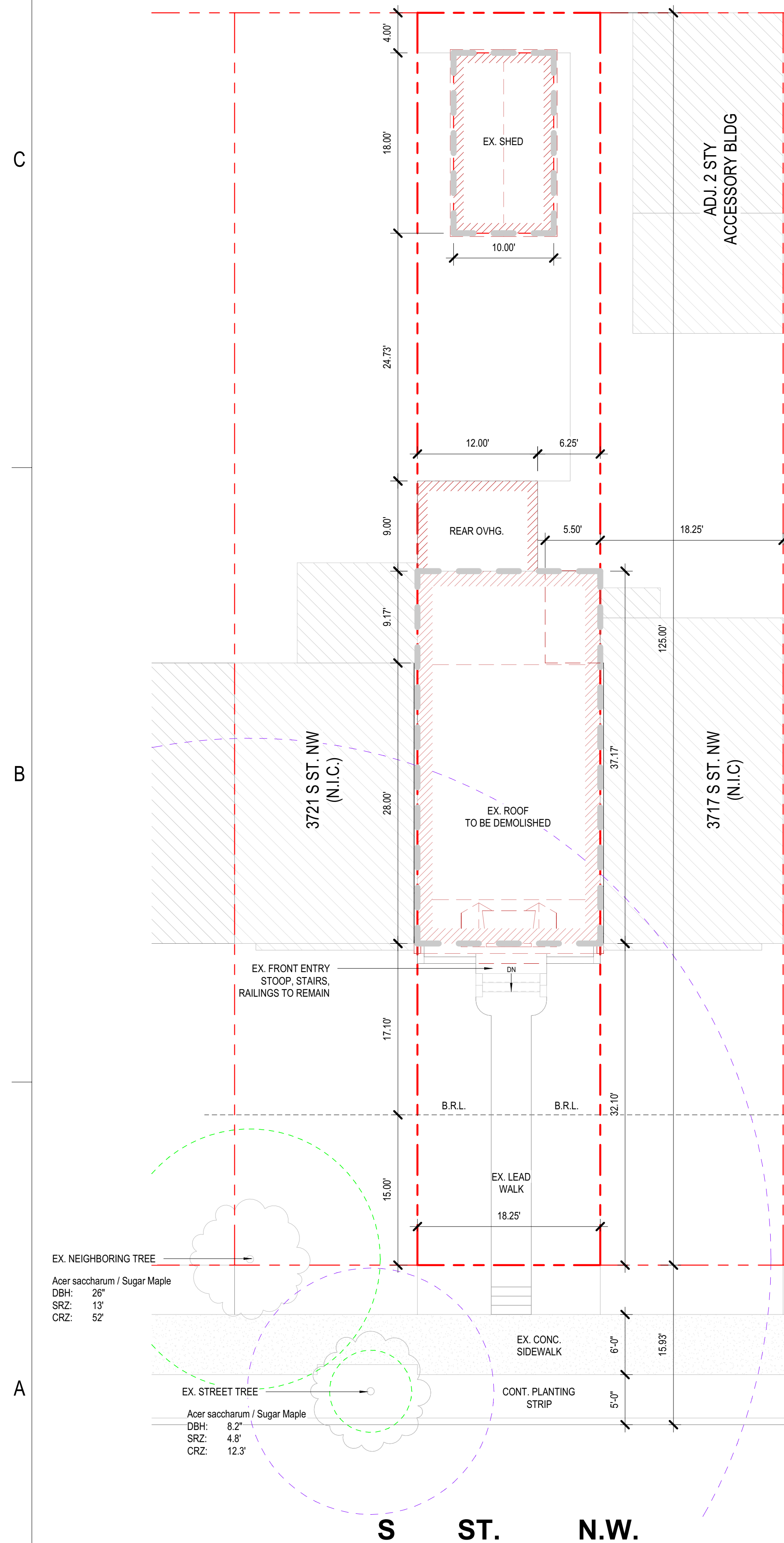
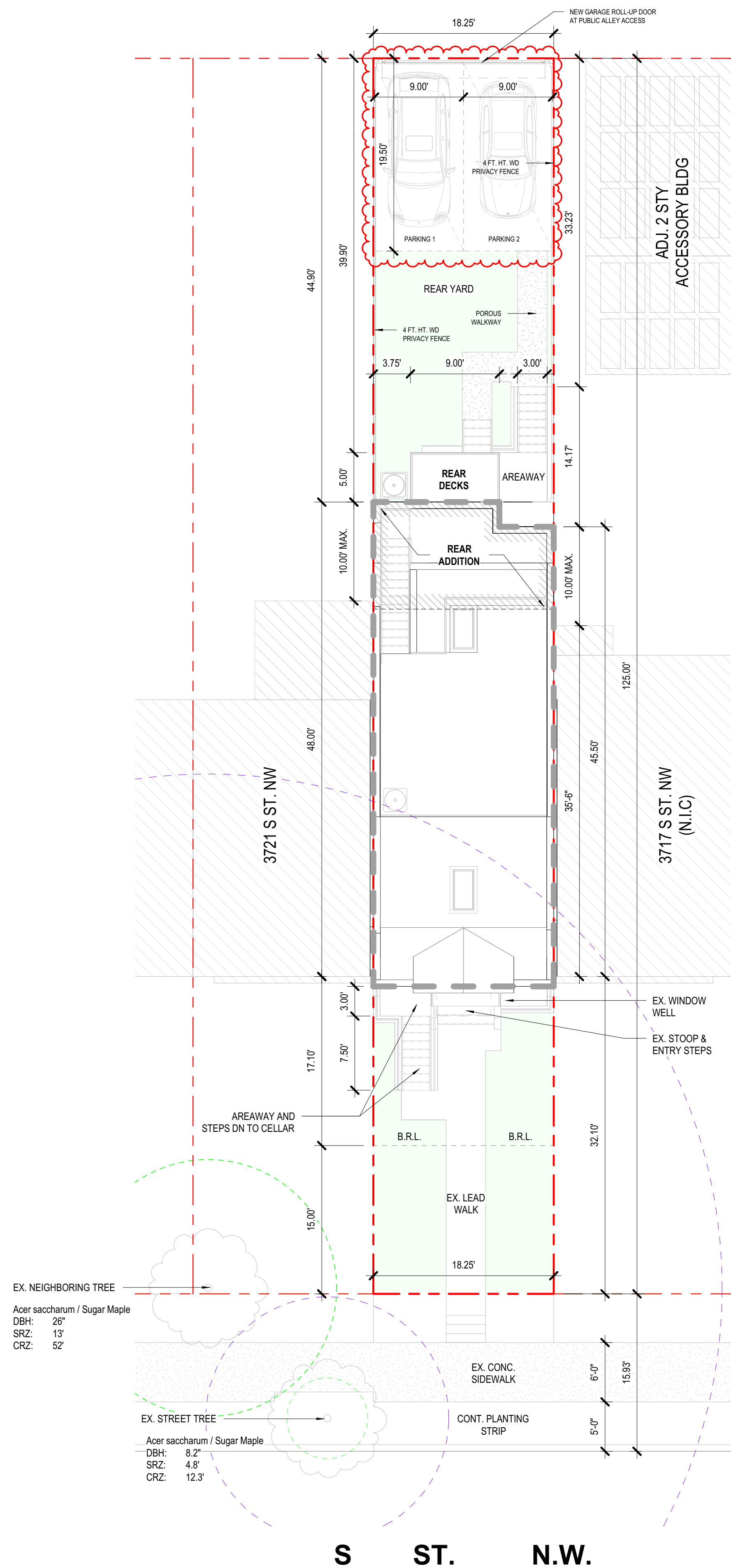


20' PUBLIC ALLEY



1 EXISTING SITE PLAN

20' PUBLIC ALLEY



2 PROPOSED SITE PLAN

BUILDING LOCATION
3719 S STREET N.W.



A - VICINITY MAP

BUILDING INFORMATION

BUILDING AREA AND INFO

ADDRESS: 3719 S ST NW
SQ / LOT: 1380 / 0063
ZONING: R-3/GT

EX. LOT AREA: 2,281 SF

EX. MAIN BLDG:	678 SF
REAR ADDITION:	184 SF
REAR DECK:	45 SF

LOT COVERAGE: 907 SF (39.76%)

BUILDING AREA

MAIN BUILDING AREAS BY FLOOR:

CELLAR	876 SF (NOT INCLUDED IN G.F.A.)
1ST FLOOR	862 SF
2ND FLOOR	862 SF
3RD FLOOR	763 SF

.....

GROSS FLOOR AREA (G.F.A.)	2,487 SF
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TOTAL SF W/ CELLAR	3,363 SF
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1ST FLR REAR DECK	45 SF
2ND FLR REAR DECK	45 SF
3RD FLR ROOF TERR.	98 SF
ROOF DECK	430 SF

ZONING INFO / ANALYSIS

MISC

BUILDING HEIGHT: MAX. ALLOWED: 35'-0"
PROPOSED: 33'-1"

STORIES: ALLOWED: 3
PROPOSED: 3 (PLUS CELLAR)

FRONT YARD: MIN. REQUIRED: CONST. W/ 1 ADJ. PROP.
PROPOSED: N/A - NO CHANGE

SIDE YARD: MIN. REQUIRED: N/A - EX. ROW DWELLING
PROPOSED: N/A

REAR YARD: MIN. REQUIRED: 20'-0"
PROPOSED: 39'-11" TO REAR DECKS

LOT OCCUPANCY: MAX ALLOWED: 60% (1,368.6 SF)
PROPOSED: 1,202 SF (52.70%)

PERVIOUS AREA: MIN. REQUIRED: 20% (457 SF)
PROVIDED: 29.99% (684 SF)

PARKING:	REQUIRED:	N/A
	PROVIDED:	2 SPACES VIA PUBLIC ALLEY

DISTRICT OF COLUMBIA
 OPERATIONS DIVISION
 HAS APPROVED
 Date 03/07/24

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on-site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or plumbing

07 2024
07 2024
07 2024
07 2024
07 2024
07 2024
07 2024
07 2024

3719 S ST NW
SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

	DATE	DESCRIPTION
	2023-1-31	PERMIT SET
1	2023-12-07	REV 01
2	2024-02-20	REV 02

DRAWING TITLE
**SITE PLAN AND ZONING
INFO**

STAMP

PROJECT NO.
FS200061

DRAWN BY:
Author

SCALE:
As indicated

DATE:
2023-10-31

DWG. NO.

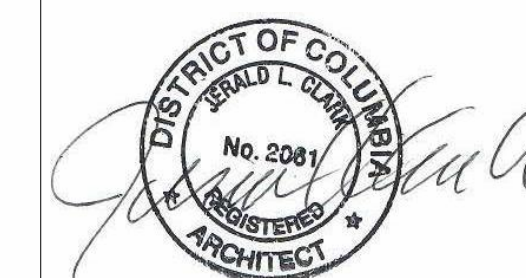
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Board of Zoning Adjustment
District of Columbia
CASE NO.21202
EXHIBIT NO.6

SINGLE-FAMILY ROWHOUSE ADDITION & ALTERATION

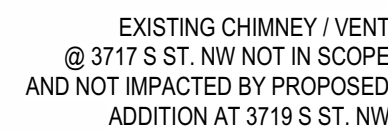
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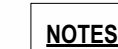
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