



2214 OTIS STREET, NE

BZA MODIFICATION WITH HEARING - BZA 20925-A

INDEX

PRINCIPAL BUILDING

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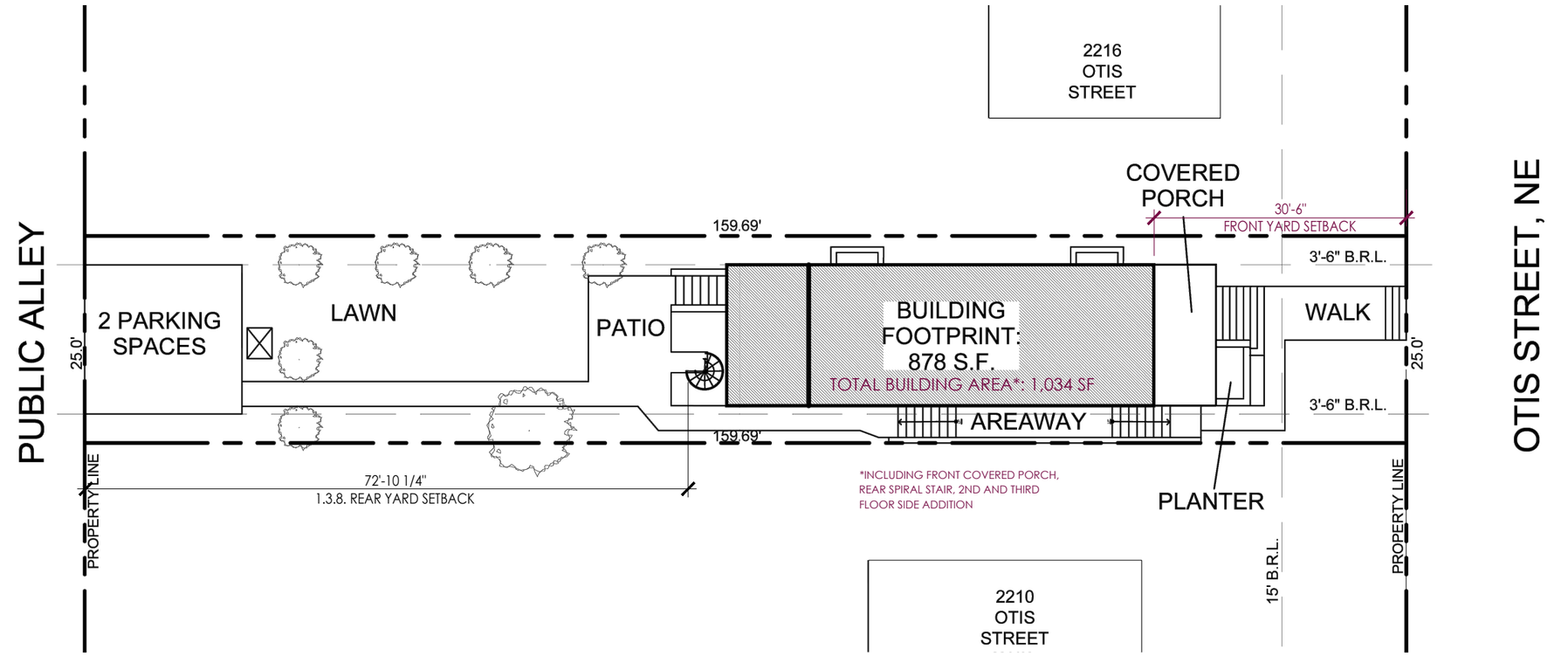
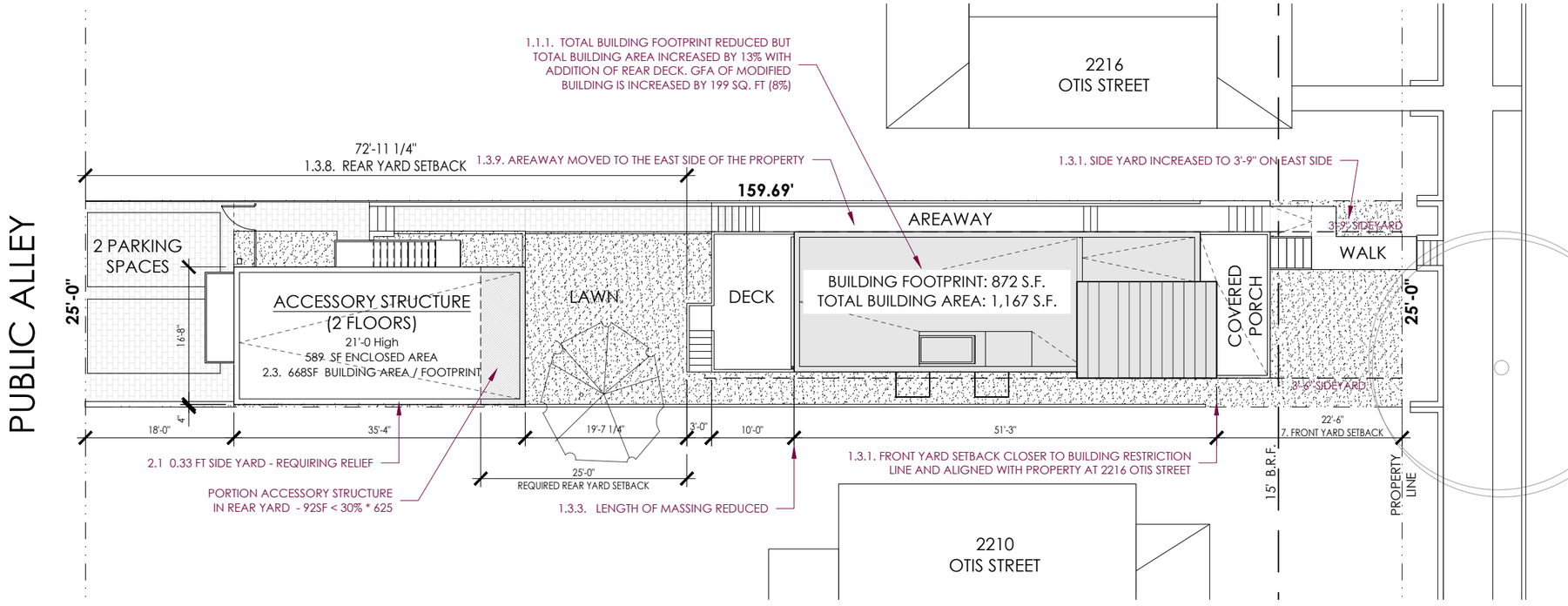
Board of Zoning Adjustment
District of Columbia
CASE NO. 20925A
EXHIBIT NO. 25

APPROVED PLANS - EXHIBIT 9
ORDER 20925
PAGE SP100

MODIFIED PLANS
PERMIT B2508269
SHEET A001





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SITE PLAN

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'

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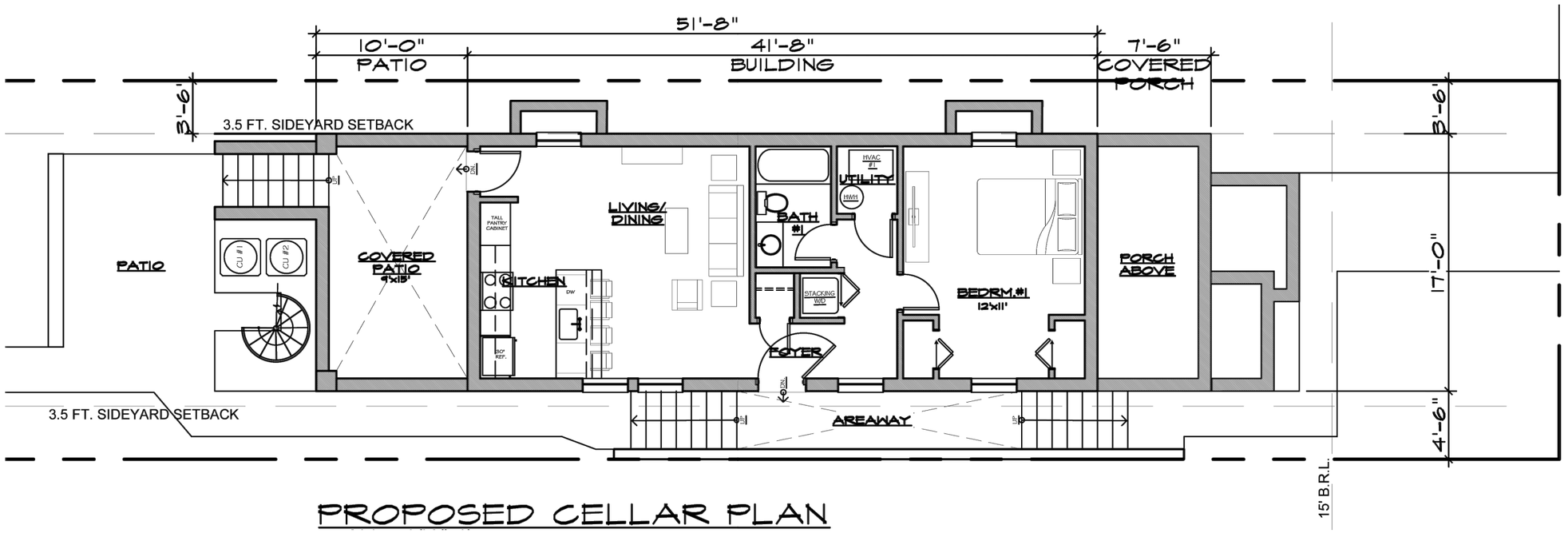
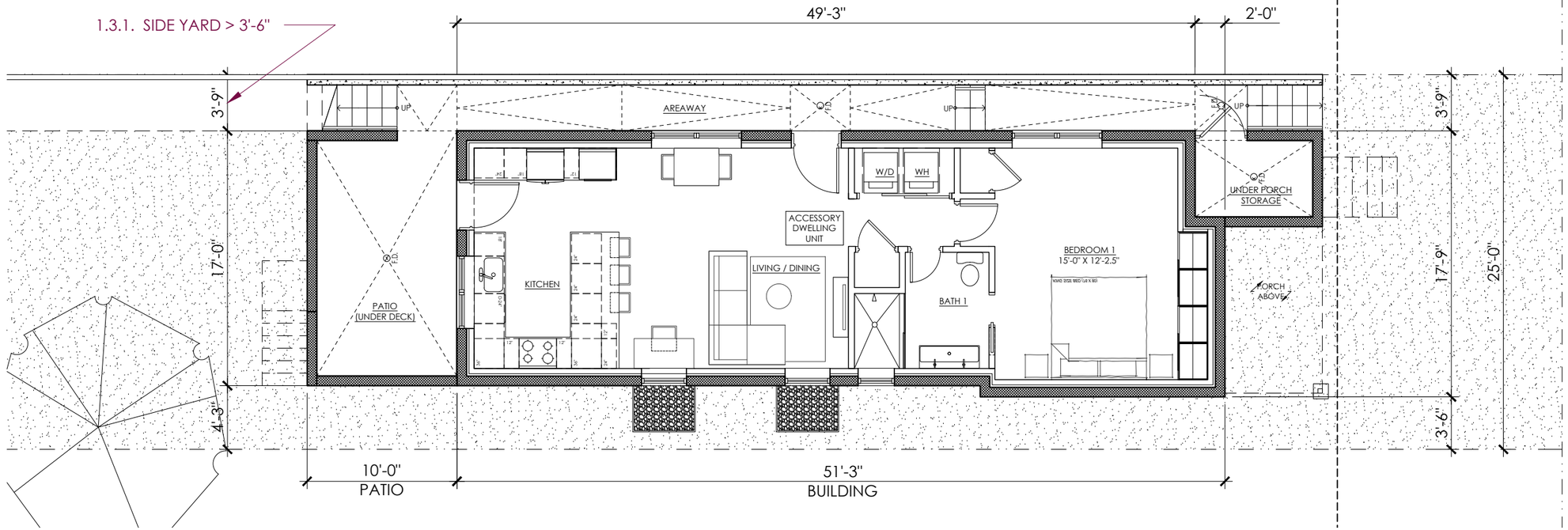


PROPOSED CELLAR PLAN

EXHIBIT 9 - PAGE A100

1.3.1. SIDE YARD > 3'-6"



MODIFIED CELLAR PLAN

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CELLAR PLANS

SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

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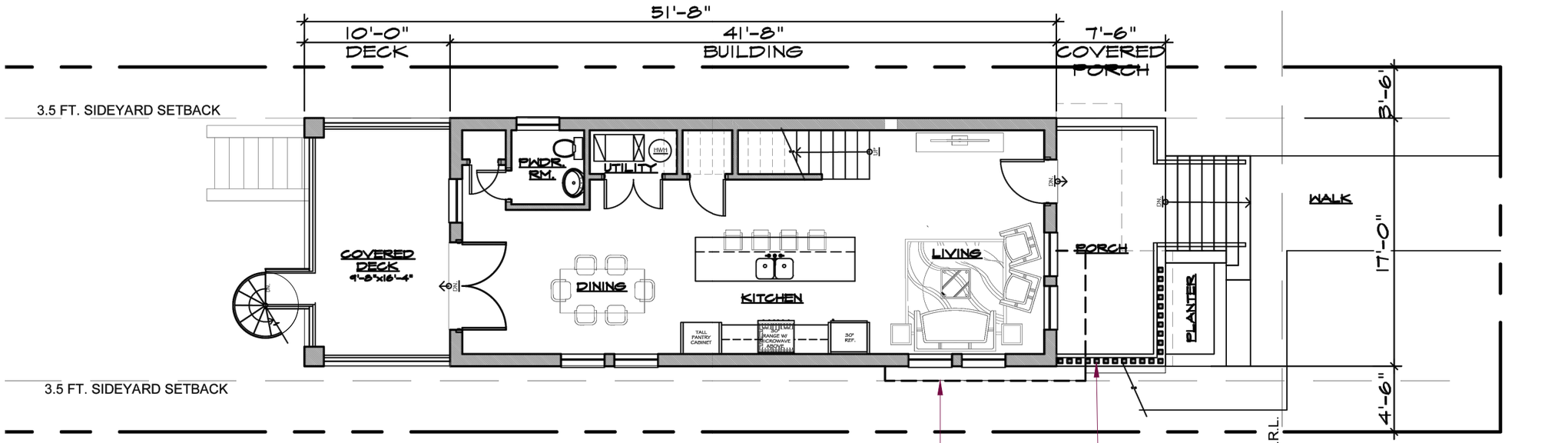


PROPOSED FIRST FLOOR PLAN

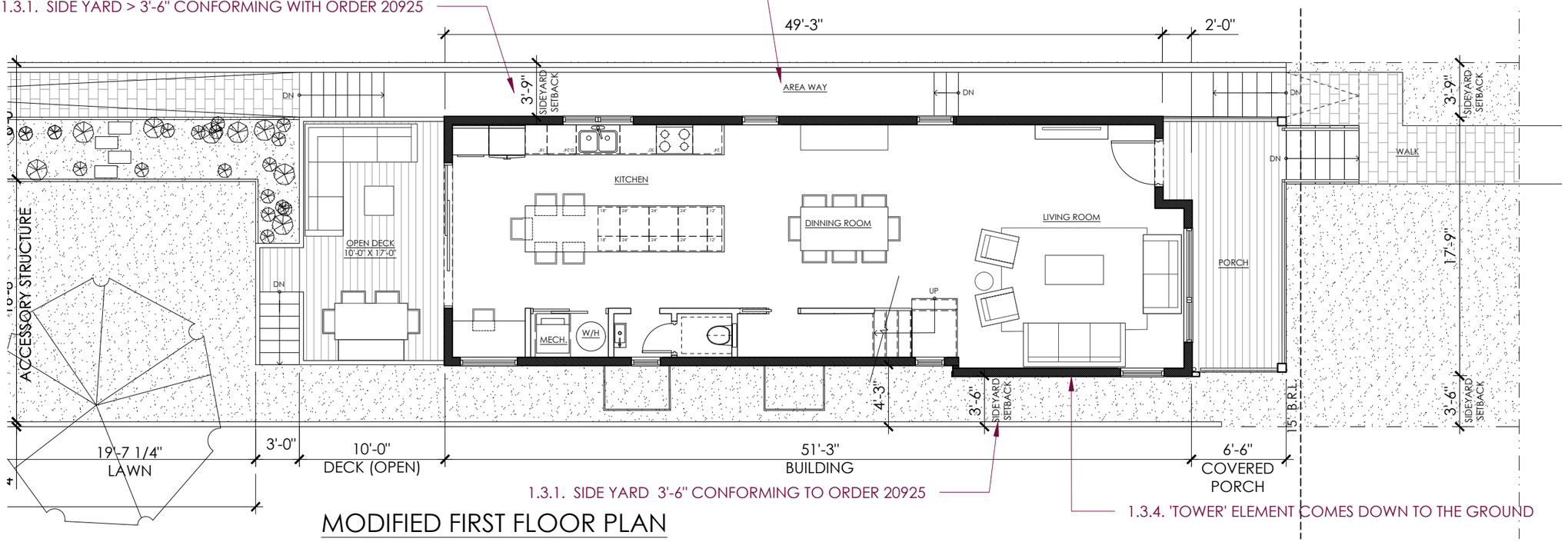
EXHIBIT 9 - PAGE A100

1.3.5 - PARTIAL ENCLOSURE AROUND PORCH REMOVED

1.3.4. 'TOWER' ELEMENT ABOVE THE FIRST FLOOR

1.3.9. AREAWAY SWITCHED TO WEST SIDE

1.3.1. SIDE YARD > 3'-6" CONFORMING WITH ORDER 20925



1.3.1. SIDE YARD 3'-6" CONFORMING TO ORDER 20925

1.3.4. 'TOWER' ELEMENT COMES DOWN TO THE GROUND

MODIFIED FIRST FLOOR PLAN

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FIRST FLOOR PLANS

SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

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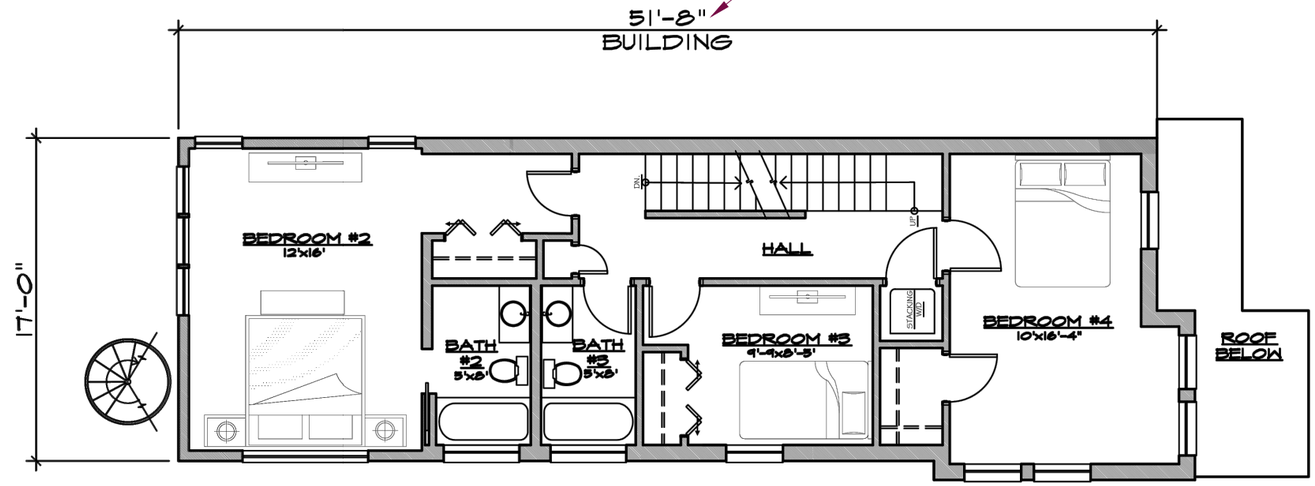
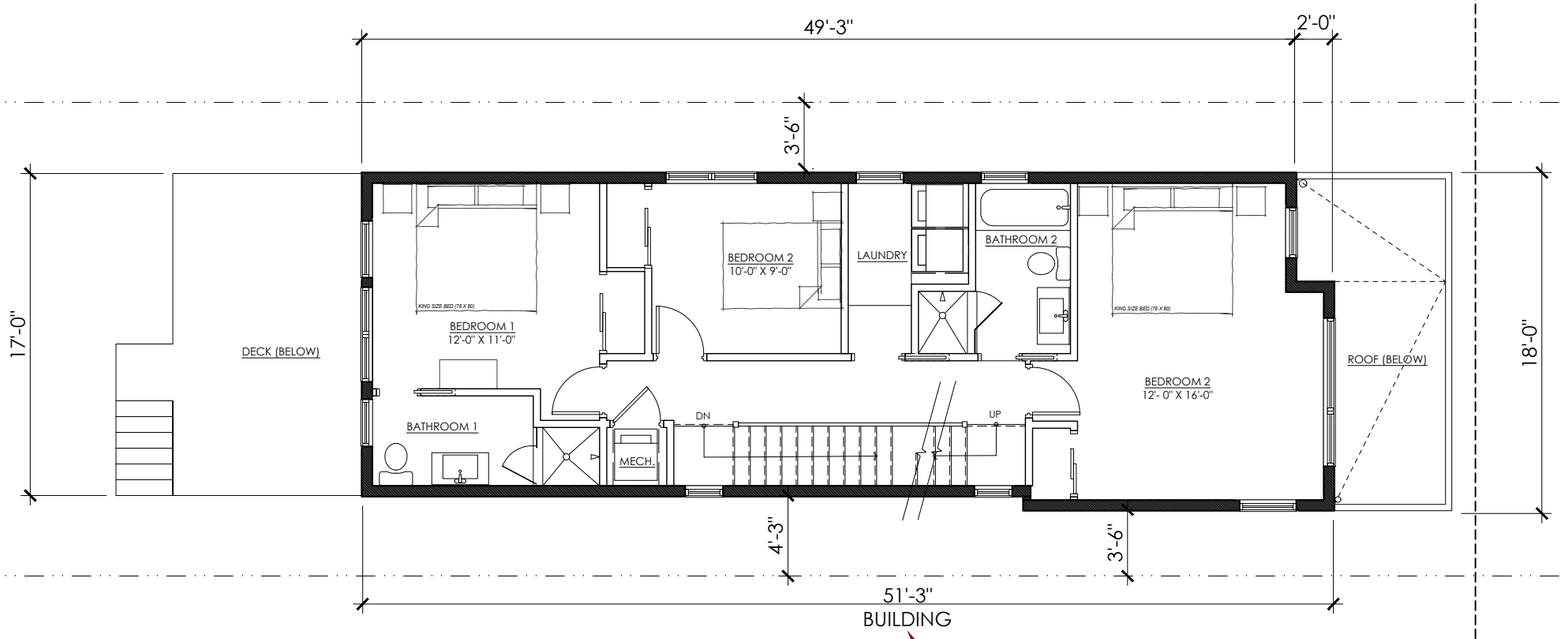
1.3.3. MASSING - OVERALL BUILDING LENGTH REDUCED



PROPOSED SECOND FLOOR PLAN

EXHIBIT 12 - PAGE A101



MODIFIED SECOND FLOOR PLAN

PERMIT B2508269 DRAWING 2/A100

1.3.3. MASSING - OVERALL BUILDING LENGTH REDUCED

APPROVED PLANS - EXHIBIT 9
ORDER 20925

MODIFIED PLANS
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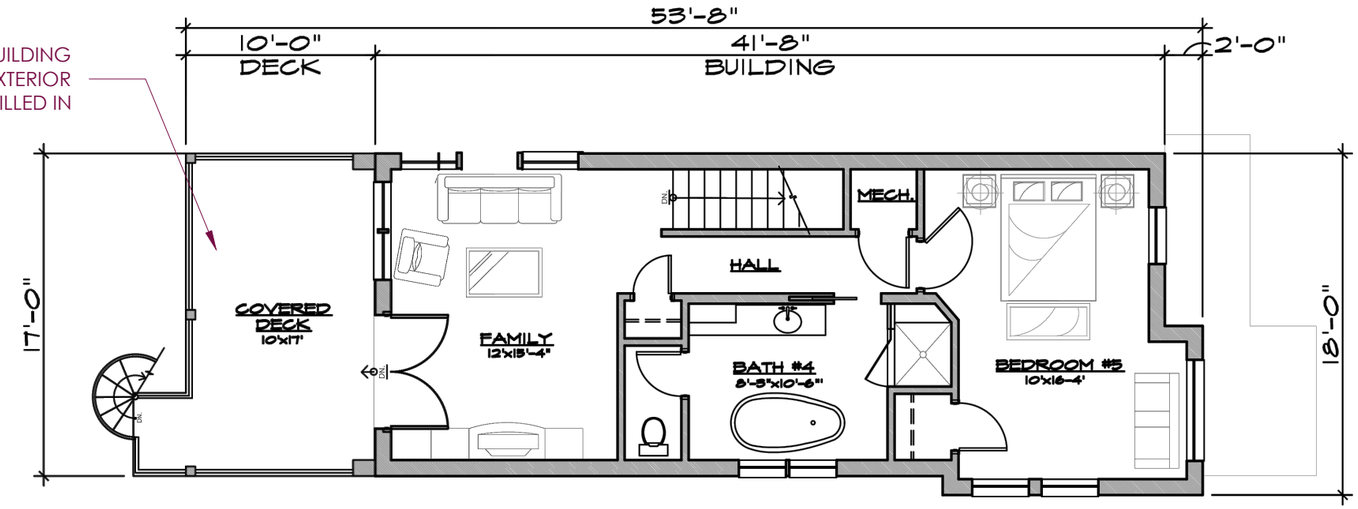
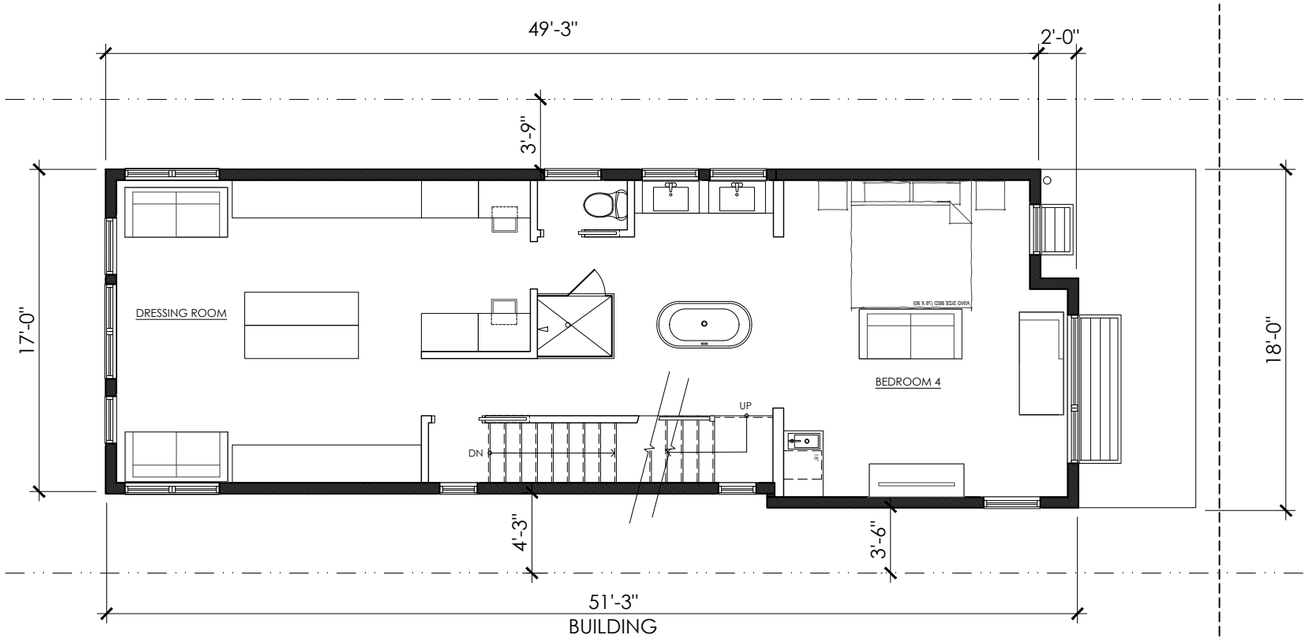
1.3.3. MASSING - OVERALL BUILDING LENGTH REDUCED WITH EXTERIOR COVERED DECK FILLED IN



PROPOSED THIRD FLOOR PLAN

EXHIBIT 12 - PAGE A101



MODIFIED THIRD FLOOR PLAN

PERMIT B2508269 DRAWING 3/A100

APPROVED PLANS - EXHIBIT 9
ORDER 20925



FRONT ELEVATION
EXHIBIT 9 - PAGE A200



LEFT SIDE ELEVATION
EXHIBIT 9 - PAGE A201

WEST ELEVATION: 260 SF OF FENESTRATION

MODIFIED PLANS
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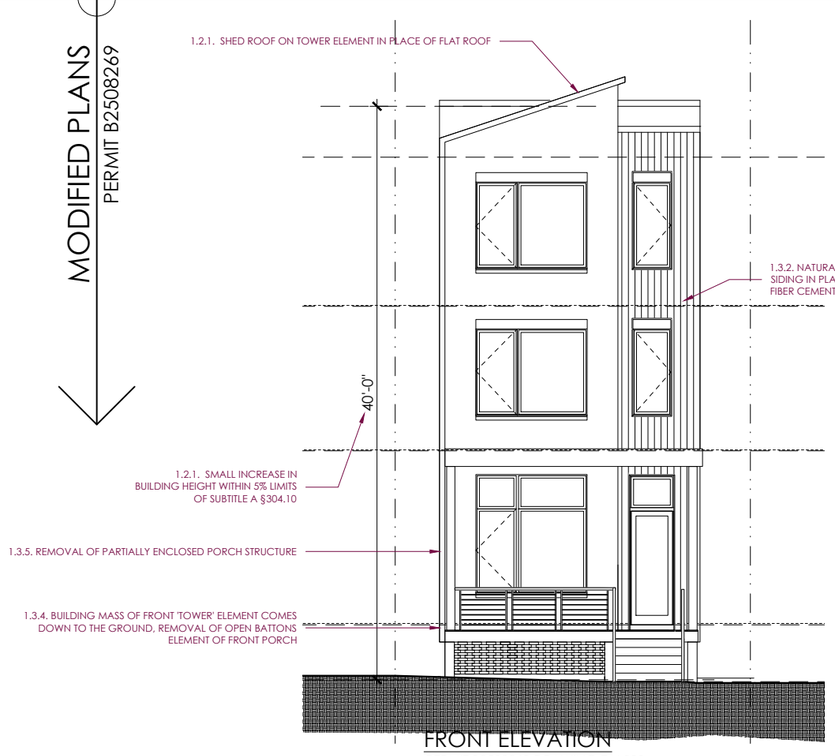

FRONT ELEVATION
PERMIT B2508269 DRAWING 7/A200



EAST ELEVATION
PERMIT B2508269 DRAWING 4/A400

WEST ELEVATION: 189 SF OF FENESTRATION

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FRONT & WEST ELEVATIONS

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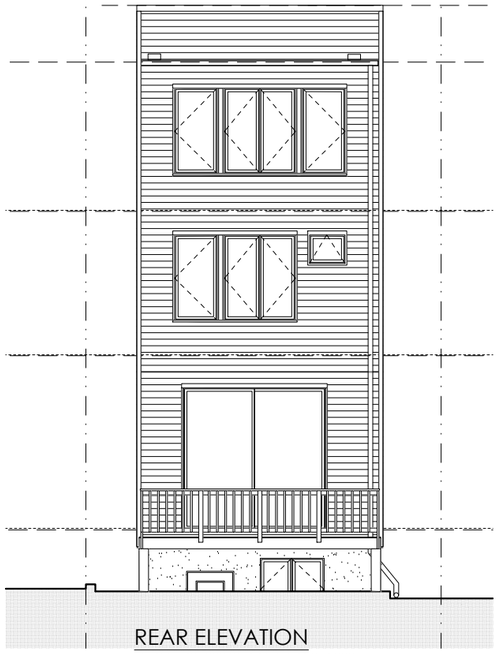
REAR ELEVATION
EXHIBIT 9 - PAGE A202



RIGHT SIDE ELEVATION
EXHIBIT 9 - PAGE A203

EAST ELEVATION: 56 SF OF FENESTRATION



REAR ELEVATION
PERMIT B2508269 DRAWING 8/A200



WEST ELEVATION
PERMIT B2508269 DRAWING 1/A400

EAST ELEVATION: 210 SF OF FENESTRATION

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REAR & WEST ELEVATIONS

SCALE: 3/32" = 1'-0" 0' 4' 8' 16'

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OTIS STREET PERSPECTIVE - VIEW 1



OTIS STREET PERSPECTIVE - VIEW 2



OTIS STREET PERSPECTIVE - VIEW 1



OTIS STREET PERSPECTIVE - VIEW 2

APPROVED PLANS - EXHIBIT 12
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REAR PERSPECTIVE - VIEW 1



REAR PERSPECTIVE - VIEW 2

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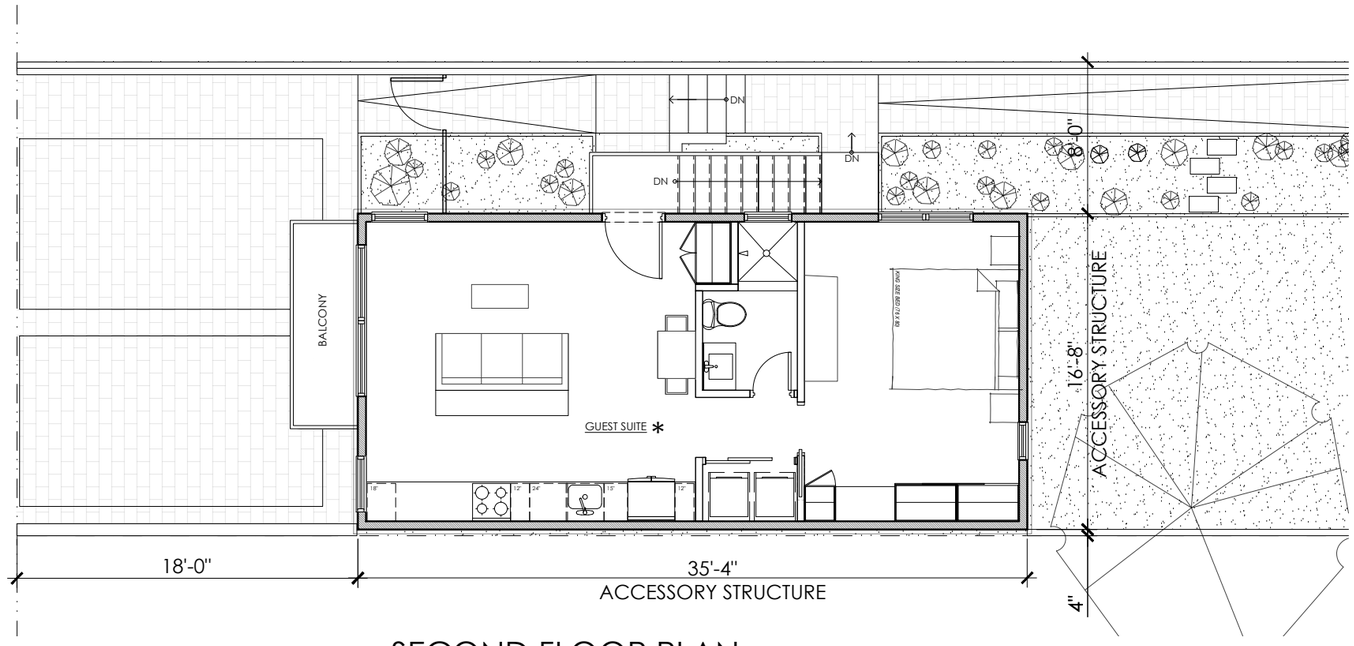
REAR PERSPECTIVE - VIEW 1



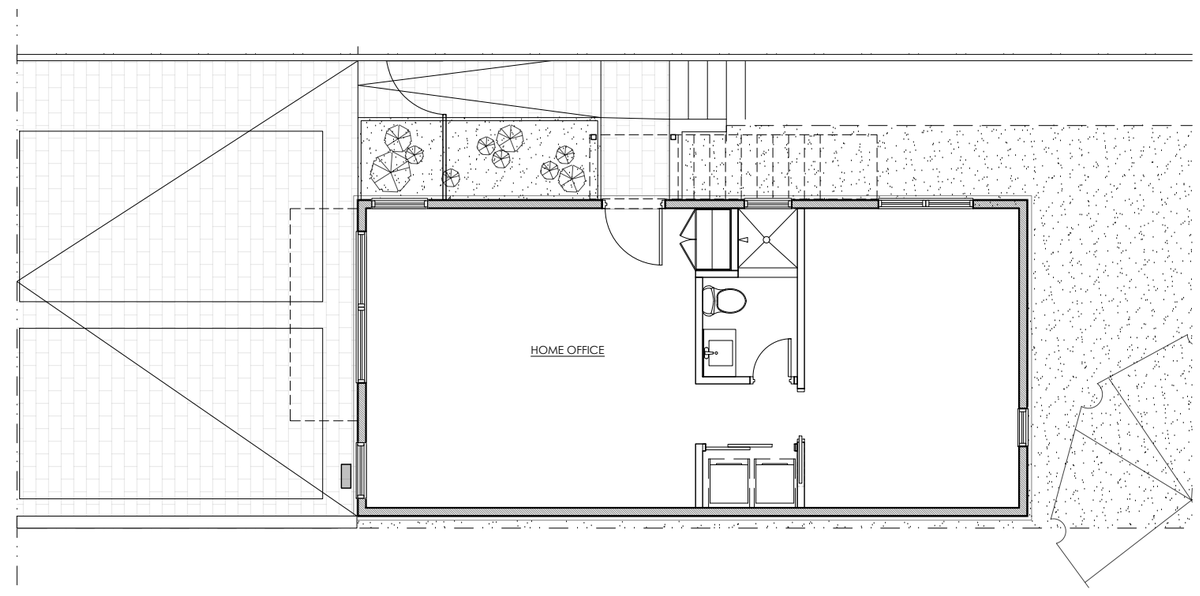
REAR PERSPECTIVE - VIEW 2



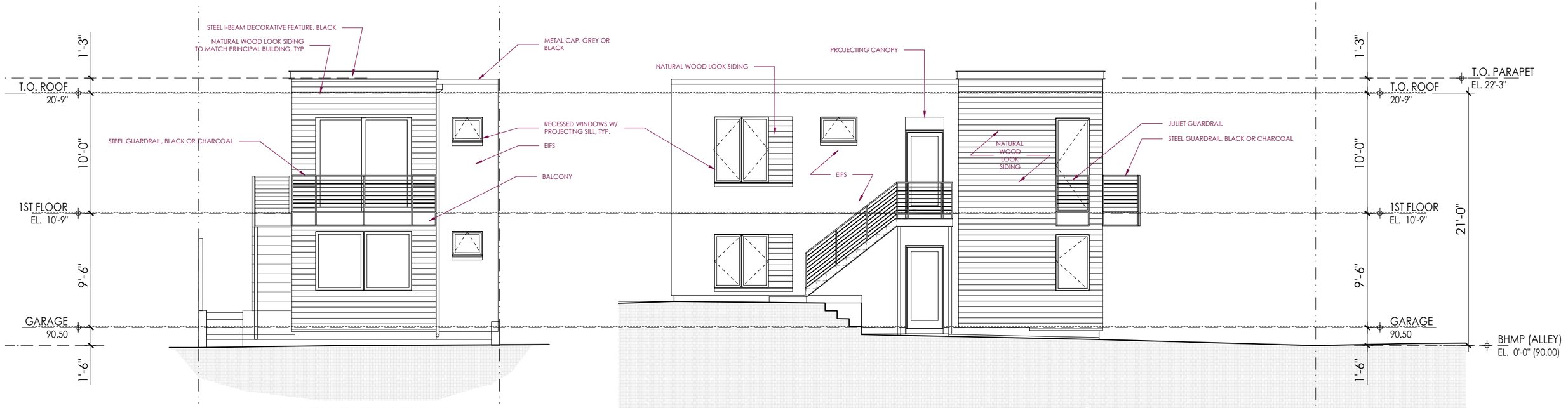
SECOND FLOOR PLAN

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

** MAIN FLOOR



FIRST FLOOR PLAN



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ACCESSORY STRUCTURE - PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

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1. VIEW FROM ALLEY



2. VIEW FROM HOUSE



3. VIEW FROM SOUTH-EAST



4. VIEW FROM NORTH-EAST



1. VIEW FROM ALLEY 1



2. VIEW FROM ALLEY 2



3. VIEW FROM ALLEY 3