



1815 Riggs Pl, NW **Washington DC 20009**

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18734
EXHIBIT NO. 9



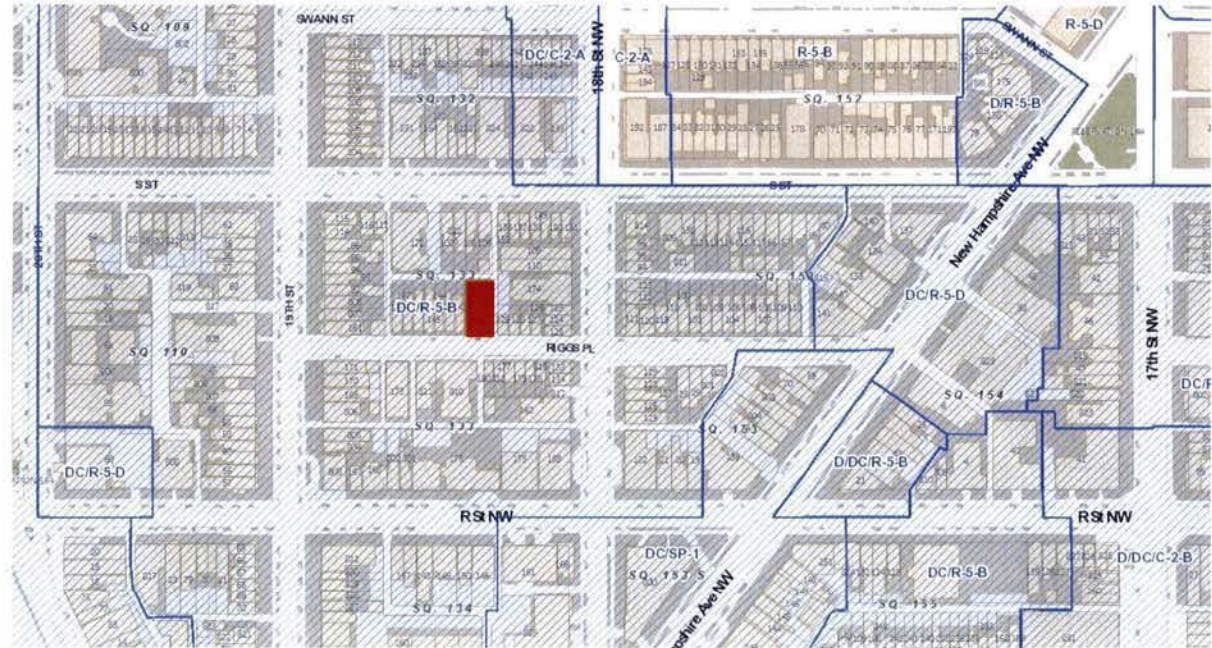
VICINITY MAP

ZONING ANALYSIS

SQUARE - 0133 / LOT - 0818 / R-5-B - ZONING

	ALLOWABLE	EXISTING	PROPOSED
Lot Area:	N/A	3787 SF	3787 SF
F.A.R.	1.8 (+ 20% for IZ)	1.65	2.16 (8179.92 SF)
Lot Occupancy:	60% (2272 SF)	82% (3126 SF)	82% (3126 SF)
Building Height:	50'-0"	29'-4"±	39'-4"±
# of Stories:	NO LIMIT	2 + CELLAR	3 + CELLAR
Rear Yard Setback:	15'-0" OR 4" VERTICAL DISTANCE OF BUILDING	3'-9 1/2"	3'-9 1/2"
Side Yard Setback:	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
Parking:	N/A	0	0
# of Units:	N/A	21	24

GROSS SF:	EXISTING	PROPOSED	F.A.R.	EXISTING	PROPOSED
CELLAR -	3126 SF	3126 SF	CELLAR -	0 SF	0 SF
FIRST LEVEL -	3126 SF	3126 SF	FIRST LEVEL -	3126 SF	3126 SF
SECOND LEVEL -	3126 SF	3126 SF	SECOND LEVEL -	3126 SF	3126 SF
THIRD LEVEL -	0 SF	3126 SF	THIRD LEVEL -	0 SF	1927 SF
TOTAL -	9378 SF	12504 SF	TOTAL -	6252 SF	8179 SF
			F.A.R.	1.65	2.16



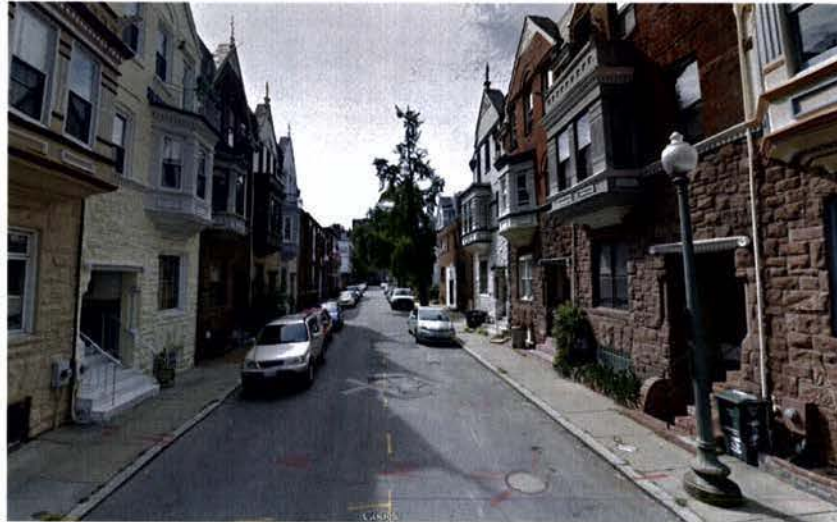


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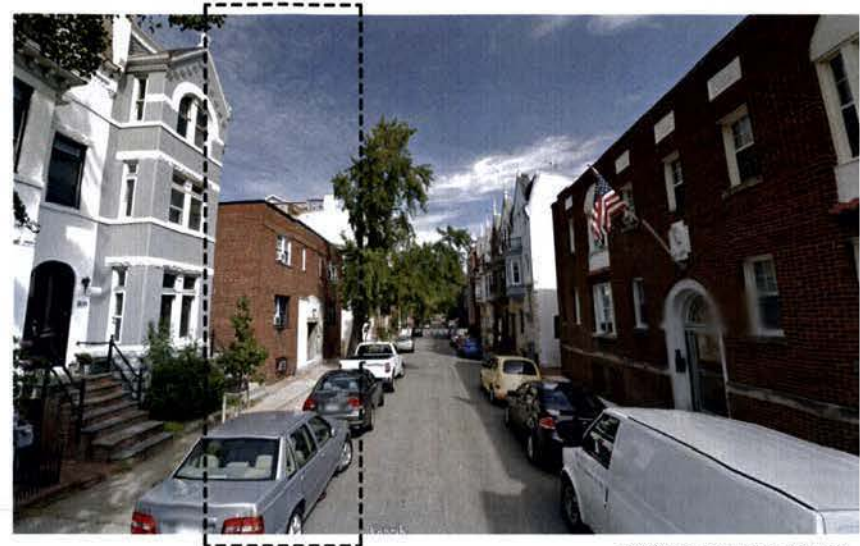


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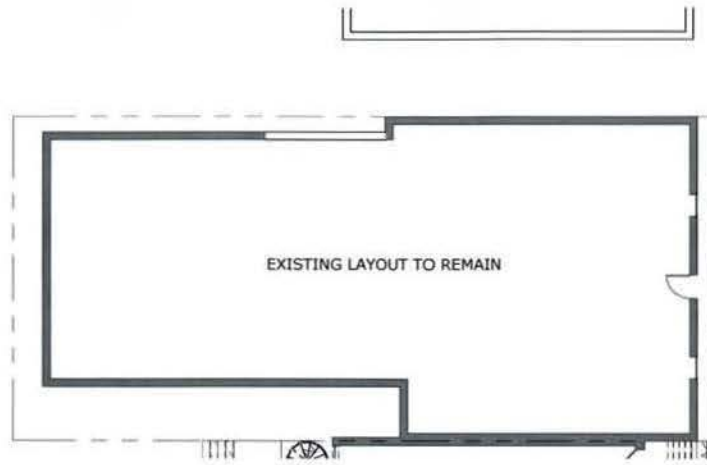


LOOKING TOWARDS 19TH ST

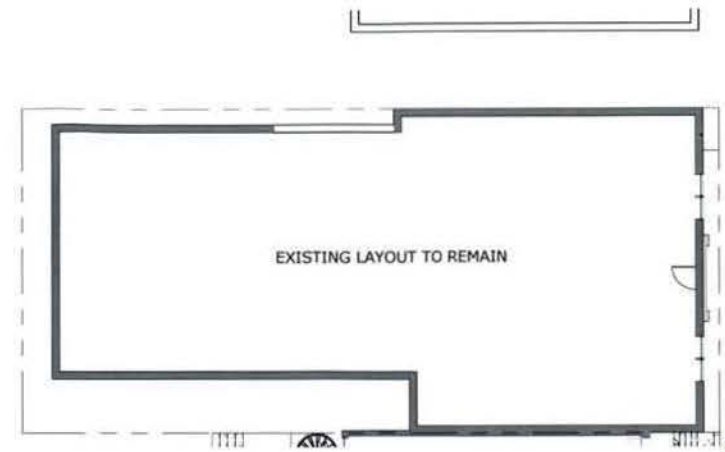


LOOKING TOWARDS 18TH ST

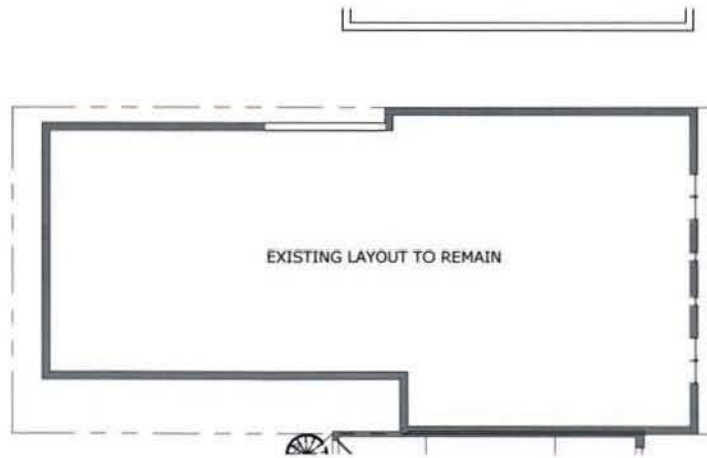




1 00 CELLAR
SD-05 1/16" = 1'-0"



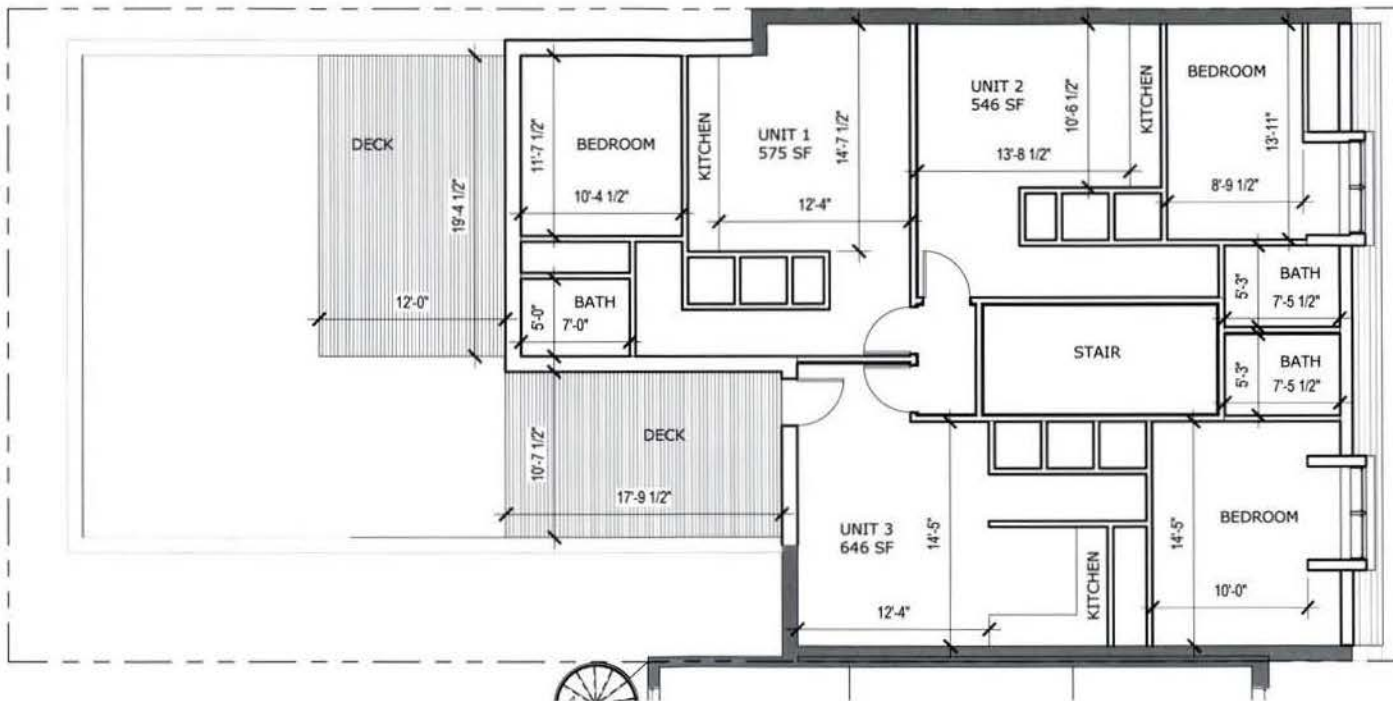
2 01 FIRST LEVEL
SD-05 1/16" = 1'-0"



3 02 SECOND LEVEL
SD-05 1/16" = 1'-0"

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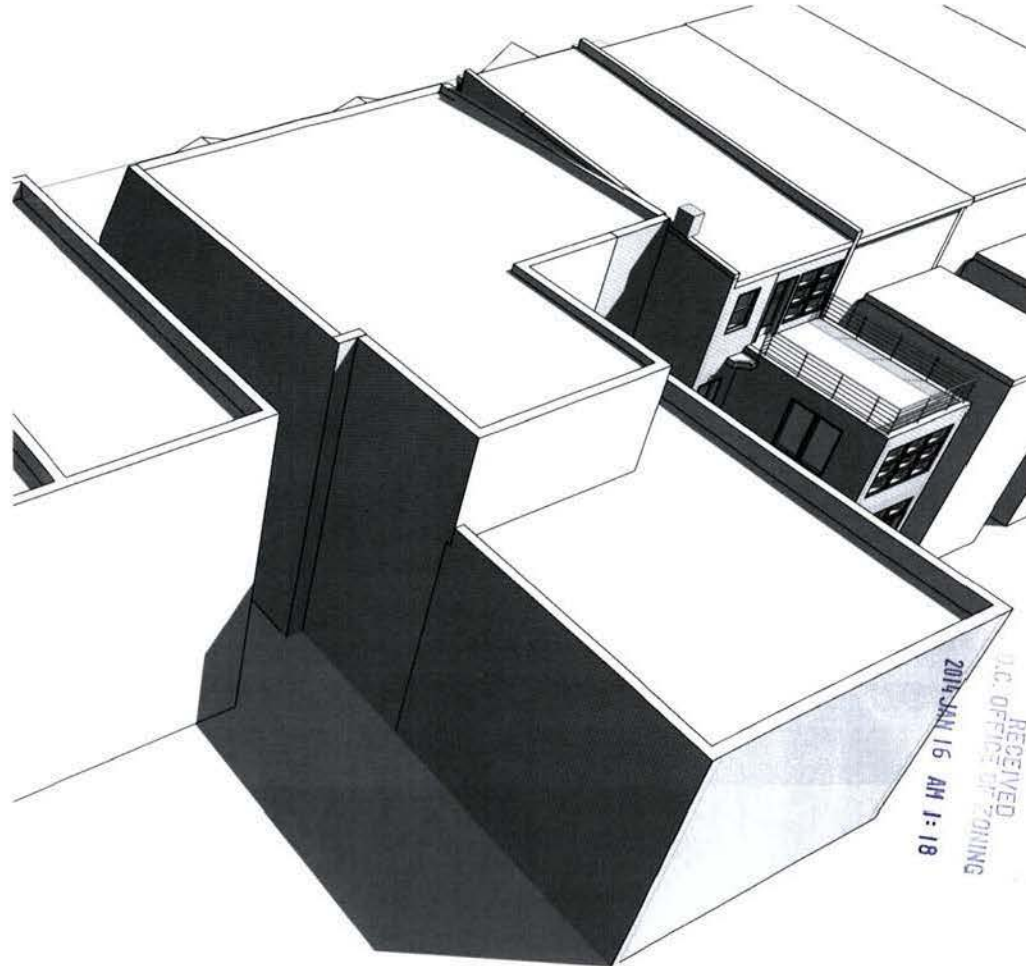
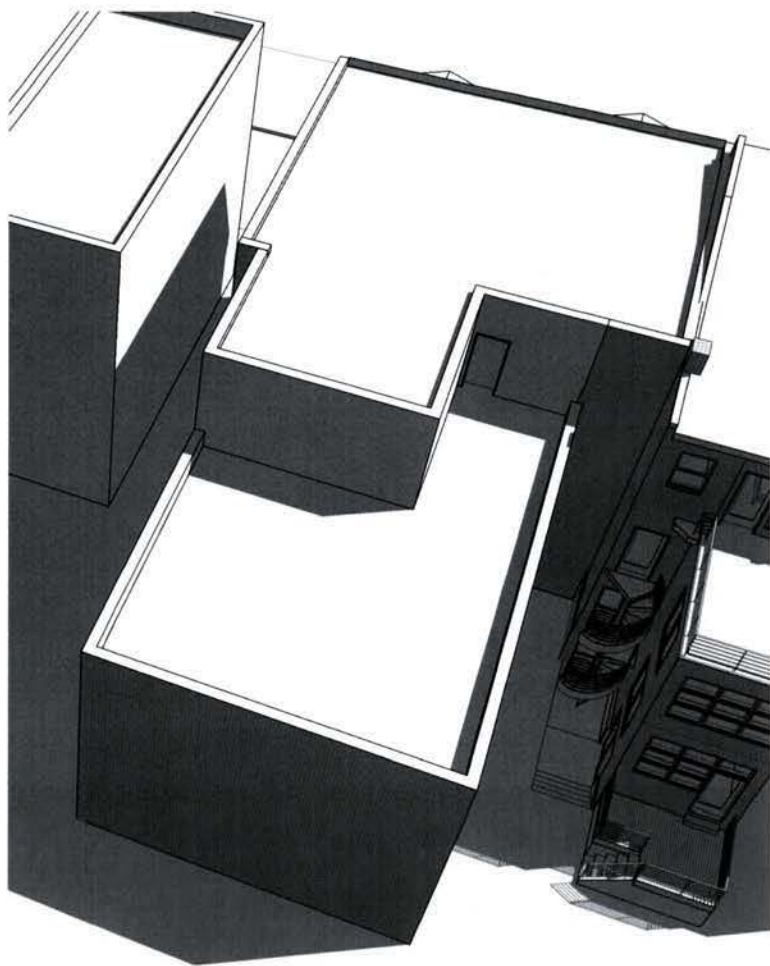
1 03 THIRD LEVEL
SD-06 1/8" = 1'-0"



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VICINITY MAP