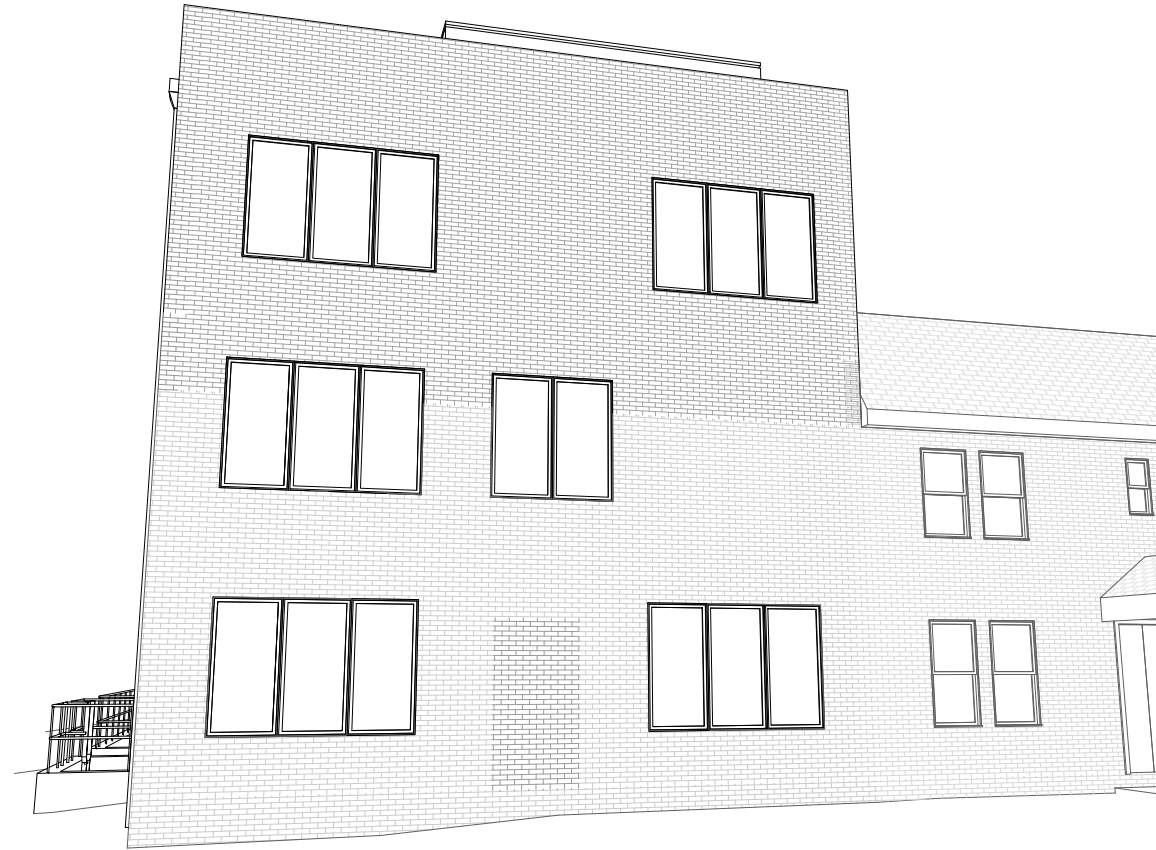


BZA APPLICATION: SPECIAL EXCEPTION

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



EXISTING

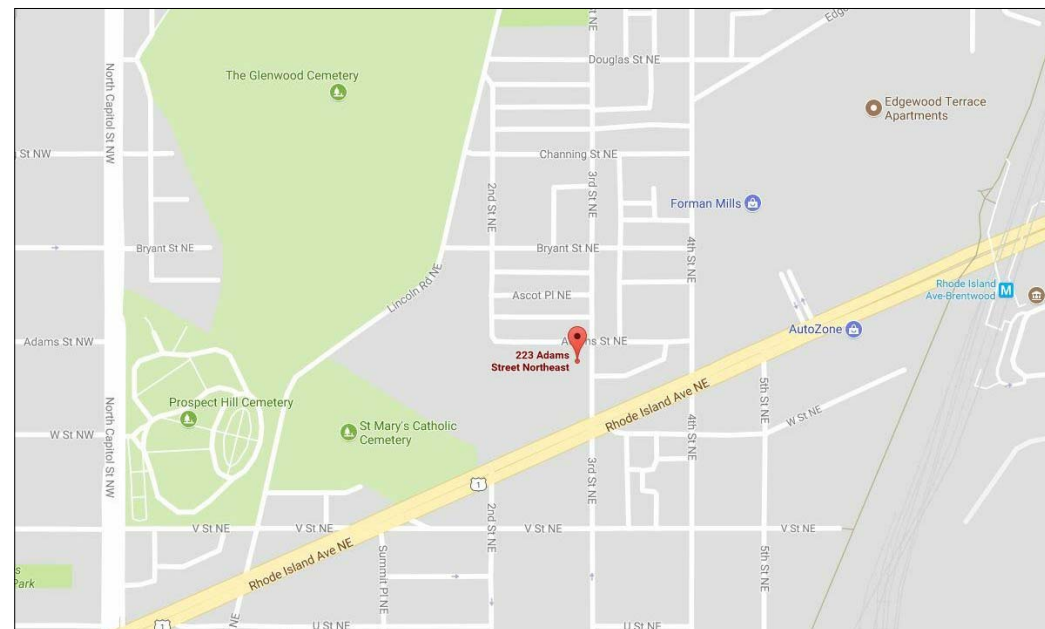


PROPOSED

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 |

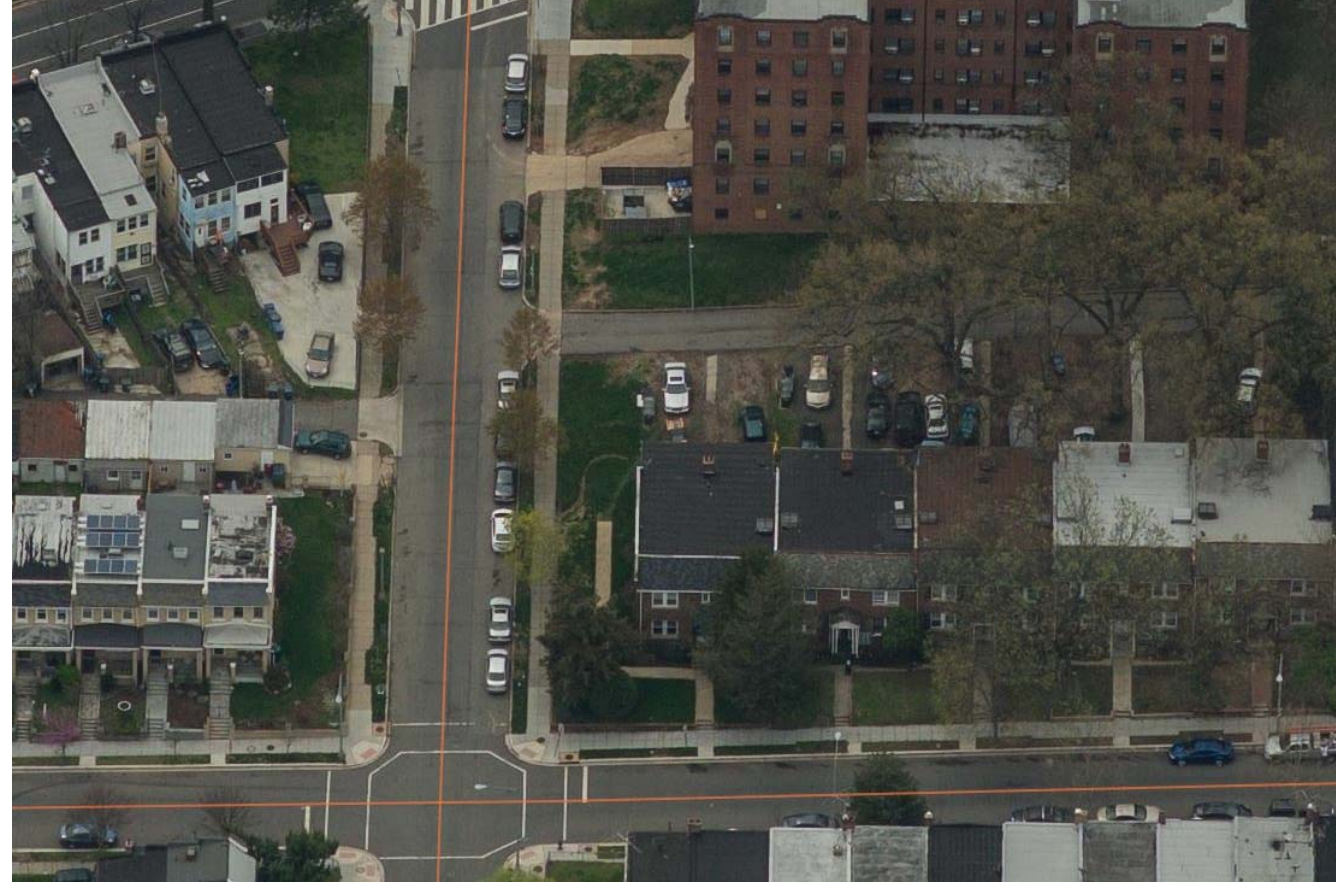
R. MICHAEL CROSS
DESIGN GROUP

MPR AD

Board of Zoning Adjustment
District of Columbia
CASE NO 19741
EXHIBIT NO. 7

03/01/18
223 ADAMS ST NE
M2EDGEWOOD LLC

BZA 01



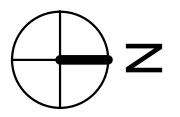
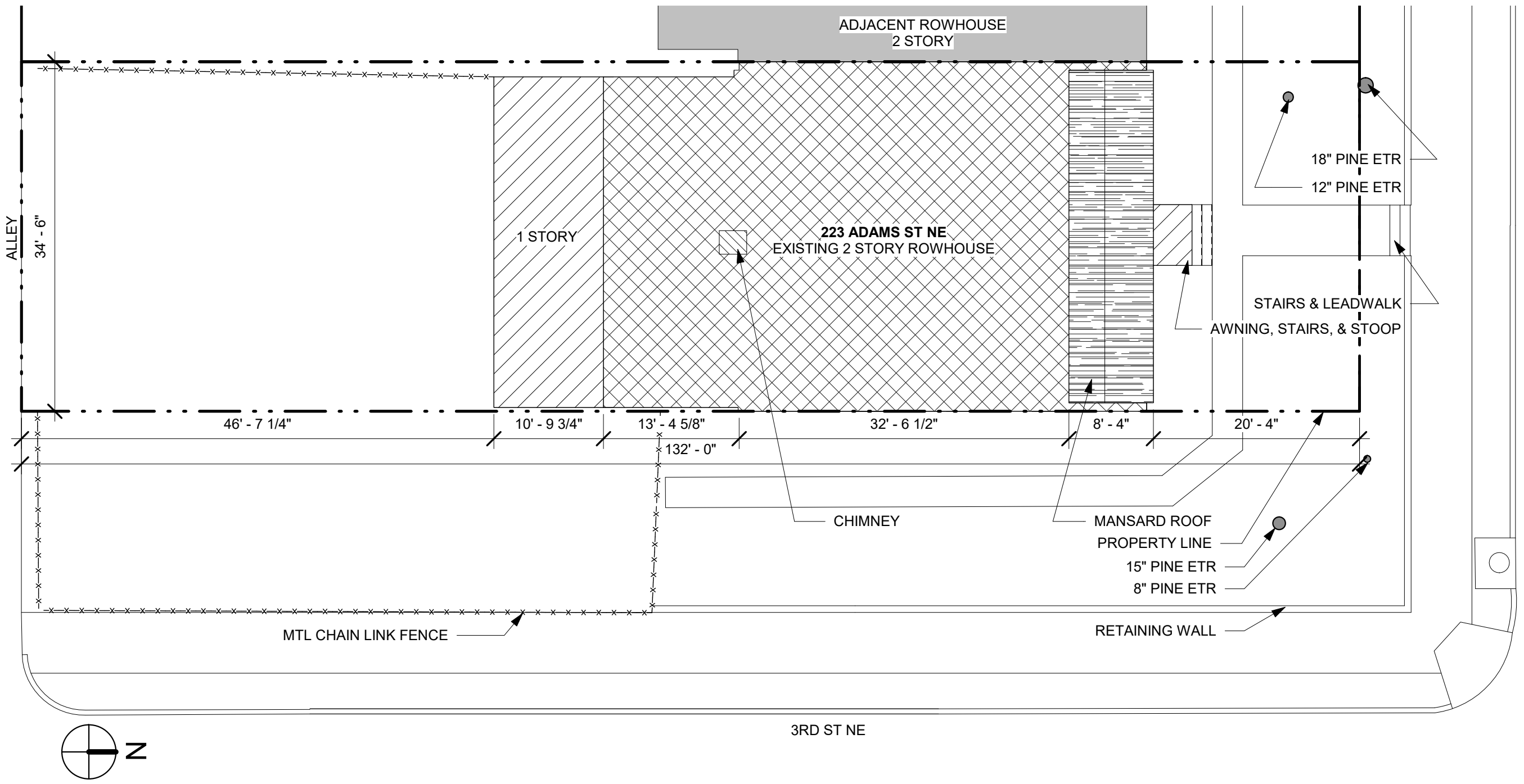
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223 ADAMS ST NE
M2EDGEWOOD LLC

M2R AD

BZA 02



1 EXISTING SITE PLAN
A201 BZA 03 3/32" = 1'-0"

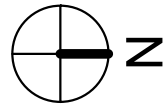
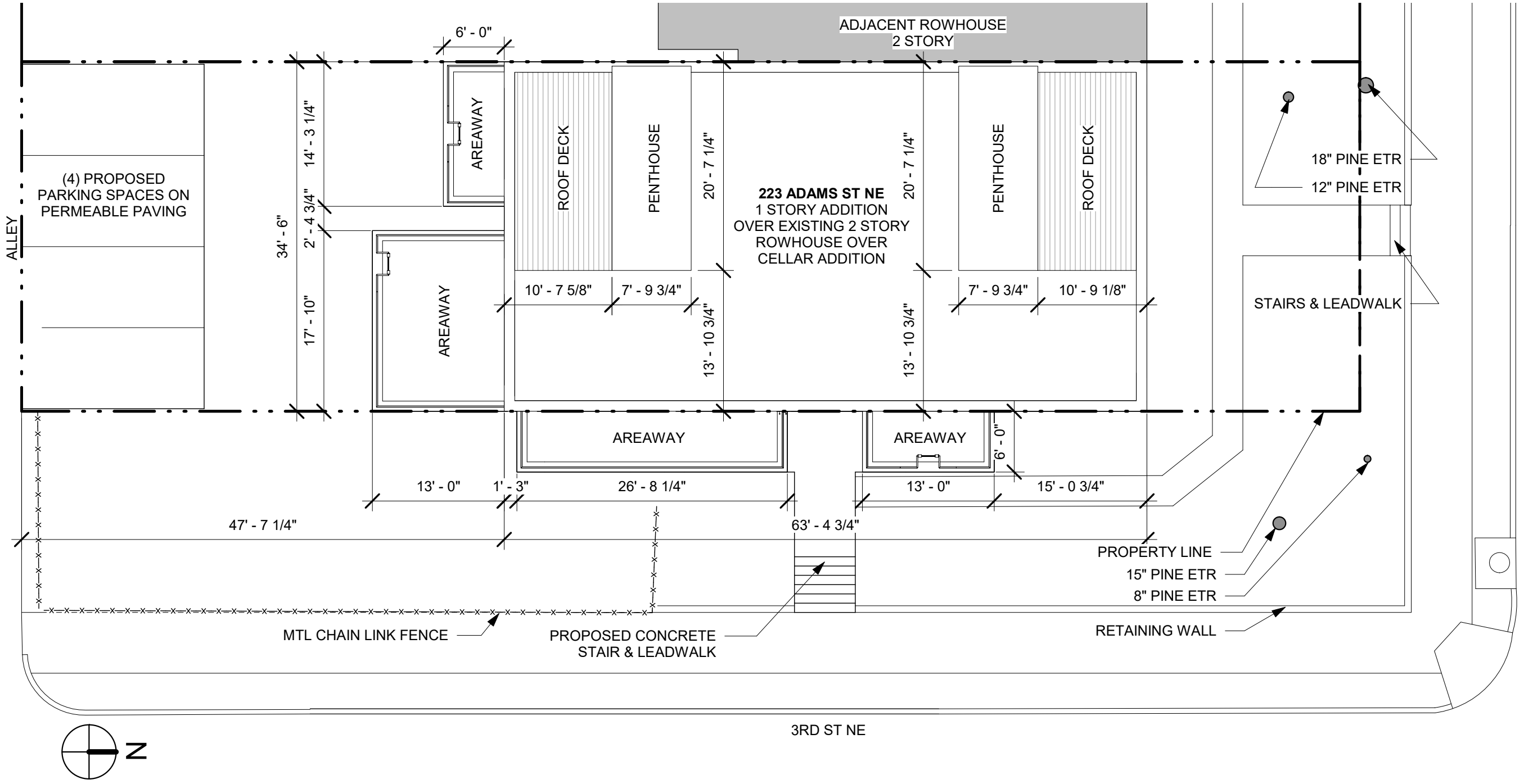
ADAMS ST NE

3RD ST NE

M2R AD

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

R. MICHAEL CROSS
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1 PROPOSED SITE PLAN
 A201 BZA 04 3/32" = 1'-0"

M2R AD

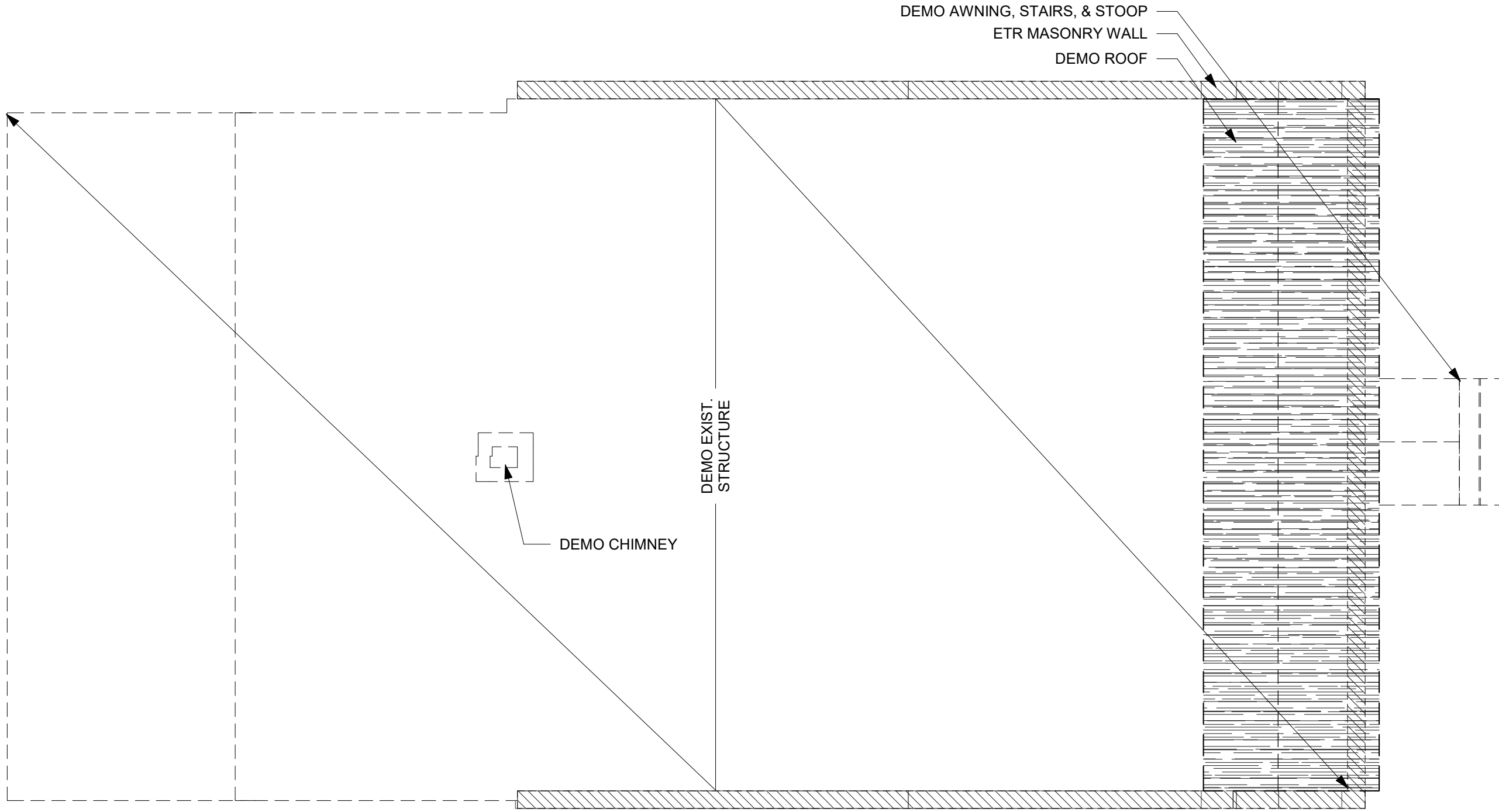
03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC
BZA 04

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1

ROOF PLAN - DEMOLITION

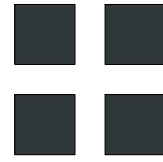
A201 | BZA 05 3/16" = 1'-0"



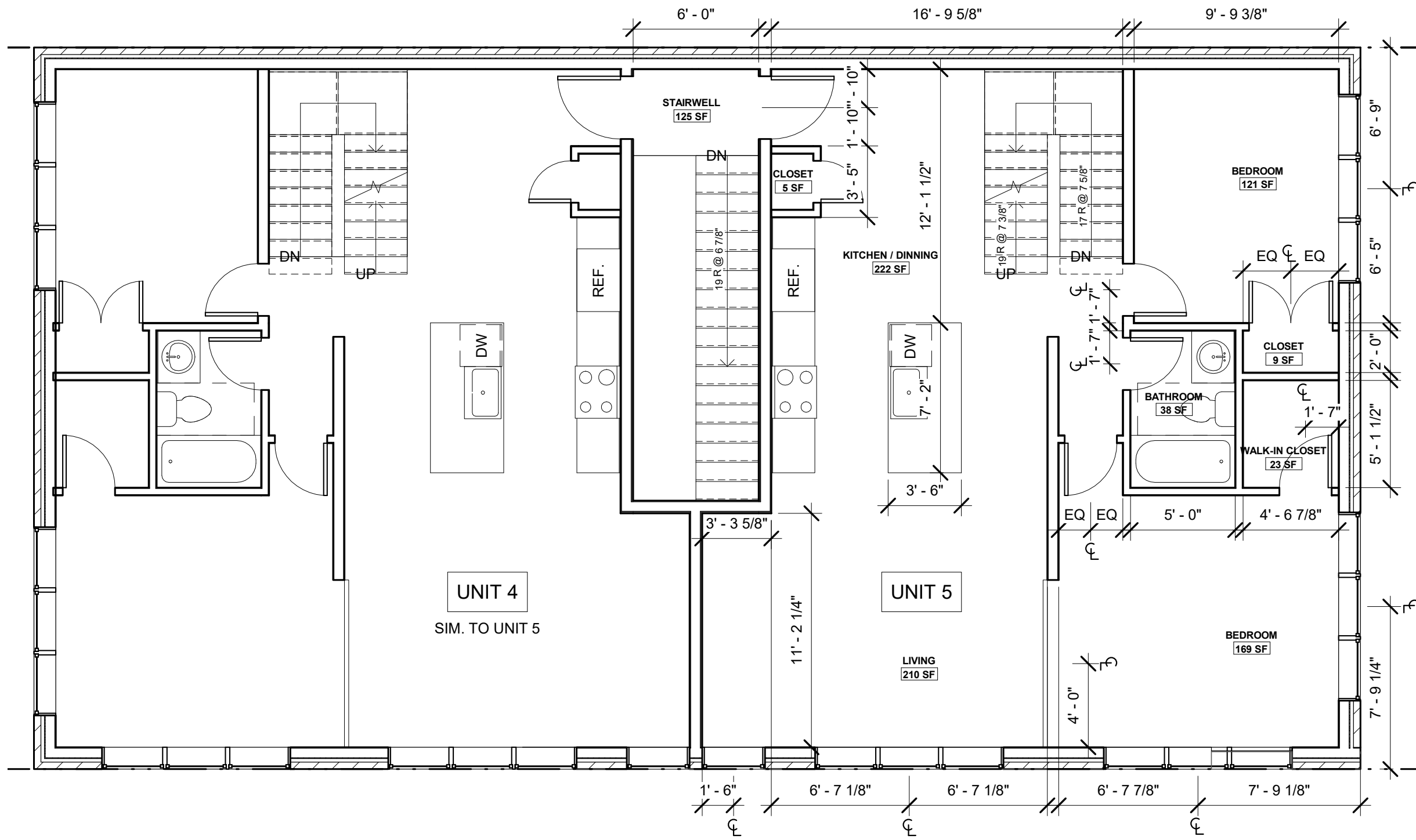
M2R AD

BZA 05

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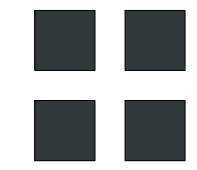
R. MICHAEL CROSS DESIGN GROUP



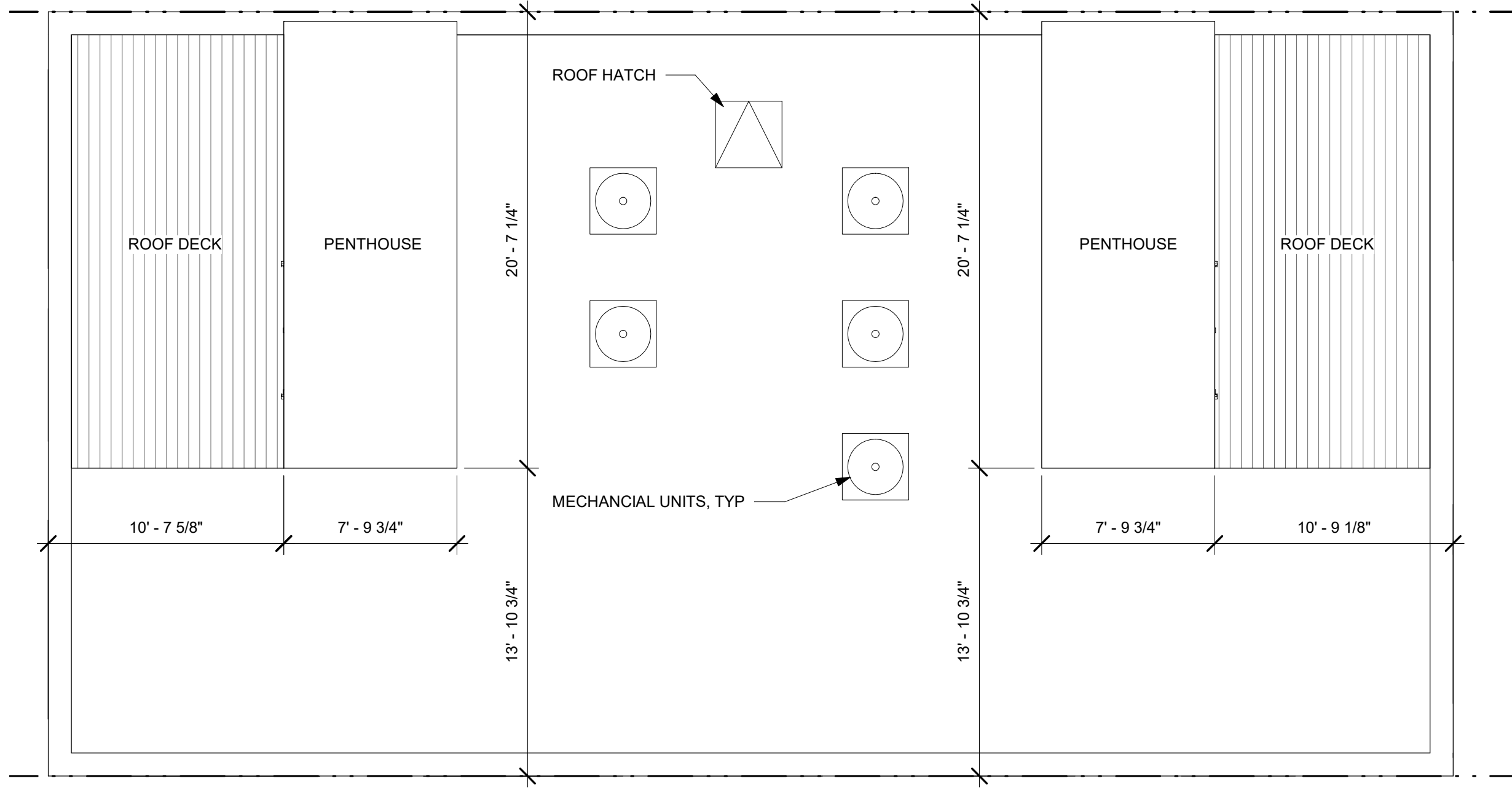
1 3RD FLOOR - PROPOSED
 A201 BZA 06 3/16" = 1'-0"

M2R AD

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



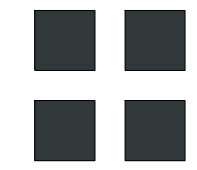
**R. MICHAEL CROSS
 DESIGN GROUP**



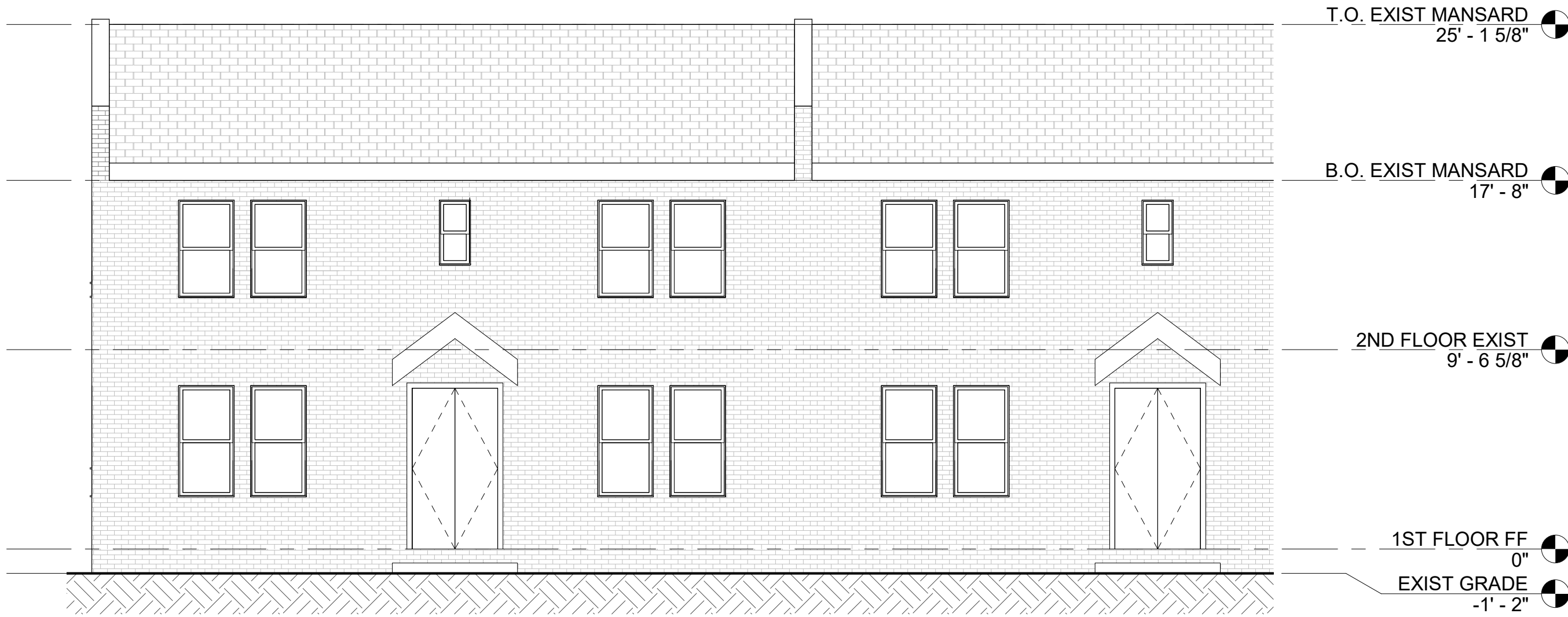
1 ROOF PLAN - PROPOSED
A201 | BZA 07 3/16" = 1'-0"

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

**R. MICHAEL CROSS
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03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

BZA 08



1 NORTH ELEVATION - PROPOSED

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

M2R AD

03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

BZA 09

**R. MICHAEL CROSS
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- 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"



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"

10' - 7 5/8"
PENTHOUSE SETBACK

10' - 9 1/8"
PENTHOUSE SETBACK

10' - 7 1/4"
PENTHOUSE HEIGHT

33' - 6 3/4"
BUILDING HEIGHT

1 EAST ELEVATION - PROPOSED

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

**R. MICHAEL CROSS
DESIGN GROUP**

03/01/18
223 ADAMS ST NE
M2EDGEWOOD LLC

BZA 10

M2R AD