

PENNSYLVANIA

[100'W]

AVENUE S.E.

EAST BOUND LANES

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV -9 AM 11:40

*** JOB NARRATIVE ***

LOT 107, SQUARE 1045 recorded in Book 44 @ Page 141 being located @ 1311 Pennsylvania Avenue, S.E., Washington D.C.

The Applicant/Owner/Developer, Dave Blackstock, Project Manager of KB-1 Builders, LLC is planning to construct a 3 Story building with Basement/Cellar.

The total site contains 1,087.35 Square Feet or 0.0250 of an Acre of land as shown on the plat and a total of 1,330 Square Feet or 0.0303 of an Acre of land including area in the public R/W and Utilities.

Volume of Borrow Material = 0 Cu. Yds.
Volume of Spoil Material = 0 Cu. Yds.

EXISTING ZONING OF THE PROPERTY: C-2-A

Building Restriction Lines: Front = None Prescribed or shown on the Plat
Sides = None Prescribed
Rear = 15 Feet

Height = 50 Feet w/ NO limit to the number of Stories

Maximum Floor Area Ratio (F.A.R.) = 2.5
Proposed = 2.5 SF = 2,718.57

Residential Recreation Space = 20% Reg'd; Provided = 1,047.6 = 96.3%

Maximum Lot Occupancy/Coverage = 60%
Proposed = 86.3 SF = 79.3%

* NOTE *

All utilities shown are approximate location per D.C. Department of Public Works and other respective Utility companies.

* SYMBOLS *

- S denotes Sanitary Sewer Main
- SD denotes Storm Drain Main
- W denotes Water Main
- UE denotes Electric (underground)
- G denotes Gas Main
- UT denotes Telephone (underground)
- OHW denotes Overhead Wires
- SHC denotes Sewer House Connection
- WHC denotes Water House Connection
- denotes Existing Contours
- denotes Proposed Contours
- denotes Existing Spot Elevations
- denotes Proposed Spot Elevations
- Contour Intervals
- Limit of Disturbance
- SF SF Silt Fence

** APPLICANT/OWNER/DEVELOPER **

KB-1 Builders, LLC
Dave Blackstock, Project Manager
6269 Solomons Island Road
Tracy's Landing, MD 20779
240-441-8458 (Cell)

LOT 107
SQUARE 1045

BOOK 44 @ PAGE 141

SOUTHEAST, DISTRICT OF COLUMBIA of Zoning Adjustment

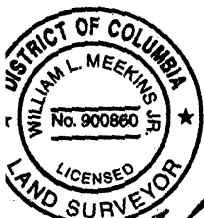
DATE: 09-04-2012 SCALE: 1"=10' SHEET 1 OF 1

REVISIONS

23rd October 2012

W. L. MEEKINS, INC.

3101 RITCHIE ROAD
FONTSVILLE, MD 20707
TEL: 301-720-7115
www.wlmeekins.com



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 184498

EXHIBIT NO. 3