

Bert Meekins [rmc|dg]

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Monday, May 20, 2019 4:30 PM
To: Michael Cross [rmc|dg]
Cc: Mack, Durrell (DCRA); Barber, Chyna (DCRA); Bert Meekins [rmc|dg]; Elizabeth Stuart [rmc|dg]
Subject: FW: ADR_OT | 615 Otis PI NW | B309.1 Code Clarification
Attachments: ADR_OT - Architectural Drawings.pdf
Importance: High

Michael Cross:

After reviewing the attached plans , I conclude that the connection between the front and back portions of the single building qualify as a meaningful connection as per B-309.1:

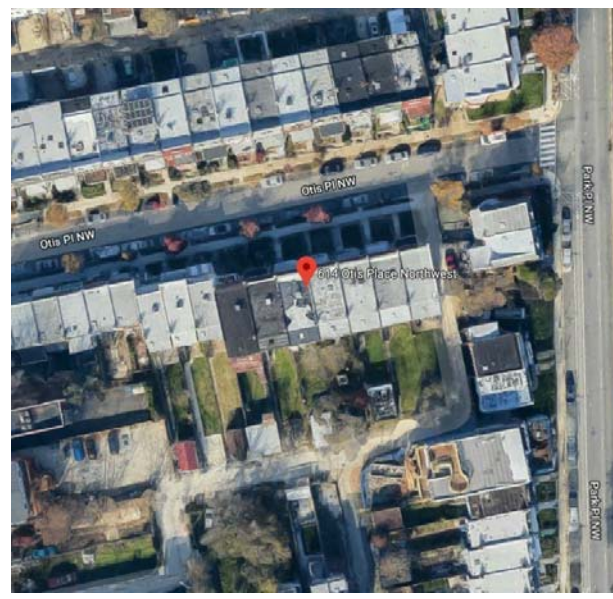
B-309.1 For purposes of this chapter, structures that are separated from the ground up by common division walls or contain multiple sections separated horizontally, such as wings or additions, are separate buildings. Structures or sections shall be considered parts of a single building if they are joined by a connection that is:

- (a) Fully above grade;
- (b) Enclosed;
- (c) Heated and artificially lit; and
- (d) Either:
 - (1) Common space shared by users of all portions of the building, such as a lobby or recreation room, loading dock or service bay; or
 - (2) Space that is designed and used to provide free and unrestricted passage between separate portions of the building, such as an unrestricted doorway or walkway

Please let me know if you have any further questions.

Matthew Le Grant

Zoning Administrator- Dept of Consumer and Regulatory Affairs
1100 4th St SW- 3rd Floor
Washington, DC 20024
Matthew.legrant@dc.gov
202 442-4576



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

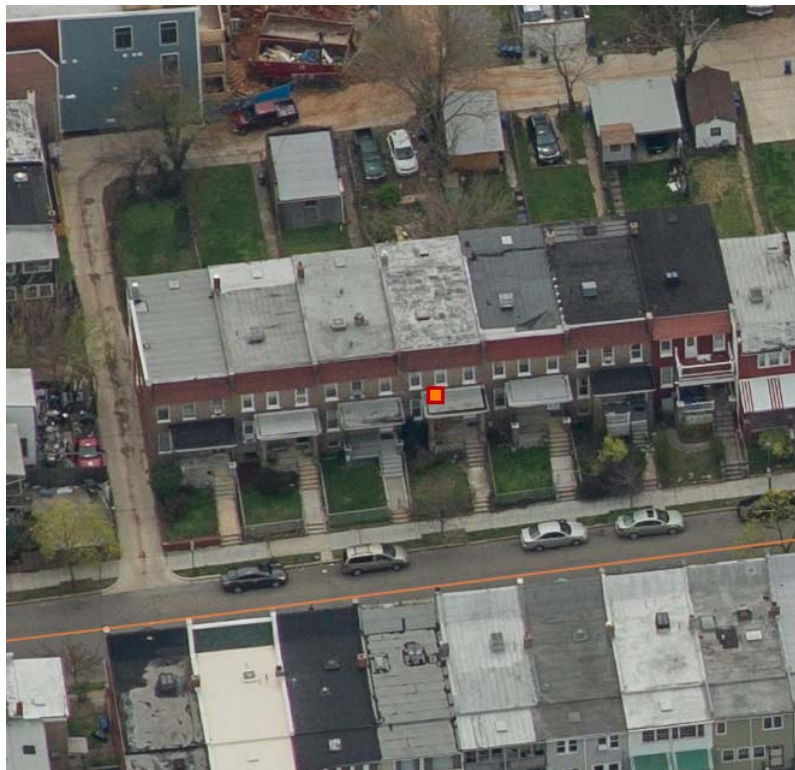
	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	1-UNIT SINGLE-FAMILY		3-UNIT MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	X FT	X FT MIN	X FT
Side Yard:	N/A	N/A	N/A
Building Height:	24 FT	35 FT MAX	35 FT
FAR:	2184 SF	6816 SF (inc. cellar)	6256 SF (inc. cellar)
Lot Occupancy:	34%	60%	45%
Parking:	0 Spaces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

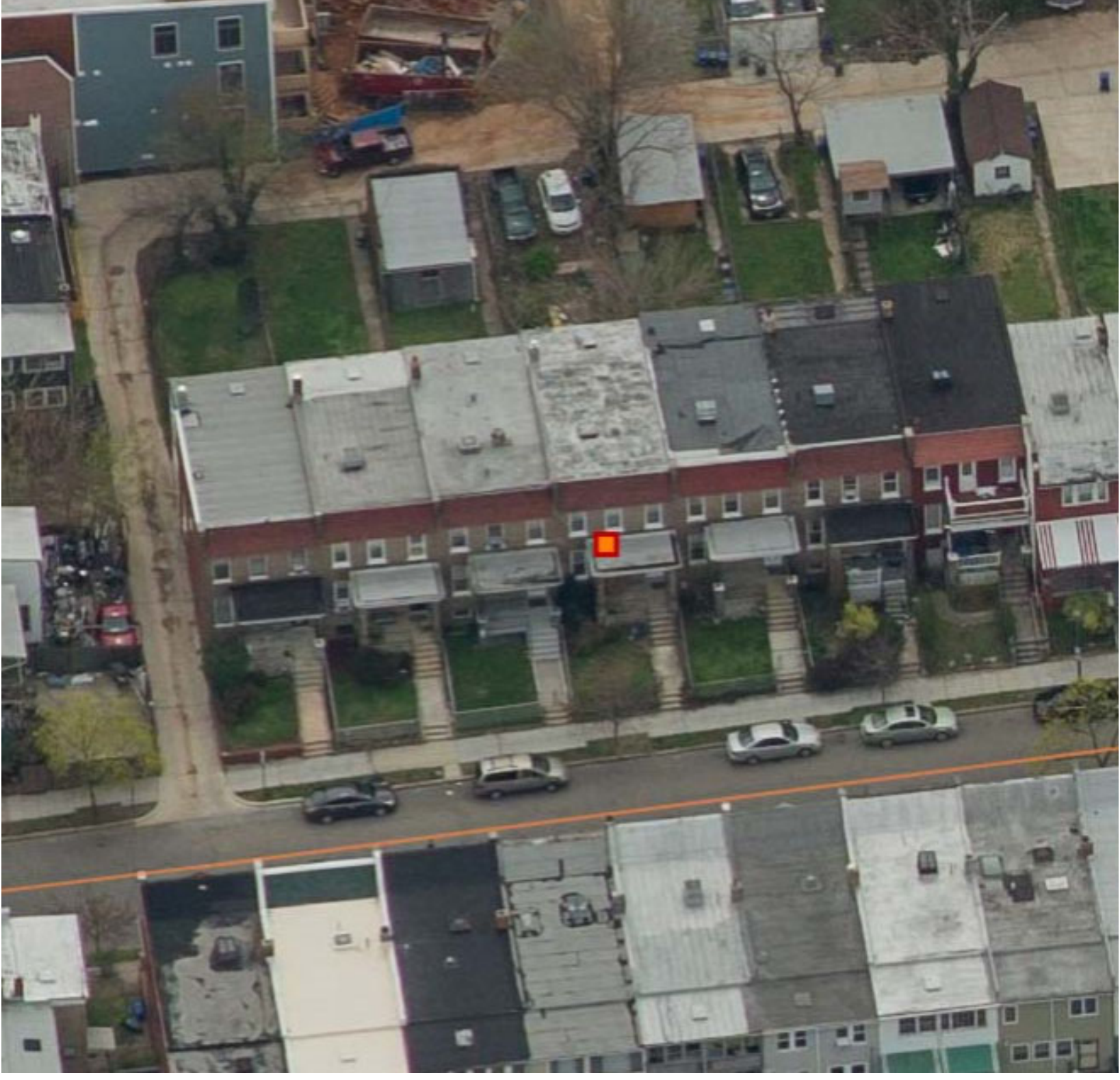


**R. MICHAEL CROSS
DESIGN GROUP**

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

BZA01

ADR OT

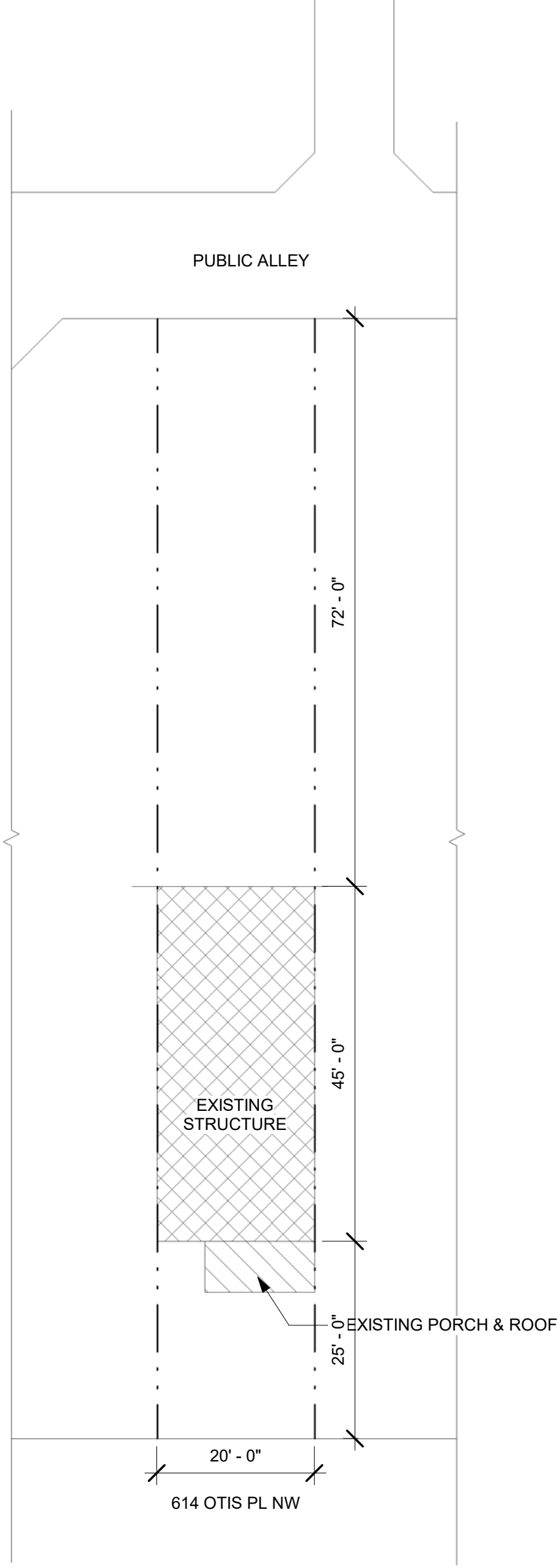


ADR OT

12/18/18
ADR_OT
614 OTIS PL LLC

BZA02

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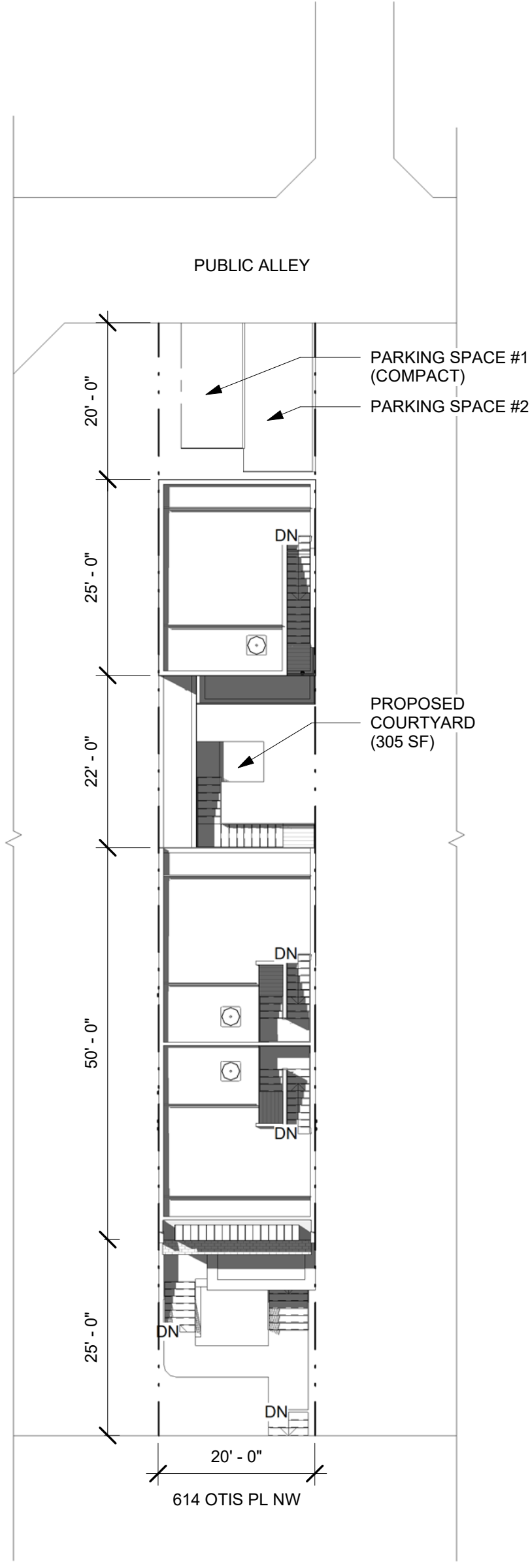
ADR OT

BZA03
 04/24/19
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1 SITE PLAN - COURTYARD OPTION

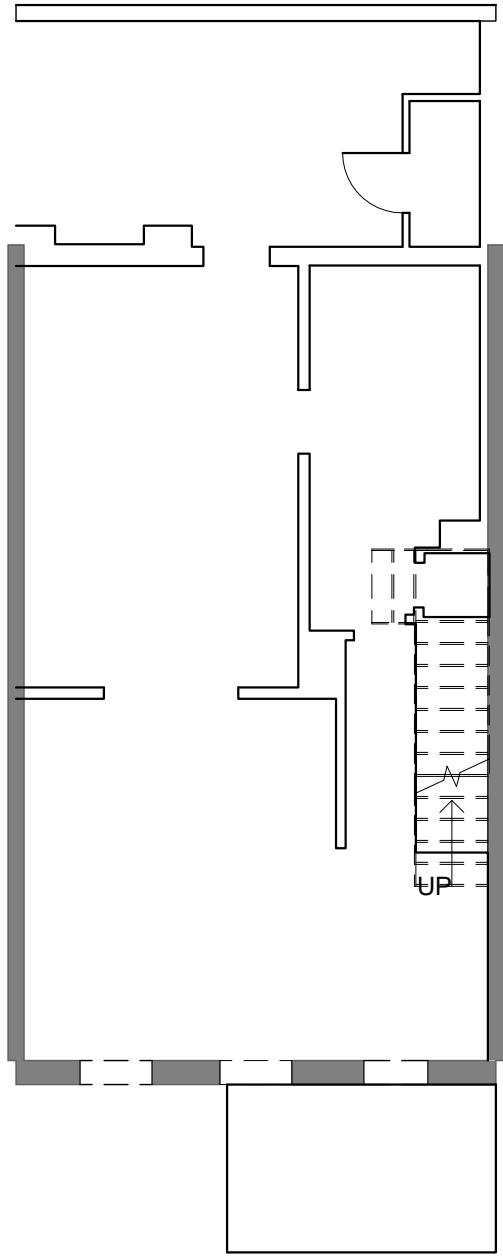
A201 | BZA04 1/16" = 1'-0"



ADR OT

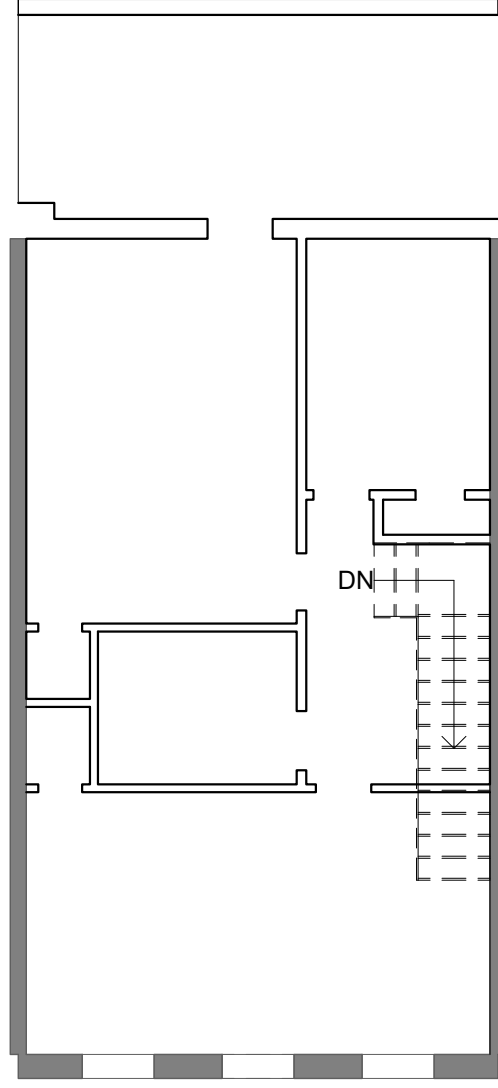
BZA04 04/24/19
614 OTIS PL NW
614 OTIS LLC

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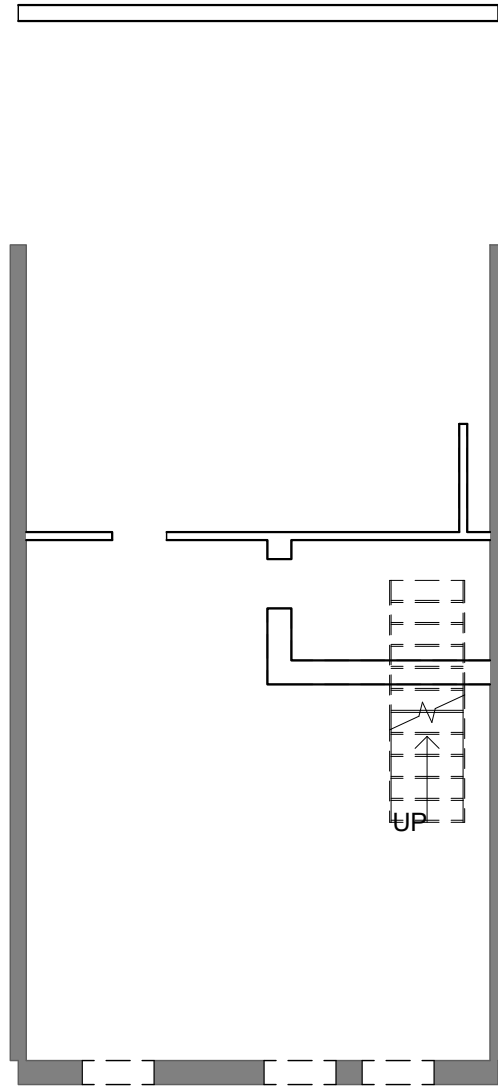
2 1st FLOOR - EXISTING PLANS

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



3 2nd FLOOR - EXISTING PLANS

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



1 00 BASEMENT - EXISTING PLANS

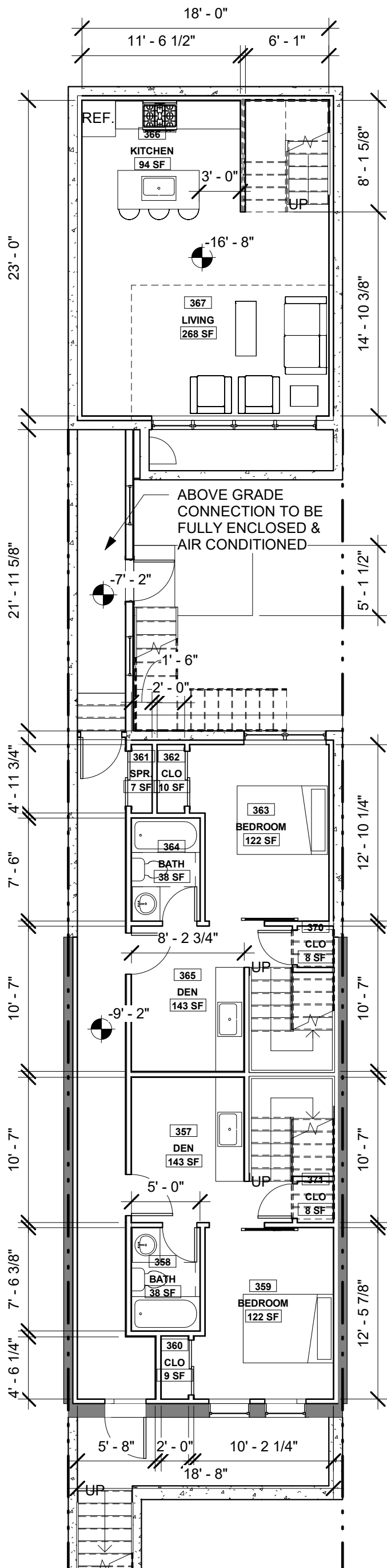
A202 | BZA05 1/8" = 1'-0"

ADR OT

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BZA05

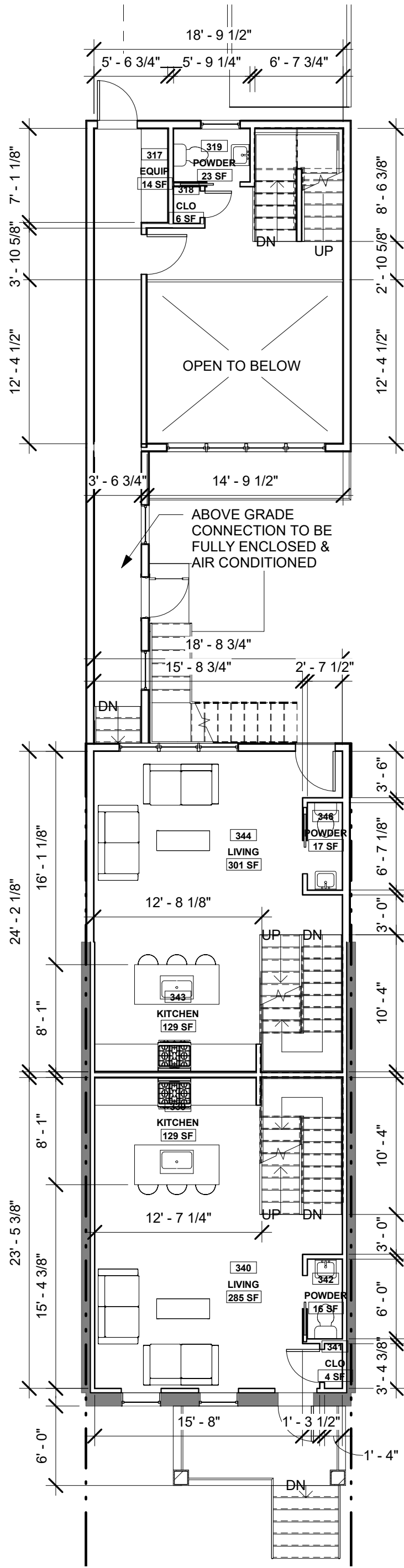


1 00 CELLAR - BZA SET
 A202 BZA06 1/8" = 1'-0"

ADR OT

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BZA06 04/24/19
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1 1st FLOOR - BZA SET

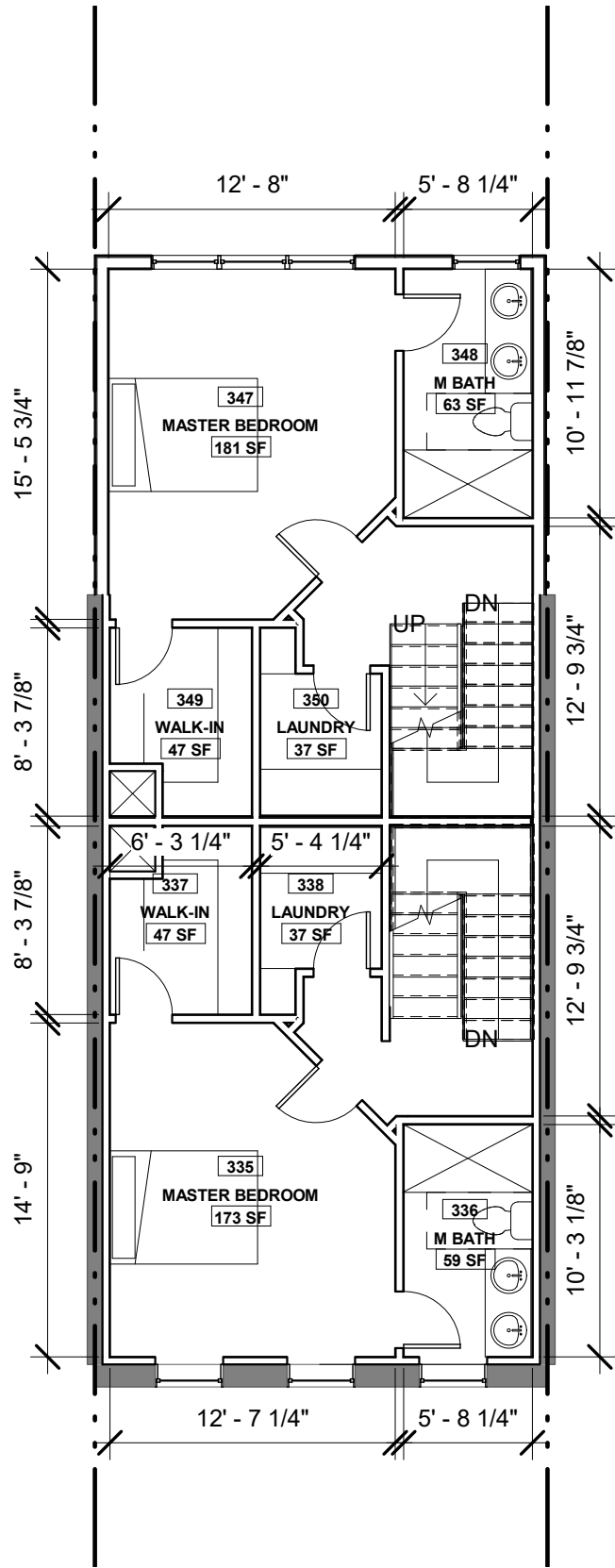
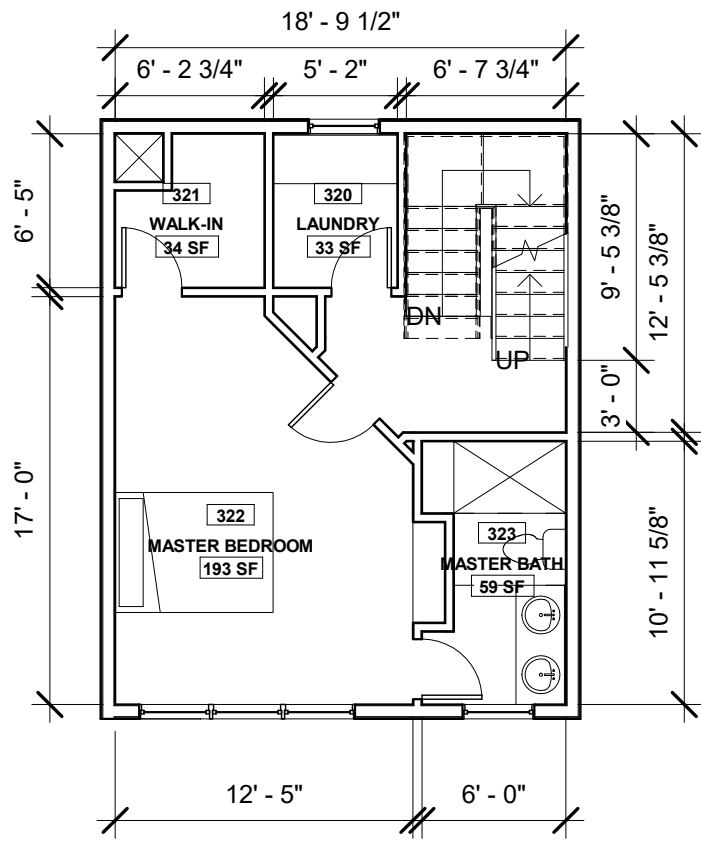
A201 | BZA07 1/8" = 1'-0"

ADR OT

BZA07
 614 OTIS PL NW
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04/24/19



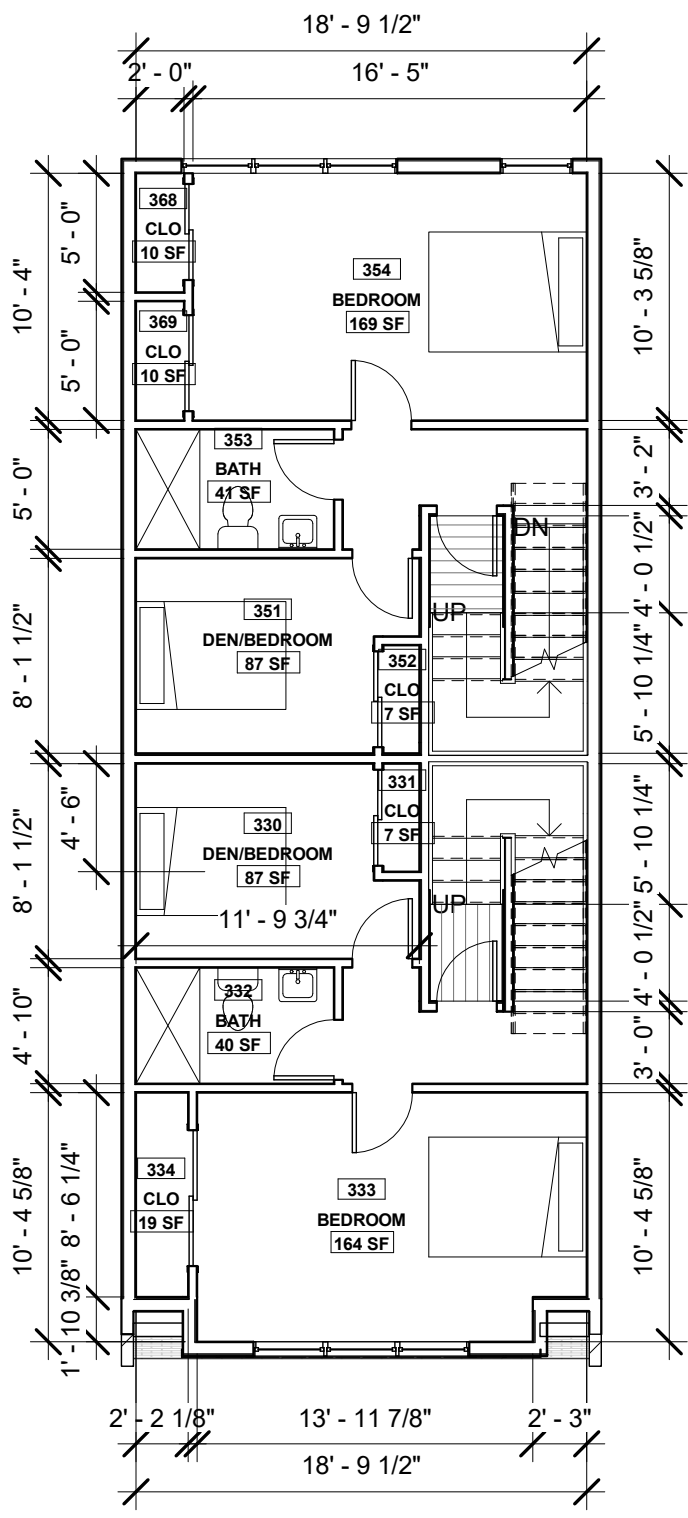
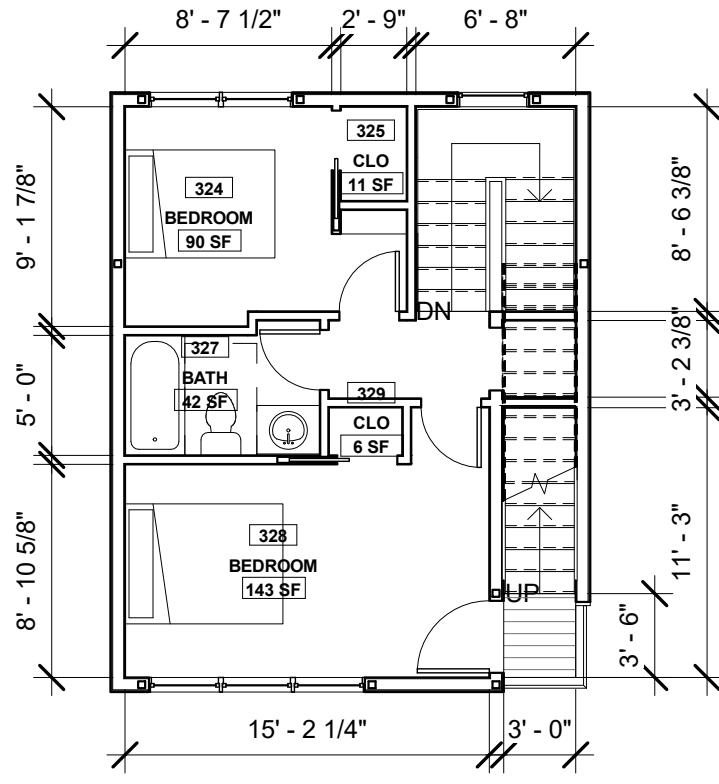
1 2nd FLOOR - BZA SET

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

ADR OT

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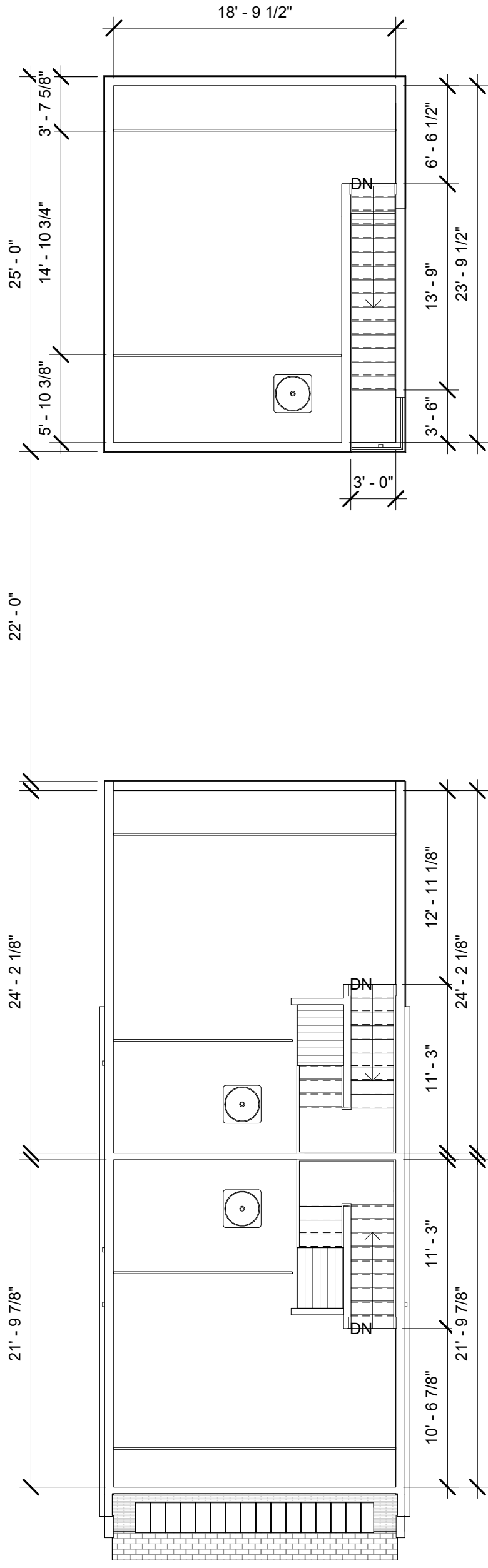
1 3rd FLOOR - BZA SET

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

ADR OT

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BZA09
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614 OTIS PL NW
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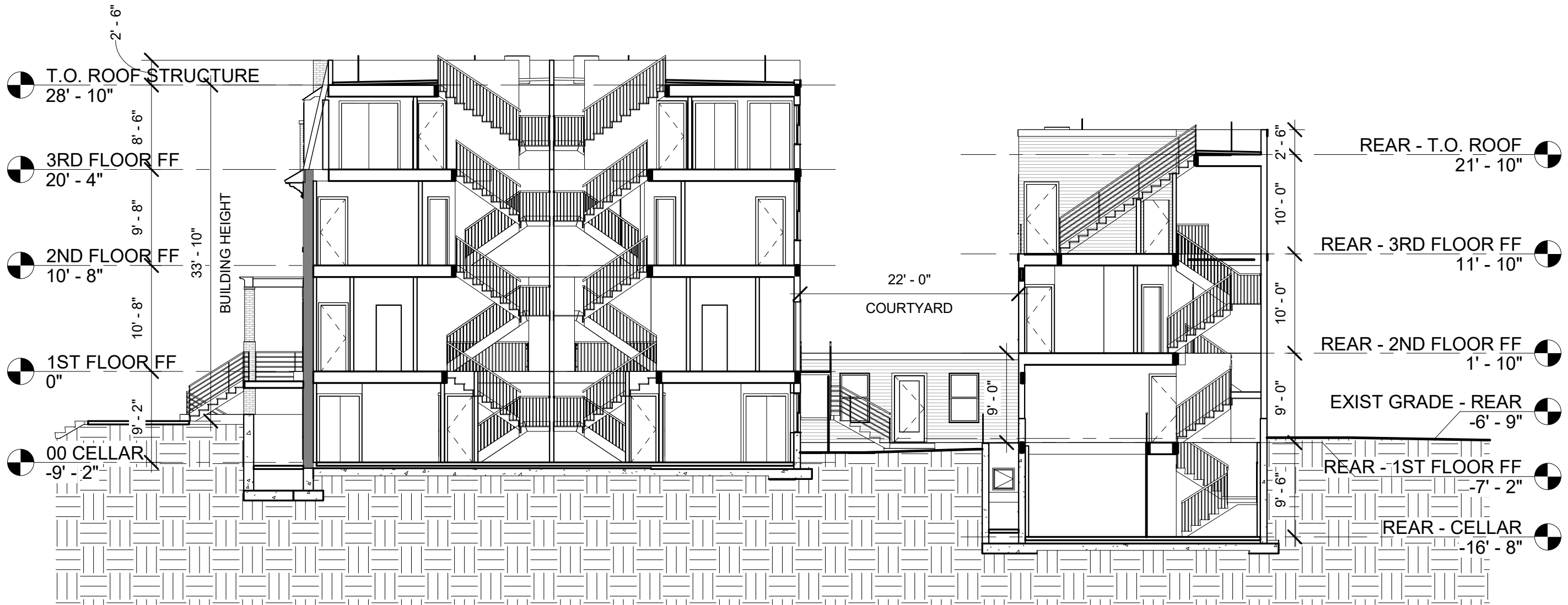


1 T.O. ROOF
 A201 BZA10 1/8" = 1'-0"

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BZA10
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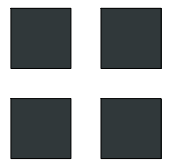


1 SECTION - BZA SET
 BZA11 3/32" = 1'-0"

ADR OT

BZA11

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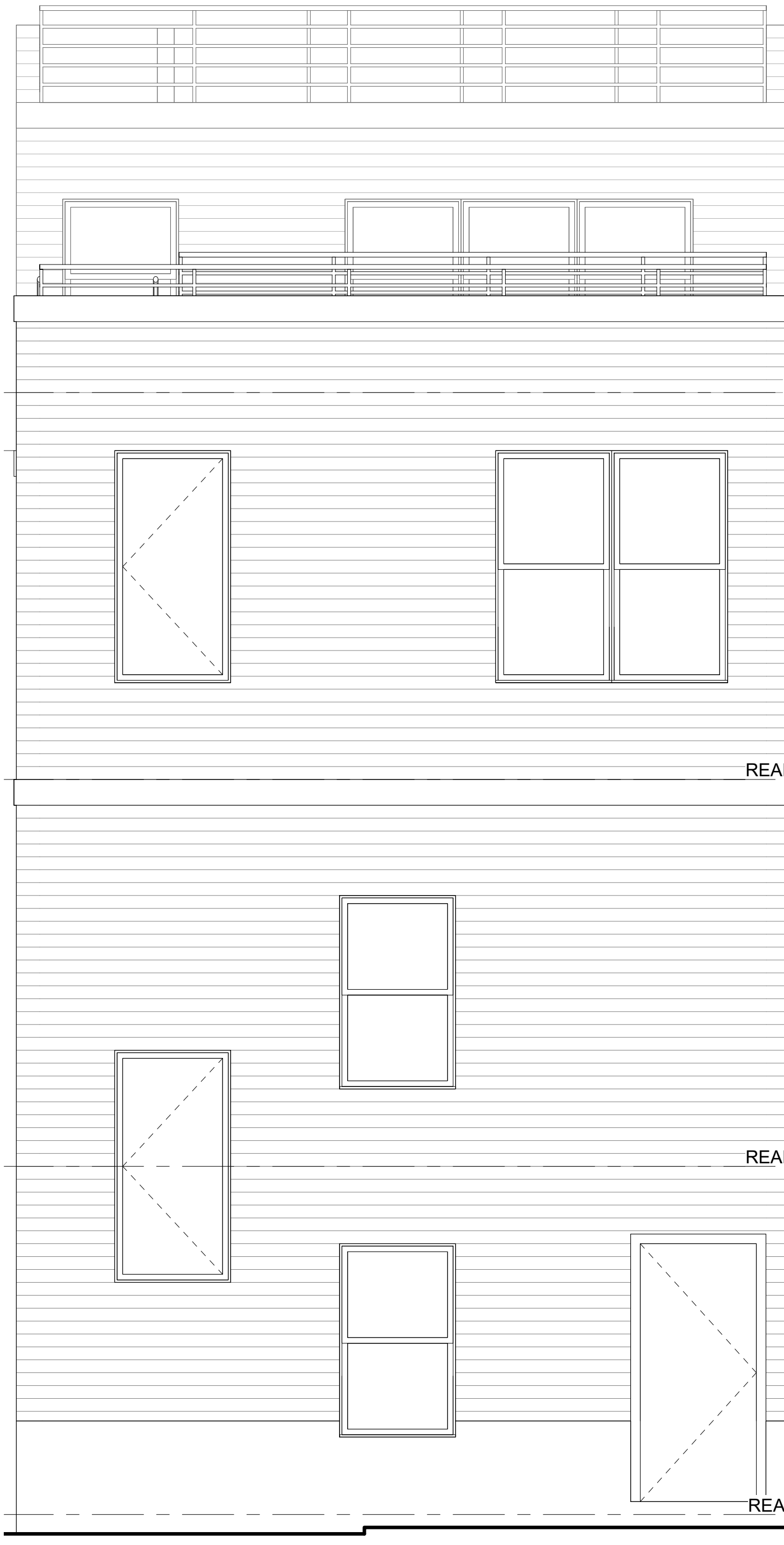
1 NORTH
BZA12 3/8" = 1'-0"


ADR 01

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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" 

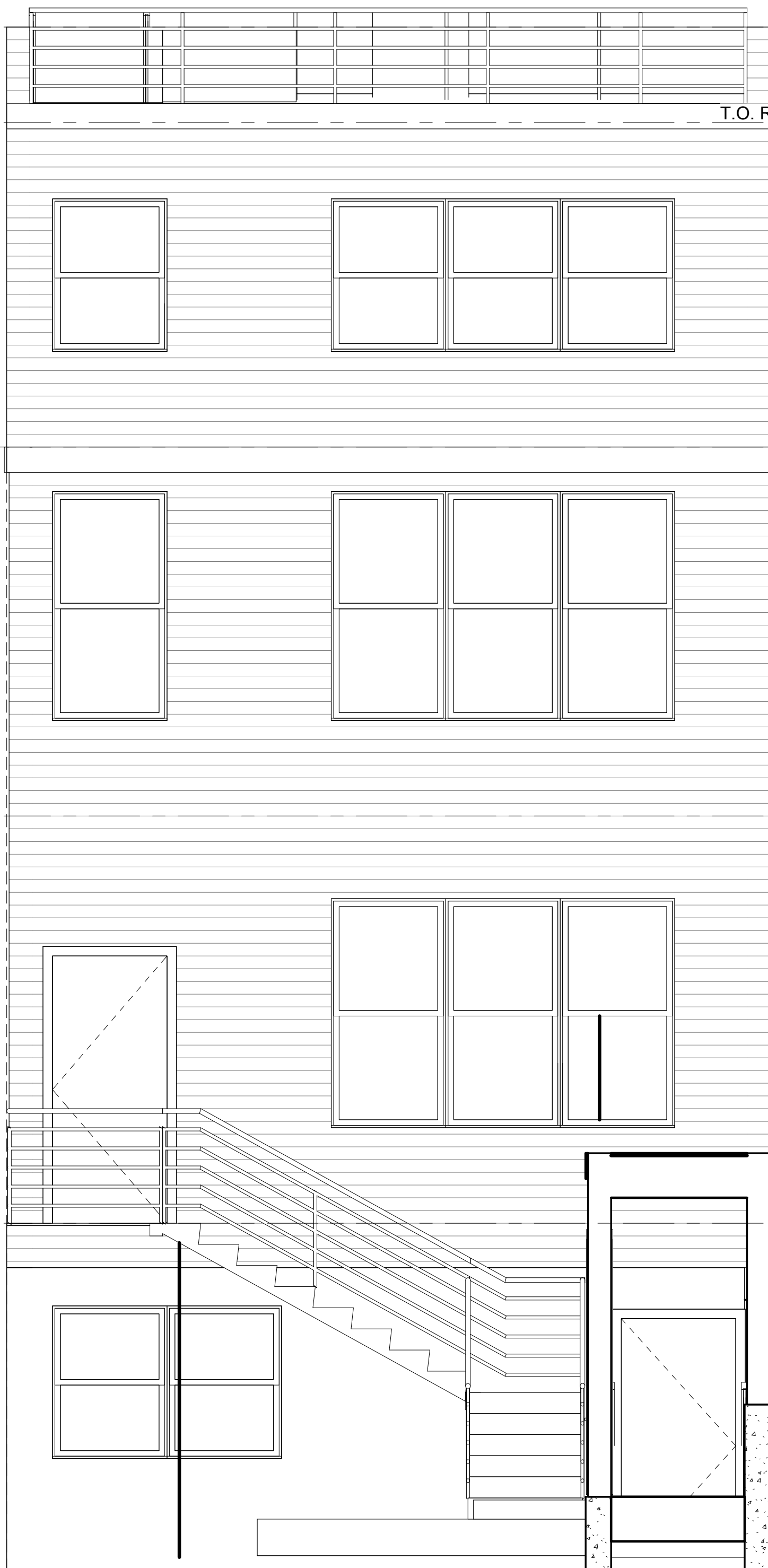
29' - 0"


ADR OT 


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

REAR - 3RD FLOOR FF
11' - 10"

REAR - 2ND FLOOR FF
1' - 10"

ADR OT

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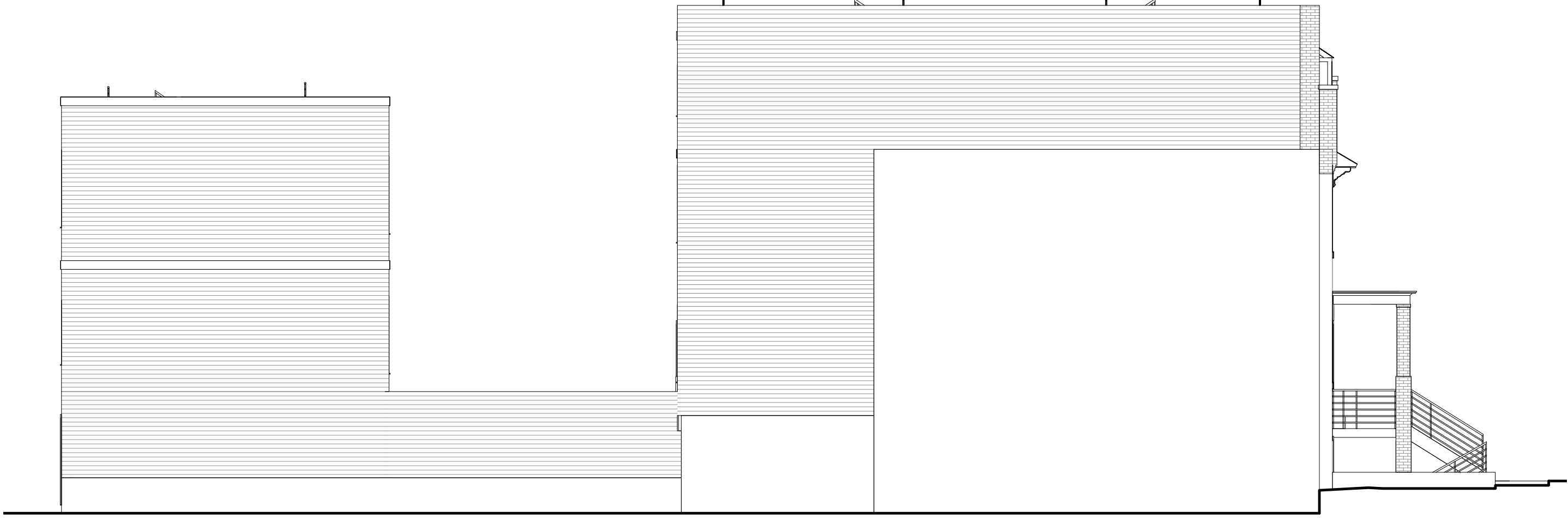


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BZA15

1 EAST

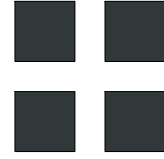
BZA16 1/8" = 1'-0"



ADR OT

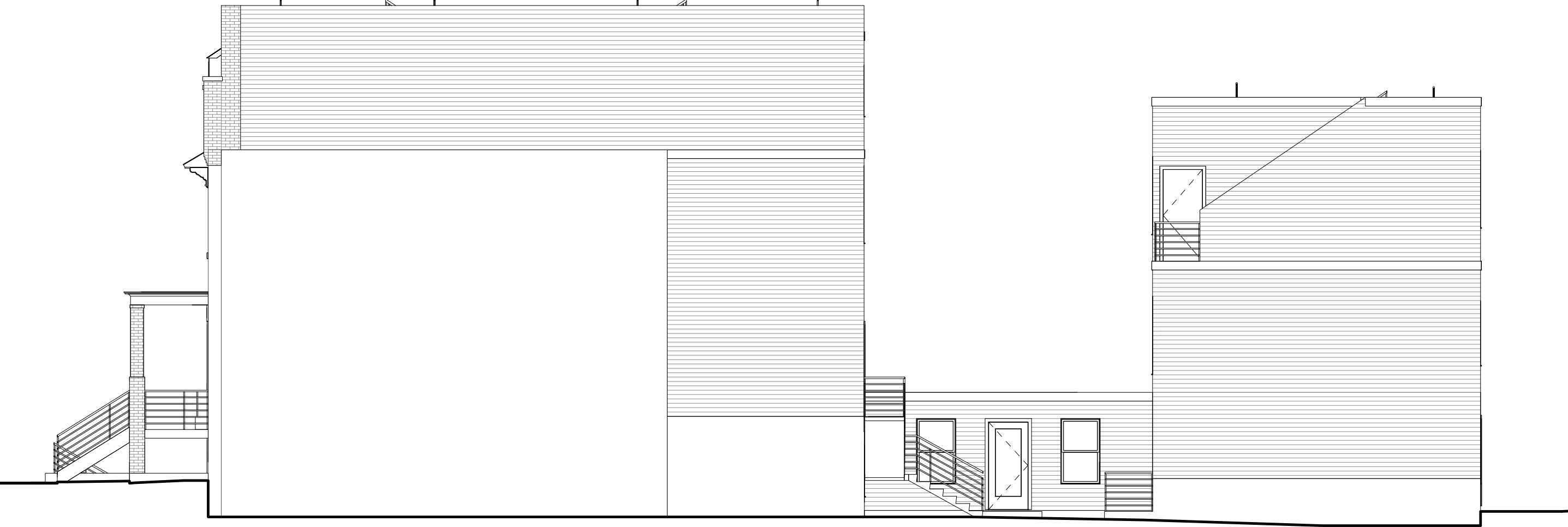
BZA16

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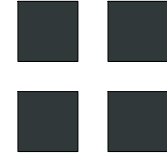
1 WEST
BZA17 1/8" = 1'-0"



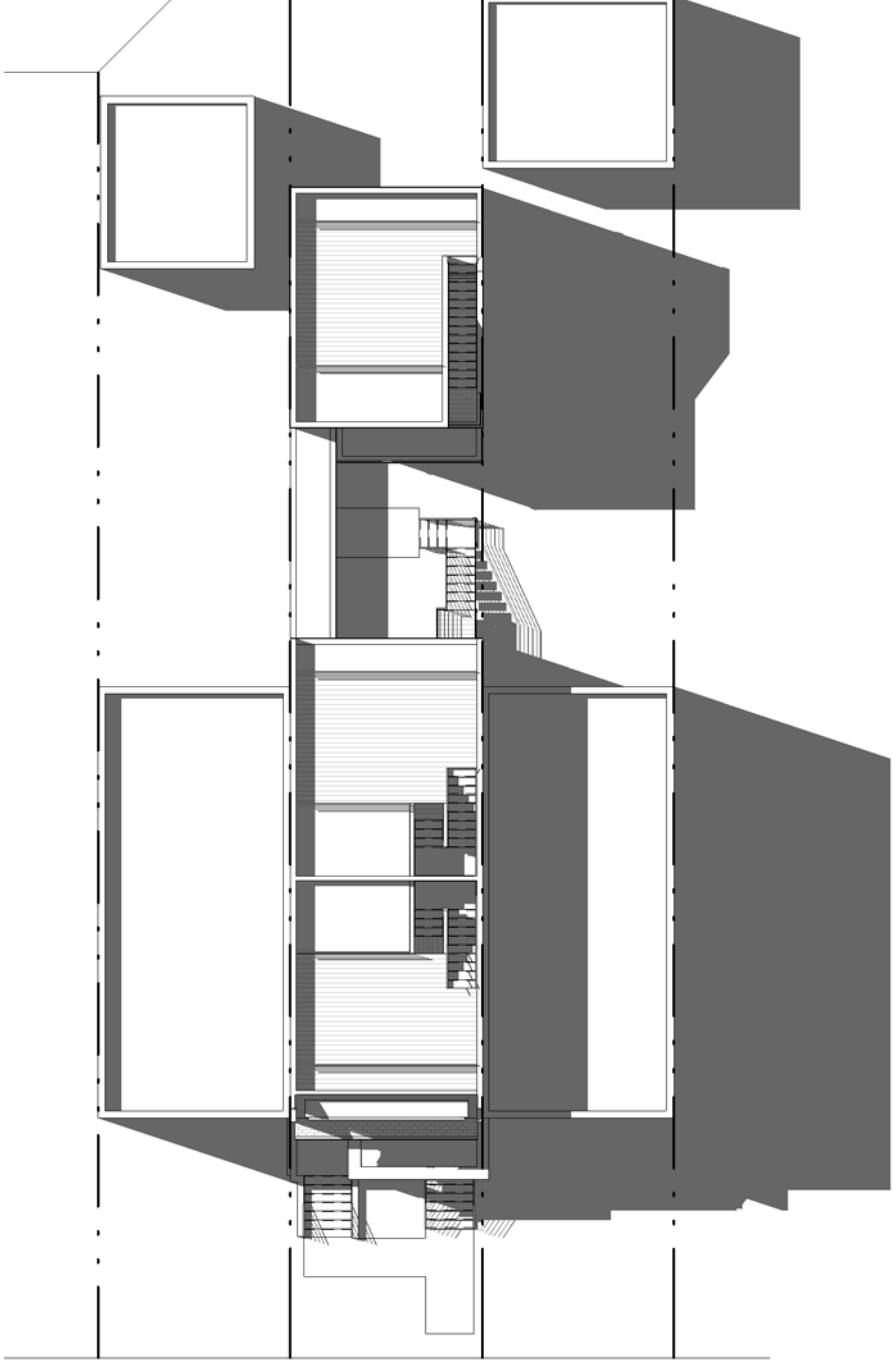
ADR OT

BZA17

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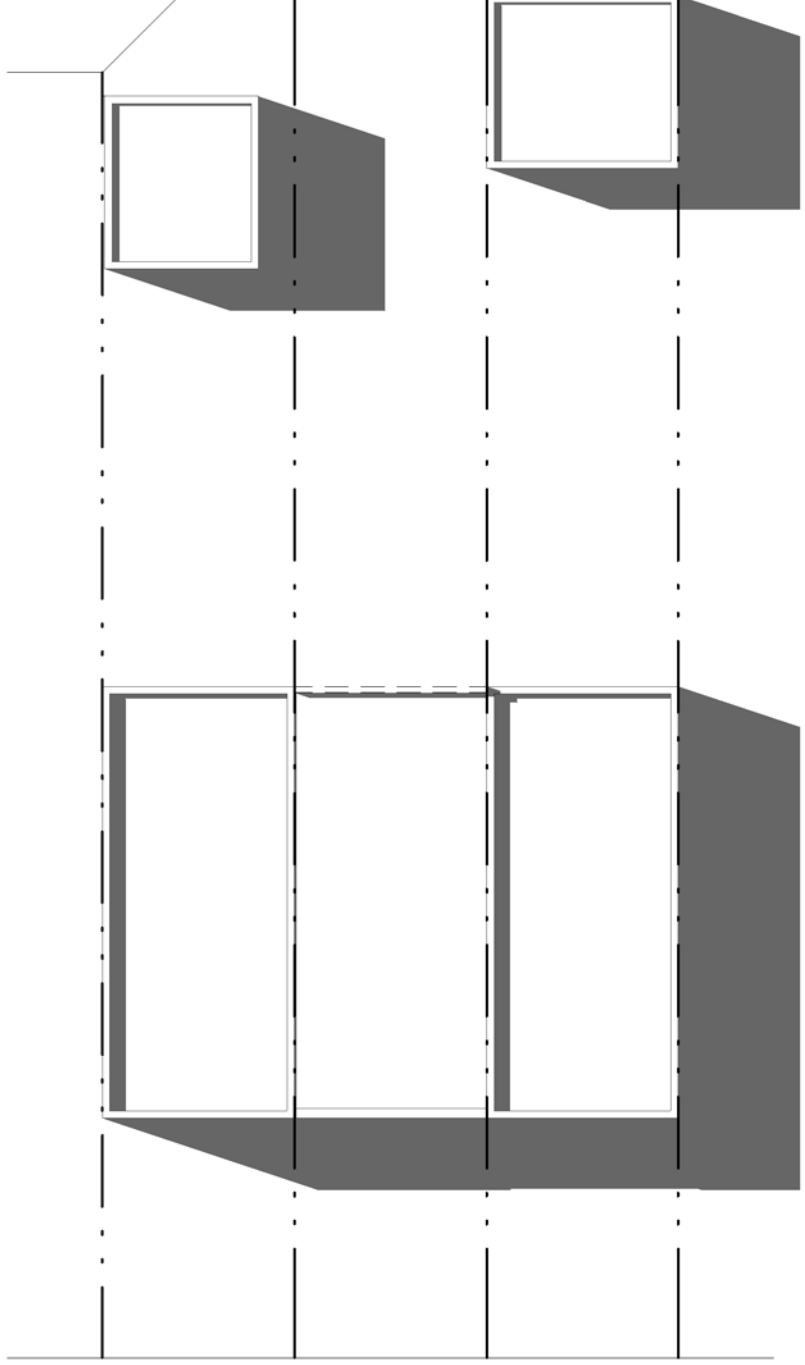
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OTIS PL NW

1 SOLAR STUDY - 10AM SS

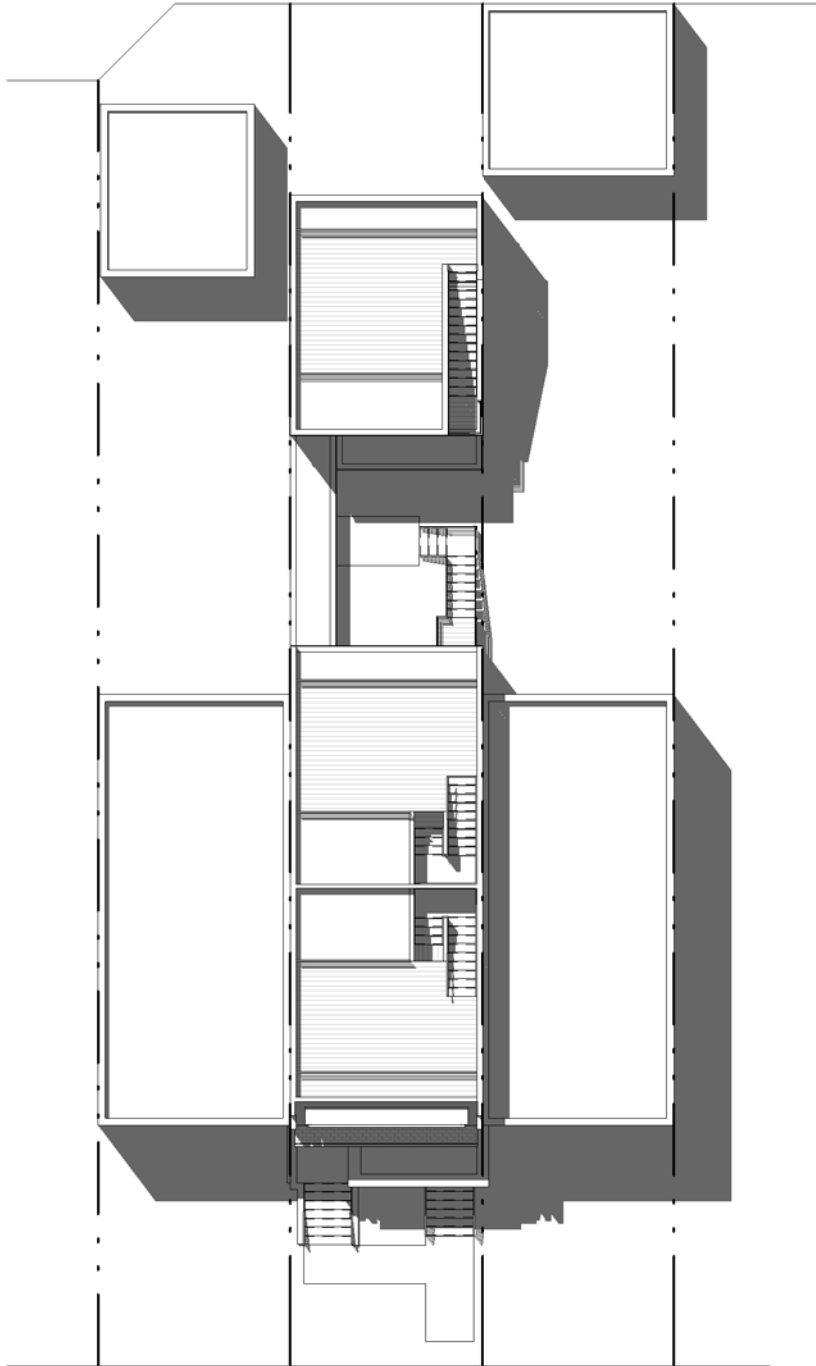
A201 | BZA18 1" = 20'-0"



OTIS PL NW

3 SOLAR STUDY - 10AM SS EXIST

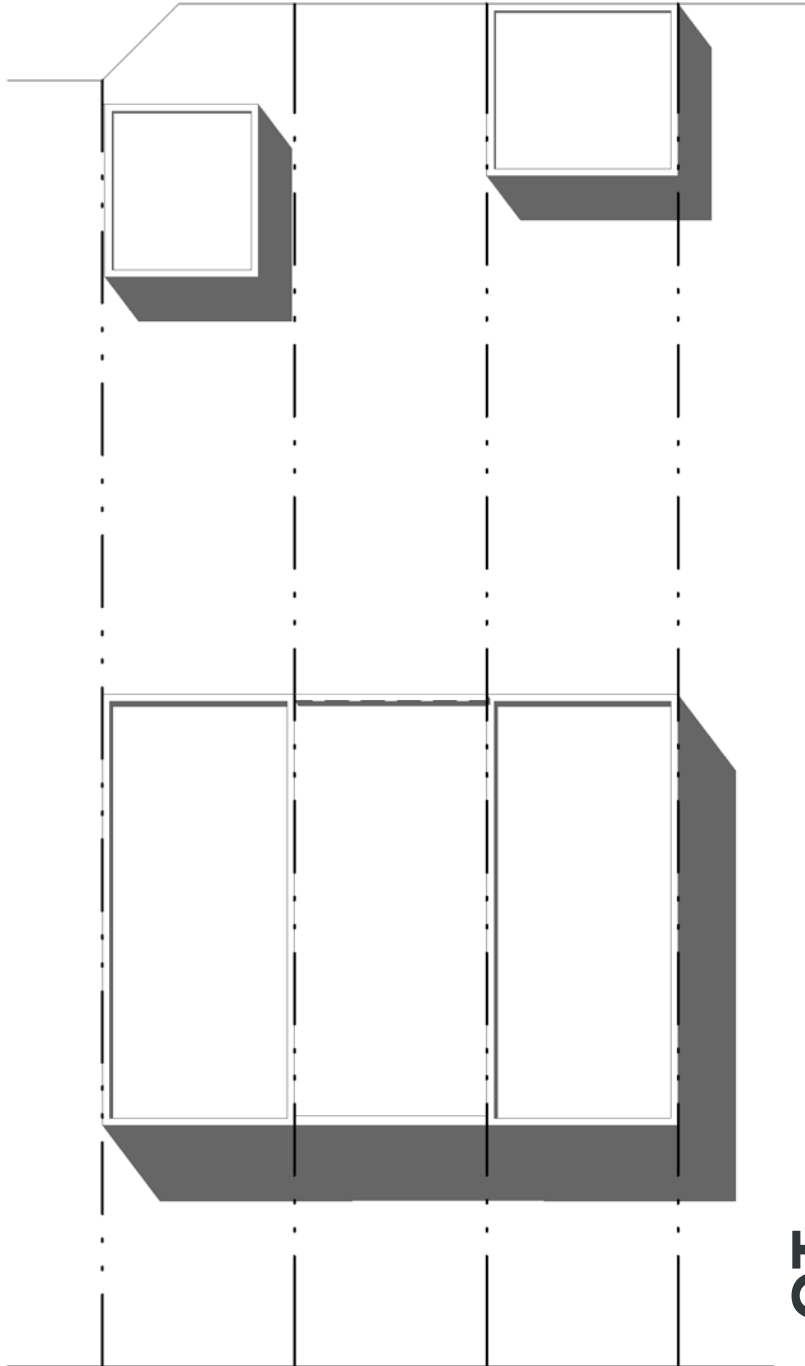
A201 | BZA18 1" = 20'-0"



OTIS PL NW

2 SOLAR STUDY - 12PM SS

A201 | BZA18 1" = 20'-0"



OTIS PL NW

4 SOLAR STUDY - 12PM SS EXIST

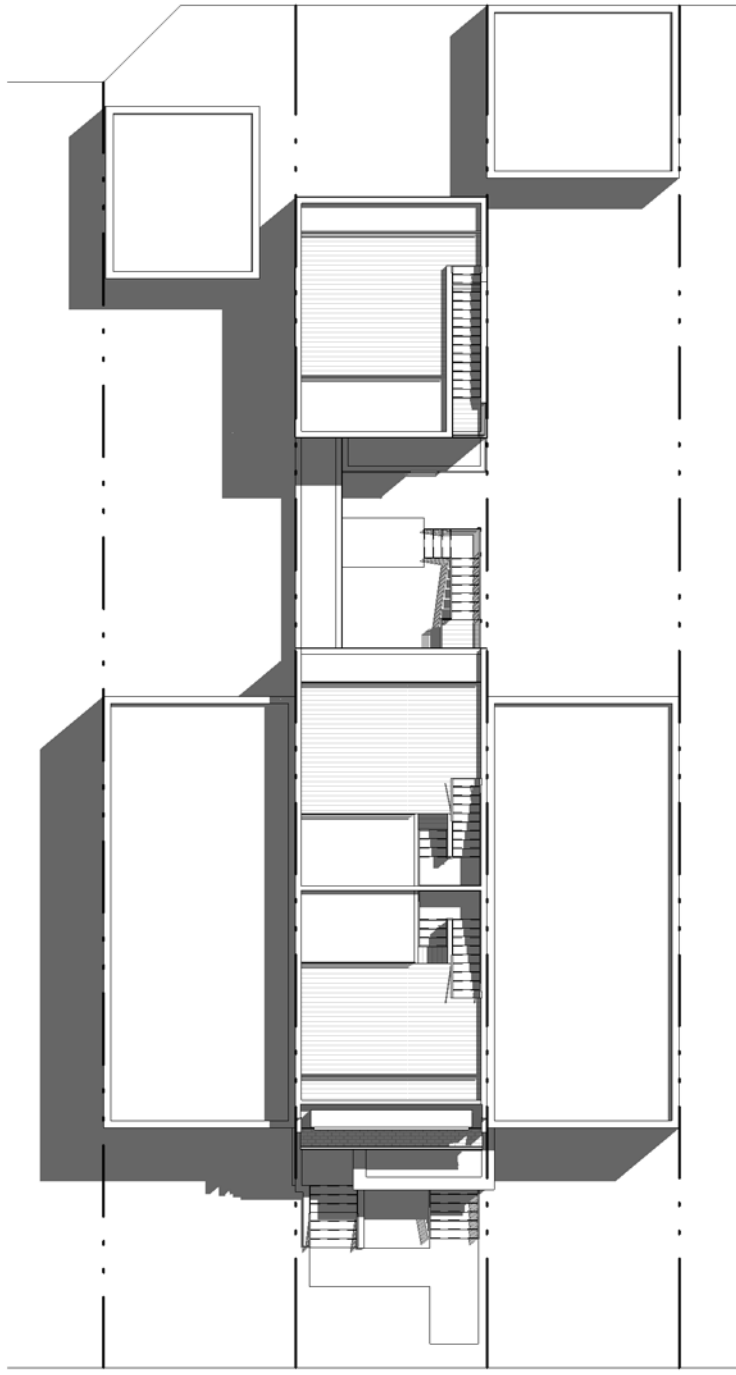
A201 | BZA18 1" = 20'-0"

ADR OT

**R. MICHAEL CROSS
DESIGN GROUP**

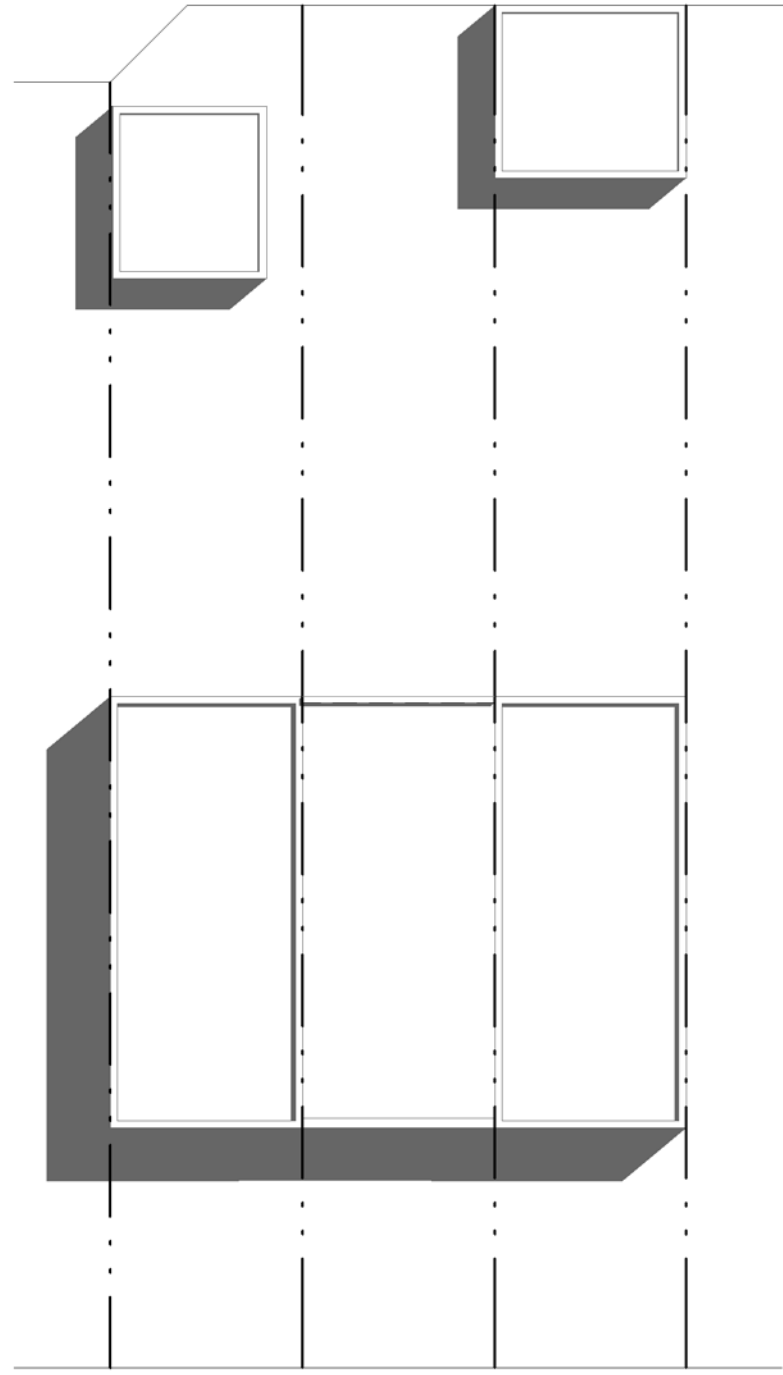
02/15/19
614 OTIS PL NW
614 OTIS LLC

BZA18



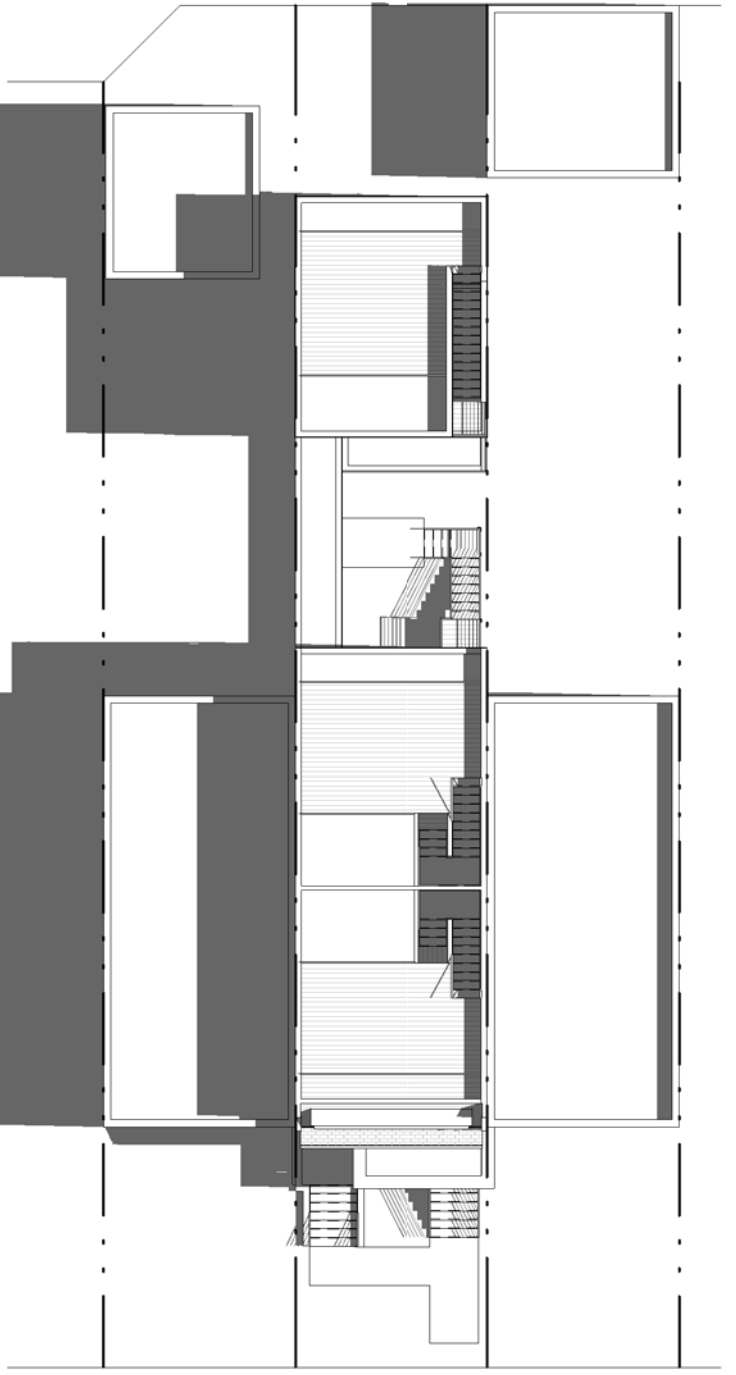
OTIS PL NW

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



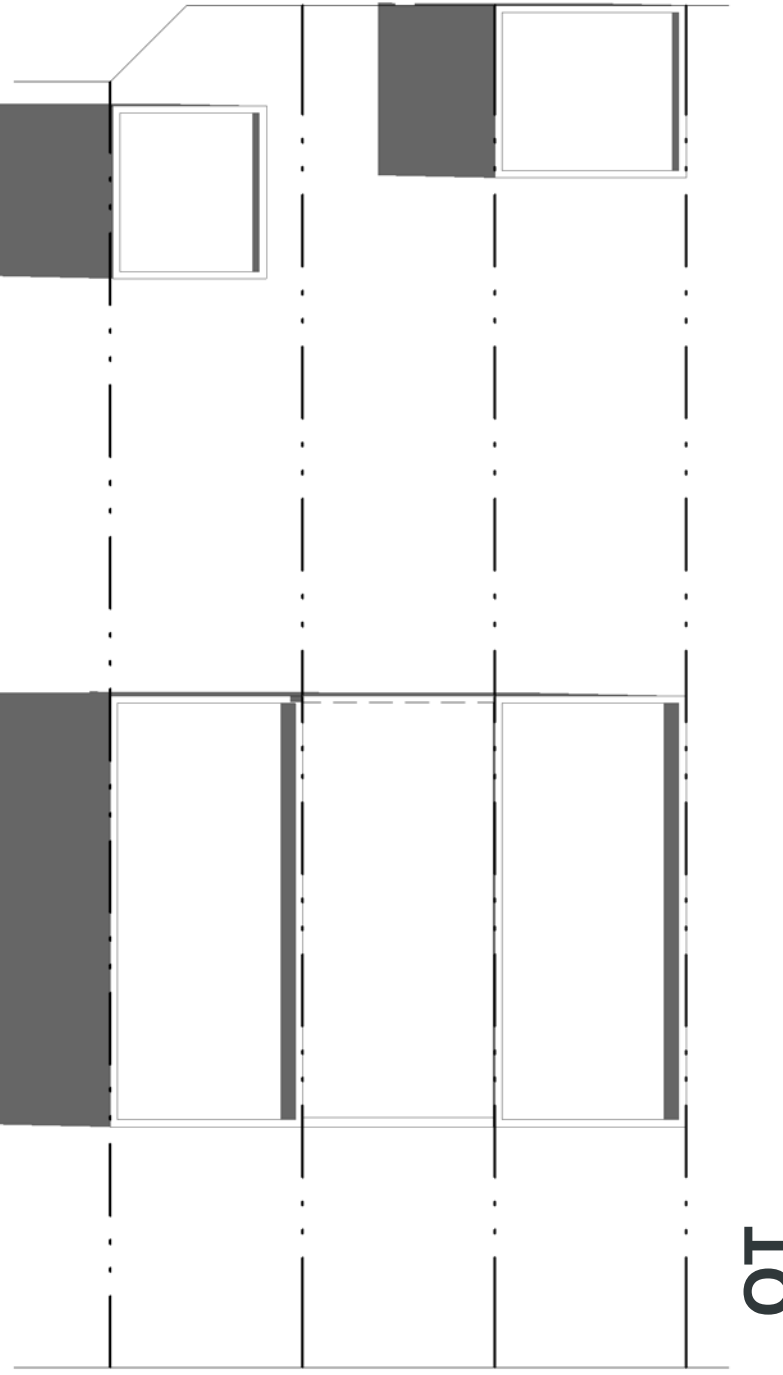
OTIS PL NW

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



OTIS PL NW

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



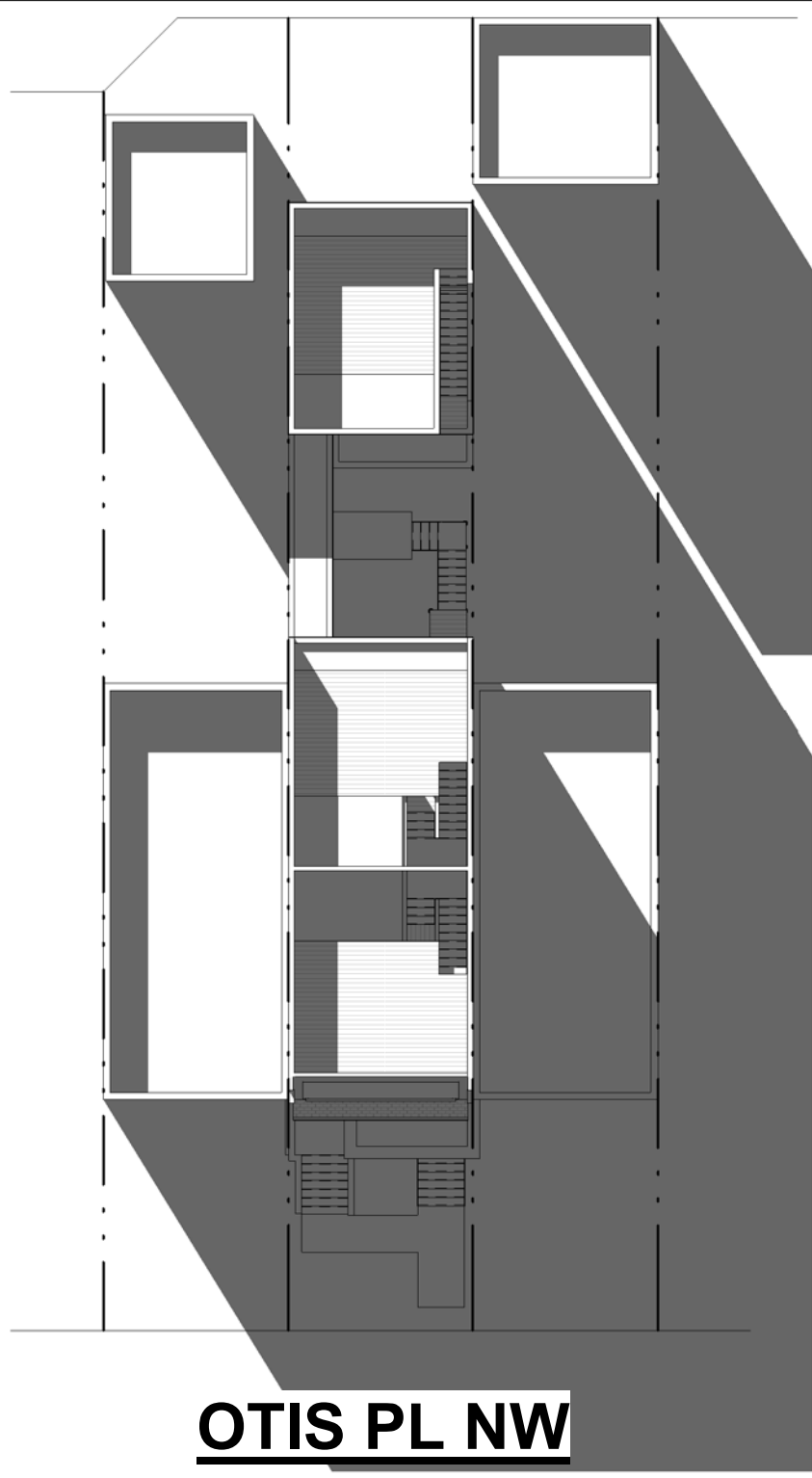
OTIS PL NW

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

ADR OT

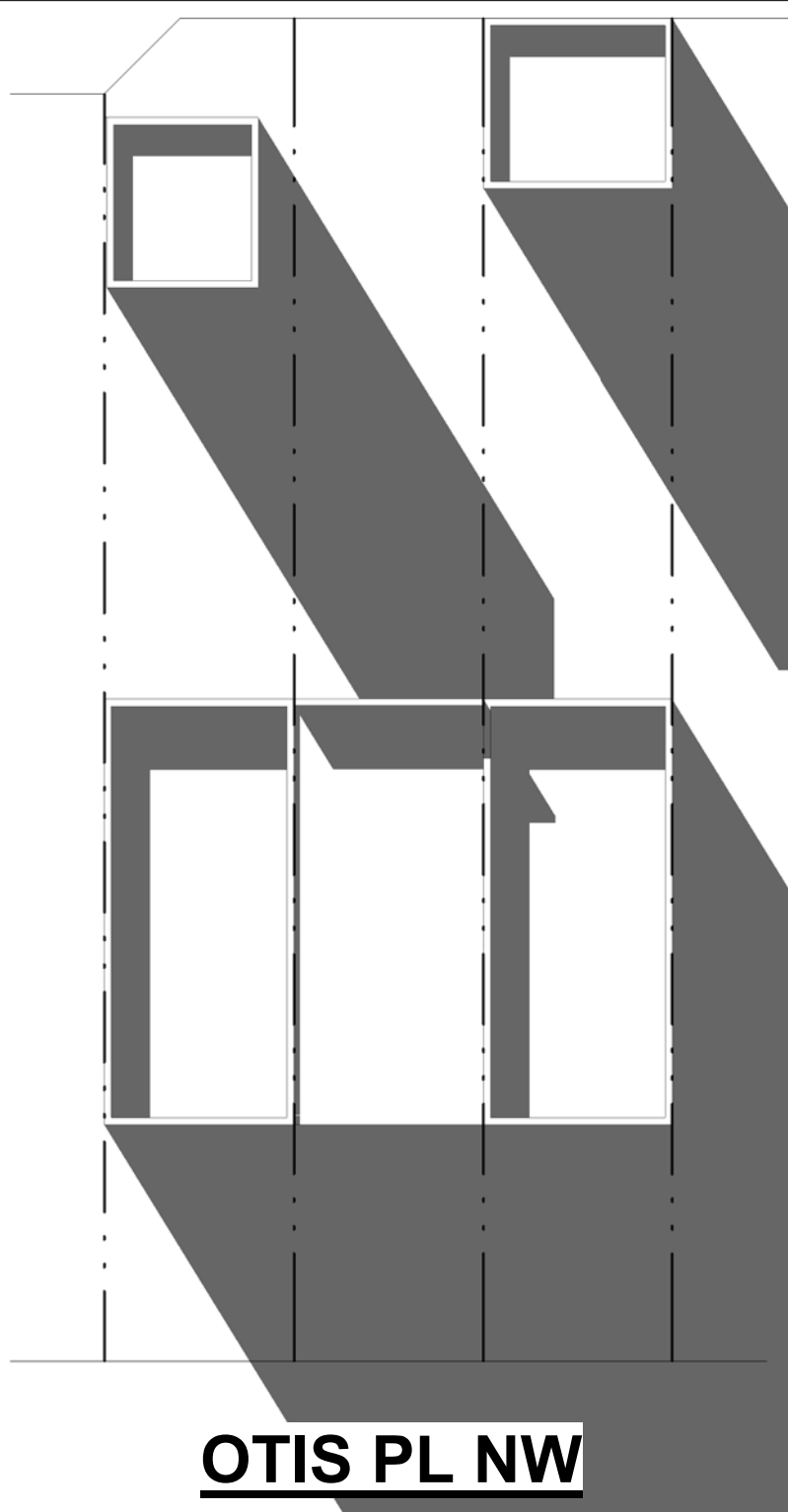
BZA19 02/15/19
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DESIGN GROUP



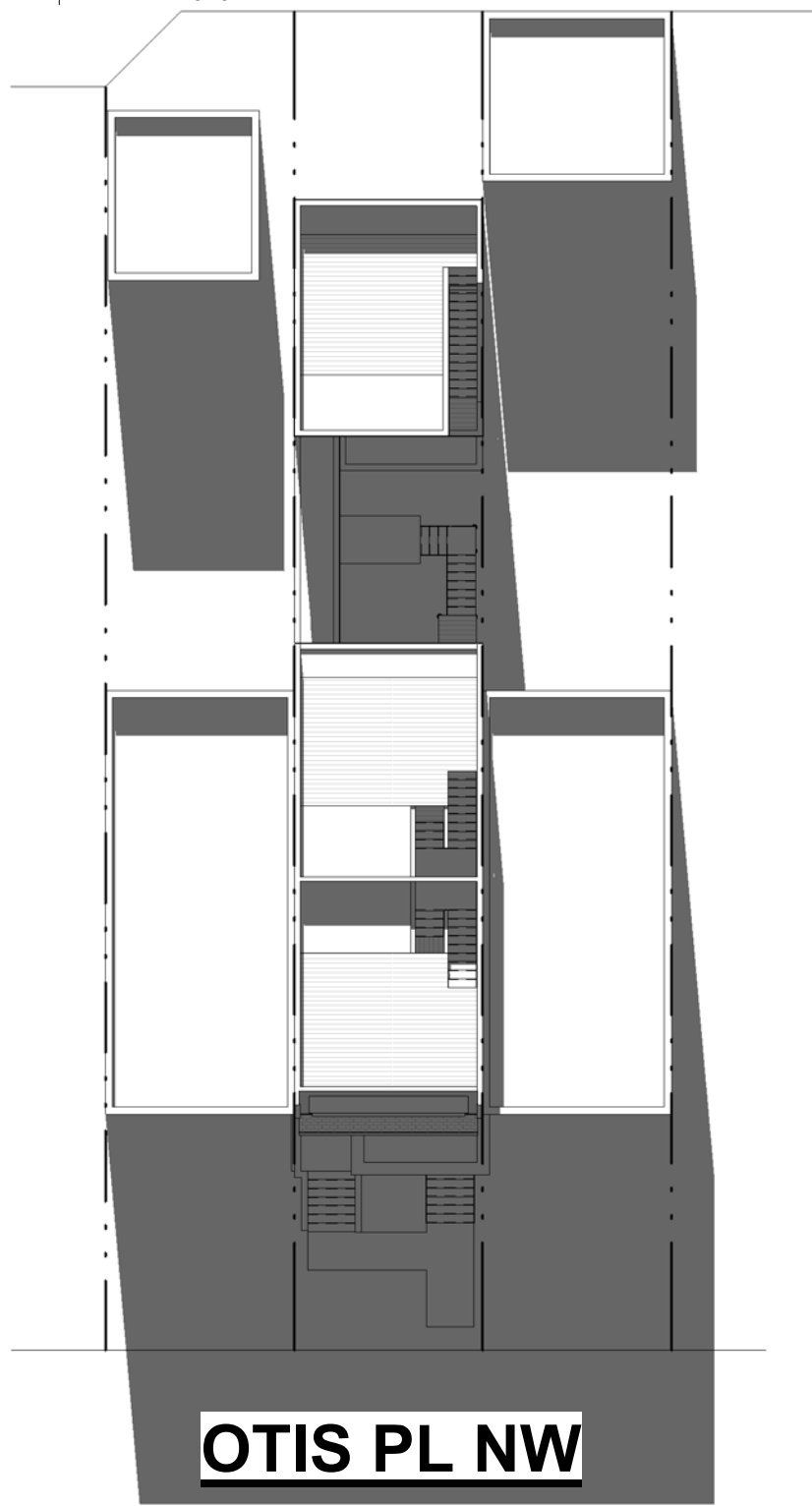
OTIS PL NW

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



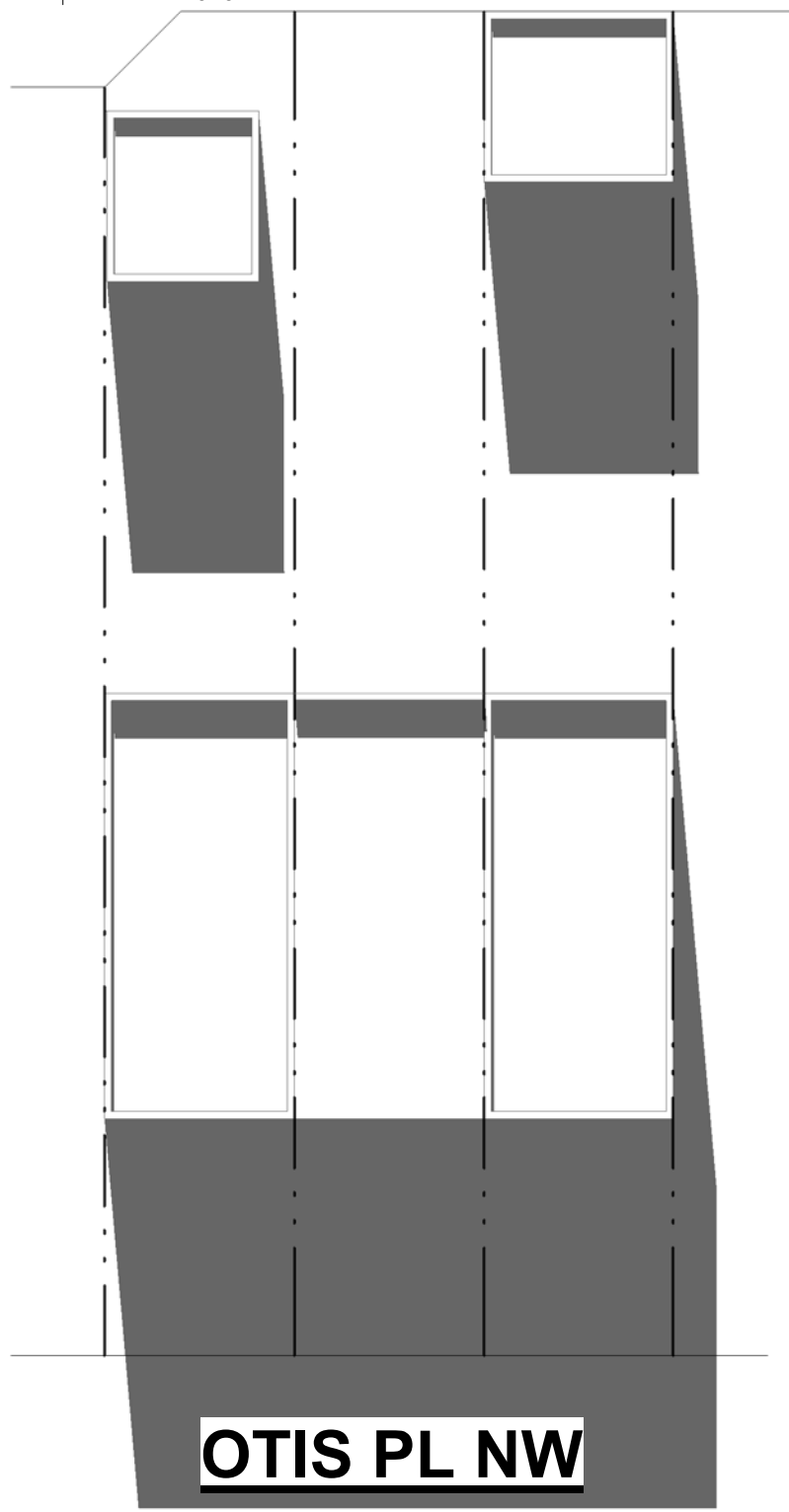
OTIS PL NW

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

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 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"

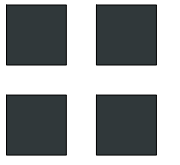
OTIS PL NW

4 SOLAR STUDY - 4PM WS EXIST

A201 | BZA21 1" = 20'-0"

ADR OT

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02/15/19
614 OTIS PL NW
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BZA21



1

BZA - COURTYARD

BZA22

ADR OT

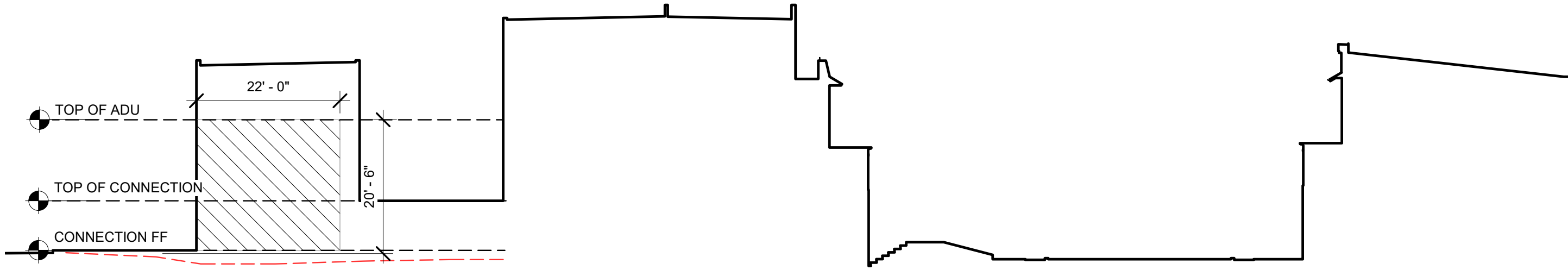
03/25/19
614 OTIS PL NW
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BZA22

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LEGEND

- - - EXISTING GRADE
- ▨ ACCESSORY BUILDING



3 BZA - STREET SECTION

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

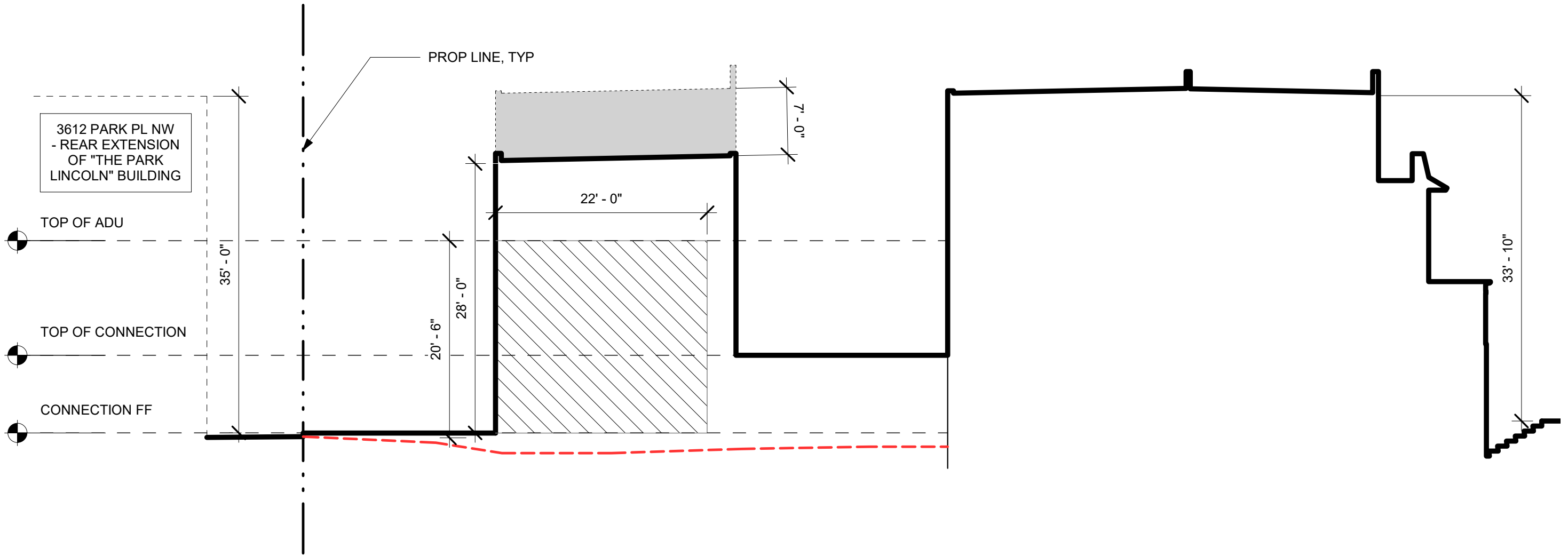
ADR OT

BZA23
04/24/19
614 OTIS PL NW
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R. MICHAEL CROSS
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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

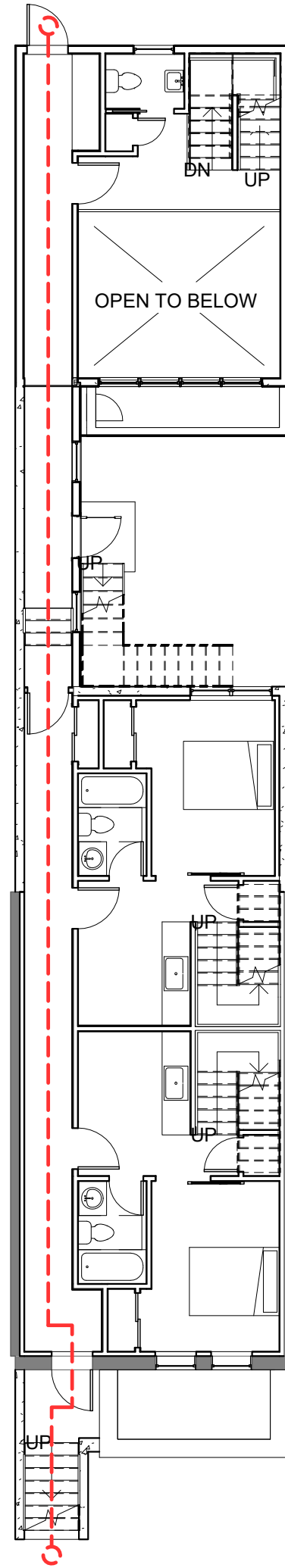
BZA24
04/22/19
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DESIGN GROUP



LEGEND

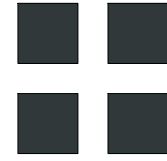
--- PUBLIC CIRCULATION PATH



ADR OT

BZA25

04/11/19
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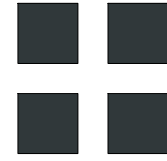
**R. MICHAEL CROSS
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ADR OT

BZA26

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



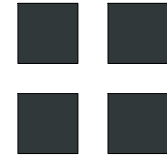
R. MICHAEL CROSS
DESIGN GROUP



ADR OT

BZA27

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



R. MICHAEL CROSS
DESIGN GROUP

Bert Meekins [rmc|dg]

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Monday, May 20, 2019 4:30 PM
To: Michael Cross [rmc|dg]
Cc: Mack, Durrell (DCRA); Barber, Chyna (DCRA); Bert Meekins [rmc|dg]; Elizabeth Stuart [rmc|dg]
Subject: FW: ADR_OT | 615 Otis PI NW | B309.1 Code Clarification
Attachments: ADR_OT - Architectural Drawings.pdf
Importance: High

Michael Cross:

After reviewing the attached plans , I conclude that the connection between the front and back portions of the single building qualify as a meaningful connection as per B-309.1:

B-309.1 For purposes of this chapter, structures that are separated from the ground up by common division walls or contain multiple sections separated horizontally, such as wings or additions, are separate buildings. Structures or sections shall be considered parts of a single building if they are joined by a connection that is:

- (a) Fully above grade;
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- (c) Heated and artificially lit; and
- (d) Either:
 - (1) Common space shared by users of all portions of the building, such as a lobby or recreation room, loading dock or service bay; or
 - (2) Space that is designed and used to provide free and unrestricted passage between separate portions of the building, such as an unrestricted doorway or walkway

Please let me know if you have any further questions.

Matthew Le Grant

Zoning Administrator- Dept of Consumer and Regulatory Affairs
1100 4th St SW- 3rd Floor
Washington, DC 20024
Matthew.legrant@dc.gov
202 442-4576
