

EXHIBIT - EXISTING CONDITIONS

The identified area includes five lots (0951, 0950, 1037, 0952, and 0953), which are subject of the campus plan amendment and further processing.

SITE PROPERTY (0951)



LOCATION

Property Information: Square 2882, Lot 0951

Address: 2345 Sherman Avenue NW

Owner Name: Howard University (Land Only)

EXISTING USE

Lot Size: 68,501 SF / 1.57 Acres

Description: Property is primarily used as a surface lot, identified as South Banneker Parking Lot, providing 178 parking spaces for the Howard University Campus.

ZONING

Zone District: RA-2

Campus Plan: Howard University

Green Area Ratio: .4

RA-2

Development Standards for RA-2

Link to Zoning Regulations:	F § 2
Zone District:	Residential Apartment Zone
Zone:	RA-2
Building Category:	All Other Buildings & Structures
Description:	Permits moderate and medium-density rowhouses and apartments
Floor Area Ratio:	1.8
Height (ft):	50
Minimum Lot Area (sq ft):	1800
Lot Occupancy (%):	60
Rear Setback (ft):	15
Side Setback (ft):	4

WARD INFORMATION

Ward 1

PRIMARY ANC: ANC 1E, Brian Footer (1E@anc.dc.gov)

ANC within 200': ANC 1B, Sabel Harris (1B@anc.dc.gov)

SMD: 1E06, Josh Jacobsen (1E06@anc.dc.gov)