



PROJECT NARRATIVE:

This project is proposing to convert an existing 1-Story Non-Residential Structure to be converted to a 2-Story 14-unit Multi-Family Residence. 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:	Store-Small 1-Story		14-Unit Multi-Family
# of Stories:	1 + Cellar	3 MAX	2 + Cellar
Rear Yard:	18 FT	20 FT MIN	22 FT
Side Yard:	-	2"/FT OF HT	8 FT 8 IN
Building Height:	16 FT	40 FT MAX	25 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

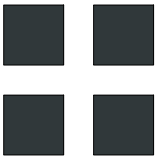
DRAWING LIST - BZA SHEETS

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. ZAB-23-00187
EXHIBIT NO. 3



FRONT FACADE



EXISTING PARKING SPACE

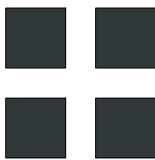
ATH T2

BZA002

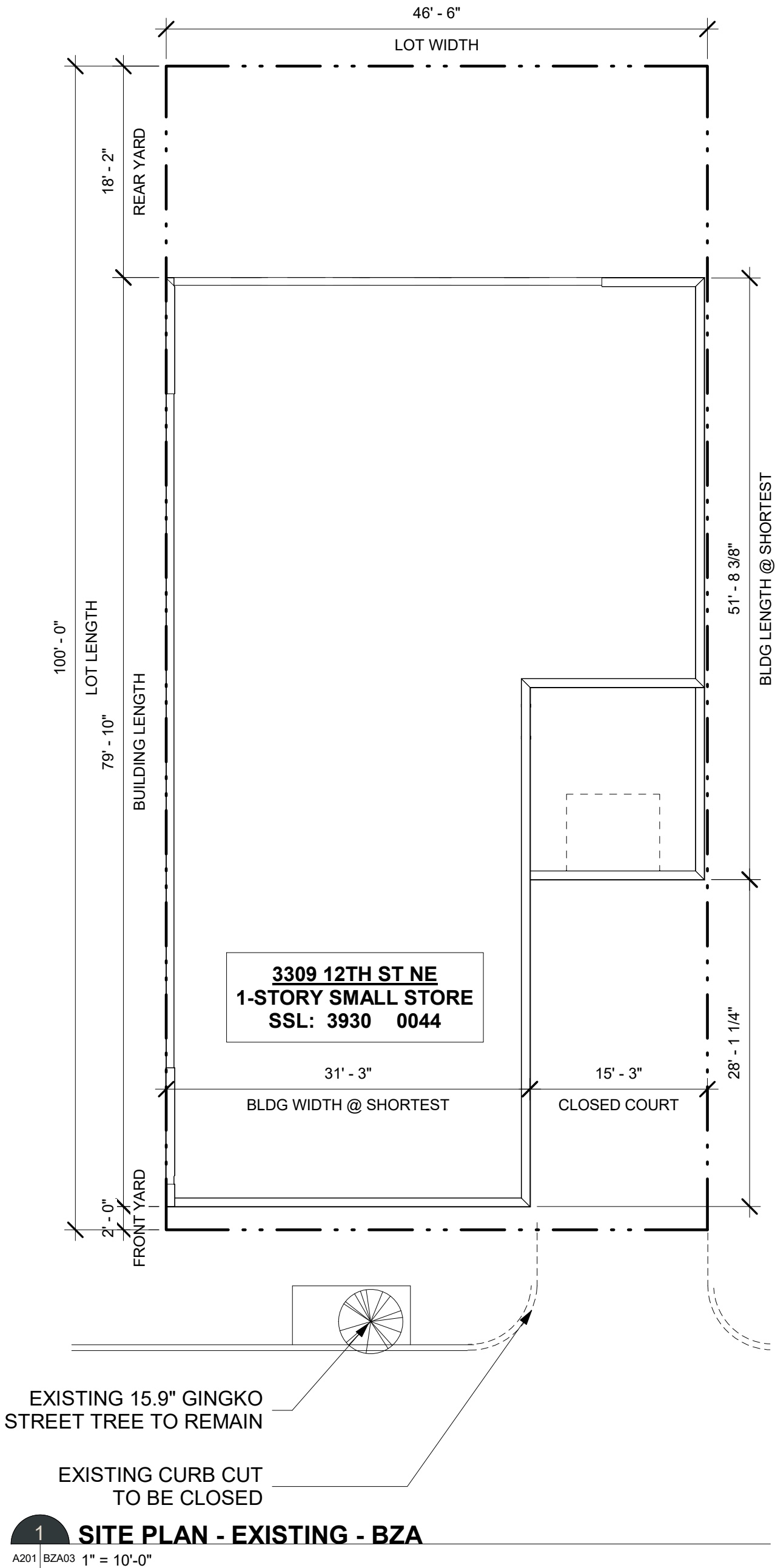
EXISTING PHOTOS

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ATH T2

BZA03

SITE PLAN - EXISTING

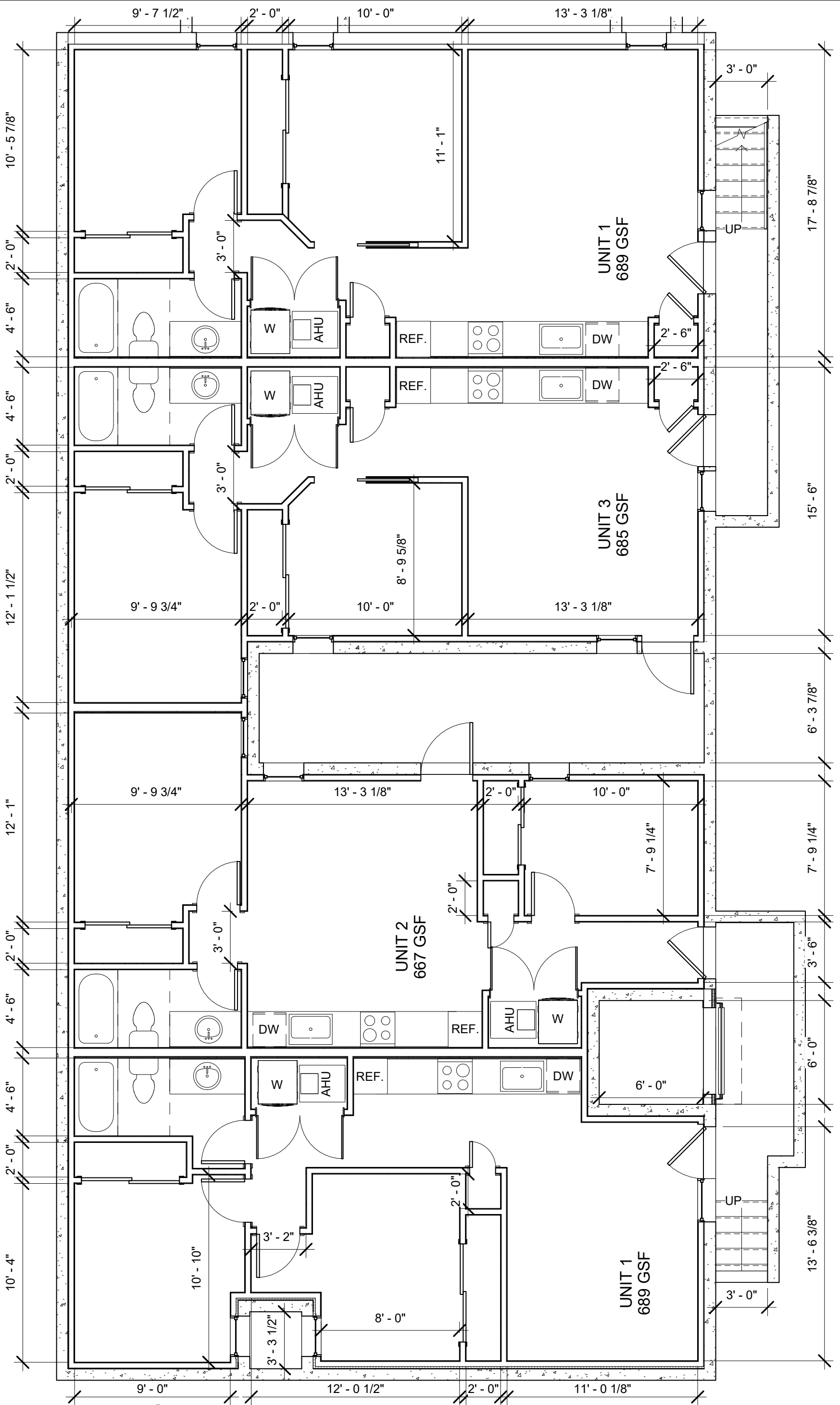
06/04/2024

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ATH T2 1 00 CELLAR - BZA

A201 BZA05 3/16" = 1'-0"

BZA05

PROPOSED CELLAR

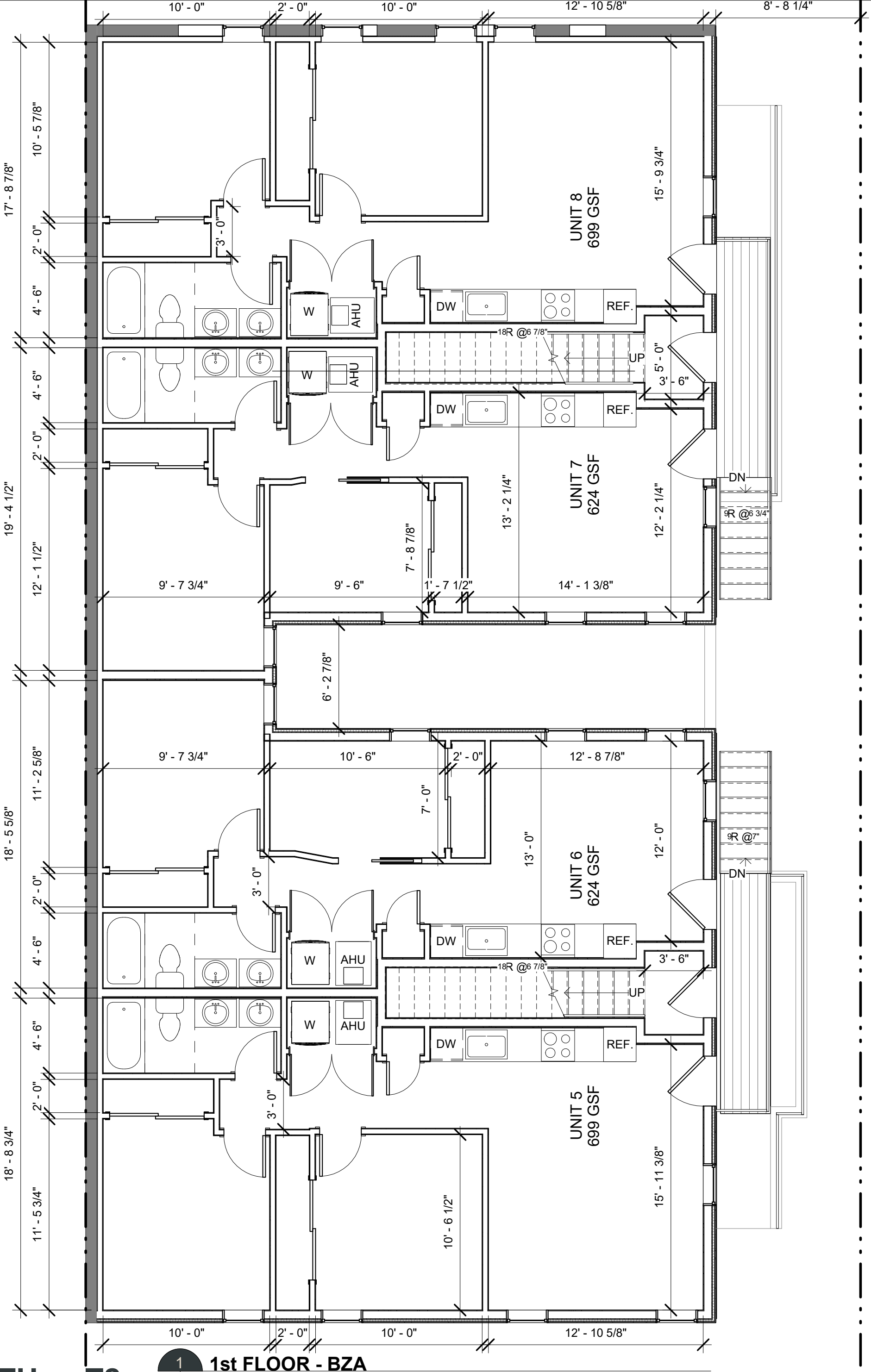
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1 1st FLOOR - BZA

A201 | BZA06 3/16" = 1'-0"

ATH T2

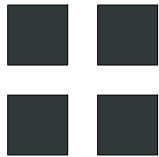
BZA06

PROPOSED 1ST FLOOR

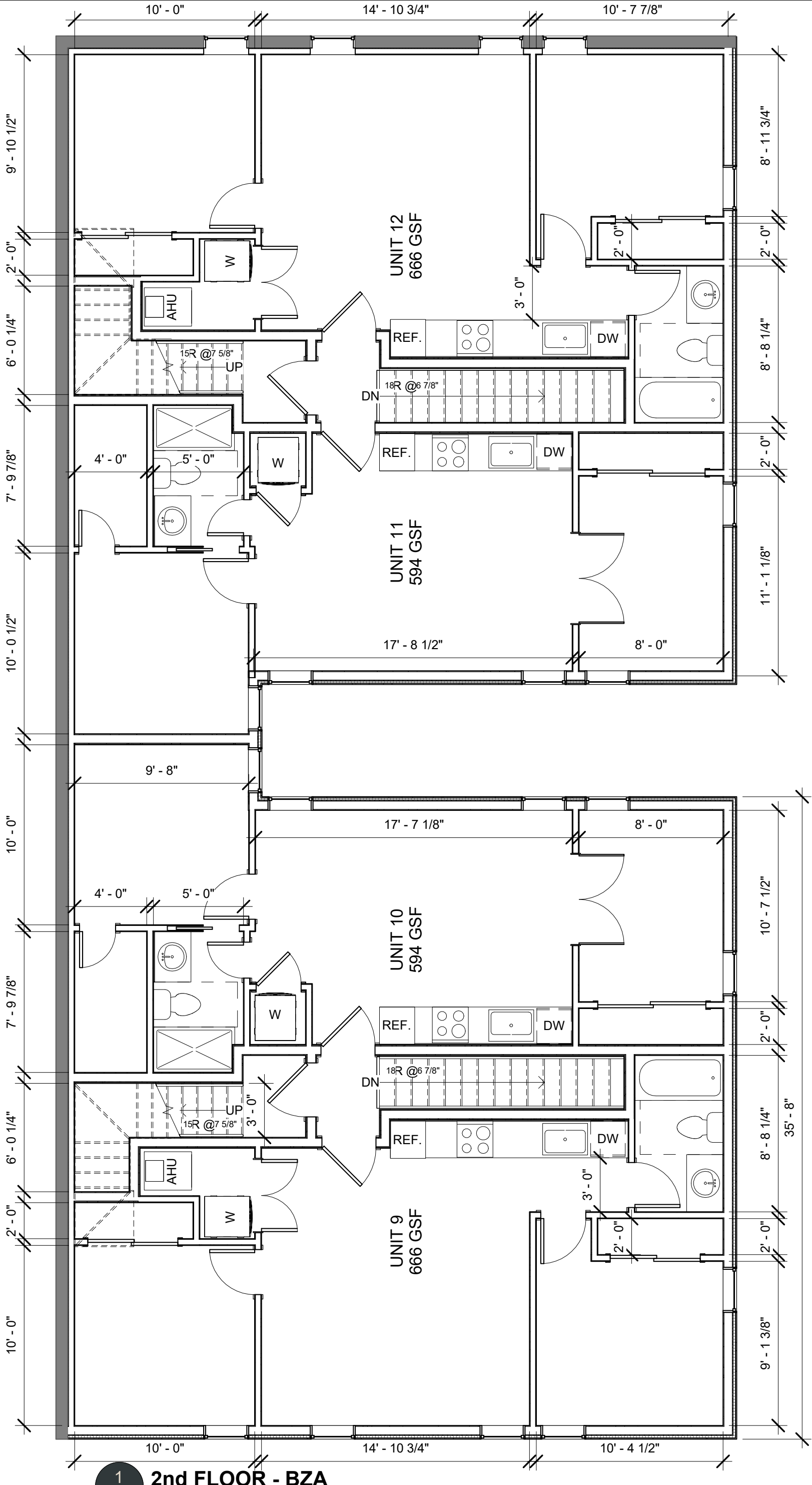
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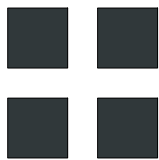
BZA07

PROPOSED 2ND FLOOR

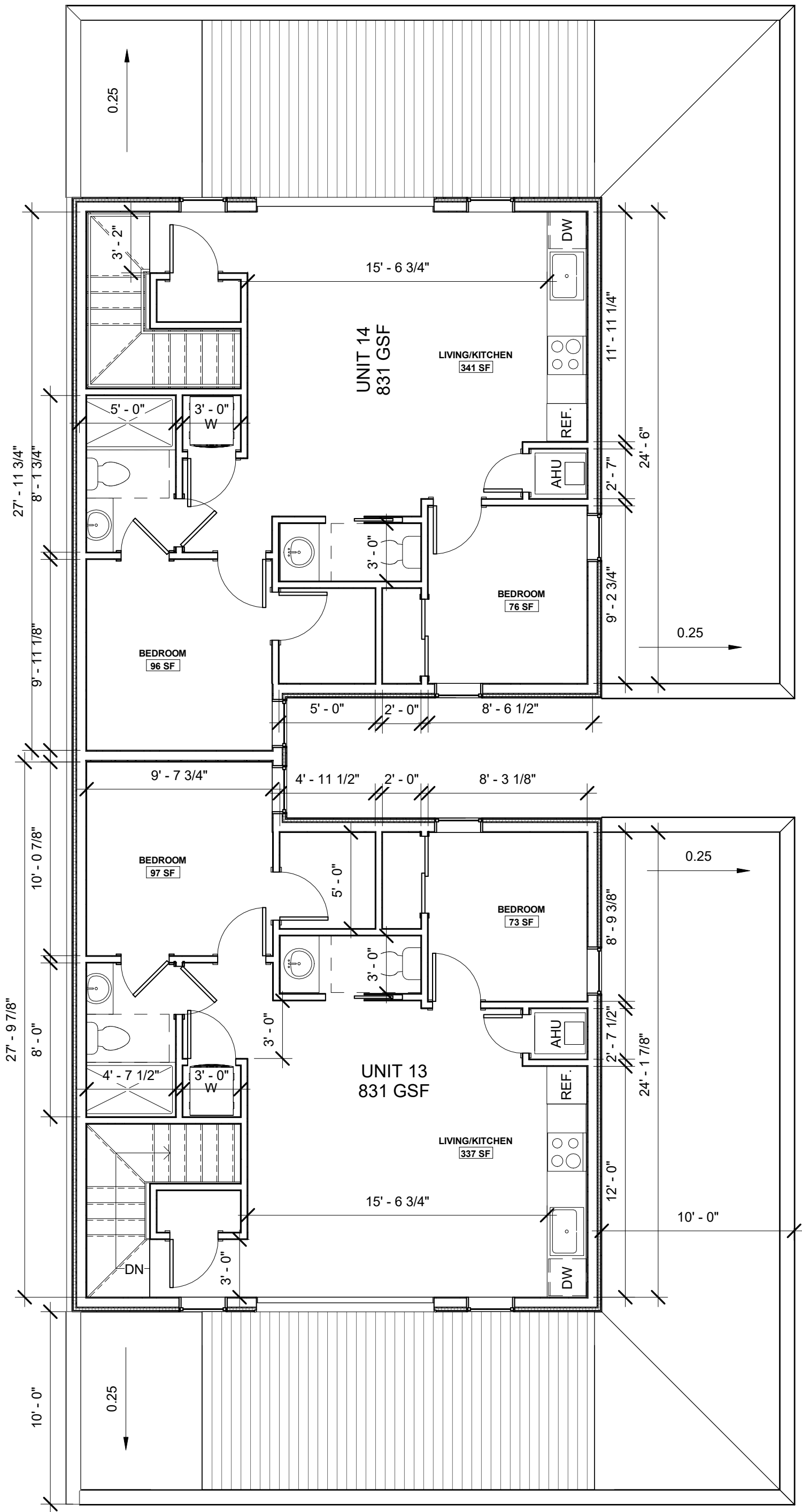
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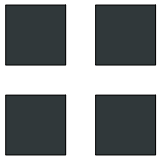
1 3rd FLOOR - BZA
A201 | BZA08 3/16" = 1'-0"

ATH T2

BZA08

PROPOSED 3RD FLOOR

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ATH T2

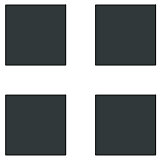
BZA10

BUILDING SECTION

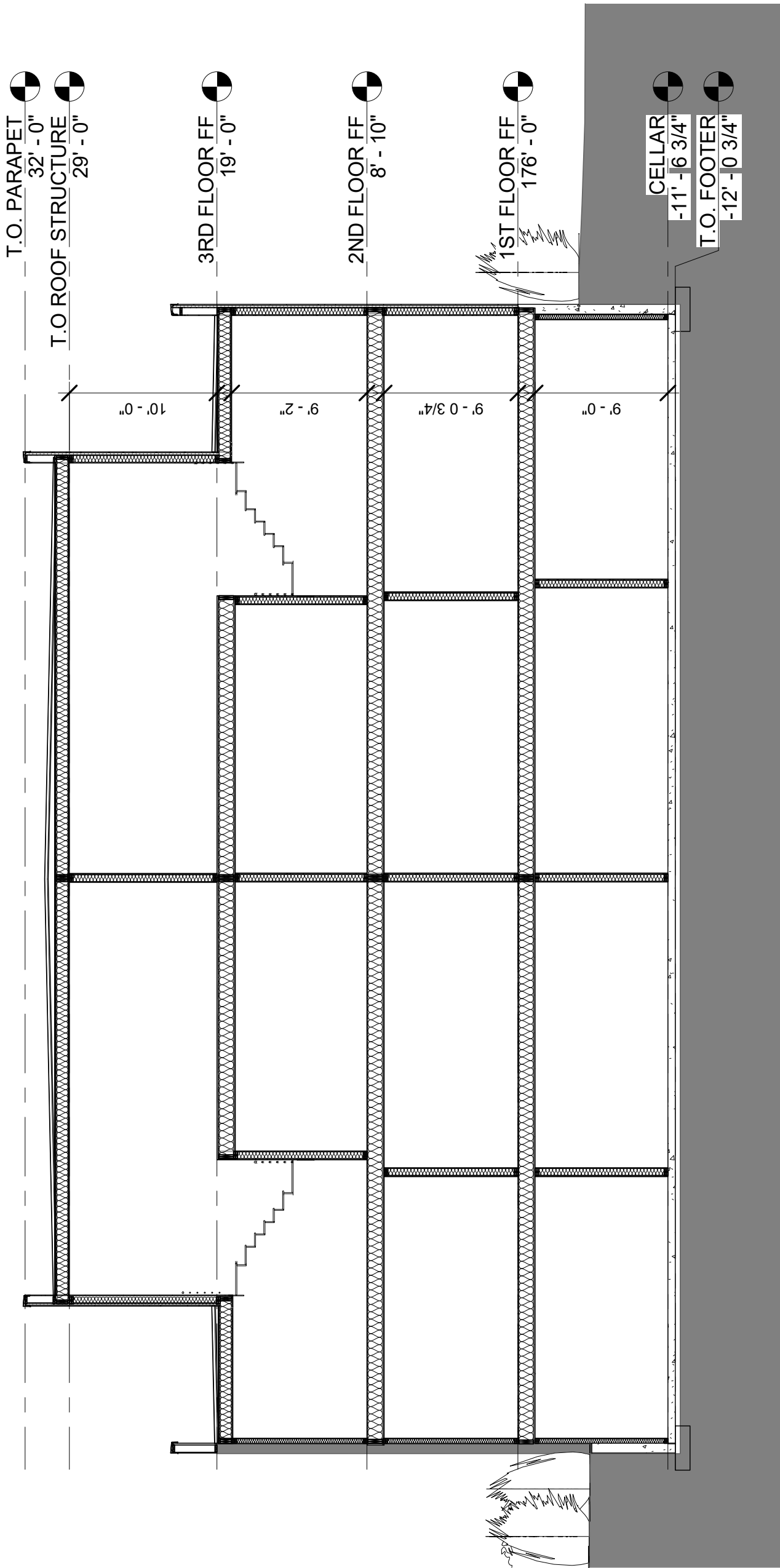
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1 LONGITUDINAL SECTION - BZA

BZA10 1/8" = 1'-0"

ATH T2

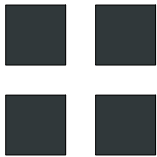
BZA11

ELEVATIONS

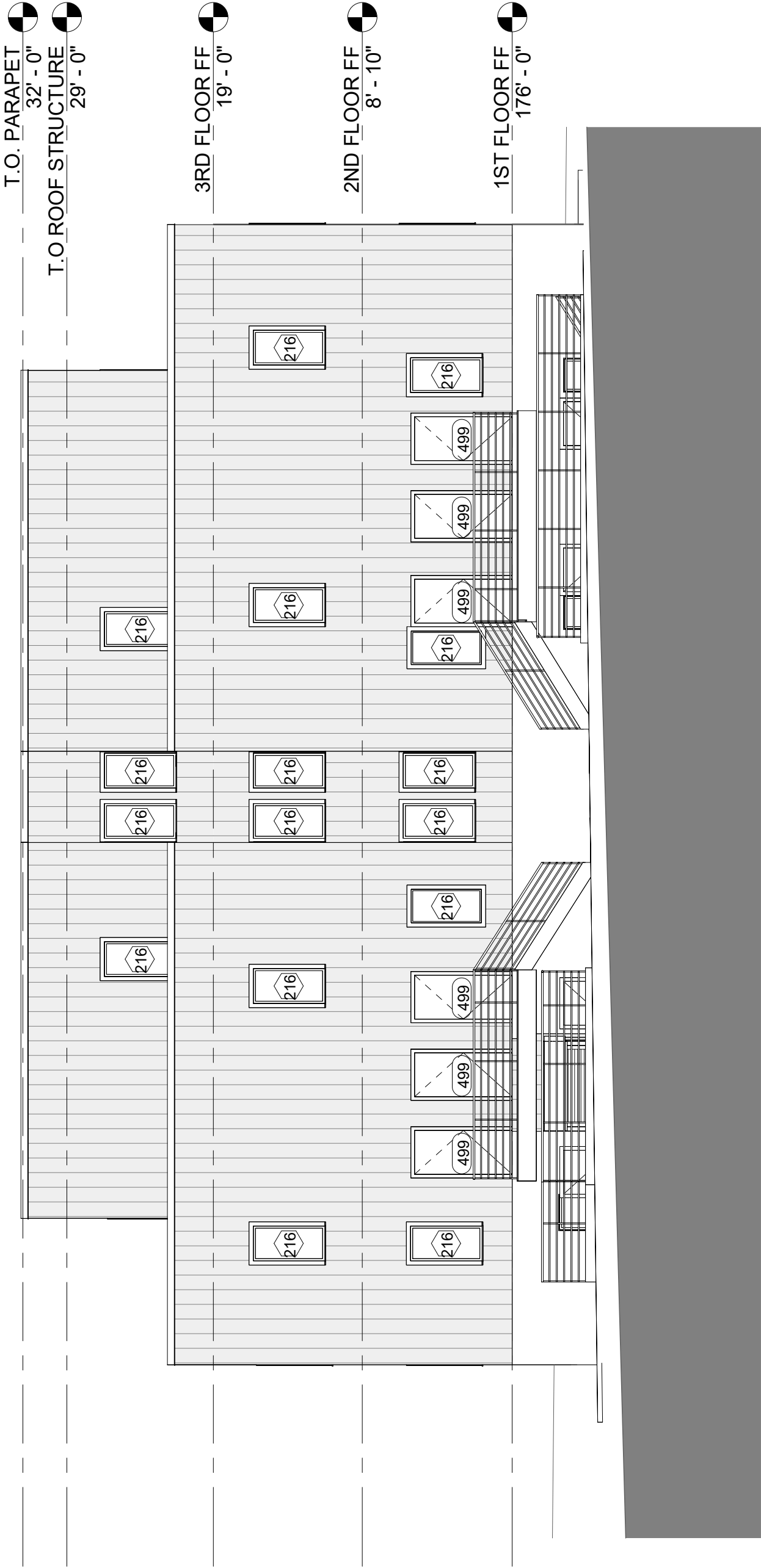
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1 ELEVATION - EAST
BZA11 1/8" = 1'-0"

ATH T2

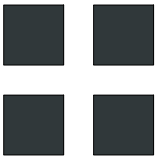
BZA12

ELEVATIONS

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2 ELEVATION - SOUTH
BZA12 1/8" = 1'-0"

1 ELEVATION - NORTH
BZA12 1/8" = 1'-0"