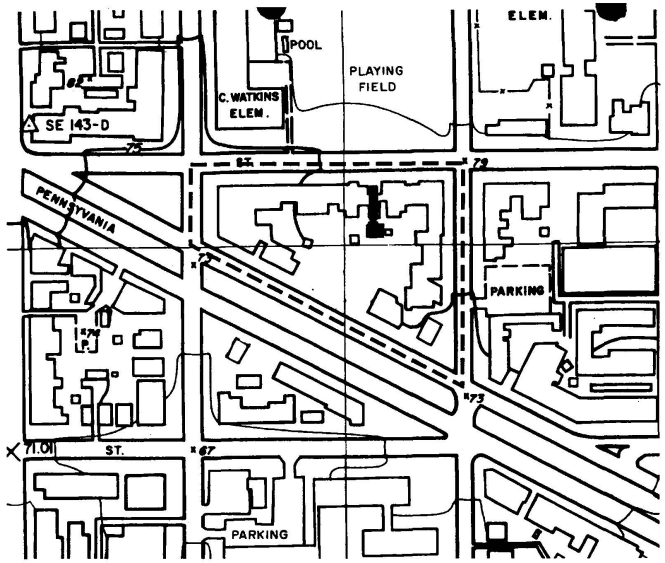
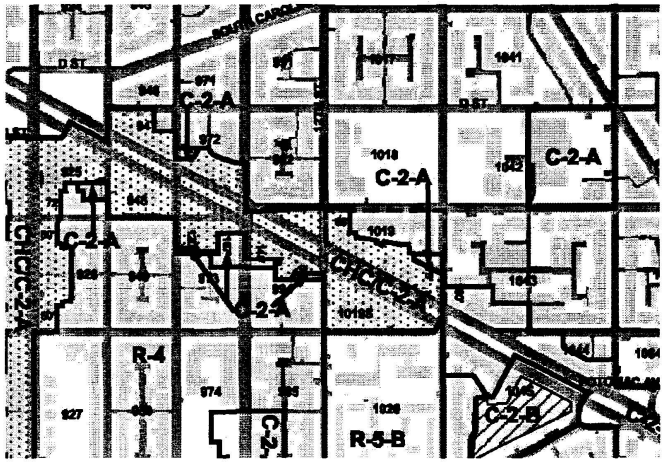


1 KEY PLAN

NTS



2 PARTIAL ZONING MAP OF THE DISTRICT OF COLUMBIA - MAP 11

NTS

DRAWING INDEX			
SHEET	DESCRIPTION	DATE ISSUED	DATE REVISED
A-01	COVER SHEET	02/10/05	03/15/05
A-02.1	EXISTING SURVEY	02/10/05	
A-02.2	PROPOSED FOOTPRINT	02/10/05	
A-03.1	ZONING ANALYSIS AND DIAGRAM	02/10/05	03/15/05
A-03.2	ZONING DIAGRAMS	02/10/05	03/15/05
A-03.3	ZONING DIAGRAMS	02/10/05	
A-04.1	PROPOSED PLANS	02/10/05	
A-05.1	PROPOSED STREET ELEVATION AND SITE SECTION	02/10/05	
A-05.2	PROPOSED ELEVATIONS	02/10/05	
A-06.1	SITE DOCUMENTATION (PHOTOS) - SEE ATTACHED	02/10/05	

ZONING SUBMISSION

SQUARE 1019, LOT 816

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BZA
CASE No. 17331
EXHIBIT No. 4

A-01

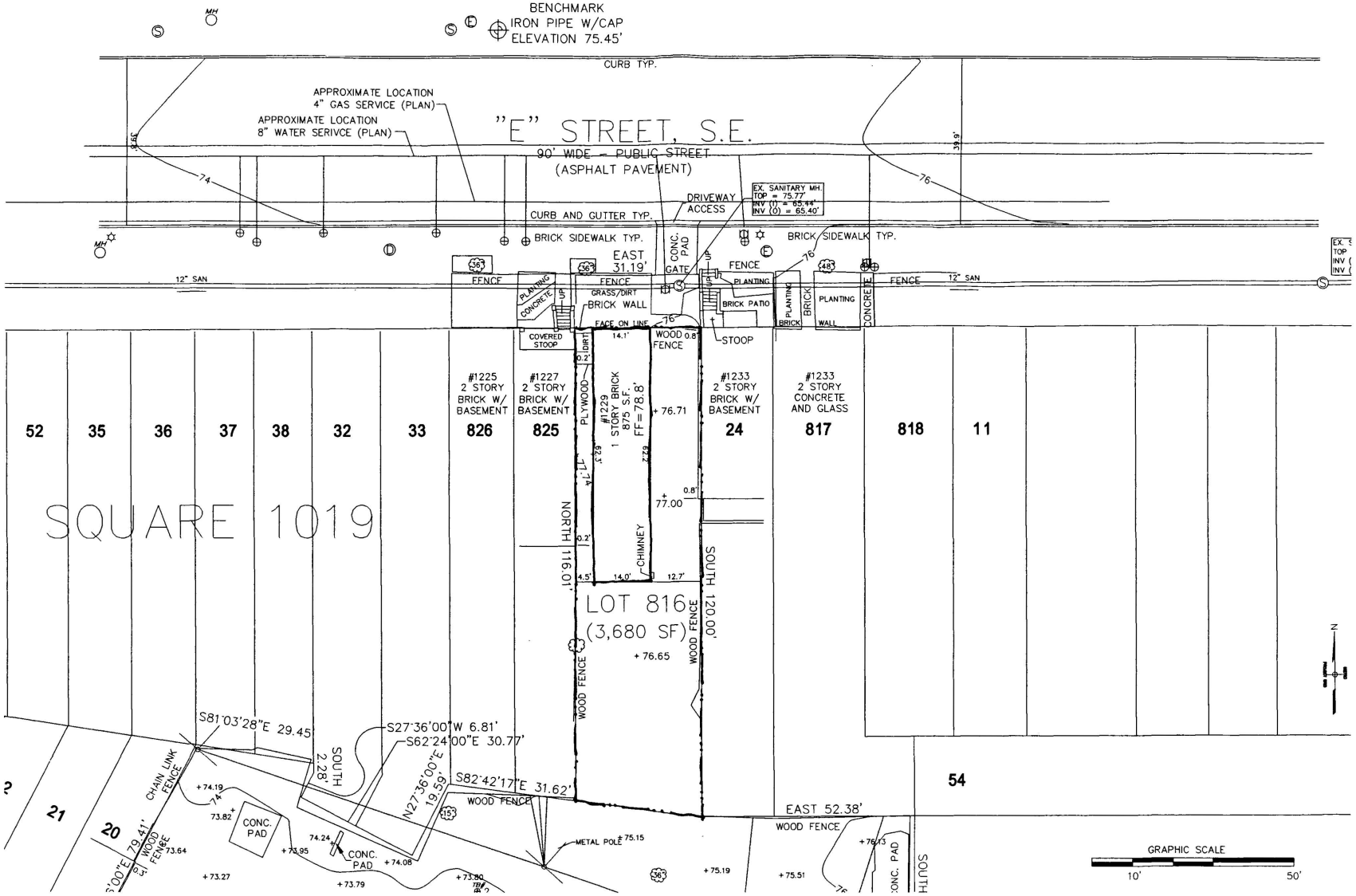
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1229 E STREET, S.E.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17331
EXHIBIT NO. 4



1 SITE SURVEY

1" = 80-0"

NOTE: SITE SURVEY INFORMATION PROVIDED BY
VIKA INCORPORATED
8180 GREENSBORO DRIVE STE 200
MC LEAN, VA 22102
(703) 442-7800

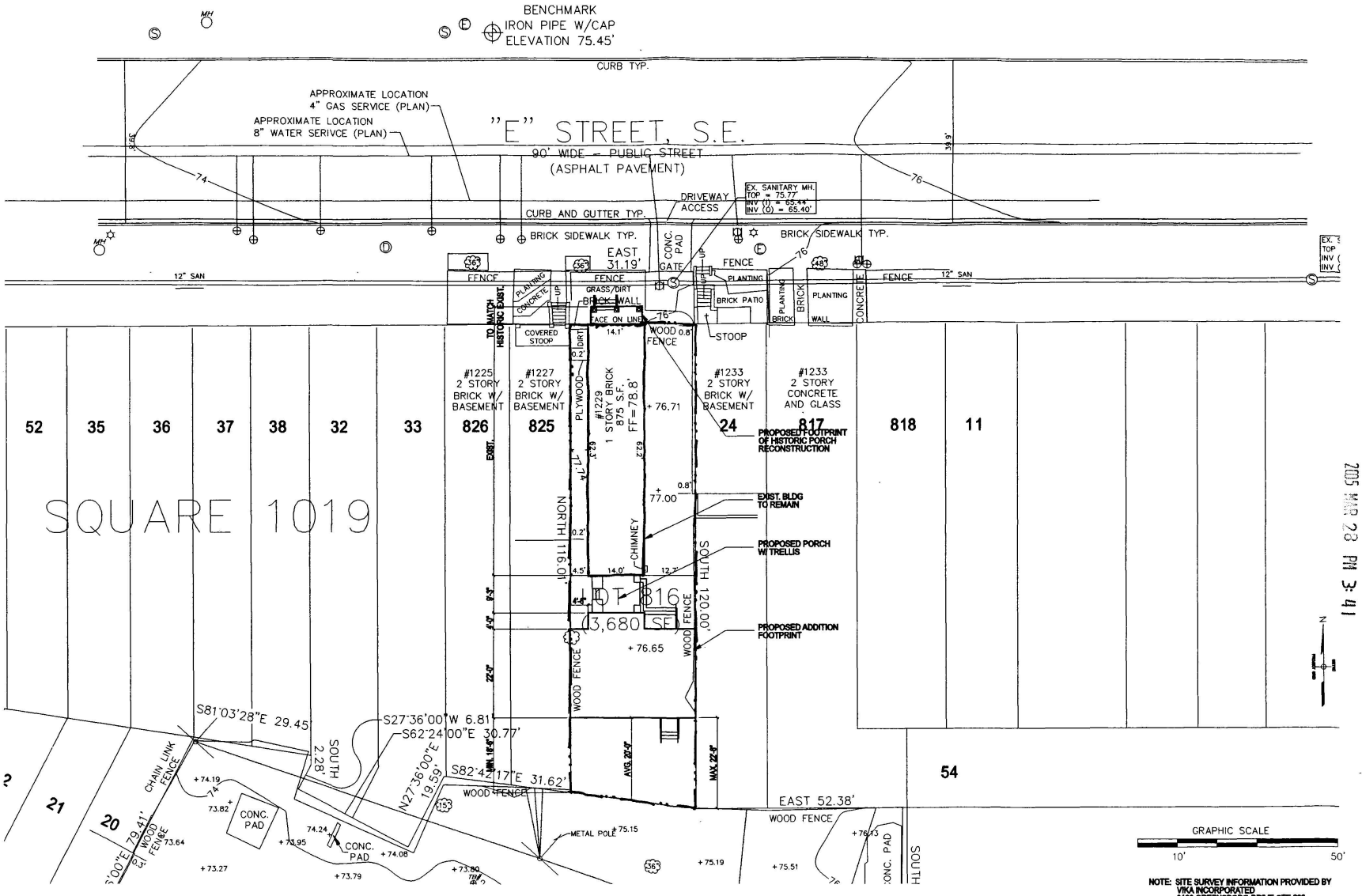
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MC LEAN, VA 22102
(703) 442-7800

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1 PROPOSED FOOTPRINT
1" = 80'-0"

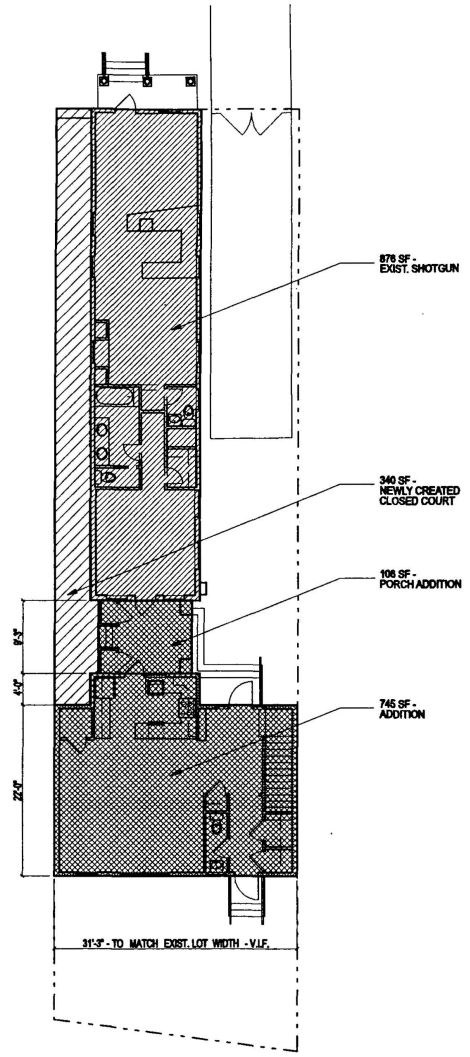
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1 PROPOSED LOT OCCUPANCY

1/16" = 1'-0"

GROSS OCCUPANCY: 1,727 (BLDG) + 340 (COURT) = 2,067 SF
PERCENT OCCUPANCY: 2,067/3,680 = 56%
PERMITTED OCCUPANCY: 60%

Zoning Analysis

Torti Gallas and Partners

Zoning: R-4
Surveyed Lot Area: 3,680 sf
Square: 1019
Lot: 816

	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
F.A.R.	402.4	no limit	0.84
Lot Occupancy	403.2	60% - Flat	876+106+745 + 340 (area of open court) 2, 067 / 3,680 = 56%
Allowable Development Footprint		3,680 x .60 = 2,208 sf	876 + 106 + 745 = 1,727 sf
Allowable Building Area		no limit	876 (1st Flr - Shotgun) 106 (1st Flr - Hyphen) 745 (1st Flr - Addition) 745 (2nd Flr - Addition) + 630 (3rd Flr - Addition) 3,102 sf
Building Height	400.1	40 ft	33 ft
		3 Stories	2 1/2 Stories
Lot Area & Width	401.3	1,800 sf 18 ft min. wide	3,680 sf - EXISTING CONDITION 31.19 ft - EXISTING CONDITION
Rear Yard	404.1	20 ft	20 ft average
Side Yard	405.9	N/A unless Provided 8 ft min.	none provided
Side Yard	405.3	Free standing sides not sharing a common division wall shall provide a side yard	none provided SECTION 223 RELIEF REQ'D
Open Court	406.1	Min. Width: 4" per ft of height min. 10 feet	4.1 feet - Proposed Open Court SECTION 223 RELIEF REQ'D
Nonconforming Structures dedicated to Conforming Uses	2001.3.a	Additions may be made, provided they conform to lot occupancy requirements	Addition does not conform to court requirements, see above. SECTION 223 RELIEF REQ'D
Dwelling Units			2 units
Parking Requirement	2101.1	Residential: .50 space per D.U. .50 x 2 =1 space	1 Residential Space Provided

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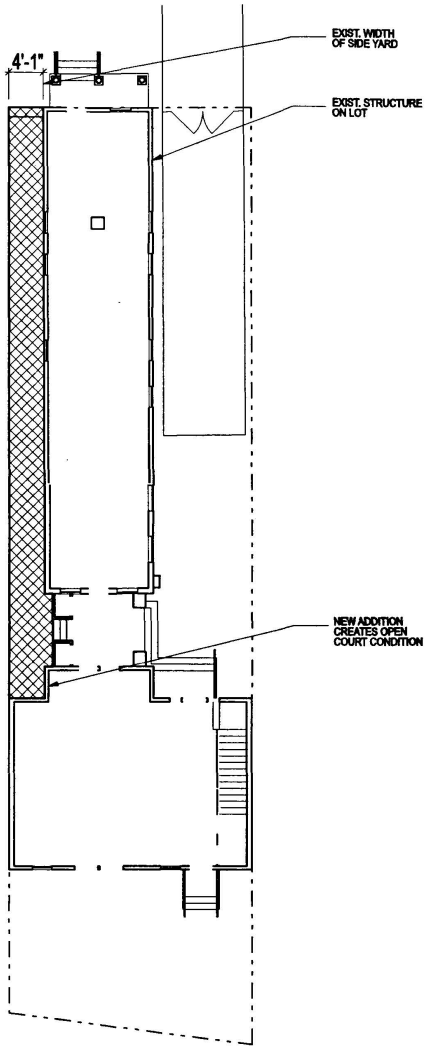
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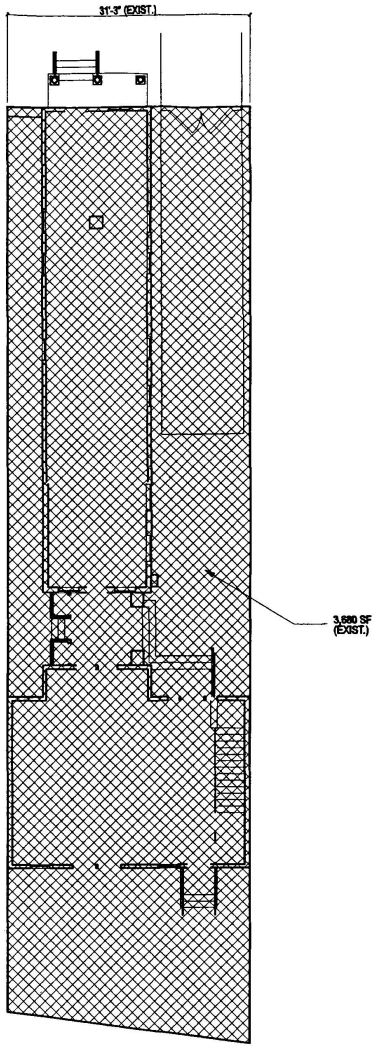
1229 E STREET, S.E.



1 OPEN COURT

1/16" = 1'-0"

PERMITTED WIDTH: MIN. 6'-0"
PROVIDED WIDTH: 4'-1" (EXIST.)

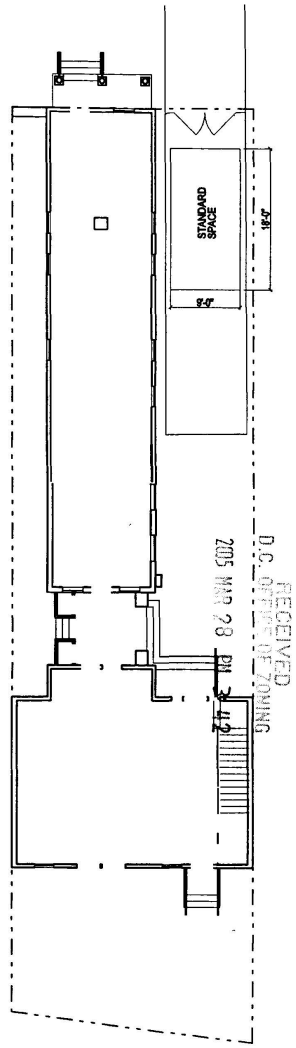


2 LOT AREA AND WIDTH

1/16" = 1'-0"

REQUIRED AREA: MIN. 3000 SF
PROVIDED AREA: 3,680 SF (EXIST.)

REQUIRED WIDTH: MIN. 30 FT
PROVIDED WIDTH: 31.19 FT (EXIST.)



3 PARKING PROVISIONS

1/16" = 1'-0"

REQUIRED SPACES: 1/2 D.U.
PROVIDED D.U.: 2
PROVIDED SPACES: 1

A-03.2

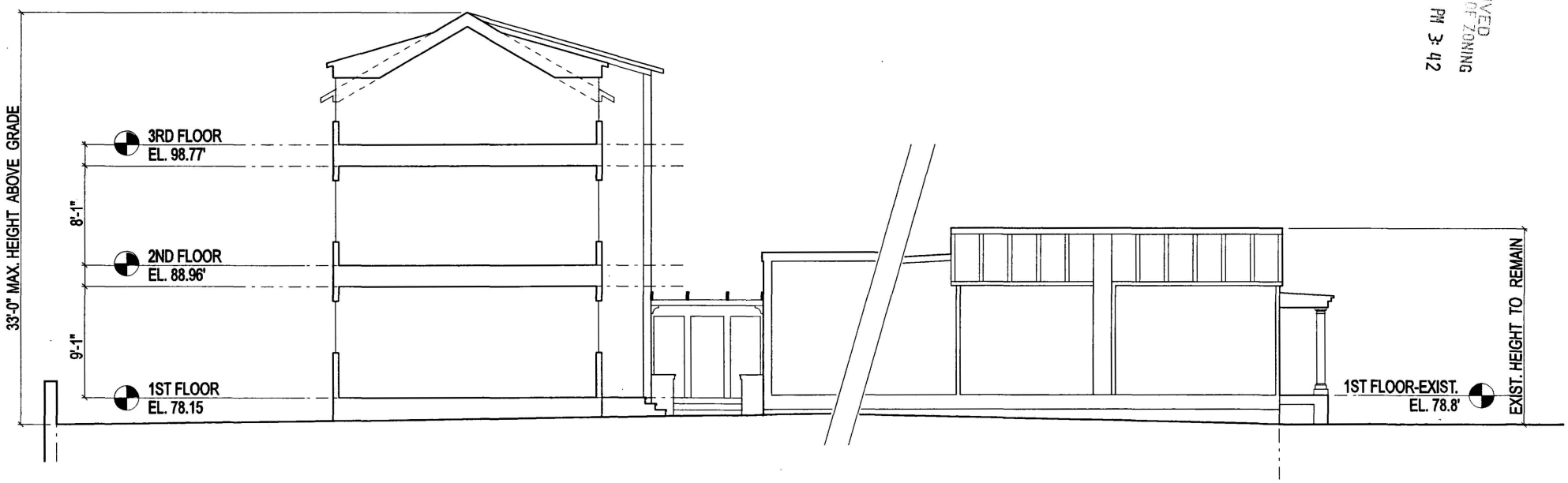
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1 BUILDING HEIGHT

1/8" = 1'-0"

PERMITTED HEIGHT: MAX. 35 FT
PROVIDED HEIGHT: MAX. 33 FT

A-03.3

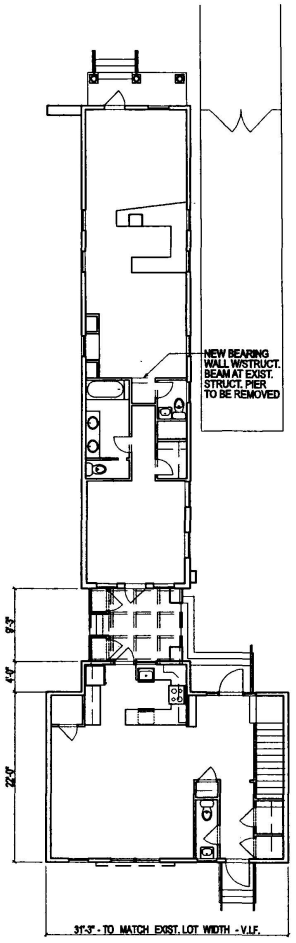
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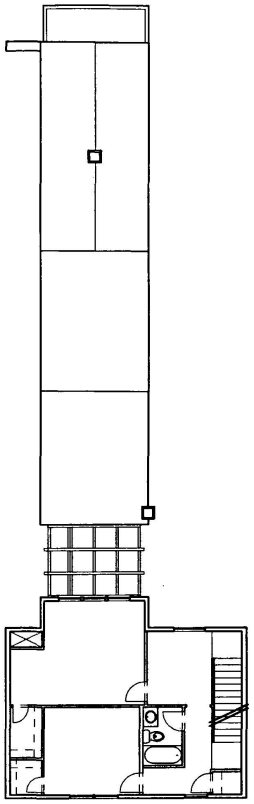
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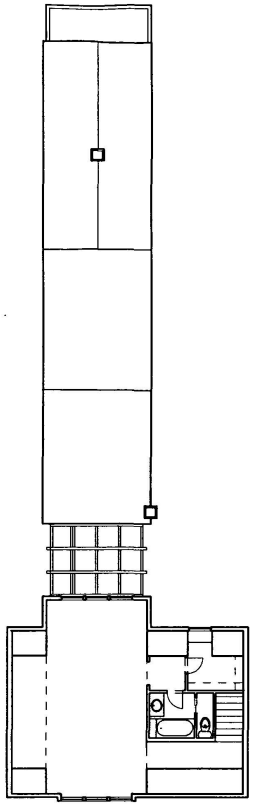
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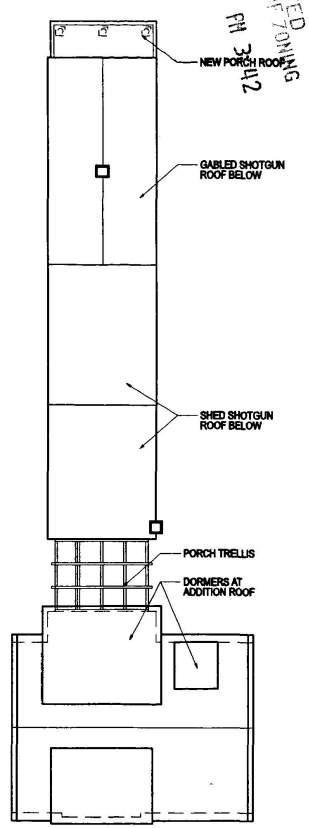
1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
1/16" = 1'-0"



4 PROPOSED ROOF PLAN
1/16" = 1'-0"

A-04.1

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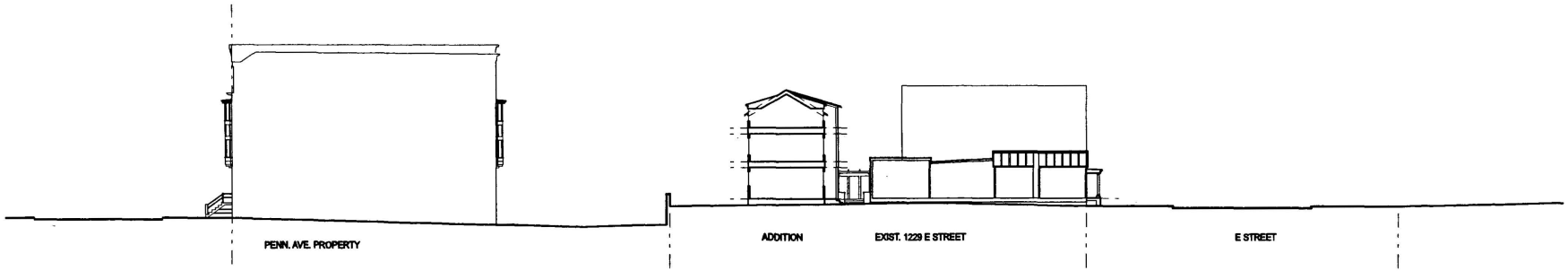
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1 PROPOSED E STREET ELEVATION

1/32" = 1'-0"



2 PROPOSED SITE SECTION

1/32" = 1'-0"

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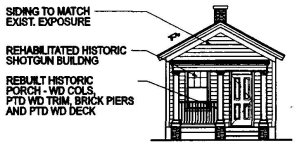
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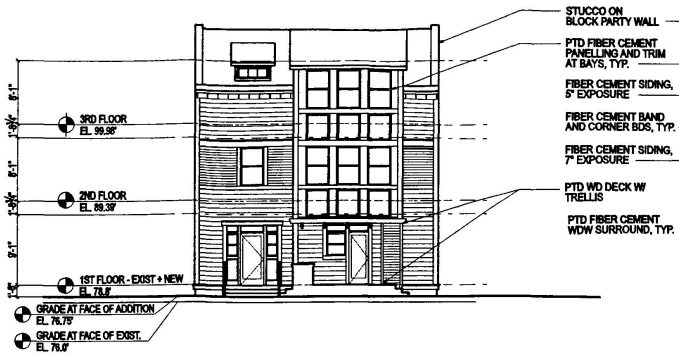
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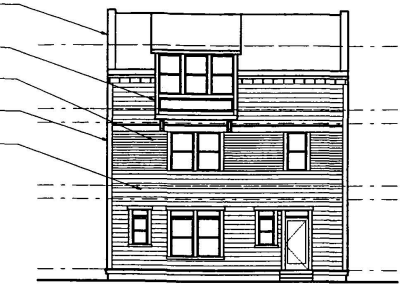
1 PROPOSED PRIMARY E STREET ELVATION

1/16" = 1'-0"



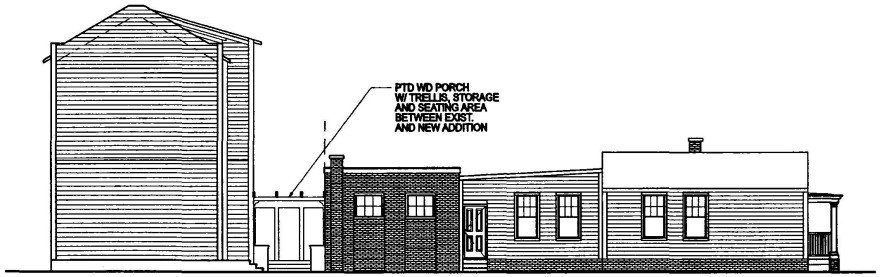
2 PROPOSED SECONDARY E STREET ELEVATION

1/16" = 1'-0"



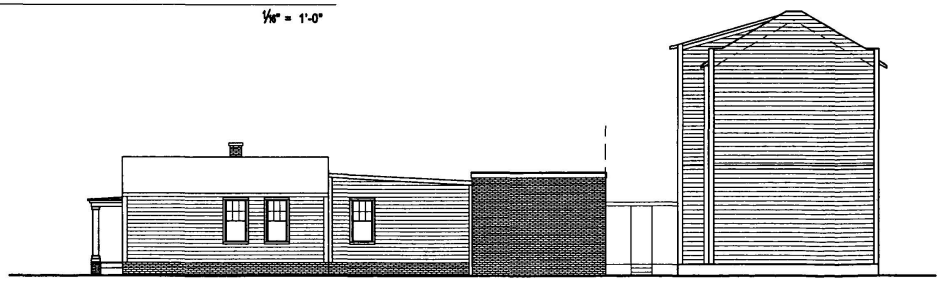
3 PROPOSED REAR ELEVATION

1/16" = 1'-0"



4 PROPOSED WEST (SIDE) ELEVATION

1/16" = 1'-0"



5 PROPOSED EAST (SIDE) ELEVATION

1/16" = 1'-0"

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