

ZONING ANALYSIS

lot: **806** square: **48**
area: **16,824 sf**
zone: **C-2-A/DC**
project address: **1414 22nd Street, NW Washington, DC**

Residential Recreation Space (773.3):
When all or a portion of a building in a ... C-2 ... District is devoted to a residential use other than a one-family dwelling, flat, or hotel, recreation space shall be provided ...

An area equal to not less than the following percentage of the gross floor area devoted to residential use shall be provided as residential recreation Space:

zone: **C-2-A** Max. % of gross floor area: **20%**

Residential Gross Floor Area:

First Floor:	9,259 sf
Typical Upper Floor:	40,236 sf
10,059 sf x 5 floors	
Total:	59,554 sf

Required Residential Recreation Space:

59,554 sf x 20% = 11,911 sf

Provided Residential Recreation Space:

Interior:	(40% of provided)	750 sf
Exterior:	Passive Rec (Terrace)	365 sf
	Roof Terrace (Roof)	750 sf
	(60% of provided)	1,115 sf
Total:	(16% of required)	**1,865 sf**

1414 22nd Street, NW Washington, DC

Monument Realty
1155 Connecticut Ave., NW
Washington, DC 20036
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2099 Pennsylvania Ave., NW
Washington, DC 20006
phone 202.955.3000

Hickok Warner Cole Architects
1023 31st Street, NW
Washington, DC 20007
phone 202.667.9776

RESIDENTIAL RECREATION SPACE

BZA
Case No. 17156
Exhibit No. 8

MONUMENT REALTY LLC

1414 22ND ST.
BZA APPLICATION
RESIDENTIAL RECREATION SPACE

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17156





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1) Looking North from 23rd & N St, NW



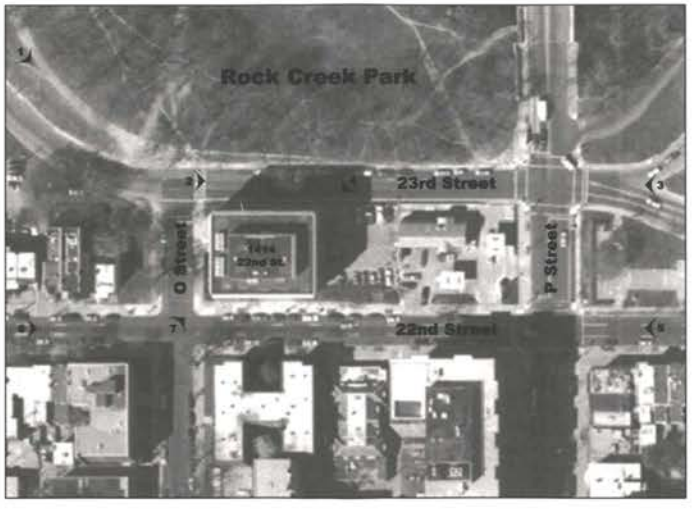
2) Looking North on 23rd Street, NW



3) Looking South from Church of the Pilgrim (2201 P St., NW)



7) Southeast corner of existing building





4) Northwest corner of existing building



6) Looking North on 22nd Street, NW



5) Looking South on 22nd Street, NW

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1) 2225 N Street



2) 2301 N Street, NW



3) 2225 N Street, NW (from 23 rd Street)



4) 1300 block of 23rd Street, NW



5) 2122 Q Street, NW (from 22nd Street)



6) 1523 22nd Street, NW



7) 1511 22nd Street, NW



10) 2201 N Street, NW





10) 2148 O Street, NW



9) 2147 O Street, NW



8) 1400 block of 22nd Street, NW (looking North)

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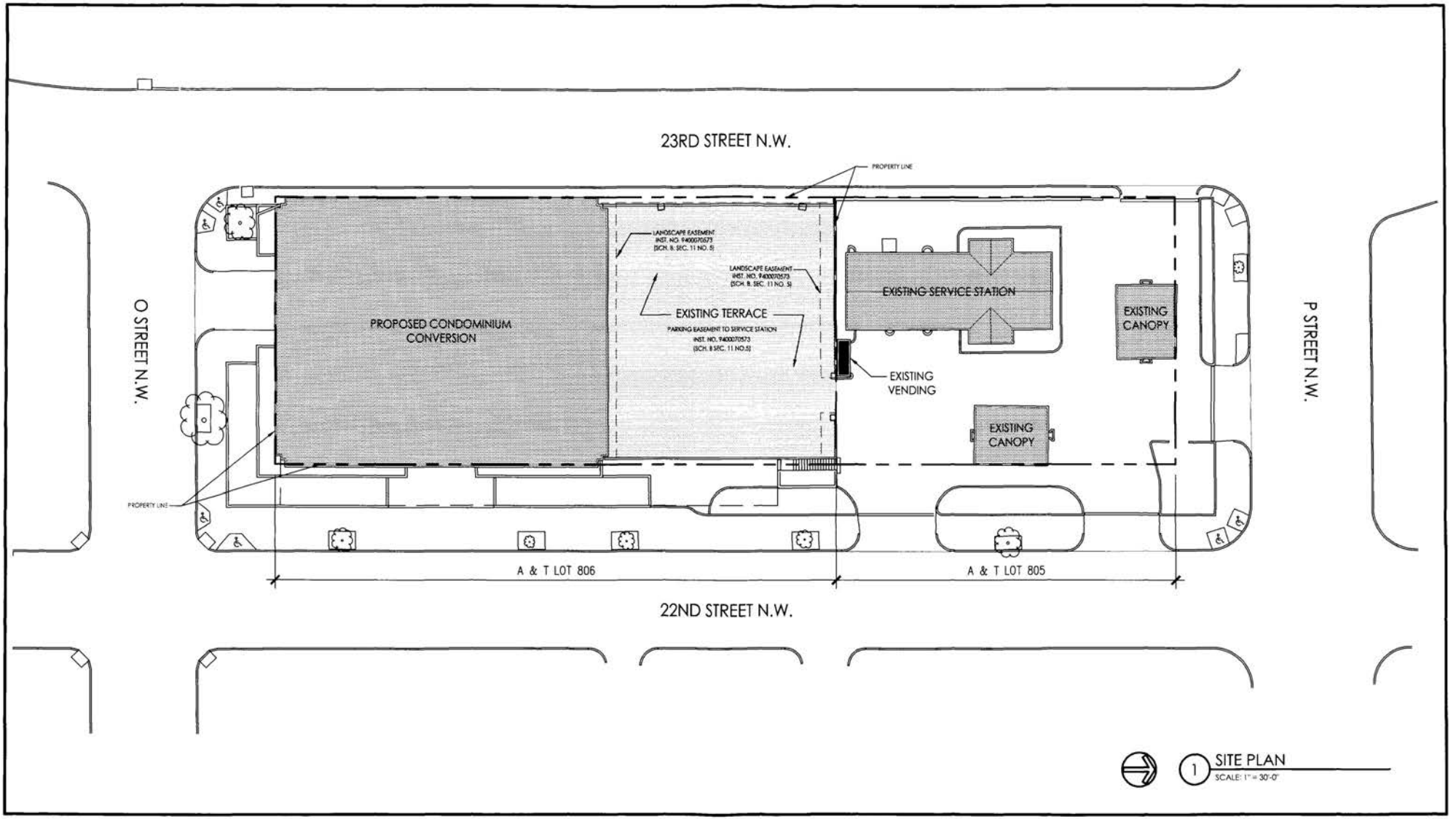
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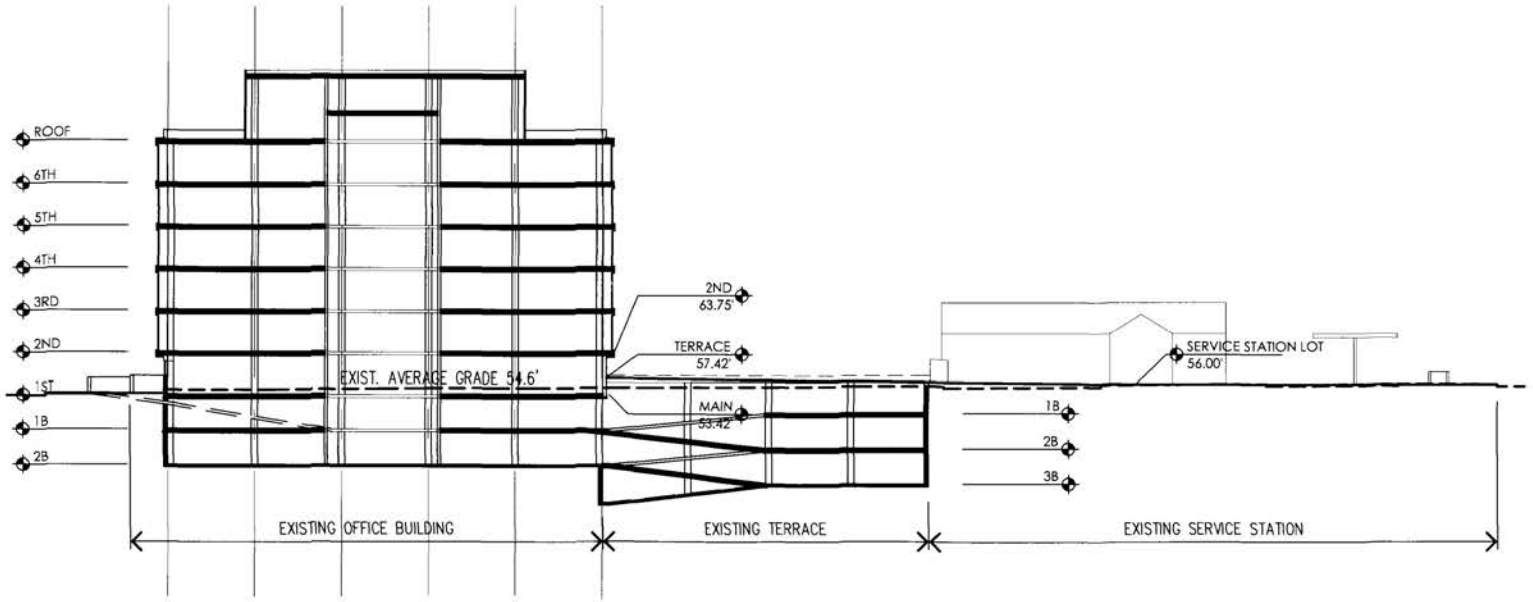
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1 SITE SECTION
SCALE: 1" = 30'-0"

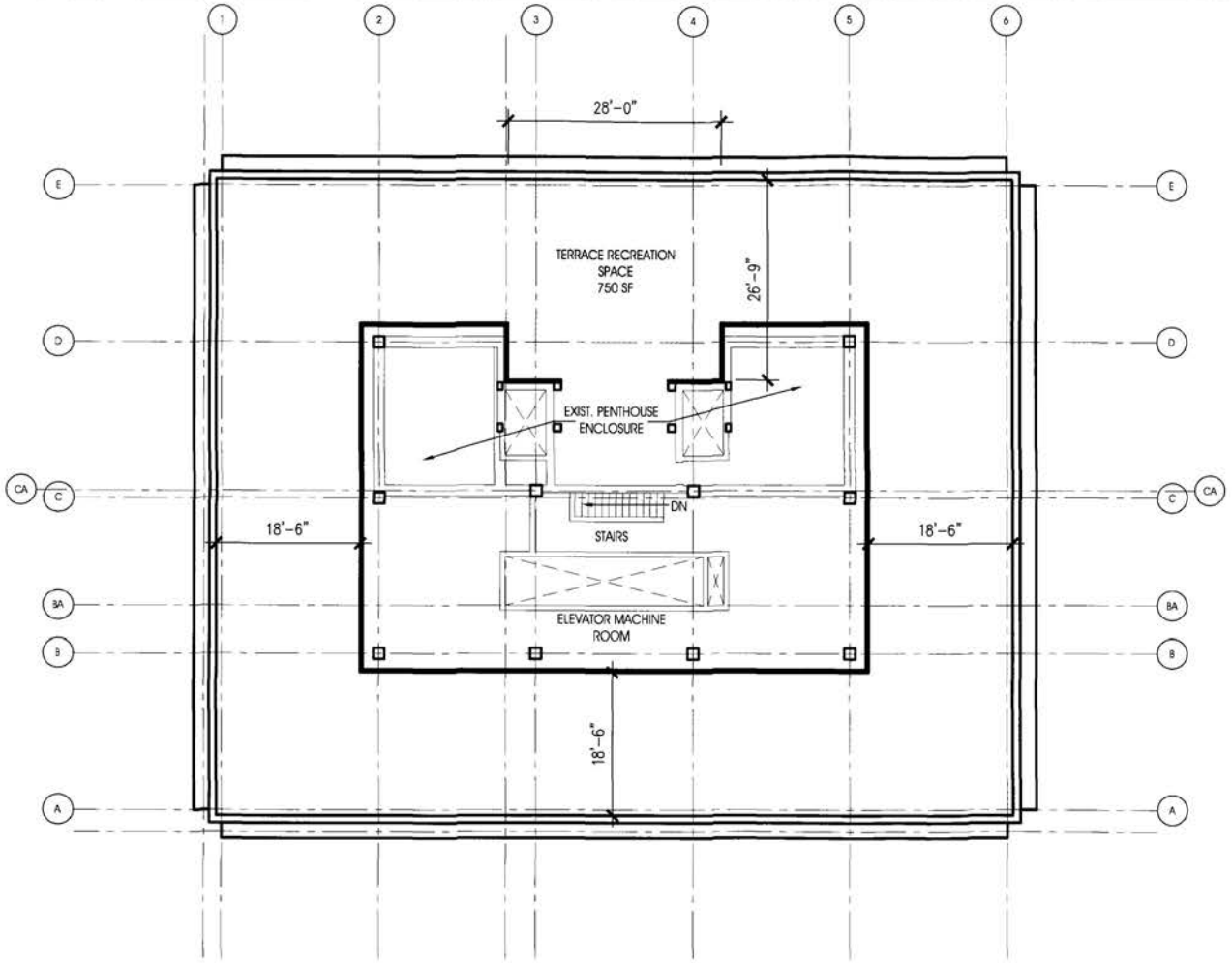
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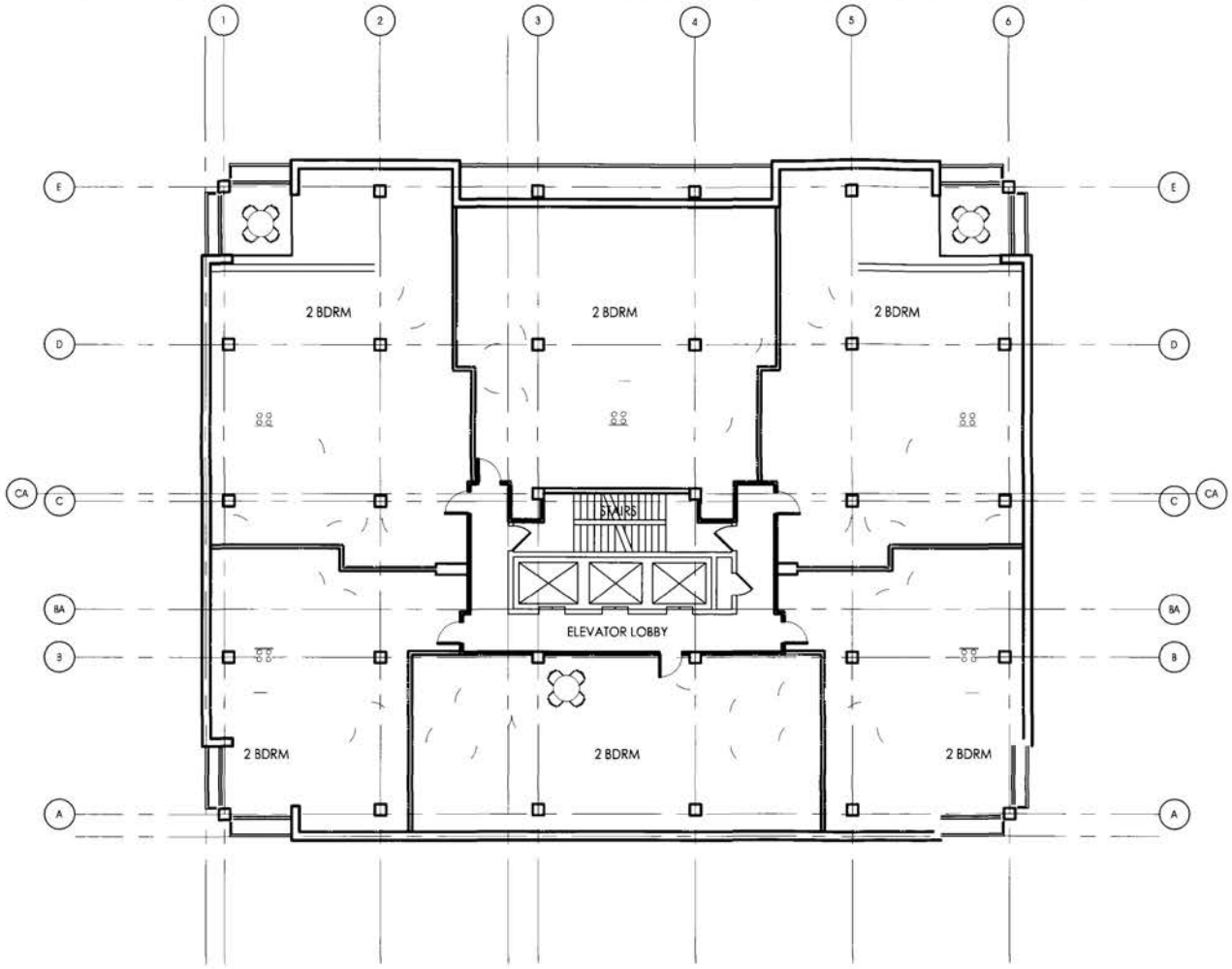
1 ROOF
SCALE: 1/16" = 1'-0"

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1 FIFTH & SIXTH FLOORS
SCALE: 1/16" = 1'-0"

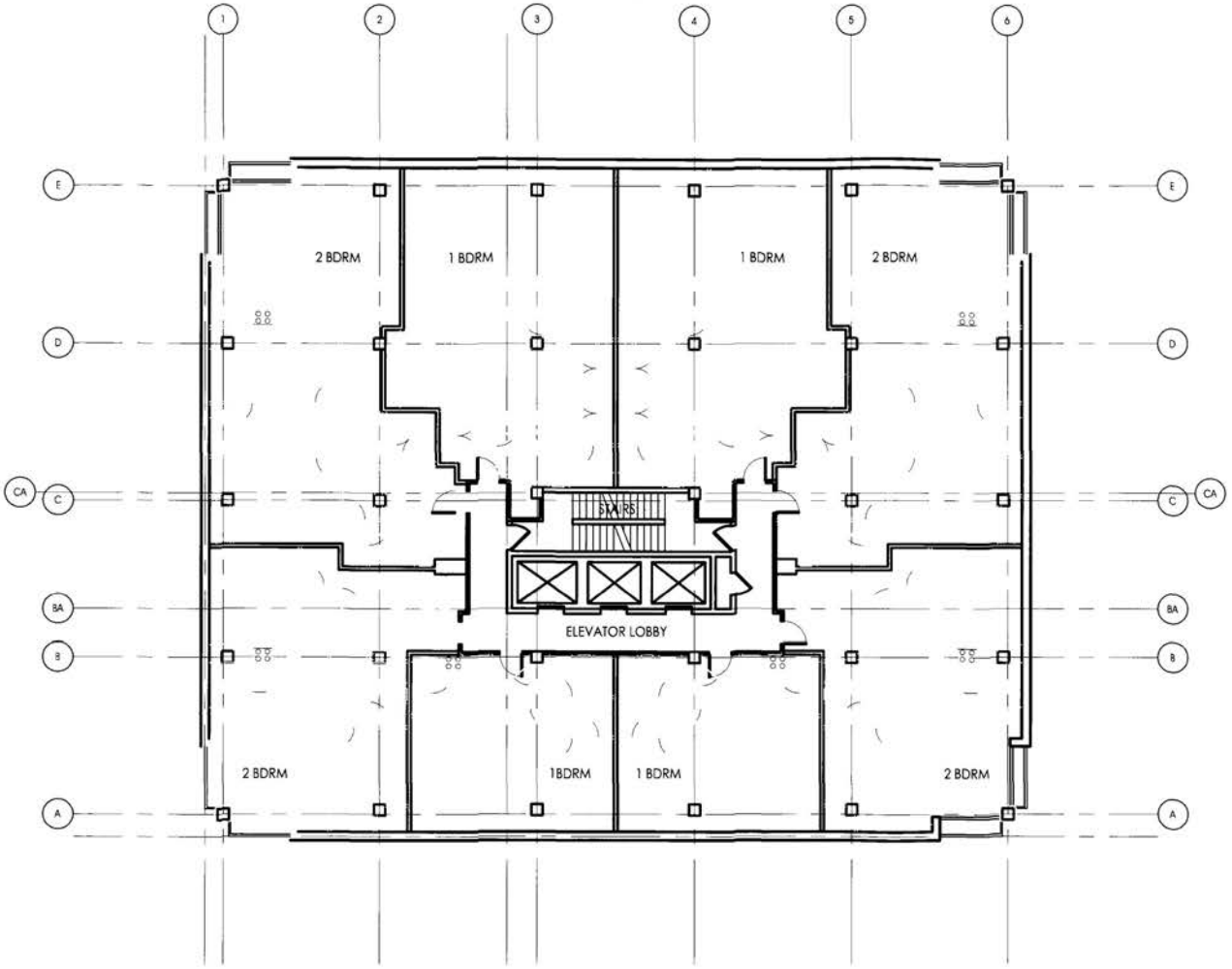
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1 THIRD & FOURTH FLOORS
SCALE: 1/16" = 1'-0"

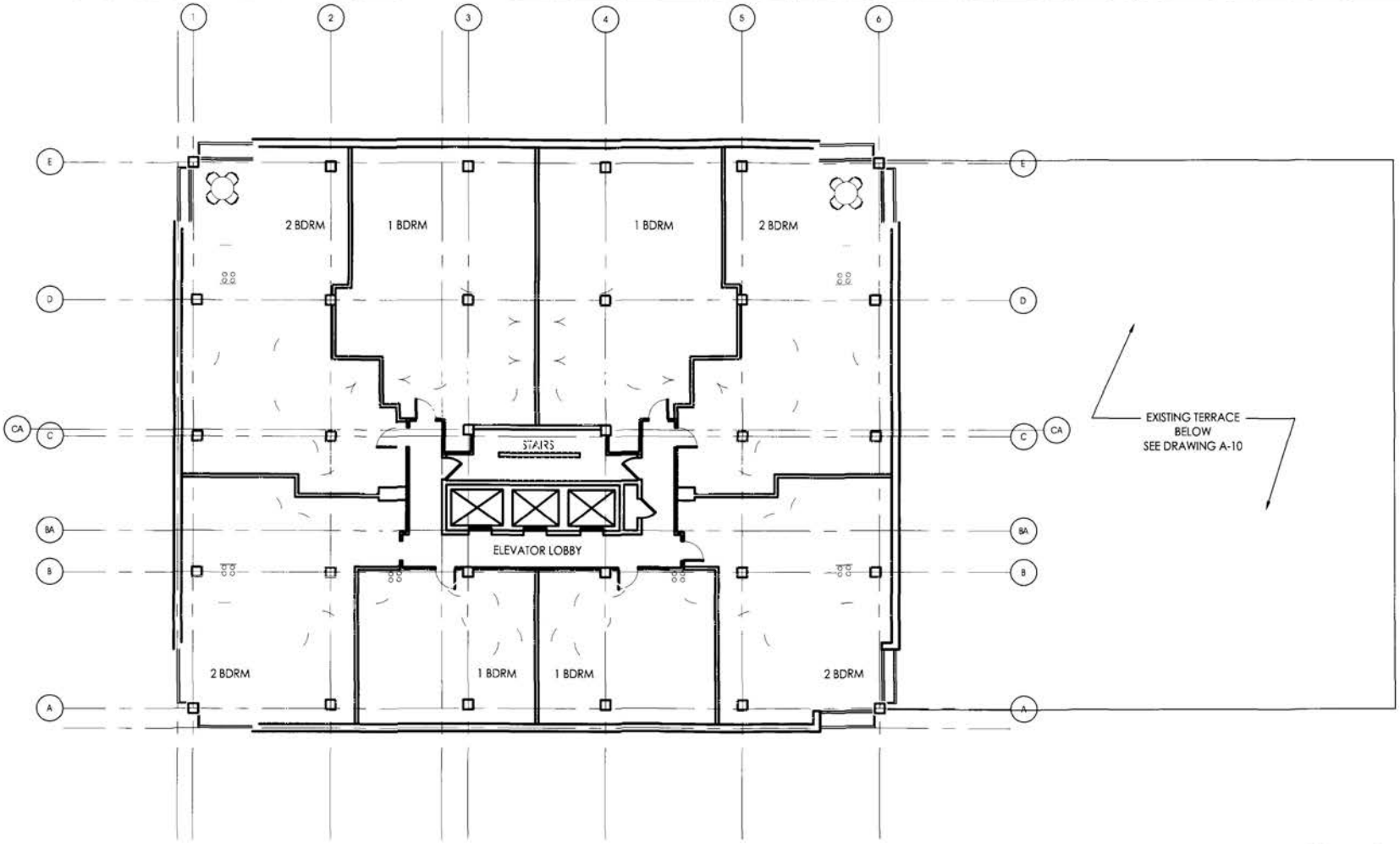
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1 SECOND FLOOR
SCALE: 1/16" = 1'-0"

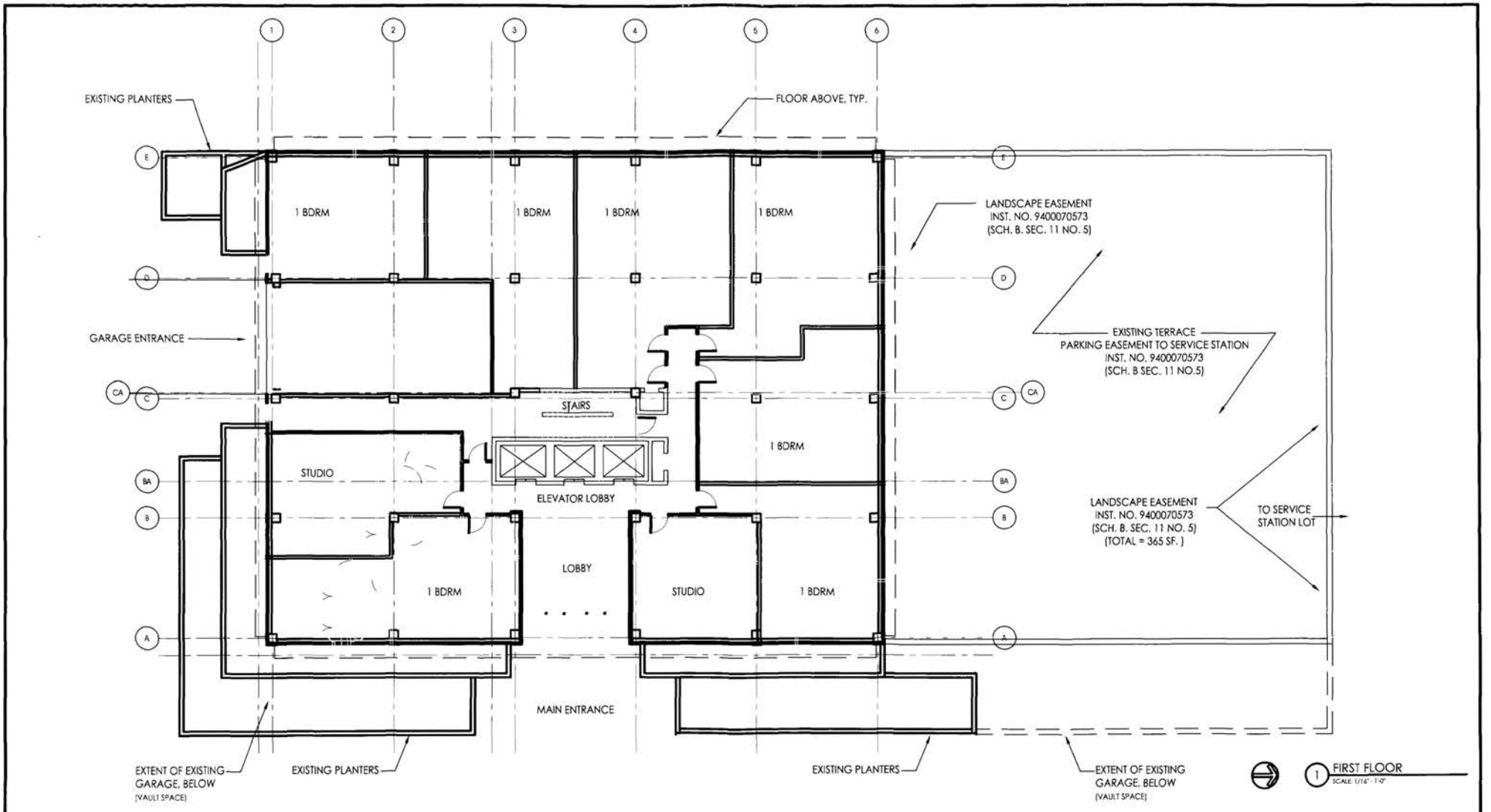
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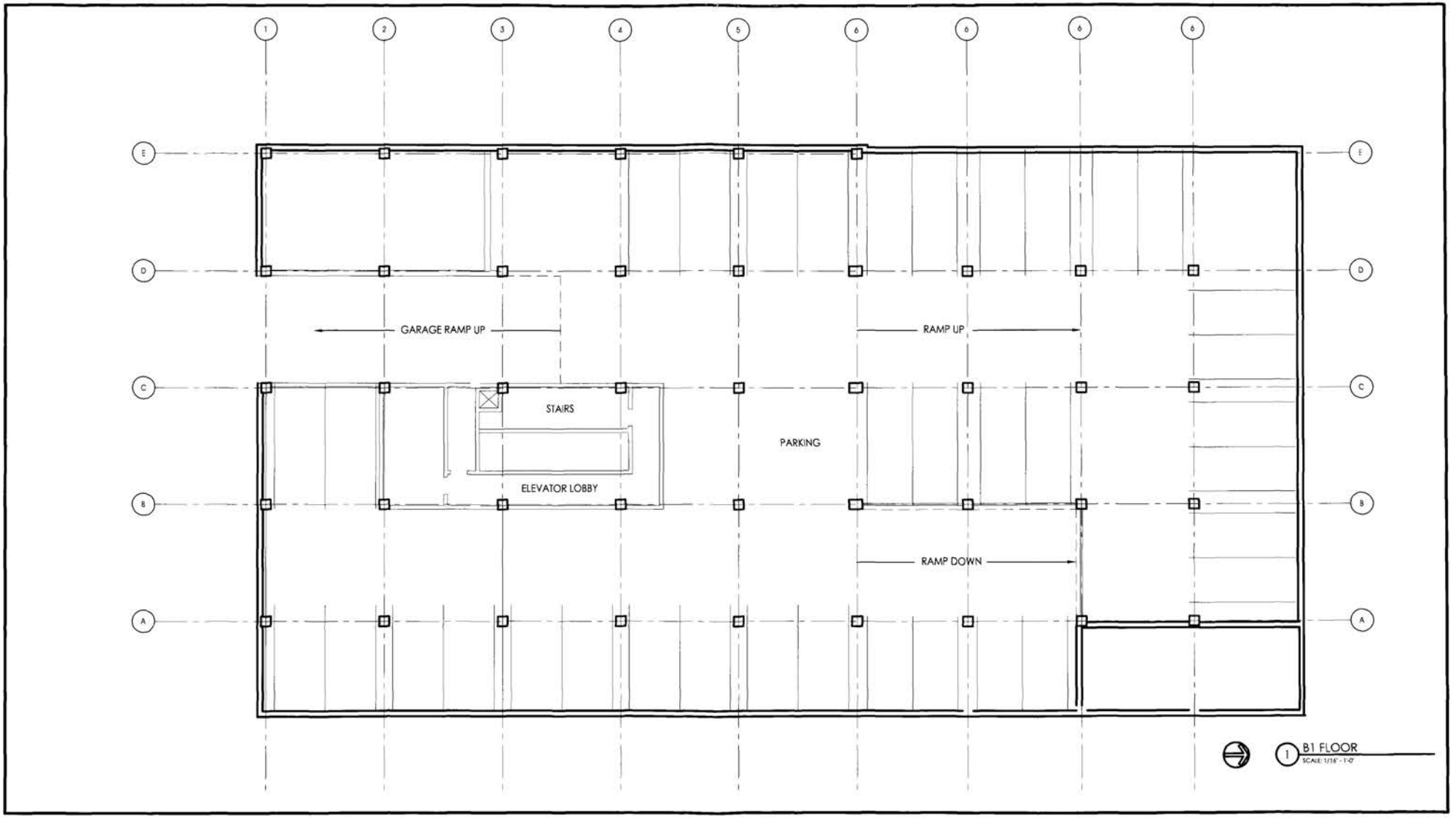
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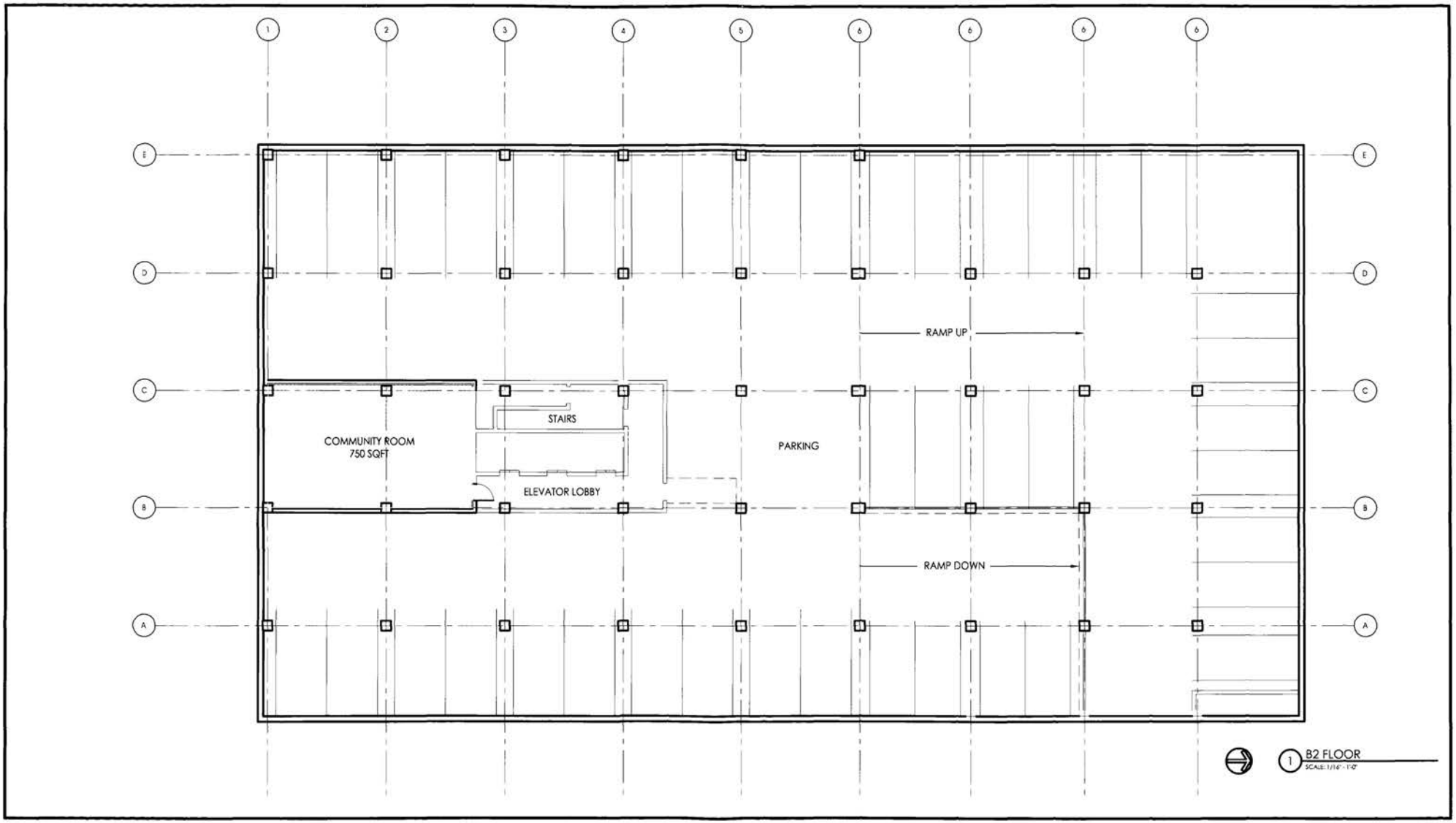
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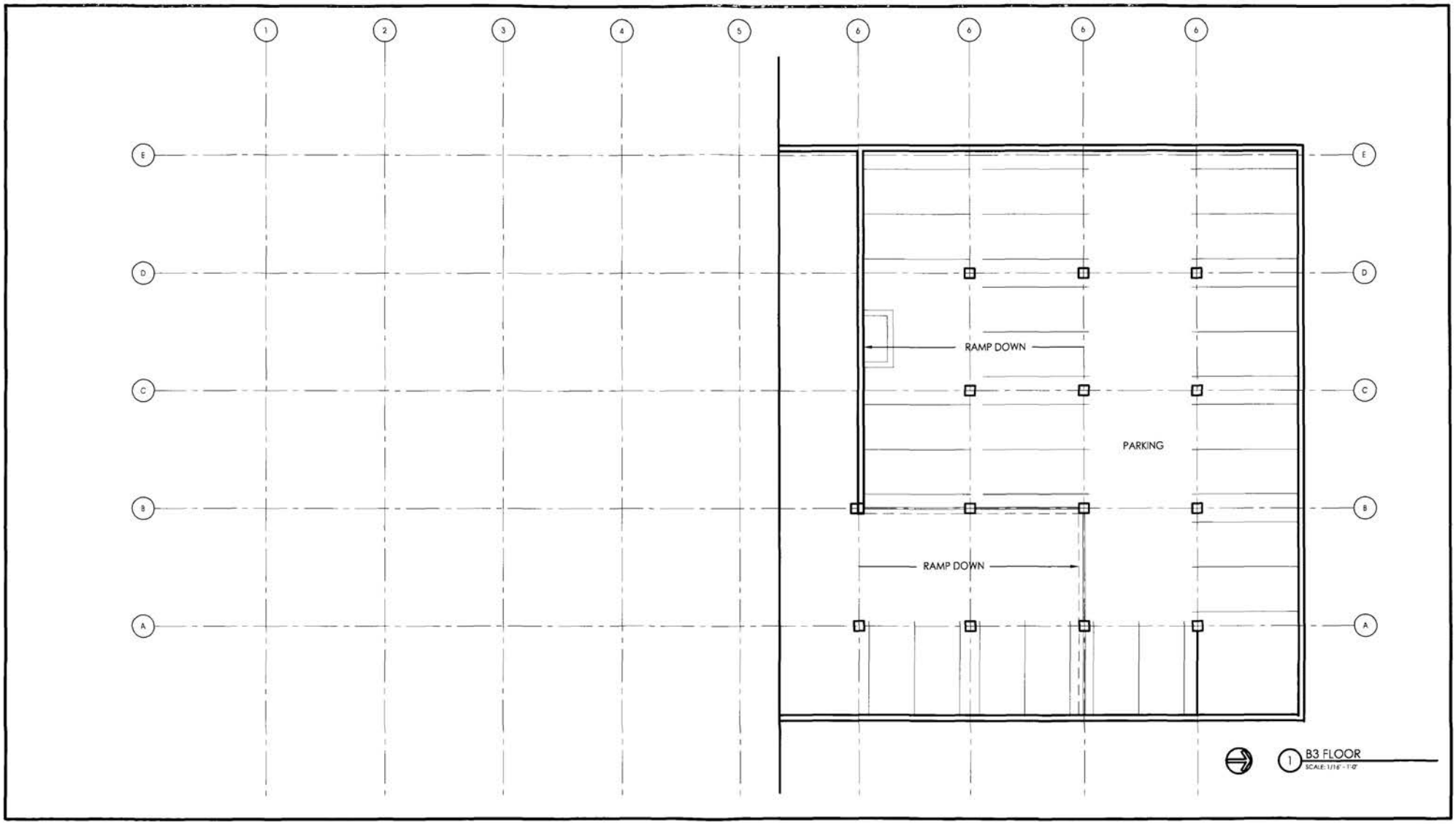
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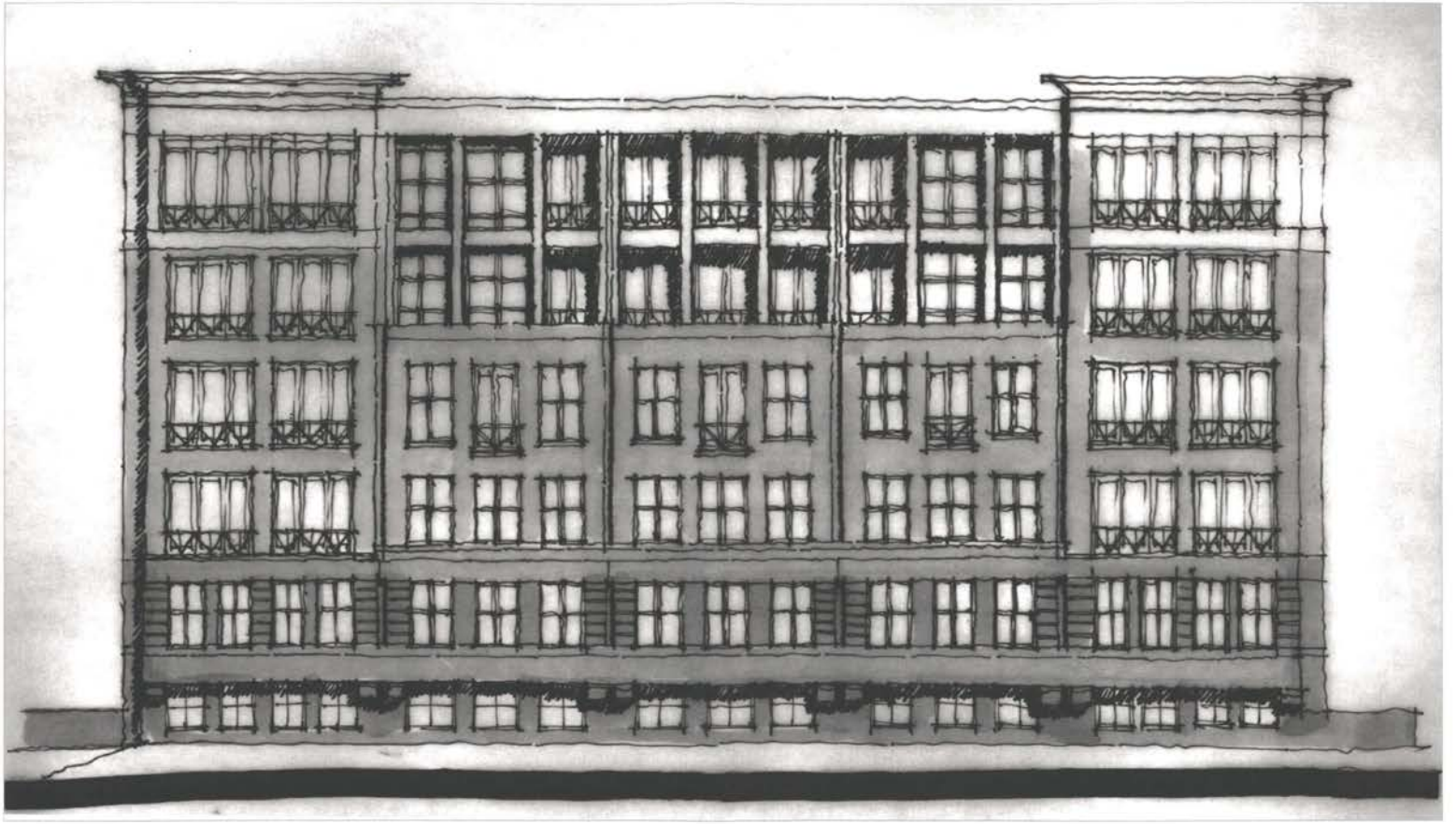
EAST ELEVATION

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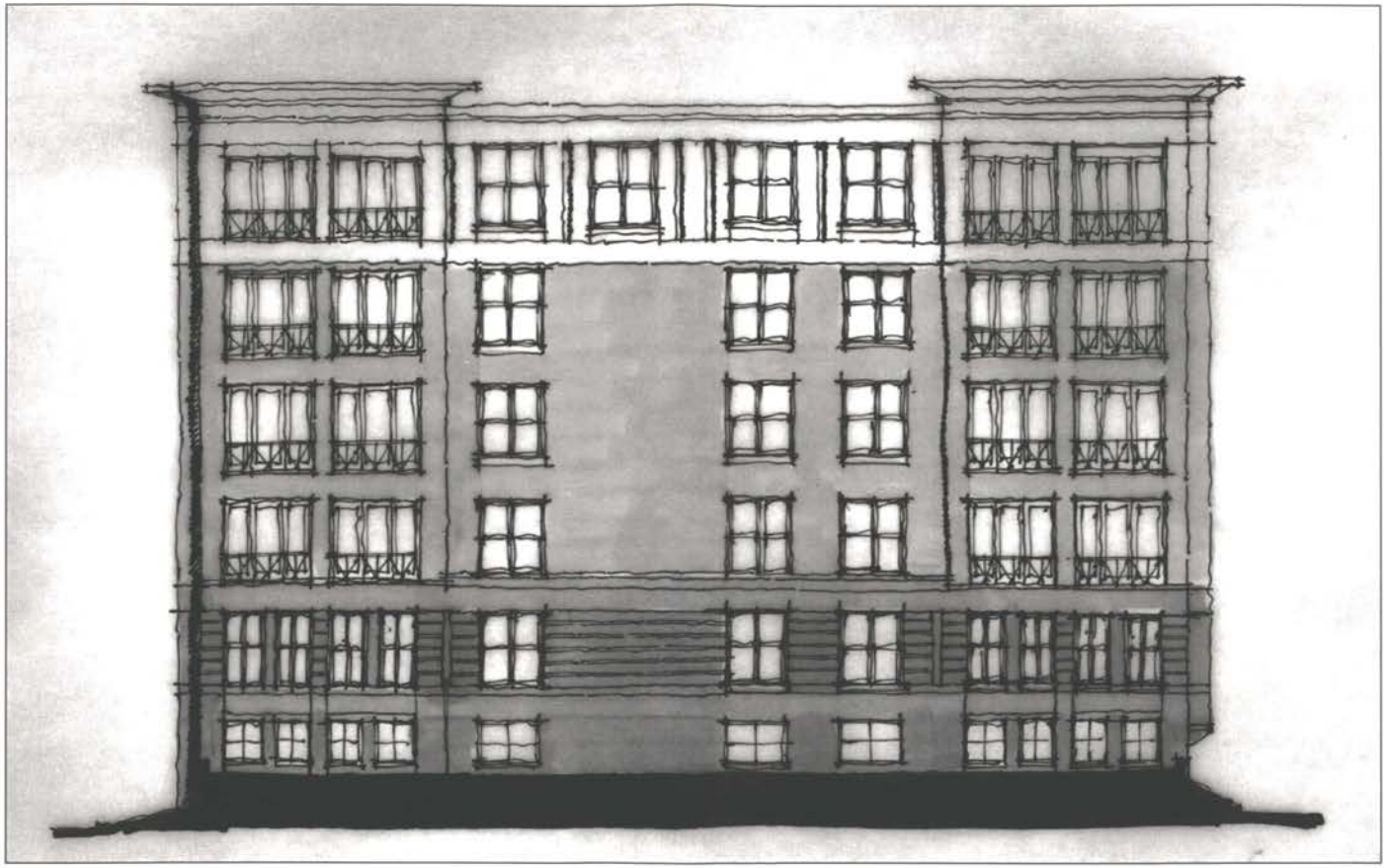
WEST ELEVATION

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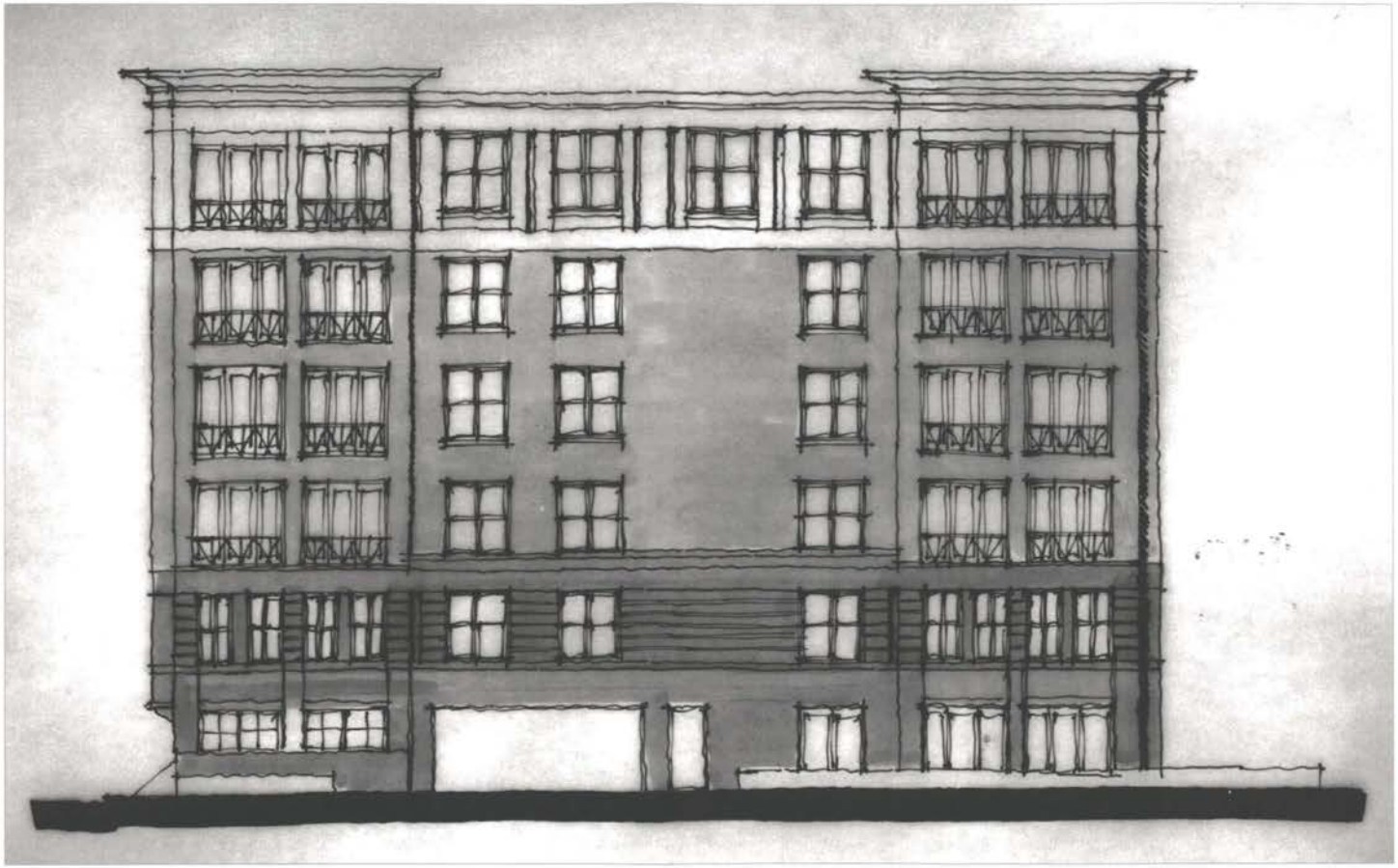
NORTH ELEVATION

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SOUTH ELEVATION

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THE COMMISSION OF FINE ARTS
CONCEPT REVIEW APPLICATION

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