

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

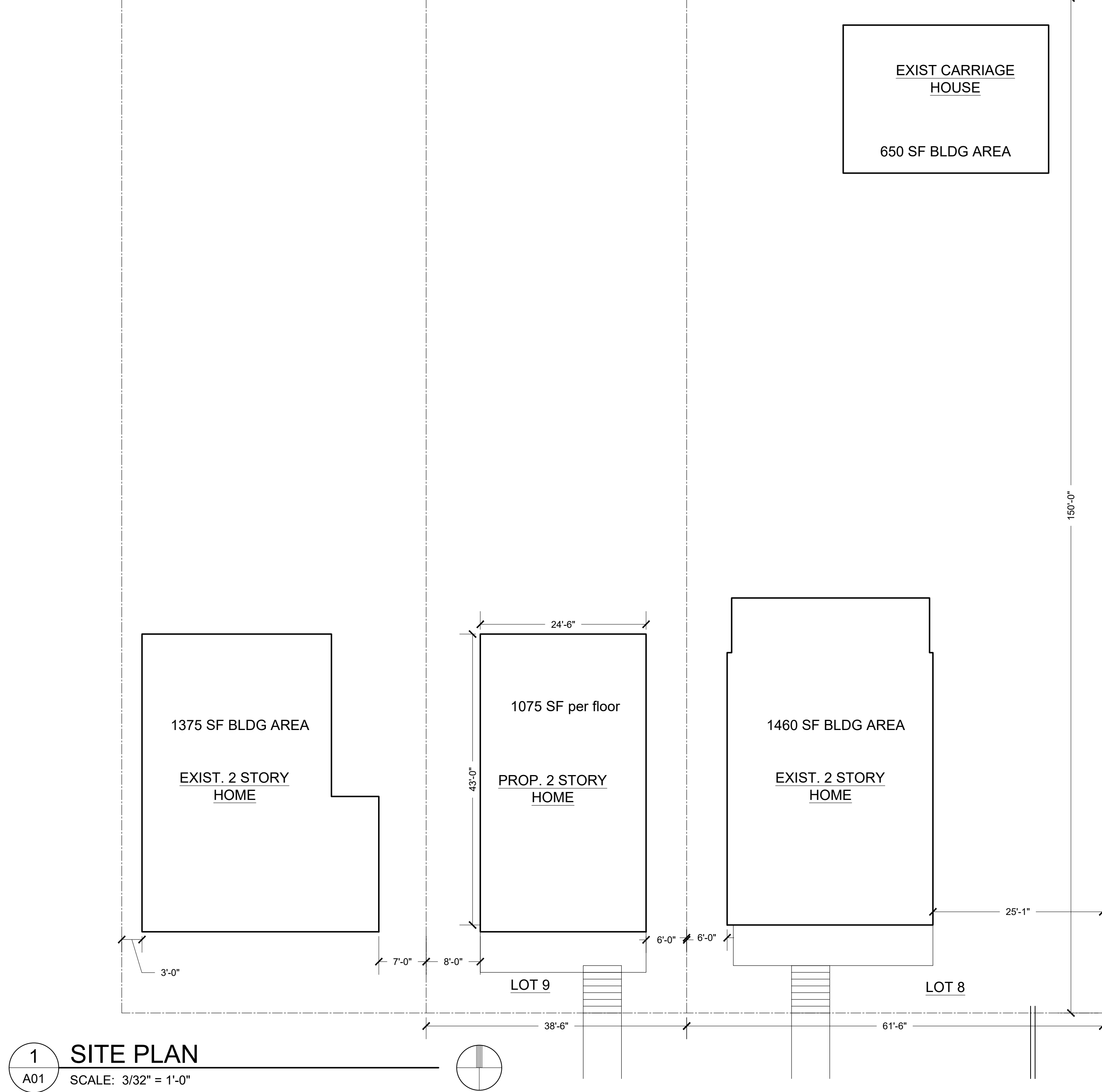
A01  
SHEET 1 OF 3

CODE / ZONING ANALYSIS

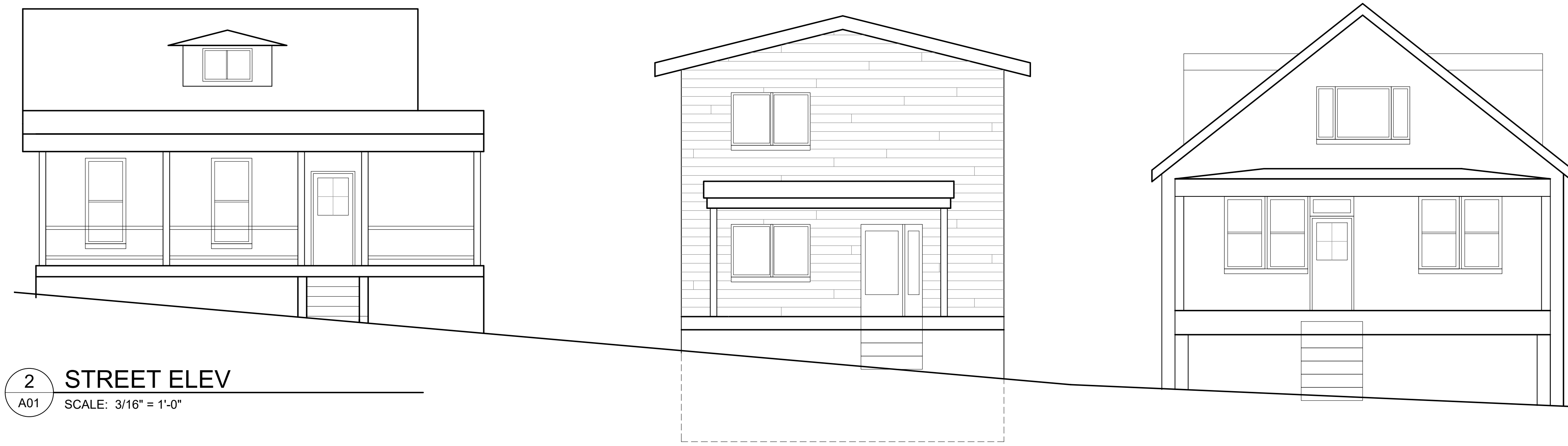
1. OWNERSHIP OF BOTH RECORD LOTS IS THE SAME.  
BOTH LOTS 8 AND 9 IN SQUARE 3958 WERE CONVEYED BY DEED  
DATED 2/3/23 AND RECORDED 2/9/23 AS INSTRUMENT #2023011008.

LOT	0008 / 0009	
SQUARE	3958	
YEAR BUILT	1928	
ZONE	R-1-B	
PROPOSED LOTS	0008	0009
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'	± 94'
SIDE STBACKS * (8' MIN.)	25.1'	8' AND 6'
CONSTRUCTION TYPE	VB	VB

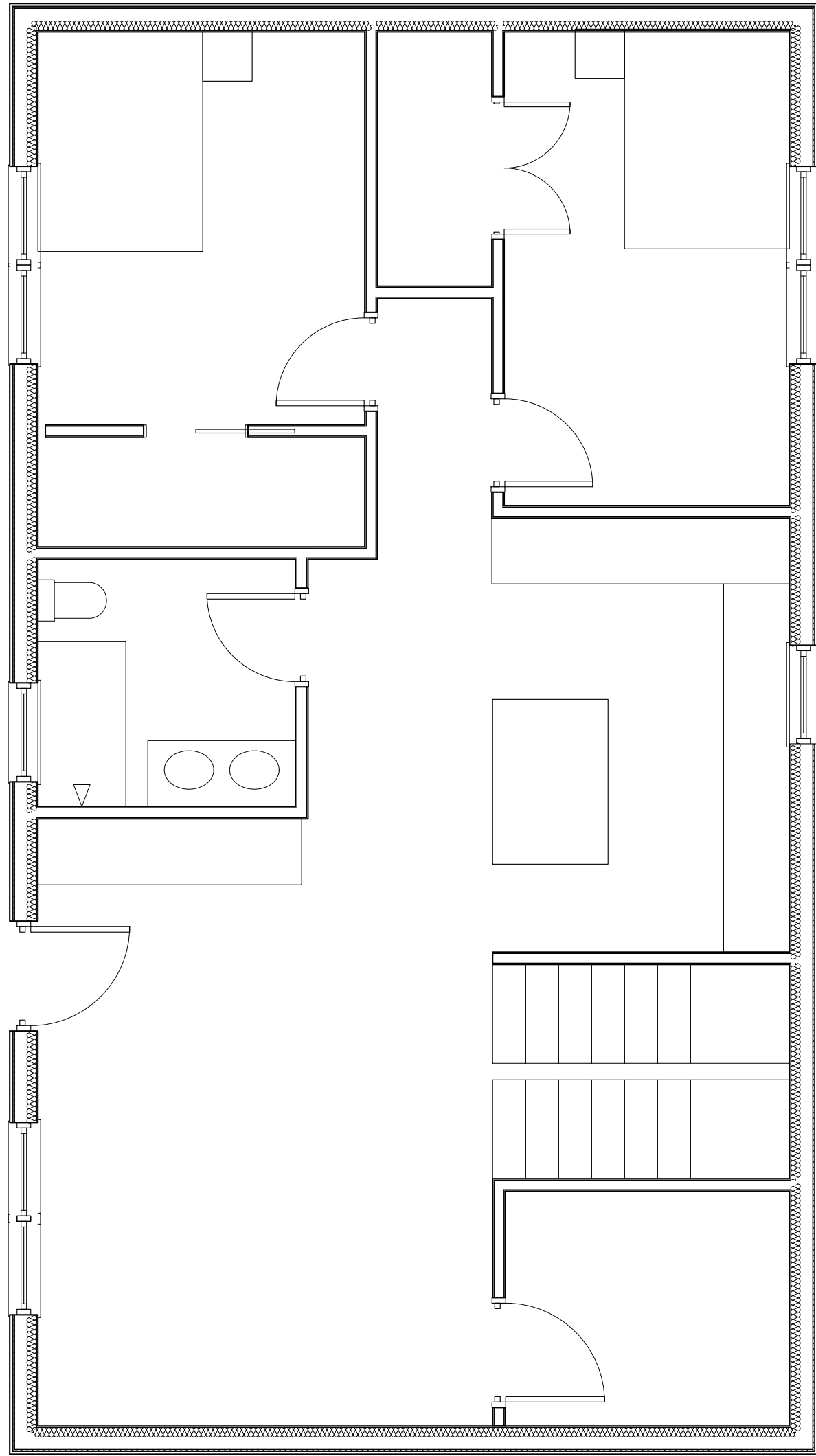
ADU INFO	REQUIRED	PROVIDED
REAR YARD SETBACK	25'	88.8'
REAR YARD AREA	1537.5 SF	5458 SF
30% OF REAR YARD	461 SF	1638 SF



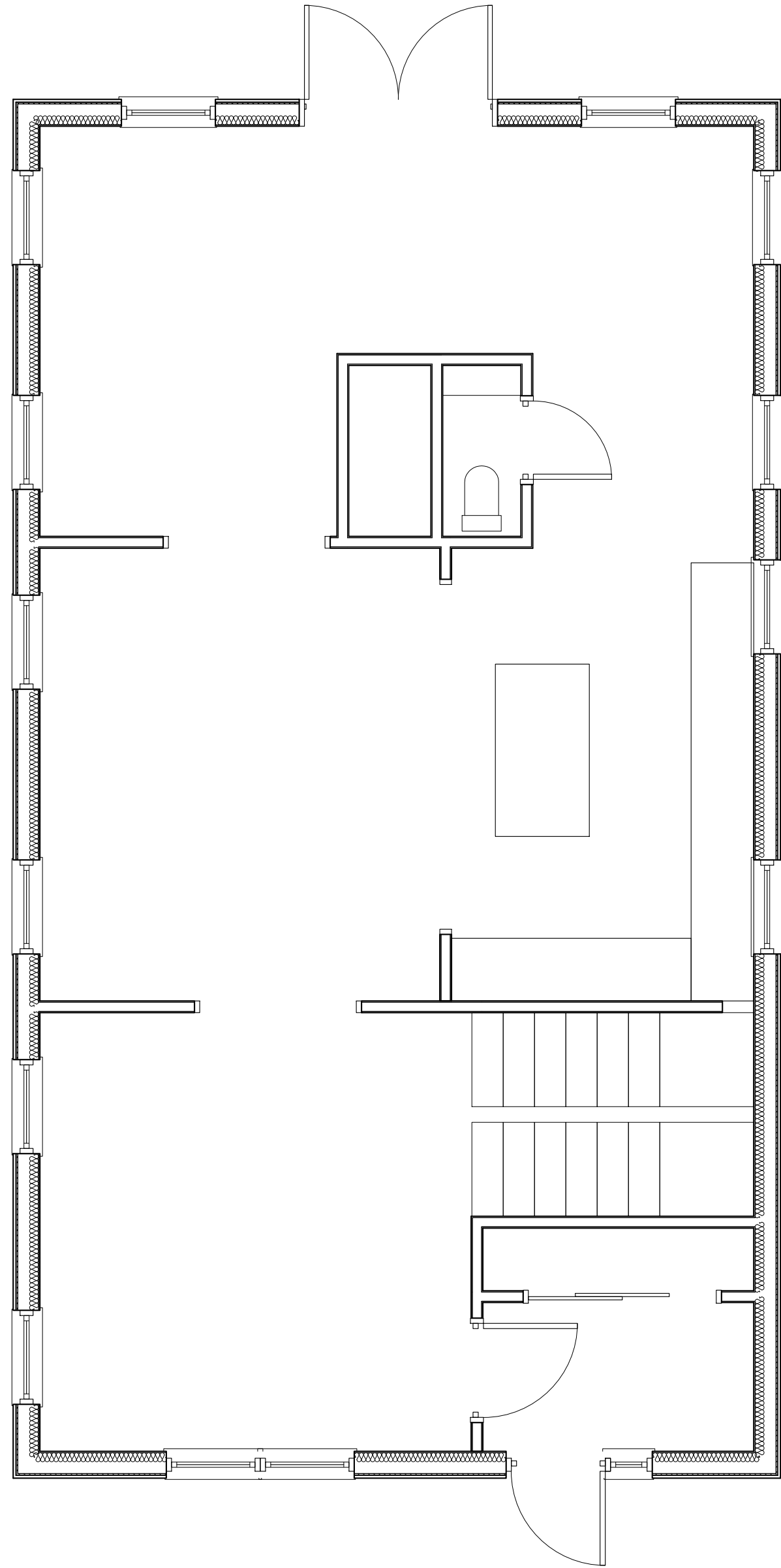
1 SITE PLAN  
A01 SCALE: 3/32" = 1'-0"



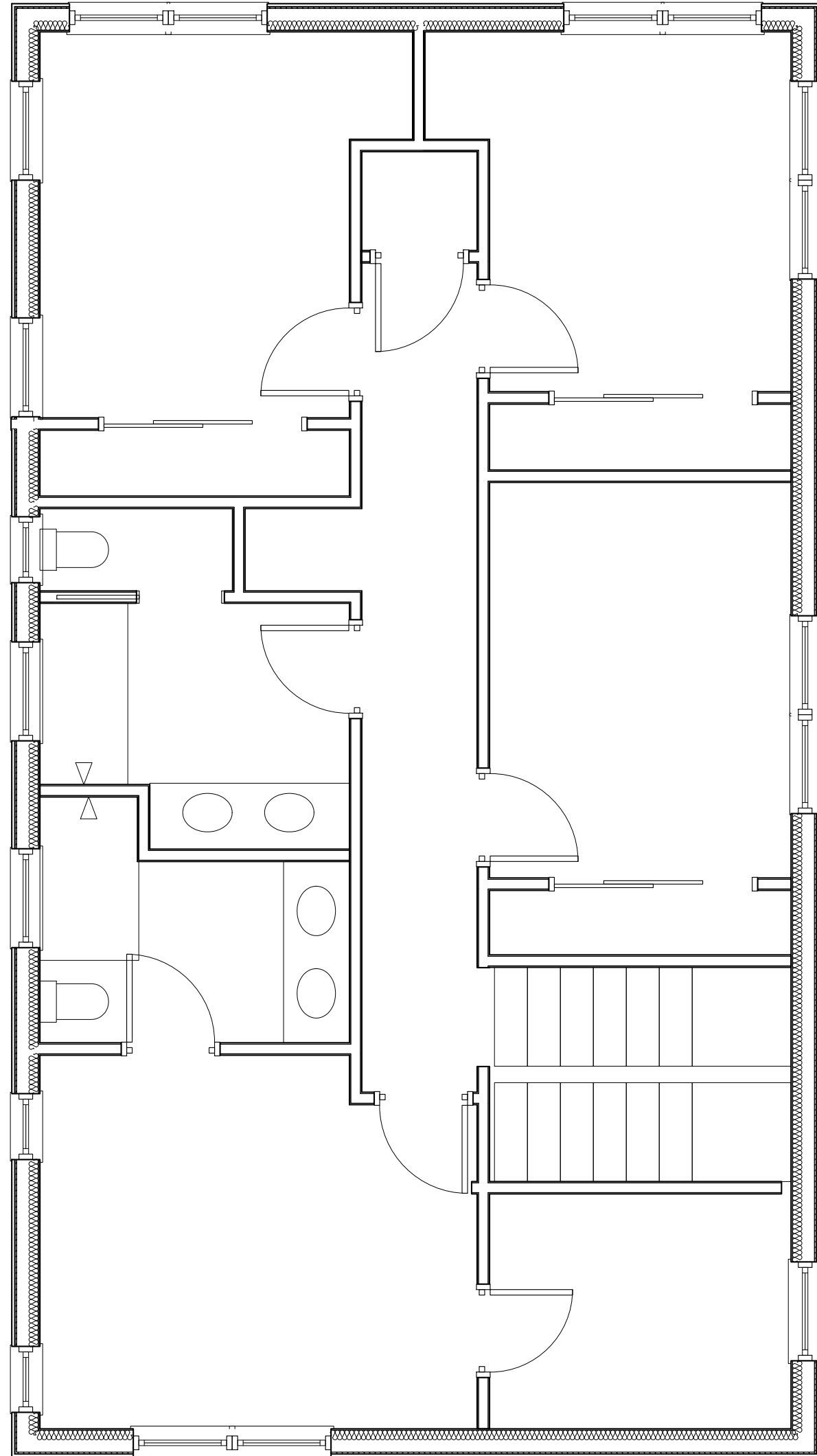
2 STREET ELEV  
A01 SCALE: 3/16" = 1'-0"



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'

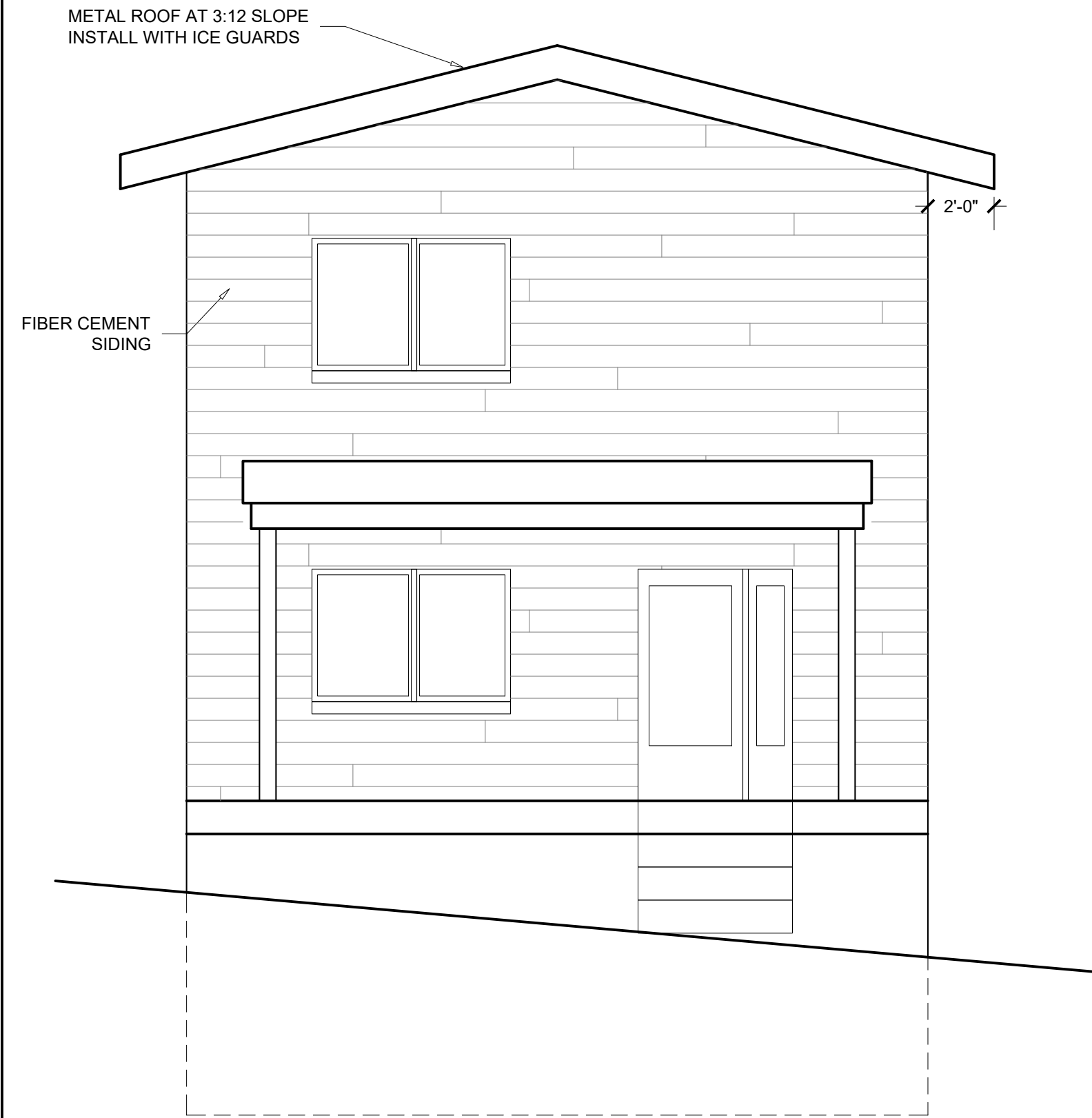


3 SECOND FLOOR PROP  
A02 SCALE: 1/4" = 1'-0" 0 2' 4' 6' 8'

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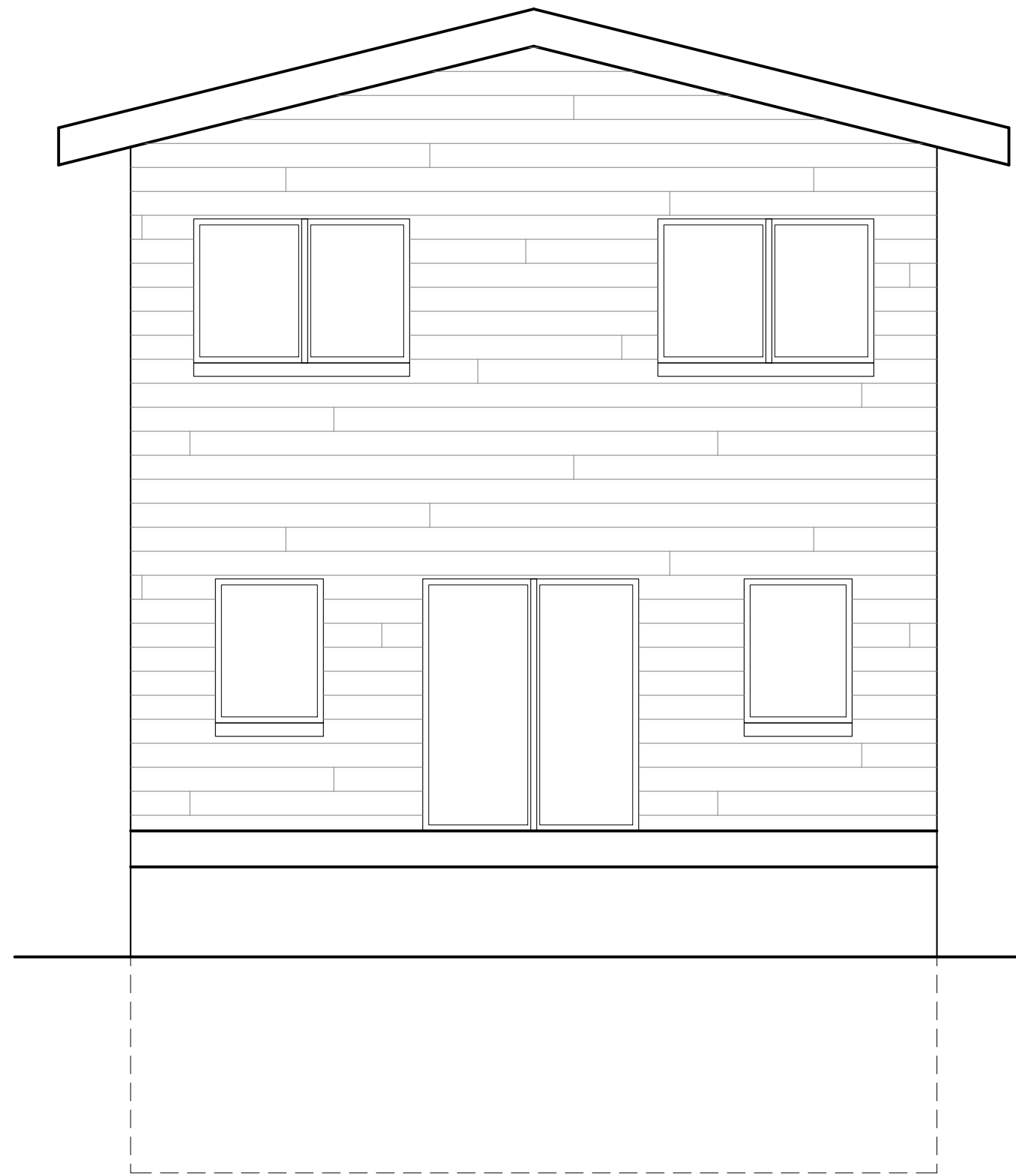
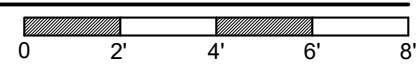
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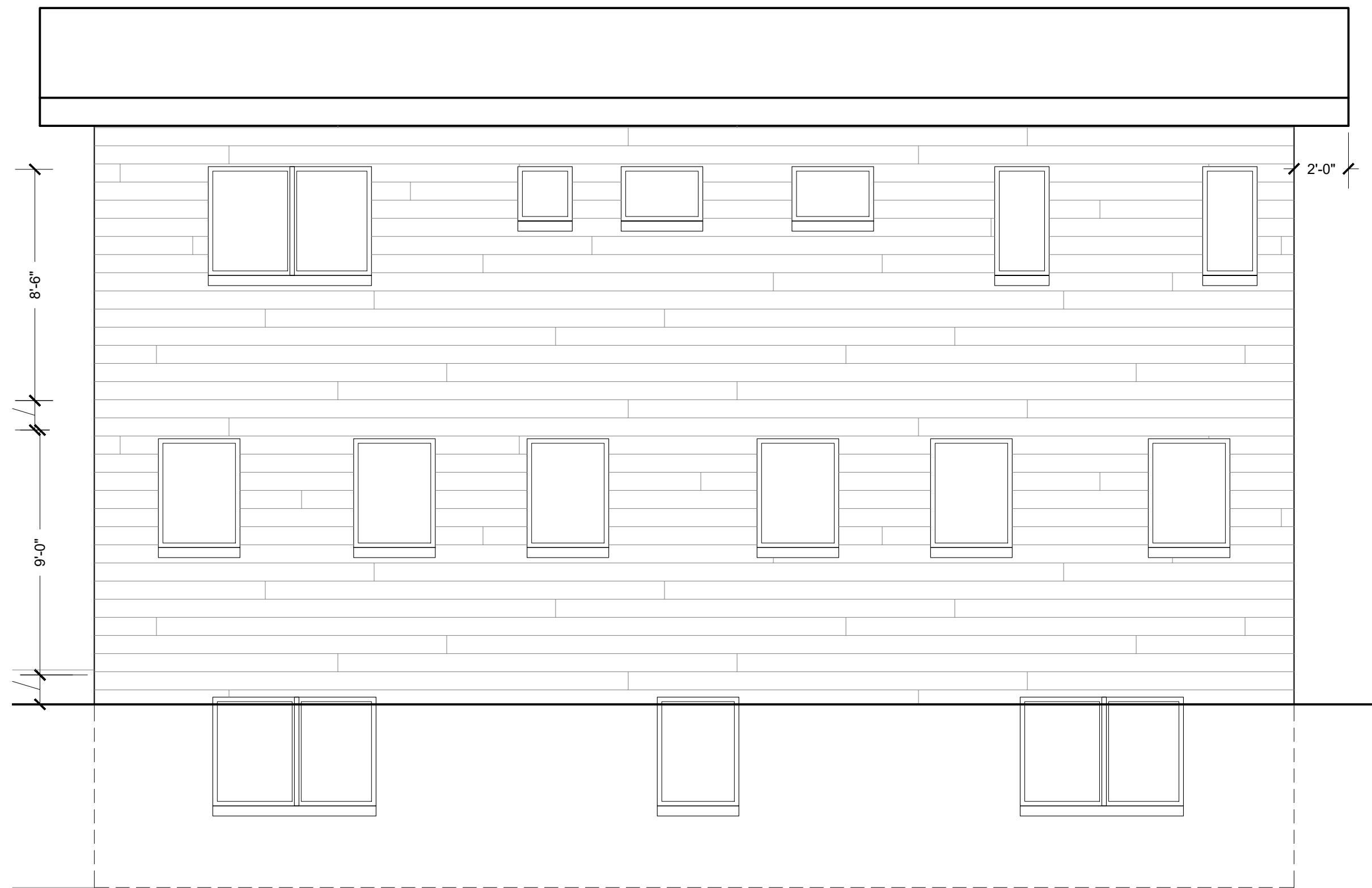
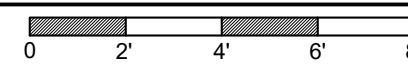
1 EXTERIOR ELEV  
A03

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



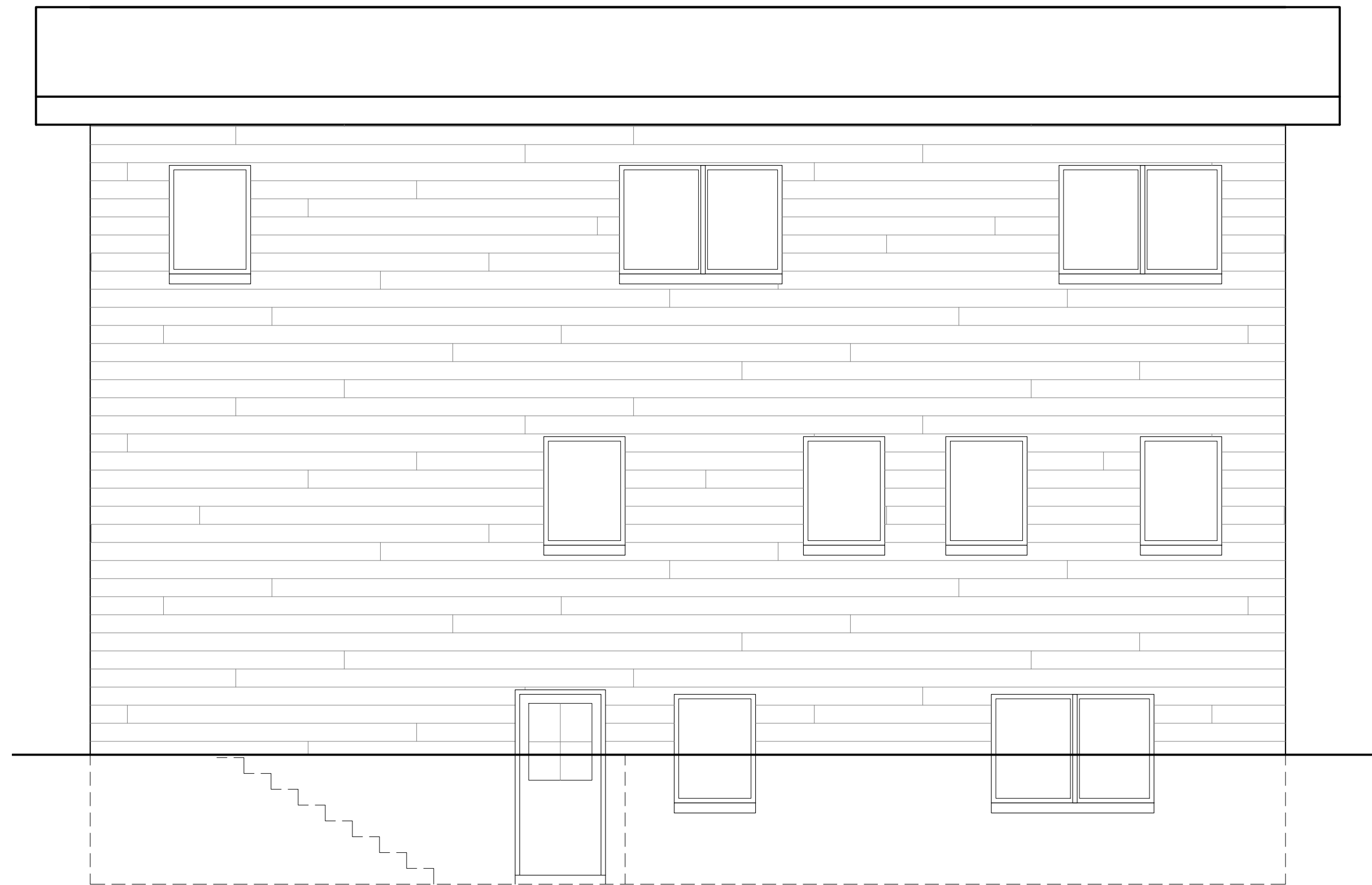
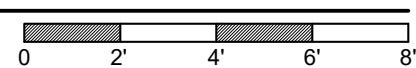
2 EXTERIOR ELEV  
A03

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



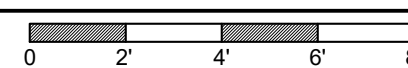
3 EXTERIOR ELEV  
A03

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



4 EXTERIOR ELEV  
A03

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



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EXTERIOR ELEV

A03

SHEET 3 OF 3