

11-2-3
 3/1/58

 DISTRICT OF COLUMBIA GOVERNMENT
 DEPARTMENT OF LICENSES AND INSPECTIONS
 ZONING DIVISION

CD-121

 2A-80-231
 FILE NO.....

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner <i>M & 23rd Partnership</i>		2. Location <i>2301 M Street, N.W. 1200-23rd St N.W.</i>		3. Square <i>36</i>
4. Lot <i>800-803, 814, E.I. 46</i>	5. Zone <i>CR</i>	6. Use of Building or Structure <i>Retail Office Apartments</i>		7. New <input checked="" type="checkbox"/> Addition to Alter existing
8. Type of Structure Conforming <input checked="" type="checkbox"/> Nonconforming	9. Use of Structure Conforming <input checked="" type="checkbox"/> Nonconforming	10. Width of Adjacent Streets, <i>M Street - 90' 23rd Street - 100'</i>	11. Width of Adjacent Alleys <i>30'</i>	
12. Width of Restriction Lines <i>None</i>		13. Application of Act of June 1, 1910 Height of Bldg. <i>Max - 110'</i> Excess Height <i>- None</i>	14. Type of Lot Corner <input checked="" type="checkbox"/> Through Triangular Alley Interior	15. Number of Dwelling Units <i>44</i>
16. Lot Area Required - <i>NIP</i> <i>16,781.4'</i> Provided -	17. Lot Occupancy <i>75%</i> Allowed - <i>12,586.05'</i> Provided - <i>12,504.62'</i>	18. Gross Floor Area Total <i>100,687.66'</i>	19. Cellar Area Total <i>19,466.91 13,466.91 38,933.82'</i>	20. Floor Area Ratio <i>6.0 (Comm. 3.0)</i> Allowed <i>100,687.66 (50,344.20)</i> Provided - <i>50,344.20 (50,344.20)</i>
21. Number of Residential Parking Spaces Required - <i>29</i> Provided - <i>29</i> Open Area - <i>None</i> within Bldg. <input checked="" type="checkbox"/> <i>Garage</i>		22. Number of Commercial Parking Spaces Required - <i>35 (Retail 5) Office 30)</i> Provided - <i>35</i> Open Area - <i>None</i> within Bldg. <input checked="" type="checkbox"/> <i>Garage</i>		23. Number of Loading Berths for office only Required - <i>1 Max</i> Provided <i>(2nd floor level) 1</i> <i>5 Max 5 Min. (2nd floor level)</i>
24. Height of Bldg. Curb, to first floor <i>Allowed 90'</i> <i>0.50'</i> to high point of roof <i>85.50'</i> Top of Parapet Grade, to first floor <i>102.16'</i> <i>0.50'</i> to ceiling top story to high point of roof <i>85.87'</i>		25. Number of Stories Allowed - <i>N/A</i> Provided - <i>8</i> Basement - <i>1</i> Cellar - <i>2</i> <i>2C=36 1C=28</i>		26. Required Provided Rear Yard Depth - <i>12' - 37.67'</i> Side Yard Width - <i>None - None</i> Open Court Width - <i>15' - 16.12'</i> Closed Court Width - <i>12' - 1.08'</i> Closed Court Area - <i>288 - 321.92</i>

REMARKS:

Topo sent: March 14, 1980
 Topo approved: March 25, 1980
 1. Pending for record
 2. Topo from Hwy March 25, 1980
 3. BTA for roof structure, closed court 4-22-80
 4. BTA submit new plans 4-2-80 (under contract)
 5. OPD approved (to be submitted)
 4-22-80
 Special exception under provision of Section 3308.2,
 allowing construction of a roof structure which is
 net of equal height. (Section 3207.2)

2nd Cellar = 38.62
 1st Cellar = 47.12'
 FF = 61.62' - GF = 56.12'
 2F = 68.12'
 3F = 78.62' GF = 111.12'
 9F = 138.12' GF = 149.50'
 Roof = 147.12'
 FH = 162.12' } 16.66'
 Elev. Med. Ln. Roof = 163.78'
 Residence use begins at 6th floor
 Top = 1678.14' (4276.78)
 Grade 61.25'
 Curb 61.62'
 COMPLIES WITH REQUIREMENT
 OF ZONING REGULATIONS
 JUL 10 3 1980 Initial

Mr. Saad Ahmed - 296-7444 Called 4-8-80