PROJECT DATA

PROJECT NAME

Ingleside at Rock Creek, an independent living community of
The Presbyterian Home, a nonprofit corporation
(formerly known as The Presbyterian Home of the District of Columbia, The Presbyterian Home of Washington, The Presbyterian Home of DC, PHDC

LOCATION

3050 Military Road, N.W.
Washington, District of Columbia

ZONING

District of Columbia Municipal Regulations
Title 11, Zoning, February 1994
Original BZA Order #16138, attatched hereto

WATER/SEWER

Public, District of Columbia

PARKING

REQUIRED by Original BZA Order
Total: 209
Loading: 2
Provided w. Original Construction: Total 209 Spaces

PROPOSED
Provided after new units are constructed: Total 202 Spaces

SETBACKS

REQUIRED (by Zoning)
Front Yard: 0' (50' for up to 90' Building Height)
Side Yard: 8' (50' for up to 90' Building Height)
Rear Yard: 25' (50' for up to 90' Building Height)

REQUIRED (by Original BZA Order as per plans)

PROPOSED: NO CHANGE

BUILDING AREA

PERMITTED (By Zoning, Original BZA Order): Approx 165,000 to 175,000 square feet

Building Level	Existing Area	Proposed Area	Total Area	Cellar/Bsmt Factor	Zoning Area
L2 (234)	32,859	11,280	44,139	9.6%	4,237
L1 (243)	43,579	-0-	43,579	49.8%	21,702
LL (252)	45,695	5,775	51,470	65.0%	33,456
1 (261)	22,126	-0-	22,126	65.0%	14,382
2 (270)	32,594	-0-	32,594	100.0%	35,594
3 (279)	22,339	-0-	22,339	100.0%	22,339
4 (288)	21,969	-0-	21,969	100.0%	21,969
5 (297)	8,697	-0-	8,697	100.0%	8,697
6 (306)	185	-0-	185	100.0%	185
Totals	230,043	17,055	247,098		162,561

17114
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LOT AREA

Existing Lot Area: 546,371 SF
PROPOSED: NO CHANGE

LOT OCCUPANCY

Permitted: 40.00%
Existing on Existing Lot: 15.10%
PROPOSED: NO CHANGE

BUILDING HEIGHT

PERMITTED (By Original BZA Order as per drawings)

PROPOSED: NO CHANGE

#5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17114
EXHIBIT NO. 5