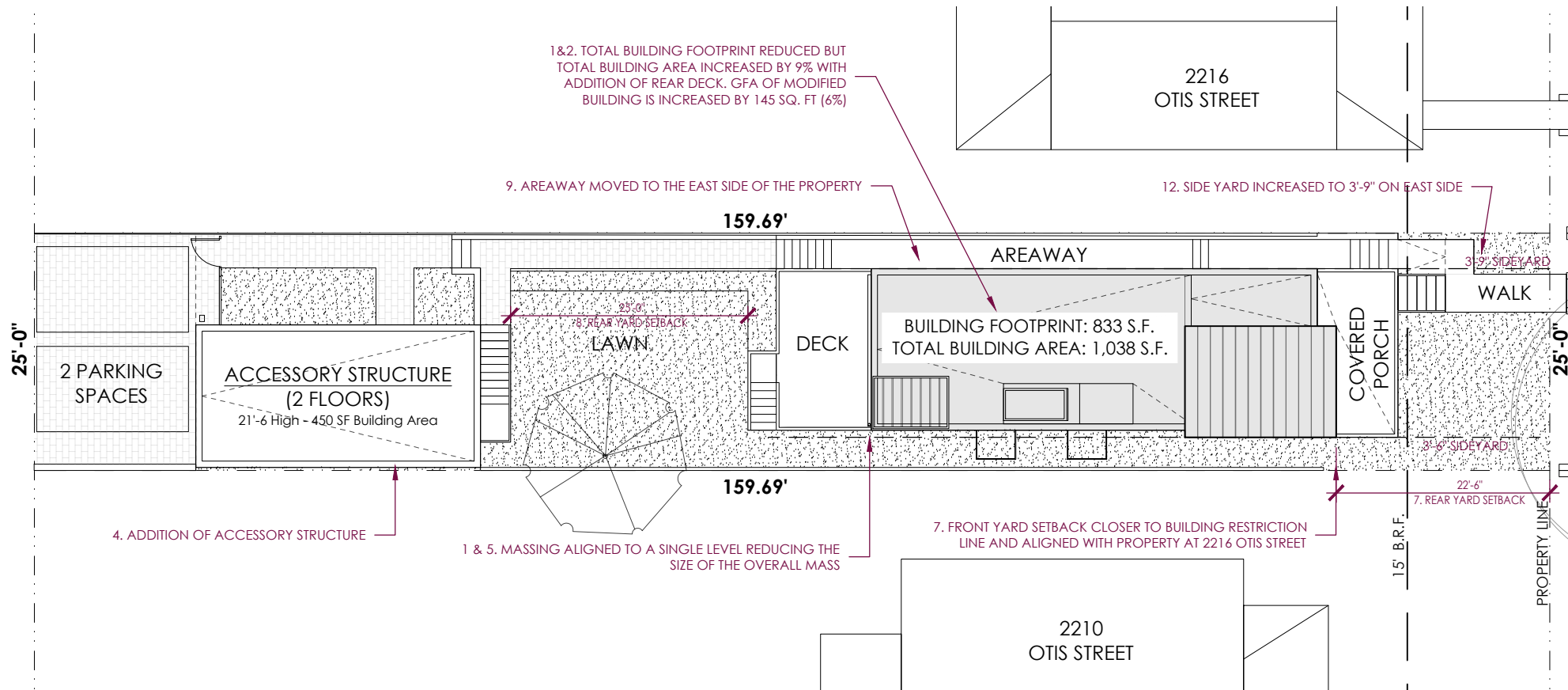
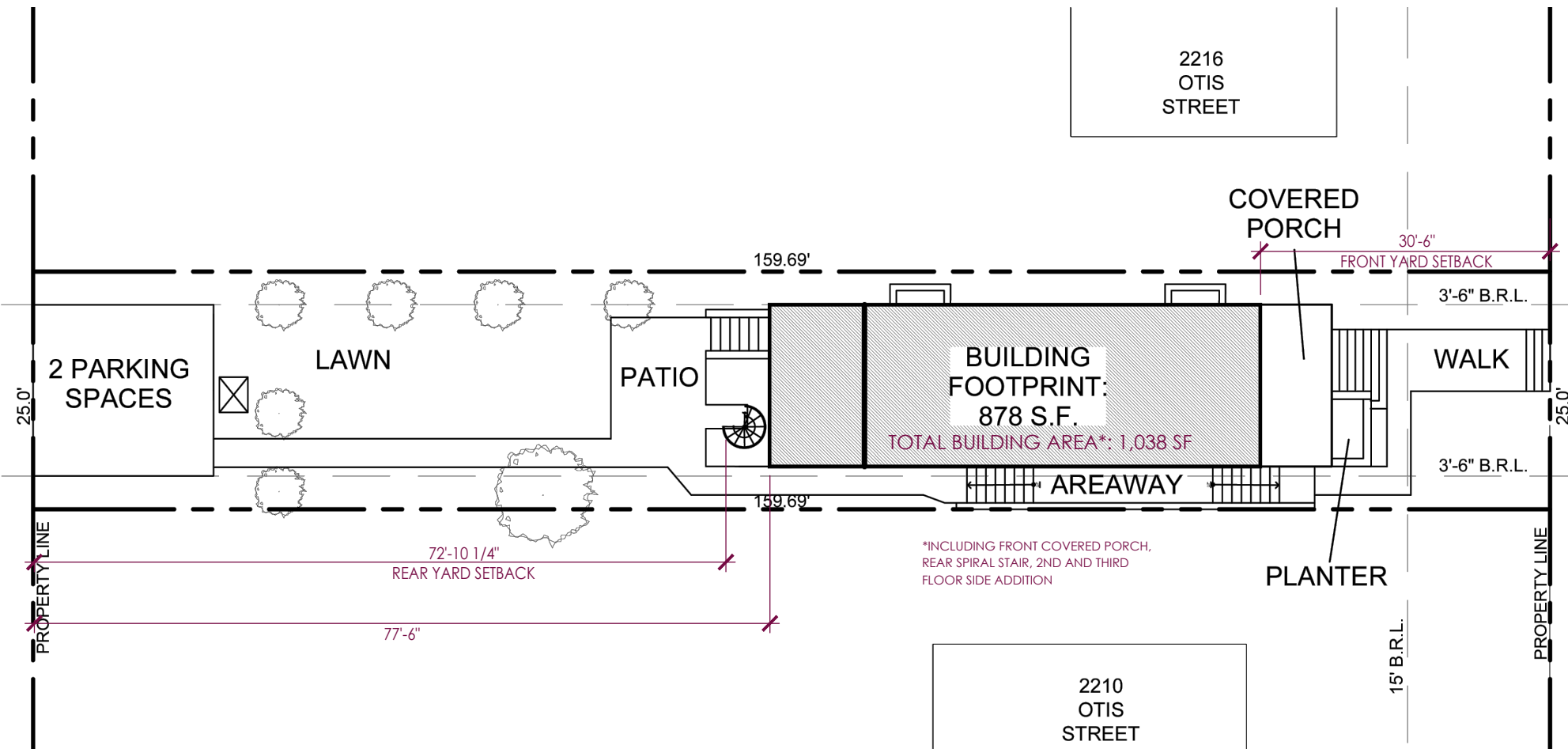


PUBLIC ALLEY

PUBLIC ALLEY



SITE PLAN

SCALE: 1/16" = 1'-0"



2204 OTIS STREET, NE
BZA MODIFICATION - BZA ORDER 20925

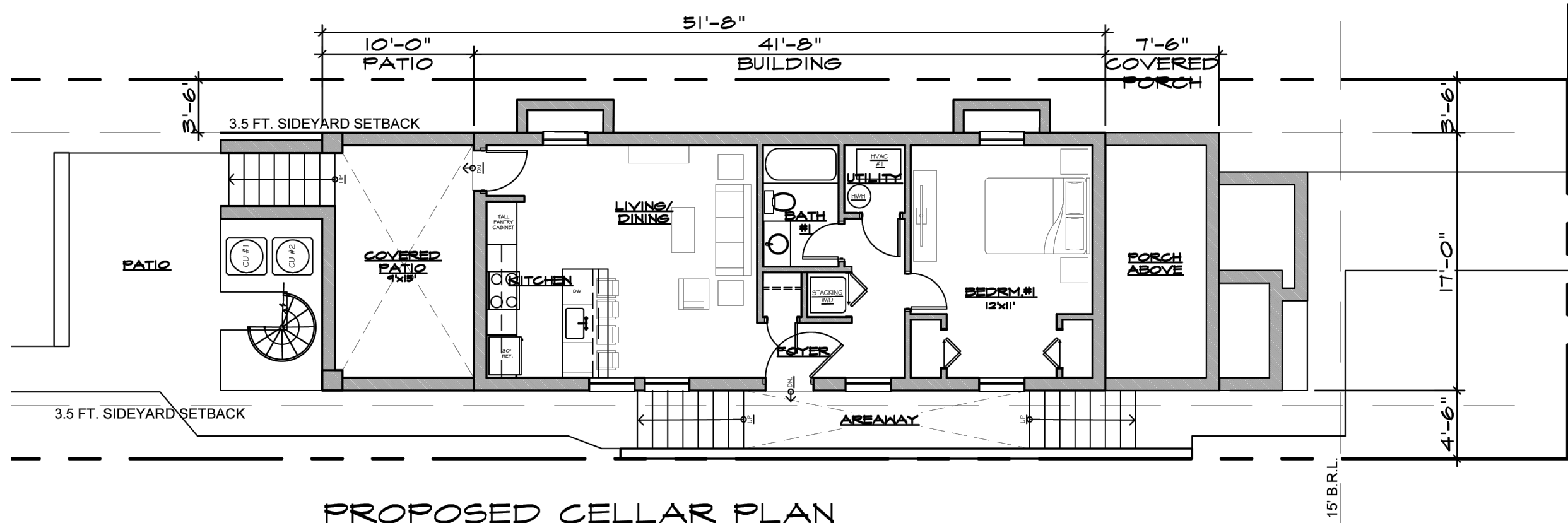
Board of Zoning Adjustment

District of Columbia

CASE NO. 20925A

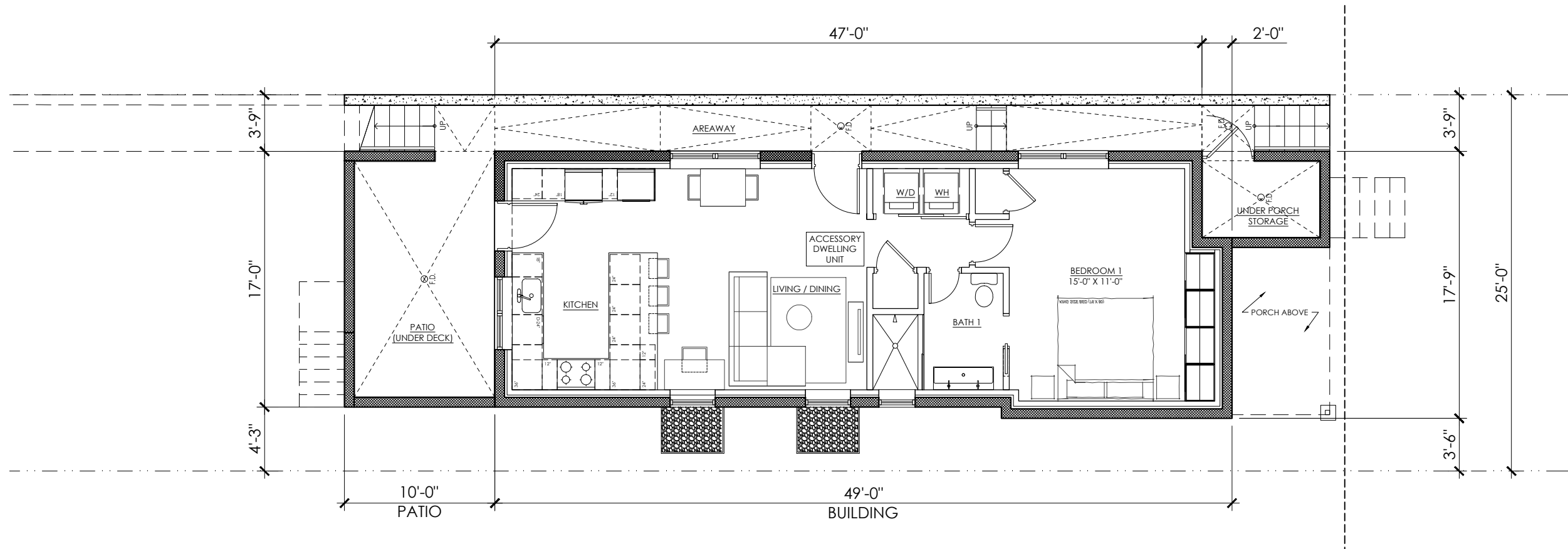
Exhibit No. 9

4/7/2026



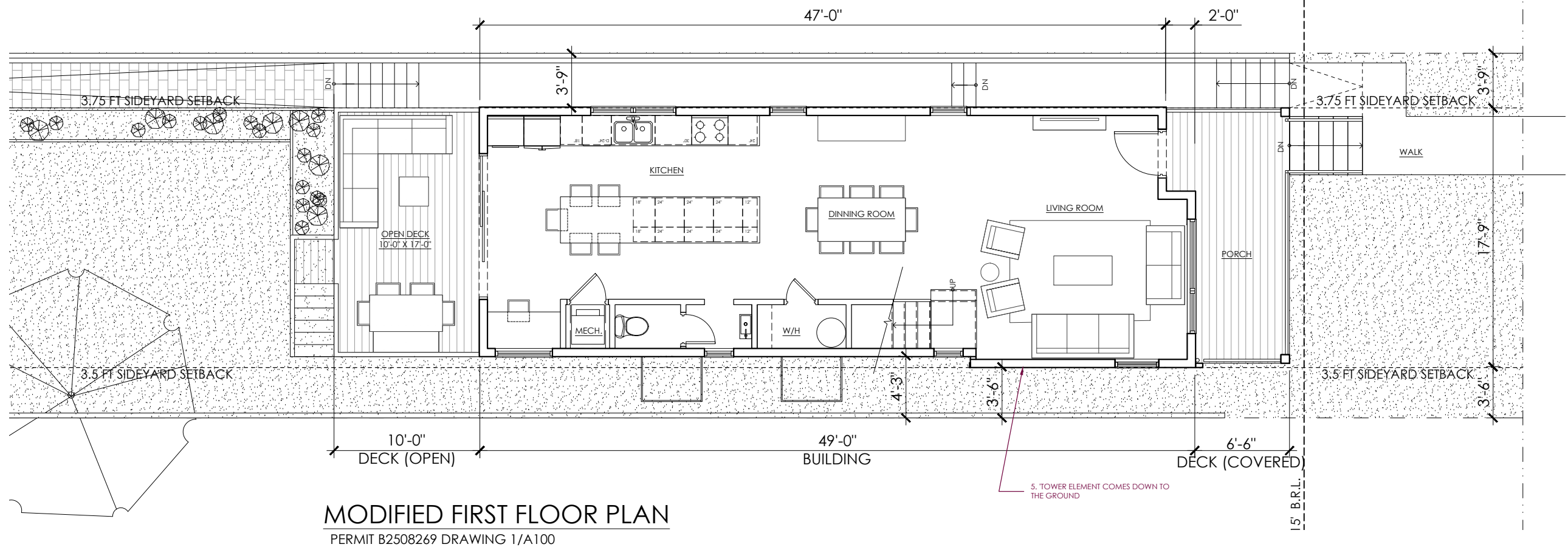
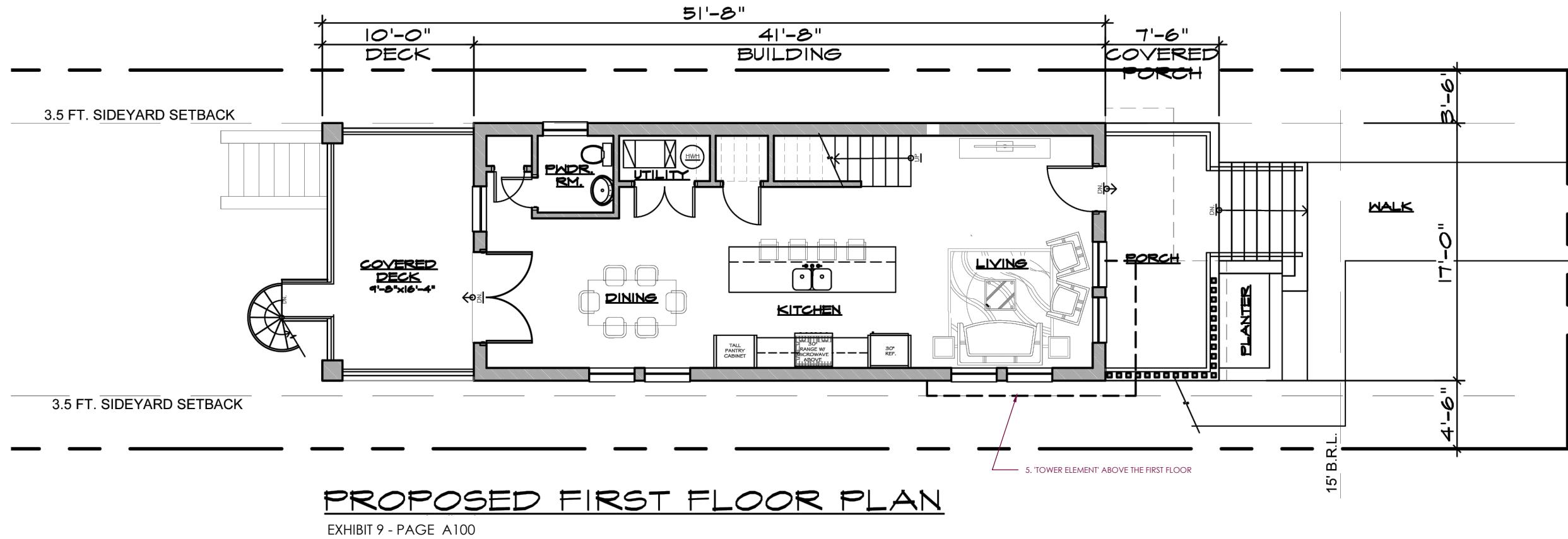
PROPOSED CELLAR PLAN

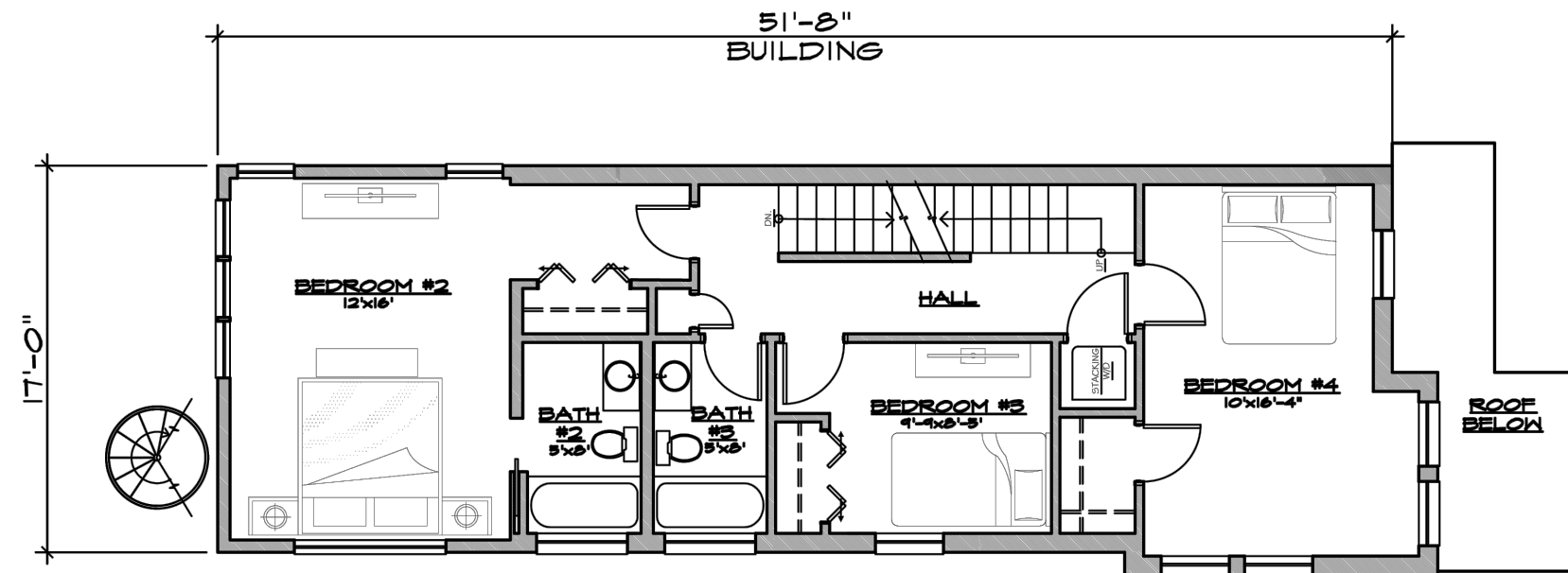
EXHIBIT 9 - PAGE A100



MODIFIED CELLAR PLAN

PERMIT B2508269 DRAWING 0/A100

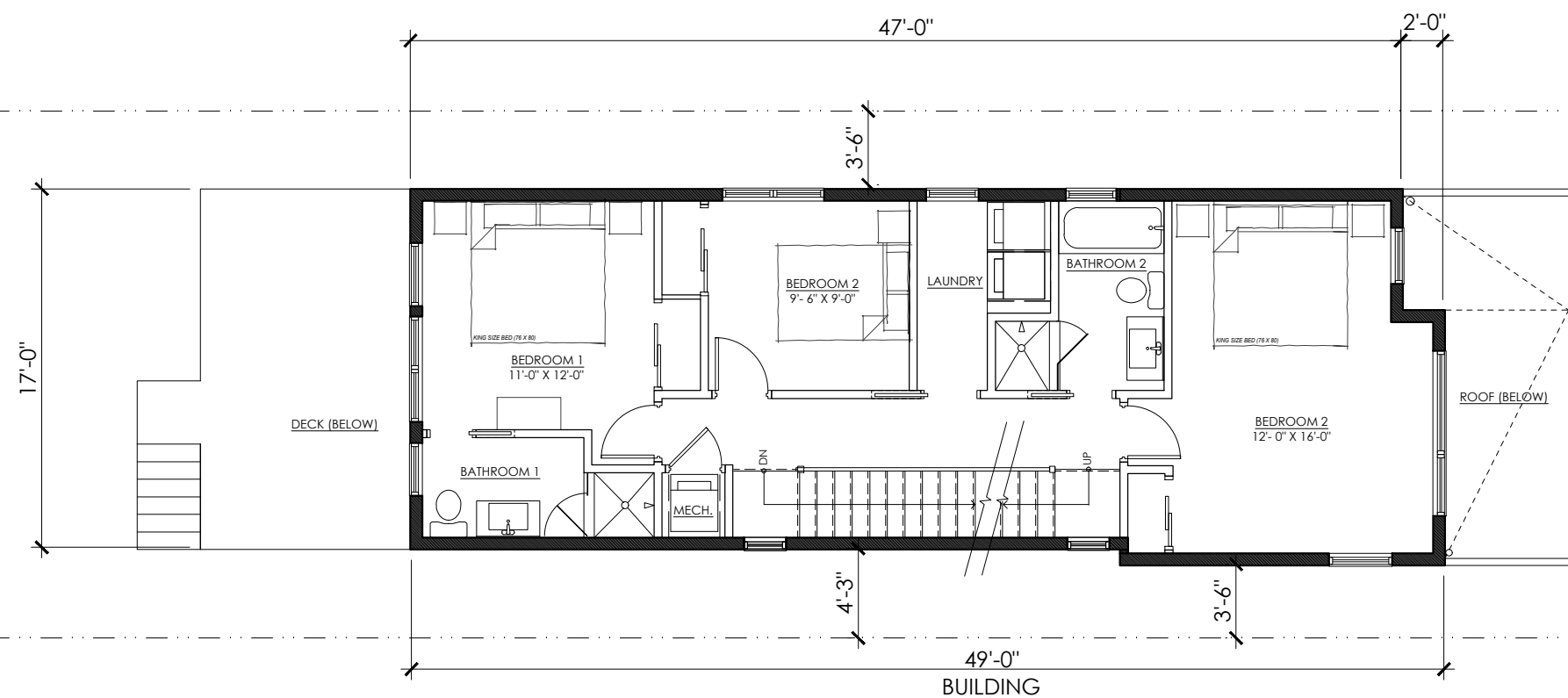




PROPOSED SECOND FLOOR PLAN

EXHIBIT 12 - PAGE A101

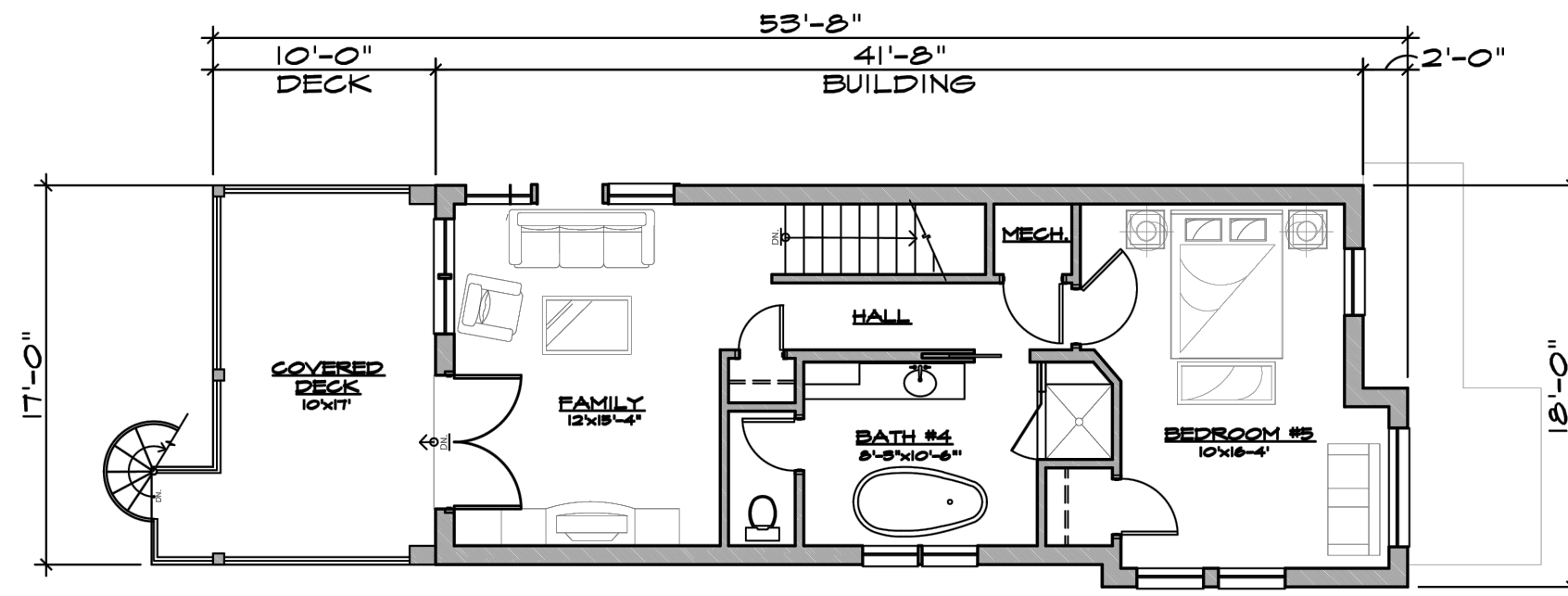
— PARTIALLY ENCLOSED FRONT PORCH



MODIFIED SECOND FLOOR PLAN

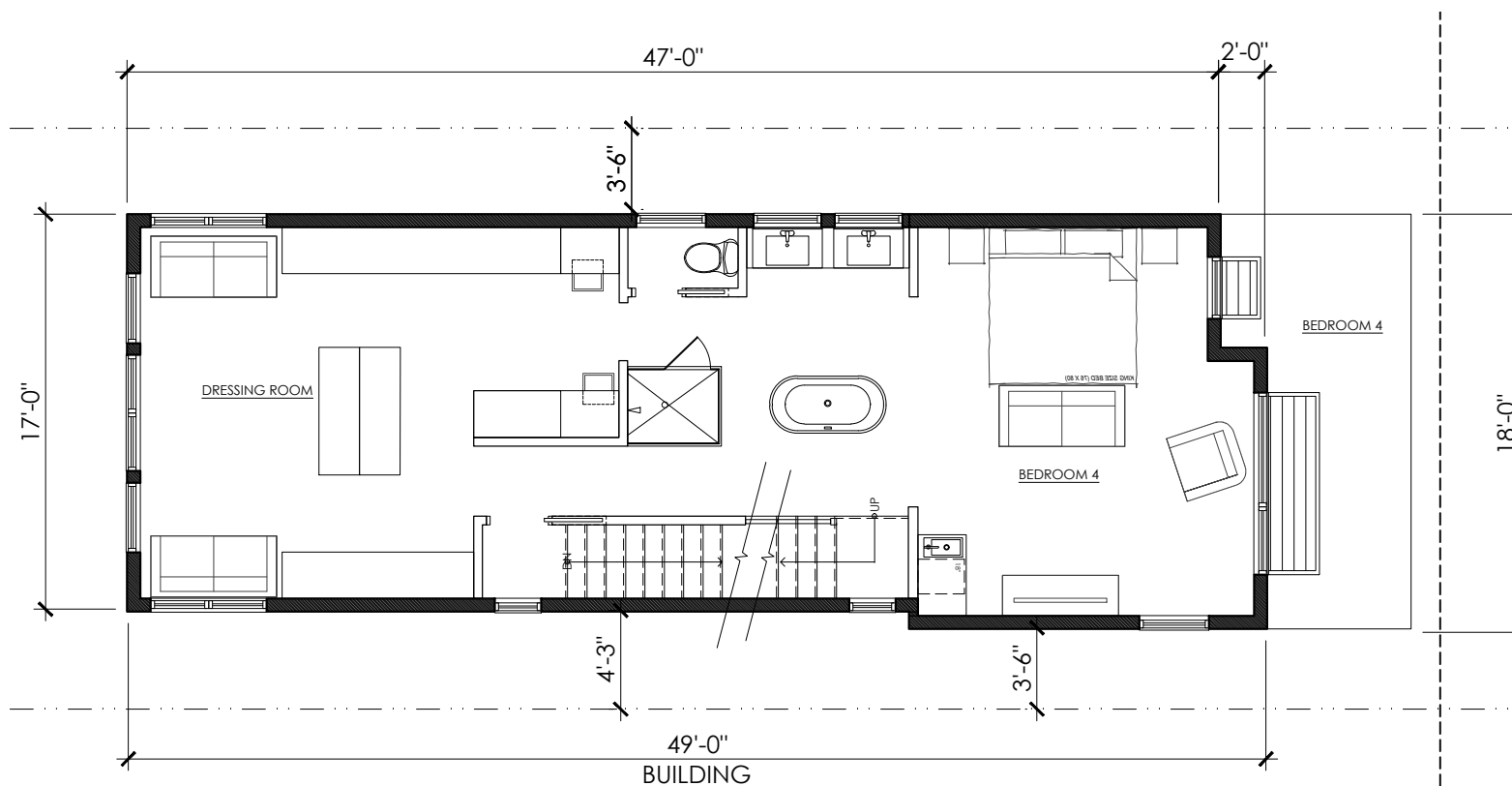
PERMIT B2508269 DRAWING 2/A100

1. & 5. LENGTH OF OVERALL MASS REDUCED AND THE BACK OF THE BUILDING IS IN A SINGLE PLANE. RESULTS IN AN INCREASE IN GFA OF THE PRINCIPAL BUILDING.



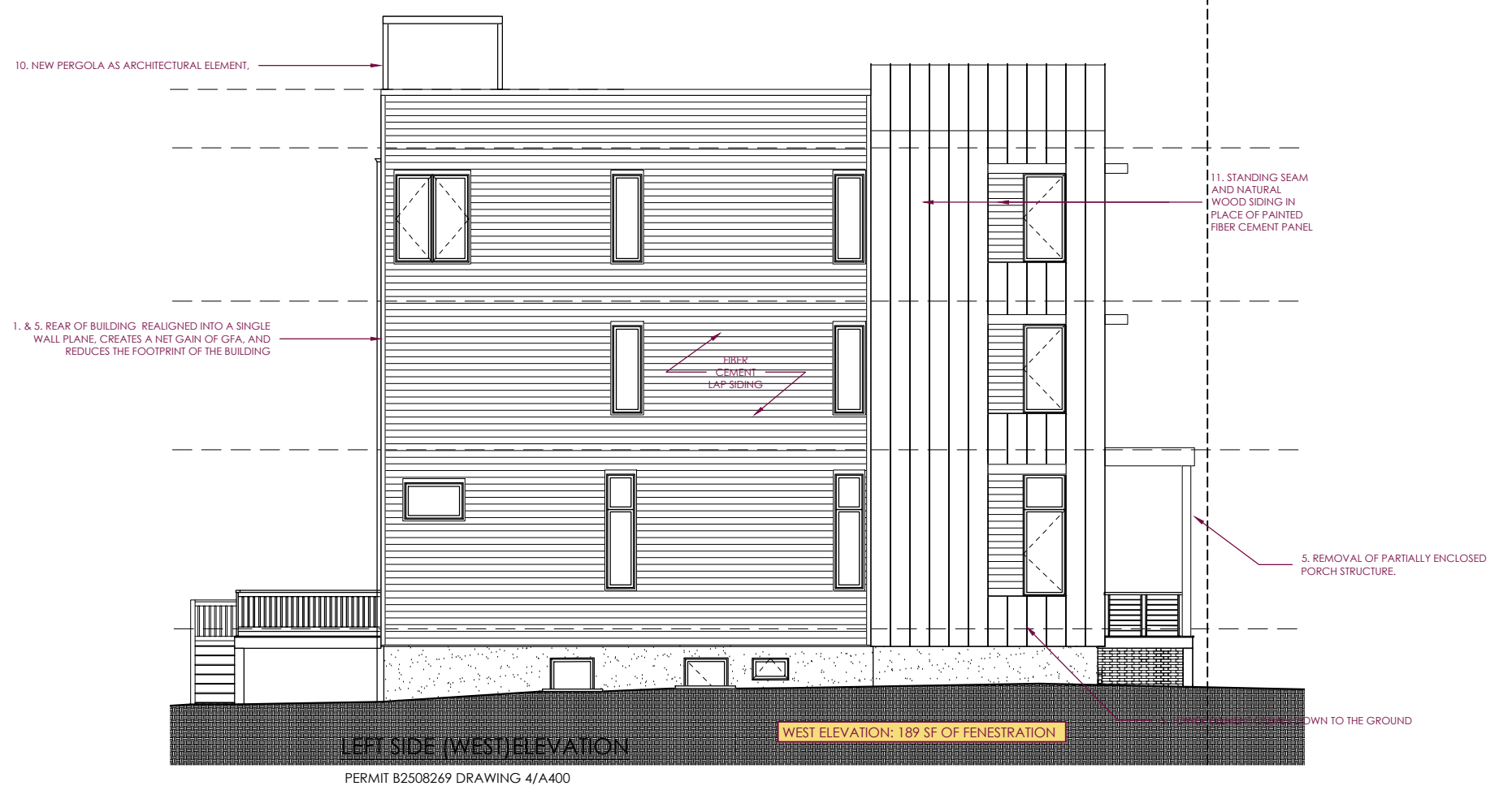
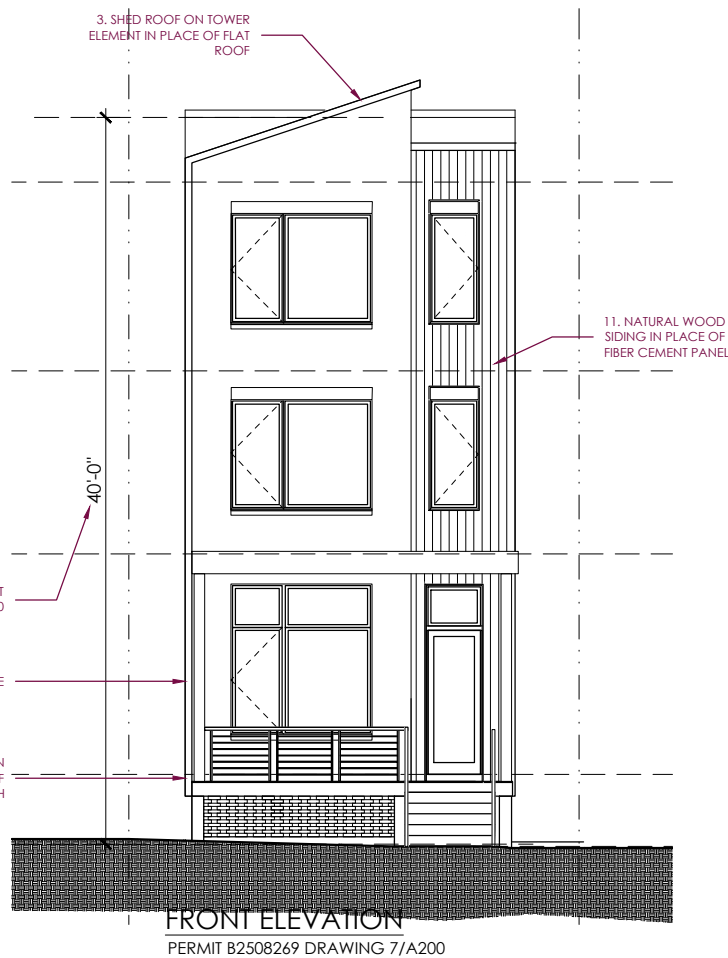
PROPOSED THIRD FLOOR PLAN

EXHIBIT 12 - PAGE A101



MODIFIED THIRD FLOOR PLAN

PERMIT B2508269 DRAWING 3/A100



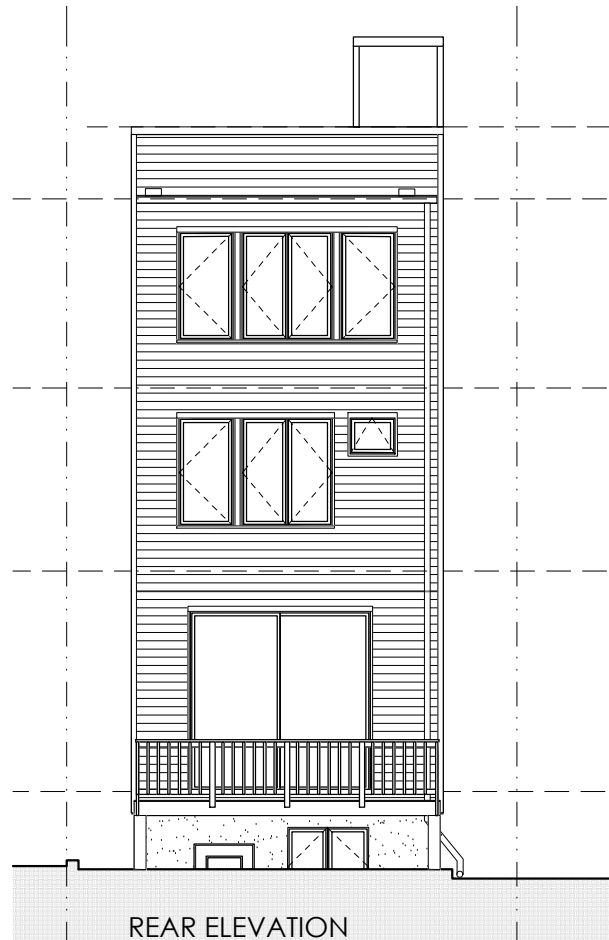


REAR ELEVATION
EXHIBIT 9 - PAGE A202



RIGHT SIDE ELEVATION
EXHIBIT 9 - PAGE A203

EAST ELEVATION: 56 SF OF FENESTRATION



REAR ELEVATION
PERMIT B2508269 DRAWING 8/A200



LEFT SIDE (WEST) ELEVATION
PERMIT B2508269 DRAWING 1/A400

EAST ELEVATION: 210 SF OF FENESTRATION



OTIS STREET PERSPECTIVE - VIEW 1



OTIS STREET PERSPECTIVE - VIEW 2



OTIS STREET PERSPECTIVE - VIEW 1



OTIS STREET PERSPECTIVE - VIEW 2



REAR PERSPECTIVE - VIEW 1



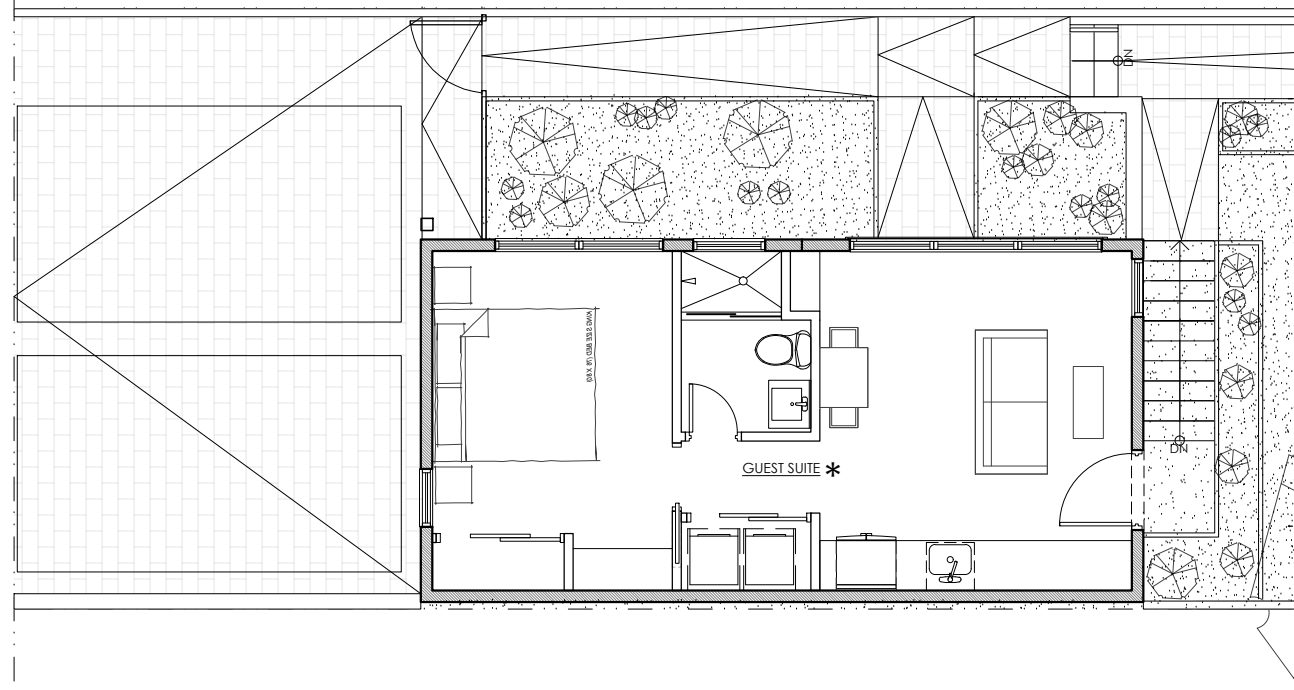
REAR PERSPECTIVE - VIEW 2



REAR PERSPECTIVE - VIEW 1

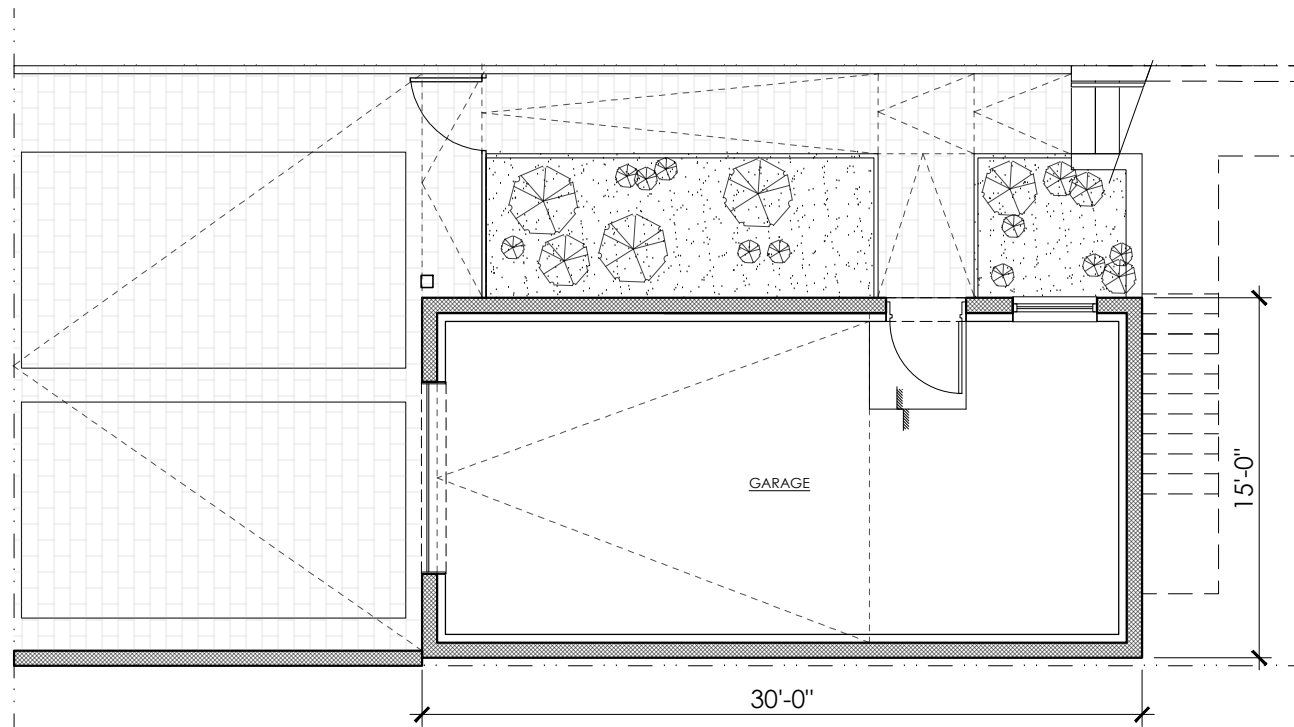


REAR PERSPECTIVE - VIEW 2

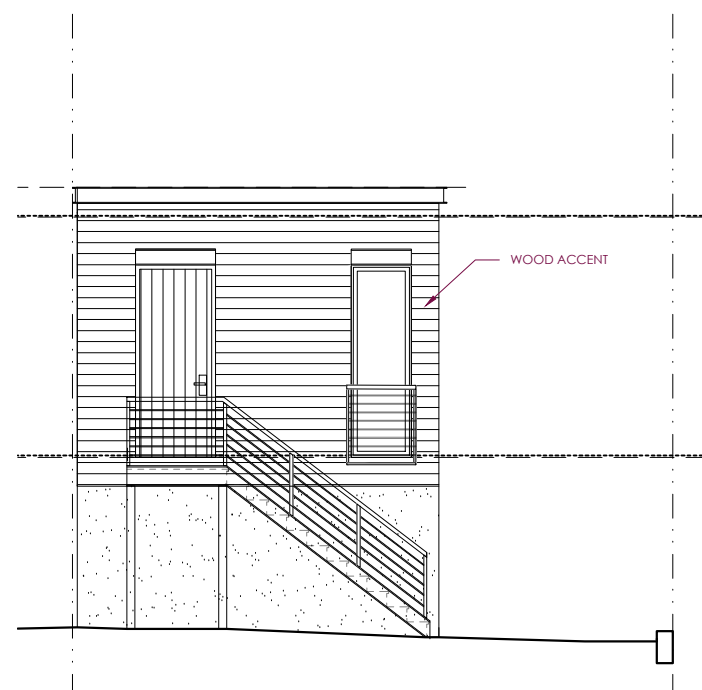


SECOND FLOOR PLAN

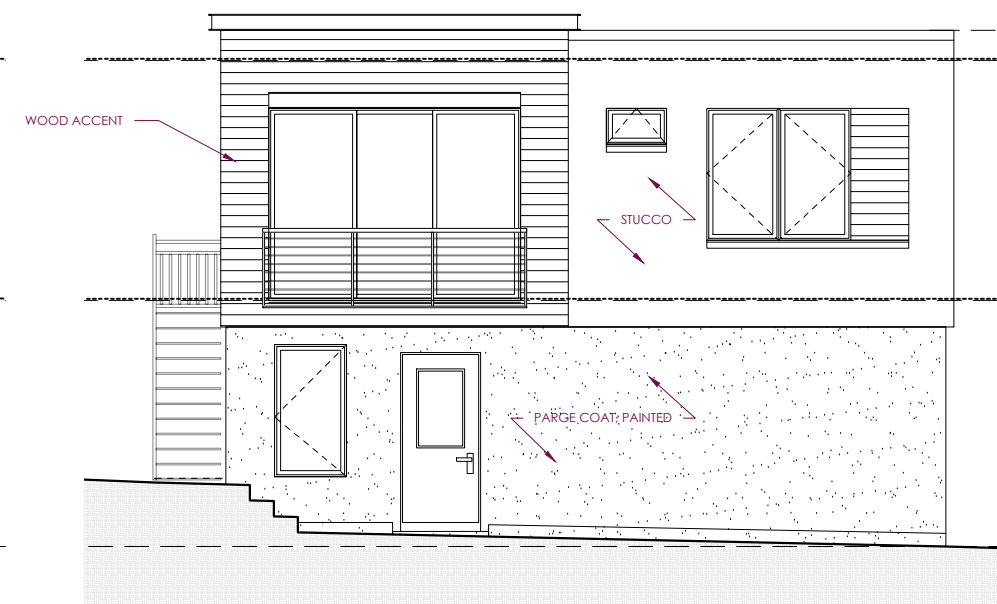
* NOTE: PER ZONING REQUIREMENTS, A COVENANT PROHIBITING THE USE OF SPACE AS A SEPARATE DWELLING UNIT HAS BEEN SIGN AND NOTARIZED BY OWNERS AND WILL BE ATTACHED TO THE PROPERTY DEEDS



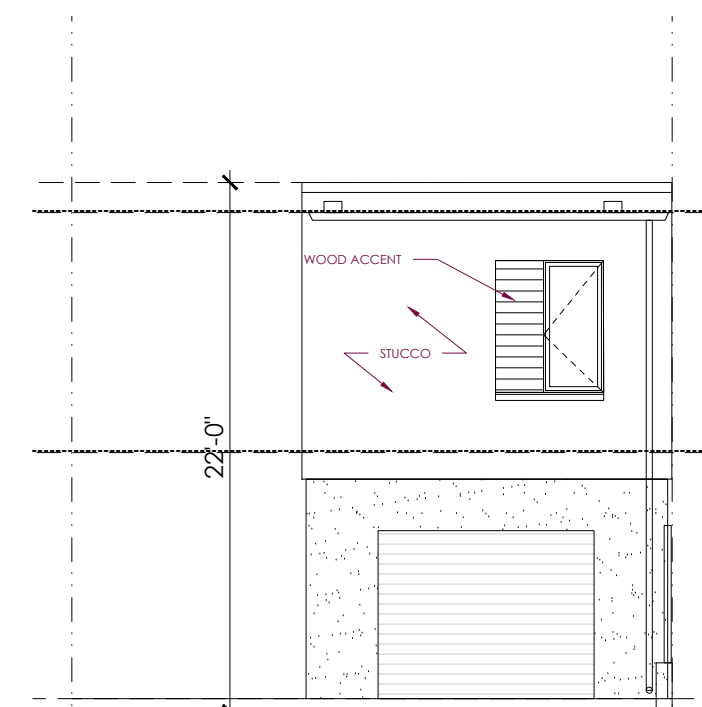
FIRST FLOOR PLAN



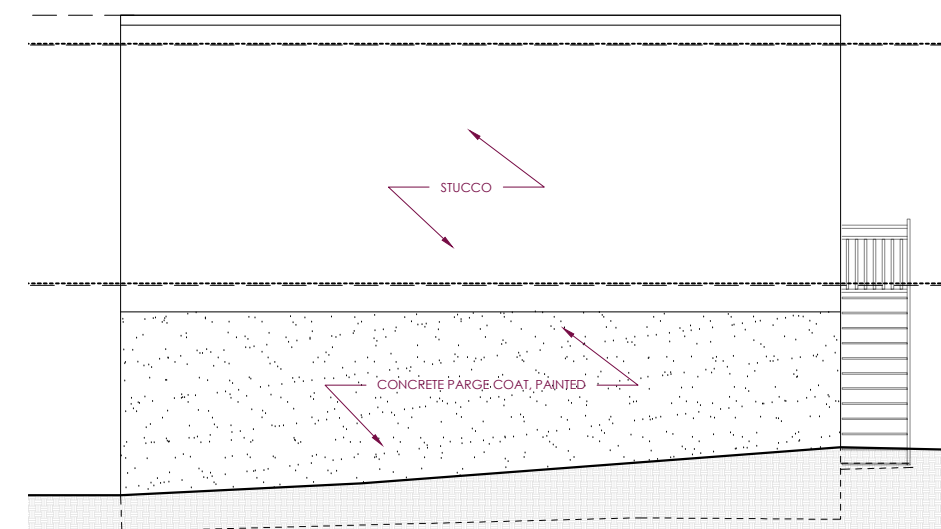
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

THE ACCESSORY STRUCTURE PROPOSED MEETS ALL THE REQUIREMENTS OF SUBTITLE D CHAPTER 50 FOR AN ACCESSORY STRUCTURE IN A RESIDENTIAL ZONE
NO ZONING RELIEF IS BEING SOUGHT FOR THE ACCESSORY STRUCTURE.
THIS INCLUDES: [§D-5002.1] BUILDING HEIGHT: 22'-0" < 22'-0" ; [§D-5003.1] MAX BUILDING AREA 450SF < 650 SF, [§D-5004.1] REAR YARD 25'-0" PROPOSED; [§D-5005.1] SIDE YARD 0'-0" = 0'-0"