B1800 7116
1731 Kalorama Rd NW
ZONE: RC-1
LOT ADDES: 7271 ~~7~~

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 5, 2017

Plat for Building Permit of SQUARE 2563 LOT 98

Scale: 1 inch = 30 feet Recorded in Book 151 Page 188

Receipt No. 18-00088

Furnished to: MADDOX PERMITS

[redacted]

FOR Surveyor, D.C.

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 of or 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. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: 10/25/2017

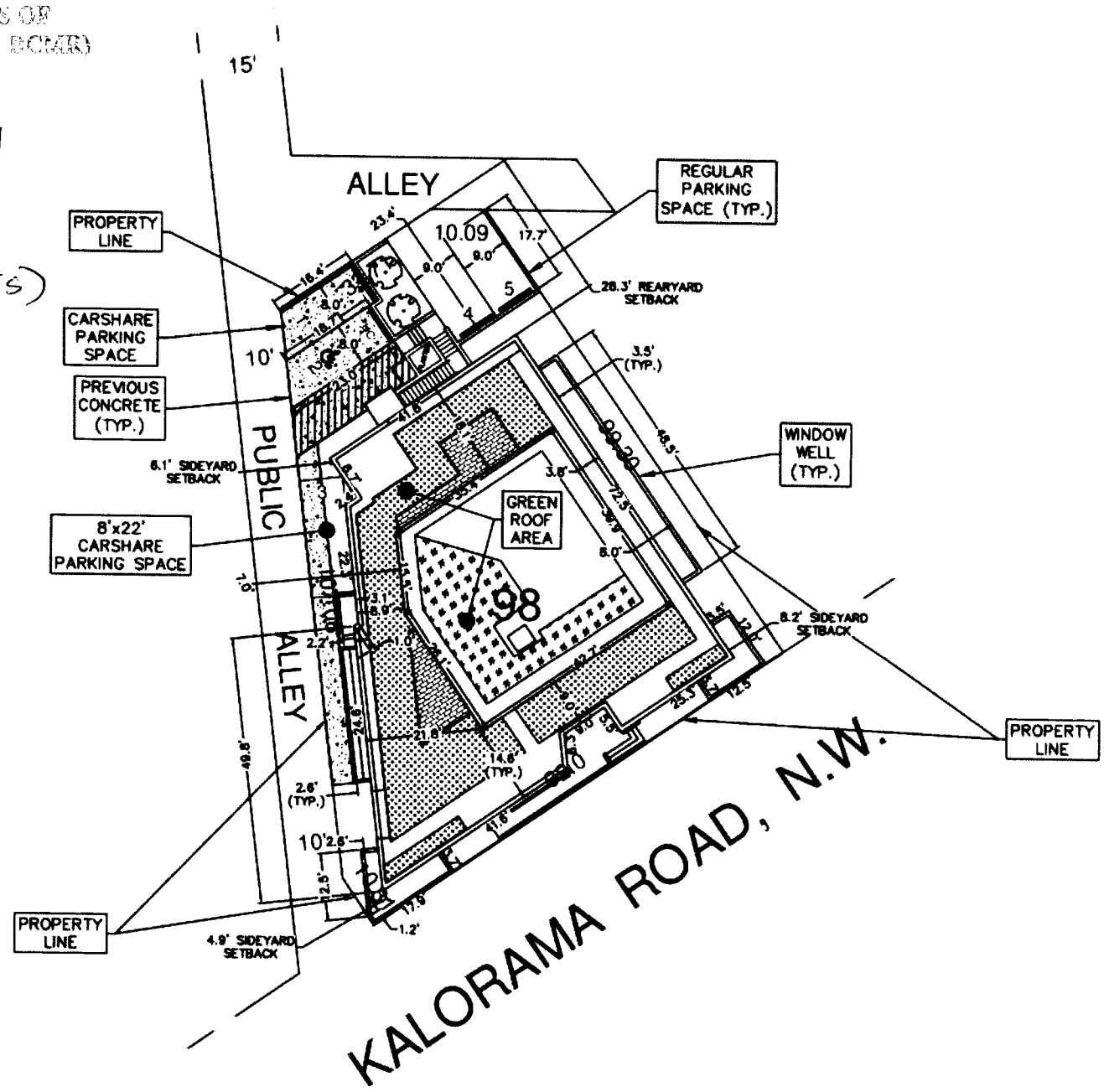
(Signature of owner or his authorized agent)

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.

RC-1

DCRA/OFFICE OF THE ZONING ADMINISTRATION/COMPLIES WITH THE REQUIREMENTS OF DC ZONING REGULATIONS (11 DCMR)
5/2/2018

(NEW 3 STORY + CELLAR & PENTHOUSE w/ 28 DWELLING UNITS)



Green Area Ratio (GAR) for Building Permit Plat

Address	1731 Kalorama Road NW
Zone	RC-1
GAR Requirement	0.4
GAR Score	0.537

0 10 30 60 100

SCALE: 1:30

Board of Zoning Adjustment
District of Columbia
CASE NO.19896
EXHIBIT NO.25C

SR-18-00088(2017)
* E-MAIL