

**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., February 26, 2026

Plat for Building Permit of :

SQUARE 2672 LOT 718

Scale: 1 inch = 30 feet

Recorded in Book 79 Page 3

Receipt No. 26-01903

Drawn by: B.S.

Furnished to: MADELINE SHAY WILLIAMS

"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)."

*Vincent Costanzi*

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 \_\_\_\_\_; 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: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

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

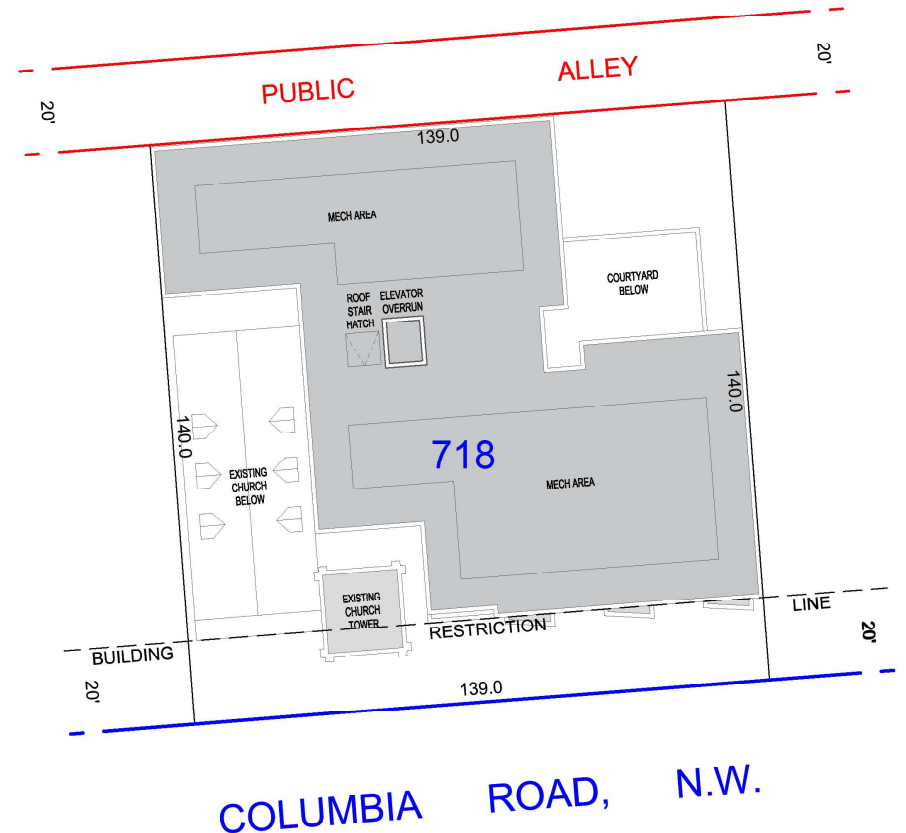


SCALE: 1:30

SR-26-01903(2026)

SHEET 1 OF 2

**SQUARE 2672**



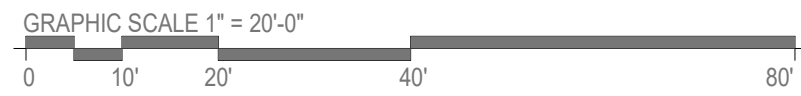
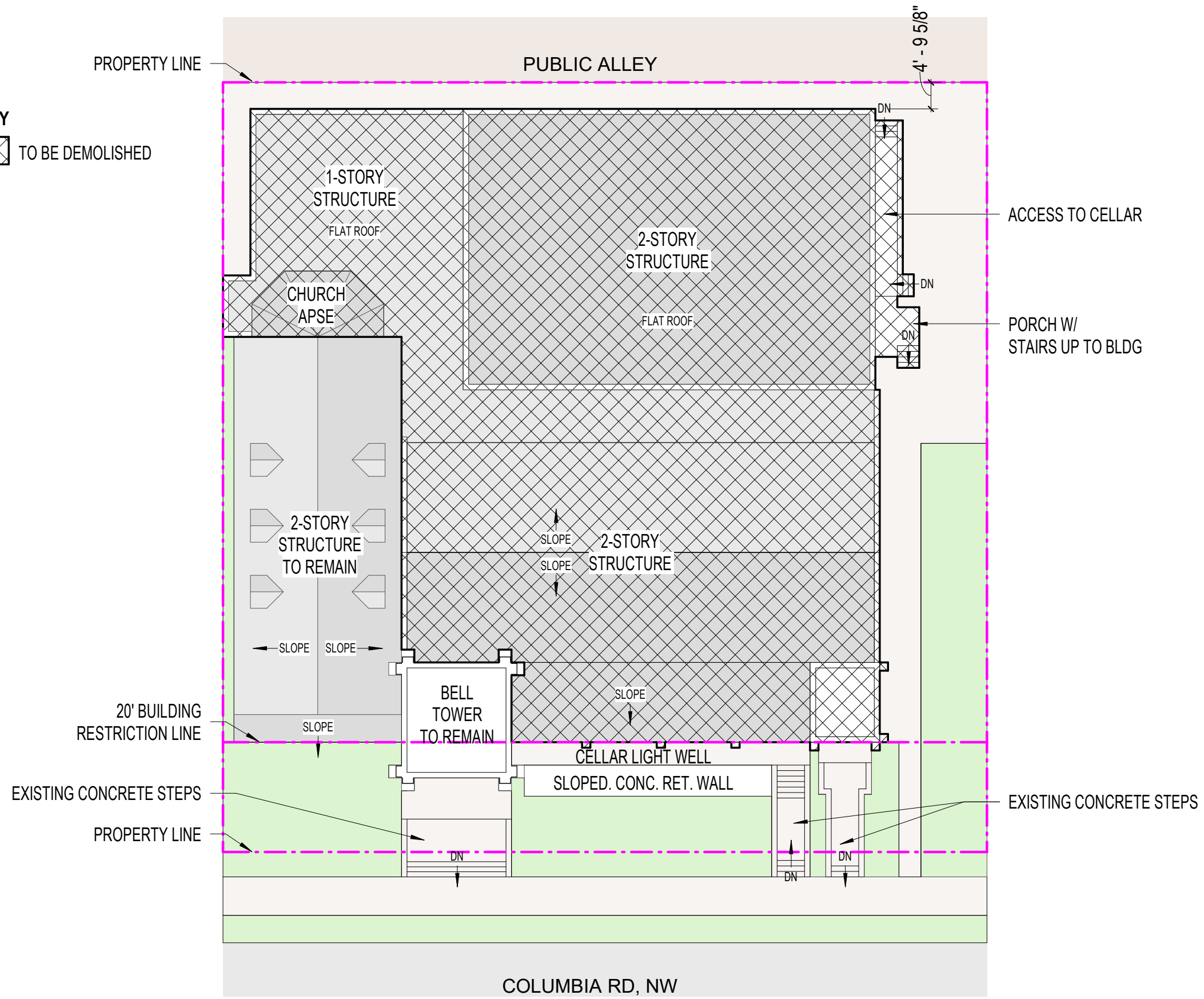
SR-26-01903(2026)

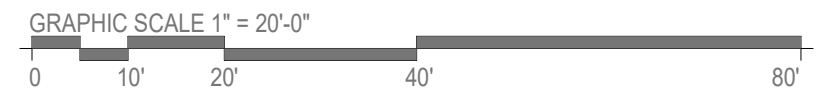
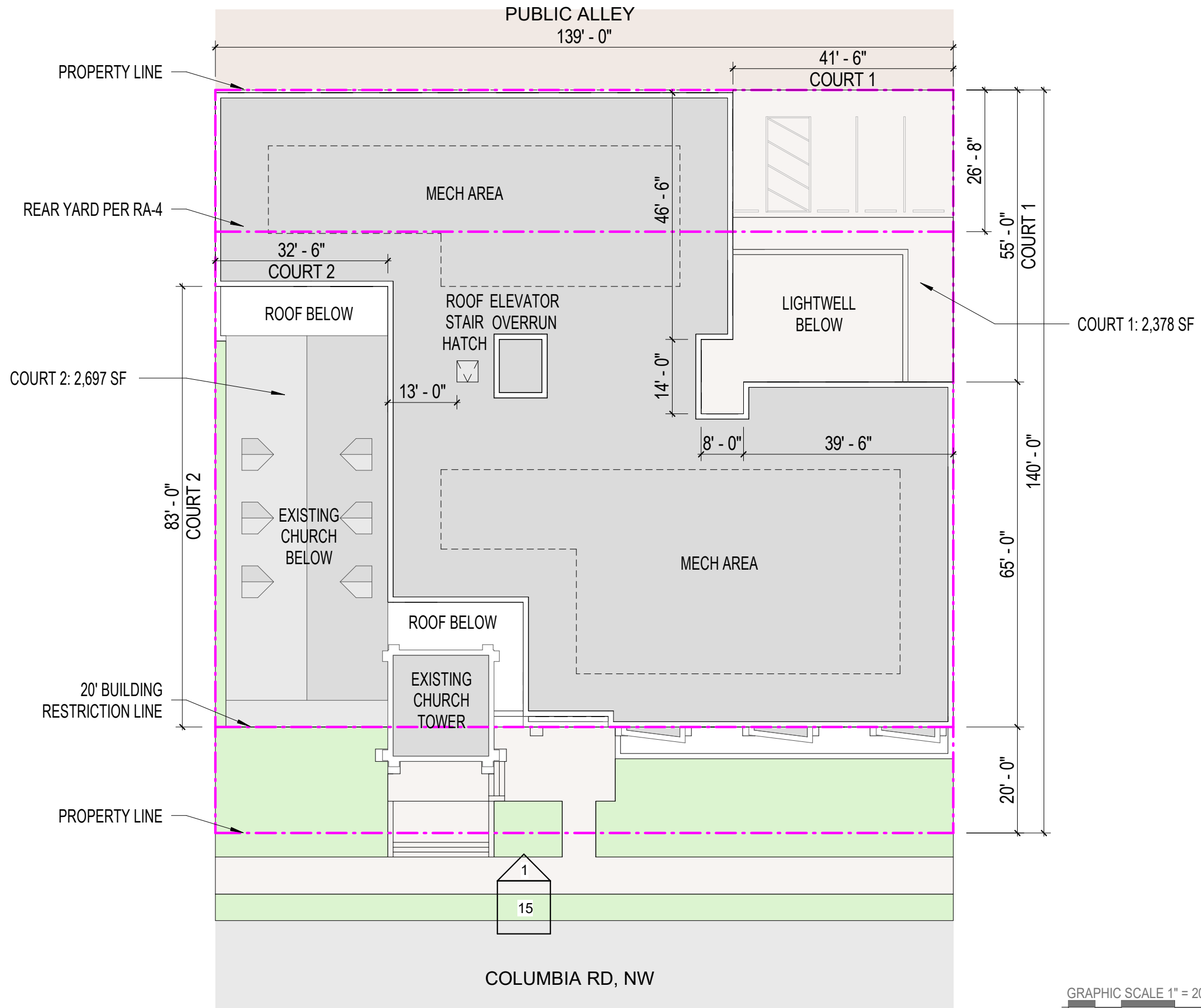
SHEET 2 OF 2

Board of Zoning Adjustment

District of Columbia  
CASE NO. 21474  
EXHIBIT NO. 10A2

**KEY**  
 TO BE DEMOLISHED





1459 COLUMBIA RD NW, BUILDING FAR/ GSF AREA CALCULATIONS				
		Residential		
Floor	Existing Church	Gross Residential	TOTAL SF	TOTAL
Cellar		8,568	8,568	8,568
1st Floor	2,763	11,277	14,040	14,040
2nd Floor		10,943	10,943	10,943
3rd Floor		10,943	10,943	10,943
4th Floor		10,943	10,943	10,943
5th Floor		10,943	10,943	10,943
6th Floor		10,943	10,943	10,943
7th Floor		10,943	10,943	10,943
<b>TOTAL GSF</b>	<b>2,763</b>	<b>85,503</b>	<b>88,266</b>	<b>88,266</b>
<b>TOTAL GFA in FAR</b>	<b>2,763</b>	<b>76,935</b>	<b>79,698</b>	<b>79,698</b>

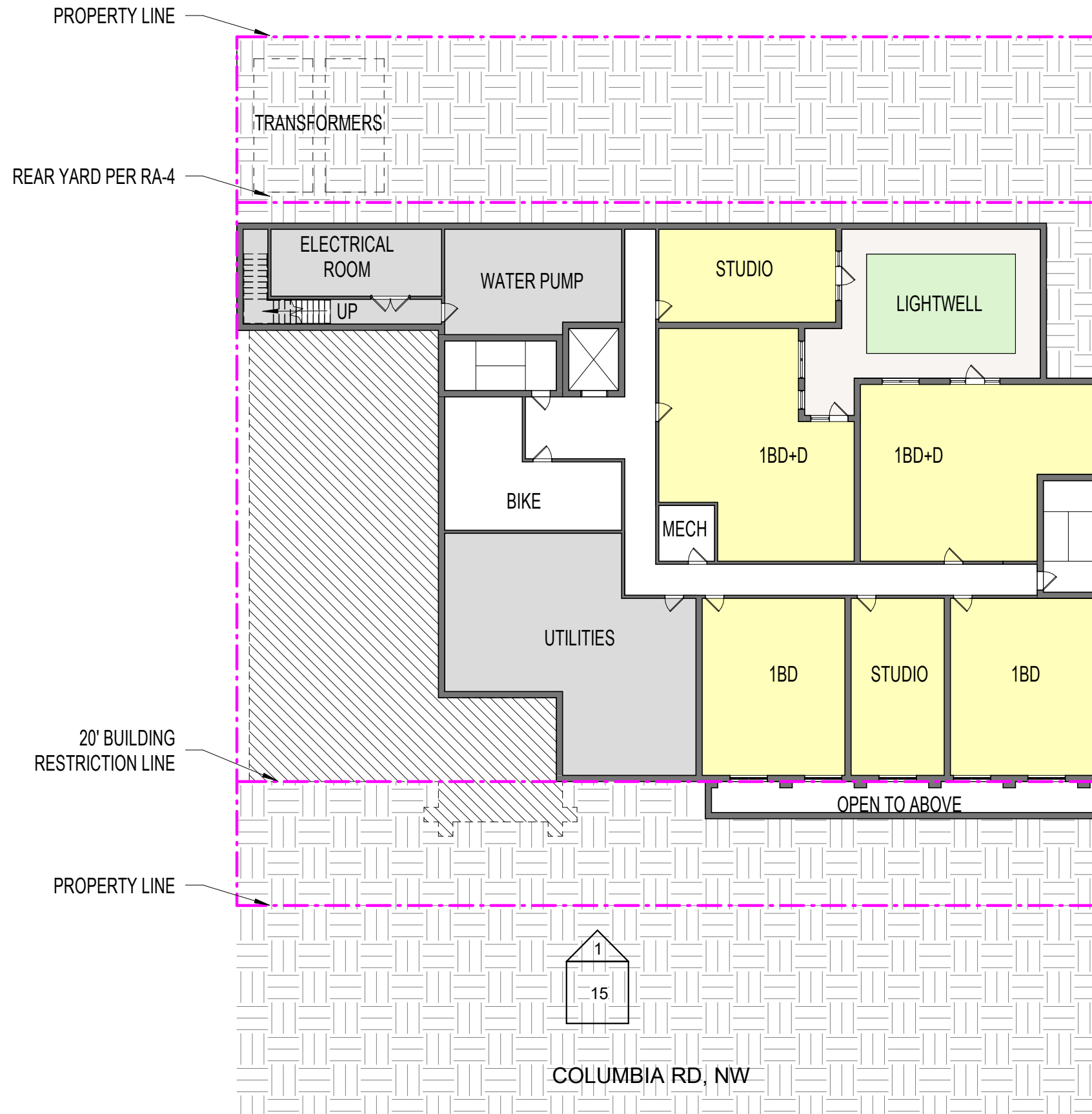
\*Exterior Covered Area is not included in GSF;

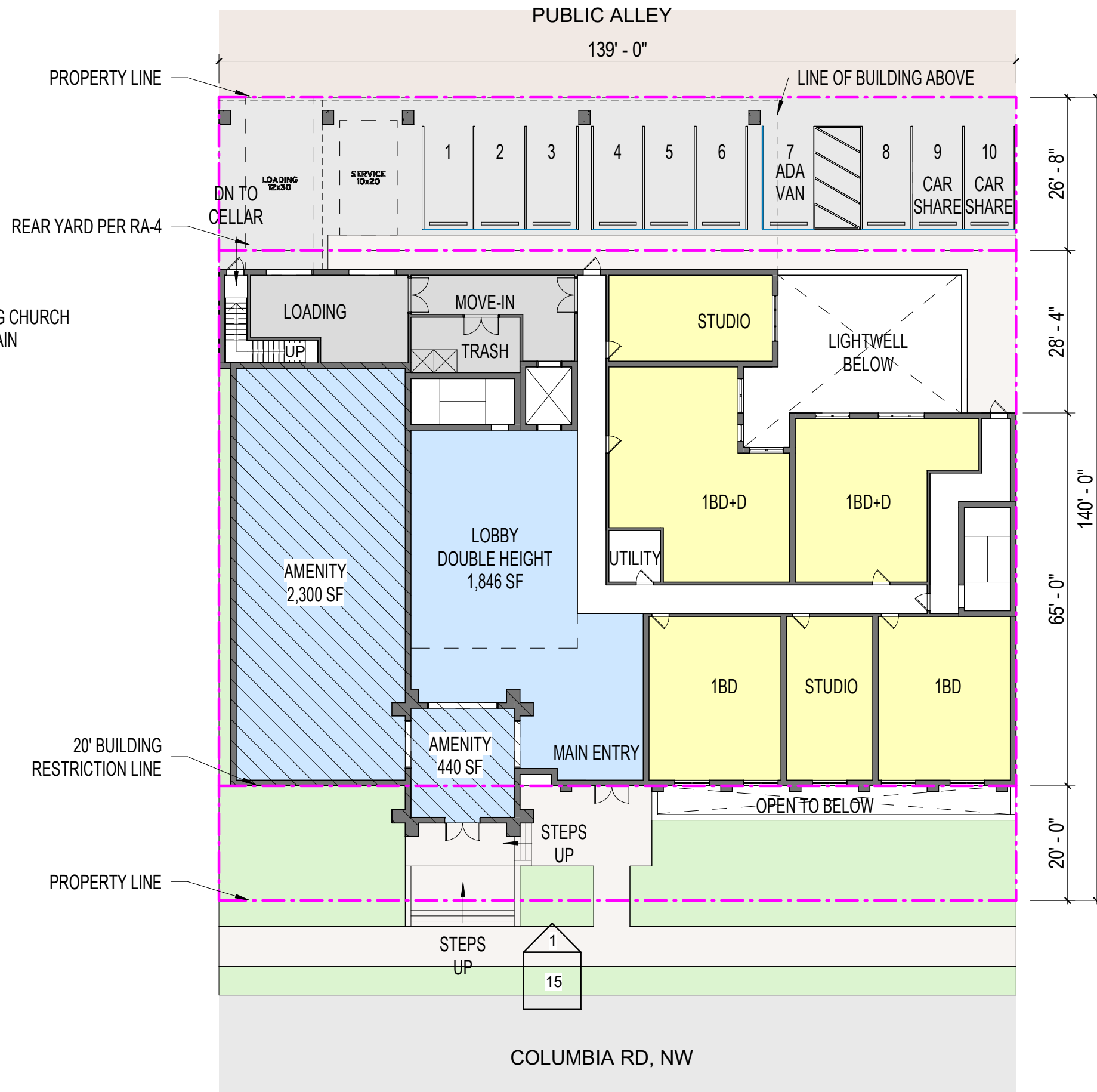
\*\*Cellar & Penthouse Not included in FAR

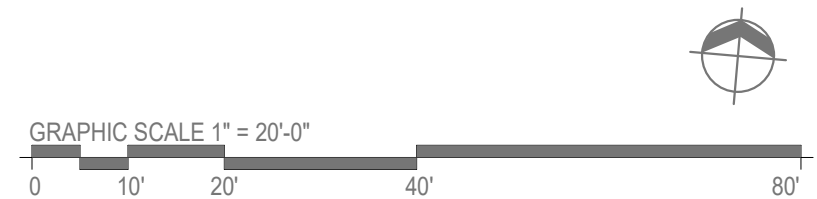
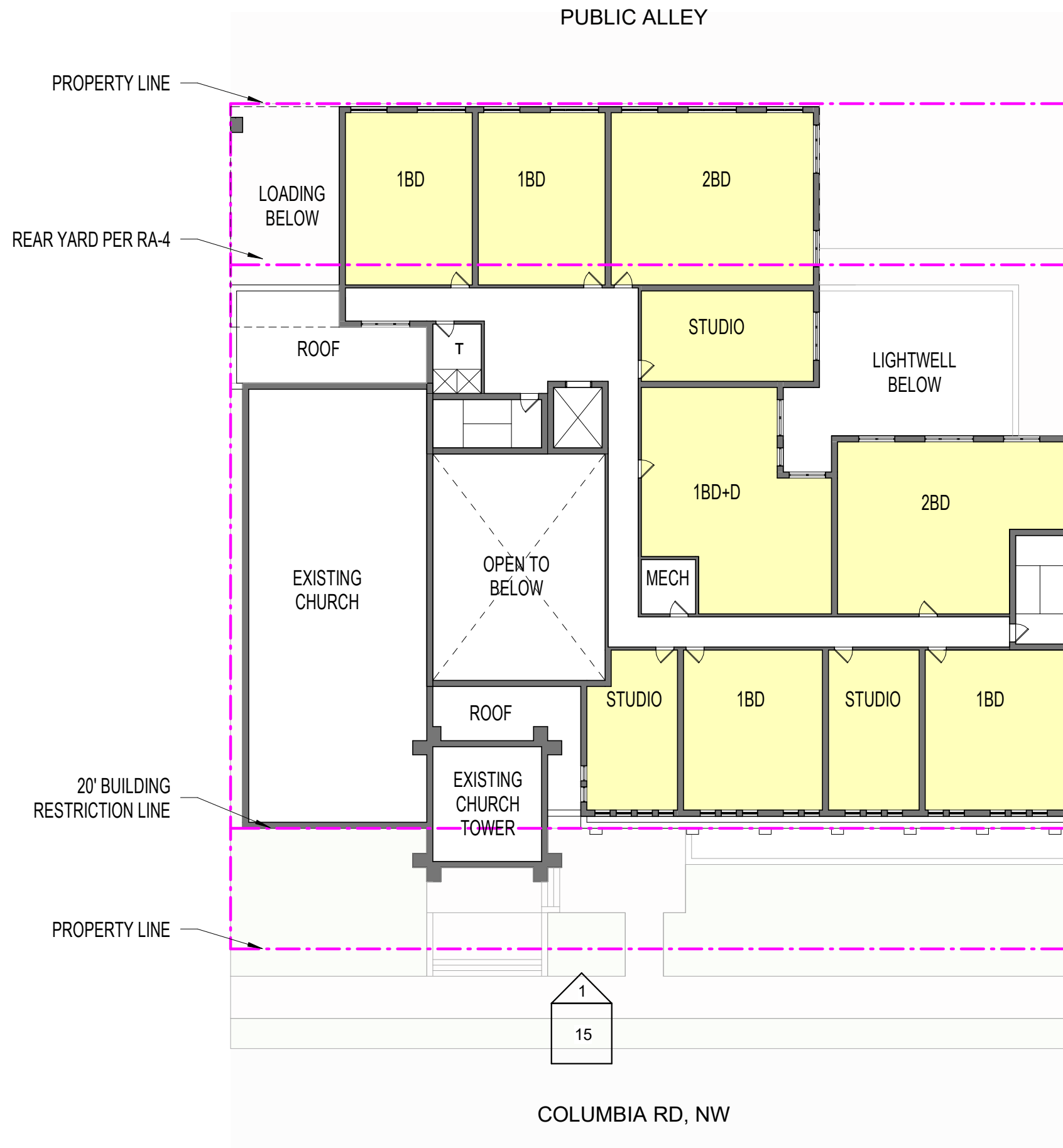
Site Area (SF)	19,460
FAR	4.10
Max FAR (IZ)	4.2
<b>Requires IZ</b>	

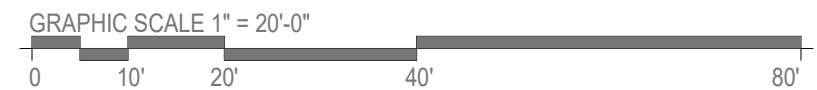
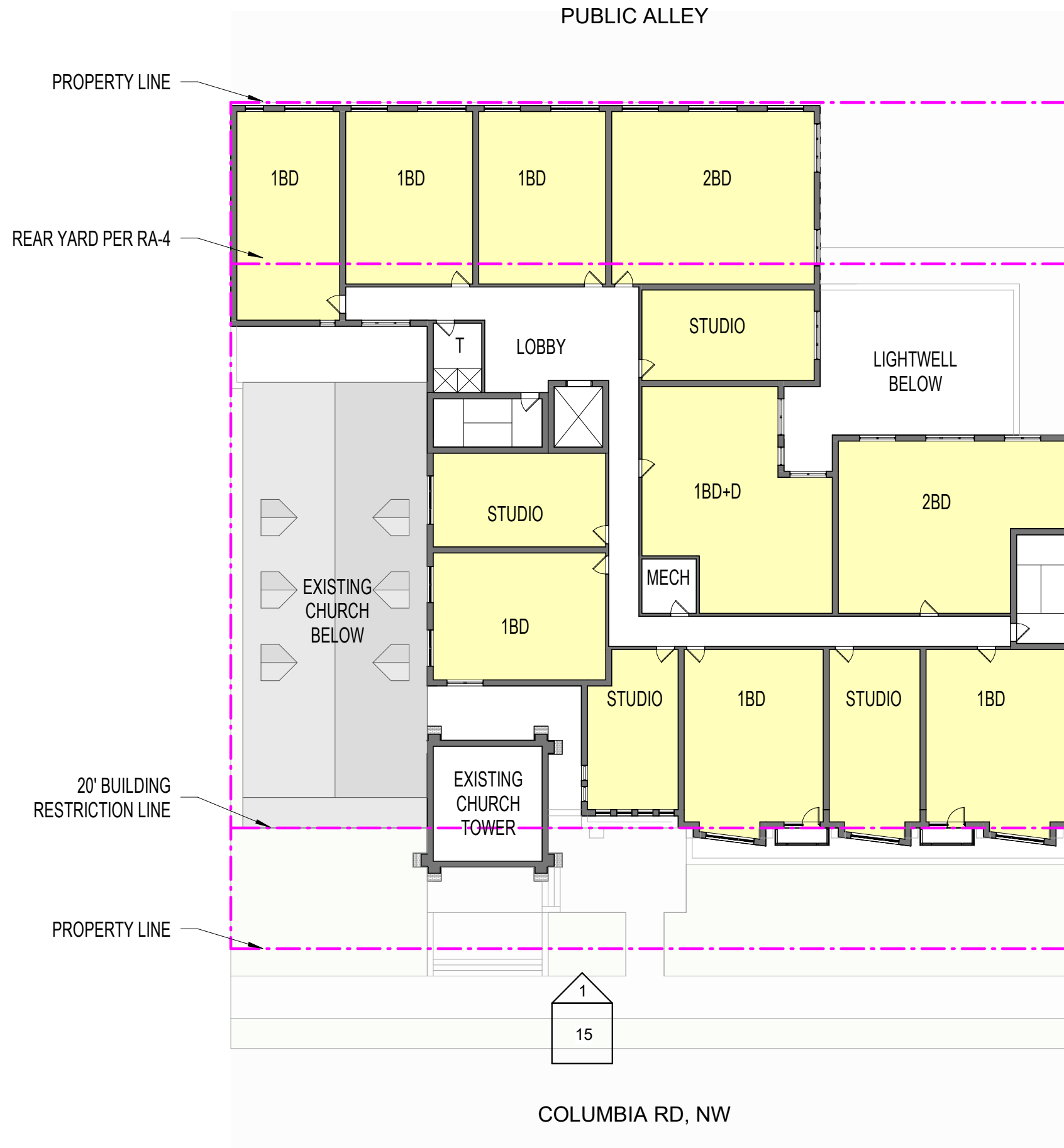
UNIT TYPE	STU.	1BD	1BD+D	2BD	UNIT #
					TOTAL
Cellar	2	2	2		6 UNITS
1st Floor	2	2	2		6 UNITS
2nd Floor	3	4	1	2	10 UNITS
3rd Floor	4	6	1	2	13 UNITS
4th Floor	4	6	1	2	13 UNITS
5th Floor	4	6	1	2	13 UNITS
6th Floor	4	6	1	2	13 UNITS
7th Floor	4	6	1	2	13 UNITS
	27	38	10	12	<b>87 UNITS</b>
	31%	44%	11%	14%	100%

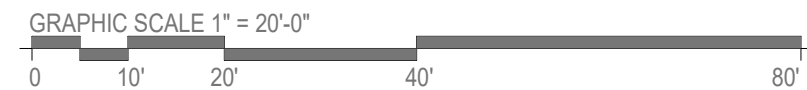
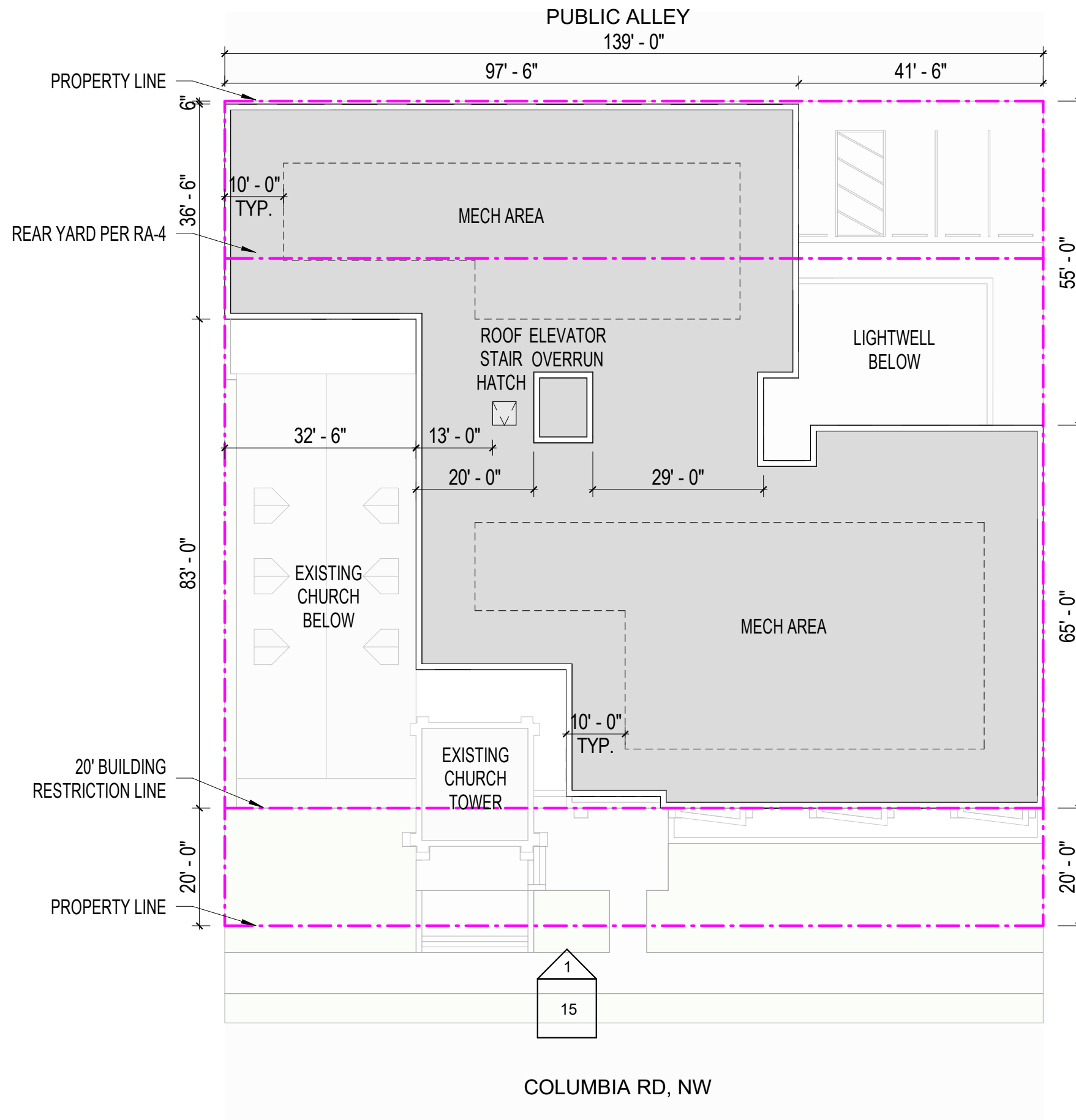
PUBLIC ALLEY

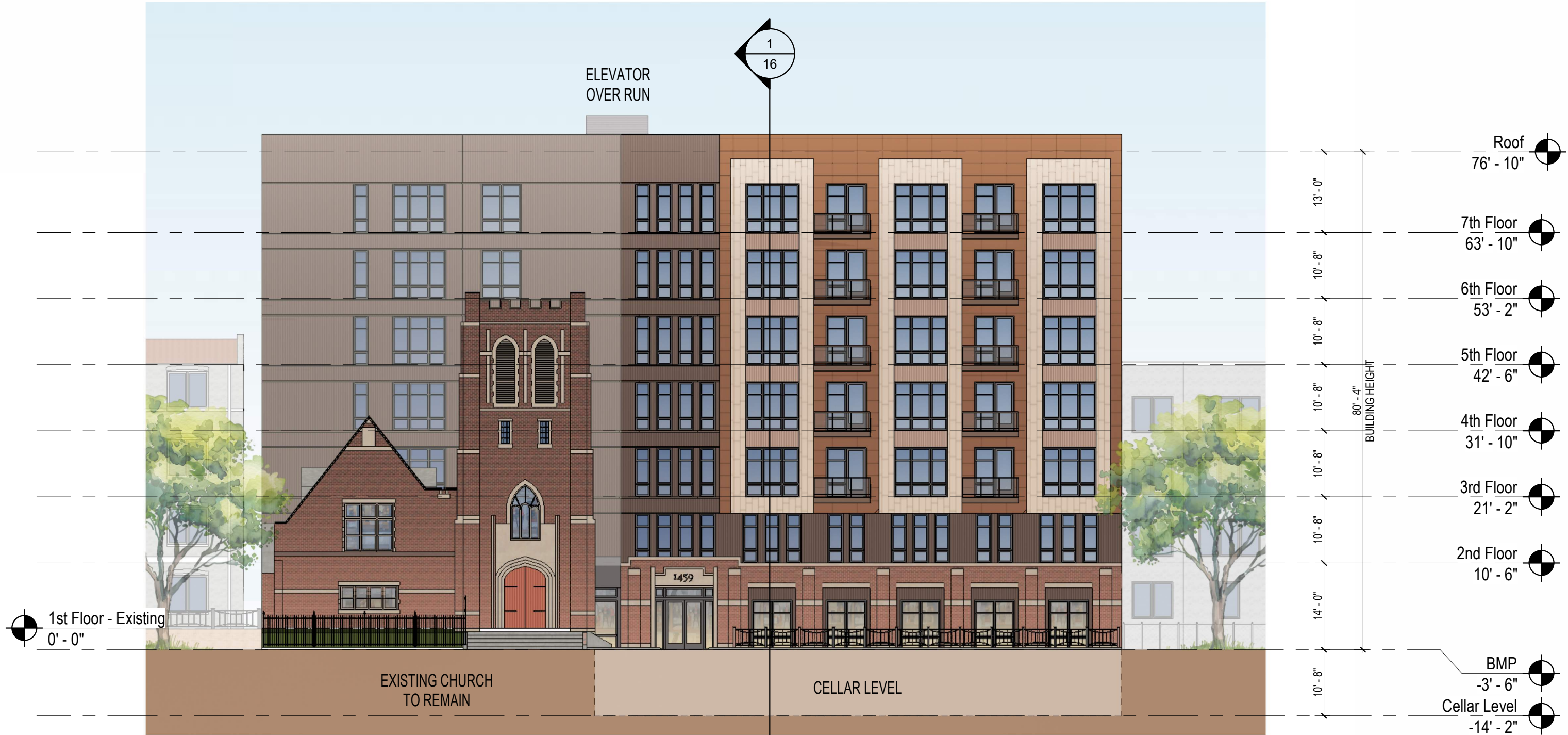


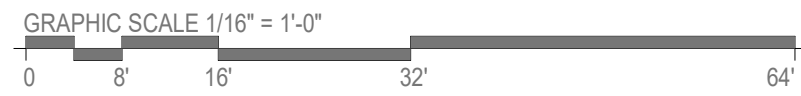
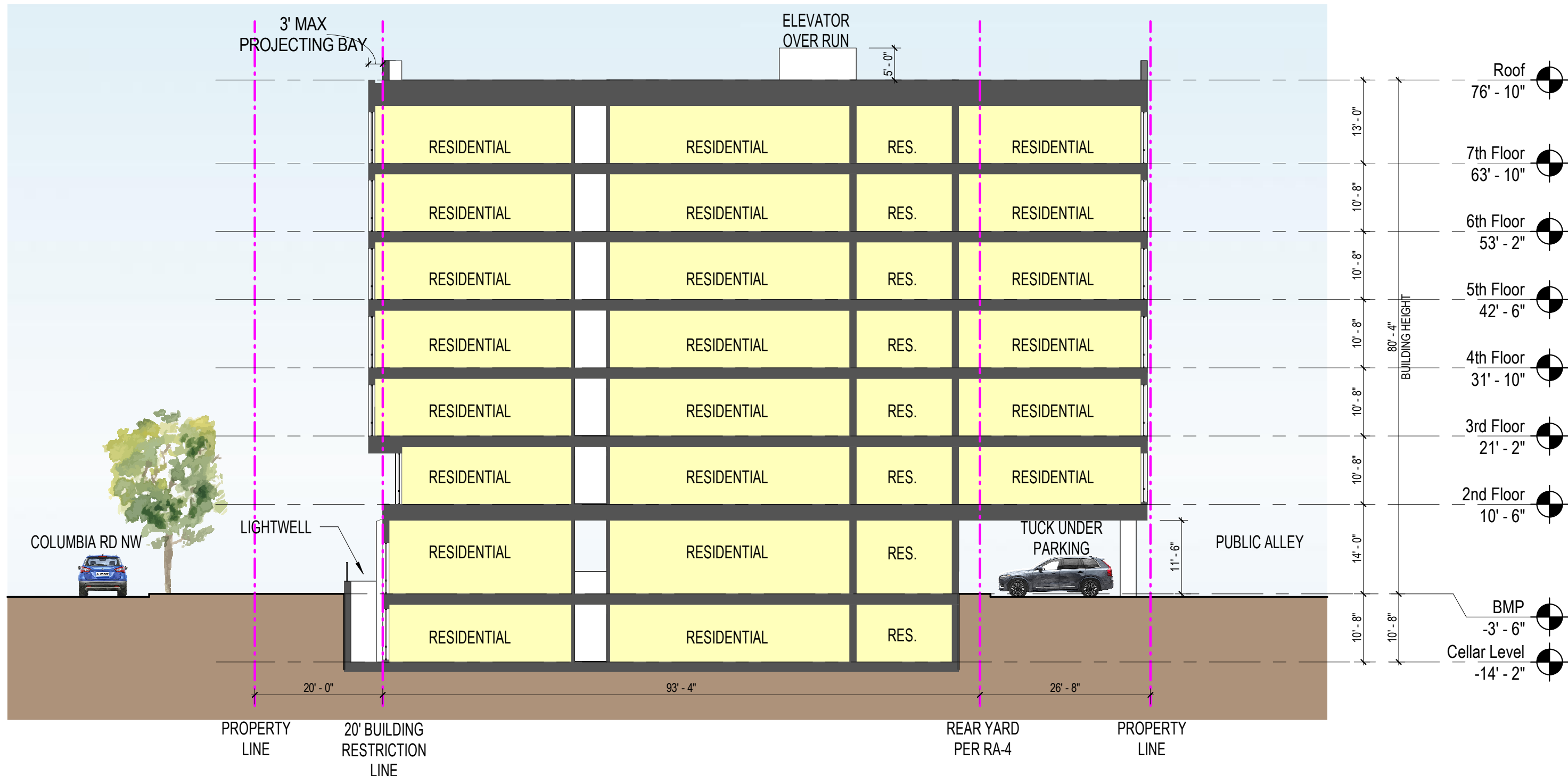








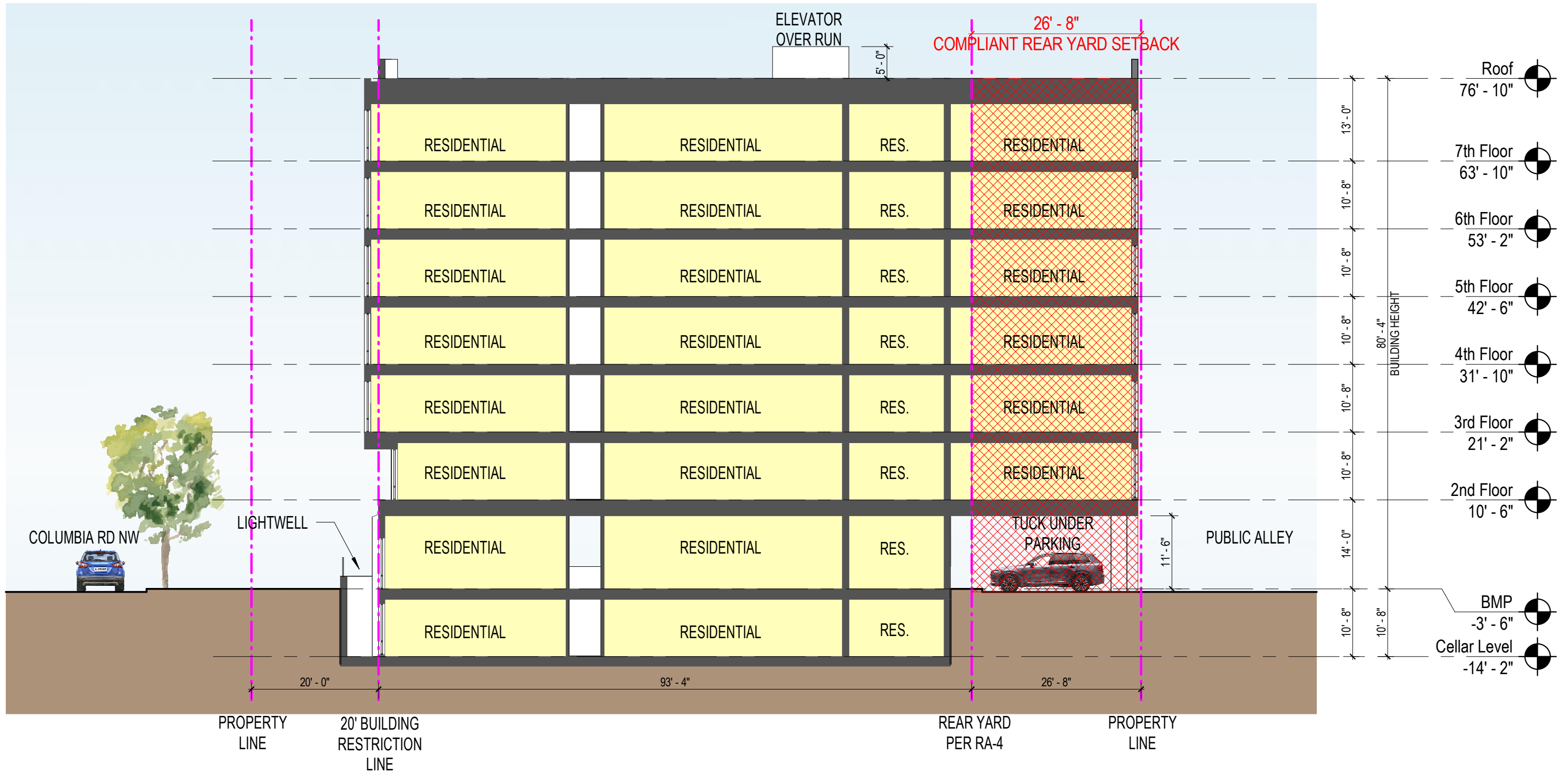




**PRACTICAL DIFFICULTY:**

**FOR COMPLIANT REAR YARD SETBACK:**

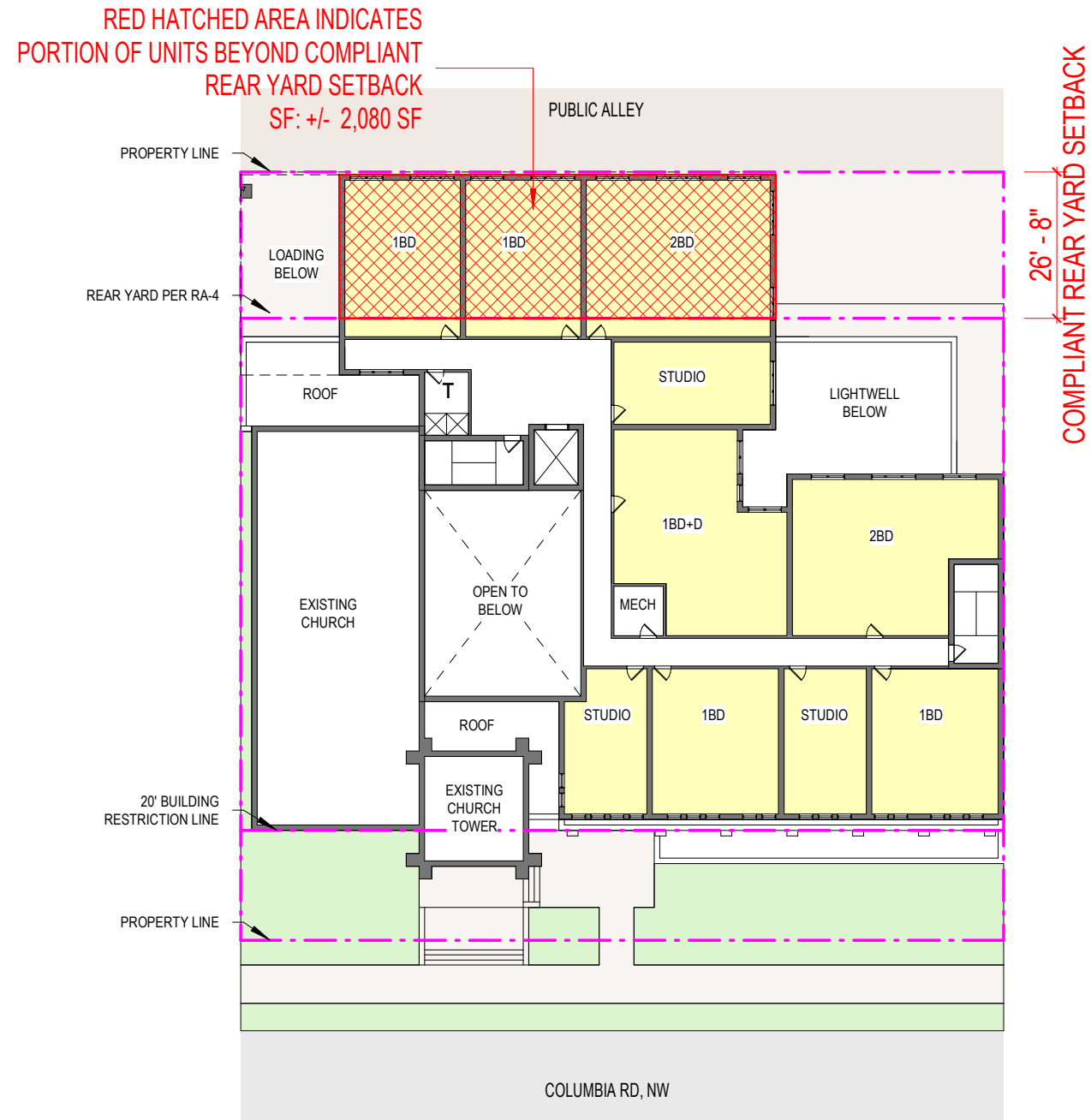
1. TO ACCOMMODATE A COMPLIANT REAR YARD, APPROXIMATELY 17,850 SF OF PROGRAM AREA (± 2,550 SF PER FLOOR) WOULD BE REMOVED FROM THE OVERALL BUILDING DESIGN, RESULTING IN THE LOSS OF APPROXIMATELY 23 DWELLING UNITS. THE EXISTING BUILDING, AS WELL AS ADJACENT BUILDINGS, ARE CURRENTLY BUILT TO THE PUBLIC ALLEY PROPERTY LINE AND DO NOT PROVIDE A REAR SETBACK..



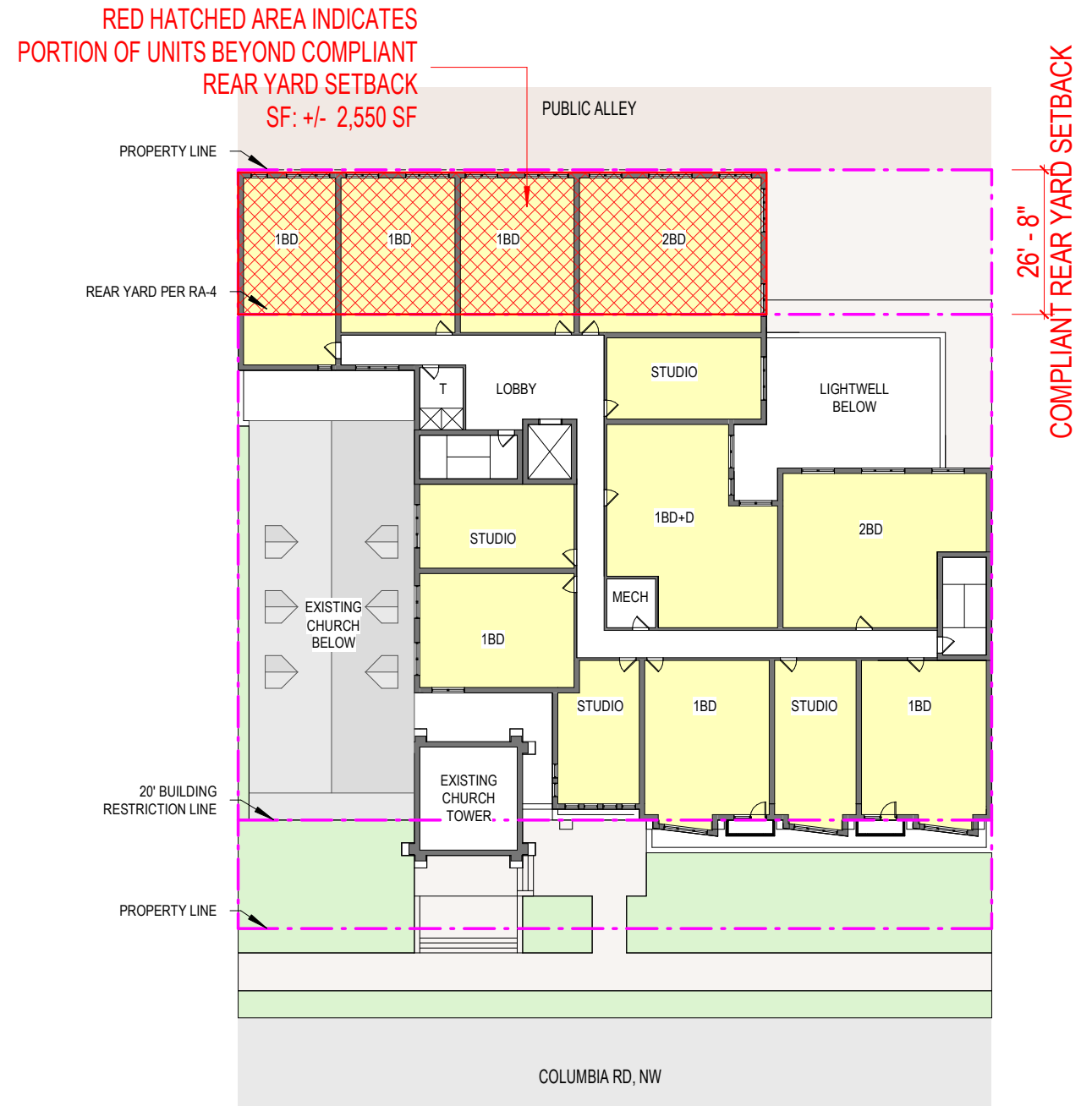
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**2ND FLOOR**



**TYP. FLOOR (3RD - 7TH)**



