LI-Z-3
5/1/58

DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING DIVISION

ZA 86-71

FILE NO.....

# ZONING COMPUTATION SHEET - COMMERCIAL USE

| 1. Owner | 2. Location | 3. Square |
|---|---|---|
| D.C. Realty Corporation. | 3600 M Street Northwest | 1203 |

| 4. Lot | 5. Zone | 6. Use of Building or Structure | 7. New |
|---|---|---|---|
| ~~800~~ 47 | C-2-A/ R-3 | Office (4 stories) | Addition to existing<br>Alter existing |

| 8. Type of Structure | 9. Use of Structure | 10. Width of Adjacent Streets, | 11. Width of Adjacent Alleys |
|---|---|---|---|
| Conforming ✓<br>Nonconforming | Conforming ✓<br>Nonconforming | M Street NW<br>Right of way - 82.5'<br>Roadway - 60'<br>Sidewalk - 11.2', Pkg 0 | None |

| 12. Width of Restriction Lines | 13. Application of Act of June 1, 1910 | 14. Type of Lot | 15. Number of Dwelling Units |
|---|---|---|---|
| None | Height of Bldg. —<br>Excess Height — | Corner, Through, Triangular, Alley, Interior | None |

| 16. Lot Area | 17. Lot Occupancy | 18. Gross Floor Area | 19. Cellar Area | 20. Floor Area Ratio |
|---|---|---|---|---|
| Required — N/P<br>Provided — 39,871# | 39,871#<br>Allowed — 100%<br>Provided — | 23,854.29#<br>Total<br>Addn - 7609.76<br>Exist 16,244.5# | Total<br>3374.5# | Commercial<br>Allowed — 1.5<br>Provided — 0.736<br>23,854.29 |

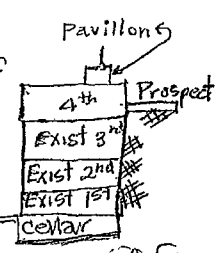
| 21. Number of Residential Parking Spaces | 22. Number of Commercial Parking Spaces | 23. Number of Loading Berths |
|---|---|---|
| Required —<br>Provided —<br>Open Area —<br>Within Bldg. — | Required — 13 spaces for addition<br>Provided — acc. garage 25 accessible spaces<br>Open Area —<br>Within Bldg. — | Required —<br>Provided — |

| 24. Height of Bldg. on Prospect St. NW | 25. Number of Stories | 27. 1/2 of M St. | Required | Provided |
|---|---|---|---|---|
| Allowed — — — 50'<br>Curb, to first floor — — —<br>3.5'<br>to high point of roof — See rear of page<br>Grade, to first floor — — —<br>to ceiling top story — —<br>to high point of roof — — | Allowed — N/P<br>Provided — 4<br>Basement —<br>Cellar | Rear Yard Depth — | None | — 41.25 ℄ of M St. |
| | | Side Yard Width — | None | — |
| | | Open Court Width — | — | — |
| | | Closed Court Width — | 3 | — 38.5' |
| | | Closed Court Area — | — | — |

COMPLIES WITH REQUIREMENT OF ZONING REGULATIONS 6/25/86 Initial

REMARKS:
(1) C/O B14322
Office Bldg.
Issued 2/26/59
1st, 2nd & 3rd floors
*(3) C/O 120934 - Office use
2/11 Flors Issued 6/11/48
Michel Gilliam
Fish Cooper Morrison for
Street address Correction
Hildebrand
37-9081

*See Back of Page




Height measured from Prospect St. side T/C to the top of roof & from top of roof to top Pavilion.

36th Street NW
Row - 60'
Rdway - 30'
Sidewalk - 10'
Parking - 0

Prospect St NW
Row - 60'
Rdway 40'
Sidewalk - 10
Parking - 0