











Zone District	RA-1	ANC:	7D
Square Number/Lot Number	5113/0806 & PARCEL 0185/0038	Ward:	7
Property Address	1650 KENILWORTH AVE NE	Historic District:	NO
Site Area (sq. ft.)	122,975	Commission of Fine Arts (CFA):	NO

	Existing Conditions	ZR 16	Required/Allowed	Proposed/Provided	Relief Requested
FAR	n/a	11-F, §303.1	1.08	0.97	
Gross Building Area:			132,813 SF	118,719 SF	
Number of Dwelling Units:	none			155	
Height:	n/a	11-F, §303.1	40'	60'	Relief Requested.
Lot Occupancy (Residential Use):	none	11-F, §304.1	40%	23%	
Rear Yard:	n/a	11-F, §305.1	20'	>20'	
Side Yard:	n/a	11-F, §306.2	15'	>15'	
Parking Spaces (Residential):	none	11-C, §701.5 & §702.1	26 (50% of 1 per 3 DUs within 0.5 mile of Metrorail Station)	49	
Standard Parking Size:	none	11-C, §712.5 & §712.6	9' X 18' (Full Size)	9' X 18' (Full Size)	
Bicycle (Residential):	none	11-C, §802.1 & §802.2	51 Spaces (1 per 3 DUs for 150 and 1 per 6DUs after that)- long term 8 Spaces (1 per 20 DUs) - short term	Provided as required.	
Loading (Residential):	none	11-C, §901.1	1 Loading Berths @ 30' deep 1 Service Delivery @ 20' deep	Provided as required.	
Gar :	n/a	11-F, §407.1	0.4	0.4	

