

262 Carroll Street NW

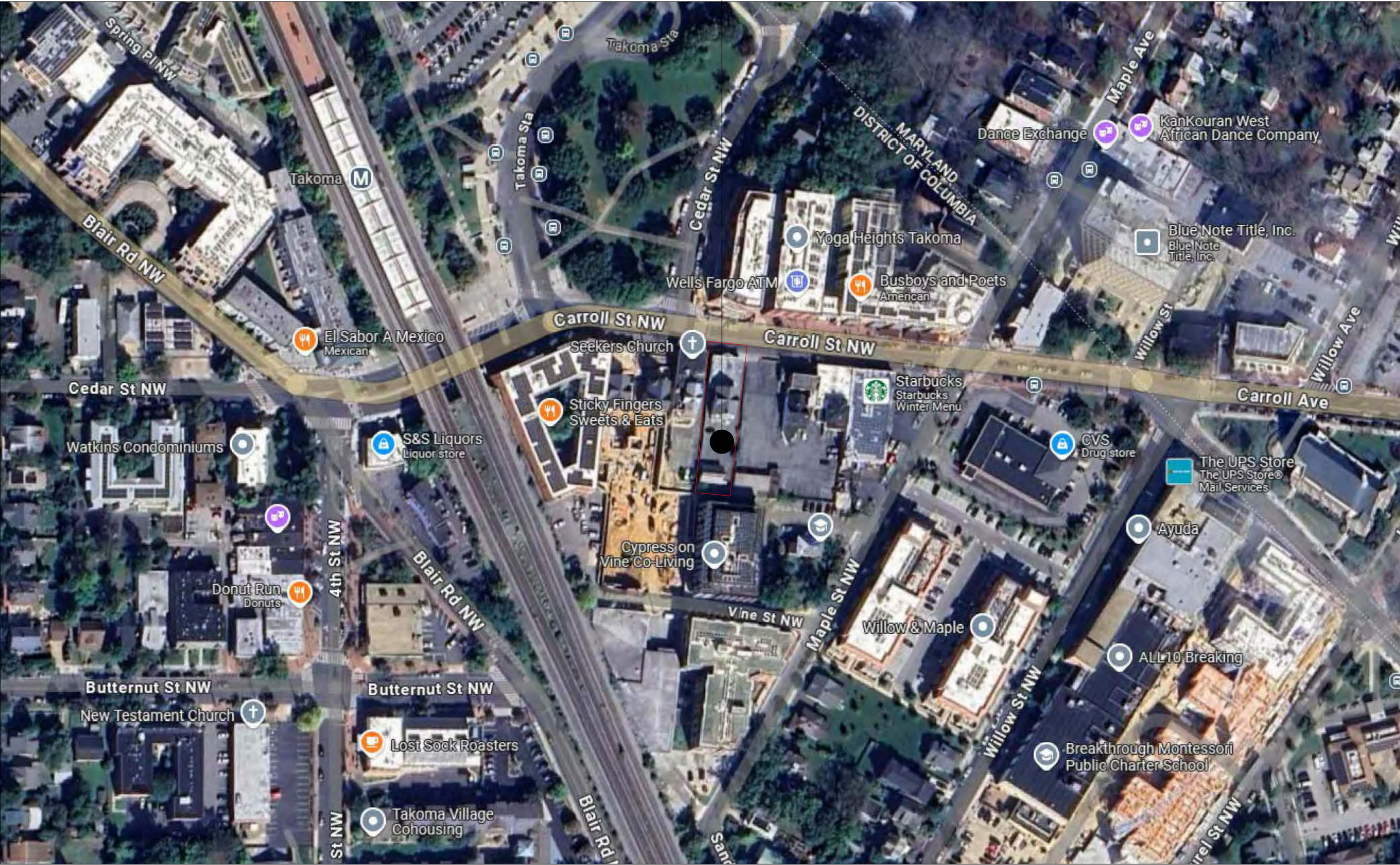
BZA APPLICATION TO:
1. REDUCE REAR YARD SETBACK REQUIREMENT



262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

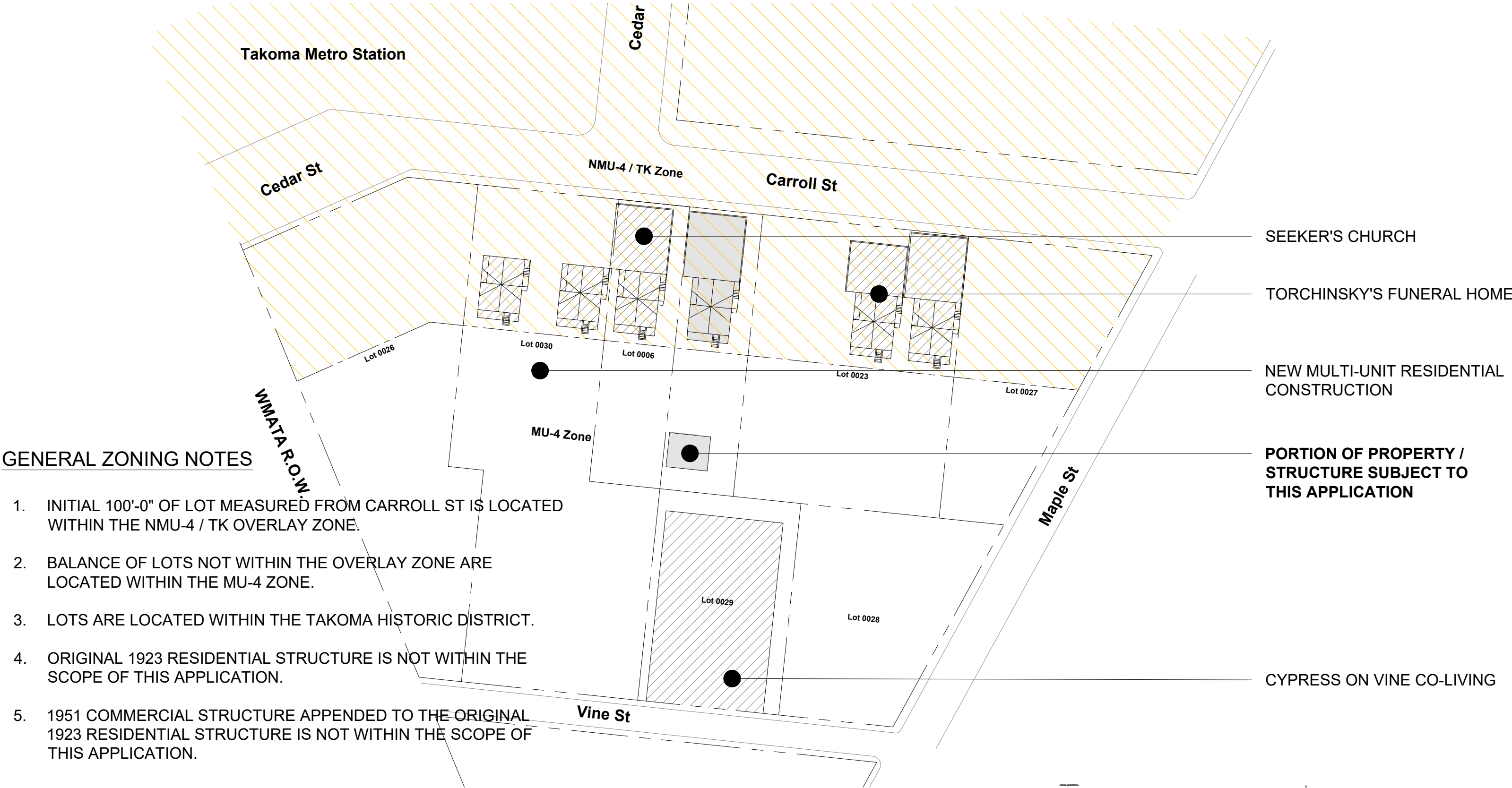
COVER SHEET



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AREA MAP



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ZONING MAP



Approach from Carroll St, with 266 & 268 in foreground



North face of existing structure



Looking North, inside existing structure



East face of existing structure



Looking west, along South face of exist. bldg.



Looking East, along South face of exist. bldg.

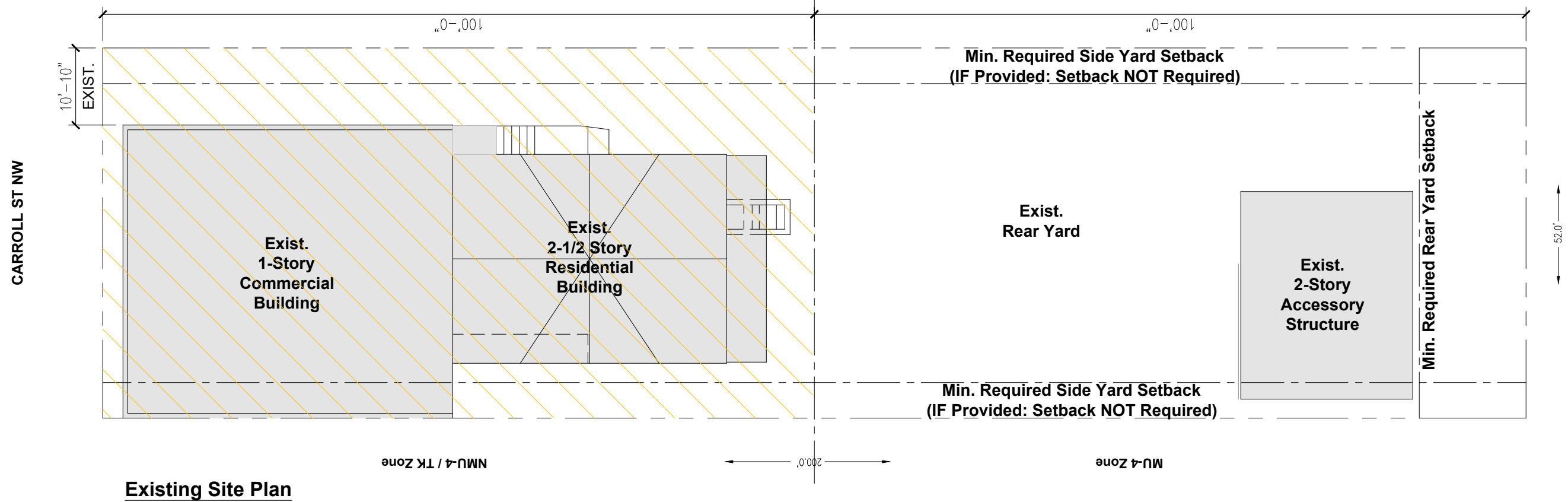
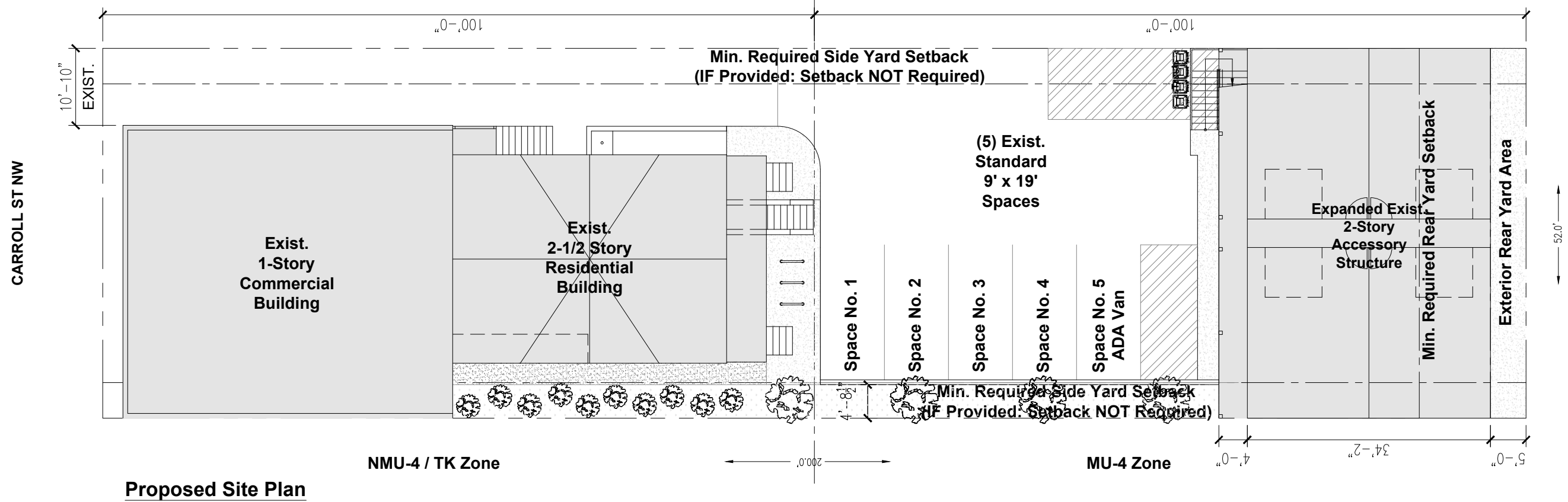


Looking East, inside existing structure

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EXISTING PHOTOS



262 Carroll Street NW

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17 Sept 2025: Hearing Date

EXISTING & PROPOSED LOT PLANS

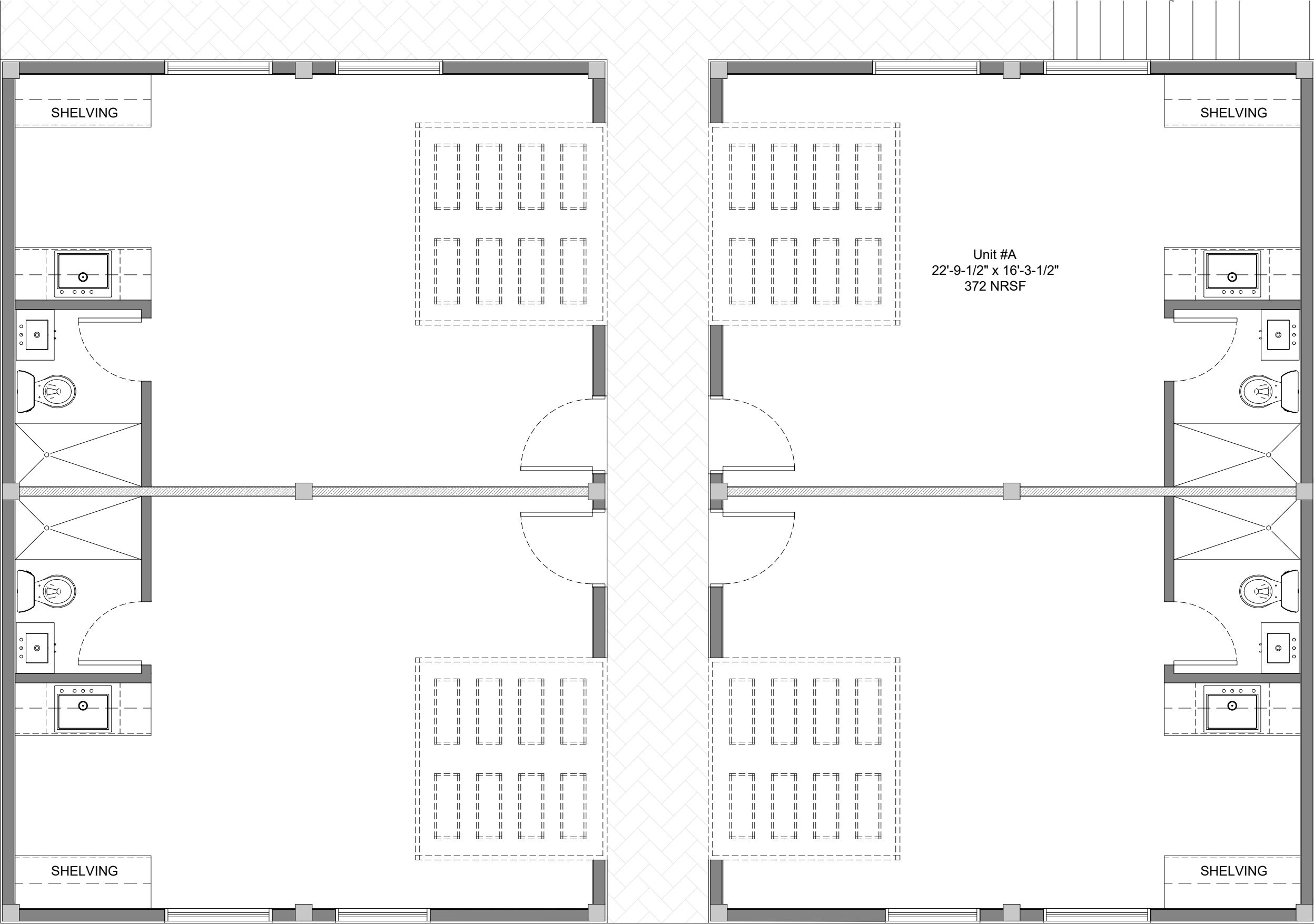
Zoning Information:

Standard		Allowable	Existing	Proposed
G-201.1	FAR			
	RES	2.5 / 26,000 GFA	0.28 / 3,000 GFA 1,907 Comm. 705 Acc.	0.28 / 3,000 GFA 1,907 Comm. 3,554 Comm.
	NON-RES	1.5 / 15,600 GFA	0.25 / 2,612 GFA	0.53 / 5,461 GFA
	TOTAL	2.5 / 26,000 GFA	0.54 / 5,612 GFA	0.81 / 8,461 GFA
G-203.2	HEIGHT	50'-0"	20'-0"	30'-10"
	STORIES	U.L.	1.5	2.0
G-205.1	P.H.	15'-0" MAX.	NONE	NONE
G-207.6	REAR YD	15'-0" MIN.	15'-11"	5'-0"
G-208.2	SIDE YD	N.R. (5'-0" MIN. IF PROV.)	2'-9"	NONE
G-210.1	LOT OCC.	60% / 6,240 GSF		
			1,907 Comm.	1,907 Comm.
			1,316 Res.	1,316 Res.
			705 Acc.	1,985 Comm.
			38% / 3,928 GSF	50% / 5,208 GSF

NOTE: Lot Area = 10,400 GSF

C-701.5	PARKING	
		Arts: 1.00 per 1,000 SF in excess of 3,000 GFA
		Office: 0.50 per 1,000 SF in excess of 3,000 GFA
		Retail: 1.33 per 1,000 SF in excess of 3,000 GFA
		Service: 1.33 per 1,000 SF in excess of 3,000 GFA
		3,554 GFA - 3,000 = 554 / 1,000 = 0.6
		(0) spaces required (Less than 1,000 SF in excess)
C-702.1(a)	EXEMPTIONS	50% reduction for sites w/in 1/2 mile of metro
		= 0.3 = (0) spaces required

C-802.1	BICYCLE	Required for all non-residential spaces over 4,000 SF Short Term Req.	
			Arts: 1 per 20,000 GSF
			Office: 1 per 40,000 GSF
			Retail: 1 per 3,500 GSF
			Service: 1 per 3,500 GSF
			3,554 / 3,500 = 1.18
			(0) spaces required (Less than 4,000 SF)
C-901.1	LOADING	Loading Berths required:	
			Arts: 1 per 10,000 GSF
			Office: 1 per 2,500 GSF
			Retail: 1 per 10,000 GSF
			Service: 1 per 10,000 GSF
			3,554 / 2,500 = 1.42
			(1) spaces required
			Arts: 1 per 5,000 GFA
			Office: N.R. for spaces less than 20,000 GFA
			Retail: 1 per 5,000 GFA
			Service: 1 per 5,000 GFA
			3,554 / 5,000 = 0.71
			(0) space required
		Service / Delivery Spaces required:	
			Arts: N.R. for spaces less than 20,000 GFA
			Office: N.R. for spaces less than 20,000 GFA
			Retail: N.R. for spaces less than 20,000 GFA
			Service: N.R. for spaces less than 20,000 GFA
			(0) spaces required

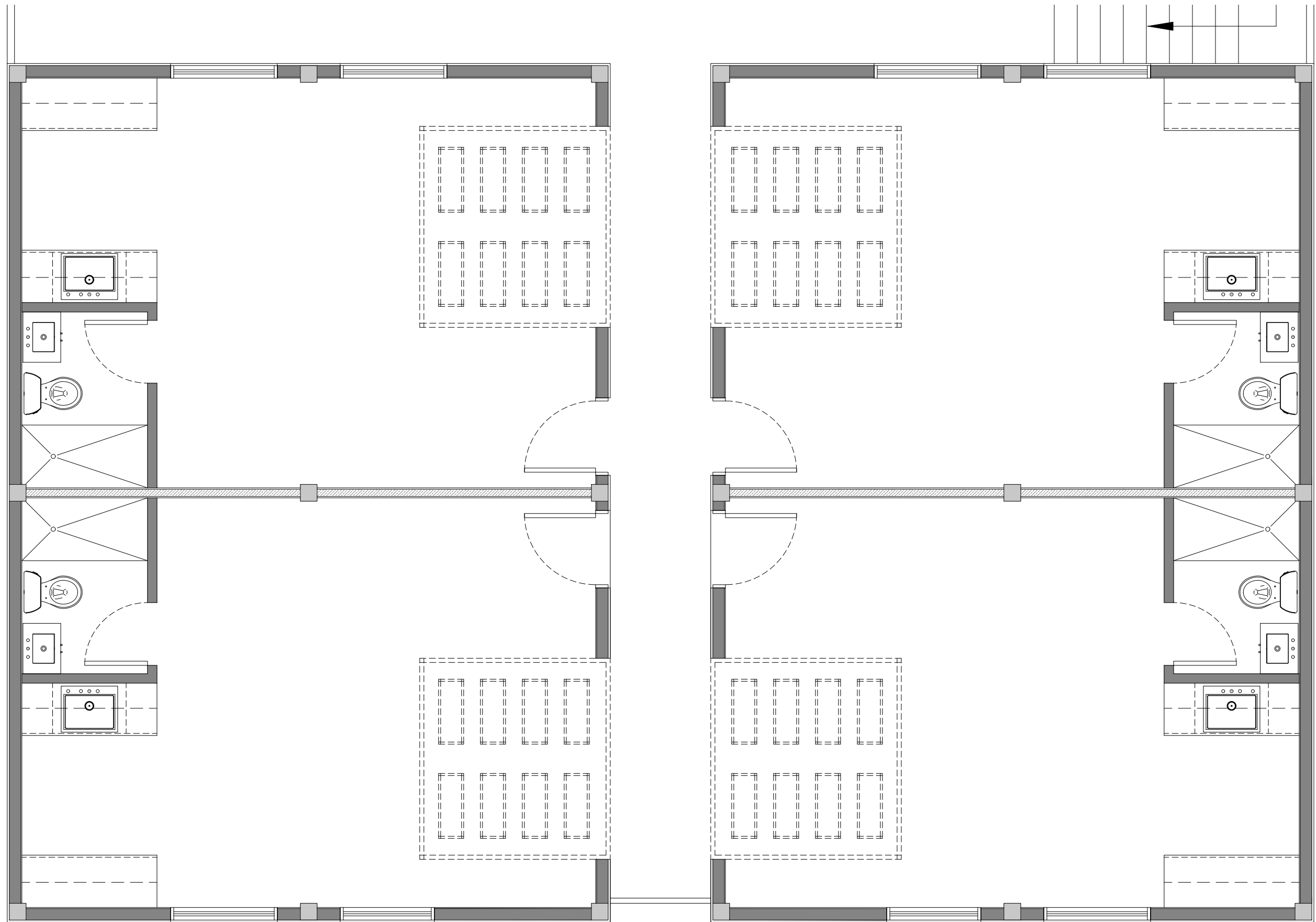


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MAIN LEVEL PLAN



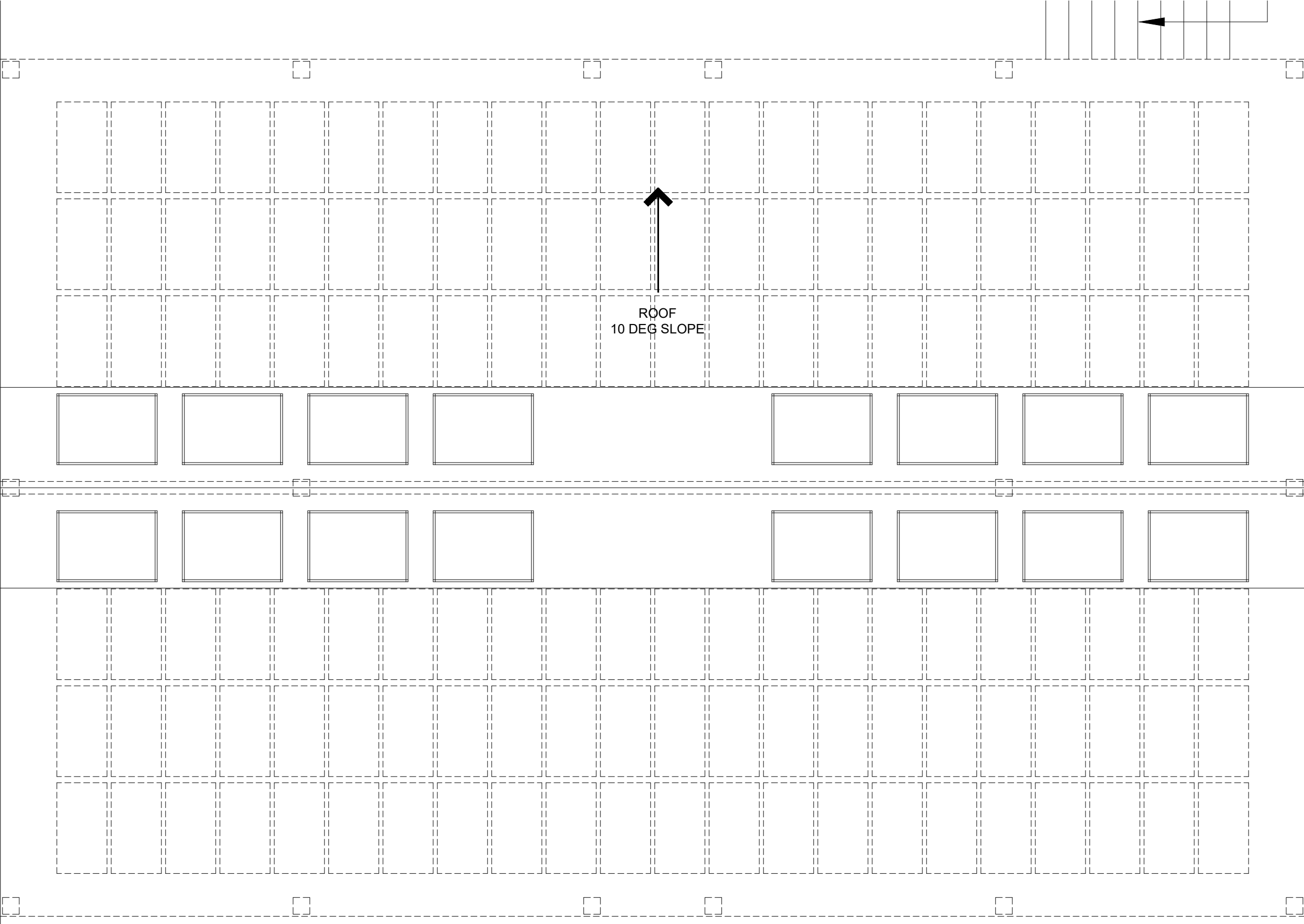


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UPPER LEVEL PLAN



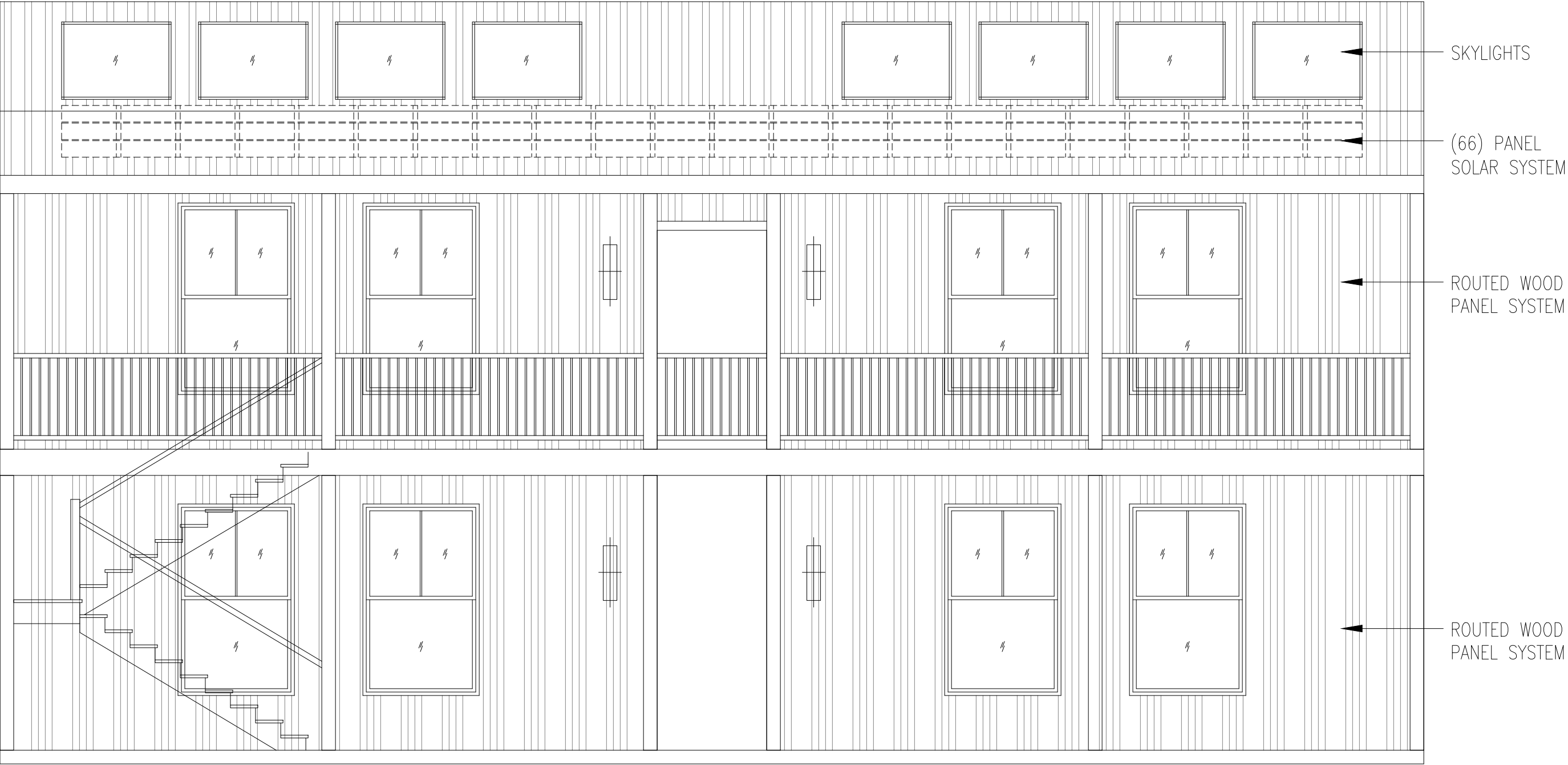


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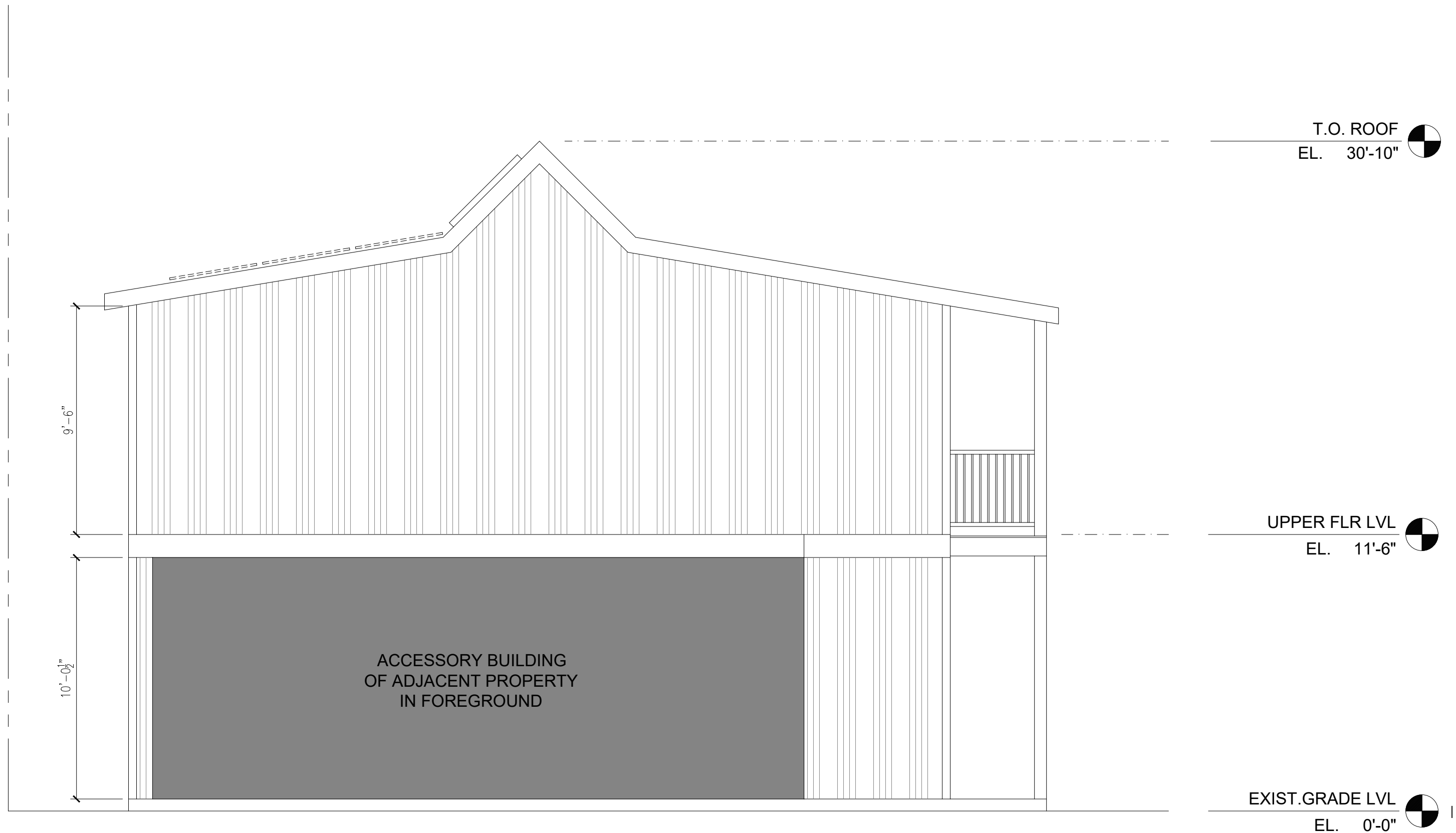


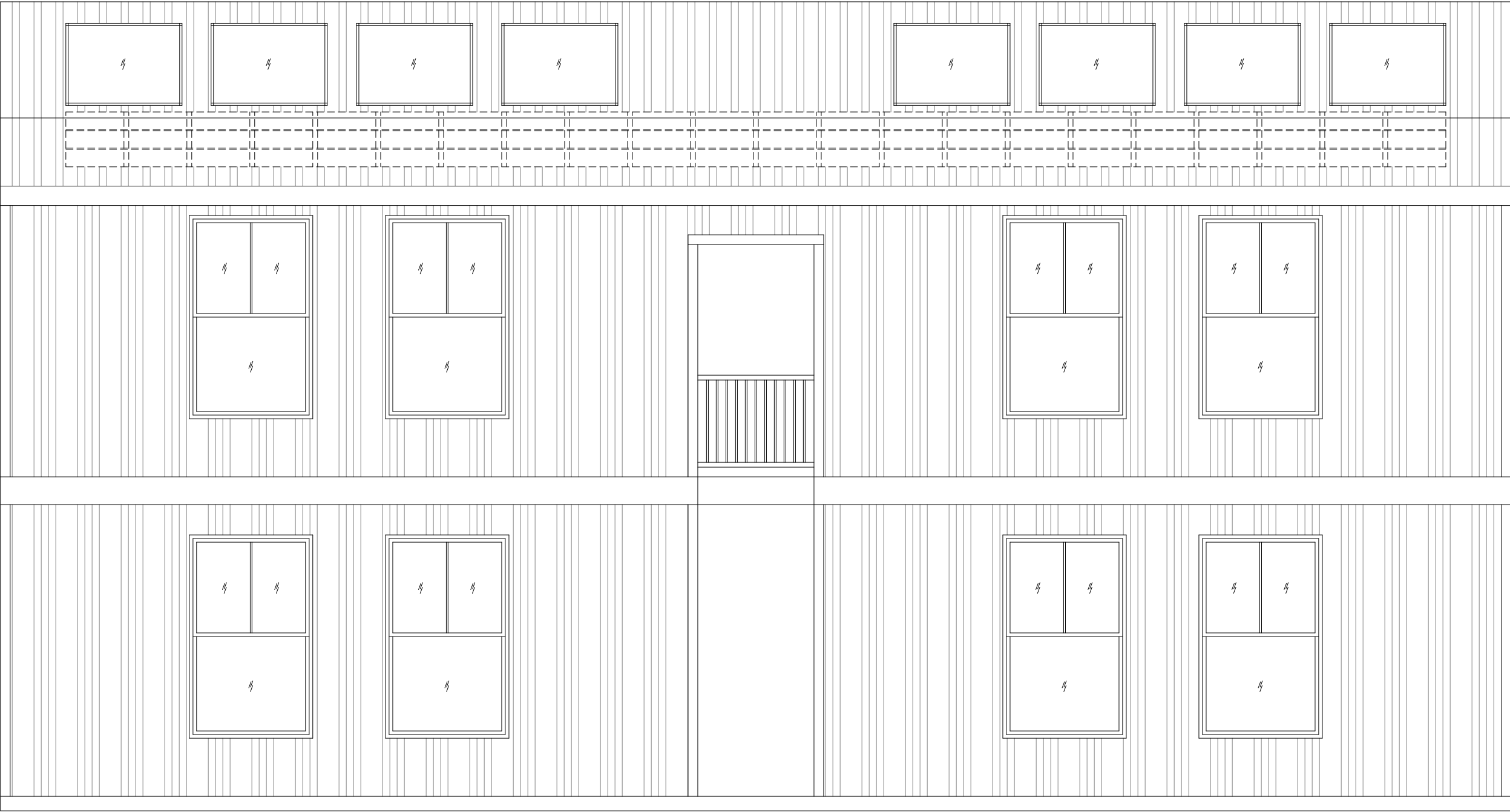
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FRONT (NORTH) ELEVATION









GROOVED WOOD WALL PANELS



HEAVY TIMBER FRAMING



GROOVED WOOD WALL PANELS



WOOD PANEL SYSTEMS: DETAIL



STANDING SEAM METAL ROOF

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PROPOSED MATERIALS

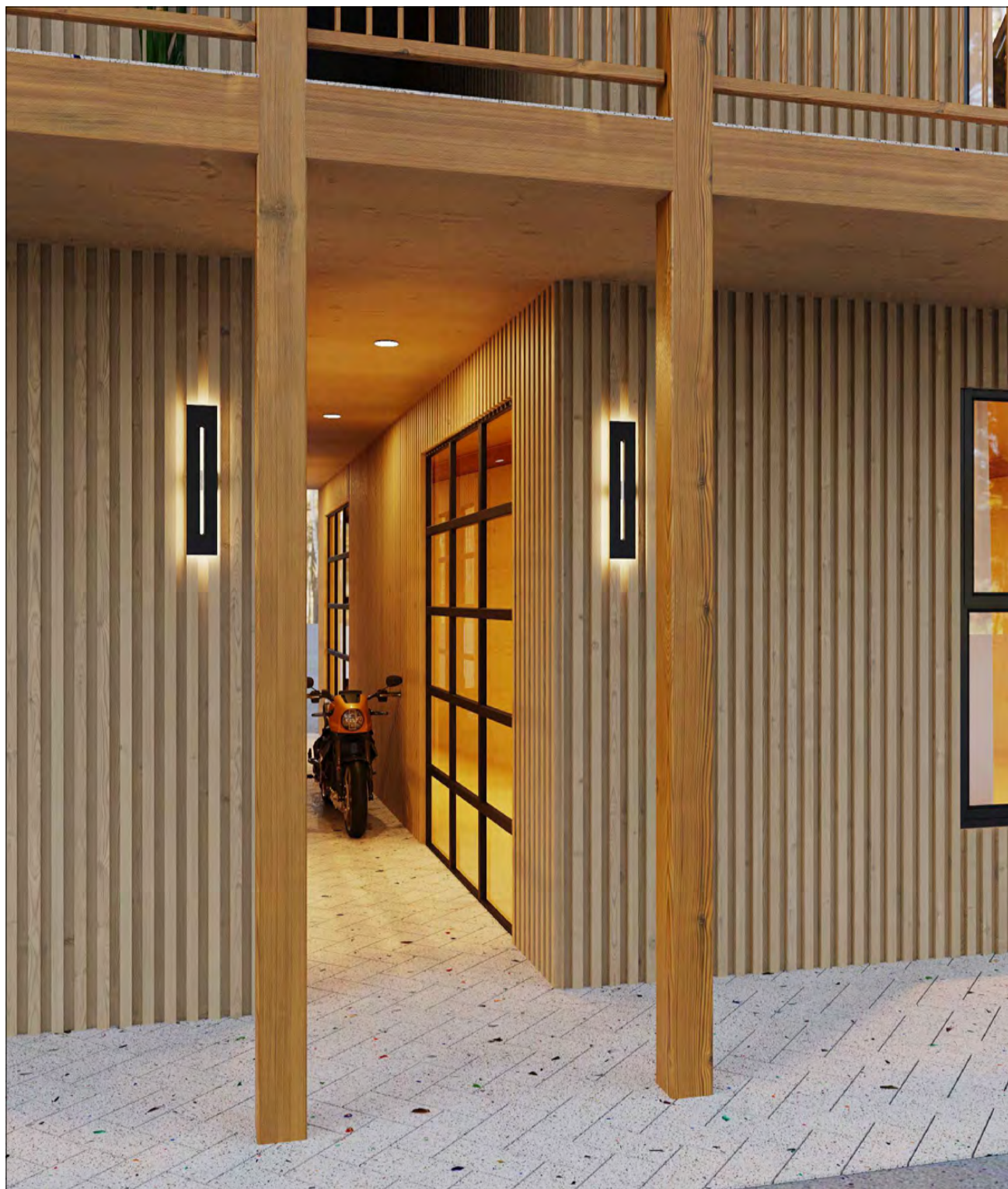


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RENDERING ~ FRONT FACADE

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LOOKING INTO ALLEE



LOOKING INTO ALLEE

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RENDERING ~ CLOSE-UPS



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RENDERING ~ REAR AERIAL

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RENDERING ~ INSIDE UNIT(S)