

SITE DESCRIPTION		NOTES
SQUARE:	1851	
LOT:	0067	
SITE AREA:	13,178 SF	
ZONING DISTRICT:		R-1-B
STREET WIDTHS:		
	Harrison St NW	60

ZONING REGULATED TOPIC	PERMITTED	SUBTITLE/ SECTION	EXISTING	PROPOSED	NOTES
GROSS FLOOR AREA (GFA):	N/A		N/A	N/A	
HEIGHT	40'	D/§203	28'	28'	The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principal building that is closest to a street lot line
STORIES	3	D/§203.2	2	NO CHANGE	
LOT OCCUPANCY	40%	D/§210	20%	30%	
FRONT SETBACK	SEE NOTES	D/§206		NO CHANGE	For all residential buildings, a front setback shall be provided within the range of existing front setbacks of all residential buildings on the same
REAR YARD	25'	D/§207	46'	25'	318.3 Where the rear lot line is not parallel to the street lot line, or where there are more than one (1) rear lot lines that intersect at a point at an angle greater than ninety degrees (90°), the required rear yard shall be measured as a vertical plane along a line measured in from the rear lot line at a point equidistant from the side lot lines.
SIDE YARD	8'	D/§208	12'	NO CHANGE	Two (2) side yards, each a minimum of eight feet (8 ft.) in width, shall be provided for all detached buildings.
PERVIOUS SURFACE	50%	D/§211			





Aerial - Existing



Bird's Eye Looking East- Existing



1. Front- Looking south



2. Front- Looking south down the alley



3. Rear- Looking east down the alley



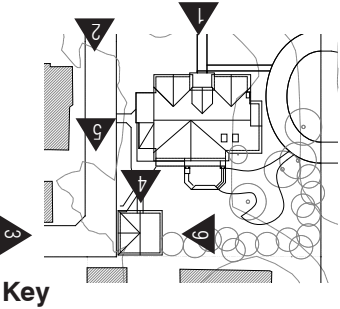
4. Rear- Looking south at the existing garage

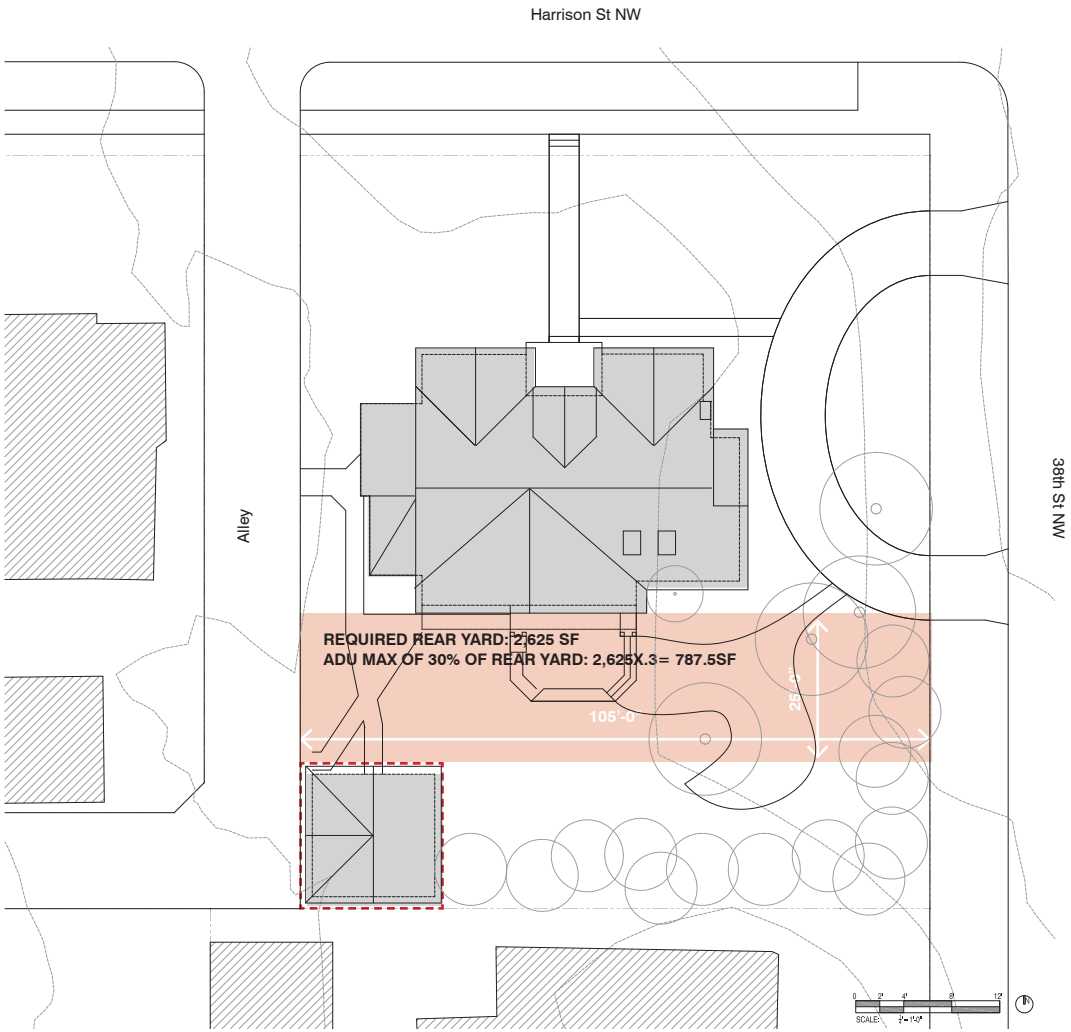


5. Alley- Looking south down the alley

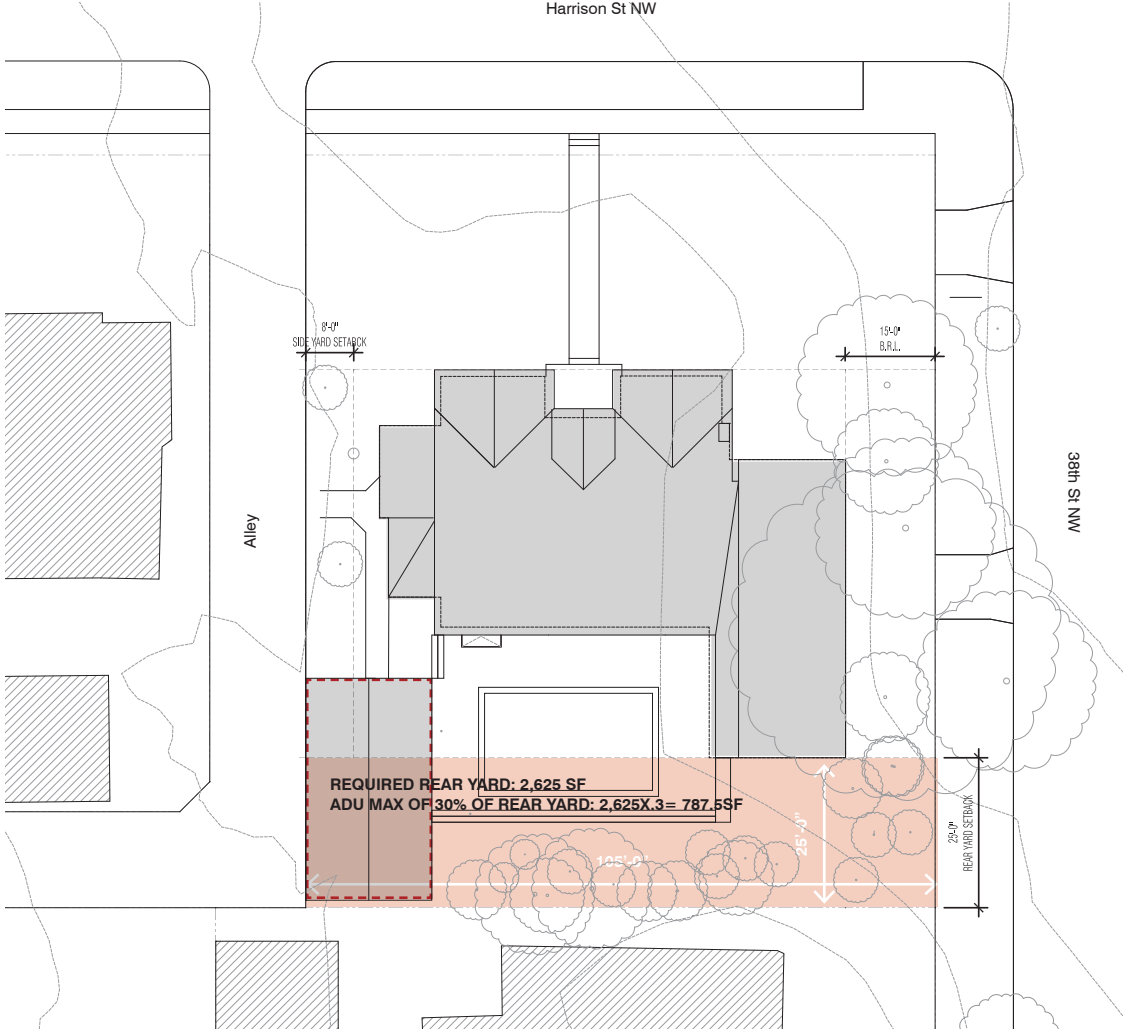


6. Rear- Looking west at the existing garage



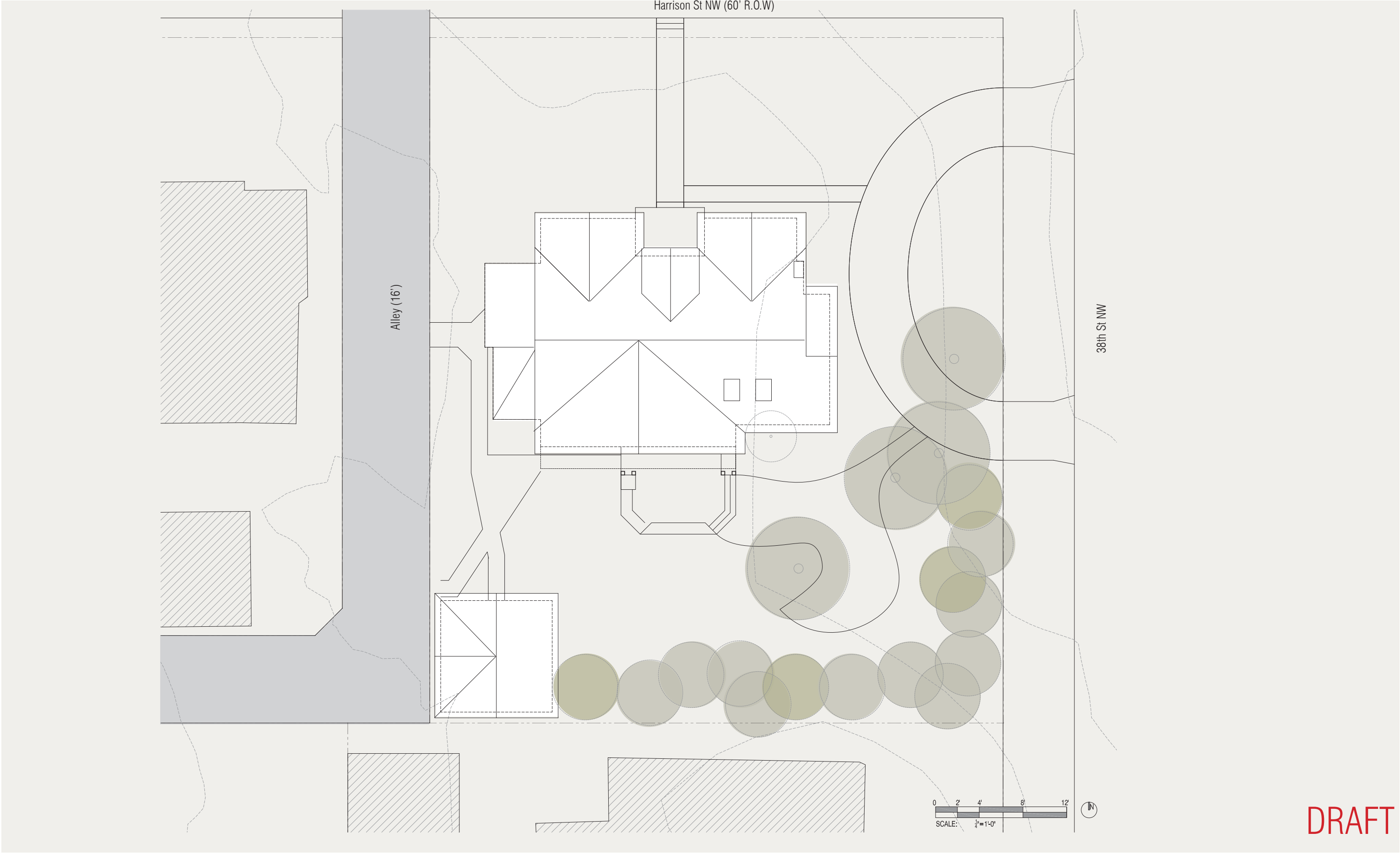


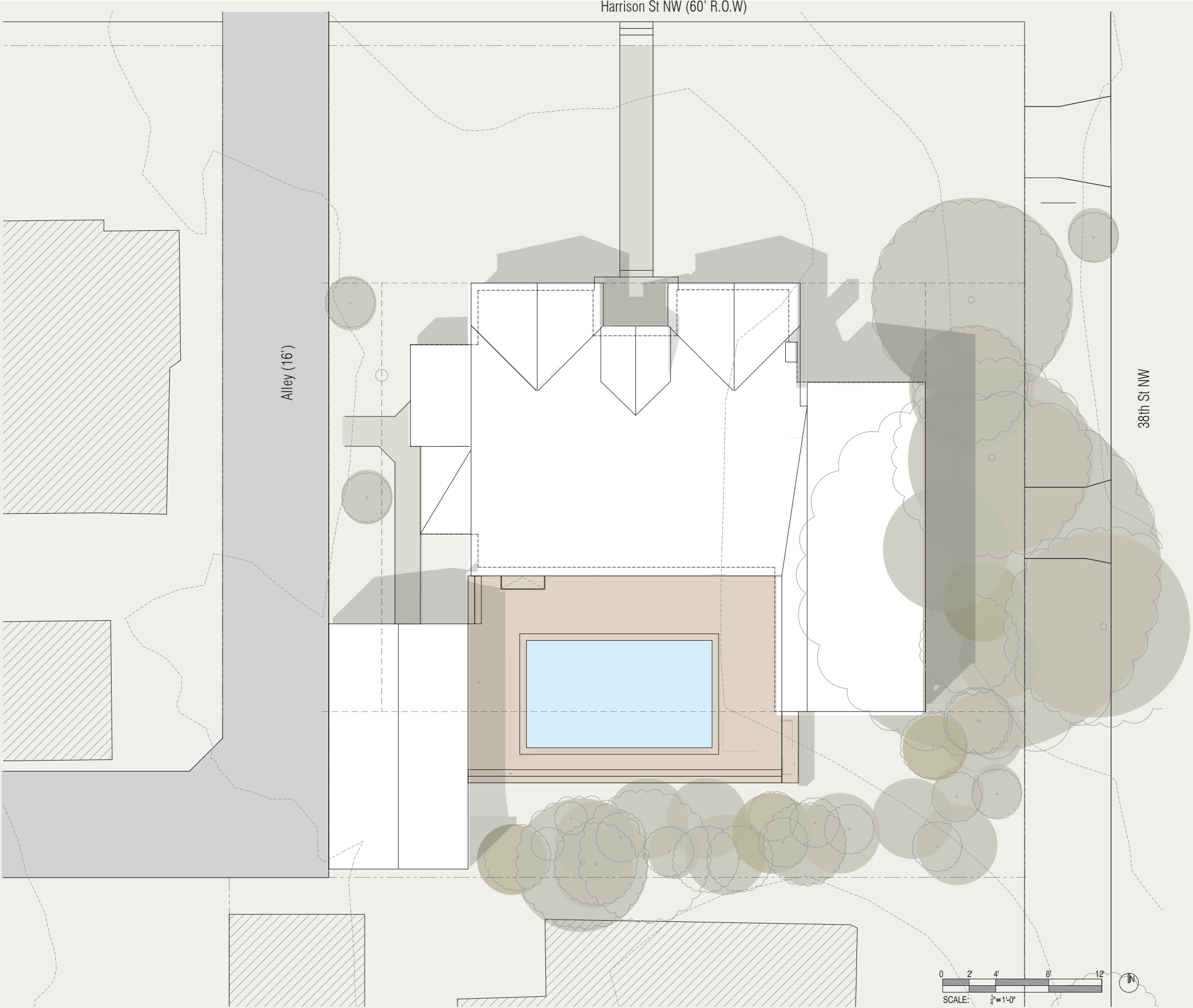
Existing Site Plan Diagram



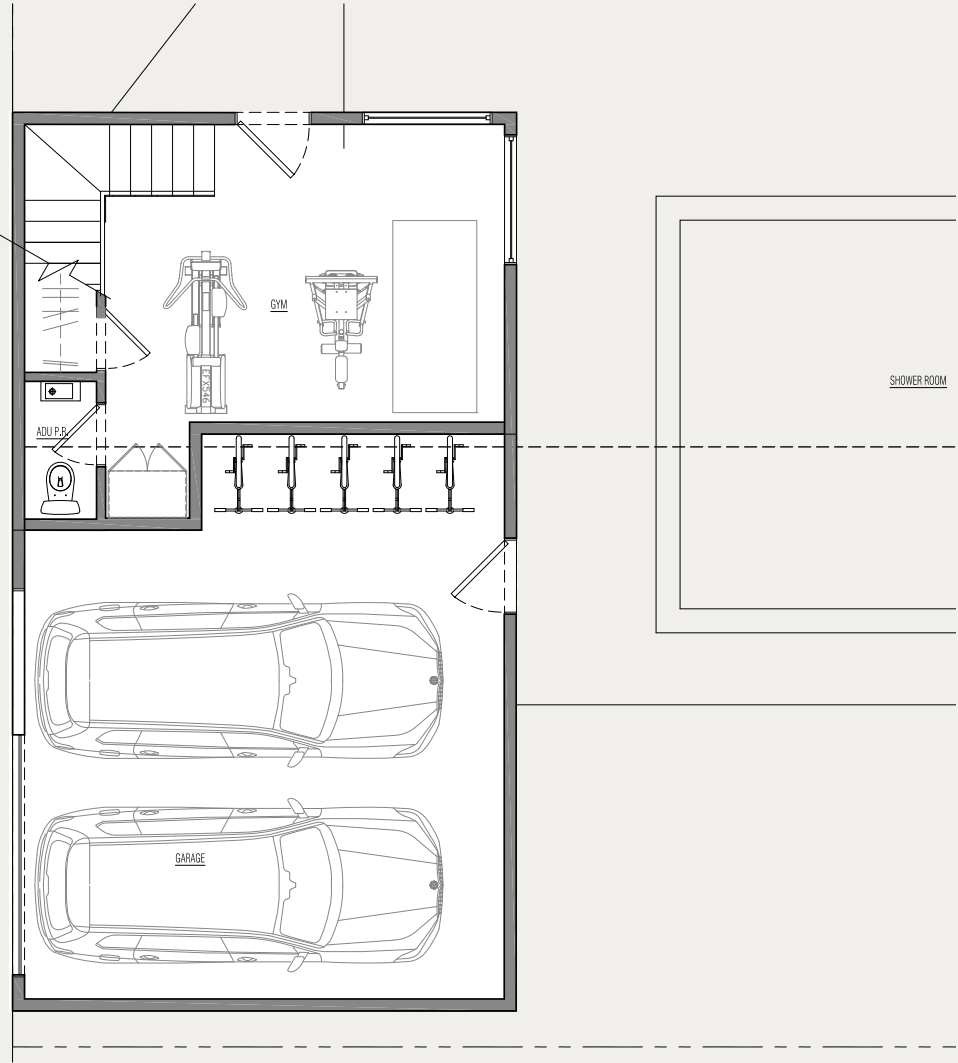
Proposed Site Plan Diagram

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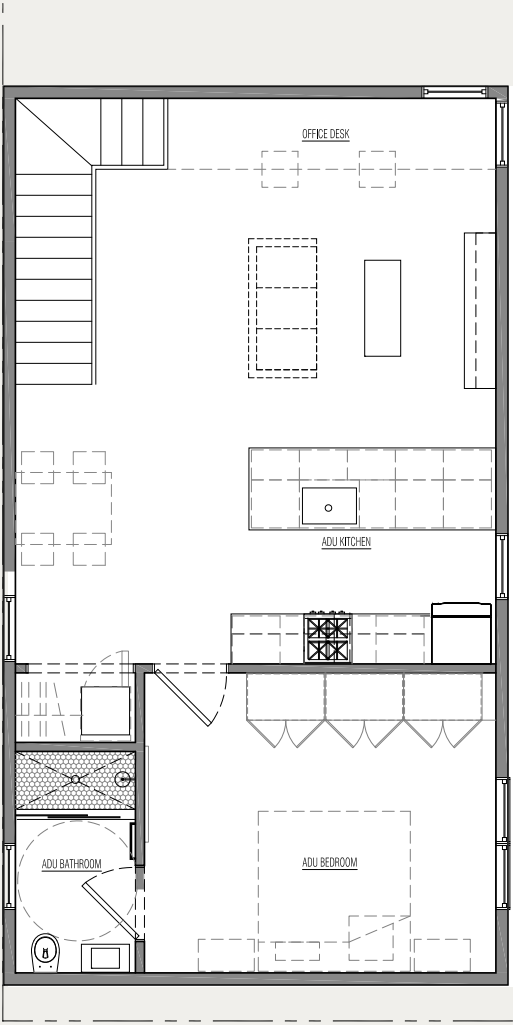




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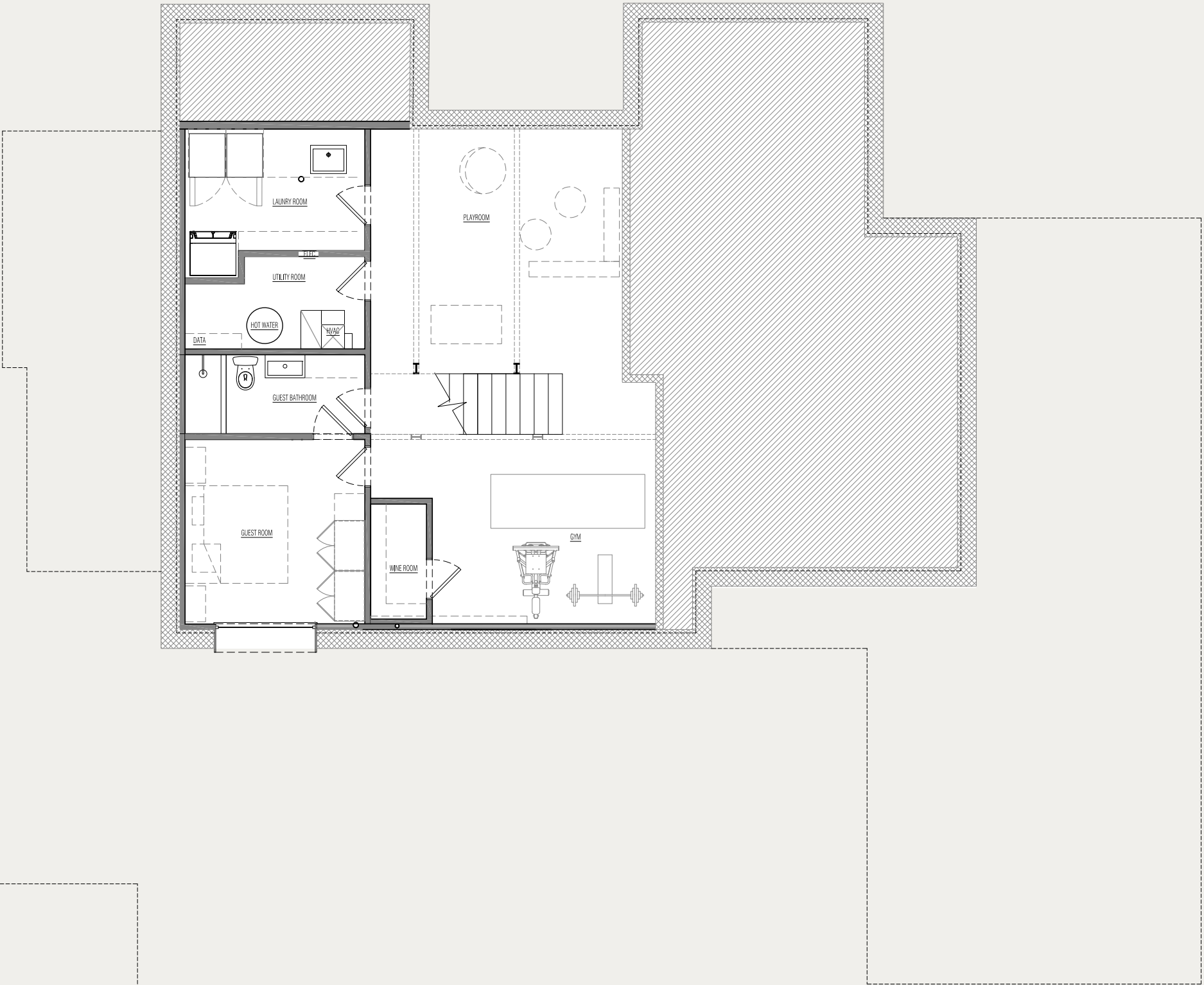


1st Floor Plan



2nd Floor Plan

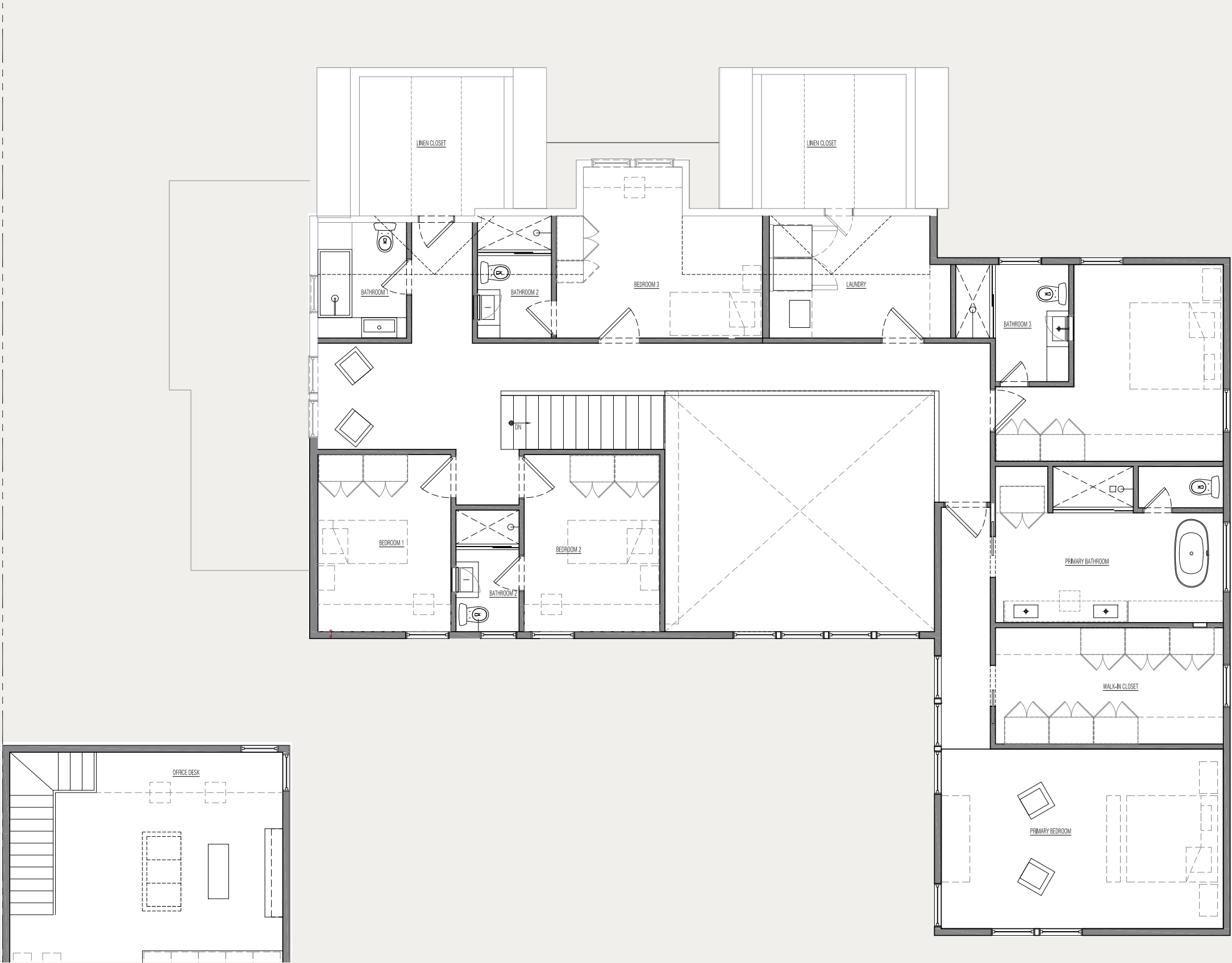
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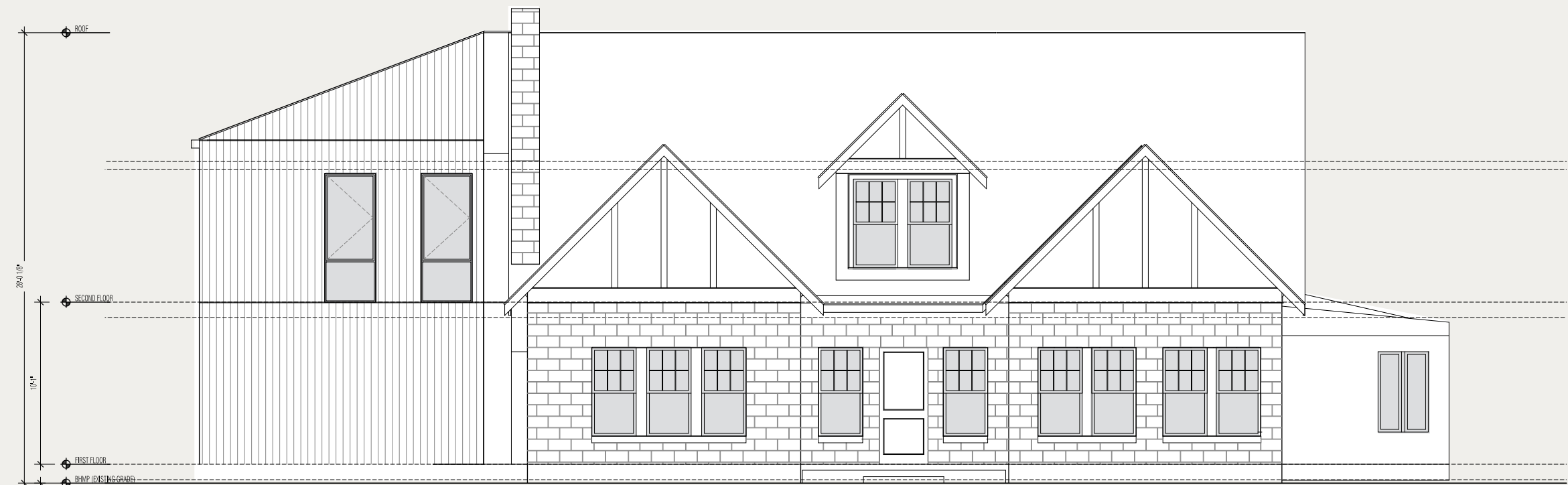
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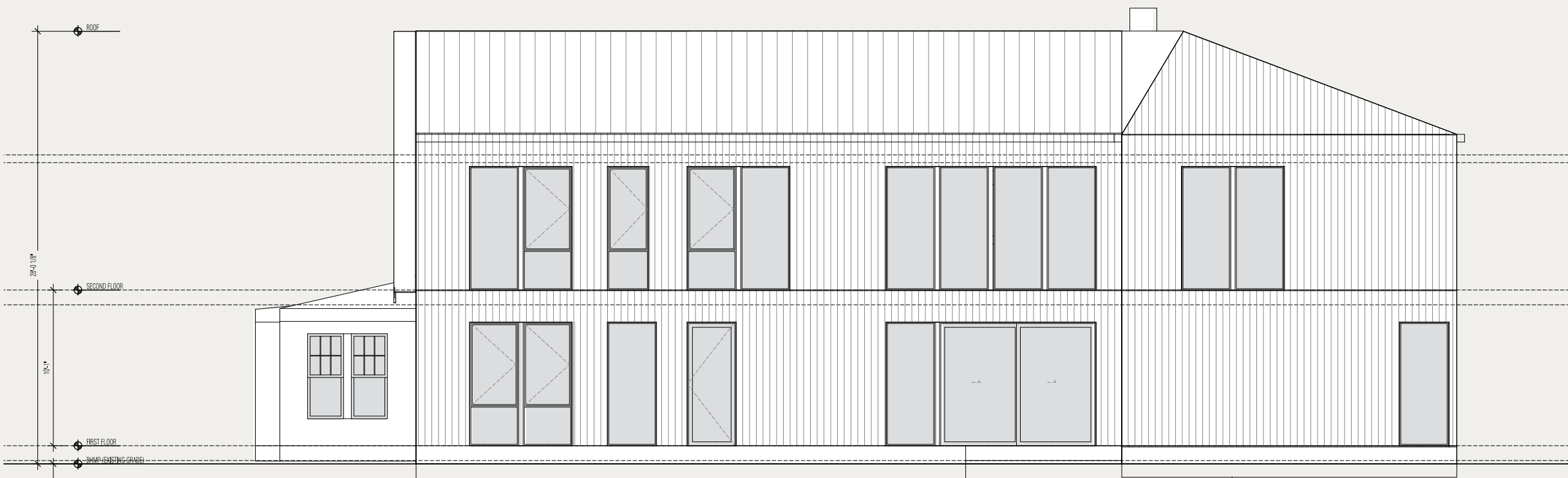
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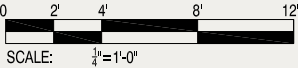
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Front Elevation - North



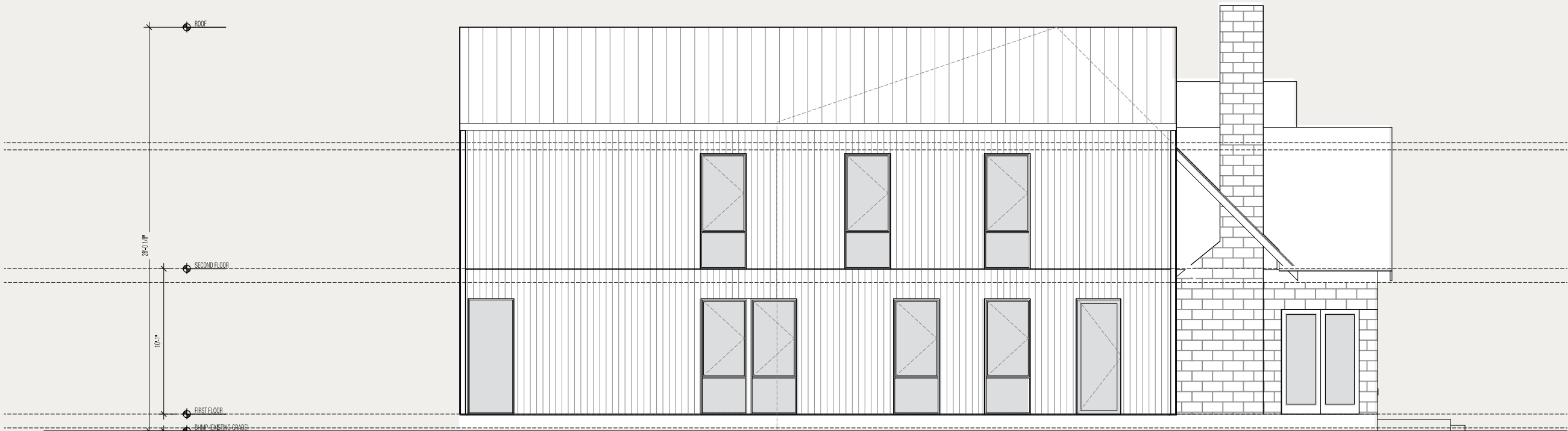
Rear Elevation - South



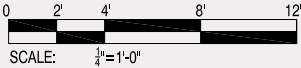
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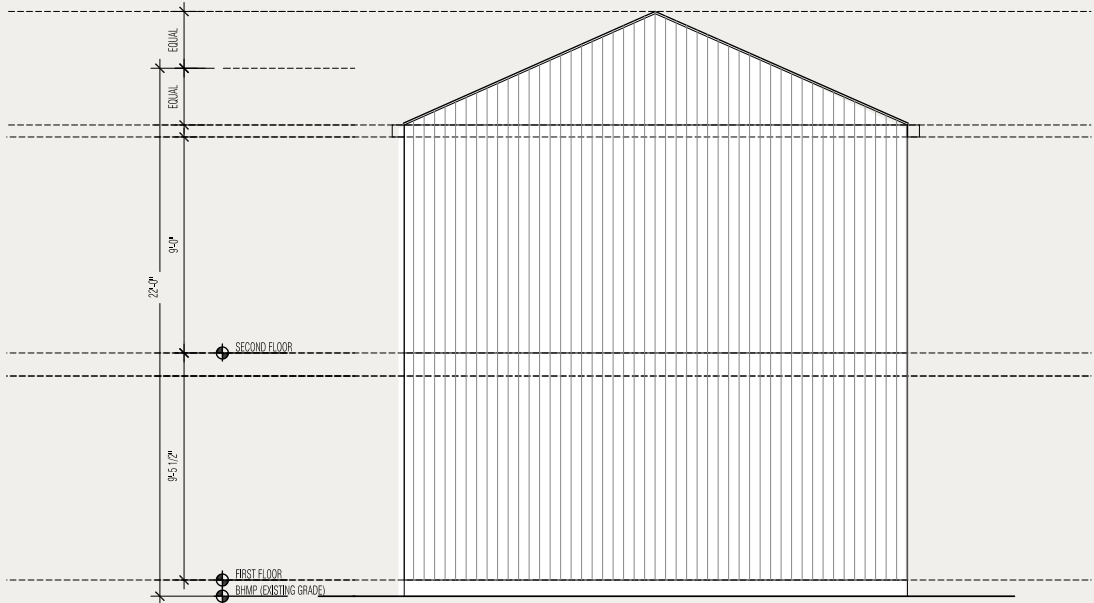
Alley Elevation - West



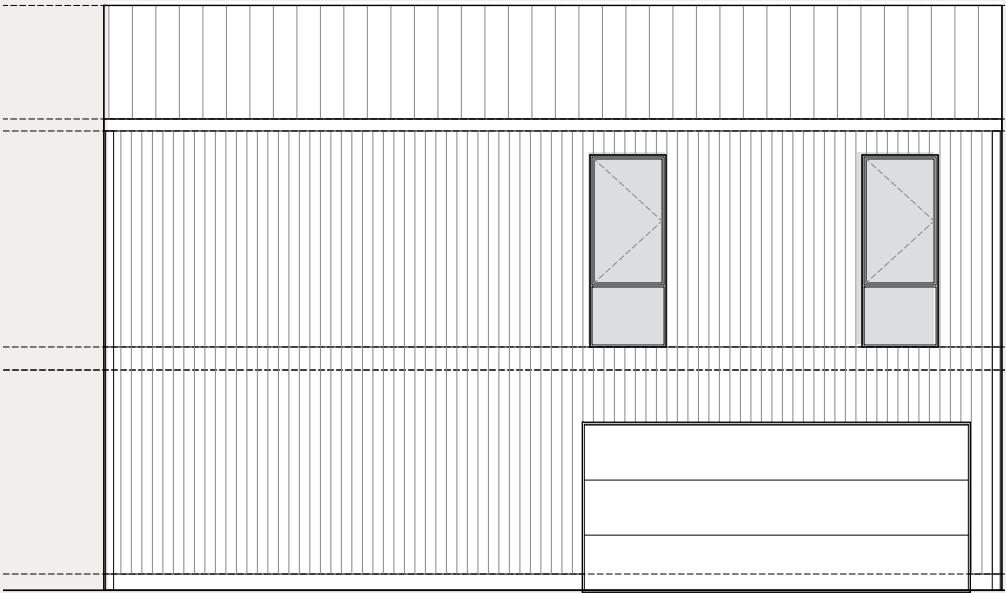
38th St NW Elevation - East



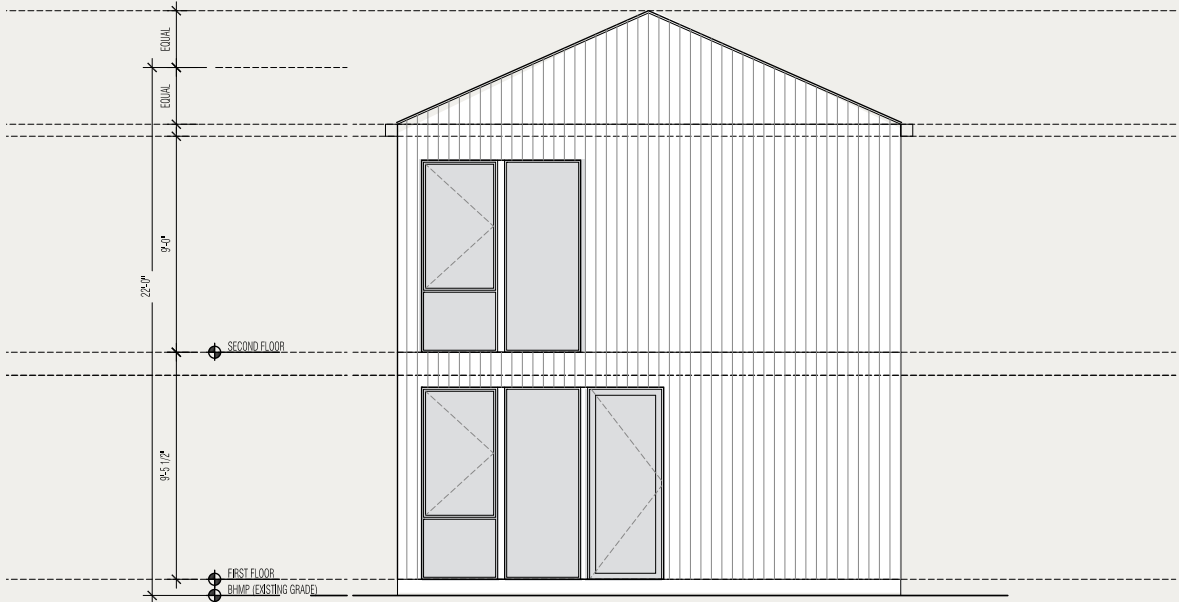
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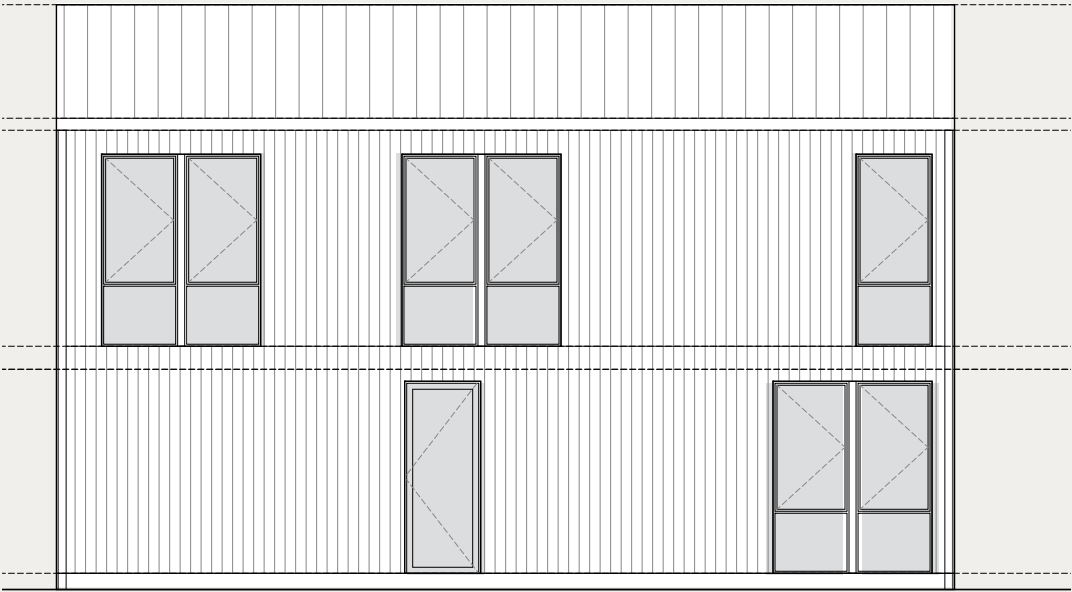
ADU Elevation - South



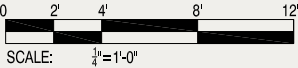
ADU Alley Elevation - West



ADU Elevation - North



ADU Alley Elevation - East



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