



1766 & 1768 LANIER PL NW - NOTE THE CHIMNEY AT 1768



AREAWAY IS CONSIDERED A SUNKEN PATIO BECAUSE IT MEASURES 7' FROM FACE OF BUILDING TO INSIDE FACE OF RETAINING WALL.

BUILDING HEIGHT AND STORY COUNT ARE MEASURED FROM THAT LEVEL.



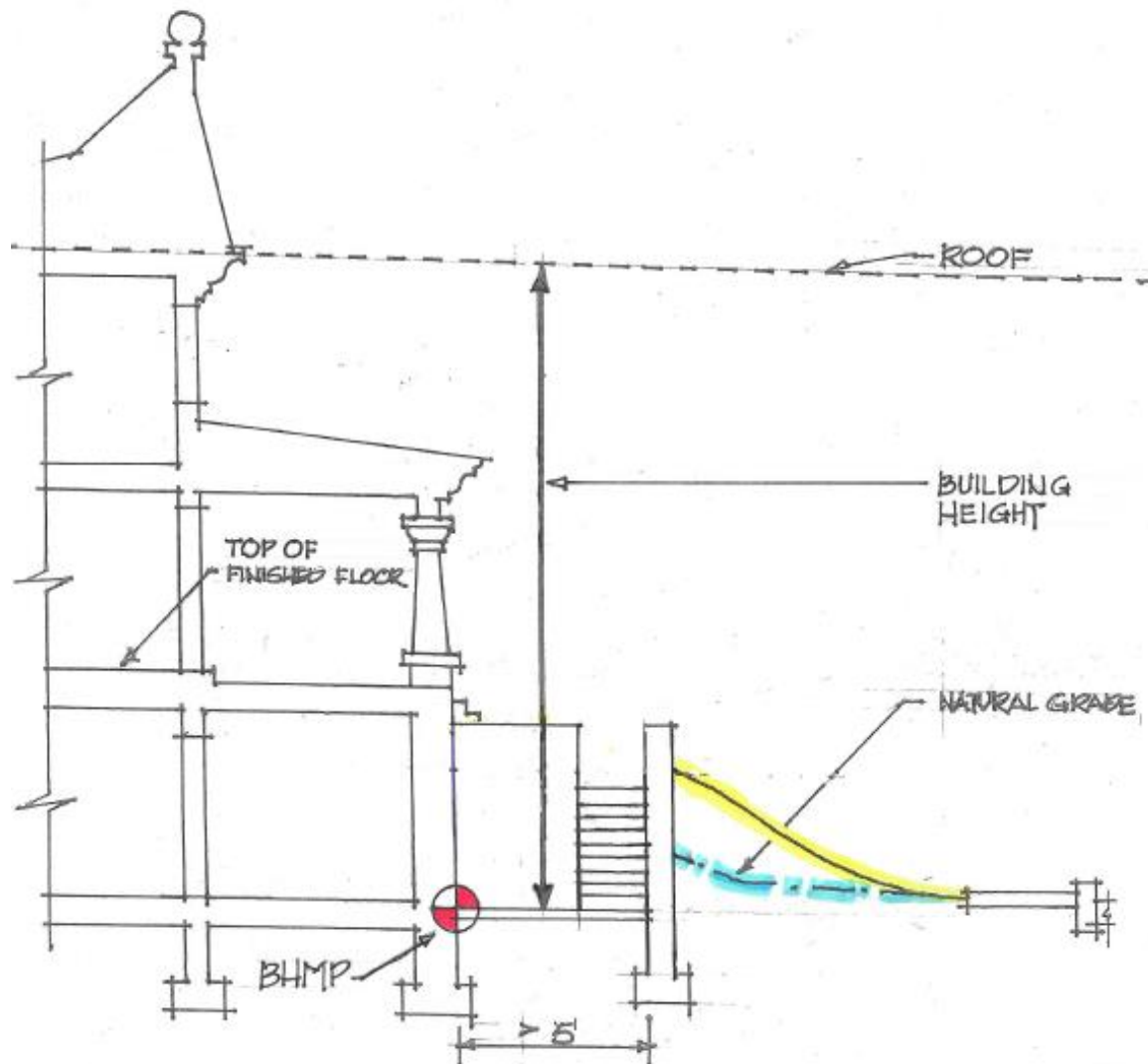
AREAWAY MEASUREMENT = 7' 2 1/2"

Board of Zoning Adjustment
District of Columbia
CASE NO. 19731
EXHIBIT NO. 38A

1766 LANIER PLACE, NW

EXISTING CONDITIONS EXHIBIT
SQUARE 2580 LOT 0481 BZA CASE #19731

(c). Graphic: Areaways (exception to grade (> 5 feet example))



- In this scenario, the dwelling is located in a residential zone, and the natural grade is lower than the finished grade at the BHMP.
- The measurement of the BHMP is at the midpoint of the façade of the principal building closest to the street lot line, in this case at the retaining wall of the areaway.
- Because the areaway dimension is greater than 5 feet in depth, it would create a new finished grade and be considered a “sunken patio.”