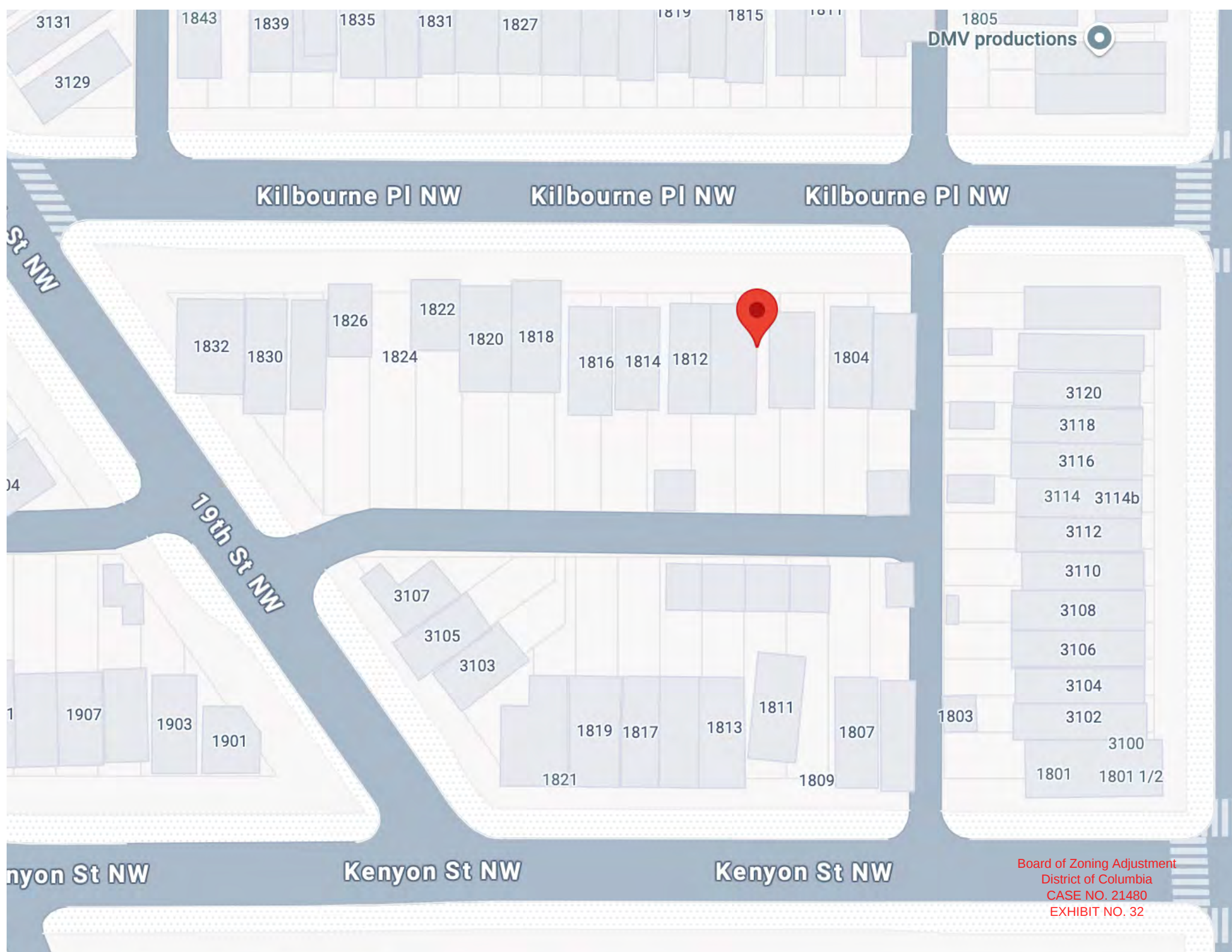




DMV productions



Kilbourne Pl NW

Kilbourne Pl NW

Kilbourne Pl NW

St NW

19th St NW

04

1

nyon St NW

Kenyon St NW

Kenyon St NW

Board of Zoning Adjustment
District of Columbia
CASE NO. 21480
EXHIBIT NO. 32

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 1, 2026

Plat for Building Permit of :

SQUARE 2599 LOTS 65-66

Scale: 1 inch = 20 feet

Recorded in Book 48 Page 61

Receipt No. 26-02422

Drawn by: B.S.

Furnished to: ERIK HOFFLAND

“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 G2600002; 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).

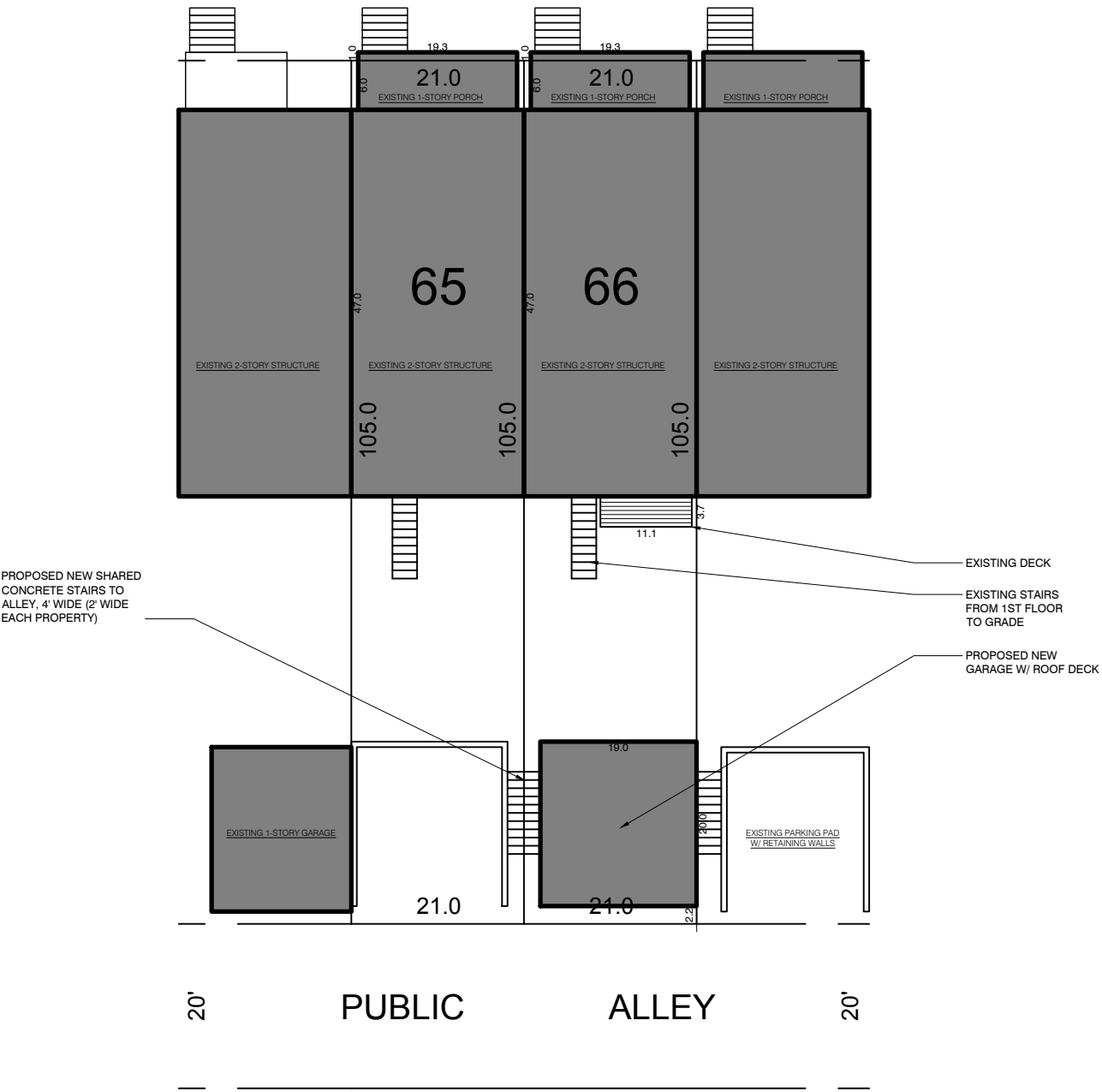
Signature: _____
Date: 3.31.2026
Printed Name: ERIK HOFFLAND Relationship to Lot Owner: ARCHITECT
If a registered design professional, provide license number ARC101250 and include stamp below.



SCALE: 1:20

SQUARE 2599

KILBOURNE PLACE, N.W.







1808





1812

1820

1810

1808

1806





1802

1804

1806

1808





1808

1808 Kilbourne Pl NW - Garage

Washington DC 20010



ZONING DATA

ZONING DISTRICT	RF-1		
SQUARE	2599		
LOT	0066		
USE			
EXISTING:	R-1 SINGLE FAMILY		
PROPOSED:	R-1 SINGLE FAMILY		
LOT OCCUPANCY			
AREA	2205 SF		
FOOTPRINT ALLOWED	1323 SF (60%)		
	EXISTING	PROPOSED (no change)	
HOUSE	1122 SF	1122 SF	
TOTAL	1122 SF	1122 SF (51%)	
GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	n/a
FIRST FLOOR	921 SF	n/a	921 SF
SECOND FLOOR	921 SF	n/a	921 SF
THIRD FLOOR	921 SF	n/a	921 SF
TOTAL	2763 SF	0	2763 SF

BUILDING/FIRE CODE DATA

BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL PLUMBING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL FUEL GAS CODE 2015
INTERNATIONAL FIRE CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
ASHRAE 90.1 - 2013
DCMR TITLE 12 CODE SUPPLEMENT - 2017

CONSTRUCTION TYPE VB

AREA OF WORK	
GARAGE	380 SF
STAIRS	77 SF
TOTAL	457 SF

SCOPE OF WORK

- NEW ALLEY GARAGE & ROOF DECK

PROJECT TEAM

OWNER
IAN HOFFMAN & JULIA OLIVER
1808 KILBOURNE PLACE NW
WASHINGTON DC 20010

ARCHITECT
HOFFLAND ARCHITECTS PLLC
1810 KILBOURNE PLACE NW
WASHINGTON DC 20010
202.234.7795
erik@erikhoffland.com

CONTRACTOR
TBD

DRAWING INDEX

0001	COVER SHEET
CIVIL	
C100	SOIL EROSION CONTROL PLAN
C101	SOIL EROSION CONTROL NOTES
C102	SOIL EROSION CONTROL DETAILS
ARCHITECTURAL	
D100	DEMOLITION PLANS
A100	PROPOSED PLANS
A200	SITE SECTIONS
A201	ELEVATIONS & SECTIONS
ELECTRICAL	
E100	ELECTRICAL PLANS
STRUCTURAL	
S001	STRUCTURAL NOTES & DETAILS
S002	DC DECK DETAILS
S100	STRUCTURAL PLANS

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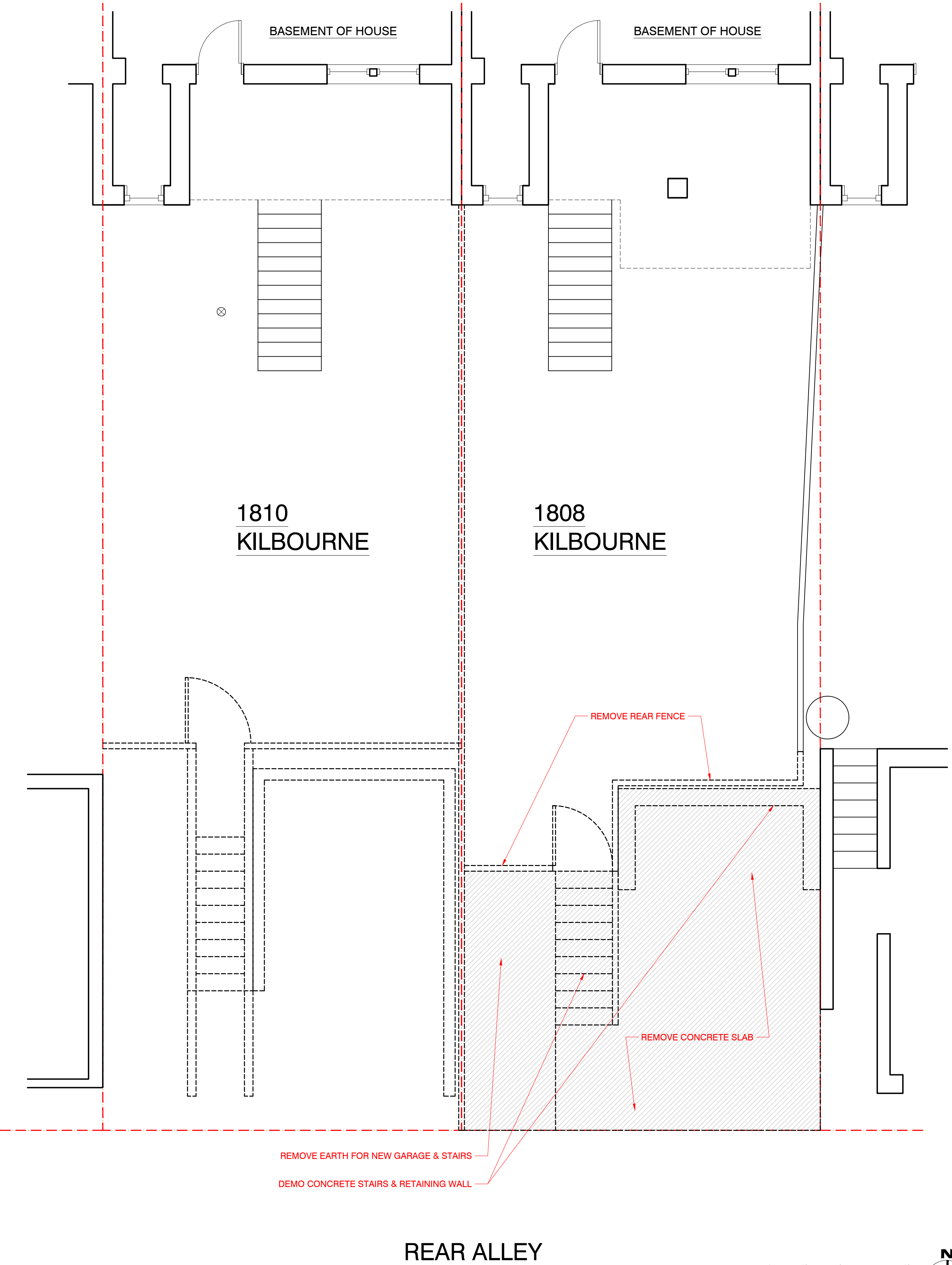
1808 Kilbourne Pl NW - Garage

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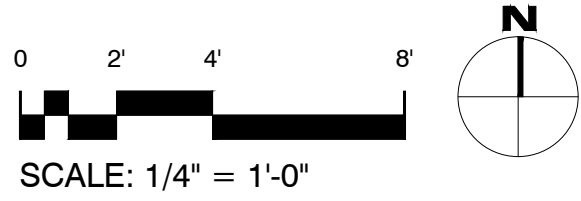
issued
Schematic Design 07.07.2025
PERMIT 10.03.2025

COVER SHEET

0001



2 REAR YARD LEVEL - DEMOLITION
1/4" = 1'-0"



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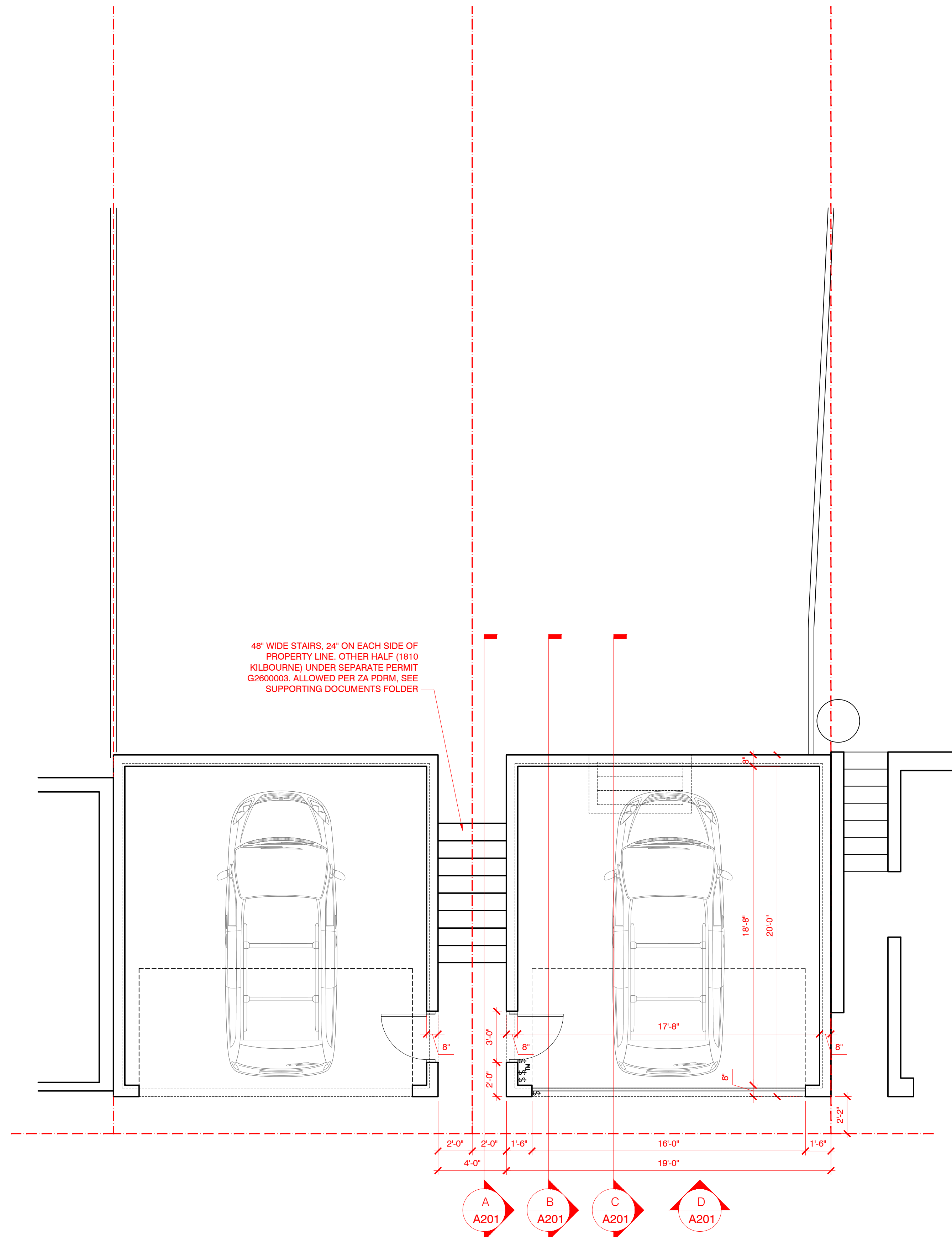


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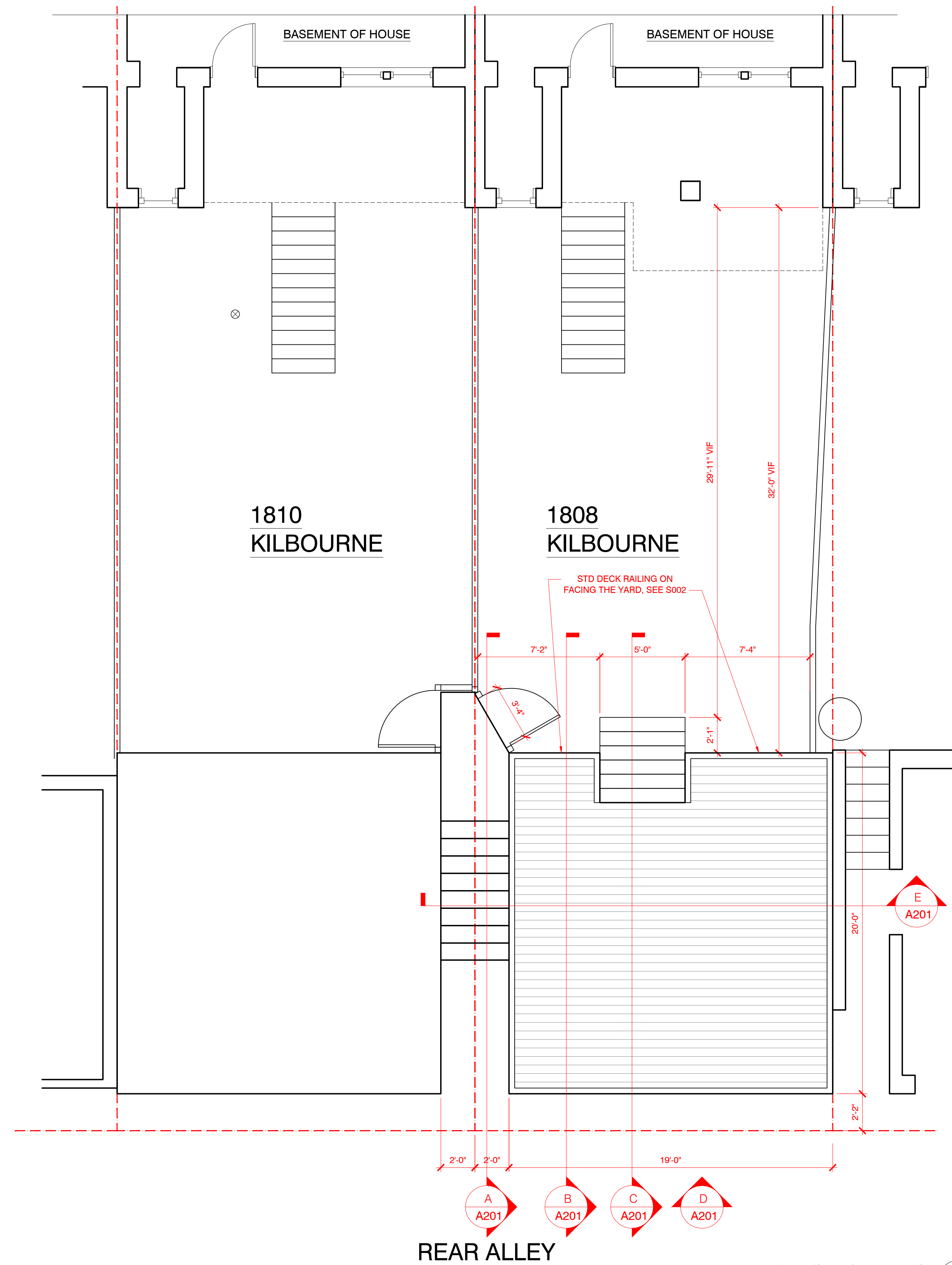
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DEMOLITION PLANS

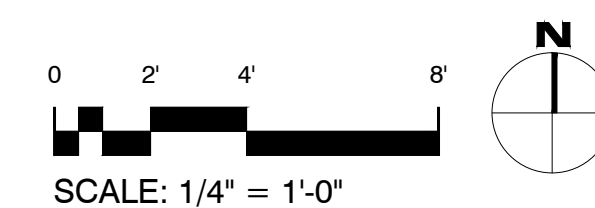
D100



1 ALLEY LEVEL PLAN - PROPOSED
1/4" = 1'-0"



2 REAR YARD / GARAGE ROOF PLAN - PROPOSED
1/4" = 1'-0"



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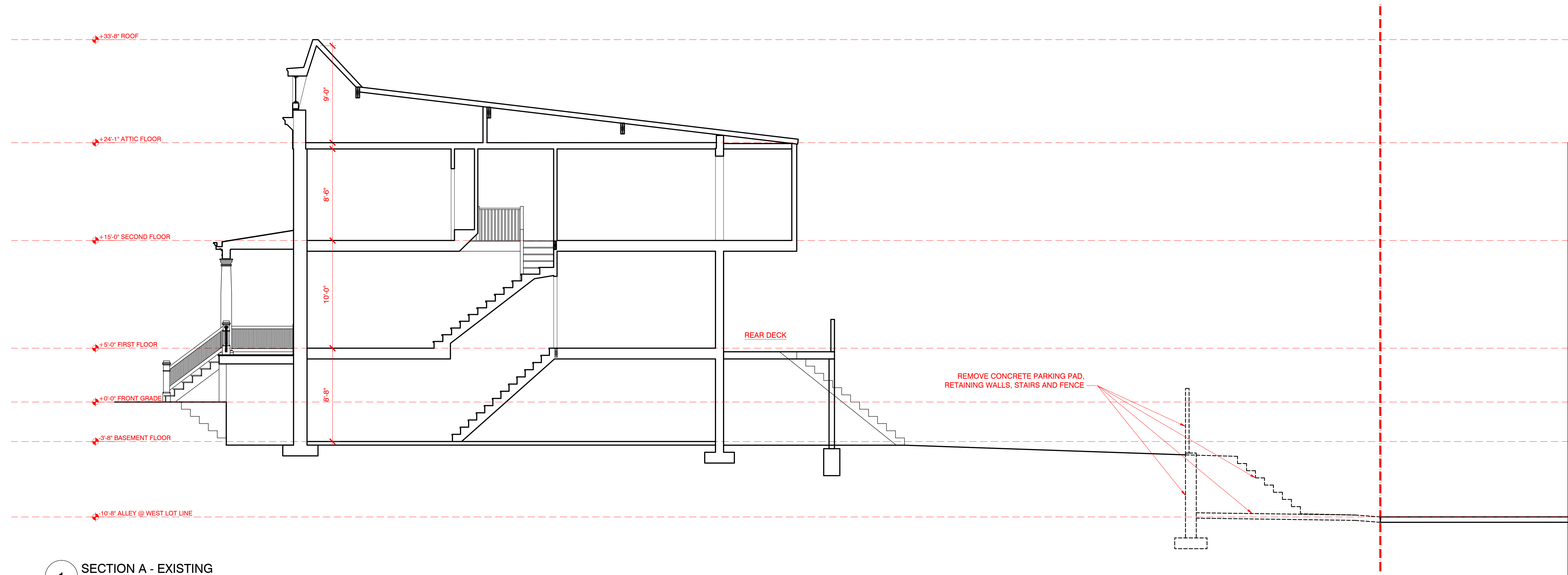


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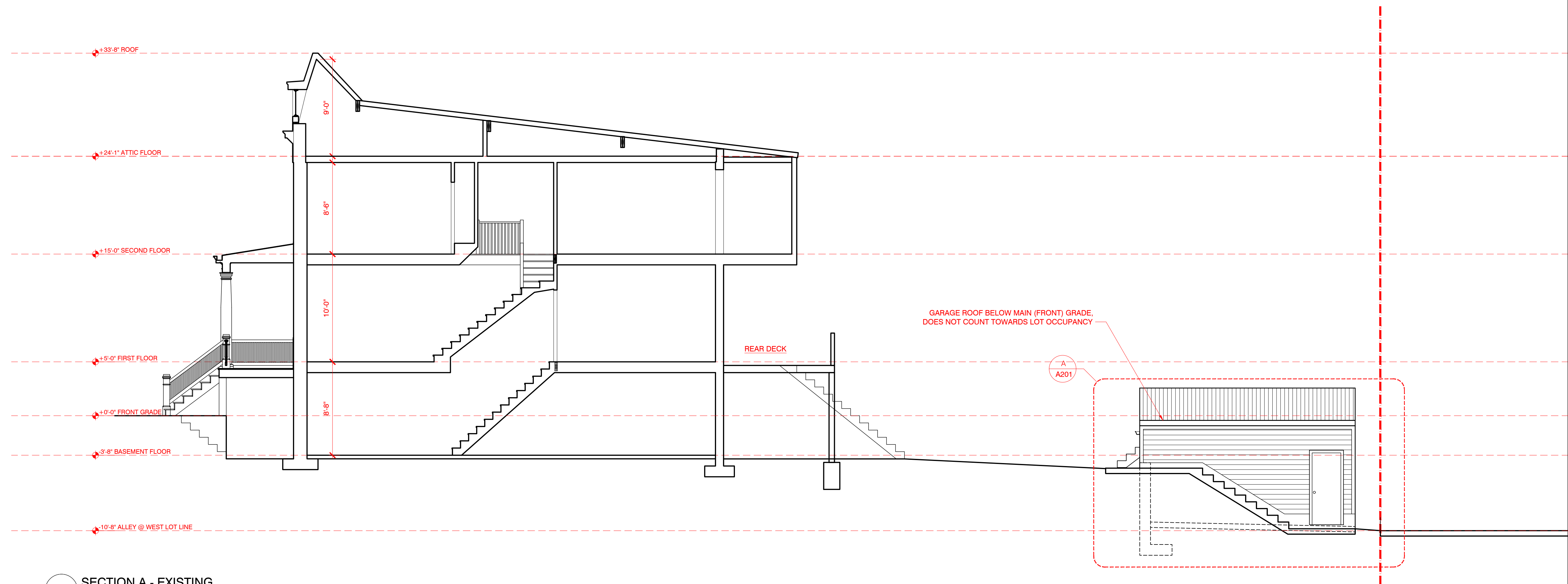
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PROPOSED PLANS

A100



1 SECTION A - EXISTING
1/4" = 1'-0"



1 SECTION A - EXISTING
1/4" = 1'-0"

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SITE SECTIONS

A200