PROJECT NAME :
4451 DOUGLAS ST.NE
WASHINGTON DC ,20019

BZA SUBMISSION

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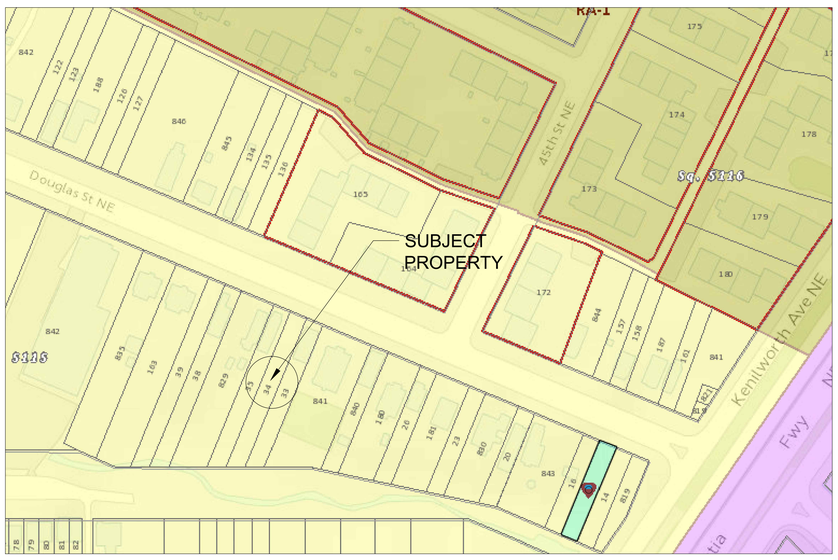
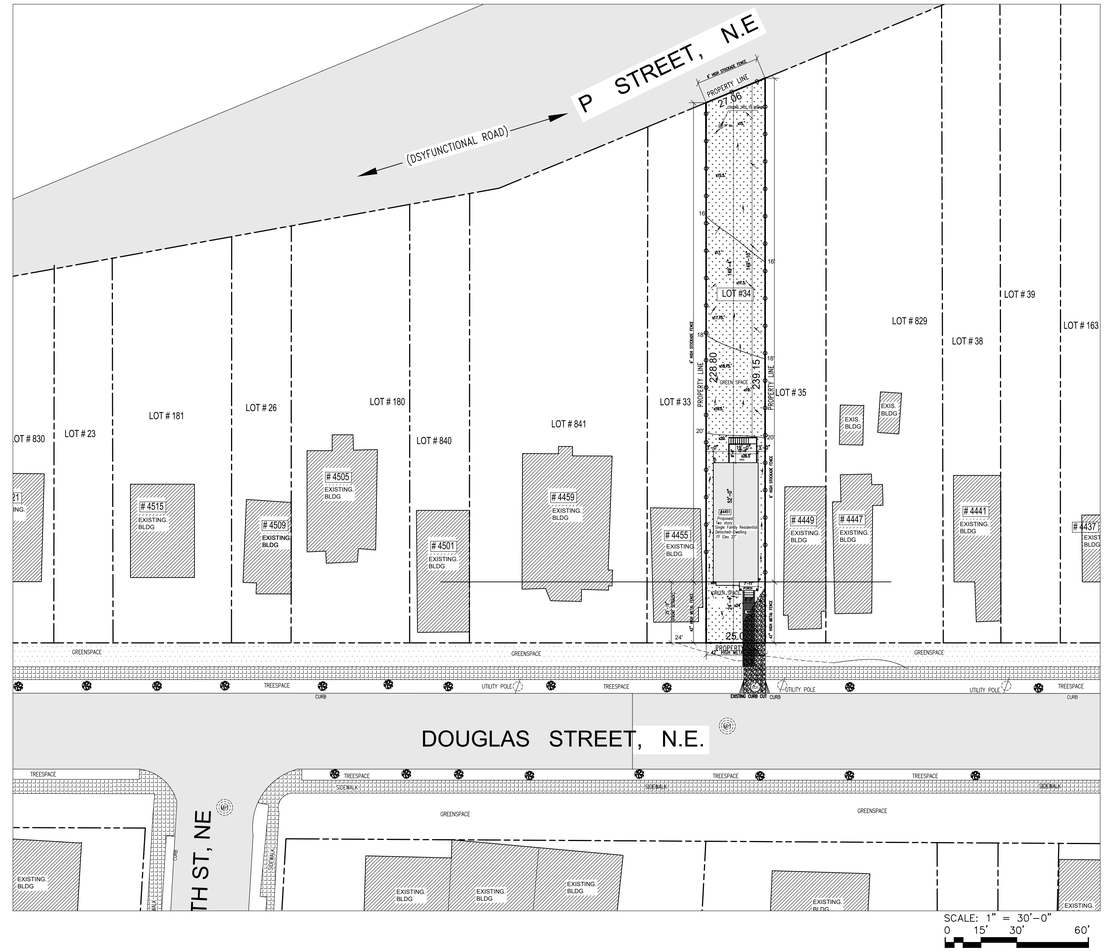




FRONT ELEVATION FROM THE STREET

DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

BZA COVERPAGE

ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
AS SHOWN	DWG NO.: 000

Board of Zoning Adjustment
District of Columbia
CASE NO.20773
EXHIBIT NO.6

#4455

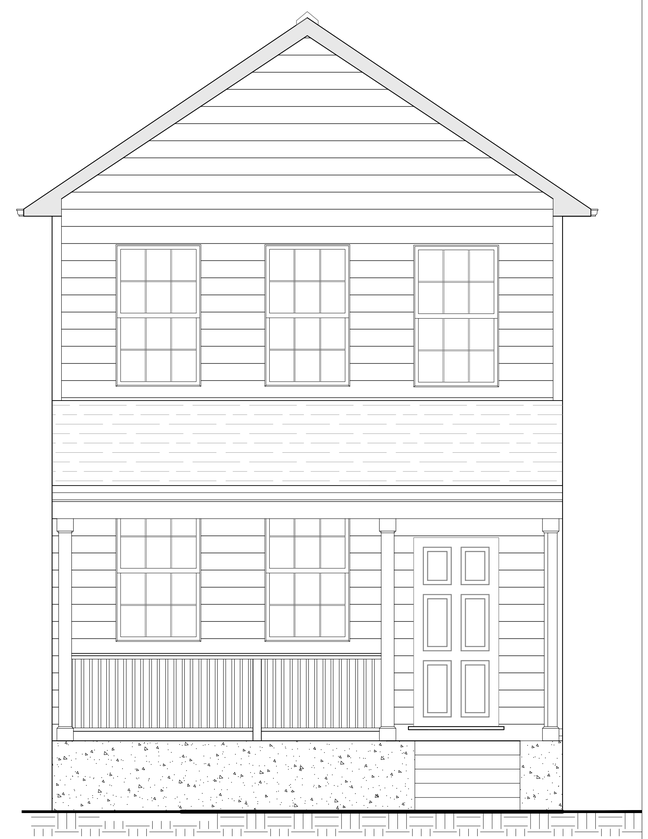
(ADJACENT EXISTING BLDG)

#4451

(PROPOSED BLDG - BZA SUBMISSION)

#4449

(ADJACENT EXISTING BLDG)



FRONT ELEVATION FROM THE STREET

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District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
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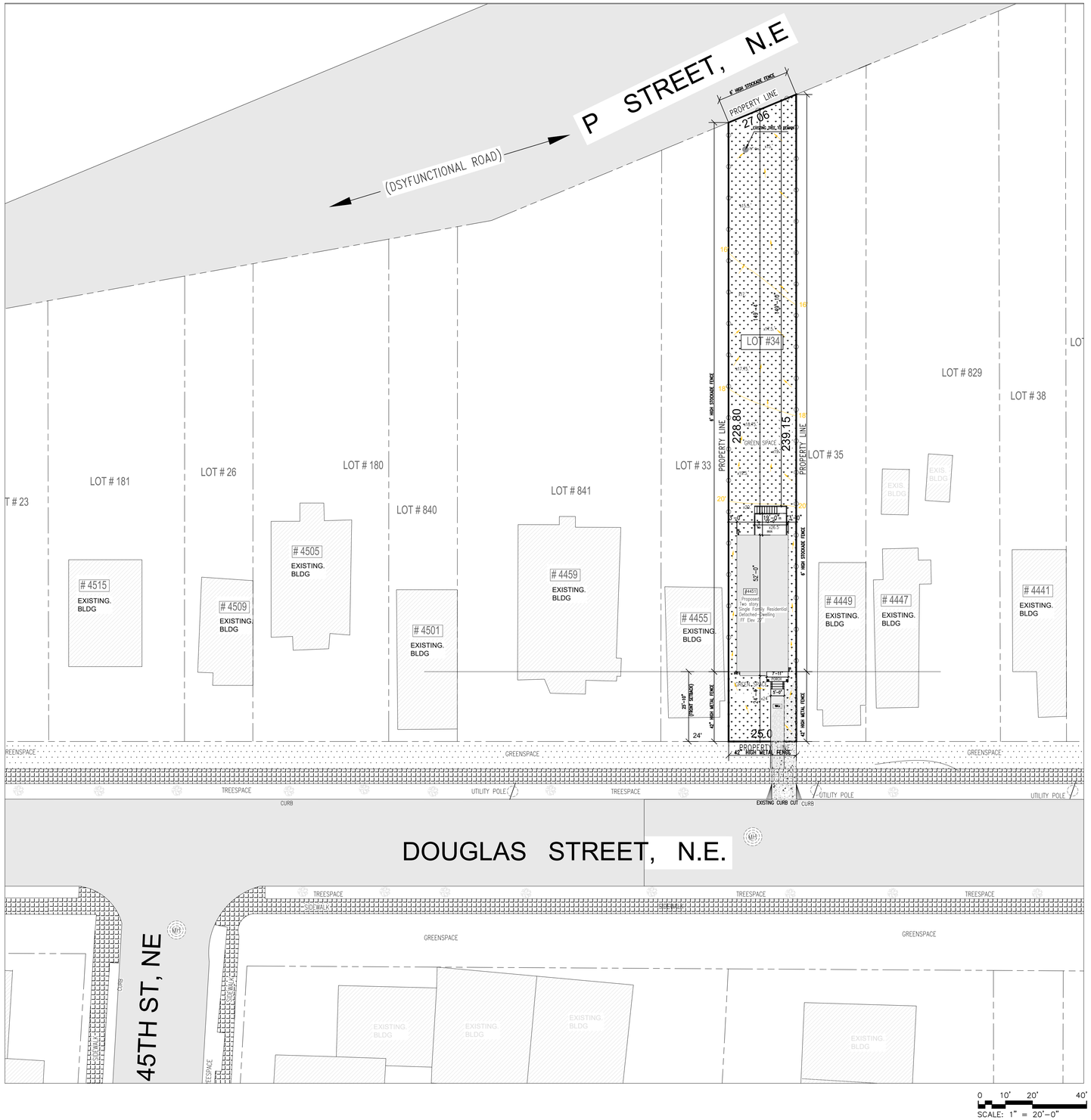
RENDERED FRONT ELEVATION

ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
NTS	DWG NO.: 000R

SITE PLAN WITH CONTEXT



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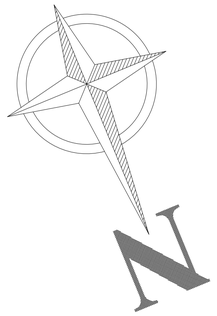
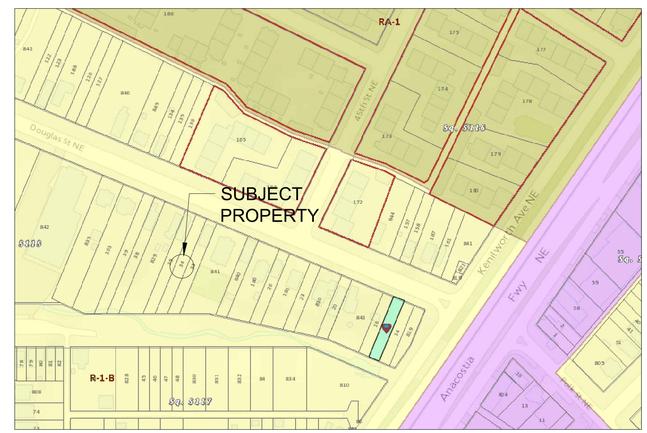


LOCATION MAP



Zoning Data Summary

Zoning District	R–1–B

Proposed Use

SINGLE FAMILY RESIDENTIAL DETACHED DWELLING

Zoning Data

	Min. Rqd.	Max. Rqd.	Proposed	Zoning code	CODE COMPLAINT
Units & Parking Spaces					
Number of Dwelling Units	1	–	1	SUBTITLE D 201.1	COMPLY
Number of Parking Spaces	1	–	–	SUBTITLE C 702.4	COMPLY
Setbacks & Building Heights					
Side Yard (left)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Side Yard (Right)	8'	–	3'–0"	SUBTITLE D 206.2	APPLYING FOR VARIANCE
Rear Yard	25'	–	149'–10"	SUBTITLE D 306.1	COMPLY
Building Height	–	40'	27'–0"	SUBTITLE D 303.1	COMPLY
Areas					
Lot Area	5,000 SF	–	5850 SF	SUBTITLE D 302.1	COMPLY
Gross Floor Area	–	–	1948 SF	SUBTITLE B 304	–
Floor Area Ratio	–	–	N/A	–	–
Building Footprint Area	–	–	1003 SF	–	–
Lot Occupancy %	–	40%	17.14%	SUBTITLE D 304.1	COMPLY
Pervious Area	50%	–	78.76%	SUBTITLE D 308.1	COMPLY
Lot Width	50'	–	25'	SUBTITLE D 302.1	APPLYING FOR VARIANCE
Number of Stories	–	3	2	SUBTITLE D 303.1	COMPLY

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District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
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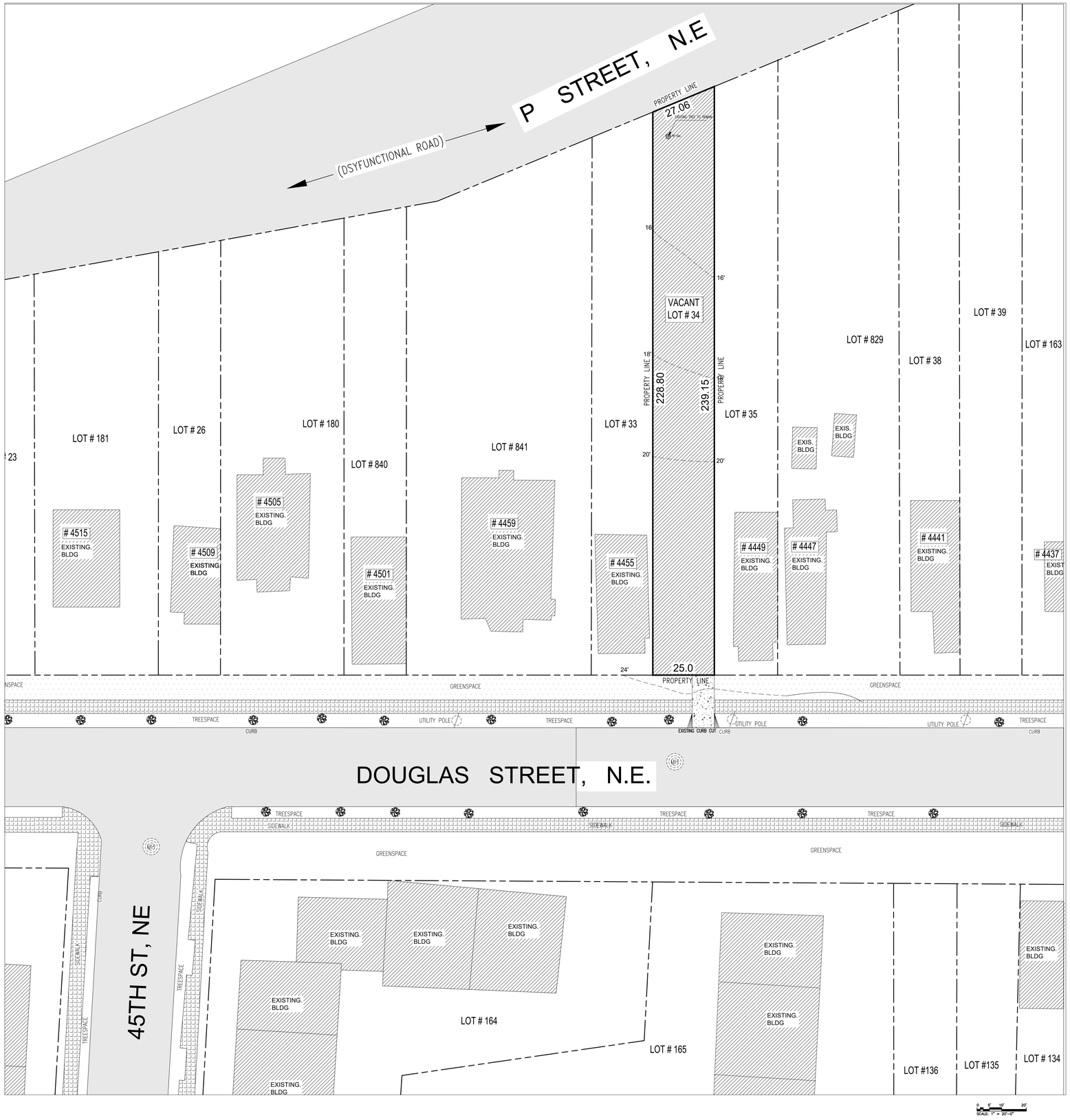
FAX: 301 772 1006

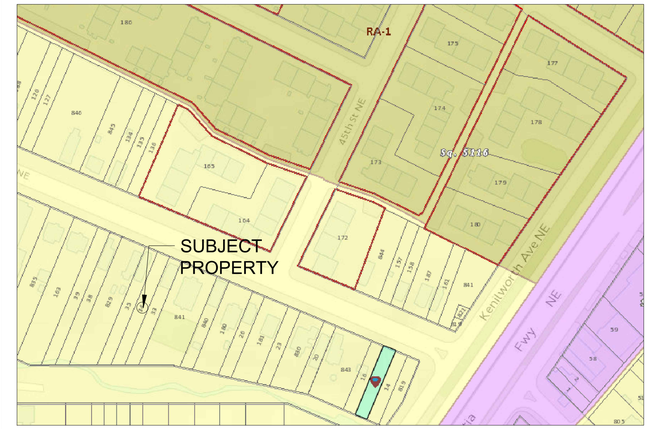
SITE PLAN WITH CONTEXT

ADDRESS: 4451 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
1/20"=1'-0"	DWG NO.: 001



LOCATION MAP



LEGENDS

	SILT FENCE
	LIMIT OF DISTURBANCE
xx'	EXISTING 2' CONTOUR LINE
xx'	PROP. CONTOUR LINE
× 000'	SPOT ELEVATION
	FLOW ARROW
W W W	EXISTING WATER MAIN
S S S	EXISTING SEWER MAIN
SW SW SW	EXISTING STORMWATER DRAIN
WHC	WATER HOUSE CONNECTION
SHC	SEWER HOUSE CONNECTION
DS	DOWNSPOUT DISCHARGING POINT
SCE	STABILIZED CONSTRUCTION ENTRANCE
	UTILITY POLE
B-1	BORE HOLE LOCATION
C.O.	CLEAN OUT
	EX. FIRE HYDRANT

DISTRICT OF COLUMBIA
MOHAMMAD Y. SIKDER
No. 501708
REGISTERED
PROFESSIONAL ENGINEER

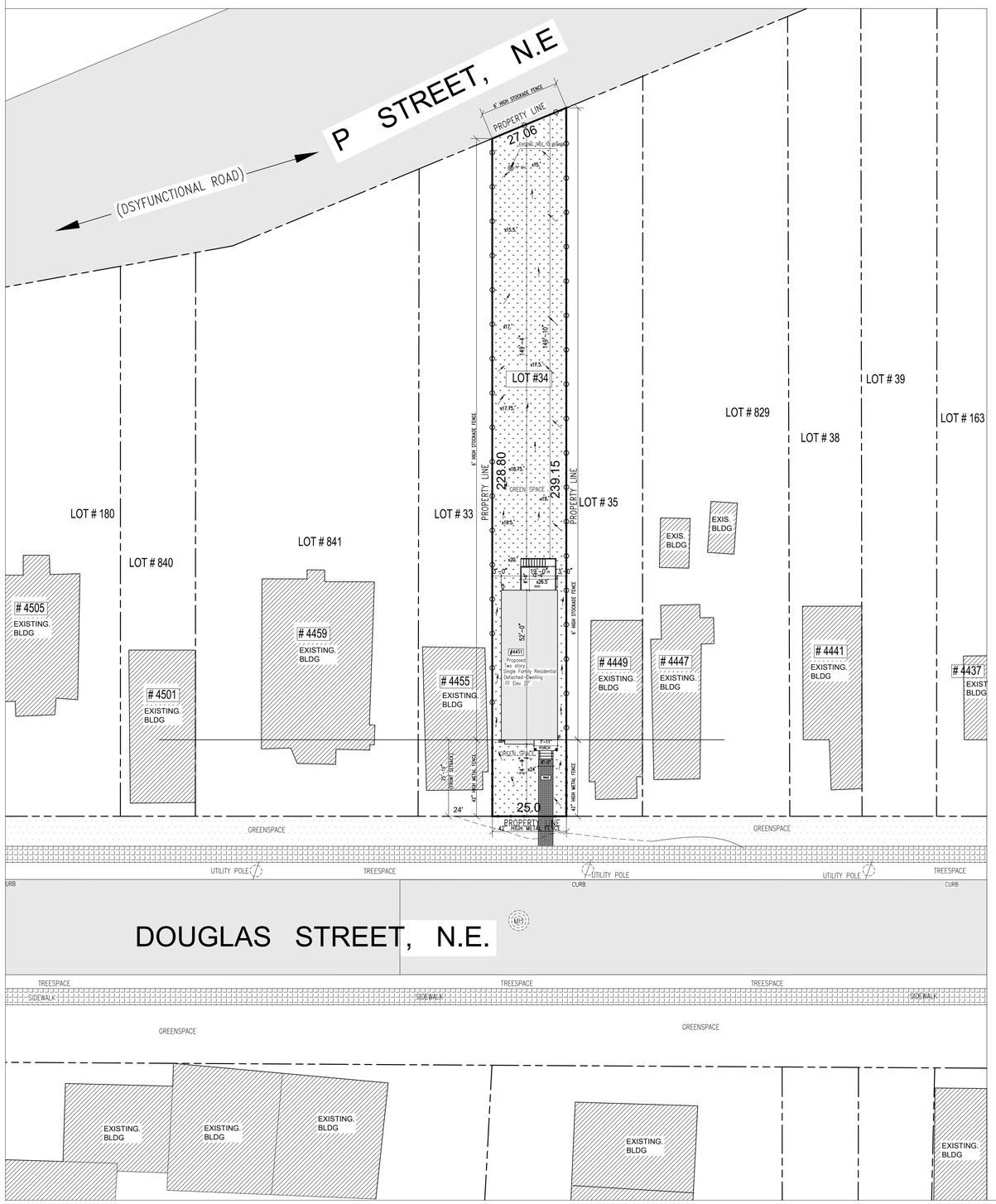
DATE	REV.	DESCRIPTION	BY

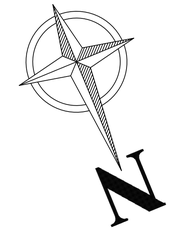
District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

EXISTING SITE PLAN

ADDRESS: 4451 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
1/20"=1'-0"	DWG NO.: 002





LEGENDS

- 42" HIGH METAL FENCE
- STOCKADE FENCE
- EXISTING BUILDING
- GREEN SPACE
- SIDE WALK
- WALKWAY
- STABILISED CONSTRUCTION ENTRANCE

SYMBOL

- 42" HIGH METAL FENCE
- 6' HIGH STOCKADE FENCE

DATE	REV.	DESCRIPTION	BY

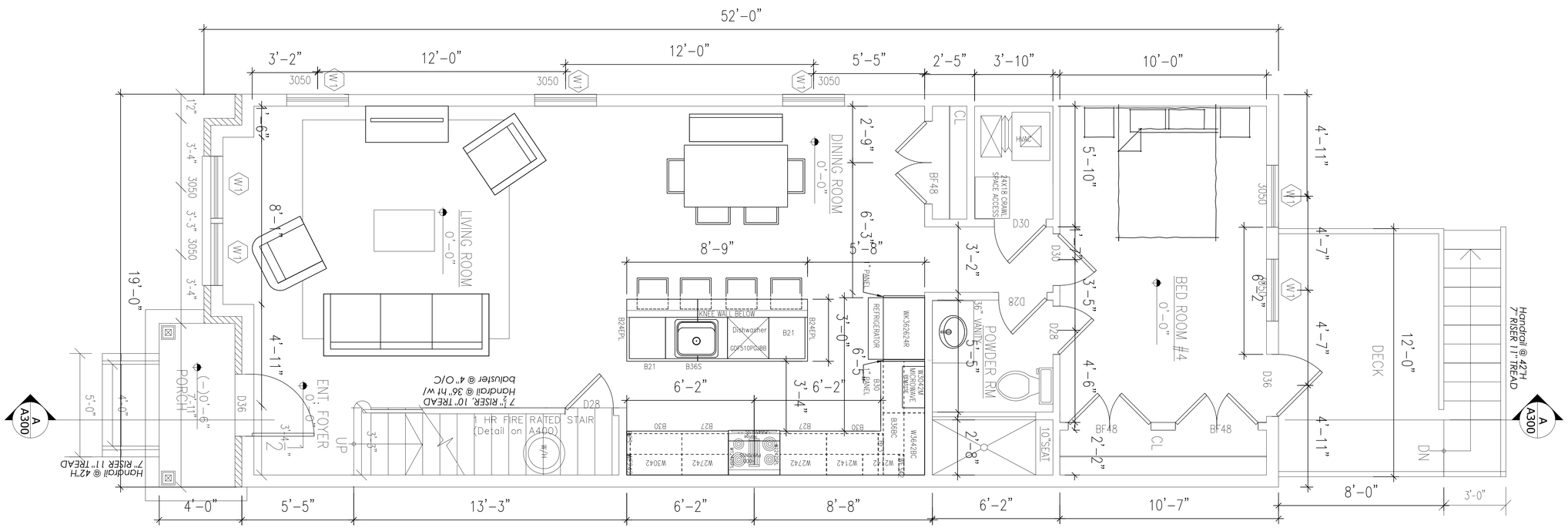
District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

LANDSCAPE PLAN

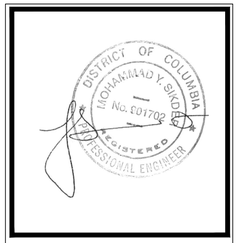
ADDRESS: 4451 DOUGLAS ST.NE WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
1/10"=1'-0"	DWG NO.: 003



FIRST FLOOR PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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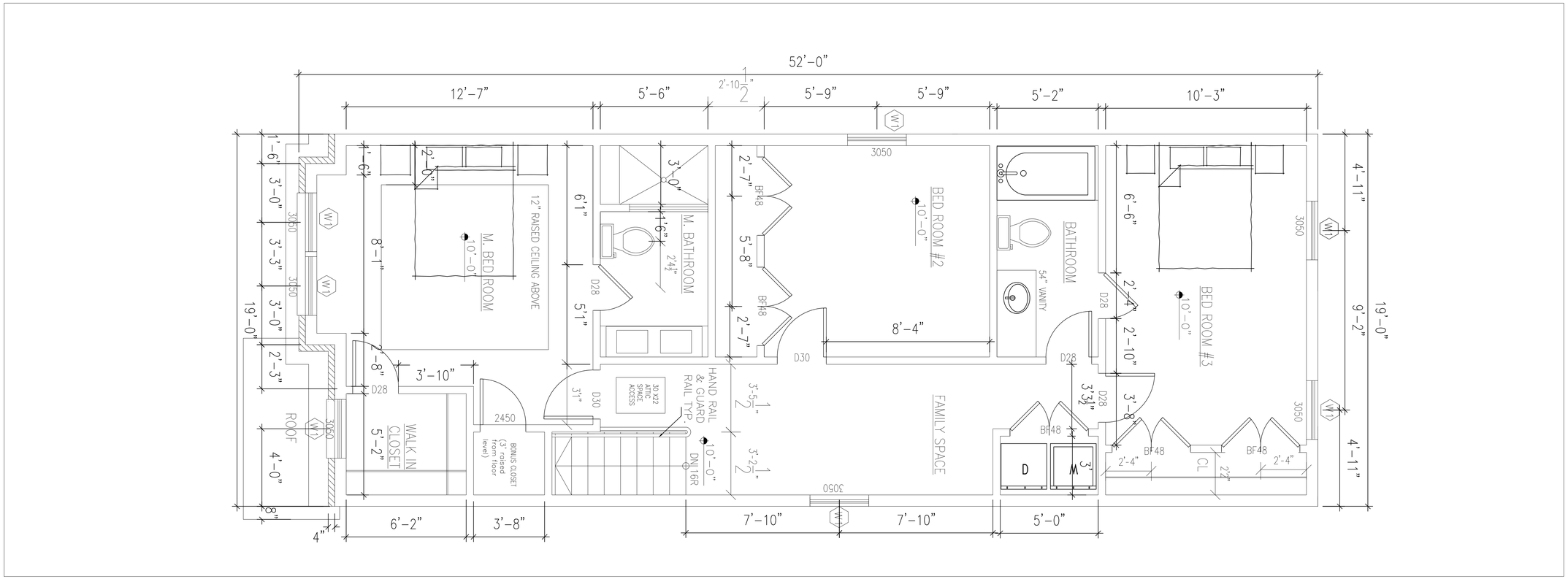
District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

FIRST FLOOR PLAN

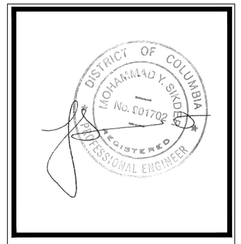
ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 004



SECOND FLOOR PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



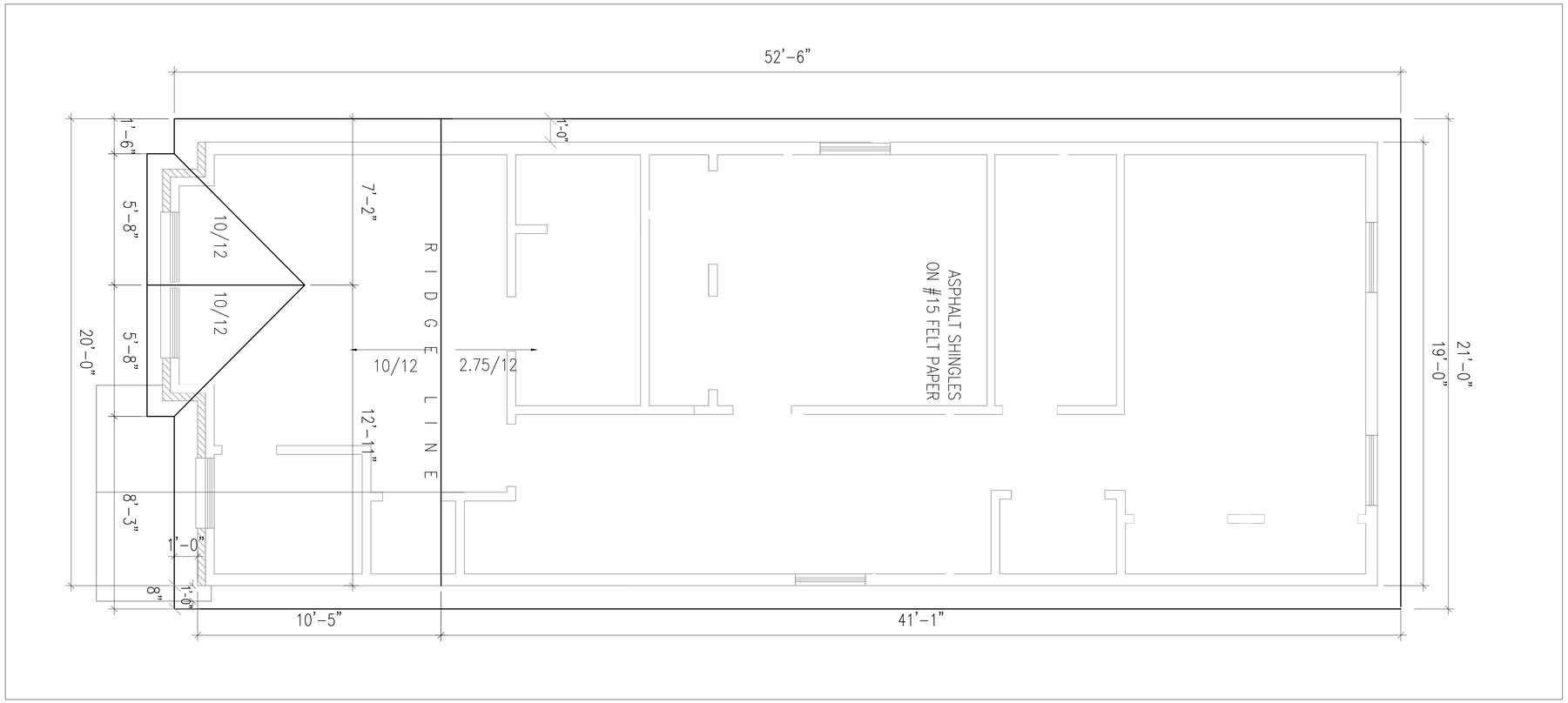
DATE	REV.	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

SECOND FLOOR PLAN

ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 005



ROOF PLAN

0 2' 4' 8'
SCALE: 3/8" = 1'-0"

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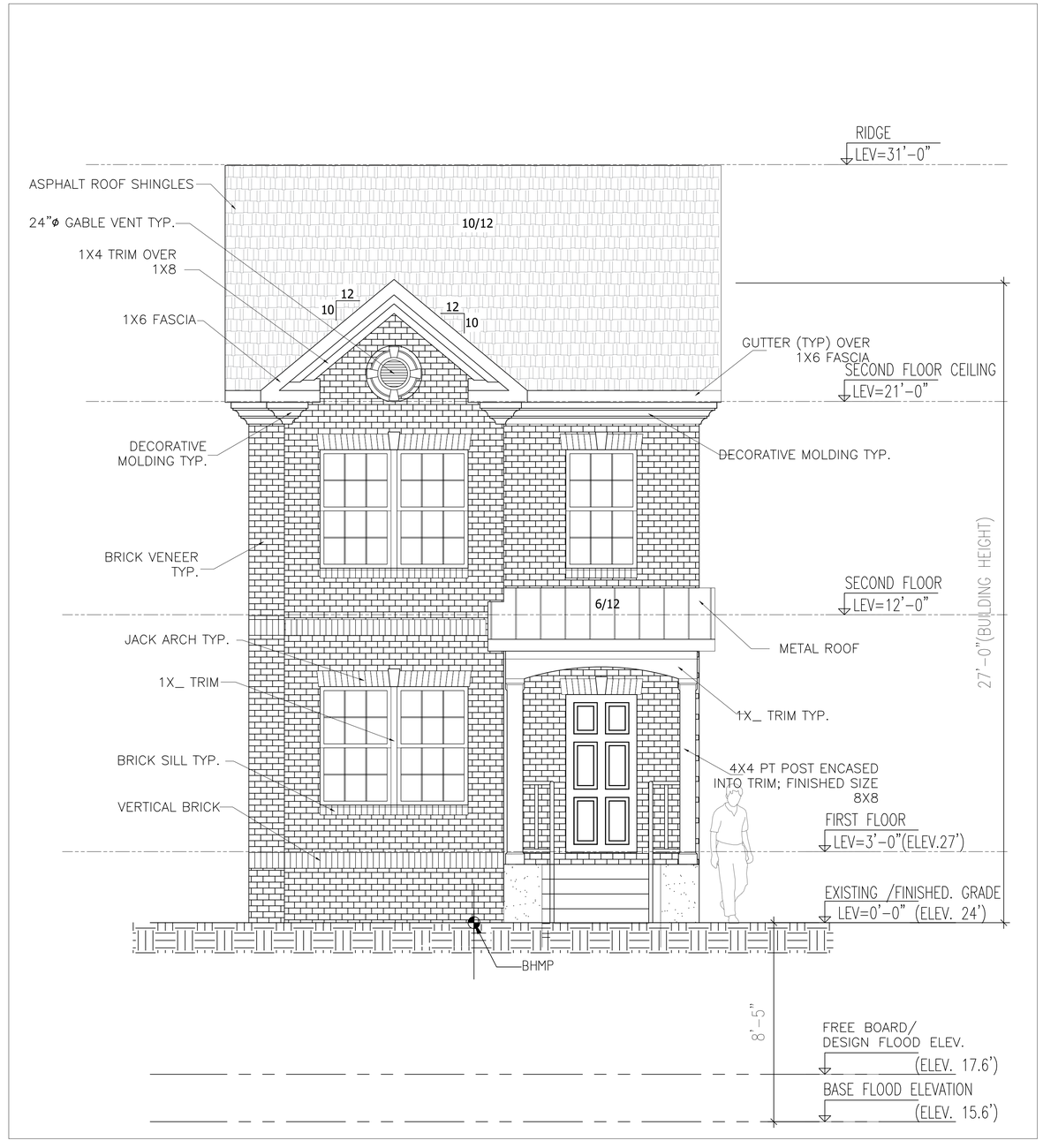
District-Properties.Com Inc.

Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

ROOF PLAN

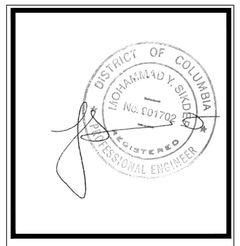
ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 006



FRONT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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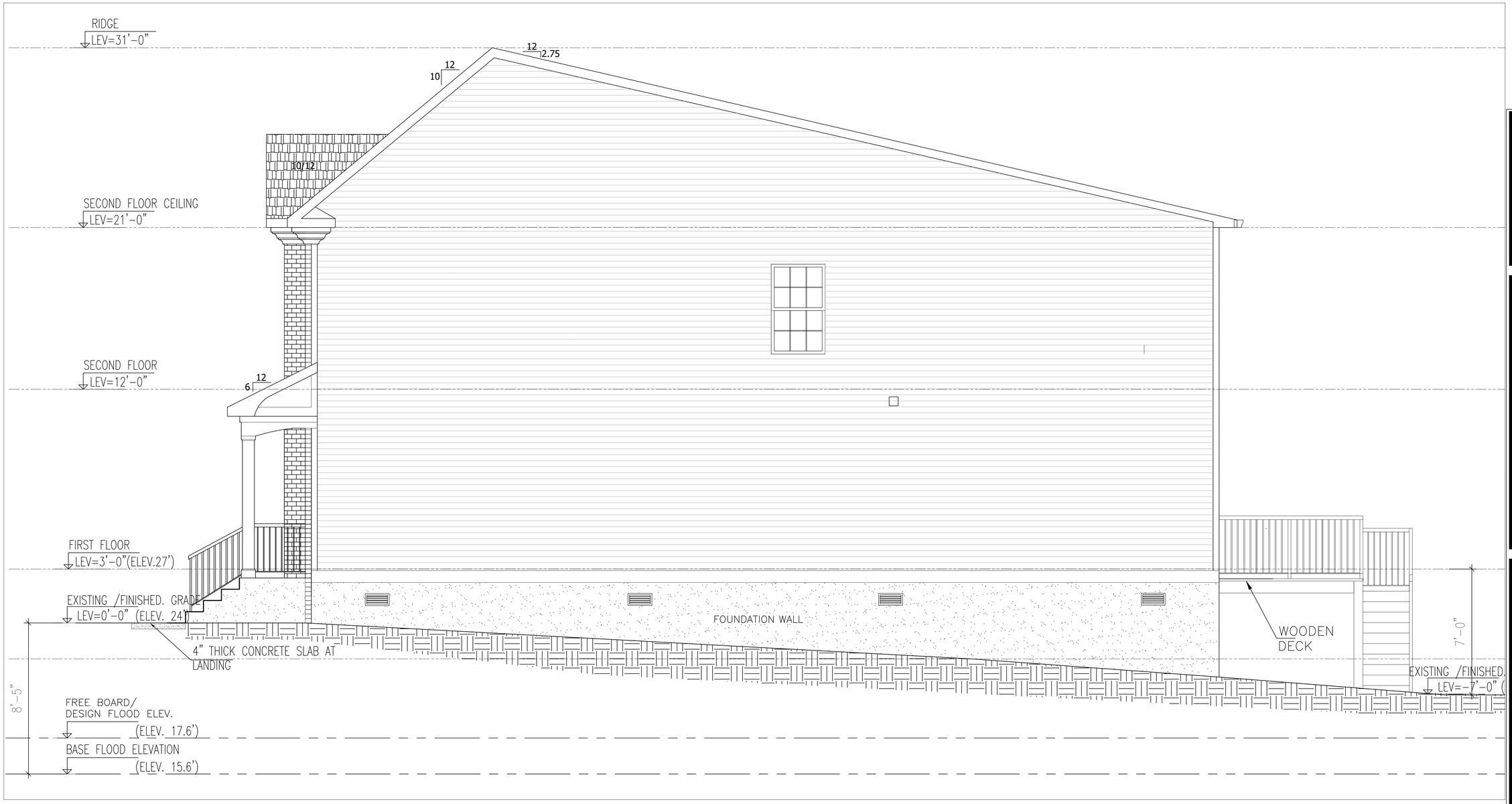
Residential Development Company
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

FRONT ELEVATION

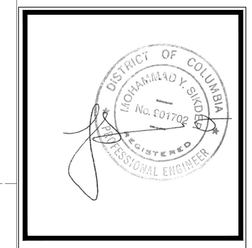
ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 007



RIGHT ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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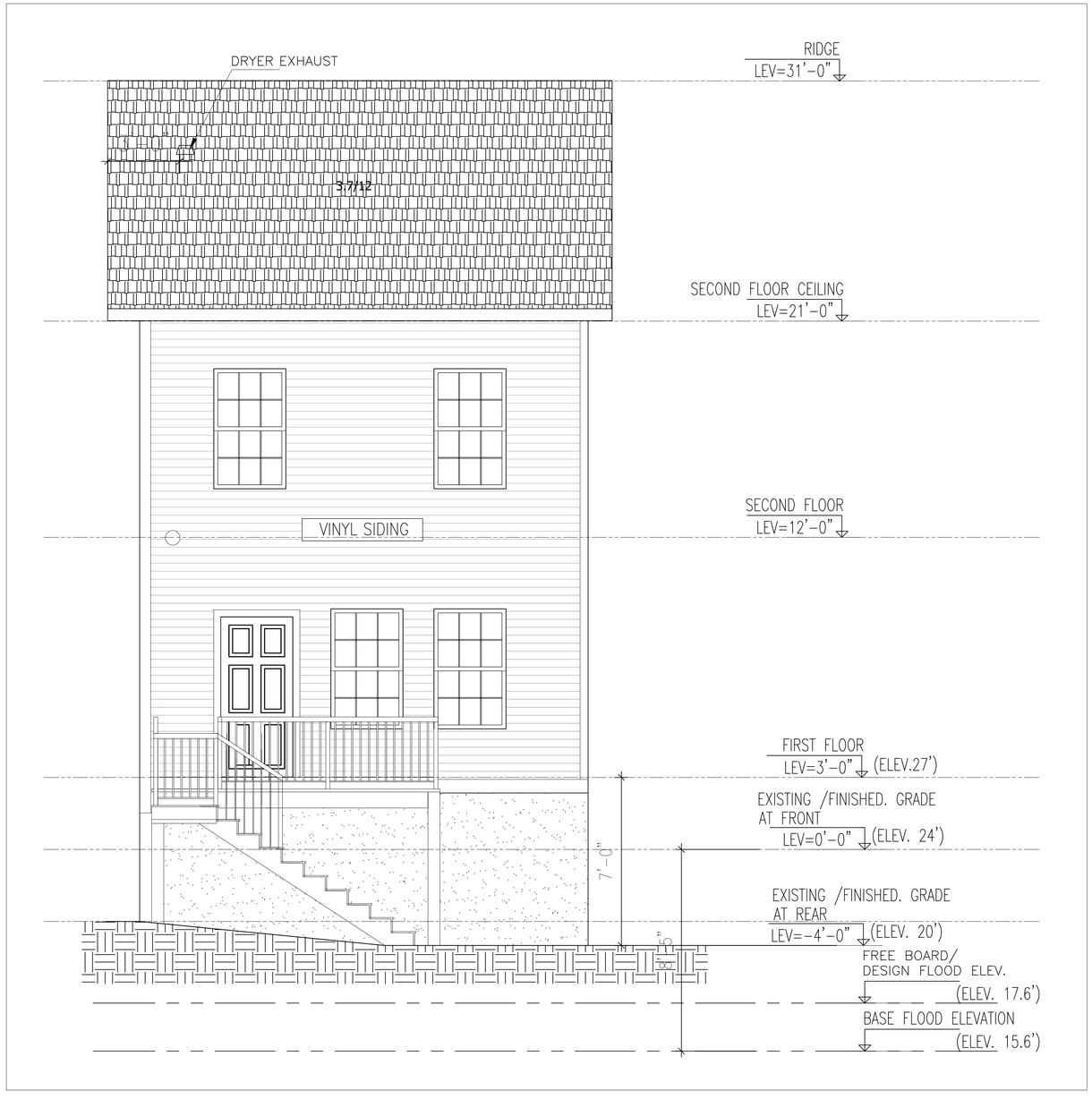
4626 WISCONSIN AVE NW-SUITE 324
WASHINGTON, DC 20016
TEL: 202 526 8664
FAX: 301 772 1006

RIGHT ELEVATION

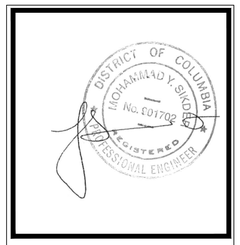
ADDRESS:
4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 008



BACK ELEVATION

0 2' 4' 8'
SCALE: 3/8" = 1'-0"



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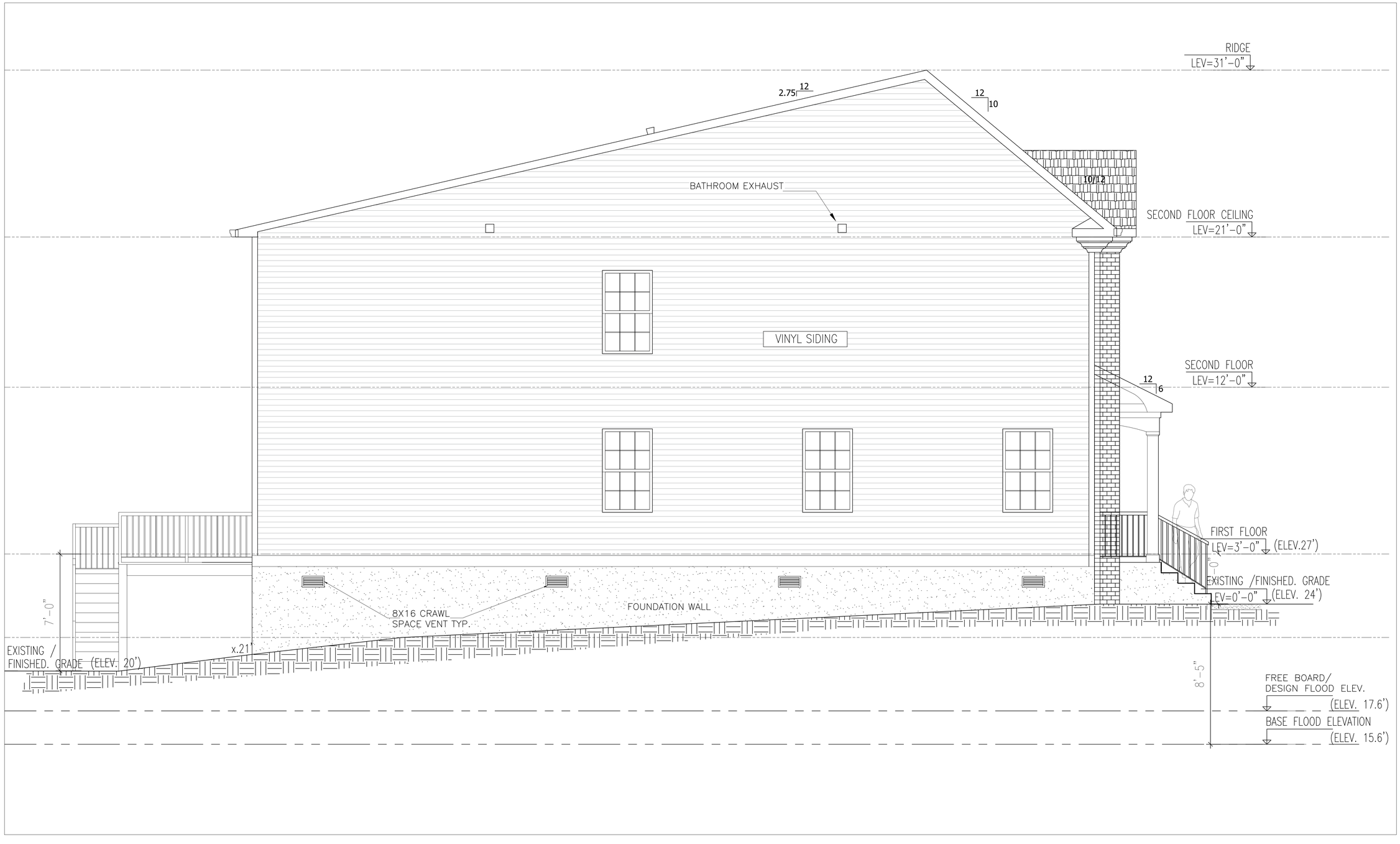
FAX: 301 772 1006

BACK ELEVATION

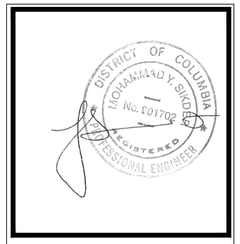
ADDRESS: 4451 DOUGLAS ST.NE
WASHINGTON DC,20019

DATE:	12/10/21
DESIGNED BY:	MS
DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 009



LEFT ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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LEFT ELEVATION

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WASHINGTON DC,20019

DATE:	12/10/21
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DRAWN BY:	OB
CHECKED BY:	APPROVED BY:
3/8"=1'-0"	DWG NO.: 010