

Paulist Fathers Residence & Mission House				
3025 4th St. NE, Washington, DC				
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DC Zoning Map-9/6/16	<u>Site Data:</u>			
	Lots:	TBD		
	Square:	1027		
	Site Area:	35,247		minimum
DCMR 11 ZR16	<u>Zoning Data:</u>			
DC Zoning Map	Zone:	RA-1		
DCMR-11 U.405-410, U.201-202	Proposed Use:	Clerical Group Residence, w/ accessory dining & parking	C	per confirmation from Zoning Administrator
	FAR:			
DCMR-11 F.302.1	Max. permitted by right- Proposed-	0.90 0.65	C	31,722 SF GFA on 35,247 SF site 22,828 SF GFA
DCMR-11 F.303.1	Allowable Building Height: Proposed-	40' - 3 stories 37'-5" plus arch. embellishment	C	To midpoint of highest sloped roof, per §B.308.4
	Roof Structures:	Per Subtitle C Chapter 15	NA	No penthouse structure above roof
DCMR-11 F.303.2	Penthouse height-	12' max		
DCMR-11 C.1500.3	Use-	Any use allowable in RA-1 zone		
DCMR-11 C.1500.6	Single enclosure-	Single penthouse structure or linked to create a single structure.		
DCMR-11 C.1500.9	Enclosing walls-	May be of unequal hght for mechanical & habitable spaces		
DCMR-11 C.1500.11	Inclusionary zoning req-	Habitable PH space included for residential bldgs except for communal amenity space		
DCMR-11 C.1502.1	Setbacks-	1:1 from front/rear walls; 0.5:1 from side walls not adjoining another bldg; 1:1 from side walls bordering an open court		
DCMR-11 C.1503.1	FAR-	Included in max. FAR except for: mechanical space, communal rec space, habitable space <0.4 FAR		
DCMR-11 F.304.1	Lot occupancy: Proposed-	40% max. 30%	C	14,099 SF 10,716 SF
DCMR-11 F.305.1	Rear Yard: Required- Provided-	20' min. 20' min (south)	C	
DCMR-11 F.306.1	Side Yard: Required- Provided-	9'-5" min. 82'-2" min. (west) 53'-2" min. (east)	C C	3"/foot of height, 37'-5" max. height; 8' minimum
	Courts:			
DCMR-11 F.202.1	Required width, non-residential- Proposed width-	4"/height of court or 10' min. 17'	C	Narrowest open court: 24'-8" high

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 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19579
 EXHIBIT NO.85A

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	Parking:	Per Subtitle C Chapter 7		Primary use: Clerical Residence; additional accessory uses calculated for conservative parking count
DCMR-11 C.701.5	Required spaces - residential-	1 : 3 units in excess of 4		(15 - 4) units / 3 = 4 spaces
	Required spaces - chapel-	1 : 10 seats		941 SF @ 7 SF/seat = 134 seats = 13 spaces
	Required spaces - admin-	0.5 : 1,000 SF in excess of 3,000 SF		2673 SF < 3000 SF = 0 spaces
	Required spaces - college/univ-	2 per 3 teachers + 1 per 10 seats		4 teachers = 2 spaces + 18 seats = 2 spaces
DCMR-11 C.701.9	Shared parking-	Permitted between two uses		Chapel used only by residents, teachers resident
DCMR-11 C.702.1(c)(9)	Reduced parking-	50% reduction		0.1 mi. to G8-Priority Corridor Network Metrobus; non-RPP block
	Total required-	8 spaces (11 w/o shared spaces)		15 - 21 prior to Metrobus reduction
	Provided-	11 spaces min.	C	up to 18 under alternate plan
	Bicycle Parking:	Per Subtitle C Chapter 8		Primary use: Clerical Residence; additional accessory uses calculated for conservative parking count
DCMR-11 C.802.1	Residential required-	1 : 3 units long term; 1 : 20 units short term		15 units: 5 long term; 1 short term required
	Chapel required-	None required		1,140 SF non-residential use < 4,000 SF GFA
	Administrative required-	None required		3,861 SF non-residential use < 4,000 SF GFA
	Provided-	10 long term, 2 short term	C	
	Loading Requirements:	Per Subtitle C Chapter 9		
DCMR-11 C.901.1	Residential required-	None	C	<50 units
	Institutional required-	None	C	<30,000 SF GFA
	Admin required-	None	C	<20,000 SF GFA
	Inclusionary Zoning:			
DCMR-11 C.1001	Applicability-	Not applicable	NA	No rental/for-sale residential units, no applicable PH habitable space

The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia zoning officials.

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