

1 PROPOSED AXONOMETRIC
BZA 01



2 PROPOSED PERSPECTIVE
BZA 01

ZONING INFO

Address: 3569 Warder St NW Washington DC 20010
 SSL: 3035 0820
 Lot Area: 4,500 SF
 Lot Coverage Allowable: 2,700 SF [60%]
 Exist: 990 SF
 Proposed: 2,700 SF [60%]
 # of Stories Max Height: 35'
 Exist: 20' - (2) Stories
 Proposed: 35' - (3) Stories
 Gross Area Exist: 1,980 GSF
 Proposed: 8,100 GSF
 Year Built: 1908
 Land Use: Residential - Row - Mutli-Family
 Zoning: RF-1
 Historic District: N/A

LOCATION MAP



DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 02	RENDERING
BZA 03A	CONTEXT PHOTOS
BZA 03B	CONTEXT AERIALS
BZA 04	PROPOSED SITE PLAN
BZA 05A	SOLAR STUDY - WINTER SOLSTICE - EXISTING
BZA 05B	SOLAR STUDY - SUMMER SOLSTICE - EXISTING
BZA 05C	SOLAR STUDY - WINTER SOLSTICE - MATTER OF RIGHT
BZA 05D	SOLAR STUDY - SUMMER SOLSTICE - MATTER OF RIGHT
BZA 06A	PROPOSED FLOOR PLANS
BZA 06B	PROPOSED FLOOR PLANS
BZA 07A	PROPOSED ELEVATIONS
BZA 07B	PROPOSED ELEVATIONS
BZA 07C	PROPOSED ELEVATIONS

ADR W2

BZA 01

08/20/19
3569 Warder St NW

**R. MICHAEL CROSS
DESIGN GROUP**

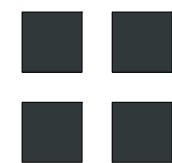
Board of Zoning Adjustment
District of Columbia
CASE NO.20114
EXHIBIT NO.35



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BZA 02

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3569 Warder St NW



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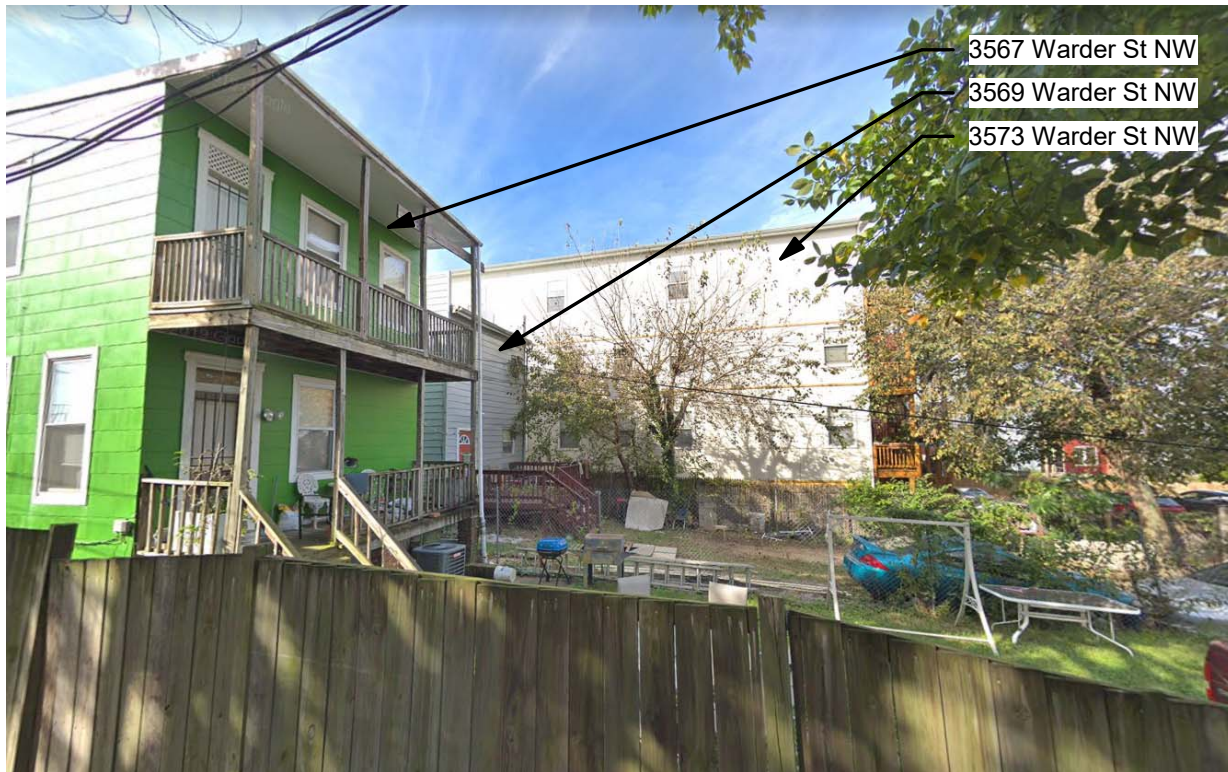
3567 Warder St NW
3569 Warder St NW

FROM STREET (SHOWING 3567 WARDER ST NW)



3573 Warder St NW
3569 Warder St NW

FROM STREET (SHOWING 3573 WARDER ST NW)



3567 Warder St NW
3569 Warder St NW
3573 Warder St NW

FROM ALLEY (SOUTH / SIDE)



3577 Warder St NW
3569 Warder St NW
3567 Warder St NW

FROM ALLEY (EAST / REAR)

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AERIAL - WEST



AERIAL - EAST



AERIAL - SOUTH

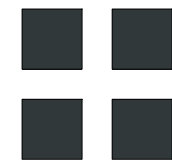


AERIAL - NORTH

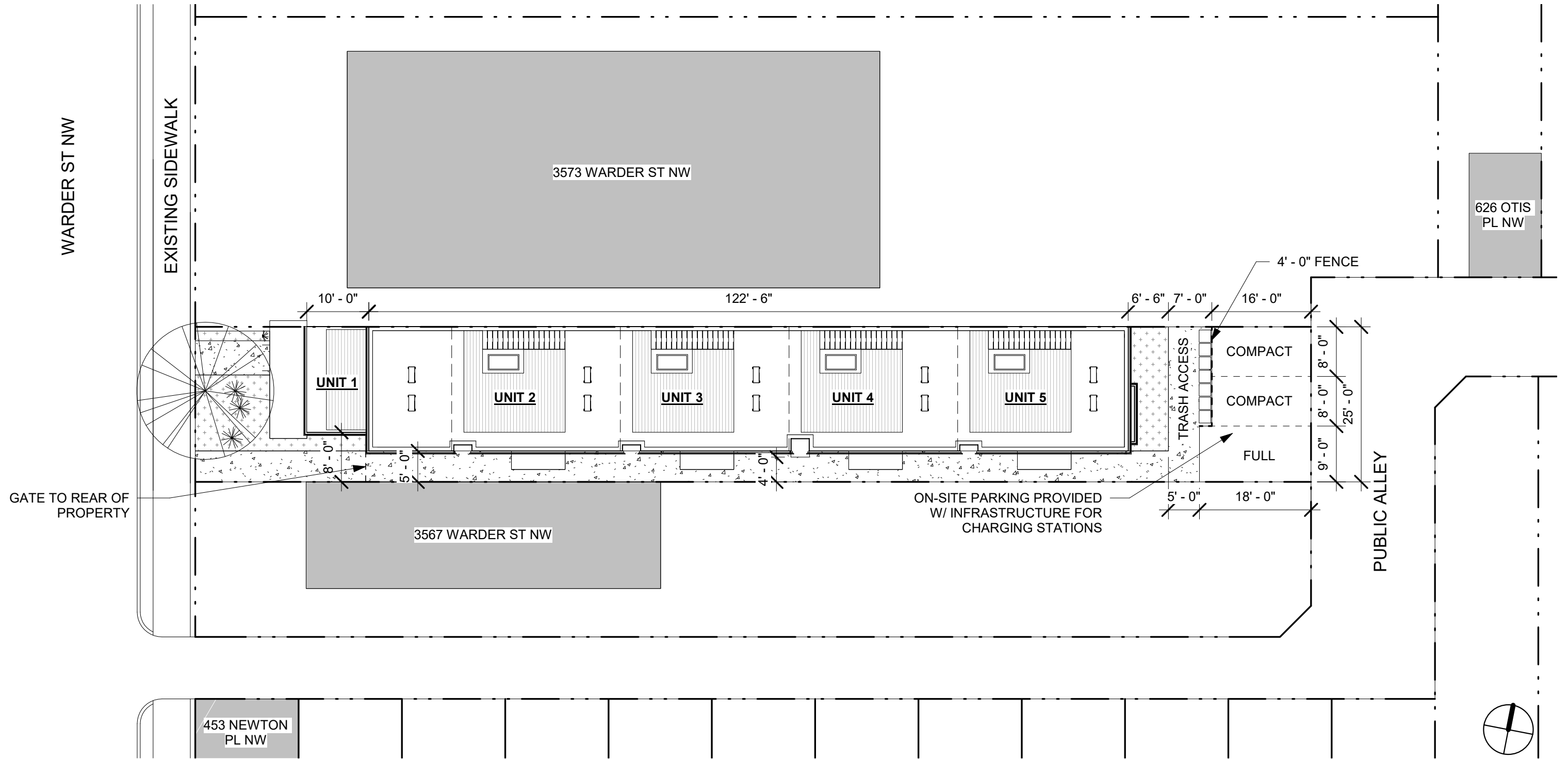
ADR W2

BZA 03B

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3569 Warder St NW



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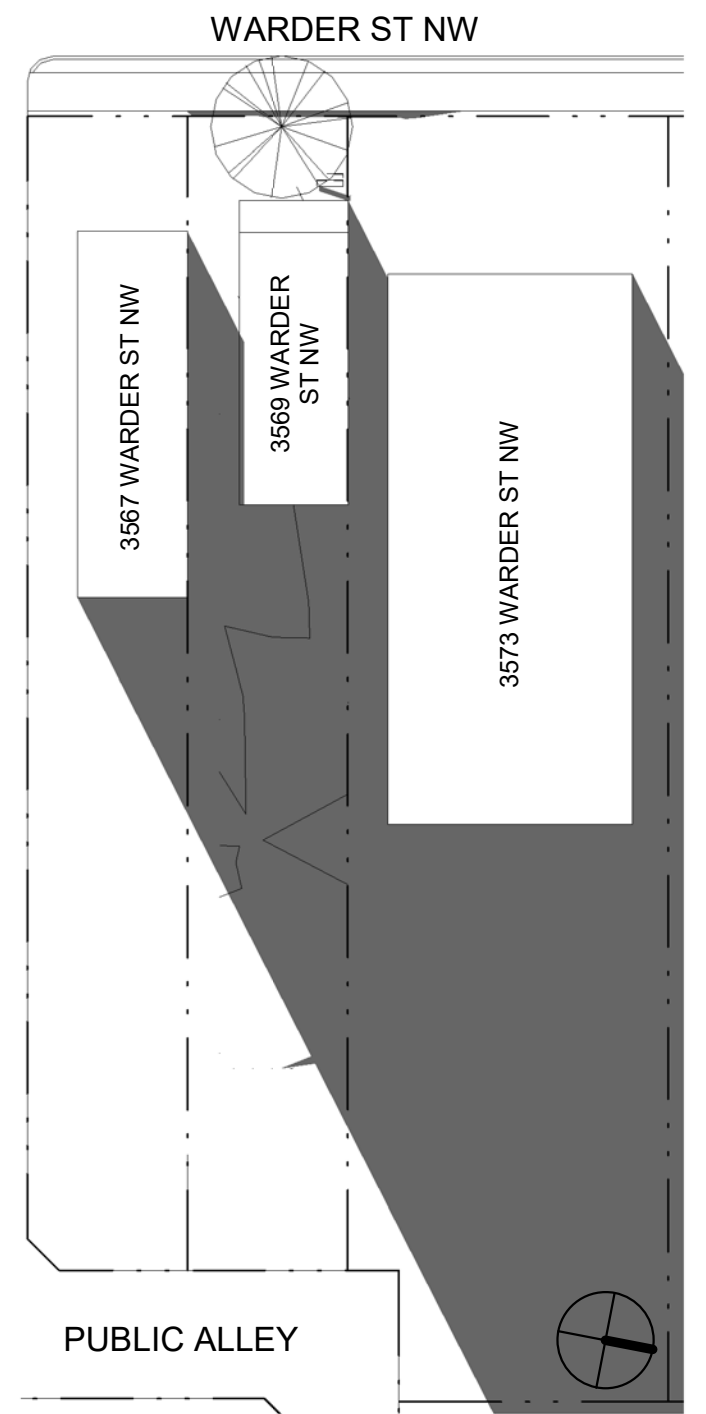
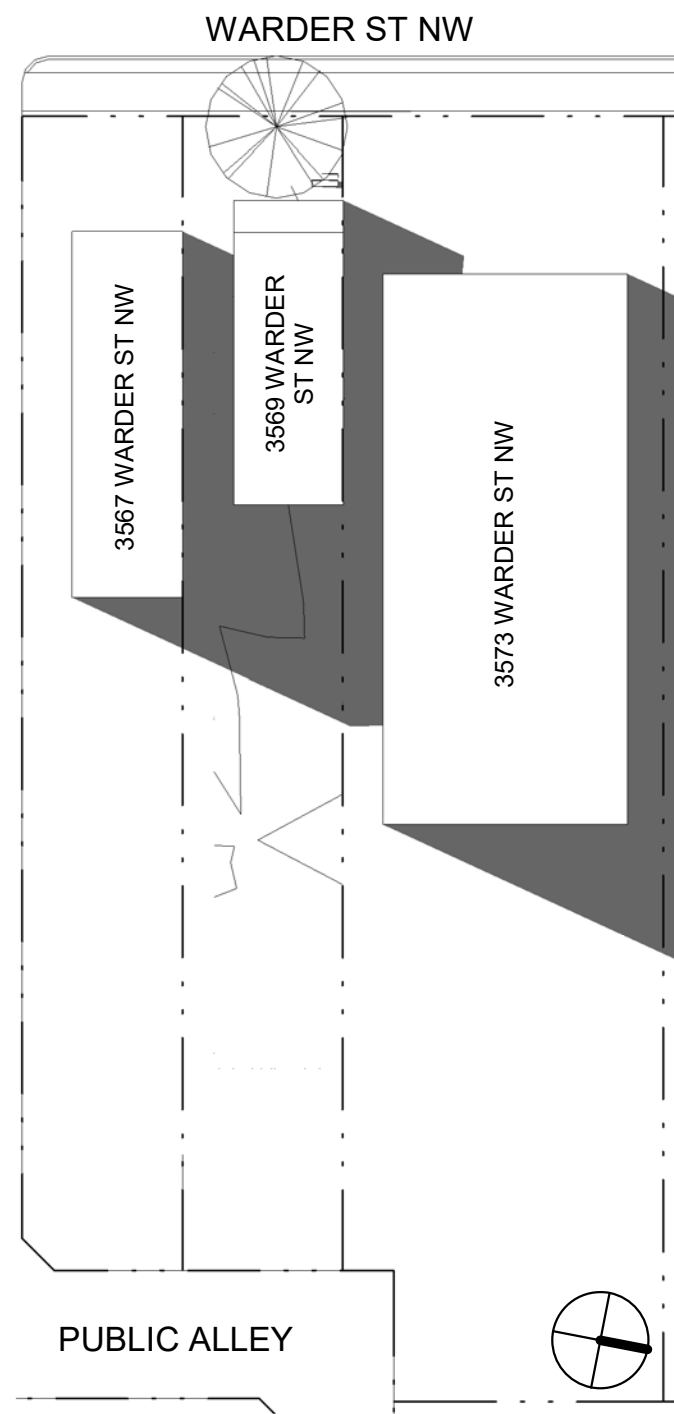
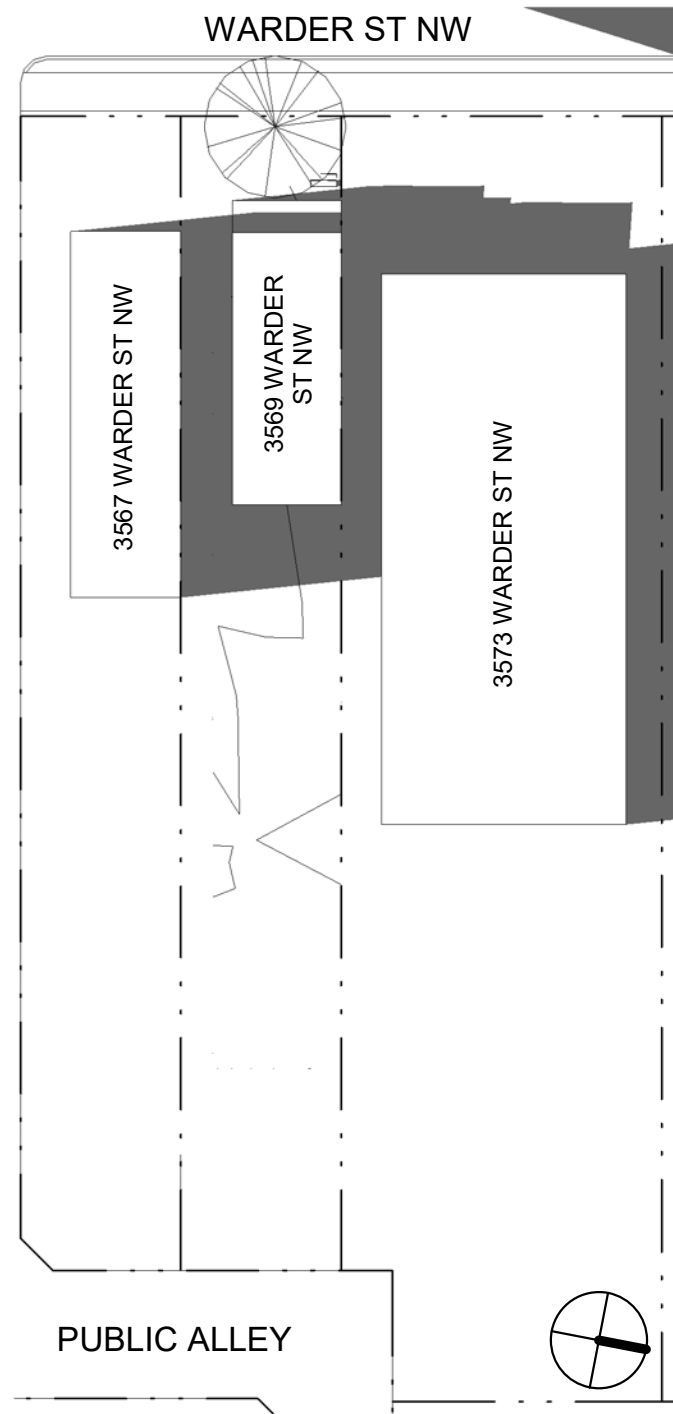
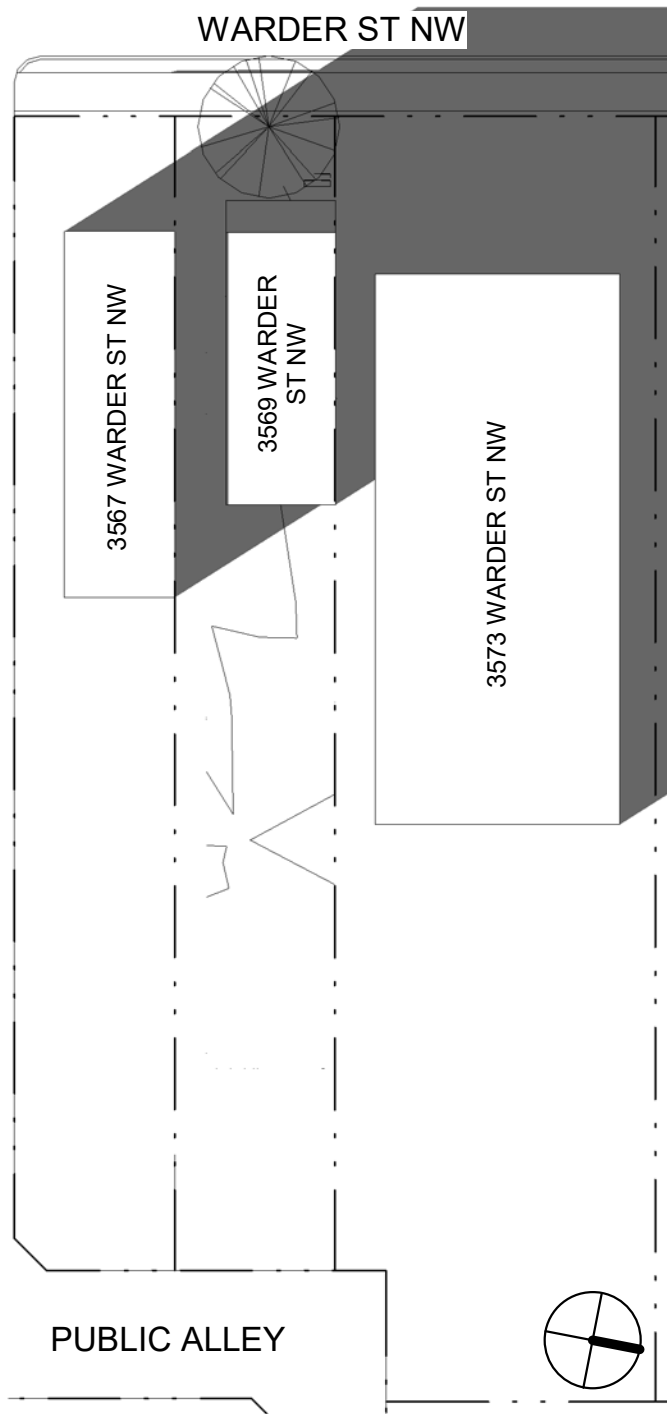
1 PROPOSED SITE PLAN
 A201 BZA 04 1/16" = 1'-0"

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BZA 04

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1 WINTER SOLSTICE @ 10AM. EXISTING
A201 BZA 05A 1" = 30'-0"

2 WINTER SOLSTICE @ 12PM. EXISTING
A201 BZA 05A 1" = 30'-0"

3 WINTER SOLSTICE @ 2PM. EXISTING
A201 BZA 05A 1" = 30'-0"

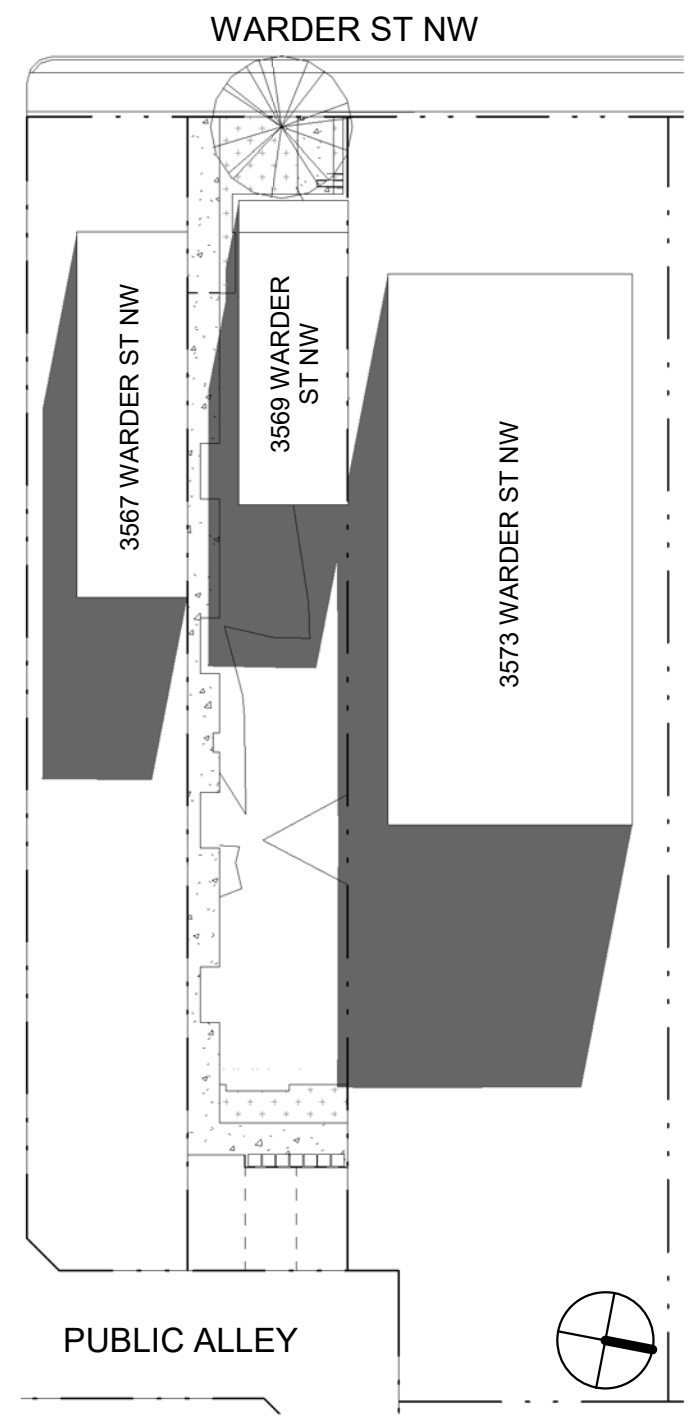
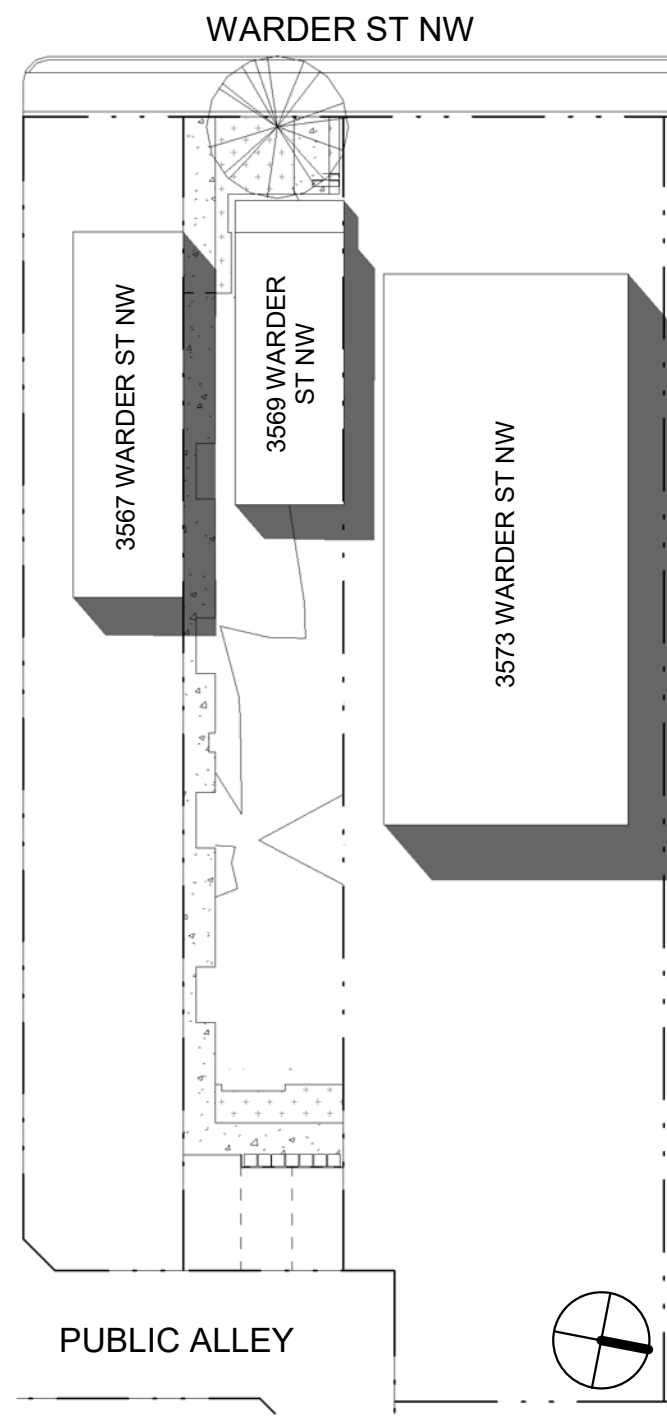
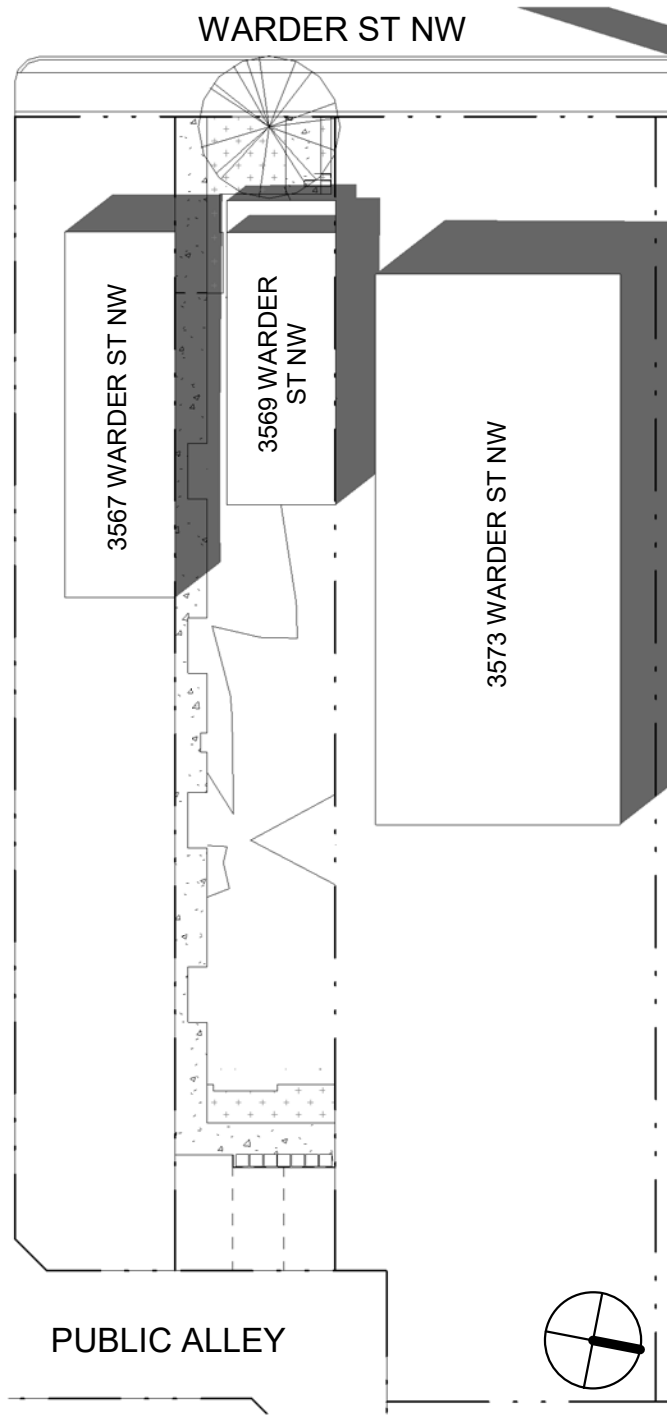
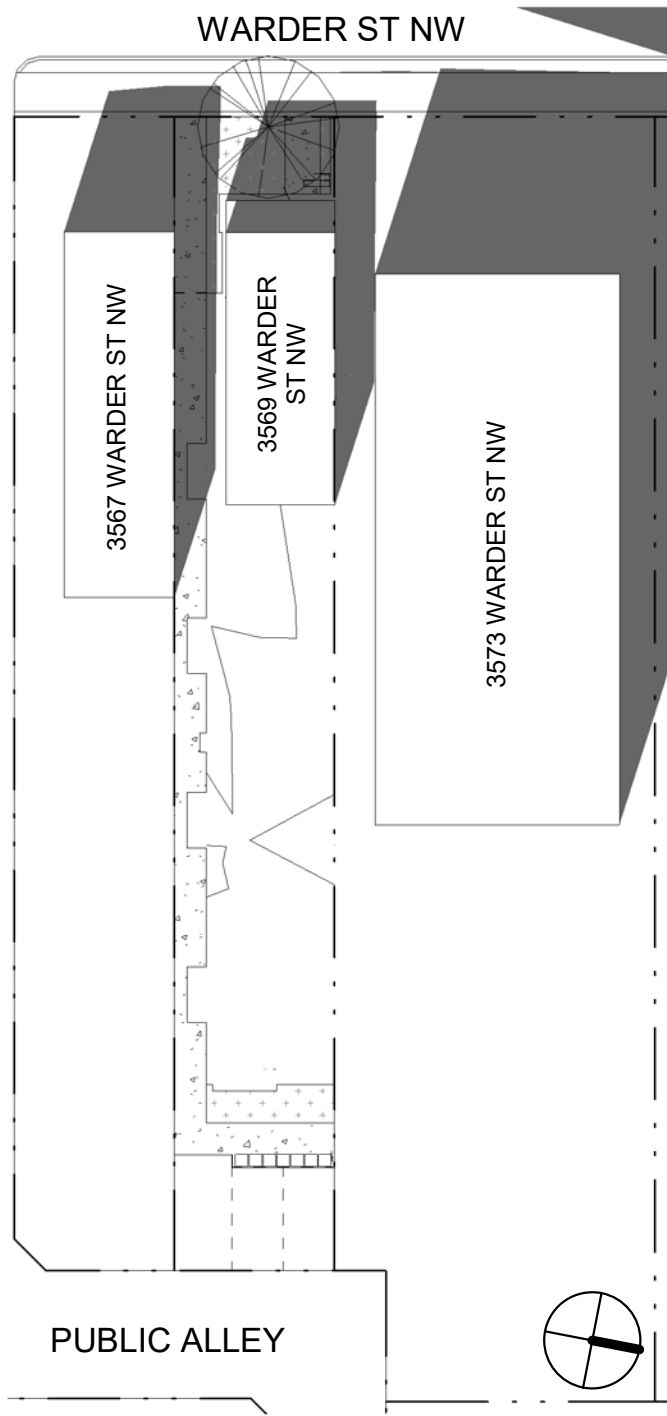
4 WINTER SOLSTICE @ 5PM. EXISTING
A201 BZA 05A 1" = 30'-0"

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BZA 05A

09/19/19
 3569 Warder St NW

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1 SUMMER SOLSTICE @ 10AM. EXISTING
A201 BZA 05B 1" = 30'-0"

2 SUMMER SOLSTICE @ 12PM. EXISTING
A201 BZA 05B 1" = 30'-0"

3 SUMMER SOLSTICE @ 2PM. EXISTING
A201 BZA 05B 1" = 30'-0"

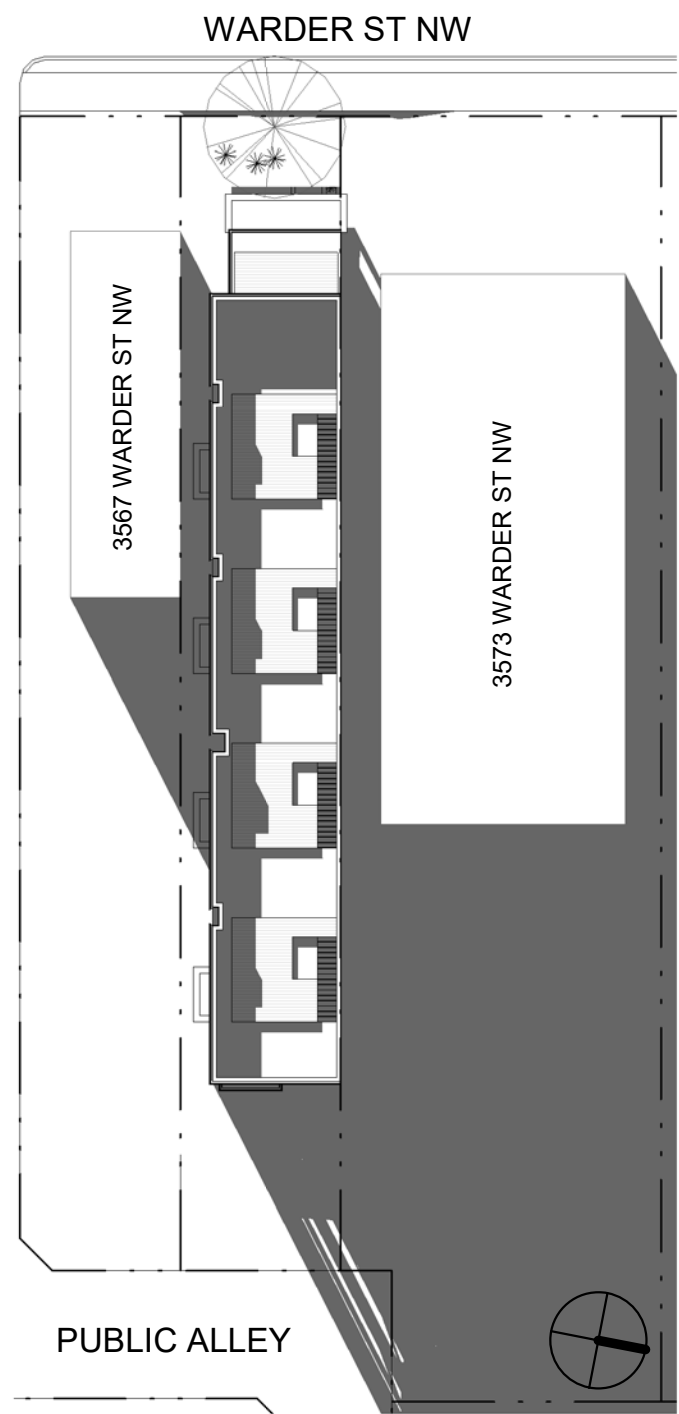
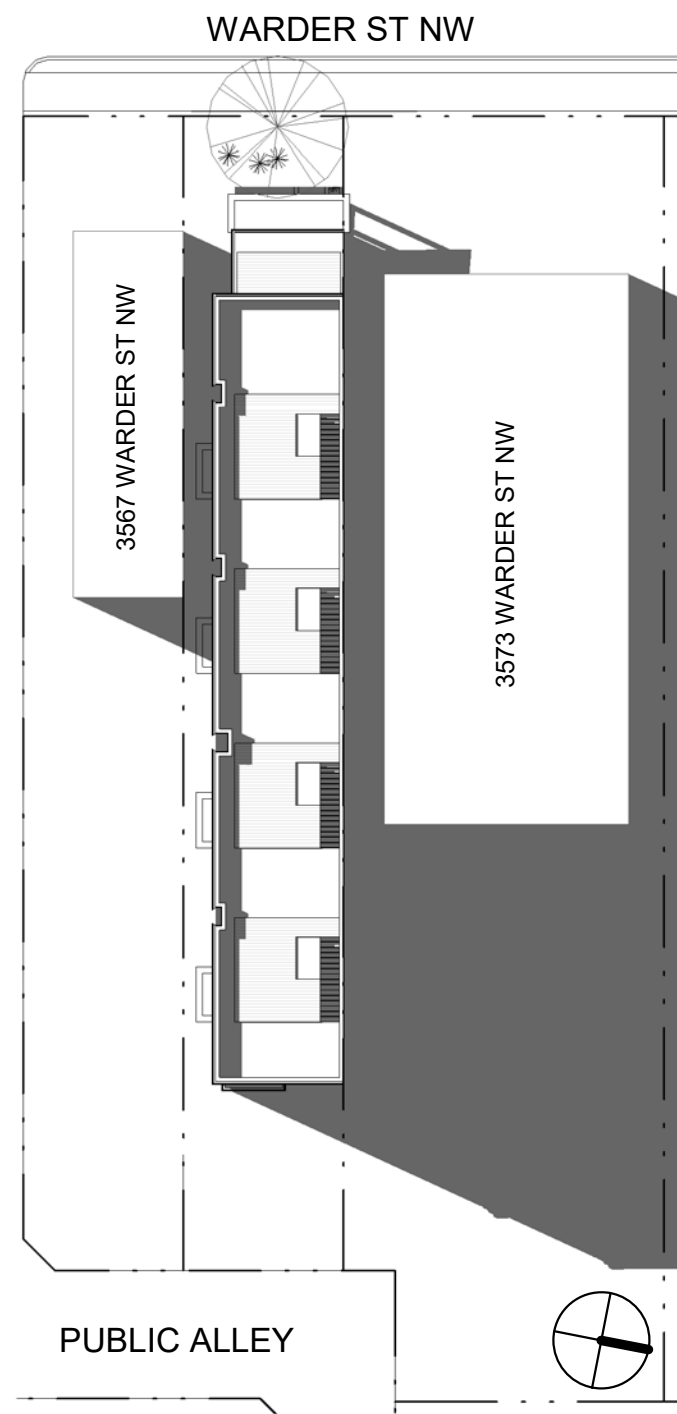
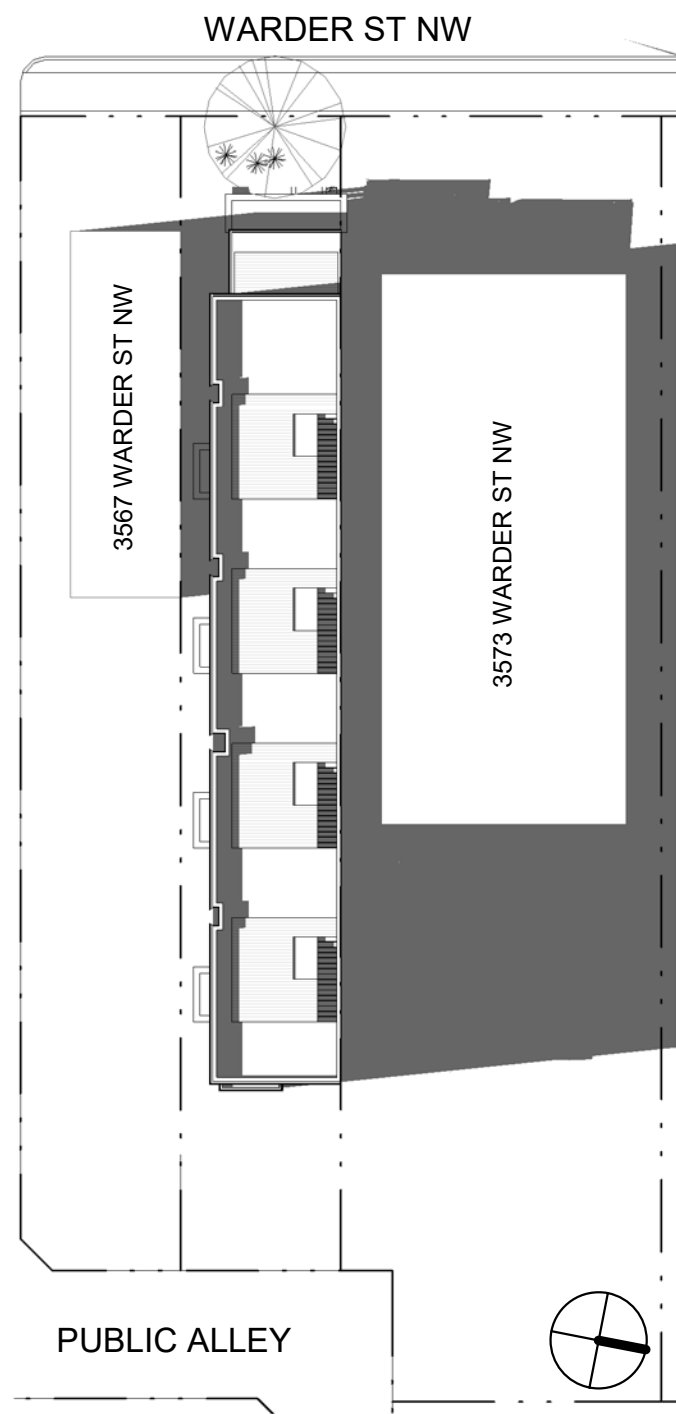
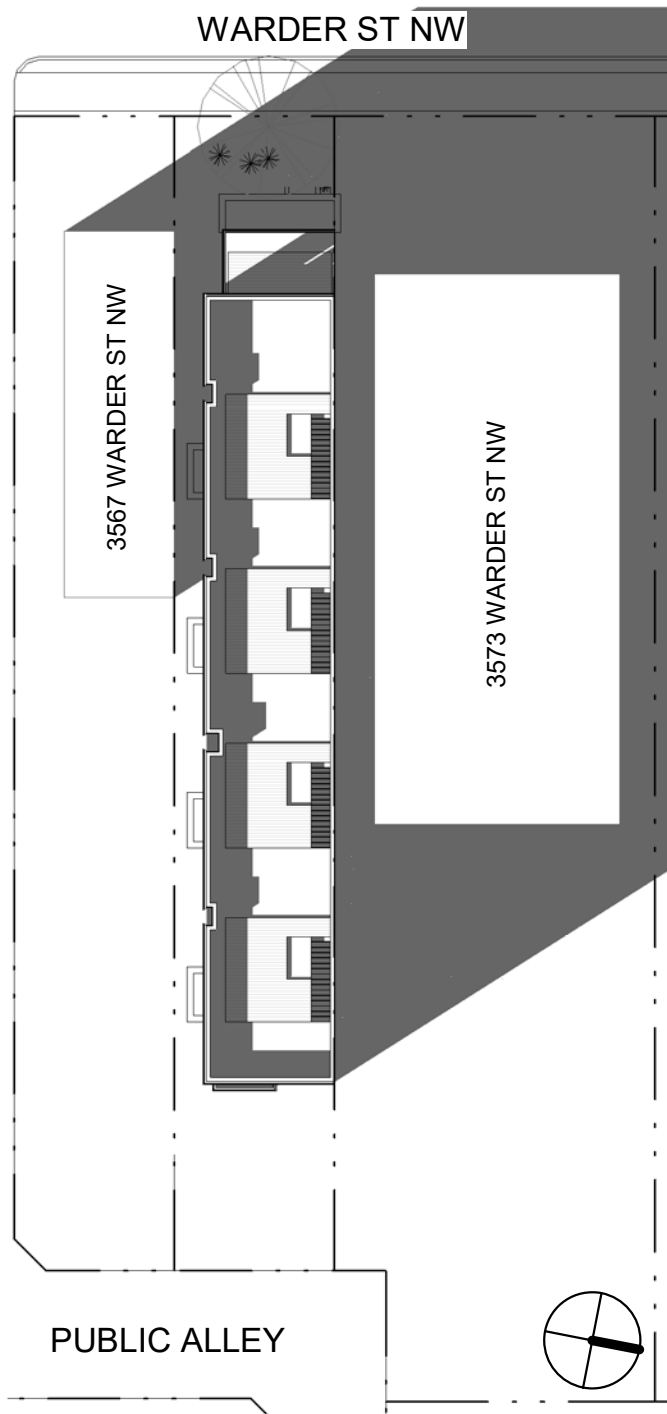
4 SUMMER SOLSTICE @ 5PM. EXISTING
A201 BZA 05B 1" = 30'-0"

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BZA 05B

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 3569 Warder St NW

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1 WINTER SOLSTICE @ 10AM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

2 WINTER SOLSTICE @ 12PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

3 WINTER SOLSTICE @ 2PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

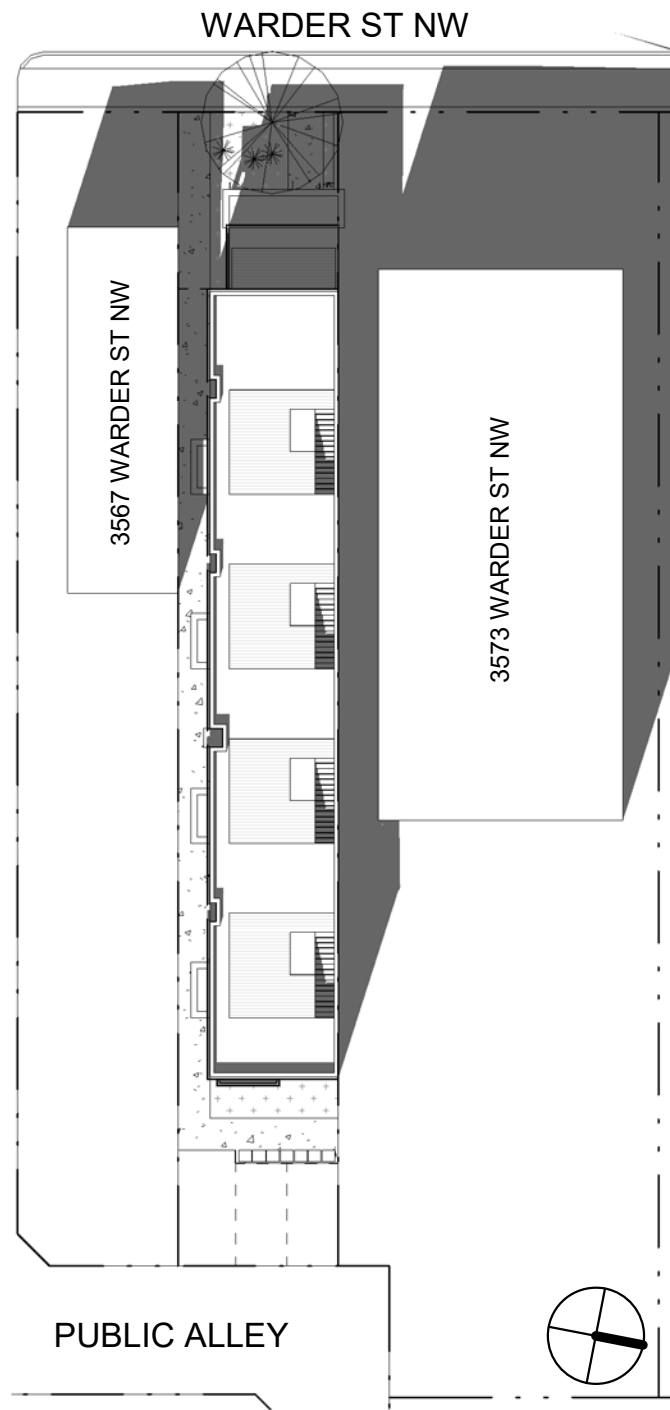
4 WINTER SOLSTICE @ 5PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

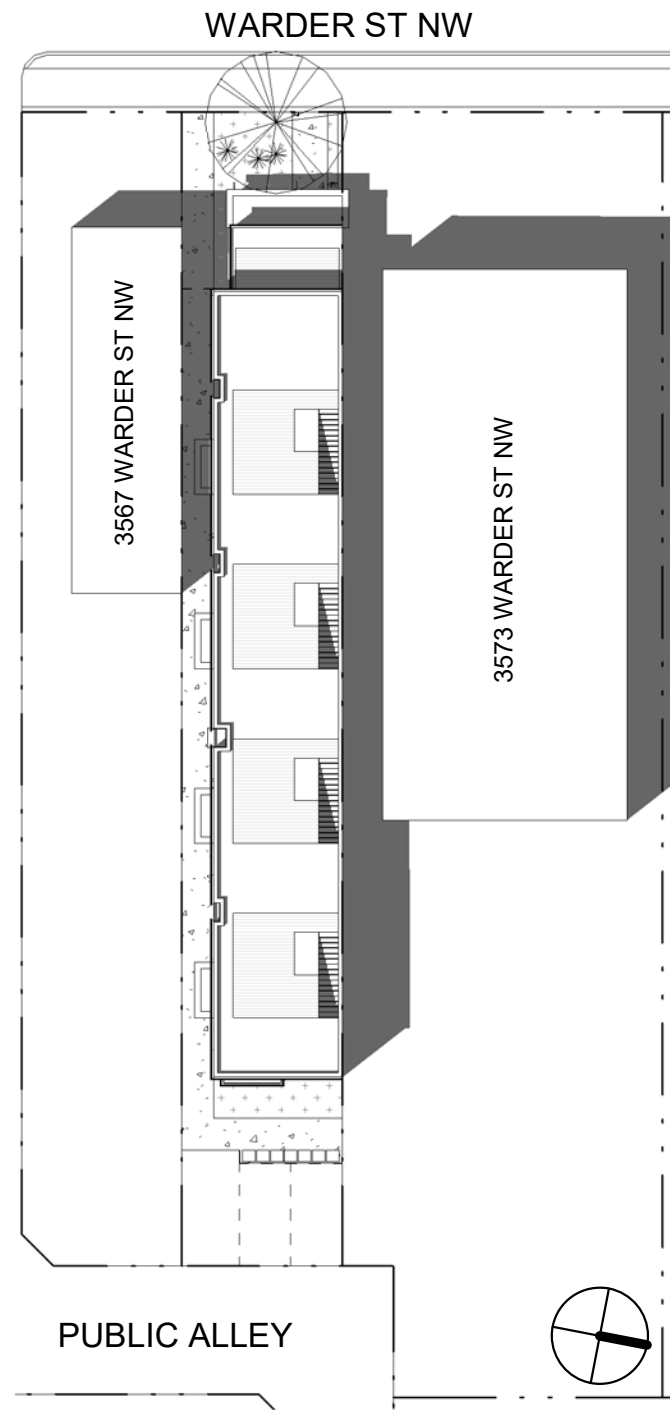
BZA 05C

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 3569 Warder St NW

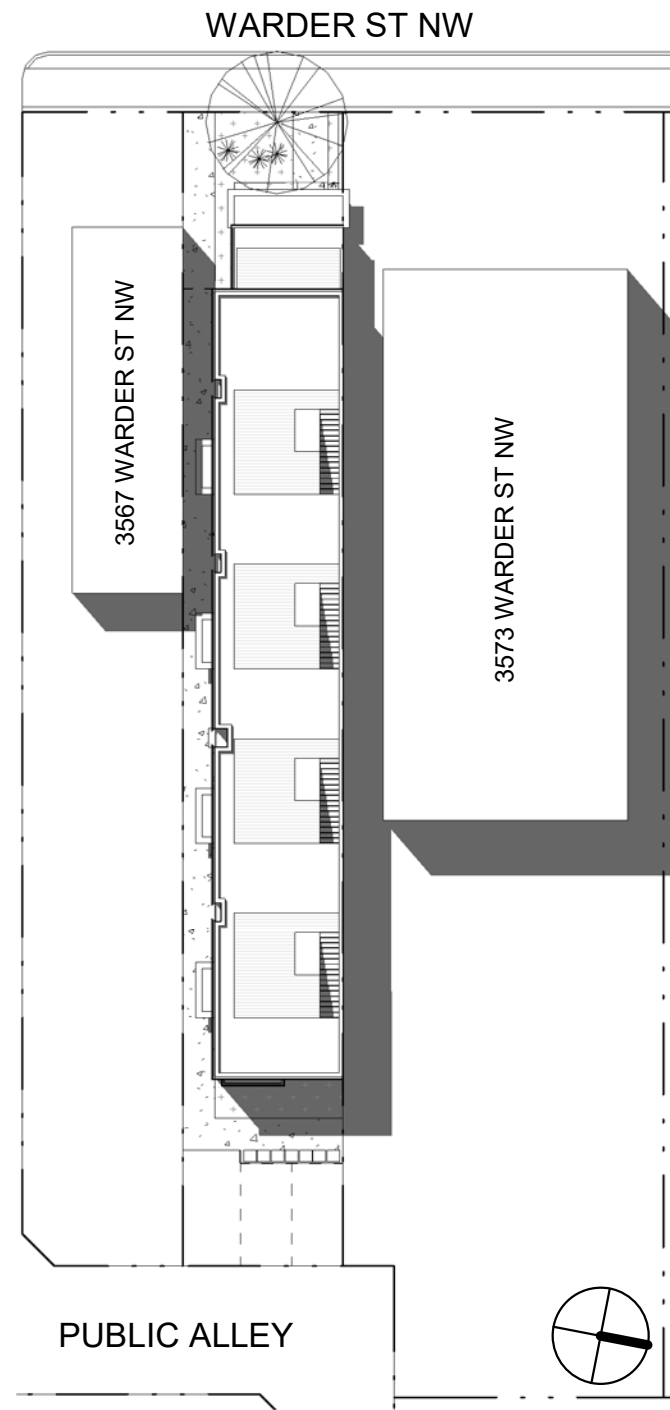
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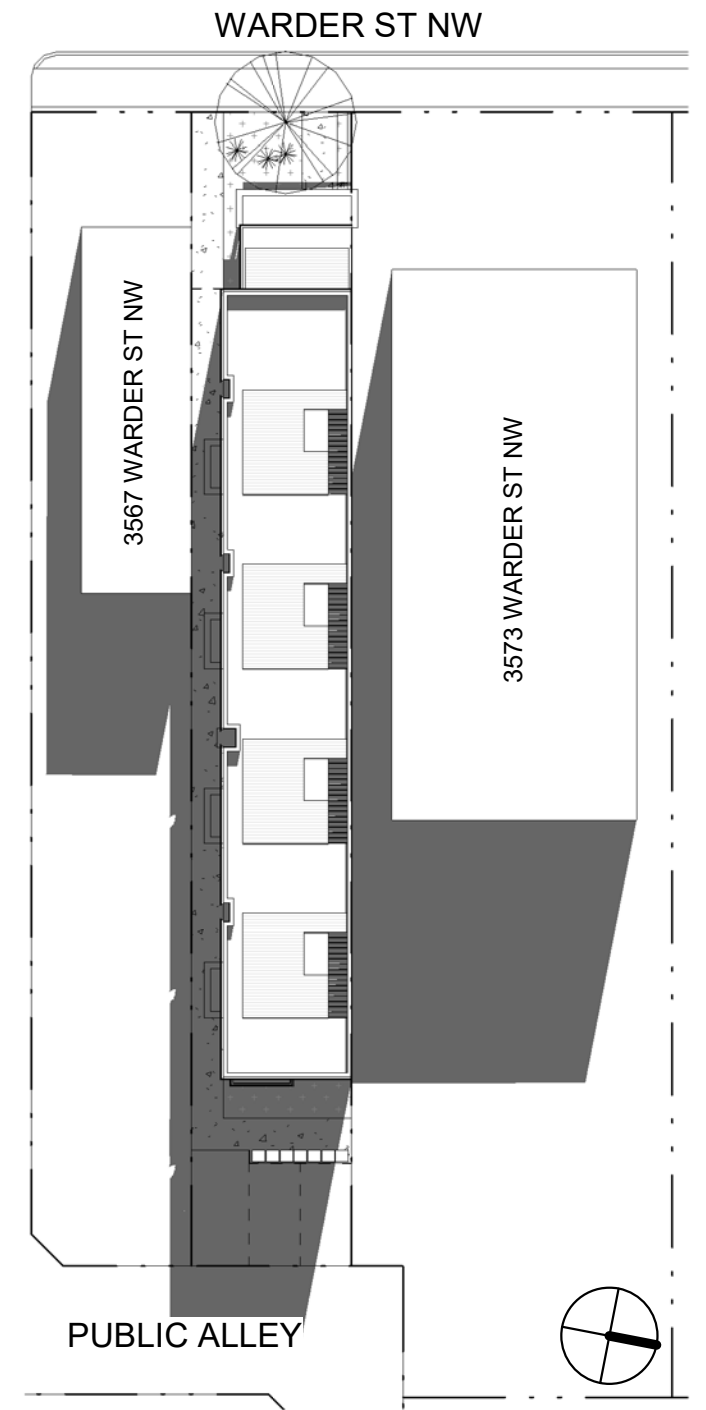
1 SUMMER SOLSTICE @ 10AM
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



2 SUMMER SOLSTICE @ 12PM
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



3 SUMMER SOLSTICE @ 2PM
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



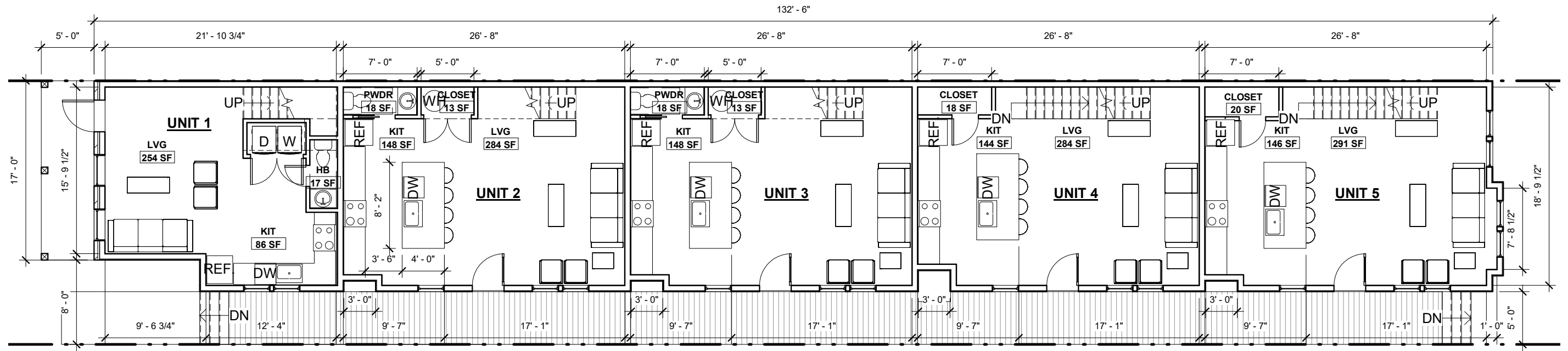
4 SUMMER SOLSTICE @ 5PM
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

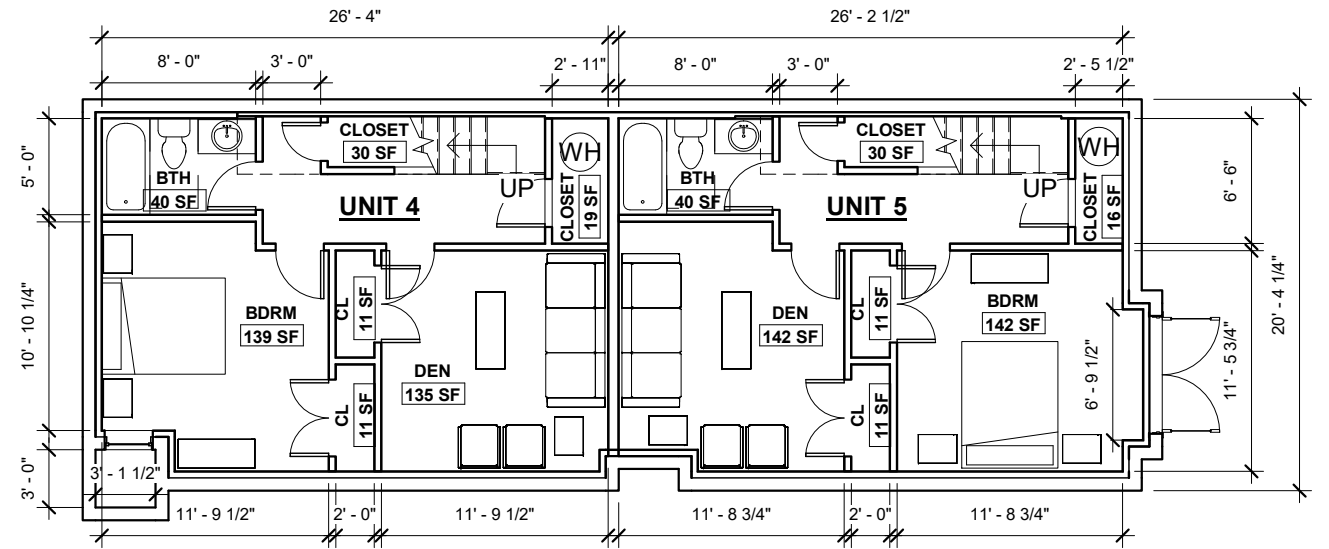
BZA 05D

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2 1st FLOOR
 A201 BZA 06A 1" = 10'-0"



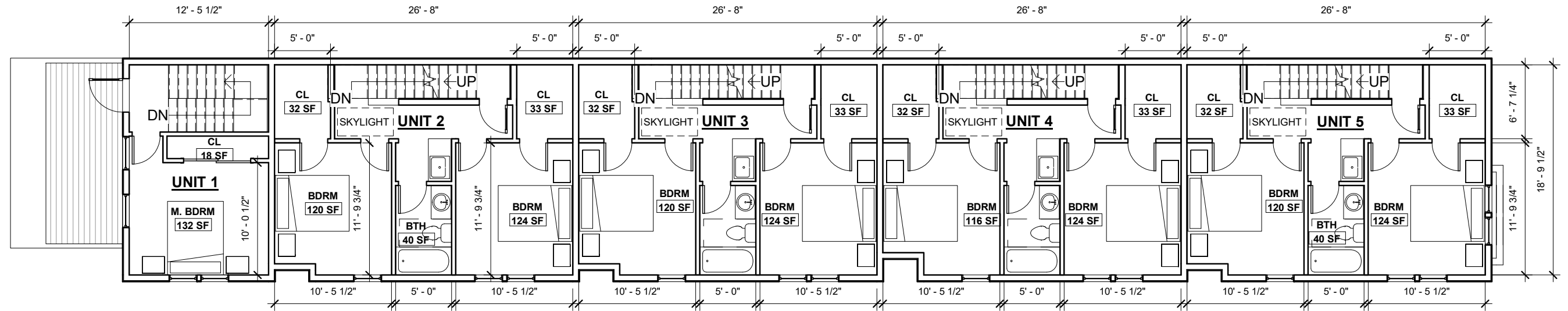
1 CELLAR
 A201 BZA 06A 1" = 10'-0"

ADR W2

BZA 06A

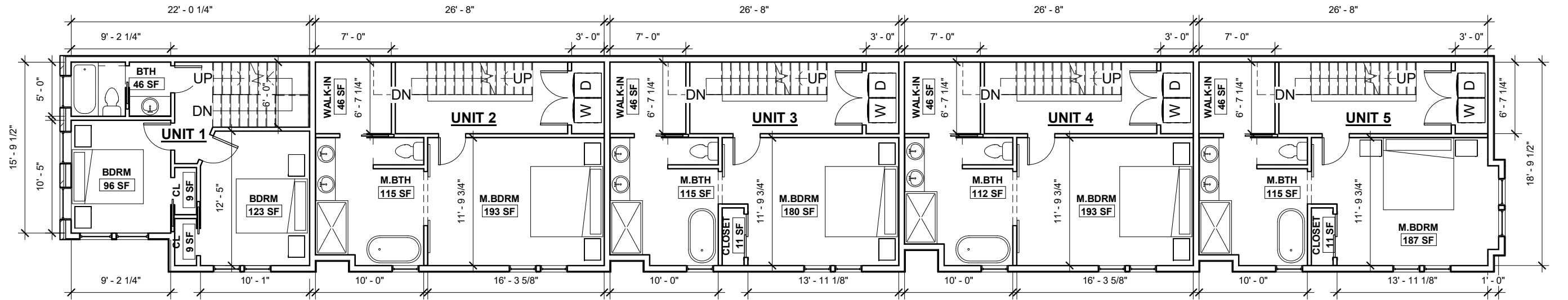
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2 3rd FLOOR

A201 BZA 06B 1" = 10'-0"



1 2nd FLOOR

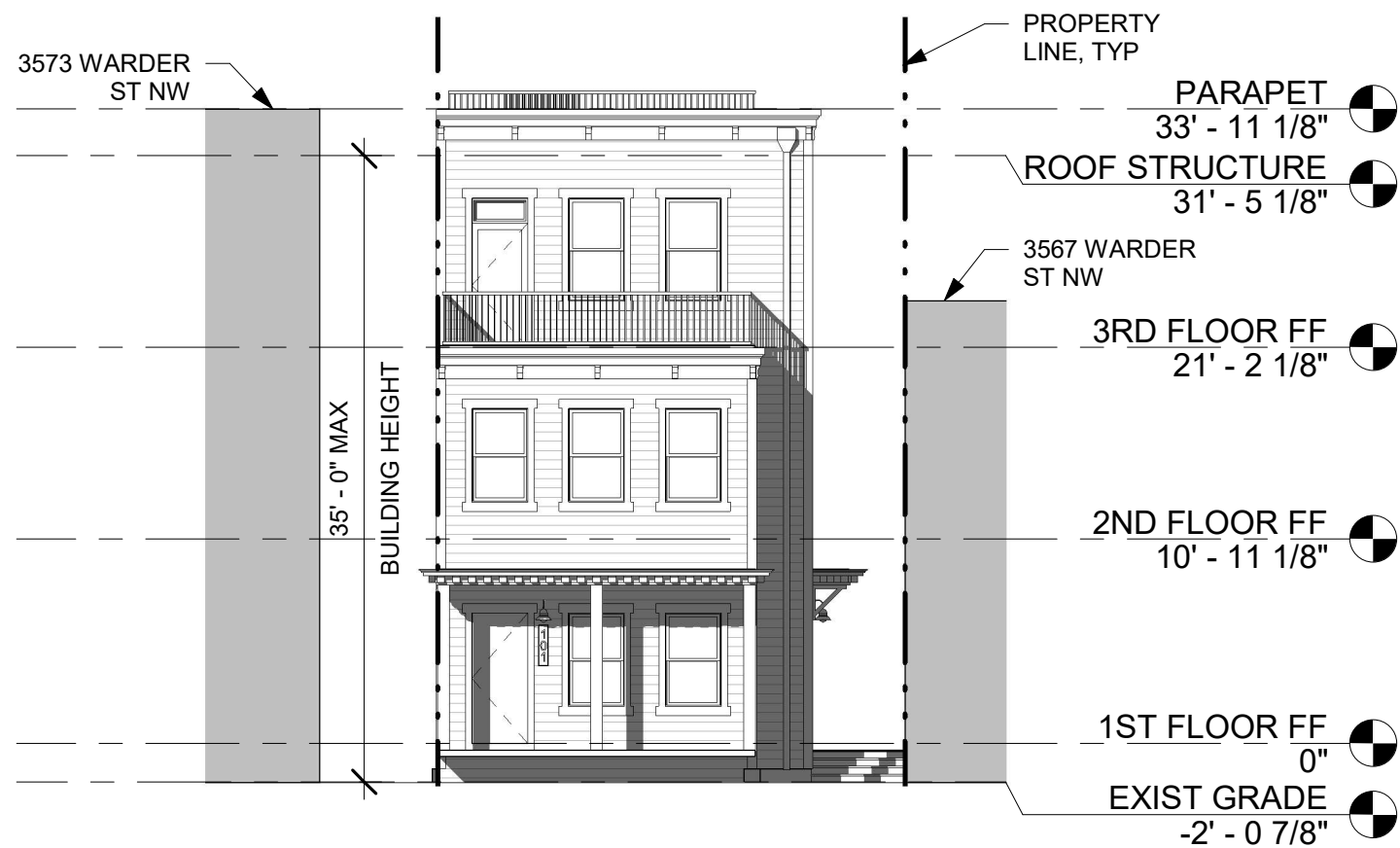
A201 BZA 06B 1" = 10'-0"

ADR W2

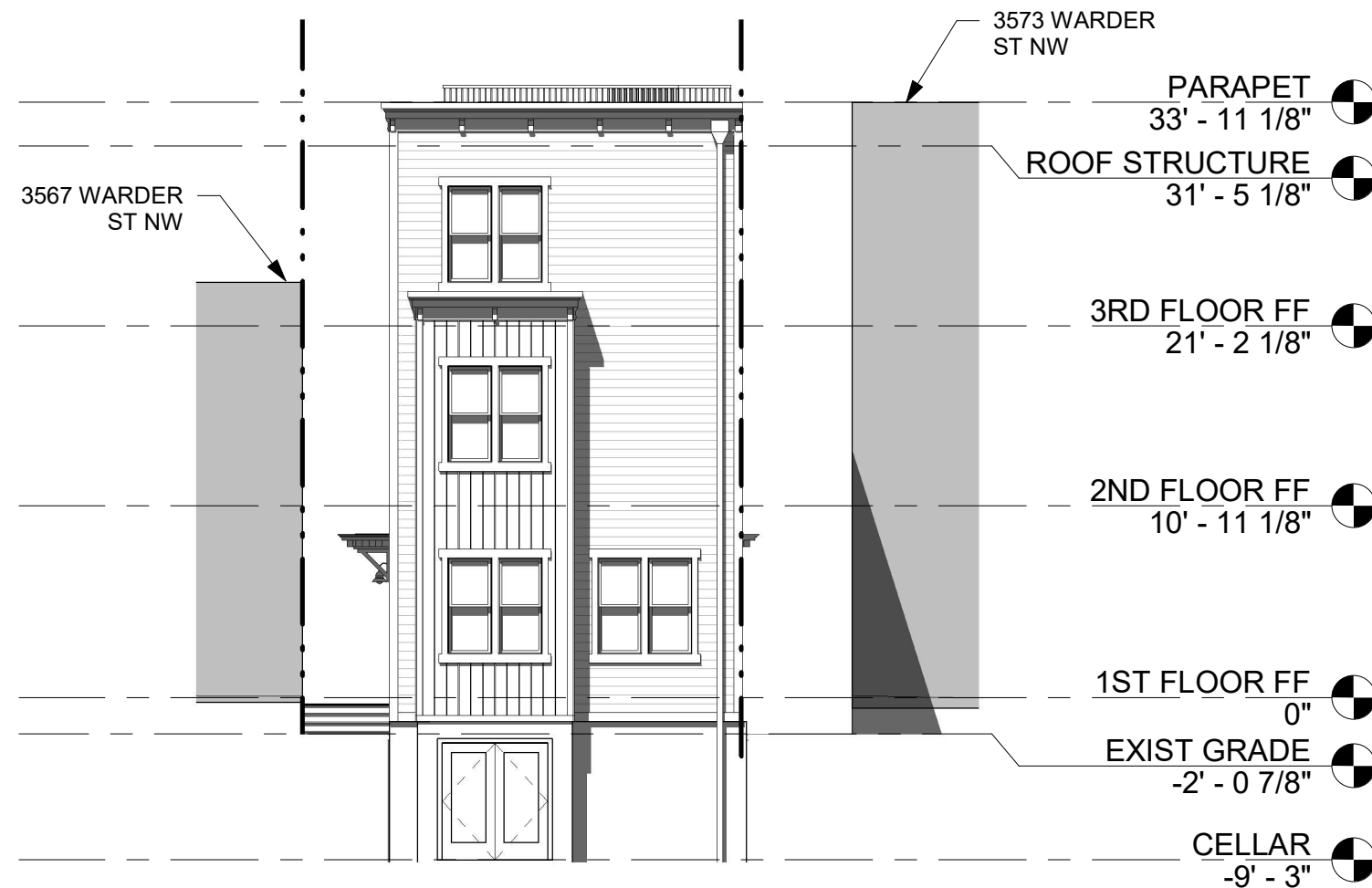
BZA 06B

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1 PROPOSED ELEVATION - WEST
 S101 BZA 07A 1" = 10'-0"



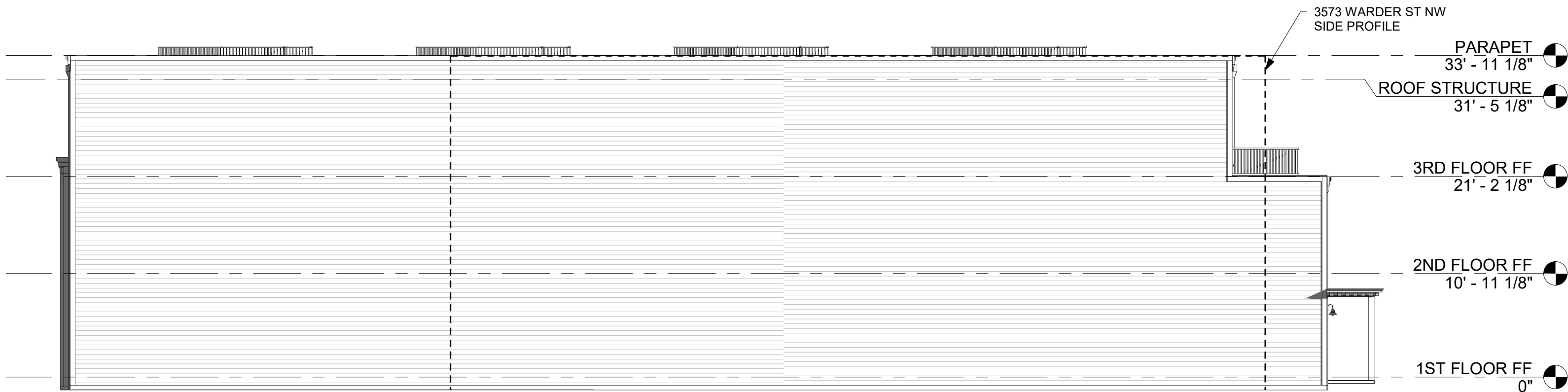
2 PROPOSED ELEVATION - EAST
 S101 BZA 07A 1" = 10'-0"

ADR W2

BZA 07A

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1 PROPOSED ELEVATION - NORTH

BZA
07B 1" = 10'-0"

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BZA 07B

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1 PROPOSED ELEVATION - SOUTH
 S101 BZA 07C 1" = 10'-0"

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BZA 07C

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