

**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

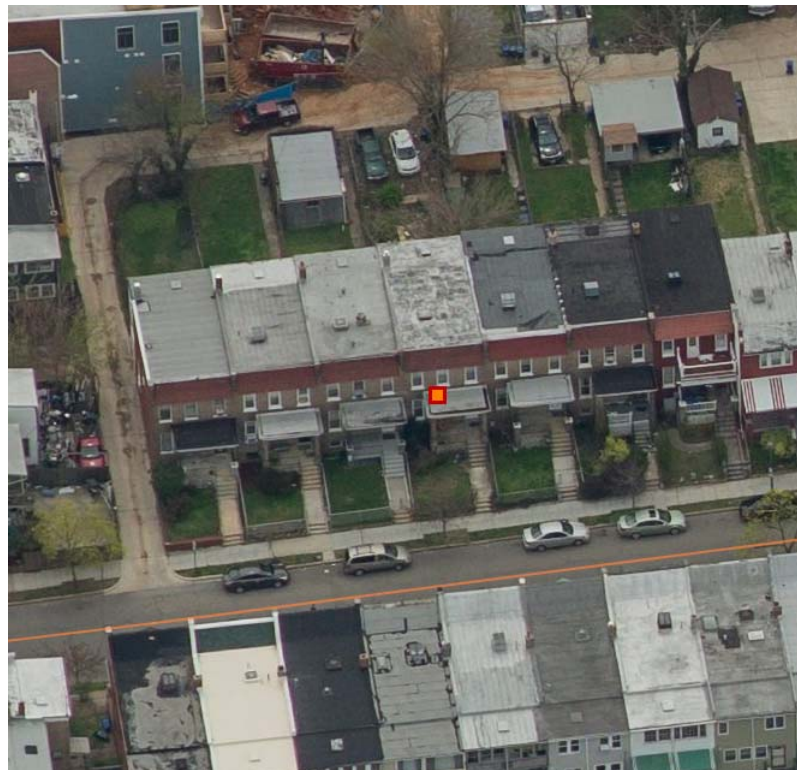
	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	1-UNIT SINGLE-FAMILY		3-UNIT MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	X FT	X FT MIN	X FT
Side Yard:	N/A	N/A	N/A
Building Height:	24 FT	35 FT MAX	35 FT
FAR:	2184 SF	6816 SF (inc. cellar)	6256 SF (inc. cellar)
Lot Occupancy:	34%	60%	45%
Parking:	0 Spaces	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
BZA12	FRONT ELEVATION

**DRAWING LIST - BZA**

Sheet Number	Sheet Name
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
BZA23	RENDERING - MATTER OF RIGHT
BZA24	RENDERING - PROPOSED



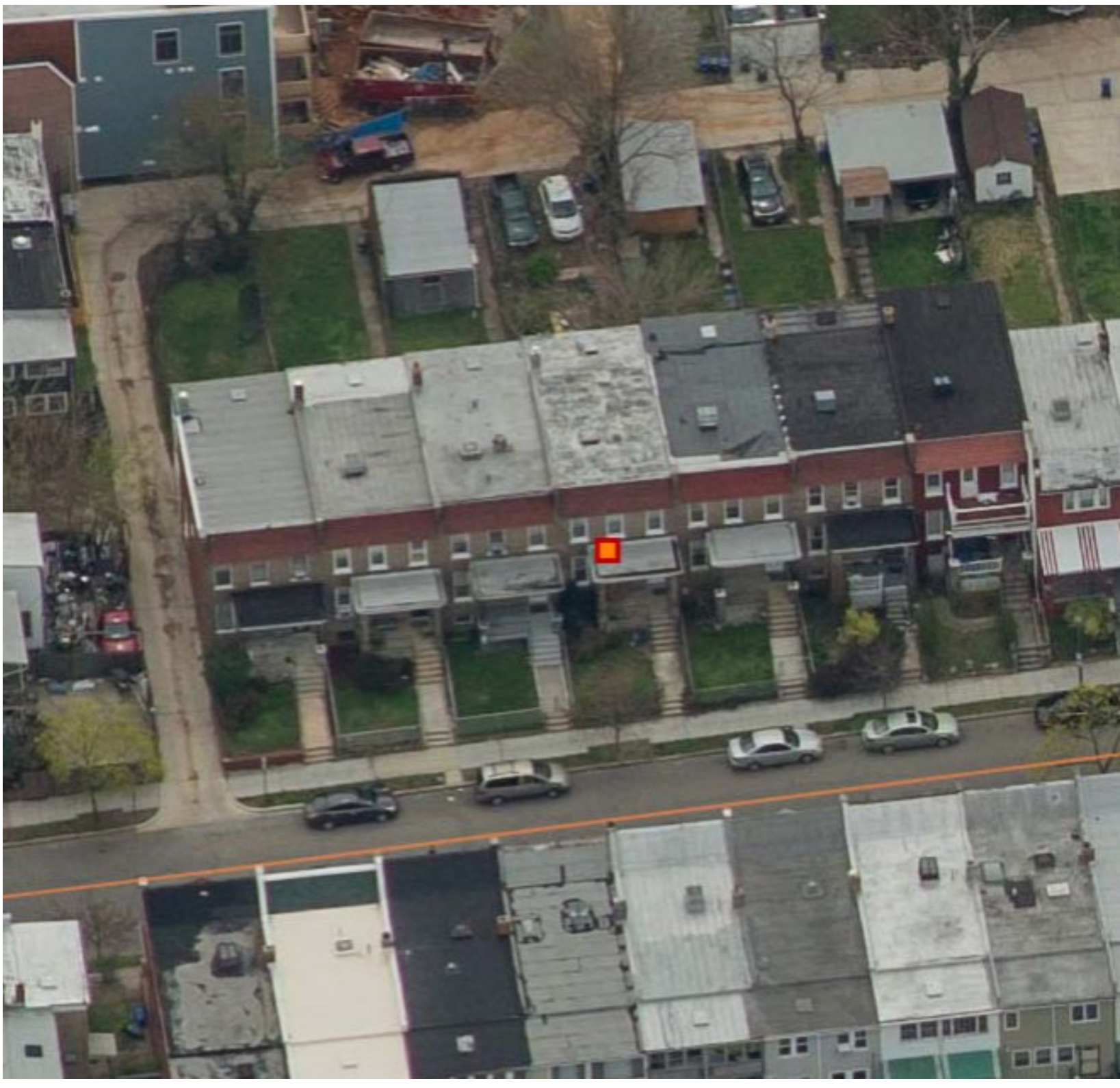
**R. MICHAEL CROSS  
DESIGN GROUP**

04/24/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA01**

**OT**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19929  
EXHIBIT NO. 44

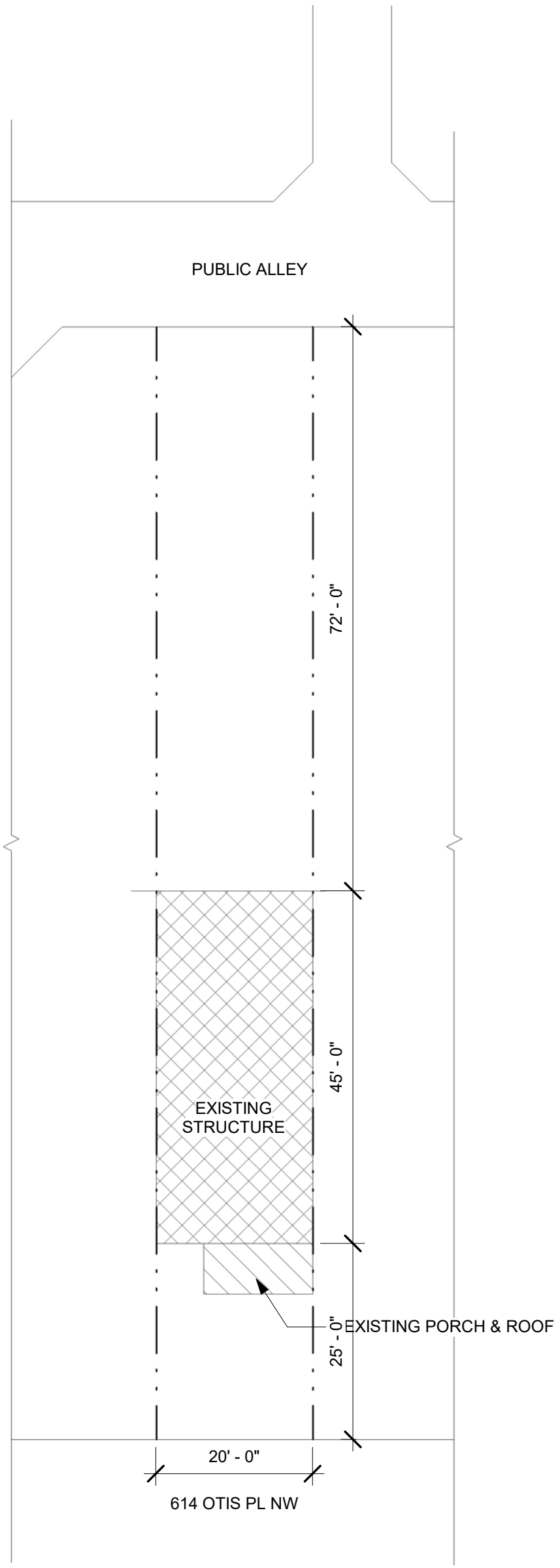


ADR OT

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

**BZA02**

**R. MICHAEL CROSS  
DESIGN GROUP**



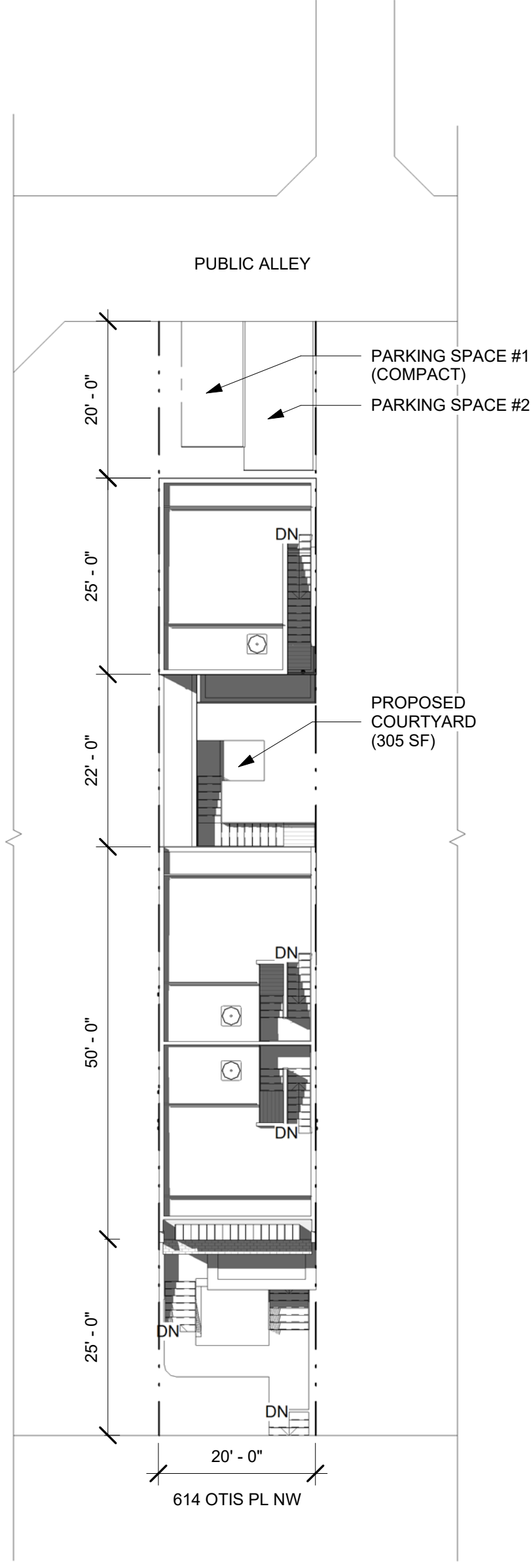
ADR OT

**BZA03**  
 04/24/19  
 614 OTIS PL NW  
 614 OTIS LLC

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

**1 SITE PLAN - COURTYARD OPTION**

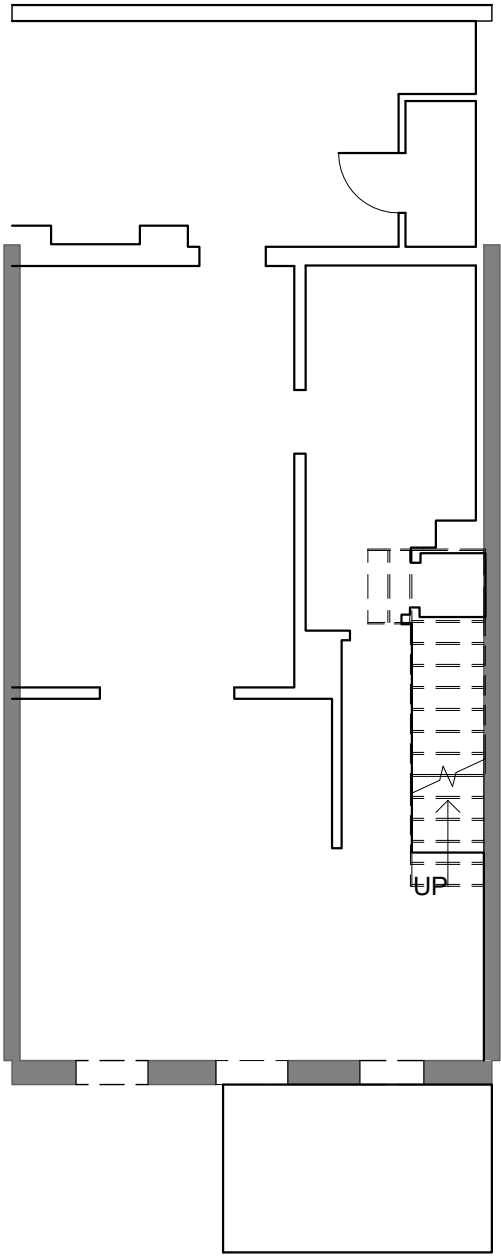
A201 | BZA04 1/16" = 1'-0"



**ADR OT**

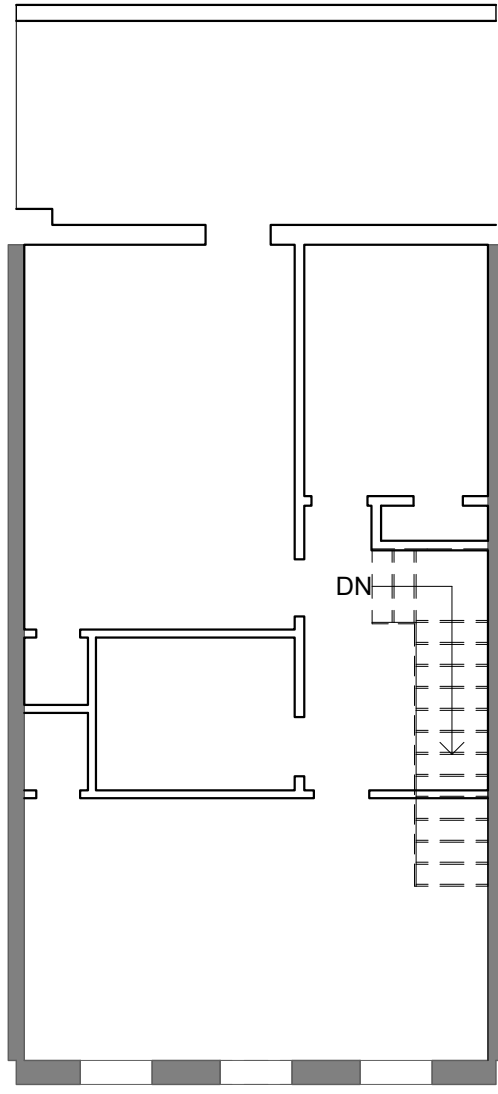
**BZA04**  
04/24/19  
614 OTIS PL NW  
614 OTIS LLC

**R. MICHAEL CROSS  
DESIGN GROUP**



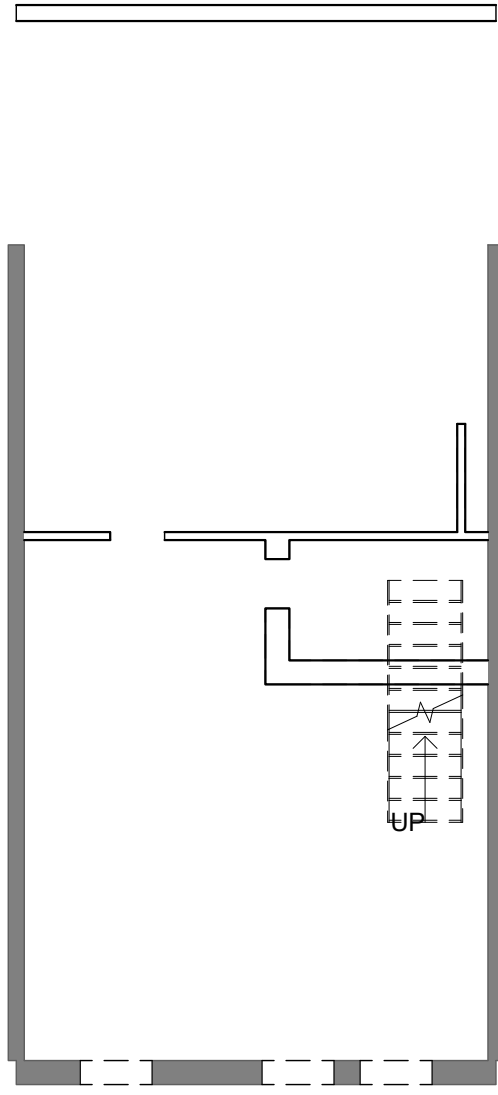
**2 1st FLOOR - EXISTING PLANS**

A201 | BZA05 1/8" = 1'-0"



**3 2nd FLOOR - EXISTING PLANS**

A201 | BZA05 1/8" = 1'-0"



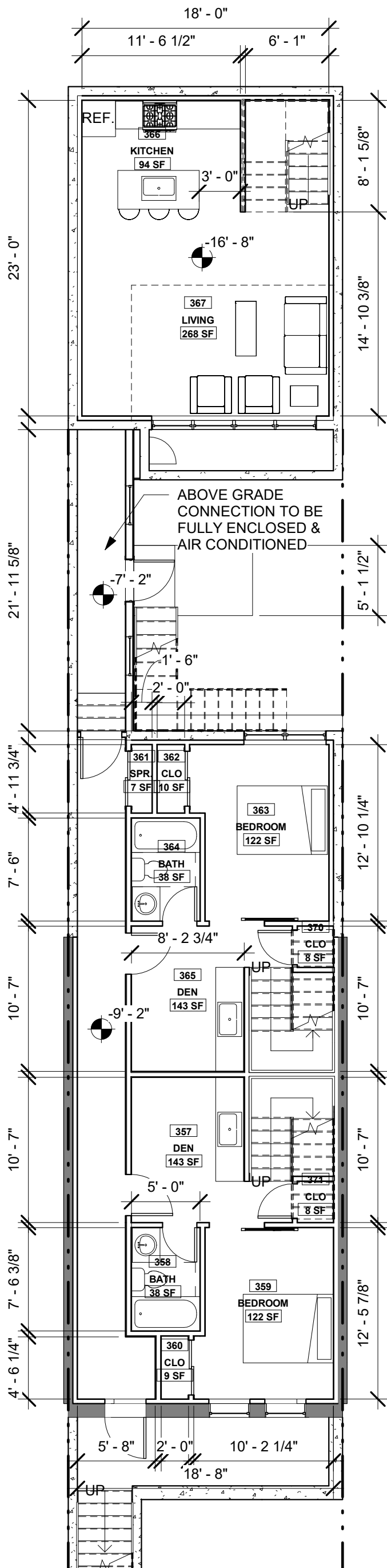
**1 00 BASEMENT - EXISTING PLANS**

A202 | BZA05 1/8" = 1'-0"

**ADR OT**

**R. MICHAEL CROSS  
DESIGN GROUP**

04/24/19  
**BZA05** 614 OTIS PL NW  
 614 OTIS LLC



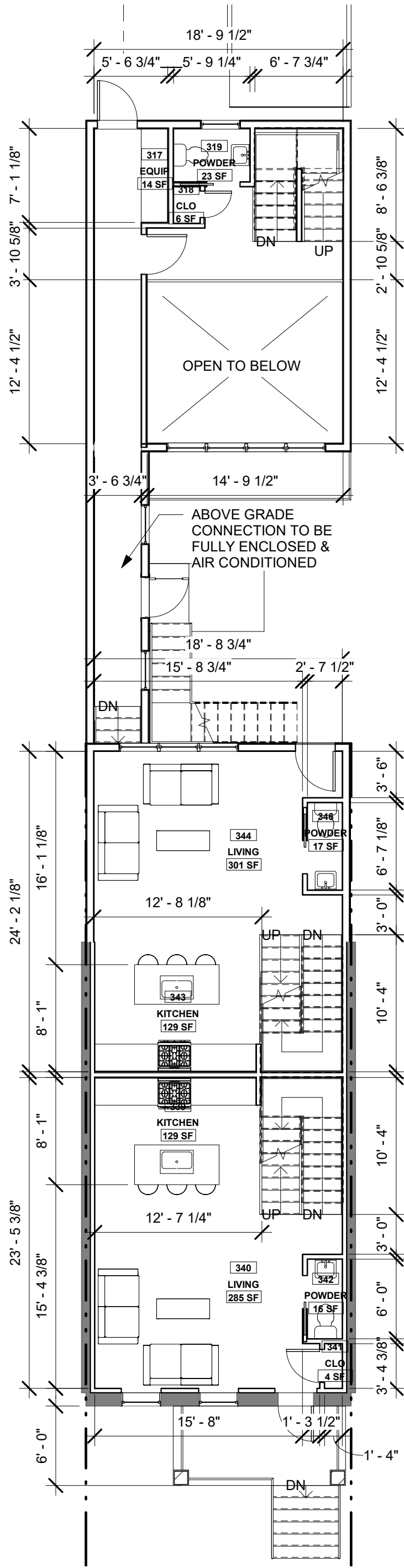
**1** 00 CELLAR - BZA SET  
 A202 BZA06 1/8" = 1'-0"

ADR OT

R. MICHAEL CROSS  
 DESIGN GROUP

04/24/19  
 614 OTIS PL NW  
 614 OTIS LLC

**BZA06**



**1 1st FLOOR - BZA SET**

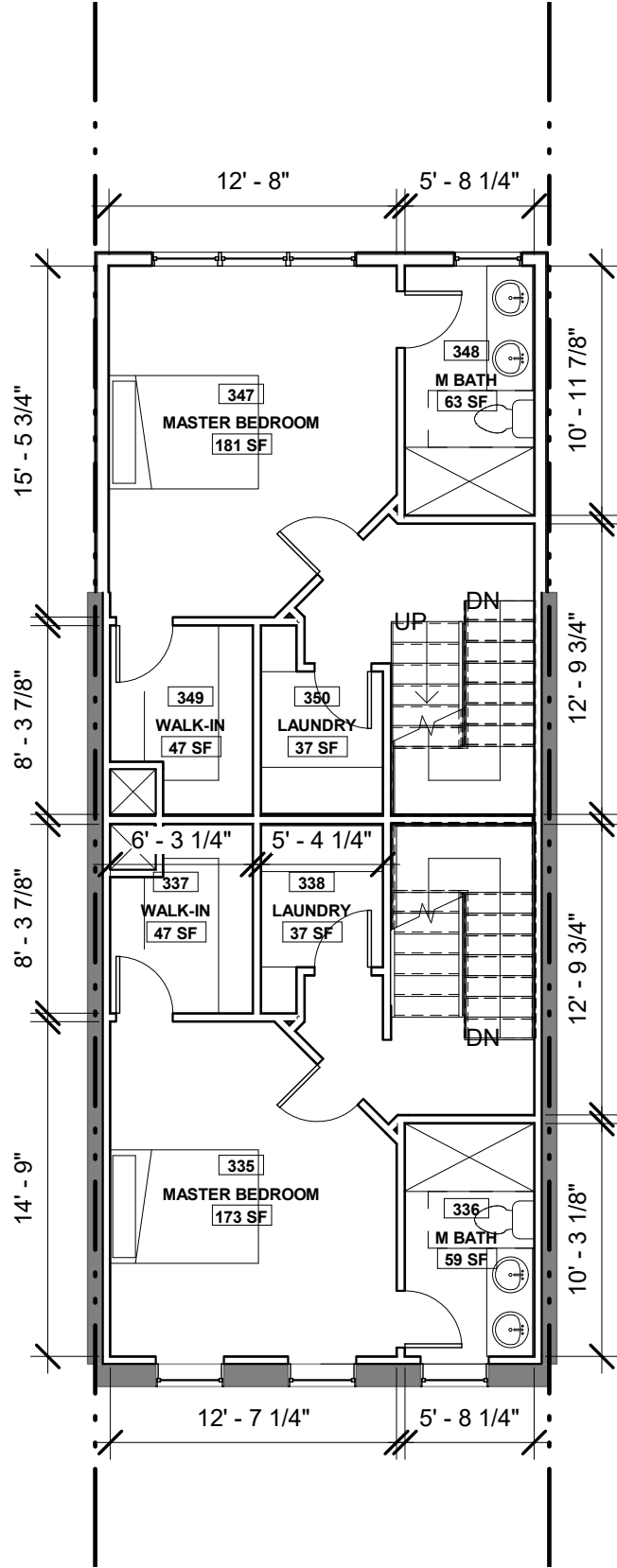
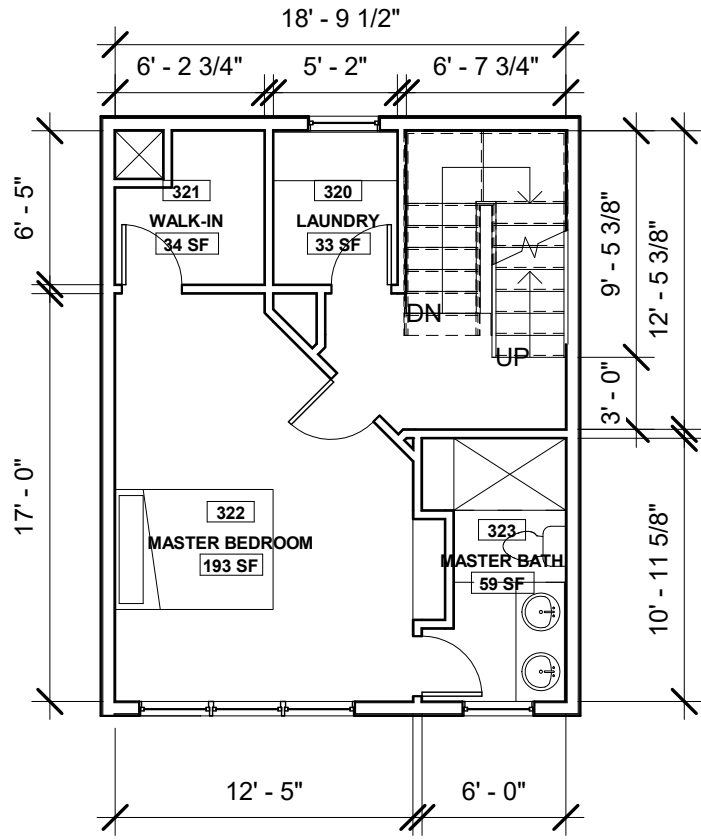
A201 | BZA07 | 1/8" = 1'-0"

**ADR OT**

**BZA07**  
 614 OTIS PL NW  
 614 OTIS LLC

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

04/24/19



**1** 2nd FLOOR - BZA SET

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

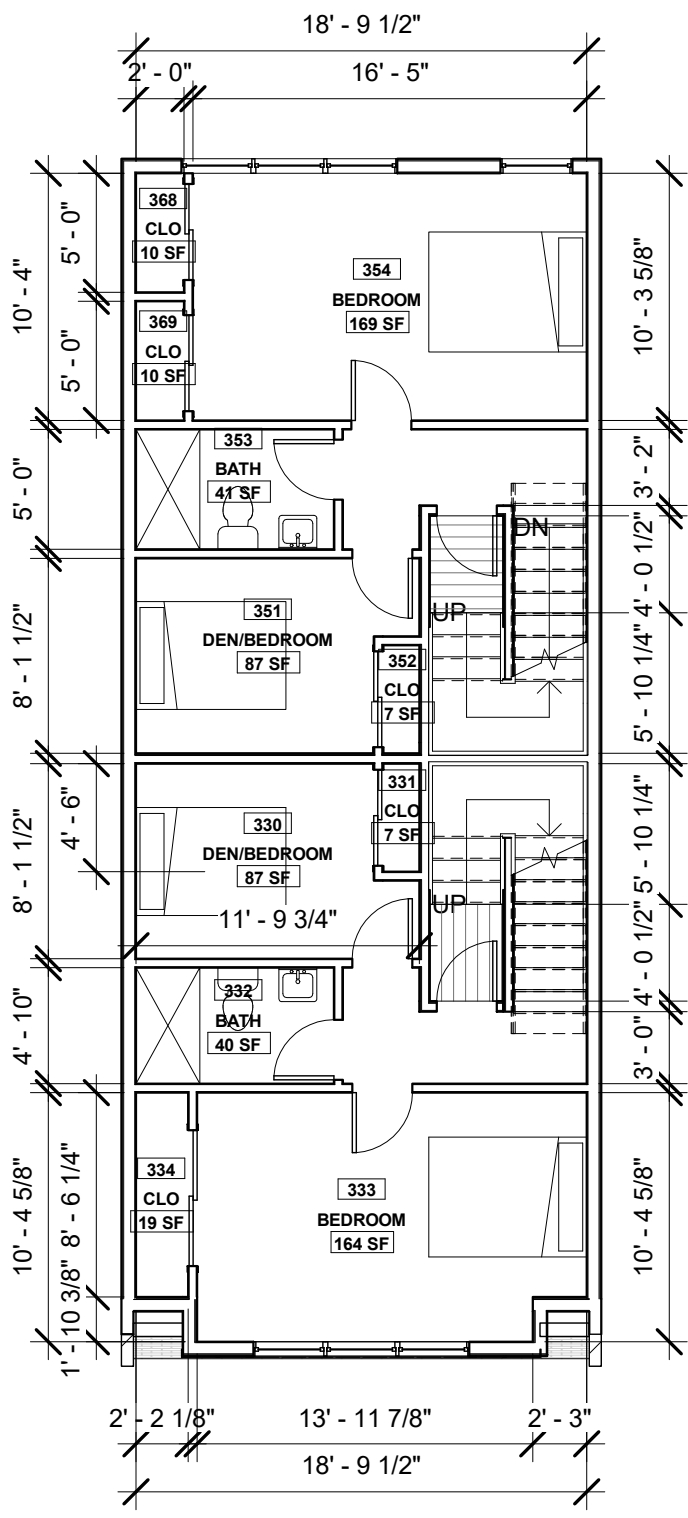
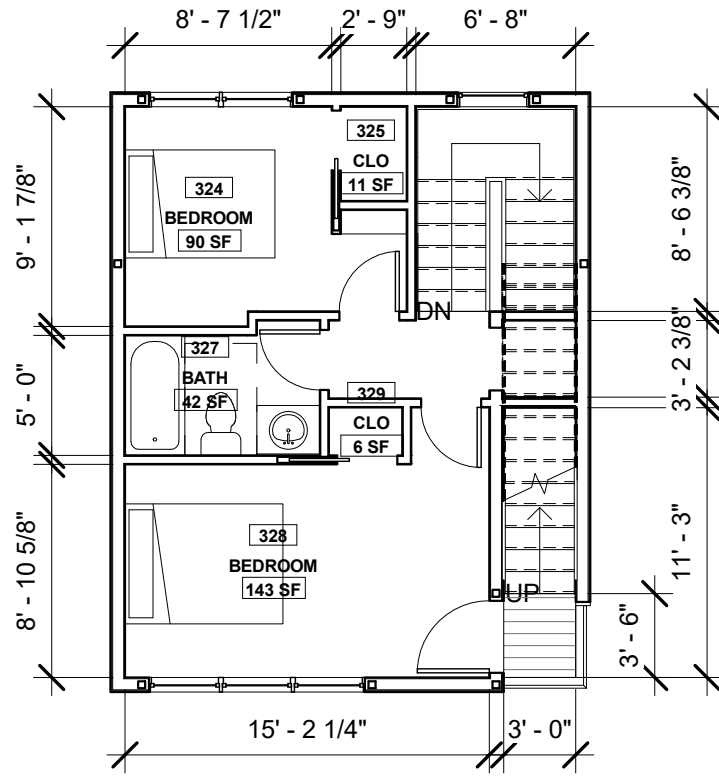
ADR OT

**R. MICHAEL CROSS  
DESIGN GROUP**

04/24/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA08**





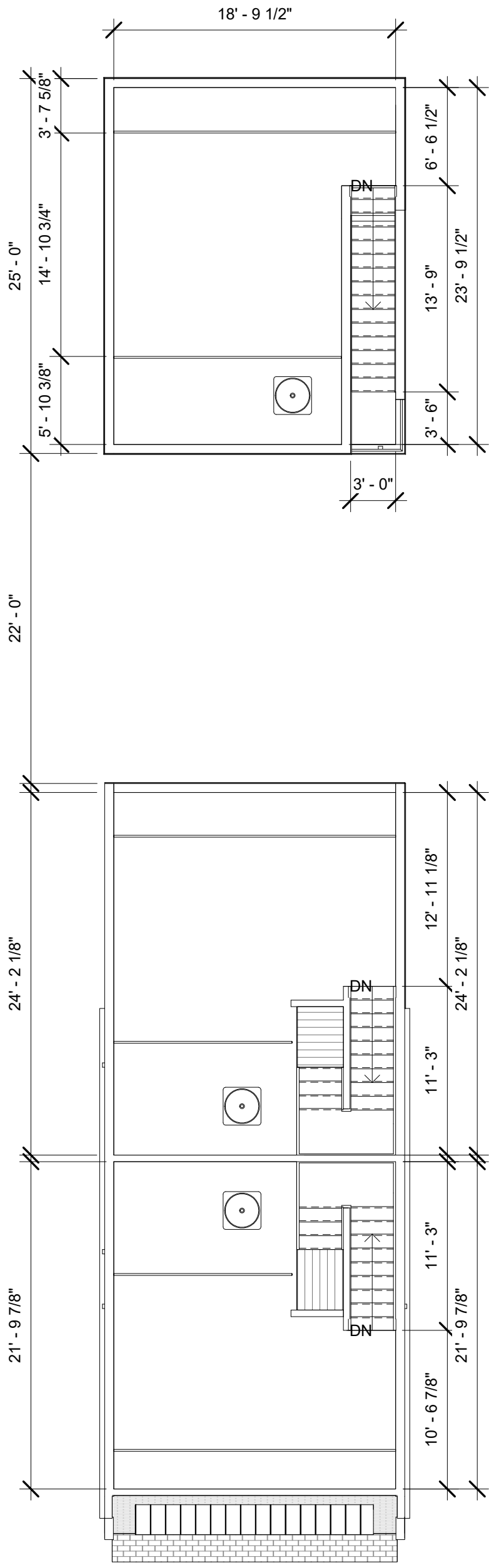
**1 3rd FLOOR - BZA SET**

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

**ADR OT**

**R. MICHAEL CROSS  
DESIGN GROUP**

**BZA09**  
04/24/19  
614 OTIS PL NW  
614 OTIS LLC

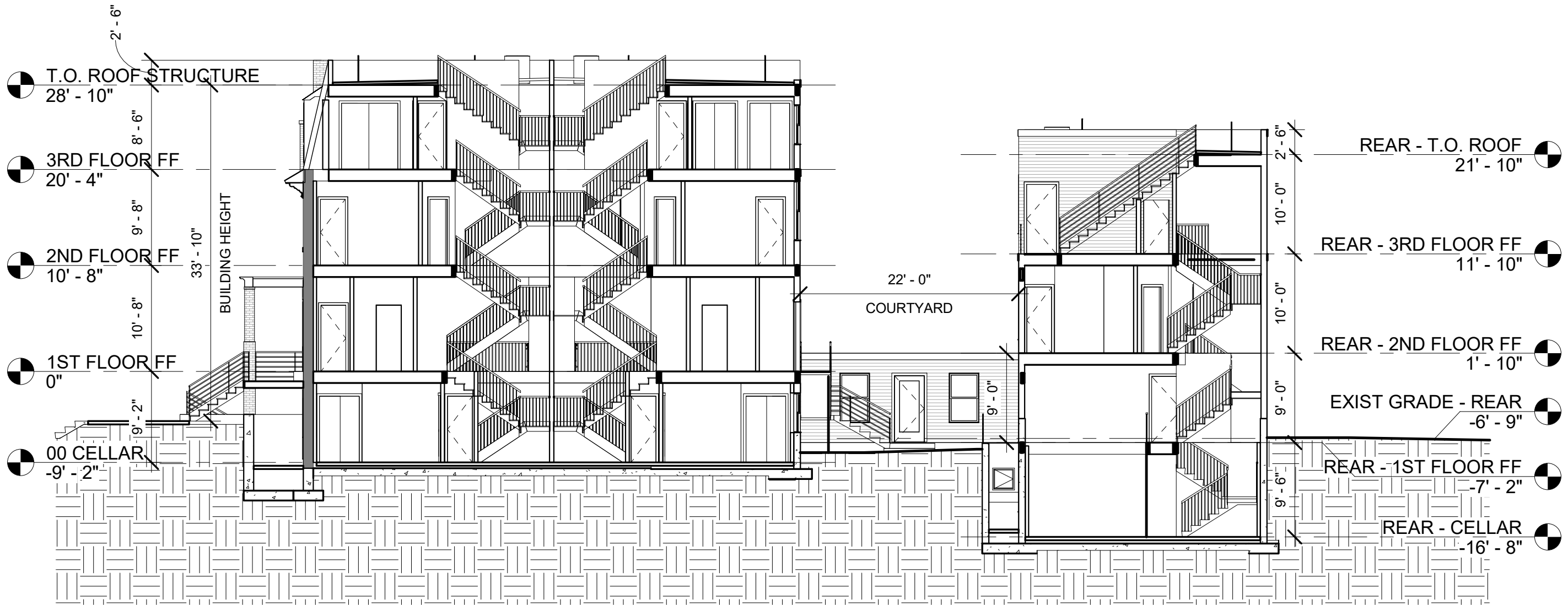


**1 T.O. ROOF**  
 A201 BZA10 1/8" = 1'-0"

ADR OT

**BZA10** 04/24/19  
 614 OTIS PL NW  
 614 OTIS LLC

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



**1 SECTION - BZA SET**  
 BZA11 3/32" = 1'-0"

**R. MICHAEL CROSS  
 DESIGN GROUP**

04/24/19  
 614 OTIS PL NW  
 614 OTIS LLC

**BZA11**

**ADR OT**



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


ADR OT

R. MICHAEL CROSS  
DESIGN GROUP

03/25/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA12**



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

REAR - 3RD FLOOR FF  
11' - 10" 

REAR - 2ND FLOOR FF  
1' - 10" 

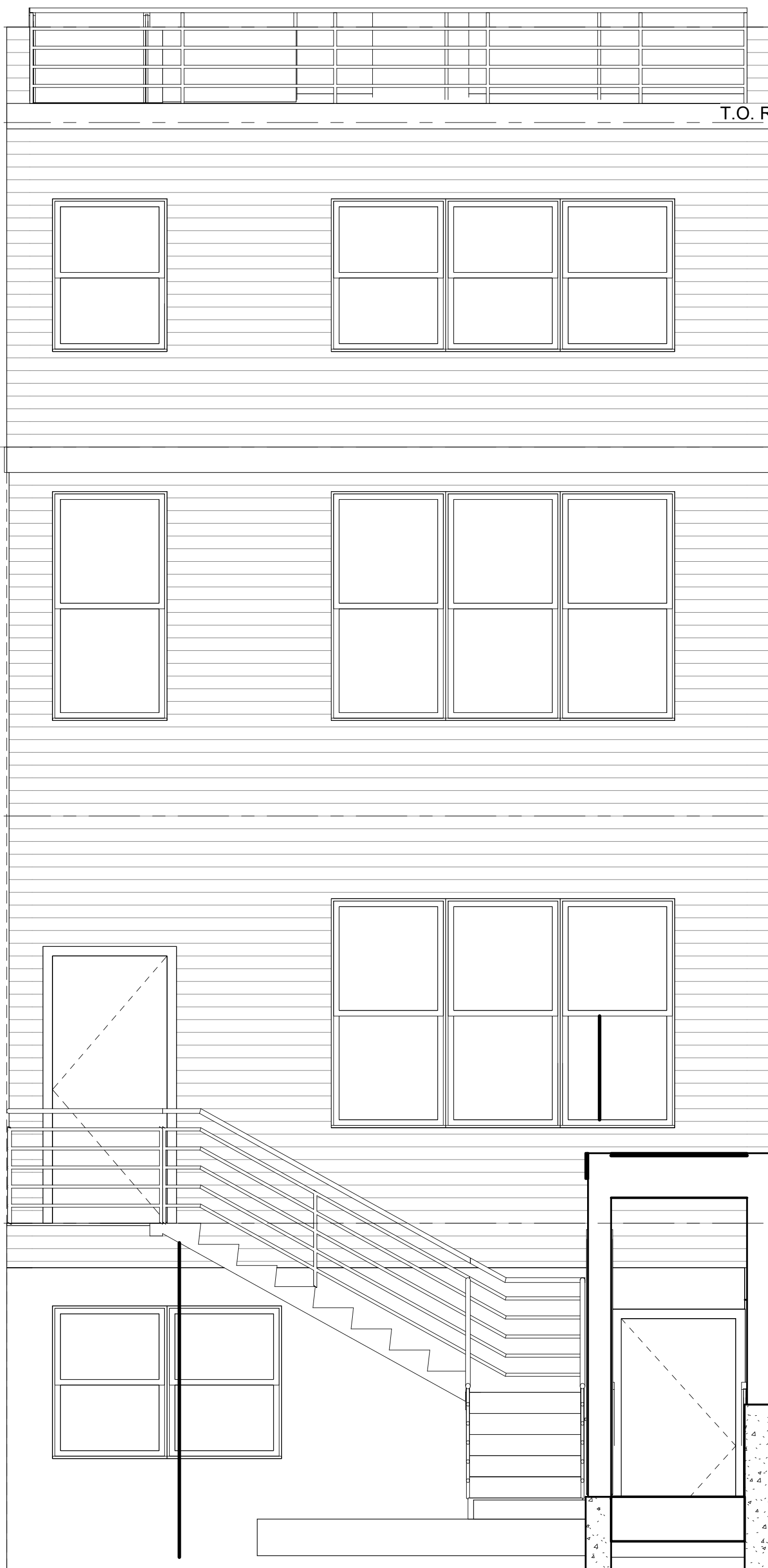
REAR - 1ST FLOOR FF  
-7' - 2" 

29' - 0"

ADR OT 

 R. MICHAEL CROSS  
 DESIGN GROUP

**BZA13** 03/25/19  
614 OTIS PL NW  
614 OTIS LLC



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"



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

REAR - 3RD FLOOR FF  
11' - 10"

REAR - 2ND FLOOR FF  
1' - 10"

ADR OT

R. MICHAEL CROSS  
DESIGN GROUP

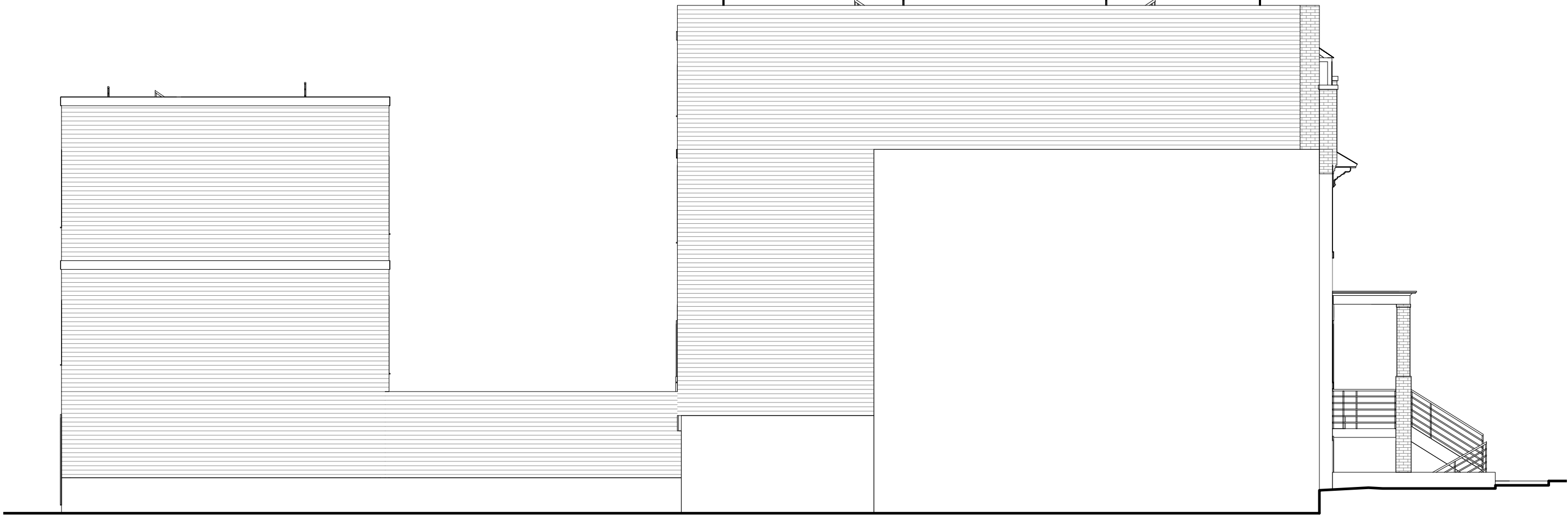


04/24/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA15**

**1 EAST**

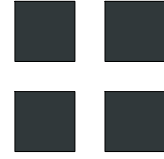
BZA16 1/8" = 1'-0"



ADR OT

**BZA16**

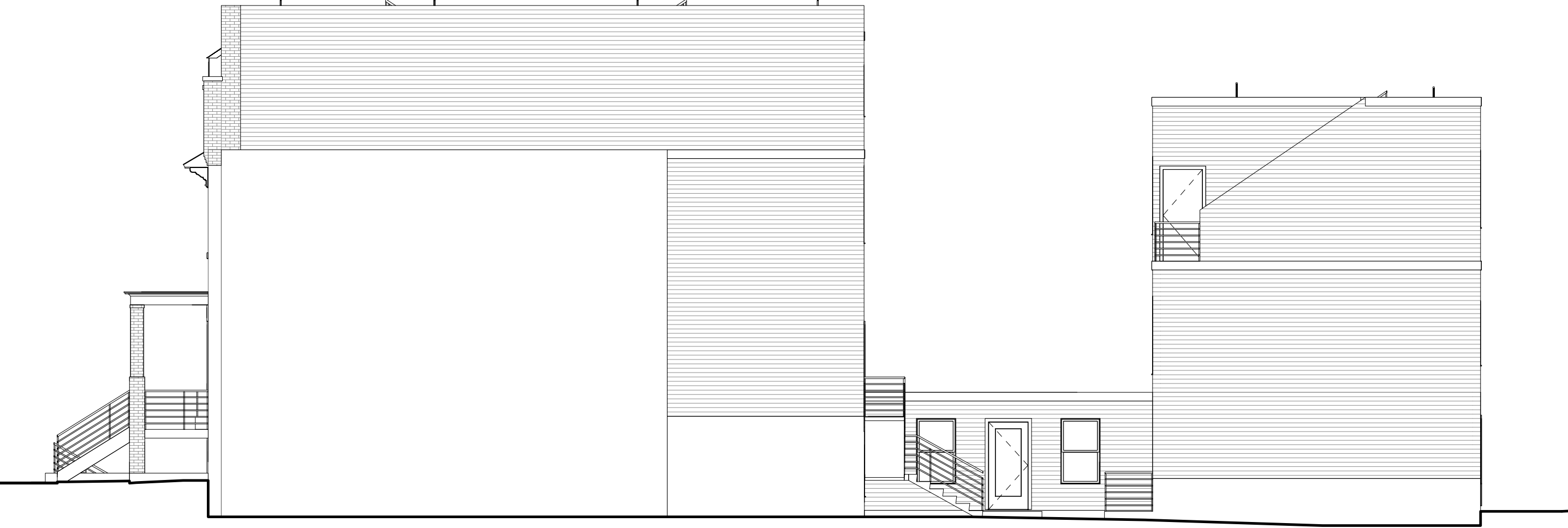
04/24/19  
614 OTIS PL NW  
614 OTIS LLC



R. MICHAEL CROSS  
DESIGN GROUP



1 WEST  
BZA17 1/8" = 1'-0"



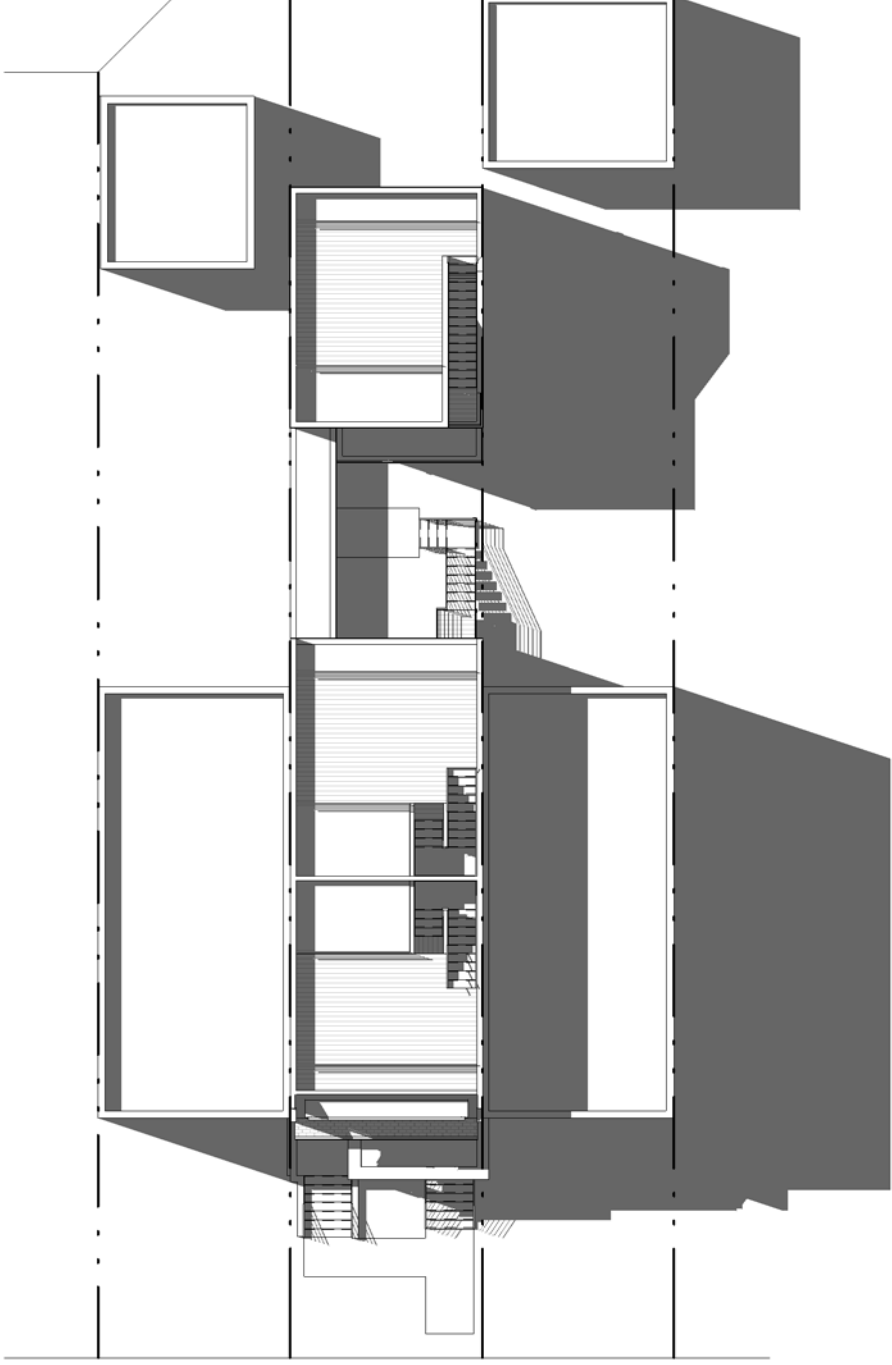
ADR OT

**BZA17**

04/24/19  
614 OTIS PL NW  
614 OTIS LLC



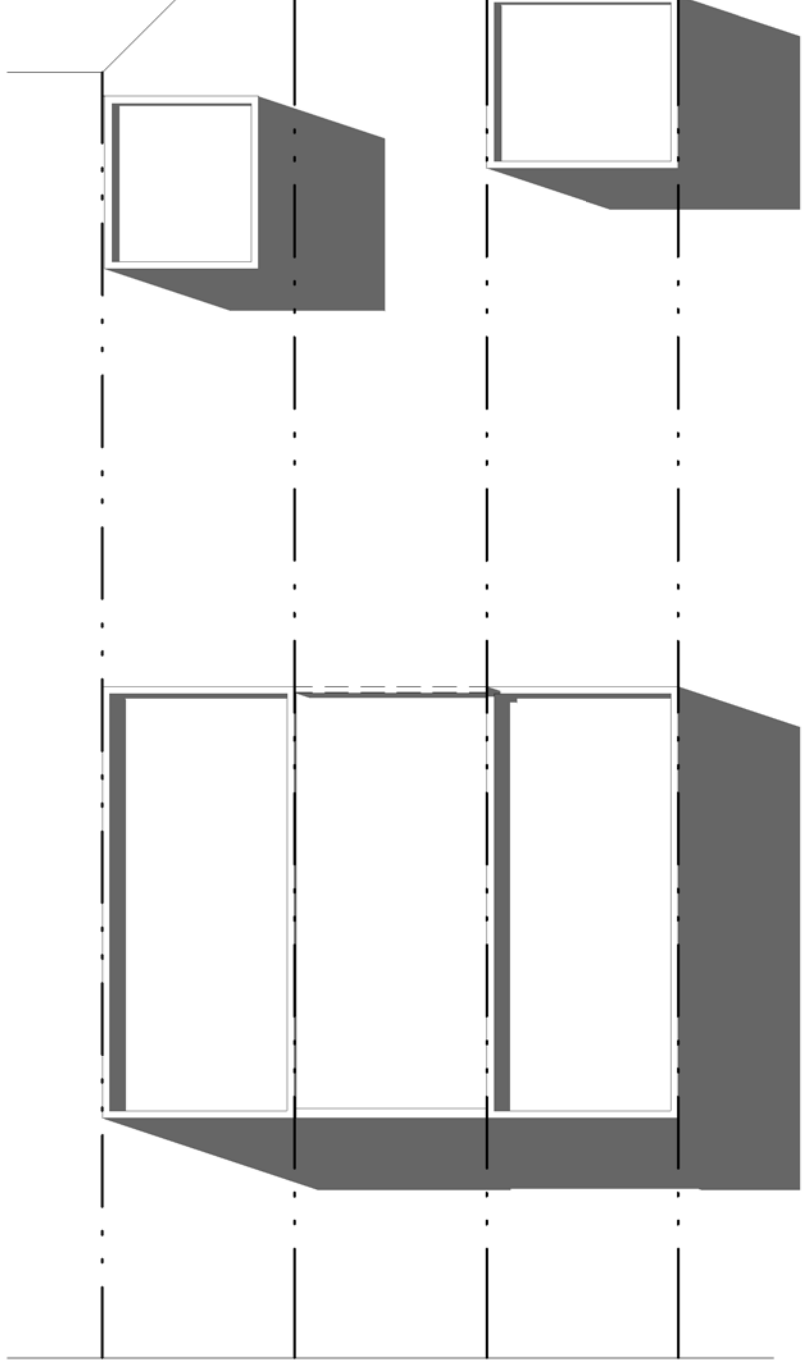
R. MICHAEL CROSS  
DESIGN GROUP



**OTIS PL NW**

**1 SOLAR STUDY - 10AM SS**

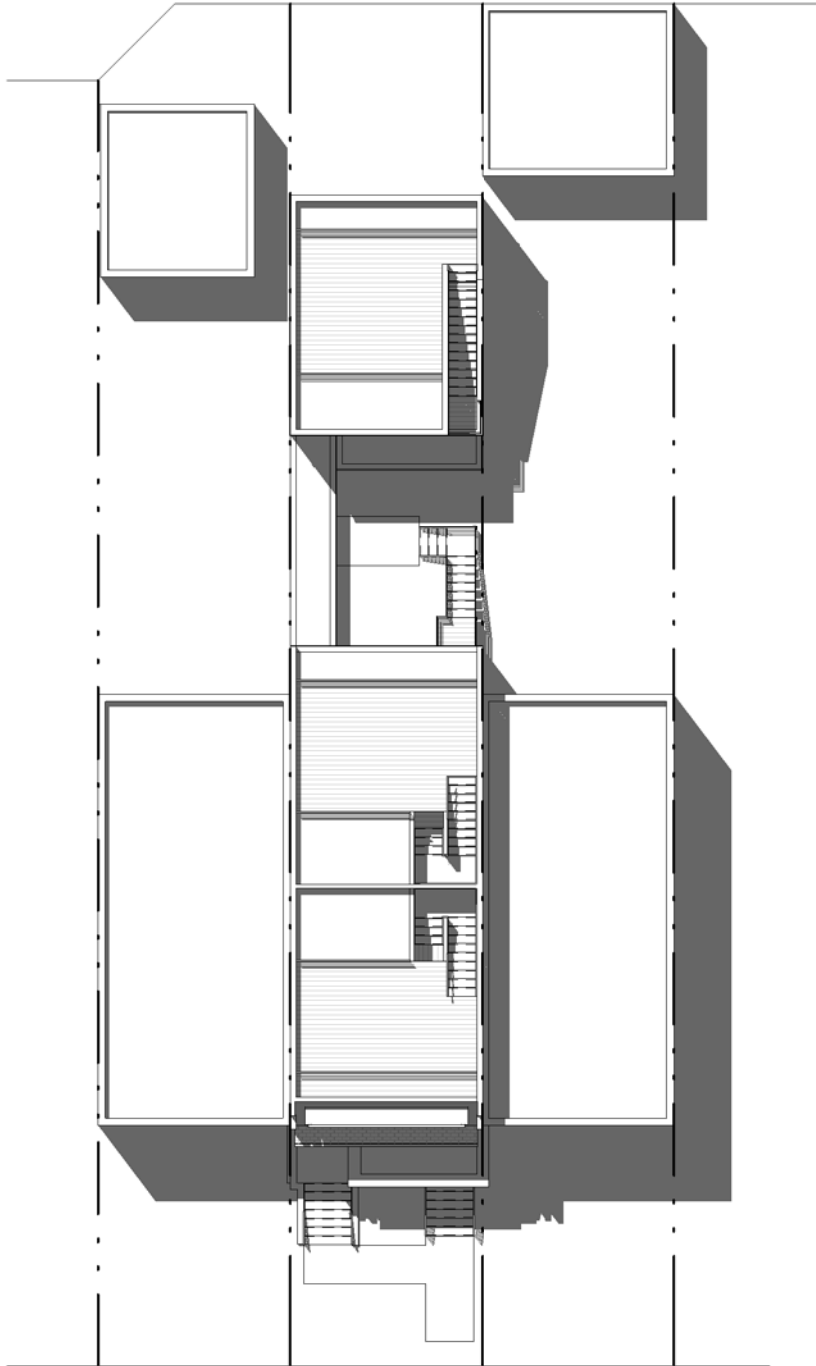
A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

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

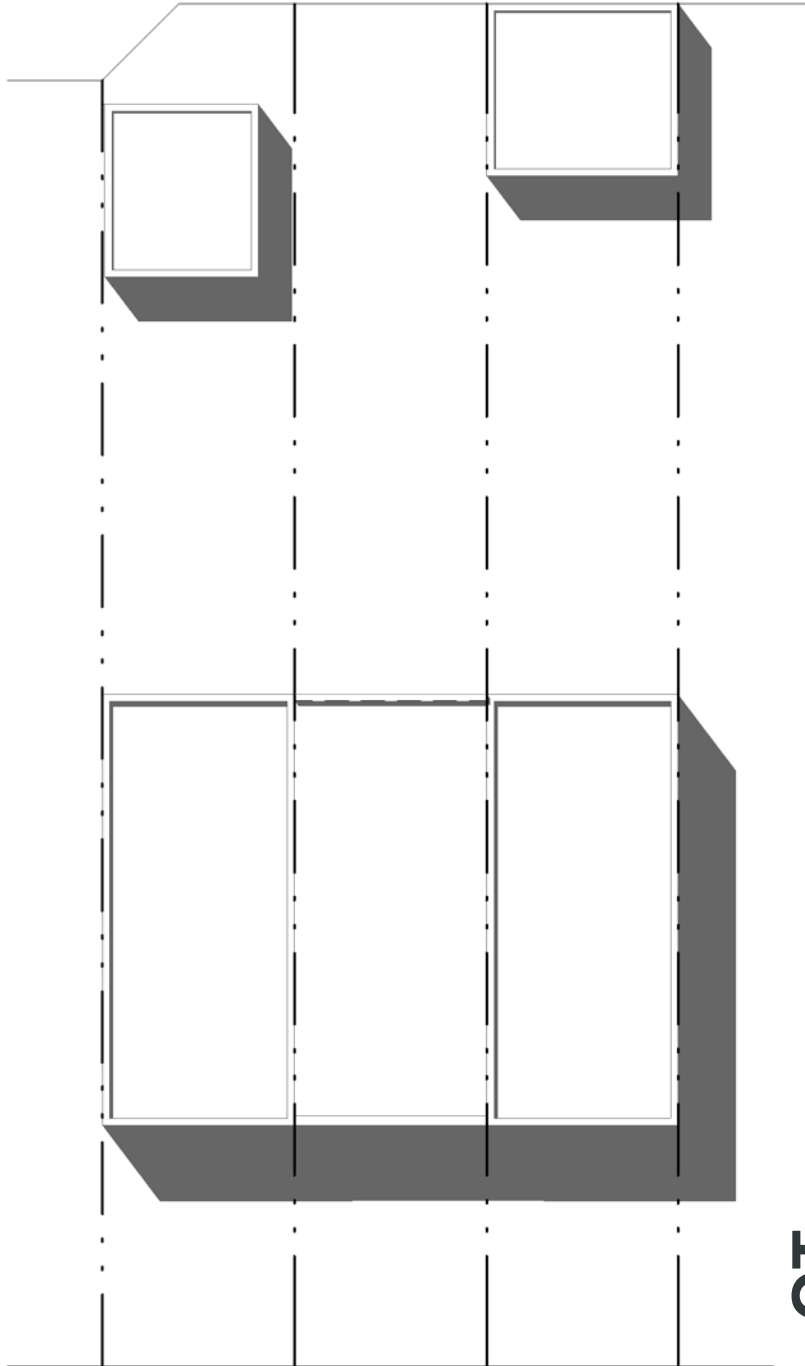
A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

**2 SOLAR STUDY - 12PM SS**

A201 | BZA18 1" = 20'-0"



**OTIS PL NW**

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

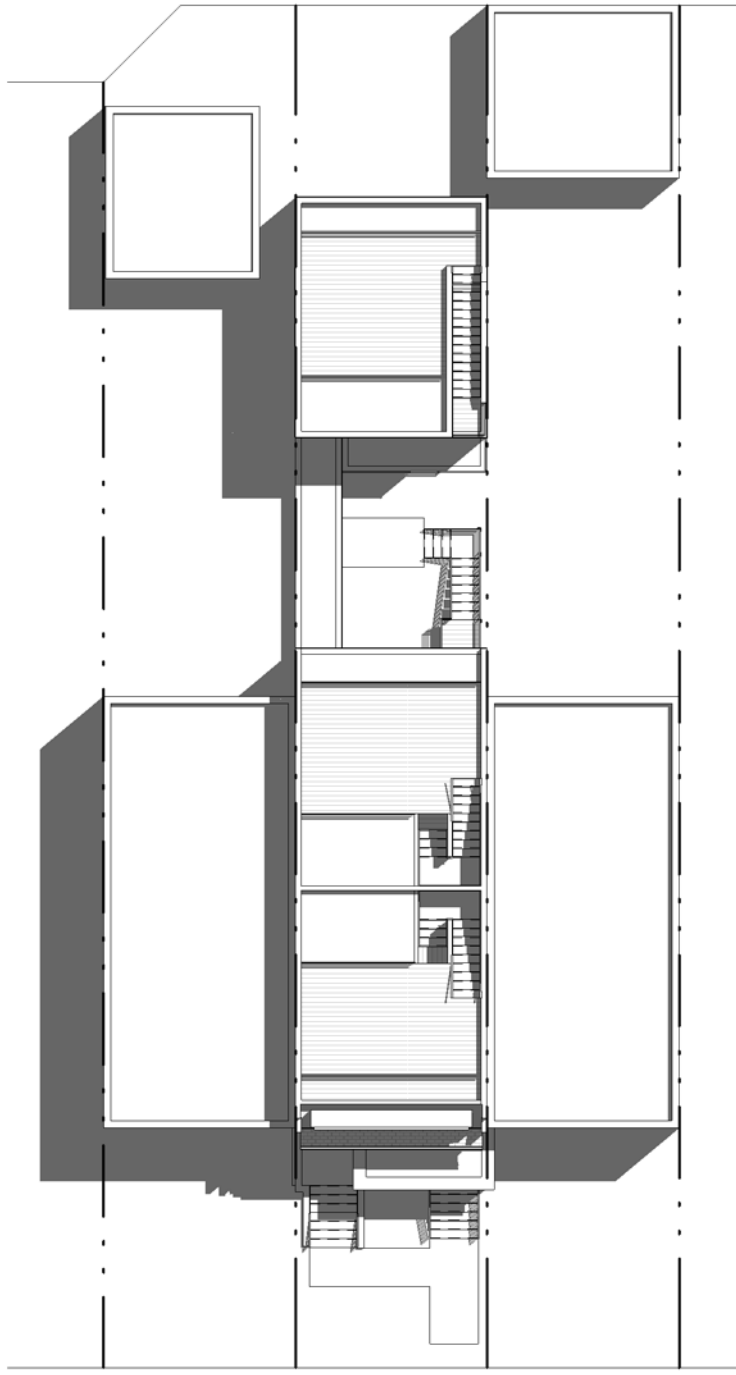
A201 | BZA18 1" = 20'-0"

**ADR OT**

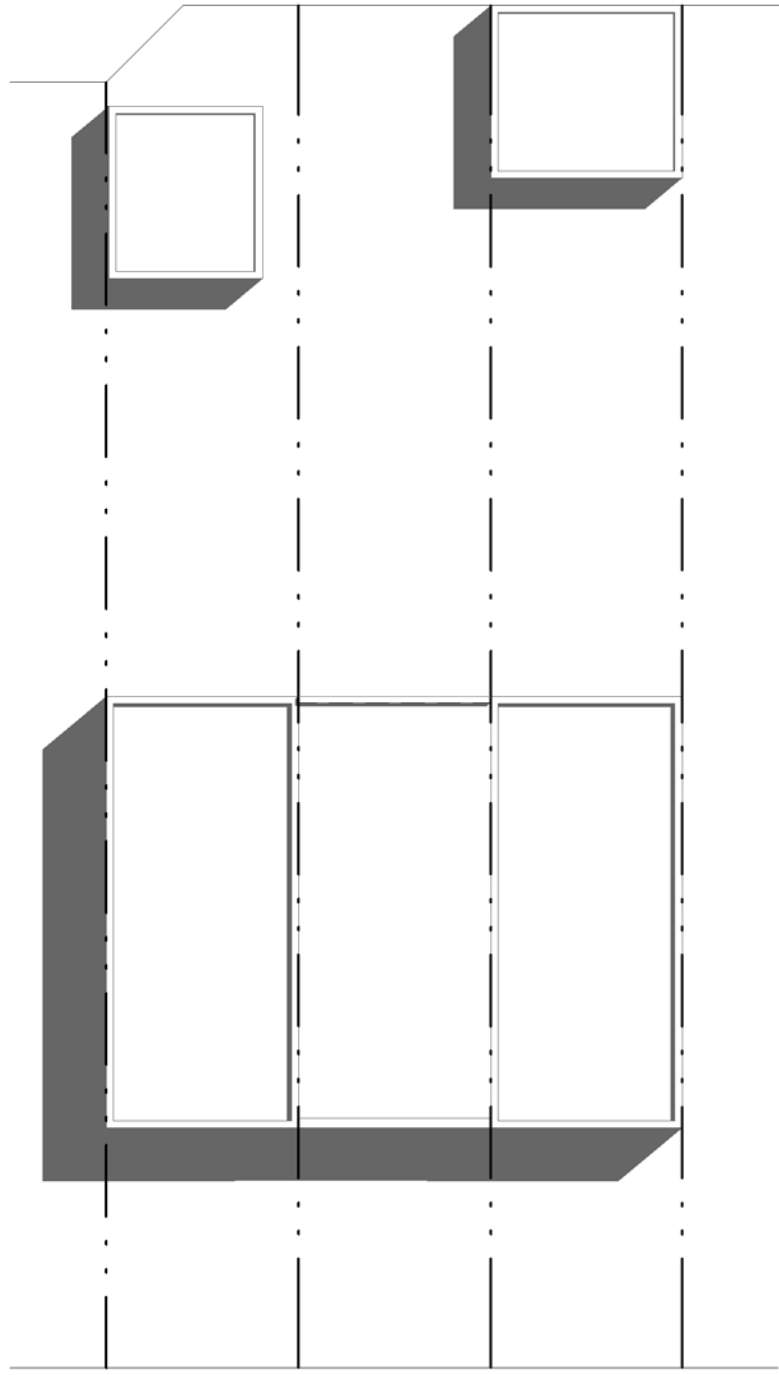
**R. MICHAEL CROSS  
DESIGN GROUP**

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

**BZA18**



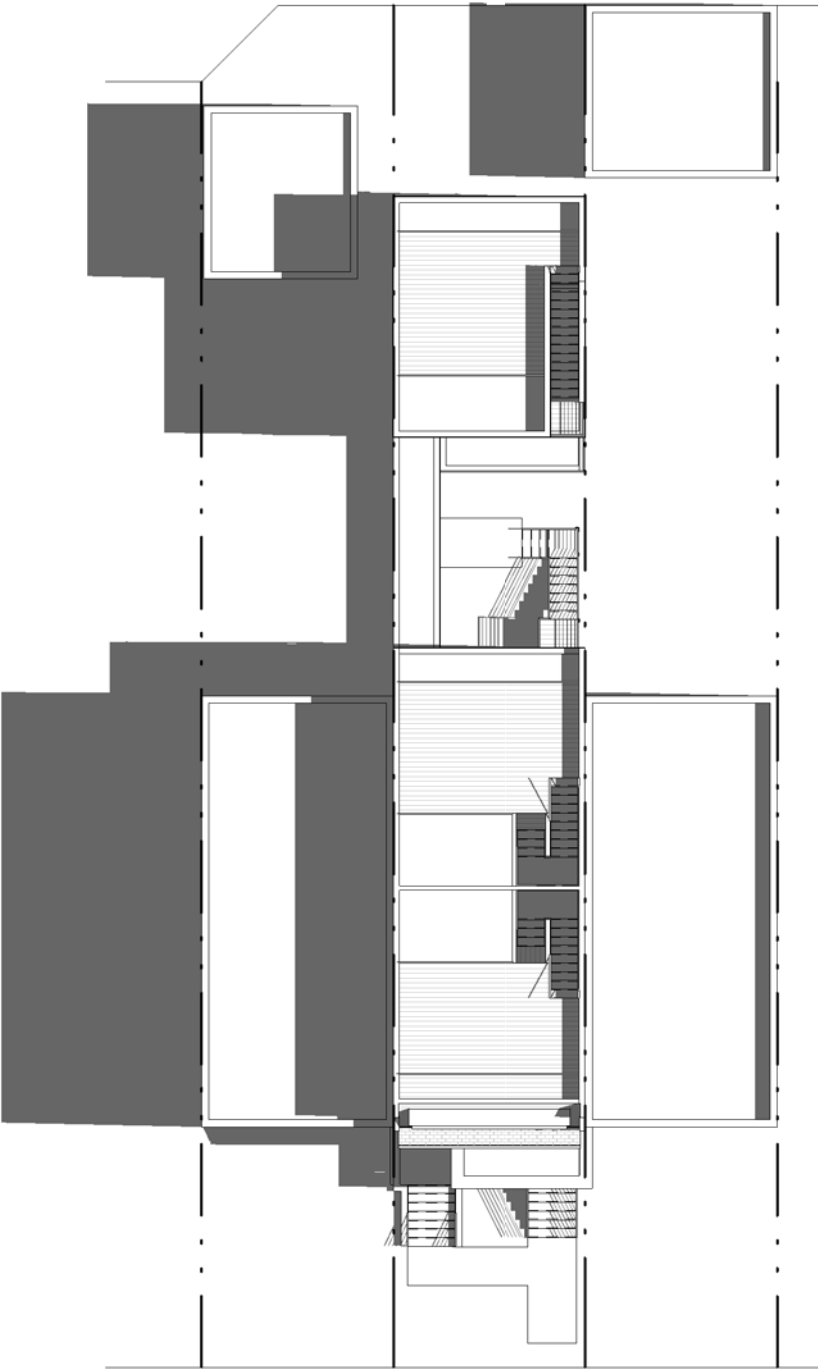
**OTIS PL NW**



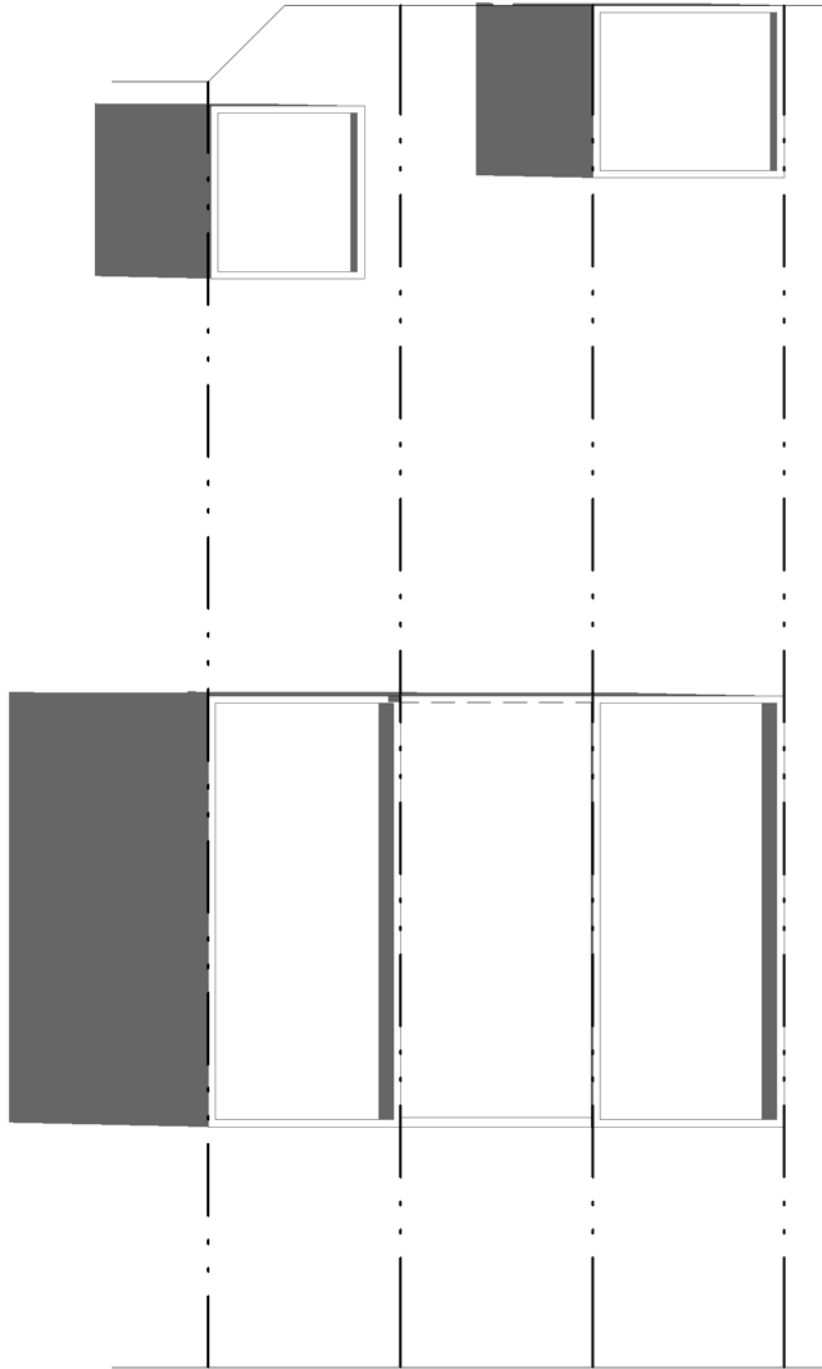
**OTIS PL NW**

**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**

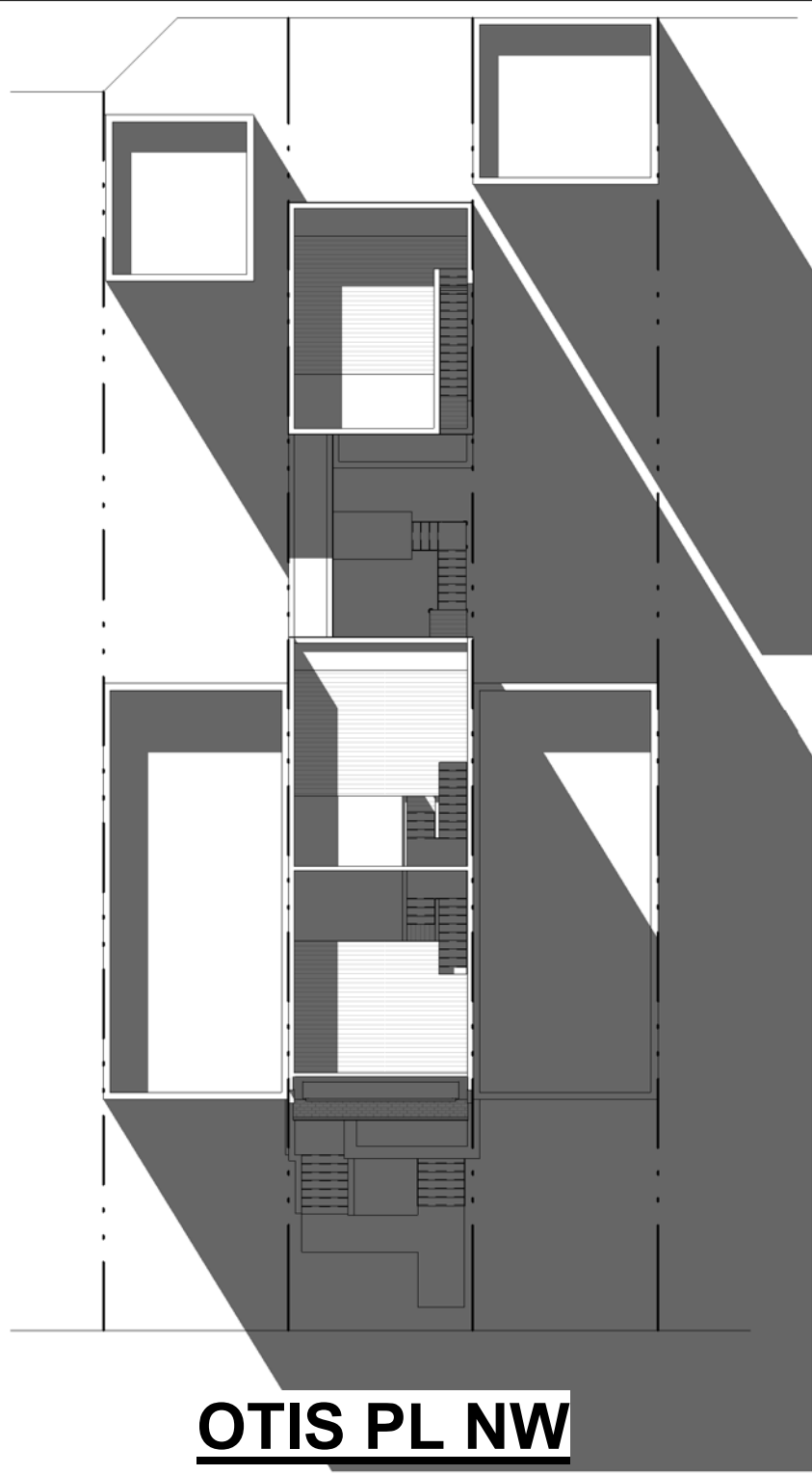
**2 SOLAR STUDY - 4PM SS**  
A201 | BZA19 1" = 20'-0"

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

**ADR OT**

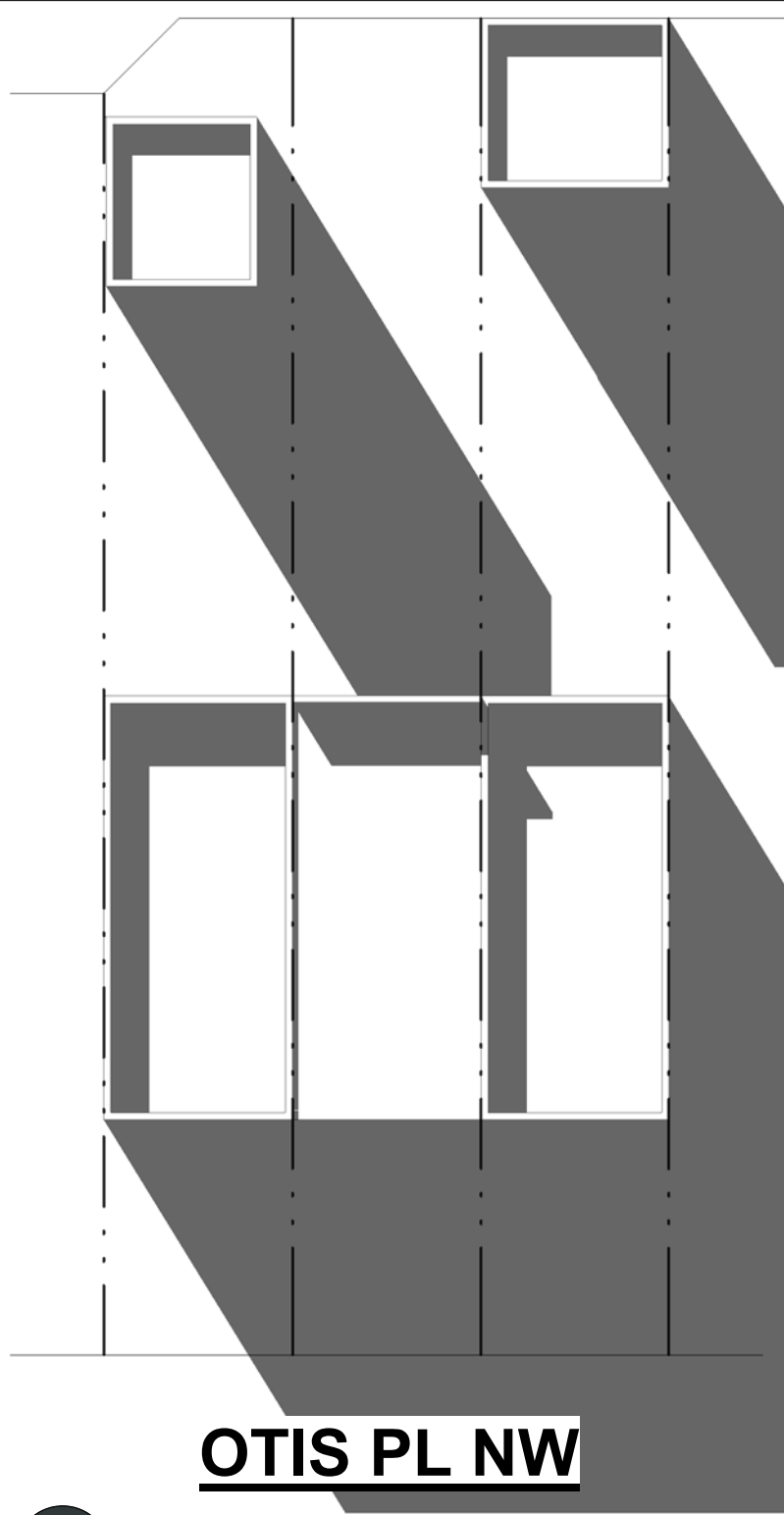
**BZA19** 02/15/19  
614 OTIS PL NW  
614 OTIS LLC

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



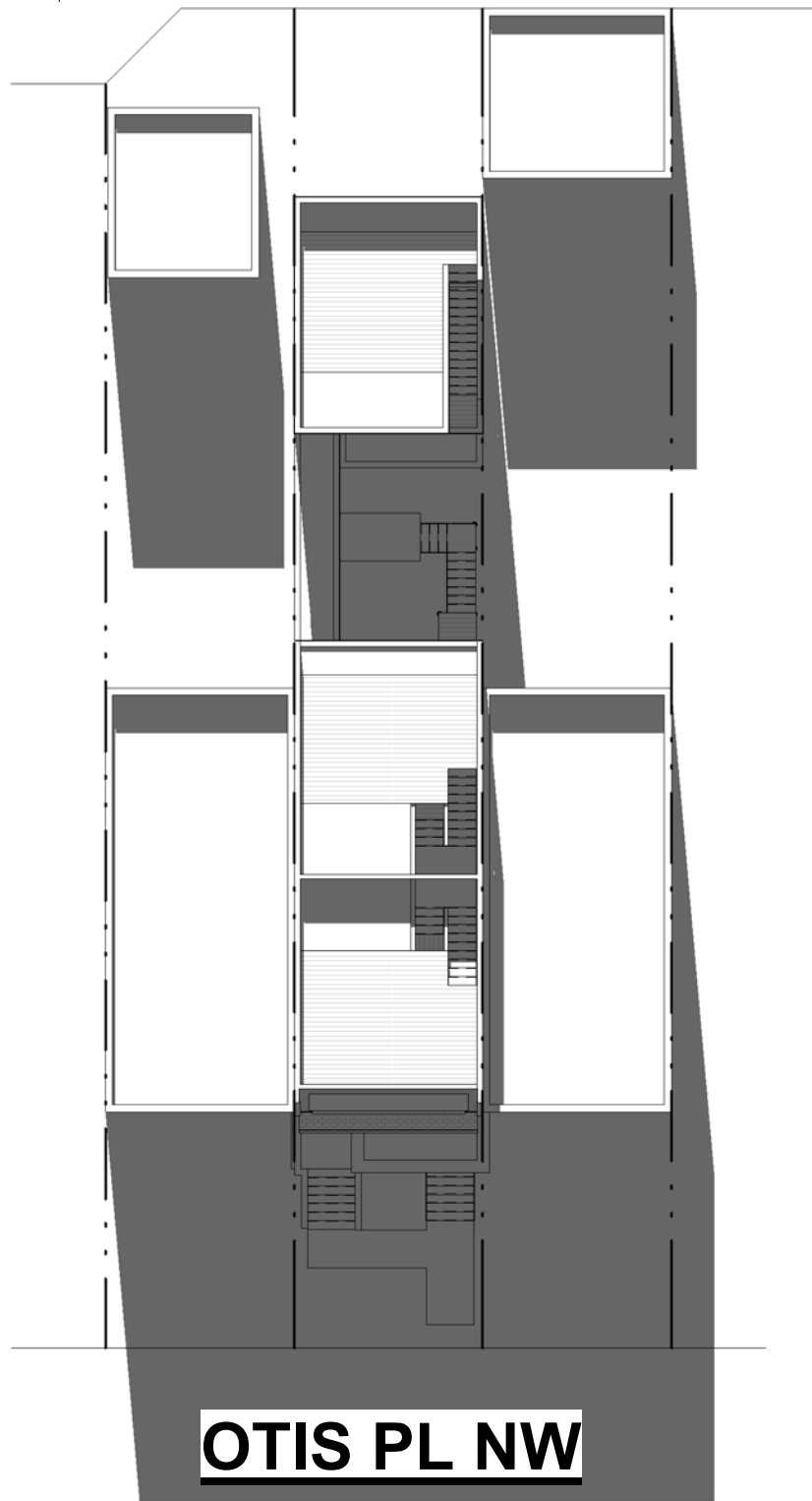
**OTIS PL NW**

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



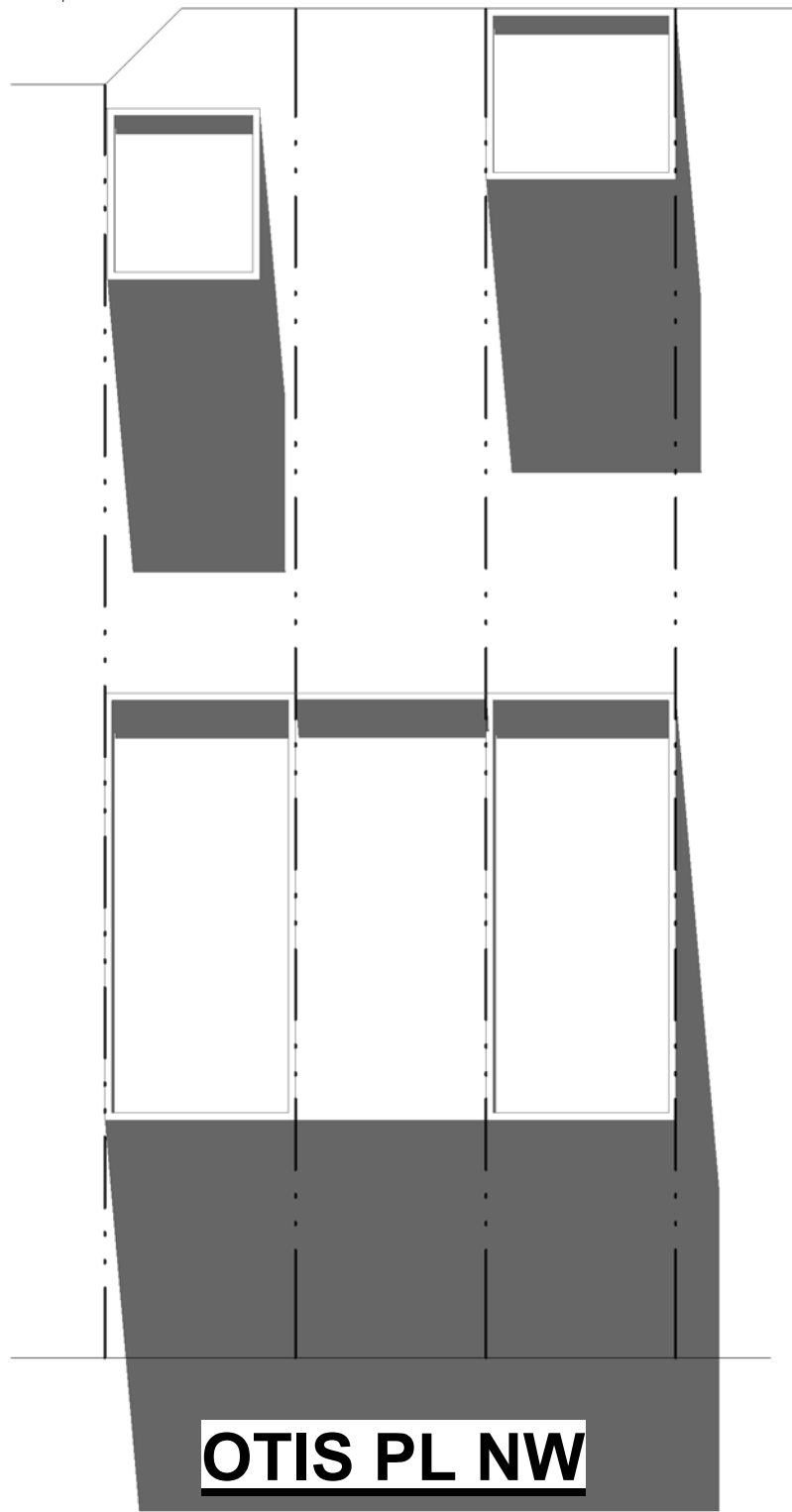
**OTIS PL NW**

**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**

**R. MICHAEL CROSS  
DESIGN GROUP**

**BZA20**  
02/15/19  
614 OTIS PL NW  
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"

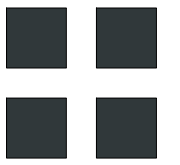
**OTIS PL NW**

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

A201 | BZA21 1" = 20'-0"

ADR OT

R. MICHAEL CROSS  
DESIGN GROUP



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

**BZA21**



1

**BZA - COURTYARD**

BZA22

**ADR OT**

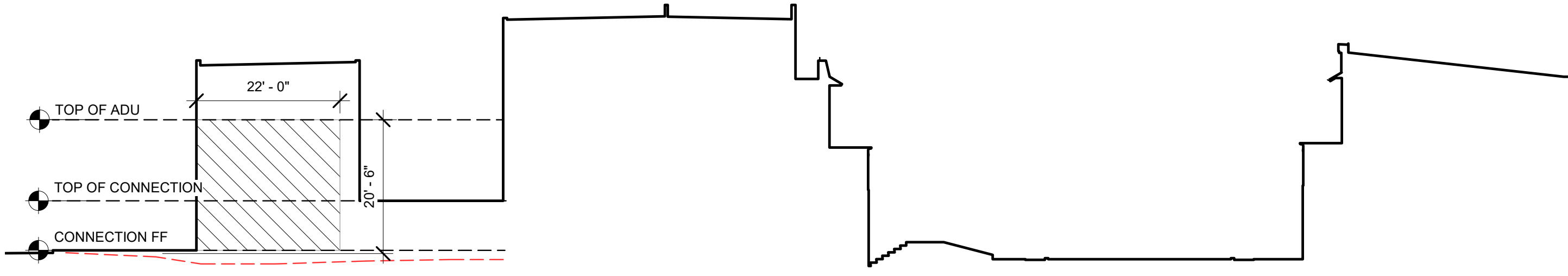
03/25/19  
614 OTIS PL NW  
614 OTIS LLC

**BZA22**

**R. MICHAEL CROSS  
DESIGN GROUP**

**LEGEND**

- EXISTING GRADE
- ▨ ACCESSORY BUILDING



**3 BZA - STREET SECTION**

TP01 | BZA23 1/16" = 1'-0"

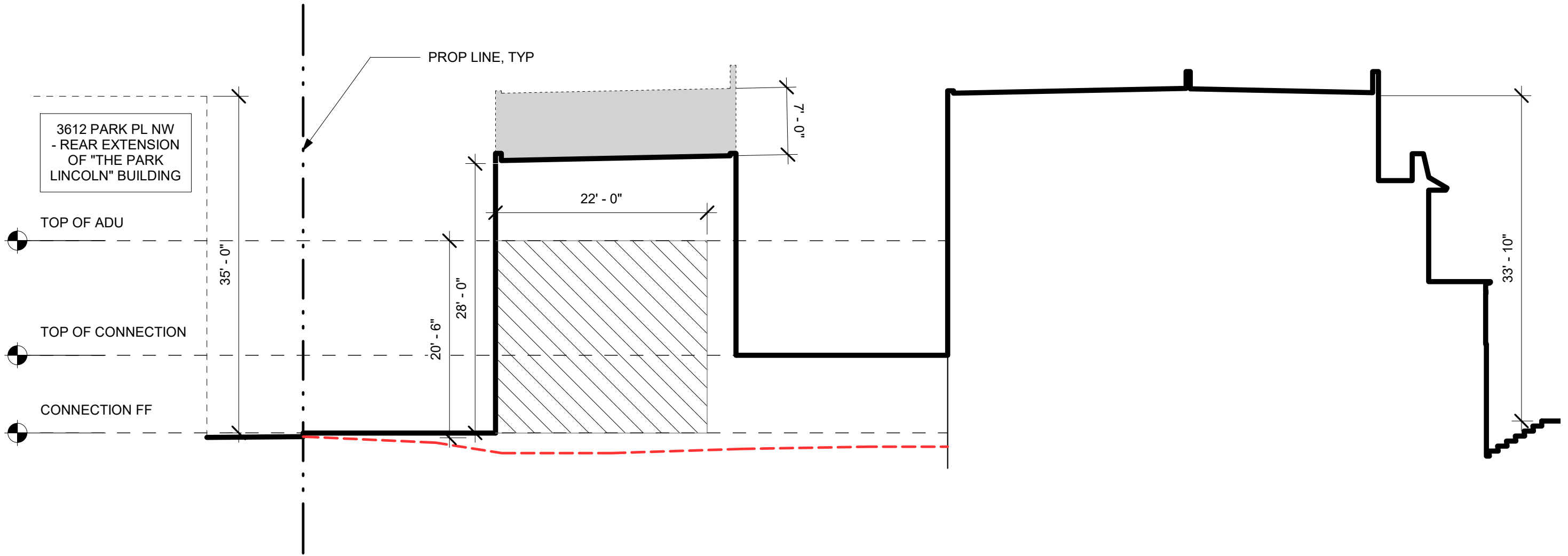
ADR OT

**BZA23**  
04/24/19  
614 OTIS PL NW  
614 OTIS LLC

R. MICHAEL CROSS  
DESIGN GROUP

**LEGEND**

- EXISTING GRADE
- BUILDING BEHIND
- ACCESSORY BUILDING
- ORIGINAL MASS PRIOR TO CONCESSIONS FOR ANC & BZA



**2 BZA - STREET SECTION W/ MATTER OF RIGHT ACCESSORY BUILDING**  
A201 | BZA24 3/32" = 1'-0"

**ADR OT**

**BZA24**  
04/22/19  
 614 OTIS PL NW  
 614 OTIS LLC

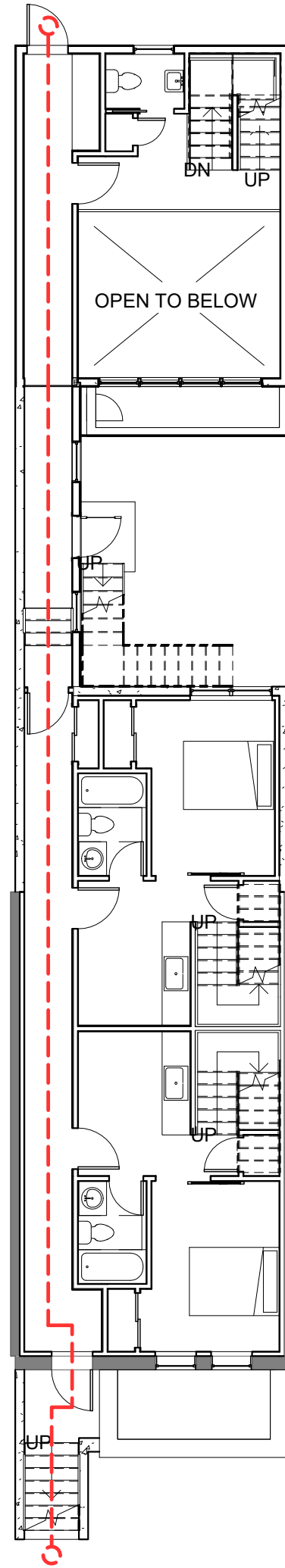
**R. MICHAEL CROSS**  
**DESIGN GROUP**





**LEGEND**

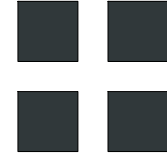
--- PUBLIC CIRCULATION PATH



ADR OT

**BZA25**

04/11/19  
614 OTIS PL NW  
614 OTIS LLC



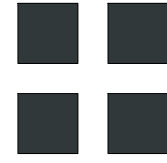
R. MICHAEL CROSS  
DESIGN GROUP



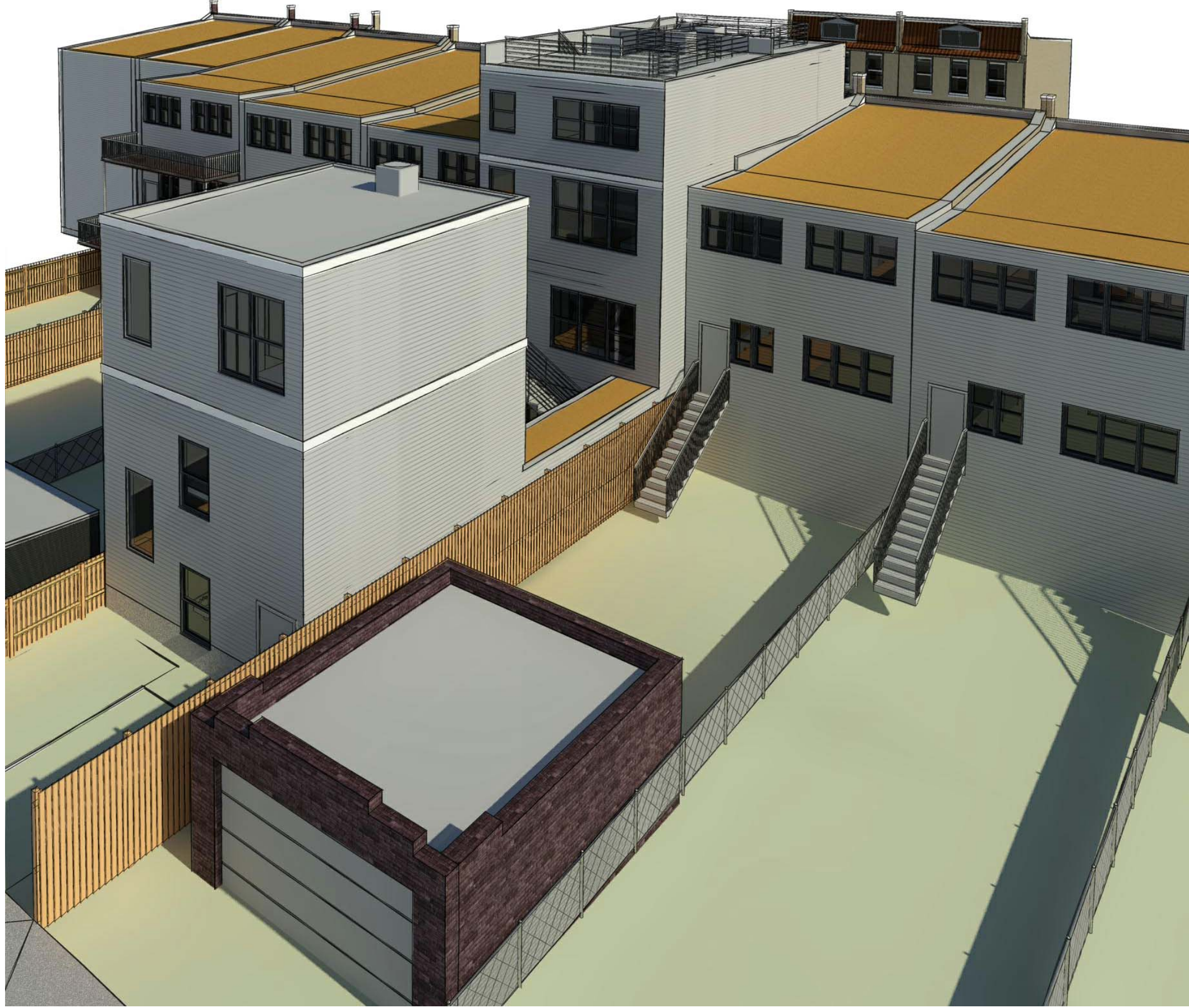
ADR OT

**BZA26**

04/11/19  
614 OTIS PL NW  
614 OTIS LLC



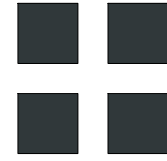
R. MICHAEL CROSS  
DESIGN GROUP



ADR OT

**BZA27**

04/24/19  
614 OTIS PL NW  
614 OTIS LLC



R. MICHAEL CROSS  
DESIGN GROUP