

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: April 13, 2018
SUBJECT: BZA Case 19377 (3015 4th Street NE) for special exceptions and area variances to allow construction of 60 new rowhouses and a new building for the Missionary Society of St. Paul the Apostle in the RA-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following relief.

Area Variances pursuant to X § 1000.1 for the following:

- C § 305.3 (Theoretical Subdivisions) for vehicular ingress/egress not meeting the minimum width (24 feet required; 20 feet provided); and
- C § 305.3 for the following:
 - Lot occupancy (40 percent permitted; 61 to 89 percent proposed);
 - Rear yard (20 feet required; 0 to 2 feet proposed); and
 - Side yard (not required, but 3 inches per foot of height or 10 feet if provided; 1.55 to 4.67 feet proposed).

Special Exceptions pursuant to X § 900.2 for the following:

- C § 305.1 (Theoretical Subdivisions) for multiple buildings on a single lot;
- C § 1500.4 for roof structures on rowhouses;
- U § 421 for new residential development in the RA-1 zone.

However, prior to a public hearing, the applicant must provide to the record the following:

- Measured line drawing elevations for all proposed rowhouse buildings that identify which rowhouses (by theoretical lot) would feature penthouses;
- Final landscape plan; and
- Easement preserving the Project open space in perpetuity.

The applicant should also explain why the slight FAR non-conformity noted in their application (0.9 maximum FAR permitted, 0.91 FAR proposed) does not require additional relief.

II. LOCATION AND SITE DESCRIPTION

Address	3015 4 th Street NE
Applicant	The Boundary Companies and The Missionary Society of St. Paul the Apostle
Legal Description	Lot 1067, Square 6348
Ward, ANC	5/5E
Zone	RA-1 – The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.
Lot Characteristics	The 241,600 square foot property is irregular in shape.
Existing Development	The subject property is currently unimproved.
Adjacent Properties	The Property is bounded to the north by the Conference of Bishops Property, to the south by the Chancellor’s Row development; to the west by 4 th Street NE, and to the east by Chancellor’s Row and the historic St. Paul’s College building that currently houses two charter schools.
Surrounding Neighborhood Character	The surrounding Edgewood neighborhood is characterized by a mix of residential and institutional buildings with Trinity College to the west and rowhouses in the RF-1 zone to the south.
Proposed Development	The Applicant is proposing to construct 60 rowhouses and a new 22,828 square foot Paulist building.

III. ZONING REQUIREMENTS and RELIEF REQUESTED *

Zone – RA-1	Regulation	Existing	Proposed**	Relief
Height (ft.) F § 303.1	40 ft./3 stories	N/A	Varies, up to 40 ft.	None required
Lot Area (sq. ft.) F § 201.2	1,800 sq. ft.	N/A	832 – 1,560 sq. ft.	Part of theoretical lot review
Floor Area Ratio F § 302.1	0.9 FAR	N/A	0.91	Not Requested
Lot Occupancy F § 304.1	40%	N/A	61% - 89% rowhouses 30% Paulist building	Requested
Rear Yard (ft.) F § 305.1	20 ft.	N/A	0 – 1.67 ft.	Requested
Side Yard (ft.) F § 306.1	3 in./ft. height and 8 ft. min.	N/A	0 – 4.67 ft.	Requested
Parking C § 701.5	1/principal du	N/A	1 – 2 spaces/dwelling unit	None required
Penthouse Height F § 303.2	12 ft./1 story	N/A	8 ft. 10 in. – 10 ft.	None required
GAR F § 307.1	0.4	N/A	0.4	None required

* Reflects the greatest degree of relief contemplated, which would include an optional rear deck at each rowhouse.

** The Applicant is proposing theoretical lots for the rowhouses (Lots 1-60) and the new Paulist buildings (Lot 61). Additional Zoning information for each theoretical lot is provided in Attachment 2.

IV. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from C § 305.3

i. Exceptional Situation Resulting in a Practical Difficulty

The Property is affected by an exceptional situation that results in a practical difficulty. The developable area of the Property is constrained by sloping topography. The historic St. Paul’s College building sits approximately 25 feet above 4th Street NE at the top of a small hill. The sloping site includes the viewshed for the historic St. Paul’s College building. Furthermore, the Applicant has committed to the preservation of 37 trees onsite.

Should the Applicant comply with the required rear and side yards and lot occupancy, the Project would encroach in to the viewshed and would result in a reduced buffer between the proposed development and the adjacent Chancellor’s Row development. Compliance with the 24-foot accessway requirement would result in reduced open space, loss of additional existing mature trees, and encroachment in to the viewshed. While the zone would allow a low rise multi-family apartment building, also by special exception, which could minimize these difficulties, a rowhouse form of development as proposed is more in keeping with the area, and provides family sized housing, including required affordable units.

ii. No Substantial Detriment to the Public Good

Granting the requested area variance relief should not result in substantial detriment to the public good. The Project would provide one 26-foot wide vehicular accessway at the northern end of the site. The narrower, 20-foot accessway is located at the southern end of the site. The requested relief would permit the Applicant to maximize open space, preserve existing tree cover along 4th Street, and maintain the viewshed of the existing St. Paul's College building.

iii. No Substantial Harm to the Zoning Regulations

No substantial harm to the Zoning Regulations should result from granting the area variance relief. Residential use is contemplated in the RA-1 zone and the Applicant is proposing the construction of 60 new rowhouses. The Applicant is also proposing to construct a new building for the Missionary Society of St. Paul the Apostle. The proposed religious based institutional use would be consistent with the surrounding neighborhood and other similar uses in the Edgewood and Brookland neighborhoods. Construction of 60 rowhouses on more conforming lots would result in increased site disturbance, grading, and loss of trees. Although individual lots would be nonconforming, the overall development would conform to lot occupancy and height regulations for the site as a whole, consistent with the intent of the theoretical lot provisions. The applicant, however, should verify that the proposal would overall meet the 0.9 FAR limit.

b. Special Exception Relief pursuant to X § 900.2 from C § 305.1 for multiple buildings on a single lot

305.1 In the R, RF, and RA zones, the Board of Zoning Adjustment may grant, through special exception, a waiver of Subtitle C § 302.1 to allow multiple primary buildings on a single record lot provided that, in addition to the general special exception criteria of Subtitle X, Chapter 9, the requirements of this section are met.

The Property is located in the RA-1 zone and the Applicant is proposing to construct eleven groupings of rowhouses with the shortest bar consisting of two semi-detached buildings and the longest bar consisting of ten rowhouses. The Applicant is also proposing to construct a new building for the Missionary Society of St. Paul the Apostle.

305.2 The number of buildings permitted by this section shall not be limited; provided, satisfactory evidence is submitted that all the requirements of this section are met based on a plan of theoretical subdivision where individual theoretical lots serve as boundaries for assessment of compliance with the Zoning Regulations.

The Applicant is proposing 60 theoretical lots (Nos. 1-60) for the individual rowhouses and one theoretical lot for the new Paulist building (No. 61). The remaining open space would be captured in Lot 62 (Exhibit 64C).

305.3 The following development standards shall apply to theoretical lots:

- (a) Side and rear yards of a theoretical lot shall be consistent with the requirements of the zone;*

Pursuant to X § 1000.1, the Applicant is requesting variance relief from C § 305.3 because the proposed rear yards for all of the rowhouse units, and side yards for all of the end units do not meet the requirements in F §§ 305.1 and 306.1. The reduced rear and side yards allow for a more compact development that provides more publicly accessible open space, helps to ensure

preservation of trees along 4th Street, and respects the existing historic landmark building that is to the east of the Project site.

- (b) *Each means of vehicular ingress and egress to any principal building shall be at least twenty-four feet (24 ft.) in width, exclusive of driveways;*

The Property would have two points of vehicular ingress and egress from 4th Street NE. The northern driveway entrance would measure 26 feet in width and the southern driveway entrance would measure 20 feet in width. While the 20-foot access road does not meet the 24-foot minimum required width, it does comply with the minimum width specified in the DC fire access regulations.

- (c) *The height of a building governed by the provisions of this section shall be measured from the finished grade at the middle of the building façade facing the nearest street lot line; and*

The Applicant states that the height of each building is measured from the finished grade at its middle front.

- (d) *The rule of height measurement in Subtitle C § 305.3(c) shall supersede any other rules of height measurement that apply to a zone, but shall not be followed if it conflicts with the Height Act.*

The building heights would be measured in accordance with C § 305.3(c); all buildings would conform to both zoning and Height Act limits.

305.4 *For a theoretical subdivision application, the following information is required to be submitted to the Board of Zoning Adjustment, in addition to other filing requirements pursuant to Subtitle Y § 300: (a) Site plans including the following information:*

- (1) *A plat of the record lots proposed for subdivision;*

The Applicant has submitted a proposed plat at Exhibit 64C.

- (2) *The location of proposed streets and designated fire apparatus roads;*

The location of proposed private streets and alleys are shown on Sheets C-05 and C-07 of Exhibit 64A7.

- (3) *Location of proposed easements;*

The Applicant has shown proposed easements on Sheet C-15 of Exhibit 64A9. The Applicant should address any required cross access easements for the charter schools in the historic St. Paul's College building.

- (4) *Lot lines of proposed theoretical lots, and the delineation of the lot lines shared by theoretical lots that will serve as private drives or easements;*

The Applicant has submitted a proposed plat at Exhibit 64C. The site plan provided at Sheet C-06 of Exhibit 64A7 shows theoretical lot lines adjacent to private drives.

- (5) *Existing grading and proposed grading plans;*

An existing grading plan is provided at Sheet C-03 of Exhibit 64A7. A proposed grading plan is provided at Sheet C-09 of Exhibit 64A8.

- (6) *Existing landscaping and proposed landscaping plans, including the sizes and locations of all trees on or adjacent to the property on public or private lands;*

Sheets B-3 through B-6 at Exhibit 64A5-6 show landscaping and proposed open space plans for the project. Sheet B-3 notes that all open space and landscaping shown is illustrative and subject to change. The Applicant should remove this note and provide a final landscaping plan. The Applicant has shown existing conditions on Sheet C-03 of Exhibit 64A7.

305.5 Before taking final action on an application under this section, the Board of Zoning Adjustment shall refer the application to the Office of Planning for coordination, review, and report, including:

(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; provided, that the planning considerations that are addressed shall include, but not be limited to:

(1) Public safety relating to police and fire concerns including emergency vehicle access;

No comments were received regarding public safety; however, OP notes that the Project would provide access from 4th Street NE via a 26-foot wide fire access road at the north end of the site. The Applicant also states that it met with Fire and Emergency Services and has incorporated comments received in to the final Project design.

(2) The environment relating to water supply, water pollution, soil erosion, and solid waste management;

The Project must comply with all relevant District stormwater management regulations. The Applicant provided the Green Area Ratio (GAR) worksheet and the project is proposed to achieve a GAR score of 0.433 through landscaped areas and plantings.

(3) Public education;

No comments were received regarding public education. The Project would include family-sized units that could impact public school enrollment; the Applicant should continue outreach to District of Columbia Public Schools (DCPS). According to published DCPS enrollment data, near-by schools include Noyes Elementary, with a 2016-17 utilization rate of 50%; Brookland Middle School, with a utilization rate of 47%, and Luke Moore High School, with a utilization rate of 76%. There are also multiple charter schools within walking distance of the site, including two on the site, each with 2016-17 utilization rates of less than 50%. As such, it appears that area schools have additional capacity.

(4) Recreation;

The Applicant is proposing the following landscapes areas that would provide for active and passive recreation. Corner Park – passive recreation with seating, signage, bike station, and public art. Sylvan Grove – passive and active recreation with seating, tree preservation, balance beams and posts, wobble board, and walking path. The Verge – passive and active recreation with seating, open lawn, and tree preservation. The nearest recreation centers are Edgewood Rec Center (about ¼ mile) and Turkey Thicket Rec Center (about 2/3 mile).

(5) Parking, loading, and traffic;

The applicant has worked closely with DDOT and filed its Comprehensive Transportation Review, February 13, 2018 (Exhibit 62). In its report at Exhibit 73, DDOT notes no objection to the

proposal, subject to a number of street design, easement, pedestrian connection, and Transportation Demand Management requirements. The applicant should provide a written statement to the record fully responding to all of the DDOT comments.

The Applicant has also provided existing and proposed parking information for the St. Paul’s property, including the charter schools in the historic St. Paul’s College building. The Applicant indicates that there are 69 existing spaces, of which 55 are required spaces.

	Required Spaces	Provided Spaces
Applicant’s Proposed Development	1 space/du 60 spaces	95 spaces
Proposed Paulist Building	1space/3 units in excess of 4 = 4 units 1 space/10 seats .5 space/1,000 sq. ft. in excess of 3,000 sq. ft. <u>2 spaces/3 teachers + 1 space per 10 seats</u> 8 spaces required	11 spaces total
Charter Schools	.25 space/1,000 sq. ft. 55 spaces	62 spaces

(6) *Urban design; and*

The Applicant is proposing 60 residential rowhouses that are arranged in eleven bars and sited to respect the sloping topography of the site. The rowhouses would range from 16 to 20 feet in width and two and one-half to three stories in height. The rowhouses would be clad in red or painted brick masonry. The masonry would wrap the side and rear elevations of end units. Interior rear facades would be clad in cementitious siding.

The rowhouses would each feature a one or two-car garage that would be accessed via a private alley at the rear of the unit. Each rowhouse unit would have the option of a rear deck and all units, with the exception of lots 1-7 and 23 through 28 (the lots closest to existing rowhouses to the east), could have a penthouse providing roof access. The front entries would feature covered stoops.

The proposed Paulist Building would feature a residence for no more than 15 individuals, a chapel, and space for other associated functions including dining, library, meeting and assembly areas. The proposed building would be clad in masonry with a pitched standing seam metal roof

(7) *As appropriate, historic preservation and visual impacts on adjacent parkland;*

The Historic Preservation Review Board (HPRB) designated the existing St. Paul’s College building as a historic landmark on November 16, 2017. The new Paulist building would be located in the viewshed of the historic landmark and was, therefore, subject to HPRB review. The Applicant has worked closely with the Historic Preservation Office and the new Paulist building received concept approval from HPRB in December 2017.

(b) *Considerations of site planning; the size, location, and bearing capacity of driveways; deliveries to be made to the site; side and rear setbacks; density and open space; and the location, design, and screening of structures;*

Access to the proposed rowhouses and Paulist building would be via private streets, alleys, and driveways. The primary entrance to the Property from 4th Street would be 26 feet in width and the portion of Regent Place being continued through the Property would be 24 feet in width. The private alleys that run through the Project and provide access to the individual rowhouses would be 20 feet in width and would require relief from the 24-foot minimum width requirement, as discussed above.

The private roads should allow trucks and other larger vehicles, including fire and rescue vehicles, to travel through the site.

(c) *Considerations of traffic to be generated and parking spaces to be provided, and their impacts;*

OP requested and the Applicant provided additional information regarding parking for the proposed Project, as well as for the adjacent charter schools that are now located in the historic St. Paul's College building. The Project would result in modifications to the existing access and surface parking for the charter schools; however, the project and charter schools would meet or exceed the minimum number of parking spaces required by 11 DCMR, Subtitle C, Chapter 7.

(d) *The impact of the proposed development on neighboring properties; and*

The Project should not negatively impact neighboring properties. The Applicant has provided separation between the proposed rowhouses and the existing Chancellor's Row development. At the closest, there would be 50 feet of separation between the front facades. This includes one area where there would be a 50' separation between proposed rowhouses and existing ones to the east - detailed plans and renderings of this space are provided at Exhibit 64A6, Sheets B-6 and B-7. A roof deck would not be permitted on those properties to limit potential impacts. The Applicant has also provided a 75-foot separation between the new Paulist building and existing rowhouses in the Chancellor's Row development.

(e) *The findings, considerations, and recommendations of other District government agencies.*

The application was originally referred to OP and the District Department of Transportation (DDOT), and more recently to DC Parks and Recreation and the Deputy Mayor for Education. OP reached out to other District agencies for comment and received a response from DHCD.

305.6 The proposed development shall comply with the substantive intent and purpose of this title and shall not be likely to have an adverse effect on the present character and future development of the neighborhood.

The proposed development of 60 rowhouses and a 22,828 gross square foot new Paulist building complies with the intent and purpose of the Zoning Regulations and should not have an adverse effect on the character and future development of the neighborhood.

305.7 The Board of Zoning Adjustment may impose conditions with respect to the size and location of driveways; floor area ratio; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.

OP does not recommend any additional conditions at this time, but supports inclusion of the eight conditions recommended by DDOT in its March 9, 2018 report (Exhibit 73), and has noted areas for which additional information from the applicant is required at the beginning of this report.

c. Special Exception Relief pursuant to X § 900.2 from U § 421 for new residential development in the RA-1 zone.

421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

The record shows that the subject application was referred to OP and DDOT on October 5, 2016, and to DC Parks and Recreation and the Deputy Mayor for Education on April 10, 2018.

(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

OP contacted District of Columbia Public Schools via e-mail for comment; however, comments had not been received at the time this report was drafted. As noted above, according to information published by DCPS on its website, local public and charter schools appear to have capacity to accommodate additional students that may result from this proposal.

(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

DDOT's report can be found at Exhibit 73 and contains eight recommended conditions of approval.

421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

The Applicant has refined the proposed development and OP believes that the current proposal reflects an acceptable density for development of the site, which is consistent with the low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments, contemplated in the RA-1 zone. OP supports the Applicant's efforts to preserve healthy, existing mature trees on site. OP also supports the siting of the new Paulist building and rowhouses to respect the viewshed of the historic St. Paul's College building, which was the result of coordination with Historic Preservation Office staff and was reviewed and approved by the Historic Preservation Review Board.

OP believes the proposed design and materials for the rowhouses are of high quality and in character with the surrounding neighborhoods. OP encourages the use of an alternate treatment to the cementitious panel for the rowhouse penthouse feature and would recommend the use of cementitious siding or other higher-quality material.

The proposed Paulist building responds to the historic St. Paul's College buildings, as well as to the surrounding residential development. The Applicant has indicated that the number of residents should not exceed 15, which is a permitted use in the zone.

OP notes that the Applicant should submit a final landscape plan prior to the public hearing that is not "illustrative and subject to change."

421.4 *In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.*

The Applicant submitted a site plan (Sheets B-3 and C-06), typical floor plans and elevations (Sheets A1-A5), existing grading plan (Sheet C-03), proposed grading plan (Sheet C-09), landscaping plan (Sheet B-3) and shared easements plan (Sheet C-15).

d. Special Exception Relief pursuant to X § 900.2 from C § 1500.4 for roof structures on rowhouses

1500.4 Notwithstanding Subtitle C § 1500.3, a penthouse, other than screening for rooftop mechanical equipment or a guard-rail required by Title 12 of the DCMR, D.C. Construction Code for a roof deck, shall not be permitted on the roof of a detached dwelling, semi-detached dwelling, rowhouse or flat in any zone; however, the Board of Zoning Adjustment may approve a penthouse as a special exception under Subtitle X, Chapter 9, provided the penthouse:

- (a) *Is no more than ten feet (10 ft.) in height and contains no more than one (1) story; and*

The Applicant states the proposed optional penthouse structures would provide access to a roof deck, and would measure 8 feet 10 inches in height when located on 16-foot wide units and would measure 10 feet in height when located on 20-foot wide units. The Applicant has indicated that theoretical lots 1 through 7 and 23 through 28 would not have penthouses, but that all other theoretical lots could include penthouse structures.

- (b) *Contains only stair or elevator access to the roof, and a maximum of thirty square feet (30 sq. ft.) of storage space ancillary to a rooftop deck.*

The proposed penthouse structures would contain only access stairs to the roof.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The Project is subject to Inclusionary Zoning and the Applicant is complying with that requirement per the Department of Housing and Community Development. The Applicant is proposing to provide nine (9) IZ units, including three (3) units set aside for households earning no more than 50% of the Washington, DC Median Family Income (MFI), three (3) units set aside for households earning no more than 60% MFI, and three (3) units set aside for households earning no more than 80% MFI.

No other agency comments had been received.

VI. COMMUNITY COMMENTS

ANC 5E voted 8-2-0 at its May 16, 2017 meeting to support the special exception application; however, comments from ANC 5E related to the February 28, 2018 supplemental filing had not been entered into the record as of the date of this report.

Numerous letters in support and opposition were filed in the record from the date of the initial application in September 2016 to September 2017. Concurrent with the February 28, 2018 filing,

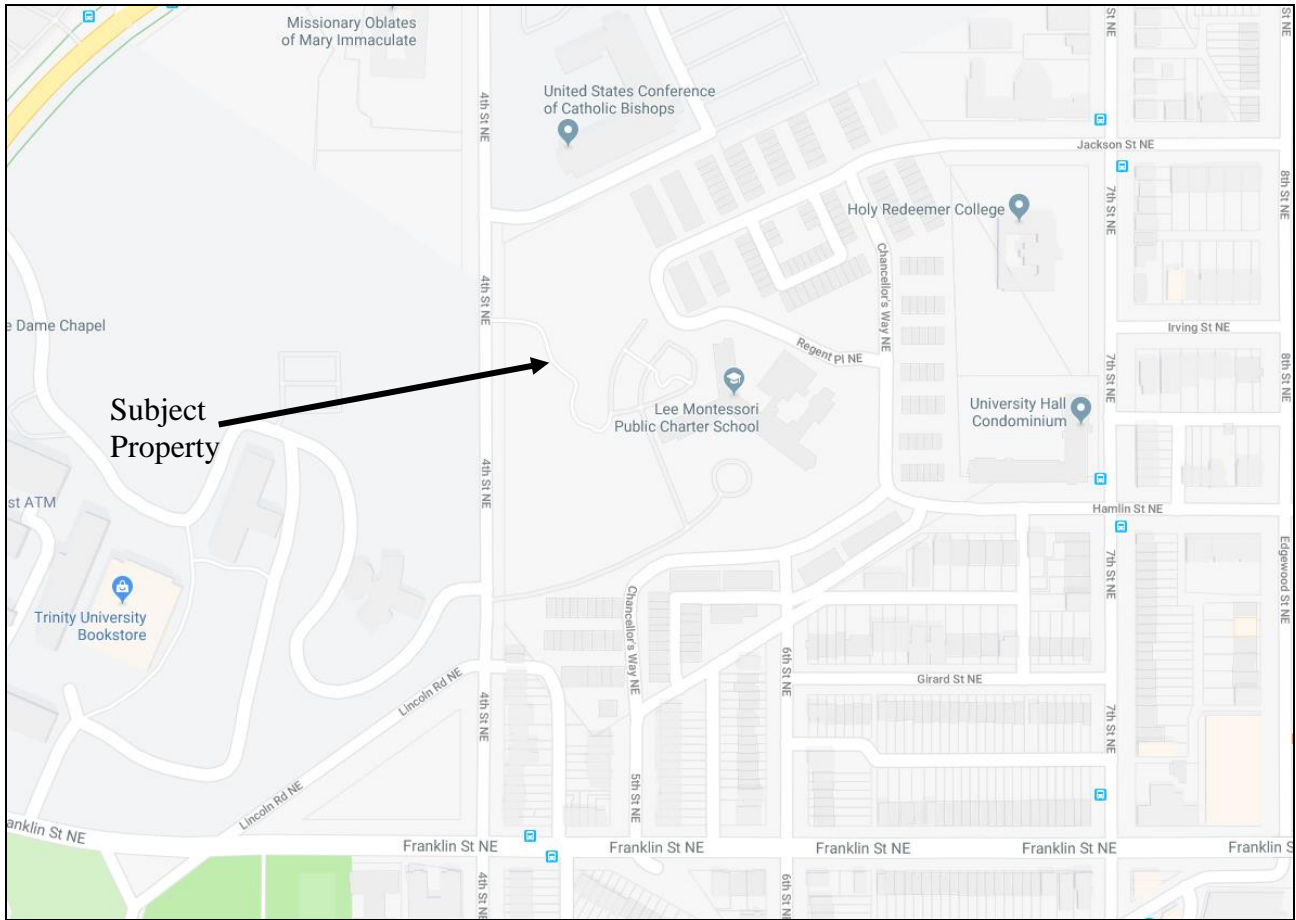
letters in support had been filed at Exhibits 58 through 61, and 67. Twelve letters in opposition had been filed at Exhibits 69, 74-78, and 80-84.

Attachments:

Location Map

Zoning Tabulation

Attachment 1: Location Map (Google streetview)



Attachment 2: Zoning Tabulation

Theoretical Lot	Lot Width	Lot Area	Height	Penthouse Height	Lot Occ.	FAR	Side Yard	Rear Yard	Parking (garage)
1	20	1,227	31 ft. 11 5/8 in.	--	62%	1.93	3.67	0	1
2	16	982	35 ft. 10 5/8 in.	--	75%	2.41	--	0	1
3	16	982	35 ft. 10 5/8 in.	--	75%	2.41	--	0	1
4	16	982	35 ft. 10 5/8 in.	--	75%	2.41	--	0	1
5	16	982	35 ft. 10 5/8 in.	--	75%	2.41	--	0	1
6	16	982	35 ft. 10 5/8 in.	--	75%	2.41	--	0	1
7	20	1,227	31 ft. 11 5/8 in.	--	62%	1.93	3.67	0	1
8	Varies	1,334	31 ft. 11 5/8 in.	10 ft.	71%	2	1.67	1.67	2
9	20	1,213	31 ft. 11 5/8 in.	10 ft.	76%	2.2	--	2	2
10	20	1,213	31 ft. 11 5/8 in.	10 ft.	76%	2.2	--	2	2
11	Varies	1,355	31 ft. 11 5/8 in.	10 ft.	70%	1.97	2.05	1.52	2
12	Varies	1,038	35 ft. 10 5/8 in.	8 ft. 10 in.	73%	2.61	1.67	1.67	1
13	16	924	35 ft. 10 5/8 in.	8 ft. 10 in.	80%	2.93	--	2	1
14	16	924	35 ft. 10 5/8 in.	8 ft. 10 in.	80%	2.93	--	2	1
15	16	924	35 ft. 10 5/8 in.	8 ft. 10 in.	80%	2.93	--	2	1
16	Varies	1,050	35 ft. 10 5/8 in.	8 ft. 10 in.	72%	2.58	2.05	1.52	1
17	Varies	1,375	31 ft. 11 5/8 in.	10 ft.	69%	1.94	3.67	1.67	2
18	20	1,180	31 ft. 11 5/8 in.	10 ft.	79%	2.26	--	2	2
19	20	1,180	31 ft. 11 5/8 in.	10 ft.	79%	2.26	--	2	2
20	20	1,180	31 ft. 11 5/8 in.	10 ft.	79%	2.26	--	2	2
21	20	1,180	31 ft. 11 5/8 in.	10 ft.	79%	2.26	--	2	2
22	Varies	1,417	31 ft. 11 5/8 in.	10 ft.	67%	1.89	2.08	1.67	2
23	20	1,040	31 ft. 11 5/8 in.	--	73%	2.28	3.67	0	1
24	20	832	31 ft. 11 5/8 in.	--	89%	2.85	--	0	1
25	20	832	31 ft. 11 5/8 in.	--	89%	2.85	--	0	1
26	20	832	31 ft. 11 5/8 in.	--	89%	2.85	--	0	1
27	20	832	31 ft. 11 5/8 in.	--	89%	2.85	--	0	1
28	20	1,040	31 ft. 11 5/8 in.	--	73%	2.28	3.67	0	1
29	Varies	1,442	31 ft. 11 5/8 in.		66%	1.85	4.67	1.67	2
30	24	1,386	31 ft. 11 5/8 in.		68%	1.93	3.67	1.67	2
31	Varies	1,254	35 ft. 10 5/8 in.	8 ft. 10 in.	61%	2.16	3.97	1.67	1
32	16	960	35 ft. 10 5/8 in.	8 ft. 10 in.	77%	2.82	--	2	1
33	Varies	1,074	35 ft. 10 5/8 in.	8 ft. 10 in.	71%	2.52	1.55	1.67	1
34	Varies	1,319	31 ft. 11 5/8 in.	10 ft.	72%	2.03	3.67	1.67	2
35	20	1,100	31 ft. 11 5/8 in.	10 ft.	84%	2.43	--	2	2
36	20	1,100	31 ft. 11 5/8 in.	10 ft.	84%	2.43	--	2	2
37	20	1,100	31 ft. 11 5/8 in.	10 ft.	84%	2.43	--	2	2

Theoretical Lot	Lot Width	Lot Area	Height	Penthouse Height	Lot Occ.	FAR	Side Yard	Rear Yard	Parking (garage)
38	20	1,100	31 ft. 11 5/8 in.	10 ft.	84%	2.43	--	2	2
39	20	1,100	31 ft. 11 5/8 in.	10 ft.	84%	2.43	--	2	2
40	20	1,100	31 ft. 11 5/8 in.	10 ft.	86%	2.43	0	1.67	2
41	Varies	1,514	31 ft. 11 5/8 in.	10 ft.	63%	1.76	3.67	1.67	2
42	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
43	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
44	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
45	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
46	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
47	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
48	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
49	20	1,300	31 ft. 11 5/8 in.	10 ft.	71%	2.06	--	2	2
50	24	1,560	31 ft. 11 5/8 in.	10 ft.	61%	1.71	3.67	1.67	2
51	Varies	1,438	31 ft. 11 5/8 in.	10 ft.	66%	1.86	3.67	1.67	2
52	20	1,200	31 ft. 11 5/8 in.	10 ft.	77%	2.23	--	2	2
53	24	1,440	31 ft. 11 5/8 in.	10 ft.	66%	1.86	3.67	1.67	2
54	20	1,200	31 ft. 11 5/8 in.	10 ft.	63%	2.25	3.67	1.67	1
55	16	960	35 ft. 10 5/8 in.	8 ft. 10 in.	77%	2.82	--	2	1
56	16	960	35 ft. 10 5/8 in.	8 ft. 10 in.	77%	2.82	--	2	1
57	16	960	35 ft. 10 5/8 in.	8 ft. 10 in.	77%	2.82	--	2	1
58	20	1,200	31 ft. 11 5/8 in.	10 ft.	77%	2.23	--	2	2
59	20	1,200	31 ft. 11 5/8 in.	10 ft.	77%	2.23	--	2	2
60	24	1,440	31 ft. 11 5/8 in.	10 ft.	66%	1.86	3.67	1.67	2
61 - Paulist	--	35,247	37 ft. 5 in.	12 ft.	30%	0.65	82 ft. 2 in. (west side) 53 ft. 2 in. (east side)	20 ft.	18
62 - Open Space	--	92,017	--	--	--	--	--	--	--
Overall Project Site	--	241,600	40 ft.	8 ft. 10 in. - 10 ft.	32%	0.91	--	--	106