

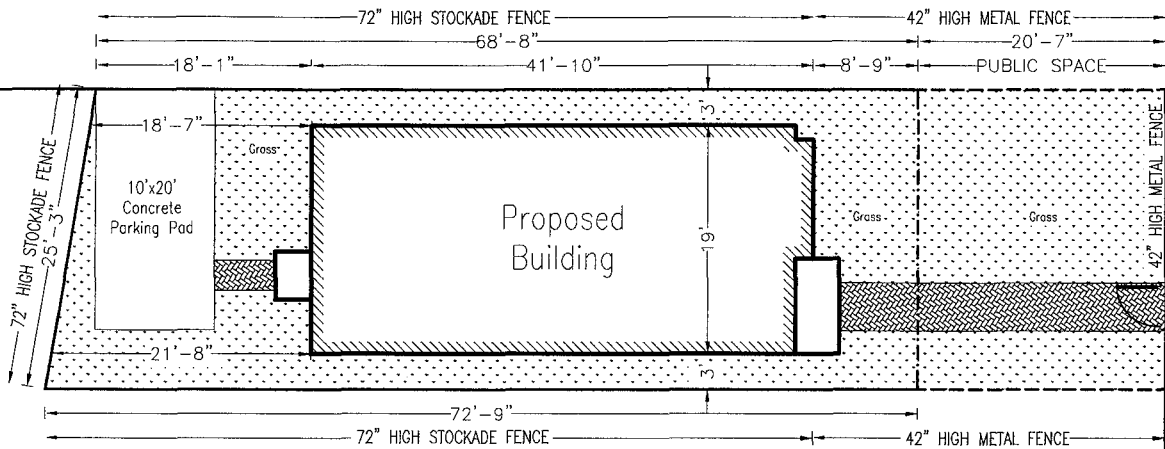
Curb

GRANT STREET NE

Curb



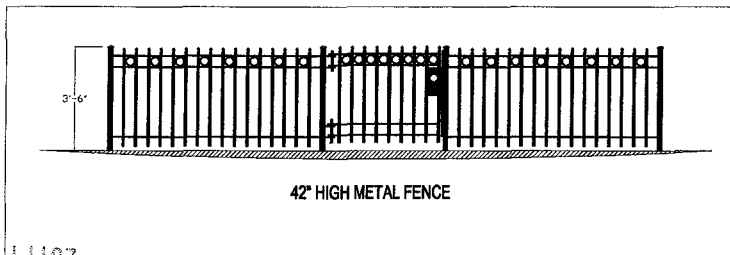
15' PUBLIC ALLEY



LANDSCAPE PLAN

4209 GRANT ST NE

Scale $\frac{1}{16}" = 1'-0"$



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18205
EXHIBIT NO. 8

2011 FEB 10 AM 11:21

10.00% OF ZONING
10.00% OF ZONING

15' PUBLIC ALLEY

2017-01-01

2017-01-01

42nd STREET NE

GRANT STREET NE

15' PUBLIC ALLEY

15' PUBLIC ALLEY

Existing Building

Existing Building

Existing Building

Existing Building

Existing Building

Existing Building

Proposed Building

LOT # 31

LOT # 61

LOT # 26

LOT # 25

LOT # 822

LOT # 821

LOT # 824

Existing Building

Existing Building

Existing Building

Zoning Analysis
4209 GRANT ST NE, WASHINGTON DC 20019
Zone: R-2
SINGLE FAMILY RESIDENTIAL DETACHED BUILDING

Section	Description	Minimum required	Maximum Allowed	Provided	Remarks
400	Bldg Height	—	40' 3 story	21'-6" 2 story	-
401	Lot Area	4,000 sf	—	1,765 sf	Variance
401	Lot Width	40'	—	25'	Variance
402	Floor Area Ratio	—	—	—	-
403	Lot Occupancy	—	40%	45.89%	Variance
404	Rear Yard	20'	—	$(18.58+21.66)/2$ 20.12'	-
405	Side Yard	8'	—	3'	Variance
2101	Parking Space	1	—	1	-

DC OFFICIAL ZONE
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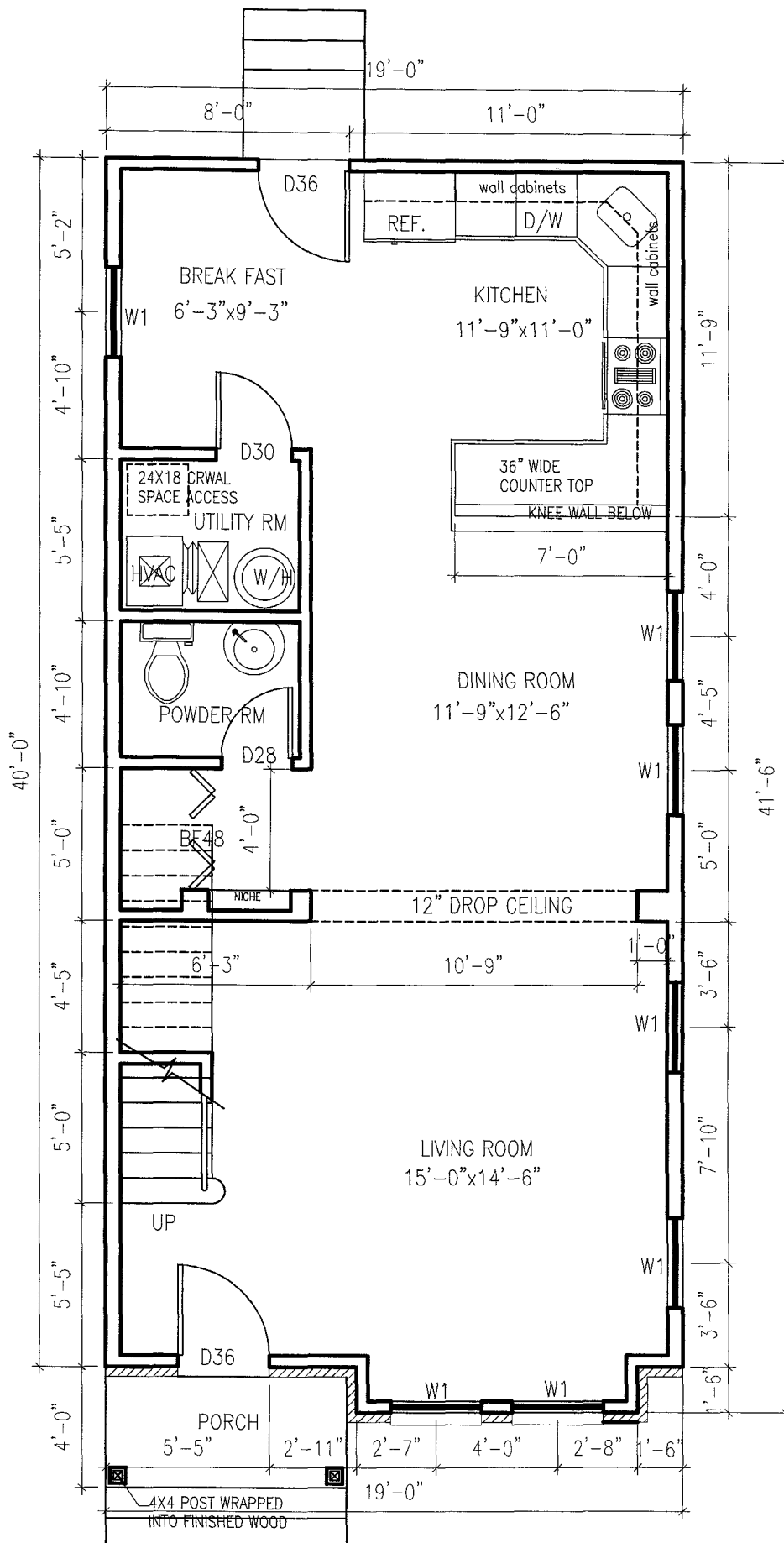
U.S. OFFICE OF ZONING

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FIRST FLOOR PLAN

4209 Grant Street NE
Washington, DC 20019

Scale $\frac{3}{16}" = 1'-0"$



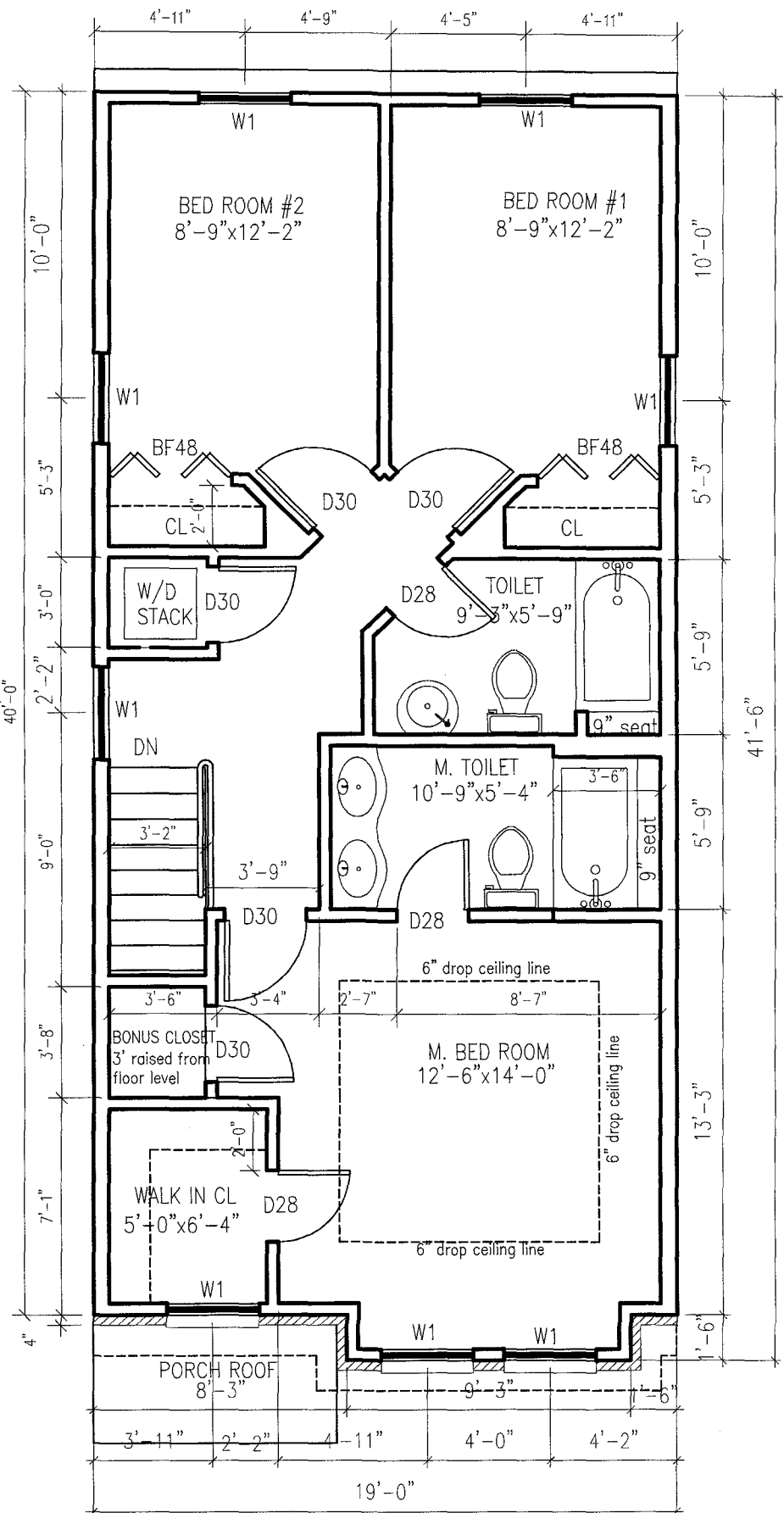
RECEIVED
D.C. OFFICE OF ZONING

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SECOND FLOOR PLAN

4209 Grant Street NE
Washington, DC 20019

Scale $\frac{3}{16}'' = 1'-0''$



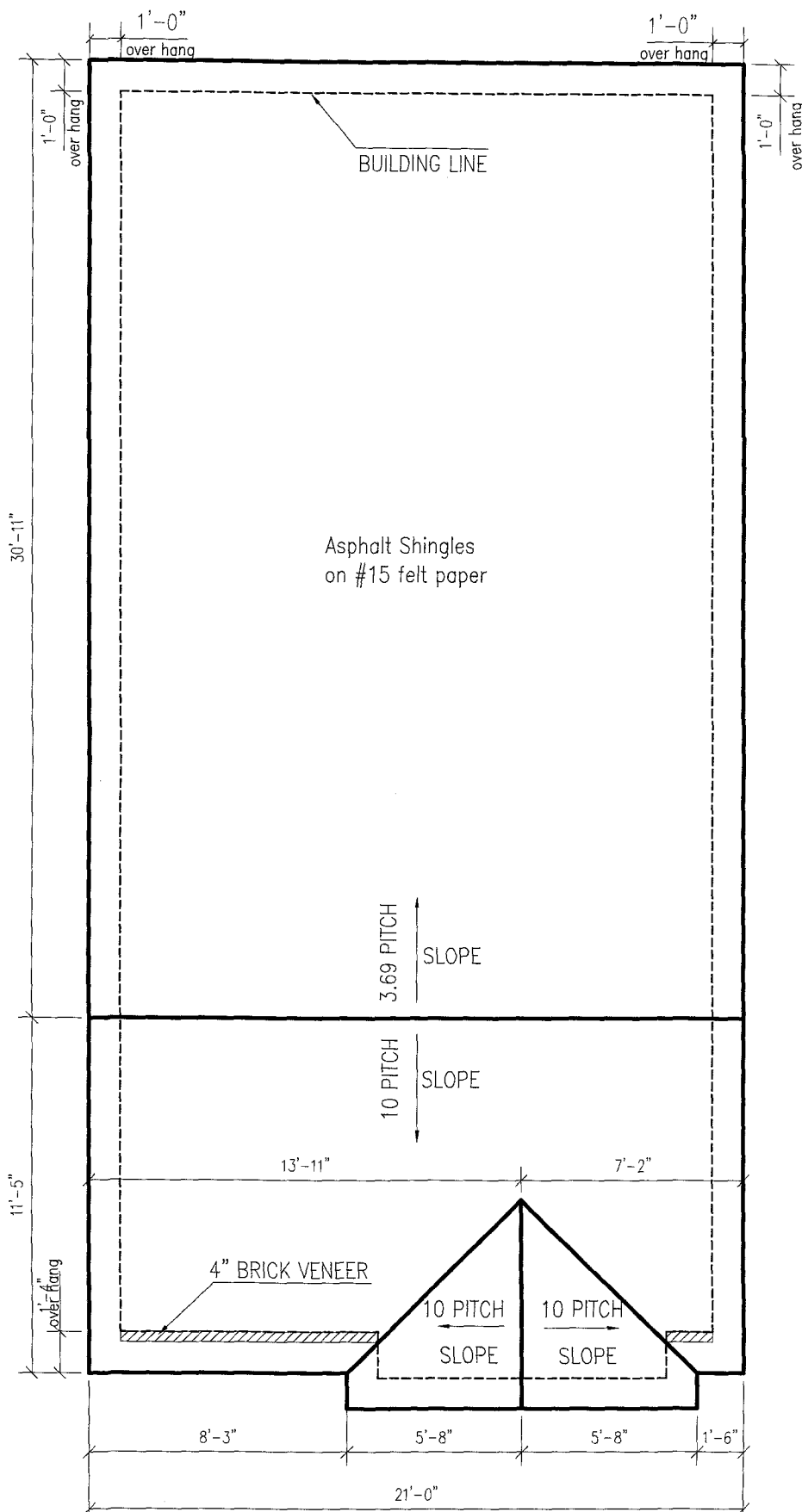
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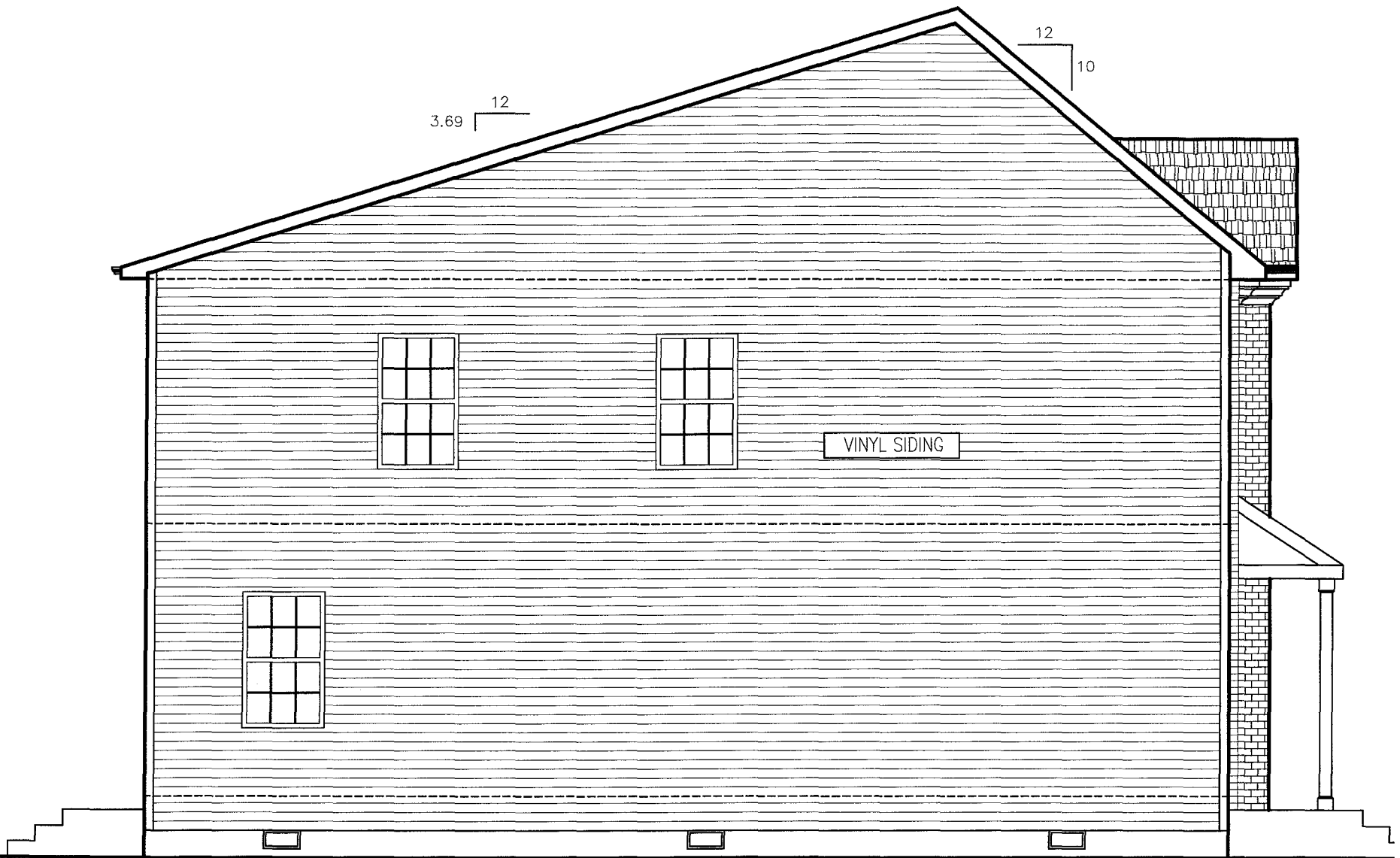
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ROOF PLAN

4209 Grant Street NE
Washington, DC 20019

Scale $\frac{3}{16}" = 1'-0"$





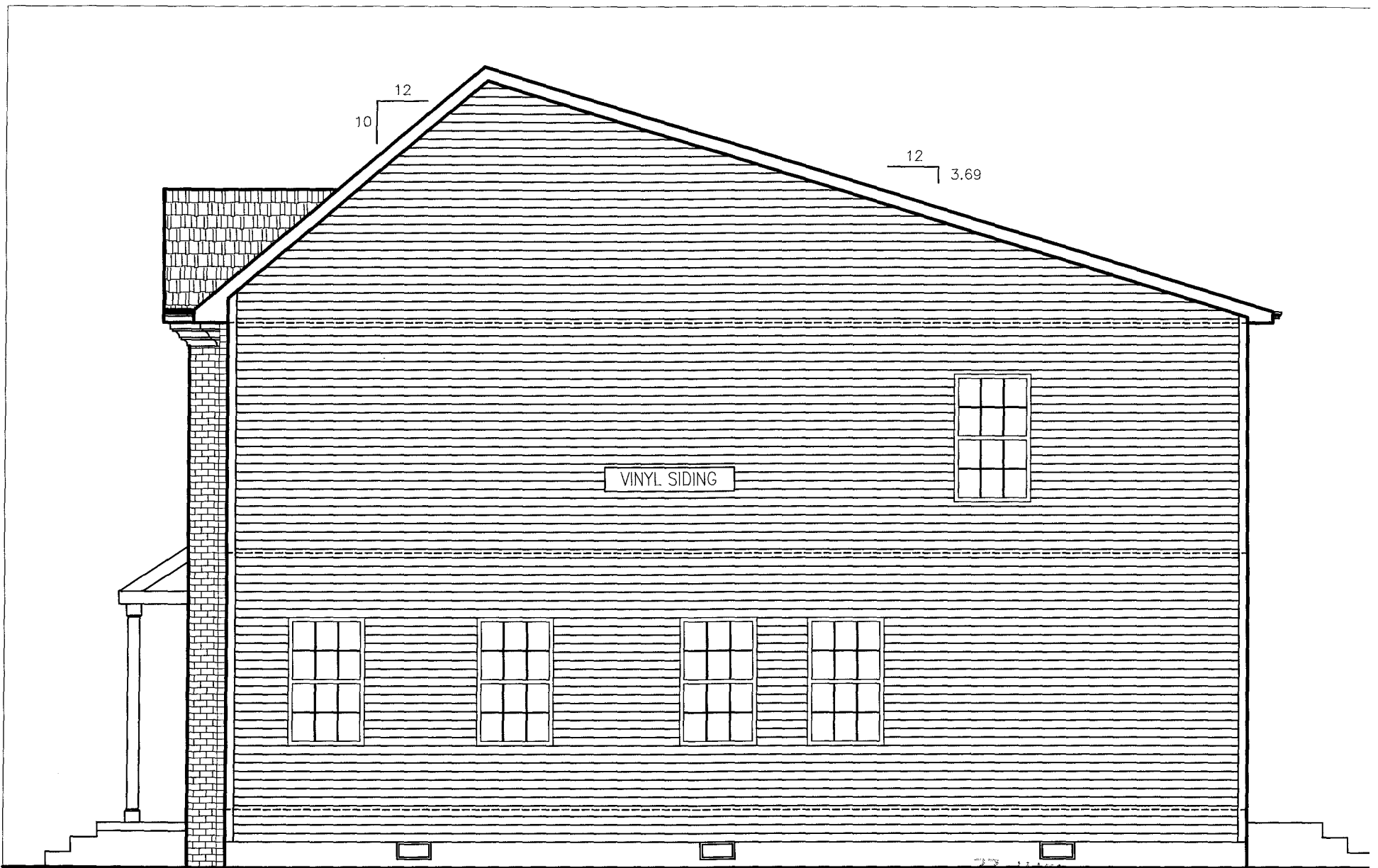
LEFT ELEVATION

4209 Grant Street NE
Washington, DC 20019

Scale $\frac{3}{16}" = 1'-0"$

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PLANNING DEPARTMENT
CITY OF WASHINGTON



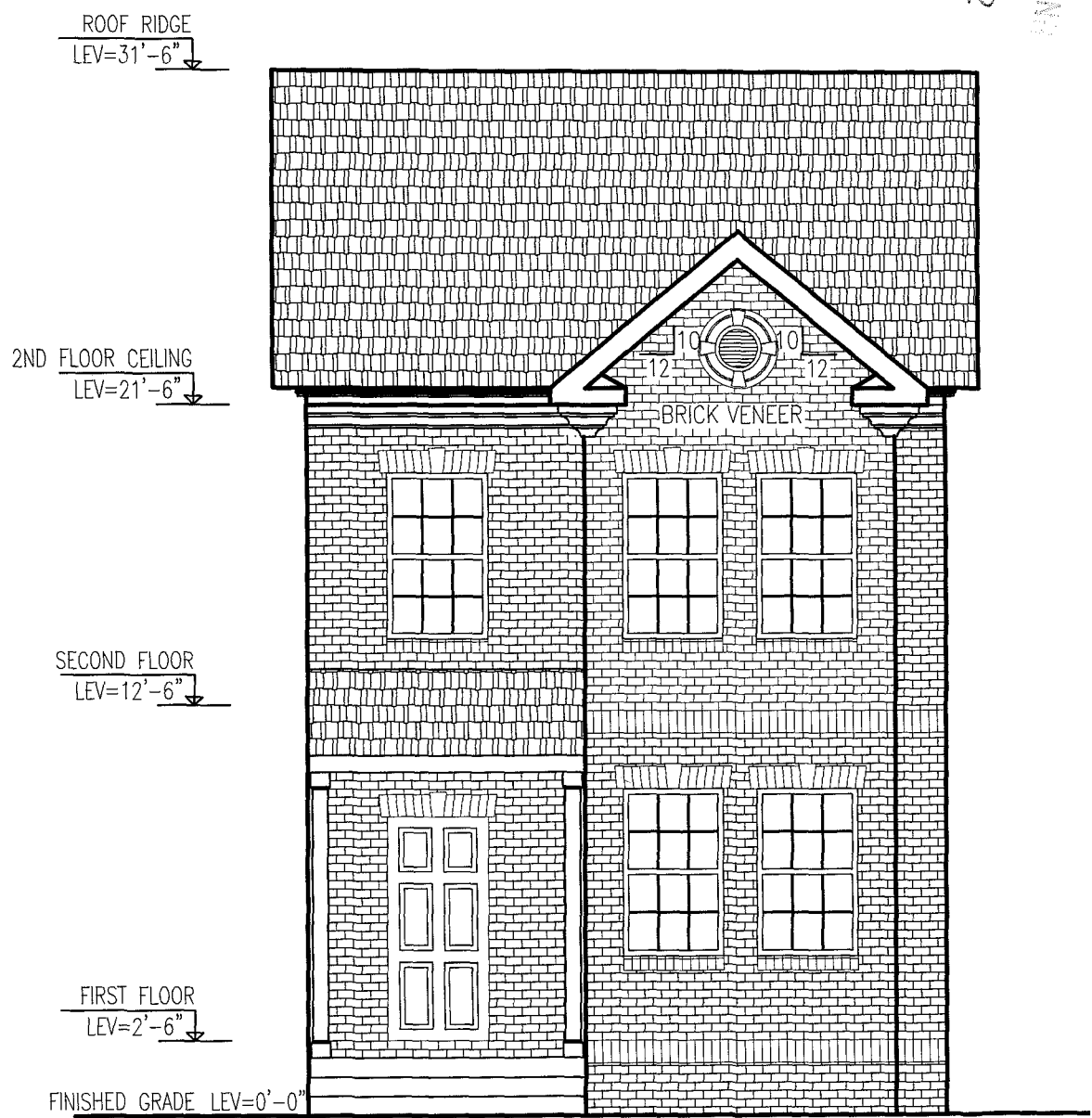
RIGHT ELEVATION

4209 Grant Street NE
Washington, DC 20019

Scale $\frac{3}{16}" = 1'-0"$

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DC OFFICE OF ZONING
RECEIVED

RECEIVED
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FRONT ELEVATION
4209 Grant Street NE
Washington, DC 20019
Scale $\frac{3}{16}" = 1'-0"$