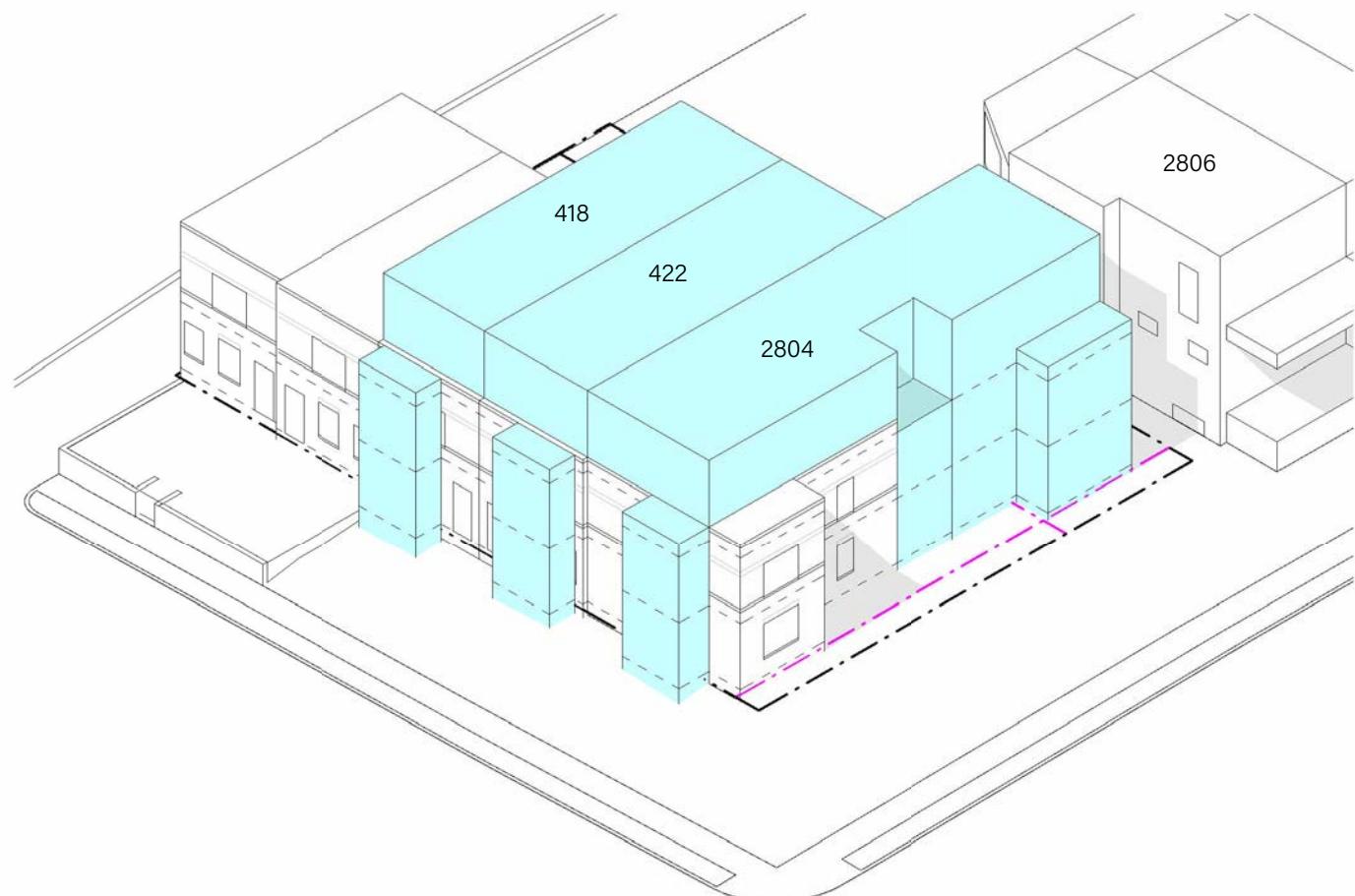


2303: The Renata  
418-422 Franklin St NE & 2804 5th St NE  
Zoning Relief Application

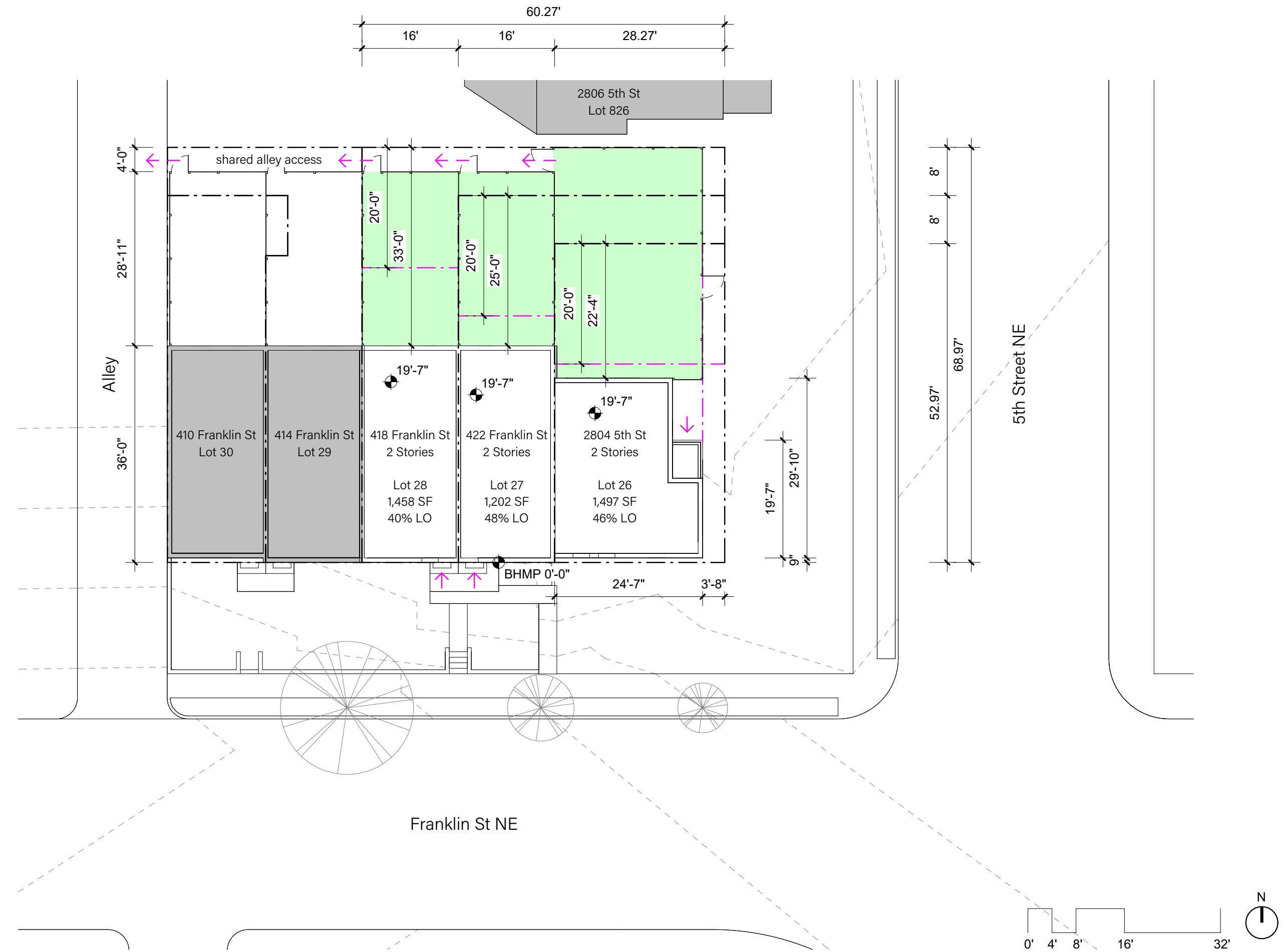
Hearing Date: 2/5/25

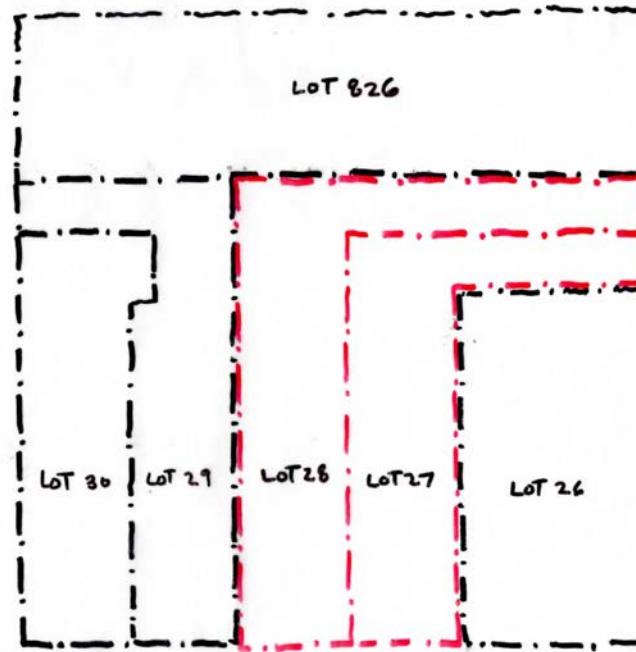
## OVERVIEW



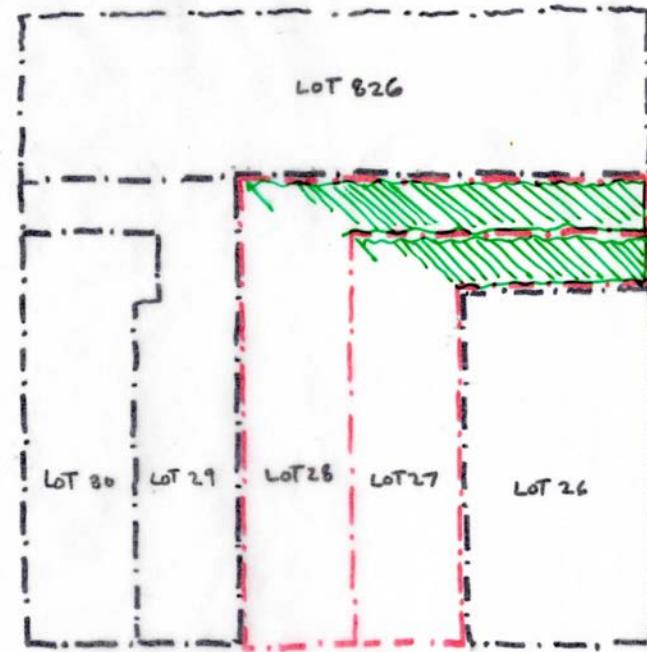
Relief	418 Franklin St NE	422 Franklin St NE	2804 5th St NE
Area Variance (Lot Area & Lot Width)	✓	✓	✓
<i>Special Exception E-5201</i>			
10-Foot Rule	✓	✓	✓
Lot Occupancy (up to 70%)	✓	✓	✓
Rear Yard			✓

EXISTING SITE PLAN

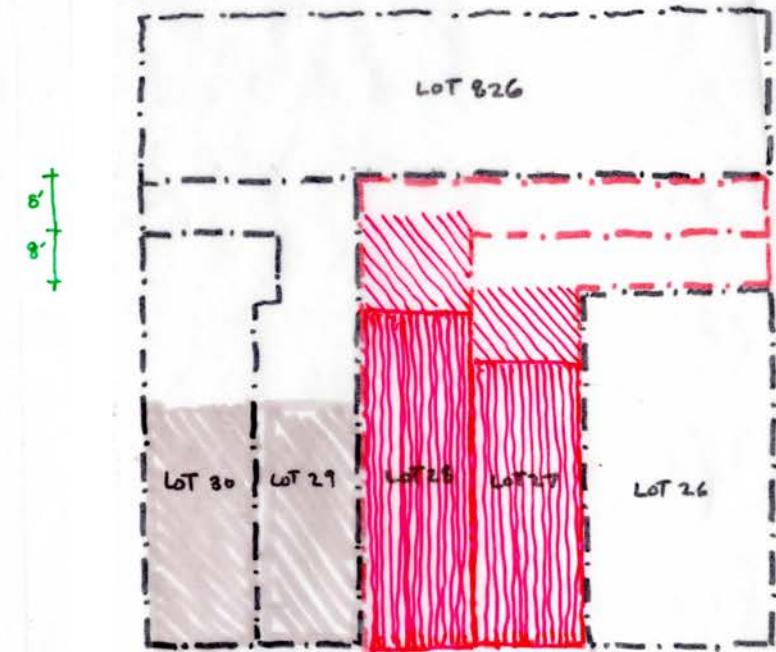




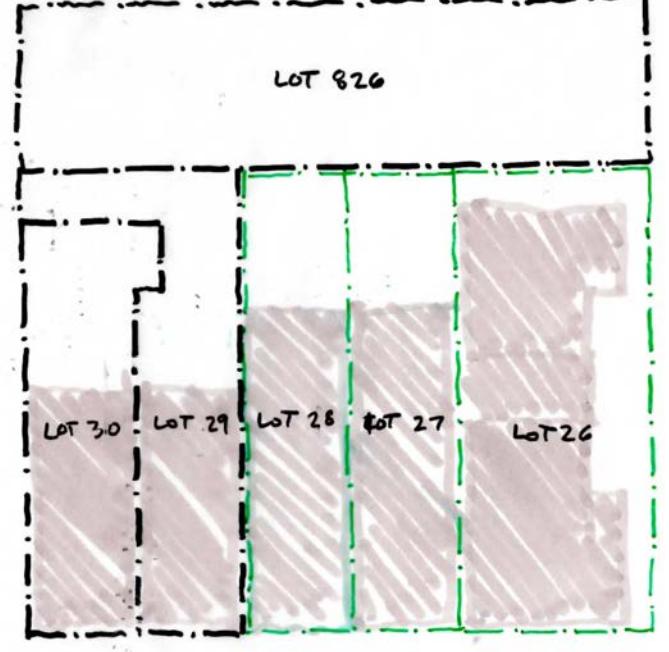
1. Existing lot conditions, with atypical lot shapes identified in red



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



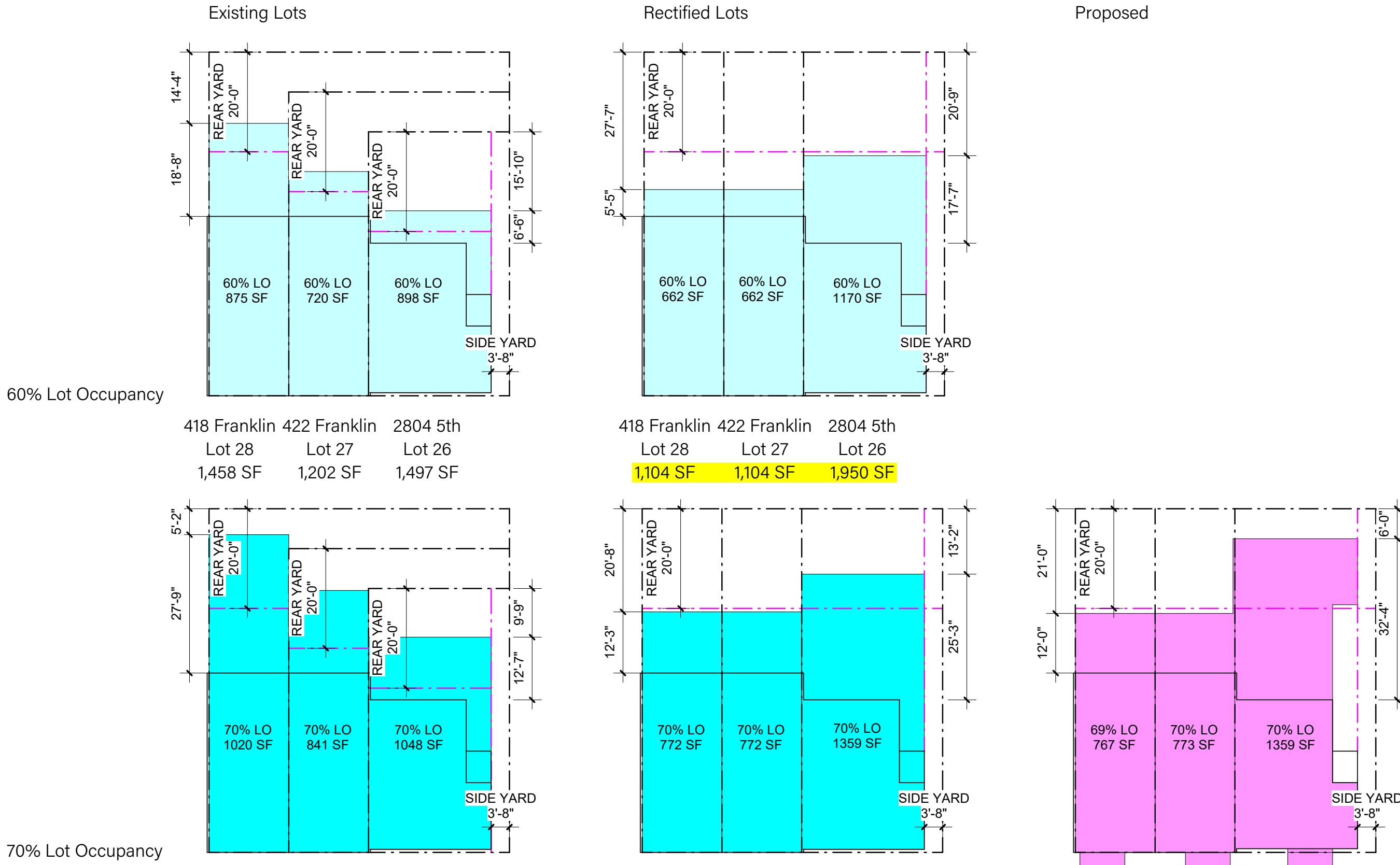
3. The by-right development yields longer building mass on the inner-block lots, restricting access to light and air



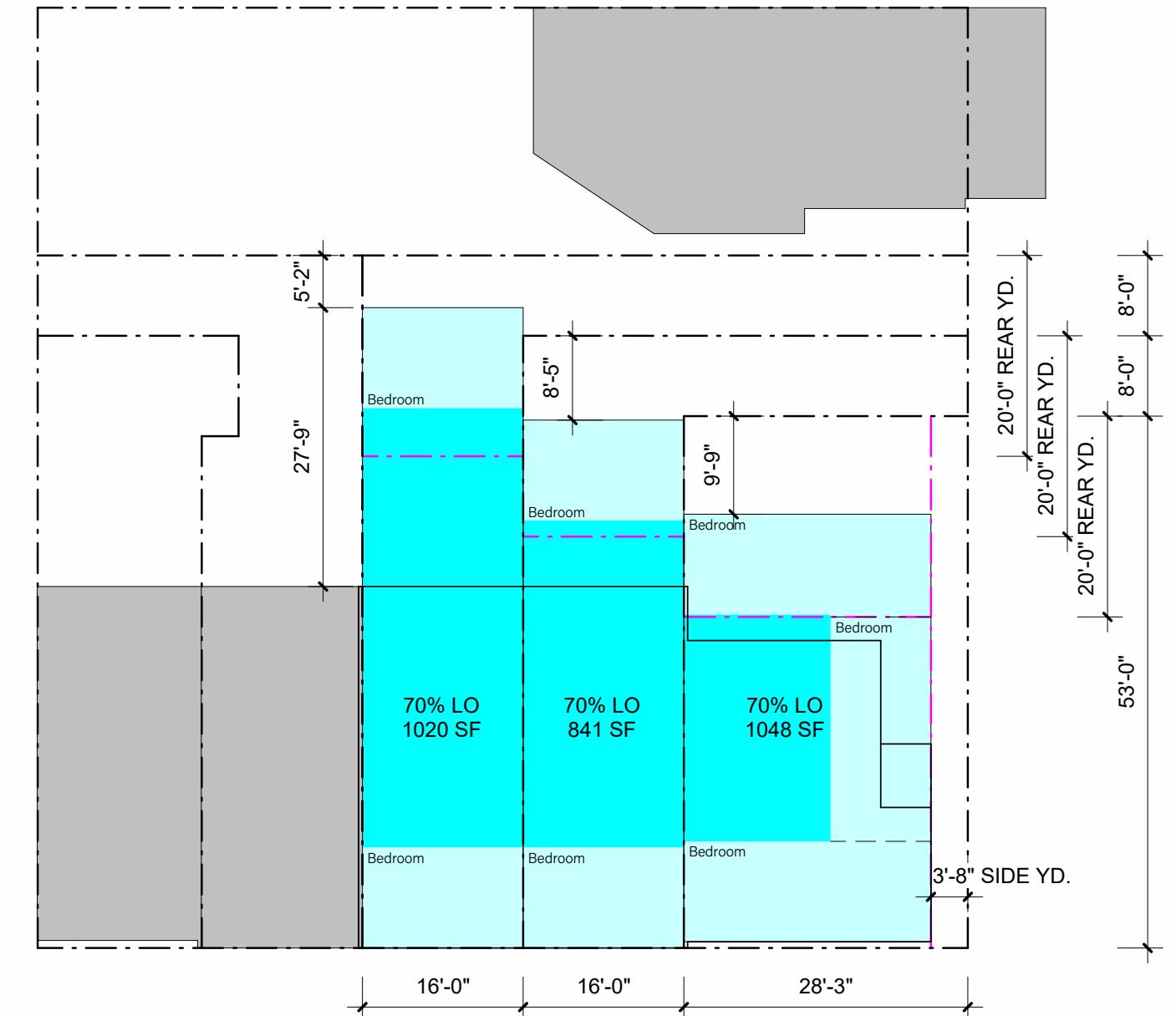
4. The proposed lot resubdivision creates

- 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

## LOT USE

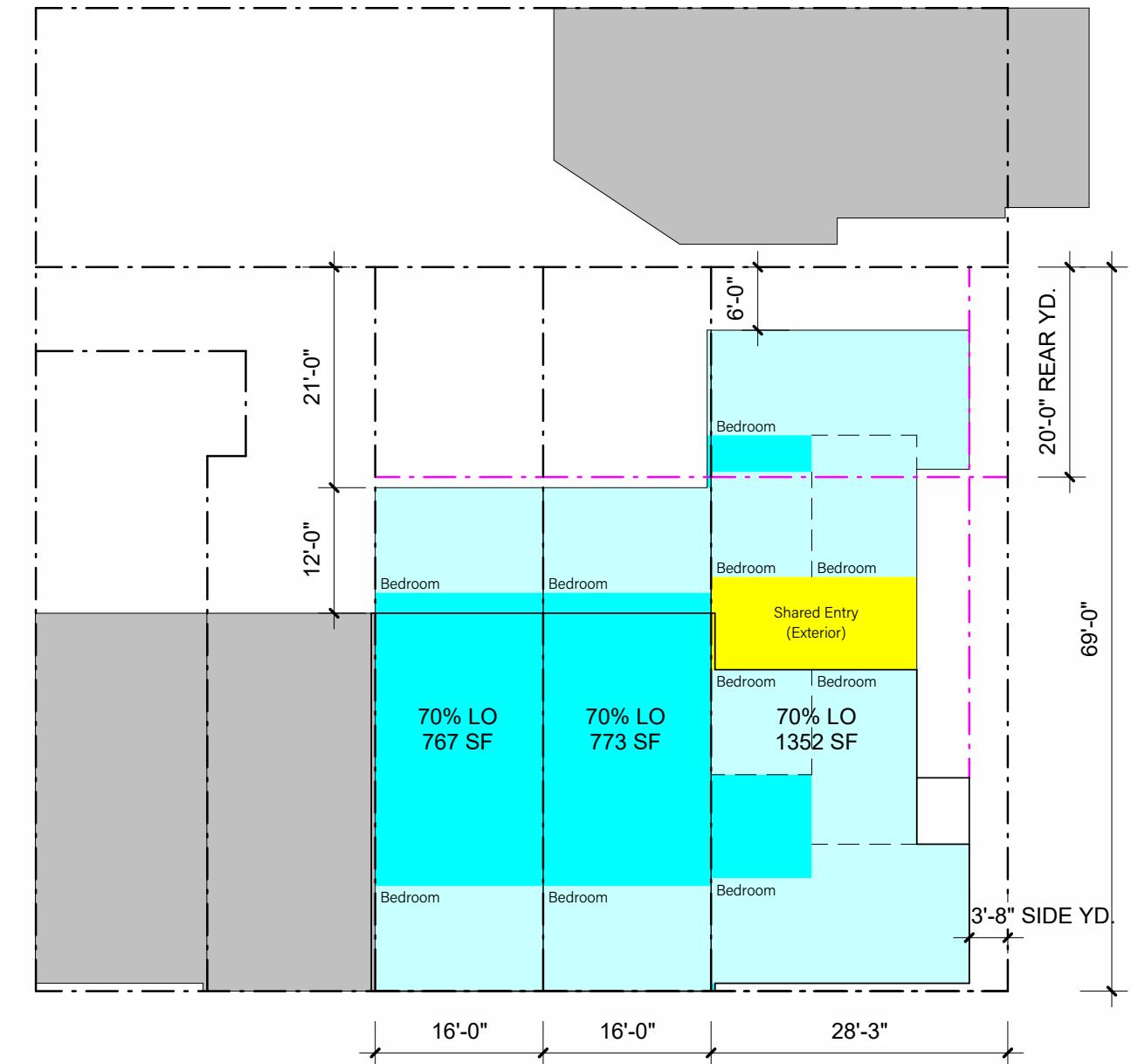
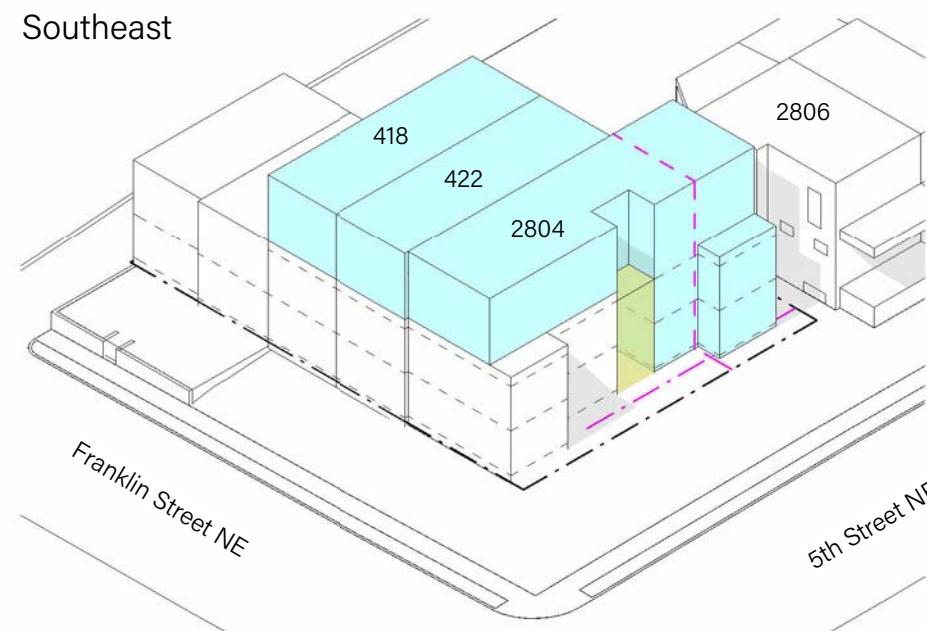


ENVELOPE STUDY  
EXISTING LOTS, 70% LOT OCCUPANCY



	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

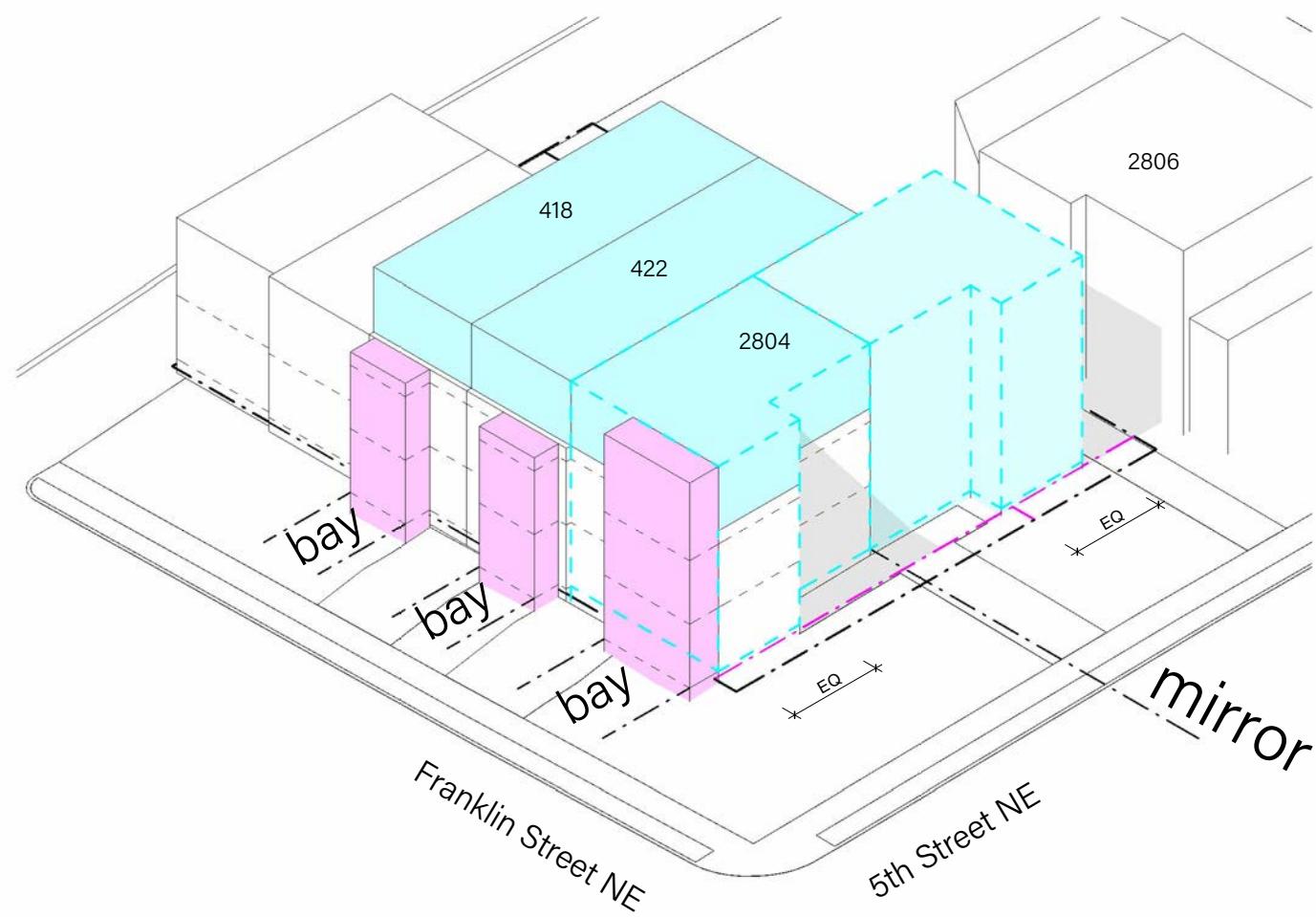
ENVELOPE STUDY  
REGULARIZED LOTS, 70% LOT OCCUPANCY



	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



# PROPOSAL

Southeast



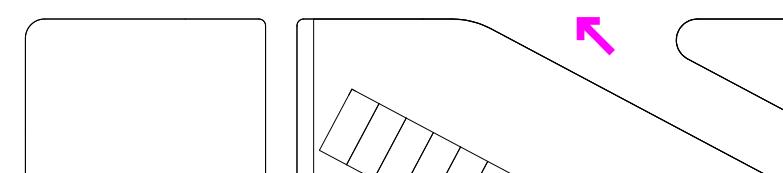
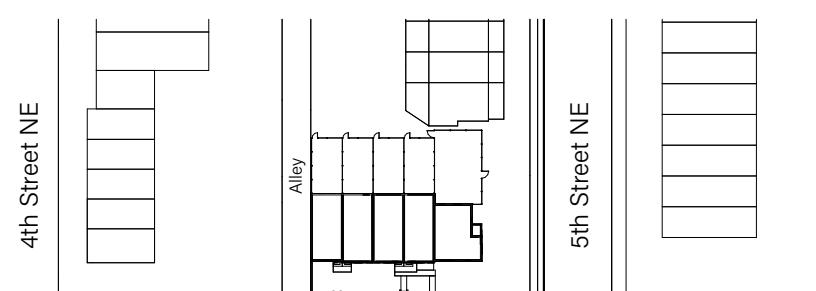
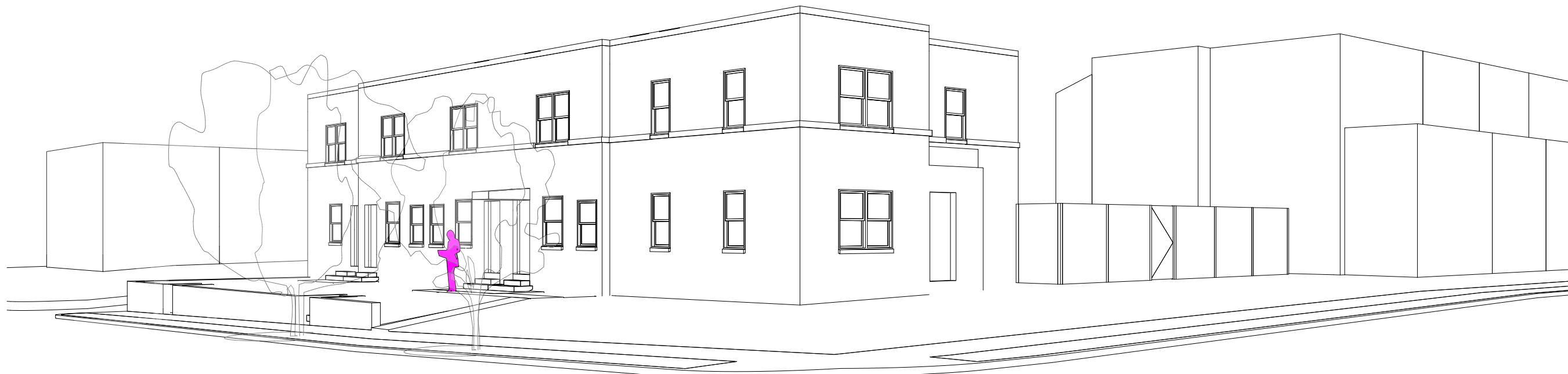
Northeast



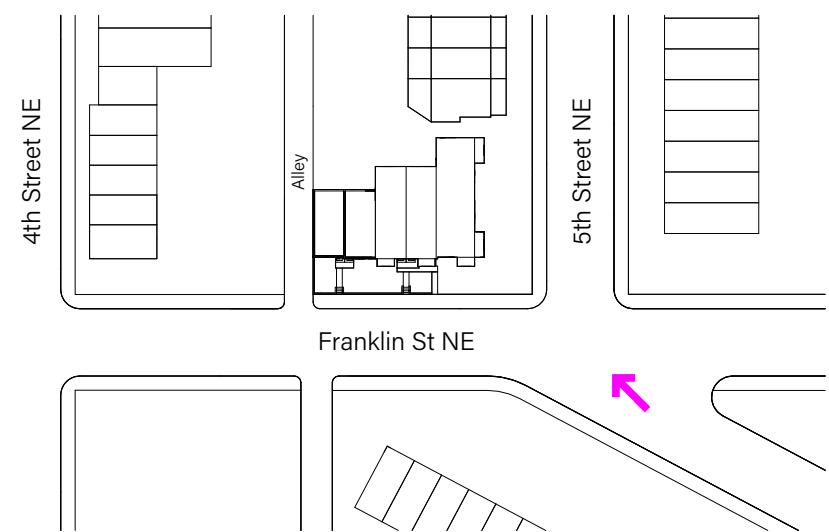
# PROPOSAL SITE PLAN



EXISTING  
PERSPECTIVE VIEW



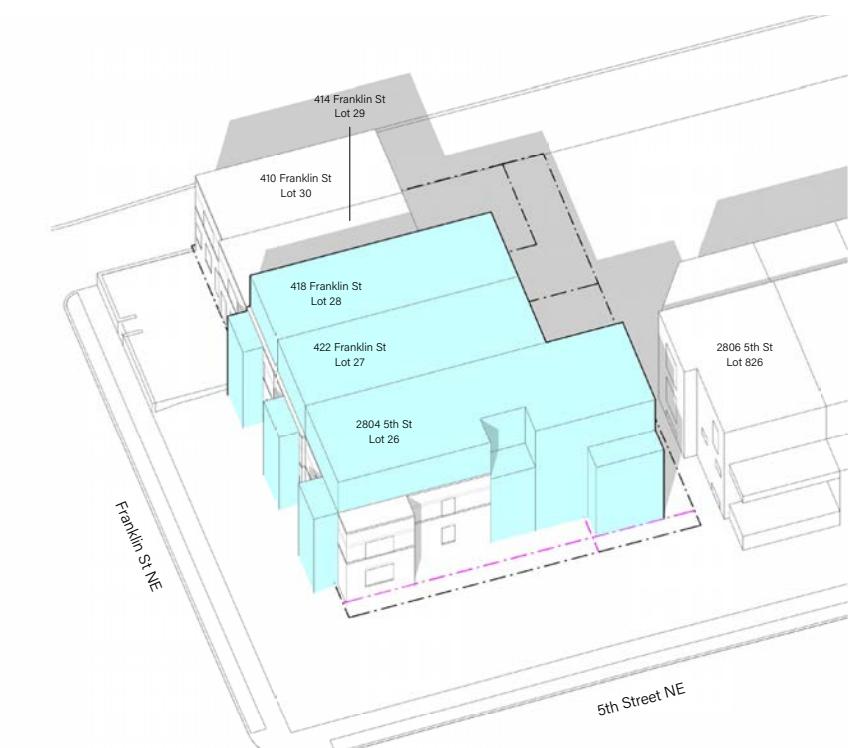
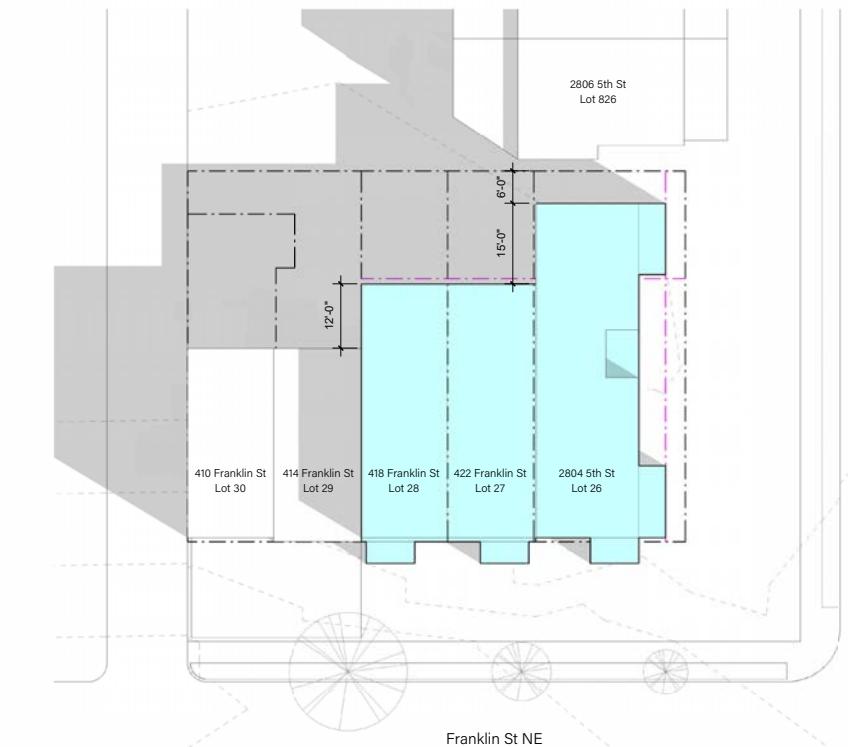
PROPOSAL  
PERSPECTIVE VIEW



## BY RIGHT



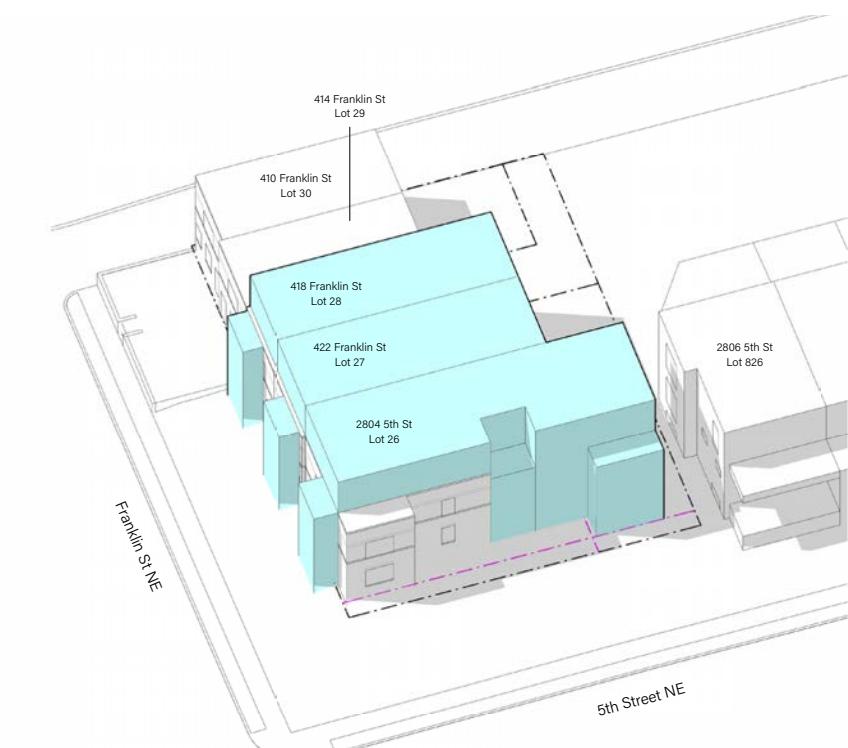
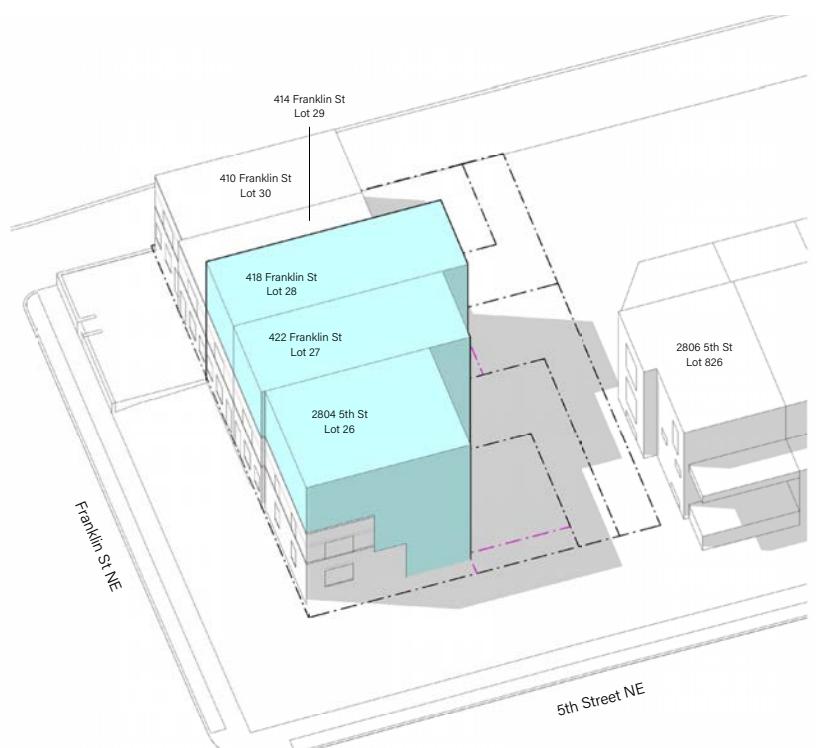
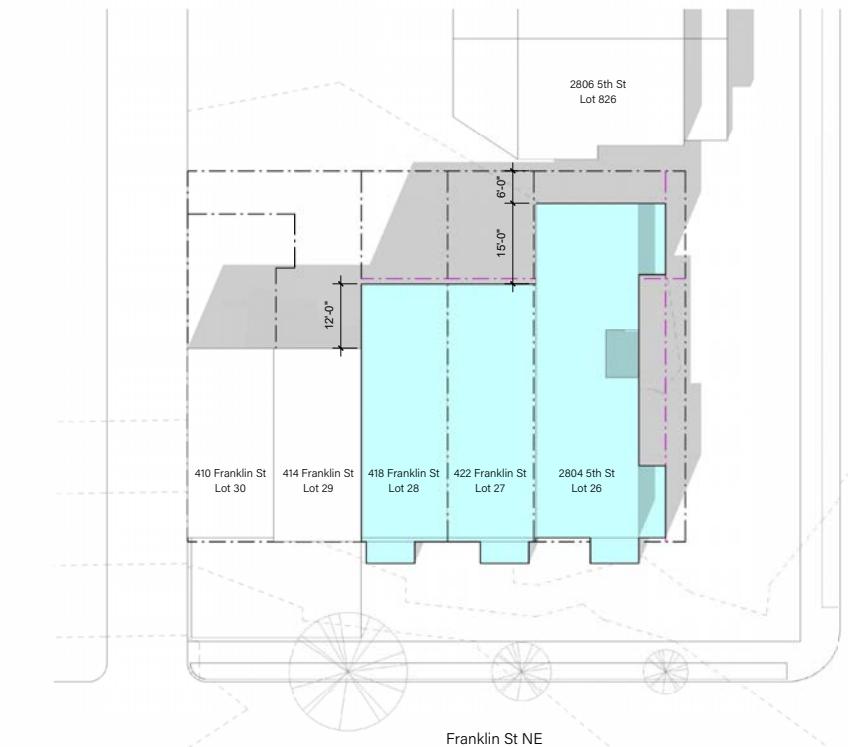
## PROPOSED



## BY RIGHT



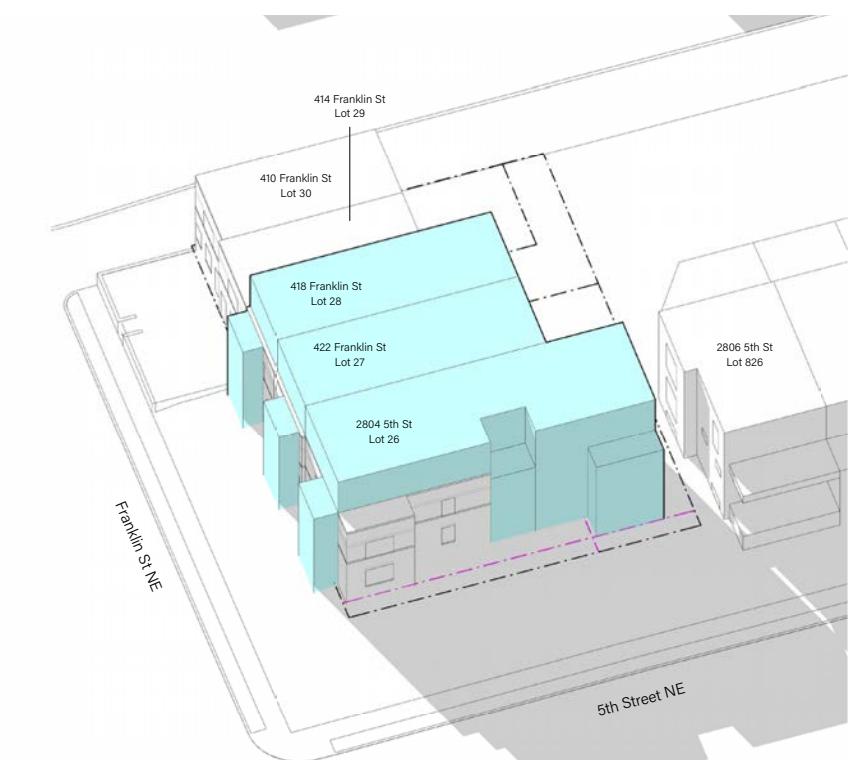
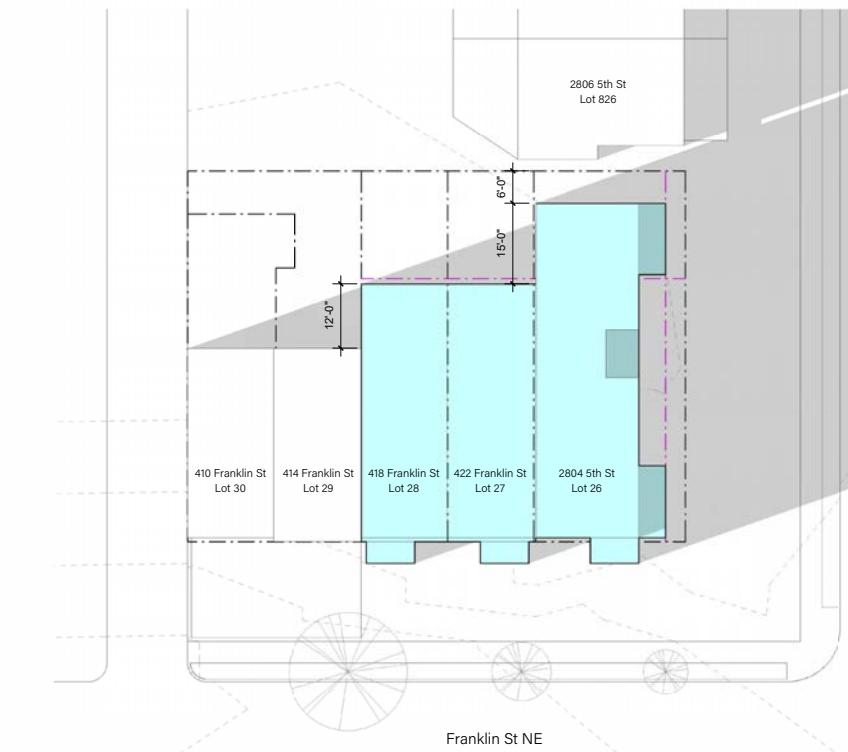
## PROPOSED



## BY RIGHT



## PROPOSED

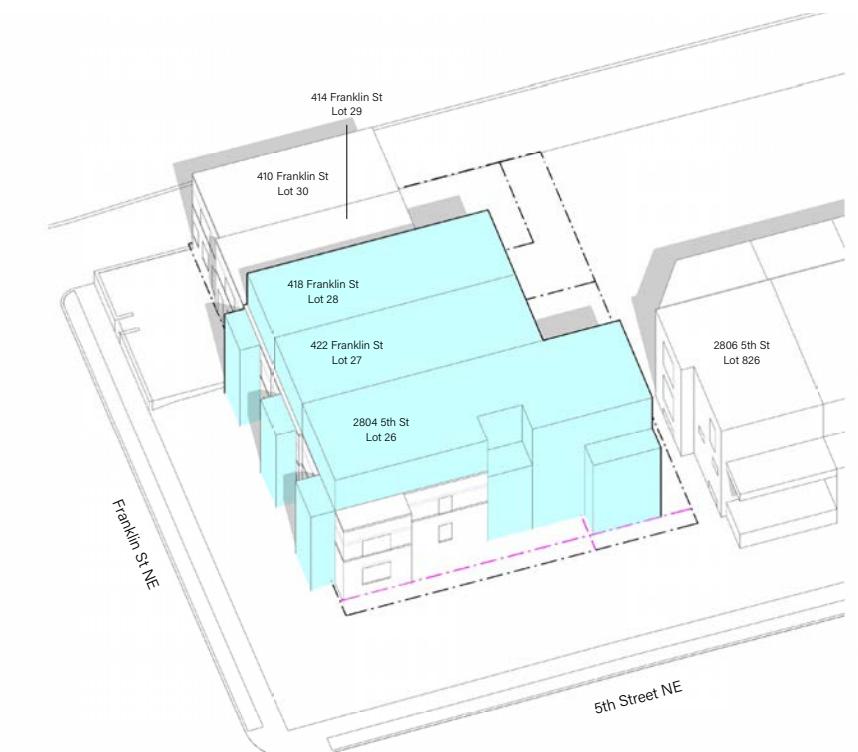
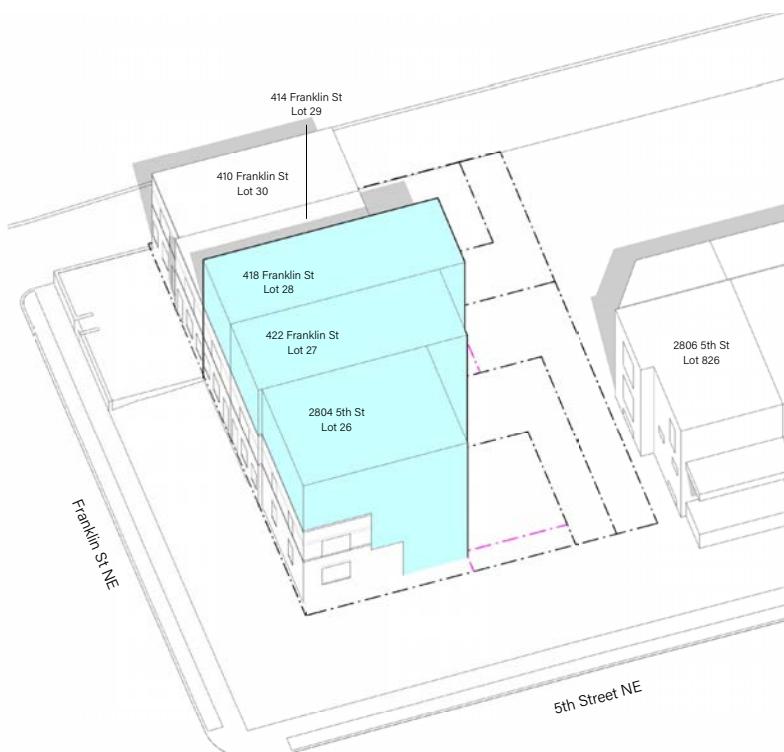
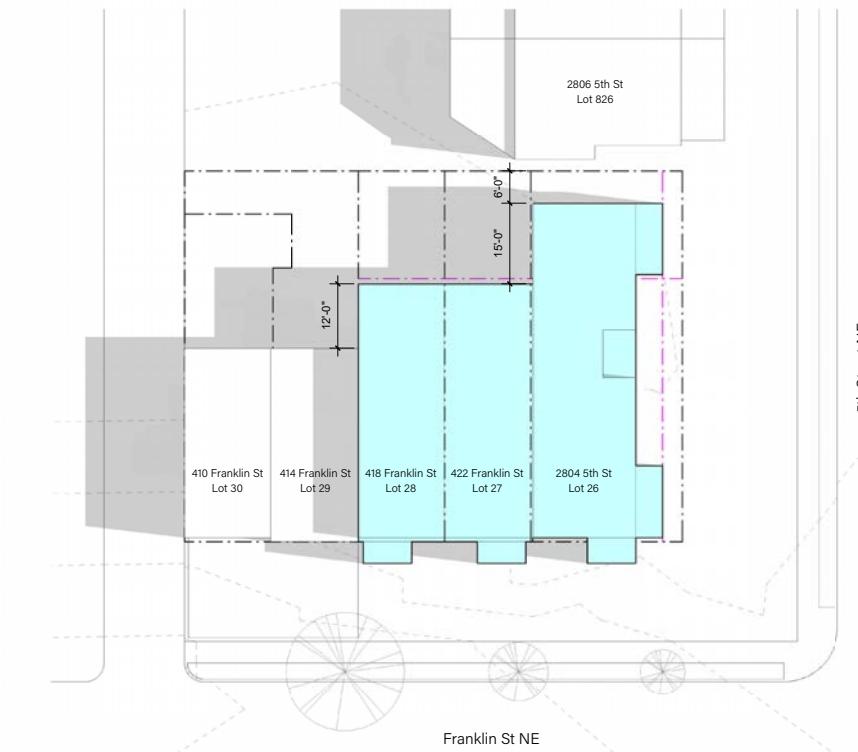


SUMMER SOLSTICE, 9AM

BY RIGHT

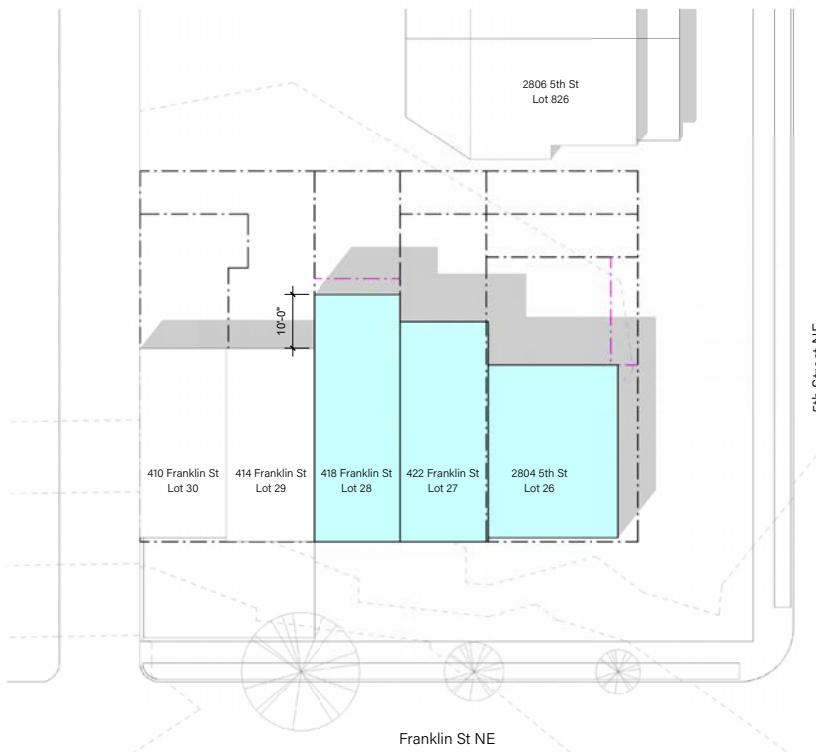


PROPOSED

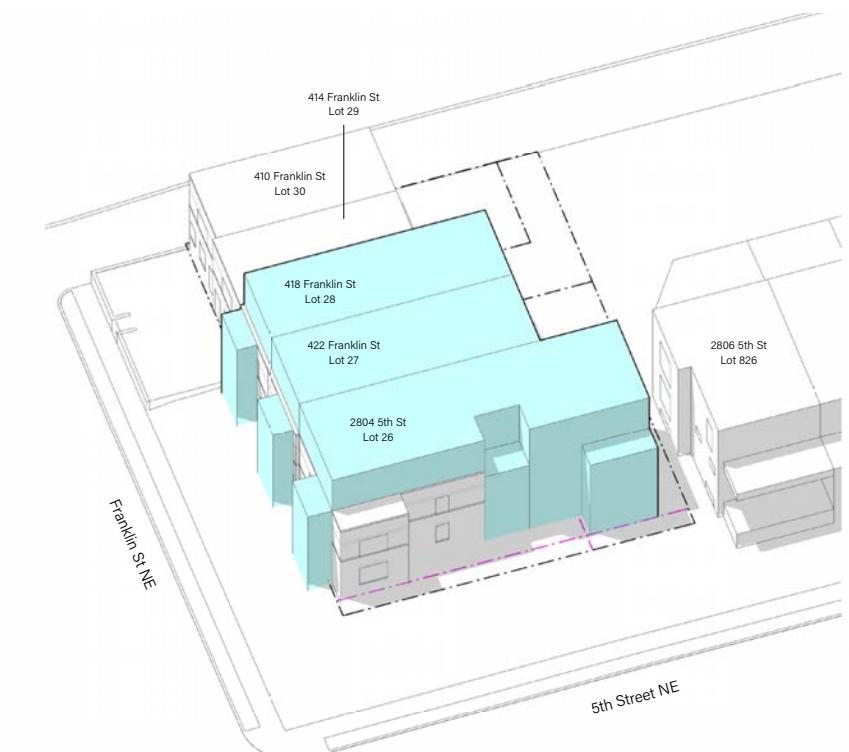
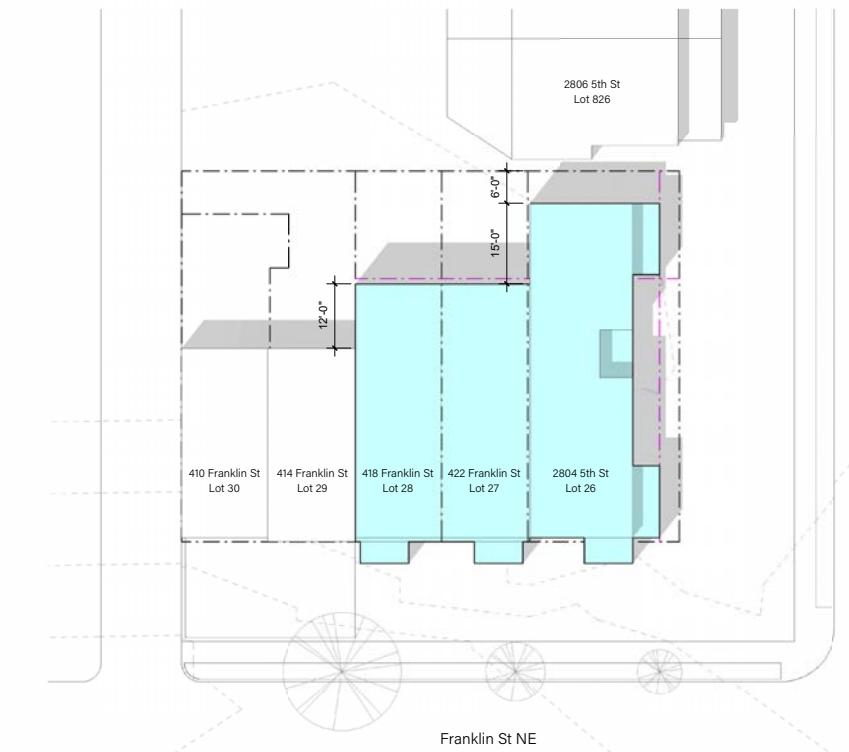


SUMMER SOLSTICE, 1PM

BY RIGHT



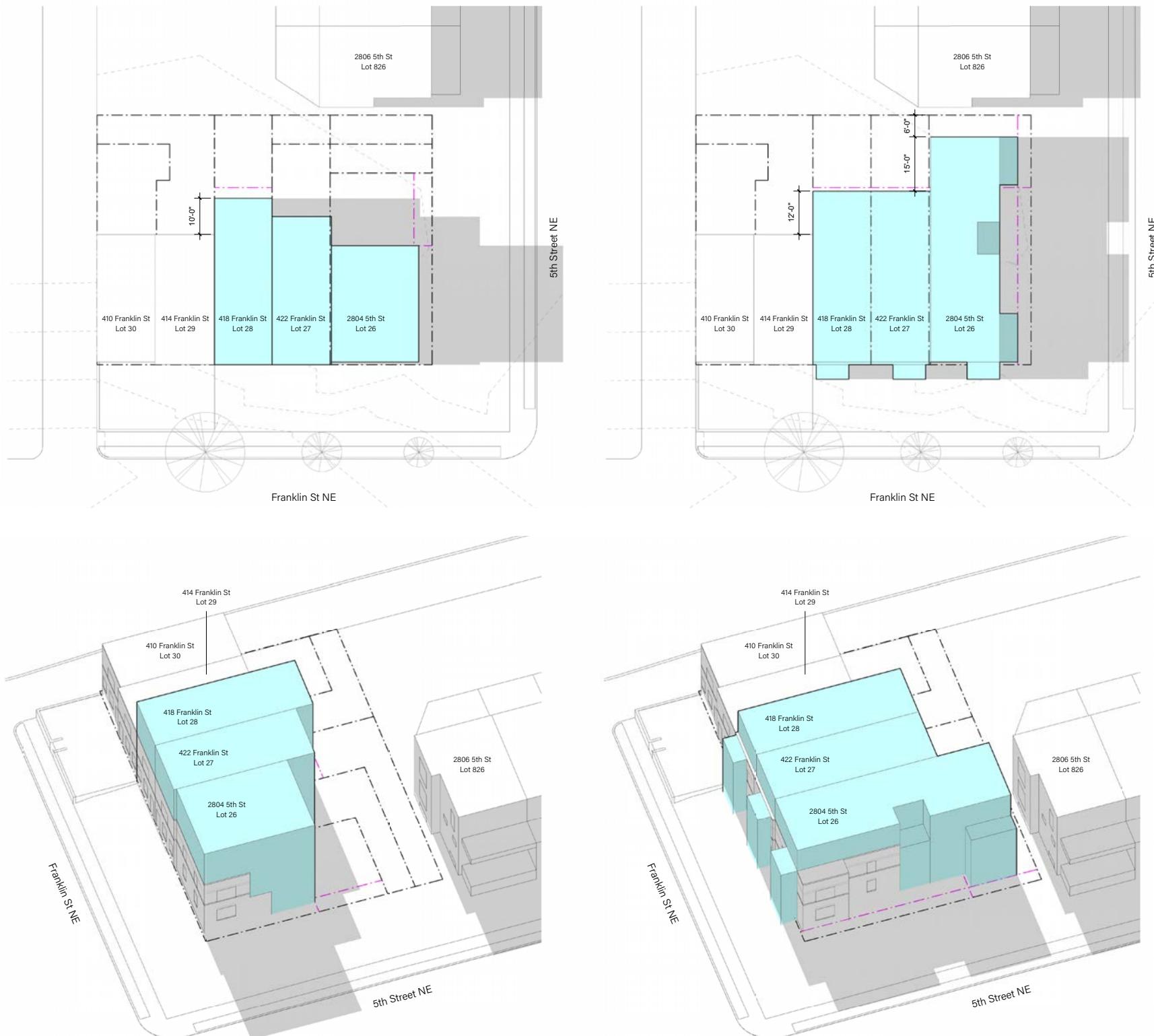
PROPOSED



SUMMER SOLSTICE, 4PM

BY RIGHT

## PROPOSED

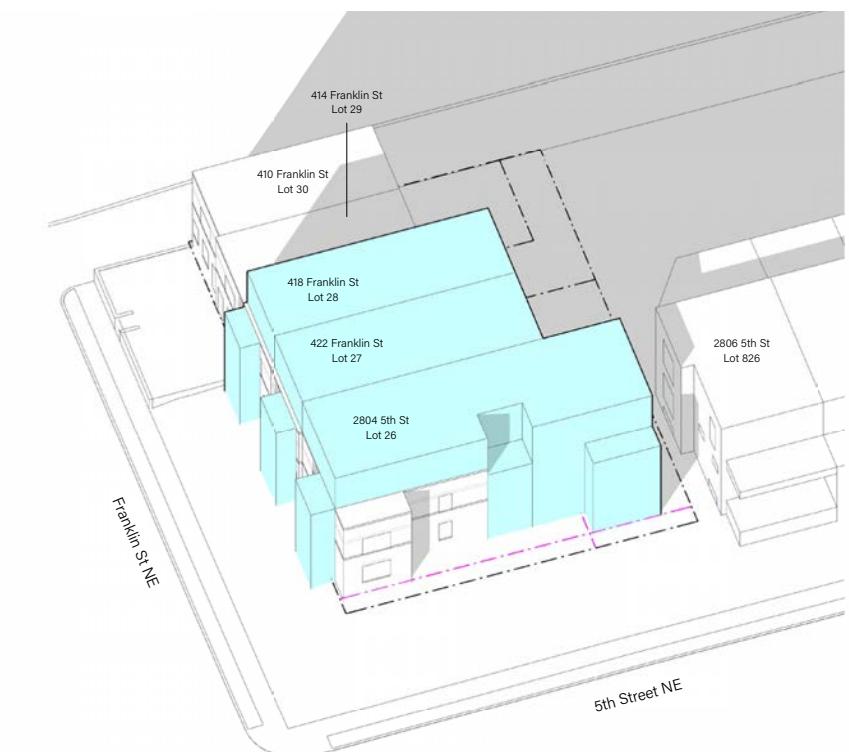
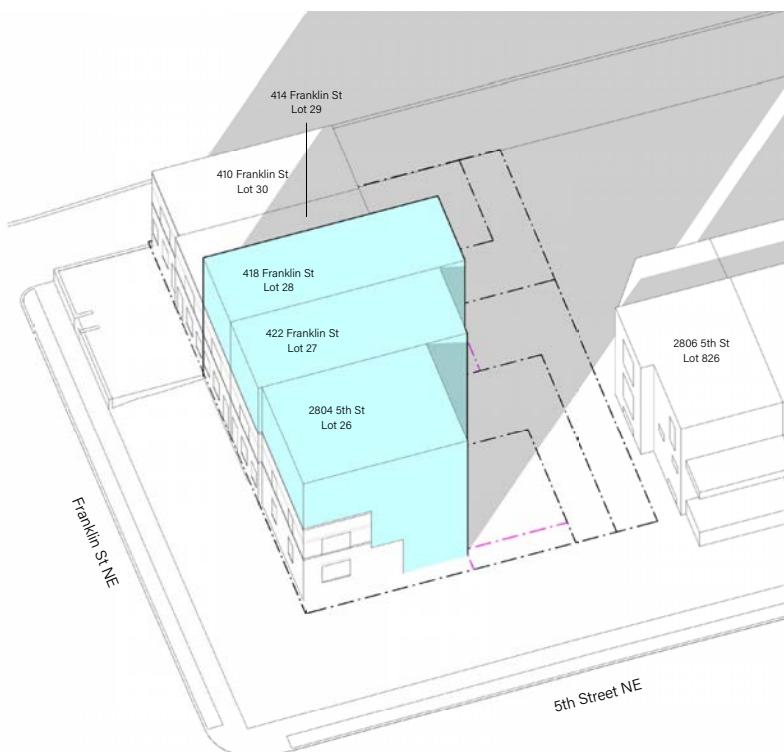


WINTER SOLSTICE, 9AM

BY RIGHT



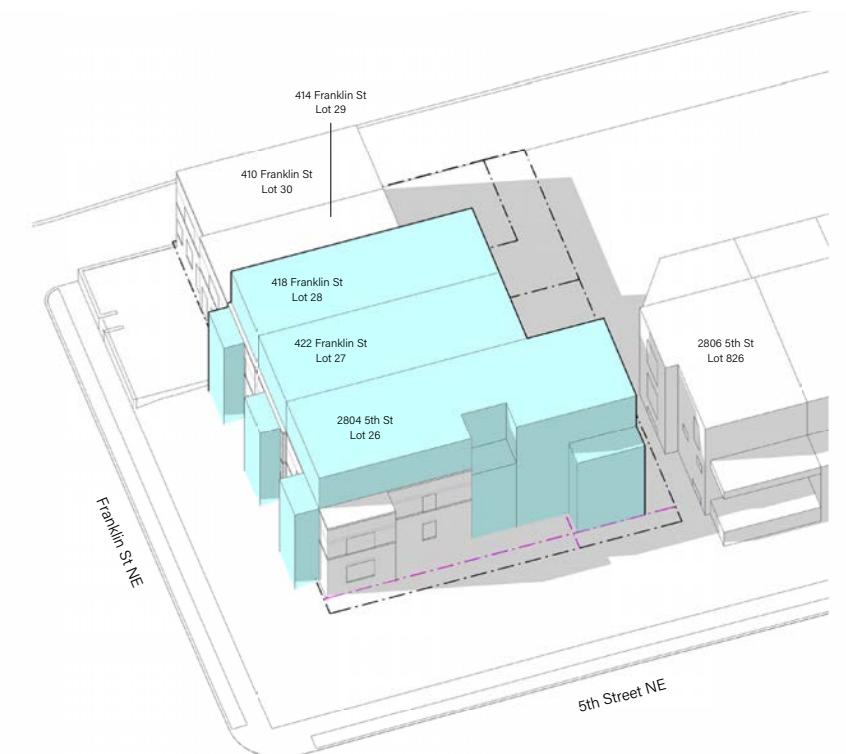
PROPOSED



WINTER SOLSTICE, 1PM

BY RIGHT

PROPOSED

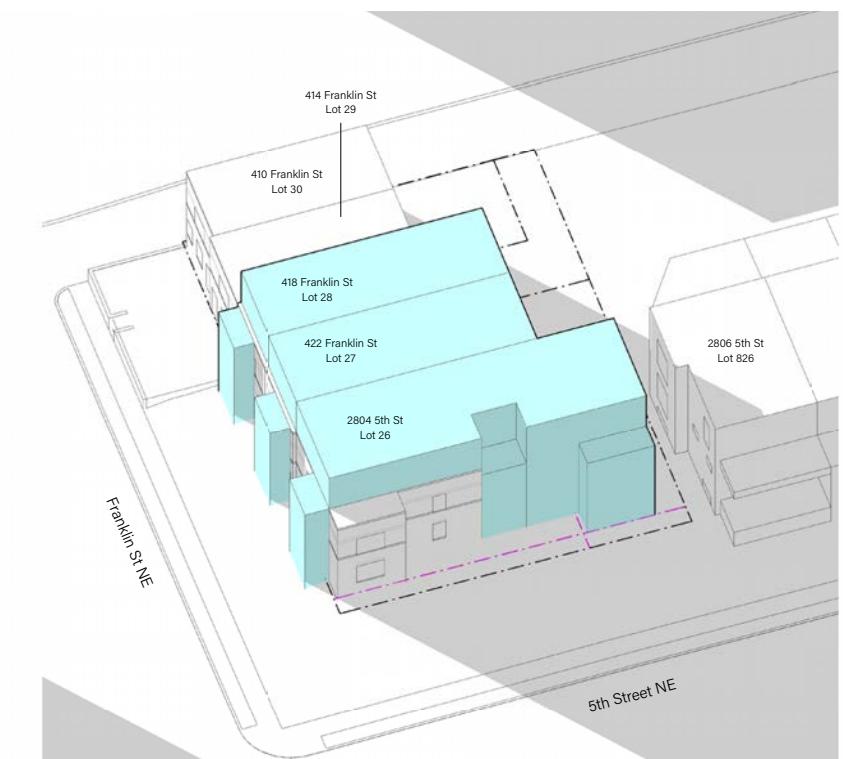
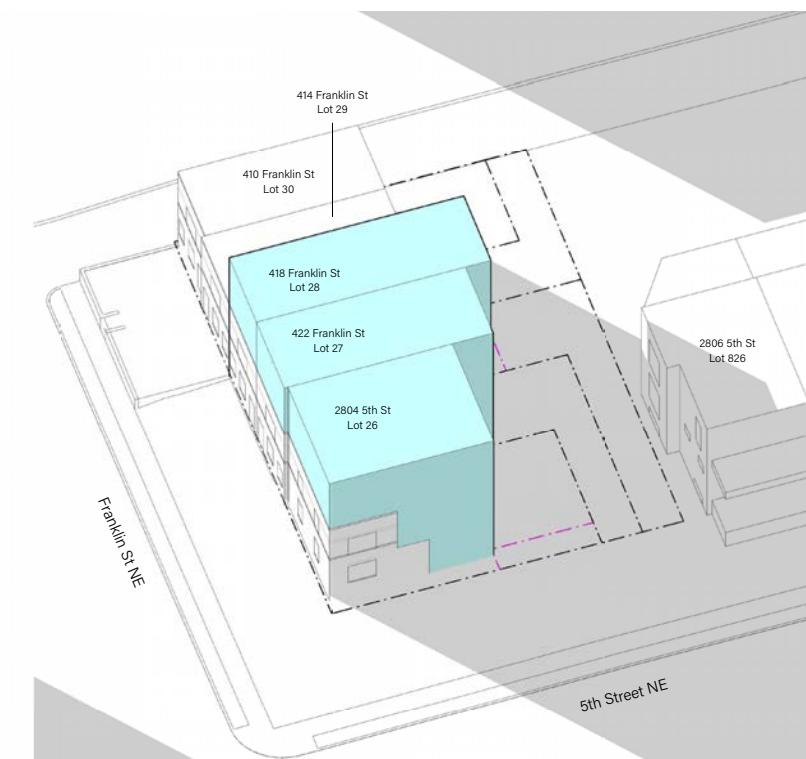


WINTER SOLSTICE, 4PM

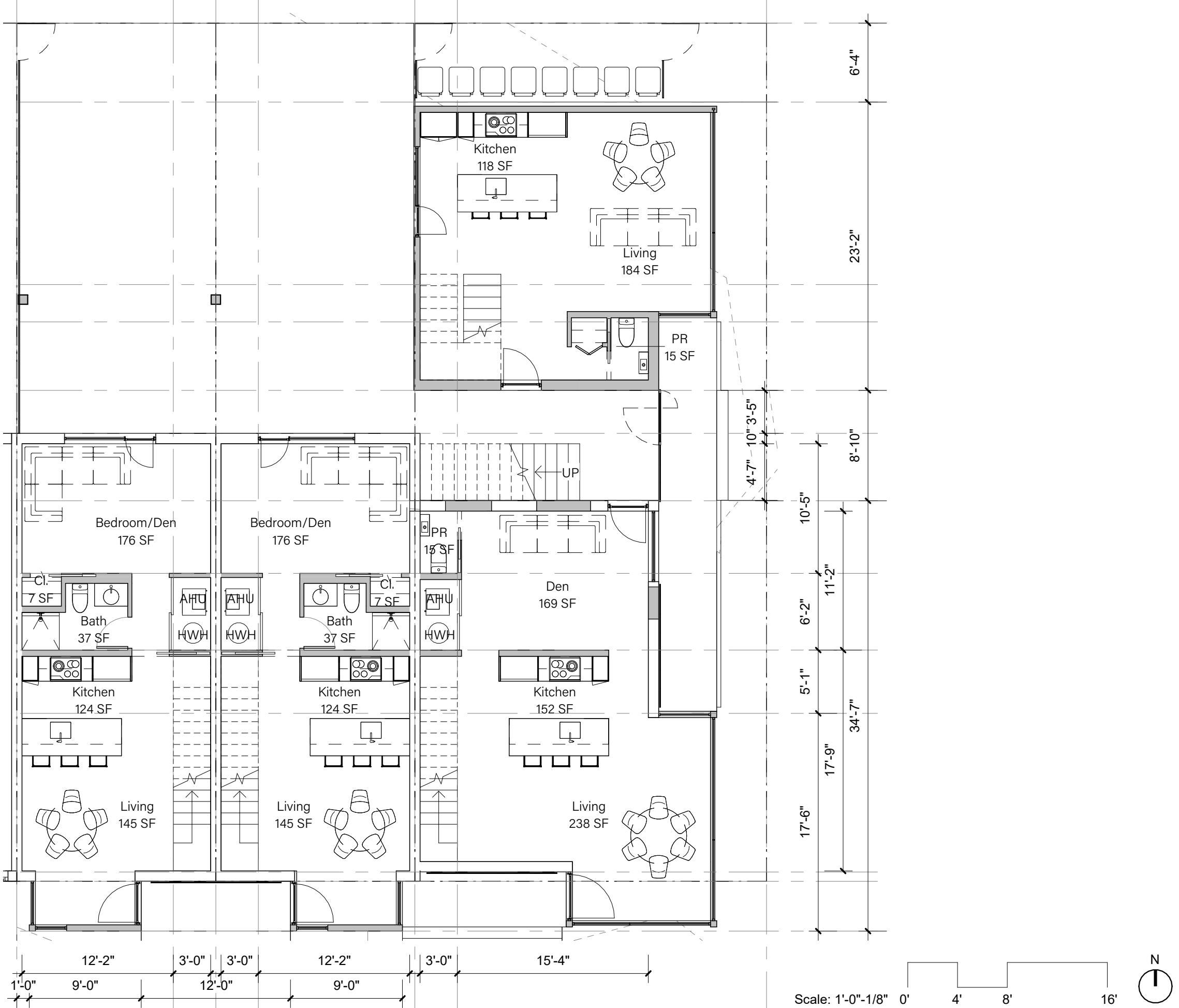
BY RIGHT



PROPOSED

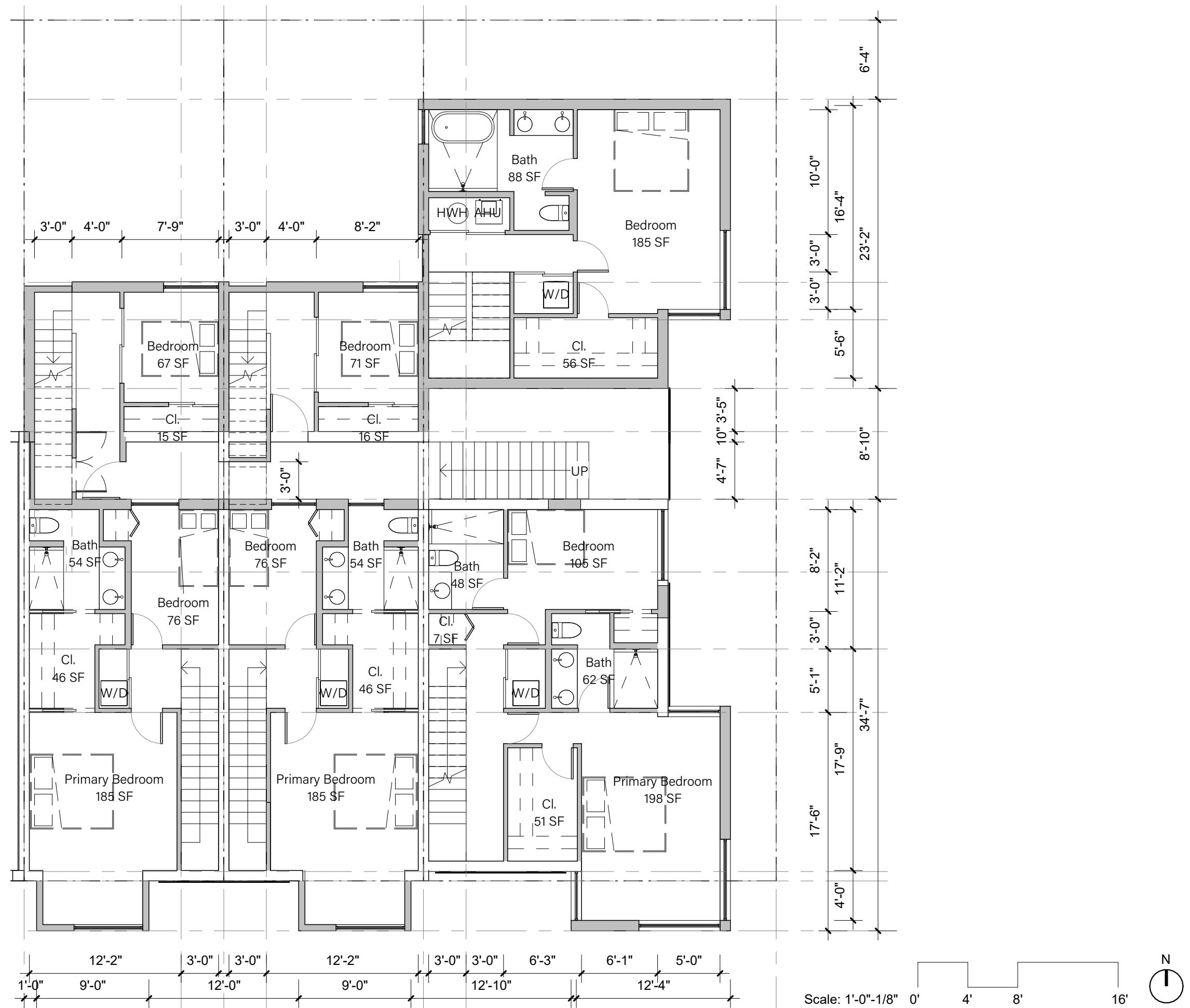


FLOOR PLAN  
LEVEL 1

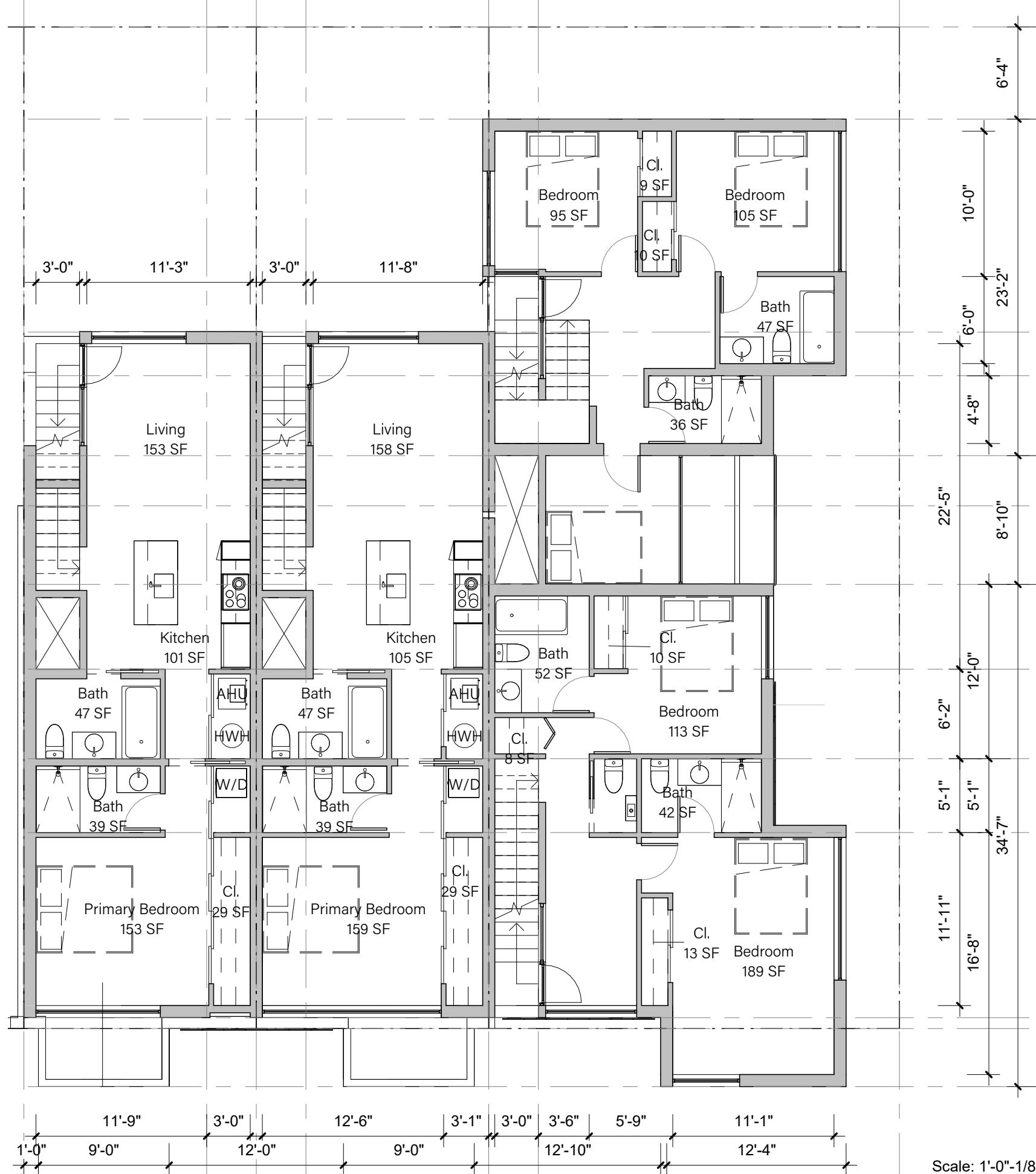


# FLOOR PLAN

## LEVEL 2



FLOOR PLAN  
LEVEL 3



FLOOR PLAN  
ROOF

