

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., ~~September 28, 2015~~  
*November 23, 2016*  
*R. R. Frost*

Plat for Building Permit of: SQUARE 992 LOT 65

Scale: 1 inch = 20 feet Recorded in Book 73 Page 13

Receipt No. ~~15-08190~~  
*SR17-50-01121*

Furnished to: ERIC PETERSEN

Surveyor, D.C.  
*R. R. Frost*  
By: A.S.

I hereby certify that all existing improvements shown thereon, 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 that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, 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 private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death or of injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: *23 NOV 2016*  
*[Signature]*  
(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.

D STREET, S.E. 

PROJECT ADDRESS:  
1109 D ST SE

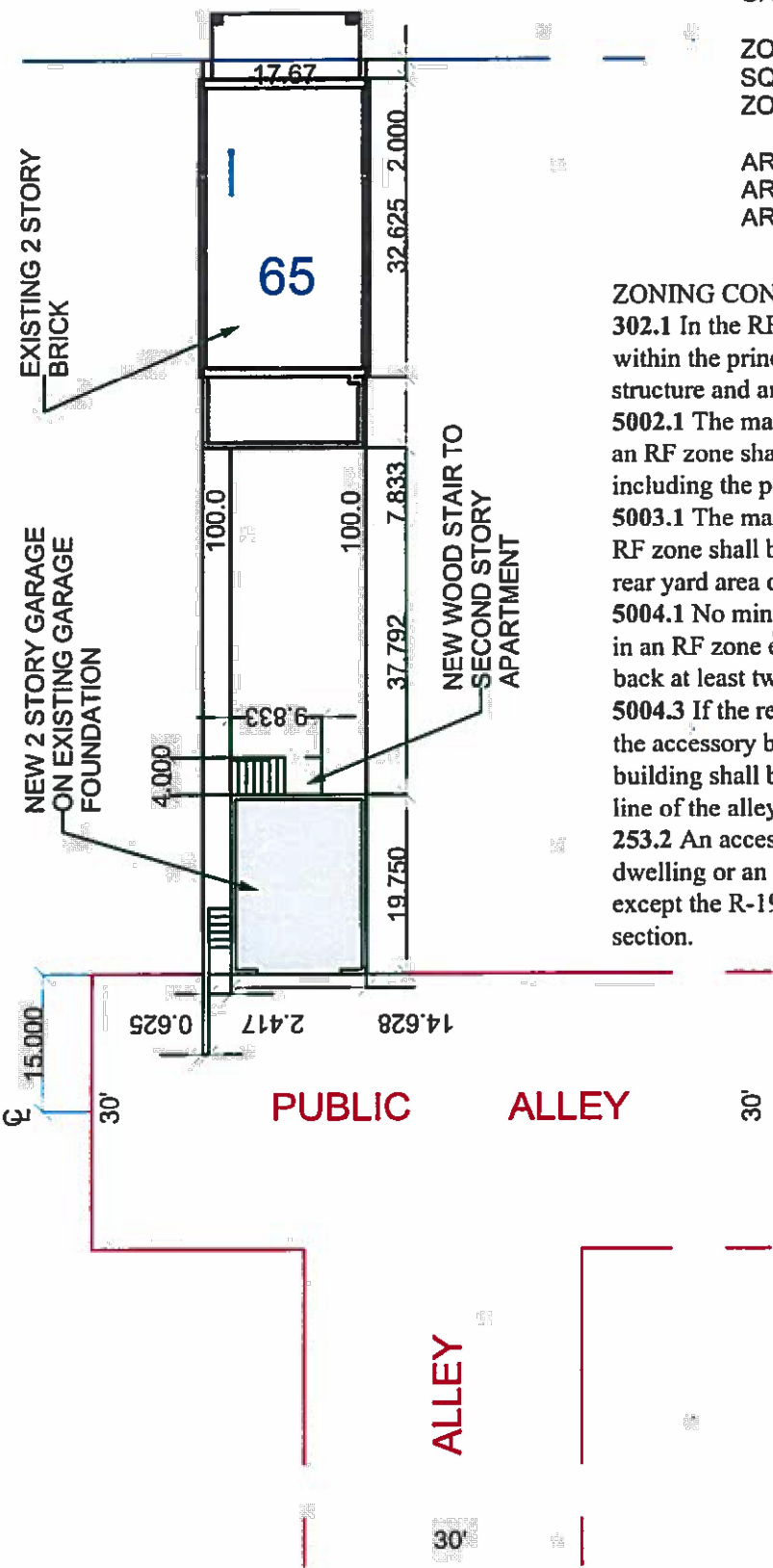
TOTAL LOT AREA = 1767 SF  
EXISTING LOT OCCUPANCY = 750 SF (40%)  
PROPOSED LOT OCCUPANCY = 1053 (60%)  
GARAGE LOT AREA = 329 SF

ZONING:  
SQUARE / LOT 0992/ 0065  
ZONE: RF-1

AREA OF DISTURBANCE = 584 SF  
AREA OF CUT = 21 YARDS  
AREA OF FILL = 18 YARDS

ZONING CONSIDERATIONS:

- 302.1 In the RF-1 zone, two (2) dwelling units may be located within the principal structure or one (1) each in the principal structure and an accessory structure.
- 5002.1 The maximum permitted height for an accessory building in an RF zone shall be twenty feet (20 ft.) and two (2) stories, including the penthouse.
- 5003.1 The maximum lot occupancy for an accessory building in an RF zone shall be the greater of thirty percent (30%) of the required rear yard area or four-hundred and fifty square feet (450 sq. ft.).
- 5004.1 No minimum rear yard is required for an accessory building in an RF zone except when abutting an alley, where it shall be set back at least twelve feet (12 ft.) from the center line of the alley.
- 5004.3 If the required rear yard of the principal building in which the accessory building will be placed abuts an alley, the accessory building shall be set back at least twelve feet (12 ft.) from the center line of the alley.
- 253.2 An accessory apartment shall be permitted in a principal dwelling or an accessory building as a matter of right in the R zones, except the R-19 or R-20 zones, subject to the provisions of this section.

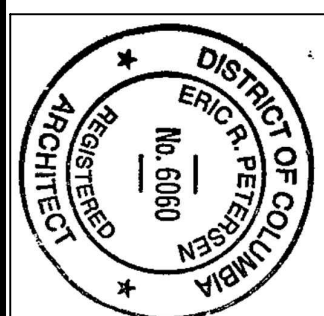


SR-15-08190(2015)  
\* E-MAIL

Z001

PLAT

SHEET TITLE



ARCHITECT'S STAMP

11/11/16 PERMIT SET

NEW CARRIAGE HOUSE  
1109 D STREET SE  
WASHINGTON DC 20003

AVENUE DESIGN  
519 11TH STREET SE  
WASHINGTON DC 20003

CONSULTANTS

