DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 5/2/ 2002

Plat for Building Permit of SQR 2678 LOT 13

Scale: 1 inch = 10 feet Recorded in Book 37 Page 135

Receipt No. 8474

Furnished to: KOFO

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.)

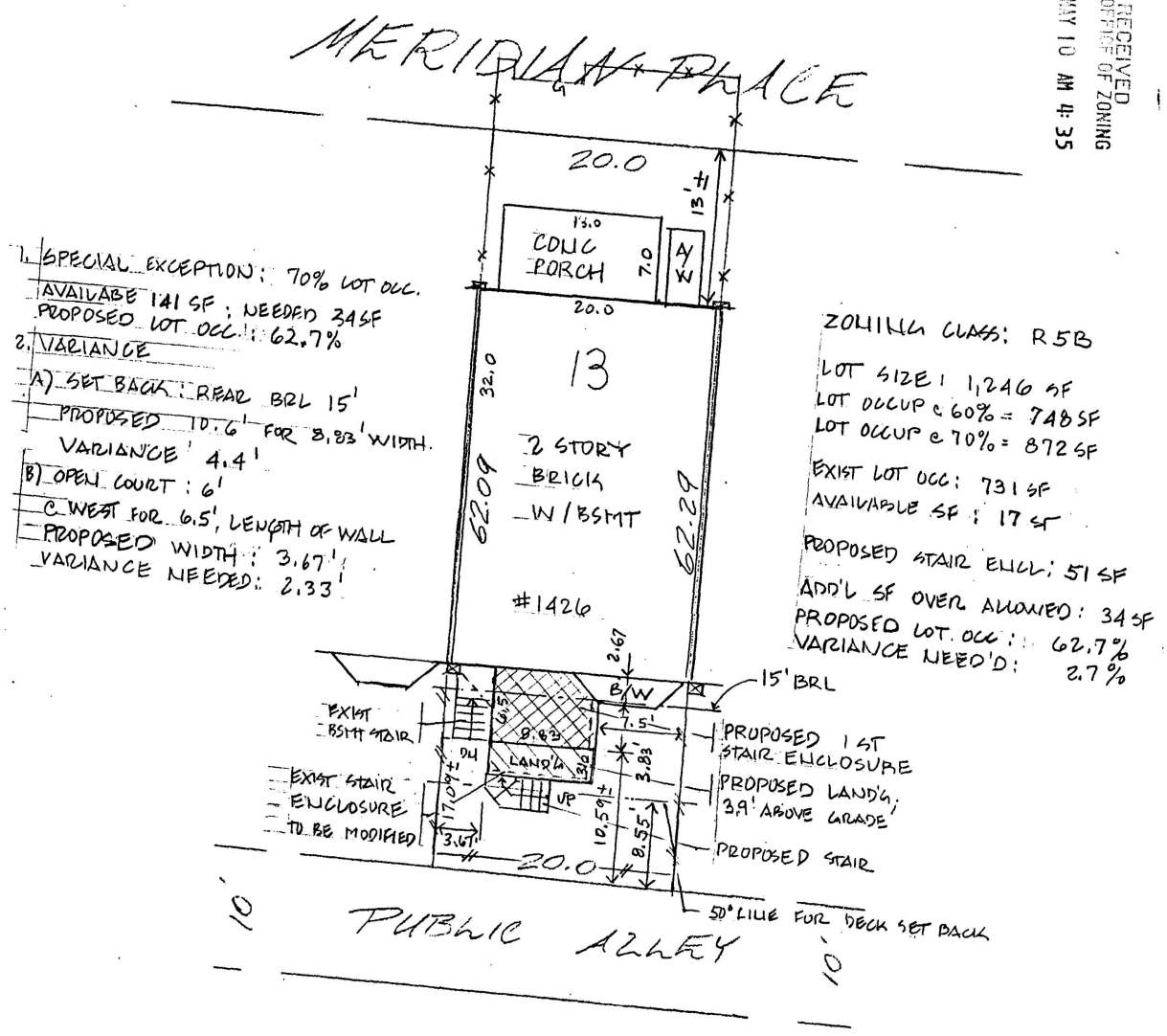
Surveyor, D.C. Date: _____

By: RFD

(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.

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 10 AM 4:35



1. SPECIAL EXCEPTION: 70% LOT OCC.
AVAILABE 141 SF ; NEEDED 34 SF
PROPOSED LOT OCC.: 62.7%
2. VARIANCE
A) SET BACK : REAR BRL 15'
PROPOSED 10.6' FOR 8.83' WIDTH.
VARIANCE : 4.4'
B) OPEN COURT : 6'
C WEST FOR 6.5', LENGTH OF WALL
PROPOSED WIDTH : 3.67'
VARIANCE NEEDED: 2.33'

ZONING CLASS: R5B
LOT SIZE : 1,246 SF
LOT OCCUP @ 60% = 748 SF
LOT OCCUP @ 70% = 872 SF
EXIST LOT OCC: 731 SF
AVAILABLE SF : 17 SF
PROPOSED STAIR ENCL: 51 SF
ADD'L SF OVER ALLOWED: 34 SF
PROPOSED LOT. OCC : 62.7%
VARIANCE NEED'D: 2.7%

MAC GREGOR / LAUNHEIM STAIR ENCL. 2 OF 2 5.2.02

BZA
Case No. 16900
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO.16900
EXHIBIT NO.2