

The proposed four story new construction development is located at 1827 Adams Mill Road, NW; Square 2580 Lot 521 (Former Lot 0853). The ground floor will consist of one or more retail tenant(s) (approximately 8,665 gross SF) and floors 2-4 will consist of 36 residential condos. There will be one level of parking below grade. The property abuts Adams Mill Road, NW on the southwest, and Lanier Place, NW on the northwest, and a 10'-0" wide public alley on the southeast. The VIKA Capitol survey shows that there is a 15'-0" Building Restriction Line (BRL) spanning the entire frontage of the property along Lanier Place, and a 15'-0" BRL along the south portion of the Adams Mill Road frontage (including former lots 148, 151 and 187).

The property is located in the C-2-A zone, and is subject to inclusionary zoning (IZ) regulations. The zoning requirements are as follows (required/provided): 50'-0" building height/ 50'-0" provided, 3.0 FAR with IZ/ 2.88 provided, 75% lot occupancy for residential/ 72% provided, rear yard setback 15'-0"/ 15'-0' provided, no side yard setback requirement/ none provided, penthouse height 18'-6"/ 15'-9" provided. A closed court is located within the building, serving to bring daylight to Units 212, 312,412, and the common corridors. The minimum required court width is 15'-0"; 17'-2" is provided. The minimum court SF is 350 SF; 352 SF is provided.

The roof will consist of condensers and mechanical/elevator/stairway enclosures and toilet facilities. There will be a shared communal roof deck on the south side of the building.

For retail uses in a C-2-A zone, there is no auto parking requirement for the first 3,000 SF, and then one space for each 300 SF of gross floor area and cellar floor area. For residential use, one space for each two dwelling units is required. 37 parking spaces are required; the plans show 24. Eighteen parking spaces will be provided for the 36 residential units. Six parking spaces will be provided for the retail/service uses. Therefore, BZA variance relief is required for the number of retail/service automobile parking spaces. Parking spaces will be 9'-0" by 19'-0". Aisle widths in the garage must measure at least 20'-0" and the two-way driveway will be 14'-0" in width as required. The ceiling of the garage will be below the grade of the public sidewalks.

The loading requirements per zoning regulations for C-2-A are: for retail use one 12'-0" wide by 30'-0" deep loading berth, and one 100 SF loading platform. This requirement is met. In the C-2-A zone, there is no loading requirement for a residential building with less than 50 residential units.

Project Summary  
1827 Adams Mill Road, NW  
04/02/13

Bicycle parking spaces are required per zoning regulations for office, retail and service uses in the C-2-A zone, at the rate of at least 5% of the automobile parking space requirement. This would translate to one required bicycle parking space. In addition, according to the Bicycle Commuter and Parking Expansion Act, as amended, a new residential development with more than 8 units must provide one secure bicycle parking space for each 3 residential units. This would translate to 12 required bicycle spaces for 36 units. The building plans indicate 20 bicycle parking spaces.