

NOT FOR
CONSTRUCTION

BZA LOT ADJUSTMENT
1306 GIRARD ST NE
WASHINGTON, DC 20017

FILE NAME: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
TITLE: BZA SUPPORTING DOCS
SITE PLAN
STREET ELEV

A01

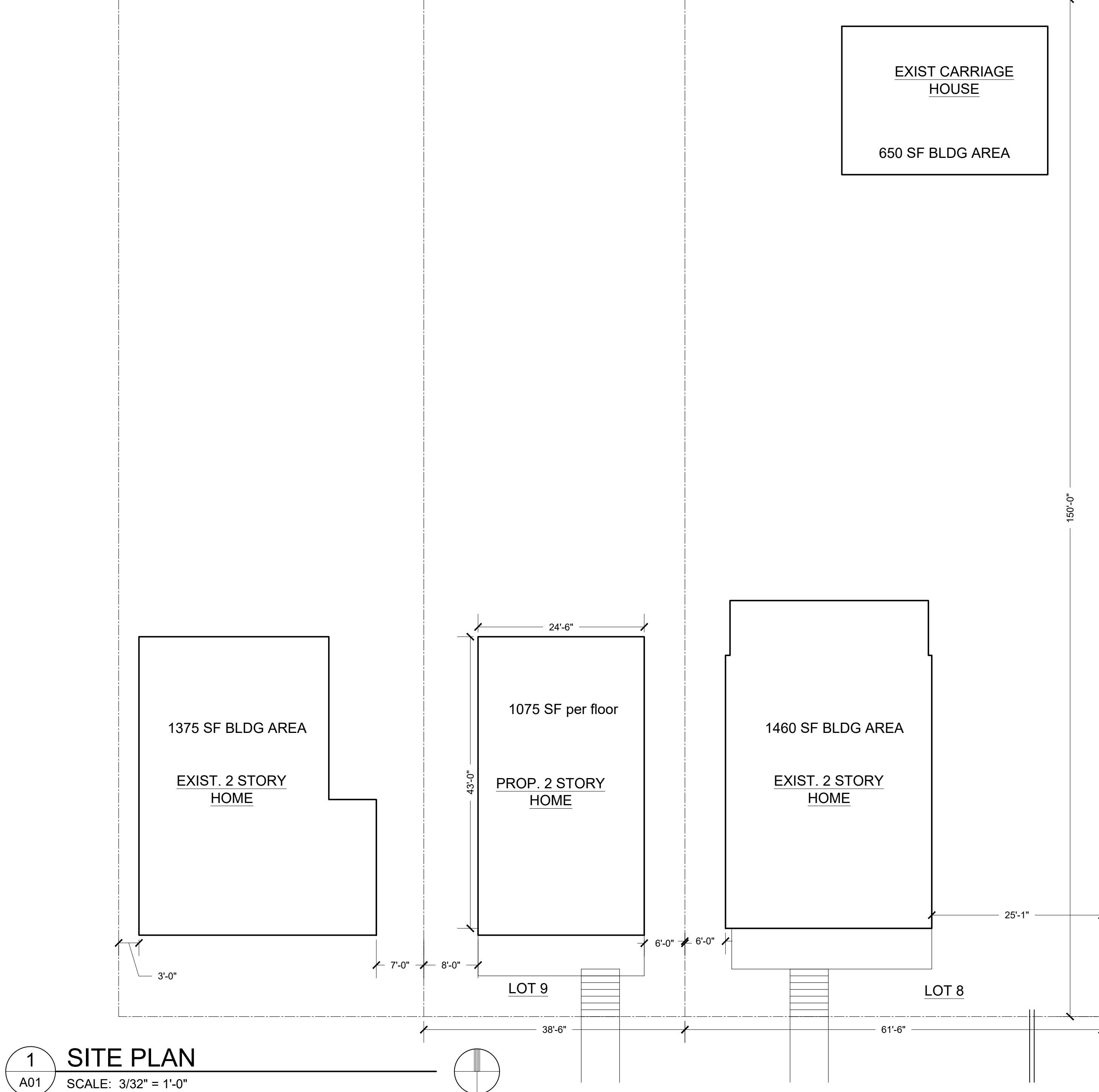
SHEET 1 OF 3

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 (25' 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



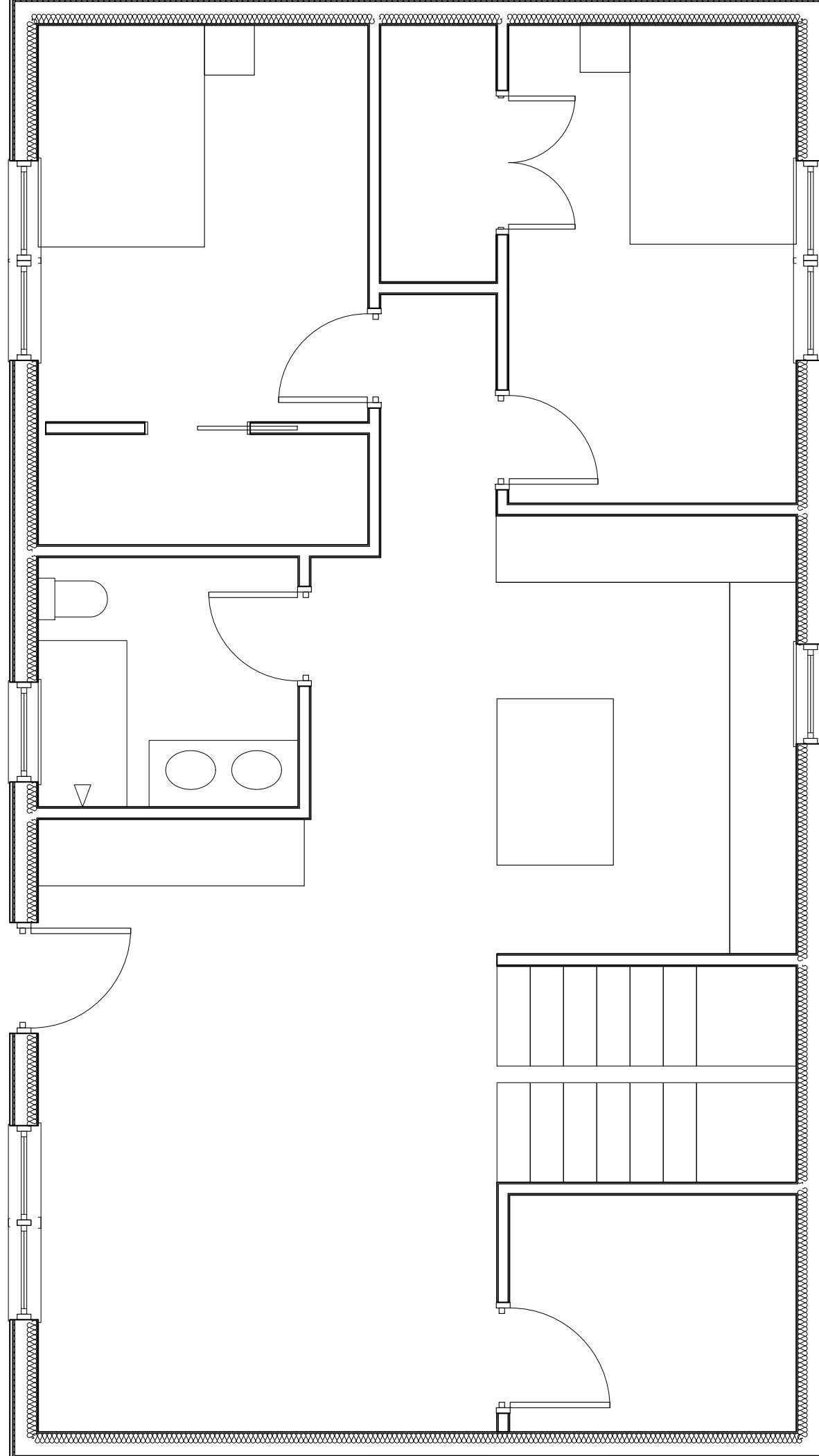
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FLOOR PLANS PROPOSED

A02

SHEET 2 OF 3



1 LOWER LEVEL PROP
A02

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

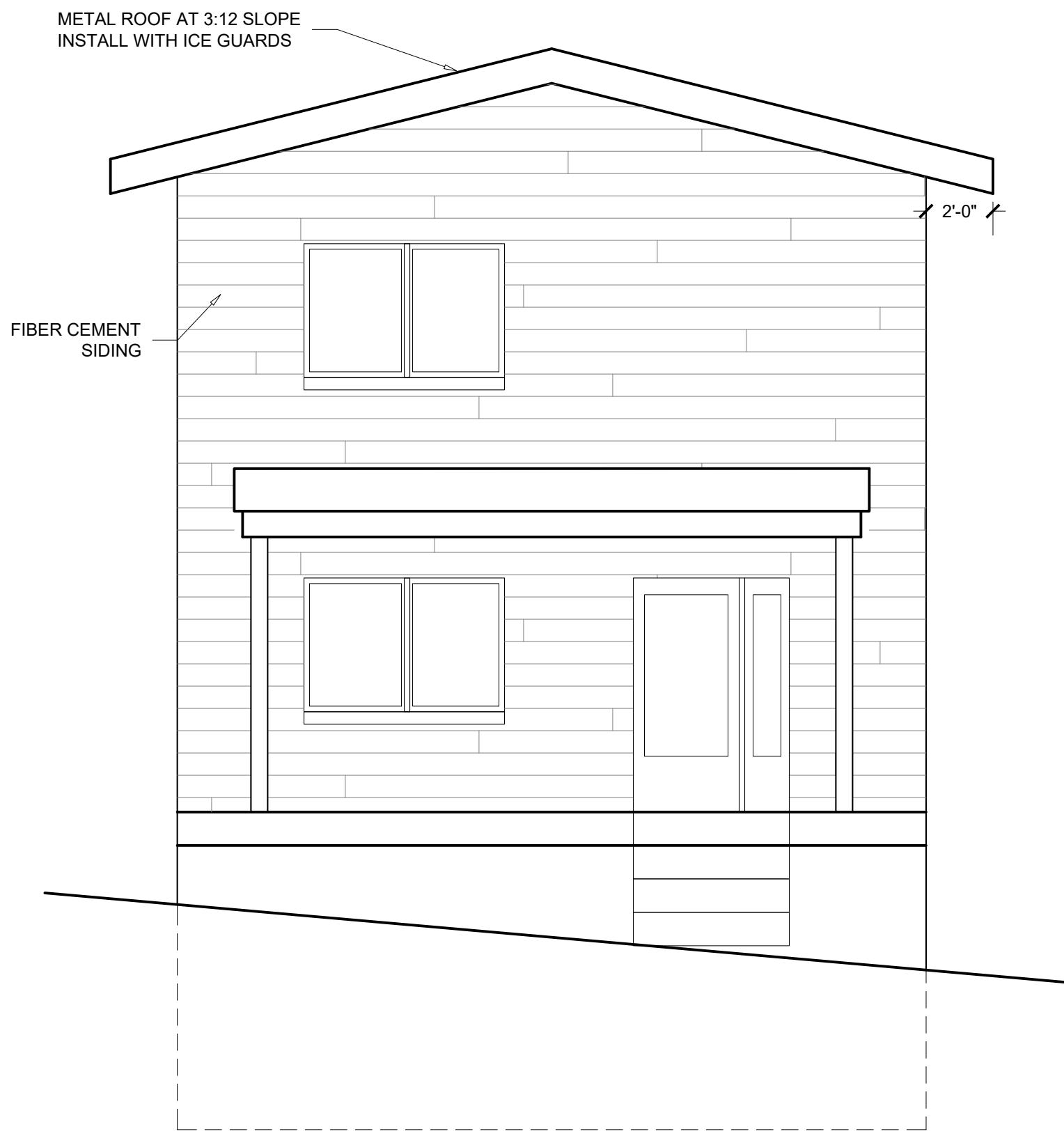
2 FIRST FLOOR PROP
A02

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

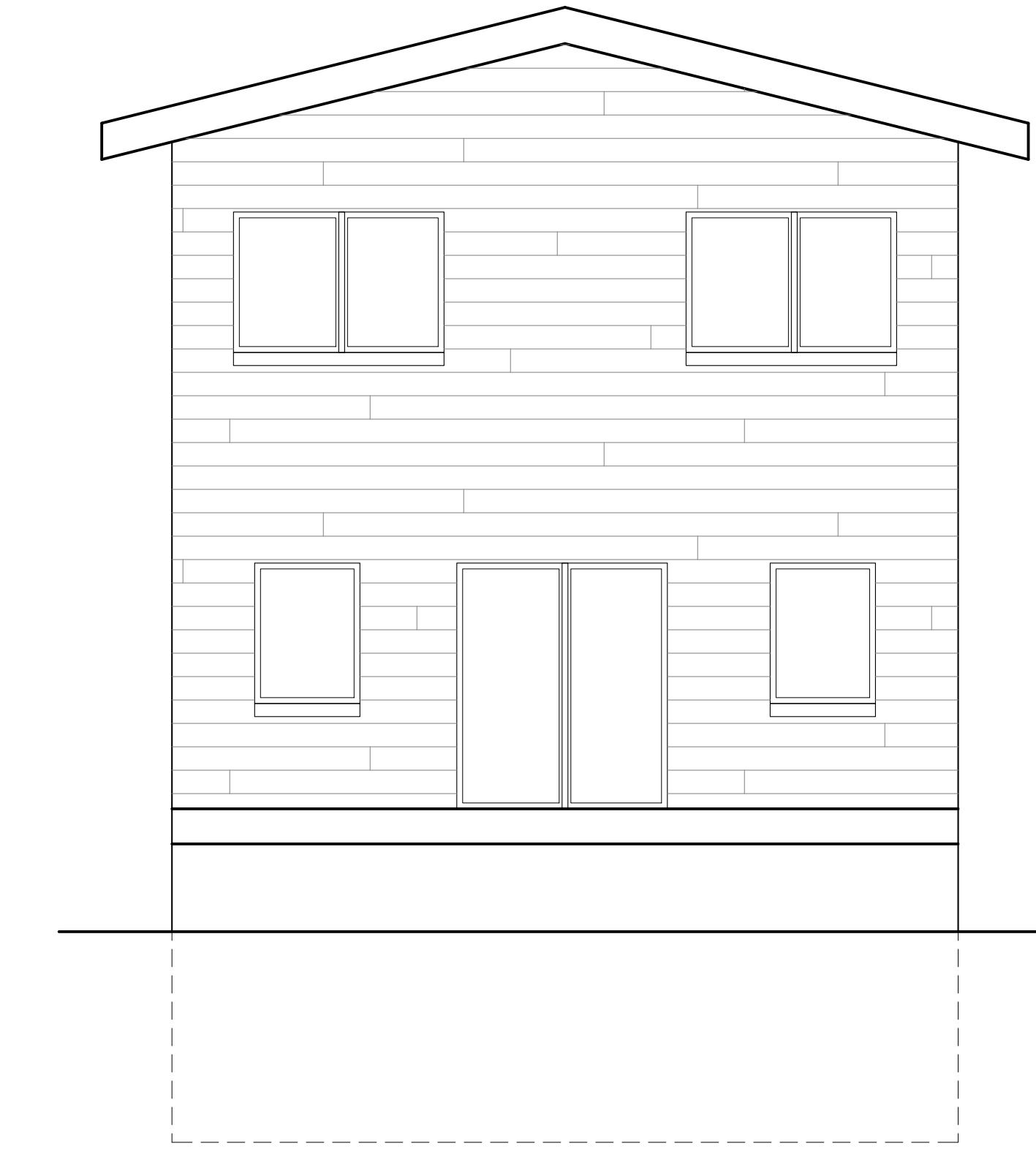
3 SECOND FLOOR PROP
A02

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

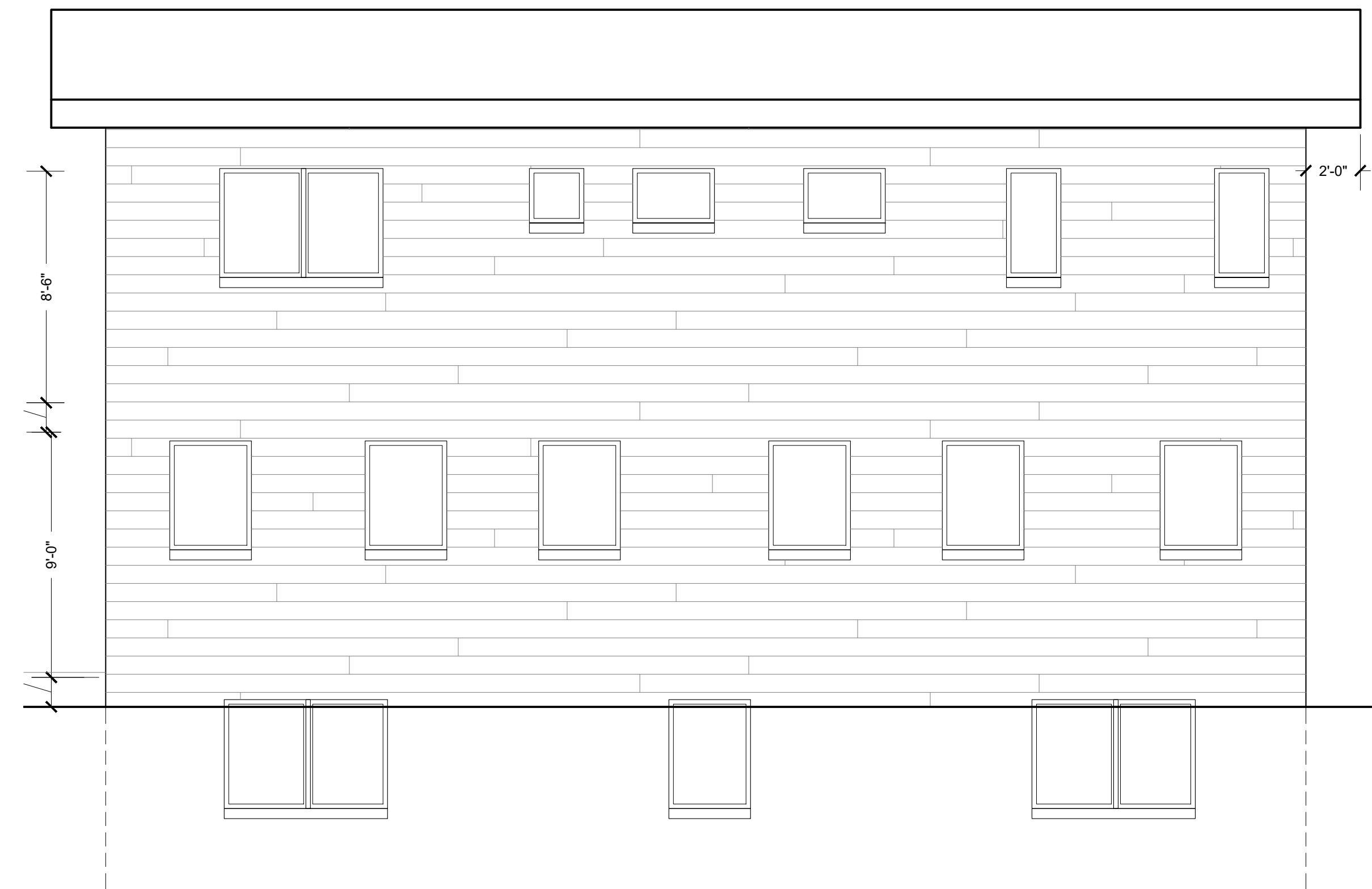
NOT FOR
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1 EXTERIOR ELEV
A03



2 EXTERIOR ELEV
A03



3 EXTERIOR ELEV
A03



4 EXTERIOR ELEV
A03

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EXTERIOR ELEV

A03

SHEET 3 OF 3