

2201 R STREET, NW

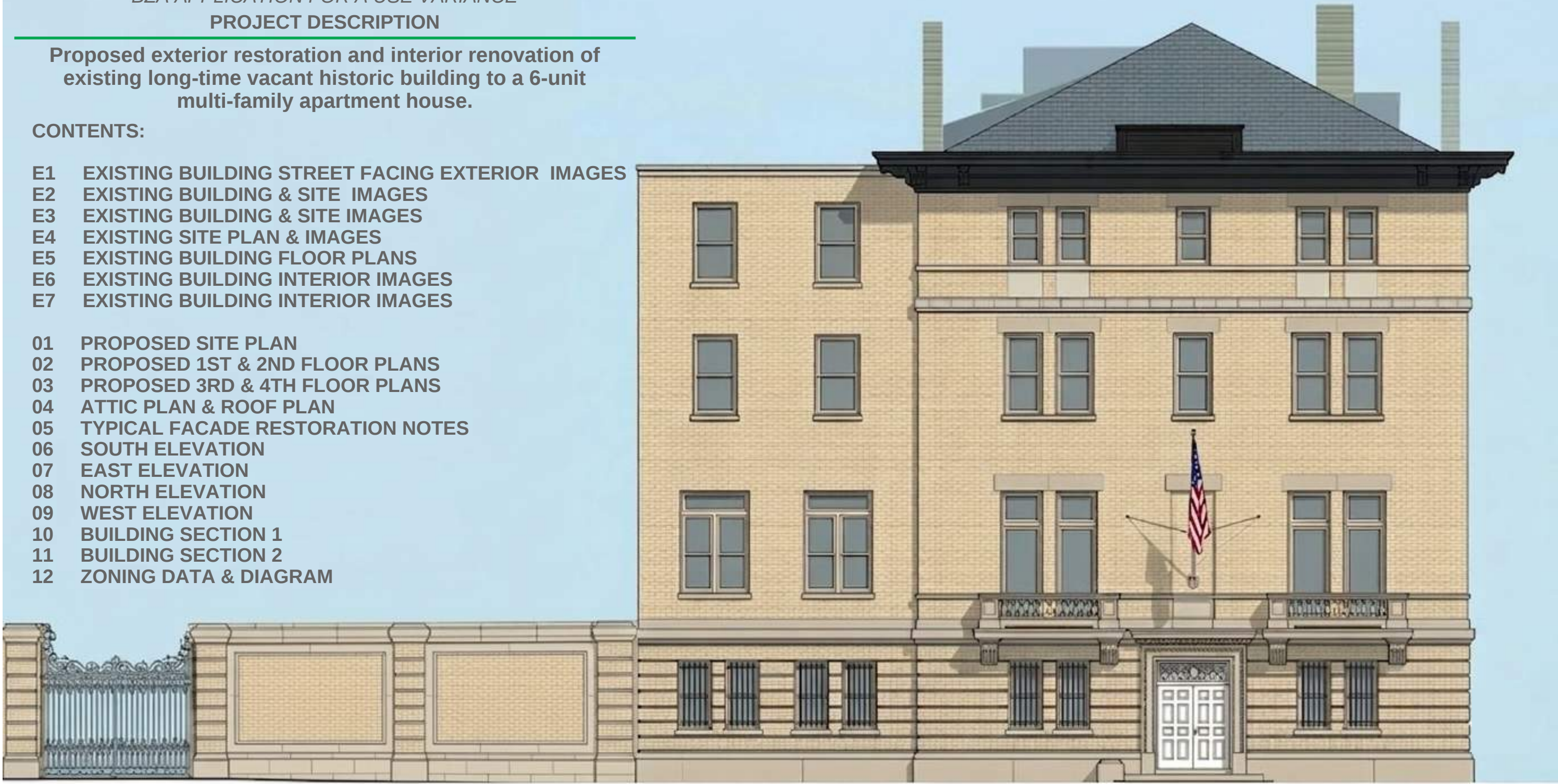
BZA APPLICATION FOR A USE VARIANCE

PROJECT DESCRIPTION

Proposed exterior restoration and interior renovation of existing long-time vacant historic building to a 6-unit multi-family apartment house.

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Eric Colbert & Associates

June 22, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21467
EXHIBIT NO. 27A



EXISTING ENTRY CONDITION



EXISTING 2201 R STREET, NW



VIEW FROM 22ND & R STREETS FACING NW



HISTORIC GATE FROM STREET



EXISTING DRIVEWAY FROM R STREET, NW & WALL CONDITION



GATE FACING 22ND STREET, NW



FACING EAST TOWARD RETAINING WALL AGAINST 22ND STREET, NW



INSIDE CORNER AND PROPOSED LOCATION FOR NEW STAIR



AREA OF PROPOSED GARAGE DOORS



FACING WEST TOWARD LOT 56 AND R STREET NEIGHBOR



FACING SOUTH TOWARD R STREET, NW



STANDING IN LOT 56 FACING NORTHEAST (APPROXIMATE LOT LINE LOCATIONS)



NEIGHBORING BUILDING RELATIONSHIP ON 22ND ST., NW



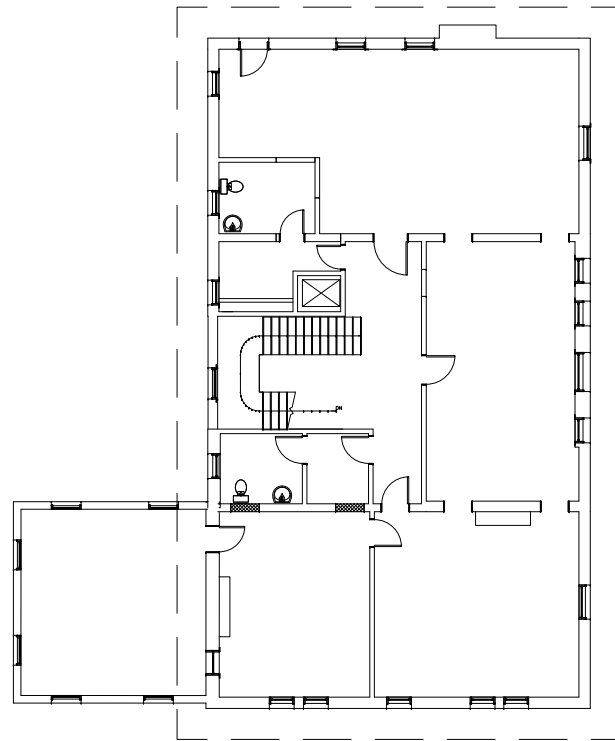
1 FACING NORTH



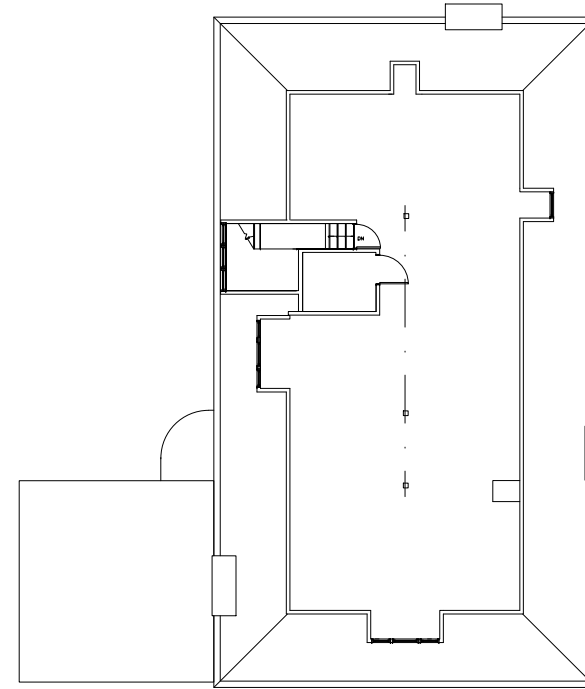
2 FACING SOUTHWEST



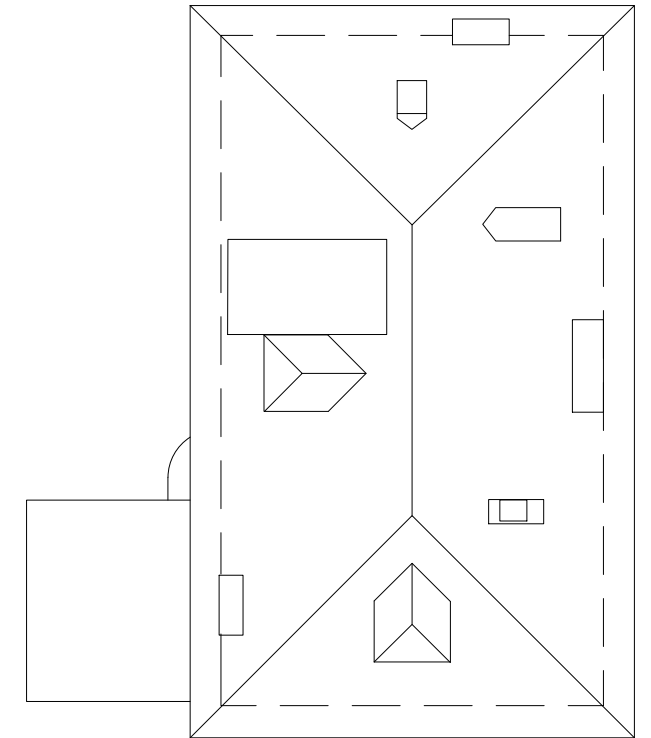
EXISTING SITE PLAN



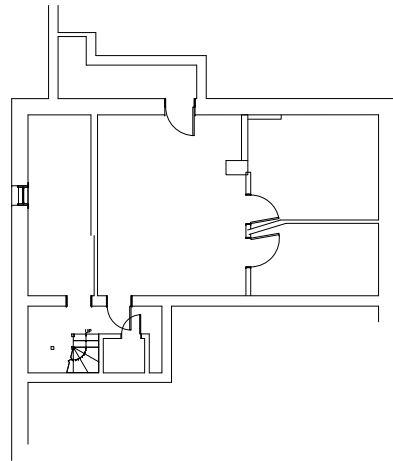
EXISTING 4TH FLOOR PLAN



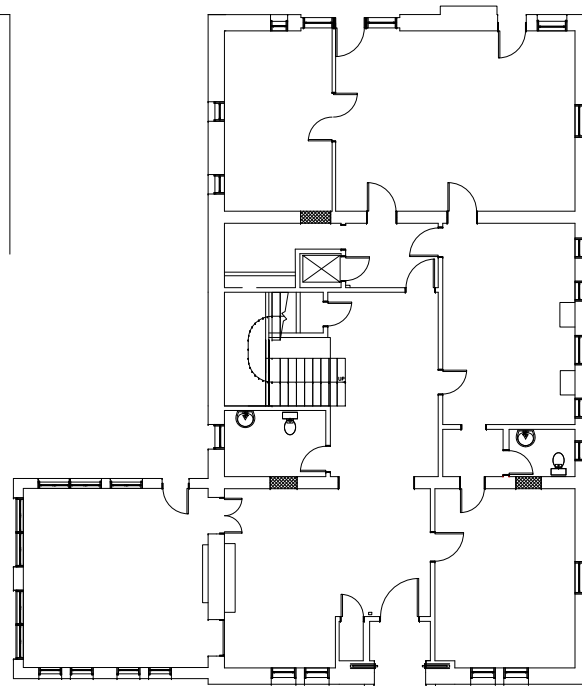
EXISTING ATTIC PLAN



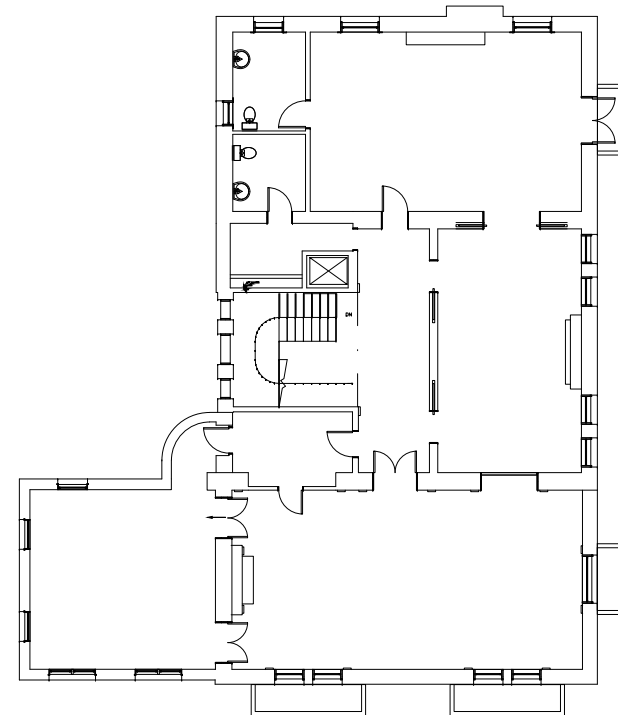
EXISTING ROOF PLAN



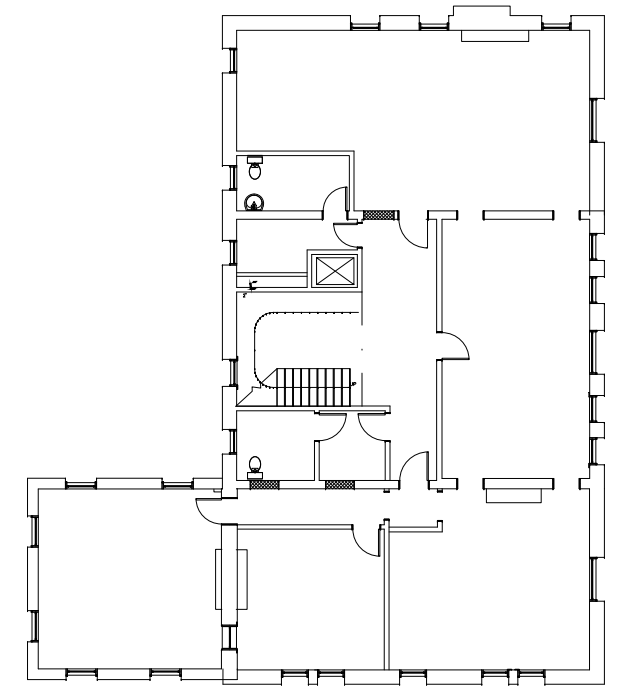
EXISTING
CELLAR PLAN



EXISTING 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN



EXISTING 3RD FLOOR PLAN



2ND FLOOR NORTH ROOM FACING NORTH



STAIR AT 1ST FLOOR



2ND FLOOR SOUTH ROOM FACING WEST



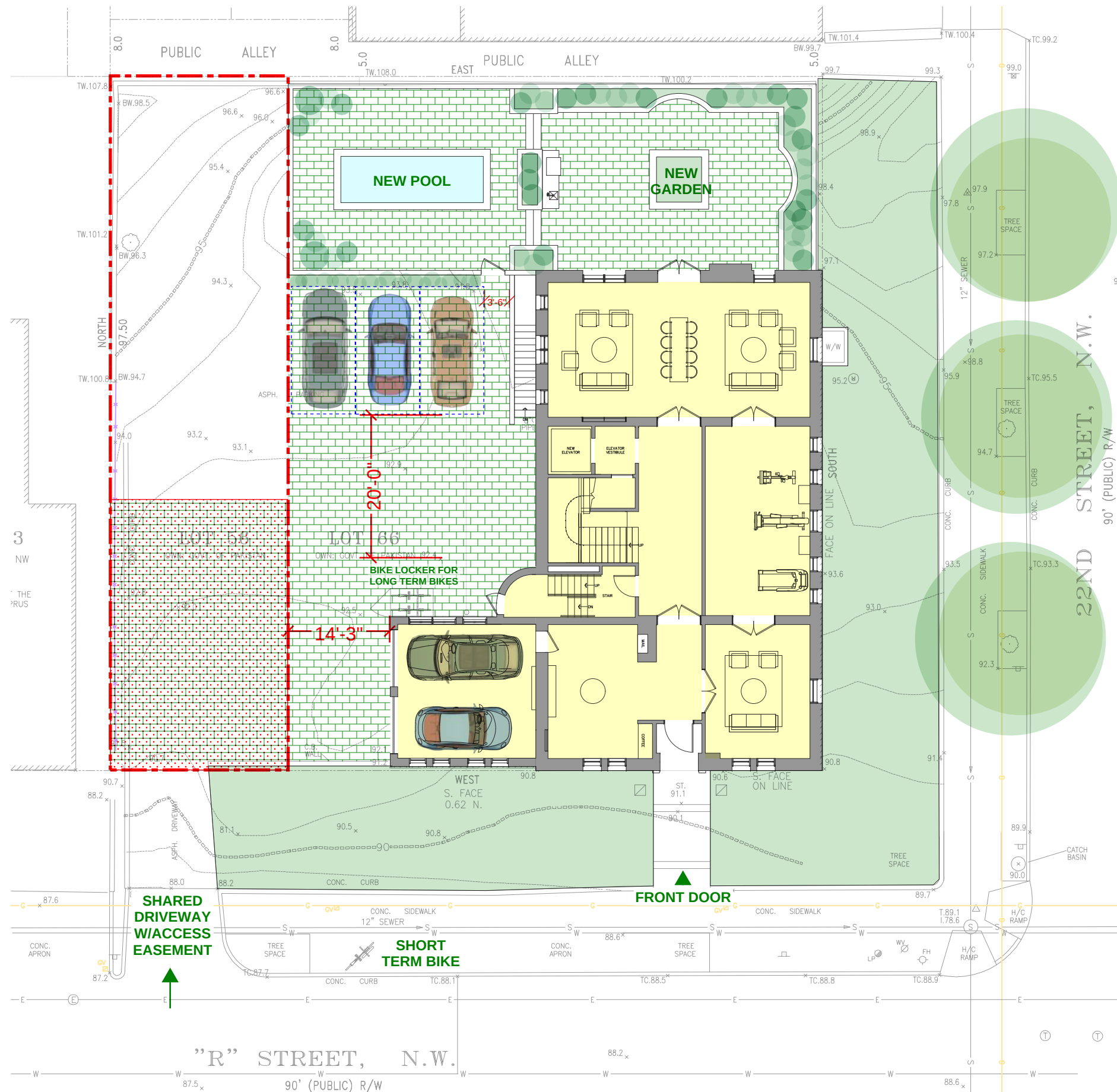
3RD FLOOR STAIR HALL FACING NORTH



ANNEX AT 2ND FLOOR



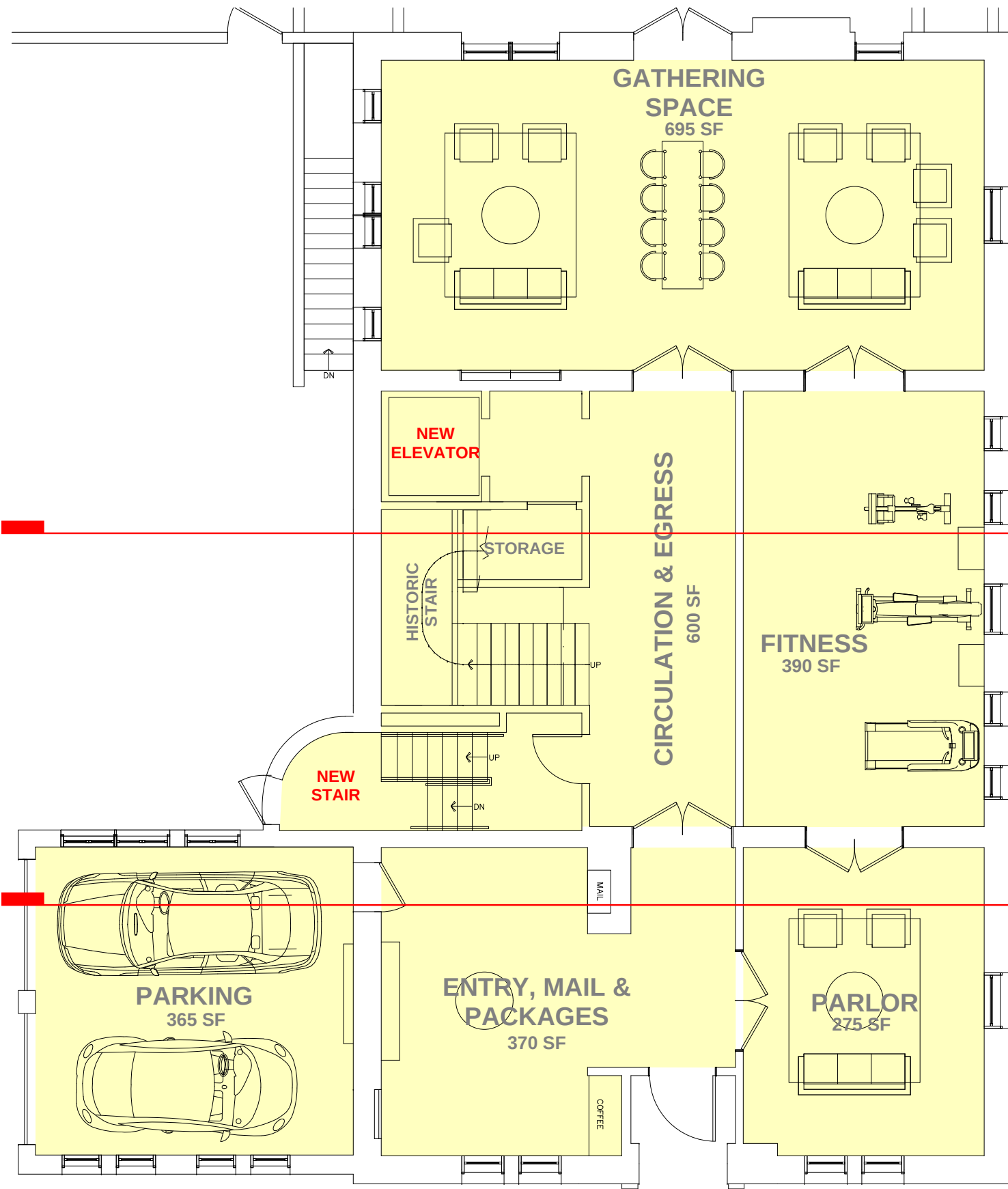
1ST ENTRY SALON FACING WEST



PROPOSED
EASEMENT AREA

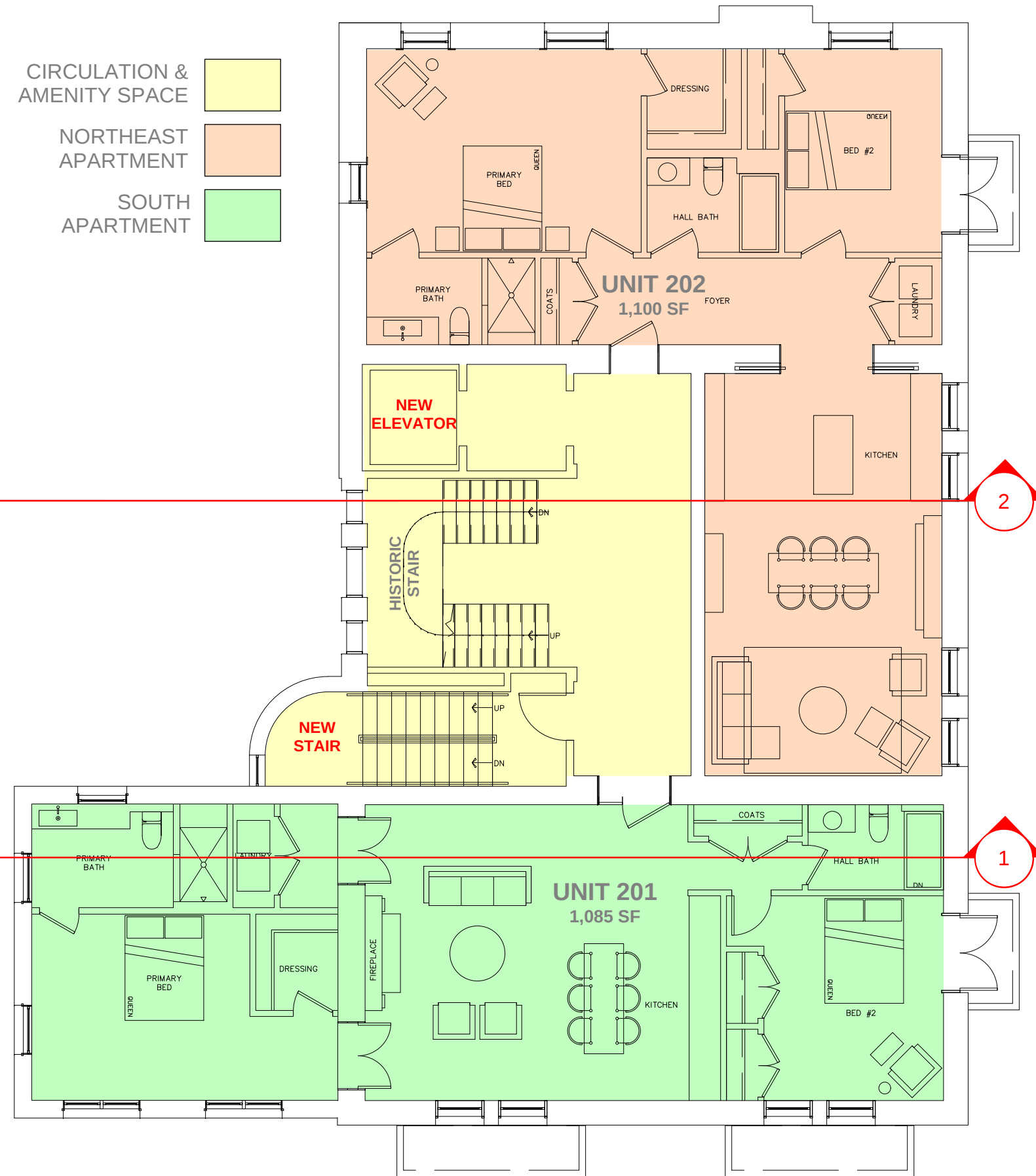
The building interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or square footage may occur. The landscape plan is schematic. The new patio areas may be altered and the pool may be changed or eliminated.

PROPOSED SITE PLAN

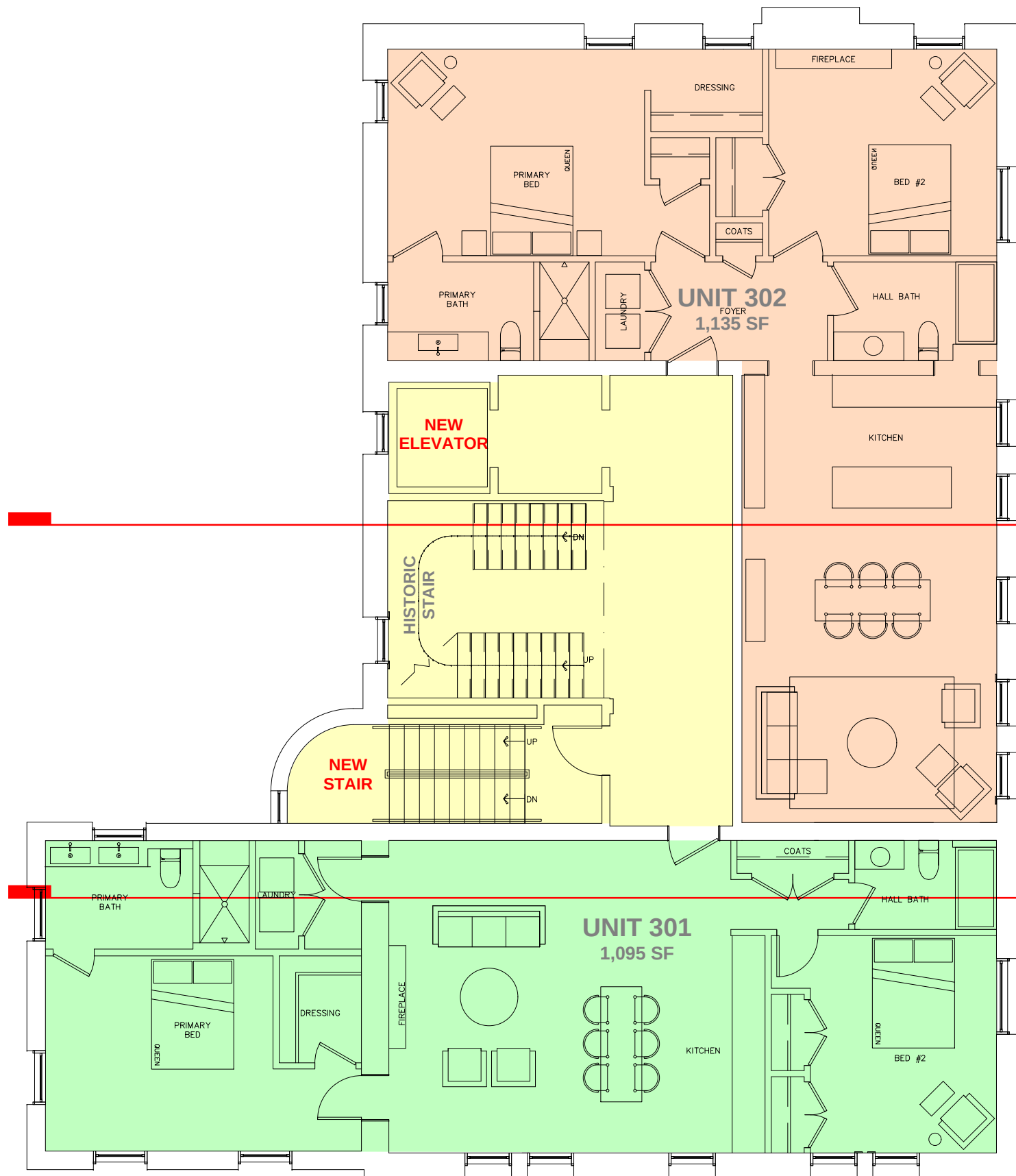


PROPOSED 1ST FLOOR PLAN

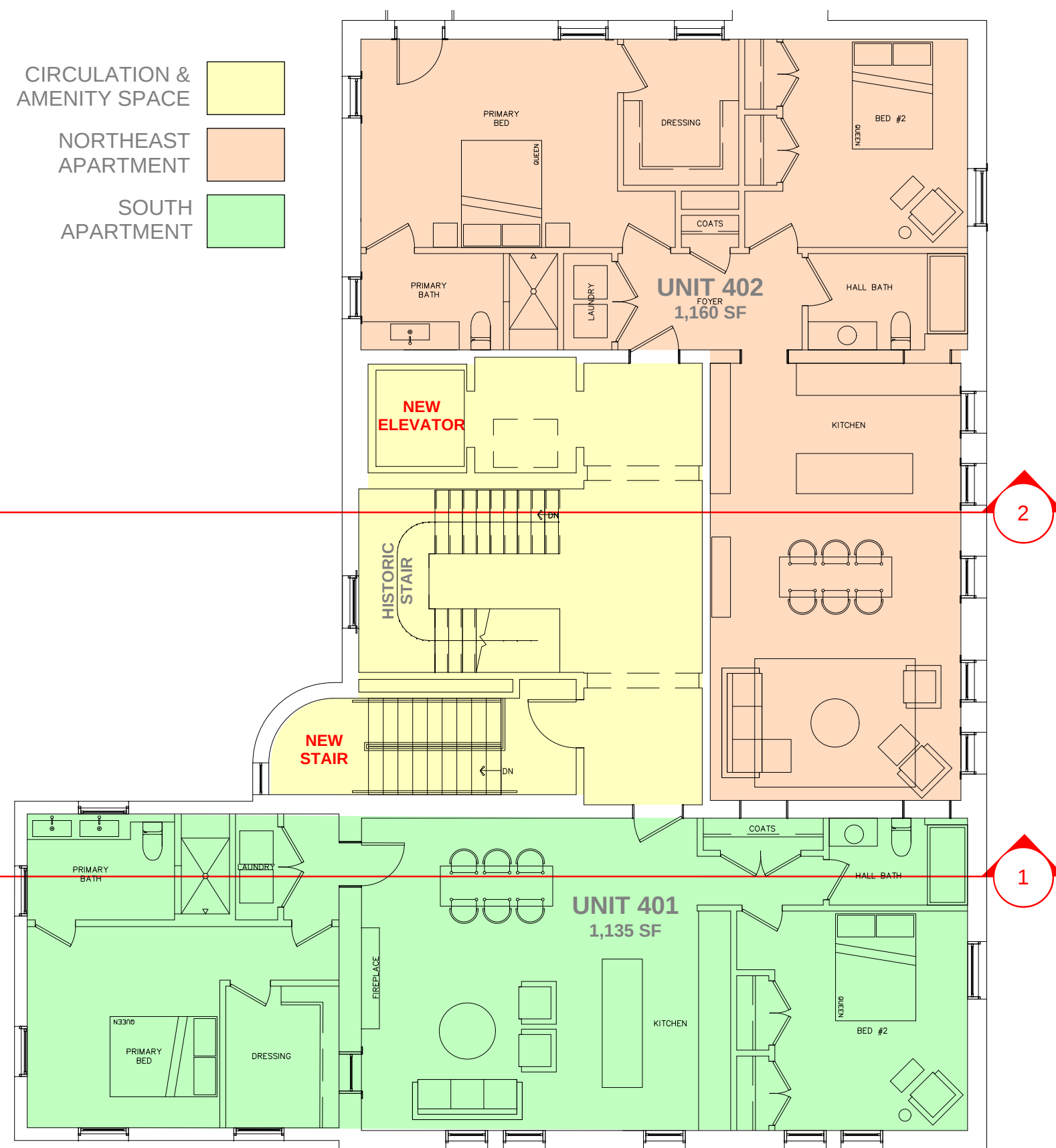
- CIRCULATION & AMENITY SPACE
- NORTHEAST APARTMENT
- SOUTH APARTMENT



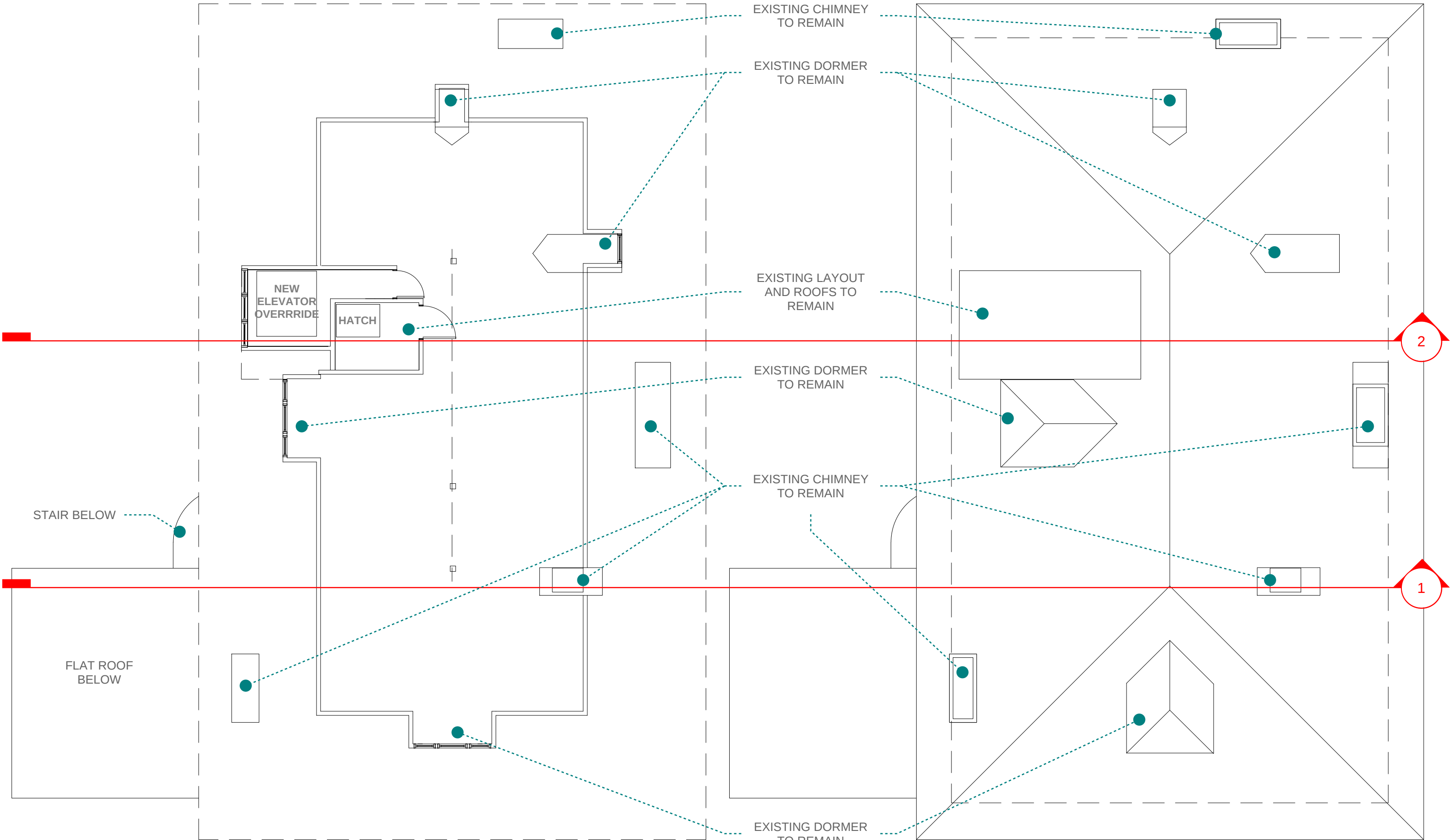
PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN - 2BR



PROPOSED 4TH FLOOR PLAN - 2 BR



2201 R STREET, NW
WASHINGTON, DC 20008

ATTIC PLAN



1/8" = 1'-0"

ROOF PLAN 04
JUNE 22, 2026

TYPICAL NOTES PERTAINING TO ALL FACADES:

CLEAN, POINT UP AND SECURE CHIMNEY STRUCTURES,
MATCH ALL HISTORIC MATERIALS AND METHODS
REPLACE/REPAIR ROOF AS REQUIRED -MATCH ALL HISTORIC,
MATERIALS AND METHODS

REPAIR AND REPAINT ALL CORNICES WHERE DAMAGE HAS
OCCURED, MATCH ALL HISTORIC MATERIALS AND METHODS
RETAIN EXISTING WINDOWS WHERE POSSIBLE. NEW WINDOWS
TO MATCH HISTORIC IN STYLE AND FUNCTION BUT TO BE NEW,
ENERGY EFFICIENT AND DOUBLE-GLAZED WITH ARGON GAS
AND LOW-E COATING

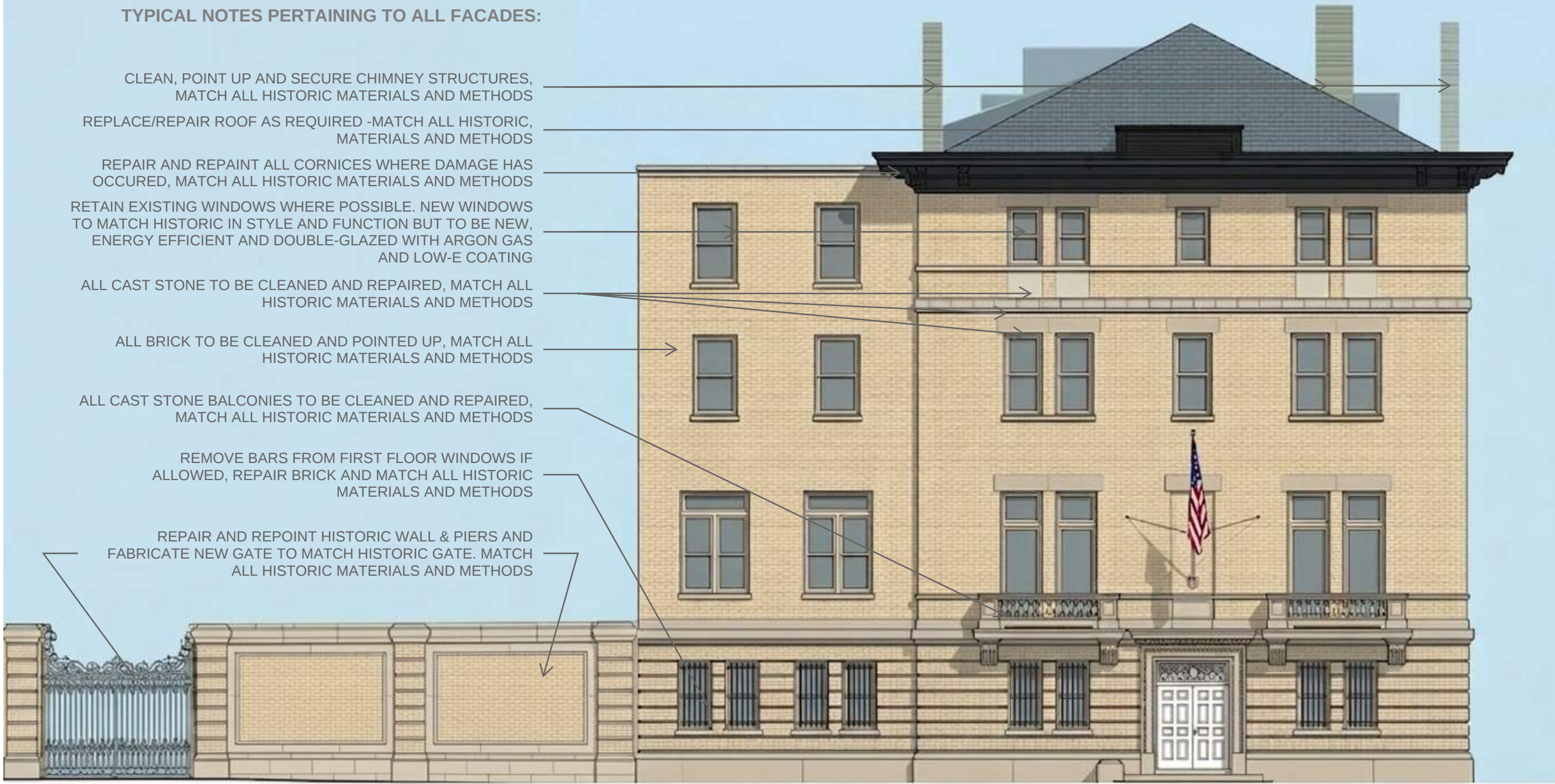
ALL CAST STONE TO BE CLEANED AND REPAIRED, MATCH ALL
HISTORIC MATERIALS AND METHODS

ALL BRICK TO BE CLEANED AND POINTED UP, MATCH ALL
HISTORIC MATERIALS AND METHODS

ALL CAST STONE BALCONIES TO BE CLEANED AND REPAIRED,
MATCH ALL HISTORIC MATERIALS AND METHODS

REMOVE BARS FROM FIRST FLOOR WINDOWS IF
ALLOWED, REPAIR BRICK AND MATCH ALL HISTORIC
MATERIALS AND METHODS

REPAIR AND REPOINT HISTORIC WALL & PIERS AND
FABRICATE NEW GATE TO MATCH HISTORIC GATE. MATCH
ALL HISTORIC MATERIALS AND METHODS



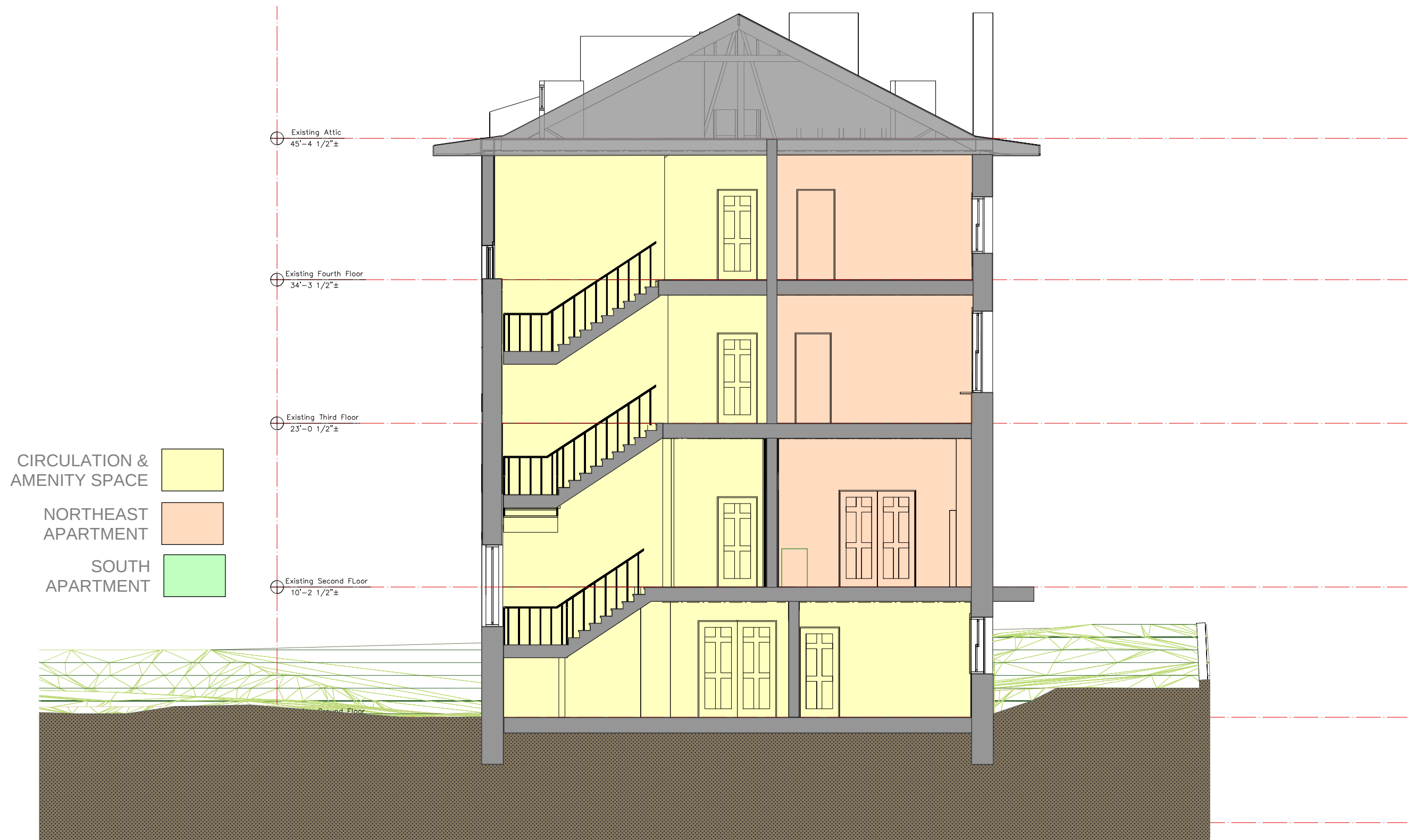






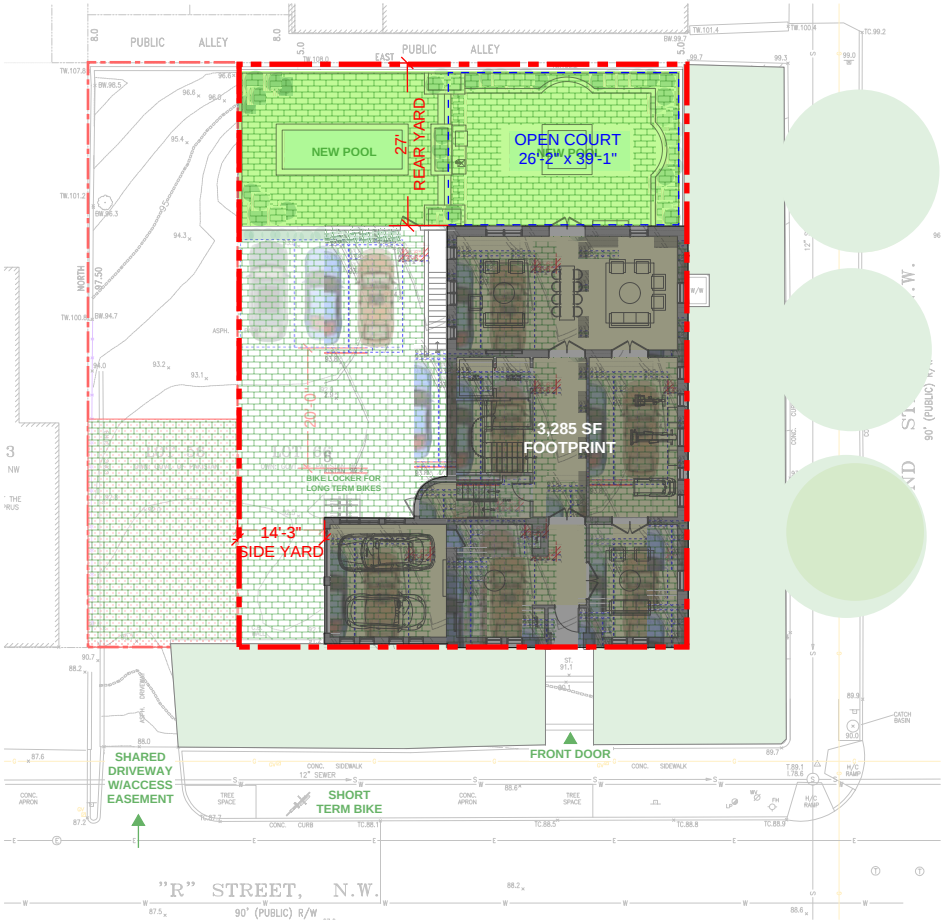






ZONING DATA

	EXISTING		R-3 REGULATION		PROPOSED
LOT AREA		7,312 SF		4,000 SF MIN.	NO CHANGE
LOT WIDTH		75'		40' MIN	NO CHANGE
GROSS FLOOR AREA		16,188		NONE	NO CHANGE
LOT OCCUPANCY		45%		40% MAX	NO CHANGE
BUILDING HEIGHT STORIES		4		3 MAX	NO CHANGE
BUILDING HEIGHT MEASURED		54'-3" +/-		40' MAX	NO CHANGE
FRONT YARD SETBACK		ALIGNS WITH NEIGHBORS		ALIGNS WITH NEIGHBORS	NO CHANGE
REAR YARD SETBACK		27'		20' MIN	NO CHANGE
SIDE YARD SETBACK		14'-3" AT WEST SIDE		8' MIN EACH SIDE	NO CHANGE
OPEN COURT		26'-2" X 39'-1"		2.5 in. per 1 ft. of height of court, but not less than 6'. BUILDING HT AT COURT IS 45', SO MIN WIDTH REQ = 9.375 ft.	NO CHANGE
VEHICLE PARKING SPACES		APPROXIMATELY 5		3	5
BICYCLE PARKING SPACES		NONE DESIGNATED		1 SHORT TERM, 2 LONG TERM	1 SHORT TERM, 2 LONG TERM
PERVIOUS SURFACE		APPROXIMATELY 30%		20% MIN	25% (1,847 sf)



ZONING DIAGRAM