



**ZONING ANALYSIS**

Square - 0242 / Lot - 0065  
 Zoning District - R-5-B

**ZONING:** DMR Title 11 - Zoning Regulations

**BUILDING DATA:**

PROJECT 1304 Rhode Island Avenue NW  
 ADDRESS: Washington, D.C. 20005

**R-5-B**  
 Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60% (20% for public recreation and community centers), a maximum FAR of 1.8, and a maximum height of fifty (50) feet (90 feet for schools and 45 feet for public recreation and community centers). Rear yard requirements are not less than fifteen (15) feet.

**SCOPE OF WORK:**

The existing 4-story building, 2-unit multi-family apartment building will be renovated to provide 6 units.

**EXISTING / PROPOSED # OF UNITS:**

EXISTING # OF UNITS = 02  
 PROPOSED # OF UNITS = 06

**PROPOSED PROJECT:**

# OF STORIES ABOVE THE GRADE PLANE = 4 + MEZZANINE

**ZONING SUMMARY:**

	REGULATION	EXISTING	PROPOSED
Use:		Apartment Building	Apartment Building
Lot Area:	N/P	1,517 SF	1,517 SF
Minimum Lot Width:	N/P	24'-0"	24'-0"
F.A.R.:	1.8	5.78	4.0
Lot Occupancy:	60%	90% (1370 SF)	90% (1370 SF)
Building Height:	50'-0"	52'-4"	52'-4"
# of Stories:	No Limit	4 above grade plane	4 above grade plane
Rear Yard Setback:	4" per 1' of building height, but not less than 15"	6'-2"	6'-2"
Side Yard Setback:	N/P	N/A	N/A
Parking:	1 PER 2 UNITS ADDED	0	0

**F.A.R. AND G.S.F.**

	EXISTING F.A.R. (GSF)	PROPOSED F.A.R. (GSF)
CELLAR -	1,330 SF	1,330 SF
FIRST LEVEL -	1,358 SF	1,358 SF
SECOND LEVEL -	1,358 SF	1,358 SF
THIRD LEVEL -	1,324 SF	1,324 SF
FOURTH LEVEL -	1,324 SF	462 SF
<b>TOTAL -</b>	<b>6,694 SF</b>	<b>4,642 SF</b>
<b>TOTAL LOT AREA -</b>	<b>1,157 SF</b>	<b>1,157 SF</b>
<b>F.A.R.</b>	<b>5.78</b>	<b>4.00</b>

\* Basements: by definition a basement is that portion of a story partly below grade, the ceiling of which is four feet or more above the adjacent finished grade.

REVISIONS

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CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT # DC14-0029  
 EFFECTIVE DATE OF COMMITMENT JANUARY 17, 2014.

SETTLEMENT COMPANY: CAPSTONE TITLE, LLC.

**SCHEDULE A**  
 LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NUMBERED SIXTY-FIVE (65) IN SQUARE NUMBERED TWO HUNDRED FORTY-TWO (242) IN THE SUBDIVISION MADE BY L.W. AND W.P. VALE AS PER PLAT RECORDED IN LIBER R.L.H. AT FOLIO 169 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA, EXCEPT THE REAR 3 FEET THEREOF DEDICATED FOR ALLEY PURPOSES AS PER PLAT RECORDED IN LIBER 11 AT FOLIO 41 AMONG SAID SURVEYOR'S OFFICE RECORDS.

NOTE: THE ABOVE-DESCRIBED PROPERTY NOW BEING DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES BY THE DISTRICT OF COLUMBIA AS LOT 65 IN SQUARE 242.

**SCHEDULE B SECTION II**

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

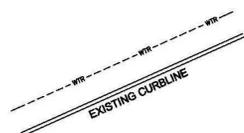
ITEMS 1-12 & 15 ARE NOT SURVEY RELATED

13. SUBJECT TO MATTERS DISCLOSED BY PLAT RECORDED IN LIBER R.L.H. AT FOLIO 169 (SHOWN)

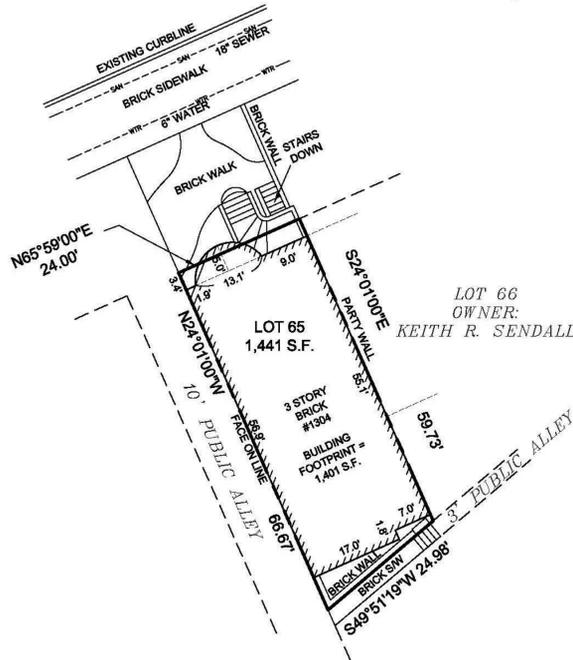
14. SUBJECT TO MATTERS DISCLOSED BY PLAT RECORDED IN LIBER 11 AT FOLIO 41 INCLUDING WITHOUT LIMITATION: (1) RIGHTS OF OTHERS, IF ANY, IN AND TO THE USE OF THE 3 FOOT ALLEY LOCATED ALONG THE REAR OF THE SUBJECT PROPERTY. (NOT PLOTTABLE)

**NOTES:**

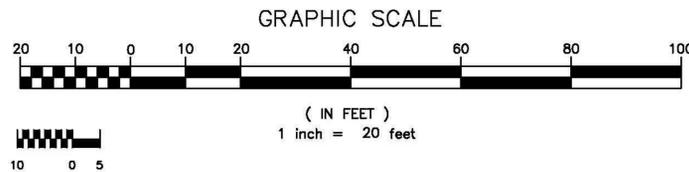
- HORIZONTAL AND VERTICAL DATUM IS BASED UPON DC D.P.W.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 110001 0017 C, EFFECTIVE DATE: SEPTEMBER 27, 2010. FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, THE SUBJECT PROPERTY LIES WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UTILITY PLANS FOR ELECTRIC, GAS AND TELEPHONE ARE NOT AVAILABLE AT THIS TIME.
- THIS PROPERTY IS ZONED R-5-B
- BUILDING SET BACK  
 FRONT - NONE  
 REAR - NONE  
 SIDE - NONE
- PARKING SPACES:  
 0 REGULAR SPACES  
 0 HANDICAP SPACES
- OWNER: KENNETH ROSENAU
- PREMISES ADDRESS: 1304 RHODE ISLAND AVENUE N.W., WASHINGTON, DC 20005



RHODE ISLAND AVENUE N.W.  
 (130' R/W)



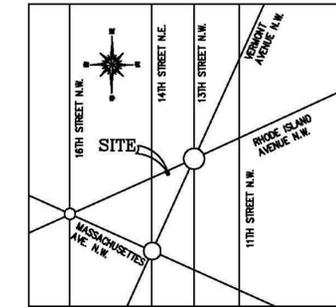
LOT 66  
 OWNER:  
 KEITH R. SENDALL



**LEGEND**

These standard symbols will be found in the drawing.

- GUY WIRE
- UTILITY POLE
- HANDICAP PARKING
- SIGN
- TRAFFIC LIGHT POLE
- WATER MANHOLE
- MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE / METER
- GAS VALVE / METER
- LIGHTPOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- PROPERTY LINE
- SEWER LINE
- WATER LINE



**SURVEYOR'S CERTIFICATE**

FITZROY J. BERTRAND, A LICENSED LAND SURVEYOR, LICENSE NO. LS900255 AND LEGALLY DOING BUSINESS IN THE DISTRICT OF COLUMBIA, DOES HEREBY CERTIFY TO (1) CHICAGO TITLE INSURANCE COMPANY, (2) RIVER 1304 RHODE ISLAND AVENUE, LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, AND (3) CITY FIRST BANK OF D.C., N.A. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR:

- THE ACCOMPANYING SURVEY REPRESENTS AN ACCURATE SURVEY MADE ON THE GROUND BY ME ON APRIL 4, 2014 OF THE LAND THEREIN PARTICULARLY DESCRIBED, AND CORRECTLY SHOWS THE AREAS OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, EXCEPT AS SHOWN
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NUMBER DC14-0029, WITH AN EFFECTIVE DATE OF JANUARY 17, 2014 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARANT FROM A CAREFUL PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS IS NOT IN VIOLATION OF ANY (1) SETBACK REQUIREMENTS OR (2) OTHER RESTRICTIONS OF RECORD REFERENCED IN THE TITLE INSURANCE COMMITMENT DESCRIBED ABOVE, EXCEPT AS SHOWN
- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND,
- THERE ARE NO OBSERVABLE ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF THE SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS IN SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY,
- ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY SPECIFICALLY AND DESCRIBED IN THE NOTES SECTION OF THE SURVEY,
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 110001 0017 C, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 27, 2010 IN THE DISTRICT OF COLUMBIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED,
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY, RHODE ISLAND AVENUE N.W.,
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS,
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES; AND 11 REGULAR SPACES,
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A), 8, 9, 10, 11(A), 13, 16, 17, 18, 19, 20(A) AND 20(B) OF TABLE A THEREOF.

DATE: \_\_\_\_\_ FITZROY J. BERTRAND, LS.  
 REG. NO. 900255

ALTA / ACSM LAND TITLE SURVEY FOR:  
**LOT 65**  
**SQUARE 242**  
**WASHINGTON**  
**DISTRICT OF COLUMBIA**

PLANS PREPARED BY:  
**Real Estate Surveyors & Drafters, LLC**  
 Residential, Commercial, Industrial and Land Surveys  
 LAUREL LINES EXECUTIVE PARK  
 14701 ROCKCREEK LANE, SUITE 100  
 FARMERS BRANCH, TEXAS 75234-9008  
 TEL: (972) 866-8888 FAX: (972) 866-5708  
 WWW.RESDSL.COM

REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE 1"=40'

DATE:	04-04-14
JOB NUMBER:	3082-14
FILE NUMBER:	1304 RHODE
PLOTTED:	04-15-14
DRAWN BY:	D.S.

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 of 1

Square 134 Architects  
 1345 S Street NW, Suite 2, Washington, DC, 20009  
 P (202) 328 0134 F (202) 315 3615

PROJECT  
**1304 Rhode Island**  
 1304 Rhode Island Ave, NW  
 Washington, DC, 20005

REVISIONS


DRAWING TITLE  
**Civil Site Plan**

PROJECT NO.  
**14003**  
 DRAWN BY:  
 SCALE:  
 DATE:  
**2014/07/16**  
 DWG. NO.





② 03 THIRD LEVEL - PROPOSED  
1/4" = 1'-0"

① 02 SECOND LEVEL - PROPOSED  
1/4" = 1'-0"

**REVISIONS**






① Longitudinal Section  
1/4" = 1'-0"

**REVISIONS**
