

## **AGENDA**

ANC 6A Economic Development & Zoning Committee  
Wednesday June 20, 2012, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St, NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Status Reports**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:20 **Old Business** - None

7:20 **New Business**

1. 1001 H St NE. Representatives of Ben's Chili Bowl will presenting updated and substantially final plans for the redevelopment of the 1001 H St NE site that incorporate community feedback. (35 minutes)
2. BZA #18413 (257 Warren St NE). The owner is seeking a variance from the lot area and lot width requirements under subsection 401.3, to allow the subdivision and construction of two new flats (two-family dwellings) in an R-4 district. (30 minutes)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

\*\*\*\*\*

Visit our website at <http://www.anc6a.org/>



BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,  
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
257 WARREN ST NE	1033	135	R-4	Area Variance	3107.2 - 401.3
		136			
		137			

Present use(s) of Property: VACANT lot

Proposed use(s) of Property: SUBDIVISION AND CONSTRUCTION OF (2) FLATS W/(2) UNITS EACH

Owner of Property: \* MARCUS WATKINS

Telephone No: 202-538-1159

Address of Owner: 211 C ST NE DC 20002

Advisory Neighborhood Commission: ANCGA

Single-Member District(s): 04

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

PROPOSED SUBDIVISION AND CONSTRUCTION OF TWO FLATS IN R-4 DISTRICT

EXPEDITED REVIEW REQUEST

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or  
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 5/18/12

Signature\*:

\* Marcus Watkins

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

To be notified of hearing and decision (Owner or Authorized Agent\*):

Name: JEFF GOINS

E-Mail:

J. GOINS@PETNARCHITECTS.COM

Address: 210 7th ST SE, suite 201 WASHINGTON, DC 20003

Phone No.: 202-822-5995

Fax No.:

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18413



BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is two hundred fifty dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:

FEE

UNIT

TOTAL

VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	1	\$1,040
TOTAL FOR VARIANCES:			\$1,040

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per square foot)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per square foot)	\$65		
Owner-Occupied Special Exception	\$325		
Appeal	\$1,040		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		

TOTAL FOR SPECIAL EXCEPTIONS:

0

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0.00		
All other organizations, groups or persons	\$1,040.00		

TOTAL FOR APPEALS:

0

GRAND TOTAL:

\$1,040

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name:

JULIAN LOONEY

Signature:

*Julian Looney*

Exhibit No. \_\_\_\_\_

Last Revised (10/18/10)

Case No. \_\_\_\_\_

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., May 10, 2012

Plat for Building Permit of SQUARE 1033 LOTS 135 -137

Scale: 1 inch = 20 feet

Recorded in Book 99 Page 116

Receipt No. 12-03665

Furnished to: JULIAN LOONEY

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

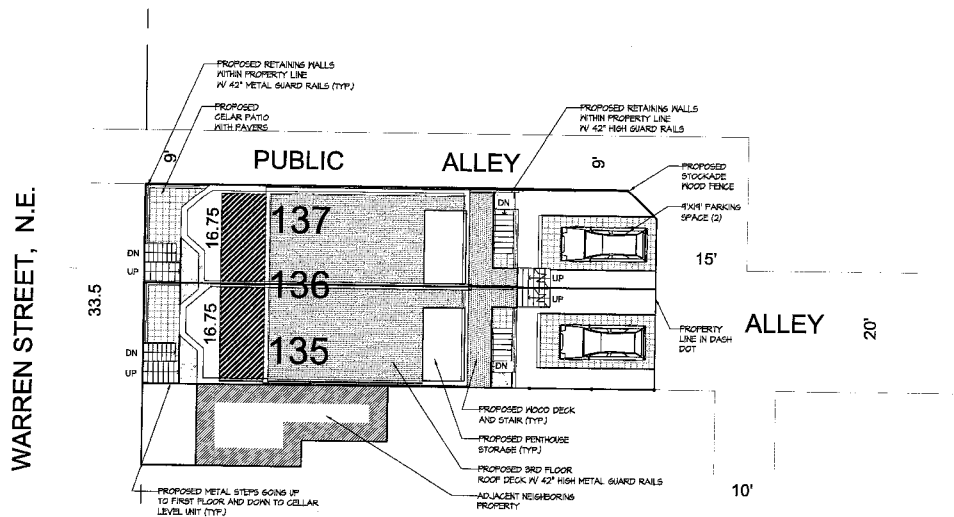
\_\_\_\_\_  
Surveyor, D.C.

By: A.S.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



## Proof of Variances

257-261 Warren St NE, Washington, DC 20002

---

May 18, 2012

Board of Zoning Adjustment  
District of Columbia - Office of Zoning  
441 4<sup>th</sup> St. N.W. Ste. 200-S  
Washington, D.C. 20001

Regarding: 257-261 Warren St. NE,  
Washington, DC 20002  
Zoning R4  
Request for Area Variance

Dear Board,

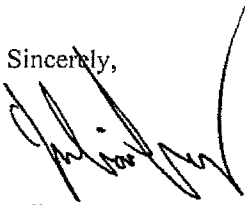
This request is for an area variance for 257-261 Warren St NE. This property is currently three empty lots 135, 136, and 137 in square 1033. We are proposing to subdivide the three lots into two lots; however, we are required by the zoning regulations in section 401.3 to have a minimum lot area of 1800 sf and a minimum lot depth of 18 sf. We currently do not meet this requirement – our lot areas after the subdivision are 1,409 sf for lot 137 and 1,425 sf for lot 135. Our lot width is 16.75 sf. We seek an area variance for section 401.3 as we propose to subdivide three lots into two lots, develop two (3) story flats with English basements on each lot for total of 2 flats per property, within a lot area less than 1,800 sf and a lot width less than 18 sf. Our proof of variance is as follows:

1. The site is unique. The lots are smaller than the surrounding lots due to the public alley that defines the northern and eastern boundaries - notable, these lots are on the corner. The public alley cuts into the lots' area significantly to allow for a vehicle to get a proper turning radius. Also, there is another tiny public alley directly behind the lots that requires extra space for vehicles. If lots 135, 136, and 137 were the same size as the other lots in the center of square 1033 and the center of the public alley, the lot areas would be much closer to 1800 sf when subdivided. Also, the lots are narrow - 11 feet wide individually. If the site is developed as (3) lots, construction of code compliant stairs, doors, and overall egress would be in question. The most logical division of the site is into two lots with (2) three story flats with English basements. The width is only slightly less than 17' feet. This keeps in the spirit of the zoning regulation. The site is too small and confined, and the lots are too narrow to comply with the Zoning Regulations.

2. Granting this application will not be of substantial detriment to the public good. In fact, this site was already approved under application No. 15110 in May of 1989. The surrounding community was supportive of the proposed project as presented. They believed building two row houses on these lots would help improve the neighborhood. Neighbors noted that in the past the vacant lot attracted all sorts of trash and garbage.

3. Granting this application will also be consistent with the general intent and purpose of the Zoning Regulations and Map. The proposal of two subdivided lots with two flats and English basements in each is consistent with the zoning map.

Sincerely,



Julian Looney  
Staff Architect  
PGN Architects, PLLC  
(202) 822-5995 x:26

[j.looney@pgnarchitects.com](mailto:j.looney@pgnarchitects.com)



## ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
257 WARREN Street NE	1033	135	R-4	ANC 6A 04
		136		
		137		

## CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input checked="" type="checkbox"/> §3103.2 - Area Variance	<input type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	12 DCMR 3107.2 - 401.3		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

* <u>Marcus A. Watkins</u> Owner's Signature		MARCUS A. WATKINS Owner's Name (Please Print)	
<u>Julian Looney</u> Agent's Signature		JULIAN LOONEY Agent's Name (Please Print)	
Date	5/18/2012	D.C. Bar No.	
or	Architect Registration No.	ARC 100520	

## OFFICE OF ZONING DETERMINATION

(11 DCMR §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____
Signature	Date



**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.

FOR LOT #135 SQUARE 1033 257 WARREN ST NE

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	N/A	1800 sf		1425 sf	374 sf (21%)
Lot Width (ft. to the tenth)	N/A	18'-0"		16.775'	1.225' (6.8%)
Lot Occupancy (building area/lot area)	N/A		60% 855.52 sf	58% (838 sf)	
Floor Area Ratio (FAR) (floor area/lot area)	N/A			N/A	
Parking Spaces (number)	N/A	1 space (9'x19')		1 space (10'x20')	
Loading Berths (number and size in ft.)	N/A			N/A	
Front Yard (ft. to the tenth)	N/A			N/A	
Rear Yard (ft. to the tenth)	N/A	20'		31'-0"	
Side Yard (ft. to the tenth)	N/A			N/A	
Court, Open (width by depth in ft.)	N/A			N/A	
Court, Closed (width by depth in ft.)	N/A			N/A	
Height (ft. to the tenth)	N/A		40'	34'	



**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.

**FOR LOT #137 SQUARE 1033 261 WARREN ST NE**

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
<b>Lot Area</b> (sq. ft.)	N/A	1800 sf		1409 sf	391 sf (22%)
<b>Lot Width</b> (ft. to the tenth)	N/A	18'-0"		16.775'	1.225' (6.8%)
<b>Lot Occupancy</b> (building area/lot area)	N/A		60% 855.52 sf	58% (838 sf)	
<b>Floor Area Ratio (FAR)</b> (floor area/lot area)	N/A			N/A	
<b>Parking Spaces</b> (number)	N/A	1 space (9'x19')		1 space (10'x20')	
<b>Loading Berths</b> (number and size in ft.)	N/A			N/A	
<b>Front Yard</b> (ft. to the tenth)	N/A			N/A	
<b>Rear Yard</b> (ft. to the tenth)	N/A	20'		31'-0"	
<b>Side Yard</b> (ft. to the tenth)	N/A			N/A	
<b>Court, Open</b> (width by depth in ft.)	N/A			N/A	
<b>Court, Closed</b> (width by depth in ft.)	N/A			N/A	
<b>Height</b> (ft. to the tenth)	N/A		40'	34'	

Markus A. Watkins  
211 C Street NE  
Washington, DC 20002  
May 18, 2012

Board of Zoning Adjustments  
441 4<sup>th</sup> Street, NW Ste 200-S  
Washington, DC 20001

Dear Board of Zoning Adjustments:

I Markus A. Watkins as owner of the property 257 Warren Street NE, Washington, DC 20002, authorize all affiliates of PGN architects including Julian Looney, Sean Pichon and Jeff Goins to act on my behalf as agent for the process of BZA approval.

Sincerely,

A handwritten signature in black ink that reads "Markus A. Watkins". The signature is written in a cursive, slightly stylized font. The "M" is large and loops around the "a". The "Watkins" part is written more quickly, with some overlapping strokes.

Markus Watkins

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 15110 of Marcus A. Watkins, pursuant to 11 DCMR 3107.2, for a variance from the minimum lot area and width requirements (Sub-section 401.3) for a proposed subdivision and construction of two flats in an R-4 District at premises 257 and 267 Warren Street, N.E., (Square 1033, Lots 135, 136 and 137).

HEARING DATE: September 22, 1989  
DECISION DATE: September 22, 1989 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to ANC 6A and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 6A, which is automatically a party to the application, by letter dated September 14, 1989, supported the granting of the application.

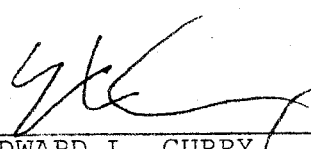
As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 401.3. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh, William L. Ensign and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
EDWARD L. CURRY  
Executive Director

FINAL DATE OF ORDER: \_\_\_\_\_

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15110order/BHS11

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



APPLICATION No. 15110

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a letter has been mail to all parties, dated \_\_\_\_\_, and mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Marcus Watkins  
7708 Hanover Parkway #201  
Greenbelt, Md 20770

Clarence Martin, Chairperson  
Advisory Neighborhood Commission 6-A  
Maury Elementary School  
13th & Constitution Ave., N.E. Room 10  
Washington, D. C. 20002

  
\_\_\_\_\_  
EDWARD L. CURRY  
Executive Director

DATE: \_\_\_\_\_



## WARREN STREET ROW HOUSES

### DRAWING INDEX

A0.0 - COVER SHEET  
A0.1 - SITE PLAN  
A0.2 - SITE ANALYSIS  
A1.0 - SITE PLAN  
A1.1 - BASEMENT AND 1ST FLOOR PLAN  
A1.2 - 2ND AND 3RD FLOOR PLAN  
A1.3 - ROOF AND PENTHOUSE PLAN  
A3.1 - BUILDING SECTION  
A3.2 - BUILDING SECTION  
A4.1 - PERSPECTIVE VIEW  
A4.2 - PERSPECTIVE VIEW  
A4.3 - PERSPECTIVE VIEW

### PROJECT INFORMATION

SQUARE - 1033  
EXISTING LOTS - 135, 136, 137  
SUBDIVIDED TO LOTS - 135 & 137  
ZONE - R-4

LOT 135  
LOT AREA - 1,425 SF  
GROSS SQUARE FEET - 838 SF  
NET SQUARE FEET - 732 SF  
LOT 137  
LOT AREA - 1,409 SF  
GROSS SQUARE FEET - 813 SF  
NET SQUARE FEET - 732 SF

# OF UNITS - 4  
# OF PARKING SPACES - 2  
60% LOT OCCUPANCY

**TOTAL NET SF**  
BASEMENT UNIT - 732 SF  
MULTI-LEVEL UNIT - 1,688 SF  
1ST FLOOR - 656 SF  
2ND FLOOR - 656 SF  
3RD FLOOR - 376 SF

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



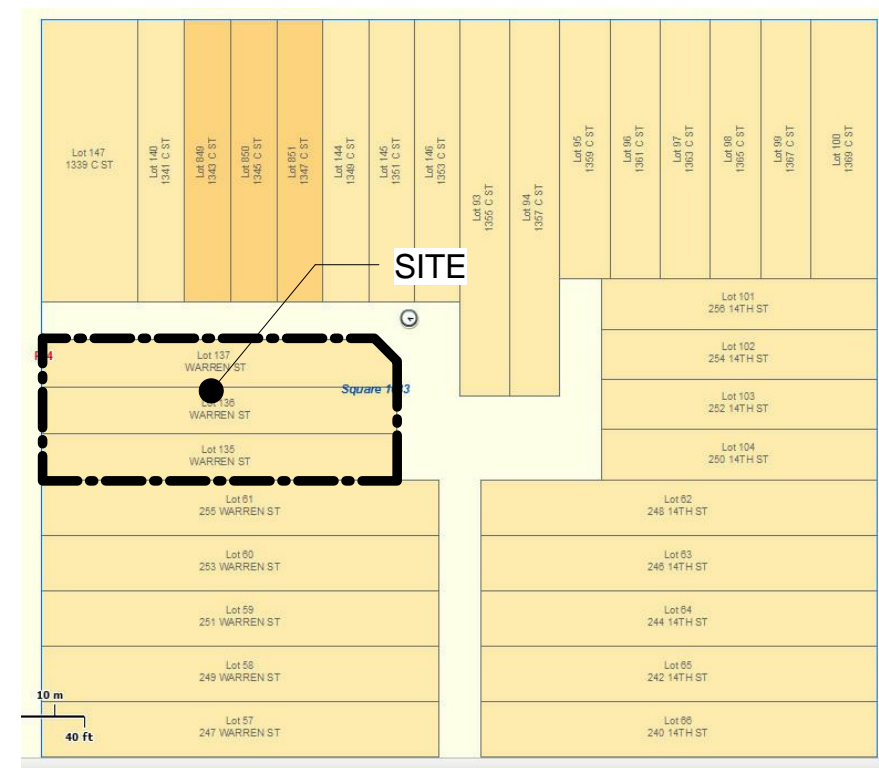
PEN ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

COVER

A0.0

6/25/2012





## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



PGN ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5495 fax 202-822-0908

## AERIAL VIEWS

A0.1

6/25/2012





FRONT VIEW SITE AND NORTHERN ADJACENT PROPERTY



FRONT VIEW OF SITE - LOTS 135, 136, & 137



FRONT VIEW OF SITE AND ADJACENT PROPERTIES



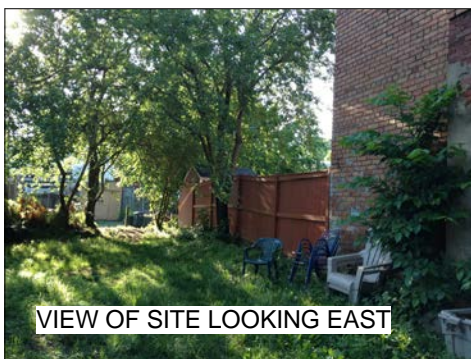
SIDE VIEW OF SITE& PUBLIC ALLEY



VIEW OF REAR & PUBLIC ALLEY



VIEW OF REAR & PUBLIC ALLEY



VIEW OF SITE LOOKING EAST



REAR VIEW OF SITE LOOKING WEST



REAR VIEW OF SITE LOOKING WEST

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



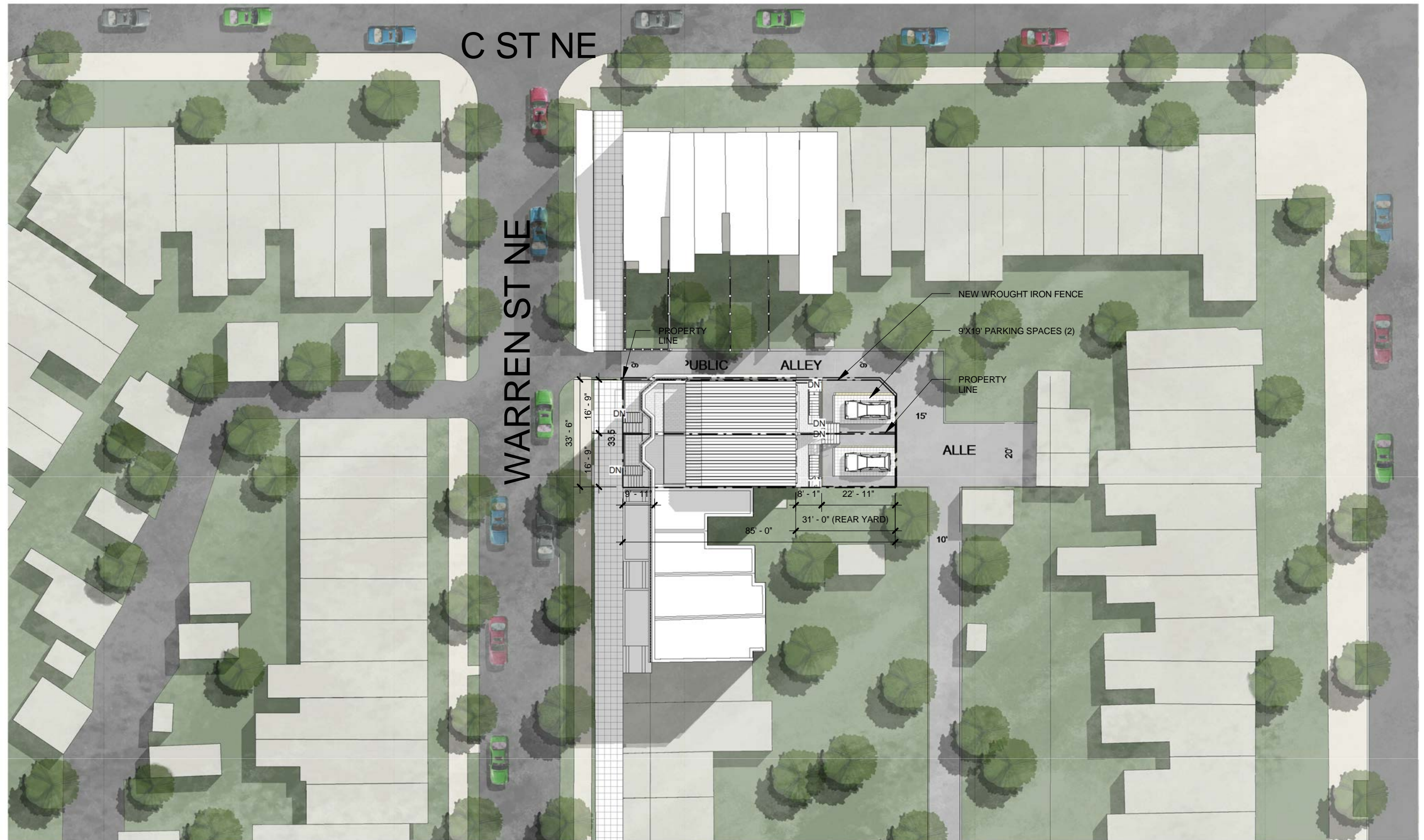
PG ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

SITE PHOTOS

A0.2

6/25/2012



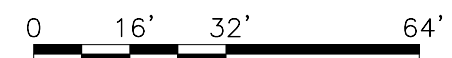


## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



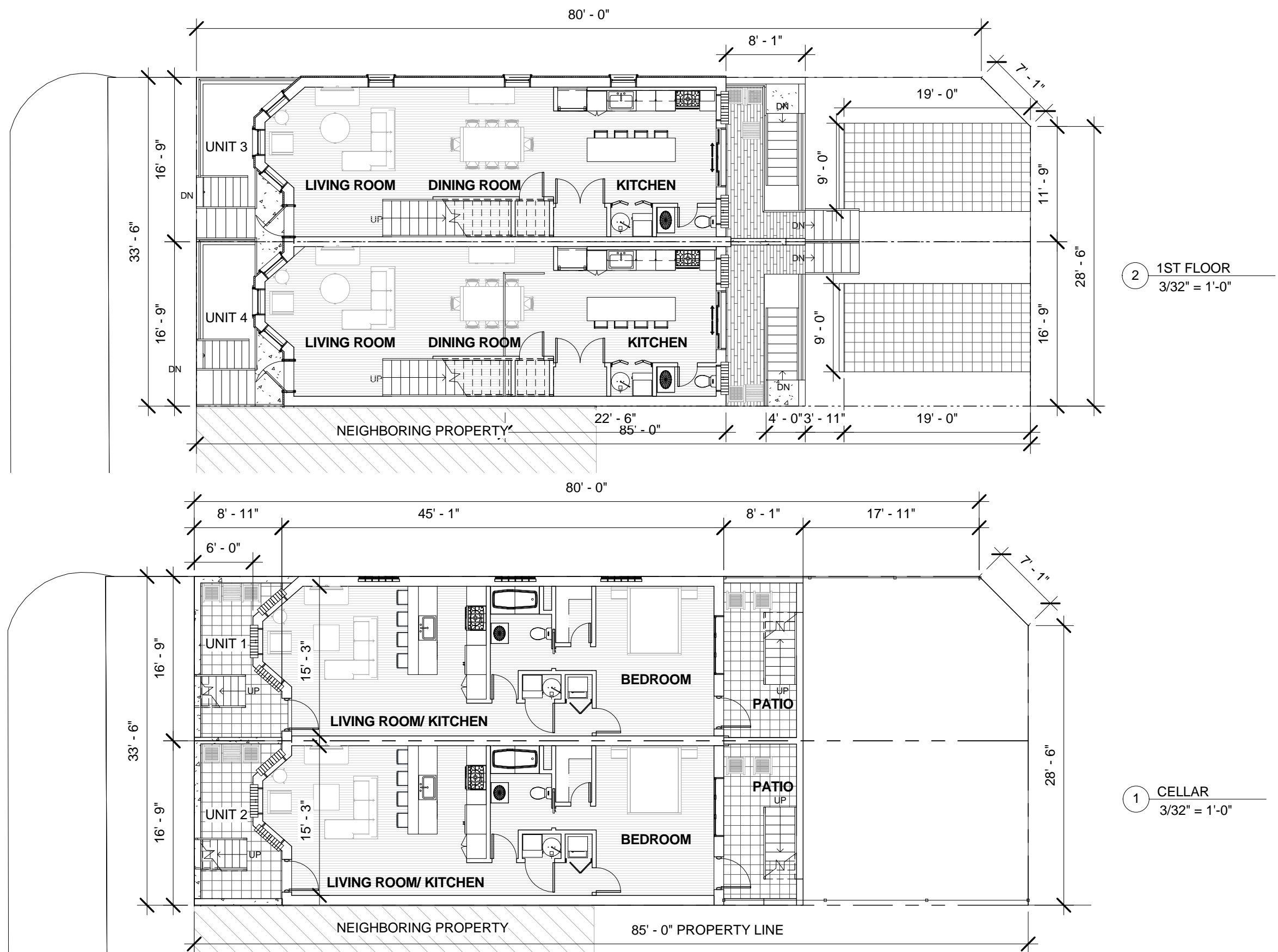
P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



SITE PLAN

A1.0

1/32" = 1'-0" 6/25/2012



## WARREN STREET ROW HOUSES

## CELLAR AND 1ST FLOOR PLAN

A1.1

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

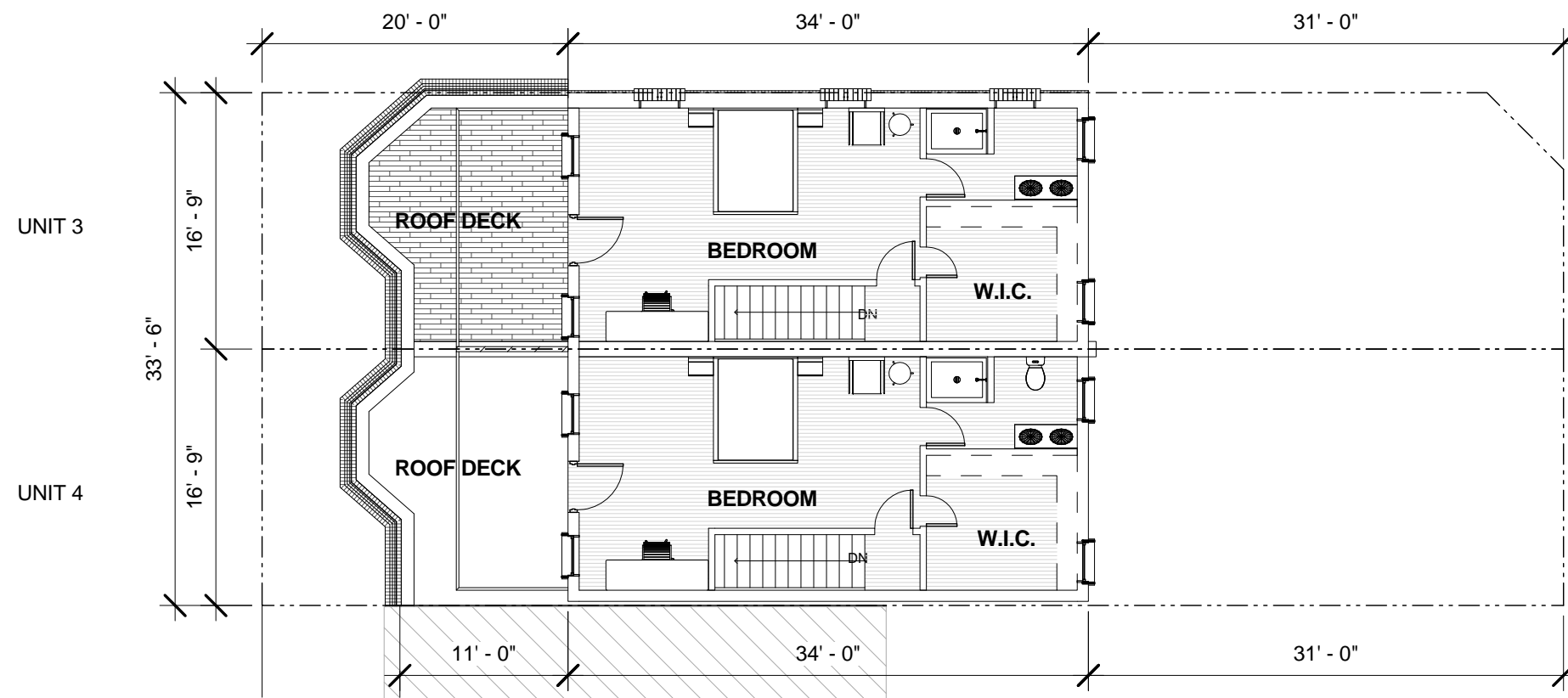


P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

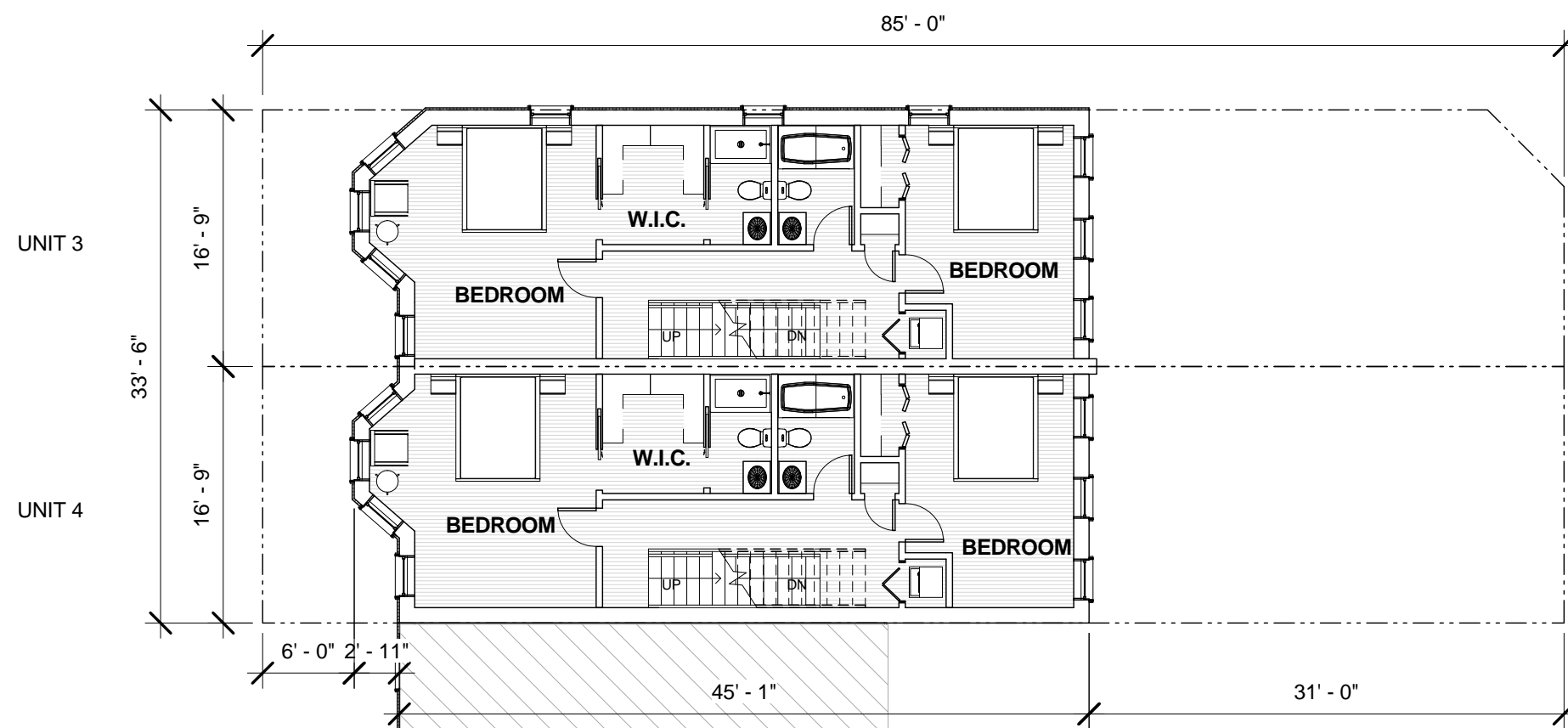


3/32" = 1'-0"

6/25/2012



2 3RD FLOOR  
3/32" = 1'-0"



1 2ND FLOOR  
3/32" = 1'-0"

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&G ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

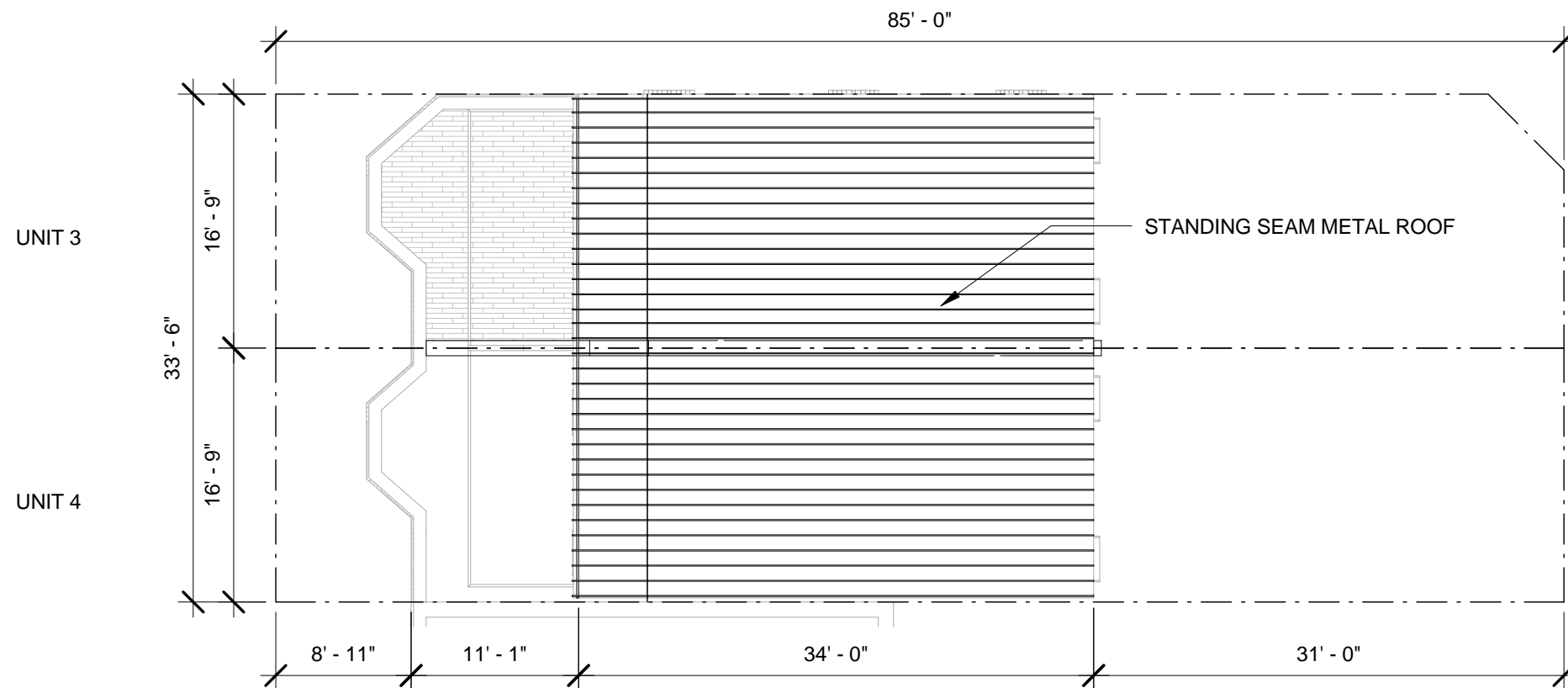


3/32" = 1'-0"

A1.2

6/25/2012

2ND AND 3RD FLOOR PLANS



1 ROOF  
3/32" = 1'-0"

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&G ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



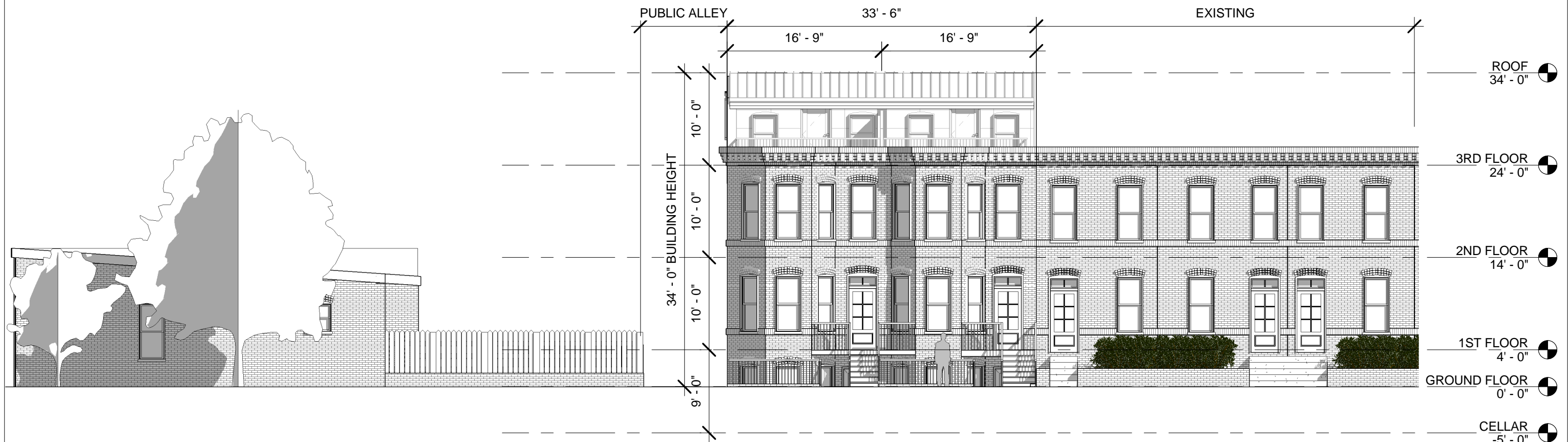
3/32" = 1'-0"

6/25/2012

ROOF PLAN

A1.3





1 WEST ELEVATION  
3/32" = 1'-0"

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



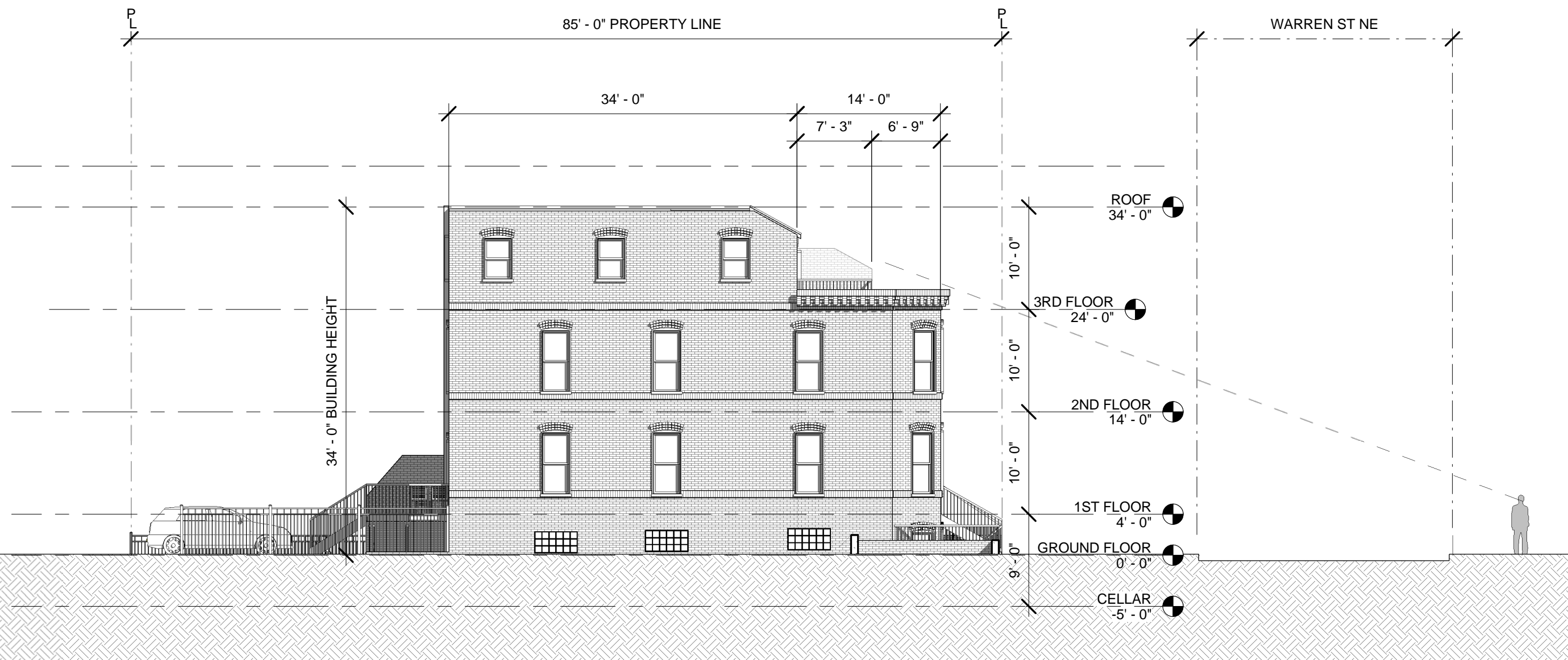
P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



PROPOSED ELEVATION

A2.1

3/32" = 1'-0" 6/25/2012





1 EAST ELEVATION  
3/32" = 1'-0"

## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



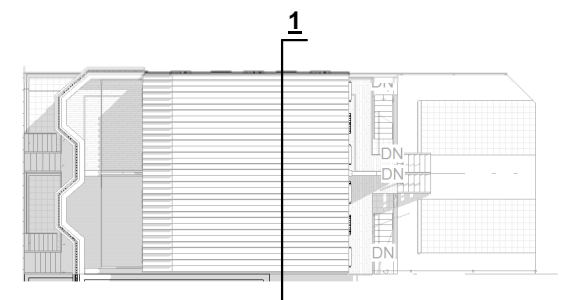
## PROPOSED ELEVATION

A2.3

3/32" = 1'-0" 6/25/2012



1 Section 1  
3/32" = 1'-0"



## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



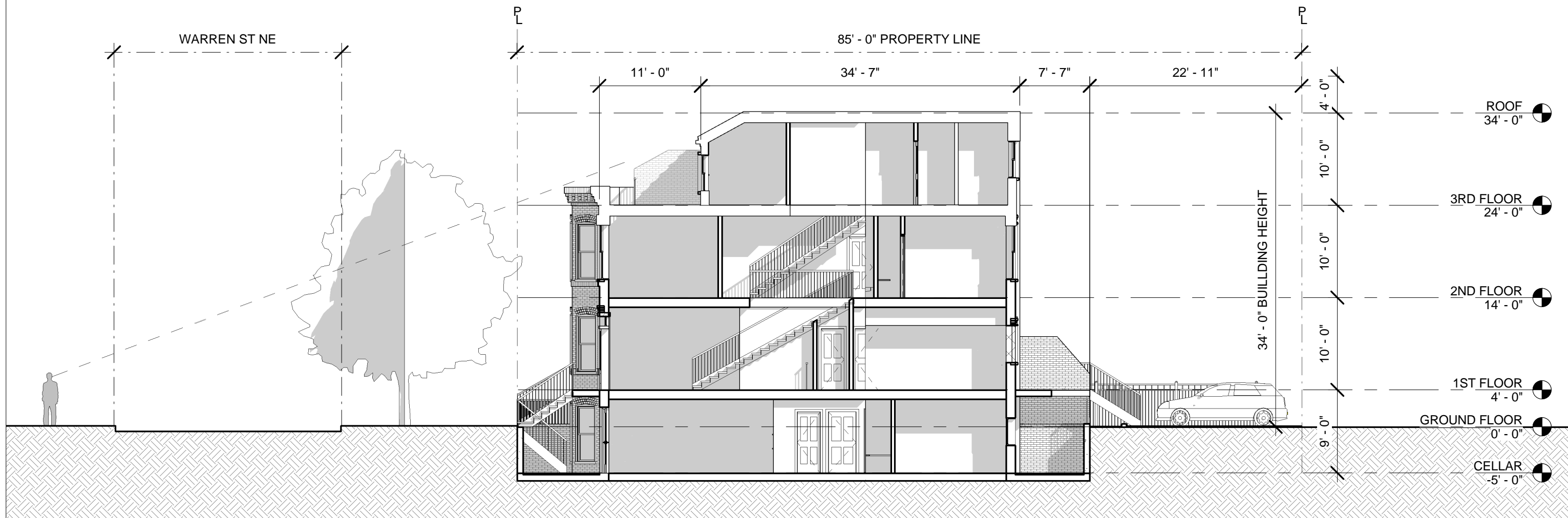
P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



BUILDING SECTION A3.1

As indicated 6/25/2012





## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

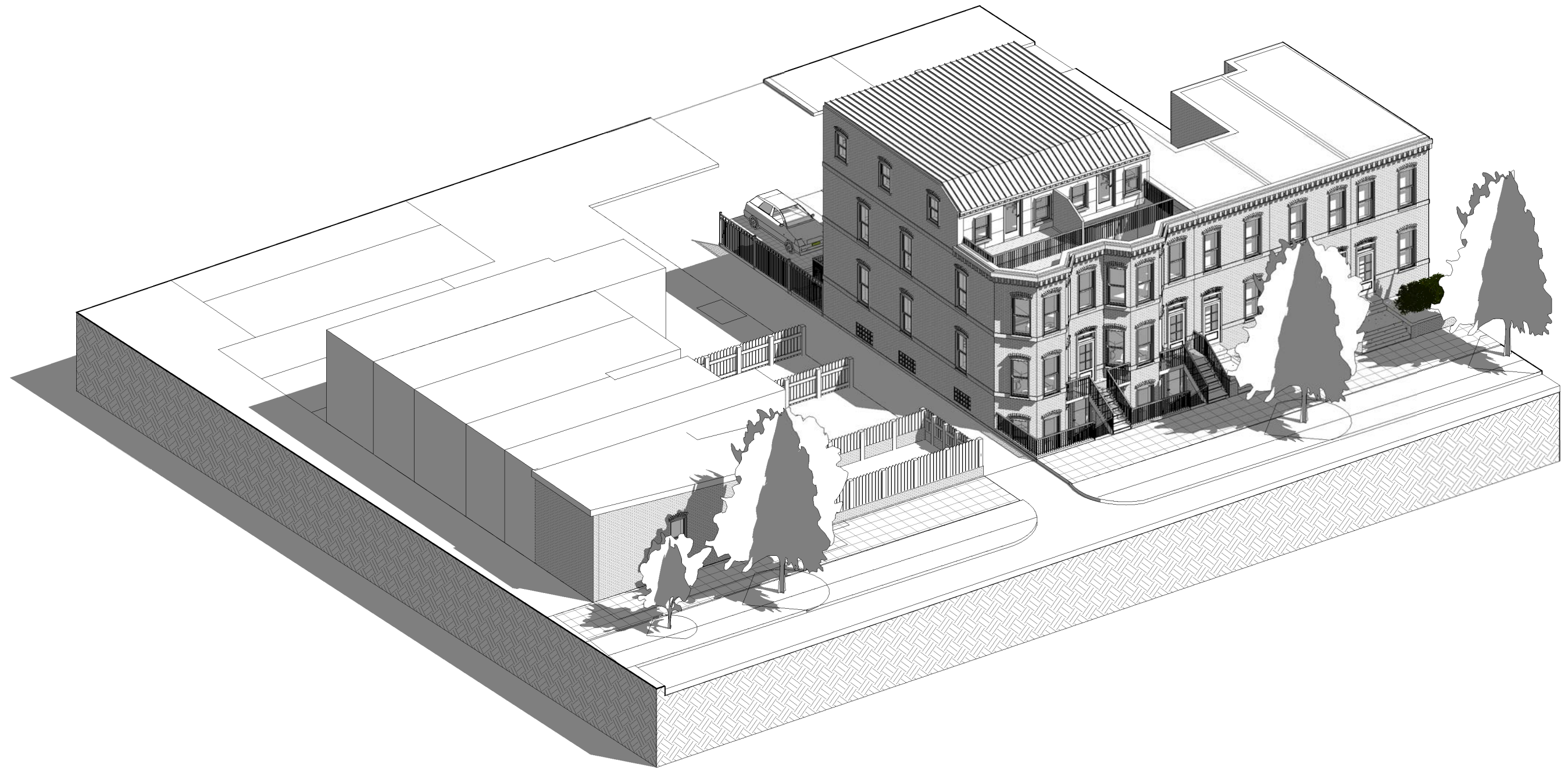


P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908



BUILDING SECTION A3.2

As indicated 6/25/2012



## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

PERSPECTIVE VIEW

A4.1

6/25/2012



## WARREN STREET ROW HOUSES

257-261 Warren St NE  
 Washington, DC 20003  
 Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



PEN ARCHITECTS, PLLC  
 210 7th Street, SE - Suite 201  
 Washington, DC 20003  
 ph. 202-822-5445 fax 202-822-0908

PERSPECTIVE VIEW

A4.2

6/25/2012



## WARREN STREET ROW HOUSES

257-261 Warren St NE  
Washington, DC 20003  
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&N ARCHITECTS, PLLC  
210 7th Street, SE - Suite 201  
Washington, DC 20003  
ph. 202-822-5445 fax 202-822-0908

PERSPECTIVE VIEW

A4.3

3/32" = 1'-0" 6/25/2012