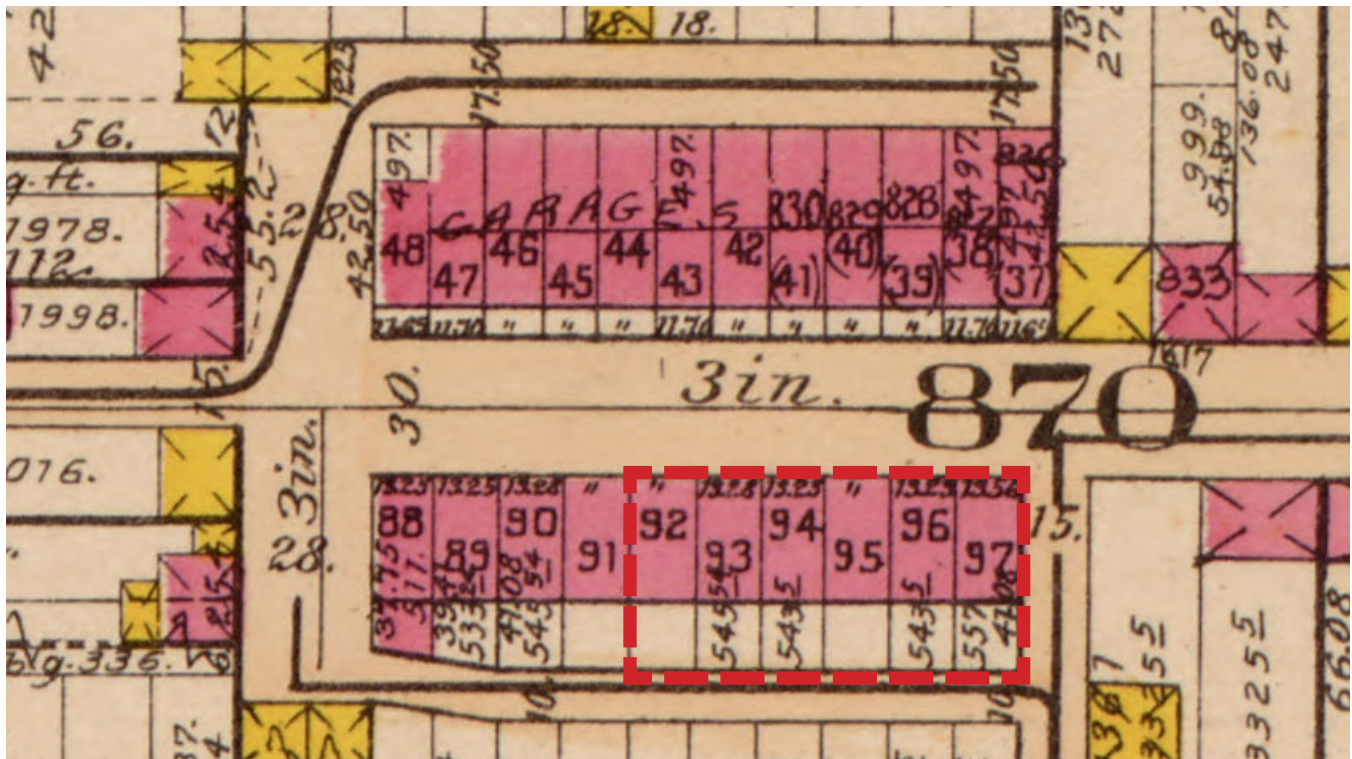
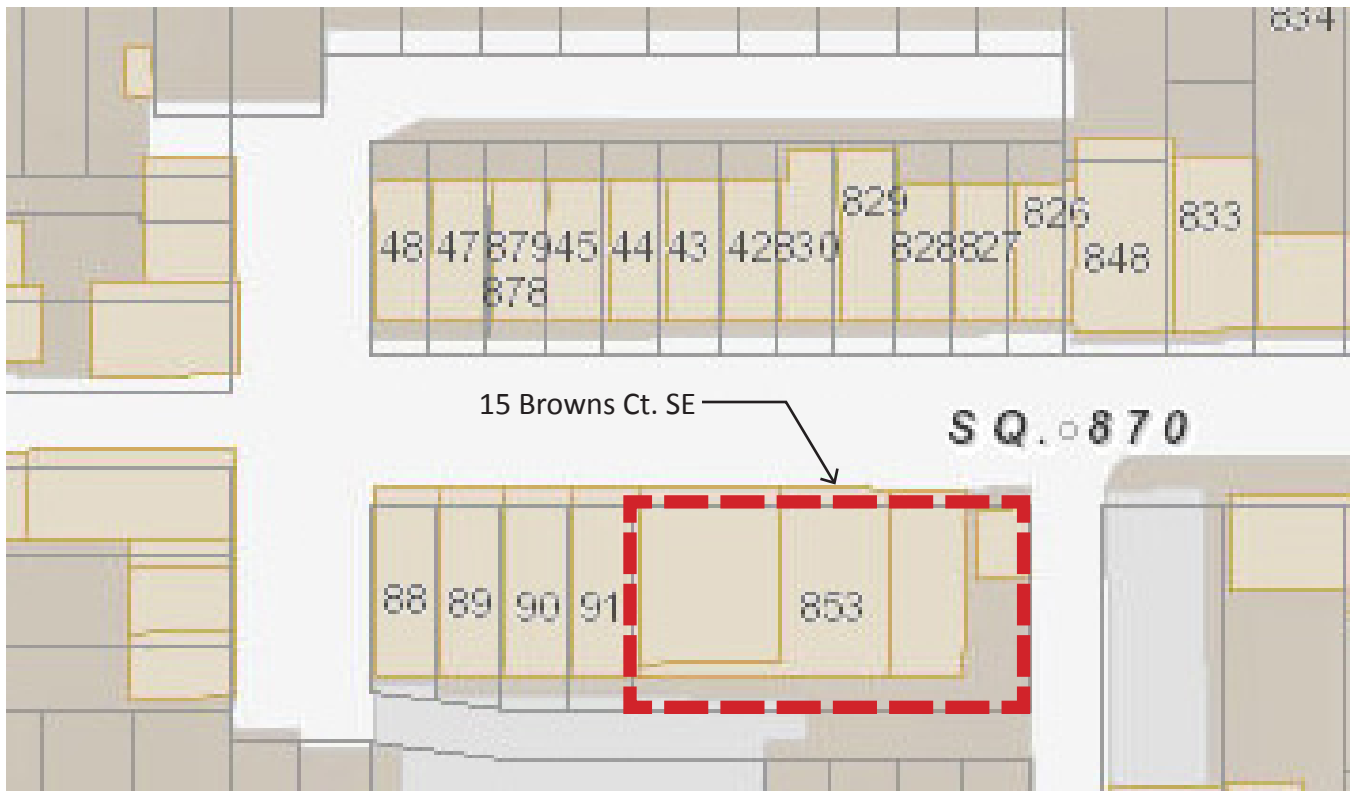




Baist R.E. Atlas, 1921 ↑

↓ DC Zoning Map, 2015



Subject Property, 15 Browns Ct. SE					
Lot	W	D	Area	Occupancy	
				@ 40%	@ 60%
92	13.28'	41.08'	545.5 sf	218.2 sf	327.3 sf
93	13.28'	41.08'	545.5 sf	218.2 sf	327.3 sf
94	13.23'	41.08'	543.5 sf	217.4 sf	326.1 sf
95	13.23'	41.08'	543.5 sf	217.4 sf	326.1 sf
96	13.23'	41.08'	543.5 sf	217.4 sf	326.1 sf
97	13.56'	41.08'	557.0 sf	222.8 sf	334.2 sf
Total (Lot 853):				1,311.4 sf	1,967.2 sf
Alternate total, 60% interior lots + 40% end lot:				1,855.7 sf	

Adjacent Lots on Browns Ct. (Original Platted Lot #'s)					
Lot	W	D	Area	Built F'print	Est'd Occ.
88	13.25'	38.50'	510.1 sf	490.3 sf	96.1%
89	13.25'	40.15'	532.0 sf	490.3 sf	92.2%
90	13.28'	41.08'	545.5 sf	491.4 sf	90.1%
91	13.28'	41.08'	545.5 sf	491.4 sf	90.1%
48	11.65'	42.50'	495.1 sf	436.9 sf	88.2%
47	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
46	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
45	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
44	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
43	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
42	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
41	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
40	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
39	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
38	11.70'	42.50'	497.3 sf	438.8 sf	88.2%
37	11.64'	42.50'	494.7 sf	436.5 sf	88.2%
Average:				451.5 sf	89.2%