Kentucky Courts

Variance Presentation

BZA Case # 16860



Property Owner – District of Columbia Housing Authority

Developer – IDS

April 23, 2002

BZA
Case No. 16866
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16860
EXHIBIT NO.33


C St NW
Constitution Ave NW
The National Mall
1st St NE
2nd St NE
3rd St NE
4th St NE
6th St NE
C St NE
10th St NE
11th St NE
12th St NE
15th St NE
16th St NE
A St NE
E Capitol St SE
Lincoln Park
Capitol Hill
A St SE
Independence Ave SE
Kentucky Courts
1st St SE
3rd St SW
D St SE
2nd St SE
Pennsylvania Ave SE
9th St SE
10th St SE
12th St SE
13th St SE
15th St SE
16th St SE
17th St SE
18th St SE
Kentucky Ave SE
Potomac Ave SE
395
S Capitol St SE
E St SE
3rd St SE
Washington, D.C.
G St SW
295
G St SE
Southeast Fwy
I St SW
I St SE
K St SE
4th St SE
5th St SE
L St SE
M St SW
M St SE
M St SE
Half St SW
Half St SE
Tingey St
Water St SE
Anacostia Dr SE
Sicard St
© 2000 Microsoft Corp. and/or its suppliers. All rights reserved.

KENTUCKY COURTS

Washington, D.C.

IDS;



ELEVATION AT C STREE



ELEVATION AT KENTUCKY AVENUE

SORG
ARCHITECTS

EXTERIOR ELEV
SCAL

KENTUCKY COURTS *IDS,*

Washington, D.C.



ELEVATION AT 14th STREE

SORG
ARCHITECTS

EXTERIOR ELEVA
SCALE

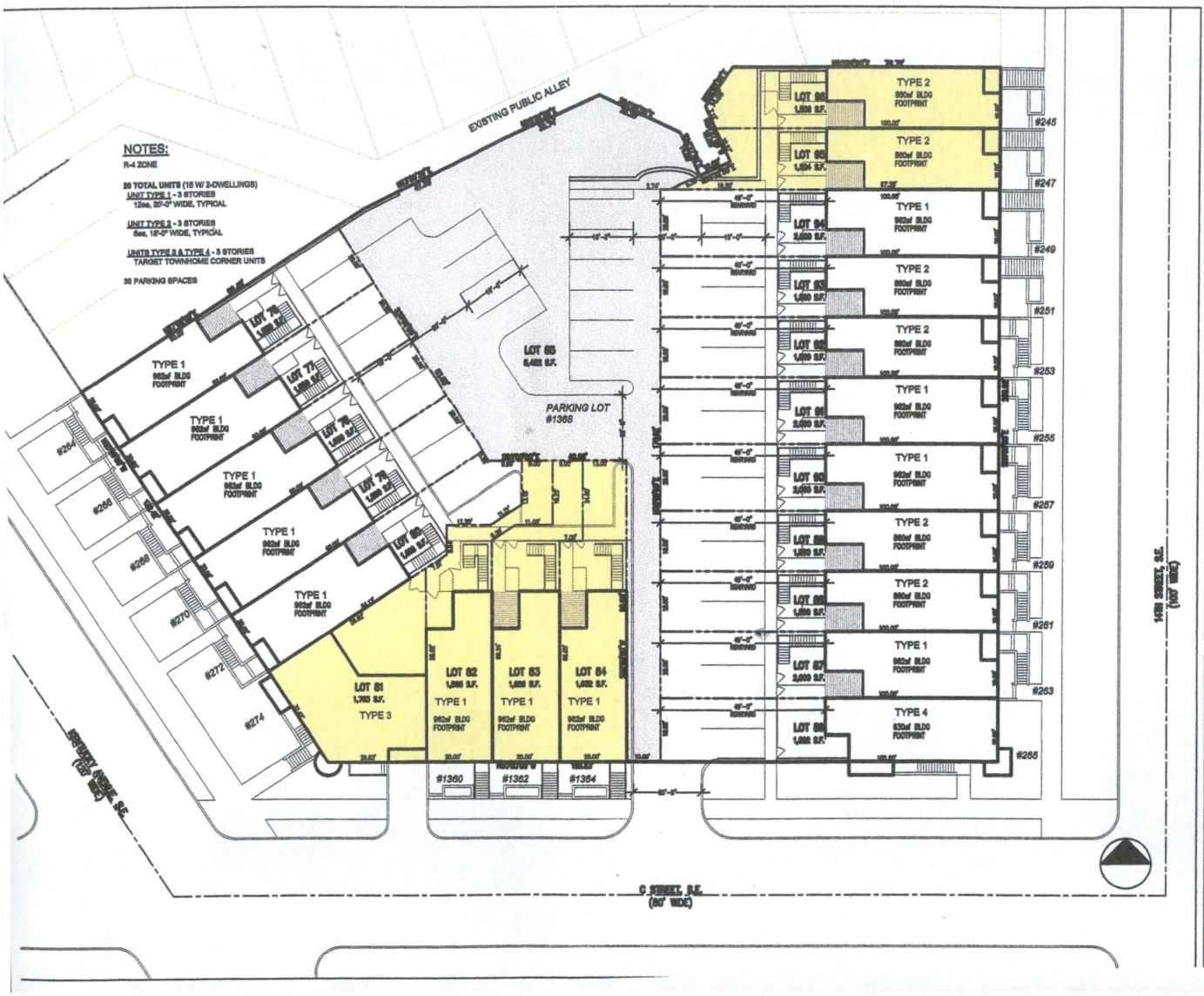
Kentucky Courts
Variance Summary

Rear Alley Variances – Variances required due to the irregular alley configuration

A) 245 14th St. (Green) – Lot area, Parking off-lot
B) 247 14th St. (Blue) -- Lot area, Parking off-lot
C) 1368 C St (Gray Shading) – off-lot parking area requires special exception

Corner Variances – Variances due to angle of C St. and Kentucky Ave. intersection

A) 274 Kentucky (Blue) – Rear yard, Lot coverage
B) 1360 C St. (Orange) – Lot width
C) 1362 C St. (Green) – Lot width
D) 1364 C St. (Pink) – Lot width



DATE	DESCRIPTION

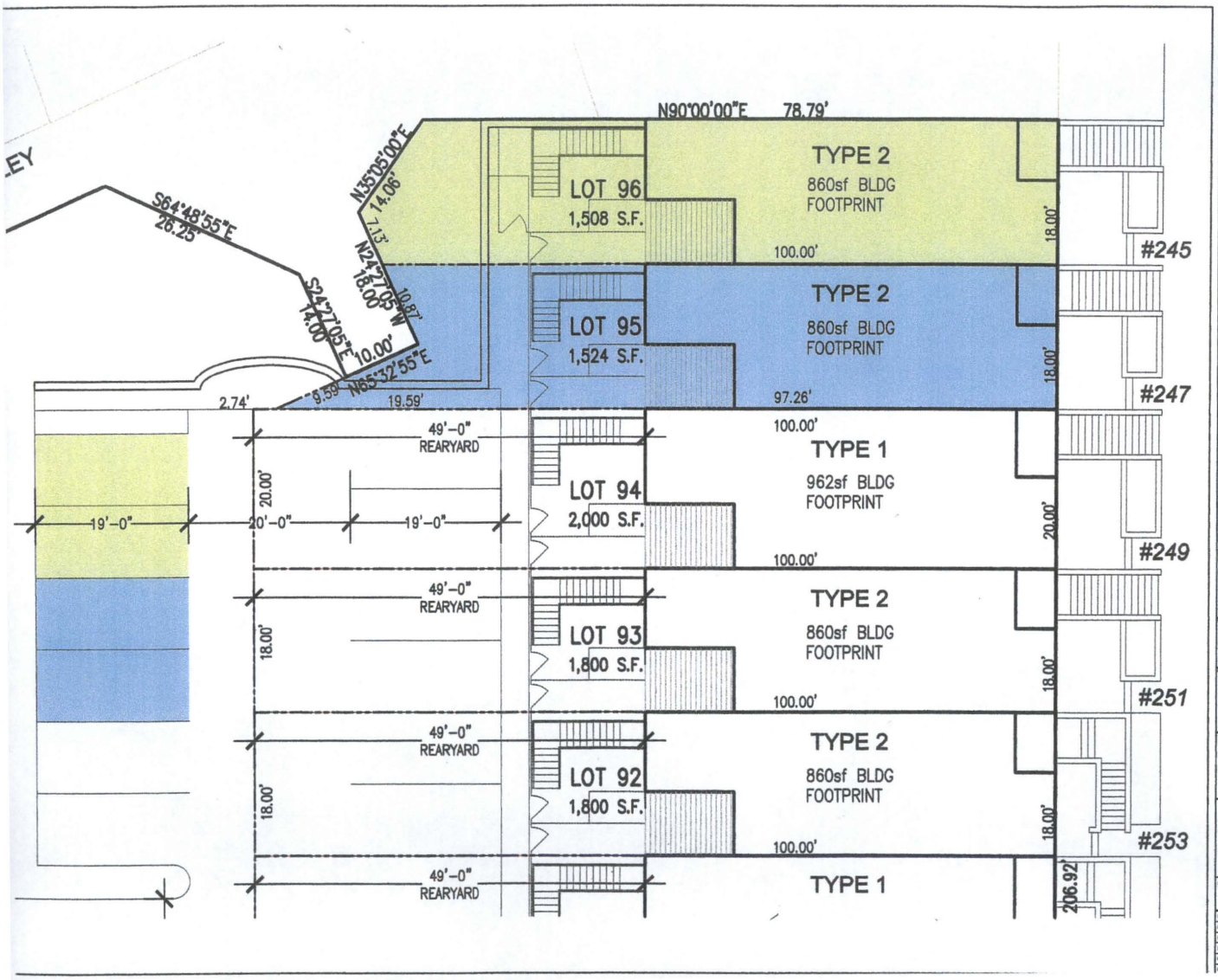
SORG ARCHITECTS

KENTUCKY COURTS
30 NEW RESIDENCES IN CAPITOL HILL

PREPARED FOR: EDI, INC.

Drawing Title
VARIANCE OVERVIEW

Elkofijow ARCHITECTURE	Drawing Number
Scale 1" = 10'-0"	A1
Date 04.20.22	
Drawn by M.T.L.	
Checked by M.T.L.	



SORG ARCHITECTS

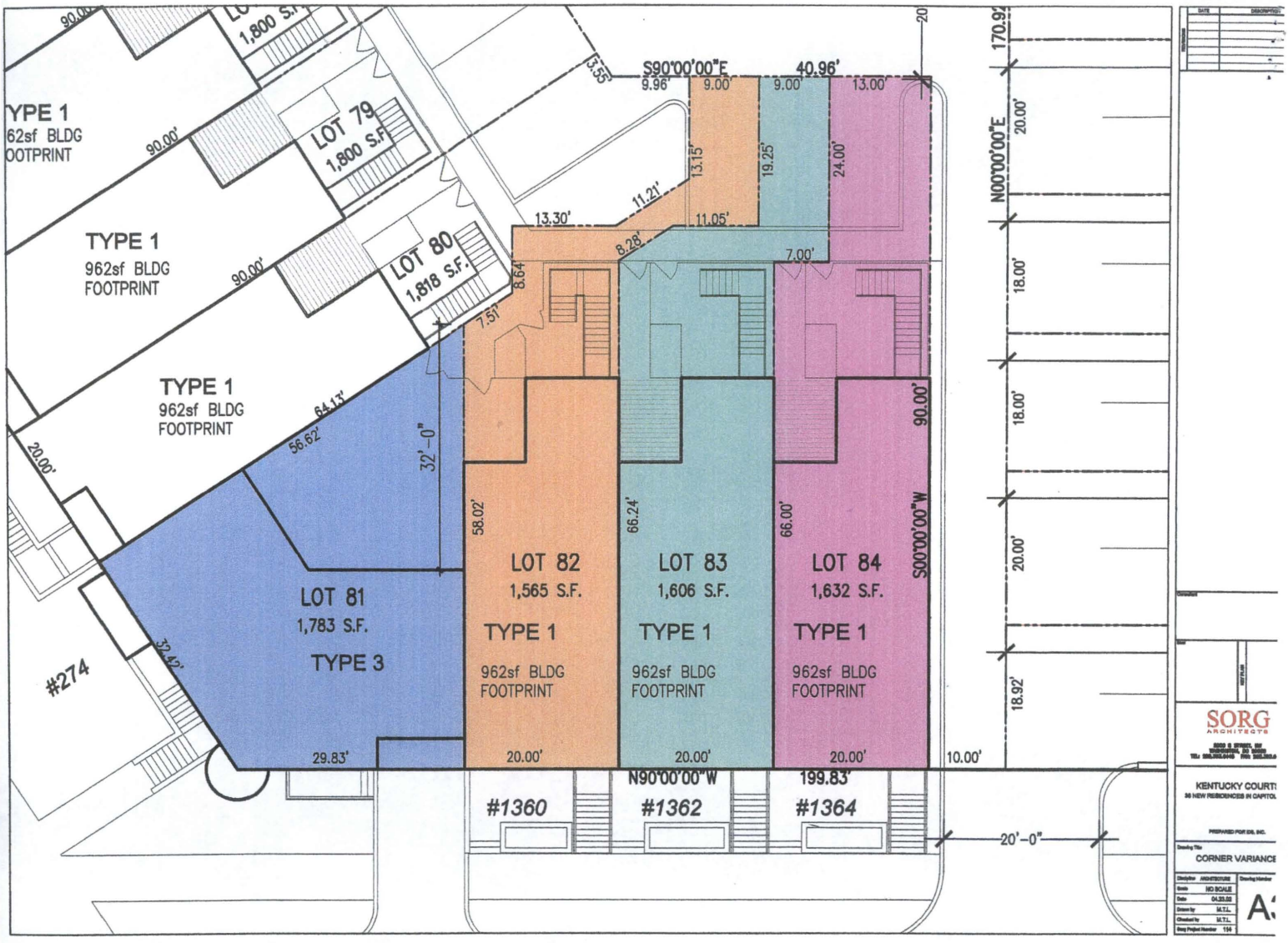
KENTUCKY COURTS
35 NEW RESIDENCES IN CAPITOL HILL

PREPARED FOR: DIA, INC.

REAR ALLEY VARIANCE

Scale: NO SCALE
Date: 04.25.03
Drawn by: M.T.L.
Checked by: M.T.L.

A2


TYPE 1
62sf BLDG
OOTPRINT
1,800 S.F.
LOT 79
1,800 S.F.
TYPE 1
962sf BLDG
FOOTPRINT
LOT 80
1,818 S.F.
TYPE 1
962sf BLDG
FOOTPRINT
LOT 81
1,783 S.F.
TYPE 3
LOT 82
1,565 S.F.
TYPE 1
962sf BLDG
FOOTPRINT
LOT 83
1,606 S.F.
TYPE 1
962sf BLDG
FOOTPRINT
LOT 84
1,632 S.F.
TYPE 1
962sf BLDG
FOOTPRINT
#274
#1360
#1362
#1364
S90°00'00"E
40.96'
N00°00'00"E
170.92'
S00°00'00"W
N90°00'00"W
199.83'
20'-0"
10.00'
29.83'
20.00'
18.92'
18.00'
90.00'
64.13'
56.62'
32'-0"
32.42'
58.02'
66.24'
66.00'
13.55'
9.96'
9.00'
13.00'
13.15'
19.25'
24.00'
13.30'
11.21'
11.05'
8.28'
7.00'
8.64'
7.51'
SORG
ARCHITECTS
KENTUCKY COURT
CORNER VARIANCE
NO SCALE