

ZONING ANALYSIS

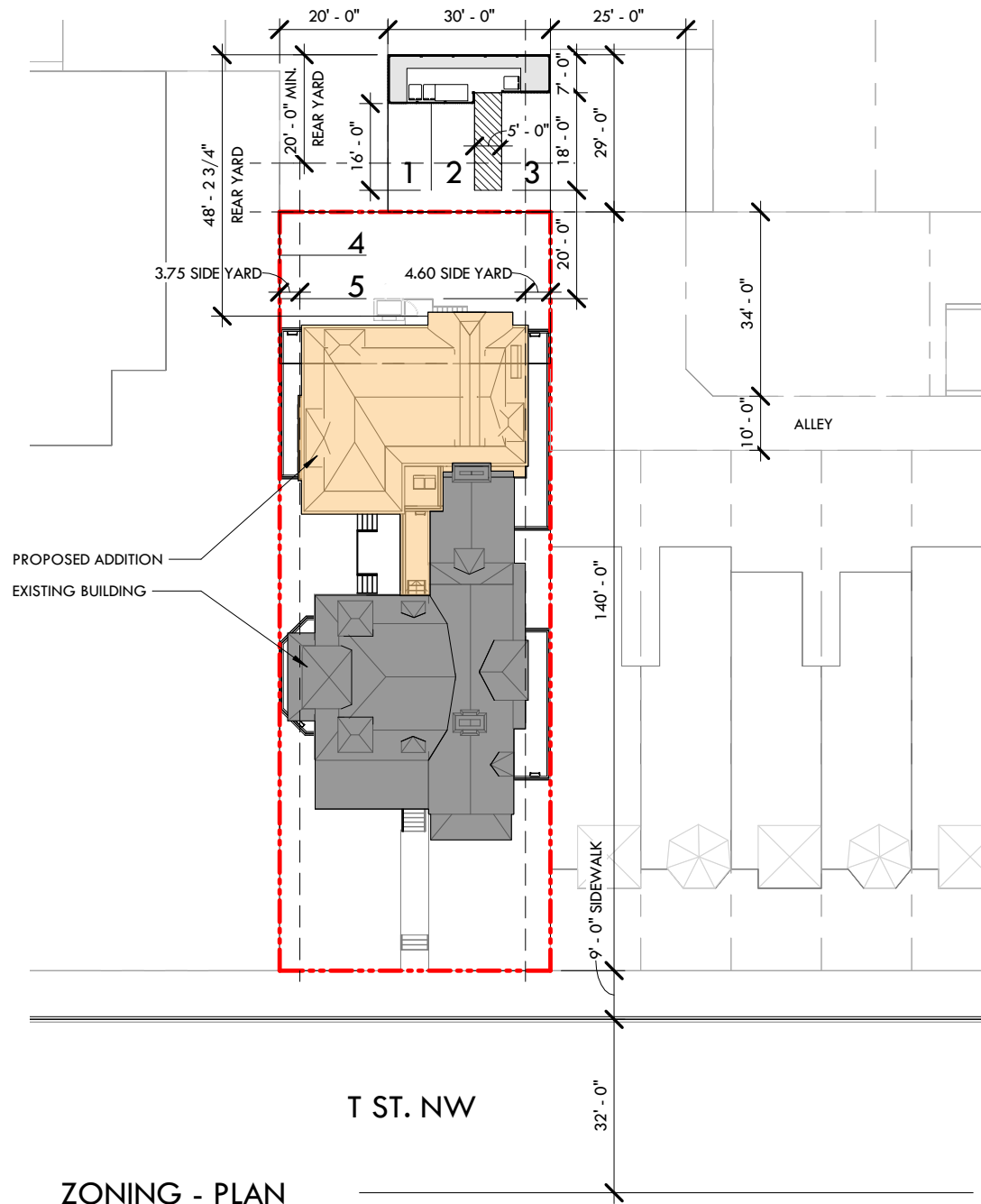
PROJECT INFORMATION

PROJECT ADDRESS: 421 T ST, NW, WASHINGTON, DC. 20001
PROJECT SCOPE: HISTORIC RENOVATION WITH ADDITION TO PROVIDE 7 RESIDENTIAL DWELLING UNITS
SQUARE: 3090
LOT: 13, 807
ZONE: RF-1
LOT SIZE: 7,870 SF
HISTORIC: LEDROIT PARK HISTORIC DISTRICT

FLOOR	EXISTING GFA	PROPOSED GFA
CELLAR:	1,764 SF	3,114 SF
FIRST:	2,021 SF	3,148 SF
SECOND:	1,813 SF	3,184 SF
THIRD:	1,409 SF	2,336 SF
TOTAL:	7,007 SF	11,782 SF

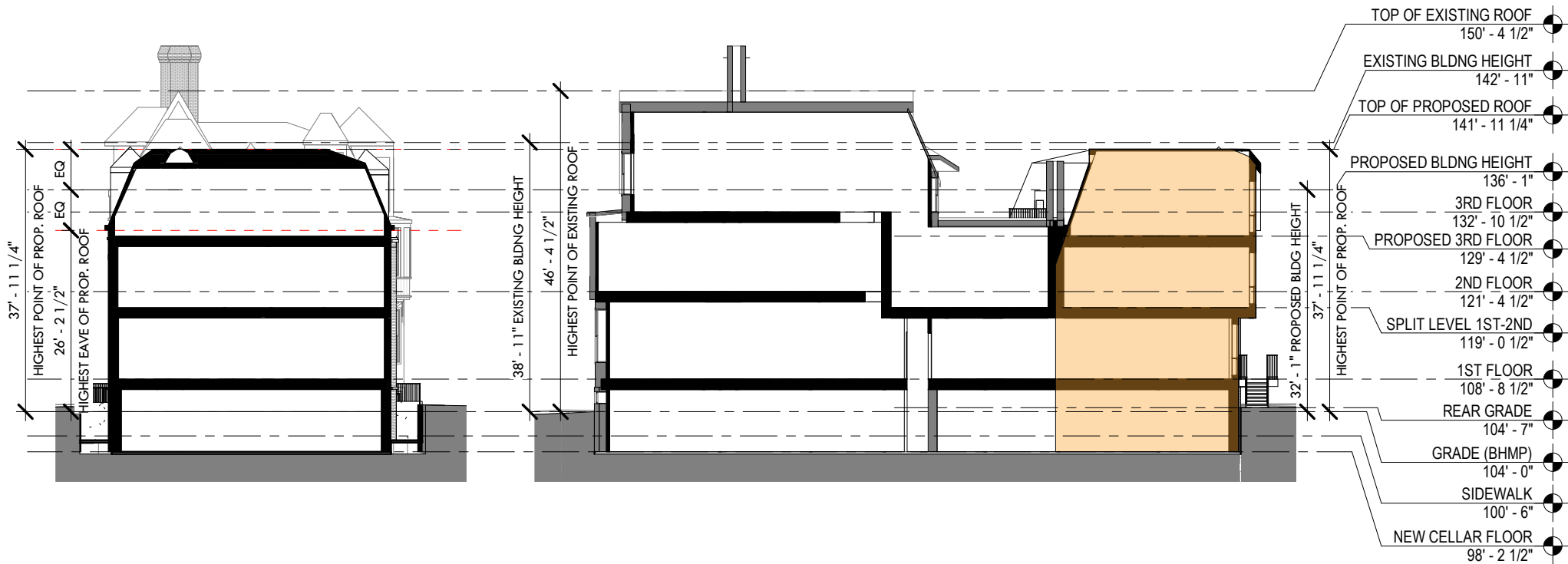
ZONING CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,870 SF	7,870 SF	7,870 SF
LOT OCCUPANCY	60% (4,722 SF)	26.7% (2,102 SF)	42.6% (3,356 SF)
FAR	N/A	N/A	N/A
PENTHOUSE RES. FAR	N/A	N/A	N/A
REAR YARD SETBACK	20' - 0" MIN.	76' - 0"	48' - 2 3/4"
SIDE YARD SETBACK	5' - 0" MIN.	EAST YARD: 4' - 7 1/4" (4.60') WEST YARD: 2' - 8 3/8" (2.70')	EAST YARD: 4' - 7 1/4" (4.60') WEST YARD: 3' - 9" (3.75')
BUILDING HEIGHT	35' - 0" (40' - 0" AS A SPECIAL EXCEPTION)	38' - 11" (PER SUBTITLE B SECTION 308.4)	32' - 1" (PER SUBTITLE B SECTION 308.4)
PENTHOUSE HEIGHT	N/A	N/A	N/A
OPEN COURT WIDTH	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 6' - 0"	N/A	15' - 6" (9 - 8" REQUIRED WIDTH)
CLOSED COURT WIDTH	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 12' - 0"	N/A	N/A
CLOSED COURT AREA	TWICE THE SQUARE OF REQD. WIDTH ≥ 350 SF. MIN AREA	N/A	N/A
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS (REQUIRED FOR AN EXPANSION OR CHANGE OF USE WITHIN AN EXISTING BUILDING)	N/A (1 SPACE REQUIRED)	5 PARKING SPACES 7 UNITS / 2 = 3.5; 4 - 1 = 3 SPACES REQUIRED
RETAIL PARKING	1.33 SPACES / 1000 SF IN EXCESS OF 3000 SF	N/A	N/A
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	N/A	8 SPACES PROVIDED, ZERO REQUIRED FOR PROJECTS UNDER 8 UNITS
LONG TERM BICYCLE PARKING - RETAIL	1 SPACE / 10,000 SF	N/A	N/A
SHORT TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 20 DWELLING UNITS	N/A	N/A
SHORT TERM BICYCLE PARKING - RETAIL	1 SPACE / 10,000 SF	N/A	N/A
GAR	N/A	N/A	N/A



ZONING - PLAN

1/32" = 1'-0"



ZONING - CROSS SECTION

3/64" = 1'-0"

ZONING - LONGITUDINAL SECTION

3/64" = 1'-0"

Board of Zoning Adjustment

District of Columbia

CASE NO. 20290

EXHIBIT NO. 65A

SD1.11