

PROPOSED SEMI DETACHED SINGLE FAMILY DWELLINGS

BZA CASE

4601 & 4603 GRANT STREET, N.E.
WASHINGTON, DC 20019

SQUARE 5145, LOTS 0010, 0011
DEANWOOD, ANC-7C

ZONING INFORMATION:

LOT AREA:

2500 S.F. (LOT 0010)
2500 S.F. (LOT 0011)

ZONING CLASSIFICATION: R2

BUILDING FOOTPRINT: 816 S.F.

LOT COVERAGE: $816/2500 = 0.32$ (BOTH LOTS)
(0.40 ALLOWABLE)

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

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

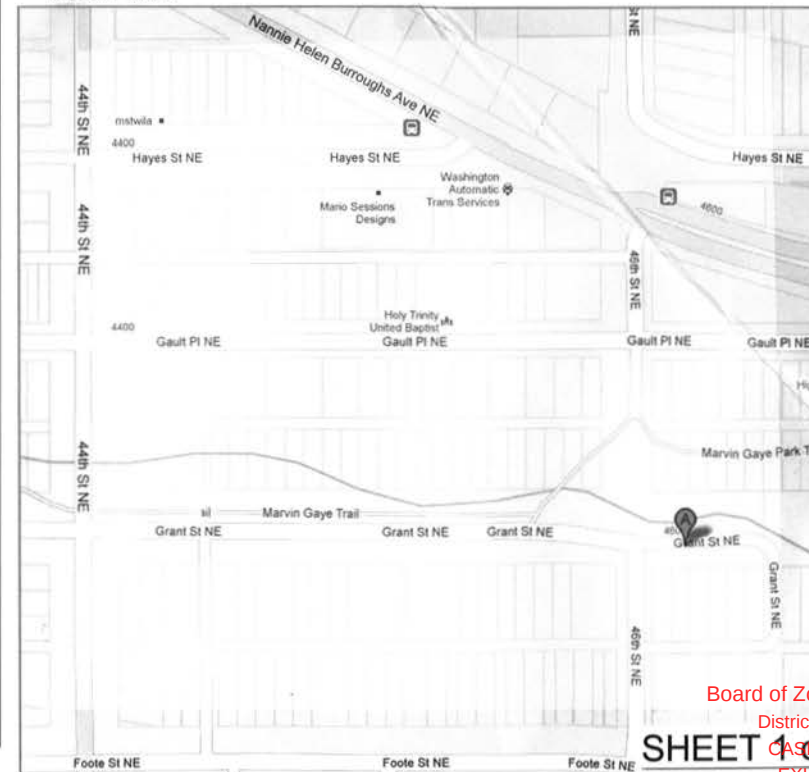
SIDE YARD: 5' EA. (8 FEET MINIMUM)

PARKING: 1 SPACE 9' X 19'

VARIANCES SOUGHT FROM:

LOT AREA: 401.3
LOT WIDTH: 401.3
SIDE YARD: 5' (3' VARIANCE)

VICINITY MAP:



BOARD OF ZONING ADJUSTMENT
District of Columbia

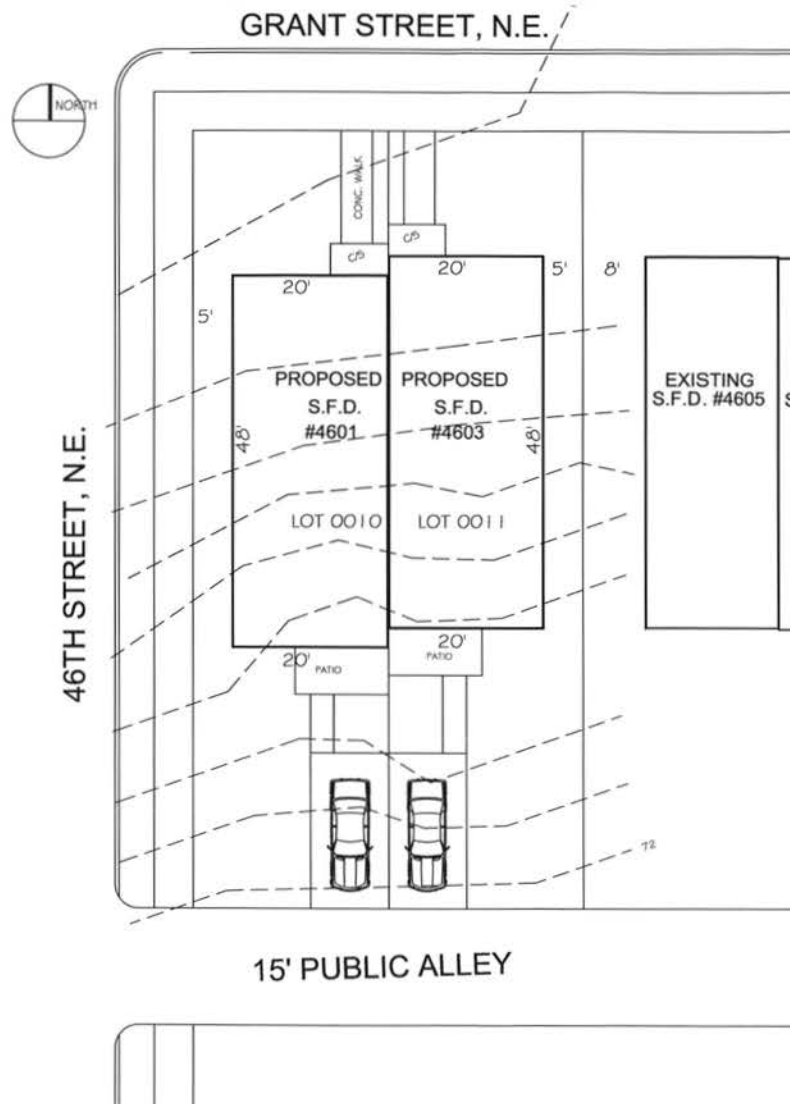
CASE NO. 18534

EXHIBIT NO. 9

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18534
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SHEET 1 of 5



SITE PLAN

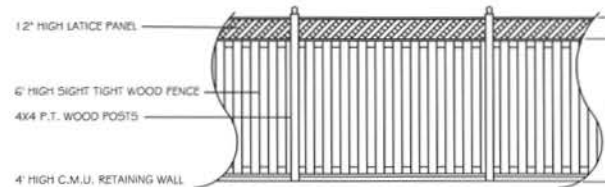
SCALE: 1/16" = 1'-0"

PLANT SCHEDULE

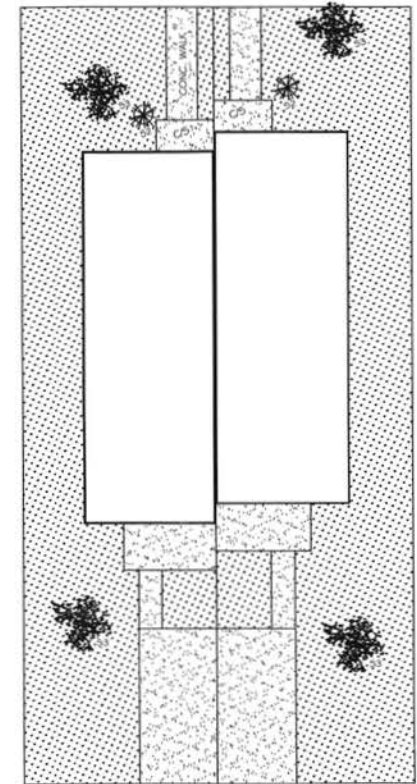
KEY	COMMON NAME	BOTANICAL NAME	
51	SAUCEUR MAGNOLIA	MAGNOLIA SOULANGIANA	
52	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	
53	UTAH JUNIPER	JUNIPERUS OSTEOSPERMA	
54	AMERICAN ELM	ULMUS AMERICANA	
55	DWARF BURIED HOLLY	ILEX CORNUTA	

KEY

SHADE	COVER / MATERIAL
	CONC. OR MACADAM PAVING
	SOO GROUND COVER (MEYER Z-5-2 ZOYISA GRASS)
	2' X 2' PRECAST CONC. PAVERS



PERIMETER FENCE DETAIL



LANDSCAPE PLAN

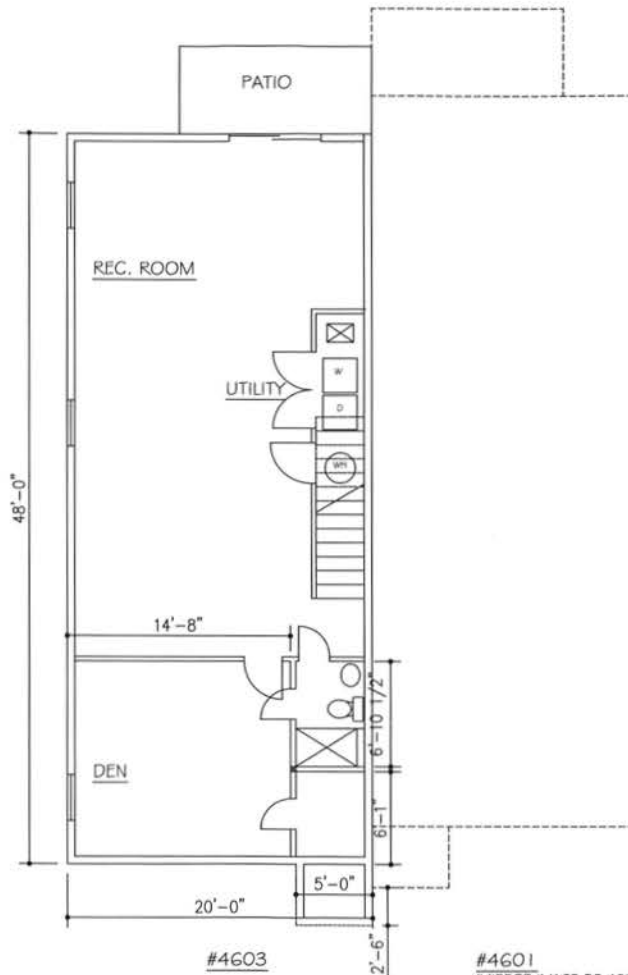
SCALE: 1/16" = 1'-0"

SHEET 2 of 5

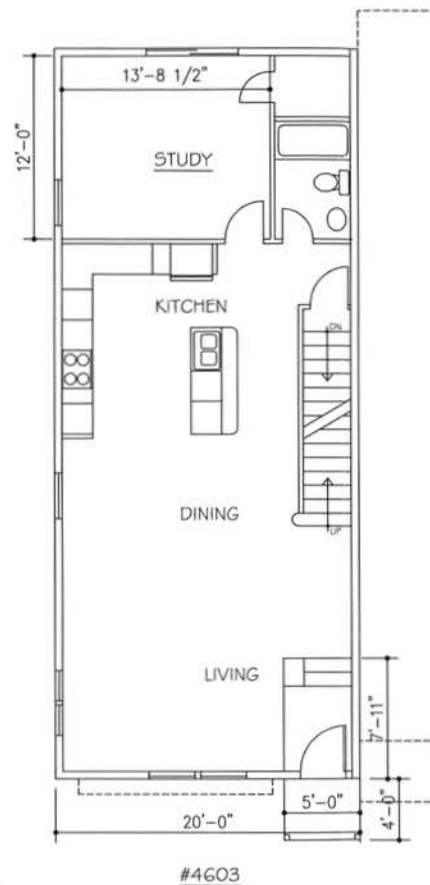
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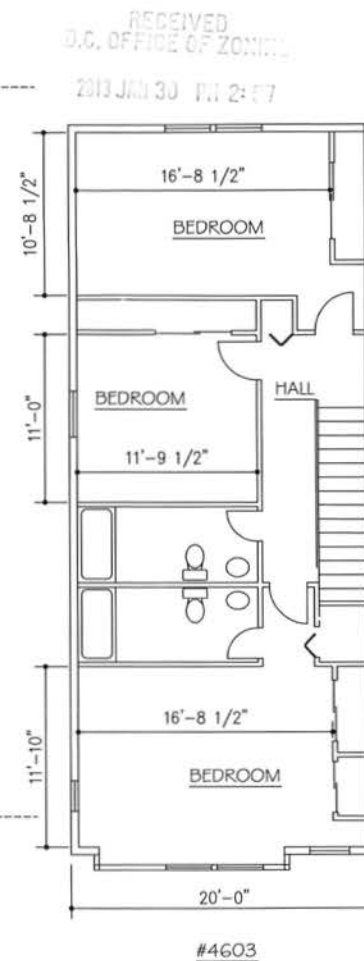
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CELLAR LEVEL PLAN
SCALE: 1/8" = 1'-0"



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



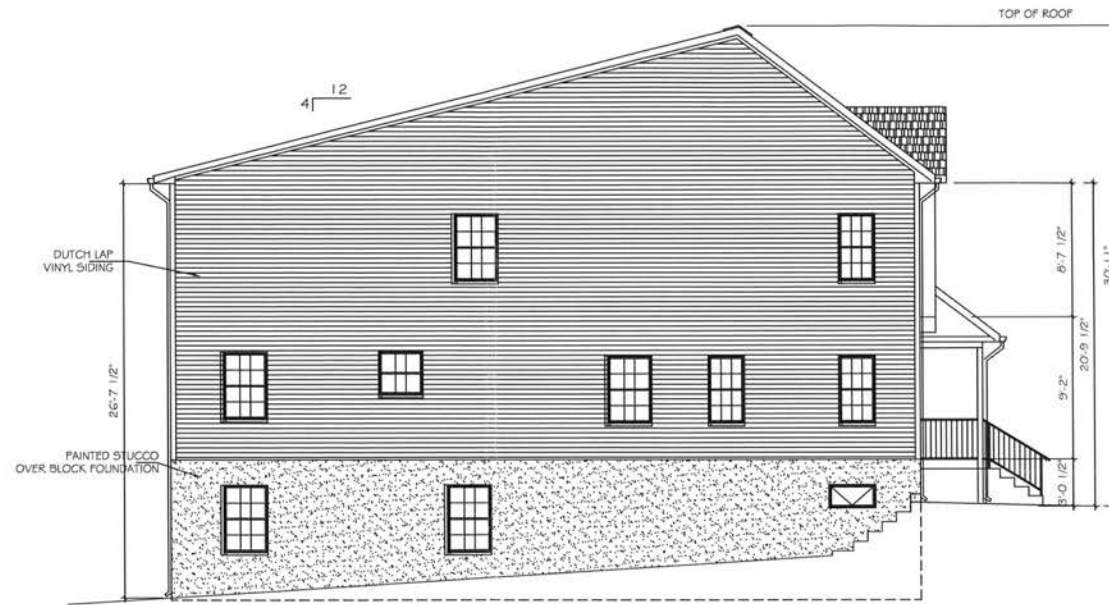
SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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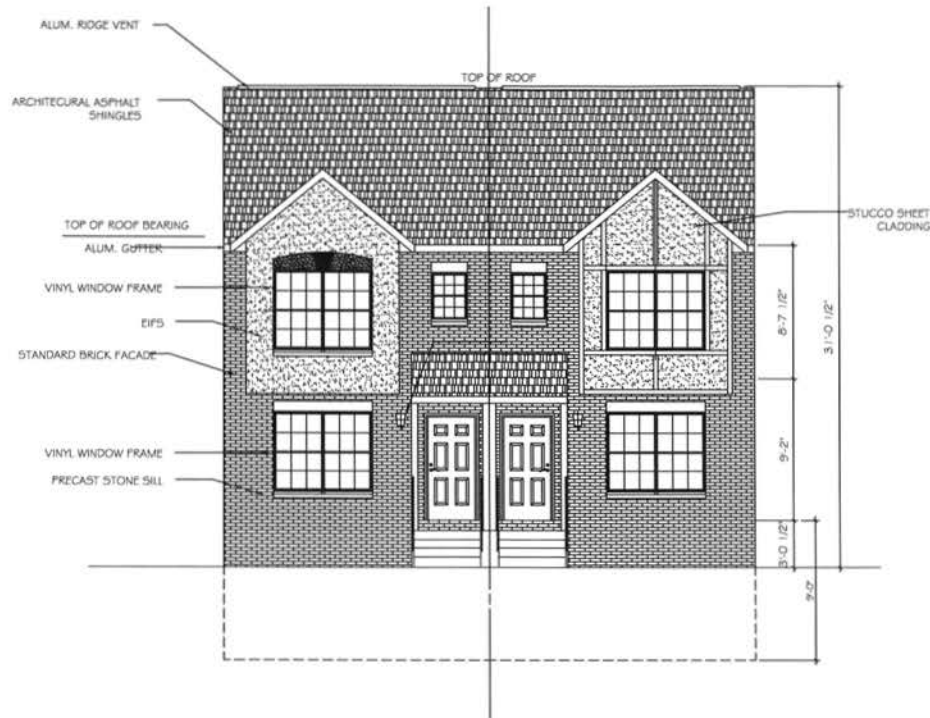
TYPICAL BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET 4 of 5

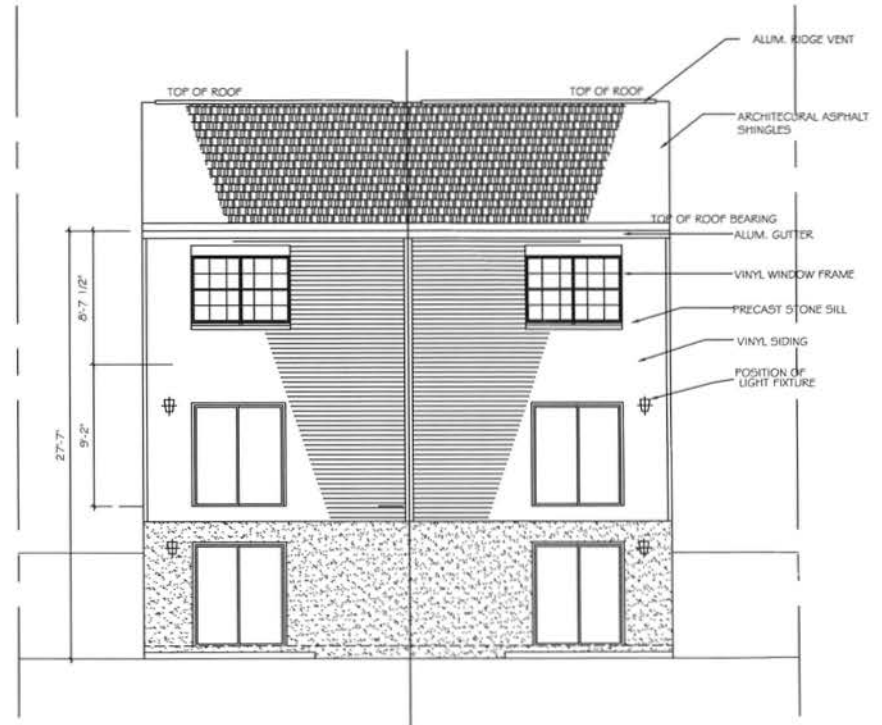
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BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SHEET 5 of 5

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