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ZONING COMMISSION CASE NO. 04-19
D.C. Water and Sewer Authority – Egg-Shaped Digesters
Summary Chart of Zoning Relief Requested

Planned Unit Development

1. **Flexibility to create theoretical lots rather than a record lot for each building or structure as required by the Zoning Regulations at § 3202.3**

2. **A special exception under § 2517.3 to deviate from required setbacks:**

   - **No side yard is required in C-M-3, and if provided there is an 8-foot minimum only when abutting property is residential, not applicable here (§ 843).**

   - **A front yard shall be provided equal to the rear yard requirement (§§ 217.3, 842). The requirement is 2.5 inches for each one foot of height of structure. See chart on following page.**

Height Variance

Maximum permitted height in C-M-3, as of right or PUD = 90 feet

Structure	Height (Ft.) Above Finished Grade	Zoning Compliance
Egg Digesters	101	11′ Variance
Elevated Walkways	101	11′ Variance
Gas Domes	107	17′ Variance
Access Towers	118	28′ Variance
Silos	101	11′ Variance
Other Structures/Buildings	60 or less.	Within 90′

ZONING COMMISSION
District of Columbia
CASE NO.04-19
EXHIBIT NO.25

Chart of Data on Proposed Theoretical Lots

Lot #	Area (sf)	GFA/FAR*	Front Setback Required/Provided	Rear Setback Required/Provided
A	62,622	13,000/0.035	21/37	21/31
B	164,346	26,000/0.026	24.6/28	24.6/33
C	51,051	36,670/0.12	12/32	12/6
D	32,266	0	15/6	15/26
E	31,382	0	12/44	12/45

*Maximum permitted floor area ratio in C-M-3 = 6.0 FAR.