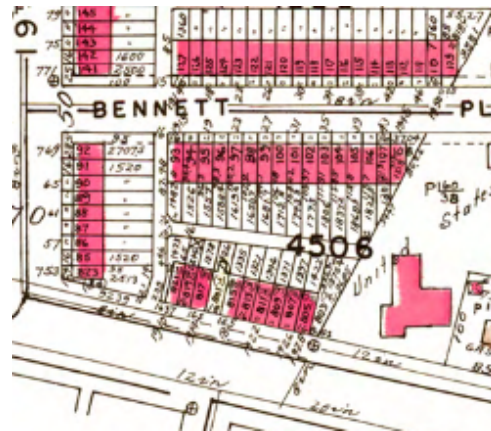
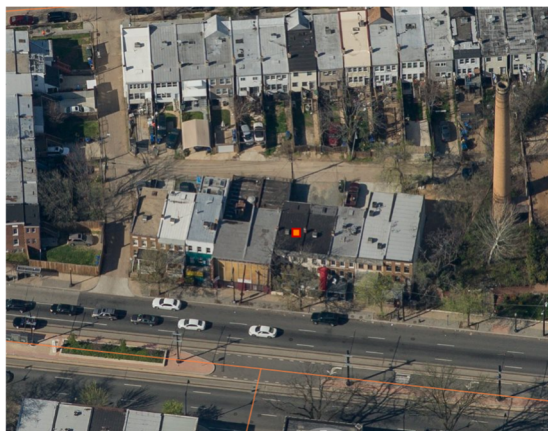


Preliminary Zoning Review:

Date: 21 March 2022
To: Matt Mehmet Kocak
From: Charles Warren, AIA LEED AP
Project: 1920-1922 Benning | R22123

Here are our notes on the address you provided; critical issues are identified in red.



Address:	1920-1922 Benning Road NE
Square / Lot:	4506 / Lots 813 + 811 [1] (record lots 79 + 78)
Baist Map:	4 - 12
Zone:	MU-5A
Building Restriction Line:	N/A
Historic District:	N/A
Year Constructed:	1925
Site Area / Dimensions:	Lot 813: 1,321 sf (irregularly shaped) Lot 811: 1,346.0 (irregularly shaped) Total: 2,667 sf
Existing Use:	Commercial / Retail
Intended Use:	Multifamily Residential (See analysis below)
Maximum GSF:	+/- 13,870 GSF

	<u>Reg</u>	<u>Existing</u>	<u>Max / Min</u>
FAR (Res)	G 402.1	TBD	3.5 / 4.2 (IZ)
Gross Floor Area (R sf)	G 402.1	TBD	9,334.5 / 11,201.4
FAR (Non-Res)	G 402.1	TBD	1.5
Gross Floor Area (N/R SF)	G 402.1	TBD	4,000.5
Lot Occupancy (%):	G 404.1	TBD	80%
Lot Occupancy (SF)	G 404.1	TBD	2,133.6
Building Height (ft)	G 403.1	TBD	65' / 70' (IZ)
Building Height (story)	G 403.1	TBD	N/L
Penthouse Bonus FAR	C 1500.1 (c)	N/A	0.4 max [2]
Penthouse Bonus GFA (sf)	C 1500.1 (c)	N/A	1,066.8 max [2]
Penthouse Height (ft)	G 403.3	N/A	12' / 18'-6"
Penthouse Maximum Stories	G403.3	N/A	1; second story permitted for PH mech space
GAR:	G 407.1	N/A	0.3
Rear Yards:	G 405.2	TBD	15'
Side Yards:	G 406.13	N/A	N/R [3]
Vehicular Parking:	C 705.1	TBD	Residential: 1 per 3 dwelling units in excess of 4 units [4]
Distance to Metro / Street Car	C 702.1	0.0	50% reduction in parking count (street car)
Bike Parking			[5]
Long Term	C 802.1	N/A	1 per 3
Short term	C 802.1	N/A	1 per 20
Loading			[6]
Loading Berths	C 901.1	N/A	1
Service / Delivery Space	C 901.1	N/A	1

Footnotes

1. *A subdivision is required to convert the tax lot into a record lot for the purposes of permit issuance. The subdivision process can run concurrently with the building permit application review process*
2. *Habitable space in the penthouse would be subject to IZ set asides (see § C-1500.11) unless common amenity space is provided at the penthouse. Common space would not be subject to IZ set asides.*
3. *No side setback is required; however, if a side setback is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.*
4. *50% reduction in minimum vehicle parking requirement within .5mi of a metro station, .25mi of a streetcar line, or .25 mi of priority bus route (§ C-702.1)*
5. *Bicycle parking is required for project with 8 or more units.*
6. *Residential buildings more than 50 units*

Area Tabulations

	<u>GFA</u>	<u>GSE</u>	<u>Units</u>
ZPH (+58')	N/A	1,066.8	2
5th (+47')	2,133.6	2,133.6	2-3
4th (+36')	2,133.6	2,133.6	2-3
3rd (+25')	2,133.6	2,133.6	2-3
2nd (+14')	2,133.6	2,133.6	2-3
1 st (+3')	2,133.6	2,133.6	2
Cellar (-8')	N/A	2,133.6	2
Total GFA	10,668	13,868	
FAR	4.0		
Core Factor		20%	
Net Res (sf)		11,095	
Unit Total			14-18
Parking		2 spaces	

Notes / Conclusions:

Accessibility

Structures containing more than 4 units are subject to accessibility requirements. As the building would likely contain an elevator all units are required to comply with Type B accessible standards. In addition, if more than 10 units are provided, Type A units will be required.

Chimney:

The existing property is fully attached, thus adjacent chimneys on the adjacent properties may need to be extended. Permission to extend the chimney will be required prior to the issuance of a building permit.

EISF

The project budget will likely exceed \$2,100,000, therefore an Environmental Intake Screening Form, including a Phase I Environmental report will likely be required.

Floodplain:

The site appears to be outside of the 100-year and 500-year flood plains.

Green Construction:

The proposed development will be subject to compliance with the Green Construction Code due to overall project size.

Heritage Trees:

No large trees appear on or near the site.

Inclusionary Zoning

As the project will provide more than 10 units, compliance with inclusionary zoning (IZ) is required. 10% of the unit net area (including projections and cellar spaces) will need to be provided in one or more IZ units. Note that IZ units are not permitted to be located in the cellar and "the proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type." Thus, approximately 1,400 nsf of unit area associated with one or more IZ units is required.

Snowdrift

Due to the new construction, additional snow drift load may accumulate on the adjacent neighbor's roof. Permission to construct a temporary roof deck or other structural remediation measures may be required.

Solar Panels

Adjacent properties do not appear to have any solar panels installed.

Storm Water Management:

The limit of disturbance will not exceed 5,000 sf, therefore storm water management design will not likely be required.

Additional Notes:

Note the areas tabulations listed above do not consider any projections into public space. We would recommend a study period, Zoning Preliminary Design Review Meeting (PDRM) for this project to fully analyze potential development scenarios and to vet the zoning implications.

The information above was collected from public records and is subject to verification through survey, review of existing conditions and preparation of as-built drawings of the property. Architect shall not assume any responsibility for investment or purchase decisions based on the information provided in this document.
