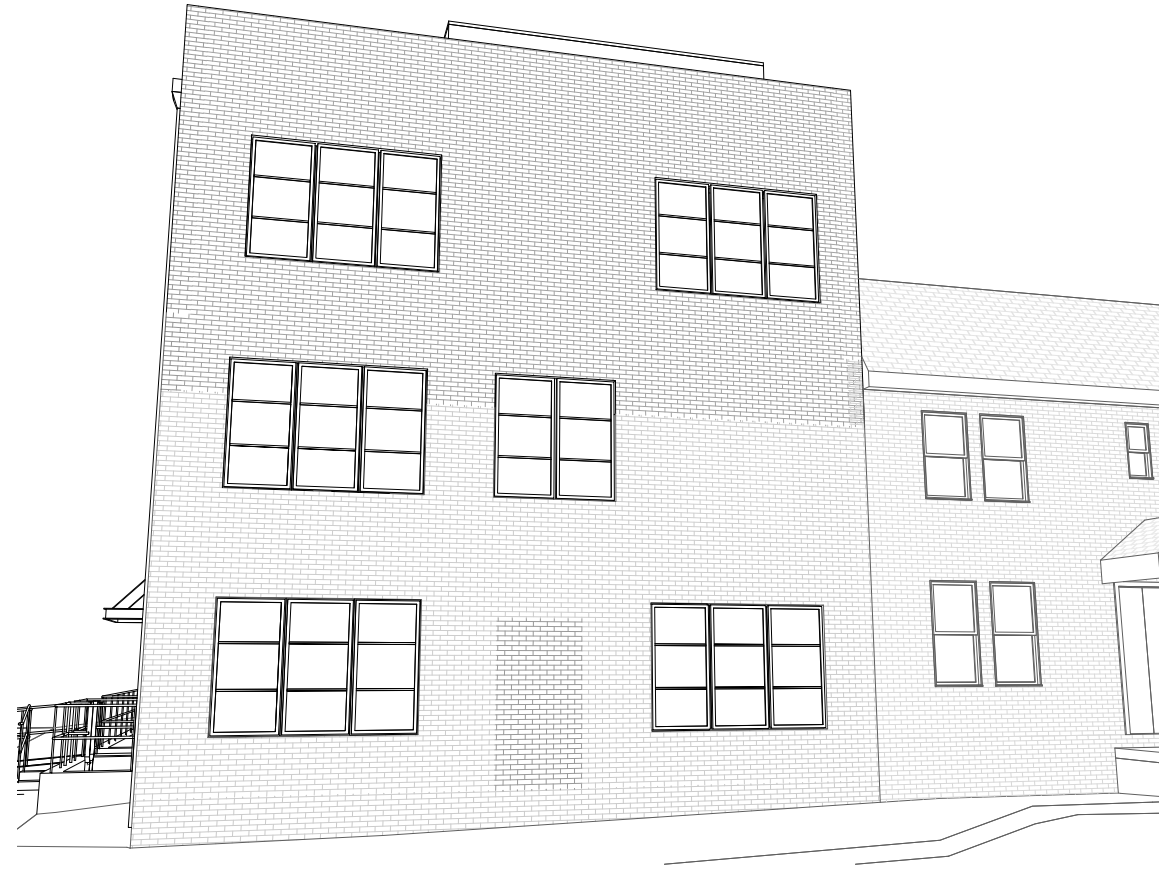


# BZA APPLICATION: SPECIAL EXCEPTION

SUBTITLE E SECTION 206.1 (A) - MODIFICATION OF ROOFTOP ARCHITECTURAL ELEMENTS



EXISTING

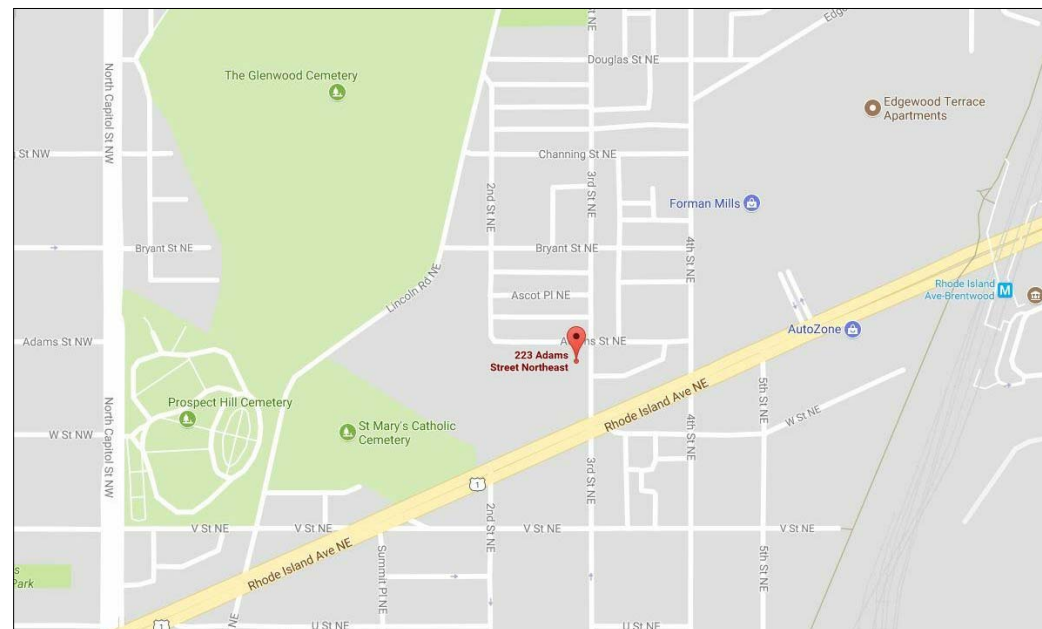


PROPOSED

## ZONING INFO

ADDRESS:	223 ADAMS ST NE, WASHINGTON, DC 20002		
SSL:	3560 0010		
ZONING:	RF-1		
HISTORIC:	NONE		
LOT AREA:	4554 SF		
LOT WIDTH:	34' - 6"		
LOT LENGTH:	132' - 0"		
	<b>ALLOWED/REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
LAND USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
# OF UNITS	5	4	5
# OF STORIES:	3	2	3 + CELLAR
REAR YARD:	20' - 0"	46' - 7 1/4"	47' - 7 1/4"
SIDE YARD:	3"/FT OR 5' - 0" MIN	0' - 0"	0' - 0"
BUILDING HEIGHT:	35' - 0"	25' - 1 5/8"	33' - 6 3/4"
FAR:	NA	0.86	1.44
LOT OCCUPANCY:	2732.4 SF (60%)	2135.65 SF (47%)	2187.32 SF (48%)
GROSS BUILDING AREA:	8197.20 GSF	3922.54 GSF	6561.96 GSF
PERVIOUS SURFACE:	910.80 sf (20%)	2338.20 (51%)	2366.68 (52%)
PARKING:	1 PER 2 DWELLING UNITS	2	4

## LOCATION MAP



DRAWING LIST - BZA	
SHEET #	SHEET NAME
BZA 01	COVER SHEET
BZA 02	PHOTOS
BZA 03	EXISTING SITE PLAN
BZA 04	PROPOSED SITE PLAN
BZA 05	DEMO ROOF PLAN
BZA 06	PROPOSED 3RD FLOOR PLAN
BZA 07	PROPOSED ROOF PLAN
BZA 08	EXISTING ELEVATION
BZA 09	PROPOSED ELEVATION
BZA 10	PROPOSED ELEVATION
BZA 11	PROPOSED RENDERING
BZA 12	MATER OF RIGHT RENDERING

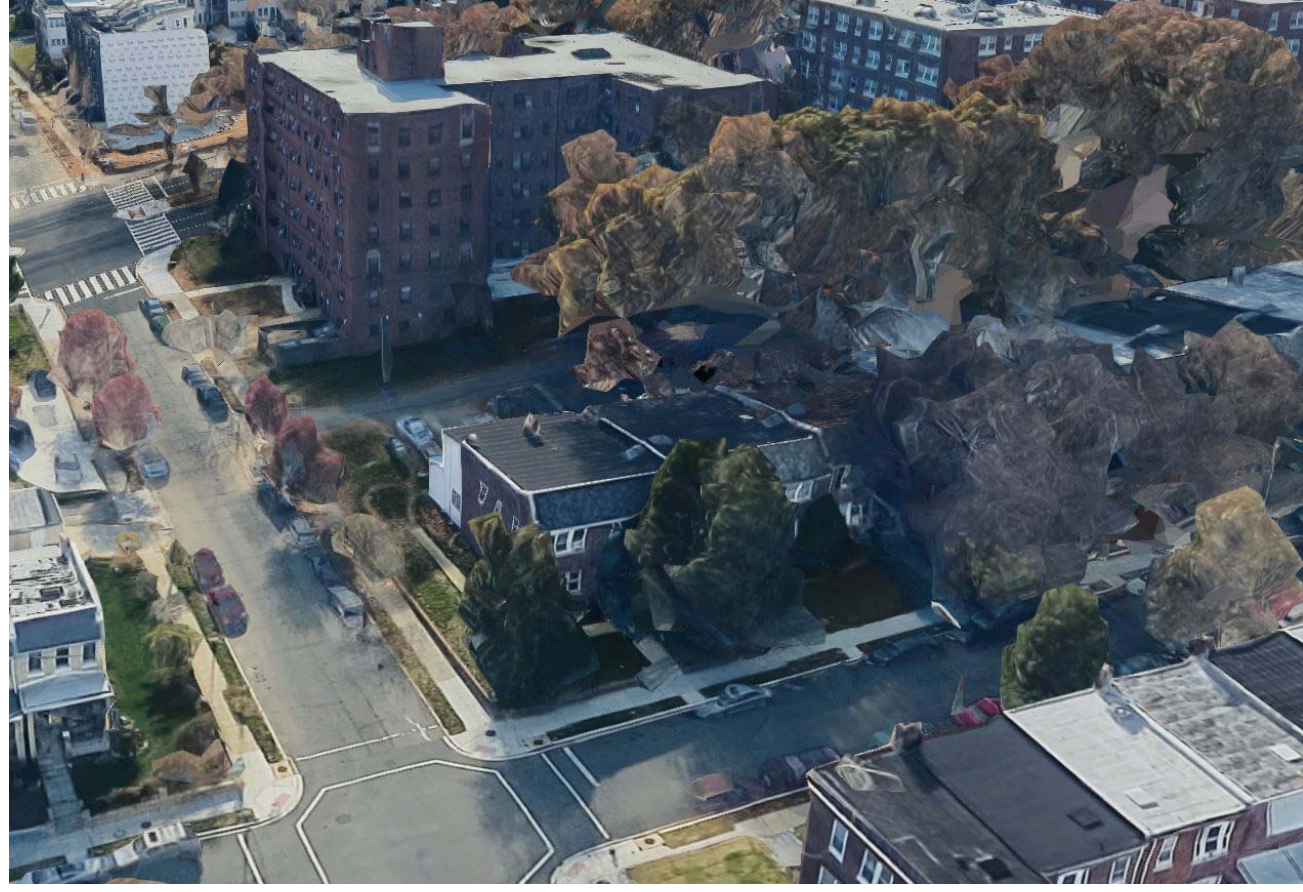
**MPR AD**

Board of Zoning Adjustment  
District of Columbia  
CASE NO 19741  
EXHIBIT NO. 31

04/24/18  
223 ADAMS ST NE  
M2EDGEWOOD LLC

**BZA 01**

**R. MICHAEL CROSS  
DESIGN GROUP**



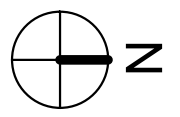
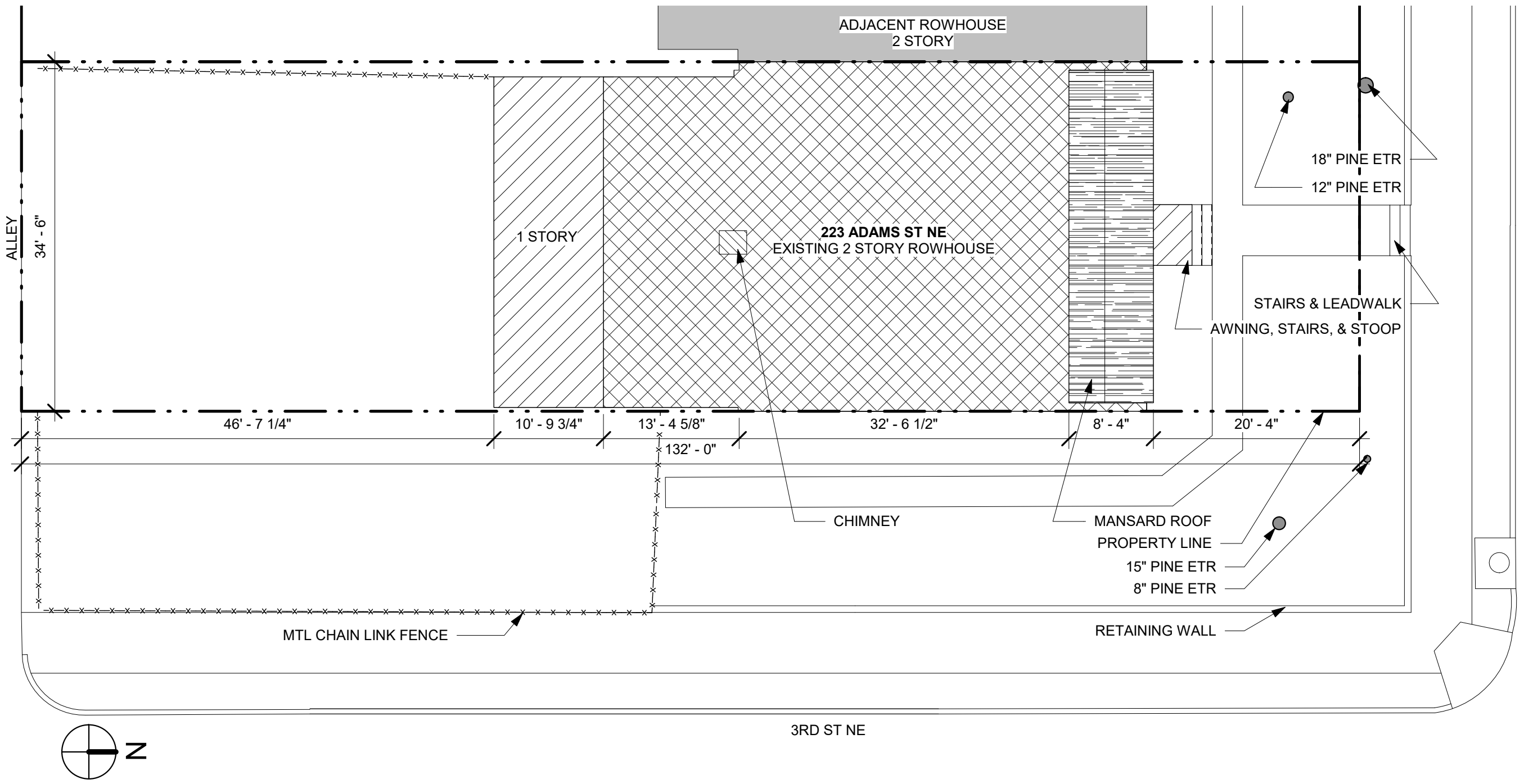
M2R AD

**BZA 02**

03/01/18  
223 ADAMS ST NE  
M2EDGEWOOD LLC



R. MICHAEL CROSS  
DESIGN GROUP



**1** EXISTING SITE PLAN  
A201 BZA 03 3/32" = 1'-0"

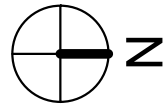
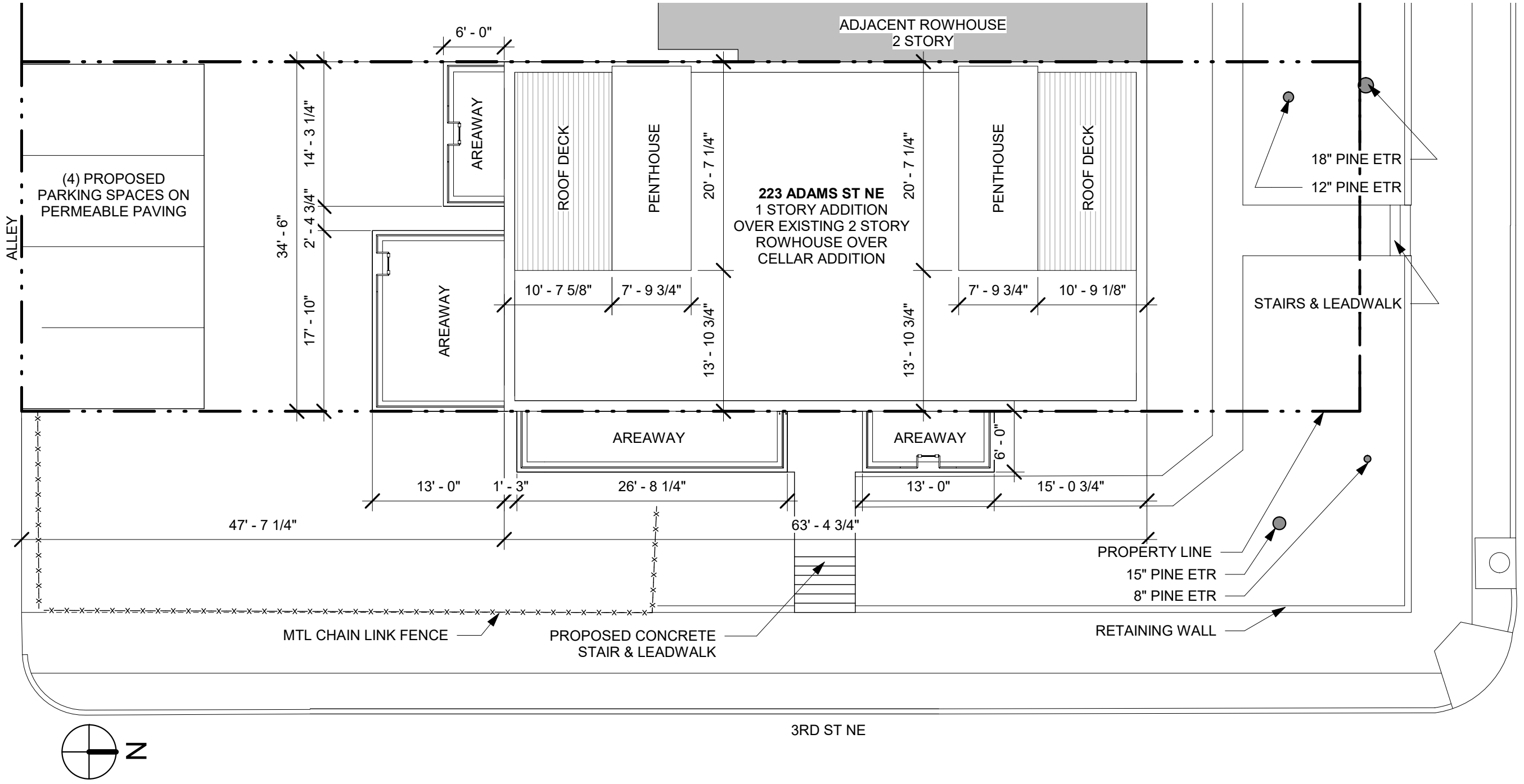
ADAMS ST NE

3RD ST NE

**M2R AD**

**BZA 03**  
 03/01/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC

**R. MICHAEL CROSS**  
**DESIGN GROUP**



**1** PROPOSED SITE PLAN  
 A201 BZA 04 3/32" = 1'-0"

**M2R AD**

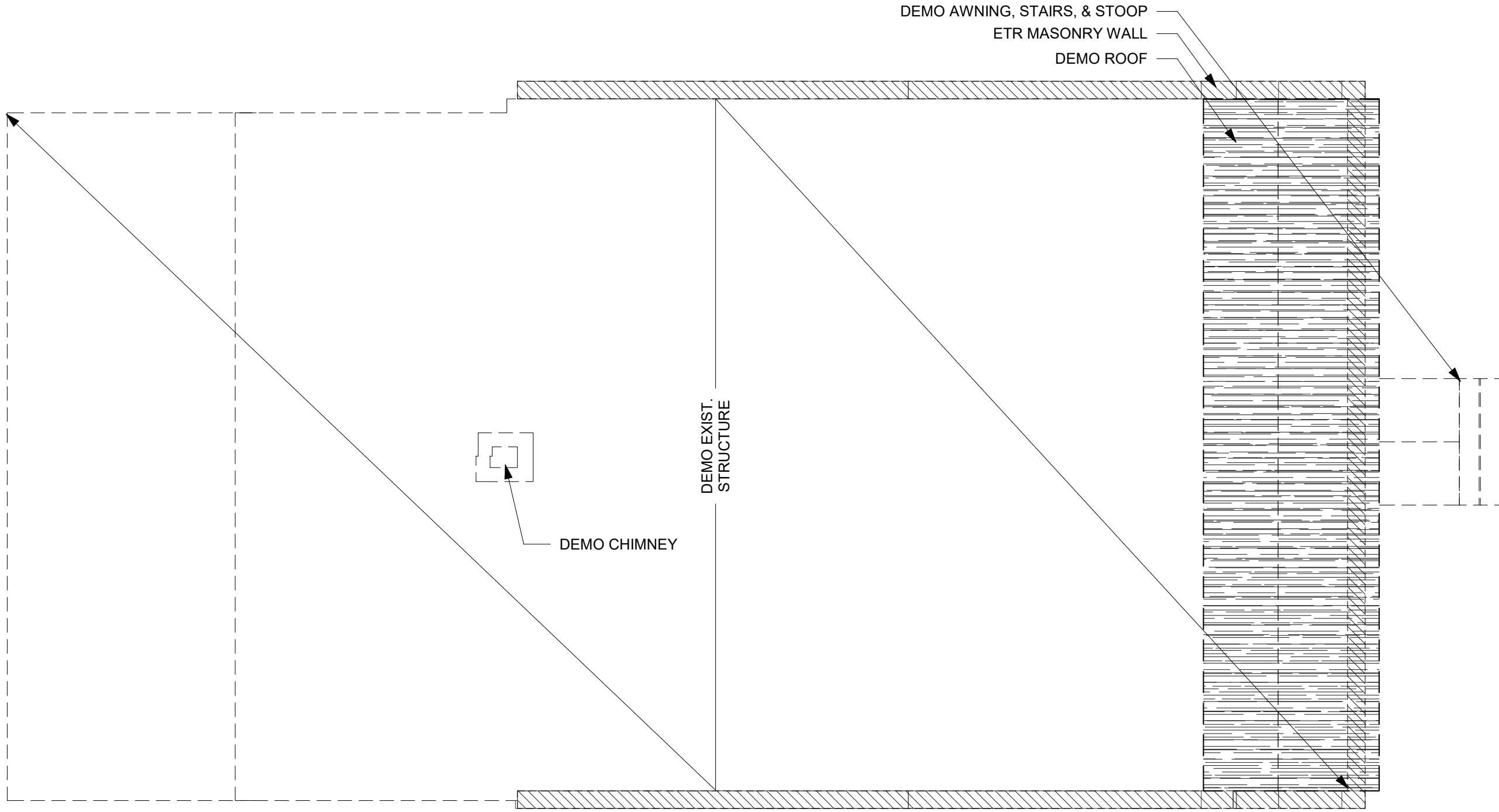
03/01/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC  
**BZA 04**

**R. MICHAEL CROSS  
 DESIGN GROUP**

1  
A201 | BZA  
05

# ROOF PLAN - DEMOLITION

3/16" = 1'-0"

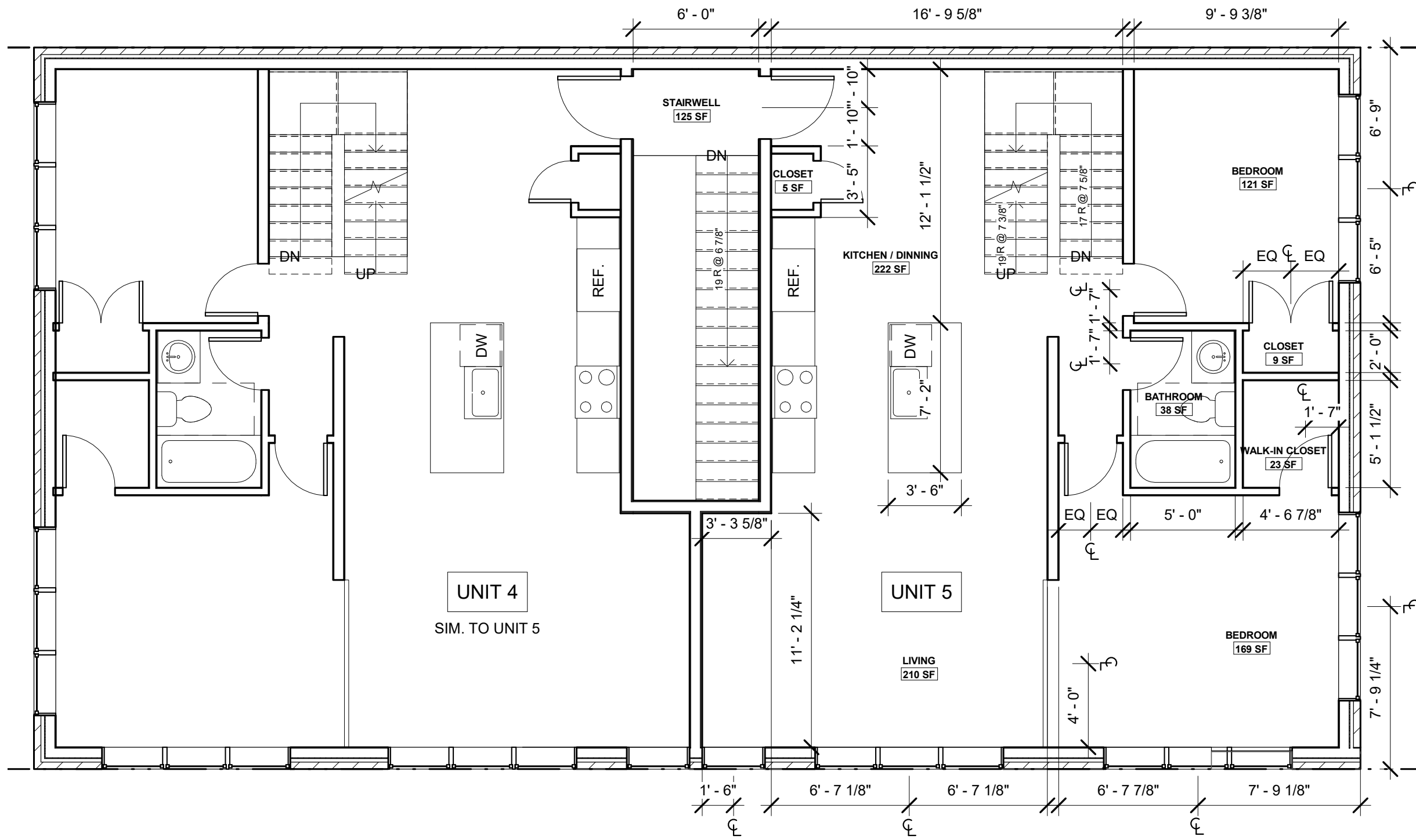


M2R AD

03/01/18  
223 ADAMS ST NE  
M2EDGEWOOD LLC

# BZA 05

R. MICHAEL CROSS  
DESIGN GROUP

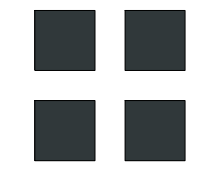


**1** 3RD FLOOR - PROPOSED

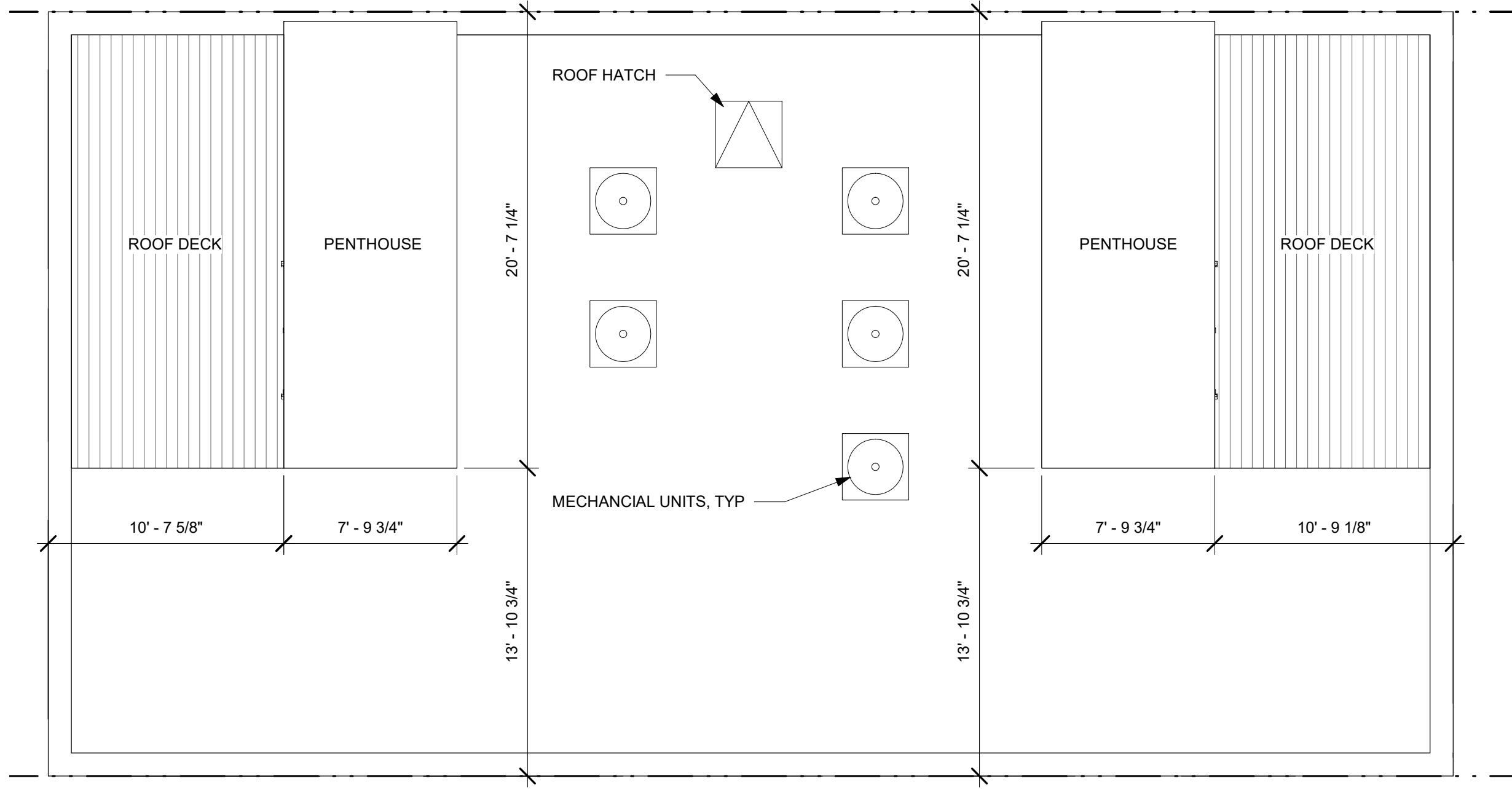
A201 BZA 06 3/16" = 1'-0"

**M2R AD**

**BZA 06**  
 03/01/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC



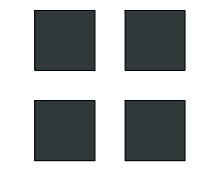
**R. MICHAEL CROSS  
 DESIGN GROUP**



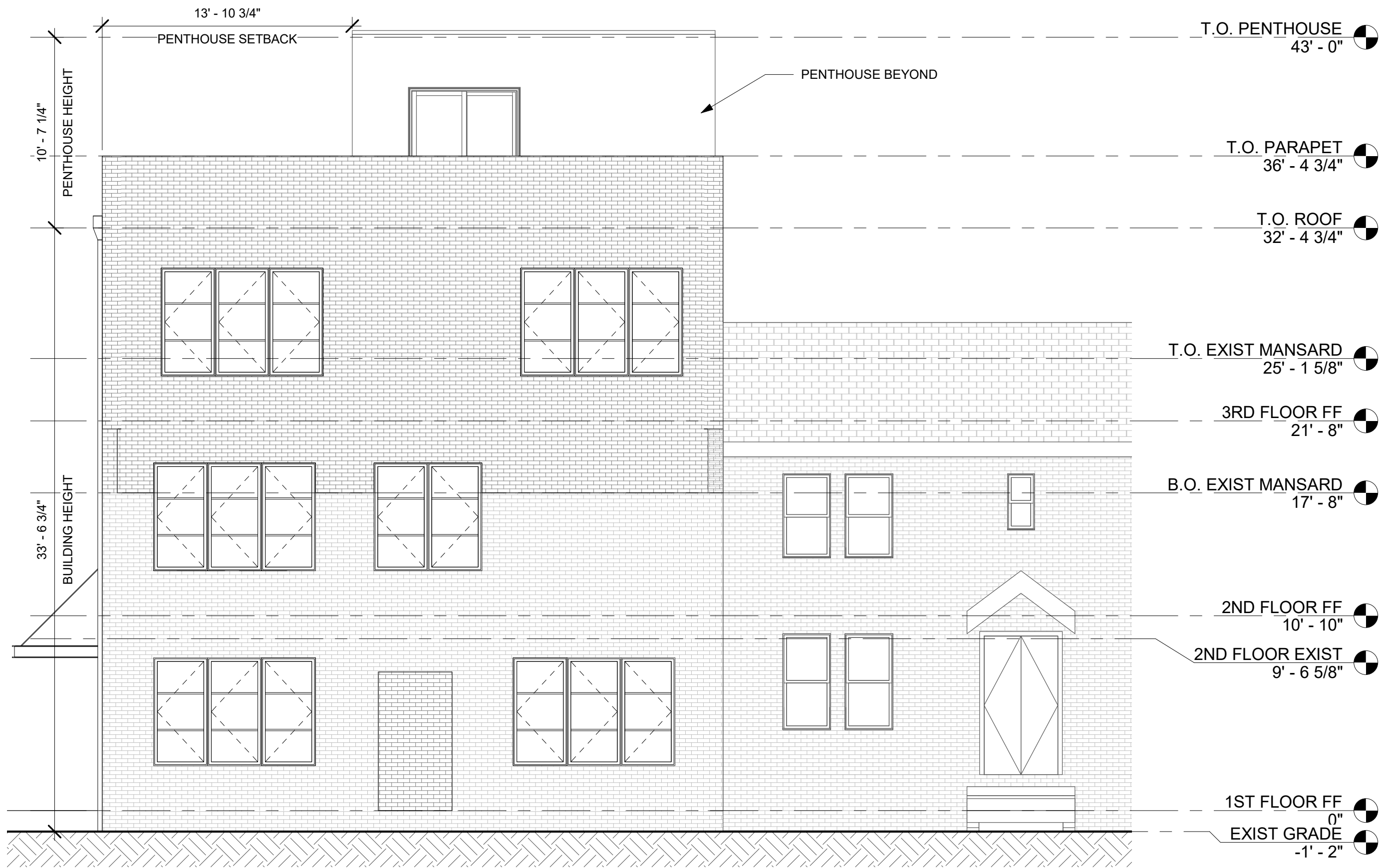
**1** ROOF PLAN - PROPOSED  
A201 | BZA 07 3/16" = 1'-0"

**M2R AD**

**BZA 07**  
 03/01/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC



**R. MICHAEL CROSS  
 DESIGN GROUP**



**1 NORTH ELEVATION - PROPOSED**

BZA 09 3/16" = 1'-0"

**M2R AD**

**R. MICHAEL CROSS DESIGN GROUP**  
 04/24/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC  
**BZA 09**





- T.O. PENTHOUSE 43' - 0"
- T.O. PARAPET 36' - 4 3/4"
- T.O. ROOF 32' - 4 3/4"
- T.O. EXIST MANSARD 25' - 1 5/8"
- 3RD FLOOR FF 21' - 8"
- B.O. EXIST MANSARD 17' - 8"
- 2ND FLOOR FF 10' - 10"
- 2ND FLOOR EXIST 9' - 6 5/8"
- 1ST FLOOR FF 0"
- EXIST GRADE -1' - 2"

**1 EAST ELEVATION - PROPOSED**  
A101 BZA 10 3/16" = 1'-0"

**M2R AD**

**BZA 10**  
 04/24/18  
 223 ADAMS ST NE  
 M2EDGEWOOD LLC  
**R. MICHAEL CROSS**  
**DESIGN GROUP**



PROPOSED RENDERING

M2R AD

**BZA 11**

04/24/18  
223 ADAMS ST NE  
M2EDGEWOOD LLC



**R. MICHAEL CROSS  
DESIGN GROUP**

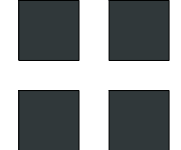


MATTER OF RIGHT RENDERING

M2R AD

**BZA 12**

04/24/18  
223 ADAMS ST NE  
M2EDGEWOOD LLC



R. MICHAEL CROSS  
DESIGN GROUP