

CONGRESS PARK LIHTC SENIOR

**3311- 3329 14TH PLACE SE,
WASHINGTON DC 20032**

**SQUARE : 5917
LOT : 40/41**

**BZA PREHEARING SUBMISSION
NOVEMBER 20, 2019**



Urban Atlantic Development

7735 Old Georgetown Rd, Bethesda, MD 20814

Wiencek + Associates Architects + Planners, Inc

1100 Vermont Avenue NW, 8th Floor, Washington, DC 20005

Summit Engineers, Inc.

5307 Lee Hwy, Arlington, VA 22207

Wolfman & Associates

8720 Georgia Ave # 908, Silver Spring, MD 20910

Sustainable Building Partners

2701 Prosperity Ave, Suite 100,

Owner

Architect

MEP

Structural Engineer

Sustainability

SHEET LIST

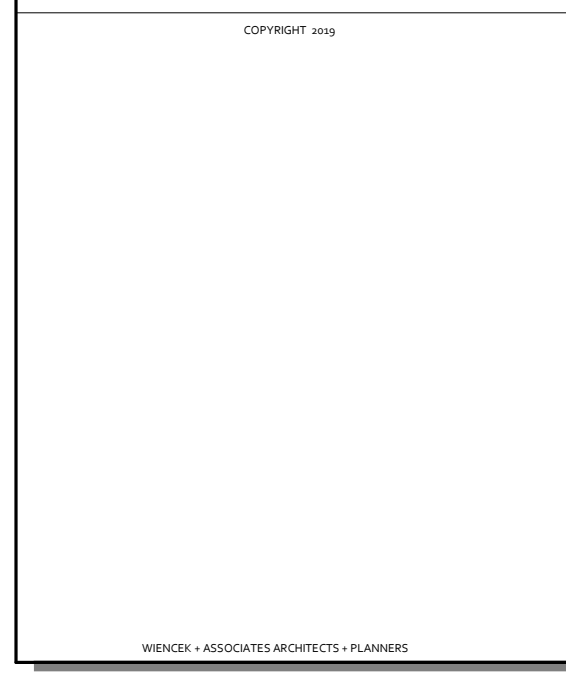
SHEET NUMBER	SHEET NAME	BZA APPLICATION (09/23/2019)	BZA PREHEARING (11/20/2019)
1 - GENERAL			
001	COVER SHEET	•	•
002	ZONING ANALYSIS	•	•
003	RENDERING	•	•
4 - ARCHITECTURAL			
A0000	EXISTING SITE PLAN	•	•
A0001	ARCHITECTURAL SITE PLAN	•	•
A0200	CELLAR AND FIRST FLOOR PLAN	•	•
A0201	SECOND AND THIRD FLOOR PLAN	•	•
A0202	ROOF PLAN	•	•
A0301	EXTERIOR BUILDING ELEVATIONS	•	•
A0311	BUILDING SECTIONS	•	•
A0600	TYPICAL MATERIALS	•	•

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JOB NO. **2019-013.001**

REV.	DESCRIPTION	DATE
BZA Application		09/23/2019
BZA Prehearing		11/20/2019

HUD ID#	Design Architect
Arch. Administering Contract	Owner
Contractor	Lender
Bonding Company	

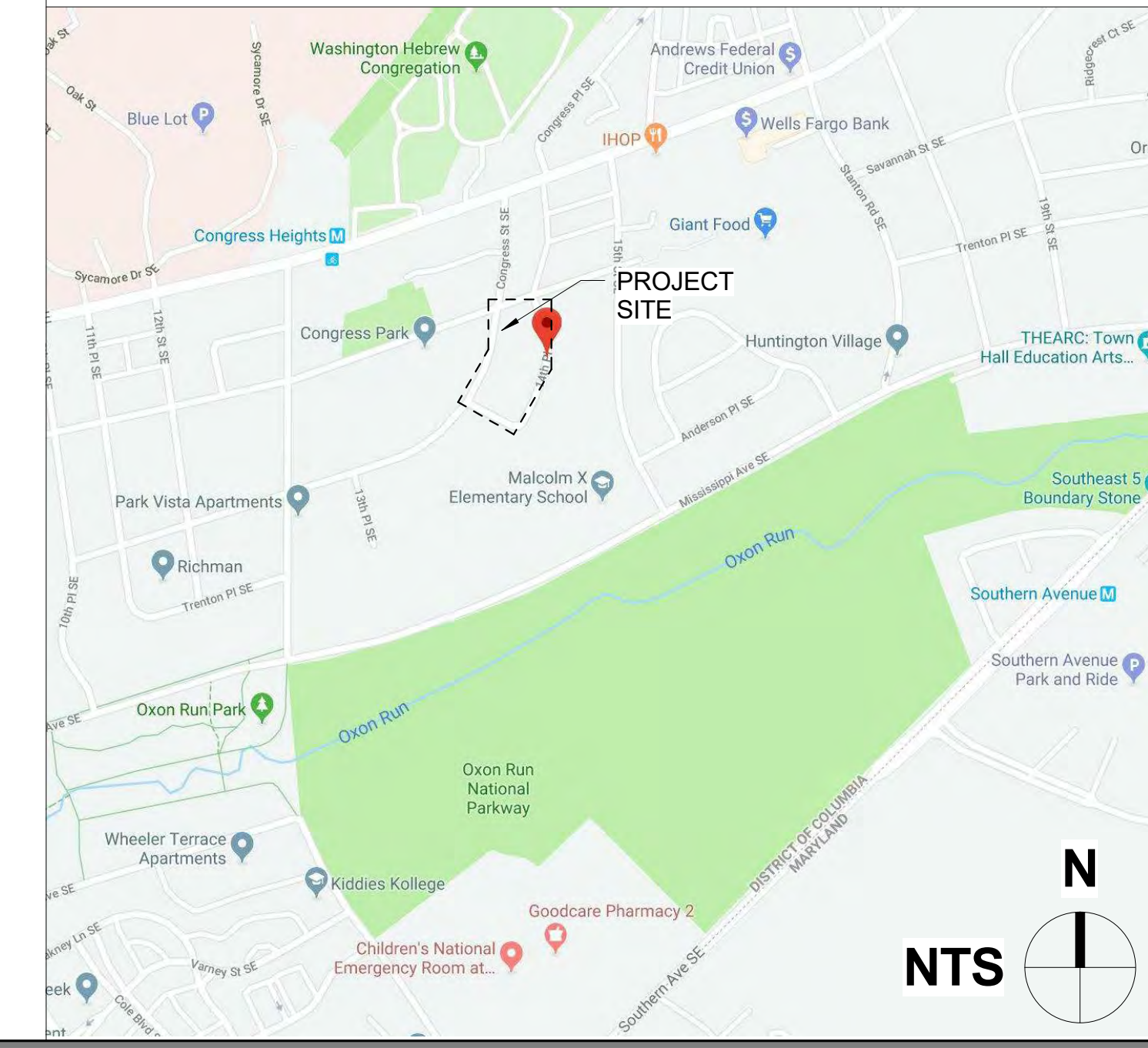
CONGRESS PARK LIHTC SENIOR

3311 - 3329 14th Place SE,
Washington DC 20032

SHEET TITLE
COVER SHEET

DWG. NO. **001** of Zoning Adjustment
Case of Columbia
Case No. 2019-013
www.wiencek.com

VICINITY PLAN



ZONING ANALYSIS

Issue	Allowed or Required	Proposed	Code Reference	In-House Comment
Address	3311-3329 14th Place SE	Washington DC 20032	Lot: 40 /41	Square: 5917
DC Zoning Regulation	Title 11 DCMR 2016			
Zone	RA-1	RA-1		
Use Permission		Affordable Independent Senior housing		
Property Area in SF	38,778	38,778		
Floor Area Ratio (FAR)	0.9		Subtitle F, 302.1	
Inclusionary Zoning FAR Modification	20%	1.077	Subtitle C, 1002.3	
Allowed Total FAR with IZ in SF	41880	41783		For 67 Units
Height/ Stories			Subtitle F, 303.1	
Height in feet	40'	36'-10"		From BHMP
Maximum number of stories	3	3		
Penthouse			Subtitle F, 303.2	
Height in feet	12'-0"	5'-0"		Equipment Screen = 5' - 0" Elevator overrun = 3'-6" PV Panels = 2' - 0"
Stories	1	1		
Setback	1:1	1:1	Subtitle C, 1502	Equipment Screen = 5' - 0" : 18'-1" Elevator overrun = 3'-6" : 3'- 6" PV Panels = 2' - 0" : 2' 0"
Lot Occupancy	40%	36.73%	Subtitle F, 304.1	
Lot Occupancy in SF	15511	14,242		For 1.08 FAR (67 Units)
Rear Yard in feet	20'	20'-9"	Subtitle F, 305.1	
Side Yard in feet	3'/feet (= 12'), min 8'		Subtitle F, 306.1	
Side Yard 1	10'	24'-6"		For corner plot
Side Yard 2	12'	100'-10"		
Green Area Ratio (GAR)	0.4	0.4	Subtitle F, 307.1	
Parking				
Vehicular Spaces	1/6 units = 11.16 spaces		Subtitle C, 701.5	For publicly assisted housing for elderly
Modification to spaces based metro proximity	50% reduction = 6 spaces	6 spaces	Subtitle C, 702.1	For propert within 0.5 mile of metro
Bike Parking			Subtitle C, 801.2	
Long Term	1/3 units	23 spaces		For 67 Units
Short term	1/20 units	4 spaces		For 67 Units
Loading Berth	1- 12'x30'	1- 12'x30'	Subtitle C, 901.1	
Service / Delivery Space	1- 10'x20'	1- 10'x20'	Subtitle C, 901.1	
Screening Requirement	None for 25' seperation	26'-10"	Subtitle C, 908.2	
Open Court Width	4'-8"	25'-5"	Subtitle C, 1801.2	For Outdoor Terrace

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CONTRACT NO.

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SHEET TITLE
ZONING ANALYSIS

DWG. NO.
002

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ISSUANCES		
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SHEET TITLE
RENDERING

DWG. NO. 003

SITE PERSPECTIVE

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SAVANNAH ST SE

EXISTING SIDEWALK
PROPERTY LINE

16' ALLEY

PROPERTY LINE

EXISTING PARKING

16' ALLEY
PROPERTY LINE

EXISTING SIDEWALK

14TH PLACE SE

PROPERTY LINE

EXISTING TREE, TYP.

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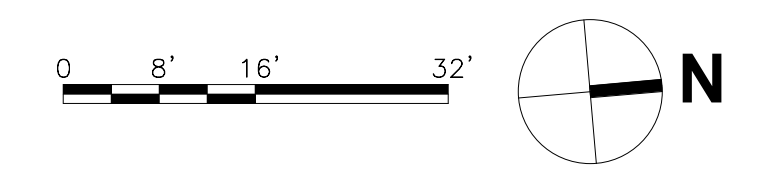
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1 EXISTING SITE PLAN
A0000 1/16" = 1'-0"



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SHEET TITLE
EXISTING SITE PLAN

DWG. NO. A0000

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SITE PLAN LEGEND

----- PROPERTY LINE

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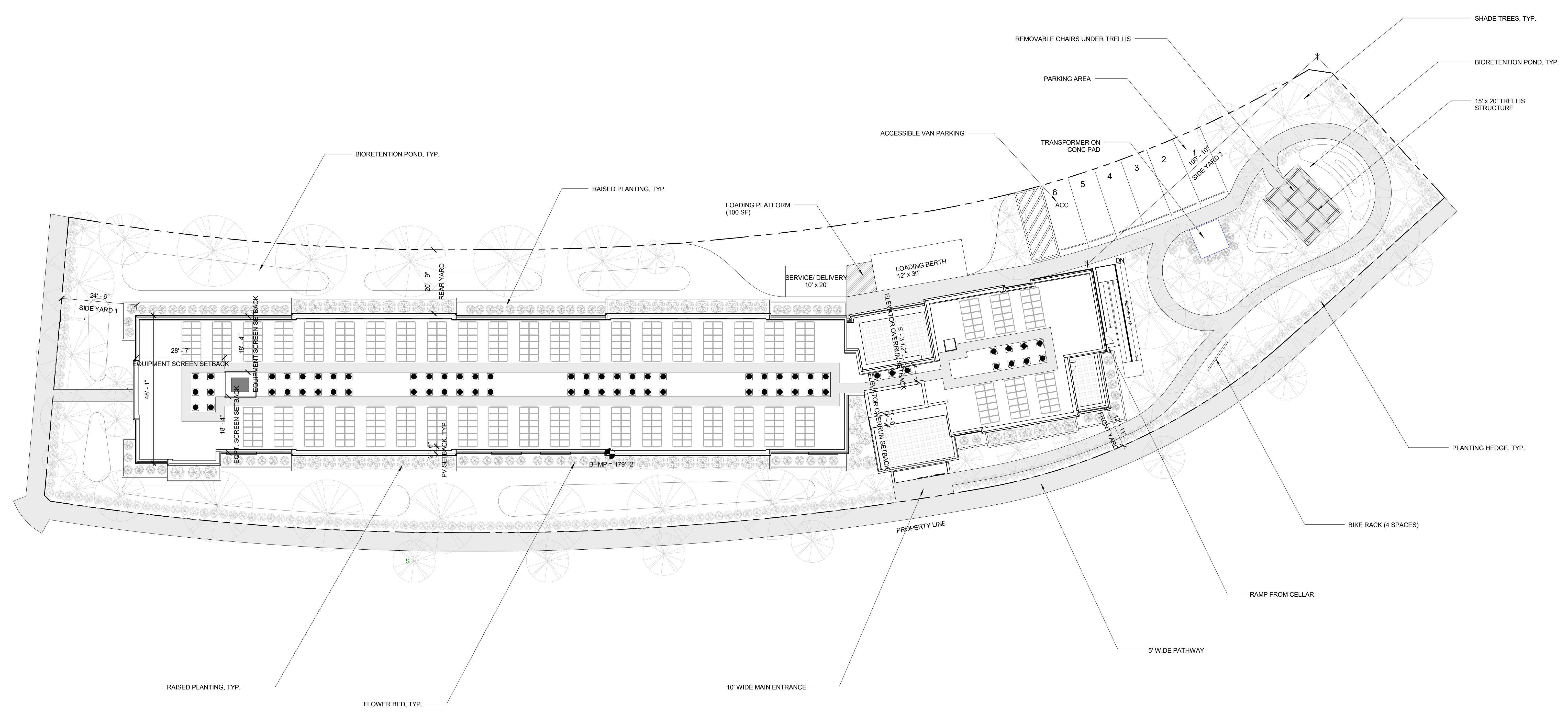
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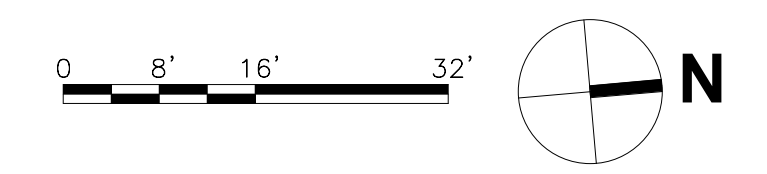
SHEET TITLE ARCHITECTURAL SITE PLAN

DWG. NO. A0001



1 PROPOSED SITE PLAN

A0001 1/16" = 1'-0"



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