

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 12, 2024

Plat for Building Permit of :

SQUARE 3674 LOT 4

Scale: 1 inch = 20 feet

Recorded in Book 115 Page 26

Receipt No. 25-03812

Drawn by: B.S.

Furnished to: ROBERT M CROSS

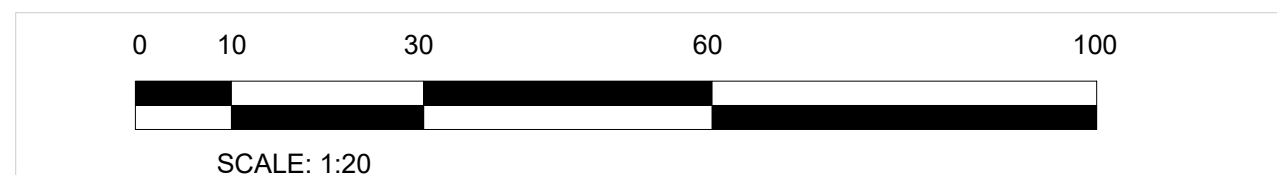
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and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

Anup Shrestha
For Surveyor, D.C.

73 HAWAII- ZONING INFO

Address:	73 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0004
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4710 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family		16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 3"	20 FT MIN	32' - 7"
Side Yard:	10 FT	8 FT	10' - 0"
Building Height:	25 FT	40 FT MAX	34' - 10"
FAR:	.81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5086 SF w IZ	5086 SF
Parking:	0 Spaces	1 Spaces	5 Spaces



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SHEET 1 OF 2

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 B2504484; 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 not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I ~~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.

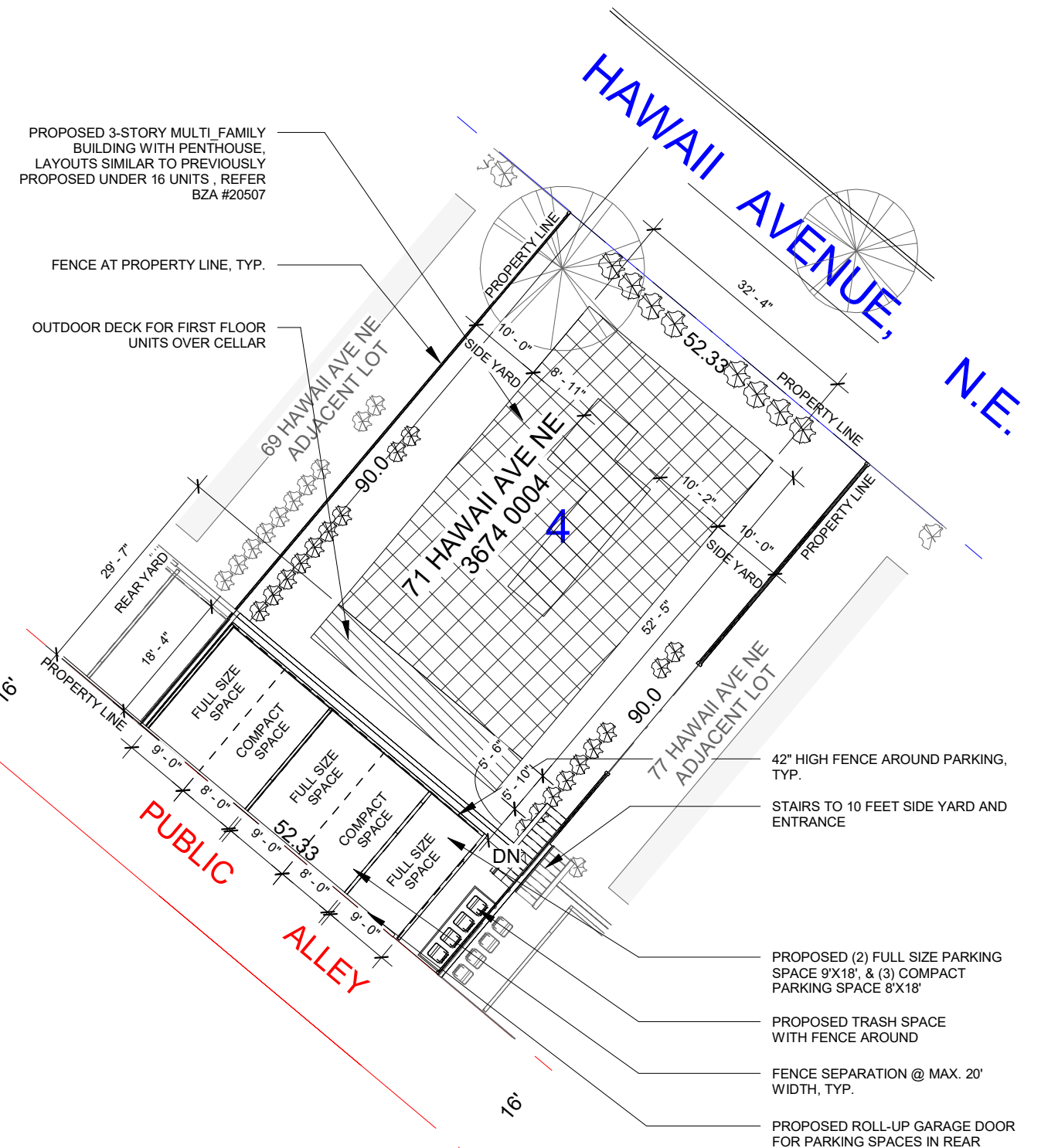
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and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

Signature: Garima

Date: 05/22/2025

Printed Name: GARIMA GUPTA Relationship
to Lot Owner: Agent

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



SR-25-03812(2025)

Board of Zoning Adjustment
District of Columbia
CASE NO. 20507C
EXHIBIT NO. 1
SHEET 2 OF 2