MOMI 11911 Tech Rd, Silver Spring, MD 20904 / t.202-232-8323 f.202-232-8324

TRANSMITTAL

Date: January 29, 2002

Recipient Information:

Name: Mr. Geoffrey H. Griffis

Title: Chairman

Organization: Board of Zoning Adjustment

Address: Room 210
441 4th Street, NW
Washington, DC
20001

Subject: **BZA Case No. 16833**
306 Carroll St, NW, Square 3354, Lot 26

D.C. RECEIVED
OFFICE OF ZONING
2002 JAN 29 PM 2:44

Comments:

Dear Mr. Griffis,

Enclosed please find the following:
1. 13 copies of our BZA application drawing set.

Please note that one complete set has already been delivered to Mr. John Fondersmith, Development Review Specialist at the DC Office of Planning; and another complete set has been delivered to Mr. Ken Laden of the DC Department of Public Works.

Mr. Stephen Gell will be delivering our written application under separate cover. Please do not hesitate to call me if you have any questions.

Sincerely,

Russell Katz

BZA
Case No. 16833
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16833
EXHIBIT NO.24

RECEIVED
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BZA No 16833

ZONING APPLICATION

MOMI

Montgomery Oaks Management Inc 11911 Tech Road, Silver Spring, MD 20904 t: 202-232-8323 f: 202-232-8324 in collaboration with Hickok Warner Fox	Project: RR Building Lot 26, Square 3354 306 Carroll Street, Washington, DC 20012 Date: 24 Jan. 2002	Package: 1 of 1

RR Building	MOMI
Lot 26, Square 3354	11911 Tech Road, Silver Spring, MD 20904
306 Carroll Street, NW, Washington, DC	t: 202-232-8323, f: 202-232-8324

Date: 24 Jan. 2002

# of units = 58

	Retail	Res.	Service	Rec	
G	1,008		1,975	454	(Bikes)
	2,572		204		(Lobby 2)
1		3,102	3,142	7,572	(Courtyard)
		3,525		315	(Lobby 1)
		4794		505	(Bikes)
2		3,243	4,190		
		10,438			
3		2,526	4,189		
		10,442			
3.5		3,246	188		
		3,390			
R					(Roof)
Total	**3,580**	**44,706**	**13,888**	**8,846**	
ratios		76%	24%		
Total SF		**62,174**			
Total res.+ serv.		**58,594**			

Balconies on Level 1 incl. as rec space

Int. balconies (Level 2&3) incl. in sf of Res.

Cellar not included!

Recreational Space

Rec. Req.	11,719	20.0%	of total Res.+ serv.
Rec. Provided	8,846	15.1%	of total Res.+ serv.
Add. Needed	2,873		

Lobby 1 included
First floor balc. included
Bike pkg. included.
Planters on parking lot not included

Parking

	Retail	Res.		
Pkg. Req.	1.9	29		30.9
		G	1	Total
Pkg. Provided		15	22	37
Add. Needed				-6.1

Height

C-2-A	max.	50'
Entry from Vine		45'

Setback

C-2-A	rear yard	15'	
Entry from Vine		ok	Width of Carroll = 60' (+)

Half width of Carroll ok for rear yard.

Percent lot occupancy

		Blg.	Lot size
C-2-A	60%	15,749	34,531
Provided	46%		

FAR

C-2-A	2.5	Total allowed	86,328
	1.5	Non-resid.	51,797
	1.8	Total provided	62,174
	0.1	Non-resid.	3,580

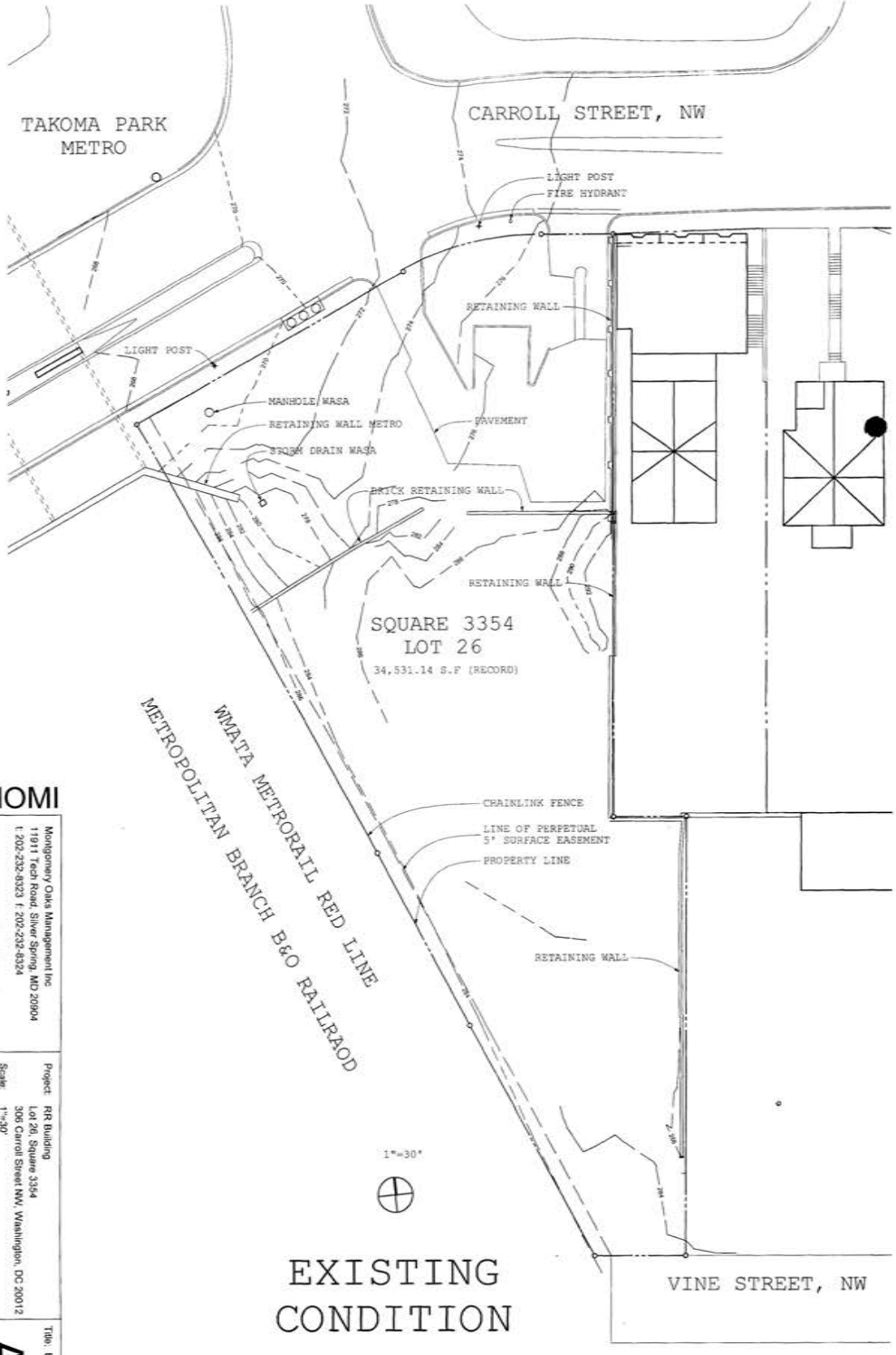
Loading

C-2-A 30,000 to 100,000 sf of gross floor area

	# req.	depth	width	height	
Delivery space	1	20'	10'	10'	
Loading berth	1	30'	12'	14'	
Loading platform	1	100 sf	8'	10'	1 horizontal level

or increase depth of berth by 8.4'
(resulting berth equal to req. berth plus req. platform)

Location: On an open area of the lot, if in commercial district



EXISTING
CONDITION

MOMI

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in collaboration with Hickok Warner Fox

Project: RR Building
Lot 26, Square 3354
306 Carroll Street NW, Washington, DC 20012
Scale: 1"=30'
Date: 24 Jan. 2002

Title: Exist. Condition

A 1

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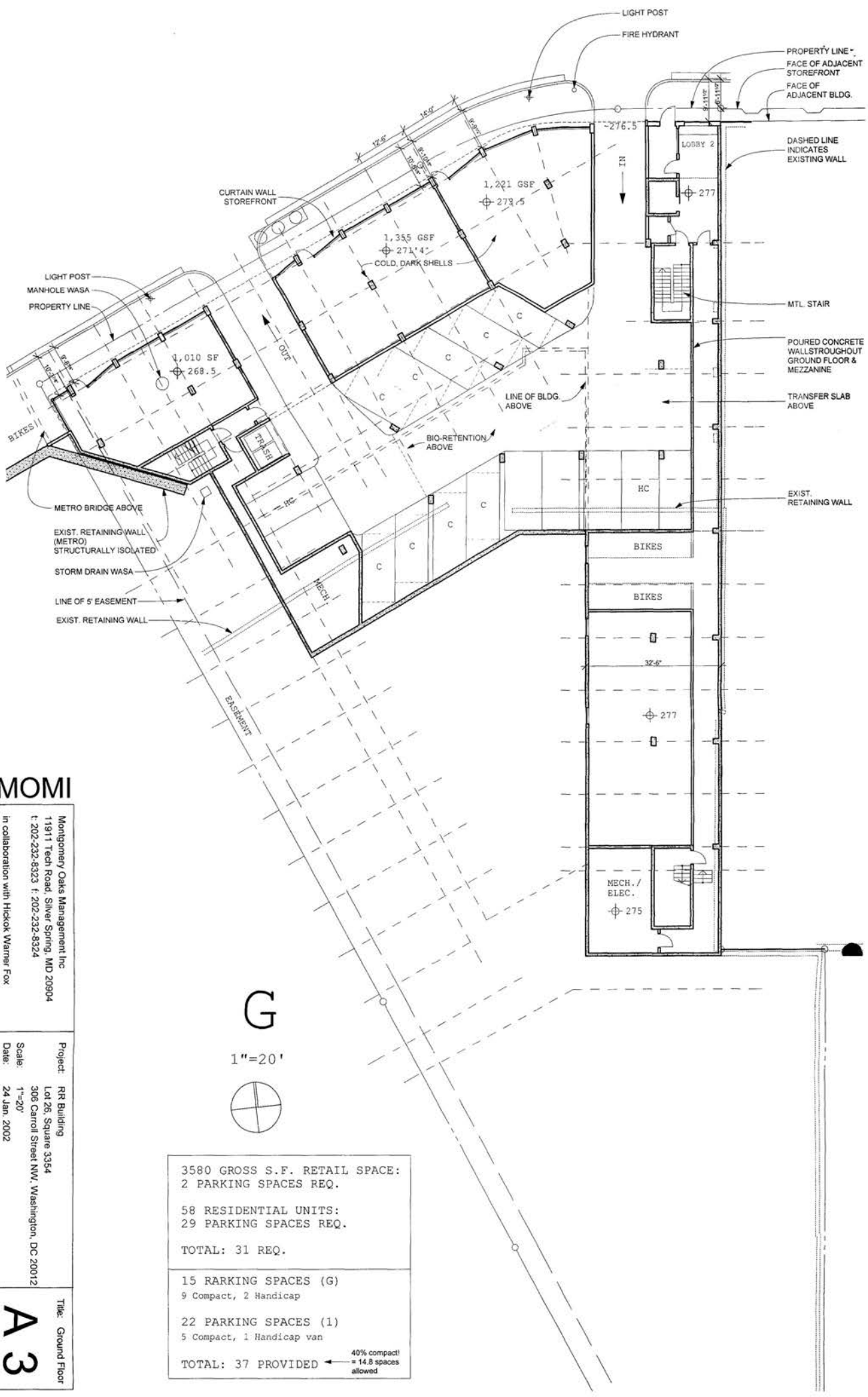
Project: RR Building
Lot 26, Square 3354
306 Carroll Street, Washington, DC 20012

Scale: 1"=30'

Date: 24 Jan, 2002

Title: Site Plan

A 2



MOMI

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Scale: 1"=20'
Date: 24 Jan. 2002

Title: Ground Floor

A 3

G

1"=20'

3580 GROSS S.F. RETAIL SPACE:
2 PARKING SPACES REQ.

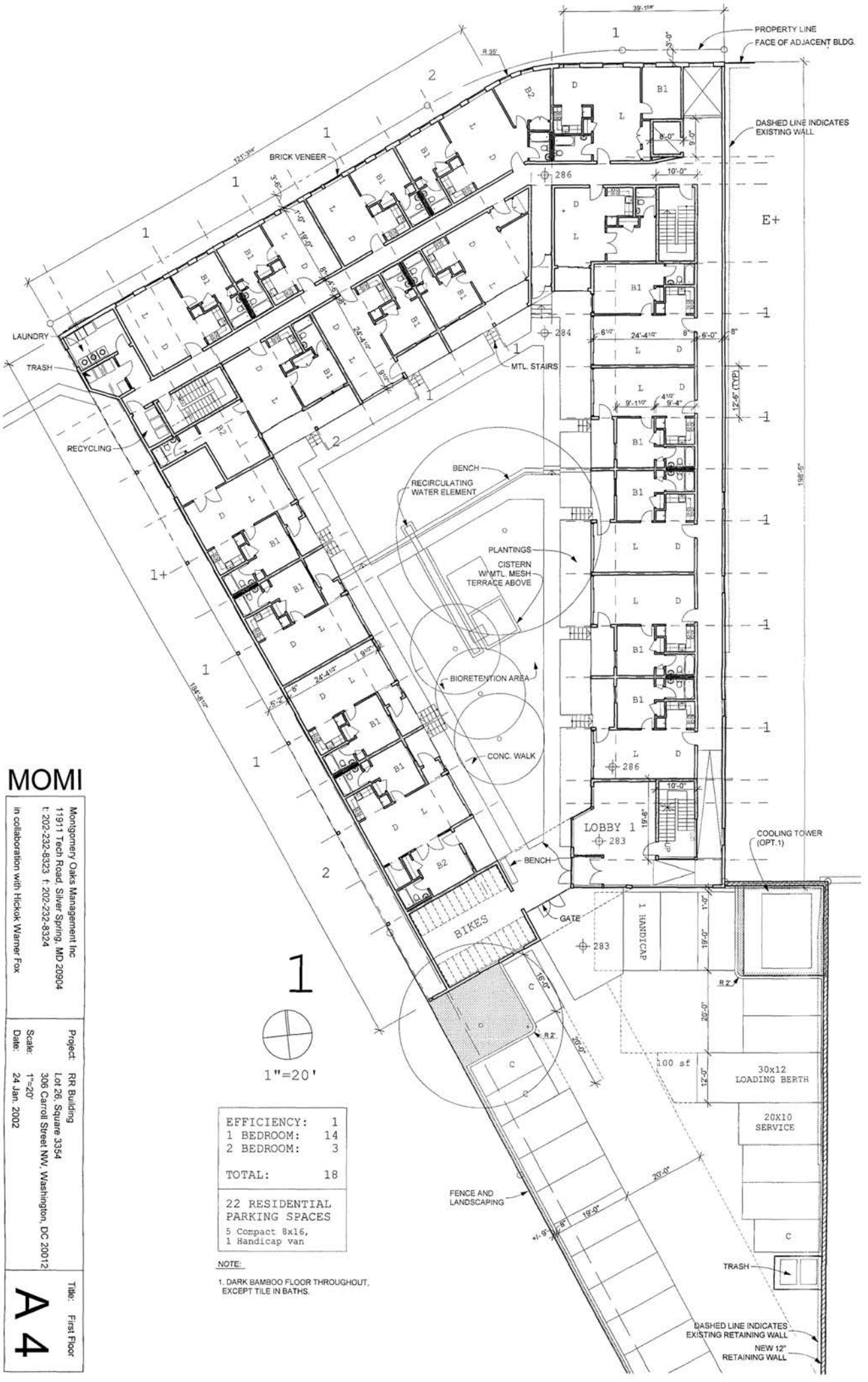
58 RESIDENTIAL UNITS:
29 PARKING SPACES REQ.

TOTAL: 31 REQ.

15 RARKING SPACES (G)
9 Compact, 2 Handicap

22 PARKING SPACES (1)
5 Compact, 1 Handicap van

TOTAL: 37 PROVIDED ← 40% compact! = 14.8 spaces allowed



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Project:	RR Building Lot 26, Square 3354 306 Carroll Street NW, Washington, DC 20012
Scale:	1"=20'
Date:	24 Jan. 2002
Title:	First Floor
A 4	

1

1"=20'

EFFICIENCY:	1
1 BEDROOM:	14
2 BEDROOM:	3
TOTAL:	18
22 RESIDENTIAL PARKING SPACES 5 Compact 8x16, 1 Handicap van	

NOTE:

1. DARK BAMBOO FLOOR THROUGHOUT, EXCEPT TILE IN BATHS.

MOMI

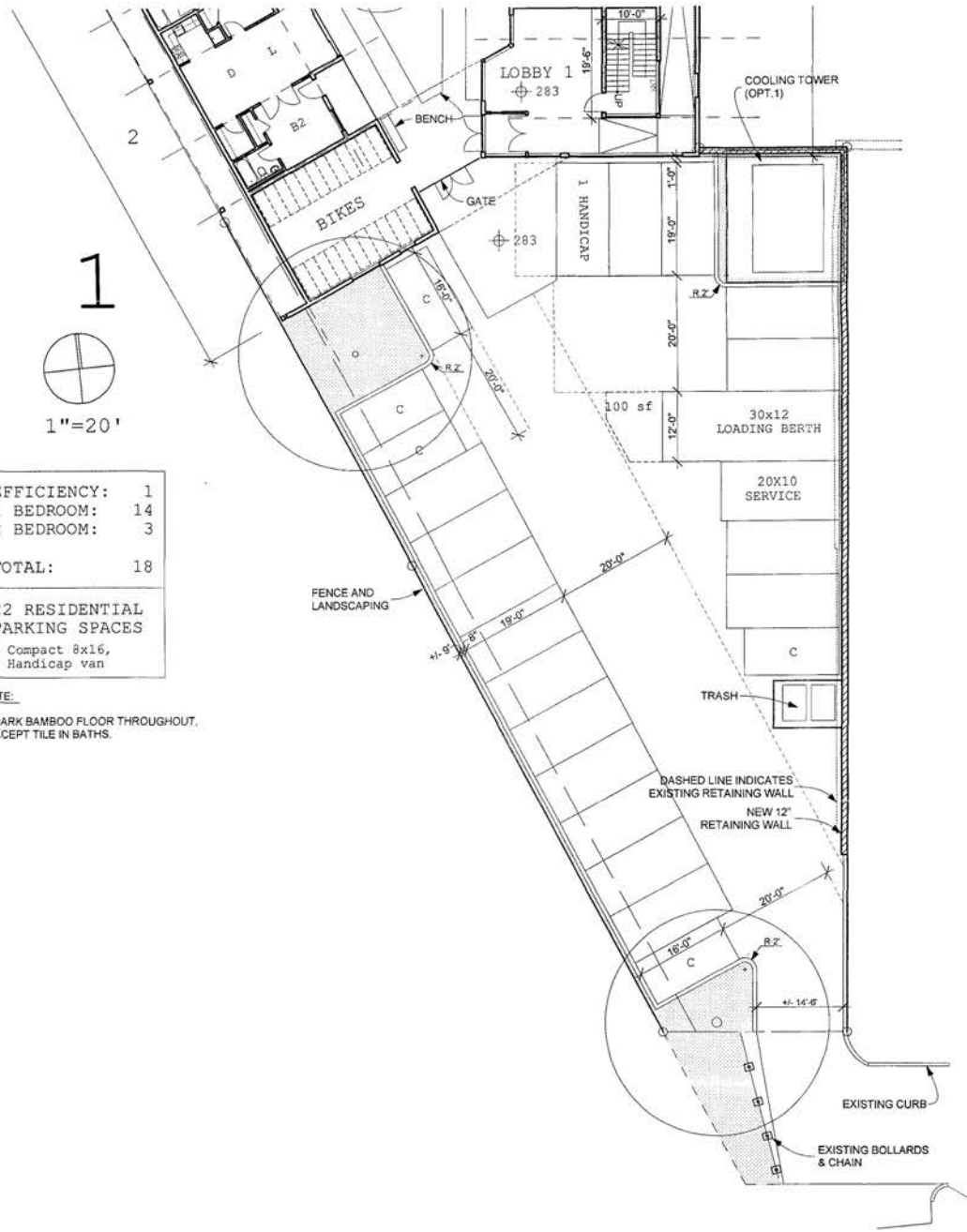
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Scale: 1"=20'
Date: 24 Jan. 2002

Title: Parking

A 5

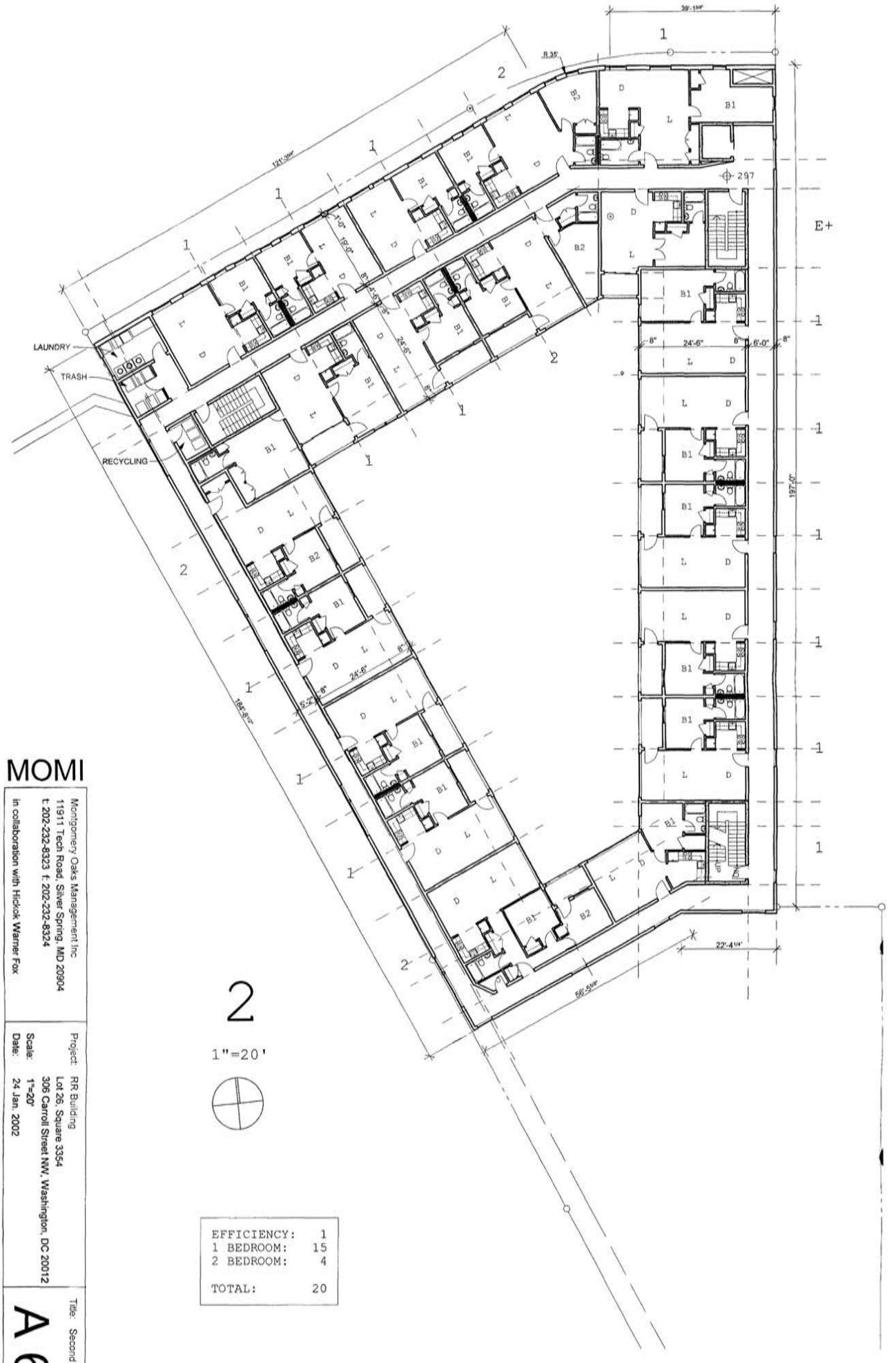


EFFICIENCY:	1
1 BEDROOM:	14
2 BEDROOM:	3
TOTAL:	18

22 RESIDENTIAL PARKING SPACES
5 Compact 8x16,
1 Handicap van

NOTE:

1. DARK BAMBOO FLOOR THROUGHOUT, EXCEPT TILE IN BATHS.



2

1"=20'

EFFICIENCY:	1
1 BEDROOM:	15
2 BEDROOM:	4
TOTAL:	20

MOMI

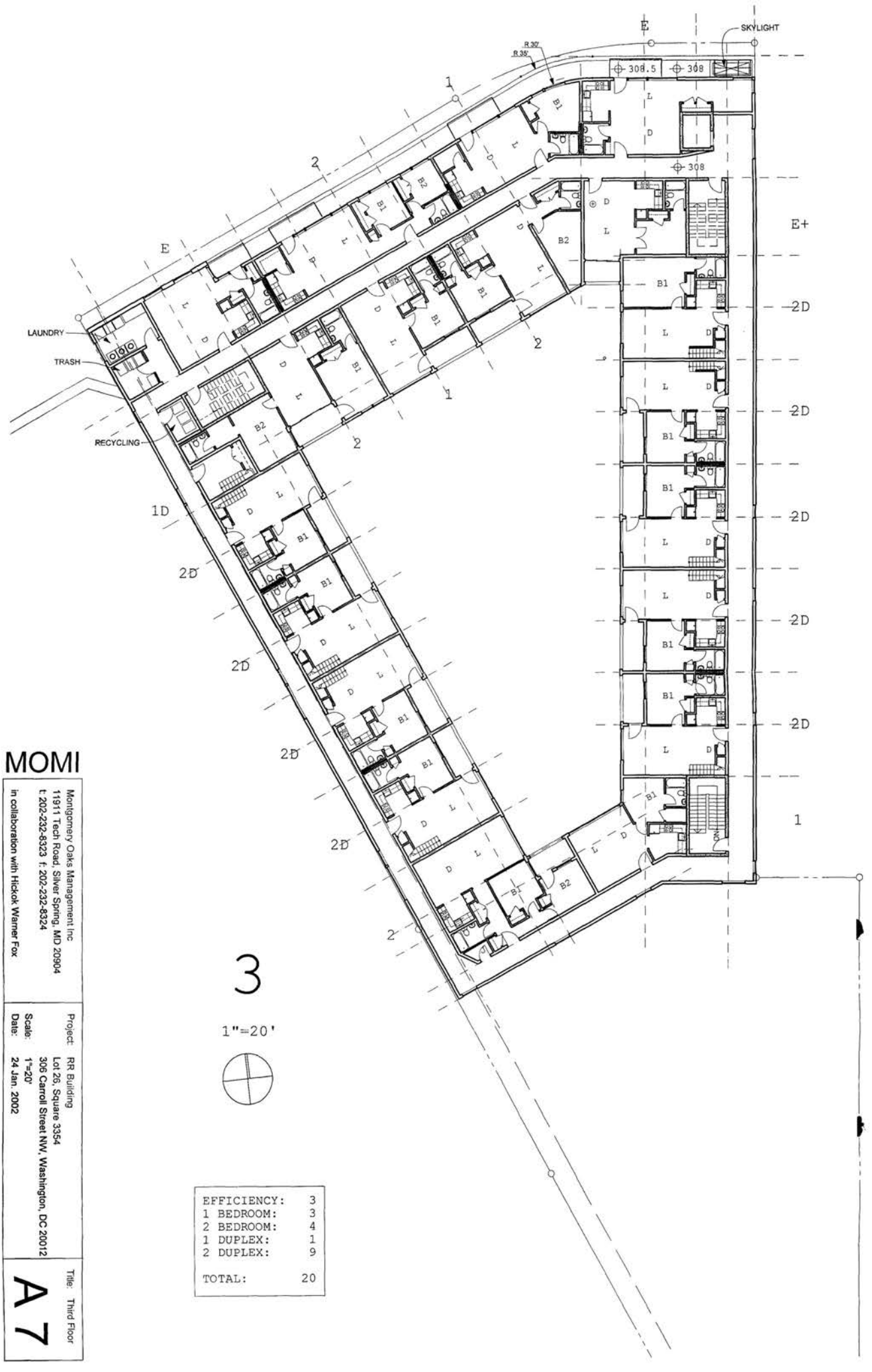
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Scale: 1"=20'
Date: 24 Jan. 2002

Title: Second Floor

A 6



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A 7	Title: Third Floor

3

1"=20'

EFFICIENCY:	3
1 BEDROOM:	3
2 BEDROOM:	4
1 DUPLEX:	1
2 DUPLEX:	9
TOTAL:	20



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Scale: 1"=20'
Date: 24 Jan. 2002

Title: Third Floor +

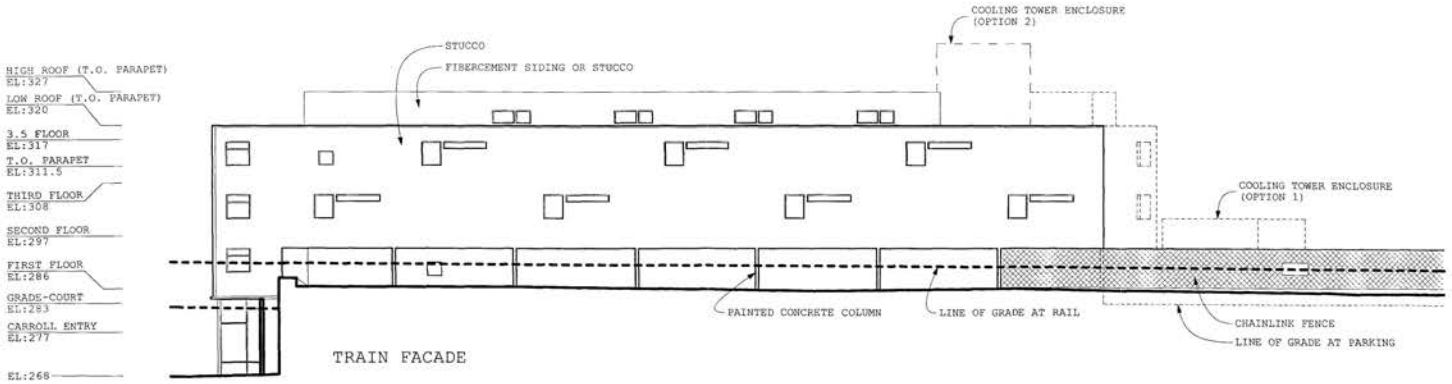
A 8



MOMI

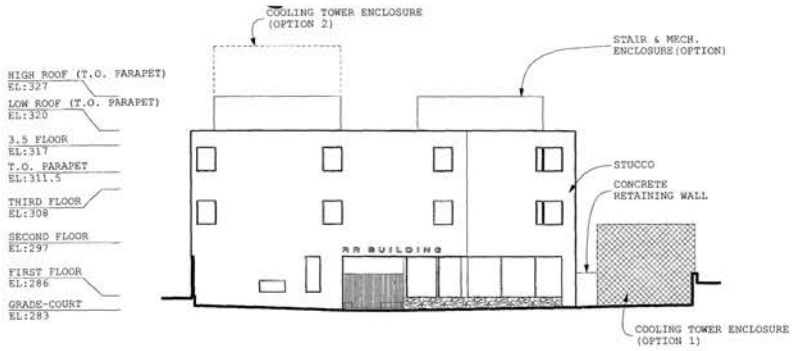
Montgomery Oaks Management Inc 11911 Tech Road, Silver Spring, MD 20904 t: 202-232-8323 f: 202-232-8324 in collaboration with Hickok Warner Fox	Project: RR Building Lot 26, Square 3354 306 Carroll Street NW, Washington, DC 20012 Scale: 1"=40' Date: 24 Jan. 2002	Title: Street Elevation A 9



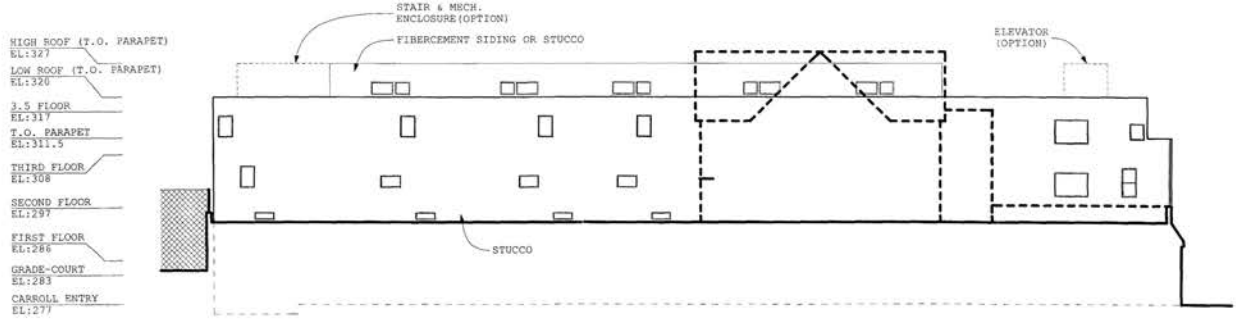


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VINE STREET FACADE



EAST FACADE

MOMI

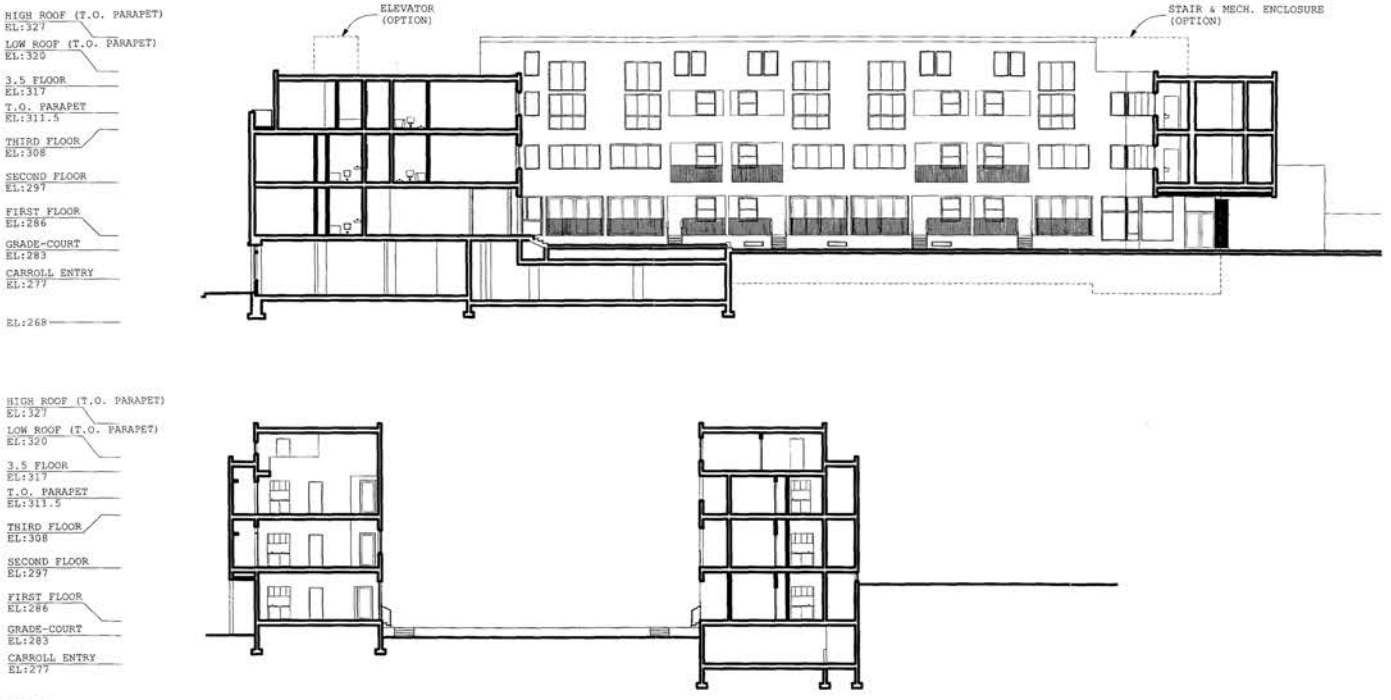
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Title: Bldg. Elevations

A 11



MOMI

Montgomery Oaks Management Inc
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Scale: 1"=20'

Date: 24 Jan. 2002

Title: Bldg. Sections

A 12

SITE



EXIST CONDITION - VIEW FROM ACROSS CARROLL ST.



TOP OF SITE FROM VINE ST.

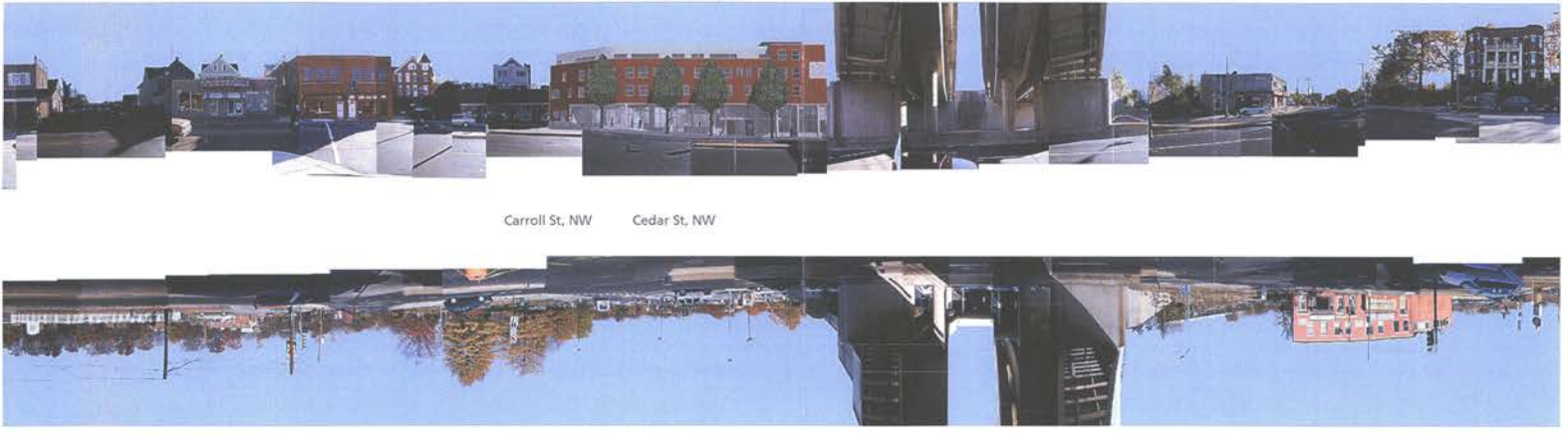


SITE TOWARDS CARROLL



SITE FROM STATION ENTRY

RR BUILDING EXISTING CONDITIONS



RR BUILDING - STREETSCAPE MONTAGE (incl. building)

E



F



