

HOWARD UNIVERSITY
BETHUNE RESIDENCE HALL
2255 4th. ST. N.W., Washington D.C. 20059

ZONING SUBMISSION: MAY 12, 2003

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Zoning Data Information

Description	Regulation	Compliance and Actual
District:	SP-2 (Special Purpose)	
Front Yard:	No Requirements indicated. *Therefore, assume building may be located on lot line.*	Located on north lot lines:
Rear Yard:	2 - 1/2" per ft. of vertical height	N / A; Lot bounded by streets or service alley all sides
Side Yard:	Permitted right on lot line. However, if side yard provided, then 2" per ft. of vertical height (8' minimum).	N / A; Lot bounded by streets or service alley all sides. If side yard applicable, still comply: 36'-6" from Building to 4th St. property line (16.36', required.)
Parking:	1 for each 5 beds of a dormitory.	310 Beds = 62 Spaces Required Noncompliant: Maximum feasible - 36 Spaces, 52 tandem spaces (not practicable)
Parking Lot:	Must be approved by Office of Planning and NCPC (National Capital Planning Commission). The parking cannot serve any other purpose than its residential use.	No parking lot to be provided.
College and Universities:	Permitted but subject to Office of Planning approval of Campus Master Plan and amendments.	
Building Height:	90' maximum. (Height shall be taken from the level of the curb at the middle of the front of the building to the highest point of the roof.) Spires, towers, domes, penthouses, etc. may exceed maximum height by 18' (108'). Separate enclosures permissible if required by building.	Compliant: 85'-7" to highest ridge of roof. 98'-2" to top of highest penthouse roof. Height determined from top of cub at middle of College St. Two elevator penthouse enclosures provided - required for building.

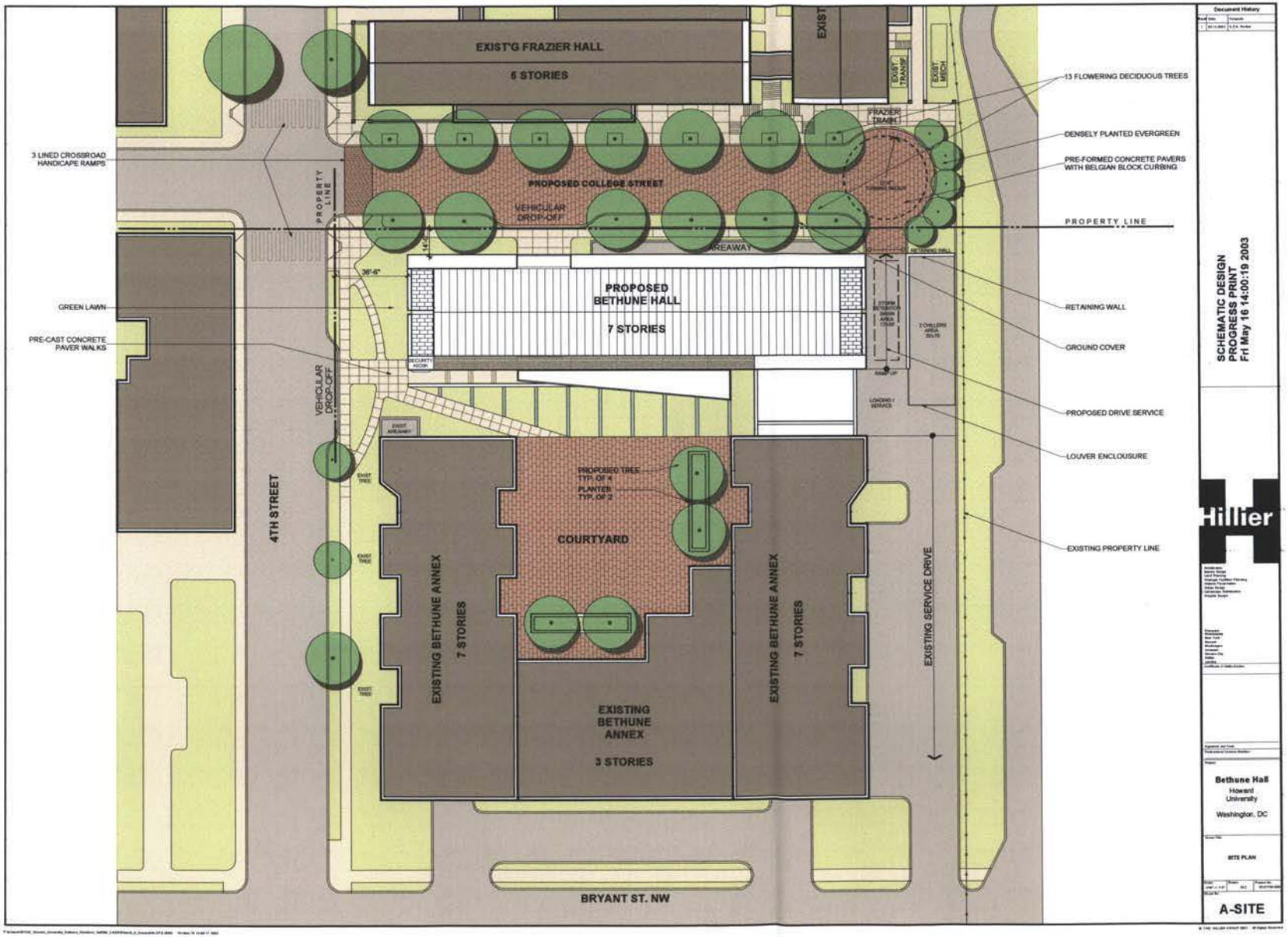
Description	Regulation	Compliance and Actual
Floor Area Ratio:	6.0 maximum	Compliant: New Bethune Hall = 109,278 GSF Existing Bethune Annex = 225,000 GSF Total GSF = 334, 278 GSF Lot Area = 99,225 SF
		FAR = 3.37 < 6 OK
Percent of Lot Occupancy:	80% maximum	Compliant: New Bethune Hall = 15,892 SF Existing Bethune Annex = 30,000 SF Total Building Lot Occupancy = 45,892 SF Lot Area = 99,225 SF Lot Area = 99,225 SF 80% X 99,225 = 79,380 SF 45,892 < 79,380 OK
Separations:	Apartment Windows - 40' from another building Office Windows - 30' from another building.	Compliant: Will Comply or provide proper fire rating.
Recreation Space:	Not less than 10% of gross floor area (May be indoors or outdoors, but not less than 50% of space must be outdoors).	Not Applicable to Dormitories.
Courts:	If courts provided: Width - 4" per ft. of height (15' minimum).	Not Applicable to this Project.

NOTE:
Actual Site Address per DCRA = 2255 4th St., NW, Washington, DC, 20059
Lot: Part of 30
Square: 3068

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ZONING COMMISSION
District of Columbia
Case 03-17
Exhibit 7

ZONING COMMISSION
District of Columbia
CASE NO.03-17
EXHIBIT NO.7



Document History

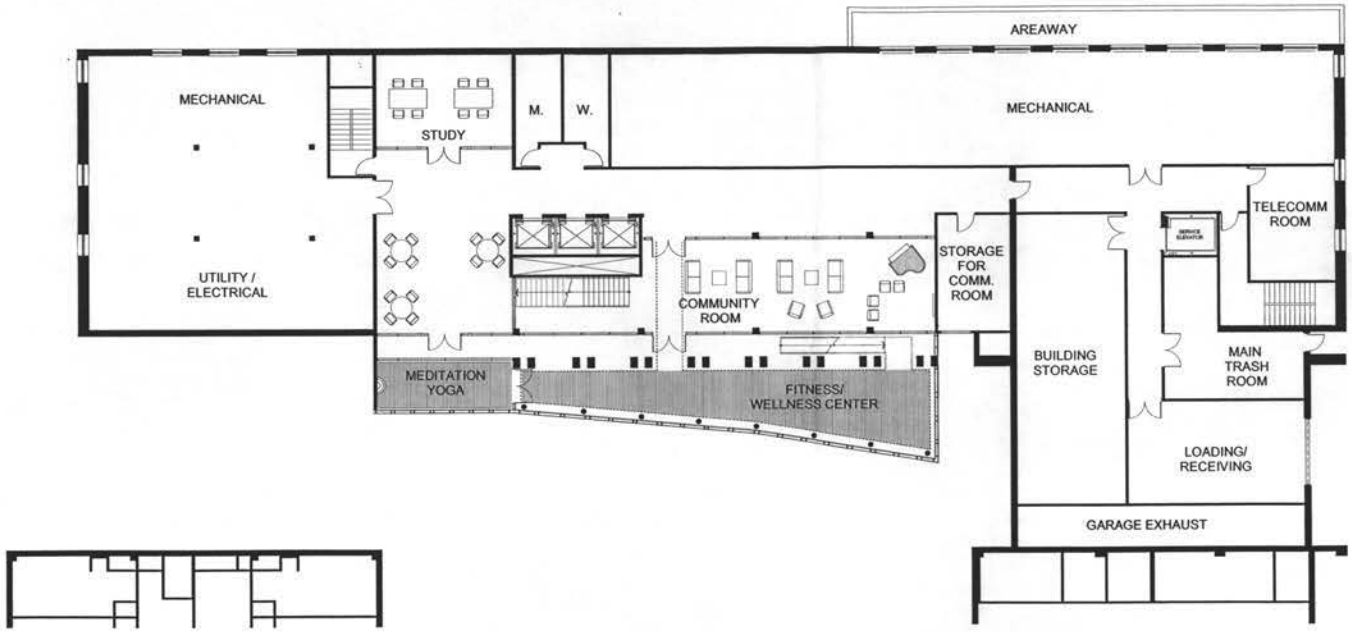
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SITE PLAN

A-SITE



1 LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"

Document History

Rev	Date	Purpose
1	05.12.2003	D.C.H. Review

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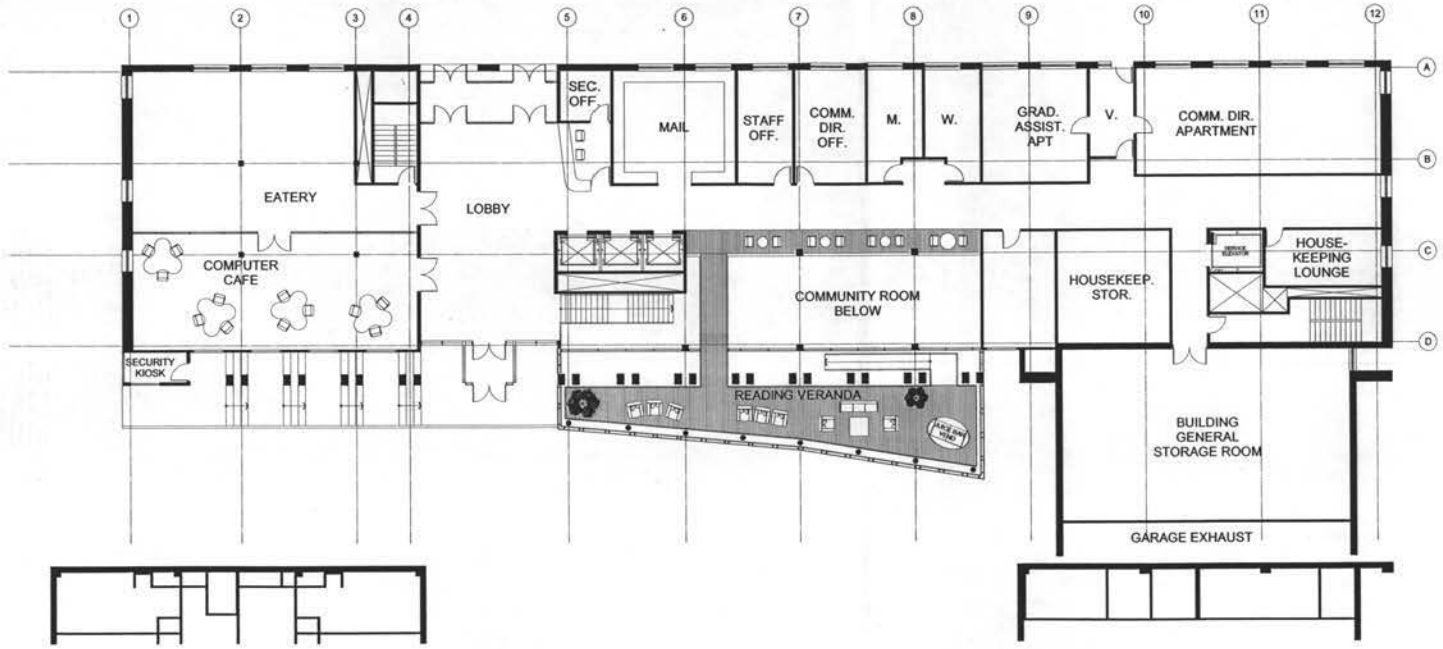
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Sheet Title
LOWER
FLOOR
PLAN

Scale	Drawn	Project No.
1/8"=1'-0"	KE	75.0772A.003

Sheet No.
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1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

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1	05.12.2003	S.C.A. Review

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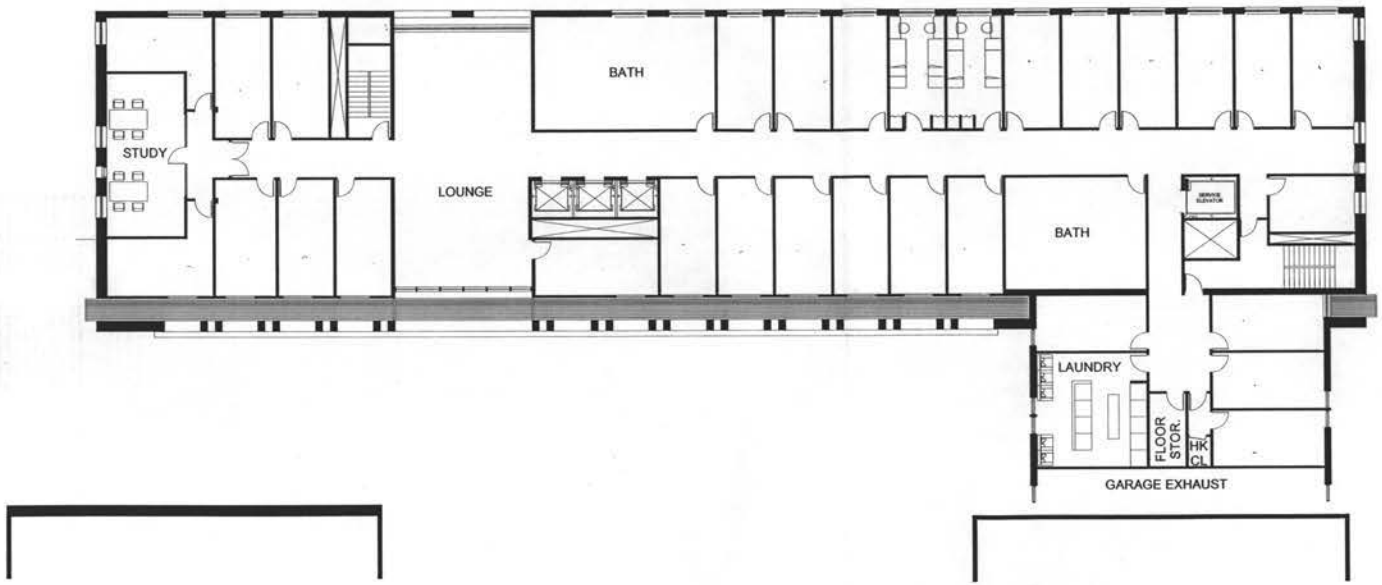
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FIRST FLOOR PLAN

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1 SECOND & FOURTH FLOOR PLANS
SCALE 1/8" = 1'-0"

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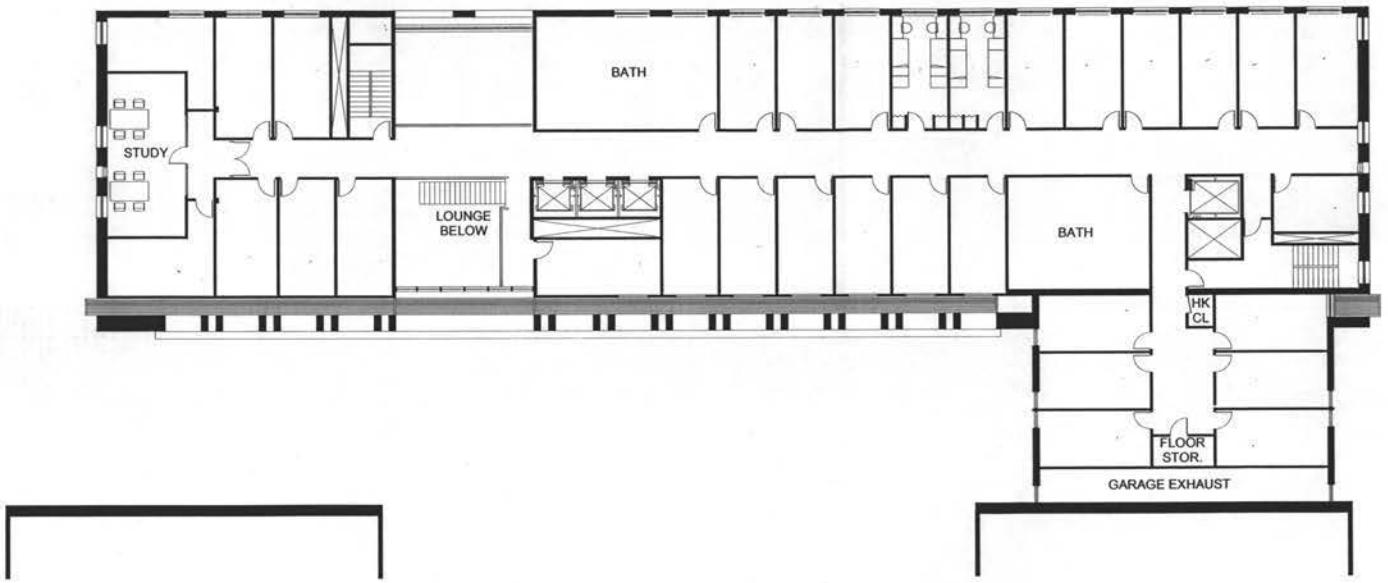
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Sheet Title
SECOND & FOURTH FLOOR PLANS

Scale: 1/8"=1'-0" | Drawn: MS | Project No.: 15.617.00.000

Sheet No.
A2.2

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1 THIRD & FIFTH FLOOR PLANS
SCALE 1/8" = 1'-0"

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1	05.12.2003	S.D.A. Review

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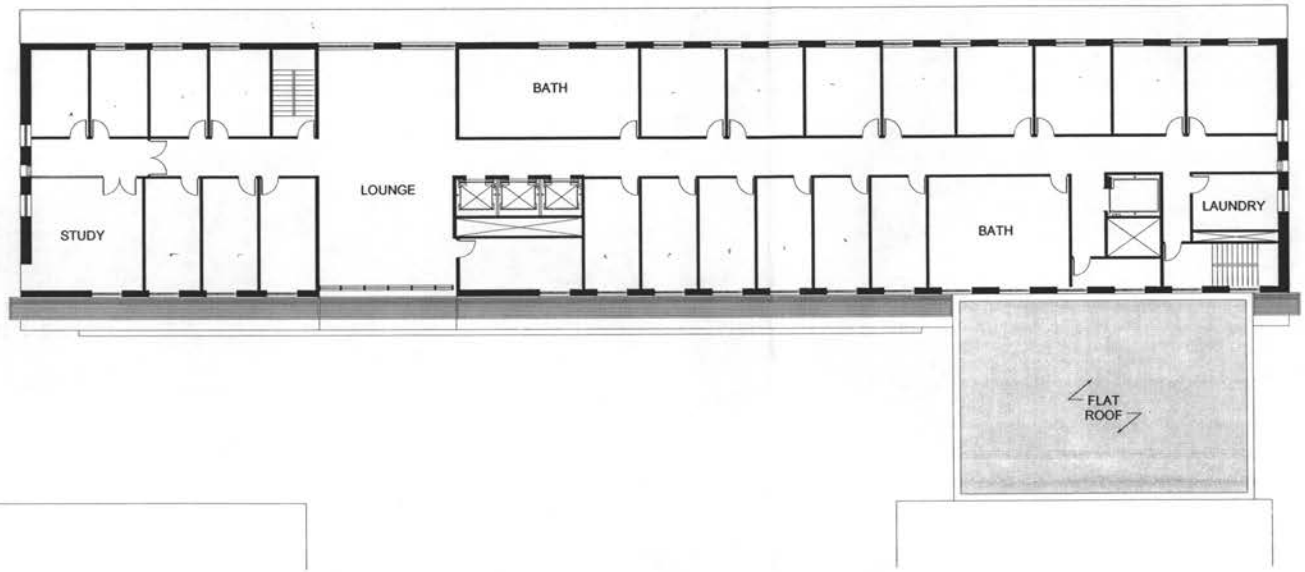
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Sheet Title
THIRD & FIFTH FLOOR PLANS

Scale	Drawn	Project No.
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Sheet No.
A2.3



1 SIXTH FLOOR PLAN
SCALE 1/8" = 1'-0"

Document History

Rev	Date	Purpose
1	05.13.2003	S.C.A. Review

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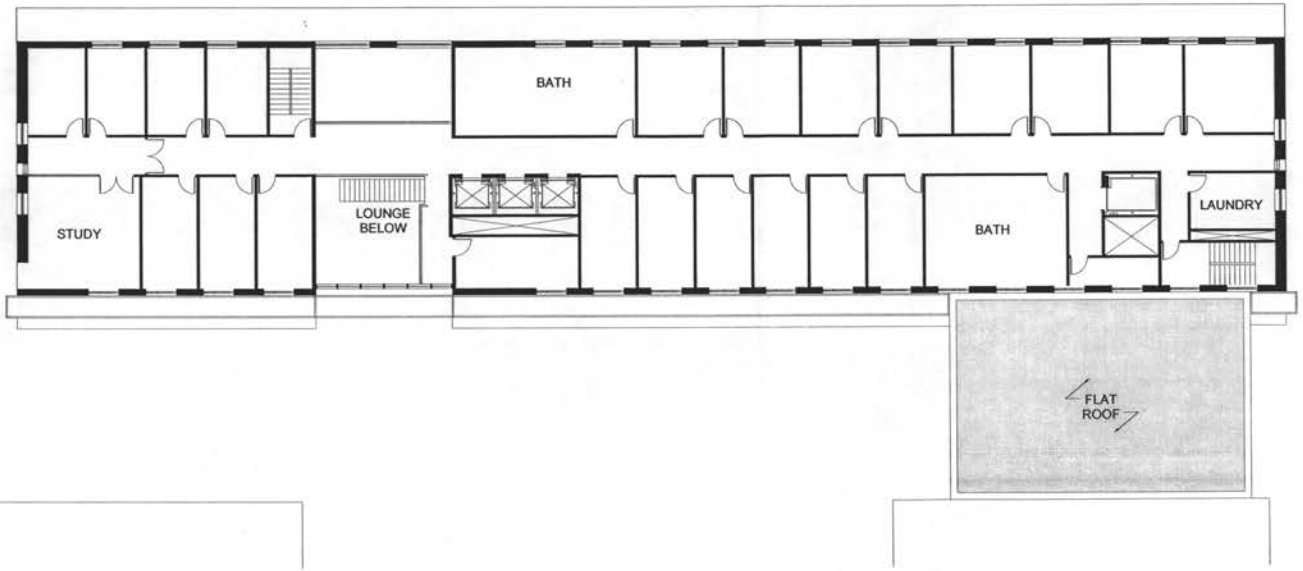
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Sheet Title
SIXTH
FLOOR
PLAN

Scale	Drawn	Project No.
1/8"=1'-0"	ME	0207036.000

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A2.6

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1 SEVENTH FLOOR PLAN
SCALE 1/8" = 1'-0"

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1	05.10.2003	D.C.A. Review

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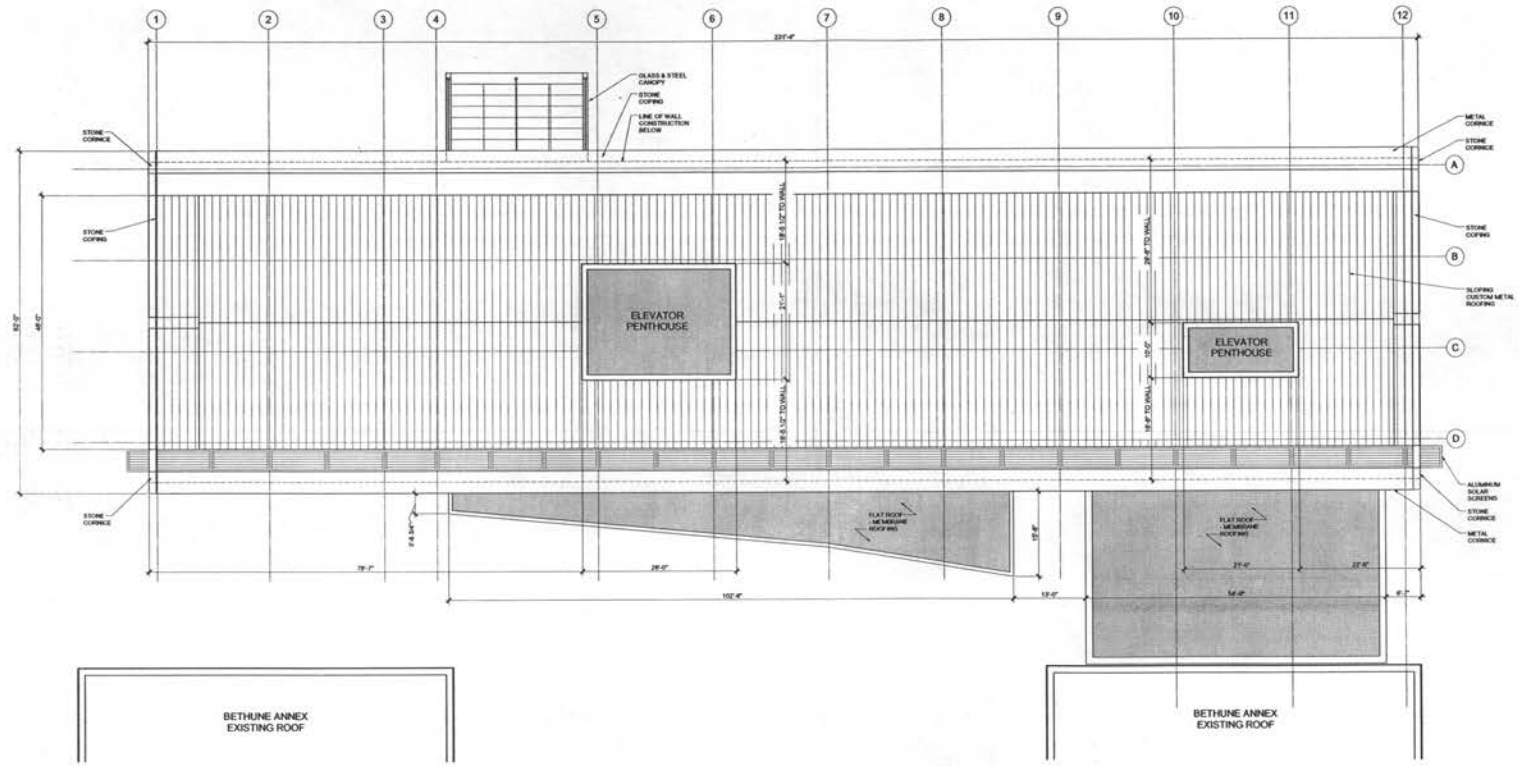
SEVENTH
FLOOR
PLAN

Scale: 1/8"=1'-0" | Drawn: MC | Project No.: 19.6372.00.001

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1 ROOF PLAN
SCALE 1/8" = 1'-0"

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Num	Date	Purpose
1	05.12.2003	E.C.A. Review

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ROOF PLAN

Scale	Drawn	Project No.
1/8"=1'-0"	MB	01.077.00.00

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A2.8

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1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

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Num	Title	Purpose
1	10.12.2003	D.C.A. REVIEW

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NORTH ELEVATION

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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Revision	Date	Purpose
1	05.13.2003	2.0 REVIEW

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WEST ELEVATION

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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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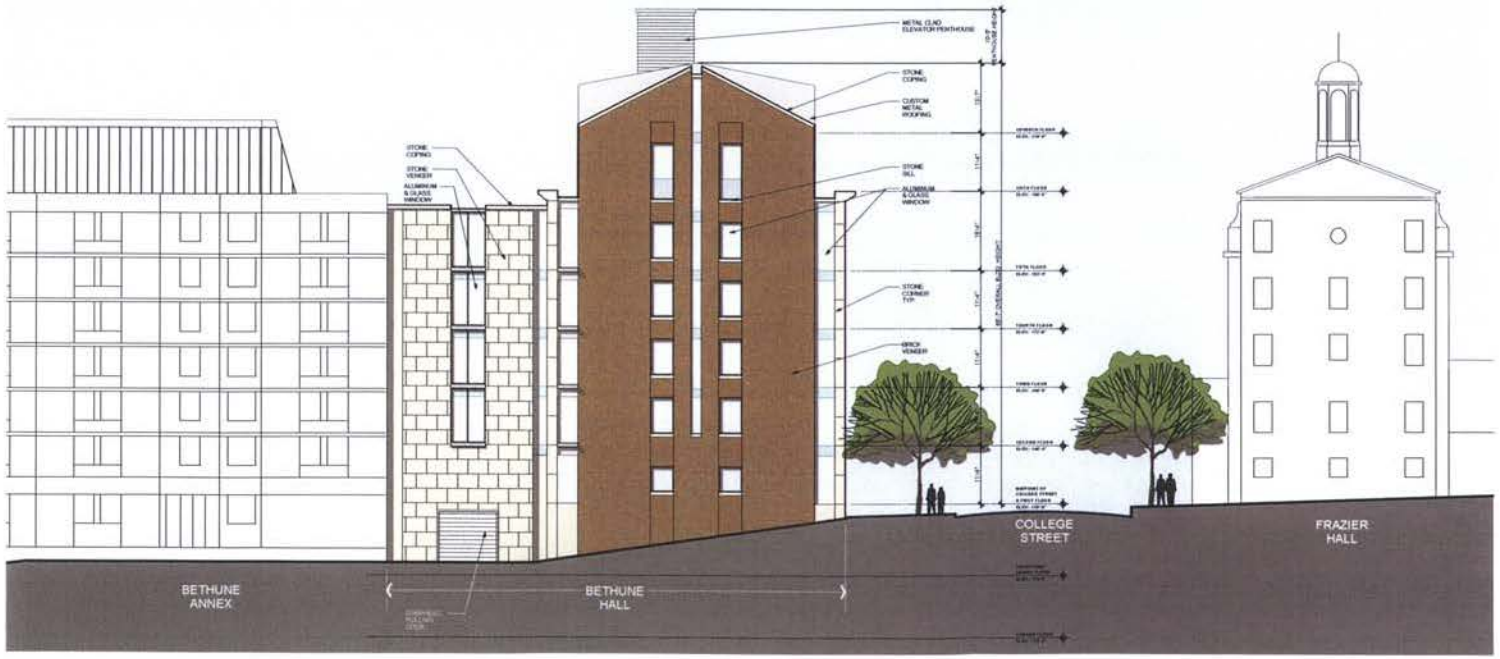
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SOUTH ELEVATION

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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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EAST ELEVATION

A3.4



1 BUILDING SECTION THROUGH LOBBY
SCALE: 1/8" = 1'-0"

Document History

Issue	Date	Purpose
1	05.15.2003	# SA Review

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Drawing Title
BUILDING SECTION THROUGH BT LOBBY

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1 BUILDING SECTION THROUGH COMMUNITY RM.
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BUILDING SECTION THROUGH BY COMMUNITY ROOM

A3.6