

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

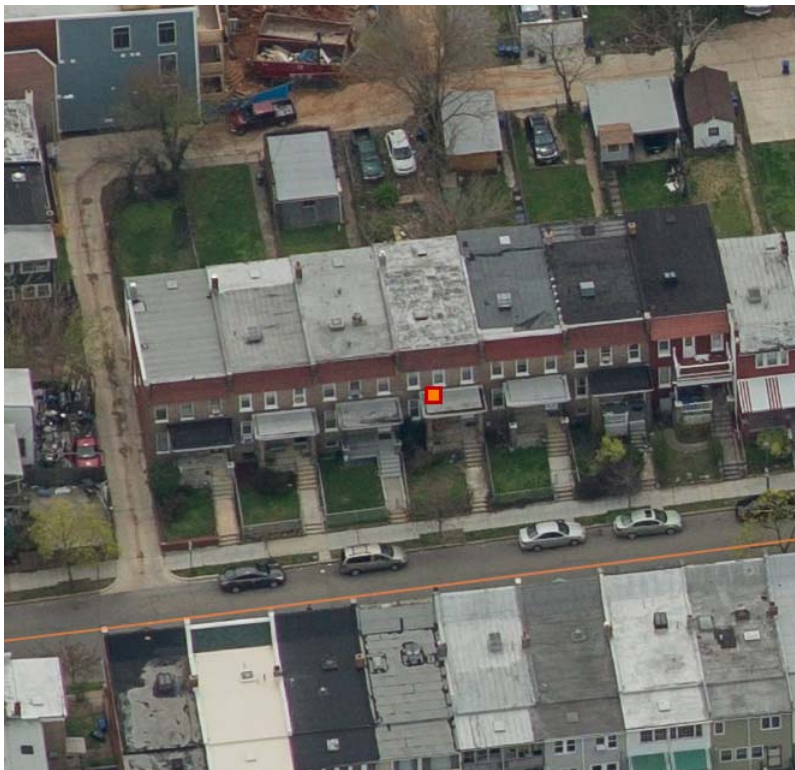
DRAWING LIST - BZA

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
BZA13	REAR ELEVATION
BZA14	CTYD ELEVATION - FRONT
BZA15	CTYD ELEVATION - REAR
BZA16	EAST ELEVATION

DRAWING LIST - BZA

Sheet Number	Sheet Name
BZA17	WEST ELEVATION
BZA18	SOLAR STUDY - SUMMER
BZA19	SOLAR STUDY - SUMMER
BZA20	SOLAR STUDY - WINTER
BZA21	SOLAR STUDY - WINTER
BZA22	RENDERING - COURTYARD
BZA23	ELEVATION DIAGRAM
BZA24	SECTION DIAGRAM
BZA25	CIRCULATION DIAGRAM
BZA26	RENDERING - REAR
BZA27	RENDERING - BIRD'S EYE
BZA28	RENDERING - PEDESTRIAN VIEW
BZA29	RENDERING - NEIGHBOR CONNECTION VIEW

**R. MICHAEL CROSS
DESIGN GROUP**

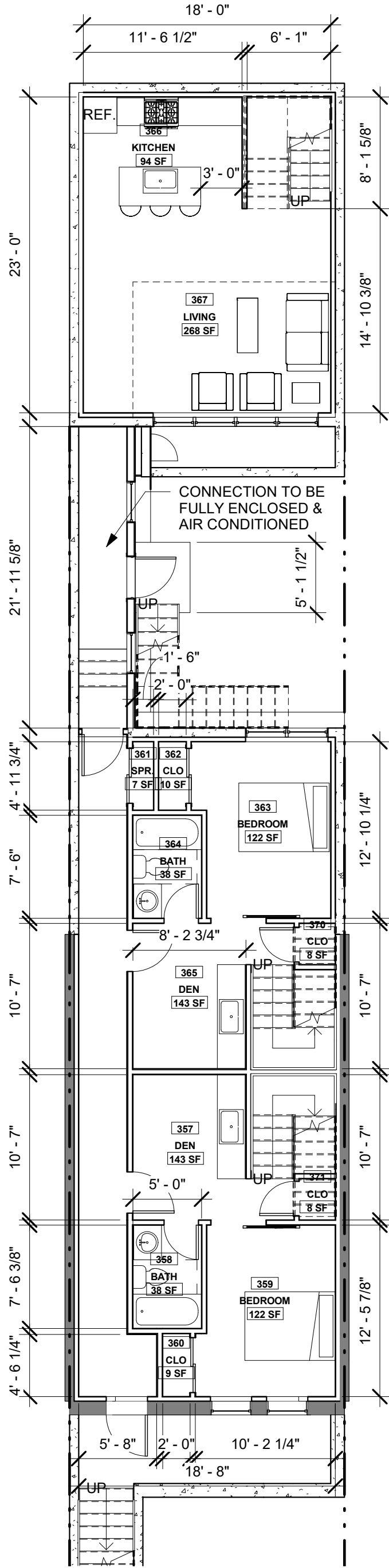


OTIS

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

BZA01

Board of Zoning Adjustment
District of Columbia
CASE NO. 19929
EXHIBIT NO. 45

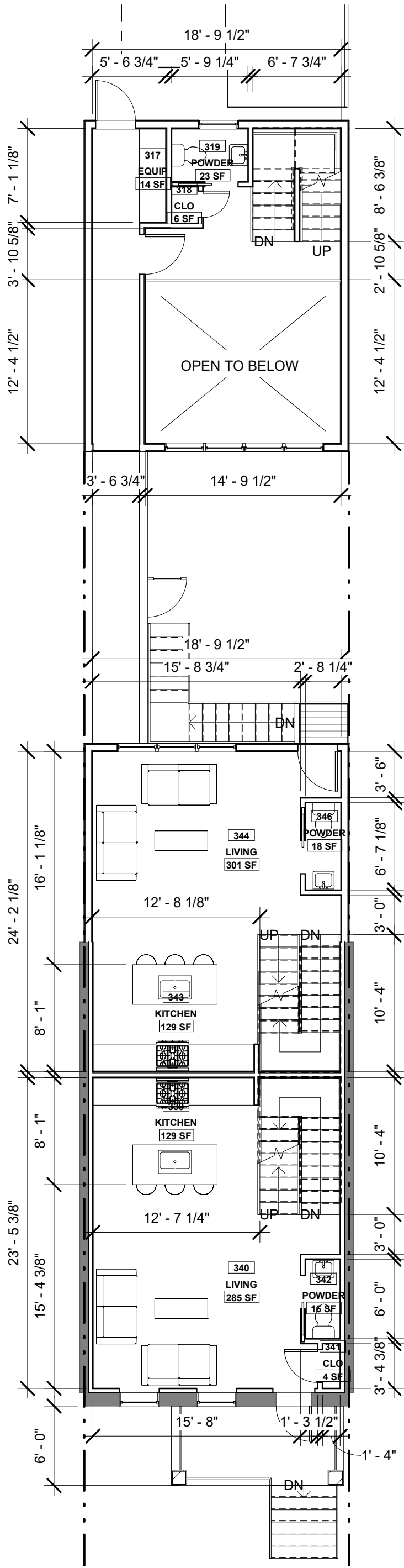


1 00 CELLAR - BZA SET
 A202 BZA06 1/8" = 1'-0"

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BZA06
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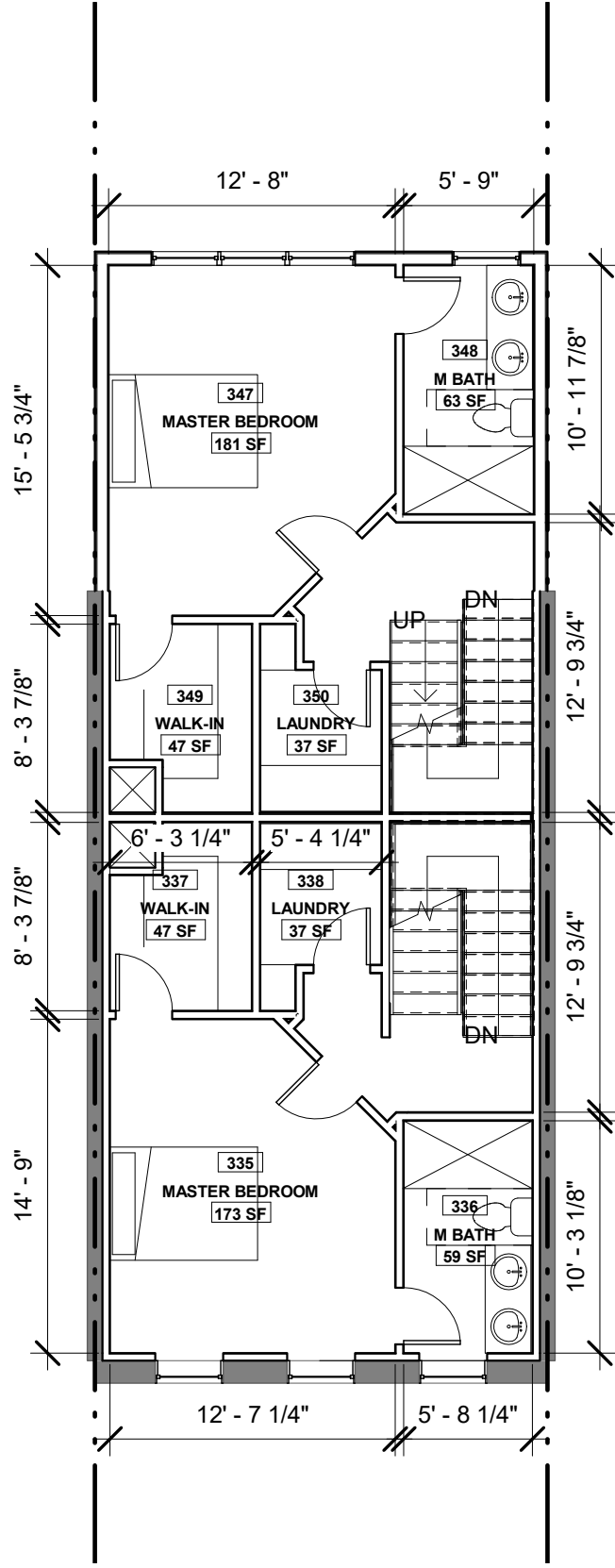
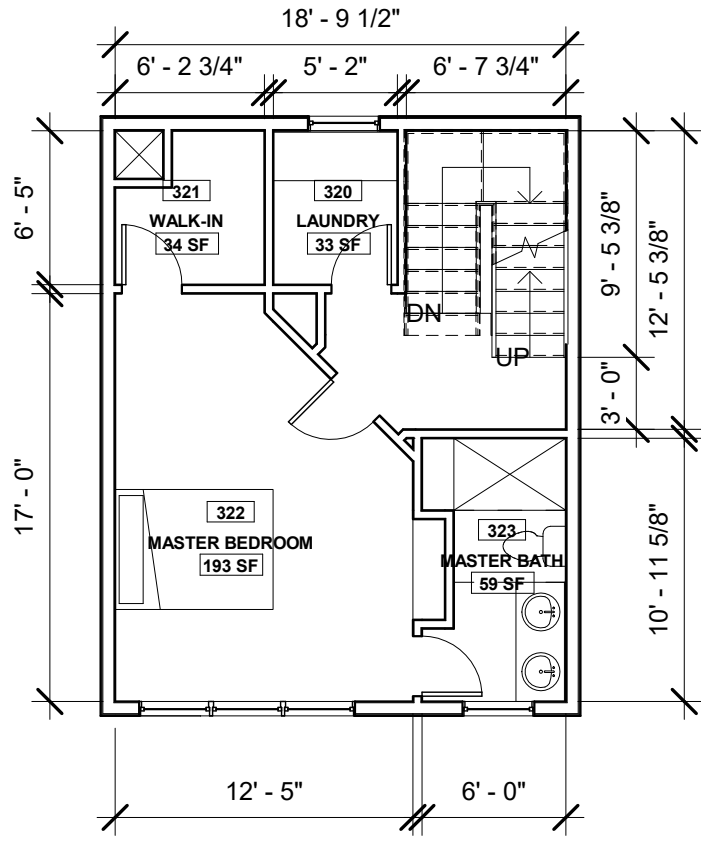
1 1st FLOOR - BZA SET

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

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1 2nd FLOOR - BZA SET

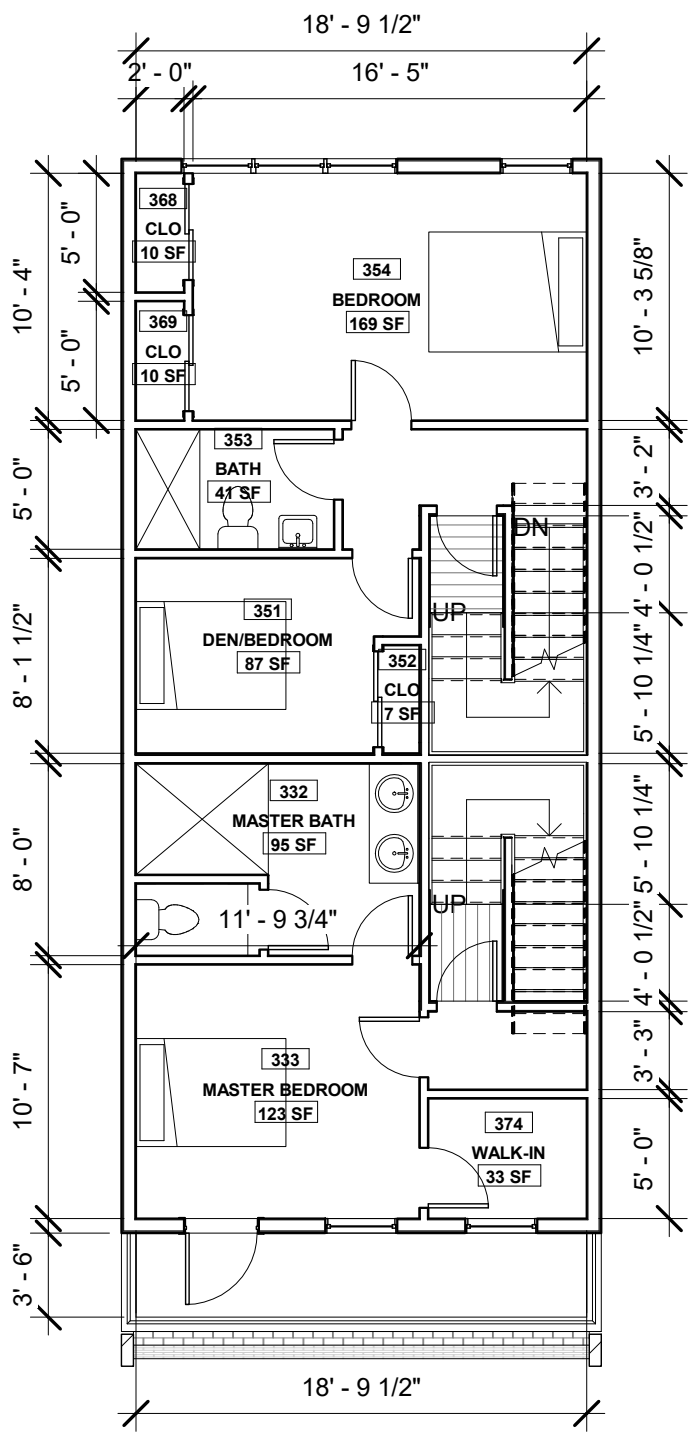
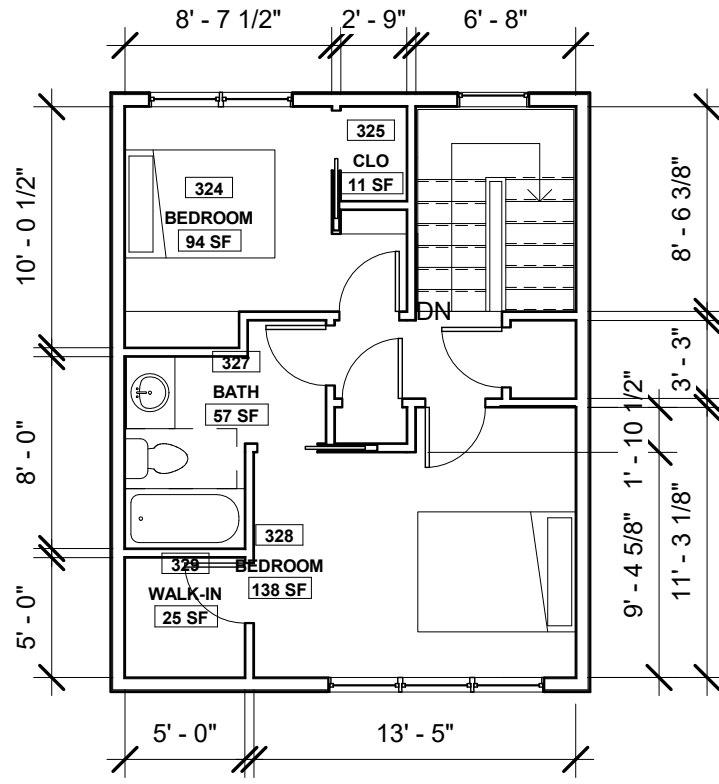
A201 | BZA08 1/8" = 1'-0"

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BZA08



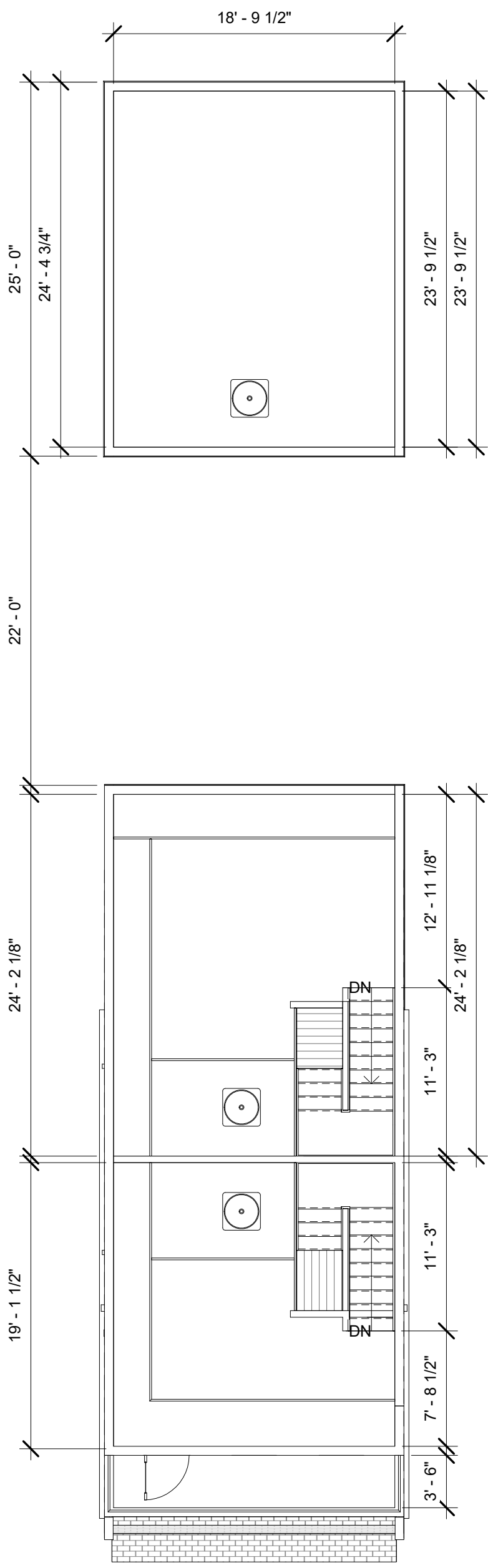
1 3rd FLOOR - BZA SET

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

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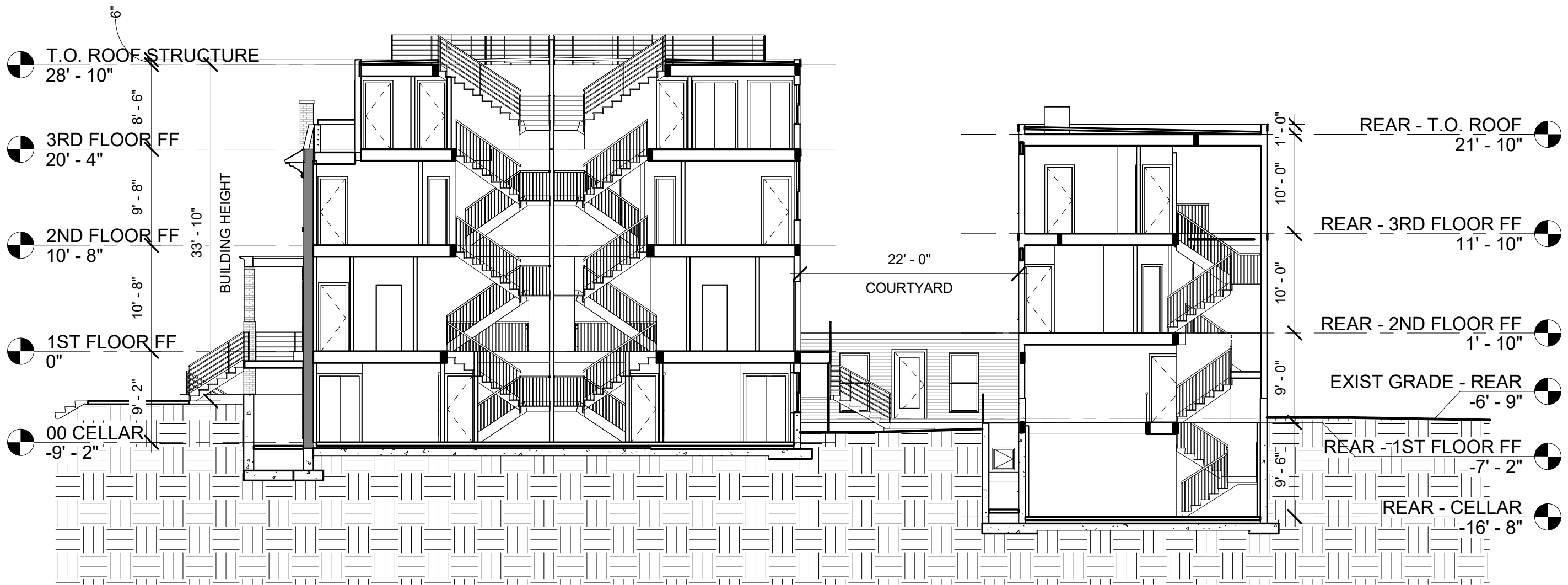
1 **T.O. ROOF**
 A201 | BZA10 1/8" = 1'-0"

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

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BZA11

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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"

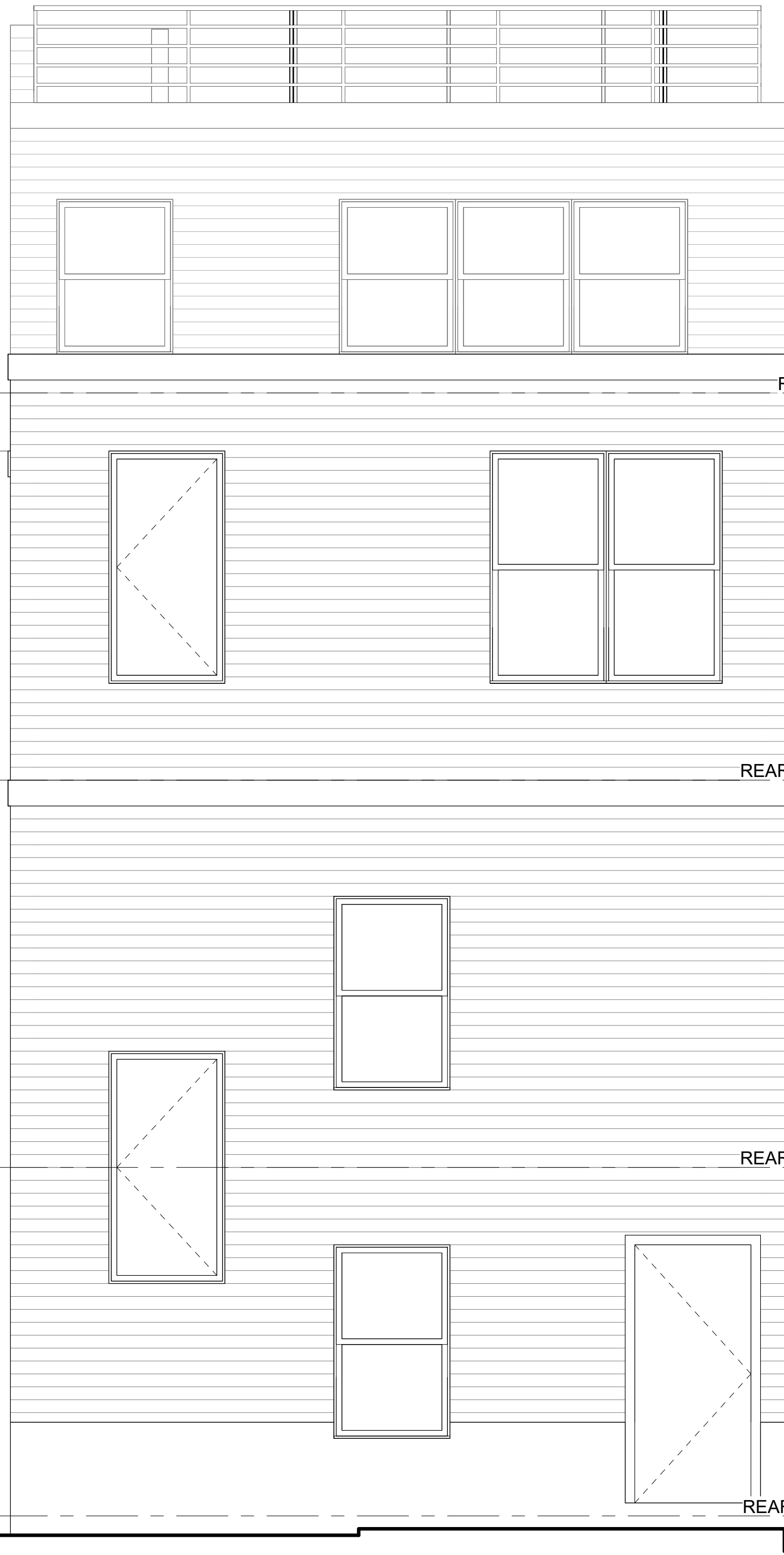
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BZA12

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" 

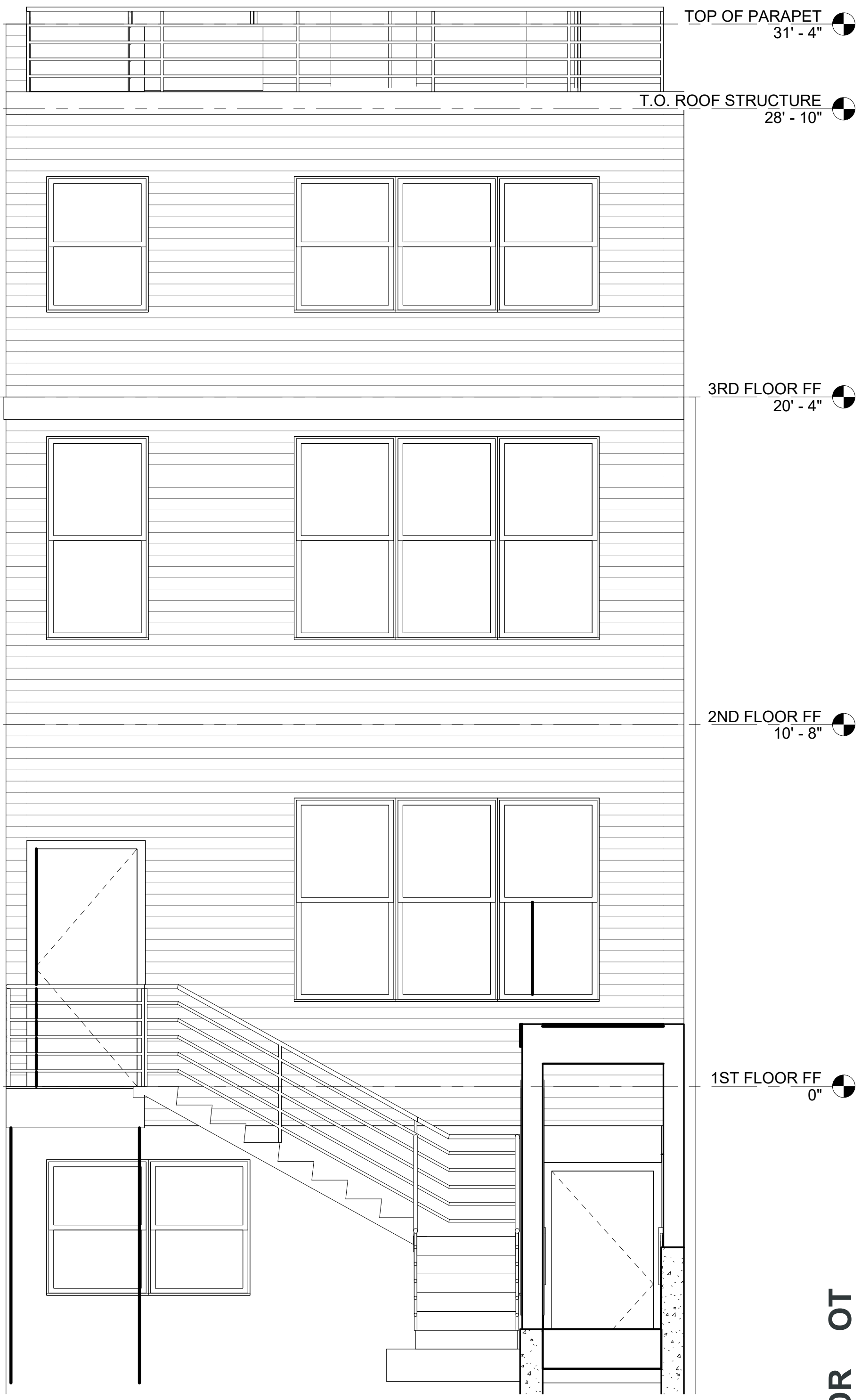
REAR - 1ST FLOOR FF
-7' - 2" 

 **SOUTH**
BZA13 3/8" = 1'-0"

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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"

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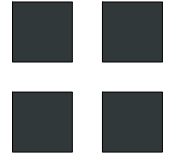
REAR - T.O. ROOF
21' - 10" 

REAR - 3RD FLOOR FF
11' - 10" 

REAR - 2ND FLOOR FF
1' - 10" 

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BZA15

1 CTYD - NORTH

BZA15 3/8" = 1'-0"