

ZONING/CODE		
#	TOPIC	INFO
1	ADDRESS	5835 Colorado Ave NW, Washington DC 20011
2	HISTORIC DISTRICT	NA
3	SQUARE	2937
4	LOT	0832
5	ZONING DISTRICT	RA-1
6	WARD	4
7	YEAR BUILT	NA
8	OWNER(S)	5835 Colorado Ave NW, Washington DC 20011
9	EXISTING BUILDING DESCRIPTION	SINGLE FAMILY HOUSE (RUIN)
10	PROPOSED SCOPE OF WORK	CONVERSION FROM SINGLE FAMILY TO FIVE UNIT CONDOMINIUM. NEW CONSTRUCTION WITH NEW STRUCTURAL AND MEP SYSTEMS AND FIXTURES THROUGHOUT.
11	EXISTING USE	RESIDENTIAL ROW SINGLE FAMILY DWELLING
12	PROPOSED USE	5-UNIT APARTMENT HOUSE
13	EXISTING LOT SF	2,325 SQ FT
14	EXISTING BUILDING FOOTPRINT	970 SQ FT
15	PROPOSED BUILDING FOOTPRINT	1,100 SQ FT
16	EXISTING GROSS SF	1,940 SQ FT
17	PROPOSED BUILDING GROSS SQ FT	3,690 SQ FT (INCLUDES CELLAR & PENTHOUSE)
18	PROPOSED SQ FT ABOVE GRADE (FAR)	2,511 SQ FT
19	MAXIMUM ALLOWABLE LOT OCCUPANCY	40%
20	EXISTING LOT OCCUPANCY	42% (INCLUDING DETACHED GARAGE)
21	PROPOSED LOT OCCUPANCY	45%
22	MAXIMUM BUILDING HEIGHT	40 FT
23	PROPOSED BUILDING HEIGHT	36.75 FT PLUS PENTHOUSE
24	APPLICABLE CODES	INTERNATIONAL BUILDING CODE 2012 (IBC)
25	APPLICABLE CODES	INTERNATIONAL RESIDENTIAL CODE 2012 (IRC)
26	MAXIMUM FAR (IZ)	1.08 (2,511 SQ FT)
27	PROPOSED FAR	1.08 (2,511 SQ FT)
28	MAXIMUM PENTHOUSE FAR	0.40 (930 SQ FT)
29	PROPOSED PENTHOUSE FAR	0.14 (323 SQ FT)

# 5835 COLORADO CONDOMINIUM

5835 Colorado Ave. NW, Washington DC 20011

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

3/8/2019 12:34:41 PM

ISSUE RECORD

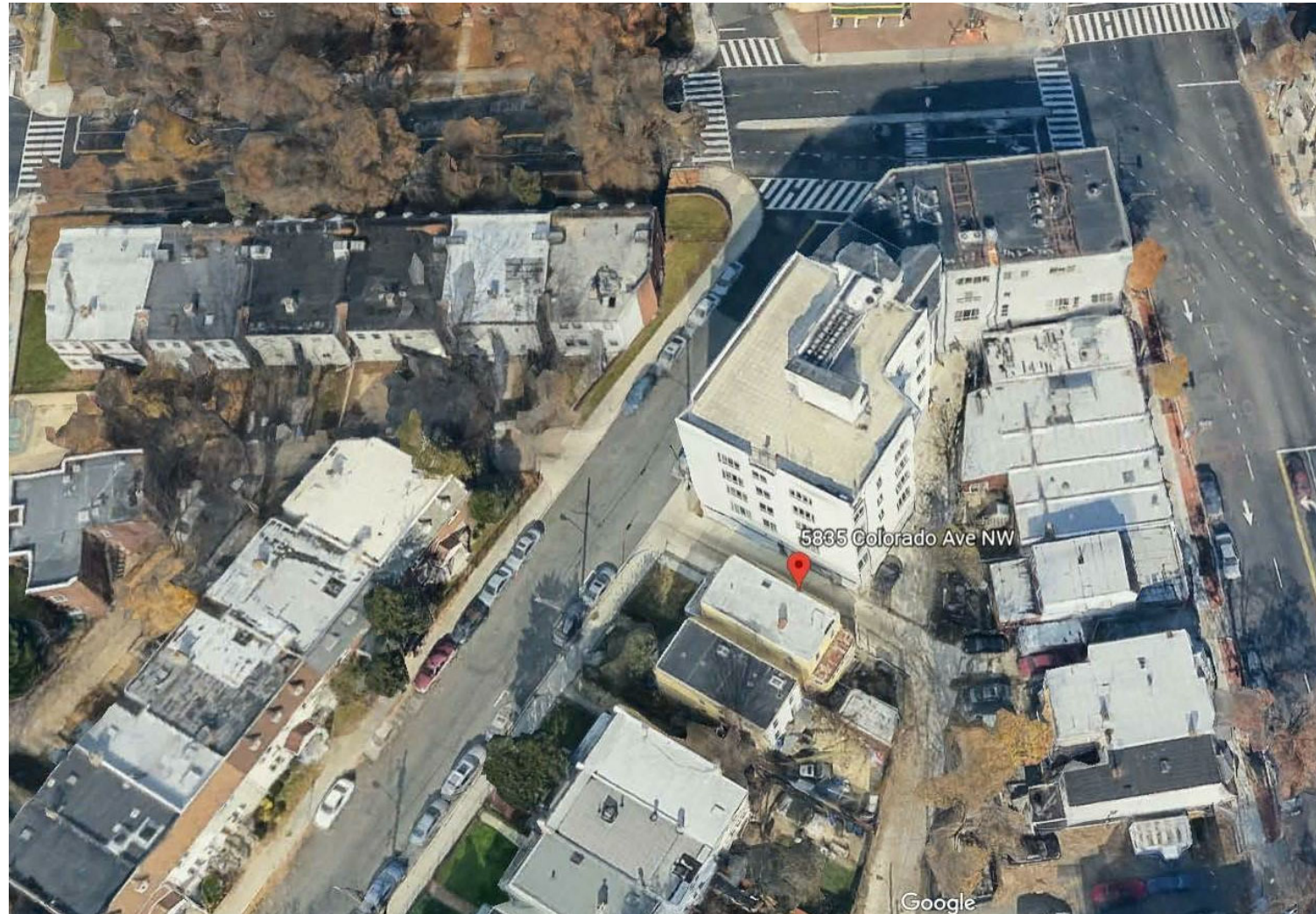
Issue:  
 Reference Sheet:  
 Drawing Date: 02/22/19  
 Drawn By:  
 Drawing Scale:

DRAWING INFORMATION

**Cover Sheet**

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19910  
 EXHIBIT NO. 38  
**Z.000**





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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
 5835 Colorado Ave NW, Washington DC

PROJECT  
 NUMBER:

3/8/2019 12:34:43 PM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 02/22/19  
 Drawn By:  
 Drawing Scale:

DRAWING INFORMATION

**Existing Conditions**

**Z.001**

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SUBJECT PROPERTY  
(NOT VISIBLE)



SUBJECT PROPERTY

VIEW FORM INTERSECTION

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
 5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:34:45 PM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 02/22/19  
 Drawn By:  
 Drawing Scale:

DRAWING INFORMATION

**Existing Conditions**

**Z.002**

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## PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
 5835 Colorado Ave NW, Washington DC

PROJECT  
 NUMBER:

3/8/2019 12:34:49 PM

## ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 10/19/18  
 Drawn By:  
 Drawing Scale:

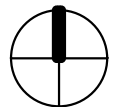
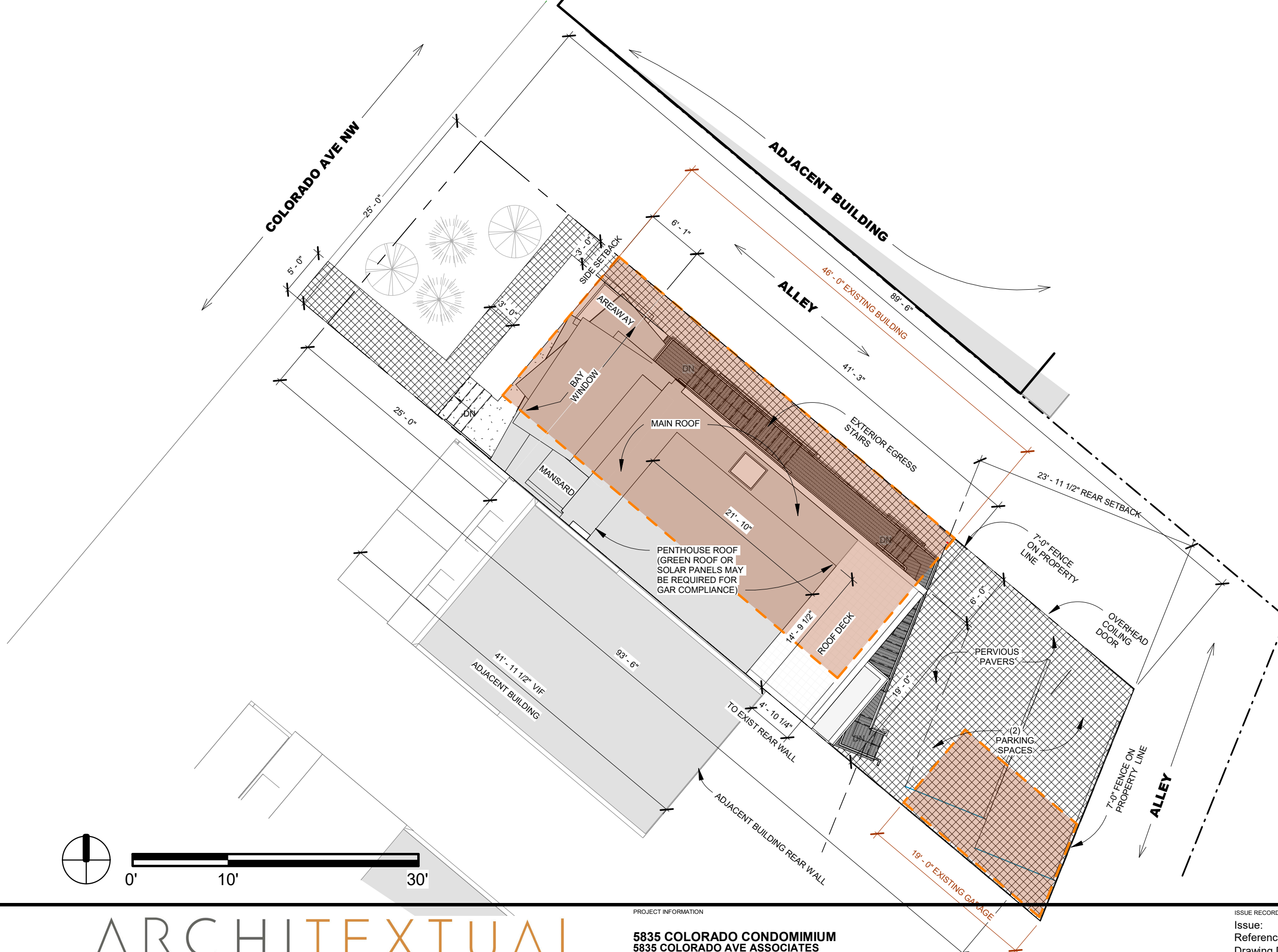
## DRAWING INFORMATION

**Existing Conditions**

**Z.003**

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

3/8/2019 12:34:51 PM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 02/22/19  
 Drawn By:  
 Drawing Scale: 1" = 10'-0"

DRAWING INFORMATION

Site Plan

**Z.100**

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
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 5835 Colorado Ave NW, Washington DC

PROJECT  
 NUMBER:

3/8/2019 12:35:33 PM

ISSUE RECORD

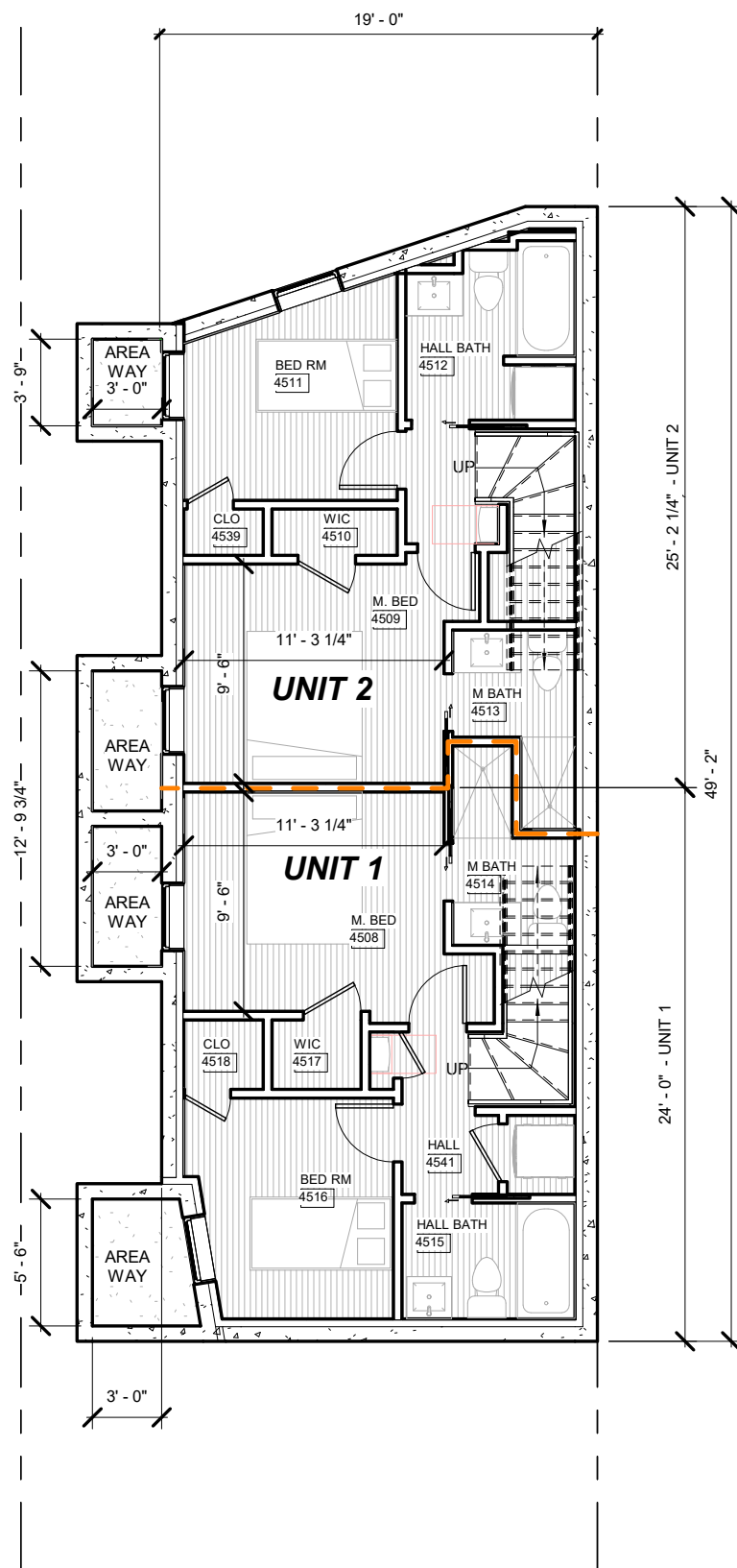
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 Reference Sheet:  
 Drawing Date: 02/22/19  
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 Drawing Scale: 1'-0"

DRAWING INFORMATION

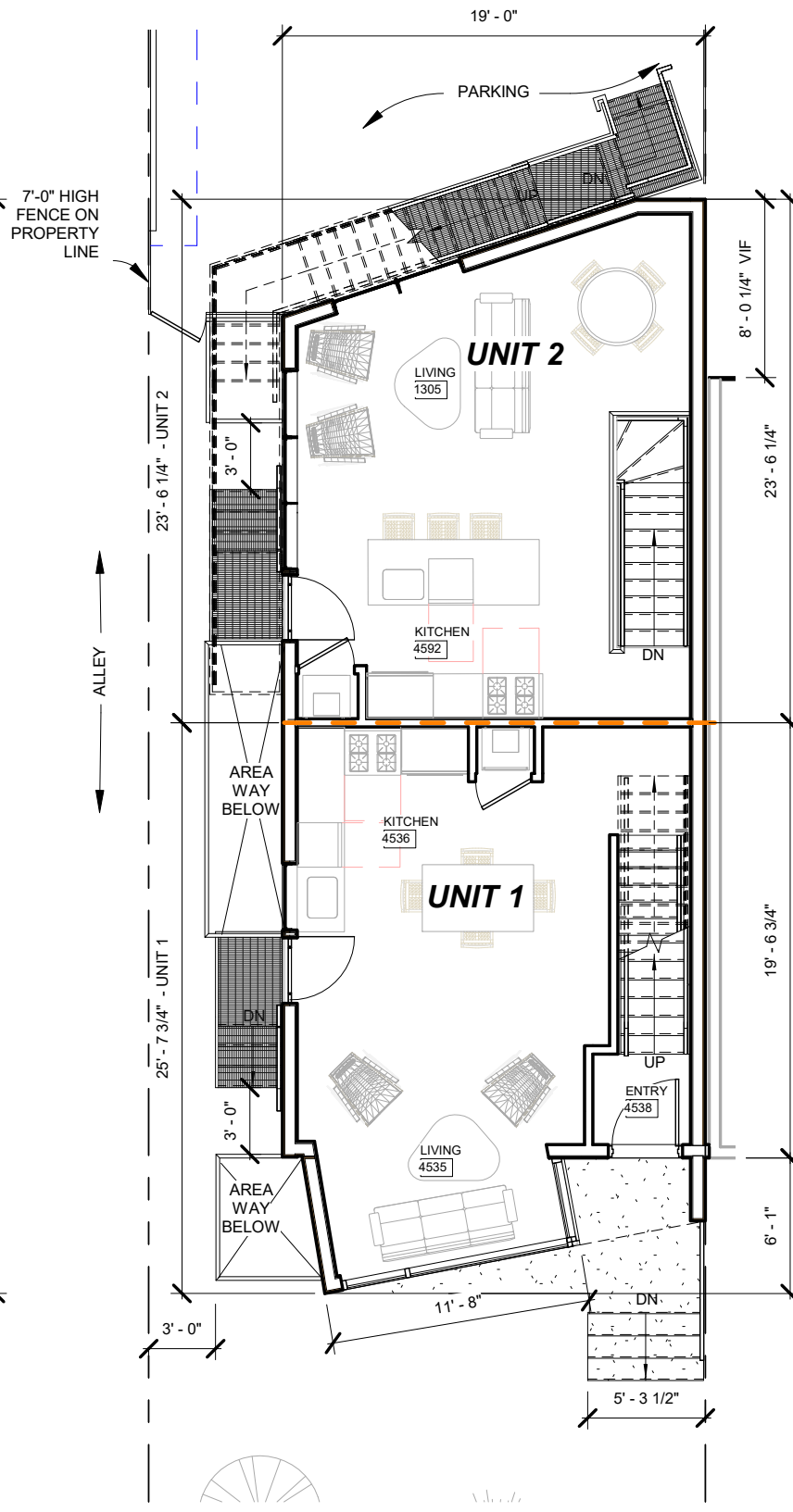
**Site Elevation**

**Z.101**

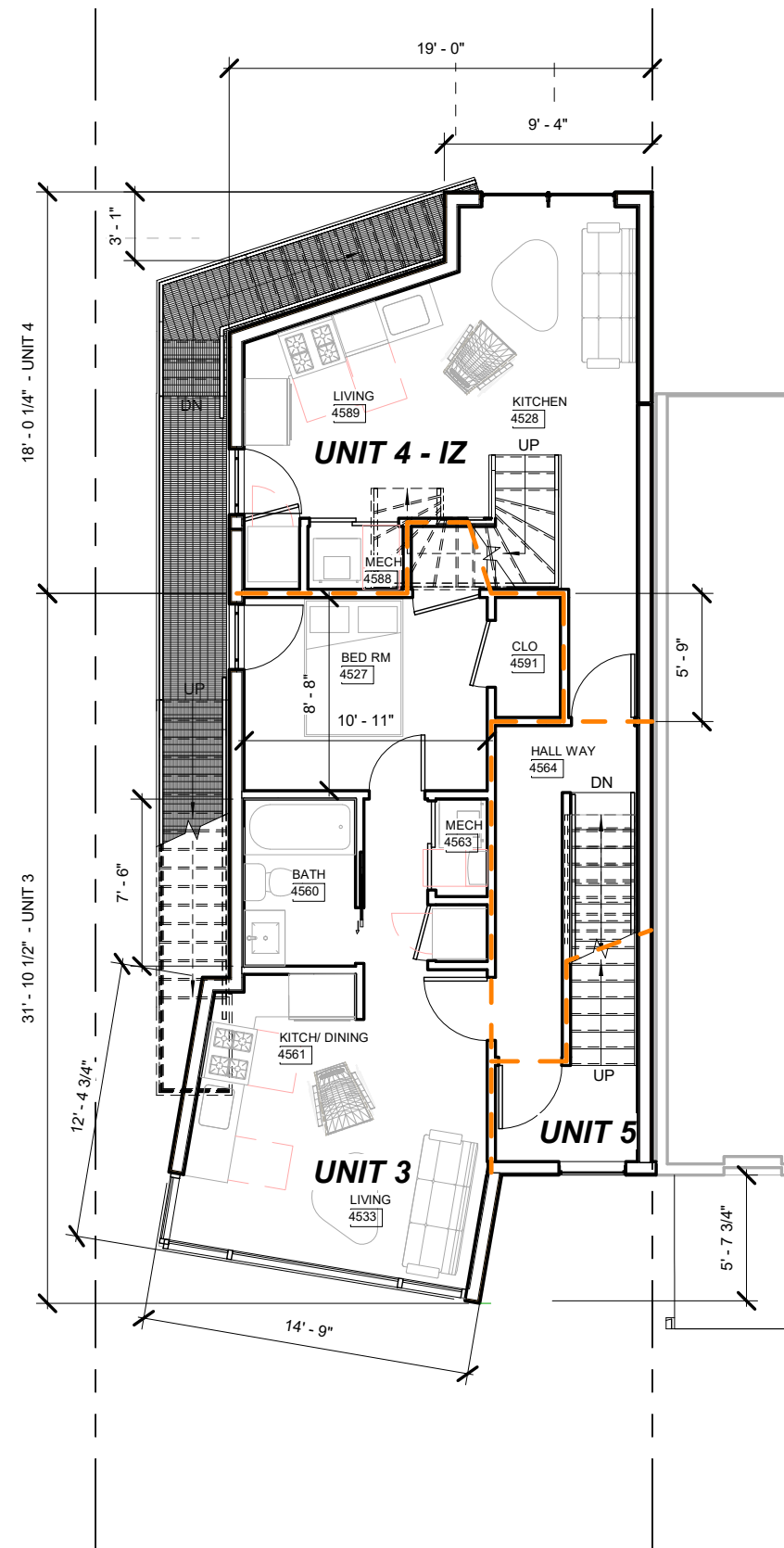
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**01** Cellar  
SCALE 1/8" = 1'-0"



**02** 1st Floor  
SCALE 1/8" = 1'-0"



**03** 2nd Floor  
SCALE 1/8" = 1'-0"

Area Schedule (GBA)	
Name	Area
COMMON	116 SF
UNIT 1	839 SF
UNIT 2	823 SF
UNIT 3	431 SF
UNIT 4 - IZ	516 SF
UNIT 5	965 SF
	3690 SF

Area Schedule (FAR)	
Name	Area
COMMON	116 SF
UNIT 1	405 SF
UNIT 2	401 SF
UNIT 3	431 SF
UNIT 4 - IZ	516 SF
UNIT 5	641 SF
	2511 SF

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
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 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

3/8/2019 12:35:35 PM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 02/22/19  
 Drawn By:  
 Drawing Scale: 1/8" = 1'-0"

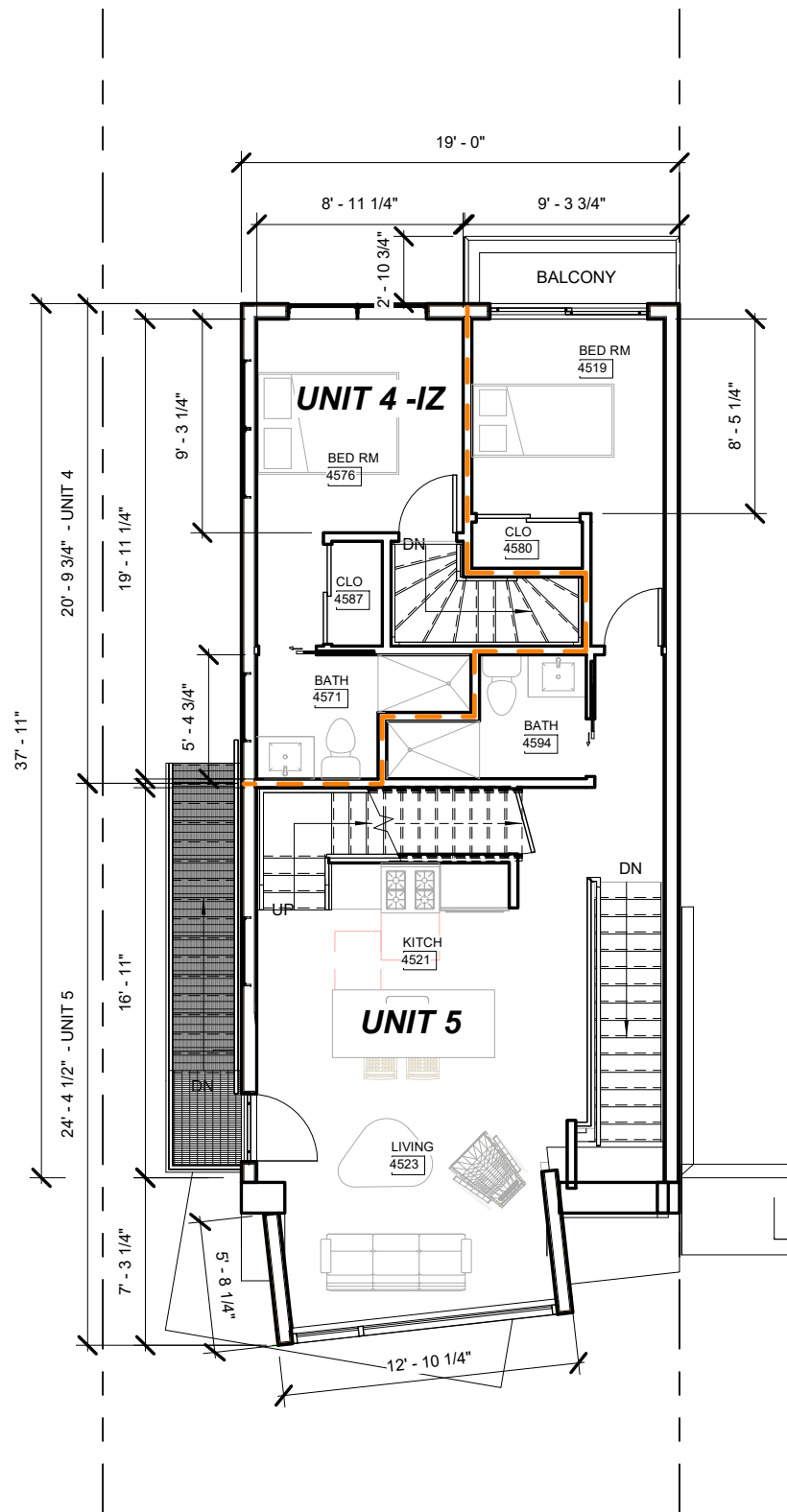
DRAWING INFORMATION

**Floor Plans**

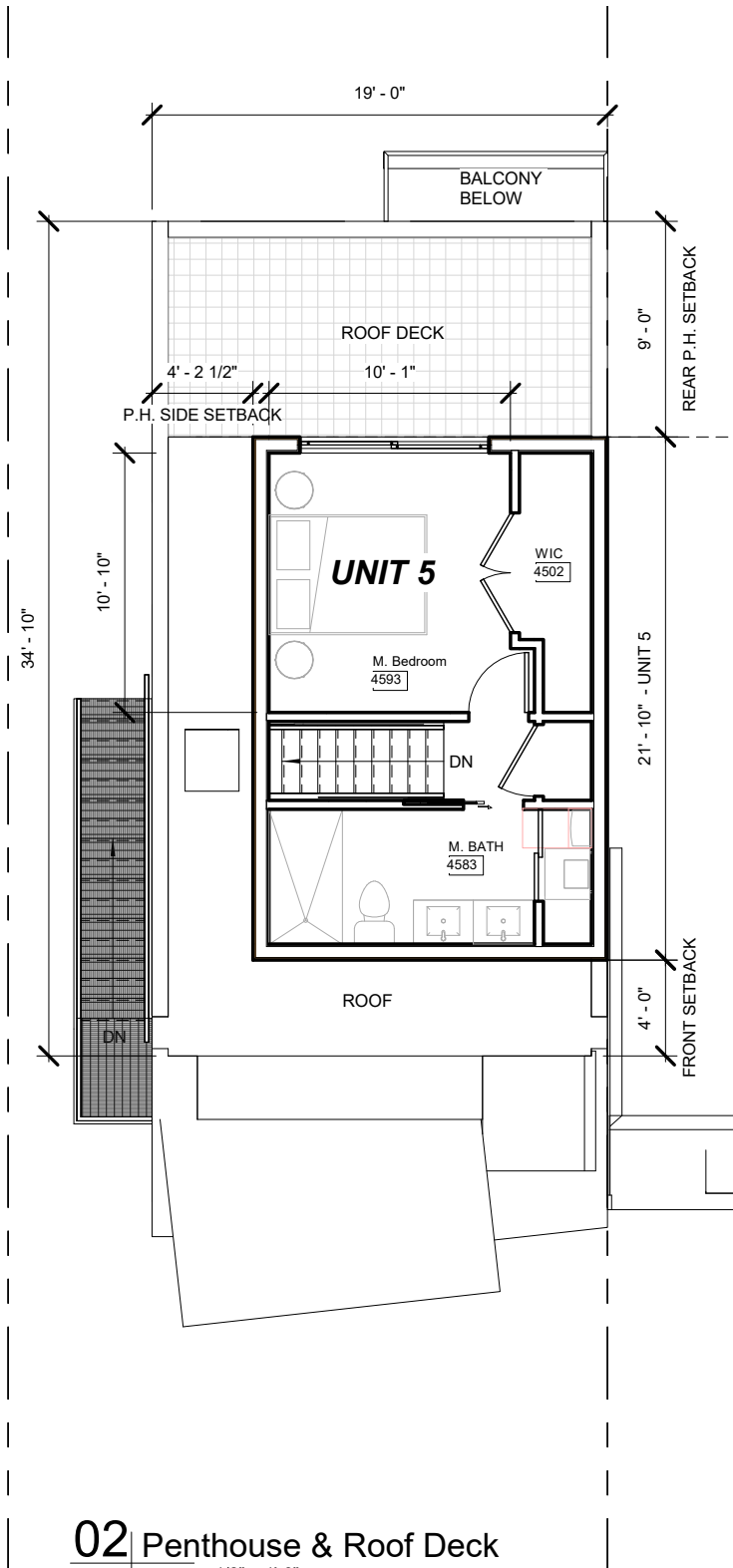
**Z.102**

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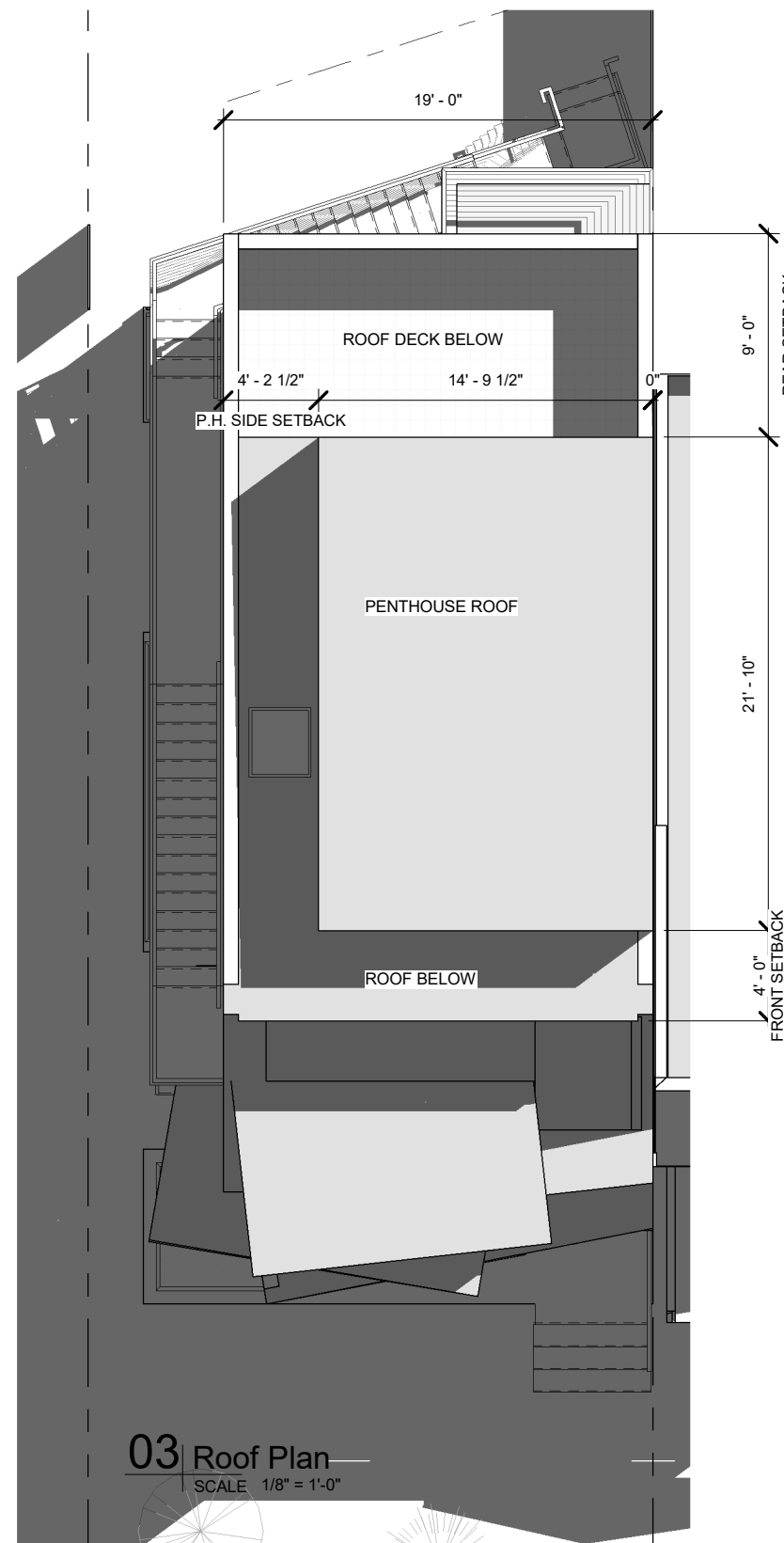
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**01** 3rd Floor  
SCALE 1/8" = 1'-0"



**02** Penthouse & Roof Deck  
SCALE 1/8" = 1'-0"



**03** Roof Plan  
SCALE 1/8" = 1'-0"

Area Schedule (GBA)	
Name	Area
COMMON	116 SF
UNIT 1	839 SF
UNIT 2	823 SF
UNIT 3	431 SF
UNIT 4 - IZ	516 SF
UNIT 5	965 SF
	3690 SF



● Penthouse Roof  
40' - 11"

● Max. Allowable  
40' - 0"

● Main Roof  
36' - 9 1/4"

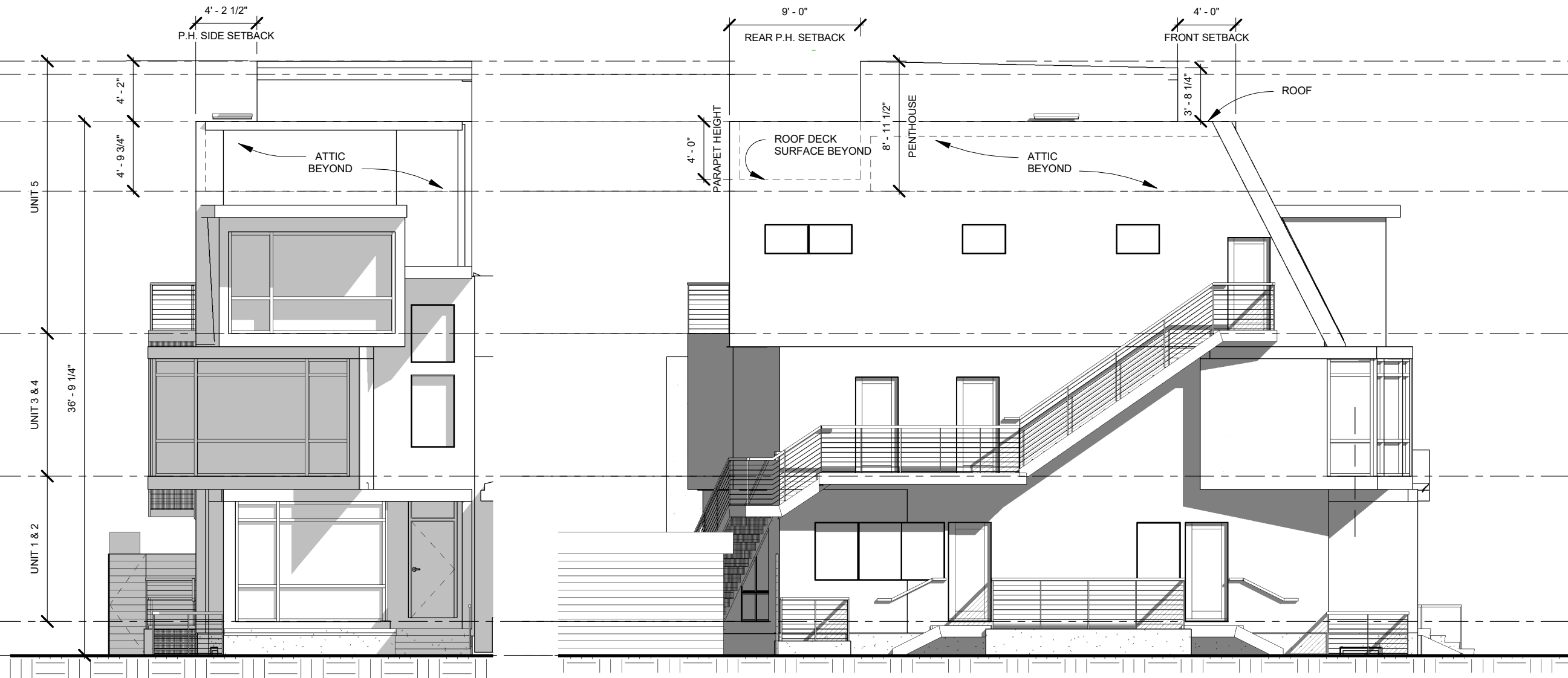
● Attic  
31' - 11 1/2"

● 3rd Floor  
22' - 2"

● 2nd Floor  
12' - 4"

● 1st Floor  
2' - 4"

● Grade (BHMP)  
0' - 0"



01 West Elevation  
SCALE 1/8" = 1'-0"

02 North Elevation  
SCALE 1/8" = 1'-0"

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PROJECT INFORMATION

5835 COLORADO CONDOMINIUM  
5835 COLORADO AVE ASSOCIATES  
5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:35:41 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

Elevations

Z.200

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Max. Allowable  
Penthouse  
52' - 0"

Penthouse Roof  
40' - 11"

Max. Allowable  
40' - 0"

Main Roof  
36' - 9 1/4"

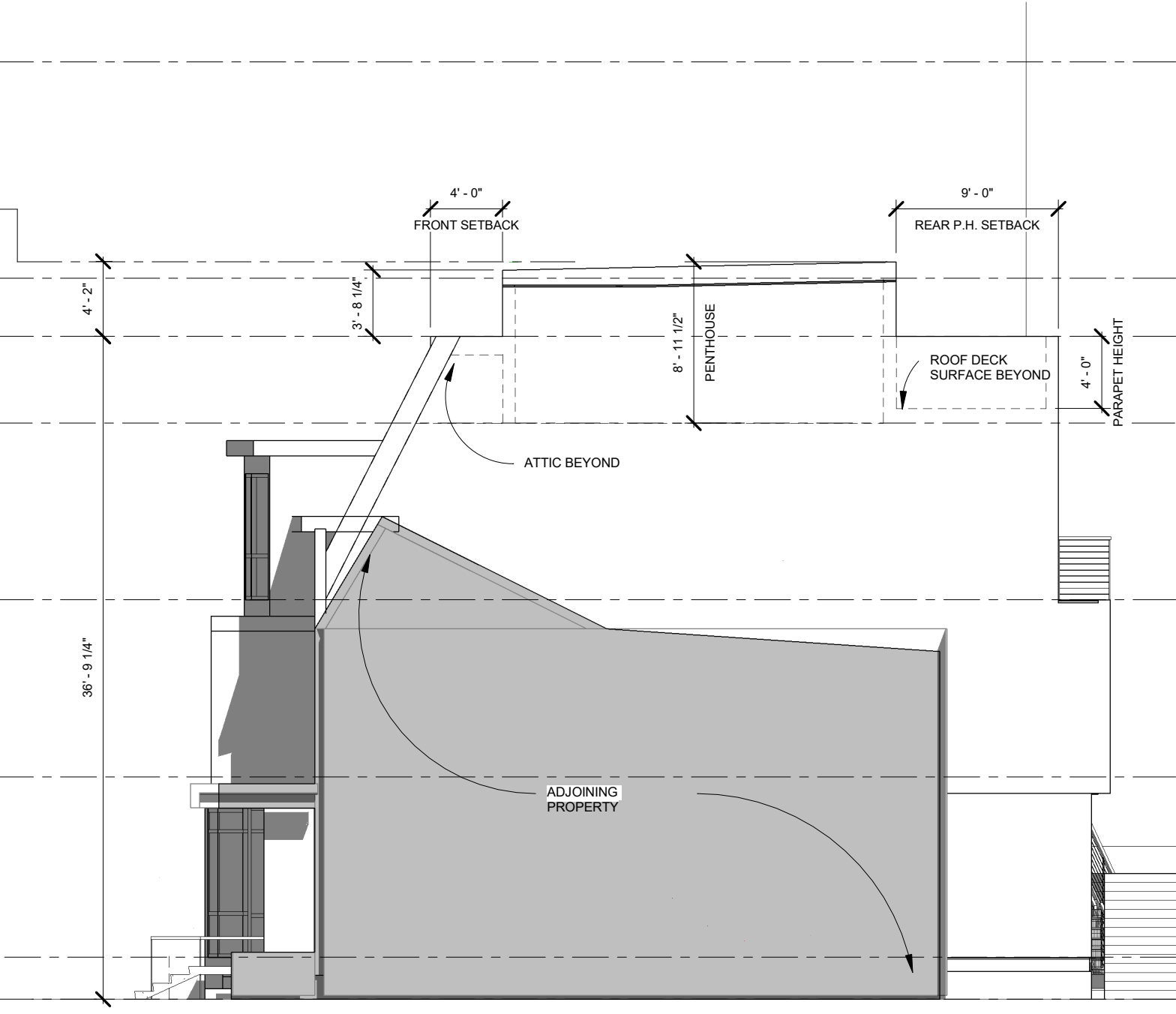
Attic  
31' - 11 1/2"

3rd Floor  
22' - 2"

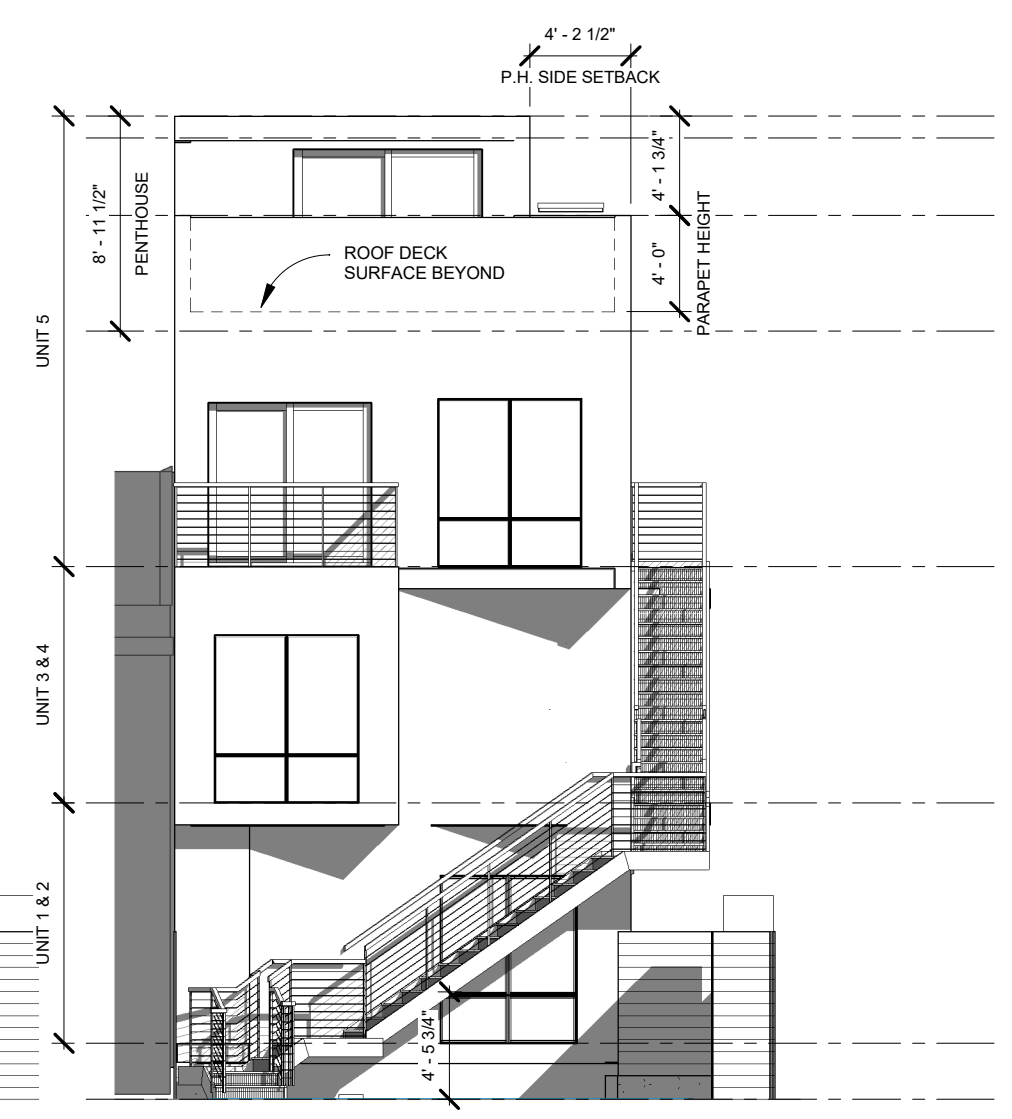
2nd Floor  
12' - 4"

1st Floor  
2' - 4"

Grade (BHMP)  
0' - 0"



**01** South Elevation  
SCALE 1/8" = 1'-0"



**02** East Elevation  
SCALE 1/8" = 1'-0"

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
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5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:35:44 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

**Elevations**

**Z.201**

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1 | Street View BZA  
SCALE

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
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5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:36:47 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale:

DRAWING INFORMATION

**Perspectives**

**Z.900**

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
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5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:37:48 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale:

DRAWING INFORMATION

**Perspectives**

**Z.901**

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:38:49 PM

ISSUE RECORD

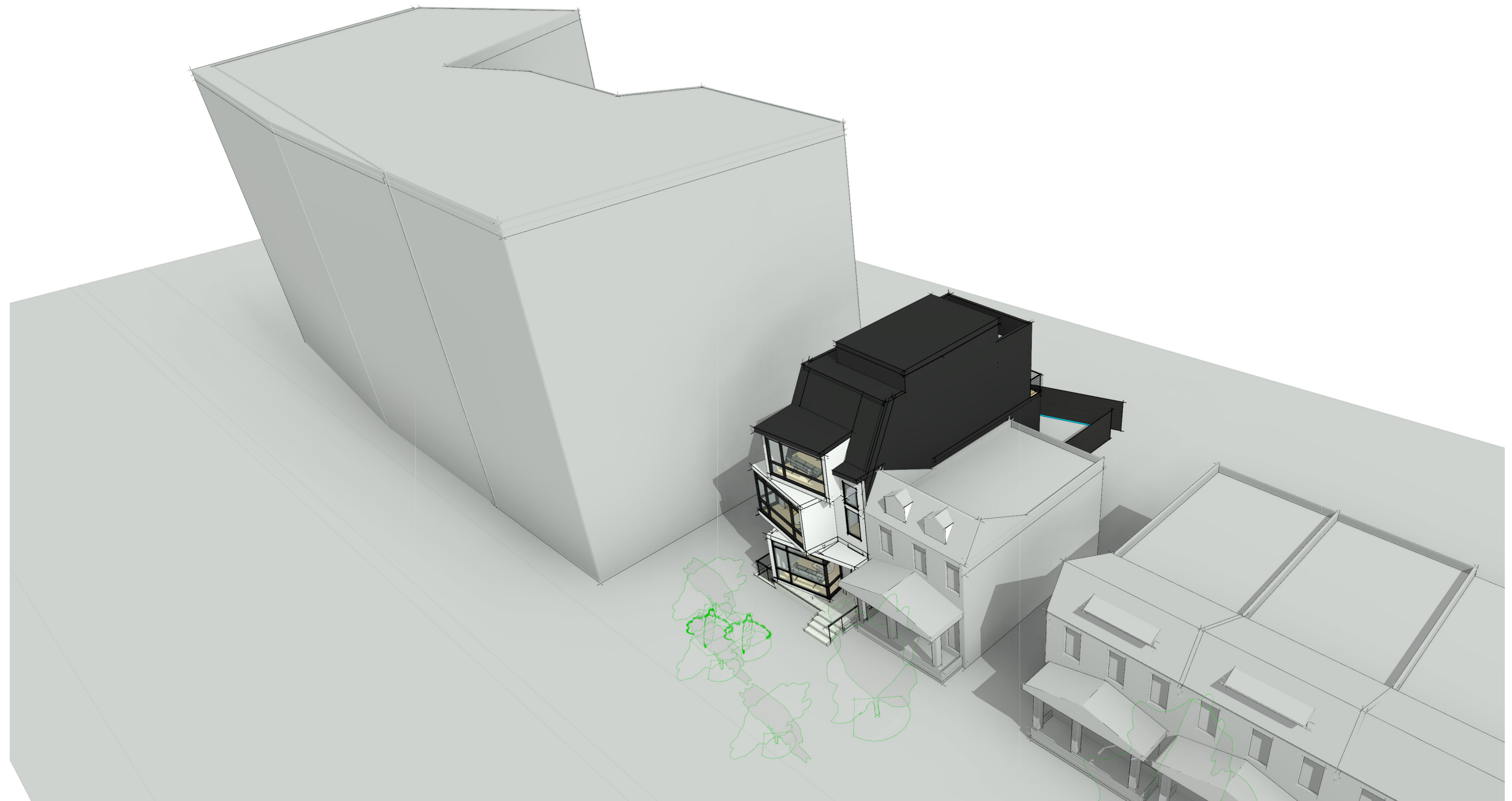
Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale:

DRAWING INFORMATION

**Perspectives**

**Z.902**

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PROJECT INFORMATION

**5835 COLORADO CONDOMINIUM**  
**5835 COLORADO AVE ASSOCIATES**  
5835 Colorado Ave NW, Washington DC

PROJECT  
NUMBER:

3/8/2019 12:39:45 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 02/22/19  
Drawn By:  
Drawing Scale:

DRAWING INFORMATION

**Perspectives**

**Z.903**

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