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77-79 Bryant St NW

Preliminary Design Review Meeting

28 November 2023

Prepared for:

2401-2403 First Street NW, LLC
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Prepared by:

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Will Teass, AIA LEED AP

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subject property
77-79 Bryant St NW
lot area: 1,802 sf (77 bryant)
2,054 sf (79 bryant)

existing use: vacant lot
Owner: 2401-2403 First Street NW LLC
and Mu Lambda Foundation









RF-1 - PRINCIPAL STRUCTURE REGULATIONS	REF	EXISTING	ALLOWED / REQ	PROPOSED
FAR	E201.8	N/A	N/A	N/A
LOT AREA (SF)	E202.1	1,802 / 2,054	1,800 MIN [1] / 3,000 MIN [2]	1,802 [16] / 2,054 [17]
LOT WIDTH (FT)	E202.1	32 / 36	18 MIN [1] / 30 MIN [2]	32 [16] / 36 [17]
BUILDING HEIGHT (FT)	E203.1	N/A	35 MAX	35'
BUILDING HEIGHT (STORIES)	E203.1	N/A	3 MAX	3
FRONT SETBACK	E206.1	N/A	[3]	[3]
REAR YARD (FT)	E207.1	N/A	20 MIN	38.57
SIDE YARD (FT)	E208.1	N/A	60% MAX	5
COURT AREA (FT)	E209.1	N/A	N/A	N/A
OPEN COURT WIDTH (FT)	E209.1	N/A	N/A [9] / 2.5 IN/FT COURT HT (6 FT MIN) [10] MIN	N/A
CLOSED COURT WIDTH (FT)	E209.1	N/A	N/A [9] / 2.5 IN PER FT COURT HT (12 FT MIN) [10]...	N/A
CLOSED COURT AREA (SF)	E209.1	N/A	N/A [9] / 2*MIN COURT WIDTH^2 (250 SF MIN) [10]...	N/A
LOT OCCUPANCY	E210.1	N/A	60% [9] / 60% [11] / 60% [12] / 20% [13] / 40% [14]...	48%[16]/42%[17]
PERVIOUS SURFACE	E211.1	N/A	0% MIN [5] / 10% MIN [6] / 20% MIN [7]	10%[16] / 20%[17]
PARKING (NO. OF SPACES)	C701.5	N/A	1 PER 2 D.U.	1[16] / 1[17]

RF-1 - ACCESSORY BUILDING REGULATIONS

BUILDING HEIGHT (FT)	E5002.1	N/A	22 MAX	N/A
BUILDING HEIGHT (STORIES)	E5002.1	N/A	2 MAX	N/A
BUILDING AREA (SF)	E5003.1	N/A	GREATER OF 30% OF REQ. REAR YARD OR 450 SF...	N/A
REAR YARD (FT)	E5004.1	N/A	7.5 MIN [8]	N/A
SIDE YARD (FT)	E5005.1	N/A	7.5 MIN [8]	N/A

NOTES:

- [1] FOR ROW STRUCTURES
- [2] FOR SEMI-DETACHED STRUCTURES
- [3] WITHIN RANGE OF EX. FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET ON BLOCK
- [4] IF PROVIDED; NOT REQUIRED
- [5] LOT AREA LESS THAN 1,800 SF
- [6] FOR LOT AREA BETWEEN 1,801 SF AND 2,000 SF
- [7] FOR LOT AREA LARGER THAN 2,000 SF
- [8] FROM CENTERLINE OF ANY ALLEY
- [9] FOR SINGLE-HOUSEHOLD DWELLINGS AND FLATS
- [10] FOR STRUCTURES OTHER THAN SINGLE-HOUSEHOLD DWELLINGS AND FLATS
- [11] FOR AN APARTMENT HOUSE THAT EXISTED PRIOR TO 1958 AND HAS BEEN IN CONTINUOUS USE AS AN APARTMENT HOUSE
- [12] FOR PLACES OF WORSHIP
- [13] FOR A PUBLIC RECREATION AND COMMUNITY CENTER
- [14] FOR ALL OTHER STRUCTURES
- [15] FOR A CONVERSION OF A BUILDING OR STRUCTURE TO AN APARTMENT HOUSE, MAX LOT OCCUPANCY IS THE GREATER OF 60% OR THE LOT OCCUPANCY AS OF THE DATE OF CONVERSION.
- [16] FOR 77 BRYANT ST NW PROPERTY.
- [17] FOR 79 BRYANT ST NW PROPERTY.

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides Lot 153, Square 3127 (Book 199 Page 125) into three Lots and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

<u>WITNESSES</u>	<u>OWNERS</u> (Lots 818-819)
<i>Aneka Shelton</i>	2401 - 2403 FIRST STREET NW, LLC
WITNESS SIGNATURE <i>Chirag Patel</i>	<i>William Jarvis</i> N. WILLIAM JARVIS, MANAGING MEMBER
WITNESS SIGNATURE	<i>Aneka Shelton</i> OWNERS (Lot 820) MU LAMBDA FOUNDATION, INC
WITNESS SIGNATURE <i>Dipali Patel</i>	<i>LeRoy Lowery</i> LeROY LOWERY, PRESIDENT
WITNESS SIGNATURE	

Subscribed and sworn before me this 18 day of January, 2023
Notary Public June 30, 2024
 Notary Public My Commission Expires

(NOTARY SEAL)
 Document Notarized using a Live Audio-Video Connection

NUMBER OF TRUSTS: 0
 ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.
 Made for: NNEKA SHELTON
 Drawn by: L.E.S. Checked by: B.M. 48
 Record and computations by: B. MYERS
 Recorded at: 11:50 a.m. on February 28, 2023
 Recorded in Book 220 Page 190 SR-22-06952
 2022/SUBS/SR-22-06952-SQ.3127 Scale: 1 inch = 20 feet

OFFICE OF TAX AND REVENUE
 Date: 1/25/2023 ob
 I certify that the following statements relating to this subdivision are correct.
 1 Ownership agrees with our records: 1/25/2023 ob
 2 Real estate taxes are paid to: 3/31/2023 ob
 3 There are no unpaid assessments: 1/25/2023 ob
Quincy Loney
 for Chief Assessor, Assessment Division

OWNER/AGENT TAX ACKNOWLEDGEMENT
 I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.
Owner/Agent Signature

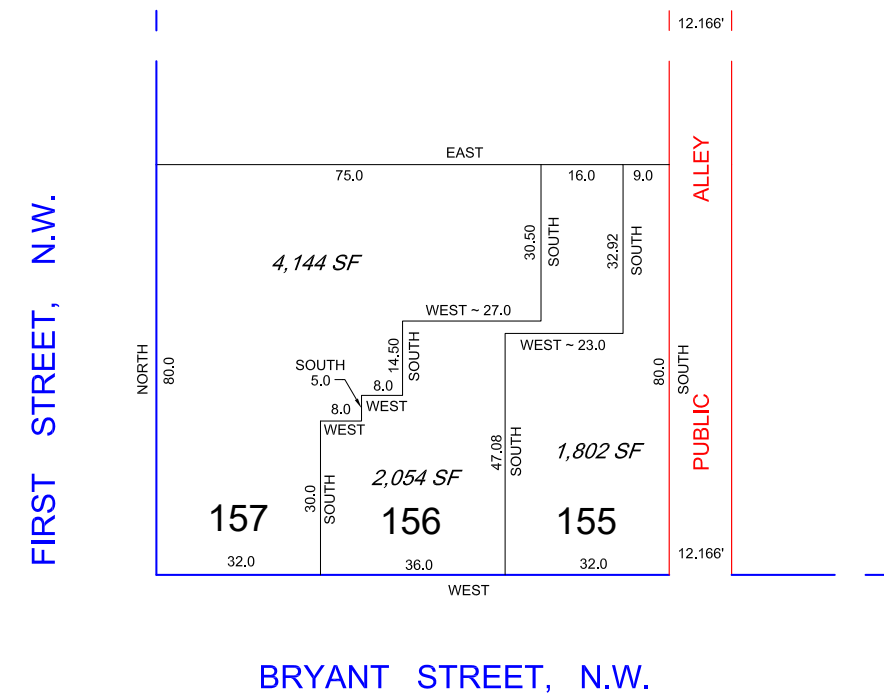
OFFICE OF THE ZONING ADMINISTRATOR
 Date: 2/28/23
 I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.
 Zoning District: RF-1
Zoning Administrator

DEPARTMENT OF ENERGY & ENVIRONMENT
 Date: 1/31/2023
 I certify that this subdivision complies with all applicable provisions of DCMR20, Chapter 31 - Flood Hazard Rules, of the District of Columbia.
 Flood Zone & Flood Elevation: Zone X (Unshaded)
Jaelyn Zidar
 Authorized Signature

OFFICE OF PLANNING HISTORIC PRESERVATION
 Date: 2-3-2023
Authorized Signature

OFFICE OF THE SURVEYOR
 Date: 2/28/2023
 I certify that this plat is correct and is hereby recorded.
Surveyor, D.C.

SUBDIVISION SQUARE 3127



818-820

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 25, 2023

Plat for Building Permit of :

SQUARE 3127 LOTS 155 - 156

Scale: 1 inch = 20 feet

Recorded in Book 220 Page 190

Receipt No. 24-00374

Drawn by: M.G.

Furnished to: WILL TEASS

"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)."

Anna D. Gabriel

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 not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I 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.

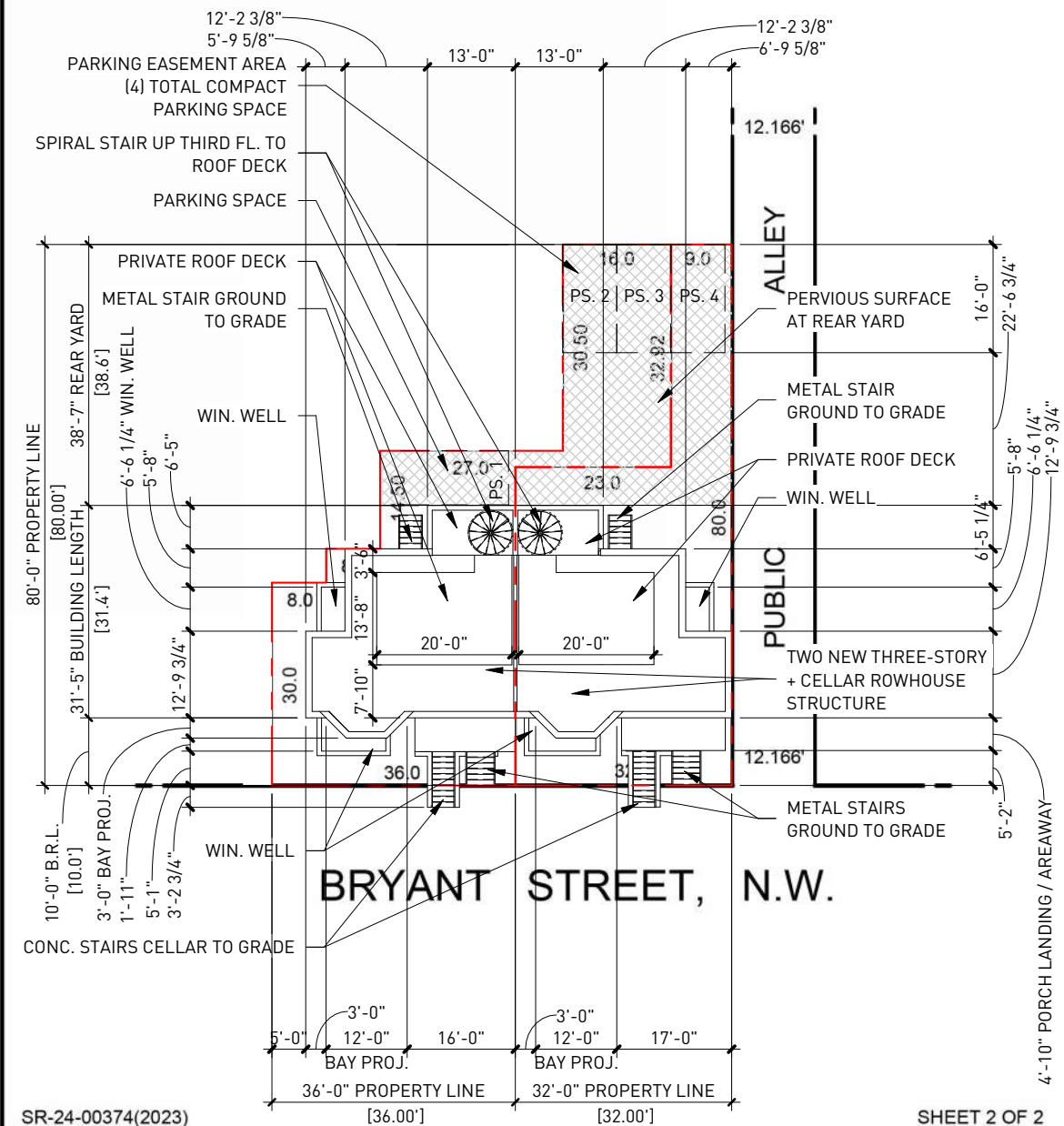


SR-24-00374(2023)

SHEET 1 OF 2

SQUARE 3127

ZONE: RF-1
EX. USE: VACANT LOT
PROP. USE: TWO RESIDENTIAL FLAT (4 UNITS TOTAL, 2 UNITS EACH LOT)
LOT AREA: 1,802 SF (77 BRYANT), 2,054 SF (79 BRYANT)
LOT OCCUPANCY: 48% (77 BRYANT), 42% (79 BRYANT)
BUILDING AREA: 833 SF (77 BRYANT), 815 SF (79 BRYANT)
FAR: N/A



SR-24-00374(2023)

SHEET 2 OF 2

