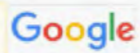


274 KENTUCKY AVE SE

Board of Zoning Adjustment
District of Columbia
CASE NO.20748
EXHIBIT NO.33



Safeway Bakery



C St
1300

III. LOCATION



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1	Regulation	Existing	Proposed ¹	Relief
Lot Area E 201.1	1,800 sq.ft. min.	1,783 sq.ft.	1,783 sq.ft.	Existing
Lot Width E 201.1	18 ft. min.	32.4 ft.	32.4 ft.	Conforming
Height E 303	35 ft. max.	34.5 ft.	34.5 ft.	Conforming
Lot Occupancy E 304	60% max. 70% max. by S.E.	63.33% (approved in 16860)	80%	Variance Requested
Rear Yard E 306	20 ft. min.	32.33 ft.	20.33 ft.	Conforming

¹ Information Provided by Applicant

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 23, 2022

Plat for Building Permit of :

SQUARE 1039 LOT 81

Scale: 1 inch = 10 feet

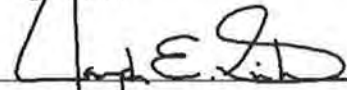
Recorded in Book 50 Page 50

Receipt No. 22-02707

Drawn by: A.S.

Furnished to: STEPHEN F. STRASSER

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."



Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application *BZA temp 2016*; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I ~~have~~ have not ~~circle one~~ filed a subdivision application with the Office of the Surveyor;
- 4) I ~~have~~ have not ~~circle one~~ filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Paula C. Morris*

Date: *MARCH 8, 2022*

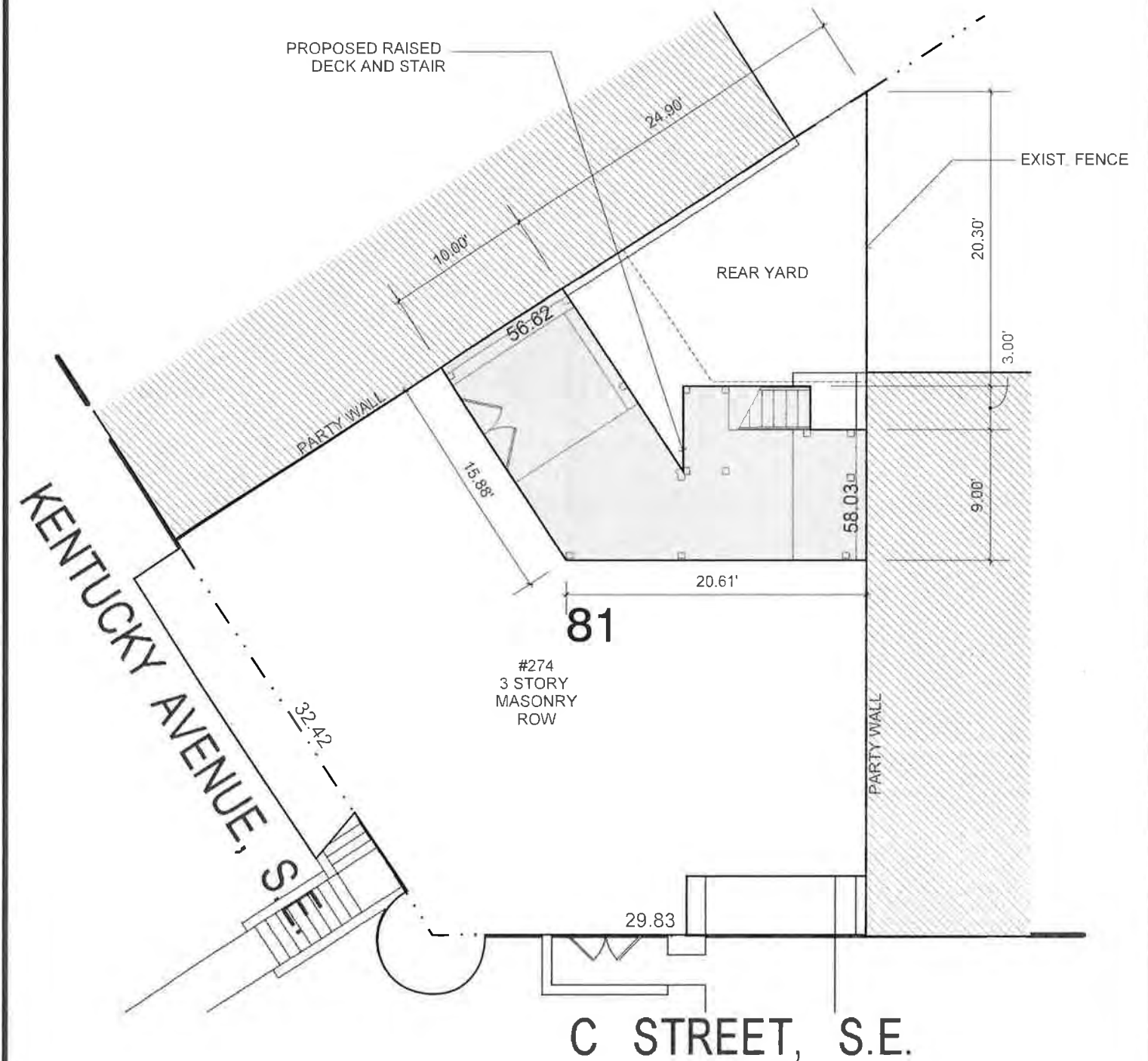
Printed Name: *PAULA C. MORRIS* Relationship to Lot Owner: *ARCHITECT*

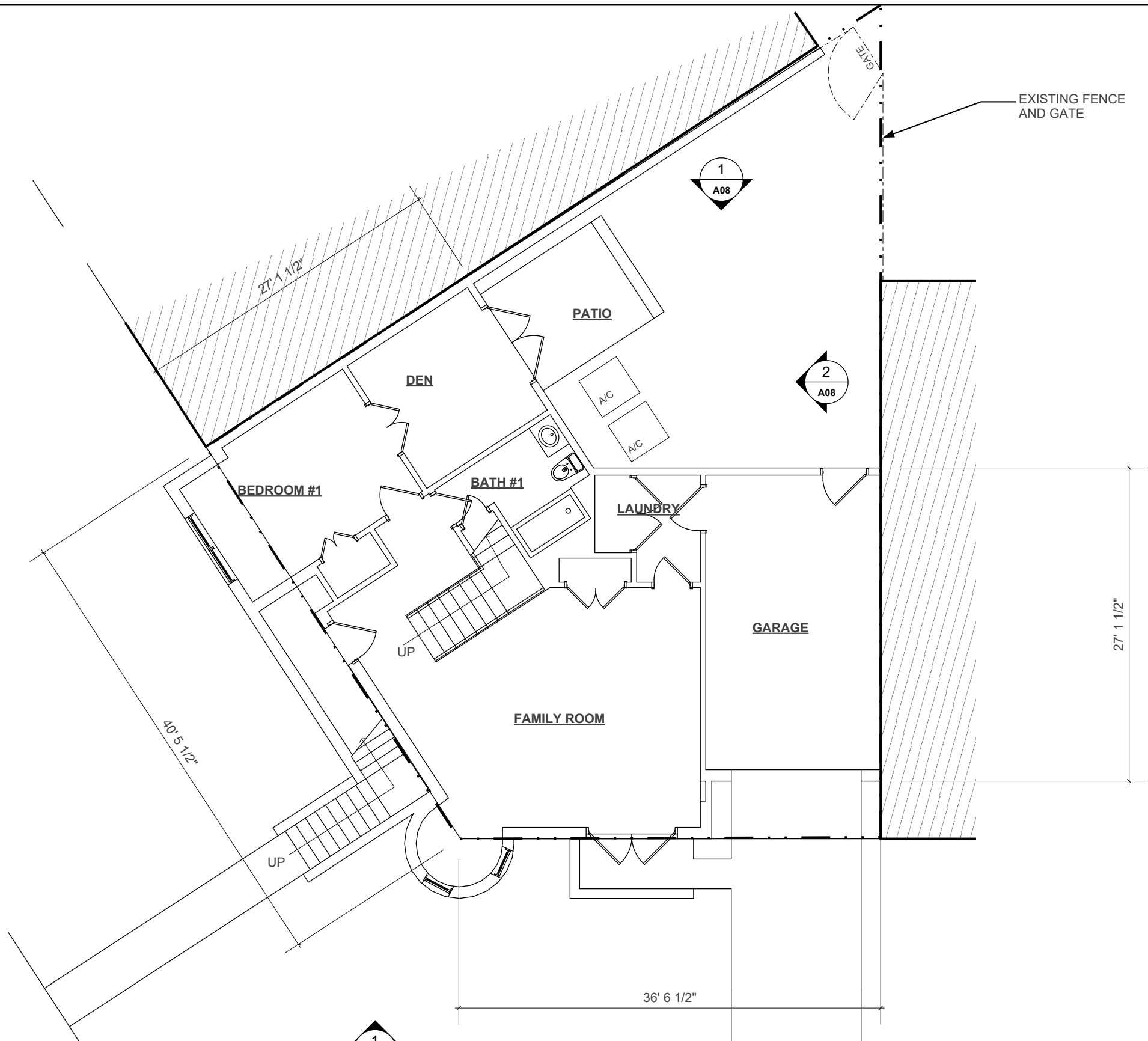
If a registered design professional, provide license number *5556* and include stamp below



SCALE: 1:10

SQUARE 1039





1 EXISTING FIRST FLOOR PLAN (GROUND)
SCALE: 1/8" = 1'0"

**REAR DECK/PORCH
274 KENTUCKY AVE SE
WASHINGTON DC**

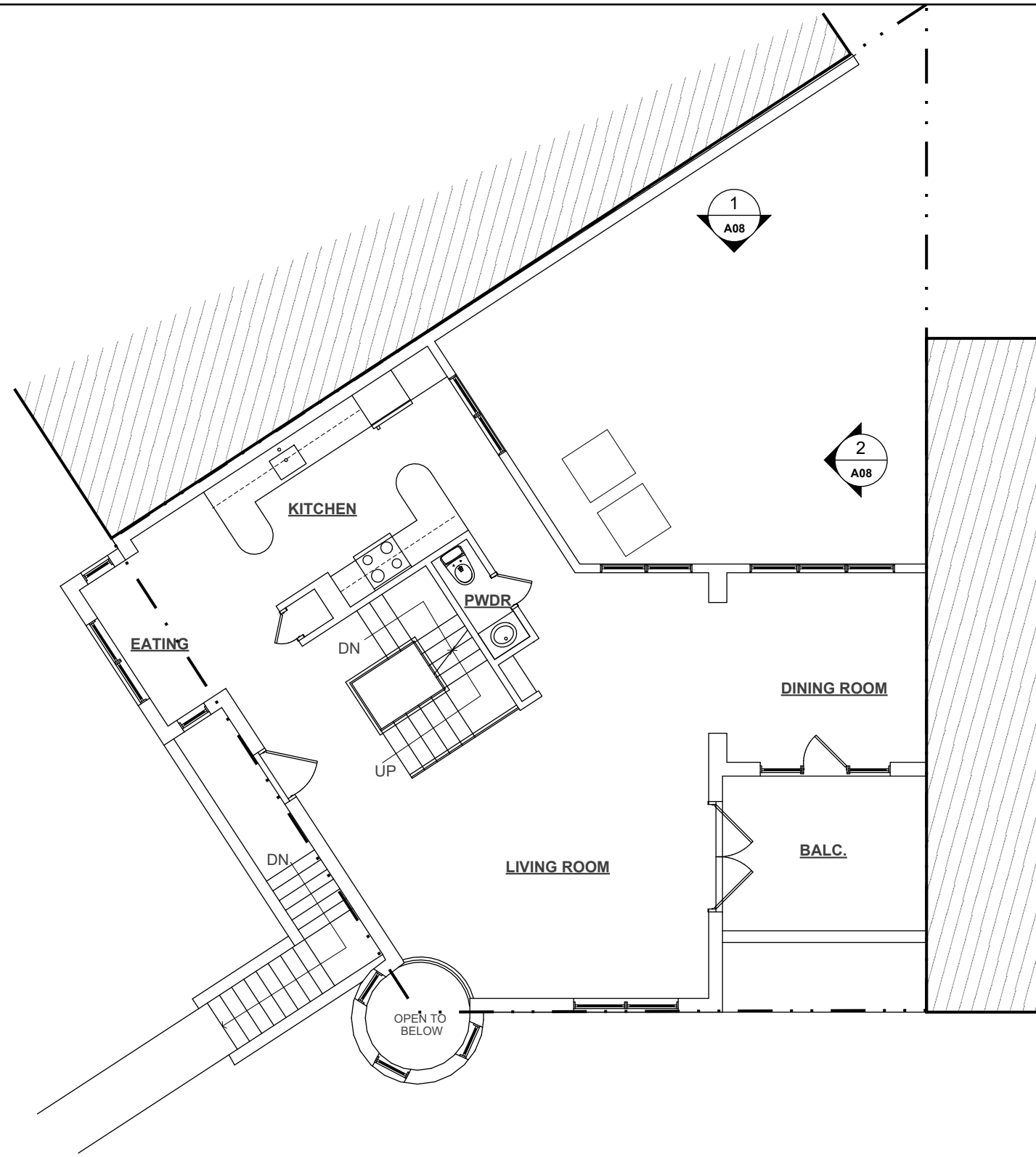
ISSUE
CONCEPT 04.06.20

PROJECT:
CHUSLO/TAMAYO
RESIDENCE

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PROJECT: 20200003
DATE: 07.04.22

SHEET:
A01



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'0"

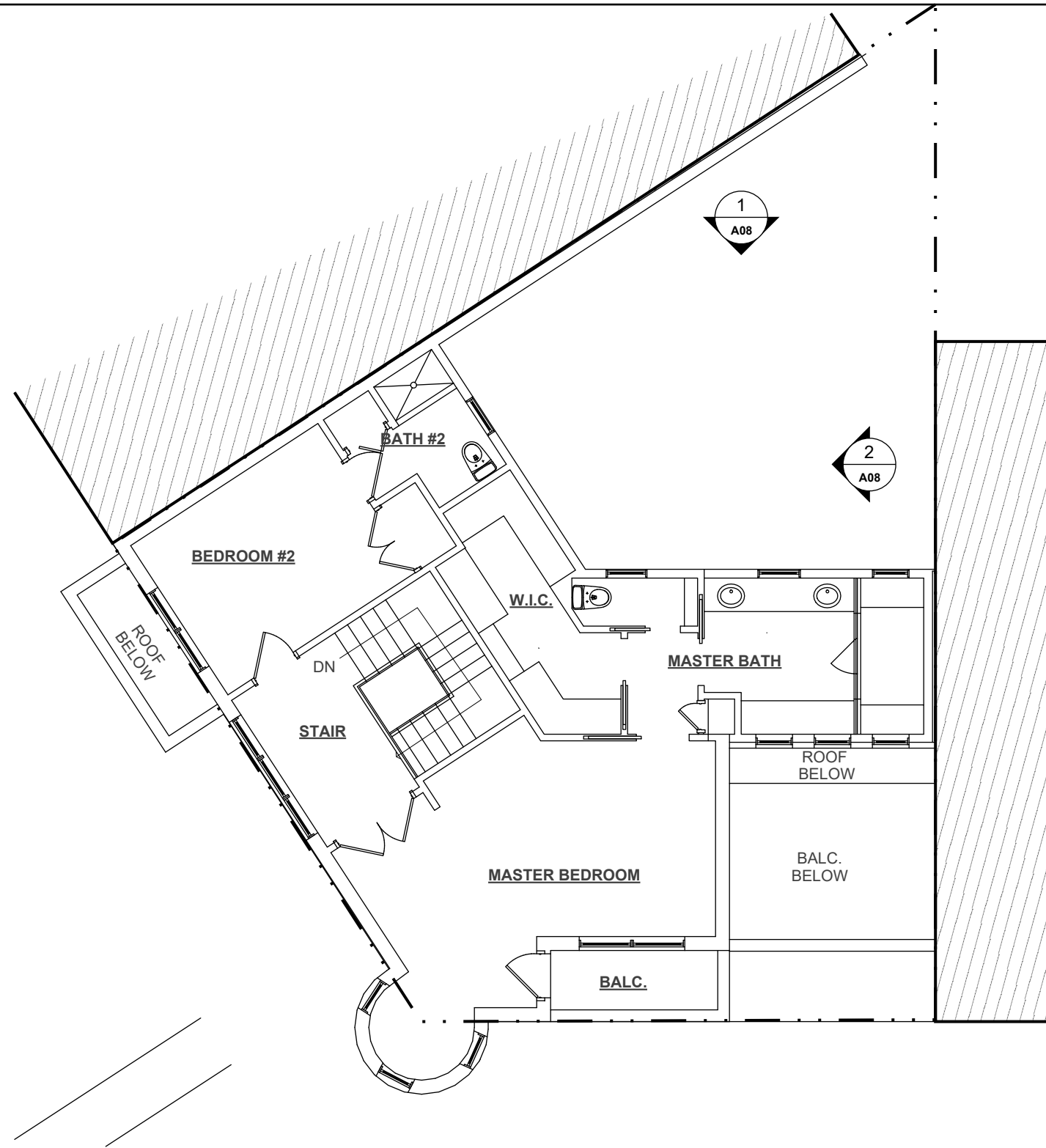
ISSUE	
CONCEPT	04.06.20

PROJECT:
CHUSLO/TAMAYO
RESIDENCE

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PROJECT:	20200003
DATE:	07.04.22

SHEET:
A02



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'0"

**REAR DECK/PORCH
274 KENTUCKY AVE SE
WASHINGTON DC**

ISSUE
CONCEPT 04.06.20

PROJECT:
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RESIDENCE

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PROJECT: 20200003
DATE: 07.04.22

SHEET:
A03



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'0"



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'0"

**REAR DECK/PORCH
274 KENTUCKY AVE SE
WASHINGTON DC**

ISSUE
CONCEPT 04.06.20

PROJECT:
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PROJECT: 20200003
DATE: 06.23.21

SHEET:
A07

**REAR DECK/PORCH
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WASHINGTON DC**

ISSUE
CONCEPT 04.06.20

PROJECT:
CHUSLO/TAMAYO
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PROJECT: 20200003
DATE: 06.23.21

SHEET:
A08

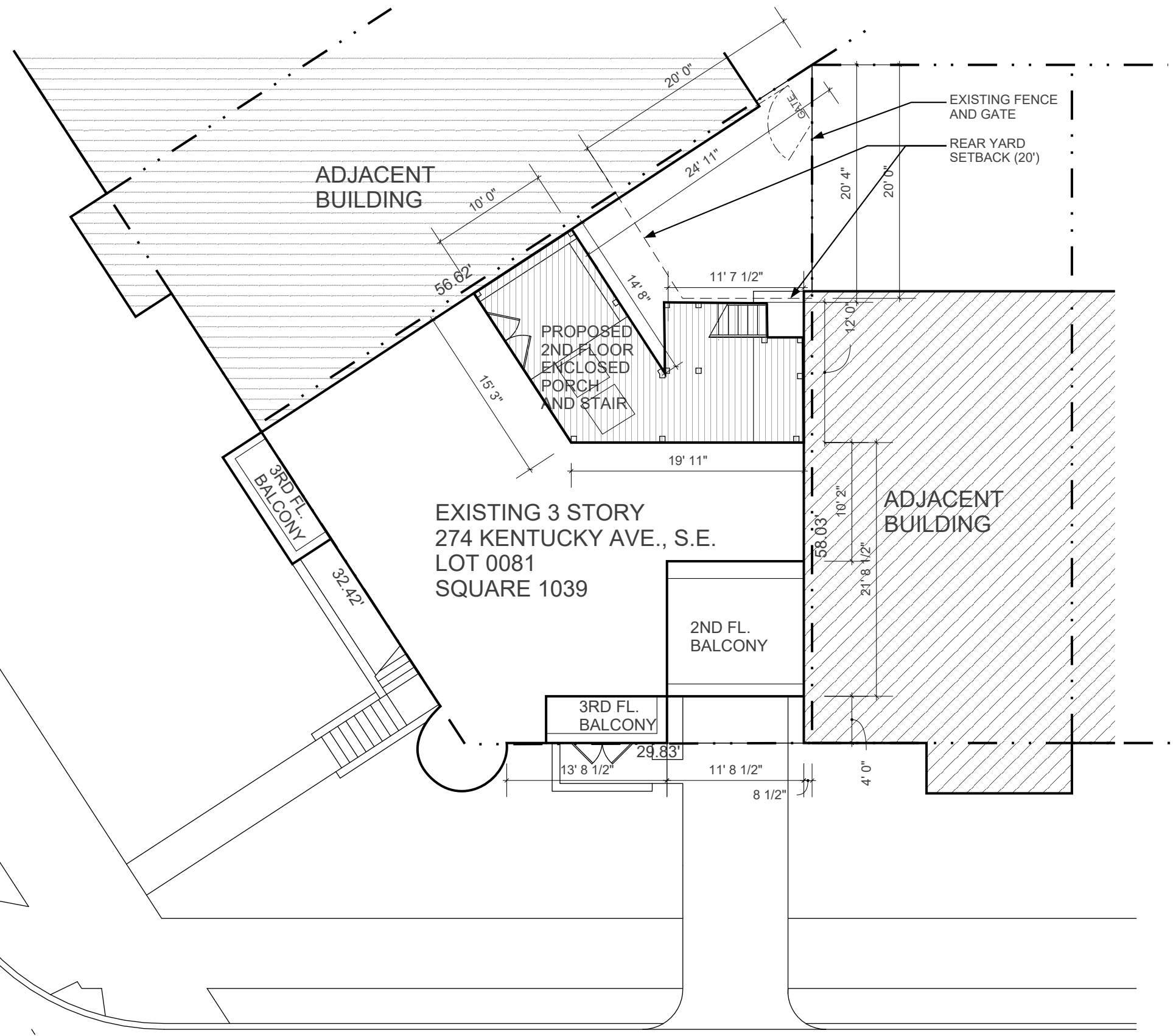


2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'0"



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'0"

KENTUCKY AVENUE, S.E.



C STREET, S.E.

1 SITE PLAN
SCALE: 1" = 10'-0"



**REAR DECK/PORCH
274 KENTUCKY AVE SE
WASHINGTON DC**

205 G STREET, S.W. · WASHINGTON, DC 20024
T 202.463.8171 · E STEPHEN@STRASSERLIVE.COM

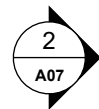
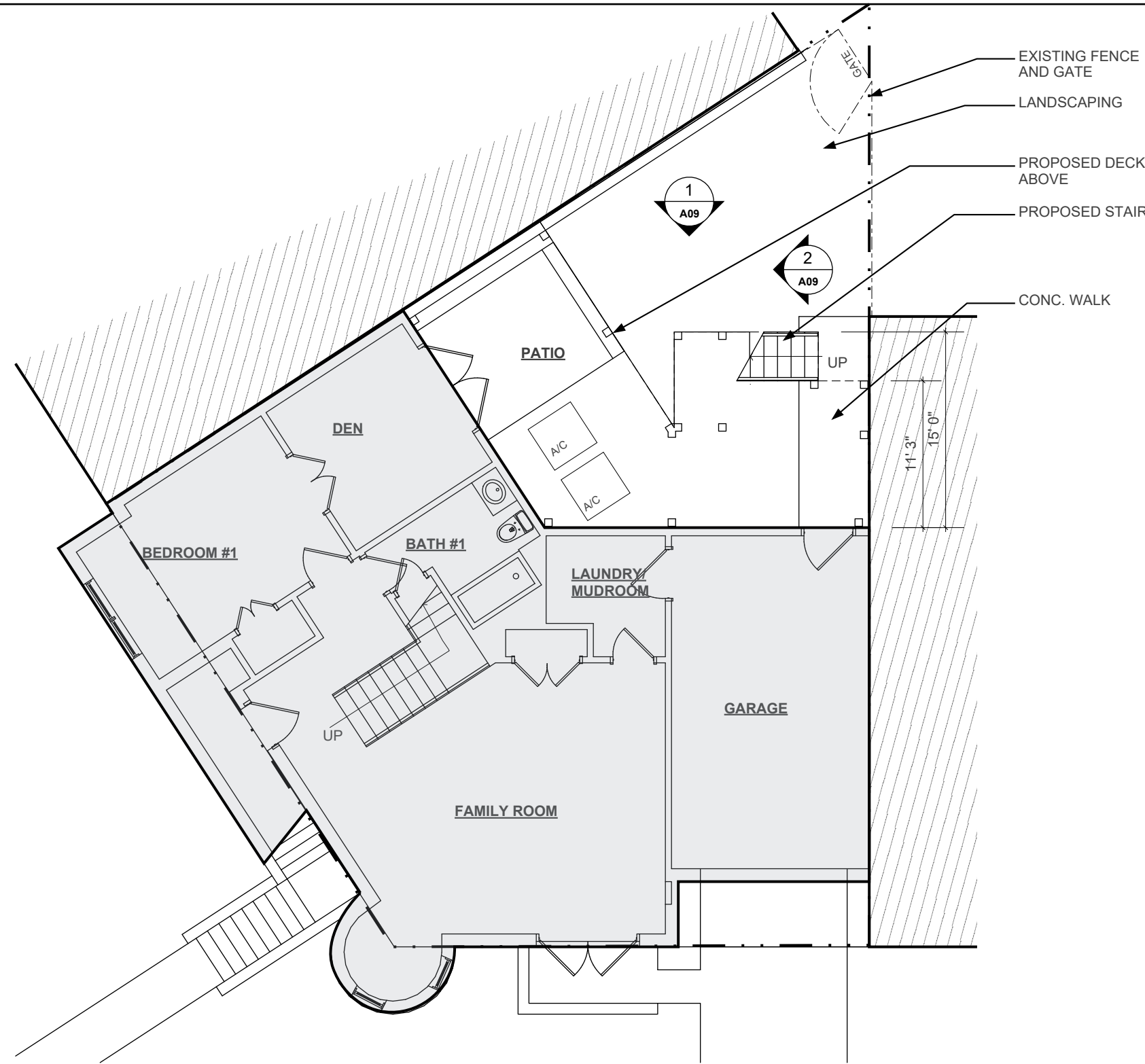
ISSUE
CONCEPT 04.06.20

PROJECT:
CHUSLO/TAMAYO
RESIDENCE

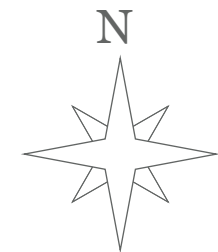
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PROJECT: 20200003
DATE: 07.04.22

SHEET:
C01



1 PROPOSED FIRST FLOOR PLAN (GROUND)
SCALE: 1/8" = 1'0"



**REAR DECK/PORCH
274 KENTUCKY AVE SE
WASHINGTON DC**

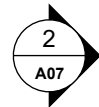
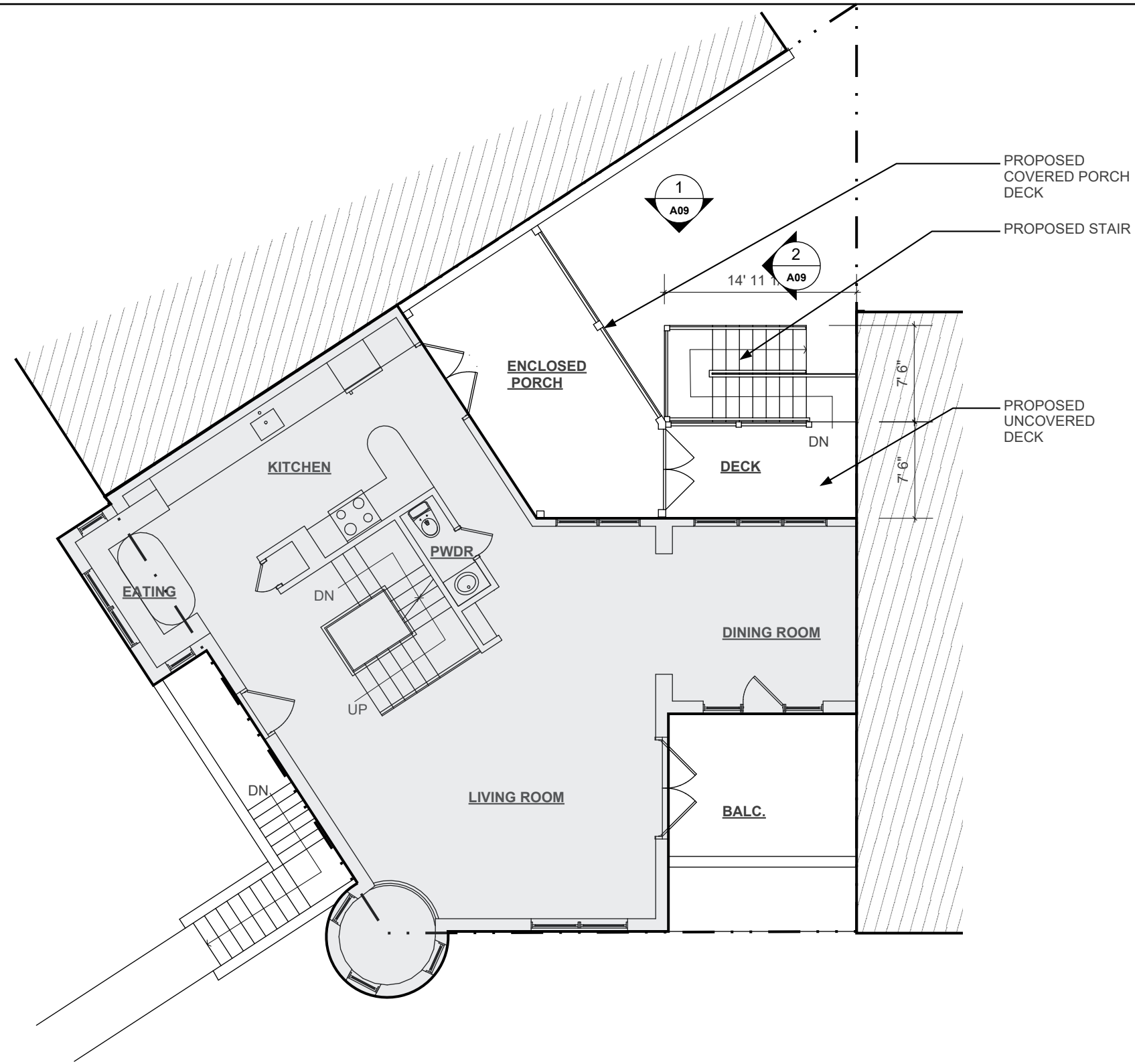
ISSUE
CONCEPT 04.06.20

PROJECT:
CHUSLO/TAMAYO
RESIDENCE

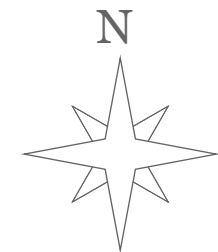
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PROJECT: 20200003
DATE: 07.04.22

SHEET:
A04



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'0"

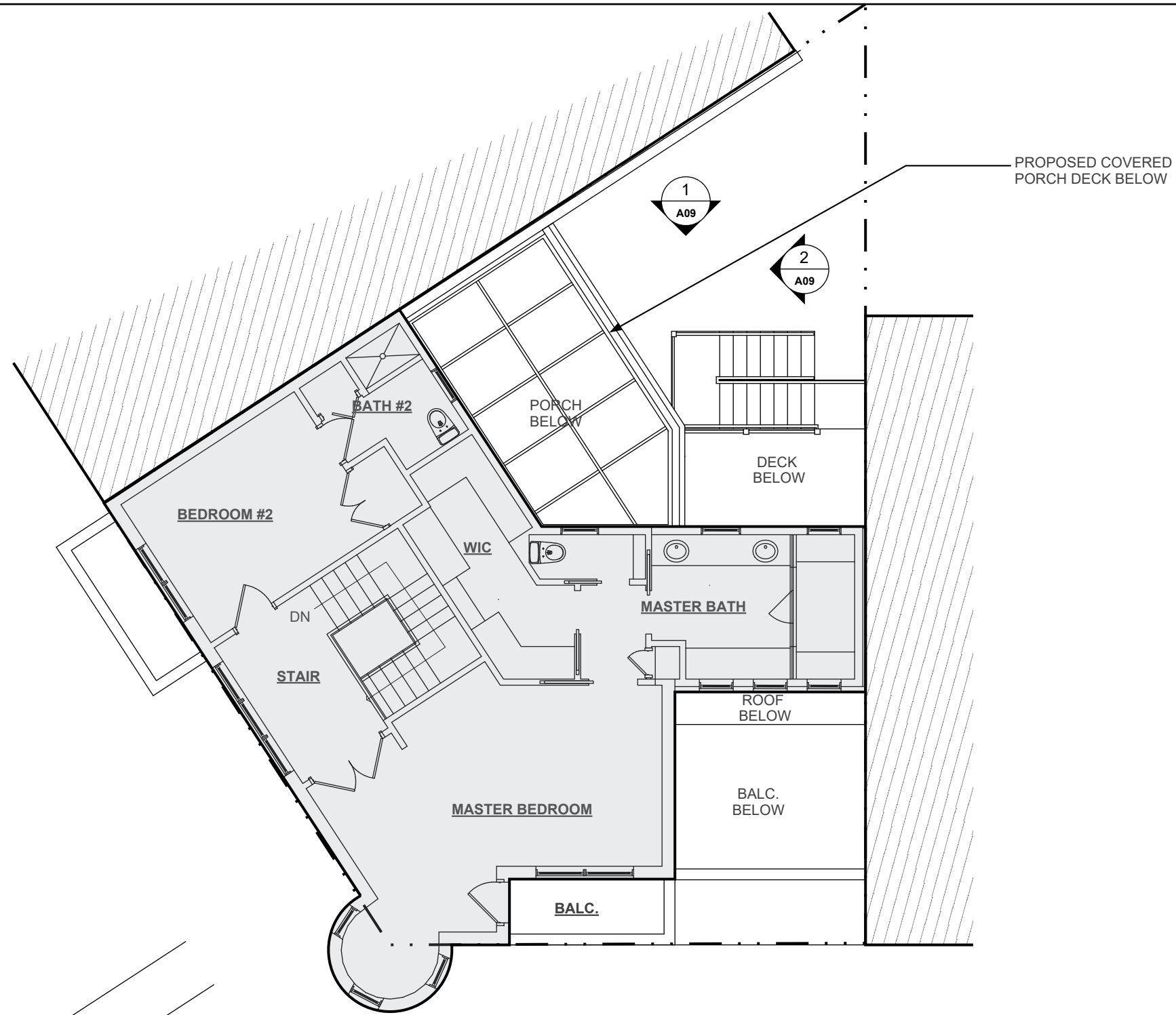


ISSUE
CONCEPT 04.06.20

PROJECT:
CHUSLO/TAMAYO
RESIDENCE

PROJECT: 20200003
DATE: 07.04.22

SHEET:
A05



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'0"

**REAR DECK/PORCH
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ISSUE
CONCEPT 04.06.20

PROJECT:
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RESIDENCE

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PROJECT: 20200003
DATE: 07.04.22

SHEET:
A06



















2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'0"

**REAR DECK/PORCH
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WASHINGTON DC**

ISSUE
CONCEPT 04.06.20

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PROJECT: 20200003
DATE: 06.23.21

SHEET:
A08



**REAR DECK/PORCH
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ISSUE
CONCEPT 04.06.20

PROJECT:
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PROJECT: 20200003
DATE: 06.23.21

SHEET:
PV01