DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 3, 2003

Plat for Building Permit of SQUARE 4380 LOT 45

Scale: 1 inch = 40 feet Recorded in Book 157 Page 77

Receipt No. 07307

Furnished to: JEFF WAY

Surveyor, D.C.

By: L.M.A.

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.)

Date: 11/19/03

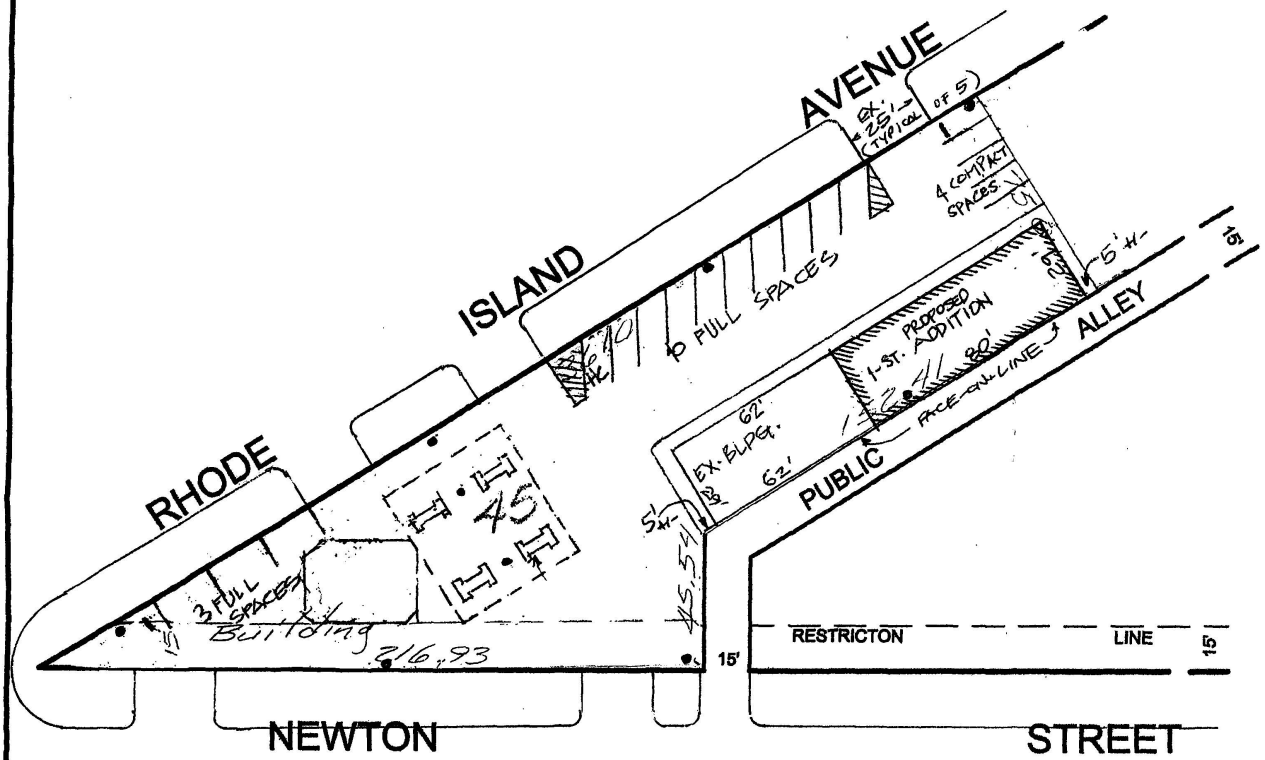
(Signature of owner or his authorized agent)

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.

SITE AREA CALCULATIONS

- LOT SIZE: 24,193 S.F. (0.55539 ACRE)
- ZONING: C-2-A
- EXISTING BUILDING AREA: 1,798 S.F. (62' X 29')
- PROPOSED BLDG. ADDITION: 2,320 S.F. (80' X 29')
- DISTURBED AREA FOR ADD'N.: 2,320 S.F.
- TOTAL BUILDING AREA: 4,118 S.F (PERCENTAGE OF LOT OCCUPANCY = 17%)
- UN-OCCUPIED LAND AREA: 20,075 S.F. (MOSTLY PAVED, USED AS PARKING & GASOLINE ISLAND ACCESS)
- USE: GAS STATION W/ MERCANTILE / RETAIL SPACE
- PARKING REQUIRED:
- PARKING PROVIDED: 17 SPACES (COMPRISED OF 13 FULL, 4 COMPACT)

RECEIVED
D.C. OFFICE OF ZONING
2003 DEC -7 PM 3:10



BZA
Case No. 17282
Exhibit No. 4

complies with requirement o...
12/9/03

Board of Zoning Adjustment
District of Columbia
CASE NO. 17282
EXHIBIT NO. 4

SO-07307(2003)