LAW OFFICES

GREENSTEIN DELORME & LUCHS, P.C.

1620 L STREET, N.W., SUITE 900

WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400

FACSIMILE (202) 452-1410

www.gdllaw.com

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DELORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DEPUY
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ALFRED M. GOLDBERG
MONIC Y. HALSEY
DONALD F. HOLMES, JR.
M. RYAN JENNESS
MIRIAM HELLEN JONES
ISABEL P. SABIO*
JAMES D. SADOWSKI

*ADMITTED IN VA ONLY

OF COUNSEL
MICHAEL T. CREHAN

October 5, 2004

BY HAND DELIVERY

Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: Supplemental Pre-Hearing Statement ; BZA Application. No. 17192; National Capital Revitalization Corporation; Lots 38, 39 & 40; Square 4325, N.E.

Dear Chairperson Griffis:

On behalf of the Applicant, the National Capital Revitalization Corporation, please find enclosed one (1) original and twenty (20) copies of a Supplemental Pre-Hearing Statement requested by the Board at the public meeting on August 3, 2004.

Thank you for considering these additional materials.

Sincerely,

Jacques B. DePuy

Stephanie A. Baldwin

Enclosures
244022v1

BZA
Case No. 17192
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.35

cc: Mr. John Amatteti
Mr. William Collins (w/ encls.)
Ms. Michele Hagans (w/ encls.)
Mr. Don Pross (w/ encls.)
Mr. Kyle Oliver
Gilbert E. DeLorme, Esquire

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Supplemental Pre-Hearing Statement was served by first-class mail, postage prepaid, this 5th day of October, 2004, to:

Mr. Joel Lawson
Office of Planning
801 North Capitol Street, N.E.
3rd Floor
Washington, D.C. 20002

Mr. Robert King
Commissioner, ANC 5A
3102 Apple Road, N.E.
Washington, D.C. 20018

Stephanie A. Baldwin

SUPPLEMENTAL PRE-HEARING STATEMENT OF APPLICANT BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

Re: **Application of the Redevelopment Land Agency Revitalization Corporation, a subsidiary of National Capital Revitalization Corporation, on behalf of the United States Department of Housing and Urban Development, by Fort Lincoln-Pulte Limited Liability Company**

BZA Application No. 17192

Public Hearing: October 19, 2004

ANC 5A

October 5, 2004

This Supplemental Pre-Hearing Statement ("Statement") is submitted on behalf of the Redevelopment Land Agency Revitalization Corporation, a subsidiary of National Capital Revitalization Corporation, on behalf of the United States Department of Housing and Urban Development ("Owner"), by the Fort Lincoln-Pulte Limited Liability Company ("Applicant"), by its attorneys, Jacques B. DePuy, Esquire and Stephanie A. Baldwin, Esquire, Greenstein DeLorme & Luchs, P.C., in support of an application for special exceptions and one (1) area variance (the "Application").

I.

Summary of Actions to Address Office of Planning and Board of Zoning Adjustment Concerns

At the Board of Zoning Adjustment ("BZA") public meeting held on August 3, 2004, the BZA requested that consideration of the Application be continued to allow Applicant to revise the Application in accordance with the comments raised by the BZA and the Office of Planning and scheduled a further public hearing for October 19, 2004.

In its initial Application, Applicant requested special exceptions for permission to (a) develop a townhouse community consisting of two hundred nine (209) residential dwellings within a R-5-A zoning district pursuant to Section 535 of the Zoning Regulations and (b) to construct two (2) or more principal buildings on a single subdivided lot under Section 2516. In addition, Applicant sought area variances from the maximum floor area ratio requirements under Section 402 for one hundred ninety-two (192) lots, from the maximum lot occupancy requirements under Section 403 for one hundred twenty-six (126) lots, from the minimum rear yard depth requirements under Section 404 for fifty-three (53) lots and from the minimum front yard depth requirements under Section 2516(b) for one hundred thirty-nine (139) lots.

Since August 3rd, Applicant has worked closely with the Office of Planning in order to address the concerns raised in the Office of Planning reports and at the public hearings, and to revise the Application accordingly. The result of the discussions with the Office of Planning are a revised site plan (See "Exhibit A"), revised landscape plans (including a pedestrian movement

plan and entry features plan) (See "Exhibit B"), a revised retaining wall plan (See "Exhibit C") and a reduction in the number of variances requested by the Applicant. Additionally, Applicant has replaced the Silverbrook townhome model with two new models, the Oakleigh and the Parker (See "Exhibit D").

Accordingly, the Application continues to seek the same special exception relief requested in the initial Application for permission to develop a townhouse community consisting of two hundred nine (209) residential dwellings within a R-5-A zoning district and to construct two (2) or more principal buildings on a single subdivided lot. However, as further discussed below, the Application now only seeks area variances from the maximum floor area ratio (FAR) requirements under Section 402 for one hundred fourteen (114) lots. As a result of the revisions to the site plan, the Application no longer requires relief from maximum lot occupancy requirements, minimum rear yard depth requirements and minimum front yard depth requirements for selected lots.

Applicant will ask the BZA at the public hearing to approve the revised site plan, landscape plan, retaining wall plan and the plans for the Oakleigh and Parker models submitted with this Statement and to provide the requested variance relief.

II.

Revised Site Plans

With the revised site plan, the townhome project will still consist of two hundred nine (209) townhomes ("Townhome Project" or "Project"), and contain two major private streets, Patricia Harris Roberts Lane, accessed off of 31st Place, N.E., and Theodore R. Hagans Drive, which will circle off of Fort Lincoln Drive, N.W. at two egress/ingress points. The proposed curb cuts for the private streets and the positioning of the privates streets within the property have remained the same under the revised site plan (See the revised site plan in "Exhibit A"). As represented on the Site Cross-Section Plan (See "Exhibit E"), the private streets have been positioned on those portions of the property where the existing slope is less severe and more compatible with existing topographic conditions.

While the location of the private streets have remained essentially the same, the revision of the site plan has resulted in the elimination of the circle drive off of Patricia Harris Roberts Lane and extended Theodore R. Hagans Drive towards 33rd Place, N.E. By making these changes to the site plan, Applicant has reduced the amount of site disturbance of those areas of the property which have an existing site slope of greater than twenty-five percent (25%), and avoided the complexities of developing on such a steep grade. Additionally, the new site plan enhances the streetscape along Theodore R. Hagans Drive by positioning the front facades of the townhomes along the Fort Lincoln Drive and 31st Place.

As discussed in Applicant's Pre-Hearing Statement dated July 6, 2004, the soil conditions of the property are unstable due to the type of clay sediments underlying the top soils. Because of the unstable nature of the soil conditions and the need to "level-out" portions of the property to make it suitable for development due to steep grade changes throughout the property, retaining

walls are necessary. (See "Exhibit C" for representations of the retaining walls). The retaining walls located in the center of the site, within the open space and tree preservation areas between the two private streets, provide slope stability. A substantial portion of this open space experiences slopes of at least twelve percent (12%) and many areas with slopes of greater than twenty-five percent (25%). With the construction of townhomes on the upside of the hill and the unstable nature of the clay sediments throughout the property, retaining walls are necessary in order to keep the hill from sliding down into the next row of townhomes. The retaining walls will also be constructed with inlets on the top of the walls which will catch water drainage from the upper portions of the property and draw it away from homeowner's rear yards in the lower portions of the property. Thus, besides providing slope stability for the Townhome Project, the retaining walls will also serve to contain and channel storm water runoff on the property. Retaining walls are also located along South Dakota Avenue to provide stability due to the steep grade change along the property's edge and that street..

In accordance with the recommendations of the Office of Planning in its Supplement Report dated July 28, 2004, Applicant proposes retaining walls which are no greater than eight feet (8 ft.) in height. Additionally, the retaining walls along South Dakota Avenue are "stepped" with eight feet (8 ft.) or more between each wall, allowing for space for appropriate landscaping. All of the retaining walls will be faced in stone. The retaining walls are located in common areas (not on individual lots) of the townhome community, and as such will be maintained by the homeowners association.

Under the revised landscape plans (See "Exhibit B"), the Townhome Project will continue to enjoy preserved wooded areas native to the property. These areas will be protected during construction of the Project. Specifically, Applicant will erect temporary chain link fences around the tree preservation areas before the commencement of construction. No fill or construction materials will be placed temporarily or permanently within the drip line of those trees to be retained, and the tree preservation areas will be protected from excessive runoff caused by the construction.

Applicant will also provide significant landscaping and tree planting within the Project's open spaces, the stepped retaining walls along South Dakota Avenue and along the entrances into the townhome development. All of these landscaped areas are common space which will be maintained by the homeowners association. The front and rear yards of individual lots will be maintained by the owner. The landscaped areas within the stepped retaining walls along South Dakota Avenue will include underground automatic watering systems. At least six feet (6 ft.) of landscaped green space between each of the driveways of the Hathaway and Fairlington townhomes will be provided to enhance the streetscape within those section of the development.

The introduction of the new models, the Oakleigh and the Parker, was prompted by the Office of Planning's concern with the design similarities between the original three models. Unlike the Fairlington and Hathaway models, both the Oakleigh and Parker models are designed with their garage entrances to the rear of the structure. The "front" facade of these models have been placed along both Fort Lincoln Drive and 31st Place so that the view from those streets is of the front of the townhomes, creating an inviting community that will better integrate within the Fort Lincoln neighborhood. Like the Fairlington and Hathaway models, the Oakleigh and the Parker models are strung together in groups of four to six units. In every string of the new model

townhomes, the end units are Parker models, while the interior units are Oakleigh models. Unlike the Fairlington and Hathaway models, the Oakleigh and Parker models will not include optional decks or rear additions. Each of the Oakleigh and Parker models are thirty-five feet (35 ft.) in height and will vary by color scheme, materials and decorative features. The Oakleigh and Parker models will have a two-car garages.

As a result of the revisions to the site plan, the Townhome Project provides eighty-nine (89) surface parking spaces and four hundred eighteen (418) garage parking spaces, for a total of five hundred seven (507) parking spaces. The initial site plan for the Project included three hundred eighty-eight (388) parking places. Thus, Applicant is providing an increase of one hundred nineteen (119) parking spaces.

III.

Statement of Satisfaction of Burden of Proof for Variance Zoning Relief Sought[1]

By this Application, variance relief is requested from the maximum floor area ratio requirements under Section 402 of the Zoning Regulations for selected lots (See "Exhibit F"). For a detailed analysis of the requested FAR variances on a lot-by-lot basis, see "Exhibit G". The maximum floor area ratio requirements for a R-5-A zoning district is 0.9. It should be noted that for the calculations of FAR for each of the Hathaway and Fairlington models, the gross floor area of all of the optional decks and rear additions was included. As such, if these options are not selected by particular purchasers, the rear yards of such units will increase by ten feet (10 ft.), which would increase the size of such lots and thus, reduce their FAR. Additionally, please note that all lots which require relief from the floor area ratio requirements are interior lots (i.e. those lots which are within the string of townhomes).

The variances requested by this Application will satisfy the variance requirements of Section 3103.2 of the Zoning Regulations.

The property is unique by reason of its exceptional topography and adverse soil conditions. These conditions together result in practical difficulty (discussed below) for the development of the property. First, the site's topography is characterized by steep and varying grades which are concentrated throughout the property, as represented in the Site Cross-Section Plan in "Exhibit D" and the Existing Slope Plan in "Exhibit H". Although the property has a high point along Fort Lincoln Drive, and a low point along South Dakota Avenue, the slope from one street to the other varies in grade as one moves from east to west. The most significant grade changes (slopes of greater than twenty-five percent (25%)) are found primarily in the center of the property, but are also found in other locations on the site. A considerable amount of the property is also effected by slopes of fifteen to twenty-five percent (15 to 25%).

[1] For a discussion of the justification of the special exceptions, see Applicant's Pre-Hearing Statement dated July 6, 2004.

Second, the property has adverse soil conditions. The DC Generalized Soil Map indicates that much of the site is "*Urban land - Chistiana-Sunnyside association*", characterized by "*urbanized land deep, nearly level to steep, well drained soils that are underlain by unstable clayey sediment; on uplands.*" (Emphasis added). The underlain "*Cretaeous Aged*" clay soils are known to be unstable in moderately steep natural or cut slope configurations. Because the site experiences such significant grade changes, the Applicant must re-grade large portions of the site in order to improve the instability caused by the clay soils.

These site conditions of steep and inconsistent terrain and unstable soil dictate the form of development on the property. As previously discussed, the locations of the private streets within the development have been located on those areas of the site which are relatively level and in which the existing topographic conditions are compatible with development. Specifically, the streets have been configured longitudely along the existing slopes, paralleling the contours of the hills, in order to avoid as much as possible, the intensive slopes and grade changes experienced throughout the property. In particular, to the extent possible, Applicant has tried to avoid construction within the center of the property and that portion of the site along South Dakota Avenue, where the most significant grade changes exist. With the layout of the streets prescribed by these site conditions, the placement of the townhomes along such streets is the logical land planning solution.

Applicant proposes a development concept which includes only "useable" yards on each lot. Specifically, Applicant has sought to exclude steep sloping terrain (areas with a slope of greater than twelve percent (12%) and retaining walls from the lots, with the objective of creating only "useable" lots which can be easily maintained by an average homeowner. Additionally, in accordance with the objectives of the Fort Lincoln Urban Renewal Plan, Applicant seeks to preserve open space and trees native to the area within the center of the property.

The strict application of the Zoning Regulations would result in exceptional practical difficulty. The Applicant submits that the Application complies with this requirement because the unique conditions of the property results in and cause such difficulty. Specifically, the unique conditions of the property dictate the locations and configurations of the theoretical lots and the overall plan of the townhome development.

For the analysis of the floor area ratio variances requested, please refer to "Exhibit I", entitled the "Practical Difficulty Plan". The Practical Difficulty Plan sorts the lots requiring variances into four different groupings based on the similarities of the site conditions effecting the need for the variances: the Red Lots, the Blue Lots, the Green Lots and the Yellow Lots.

Overall, each of the lots for which a variance from floor area ratio requirements is requested is affected by both of the property's unique conditions -- the steep terrain and unstable soil conditions -- and the Applicant's desire to provide only useable yards for homeowners and to preserve a maximum feasible amount of natural open space within the townhome community. Specifically, due to the steep terrain and unstable soil conditions of the property, the positioning of the streets is logically limited to that terrain within the property which will provide the least amount of site disturbance. These circumstances, along with Applicant's aim to provide only useable yards for homeowners, and the natural shape of the property in relation to those portions

of the property most suitable for development, limit the space available for the construction of townhome lots.

The Red Lots are located adjacent to the townhome community's common area open space in the center of the property. This area of the site experiences the most severe grade changes. As discussed above, each of the lots in the development are located along the streets which follow the most level areas of the natural contours of the property's slopes. Thus, the Red Lots are fitted within that space remaining between the streets and the exceptionally steep portions of the property within the center of the site. In an effort to provide only "usable" yards for future homeowners, Applicant requests FAR variances for the Red Lots so to avoid including the steep sloped terrain and retaining walls (which also provide critical water drainage for the Townhome Project) within the Red Lots. The abutting open space will be maintained as common area by the homeowners association, which can more effectively deal with maintenance of the retaining walls and drainage system. Furthermore, the open space serves as tree preservation areas which will contribute to the beauty and ecology of the development overall.

FAR variances are requested for the Blue Lots and the Green Lots due to the shallowness of the area in which they are located. The shallowness of these lots is due to several factors including: (a) the preset locations of the streets (caused by the steep topography and soil conditions of the property), (b) the steeply sloped areas in the center of the property and along South Dakota Avenue (which are less suitable for development), and (c) the shape of the property. Taken together, these elements restrict the amount of useable space available for the Blue and the Green Lots within the property. Specifically, the Blue Lots and the Green Lots are "slipped" within the available space between the "preset" streets, those areas of the property which are suitable for construction, and the property lines of the site. Applicant requests FAR variances for the Blue and the Green Lots due to these constraints which limit the amount of space suitable for development. In particular, for those Blue Lots located in the southeast corner of the property, adjacent to the Petersburg Apartments' property, development and use of the land was made possible by an easement agreement with the owner of the Petersburg Apartments for the construction of retaining walls on its land. Without the retaining walls, that portion of the property could not have been developed due to the steep grade and the narrow space left between the proposed street and property line. In regard to the Green Lots, a potential solution to reduce the floor area ratio of such lots would be to "bury" the lower level of the building. However, due to the existing street grades and level nature of the Green Lots, it is not feasible to "bury" the lowest level of these units because the driveway down to the basement would exceed the twelve percent (12%) maximum grade change (i.e., slope) allowed by the Zoning Regulations.

The Yellow Lots are located along South Dakota Avenue and are adjacent to the retaining walls which border the townhome community along that street. The Yellow Lots are nestled within the space remaining between the private street and the property's steep drop to South Dakota Avenue. As previously discussed, the location of the streets within the development are dictated by the site conditions (i.e. due to the steep topography and the soil conditions). Because of these steep slopes, three separate tiers of eight foot retaining walls are required along South Dakota Avenue in order to provide stability to the site. In order to provide homeowners with "useable" yards, Applicant has avoided including the three tiered retaining walls which are

steeply sloped on the individual lots. Consequently, Applicant seeks variances for the Yellow Lots which are truncated by the steep slope and retaining walls leading to South Dakota Avenue.

Thus, the steep terrain and unstable soil conditions cause practical difficulty in the site design and development of property, adversely affecting the amount of useable space for individual lots. As a result, many of the lot sizes are essentially "locked" into place due to the need to locate the private streets on those areas of the site which are relatively level and compatible with development. Furthermore, in order to provide homeowner's with "useable" lots and to allocate maintenance obligations to the homeowner's association, Applicant has avoided including steep terrain and retaining walls on individual lots.

Under the third prong of the variance test, relief granted cannot cause substantial detriment to the public good or substantially impair the intent, purpose and integrity of the zoning plan (§3103.2). No substantial adverse impacts or detriment to the public good will result if the variances for floor area ratio are granted. Due to the substantial amount of open space within the townhome community, which is adjacent to many of the lots requiring variance relief, the request for floor area ratio variances will not cause a substantial adverse effect or cause detriment to the public good because ample light, air and open space will be provided.

Furthermore, the Townhome Project meets the objectives of the Fort Lincoln Urban Renewal Plan by providing a substantial amount of open space and preserved wooded areas within the community. As well, the design of the Project respects the existing environmental character and quality of the property by preserving natural vegetation and the vistas (Fort Lincoln Plan §§ 324.11 and 324.16). Additionally, the alignment of the private streets minimizes the amount of grading required and is compatible with existing topographic conditions in accordance with Fort Lincoln Plan Section 421.60.

The Townhome Project will be a compatible addition to the Fort Lincoln neighborhood. It will fulfill the Fort Lincoln Renewal Area's need for middle income housing units. It will also contribute to the increasing vitality of the area by complementing and enhancing the surrounding neighborhood.

III.

Witnesses. The following witnesses will testify in support of the Application:

1. Mr. John Amatetti, VIKA, Inc.

2. Mr. William Collins, Fort-Lincoln-Pulte Limited Liability Company

VII.

Conclusion. For the reasons set forth above, the Redevelopment Land Agency Revitalization Corporation and Fort Lincoln-Pulte Limited Liability Company, by and through counsel, submit that the Application has satisfied (and will satisfy) all applicable zoning requirements and the burden of proof for the special exceptions and the requested FAR variance and, therefore, that the Application should be granted.

Respectfully Submitted,

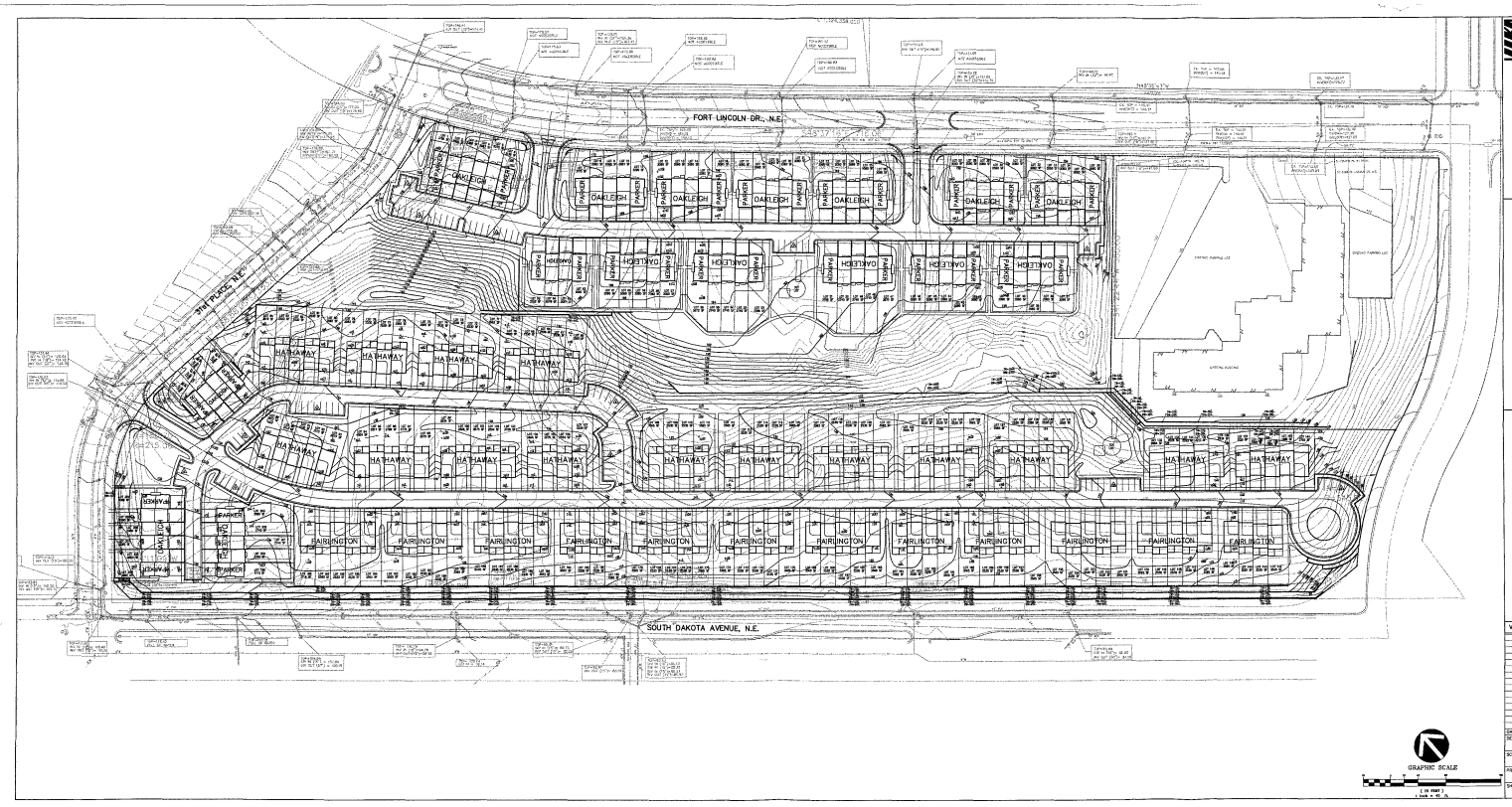
GREENSTEIN, DELORME & LUCHS, P.C.

By: _____
Jacques B. DePuy

By: _____
Stephanie A. Baldwin

243573v1





VIKA

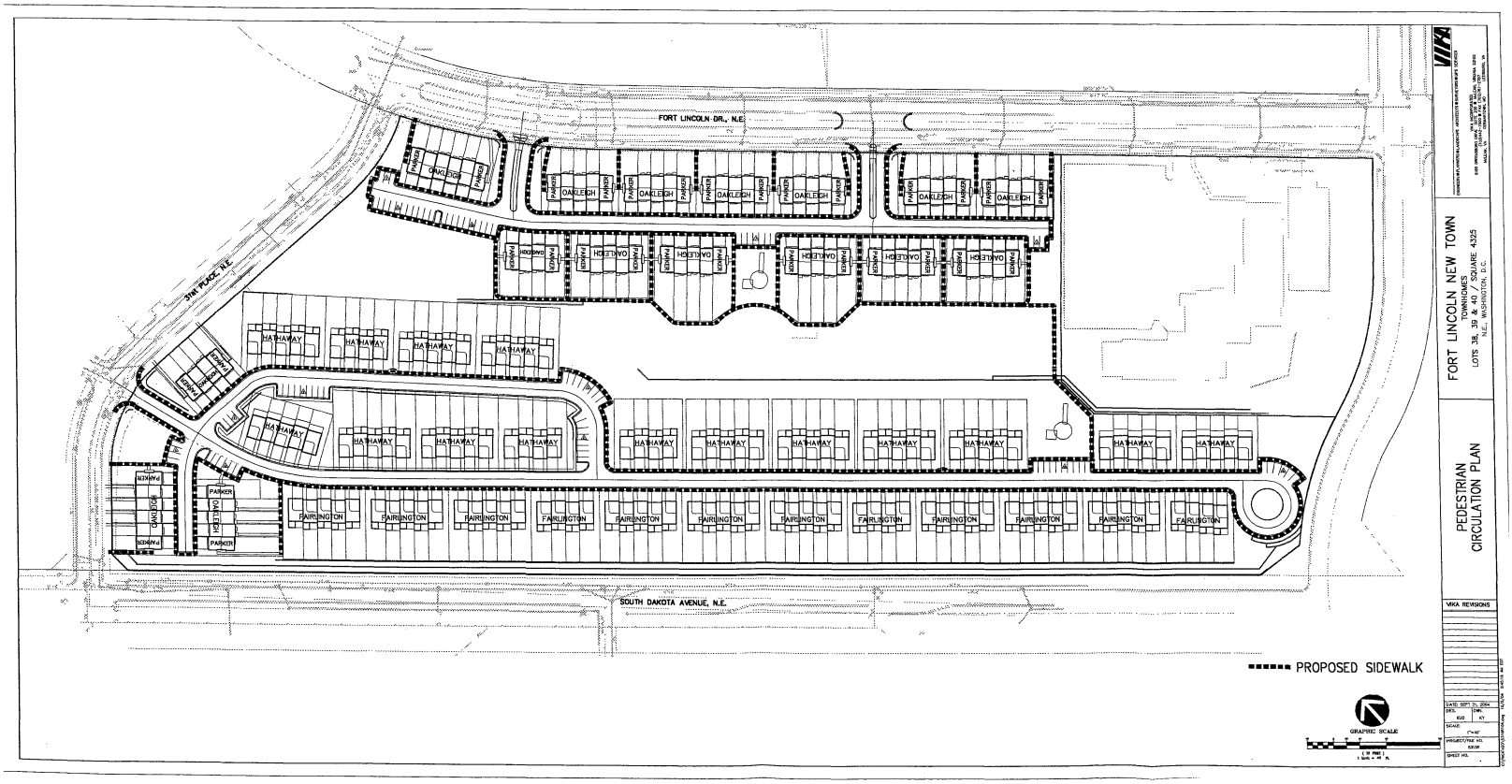
FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

DETAILED BZA SITE PLAN

VIKA REVISIONS

DATE: SEPT 21, 2004
DES. BJD
DWN. CLMD
SCALE: 1"=40'
PROJECT/FILE NO.: 53101
SHEET NO. 2





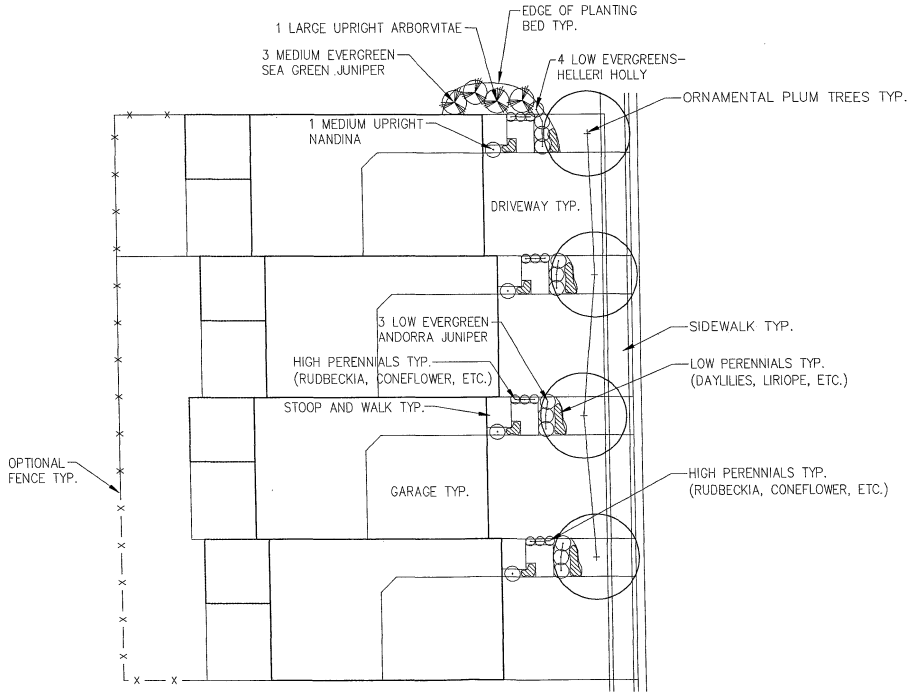
VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

DATE: SEPT. 21, 2004
DES. EJO
DWN. KT
SCALE: 1"=40'
PROJECT/FILE NO. 5008
SHEET NO.



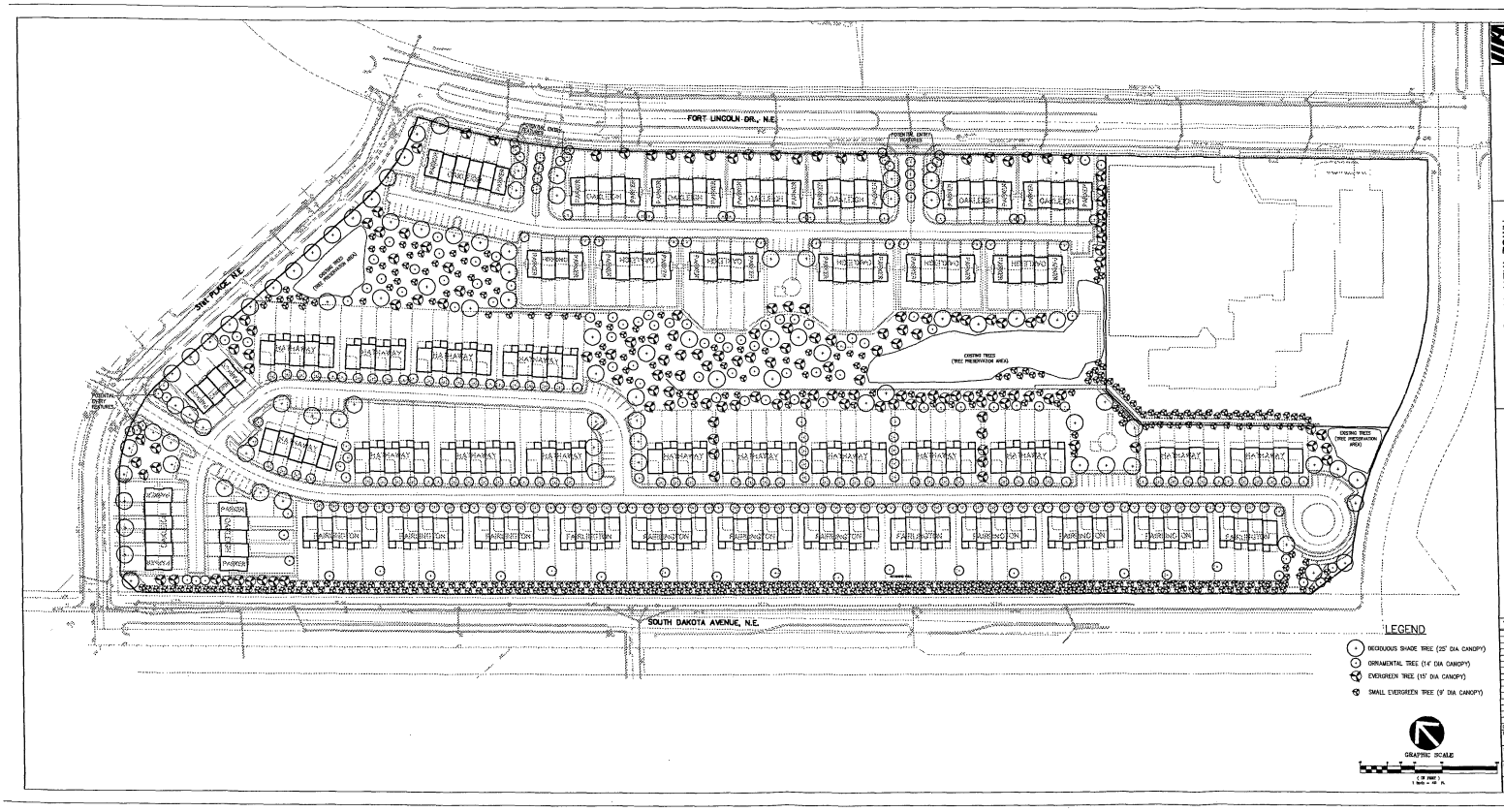
GRAPHIC SCALE

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 AND SQUARE 4325
N.E., WASHINGTON, D.C.

TYPICAL UNIT LANDSCAPING

VIKA REVISIONS

DATE: SEPT 21, 2004
DES. DWN.
KJD KT
SCALE: 1"=4'
PROJECT/FILE NO. 7019R
SHEET NO.



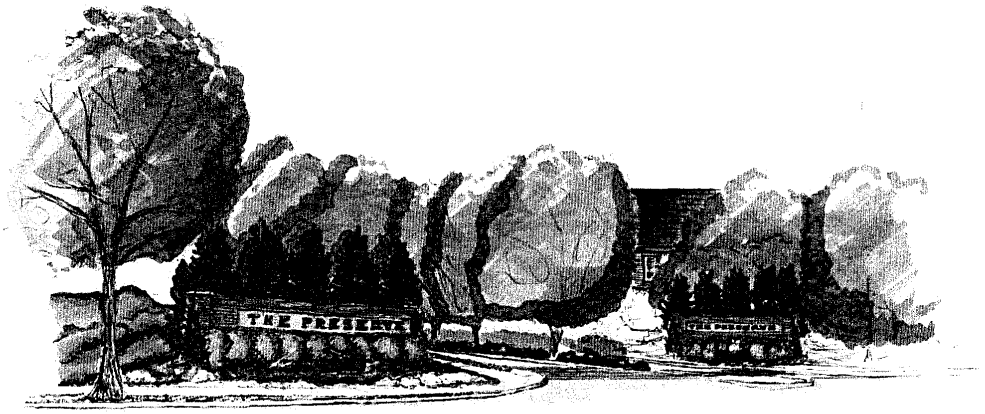
VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E. WASHINGTON, D.C.

COMMON AREA
LANDSCAPE PLAN

VIKA REVISIONS

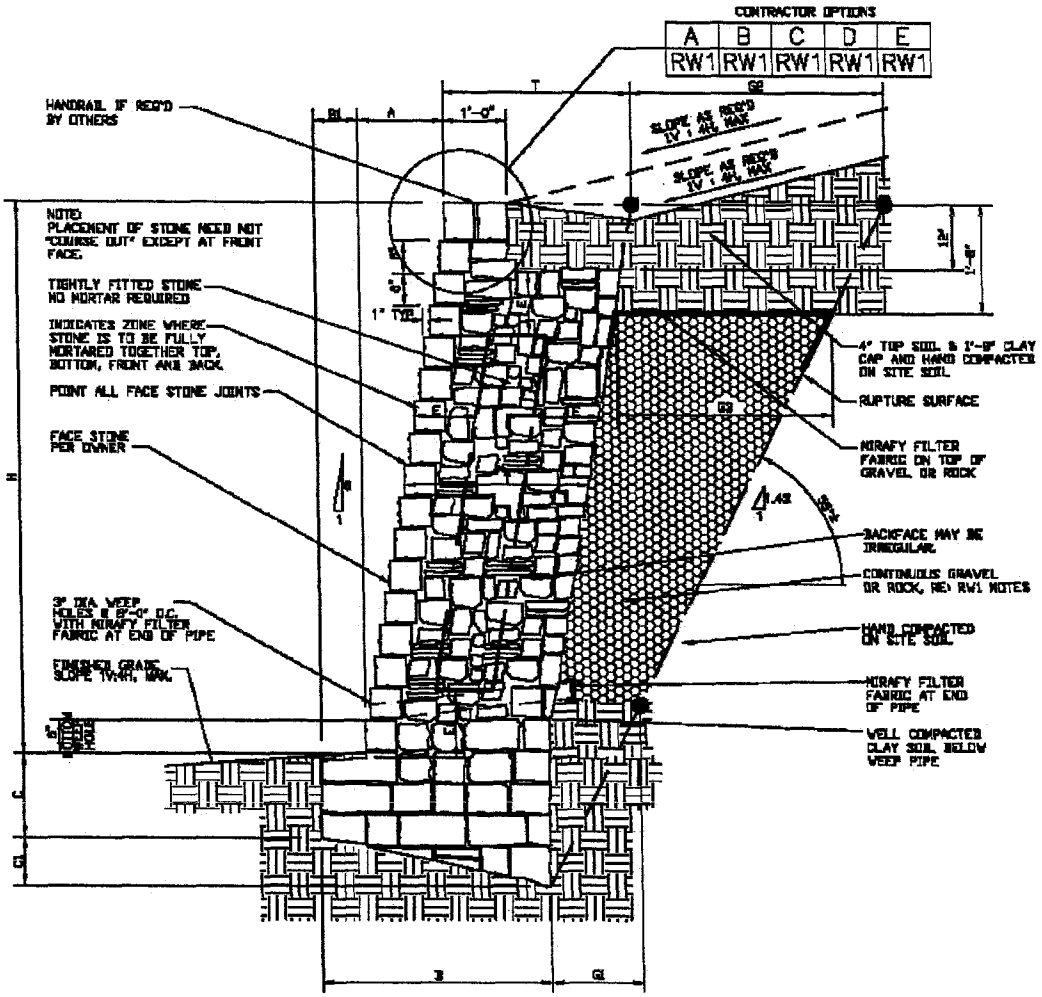
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DES. KJG
DWN. EY
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PROJECT/FILE NO. 8290R
SHEET NO. 3



THE PRESERVE

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M:\RASTER_IMAGES\Vika Renderings\Hand Rendering\THE PRESERVE.jpg
2-09-04 8.5 Hrs. Patrick Beasley, Jill Schlehr

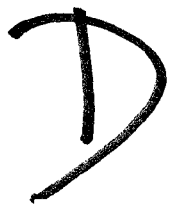
C



METROPLEX RETAINING WALLS OF VIRGINIA
LEESBURG, VIRGINIA
PROVIDED FOR GRAPHIC USE ONLY. NOT TO BE USED FOR CONSTRUCTION OF RETAINING WALLS

Date: 07-26-04
By: AMB
RW CLAY 1-4 1-4 FG

DETAIL OF PROPOSED TYPE OF RETAINING WALL



PULTE Master Builder

BUILDING FOOTPRINT

ARCHITECTURAL SERVICES

PULTE NORTHEAST
10302 EATON PLACE, SUITE 180, FAIRFAX, VIRGINIA 22030

ISSUED DATE: 06/22/01

REVISION DATE: 3/8/02

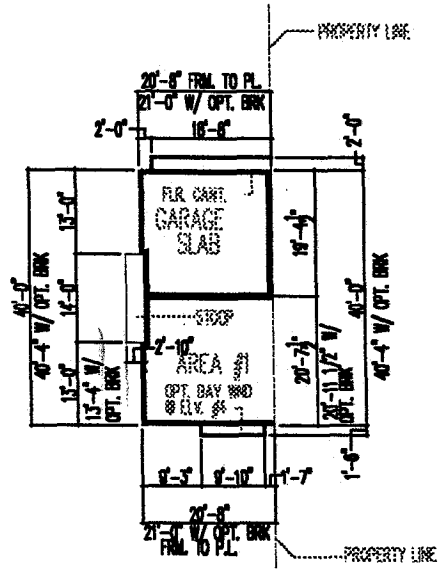
Model Type: PARKER – 2002

Finished Foundation Elevations:		Finished First Floor Elevations:	
Garage Slab	–0'–4"/–0.33'	First Floor Area #1	10'–3 7/8"/10.32'
Slab Area #1	0'0"/0.00'	Foyer Floor	0'–0"/0.0'
N/A	N/A	N/A	N/A
T.F.W.	–1–1/2"/–0.125'	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Notes:

1) 0'-0" IS TO BE TOP OF FOUNDATION WALL.
2) GARAGE SLAB IS TO SET 4" BELOW TOP OF SLAB AREA #1 AND SLOPE DOWN TO GARAGE DOOR 4".
3) GARAGE SLAB ELEVATION IS CALCULATED AT GARAGE DOOR.
4) FRAMING TO PROJECT 2'-6" AT BAY WINDOWS.
5) ADD 4" TO ALL DIMENSIONS WHERE OPTIONAL BRICK

Footprint:



FOUNDATION PLAN

SCALE 1" = 30'–0" 52172EFP FORM FILE LAFT0030

PULTE Master Builder™

BUILDING FOOTPRINT

ARCHITECTURAL SERVICES

PULTE NORTHEAST
10302 EATON PLACE, SUITE 180, FAIRFAX, VIRGINIA 22030

ISSUED DATE: 06/01/01

REVISION DATE:

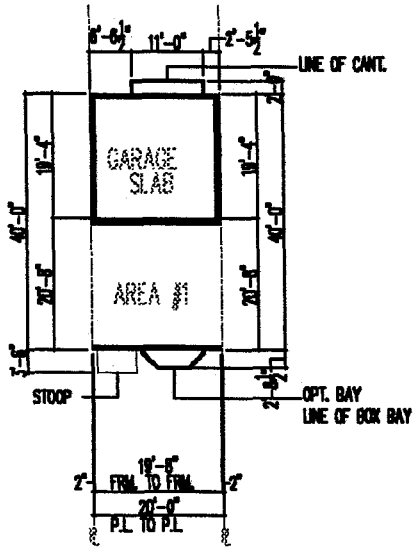
Model Type: OAKLEIGH – 2002

Finished Foundation Elevations:		Finished First Floor Elevations:	
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Slab Area #1	0'0"/0.00'	Foyer Floor	0'–0"/0.0'
N/A	N/A	N/A	N/A
T.F.W.	–1–1/2"/–0.125'	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

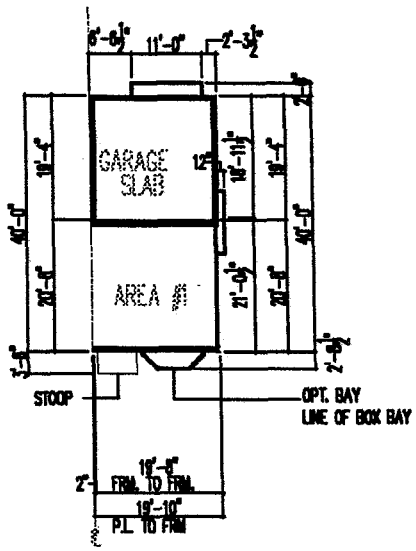
Notes:

1) 0'-0" IS TO BE TOP OF FOUNDATION WALL.
2) GARAGE SLAB IS TO SET 4" BELOW TOP OF SLAB AREA #1 AND SLOPE DOWN TO GARAGE DOOR 4".
3) GARAGE SLAB ELEVATION IS CALCULATED AT GARAGE DOOR.
4) FRAMING TO PROJECT 2'-8" AT BAY WINDOWS.
5) ADD 4" TO ALL DIMENSIONS WHERE OPTIONAL BRICK

Footprint:



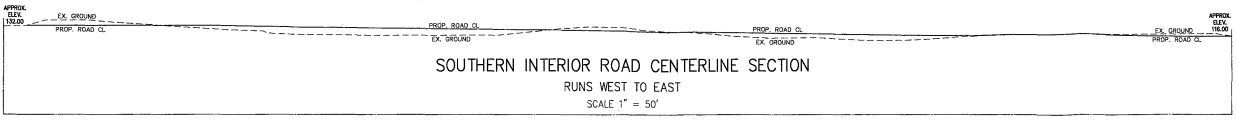
FOUNDATION PLAN
W/ INTERIOR COND.



FOUNDATION PLAN
W/ EXTERIOR COND.

SCALE 1" = 30'–0" 52113EFP FORM FILE LAFT0030

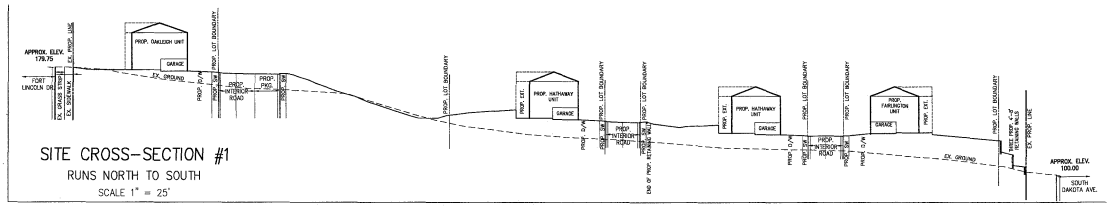




SOUTHERN INTERIOR ROAD CENTERLINE SECTION

RUNS WEST TO EAST

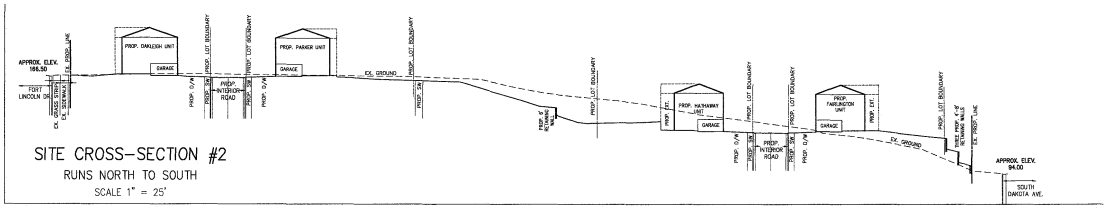
SCALE 1" = 50'



SITE CROSS-SECTION #1

RUNS NORTH TO SOUTH

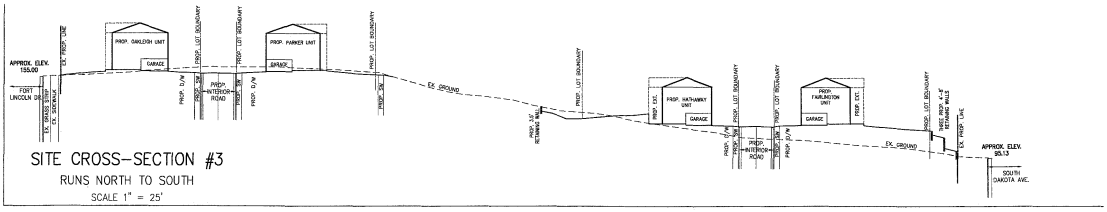
SCALE 1" = 25'



SITE CROSS-SECTION #2

RUNS NORTH TO SOUTH

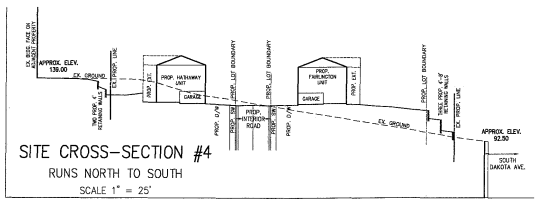
SCALE 1" = 25'



SITE CROSS-SECTION #3

RUNS NORTH TO SOUTH

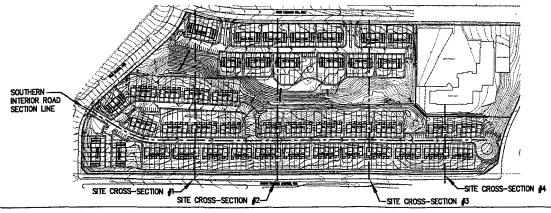
SCALE 1" = 25'



SITE CROSS-SECTION #4

RUNS NORTH TO SOUTH

SCALE 1" = 25'



VIKA

VIKA, INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: (703)442-7800 ■ FAX: (703)761-2787
WEB: www.vika.com

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

SITE CROSS-SECTIONS

VIKA REVISIONS

REVISED PER BZA
COMMENTS 7/01/04
REVISED PER BZA
COMMENTS 9/21/04

DATE: DECEMBER, 2003
DES. KUO DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 5310R
SHEET NO. 7

D:\Projects\5310\5310R04.dwg 9/21/2004 01:46:20 PM EDT

F



- ALL LOTS HAVE 20' FRONT YARDS (MIN.)
- ALL LOTS HAVE 20' REAR YARDS (MIN.)
- ALL LOTS MEET LOT OCCUPANCY REQUIREMENTS
- ALL LOTS ARE LARGER THAN 1,800 SQ. FT.

- LOT THAT REQUEST VARIANCES TO FLOOR AREA RATIO (114 UNITS)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

VIKA, INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
ASHBURN, VA ■ UPPER MARLBORO, MD ■ LEESBURG, VA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

FAR VARIANCE EXHIBIT

VIKA REVISIONS

SEPT. 21, 2004
DATE: DECEMBER, 2003
DES. KU/O | DWN. CADD
SCALE: 1"=40'
PROJECT/FILE NO. 5310R
SHEET NO. 1

K:\5300\Finished\5310R\dwg\Current\5310R1HDMST.dwg 9/20/04 dbrock IN BP

G

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
1	3	3156	0.27	0.80		29	20	2	23	9	20	Parker
2	3	2080	0.40	1.19	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
3	3	2069	0.40	1.19	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
4	3	2067	0.40	1.19	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
5	3	2072	0.40	1.19	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
6	3	3136	0.27	0.80		29	20	2	23	9	20	Parker
7	3	3170	0.26	0.79		29	20	2	23	9	20	Parker
8	3	2083	0.39	1.18	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
9	3	2068	0.40	1.19	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
10	3	2061	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
11	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
12	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
13	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
14	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
15	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
16	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
17	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
18	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
19	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
20	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
21	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
22	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
23	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
24	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
25	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
26	3	3089	0.27	0.81		29	20	2	23	9	20	Parker
27	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
28	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
29	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
30	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
31	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
32	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
33	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
34	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
35	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
36	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
37	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
38	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
39	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
40	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
41	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
42	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
43	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
44	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
45	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
46	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
47	3	3672	0.23	0.68		29	20	2	28	9	20	Parker
48	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
49	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
50	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
51	3	3786	0.22	0.66		29	20	2	28	9	20	Parker
52	3	3786	0.22	0.66		29	20	2	28	9	20	Parker
53	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
54	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
55	3	2740	0.30	0.90		20	20	2	75	INTERIOR UNIT	20	Oakleigh
56	3	3672	0.23	0.68		29	20	2	28	9	20	Parker
57	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
58	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
59	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
60	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
61	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
62	3	3090	0.27	0.81		29	20	2	23	9	20	Parker
63	3	2061	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
64	3	2061	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
65	3	3202	0.26	0.79		29	20	2	23	9	20	Parker
66	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
67	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
68	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
69	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
70	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
71	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
72	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
73	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
74	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
75	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
76	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
77	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
78	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
79	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
80	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
81	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
82	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
83	3	2557	0.40	1.07	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
84	3	3812	0.27	0.72		31	22	2	20	9	45	Hathaway
85	3	3094	0.27	0.81		29	20	2	23	9	20	Parker
86	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
87	3	2060	0.40	1.20	*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
88	3	3096	0.27	0.81		29	20	2	23	9	20	Parker
89	3	2877	0.35	0.90		31	22	2	20	9	30	Hathaway
90	3	2113	0.37	1.12	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
91	3	2103	0.38	1.13	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
92	3	2113	0.37	1.12	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
93	3	2877	0.35	0.88		31	22	2	20	9	30	Hathaway
94	3	4004	0.25	0.63		31	22	2	20	9	45	Hathaway
95	3	2817	0.36	0.97	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
96	3	2796	0.36	0.98	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
97	3	2775	0.36	0.99	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
98	3	3875	0.26	0.71		31	22	2	20	9	45	Hathaway
99	3	3834	0.26	0.71		31	22	2	20	9	45	Hathaway

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
100	3	2696	0.38	1.01	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
101	3	2675	0.38	1.02	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
102	3	2654	0.38	1.03	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
103	3	3705	0.27	0.74		31	22	2	20	9	45	Hathaway
104	3	3664	0.28	0.75		31	22	2	20	9	45	Hathaway
105	3	2575	0.39	1.06	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
106	3	2554	0.40	1.07	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
107	3	3554	0.28	0.77		31	22	2	20	9	45	Hathaway
108	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
109	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
110	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
111	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
112	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
113	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
114	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
115	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
116	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
117	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
118	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
119	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
120	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
121	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
122	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
123	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
124	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
125	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
126	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
127	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
128	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
129	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
130	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Hathaway
131	3	3565	0.28	0.77		31	22	2	20	9	45	Hathaway
132	3	2864	0.35	0.90		31	22	2	20	9	30	Hathaway

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
133	3	2026	0.39	1.17	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
134	3	2022	0.39	1.18	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
135	3	2017	0.39	1.18	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
136	3	2834	0.36	0.90		31	22	2	20	9	30	Hathaway
137	3	2825	0.36	0.90		31	22	2	20	9	30	Hathaway
138	3	1999	0.40	1.19	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
139	3	1994	0.40	1.19	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
140	3	1989	0.40	1.19	*	22	22	2	20	INTERIOR UNIT	30	Hathaway
141	3	2795	0.36	0.81		31	22	2	20	9	30	Hathaway
142	3	3545	0.29	0.77		31	22	2	20	9	45	Fairlington
143	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
144	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
145	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
146	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
147	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
148	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
149	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
150	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
151	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
152	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
153	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
154	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
155	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
156	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
157	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
158	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
159	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
160	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
161	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
162	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
163	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
164	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
165	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
166	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
167	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
168	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
169	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
170	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
171	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
172	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
173	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
174	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
175	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
176	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
177	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
178	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
179	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
180	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
181	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
182	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
183	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
184	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
185	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
186	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
187	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
188	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
189	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
190	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
191	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
192	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
193	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
194	3	3565	0.28	0.77		31	22	2	20	9	45	Fairlington
195	3	2530	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
196	3	2533	0.40	1.08	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
197	3	2560	0.40	1.07	*	22	22	2	20	INTERIOR UNIT	45	Fairlington
198	3	3719	0.27	0.74		31	22	2	20	9	45	Fairlington

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR		LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
199	3	4110	0.20	0.61		29	20	2	70	9	20	Parker
200	3	2740	0.30	0.90		20	20	2	70	INTERIOR UNIT	20	Oakleigh
201	3	2740	0.30	0.90		20	20	2	70	INTERIOR UNIT	20	Oakleigh
202	3	2740	0.30	0.90		20	20	2	70	INTERIOR UNIT	20	Oakleigh
203	3	3090	0.27	0.81		29	20	2	40	9	20	Parker
204	3	3099	0.27	0.81		29	20	2	38	9	20	Parker
205	3	2060	0.40	1.20	*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
206	3	2060	0.40	1.20	*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
207	3	2060	0.40	1.20	*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
208	3	2060	0.40	1.20	*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
209	3	3090	0.27	0.81		29	20	2	38	9	20	Parker

* - Variance for FAR required

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VIKA ASSOCIATES ■ ENGINEERS ■ SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS

JOHN A. BACKOFFEN II
SUITE 200 ■ 8180 GREENSBORO DRIVE ■ MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 ■ FAX: (703) 761-2787
RIVE GAUCHE/SOUTH DOCK ■ 1111 19TH STREET, N.W. ■ WASHINGTON, D.C.
MALVERN, PA ■ ORLANDO, FL ■ CHARLOTTE, NC ■ COLUMBIA, MD ■ FREDERICKSBURG, VA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

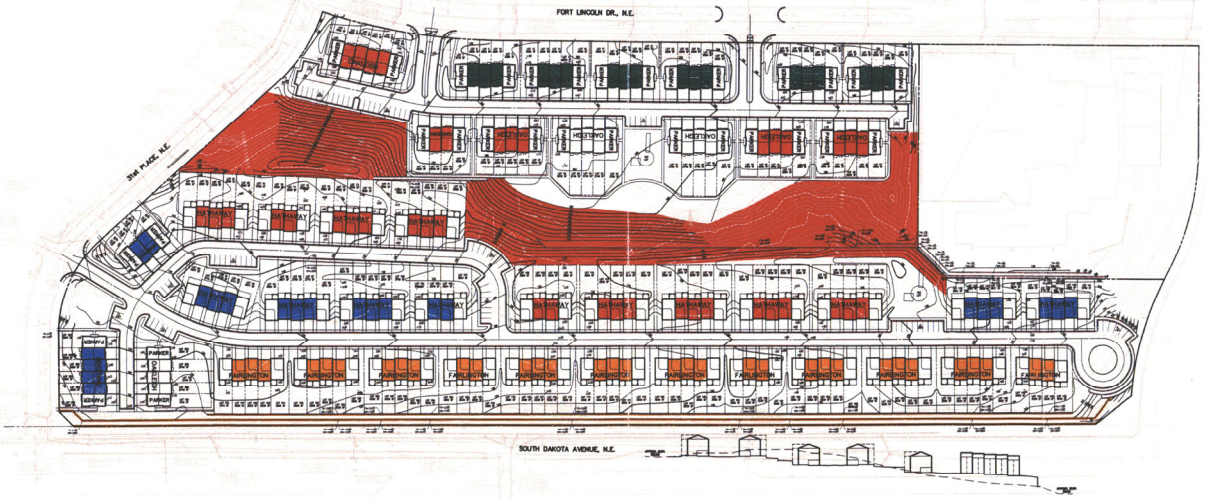
EXISTING SLOPES EXHIBIT

VIKA REVISIONS

SEPT. 21, 2004
DATE: DECEMBER, 2003
DES. KUO | DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 5310R
SHEET NO. 1

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THE PRACTICAL DIFFICULTY OF RETAINING WALLS (STEEP TOPOGRAPHICAL CONDITIONS) ON LOTS. ADDITIONAL CONCERN FOR SAFETY/MAINTENANCE OF WALLS ON LOTS.

THE PRACTICAL DIFFICULTY OF SHALLOWNESS AND SHAPE OF THE PROPERTY IN ORDER TO MEET FAR.

THE PRACTICAL DIFFICULTY OF BURYING LOTS IN ORDER TO MEET FAR, HOWEVER THERE IS A PRACTICAL DIFFICULTY IN PROVIDING GARAGE ACCESS TO BURIED 1st. FLOOR.

THE PRACTICAL DIFFICULTY OF EXCEPTIONAL STEEP TOPOGRAPHICAL CONDITIONS IN ORDER TO MEET FAR.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

PRACTICAL DIFFICULTY EXHIBIT

VIKA REVISIONS

SEPT. 21, 2004
DATE: DECEMBER, 2003
DES. MJVD
DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 5310R
SHEET NO. 1

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