

3033-35 15th Street, NW  
Washington, DC  
April 8, 2014

Square 2672, Lot 0871 / 0872		TOTAL		Conform	Notes
<b>Site Area</b>					
Site Area (Square Feet)	8,545			N/A	Per Maddox Survey dated Oct. 7, 2013
<b>Zoning Category</b>					
See Sec 350.4 - Uses	R-5-B			N/A	
<b>Floor Area Ratio</b>					
Residential	1.8	15,381		yes	
Other	1.8	15,381		N/A	
Maximum Permitted	1.8	15,381		N/A	
Inclusionary Zoning (+20%)	2.16	18,457		yes	
<b>Maximum Height</b>					
Normal	46'-4" proposed			yes	50'-0" allowed
<b>Number of Floors</b>					
[no limit]	4 proposed				4 above grade / 1 cellar level
<b>Square Feet Per Floor</b>					
Cellar	6,147			yes	Not included in FAR
1st Floor	4,816			yes	With assumed shaft space removed from FAR
2nd Floor	4,911			yes	With assumed shaft space removed from FAR
3rd Floor	4,911			yes	With assumed shaft space removed from FAR
4th Floor	3,819			yes	With assumed shaft space removed from FAR
Total	18,457			yes	Excludes Cellar
<b>Average Lot Occupancy</b>					
Residential	60%	5,127		yes	Proposed Lot Coverage is 5,127 SF, which includes all the balconies.
<b>Inclusionary Zoning Units</b>					
Matter-of Right Density	10%	1,538			DCMR 2603.1 - devote greater of 10% of its matter-of-right density or 75% of its achievable bonus density to inclusionary
75% of Bonus Density	75%	2,307			DCMR 2603.3 - set aside 50% of IZ units for eligible low-income households, and 50% for moderate-income households.
<b>Rear Yard</b>					
	40' min.			yes	1,183 sf / 30' = 40'
<b>Side Yard</b>					
Width = 3" per FT of height, not <8'	8' min.			yes	if side yard provided, but none required
<b>Parking Requirements</b>					
Residential	1 per 2 units				
Total (20 units)	10 spaces			yes	Required
Total Parking	10 spaces			yes	Provided
<b>Loading Requirements</b>					
				yes	Not required for residential (< 50 units).