DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., SEPTEMBER 15, 2004

Plat for Building Permit of SQUARE 2856 LOT 35

Scale: 1 inch = 20 feet Recorded in Book Co. 11 Page 145

Receipt No. 14383

Furnished to: Mr. PERMIT

For Surveyor, D.C.

By: W.R.

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: 9/27/04

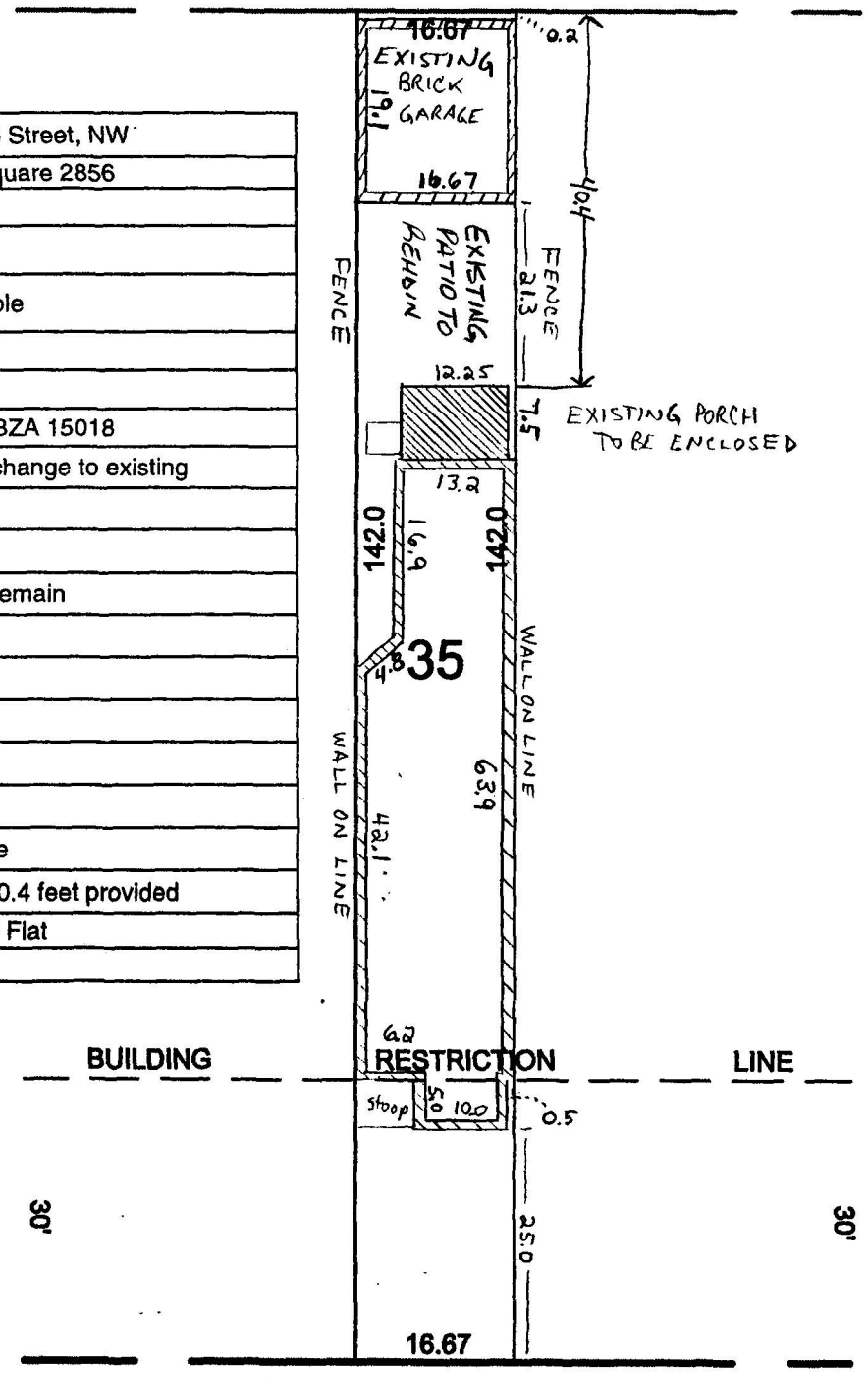
(Signature of owner or his authorized agent)

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.

Xoan Mee
Zoning Review Branch
Zoning Division

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB -9 PM 12:08

Zoning Code Data	1223 Girard Street, NW
Location:	Lot 0035 Square 2856
Use:	2 family flat
Zoning:	R4 flat
FAR Allowed/Exisitng/Proposed	not applicable
Lot Area:	2367.14
Allowable Lot Occupancy:	60%
Existing Lot Occupancy:	61.7% per BZA 15018
Proposed Lot Occupancy:	61.7%, no change to existing
Allowable Height:	40'
Existing Height:	32'-6"
Proposed Height:	existing to remain
Required Side Yard:	none
Existing Side Yard:	none
Proposed Side Yard:	none
Parking Spaces Required:	1
Parking Spaces Existing:	1
Parking Spaces Proposed:	1 no change
Rear Yard Required/Provided	20 feet / 40.4 feet provided
Former Use:	Two Family Flat
Former C of O Number:	B171579



BZA
Case No. 17303
Exhibit No. 2

GIRARD STREET

Board of Zoning Adjustment
District of Columbia
CASE NO. 17303
EXHIBIT NO. 2