

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 5, 2026

Plat for Building Permit of :

SQUARE 1530 LOT 21

Scale: 1 inch = 20 feet

Recorded in Book 169 Page 74

Receipt No. 26-02912

Drawn by: B.S.

Furnished to: DAVID C LANDSMAN

"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.

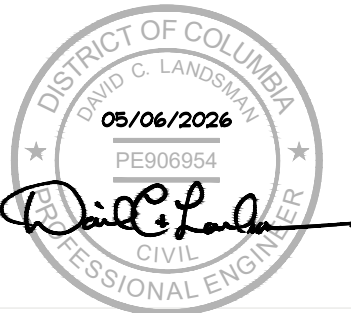
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

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: Wendy L. Larkin
Date: May 6, 2026

Printed Name: David C. Landsman Relationship
to Lot Owner: Civil Engineer

If a registered design professional, provide license number PE906954 and include stamp below.



SCALE: 1:20

SR-26-02912(2026)

SHEET 1 OF 2

Notes:

1. All proposed demolition or raze of existing buildings is omitted for clarity, refer to Sheet CIV100 and CIV101 for additional details.
2. Existing chimneys and/or vents on adjacent properties within 10 feet of the subject property are not shown. Not applicable to project scope or reviews, and/or these locations are inaccessible.
3. Existing conditions shown hereon are based upon a survey completed in November, 2025.

SQUARE 1530

LEGEND:

EX. = EXISTING
PROP. = PROPOSED

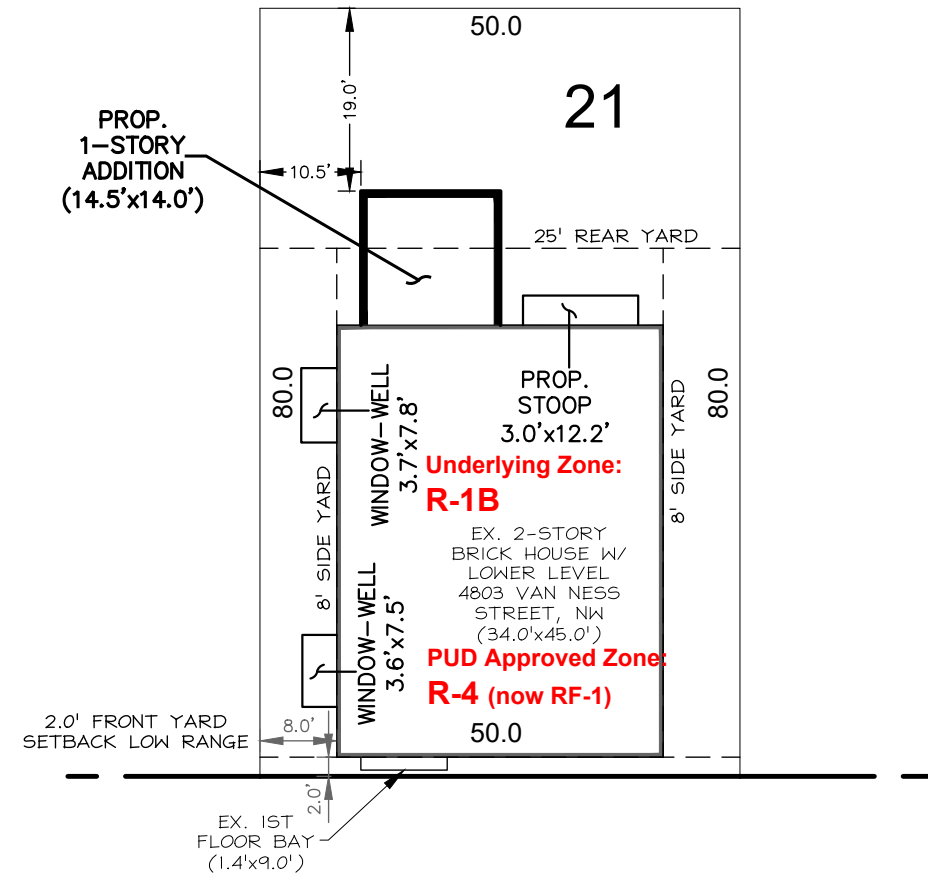
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



August 17, 2026

I hereby certify that the official records of the Zoning Commission (ZC) for the District of Columbia indicate that **Square 1530, Lot 0021** is zoned **R-1B** with the boundary lines as shown on this plat. A Planned Unit Development (PUD) with a related map amendment to the **R-4 (now RF-1) zone** was approved for the property by Z.C. Order No. 152 and subsequently modified by Z.C. Order Nos. 195 and 195A.

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



VAN NESS STREET, N.W.

LOT AREA = 4,000 SF
EXISTING LOT OCCUPANCY = 1,543 SF (38.6%±)
PROPOSED LOT OCCUPANCY = 1,746 SF (43.7%±)

ZONING COMMISSION
District of Columbia
CASE NO. 34-16A
EXHIBIT NO. 7

SHEET 2 OF 2

Zoning Report for 4803 VAN NESS ST NW



Zoning Data Summary

Premises Address	Council Member
4803 VAN NESS ST NW	MATTHEW FRUMIN
Square/Suffix/Lot	ANC
1530 0021	3D
Zoning District	ANC Chairperson
R-1B	BERNIE HORN
PUDs	SMD
4805 Van Ness Street N.W. - Dixon	3D02
Ward	Commissioner
Ward 3	TRICIA DUNCAN

* 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

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Details: R-1B

Description: Provides areas predominantly developed with detached houses on moderately sized lots.

Building Category	All Other Buildings & Structures	Institutional
Dwelling Units	1	1
Minimum Lot Width (ft)	50	50
Minimum Lot Area (sqft)	5000	5000
Maximum Lot Occupancy (%)	40	40
Maximum Height (ft)	40	90
Maximum Stories	3	N/A
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
Front Build To (ft)		
Rear Yard Setback (ft)	25	25
Side Setback (ft)	8	8
Waterfront Setback (ft)		
Pervious Surface (%)	50	50
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:

[94-16 0021](#) [94-16A 0021](#)

POLITICAL JURISDICTION REPRESENTATIVES

Ward Ward 3	ANC 3D	SMD 3D02
Council Member MATTHEW FRUMIN	ANC Chairperson BERNIE HORN	Commissioner TRICIA DUNCAN
Phone Number (202) 724-8062	Phone Number	Phone Number
Email Address mfrumin@dccouncil.gov	Email Address 3D@anc.dc.gov	Email Address 3D02@anc.dc.gov
Office Location 1350 Pennsylvania Avenue NW Suite 408	Office Location PO BOX 40846 PALISADES STA- TION	Office Location 5109 KLINGLE STREET NW
Website https://dccouncil.gov/council/ward-3-councilmember-matthew-frumin/	Website http://anc.dc.gov/page/advisory-neighborhood-commission-3d	Website https://www.anc3d.org/