



# WARD 3 SHORT TERM FAMILY HOUSING

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3320 IDAHO AVE NW, WASHINGTON, DC



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JANUARY 4, 2017  
Board of Zoning Adjustment  
District of Columbia  
CASE NO.19450  
EXHIBIT NO.7



# WARD 3 SHORT TERM FAMILY HOUSING

3320 IDAHO AVE NW, WASHINGTON, DC

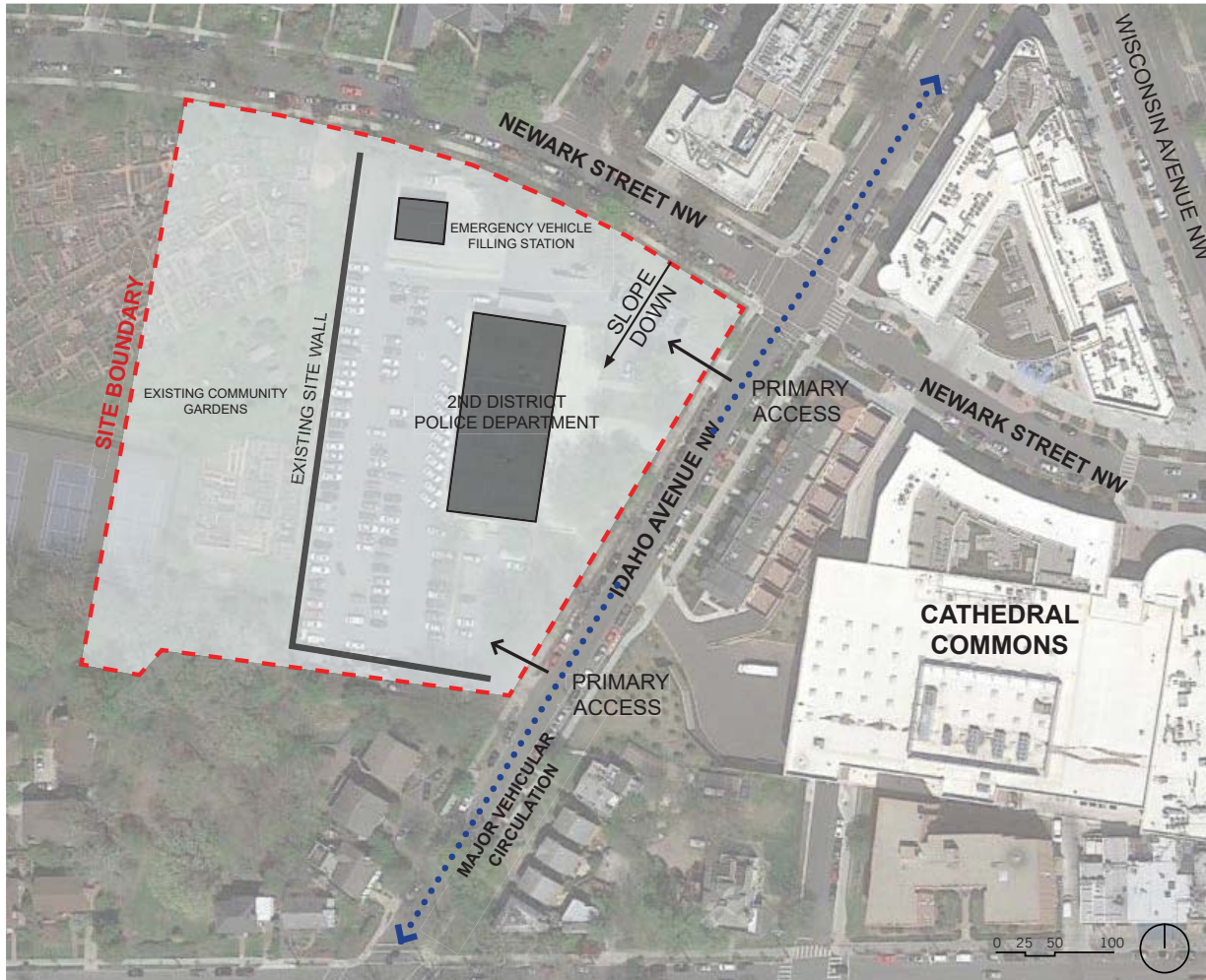
G0.00	DRAWING INDEX
G0.01	SITE LOCATION + ZONING
G0.02	SITE CONTEXT
G0.03	ZONING ANALYSIS
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A2.04	NORTH ELEVATION
A3.01	RENDERING



# WARD 3 SHORT TERM FAMILY HOUSING

3320 IDAHO AVE NW, WASHINGTON, DC

LOCATION: 3320 IDAHO AVE NW  
SQUARE: 1818  
LOT: 849  
ZONE: RA-1  
SITE AREA: 200,965 SQFT

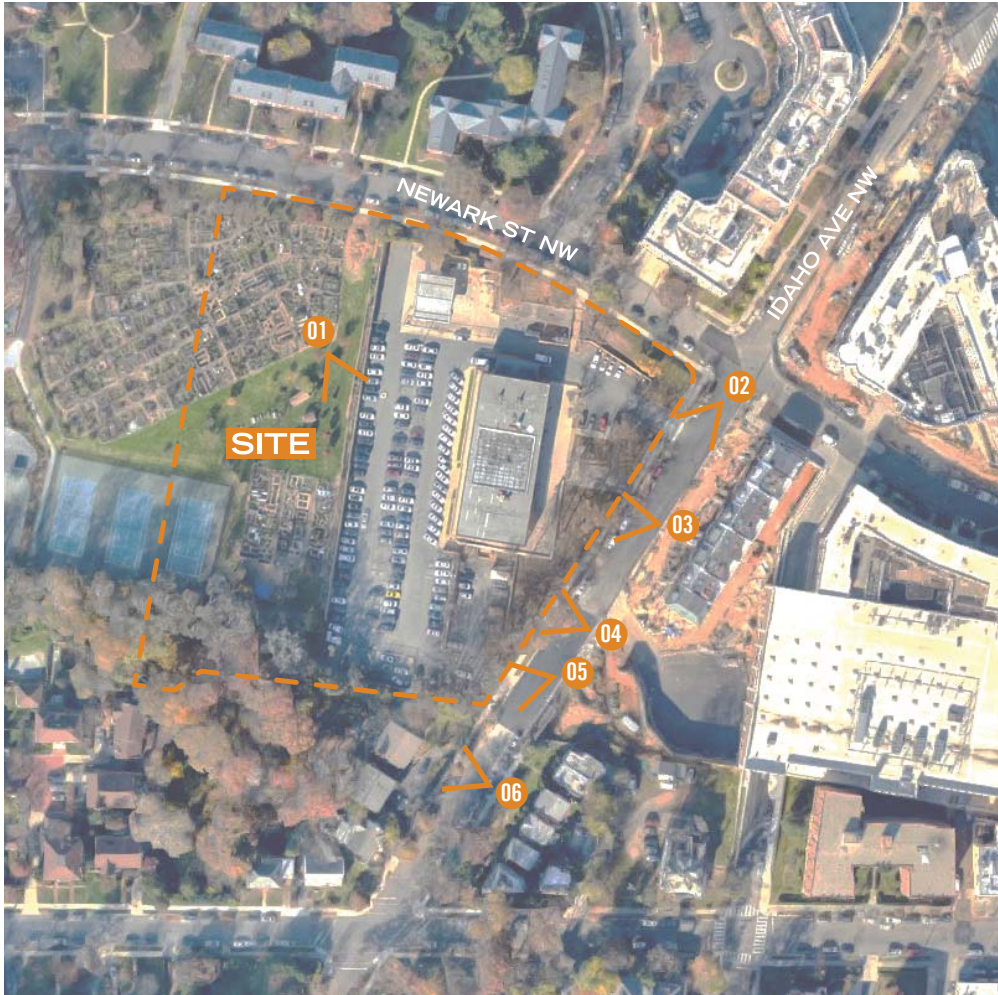




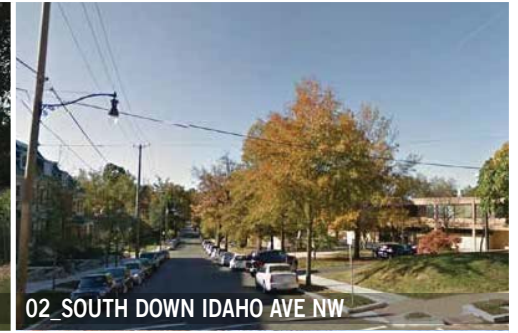


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01 SITE FROM COMMUNITY GARDENS



02 SOUTH DOWN IDAHO AVE NW



03 2D MUNICIPAL POLICE DEPARTMENT



04 SITE ACROSS FROM IDAHO AVE NW



05 SITE ACROSS DOWN IDAHO AVE NW



06 NEIGHBORING BUILDINGS



# WARD 3 SHORT TERM FAMILY HOUSING

3320 IDAHO AVE NW, WASHINGTON, DC

## EXISTING SITE SUMMARY

Location: 3320 Idaho Ave NW, Washington, DC 20016  
 Description: New Construction  
 Ward/ANC: 3/3C  
 SSL: Square 1818, Lot 849  
 Site Area: 200,965 sqft (recorded)  
 Zone: RA-1

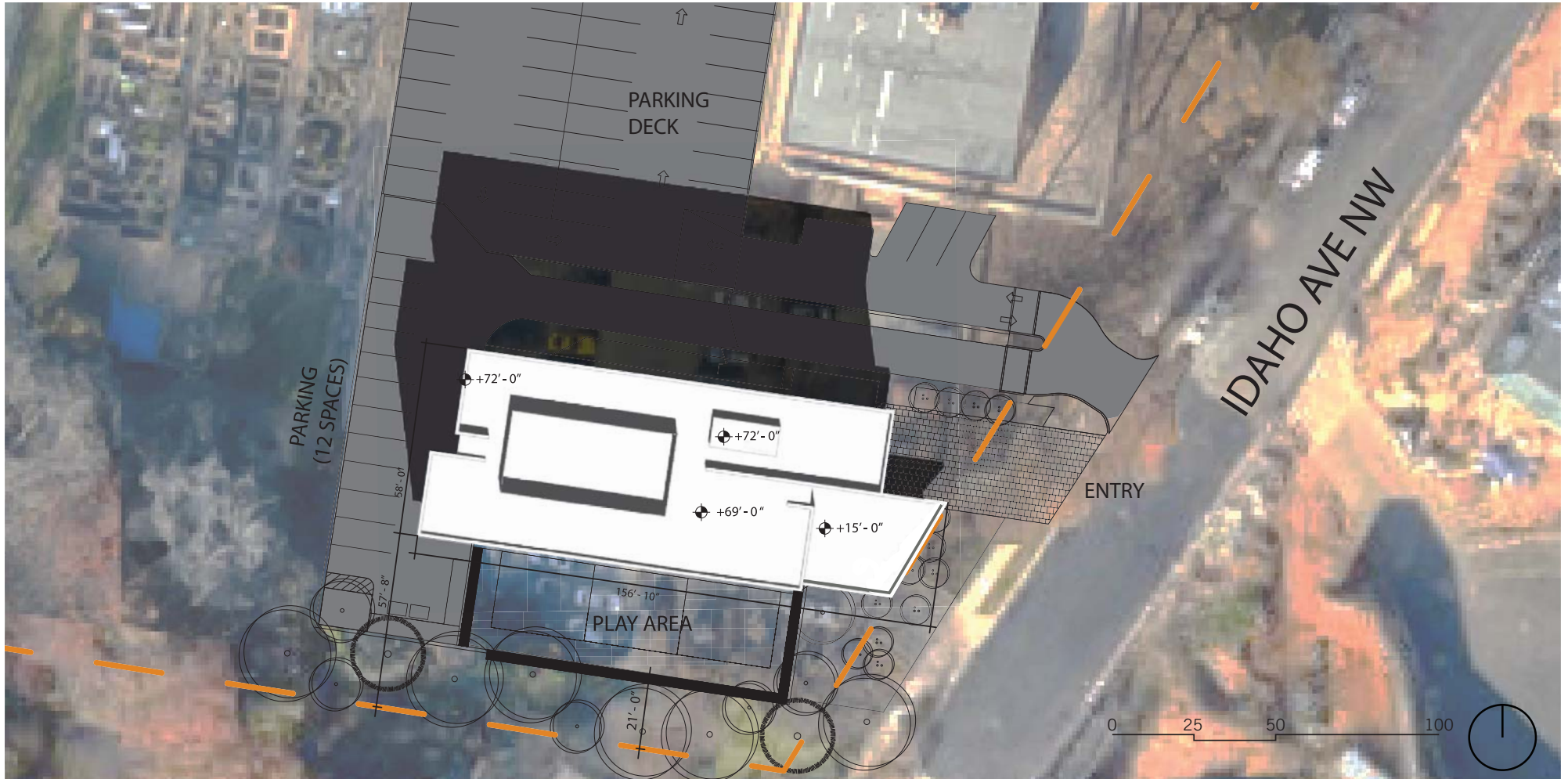
## ZONING DATA

	Allowed/Required	Actual	Relief Requested
<b>Use</b>	Subtitle F 100.1 - Urban residential development and compatible institutional and semi-public buildings. Subtitle F 300.1(b) - Permits construction of institutional and semi-public buildings. Subtitle U 420.1(f) - Emergency shelter permitted as a special exception in RA zone.		
<b>FAR</b>	.9 / 180,656.5 sqft	.65 / 130,627.3 sqft	
<b>Height</b>	40' - 0" / 3 Stories	72' - 0" / 6 Stories	
<b>Penthouse</b>	Max Height - 12' - 0" Max Stories - 1 Story	N/A	
<b>Lot Occ.</b>	40% / 80,386 sqft	28% / 56,270.2 sqft	
<b>Rear Yard</b>	20' - 0"	205' - 0"	
<b>Side Yard</b>	3" per 1'-0" of height (18' - 0" req'd) 8'-0" minimum	23' - 0"	
<b>Loading</b>	1 Loading Berth	0	
<b>GAR</b>	0.4		
<b>Bicycle Parking</b>	1 per 10,000 sqft long term 1 per 10,000 sqft short term		
<b>Parking</b>	.5 per 1,000 sqft (21 req'd)	11	

Not For Construction

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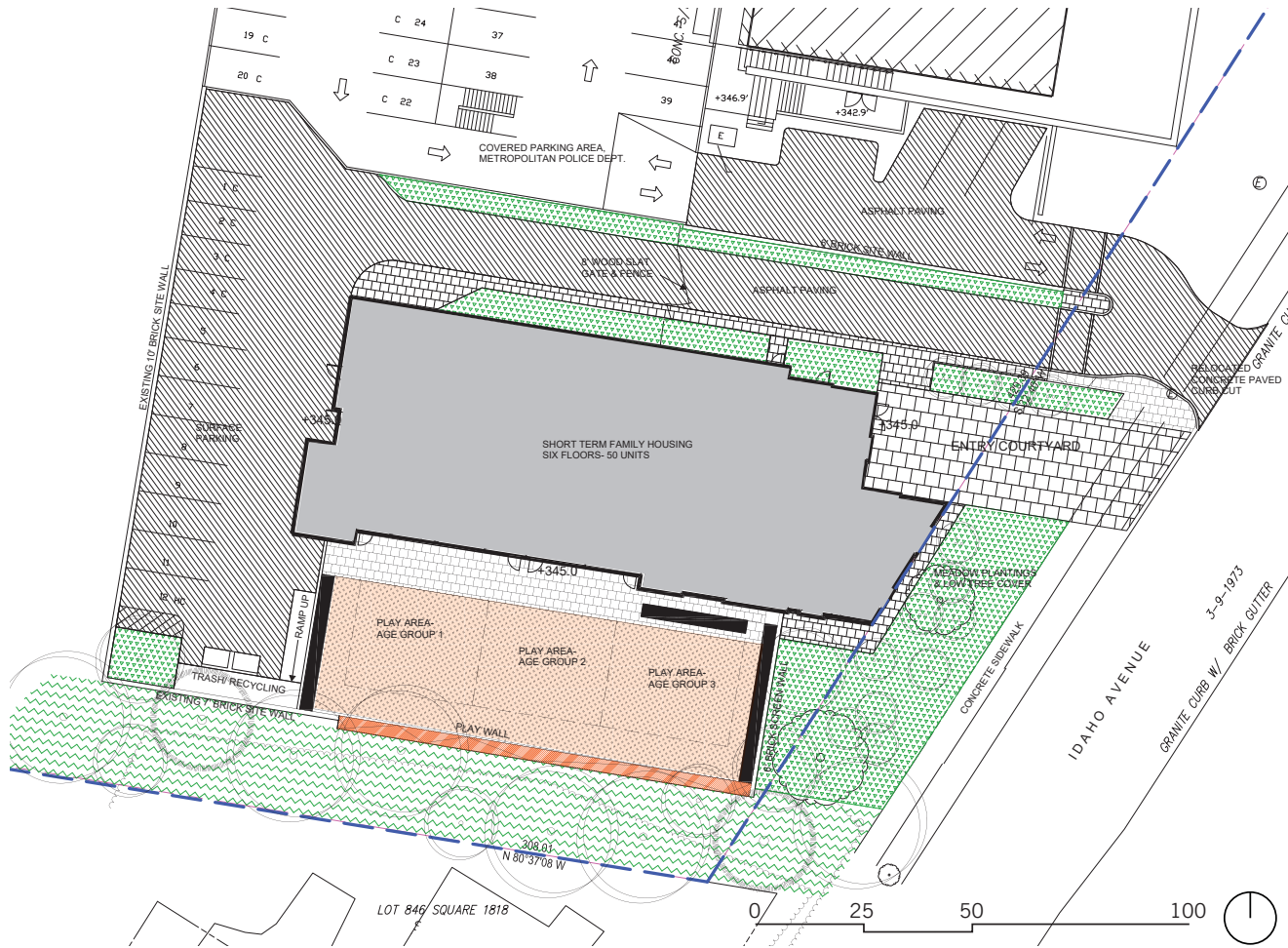
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## SURFACE PARKING LANDSCAPE REGULATIONS:

### TITLE 11 CHAP 21: LANDSCAPE REQUIREMENTS:

- 2111.1 Surface parking areas with ten (10) or more parking spaces shall conform to the landscaping, tree canopy cover, screening, and lighting requirements as set forth in this section:
- (a) A minimum of ten percent (10%) of the total area devoted to parking, including aisles and driveways shall be covered by landscaped areas planted with trees and shrubs;
  - (b) The landscaping shall be maintained in a healthy, growing condition; Dead or dying landscaping shall be replaced;
  - (c) All end islands of parking rows longer than nine (9) parking spaces, and all otherwise not used for ingress and egress, aisles, and parking spaces shall be landscaped;
  - (d) Landscaping around the perimeter of the parking area may count toward the area requirement of this subsection up to a distance of six feet (6 ft.) from the pavement;
  - (e) All newly planted trees shall have a minimum diameter of two and one-half inches (2.5 in.); all new trees shall be planted or retained in a space that provides a minimum of five hundred (500) cubic feet of soil volume per tree; and
  - (f) Trees shall be planted a minimum of four feet (4 ft.) from any protective barrier, such as curbs or wheel stops with no horizontal dimension less than four feet (4 ft.) and a minimum depth of three feet (3 ft.).

### ZONING CASES 08-06 CHAP. 15: LANDSCAPING SCREENING

- 1500.1 A surface parking area shall have screening around its entire perimeter, subject to the standards of 1510.9 and 1510.10, when the parking area is either:
- (a) Within a zone other than a PDR zone; or
  - (b) In a PDR zone and abutting property in a zone in Subtitle D (Residential House),
- 1500.2 The screening required by 1510.8 shall be either:
- (a) A solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; or
  - (b) Evergreen hedges or evergreen growing trees that are thickly planted and maintained, and that are at least forty-two inches (42 in.) in height when planted
- 1500.3 Gaps in the screening are allowed only to provide driveways and pedestrian exits or entrances that open directly onto a street. No individual gap may exceed twenty-four feet (24 ft.) in width.
- 1500.4 Any lighting used to illuminate a parking area or its accessory buildings shall be arranged so that all direct light rays are confined to the surface of the parking area.

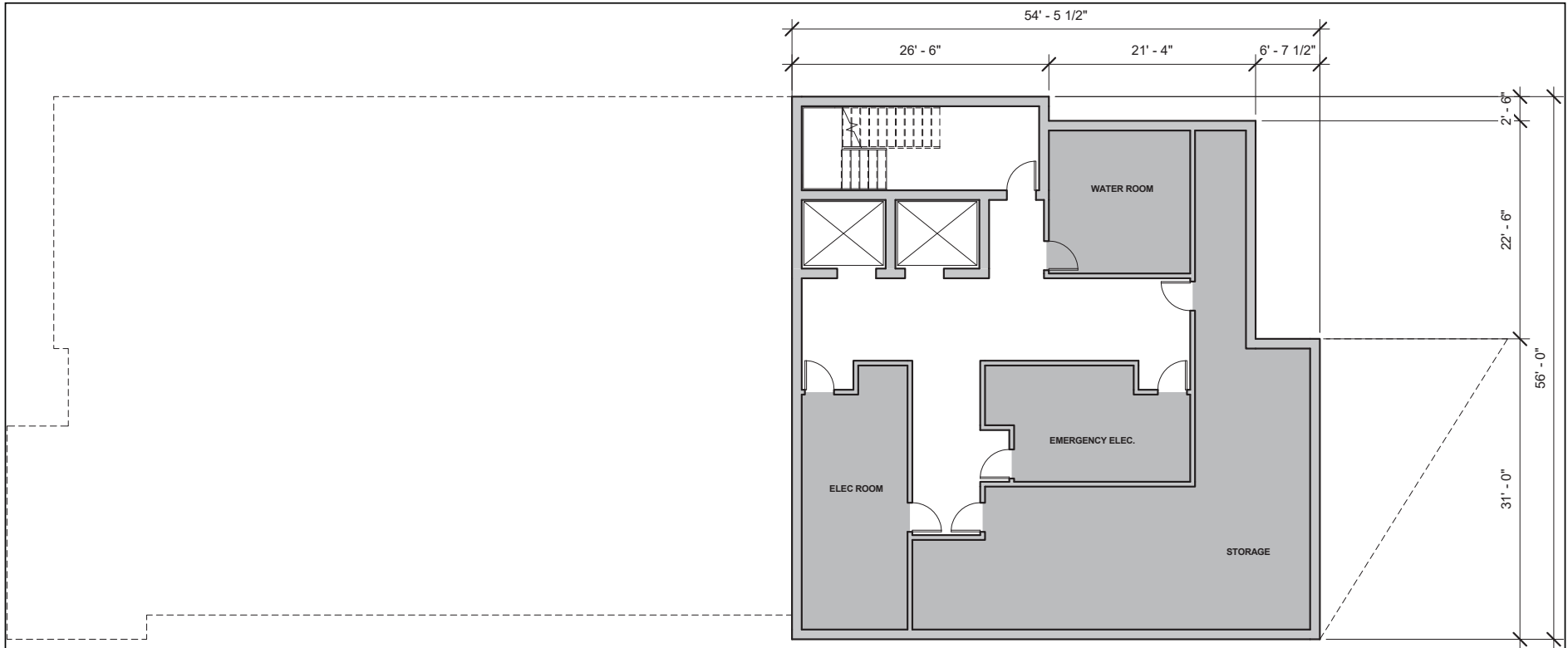
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3/32" = 1'-0"

BASEMENT PLAN

## A1.01

JANUARY 4, 2017









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- COMMON SPACES
- ADMIN SPACES
- PLAY SPACES
- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS

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TYPICAL FLOOR PLAN **A1.03**  
 3/32" = 1'-0" (FLOORS 2-6)



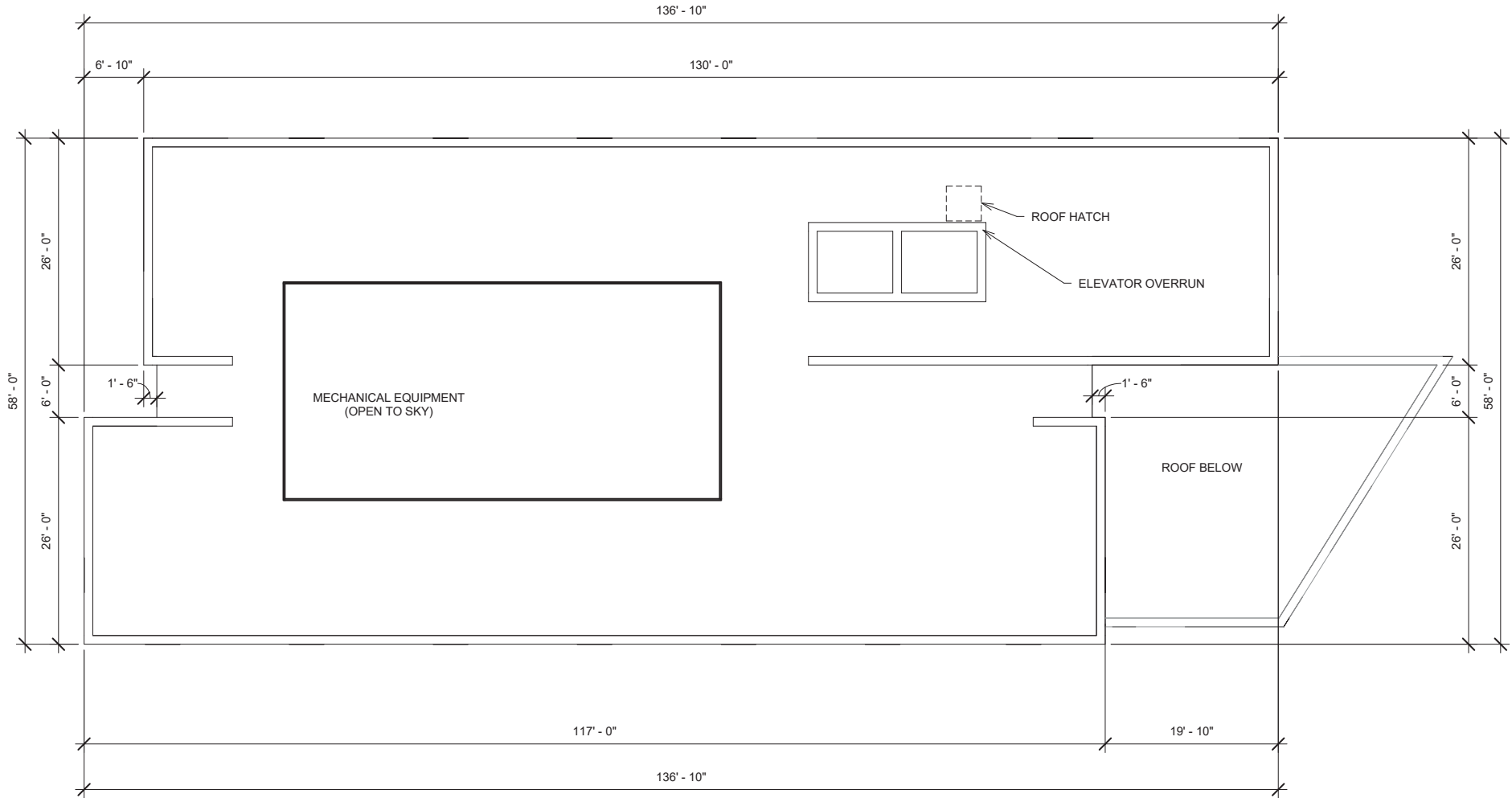
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ROOF PLAN **A1.04**   
JANUARY 4, 2017





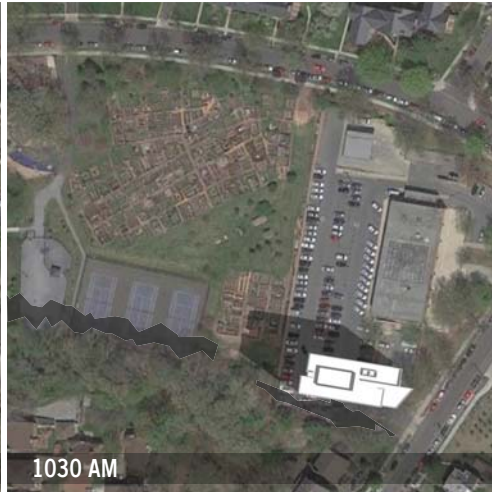


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SPRING / FALL EQUINOX 9 AM



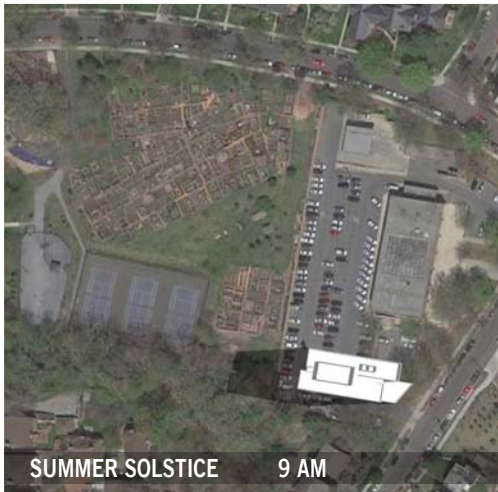
1030 AM



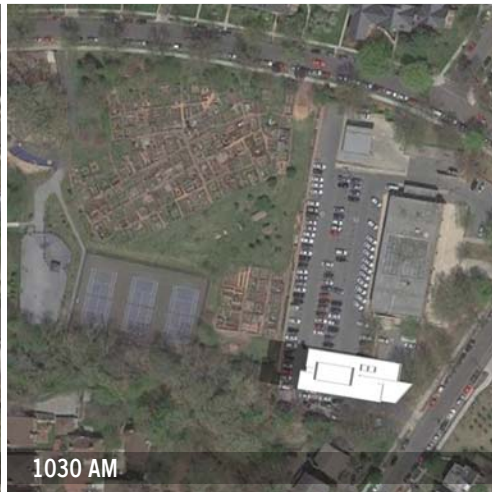
12 PM



3 PM



SUMMER SOLSTICE 9 AM



1030 AM



12 PM



3 PM



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EAST ELEVATION

**A2.01**

JANUARY 4, 2017







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3/32" = 1'-0"

SOUTH ELEVATION

## A2.02

JANUARY 4, 2017

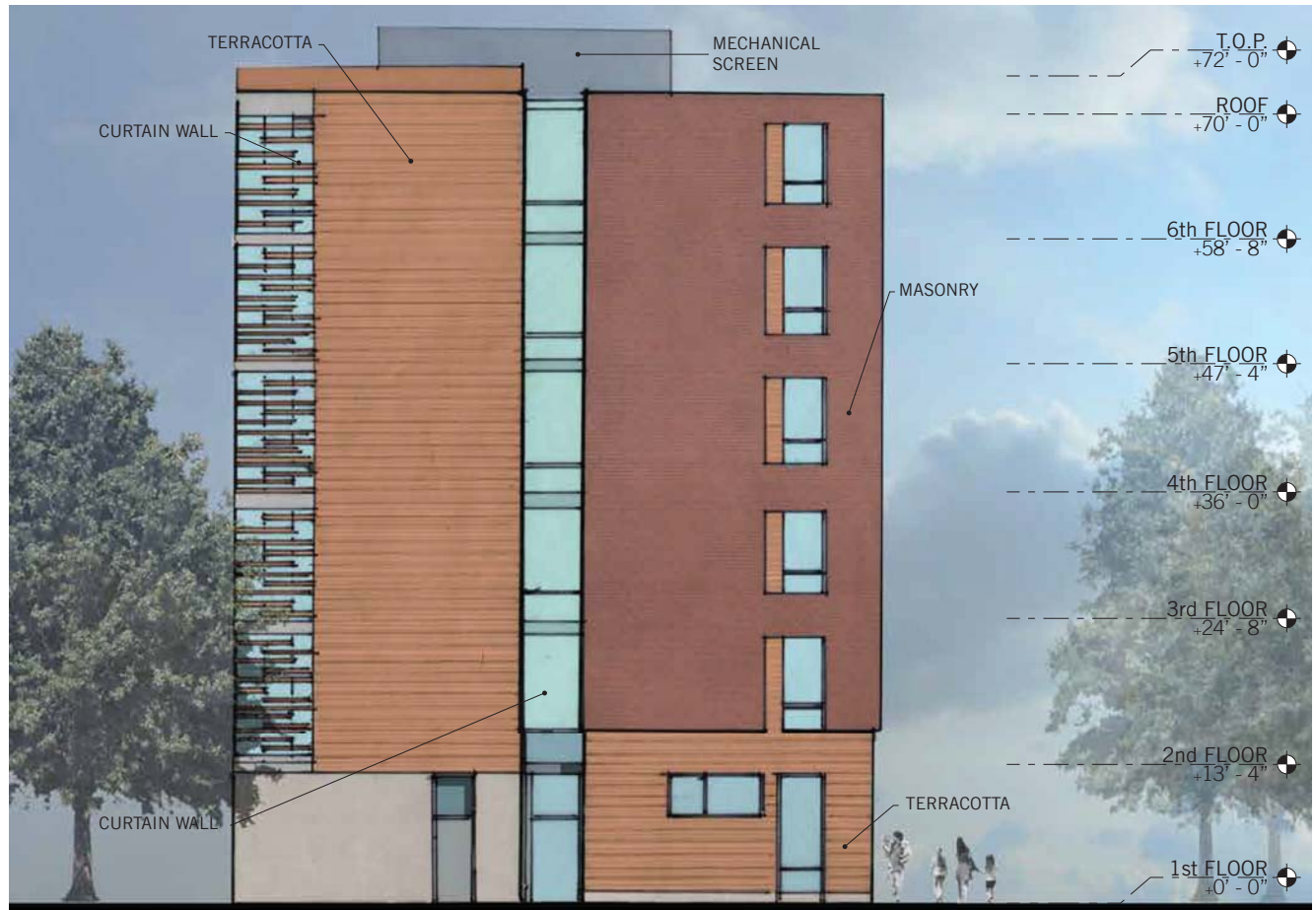






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BASEMENT -10'-0"  
3/32" = 1'-0" NORTH ELEVATION **A2.04**  
JANUARY 4, 2017  
**AYERS SAINT GROSS**





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RENDERING **A3.01**  
JANUARY 4, 2017

