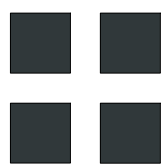


PHOTOS



R. MICHAEL CROSS
DESIGN GROUP

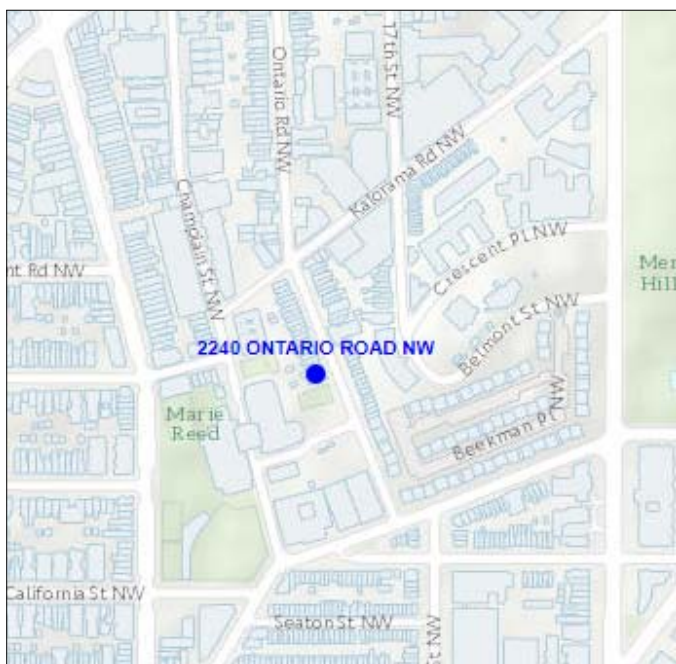
Board of Zoning Adjustment
District of Columbia
CASE NO. 20521
EXHIBIT NO. 30B

ZONING INFO

Address:	2240 ONTARIO RD NW WASHINGTON DC 20009
SSL:	2562 0085
Zoning:	RA-2
Historic District:	N/A
Lot Area:	2048 SF
Lot Width :	16 FT
ANC:	ANC 1C

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	1-UNIT SINGLE-FAMILY		8-Unit MULTI-Family
# of Stories:	2+CELLAR	3 MAX	3+CELLAR
Rear Yard:	41.8 FT	15 FT MIN	24.7 FT
Side Yard:	N/A	N/A	N/A
Building Height:	25 FT	50 FT MAX	44.4 FT
Gross Building Area:	N/A	3686 SF	3686 SF
Parking:	1 Space	1 Space	2 Spaces
FAR :	1.4	1.8	1.8
Lot Occupancy:	45%	60%	65%

LOCATION MAP



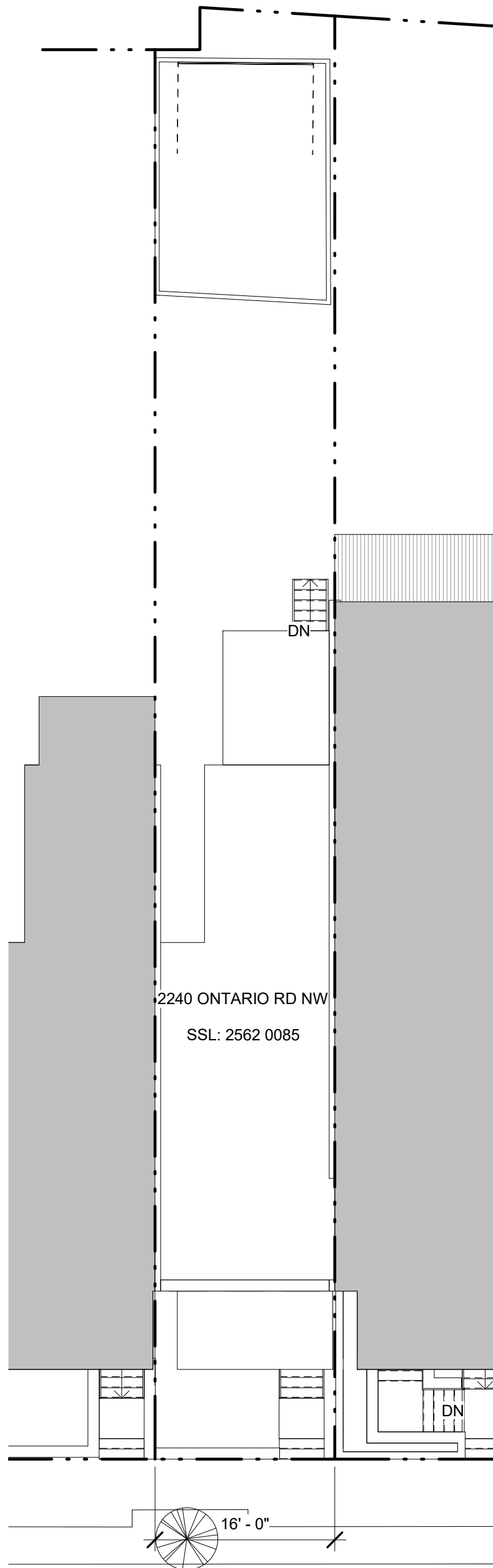
DRAWING LIST - BZA	
Sheet Number	Sheet Name

BZA001	COVER SHEET
BZA002	PHOTOS
BZA003	EXISTING SITE PLAN
BZA004	SITE PLAN
BZA005	EXISTING CELLAR
BZA006	EXISTING 1ST FLOOR
BZA007	EXISTING 2ND FLOOR
BZA008	PROPOSED CELLAR
BZA009	PROPOSED 1ST FLOOR
BZA010	PROPOSED 2ND FLOOR
BZA011	PROPOSED 3RD FLOOR
BZA012	PROPOSED PENTHOUSE
BZA013	PROPOSED ROOF
BZA014	BUILDING SECTION

DRAWING LIST - BZA	
Sheet Number	Sheet Name

BZA015	EXISTING SOUTH ELEVATION
BZA016	SOUTH ELEVATION
BZA017	EXISTING NORTH ELEVATION
BZA018	NORTH ELEVATION
BZA019	SOLAR STUDY - SUMMER
BZA020	SOLAR STUDY - SUMMER
BZA021	SOLAR STUDY - WINTER
BZA022	SOLAR STUDY - WINTER
BZA023	SOLAR STUDY - SPRING
BZA024	SOLAR STUDY - SPRING
BZA025	SOLAR STUDY - FALL
BZA026	SOLAR STUDY - FALL
BZA027	3D VIEW
BZA028	PARKING EXHIBIT

PUBLIC ALLEY



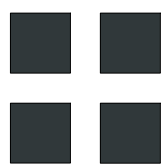
ONTARIO RD NW

1

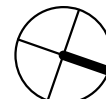
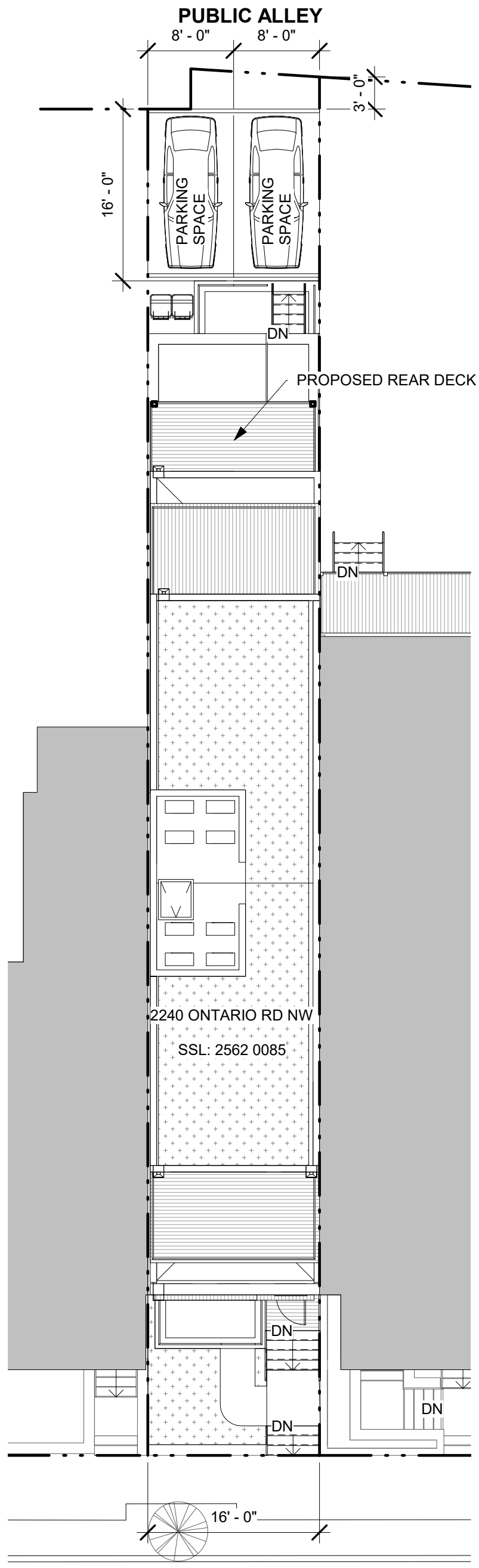
EXISTING SITE PLAN - BZA

A201 BZA0033/32" = 1'-0"

EXISTING SITE PLAN



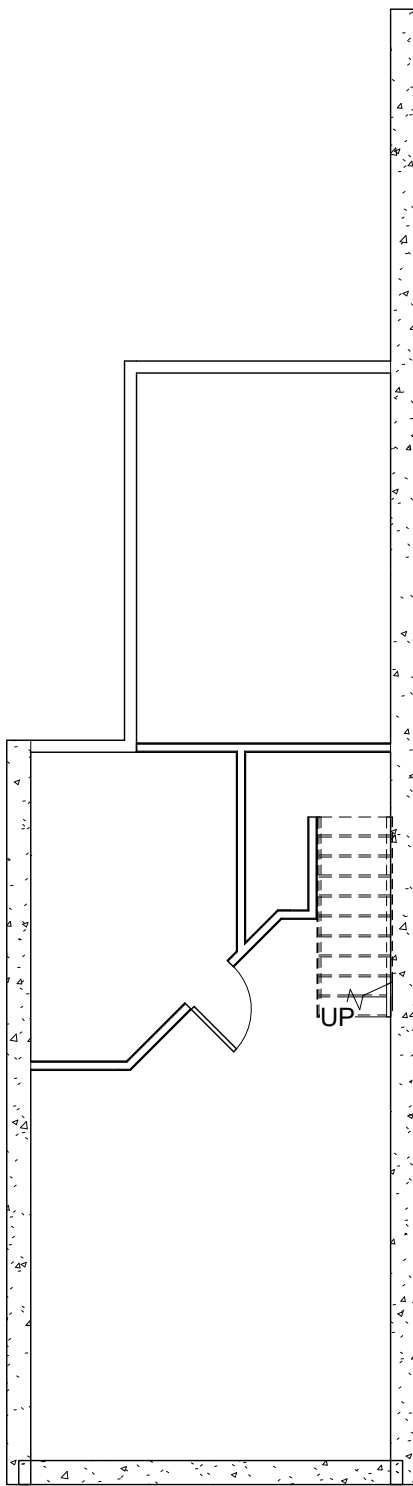
R. MICHAEL CROSS
DESIGN GROUP



1 SITE PLAN - BZA
A201 | BZA0043/32" = 1'-0"

SITE PLAN

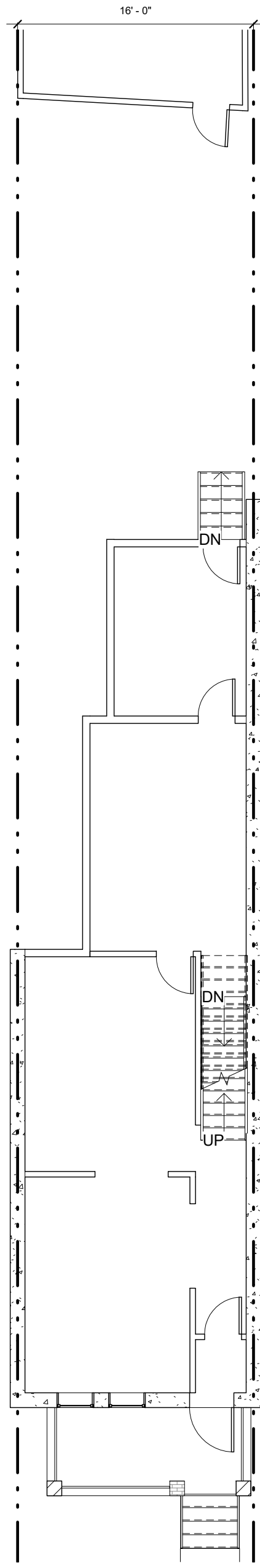
■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 00 EXIST CELLAR - BZA
A201 | BZA005 1/8" = 1'-0"

EXISTING CELLAR

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

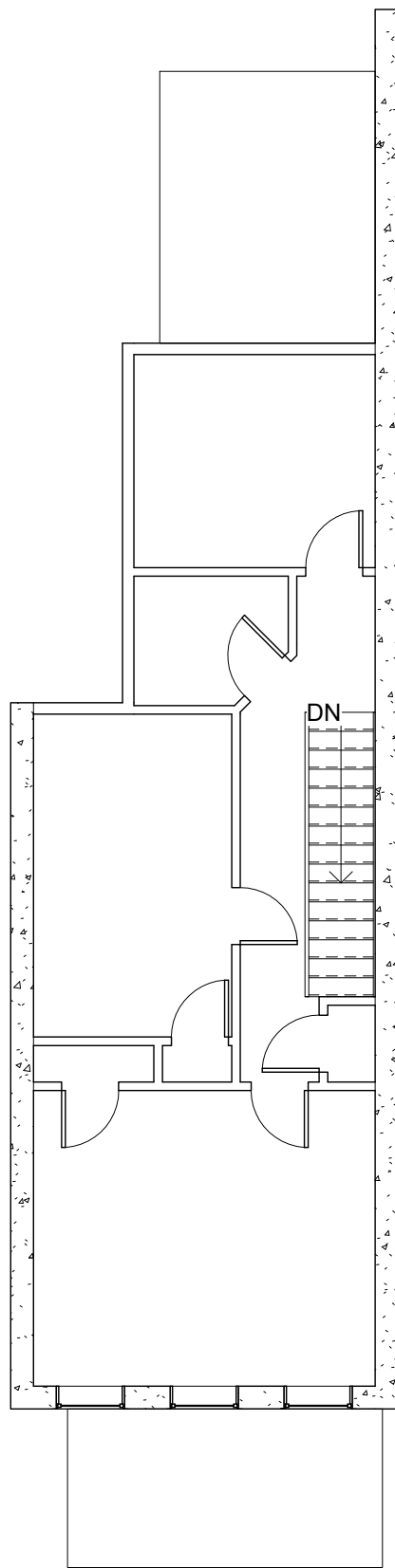


1 1st FLOOR EXIST - BZA

A201 | BZA006 1/8" = 1'-0"

EXISTING 1ST FLOOR

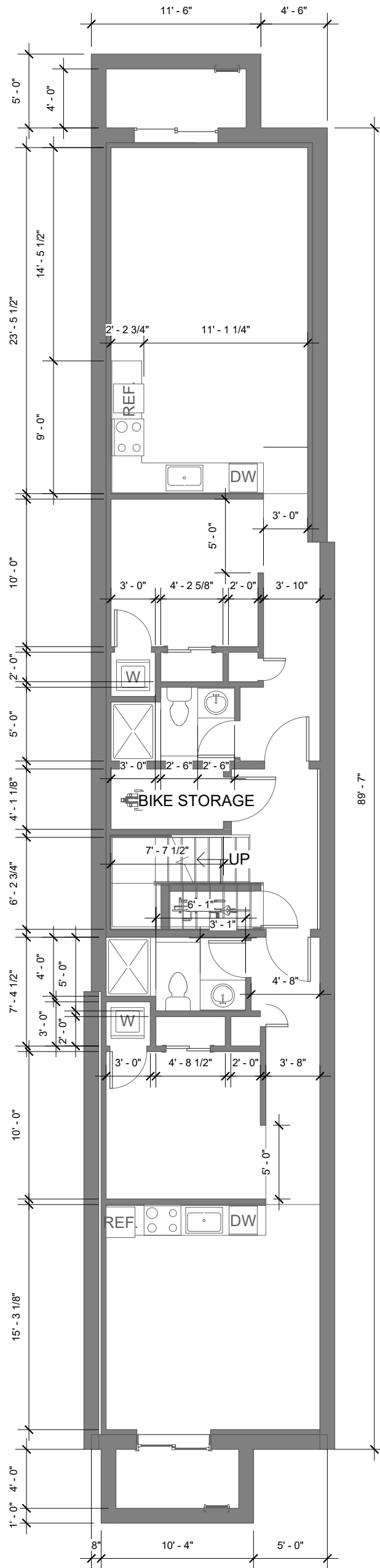
■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP



1 2nd FLOOR EXIST - BZA
A201 | BZA0071/8" = 1'-0"

EXISTING 2ND FLOOR

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 00 CELLAR - BZA

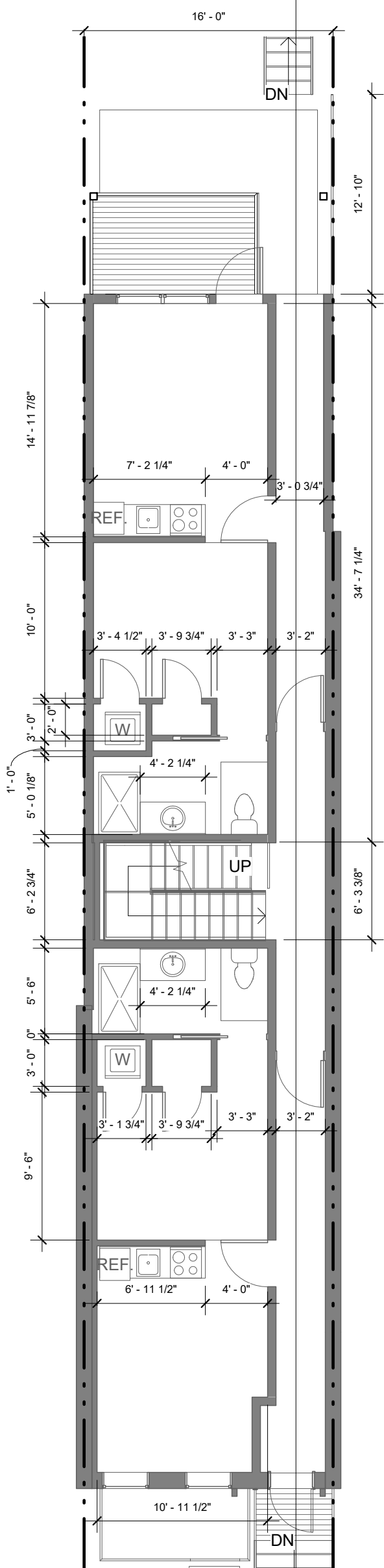
A201 | BZA0081/8" = 1'-0"

PROPOSED CELLAR

R. MICHAEL CROSS

DESIGN GROUP

1
BZA014

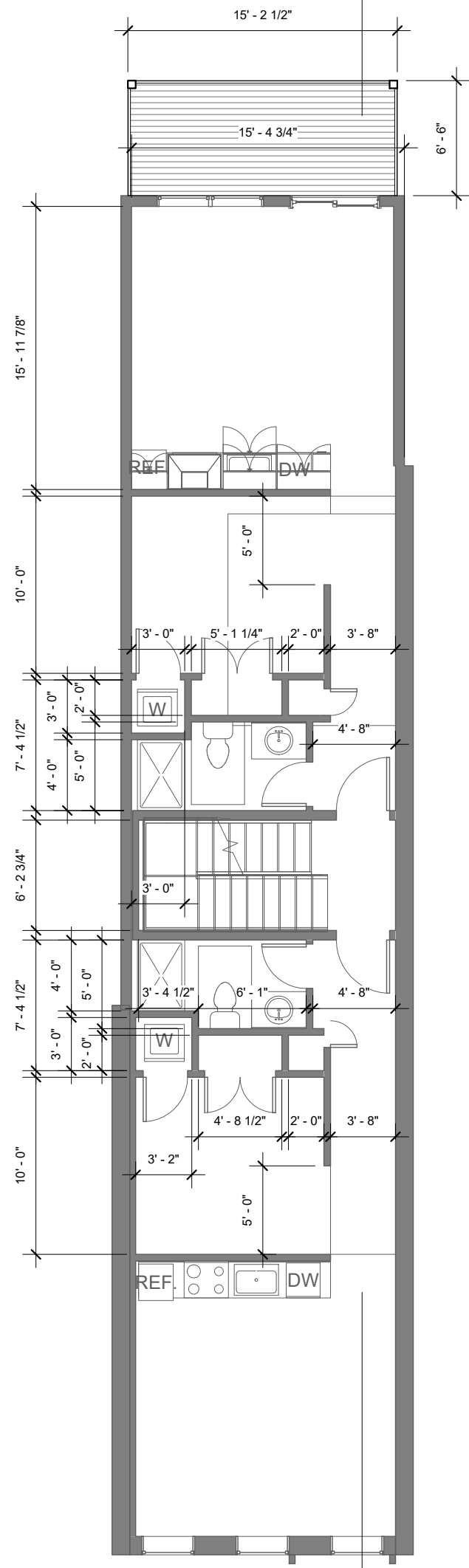


1 1st FLOOR - BZA
 A201 | BZA009 1/8" = 1'-0"

PROPOSED 1ST FLOOR

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP

1
BZA014

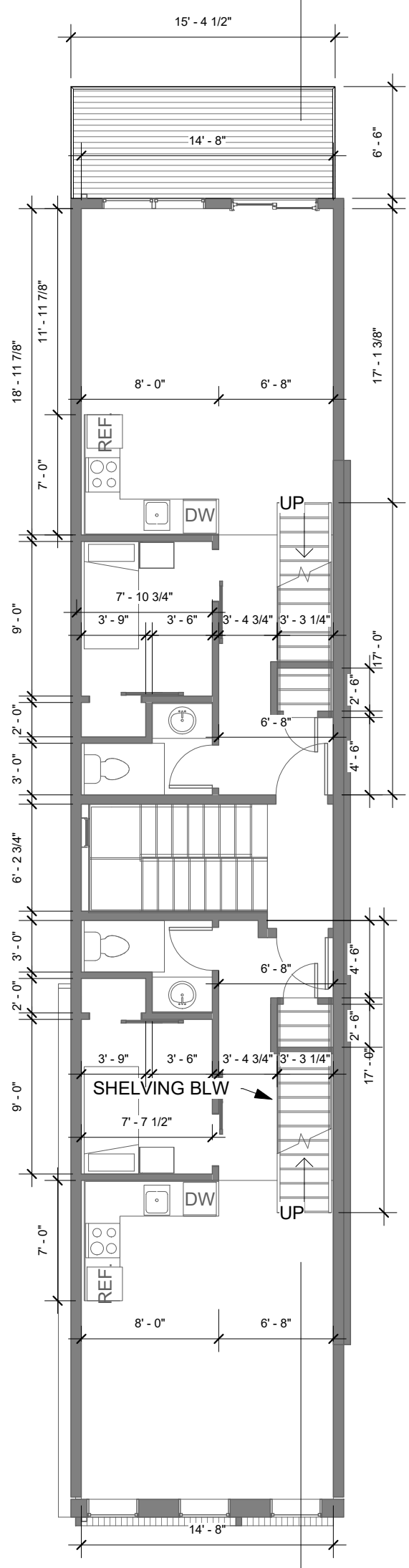


1 2nd FLOOR - BZA
A201 | BZA0101/8" = 1'-0"

PROPOSED 2ND FLOOR

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

1
BZA014

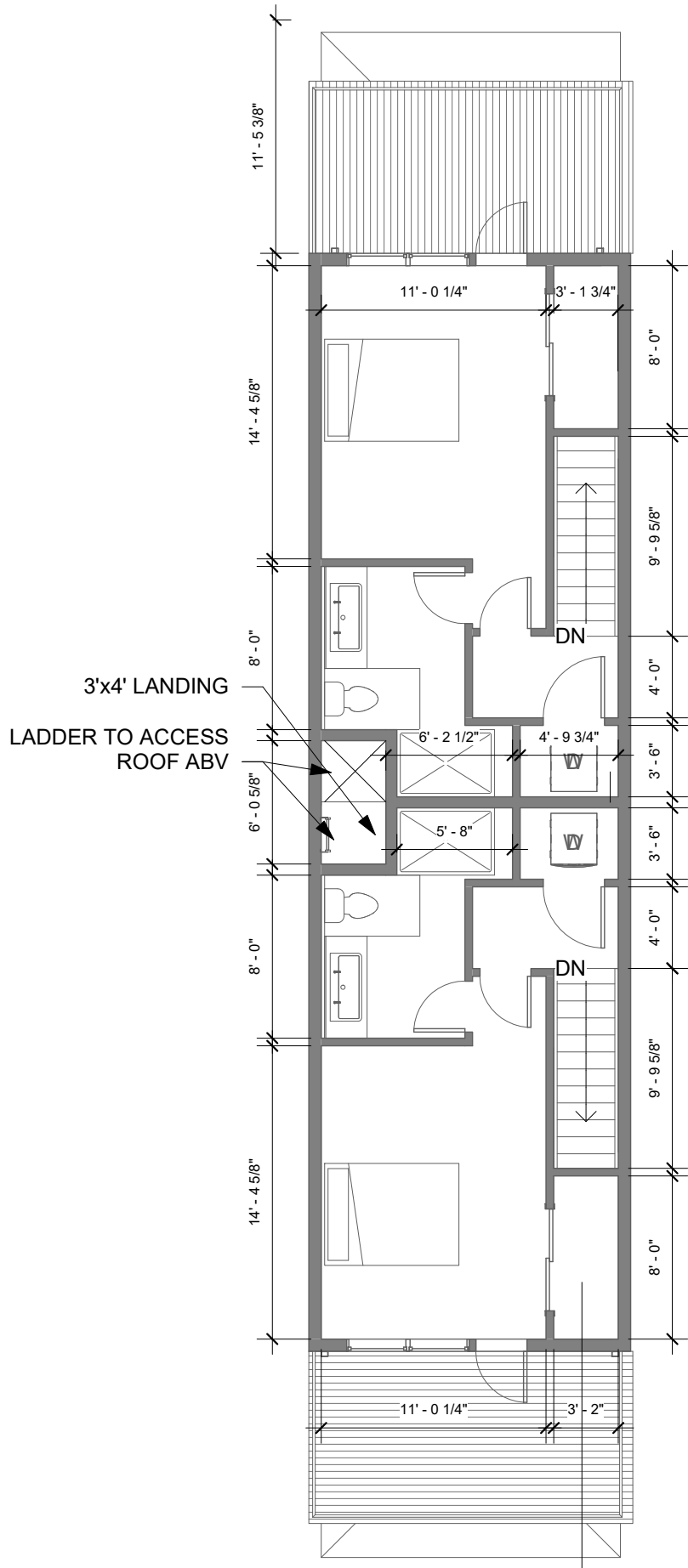


1 3rd FLOOR - BZA
A201 | BZA011 1/8" = 1'-0"

PROPOSED 3RD FLOOR

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

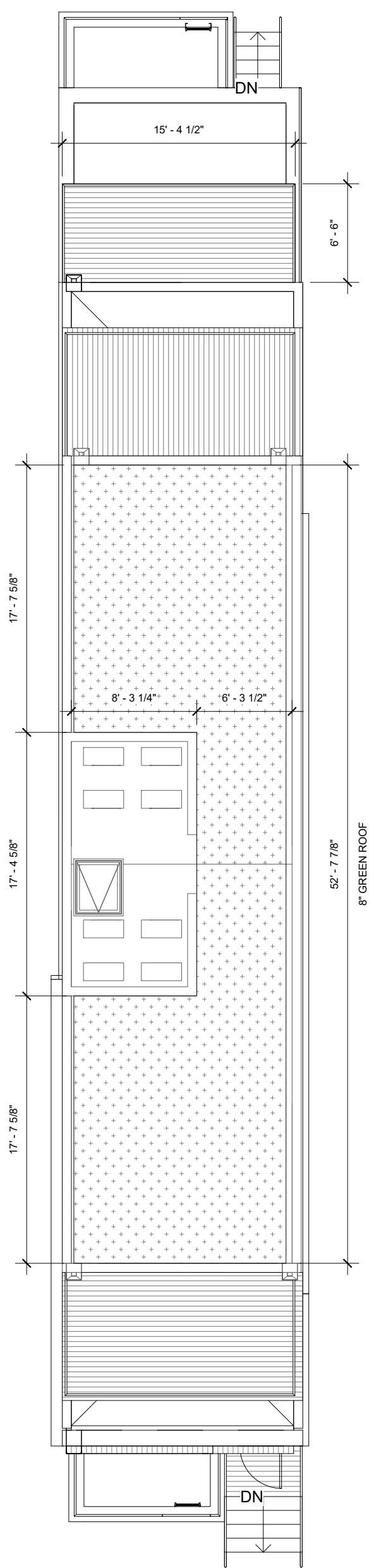
1
BZA014



1 PENTHOUSE - BZA
A201 | BZA012 1/8" = 1'-0"

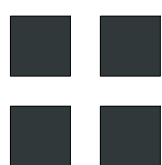
PROPOSED PENTHOUSE

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

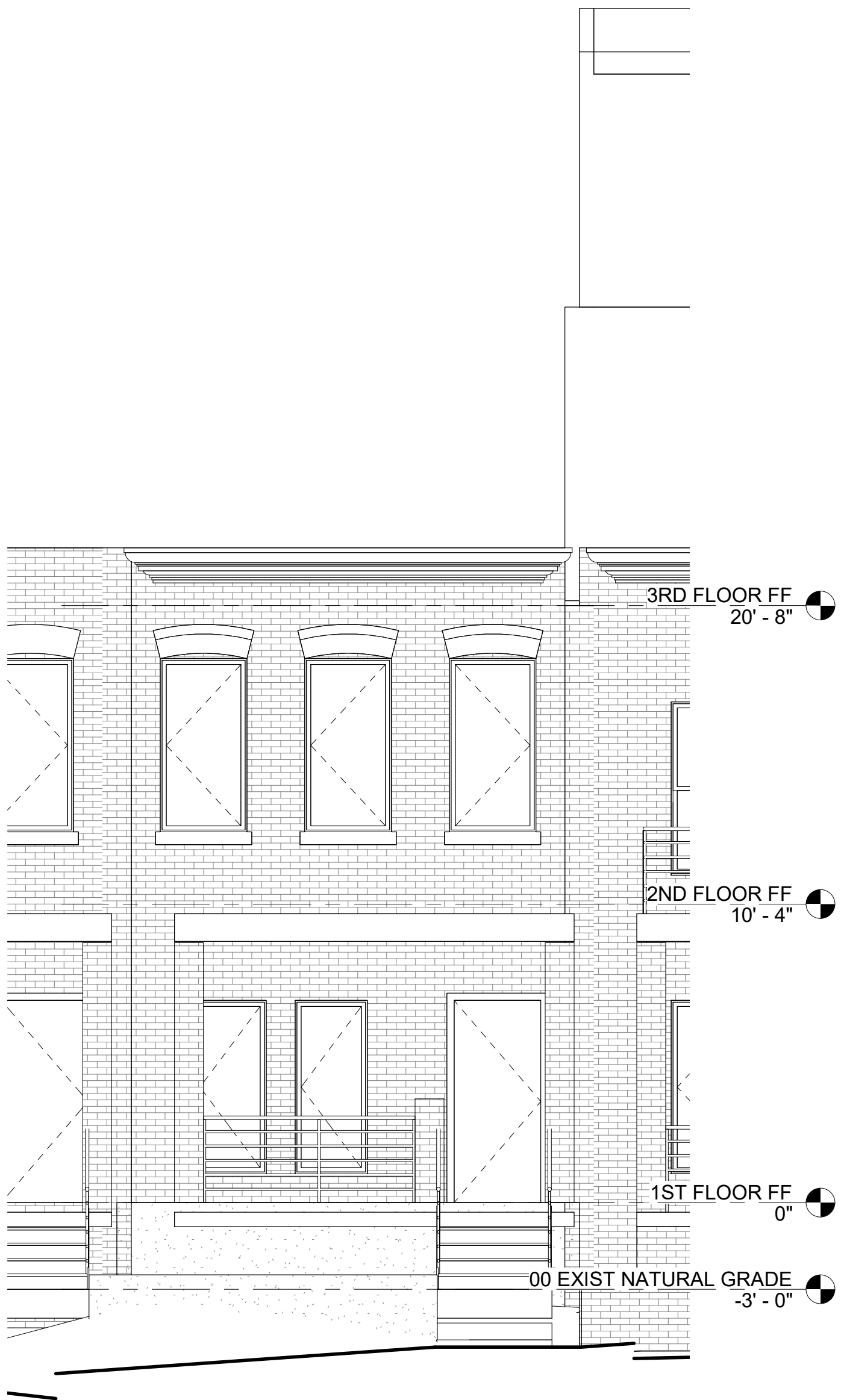


1 T.O. ROOF - BZA
 A201 | BZA0131/8" = 1'-0"

PROPOSED ROOF

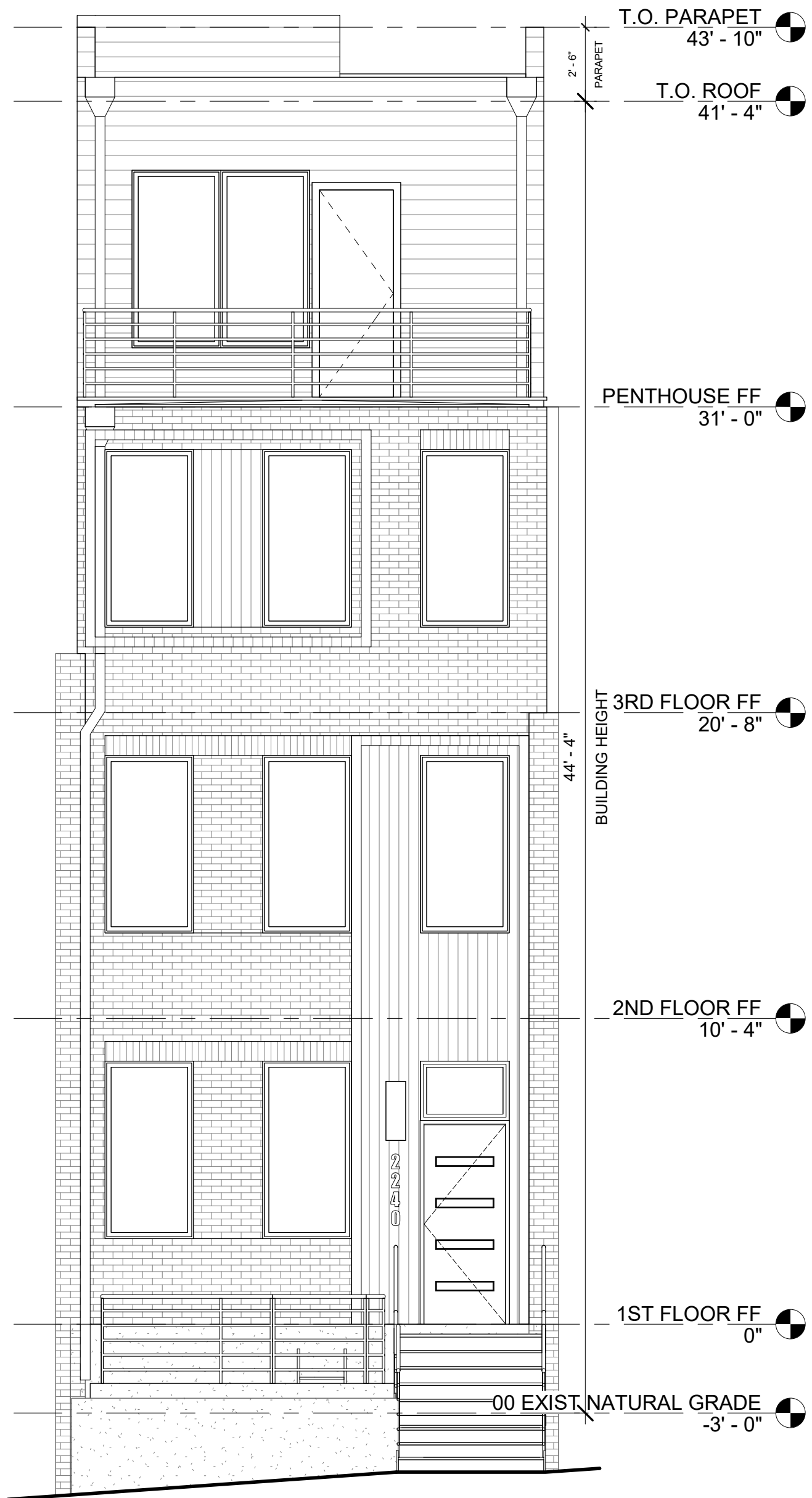


R. MICHAEL CROSS
 DESIGN GROUP



EXISTING SOUTH
ELEVATION

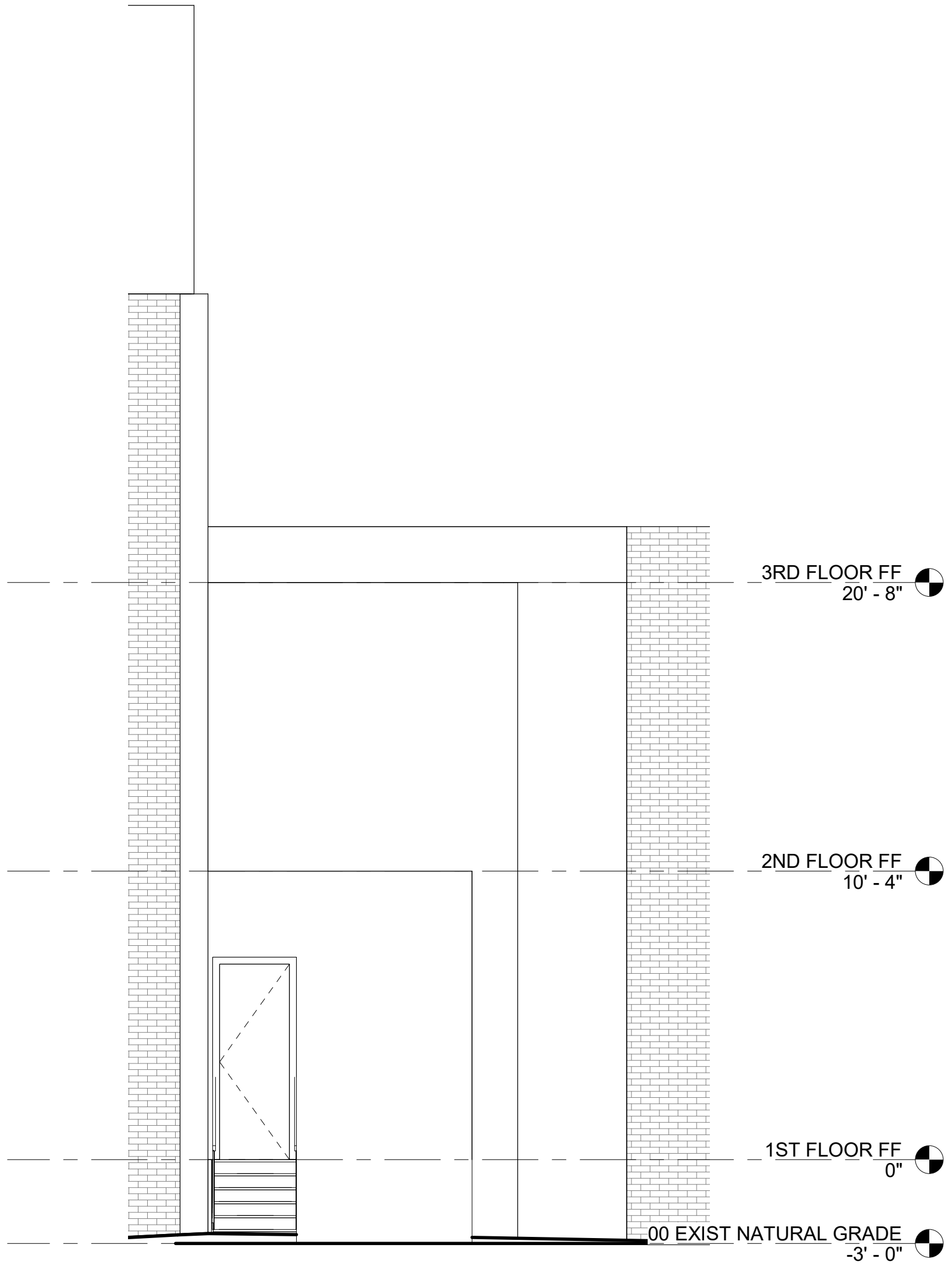
■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 SOUTH - BZA
BZA0161/4" = 1'-0"

SOUTH ELEVATION

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

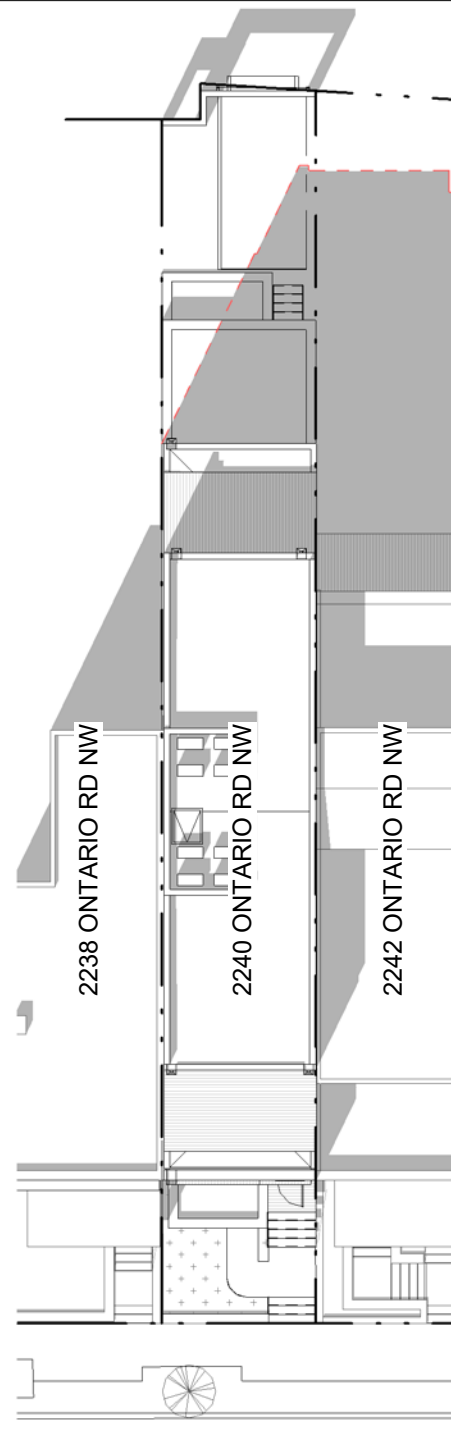
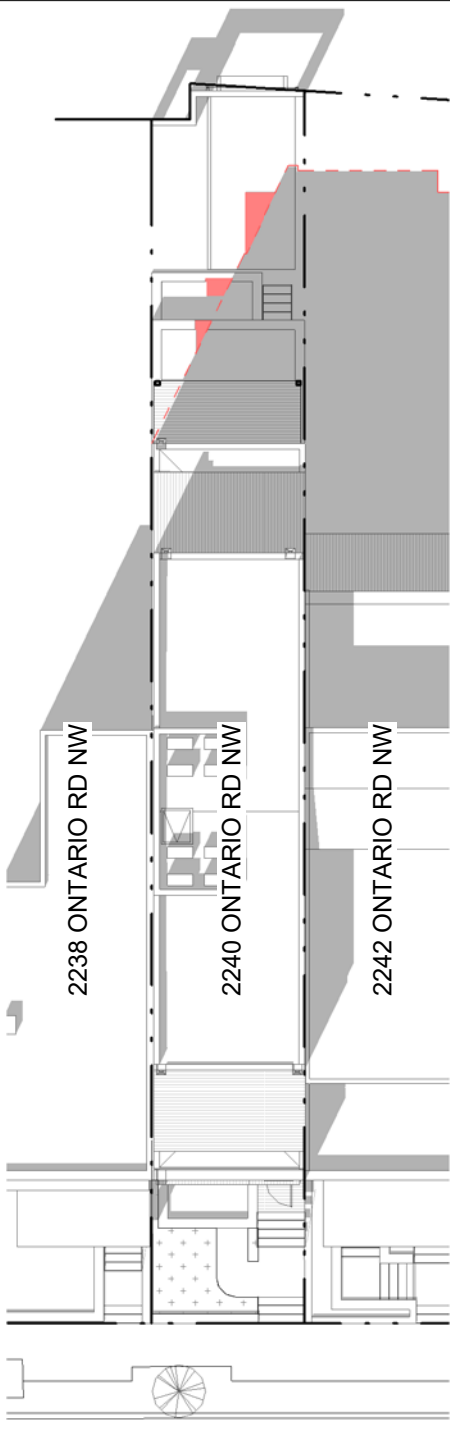


1 NORTH EXISTING - BZA

BZA005 | BZA0171/4" = 1'-0"

EXISTING NORTH
ELEVATION

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

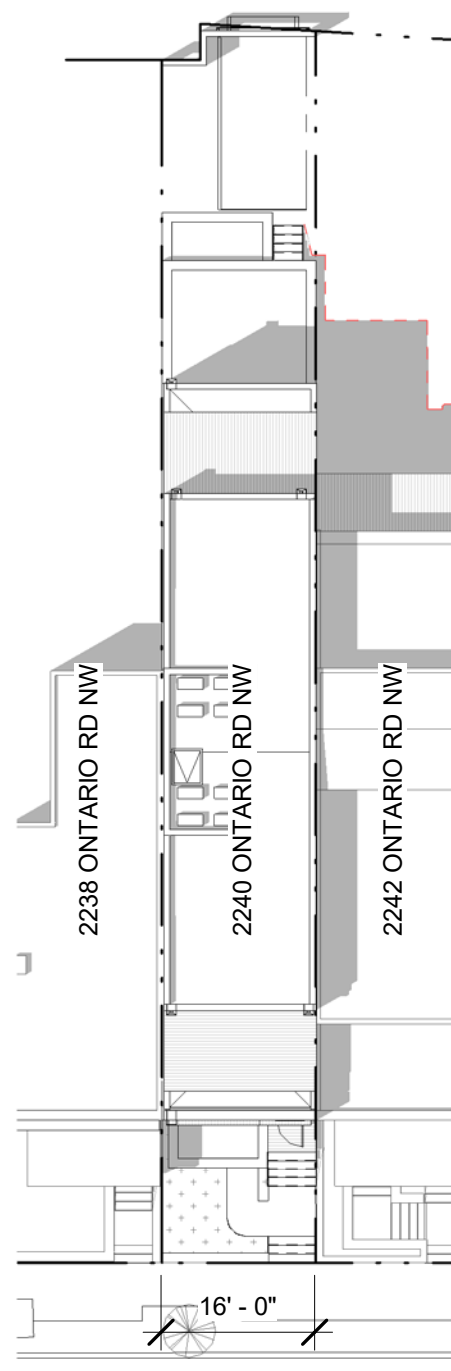
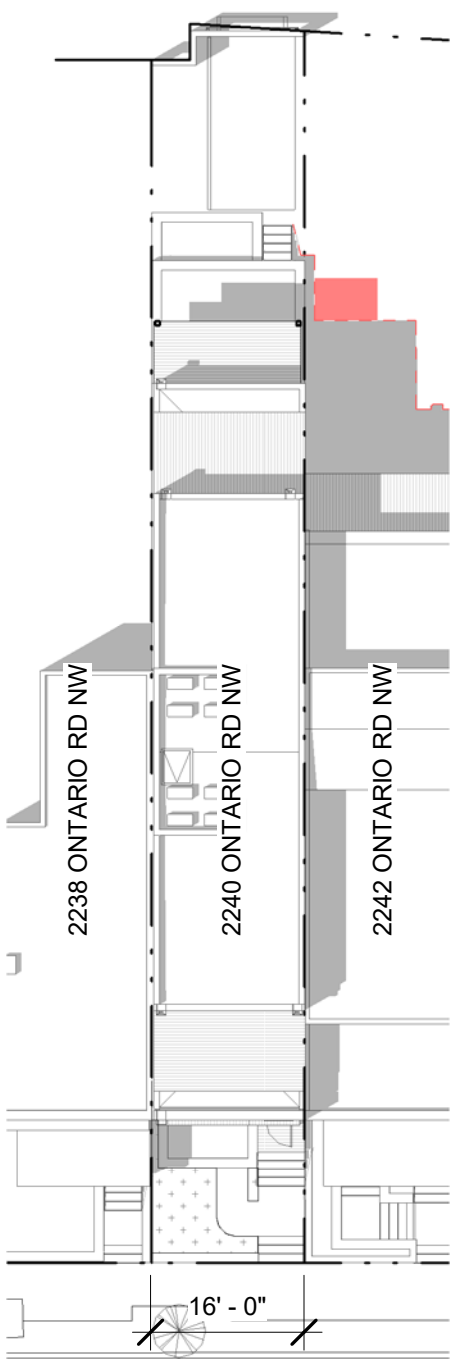


LEGEND

- EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - SS - 10AM - PROP.
 A201 | BZA0191" = 20'-0"

2 SOLAR STUDY - SS - 10AM - 60% MOR
 A201 | BZA0191" = 20'-0"

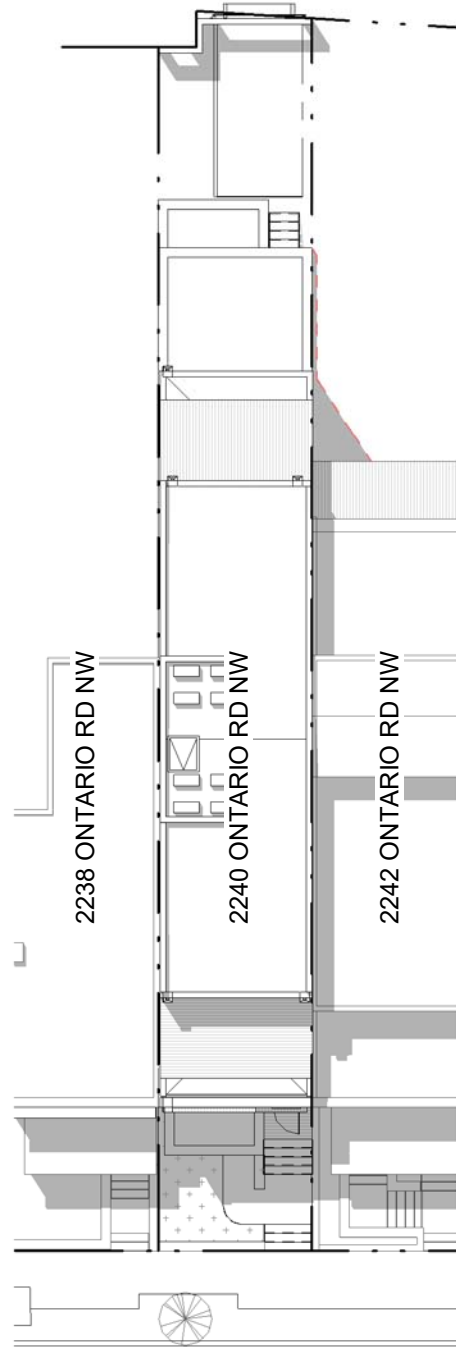
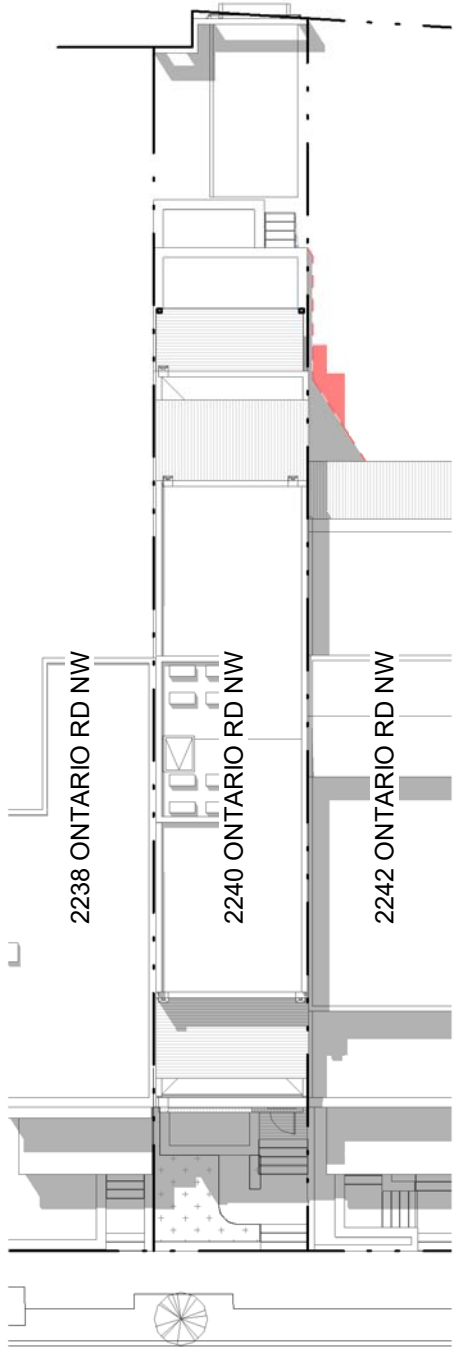


3 SOLAR STUDY - SS - 12PM - PROP.
 A201 | BZA0191" = 20'-0"

4 SOLAR STUDY - SS - 12PM - 60% MOR
 A201 | BZA0191" = 20'-0"

SOLAR STUDY - SUMMER

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 DESIGN GROUP**

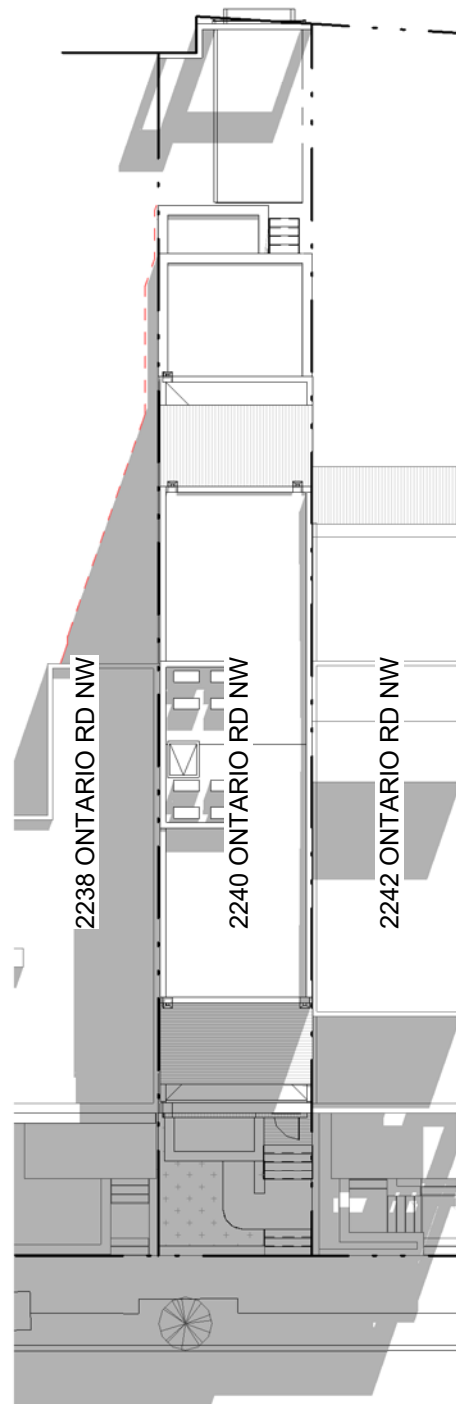
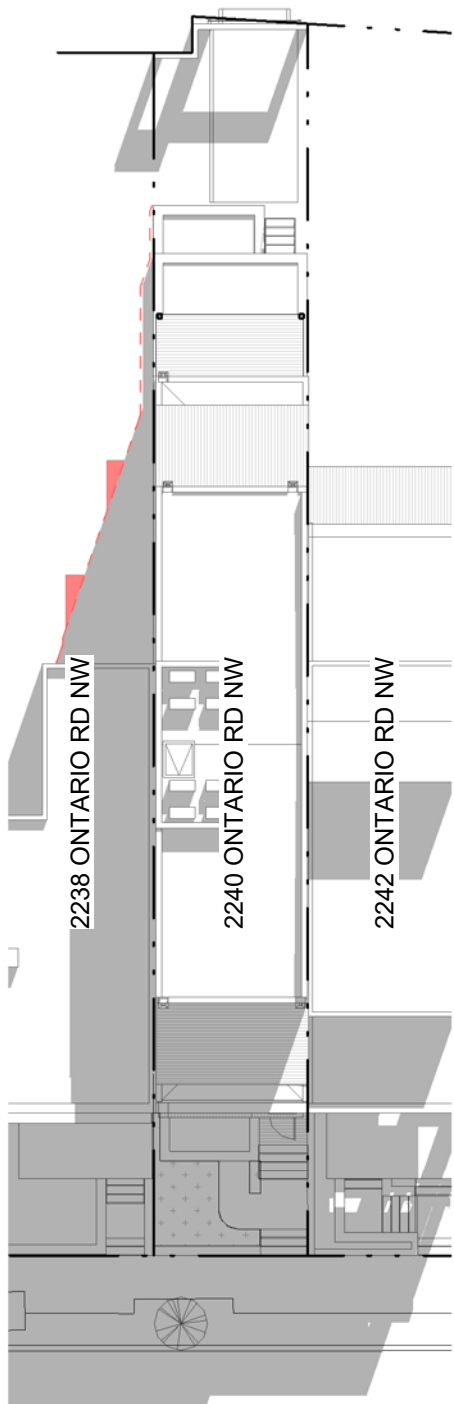


LEGEND

- - - - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - SS - 2PM - PROP.
 A201 | BZA0201" = 20'-0"

2 SOLAR STUDY - SS - 2PM - 60% MOR
 A201 | BZA0201" = 20'-0"

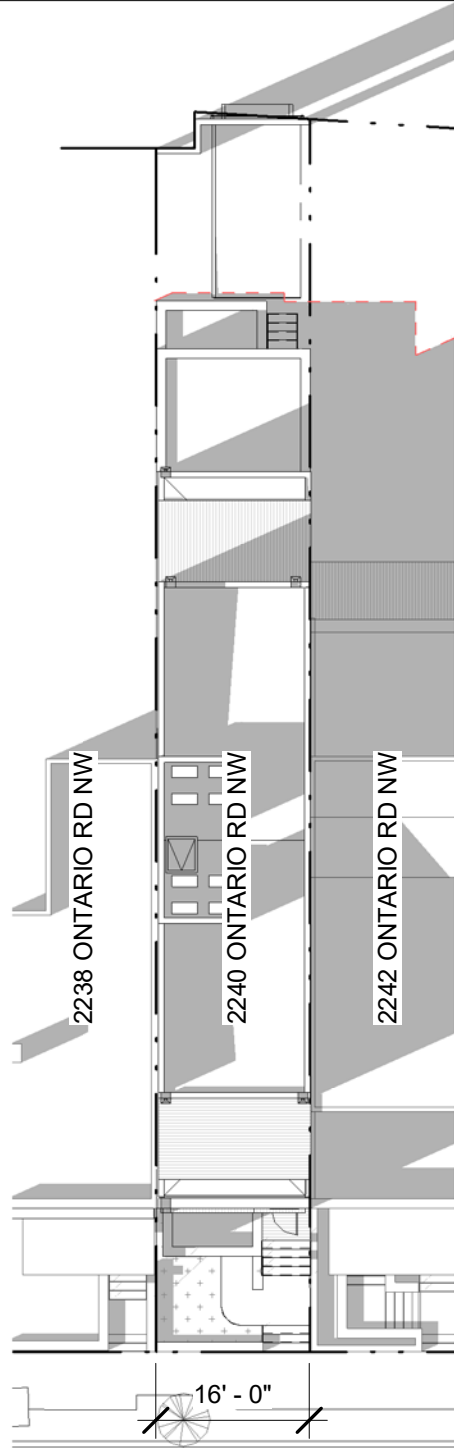
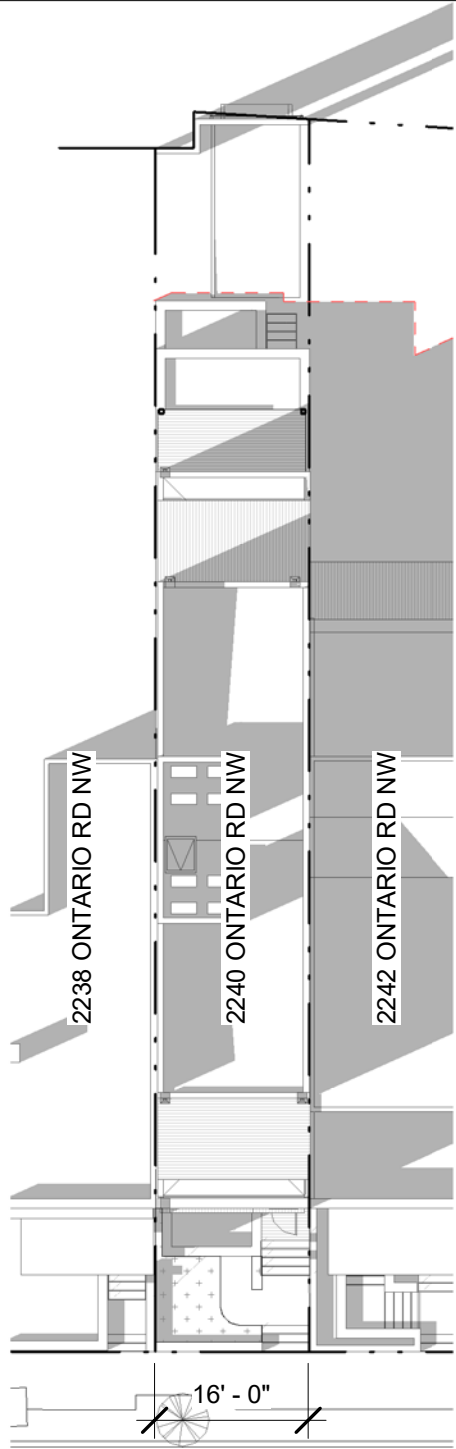


3 SOLAR STUDY - SS - 5PM - PROP.
 A201 | BZA0201" = 20'-0"

4 SOLAR STUDY - SS - 5PM - 60% MOR
 A201 | BZA0201" = 20'-0"

SOLAR STUDY - SUMMER

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 DESIGN GROUP**

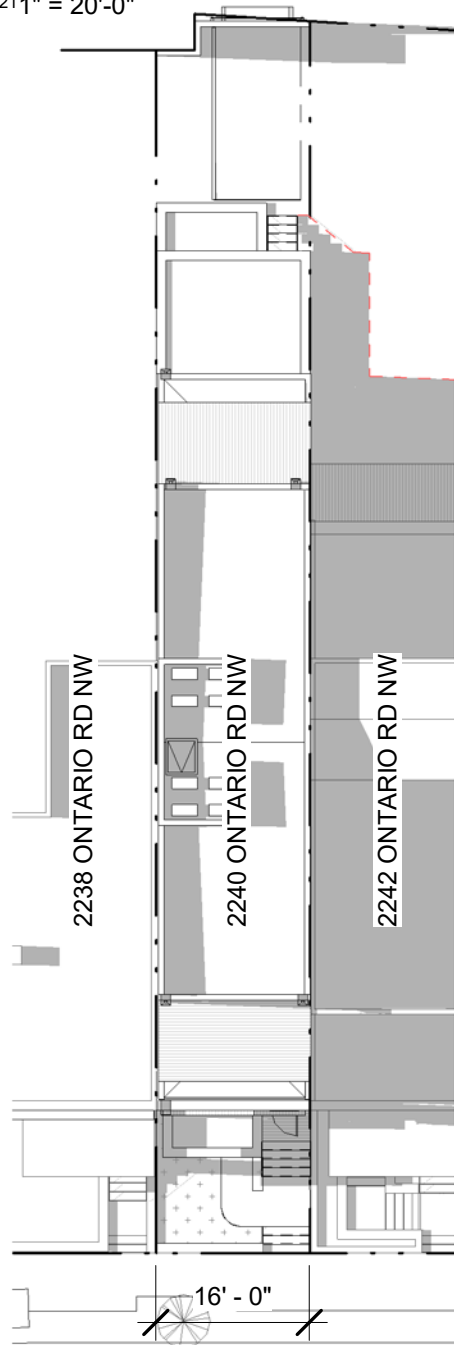
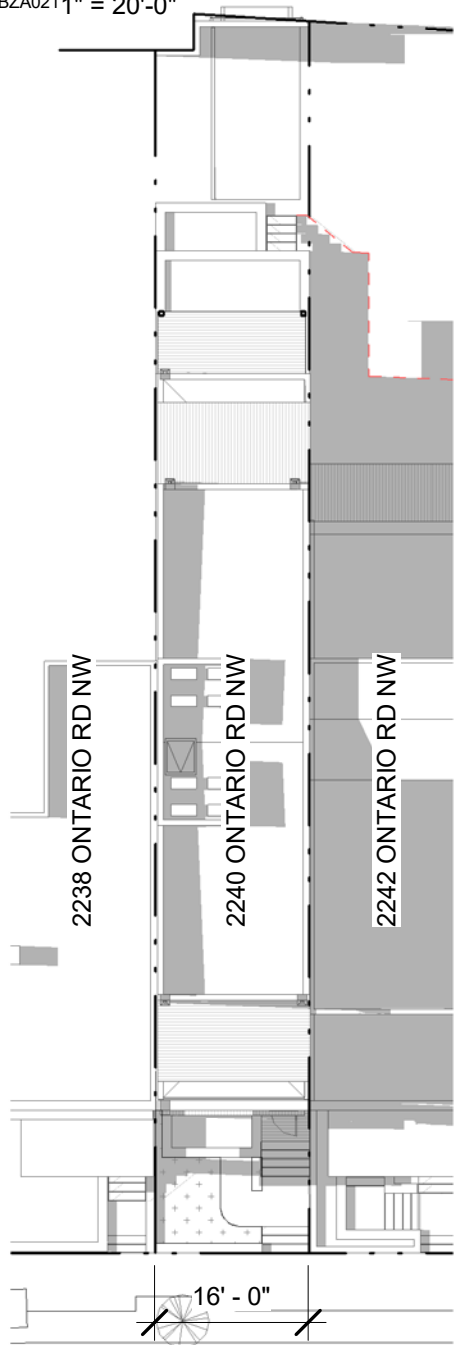


LEGEND

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - WS - 10AM - PROP.
 A201 | BZA0211" = 20'-0"

2 SOLAR STUDY - WS - 10AM - 60% MOR
 A201 | BZA0211" = 20'-0"

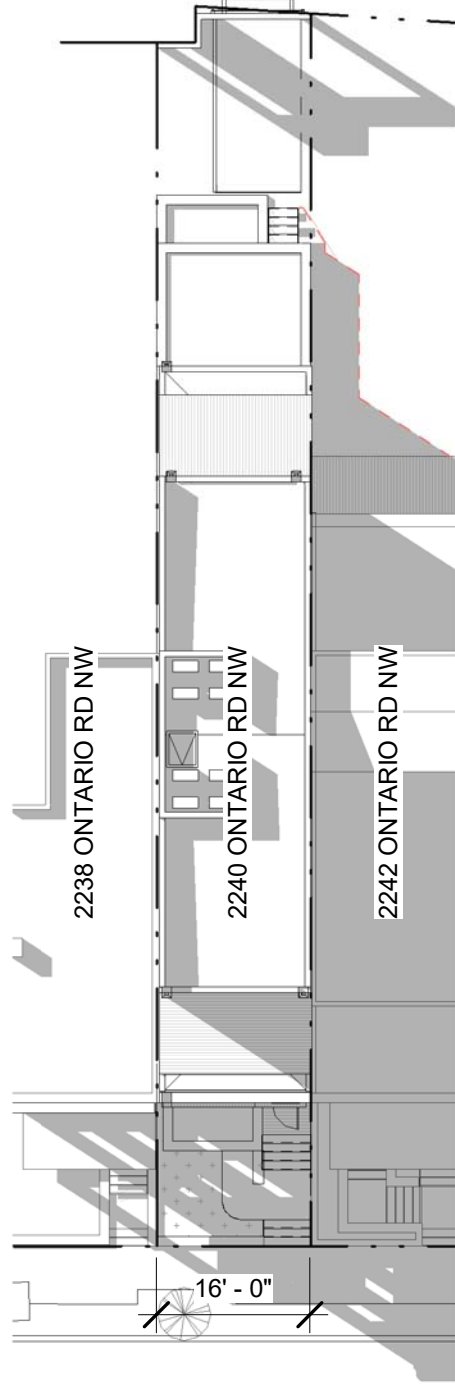
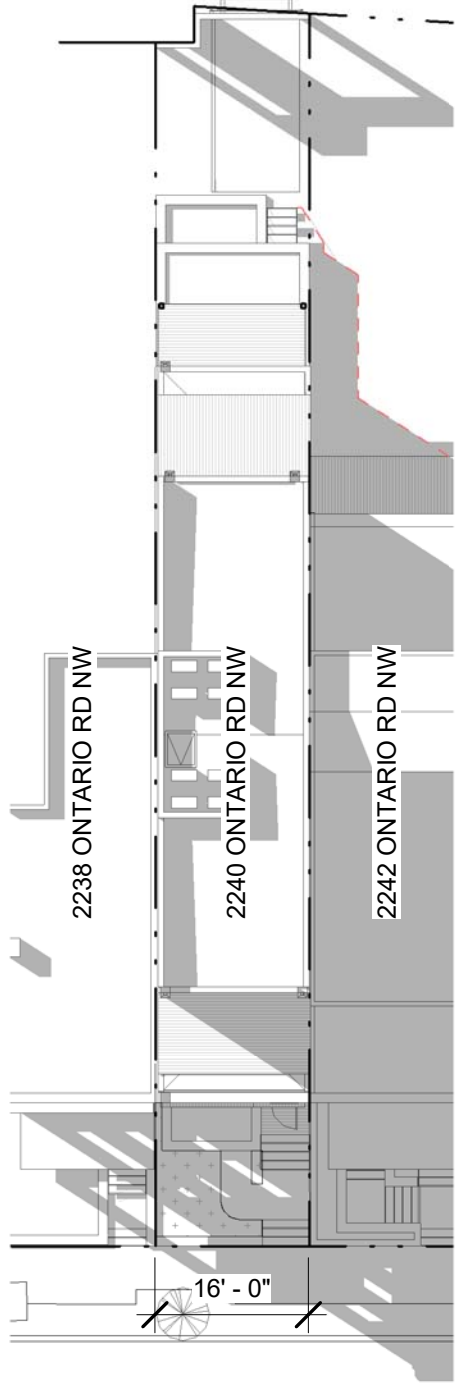


3 SOLAR STUDY - WS - 12PM - PROP.
 A201 | BZA0211" = 20'-0"

4 SOLAR STUDY - WS - 12PM - 60% MOR
 A201 | BZA0211" = 20'-0"

SOLAR STUDY - WINTER

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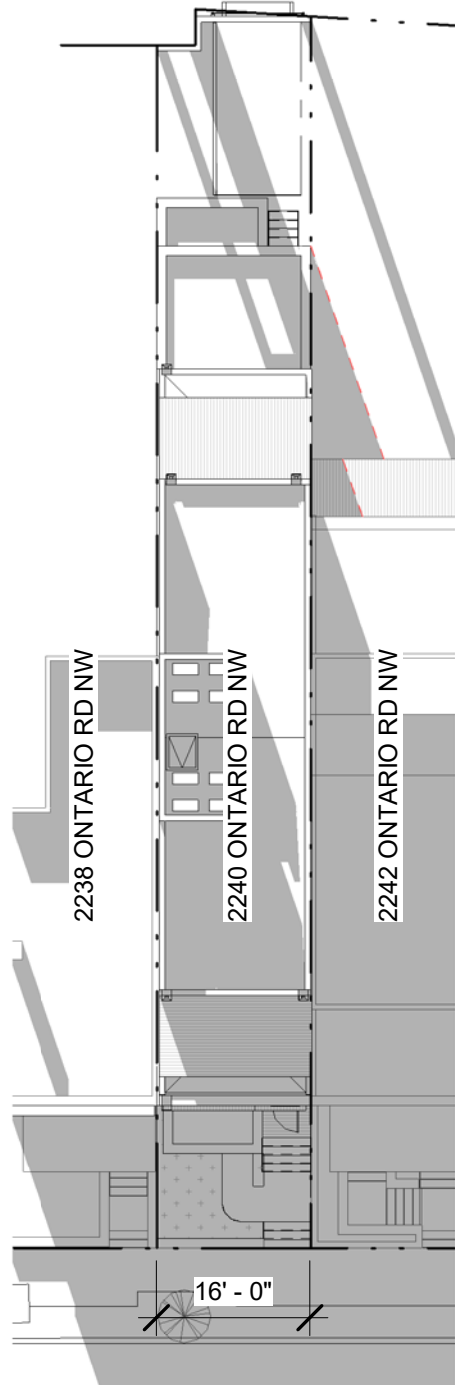
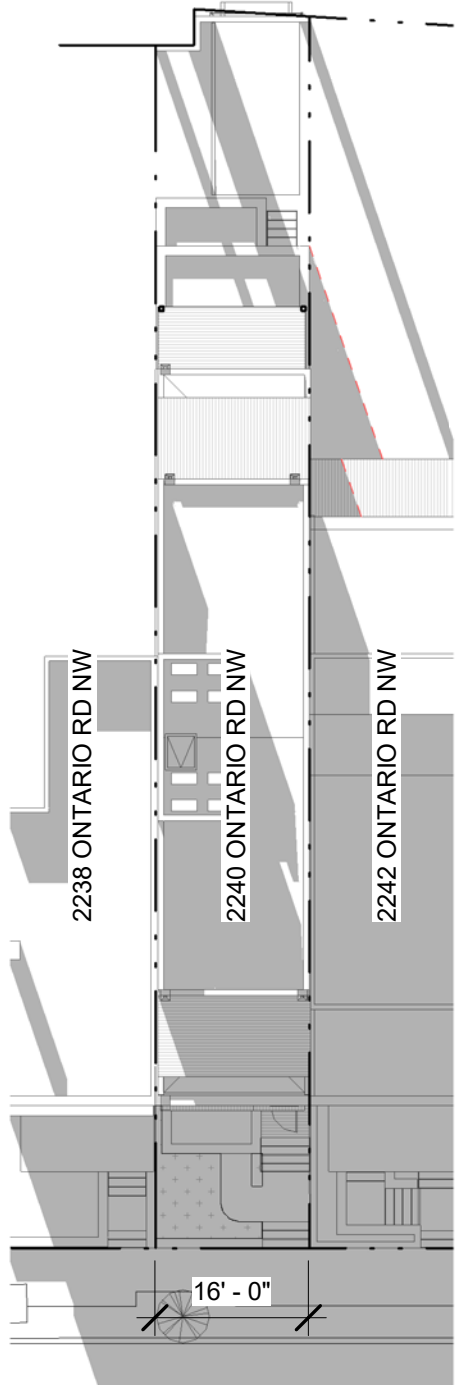


LEGEND

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - WS - 2PM - PROP.
 A201 | BZA0221" = 20'-0"

2 SOLAR STUDY - WS - 2PM - 60% MOR
 A201 | BZA0221" = 20'-0"

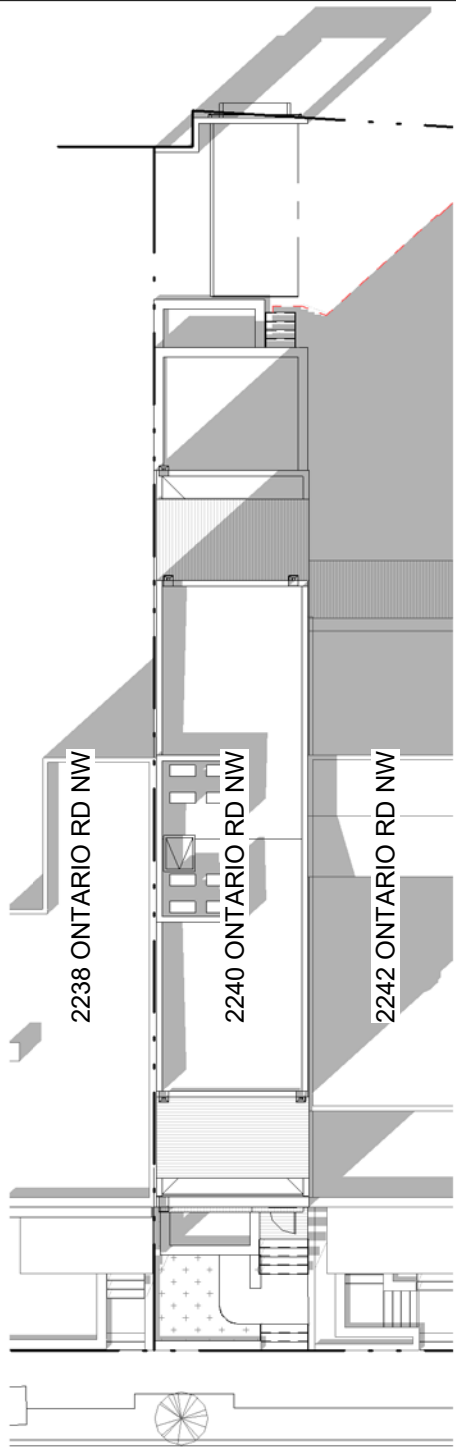
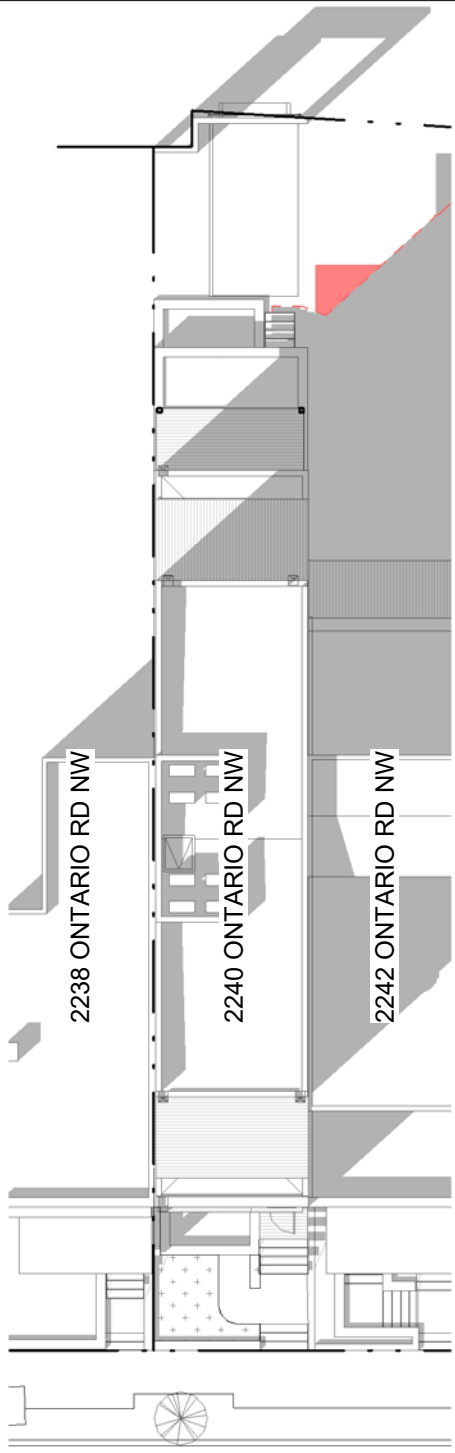


3 SOLAR STUDY - WS - 5PM - PROP.
 A201 | BZA0221" = 20'-0"

4 SOLAR STUDY - WS - 5PM - 60% MOR
 A201 | BZA0221" = 20'-0"

SOLAR STUDY - WINTER

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 DESIGN GROUP**

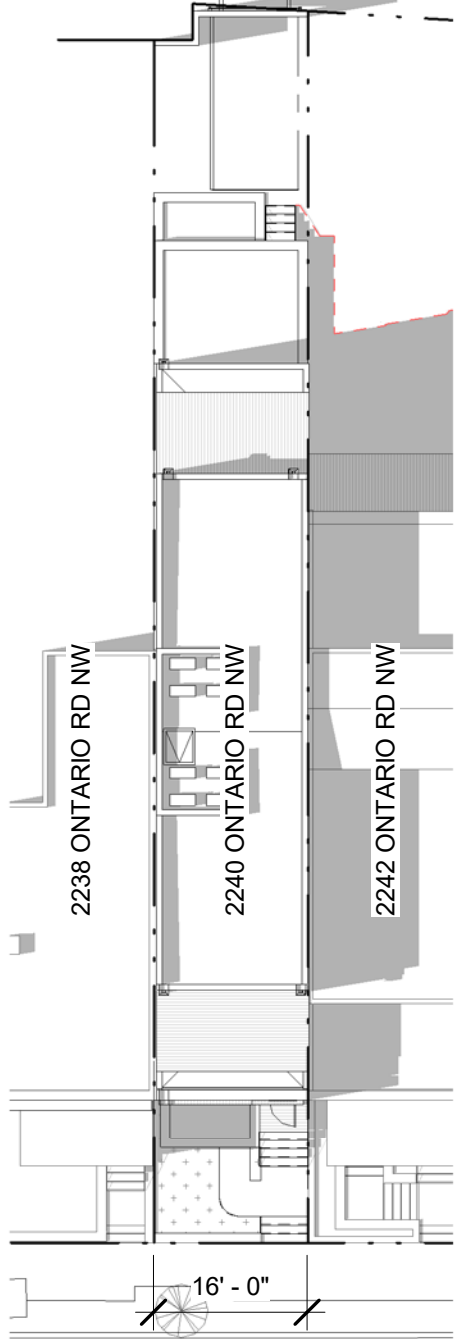
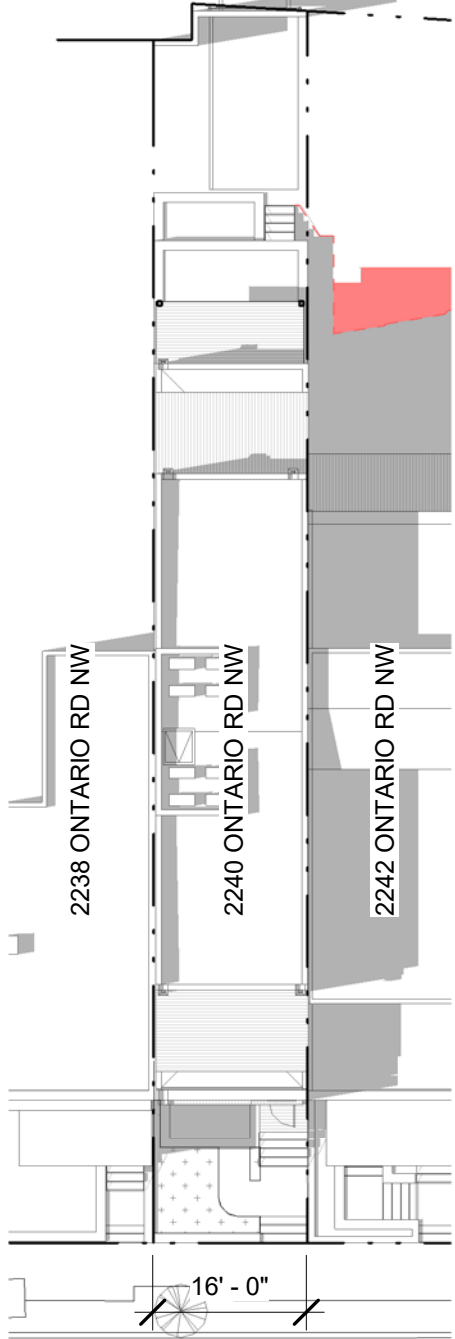


LEGEND

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - SE - 10AM - PROP.
 A201 | BZA0231" = 20'-0"

2 SOLAR STUDY - SE - 10AM - 60% MOR
 A201 | BZA0231" = 20'-0"



3 SOLAR STUDY - SE - 12PM - PROP.
 A201 | BZA0231" = 20'-0"

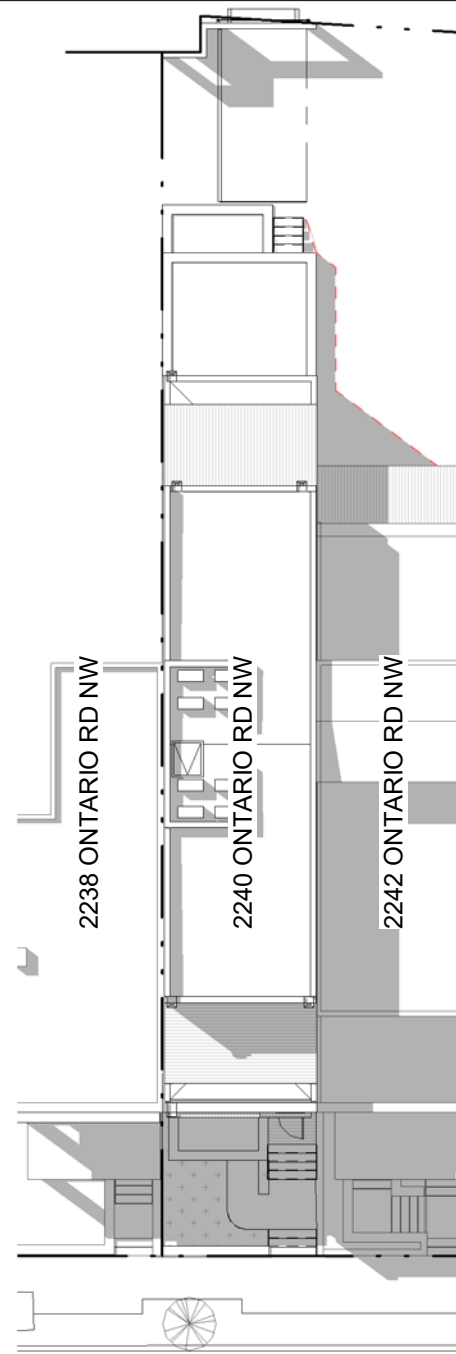
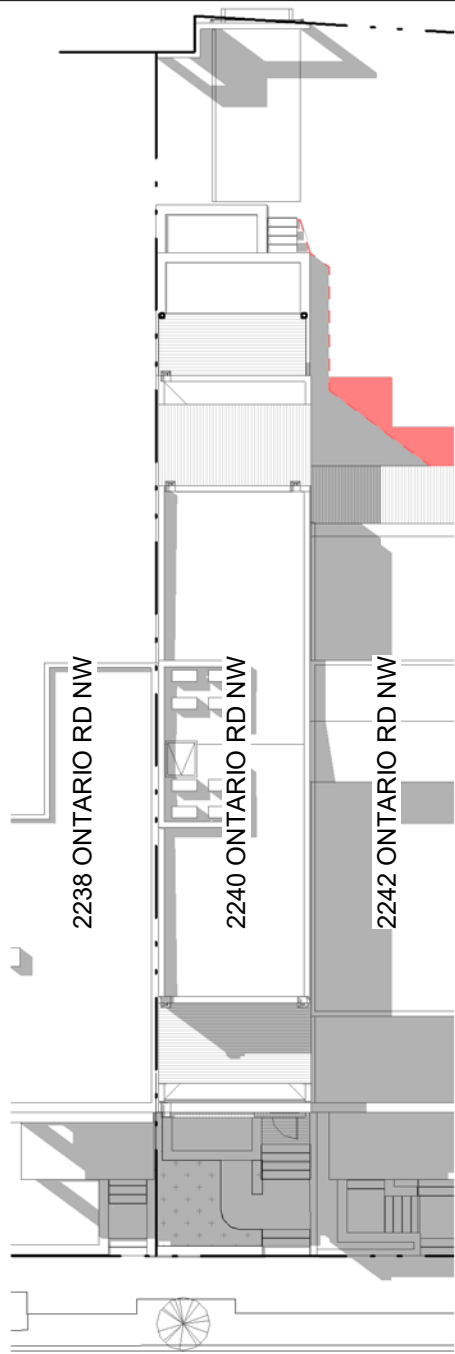
4 SOLAR STUDY - SE - 12PM - 60% MOR
 A201 | BZA0231" = 20'-0"

SOLAR STUDY - SPRING

**R. MICHAEL CROSS
 DESIGN GROUP**

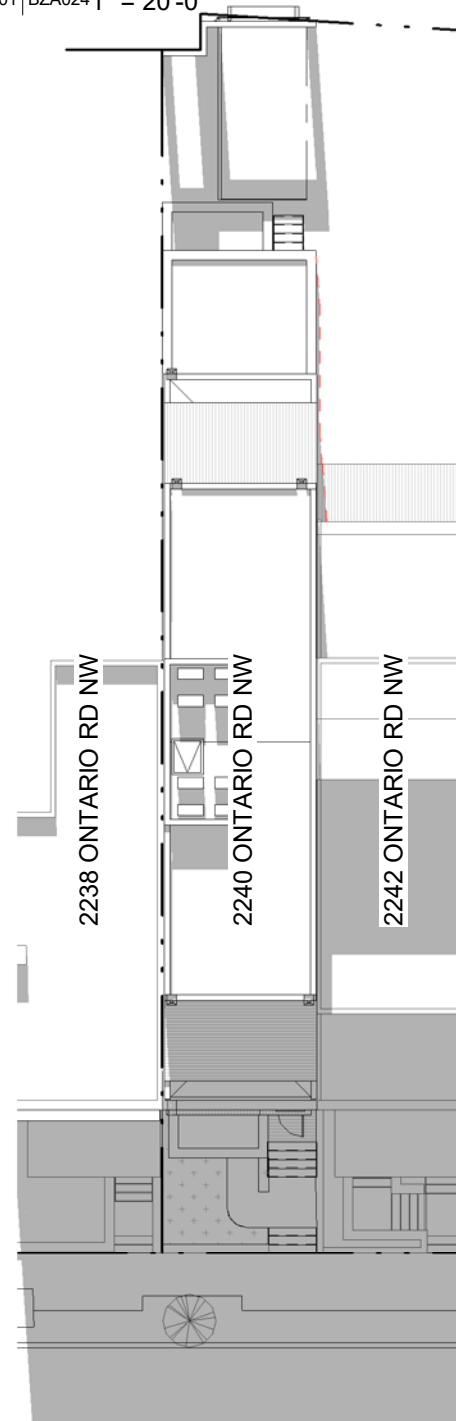
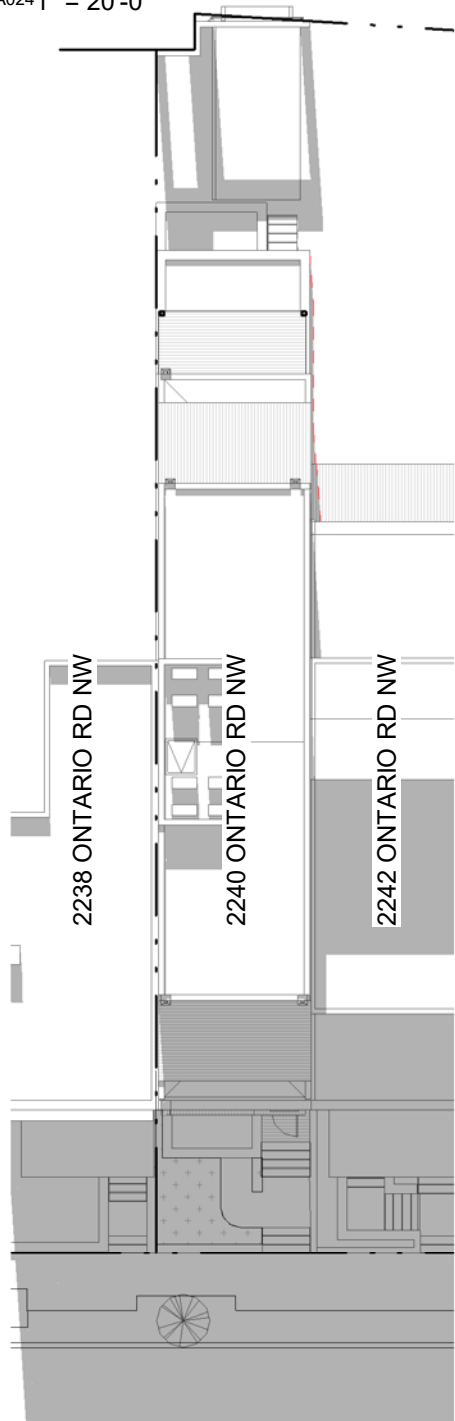
LEGEND

- EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN



1 SOLAR STUDY - SE - 2PM - PROP.
A201 | BZA0241" = 20'-0"

2 SOLAR STUDY - SE - 2PM - 60% MOR
A201 | BZA0241" = 20'-0"

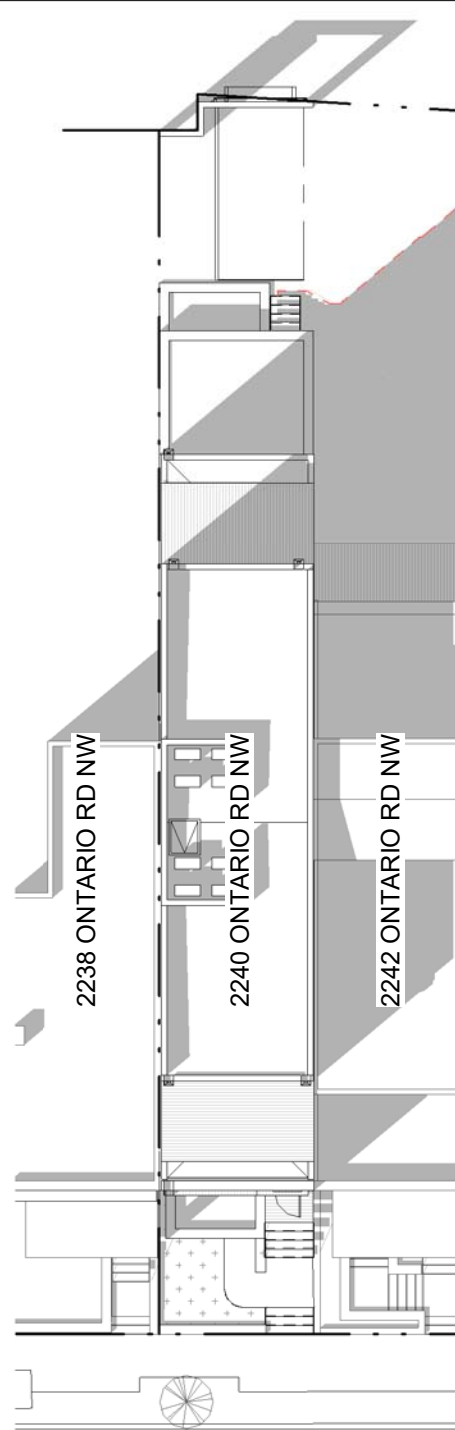
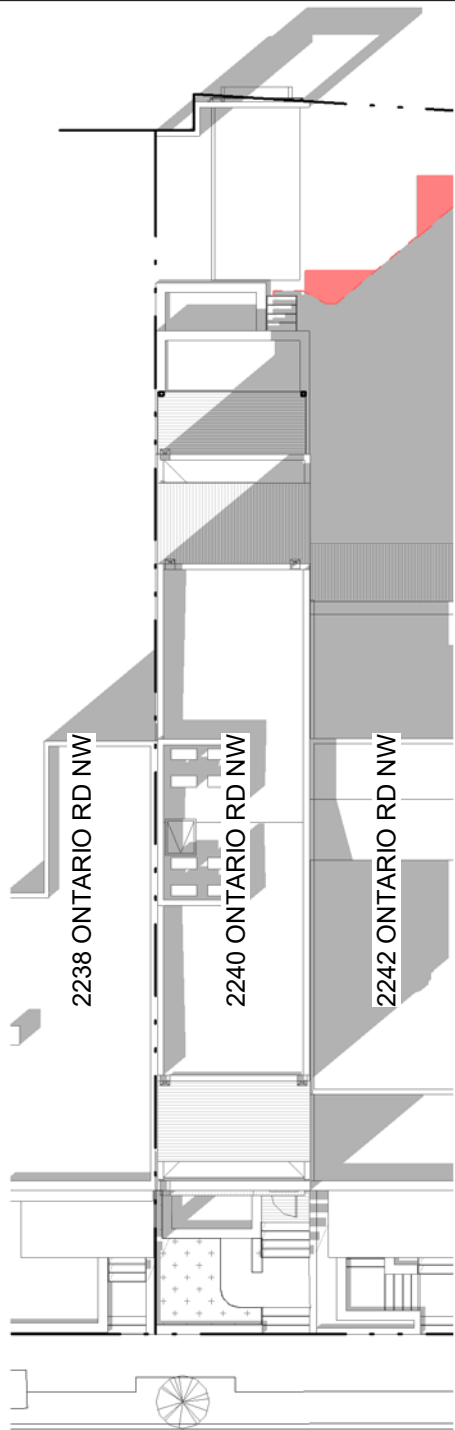


3 SOLAR STUDY - SE - 5PM - PROP.
A201 | BZA0241" = 20'-0"

4 SOLAR STUDY - SE - 5PM - 60% MOR
A201 | BZA0241" = 20'-0"

SOLAR STUDY - SPRING

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■ ■ DESIGN GROUP



LEGEND

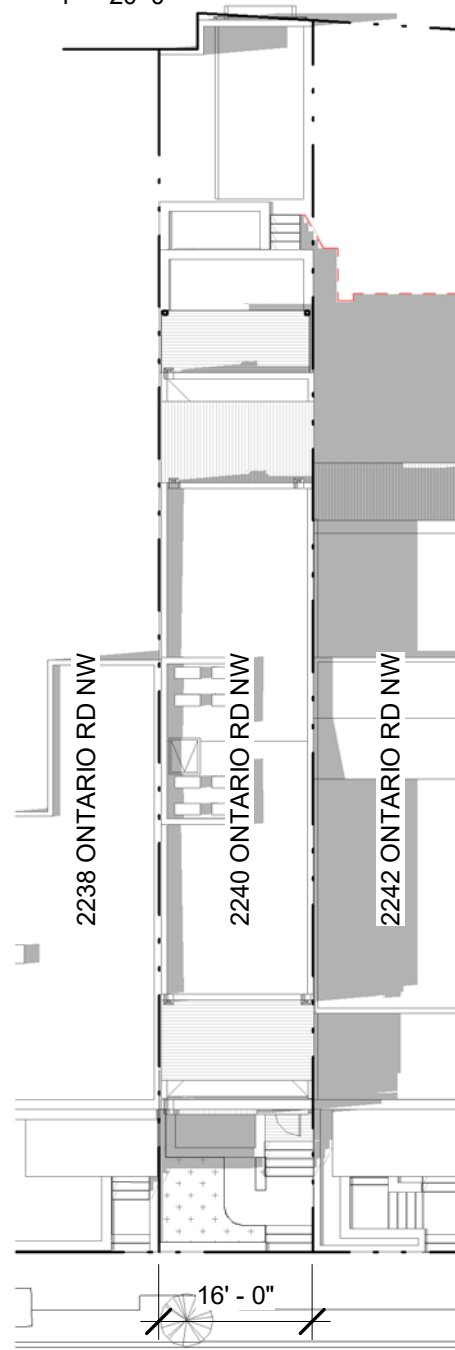
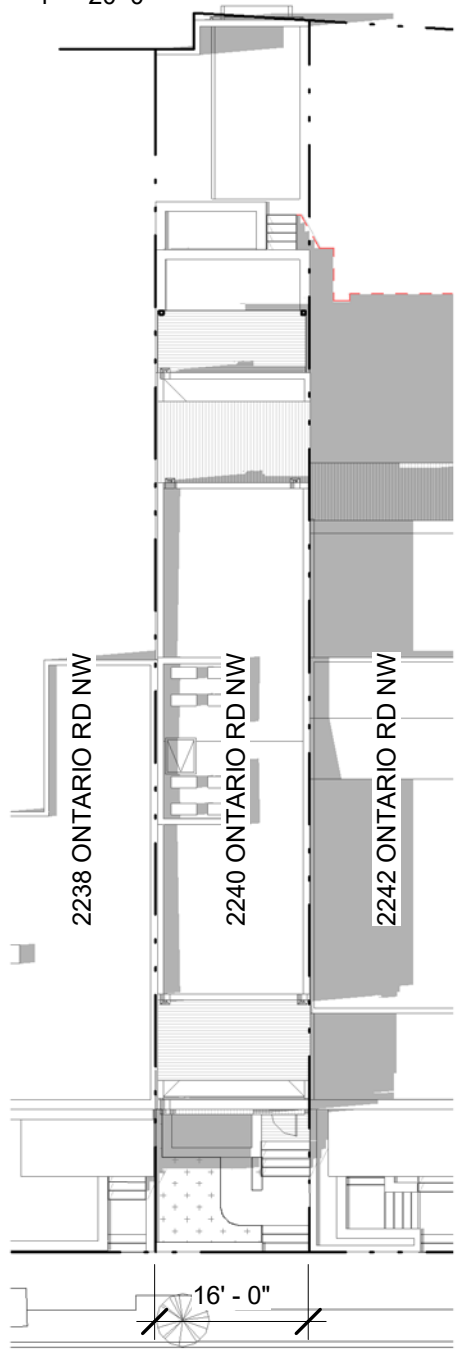
- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - FE - 10AM - PROP.

2 SOLAR STUDY - FE - 10AM - 60% MOR

A201 | BZA0251" = 20'-0"

A201 | BZA0251" = 20'-0"



3 SOLAR STUDY - FE - 12PM - PROP.

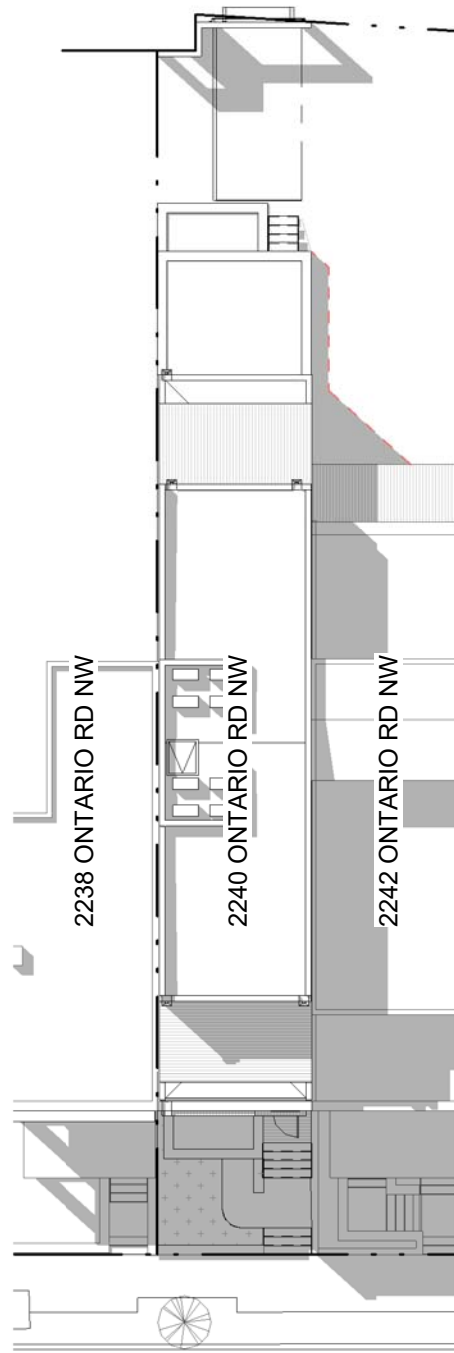
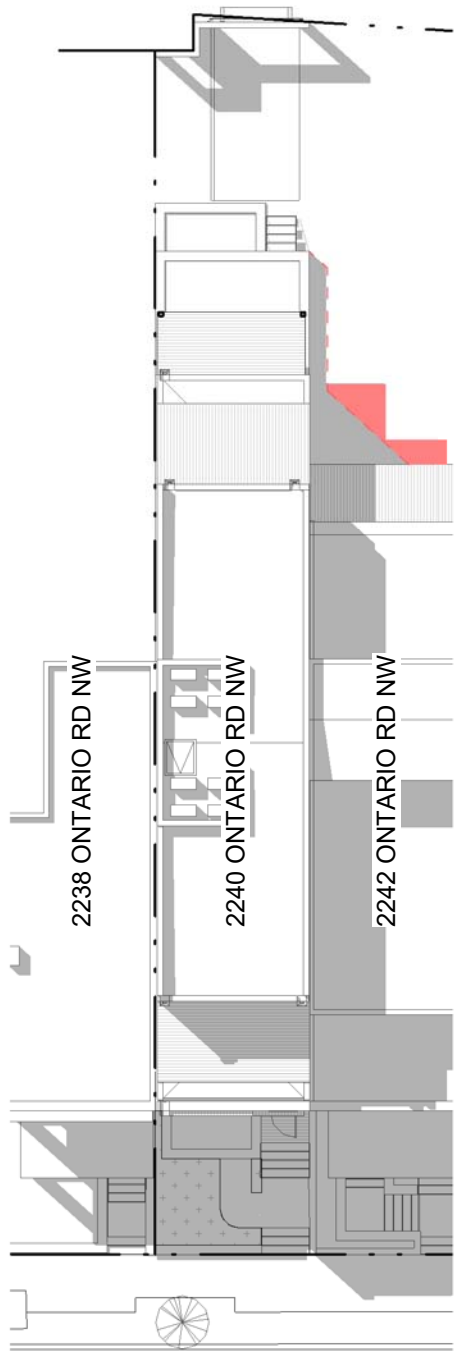
4 SOLAR STUDY - FE - 12PM - 60% MOR

A201 | BZA0251" = 20'-0"

A201 | BZA0251" = 20'-0"

SOLAR STUDY - FALL

**R. MICHAEL CROSS
DESIGN GROUP**

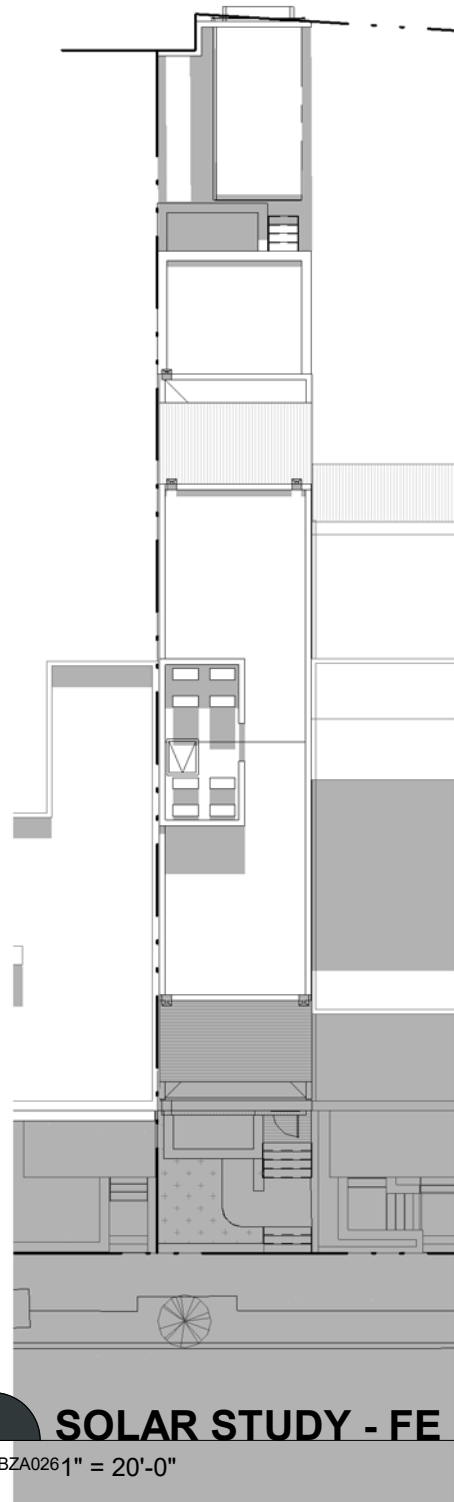
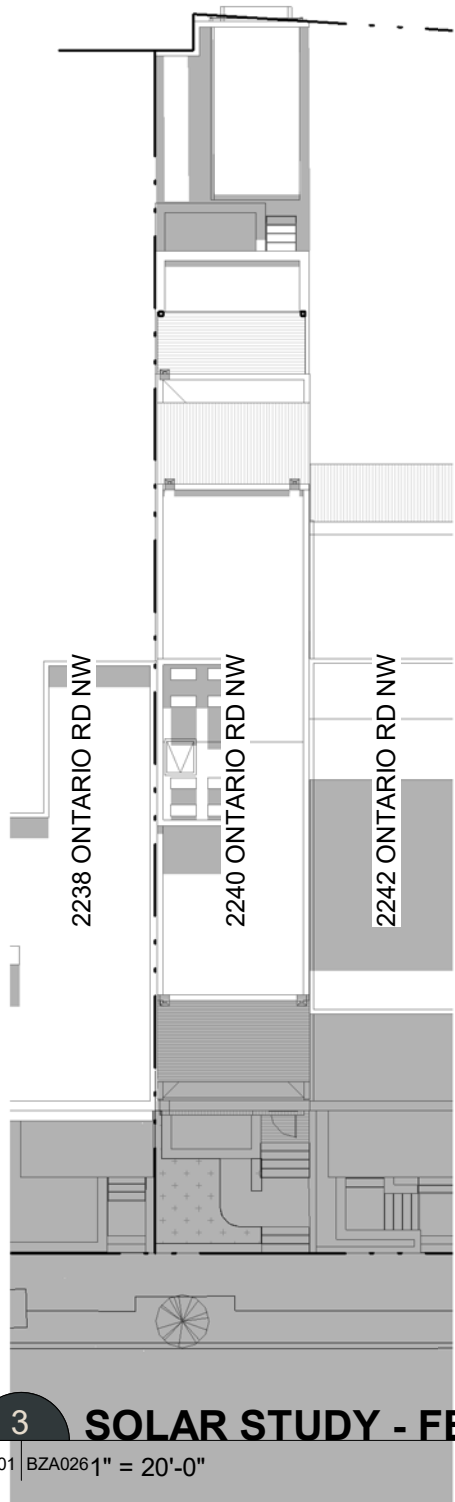


LEGEND

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

1 SOLAR STUDY - FE - 2PM - PROP.
 A201 | BZA0261" = 20'-0"

2 SOLAR STUDY - FE - 2PM - 60% MOR
 A201 | BZA0261" = 20'-0"



3 SOLAR STUDY - FE - 5PM - PROP.
 A201 | BZA0261" = 20'-0"

4 SOLAR STUDY - FE - 5PM - 60% MOR
 A201 | BZA0261" = 20'-0"

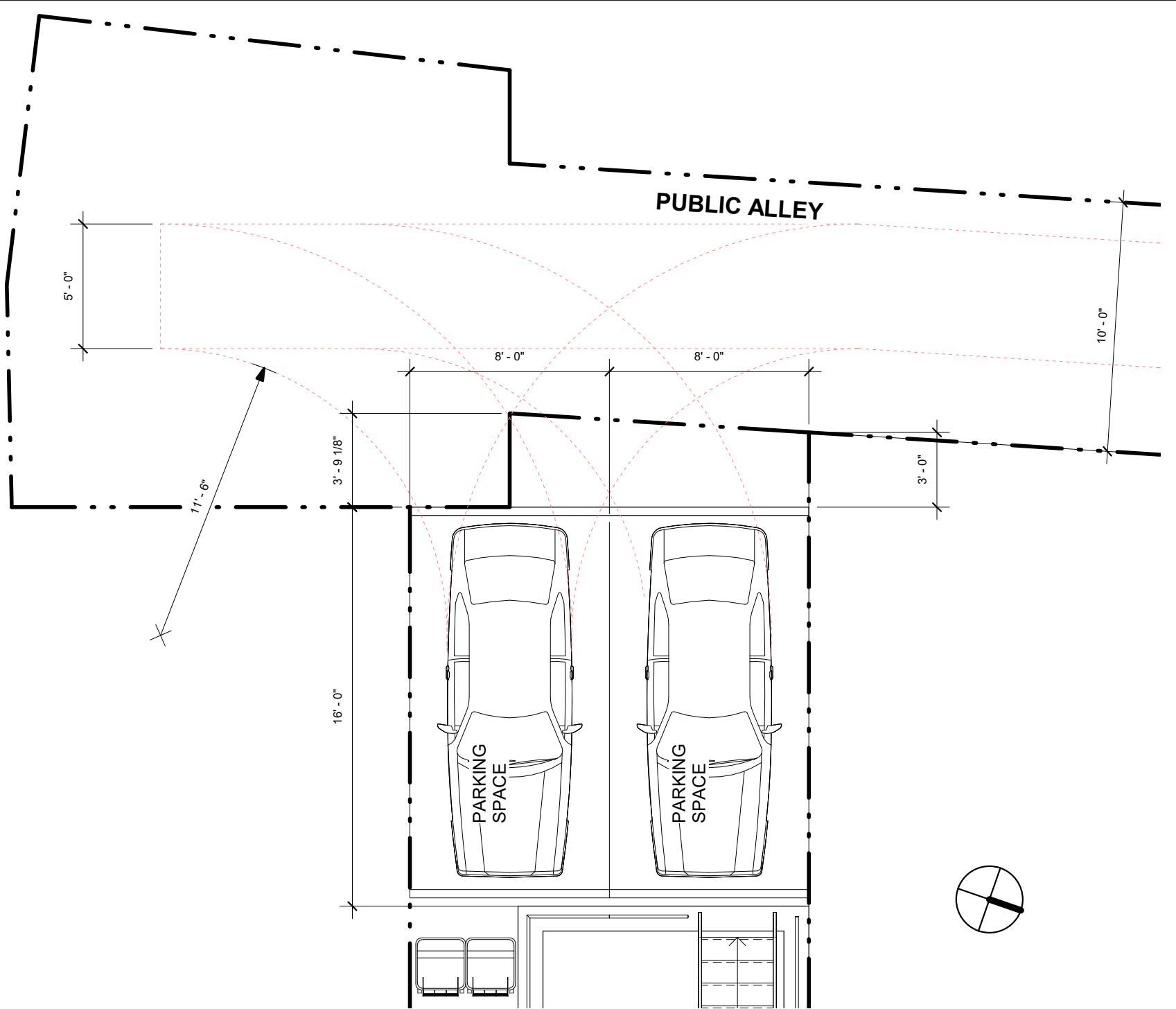
SOLAR STUDY - FALL

**R. MICHAEL CROSS
 DESIGN GROUP**



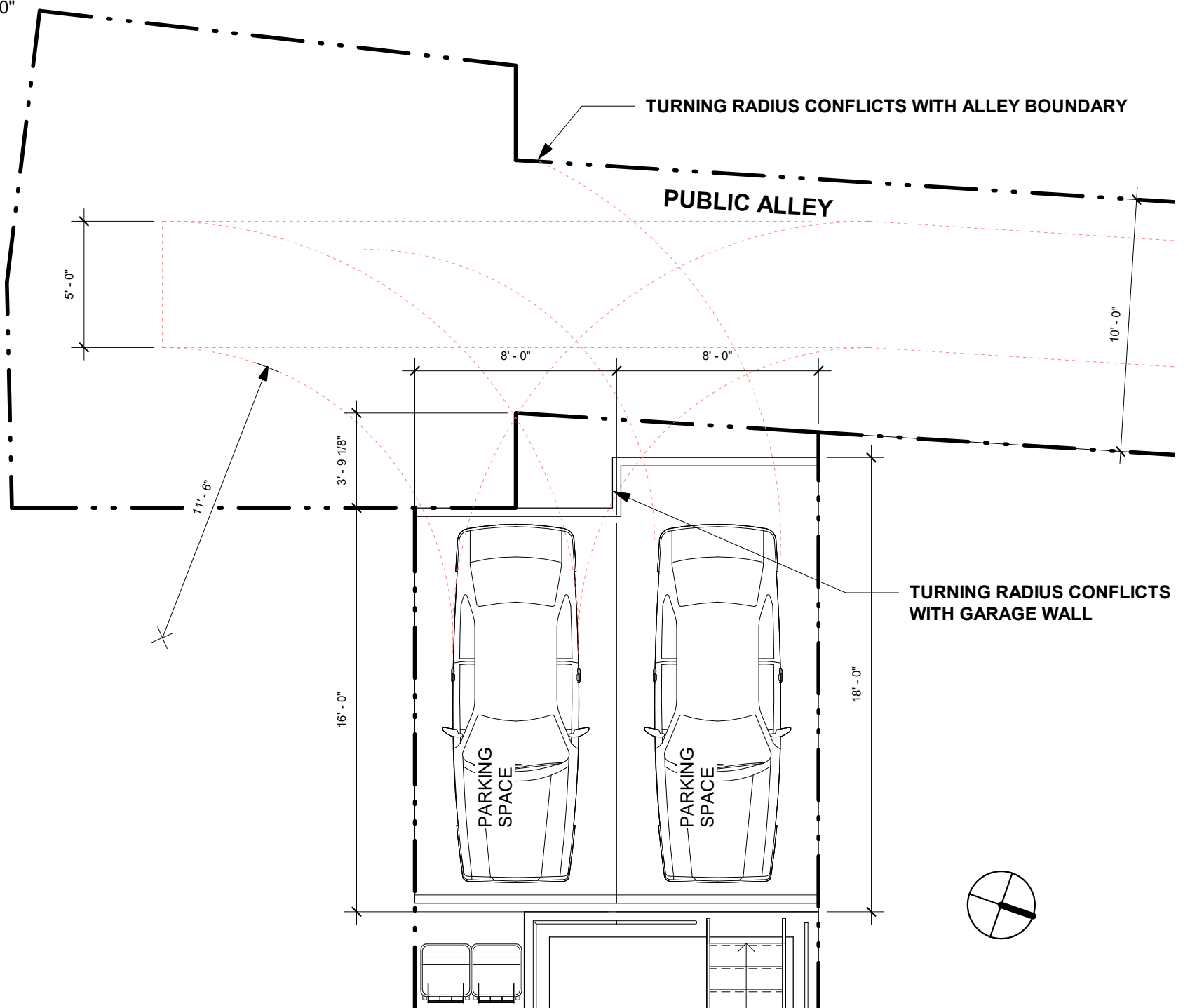
3D VIEW

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 PARKING EXHIBIT - SINGLE GARAGE LAYOUT

A201 | BZA0283/16" = 1'-0"



2 PARKING EXHIBIT - ALTERNATING GARAGE LAYOUT

A201 | BZA0283/16" = 1'-0"

PARKING EXHIBIT

**R. MICHAEL CROSS
DESIGN GROUP**