

**BOARD OF ZONING ADJUSTMENT OF
THE DISTRICT OF COLUMBIA**

**REQUEST FOR:
6325 32 ND STREET, N.W.
WASHINGTON, D.C
LOT 209 SQUARE 2349**

ZONING DATA:

6325 32nd STREET, N.W.
WASHINGTON D.C.

LOT 209 SQUARE 2349

ZONE: R1-B

Existing lot: 5,738 sq. ft.

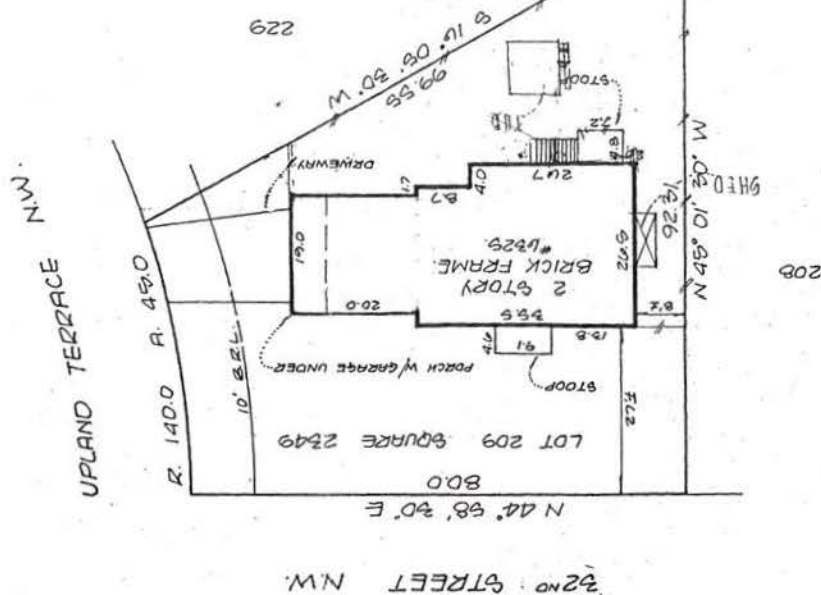
Existing lot occupancy: 22%

Existing house: 1,282. sq. ft.

Proposed addition: 295 sq. ft.

Proposed lot occupancy : 27%

Allowed lot occupancy ; 40%



HOUSE LOCATION
LOT 209 SQUARE 2349
WASHINGTON
DISTRICT OF COLUMBIA



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18374

EXHIBIT NO. 6

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE POSITION OF THE
EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY
ACCEPTED FIELD PRACTICES TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE
REGISTERED LAND SURVEYOR MARYLAND # 5216

REFERENCES
PLAT BK.
PLAT NO.
LIBER 112
FOLIO 4

ANDJON ASSOCIATES
7 Brookes Avenue
Gaithersburg, Maryland 20877
(301) 840-9010

DATE OF SURVEYS: 11-10-91
WALL CHECK:
HSE. LOC.: 12-16-91
BOUNDARY:
SCALE: 1" = 20'
DRAWN BY:
JOB NO.: 115491

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**KRAMER
ARCHITECTS INC.**
700-3 St. George's Road, Jamaica, N.Y. 11432
Phone: (516) 426-1234 Fax: (516) 426-1234



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PROJECT:
THE WOLFE RESIDENCE
6325 32 TH STREET N.W.
WASHINGTON, D.C.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18374
EXHIBIT NO. 6
Existing Lot

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 27, 2011

Plat for Building Permit of: SQUARE 2349 LOT 209

Scale: 1 inch = 20 feet Recorded in Book 113 Page 4

Receipt No. 11-03832

Furnished to: MARK KRAMER

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.)

Robert D. Smith
Surveyor, D.C.

By: A.S. *[Signature]*

Date: 03-6-2012

Mark A. Kramer
(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.

ZONING DATA ZONE: R-1B

EXIST LOT = 5,738. $\pm$
EXIST LOT OCCUPANCY = 22 %
FRONT YARD BRL: 10 FT.
REAR YARD BRL: 25 FT.
SIDE YARD BRL: 8 FT.

PROPOSED LOT OCCUPANCY w/ADDITION: 27 %
ALLOWED LOT OCCUPANCY: 40 %



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UPLAND
TERRACE, N.W.

scale: $1'' = 20'-0''$



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These drawings, specifications & notes are the property and copyright of the architect and shall not be used on any other project. Written dimensions shall always take precedence over scaled dimensions. Verify dimensions & exact conditions at the job and bring any discrepancies to the attention of the architect prior to commencement of any work.

I hereby certify that these documents were prepared or
 approved by me, and that I
 a duly licensed professional
 architect under the laws of
 STATE OF MONTANA.
 License #800-A
 Commission Expires 12-31-2008

PROJECT:
THE WOLFE RESIDENCE
6325 32 TH STREET N.W.
WASHINGTON, D.C.

SHEET TITLE: Proposed Site Plan

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**BOARD OF ZONING ADJUSTMENT OF
THE DISTRICT OF COLUMBIA**

**REQUEST FOR:
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WASHINGTON, D.C
LOT 209 SQUARE 2349**



Zoning Layers		Zone Districts	CEA	Campus Plans	Latitude: 38.973714, Longitude: -77.062169
		Pending PUDs	PUDs	Historic Districts	Overlays
					TDRs

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such error or any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*	
Square/Suffix/Lot	2349 / Sd. / 0209
Premises Address	6325 32ND ST NW
Zoning District (s)	R-1-B
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	4
Council Member	Muriel Bowser
ANC	3G
ANC Chairperson	Gary Thompson
SMD	SMD 3G01
Commissioner	Carolyn A. Cook

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Details: R-1-B										
Permits matter-of-right development of single-family residential uses for detached dwellings										
	Minimum Lot Width (ft)	Minimum Lot Area (sq ft)	Maximum Occupancy (percentage)	Maximum Maximum FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Setback (ft)	Remarks
All Other Structures	50	5000	40	n/a	n/a	n/a	3	40	9	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.

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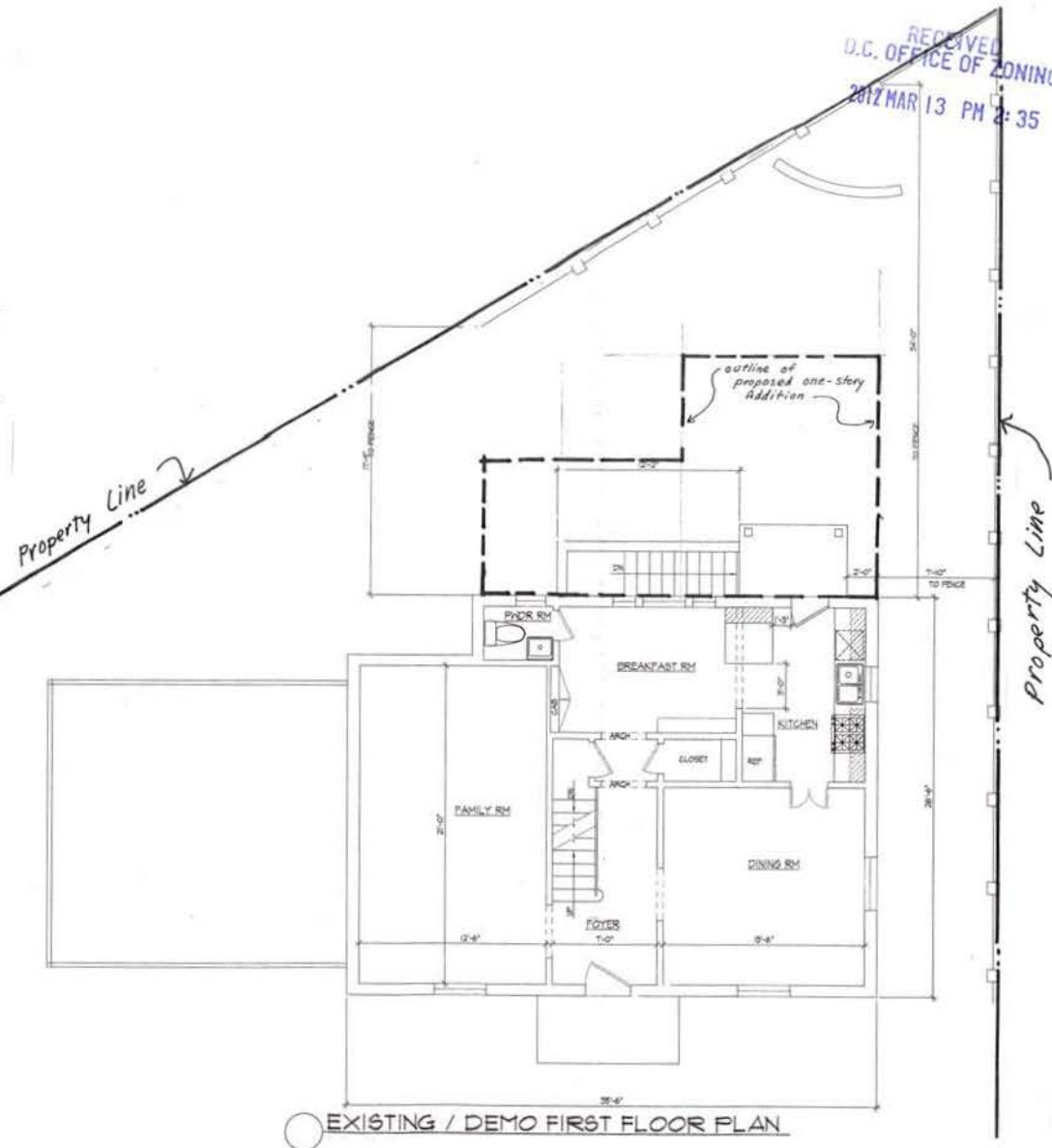
SHEET TITLE:
ZONING DATA

4

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KRAMER
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7940-B Old Georgetown Road, Bethesda, Md. 20814
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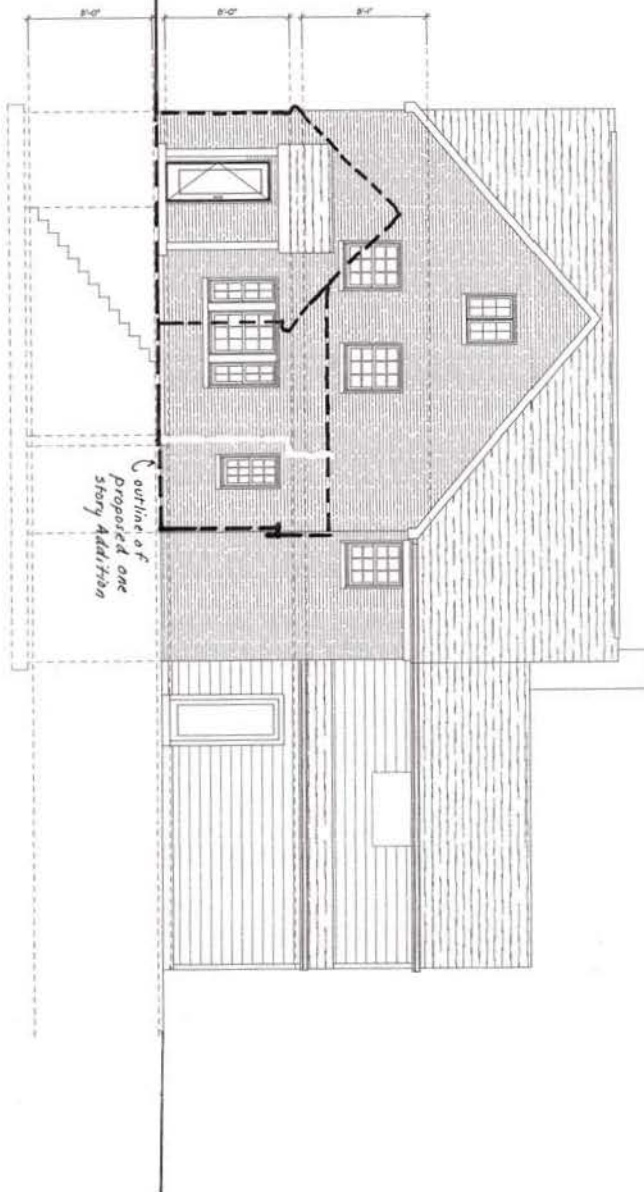
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PROFESSIONAL CERTIFICATION
I hereby certify that these
documents were prepared or
approved by me, and that I
a duly licensed professional
engineer under the laws of
STATE OF MICHIGAN.
James Keith
Expiration Date 11-27-2002

PROJECT:
THE WOLFE RESIDENCE
6325 32 TH STREET N.W.
WASHINGTON, D.C.

SHEET TITLE:
EXISTING / DEMO
FLOOR PLANS

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EXISTING / DEMO REAR ELEVATION

scale: 1/8" = 1'-0"

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SHEET TITLE:
EXISTING / DEMO
REAR ELEVATION

PROJECT:
THE WOLFLE RESIDENCE
6325 32 TH STREET N.W.
WASHINGTON, D.C.

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**KRAMER
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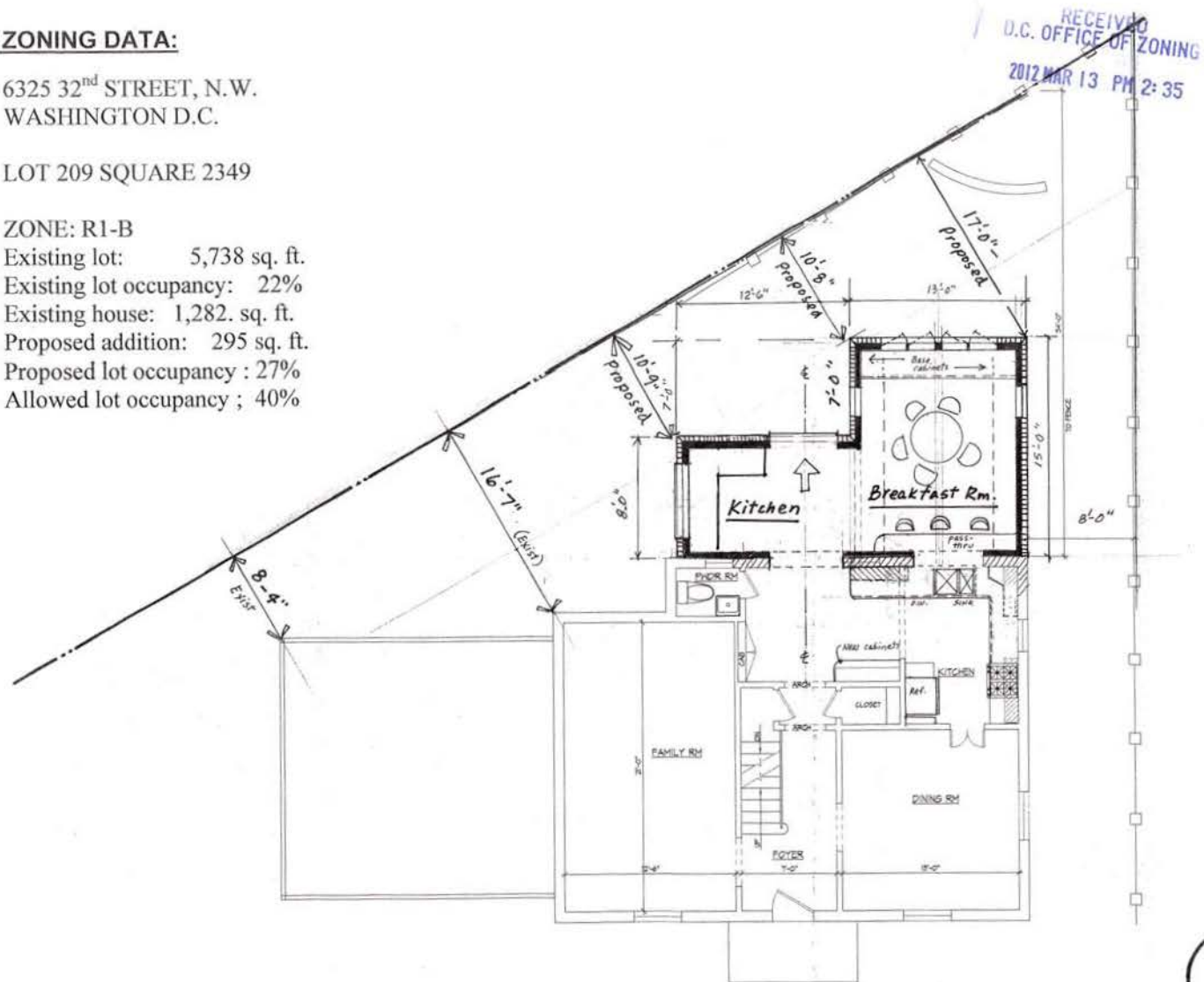
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Proposed 1st Floor Plan 1/8"=1'-0"

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PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed professional architect, do hereby certify that these drawings, specifications & notes were prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Washington, D.C. under the title of ARCHITECT.

PROJECT:
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6325 32nd STREET N.W.
WASHINGTON, D.C.

SHEET TITLE:
EXISTING / DEMO
FLOOR PLANS

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9NIN07 JO 371 10 2000

$$\frac{1}{8}'' = 1.6''$$

8

SHEET TITLE:
REAR ELEVATION

PROJECT:
THE WOLFLE RESIDENCE
6325 32 TH STREET N.W.
WASHINGTON, D.C.

[illegible]

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