



**TORTI  
GALLAS +  
PARTNERS**

**BEACON PROPERTIES**

**1459 COLUMBIA RD NW  
BZA SUBMISSION**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21-074  
EXHIBIT NO. 10A1

March 25, 2026

# 1459 COLUMBIA RD, NW

## DEVELOPER/OWNER

BEACON PROPERTIES, INC.

## ARCHITECT

TORTI GALLAS + PARTNERS  
1923 VERMONT AVE NW, 2ND FLOOR  
WASHINGTON, DC 20001

## PROJECT INFO

SQUARE 2672, LOT 718

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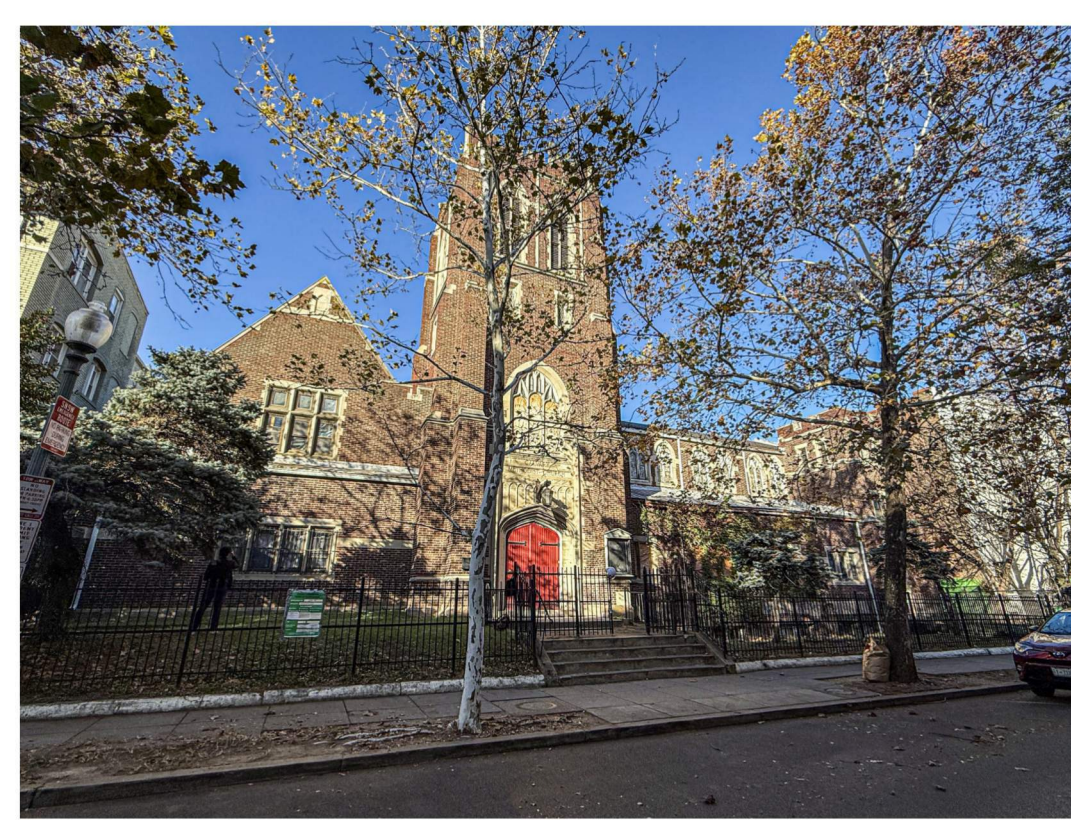


# ZONING RA-4 STUDY

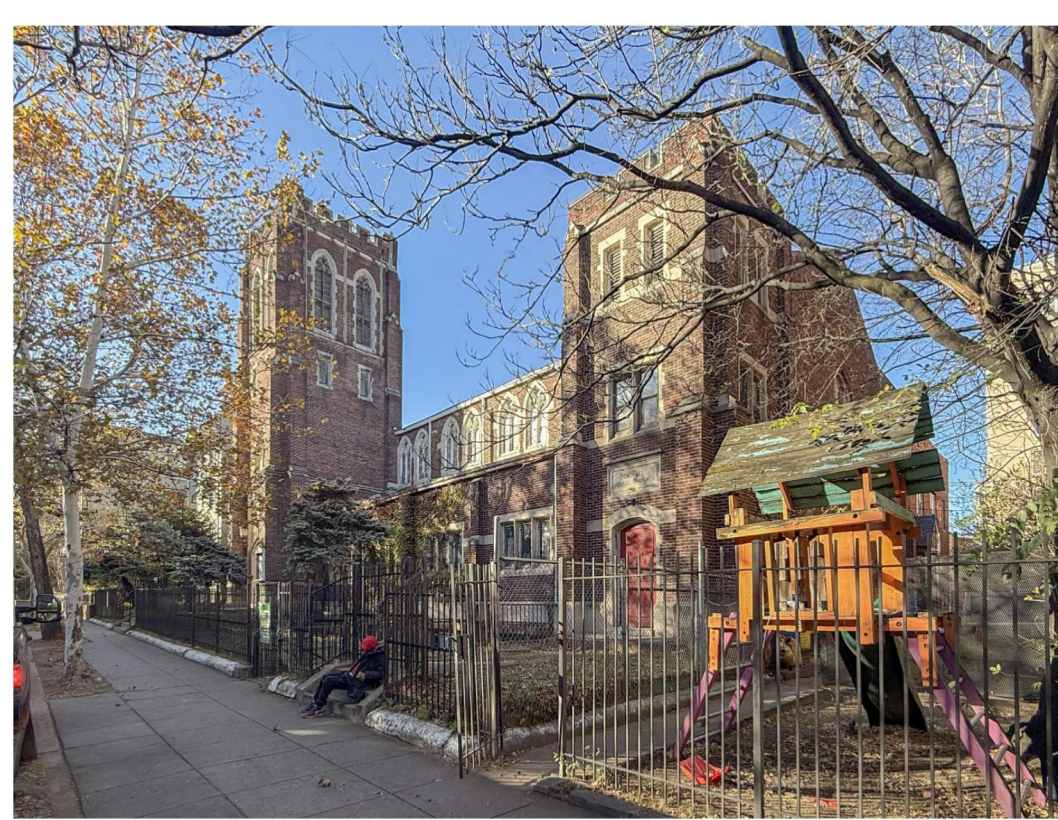
# CONTEXT MAP

Square 2672	Lot 718	Site Area: 19,460 sf	
		Allowable by Zoning RA-4	Proposed
FAR	By-Right = 3.5 (4.2 w/ IZ); (Subtitle F § 201.1.)	Max FAR w/ IZ = 81,732 sf	Proposed FAR = 4.1 Proposed GFA = 79,689 SF
Building Height	By-Right = 90 feet (Subtitle F § 203.2.) Stories = No Limit		Proposed Height = 80'-4" (§ 308.3) Proposed Stories = 7 stories over 1 cellar level
Penthouse	20 feet, one-story plus mezzanine; second story permitted for penthouse mechanical space (Subtitle F § 205.1.)		No occupiable penthouse proposed. Elevator overrun extends past roof +/-5', & complies with Subtitle C, Chapter 15.
Lot Occupancy	75% (Subtitle F § 210.1.)		Proposed Lot Occupancy: 73%
Rear Yard	A distance equal to 4 in. per 1 ft. of principal building height, but not less than 15 ft. min. (Subtitle F § 207.1.) Required Rear Yard = 26'-8"		No Rear Yard is proposed, and zoning relief is requested
Side Yard	None required, but if a side yard is provided, it shall be a minimum of four feet (4 ft.). (Subtitle F § 208.3(b))		No Side Yard Proposed
Courts	Open Min. Width = 4" per ft. of height not < 10'-0" (Subtitle F § 209.1.)	Required Width = 26'-8" (§ 209.1)	Proposed Court 1 Width = 41'-6" Proposed Court 2 Width = 32'-6"
Green Area Ratio	0.30 (Subtitle F § 211.1.)		Proposed GAR = 0.3
<b>Vehicle Parking Requirement</b>			
Residential	Pursuant to Subtitle C, the minimum parking requirement for a multifamily building is one (1) space per three (3) dwelling units in excess of four (4) units, resulting in a base requirement of twenty-eight (28) spaces for eighty-seven (87) units (Subtitle C § 701.5).  In accordance with Subtitle C § 702.1, this requirement is reduced by fifty percent (50%) due to the site's location within one-half mile (0.5 mi.) of a Metrorail station, yielding a minimum requirement of fourteen (14) spaces.  Additionally, Subtitle C §§ 708.1 and 708.2 permit dedicated car-share spaces to count toward required parking in zones other than R or RF, with up to two (2) car-share spaces each credited as three (3) required parking spaces.  Required parking: 14 Regular Spaces		Proposed Parking Spaces: 8 Regular Spaces + 2 Car Share Spaces, Equivalent to 6 Regular  Total Equivalent: 14 Spaces
Bike Parking Residential	<u>Long Term</u> 1 space / 3 D.U. Required: 29 Spaces	<u>Short Term</u> 1 space / 20 D.U. Required: 5 Spaces	Proposed Long Term Bike Spaces: 29 Spaces Proposed Short Term Bike Spaces: 5 Spaces
Loading Residential (>50 units)	1 loading berth off Alley (12ft w x 30ft d x 14ft h) 1 service/delivery space (10ft w x 20ft d X 10ft h)  Per Subtitle C § 901.1		Proposed Loading Berth: 1 Loading Space Proposed Service/ Delivery Space: 1 Space





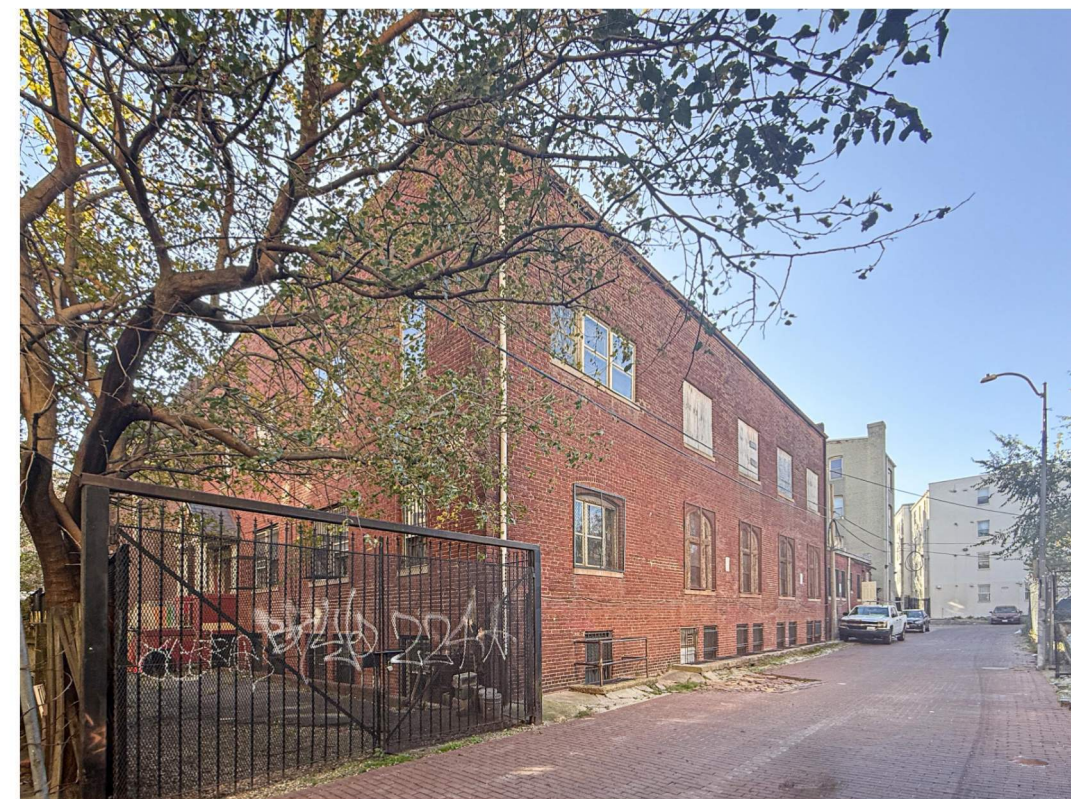
1. COLUMBIA RD NW - VIEW OF BELL TOWER



2. COLUMBIA RD NW - VIEW OF 1914 ADDITION



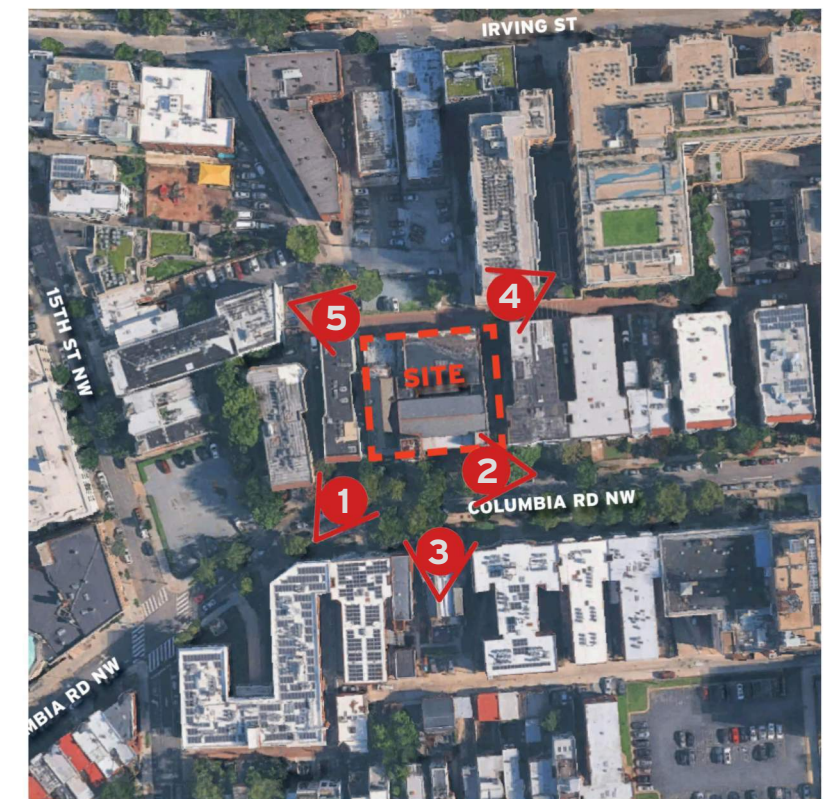
3. COLUMBIA RD NW - VIEW OF 1914 ADDITION



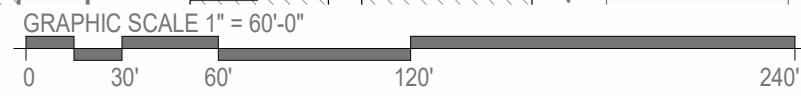
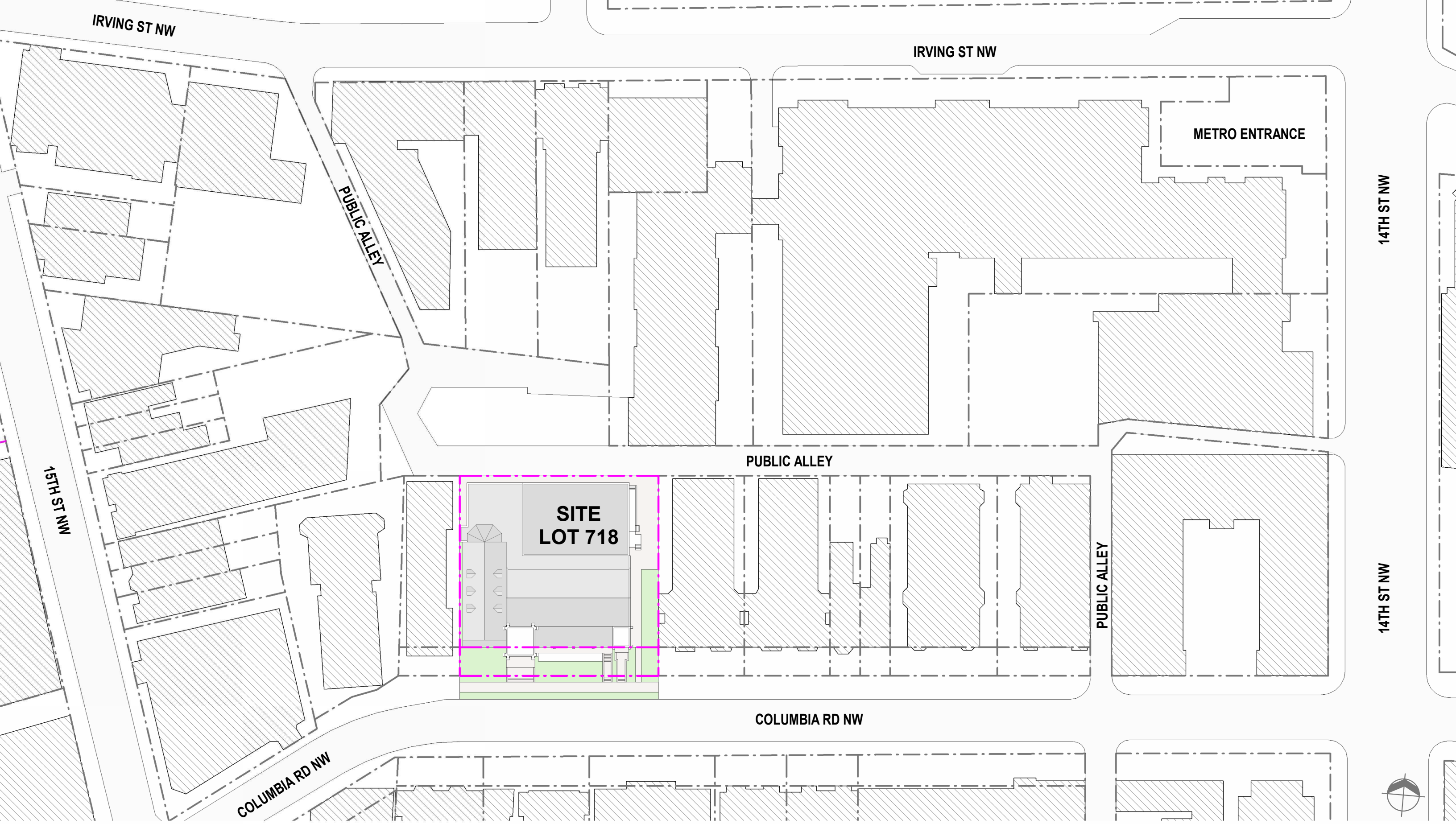
4. PUBLIC ALLEY - NE CORNER



5. PUBLIC ALLEY - NW CORNER



KEY PLAN



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