

245-249 8TH ST NE

WASHINGTON DC 20002

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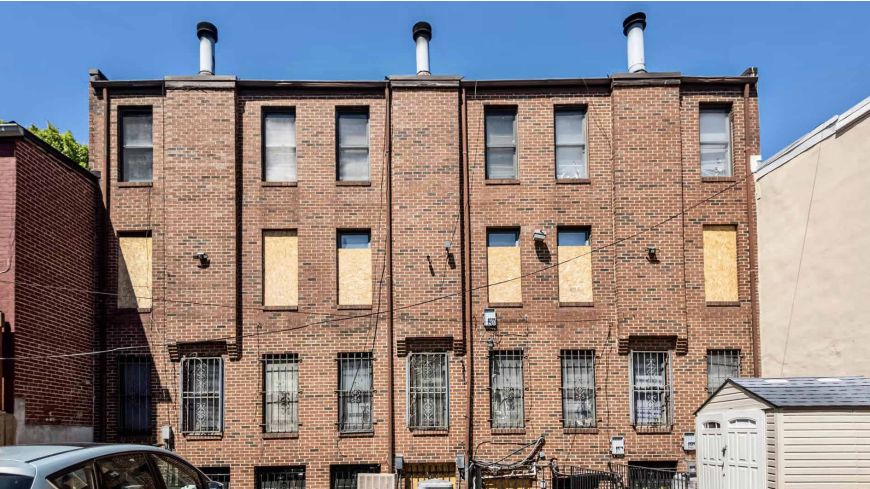
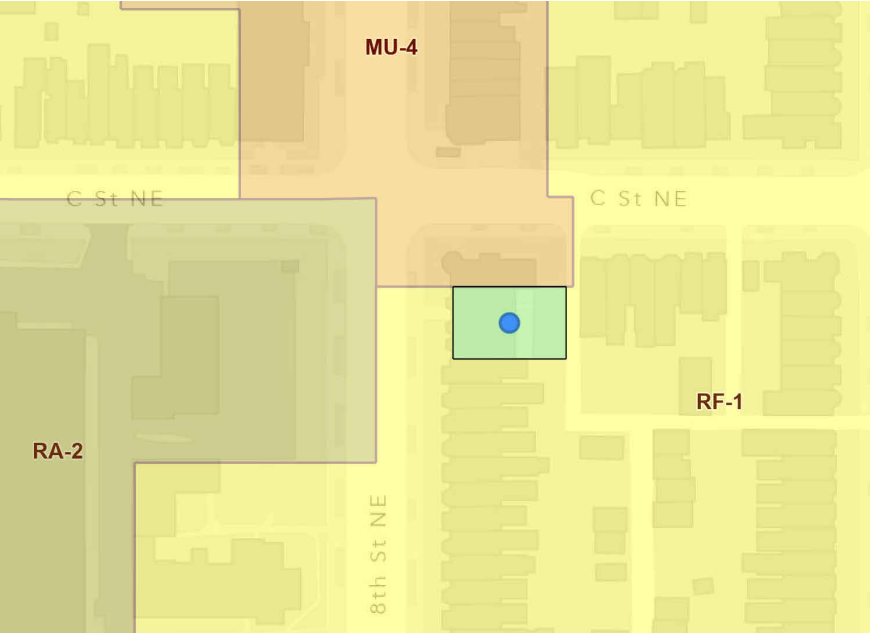
ZONING ANALYSIS

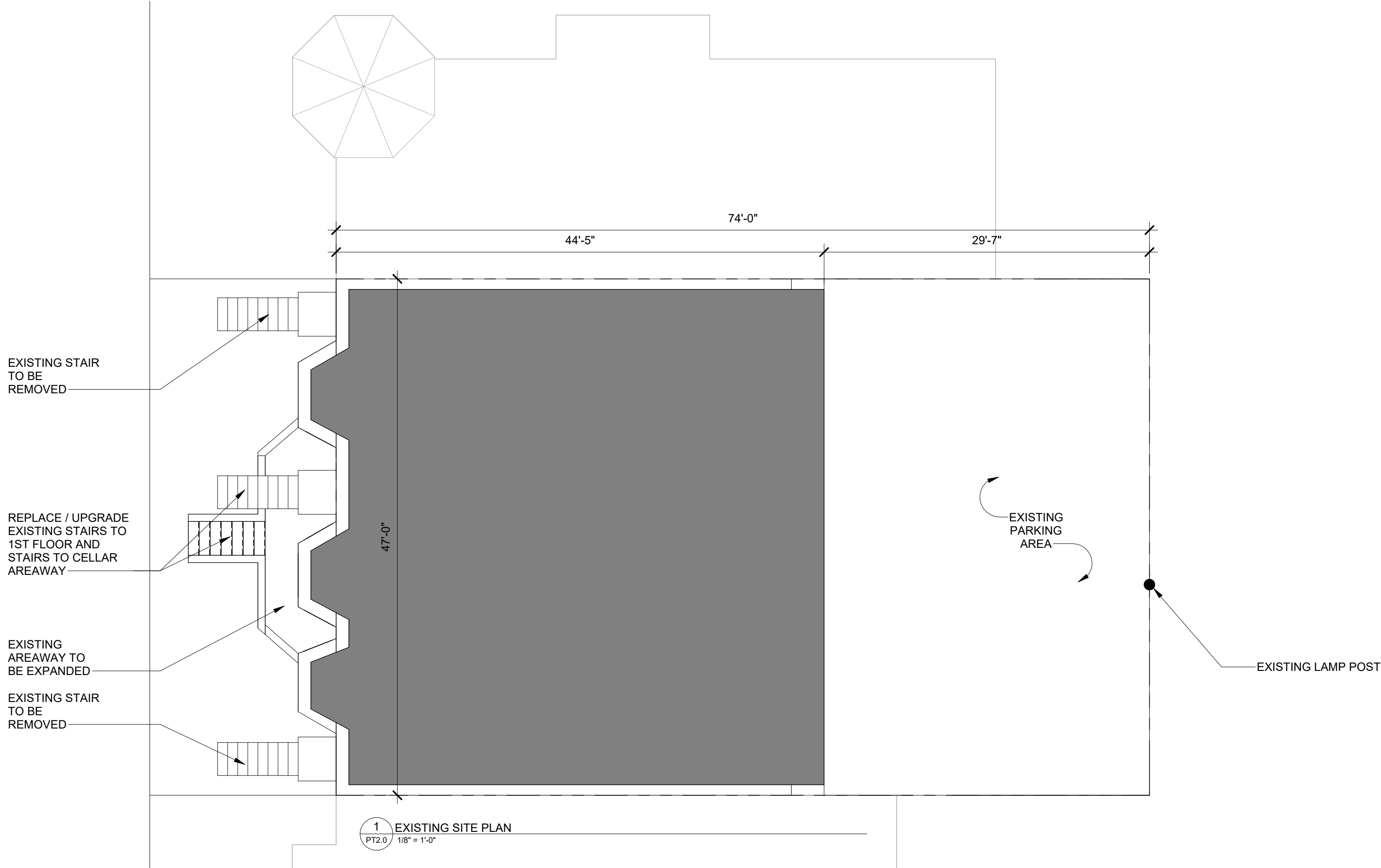
PROJECT INFORMATION

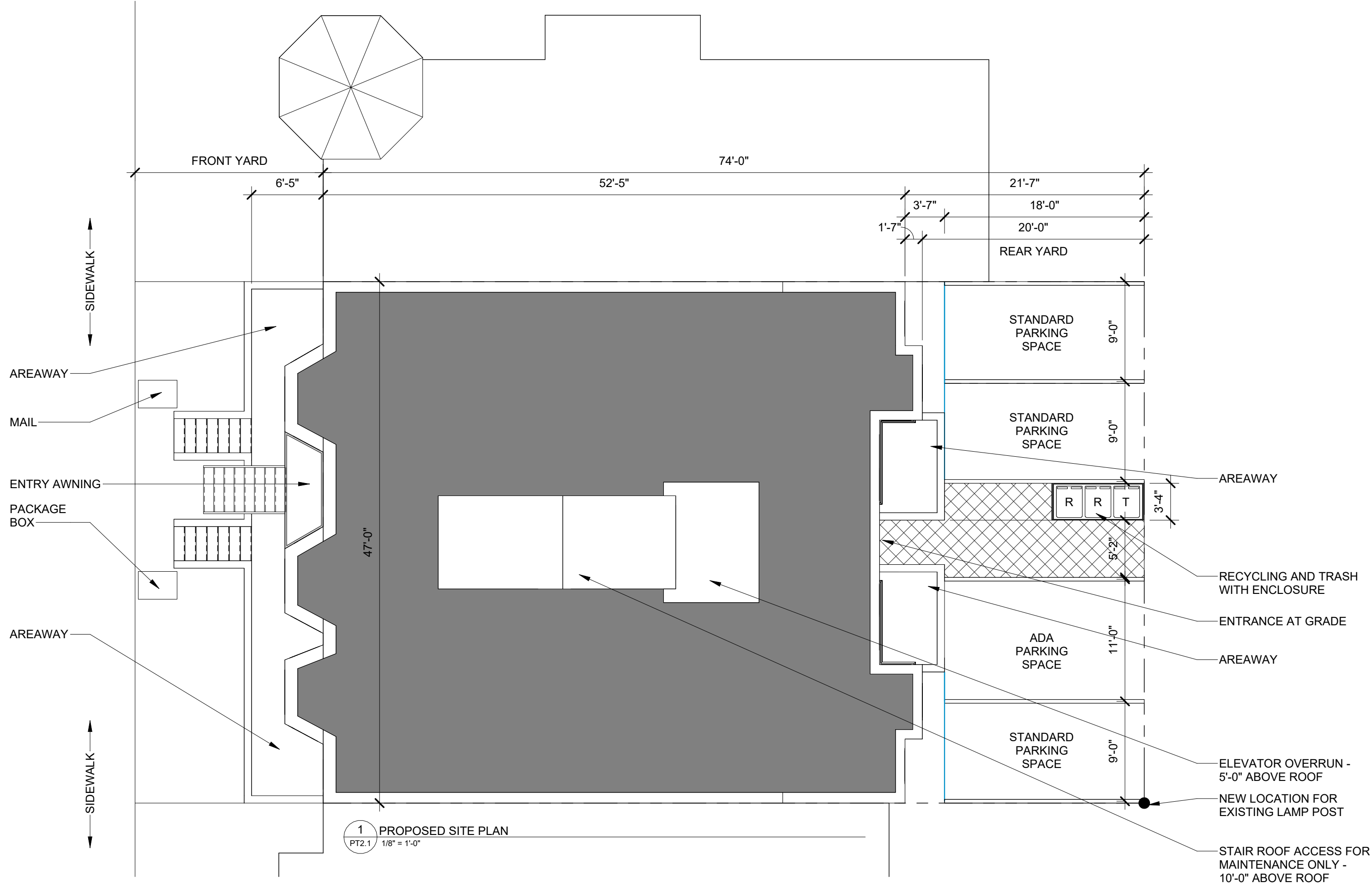
PROJECT ADDRESS:	245-249 8TH ST NE, WASHINGTON DC 20002
PROJECT SCOPE:	RENOVATION OF AN ELEVEN UNIT BUILDING WITH 1BDS TO AN APARTMENT BUILDING WITH 2BDS.
SQUARE:	0917
LOT:	0119
ZONE:	RF-1
LOT SIZE:	3,477 SF
HISTORIC:	CAPITOL HILL HISTORIC DISTRICT
PROPOSED GFA:	8,345 (2,086 X 3 FLOORS + CELLAR)

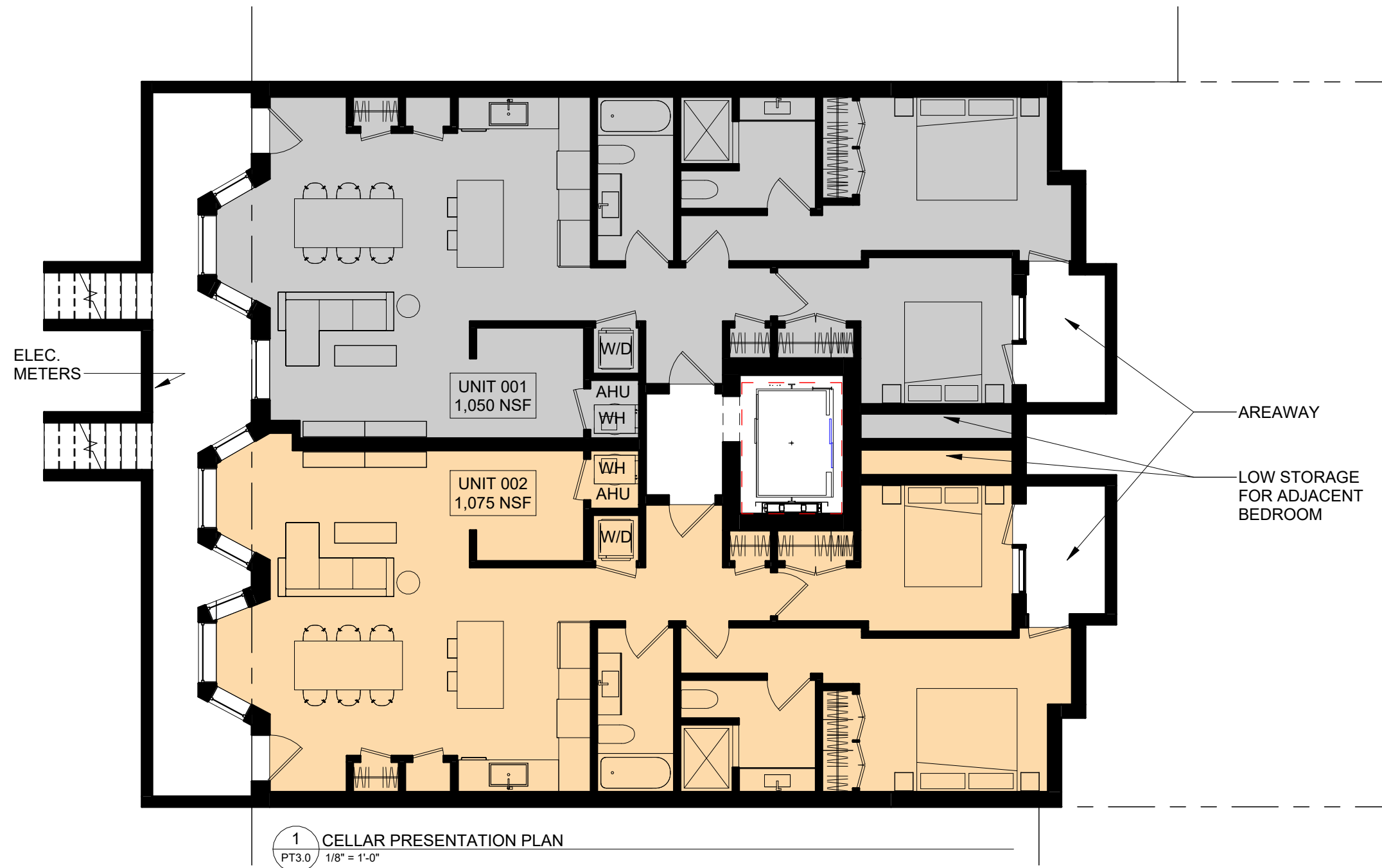
ZONING CONSTRAINTS

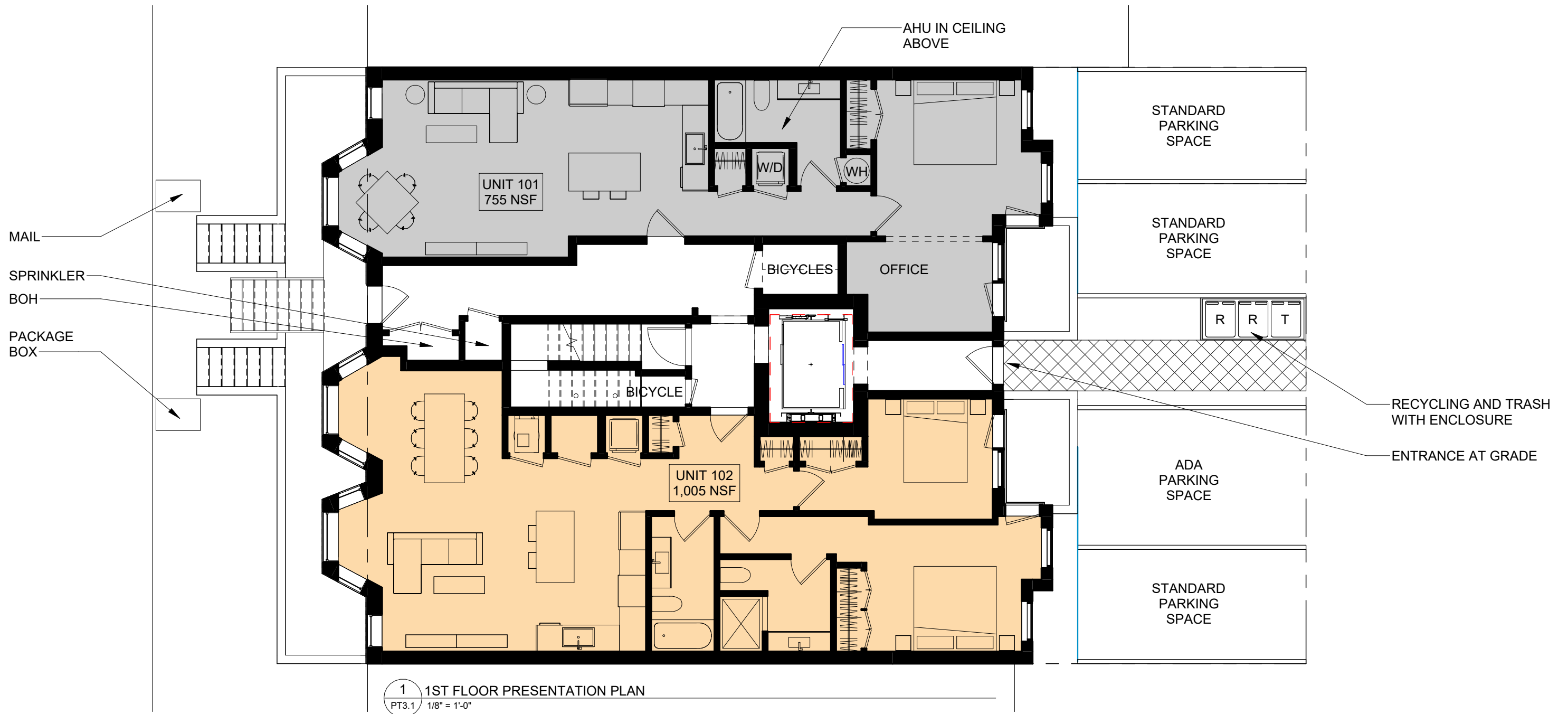
	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	3,477 SF	3,477 SF	3,477 SF
LOT OCCUPANCY	60%	60%	70% (2,434)
FAR	n/a	n/a	n/a
REAR YARD SETBACK	20'-0"	30'-0"	20'-0"
SIDE YARD SETBACK	n/a	n/a	n/a
BUILDING HEIGHT	35'-0"	34'-9"	34'-9"
PENTHOUSE HEIGHT	12'-0"	n/a	n/a
UNIT COUNT		11 UNITS	8 UNITS
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4	4 SPACES	4 SPACES
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	0 SPACES	3 SPACES
PERVIOUS SURFACE	20%	0%	27% (934 SF, USING PERMEABLE PAVERS)

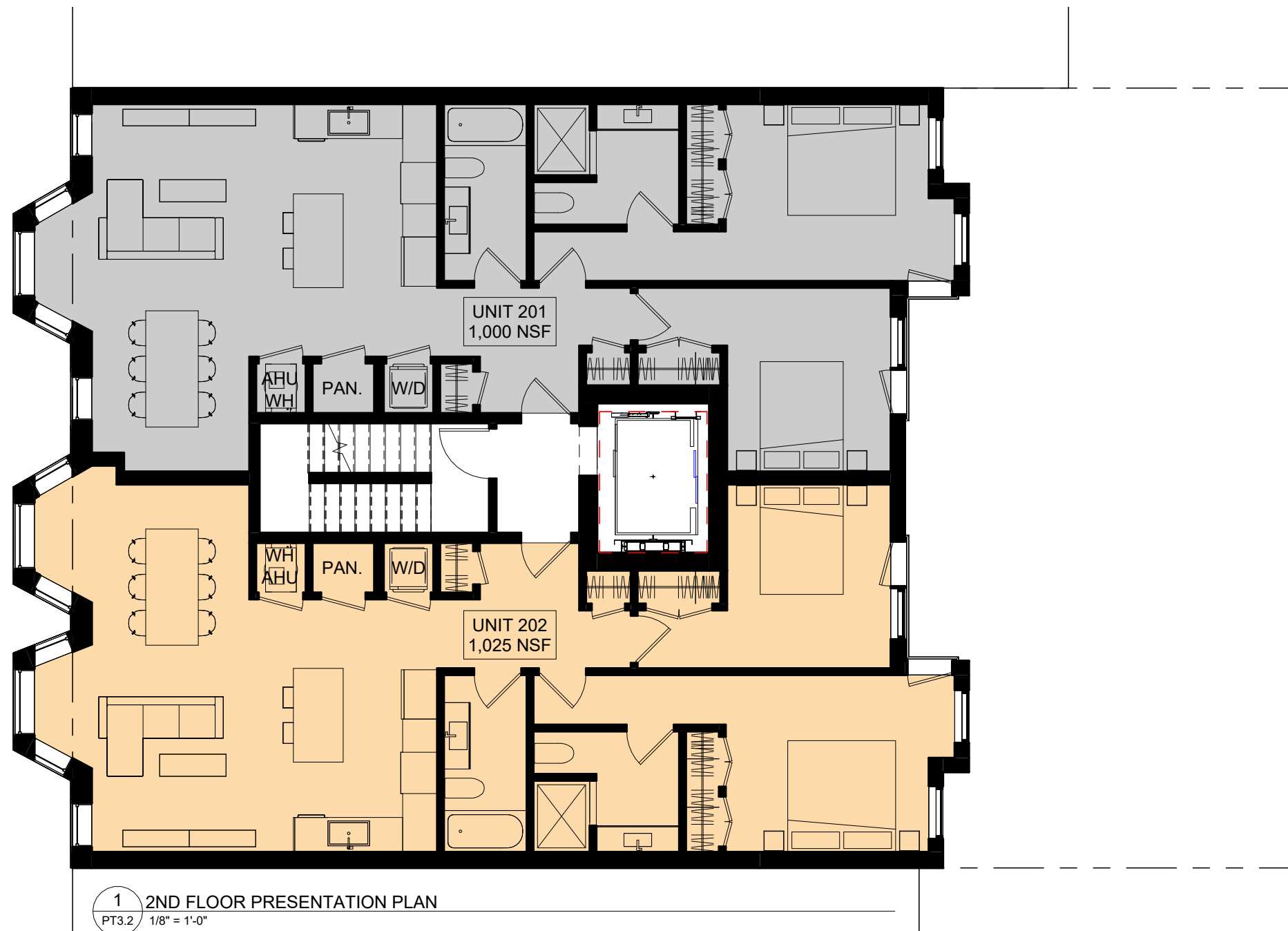


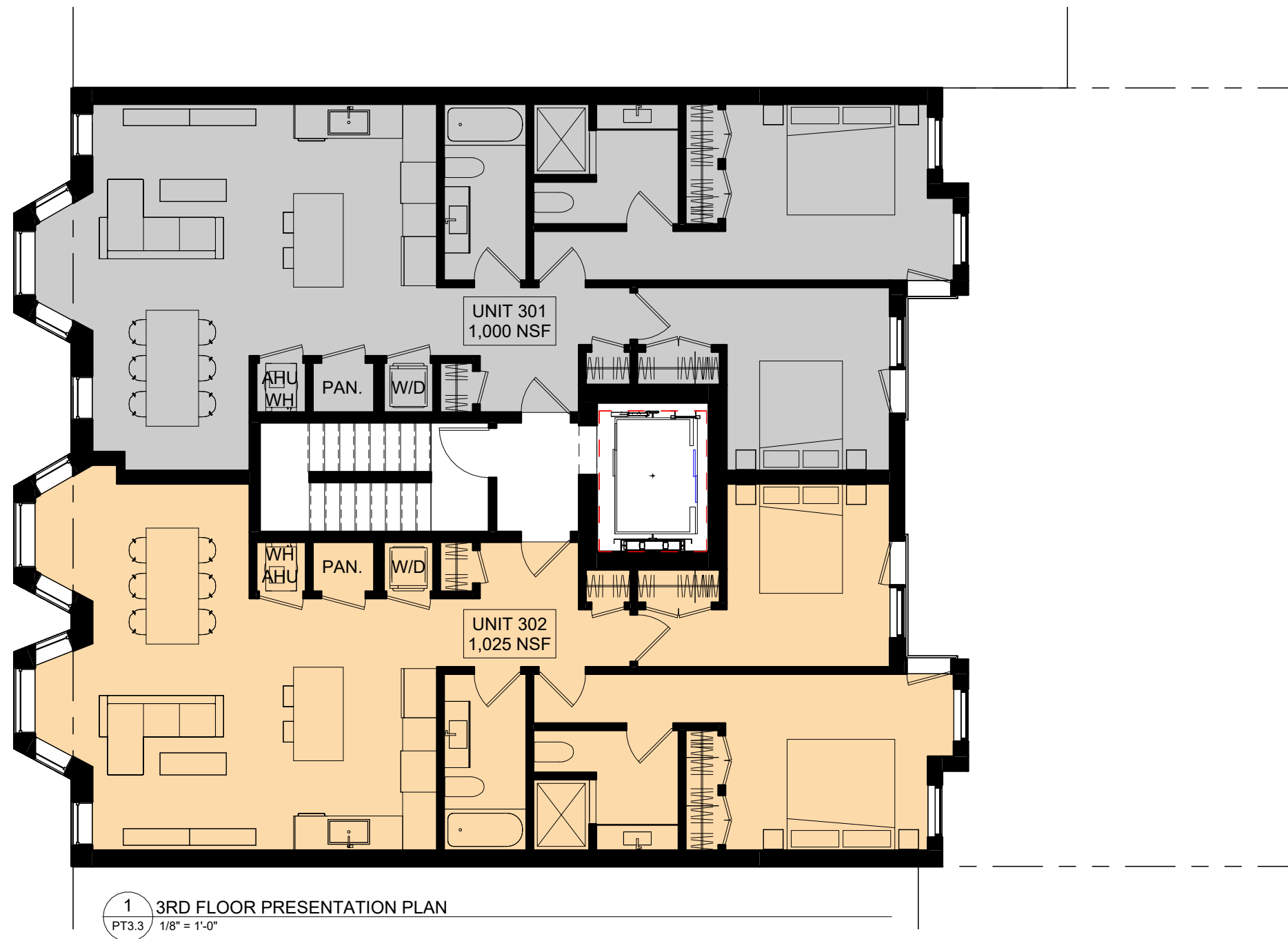


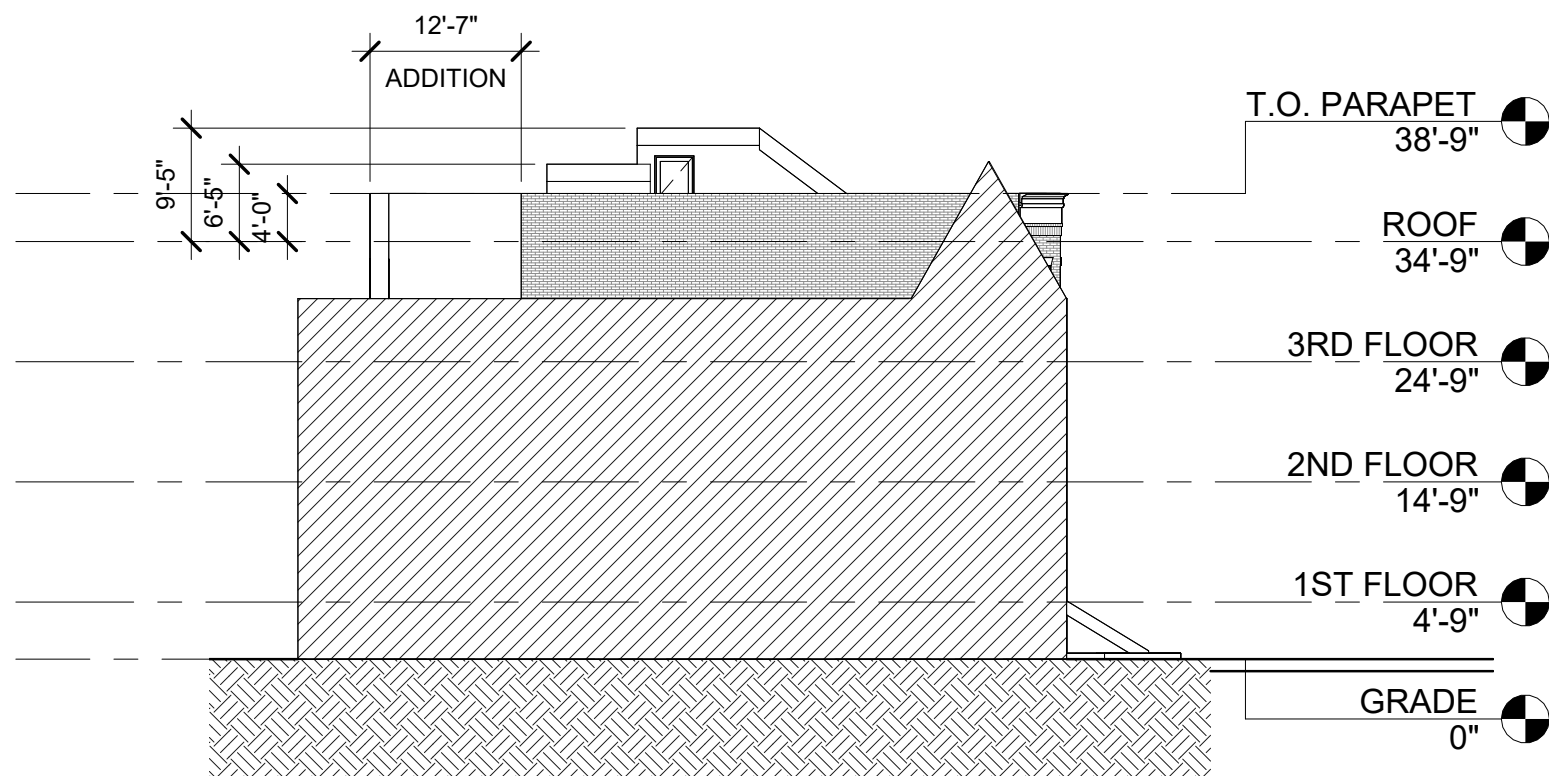




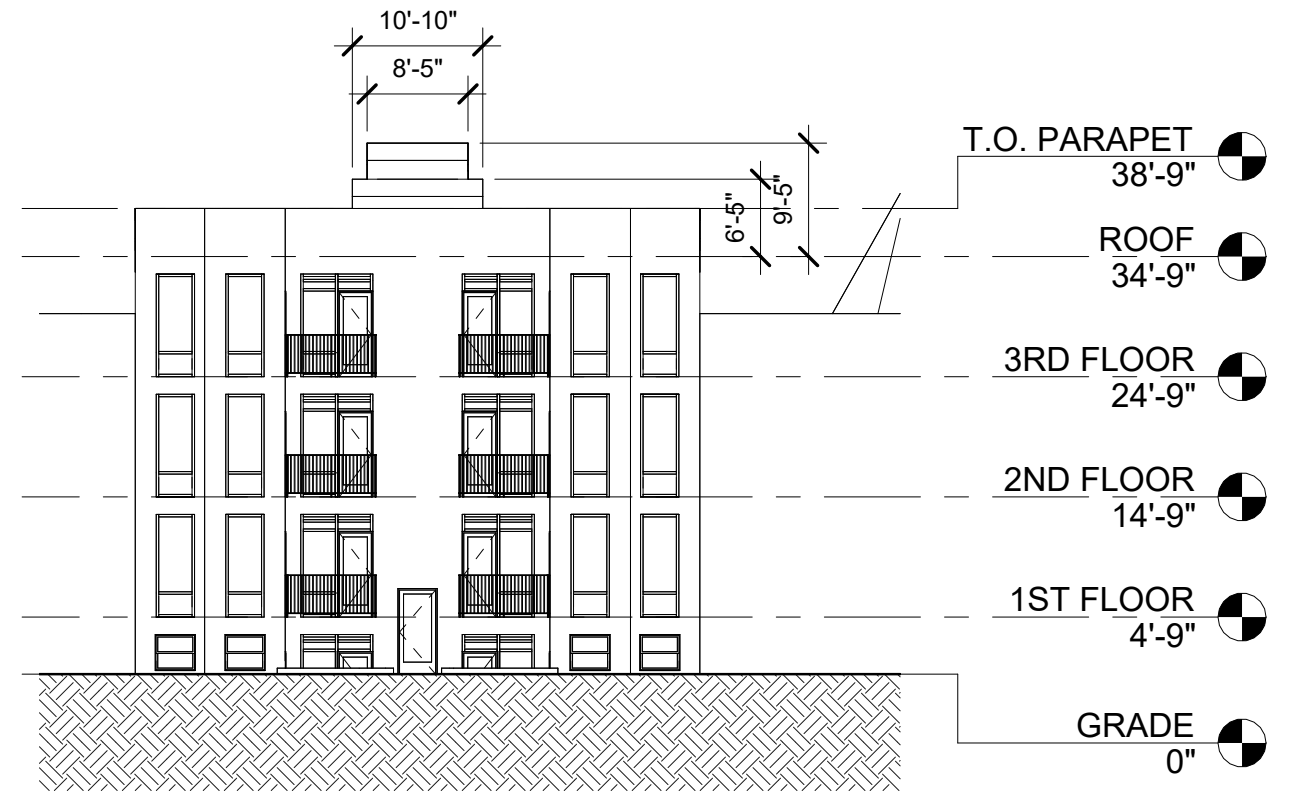








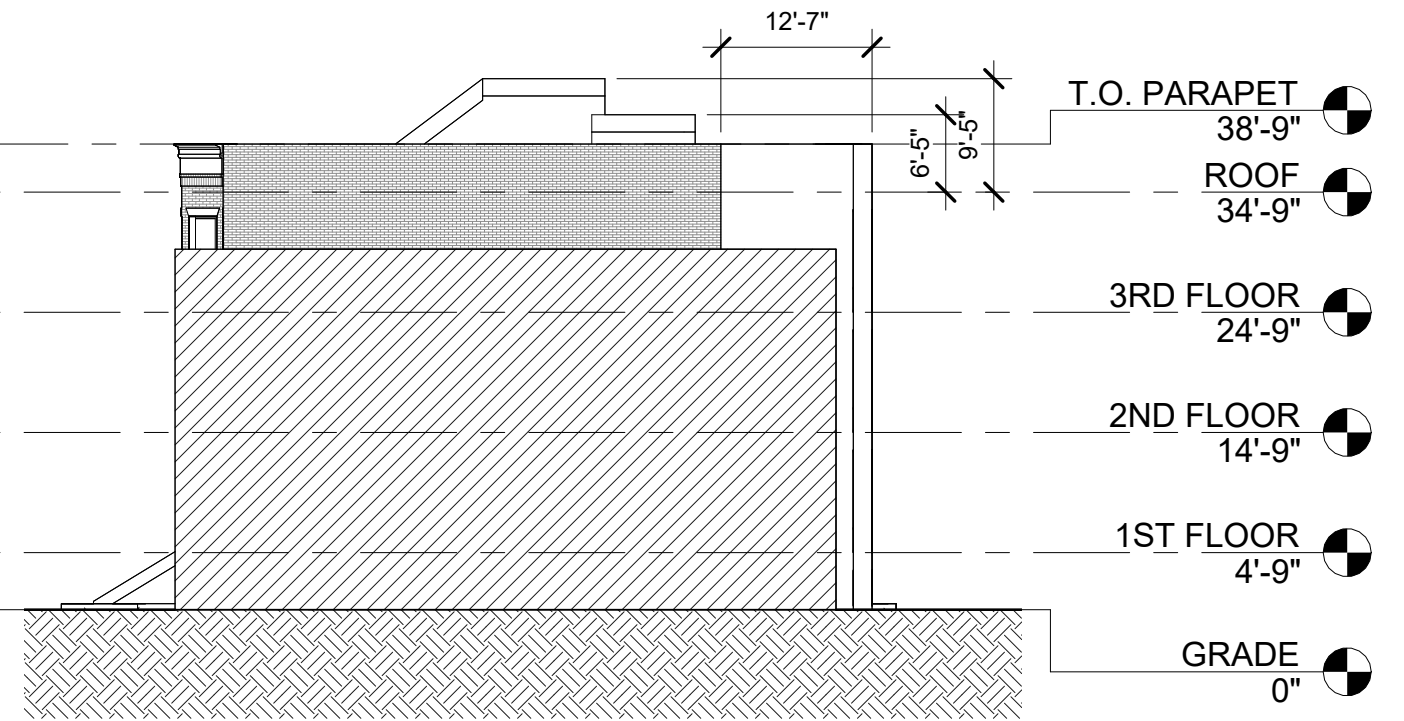
1 NORTH ELEVATION - PRESENTATION
PT4.0 1/16" = 1'-0"



2 EAST ELEVATION - PRESENTATION
PT4.0 1/16" = 1'-0"



4 WEST ELEVATION - PRESENTATION
PT4.0 1/16" = 1'-0"



3 SOUTH ELEVATION - PRESENTATION
PT4.0 1/16" = 1'-0"