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

TRANSMITTAL

Date: February 13, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 13 PM 3:12

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

Comments:

Dear Mr. Griffis,

Enclosed please find the following:
- 15 copies of the Floorplan G (page A 3)
- 15 copies of the Carroll Street Elevation (page A 10)

These should be included in our file as per discussion at yesterday's hearing.

These plans include the changes to our design from the time of filing until the hearing. The changes were made to simplify and limit the impact of traffic on Carroll St, and to reduce the number of curb cuts on Carroll St.

Thank you for yesterdays hearing. The board was impressive in its handling of the application and its engagement of the issues.

Sincerely,

Russell Katz

BZA
Case No. 16833
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16833
EXHIBIT NO.40

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D.C. OFFICE OF ZONING
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Subject: **BZA Case No. 16833**
306 Carroll St, NW, Square 3354, Lot 26

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To Whom It May Concern:

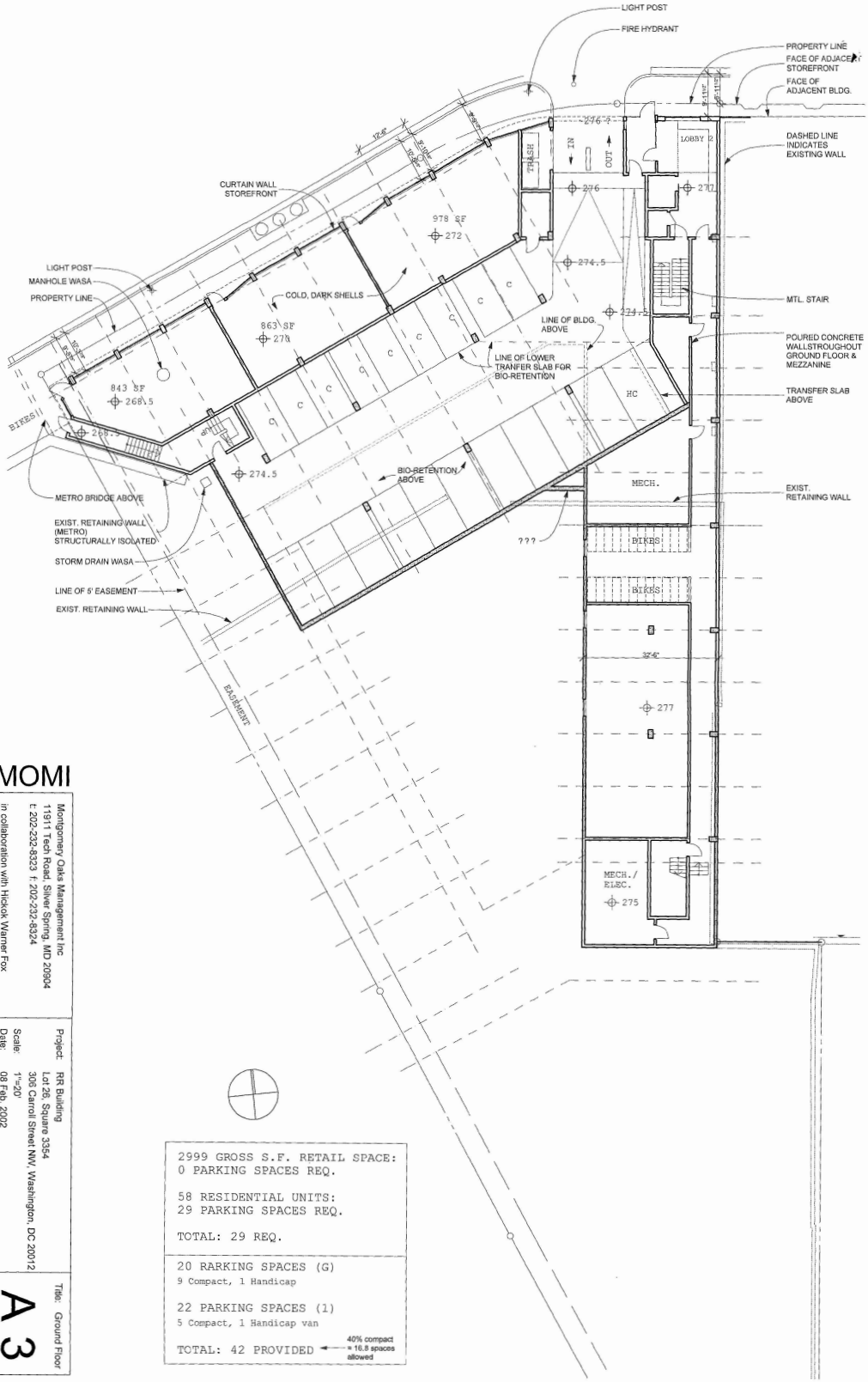
Attached please find the following:
- Floorplan G (page A 3)
- Carroll Street Elevation (page A 10)

Thank you for including this information in our file as per discussion at yesterday's hearing.

These plans include the changes to our design from the time of filing until the hearing. The changes were made to simplify and limit the impact of traffic on Carroll St, and to reduce the number of curb cuts on Carroll St.

Sincerely,

Russell Katz



MOMI

Montgomery Oaks Management Inc
11911 Tech Road, Silver Spring, MD 20904
t: 202-232-8323 f: 202-232-6324
in collaboration with Hickok Warner Fox

Project: RR Building
Lot 28, Square 3354
306 Carroll Street NW, Washington, DC 20012

Scale: 1"=20'

Date: 08 Feb. 2002

Title: Ground Floor

A 3

2999 GROSS S.F. RETAIL SPACE:
0 PARKING SPACES REQ.

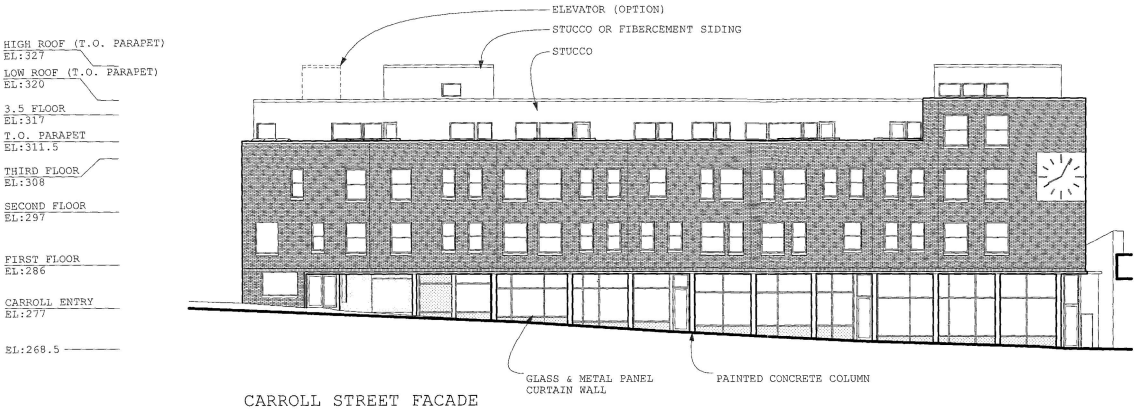
58 RESIDENTIAL UNITS:
29 PARKING SPACES REQ.

TOTAL: 29 REQ.

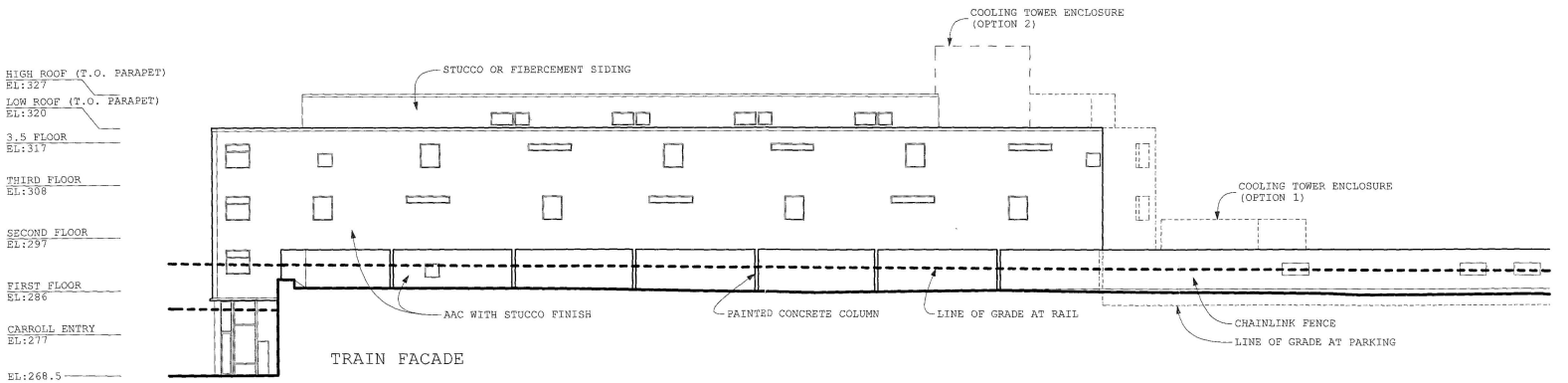
20 RARKING SPACES (G)
9 Compact, 1 Handicap

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

TOTAL: 42 PROVIDED ← 40% compact ≈ 16.8 spaces allowed



CARROLL STREET FACADE



TRAIN FACADE

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"=20'
Date: 08 Feb. 2002

Title: Bldg. Elevations

A 10