

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., March 26, 2010

Plat for Building Permit of: SQUARE 1608 LOT 820

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3280 - Y

Receipt No. 07132

Furnished to: ANDREAS XENOPHONTOS

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.)

Date:

5/14/2010

Surveyor D.C.

By: A.S. [Signature]

(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.

LOWELL STREET, N.W.

FAR

TOTAL LOT AREA 7,500 sq. ft.
TOTAL ALLOWED GROSS AREA 5,000 sq. ft.
40% OF LOT AREA = 3,000 sq. ft. + 2,000 sq. ft.
PROPOSED MAIN HOUSE: 4,382.25 sq. ft.
(INCLUDED IN ABOVE 56.25 sq. ft. BASEMENT-FENESTRATION)
EXISTING STRUCTURE (CARRIAGE HOUSE) -
- 562 sq. ft.
EXISTING GARAGE TOTAL: 280 sq. ft.
(AS PER 1543.3(a) FIRST 600 sq. ft. OF GARAGE SHALL NOT COUNT IN GROSS FLOOR AREA)
TOTAL PROPOSED GROSS FLOOR AREA:
4,944.25 sq. ft.



DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (HDCMR)

[Signature] 5/14/10

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18659

EXHIBIT NO. 3

APPROVED BY

BOARD OF ZONING ADJUSTMENT

CREATES A LOT OF 15,000

On 5-14-10

RECEIVED
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18659
EXHIBIT NO. 3