

BOARD OF ZONING ADJUSTMENT
PLAN MODIFICATIONS

2329 / 2335 CHAMPLAIN STREET, NW
Washington, DC

Square 2563, Lots 103 / 816
Zoning District RC / R-5-B

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2329 / 2335 Champlain Street, NW

Washington, DC

Square 2563 Lots 103 / 816 Zoning District RC / R-5-B

Lot Area: 10,778 SF

BZA-Approved Project
Orders #17431/17431-A

Proposed Modifications

Lot Occupancy

1 st /2 nd floors (existing)	92.80 %	88.22 %
3 rd /4 th floors (addition)	60.00 %	60.00 %

Gross Floor Area per DCMR 11 (excludes parking ramp at 1st floor, cellar space, shafts, etc.)

1 st floor	6,623 SF	6,866 SF
2 nd floor	9,568 SF	9,233 SF
3 rd floor	6,252 SF	6,300 SF
4 th floor	6,256 SF	6,300 SF
Total	28,699 SF	28,699 SF

Floor Area Ratio

Floor Area Ratio	2.66	2.66
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Building Height

Building Height	50.00 ft	50.00 ft
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Open Court Height

Court 1	60.00 ft	8.46 ft
Court 2	-	21.33 ft
Court 3	-	24.17 ft
Court 4	-	24.17 ft

Open Court Width

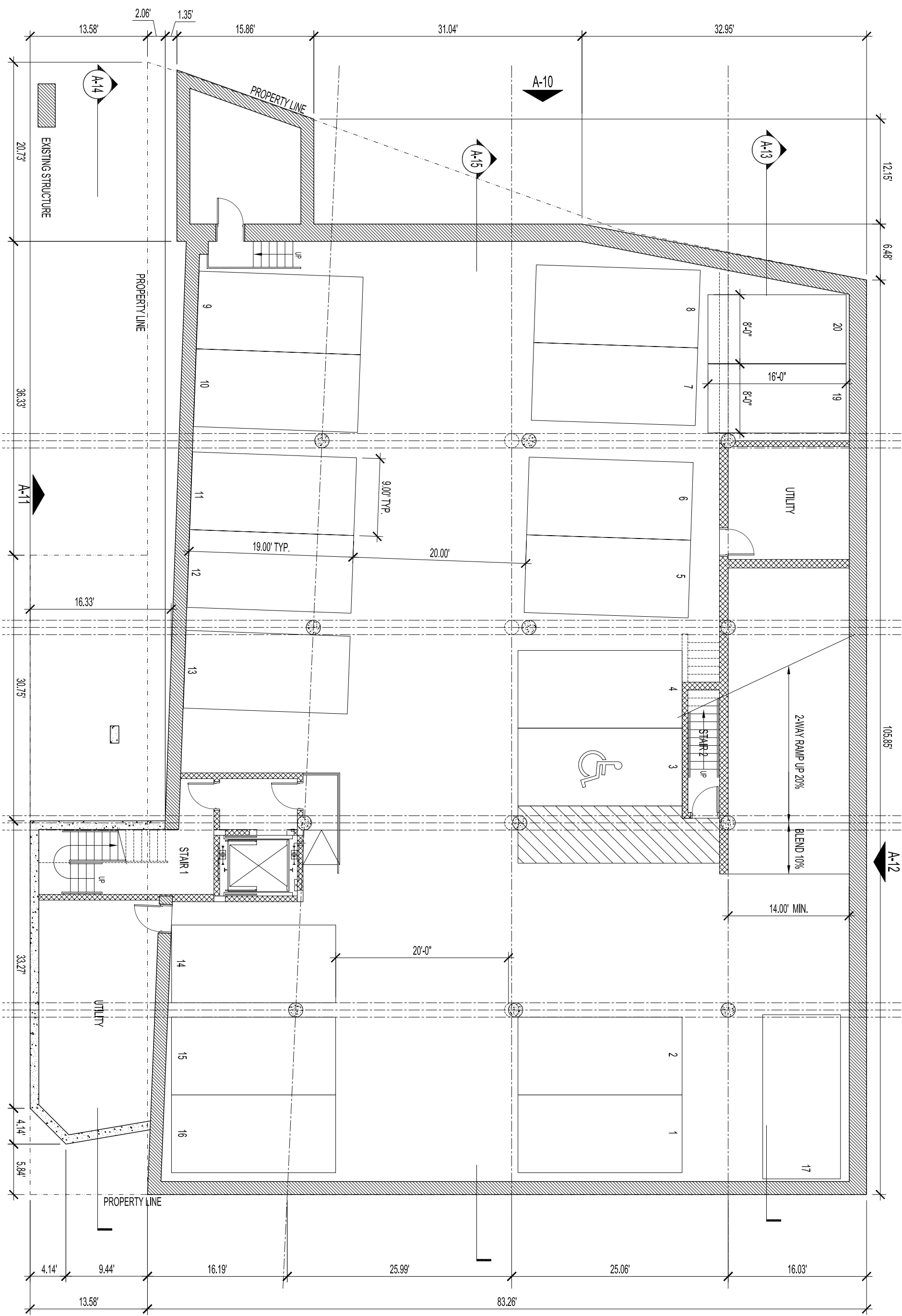
Court 1	16.00 ft	15.42 ft
Court 2	-	16.42 ft
Court 3	-	28.88 ft
Court 4	-	17.65 ft

Residential Units

Residential Units	22	31
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Parking

Full-size spaces	11	18
Non-full-size spaces	10	2
Total spaces	21	20



King's Creek, LLC

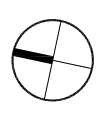
CELLAR FLOOR PLAN

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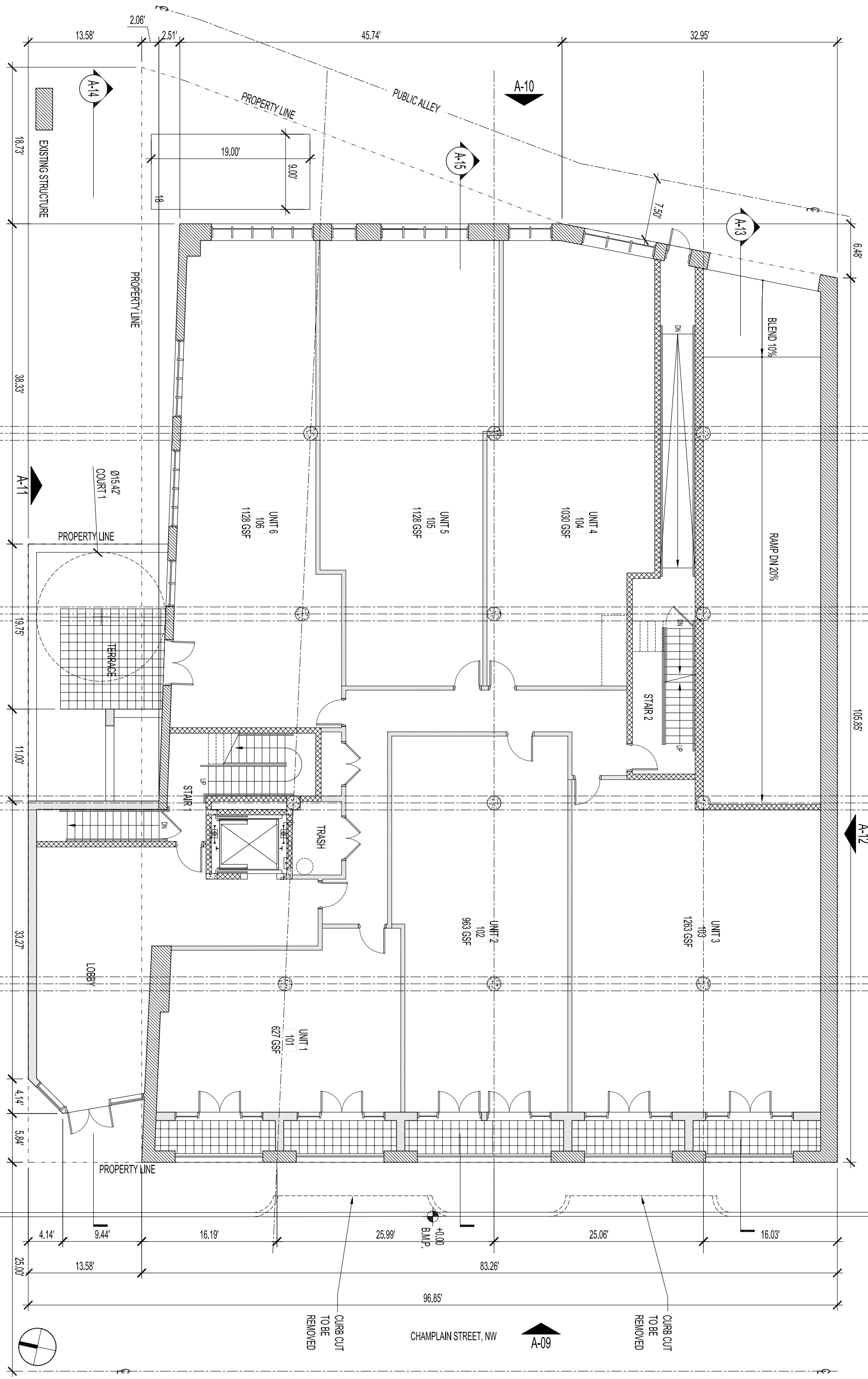
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FIRST FLOOR PLAN

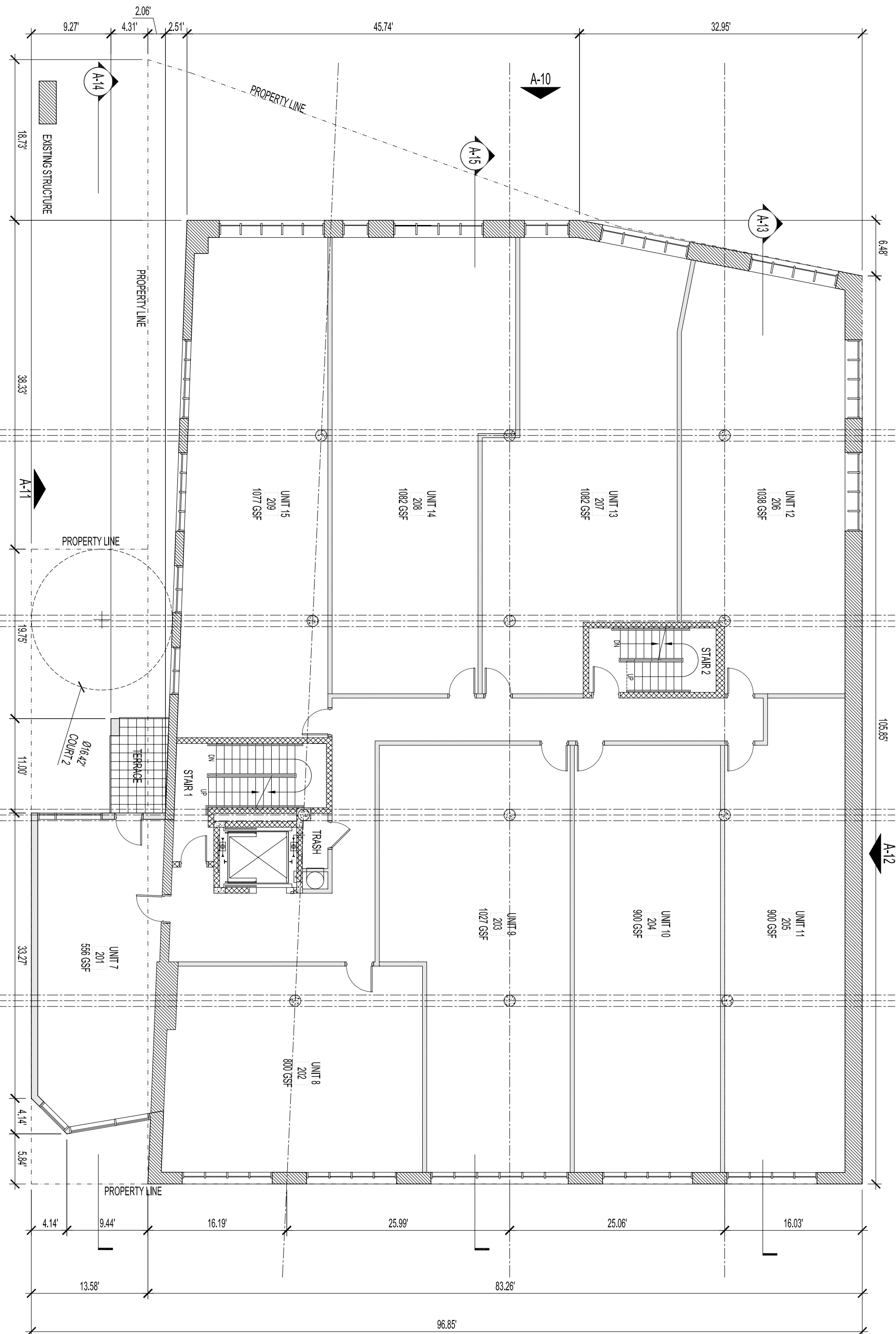
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3/32" = 1'-0"

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SECOND FLOOR PLAN

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3/32" = 1'-0"

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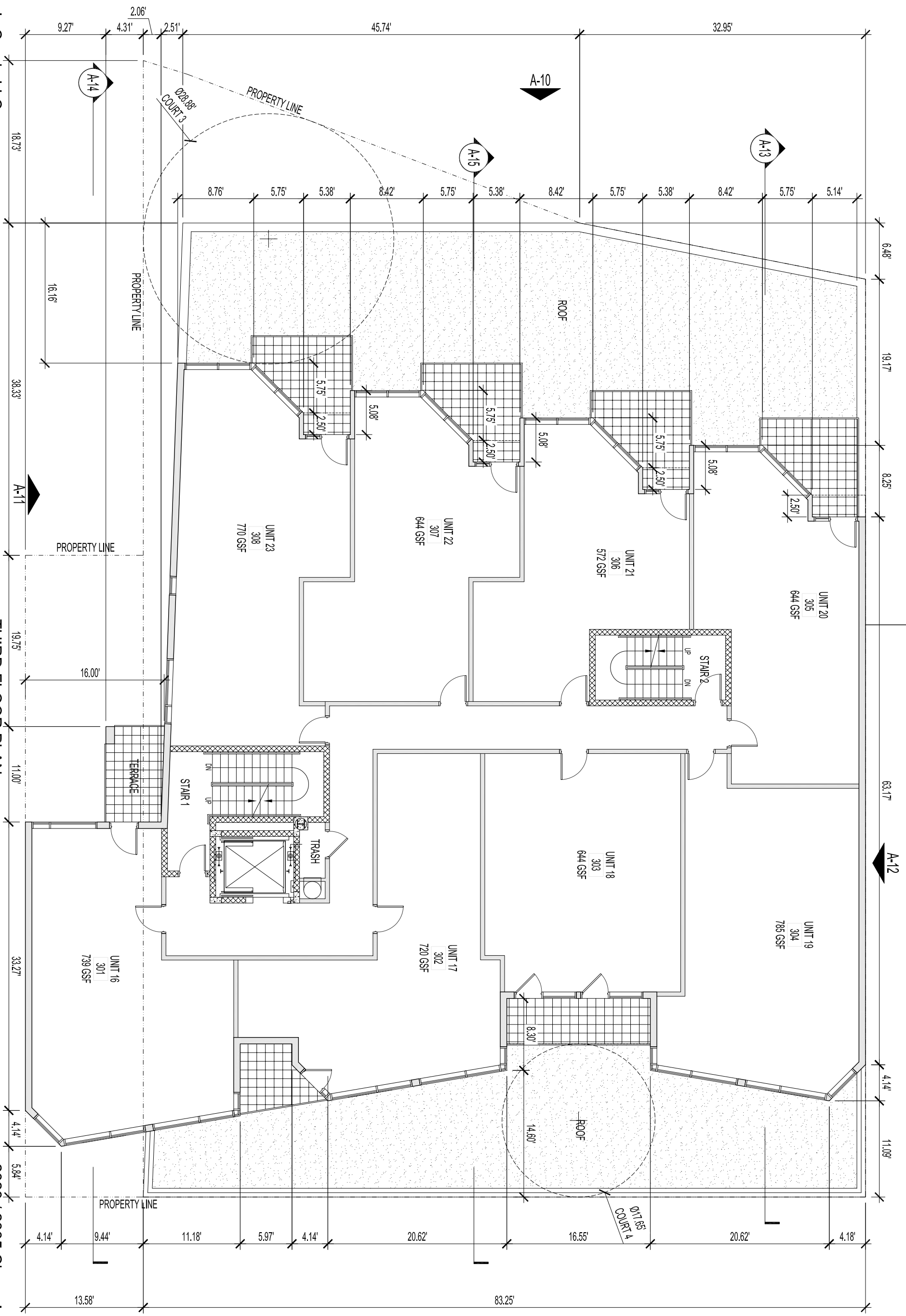
THIRD FLOOR PLAN

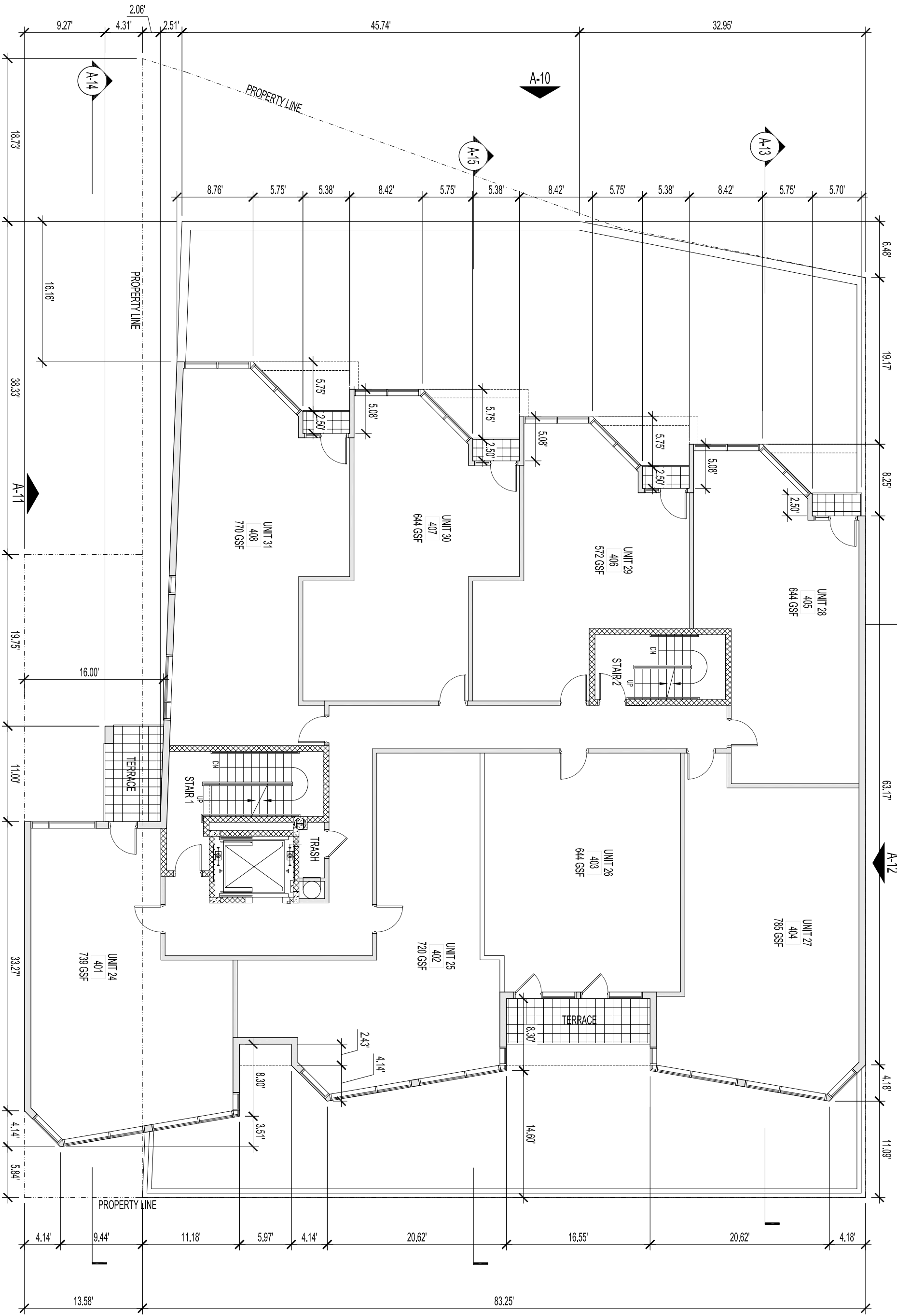
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FOURTH FLOOR PLAN

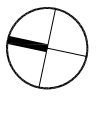
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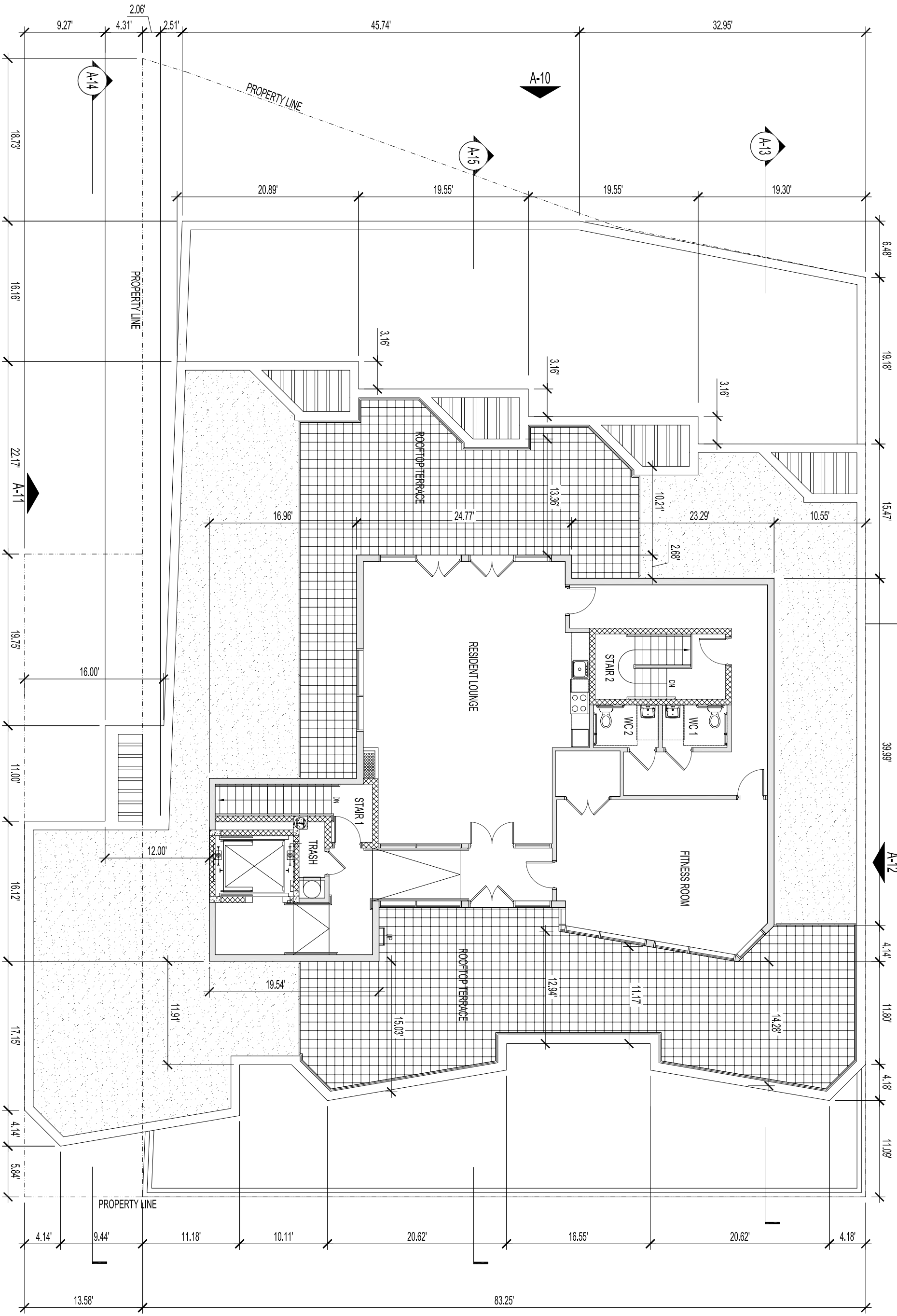
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MAIN ROOF / PENTHOUSE PLAN

2329 / 2335 Champlain Street, NW

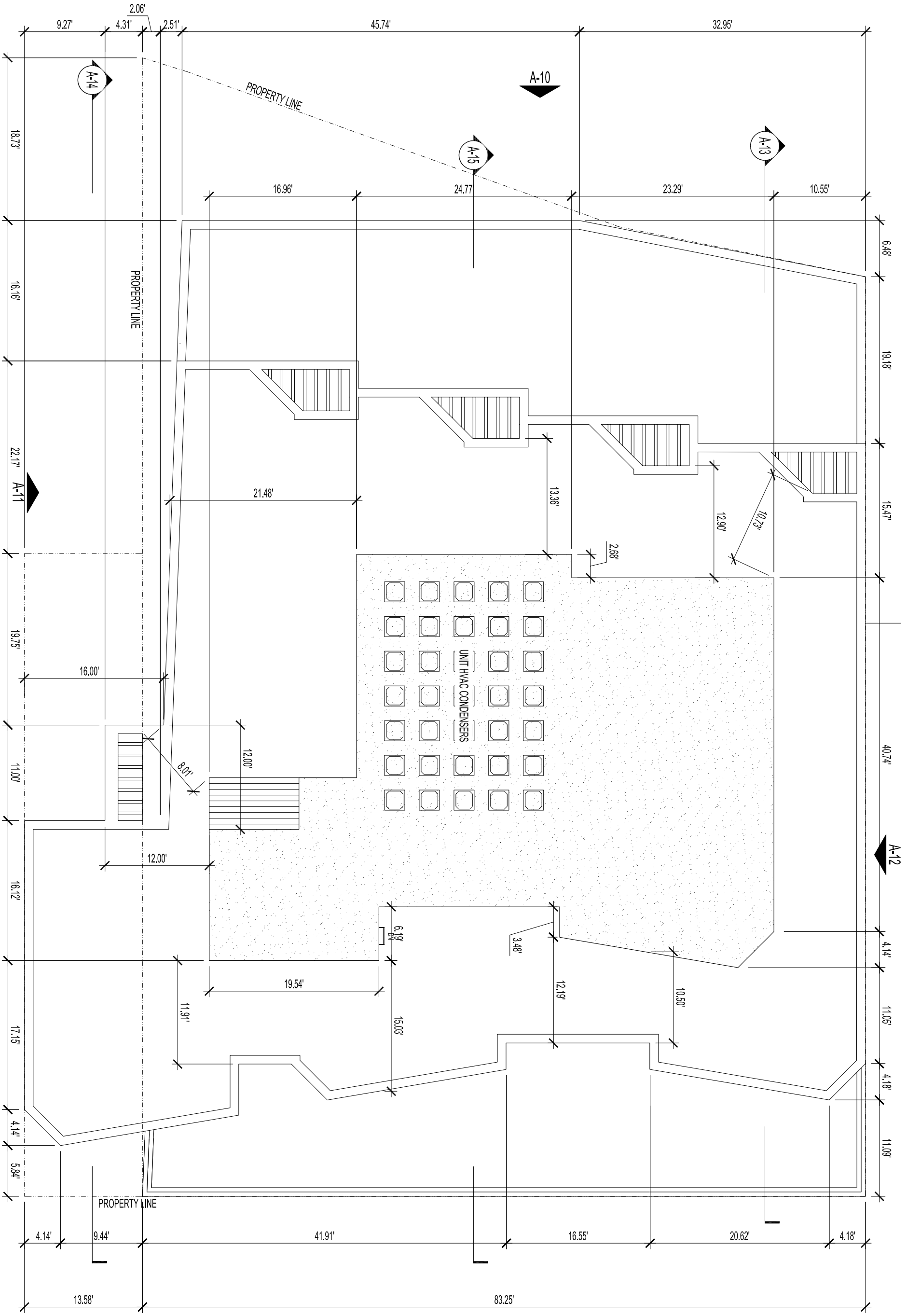
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3/32" = 1'-0"

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PENTHOUSE ROOF PLAN

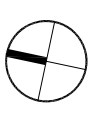
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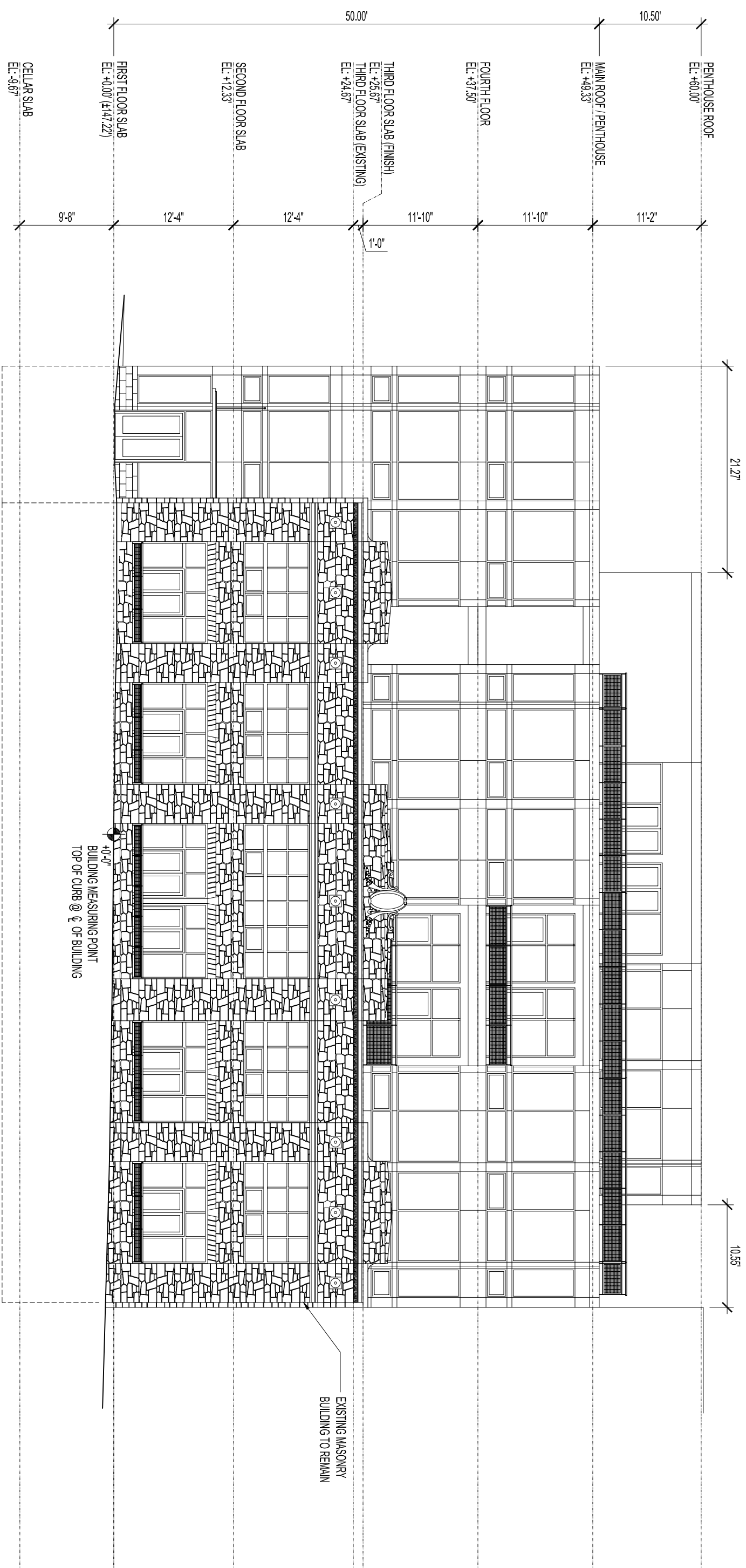
3/32" = 1'-0"

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A-09



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WEST ELEVATION (CHAMPLAIN STREET, NW)

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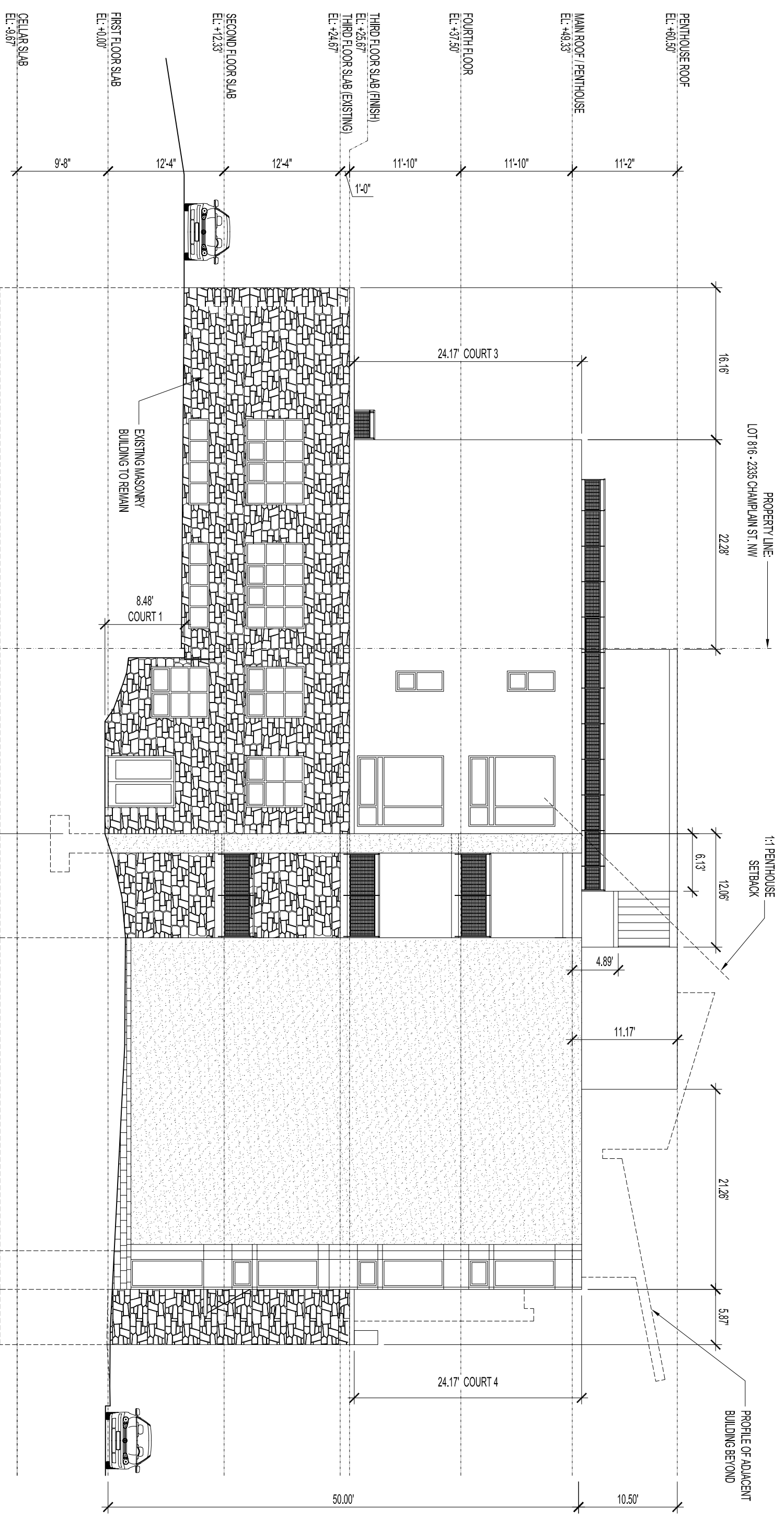
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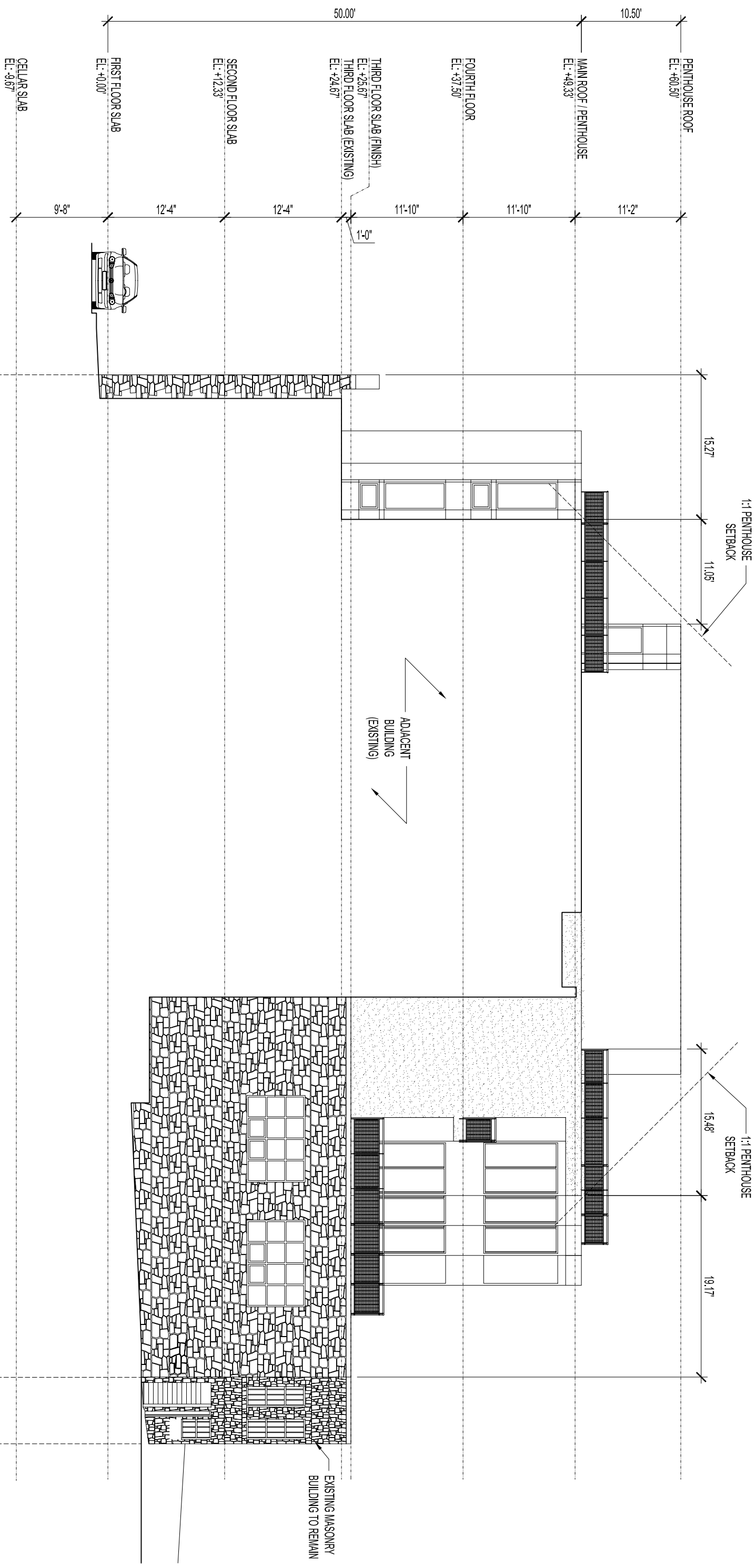
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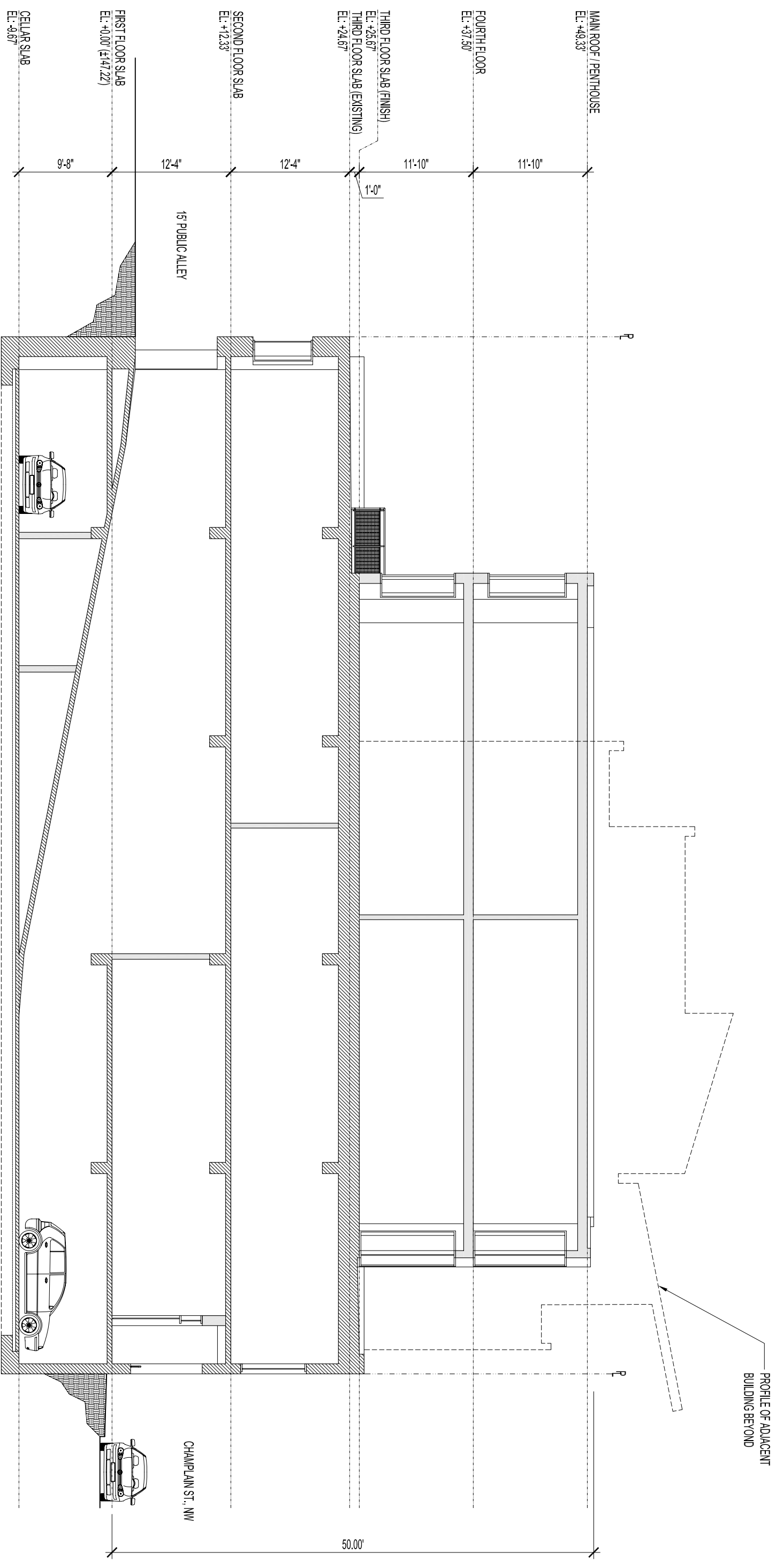
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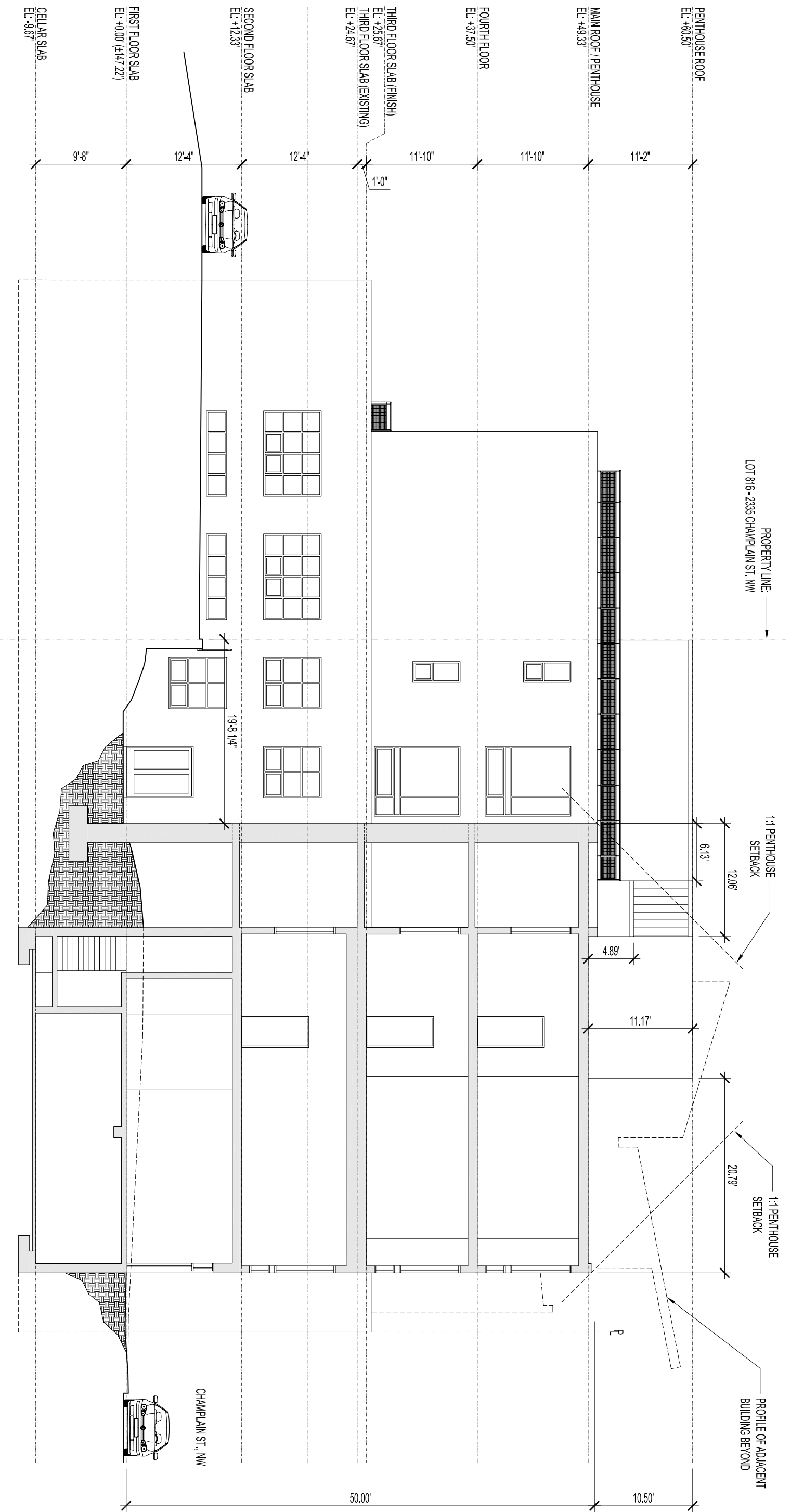
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PENTHOUSE ROOF
EL. +60.50'

MAIN ROOF / PENTHOUSE
EL. +49.33'

FOURTH FLOOR
EL. +37.50'

THIRD FLOOR SLAB (FINISH)
EL. +25.67'
THIRD FLOOR SLAB (EXISTING)
EL. +24.67'

SECOND FLOOR SLAB
EL. +12.33'

FIRST FLOOR SLAB
EL. +0.00' (+147.22')

CELLAR SLAB
EL. -9.67'

PROPERTY LINE:
LOT 816 - 2335 CHAMPLAIN ST. NW

1:1 PENTHOUSE
SETBACK

1:1 PENTHOUSE
SETBACK

PROFILE OF ADJACENT
BUILDING BEYOND

6.13'

12.08'

4.89'

11.17'

20.79'

P

10.50'

50.00'

19'-8 1/4"

9'-8"

12'-4"

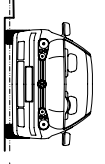
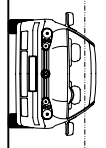
12'-4"

11'-10"

11'-10"

11'-2"

1'-0"



CHAMPLAIN ST., NW

King's Creek, LLC

BUILDING SECTION @ PROPOSED MAIN BUILDING ENTRANCE

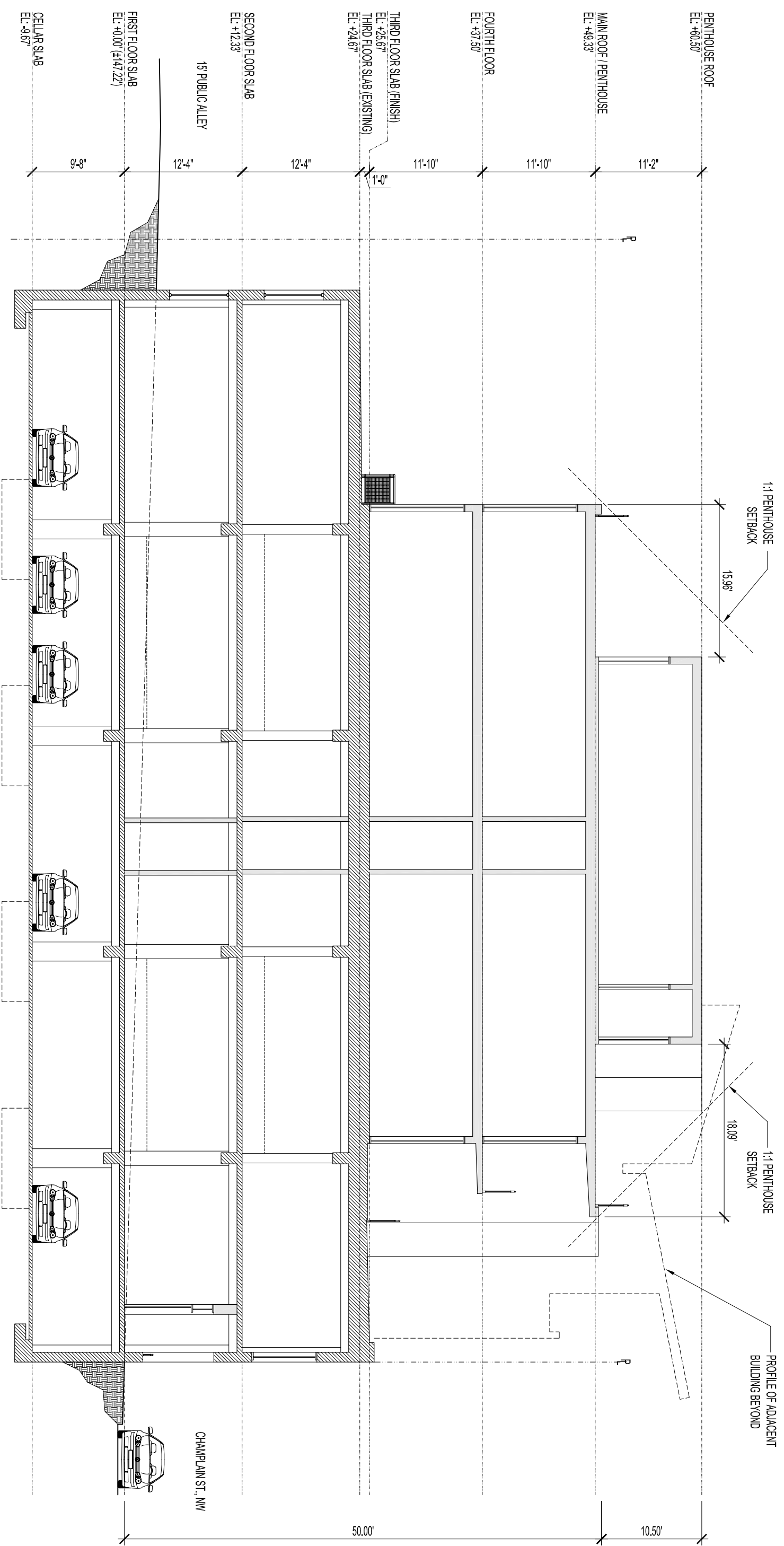
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3/32" = 1'-0"

A-14

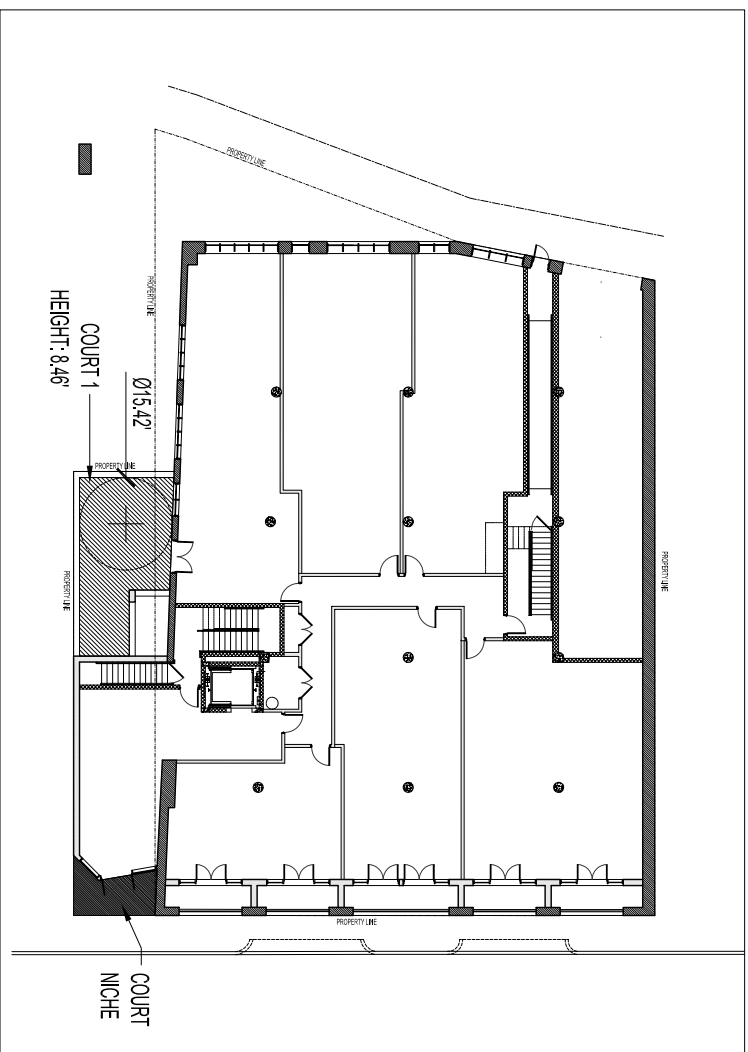
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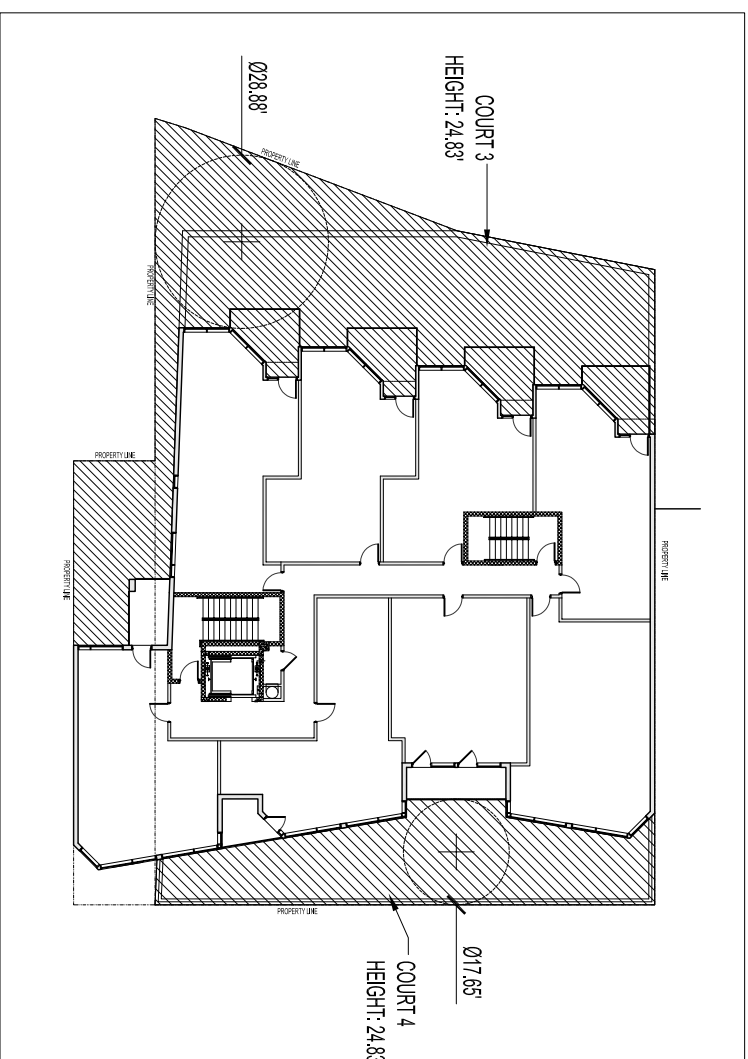
King's Creek, LLC

BUILDING SECTION @ MIDPOINT OF BUILDING FACADE

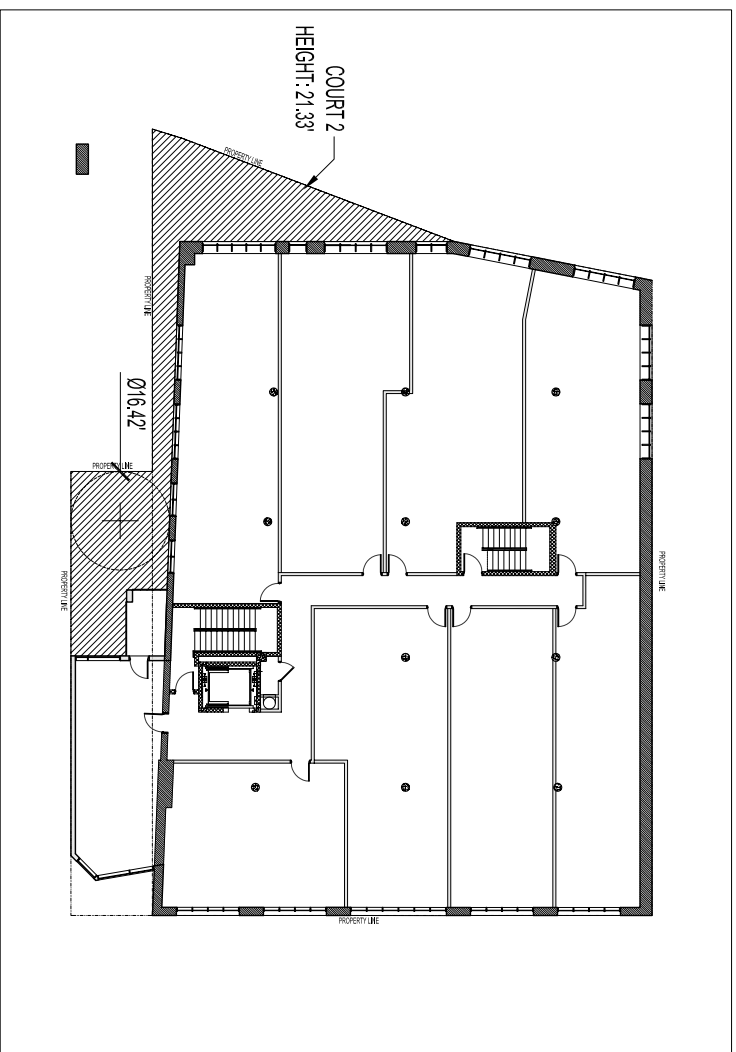
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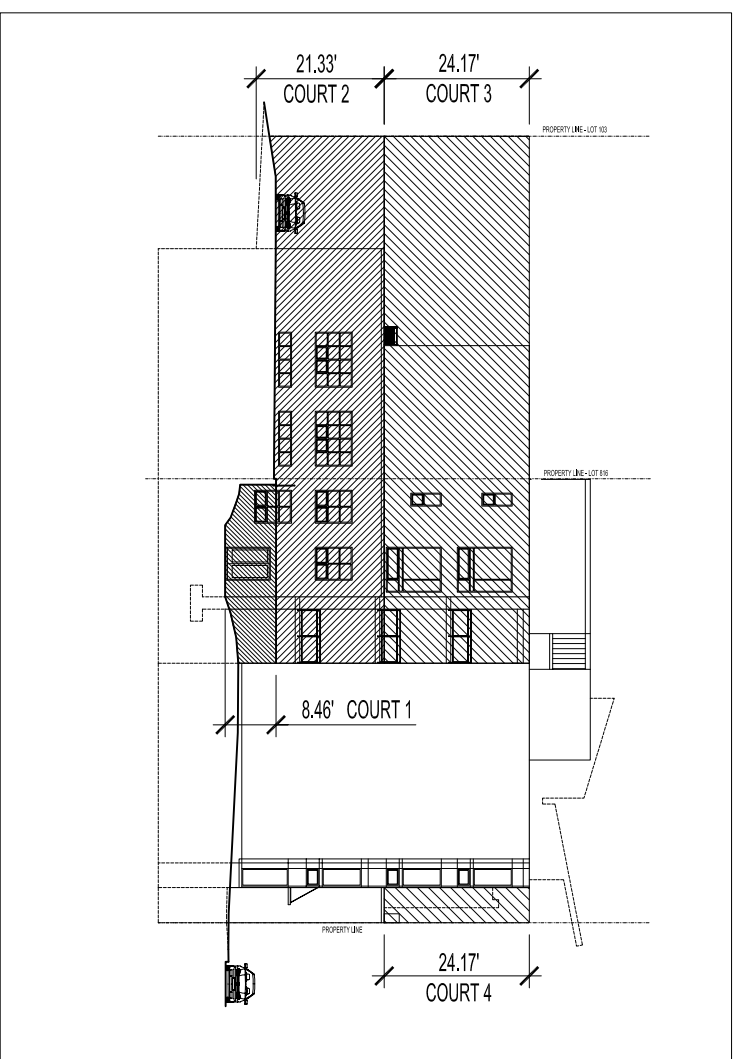
FIRST FLOOR PLAN



THIRD/FOURTH FLOOR PLAN



SECOND FLOOR PLAN



NORTH ELEVATION

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Court 2	-	-	-
Court 3	-	-	-
Court 4	-	-	-