BZA Case No. 17005 Exhibit No. 8

## 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.** _____

| 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 | 12,083 | 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) | 3.090 | 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% |

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 14 AM 9:56

## 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)

| | 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) |
| | 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% |

## 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)

**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) | 2,549 | not specified | not specified | 2,549 | (n/a) |
| **Total surface area devoted to windows and entrances** (from sidewalk to floor of second story, existing includes 200 sq. ft. vehicular entrance) | 588 | minimum percentage (see below) | not specified | 463 | (n/a) |
| **Percentage of surface devoted to display windows and entrances** (from sidewalk to floor of second story) | 23.1% | 50.0% | not specified | 18.2% | **63.7%** |
| **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)* |