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D.C. OFFICE OF ZONING

2013 MAY 15 AM 11:14

ZONING & CODE INFORMATION

PROJECT DATA

"R STREET TOWNHOME"
2112 R STREET, NW
WASHINGTON, DC 20009
LOT: 56
SQUARE: 66
ZONING DISTRICT: R-5-B
USE GROUP (BIC 310.1): R-5-B
LOT AREA: 1312 SF
FLOORS: 3+BASEMENT
CONSTRUCTION (EXISTING): MASONRY
CONSTRUCTION (PROPOSED): N/A
DESCRIPTION: N/A

ZONING INFORMATION

ITEM	DEVELOP.	REQUIRED/ALLOWED	PROVIDED
F.A.R.	402.4	1.8	3.1
LOT OCCUPANCY	403.2	60%	86%
MAXIMUM BUILDING HEIGHT	400.1	50'-0"	NO CHANGE
MAXIMUM NUMBER OF STORES	400.1	3	3 (NO CHANGE)
REAR YARD	404.1	15'	9'-7"
SIDE YARD	405.6	NONE	NONE
NUMBER OF PARKING SPACES REQUIRED	2101.1	NONE	NONE

DRAWING LIST

NO.	TITLE	SCALE
G 001	GENERAL INFO	NTS
L 100	SITE PLAN	1"=10'-0"
A 100	BASEMENT PLAN	3/16"=1'-0"
A 101	FIRST FLOOR PLAN	3/16"=1'-0"
A 102	SECOND FLOOR PLAN	3/16"=1'-0"
A 103	THIRD FLOOR PLAN	3/16"=1'-0"
A 201	ELEVATION- REAR	3/16"=1'-0"

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18603
EXHIBIT NO. 8



LOCATION PLAN

Board of Zoning Adjustment
District of Columbia
CASE NO. 18603
EXHIBIT NO. 8

FOWLKES FS
STUDIO

1711 Connecticut Ave NW
#2048
Washington, DC 20009
202 788-5516

Builder:

FOR VARIANCE

R STREET RENOVATION

2112 R Street NW
Washington, DC 20009

date:
06 May 2013

Owner:
Brandon Webster &
Nancy Younan

2112 R Street NW
Washington, DC 20009

scale:

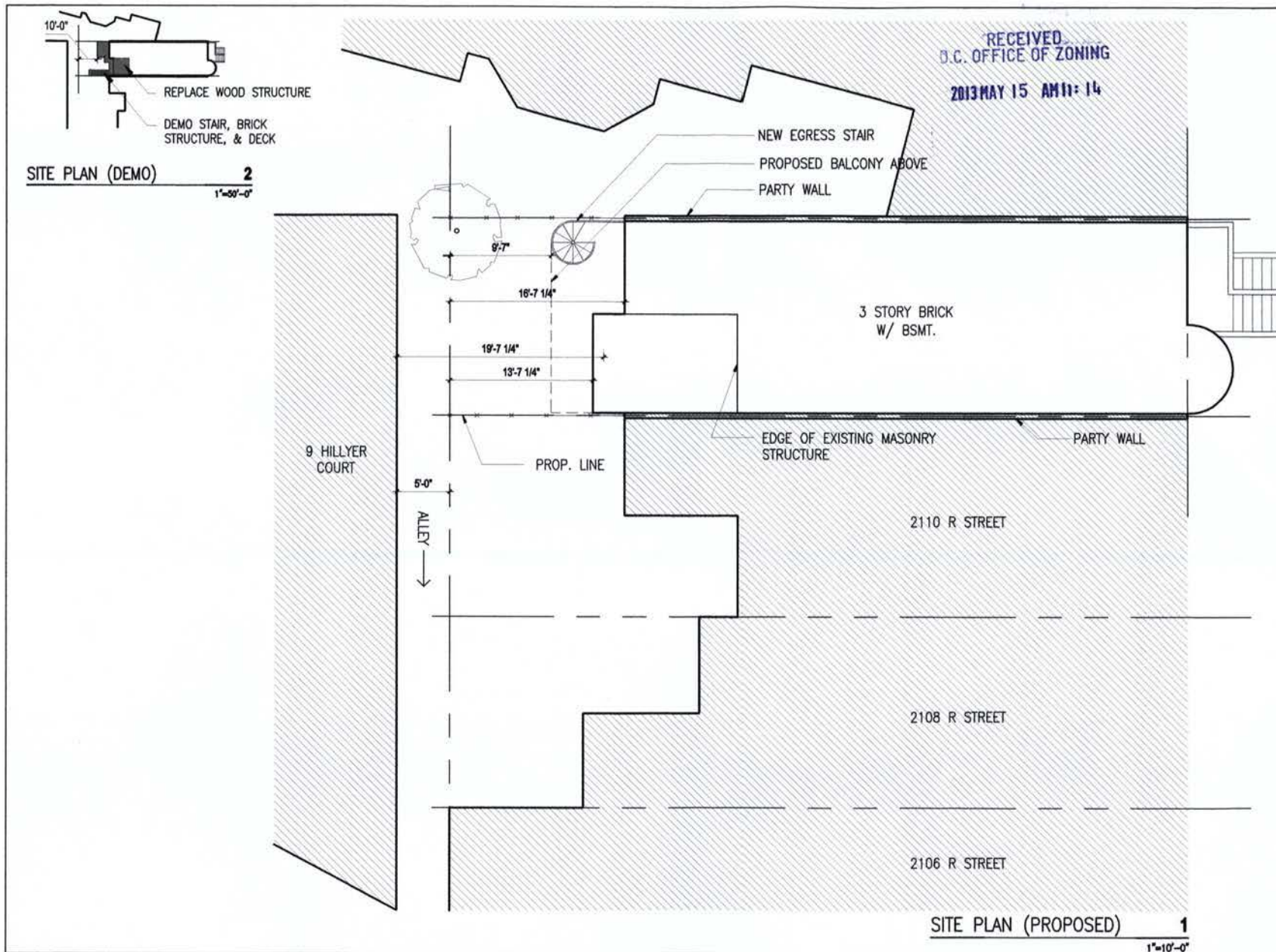
NTS

title:

General Info

number:

G 001



FOWLKES ^{FS}
STUDIO

1711 Connecticut Ave NW
#2048
Washington, DC 20009
202 786-6518

Builder:

FOR VARIANCE

R STREET RENOVATION

2112 R Street NW
Washington, DC 20009

date:
06 May 2013

Owner:
Brandon Webster &
Nancy Younan

2112 R Street NW
Washington, DC 20009

scale:
AS NOTED

title:

Site Plan

number:

L 100

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FOWLKES ^{FS}
STUDIO
1711 Connecticut Ave NW
#204B
Washington, DC 20009
202 755-6515

Builder:

FOR VARIANCE

R STREET RENOVATION

2112 R Street NW
Washington, DC 20009

date:
06 May 2013

Owner:
Brandon Webster &
Nancy Younan

2112 R Street NW
Washington, DC 20009

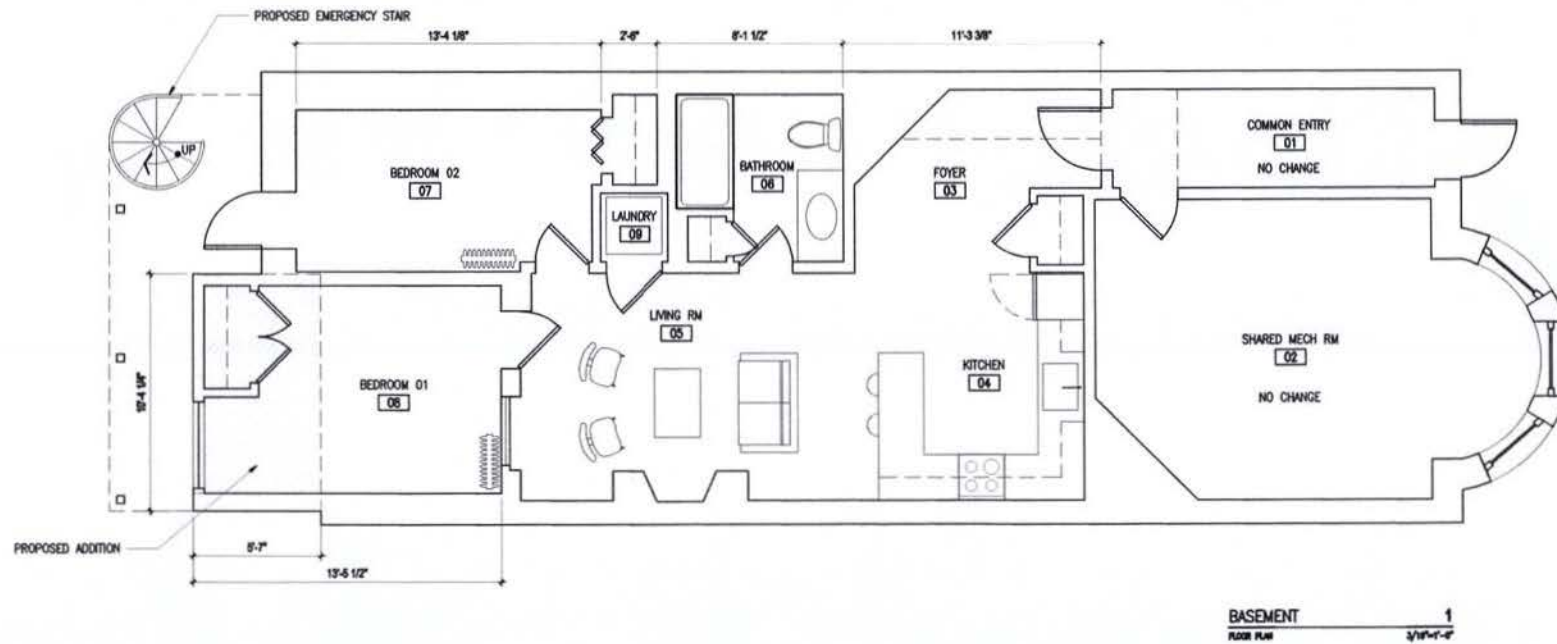
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file:

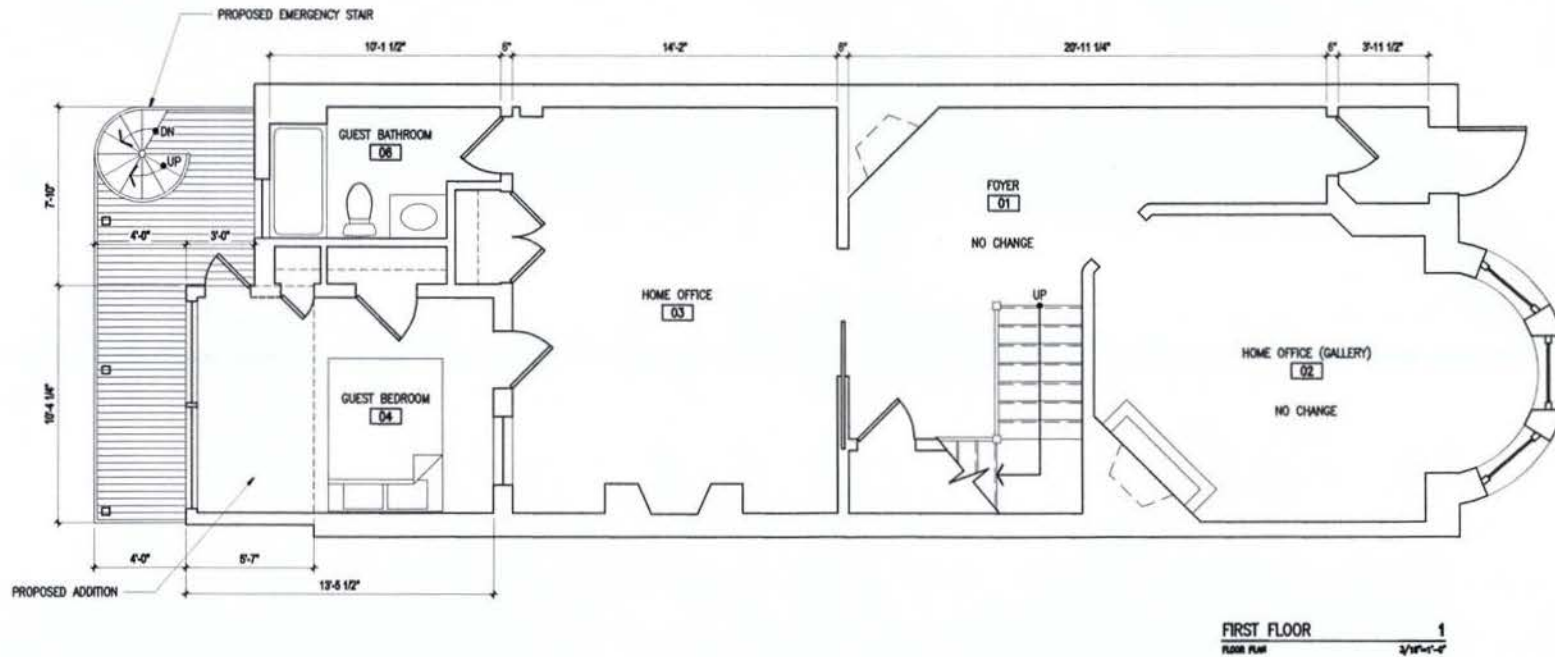
Floor Plans

number:

A 100



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FOWLKES ^{FS}
STUDIO
1711 Connecticut Ave NW
#2048
Washington, DC 20009
202 758-8818

Builder:

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Washington, DC 20009

date:
06 May 2013

Owner:
Brandon Webster &
Nancy Younan

2112 R Street NW
Washington, DC 20009

scale:
3/16" = 1'-0"

title:

Floor Plans

number:

A 101

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Owner:
Brandon Webster &
Nancy Younan

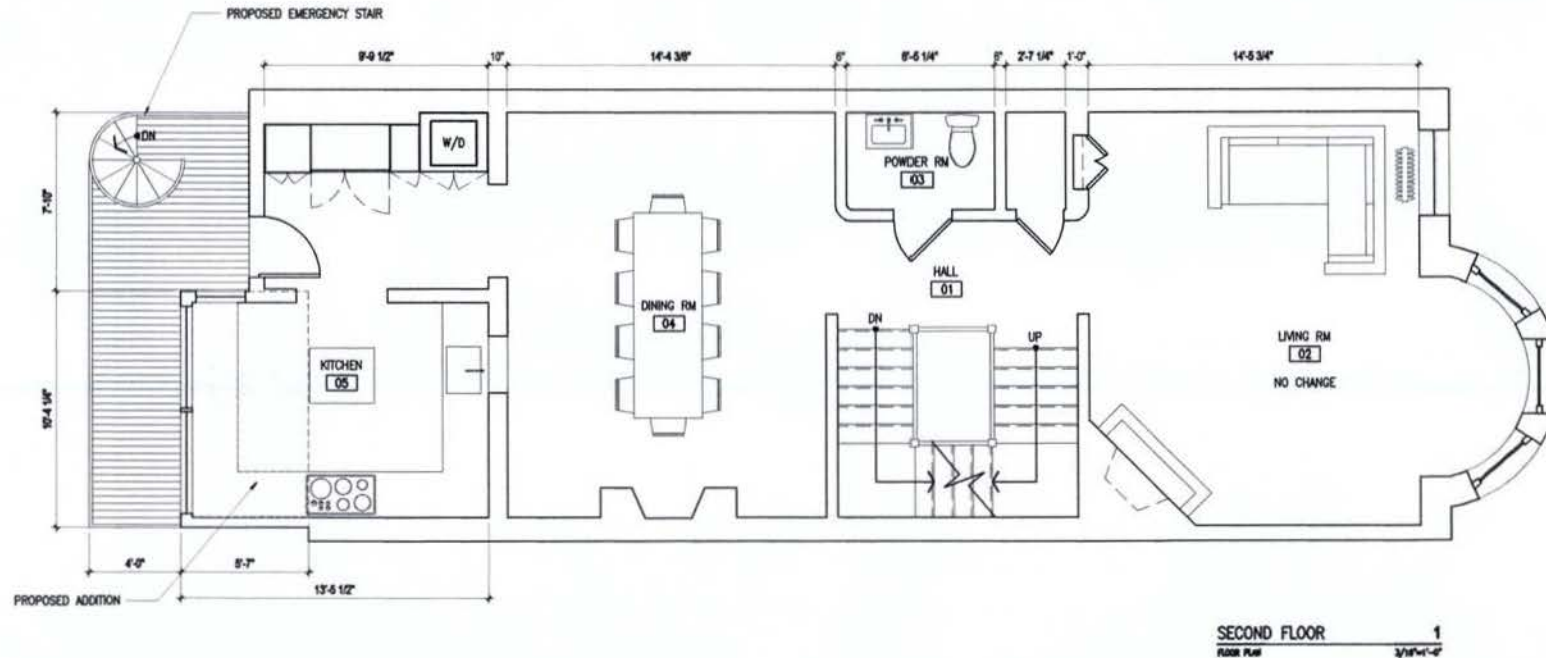
2112 R Street NW
Washington, DC 20009

scale:
3/16"=1'-0"

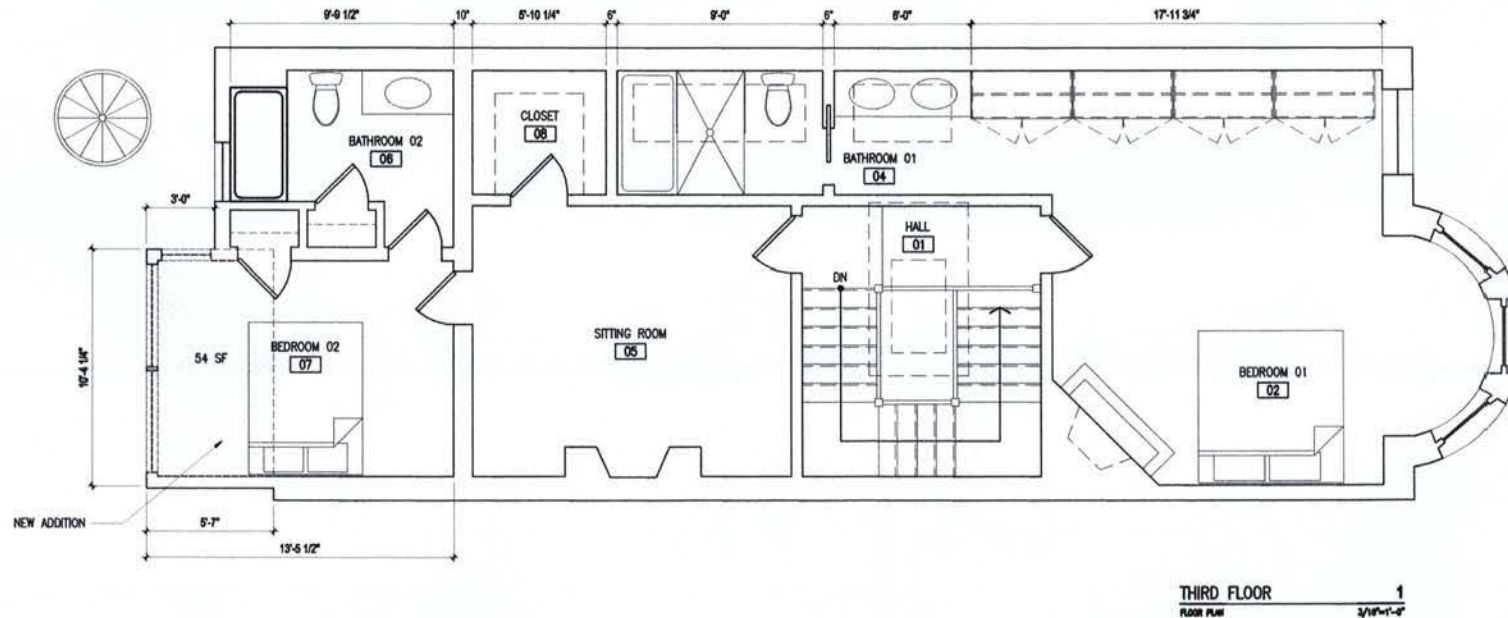
file:

Floor Plans

number:
A 102



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Owner:
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Nancy Younan

2112 R Street NW
Washington, DC 20009

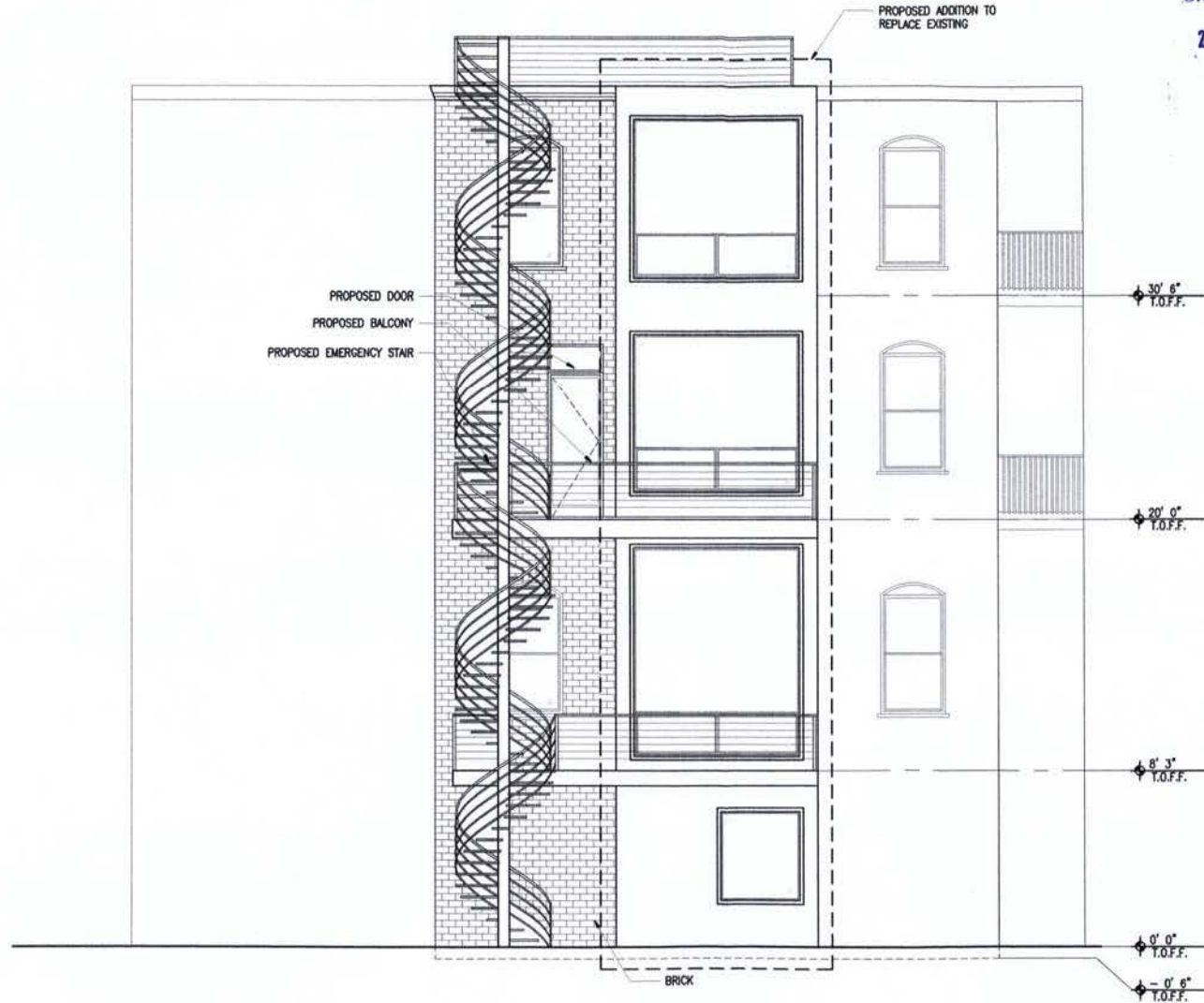
scale:
3/16"=1'-0"

file:

Floor Plans

number:
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RECEIVED
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PROPOSED ELEVATION 1
KIRN BLANDON 3/16"=1'-0"

FOWLKES ^{FS}
STUDIO
1711 Connecticut Ave NW
#204B
Washington, DC 20009
202 768-5518

Builder:

FOR VARIANCE

R STREET RENOVATION

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Washington, DC 20009

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06 May 2013

Owner:
Brandon Webster &
Nancy Younan

2112 R Street NW
Washington, DC 20009

scale:
3/16"=1'-0"

title:

Elevations

number:
A 201