

**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
BZA 08	FRONT PORCH COMPARISON

**ADR W2**

**BZA 01**

08/20/19

3569 Warder St NW

**R. MICHAEL CROSS  
DESIGN GROUP**

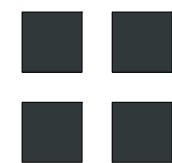
Board of Zoning Adjustment  
District of Columbia  
CASE NO.20114  
EXHIBIT NO.41



ADR W2

**BZA 02**

08/20/19  
3569 Warder St NW



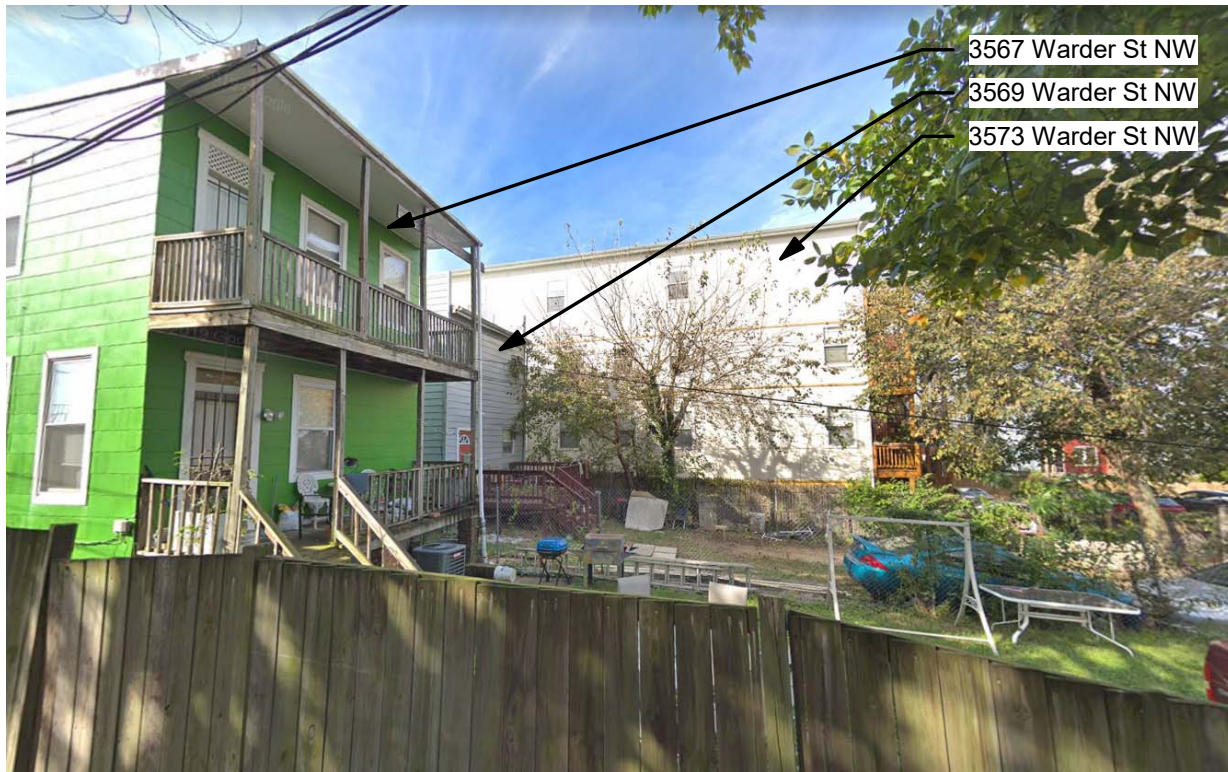
**R. MICHAEL CROSS  
DESIGN GROUP**



FROM STREET (SHOWING 3567 WARDER ST NW)



FROM STREET (SHOWING 3573 WARDER ST NW)



FROM ALLEY (SOUTH / SIDE)

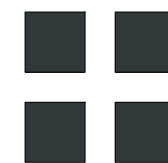


FROM ALLEY (EAST / REAR)

ADR W2

**BZA 03A**

08/20/19  
3569 Warder St NW



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AERIAL - WEST



AERIAL - EAST



AERIAL - SOUTH

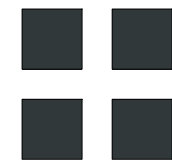


AERIAL - NORTH

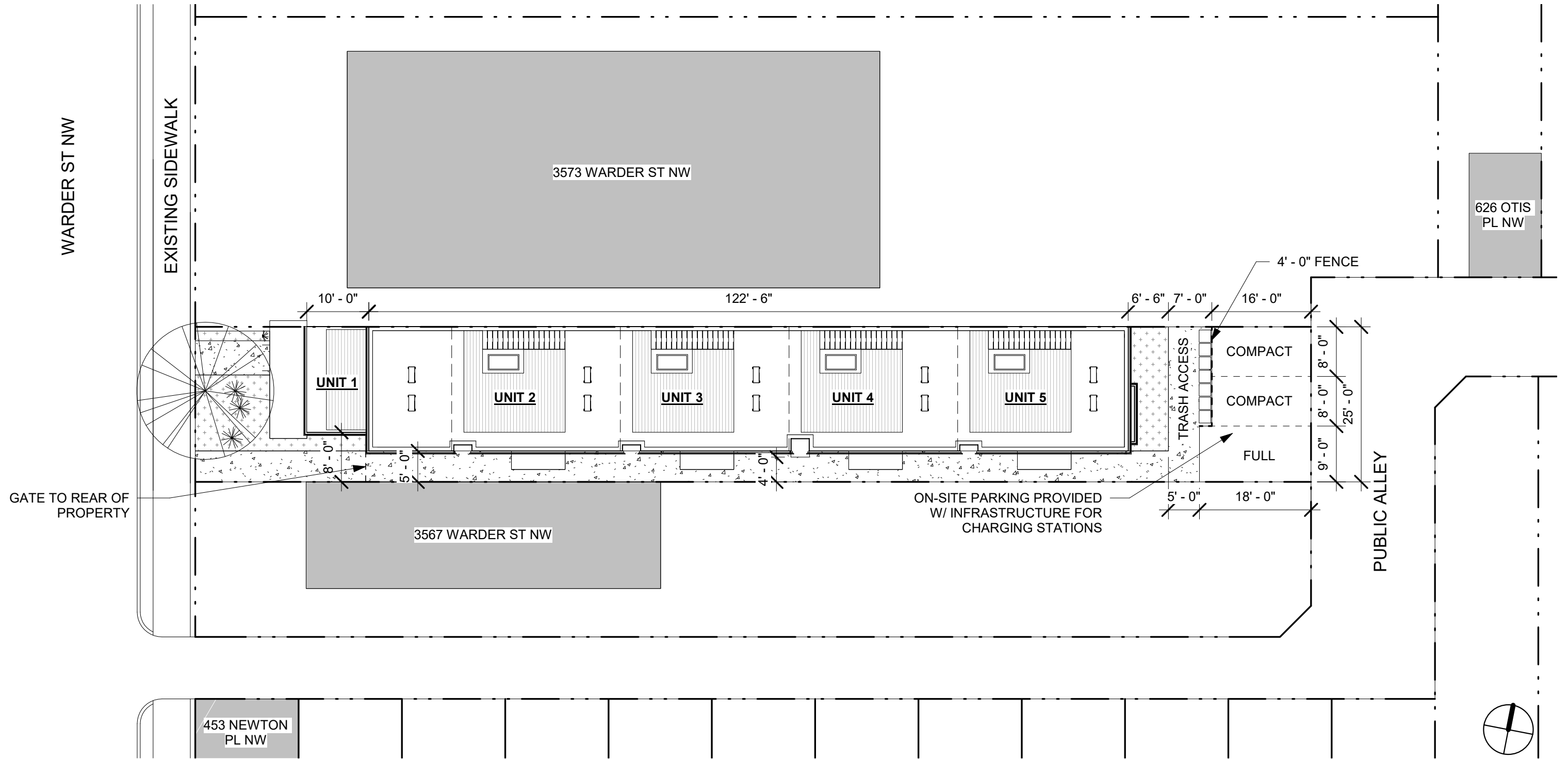
ADR W2

**BZA 03B**

08/20/19  
3569 Warder St NW



R. MICHAEL CROSS  
DESIGN GROUP



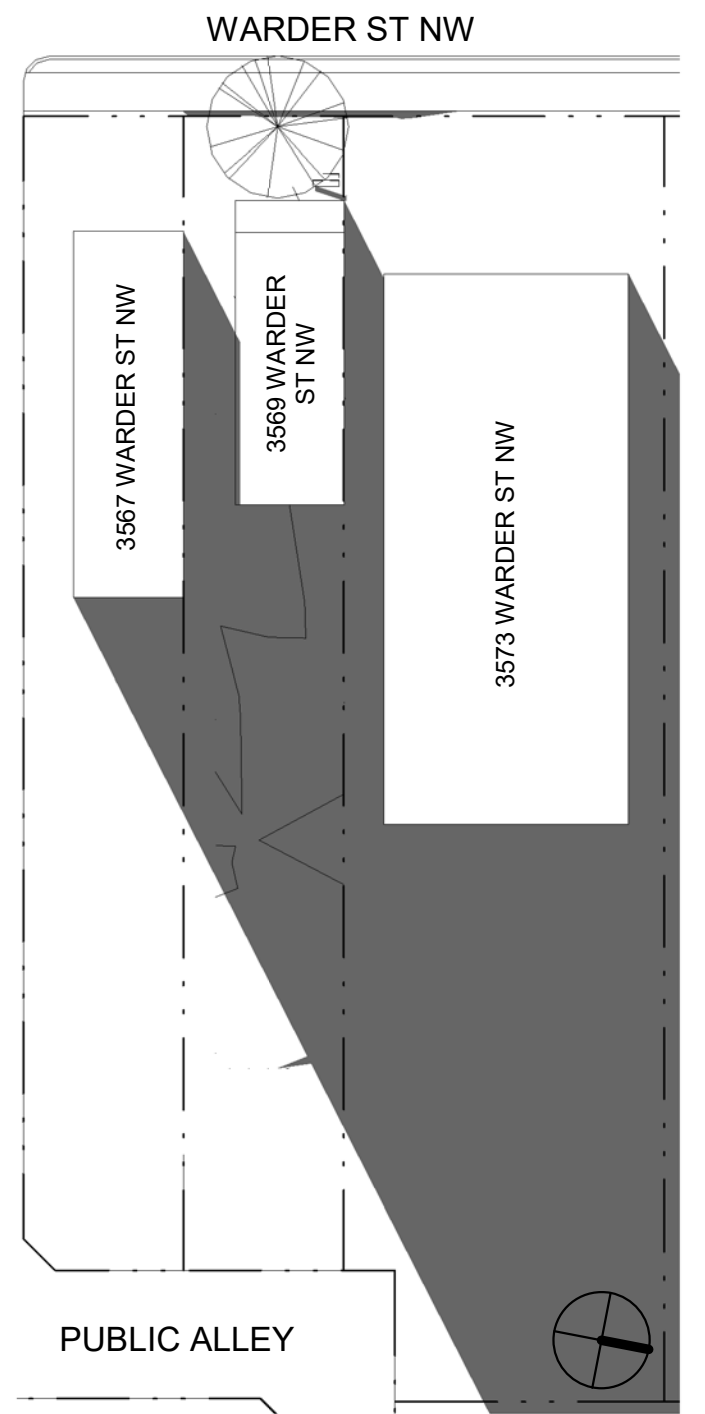
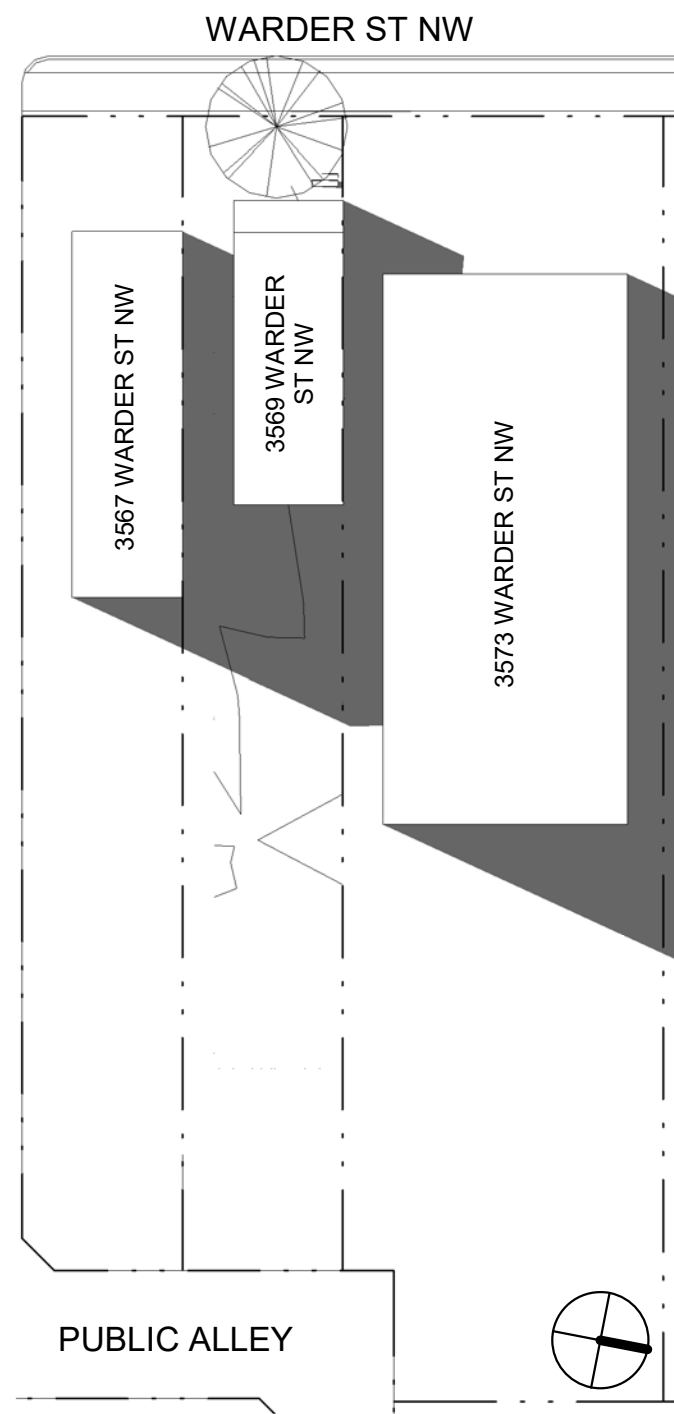
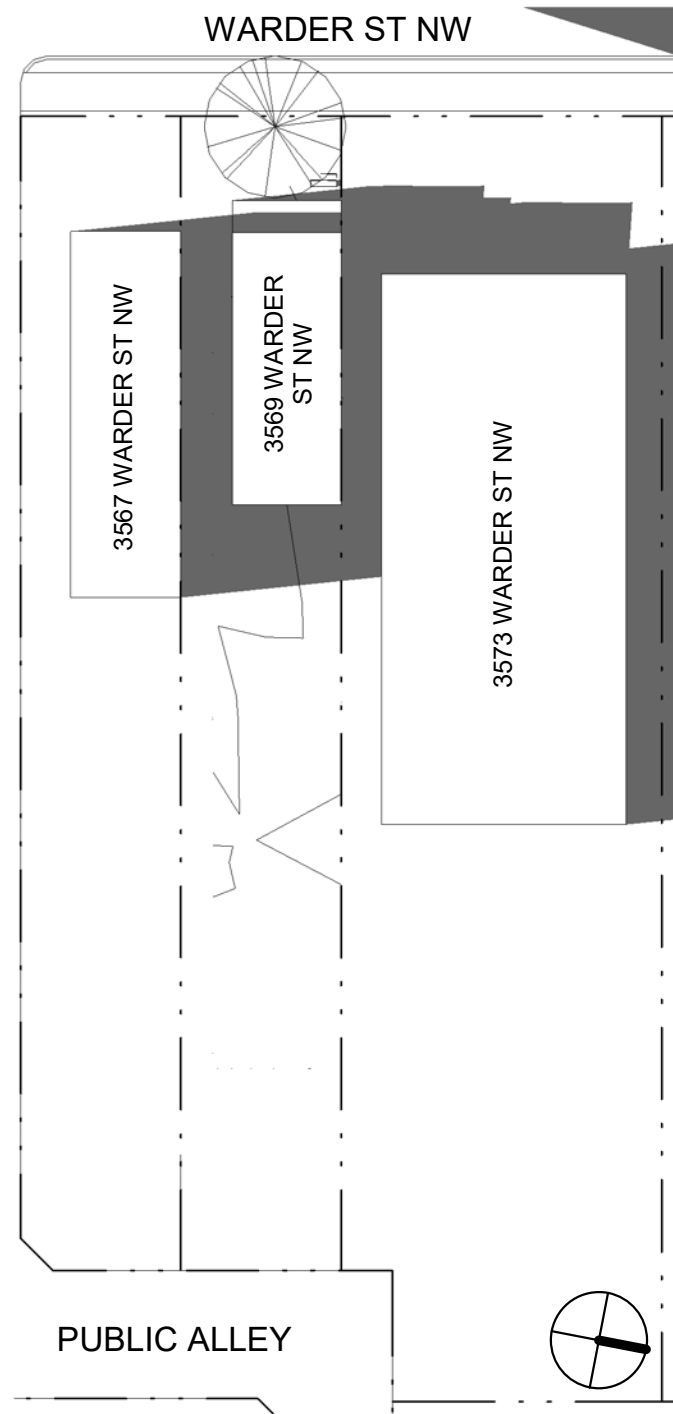
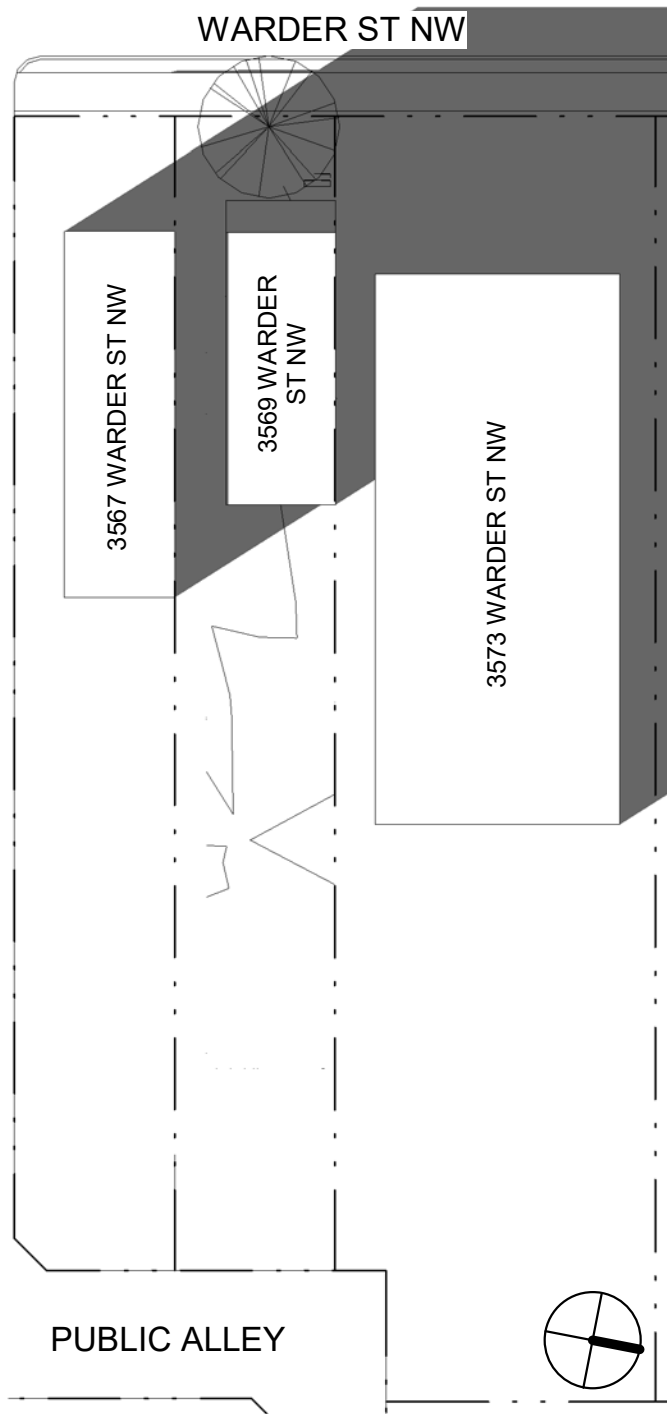
**1 PROPOSED SITE PLAN**  
 A201 BZA 04 1/16" = 1'-0"

**ADR W2**

**BZA 04**

08/20/19  
 3569 Warder St NW

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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"

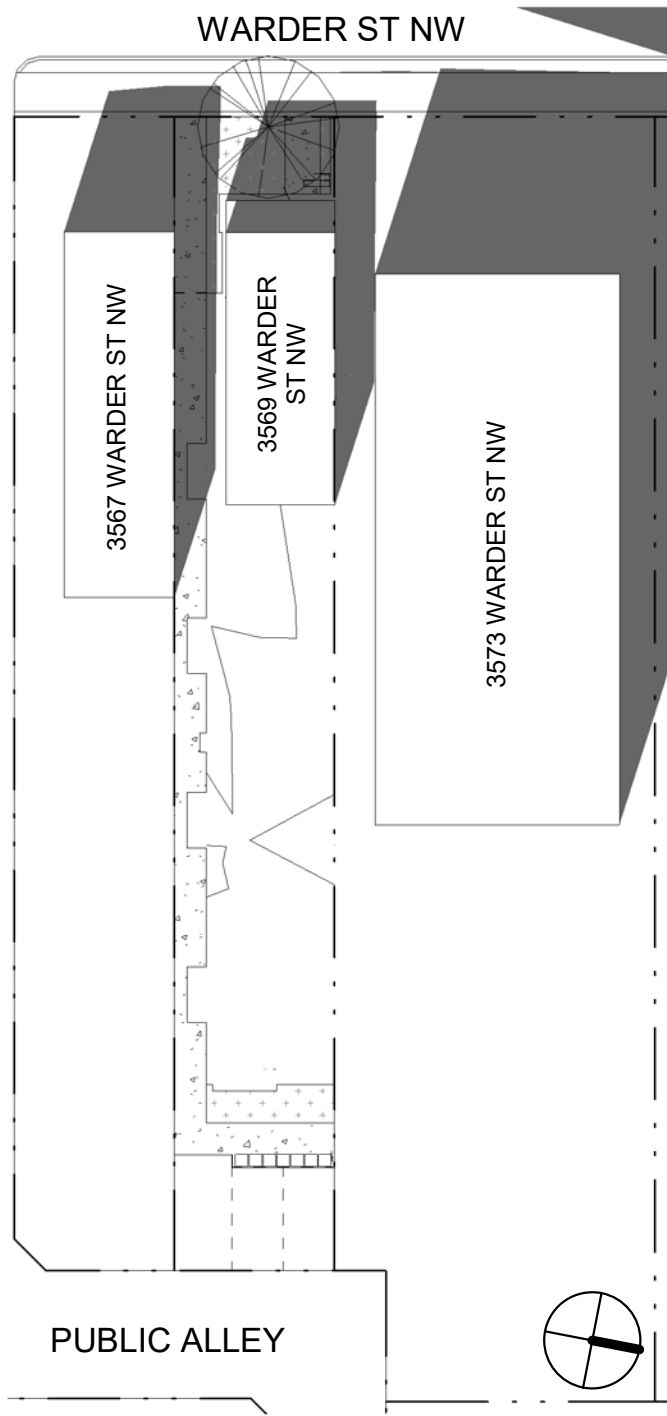
**4 WINTER SOLSTICE @ 5PM. EXISTING**  
A201 BZA 05A 1" = 30'-0"

**ADR W2**

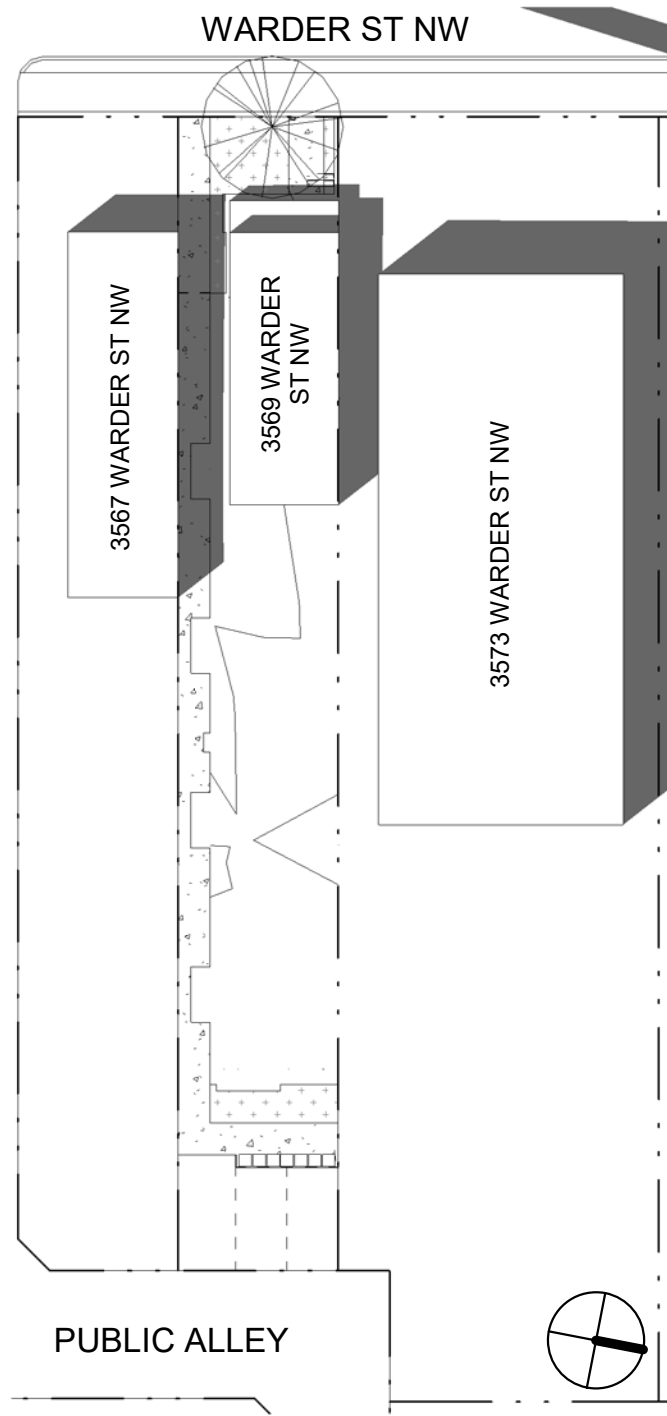
**BZA 05A**

09/19/19  
 3569 Warder St NW

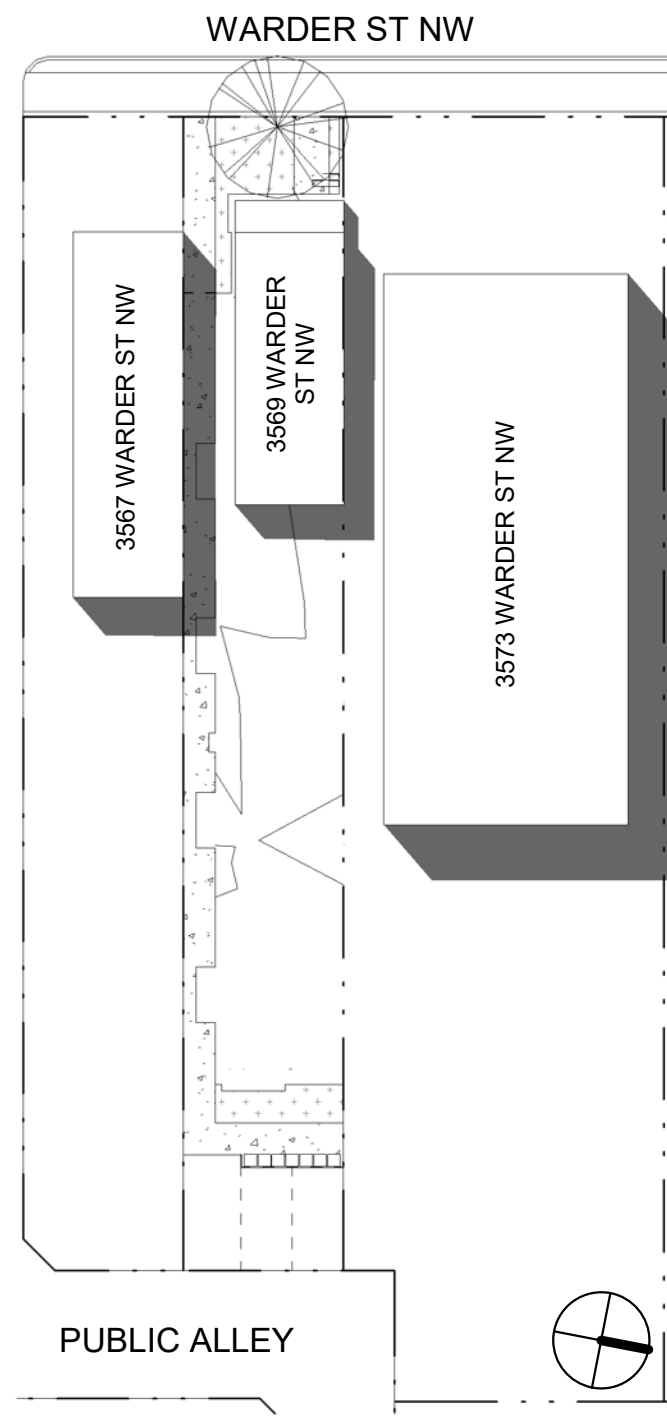
**R. MICHAEL CROSS  
 DESIGN GROUP**



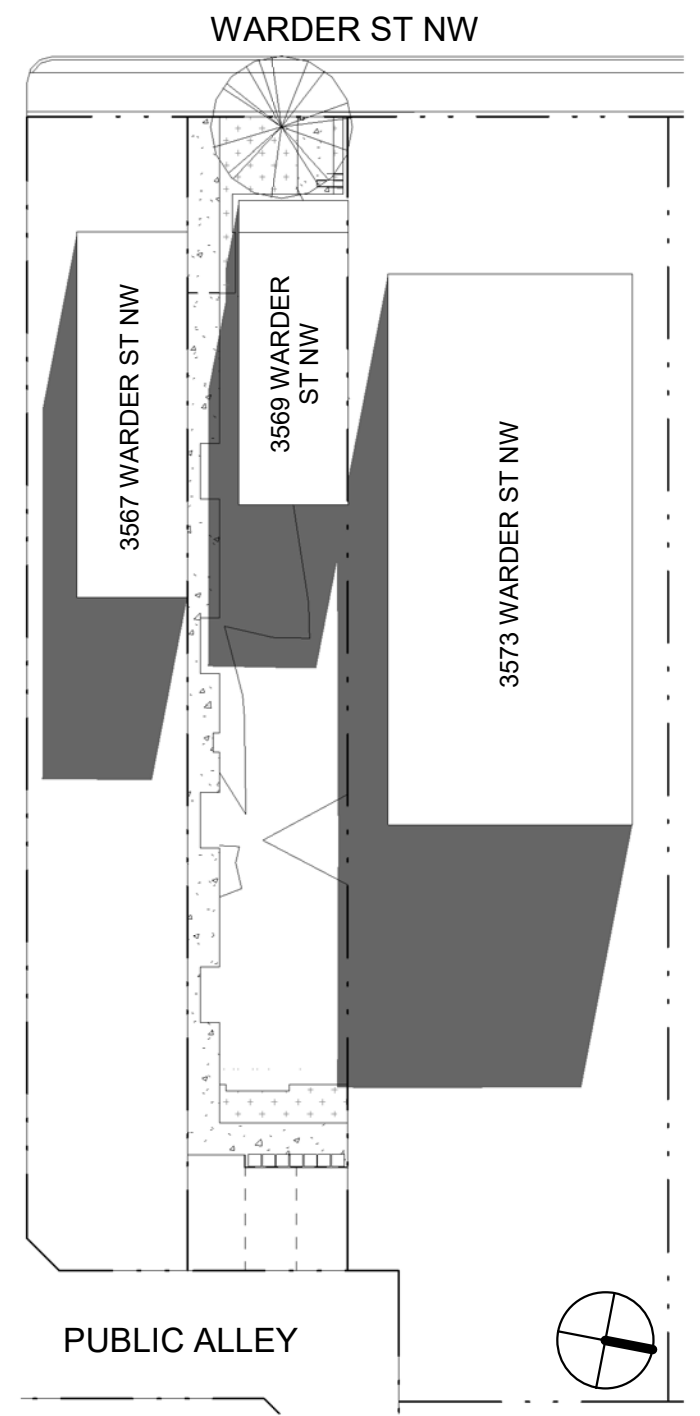
**1 SUMMER SOLSTICE @ 10AM. EXISTING**  
A201 BZA 05B 1" = 30'-0"



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



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



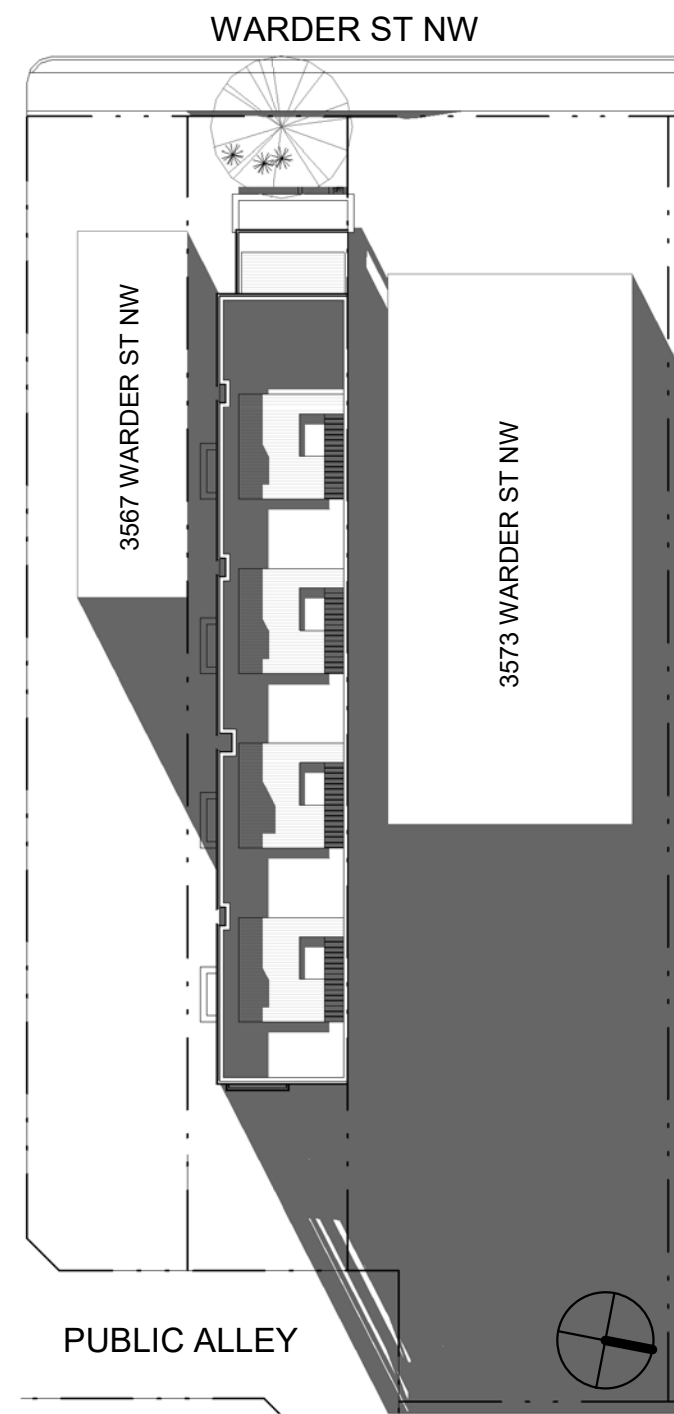
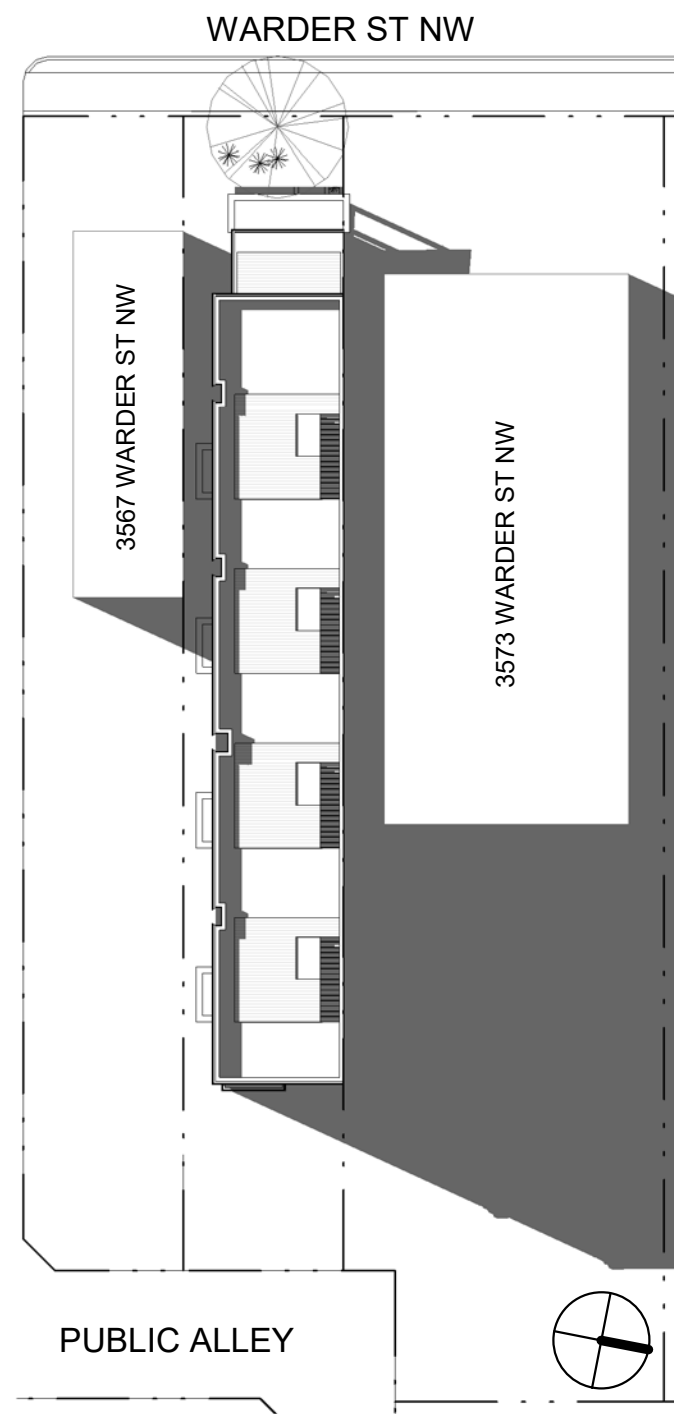
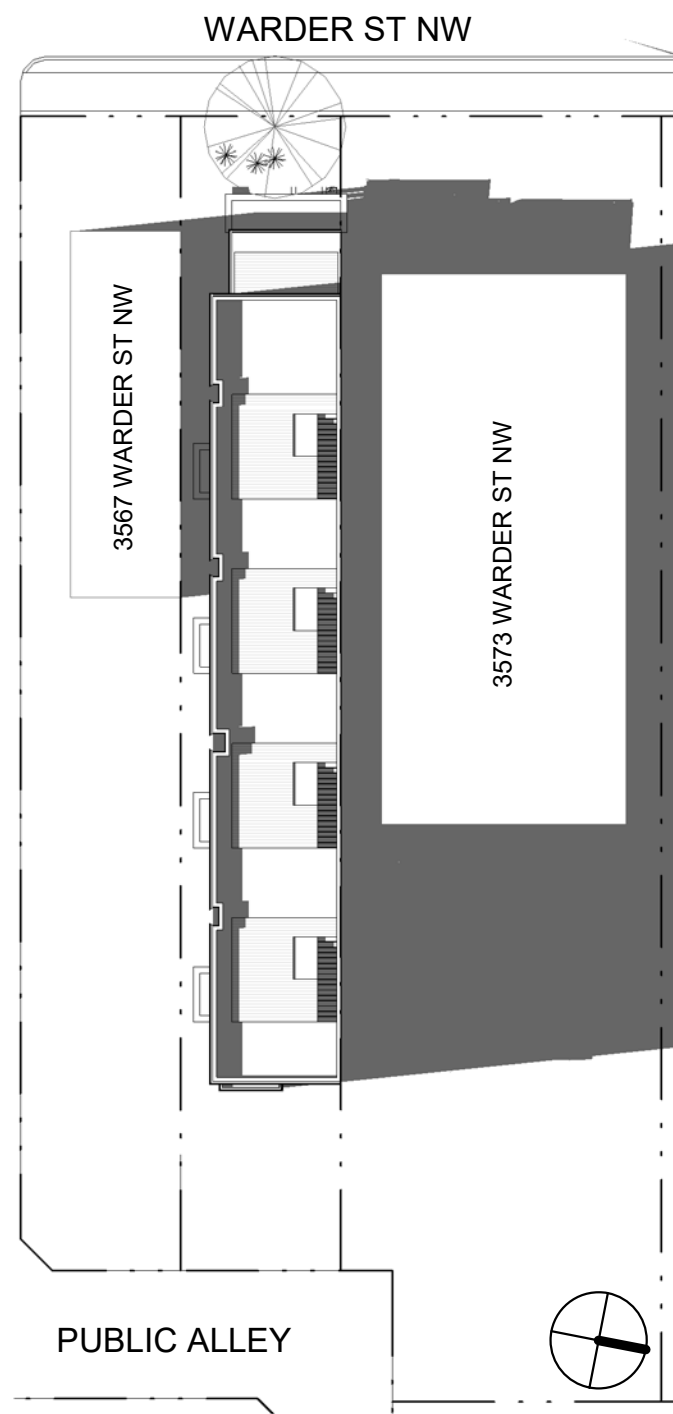
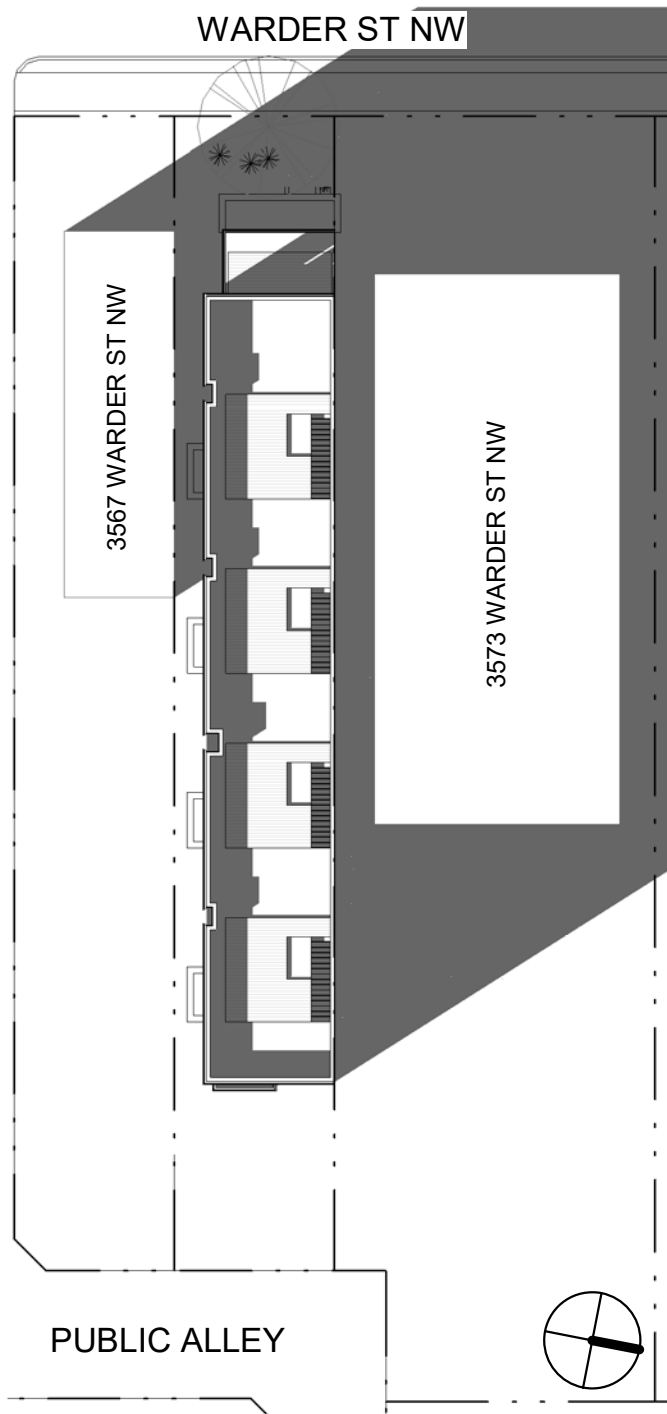
**4 SUMMER SOLSTICE @ 5PM. EXISTING**  
A201 BZA 05B 1" = 30'-0"

**ADR W2**

**BZA 05B**

09/20/19  
 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**

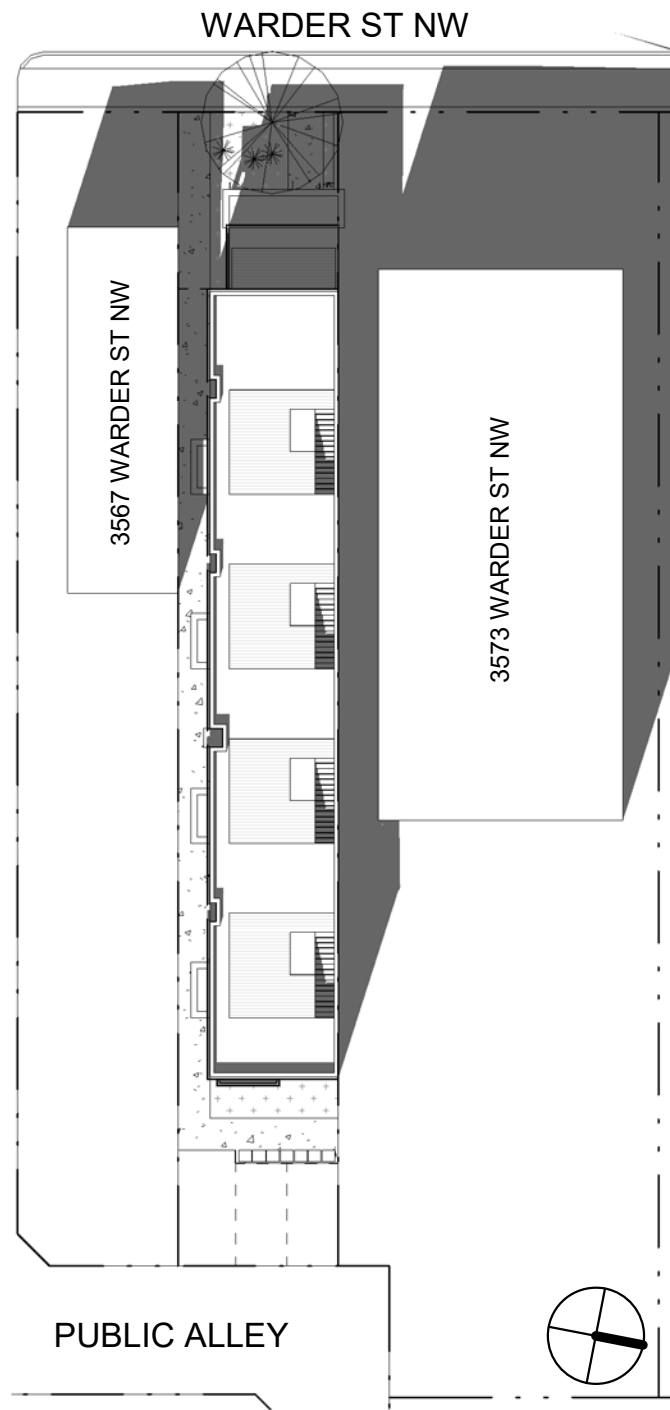
**ADR W2**

**BZA 05C**

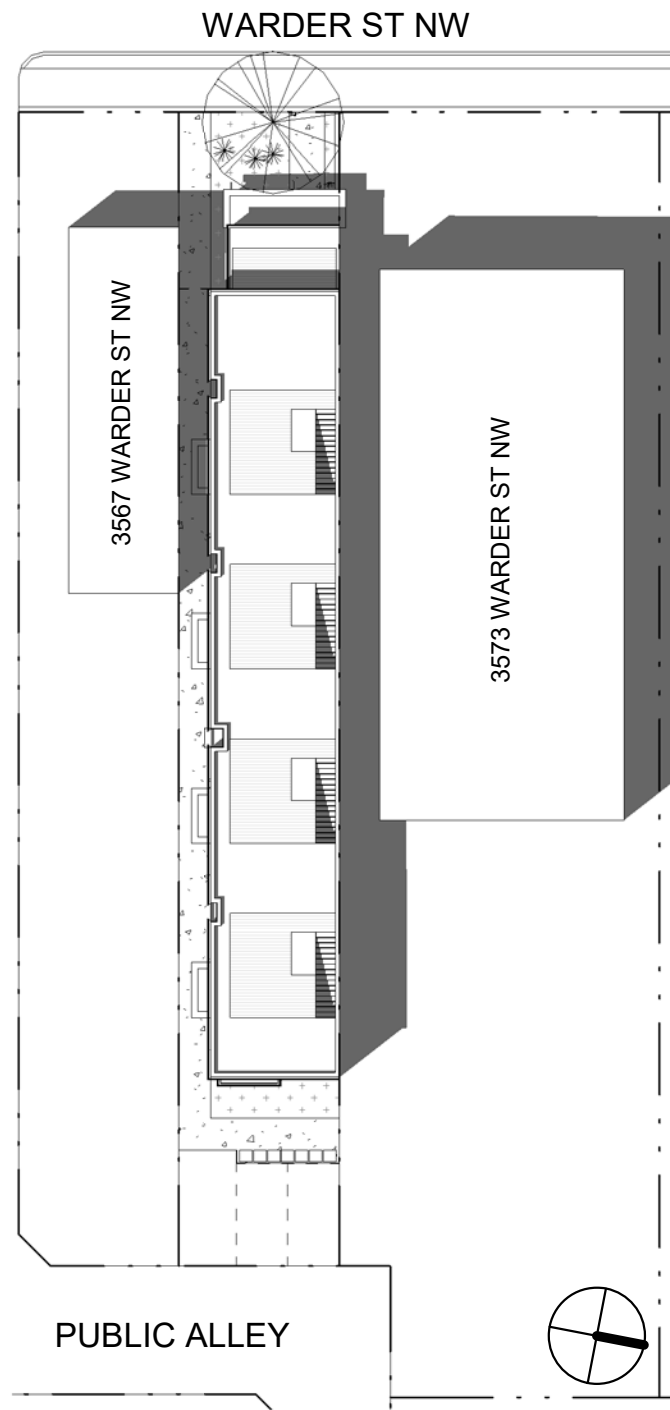
08/20/19  
 3569 Warder St NW

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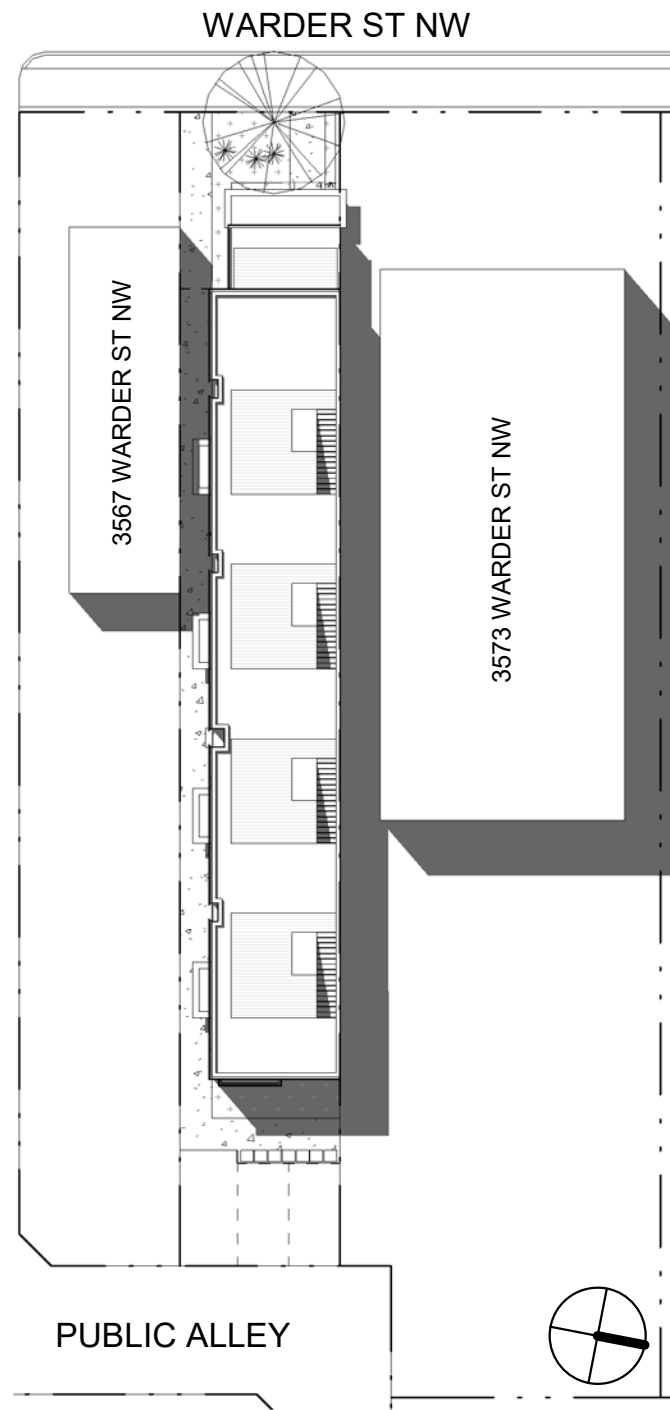




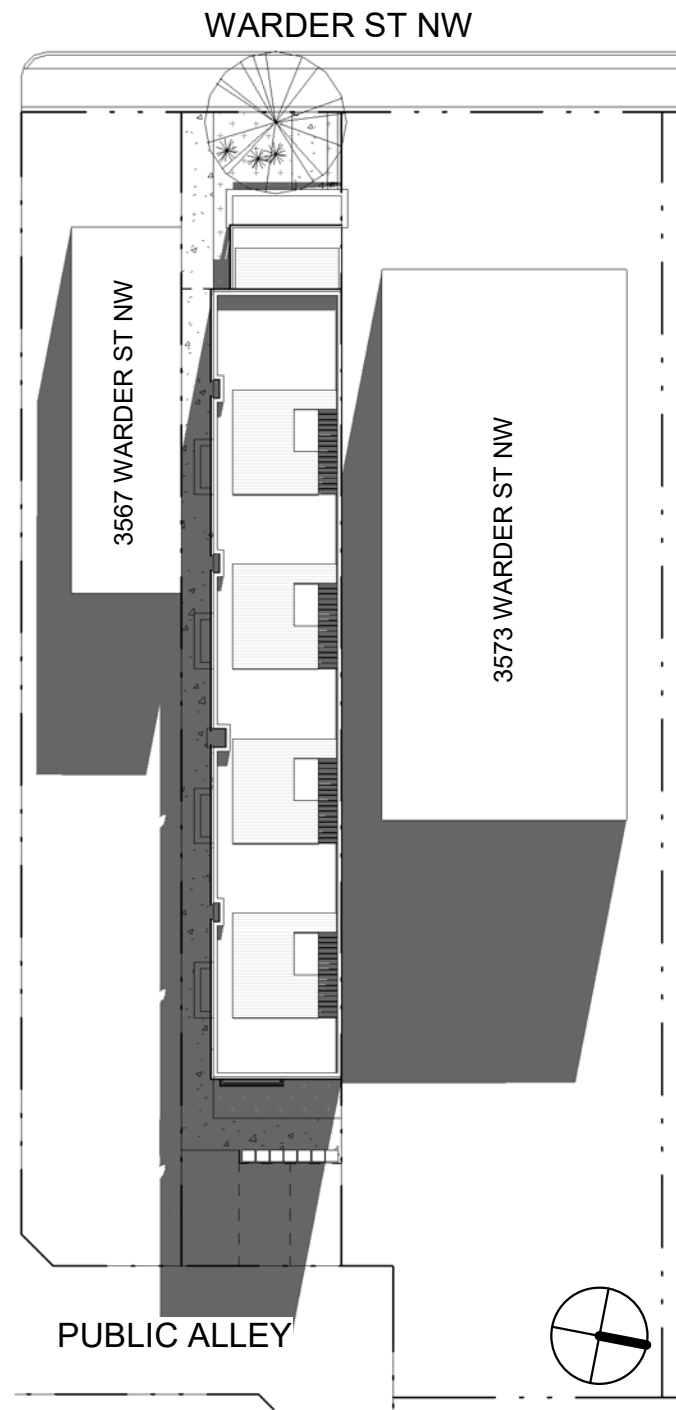
**1 SUMMER SOLSTICE @ 10AM**  
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



**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**



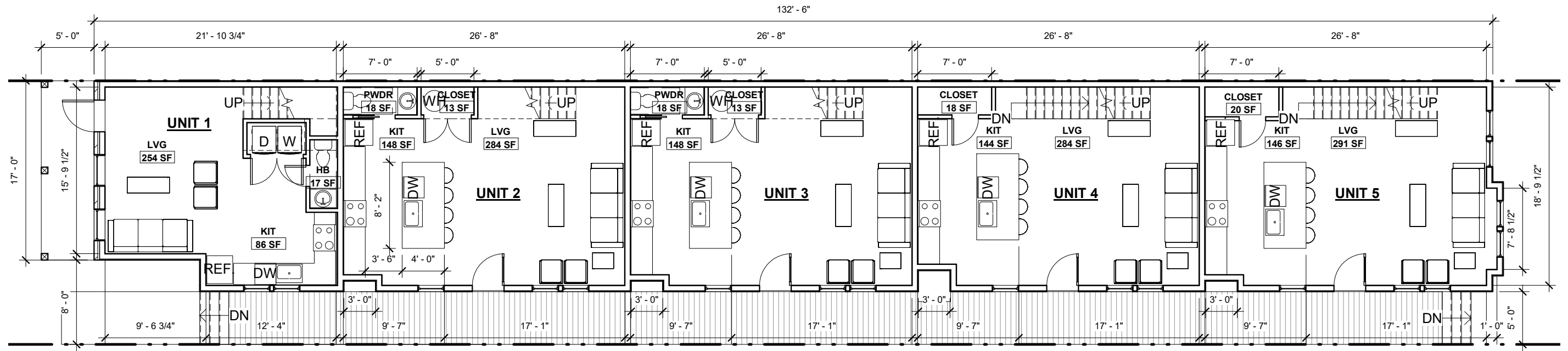
**4 SUMMER SOLSTICE @ 5PM**  
A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**

**ADR W2**

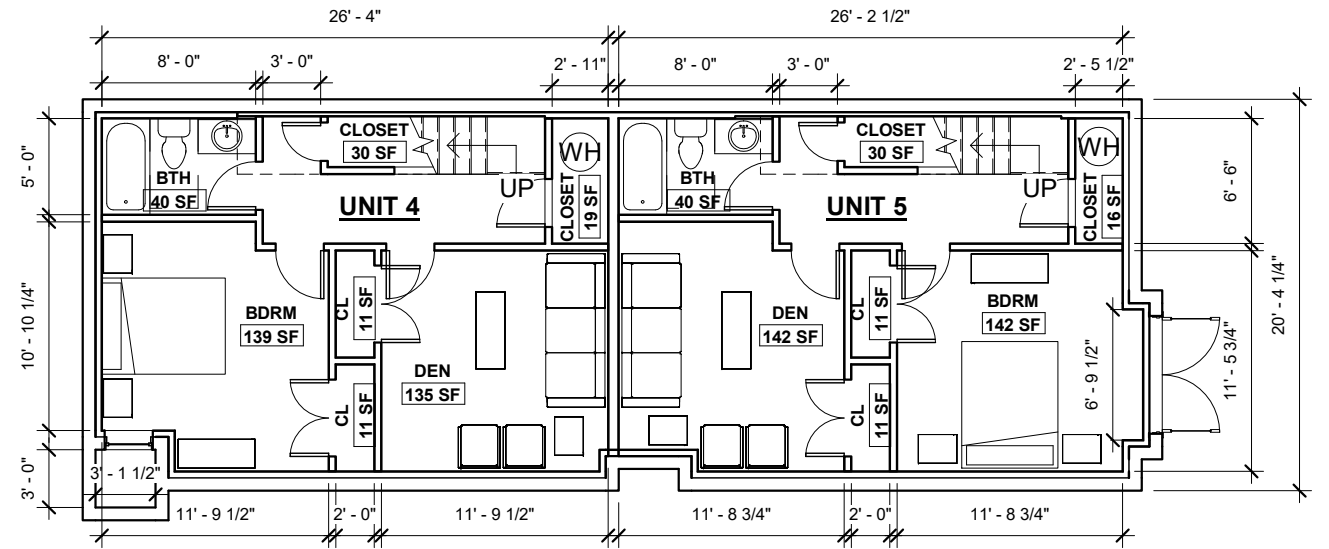
**BZA 05D**

08/20/19  
 3569 Warder St NW

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 DESIGN GROUP**



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



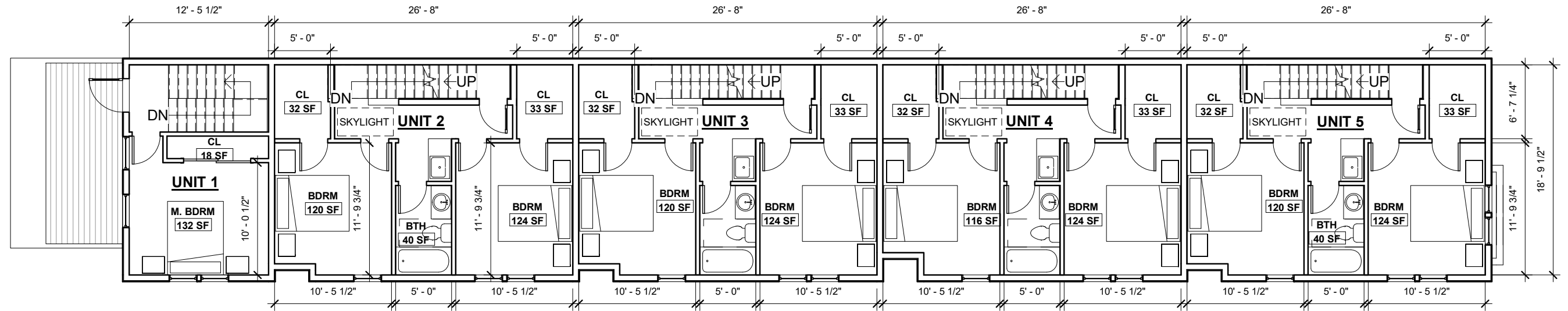
**1 CELLAR**  
 A201 BZA 06A 1" = 10'-0"

**ADR W2**

**BZA 06A**

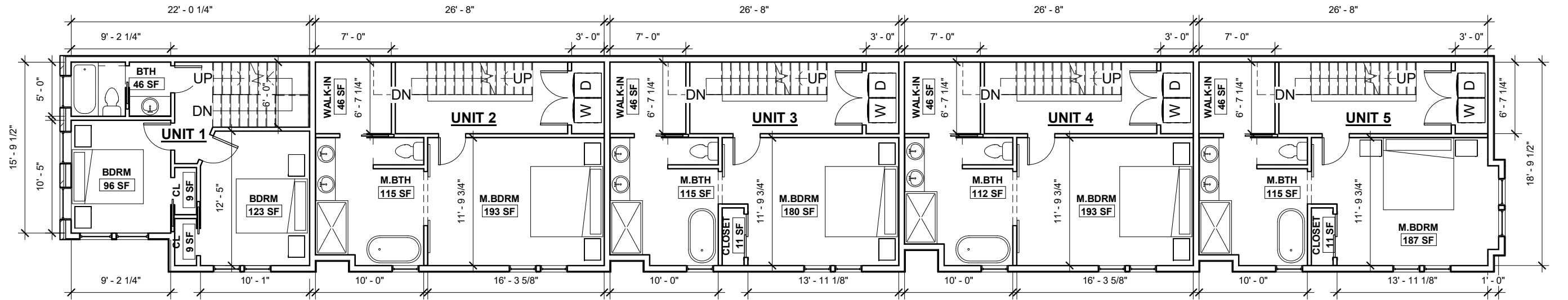
08/20/19  
 3569 Warder St NW

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**2 3rd FLOOR**

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



**1 2nd FLOOR**

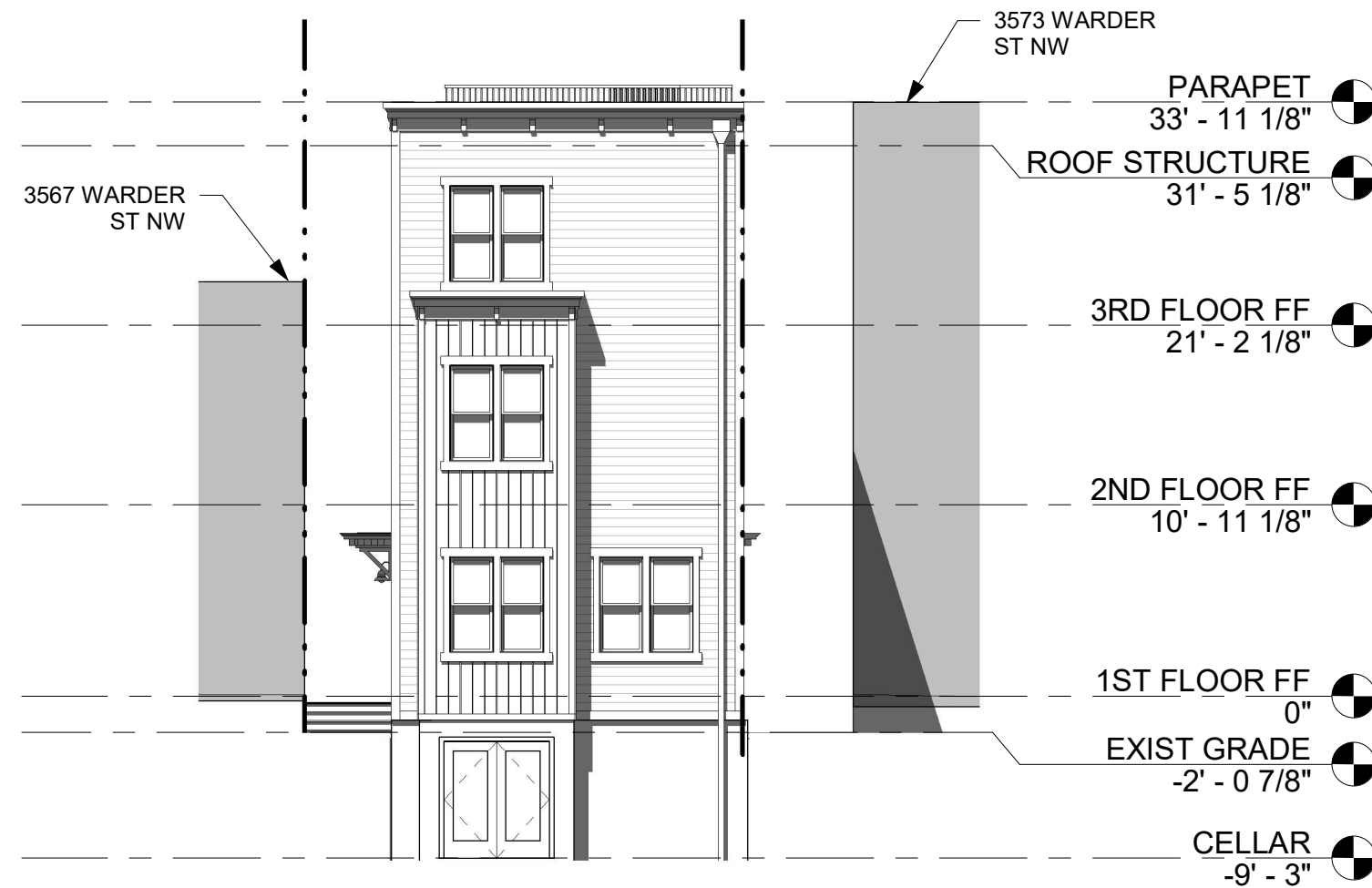
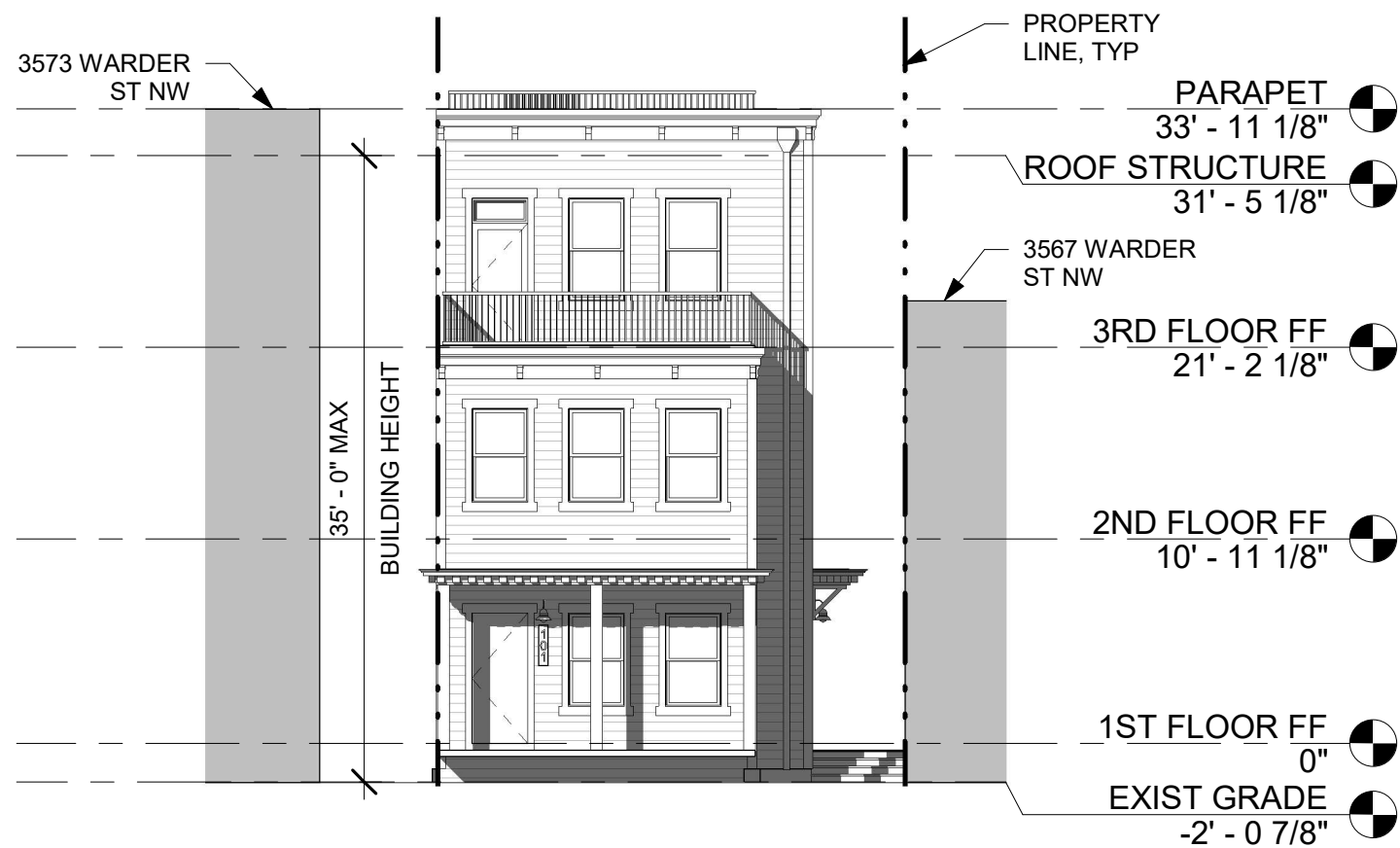
A201 BZA 06B 1" = 10'-0"

**ADR W2**

**BZA 06B**

08/20/19  
3569 Warder St NW

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

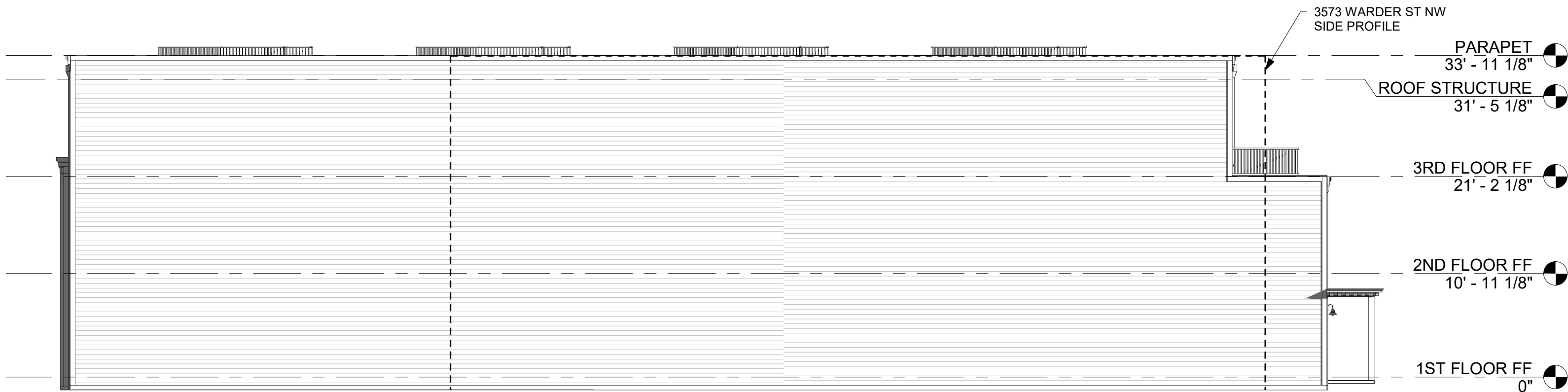
**2** PROPOSED ELEVATION - EAST  
 S101 BZA 07A 1" = 10'-0"

ADR W2

**BZA 07A**

08/20/19  
 3569 Warder St NW

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP



**1 PROPOSED ELEVATION - NORTH**

BZA  
07B 1" = 10'-0"

**ADR W2**

**BZA 07B**

08/20/19  
3569 Warder St NW



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

ADR W2

**BZA 07C**

08/20/19  
 3569 Warder St NW

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EXISTING FRONT PORCH CONDITION

ADR W2

**BZA 08**



PRECEDENT FRONT PORCH

10/08/19  
3569 Warder St NW



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