Bonstra Architects PC
Washington, DC 20009

10th and V Street Condominium

Washington, DC 20009

Analysis by:	**David Baker**			**C-2-B / Arts**
Applicable Section(s)	**Requirements**	**Values**	**C / NC / NA / P**	**Relevant Criteria**
DC Zoning Map- 1/1/03		**Site Data:**		
	Lot:	**5, 6 & 802**		From owner's statement
	Square:	**358**		
Client provided information	**Site Area:**	**9,563 SF**		From Willes Mensch survey
DCMR 11 - dated Feb 2003		**Zoning Data:**		
DC Zoning Map- 1/1/03	**Zone:**	**C-2-B / Arts**		
DCMR- 720.6	Existing Use:			
	10th and V Streets, NW:	Church, roofing contractor, and vacant lot	**C**	From owner's statement
	Existing Gross Floor Areas:			
	Existing Church Building:		**Bays***	For projecting bays, obtain preliminary approval from Building Code review branch
	1st Floor-	1,675 GSF	62 SF	
	2nd Floor-	1,675 GSF	62 SF	
	3rd Floor-	1,675 GSF	62 SF	
	4th Floor-	258 GSF (assumed)	62 SF	
	5th Floor-	NA		
	6th Floor-	NA		
	Total	**5,283 GSF**	**248 SF**	
	Proposed Gross Floor Areas:			
	Proposed Building:		**Bays***	10th: 31 LF x 4' = 124 SF/Floor; V Street: 51 LF x 4' = 204 SF/Floor
	Terrace level	0 GSF	NA	Cellar level does not count towards GFA.
	1st Floor-	5,973 GSF	78 SF	
	2nd Floor-	5,973 GSF	78 SF	
	3rd Floor-	6,879 GSF	158 SF	
	4th Floor-	5,973 GSF	78 SF	
	5th Floor-	5,642 GSF	76 SF	
	6th Floor-	4,448 GSF	429 SF	
	Penthouse lofts-	0 GSF	300 SF	
	Total-	**34,888 GSF**	**1,197 SF**	
	Grand total-	**40,171 GSF**	**1,445 SF**	
DCMR- 770.1	**Allowable Building Height:**	**65 feet - no limit in the number of stories**		
	Existing-	**67.07 feet**		From Willes Mensch survey
	Proposed-	**64.5 feet**		Measured to highest point of roof or parapet.
DCMR- 771.2	**FAR:**			
	Residential Use-	**3.5**	**C**	R-2 residential
	Bonus-	**0.5 (38,252 GSF)**	**C**	Arts Overlay District - a building that included 3.0 or more FAR devoted to residential
	Bonus-	**0.5**	**C**	Arts Overlay District - for each 1 SF of "Below Market Housing" receive 3 SF bonus
	Maximum permitted-	**4.5 (43,033 GSF)**	**C**	4,781 GSF / 3 = 1,594 GSF of BMR
	Proposed-	**4.2 (40,171 GSF)**	**C**	1,919 GSF / 3 = 640 GSF of BMR

Abbreviations:
C- Conforming
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17323
EXHIBIT NO. 11

BZA
10/31/2005
17323
EAST

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DCMR- 772.1	**Lot occupancy:**	**80% - Residential use**		7,650 GSF
DCMR- 771.2	**Allowable Building Area:**			
	Maximum allowable building area-	**43,033 GSF**	**C**	4.5 x 9,563
	Proposed area-	**40,171 GSF**	**C**	
	Existing total building area-	**1,675 GSF**		
	Total allowable building footprint based on lot occupancy-	**7,650 GSF**	**C**	Lot occupancy: 80% x 9,563 (most restrictive)
	Proposed footprint-	**7,648 GSF**	**C**	
	Total building footprint based on rear yard setback-		**NA**	
DCMR- 773.3	**Residential Recreation:**			**Net area has been used in the past to calculate the RRA. May be reduced by application to BZA.**
	Required-	**15% of net residential area**	NC	
	Provided-	**638 GSF**	NC	
DCMR- 774.1	**Rear Yard:**	**15' minimum depth**		See DCMR 774.7. Building "front" shall be V Street.
DCMR- 774.7	Required - Above 20'-	**15'**	**C**	Measured from the rear lot line. New construction would be conforming.
	Existing:	**0.0'**	NC	
DCMR-774.2	**Waiver of rear yard setback:**			The Board of Zoning Adjustment may waive the rear yard requirements pertaining to the C-2-B zone provided that the standards set forth in 774.3 through 774.6 are met.
DCMR- 775.5	**Side yard:**	**Not required / provided**		But if provided must be 2" wide for each foot of height of building, but not less than six feet (6 feet)
	Proposed addition-			
DCMR- 776.1	**Courts:**			
DCMR- 776.3	Required width-	**15' minimum**	**C**	
DCMR- 776.4	Area of closed court-	**350 sf minimum**	**C**	Area shall be twice the square of the width of the court.
DCMR- 777 / 411	**Roof Structures:**			
DCMR- 411.3	Single enclosure-		**C**	Shall be a single penthouse structure or linked to create a single structure.
DCMR- 411.5	Enclosing walls-		NC	Shall be of equal height and setback from the edge of the building by a distance equal to its height.
DCMR- 411.8	Area determined by roof area-	**1,483 GSF**	**NA**	Shall not exceed 1/3 of the total roof area. (4,450 roof x .33) (most restrictive)
	Area determined by GFA-	**3,515 GSF**	**C**	Shall not exceed 0.37 FAR = 3,515 GSF
	Proposed penthouse-	**1,825 GSF**	**C**	
DCMR- 2100.1	**Parking:**			Area does not count in GFA since it is "cellar" space.
DCMR- 2100.5	Existing-	**0 spaces**	**C**	BZA waiver per DCMR 2100.5 due to historic landmark status
DCMR- 2101.1	Req'd-	**15 spaces**	**C**	1 for each 3 dwelling units - (approximately 43 units are proposed)
	Provided-	**19 spaces**	**C**	6 conforming spaces provided
DCMR- 2115.1	Size of spaces-	**9ft wide x 19ft long**		
DCMR- 2115.5	Vertical clearance-	**6'-6" minimum**	**C**	
DCMR- 2117.4	Alley width-	**10ft minimum**	**C**	
DCMR- 2117.5	Aisle width-	**20ft minimum**	**C**	For 90 deg. Parking
DCMR- 2117.8(a)	Driveway grade-	**12% maximum**	NC	Proposed 20% grade
DCMR- 2117.8(c)(2)	Driveway width-	**14ft minimum**	**C**	For two-way circulation

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DCMR- 2201.1	**Loading Requirements:**			
	Req'd-	**0**	**NA**	
	Existing / provided-	**0**	**NA**	Required with 50 or more units
DCMR12- 3202	**Projections:**			
DCMR12- 3202.7.1	Limitation based on street width-	**10ft on 80ft street, 12ft on 85ft street**		Clear space from outer edge of curb to projection
DCMR12- 3202.7.2	Clearance-	**8"**	**C**	Between projection and extended party lines
DCMR12- 3202.9.1	Areaways-			
DCMR12- 3202.9.1.2	Enclosure height-	**Limited to grade**	**C**	Except for 8" coping and railing
DCMR12- 3202.9.1.3	Projection-	**4 ft**	**NC**	In C district. 6.5ft if R district.
DCMR12- 3202.9.1.4	Railing-	**42" - 48"**	**C**	
DCMR12- 3202.10	Bay windows / Balconies-			
DCMR12- 3202.10.1.1	Alley location-	**Not Permitted**	**C**	
DCMR12- 3202.10.1.2	Restriction based on zoning-	**Not Permitted in C district**	**NC**	
DCMR12- 3202.10.2 and 3202.10.3	Projection-	**4'**	**C**	Projection: 3' for streets width 60-70 ft, and 4' for streets > 70 ft.
		Width: 10th Street - 31ft and V Street - 51ft.		Width: 13 feet plus 6" for every foot of building in excess of 24 feet.
DCMR12- 3202.10.7	Pilasters-	**4" projection, 8" at base**	**C**	Not to exceed 5ft wide
DCMR12- 3202.10.8	Bases, water tables and sills-	**8" projection**	**C**	Not more than 4ft above grade
DCMR12- 3202.10.9	Belt courses, cornices and roof overhangs-	**8" projection, 60" for cornice and overhangs**	**C**	Unlimited length and height
DCMR12- 3202.11.3	Steps and ramps-	**10' projection**	**C**	On parked streets
DCMR12- 3202.12.2	Canopies-	**5' projection**	**C**	8' height clearance, may project beyond 5' if approved by code official
DCMR- 2503.1	**Structures in Req'd Open Spaces:**			
DCMR- 2503.2	May occupy yard-	**If not > 4 ft above grade**	**C**	

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