

**PROPOSED SEMI DETACHED
SINGLE FAMILY DWELLINGS**

BZA CASE # 18455

4257 & 4259 BROOKS STREET, N.E.
WASHINGTON, DC 20019

SQUARE 5087, LOTS 0930, 0937
DEANWOOD, ANC-7D06

ZONING INFORMATION:

LOT AREA:

2408 S.F. (LOT 0930)

2628 S.F. (LOT 0937)

ZONING CLASSIFICATION: R2

BUILDING FOOTPRINT: 816 S.F.

LOT COVERAGE: $816/2408 = 0.34$ (LOT 0930)

$816/2628 = 0.31$ (LOT 0937) (0.40 ALLOWABLE)

REAR YARD: 33'-6" FEET (20 FEET MINIMUM)

BUILDING HEIGHT: 20'-9" (40 FEET MAXIMUM)

SIDE YARD: 8' EA. (8 FEET MINIMUM)

PARKING: 1 SPACE 9' X 19'

VARIANCES SOUGHT FROM:

LOT AREA: 401.3

LOT WIDTH: 401.3

VICINITY MAP:

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SHEET 1 of 5

Board of Zoning Adjustment

District of Columbia

CASE NO.18455

EXHIBIT NO.26

BOARD OF ZONING ADJUSTMENT

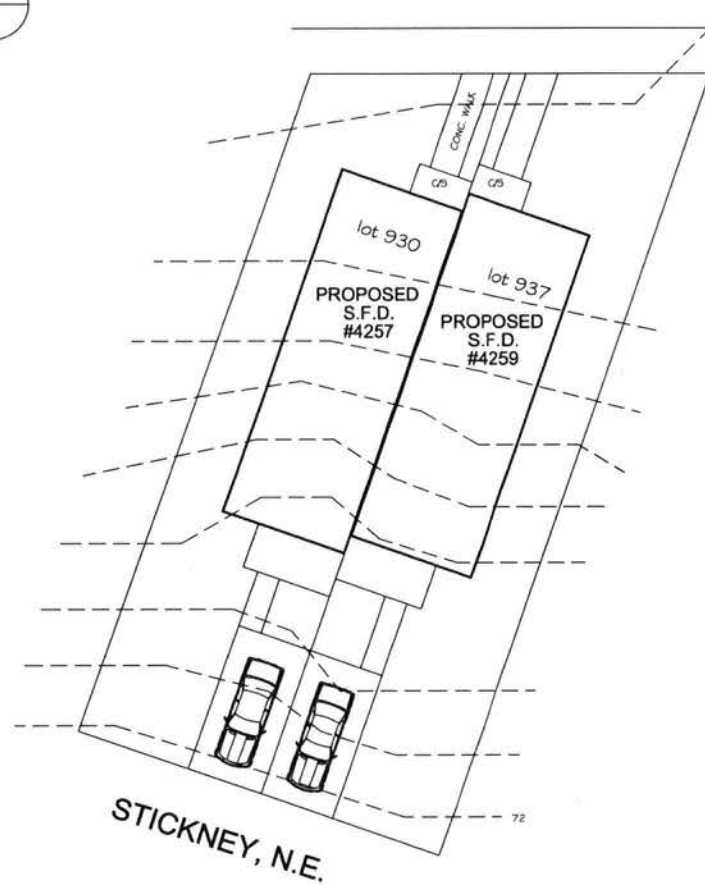
District of Columbia

CASE NO. 18455

EXHIBIT NO. 26

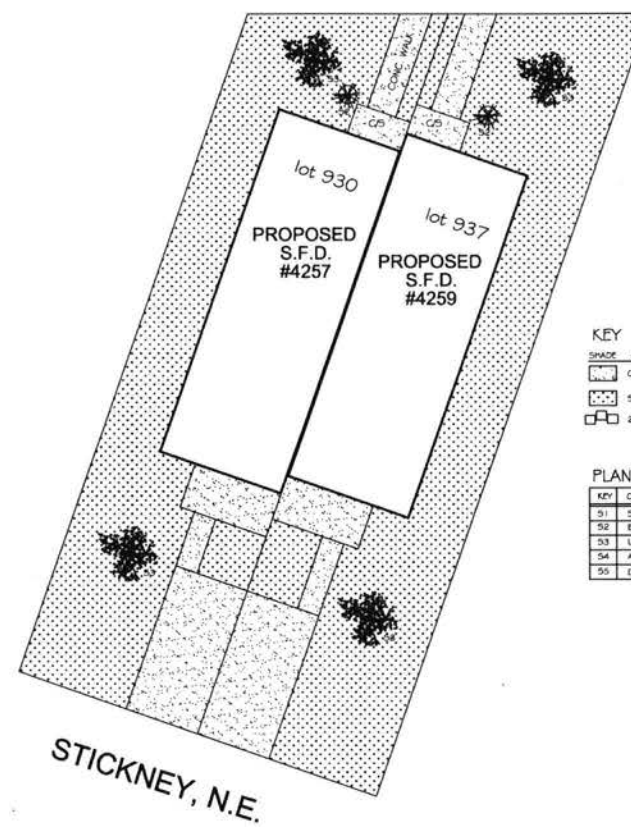
BROOKS STREET, N.E.

BROOKS STREET, N.E.



SITE PLAN

SCALE: 1/16" = 1'-0"



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

KEY

SPACE	COVER / MATERIAL
[Pattern]	CONC. OR MACADAM PAVING
[Pattern]	500 GRADING COVER (MEYER 7-52 ZONING)
[Pattern]	2' X 2' PRECAST CONC. PAVERS

PLANT SCHEDULE

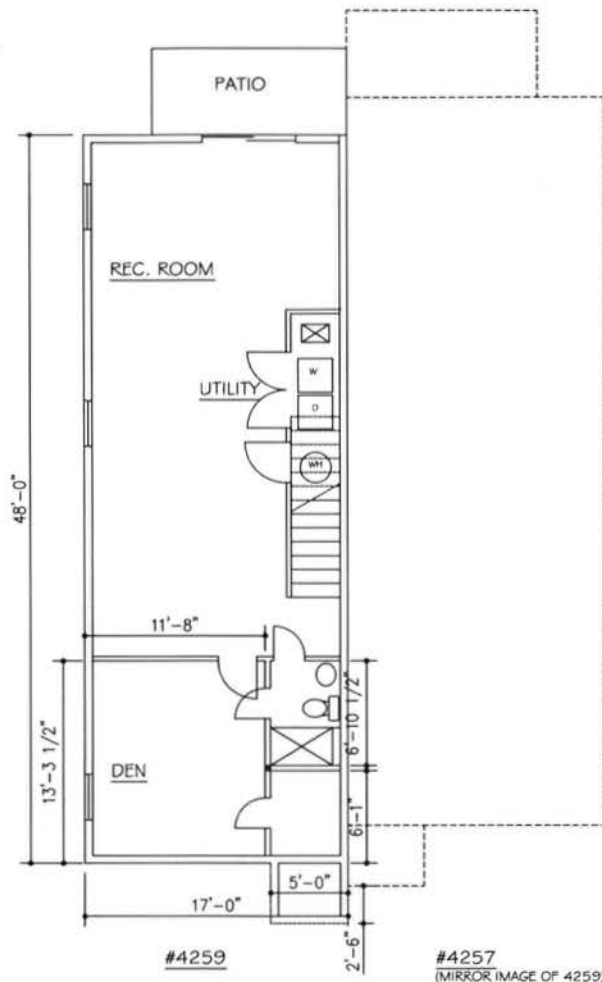
KEY	COMMON NAME	BOTANICAL NAME
S1	SALICER MAGNOLIA	MAGNOLIA SOULANGEANA
S2	BLUE OAT GRASS	HELYOTRICHON SOMMERKUNDEI
S3	UTAH JUNIPER	JUNIPERUS OSTEOSPERMA
S4	AMERICAN ELM	ULMUS AMERICANA
S5	DWARF BURIED HOLY	ILEX CORNUTTA

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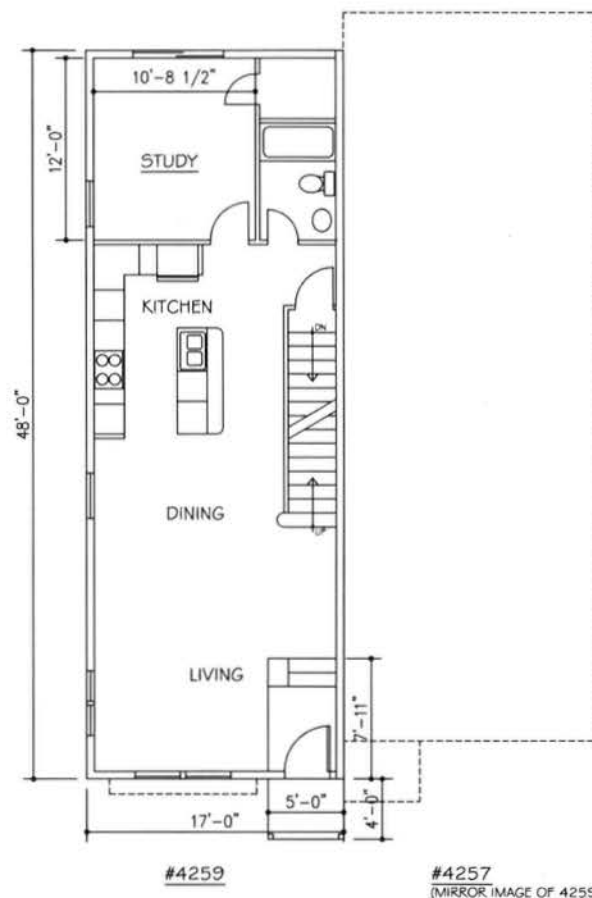
SHEET 2 of 5

PROPOSED SINGLE FAMILY DWELLINGS

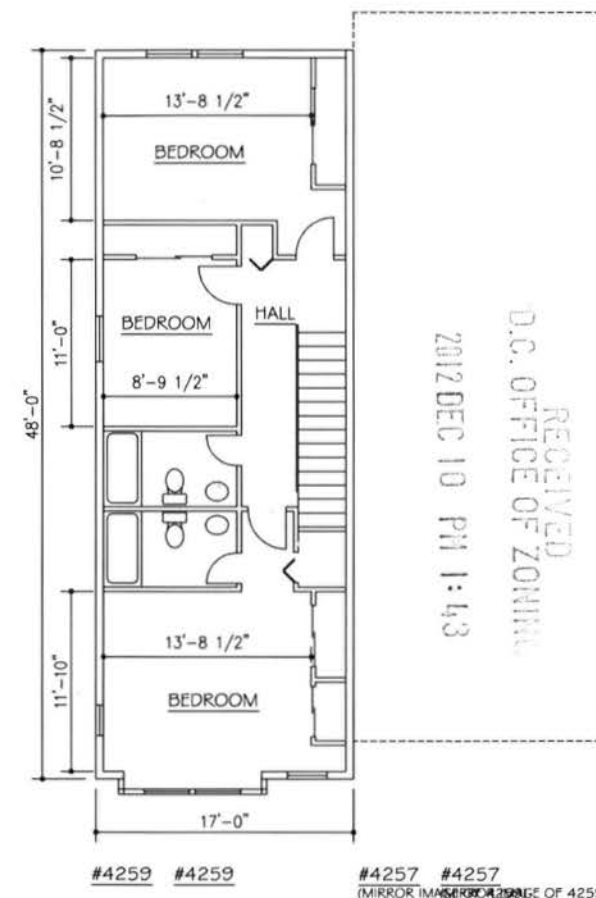
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SQUARE 5087, LOTS 0930, 0937



CELLAR LEVEL PLAN
SCALE: 1/8\" = 1'-0"

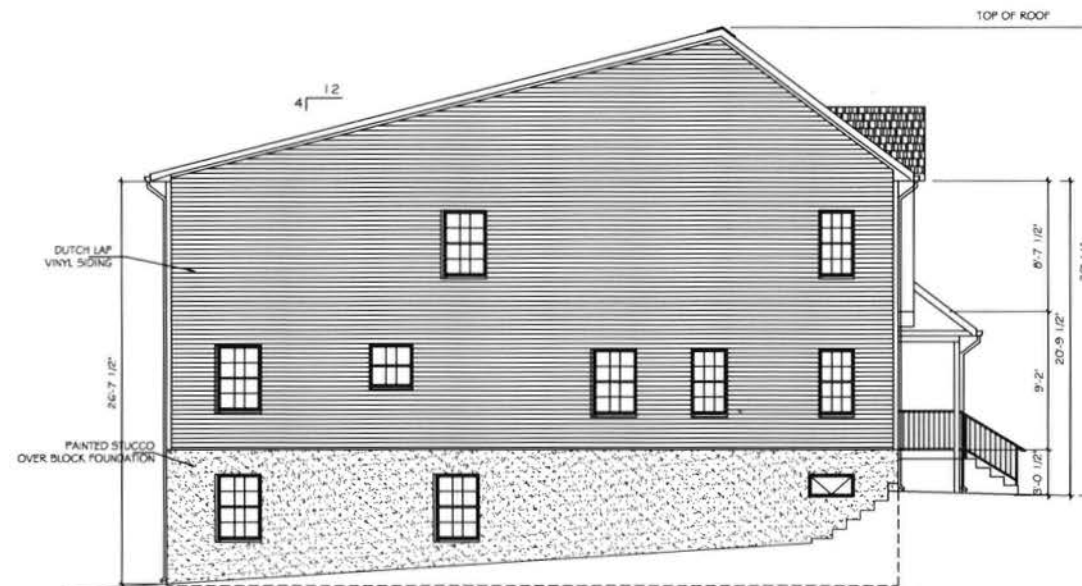


FIRST LEVEL PLAN
SCALE: 1/4\" = 1'-0"



SECOND LEVEL PLAN
SCALE: 1/4\" = 1'-0"

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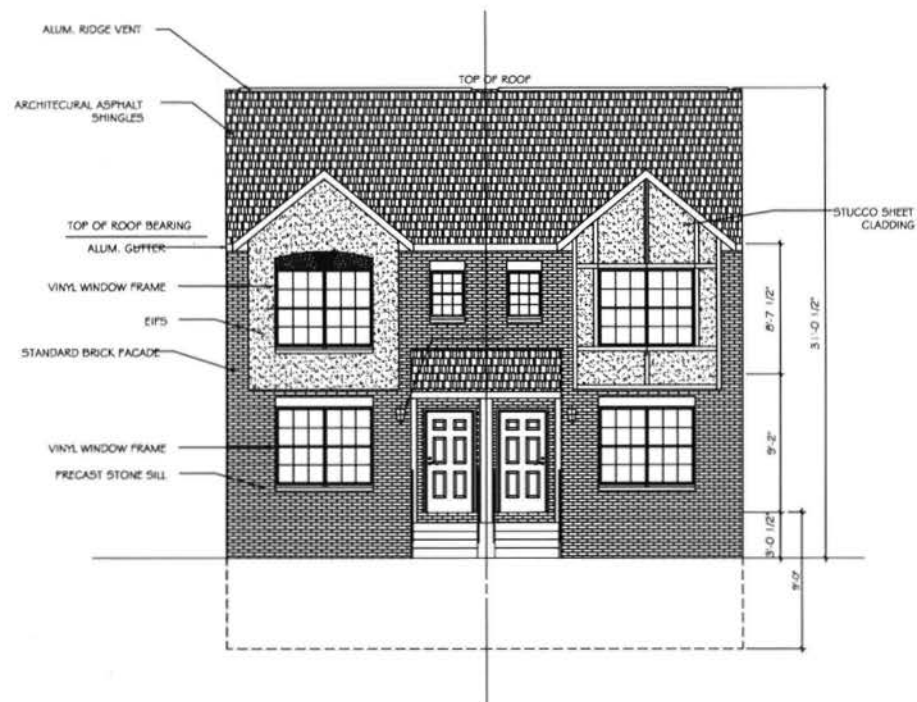


TYPICAL BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

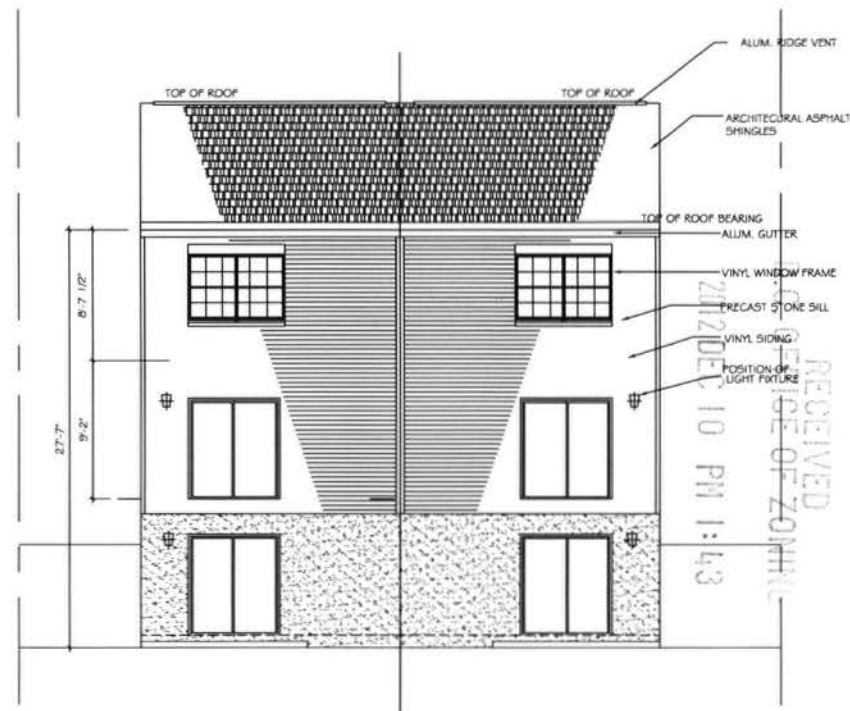
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SHEET 4 of 5

PROPOSED SINGLE FAMILY DWELLINGS
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SQUARE 5087, LOTS 0930, 0937



BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"