

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 5, 2026

Plat for Building Permit of :

SQUARE 986 LOT 52

Scale: 1 inch = 30 feet

Recorded in Book 29 Page 98

Receipt No. 26-03420

Drawn by: B.S.

Furnished to: JONATHAN KUHN

“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: *Jonathan M. Kuhn*
Date: 06/10/2026

Printed Name: JONATHAN KUHN Relationship
to Lot Owner: ARCHITECT

If a registered design professional, provide license number
ARC101029 and include stamp below.

0 10 30 60 100

SCALE: 1:30

SQUARE 986

PROPERTY INFORMATION

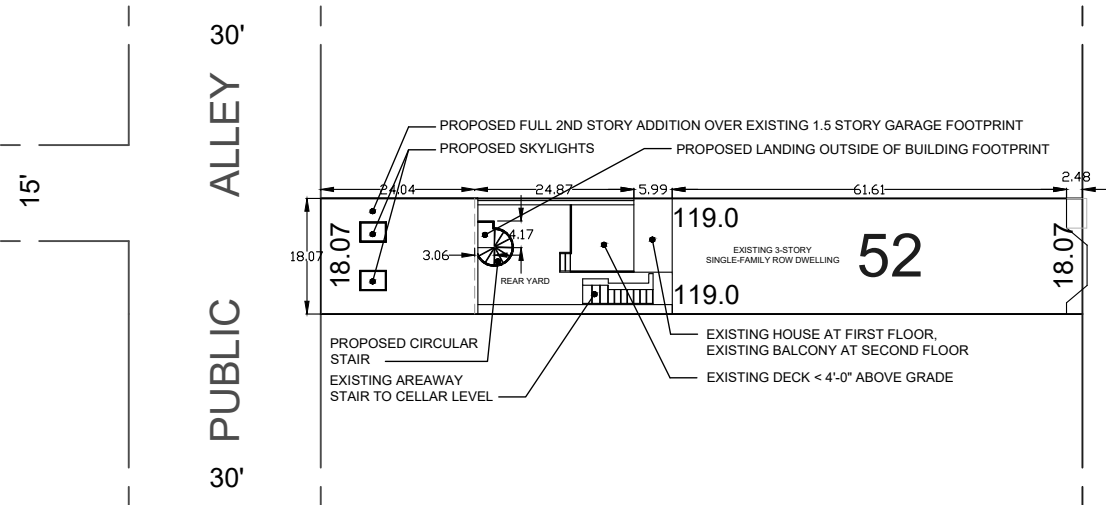
ADDRESS:	316 12th Street NE, Washington, DC 20002
SSL:	0986 0052
NEIGHBORHOOD:	039 - Old City 1
USE CODE:	011 - Residential-Single Family (Row)
TAX CLASS:	1 - Residential
WARD:	6
ZONING - Title DCMR	
ZONING:	RF-1
USES:	Residential-Row-Single-Family
OCCUPANCY GROUP:	R-3
LOT AREA:	2,150 SF

PROJECT DESCRIPTION

EXTEND WALLS AND RAISE ROOF OF THE EXISTING 1.5 STORY DETACHED GARAGE STRUCTURE TO ALLOW FOR A FULLY HABITABLE 2ND FLOOR HOME OFFICE SPACE. NEW METAL CIRCULAR STAIR AND LANDING IN REAR YARD FOR ACCESS TO 2ND FLOOR. NO CHANGE TO EXISTING GARAGE FOOTPRINT.

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	0'-0"	NO CHANGE
REAR YARD:	20'-0"	XXXX	NO CHANGE
SIDE YARD:	5' ON FREE STANDING SIDES	0'-0"	NO CHANGE
HEIGHT:	35'-0"		NO CHANGE
LOT OCC:	60% OR 1,290 SF	77% OR 1,656 SF	78% OR 1,680 SF
			74.7% OR 1,605 SF (2ND FL)

BUILDING CODE - DC CONSTRUCTION CODE 2017	
PROPOSED USE:	RESIDENTIAL - SINGLE FAMILY DWELLING
CONSTRUCTION TYPE:	VB
FLOOR AREA:	2,630 SF
EXITS:	2
ELEVATOR:	NO
SPRINKLERED:	NO



12th STREET, N.E.