

# **LOT FRONTAGE**

## **Subtitle C § 303.2**

Where a minimum lot width is required, the length of at least one (1) street lot line shall be at least seventy-five percent (75%) of the required lot width.

## **Subtitle D §1302.1**

### **1302 DENSITY- LOT DIMENSIONS**

1302.1 Except as prescribed in other provisions of this title, the minimum dimensions of a lot in the R-21 zone shall be as set forth in the following table:

**TABLE D § 1302.1: MINIMUM LOT WIDTH AND MINIMUM LOT AREA REQUIREMENTS**

<b>Zone</b>	<b>Minimum Lot Width (ft.)</b>	<b>Minimum Lot Area (sq. ft.)</b>
R-21	75	9,500 for lots created for dwellings after July 20, 1999; 7,500 for all other lots

**Lot Width in zone R-21 is 75 feet, the minimum lot frontage permitted Is 56.25 feet. (.75x75=56.25).**

## **Lot Width**

### **Subtitle C §304.1**

Where the lot is an interior lot, lot width shall be determined as follows:

- (a) Establish two points by measuring along each side lot line a distance of thirty feet (30 ft.) from the intersection point of each side lot line and the street lot line;
- (b) Measure the distance of a straight line connecting the two points described in paragraph (a) of this subsection; and
- (c) The distance of the straight line connecting the two points described in paragraph (b) of this subsection shall be the “lot width” of the lot.

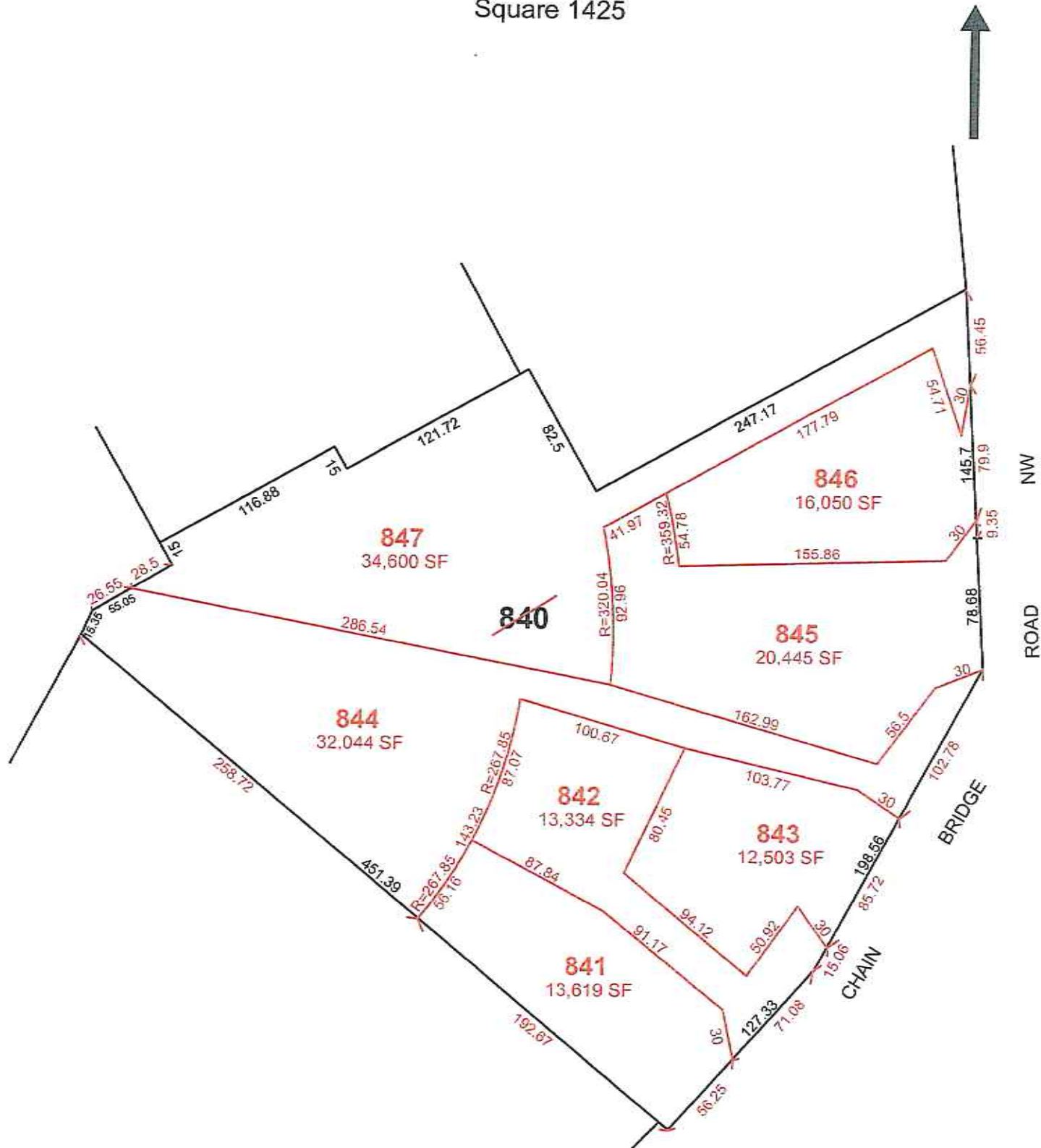
OFFICE OF TAX AND REVENUE  
ASSESSMENT DIVISION

3884-2



ASSESSMENT AND TAXATION PLAT

Square 1425



David Smith 1073383 10-21-19  
 Draftsman Reference Date

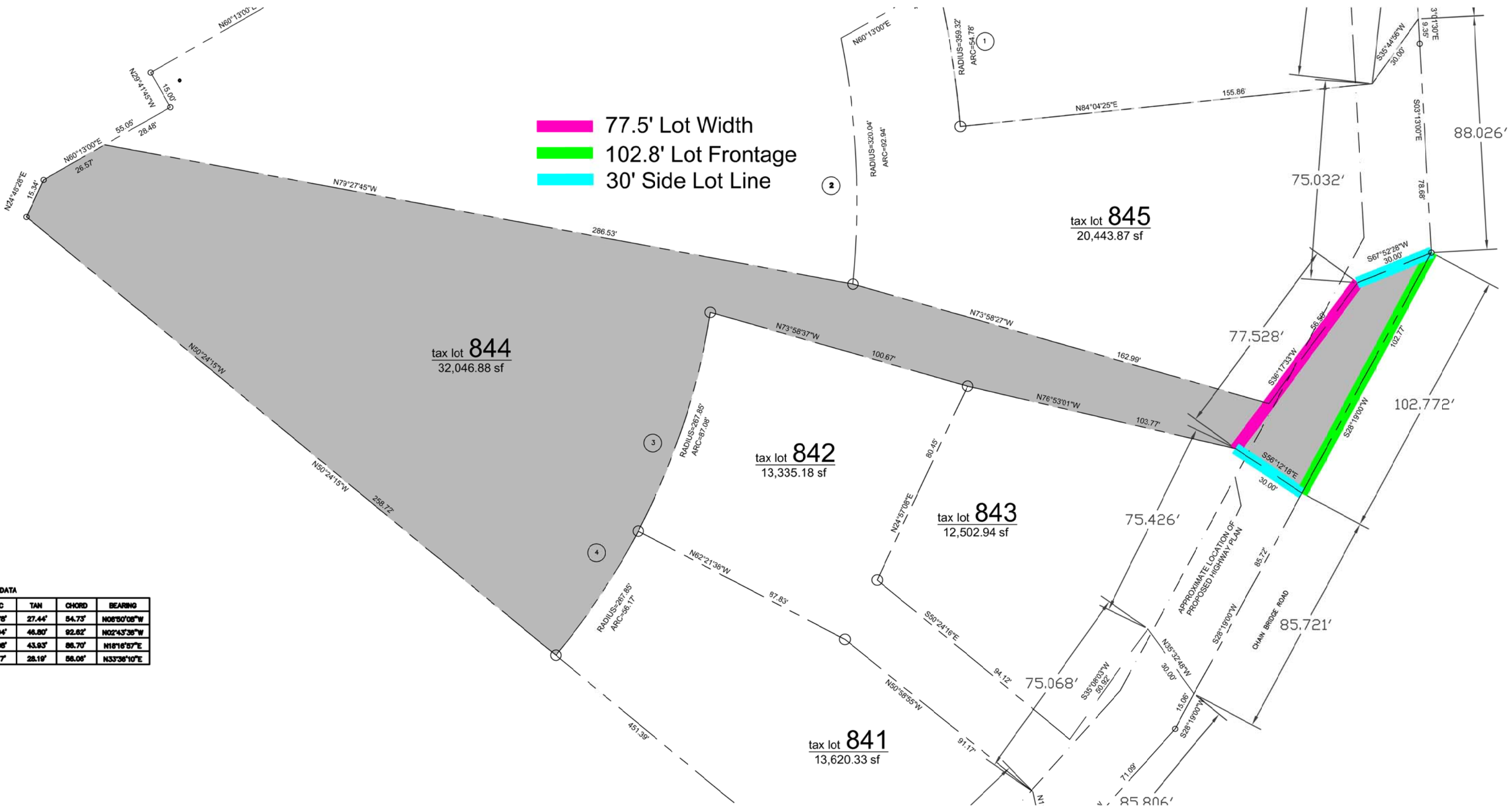
Scale, 1 inch 80 ft.

The Office of Surveyor of the District of Columbia shall admit this plat to record under the provisions of Chapter 7 of Title 47, District of Columbia Code, Designation of Real Property for Assessment and Taxation, and for other purposes.

[Signature] 10/23/19  
 Chief Assessor, Office of Tax and Revenue



- 77.5' Lot Width
- 102.8' Lot Frontage
- 30' Side Lot Line



CURVE DATA				
LTA	ARC	TAN	CHORD	BEARING
1°07'	54.78'	27.44'	54.75'	N06°50'08"W
5°23'	92.94'	46.80'	92.82'	N02°43'36"W
7°40'	87.08'	43.93'	86.70'	N18°16'57"E
0°53'	56.17'	28.19'	56.06'	N33°36'10"E



tax lot **844**  
20,443.87 sf

tax lot **842**  
13,335.18 sf

tax lot **843**  
12,502.94 sf

tax lot **841**  
13,620.33 sf

- 75.1' Lot Width
- 85.8' Lot Frontage
- 30' Side Lot Line

3

4

RADIUS=267.85'  
ARC=87.08'

RADIUS=267.85'  
ARC=86.17'

286.53'

N73°58'27"W

100.67'

162.99'

77.528'

102.77'

N76°53'01"W

103.77'

80.45'

S36°17'33"W

96.50'

77.53'

S28°19'00"W

102.77'

S67°52'28"W

30.00'

S56°12'18"E

30.00'

75.426'

APPROXIMATE LOCATION OF PROPOSED HIGHWAY PLAN

85.72'

CHAIN BRIDGE ROAD

85.721'

N62°21'38"W

87.83'

N24°57'08"E

75.068'

S50°24'16"E

94.12'

75.068'

S35°08'03"W

30.92'

30.00'

N25°32'48"W

15.06'

S28°19'00"W

85.806'

71.09'

N11°58'22"E

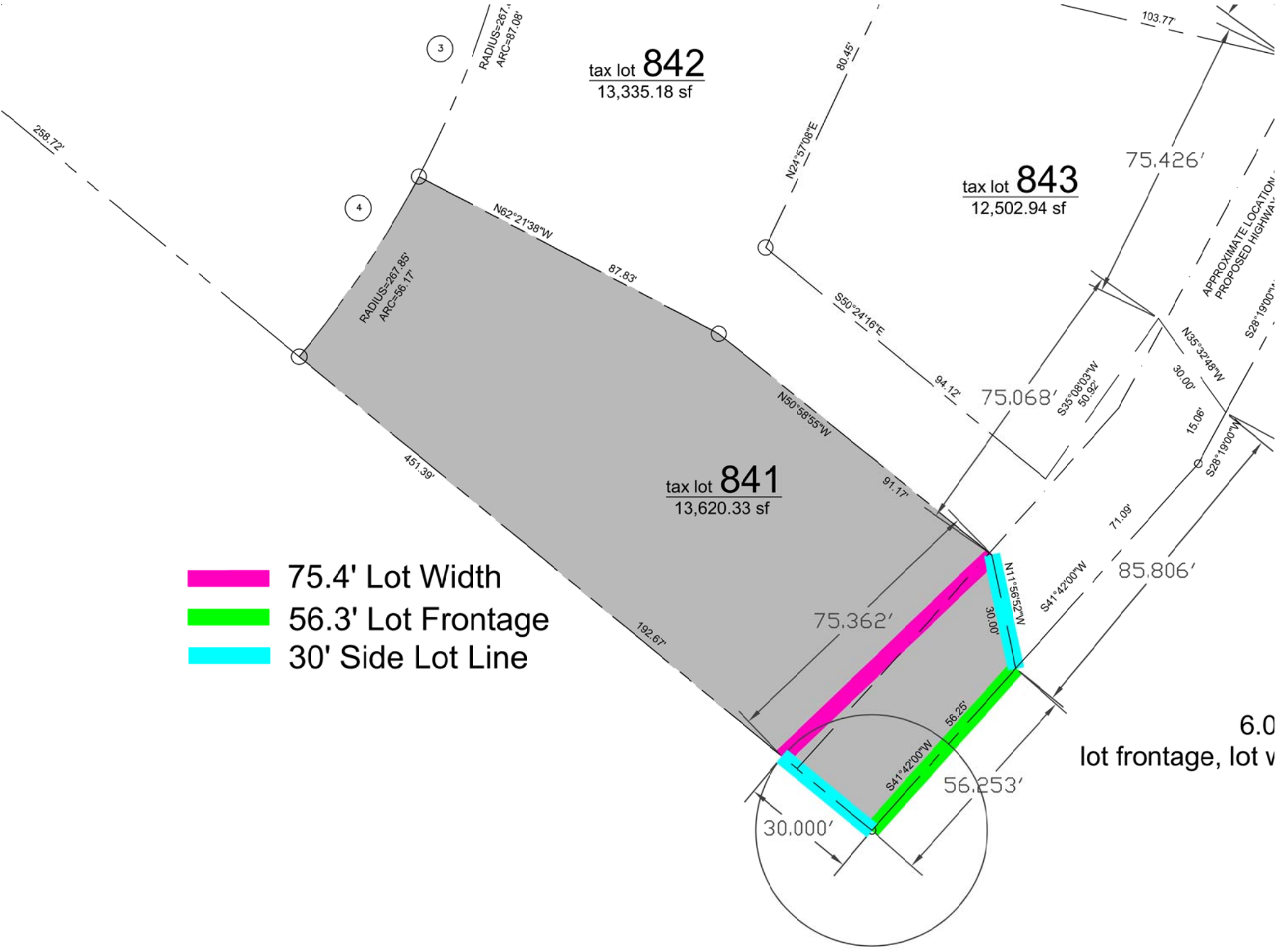
30.00'

S41°42'00"W

75.362'

451.39'

192.67'



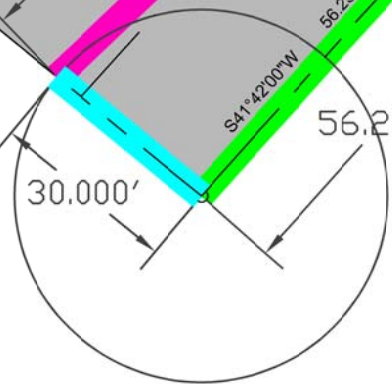
tax lot **842**  
13,335.18 sf

tax lot **843**  
12,502.94 sf

tax lot **841**  
13,620.33 sf

- 75.4' Lot Width
- 56.3' Lot Frontage
- 30' Side Lot Line

6.0  
lot frontage, lot v



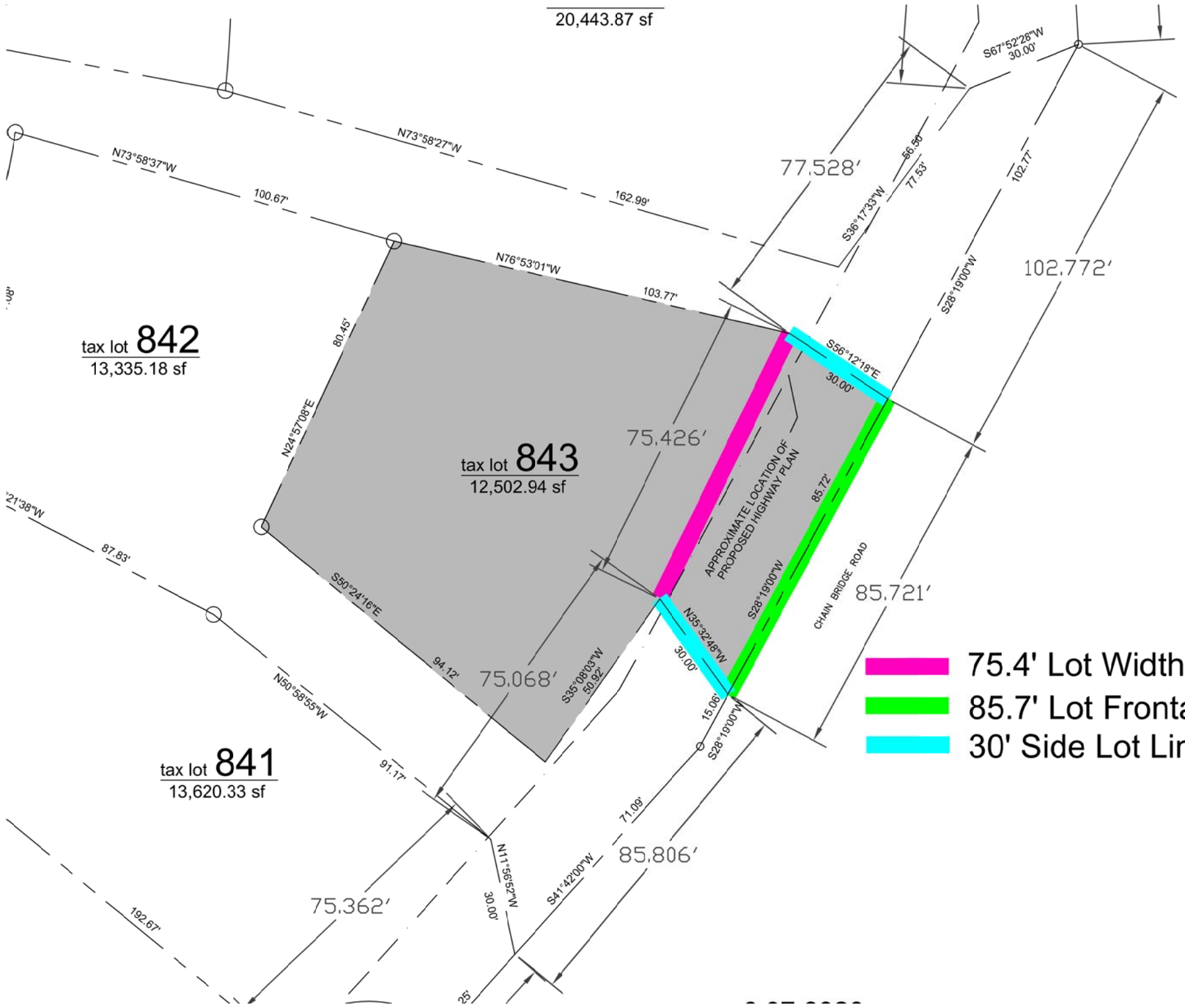
20,443.87 sf

tax lot **842**  
13,335.18 sf

tax lot **843**  
12,502.94 sf




tax lot **841**  
13,620.33 sf

- 75.4' Lot Width
- 85.7' Lot Frontage
- 30' Side Lot Line





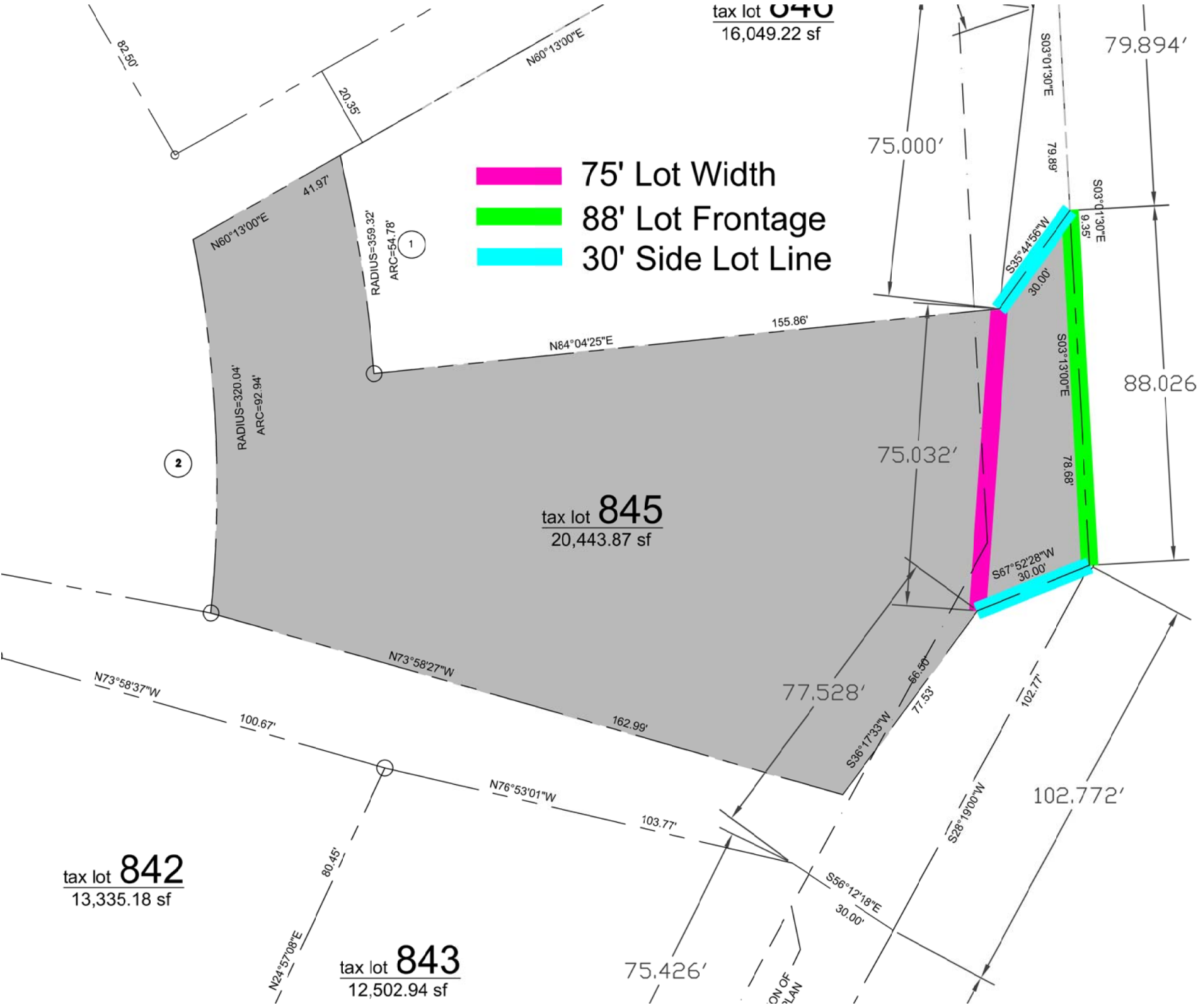
tax lot **040**  
16,049.22 sf

-  75' Lot Width
-  88' Lot Frontage
-  30' Side Lot Line

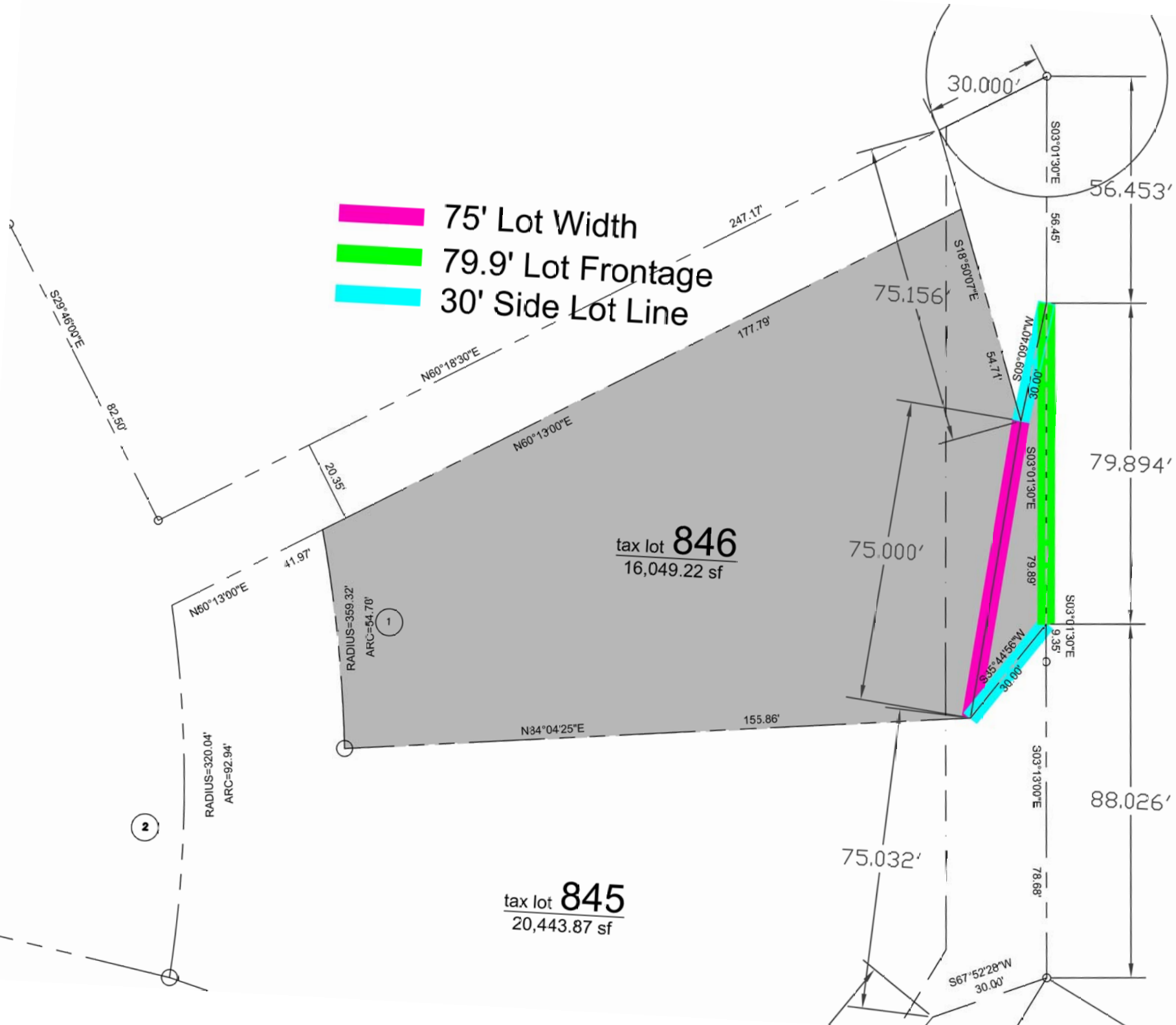
tax lot **845**  
20,443.87 sf

tax lot **842**  
13,335.18 sf

tax lot **843**  
12,502.94 sf



- 75' Lot Width
- 79.9' Lot Frontage
- 30' Side Lot Line



## **THEORETICAL SUBDIVISION**

### **Subtitle C § 305.1**

In the R, RF, and RA zones, the Board of Zoning Adjustment may grant, through special exception, a waiver of Subtitle C § 302.1 to allow multiple primary buildings on a single record lot provided that, in addition to the general special exception criteria of

### **Subtitle C § 302.1**

Where a lot is divided, the division shall be effected in a manner that will not violate the provisions of this title for yards, courts, other open space, minimum lot width, minimum lot area, floor area ratio, percentage of lot occupancy, parking spaces, or loading berths applicable to that lot or any lot created.

### **Subtitle A § 301.3**

Except as provided in the building lot control regulations for Residence Districts in Subtitle C and § 5 of An Act to amend an Act of Congress approved March 2, 1893, entitled “An Act to provide a permanent system of highways in that part of the District of Columbia lying outside of cities,” and for other purposes, approved June 28, 1898 (30 Stat. 519, 520, as amended; D.C. Official Code § 9-101.05, a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record . . .