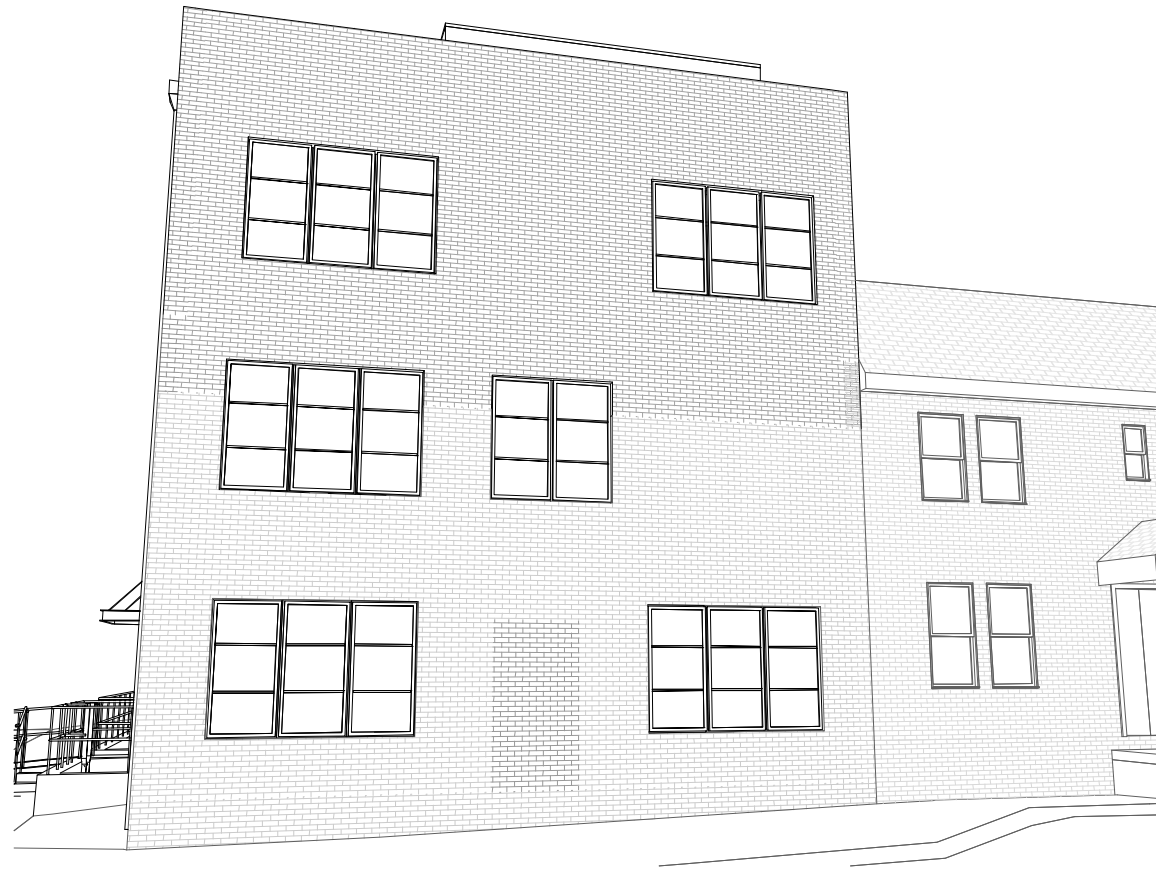


BZA APPLICATION: SPECIAL EXCEPTION

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



EXISTING

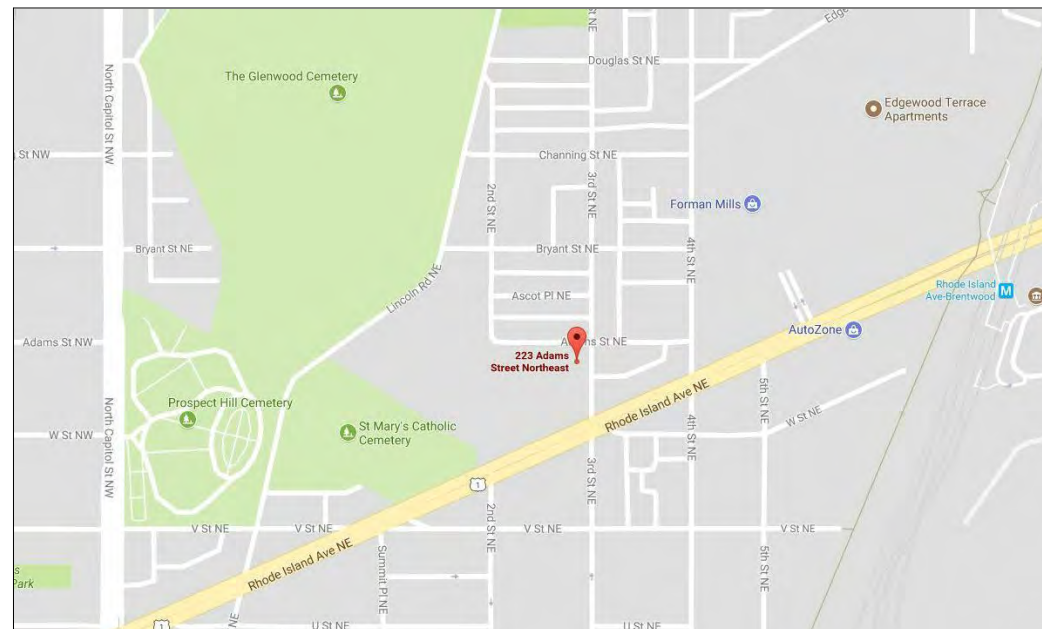


PROPOSED

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"		
	ALLOWED/REQUIRED	EXISTING	PROPOSED
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 #
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 11A	PROPOSED VIEW
BZA 11B	PROPOSED VIEW
BZA 12A	MATTER OF RIGHT VIEW
BZA 12B	MATTER OF RIGHT VIEW
BZA 14A	STREET SECTION
BZA 14B	VIEW RHODE ISLAND AVE
BZA 15	PRECEDENT
BZA 16	CORNER UNIT DISTRIBUTION
BZA 17	3RD STREET FRONTAGES
BZA 18A	3RD STREET PHOTOS
BZA 18B	3RD STREET PHOTOS
BZA 18C	3RD STREET PHOTOS

R. MICHAEL CROSS
DESIGN GROUP

MDR AD

06/27/18

223 ADAMS ST NE

M2EDGEWOOD LLC

BZA 01

Board of Zoning Adjustment
District of Columbia
CASE NO 19741
EXHIBIT NO. 41



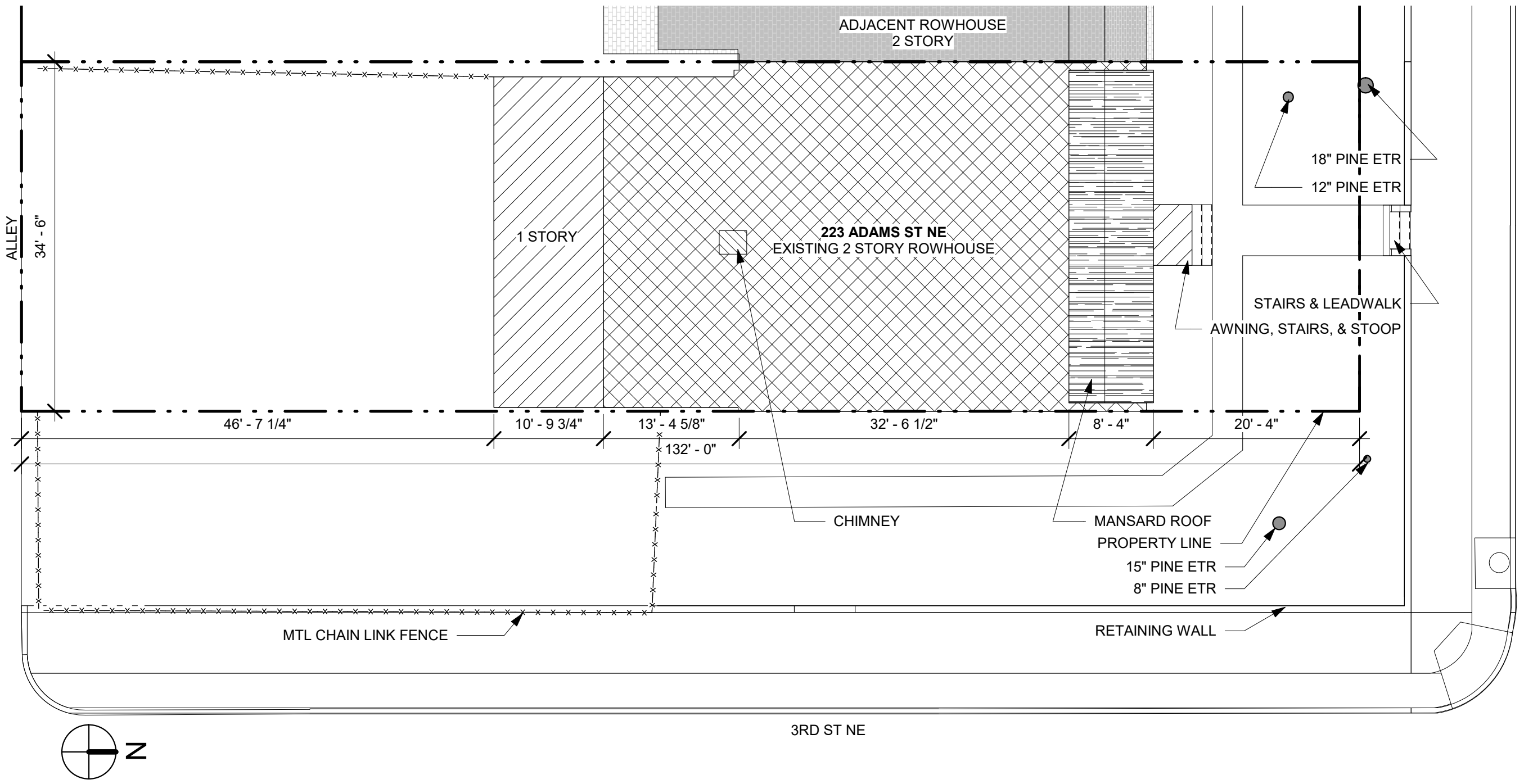
M2R AD

BZA 02

03/01/18
223 ADAMS ST NE
M2EDGEWOOD LLC



R. MICHAEL CROSS
DESIGN GROUP



1 EXISTING SITE PLAN

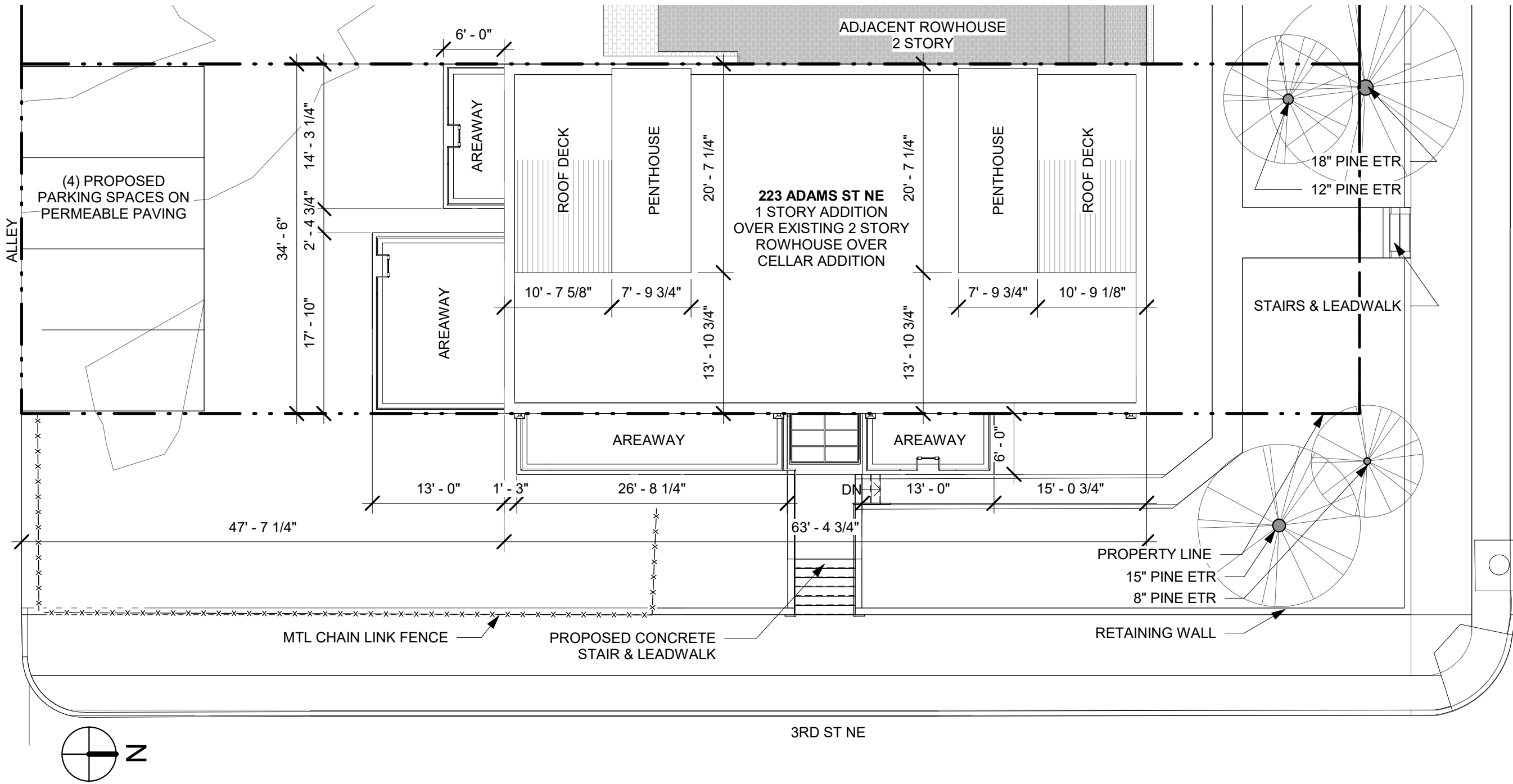
A201 BZA 03 3/32" = 1'-0"

M2R AD

03/01/18
223 ADAMS ST NE
M2EDGEWOOD LLC

BZA 03

R. MICHAEL CROSS
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1 PROPOSED SITE PLAN
 A201 BZA 04 3/32" = 1'-0"

M2R AD

03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

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ADAMS ST NE

3RD ST NE

ADJACENT ROWHOUSE
 2 STORY

223 ADAMS ST NE
 1 STORY ADDITION
 OVER EXISTING 2 STORY
 ROWHOUSE OVER
 CELLAR ADDITION

18" PINE ETR
 12" PINE ETR

STAIRS & LEADWALK

PROPERTY LINE
 15" PINE ETR
 8" PINE ETR

RETAINING WALL

AREAWAY

AREAWAY

AREAWAY

AREAWAY

ROOF DECK

PENTHOUSE

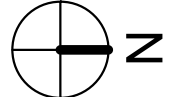
PENTHOUSE

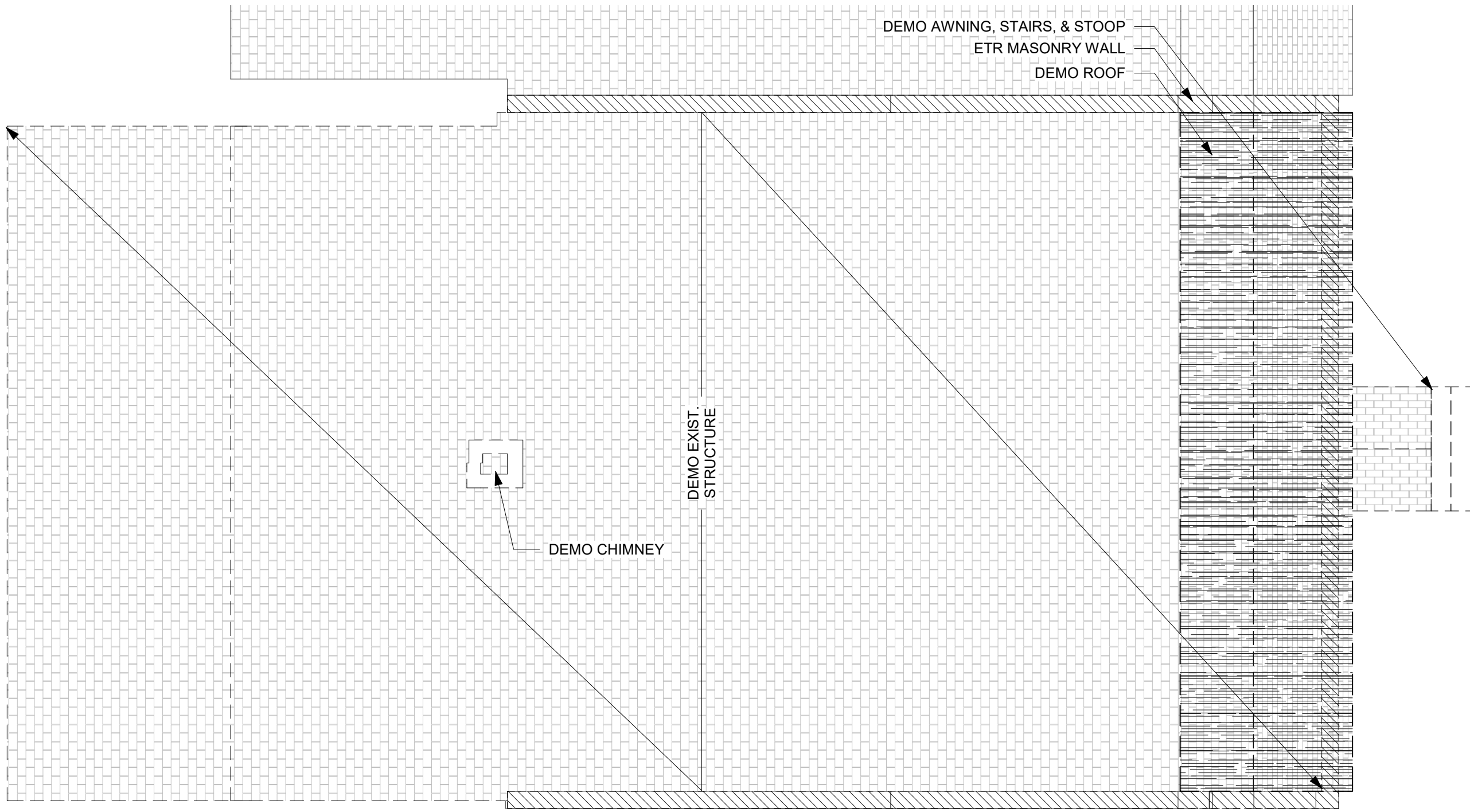
ROOF DECK

(4) PROPOSED
 PARKING SPACES ON
 PERMEABLE PAVING

MTL CHAIN LINK FENCE

PROPOSED CONCRETE
 STAIR & LEADWALK



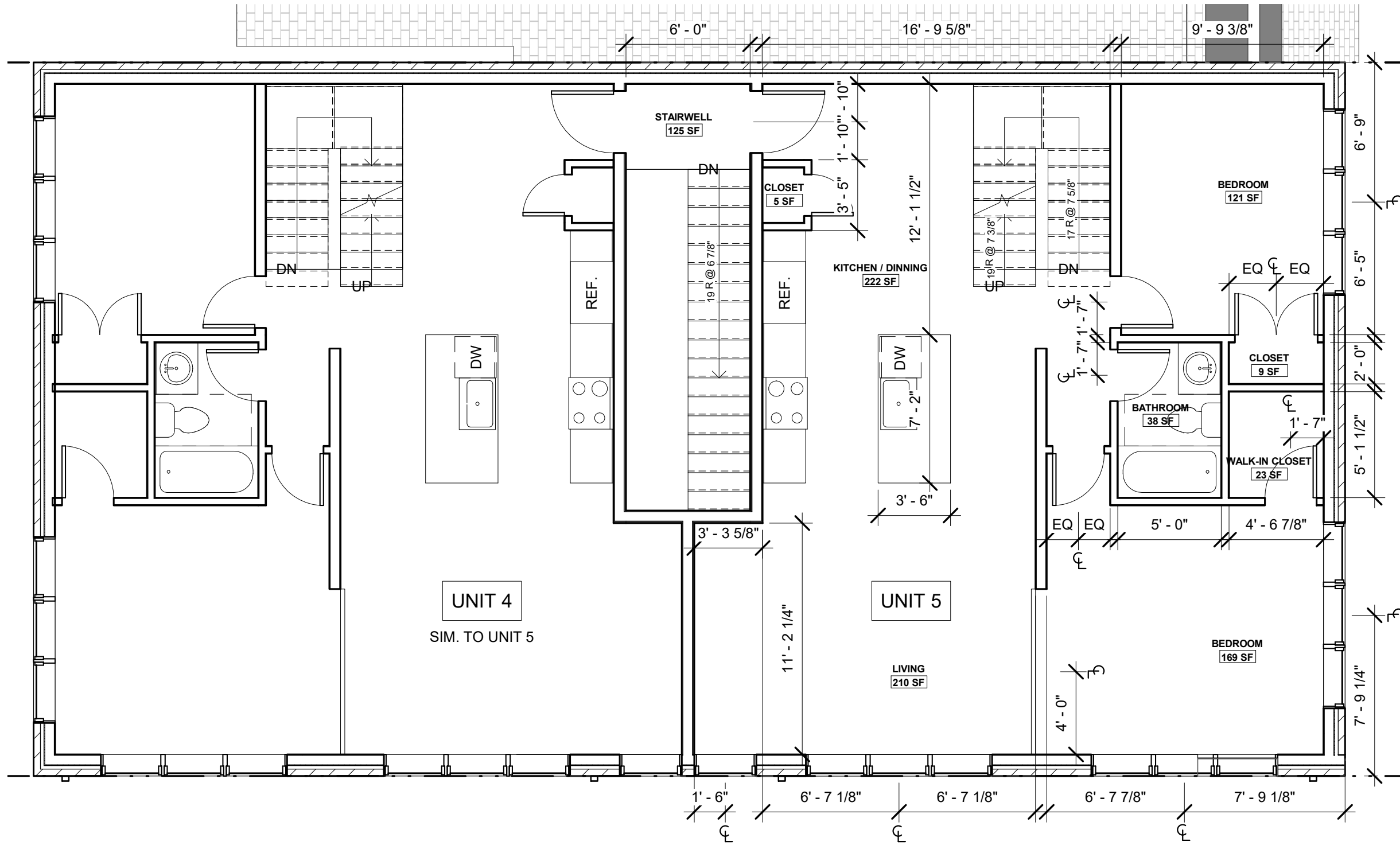


1 ROOF PLAN - DEMOLITION
 A201 | BZA 05 | 3/16" = 1'-0"

M2R AD

BZA 05
 03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

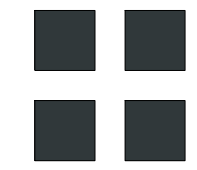
R. MICHAEL CROSS
DESIGN GROUP



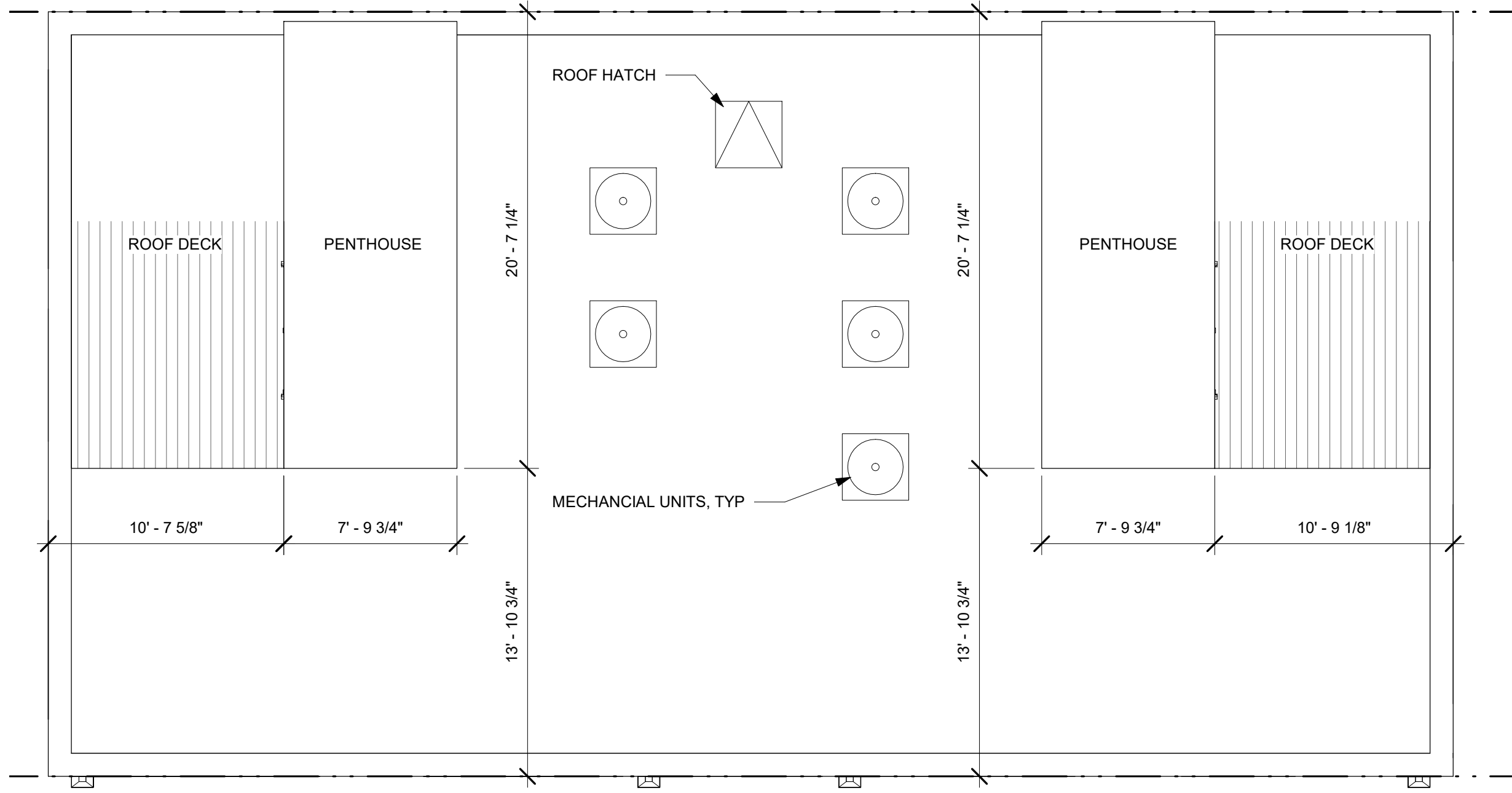
1 3RD FLOOR - PROPOSED
 A201 BZA 06 3/16" = 1'-0"

M2R AD

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



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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 - EXISTING
 SD BZA
 Exist 08
 3/16" = 1'-0"

T.O. EXIST MANSARD
 25' - 1 5/8"

B.O. EXIST MANSARD
 17' - 8"

2ND FLOOR EXIST
 9' - 6 5/8"

1ST FLOOR FF
 0"

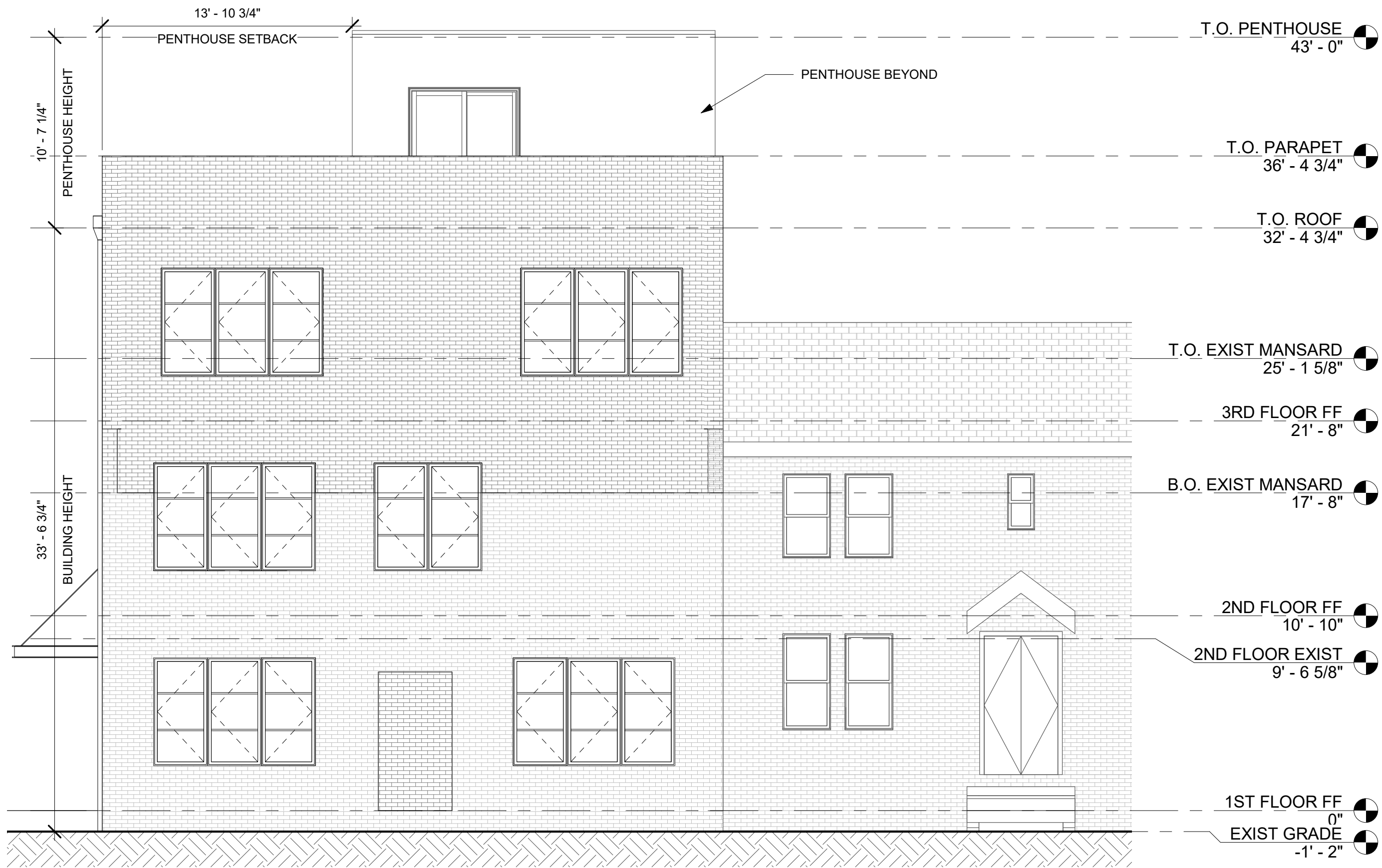
EXIST GRADE
 -1' - 2"

M2R AD

**R. MICHAEL CROSS
 DESIGN GROUP**

03/01/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

BZA 08



1 NORTH ELEVATION - PROPOSED

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

M2R AD

04/24/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC

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- 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

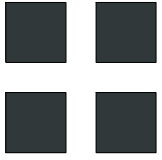
BZA 10
 04/24/18
 223 ADAMS ST NE
 M2EDGEWOOD LLC
R. MICHAEL CROSS
DESIGN GROUP



PROPOSED RENDERING

M2R AD

04/24/18
BZA 11A
223 ADAMS ST NE
M2EDGEWOOD LLC



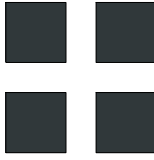
R. MICHAEL CROSS
DESIGN GROUP



PROPOSED RENDERING

M2R AD

BZA 11B
06/21/18
223 ADAMS ST NE
M2EDGEWOOD LLC



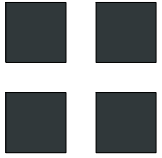
R. MICHAEL CROSS
DESIGN GROUP



MATTER OF RIGHT RENDERING

M2R AD

04/24/18
BZA 12A
223 ADAMS ST NE
M2EDGEWOOD LLC



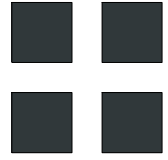
R. MICHAEL CROSS
DESIGN GROUP



MATTER OF RIGHT RENDERING

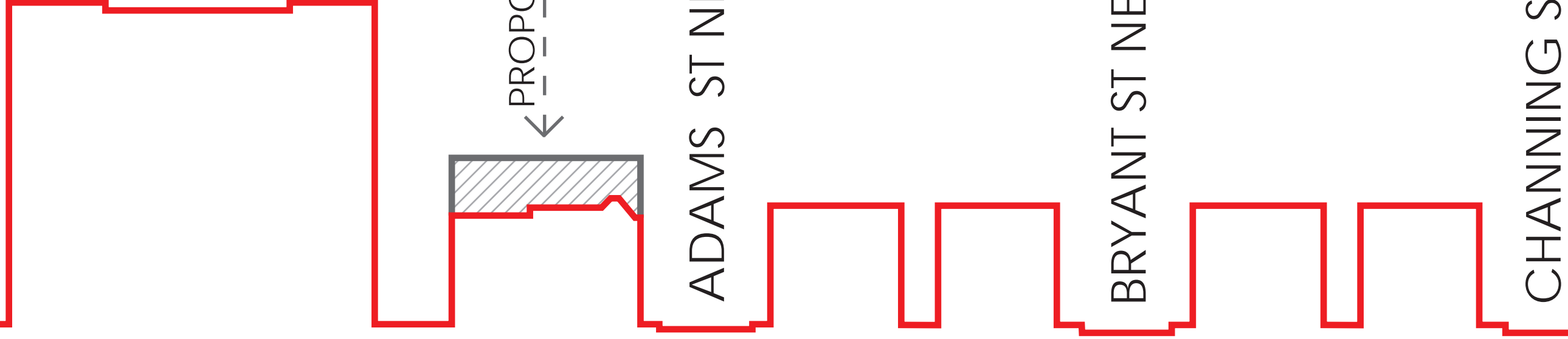
M2R AD

06/21/18
BZA 12B^{223 ADAMS ST NE}
M2EDGEWOOD LLC



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RHODE ISLAND AVE NE



← PROPOSED

ADAMS ST NE

BRYANT ST NE

CHANNING ST NE

M2R AD

06/05/18
BZA 14A
223 ADAMS ST NE
M2EDGEWOOD LLC

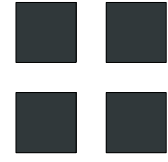


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DESIGN GROUP



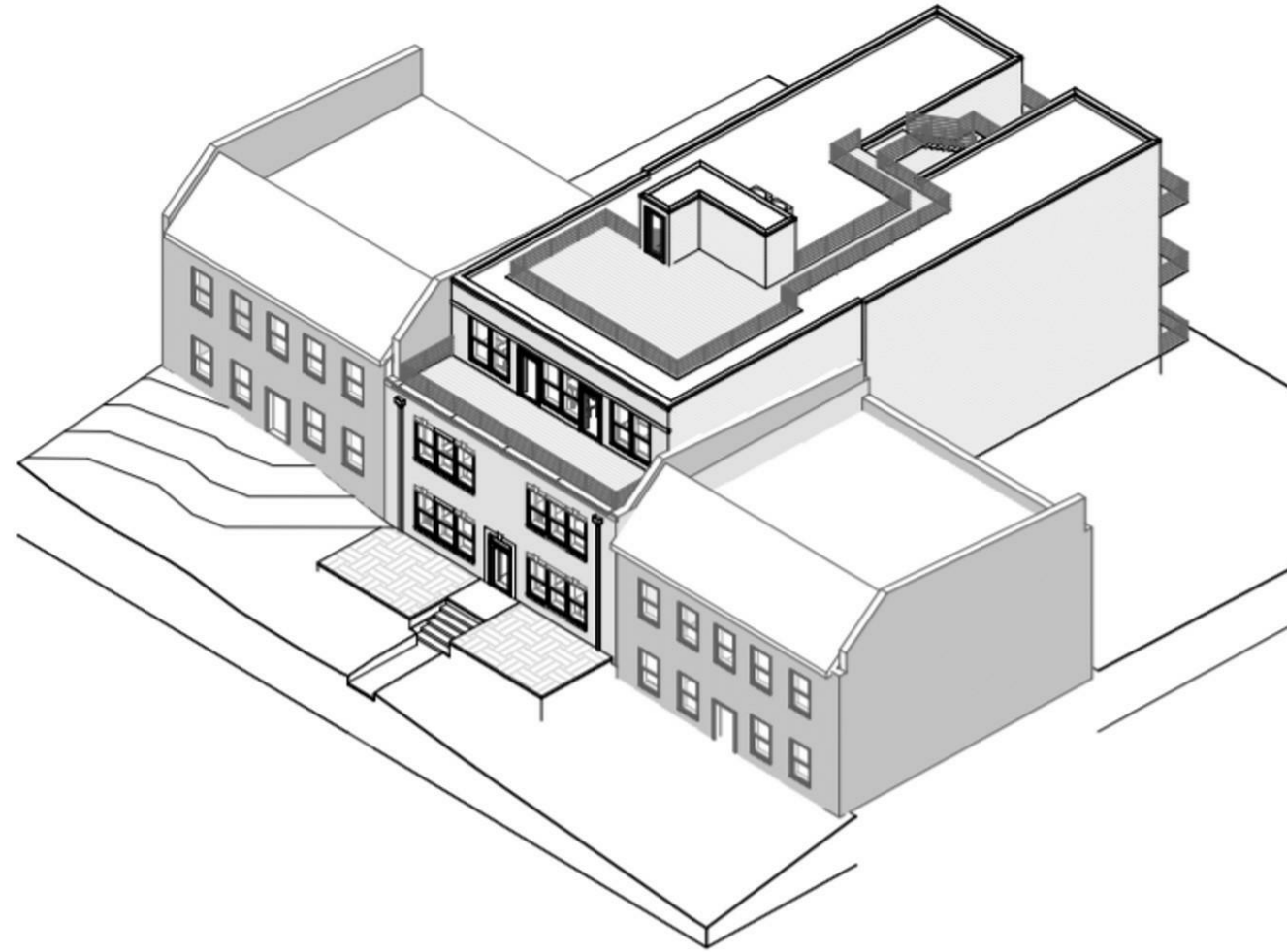
M2R AD

06/05/18
BZA 14B
223 ADAMS ST NE
M2EDGEWOOD LLC



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DESIGN GROUP

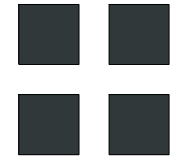
IN BZA CASE NO. 19428, THE APPLICANT REQUESTED RELIEF FROM E-206 IN ORDER TO CONSTRUCT A THIRD STORY ADDITION. THE PROPOSAL INCLUDED THE REMOVAL OF AN FAUX MANSARD FROM THE FRONT FAÇADE OF A RESIDENTIAL BUILDING AS PART OF THE BUILDINGS RENOVATION WITH A THIRD FLOOR AND REAR ADDITION FOR AN ADDITIONAL DWELLING UNIT. THE OFFICE OF PLANNING RECOMMENDED APPROVAL STATING THAT THE "REMOVAL OF THE FAUX MANSARD SHOULD HAVE LITTLE IF ANY IMPACT ON THE ADJACENT NEIGHBORING PROPERTIES. THE REMOVAL OF THE FAUX MANSARD WOULD RESULT IN THE BUILDING HAVING A DIFFERENT ROOFTOP APPEARANCE THAN ITS ADJACENT NEIGHBORS BUT THE NEW ROOFTOP WOULD BE RESIDENTIAL IN CHARACTER." (OP REPORT, EXHIBIT 40, 2/10/2017) (1937 2ND ST, NE)



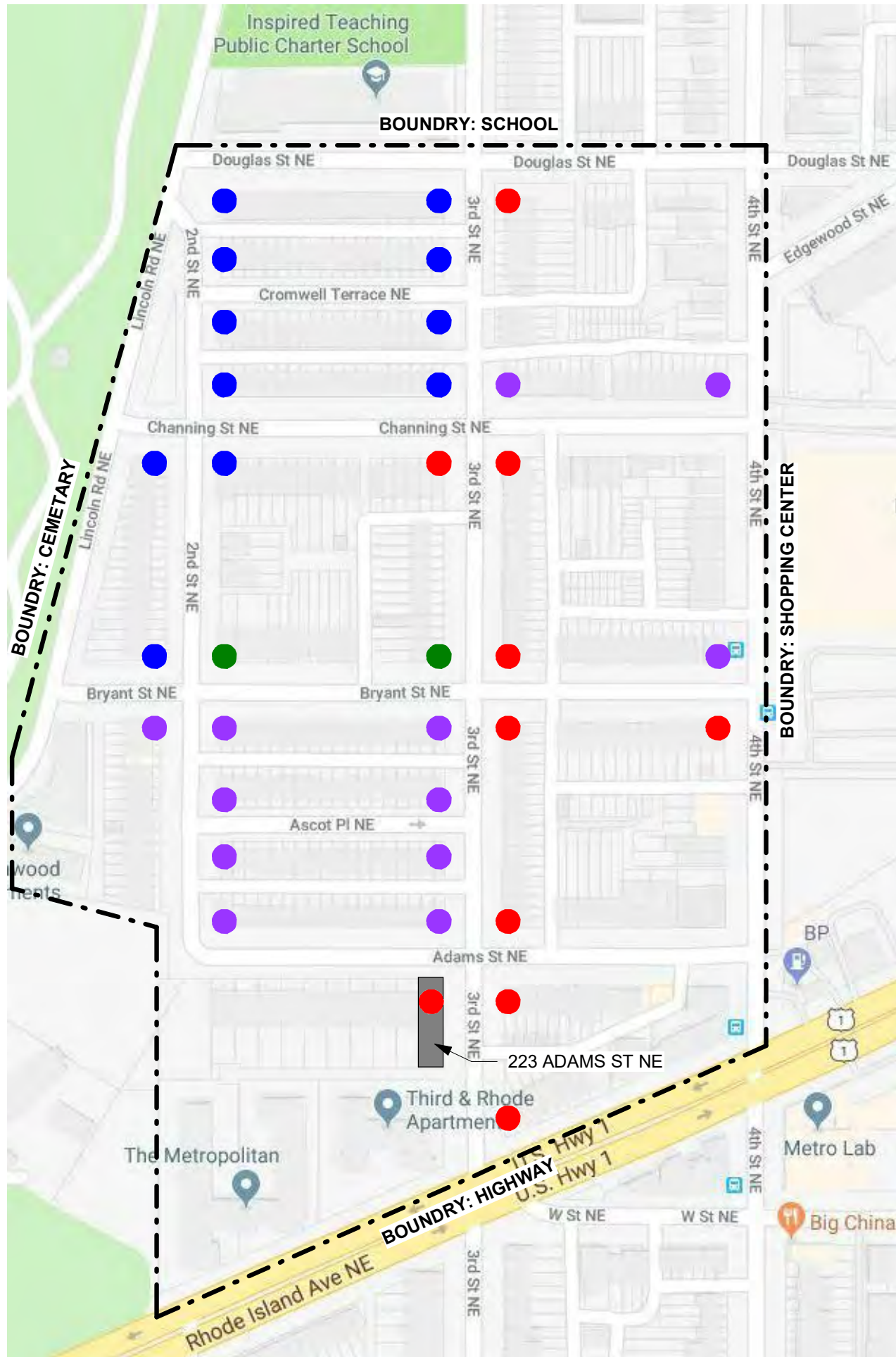
M2R AD

BZA 15

06/05/18
223 ADAMS ST NE
M2EDGEWOOD LLC

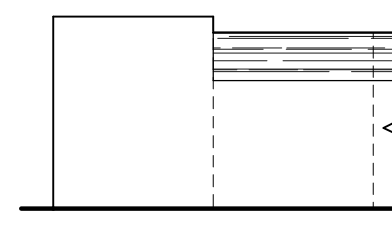


R. MICHAEL CROSS
DESIGN GROUP

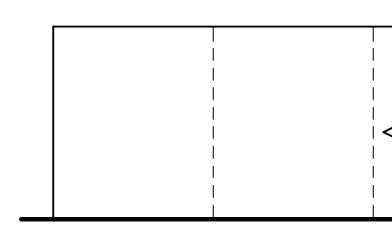


SUMMARY: THE MAJORITY OF ROWHOUSES AT THE END OF A BLOCK ARE RECTILINEAR IN FORM, INCLUDING BLOCKS WITH MANSARD ROOFS.

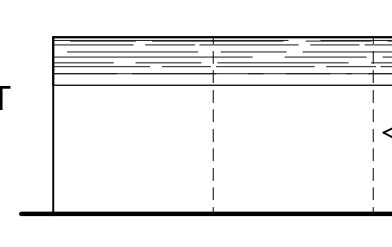
● RECTILINEAR END ADJACENT TO MANSARD ROW (11)



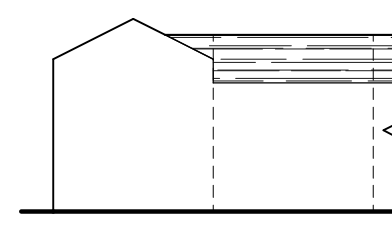
● RECTILINEAR END ADJACENT TO RECTILINEAR ROW (12)



● MANSARD END ADJACENT TO MANSARD ROW (10)

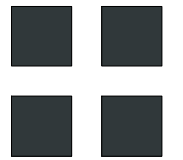


● GABLED END ADJACENT TO MANSARD ROW (2)



BREAKDOWN

- STREET CORNERS W/ ROWHOUSE = 35
- RECTILINEAR CORNERS = 23 OF 35
- RECTILINEAR CORNERS WEST SIDE OF 3RD = 8 OF 11





SUMMARY: THE MAJORITY OF ROWHOUSES WITH A FRONTAGE ON 3RD STREET NE HAVE AN ENTRANCE ON 3RD STREET NE.

- █ PRIMARY ENTRANCE ON 3RD ST NE (67)
- █ SECONDARY ENTRANCE ON 3RD ST NE (3)
- █ NO ENTRANCE ON 3RD ST NE (4)
- █ FORMER SECONDARY ENTRANCE ON 3RD ST NE (2)

BREAKDOWN

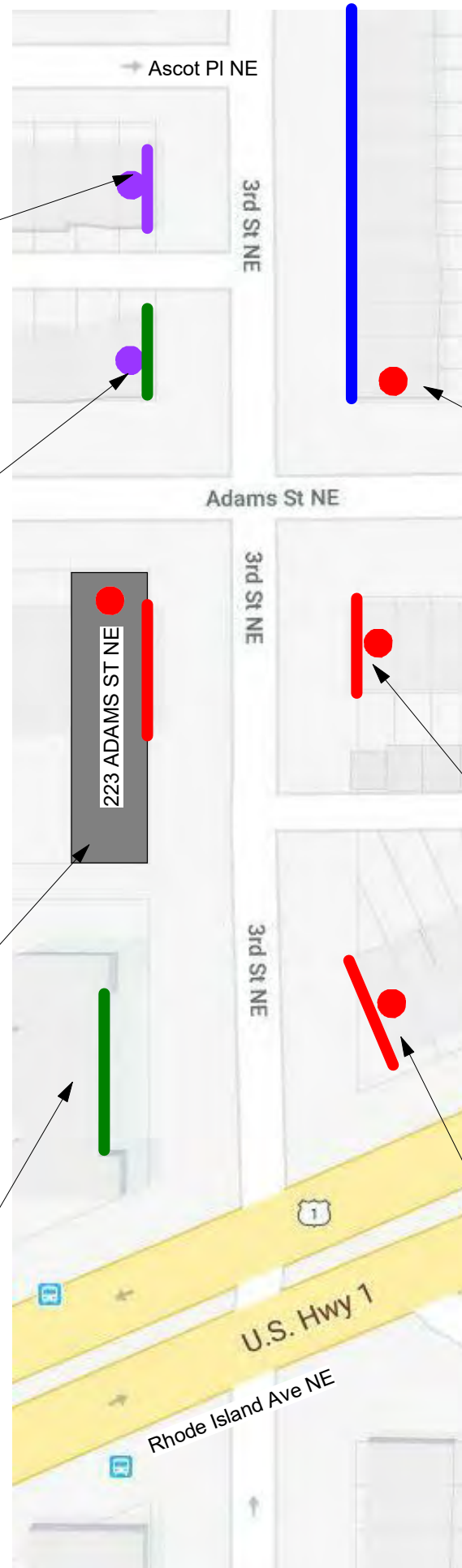
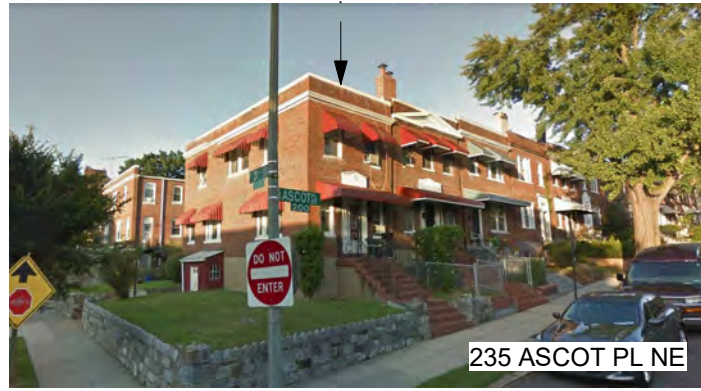
- ROWHOUSES ON 3RD ST NE = 76
- ROWHOUSES W/ ENTRANCES ON 3RD ST NE = 70 OF 76
- ROWHOUSES W/ ENTRANCES WEST SIDE OF 3RD = 19 OF 22

M2R AD

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DESIGN GROUP

06/27/18
223 ADAMS ST NE
M2EDGEWOOD LLC

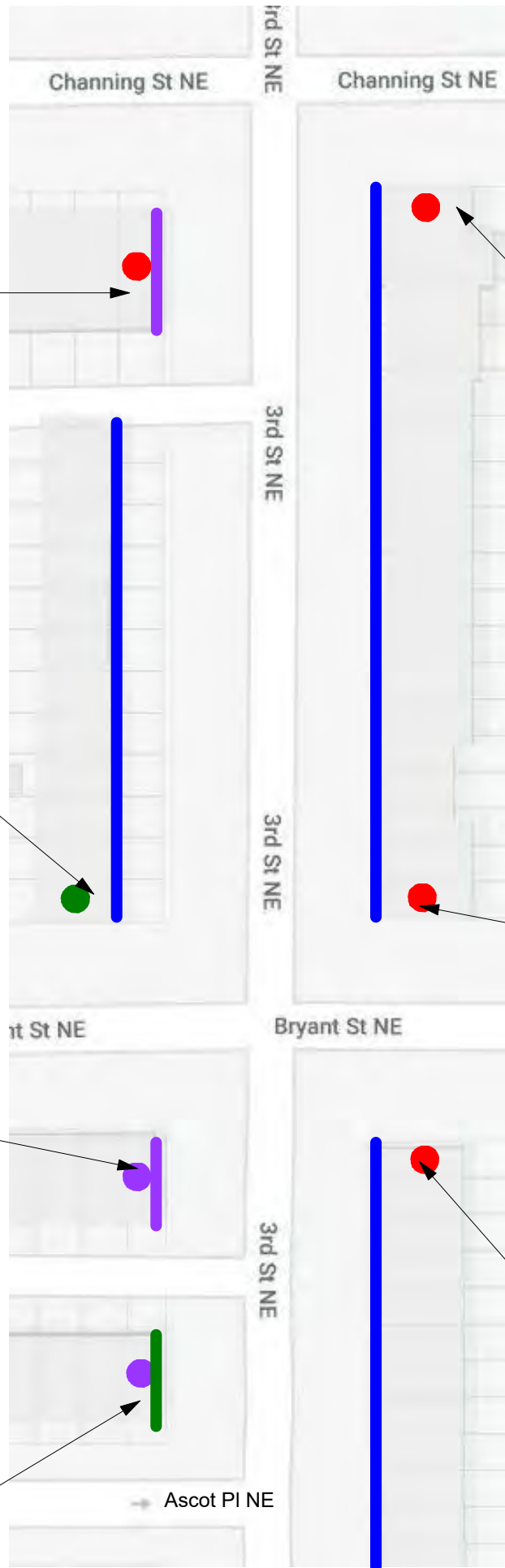
BZA 17



M2R AD

06/27/18
BZA 18A
223 ADAMS ST NE
M2EDGEWOOD LLC

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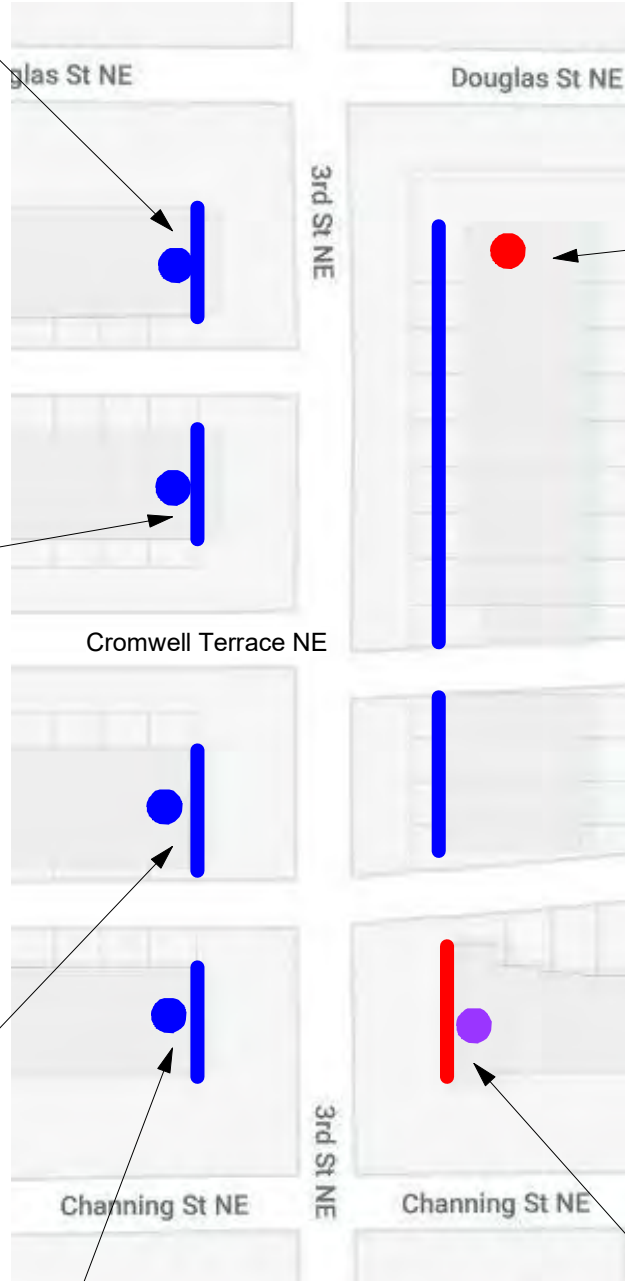


M2R AD

06/27/18
BZA 18B
223 ADAMS ST NE
M2EDGEWOOD LLC



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M2R AD

06/27/18
BZA 18C
223 ADAMS ST NE
M2EDGEWOOD LLC

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