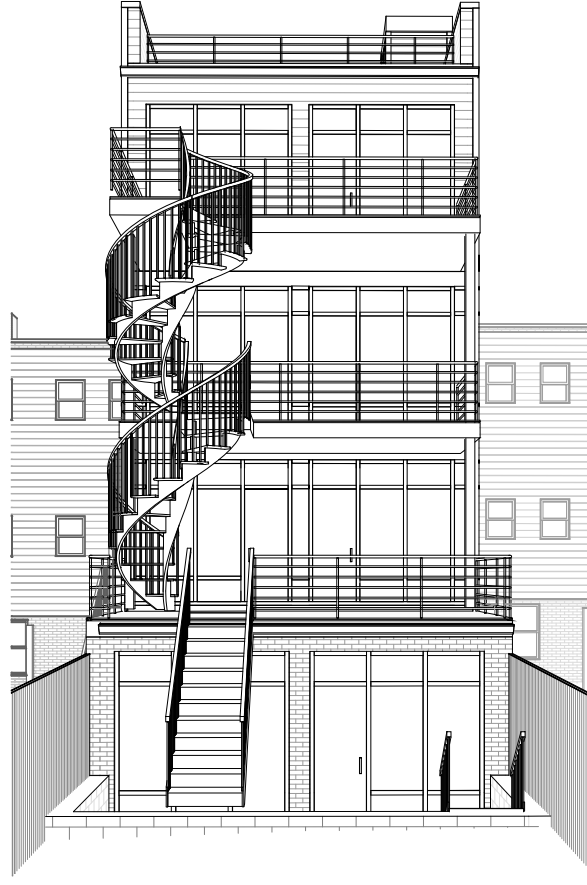


BZA APPLICATION: SPECIAL EXCEPTION

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

**R. MICHAEL CROSS
DESIGN GROUP**



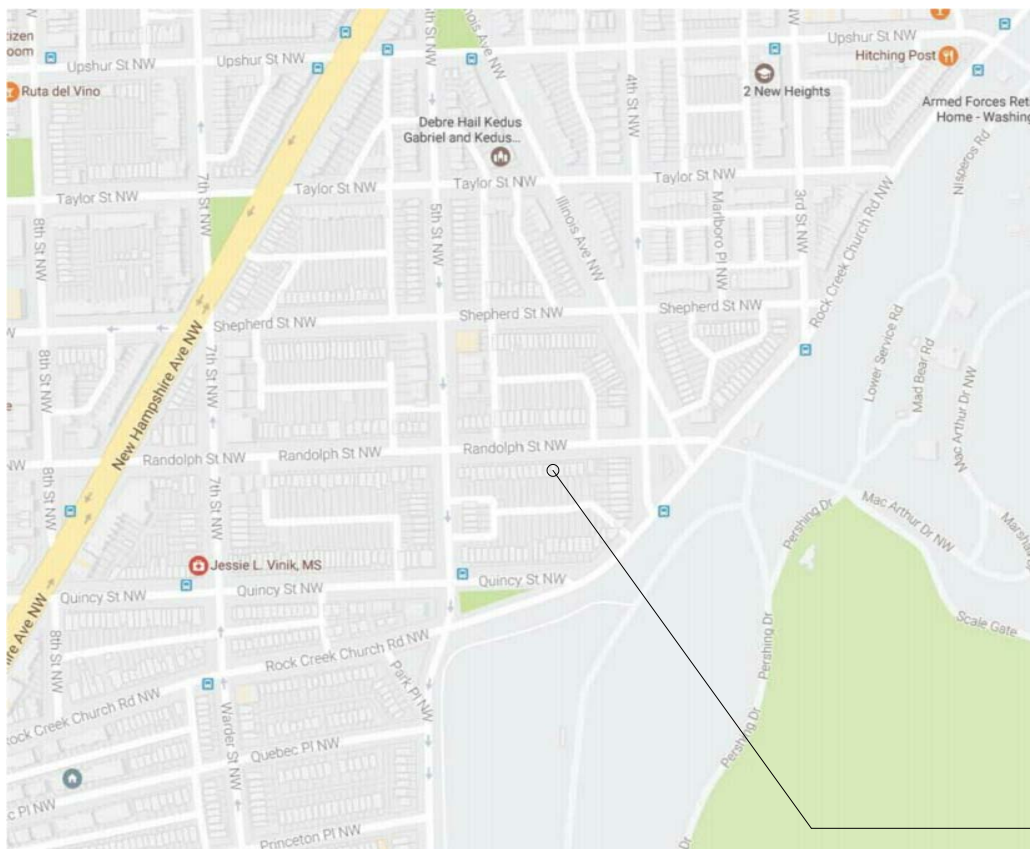
2 FRONT VIEW
BZA 01

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
BZA 16	FRONT VIEWS
BZA 17	REAR AXONS W/ CONTEXT

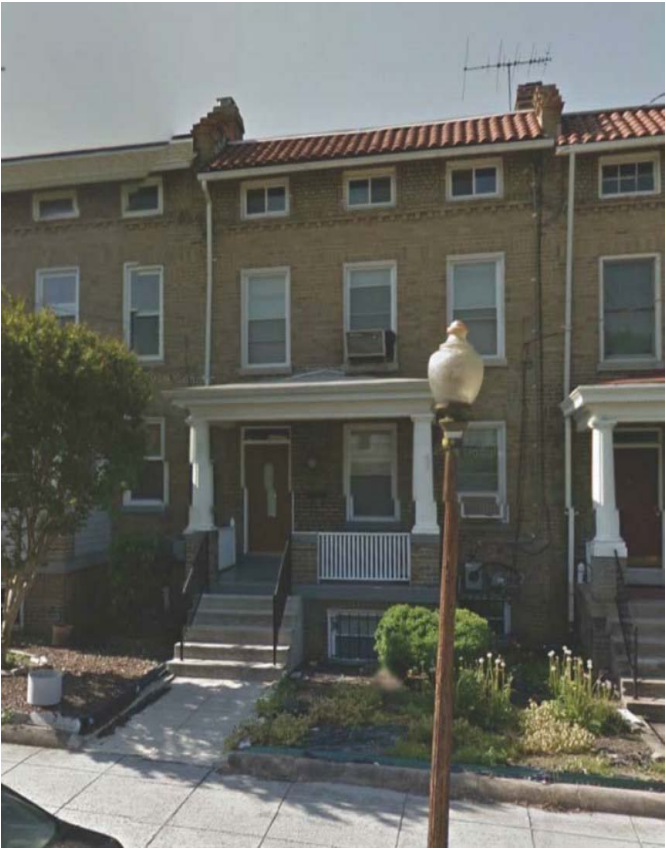
LOCATION



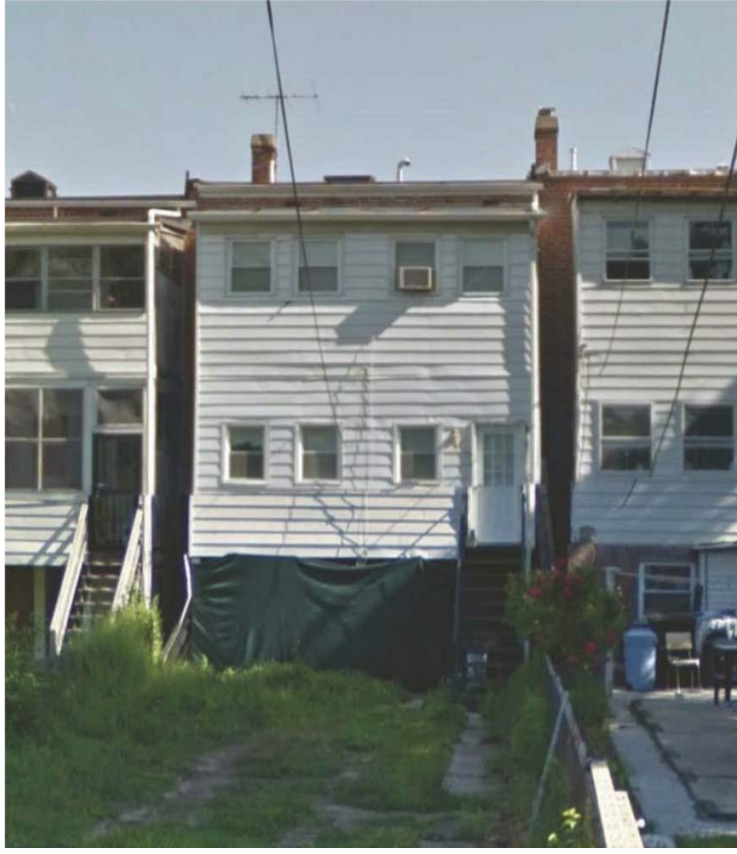
11/20/17
428 Randolph ST NW
Tamika Thompson

Board of Zoning Adjustment
District of Columbia
CASE NO 13568
EXHIBIT NO.77

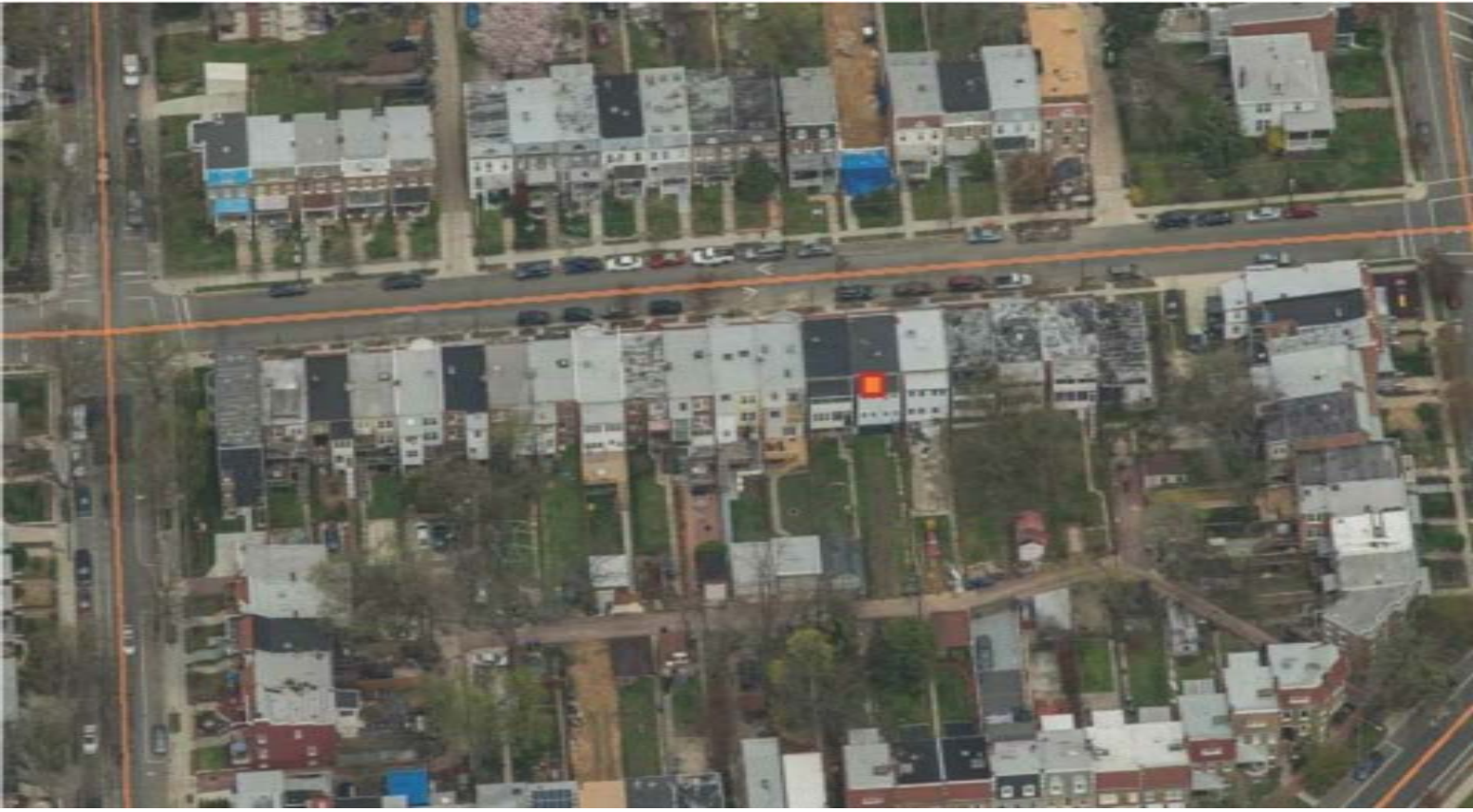
BZA 01
COVER



FRONT



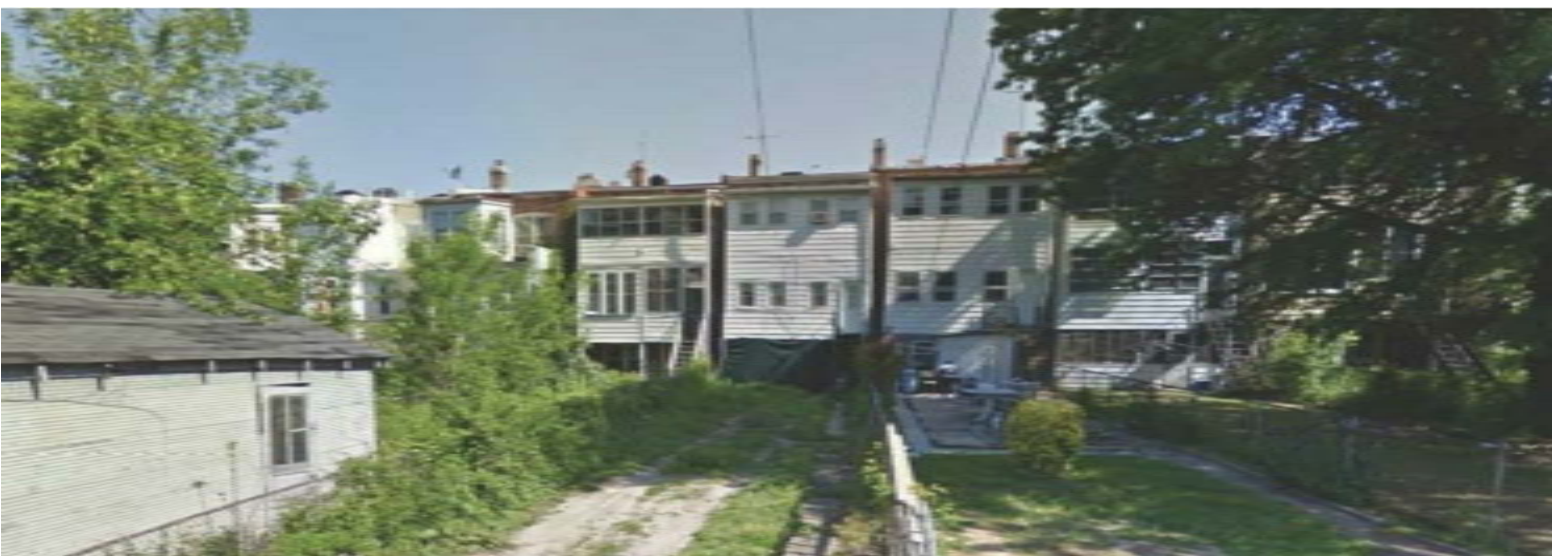
REAR



OVERHEAD



FRONT CONTEXT



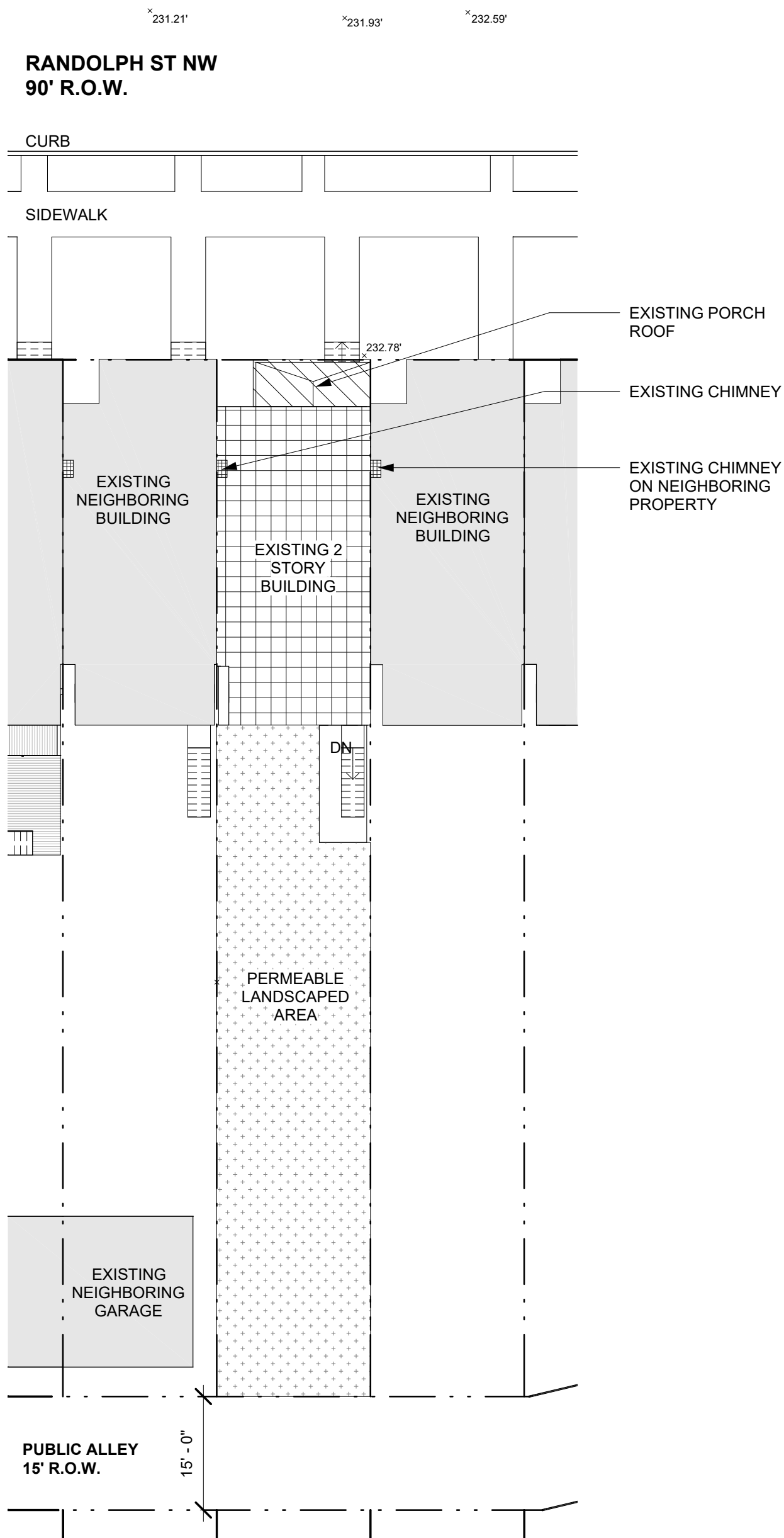
REAR CONTEXT

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BZA 02
PHOTOS



1 SITE PLAN - EXISTING

A302 BZA 03 1/16" = 1'-0"

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RANDOLPH ST NW
90' R.O.W.

x231.21'

x231.93'

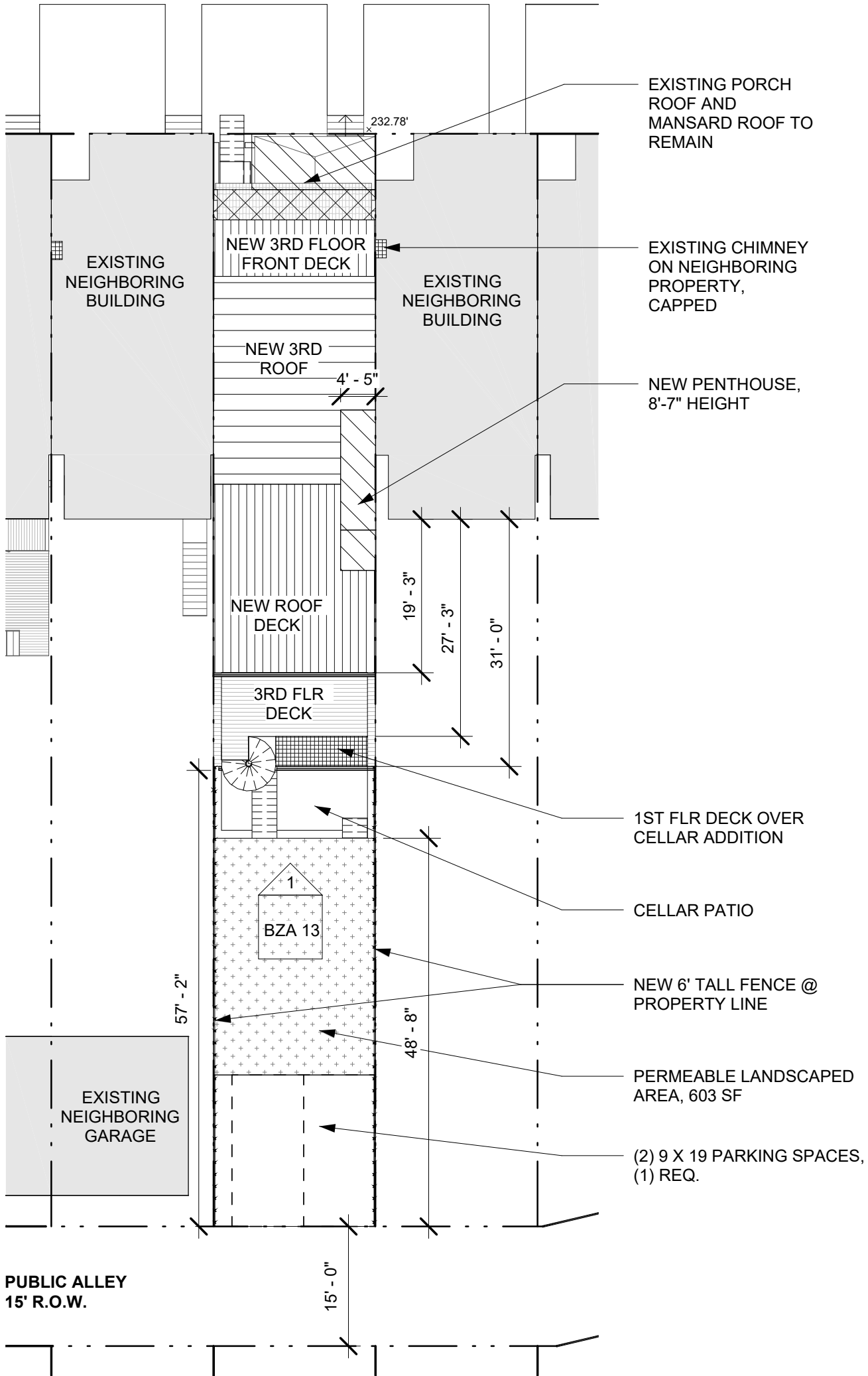
x232.59'

BZA 12

1

CURB

SIDEWALK



EXISTING PORCH
ROOF AND
MANSARD ROOF TO
REMAIN

EXISTING CHIMNEY
ON NEIGHBORING
PROPERTY,
CAPPED

NEW PENTHOUSE,
8'-7" HEIGHT

1ST FLR DECK OVER
CELLAR ADDITION

CELLAR PATIO

NEW 6' TALL FENCE @
PROPERTY LINE

PERMEABLE LANDSCAPED
AREA, 603 SF

(2) 9 X 19 PARKING SPACES,
(1) REQ.

PUBLIC ALLEY
15' R.O.W.



SITE PLAN - PROPOSED

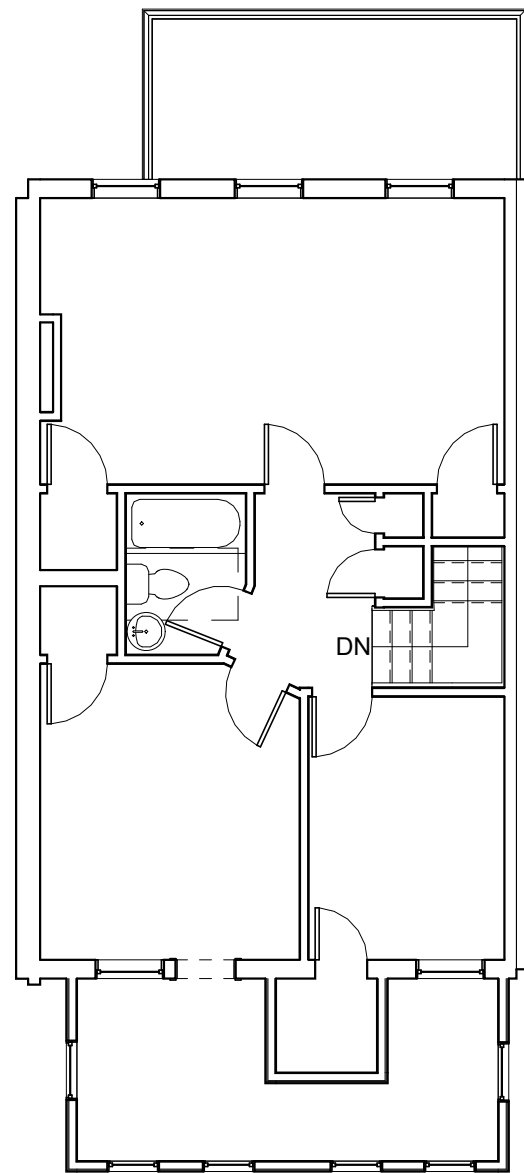
A302 | BZA 04 | 1/16" = 1'-0"

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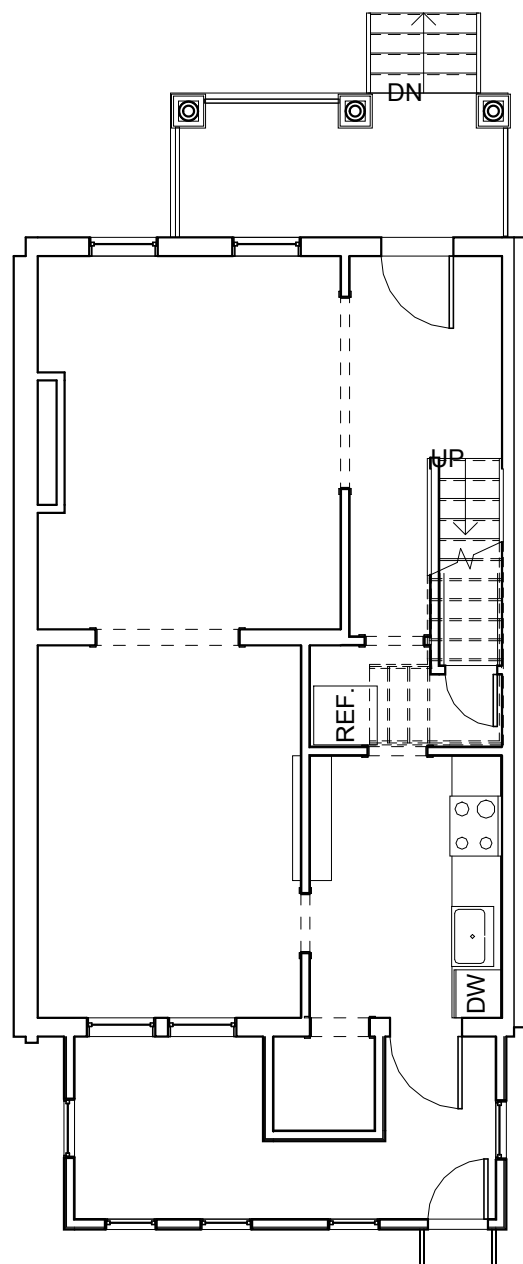


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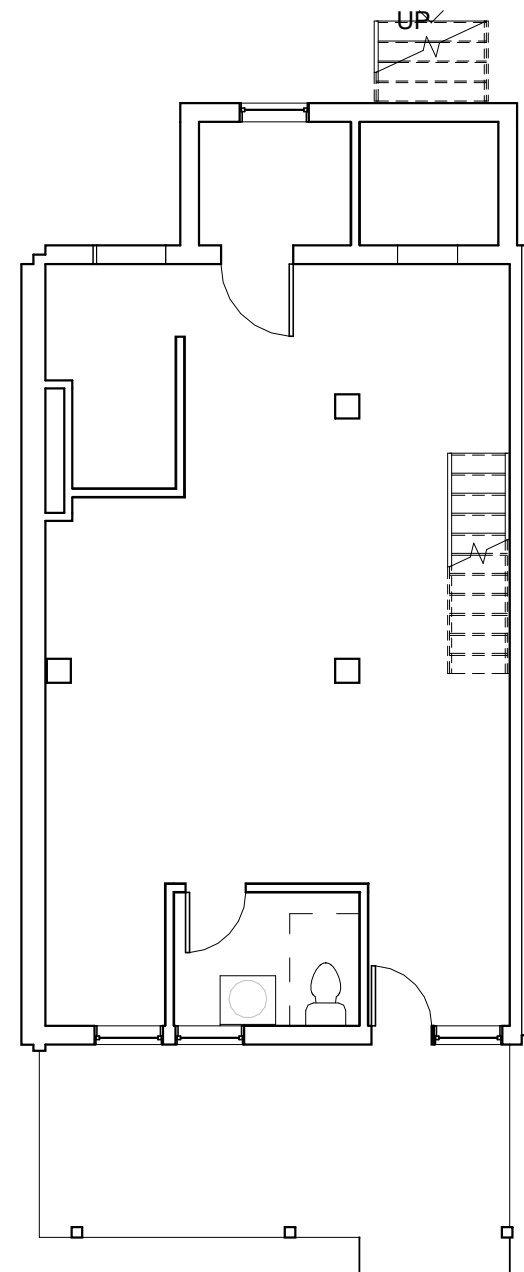
BZA 04
PROPOSED SITE



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



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



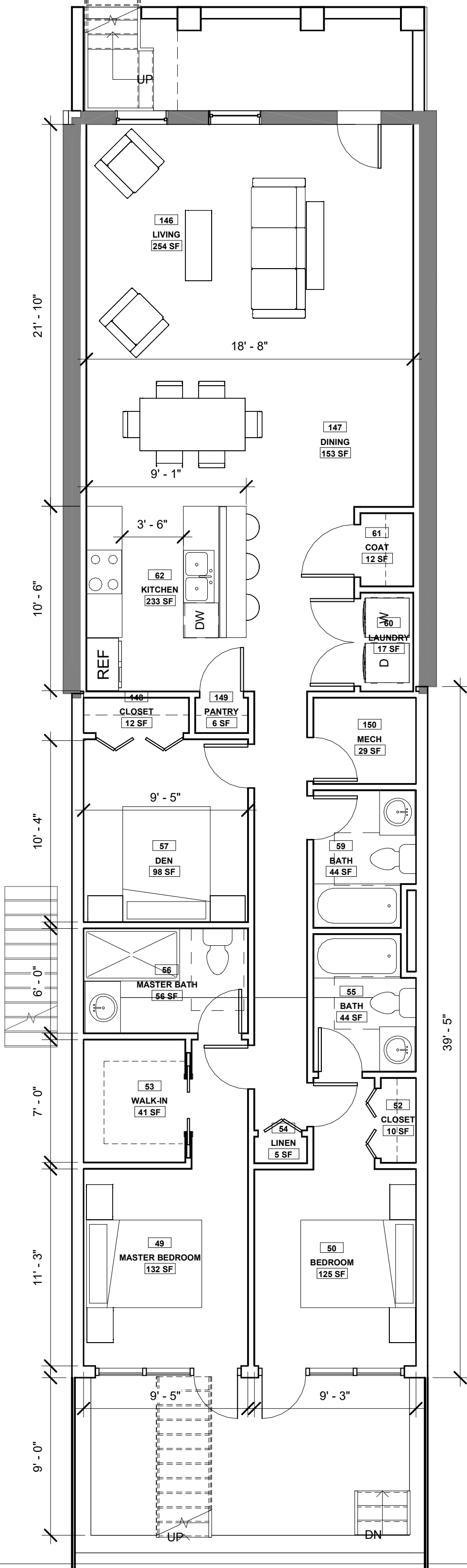
1 00 CELLAR - EXISTING
 A302 BZA 05 1/8" = 1'-0"

BZA 05

EXISTING PLANS

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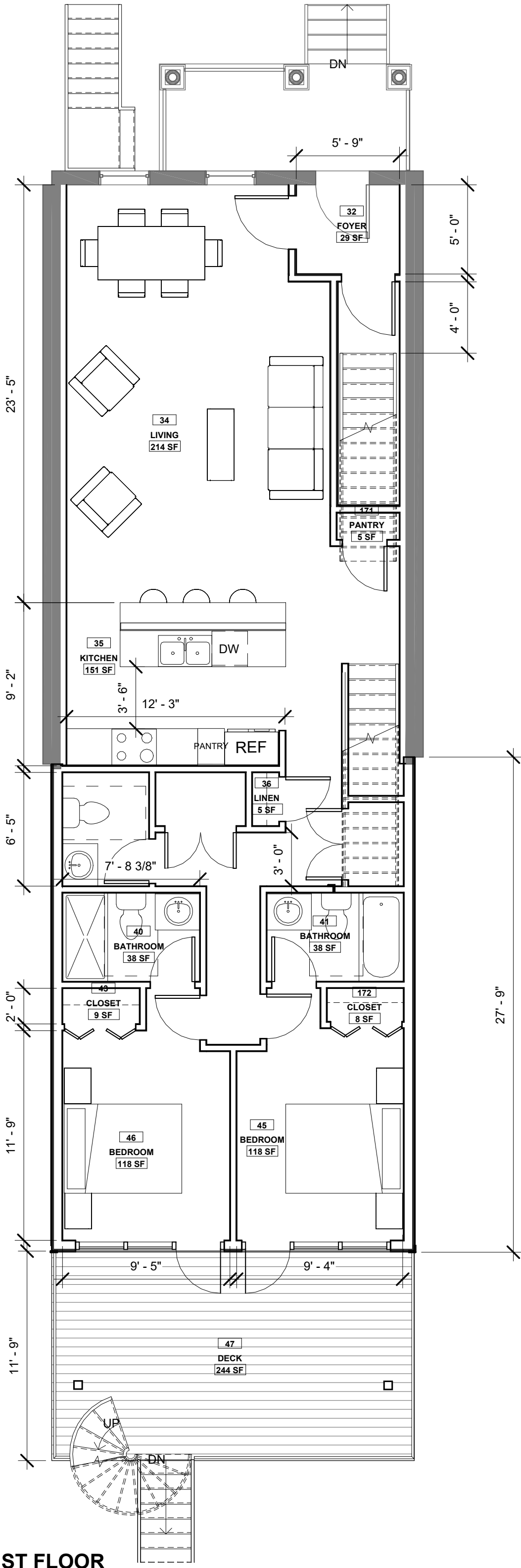
■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP

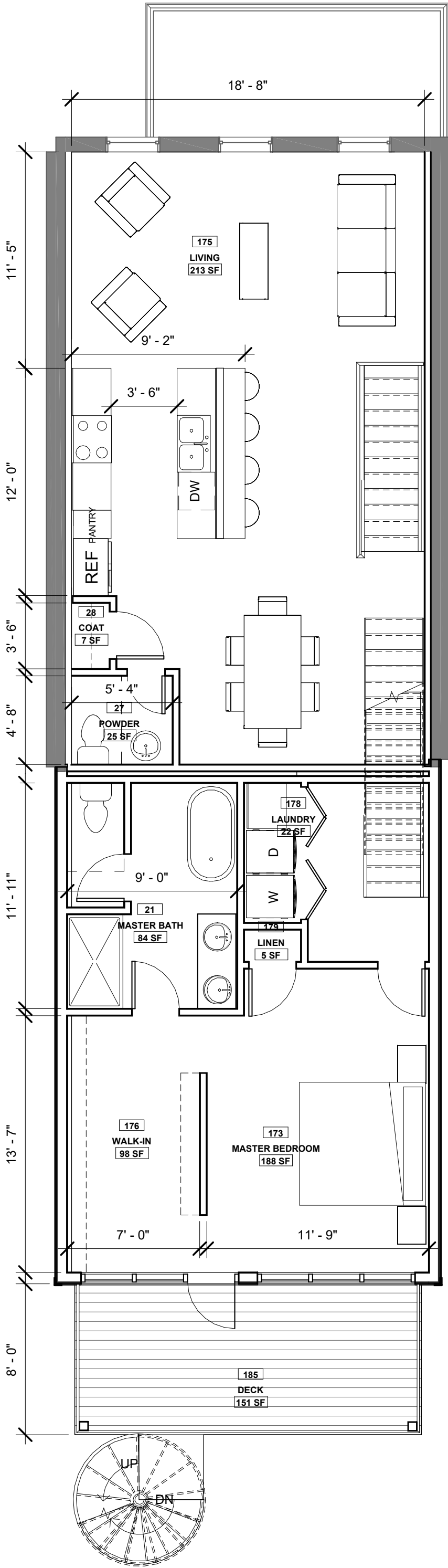


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BZA 06
CELLAR - PROPOSED





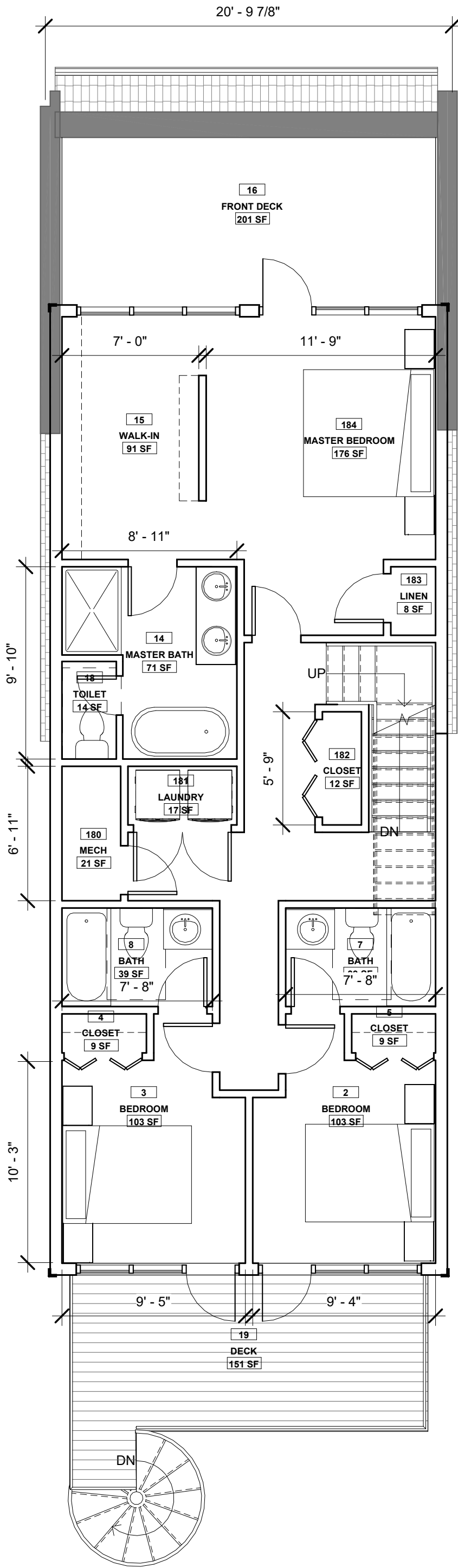
1 2ND FLOOR

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

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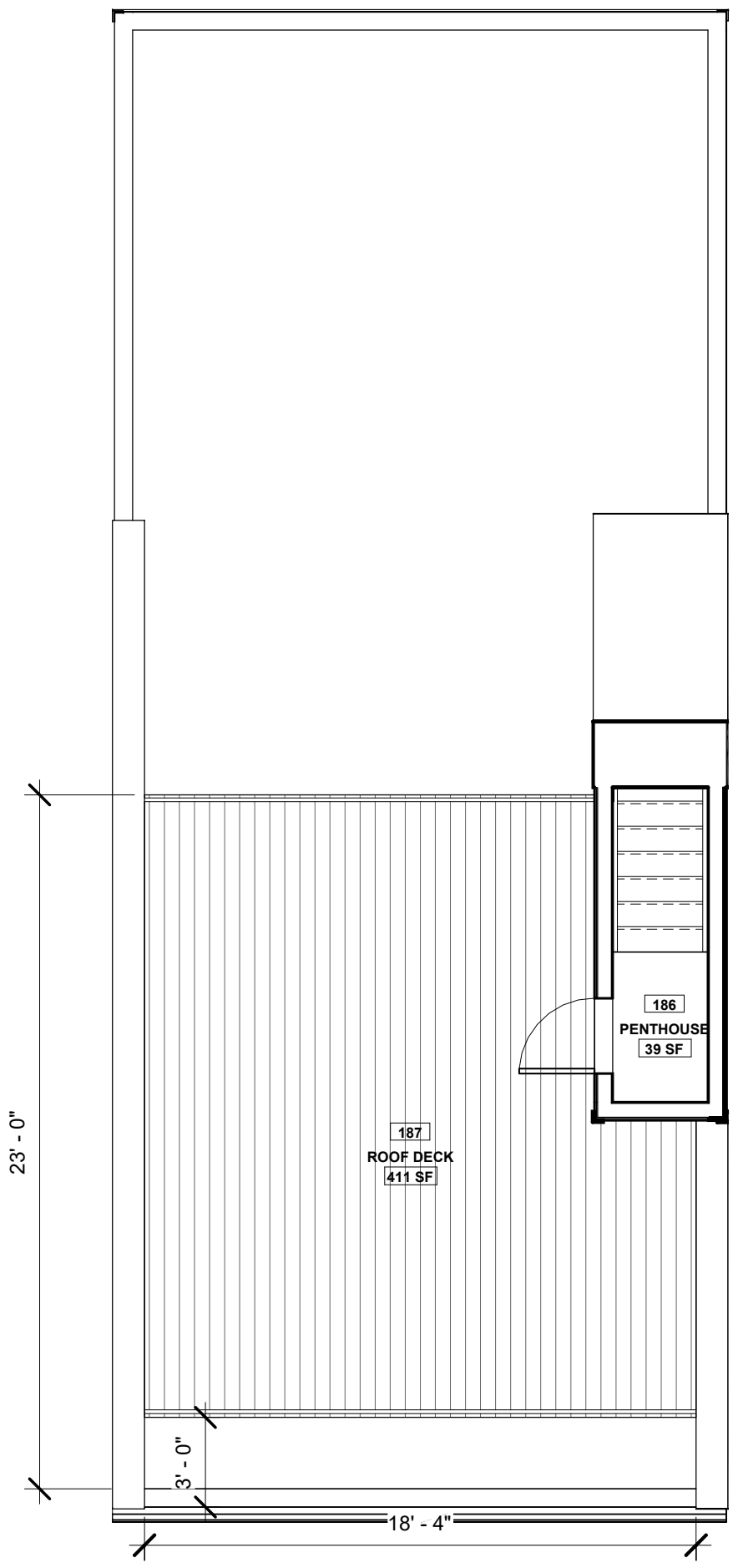
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BZA 08
2ND FLOOR - PROPOSED

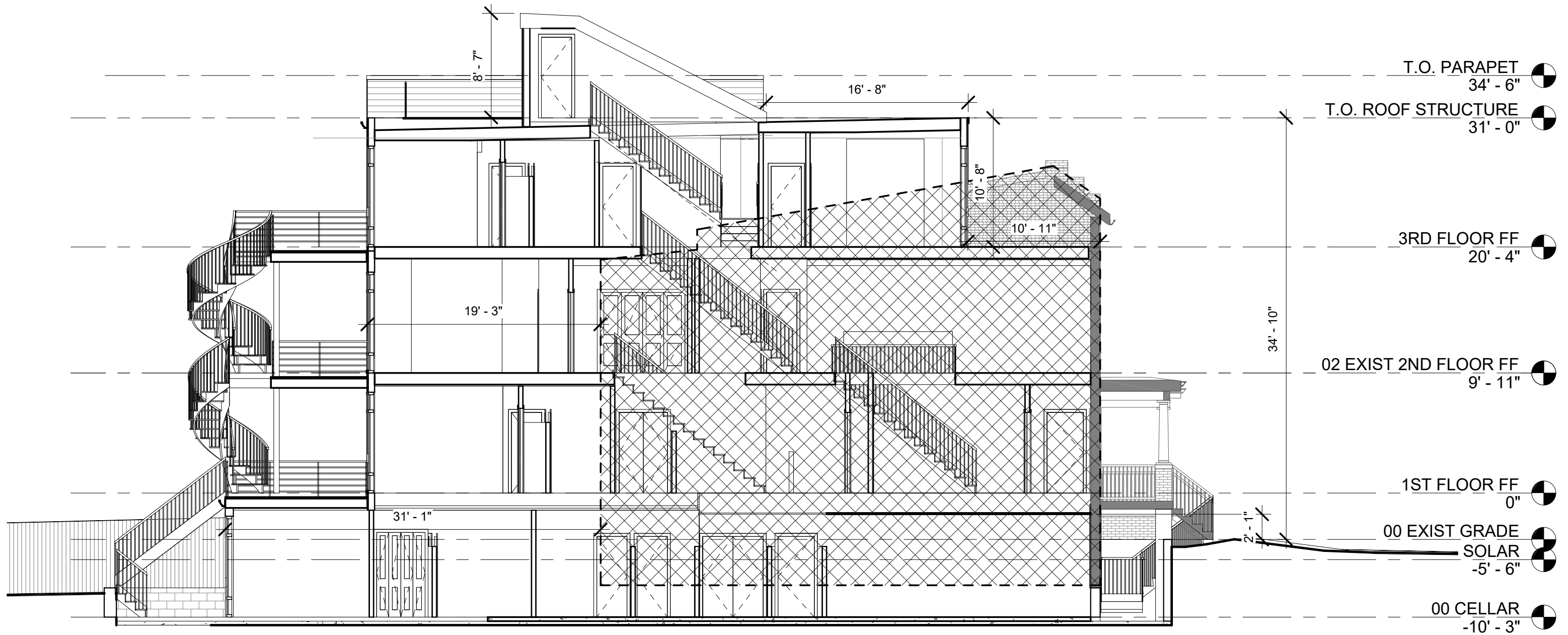


1 3RD FLOOR

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 ADJACENT NEIGHBORING BUILDINGS

1
BZA 11



T.O. PARAPET
34' - 6"

ROOF DECK
31' - 0"

3RD FLOOR FF
20' - 4"

2ND FLOOR FF
9' - 11"

1ST FLOOR FF
0"

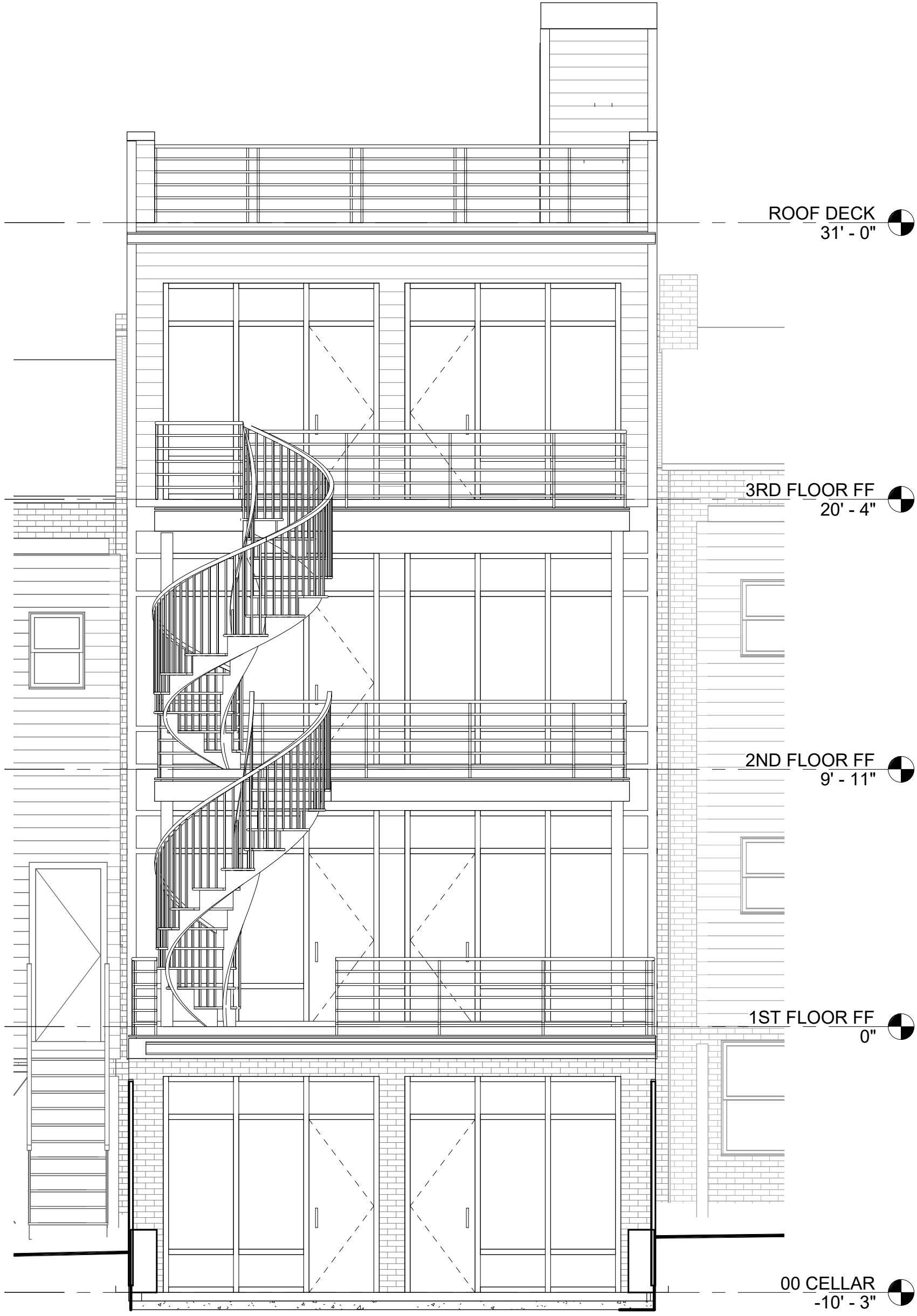
00 EXIST GRADE
-3' - 10"

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BZA 12
NORTH ELEVATION - PROPOSED

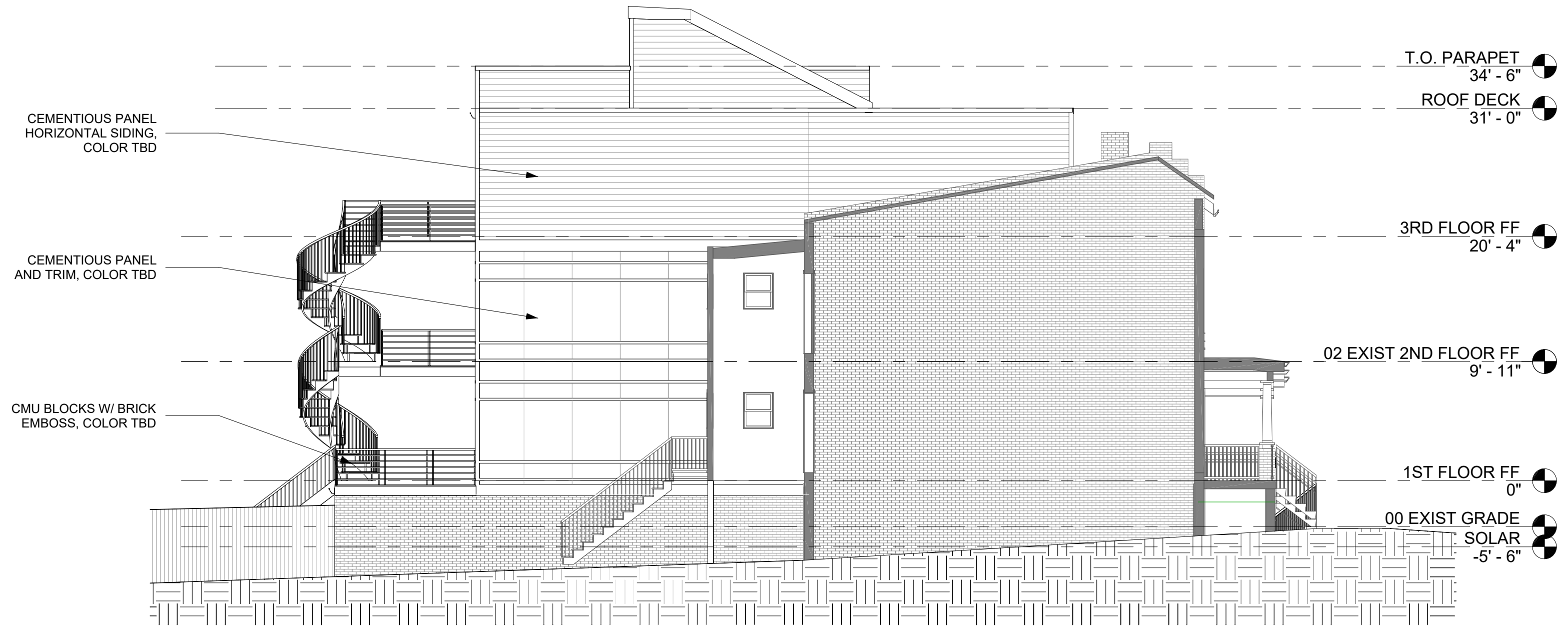
1 NORTH ELEVATION - PROPOSED
BZA | BZA
04 | 12 1/4" = 1'-0"



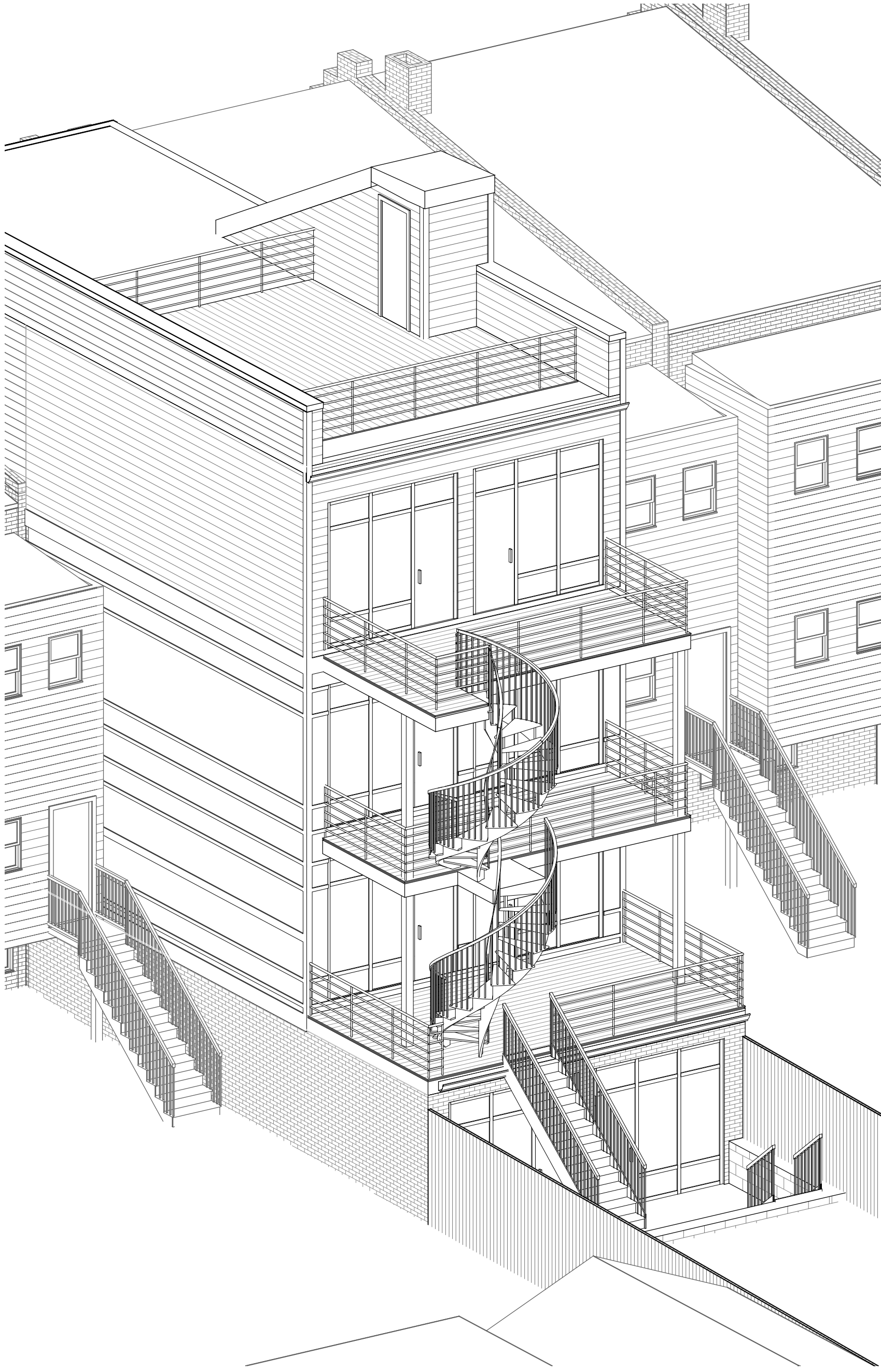
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BZA 13
 SOUTH ELEVATION - PROPOSED



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



■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

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BZA 15
REAR AXON

1 REAR AXON

BZA
15



1 VIEW FROM SIDEWALK - SAME SIDE OF STREET

BZA
16



2 VIEW FROM SIDEWALK - OPPOSITE SIDE OF STREET

BZA
16

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DESIGN GROUP**

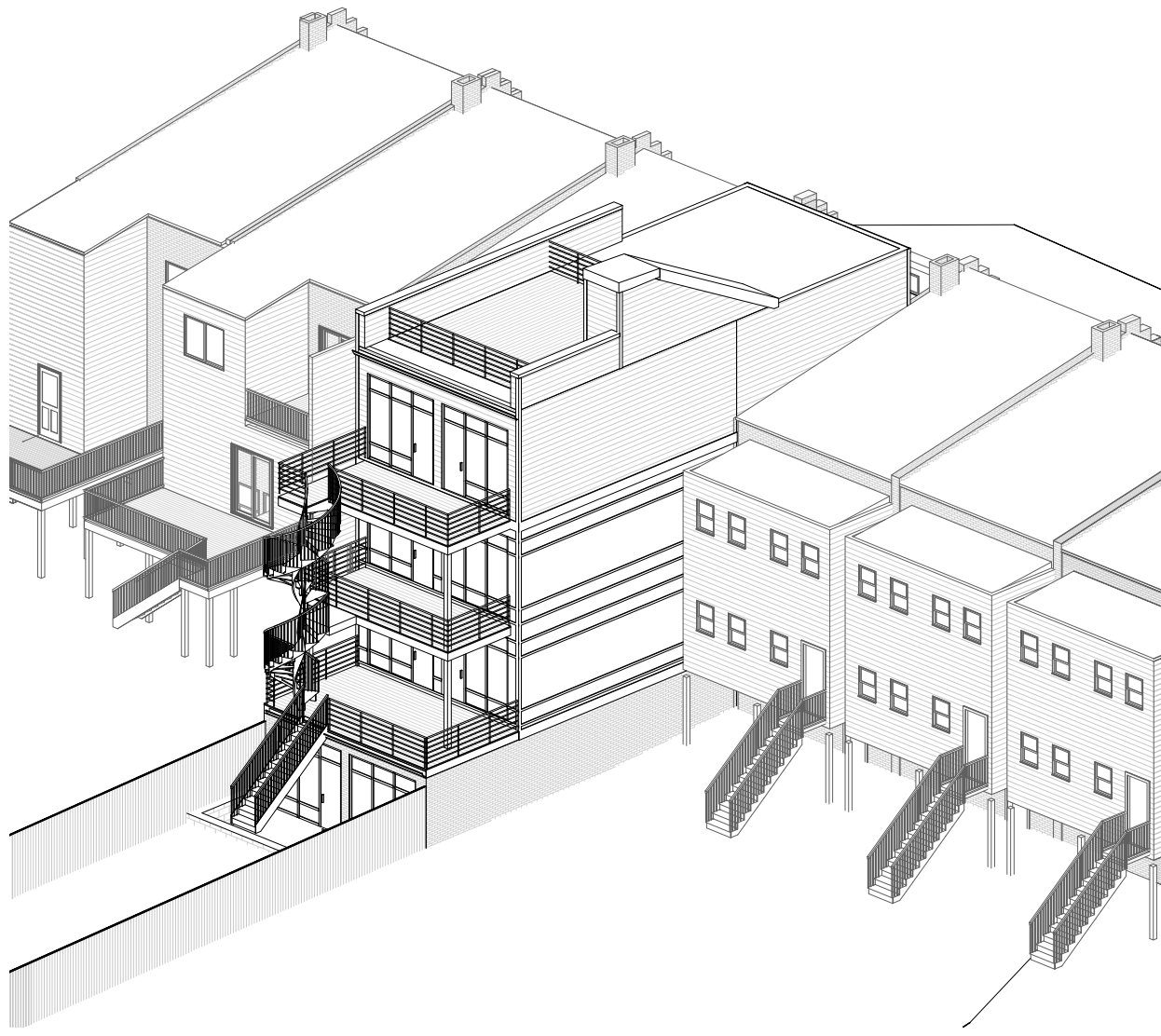
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BZA 16
FRONT VIEWS



1 REAR AXON W/ CONTEXT

BZA
17



2 REAR AXON W/ CONTEXT 2

BZA
17

**R. MICHAEL CROSS
DESIGN GROUP**

BZA 17
REAR AXONS W/ CONTEXT

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