Zoning Computations and Determinations for Studio Theatre -- 1501, 1507 and 1509 P Street, NW
(Square 241, Lots 830, 834, and 835; Subdivision In Process to Establish Single Record Lot)

BZA Form 135					Case No. 17005
Property Addresses		**Square**	**Lot(s)**	**Zone District(s)**	**ANC(s) Single Member District(s)**
1501, 1507, and 1509 14th Street, NW		**241**	**830, 834, and 835**	**Arts / C-3-A**	**2F-01**
Zoning Information Required to Complete BZA Form 135	**Existing Condition**	**Minimum Required**	**Maximum Allowed**	**Provided by Proposed Construction**	**Variance** *Deviation/ Percent*
Lot Area (*combined* sq. ft.)	17,325	not specified	unlimited	17,325	0.0%
Lot Width (along P St., *lots combined,* ft. to the tenth)	105.0	not specified	unlimited	105.0	0.0%
Lot Occupancy (*combined* building area/lot area)	97.2%	not specified	100.0%	100.0%	0.0%
Gross Square Footage					
1501 14th St. (maximum (*f*) existing "legitimate theatre")	25,723	not specified	35,438	25,723	0.0%
1507 14th St. (maximum (*f*) existing non-preferred use)	8,400	not specified	10,500	12,283	0.0%
1509 14th St. (maximum (*f*) existing non-preferred use)	***17,134***	not specified	13,125	15,726	eliminated (pref use)
Floor Area Ratio (floor area/lot area)	2.959	not specified	4.5 (preferred uses) 2.5 (non-preferred)	3.101	0.0%
Parking Spaces (number)	0	none (historic)	unlimited	0	0.0%
Loading Berth (number and size in ft.)	0	none (historic)	unlimited	0	0.0%
Front Yard (ft. to the tenth)	0.0	not specified	unlimited	0.0	0.0%
Existing *Required* Rear Yard (ft. to the tenth)					
Rear of 1509, *from 14th St.* *(One story part, none of which exceeds 20.0 ft. in height)*	**0.0 (part built to alley)** 15.4 (balance)	12.0 ft. *from center of 10.0 ft. alley, i.e., 7.0 ft.*	unlimited	(n/a)	eliminated (P Street frontage)
Rear of 1507, *from 14th St.* *(Two stories totalling 25.0 ft in height)*	**0.0**	12.0 ft *from rear property line*	unlimited	0.0; cured by P Street front	(n/a)
Rear of 1501, *from 14th St.* *(Three stories totalling 42.6 ft. in height)*	**0.0**	12.0 ft *from rear property line*	unlimited	0.0; cured by P Street front	eliminated (P Street frontage)
Rear of 1501, *from P St.* *(Three stories totalling 42.6 ft. in height)*	**0.0**	12.0 ft *from rear property line*	unlimited	0.0; cured by P Street front	eliminated (P Street frontage)
Proposed *Required* Rear Yard (ft. to the tenth)					
Rear of Already Built Portion of Project, "front" being P Street *(3-4 Stories)*	**0.0**	12.0 ft *from rear property line*	unlimited	0.0	**grandfathered**
Rear at Proposed Infill of Project, "front" being P Street *(3-4 Stories)*	33.6	12.0 ft *from rear property line*	unlimited	0.0	**100.0%**
Side Yard (using P St. frontage, ft. to the tenth)	0.0	0.0 (but 8.0 ft. if any provided)	unlimited	0.0	0.0%
Courts, Open (width by depth in ft., above *raised* 2nd story (1507) and new 2nd story (1509)), 27.2 ft. to upper roof)	no existing open area constitutes either an "open court" or a "closed court"	when provided, 12.0 ft. (width, no minimum depth)	unlimited	90.0 x 22.5	0.0%
Courts, Closed (width by depth in ft.)		when provided, 12.0 ft. (width, no minimum depth as such)	unlimited	none	(n/a)
Courts, Closed (area in sq. ft.)		at least twice square of width of closed court, minimum of 250 sq. ft.	unlimited	none	(n/a)
Measurement point for "height of building"					
1501, existing	mid-lot, P or 14th	(n/a)	(n/a)	(n/a)	(n/a)
1507, existing	mid-lot on 14th	(n/a)	(n/a)	(n/a)	(n/a)
1509, existing	mid-lot on 14th	(n/a)	(n/a)	(n/a)	(n/a)
Proposed Project	(n/a)	(n/a)	(n/a)	mid-overall-14th	(n/a)
Height (ft. to the tenth)	66.0	not specified	75.0	66.0, or less	0.0%

Case No. 17005
Exhibit No. 34

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	Zoning Information Required to Complete the BZA Application	Existing Condition	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance *Deviation/ Percent*
Roof Structures and Roof Levels	**Roof Structures** (total number, entire project)	2	none	1	see below	see below
	Roof Levels (total number, entire project)	4	not specified	not specified	3	(n/a)
	Roof Structure - Existing 1501					
	Number	1	none	1	1	0.0%
	Height (and uniformity)	10.5' (imperfect)	none	18' 6" (uniform)	no change	grandfathered
	Setback (compliance)	non complying	1:1	unlimited	no change	grandfathered
	Area (sq.ft.)	353 sq. ft.	none	2,913.8	no change	0.0%
	Roof Structure - Existing 1507					
	Number	0	none	1	none	(n/a)
	Height (and uniformity)	(n/a)	none	1	none	(n/a)
	Setback (compliance)	(n/a)	1:1	(n/a)	(n/a)	(n/a)
	Area (sq.ft.)	(n/a)	none	1,554.0	none	(n/a)
	Roof Structure - Existing 1509					
	Number	1	none	1	none	0.0%
	Height (and uniformity)	13.5 ft. (height varies, imperfect)	none	18' 6" (uniform)	retain existing roof structure (historic elevator core)	grandfathered
	Setback (compliance relative to 1509 alone)	non complying	1:1	unlimited	no change	grandfathered
	Area (sq.ft.)	306 sq. ft.	none	1,942.5	no change	0.0%
	Roof Structure - Overall Project (Expand existing RS above 4th floor of 1509; create new RS on roof within base of "open court" along east side of 1507 and 1509; retain existing RS unchanged on roof of 1501)					
	Number	2	none	1	3	200.0%
	1509, above 4th floor					
	Height (and uniformity thereof)	existing: see above	none	18' 6" (uniform)	attach to 1509's existing no more than 11' 0" above roof on its western face height), top to be true horizontal (height thus varying from slope of roof)	**One: Uniformity of height**
	Setback (compliance)	existing: see above	1:1	unlimited	roof structure addition complies	(n/a)
	Area (proposed plan)	existing: see above	none	see below	1,694 sq. ft. addition	(n/a)
	1507 and 1509, east side:					
	Height (and uniformity thereof)	(n/a)	none	18' 6" (uniform)	7' 6" (complies)	(n/a)
	Setback (compliance)	(n/a)	1:1	unlimited	complies	(n/a)
	Uniformity of Materials (louvre excepted)	(n/a)	(n/a)	(n/a)	one segment "open"	20.0% (est.)
	Area (proposed plan)	(n/a)	none	see below	1,170 sq. ft.	0.0%
	Area (combining all roof structures from 1501 (unchanged) and 1507/1509 (new and enlarged)					
	Total (maximum allowed 37.0% FAR)	659 sq. ft.	none	6,410.3	3,523 sq. ft.	0.0%

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Other Zoning Requirements, Compliance or Relief Needed, and Other Development Data

Zoning Information Required to Complete the BZA Application	Existing Condition	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance *Deviation/ Percent*
Use					
1501	legitimate theatre	(n/a)	(n/a)	legitimate theatre	(n/a)
1507	auto repair	(n/a)	(n/a)	legitimate theatre	(n/a)
1509	lighting/electrical	(n/a)	(n/a)	legitimate theatre	(n/a)
Preferred Uses Occupying at least 50% of Ground Floor Area					
1501	100.0%	50.0%	unlimited	100.0%	0.0%
1507	0.0%	50.0%	unlimited	100.0%	0.0%
1509	0.0%	50.0%	unlimited	100.0%	0.0%
Arts Overlay "Pedestrian Street" Requirements (14th Street)					
Driveways to required parking or loading (number)	1 (not to "required" parking / loading)	(n/a)	0	0	eliminated, as proposed
Percent of Streetwall built at property line built to height of at least 15 ft.	100.0%	75.0%	not specified	100.0%	0.0%
Entrances					
Number	5	not specified	not specified	8	0.0%
Average spacing over 165.0 ft. frontage	33.0	not specified	40.0	20.6	0.0%
Windows (display and conventional)					
Display windows (type of glass)	clear	clear (when provided)	(n/a)	clear (but not "display")	see below
Total surface area along 14th St. frontage (from sidewalk to floor of second story)	2,548.5	not specified	not specified	2,548.5	(n/a)
Total surface area devoted to windows and entrances (from sidewalk to floor of second story, existing includes *193.5* sq. ft. vehicular entrances)	567.5	minimum percentage (see below)	not specified	770.0	(n/a)
Percentage of surface devoted to display windows and entrances (from sidewalk to floor of second story)	22.3%	50.0%	not specified	30.2%	**39.6%**
Height along property line at alley abutting Residence district					
1501	41.8 ft.	not specified	50.0 ft.	41.8 ft.	0.0%
1507	25.0 ft.	not specified	50.0 ft.	31.1	0.0%
1509	17.0 ft.	not specified	50.0 ft.	31.1	0.0%
Penetration of Development Restriction Plane at 45° from Line 50.0 ft. above Propery Line Abutting Public Alley	none	not specified	none	none	0.0%

Zoning Information Required to Complete the BZA Application or Otherwise Understand It	Existing Condition	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance *Deviation/ Percent*
What is the "front" (and thus the "rear") of the properties?					
1501	Either frontage	Either frontage	Either frontage	(n/a)	(n/a)
1507	14th Street	14th Street	14th Street	(n/a)	(n/a)
1509	14th Street	14th Street	14th Street	(n/a)	(n/a)
Combined/Proposed	Either frontage	Either frontage	Either frontage	P Street	(n/a)
Measurement point for "height of building"					
1501, existing	mid-lot, P or 14th	(n/a)	mid-lot, P or 14th	(n/a)	(n/a)
1507, existing	mid-lot on 14th	(n/a)	mid-lot on 14th	(n/a)	(n/a)
1509, existing	mid-lot on 14th	(n/a)	mid-lot on 14th	(n/a)	(n/a)
Proposed Project	(n/a)	(n/a)	mid-lot, P or 14th	mid-new lot-14th	(n/a)
Width of public alley along eastern property line	*10.0*	*(n/a)*	*(n/a)*	*(n/a)*	*(n/a)*

The Studio Theatre: Areas of Existing and Proposed Windows and Entrances at the Ground Floor Levels of 1509, 1507 and 1501 Fourteenth Street, NW, Washington, DC (BZA #17005)

Premise Address	**1509 Fourteenth Street, NW**			**1507 Fourteenth Street, NW**			**1509 and 1507 *Together***			**1501 Fourteenth Street, NW**			***Total Fourteenth St. Frontage***		
Lot and Square	Lot 835, Square 241			Lot 834, Square 241						Lot 830, Square 241			Lot *TBD* , Square 241		
Fourteenth Street Frontage (ft.)	50.0			40.0			90.0			75.0			165.0		
Average Height of Ground Floor (ft.)	17.1			12.5						16.5					
Ground Floor Surface Area (ft.^{2})	**855.0**			**500.0**			**1,355.0**			**1,234.0**			**2,548.5**		
Component Square Footage	Existing	Proposed	**Change**	Existing	Proposed	**Change**	Existing	Proposed	**Change**	Existing	Proposed	**Change**	Existing	Proposed	**Change**
Transom Windows *(estimated)*	*obscured*	89.0	89.0	0.0	0.0	0.0	*(obscured)*	89.0	89.0	0.0	0.0	0.0	*(obscured)*	89.0	89.0
Display Windows	218.0	218.0	0.0	0.0	115.0	115.0	218.0	333.0	115.0	0.0	0.0	0.0	218.0	333.0	115.0
Entrances (Swinging Doors)	84.0	84.0	0.0	29.0	221.0	192.0	113.0	305.0	192.0	43.0	43.0	0.0	156.0	348.0	192.0
Entrances (Overhead Doors)	0.0	0.0	0.0	193.5	0.0	-193.5	193.5	0.0	*-193.5*	0.0	0.0	0.0	193.5	0.0	*-193.5*
Total	302.0	391.0	**89.0**	222.5	336.0	**113.5**	524.5	727.0	**202.5**	43.0	43.0	**0.0**	567.5	770.0	**202.5**
Resulting Percentages:															
Pct. Windows and Entrances	35.3%	45.7%	**10.4%**	44.5%	67.2%	**22.7%**	38.7%	**53.7%**	**14.9%**	3.5%	3.5%	**0.0%**	22.3%	**30.2%**	**7.9%**
Pct. Required								**50.0%**						**50.0%**	
Ratio: Pct. Provided/Pct. Required								**107.3%**						**60.4%**	
Omitting Transom Windows:															
Pct. Windows and Entrances	*35.3%*	*35.3%*	*0.0%*	*44.5%*	*67.2%*	*22.7%*	*38.7%*	**47.1%**	*8.4%*	*3.5%*	*3.5%*	*0.0%*	*22.3%*	**26.7%**	*4.5%*

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