

NOT FOR
CONSTRUCTION

BZA LOT ADJUSTMENT
1306 GIRARD ST NE
WASHINGTON, DC 20017

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

A01
SHEET 1 OF 3

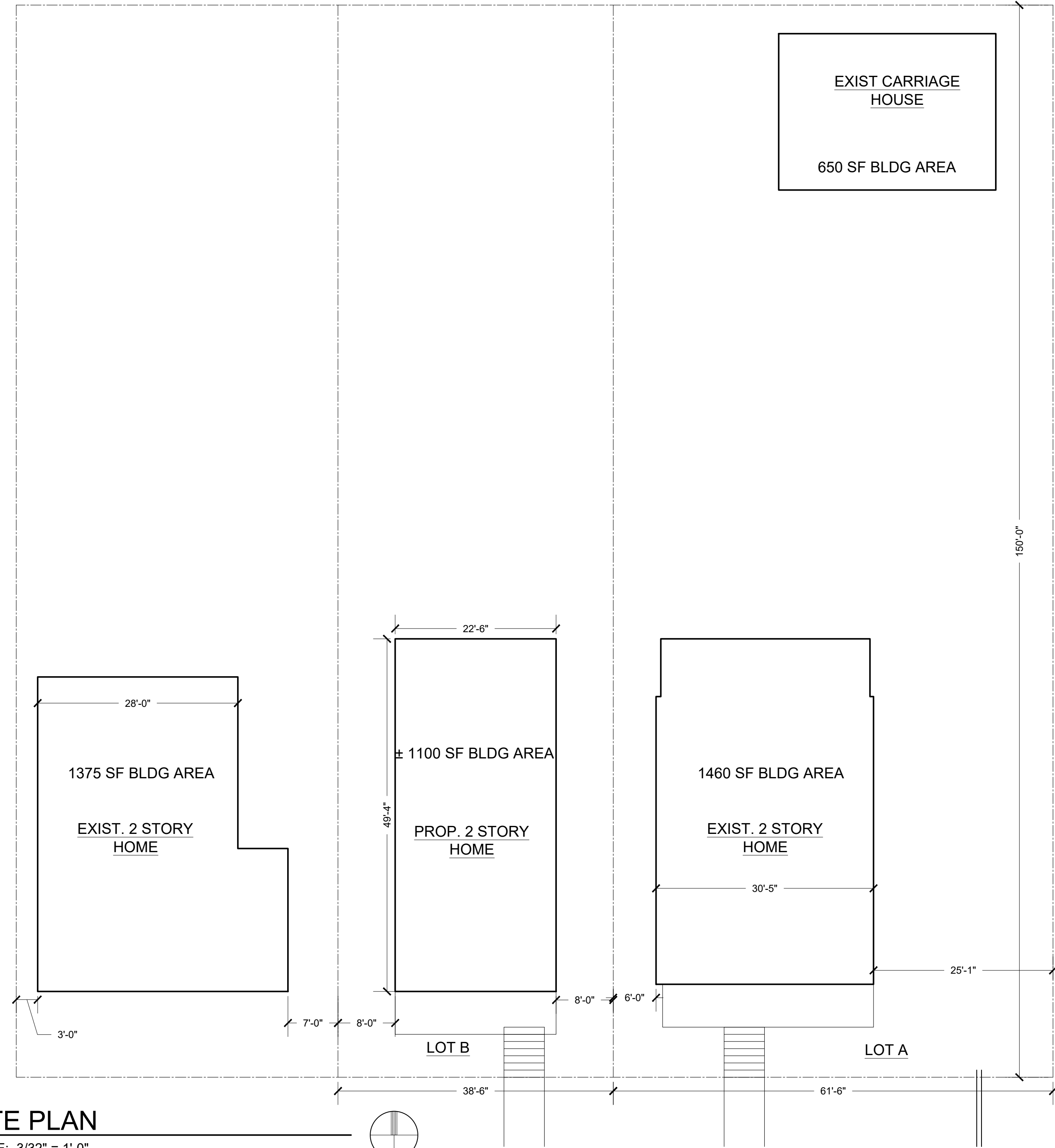
CODE / ZONING ANALYSIS

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.

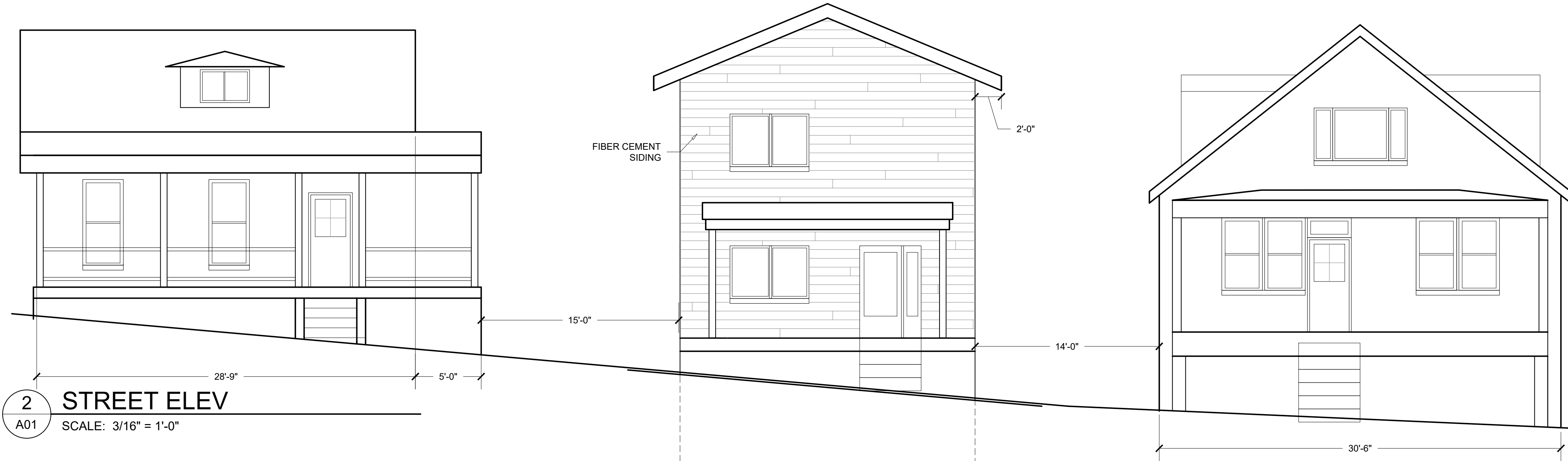
LOT	0009 / 0008	
SQUARE	3958	
YEAR BUILT	1928	
ZONE	R-1-B	
PROPOSED LOTS	A	B
PROPOSED STRUCTURE	EXIST SINGLE FAMILY	NEW SINGLE FAMILY
USE GROUP	R-3	R-3
LOT AREA (5,000 SF MIN)	9,225	5,775
LOT OCCUPANCY (40% MAX.)	23%	19%
FRONT SETBACK (NO MIN.)	13'	TO MATCH
REAR SETBACK (25' MIN.)	89.8'	± 84
SIDE STBACKS (8' MIN.)	25.1' AND 6'	8' AND 8'
CONSTRUCTION TYPE	VB	VB

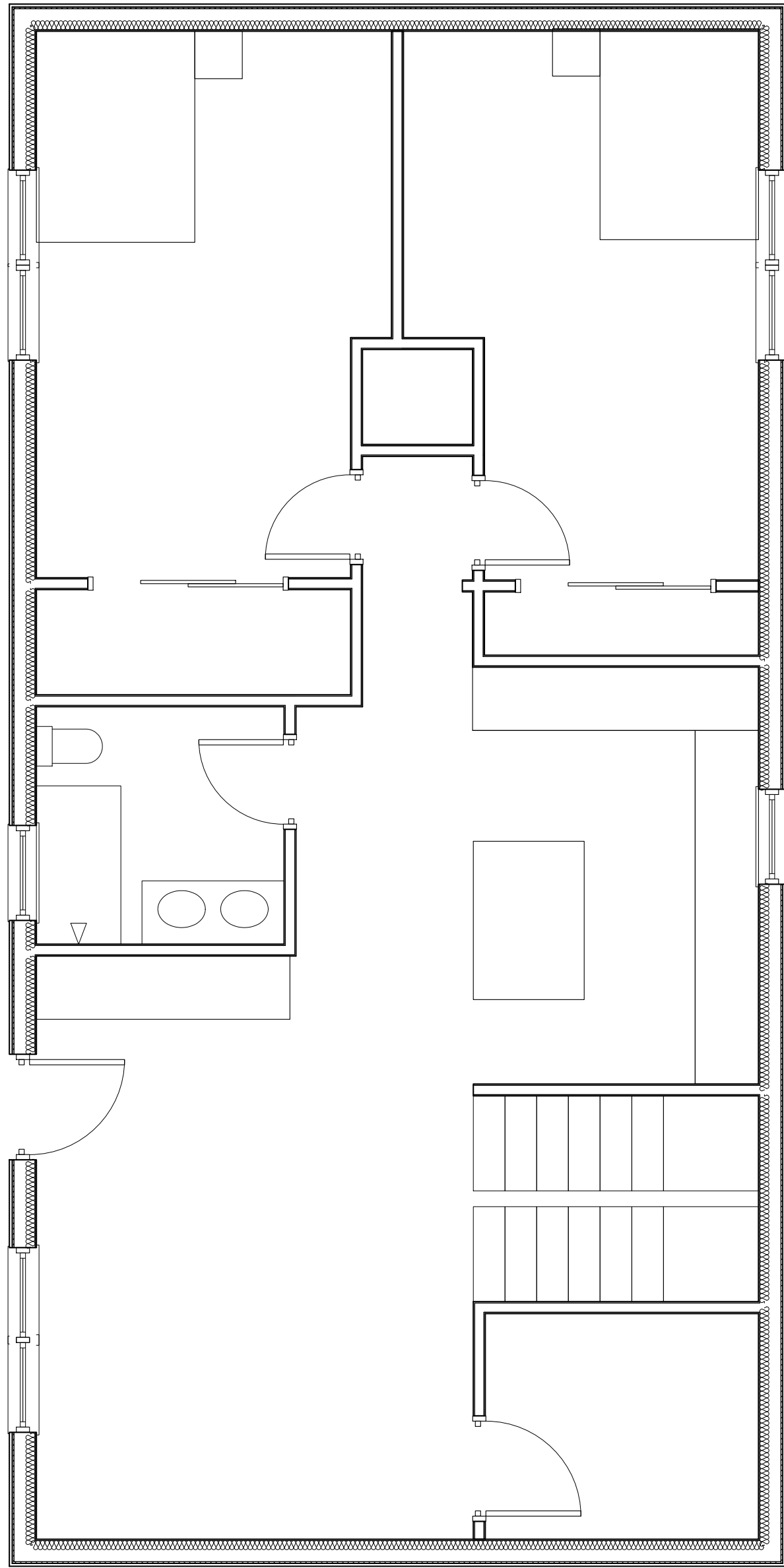
ADU INFO	REQUIRED	PROVIDED
REAR YARD SETBACK	25'	88.8'
REAR YARD AREA	1537.5 SF	5458 SF
30% OF REAR YARD	461 SF	1638 SF

1 SITE PLAN
A01 SCALE: 3/32" = 1'-0"

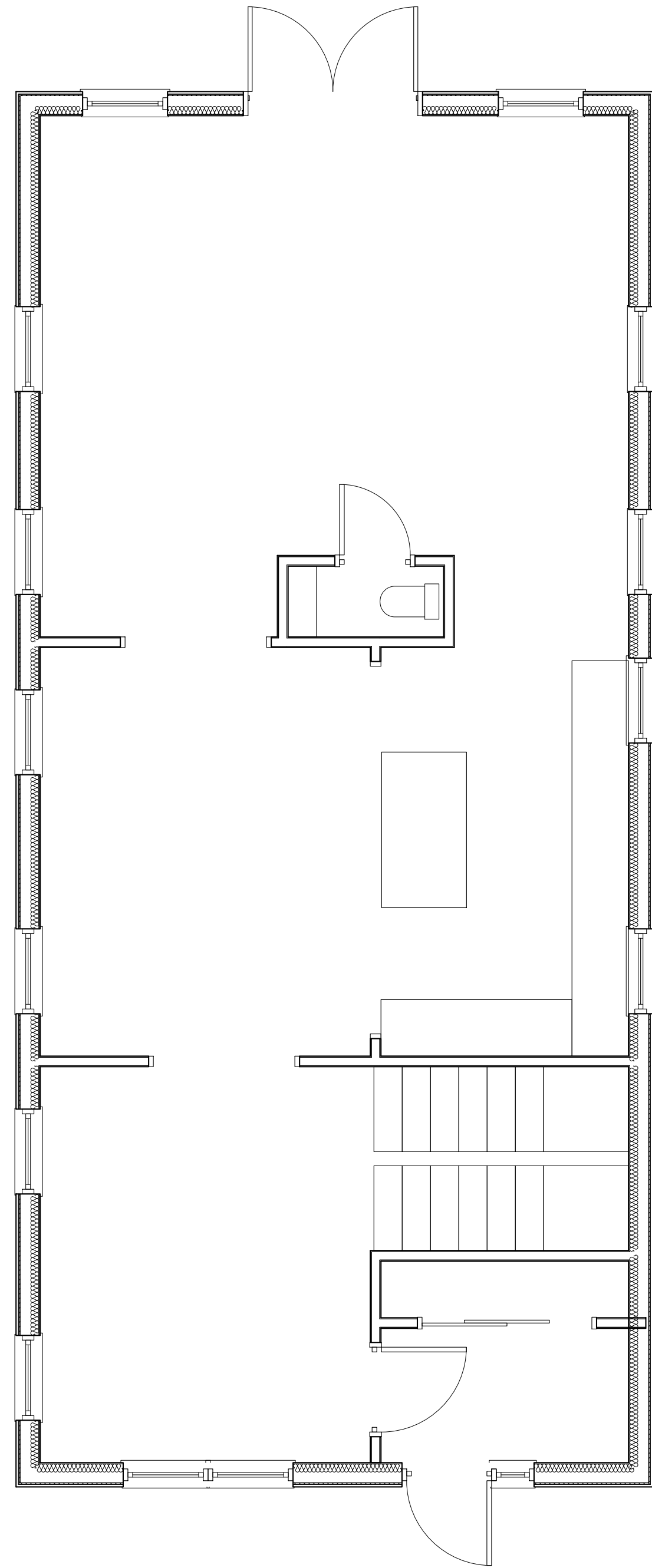


2 STREET ELEV
A01 SCALE: 3/16" = 1'-0"

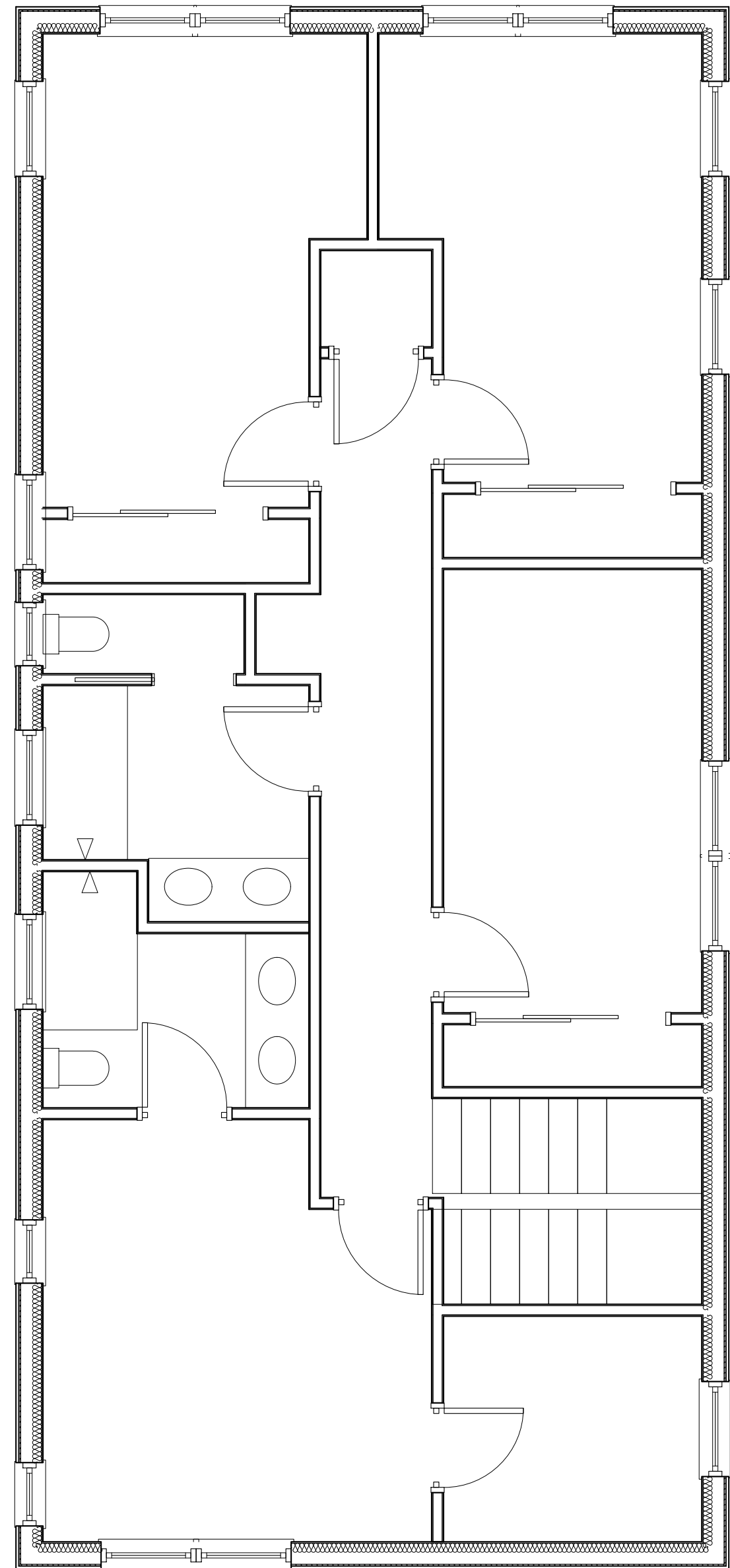




1 LOWER LEVEL PROP
A02 SCALE: 1/4" = 1'-0" 0 2' 4' 6' 8'



2 FIRST FLOOR PROP
A02 SCALE: 1/4" = 1'-0" 0 2' 4' 6' 8'



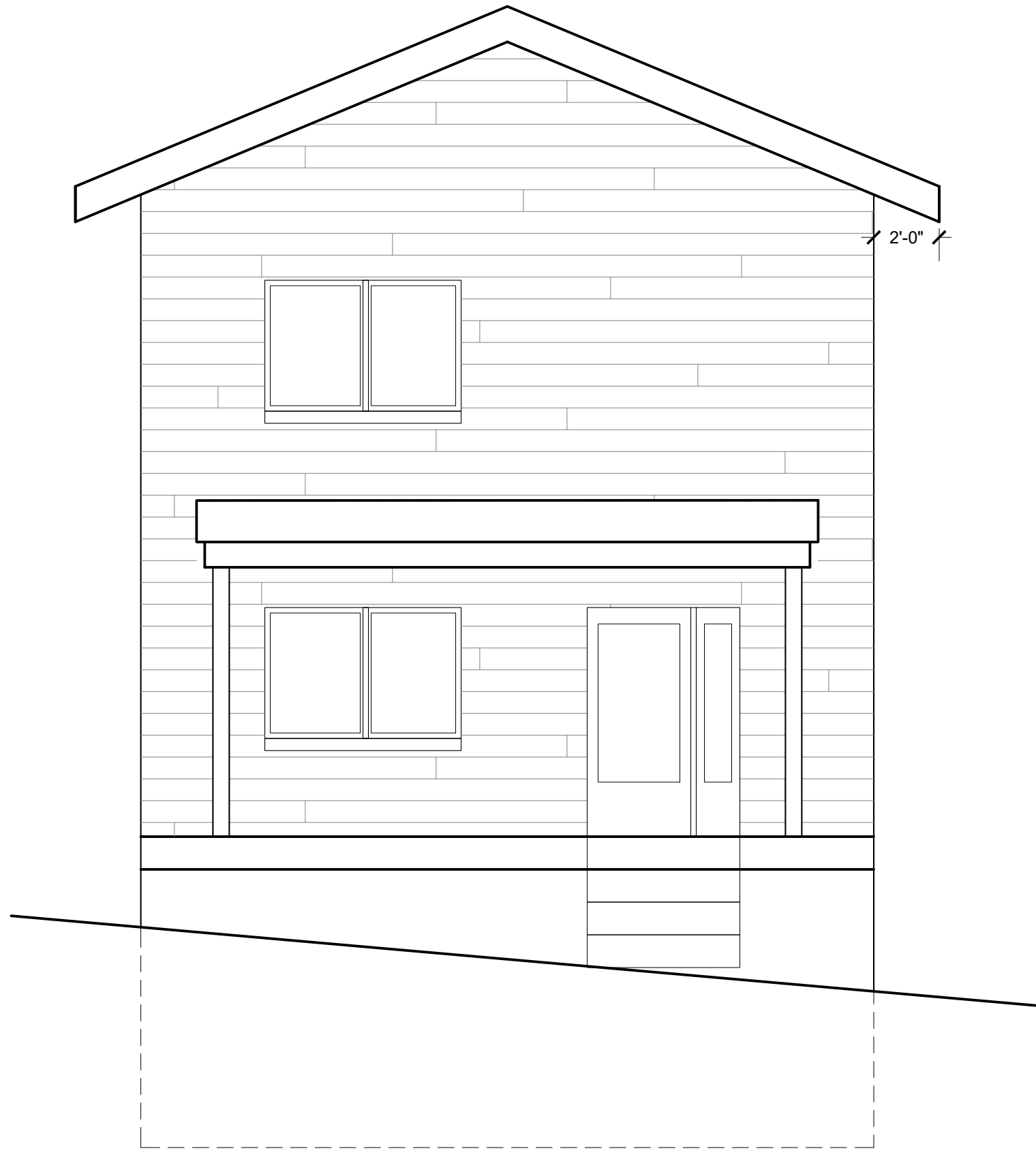
3 SECOND FLOOR PROP
A02 SCALE: 1/4" = 1'-0" 0 2' 4' 6' 8'

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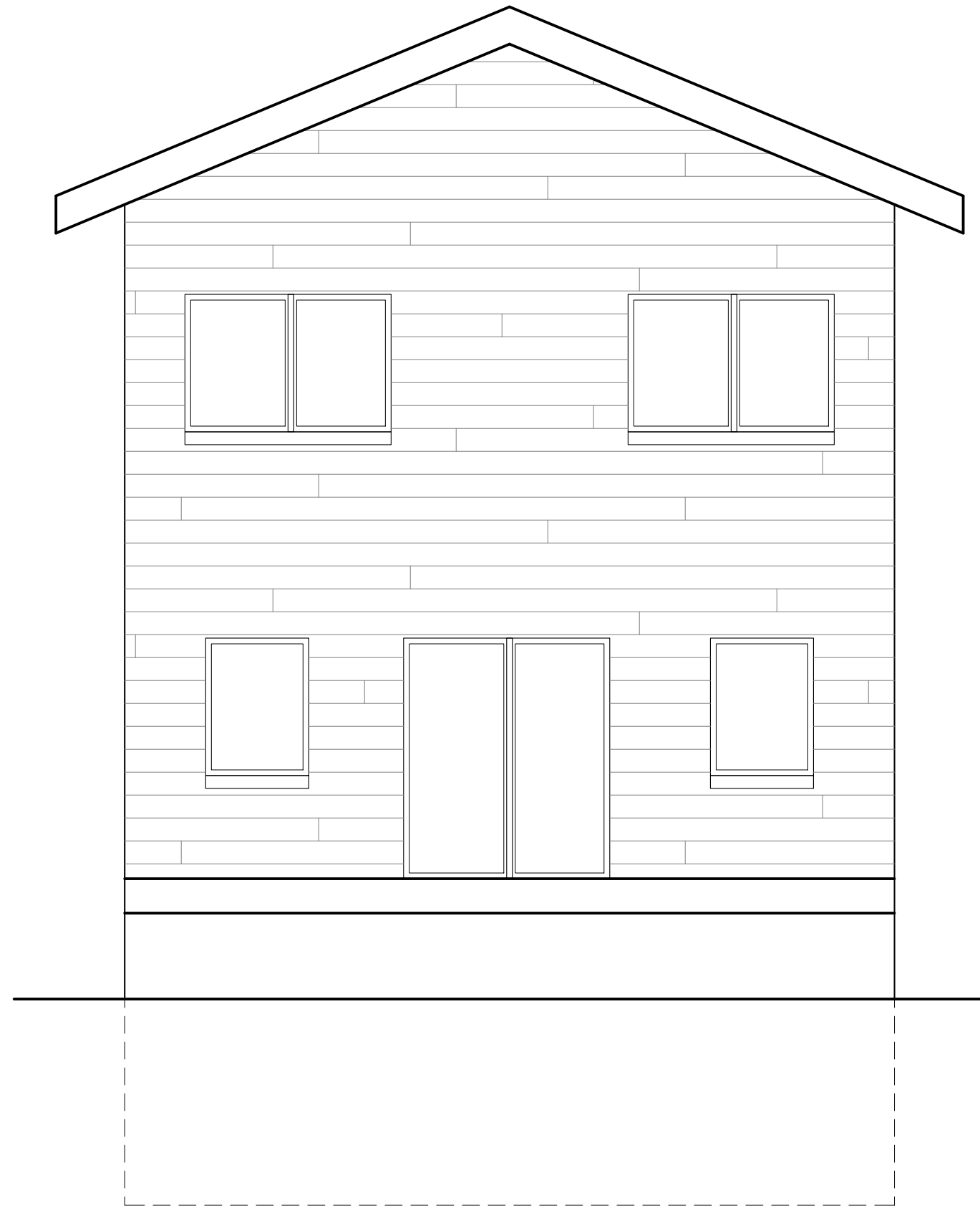
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FLOOR PLANS PROPOSED

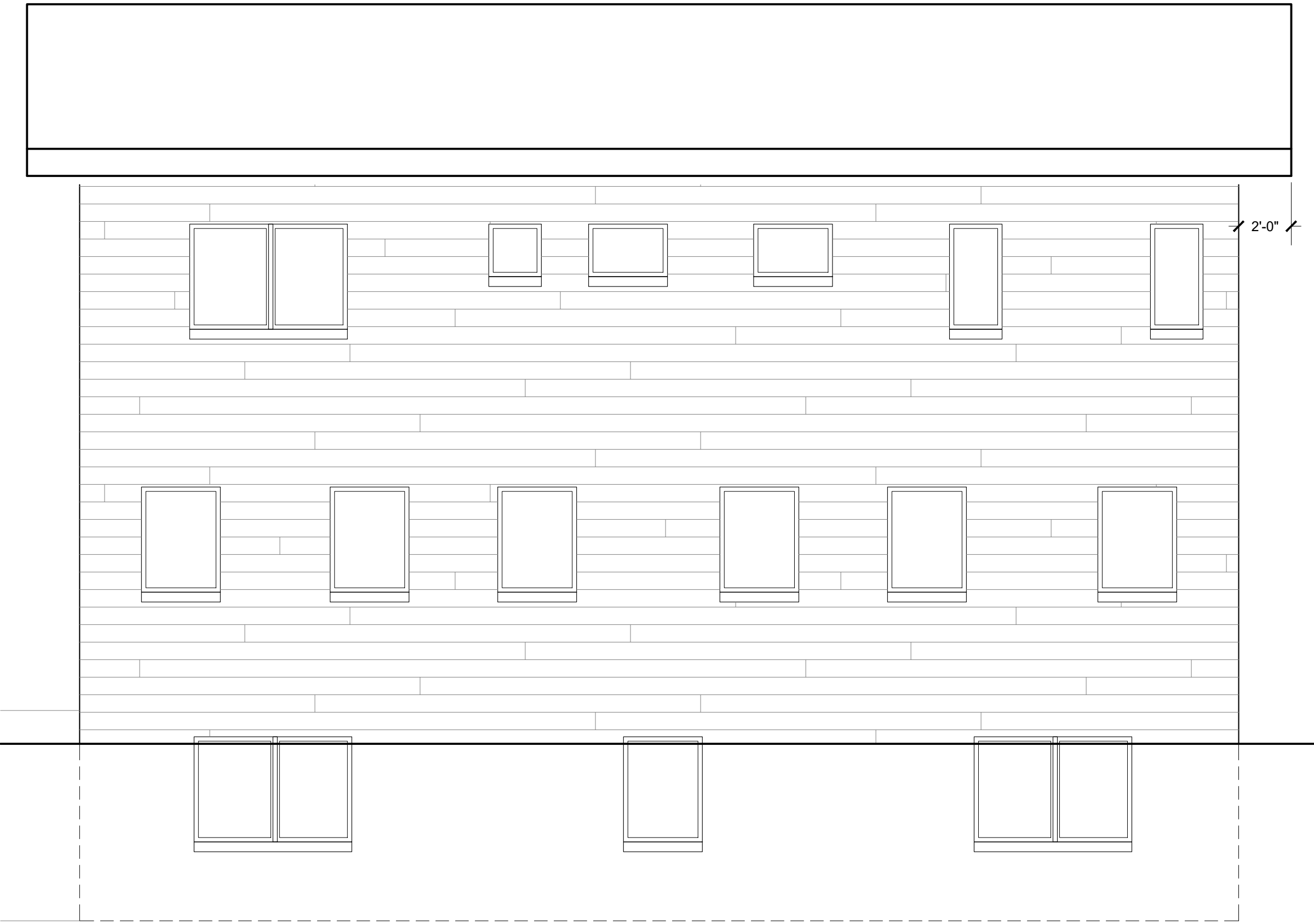
A02
SHEET 2 OF 3



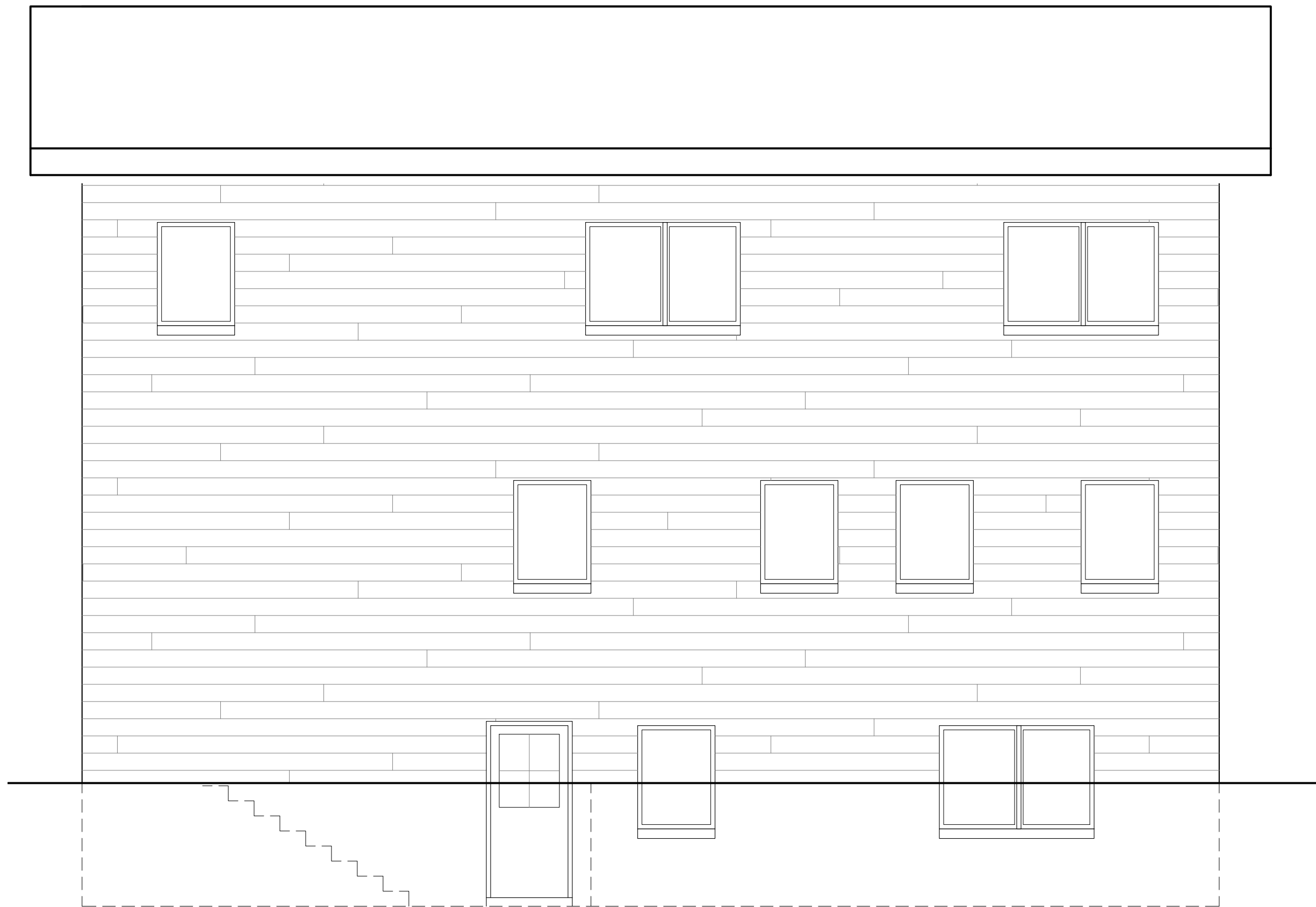
1 EXTERIOR ELEV
A03 SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEV
A03 SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEV
A03 SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEV
A03 SCALE: 1/4" = 1'-0"

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TITLE: BZA SUPPORTING DOCS
EXTERIOR ELEV

A03
SHEET 3 OF 3