

Vicinity Map



Proposed Street View

BZA Case: 20329 Lot Special Exception Request

- 1 - Revert TAX lot to former two RECORD lots.
- 2 - Side yard reduction from eight feet (8'-0) to five feet (5'-0)
- 3 - Build a semi-detached residential unit as a Matter-of-Right

Unit Description

1st Floor - Living Room, Kitchen, Dining Room, Family Room, Half Bath
 2nd Floor - Master Bedroom + Bath, Hall Bath, 3 Bedrooms, Laundry
 Basement - Utility Room, Family Room, Half Bath, One Car Garage

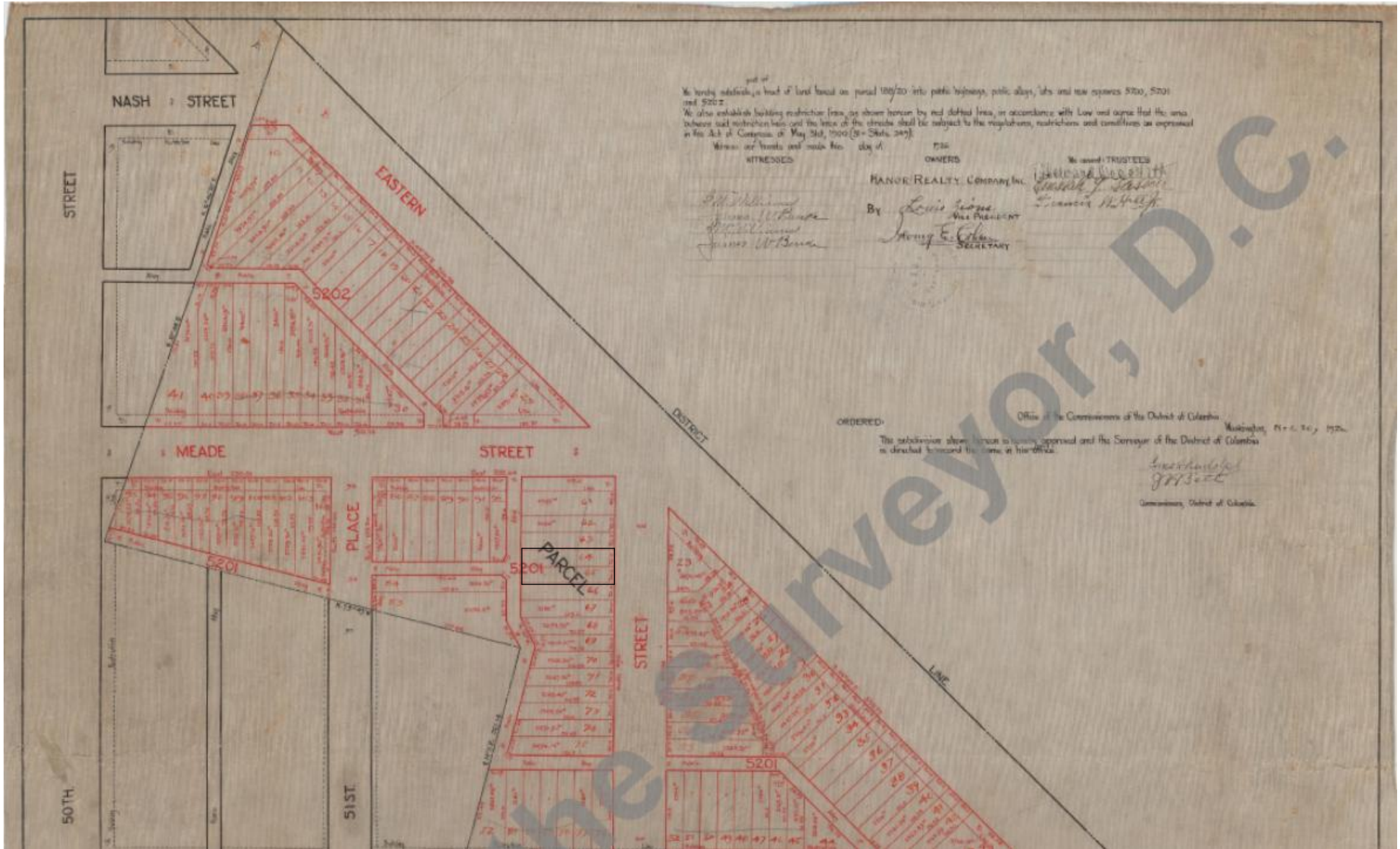
PROJECT DATA:

	<u>Existing</u>	<u>Proposed</u>
Lot size, sqft	4,360	(2) 2,180*
Dwelling units	0	2
Minimum lot size	3,000	< 2,180
Minimum lot width	30	15*
Front yard ft	N/A	20
Side yard ft	8	5*
Rear yard ft	20	26
Minimum lot occupancy	40%	40%
Maximum height	40	33 ft
Maximum stories	3	2
Pervious surface %	30	30

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone R-2

1138 51 Street NE Washington DC 20019

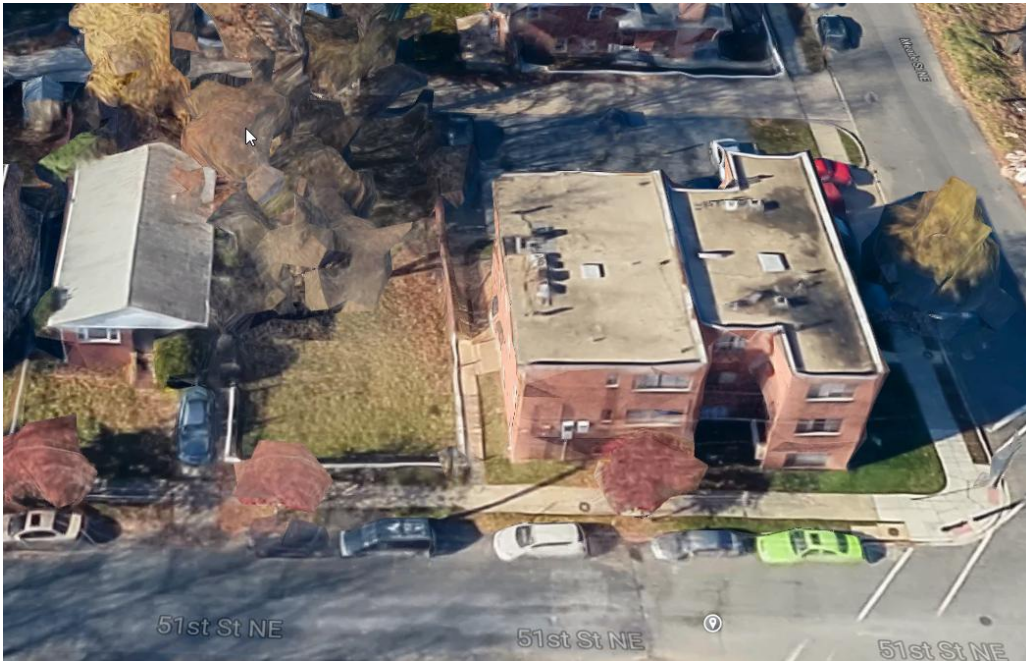
Board of Zoning Adjustment
 District of Columbia
 CASE NO. 2329
 EXHIBIT NO. 42



1926 Subdivision Plat

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone: R-2

1138 51 Street NE Washington DC 20019



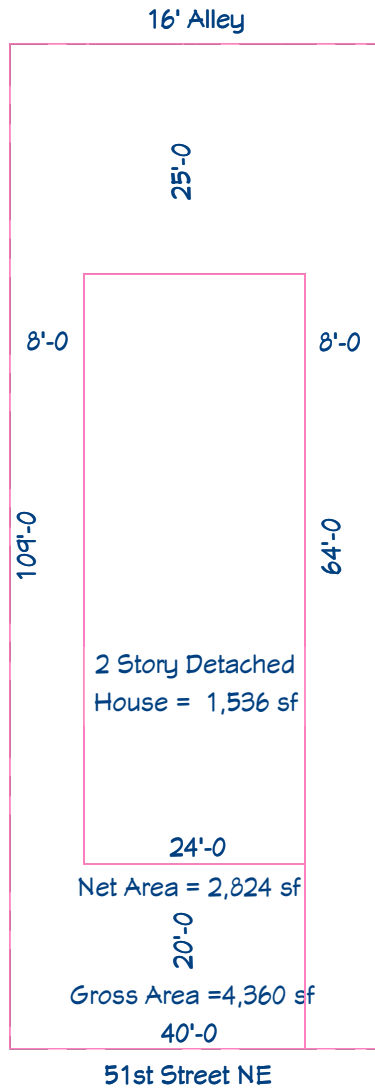
Project Lot View



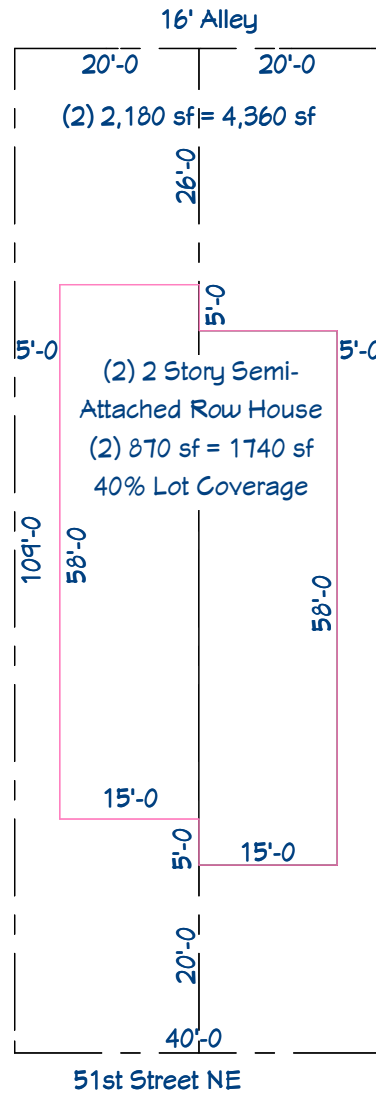
Project Lot Over View

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone: R-2

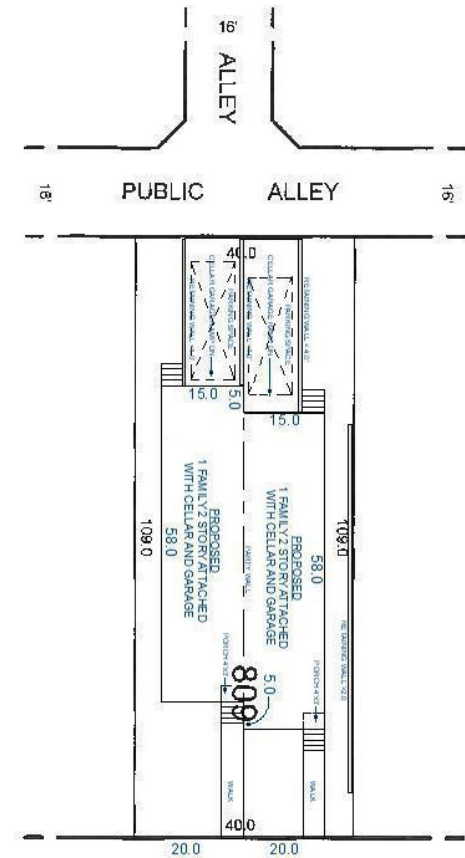
1138 51 Street NE Washington DC 20019



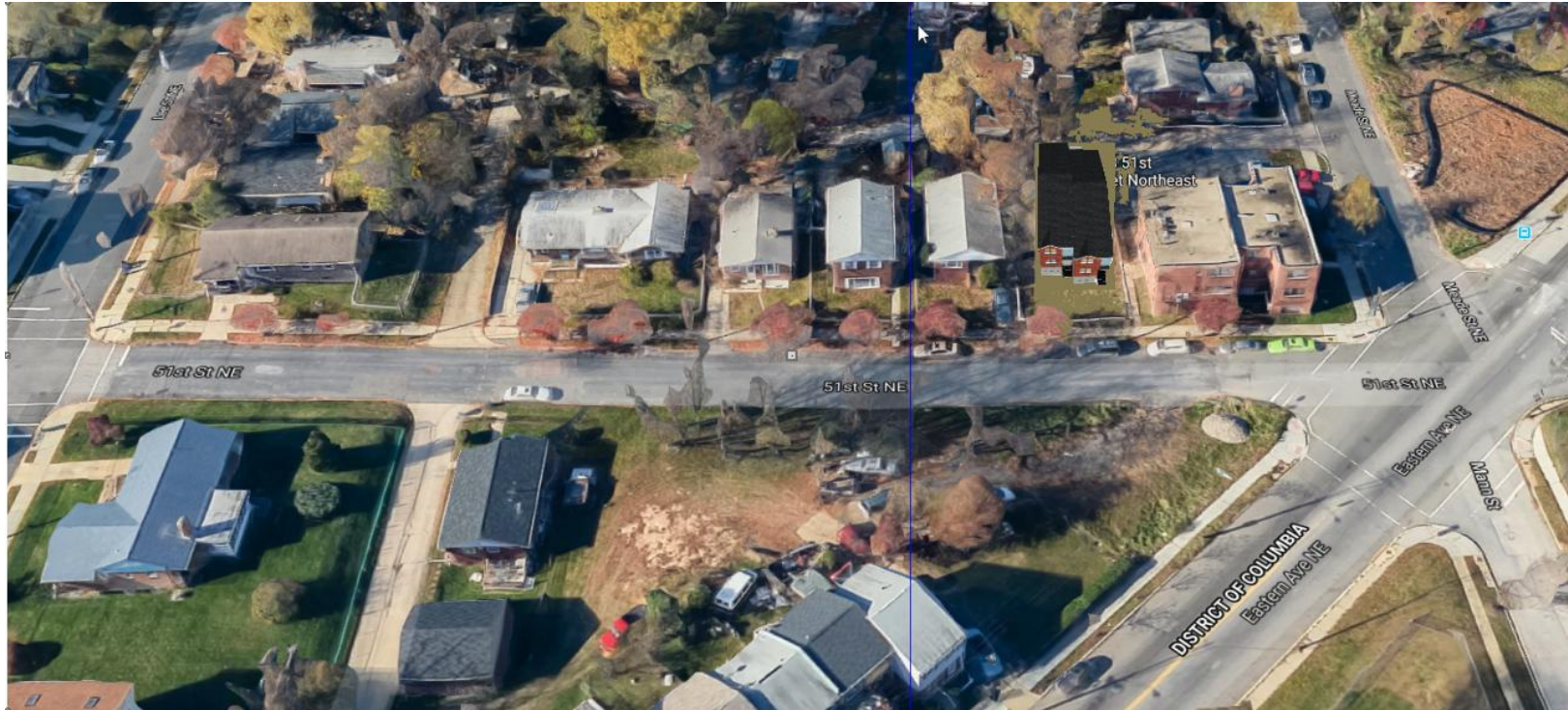
Building Set Backs - Code



Building Set Backs - Proposed



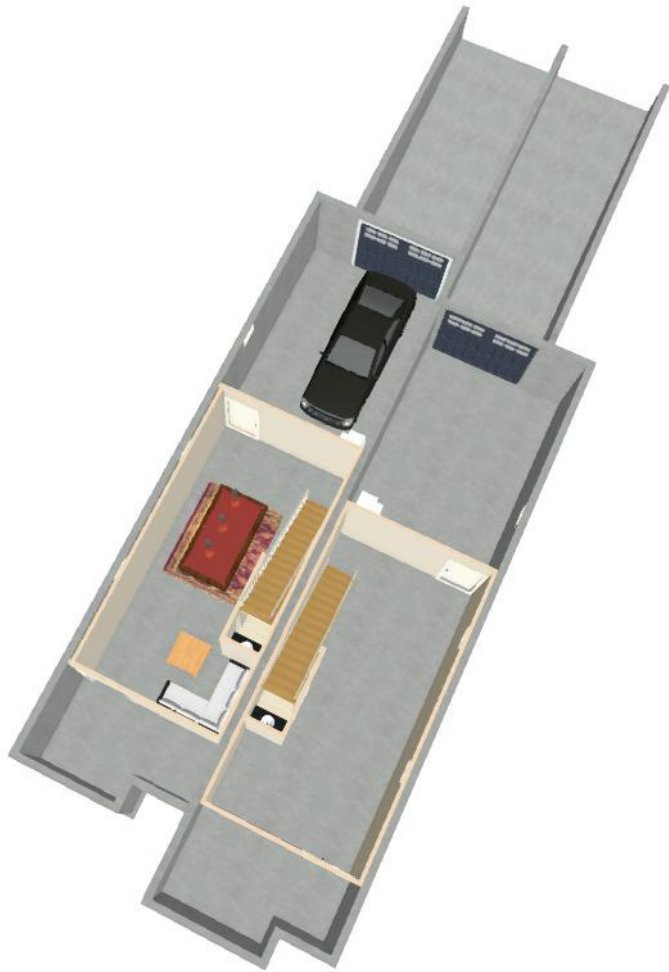
District Plat - Proposed Set Backs



Street Ariel View - Proposed

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone: R-2

1138 51 Street NE Washington DC 20019



Cellar Plan



First Floor Plan



Second Floor Plan

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone: R-2

1138 51 Street NE Washington DC 20019



Existing Deanwood Semi-Detached Residences



Existing Deanwood Semi-Detached Residences

BZA Case # 20329 Proposed 51 St NE Semi-Detached Residence Square: 5201 Lot: 0809 Zone: R-2

1138 51 Street NE Washington DC 20019