

**ZONING INFO**

Address:	614 OTIS PL NW WASHINGTON DC 20010
SSL:	3035 0063
Zoning:	RF-1
Historic District:	N/A
Lot Area:	2840 SF
Lot Width :	20 FT
ANC:	ANC 1A

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	1-UNIT SINGLE-FAMILY		3-UNIT MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	X FT	X FT MIN	X FT
Side Yard:	N/A	N/A	N/A
Building Height:	24 FT	35 FT MAX	35 FT
FAR:	X	X	X
Lot Occupancy:	34%	60%	45%
Parking:	0 Spaces	1 Spaces	1 Spaces

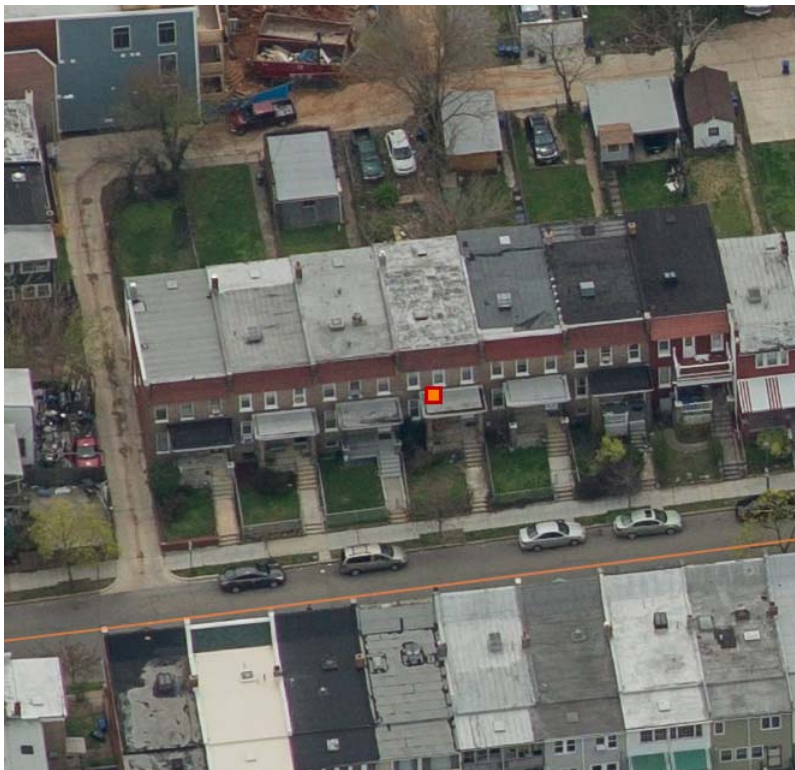
**DRAWING LIST - BZA**

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - COURTYARD
BZA05	EXISTING PLANS
BZA06	PROPOSED CELLAR
BZA07	PROPOSED 1ST FLOOR
BZA08	PROPOSED 2ND FLOOR
BZA09	PROPOSED 3RD FLOOR
BZA10	PROPOSED ROOF
BZA11	BUILDING SECTION

**DRAWING LIST - BZA**

Sheet Number	Sheet Name
BZA12	FRONT ELEVATION
BZA13	REAR ELEVATION
BZA14	CTYD ELEVATION - FRONT
BZA15	CTYD ELEVATION - REAR
BZA16	EAST ELEVATION
BZA17	WEST ELEVATION
BZA18	SOLAR STUDY - SUMMER
BZA19	SOLAR STUDY - SUMMER
BZA20	SOLAR STUDY - WINTER
BZA21	SOLAR STUDY - WINTER
BZA22	RENDERING

**R. MICHAEL CROSS  
DESIGN GROUP**

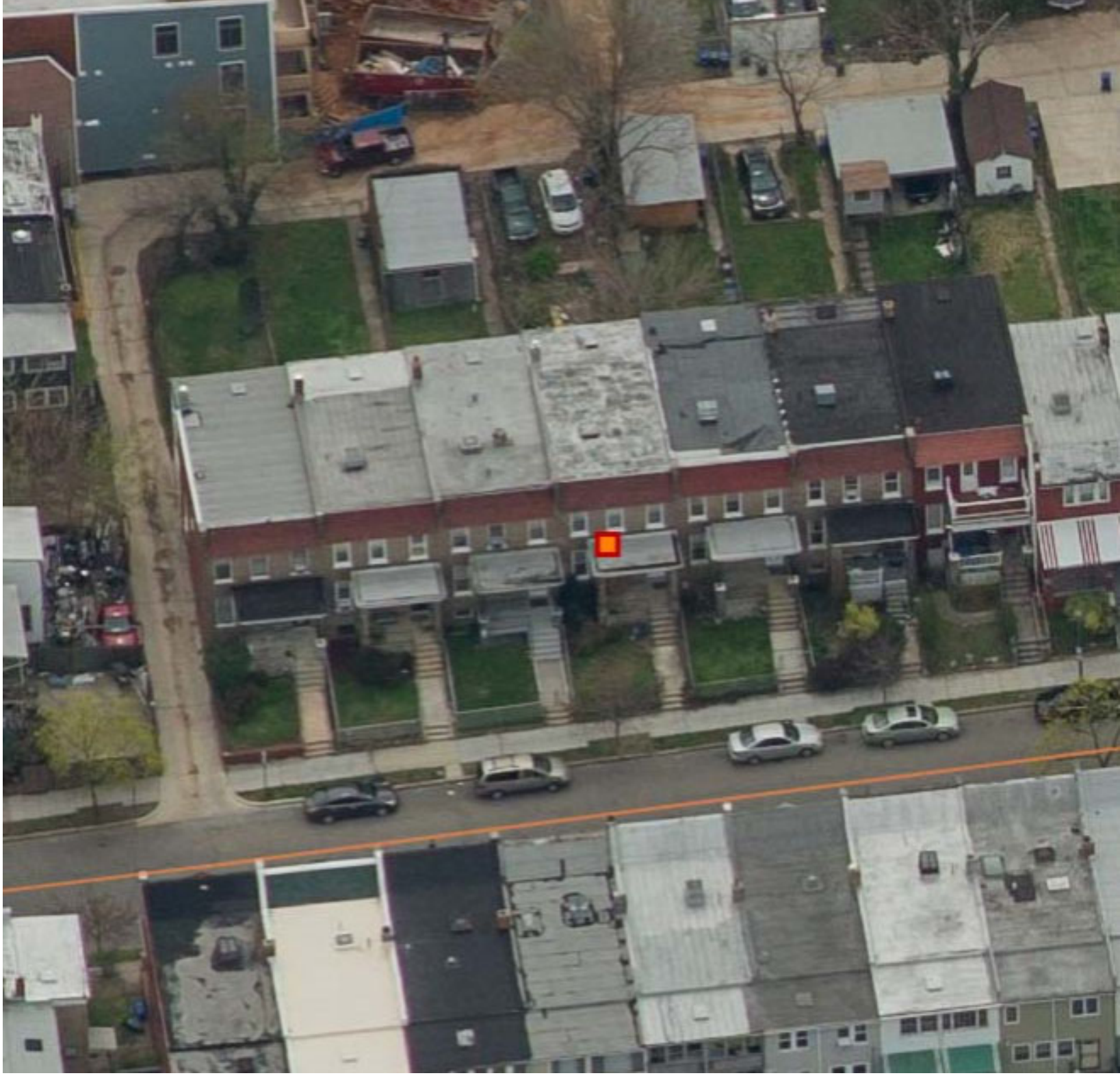


**OT**

02/15/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA01**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19929  
EXHIBIT NO. 35

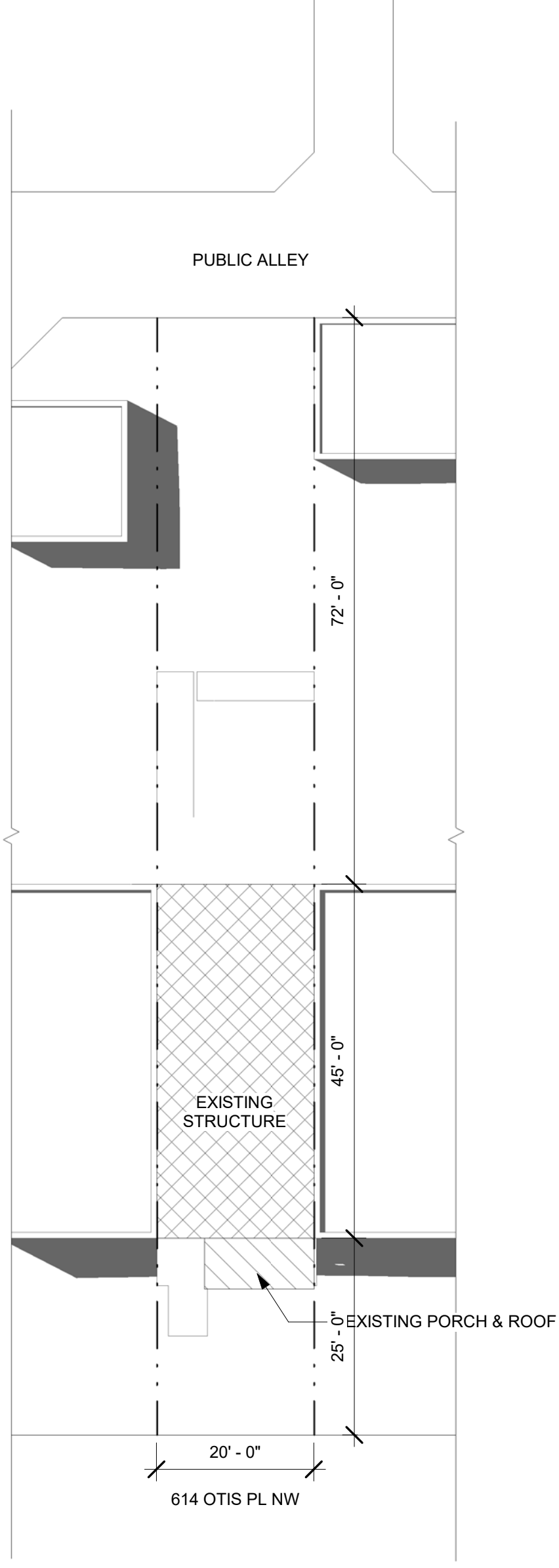


ADR OT

12/18/18  
ADR\_OT  
614 OTIS PL LLC

**BZA02**

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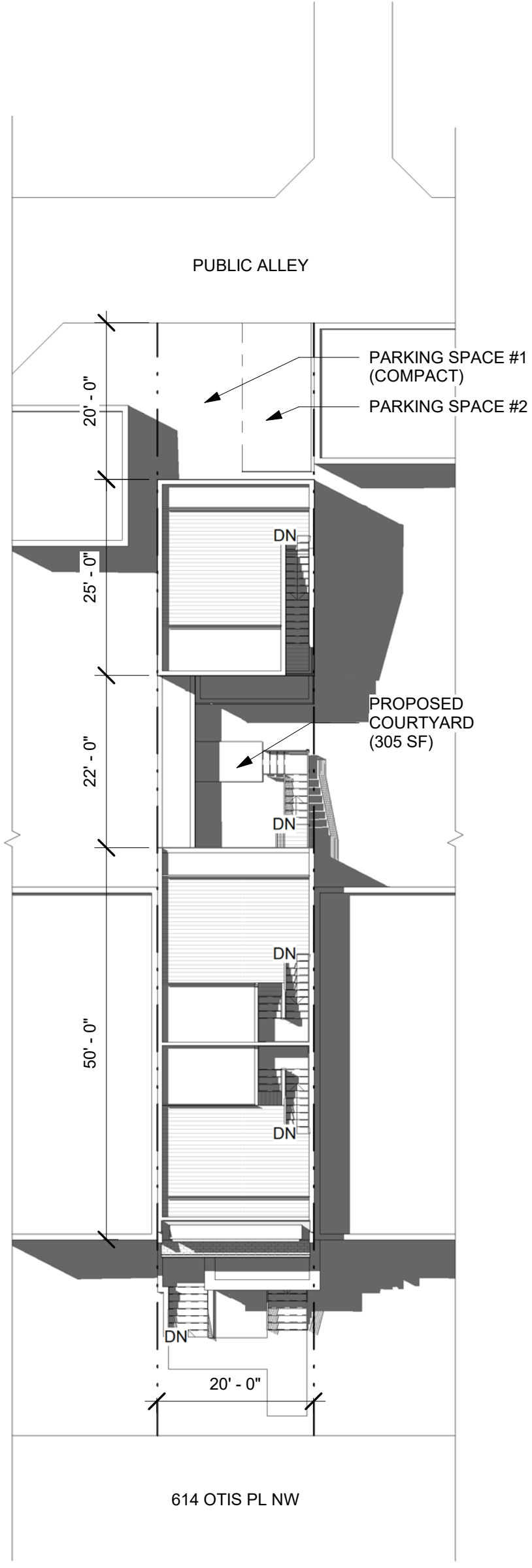
ADR OT

**BZA03** 02/15/19  
 614 OTIS PL NW  
 614 OTIS LLC

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

**1 SITE PLAN - COURTYARD OPTION**

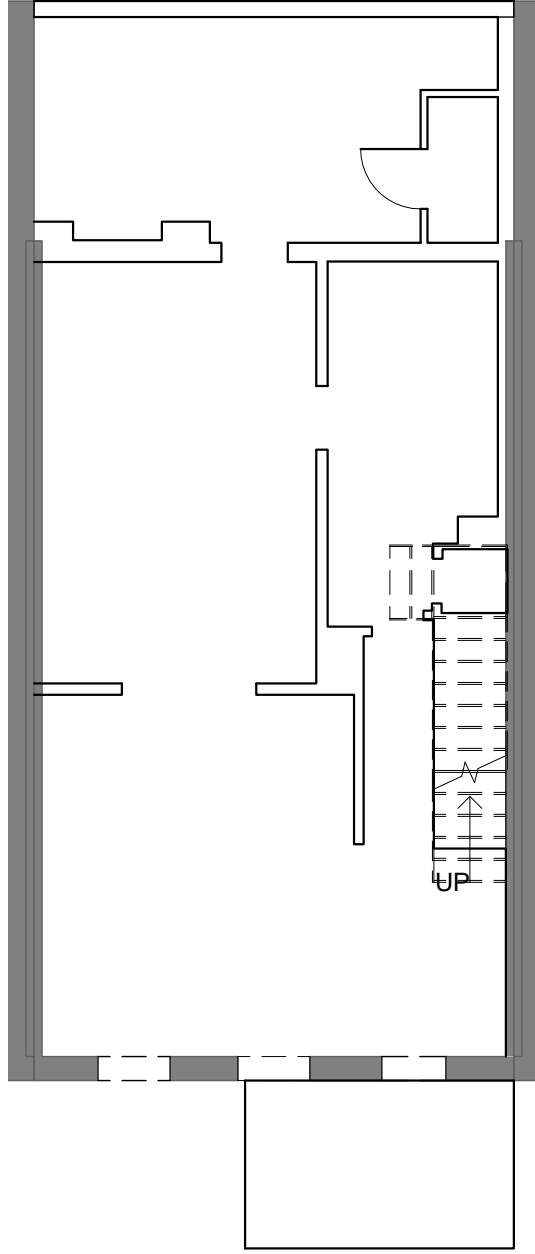
A201 | BZA04 1/16" = 1'-0"



ADR OT

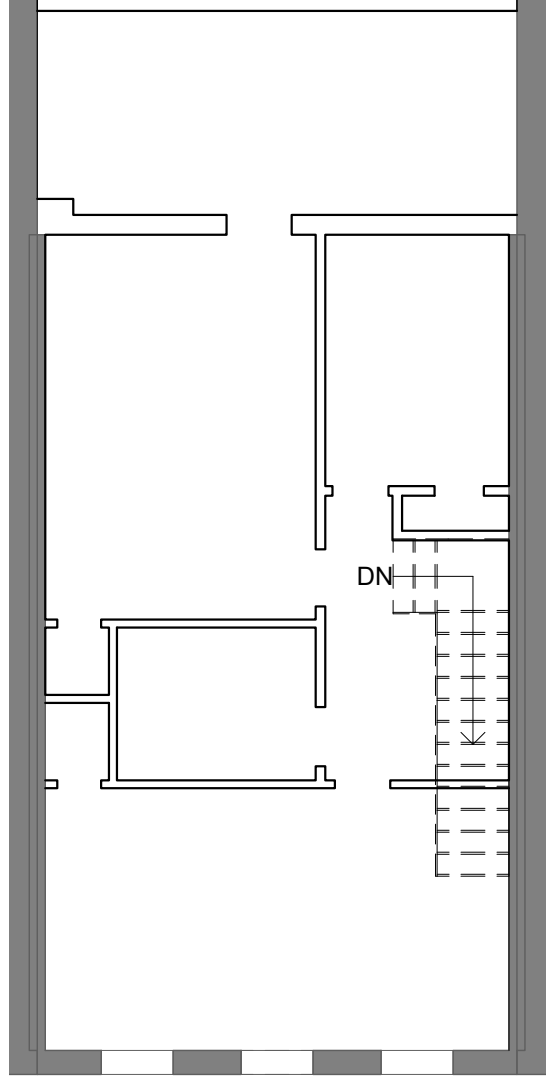
**BZA04** 02/15/19  
614 OTIS PL NW  
614 OTIS LLC

**R. MICHAEL CROSS  
DESIGN GROUP**



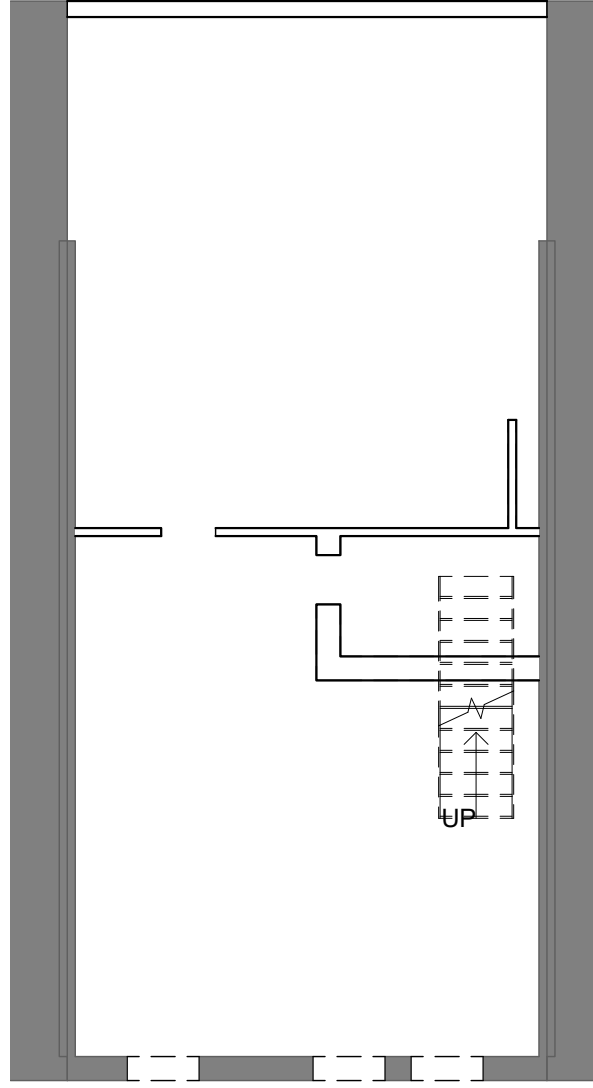
**2 1st FLOOR - EXISTING PLANS**

BZA05 1/8" = 1'-0"



**3 2nd FLOOR - EXISTING PLANS**

BZA05 1/8" = 1'-0"



**1 00 BASEMENT - EXISTING PLANS**

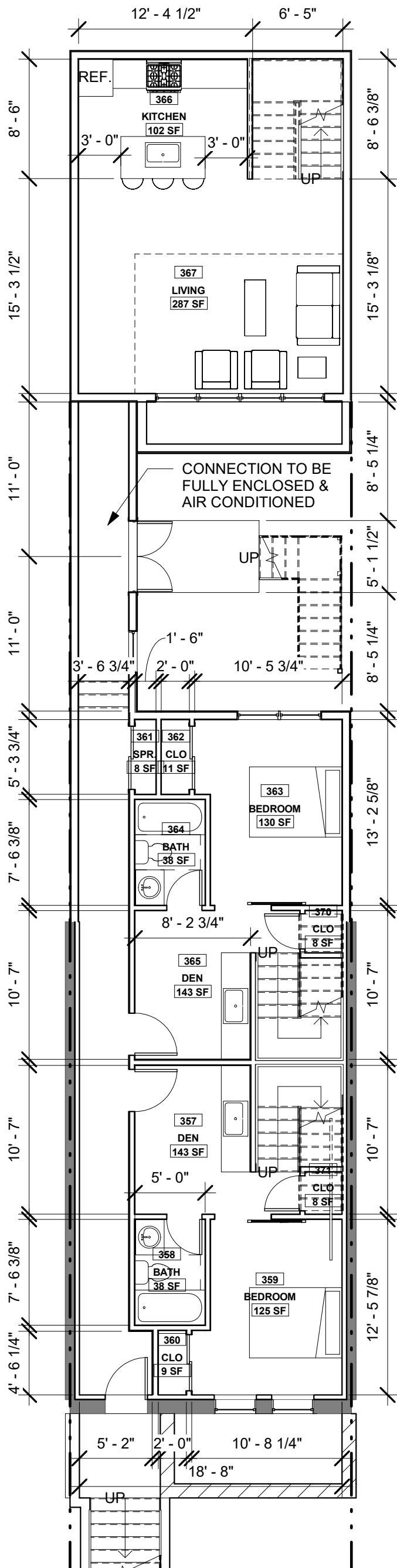
BZA05 1/8" = 1'-0"

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**BZA05**



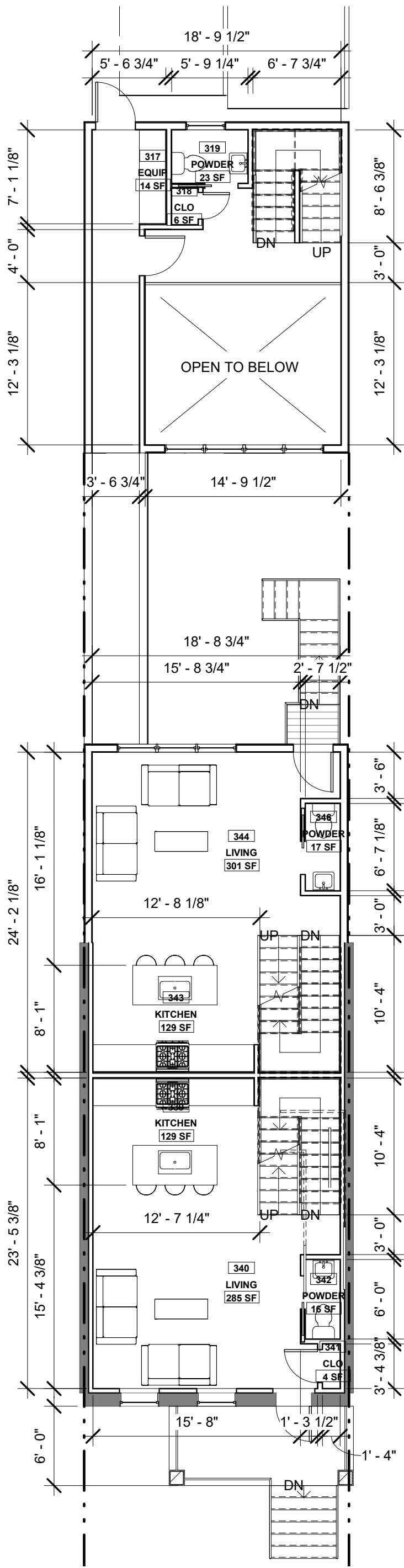
**1** 00 CELLAR - BZA SET  
 A202 BZA06 1/8" = 1'-0"

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**BZA06**



**1 1st FLOOR - BZA SET**

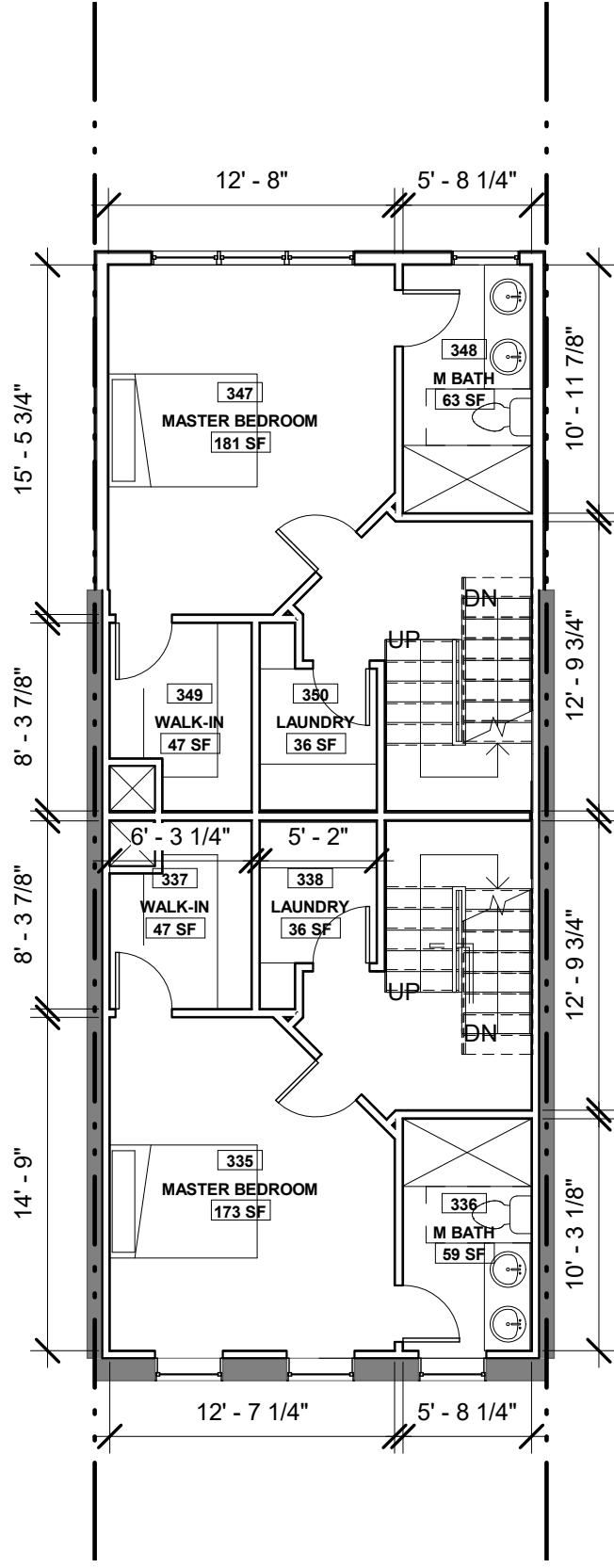
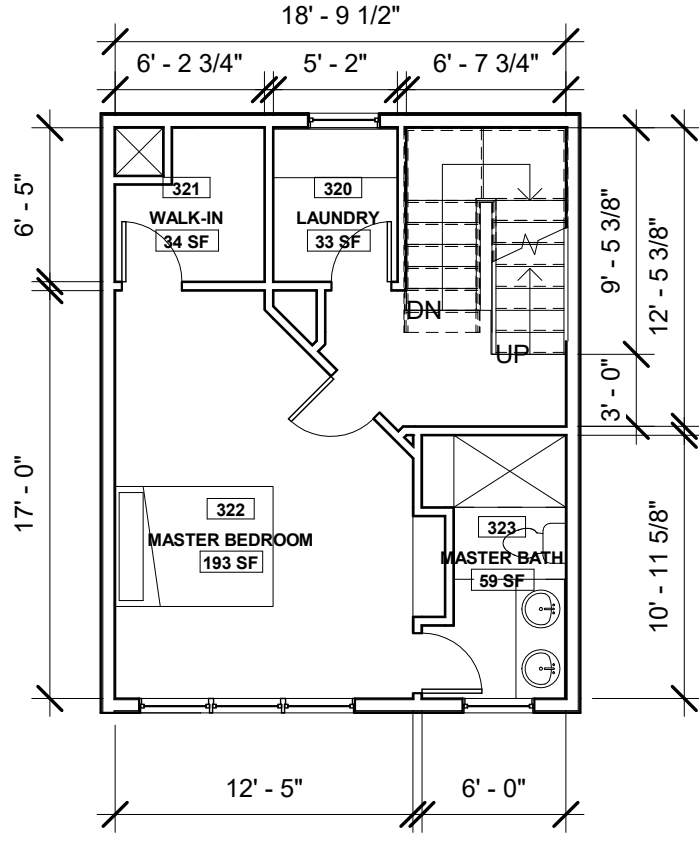
A201 | BZA07 | 1/8" = 1'-0"

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**BZA07**



**1** 2nd FLOOR - BZA SET

A201 | BZA08 1/8" = 1'-0"

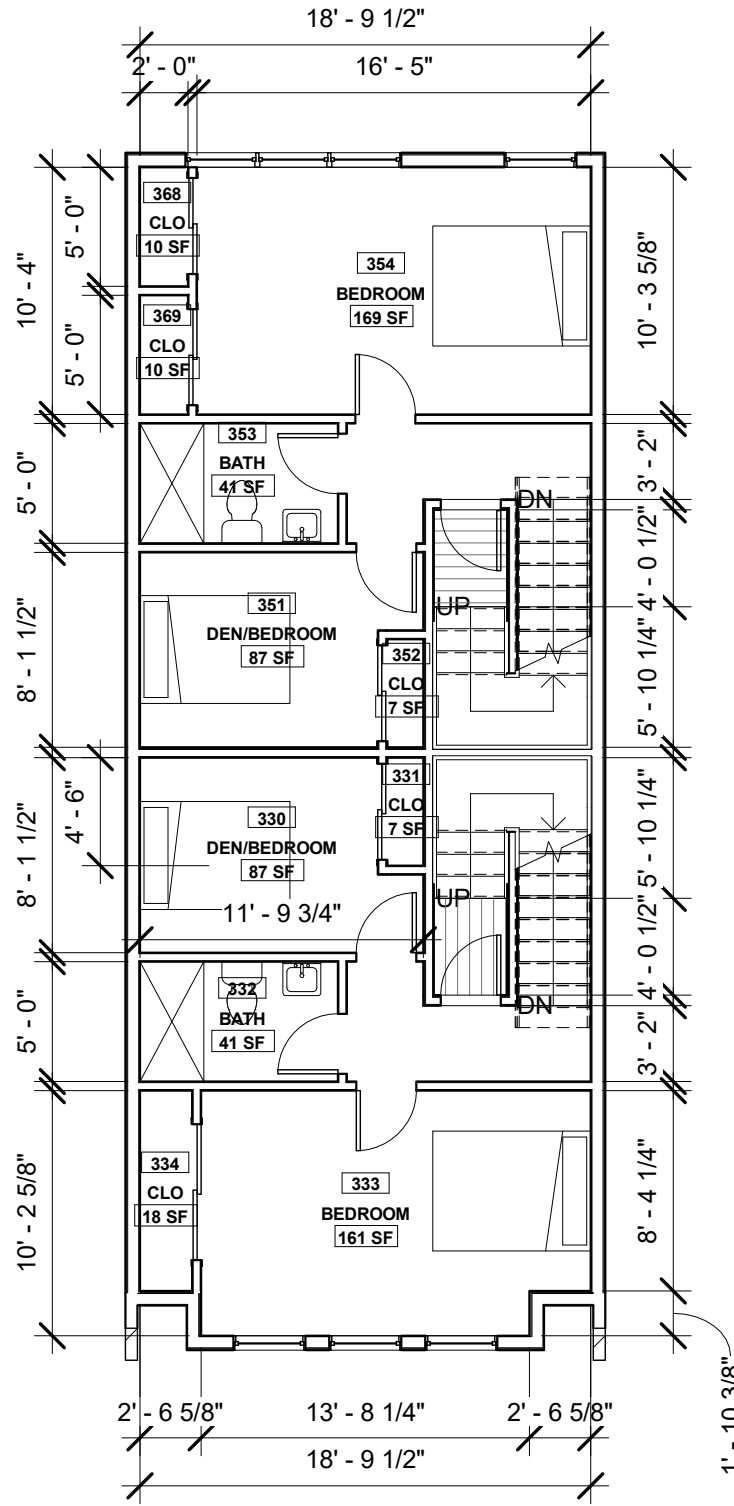
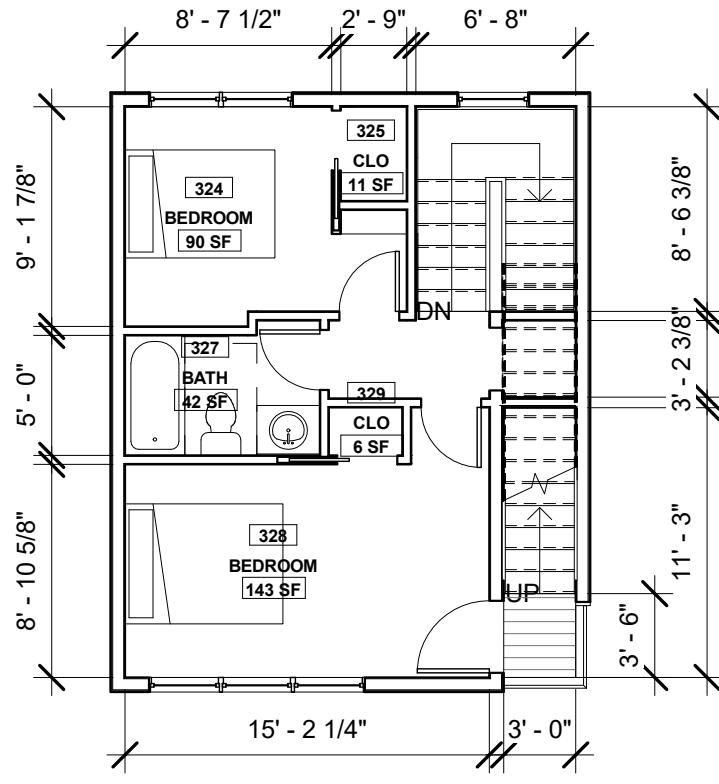
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**BZA08**





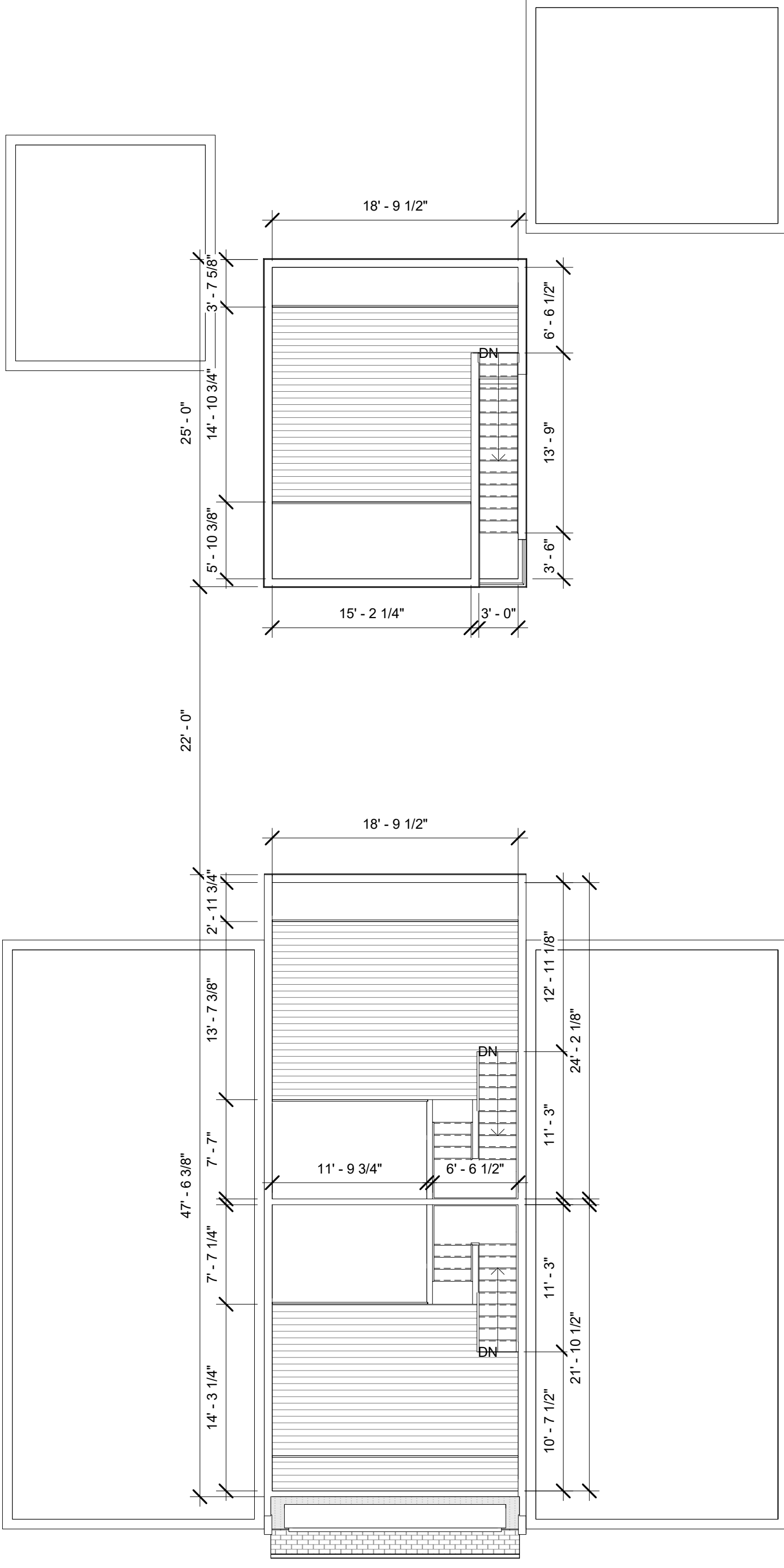
**1 3rd FLOOR - BZA SET**

A201 | BZA09 1/8" = 1'-0"

**ADR OT**

**BZA09** 02/15/19  
614 OTIS PL NW  
614 OTIS LLC

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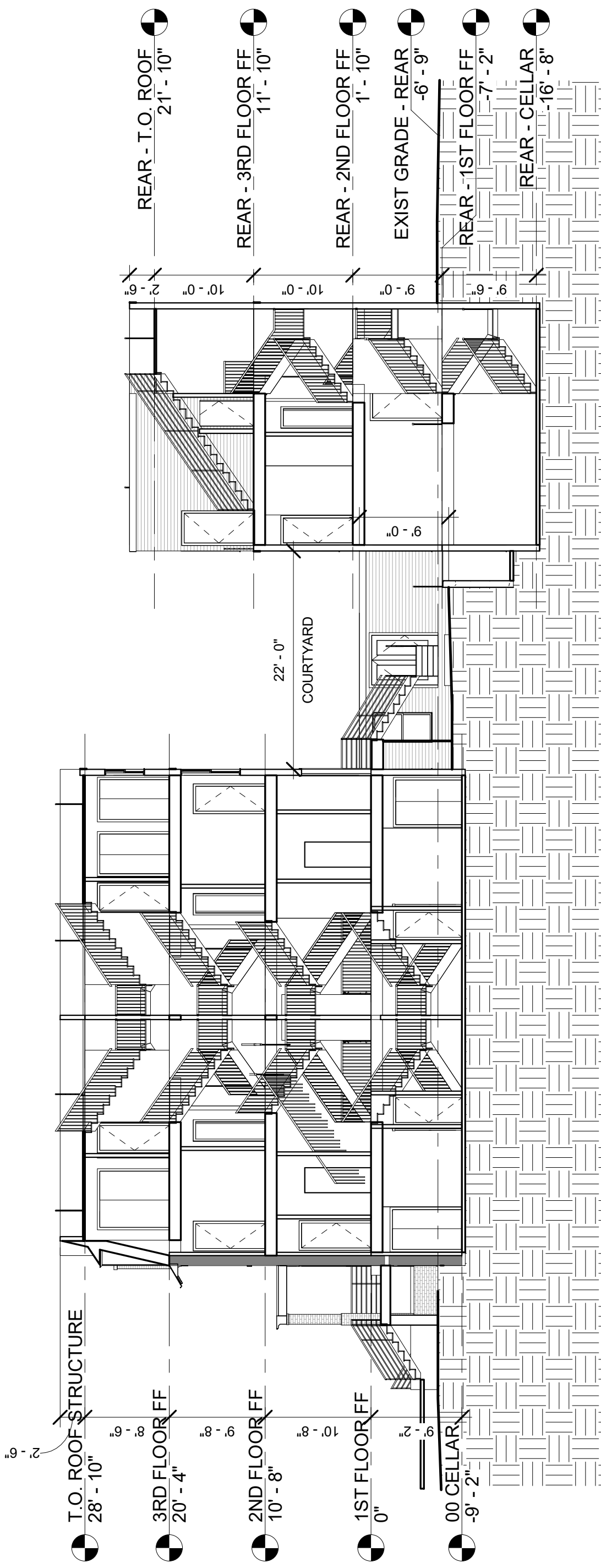


**1 T.O. ROOF**  
 A201 BZA10 1/8" = 1'-0"

ADR OT

**BZA10** 02/15/19  
 614 OTIS PL NW  
 614 OTIS LLC

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



1  
BZA11

T.O. ROOF STRUCTURE  
28' - 10"

3RD FLOOR FF  
20' - 4"

2ND FLOOR FF  
10' - 8"

1ST FLOOR FF  
0"

00 EXIST GRADE  
-5' - 0"

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
**BZA12**

ADR OT



1 NORTH  
BZA12 3/8" = 1'-0"



REAR - T.O. ROOF  
21' - 10" 

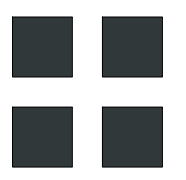
REAR - 3RD FLOOR FF  
11' - 10" 

REAR - 2ND FLOOR FF  
1' - 10" 

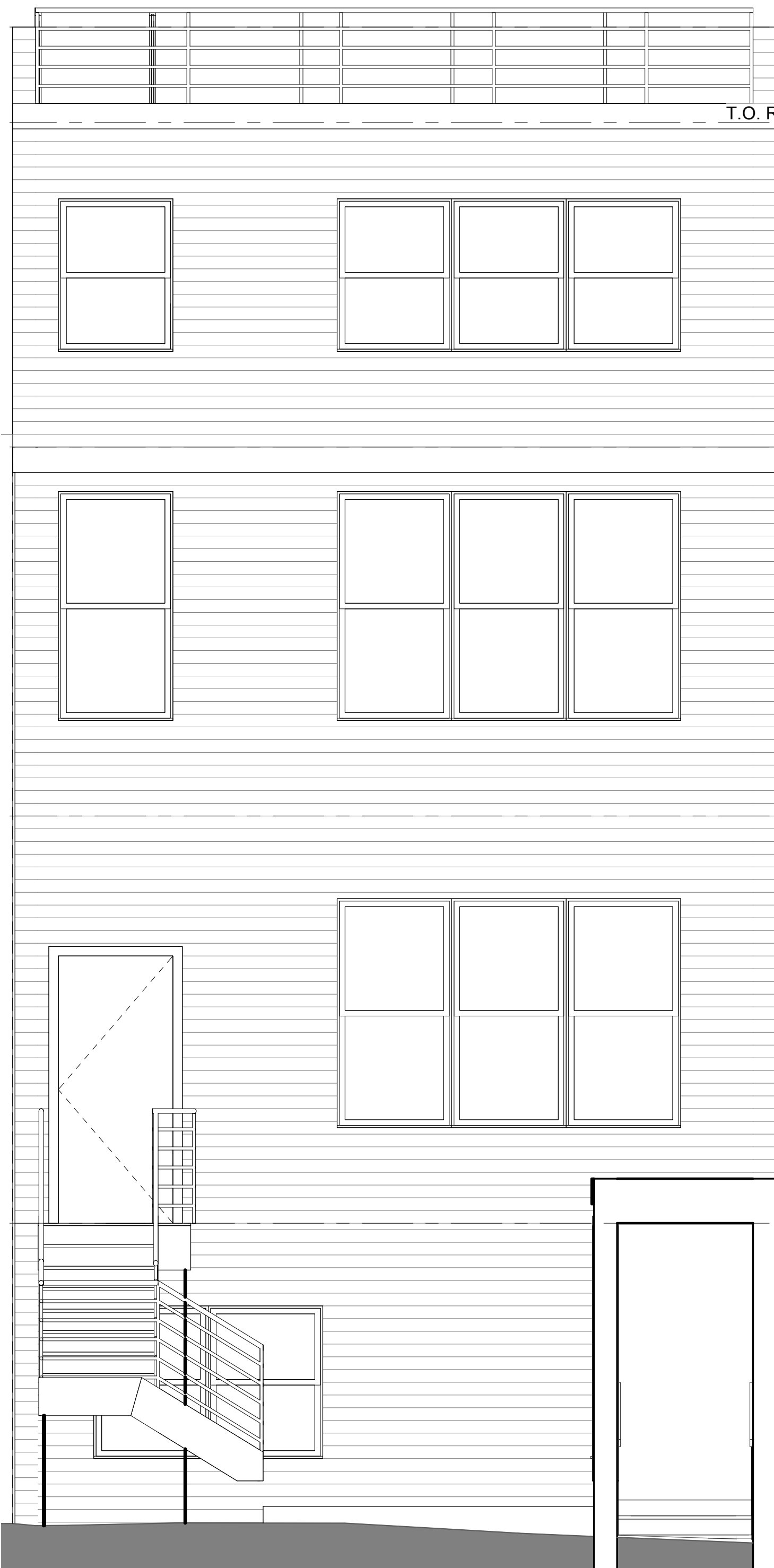
REAR - 1ST FLOOR FF  
-7' - 2" 


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**BZA13**



TOP OF PARAPET  
31' - 4" 

T.O. ROOF STRUCTURE  
28' - 10" 

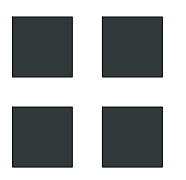
3RD FLOOR FF  
20' - 4" 

2ND FLOOR FF  
10' - 8" 

1ST FLOOR FF  
0" 

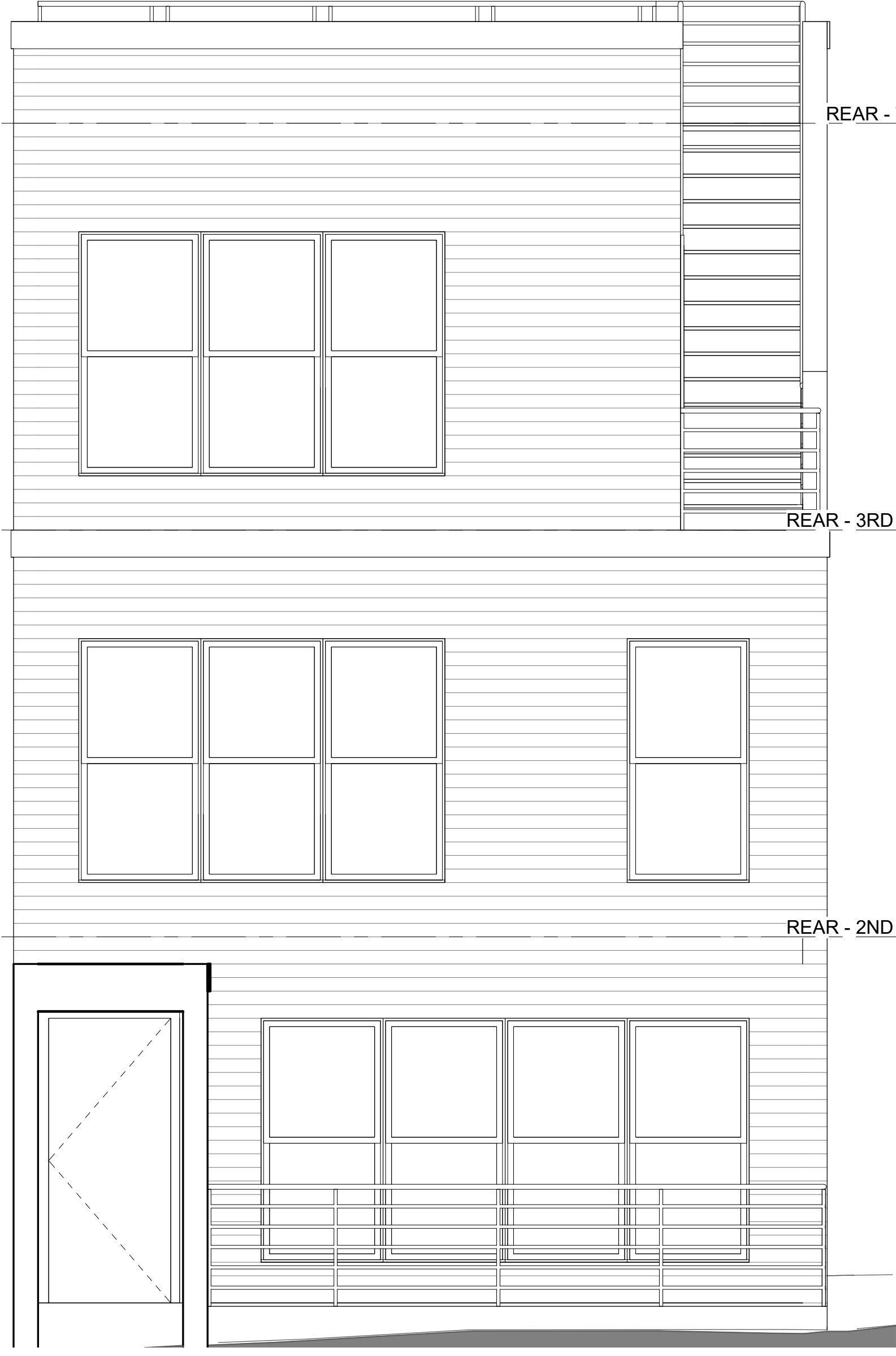
ADR OT

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614 OTIS PL NW  
614 OTIS LLC

**BZA14**



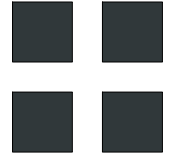
REAR - T.O. ROOF  
21' - 10"

REAR - 3RD FLOOR FF  
11' - 10"

REAR - 2ND FLOOR FF  
1' - 10"

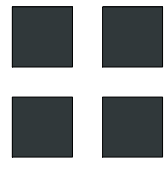
ADR OT

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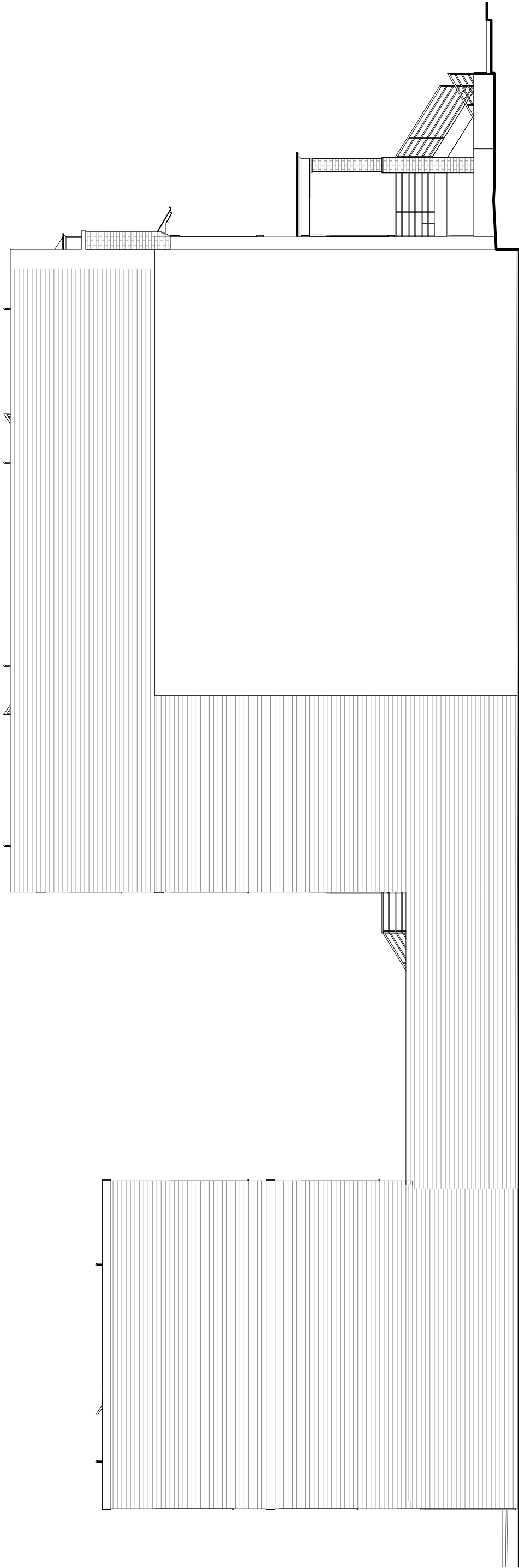
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614 OTIS LLC

**BZA15**



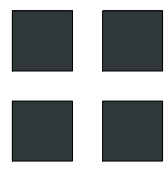
# BZA16

ADR OT

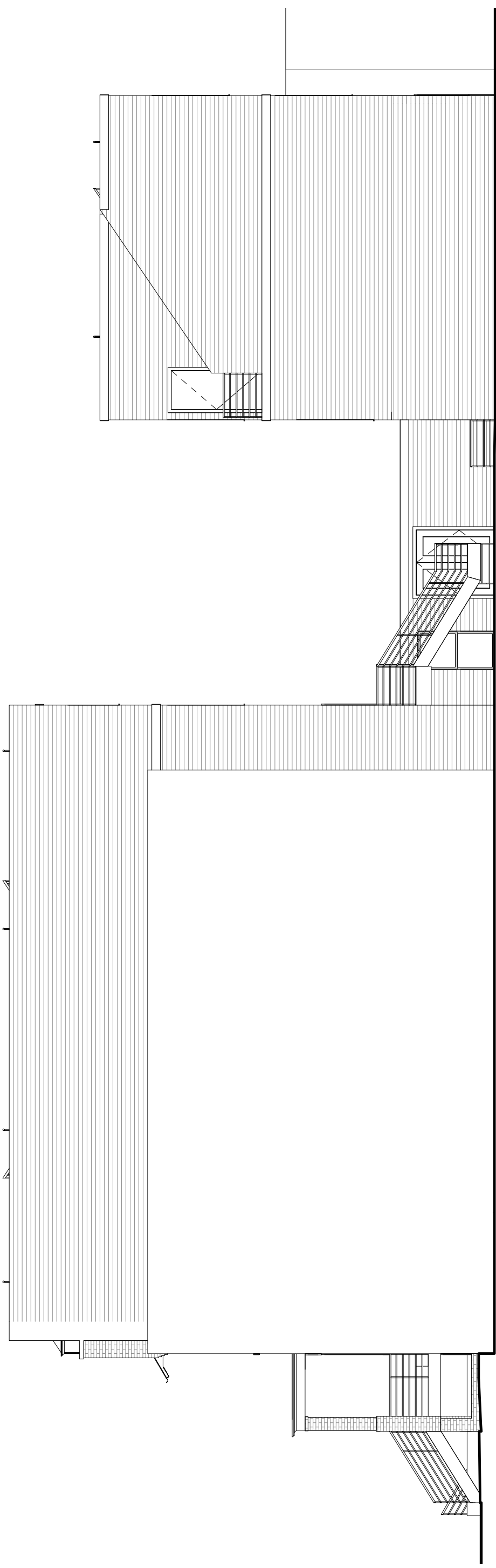


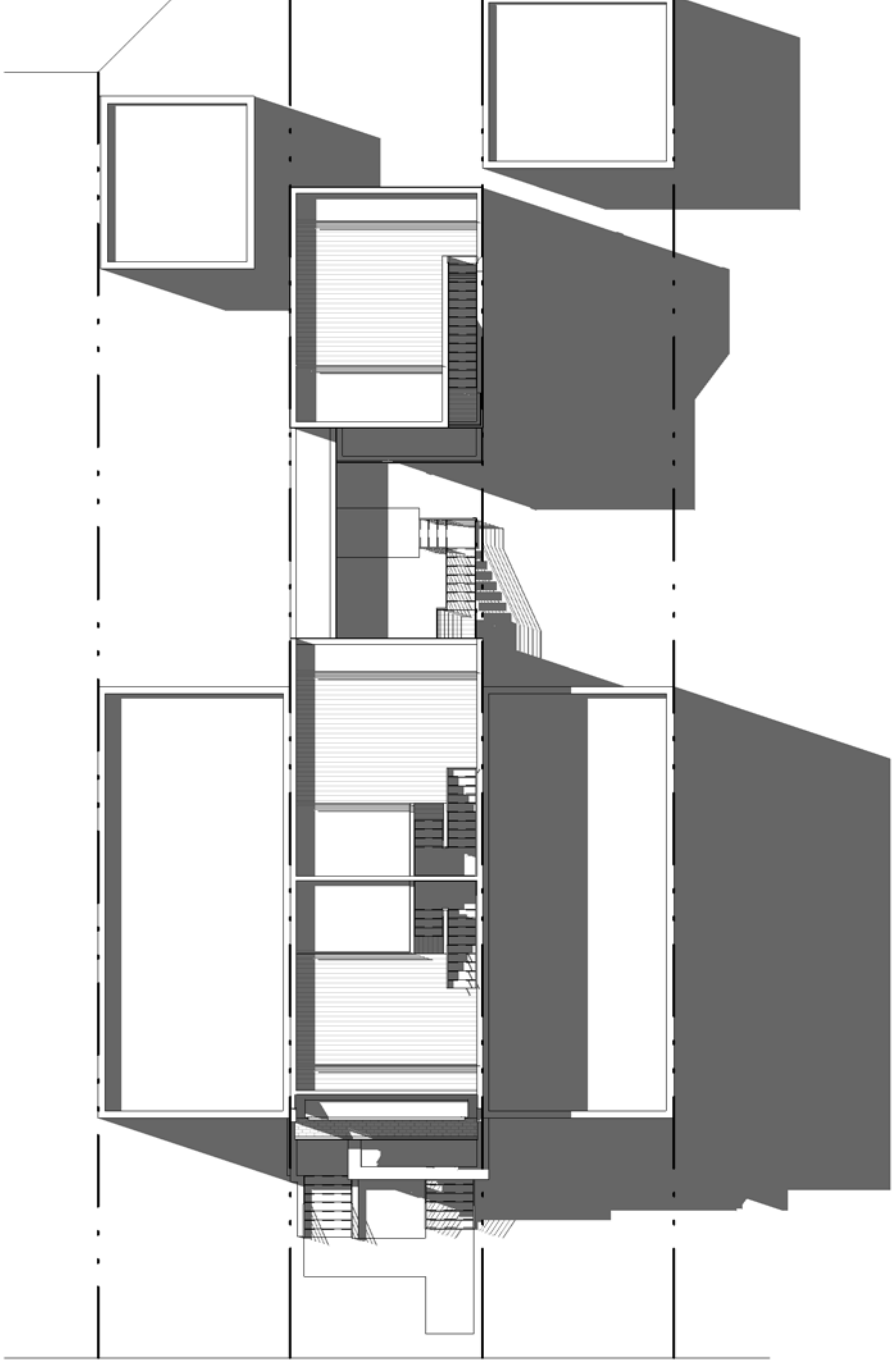
1 EAST  
BZA16 1/8" = 1'-0"





**ADR OT**

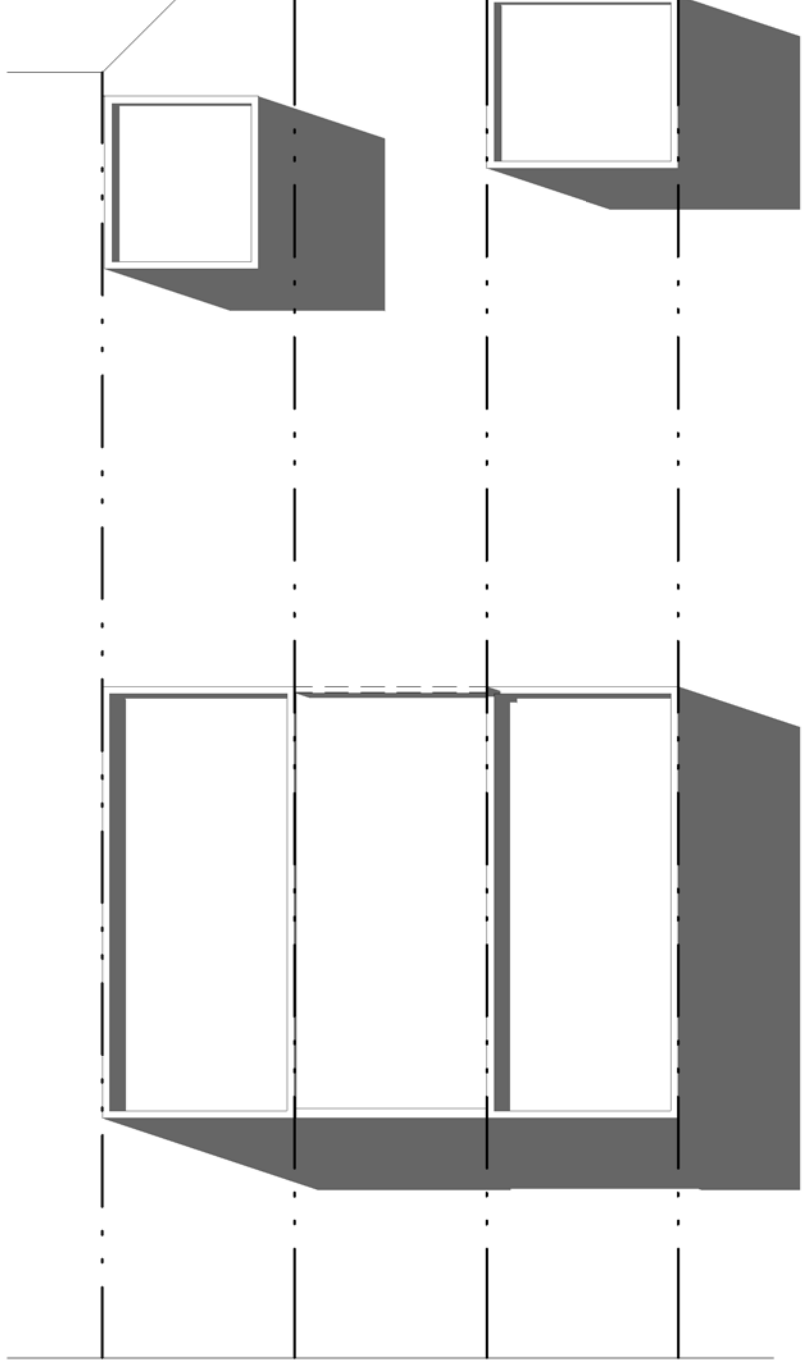




**OTIS PL NW**

**1 SOLAR STUDY - 10AM SS**

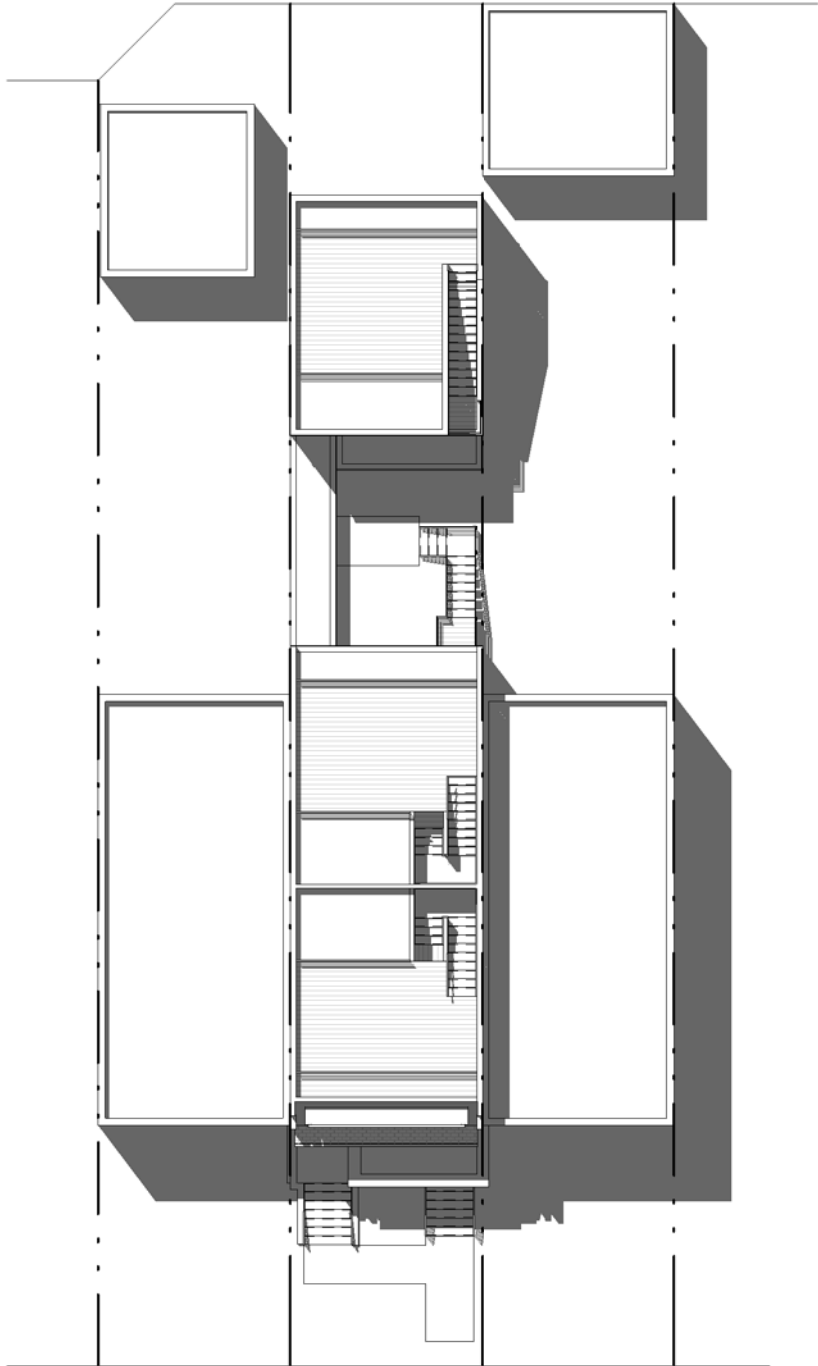
A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

**3 SOLAR STUDY - 10AM SS EXIST**

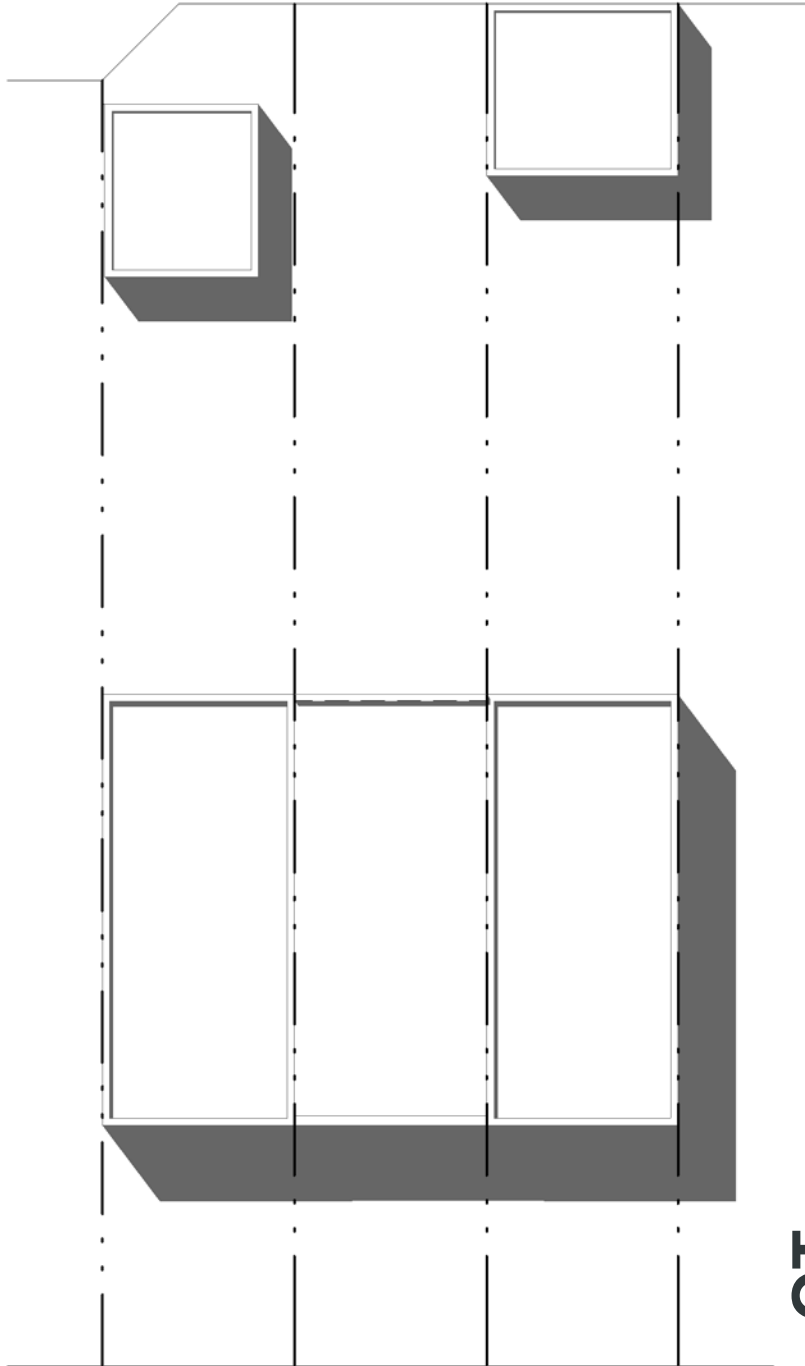
A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

**2 SOLAR STUDY - 12PM SS**

A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

**4 SOLAR STUDY - 12PM SS EXIST**

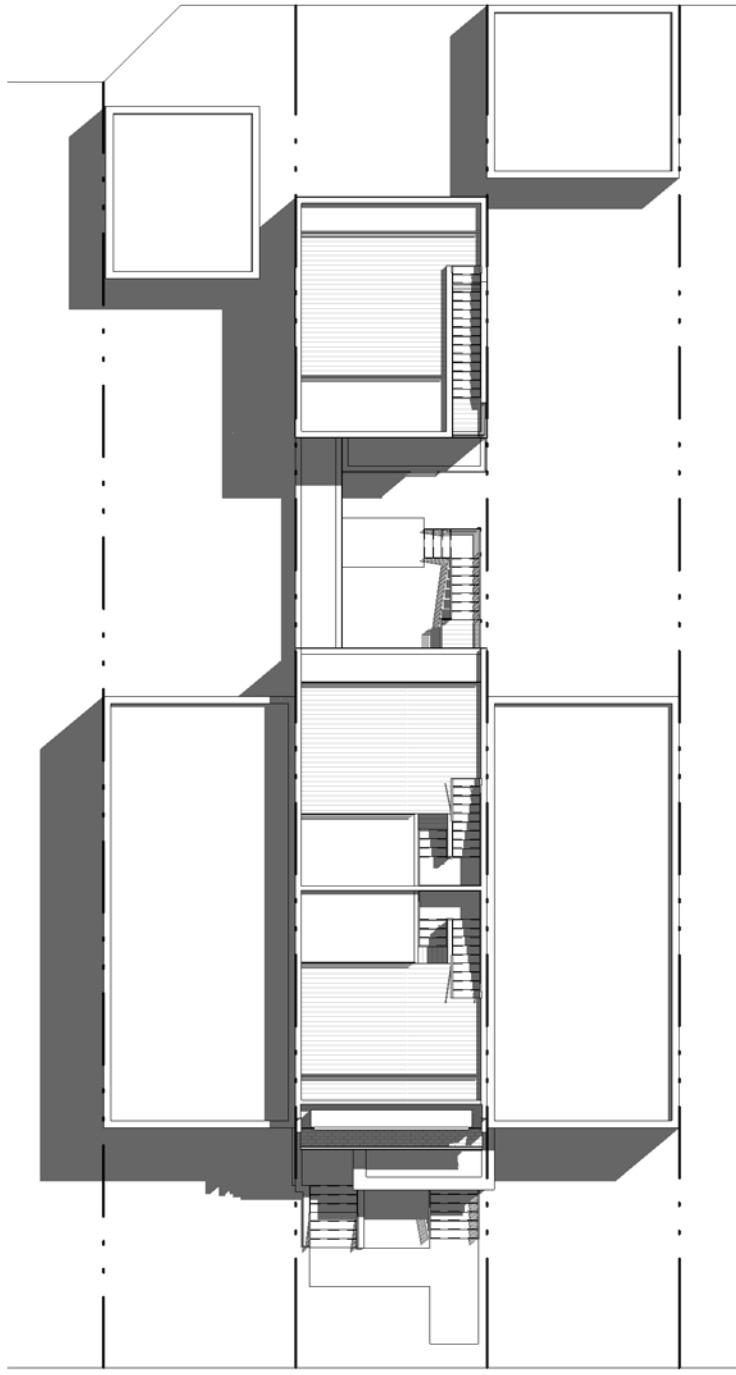
A201 | BZA18 1" = 20'-0"

**ADR OT**

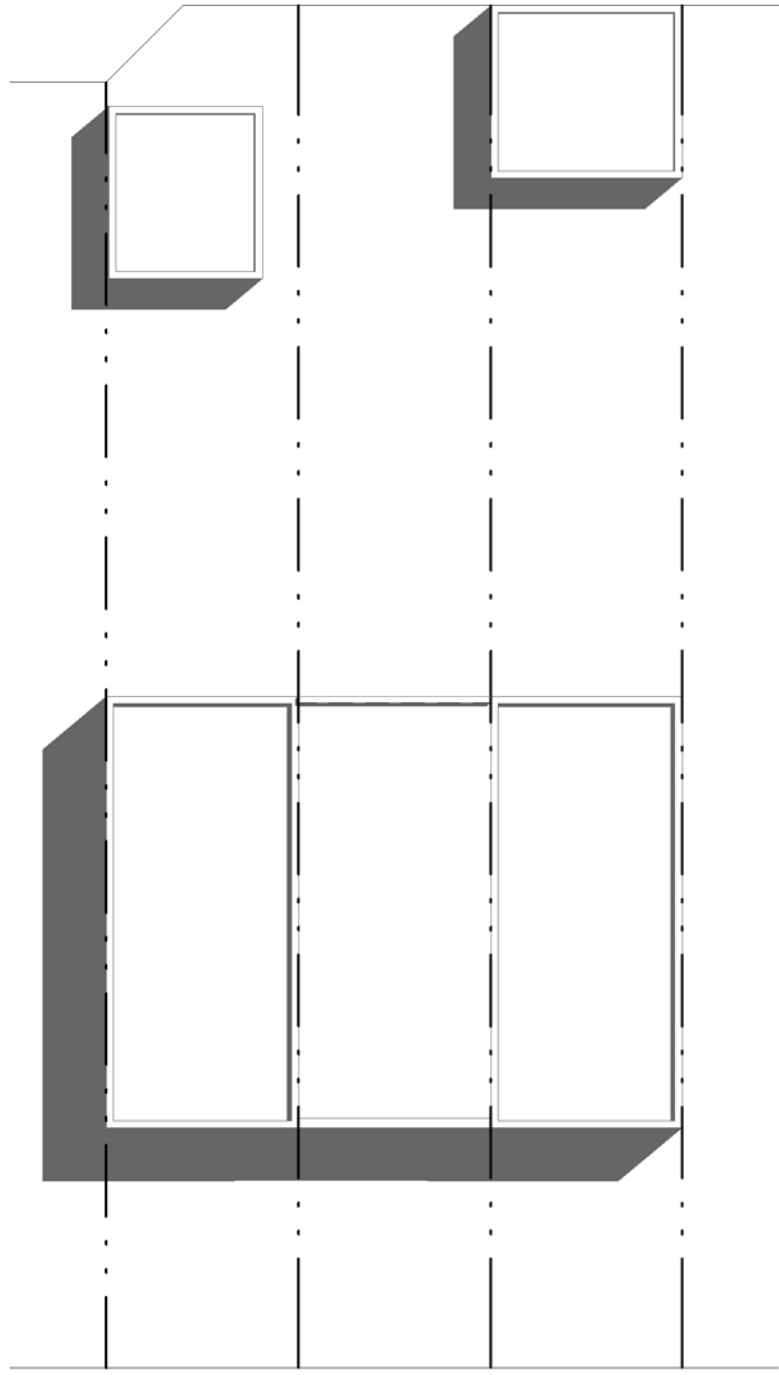
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**BZA18**



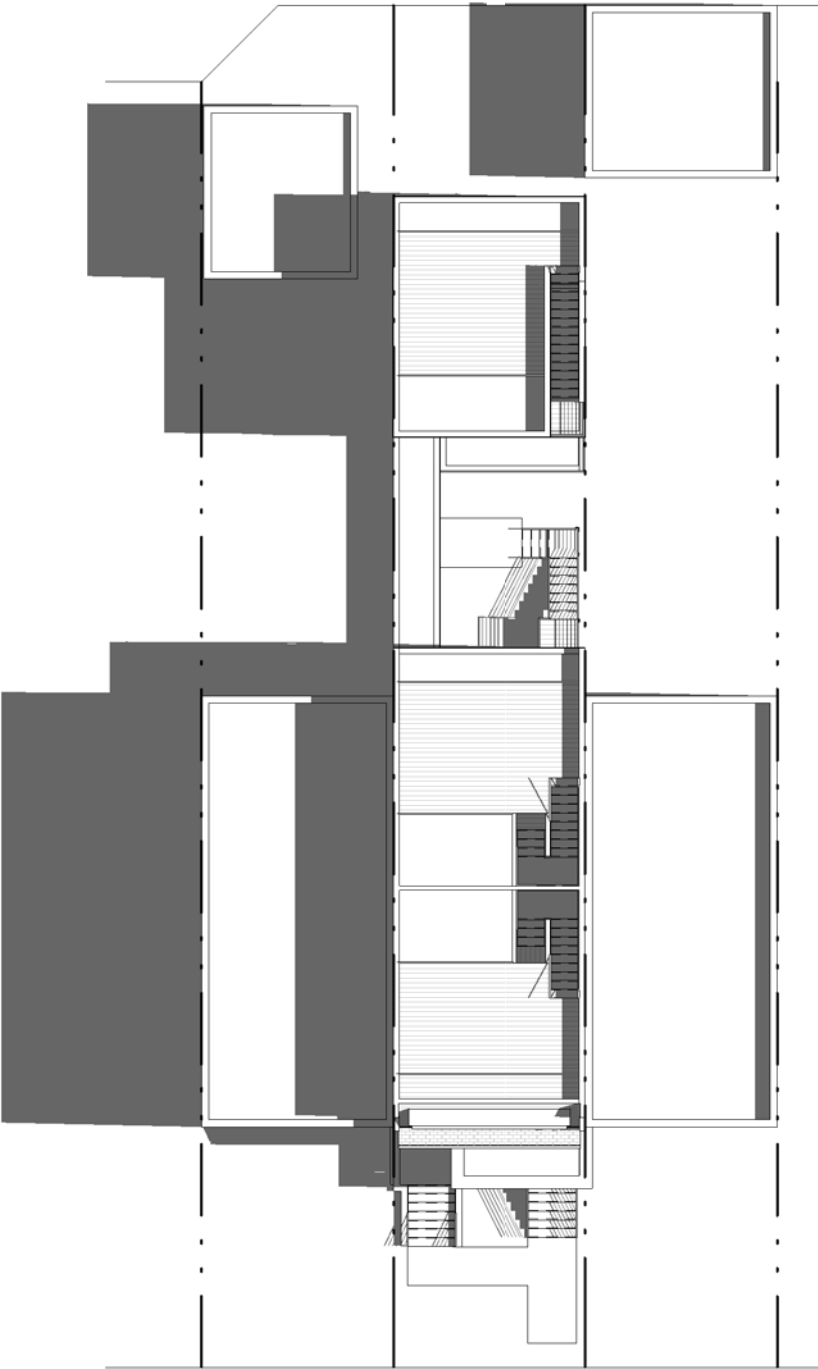
**OTIS PL NW**



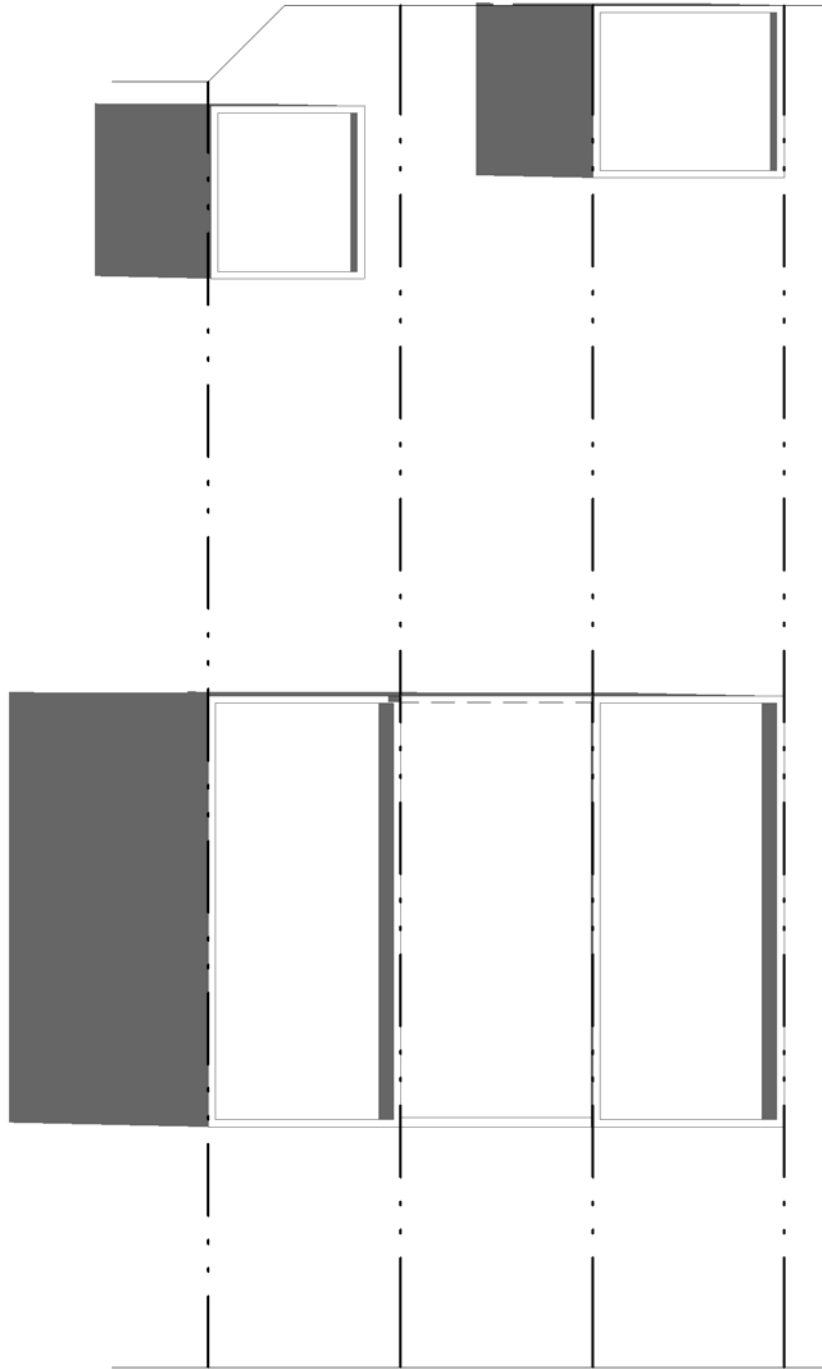
**OTIS PL NW**

**1 SOLAR STUDY - 2PM SS**  
A201 | BZA19 1" = 20'-0"

**3 SOLAR STUDY - 2PM SS EXIST**  
A201 | BZA19 1" = 20'-0"



**OTIS PL NW**



**OTIS PL NW**

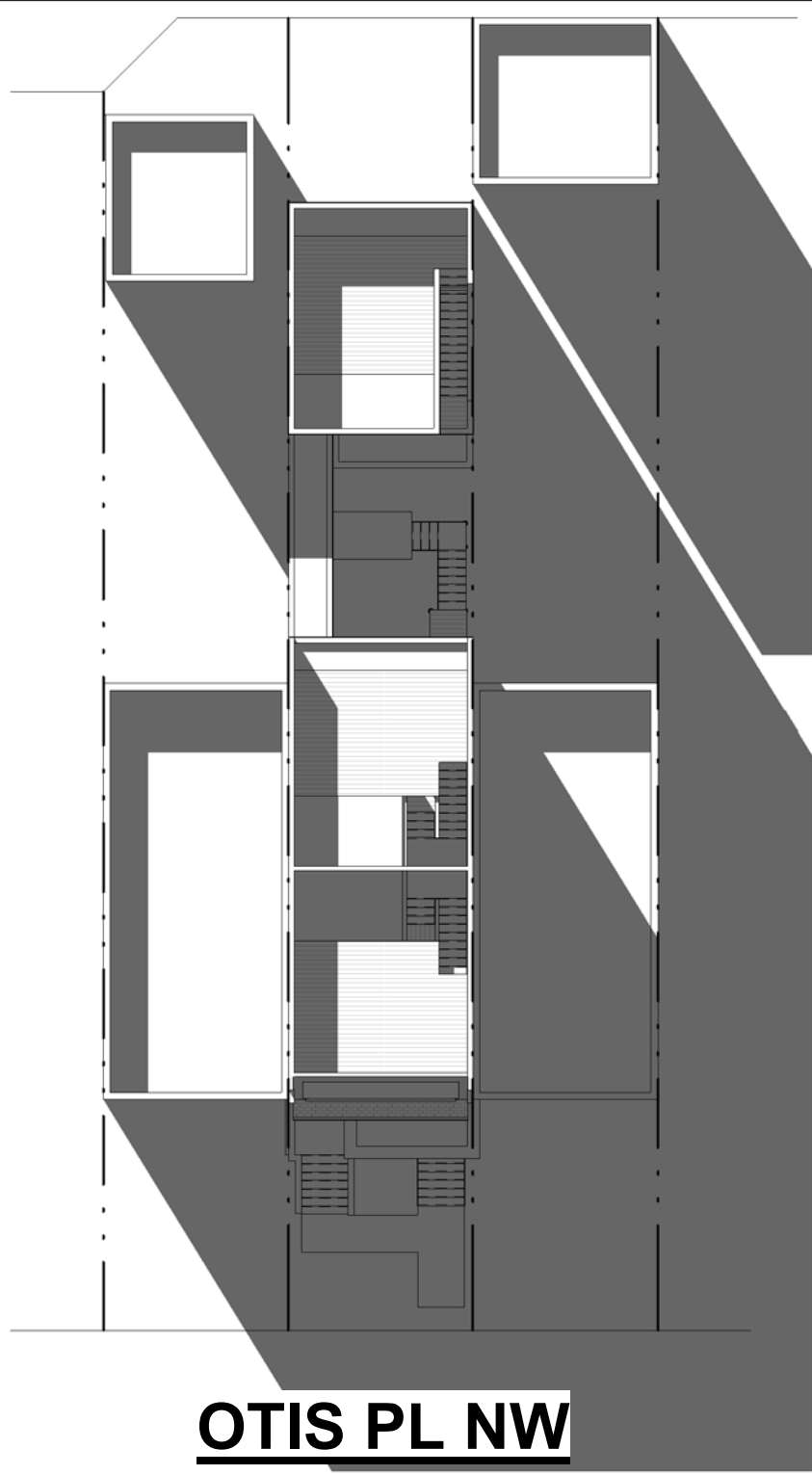
**2 SOLAR STUDY - 4PM SS**  
A201 | BZA19 1" = 20'-0"

**4 SOLAR STUDY - 4PM SS EXIST**  
A201 | BZA19 1" = 20'-0"

**ADR OT**

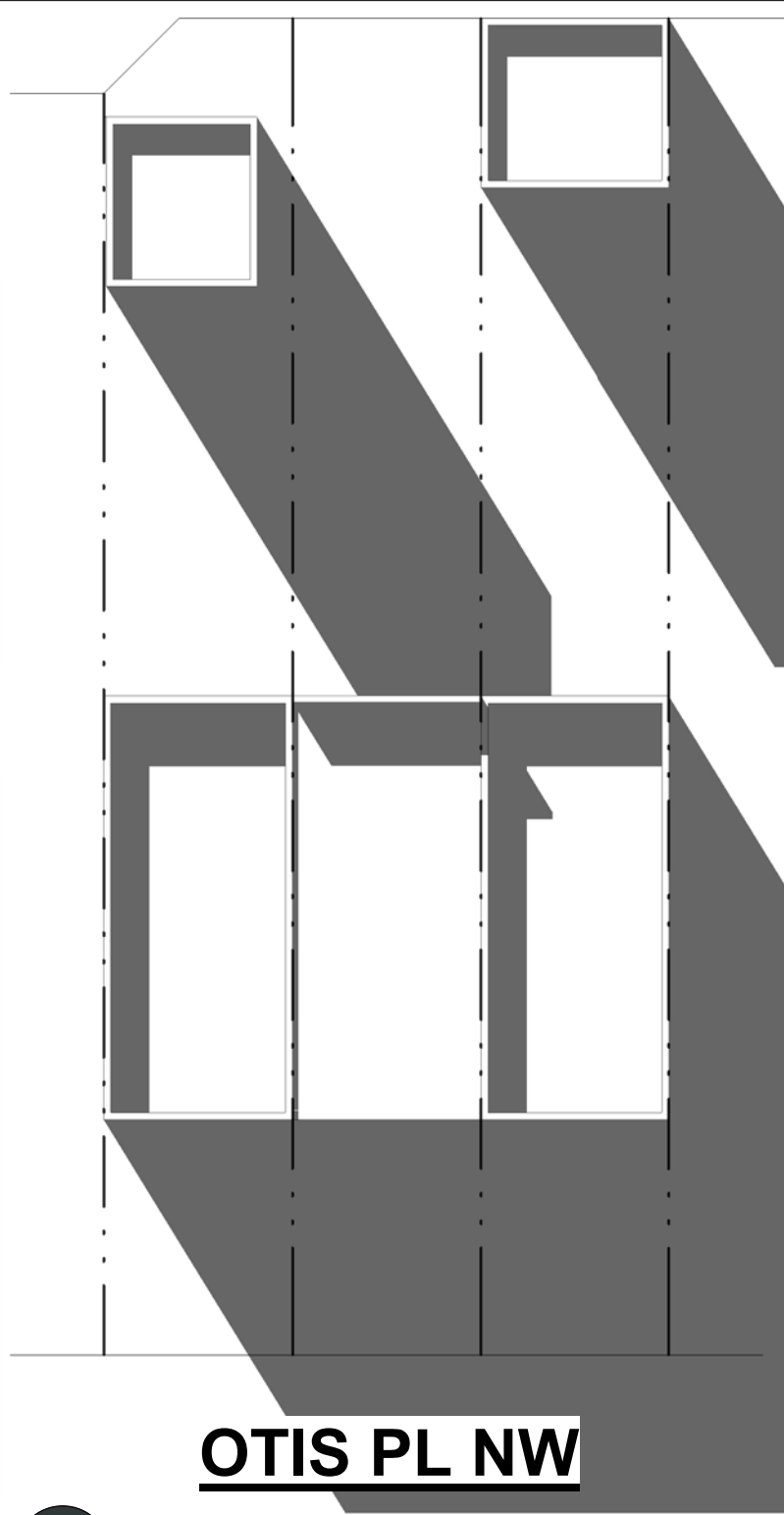
**BZA19** 02/15/19  
614 OTIS PL NW  
614 OTIS LLC

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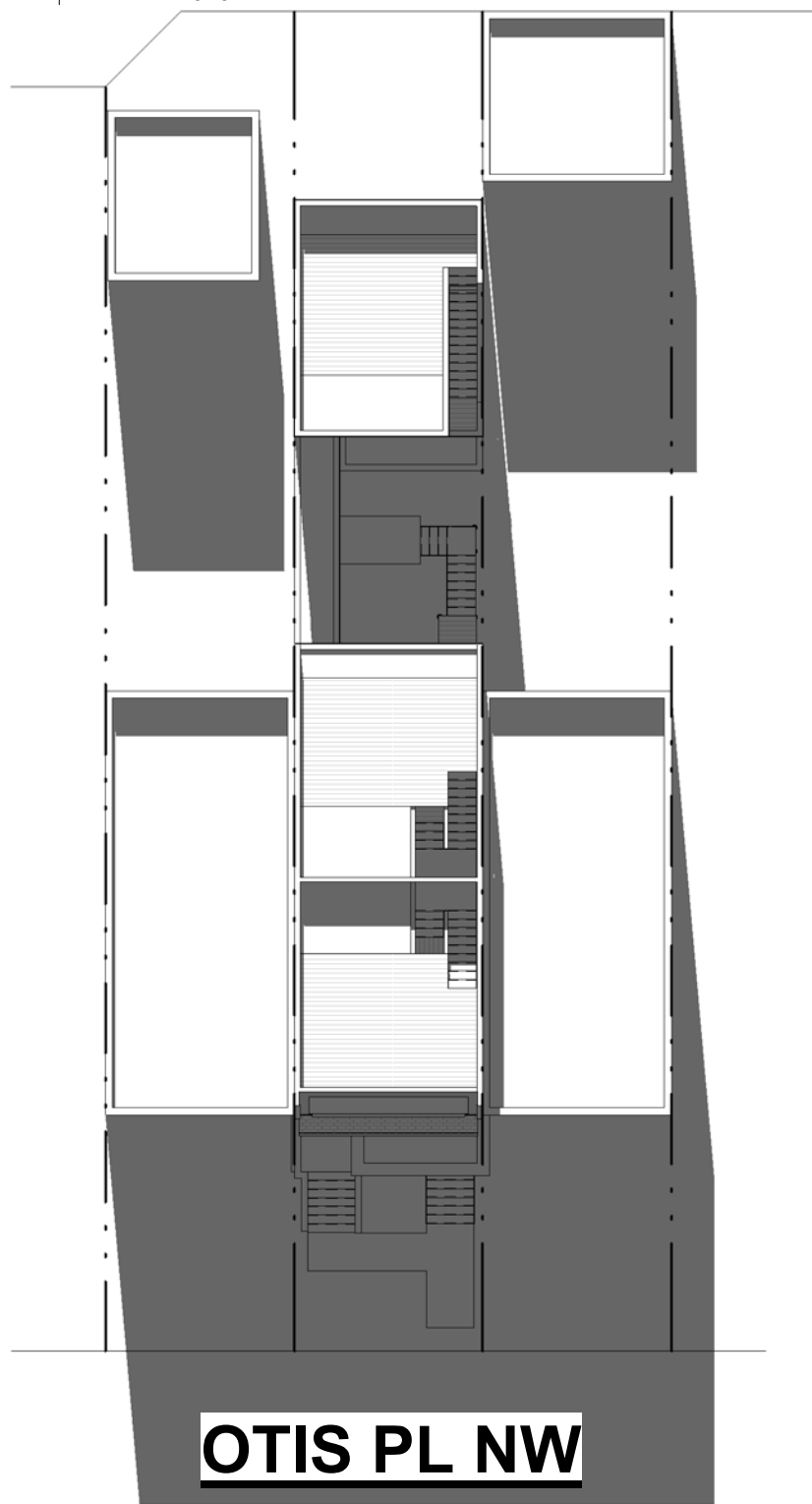
**OTIS PL NW**

**1 SOLAR STUDY - 10AM WS**  
A201 | BZA20 1" = 20'-0"



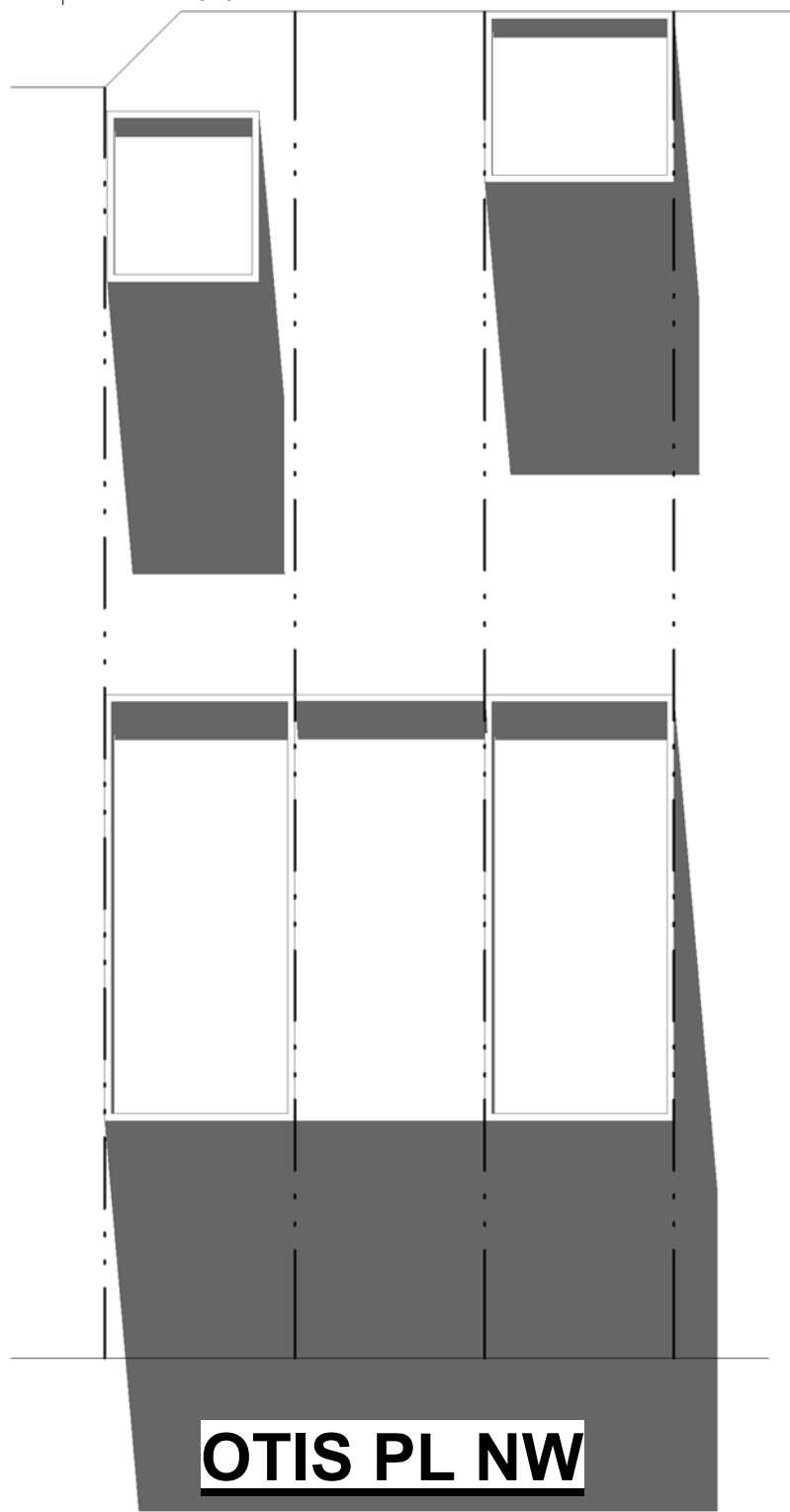
**OTIS PL NW**

**3 SOLAR STUDY - 10AM WS EXIST**  
A201 | BZA20 1" = 20'-0"



**OTIS PL NW**

**2 SOLAR STUDY - 12PM WS**  
A201 | BZA20 1" = 20'-0"



**OTIS PL NW**

**4 SOLAR STUDY - 12PM WS EXIST**  
A201 | BZA20 1" = 20'-0"

**ADR OT**

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**BZA20**  
02/15/19  
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614 OTIS LLC

**OTIS PL NW**

**1 SOLAR STUDY - 2PM WS**

A201 | BZA21 1" = 20'-0"

**OTIS PL NW**

**3 SOLAR STUDY - 2PM WS EXIST**

A201 | BZA21 1" = 20'-0"

**OTIS PL NW**

**2 SOLAR STUDY - 4PM WS**

A201 | BZA21 1" = 20'-0"

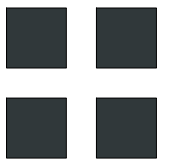
**OTIS PL NW**

**4 SOLAR STUDY - 4PM WS EXIST**

A201 | BZA21 1" = 20'-0"

ADR OT

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**BZA21**



ADR OT

02/15/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA22**

**R. MICHAEL CROSS  
DESIGN GROUP**

1 BZA - COURTYARD

BZA22