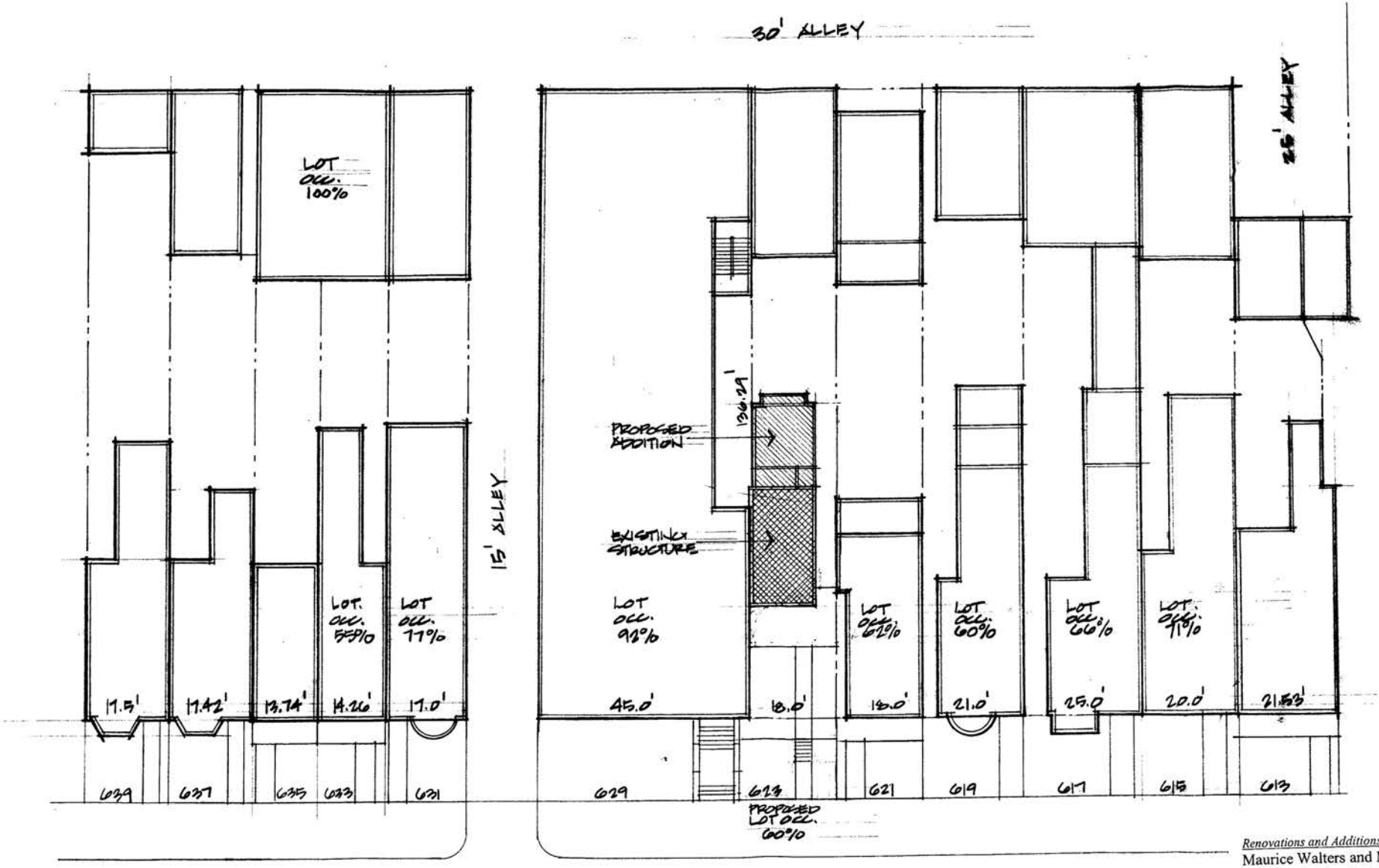


CONTEXT PLAN
1" = 20'-0"

CONSTITUTION AVE. N.E.
(90' R.O.W.)

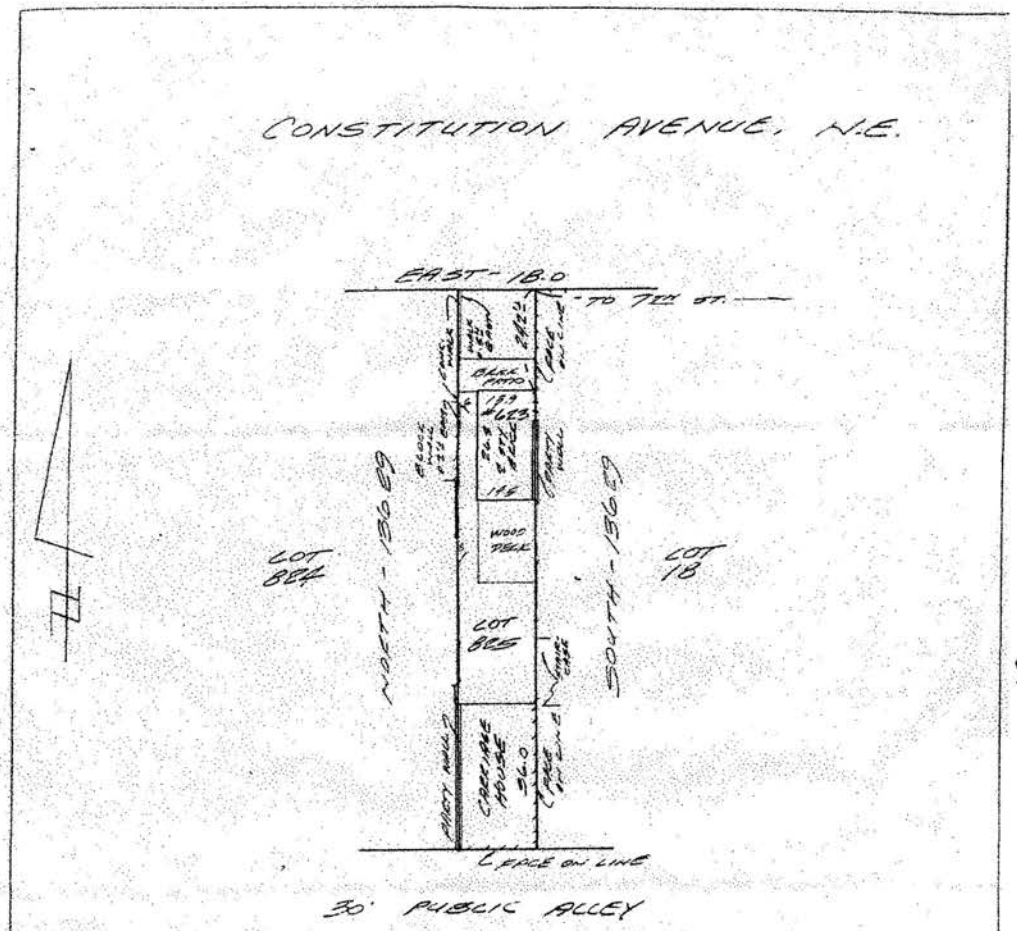
BZA
Case No. 17072
Exhibit No. 10

RECEIVED
D.C. OFFICE OF ZONING
2003 AUG 18 AM 9:04

Renovations and Additions to the Residence of:
Maurice Walters and Mary Jean Pajak
623 Constitution Ave. NE
Washington DC 20002
202.547.3369

Drawing: A-1
Issued: 6.16.03
Revised: 8.18.03

Board of Zoning Adjustment
District of Columbia
CASE NO. 17072
EXHIBIT NO. 10



Notes: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
This survey prepared for title purposes only.

10762 Rhode Island Avenue
Beltsville, MD 20705

CAPITOL SURVEYS

Phone 301-931-1350
Fax 301-931-1352

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction or design purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

© As of current date.

HOUSE LOCATION
LOT - 825 SQUARE - 867
SHOWN A. & T. TRACINGS
DISTRICT OF COLUMBIA
Recorded in Liber: ——— Folio ——— Scale 1" = 30'

I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

EDWARD L. LOPEZ, JR.
MD Property Line Surveyor

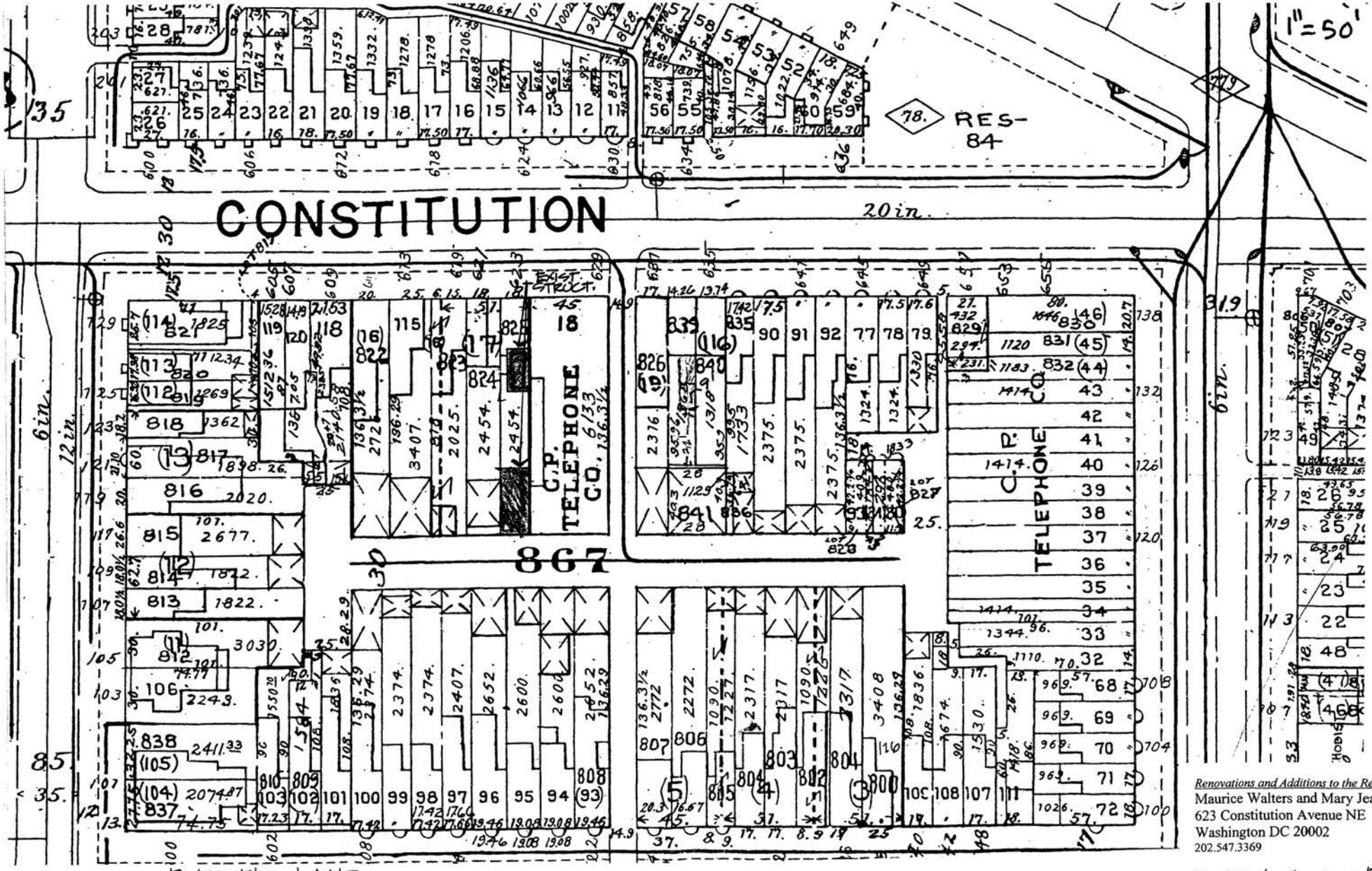
Zoning Analysis

Square 867,	Lot 825	
Zoning:	R-4	
Existing Footprint:	13.9' x 26.3' 2 story main house, 18' x 36', 2 story garage	
Year Constructed:	c. 1890 main house, renovated 1961 1971 garage / recreation room*	
	Allowable / Required	Actual / Proposed
Lot Size:	18' x 100' min. rowhouse 1,800 sf	18' x 136.29' 2,453 sf
Height:	40', 3 story	19.5', 2 story
Lot Occupancy:	60 %	47 % current, 60 % proposed 364 sf main house 648 sf garage 275 sf proposed addition 1,287 sf
Rear Yard:	20'	none, 2 story garage*
Side Yard	not required, 8'if provided	4'
Closed Court:	4" / ft of height, not less than 6' 19.5 x 4" = 6'-6" not less than 350 sf	18.0' wide x 30.0' deep 540 sf

*1970 zoning variance for 2 story garage / recreation room

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Revised: 8.18.03

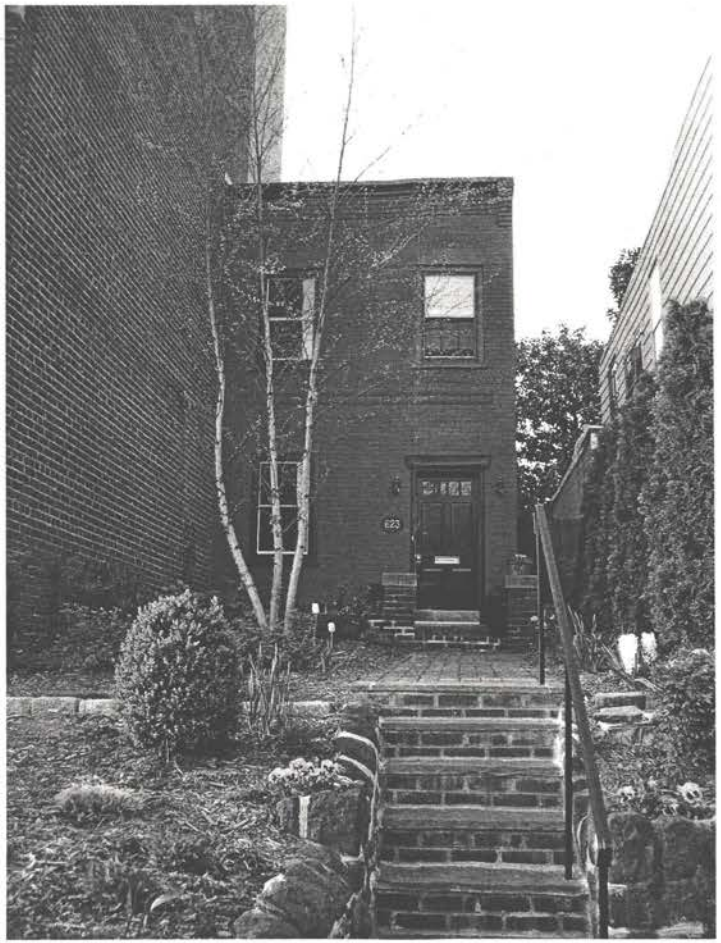


Renovations and Additions to the Residence of:
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623 Constitution Avenue NE
Washington DC 20002
202.547.3369

Drawing: A-2 Issued: 5.22.03
Revised:



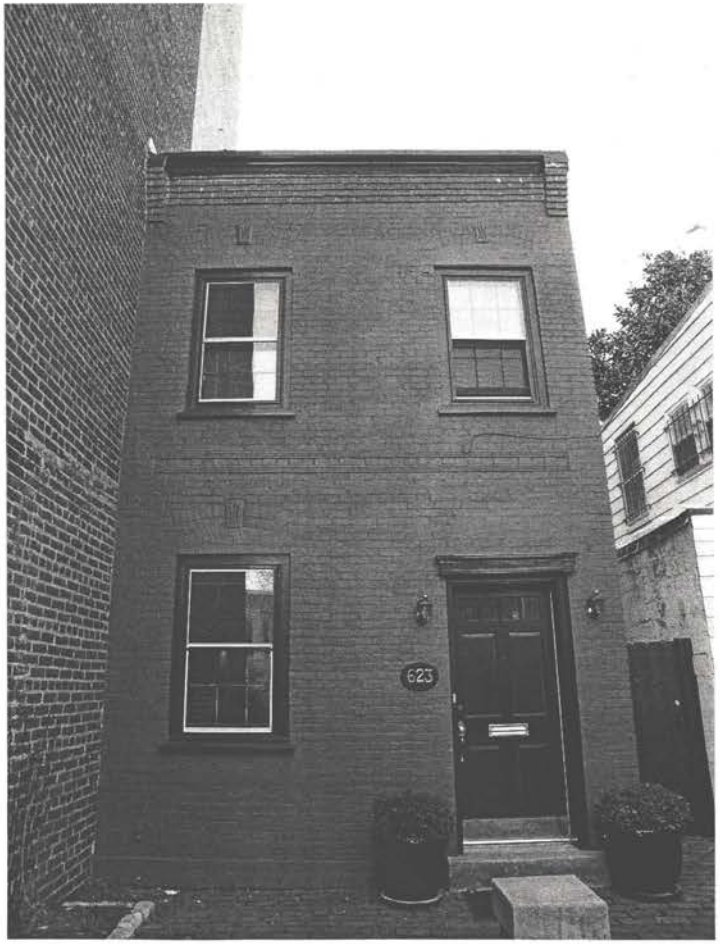
VIEW OF 623 CONST. + IMMEDIATE NEIGHBORS



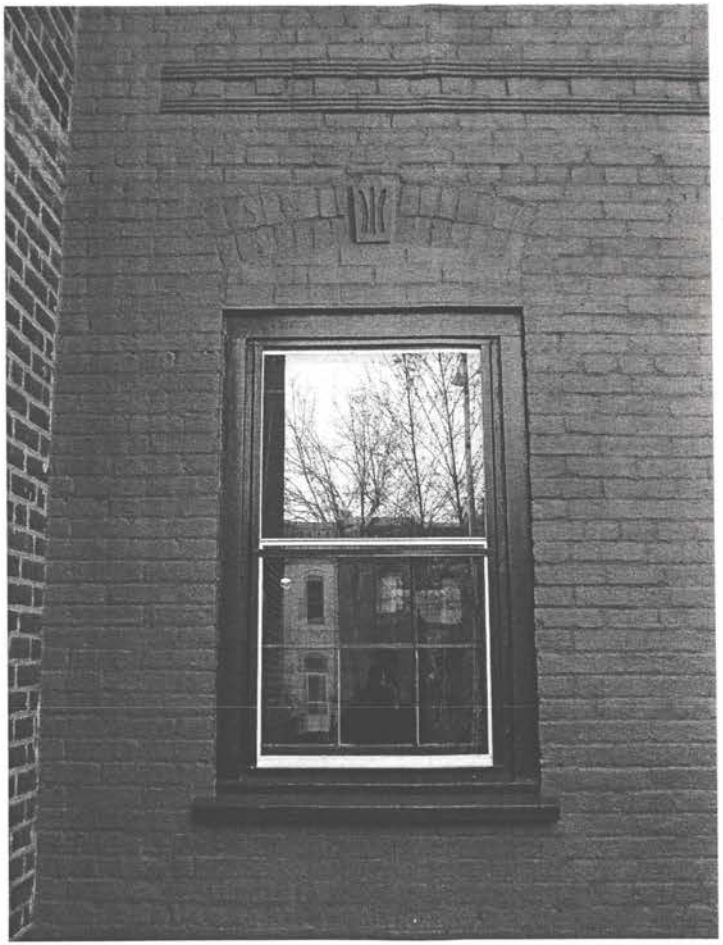
VIEW OF 623 CONST. FROM STREET

Renovations and Additions to the Residence of:
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Washington DC 20002
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Drawing: A-3 Issued: 5.22.03
Revised:



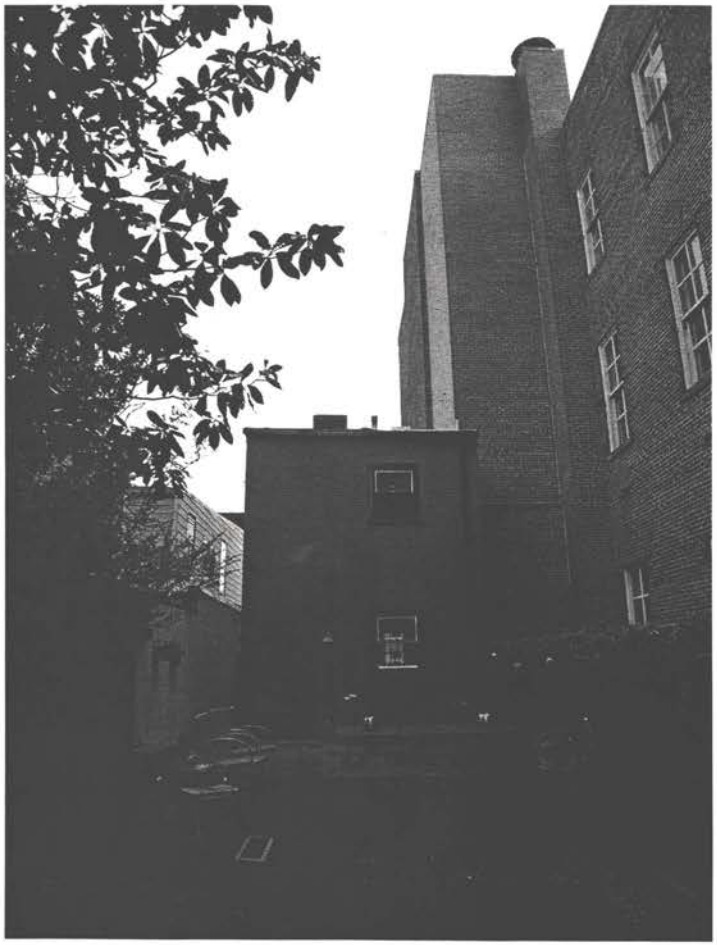
FRONT OF HOUSE



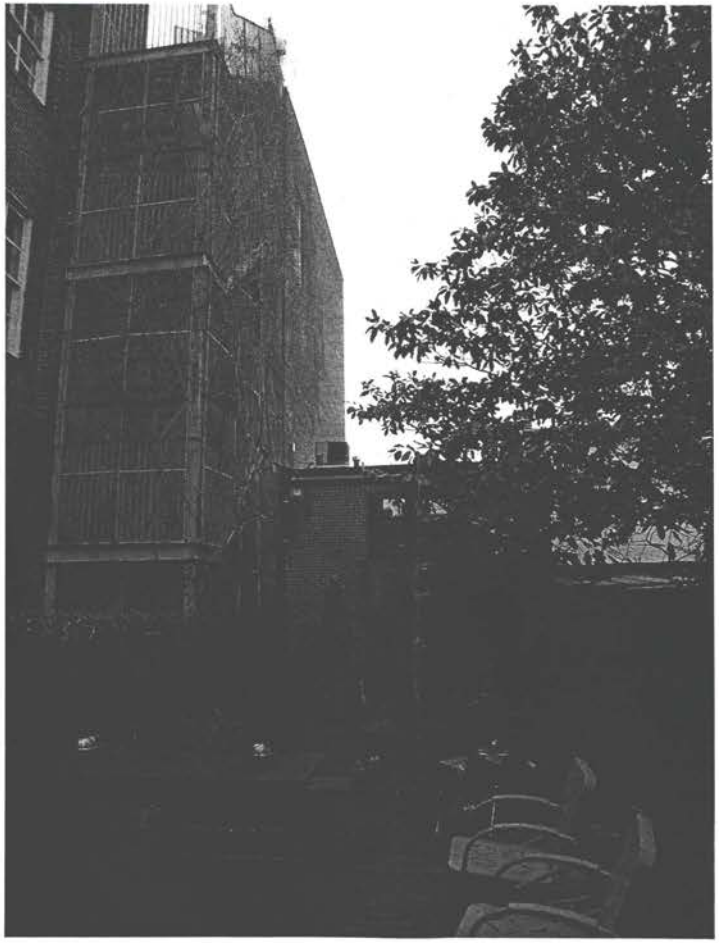
DETAIL OF EXIST. WINDOW

Renovations and Additions to the Residence of:
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Drawing: A-4 Issued: 5.22.03
Revised:



VIEW OF BACK OF HOUSE



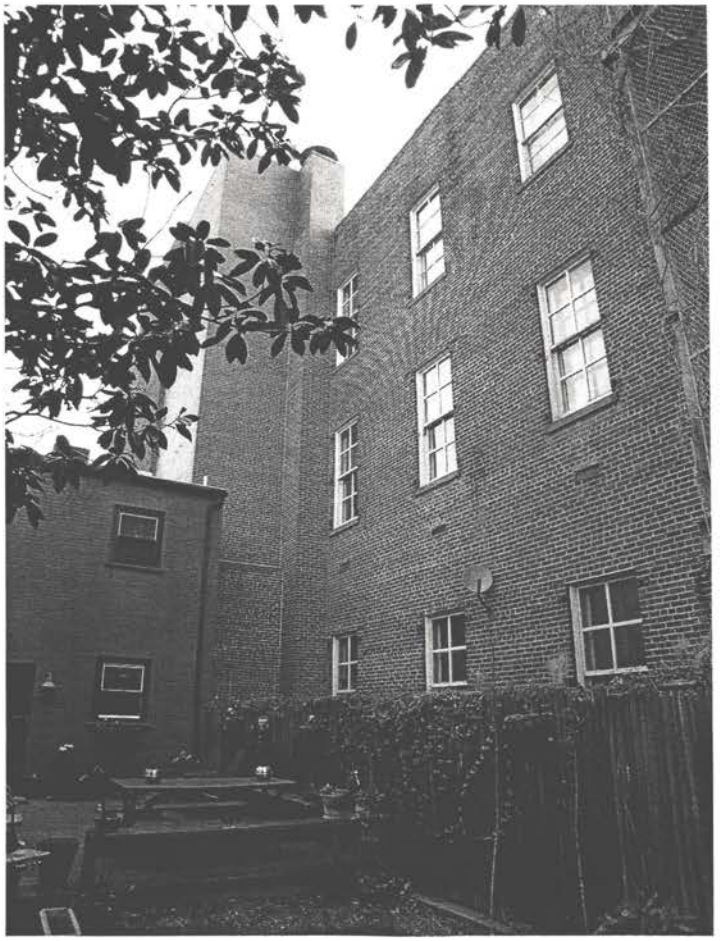
BACK YARD LOOKING TOWARDS GARAGE

Renovations and Additions to the Residence of:
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Drawing: A-5 Issued: 5.22.03
Revised:



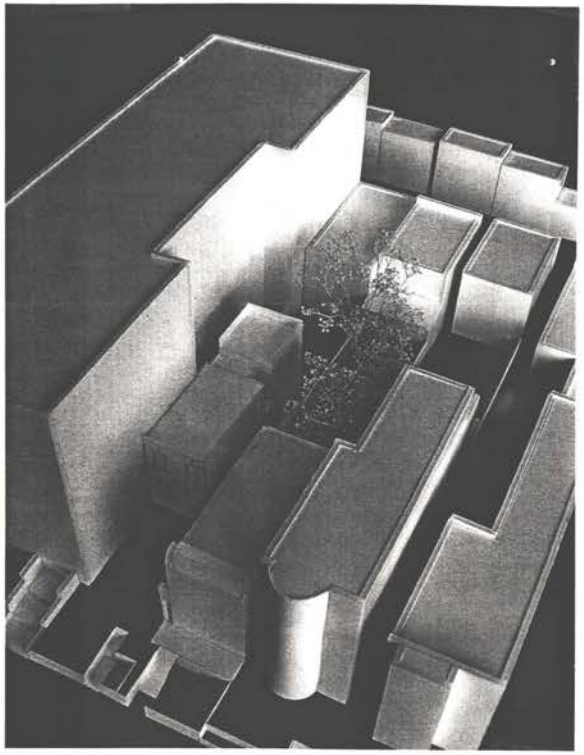
VIEW OF BACK OF HOUSE

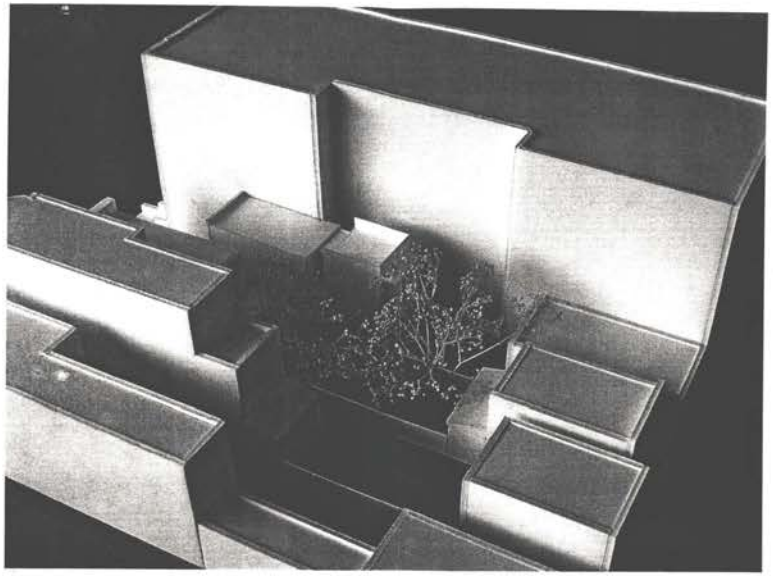


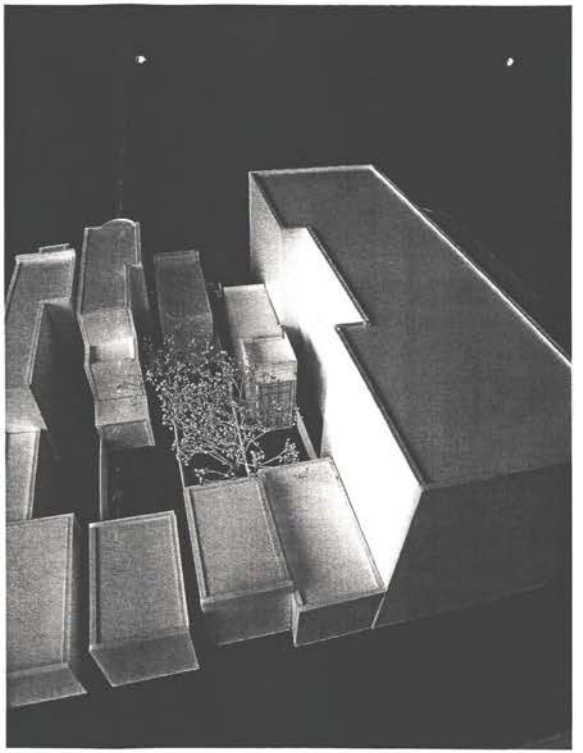
VIEW OF NEIGHBORING BUILDING

Renovations and Additions to the Residence of:
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Drawing: A-6 Issued: 5.22.03
Revised:



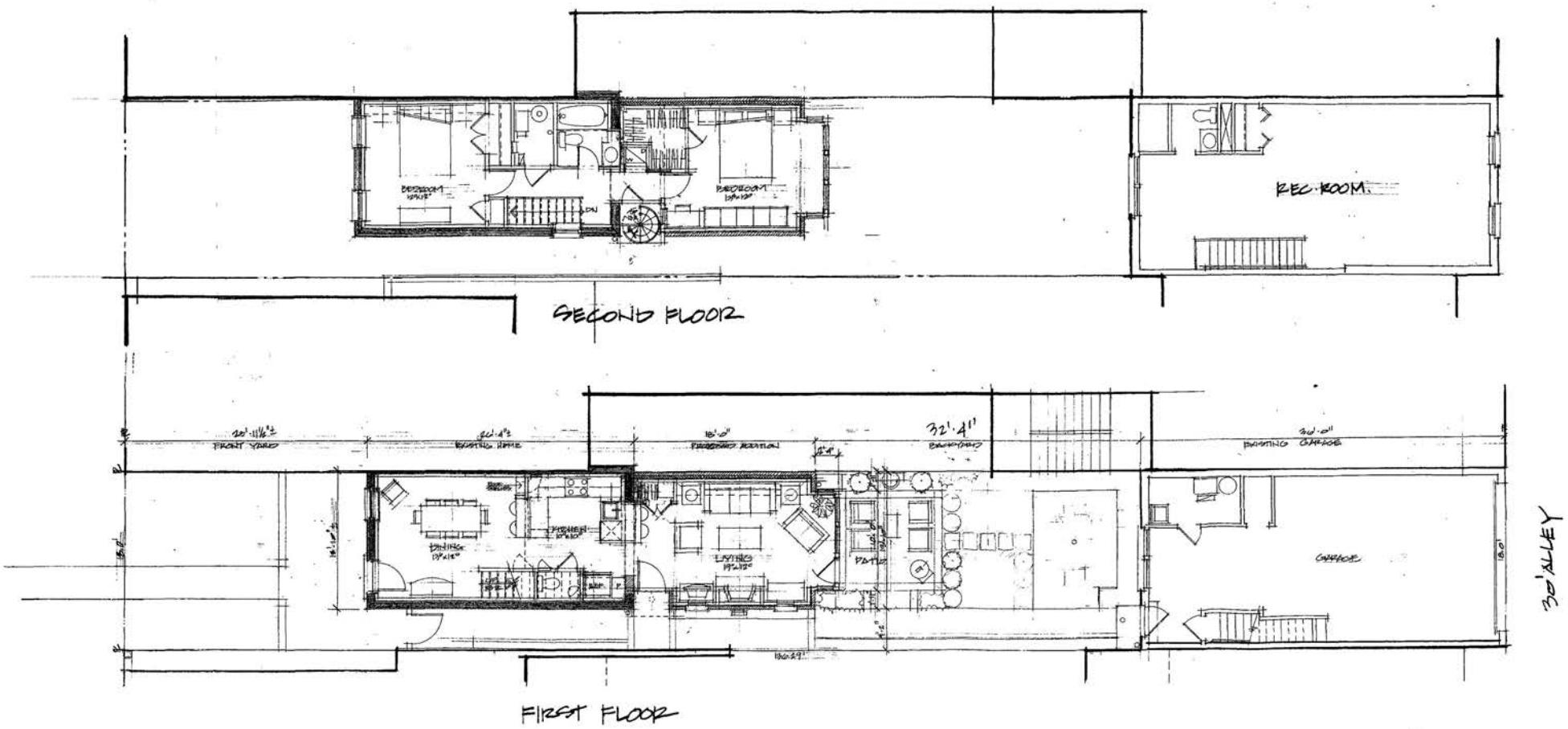




MODEL PHOTOGRAPHS

Renovations and Additions to the Residence of:
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623 Constitution Avenue NE
Washington DC 20002
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Drawing: A-6.1 Issued: 8.18.03
Revised:

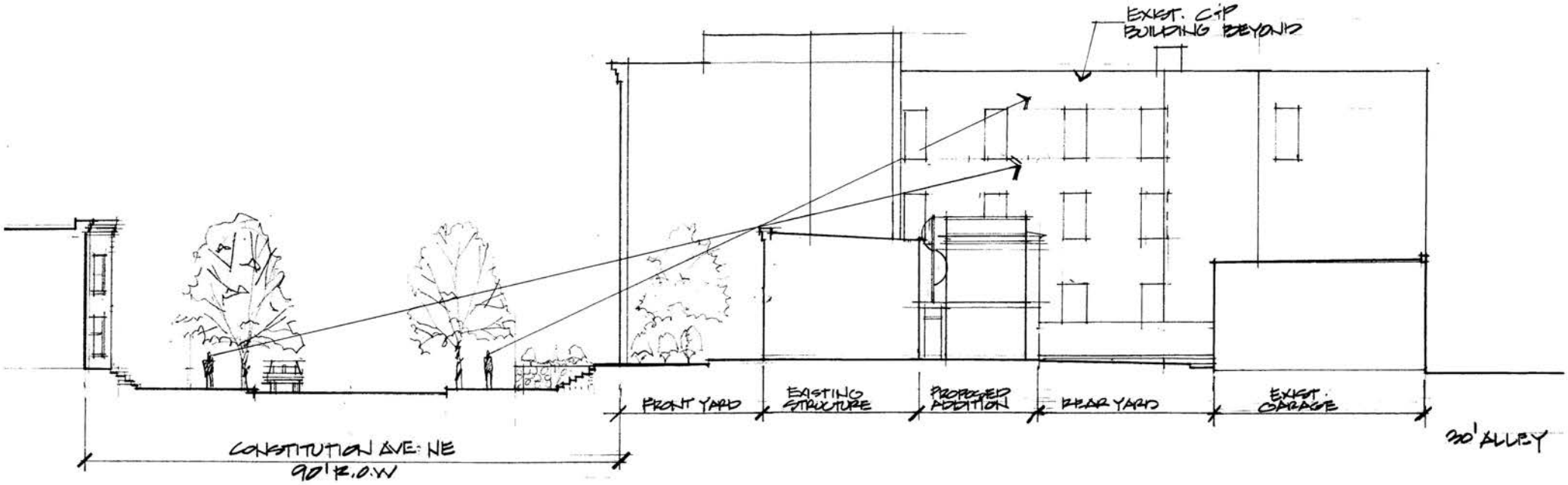


SITE PLAN
1"=10'

N

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202.547.3369

Drawing: A-1 Issued: 5.22.03
Revised:

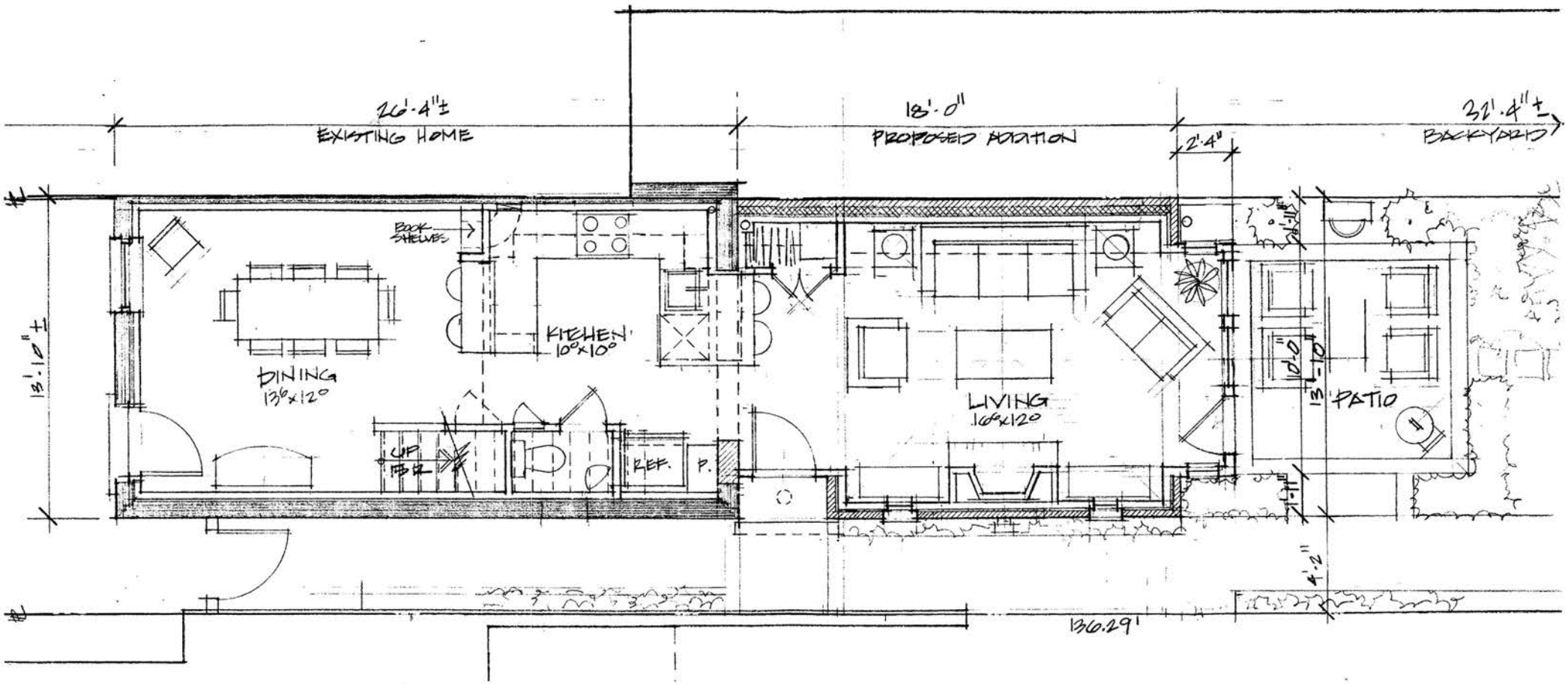


SIGHT LINE DIAGRAM

1/16"=1'-0"

Renovations and Additions to the Residence of:
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Washington DC 20002
202.547.3369

Drawing: A.7.01 Issued: 6.17.03
Revised:



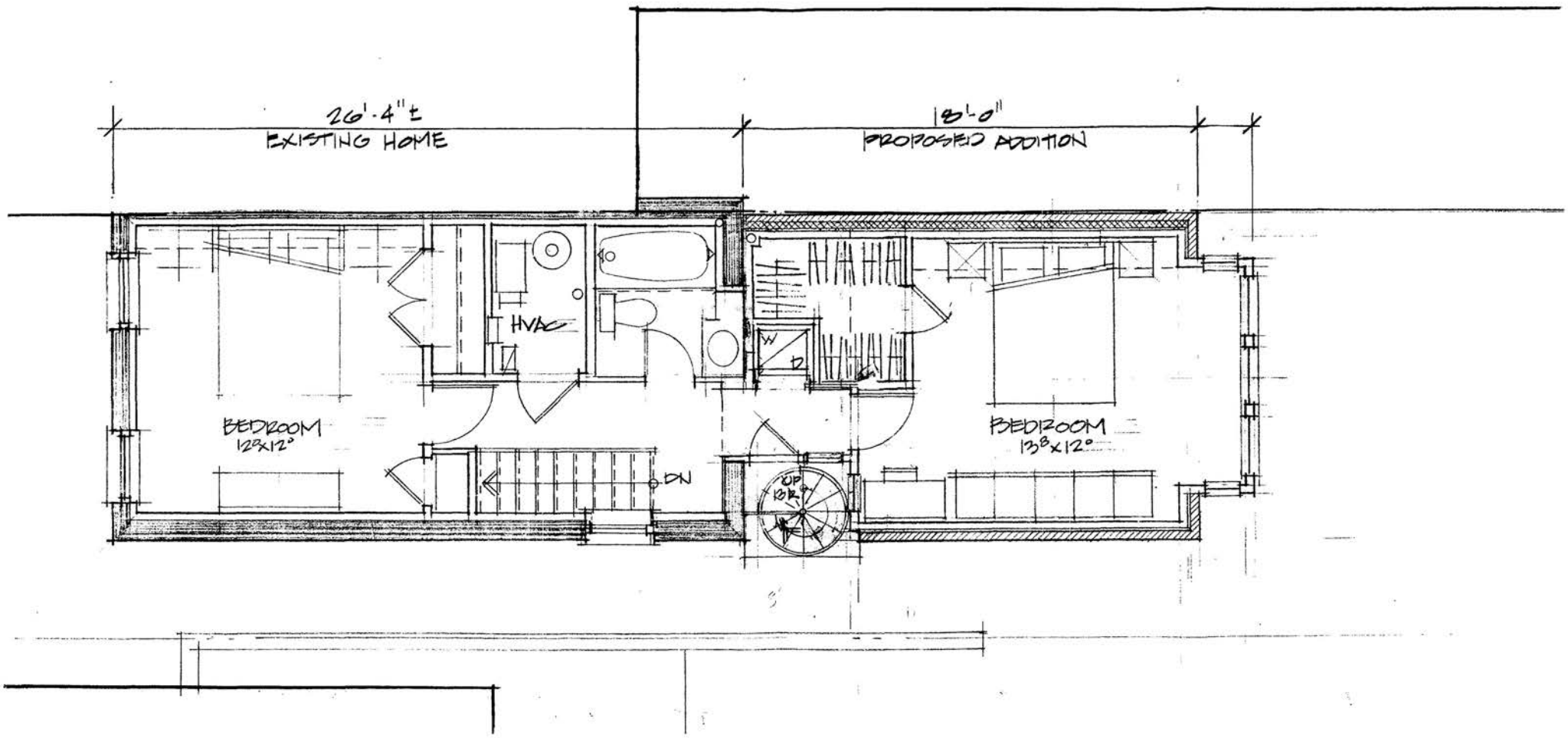
FIRST FLOOR PLAN

1/4"=1'-0"

Renovations and Additions to the Residence of:

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202.547.3369

Drawing: A-8 Issued: 5.22.03
Revised:



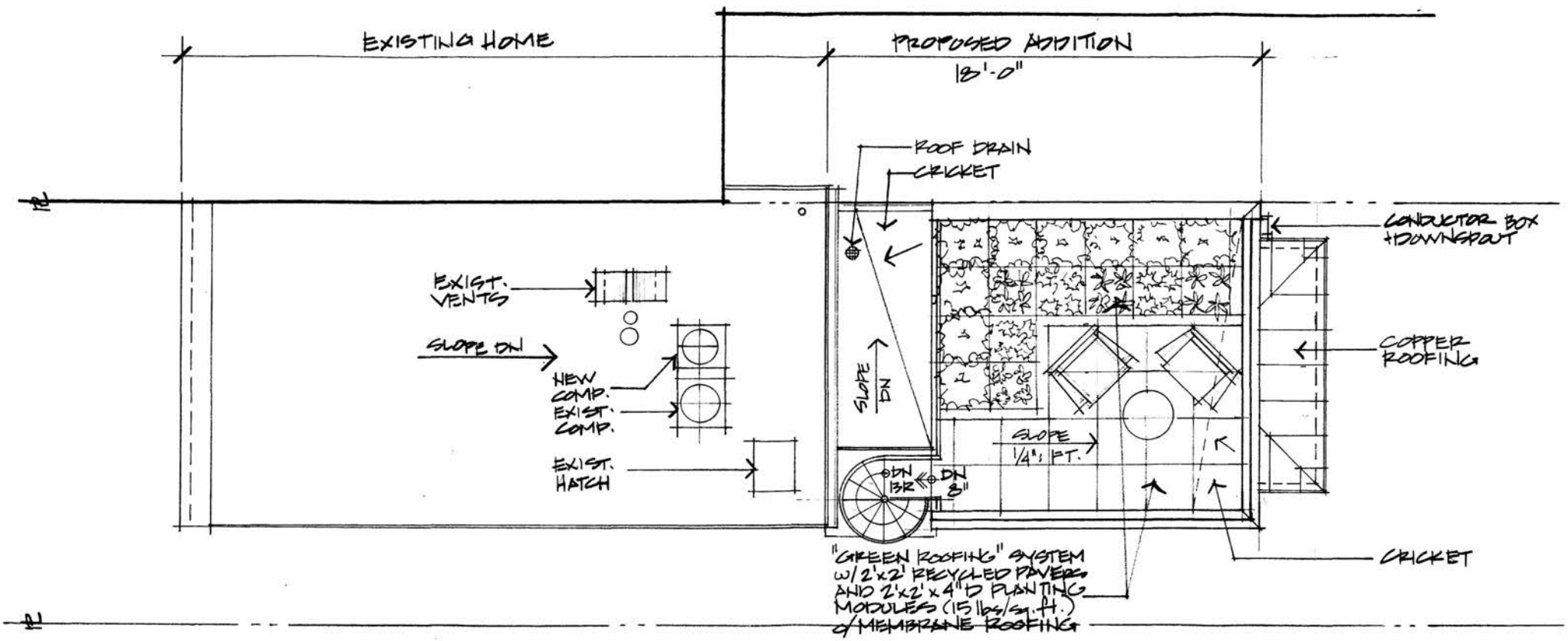
SECOND FLOOR PLAN

1/4"=1'-0"

Renovations and Additions to the Residence of:

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Drawing: A-9 Issued: 5.22.03
Revised:



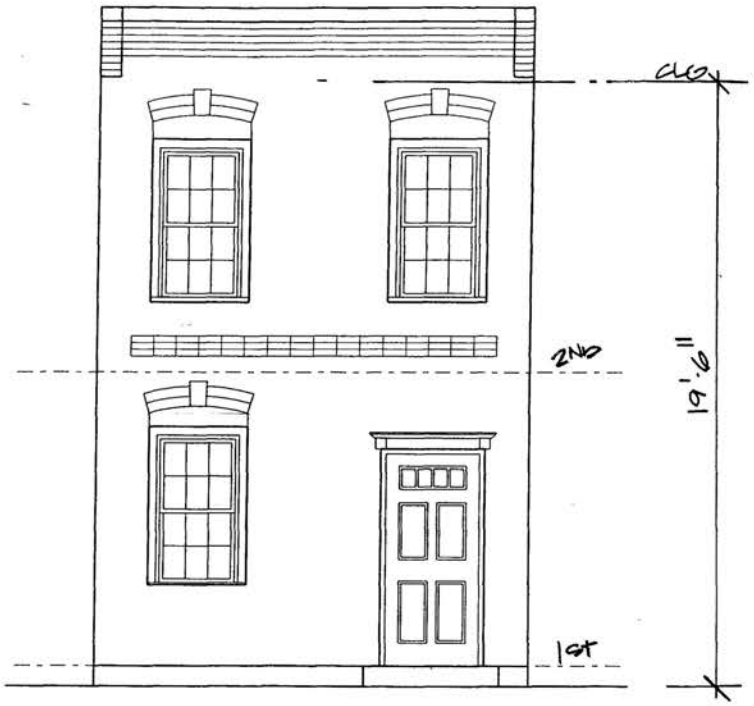
ROOF PLAN

1/4" = 1'-0"

Renovations and Additions to the Residence of:

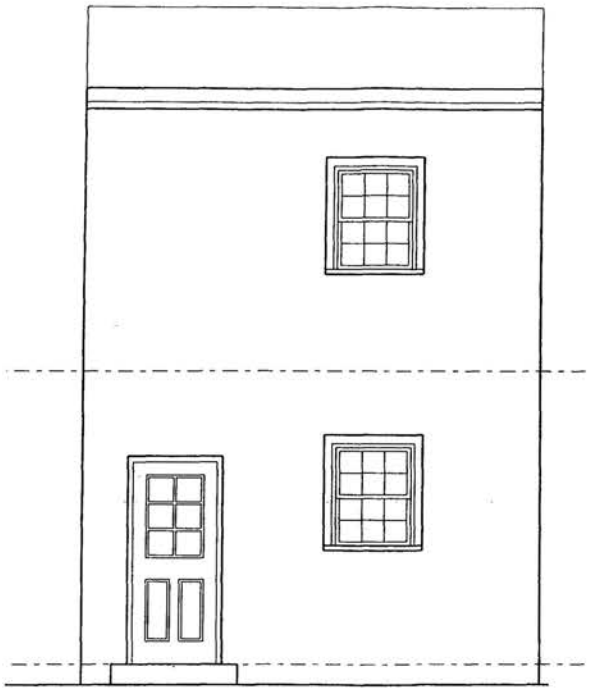
Maurice Walters and Mary Jean Pajak
623 Constitution Ave. NE
Washington DC 20002
202.547.3369

Drawing: A-10 Issued: 5.22.03
Revised: 6.16.03



EXIST. FRONT ELEVATION

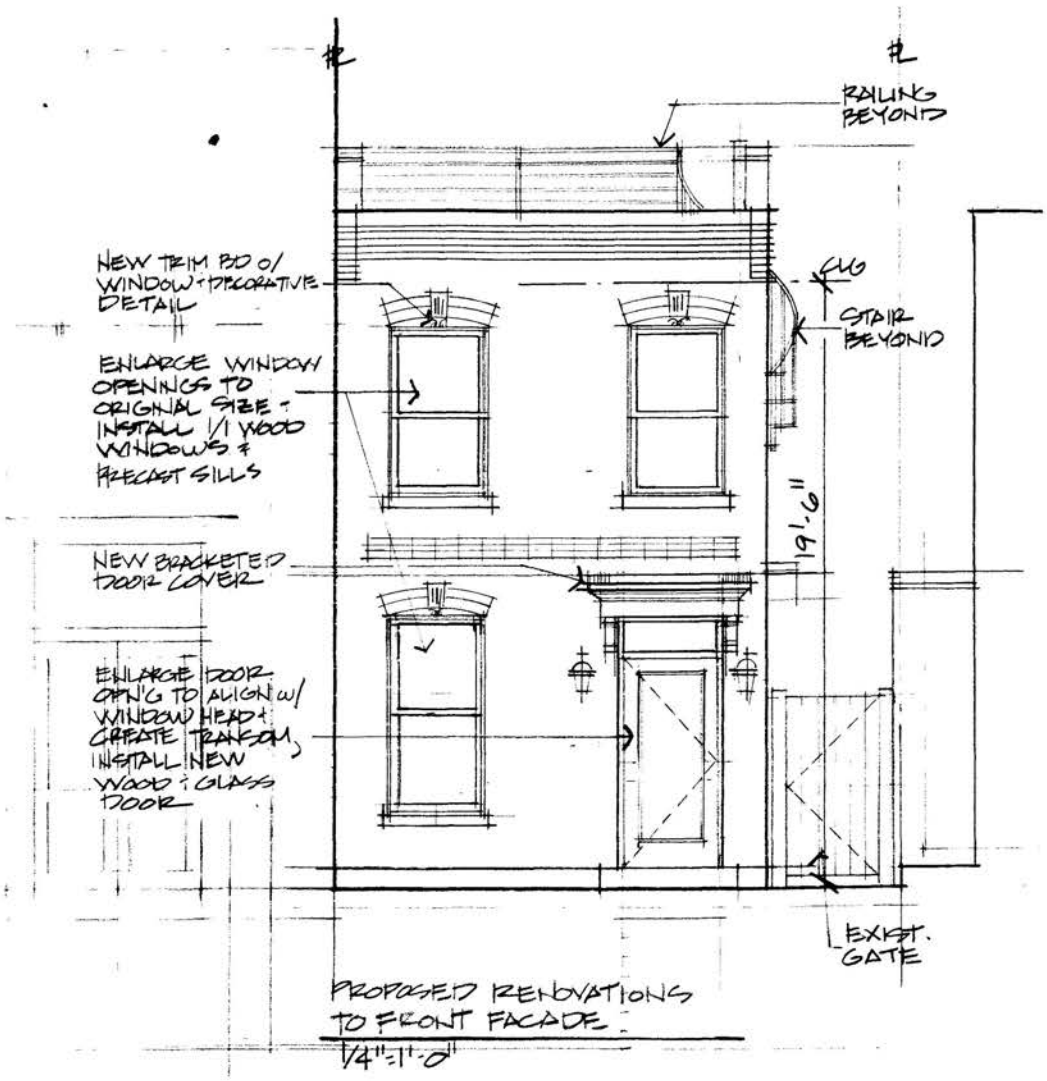
1/4"=1'-0"



EXIST. REAR ELEVATION

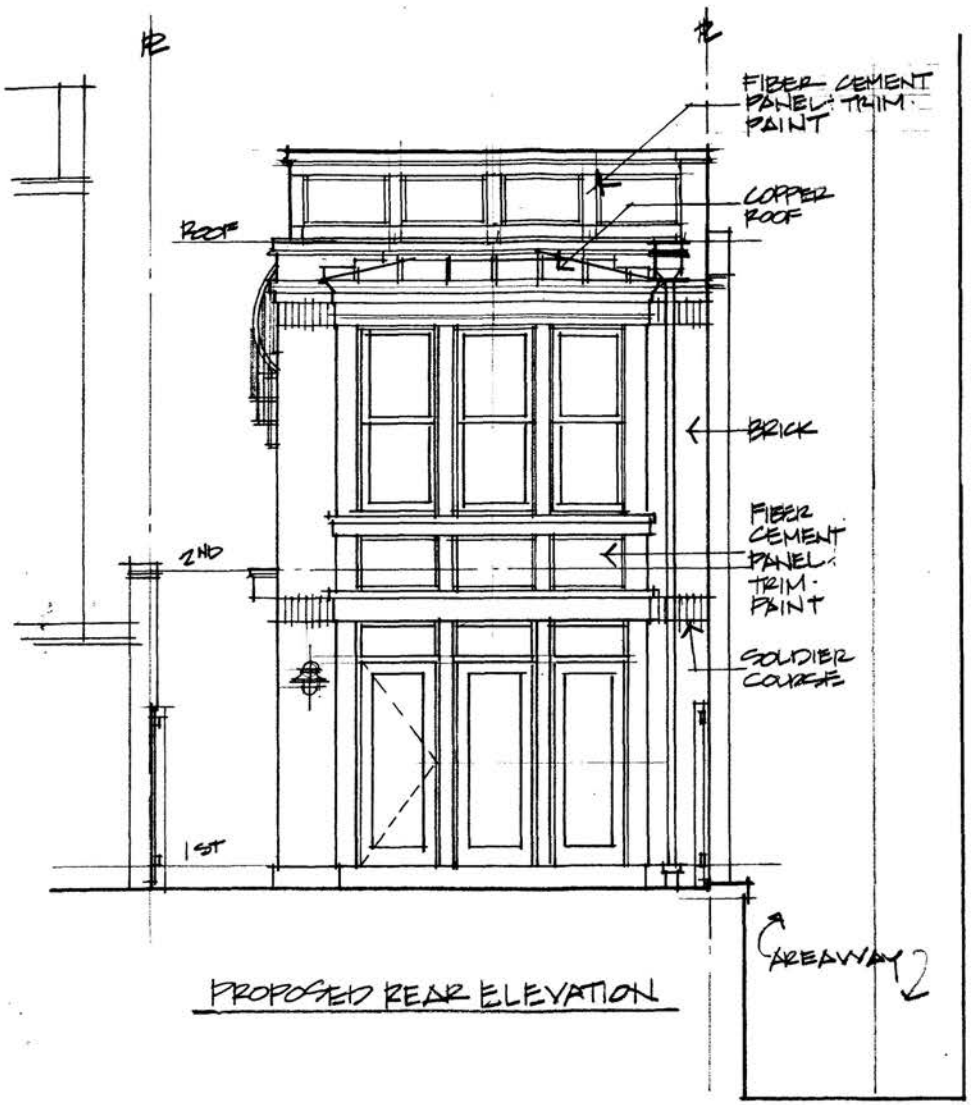
Renovations and Additions to the Residence of:
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Drawing: A-11 Issued: 5.22.03
Revised: 8.18.03



PROPOSED RENOVATIONS TO FRONT FACADE

1/4"=1'-0"



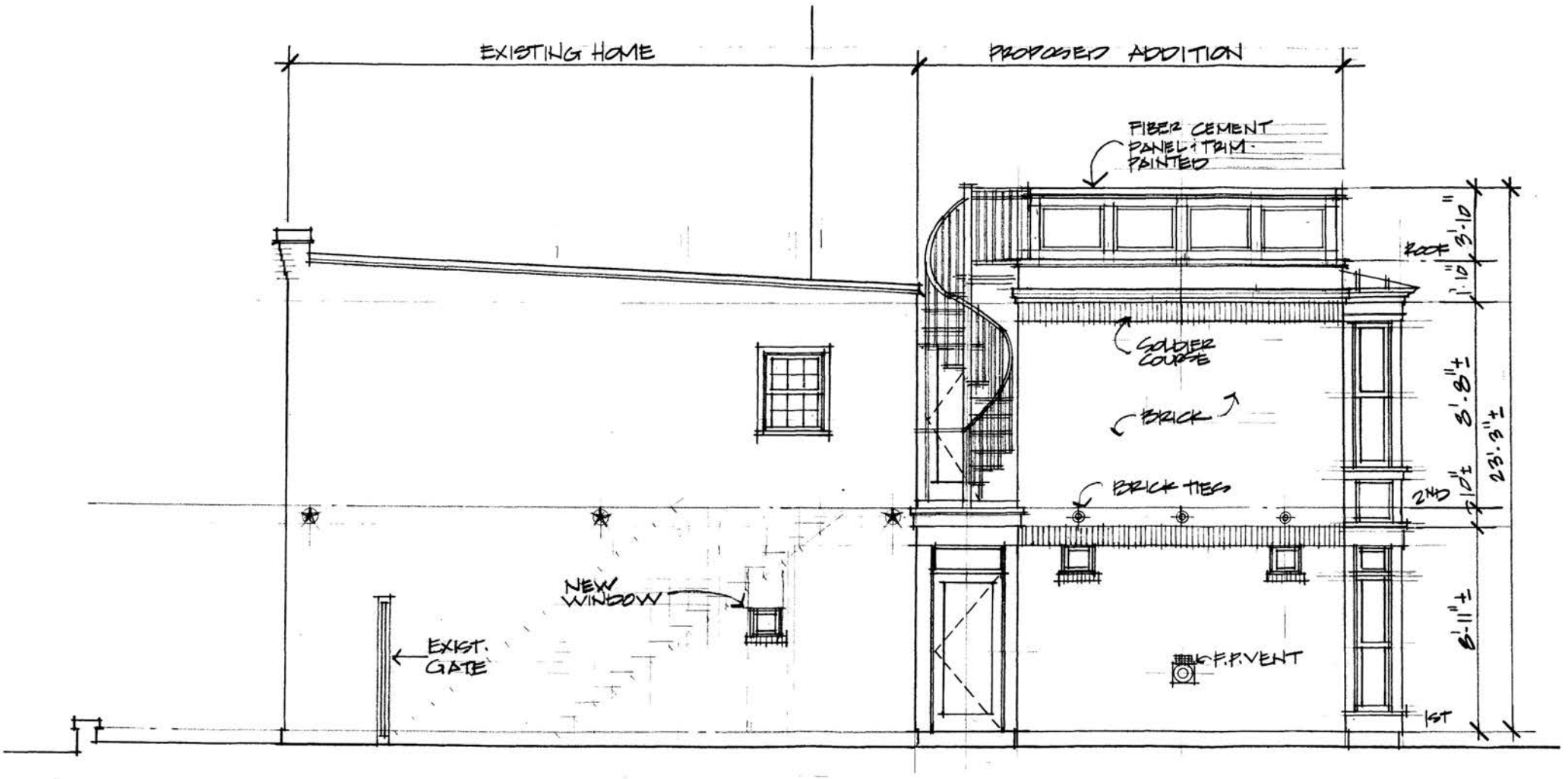
PROPOSED REAR ELEVATION

Renovations and Additions to the Residence of:
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Drawing: A-12

Issued: 5.22.03

Revised: 6.16.03



WEST ELEVATION

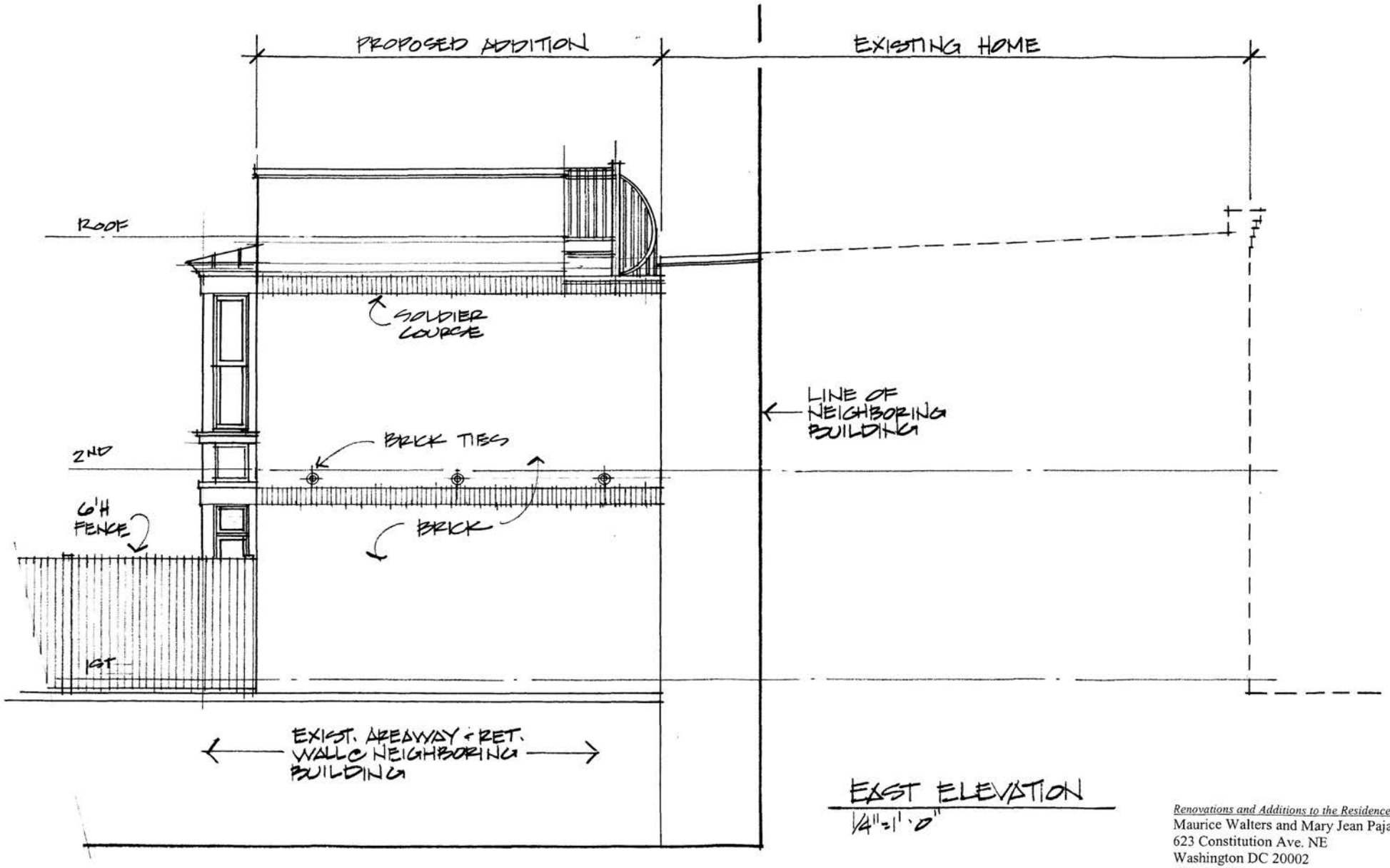
1/4" = 1'-0"

Renovations and Additions to the Residence of:

Maurice Walters and Mary Jean Pajak
623 Constitution Ave. NE
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202.547.3369

Drawing: A-13

Issued: 5.12.03
Revised: 6.7.03



EAST ELEVATION

1/4"=1'-0"

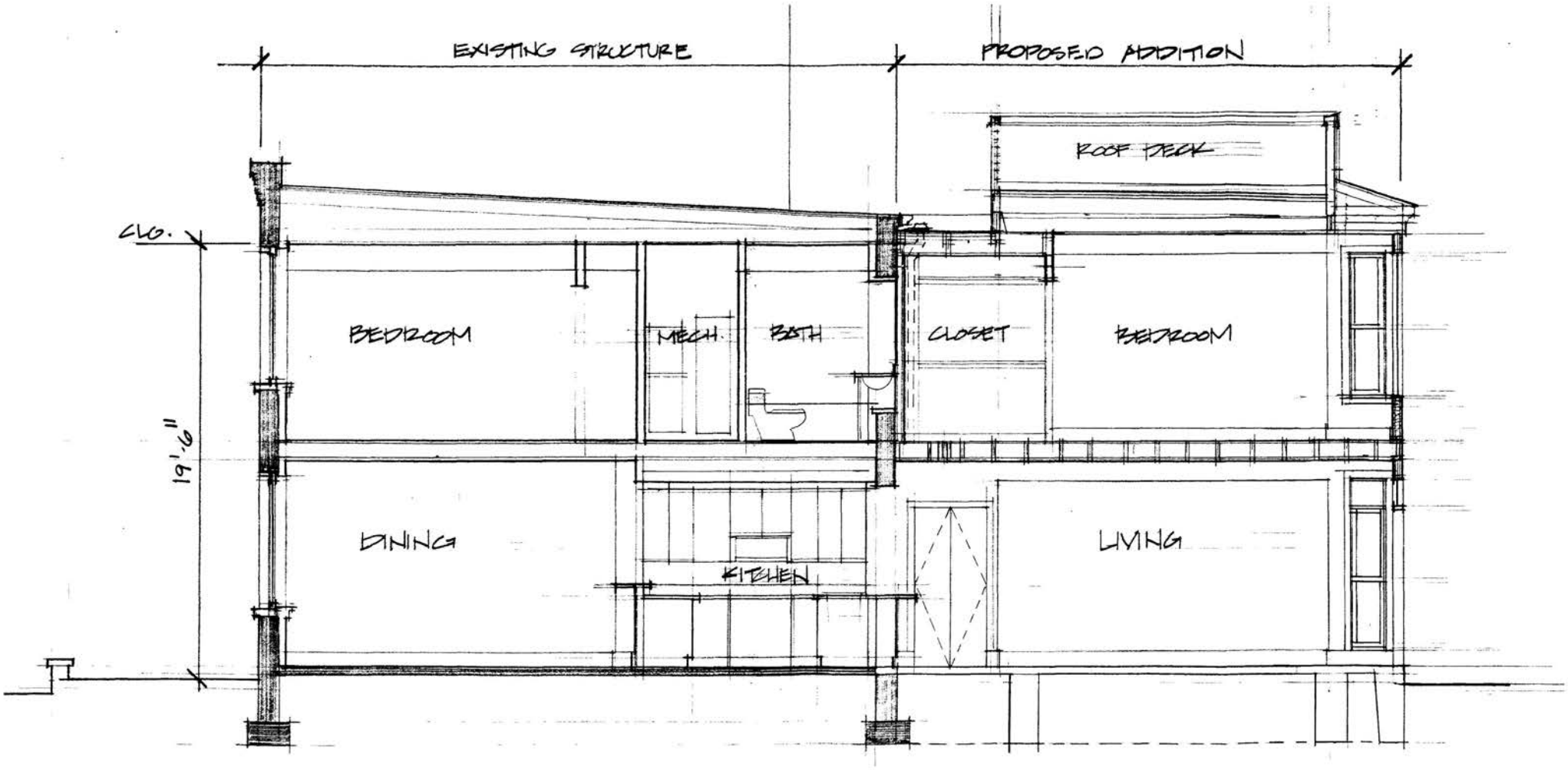
Renovations and Additions to the Residence of:

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623 Constitution Ave. NE
Washington DC 20002
202.547.3369

Drawing: A-4

Issued: 5.22.05

Revised: 8.17.05



BUILDING SECTION
1/4"=1'-0"

Renovations and Additions to the Residence of:
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Drawing: A-15 Issued: 5.22.03
Revised: 6.17.03