

PROJECT INFO

PROPERTY OWNER: 505 L ST NE LLC

OWNER ADDRESS: 1717 N ST NW, STE 1
WASHINGTON DC 20036

ARCHITECT: R. Michael Cross Design Group
2001 S St NW Suite 230
Washington DC 20009
202.536.3006

ZONING INFO - 507

Address:	507 L ST NE WASHINGTON DC 20002
SSL:	0830 0073
Zoning:	RF-1
Historic District:	N/A
Lot Area:	1991 SF
Lot Width :	21 FT
ANC:	6C

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:			2-Unit Multi-Family
# of Stories:		3 MAX	3 + CELLAR
Rear Yard:		20 FT MIN	32'5" FT
Side Yard:		5' MIN IF PROV.	0 FT
Building Height:		35 FT MAX	34 FT
FAR:		N/A	2.1
Lot Occupancy:		60%	57% (1,143 SF)
Gross Building Area:		N/A	3,184 SF
Pervious Surface:		20% (398 SF)	28% (567 SF)
Parking:		1 Space	1 Spaces

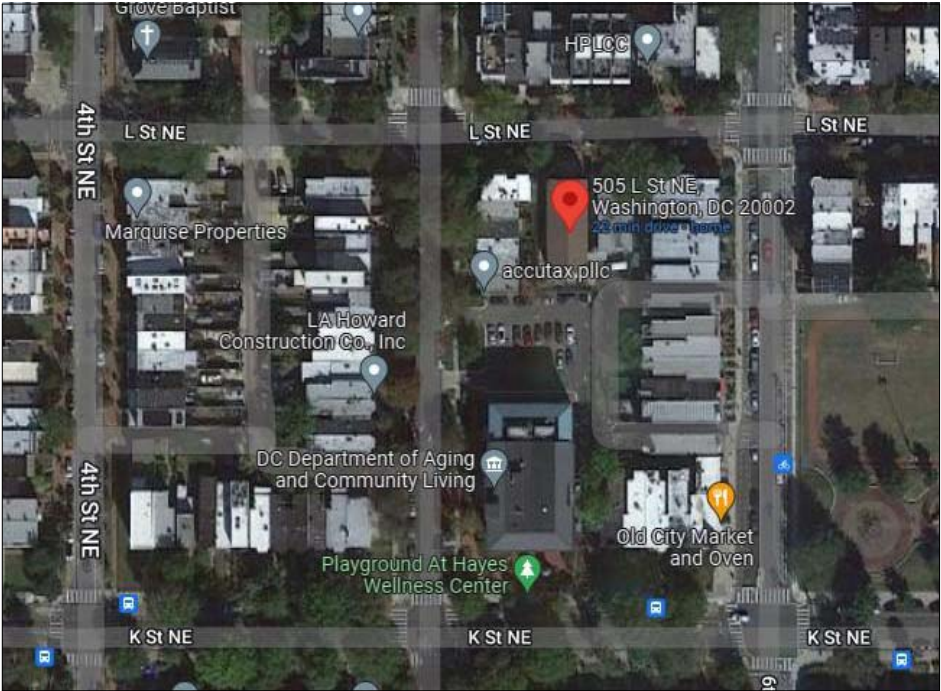
ZONING INFO - 509

Address:	509 L ST NE WASHINGTON DC 20002
SSL:	0830 0074
Zoning:	RF-1
Historic District:	N/A
Lot Area:	1891 SF
Lot Width :	21 FT
ANC:	6C

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:			2-Unit Multi-Family
# of Stories:		3 MAX	3 + CELLAR
Rear Yard:		20 FT MIN	32'5" FT
Side Yard:		5' MIN IF PROV.	0 FT
Building Height:		35 FT MAX	34 FT
FAR:		N/A	2.2
Lot Occupancy:		60%	60% (1,144 SF)
Gross Building Area:		N/A	3,245 SF
Pervious Surface:		20% (1,616 SF)	25% (470 SF)
Parking:		1 Space	1 Spaces



LOCATION MAP



DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA1	COVER SHEET
BZA2	EXISTING SITE PLAN
BZA3	PROPOSED SITE PLAN

R. MICHAEL CROSS

DESIGN GROUP

VAL ST

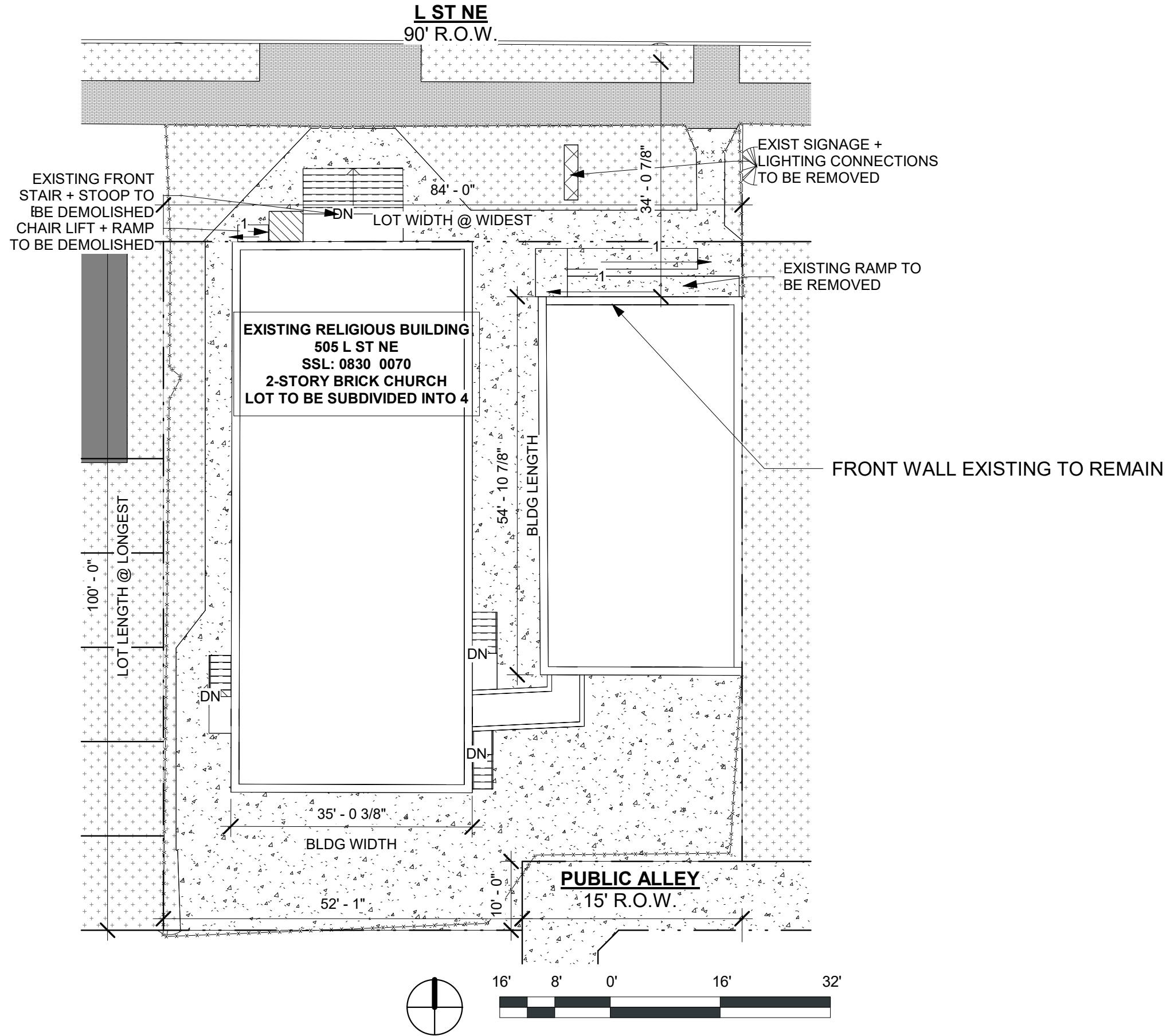
BZA1

Board of Zoning Adjustment
District of Columbia
CASE NO. 21368
EXHIBIT NO. 16

06/30/25

505 L ST NE

505 L ST NE, LLC

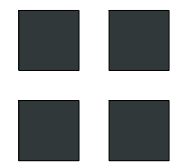


1 BZA SITE PLAN - EXISTING
BZA2 1/16" = 1'-0"

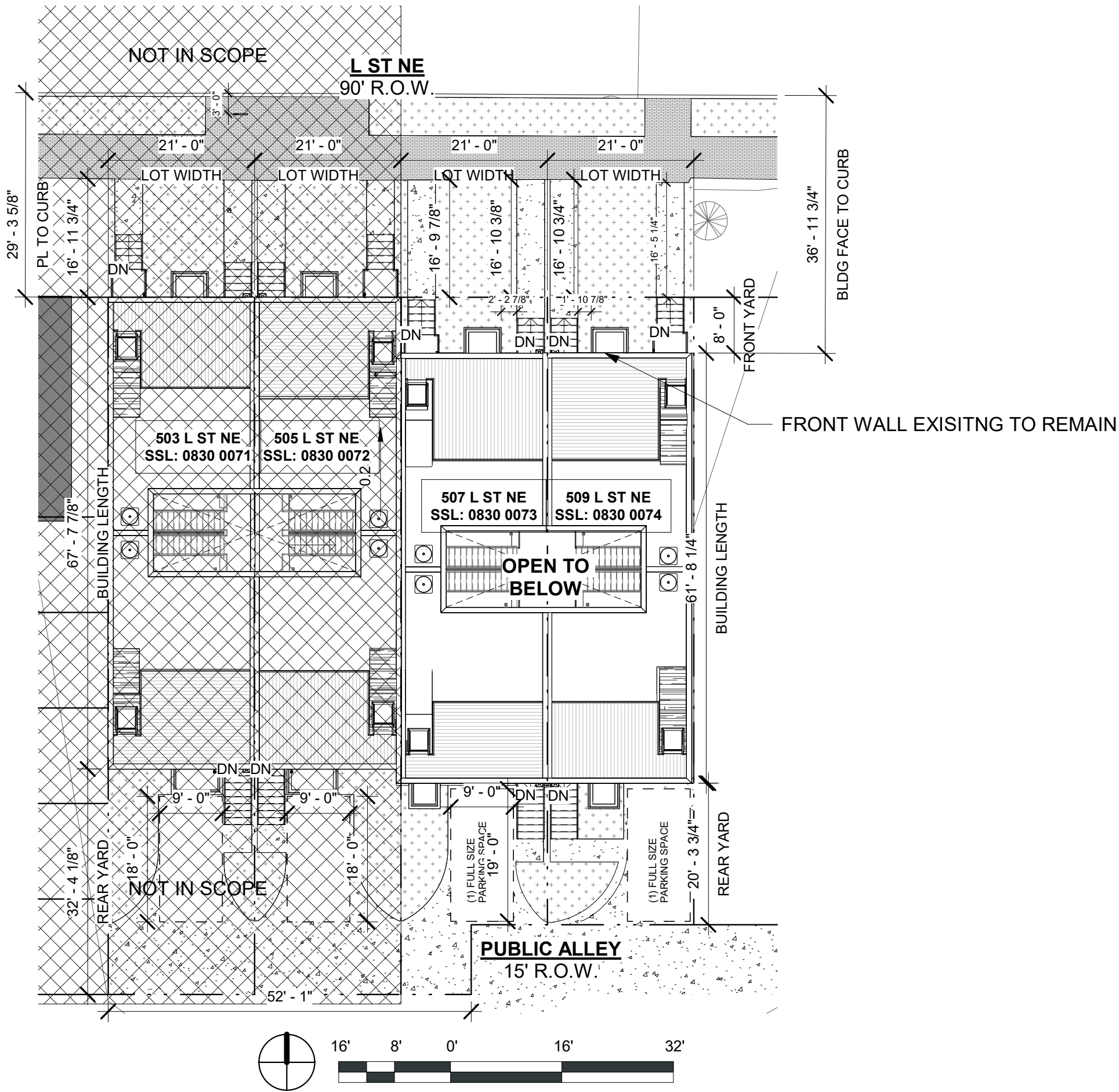
VAL LS

BZA2

06/30/25
505 L ST NE
505 L ST NE, LLC



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DESIGN GROUP



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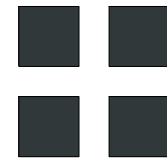
BZA SITE PLAN - PROPOSED

BZA3 1/16" = 1'-0"

VAL LS

BZA3

06/30/25
505 L ST NE
505 L ST NE, LLC



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