

DESIGN PACKAGE - BZA APPLICATION

SINGLE FAMILY DWELLING CONVERSION TO
3 UNIT APARTMENT BUILDING

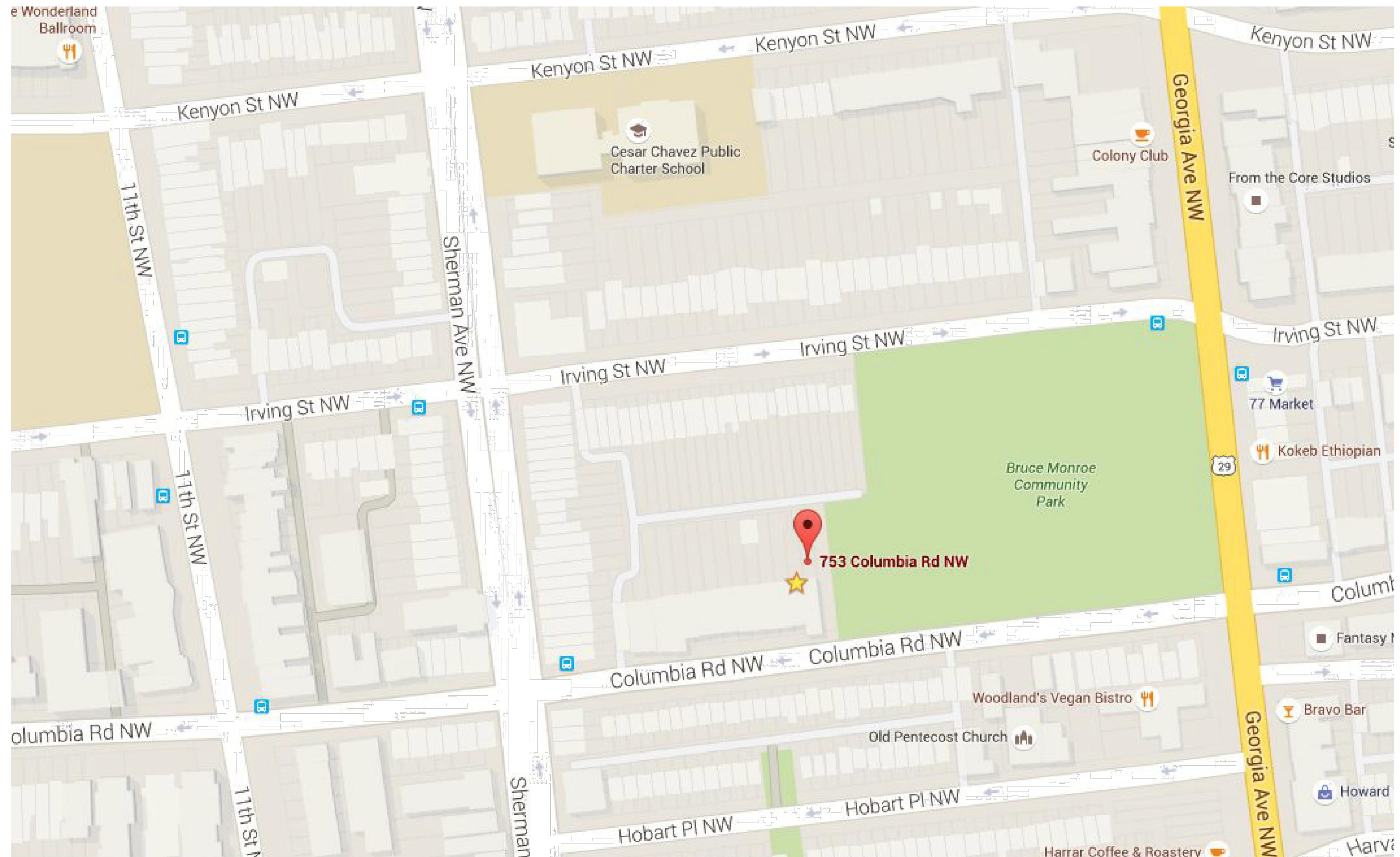
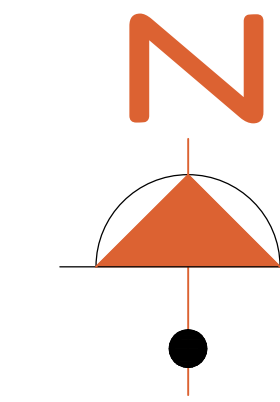
753 COLUMBIA ROAD NW

R4 ZONING DISTRICT

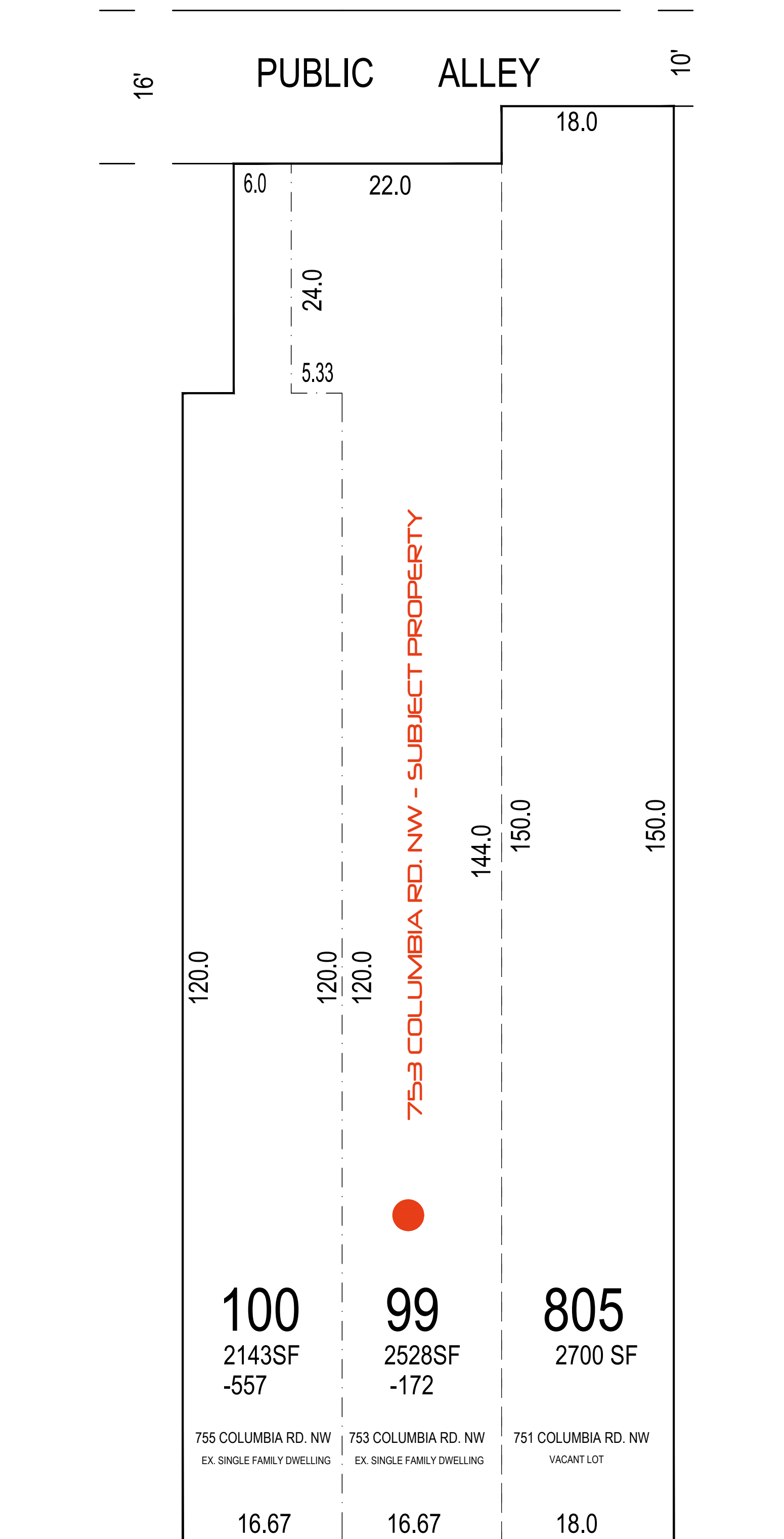


753 COLUMBIA ROAD NW

VICINITY MAP

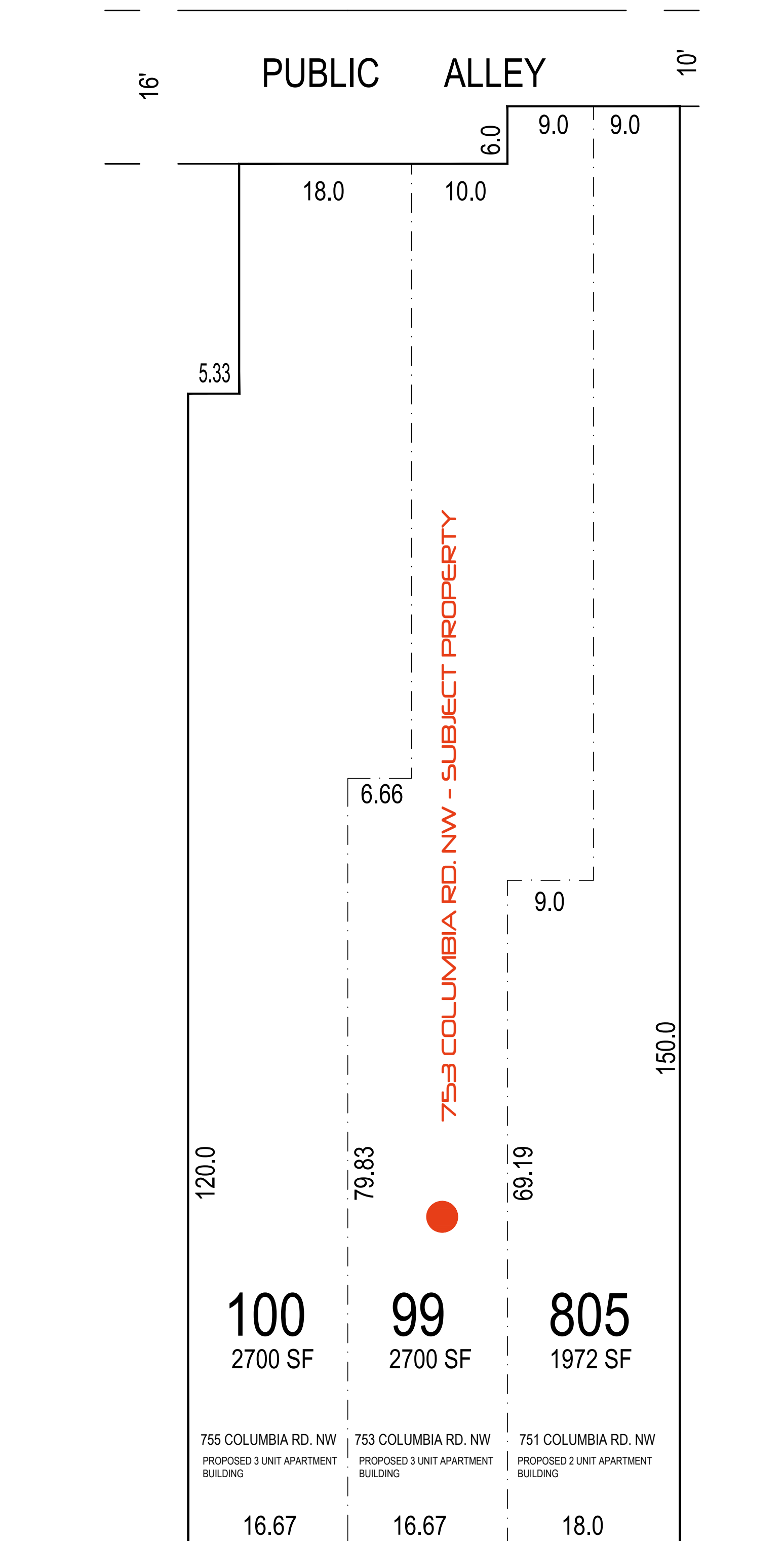


753 COLUMBIA ROAD NW



COLUMBIA ROAD, N.W.

SQUARE : 2890
EXISTING LOTS SUBDIVISION



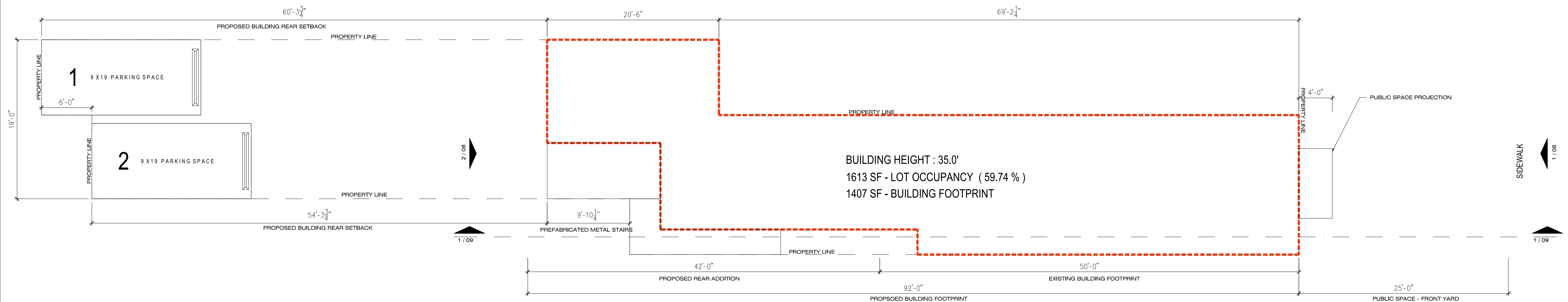
COLUMBIA ROAD, N.W.

SQUARE : 2890
PROPOSED LOTS SUBDIVISION

753 COLUMBIA ROAD NW

 <b style="font-size: 1.2em;">Zoning Data Summary									
DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS									
General Instructions: Pursuant to 12 DCMR, § 106.1.1.6, submit this completed form with Building Permit and Certificate of Occupancy applications for: - proposed new construction of buildings - additions to existing buildings - changes in use or occupant load									
<i>Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.</i>									
<i>For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 1100 4th St SW, 2nd Floor.</i>									
A. Site Address									
Give complete and legal district address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot Number (SSL) or parcel ID.									
Street Number	Square Suffix Lot								
753	COLUMBIA RD NW								
Proposed use	Residential Unit Suite Application Date								
Square	Suffix Lot Proposed use								
2890	99 RESIDENTIAL								
File Job #									
B. Owner & Contact Information									
Agent must be an individual – not a company.									
Owner of Building or Property	Complete mailing address (include zip) Phone Number(s) Email								
753 COLUMBIA LLC									
Agent for owner, if applicable	Complete mailing address (include zip) Phone Number(s) Email								
RAM DESIGN LLC	1202 616 0476 rail@ram.design								
C. Zoning District & Special Development Restrictions									
Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, floor plans).									
District	Overlay(s), if any								
R4	NONE								
Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.									
D. Zoning Data									
For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcrr.dc.gov/info/reg.shtm									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">Data</th> <th style="width: 25%;">Existing</th> <th style="width: 25%;">Proposed</th> <th style="width: 25%;">Official Use Only (code requirement)</th> </tr> <tr> <td colspan="4" style="padding: 2px;">Fill in both columns; numbers must match those on attached applications, plans, and plans.</td> </tr> </table>	Data	Existing	Proposed	Official Use Only (code requirement)	Fill in both columns; numbers must match those on attached applications, plans, and plans.			
Data	Existing	Proposed	Official Use Only (code requirement)						
Fill in both columns; numbers must match those on attached applications, plans, and plans.									
Units & Parking Spaces									
Number of dwelling units	1	Units	3						
Number of parking spaces (6' x 19')	0	Units	2						
Setbacks & Building Heights									
Side Yard Setback (left when you face property)	0	Linear feet	0						
Side Yard Setback (right when you face property)	0	Linear feet	0						
Rear Yard Setback	100.0'	Linear feet	60.33'						
Building Height*	2	Stories	3						
	28	Feet	35						
Areas									
Lot Area	2528	Square feet	2700						
Gross Floor Area* (GFA) of entire building (sum of all floors)	1680	Square feet	4689						
Floor Area Ratio*	0.66	GFA / Lot Area	1.74						
Building Area* (sum of footprints of all buildings)	840	Square feet	1613						
Lot Occupancy* (Bldg Area / Lot Area)	33.22	%	59.74						
Residential Recreation Space (For multi-family buildings in C-coded zoning districts)		Square feet							

Rev 03/07/07



LOT OCCUPANCY - SITE PLAN
SCALE : 3/16"



755 COLUMBIA RD. NW



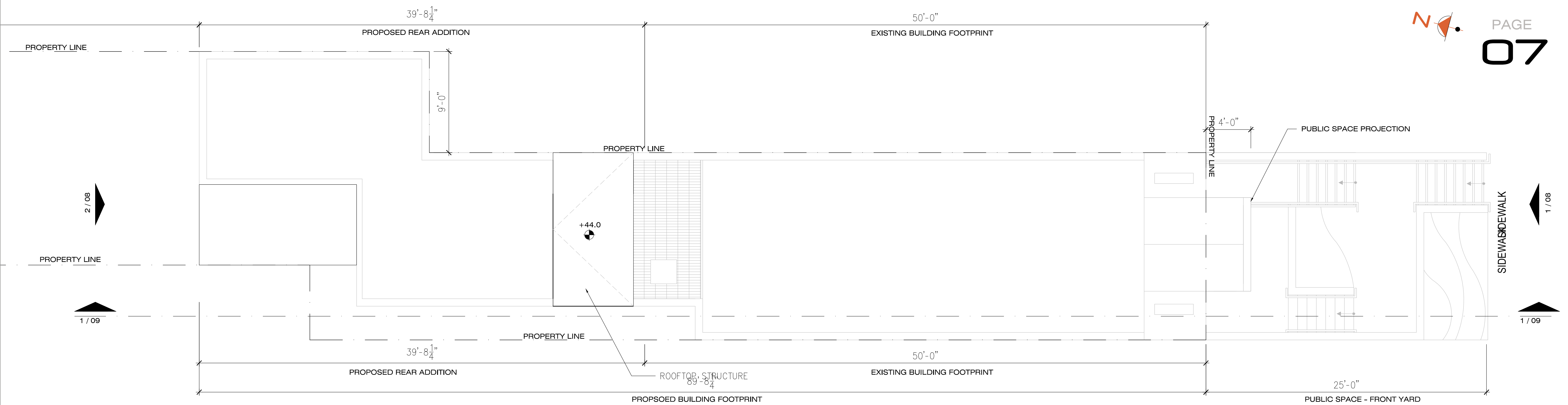
753 COLUMBIA ROAD NW



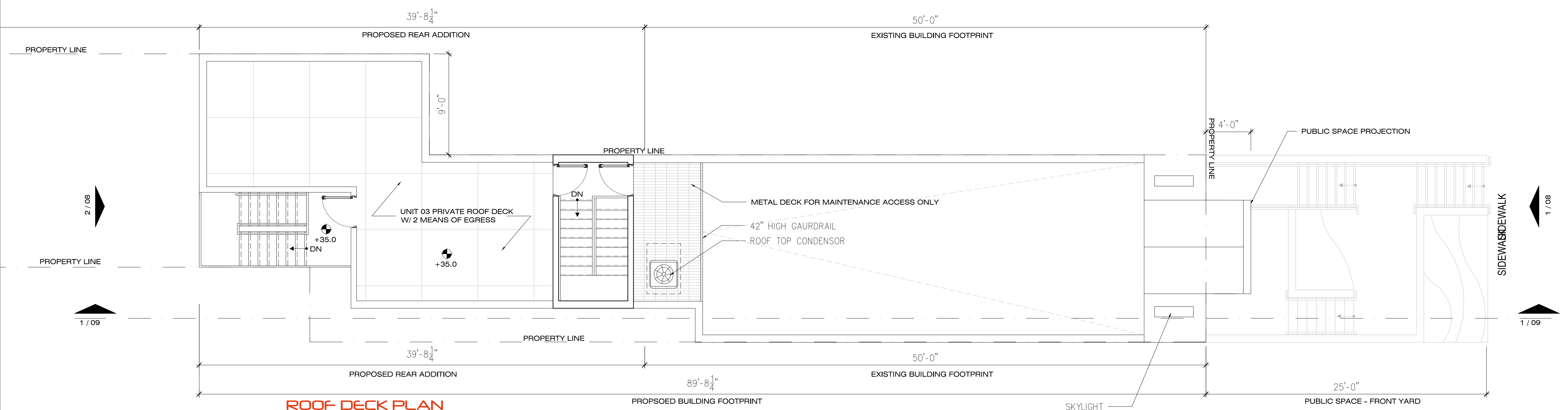
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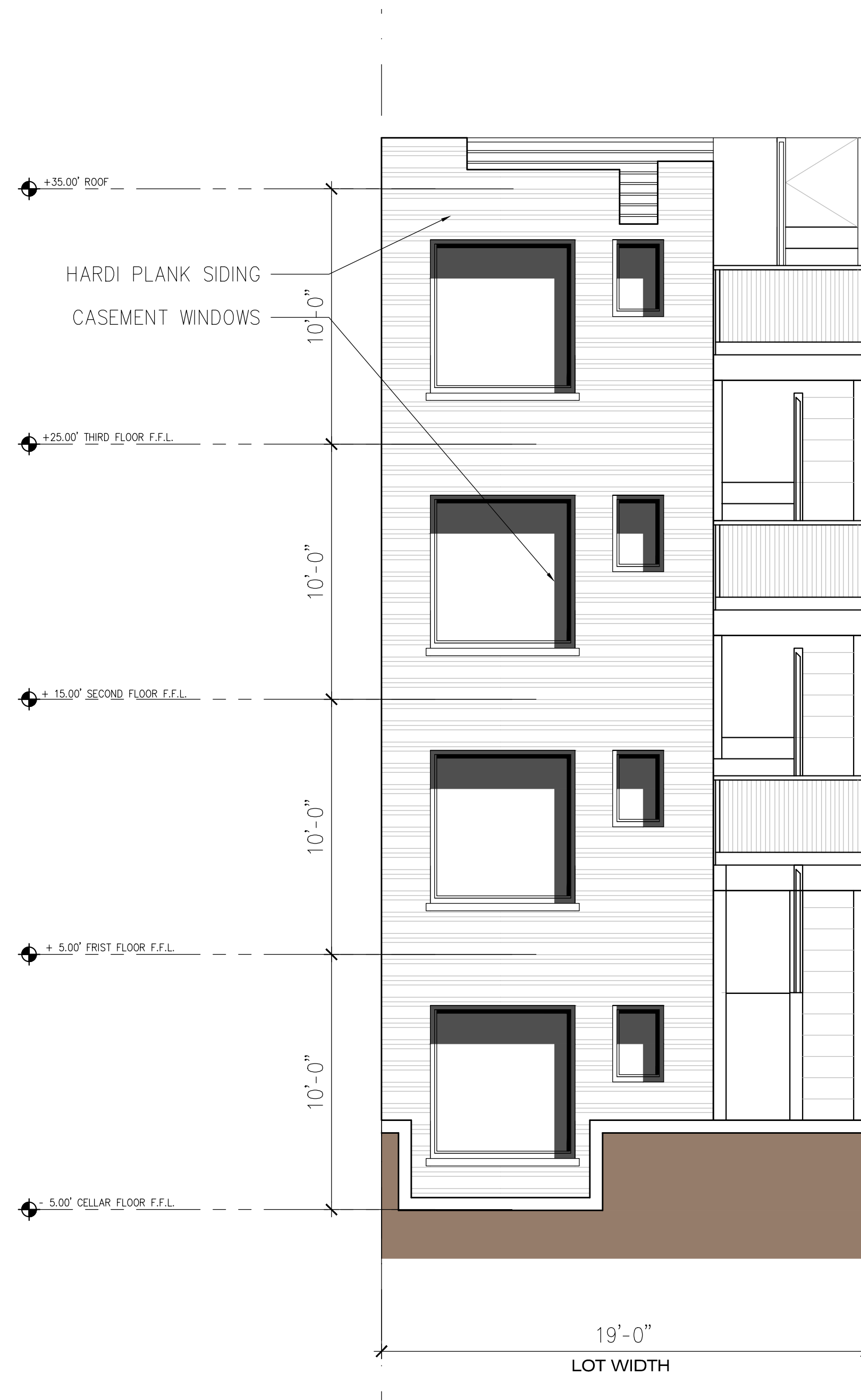
SCALE : 1/4"



ROOF PLAN
SCALE : 1/4"



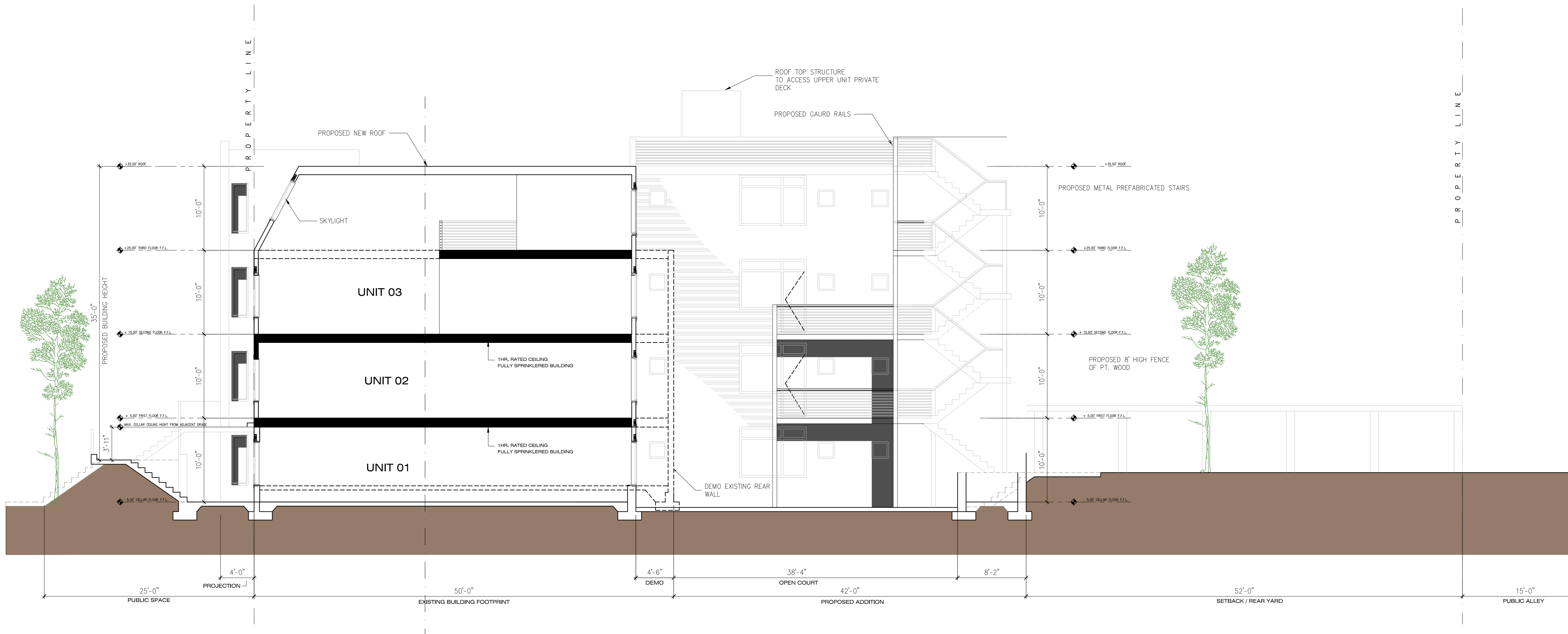
ROOF DECK PLAN
SCALE : 1/4"



2- REAR ELEVATION
SCALE : 1/4"



1- FRONT ELEVATION
SCALE : 1/4"

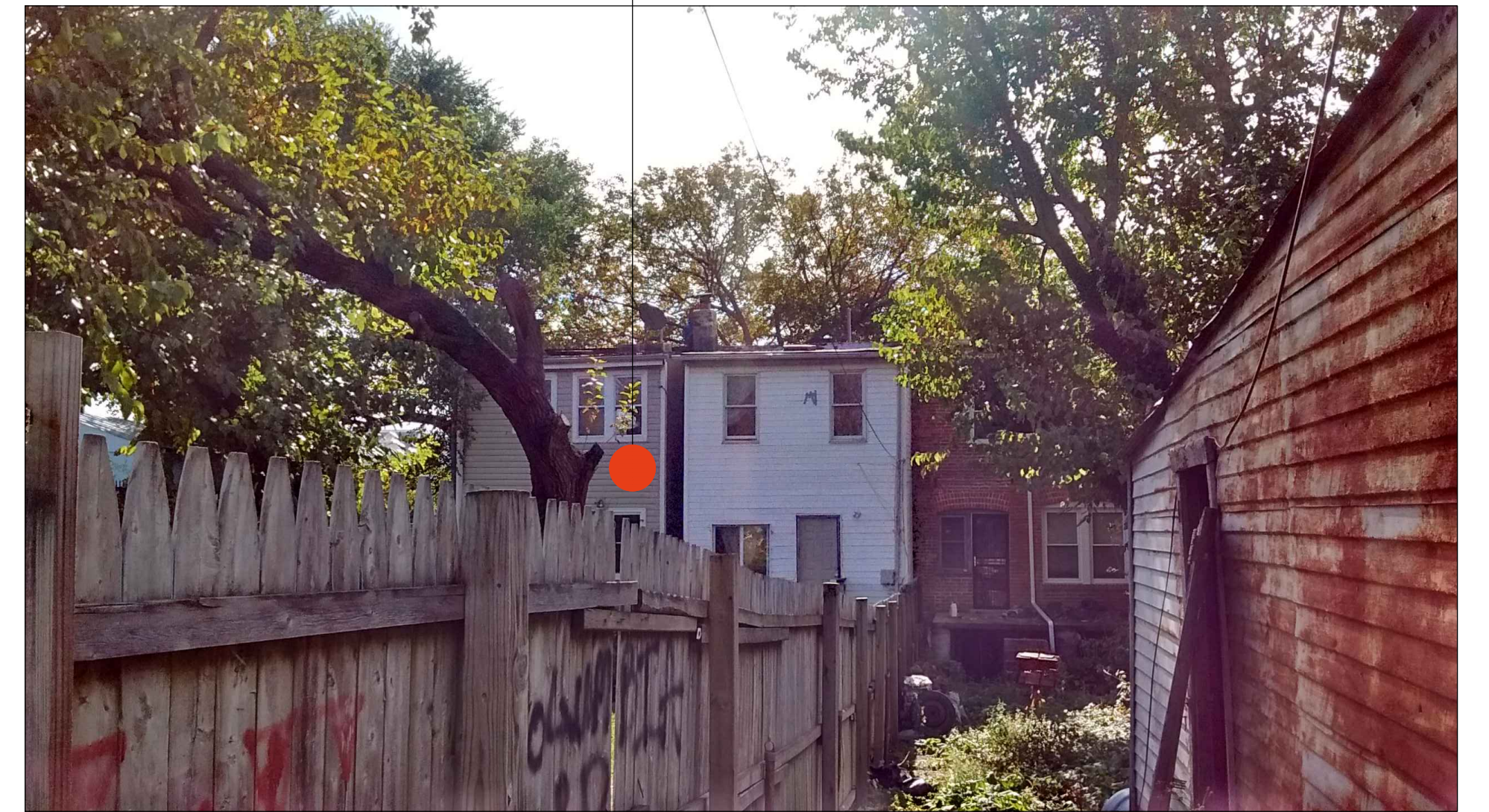
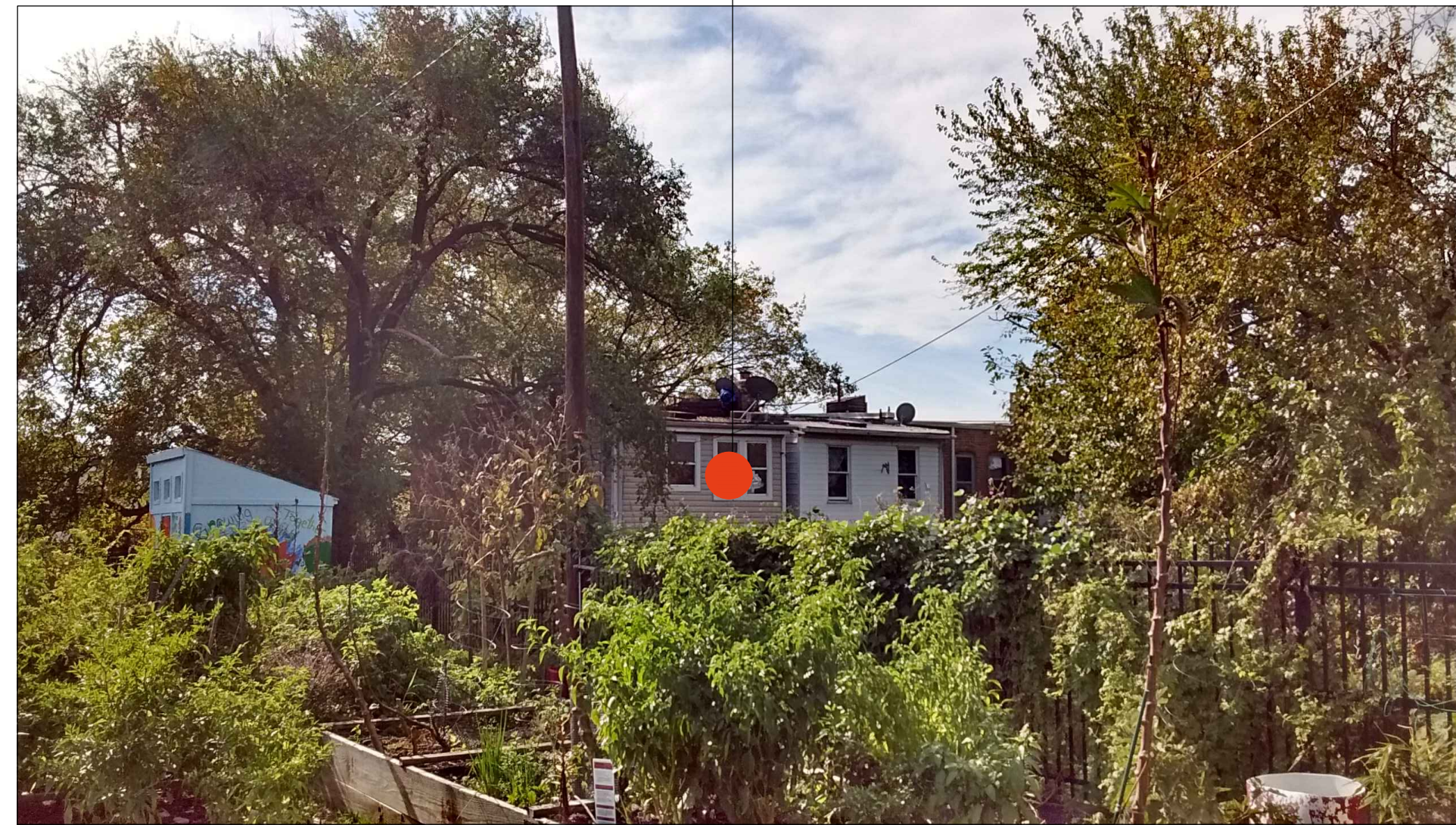


BUILDING SECTION
SCALE : 3/16"

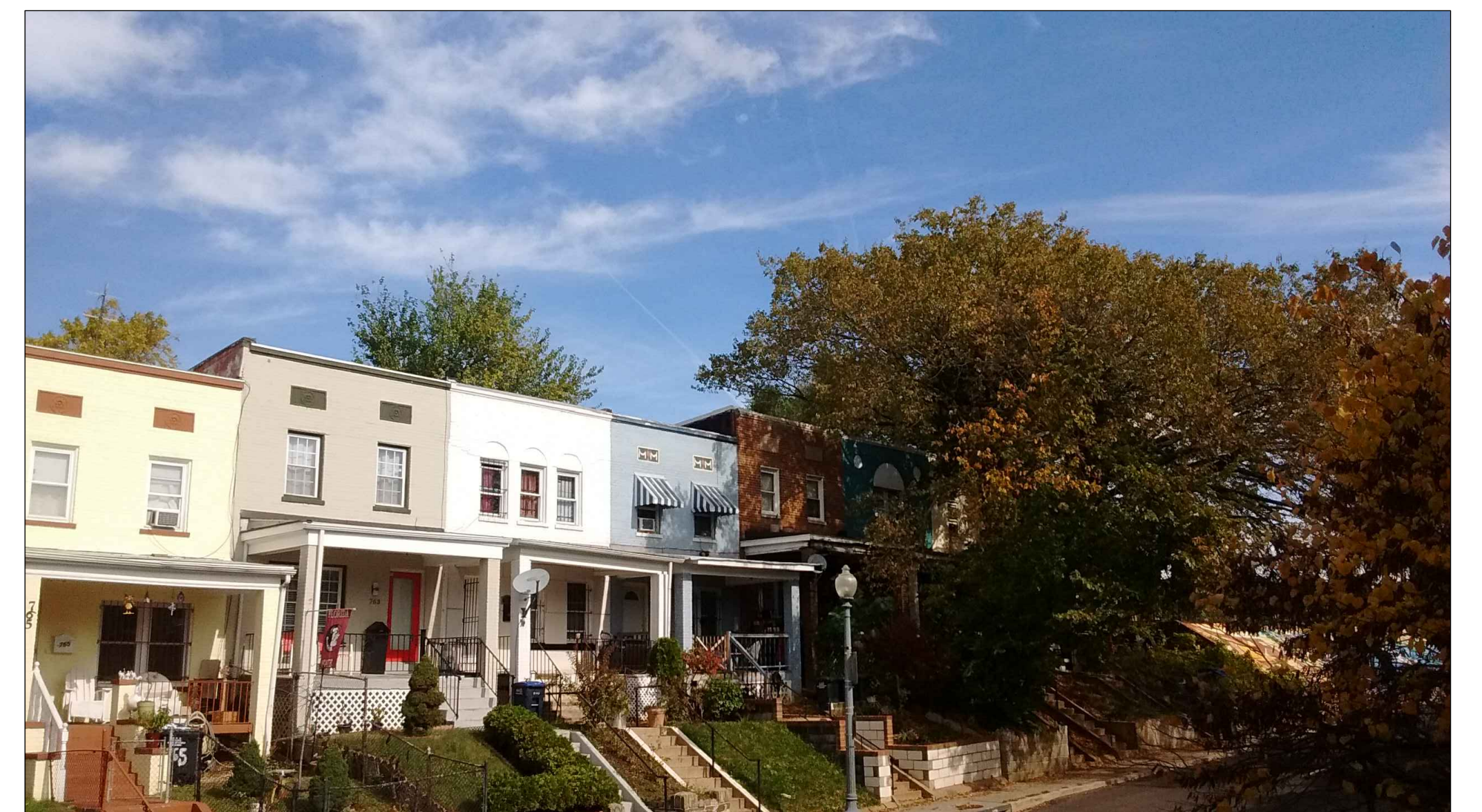
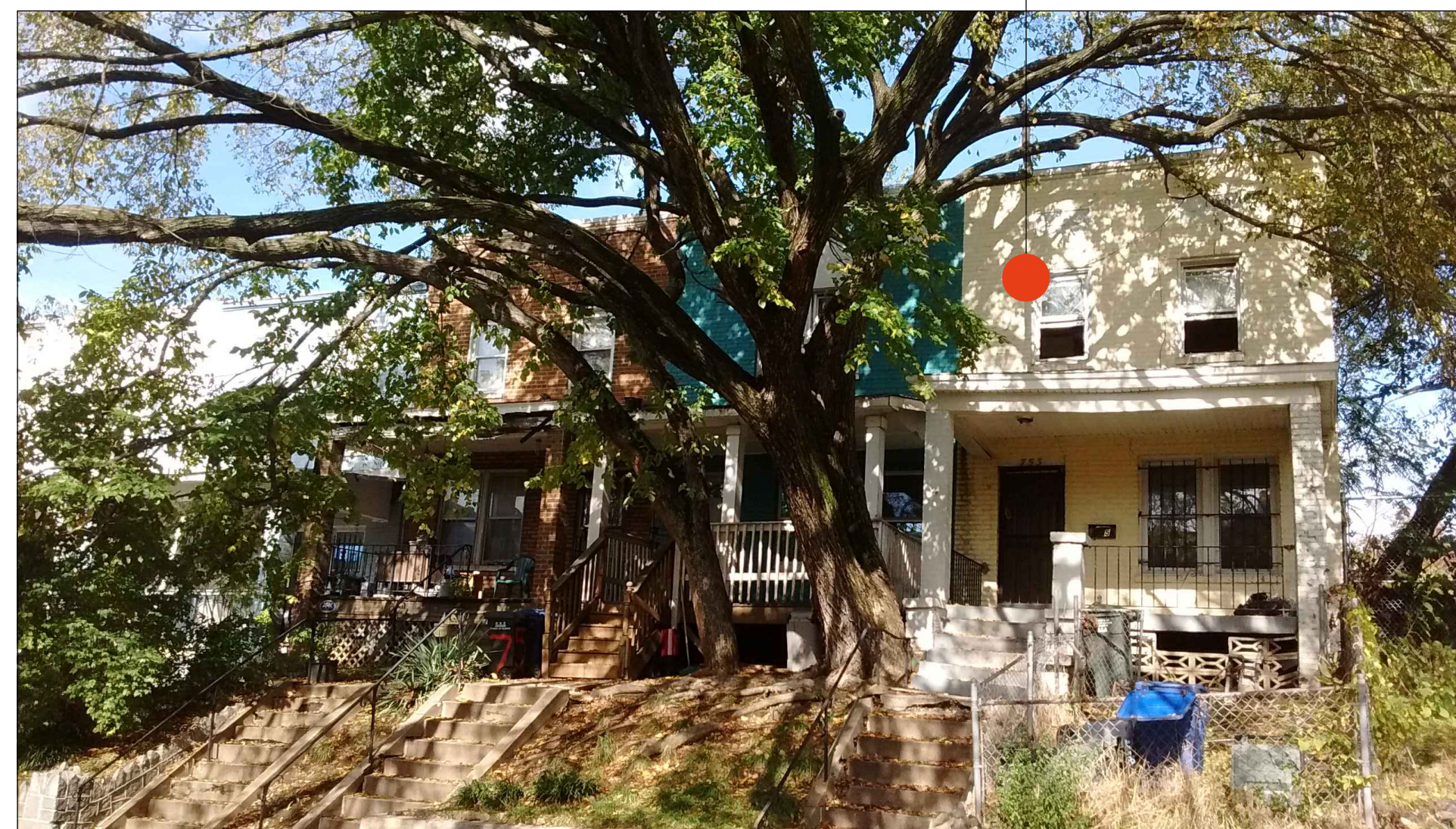
VIEW FROM COLUMBIA RD. NW



VIEW FROM PUBLIC ALLEY



VIEW FROM COLUMBIA RD. NW



PHOTOGRAPHS