





**ZONING SUMMARY**

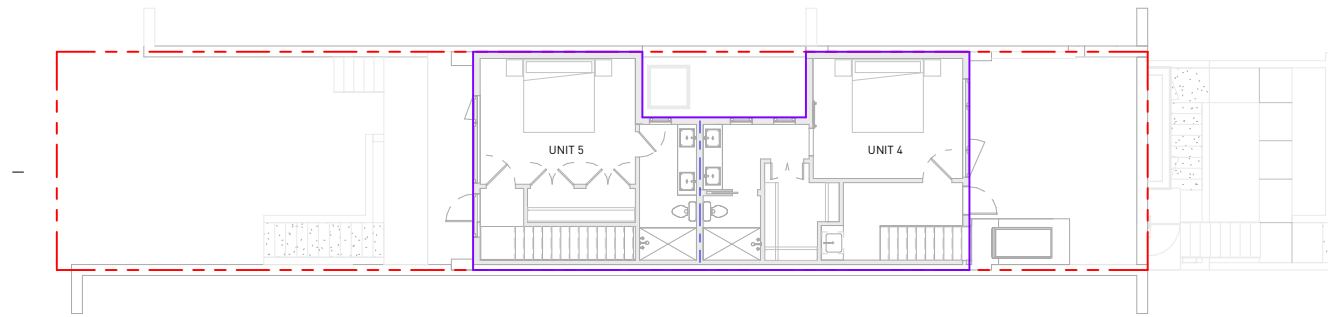
ADDRESS	1729 T STREET NW
SQUARE	0151
LOT	0015
SITE AREA (sf)	2000 SF
ZONE	RA-2
OVERLAY	N/A
HISTORIC DISTRICT	STRIVER'S SECTION HISTORIC DISTRICT

EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI-FAMILY BUILDING

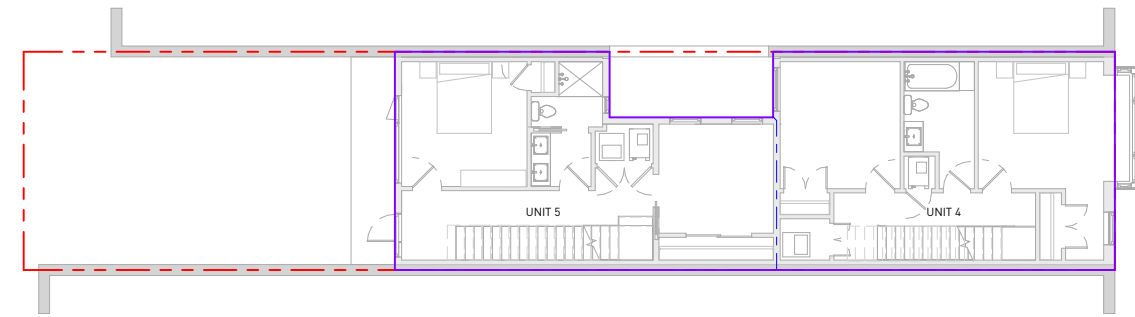
	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	F 303.1	+/- 25'	50'	50'
MAX. BUILDING HEIGHT (STORIES)	F 303.2	2	N/L	4
MIN. LOT AREA (SF)	F 201	2000 SF	1800 SF	N/C
MIN. LOT WIDTH (FT)	F 201	20'		N/C
MAX. FAR	F 302.1	1.16	1.8	2.3
MAX. LOT OCCUPANCY	F 304.1	+/-58% (1,165 SF)	60%	70% (1400 SF)
MIN YARD REQ'TS - REAR (FT)	F 305.1	+/- 33'-0"	4" / 1' Ht, 15' MIN.	30'-0"
MIN YARD REQ'TS - SIDE (FT)	F 306.1	N/A	N/R [1]	N/A
COURT - OPEN / WIDTH (FT)	F 202.1	N/A	4" / 1' Ht, 10' MIN.	N/A
COURT - CLOSED / WIDTH (FT)	F 202.1	N/A	4" / 1' Ht, 15' MIN.	6'-0"
COURT - CLOSED / AREA (SF)	F 202.1	N/A	2(WD <sup>2</sup> ), >350sf	15'-0"
GAR	F 307.1	N/A	0.40	0.40
PARKING (NO. OF SPACES)	C 701.5	1	1 per 3 D.U.>4 units [3]	2
BICYCLE STORAGE - LONG TERM (NO.)	C 802.1	N/A	1 per 3 D.U. [5]	N/A
BICYCLE STORAGE - SHORT TERM (NO.)	C 802.1	N/A	1 per 20 D.U. [5]	N/A

NOTES:

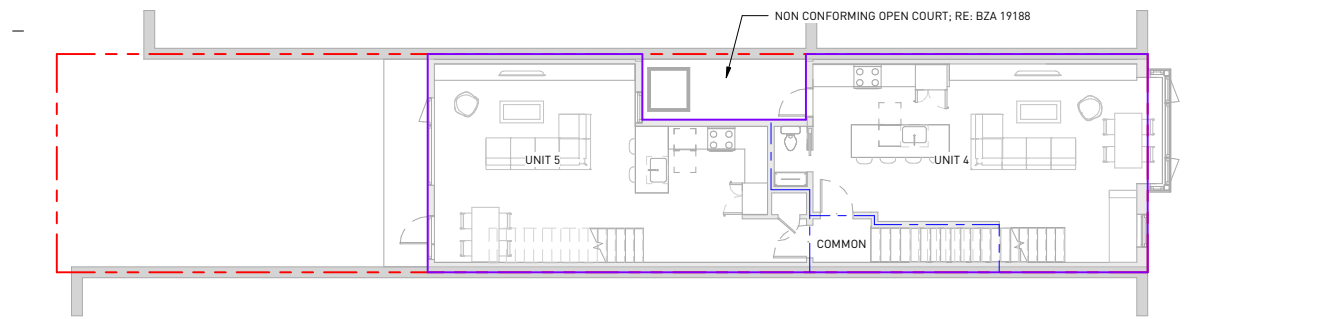
1. IF PROVIDED, IT SHALL BE AT LEAST THREE INCHES (3 IN.) WIDE PER FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN EIGHT FEET (8 FT.) WIDE.
2. APPLIES TO RESIDENTIAL STRUCTURES OF MORE THAN 3 UNITS
3. NUMBER OF REQUIRED PARKING SPACES REDUCED BY 1/2 MILE OF METRO OR 1/4 FROM STREET CAR / PRIORITY BUS (C-702.1)
4. INCLUSIONARY ZONING REQUIREMENTS APPLY TO MULTIFAMILY DWELLING OF 10 OR MORE UNITS
5. FOR RESIDENTIAL USES WITH 8 OR MORE DWELLING UNITS



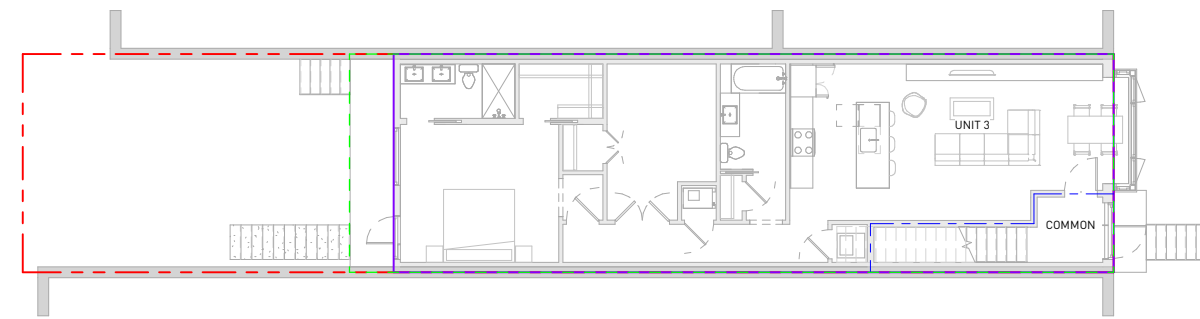
12 AREA PLAN - FOURTH  
CS.02 1/8" = 1'-0"



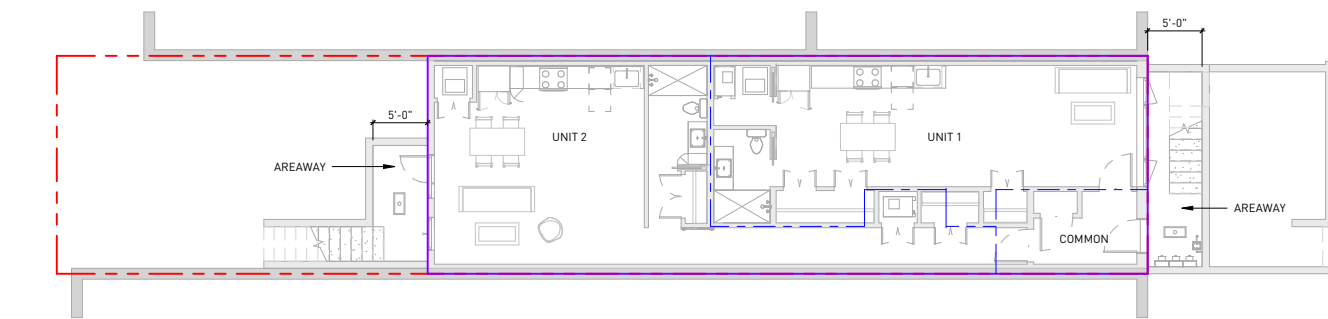
10 AREA PLAN - THIRD  
CS.02 1/8" = 1'-0"



8 AREA PLAN - SECOND  
CS.02 1/8" = 1'-0"



6 AREA PLAN - GROUND  
CS.02 1/8" = 1'-0"



4 AREA PLAN - CELLAR  
CS.02 1/8" = 1'-0"

LOT OCCUPANCY		CONSTRUCTION AREA		
LOT OCCUPANCY = 70%		Level	Name	Area
Name	Area			
building	1400 SF	00 - Cellar	common	108 SF
	1400 SF	00 - Cellar	unit 1	554 SF
		00 - Cellar	unit 2	458 SF
				1320 SF
		01 - Ground	common	119 SF
		01 - Ground	oriel	23 SF
		01 - Ground	unit 3	1201 SF
				1343 SF
		02 - Second	common	69 SF
		02 - Second	oriel	23 SF
		02 - Second	unit 4	575 SF
		02 - Second	unit 5	586 SF
				1253 SF
		03 - Third	oriel	23 SF
		03 - Third	unit 4	622 SF
		03 - Third	unit 5	608 SF
				1253 SF
		04 Fourth	unit 4	436 SF
		04 Fourth	unit 5	384 SF
				820 SF
				5989 SF

2 AREA TABULATIONS  
CS.02

1 LEGEND  
CS.02

- - - - - PROPERTY LINE
- - - - - LOT OCCUPANCY
- - - - - GROSS FLOOR AREA
- - - - - CONSTRUCTION AREA



