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3701 14th St NW

BZA Prehearing Statement

09 February 2016

Prepared for:

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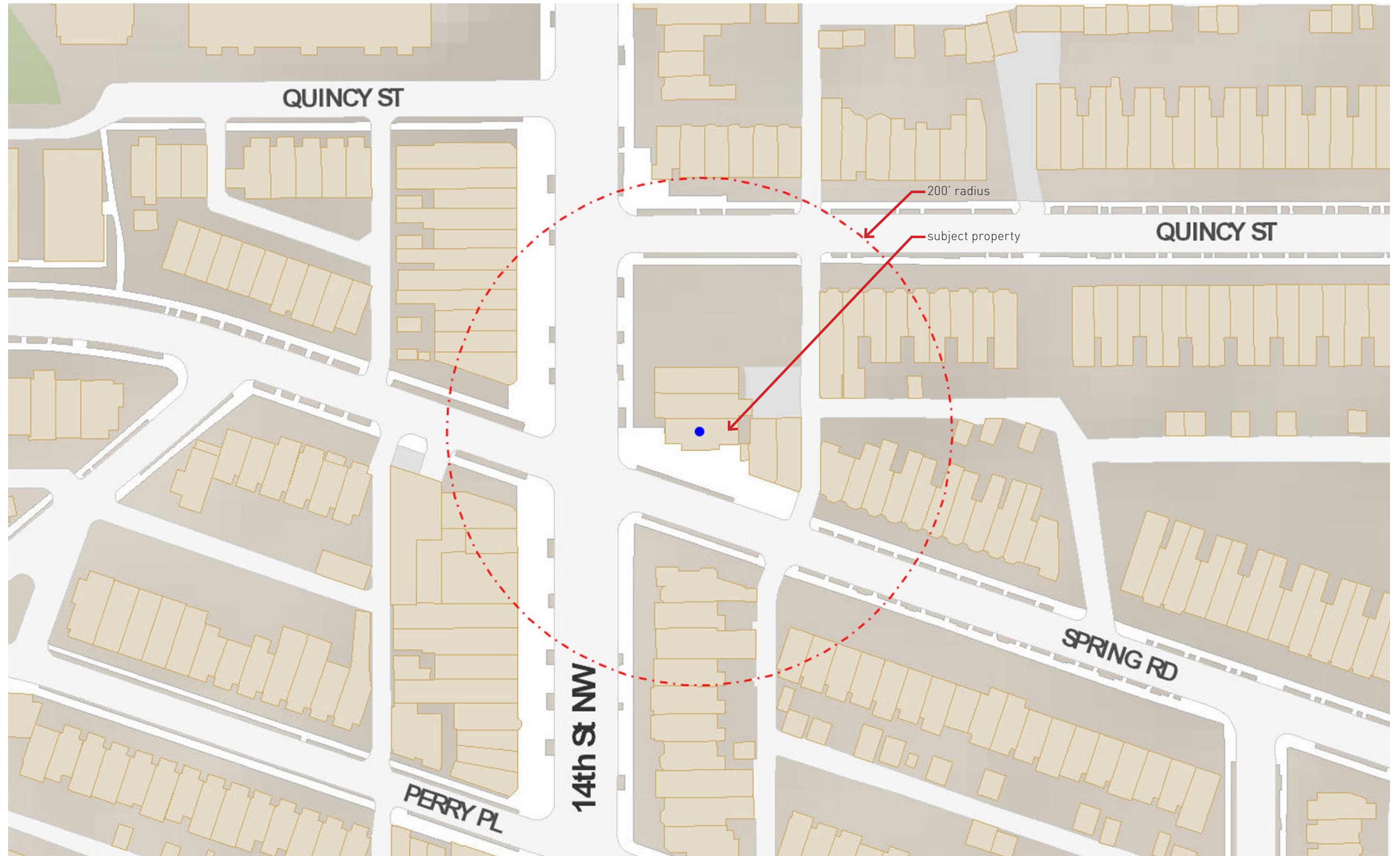
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Board of Zoning Adjustment
District of Columbia
CASE NO.19088
EXHIBIT NO.40

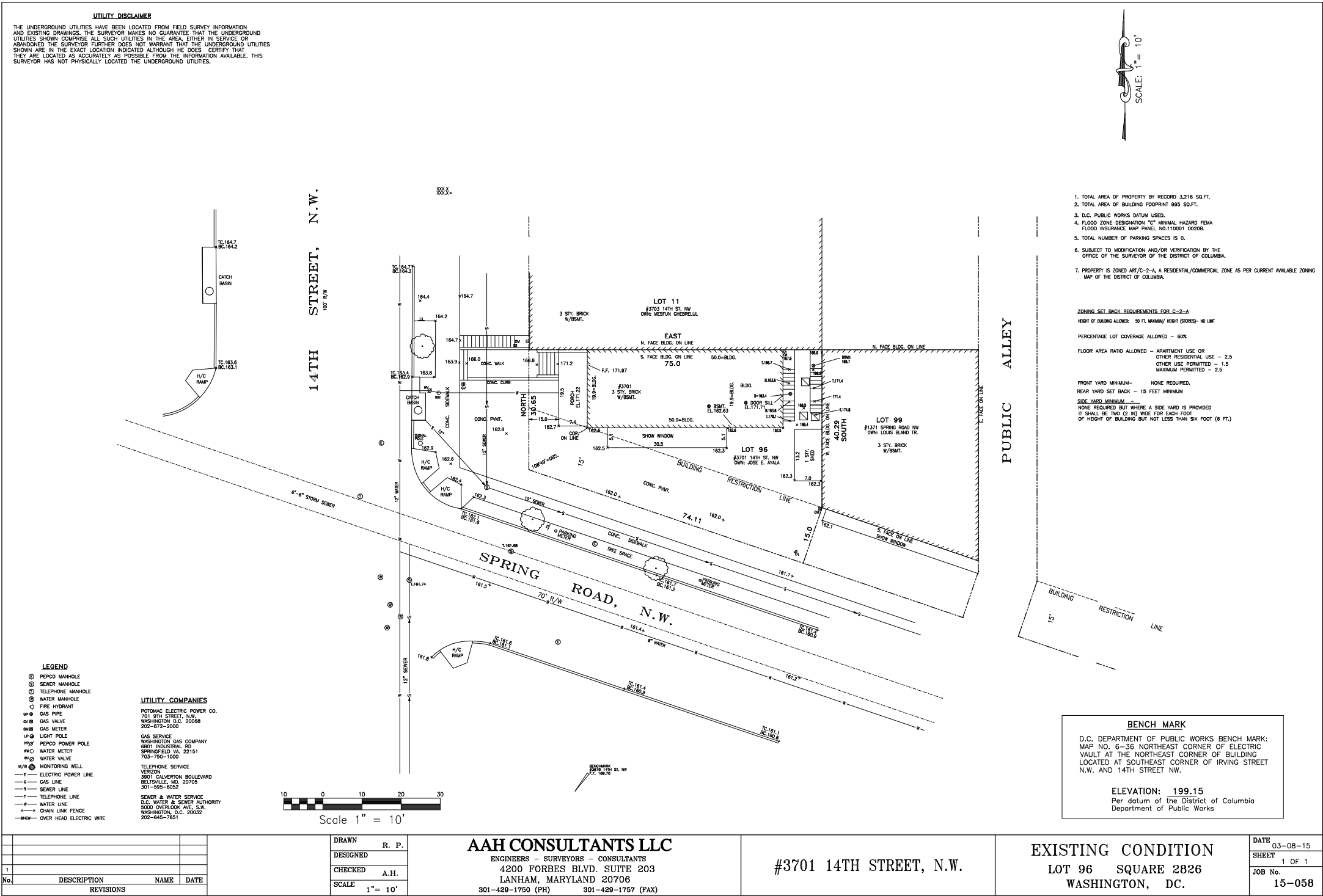


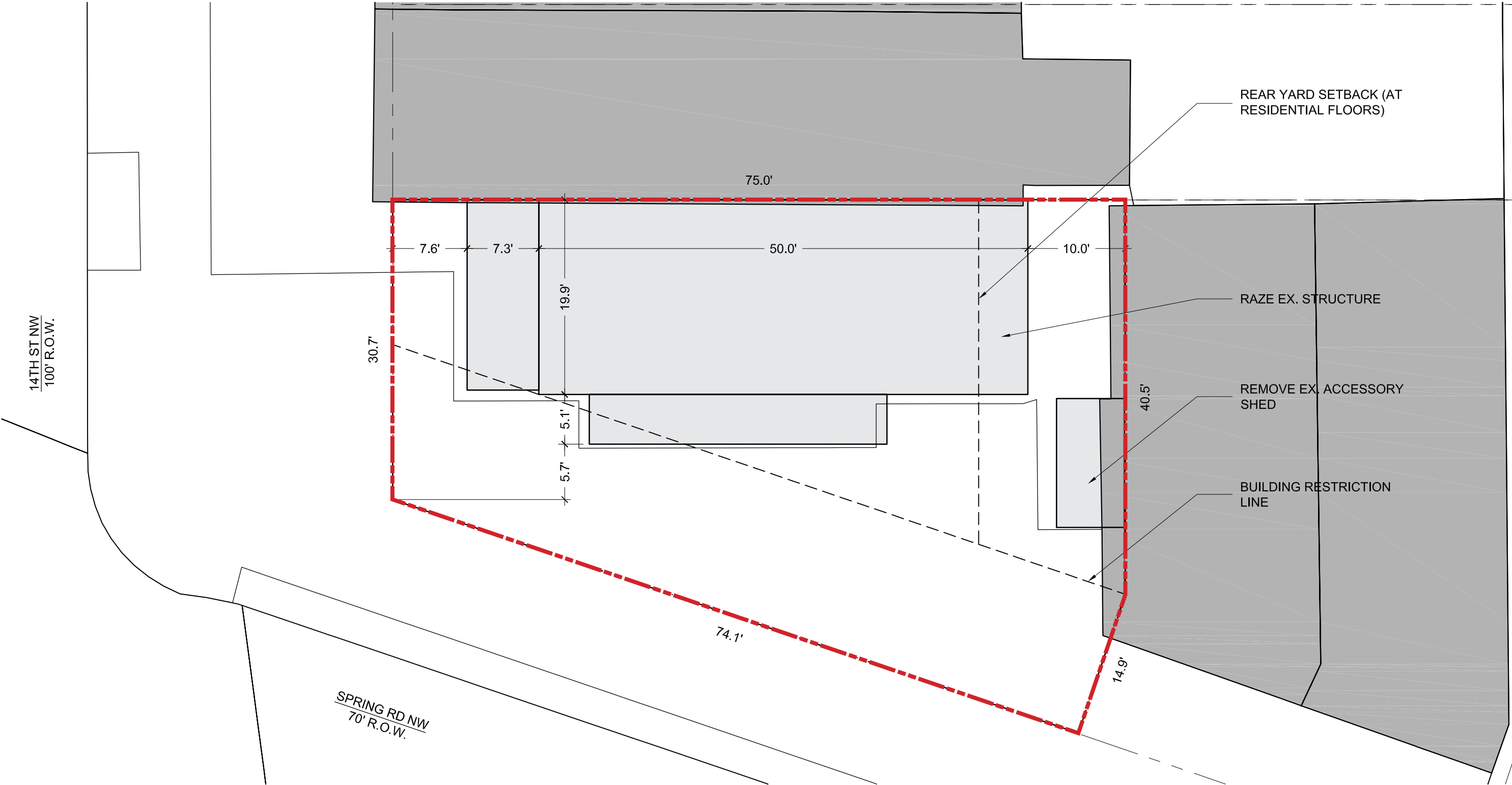


subject property









ZONING SUMMARY				
ADDRESS	3701 14th St NW			
SQUARE	2826			
LOT	96			
SITE AREA (sf)	3,215 sf			
ZONE	C-2-A			
OVERLAY	N/A			
HISTORIC DISTRICT	N/A			
EXISTING USE:	MIXED USE (COMMERCIAL RESIDENTIAL)			
PROPOSED USE:	MIXED USE (COMMERCIAL RESIDENTIAL)			
	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	770.1	30' +/-	50'	50'
MAX. BUILDING HEIGHT (STORIES)	770.1	3	N/L	4
MAX. FAR (RESIDENTIAL)	771.2		2.5 [8,035]	1.86 [8,035]
MAX. FAR (OTHER)	771.2		1.5 [4,822]	0.64 [2,065]
MAX. FAR (TOTAL)	771.2		2.5 [8,037]	2.50 [8,035]
MAX. LOT OCCUPANCY	772.1	34% [1,086 SF]	100% / 60%	100% / 62%
MIN YARD REQ'TS - REAR (FT)	774.1		15'	0'
MIN YARD REQ'TS - SIDE (FT)	775.5		2" / 1' Ht, 6' MIN. [1]	N/A
COURT - NON RES. - OPEN / WIDTH (FT)	776.1		3" / 1' Ht, 12' MIN.	N/A
COURT - NON RES. - CLOSED / AREA (SF)	776.2		2[WD²], >250sf	N/A
COURT - RES. - OPEN / WIDTH (FT)	776.3		4" / 1' Ht, 15' MIN.	N/A
COURT - RES. - CLOSED / AREA (SF)	776.4		2[WD²], >350sf	N/A
GAR	3401.2		0.30	0.32 [2]
PARKING (NO. OF SPACES)	2101.1	0	1 per 2 D.U. [3 REQ'D]	0
NOTES:				
1. If provided				
2. GAR calculation is preliminary and may vary as the project is design is developed				

