



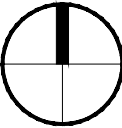
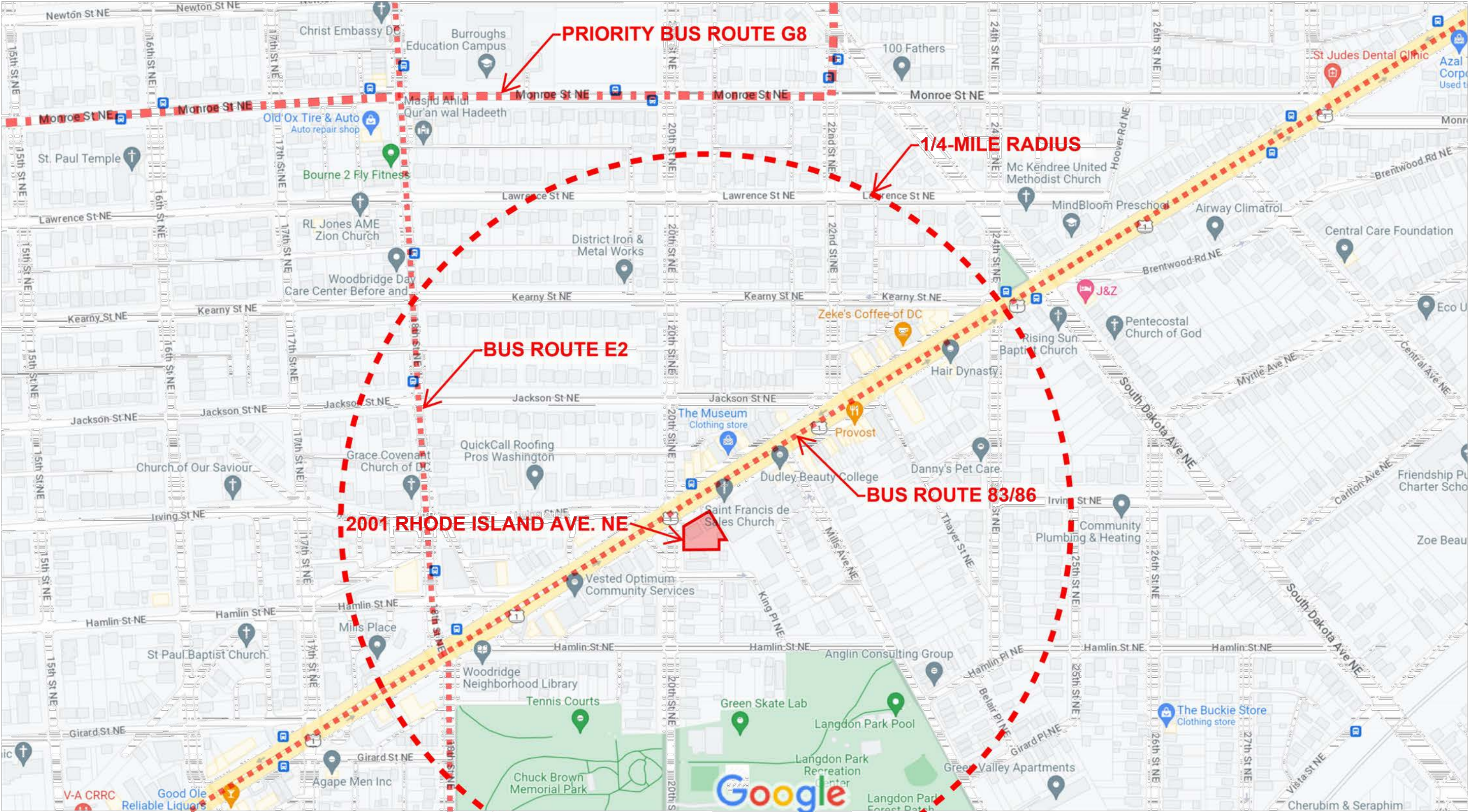
# BOARD OF ZONING ADJUSTMENT

2001 Rhode Island Avenue, NE  
Washington, DC

Square 4217-N, Lot 7  
Zoning District: MU-4  
Case #21067

A-000	COVER SHEET
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Map data ©2023 Google 200 ft

JULY RESIDENTIAL

SITE LOCATION

2001 RHODE ISLAND AVE NE

1 APRIL 2024

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AERIAL VIEW OF SITE LOOKING SOUTHEAST



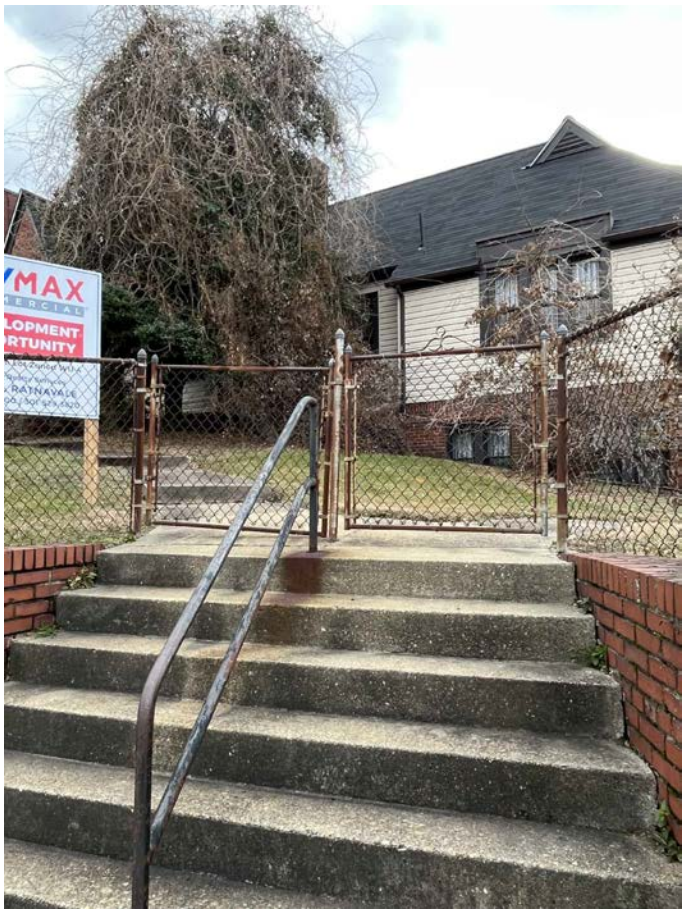
VIEW FROM CORNER OF RHODE ISLAND AVE. NE AND 20TH ST. NE



EXISTING BUILDINGS ALONG RHODE ISLAND AVE. NE



EAST SITE ENTRANCE FROM RHODE ISLAND AVE. NE



CENTRAL SITE ENTRANCE AT CORNER OF RHODE ISLAND AVE. NE & 20TH ST. NE



WEST SITE ENTRANCE FROM 20TH ST. NE





1 UNMAINTAINED REAR ALLEY FROM PROPERTY



2 UNMAINTAINED REAR ALLEY W/ TREES ON ADJACENT PROPERTY



3 UNMAINTAINED REAR ALLEY W/ TREES ON ADJACENT PROPERTY



4 VIEW FROM RHODE ISLAND & 20TH ST. W/ SPECIAL TREE >20" D AT FAR LEFT



5 SPECIAL TREE >20" D AT CORNER OF PROPERTY



6 TREES ON ADJACENT PROPERTY



2001 Rhode Island Avenue NE				
Washington, DC				
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DC Zoning Map-9/6/16	Site Data:			
	Lot:	7		
	Square:	4217-N		
	Site Area:	14,665		
DCMR 11 ZR16	Zoning Data:			
DC Zoning Map	Zone:	MU-4		Mixed-use (non-residential) zone per §101.9
DCMR-11 U.500.2,	Use:	MU Use Group E		Any use in any R/RF/RA/MU-D zones, plus those
	Existing-	Commercial		
	Proposed -	Multi-family Residential	C	
	FAR:			
DCMR-11 G.201.1	Max. permitted by right-	2.5 max. by right		36,662.5 SF GFA
	Non-residential use-	1.5 max. by right		2.0 max if located in the ground story and the
	Residential use-	2.5 max. by right		
	Potential IZ bonus-	Up to 20% increase, or +0.5		+7,332.5 SF GFA
	Proposed residential-	2.67	C	39,126 SF GFA
	Proposed non-residential-	0.32	C	4,672 SF GFA
	Proposed total-	2.99	C	43,798 SF GFA
DCMR-11 G.203.2	Allowable Building Height:	50' - no limit in # of stories		BHMP at middle of curb; to highest point of roof or parapet
	Proposed-	50' maximum	C	
	Roof Structures:	Per Subtitle C Chapter 15		
DCMR-11 G.205.1	Penthouse height-	12' max	C	15' for mechanical
DCMR-11 C.1501	Use-	Any use allowable in MU-4 zone		
DCMR-11 C.1503.1	Single enclosure-	Single penthouse structure		
DCMR-11 C.1503	Enclosing walls-	May be of unequal height for mechanical & habitable spaces		
DCMR-11 C.1504.1	Setbacks-	1:1 from front/rear walls; 1:1 from side walls not on prop. line; 1:1 from side walls bordering open ct.	C	Setbacks measured from top of roof joists
DCMR-11 C.1505.1	FAR-	Included in max. FAR except for: mechanical space, communal rec space, habitable space <0.4 FAR		5,582 SF GFA- Max. Habitable Space, not counting communal rec <0.4 FAR
DCMR-11 C.1507.2	Inclusionary zoning req-	Habitable PH space included for residential bldgs except for communal amenity space		
DCMR-11 G.210.1	Lot occupancy:	60% max. at residential use 100% at non-residential use		
	Potential IZ increase-	75% max. at residential use		
	Proposed-	75% at residential use	C	10,998.75 SF max.
DCMR-11 G.207.6	Rear Yard:			
	Required-	15' minimum		
DCMR-11 B.318.1, B.318.4	Provided-	15' arc from furthest point opposite street front (20th St. NE); lot is irregularly shaped with lot lines converging at an angle <90° at furthest point from street lot line.		In the case of a lot that is triangular or irregularly shaped, the furthestmost point or line from the street lot line shall be deemed the point or line from which the required rear yard shall be measured; AND Where a lot does not have a rear lot line, such as when the side yards converge at a point, or where the rear lot lines intersect at an angle less than ninety degrees (90°), a rear yard shall be measured as an arc from the point opposite the front lot line(s).

2001 Rhode Island Avenue NE				
Washington, DC				
Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DCMR-11 G.208.2	Side Yard:	Not required; if provided, 2" per foot of height, 5' min.	C	7'-2" @ 43' high
DCMR-11 G.208.6		Any portion of bldg set back from side property line to be considered a Side Yard rather than a Court		
DCMR-11 G.208.6	Provided-	27' @ 43' high on NE; 17' @ 43' high on S	C	Any setback from side lot line treated as side yard rather than court
	Courts (Closed):			
DCMR-11 G.209.1	Required width, commercial-	12' min. or 2.5"/foot of height		Closed court 250 SF min. or 2(W <sup>2</sup> ) SF
	Required width, residential-	15' min. or 4"/foot of height		Closed court 350 SF min. or 2(W <sup>2</sup> ) SF
	Proposed width-	none	C	If at floors 2-5
DCMR-11 G.211.1	Green Area Ratio:	0.30	C	
	Parking:	Per Subtitle C Chapter 7		
DCMR-11 C.701.5	Residential required-	1 : 3 dwelling units in excess of 4 units 1.33/1000 SF >3000 SF retail		50 units assumed → 15 spaces required 4,672 SF retail → 2 spaces required
DCMR-11 C.708.2	Car-share space reduction-	1 car-share space / 3 req. spaces		Limit of 2 car share spaces
	Total required spaces-	17 spaces; 15 spaces, incl. 1 car-share		
	Provided spaces-	2 spaces, incl. 1 car-share		Requires BZA Special Exception relief
	Bicycle Parking:	Per Subtitle C Chapter 8		
DCMR-11 C.802.1	Residential required-	1 : 3 units long-term; 1 : 20 units short-term		50 units: 17 long-term; 3 short-term required
	Retail/restaurant required-	1 : 10k SF long-term 1 : 3.5k SF short-term		4,672 SF: 0.4672 long-term → 0 long-term req. 1.33 short-term → 1 short-term required
	Provided-	17 long-term, 4 short-term	C	
DCMR-11 C.901.1	Loading Requirements:	Per Subtitle C Chapter 9		
	Residential required-	None	NA	≤50 units, commercial <5,000 SF
	Inclusionary Zoning:			
DCMR-11 C.1001.2	Applicability-	If >9 units or PH habitable space per §C.1500.11	C	> 9 units
	Bonus-	Additional 20% GFA; 75% lot occupancy		
	Set-aside requirement-	10% of GFA+PH habitable space; or 75% of achievable IZ bonus, whichever is larger	C	75% achievable FAR bonus = 5,499.4 SF 10% IZ resid. SF = 4,239 SF IZ gross set-aside @ 60% MFI = 3,997.1 SF IZ gross set-aside from PH habitable space @ 50% MFI = 545.4 SF
	Proposed set-aside-	±6 units	C	±4,635 NSF
DCMR-11 B.100.2	Exceptions to Grade:	Window well projecting ≤4' Entry areaway projecting ≤5'	C	Not including associated steps/ramps
DCMR-11 B.100.2	Cellar:	Finished floor of ground floor above <5' above adj. natural/finished grade	C	Not included in FAR
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.				

2001 Rhode Island Avenue NE

4 Stories + Penthouse + Cellar

50 Units + Groundfloor Retail + 2 Parking Spaces

Type III-B Construction or Type I-A Podium w/ Type III-B Above

	NSF*	GSF*	GFA*
Multi-family Residential: Dwelling Units	35,840	38,042	
Residential Accessory/Amenity	1,453	1,535	
Residential Circulation/Support	7,460	7,588	
	44,753	47,165	
Retail	4,490	4,648	
Penthouse Common Space Circulation	180	180	
Utility / BOH (cellar)	916	1,037	
	50,339	53,030	43,967

Parking (2 spaces - unenclosed)

\* NSF measured from inside face of exterior walls and centerline of demising/corridor walls  
GSF measured from outside face of exterior walls and centerline of demising/corridor walls  
GFA includes all GSF applicable to FAR calculations

\*\*NSF for IZ measured from inside face of exterior walls and inside face of all interior walls

†Residential floor plate efficiency measured as dwelling unit GSF divided by total above-grade residential GSF

1-BR units	avg. NSF	622	28	56.0%	IZ min.	550
1-BR+Den units	avg. NSF	716	9	18.0%	IZ min.	550
2-BR units	avg. NSF	922	13	26.0%	IZ min.	850
2-BR+Den units	avg. NSF		0	0.0%	IZ min.	850
3-BR units	avg. NSF		0	0.0%	IZ min.	1,000
Total units			50	100.0%		

Inclusionary Zoning using 10% Set-Aside:			
Inclusionary Zoning Residential SF (gross)		42,101	
IZ set-aside (gross): 75% of achievable bonus (> 10% IZ residential SF)		5,499.4	10% IZ residential SF = 4,210.1
Inclusionary Zoning Residential SF (net)		30,521	
IZ set-aside (net):	72.5% N/G	3,986.8	80% MFI condo/60% MFI rental
IZ-applicable habitable PH space		5,391	
IZ set aside from PH habitable space		539.1	50% MFI
Total IZ set-aside (net)		4,525.9	approx. 6 units
Proposed IZ units:			
1-BR units (net)	102, 201, 202	2,091	
2-BR unit (net)	208, 308, 408	2,550	
Total proposed IZ set-aside (net)		4,641	
% of market 1-BR units: all market units (IZ definition)			77.3%
% of IZ 1-BR units: all IZ units (IZ definition)			50.0%

50 Units @ 723 NSF avg.

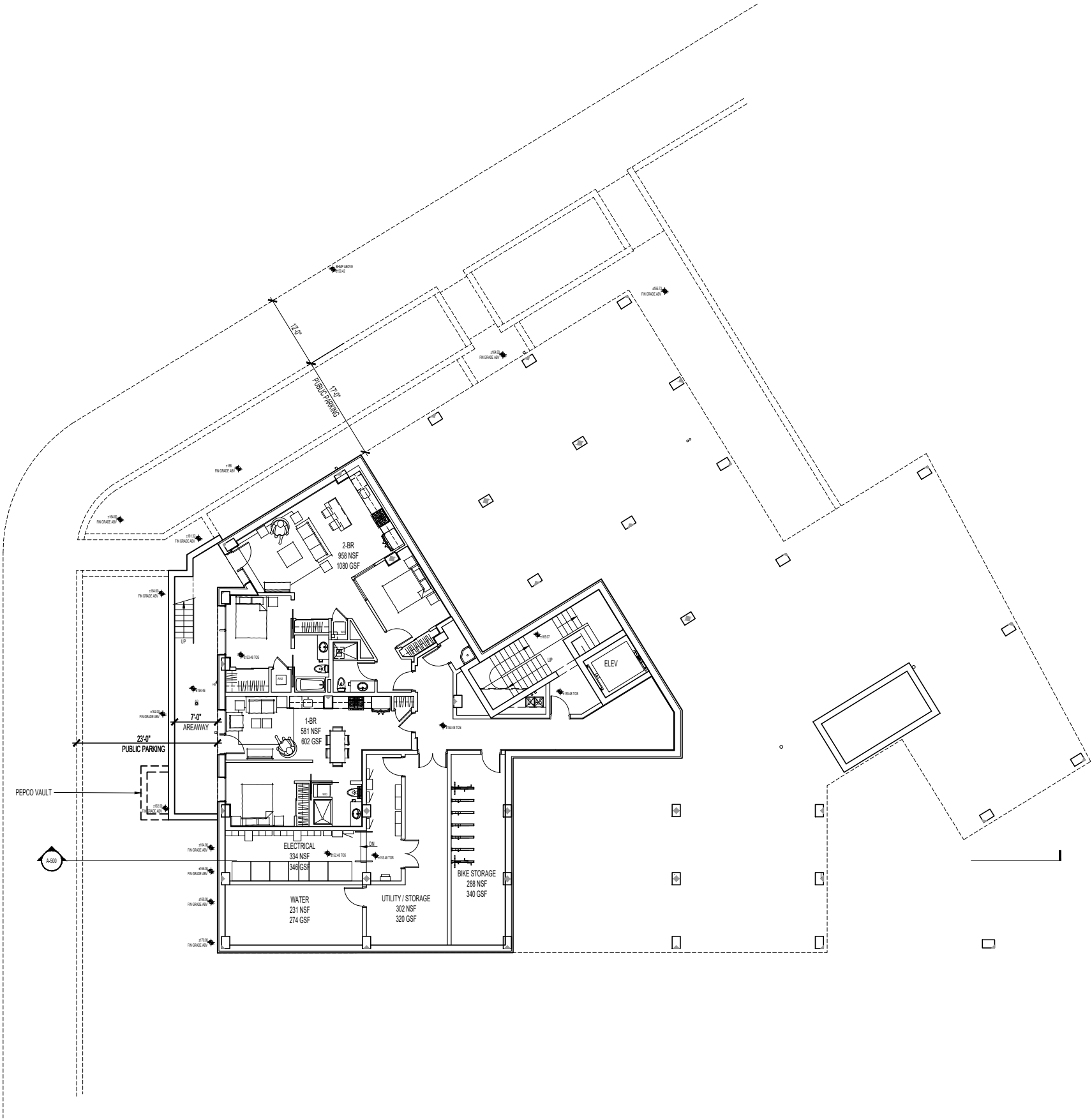
3.00 FAR (w/ IZ Bonus)  
75% Lot Coverage (w/ IZ Bonus)

80% Floor Plate Efficiency†  
14,665 Total Lot Area (SF)

Requires BZA relief for parking  
(13 space reduction)

	#	SPACE	NSF*	GSF*	GFA*	NSF for IZ**
CELLAR	-	Utilities	916	1,037		
	B01	1-BR	581	608		543
	B02	2-BR	942	1,000		901
	-	Elevator	71	79		
	-	Corridor	380	429		
	-	Stairs	273	289		
			3,163	3,442	444	
GROUND FLOOR	-	Lobby / Mail	801	825		
	102 IZ	1-BR+Den	726	785		702 50% MFI
	103	1-BR+Den	697	774		673
	105	1-BR	592	615	Type A	562
	106	1-BR	592	615	Type A	560
	109	Retail	4,490	4,648		
	-	Utility/Elevator Control	76	76		
	-	Trash	413	419		
	-	Bike Storage	237	247		
	-	Corridor	659	695		
	-	Elevator	73	73		
	-	Stairs	367	370		
			9,723	10,142	10,815	
SECOND FLR	201 IZ	1-BR+Den	752	775		719 60% MFI
	202 IZ	1-BR+Den	695	748		670 60% MFI
	203	1-BR+Den	632	683		610
	204	2-BR	1,054	1,111	Type A	1,024
	205	1-BR	592	615	Type A	565
	206	1-BR	592	615	Type A	565
	207	1-BR	592	615		565
	208 IZ	2-BR	875	940		850 60% MFI
	209	1-BR	667	695		642
	210	2-BR	968	1,042		946
	211	1-BR	571	594		545
	212	1-BR	603	634		577
	213	1-BR	600	657		576
	-	Utility/Trash	163	163		
	-	Corridor	801	801		
	-	Stairs	287	287		
	-	Elevator	73	73		
			10,517	11,048	10,892	
THIRD FLR	301	1-BR	752	775		719
	302	1-BR+Den	727	789		703
	303	1-BR+Den	632	683		610
	304	2-BR	1,054	1,111	Type A	1,024
	305	1-BR	592	615	Type A	565
	306	1-BR	592	615	Type A	565
	307	1-BR	592	615		565
	308 IZ	2-BR	875	940		850 60% MFI
	309	1-BR	667	695		642
	310	2-BR	935	1,002		913
	311	1-BR	595	624		570
	312	1-BR	571	594		545
	313	1-BR	624	687		601
	-	Utility/Trash	163	163		
	-	Corridor	801	801		
	-	Stairs	287	287		
	-	Elevator	73	73		
			10,532	11,069	10,924	
FOURTH FLR	401	1-BR	752	775		719
	402	1-BR+Den	695	748		670
	403	1-BR+Den	632	683		610
	404	2-BR	1,054	1,111		1,024
	405	1-BR	592	615		565
	406	1-BR	592	615		565
	407	1-BR	592	615		565
	408 IZ	2-BR	875	940		850 60% MFI
	409	1-BR	667	695		642
	410	2-BR	968	1,042		946
	411	1-BR	571	594		545
	412	1-BR	603	634		577
	413	1-BR	600	657		576
	-	Utility/Trash	163	163		
	-	Corridor	801	801		
	-	Stairs	287	287		
	-	Elevator	73	73		
			10,517	11,048	10,892	
PENTHOUSE	PH01	2-BR	933	1,025		
	PH02	2-BR	758	798		
	PH03	1-BR	689	750		
	PH04	1-BR+Den	836	904		
	PH05	1-BR+Den	900	975		
	-	Communal Recreation	652	710		
	-	Utility/Trash	163	163		
	-	Corridor	596	596		
	-	Stairs	287	287		
	-	Elevator	73	73		
			5,887	6,281	0	5,391 <0.4 FAR (5,866)

- INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR PROVIDED THE REVISIONS DO NOT CAUSE OR INCREASE ANY AREAS OF BZA RELIEF.



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CELLAR PLAN

1" = 20'

2001 RHODE ISLAND AVE NE

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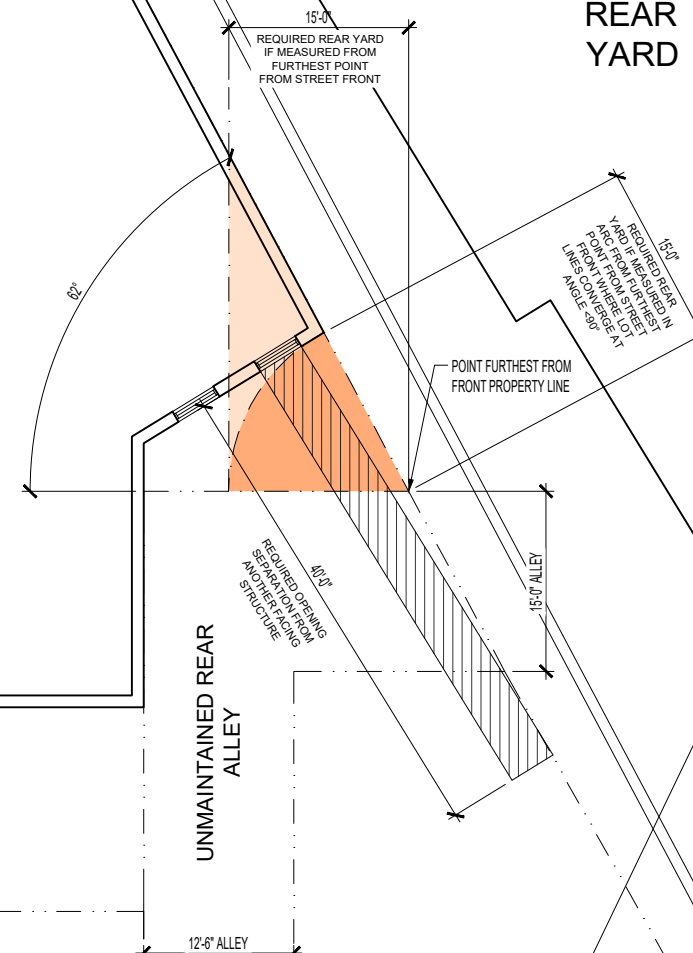


20TH STREET NE

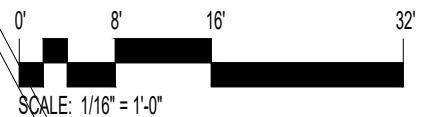
PER §318.1: In the case of a lot that is triangular **or irregularly shaped**, the furthestmost point or line from the street lot line shall be deemed the point or line from which the required rear yard shall be measured;

PER §318.4: Where a lot does not have a rear lot line, such as when the side yards converge at a point, **or where the rear lot lines intersect at an angle less than ninety degrees (90°)**, a rear yard shall be measured as an arc from the point opposite the front lot line(s).

- LOT 0007 is **irregularly shaped**;
- Furthestmost point from the street lot line is 149'-7", from which rear yard shall be measured (per §318.1);
- At the furthestmost point, the **rear lot lines intersect at an angle of sixty-two degrees (62°)**, which is less than ninety degrees (90°);
- 15'-0" minimum rear yard is accordingly measured as **an arc from the point furthestmost from the front lot line** (per §318.4);
- Distance from openings on the rear wall of the building to the nearest structure on adjacent lots is 50'-1/2" (>40').



ADJACENT BUILDING FACING REAR YARD



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REAR YARD DIAGRAM

1/16" = 1'-0"

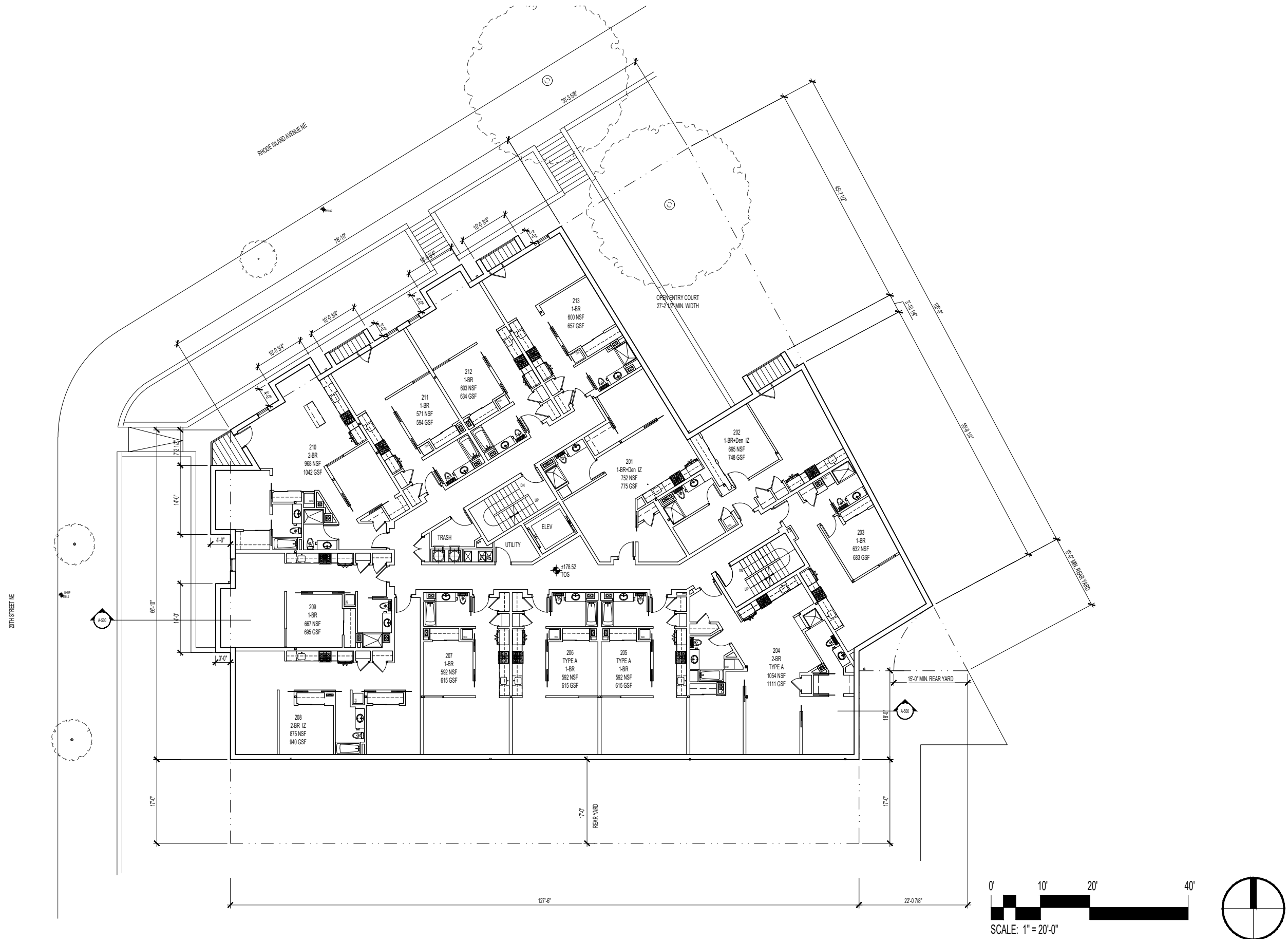
2001 RHODE ISLAND AVE NE

A-301a

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SECOND FLOOR PLAN

1" = 20'

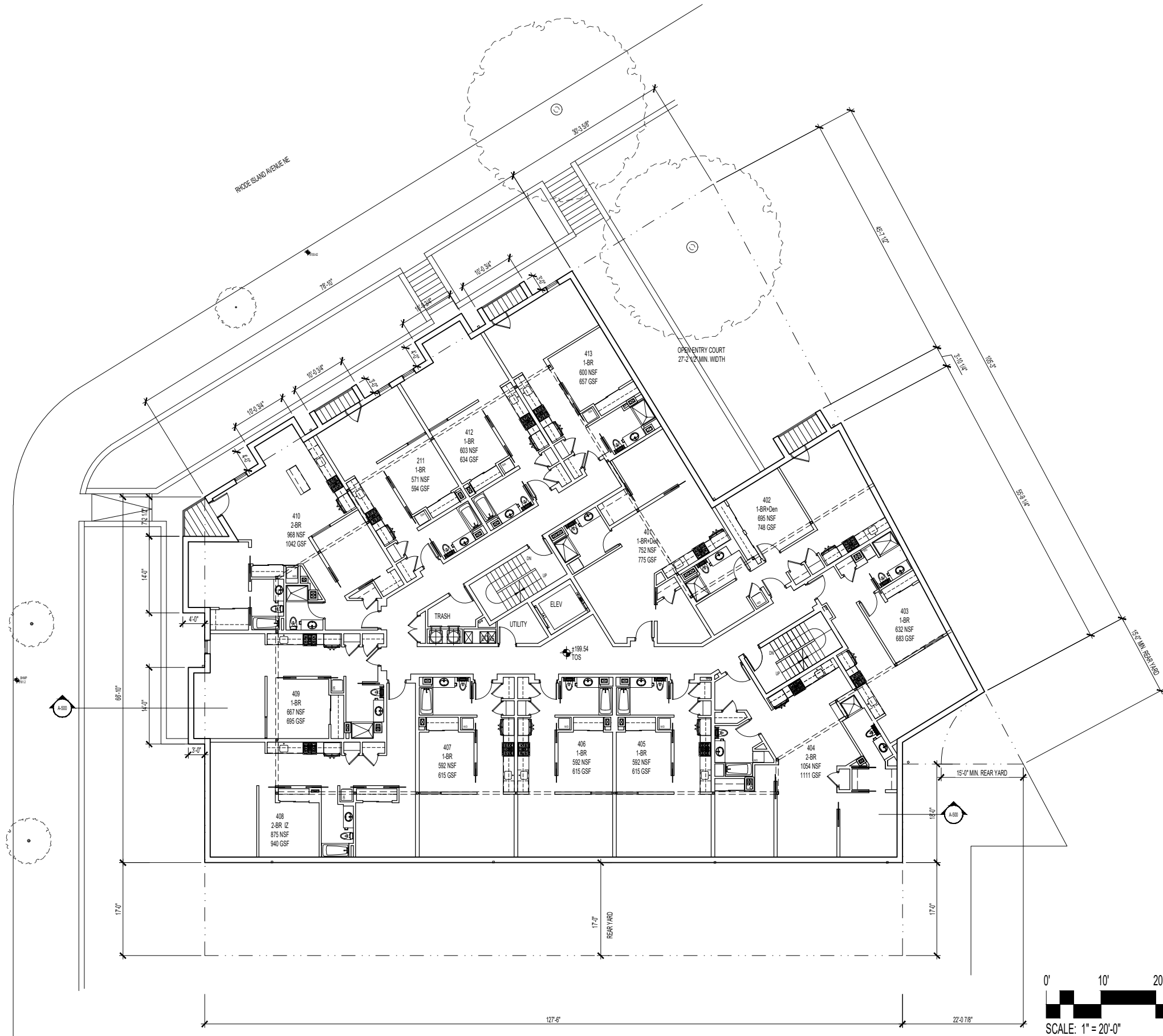
2001 RHODE ISLAND AVE NE

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FOURTH FLOOR PLAN

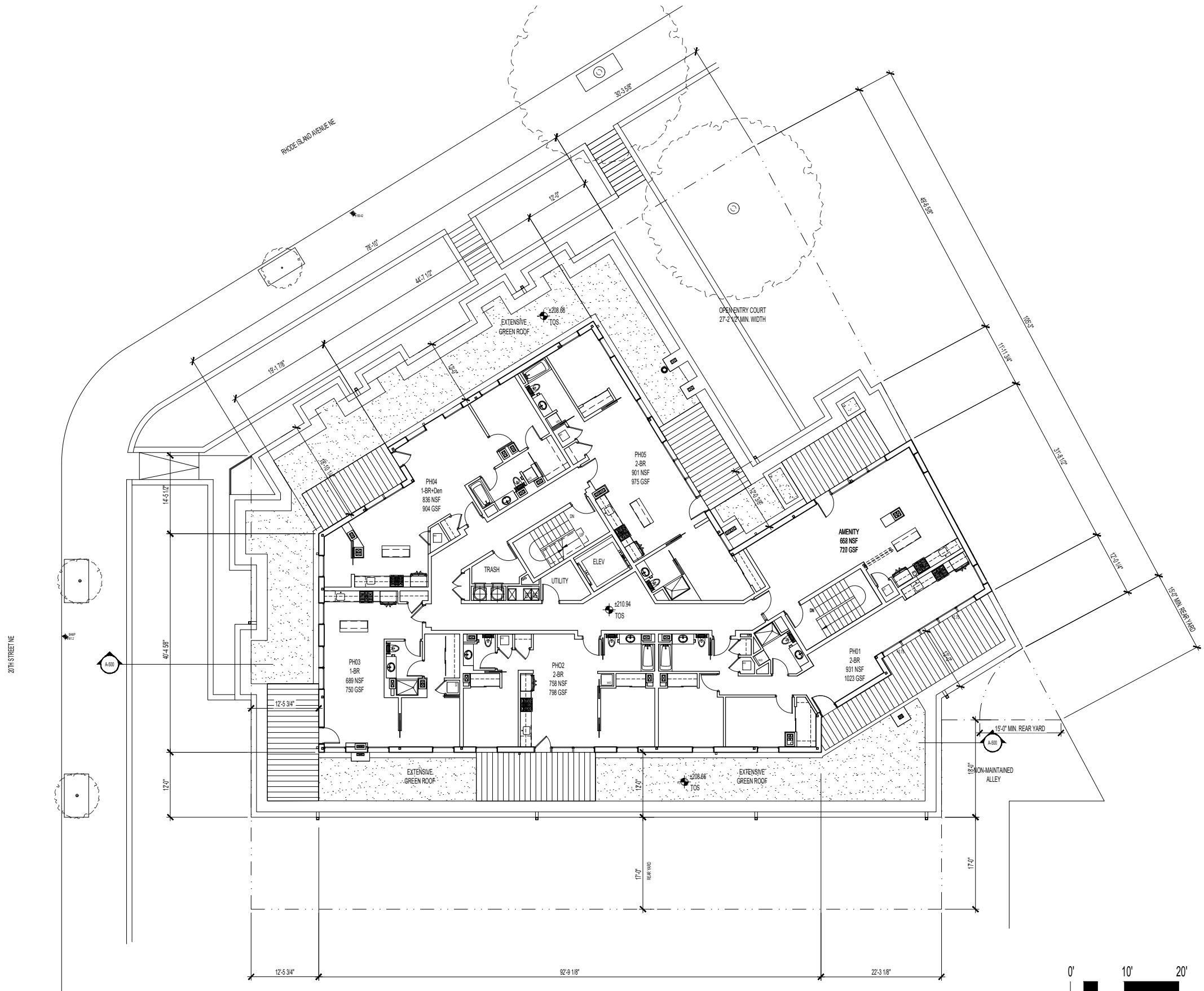
1" = 20'

2001 RHODE ISLAND AVE NE

A-304

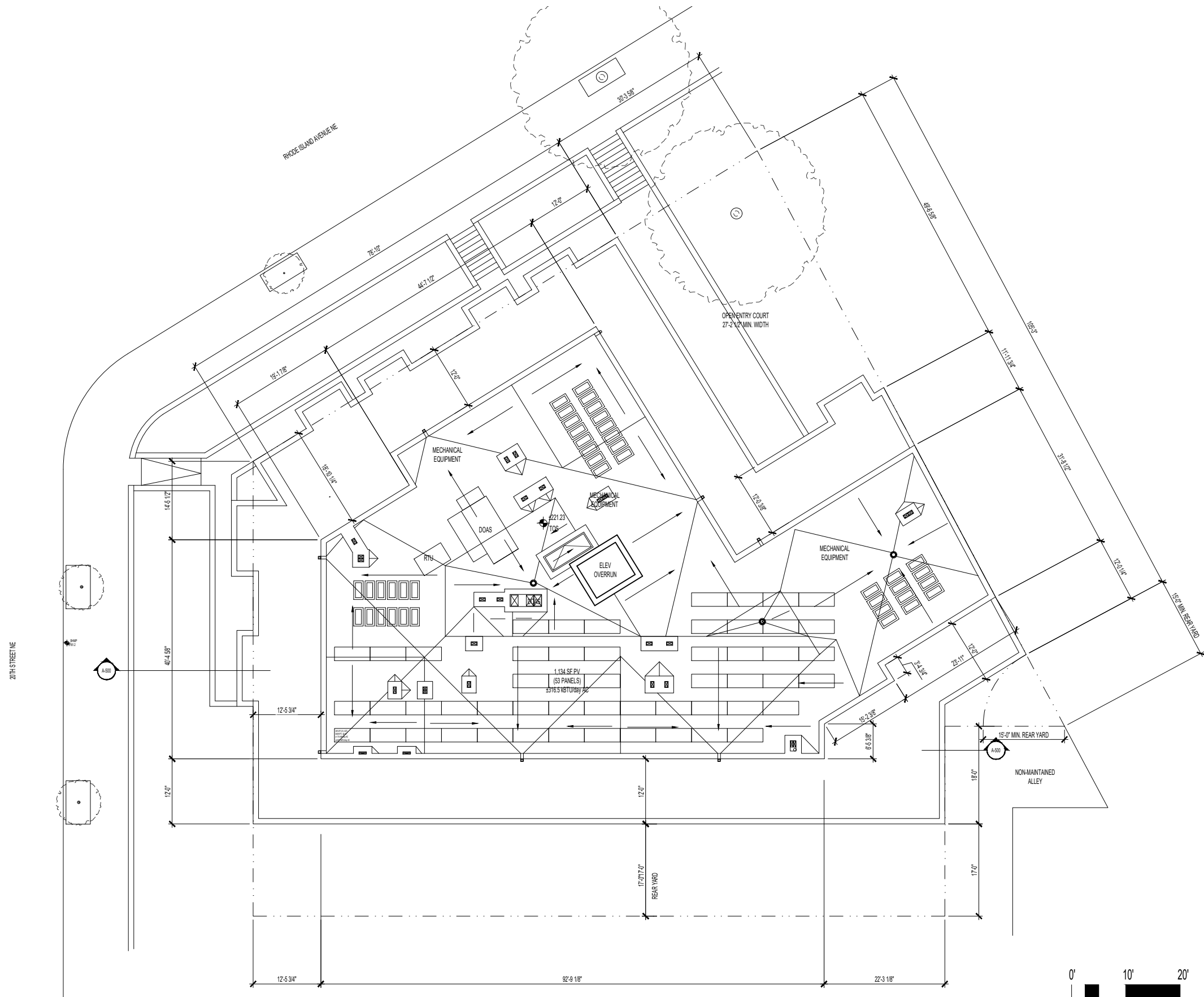
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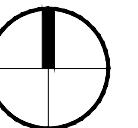
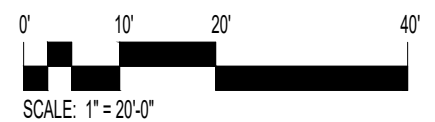
PENTHOUSE ROOF PLAN

2001 RHODE ISLAND AVE NE

1 APRIL 2024

1" = 20'

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**A-306**

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1  
014 BUILDING ELEVATION - WEST  
3/32" = 1'-0"  
1 / A0107



1  
011 BUILDING ELEVATION - NORTH  
3/32" = 1'-0"  
1 / A0107





1  
012 BUILDING ELEVATION - SOUTH  
3/32" = 1'-0"  
1 / A0107



1  
013

## BUILDING ELEVATION - EAST

3/32" = 1'-0"  
1 / A0107

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ELEVATION

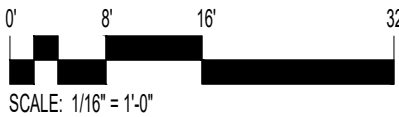
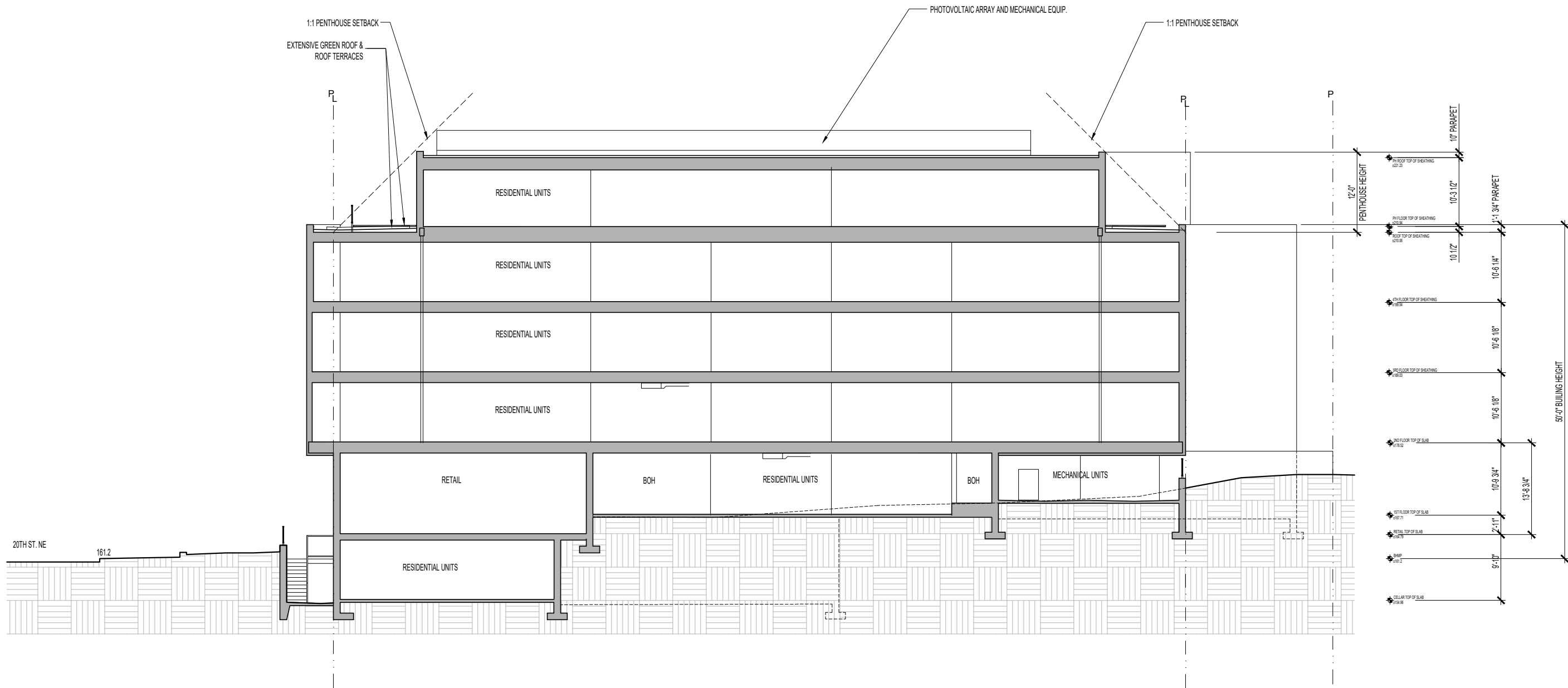
3/32" = 1'-0"

2001 RHODE ISLAND AVE NE

**A-403**

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BUILDING SECTION

1/16" = 1'-0"

2001 RHODE ISLAND AVE NE

**A-500** Bonstra | Haresign  
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VIEW FROM 20TH ST. NE & RHODE ISLAND AVE. NE

2001 RHODE ISLAND AVE NE

1 APRIL 2024

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