

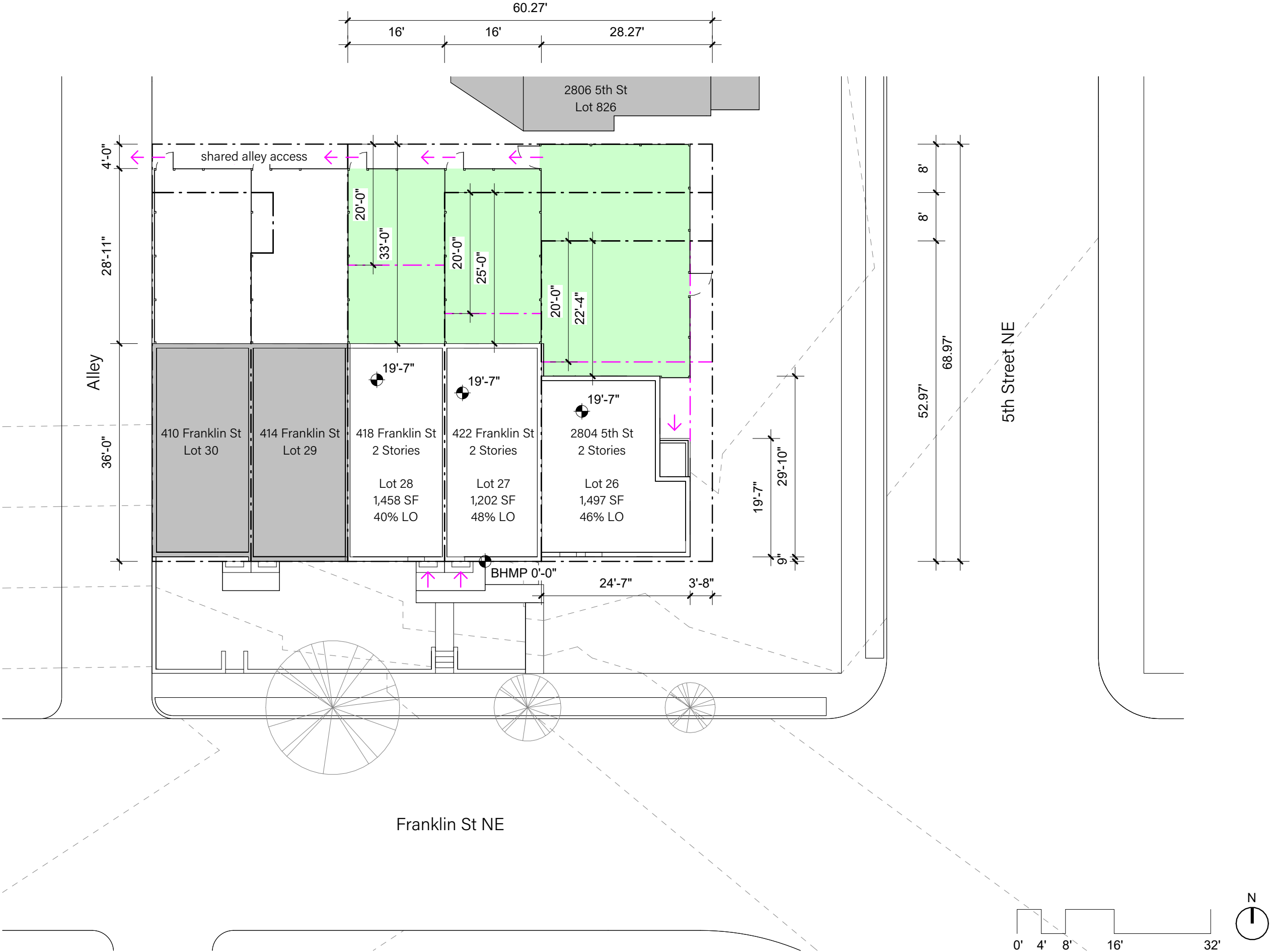
2303: The Renata
418-422 Franklin St NE & 2804 5th St NE
Zoning Relief Application

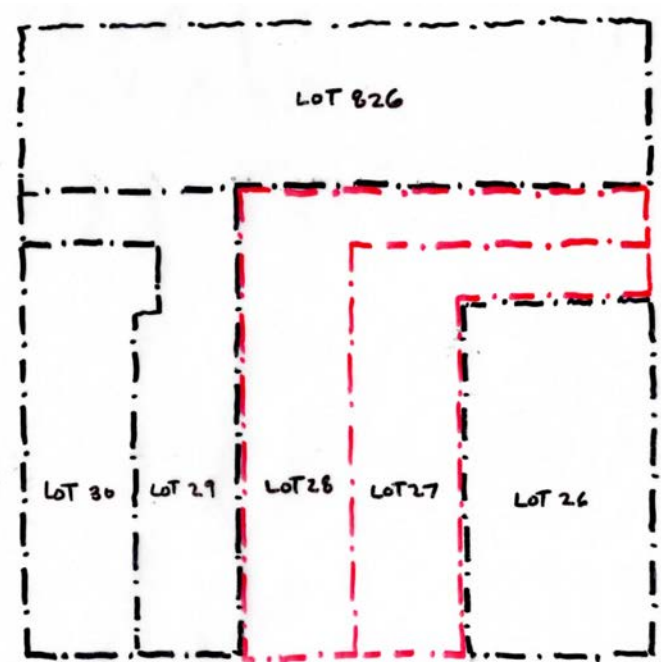
Hearing Date: 2/5/25



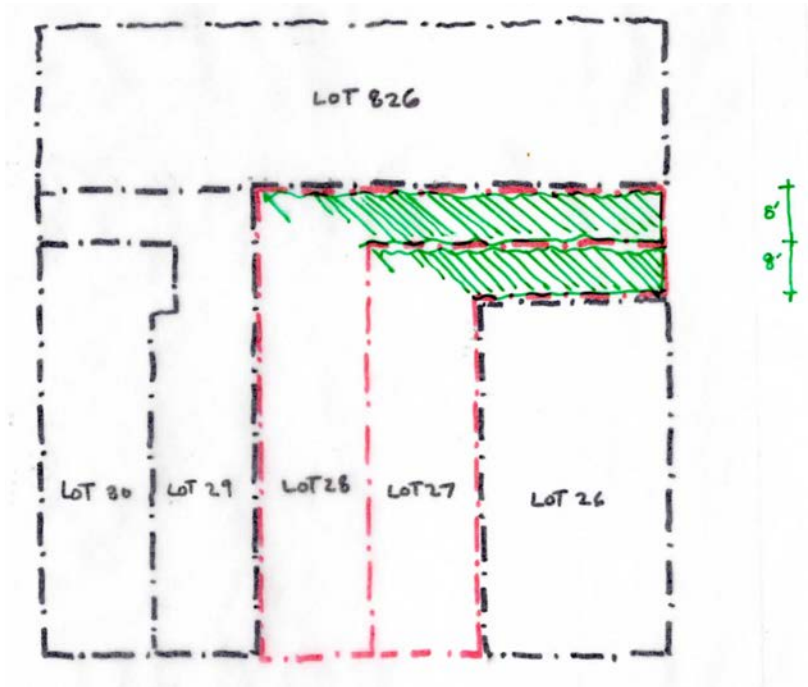
Relief	418 Franklin St NE	422 Franklin St NE	2804 5th St NE
Area Variance (Lot Area & Lot Width)	✓	✓	✓
<i>Special Exception E-5201</i>			
10-Foot Rule	✓	✓	✓
Lot Occupancy (up to 70%)	✓	✓	✓
Rear Yard			✓

EXISTING SITE PLAN

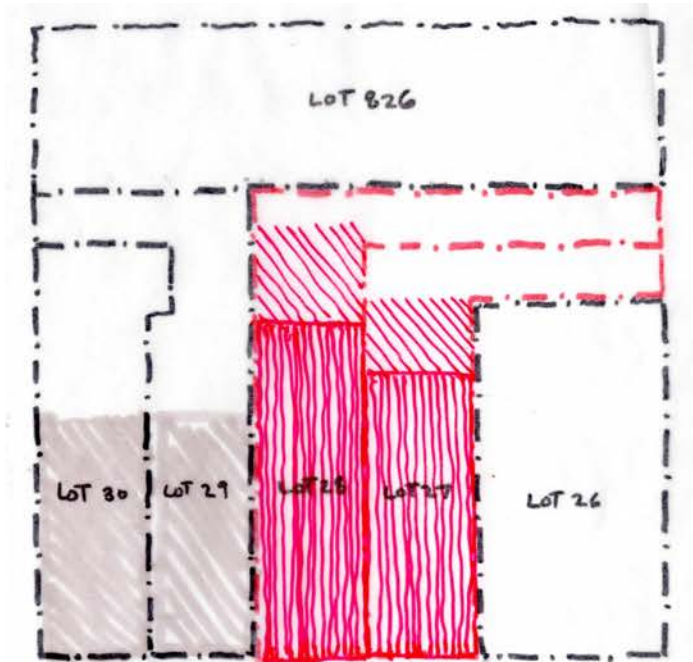




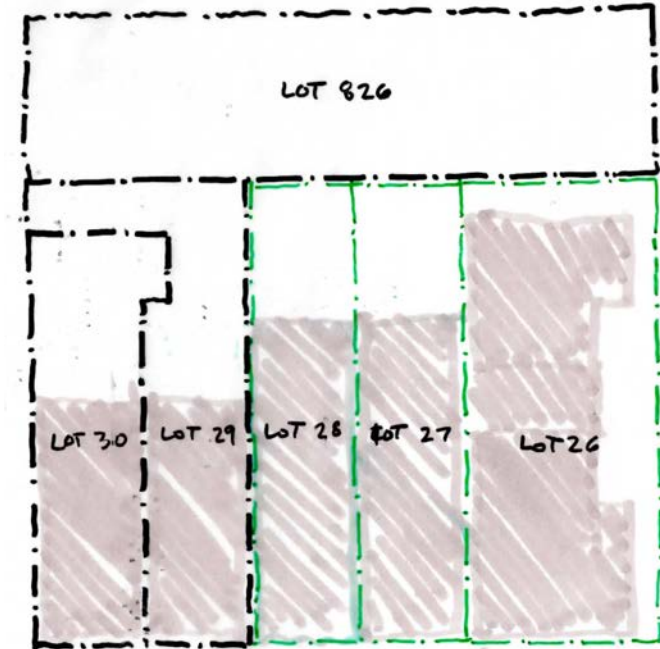
1. Existing lot conditions, with atypical lot shapes identified in red



2. The existing rear yards (identified in green) are unusable for building, exterior yard space, or parking



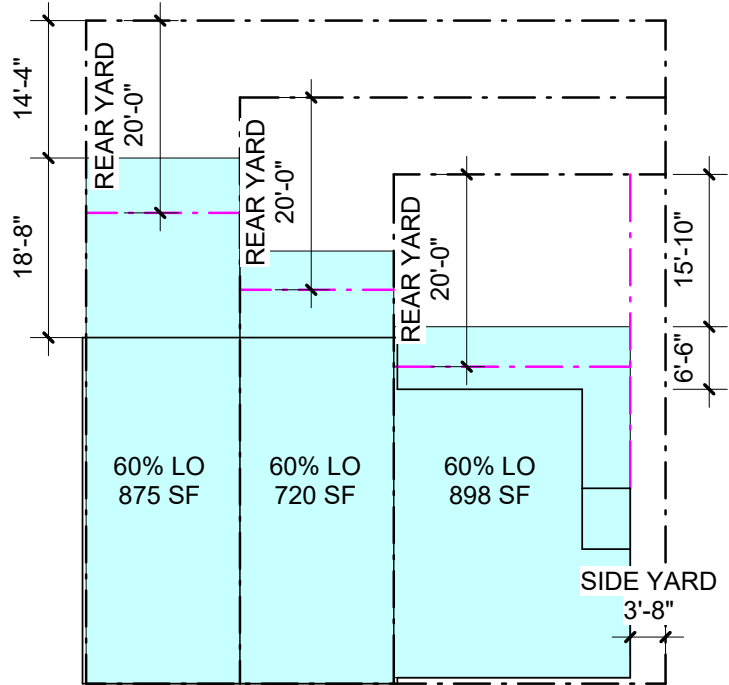
3. The by-right development yields longer building mass on the inner-block lots, restricting access to light and air



4. The proposed lot resubdivision creates

- even distribution of building volume for better access to light and air
- even distribution of rear yard space
- a conforming corner lot
- rowhome fabric that turns the corner to engage with 5th St. NW

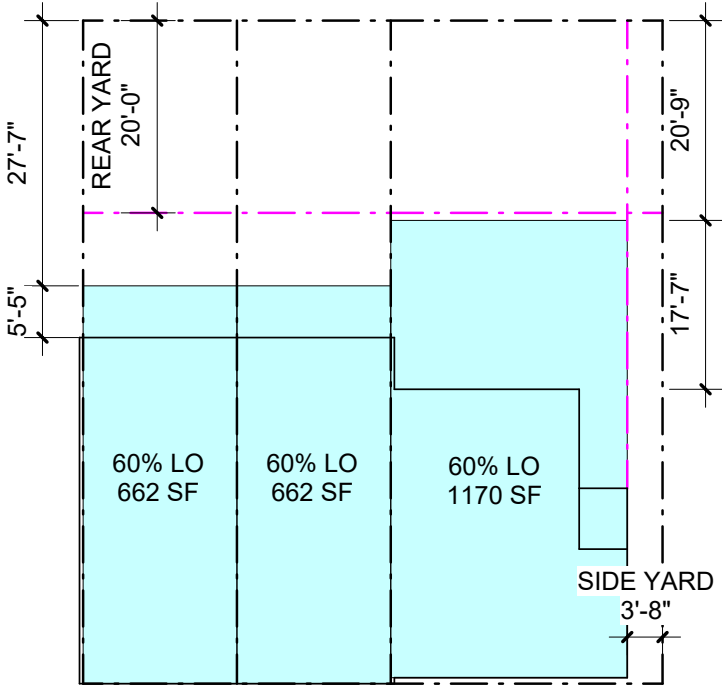
Existing Lots



60% Lot Occupancy

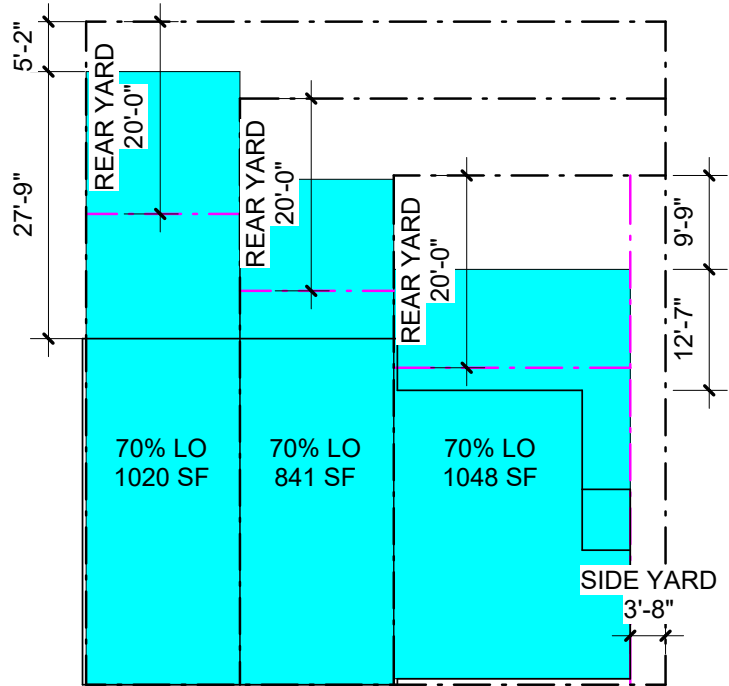
418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,458 SF	1,202 SF	1,497 SF

Rectified Lots

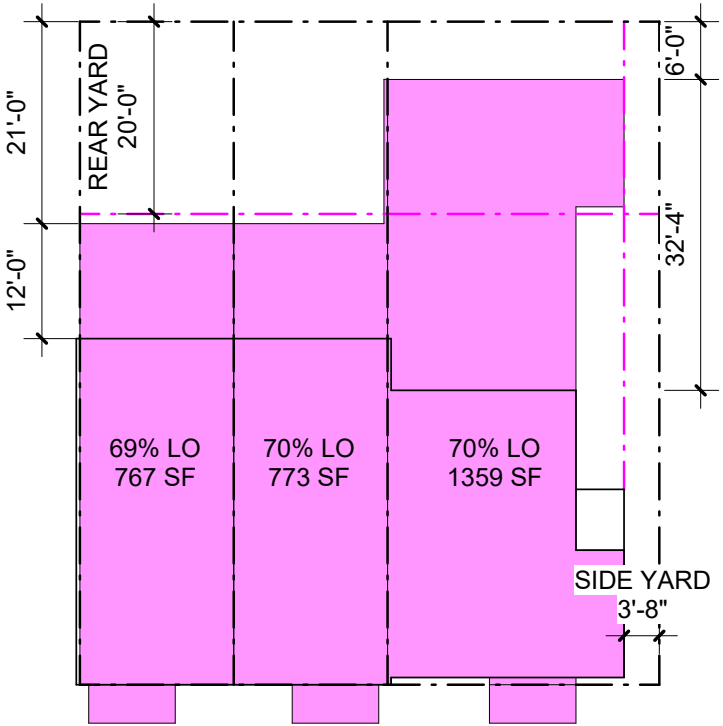
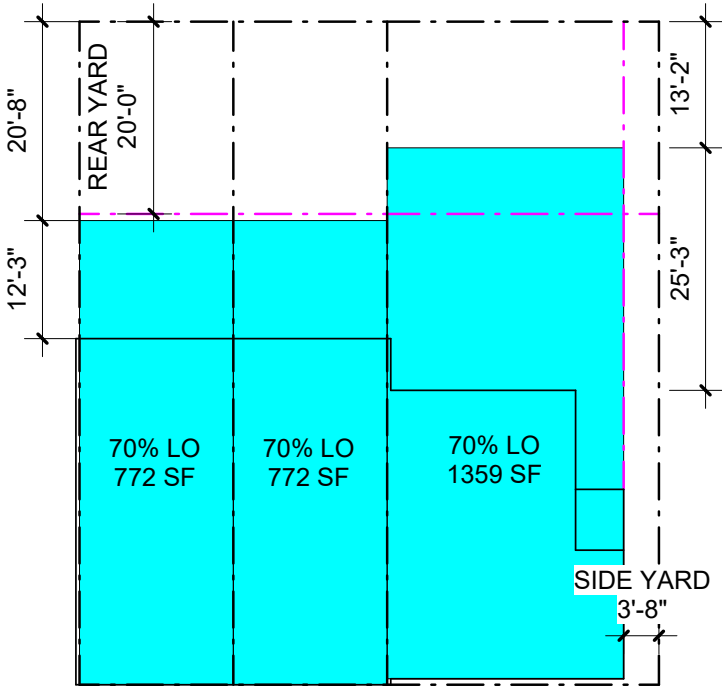


418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,104 SF	1,104 SF	1,950 SF

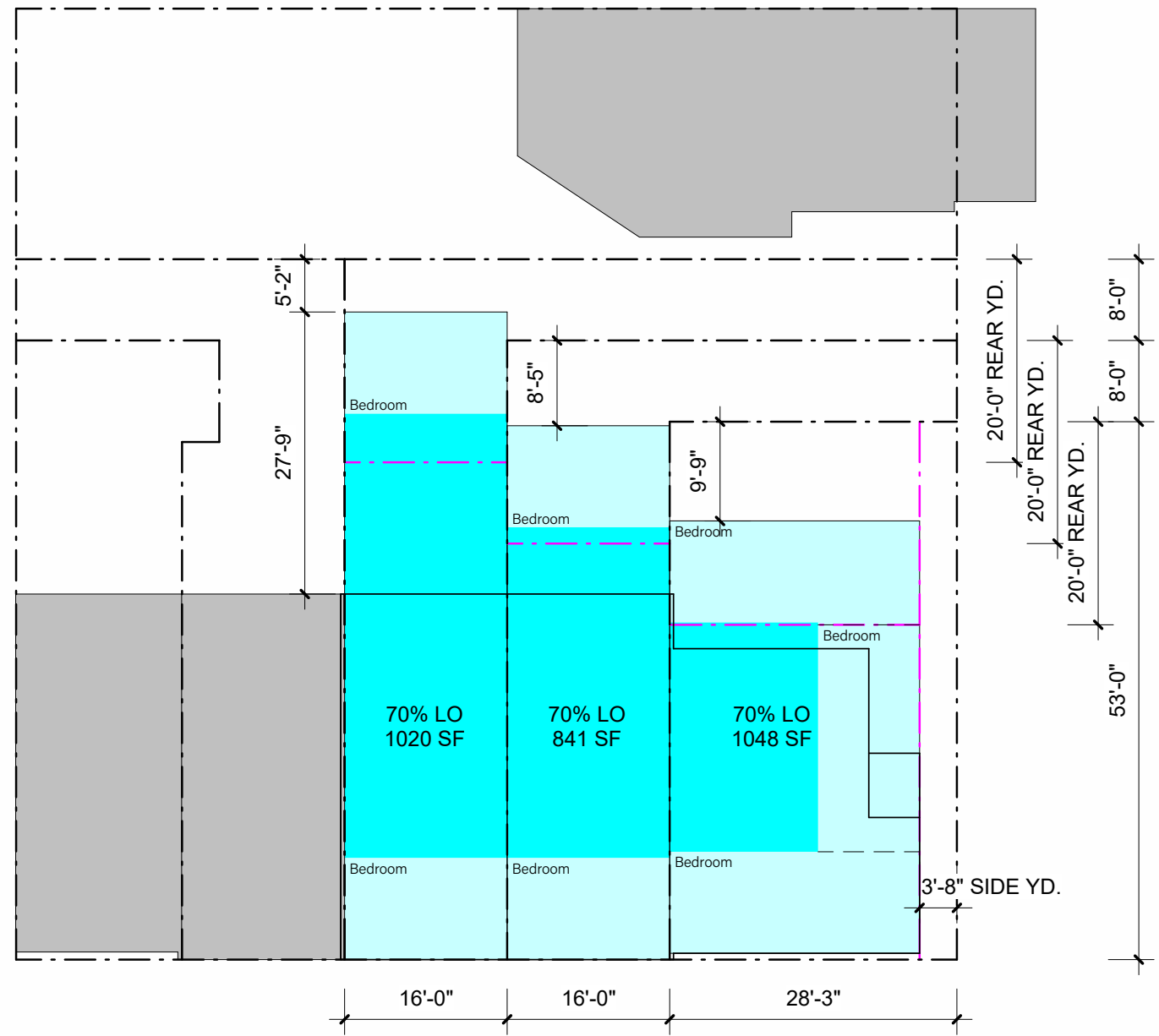
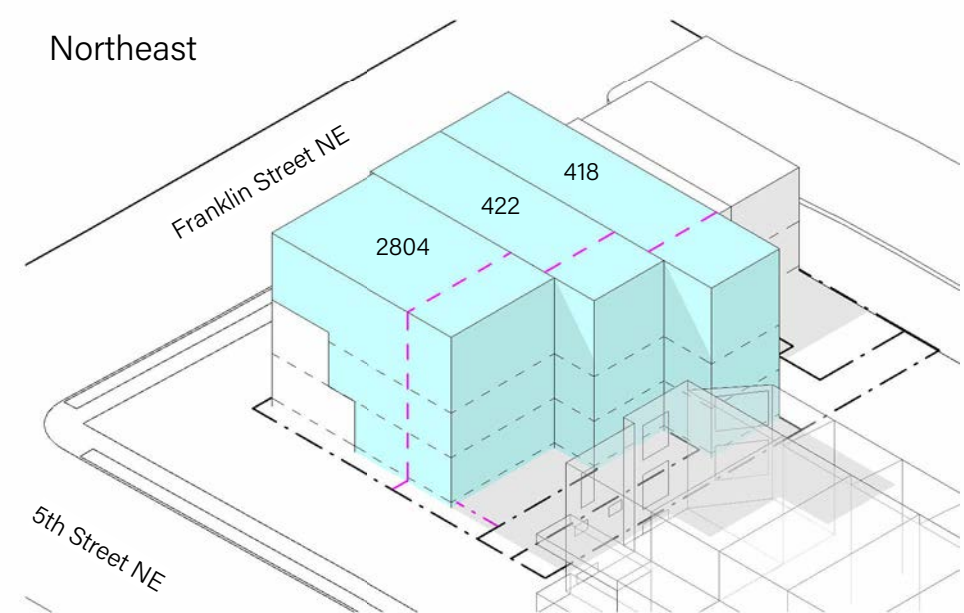
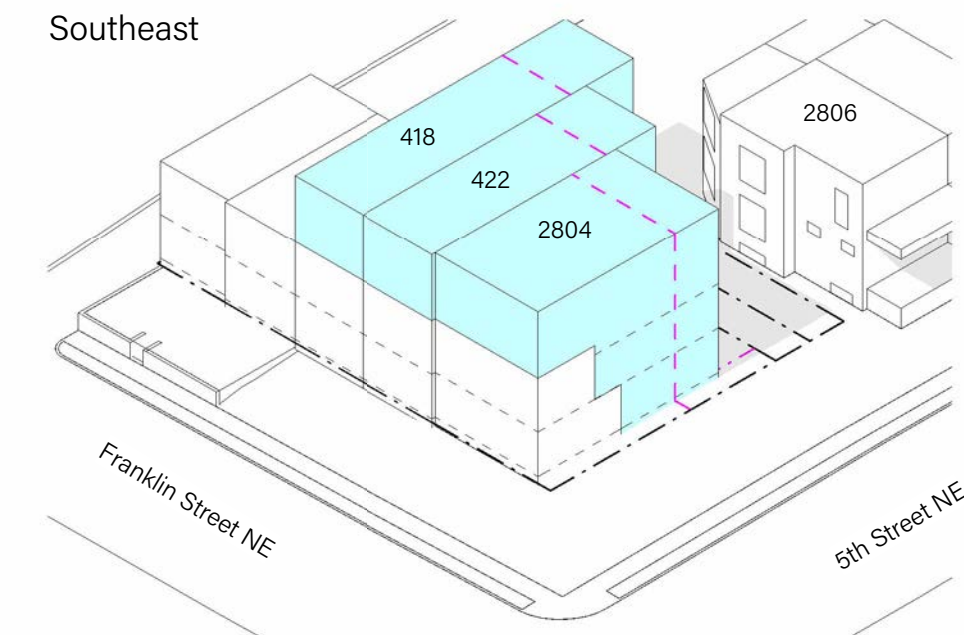
Proposed



70% Lot Occupancy

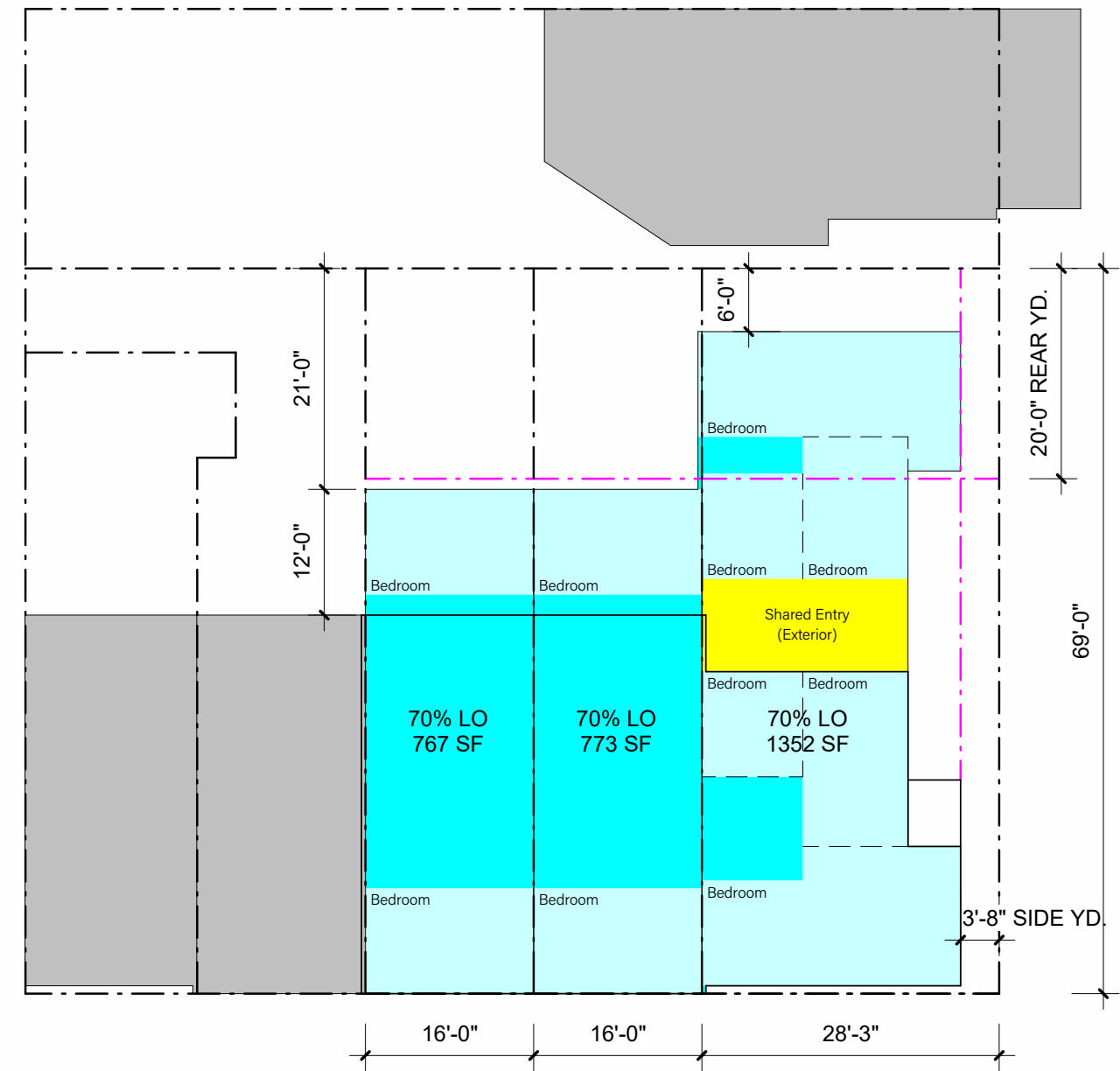
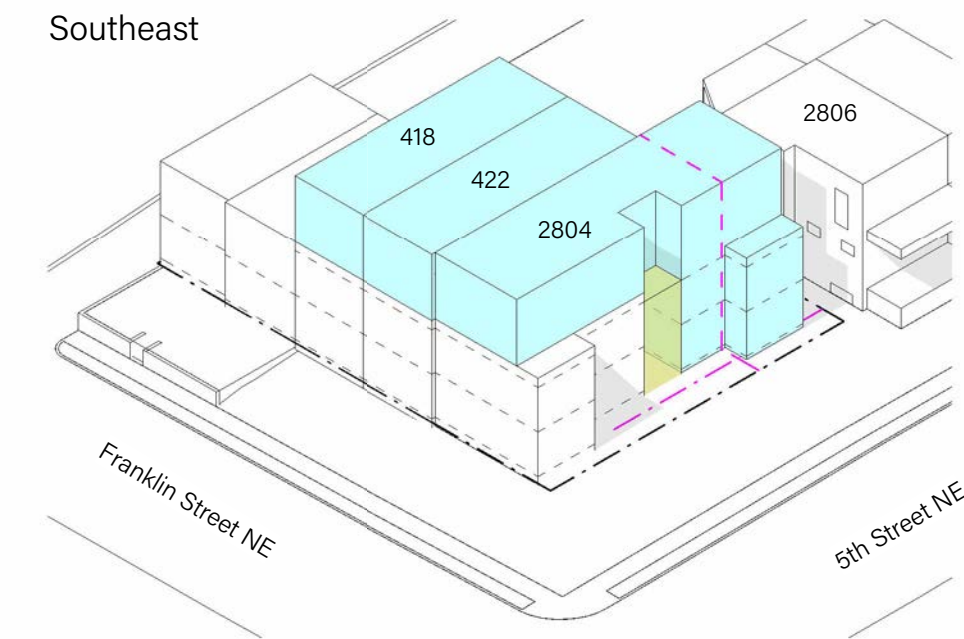


ENVELOPE STUDY
 EXISTING LOTS, 70% LOT OCCUPANCY



	418 Franklin	422 Franklin	2804 5th St	Total
GFA:	3,060 SF	2,523 SF	3,144 SF	8,727 SF
Envelope (Linear Feet):	35'	32'	91.5'	158.5'
Envelope (Area):	1,225 SF	1,120 SF	3,202.5 SF	5,547.5 SF
Envelope/Area:	.4	.44	1.02	0.64
Possible Bedrooms:	2/DU	2/DU	3/DU	14

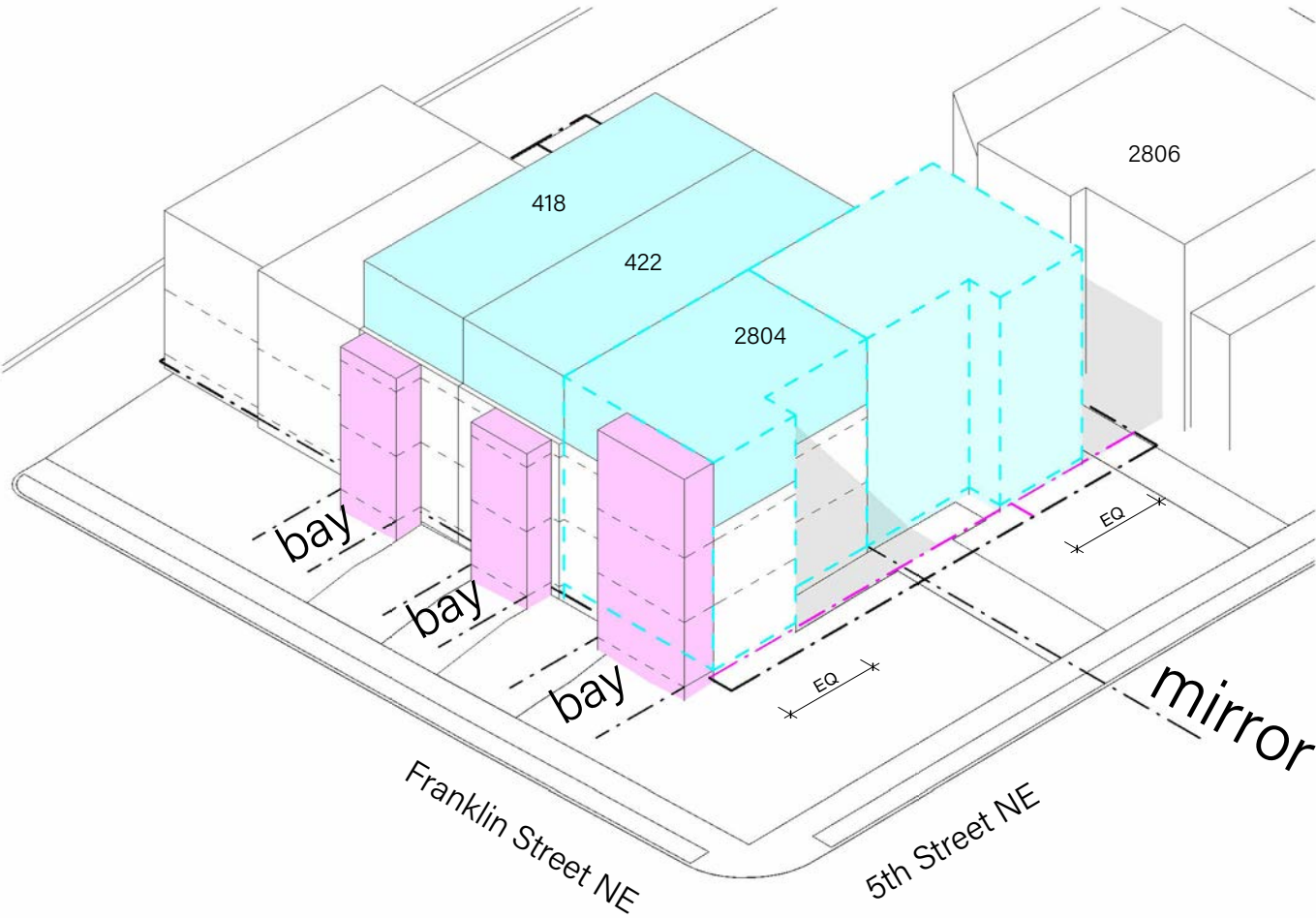
ENVELOPE STUDY
 REGULARIZED LOTS, 70% LOT OCCUPANCY



	418 Franklin	422 Franklin	2804 5th St	Total
GFA:	2,301 SF	2,319 SF	3,522 SF	8,142 SF
Envelope (Linear Feet):	32'	32'	126.3' (avg)	190.3'
Envelope (Area):	1,120 SF	1,120 SF	4,421.6 SF	6,661.6 SF
Envelope/Area:	.49	.48	1.26	0.82
Possible Bedrooms:	2/DU	2/DU	5/DU	18

MASSING CONCEPT

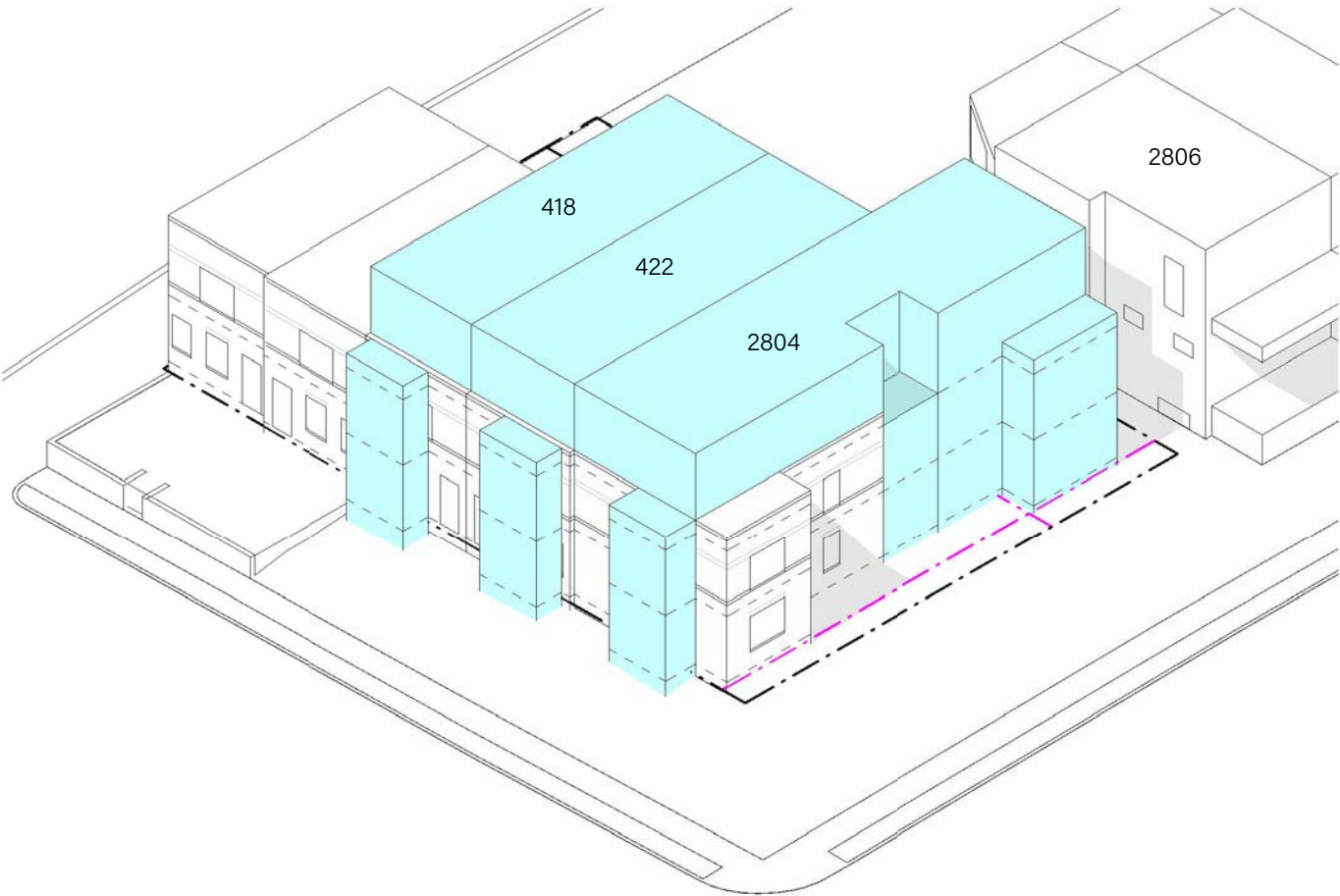
Southeast



Northeast



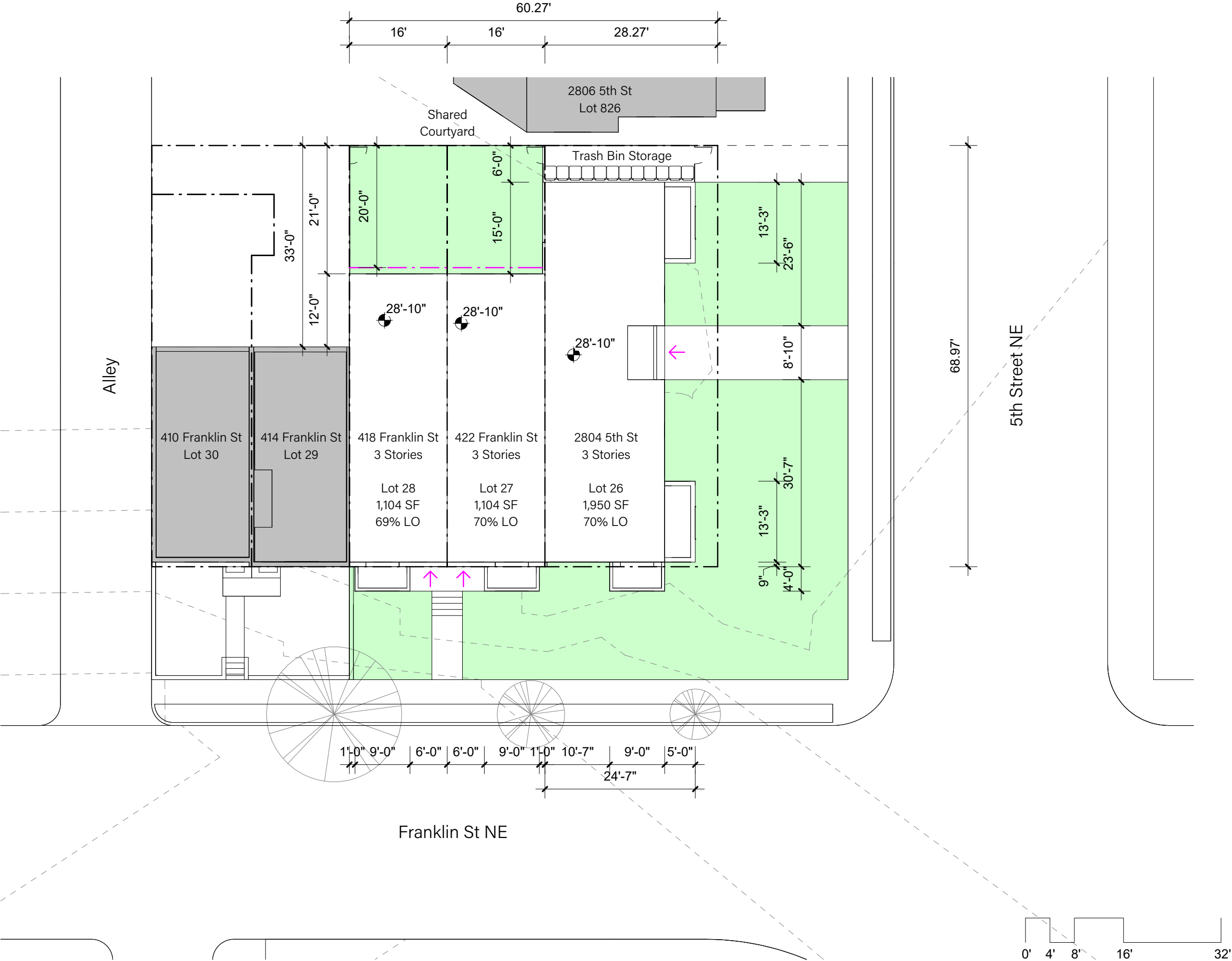
Southeast



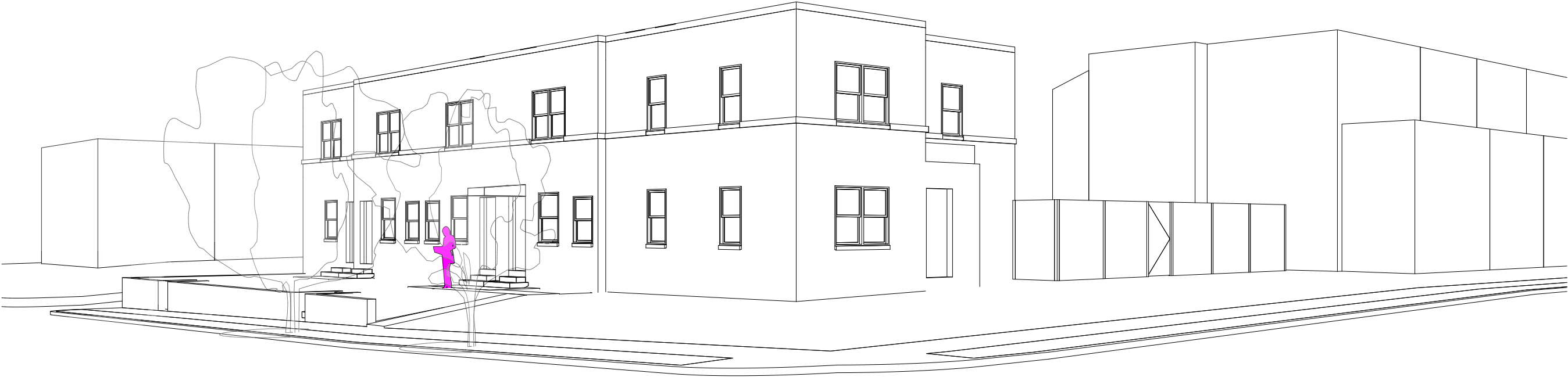
Northeast



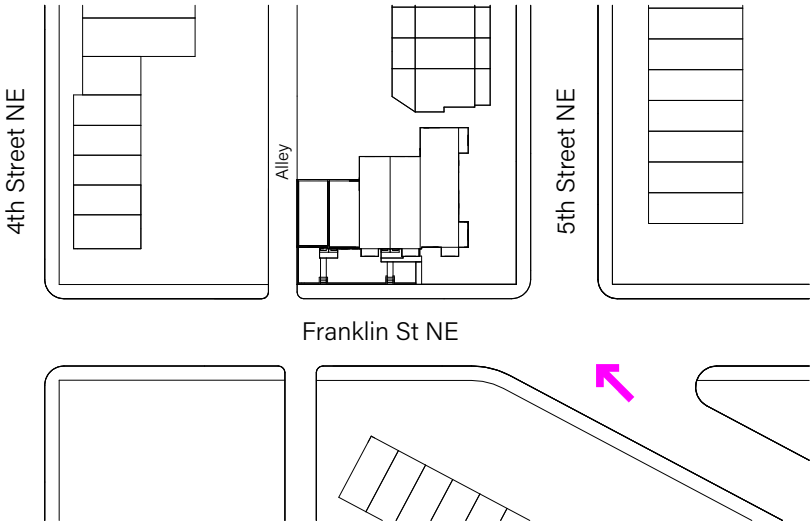
PROPOSAL
SITE PLAN



EXISTING
PERSPECTIVE VIEW



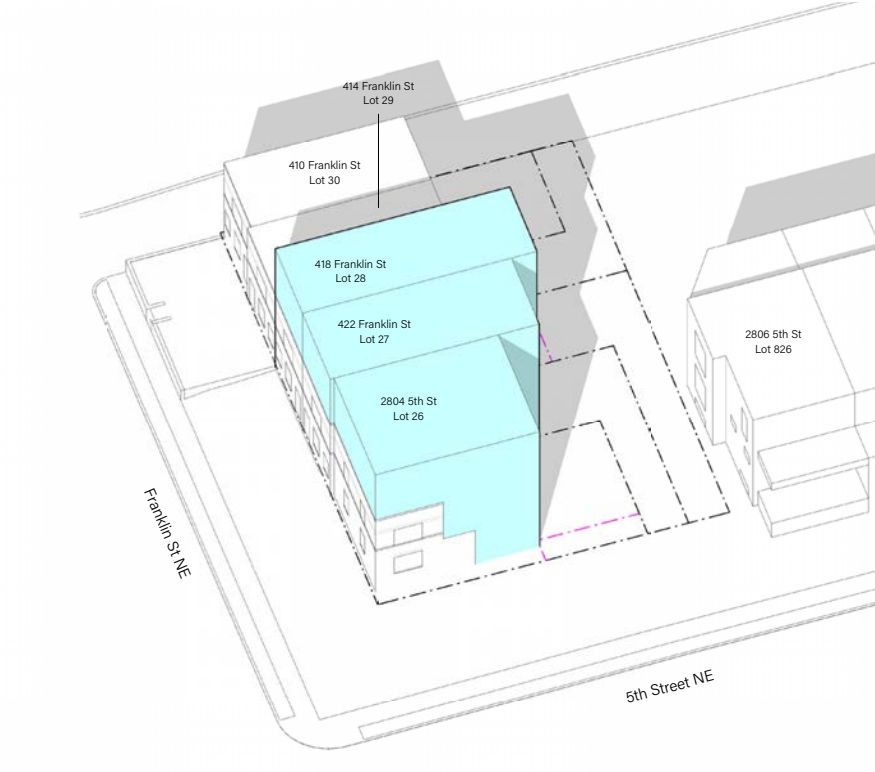
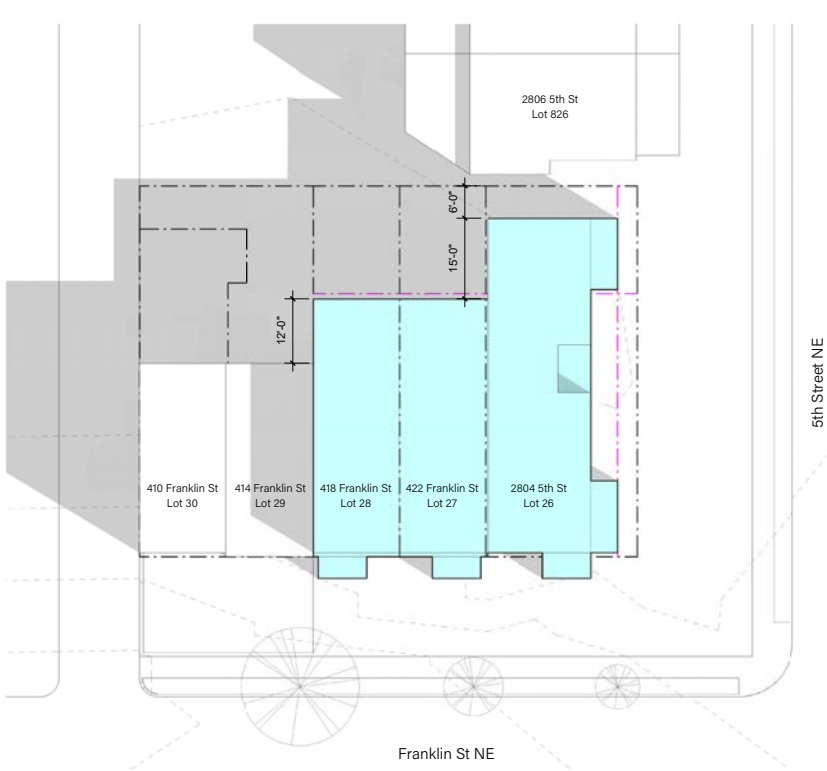
PROPOSAL
PERSPECTIVE VIEW



BY RIGHT



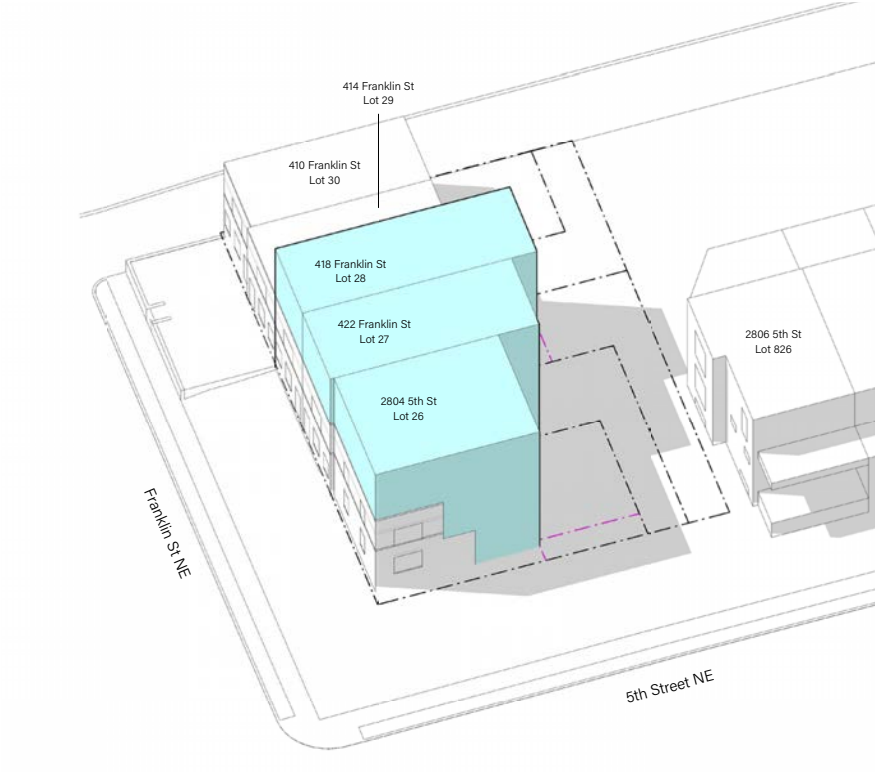
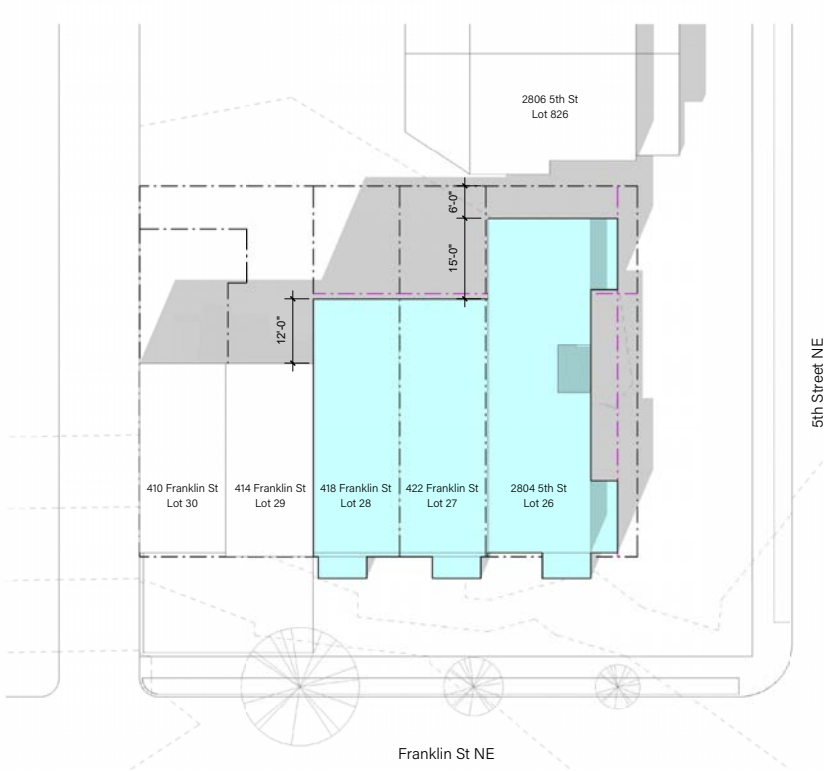
PROPOSED



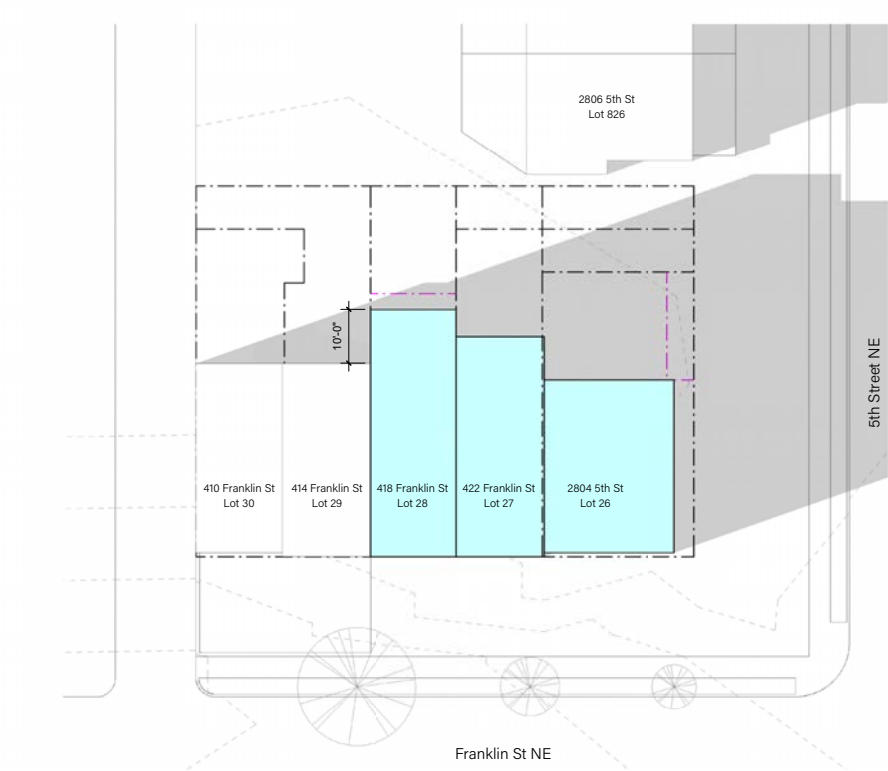
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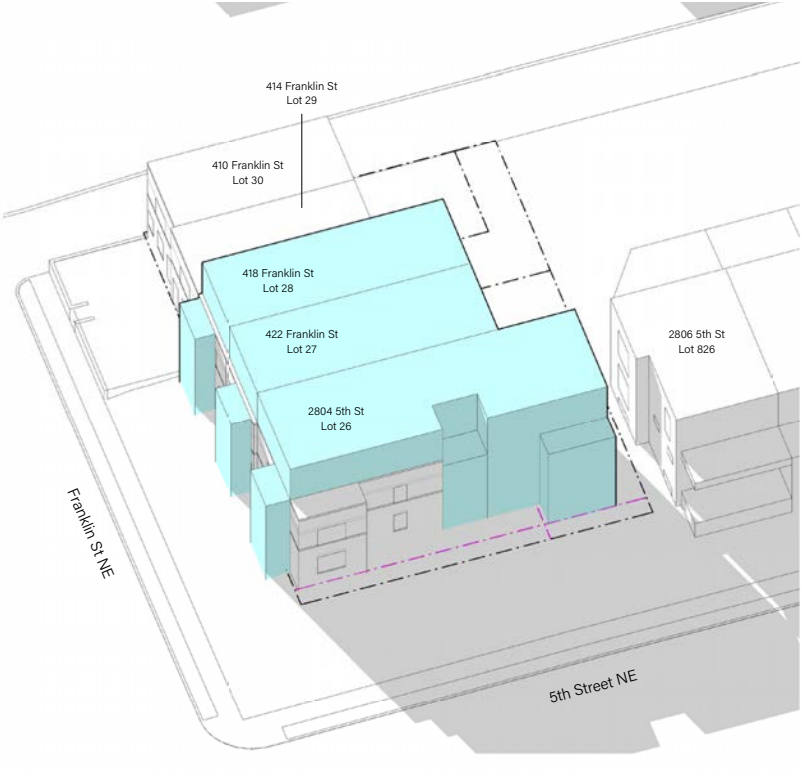
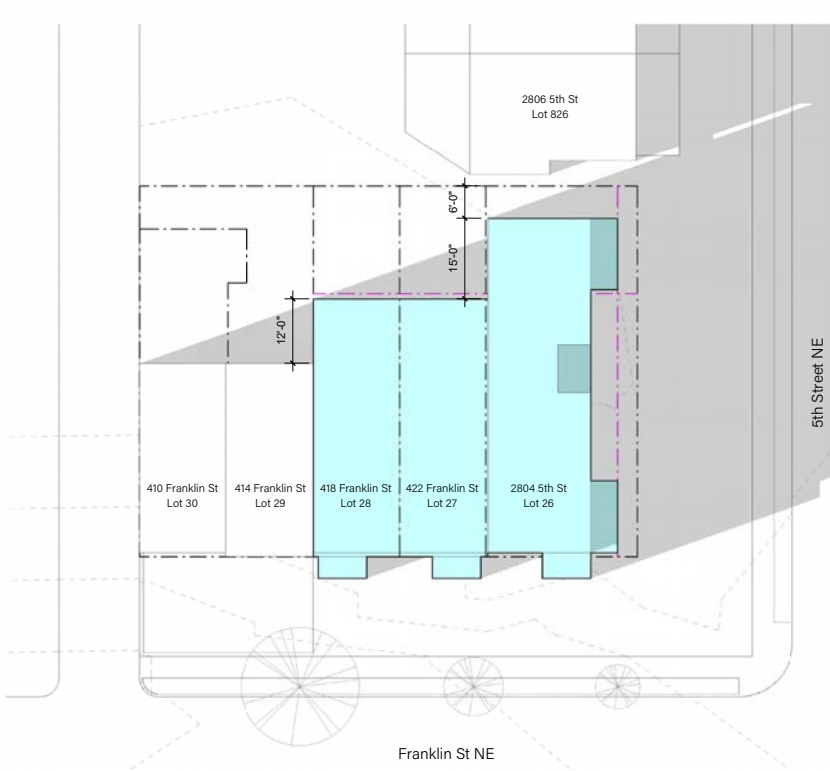
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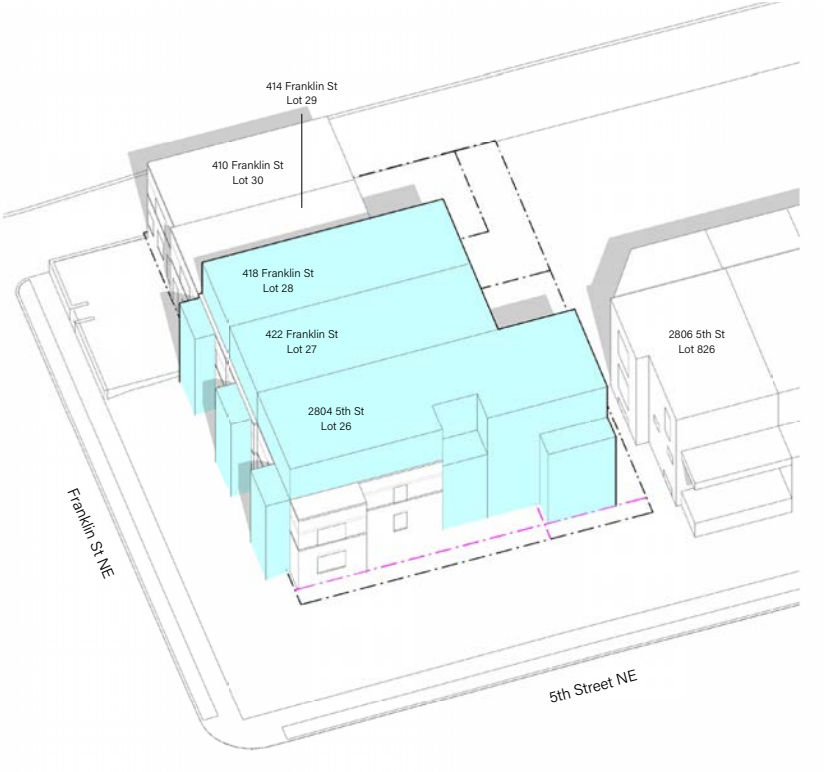
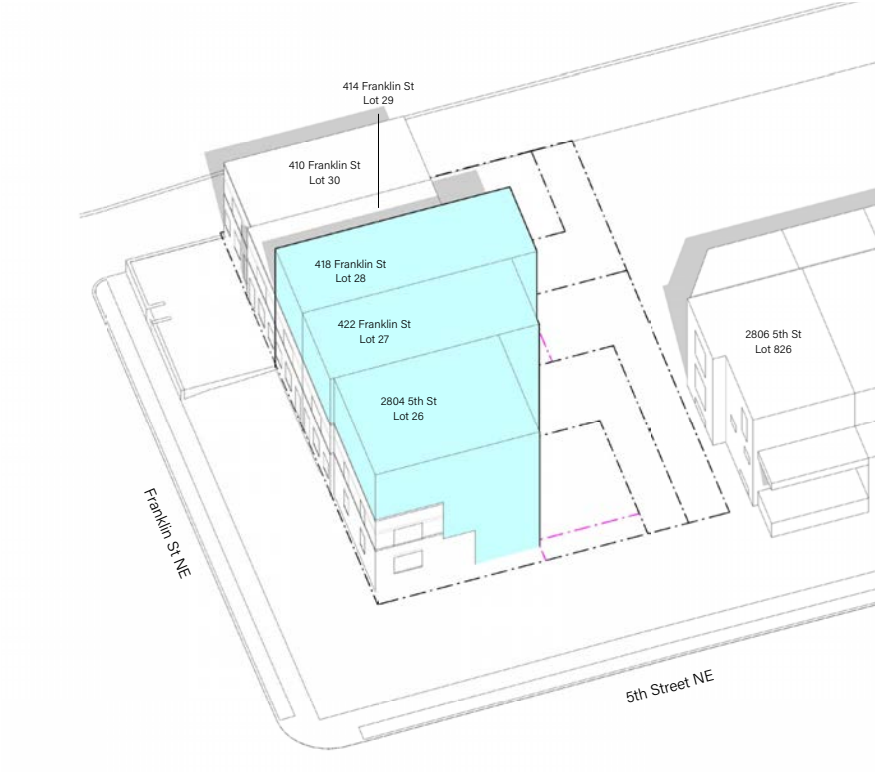
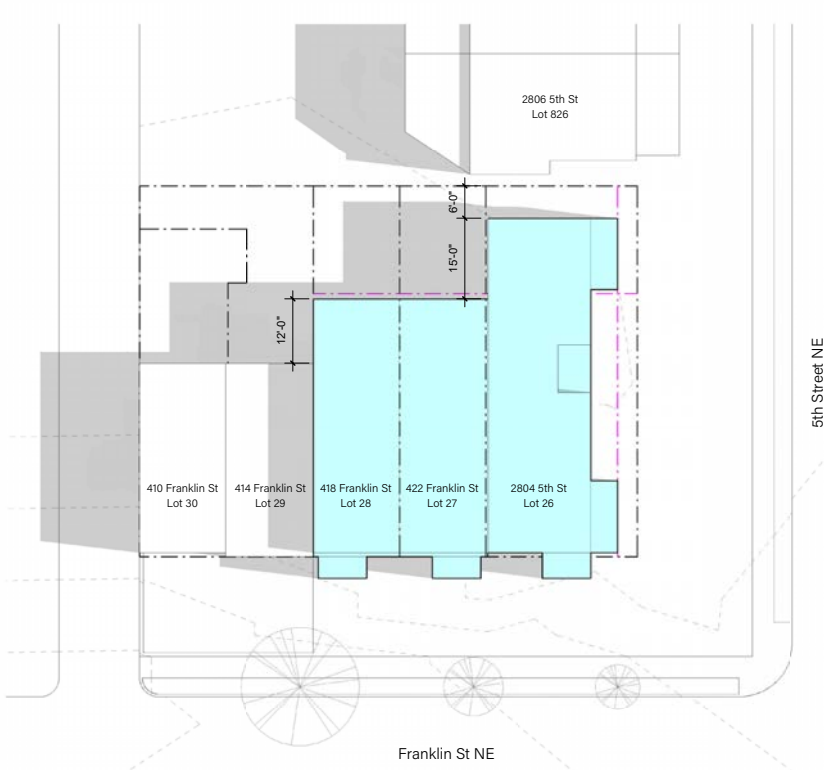
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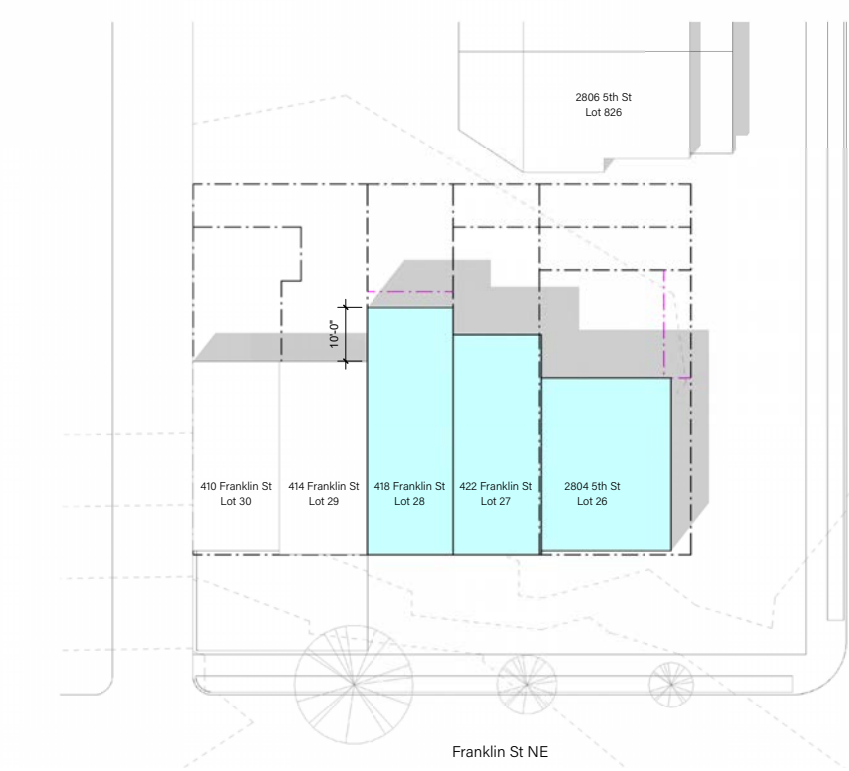
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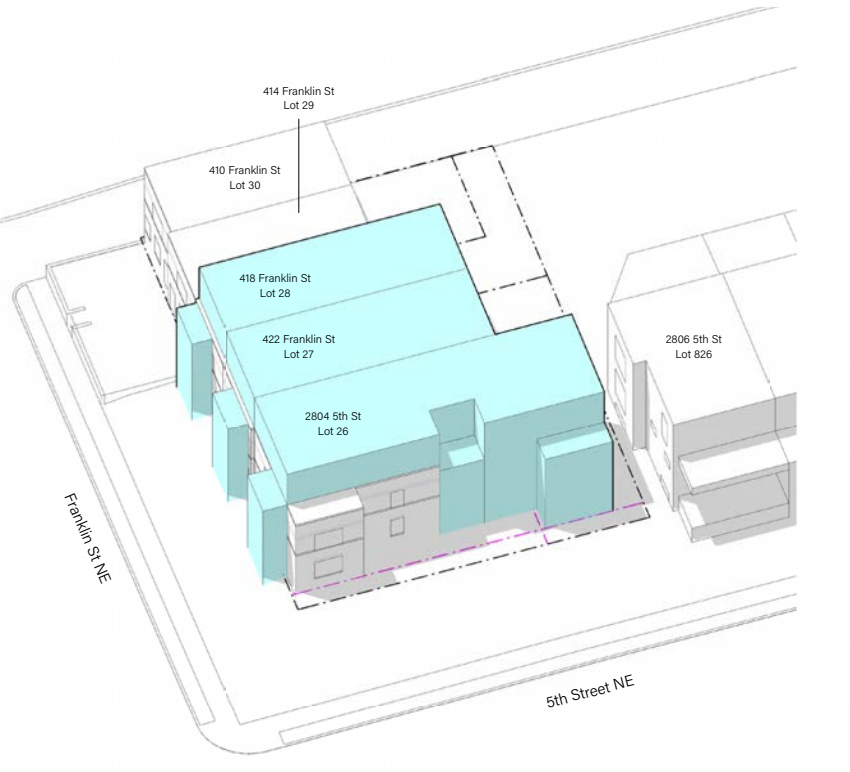
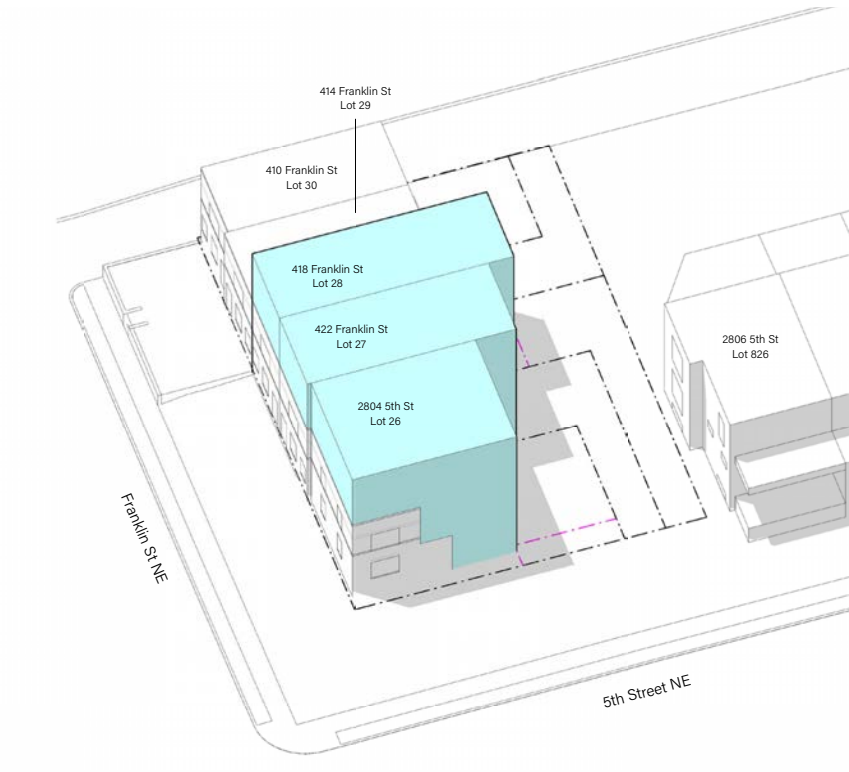
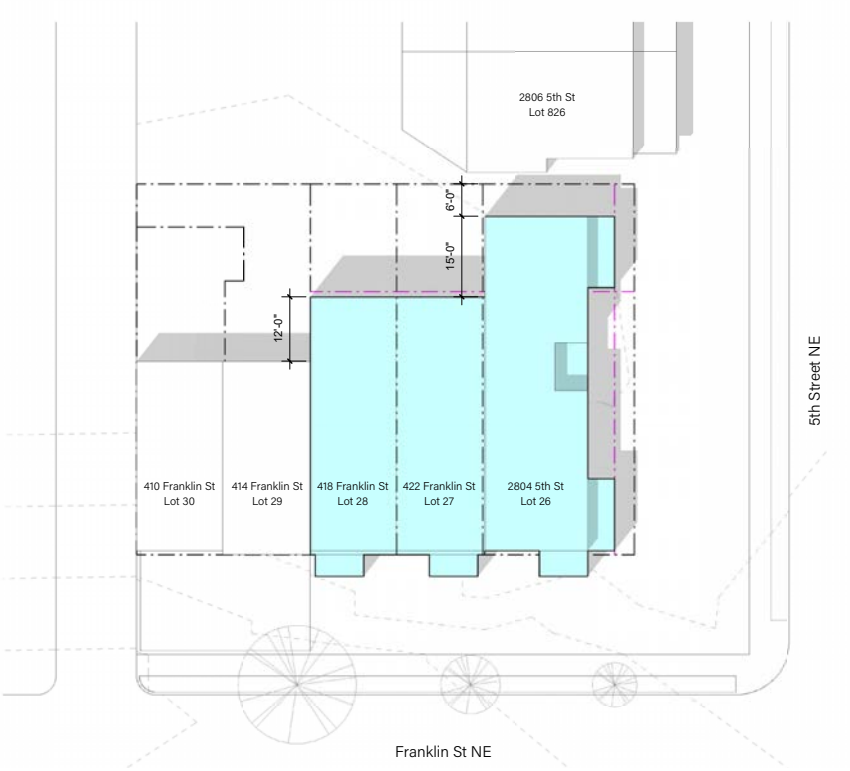
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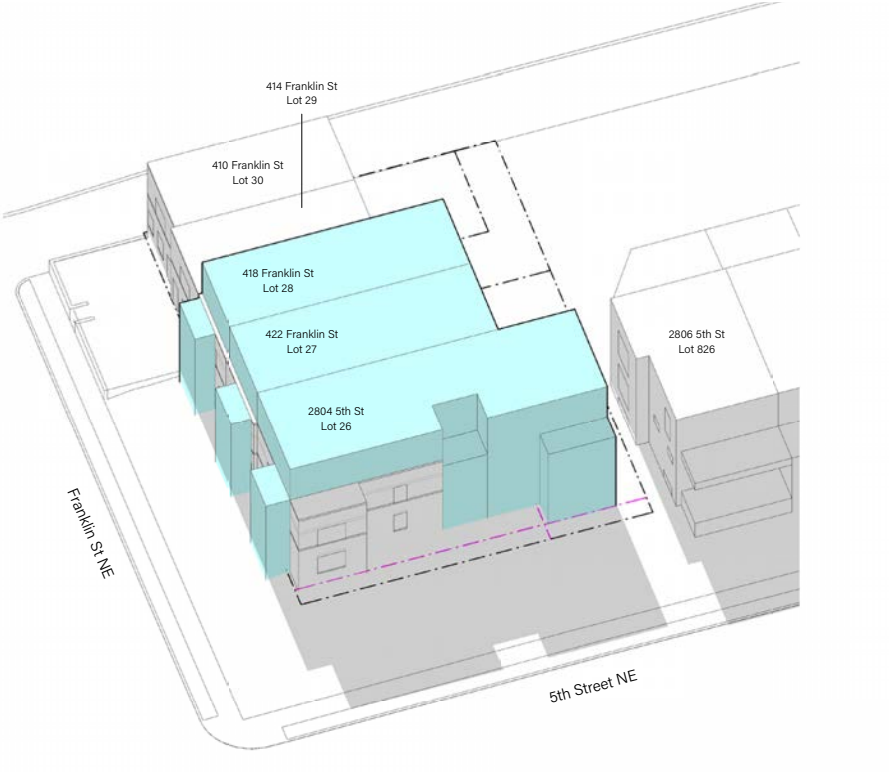
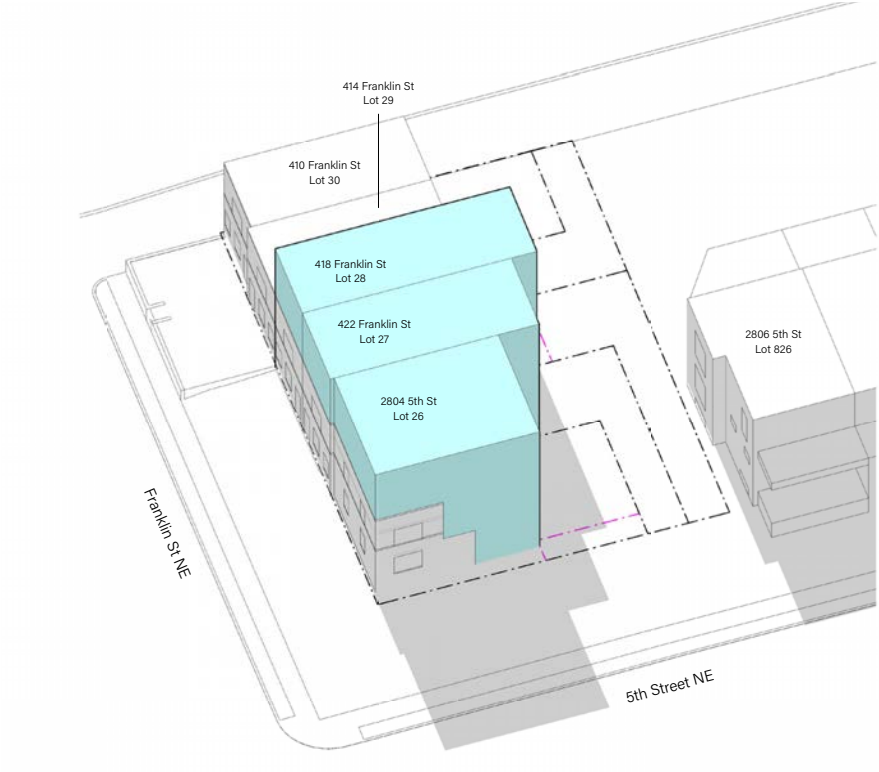
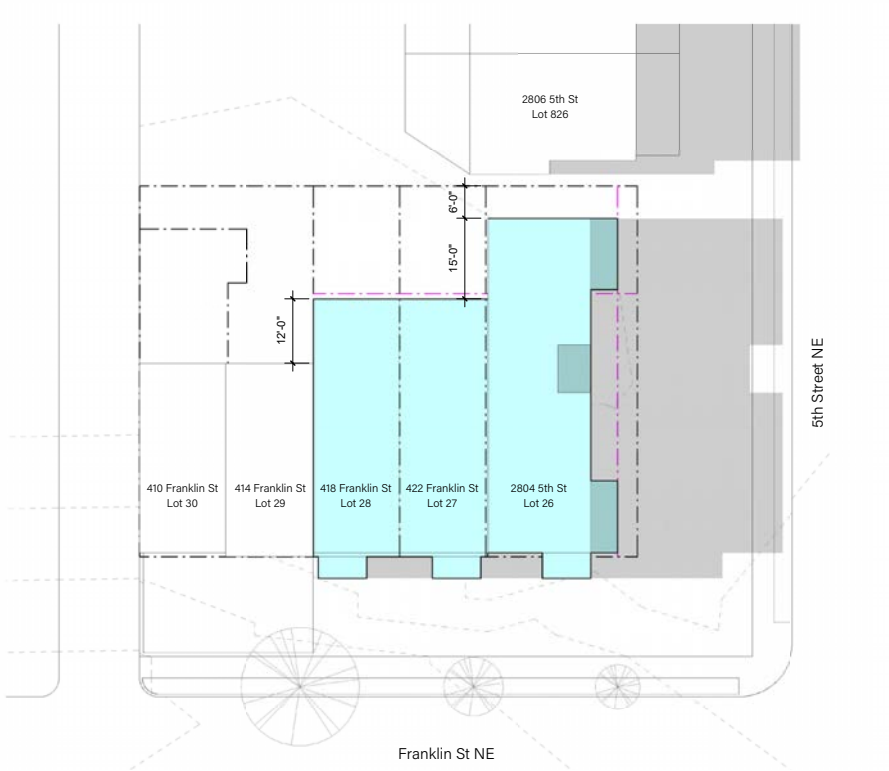
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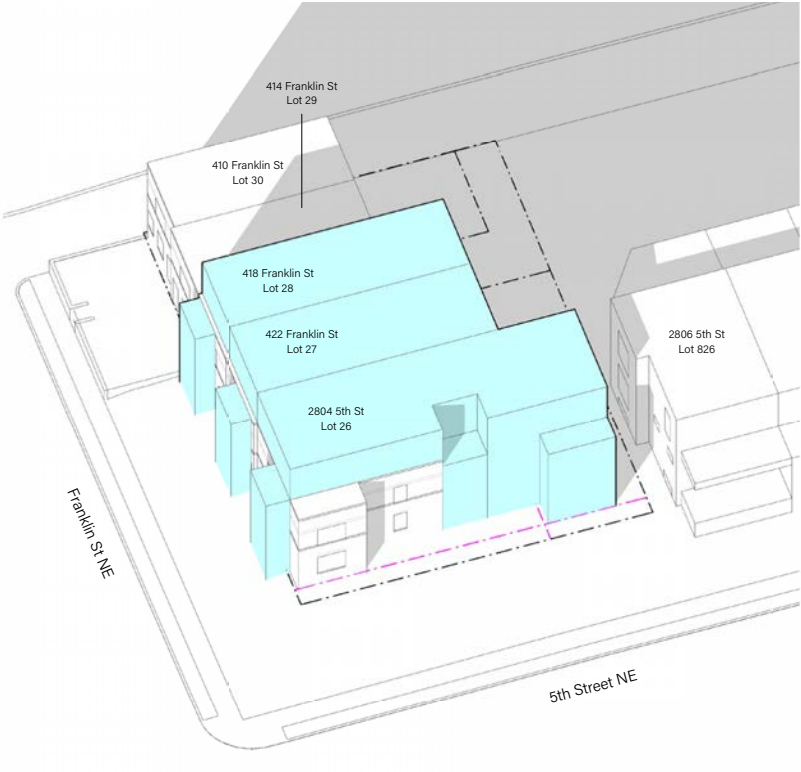
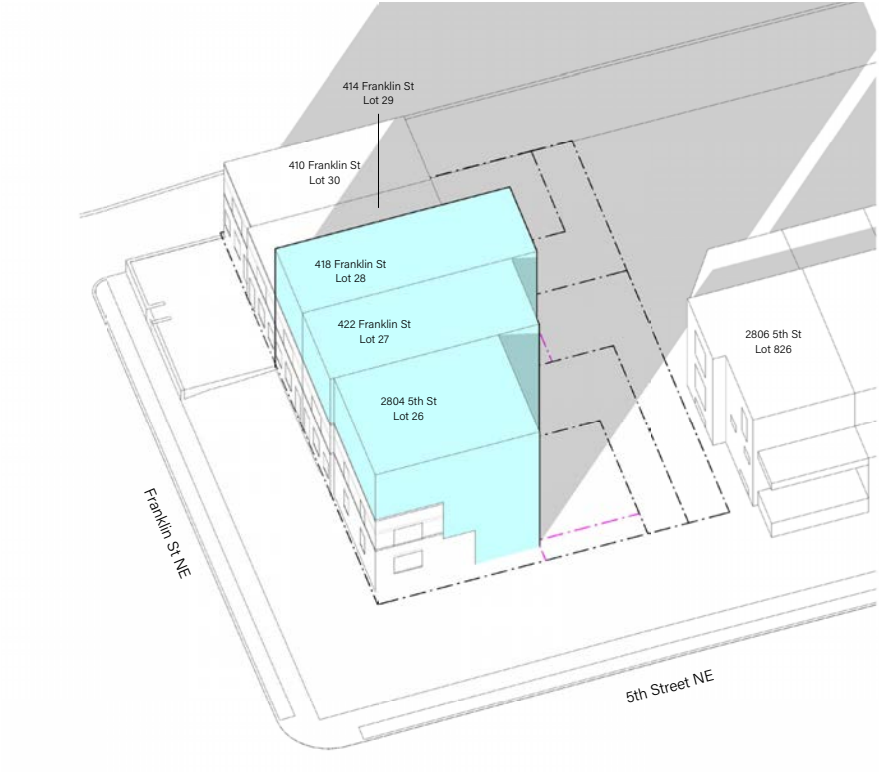
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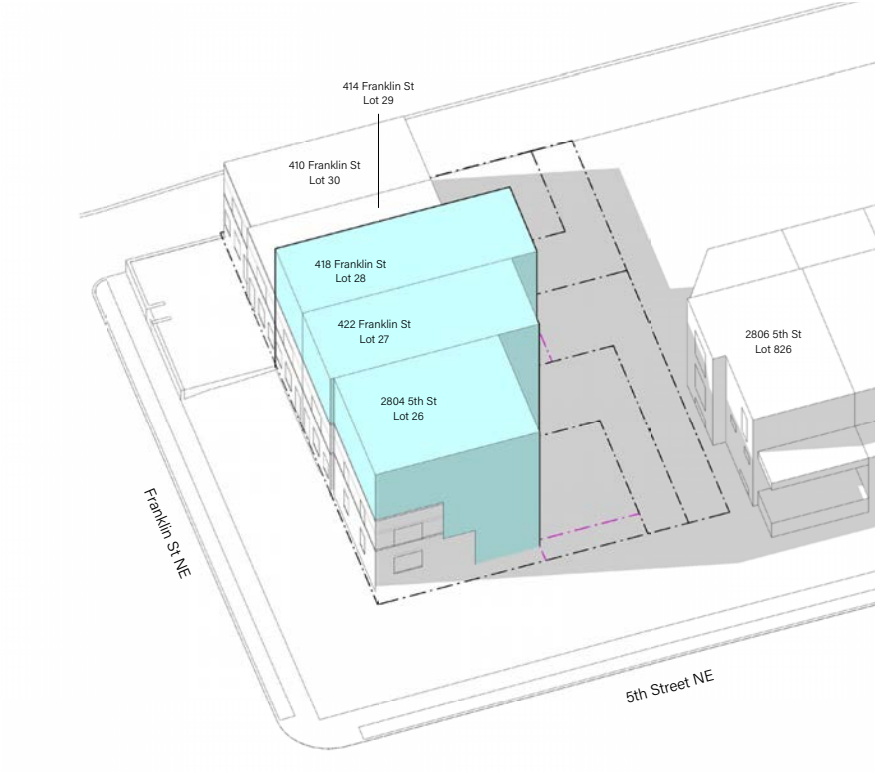
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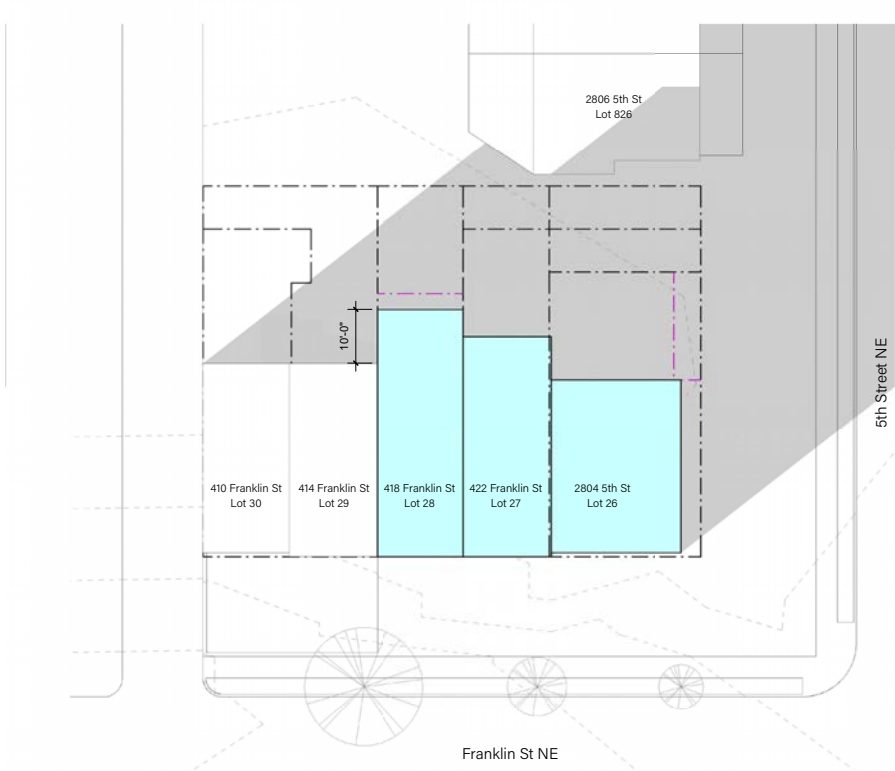
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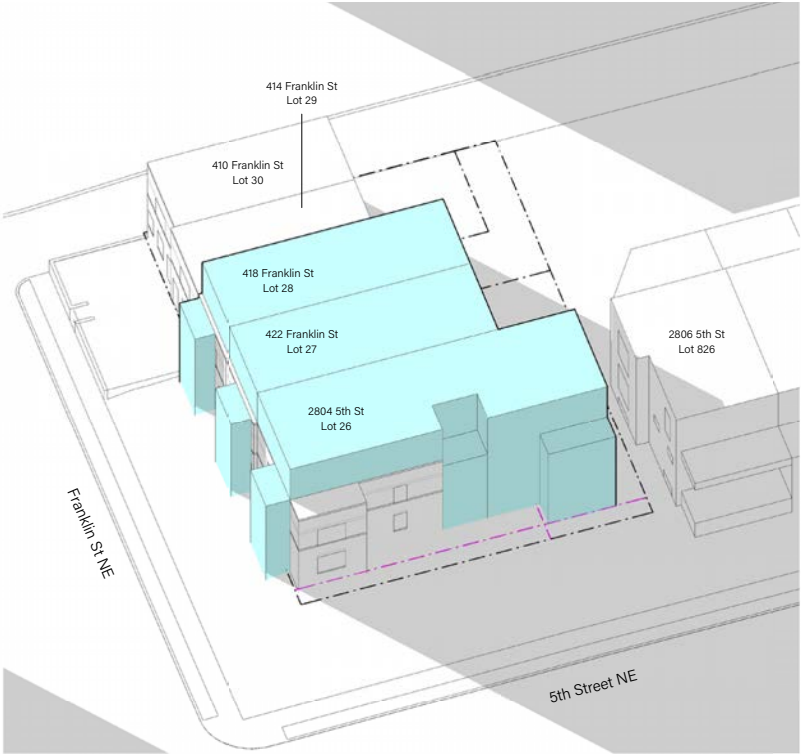
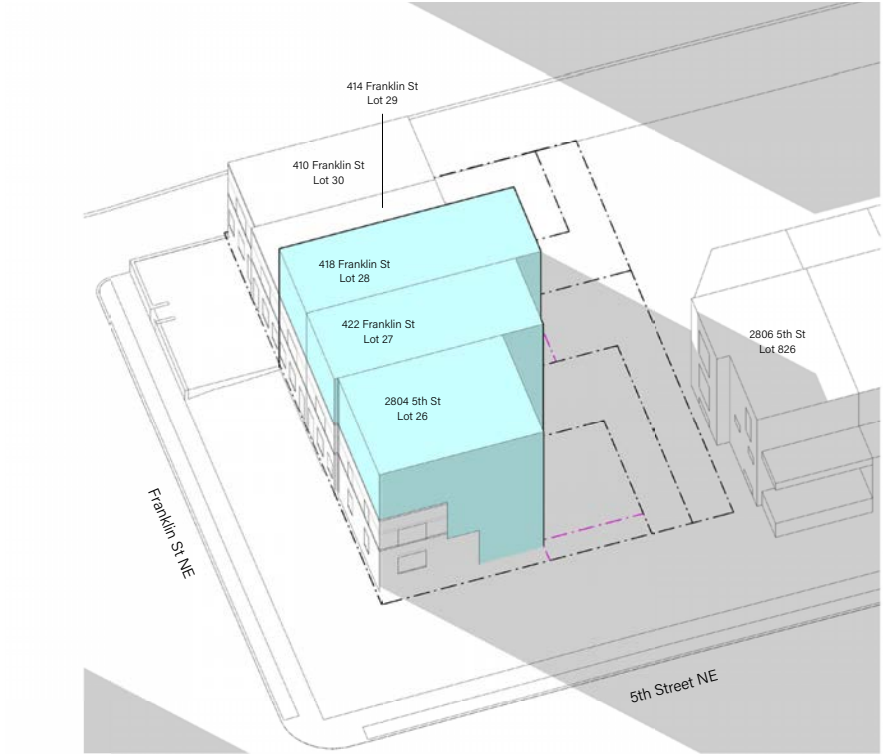
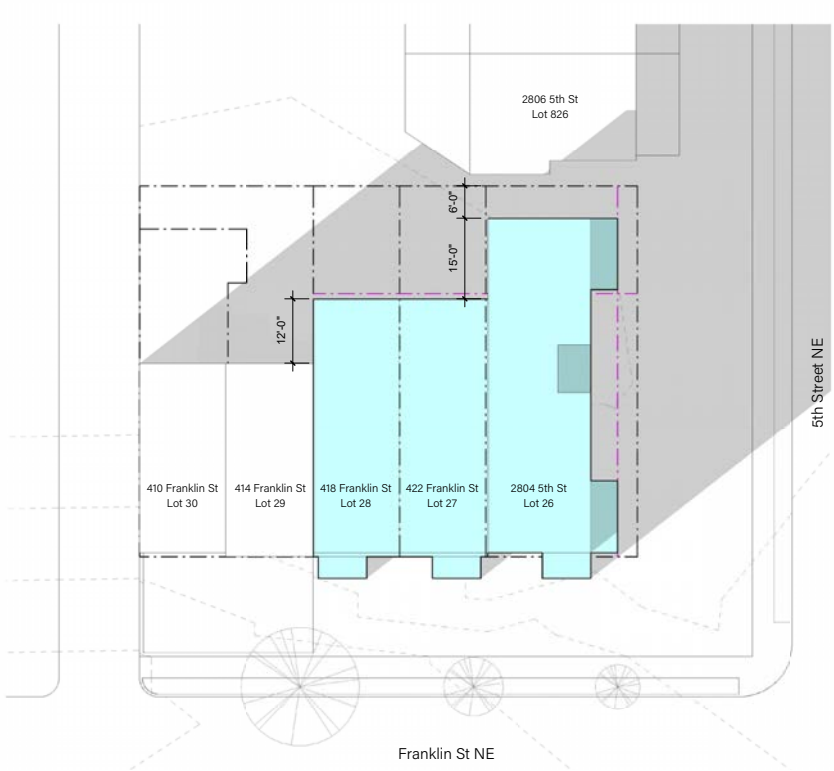
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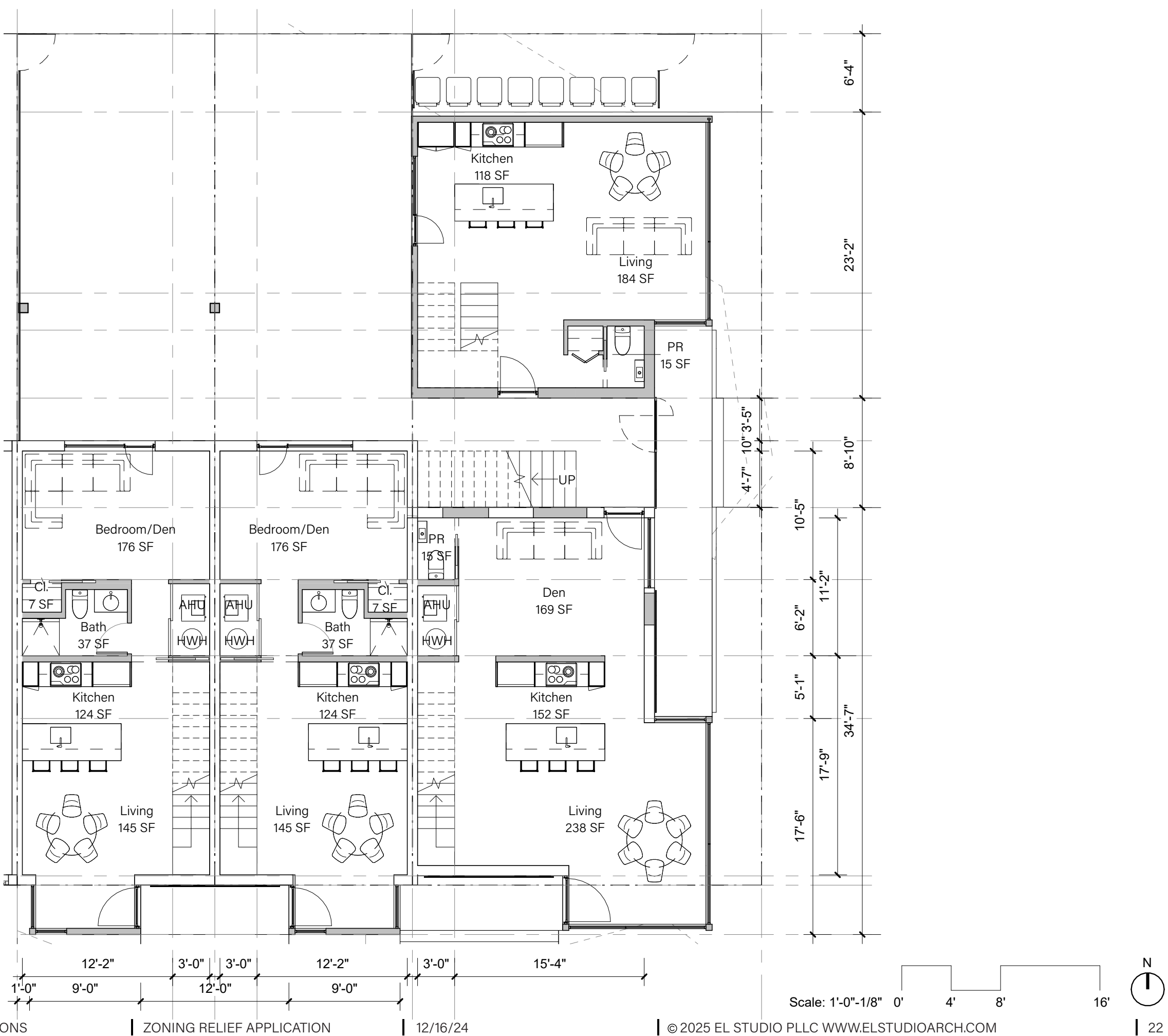
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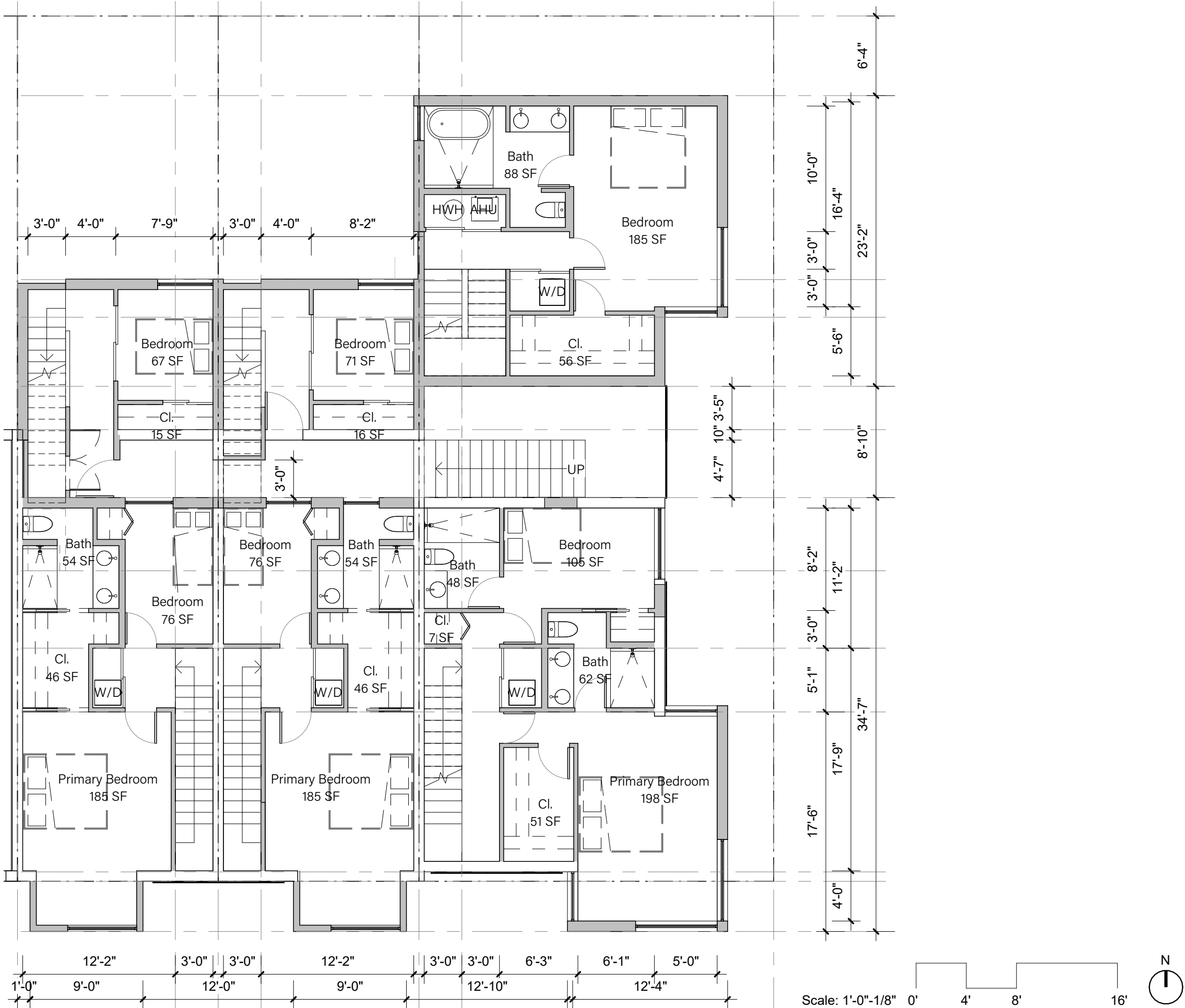
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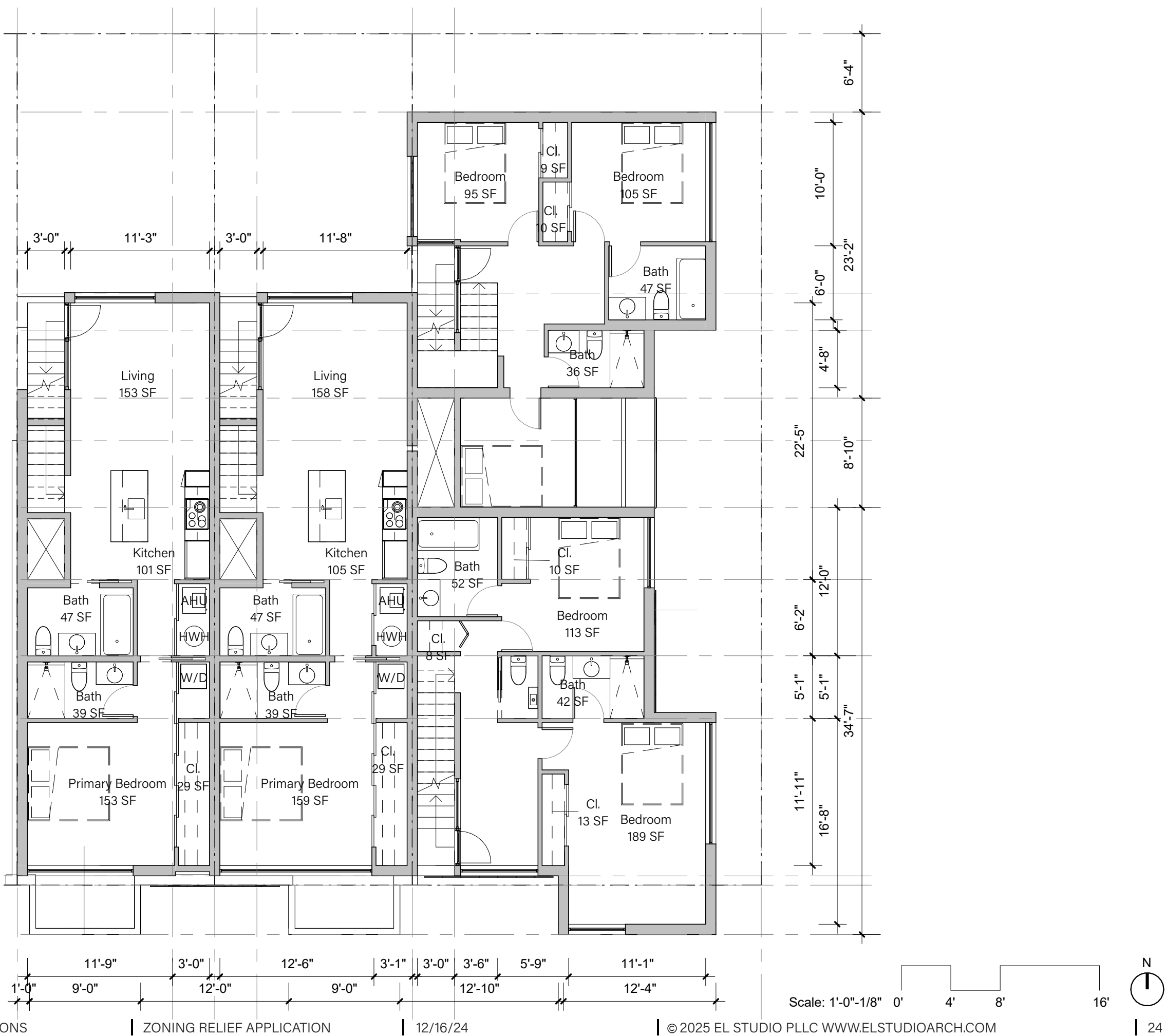
FLOOR PLAN
LEVEL 1



FLOOR PLAN
LEVEL 2



FLOOR PLAN
LEVEL 3



FLOOR PLAN
ROOF

