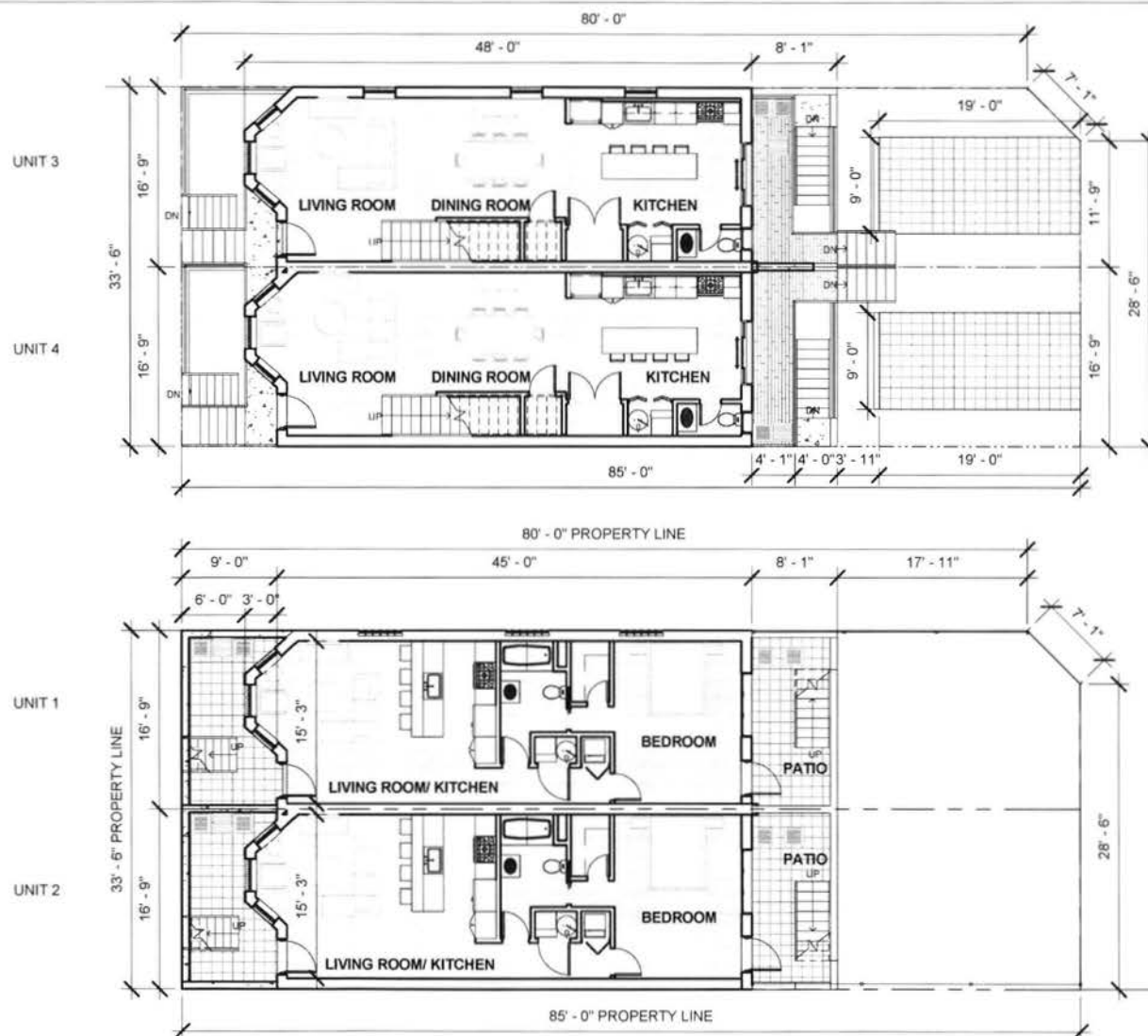


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2 1ST FLOOR
3/32" = 1'-0"

1 BASEMENT
3/32" = 1'-0"



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18413
EXHIBIT NO. 11

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



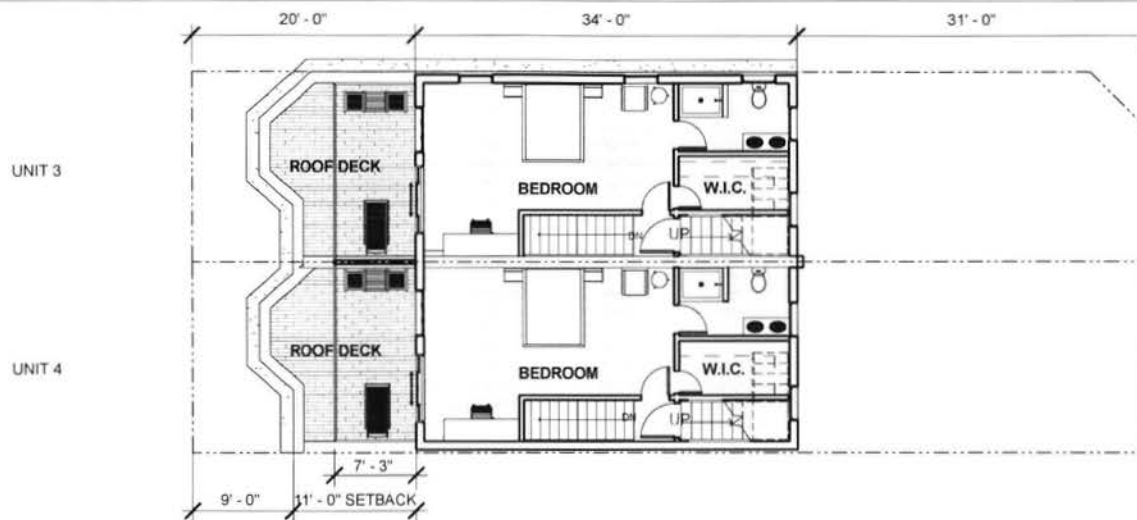
RGA ARCHITECTS, P.C.
210 1st Street, SE - Suite 200
Arlington, VA 22202
P: 202-622-6499 Fax: 202-622-0908



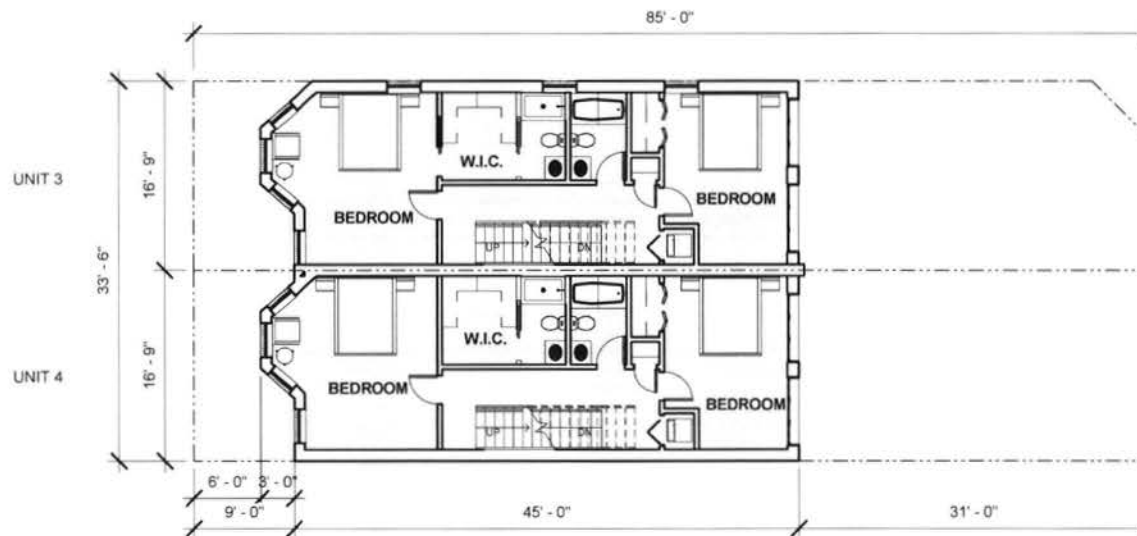
3/32" = 1'-0" 05/17/12

BASEMENT AND 1ST FLOOR PLAN A1.1

Board of Zoning Adjustment
District of Columbia
CASE NO.18413
EXHIBIT NO.11



② 3RD FLOOR
3/32" = 1'-0"



① 2ND FLOOR
3/32" = 1'-0"

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WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



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210 1st Street SE - Suite 200
Arlington, VA 22202
Tel: 202-522-5498 Fax: 202-522-0908



2ND AND 3RD FLOOR PLANS A1.2

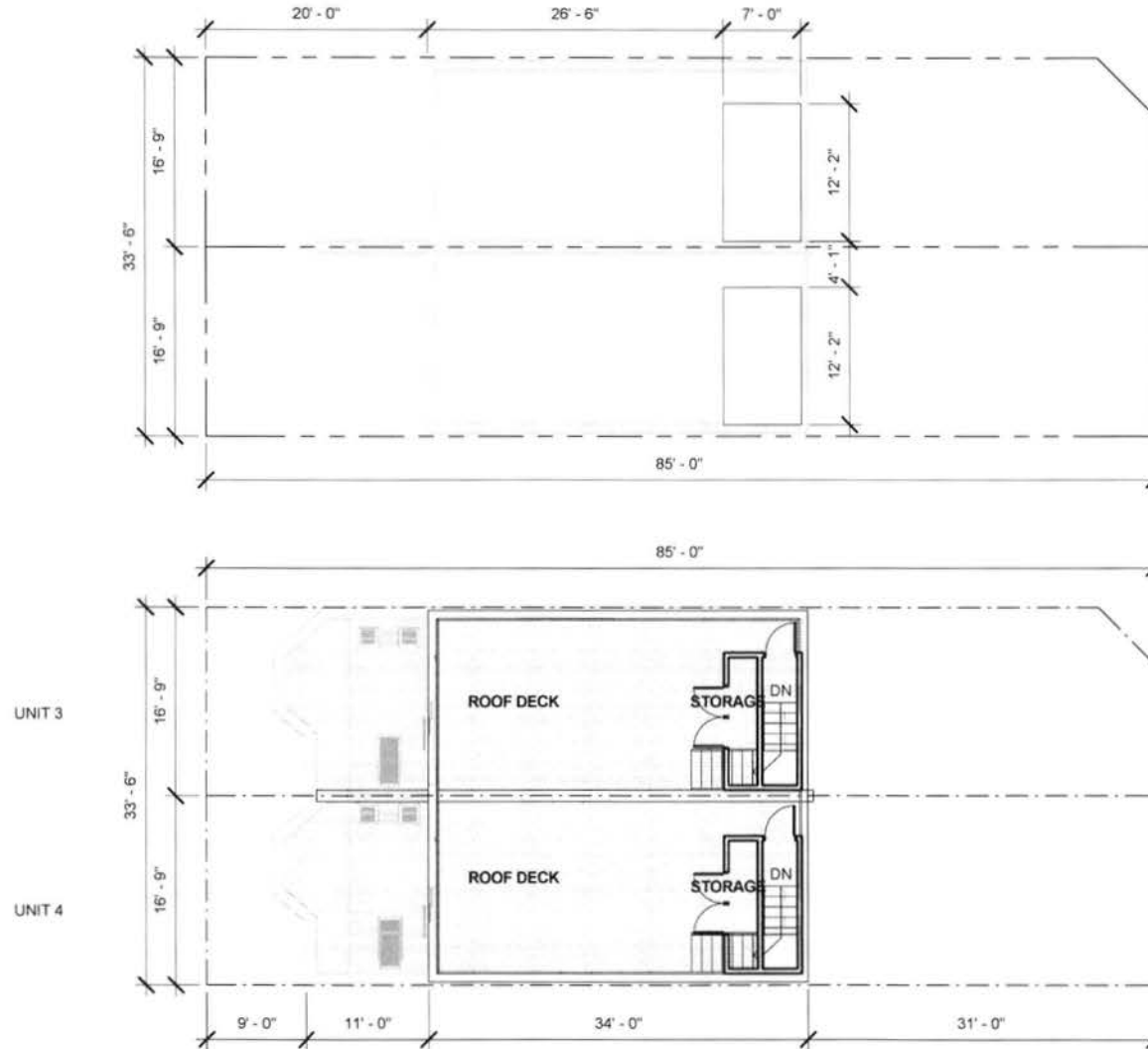


3/32" = 1'-0" 05/17/12

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2 PENTHOUSE
3/32" = 1'-0"

1 ROOF DECK
3/32" = 1'-0"



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



RGA ARCHITECTS, P.C.
200 1st Street SE - Suite 200
Washington, DC 20003
or 202-622-5995 fax 202-622-0908



3/32" = 1'-0" 05/17/12

ROOF AND PENTHOUSE PLAN A1.3

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1 WEST ELEVATION
3/32" = 1'-0"

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



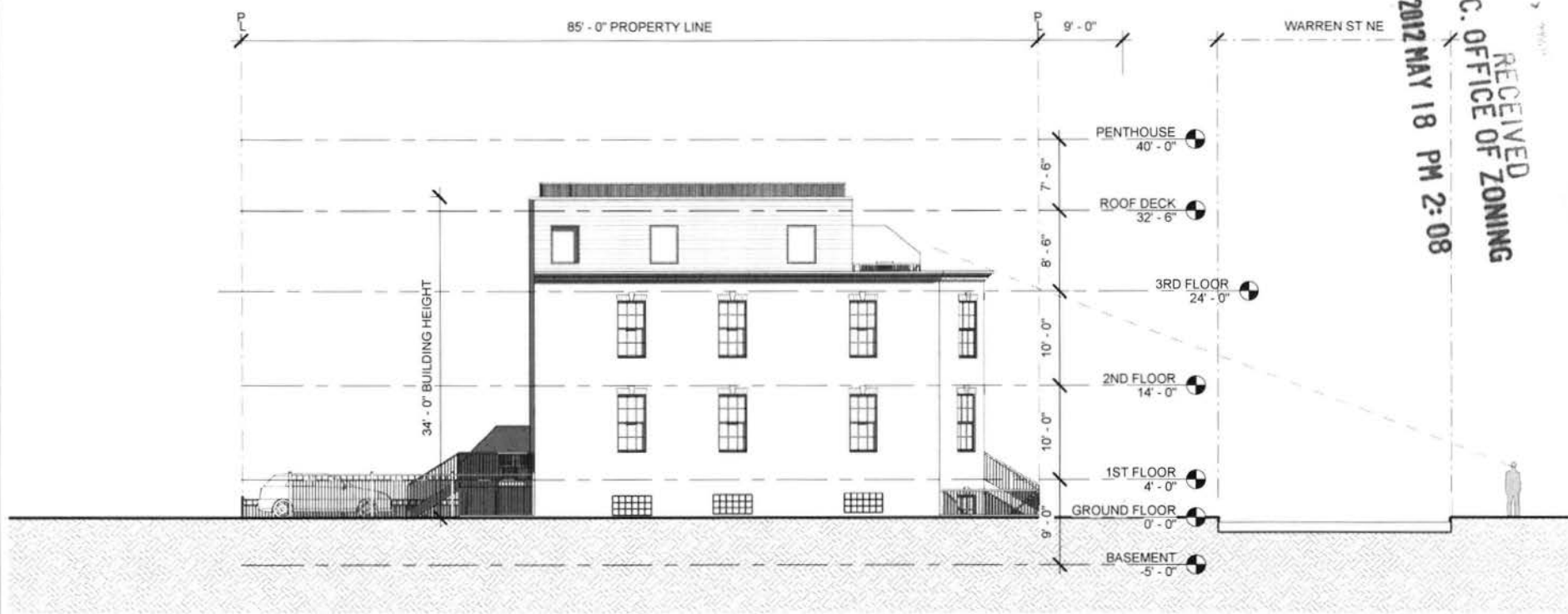
P&A ARCHITECTS, P.C.
210 14th Street SE - Suite 200
Washington, DC 20003
P: 202-622-6499 Fax: 202-622-0908



PROPOSED ELEVATION A2.1

3/32" = 1'-0" 03/02/12

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WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



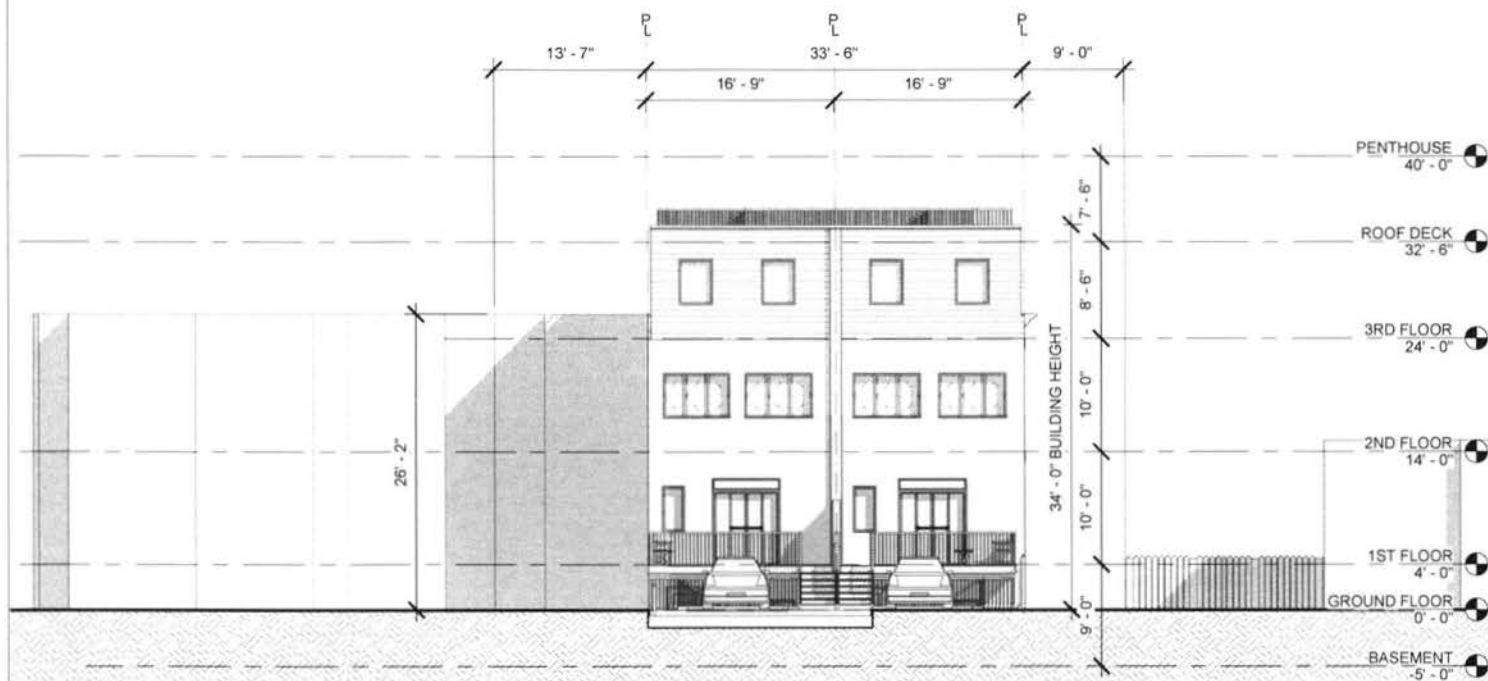
P&A ARCHITECTS, P.C.
210 7th Street SE - Suite 200
Washington, DC 20003
PH 202-692-9495 FAX 202-692-0908



PROPOSED ELEVATION A2.2

3/32" = 1'-0" 03/02/12

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1 EAST ELEVATION
3/32" = 1'-0"

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



RGA ARCHITECTS, P.C.
200 11th Street SE • Suite 200
Washington, DC 20003
PH: 202-632-5498 FAX: 202-632-0908



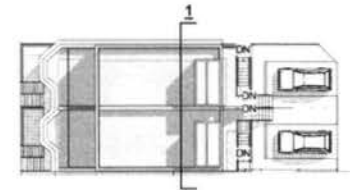
PROPOSED ELEVATION | A2.3

3/32" = 1'-0" | 03/02/12

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1 Section 1
3/32" = 1'-0"



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
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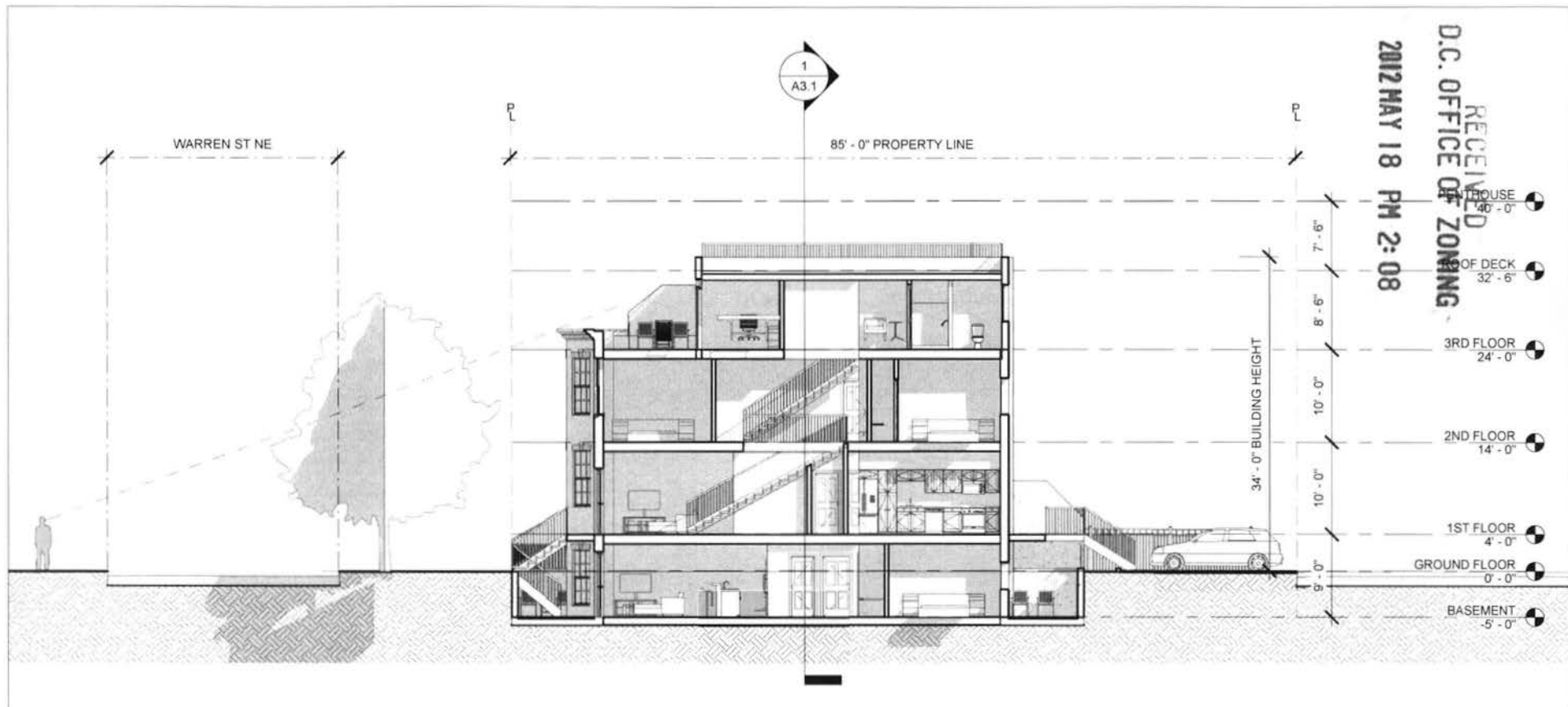
P&A ARCHITECTS, P.C.
210 7th Street, SE - Suite 201
Washington, DC 20003
Tel: 202-622-6448 Fax: 202-622-0908



BUILDING SECTION A3.1

As indicated 05/07/2012

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WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

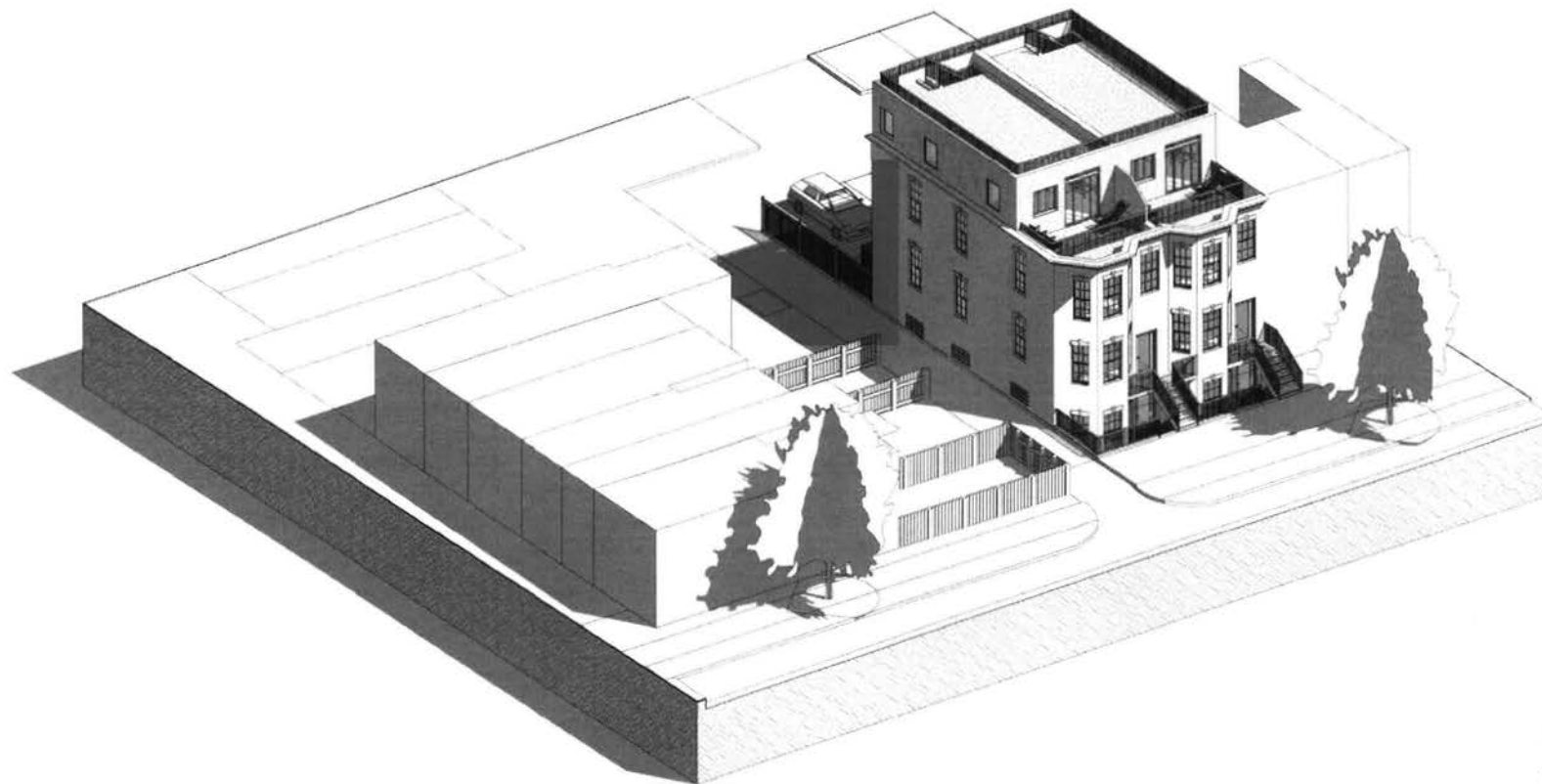


R4 ARCHITECTS, P.C.
210 7th Street SE - Suite 200
Washington, DC 20003
PH: 202-622-5498 FAX: 202-622-0908



BUILDING SECTION A3.2

As indicated 05/07/2012



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WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&H ARCHITECTS, PLLC
210 7th Street SE - Suite 200
Washington, DC 20003
PH: 202-622-9448 FAX: 202-622-0408

PERSPECTIVE VIEW

A4.1

05/07/2012

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



RECEIVED
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2012 MAY 18 PM 2:01

Application No. 15110 of Marcus A. Watkins, pursuant to DCMR 3107.2, for a variance from the minimum lot area and width requirements (Sub-section 401.3) for a proposed subdivision and construction of two flats in an R-4 District at premises 257 and 267 Warren Street, N.E., (Square 1033 Lots 135, 136 and 137).

HEARING DATE: September 22, 1989
DECISION DATE: September 22, 1989 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to ANC 6A and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 6A, which is automatically a party to the application, by letter dated September 14, 1989, supported the granting of the application.

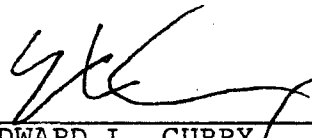
As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 401.3. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh, William L. Ensign and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER:

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15110order/BHS11

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



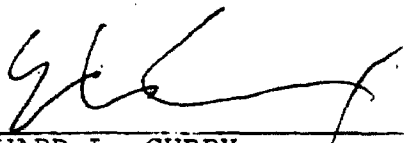
APPLICATION No. 15110

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a letter has been mail to all parties, dated _____, and mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Marcus Watkins
7708 Hanover Parkway #201
Greenbelt, Md 20770

Clarence Martin, Chairperson
Advisory Neighborhood Commission 6-A
Maury Elementary School
13th & Constitution Ave., N.E. Room 10
Washington, D. C. 20002

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EDWARD L. CURRY
Executive Director

DATE: _____



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WARREN STREET ROW HOUSES

257-261 Warren St NE
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Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



FOR ARCHITECTS FILE
200 1st Street SE - Suite 200
Arlington, VA 22202
tel: 202-822-5449 fax: 202-822-0908

PERSPECTIVE VIEW | A4.2

05/17/12

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WARREN STREET ROW HOUSES

257-261 Warren St NE
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Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



ARCHITECT, P.C.

1001 ARCADE RD. N.W.
200 TH STREET, SE - SUITE 200
WASHINGTON, DC 20003
PH: 202-622-5449 FAX: 202-622-0908

PERSPECTIVE VIEW

A4.3

05/17/12