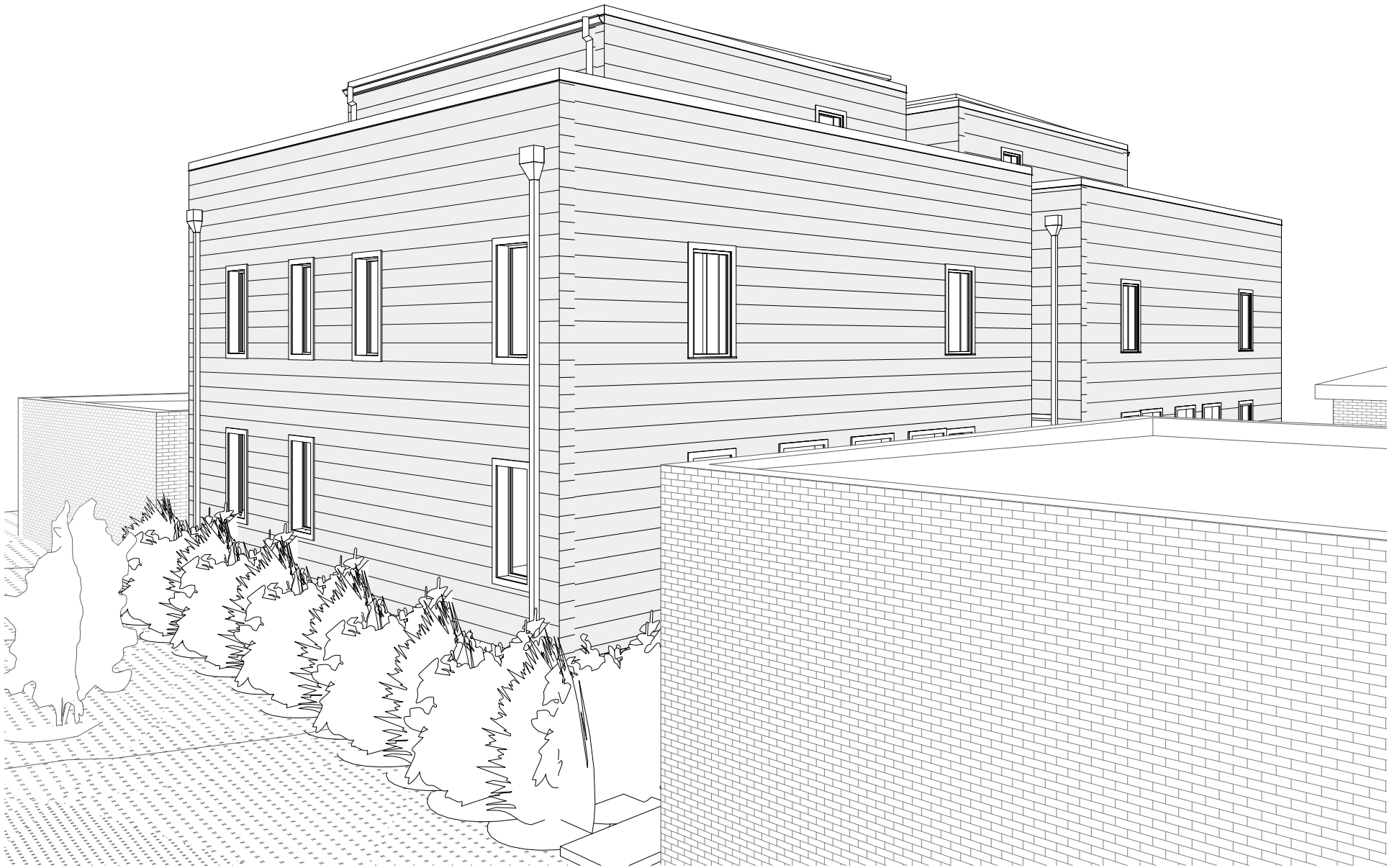




PROJECT NARRATIVE:

This project is proposing to convert an existing 1-Story Commercial Structure into a 2-Story 14-unit Multi-Family Residence over a cellar with a penthouse above. Full Mechanical, Electrical, Plumbing, & Underpinning Scope to be included.

ZONING INFO

Address:	3309 12TH ST NE WASHINGTON DC 20018
SSL:	3930 0044
Zoning:	MU-3A
Historic District:	-
Lot Area:	4650 SF
Lot Width :	46.5 FT
ANC:	5B

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	Commercial 1-Story		14-Unit Multi-Family
# of Stories:	1 + Cellar	3 MAX	2+Cellar+PHouse
Rear Yard:	18 FT 2 IN	20 FT MIN	18 FT 2 IN
Side Yard:	-	2"/FT OF HT	8 FT 8 IN
Building Height:	16 FT	40 FT MAX	29.3 FT
FAR:	.7	1.2 (w/ IZ bonus)	1.2 [5574]
Lot Occupancy:	71% [3288 SF]	60% [2790 SF]	60% [2787 SF]
Gross Building Area:	3288 SF	-	9877 SF
Parking:	1 Spaces	1 Spaces	0 Spaces

DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - PROPOSED
BZA05	PROPOSED CELLAR
BZA06	PROPOSED 1ST FLOOR
BZA07	PROPOSED 2ND FLOOR
BZA08	PROPOSED 3RD FLOOR
BZA10	BUILDING SECTION
BZA11	ELEVATIONS
BZA12	ELEVATIONS

ATH T2

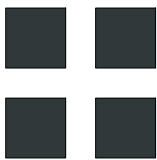
BZA01

COVER SHEET

06/04/24

3309 12TH ST NE

3309 12th Street Holdings LLC



R. MICHAEL CROSS
DESIGN GROUP

Board of Zoning Adjustment
District of Columbia
CASE NO. ZAB7
EXHIBIT NO. 21



FRONT FACADE



EXISTING PARKING SPACE

ATH T2

BZA02

EXISTING PHOTOS

06/04/24

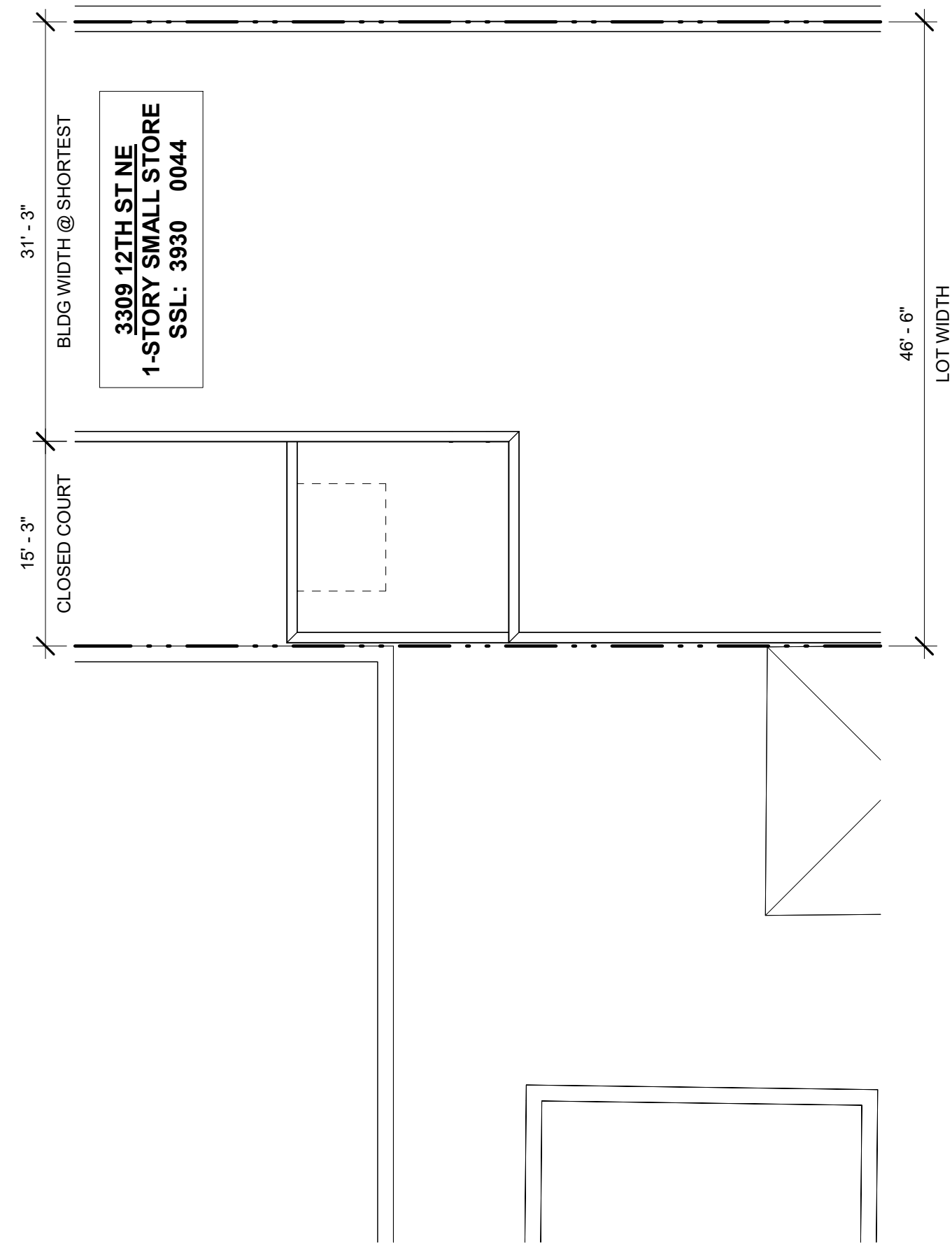
3309 12TH ST NE

3309 12th Street Holdings LLC

R. MICHAEL CROSS

DESIGN GROUP

STREET TREE TO REMAIN



1 SITE PLAN - EXISTING - BZA
A201 | BZA03 1" = 10'-0"

ATH T2

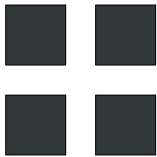
BZA03

SITE PLAN - EXISTING

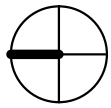
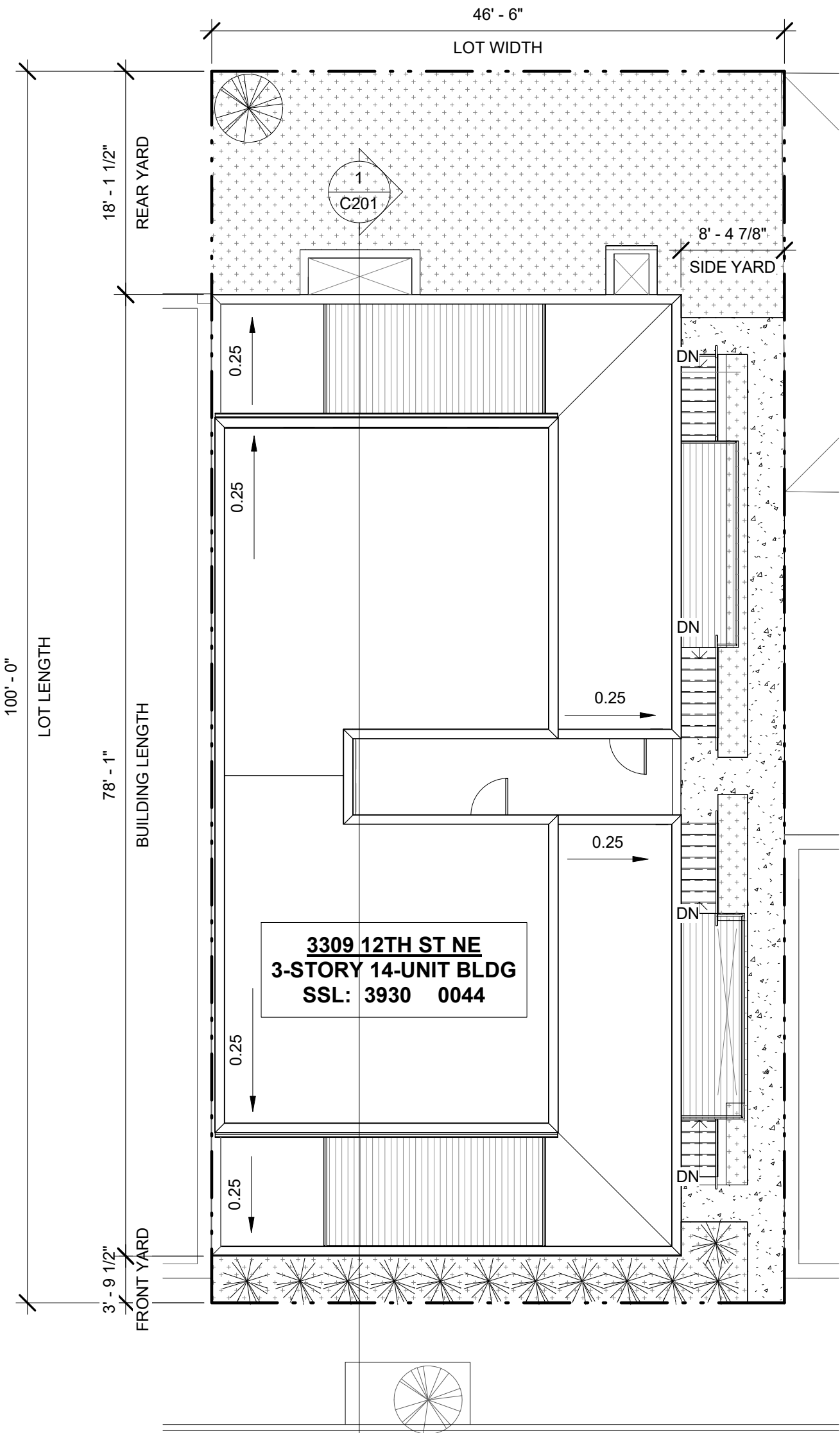
06/04/2024

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3309 12th Street Holdings LLC



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SITE PLAN - PROPOSED - BZA

A201 BZA04 1" = 10'-0"

ATH T2

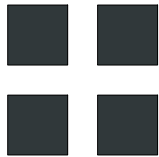
BZA04

SITE PLAN - PROPOSED

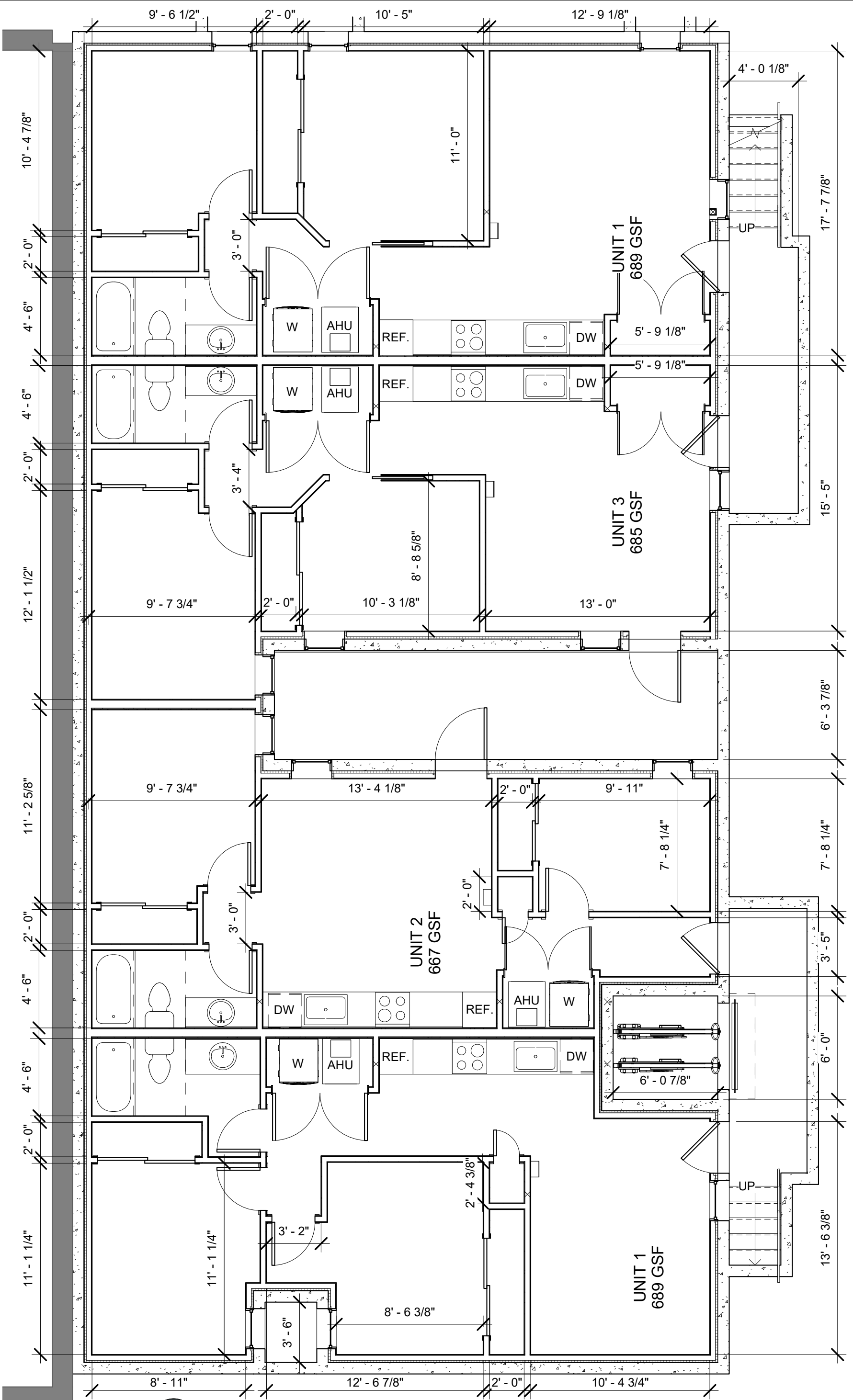
06/04/24

3309 12TH ST NE

3309 12th Street Holdings LLC



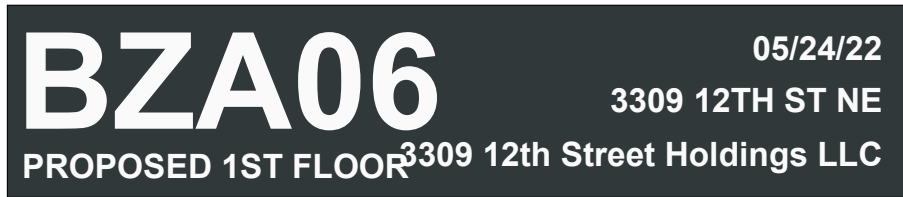
**R. MICHAEL CROSS
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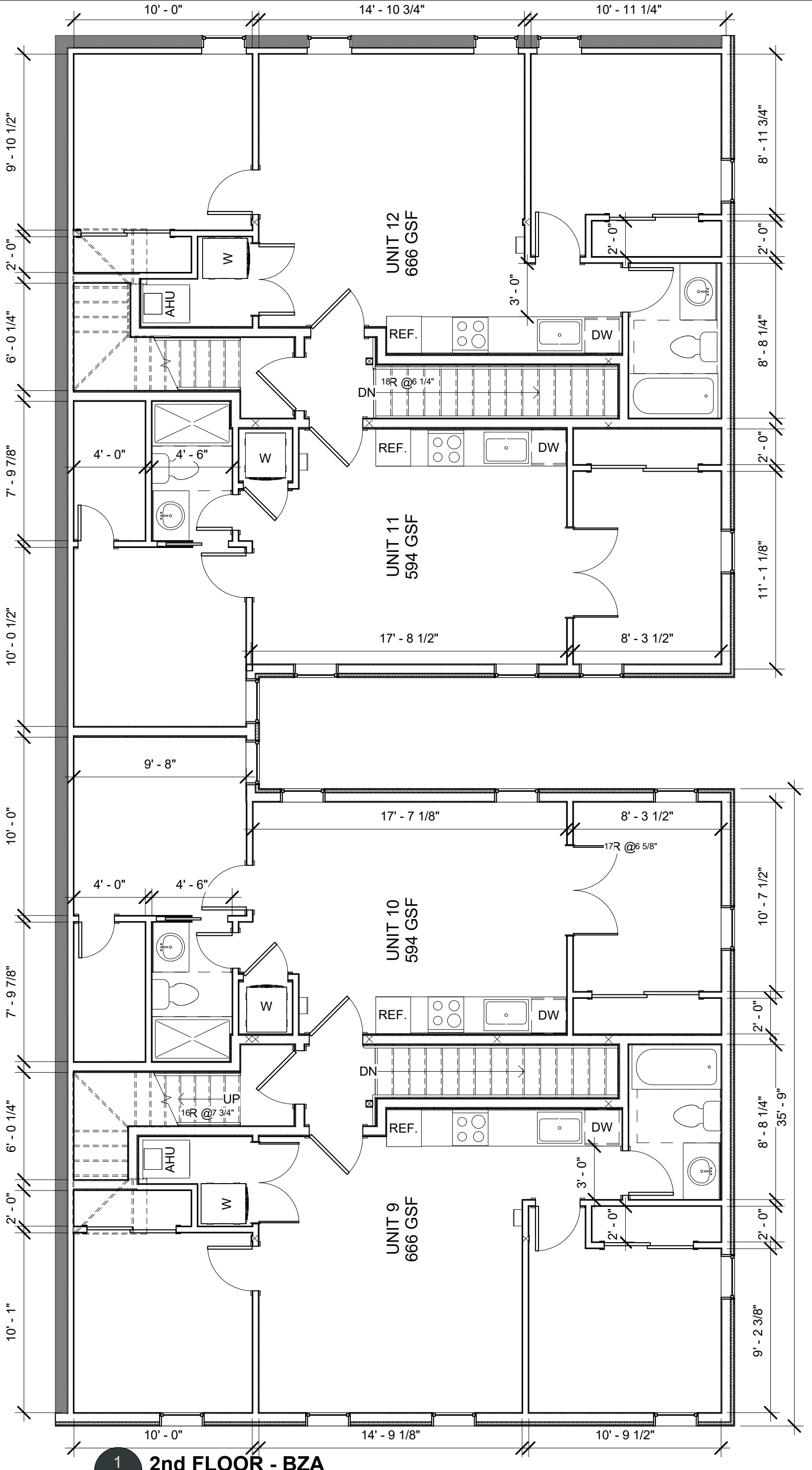
ATH T2 1 00 CELLAR - BZA

BZA05 05/24/22
PROPOSED CELLAR 3309 12TH ST NE
3309 12th Street Holdings LLC

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ATH T2

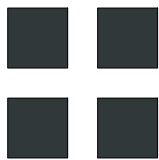
BZA07

PROPOSED 2ND FLOOR

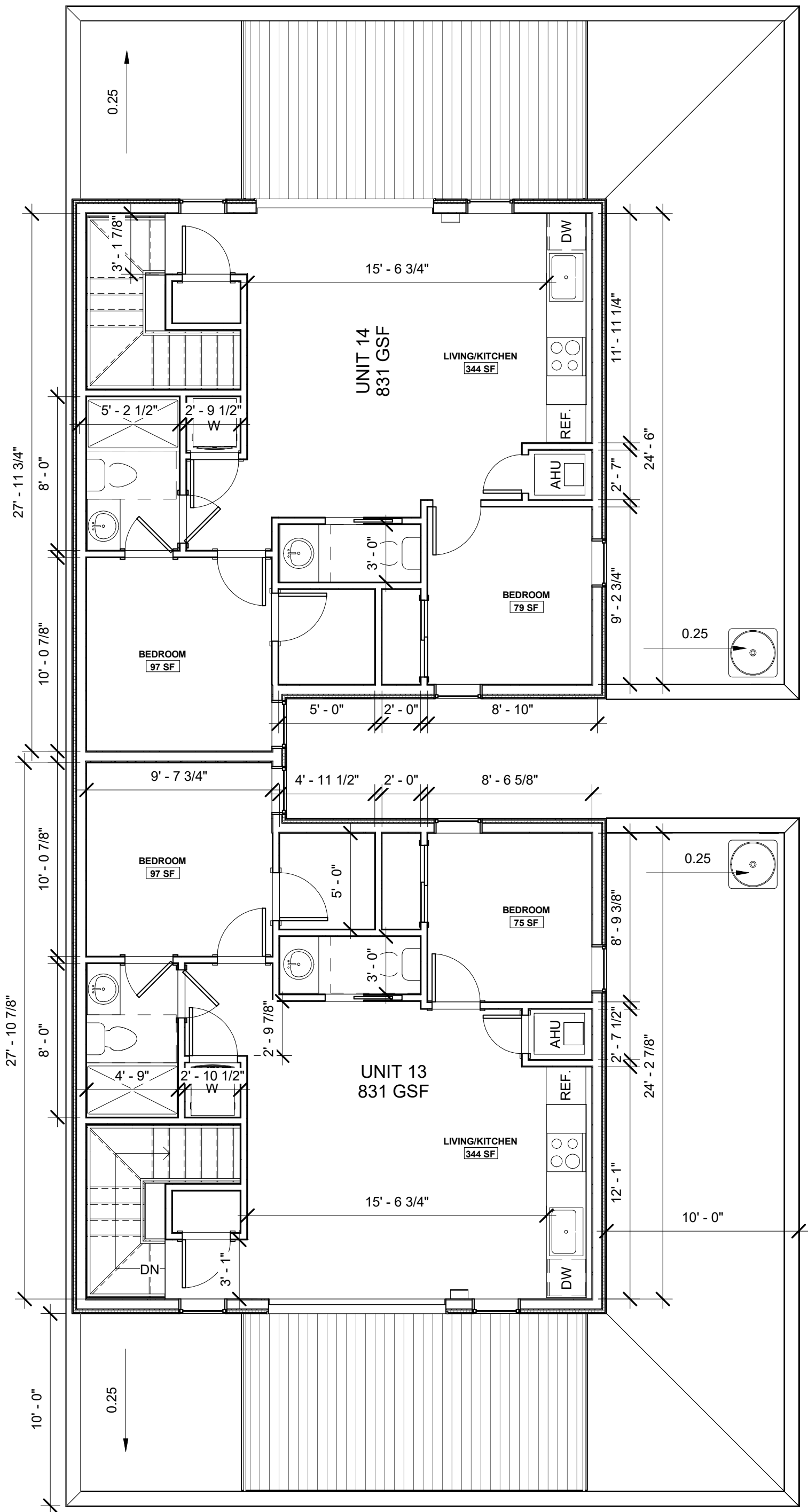
05/24/22

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1 3rd FLOOR - BZA

A201 | BZA08 3/16" = 1'-0"

ATH T2

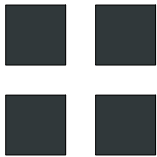
BZA08

PROPOSED 3RD FLOOR

05/24/22

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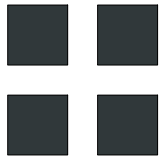
ATH T2

BZA10

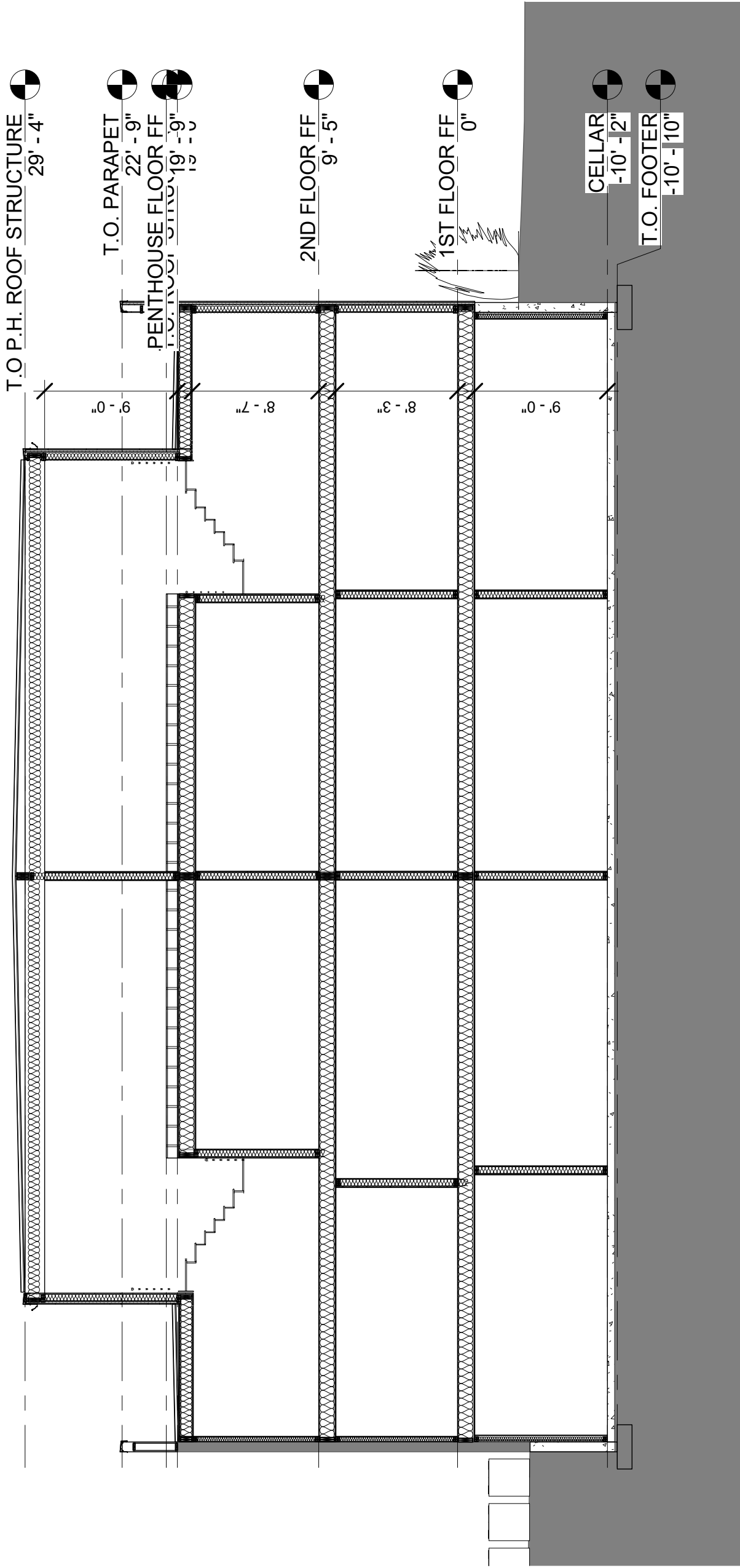
BUILDING SECTION

06/03/24
3309 12TH ST NE

3309 12th Street Holdings LLC



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DESIGN GROUP



1 LONGITUDINAL SECTION - BZA

BZA10 1/8" = 1'-0"

ATH T2

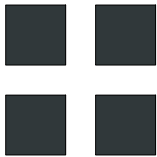
BZA11

ELEVATIONS

05/24/22

3309 12TH ST NE

3309 12th Street Holdings LLC



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1 ELEVATION - SOUTH
BZA11 1/8" = 1'-0"

BZA12

ELEVATIONS 33

06/03/24

