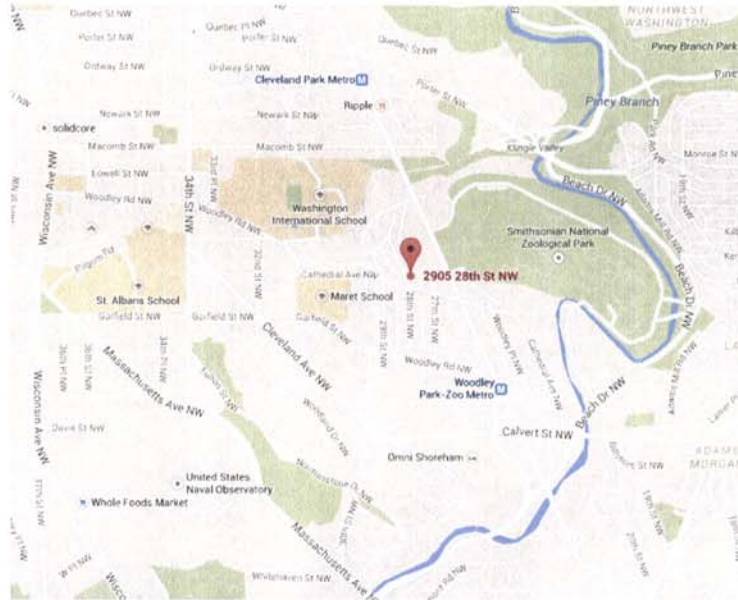
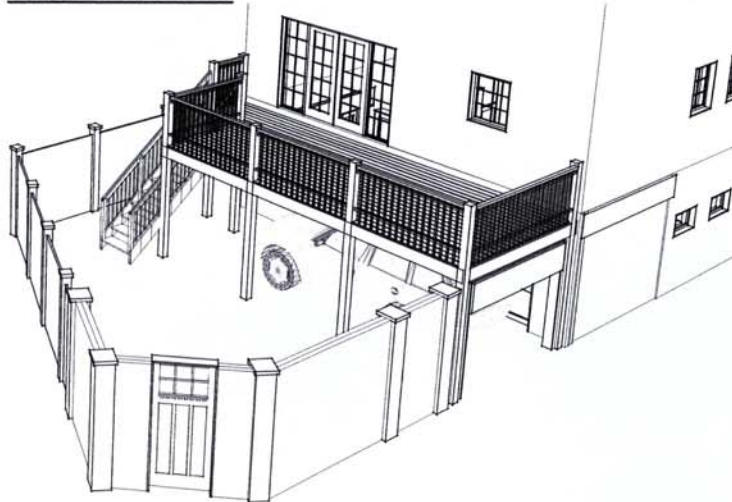


SITE MAP

N.T.S.



PROPOSED 3D



Green Residence BZA Package Submission for Modification to Special Exception

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CS-2 - SITE PLAN
CS-3 - EXISTING PHOTOS
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D-1 - EXISTING PLANS - FIRST & SECOND FLOORS
A-1 - PROPOSED PLANS - FIRST & SECOND FLOORS
A-2 - EXTERIOR ELEVATIONS LEFT - EXISTING & PROPOSED
A-3 - EXTERIOR ELEVATIONS REAR - EXISTING & PROPOSED
A-4 - EXTERIOR ELEVATIONS RIGHT - EXISTING & PROPOSED

BUILDING DATA FOR ZONING

Zoned - R3
Lot Area - 2238 Sq Ft
Existing Building - 893 SF
Proposed Deck - 286 SF
Lot Occupancy - 1179 Sq Ft
Percentage - 52.7% Special Exception - Chapter 2,
Section 223 allows for Lot Occupancy over 40%.
Summary Order GRANTED 07-21-15

REQUEST FOR MODIFICATION TO SPECIAL EXCEPTION FOR RELIEF REGARDING REAR SETBACK

504 SF of REAR YARD
20' Rear Setback Required
 $(504/32.09 = 15.71 < 20$ for angled yard

RDG

CONSULTANTS

ARCHITECTURAL

Williams Design Group
7361 Clifton Road
Clifton, VA 20124
703.851.4093



PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED

07-06-15	BZA Submission
06-01-15	ANC Submission
06-01-15	PRICING PACKAGE A
06-15-15	PRICING PACKAGE B
06-29-15	PRICING PACKAGE C
07-17-15	SITE PLAN TRAFFIC STUDY
06-16-15	PERMIT SET
08-26-15	BZA 2nd Submission

BZA Package
Submission for
Modification to
Special Exception

Drawing Title:

Cover Sheet - BZA-2

Drawn: smw
Date: 08-16-15
Scale: 000.00
Proj:

CS-1

08-26-15

Board of Zoning Adjustment
District of Columbia
CASE NO.19052A
EXHIBIT NO.3

08-26-15



Existing View
of Rear Deck
and Stair



Existing
Front View
Not Modified



Existing View
of Rear Yard
From Deck



Existing View
of Rear Deck
and Stair

08-26-15

RDG

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PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED

05-06-15	BZA Submission
06-01-15	ADOC Submission
06-09-15	PRICING PACKAGE A
06-15-15	PRICING PACKAGE B
06-29-15	PRICING PACKAGE C
07-17-15	SITE PLANTING STUDY
08-16-15	PERMIT SET
08-26-15	BZA 2nd Submission

BZA Package
Submission for
Modification to
Special Exception

Drawing Title:

Existing Photos

Drawn: amw
Date: 08-16-15
Scale: 000.00
Proj:

CS-3



Existing View
Garage/Rear Wall



Existing View
Garage

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PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED
05-06-15 BZA Submission
06-05-15 ANC Submission
06-05-15 PRICING PACKAGE
06-15-15 PRICING PACKAGE B
06-29-15 PRICING PACKAGE C
07-17-15 SITE PLAN LAYOUT STUDY
08-16-15 PERMIT SET
08-26-15 BZA 2nd Submission

BZA Package
Submission for
Modification to
Special Exception

Drawing Title:
Existing Photos

Drawn:
Date: 08-16-15
Scale: 000/00
Proj:

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06-15-15	PRICING PACKAGE B
06-29-15	PRICING PACKAGE C
07-17-15	SITE PLAN TIE-IN: SILLUM
08-16-15	PERMIT SET
08-26-15	BZA 2nd Submission

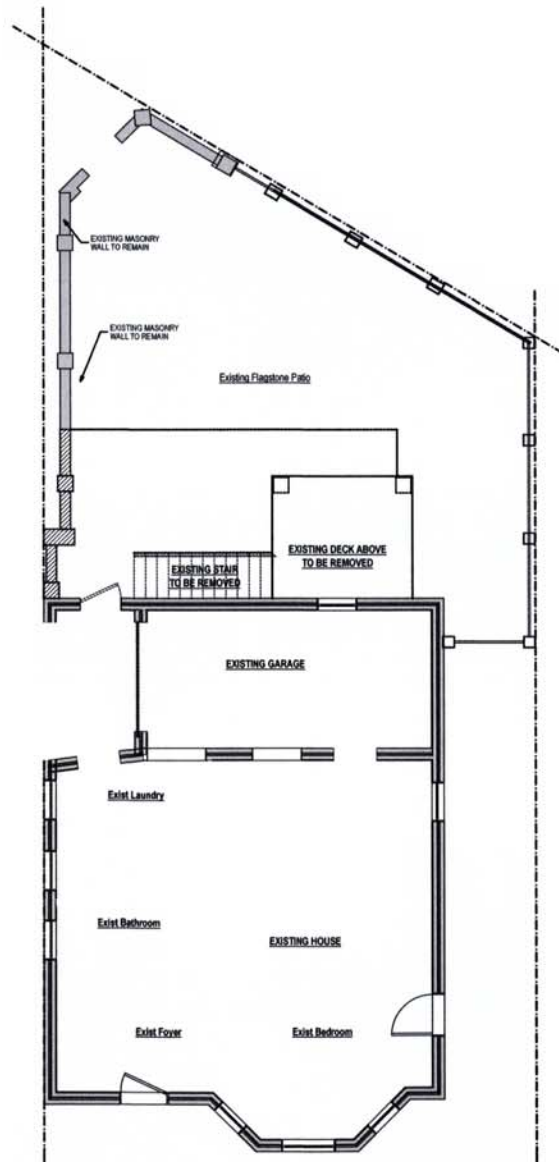
BZA Package
Submission for
Modification to
Special Exception

Drawing Title:

Existing Plans BZA

Drawn: mww
Date: 08-16-15
Scale: 000/00
Proj:

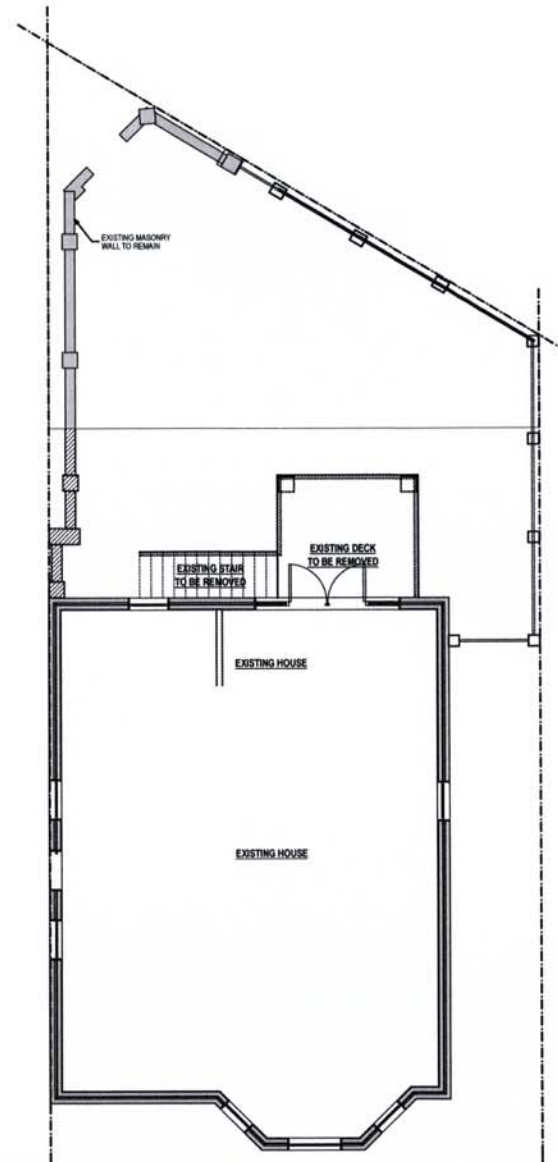
D-1



2

D-1

Existing Plan First Floor BZA
SCALE: 1/8" = 1'-0"



1

D-1

Existing Plan Second Floor BZA
SCALE: 1/8" = 1'-0"

08-26-15

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Green Residence
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Washington, DC 20008

ISSUED

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08-14-15	PERMIT SET
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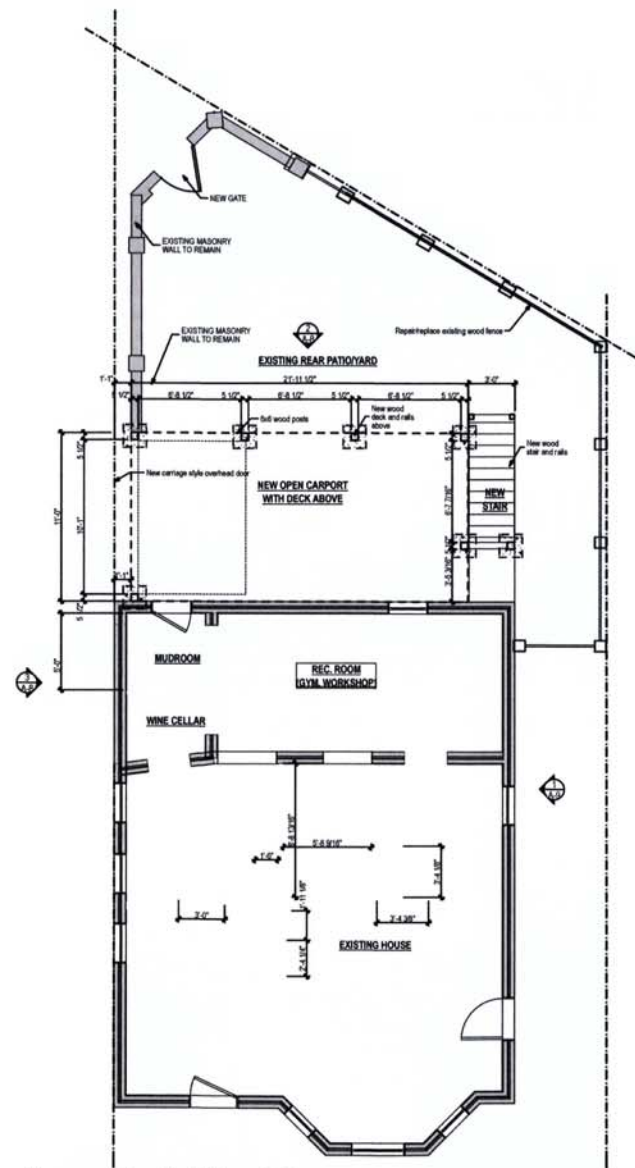
BZA Package
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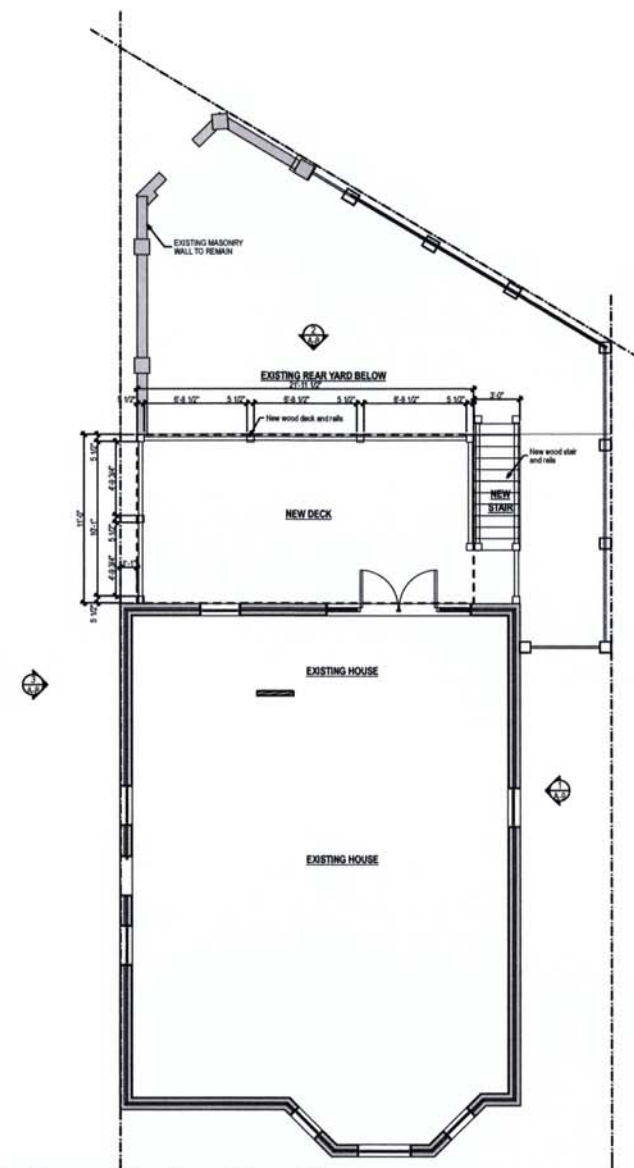
Proposed Plans BZA

Drawn:
Date: 08-16-15
Scale: 000.00
Proj:

A-1



1
A-1 Proposed Plan First Floor BZA
SCALE: 1/8" = 1'-0"



2
A-1 Proposed Plan Second Floor BZA
SCALE: 1/8" = 1'-0"

08-26-15

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PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED

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08-16-15	PERMIT SET
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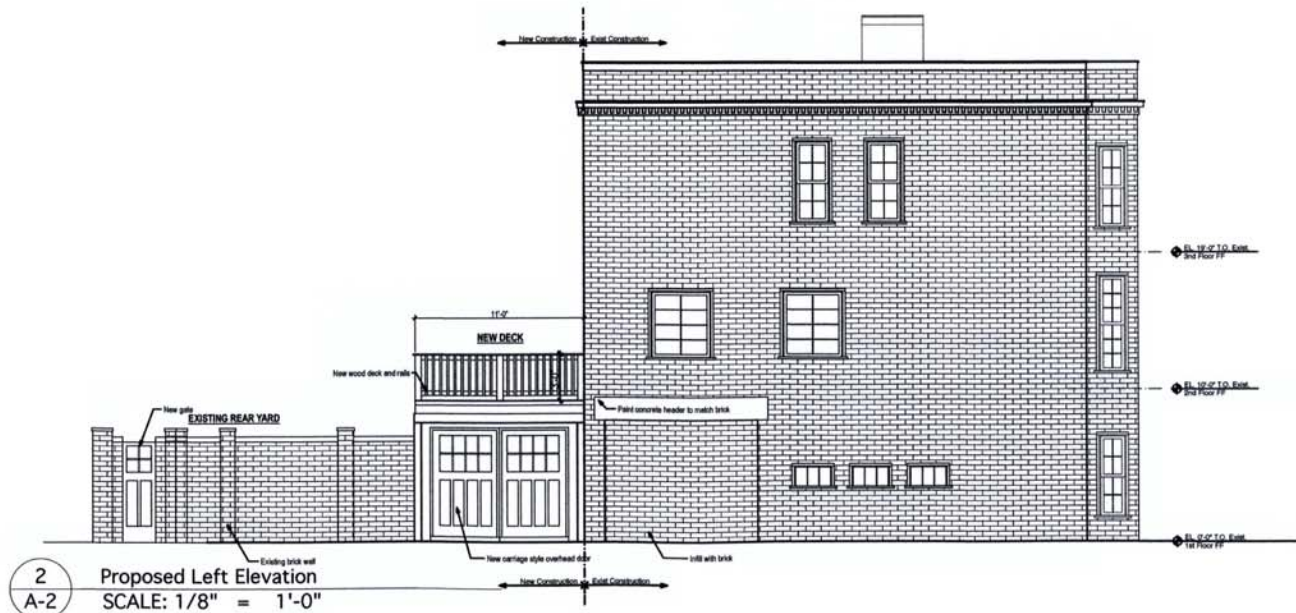
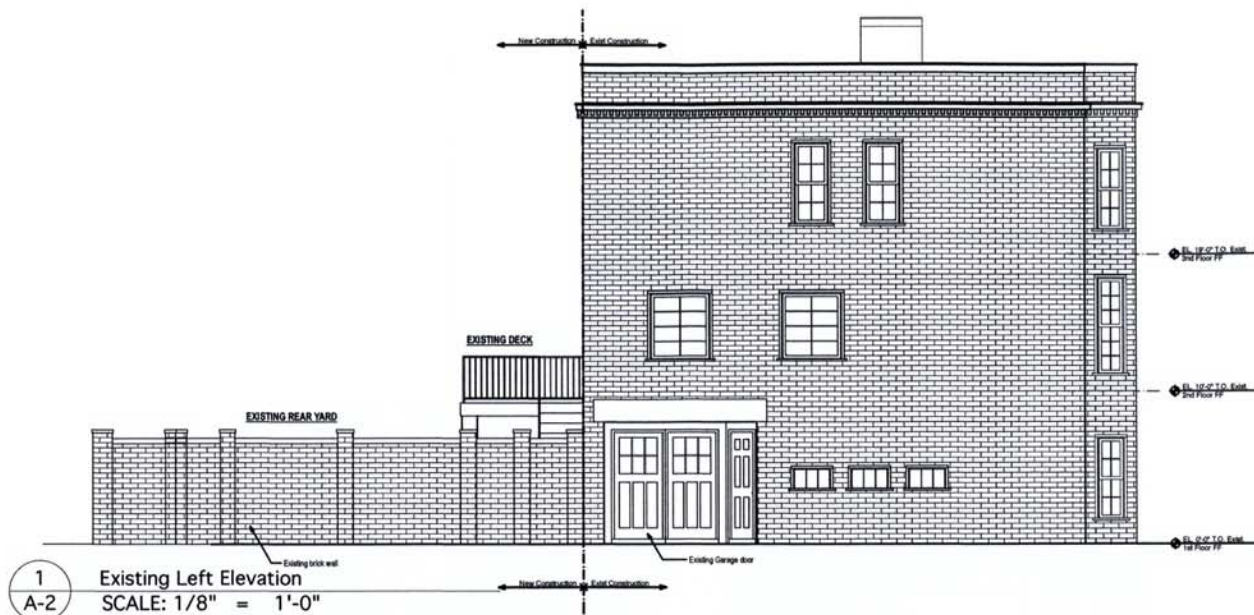
BZA Package
Submission for
Modification to
Special Exception

Drawing Title:

Exterior Elevations - Left

Drawn:
Date: 08/16/15
Scale: 000/00
Proj:

A-2

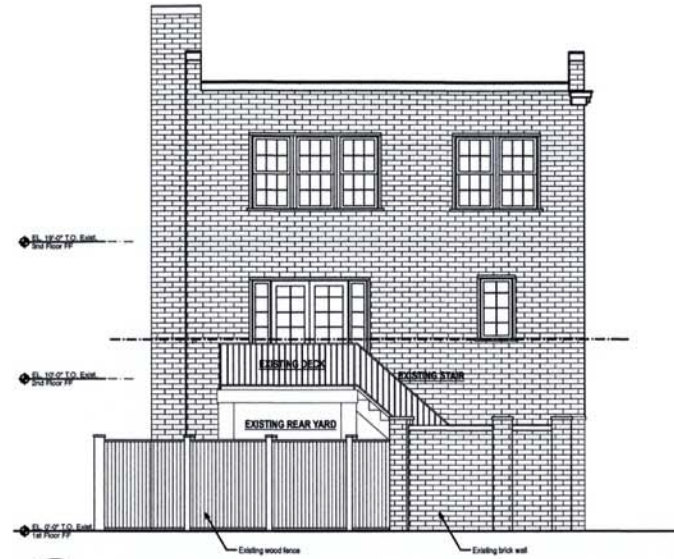


08-26-15

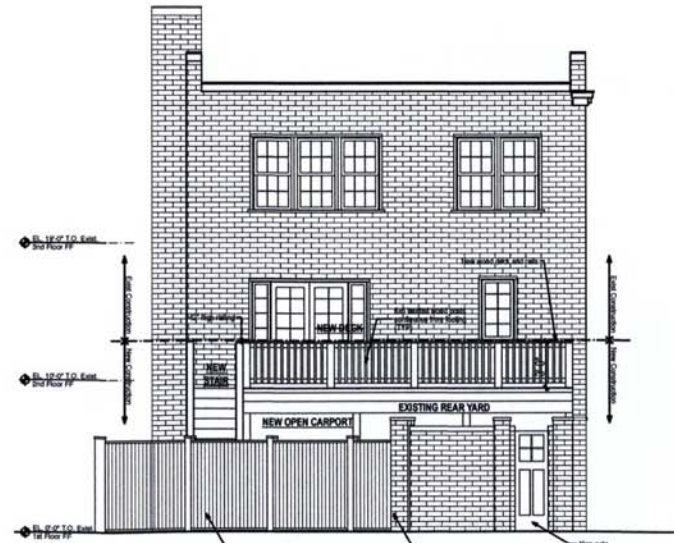
CONSULTANTS

ARCHITECTURAL

Williams Design Group
73161 Clifton Road
Clifton, VA 20124
703.851.4093



1 Existing Rear Elevation
A-3 SCALE: 1/8" = 1'-0"



2 Proposed Rear Elevation
A-3 SCALE: 1/8" = 1'-0"

PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED

05-06-15 BZA Submission
06-07-15 ANC Submission
06-09-15 PRICING PACKAGE
06-15-15 PRICING PACKAGE B
06-20-15 PRICING PACKAGE C
07-17-15 SITE PLAN TRAFFIC STUDY
08-16-15 PERMIT SET
08-26-15 BZA 2nd Submission

BZA Package
Submission for
Modification to
Special Exception

Drawing Title:

Exterior Elevations - Rear

Drawn: smw
Date: 08-16-15
Scale: 0/00.00
Proj:

08-26-15

A-3

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PROJECT

Green Residence
2905 28th Street NW
Washington, DC 20008

ISSUED

05-06-15 BZA Submission
06-08-15 ANC Submission
06-08-15 PROPOSAL PACKAGE
06-15-15 PROPOSAL PACKAGE B
06-29-15 PROPOSAL PACKAGE C
07-17-15 SITE PLAN TRAFFIC STUDY
08-16-15 PERMIT SET
08-26-15 BZA 2nd Submission

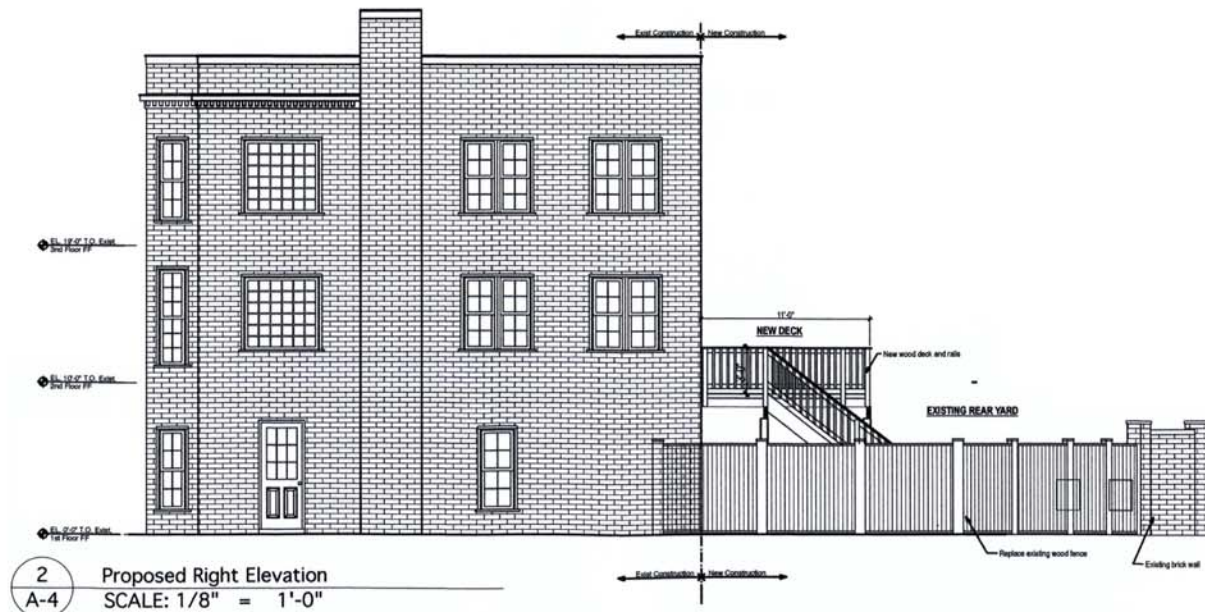
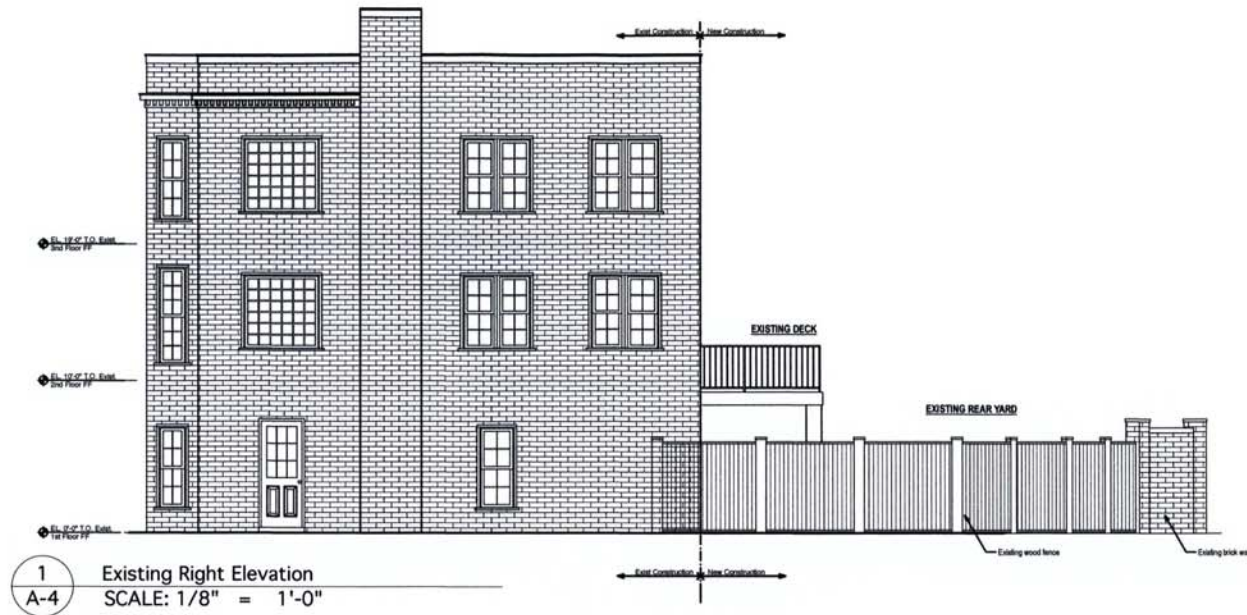
BZA Package Submission for Modification to Special Exception

Drawing Title

Exterior Elevations - Right

Drawn: *smw*
Date: 08-16-15
Scale: 000.00
Proj:

A-4



08-26-15