

Change from RA-2 to MU-8A: 1100 6th Street, NW

Maximum Existing FAR no IZ (old zone)	1.8 RA-2
Maximum Possible FAR no IZ (new zone)	5
Maximum Possible FAR w/IZ (new zone)	6 MU-7
Percentage Change	233.333333

IZ Set Aside Requirement

80% or higher= 20% of net GFA x net:gross ratio	9341.568
OR 95% of bonus density utilized x net:gross ratio	8156.7

Square Footage

Land Area	8,586 sq. ft.
FAR	6 MU-4 w/IZ
Cellar Space	6868.8 approximate max cellar based on max lot occupancy
Lot Occupancy	0.8
Approximate Residential GFA	58384.8
Net:Gross	0.8 efficiency ratio (net residential square footage: gross)- conservative estimate