Total allowed	86,328
	1.5	Non-resid.	51,797
	1.8	Total provided	61,339
	0.1	Non-resid.	2,998

Loading

C-2-A 30,000 to 100,000 sf of gross floor area

	# req.	depth	width	height	
Delivery space	1	20'	10'	10'	
Loading berth	1	30'	12'	14'	
Loading platform	1	100 sf	8'	10'	1 horizontal level

or increase depth of berth by 8.4'
(resulting berth equal to req. berth plus req. platform)

Location On an open area of the lot, if in commercial district

Board of Zoning Adjustment
District of Columbia
CASE NO.16833
EXHIBIT NO.38