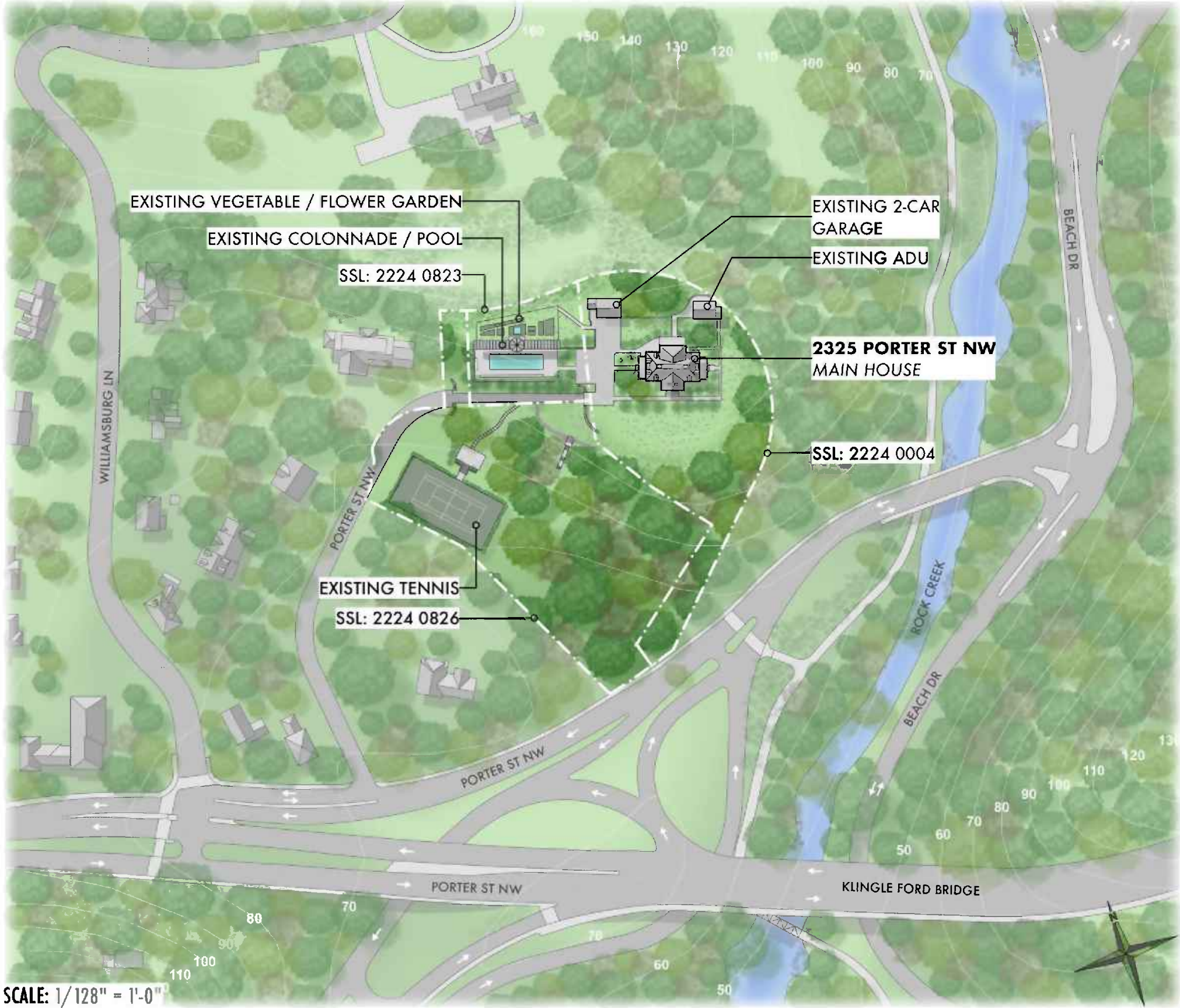


2325 PORTER ST NW | BOARD OF ZONING ADJUSTMENT APPLICATION
JULY 2026





2325 PORTER ST NW | EXISTING SITE MAP





KEY

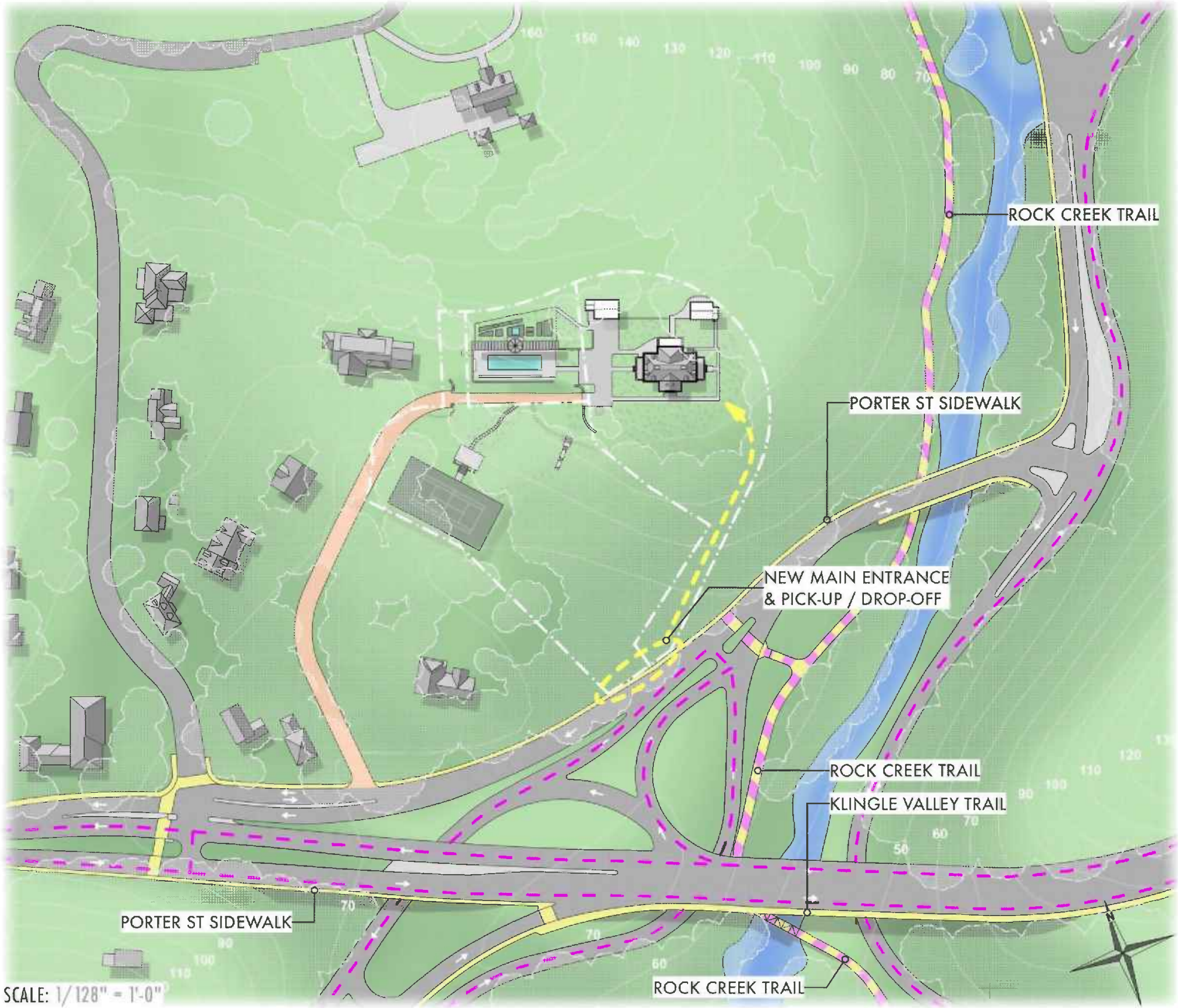






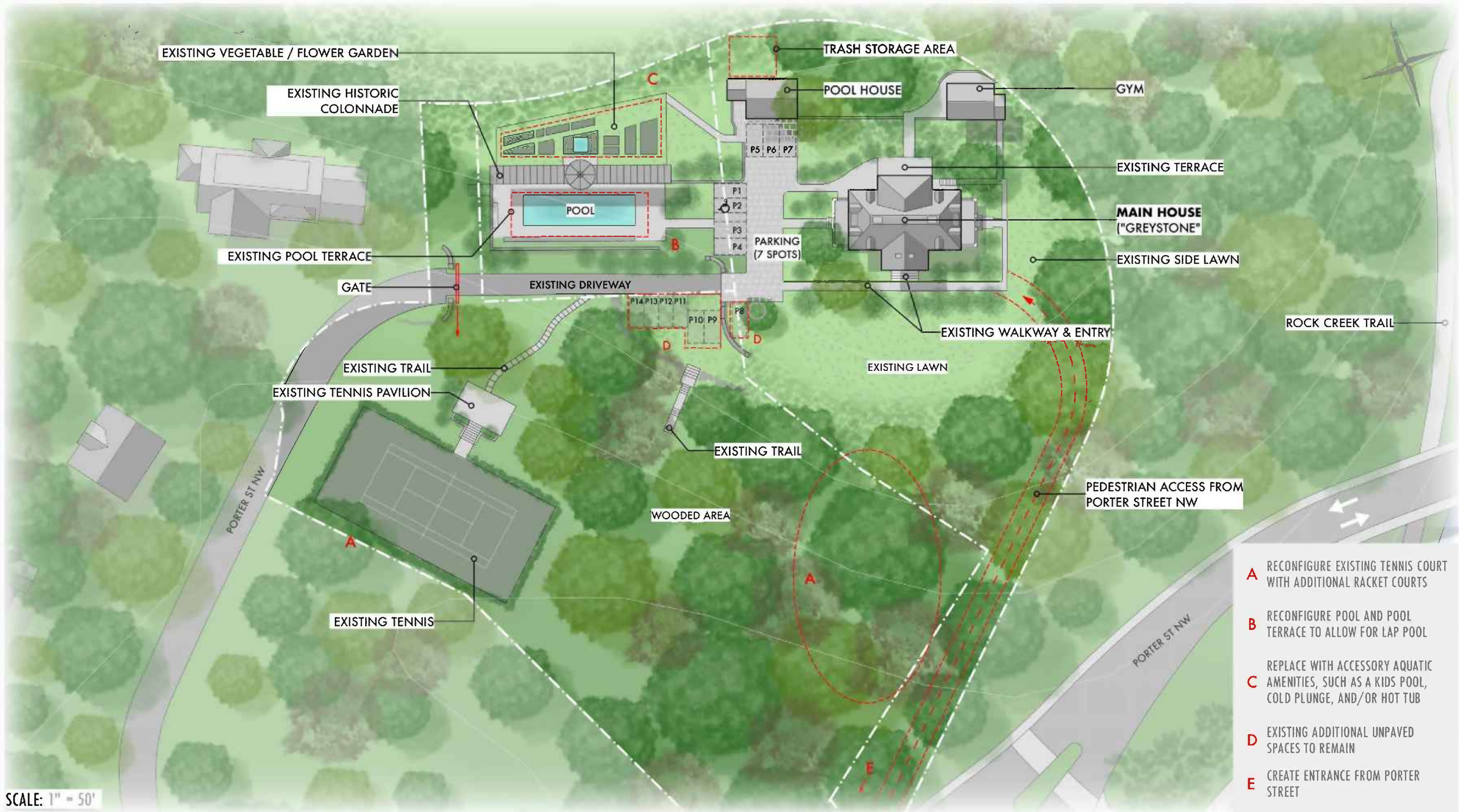
- A** RECONFIGURE EXISTING TENNIS COURT WITH ADDITIONAL RACKET COURTS
- B** RECONFIGURE POOL AND POOL TERRACE TO ALLOW FOR LAP POOL
- C** REPLACE WITH ACCESSORY AQUATIC AMENITIES, SUCH AS A KIDS POOL, COLD PLUNGE, AND/OR HOT TUB
- D** EXISTING ADDITIONAL UNPAVED SPACES TO REMAIN
- E** CREATE ENTRANCE FROM PORTER STREET

2325 PORTER ST NW | CIRCULATION/PEDESTRIAN ACCESS DIAGRAM



- SIDEWALK & PEDESTRIAN ACCESS TO SITE
- BIKE ROUTE*
- LIMITED VEHICLE ACCESS ONLY FOR PARKING AND DELIVERIES

*BIKE ROUTES SHOWN ACCORDING TO GOOGLE MAPS AVAILABLE CYCLING DATA



LEGEND

A

MAIN HOUSE "GREYSTONE"

B

GYM

C

POOL HOUSE

D

EXISTING COLONNADE

E

EXISTING RETAINING WALL & POOL TERRACE

F

EXISTING DRIVEWAY FROM PORTER

G

EXISTING WALKING PATH TO TENNIS

H

EXISTING TENNIS. RECONFIGURE WITH ADDITIONAL RACKET COURTS

I

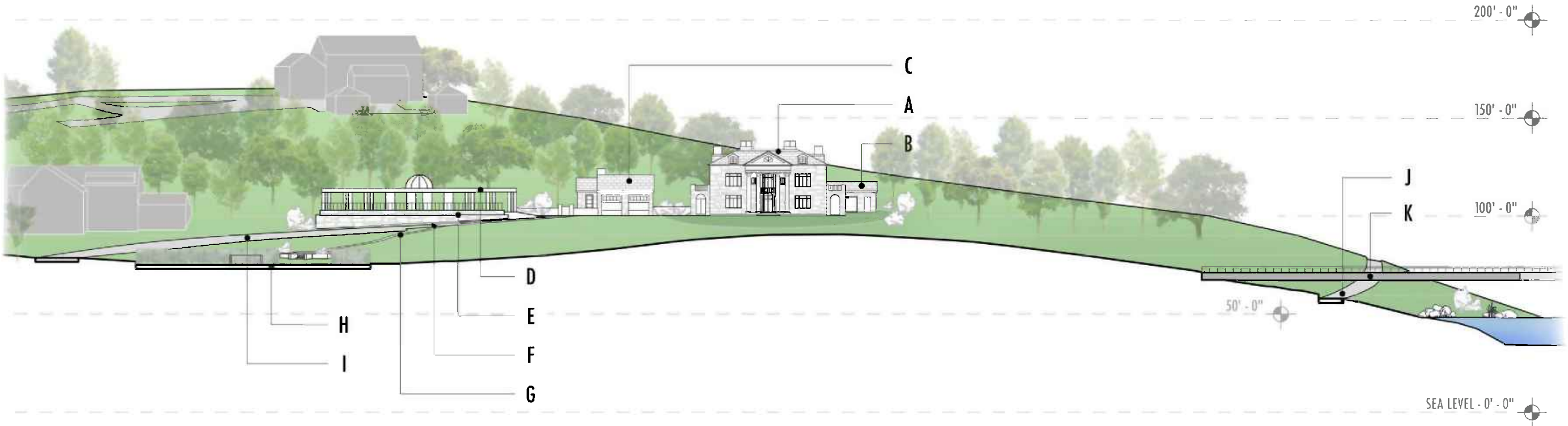
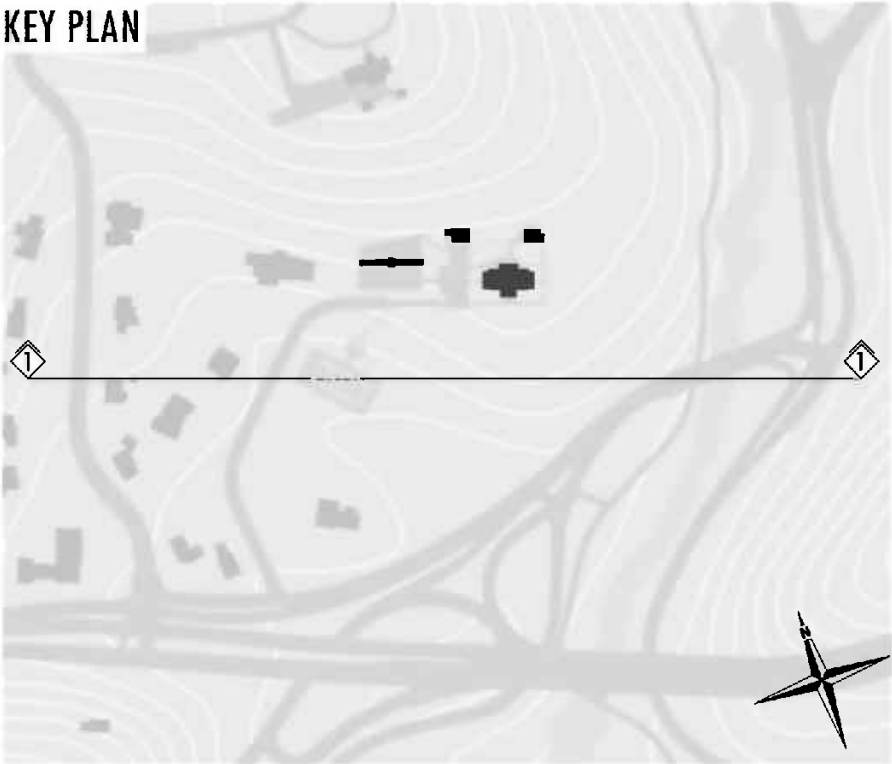
PORTER ST NW

J

ROCK CREEK TRAIL (PEDESTRIAN & BICYCLE ENTRANCE)

K

PORTER ST NW BRIDGE



megandowneystudio

EXCEPTIONS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 55-25-15515, DATED APRIL 15, 2026
SCHEDULE B, SECTION 2

PURSUANT TO SCHEDULE B - PART II (EXCEPTIONS) OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 55-25-15515, DATED APRIL 15, 2026, THE PARCEL OF LAND SHOWN HEREON IS SUBJECT TO:

EXCEPTIONS # 1 - 6 ARE NOT SURVEYABLE

- SEWER PRIVILEGES GRANTED TO THE DISTRICT OF COLUMBIA, BY DEED RECORDED IN LIBER 3653 AT FOLIO 114, (N/A)
- MUTUAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED 03-05-1999 AS INSTRUMENT NO. 9900020684. (SHOWN)
- WATER SERVICE EASEMENT, ACCESS AND MAINTENANCE AGREEMENT RECORDED 04-01-1999 AS INSTRUMENT NO. 9900028055.(SHOWN)
- AGREEMENT BY AND BETWEEN THOMAS R. GIBIAN AND CHRISTINA G. GRADY, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND JOSEPH M. SELLERS AND LAURIE B. DAVIS, THEIR HEIRS, SUCCESSOR AND ASSIGNS RECORDED 04-01-1999 AS INSTRUMENT NO. 9900028056.(APPLIES BLANKET AGREEMENT)
- DECLARATION OF COVENANTS RECORDED 09-27-1999 AS INSTRUMENT NO. 9900085104.(APPLIES BLANKET AGREEMENT)
- NOTES, CONDITIONS, AND/OR BUILDING RESTRICTION LINES AS PER PLAT RECORDED IN SUBDIVISION BOOK 86, PAGE 20.
- SUBJECT TO THE RIGHT OF WAY OVER THE EAST 12.5 FEET IN DEPTH BY THE WIDTH OF SAID PARCEL OF LAND AND ALSO OVER THE WEST 12.5 FEET IN DEPTH BY THE WIDTH OF SAID PARCEL OF LAND FOR A ROADWAY OR HIGHWAY FOR THE USE OF THE GRANTORS HEREIN AND ALSO FOR THE USE OF ANY PERSON WHO NOW ARE OR MAY HEREAFTER BECOME OWNERS OF ANY PART OF COLEMAN PARK, TOGETHER WITH ALL AND SINGULAR THE IMPROVEMENTS, WAYS, EASEMENTS, RIGHTS, PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING OR IN ANYWISE APPERTAINING, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST AND CLAIM, EITHER AT LAW OR IN EQUITY, OR OTHERWISE, HOWEVER, OF THE PARTIES OF THE FIRST PART AS TRUSTEES AS AFORESAID, OF, INTO, OR OUT OF THE SAID LAND AND PREMISES; AND TOGETHER ALSO WITH THE RIGHT OF WAY OVER AND UPON ALL THOSE CERTAIN STREETS OR ROADWAYS 25 FEET IN WIDTH IN AND THROUGH SAID COLEMAN PARK; ALL AS MENTIONED AND/OR DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 27, 1907, IN LIBER 3082, FOLIO 71 . (APPLIES)
- SUBJECT TO THAT CERTAIN DECLARATION OF ABANDONMENT OF RIGHT-OF-WAY MENTIONING, DESCRIBING, AND DEPICTING THE ABANDONMENT OF ROCK CREEK PARK PLACE RUNNING FOR A DISTANCE OF APPROXIMATELY 300 FEET, AS RECORDED MARCH 1, 1999, AS INSTRUMENT NO. 9900018786. (SHOWN)

NOTE:

- OTHER THAN SHOWN HEREON,THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- OTHER THAN SHOWN HEREON, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY (PORTER STREET, NW).
- OTHER THAN SHOWN HEREON, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

VICINITY MAP SCALE: 1"=2000'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA AND IS DESCRIBED AS FOLLOWS:

LOT 1:
LOT NUMBERED FOUR (4) IN SQUARE NUMBERED TWENTY-TWO HUNDRED TWENTY-FOUR (2224), IN A SUBDIVISION MADE BY GREYSTONE ASSOCIATES, AS PER PLAT RECORDED IN LIBER 177 AT FOLIO 147, AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 4, IN SQUARE 2224.
BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM STEVEN L. MCCLAIN AND BARBARA ZANGERL, UNTO THOMAS R. GIBIAN AND CHRISTINA G. GRAY, BY DEED DATED NOVEMBER 1, 1995 AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066542.

LOT 2:
PART OF LOT 3 IN SQUARE 2224, AS PER PLAT RECORDED IN THE AFORESAID SURVEYOR'S OFFICE LIBER 177 AT FOLIO 147, ALSO FORMERLY KNOWN AS LOT 'D', AS DESCRIBED MORE SPECIFICALLY IN ATTACHMENT A ATTACHED TO THAT DEED RECORDED AS INSTRUMENT NO. 9500066542, AND MADE PART HEREOF, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA;
BEGINNING FOR THE SAME AT A POINT ON THE 201.21 FOOT ARC LINE OF THE AFOREMENTIONED LOT, 3.105 FEET AS MEASURED ALONG SAID ARC LINE FROM THE NORTHWESTERLY END THEREOF AND RUNNING THENCE SOUTHEASTERLY AND EASTERLY WITH SAID ARC LINE AND WITH THE SOUTH 82 DEGREES, 45 MINUTES EAST, 37.90 FOOT LINE OF SAID LOT 3, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) 96.21 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 262.00 FEET (CHORD BEARING AND DISTANCE); SOUTH 72 DEGREES 13 MINUTES 40 SECONDS EAST 95.67 FEET TO A POINT; AND THENCE:
2) SOUTH 82 DEGREES 45 MINUTES 00 SECONDS EAST, 37.90 FEET TO A POINT, WHICH POINT IS AT THE BEGINNING OF A LINE OF DIVISION BETWEEN THE AFOREMENTIONED LOT 3 AND LOT 4 OF THE AFOREMENTIONED SQUARE 2224; AND RUNNING THENCE ALONG SAID LINE OF DIVISION:
3) SOUTH 23 DEGREES 31 MINUTES 00 SECONDS WEST, 137.50 FEET TO A POINT; THENCE LEAVING SAID LINE OF DIVISION BETWEEN SAID LOTS 3 AND 4 AND RUNNING ACROSS LOT 3 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
4) NORTH 62 DEGREES 54 MINUTES 02 SECONDS WEST, 138.65 FEET TO A POINT; AND THENCE
5) NORTH 27 DEGREES 05 MINUTES 58 SECONDS EAST, 108.86 FEET TO THE POINT OF BEGINNING, CONTAINING 15,979 SQUARE FEET OR 0.3668 ACRE OF LAND, MORE OR LESS.
NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 823, IN SQUARE 2224, AND AS IS SHOWN ON A&T PLAT #3795-Y IN THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.
BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM STEVEN L. MCCLAIN AND BARBARA ZANGERL, UNTO THOMAS R. GIBIAN AND CHRISTINA G. GRAY, BY DEED DATED NOVEMBER 1, 1995 AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066542.

AND LOT 3:
BEING A PART OF LOT 3 IN SQUARE 2224 AS PER THE AFORESAID PLAT RECORDED IN THE AFORESAID SURVEYOR'S OFFICE IN LIBER 177 AT FOLIO 147; SAYING AND EXCEPTING THAT PIECE OR PARCEL OF LAND, BEING PART OF THE AFORESAID LOT 3, ALSO FORMERLY KNOWN AS LOT 'D', AS DESCRIBED MORE SPECIFICALLY IN ATTACHMENT 'A' IN DEED RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066541, AND MADE PART HEREOF, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA; AND SAYING AND EXCEPTING THAT PIECE OR PARCEL OF LAND, BEING A PART OF LOT 3, AS DESCRIBED MORE SPECIFICALLY IN 'EXHIBIT A' IN DEED RECORDED MARCH 1, 1999 AS INSTRUMENT NO. 9900018788, AND MADE PART HEREOF, AMONG THE AFORESAID LAND RECORDS.

NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 826, IN SQUARE 2224, AND AS IS SHOWN ON A&T PLAT #3795-Z IN THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA. BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM CHRISTINA G. GRADY AND THOMAS R. GIBIAN, UNTO CHRISTINA G. GRADY AND THOMAS R. GIBIAN, BY DEED DATED NOVEMBER 1, 1995, AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066541.

SURVEYOR'S CERTIFICATE

TO (1) GREYSTONE HOLDINGS LLC,
(2) OLD DOMINION NATIONAL BANK, ISAOA ATIMA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
(3) DISTRICT TITLE , ITS SUCCESSORS AND/OR ASSIGNS
(4) FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7(B)(1), 7(C), 8, 9, 10, 11A, 12, 13, 14, 16, 17, 18, 19 AND 20(A). OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 18TH, 2026.

Dated: 6/9/2026

ANTHONY G. CURRIE, LS
DC LIC. NO. 900223

LEGEND

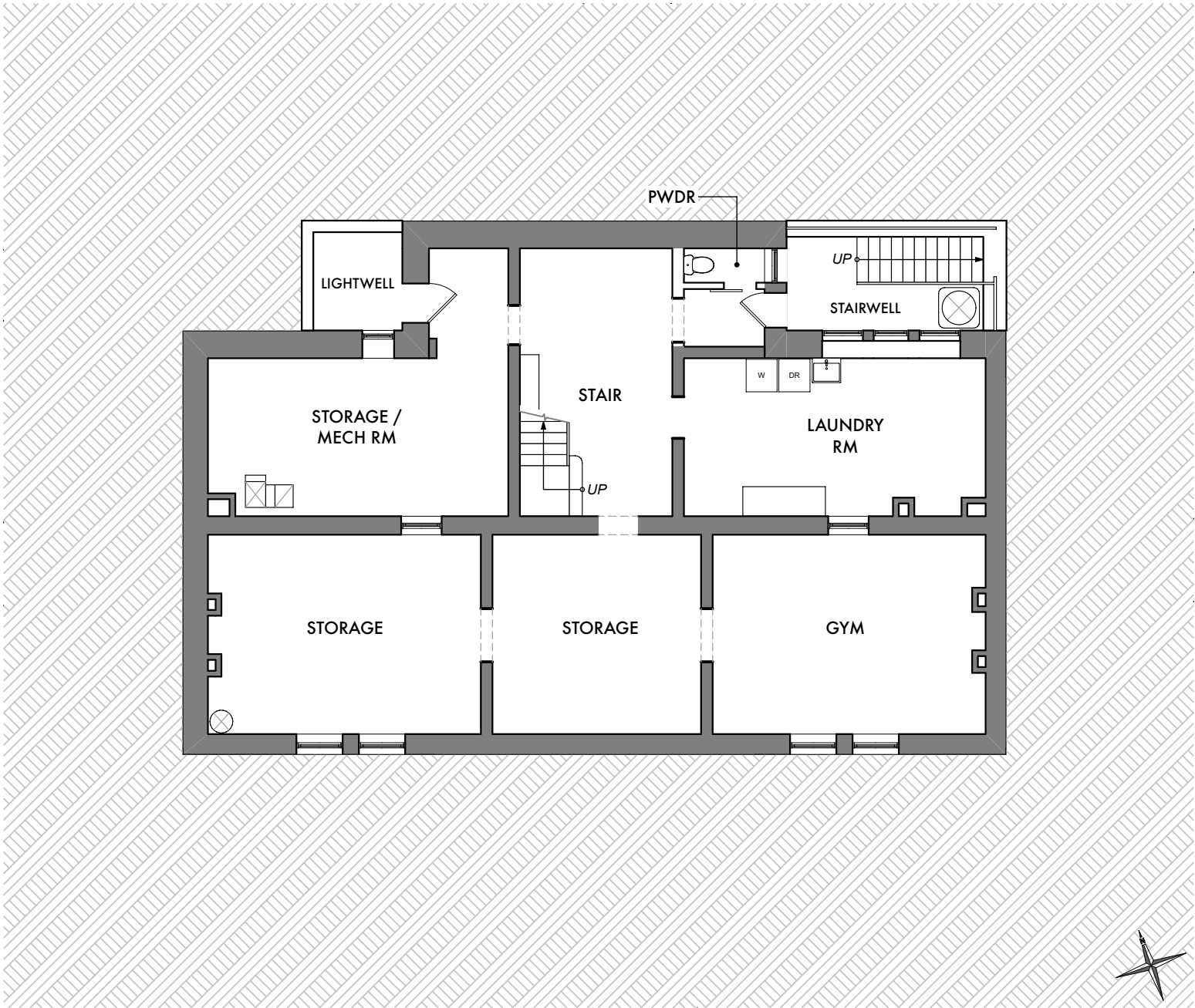
- WOODEN FENCE LINE
- CLEAN OUT
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GUY WIRE
- GAS METER
- SEWER MANHOLE
- WATER METER
- SIGN
- POST
- UTILITY POLE
- UNKNOWN MANHOLE
- FIRE HYDRANT
- UNDERGROUND SANITARY SEWER CONDUIT
- UNDERGROUND WATER CONDUIT
- UNDERGROUND ELECTRIC CONDUIT
- UNDERGROUND GAS CONDUIT
- MACADAM PAVEMENT
- CONCRETE

PARKING TABULATION

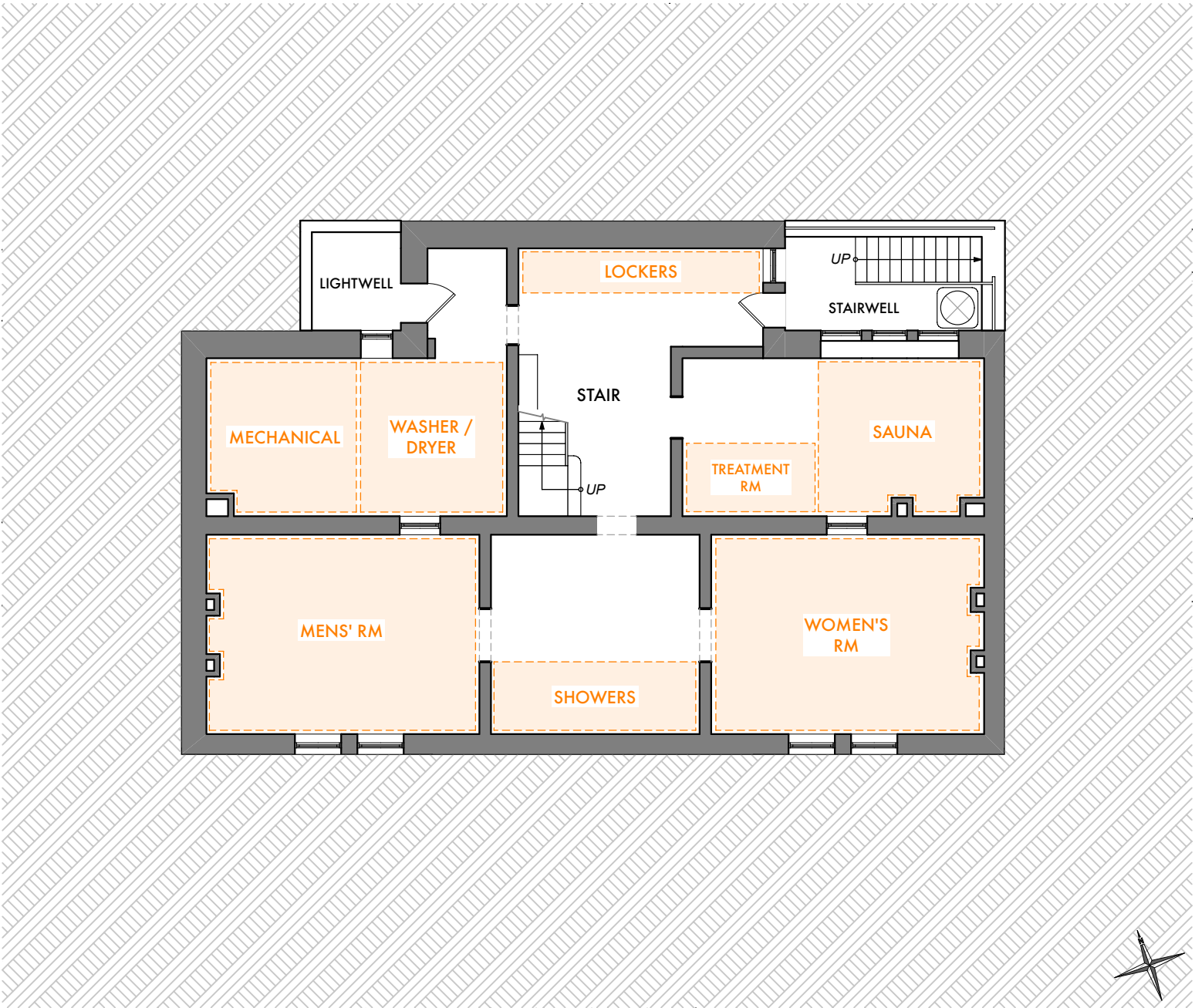
THERE ARE NO STRIPED PARKING IN THIS PROPERTY

NOTE:

- THE SUBJECT PROPERTIES ARE LOCATED AS TAX ASSESSMENT NO.:2224 0004, 0823 & 0826
- THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE A AND ZONE "X" (AREA OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001-0016 C, EFFECTIVE DATE: SEPTEMBER 27, 2010 FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SITE IS ZONED R-1.



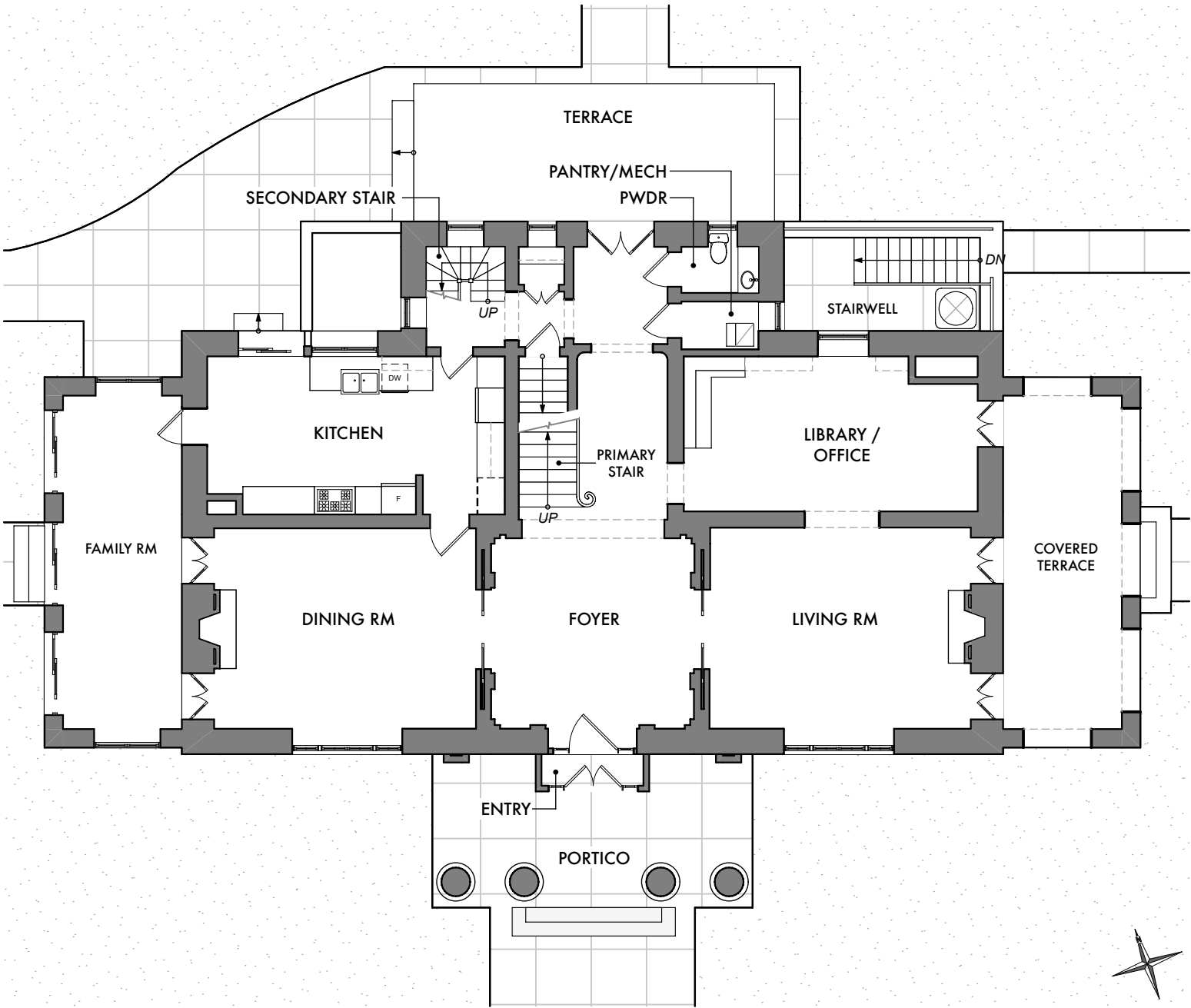
BASEMENT EXISTING PLAN
SCALE: 3/32" = 1'-0"



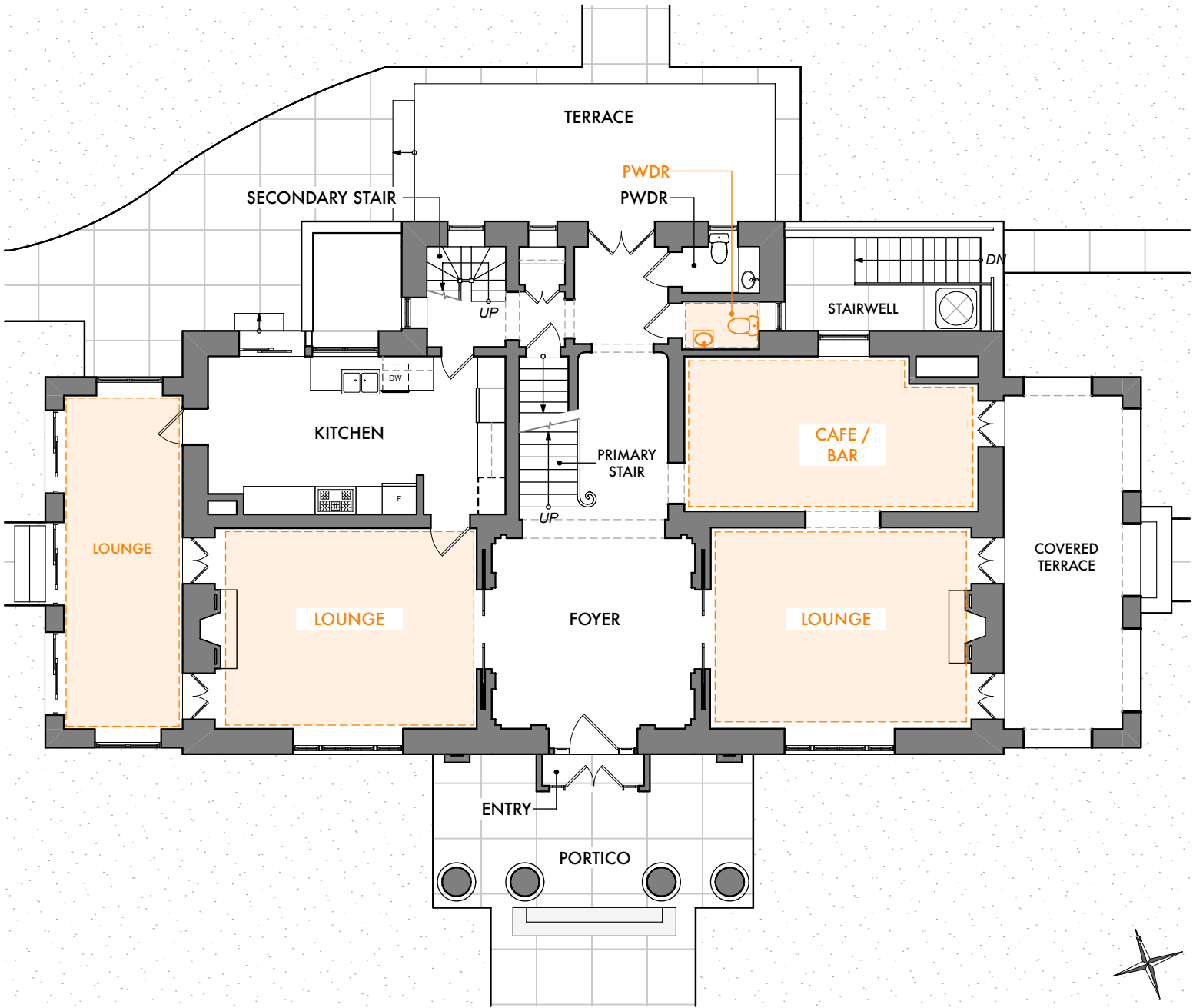
BASEMENT PROPOSED PLAN
SCALE: 3/32" = 1'-0"

PROPOSED USES AND INTERIOR LAYOUTS ARE CONCEPTUAL / ILLUSTRATIVE AND
SUBJECT TO CHANGE. PLANS HAVE BEEN PROVIDED BY THE SELLER

FLEXIBILITY TO MAKE MINOR ALTERATIONS TO FACILITATE ACCESS AND CODE
COMPLIANCE IS REQUESTED



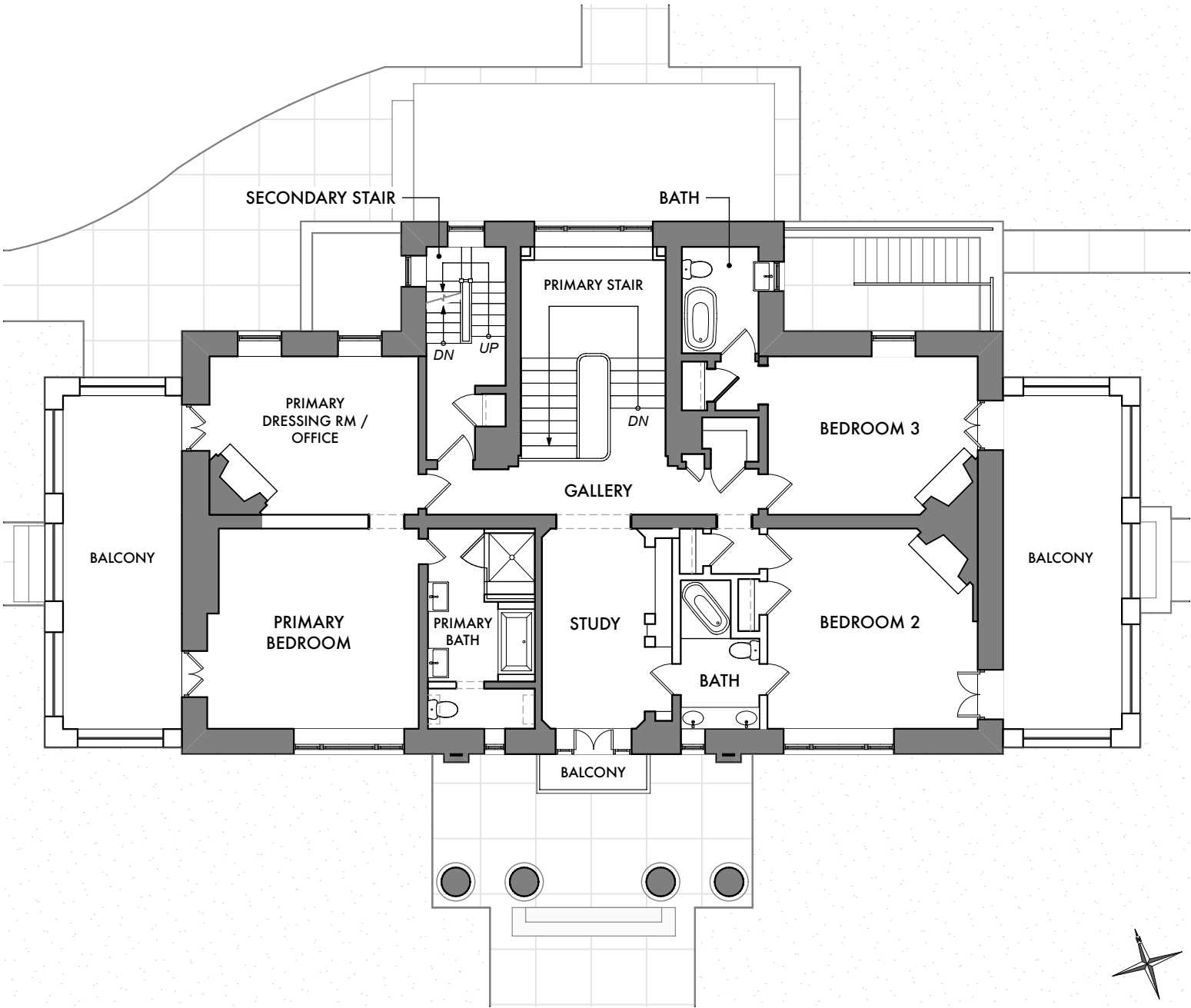
FIRST FLOOR EXISTING PLAN
SCALE: 3/32" = 1'-0"



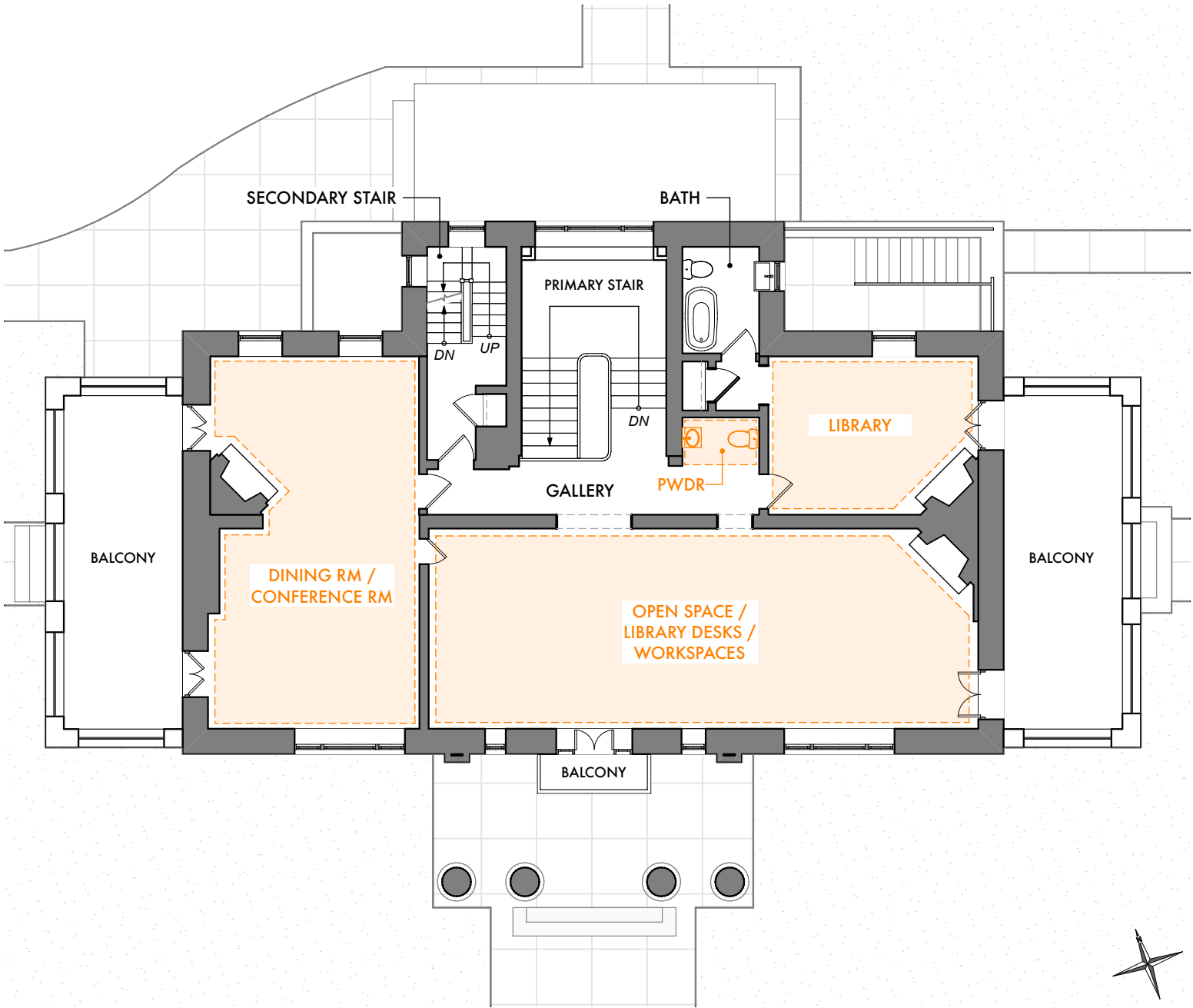
FIRST FLOOR PROPOSED PLAN
SCALE: 3/32" = 1'-0"

PROPOSED USES AND INTERIOR LAYOUTS ARE CONCEPTUAL / ILLUSTRATIVE AND
SUBJECT TO CHANGE. PLANS HAVE BEEN PROVIDED BY THE SELLER

FLEXIBILITY TO MAKE MINOR ALTERATIONS TO FACILITATE ACCESS AND CODE
COMPLIANCE IS REQUESTED



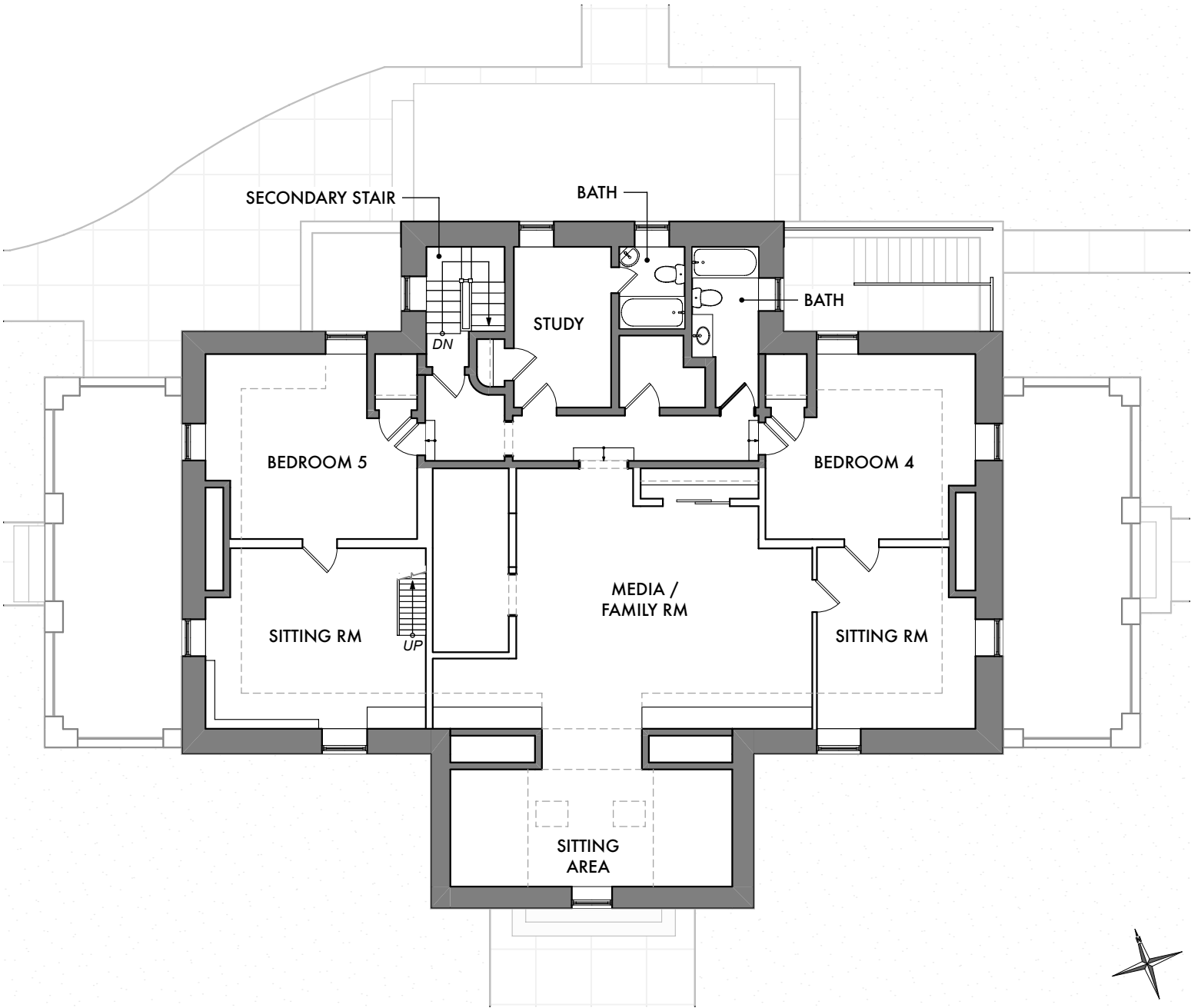
SECOND FLOOR EXISTING PLAN
SCALE: 3/32" = 1'-0"



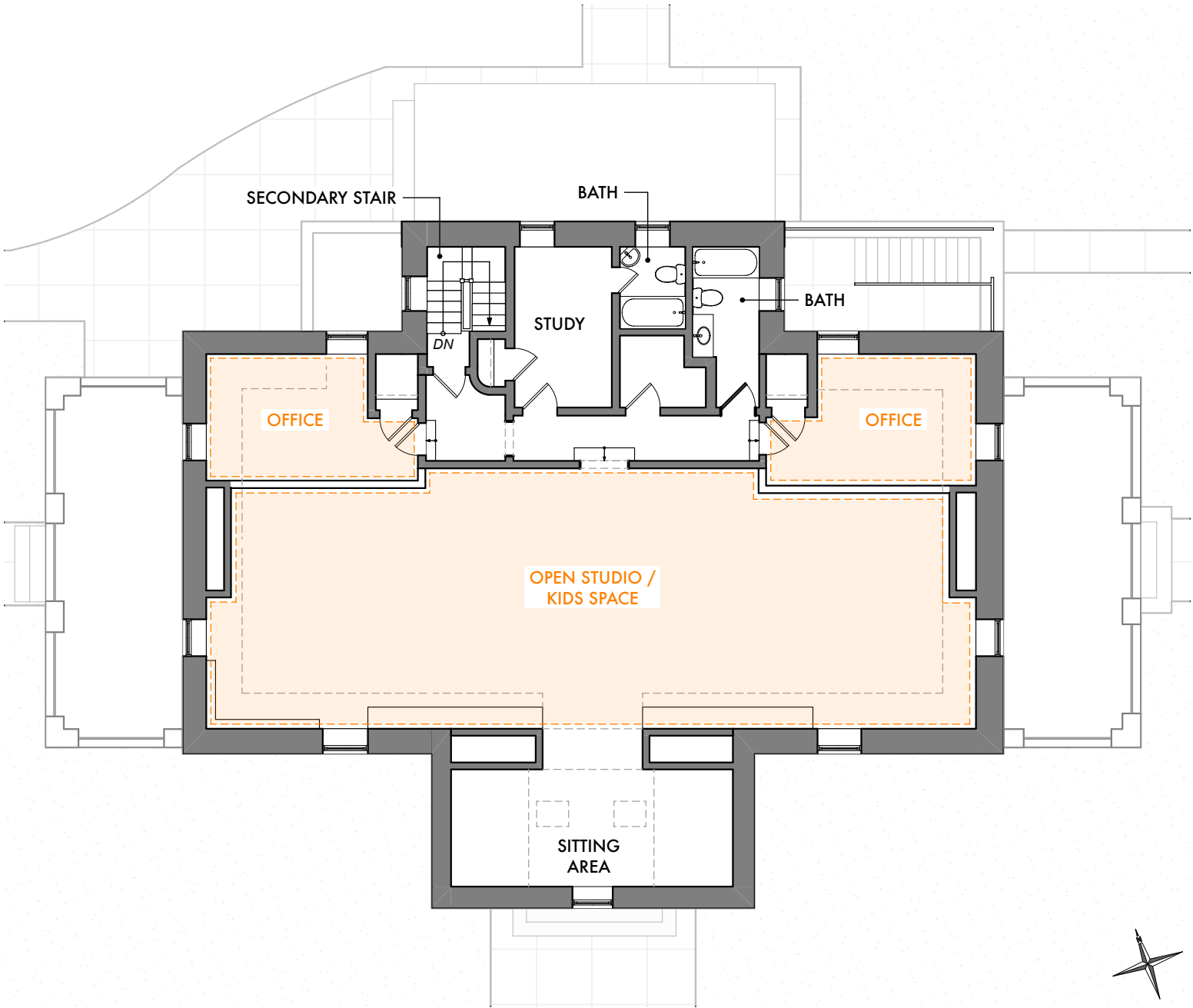
SECOND FLOOR PROPOSED PLAN
SCALE: 3/32" = 1'-0"

PROPOSED USES AND INTERIOR LAYOUTS ARE CONCEPTUAL / ILLUSTRATIVE AND
SUBJECT TO CHANGE. PLANS HAVE BEEN PROVIDED BY THE SELLER

FLEXIBILITY TO MAKE MINOR ALTERATIONS TO FACILITATE ACCESS AND CODE
COMPLIANCE IS REQUESTED



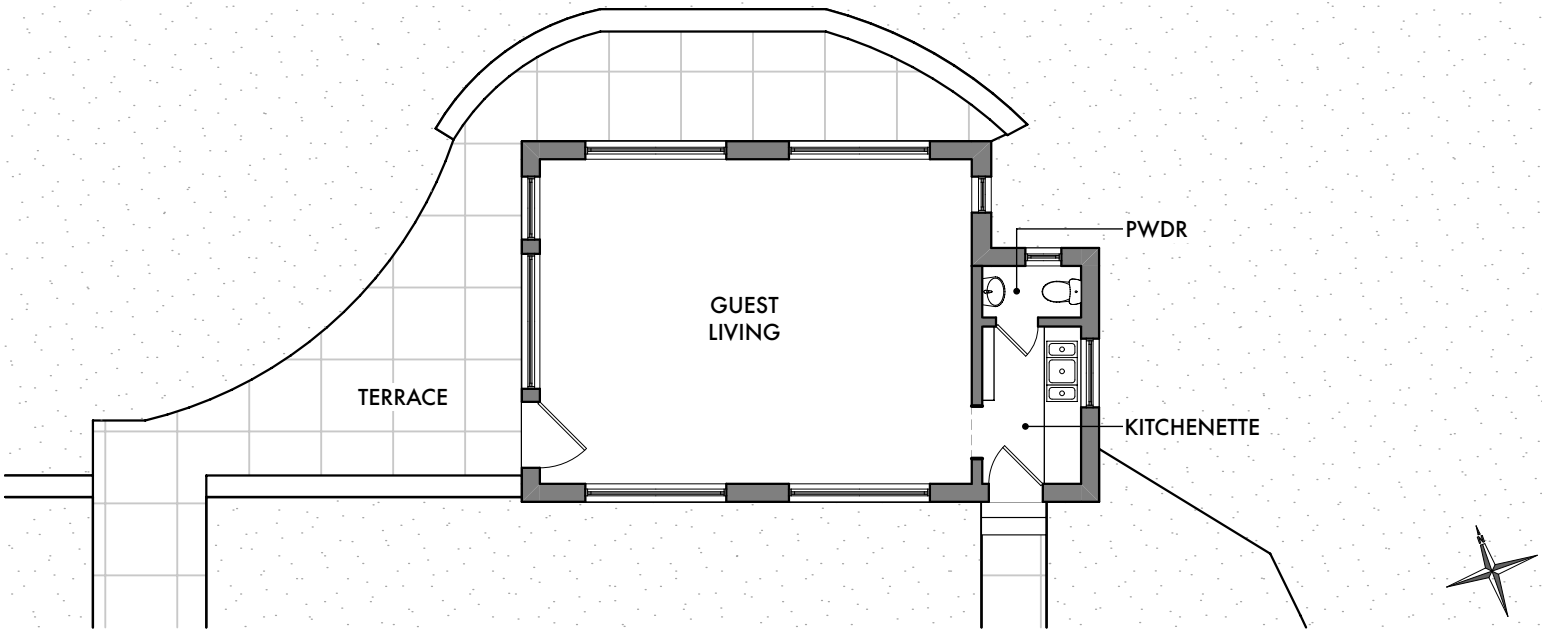
THIRD FLOOR EXISTING PLAN
SCALE: 3/32" = 1'-0"



THIRD FLOOR PROPOSED PLAN
SCALE: 3/32" = 1'-0"

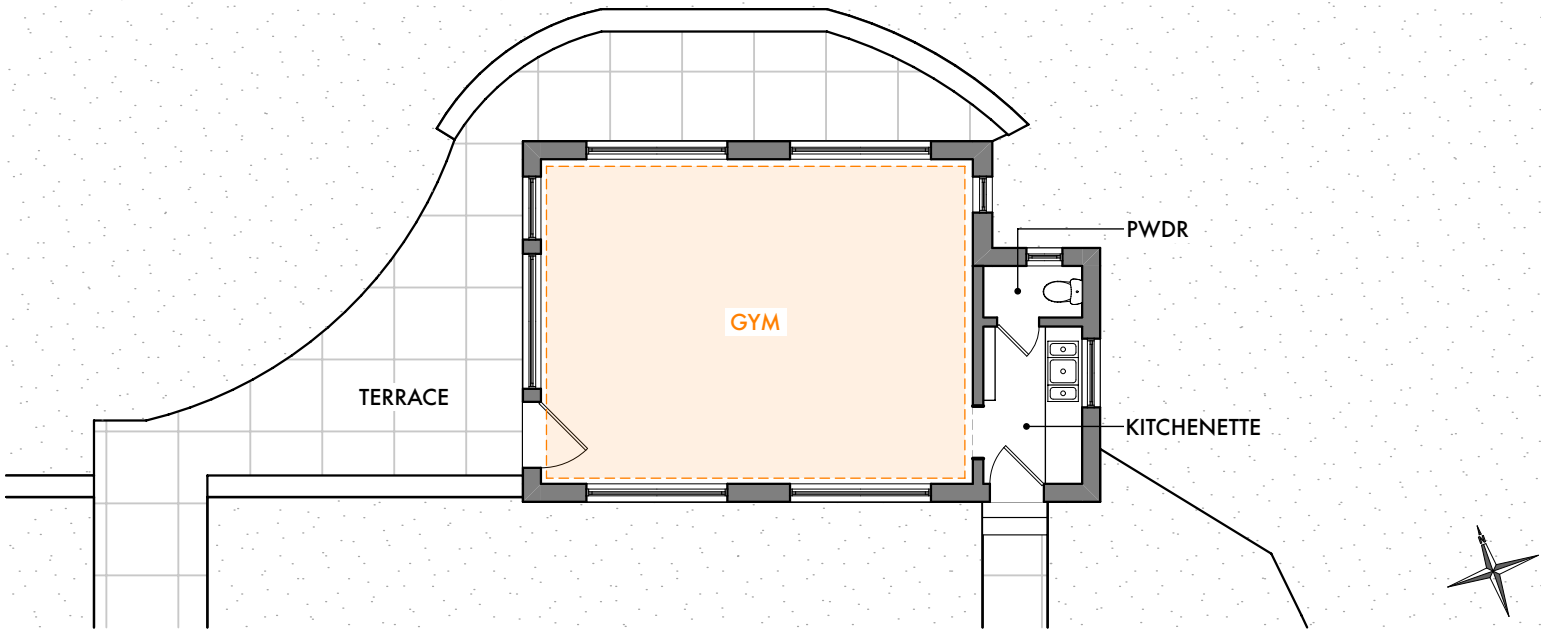
PROPOSED USES AND INTERIOR LAYOUTS ARE CONCEPTUAL / ILLUSTRATIVE AND
SUBJECT TO CHANGE. PLANS HAVE BEEN PROVIDED BY THE SELLER

FLEXIBILITY TO MAKE MINOR ALTERATIONS TO FACILITATE ACCESS AND CODE
COMPLIANCE IS REQUESTED



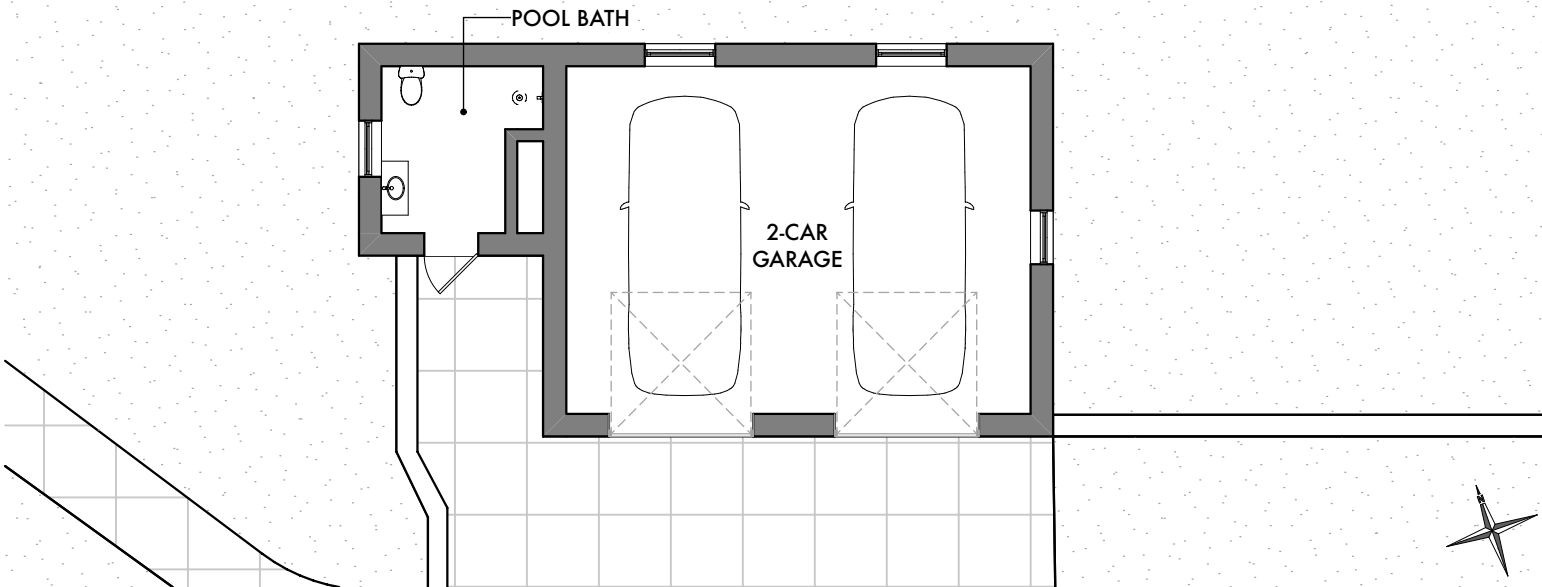
GUEST COTTAGE EXISTING PLAN

SCALE: 3/32" = 1'-0"



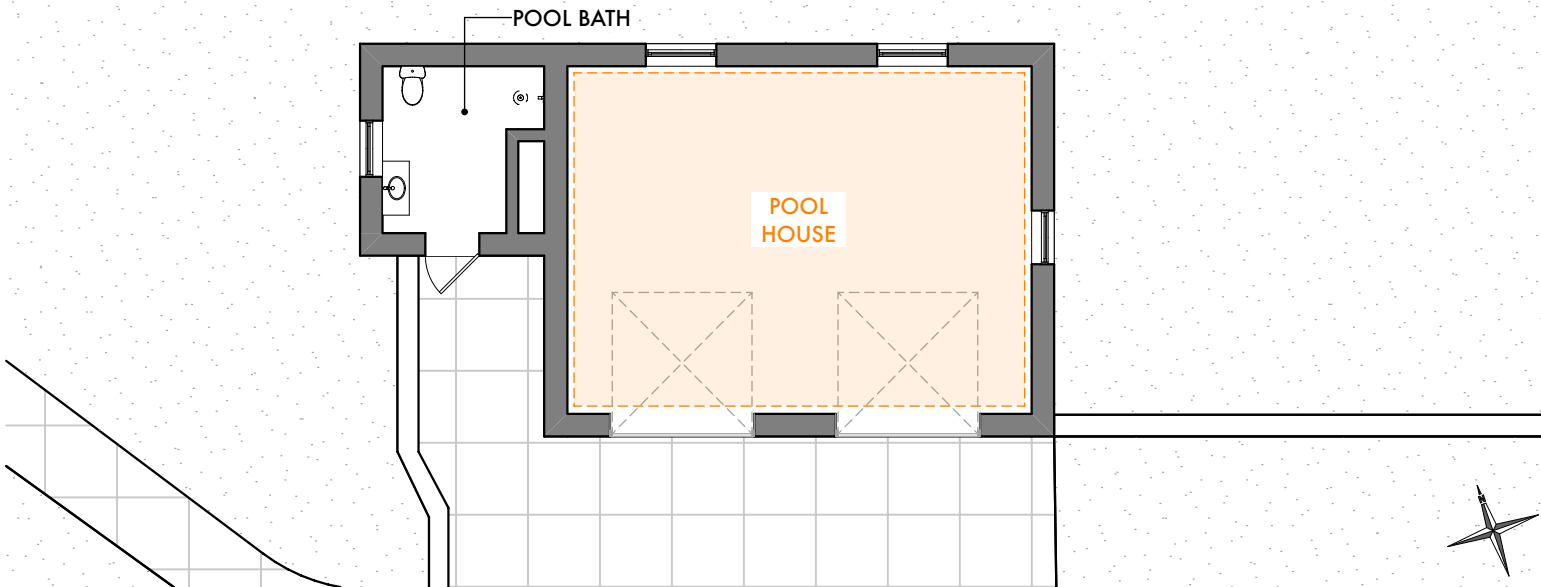
GUEST COTTAGE PROPOSED PLAN

SCALE: 3/32" = 1'-0"



DETACHED GARAGE EXISTING PLAN

SCALE: 3/32" = 1'-0"



DETACHED GARAGE PROPOSED PLAN

SCALE: 3/32" = 1'-0"

PROPOSED USES AND INTERIOR LAYOUTS ARE CONCEPTUAL / ILLUSTRATIVE AND
SUBJECT TO CHANGE. PLANS HAVE BEEN PROVIDED BY THE SELLER

FLEXIBILITY TO MAKE MINOR ALTERATIONS TO FACILITATE ACCESS AND CODE
COMPLIANCE IS REQUESTED