

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 11, 2024

Plat for Building Permit of :

SQUARE 3049 LOT 35

Scale: 1 inch = 20 feet

Recorded in Book 40 Page 162

Receipt No. 24-02904

Drawn by: A.S.

Furnished to: CHRISTINA MARIE FERRERI

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Christina Marie Ferreri

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2402791; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

Date: 04-28-2024

Printed Name: Christina Marie Ferreri Relationship to Lot Owner: Self

If a registered design professional, provide license number _____ and include stamp below.

0 10 30 60 100

SCALE: 1:20

SR-24-02904(2024)

SHEET 1 OF 2

SQUARE 3049

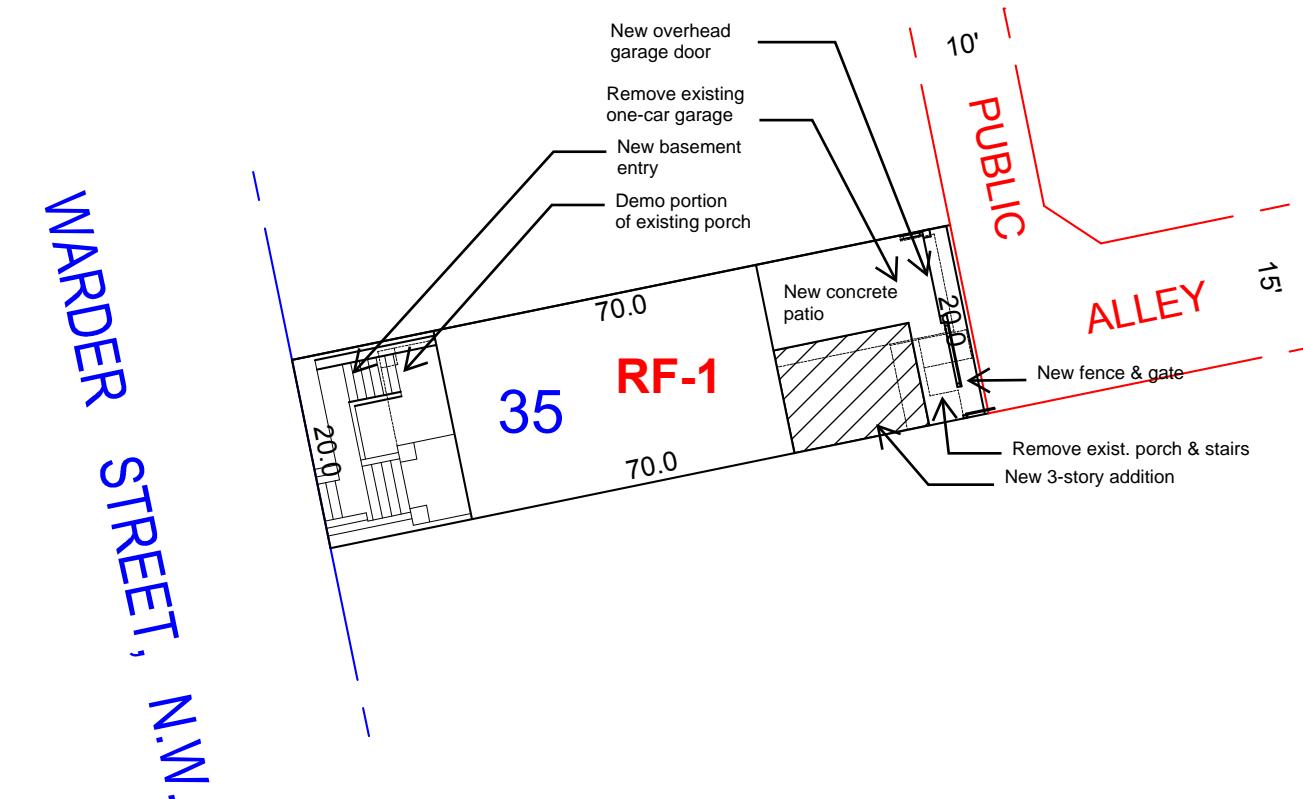
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



July 17, 2025

I hereby certify that the official records of the Zoning Commission for the District of Columbia indicate that **Square 3049, Lot 35** is zoned RF-1 with the boundary lines as shown on this plat.

Sharon S. Schellin
SHARON S. SCHELLIN
Secretary to the Zoning Commission
Office of Zoning

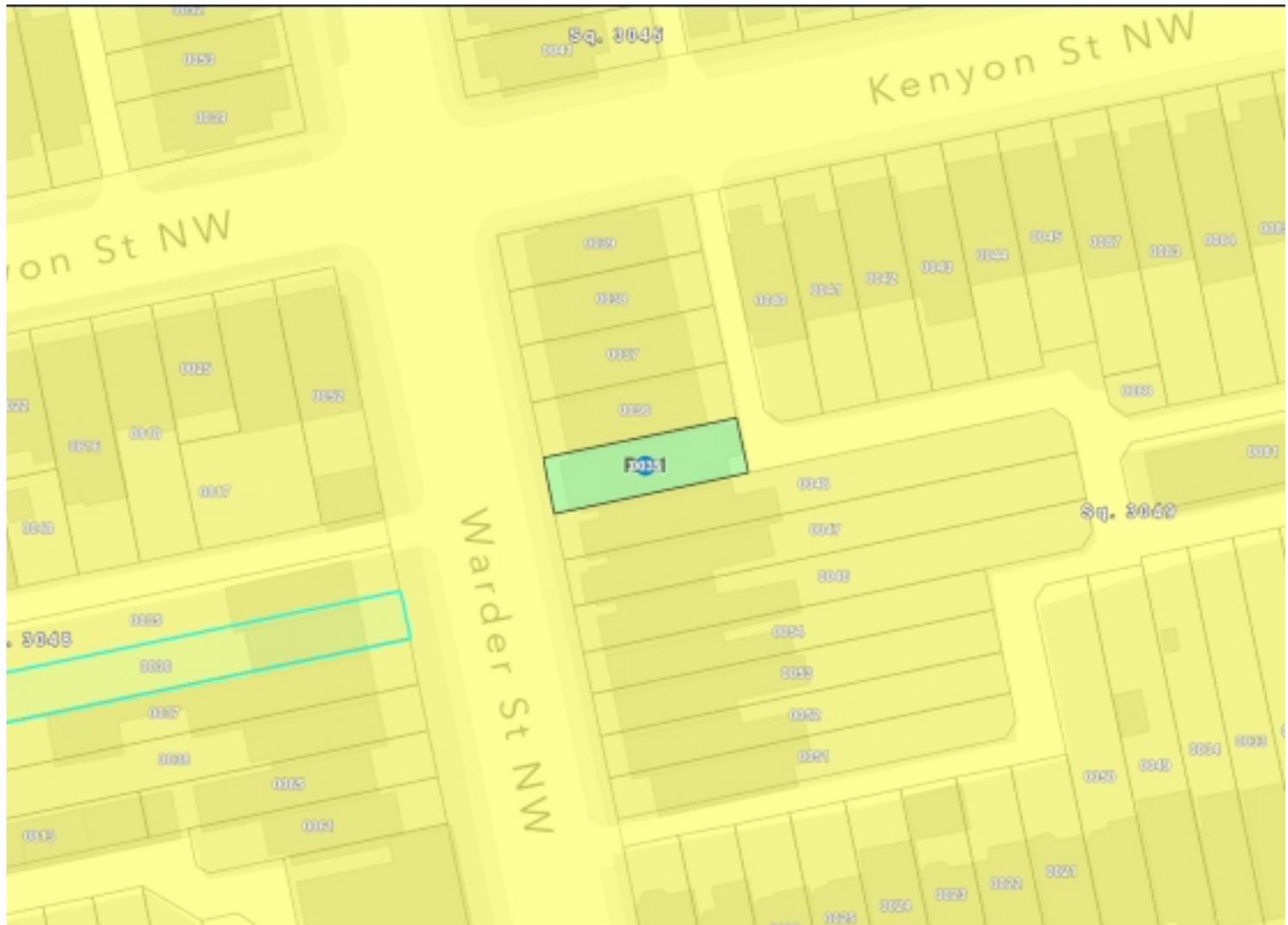


Board of Zoning Adjustment
District of Columbia
CASE NO. 21390
EXHIBIT NO. 16

SHEET 2 OF 2

SR-24-02904(2024)

Zoning Report for 3125 WARDER ST NW



Zoning Data Summary

Premises Address
3125 WARDER ST NW

Council Member
BRIANNE NADEAU

Square/Suffix/Lot
3049 0035

ANC
1E

Zoning District
RF-1

ANC Chairperson
BRIAN FOOTER

PUDs

SMD
1E04

Ward
Ward 1

Commissioner
RASHIDA BROWN

* For a detailed explanation of zoning related items, please refer to the DC Zoning Map glossary

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	All Other Buildings & Structures	Church	Detached > 2,000 sq ft
Dwelling Units	2	N/A	2
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	40	60	60
Maximum Height (ft)	35	60	35
Maximum Stories	3	3	3
Roof Structure		12 ft. / 1 Story (18 ft. 6 in. for mechanical space)	
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Waterfront Setback (ft)			
Pervious Surface (%)	50	50	50
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	Semi-Detached > 2,000 sq ft	Detached < 1,800 sq ft	Detached between 1,800 sq ft and 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	30	40	40
Minimum Lot Area (sqft)	3000	4000	4000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Roof Structure			
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Waterfront Setback (ft)			
Pervious Surface (%)	20	50	50
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	Institutional	Row Dwelling or Flat < 1,800 sq ft	Row Dwelling or Flat between 1,800 sq ft to 2,000 sq ft
Dwelling Units	N/A	2	2
Minimum Lot Width (ft)	40	18	18
Minimum Lot Area (sqft)	4000	1800	1800
Maximum Lot Occupancy (%)	40	60	60
Maximum Height (ft)	90	35	35
Maximum Stories	N/A	3	3
Roof Structure	12 ft. / 1 Story (18 ft. 6 in. for mechanical space)		
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Waterfront Setback (ft)			
Pervious Surface (%)	50	0	10
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	Row Dwelling or Flat between > 2,000 sq ft	Row Dwelling or Flat (IZ) < 1,800 sq ft	Row Dwelling or Flat (IZ) between 1,800 sq ft and 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	18	15	15
Minimum Lot Area (sqft)	1800	1500	1500
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Roof Structure			
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Waterfront Setback (ft)			
Pervious Surface (%)	20	0	10
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	Row Dwelling or Flat (IZ) > 2,000 sq ft	Semi-Detached < 1,800 sq ft	Semi-Detached between 1,800 sq ft and 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	15	30	30
Minimum Lot Area (sqft)	1500	3000	3000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Roof Structure			
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Waterfront Setback (ft)			
Pervious Surface (%)	20	0	10
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

CASES/ORDERS

Listed below are the ZC and BZA cases associated with the Square, Parcel, Lot(s) related to this zoning report. Case information is available online at <https://app.dcoz.dc.gov/Home/Search>

Board Zoning Adjustment (BZA) Case Number:

'No BZA case numbers associated with this Square and/or Lot'

Zoning Commission (ZC) Case Number:

'No ZC case numbers associated with this Square and/or Lot'

POLITICAL JURISDICTION REPRESENTATIVES

Ward Ward 1	ANC 1E	SMD 1E04
Council Member BRIANNE NADEAU	ANC Chairperson BRIAN FOOTER	Commissioner RASHIDA BROWN
Phone Number (202) 724-8181	Phone Number	Phone Number 202-903-4561
Email Address bnadeau@dccouncil.gov	Email Address 1E@anc.dc.gov	Email Address 1E04@anc.dc.gov
Office Location 1350 Pennsylvania Avenue NW Suite 108	Office Location 2605 SHERMAN AVE NW	Office Location 430 IRVING STREET NW
Website https://dccouncil.gov/council/bri-anne-nadeau/	Website http://anc.dc.gov/page/adviso-ry-neighborhood-commission-1e	Website https://anc1e.org/