

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 02A	RENDERING
BZA 02B	FRONT PORCH COMPARISON
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

10/23/19
3569 Warder St NW

**R. MICHAEL CROSS
DESIGN GROUP**

Board of Zoning Adjustment
District of Columbia
CASE NO.20114
EXHIBIT NO.45



ADR W2

BZA 02A

10/23/19
3569 Warder St NW

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



EXISTING FRONT PORCH CONDITION

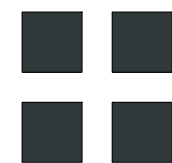
ADR W2

BZA 02B



HISTORIC FRONT PORCH (1924)

10/23/19
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)

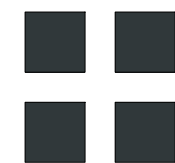


FROM ALLEY (EAST / REAR)

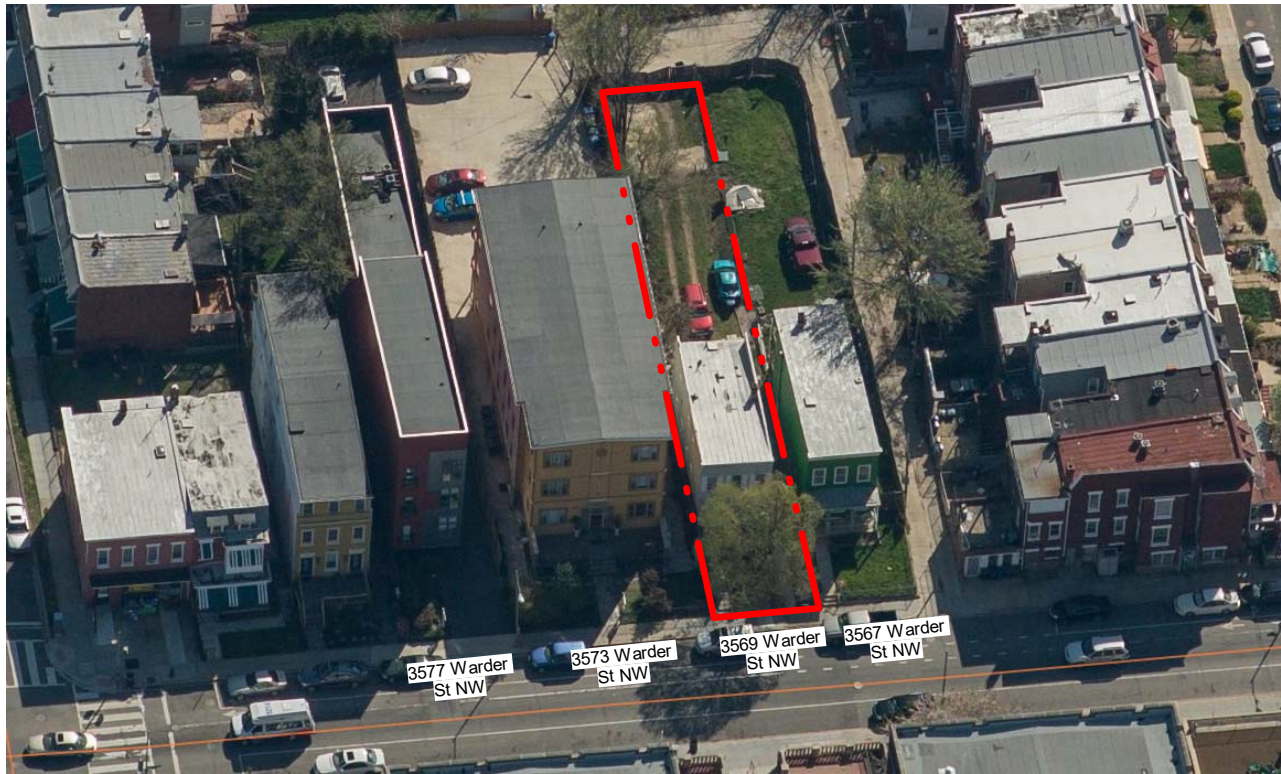
ADR W2

BZA 03A

10/23/19
3569 Warder St NW



**R. MICHAEL CROSS
DESIGN GROUP**



AERIAL - WEST



AERIAL - EAST



AERIAL - SOUTH

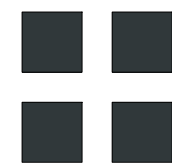


AERIAL - NORTH

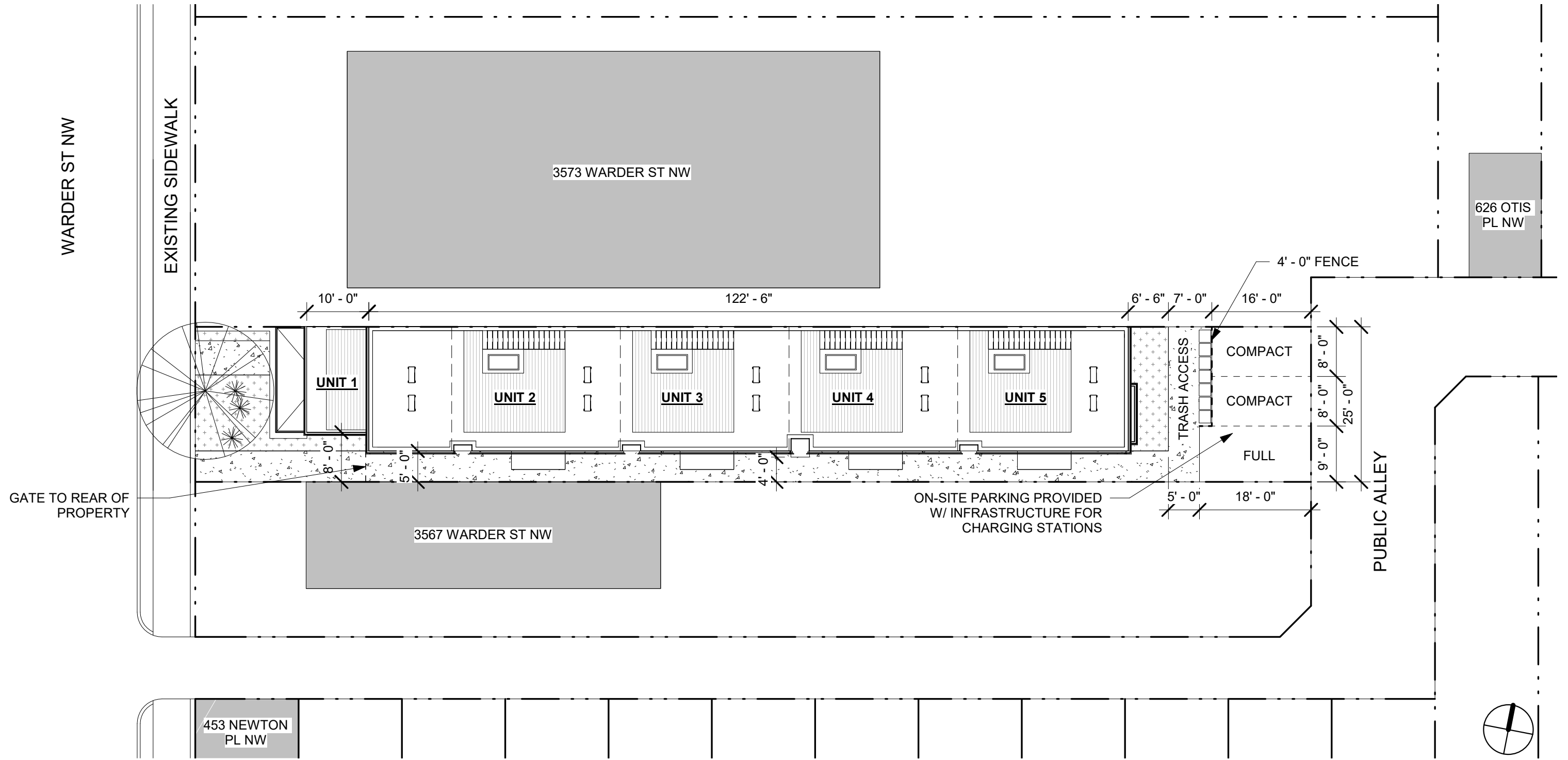
ADR W2

BZA 03B

10/23/19
3569 Warder St NW



R. MICHAEL CROSS
DESIGN GROUP



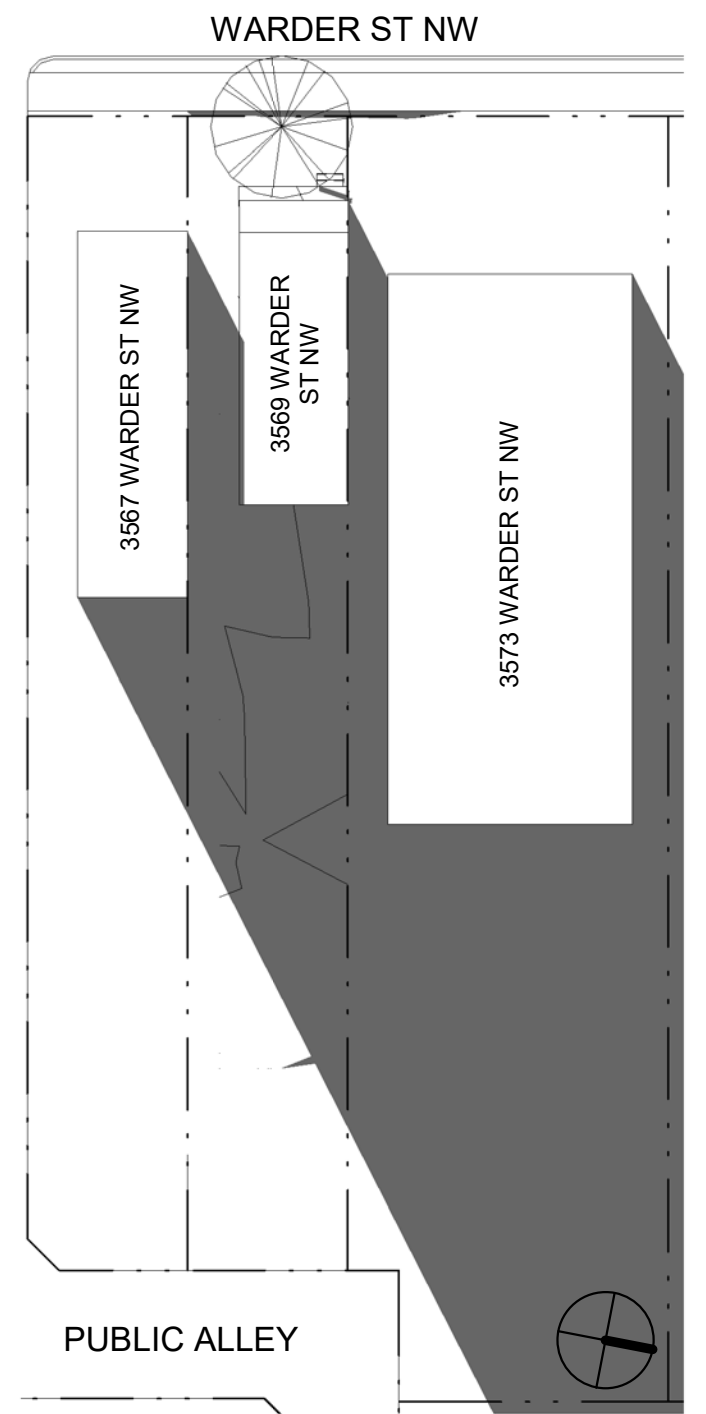
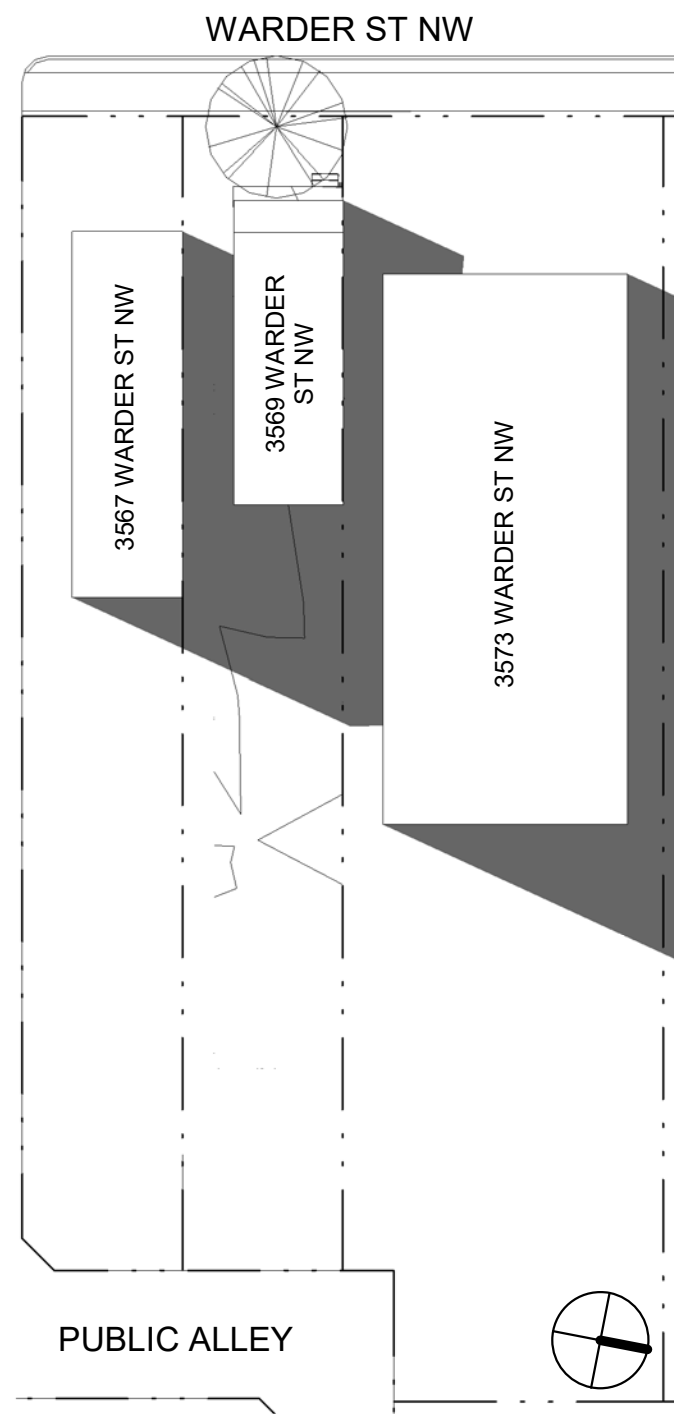
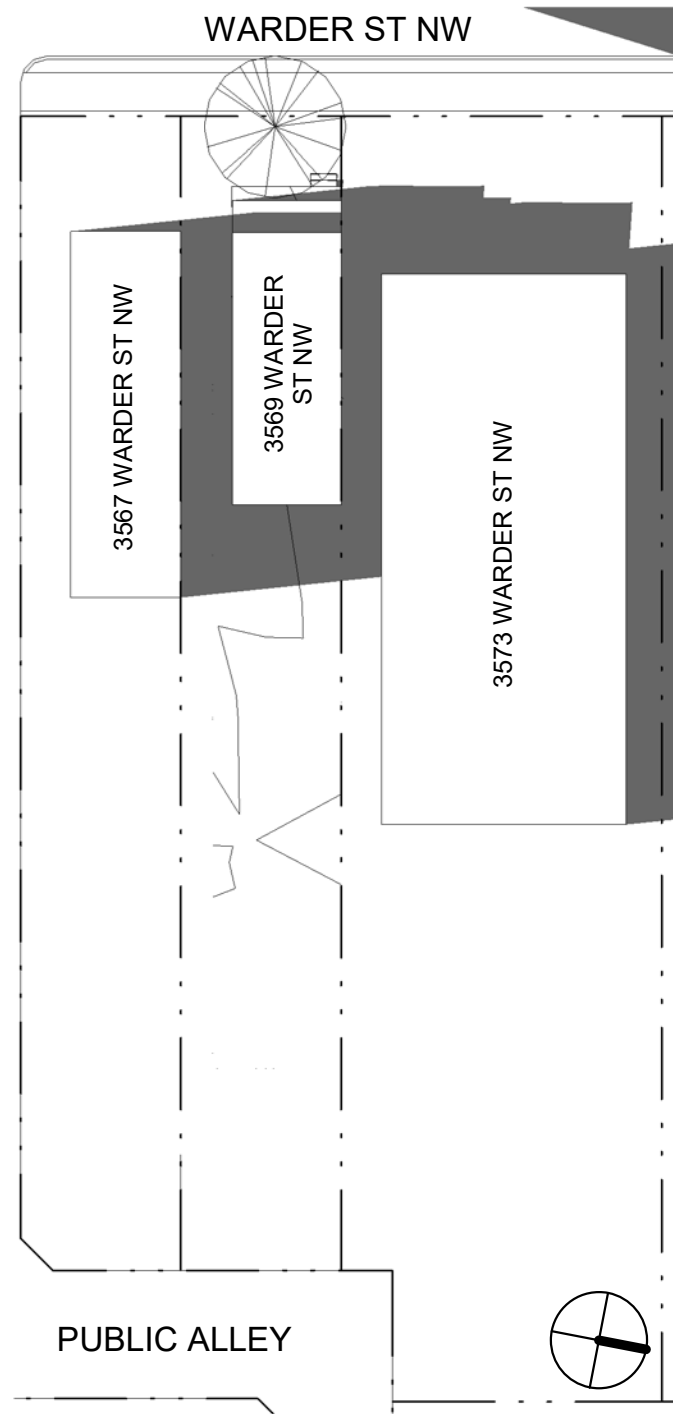
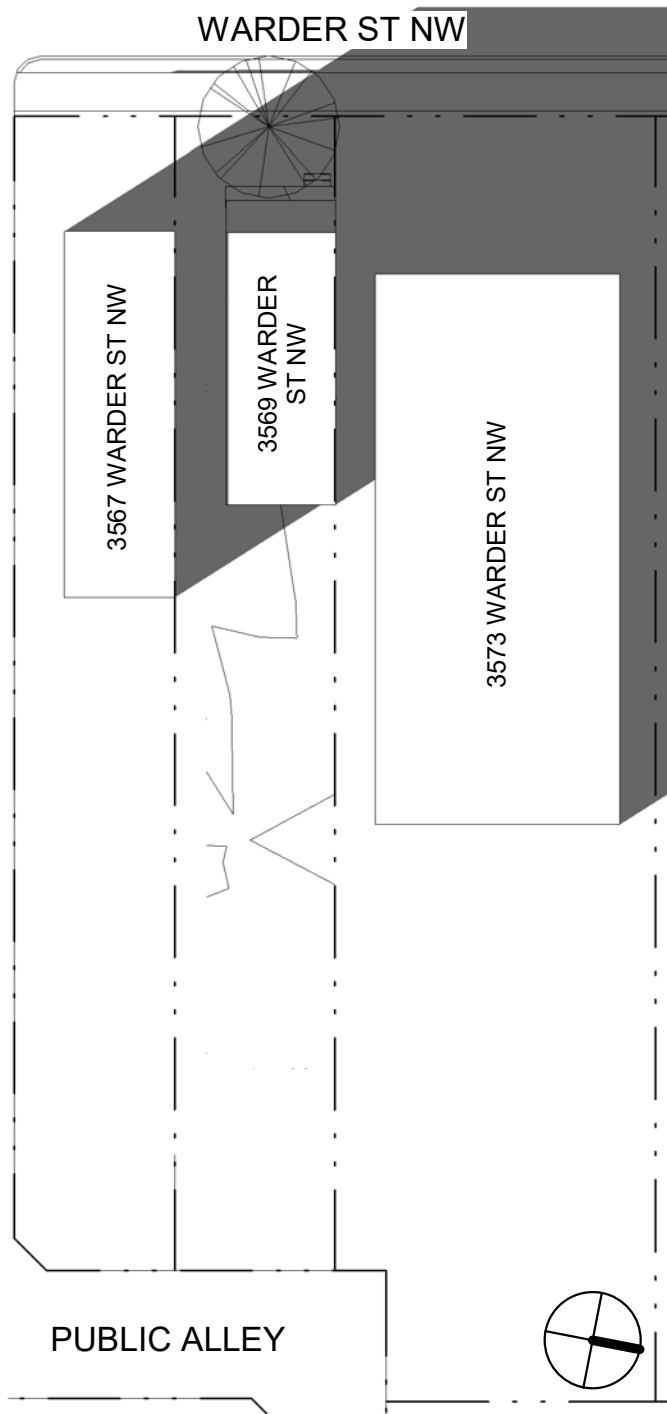
1 PROPOSED SITE PLAN
 A201 BZA 04 1/16" = 1'-0"

ADR W2

BZA 04

10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



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"

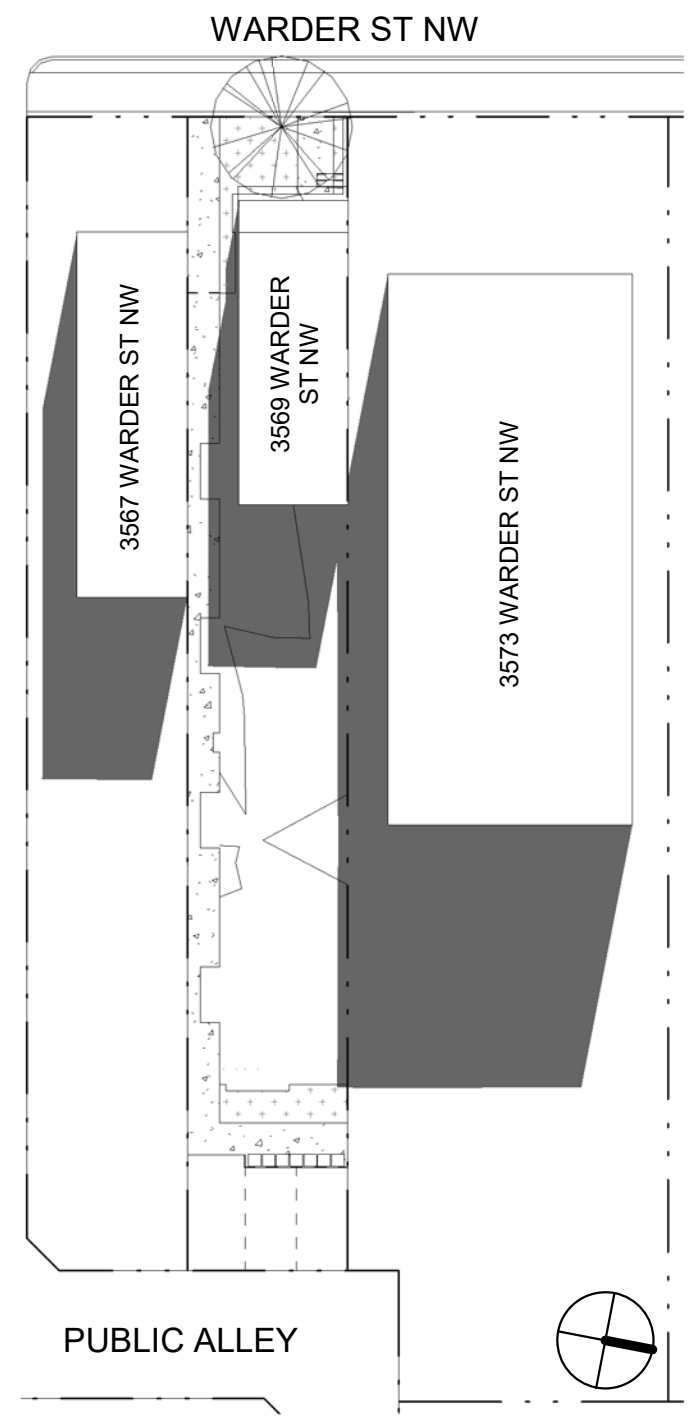
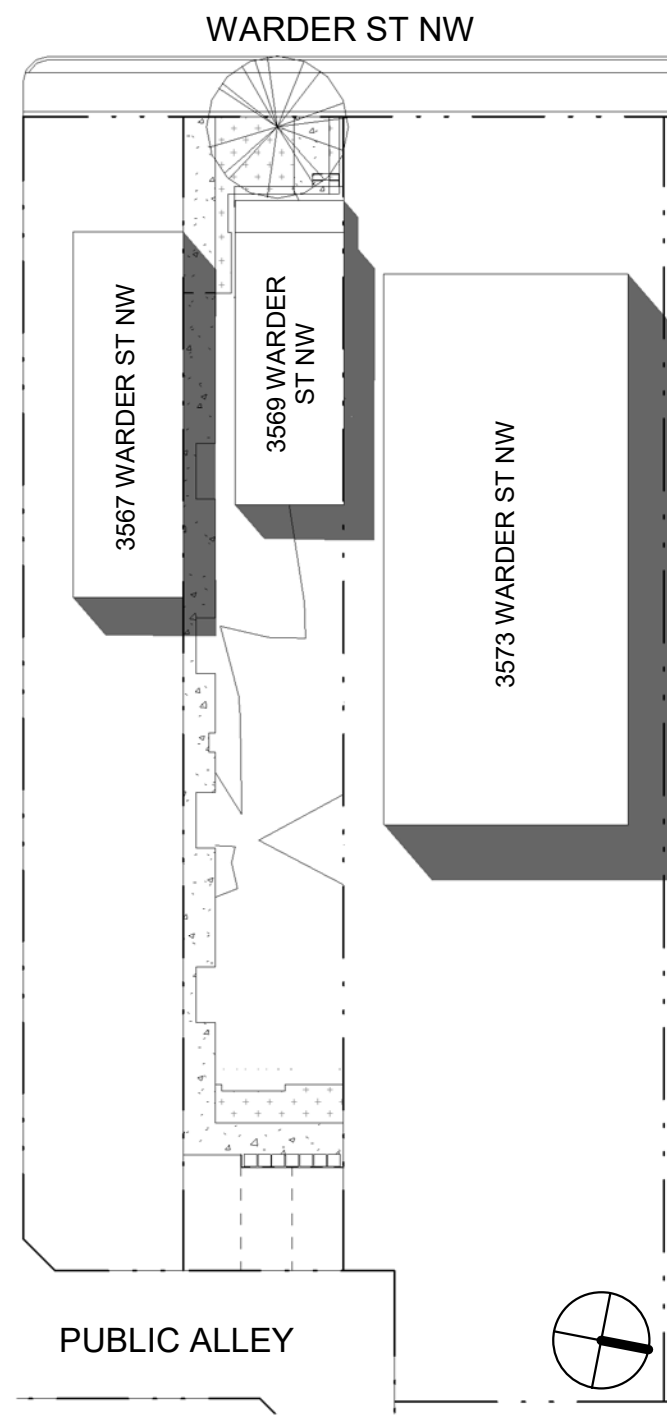
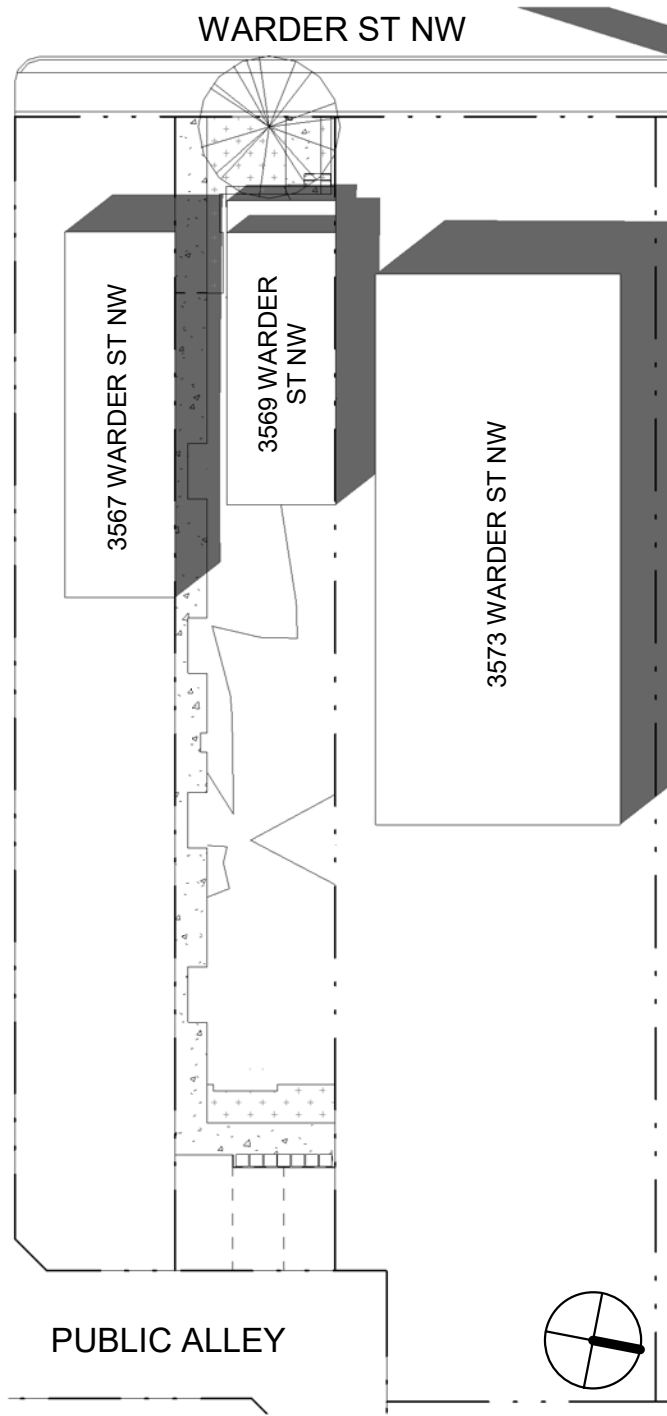
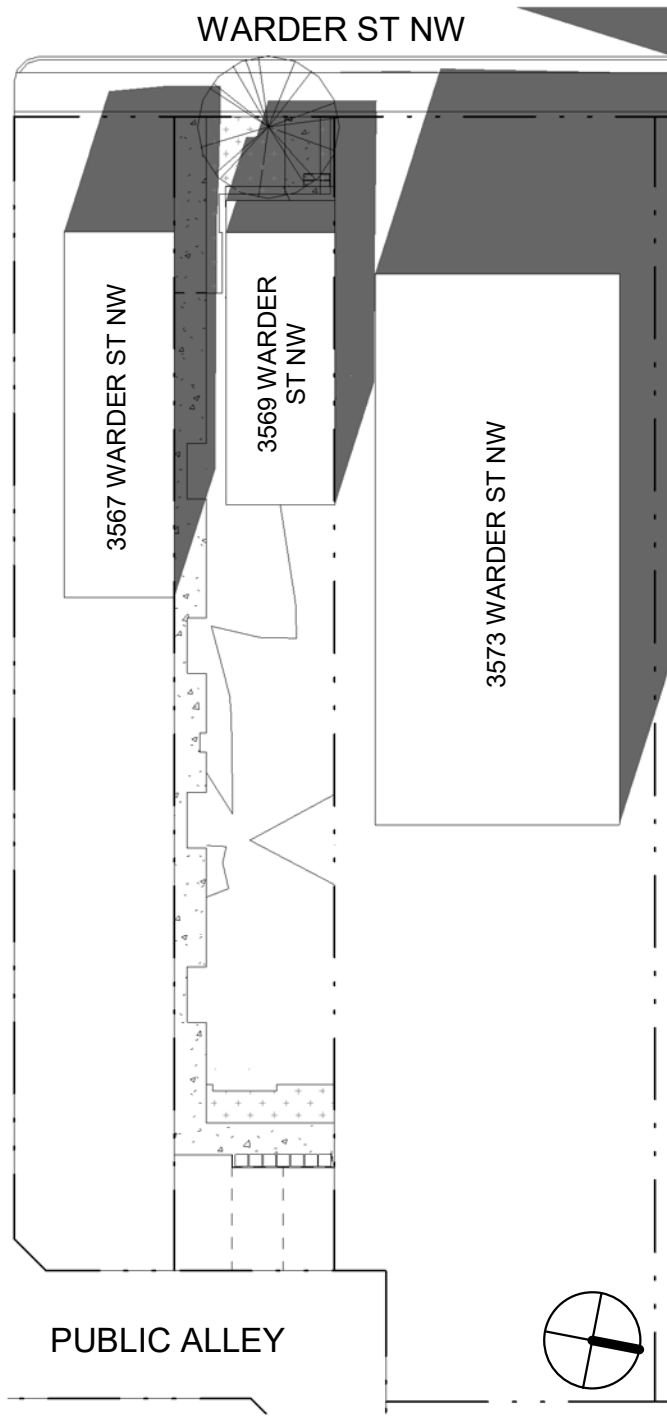
4 WINTER SOLSTICE @ 5PM. EXISTING
A201 BZA 05A 1" = 30'-0"

ADR W2

BZA 05A

10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



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

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

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

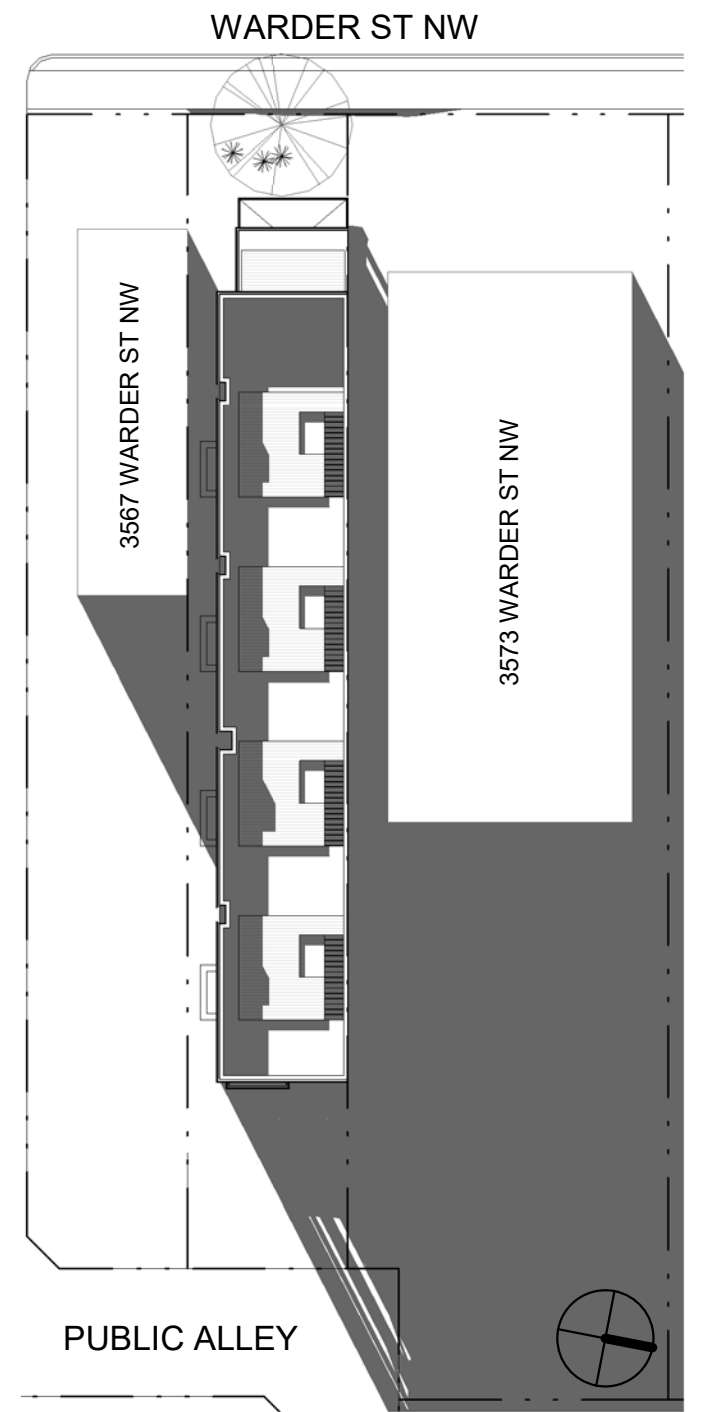
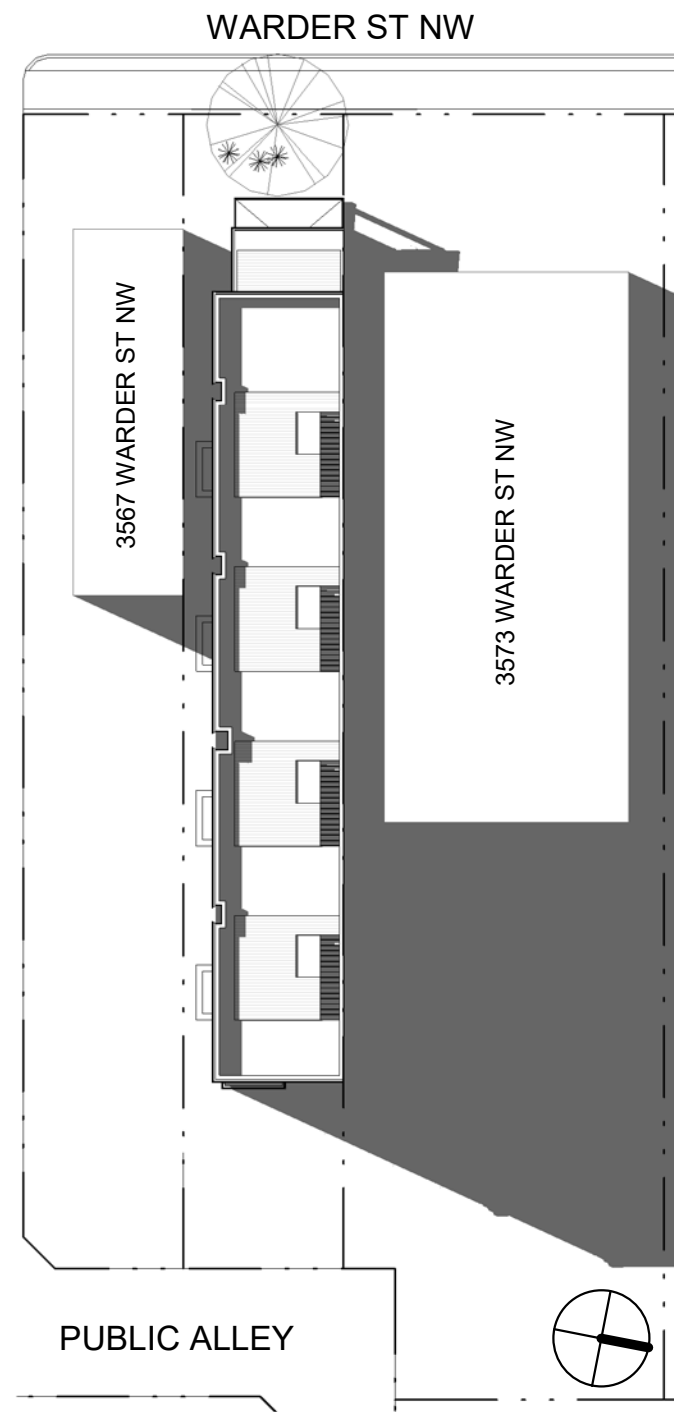
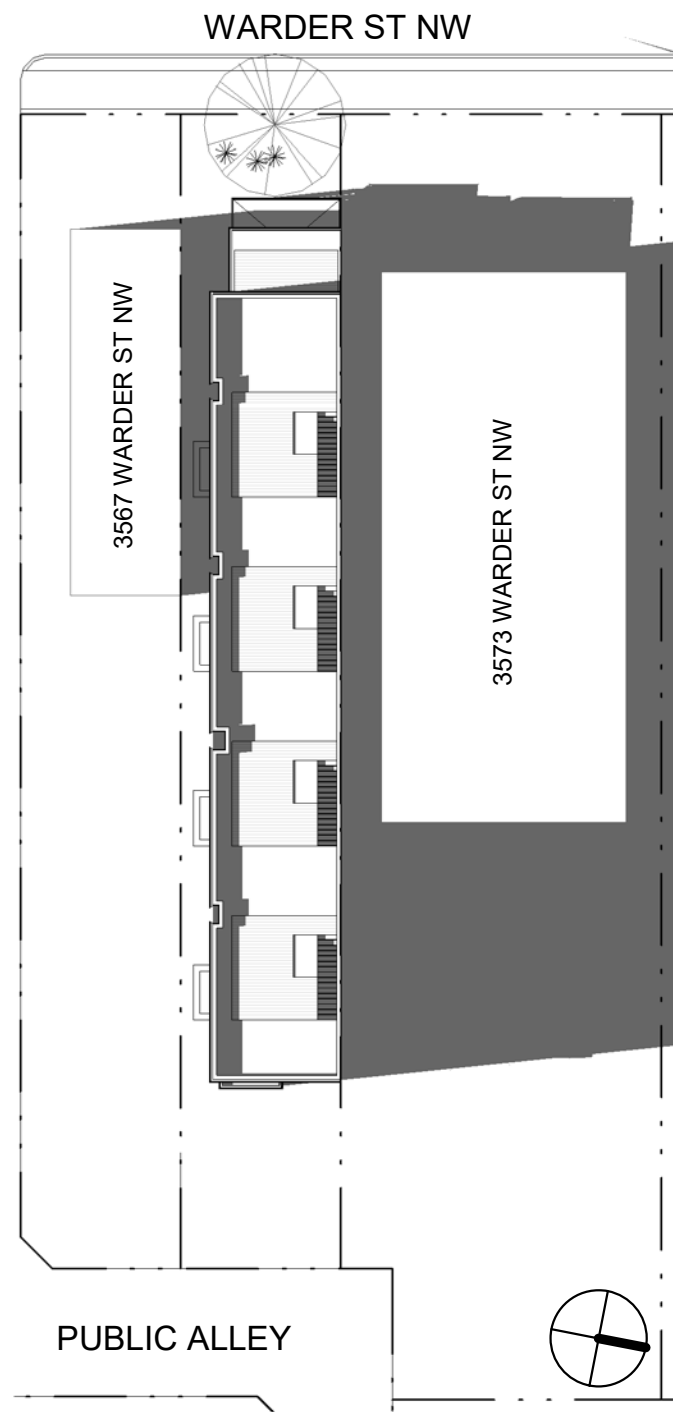
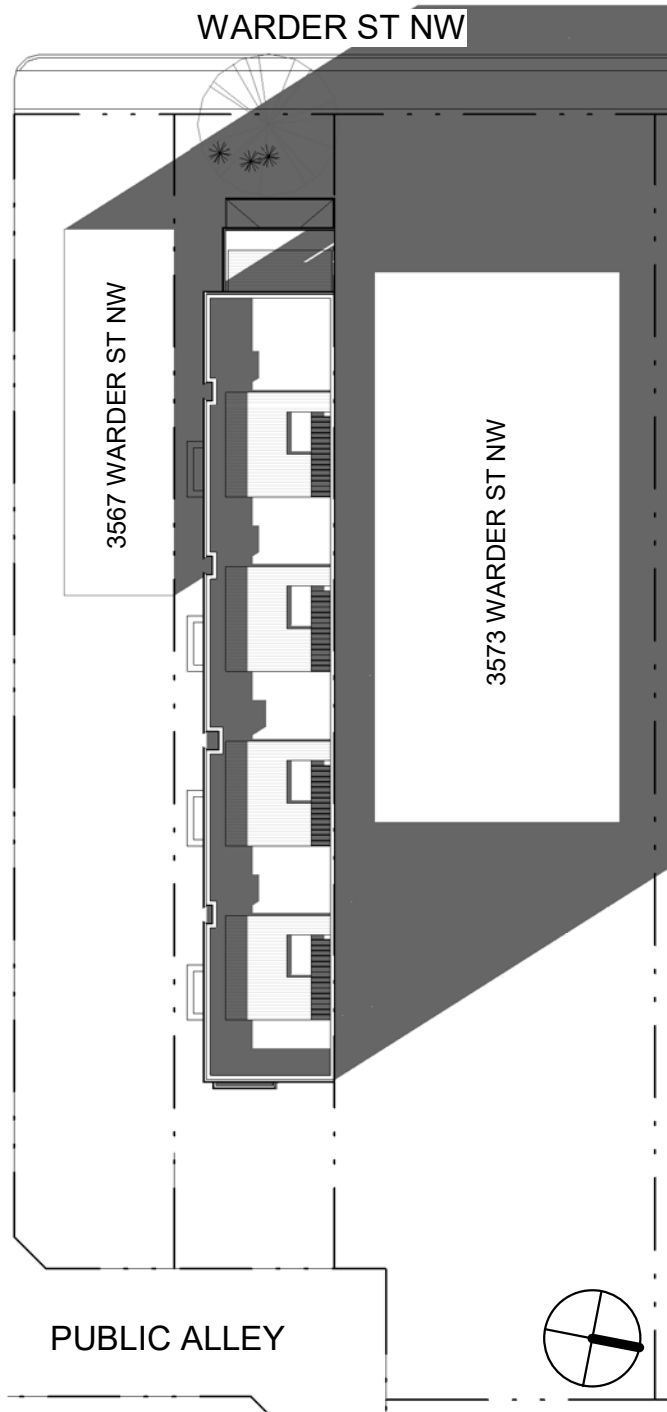
4 SUMMER SOLSTICE @ 5PM.
A201 BZA 05B 1" = 30'-0"
EXISTING

ADR W2

BZA 05B

10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



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**

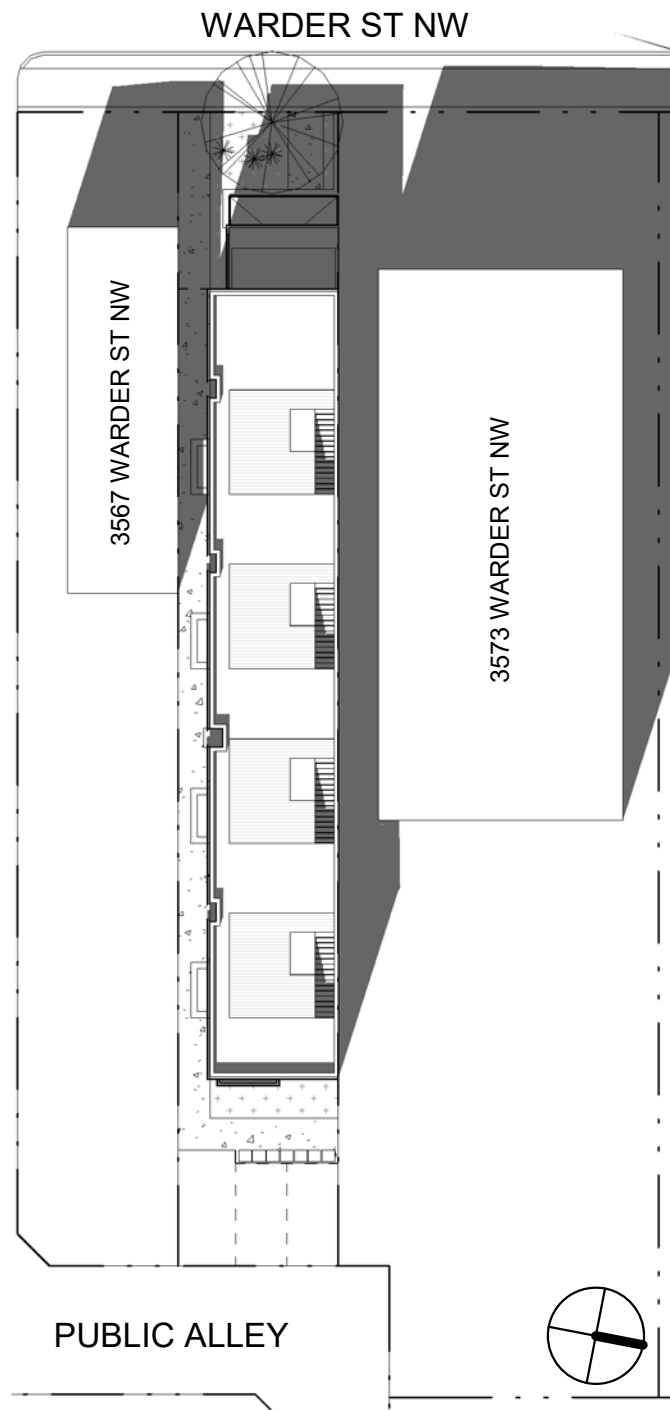
4 WINTER SOLSTICE @ 5PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

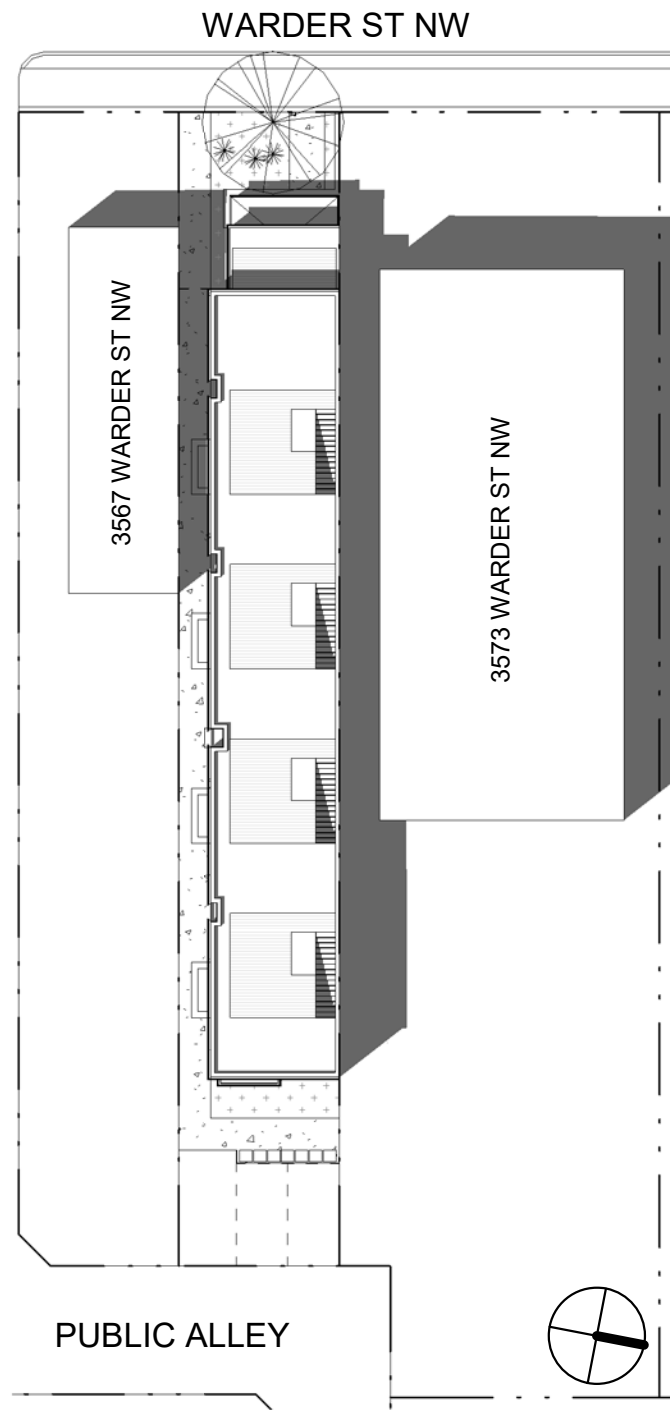
BZA 05C

10/23/19
 3569 Warder St NW

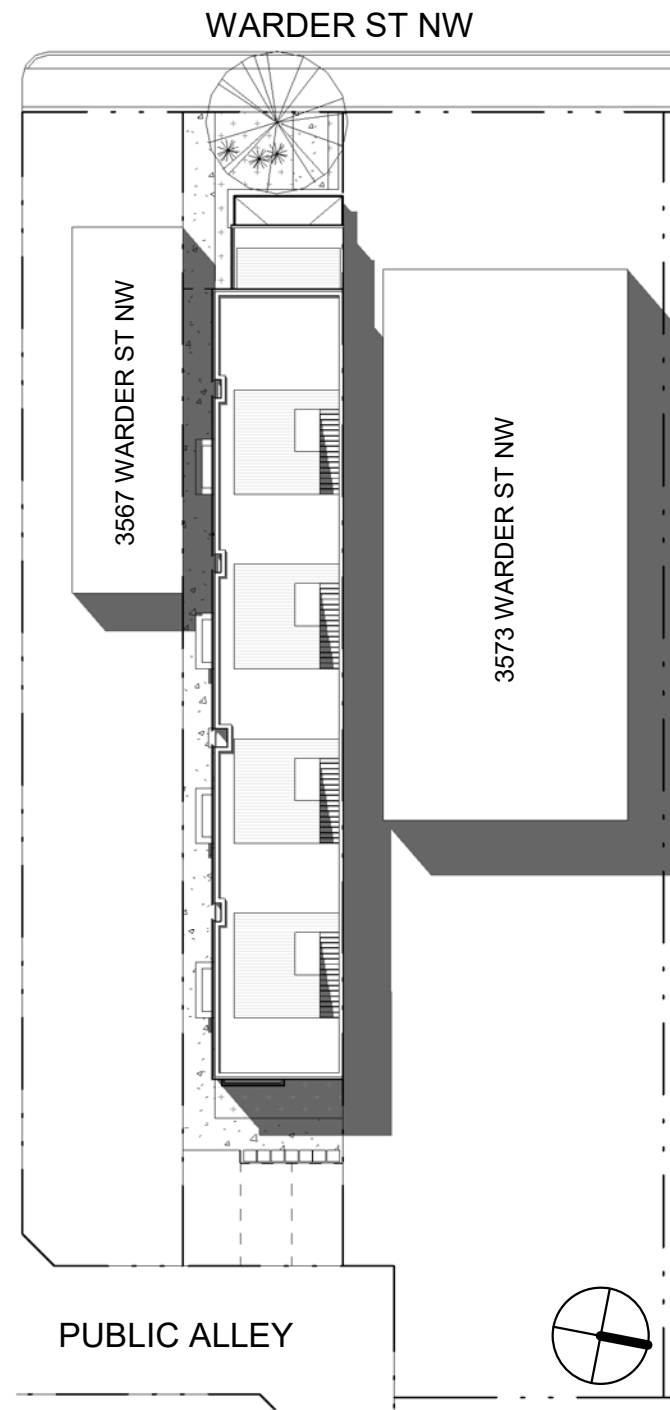
**R. MICHAEL CROSS
 DESIGN GROUP**



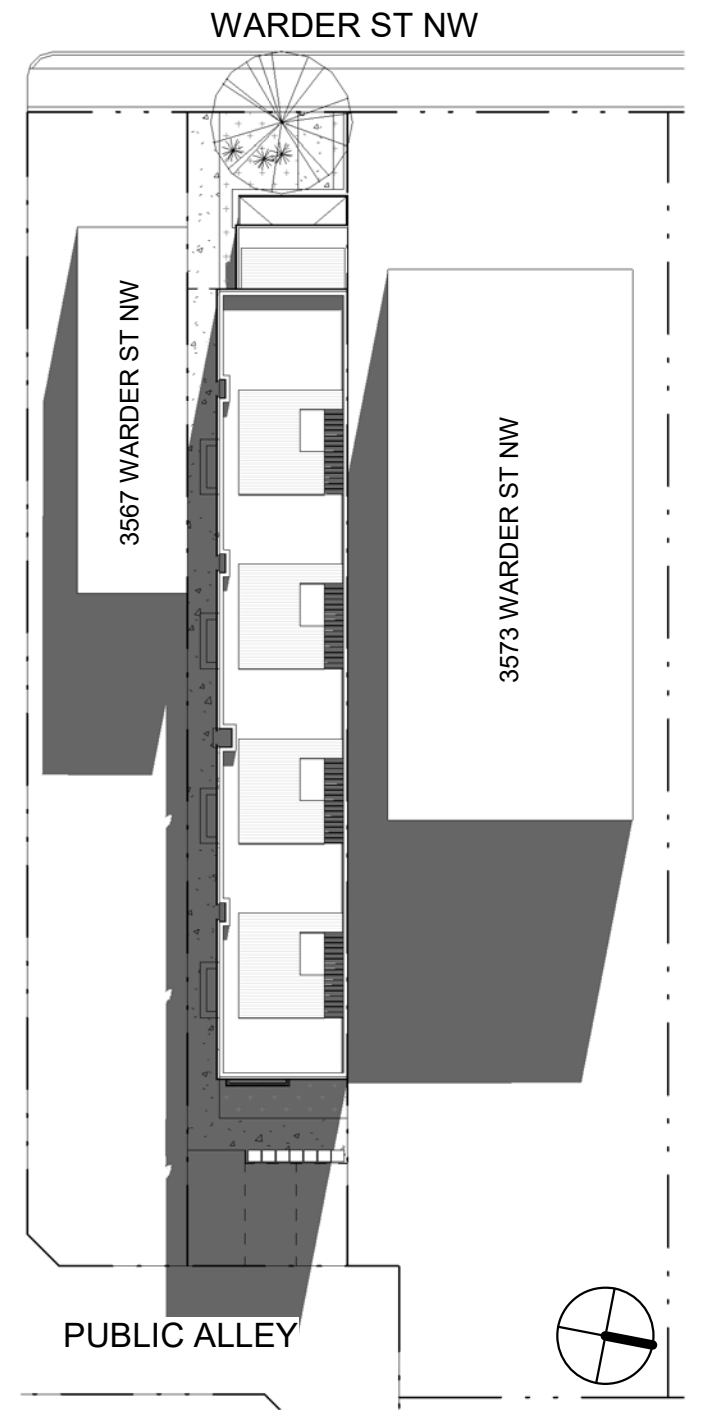
1 SUMMER SOLSTICE @ 10AM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



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**



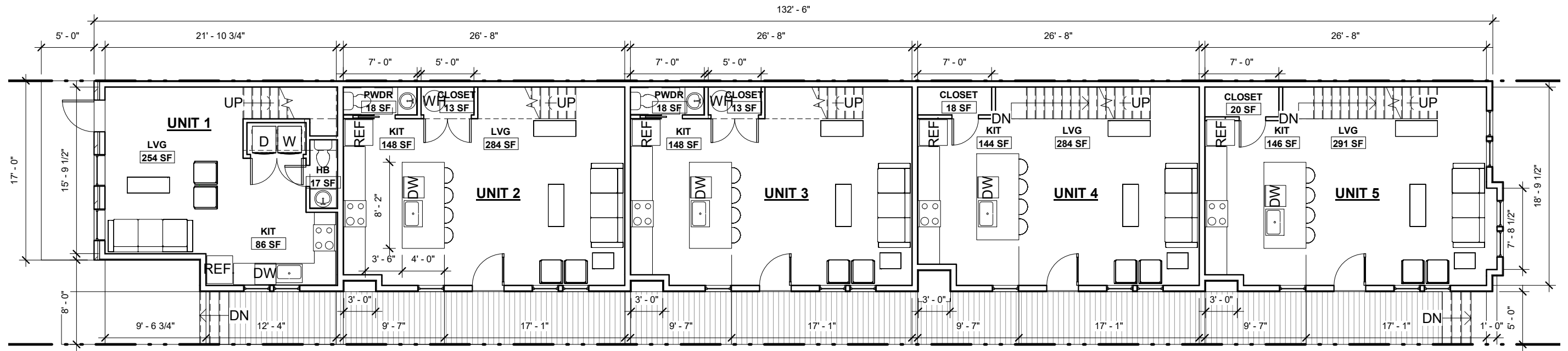
4 SUMMER SOLSTICE @ 5PM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

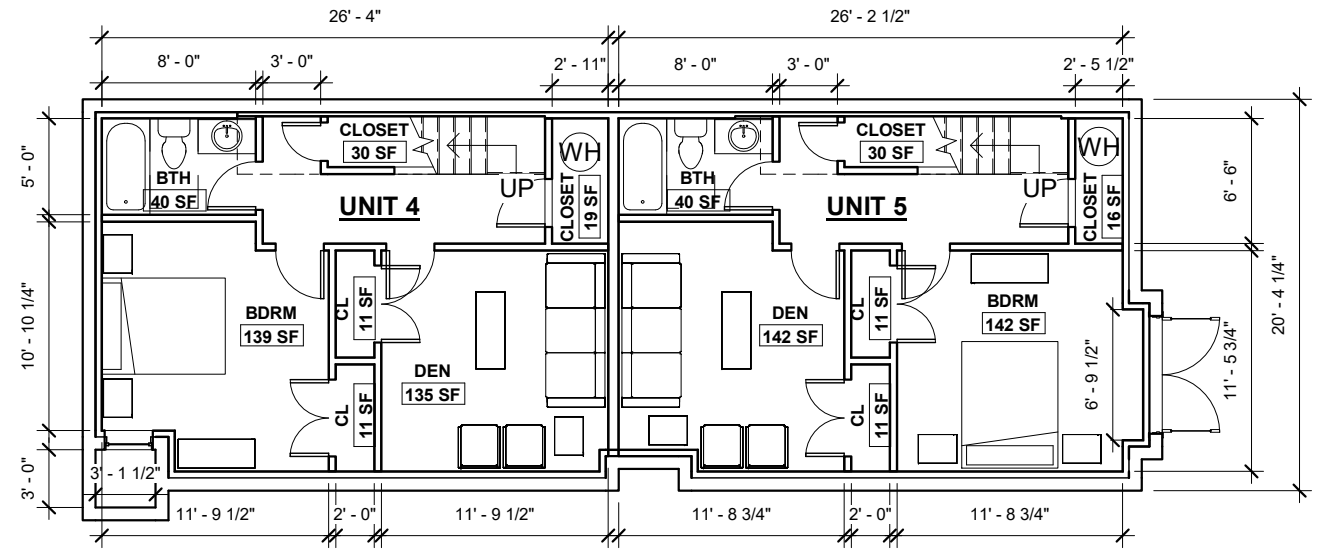
BZA 05D

10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



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



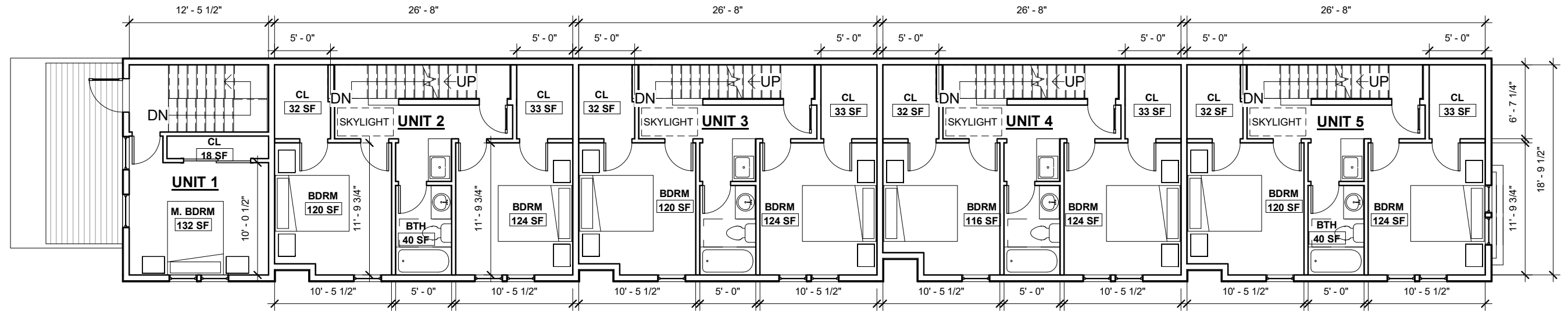
1 CELLAR
 A201 BZA 06A 1" = 10'-0"

ADR W2

BZA 06A

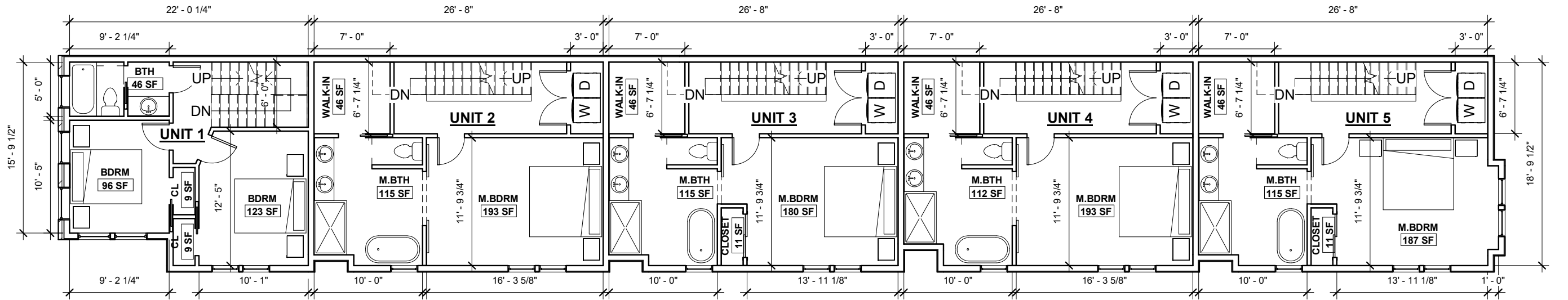
10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



2 3rd FLOOR

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



1 2nd FLOOR

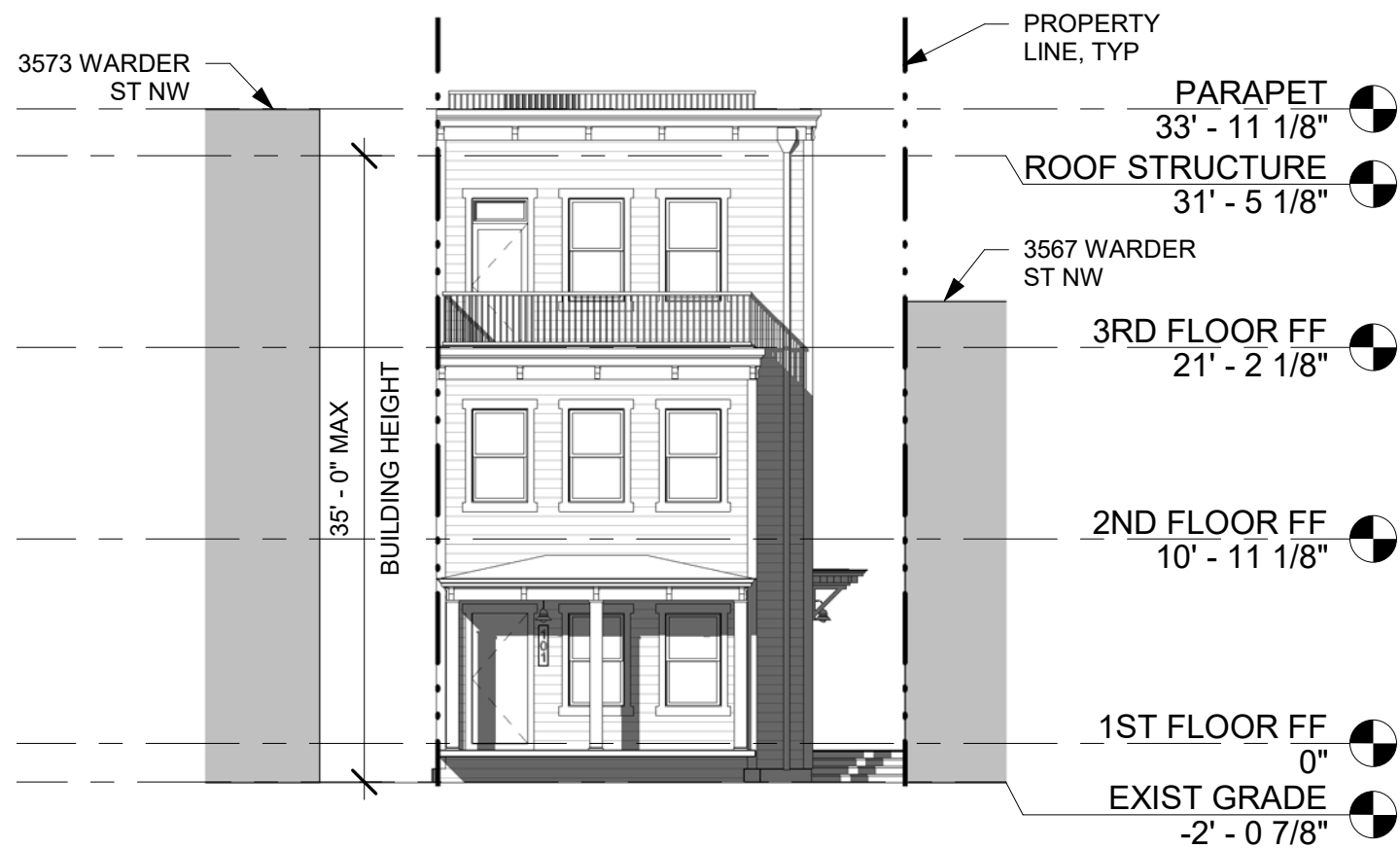
A201 BZA 06B 1" = 10'-0"

ADR W2

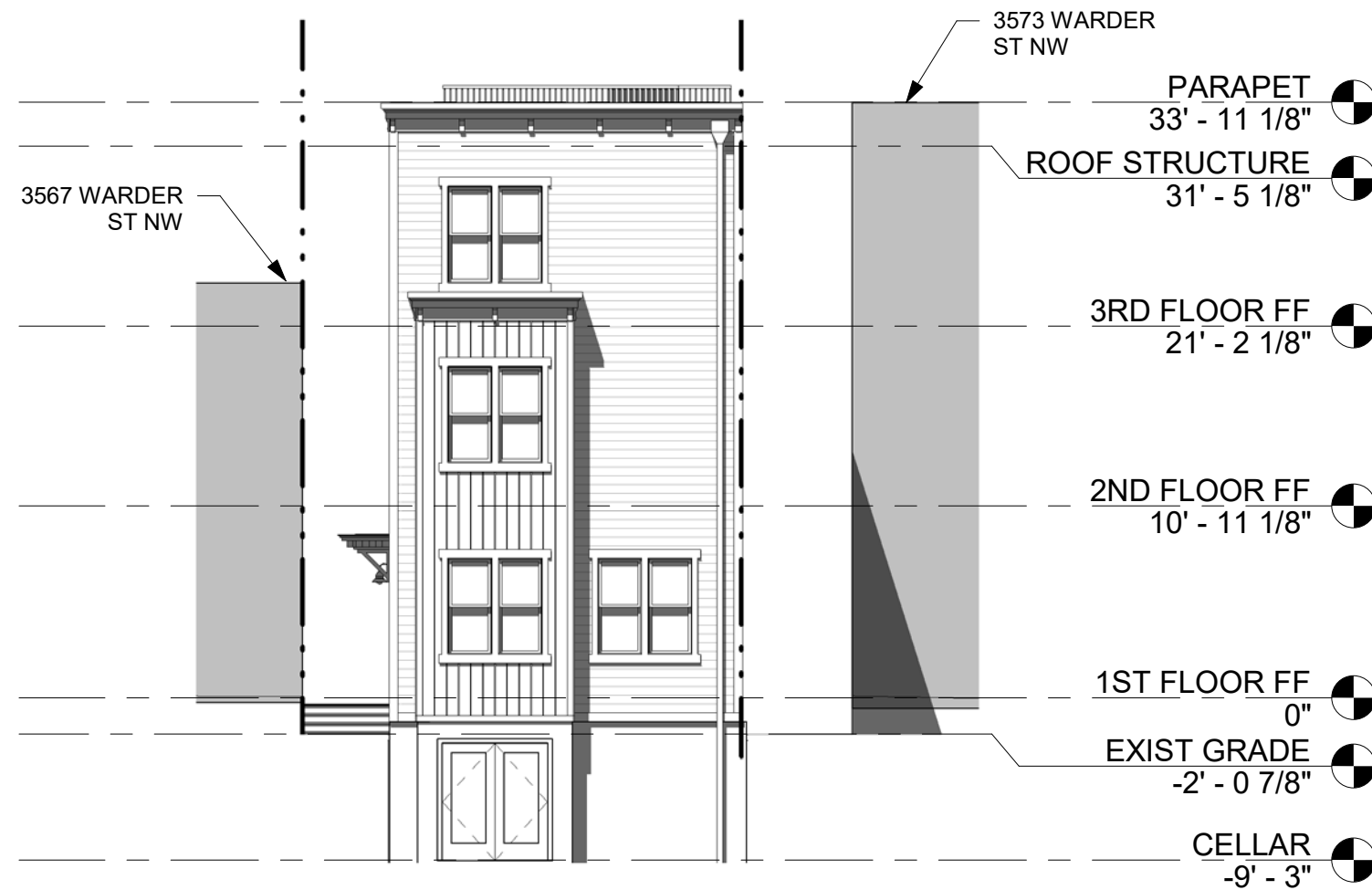
BZA 06B

10/23/19
3569 Warder St NW

**R. MICHAEL CROSS
DESIGN GROUP**



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



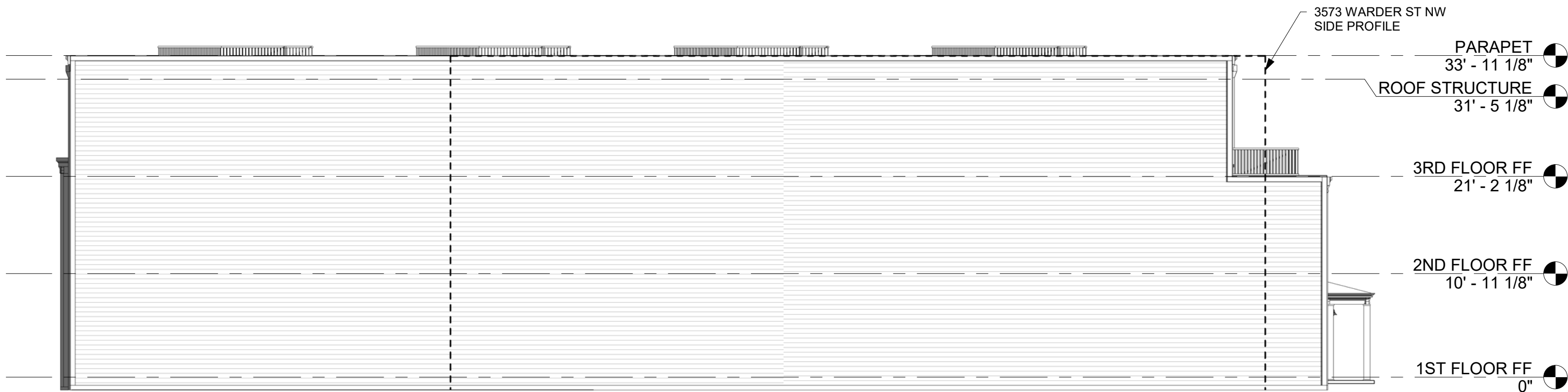
2 PROPOSED ELEVATION - EAST
 S101 BZA 07A 1" = 10'-0"

ADR W2

BZA 07A

10/23/19
 3569 Warder St NW

**R. MICHAEL CROSS
 DESIGN GROUP**



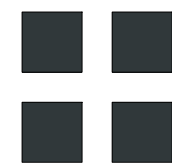
1 PROPOSED ELEVATION - NORTH

BZA
07B 1" = 10'-0"

ADR W2

BZA 07B

10/23/19
3569 Warder St NW



**R. MICHAEL CROSS
DESIGN GROUP**



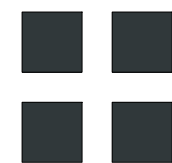
1 PROPOSED ELEVATION - SOUTH

S101 BZA 07C 1" = 10'-0"

ADR W2

BZA 07C

10/23/19
3569 Warder St NW



**R. MICHAEL CROSS
DESIGN GROUP**