

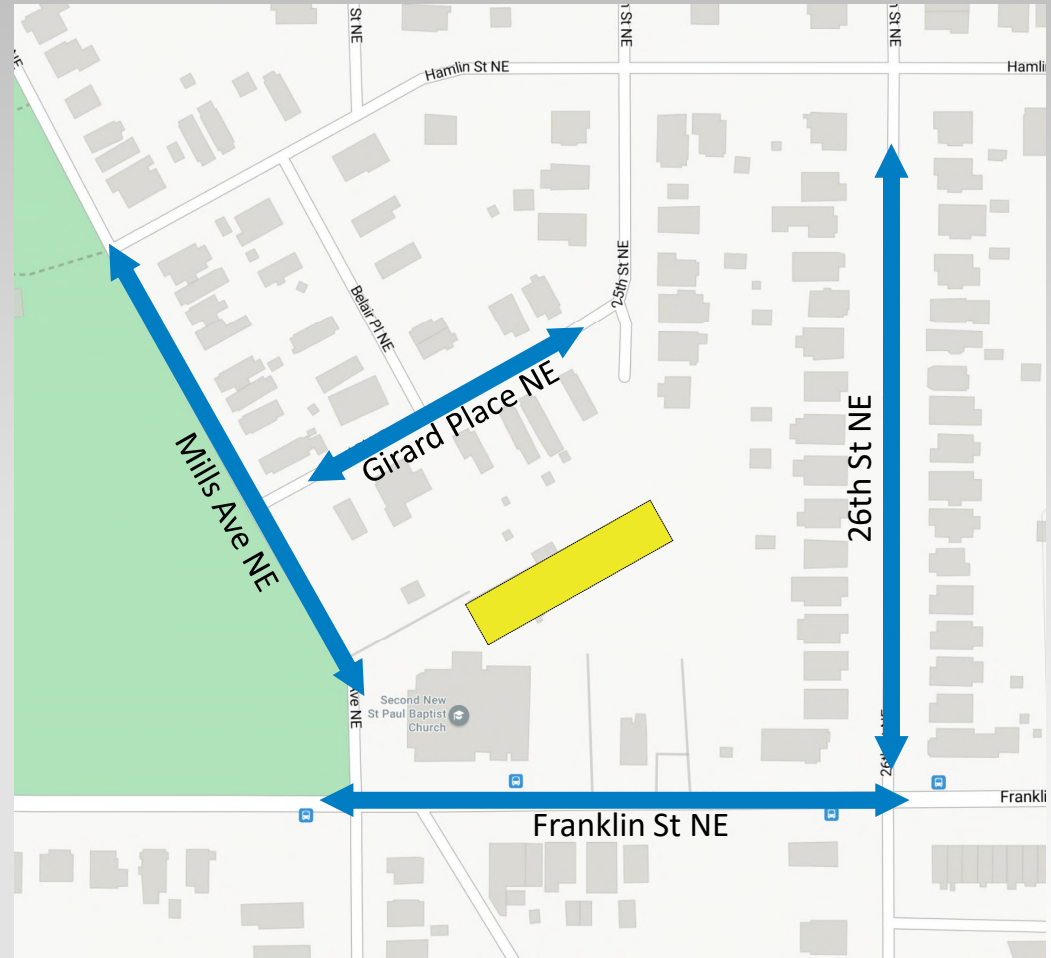
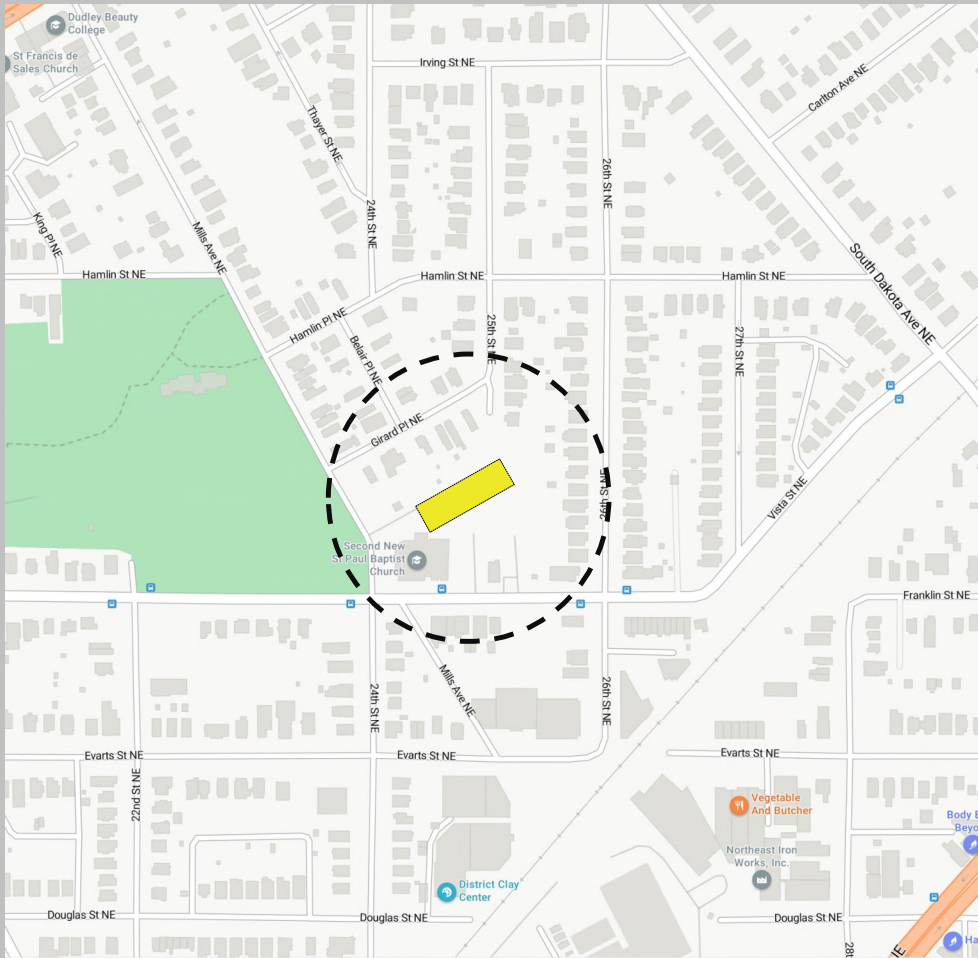


Green Valley Apartments

Board of Zoning Adjustment Application
2412 Franklin Street NE, Washington, DC 20018

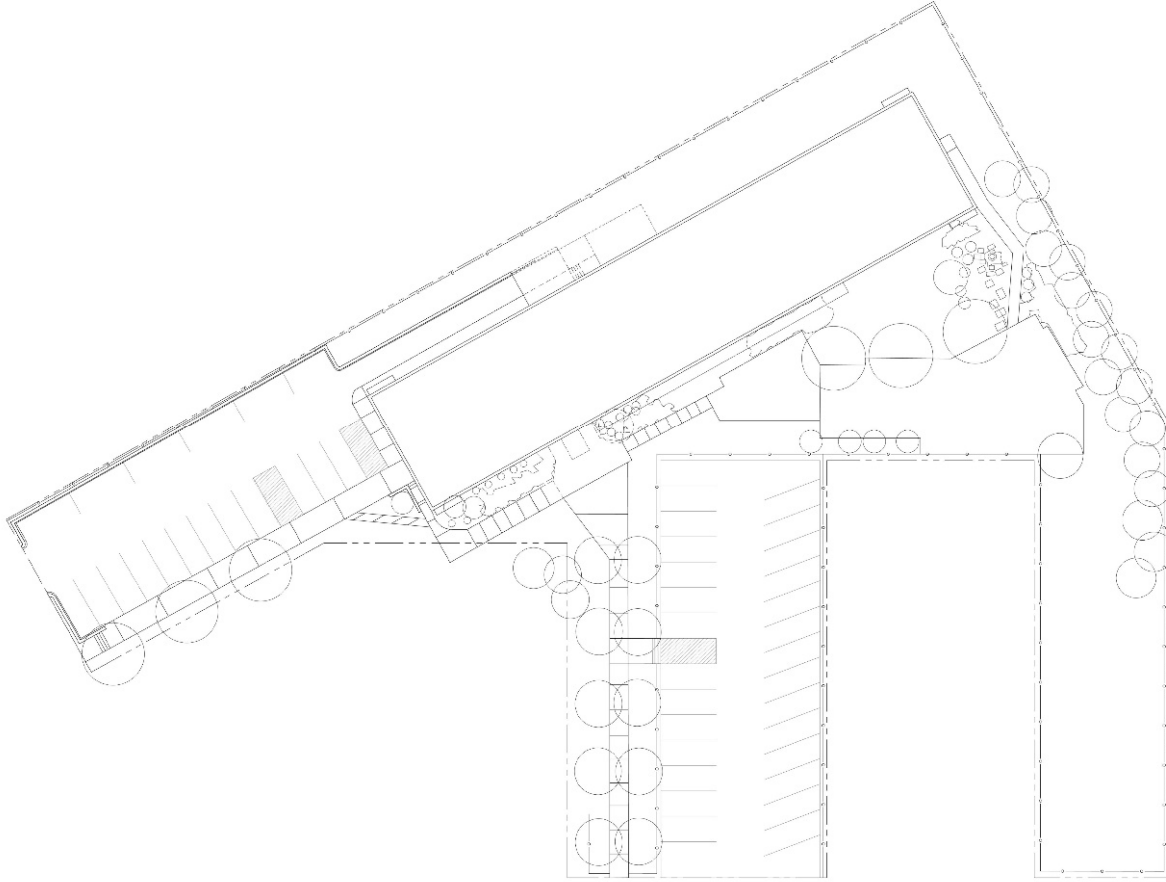


Board of Zoning Adjustment
District of Columbia
CASE NO.20948
EXHIBIT NO.4



Vicinity Map - 2412 Franklin Street NE, Washington, DC 20018





ZONING DATA 2412 Franklin Street NE

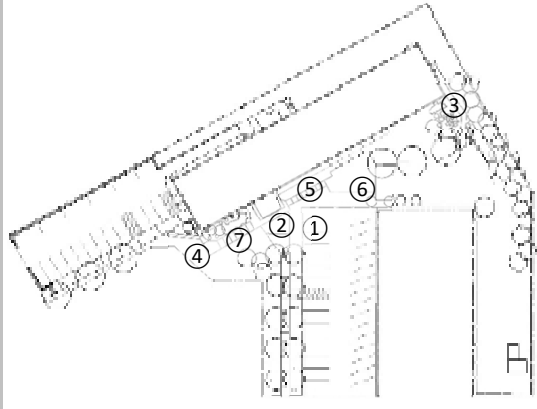
Lot: R-1-B
 4286 0020
 Lot Area 51,310± sqft

| | REQUIRED/ ALLOWED | EXISTING | PROPOSED |
|------------------------------|--|-------------------|-----------|
| Dwelling Units | 1 | 100 | NO CHANGE |
| Minimum Lot Width (ft) | 50 ft | 145± ft | NO CHANGE |
| Minimum Lot Area (sqft) | 5000 sqft | 51,310± sqft | NO CHANGE |
| Maximum Lot Occupancy (%) | 40% | 21% | 21.40% |
| Maximum Height (ft) | 40 ft | 44' | NO CHANGE |
| Maximum Stories | 3 | 5 | NO CHANGE |
| Parking Spaces | 17 (one per 6 units) (1) Berth / 12 ft. (1) Space / 10 ft. | 33 | 35 |
| Loading Berths | No lesser or greater than existing setbacks on the same block | (1) Berth 12.5 ft | NO CHANGE |
| Front Setback (ft) | | 29.5± ft | 20± ft |
| Rear Yard Setback (ft) | 25 ft | 11± ft | NO CHANGE |
| Side Setback (ft) | 8 ft | 22± ft | NO CHANGE |
| Pervious Surface (%) | 50% | 34% | 29% |
| Maximum Floor Area Ratio | - | 1.011 | 1.03 |
| Total Gross Floor Area (gsf) | - | 51,898 | 52,892 |



Existing Site Plan and Zoning Data





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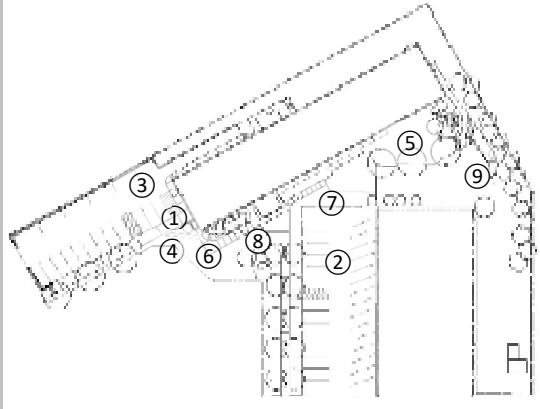


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Existing Site Conditions





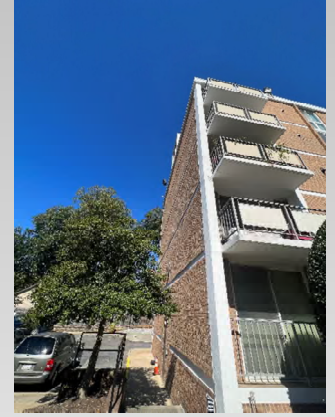
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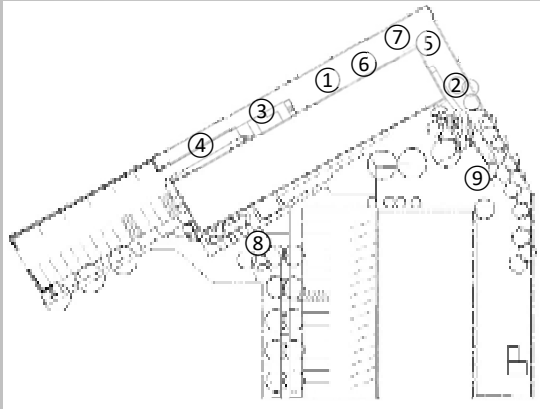
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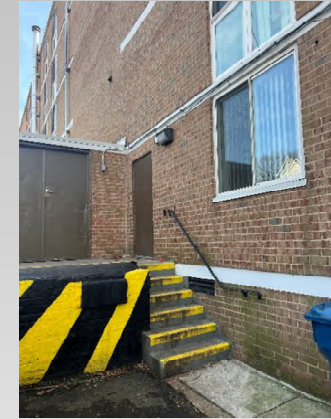
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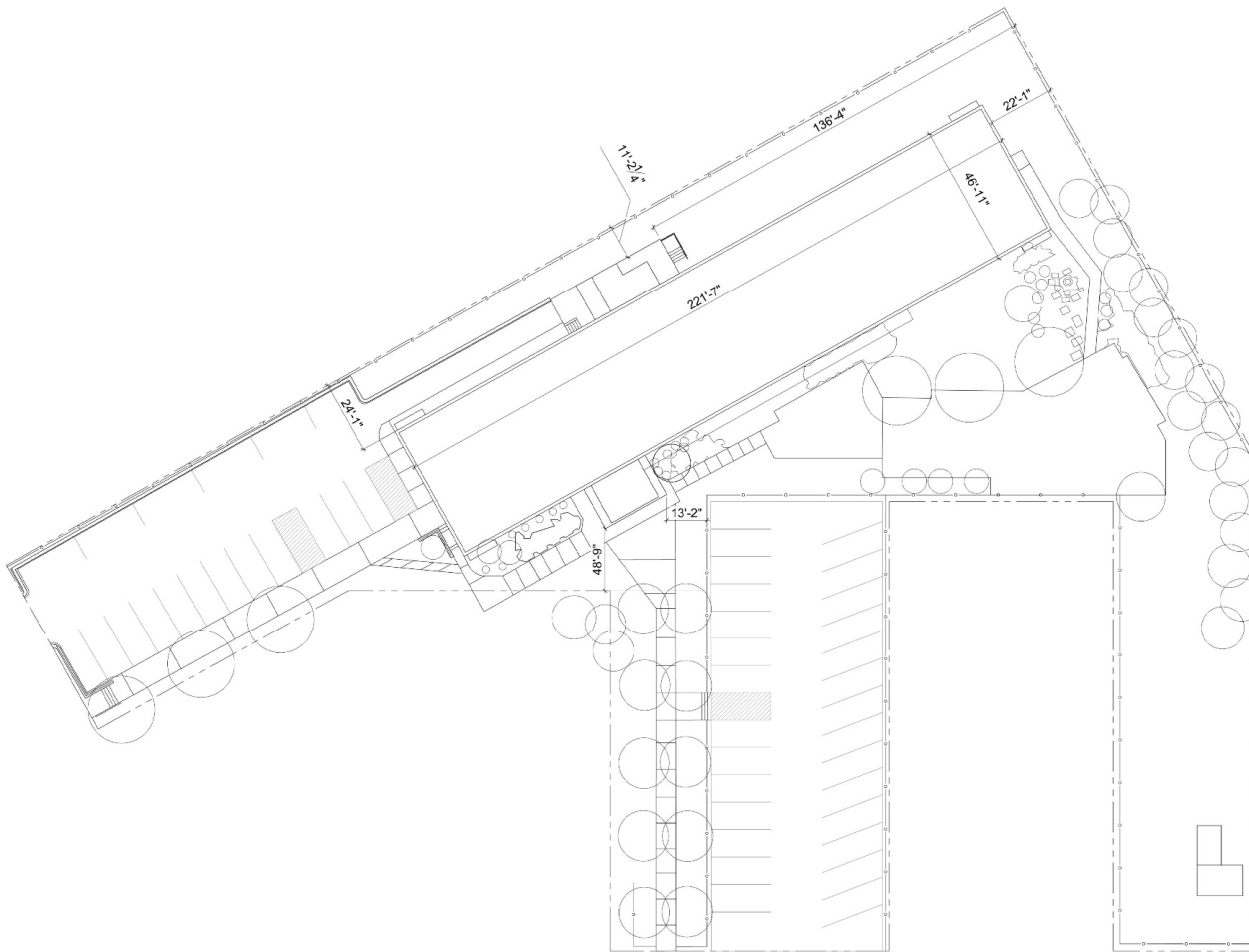


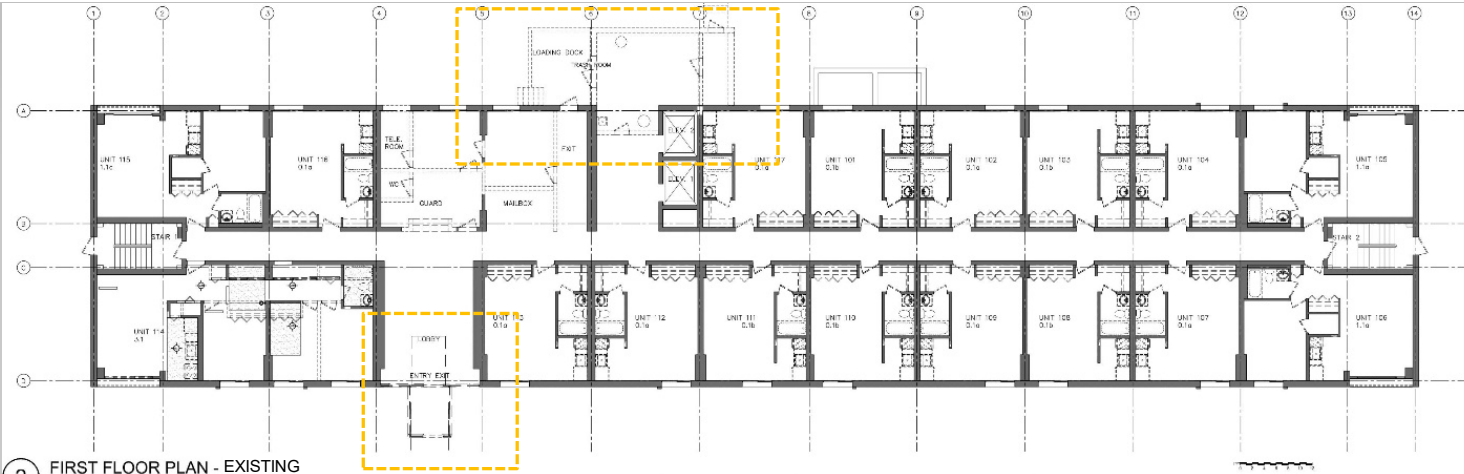
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EXTEND ELEVATOR
SHAFT TO PROVIDE
CODE REQUIRED
STRETCHER ELEVATOR.

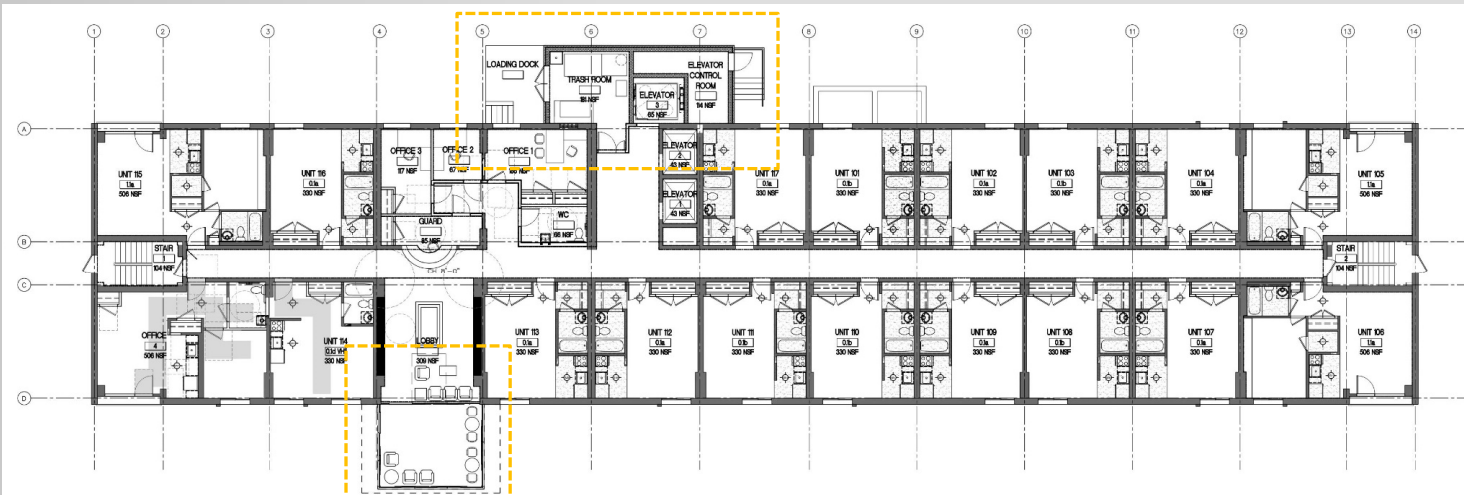
EXPAND EXISTING
VESTIBULE TO
ACCOMMODATE ADA
COMPLIANT MAILBOXES







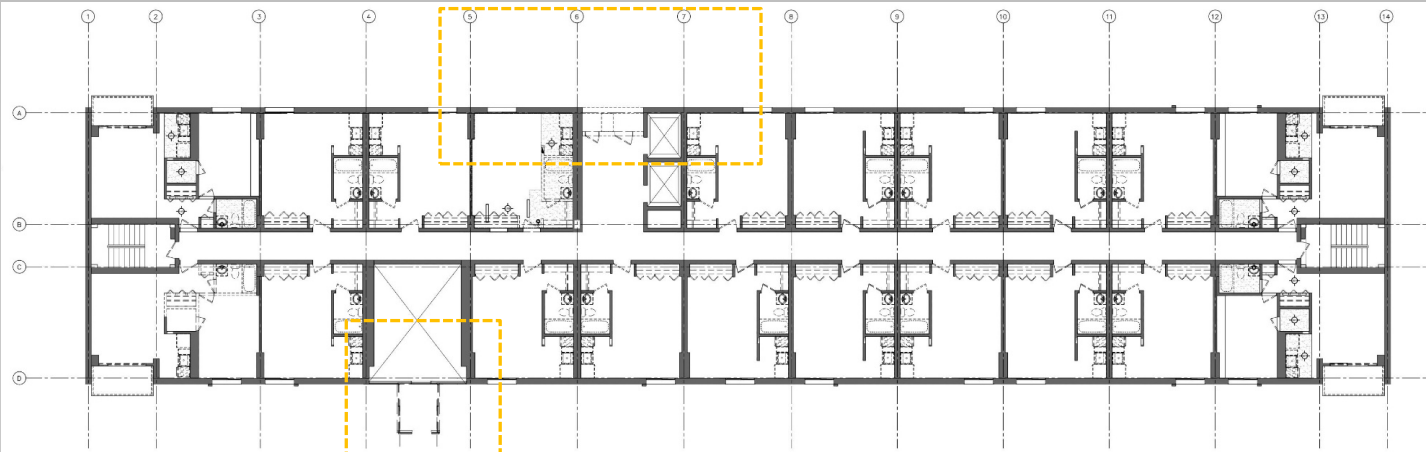
2 FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



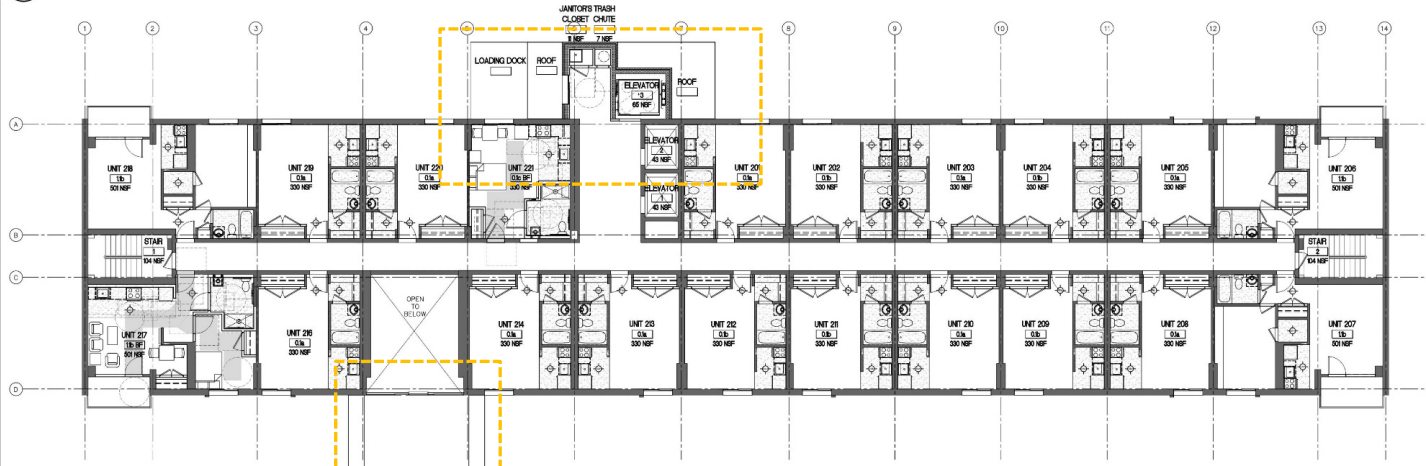
2 FIRST FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"



Proposed 1st Floor Plan – Demo & New



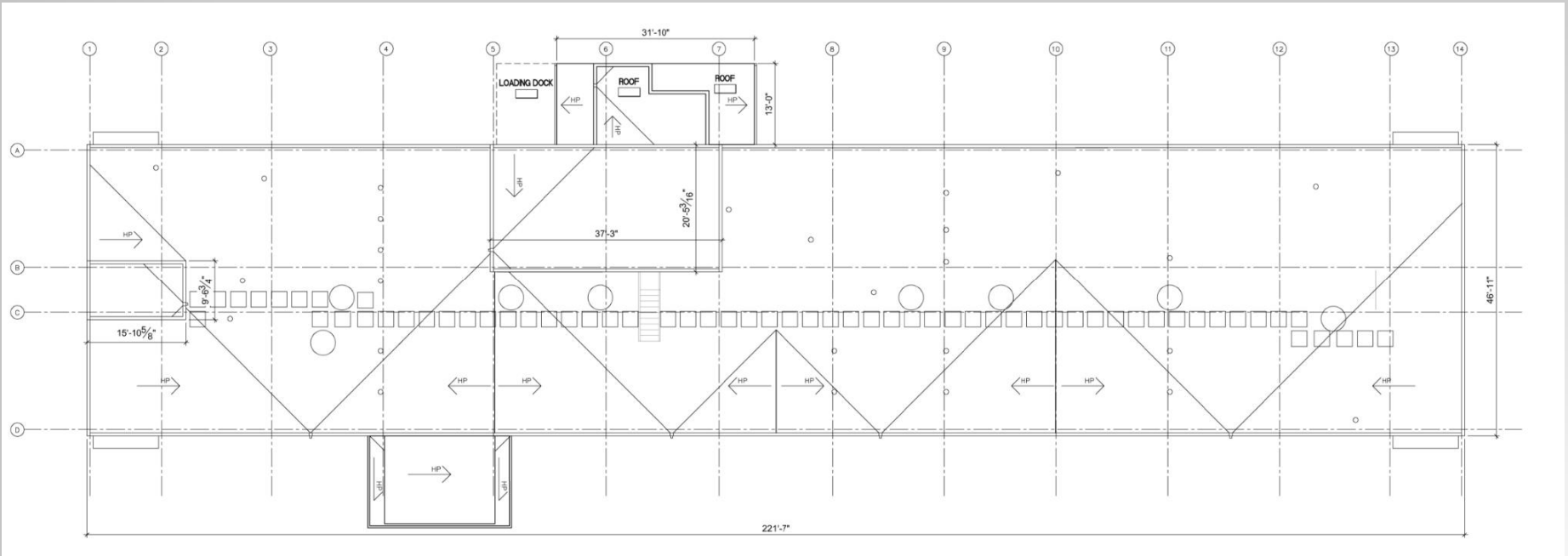
1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



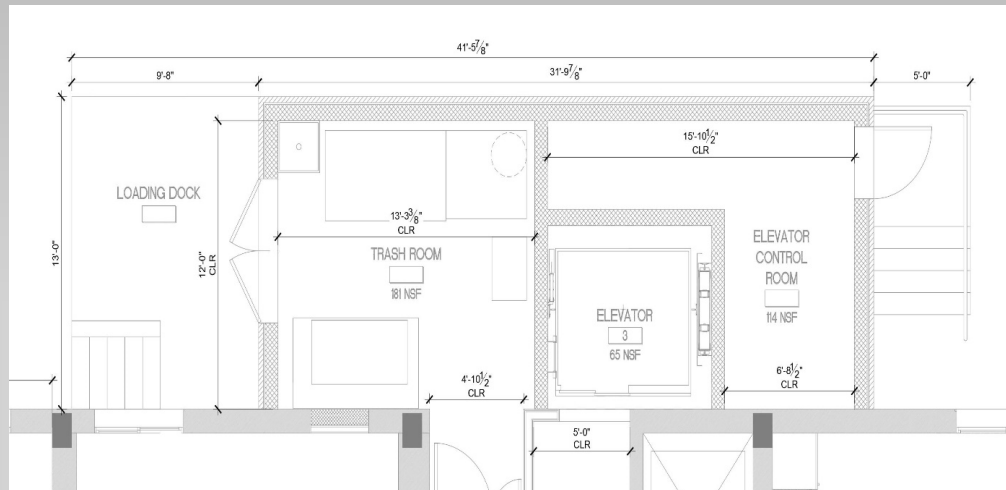
1 SECOND FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"



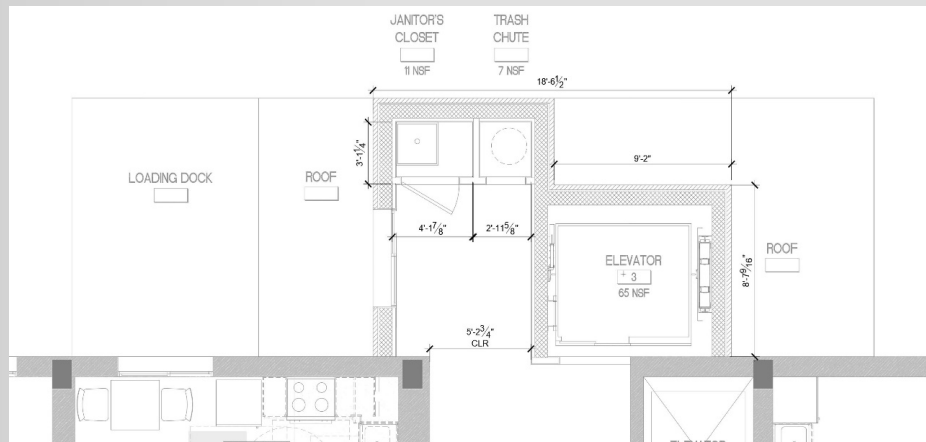
Proposed Floor Plans – Demo & New



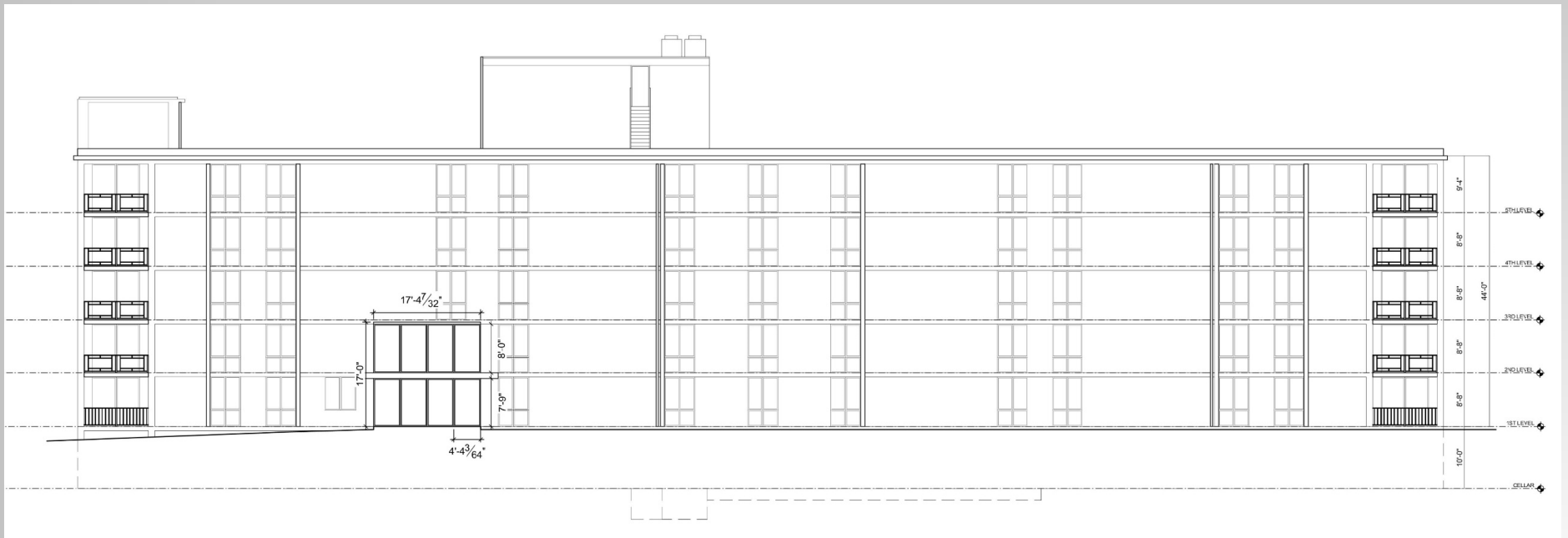
Stretcher Elevator
1ST Floor



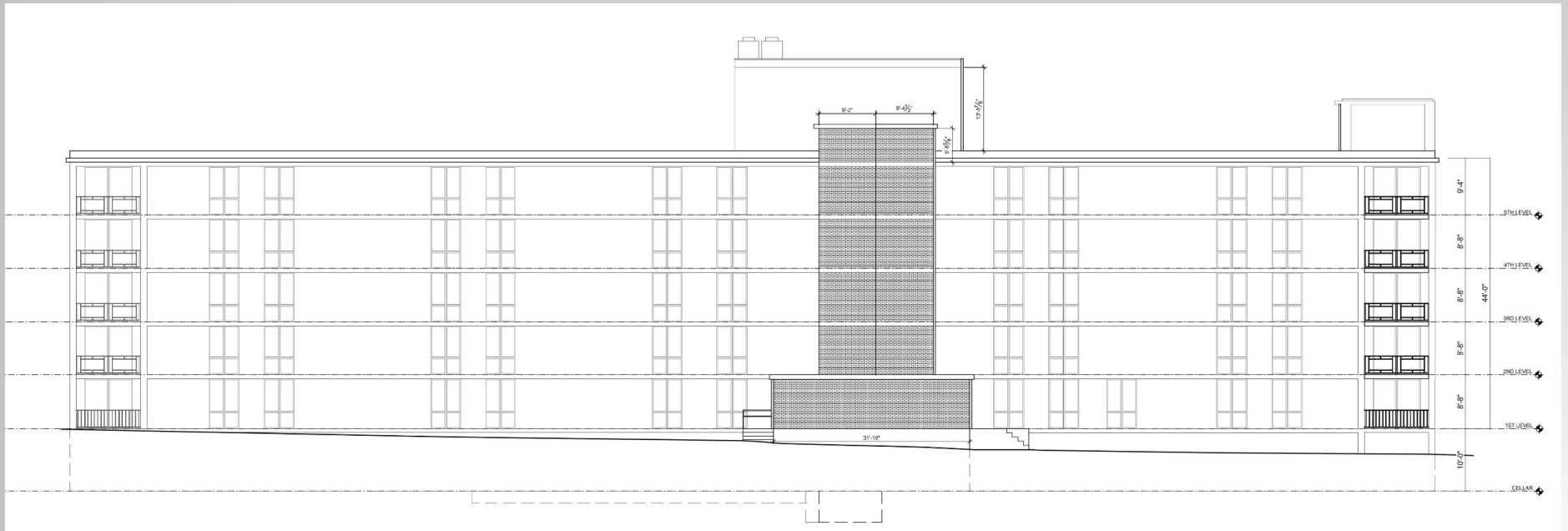
Stretcher Elevator
2ND ~ 5TH Floor



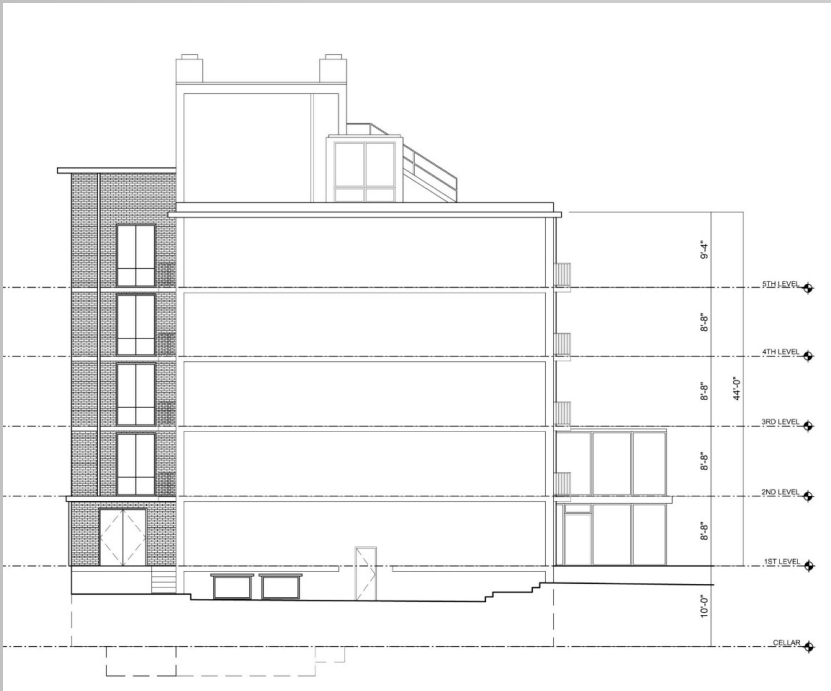
South Elevation



North Elevation



West Elevation



East Elevation

