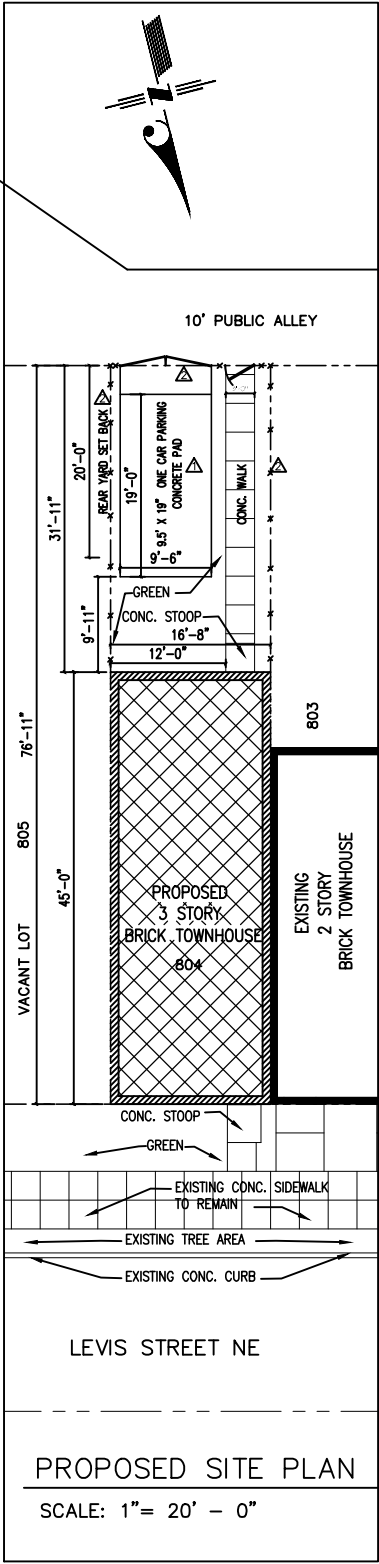
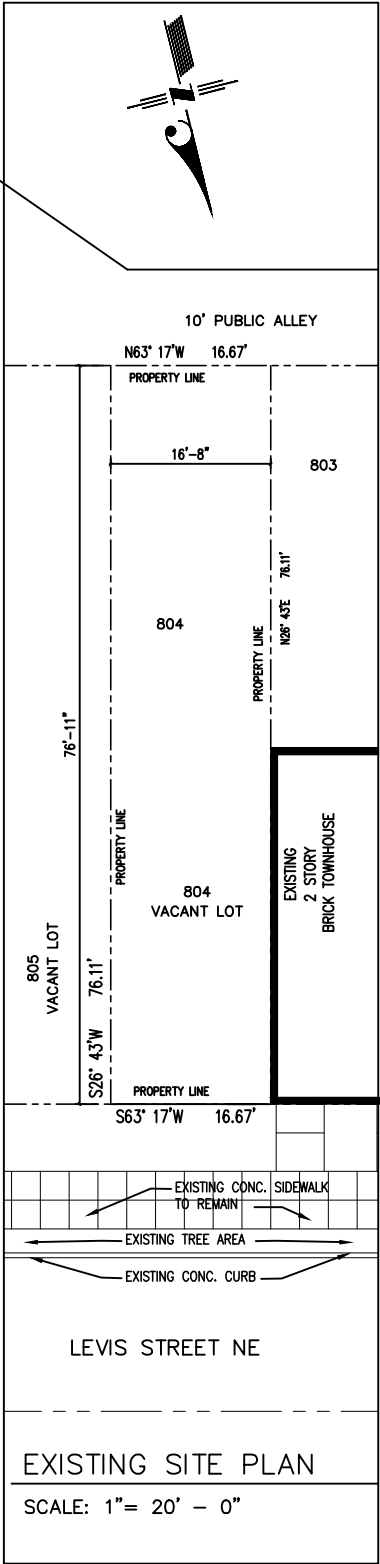




SUBJECT LOT ZONING DATA			
LOT 804 SQUARE 4074			
ZONING DISTRICT R4 – Residential Townhouse			
EXISTING USE Vacant LOT			
PROPOSED USE Residential (Townhouse)			
ZONING RESTRICTIONS	ALLOWABLE	PROPOSED	REMARKS
Number of Stories (Max)	3	3	Complies fully with zoning regulations.
FAR (Floor Area Ratio)	N/A	N/A	Complies fully with zoning regulations.
% Lot Occupancy	60%	59.1%	Complies fully with zoning regulations.
Front yard (Minimum)	N/A	N/A	Complies fully with zoning regulations.
Side yard (Minimum)	N/A	N/A	Complies fully with zoning regulations.
Rear yard (Minimum)	20'	31'	Complies fully with zoning regulations.
Height (Maximum)	40'	30'–8 1/2"	Complies fully with zoning regulations.
Minimum Lot Area	1,800 SF	1,269 SF	Requesting Area Variance of 531 SF.
Minimum Lot Width	18 Feet	16.67 Feet	Requesting site width Variance of 1.33 feet
△ Min. Number of parking	1	1	Complies fully with zoning regulations.

LEGEND

- 4' CHAIN LINK FENCE
- 4' CHAIN LINK GATE

REVISION			PROPOSED TOWNHOUSE 1609 LEVIS STREET, NE, WASHINGTON, DC 20002 LOT 804 SQUARE 4074
MARK	DESCRIPTION	DATE	
△	9.5' X 19' ON SITE PARKING SPACE	6/26/20151	DRN BY: CDC DESIGN ASSOCIATES, LTD. 301 773 3000. CELL 301 408 8336 E MAIL: archcdc@aol.com
△	4' HIGH CHAIN LINK FENCE & GATE	6/26/20151	
			CASE NO. 15051 EXHIBIT NO. 22