

7 NEW YORK AVENUE, NE

LOTS 0014 IN SQUARE 0671

DEVELOPERS	RISHI BHATNAGAR
ARCHITECTS	ERIC COLBERT & ASSOCIATES
LAND USE COUNSEL	GOULSTON & STORRS

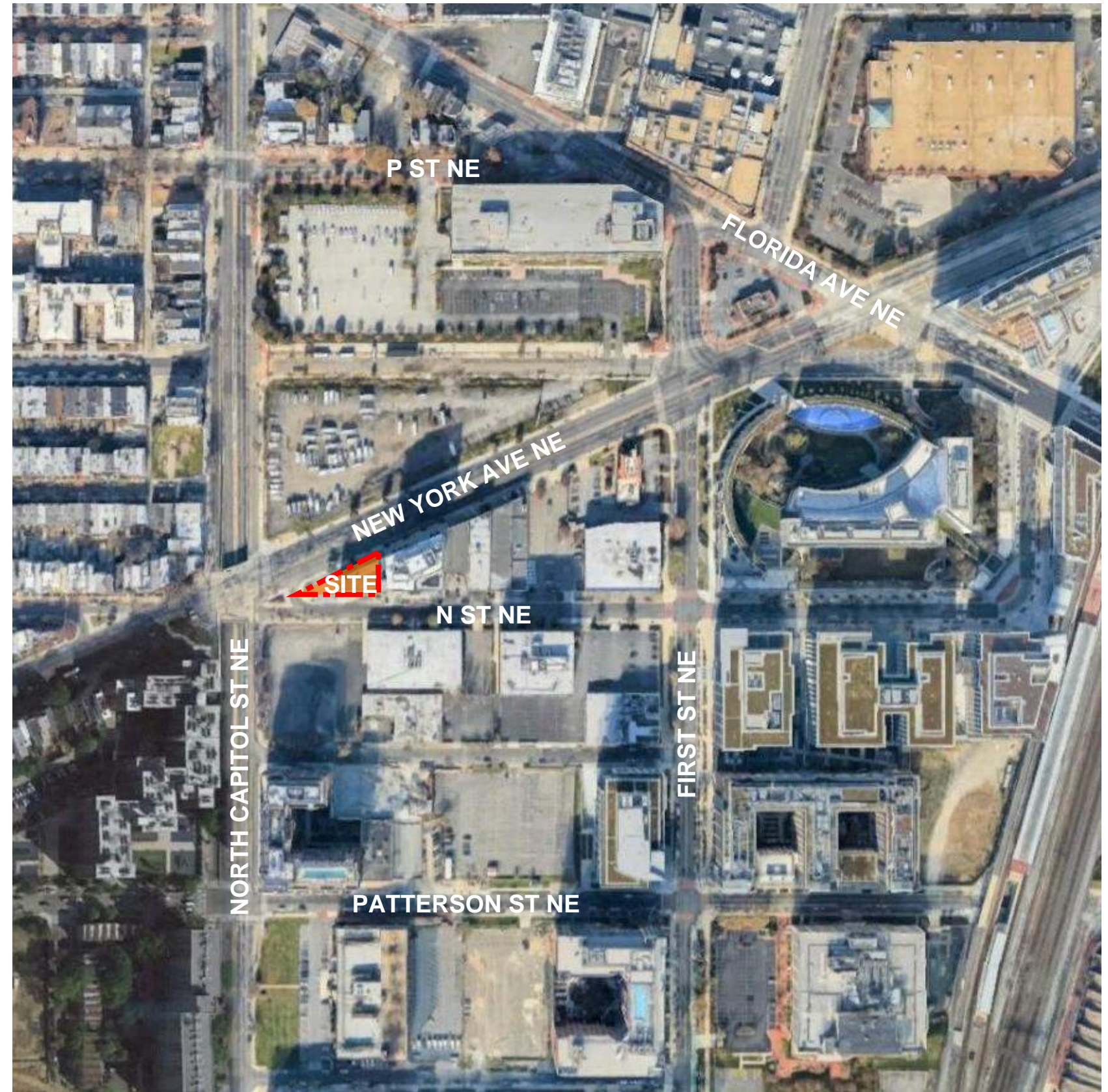


BZA APPLICATION **DRAFT** | 04.05.2021

Board of Zoning Adjustment
District of Columbia
CASE NO.20508
EXHIBIT NO.6

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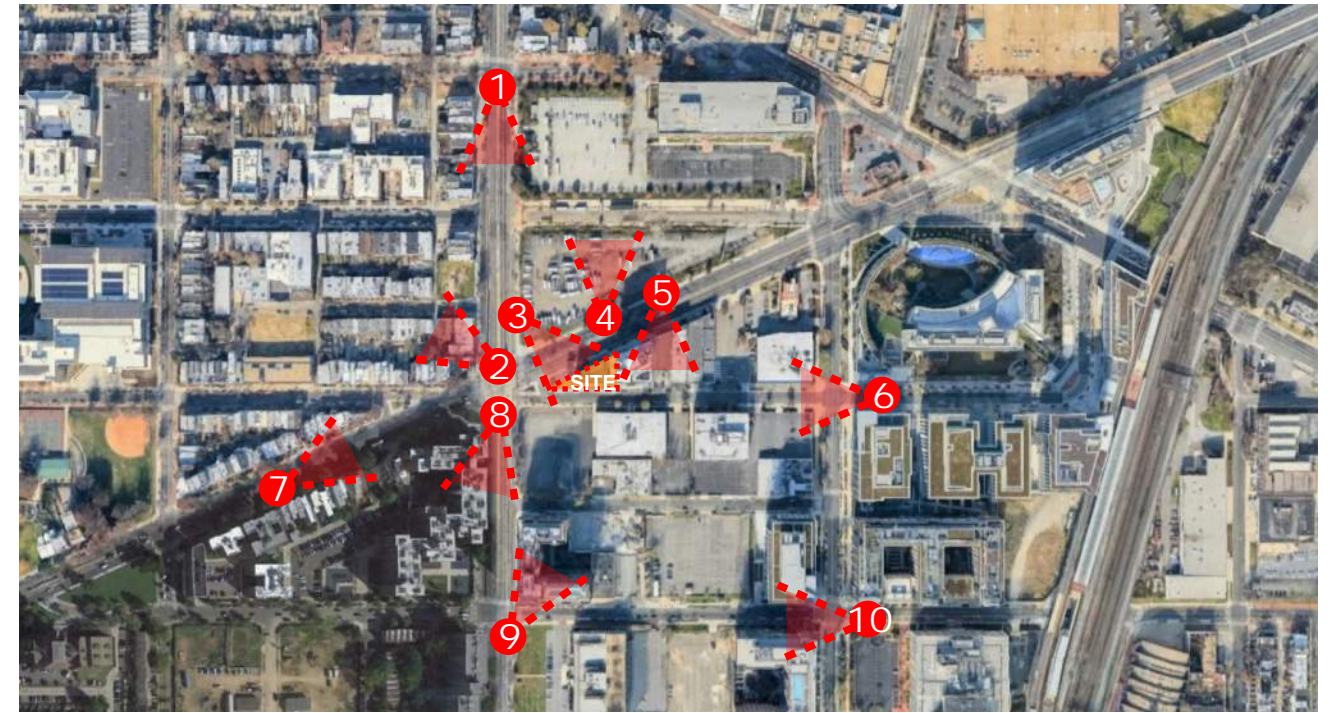
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ZONING DATA

ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS
DCMR11, I539.1 Density / FAR	No maximum for residential use	13.73	COMPLY
DCMR11, I540.1 Height	130'	130'	COMPLY
DCMR11, I202 Lot Occupancy	100%	100%	COMPLY
DCMR11, I207.1 Courts	4 in./ft. of height of court/10 ft.min. :	Not provided	COMPLY
DCMR11, I205.2 Rear Yard	Through lot: Not required	Not provided	COMPLY
DCMR11, I206.1 Side Yard	Not req'd but if provided no less than 4ft	Not provided	COMPLY
DCMR11, I208.1 Green Area Ratio	0.20	0.20	COMPLY
DCMR11, I540 Penthouse Height	20 ft.	Habitable PH: 12 ft and 20 ft. Staircase: Varies from 5'-0" to 8'-5"	FLEXIBILITY REQUESTED
DCMR11, C1502.1 Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, I212.1 Vehicle Parking	Not required	Not provided	COMPLY
DCMR11, C802.1 Bicycle Parking	Short term: 1 per 20 units = 6 Long term: 1 per 3 units / .5 ratio after 50 = 39	6 Short term spaces provided 39 Long term spaces provided	COMPLY
DCMR11, C901 Loading	1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep	Not provided	FLEXIBILITY REQUESTED

UNIT MIX

	Micro	URBAN 1BR	1BR	1BR+D	
1st Floor	0	0	0	0	0
2nd Floor	6	0	2	0	8
3rd Floor	5	1	2	1	9
4th Floor	5	1	2	1	9
5th Floor	5	1	2	1	9
6th Floor	5	1	2	1	9
7th Floor	5	1	2	1	9
8th Floor	5	1	2	1	9
9th Floor	5	1	2	1	9
10th Floor	5	1	2	1	9
11th Floor	5	1	2	1	9
12th Floor	5	1	2	1	9
13th Floor	5	1	2	1	9
14th Floor	5	1	2	1	9
PH	0	0	0	0	0
TOTAL	66	12	26	12	116
Current %	57%	10%	22%	10%	AVG unit area
Current Average Area	410	519	506	768	480
Rentable SF	27,029	6,228	13,156	9,216	55,629
Target ANSI A (15%)	10	2	4	2	17

Units type designation per 2012 INTERNATIONAL BUILDING CODE regulations

DEVELOPMENT DATA

Zoning FAR	13.73															
Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	PH	
Lot Occupancy	99%	89%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	98.8%		
Gross Construction Area	5,556	4,962	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	1,805	Total Gross Cons. Area (w/ PH) 78,995
Gross area toward FAR	4,947	4,460	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	0	Total FAR Area (w/o PH) 68,771
Residential units per floor	0	8	9	9	9	9	9	9	9	9	9	9	9	9	0	Total Units 116
Net residential area	0	3,501	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	0	Total Net Res. Area 55,629
Core Factor	0.0%	70.6%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%		
Amenities / Lobby / Leasing	2,447	0	0	0	0	0	0	0	0	0	0	0	0	0	955	Total Amenities Area 3,402

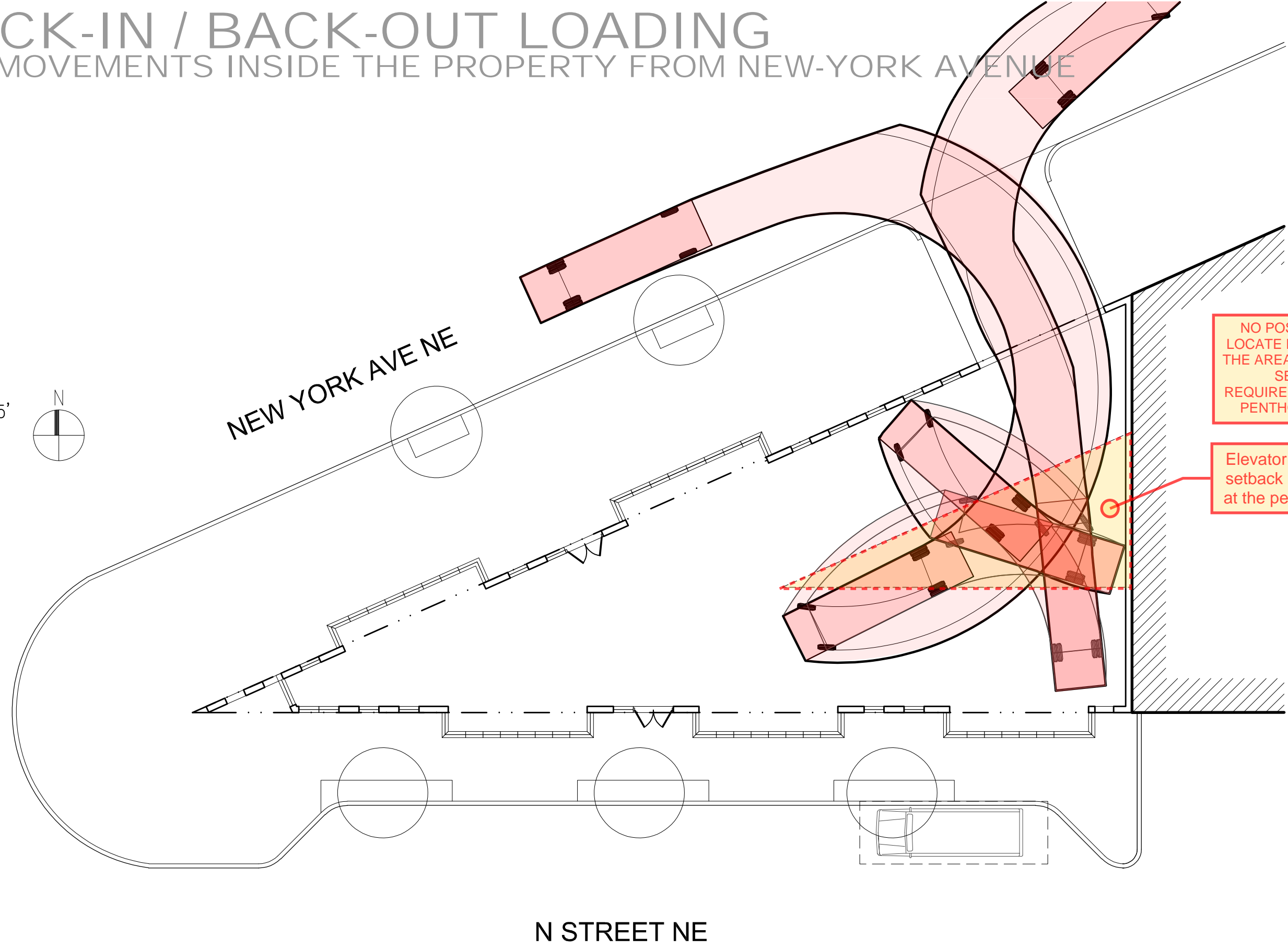
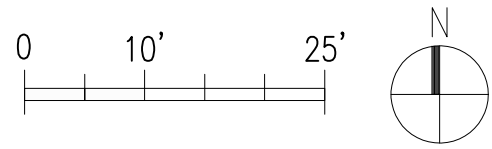
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NO BACK-IN / BACK-OUT LOADING

TURNING MOVEMENTS INSIDE THE PROPERTY FROM NEW-YORK AVENUE

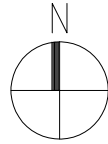
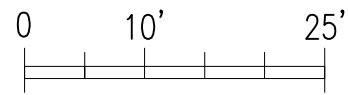


NO POSSIBILITY TO LOCATE ELEVATORS IN THE AREA MEETING THE SETBACK REQUIREMENTS AT THE PENTHOUSE LEVEL

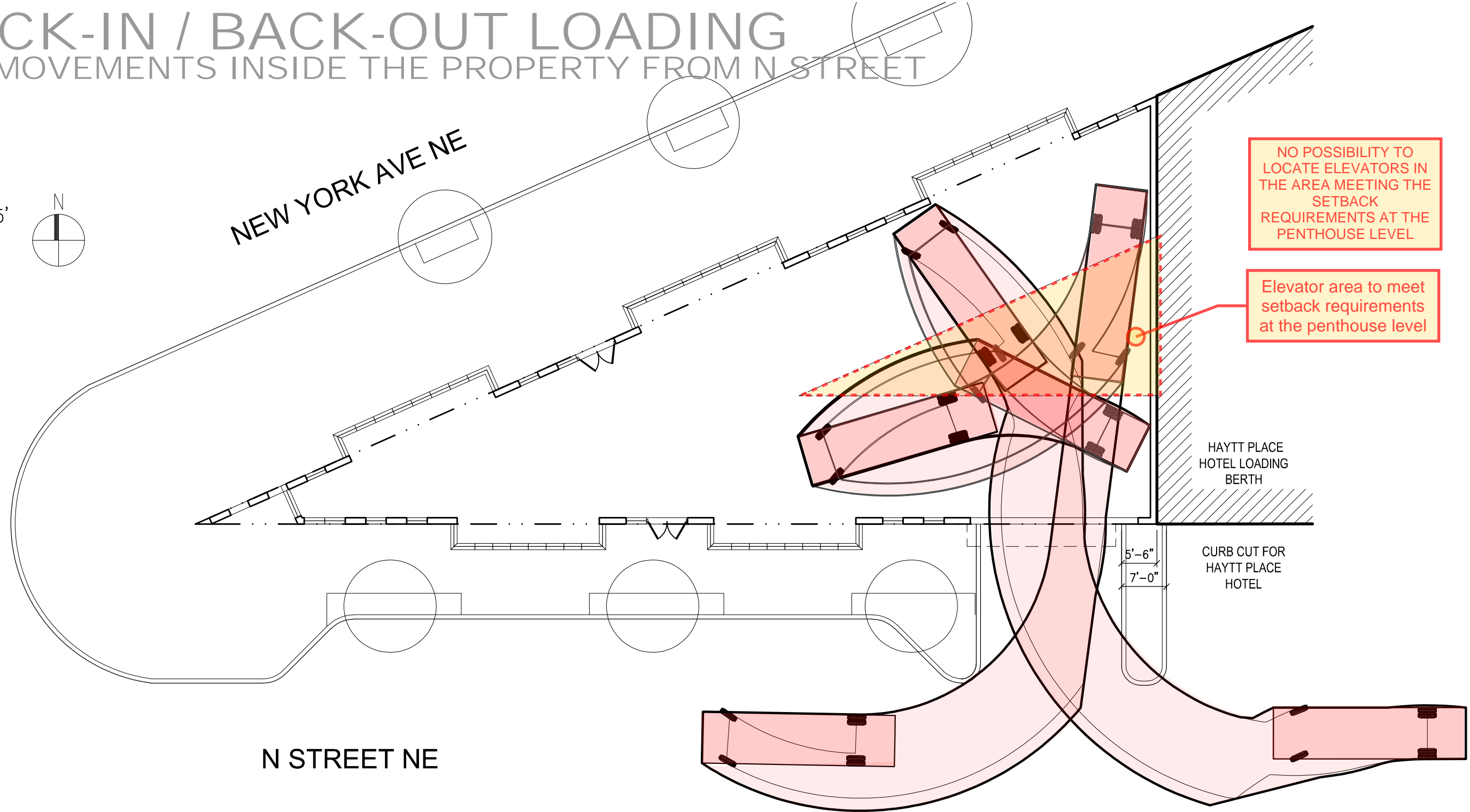
Elevator area to meet setback requirements at the penthouse level

NO BACK-IN / BACK-OUT LOADING

TURNING MOVEMENTS INSIDE THE PROPERTY FROM N STREET



NEW YORK AVE NE



NO POSSIBILITY TO LOCATE ELEVATORS IN THE AREA MEETING THE SETBACK REQUIREMENTS AT THE PENTHOUSE LEVEL

Elevator area to meet setback requirements at the penthouse level

N STREET NE

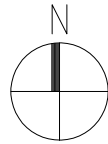
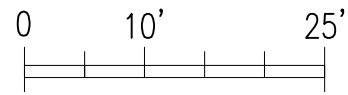
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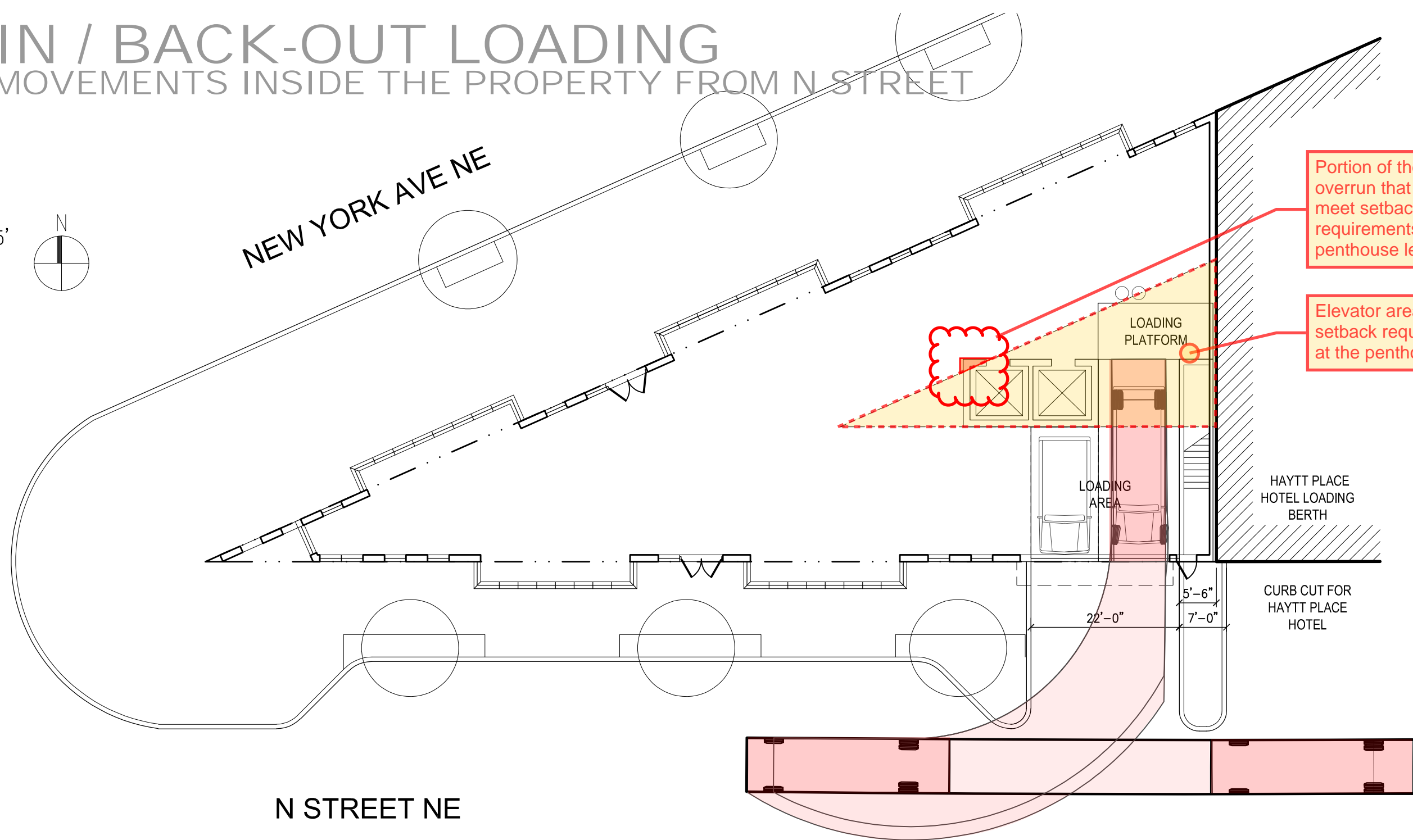
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BACK-IN / BACK-OUT LOADING

TURNING MOVEMENTS INSIDE THE PROPERTY FROM N STREET



NEW YORK AVE NE



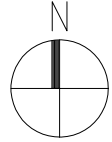
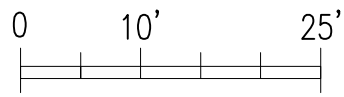
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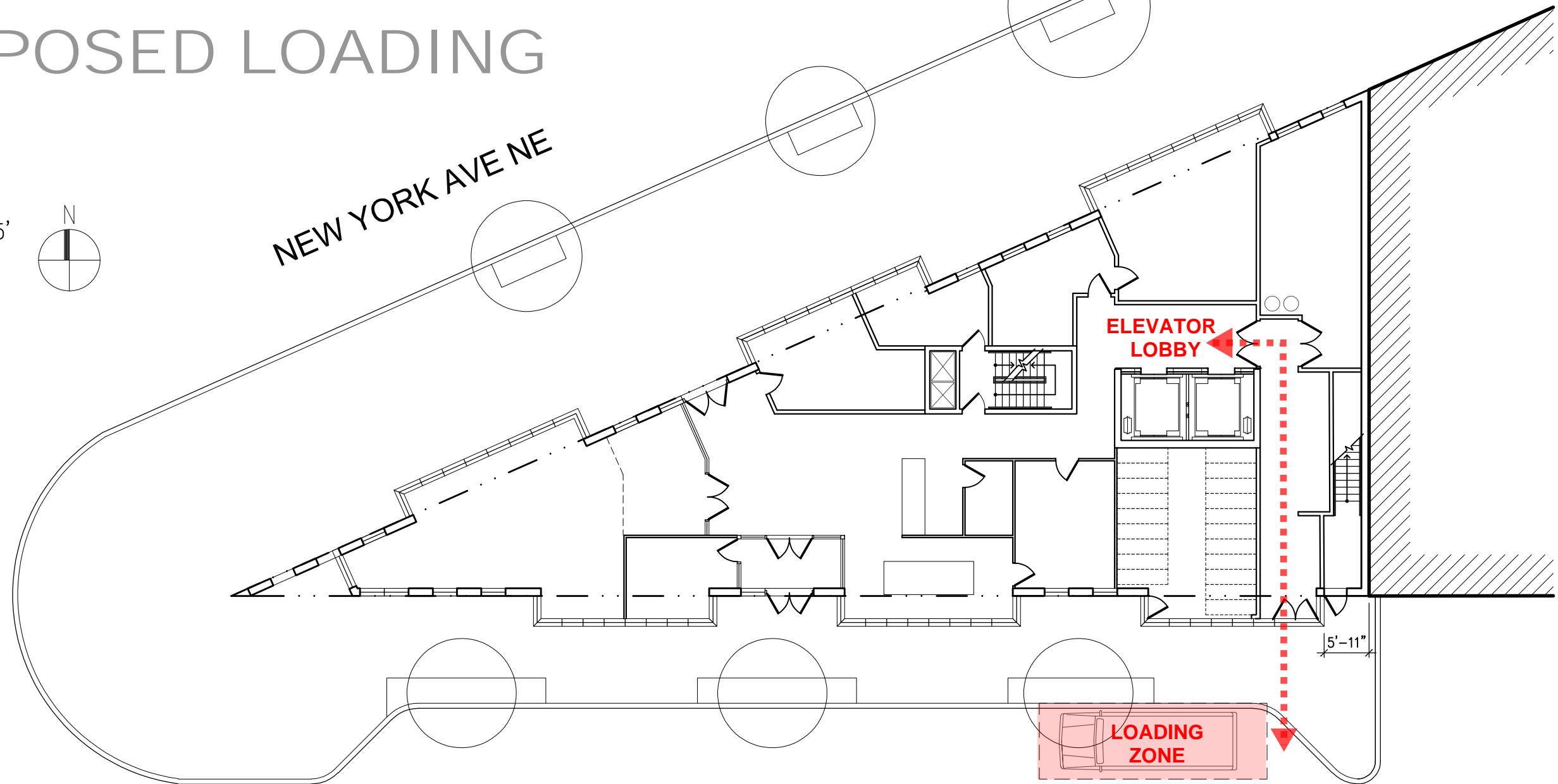


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PROPOSED LOADING



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N STREET NE

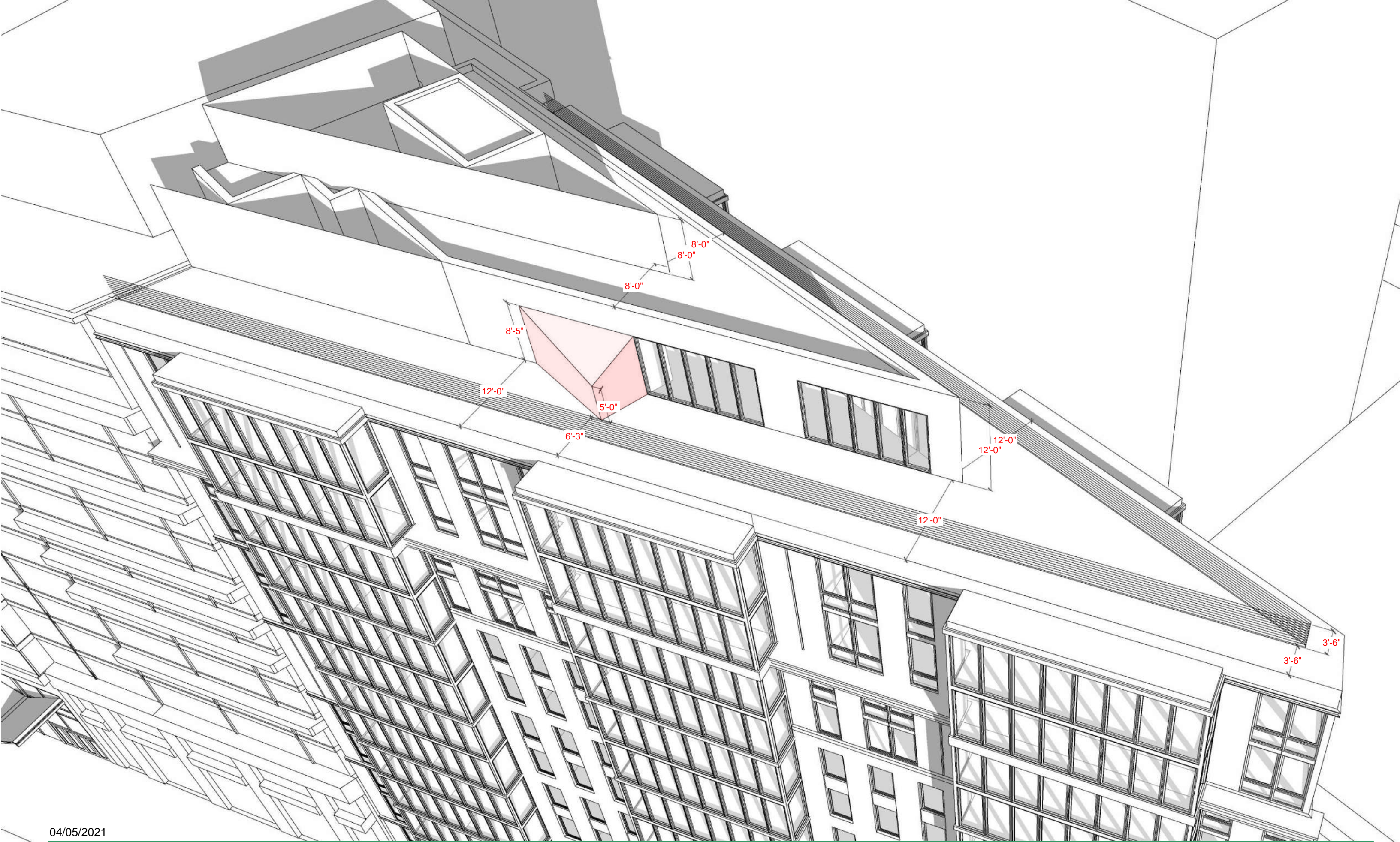
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PROPOSED LOADING OPTION

A-06



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NON-UNIFORM PH HEIGHT A-07



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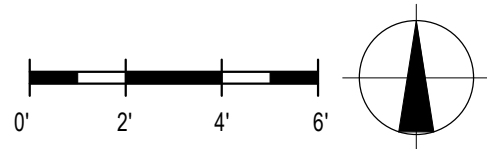


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ECA
ERIC COLBERT & ASSOCIATES

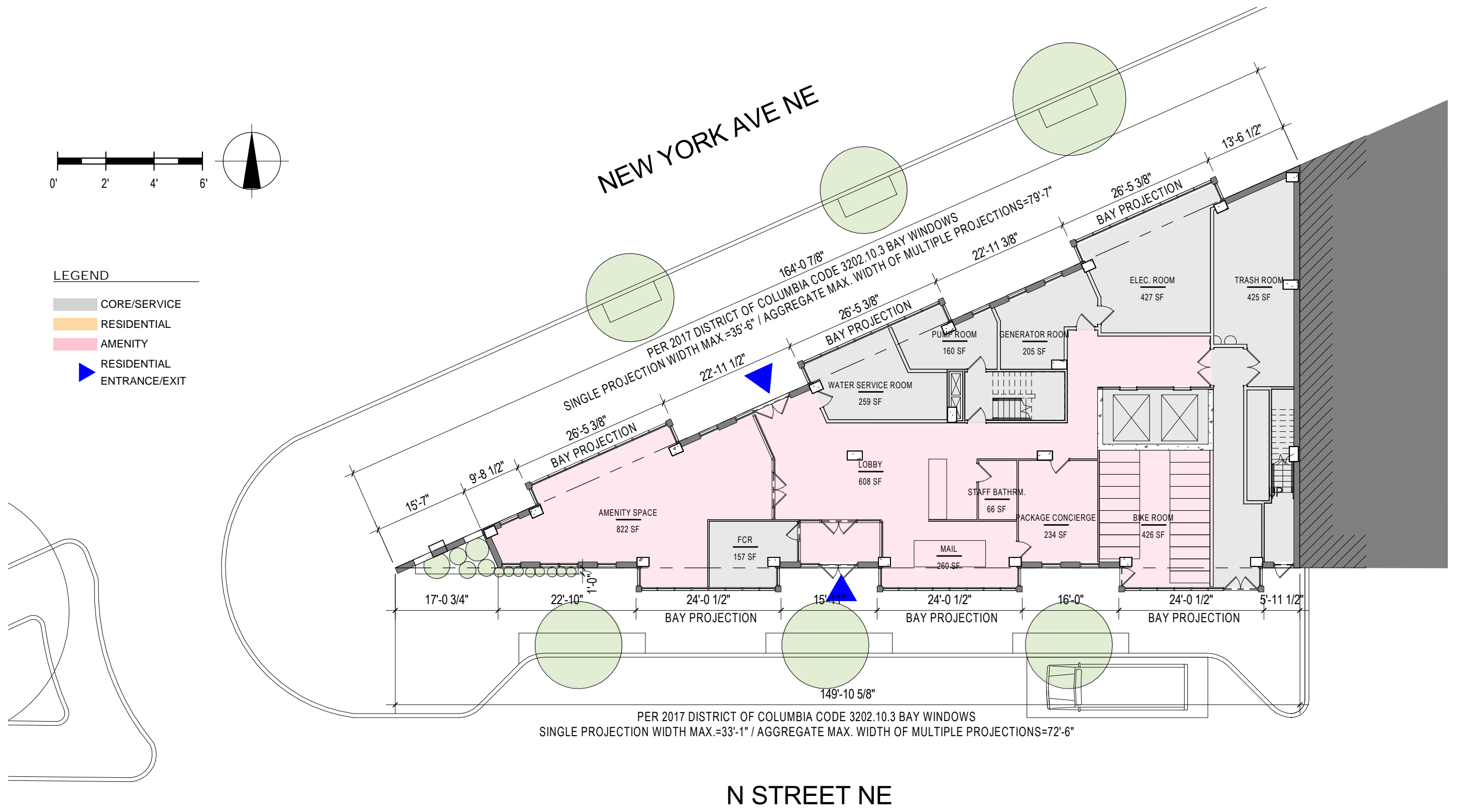
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/ PERSPECTIVE LOOKING NORTH A-09



LEGEND

- CORE/SERVICE
- RESIDENTIAL
- AMENITY
- RESIDENTIAL ENTRANCE/EXIT



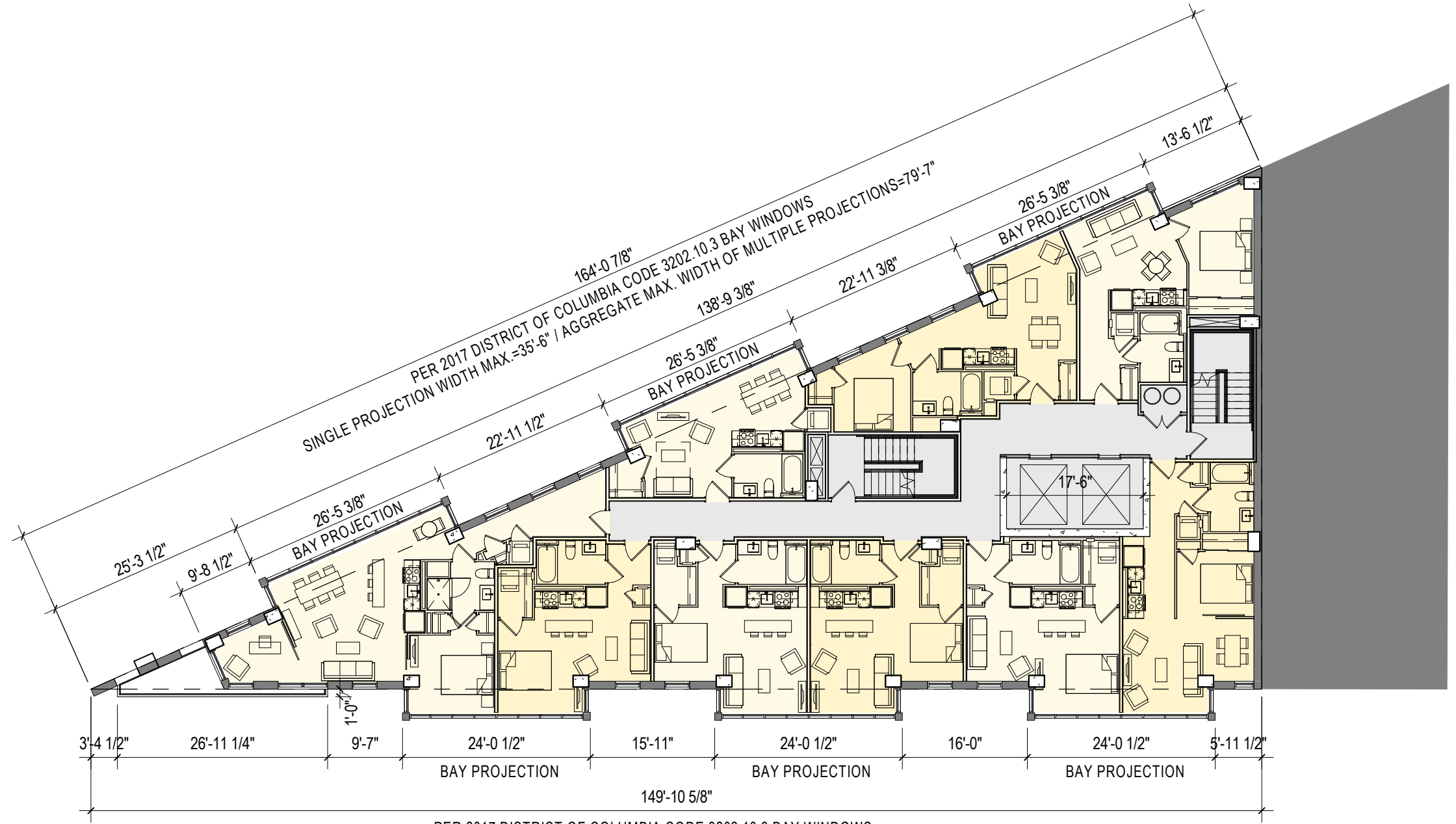
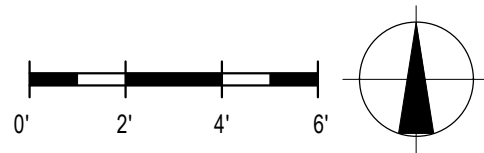
PER 2017 DISTRICT OF COLUMBIA CODE 3202.10.3 BAY WINDOWS
 SINGLE PROJECTION WIDTH MAX.=33'-1" / AGGREGATE MAX. WIDTH OF MULTIPLE PROJECTIONS=72'-6"

N STREET NE

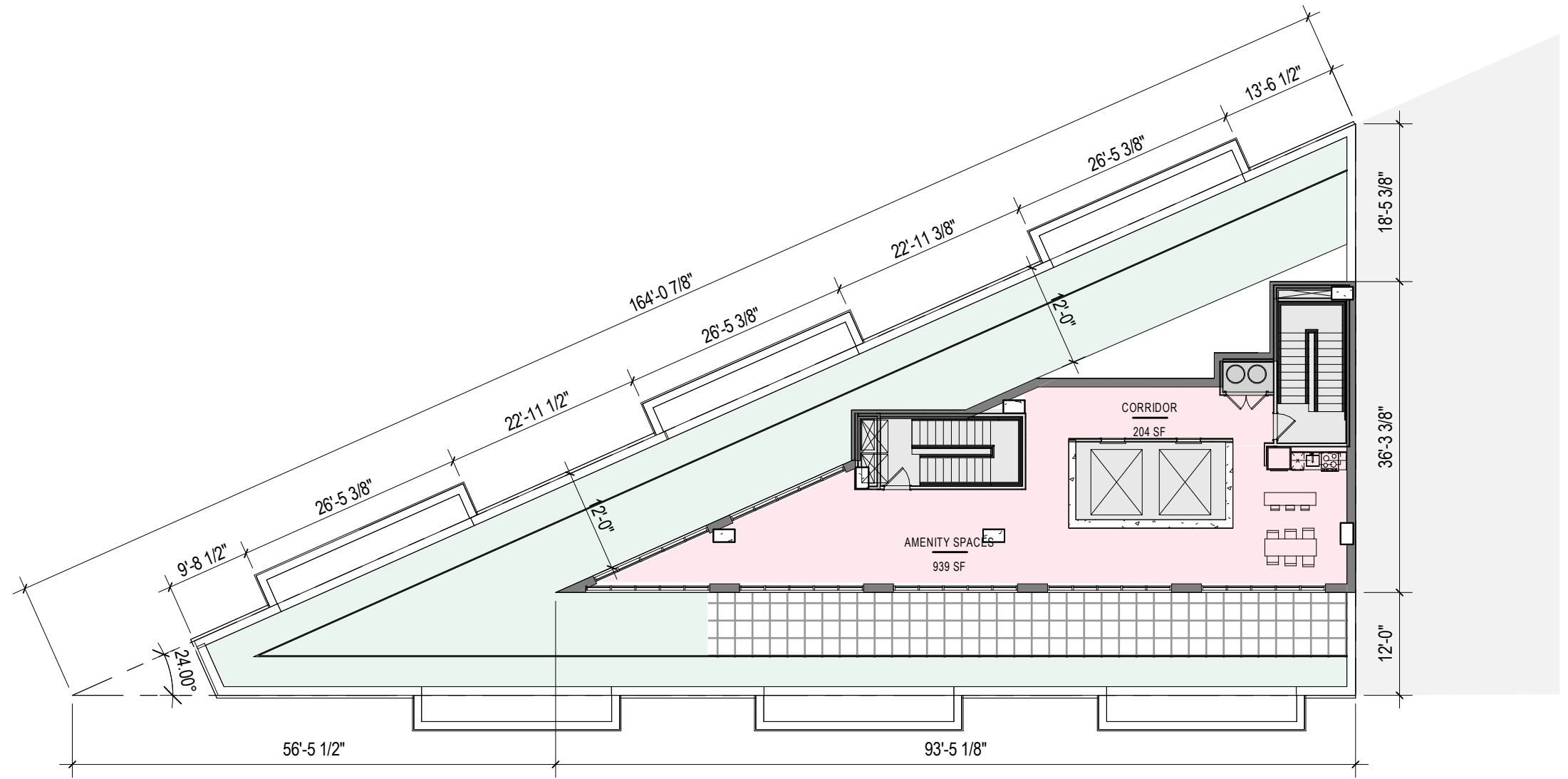
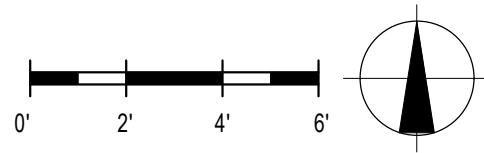
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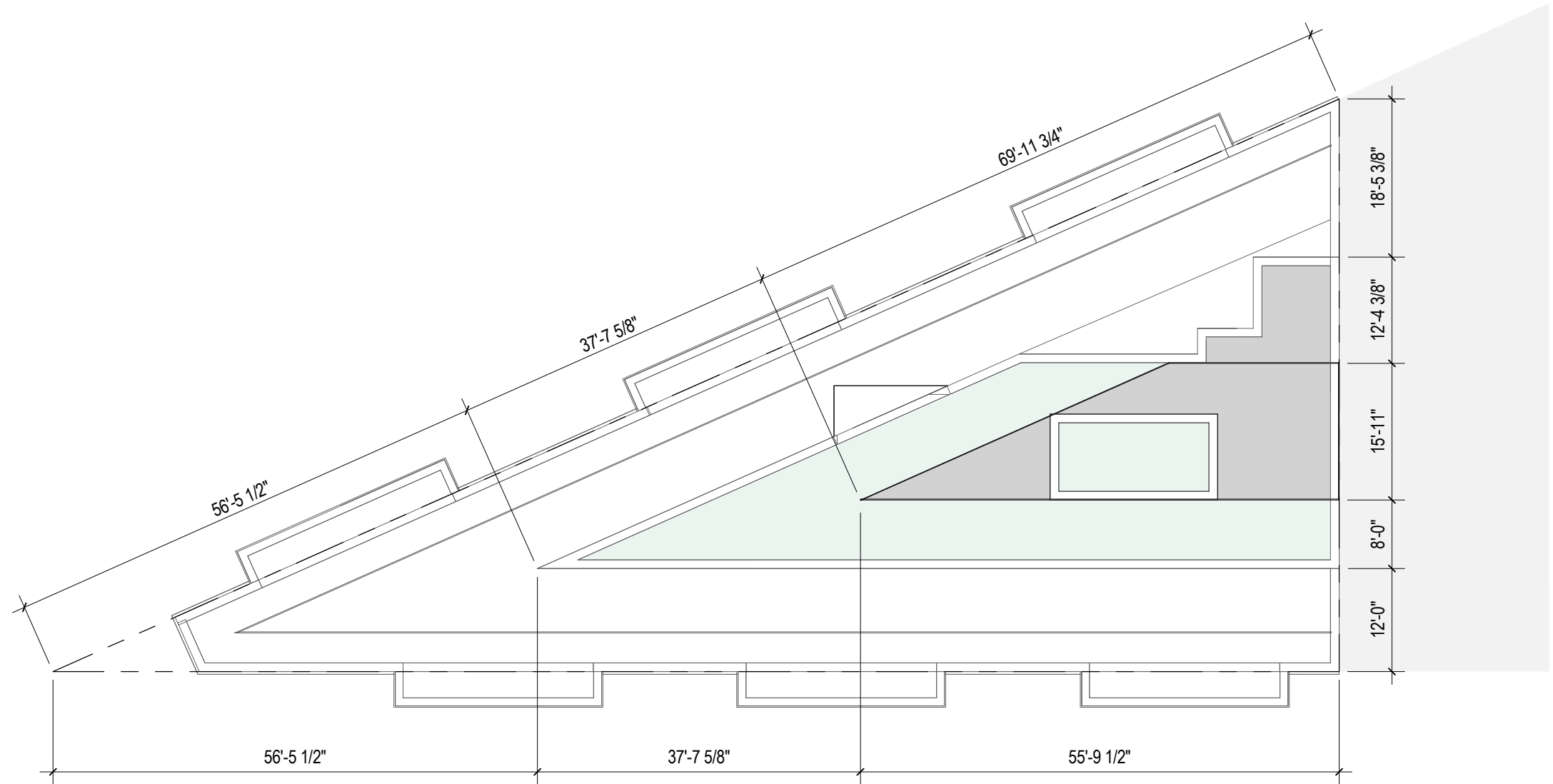
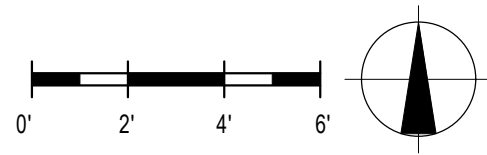


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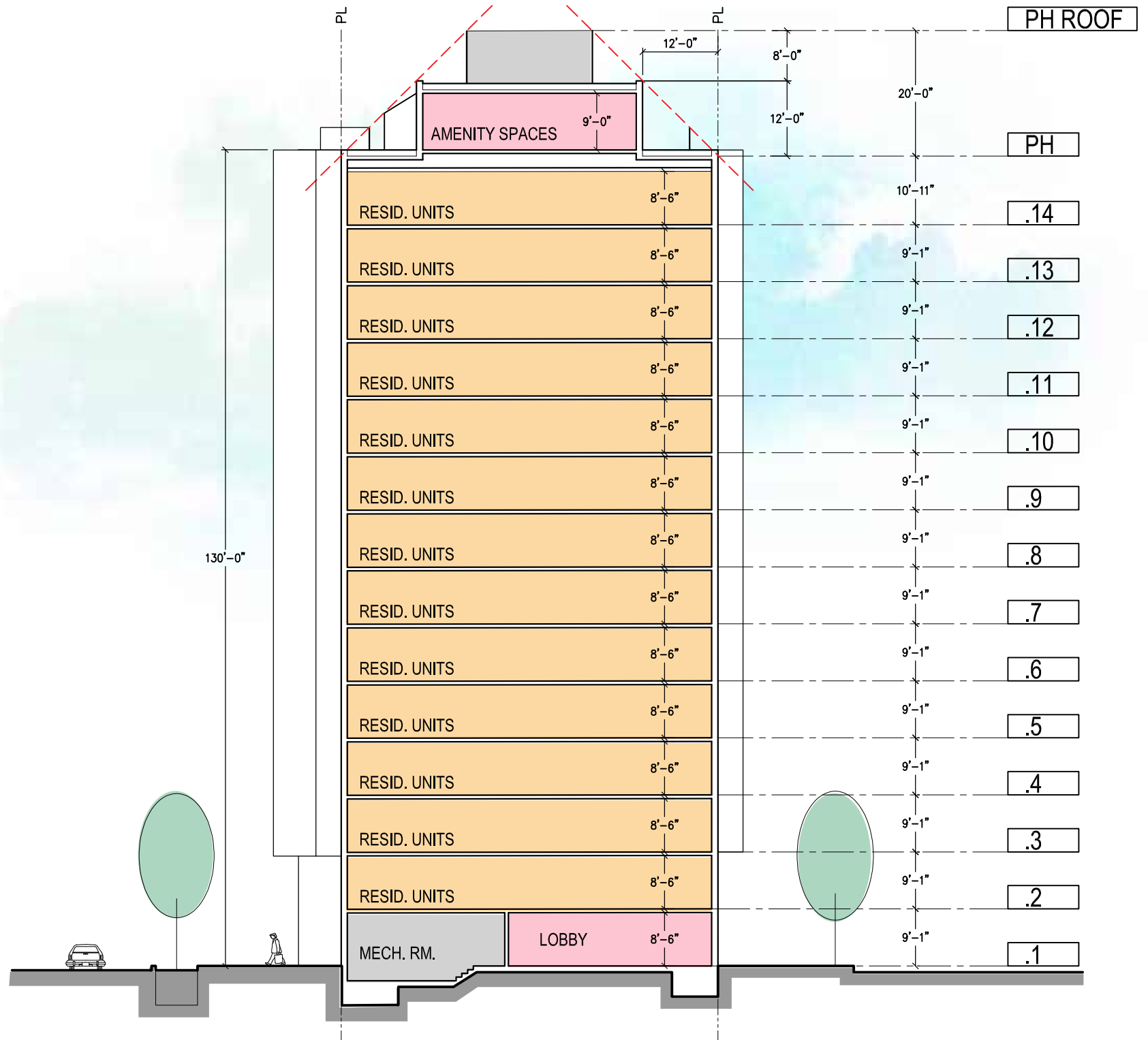
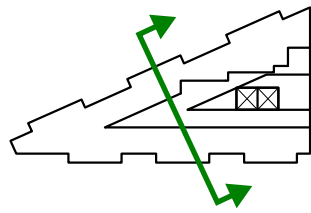
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LEGEND

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BUILDING SECTION A-15

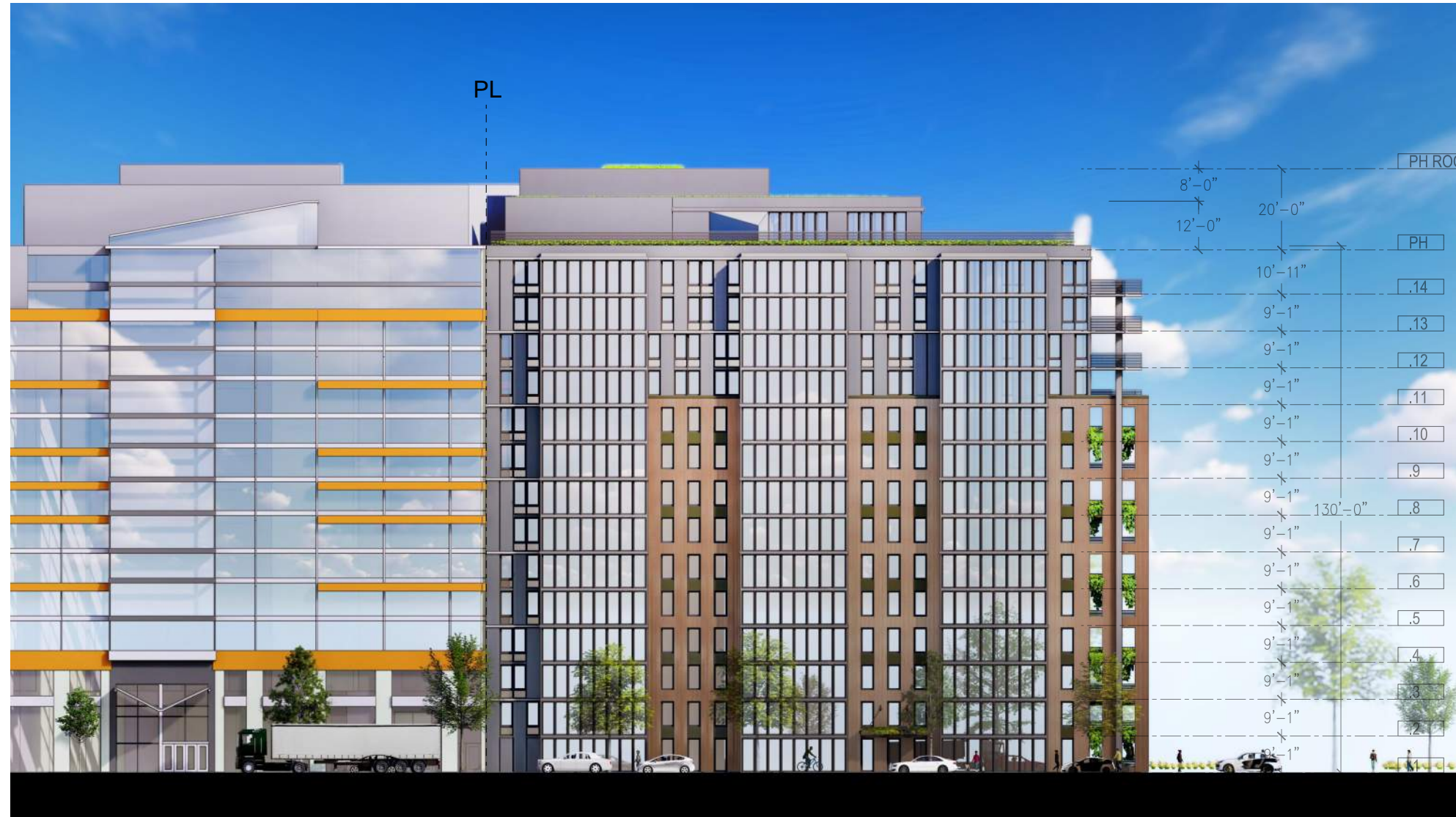


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/ SOUTH ELEVATION A-16



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NORTH ELEVATION A-17