



# STANTON ROAD

2604-2610 STANTON ROAD SE WASHINGTON, DC

## BZA SUBMISSION

07/24/2019



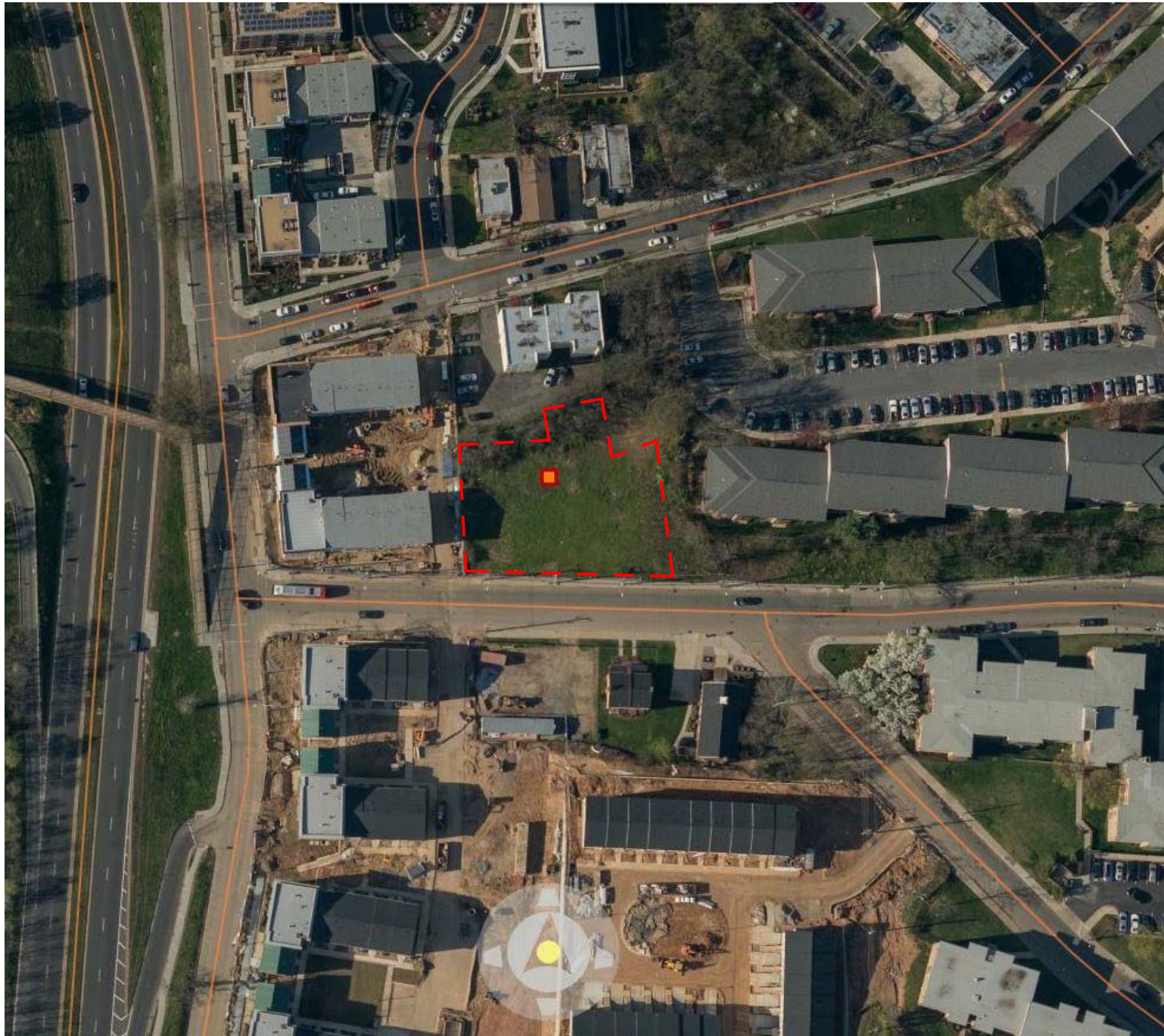
CLIENT/OWNER:

iPlus Realty, Inc.

ARCHITECT:

Studio MB  
2031 Florida Avenue NW Suite 400  
Washington DC 20009  
T: 202.506.7344

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20074  
EXHIBIT NO.30A



AERIAL VIEW



AERIAL VIEW

LOCATION

STANTON ROAD  
BZA SUBMISSION  
24 JULY 2019



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., April 22, 2019

Plat for Building Permit of: SQUARE 5669 LOT 84

Scale: 1 inch = 30 feet

Recorded in Book 215 Page 96

Receipt No. 19-04589 Drawn by: L.E.S.

Furnished to: NARESH MALKANI

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines, or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I ~~have~~ have not (*circle one*) filed a subdivision application with the Office of the Surveyor;

4) I ~~have~~ have not (*circle one*) filed a division of lots application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

\_\_\_\_\_  
Surveyor, D.C.



STANTON ROAD, S.E.



SR-19-04589(2019)  
\* E-MAIL

**ZONING:**  
**ALLOWABLE HEIGHT:**

RA-1  
40 FEET (OR 3 STORIES)

**MINIMUM REAR YARD SETBACK:**  
**MINIMUM SIDE YARD SETBACK:**

20 FT  
8 FT

**LOT AREA:**  
**ALLOWABLE LOT COVERAGE:**  
**REQ'D PARKING:**

20,353 SF  
40%  
1 PER 3 UNITS ABOVE 4

MAY REDUCE BY 50% DUE TO  
PROXIMITY TO METRO STATION

**ALLOWABLE USE TYPES:**

RESIDENTIAL  
CHANCERY  
CHILD CARE

**RESTRICTED USE TYPES:**

CORNER STORE  
COMMERCIAL

**FAR:**

0.9 ALLOWABLE (1.08 W/ BONUS  
DENSITY)  
18,317 SF (21,981 SF)

Residential Buildings								
	Floor Area Ratio (max.) <sup>1</sup>	Height (ft.) <sup>2</sup>	Stories	Lot Occupancy	Rear Yard (ft.) <sup>3</sup>	Side Yard (ft.) <sup>4</sup>	Green Area Ratio (min.)	Zoning Regulation Reference
RA-1	0.90	40	3	40%	20	One 8 ft. side setback shall be provided for all structures 8 for a detached or semi-detached dwelling	0.40	Subtitle F, Chapter 3



# ZONING ANALYSIS

# STANTON ROAD

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SITE FROM SW



SITE FROM SE



OPPOSITE STREET SIDE



ADJACENT DEVELOPMENTS

# STANTON ROAD

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## CONTEXT PHOTOS



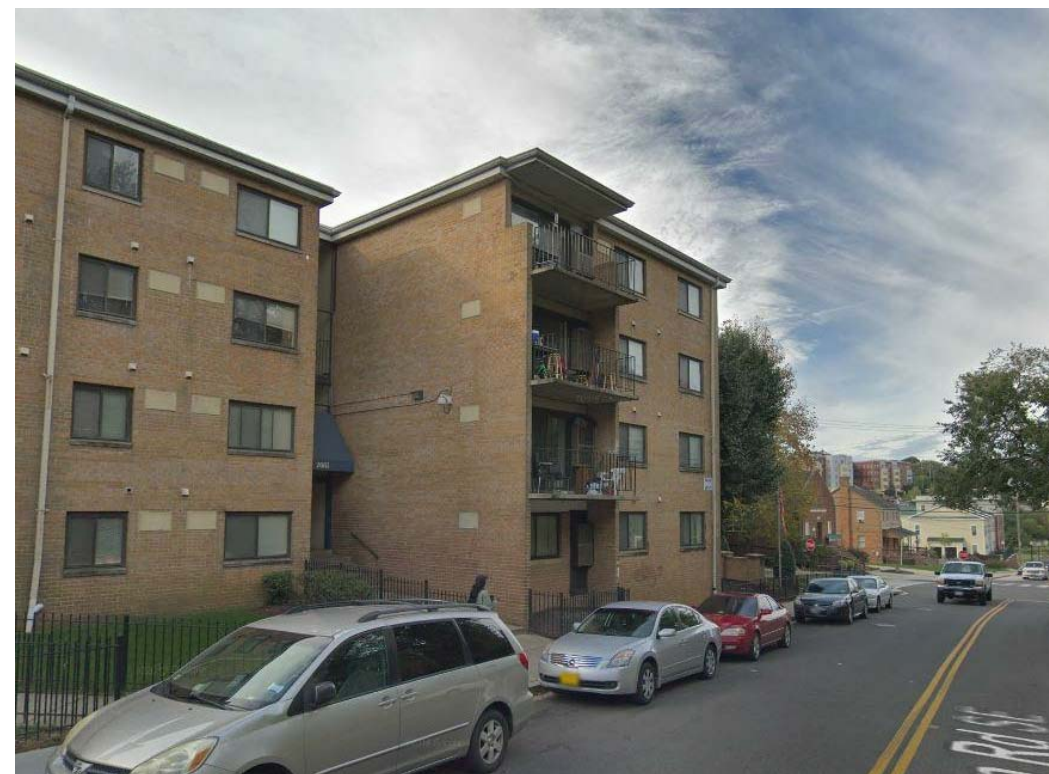
2605 BOWEN RD SE



2620 SHERIDAN RD SE



2632 MARTIN LUTHER KING JR AVE SE



2661 STANTON RD SE

# STANTON ROAD

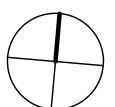
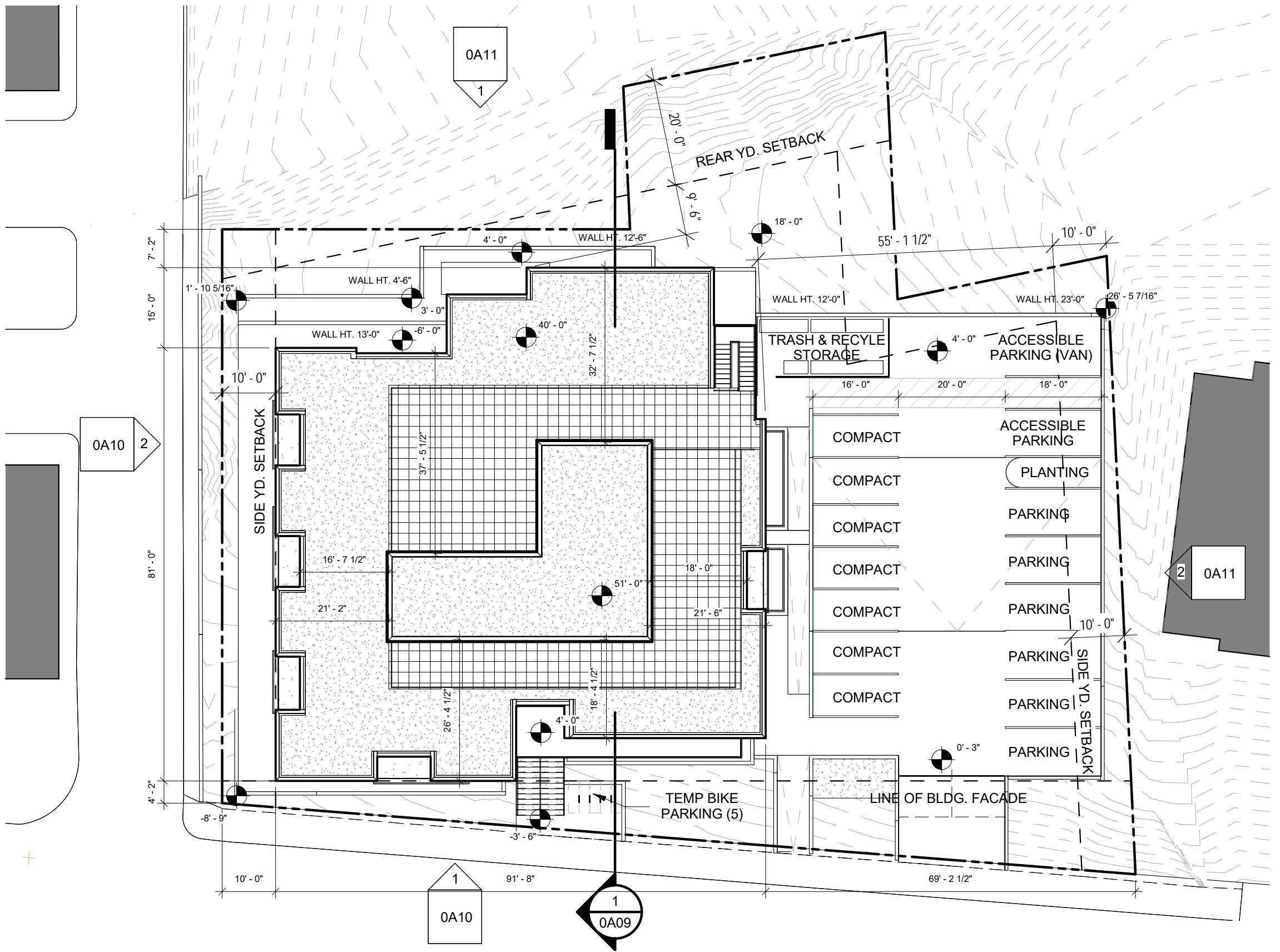
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## SURROUNDING BUILDINGS

- ZONE:** RA-1
- LOT AREA:** 20,353 SF  
**MAX FAR:** 1.08 (BONUS IZ DENSITY)  
**MAX ALLOWABLE GSF:** 21,981 SF
- MAX LOT COVERAGE:** 40% (8141 SF)  
**LOT COVERAGE:** 39% (7965 SF)
- SIDE YARD REQ:** 10'-0"  
**REAR YARD REQ:** 20'-0"
- STORIES:** 3 STORIES + CELLAR & PH
- FLOOR AREA:** 7380 LEVEL 1  
 7270 LEVEL 2  
 7270 LEVEL 3
- TOTAL AREA:** 29720  
 (21920 + 6700 CELLAR + 1100 PH)
- TOTAL UNITS:** 22 UNITS  
 -7x 2 BEDROOM  
 -7x 2 BEDROOM + DEN  
 -8x 3 BEDROOM
- PARKING SPOTS:** 15 PROVIDED (3 REQ'D)  
 -7 COMPACT  
 -8 REGULAR (2 ACCESSIBLE)
- BICYCLE PARKING:** 13 TOTAL  
 - EXT. 5, SHORT TERM  
 - INT. 8, LONG TERM
- BUILDING FEATURES AND AMENITIES**  
 - SITE PLANTING AND PAVING  
 INTEGRATES STORMWATER  
 MANAGEMENT FEATURES
- COMMON ROOF DECK & PENTHOUSE  
 FOR BUILDING TENANTS
- ACCESS TO VIEWS & DAYLIGHT
- SUSTAINABILITY**  
 - LED LIGHT FIXTURES  
 - DC GREEN CODE COMPLIANT



**SCALE**



0 20 40 60 80

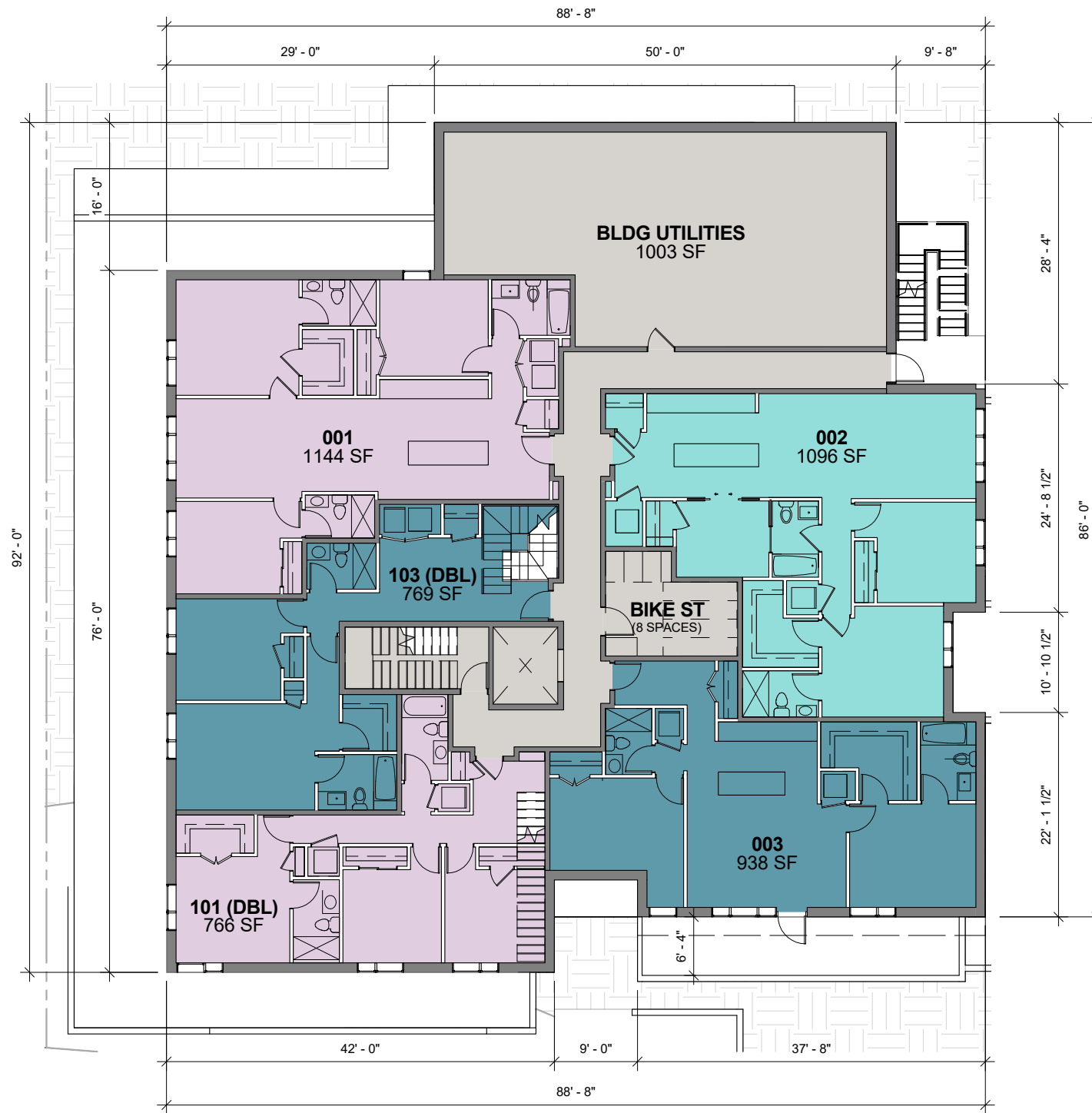


**SITE PLAN**

**STANTON ROAD**

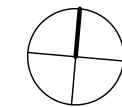
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**PROGRAM**

- CORE
- DWELLING UNIT - 2BR
- DWELLING UNIT - 2BR+DEN
- DWELLING UNIT - 3BR



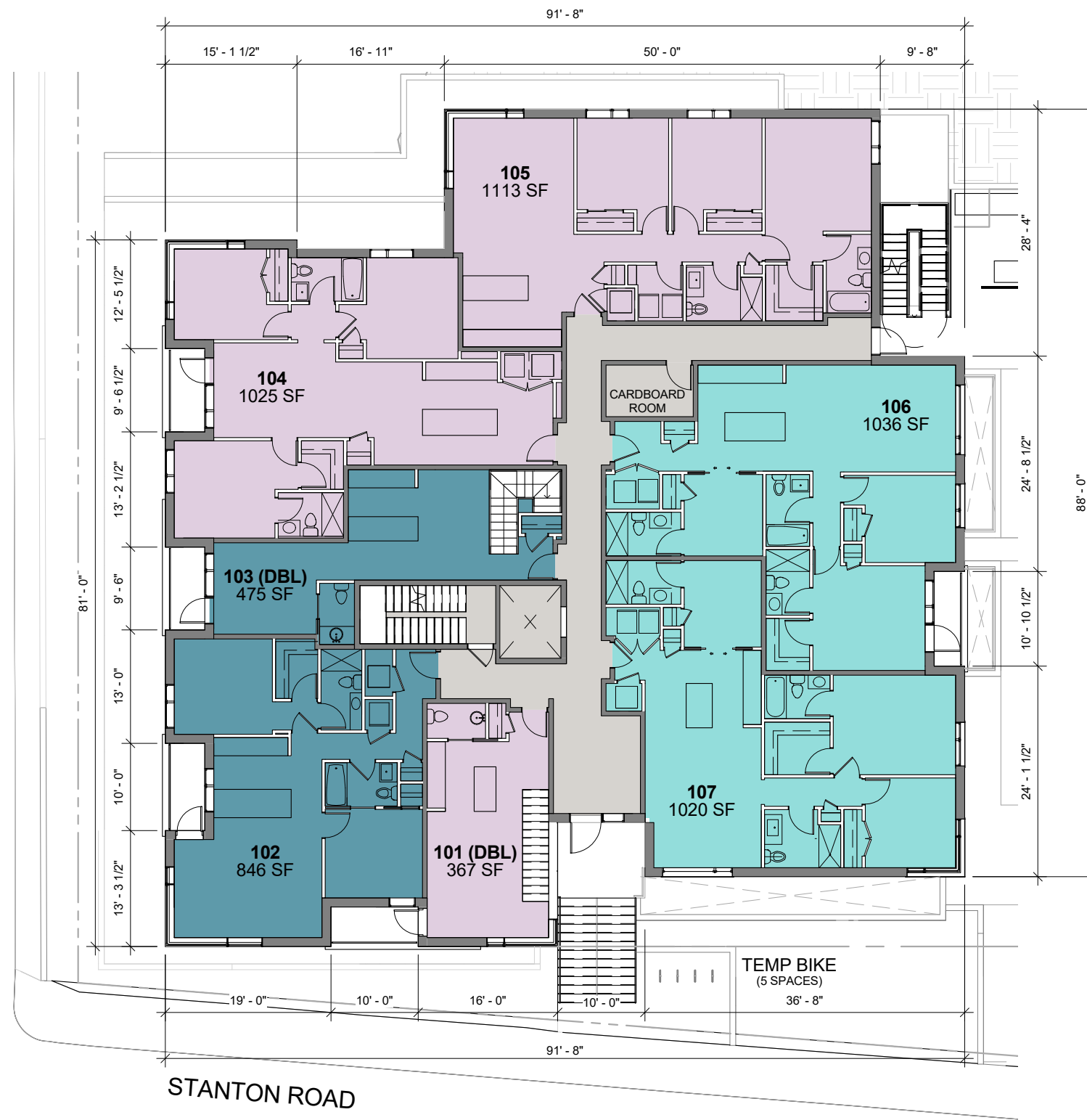
**STANTON ROAD**

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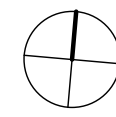
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**CELLAR**



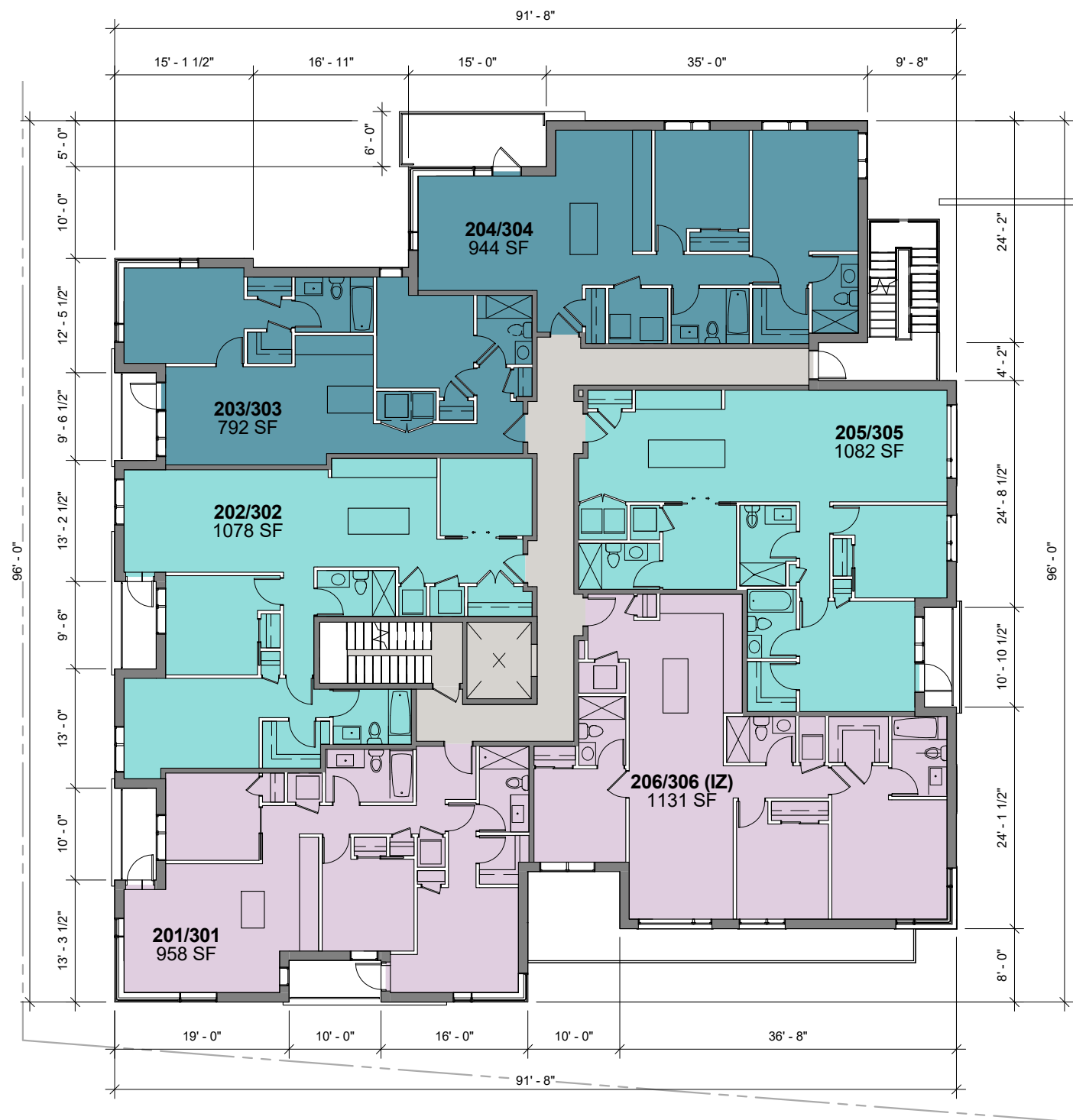


- PROGRAM**
- CORE
  - DWELLING UNIT - 2BR
  - DWELLING UNIT - 2BR+DEN
  - DWELLING UNIT - 3BR



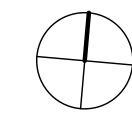
**LEVEL 1**



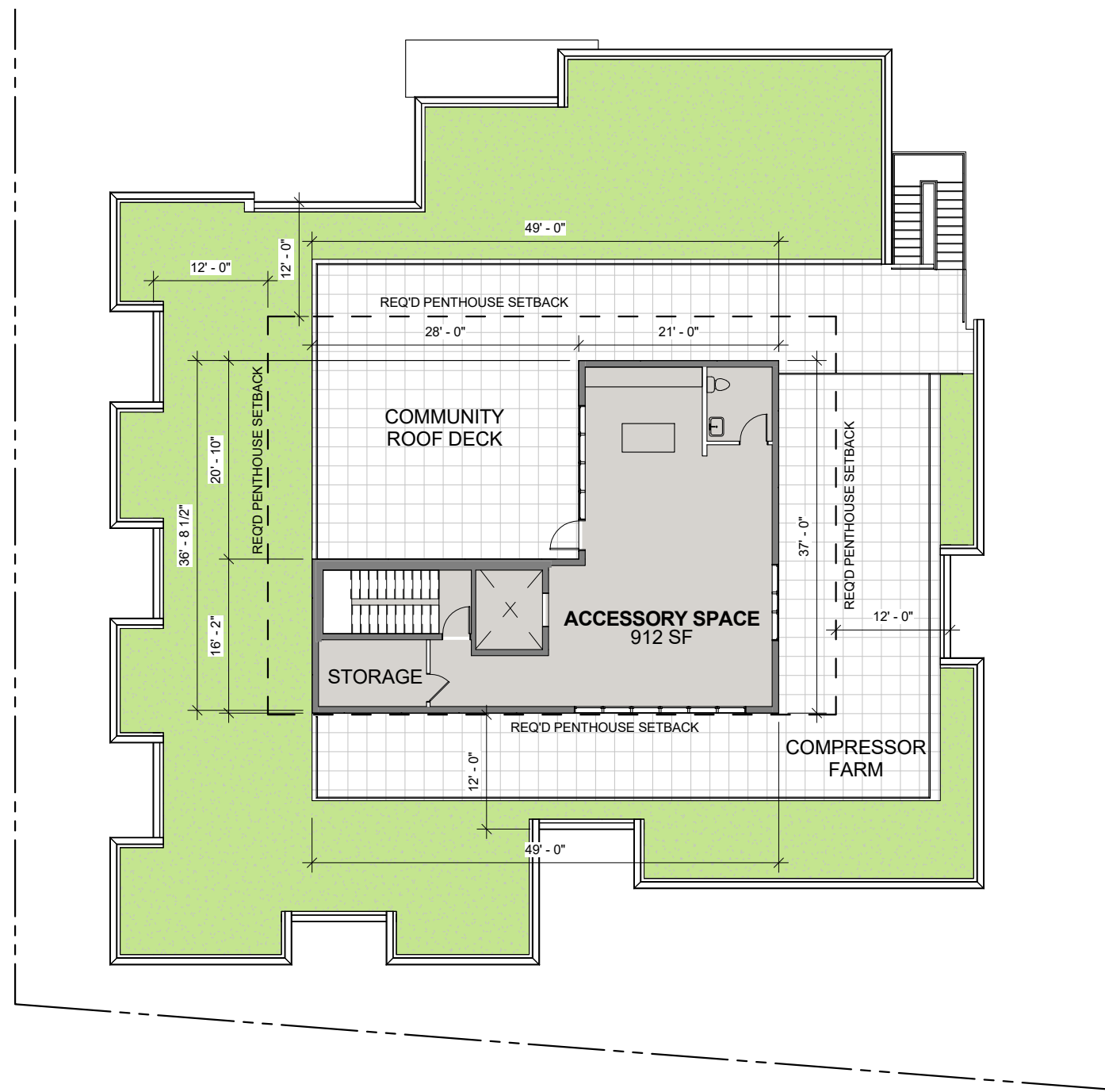


**PROGRAM**

- CORE
- DWELLING UNIT - 2BR
- DWELLING UNIT - 2BR+DEN
- DWELLING UNIT - 3BR

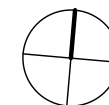


**LEVELS 2 & 3**



PROGRAM

■ CORE



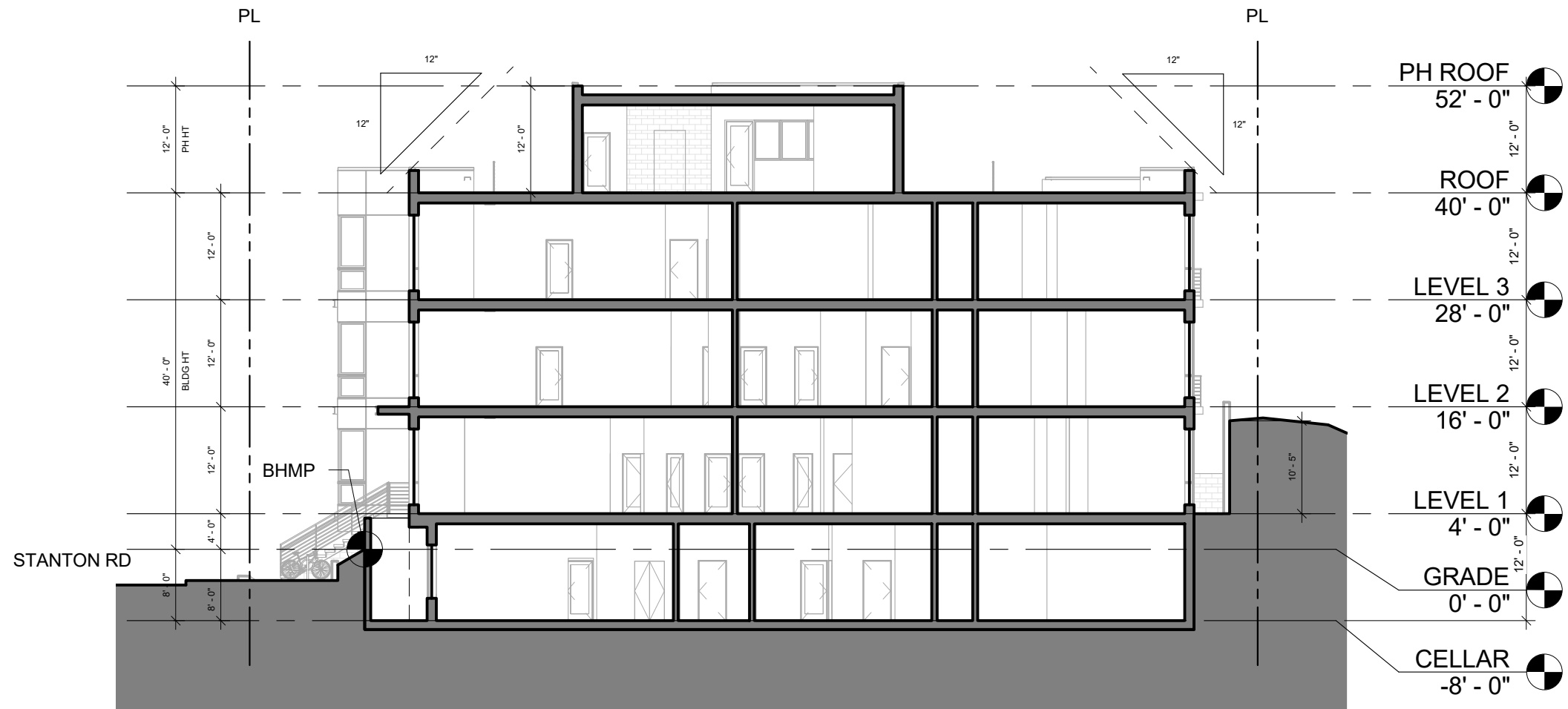
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PENTHOUSE





SITE SECTION

1/16" = 1'-0"

SITE SECTION

STANTON ROAD

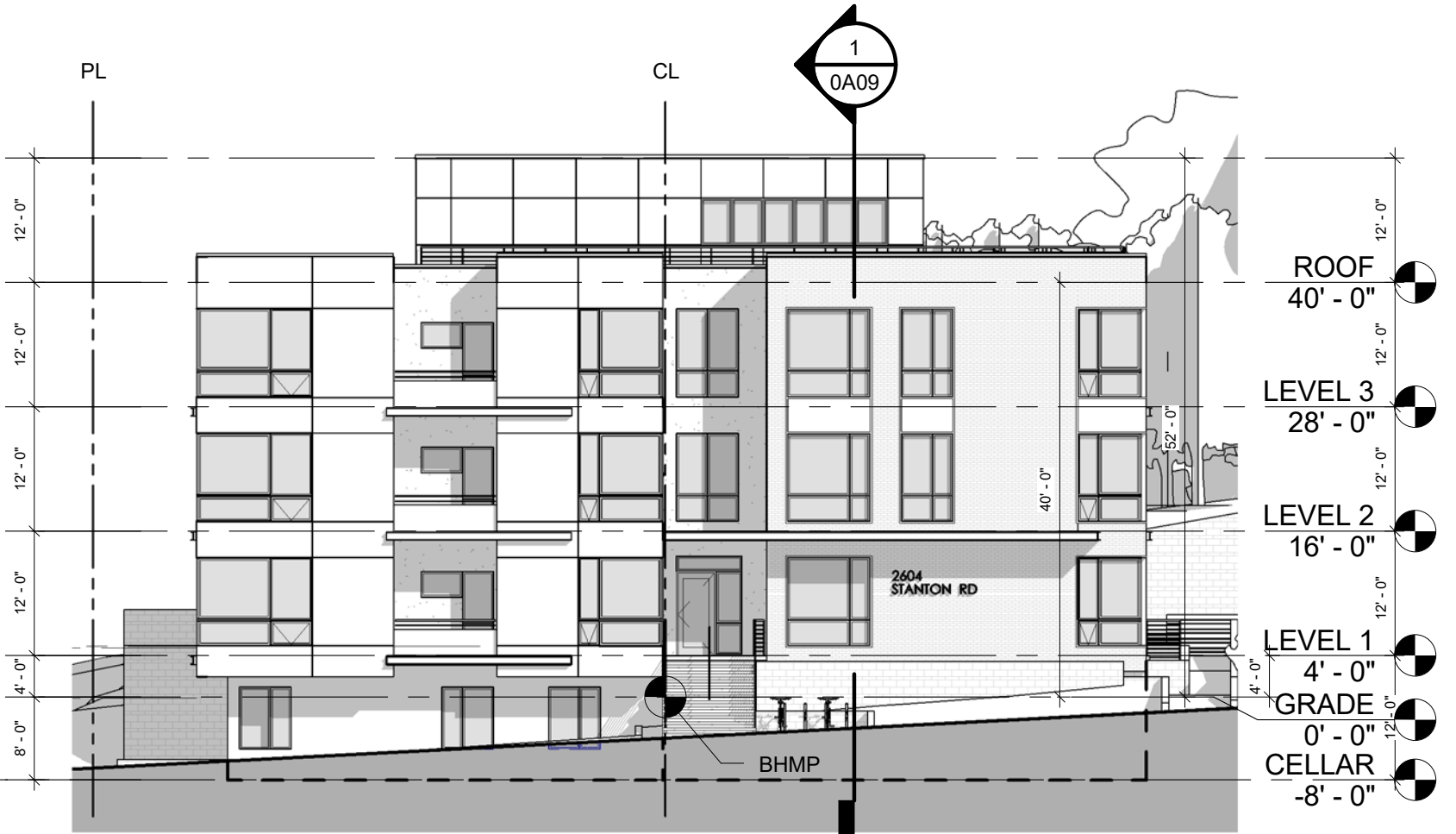
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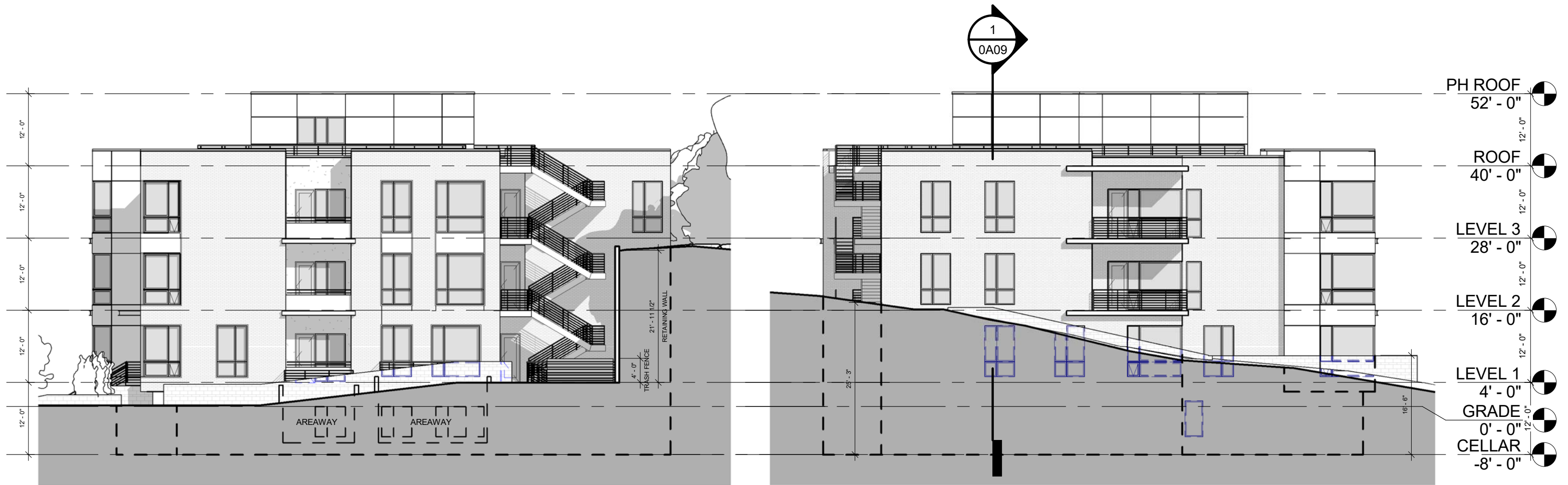
**2** WEST ELEVATION  
1/16" = 1'-0"



**1** SOUTH ELEVATION  
1/16" = 1'-0"



ELEVATIONS

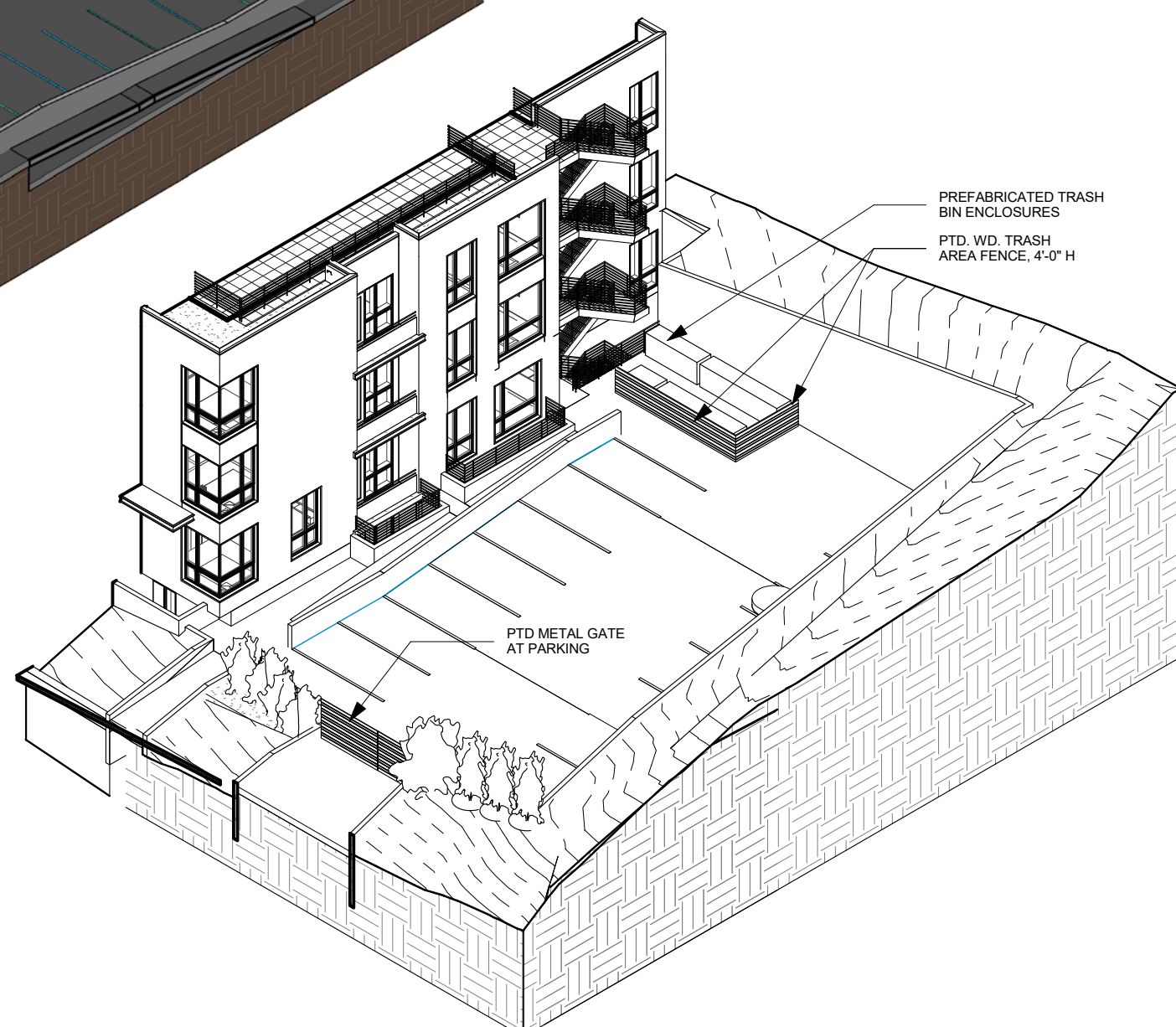
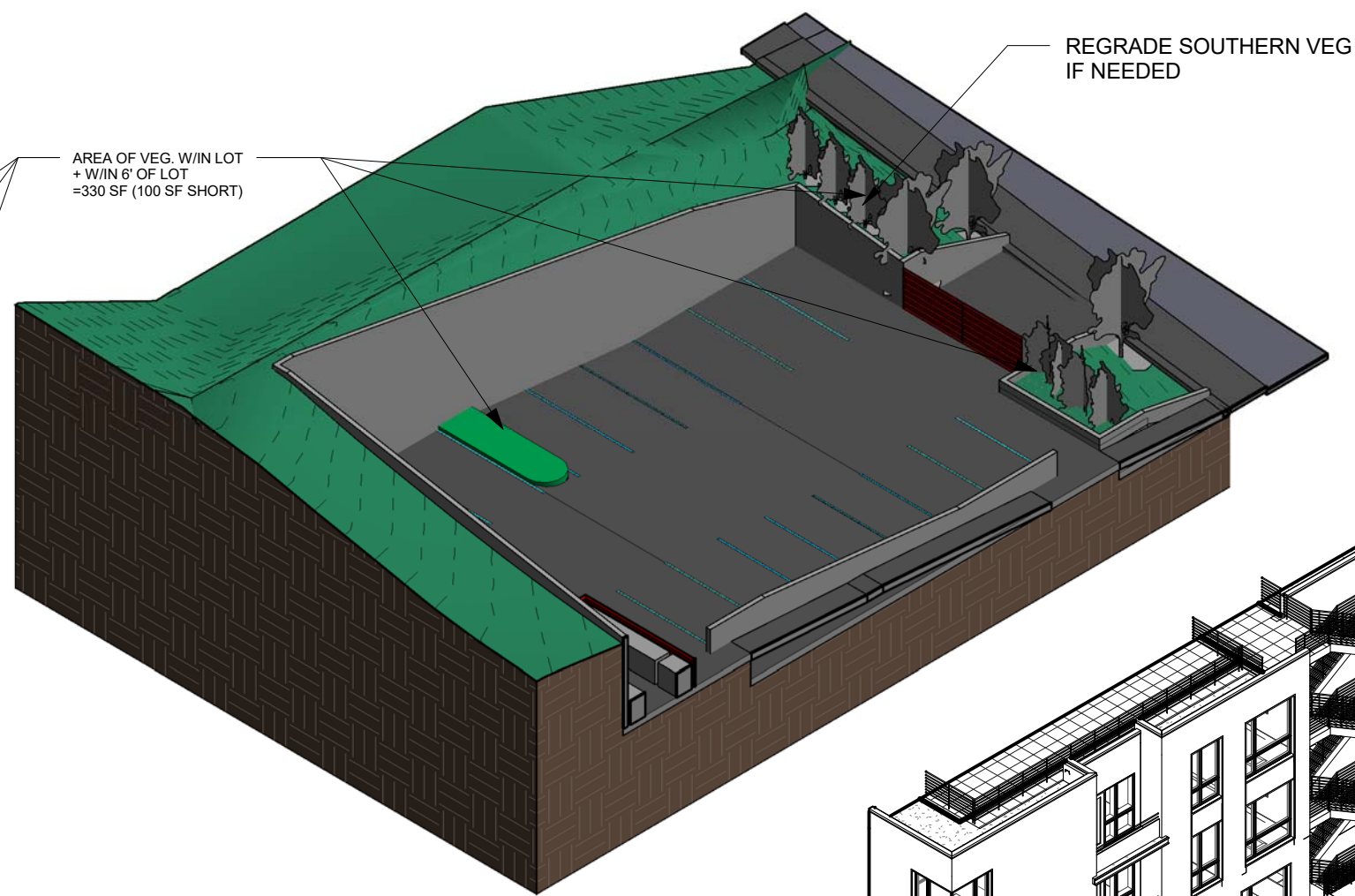
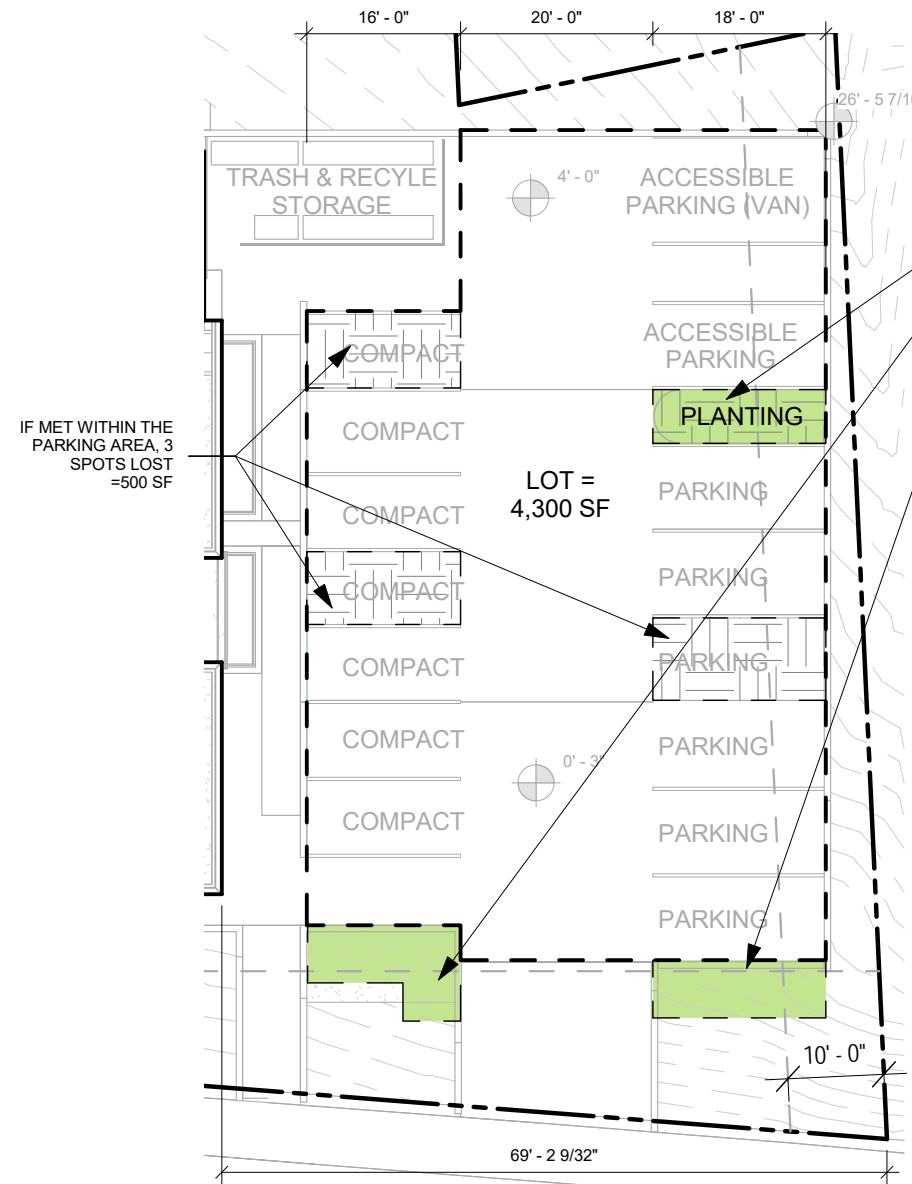


**2** EAST ELEVATION  
1/16" = 1'-0"

**1** NORTH ELEVATION  
1/16" = 1'-0"



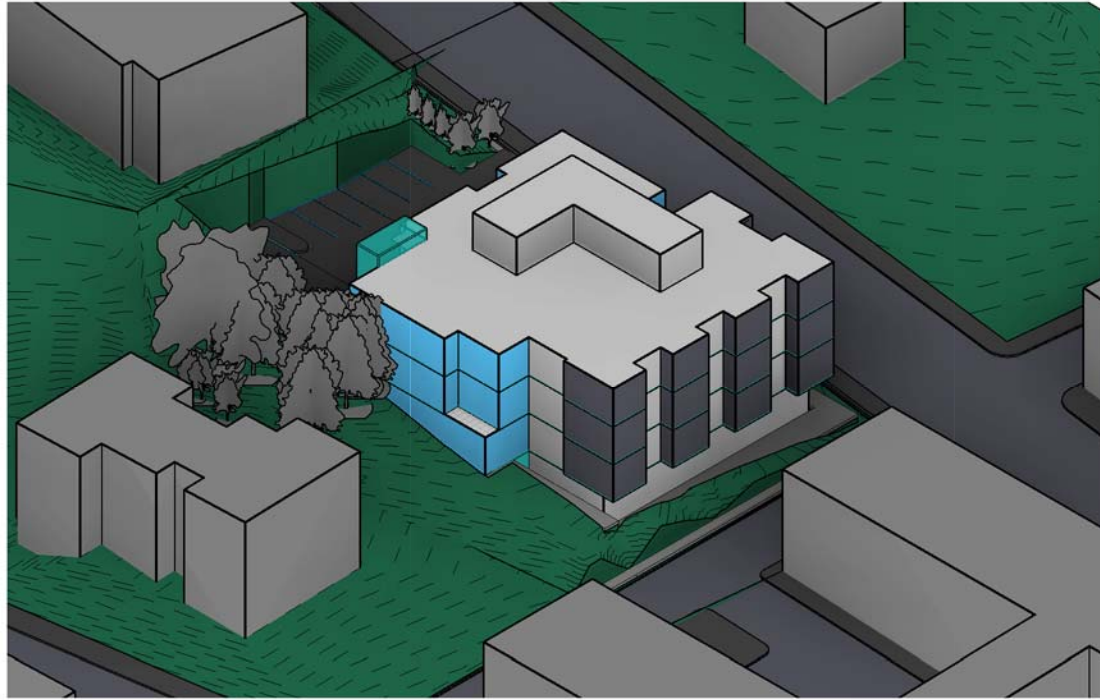
# ELEVATIONS



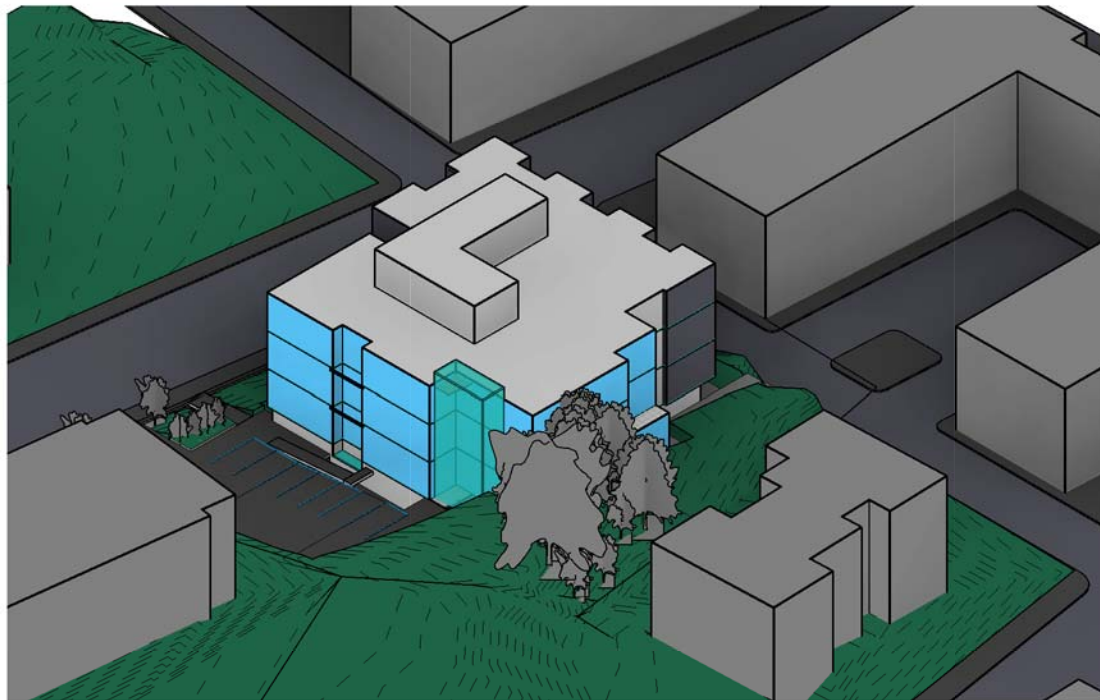
FENCE & GATE DESIGN PRECEDENTS



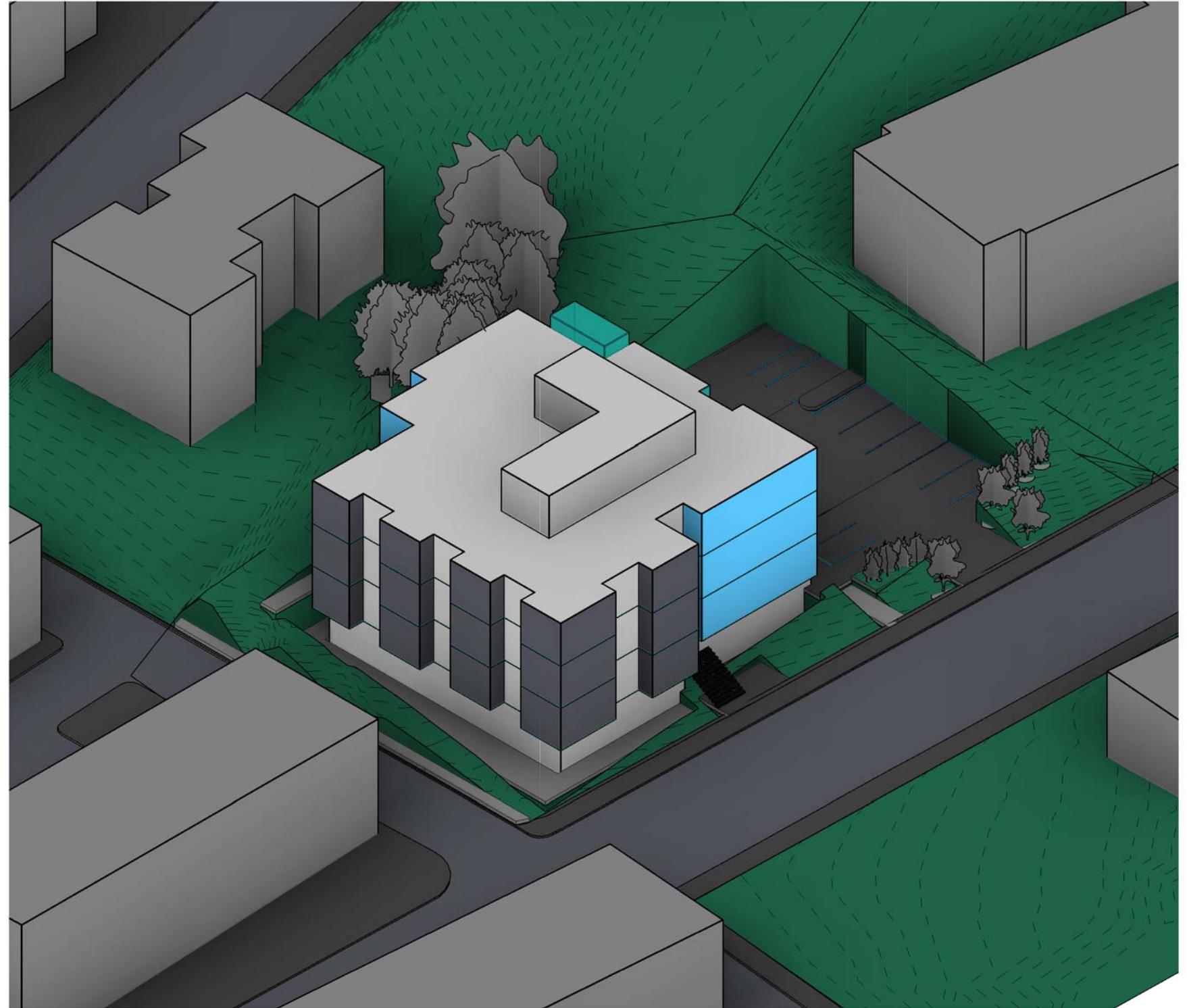
C 715 PARKING DIAGRAM



BUILDING MASSING NW



BUILDING MASSING NE



BUILDING MASSING SW

# BUILDING MASSING



RENDERED VIEW SW CORNER

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RENDERED VIEW SE CORNER

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