

66 RANDOLPH PLACE NW REAR DECK

Washington, DC 20001

OWNER:
Rebecca Phillips
66 Randolph Place NW
Washington, DC 20001

ARCHITECT:
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

PROPERTY INFORMATION:
LOT: 0105
SQUARE: 3102
LOT AREA: 1500 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
PROPOSED: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING

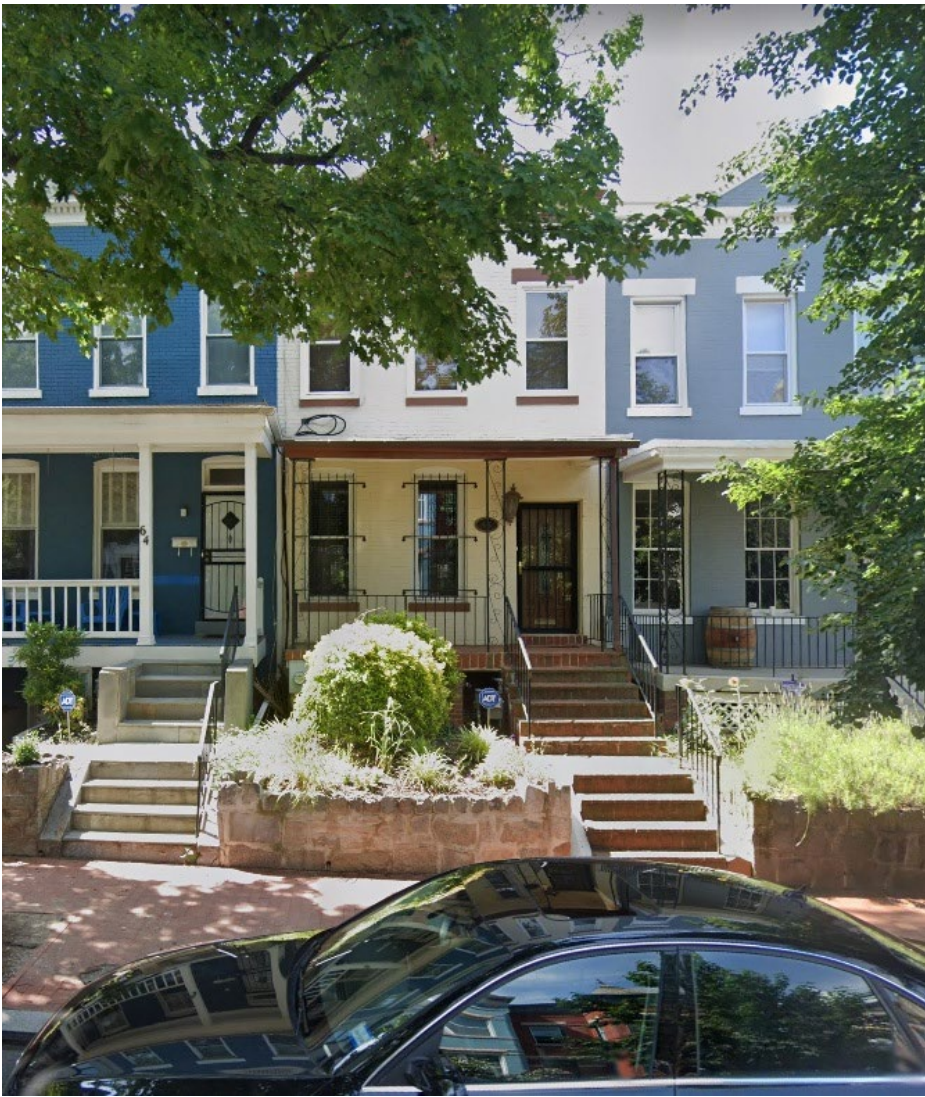
PROJECT DESCRIPTION:
NEW REAR LANDING AND DECK

ZONING INFORMATION:
RELIEF NEEDED: Subtitle E §304.1 & Subtitle E §306.1

	Existing	Proposed	Allowable
Lot Coverage	1053.2 SF SF	1050.5 SF	900 SF
(Percentage)	70.2%	70.0%	60%
Rear Yard	21.25'	6.33'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25'-0"	NO CHANGE	35.0'
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	693 SF	NO CHANGE	N/A
First Floor	788 SF	NO CHANGE	N/A
Second Floor	788 SF	NO CHANGE	N/A
Third Floor	N/A	N/A	N/A
Total	2269 SF	NO CHANGE	N/A
Carport	181.2 SF	0 SF	N/A

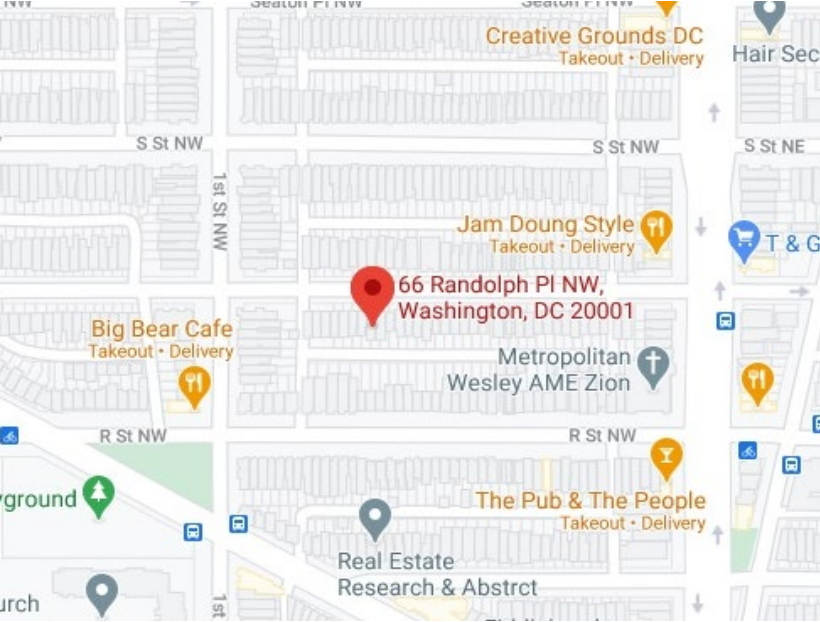
DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOS
- C-3 BLOCK PLAN
- C-4 SITE PLAN
- D-1 DEMOLITION PLANS
- A-1 NEW WORK PLANS
- A-2 EXTERIOR ELEVATIONS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



FRONT FACADE

Concept Plans September 1, 2021



SITE MAP



REAR FACADE

Board of Zoning Adjustment
District of Columbia
CASE NO. 201802
EXHIBIT NO. 3



EXISTING REAR
YARD



ALLEY, LOOKING
NORTH

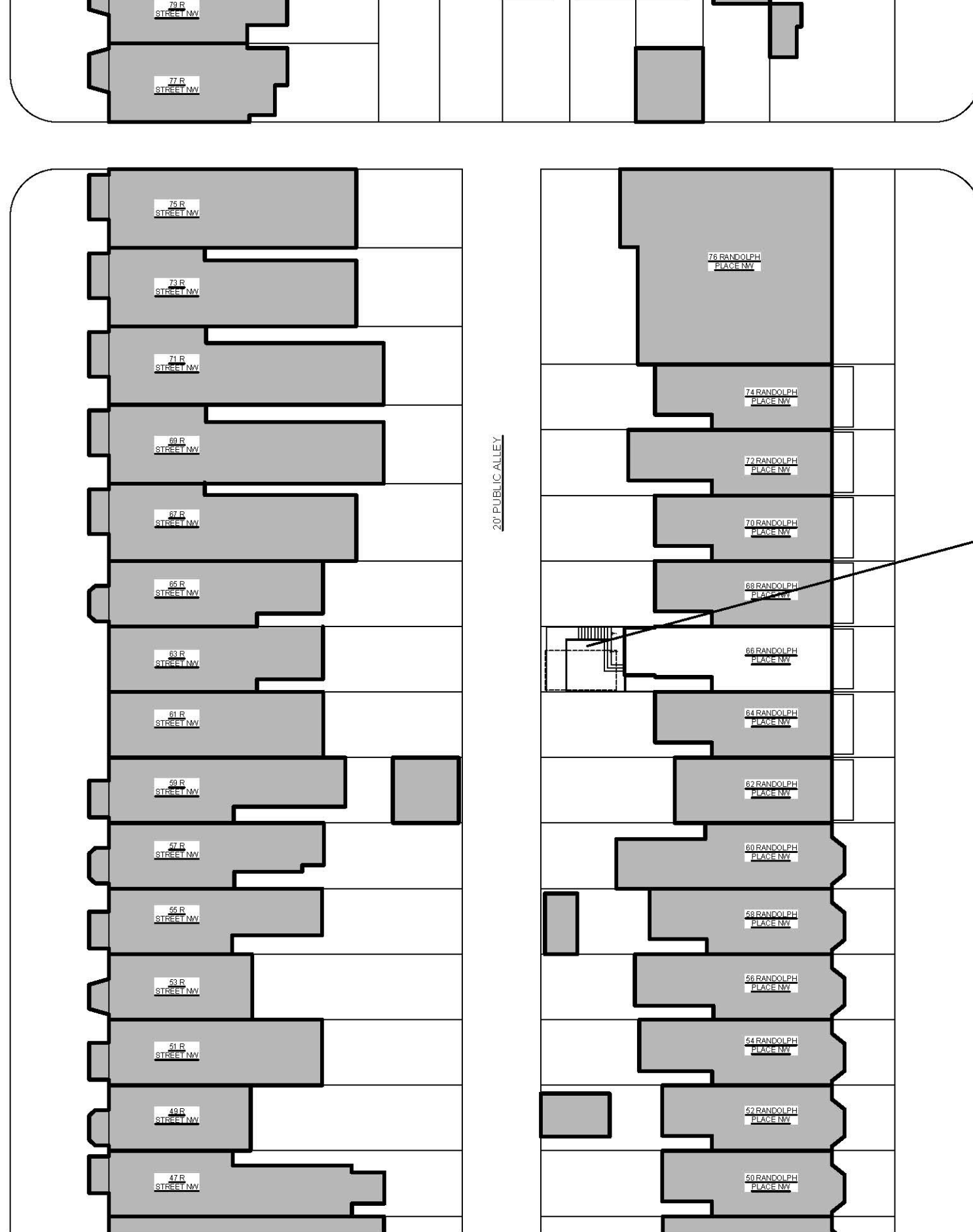


EXISTING REAR
VIEW



ALLEY, LOOKING
NORTH

R STREET NW



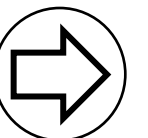
20' PUBLIC ALLEY

RANDOLPH PLACE NW

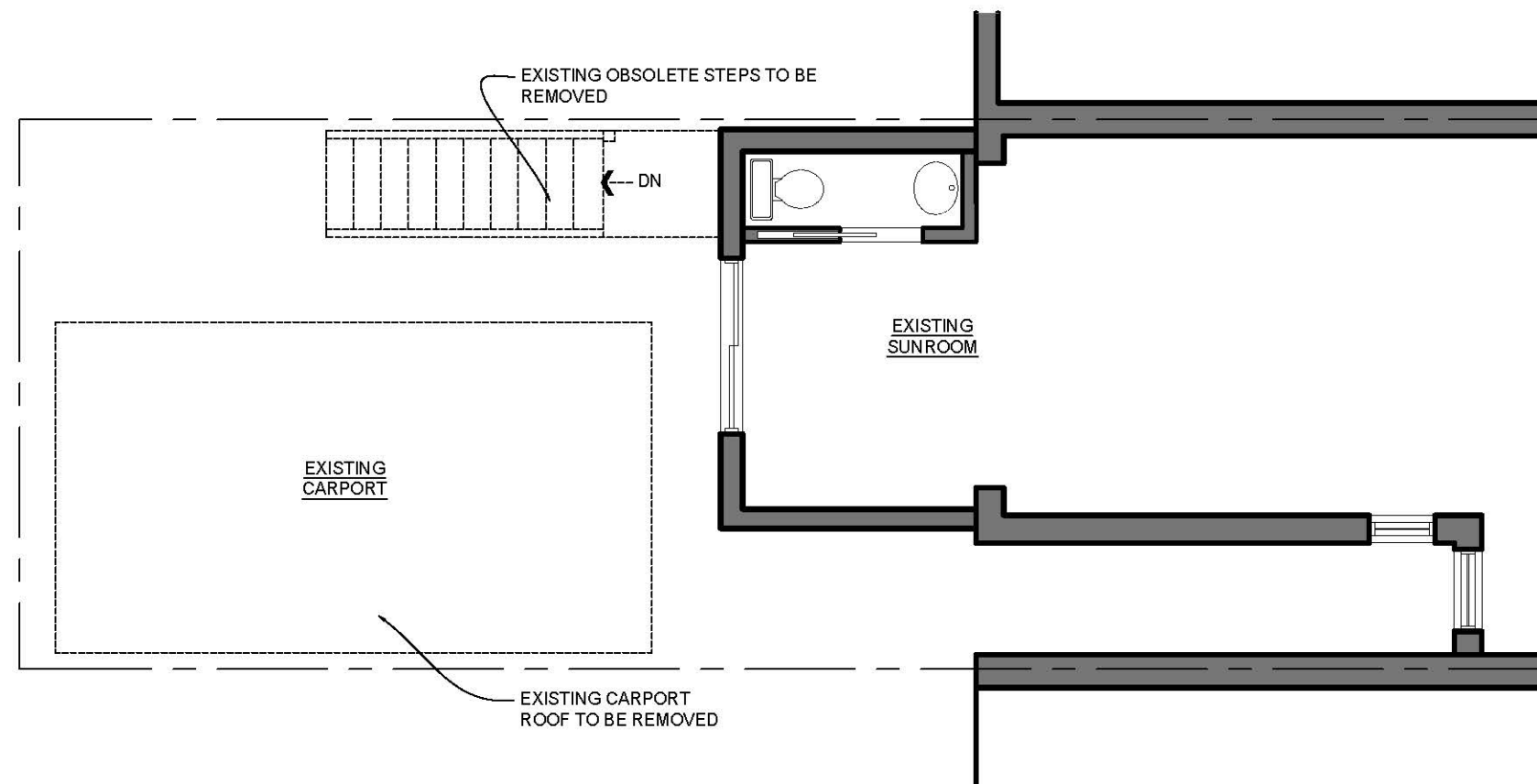
PROPOSED
REAR DECK

1
C-3

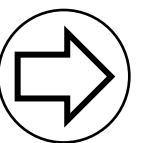
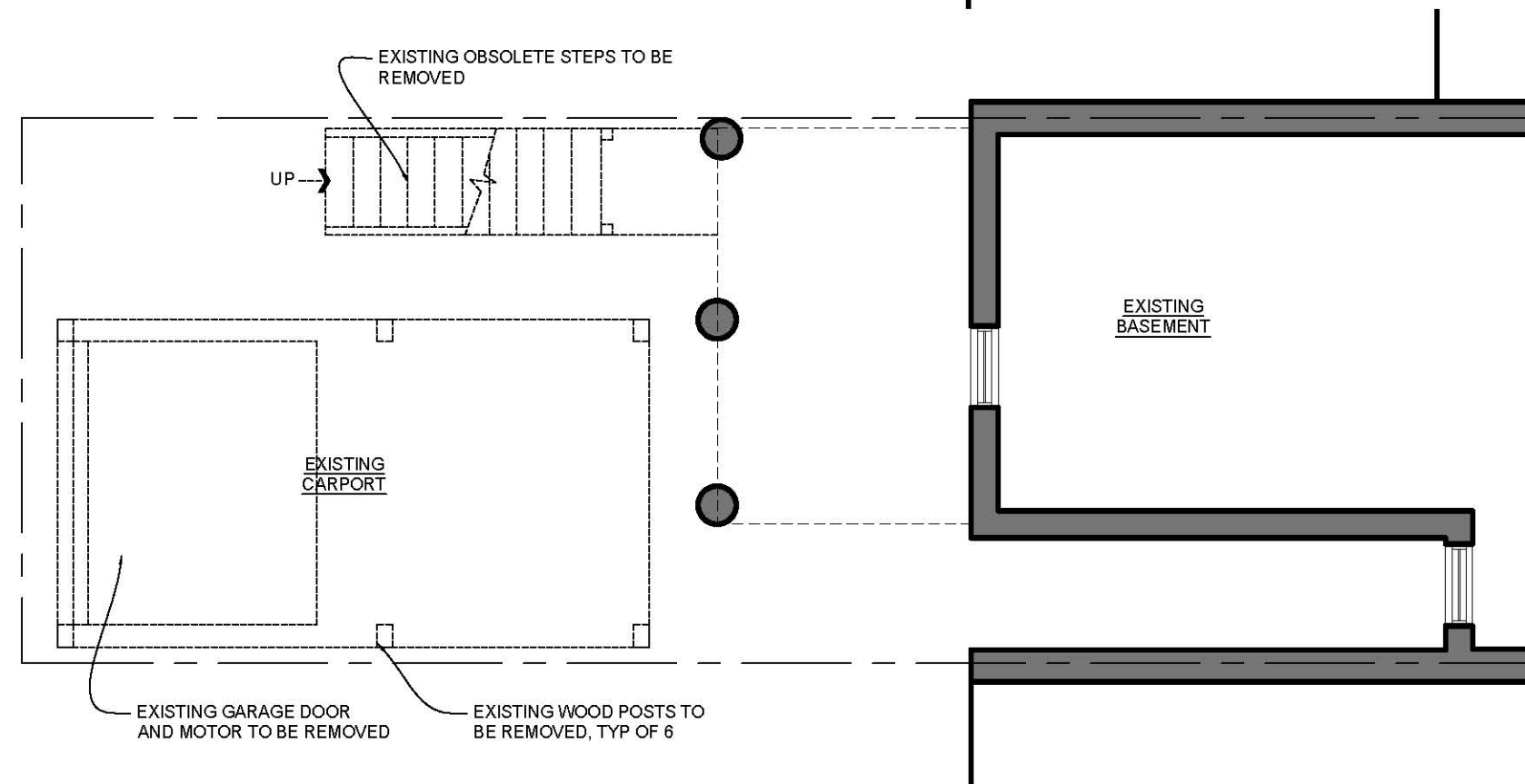
BLOCK PLAN
SCALE: 1/32" = 1'-0"



2
D-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"

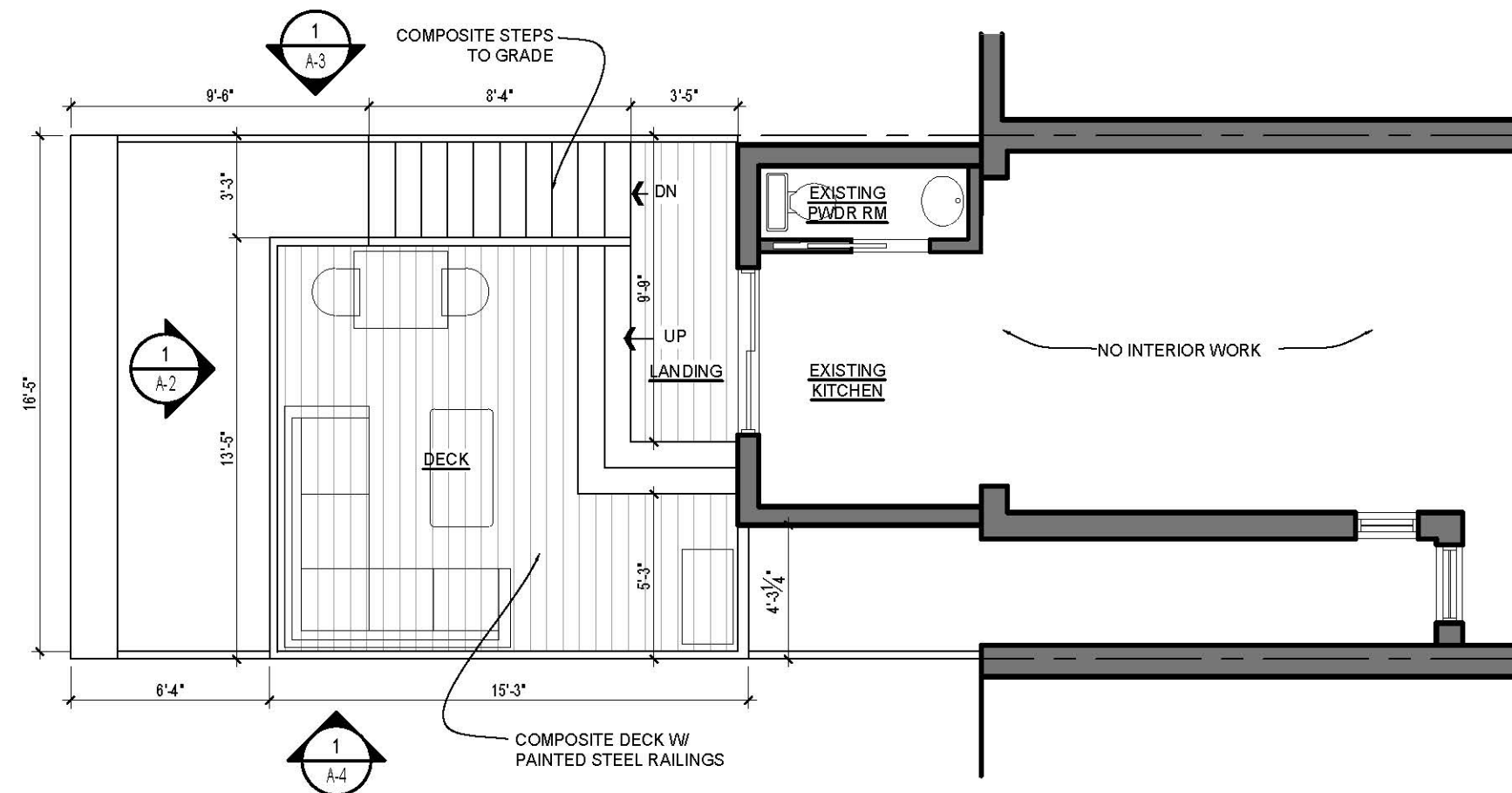


1
D-1 BASEMENT DEMOLITION PLAN
SCALE: 3/16"=1'-0"



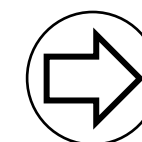
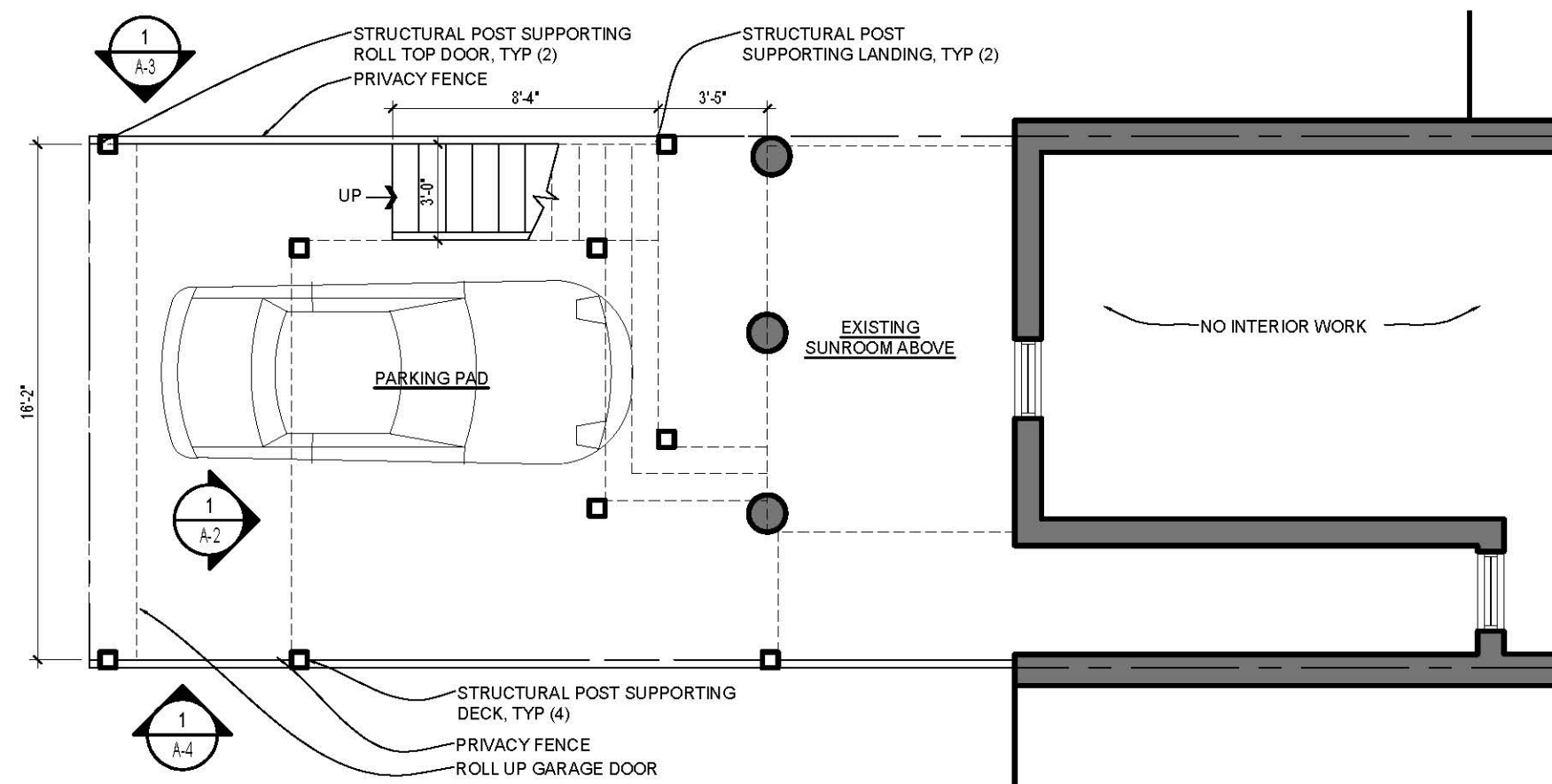
2
A-1

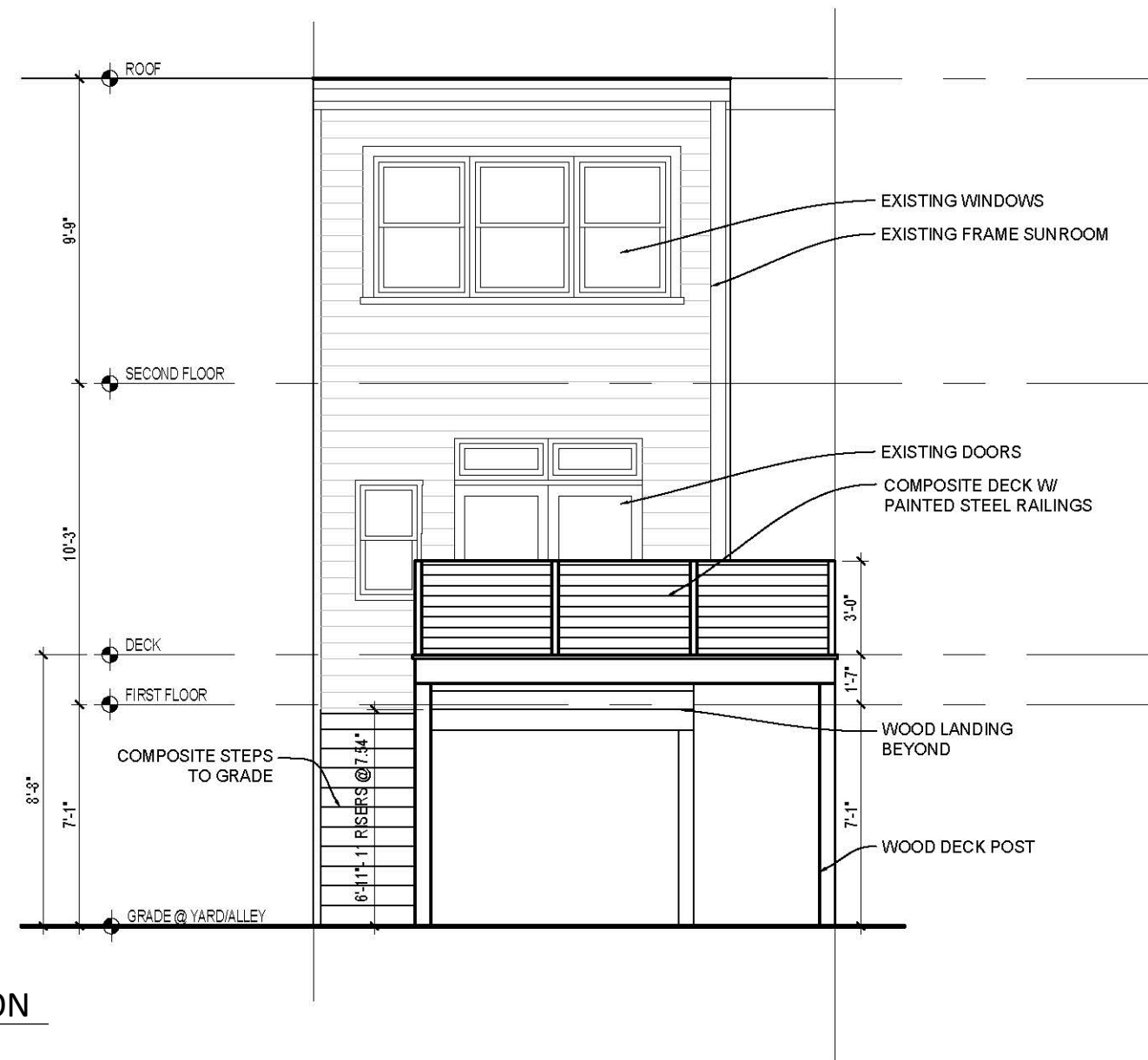
FIRST FLOOR/DECK PLAN
SCALE: 3/16"=1'-0"



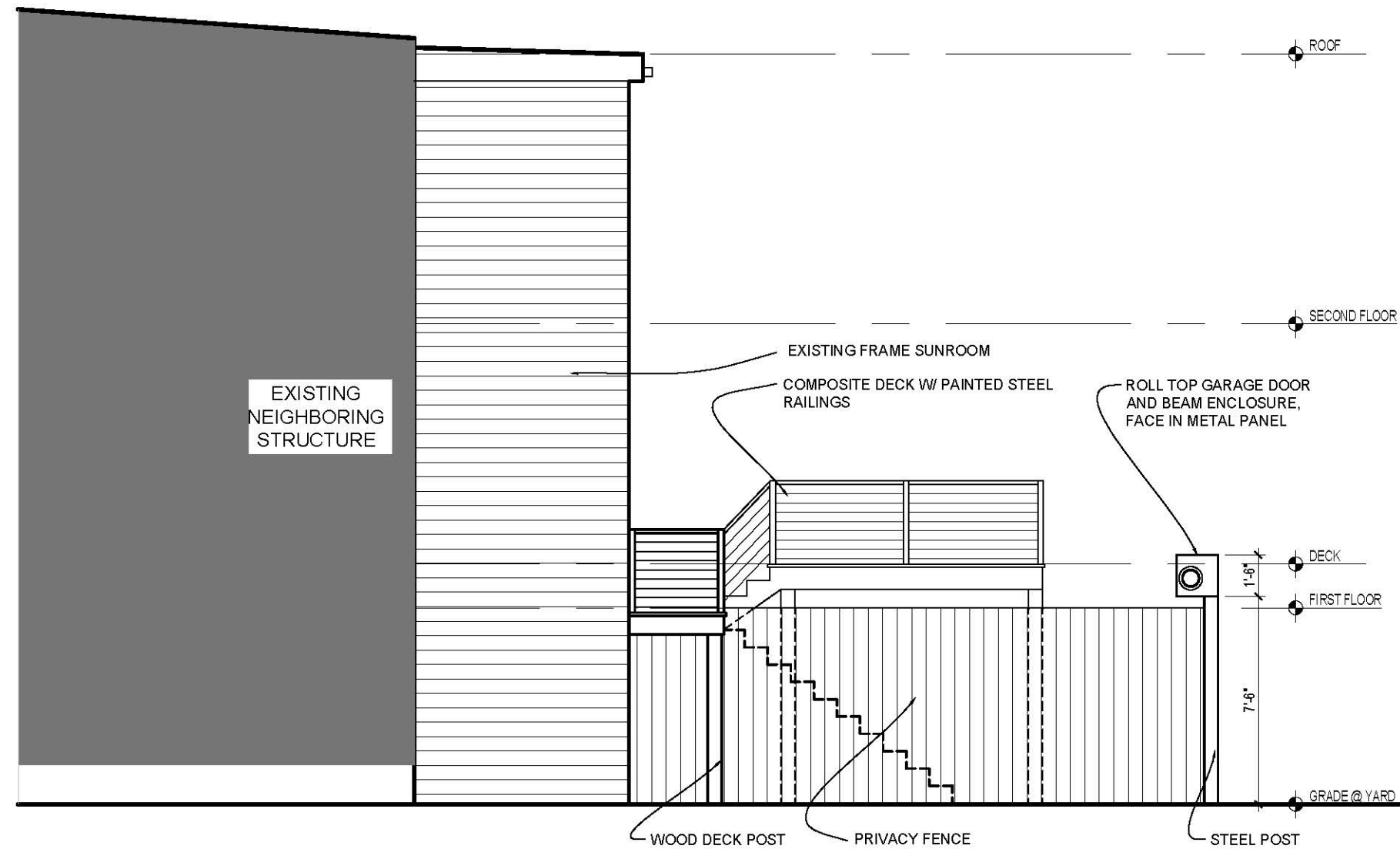
1
A-1

BASEMENT PLAN
SCALE: 3/16"=1'-0"





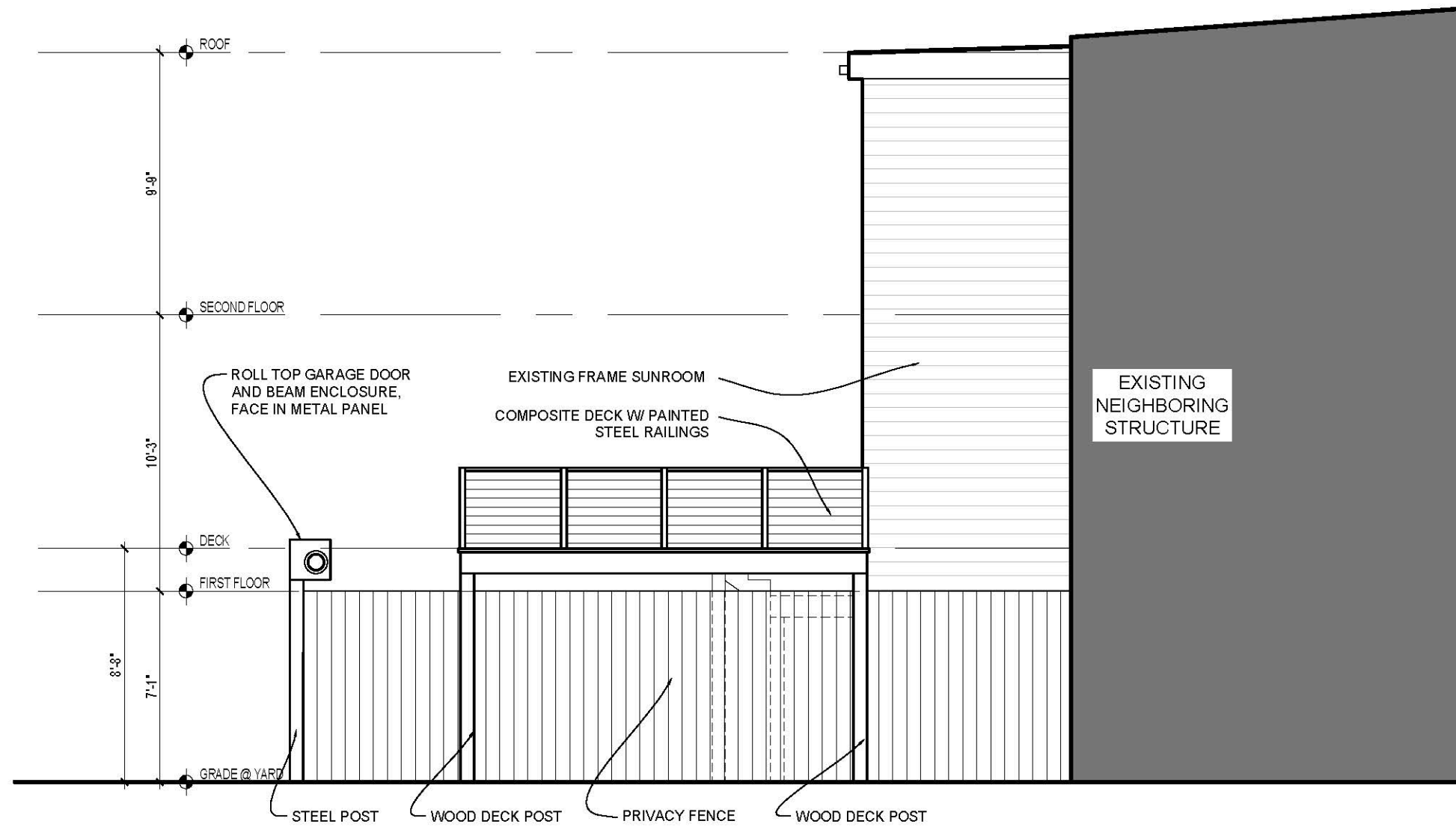
1 PROPOSED REAR ELEVATION
A-2 SCALE: 3/16"=1'-0"



1
A-3

PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



1
A-4

PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"