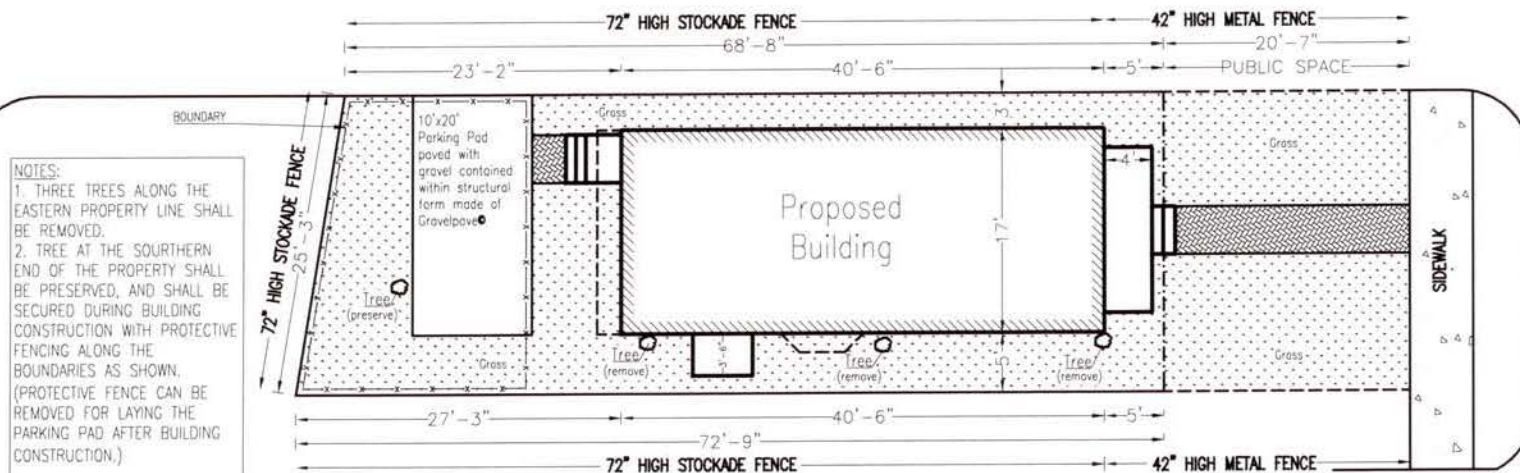


GRANT STREET NE

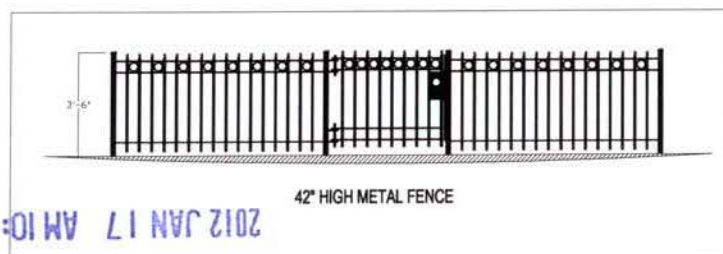
15' PUBLIC ALLEY



LANDSCAPE PLAN

4209 GRANT ST NE

Scale 1/8"=1'-0"



NOTES:
1. THREE TREES ALONG THE EASTERN PROPERTY LINE SHALL BE REMOVED.
2. TREE AT THE SOUTHERN END OF THE PROPERTY SHALL BE PRESERVED, AND SHALL BE SECURED DURING BUILDING CONSTRUCTION WITH PROTECTIVE FENCING ALONG THE BOUNDARIES AS SHOWN. (PROTECTIVE FENCE CAN BE REMOVED FOR LAYING THE PARKING PAD AFTER BUILDING CONSTRUCTION.)

15' PUBLIC ALLEY

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO.

18341

EXHIBIT NO.

8

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Board of Zoning Adjustment
District of Columbia
CASE NO.18341
EXHIBIT NO.8

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	25'-9" 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%	39%	-
404	Rear Yard	20'	—	$(23.16+27.25)/2$ 25.2'	-
405	Side Yard	8'	—	3' (right) 5' (left)	Variance
2101	Parking Space	1	—	1	-

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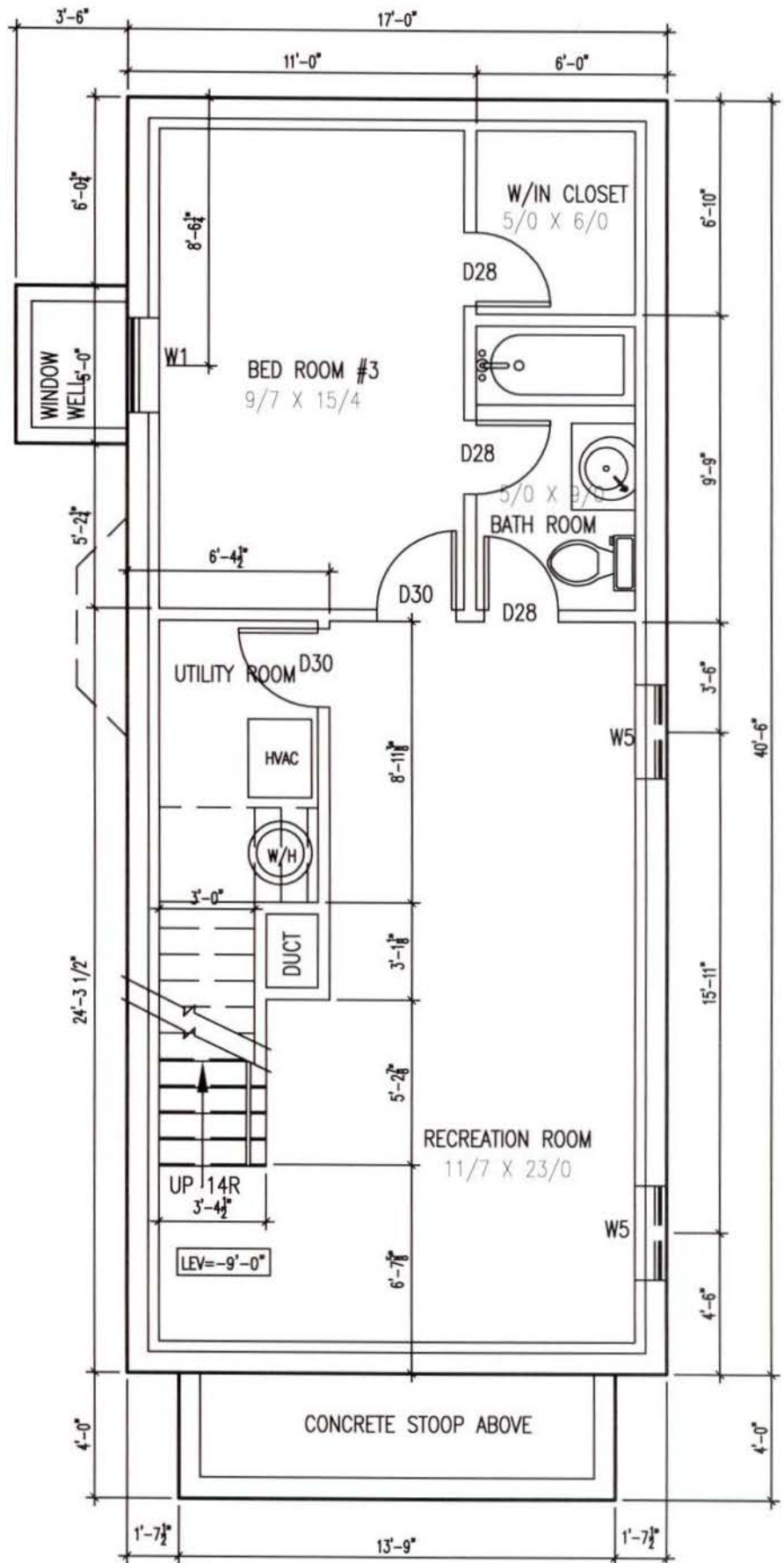
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BASEMENT PLAN

4209 Grant Street NE
Washington, DC 20019

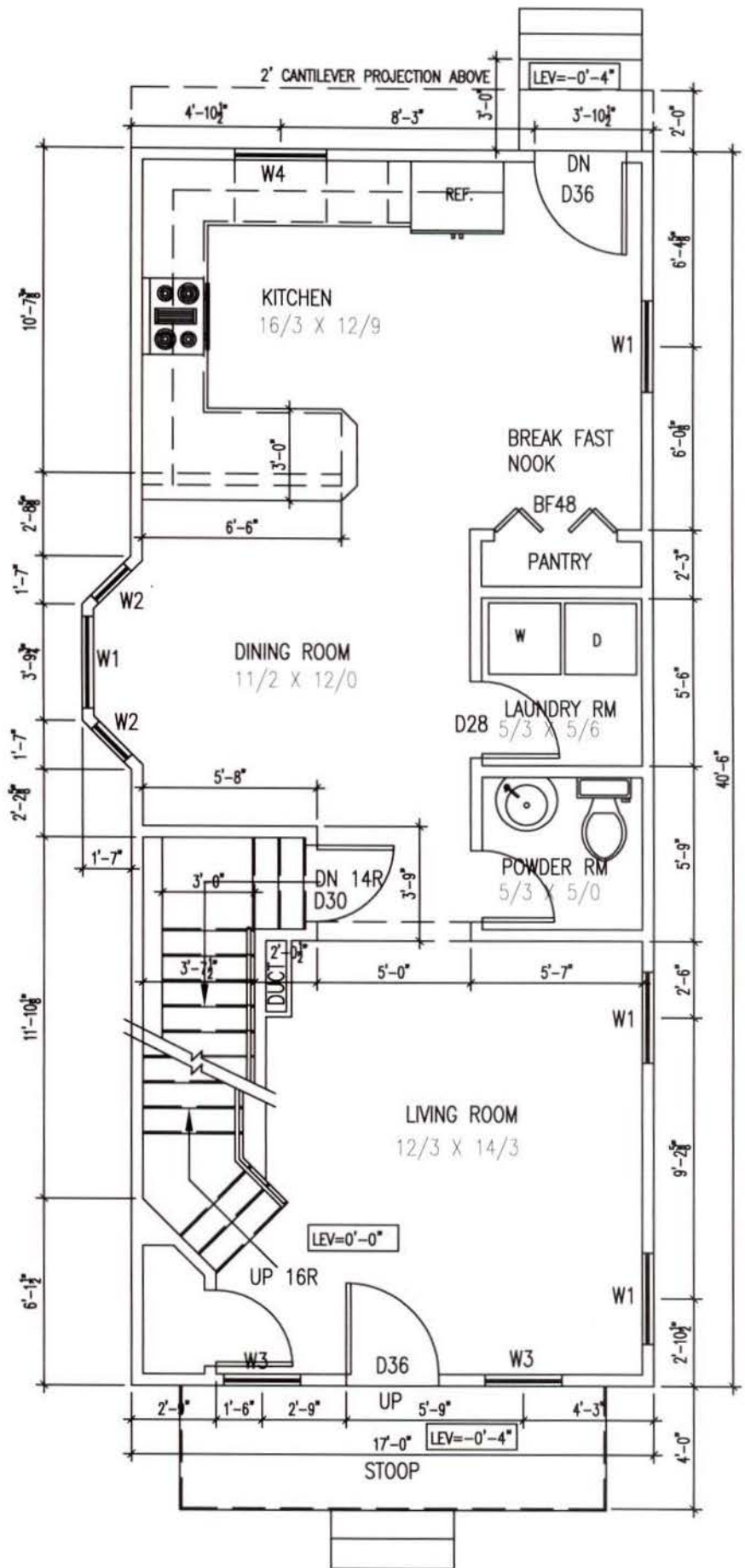
Scale $\frac{3}{16}" = 1'-0"$



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FIRST FLOOR PLAN

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

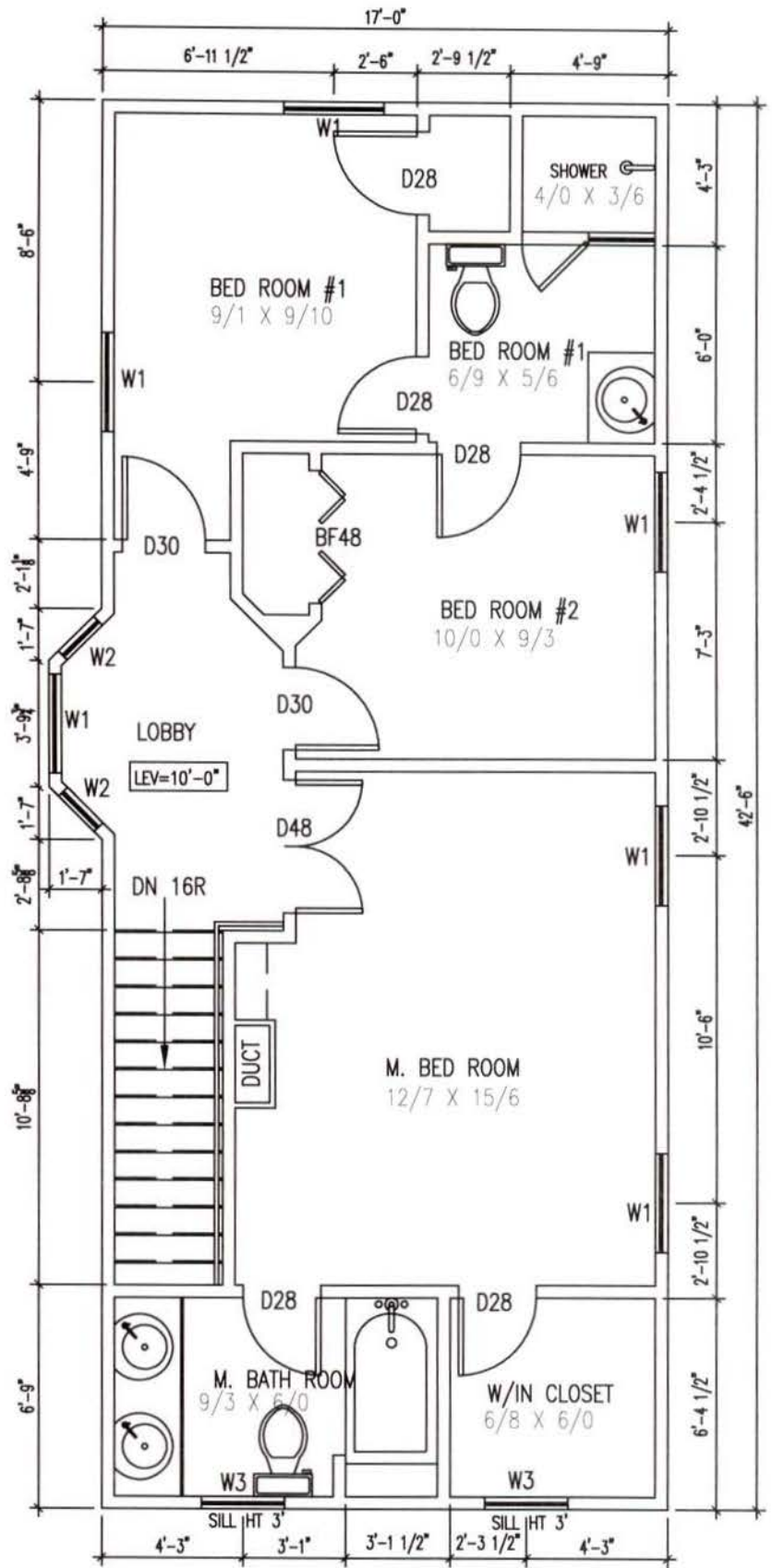


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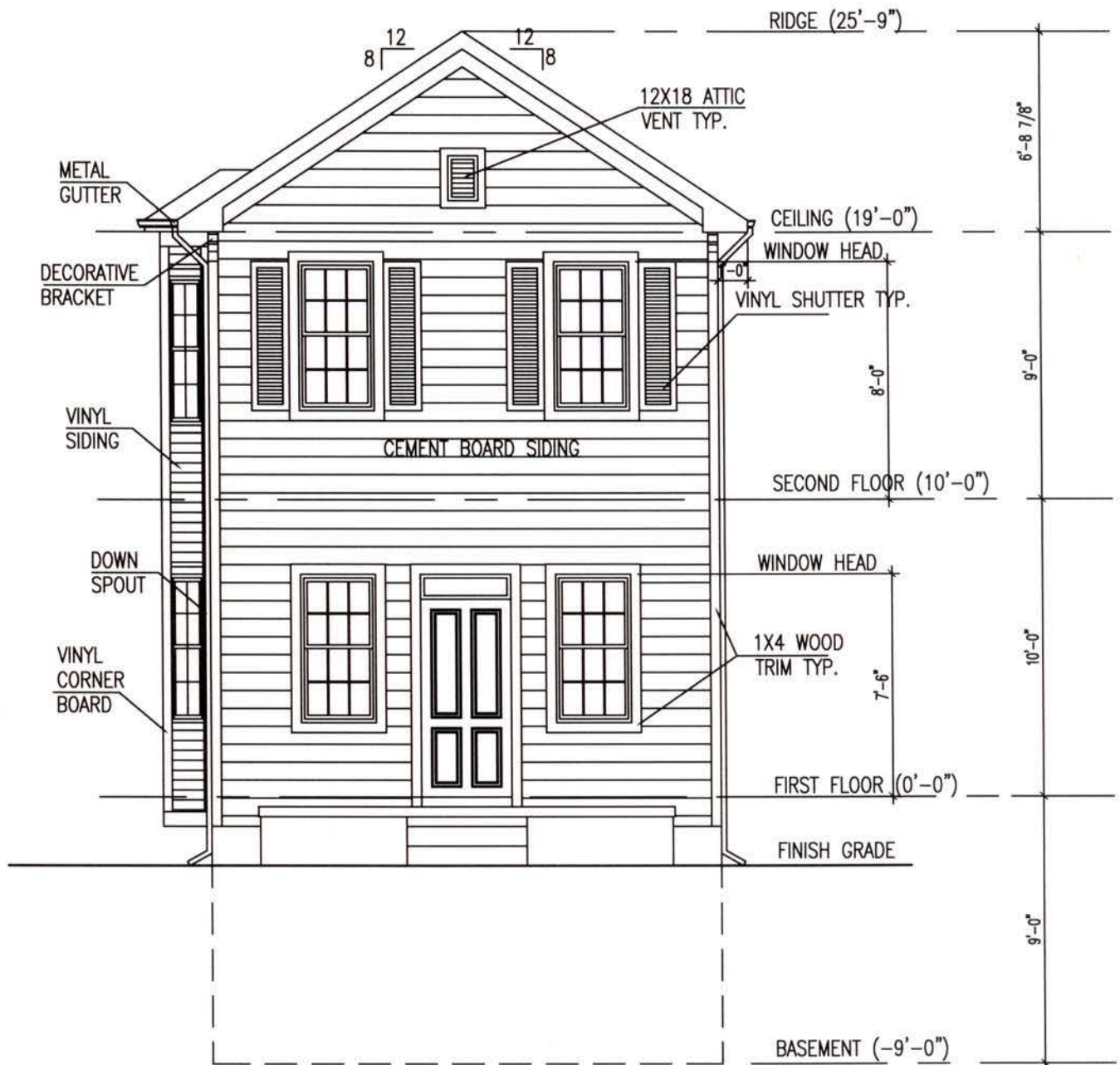
SECOND FLOOR PLAN

4209 Grant Street NE
Washington, DC 20019

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



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FRONT ELEVATION

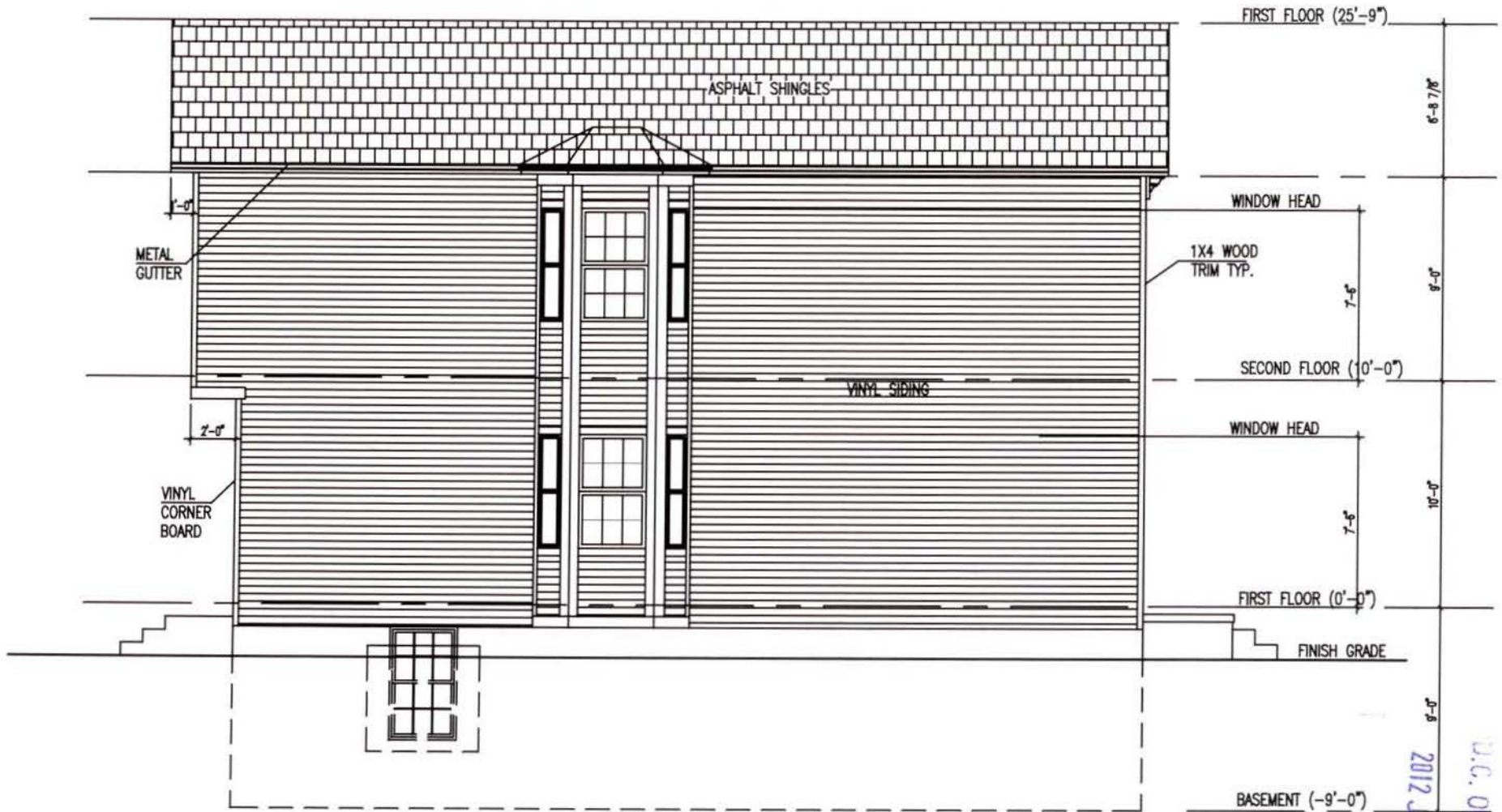
4209 Grant Street NE
Washington, DC 20019
Scale $\frac{3}{16}$ " = 1'-0"



R. SIDE ELEVATION

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

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LEFT SIDE ELEVATION

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

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