

NOT FOR
CONSTRUCTION

BZA LOT ADJUSTMENT
1306 GIRARD ST NE
WASHINGTON, DC 20017

FILE NAME: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
TITLE: BZA SUPPORTING DOCS
SITE PLAN
STREET ELEV

A01

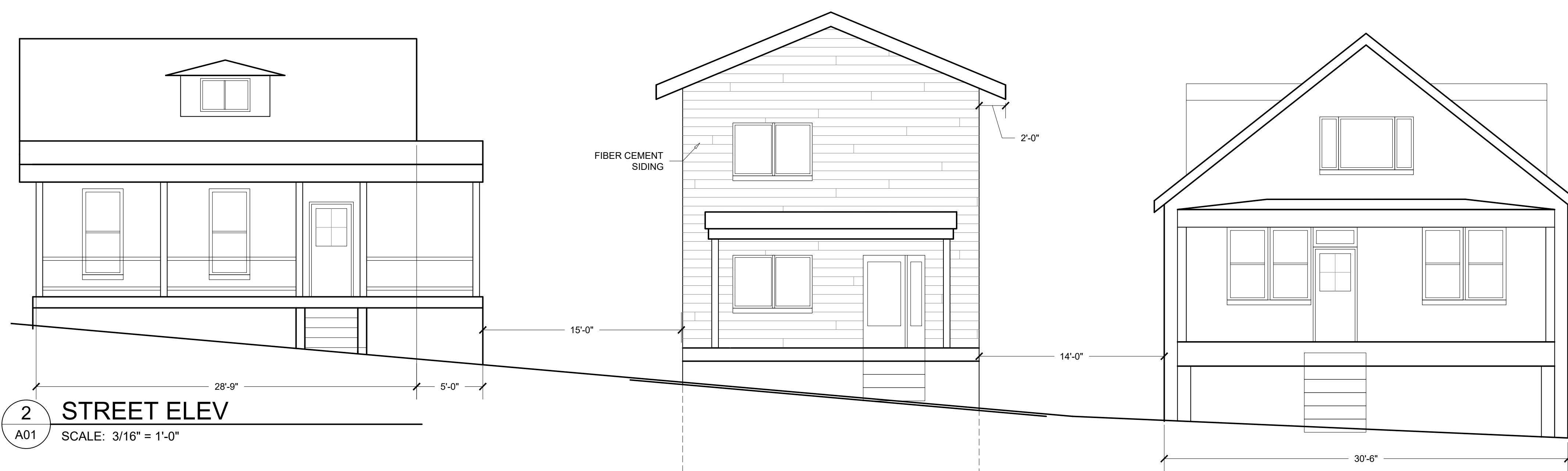
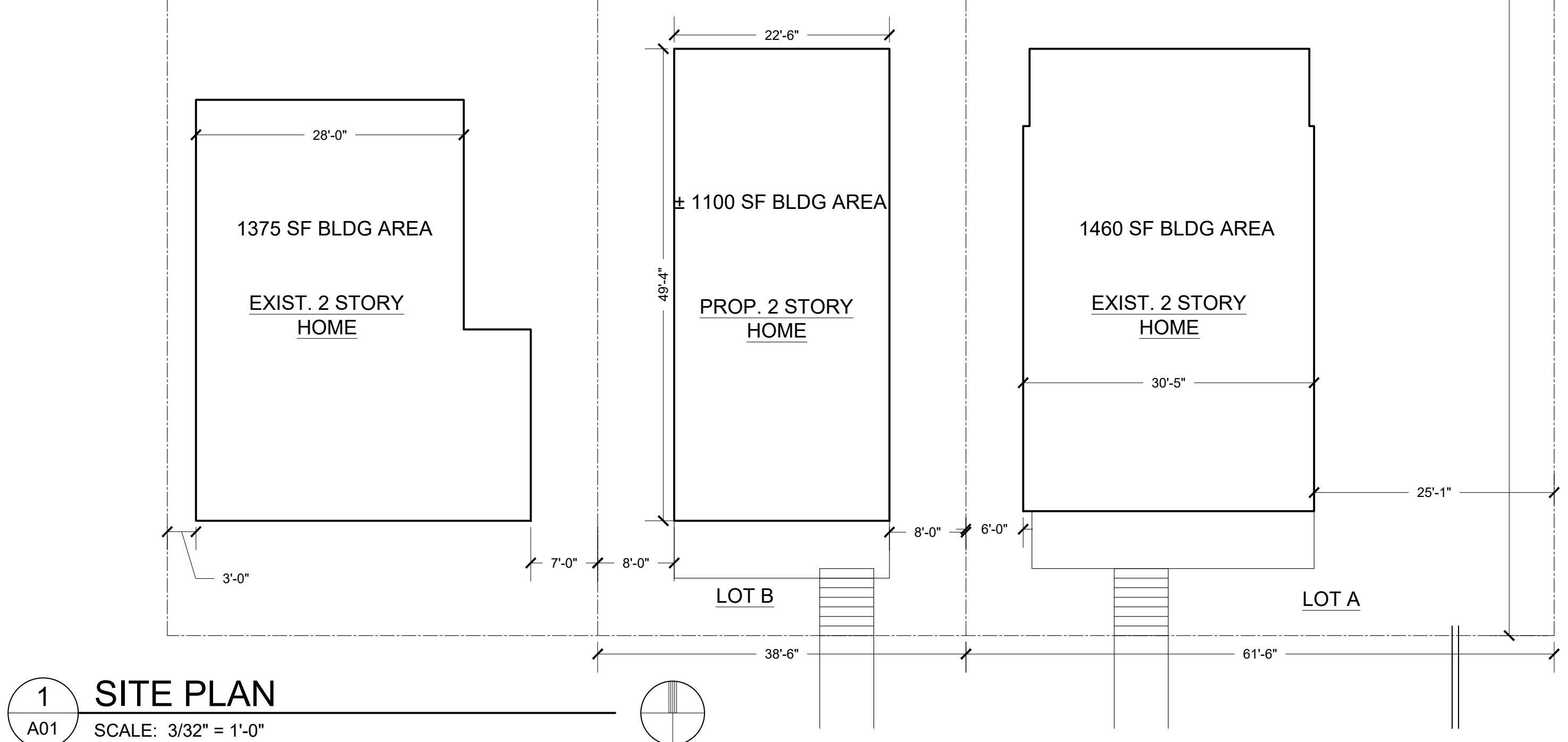
SHEET 1 OF 3

CODE / ZONING ANALYSIS

1. OWNERSHIP OF BOTH RECORD LOTS IS THE SAME.
BOTH LOTS 8 AND 9 IN SQUARE 3958 WERE CONVEYED BY DEED
DATED 2/3/23 AND RECORDED 2/9/23 AS INSTRUMENT #2023011008.

LOT	0009 / 0008	
SQUARE	3958	
YEAR BUILT	1928	
ZONE	R-1-B	
PROPOSED LOTS	A	B
PROPOSED STRUCTURE	EXIST SINGLE FAMILY	NEW SINGLE FAMILY
USE GROUP	R-3	R-3
LOT AREA (5,000 SF MIN.)	9,225	5,775
LOT OCCUPANCY (40% MAX.)	23%	19%
FRONT SETBACK (25' MIN.)	13'	TO MATCH
REAR SETBACK (25' MIN.)	89.8'	± 84
SIDE STBACKS (8' MIN.)	25.1' AND 6'	8' AND 8'
CONSTRUCTION TYPE	VB	VB

ADU INFO	REQUIRED	PROVIDED
REAR YARD SETBACK	25'	88.8'
REAR YARD AREA	1537.5 SF	5458 SF
30% OF REAR YARD	461 SF	1638 SF



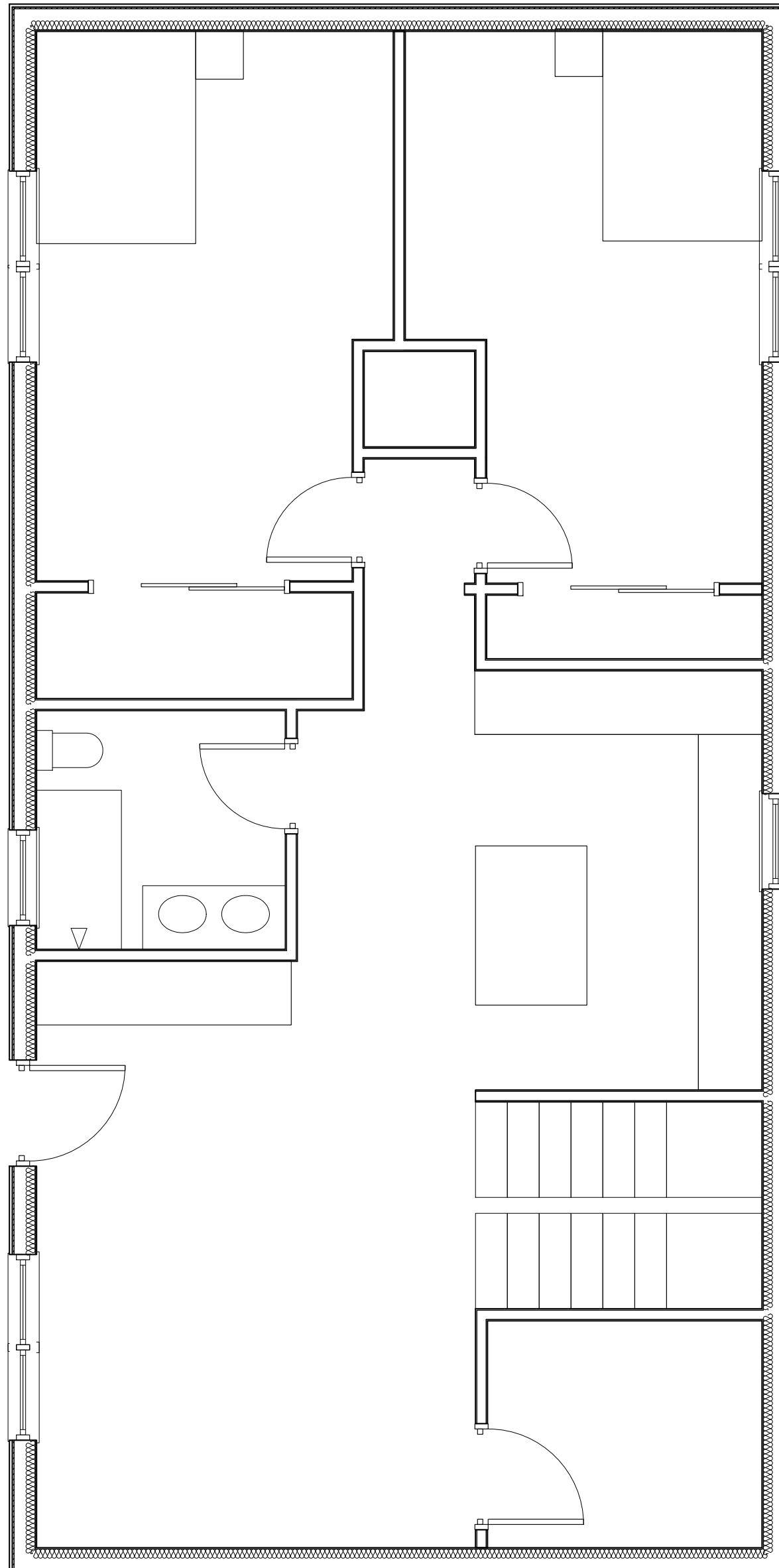
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FLOOR PLANS PROPOSED

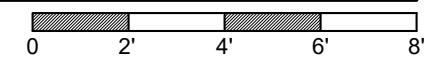
A02

SHEET 2 OF 3



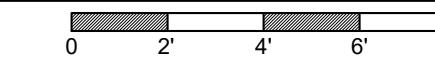
1 LOWER LEVEL PROP
A02

SCALE: 1/4" = 1'-0"



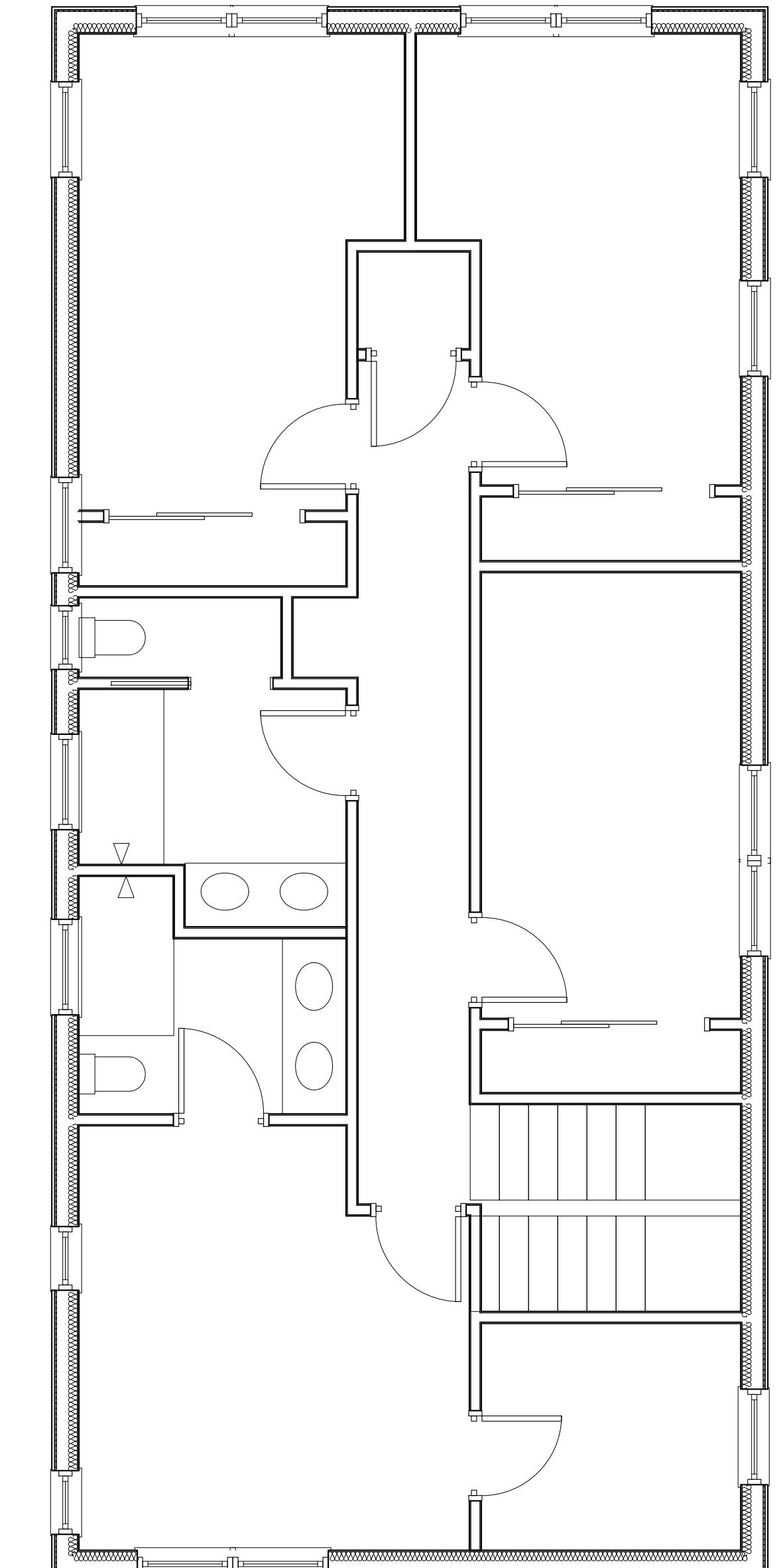
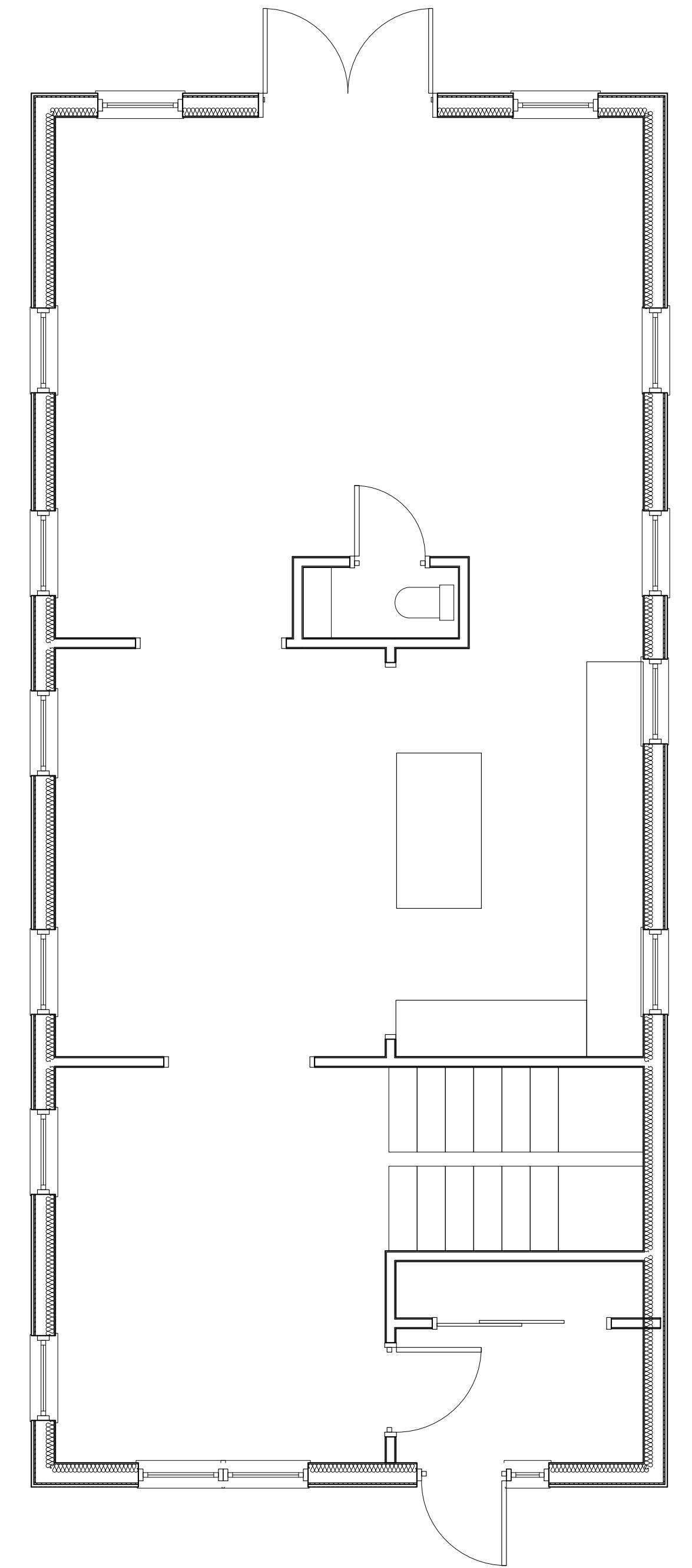
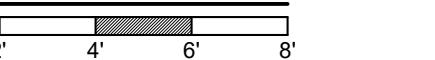
2 FIRST FLOOR PROP
A02

SCALE: 1/4" = 1'-0"

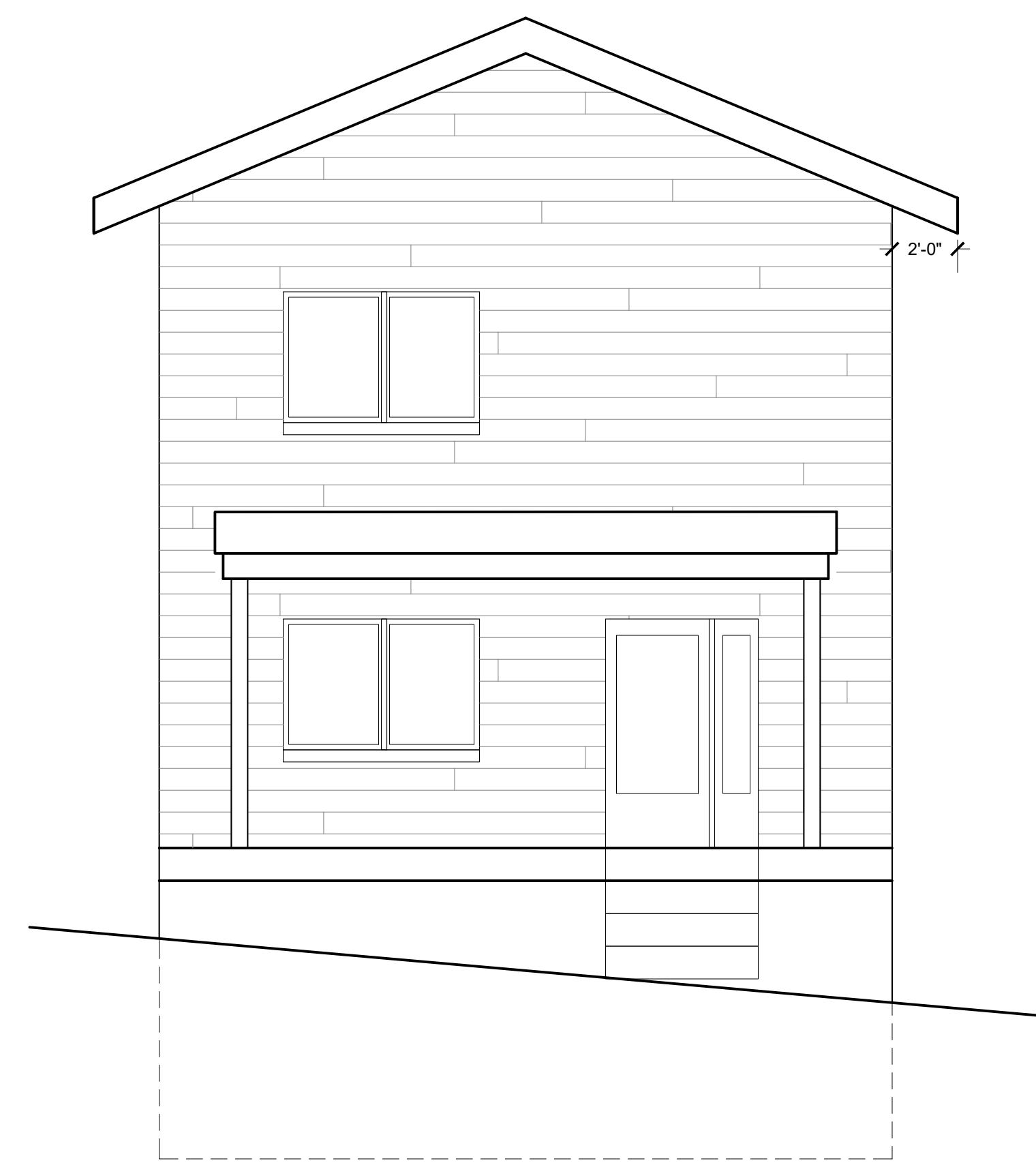


3 SECOND FLOOR PROP
A02

SCALE: 1/4" = 1'-0"



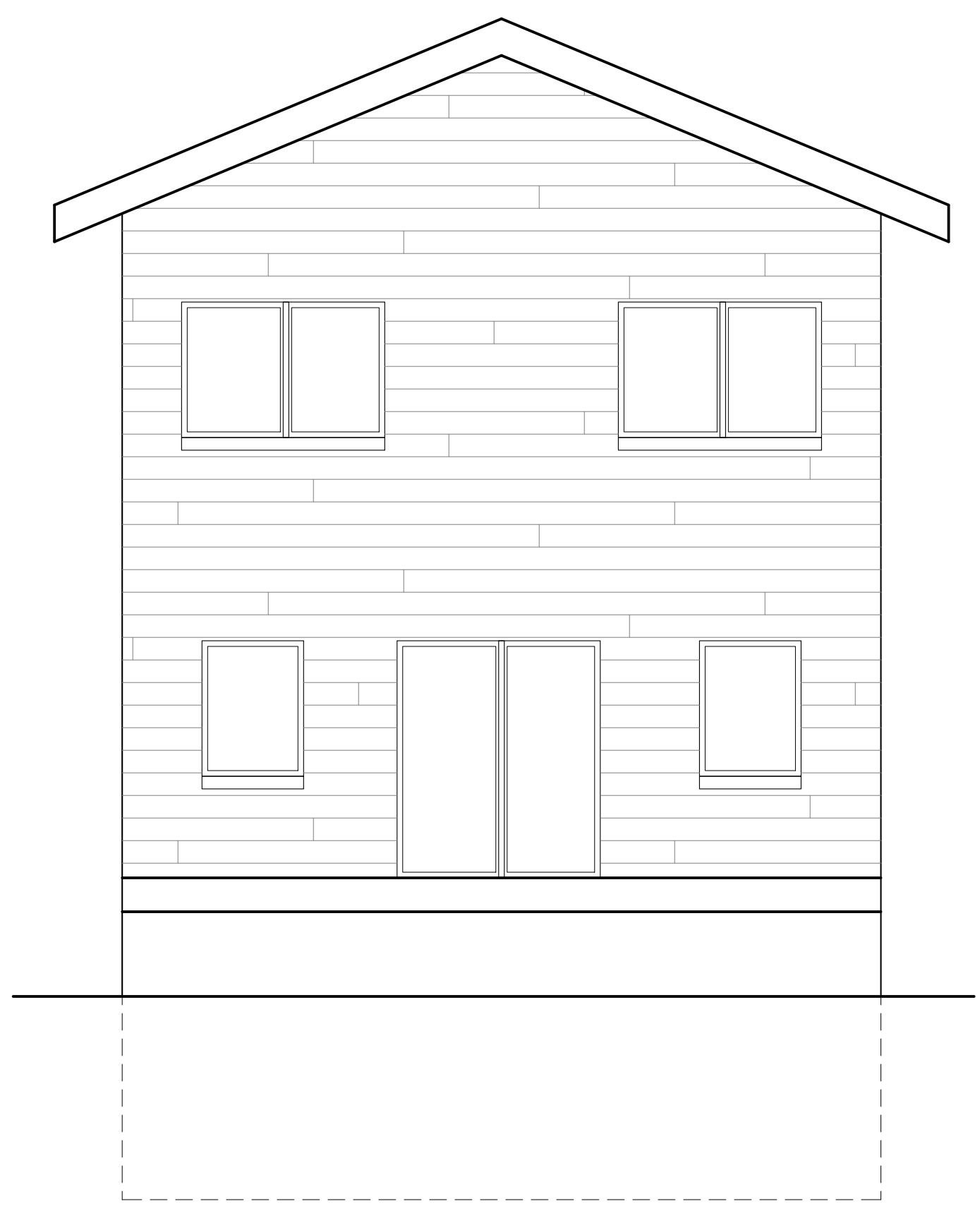
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1 EXTERIOR ELEV
A03

SCALE: 1/4" = 1'-0"

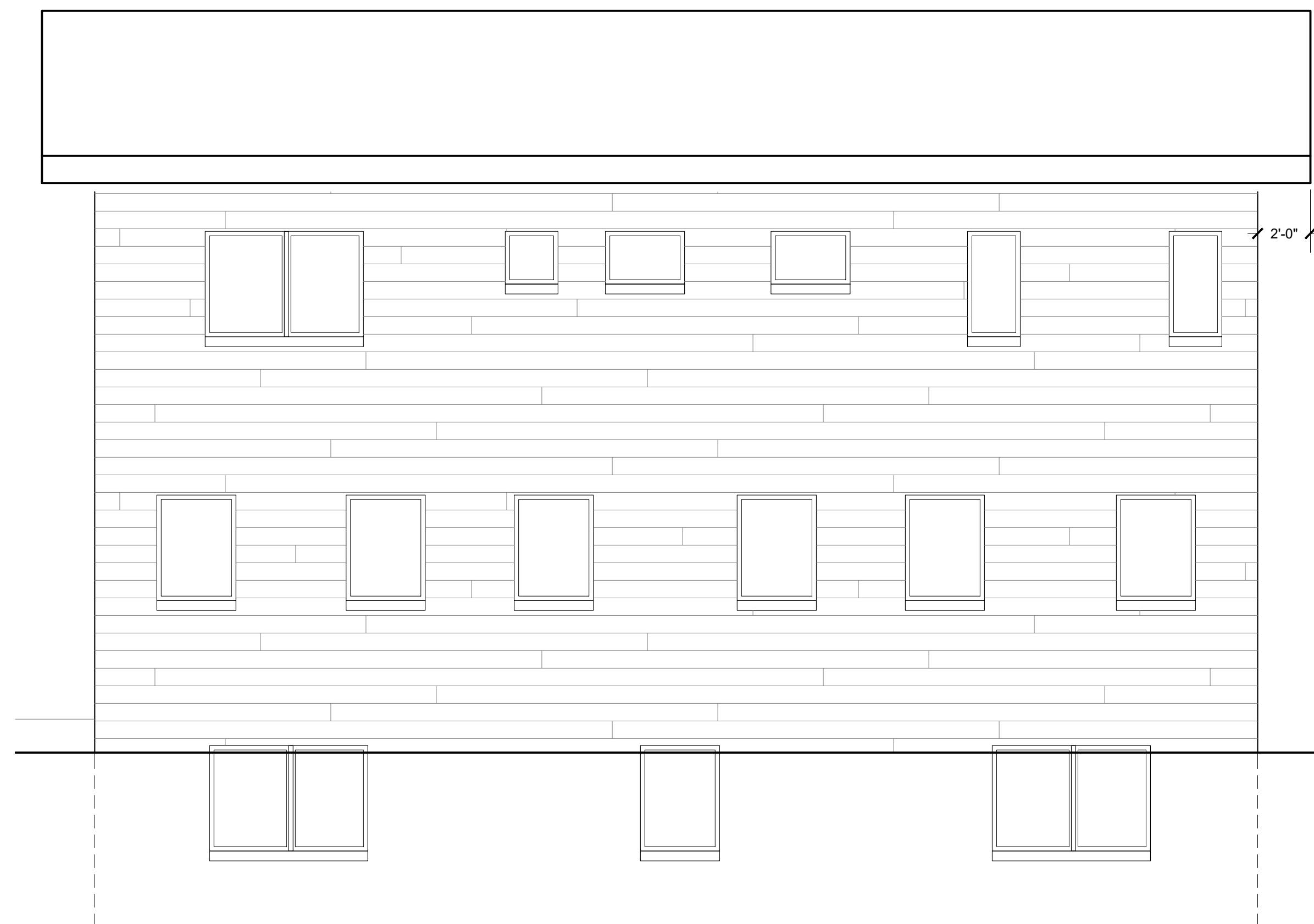
0 2' 4' 6' 8'



2 EXTERIOR ELEV
A03

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'



3 EXTERIOR ELEV
A03

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'



4 EXTERIOR ELEV
A03

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'

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EXTERIOR ELEV

A03

SHEET 3 OF 3