

1322-1326 18TH STREET NW

Board of Zoning Adjustment Package

SEPTEMBER 16th , 2022

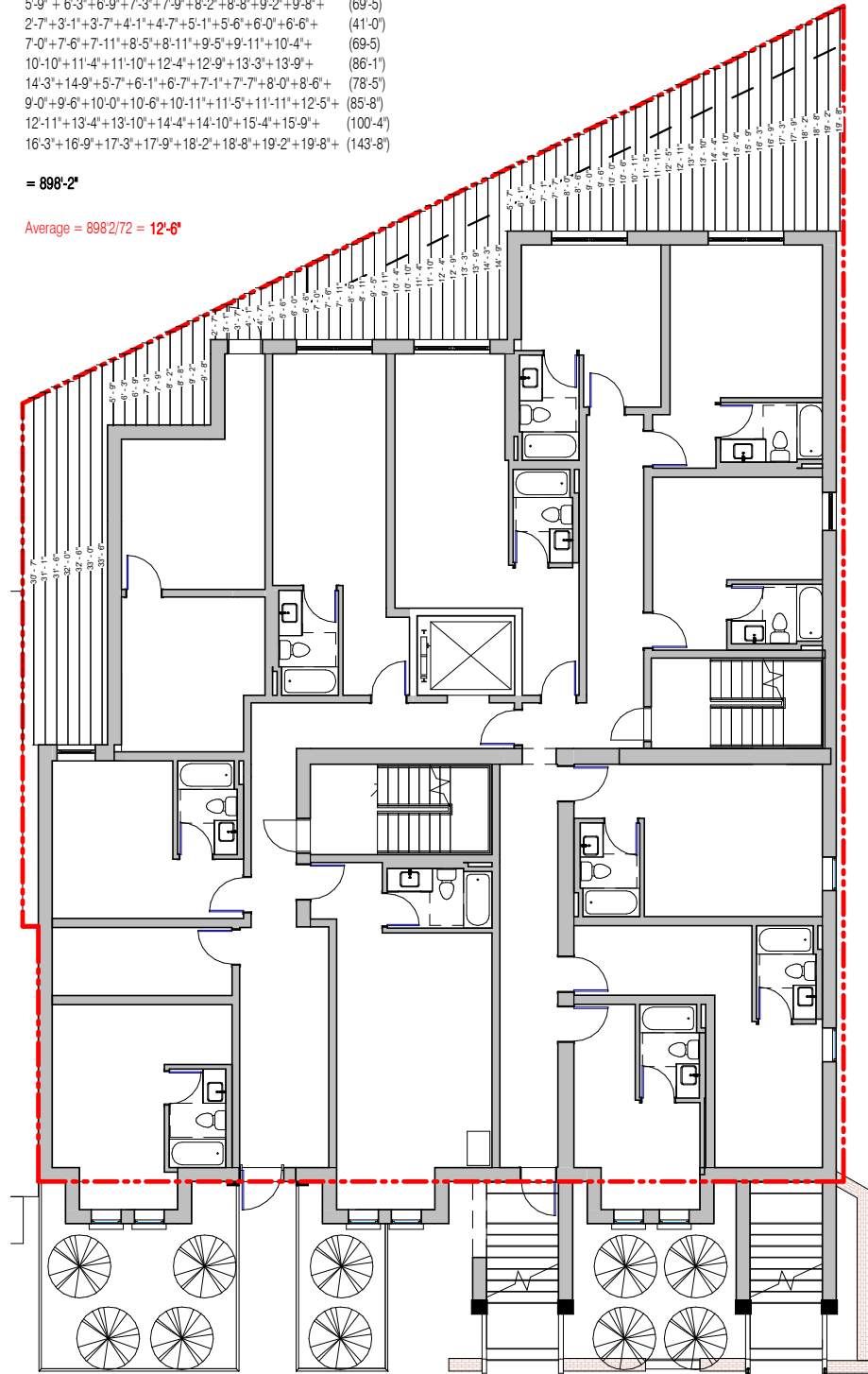




000s - COVER SHEET - 1. PRESENTATION	
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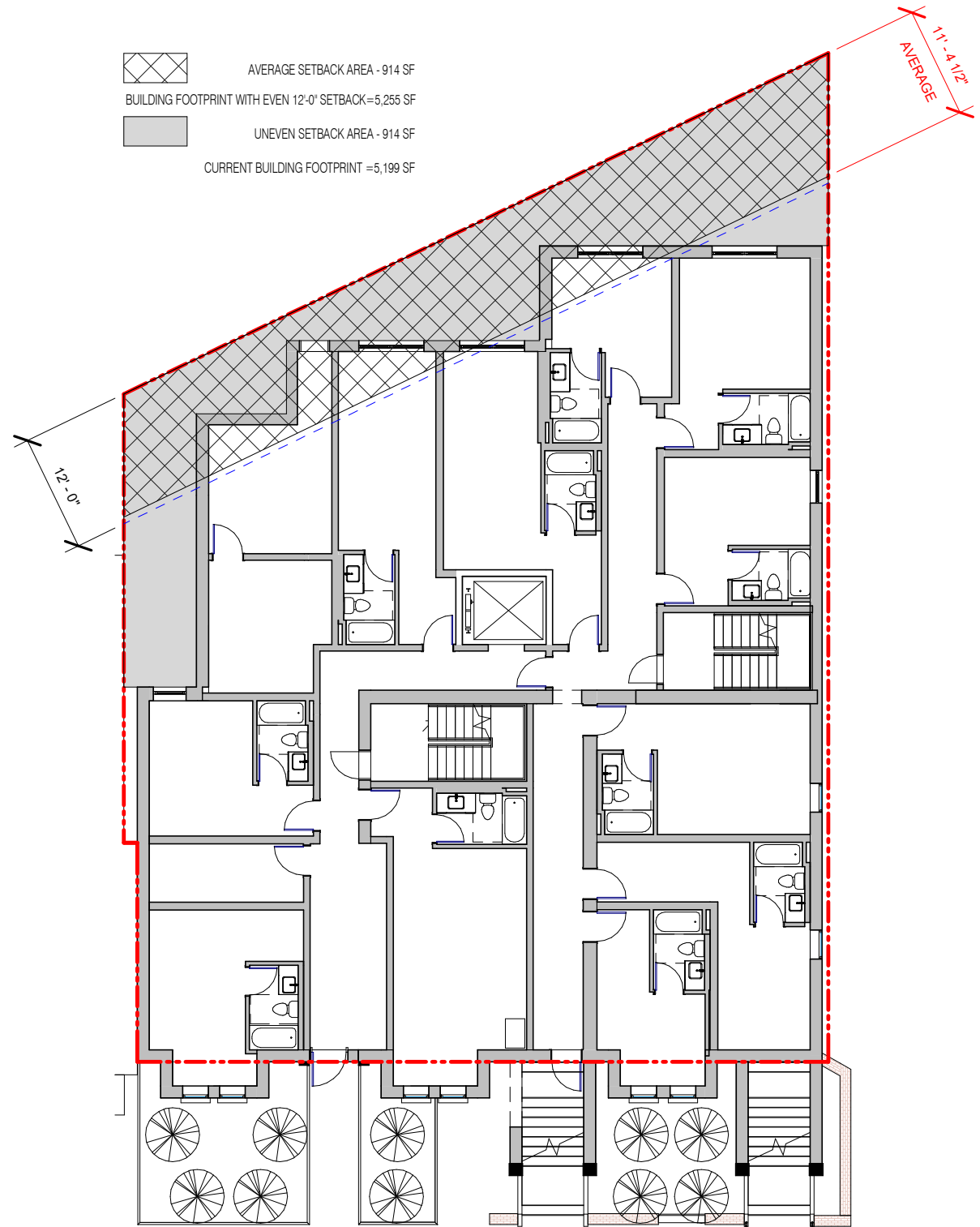
Zoning DATA						
Date:	Tuesday, September 13, 2022					
Square No.:	137	Lot No.:	824			
Zoning District:	MU-15	Historic District:	Dupont Circle Historic District			
Lot Area:	6,189	Inclusionary Zoning:	N/A			
Building Details		Section	Prescribed		Provided	
FAR		G-402/ X-303.3	4	24,756	4.00	24,754
Rooms					62	
Building Height		X-303.7/ HT Act	65		55'-8"	
Lot Occupancy		G-404	100%	6,189	84%	5,216
Rear Yard		G-405.3/4	12'		12'-6"	
Side Yard		G-406.1/3	N/A		N/A	
Courtyard		G-406.1/3	N/A		N/A	
			Width	Area	Width	Area
			N/A	N/A	N/A	N/A
G.A.R (Green Area Ratio)		G-407.3	0.20		0.20	
Penthouse Details						
Penthouse	FAR	C-1503	0.40		N/A	N/A
	Height	G-403.3	20'-0"		N/A	
	Setback	C-1502	1:1 on all walls except where side walls abuts closed court		N/A	
Parking/Loading Regulations						
Vehicle Parking	Unit Parking	C-704.2	# per Unit/SF	Spaces	Spaces	
	Retail		NOT REQUIRED PER C-704.2		NOT PROVIDED	
	Total					
Bicycle Parking	Long-Term (Lodging)	C-805	NOT REQUIRED PER C-802.6		3	
	Short-Term (Lodging)	C-804			N/A	
Loading	Berth	C-905.2	1	12x30	NOT REQUIRED PER C-901.7	
	Height	C-905.2	14'-0"			
	Platform	C-905.4	1	100 SF		
Delivery Space	Quantity/Size	C-901.1	1	10x20	N/A	
	Height	C-905.2	10'-0"		N/A	

30'-7"+31'-1"+31'-6"+32'-0"+32'-6"+33'-0"+33'-6"+ (224'-2")
 5'-9"+6'-3"+6'-9"+7'-3"+7'-9"+8'-2"+8'-8"+9'-2"+9'-8"+ (69'-5")
 2'-7"+3'-1"+3'-7"+4'-1"+4'-7"+5'-1"+5'-6"+6'-0"+6'-6"+ (41'-0")
 7'-0"+7'-6"+7'-11"+8'-5"+8'-11"+9'-5"+9'-11"+10'-4"+ (69'-5")
 10'-10"+11'-4"+11'-10"+12'-4"+12'-9"+13'-3"+13'-9"+ (86'-1")
 14'-3"+14'-9"+5'-7"+6'-1"+6'-7"+7'-1"+7'-7"+8'-0"+8'-6"+ (78'-5")
 9'-0"+9'-6"+10'-0"+10'-6"+10'-11"+11'-5"+11'-11"+12'-5"+ (85'-8")
 12'-11"+13'-4"+13'-10"+14'-4"+14'-10"+15'-4"+15'-9"+ (100'-4")
 16'-3"+16'-9"+17'-3"+17'-9"+18'-2"+18'-8"+19'-2"+19'-8"+ (143'-8")

= 898'-2"
 Average = $898' / 72 = 12'-6"$

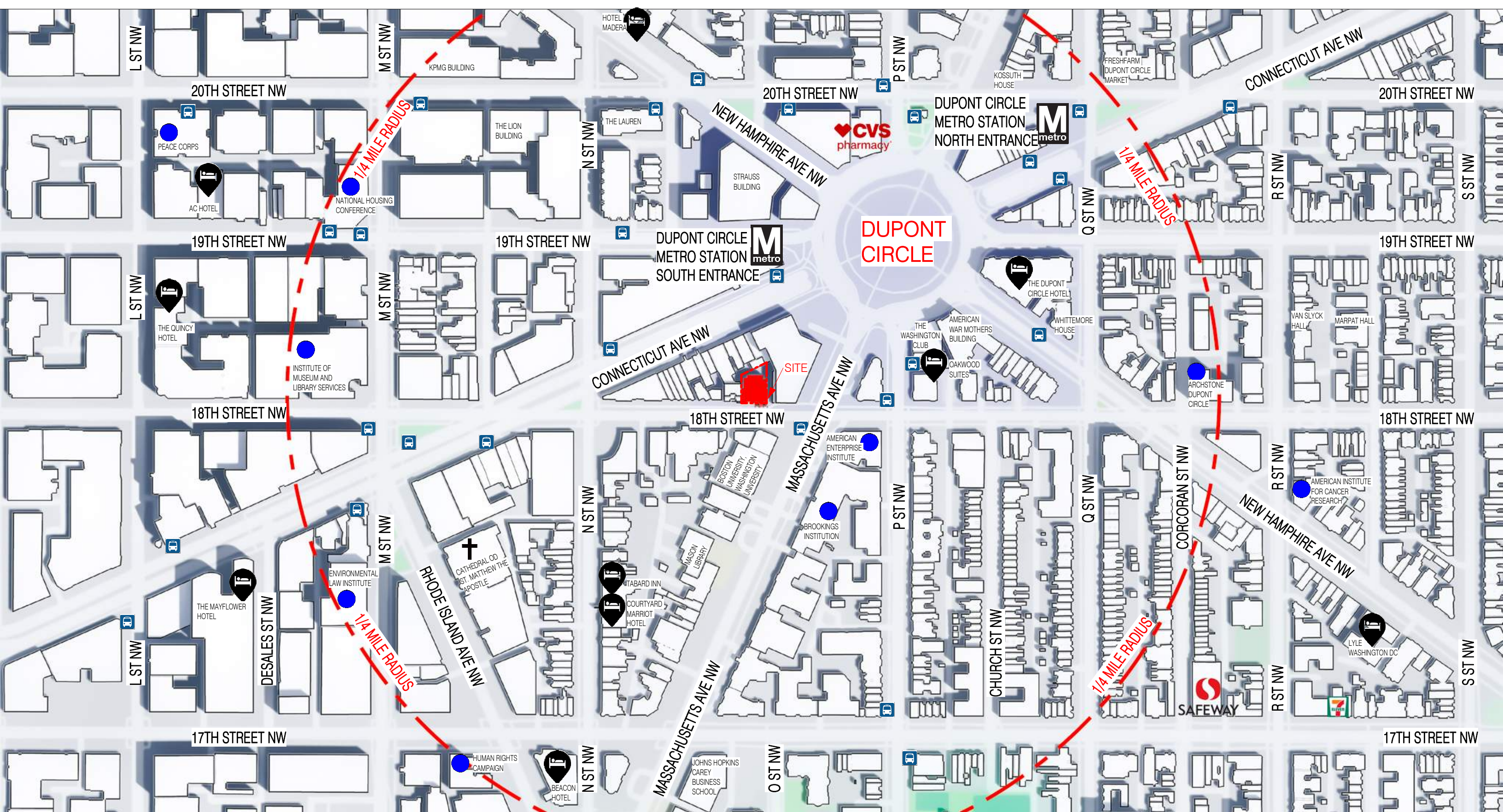


 AVERAGE SETBACK AREA - 914 SF
 BUILDING FOOTPRINT WITH EVEN 12'-0" SETBACK=5,255 SF
 UNEVEN SETBACK AREA - 914 SF
 CURRENT BUILDING FOOTPRINT =5,199 SF



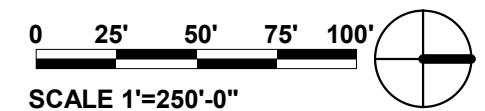
1 REAR SETBACK DIAGRAM - AVERAGE DISTANCE
 A.00.2 1/16" = 1'-0"

2 REAR SETBACK DIAGRAM - AREA BASED
 A.00.2 1/16" = 1'-0"

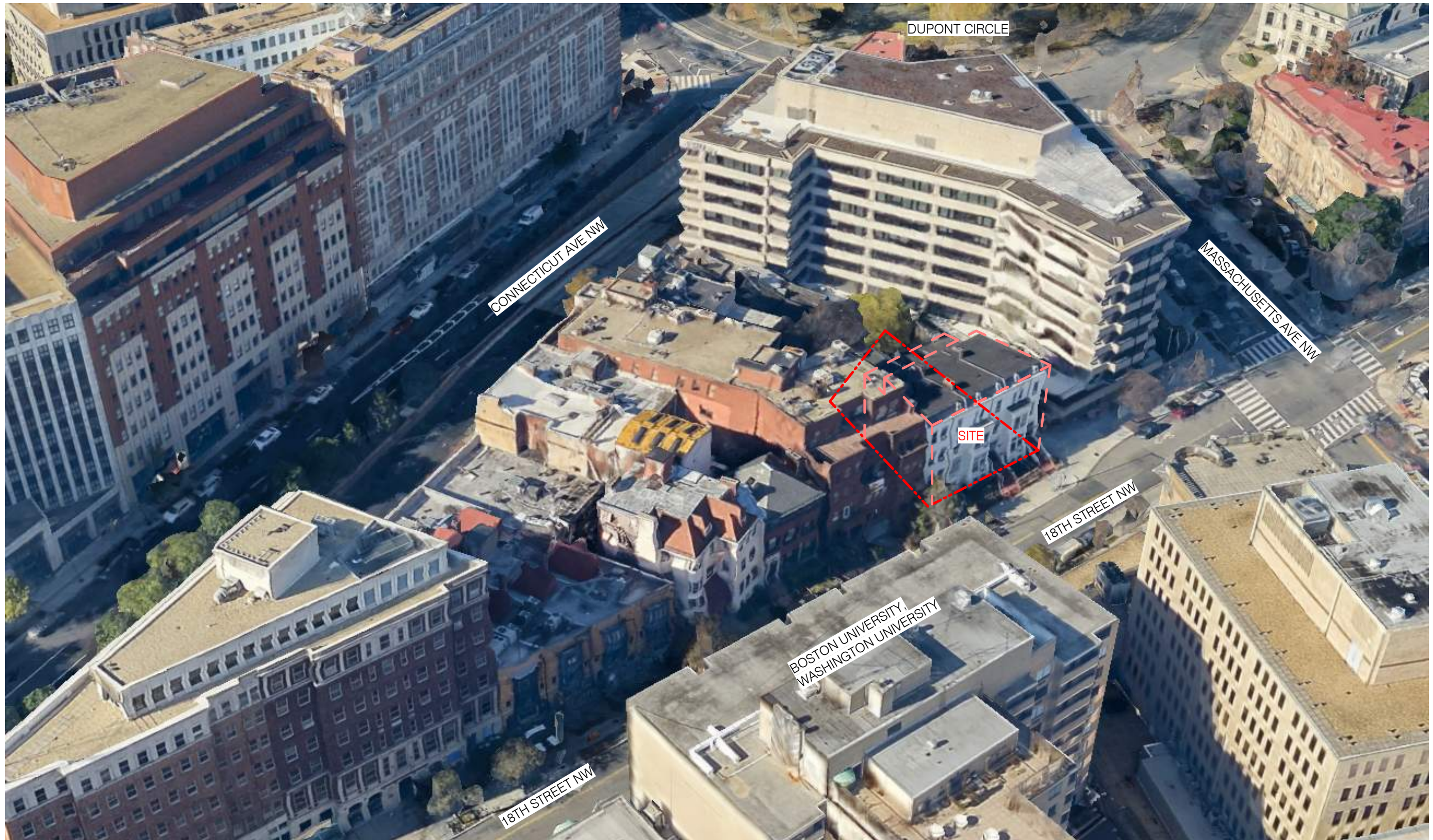


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VICINITY MAP | A.01



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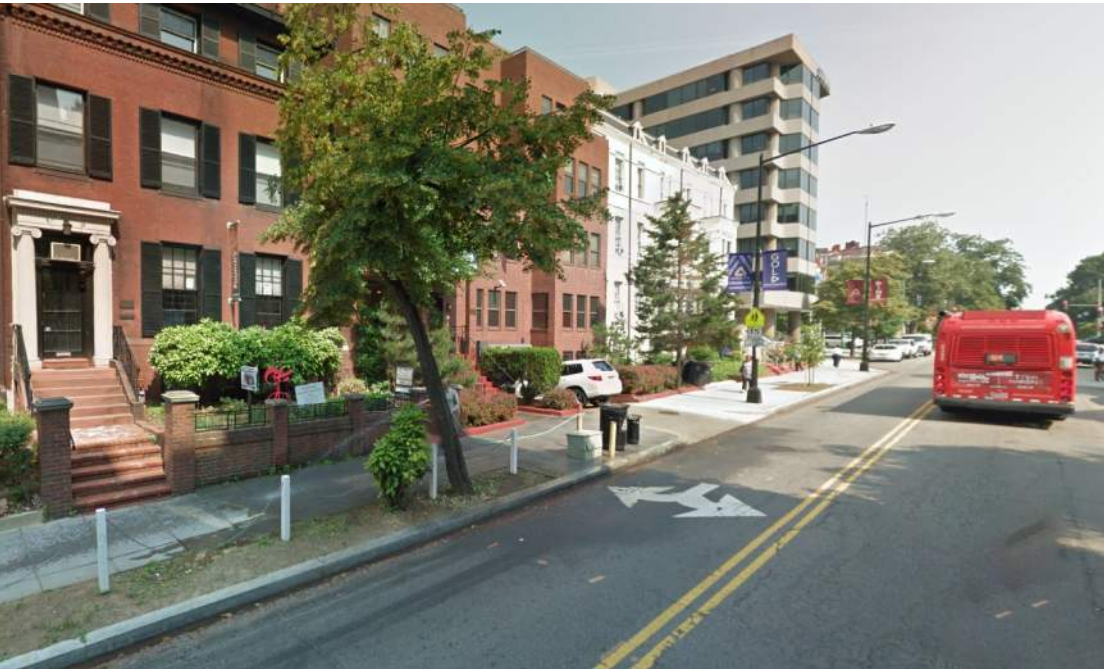
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CONTEXT - PERSPECTIVE AERIAL VIEW | A.02

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1

3

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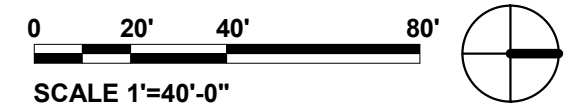
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SITE CONTEXT- ALONG 18TH STREET A.03

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SITE PLAN | A.04

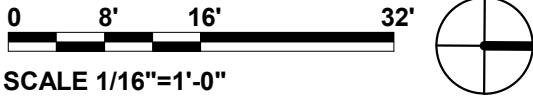
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LEGEND	
ROOMS - FIRST FLOOR	11
ROOMS ALL FLOORS TOTAL	62



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FIRST FLOOR PLAN | A.11

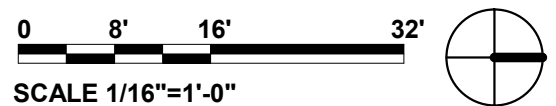
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LEGEND	
ROOMS - TYP. FLOOR	14
ROOMS ALL FLOORS TOTAL	62



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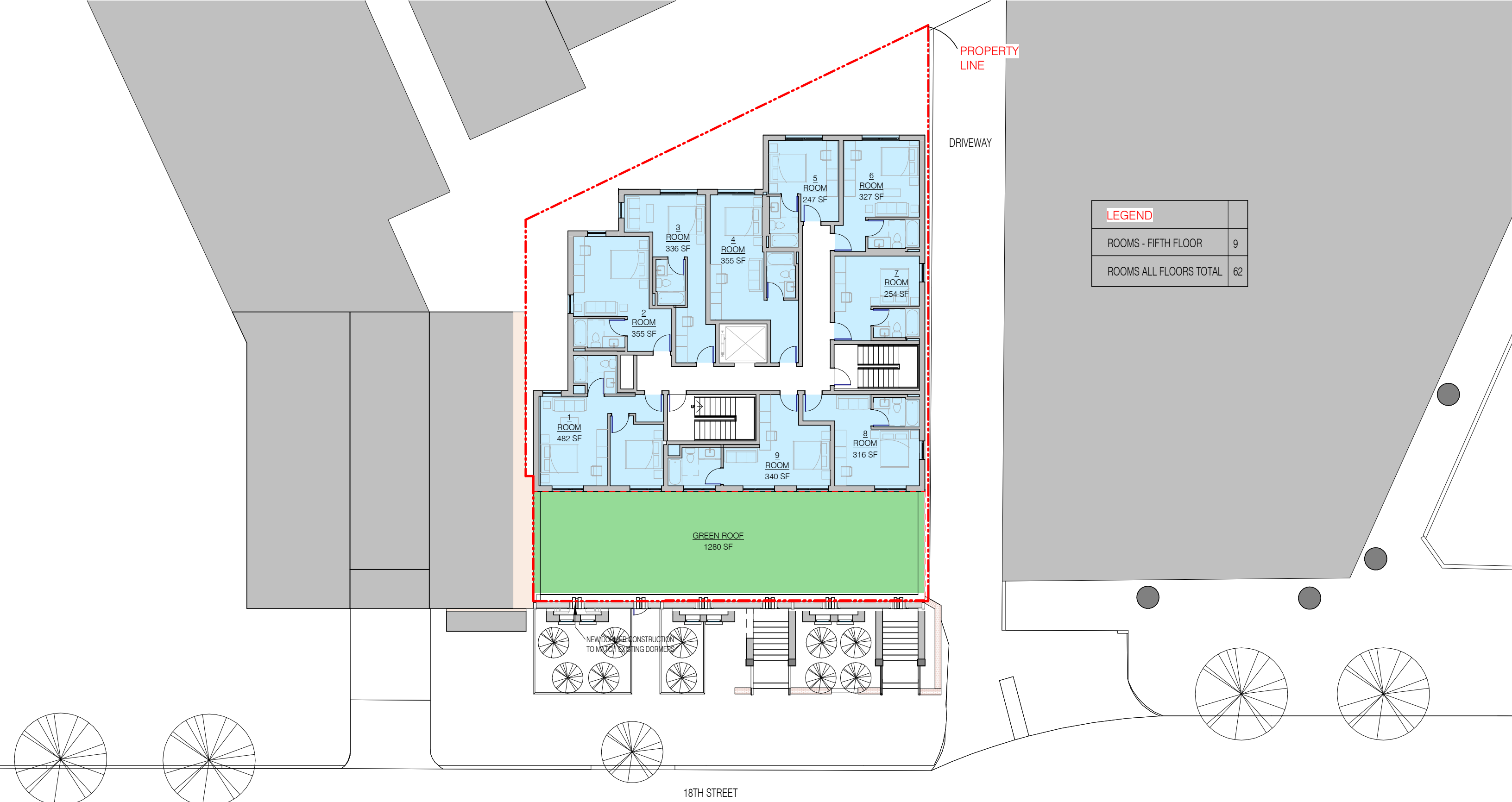
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TYPICAL FLOOR PLAN (2ND-4TH) A.12

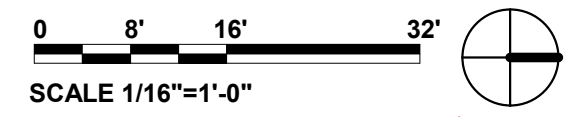
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LEGEND	
ROOMS - FIFTH FLOOR	9
ROOMS ALL FLOORS TOTAL	62



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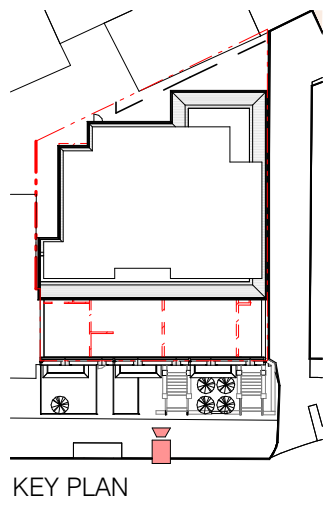
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FIFTH FLOOR | A.13

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SCALE 1/16"=1'-0"

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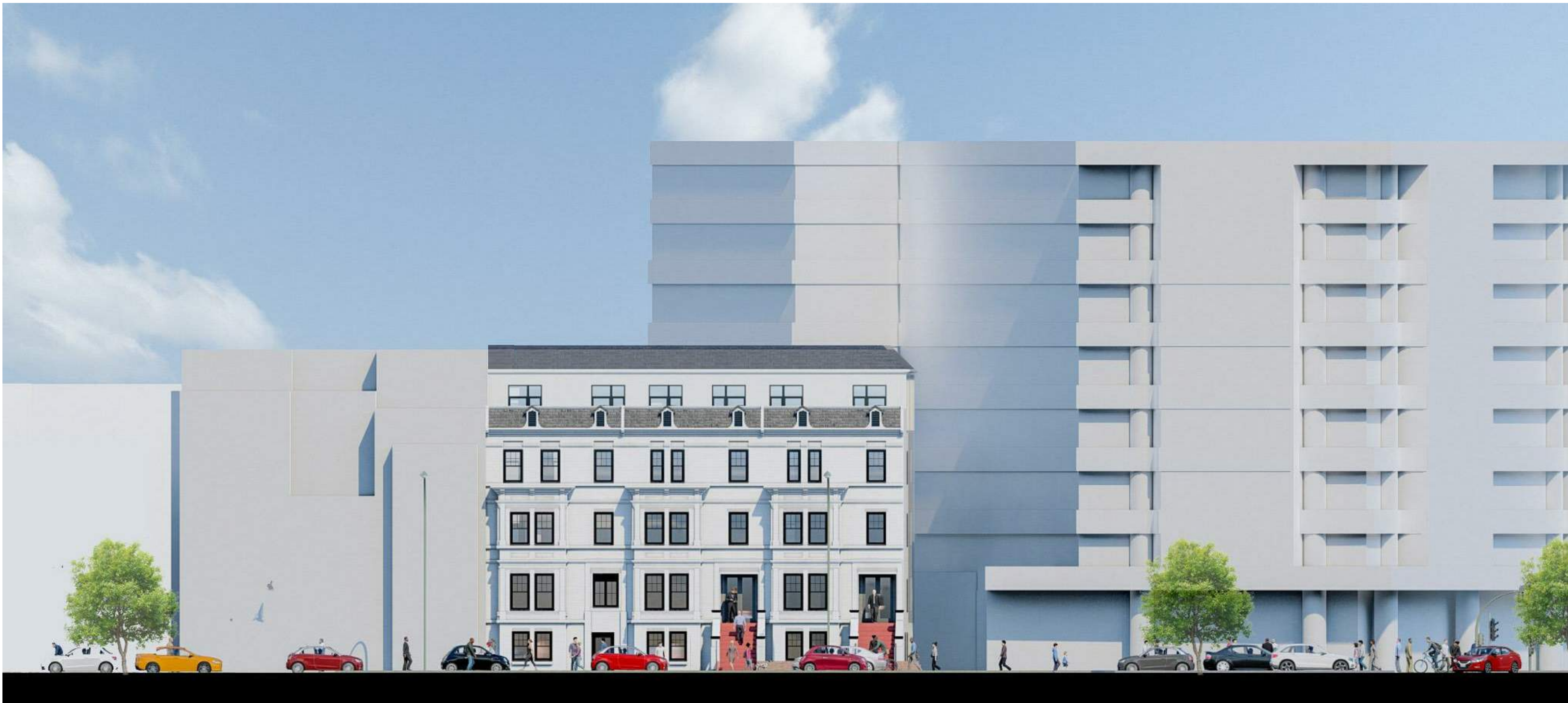
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SOUTH ELEVATION | A.20

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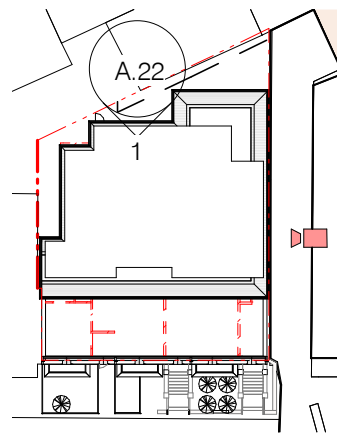
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RENDERED SOUTH ELEVATION | A.20.1

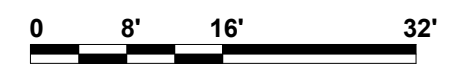
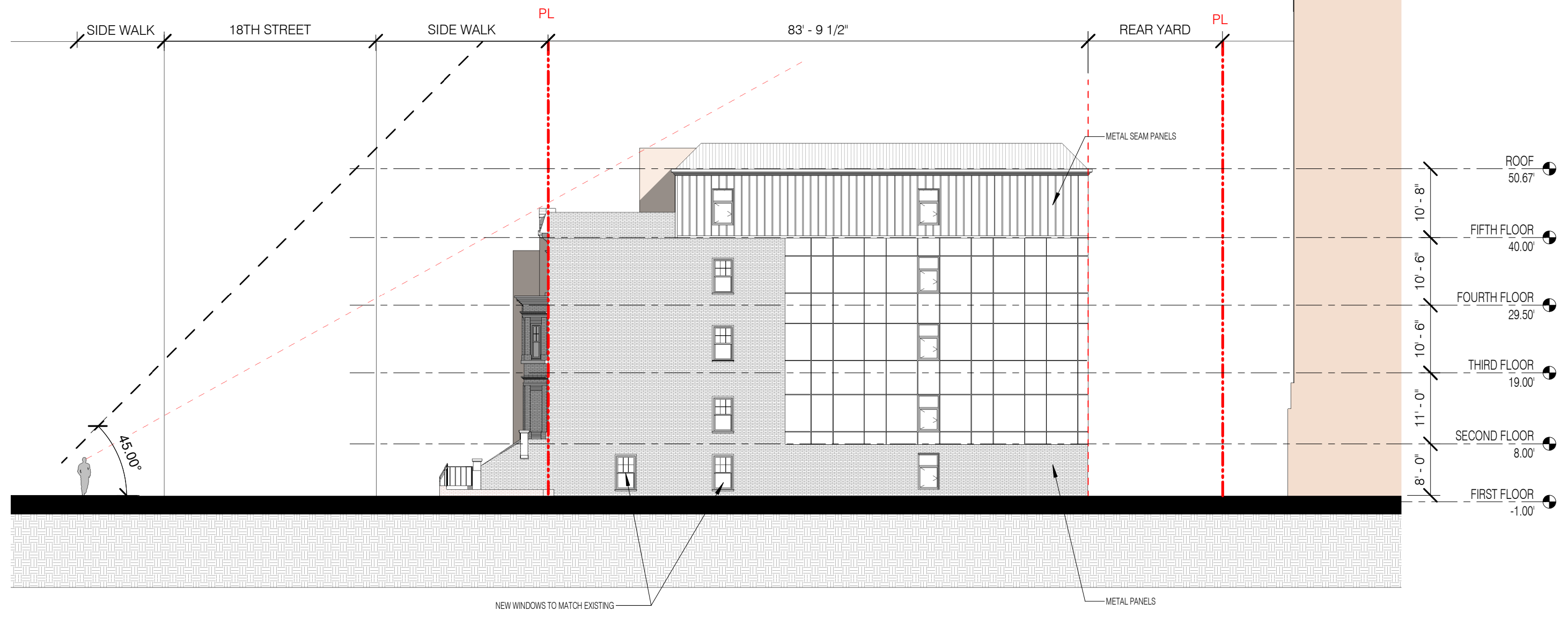
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KEY PLAN



SCALE 1/16"=1'-0"

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EAST ELEVATION A.21

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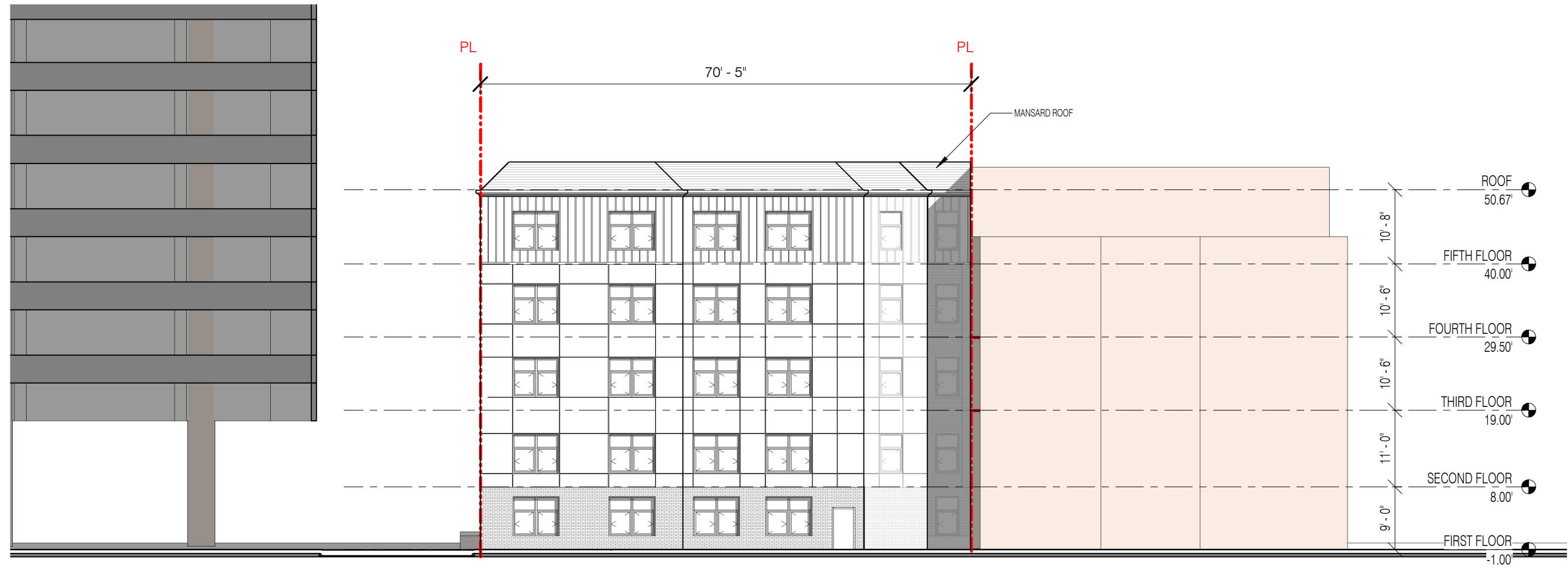
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RENDERED EAST ELEVATION | A.21.1

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PERSPECTIVE RENDERING | A.27.1

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PERSPECTIVE RENDERING | A.27.2

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PERSPECTIVE RENDERING | A.27.3

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