

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
March 25, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21467
EXHIBIT NO. 9



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



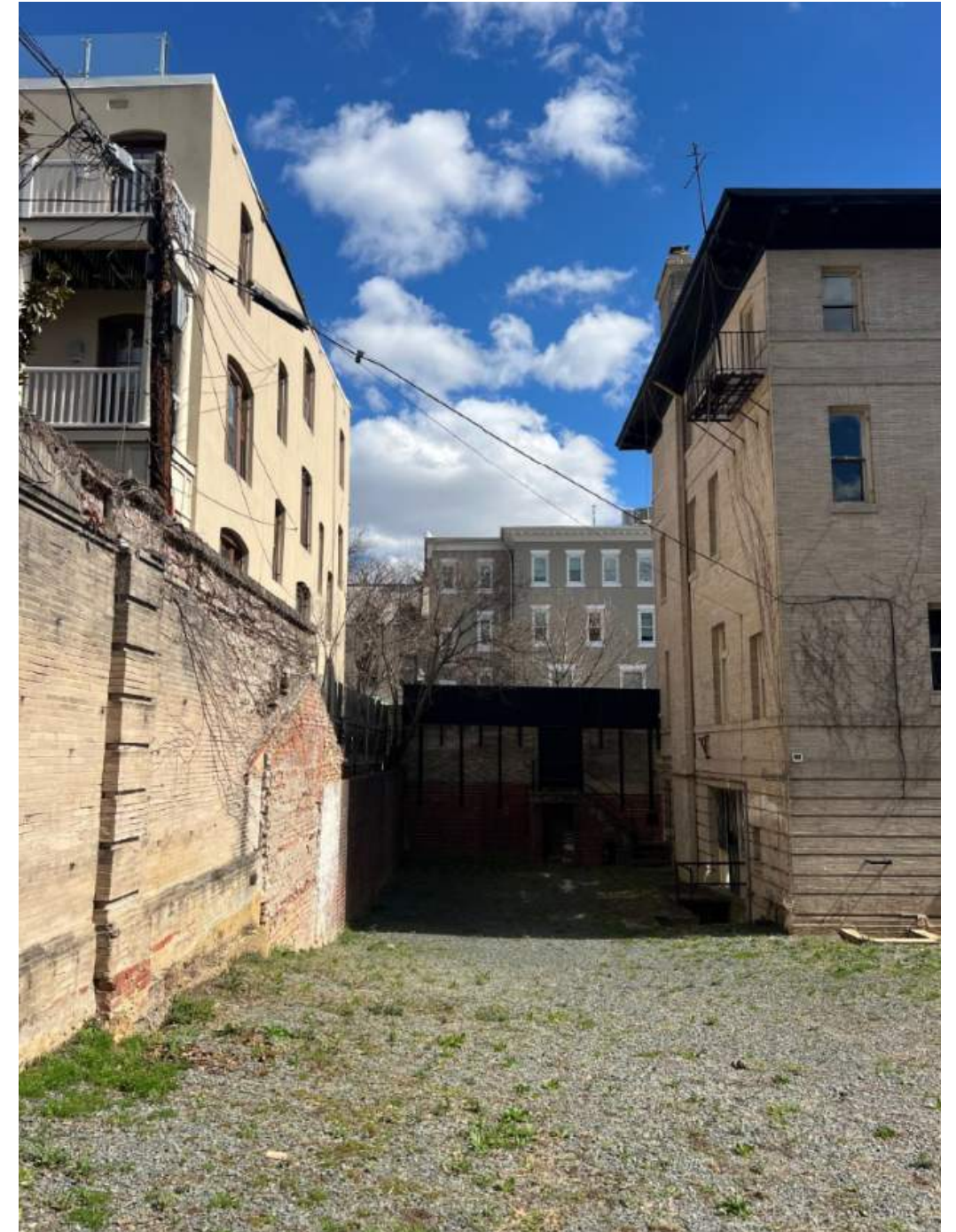
FACING WEST TOWARD LOT 56 AND R STREET NEIGHBOR



FACING SOUTH TOWARD R STREET, NW



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



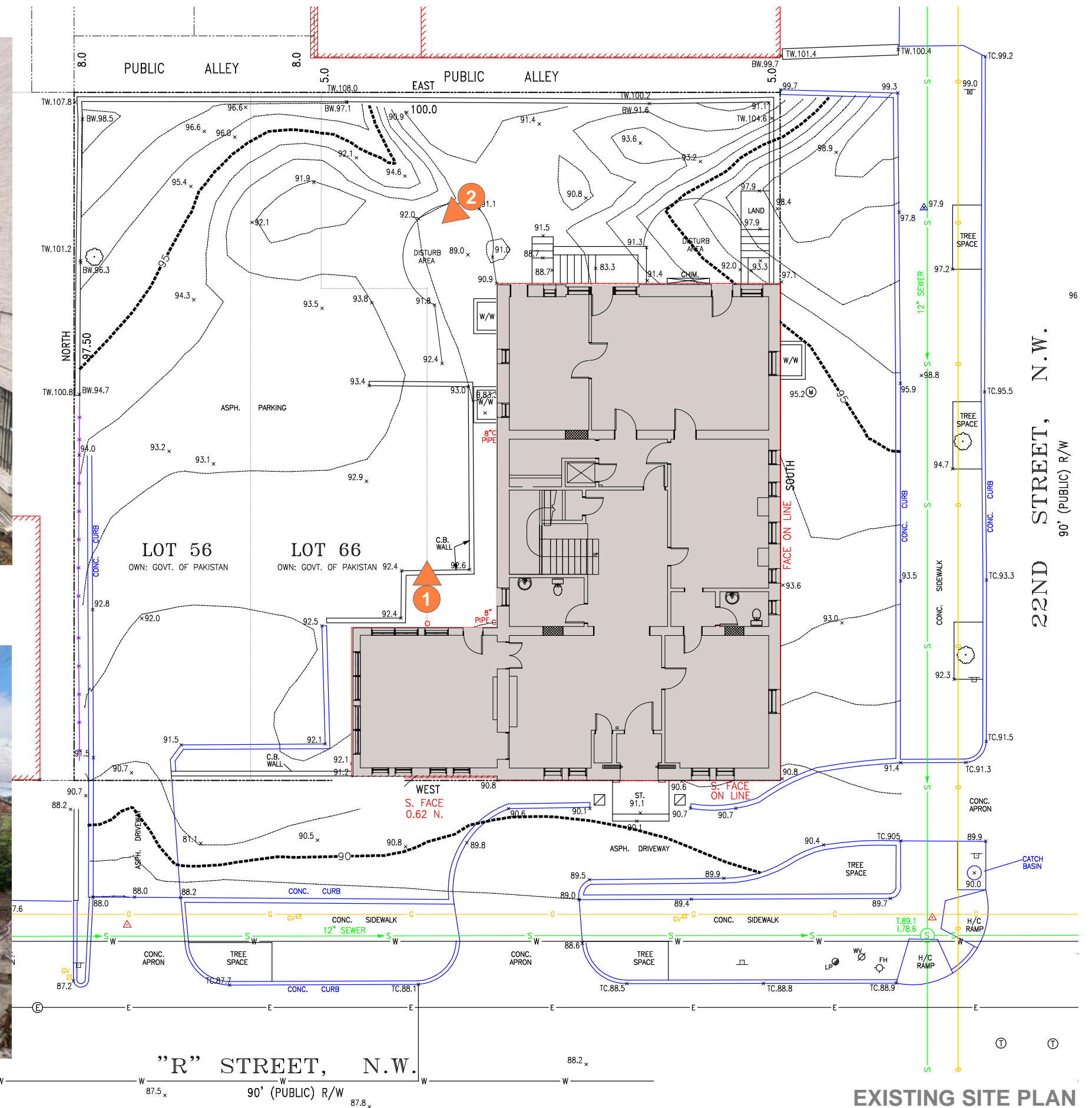
NEIGHBORING BUILDING RELATIONSHIP ON 22ND ST., NW



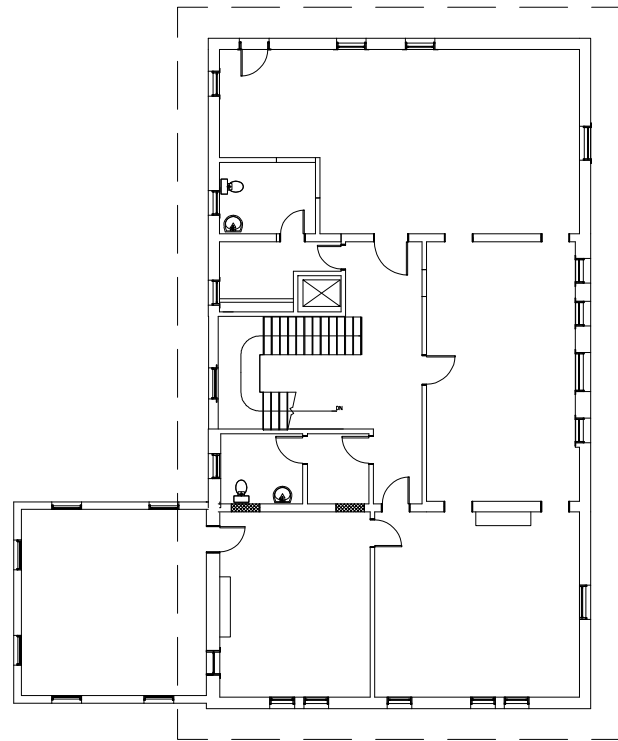
1 FACING NORTH



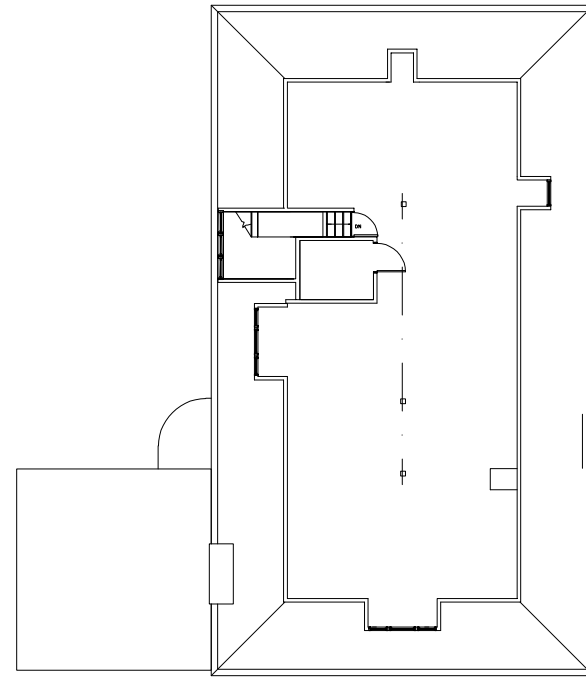
2 FACING SOUTHWEST



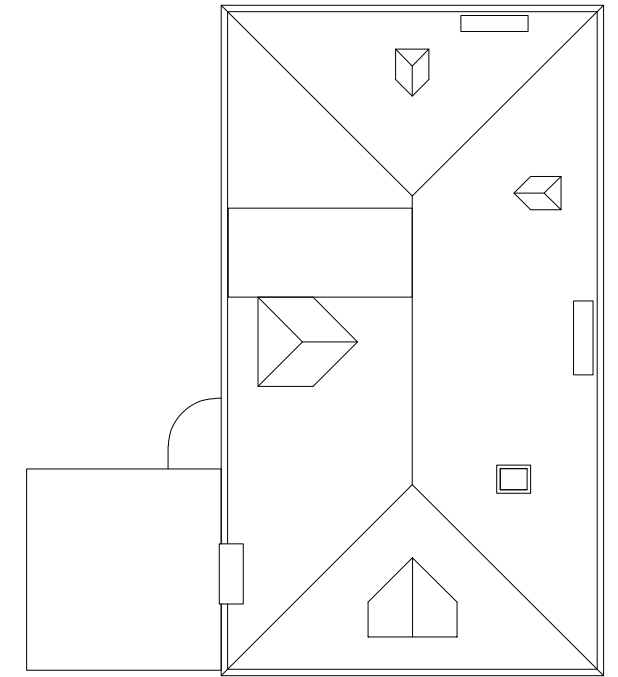
EXISTING SITE PLAN



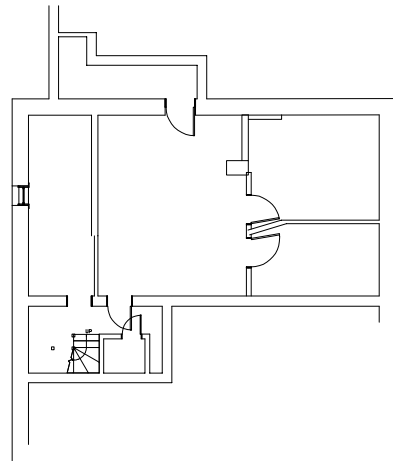
EXISTING 4TH FLOOR PLAN



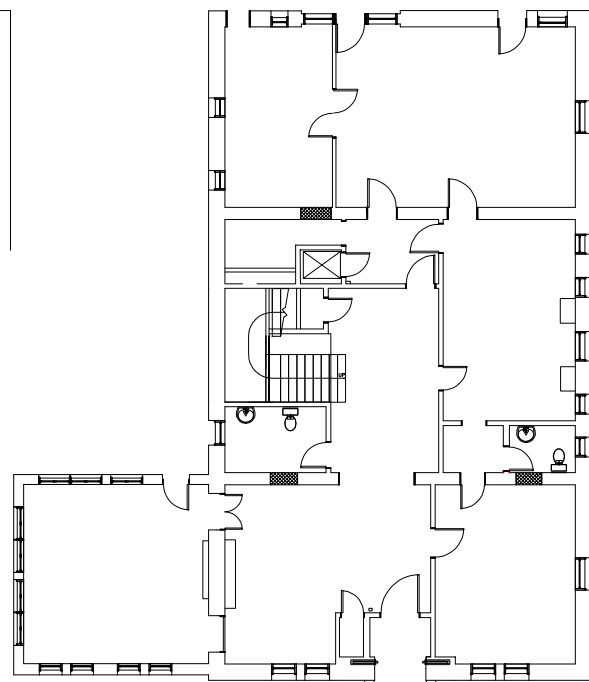
EXISTING ATTIC PLAN



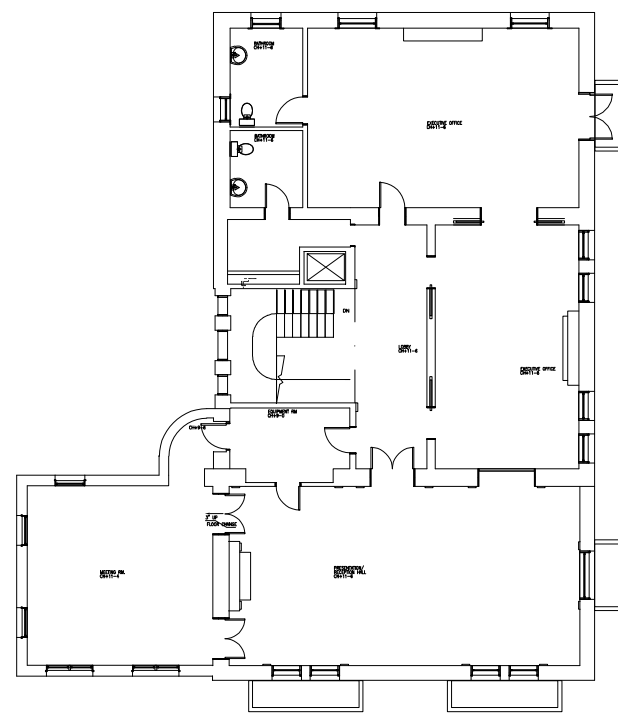
EXISTING ROOF PLAN



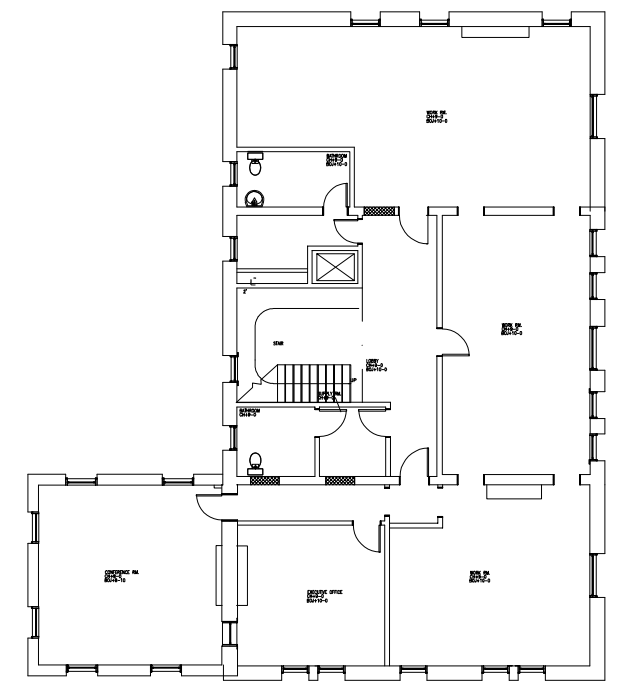
EXISTING
CELLAR PLAN



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



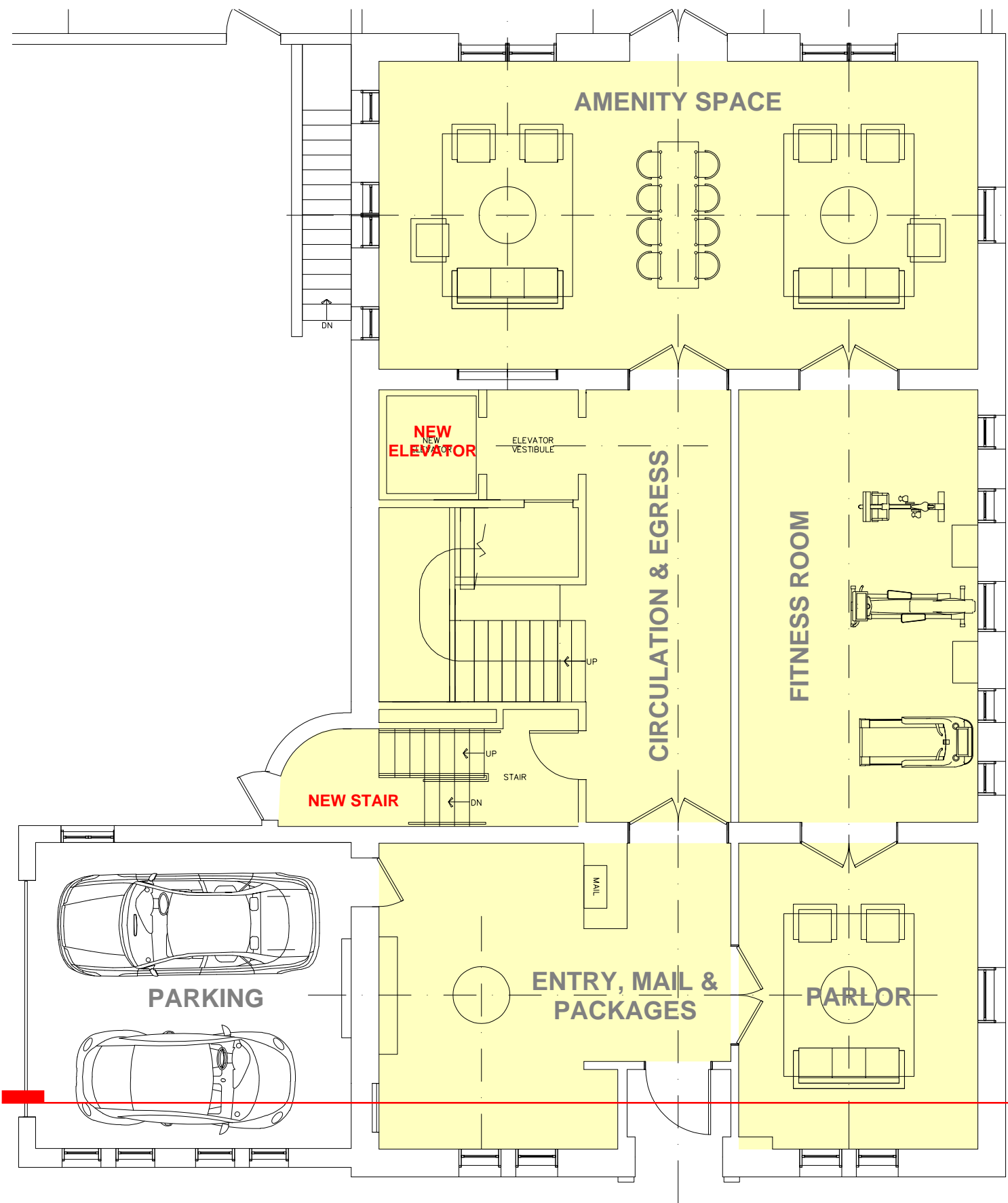
3RD FLOOR STAIR HALL FACING NORTH



ANNEX AT 2ND FLOOR

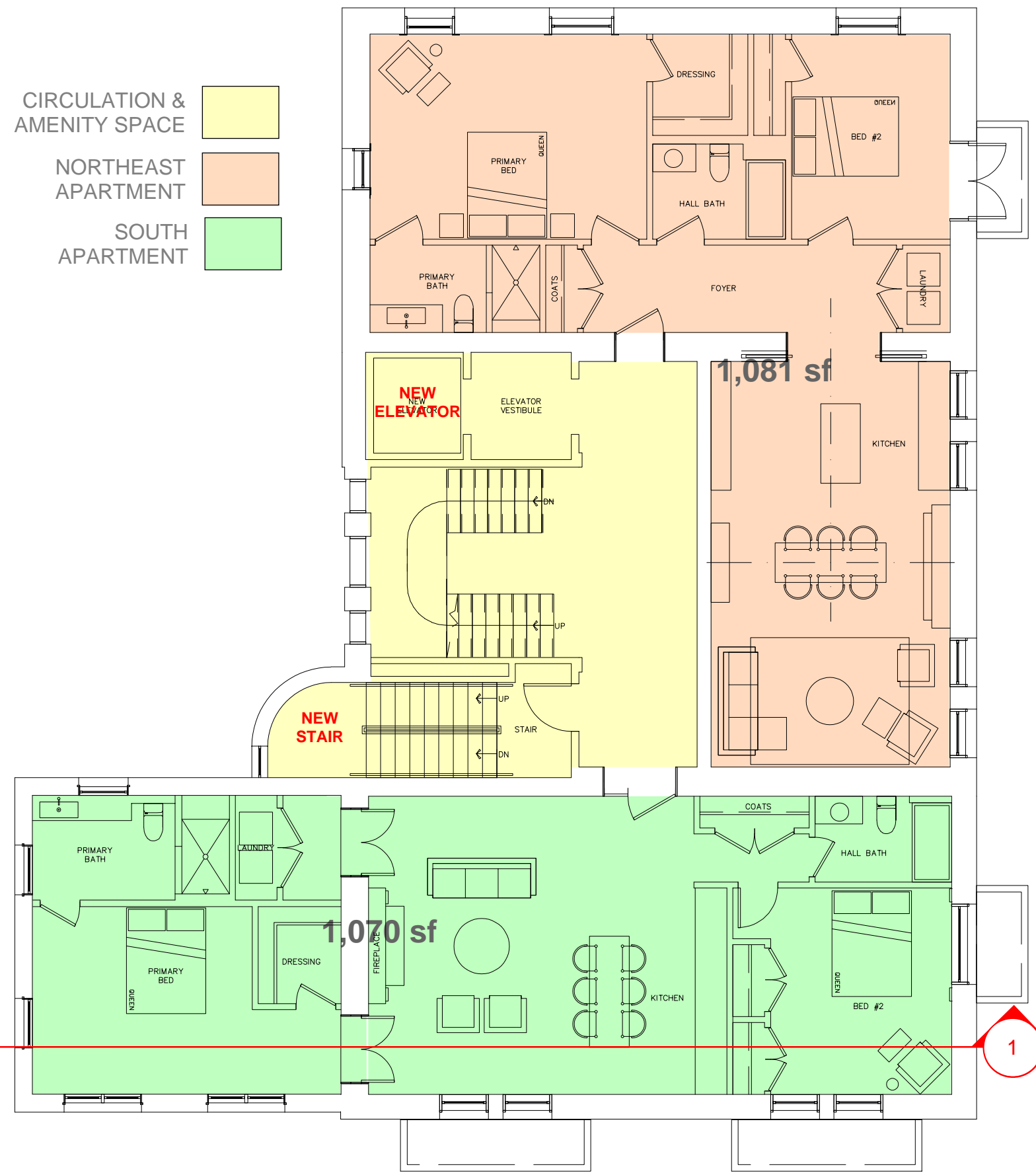


1ST ENTRY SALON FACING WEST

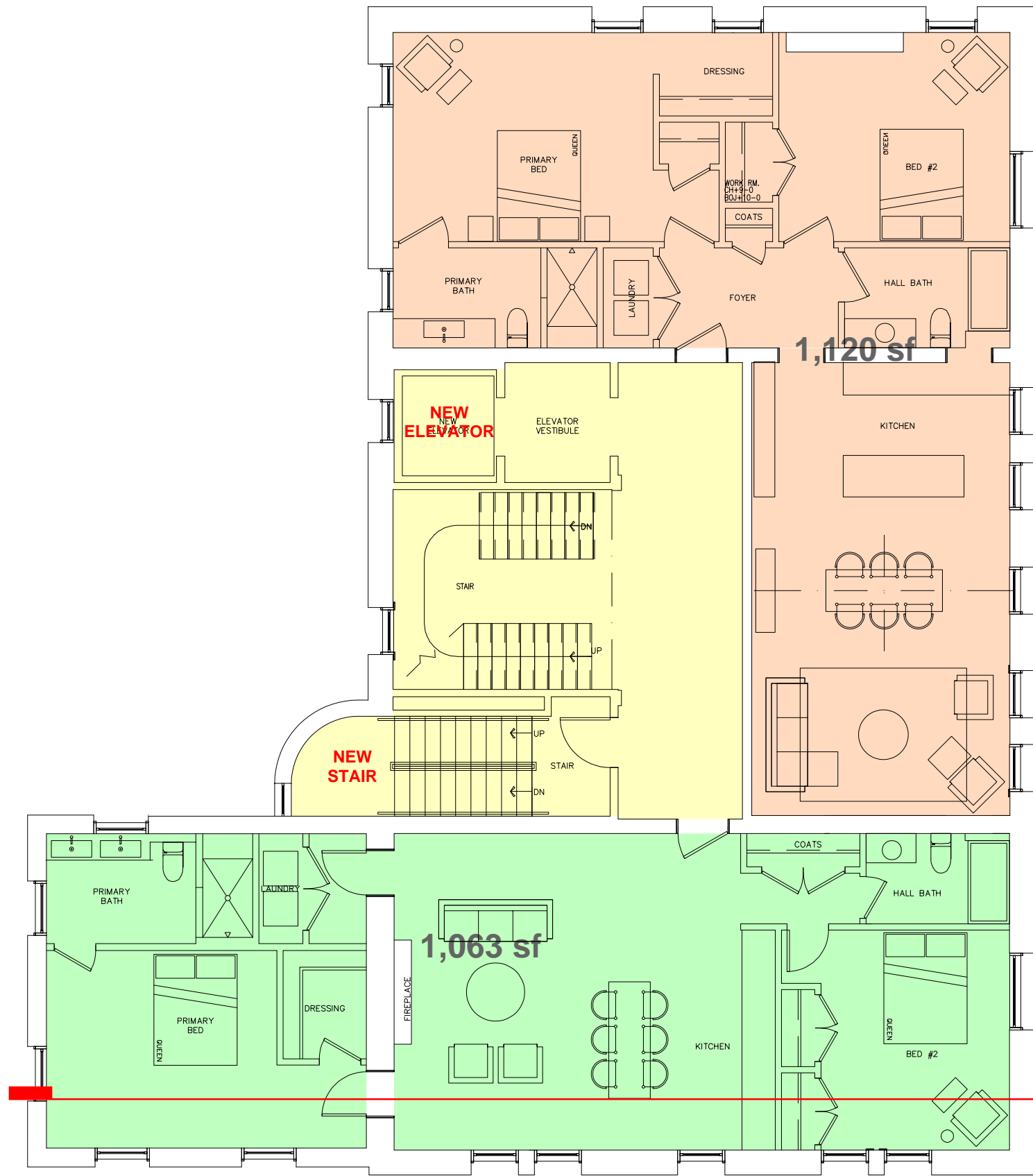


PROPOSED 1ST FLOOR PLAN

- CIRCULATION & AMENITY SPACE
- NORTHEAST APARTMENT
- SOUTH APARTMENT

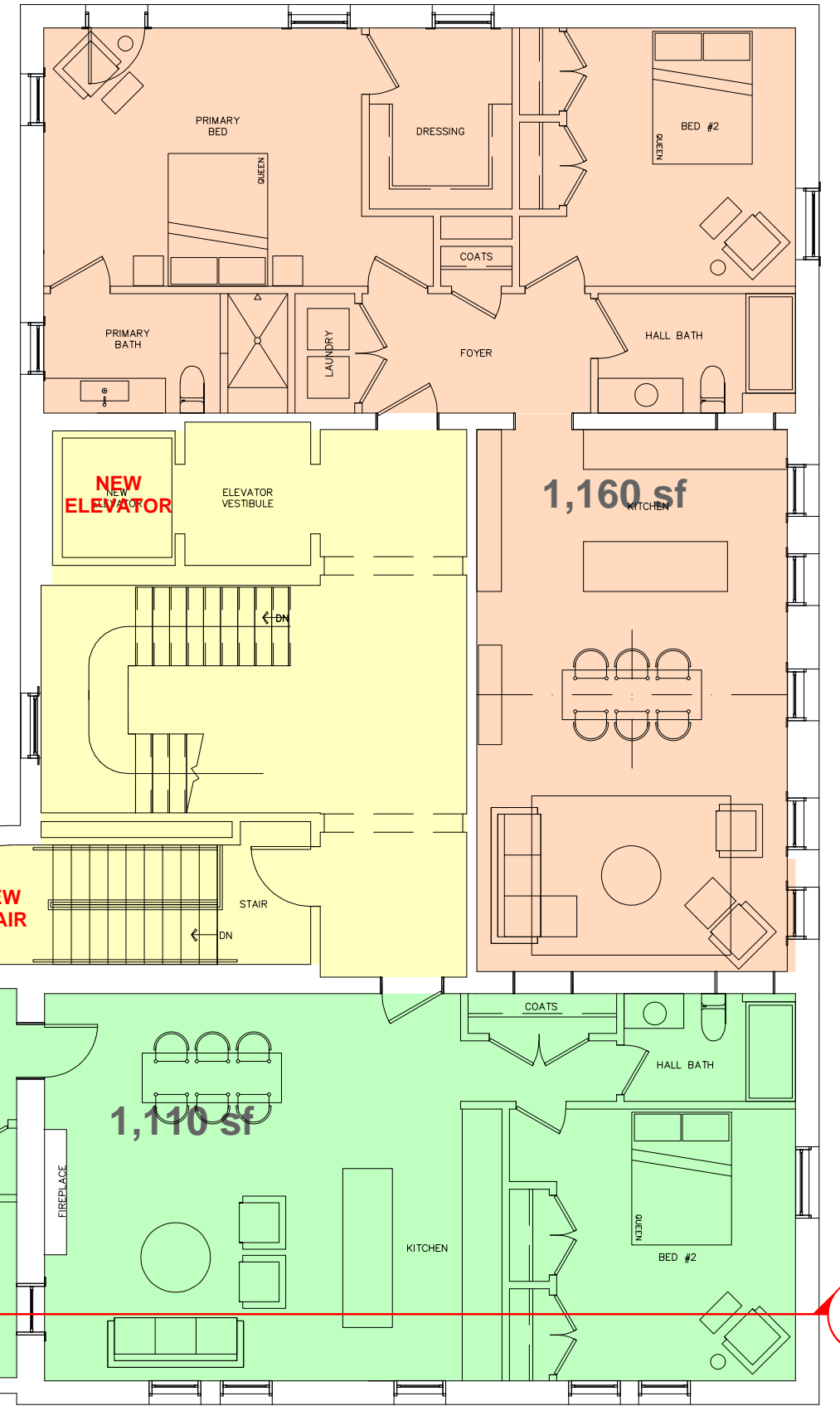


PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN - 2BR

- CIRCULATION & AMENITY SPACE
- NORTHEAST APARTMENT
- SOUTH APARTMENT



PROPOSED 4TH FLOOR PLAN - 2 BR

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

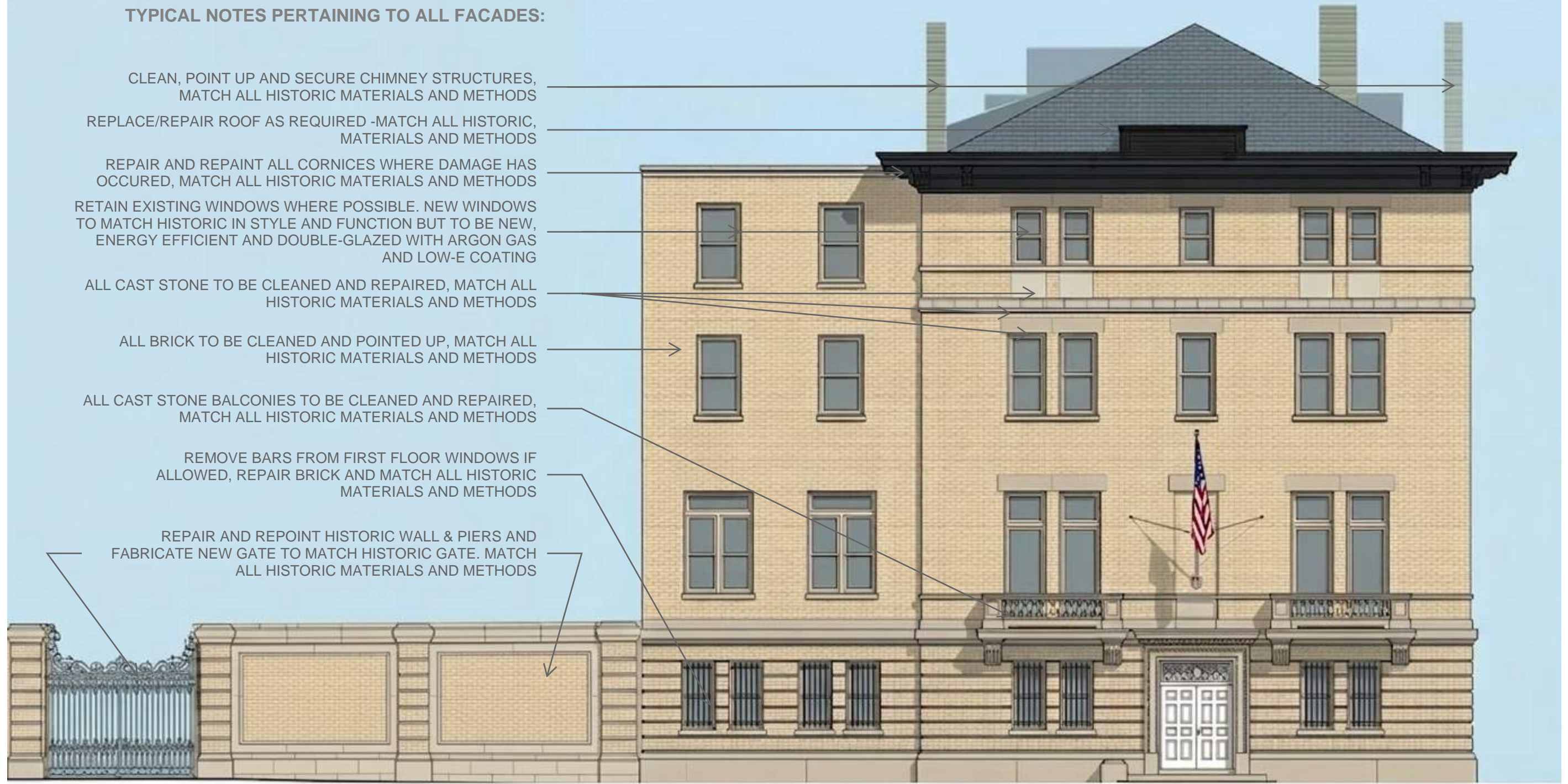
ALL CAST STONE TO BE CLEANED AND REPAIRED, MATCH ALL HISTORIC MATERIALS AND METHODS

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



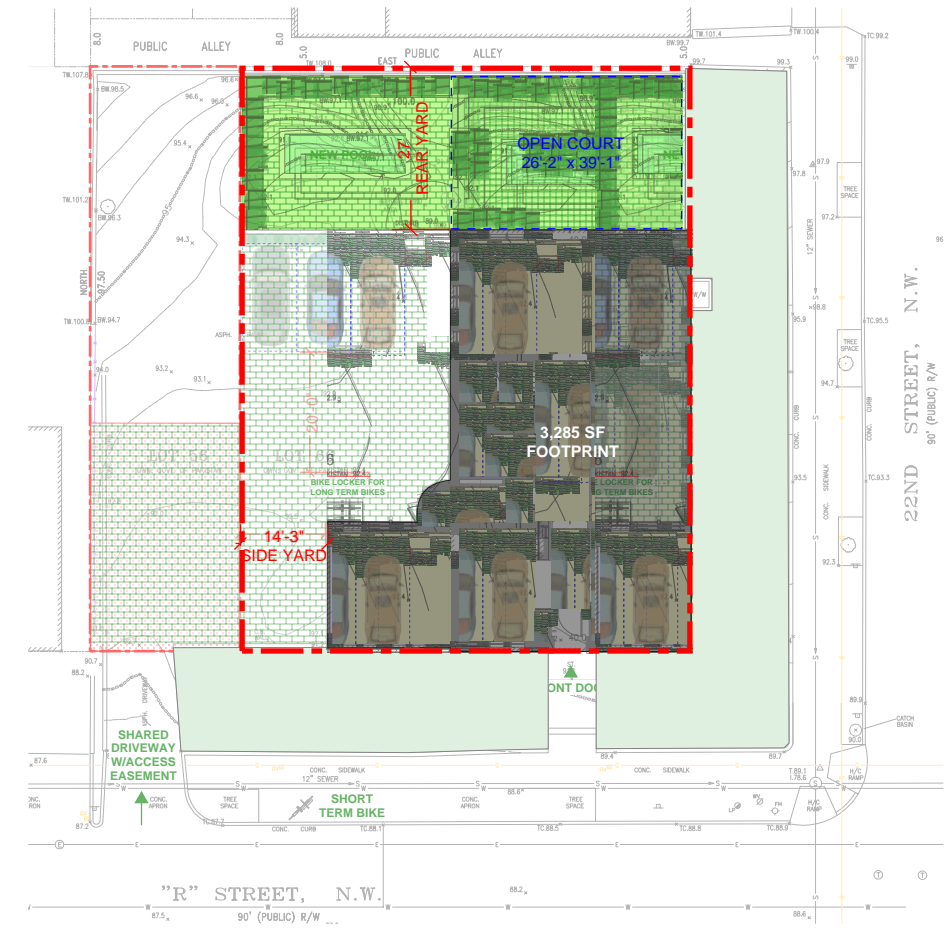
SOUTH ELEVATION FACING R STREET, NW



SECTION 1 FACING NORTH

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