

BZA APPLICATION: SPECIAL EXCEPTION

Subtitle U Section 320.2 - Conversion of existing rowhouse to 3 unit condo building,

R. MICHAEL CROSS
DESIGN GROUP



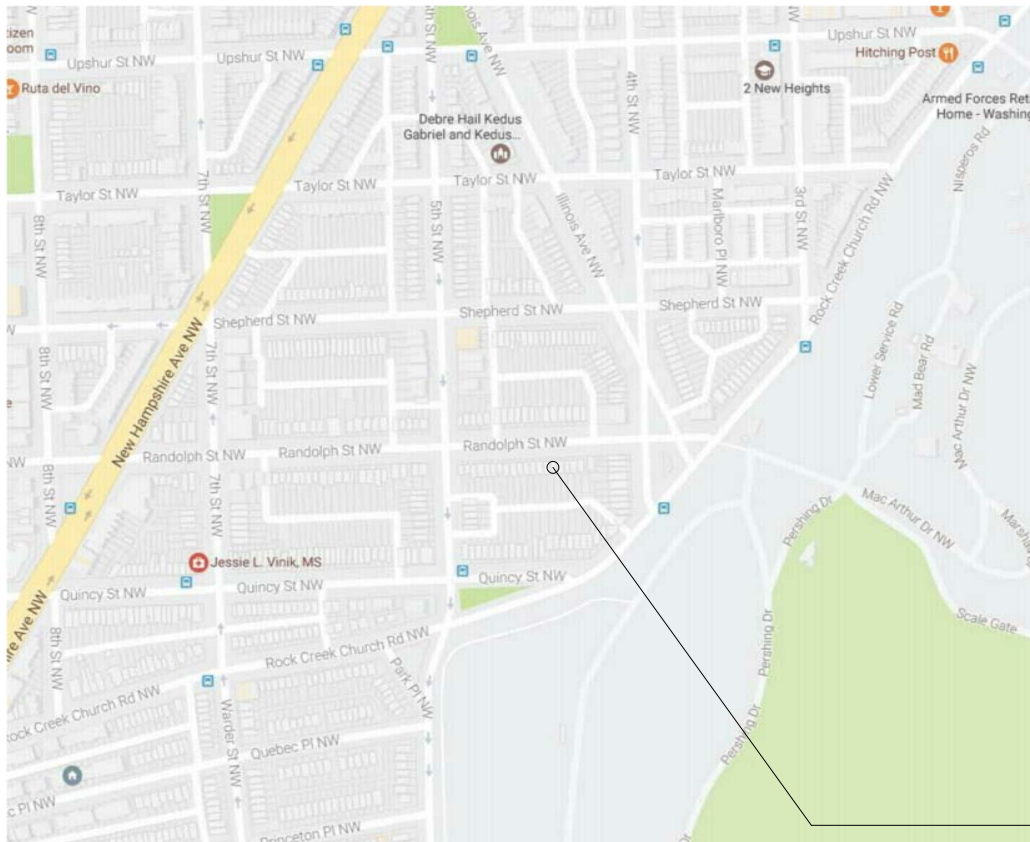
2 FRONT VIEW
BZA 01

3 REAR VIEW
BZA 01

ZONING INFO		
Address:	428 Randolph ST NW Washington, DC 20011	
SSL:	3236 0069	
Zoning:	RF-1	
Historic District:	None	
Lot Area:	2785 SF	
Lot Width :	20.33	
	EXISTING	PROPOSED
Land Use:	Single-Family Rowhouse	3 Unit Condo
# of Stories:	2 +Cellar	3 +Cellar
Rear Yard:	95.7 FT	57.1 FT
Side Yard:	0 FT	0 FT
Building Height:	25 FT	35 FT
FAR:	.59	1.3
Lot Occupancy:	36%	56%
Gross Building Area:	1,643	3,620
Pervious Surface:	66%	22%
Parking:	2 Spaces	2 Spaces

DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA 01	COVER
BZA 02	PHOTOS
BZA 03	EXISTING SITE
BZA 04	PROPOSED SITE
BZA 05	EXISTING PLANS
BZA 06	CELLAR - PROPOSED
BZA 07	1ST FLOOR - PROPOSED
BZA 08	2ND FLOOR - PROPOSED
BZA 09	3RD FLOOR - PROPOSED
BZA 10	ROOF DECK - PROPOSED
BZA 11	BUILDING SECTION
BZA 12	NORTH ELEVATION - PROPOSED
BZA 13	SOUTH ELEVATION - PROPOSED
BZA 14	SIDE ELEVATION - PROPOSED
BZA 15	REAR AXON

LOCATION

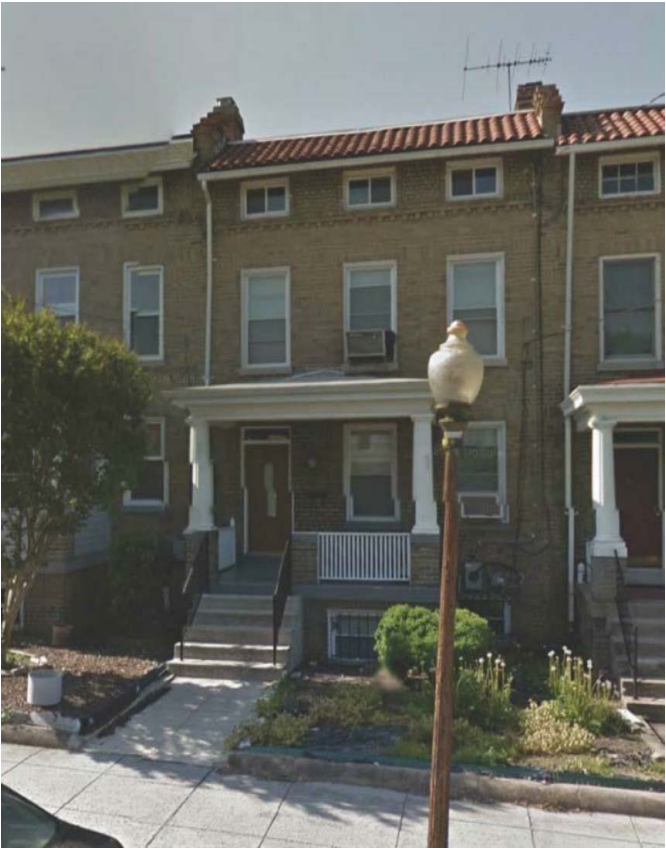


SITE

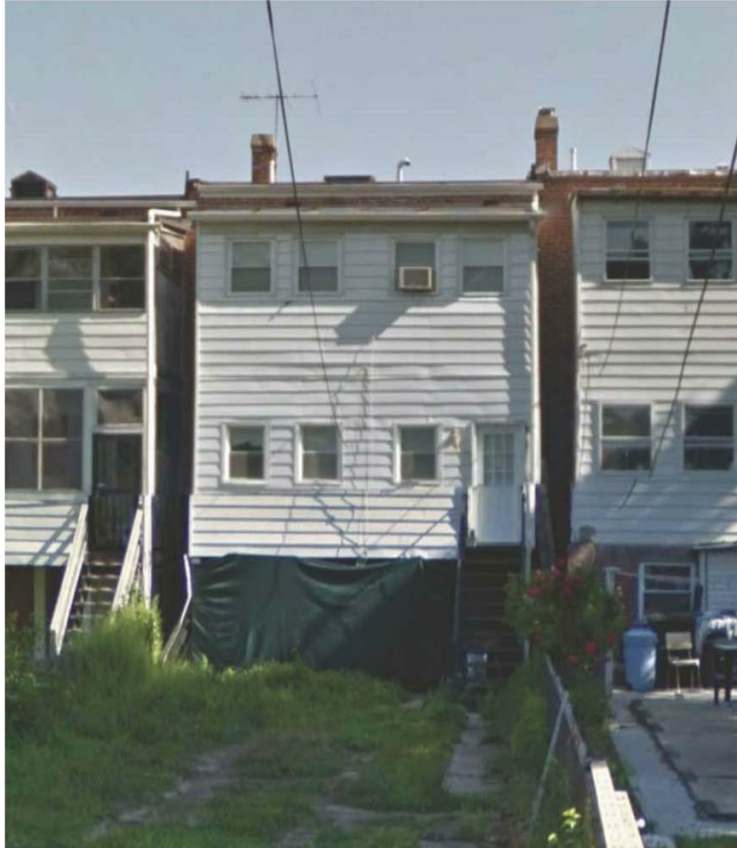
09/05/17
428 Randolph ST NW
Tamika Thompson

Board of Zoning Adjustment
District of Columbia
CASE NO 13568
EXHIBIT NO.31

BZA 01
COVER



FRONT



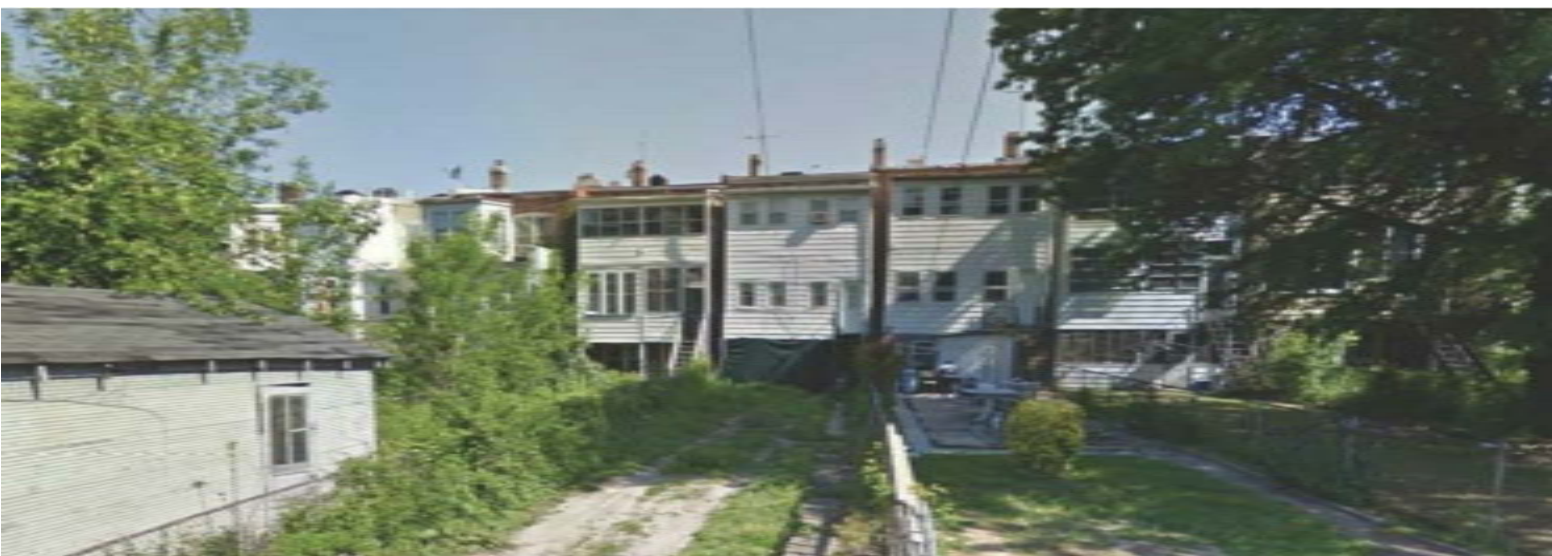
REAR



OVERHEAD

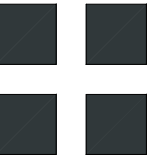


FRONT CONTEXT



REAR CONTEXT

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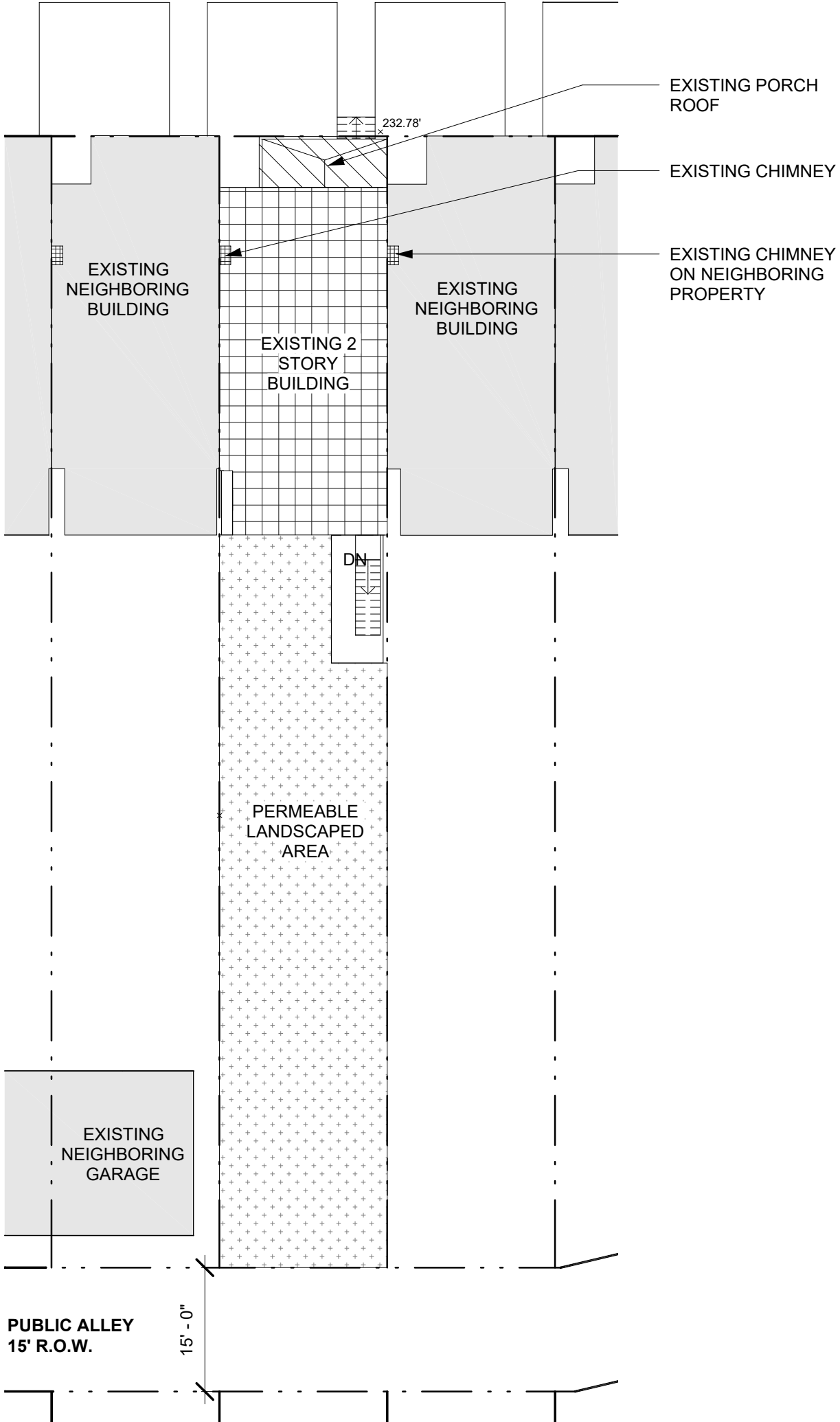
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BZA 02
PHOTOS

^x231.21' ^x231.93' ^x232.59'
RANDOLPH ST NW
90' R.O.W.

CURB

SIDEWALK



1
SITE PLAN - EXISTING
 A302 BZA 03 1/16" = 1'-0"

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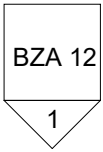
BZA 03
 EXISTING SITE

RANDOLPH ST NW
90' R.O.W.

x231.21'

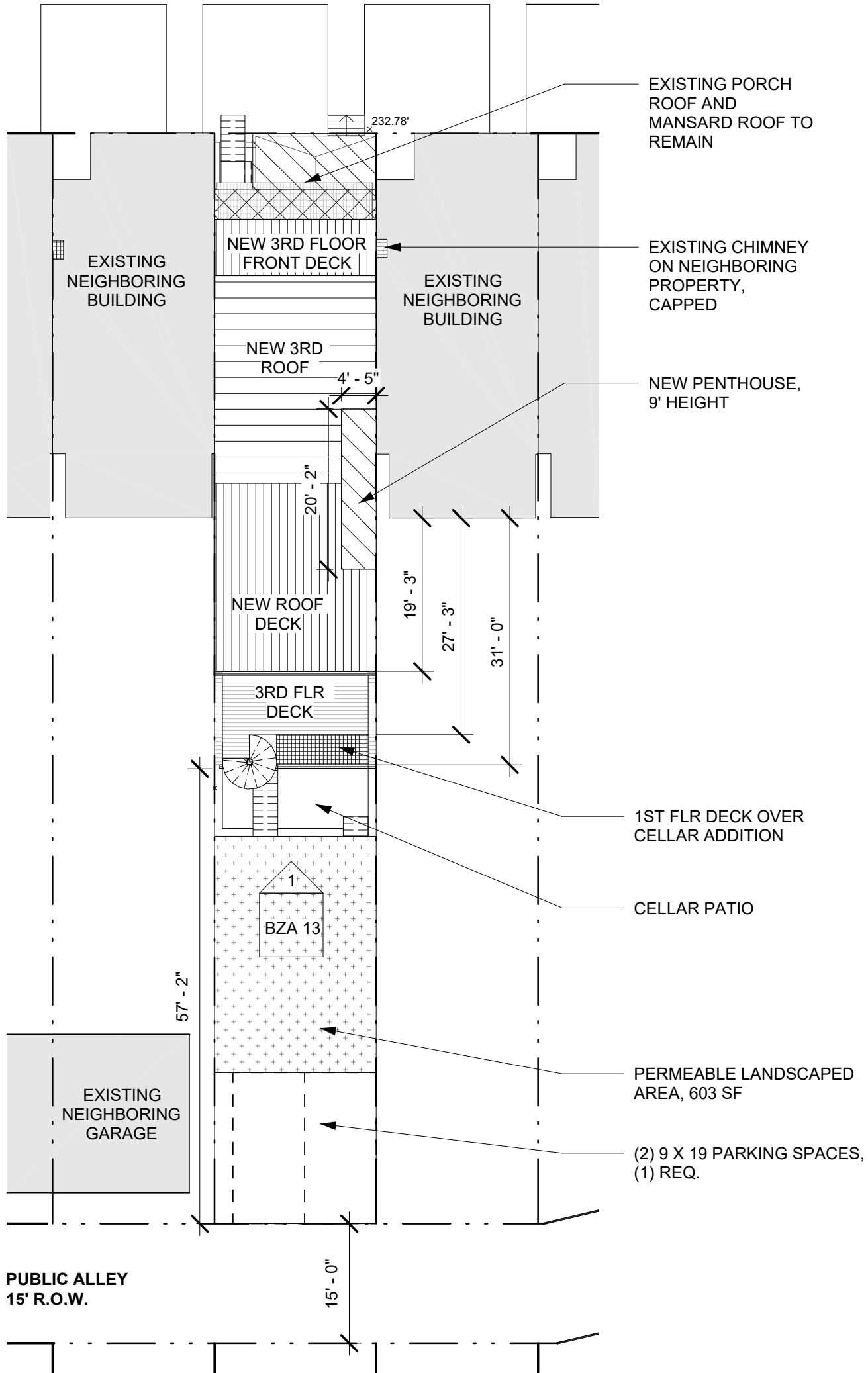
x231.93'

x232.59'



CURB

SIDEWALK



SITE PLAN - PROPOSED

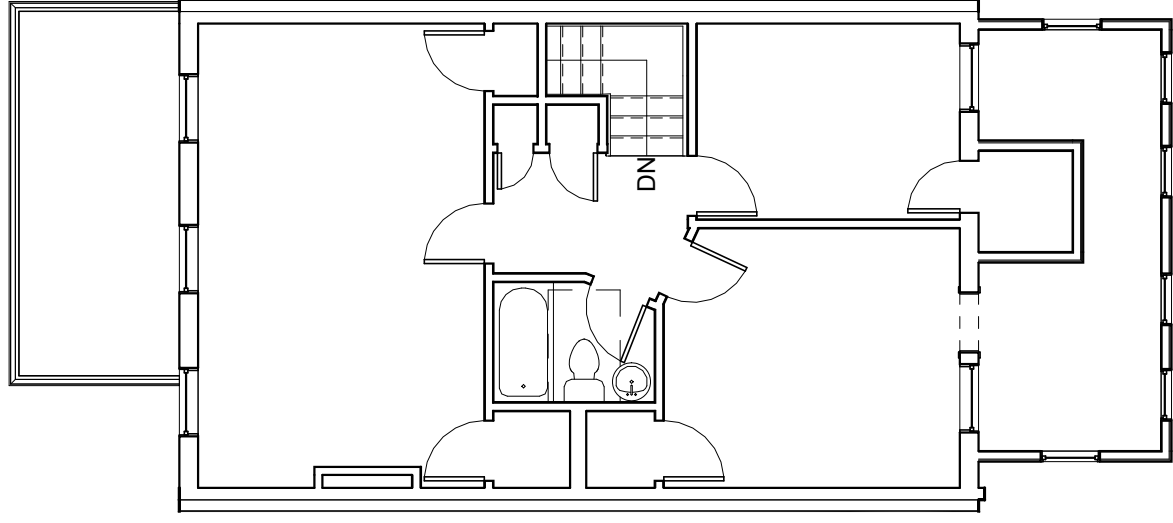
A302 BZA 04 1/16" = 1'-0"

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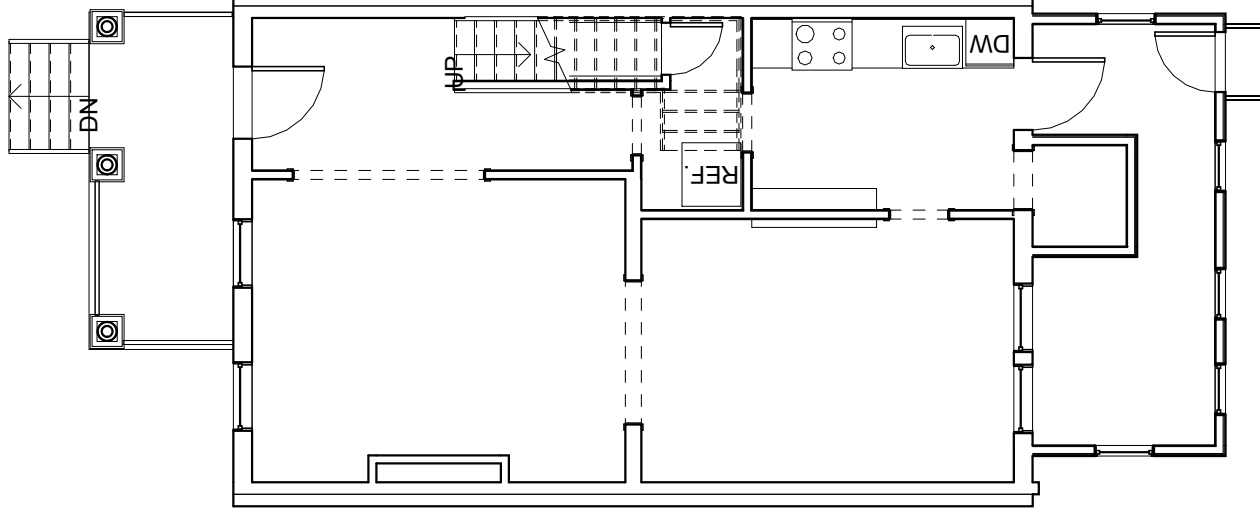


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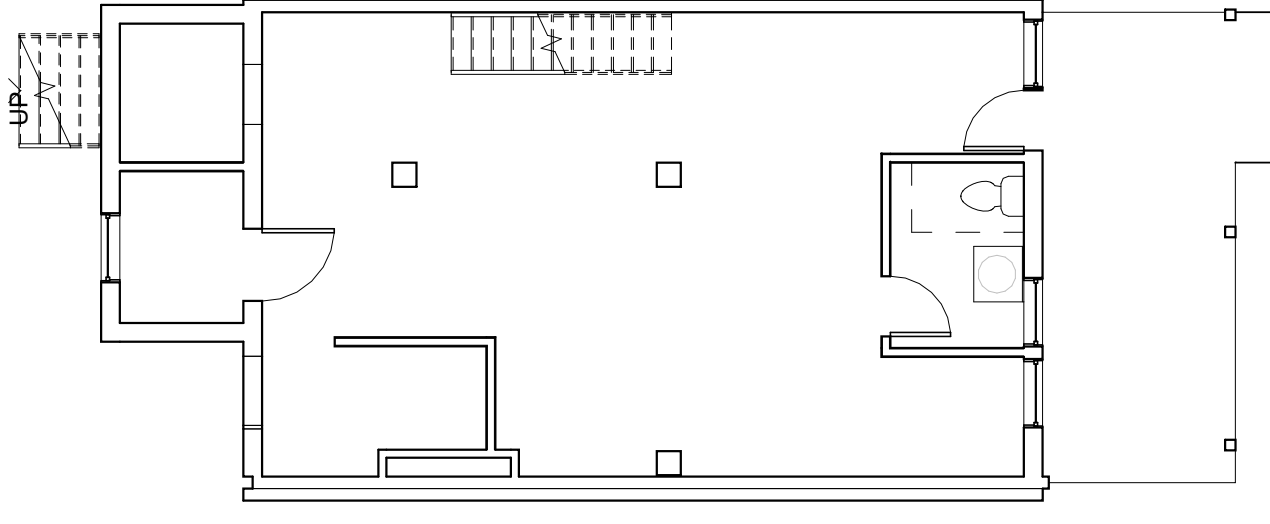
BZA 04
PROPOSED SITE



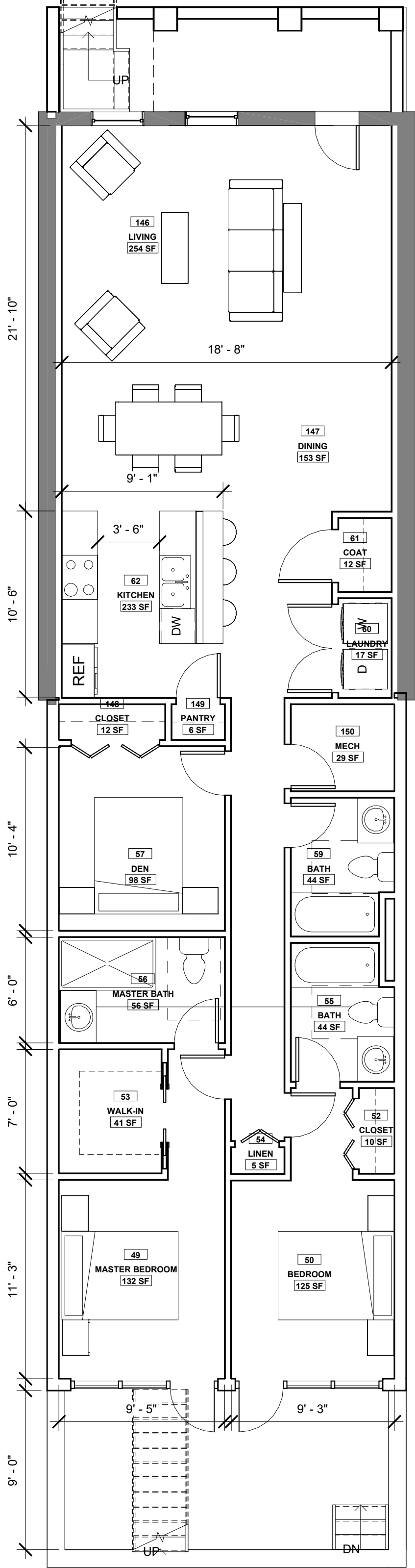
3 2nd FLOOR - EXISTING
 A302 | BZA | 05 1/8" = 1'-0"

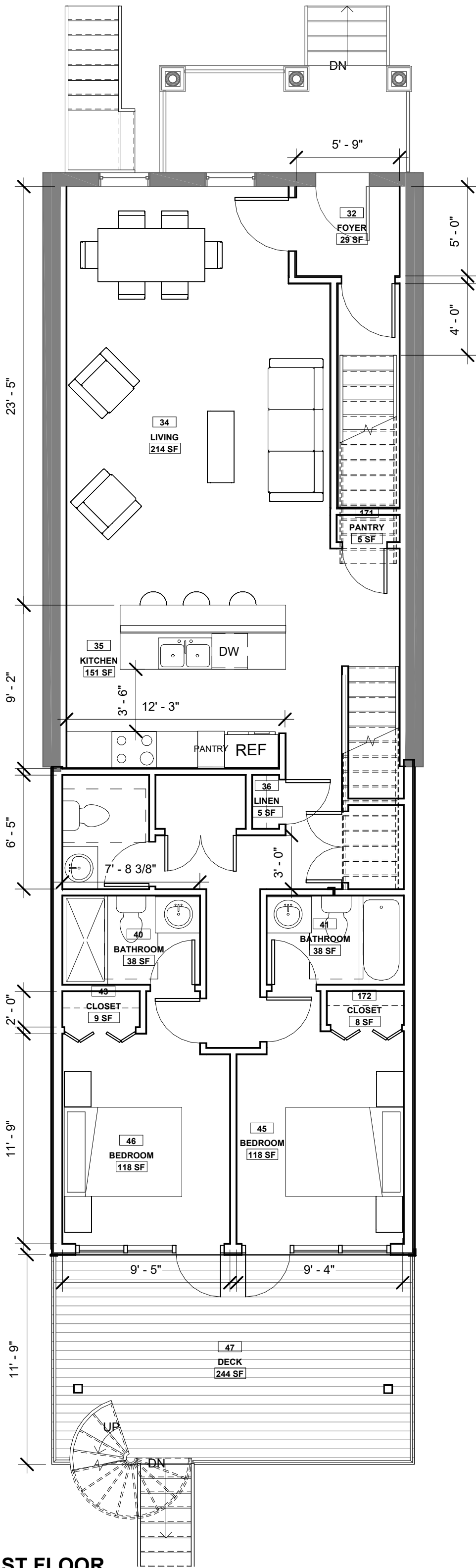


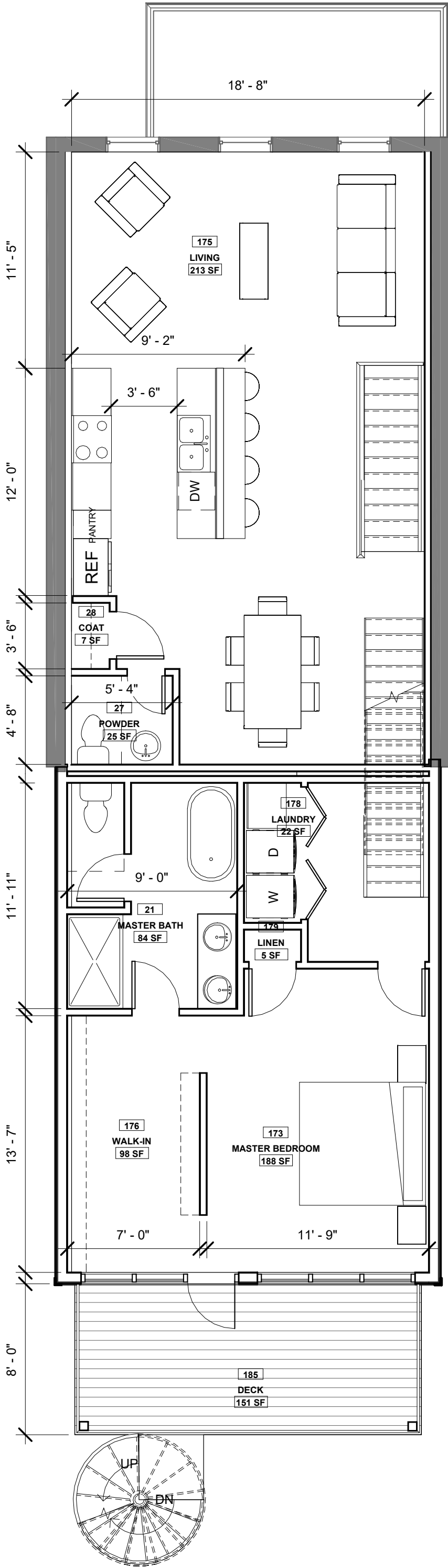
2 1st FLOOR - EXISTING
 A302 | BZA | 05 1/8" = 1'-0"



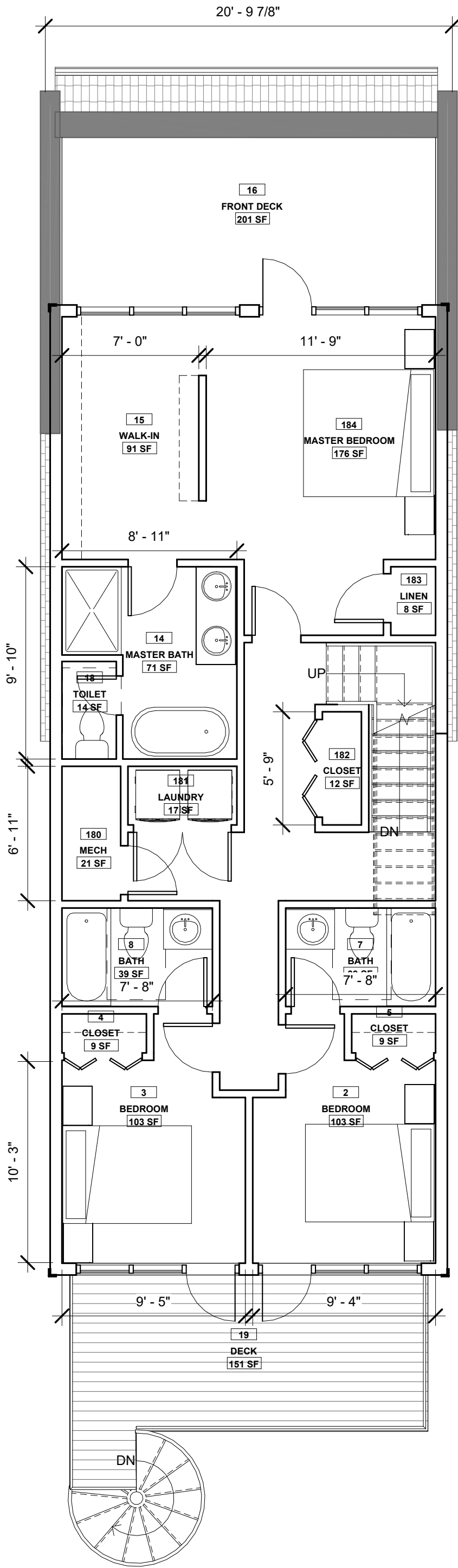
1 00 CELLAR - EXISTING
 A302 | BZA | 05 1/8" = 1'-0"





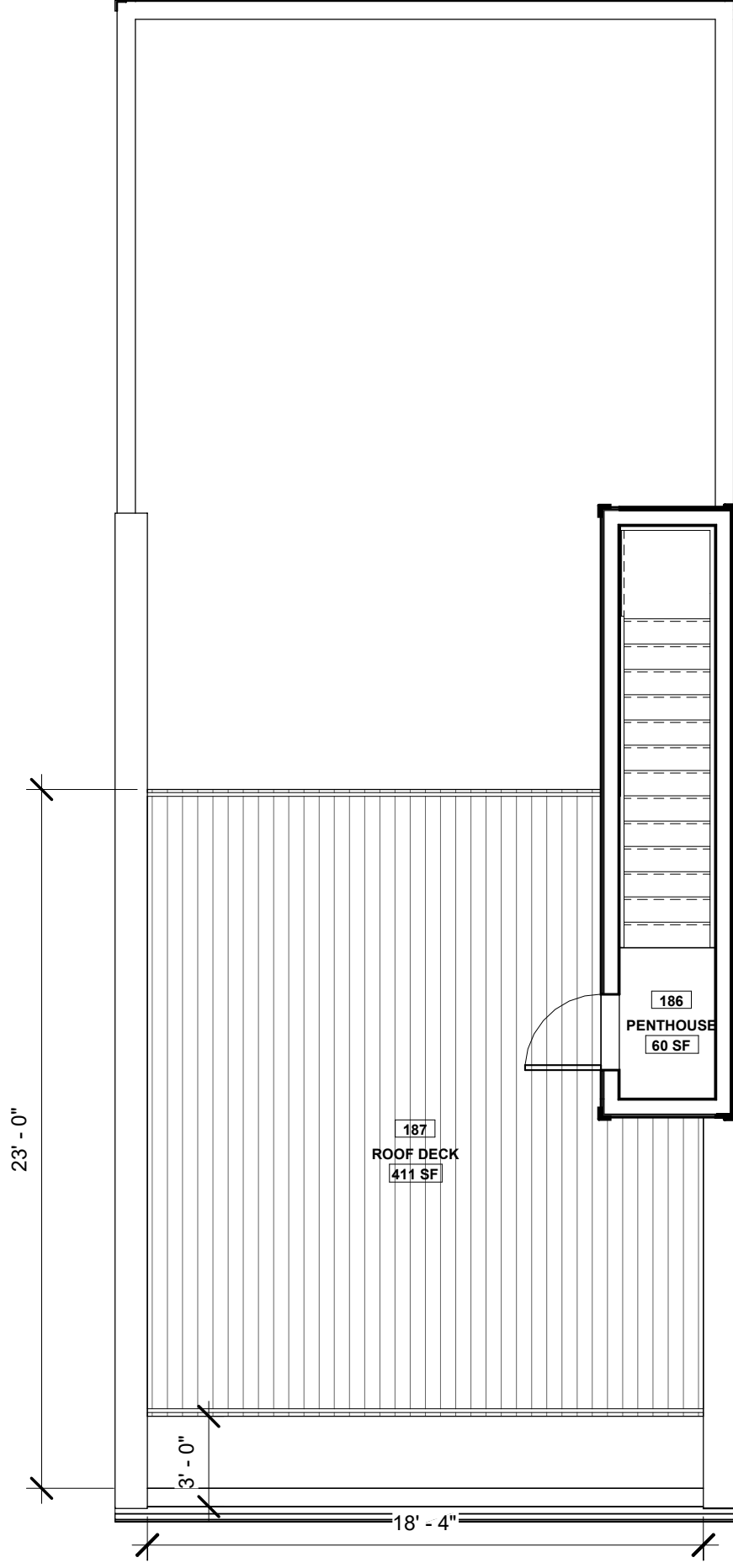


1 2ND FLOOR
 A302 BZA 08 3/16" = 1'-0"

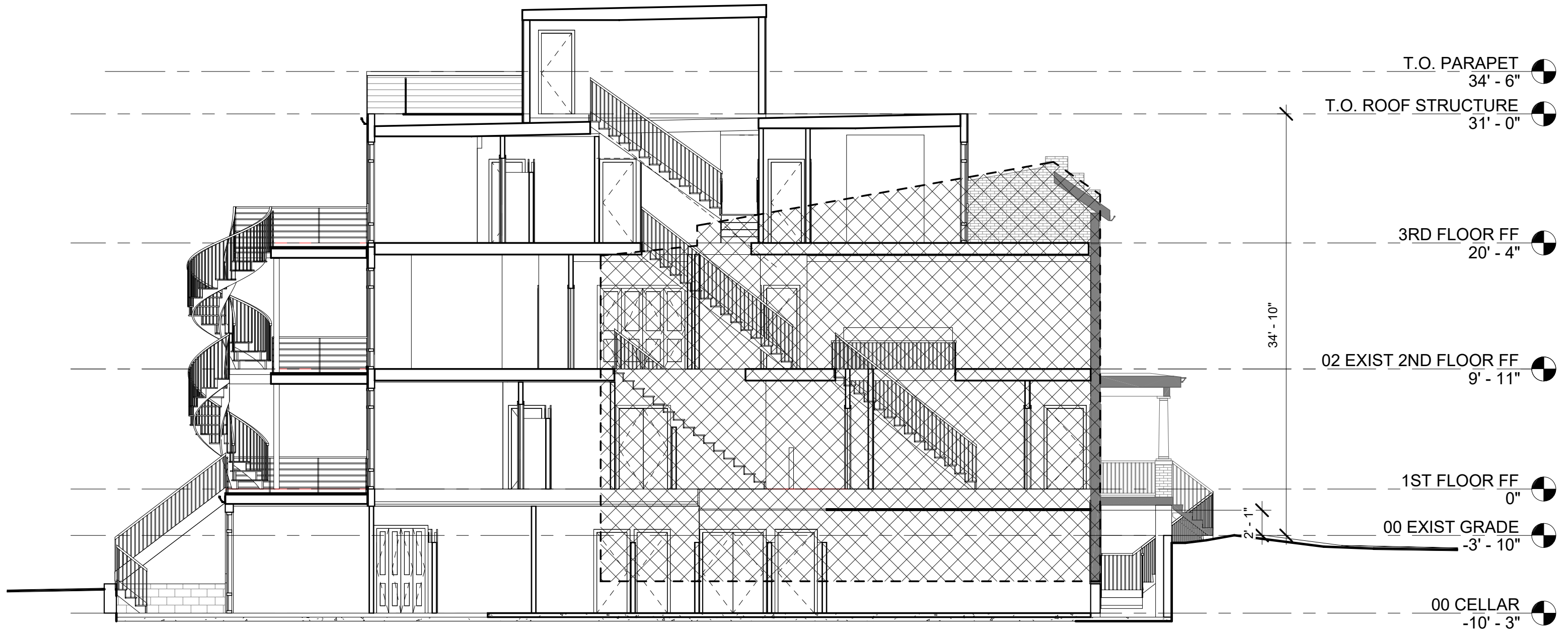


1 3RD FLOOR

A302 BZA 09 3/16" = 1'-0"



1 ROOF DECK
A302 BZA
10 3/16" = 1'-0"



1 BUILDING SECTION - PROPOSED
 BZA | BZA 12 | 11 1/8" = 1'-0"

 PROFILE OF EXISTING NEIGHBORING BUILDINGS

BZA 11
 BUILDING SECTION

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1
BZA 11

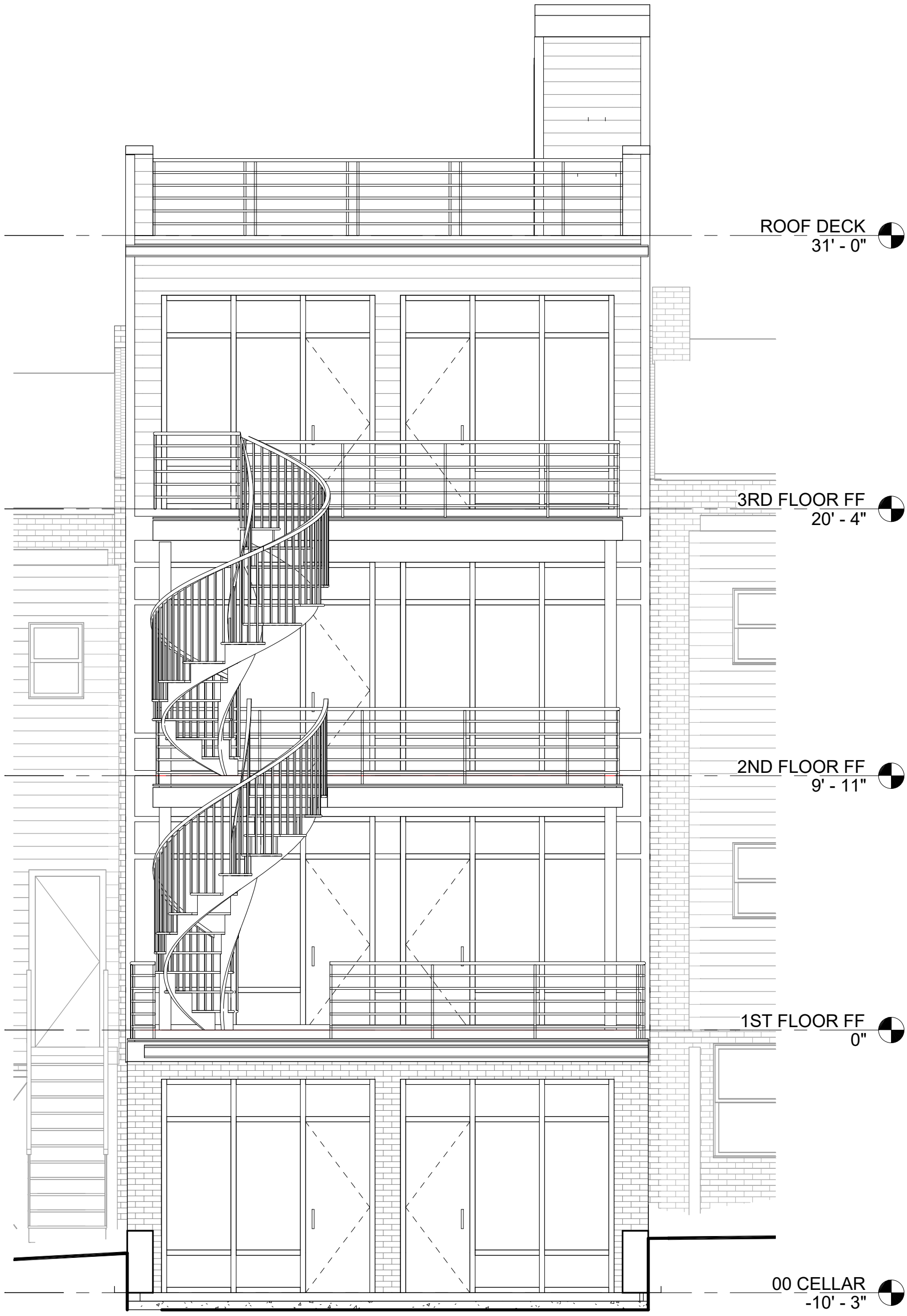


1 NORTH ELEVATION - PROPOSED
BZA | BZA
04 | 12 1/4" = 1'-0"

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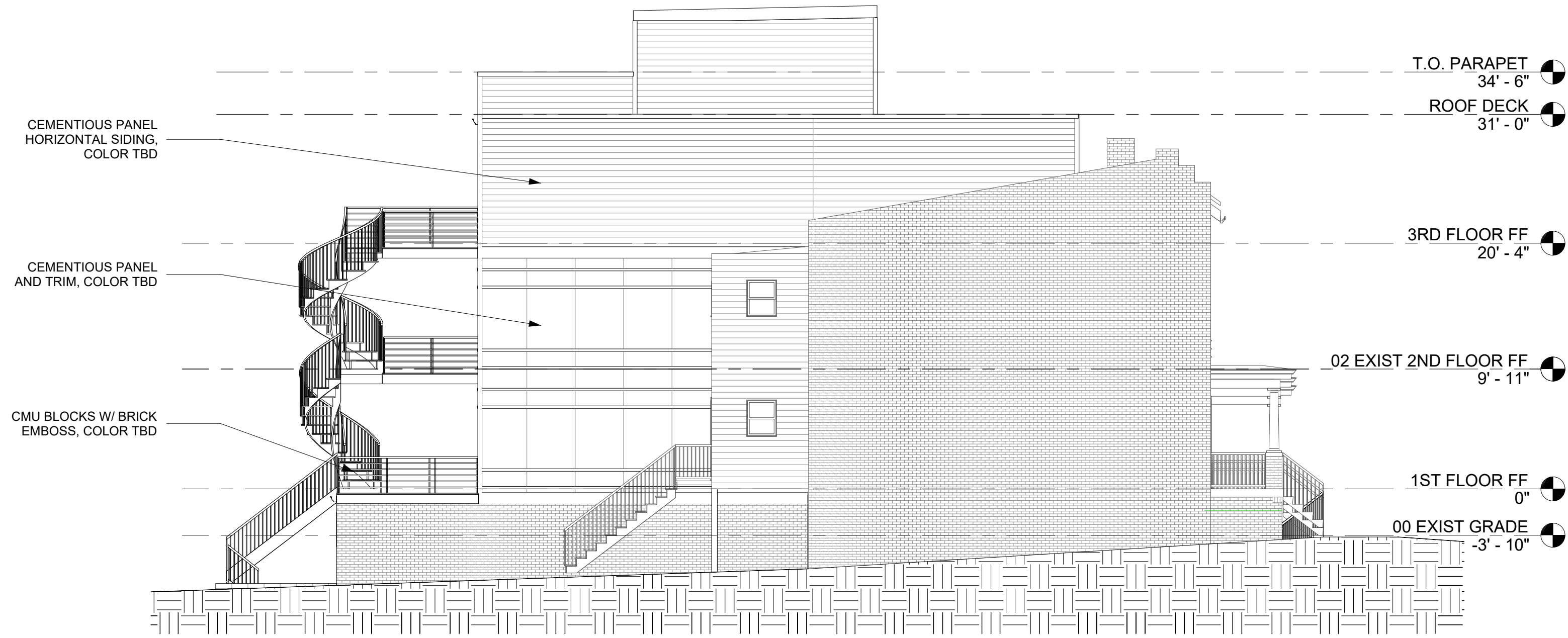
BZA 12
NORTH ELEVATION - PROPOSED



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BZA 13
SOUTH ELEVATION - PROPOSED

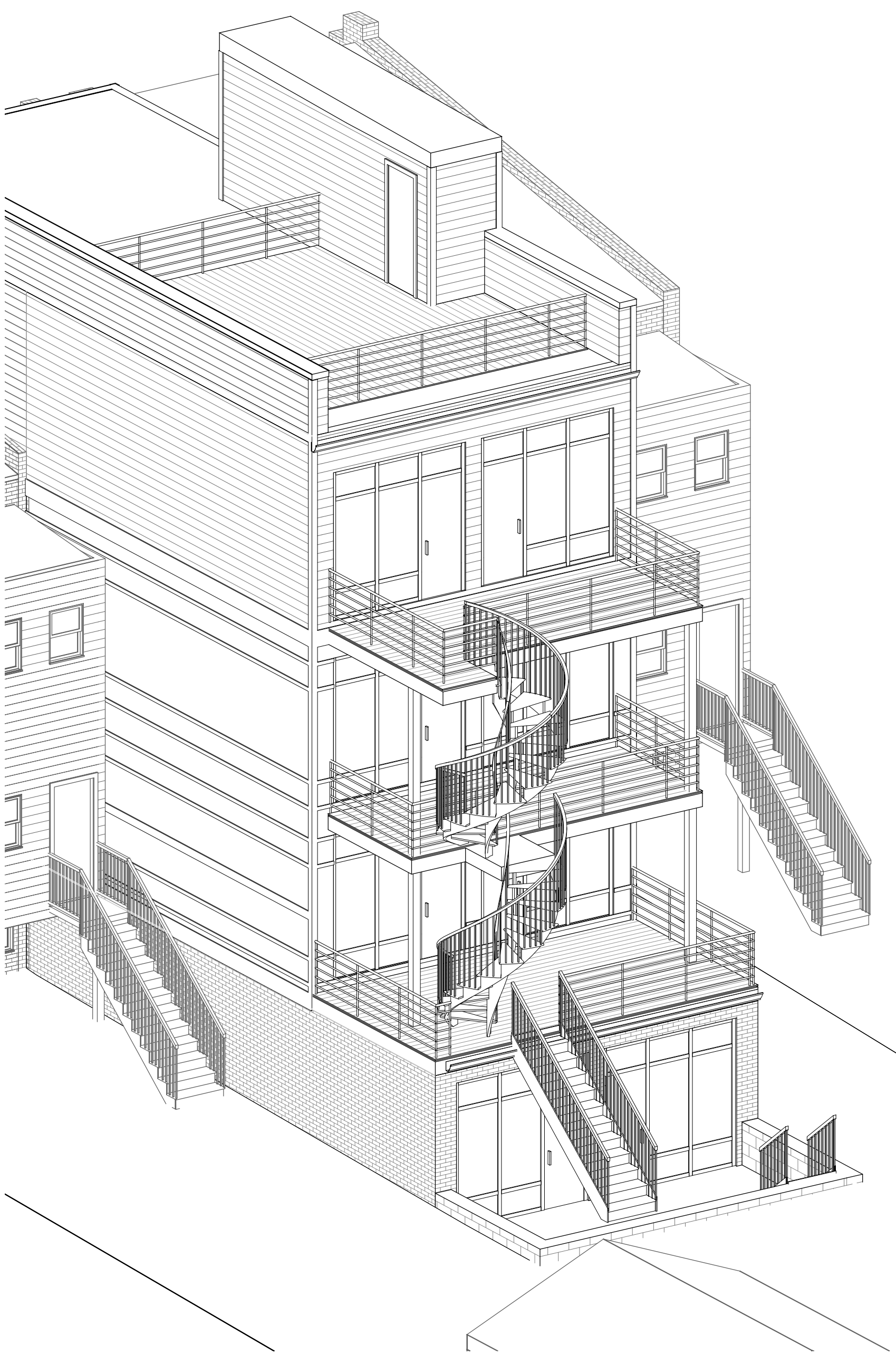


1 SIDE ELEVATION - PROPOSED (TYP.)
 BZA 14 1/8" = 1'-0"

BZA 14
 SIDE ELEVATION - PROPOSED

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BZA 15
REAR AXON

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1 REAR AXON

BZA
15