

262 Carroll Street NW

BZA APPLICATION TO:

1. REDUCE REAR YARD SETBACK REQUIREMENT

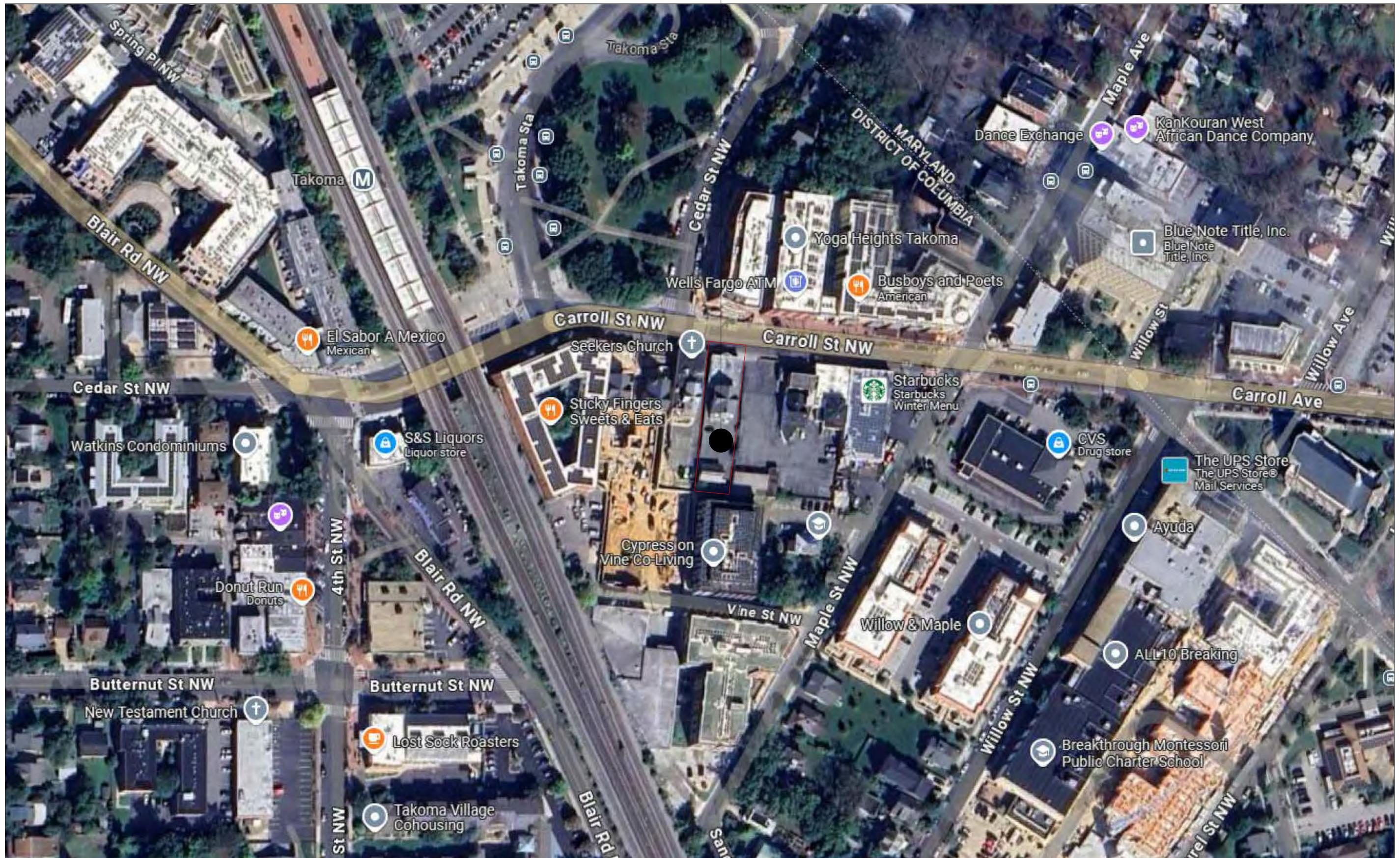


262 Carroll Street NW

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TBD June 2025: Hearing Date

COVER SHEET

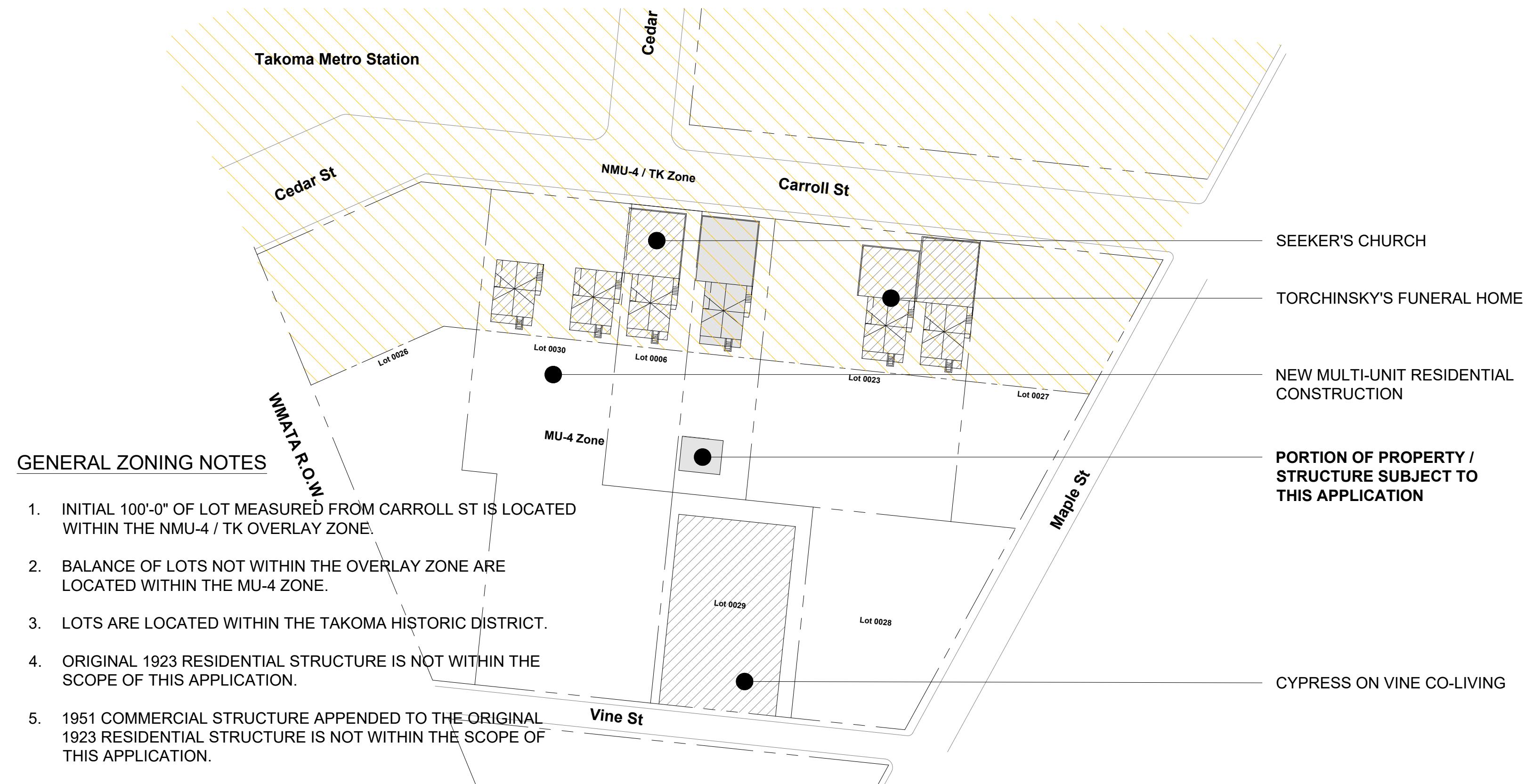
SUBJECT PROPERTY



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AREA MAP



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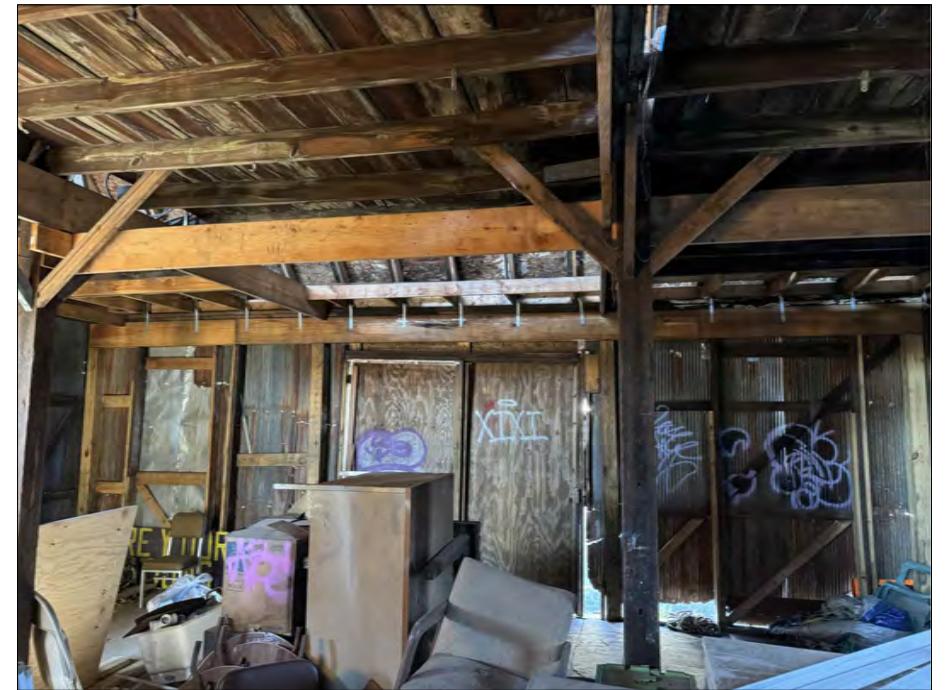
ZONING MAP



Approach from Carroll St, with 266 & 268 in foreground



North face of existing structure



Looking North, inside existing structure



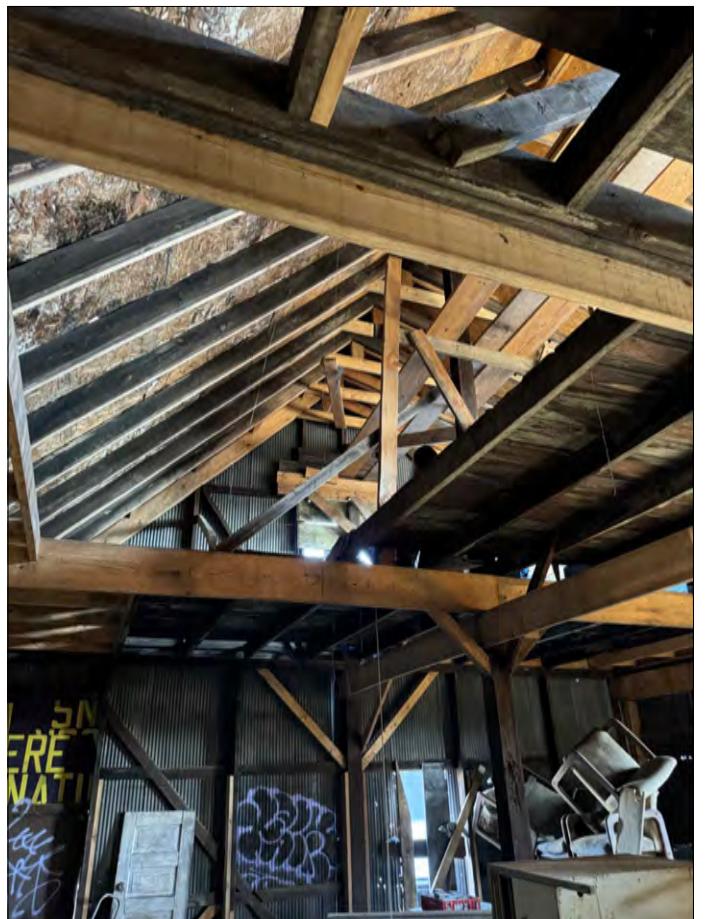
East face of existing structure



Looking west, along South face of exist. bldg.



Looking East, along South face of exist. bldg.

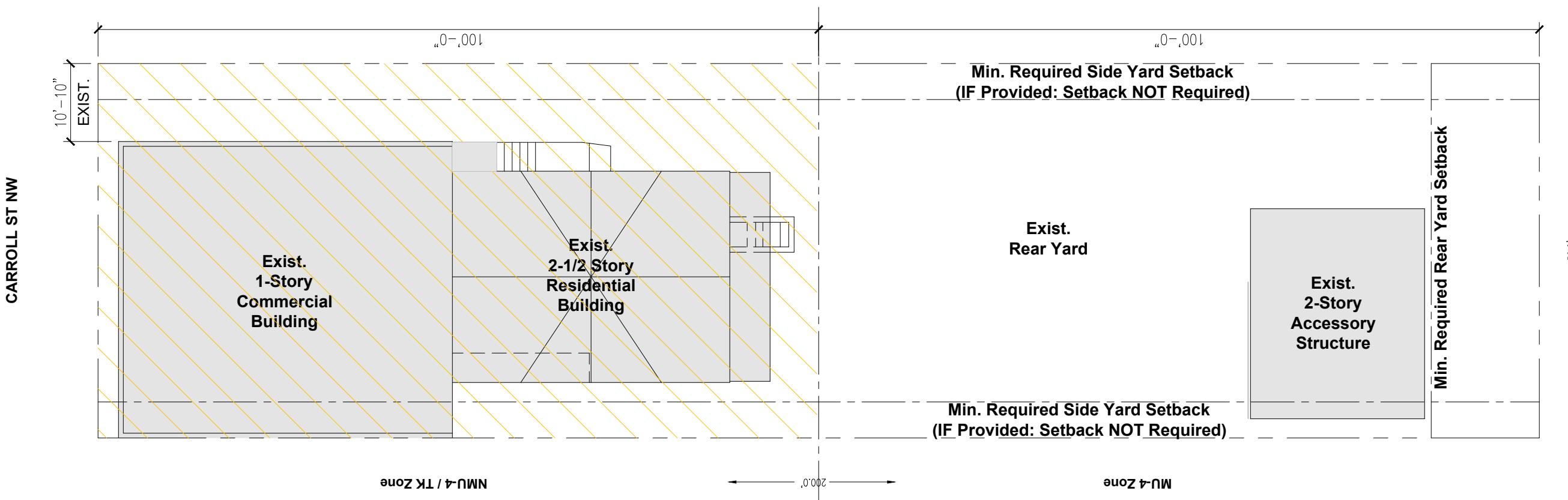
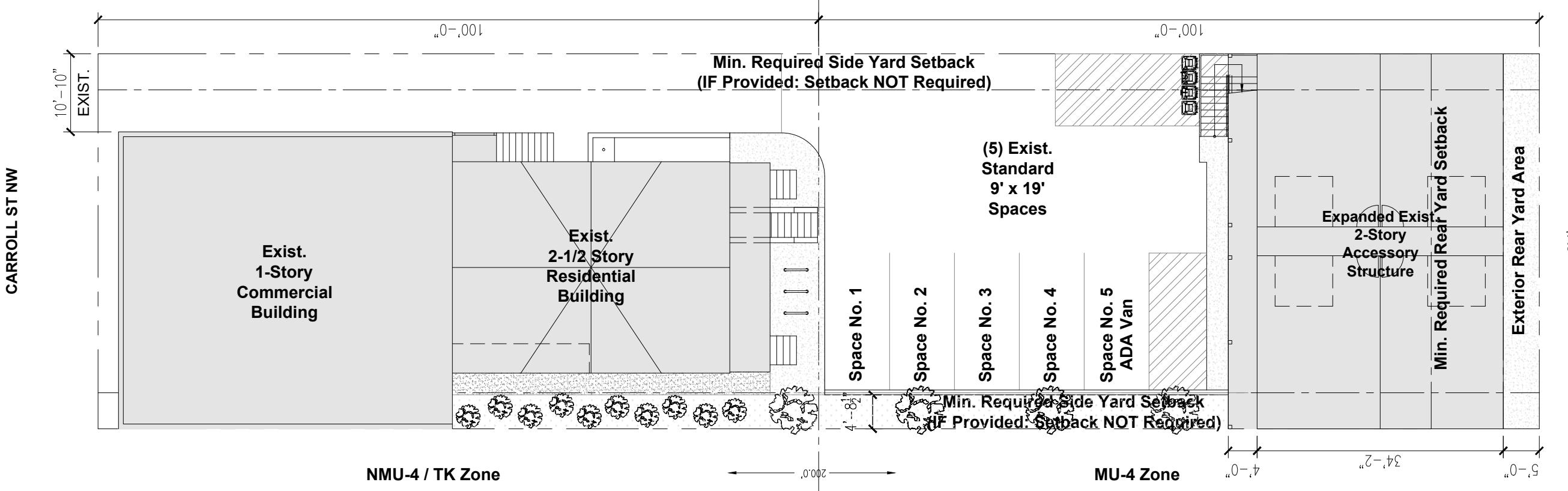


Looking East, inside existing structure

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EXISTING PHOTOS



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EXISTING & PROPOSED LOT PLANS

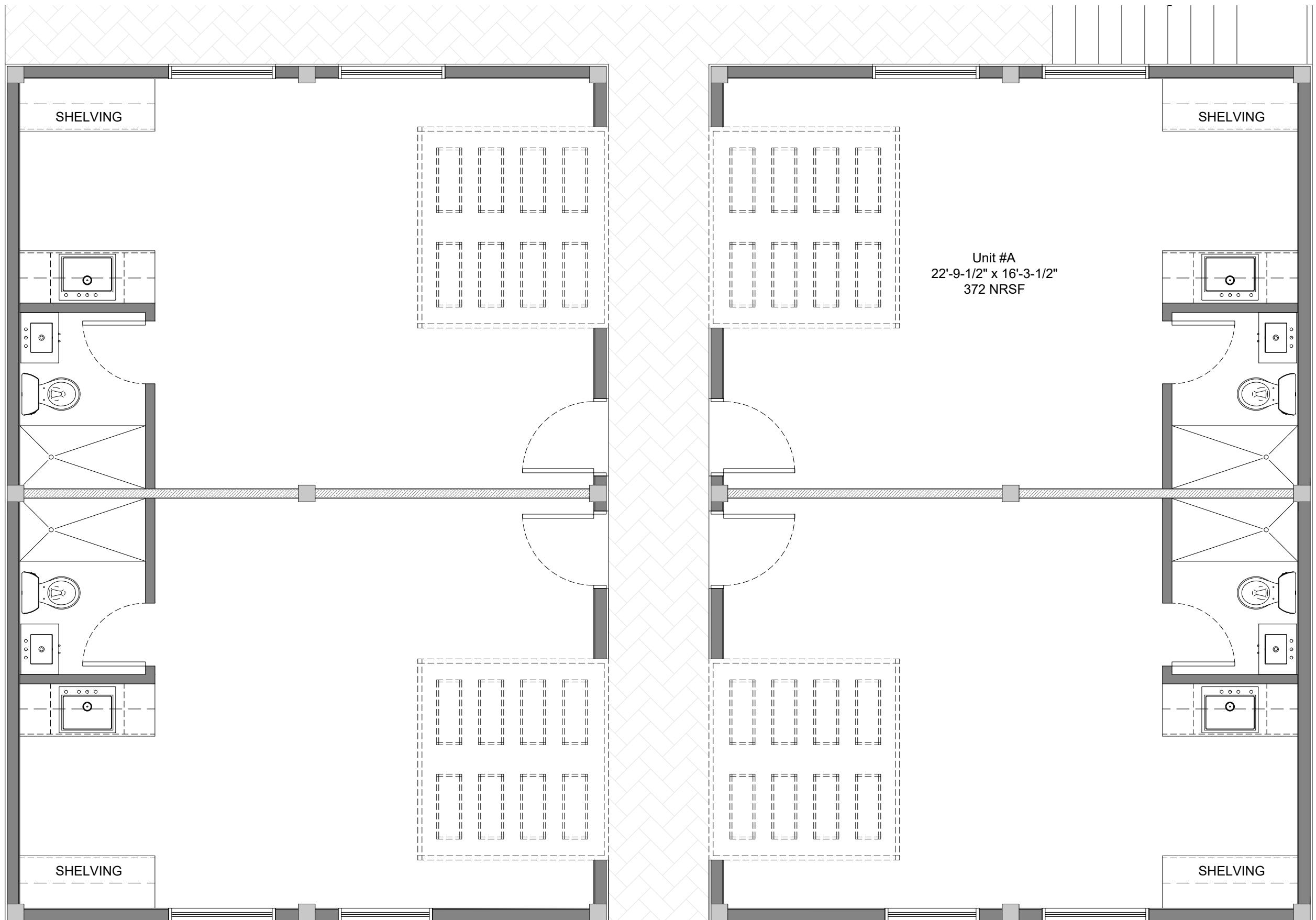
Zoning Information:

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 STORIES	50'-0" U.L.	20'-0" 1.5	30'-10" 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. 1,316 Res. 705 Acc.	1,907 Comm. 1,316 Res. 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 $3,554 \text{ GFA} - 3,000 = 554 / 1,000 = 0.6$ (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 $= 0.3 = (0) \text{ spaces required}$

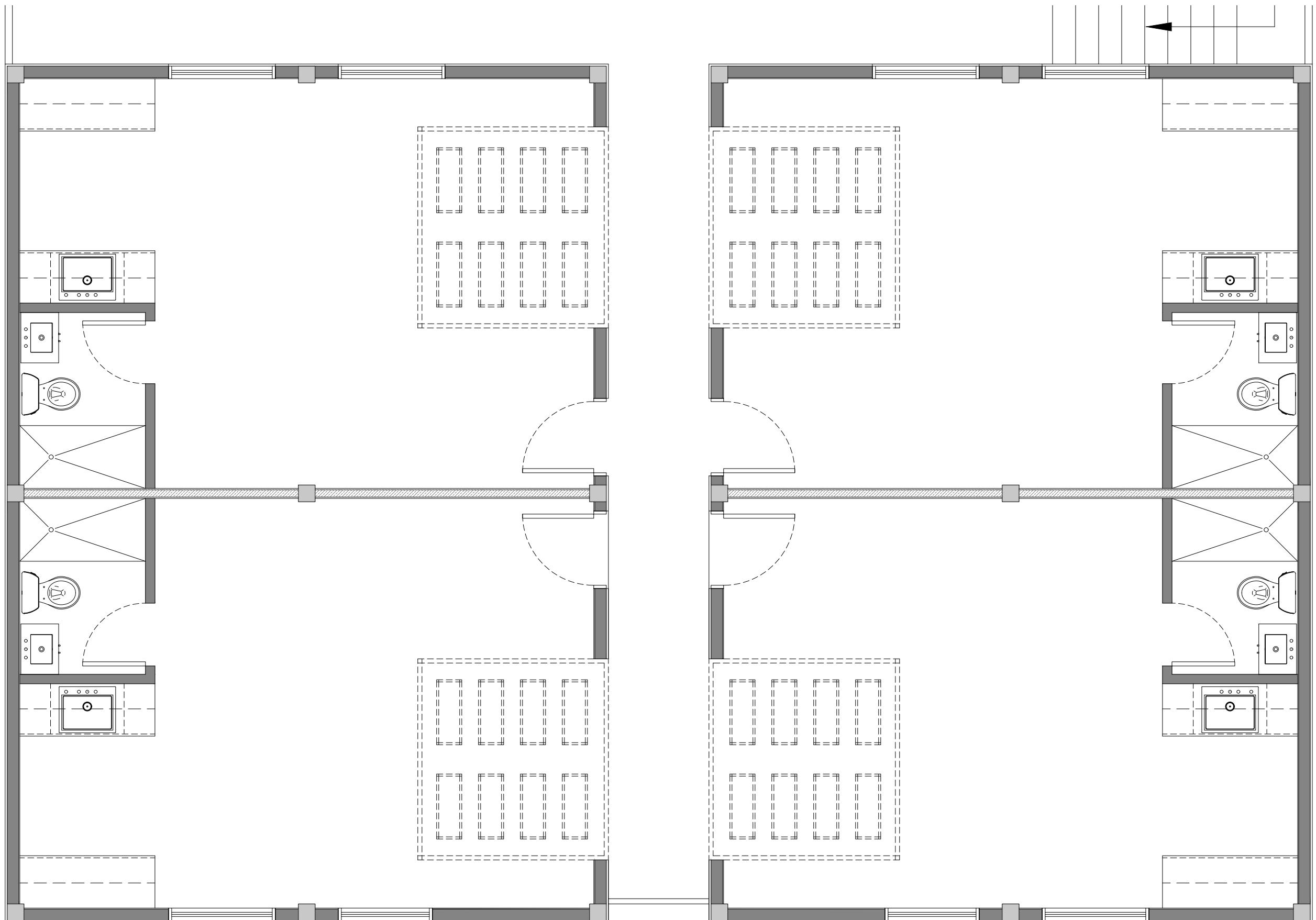
C-802.1	BICYCLE	Required for all non-residential spaces over 4,000 SF
	Short Term Req.	
	Arts:	1 per 20,000 GSF
	Office:	1 per 40,000 GSF
	Retail:	1 per 3,500 GSF
	Service:	1 per 3,500 GSF
		$3,554 / 3,500 = 1.18$
		(0) spaces required (Less than 4,000 SF)
	Long Term Req.	
	Arts:	1 per 10,000 GSF
	Office:	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
C-901.1	LOADING	Loading Berths 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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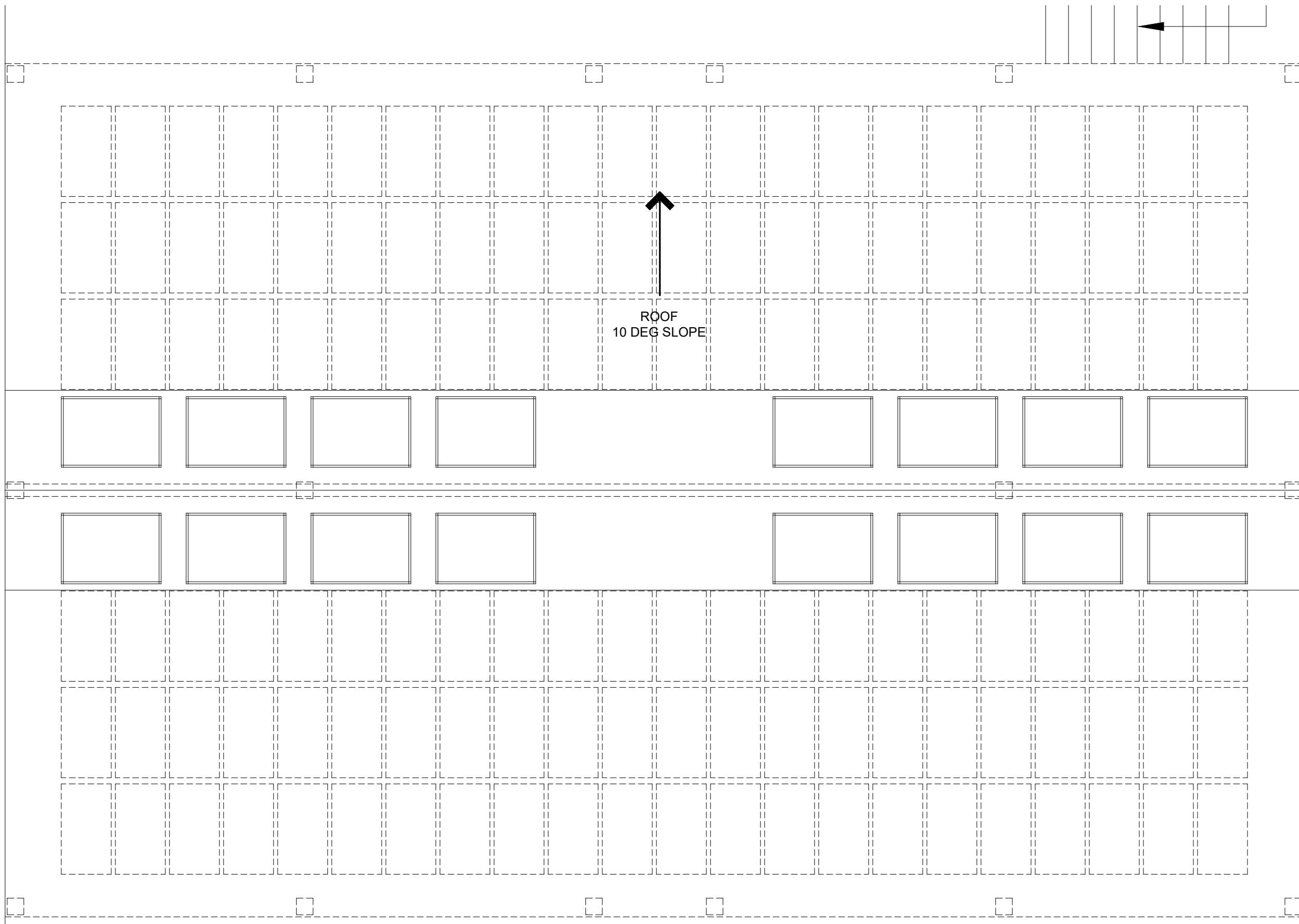
MAIN LEVEL PLAN



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UPPER LEVEL PLAN



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UPPER LEVEL PLAN



1017 M Street NW

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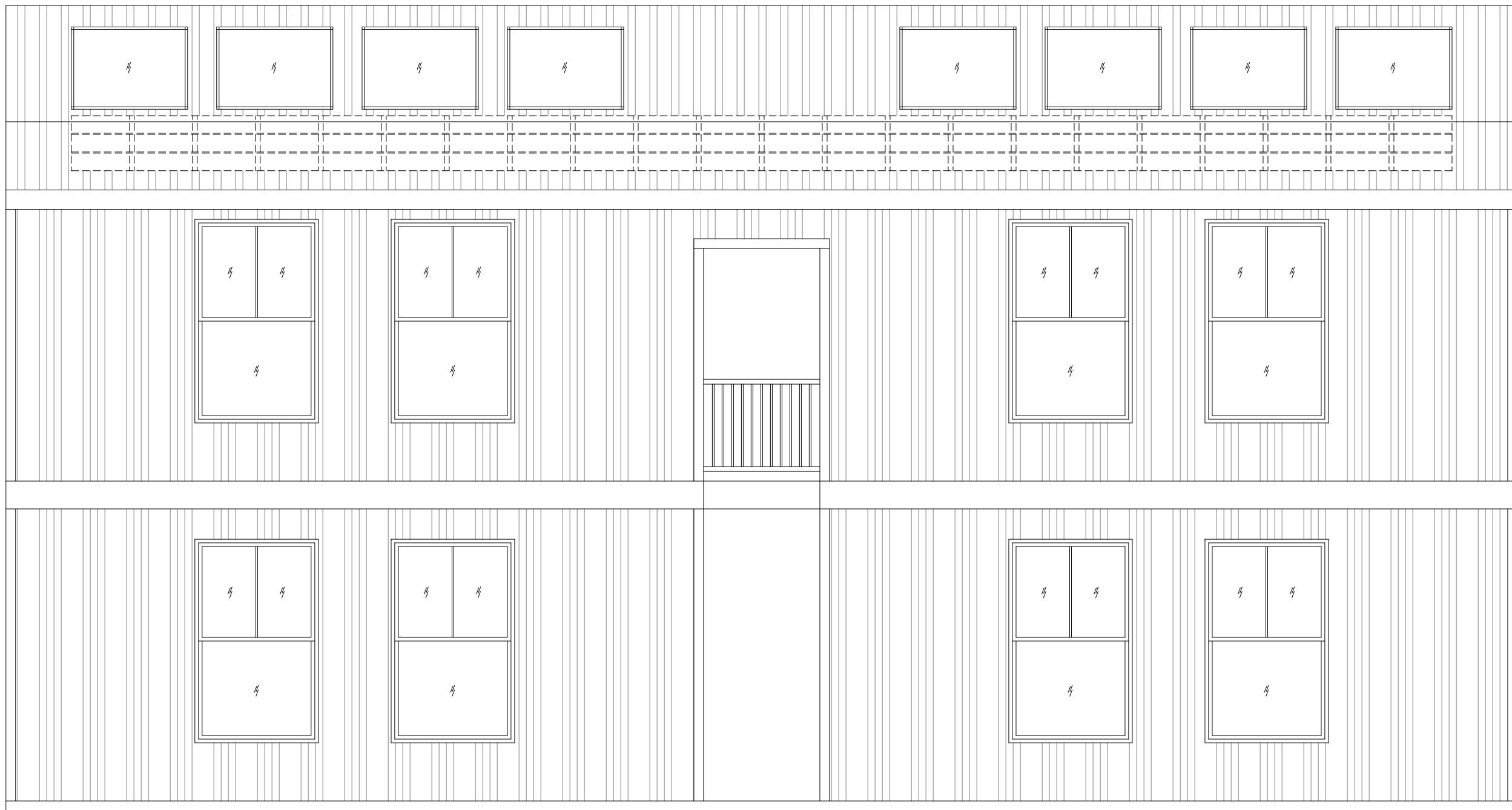
FRONT (NORTH) ELEVATION



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SIDE (EAST & WEST) ELEVATIONS



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REAR (SOUTH) ELEVATION

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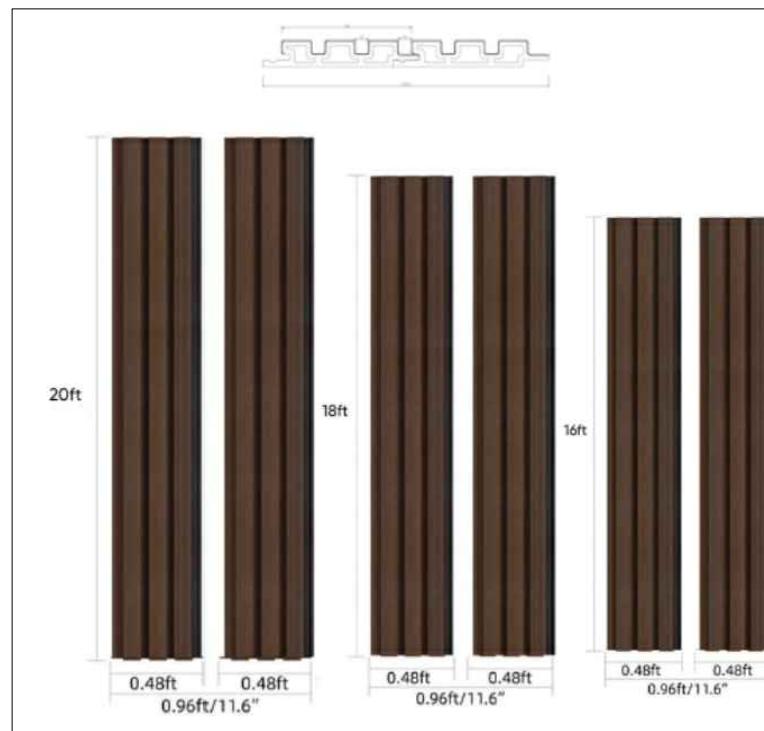
GROOVED WOOD WALL PANELS



HEAVY TIMBER FRAMING



GROOVED WOOD WALL PANELS



WOOD PANEL SYSTEMS: DETAIL



STANDING SEAM METAL ROOF

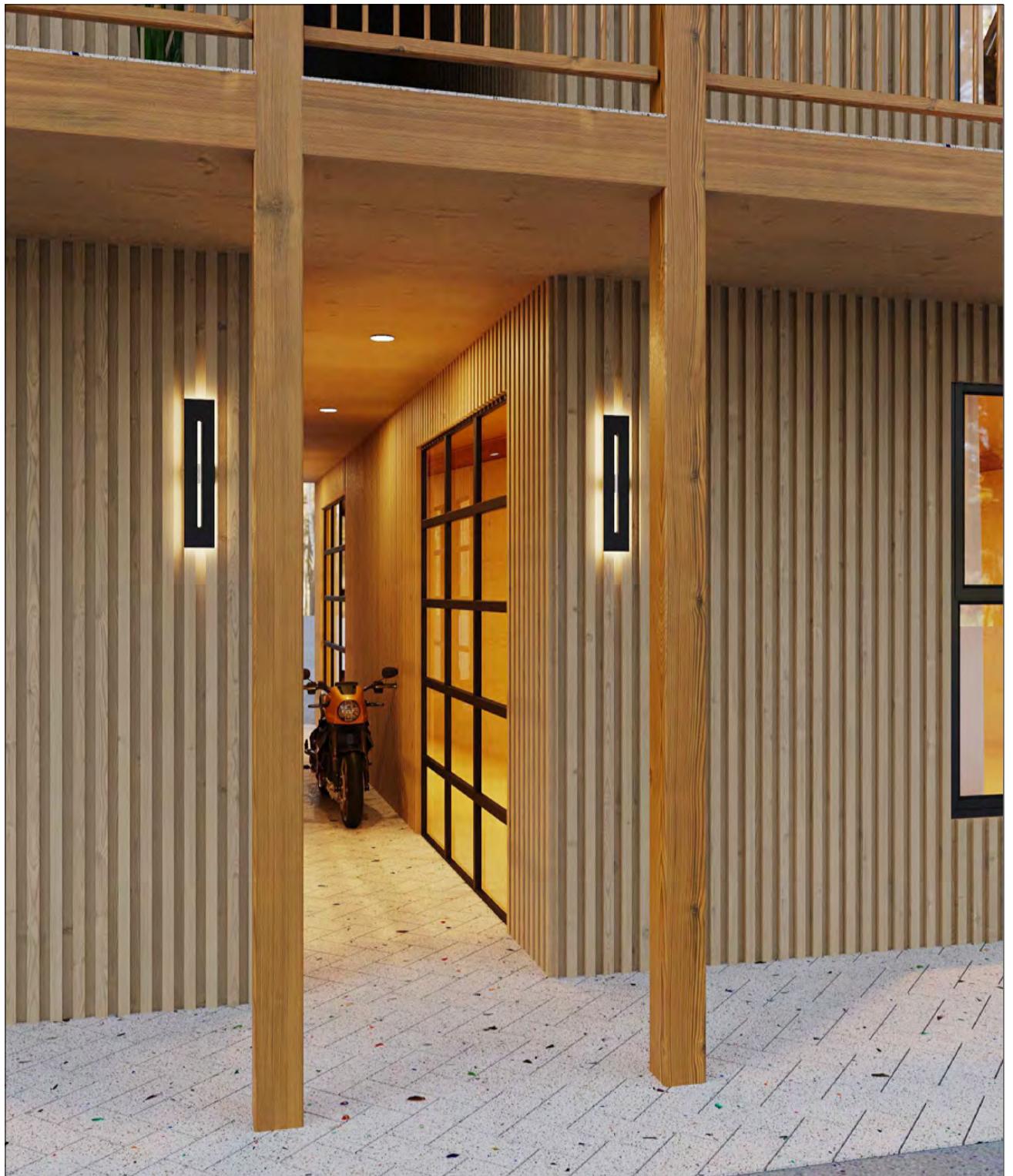


1017 M Street NW

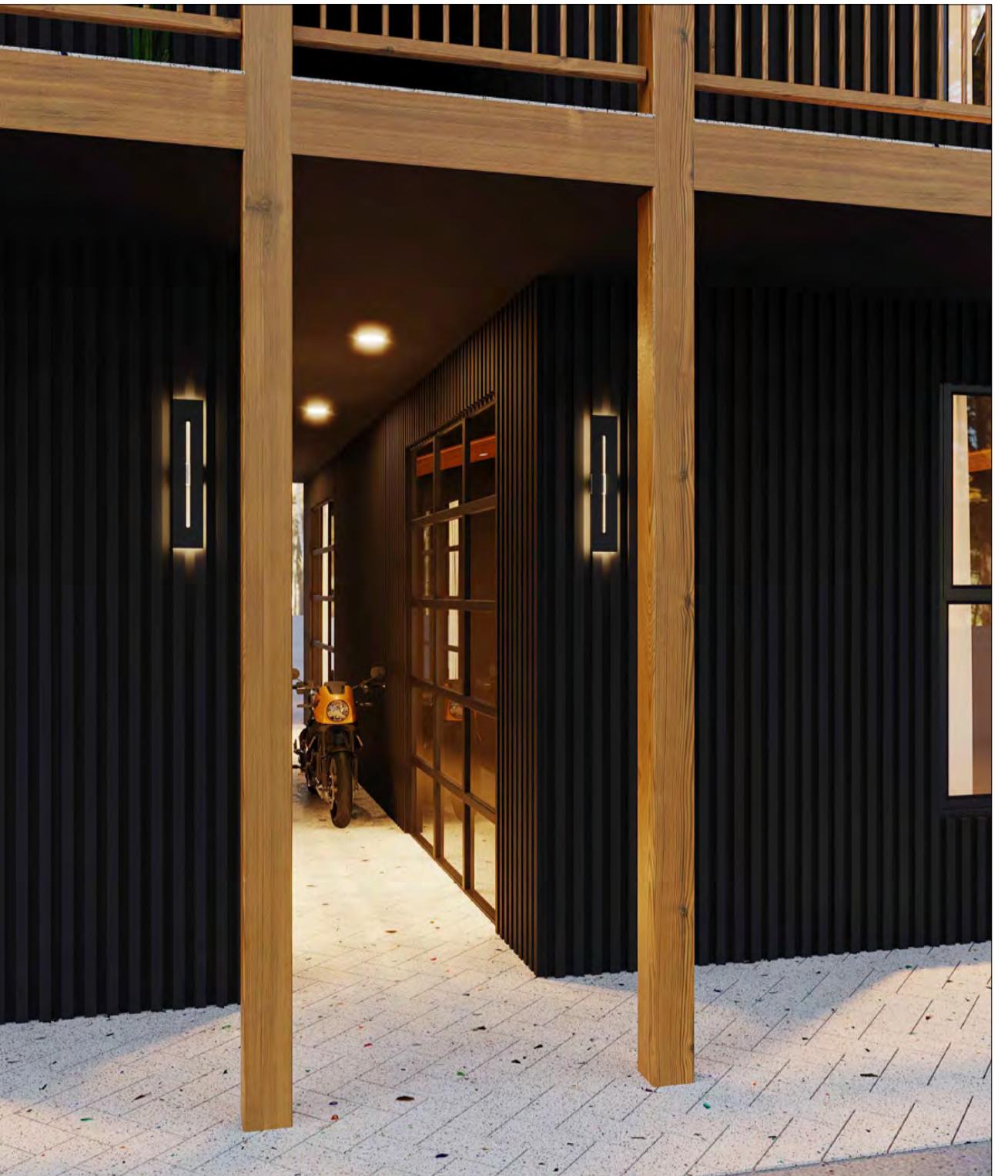
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RENDERING ~ FRONT FACADE

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LOOKING INTO ALLEE



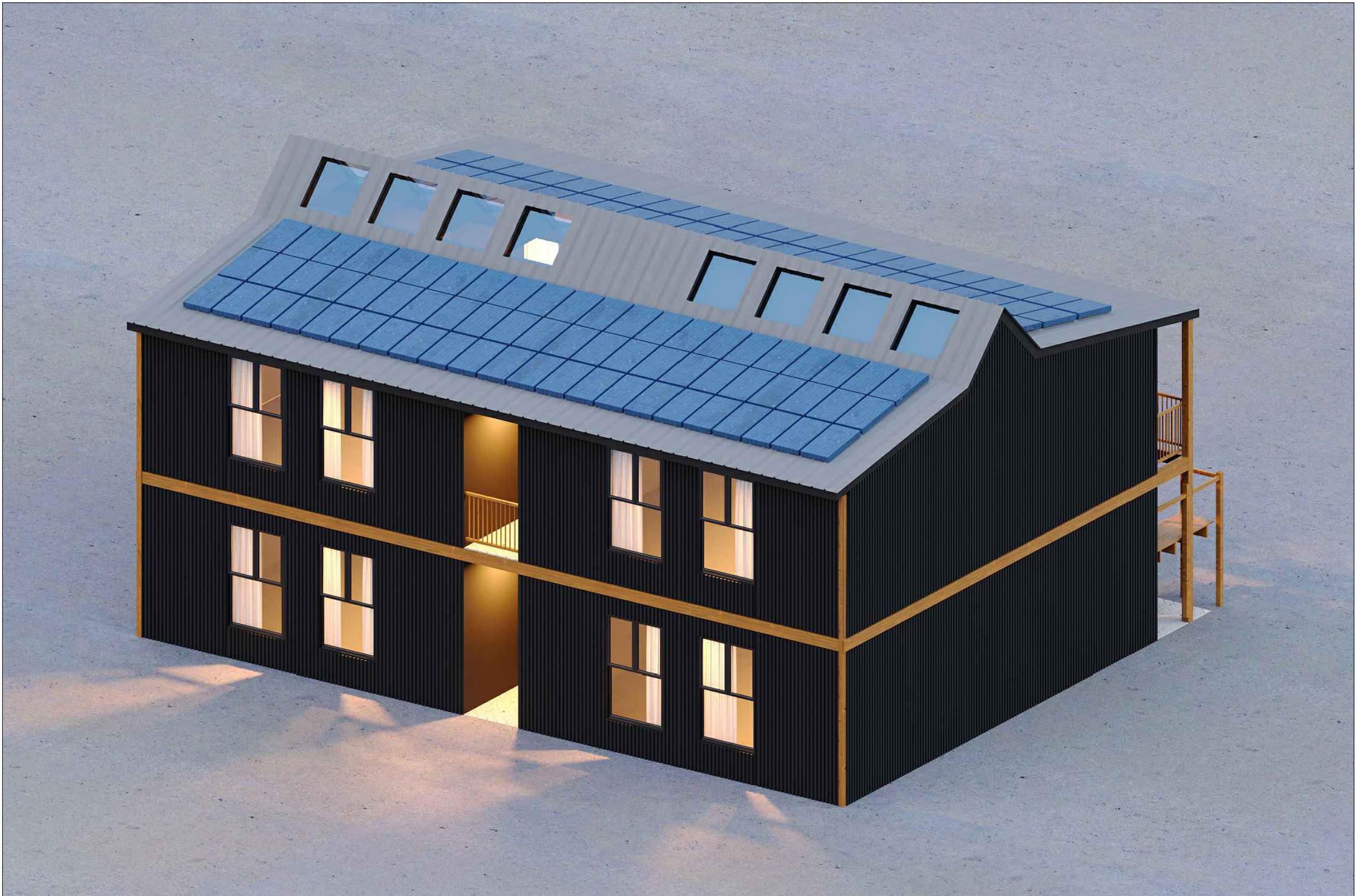
LOOKING INTO ALLEE

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RENDERING ~ CLOSE-UPS

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RENDERING ~ REAR AERIAL

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RENDERING ~ INSIDE UNIT(S)

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