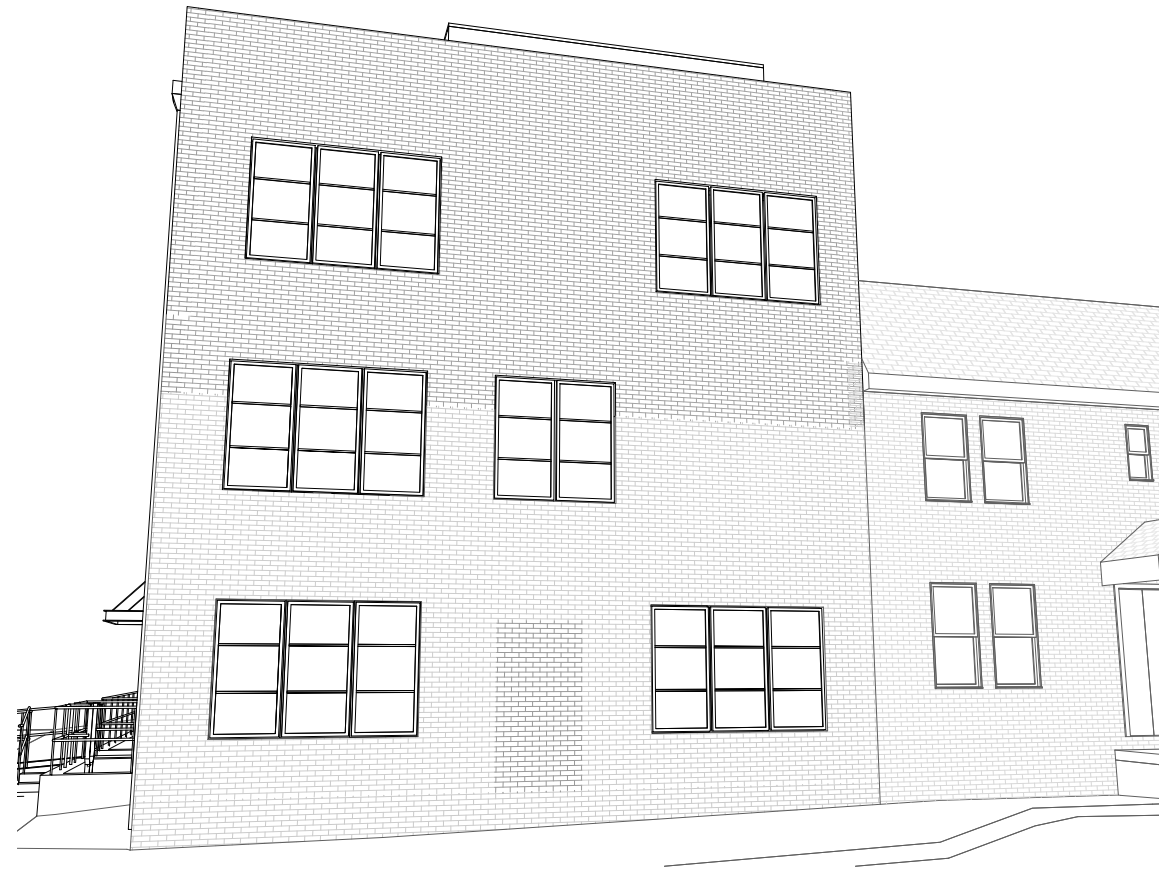


BZA APPLICATION: SPECIAL EXCEPTION

SUBTITLE E SECTION 206.1 (A) - MODIFICATION OF ROOFTOP ARCHITECTURAL ELEMENTS



EXISTING

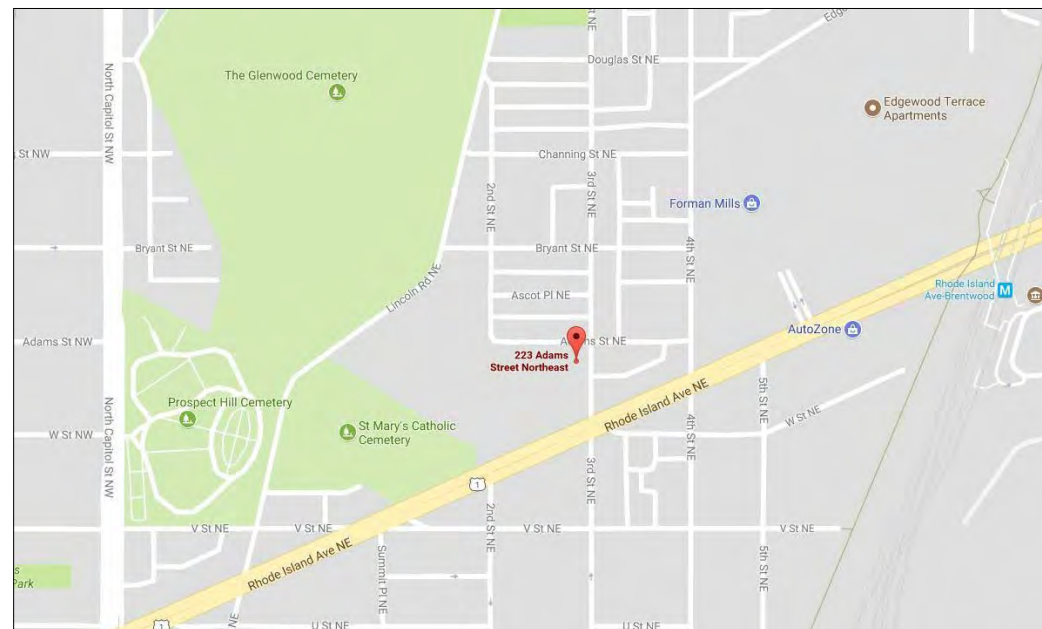


PROPOSED

ZONING INFO

ADDRESS:	223 ADAMS ST NE, WASHINGTON, DC 20002		
SSL:	3560 0010		
ZONING:	RF-1		
HISTORIC:	NONE		
LOT AREA:	4554 SF		
LOT WIDTH:	34' - 6"		
LOT LENGTH:	132' - 0"		
	ALLOWED/REQUIRED	EXISTING	PROPOSED
LAND USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
# OF UNITS	5	4	5
# OF STORIES:	3	2	3 + CELLAR
REAR YARD:	20' - 0"	46' - 7 1/4"	47' - 7 1/4"
SIDE YARD:	3"/FT OR 5' - 0" MIN	0' - 0"	0' - 0"
BUILDING HEIGHT:	35' - 0"	25' - 1 5/8"	33' - 6 3/4"
FAR:	NA	0.86	1.44
LOT OCCUPANCY:	2732.4 SF (60%)	2135.65 SF (47%)	2187.32 SF (48%)
GROSS BUILDING AREA:	8197.20 GSF	3922.54 GSF	6561.96 GSF
PERVIOUS SURFACE:	910.80 sf (20%)	2338.20 (51%)	2366.68 (52%)
PARKING:	1 PER 2 DWELLING UNITS	2	4

LOCATION MAP



DRAWING LIST - BZA	
SHEET #	SHEET NAME
BZA 01	COVER SHEET
BZA 02	PHOTOS
BZA 03	EXISTING SITE PLAN
BZA 04	PROPOSED SITE PLAN
BZA 05	DEMO ROOF PLAN
BZA 06	PROPOSED 3RD FLOOR PLAN
BZA 07	PROPOSED ROOF PLAN
BZA 08	EXISTING ELEVATION
BZA 09	PROPOSED ELEVATION
BZA 10	PROPOSED ELEVATION
BZA 11	PROPOSED RENDERING
BZA 12	MATER OF RIGHT RENDERING

M2R AD

Board of Zoning Adjustment
District of Columbia
CASE NO 19741
EXHIBIT NO. 28

04/24/18
223 ADAMS ST NE
M2EDGEWOOD LLC

BZA 01

**R. MICHAEL CROSS
DESIGN GROUP**



M2R AD

BZA 02

03/01/18
223 ADAMS ST NE
M2EDGEWOOD LLC



**R. MICHAEL CROSS
DESIGN GROUP**

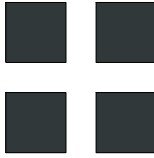


PROPOSED RENDERING

M2R AD

BZA 11

04/24/18
223 ADAMS ST NE
M2EDGEWOOD LLC



**R. MICHAEL CROSS
DESIGN GROUP**

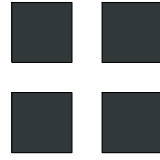


MATTER OF RIGHT RENDERING

M2R AD

BZA 12

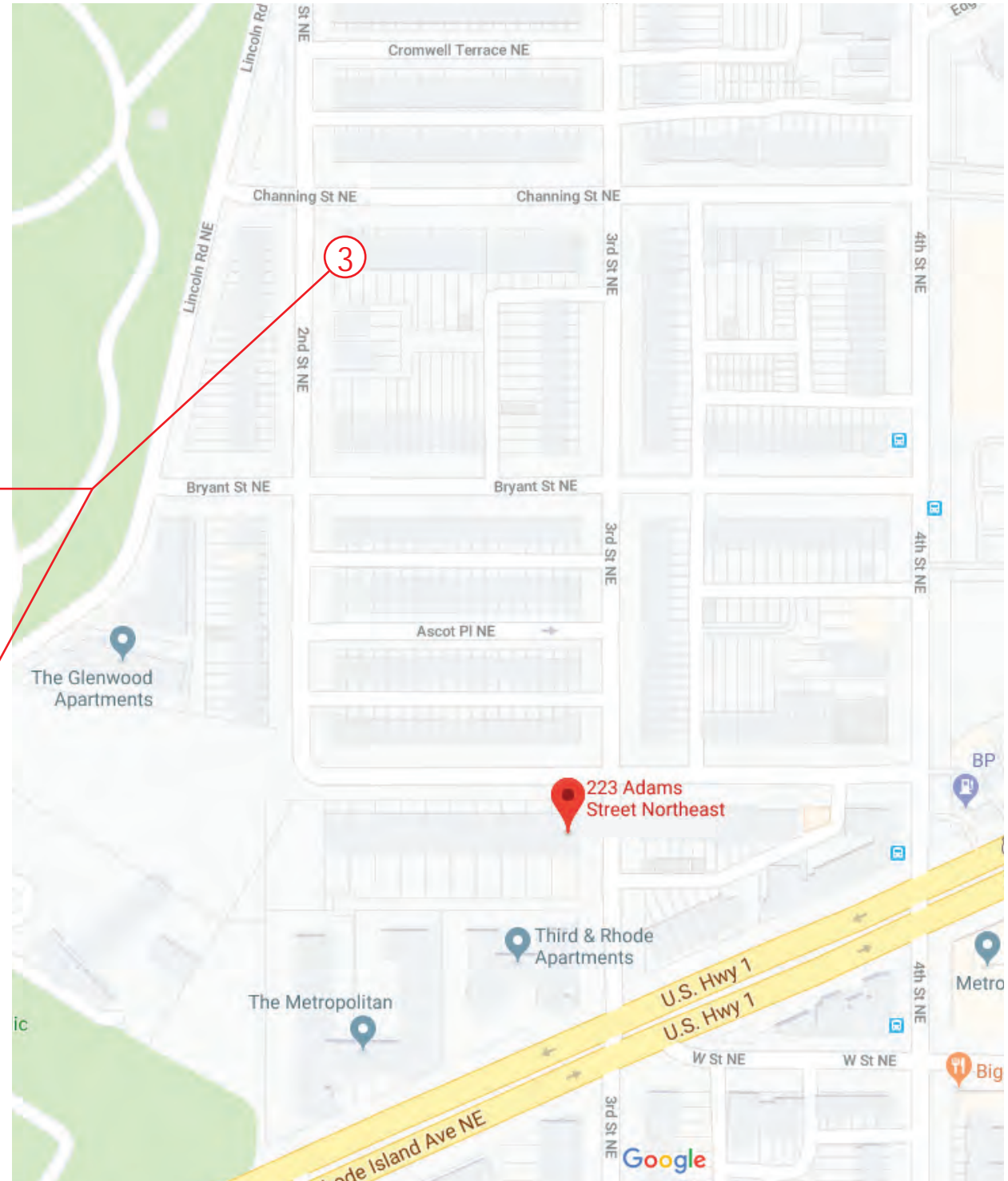
04/24/18
223 ADAMS ST NE
M2EDGEWOOD LLC



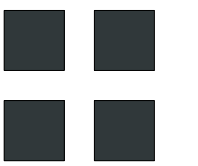
R. MICHAEL CROSS
DESIGN GROUP



2429 2nd St NE



R. MICHAEL CROSS
DESIGN GROUP



M2R AD

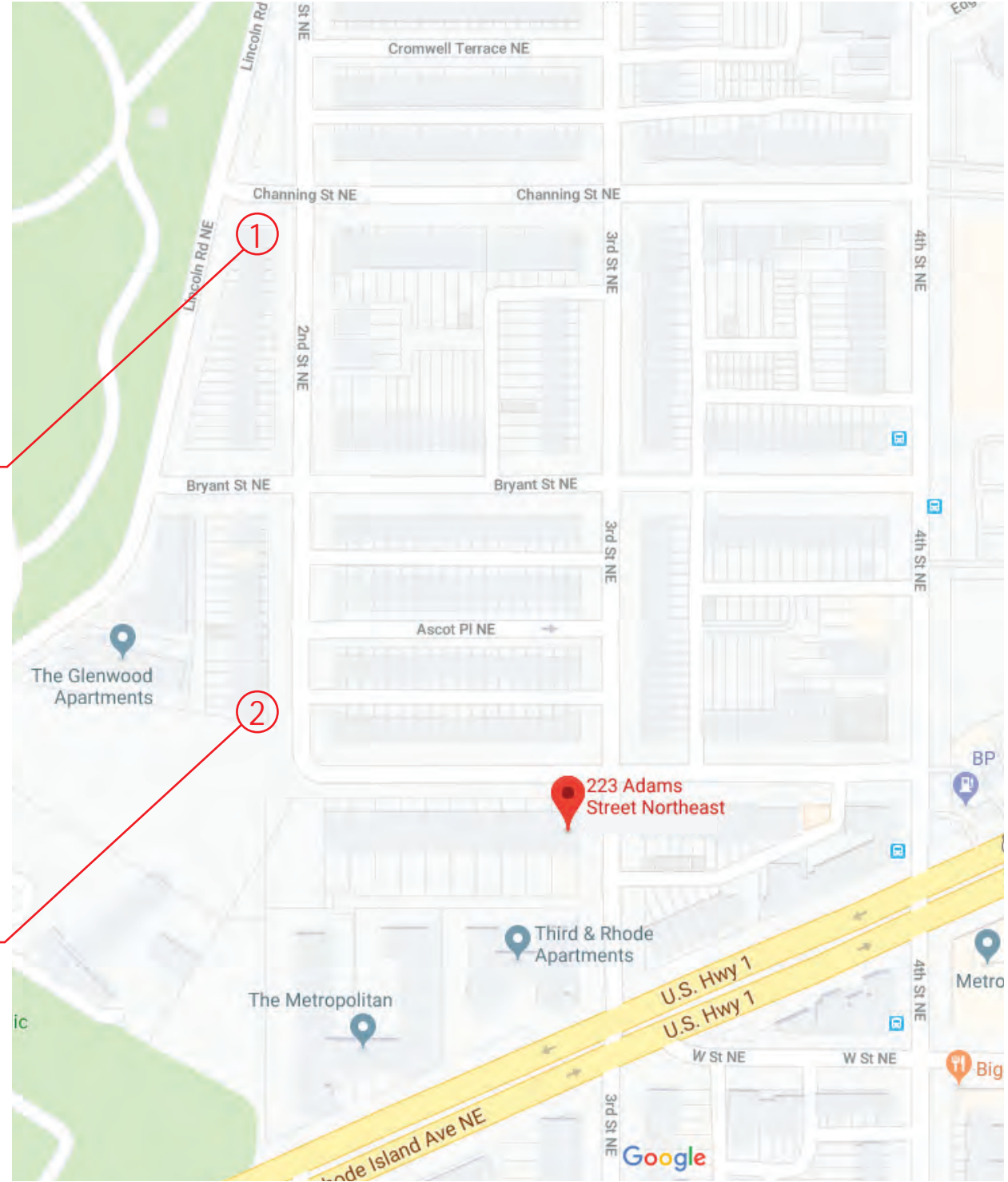
06/05/18
BZA 13B 223 ADAMS ST NE
M2EDGEWOOD LLC



2438 2nd St NE



2400 2nd St NE

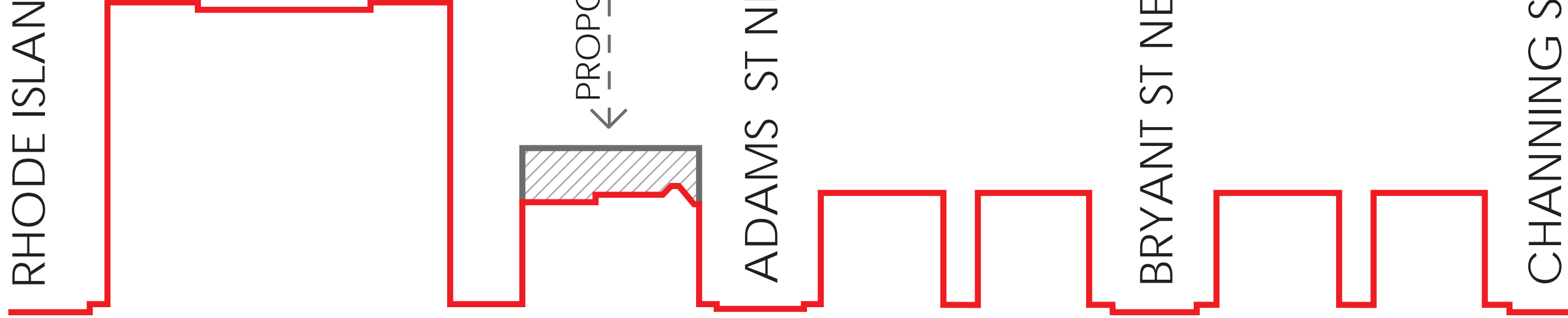


M2R AD

R. MICHAEL CROSS
DESIGN GROUP

06/05/18
BZA 13A 223 ADAMS ST NE
M2EDGEWOOD LLC

RHODE ISLAND AVE NE



M2R AD

06/05/18
BZA 14A
 223 ADAMS ST NE
 M2EDGEWOOD LLC

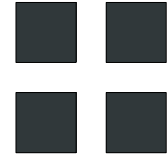


R. MICHAEL CROSS
DESIGN GROUP



M2R AD

06/05/18
BZA 14B
223 ADAMS ST NE
M2EDGEWOOD LLC



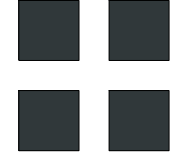
R. MICHAEL CROSS
DESIGN GROUP



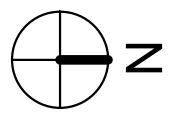
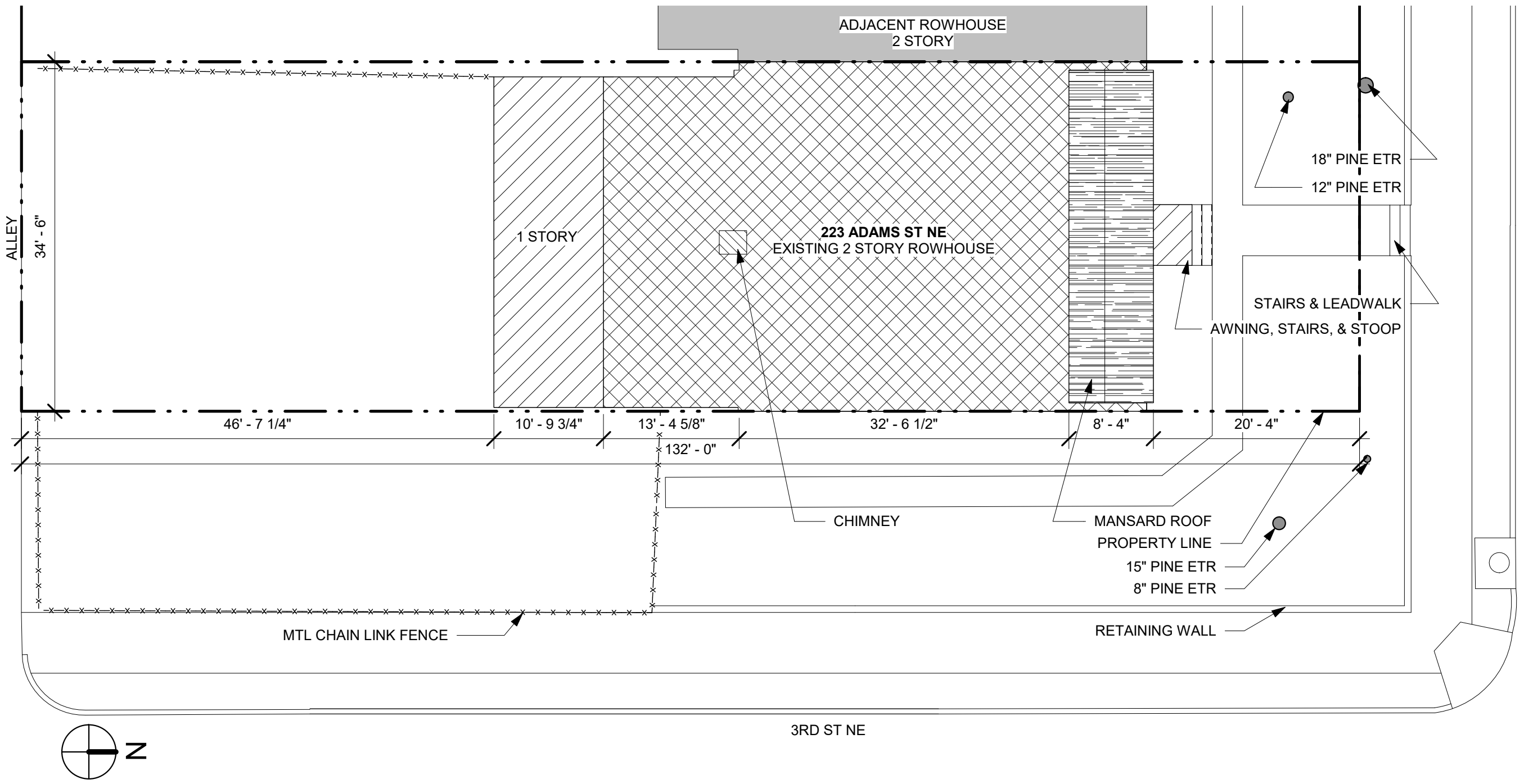
PROPOSED RENDERING

M2R AD

BZA 11
04/24/18
223 ADAMS ST NE
M2EDGEWOOD LLC



R. MICHAEL CROSS
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1 EXISTING SITE PLAN
A201 BZA 03 3/32" = 1'-0"

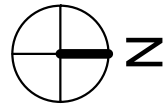
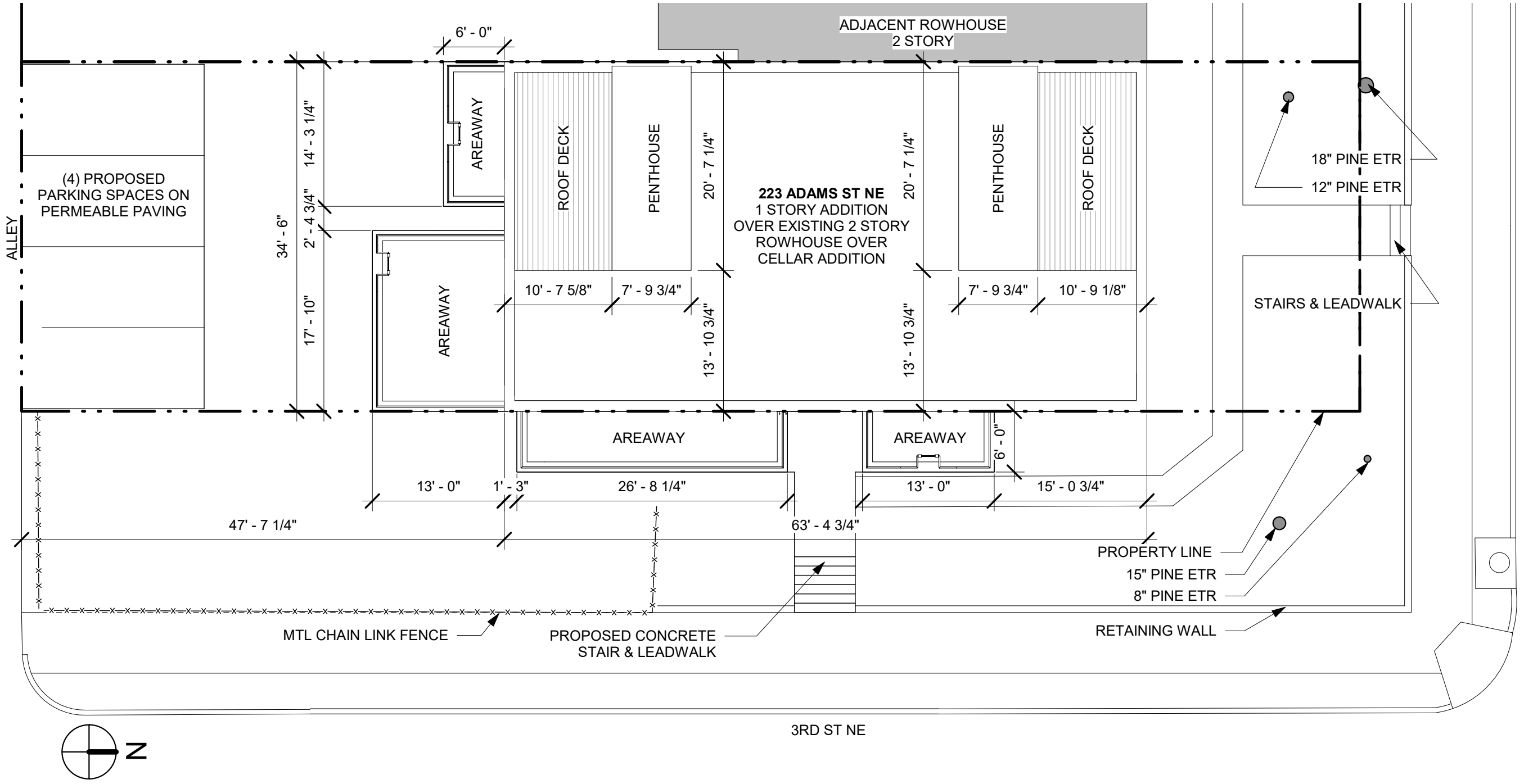
ADAMS ST NE

3RD ST NE

M2R AD

BZA 03
 03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

R. MICHAEL CROSS
DESIGN GROUP



1 PROPOSED SITE PLAN
 A201 BZA 04 3/32" = 1'-0"

M2R AD

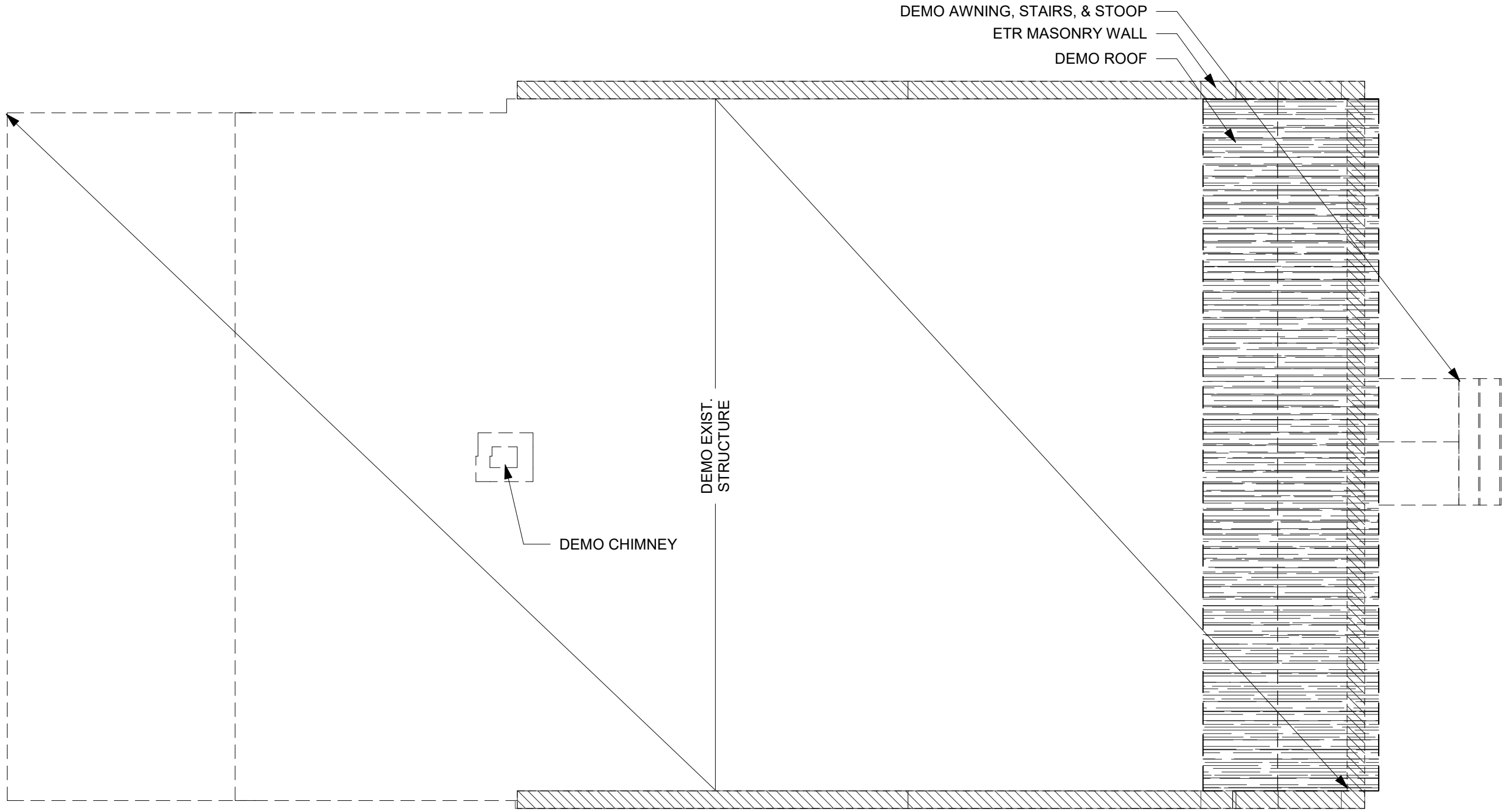
03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC
BZA 04

**R. MICHAEL CROSS
 DESIGN GROUP**

1

ROOF PLAN - DEMOLITION

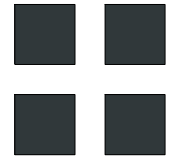
A201 | BZA 05 3/16" = 1'-0"



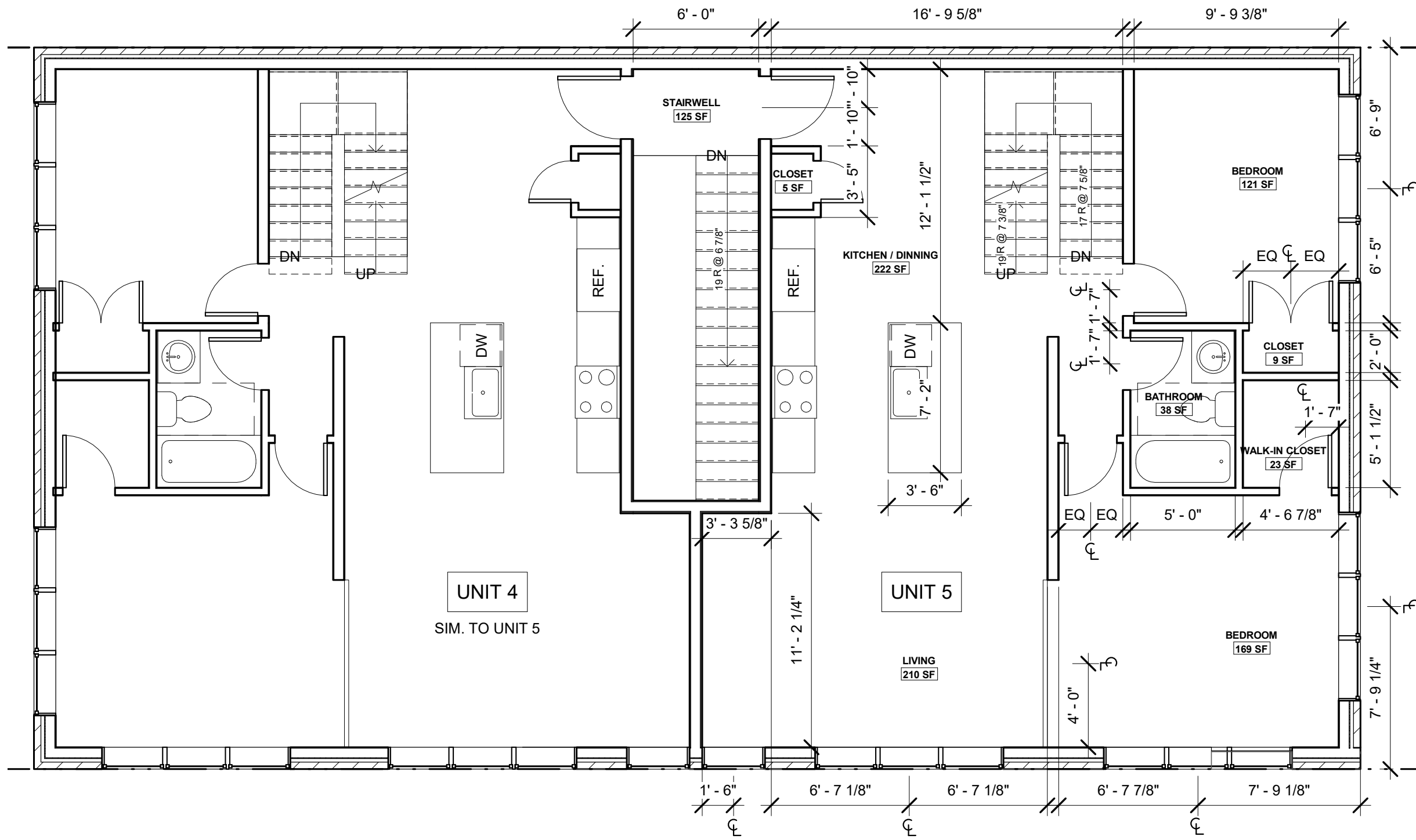
M2R AD

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 223 ADAMS ST NE
 M2EDGEWOOD LLC

BZA 05



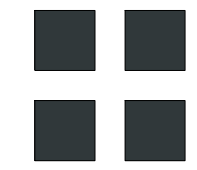
R. MICHAEL CROSS
 DESIGN GROUP



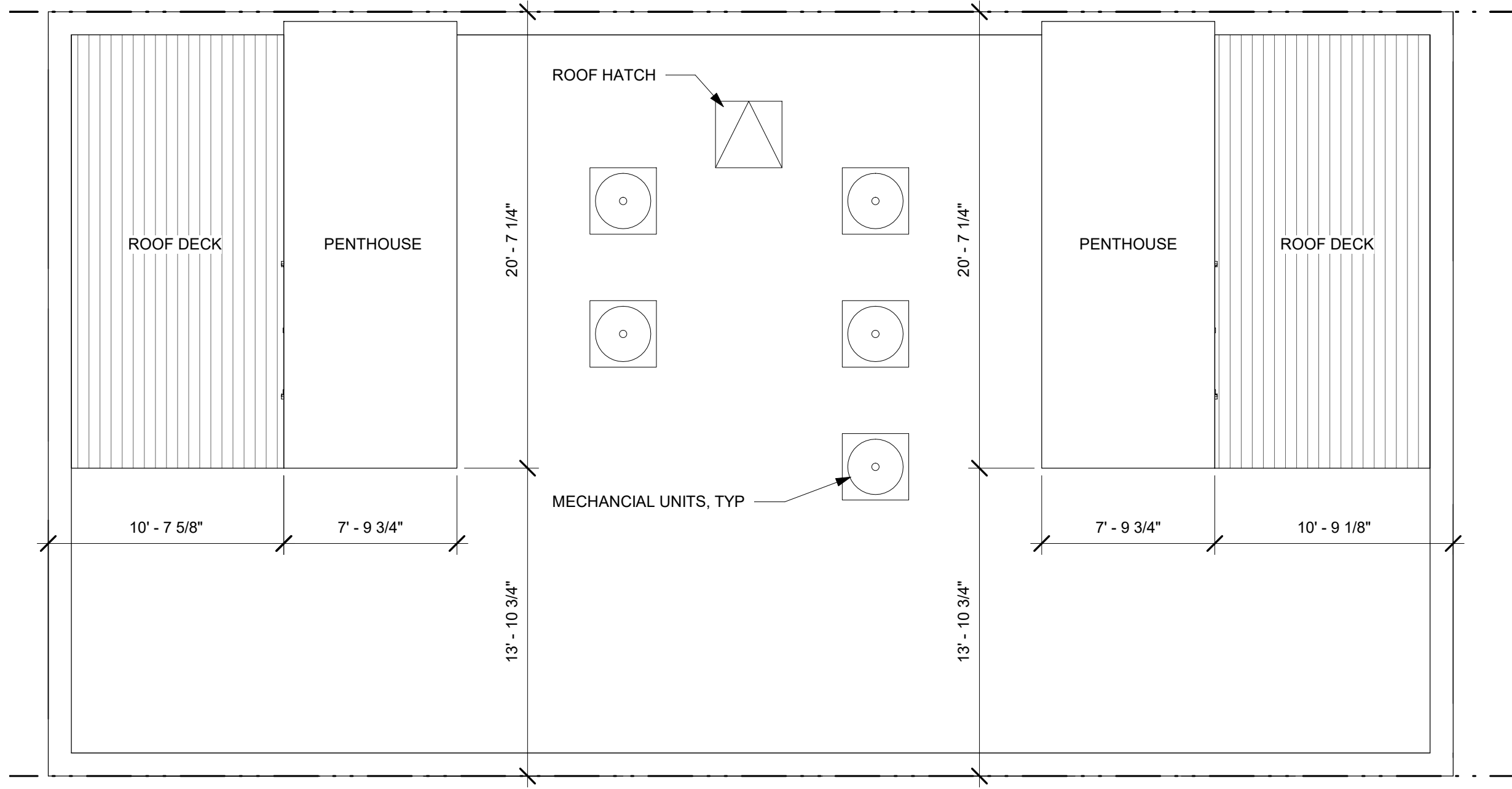
1 3RD FLOOR - PROPOSED
 A201 BZA 06 3/16" = 1'-0"

M2R AD

BZA 06
 03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC



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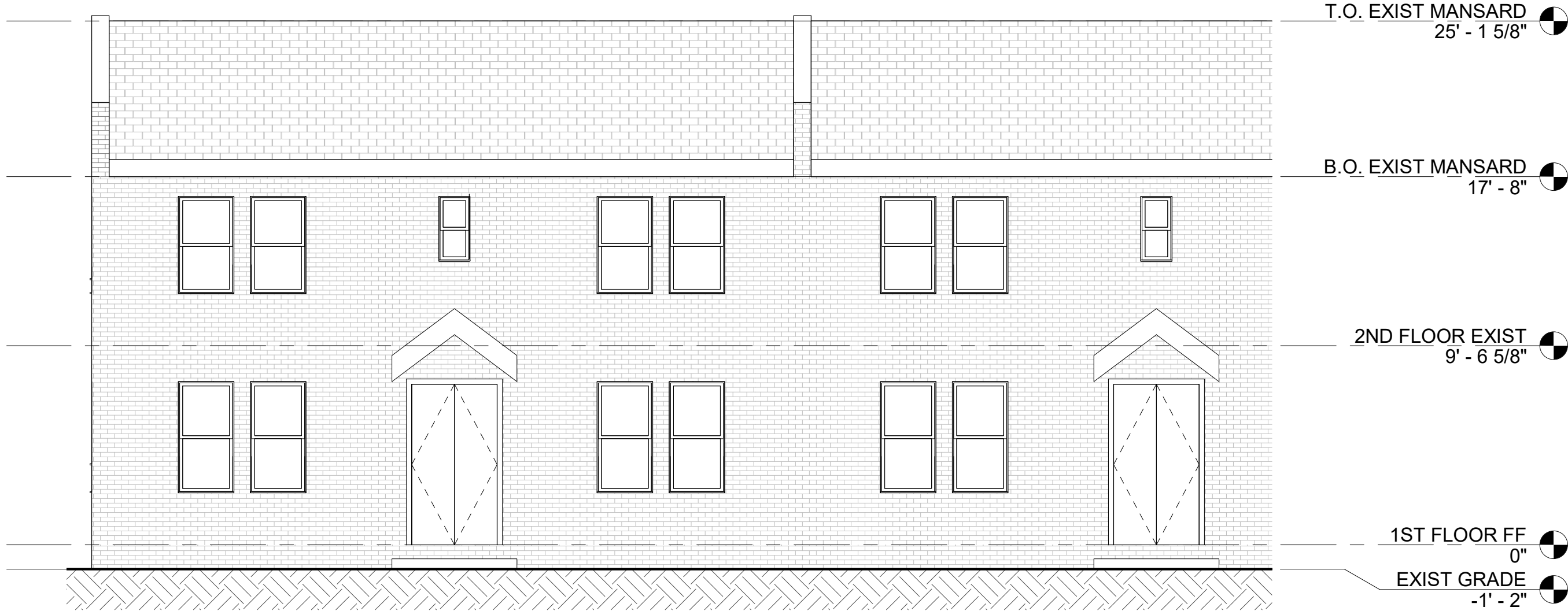


1 ROOF PLAN - PROPOSED
 A201 | BZA 07 | 3/16" = 1'-0"

M2R AD

BZA 07
 03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

R. MICHAEL CROSS
DESIGN GROUP



1 NORTH ELEVATION - EXISTING
 SD BZA
 Exist 08
 3/16" = 1'-0"

T.O. EXIST MANSARD
 25' - 1 5/8"

B.O. EXIST MANSARD
 17' - 8"

2ND FLOOR EXIST
 9' - 6 5/8"

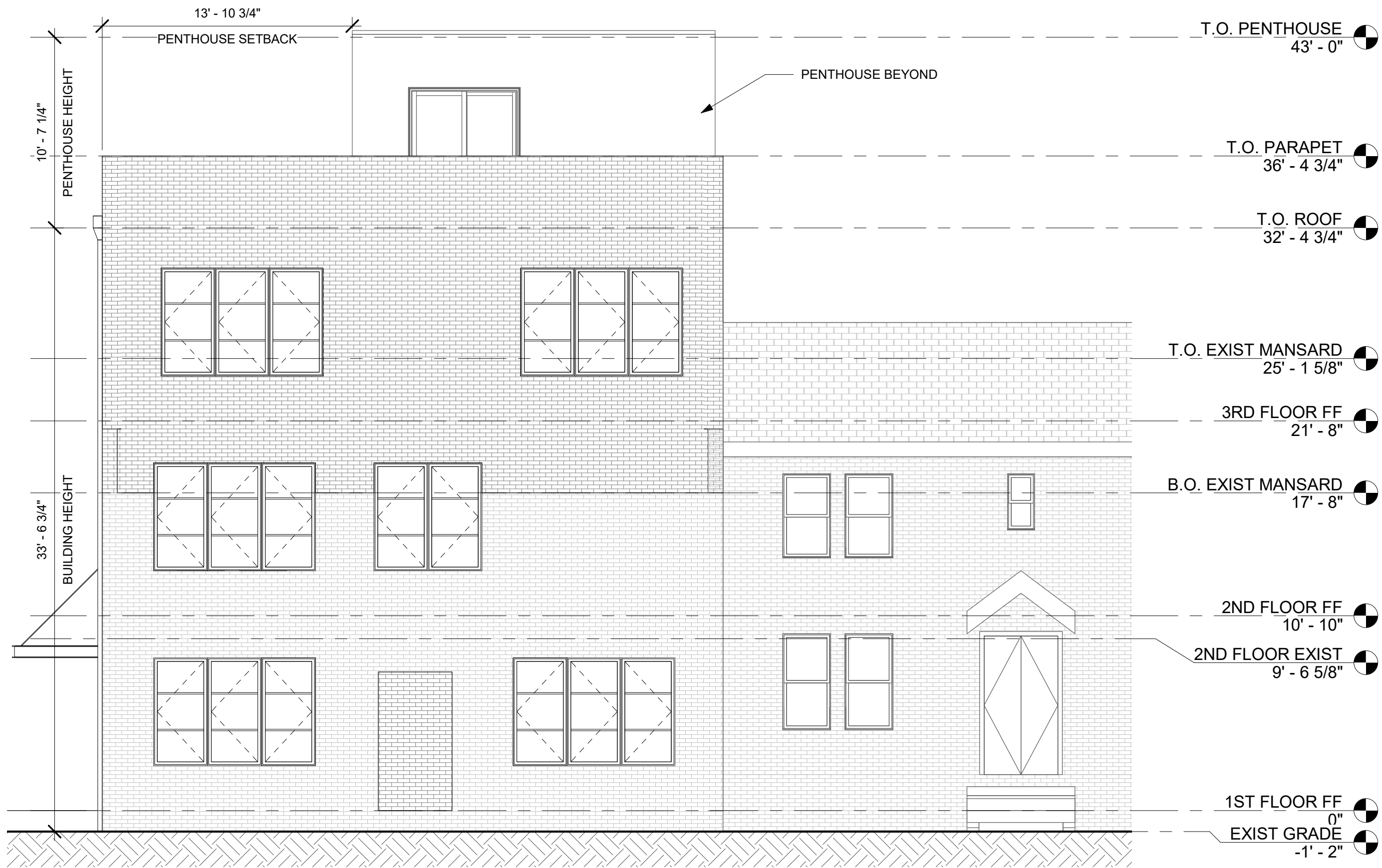
1ST FLOOR FF
 0"

EXIST GRADE
 -1' - 2"

M2R AD

BZA 08
 03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

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1 NORTH ELEVATION - PROPOSED

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

M2R AD

04/24/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

**R. MICHAEL CROSS
 DESIGN GROUP**



- T.O. PENTHOUSE 43' - 0"
- T.O. PARAPET 36' - 4 3/4"
- T.O. ROOF 32' - 4 3/4"
- T.O. EXIST MANSARD 25' - 1 5/8"
- 3RD FLOOR FF 21' - 8"
- B.O. EXIST MANSARD 17' - 8"
- 2ND FLOOR FF 10' - 10"
- 2ND FLOOR EXIST 9' - 6 5/8"
- 1ST FLOOR FF 0"
- EXIST GRADE -1' - 2"

1 EAST ELEVATION - PROPOSED
A101 BZA 10 3/16" = 1'-0"

M2R AD

BZA 10
 04/24/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC
R. MICHAEL CROSS
DESIGN GROUP