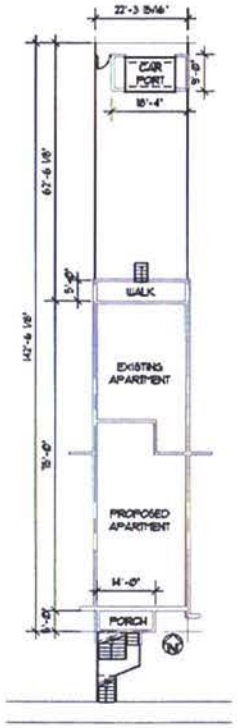
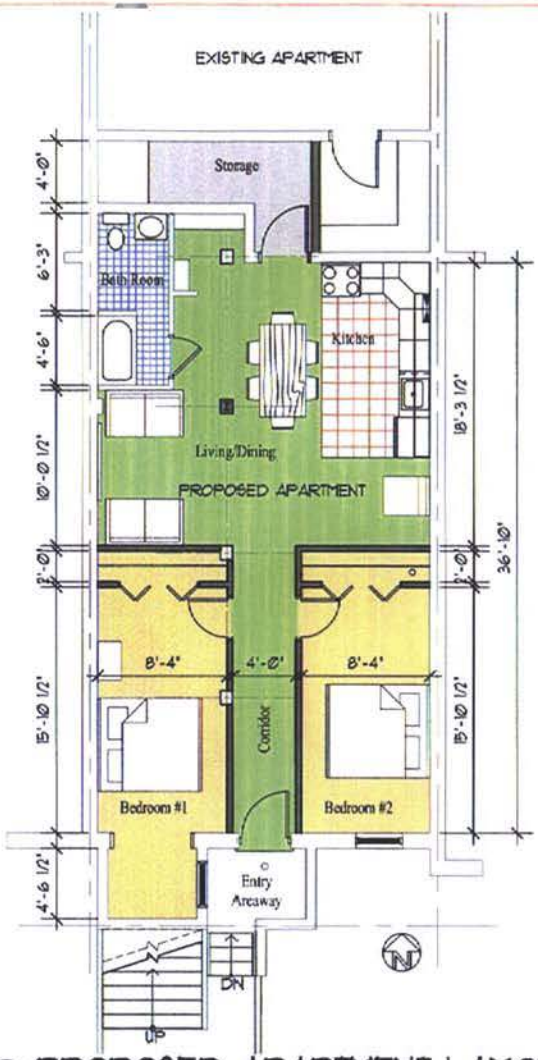
RECEIVED
D.C. OFFICE OF ZONING
2011 DEC -5 PM 1:00



1 SITE PLAN
SCALE: 1" = 30'-0"



2 PROPOSED APARTMENT LAYOUT
SCALE: 1/8" = 1'-0"

ZONING CODE REVIEW:

821 RANDOLPH STREET NW. SQUARE: 3027 LOT: 85 - ZONED: R4

MINIMUM LOT AREA REQUIRED: 1,800SF - EXISTING: 3,182.39SF

LOT COVERAGE ALLOWED: 60% EXISTING LOT COVERAGE: 51%

REAR YARD SET BACK REQUIRED: 20'-0" - EXISTING 62'-6"

THERE ARE THREE EXISTING APARTMENT UNITS ONE EACH ON THE FIRST & SECOND FLOOR AND THE THIRD ON THE REAR HALF OF THE BASEMENT FLOOR.

THE OWNER WOULD LIKE TO ADD A SECOND APARTMENT UNIT @ THE FRONT OF THE EXISTING BASEMENT UNIT. ALLOWABLE CONVERSION TO APARTMENTS IS 900SF/APT REQUIRED PER: TABLE 401.3 MINIMUM LOT REQUIREMENT.

VARIANCE REQUESTED BY THIS APPLICATION WILL BE TO ALLOW FOUR (4) APARTMENT UNITS @ A RATIO OF 795.6SF/APT. IF THE THIS APPLICATION IS APPROVED.

3 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Architectural Solutions LLC
1323 Fenwick Lane, - Silver Spring, Maryland 20910
301-562-8877 info@Arch-Sol.biz www.Arch-Sol.biz
September 8th, 2011 AS Job #: 11-18
© Reproduction or reuse, in whole or part, without written permission is forbidden.

Proposed Conversion from 3 to 4 Apartment Units
@
821 Randolph Street NW, Washington DC 20011

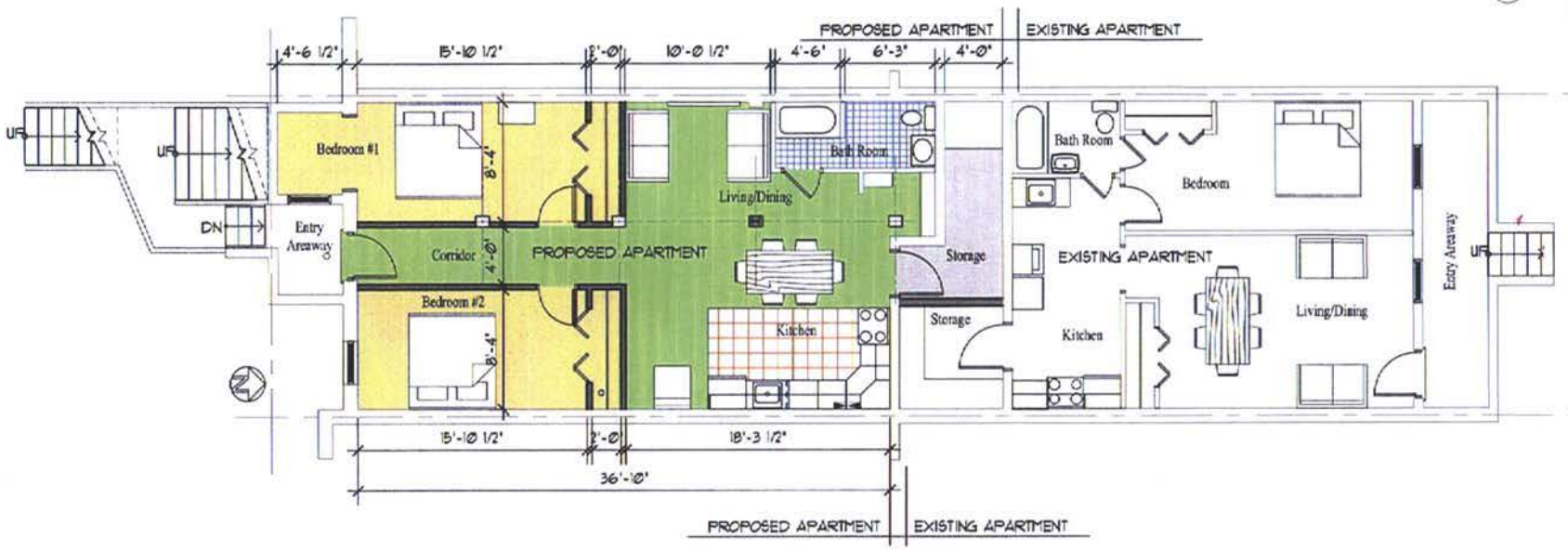
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18333
EXHIBIT NO. 7

SD-1
Owner:
Mr. Grant Barker.

Board of Zoning Adjustment
District of Columbia
CASE NO.18333
EXHIBIT NO.7

RECEIVED
D.C. OFFICE OF ZONING
2011 DEC -5 PM 1:00

DISTRICT OF COLUMBIA
NEIL P. GRUGNETTE
No. 9403
REGISTERED
ARCHITECT



1 PROPOSED & EXISTING APARTMENTS LAYOUT

SCALE: 1/8" = 1'-0"

Architectural Solutions LLC
1323 Fenwick Lane, - Silver Spring, Maryland 20910
301-562-8877 info@Arch-Sol.biz www.Arch-Sol.biz
September 8th, 2011 AS Job #: 11-18
© Reproduction or reuse, in whole or part, without written permission is forbidden.

Proposed Conversion from 3 to 4 Apartment Units
@
821 Randolph Street NW, Washington DC 20011

SD-2
Owner:
Mr. Grant Barker.