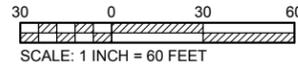


# FRONT SETBACK RANGE EXHIBIT

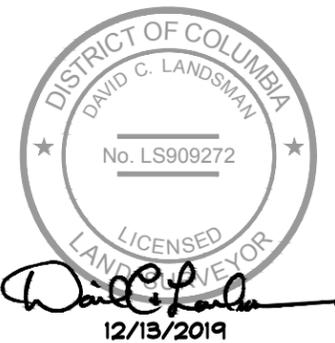
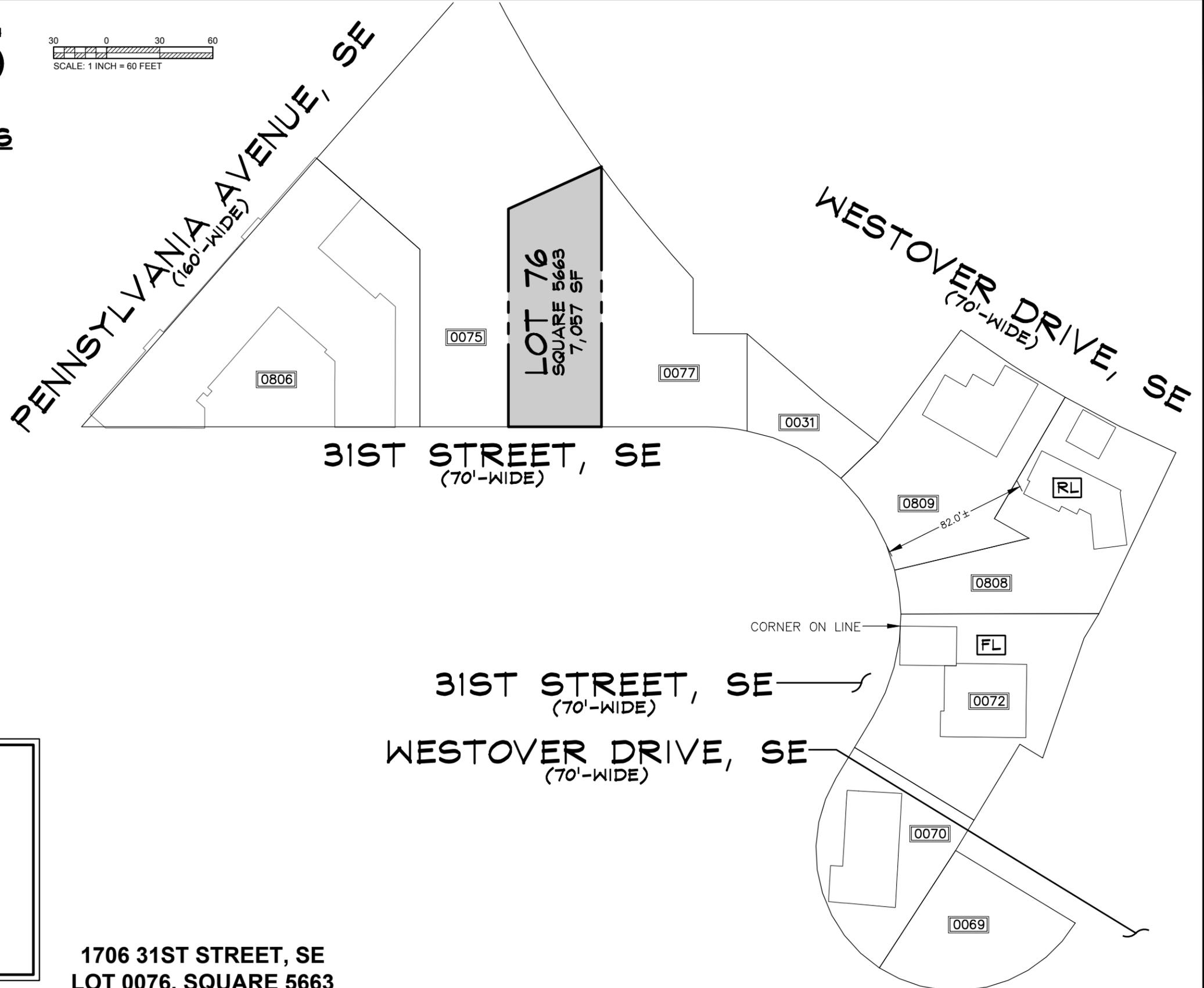


CAS Engineering-DC, LLC  
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 1001 Connecticut Avenue, NW, Suite 401  
 Washington, DC 20036  
 (202) 393-7200 phone  
 info@cas-dc.com



## FRONT SETBACK EXHIBIT NOTES

- 1) ALL BUILDINGS SHOWN HAVE EITHER BEEN FIELD LOCATED OR HAVE BEEN DRAWN PER THE RECORDS OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- 2) ALL BUILDINGS SHOWN WITHOUT SETBACKS ARE EITHER WITHIN THE 'FRONT SETBACK RANGE', OR NOT APPLICABLE/OMITTED IN THE DETERMINATION.
- 3) LOTS WITHOUT BUILDINGS SHOWN ARE VACANT AT THE TIME OF THE PREPARATION OF THIS EXHIBIT.
- 4) ZONING = R-1-B (REFERENCE 11D DCMR, CHAPTER 3)
- 5) PER 11B DCMR 315.1 "A PROPOSED BUILDING FACADE OR STRUCTURE FACING A STREET LOT LINE SHALL BE LOCATED A DISTANCE: (a) NOT CLOSER TO THE STREET THAN THE POINT OF THE BUILDING FACADE CLOSEST TO THE STREET, BASED ON ALL THE BUILDINGS LOCATED ALONG THE BLOCKFACE; AND (b) NOT FURTHER BACK FROM THE SAME STREET THAN THE BUILDING FACADE FURTHEST FROM THE STREET, BASED ON ALL THE BUILDINGS LOCATED ALONG THE BLOCKFACE; AND (c) THE BUILDING FACADE OF AN INTERIOR LOT ATTACHED BUILDING SHALL NOT BE FURTHER FORWARD OR FURTHER BACK THAN THE BUILDING FACADE OF ONE (1) ONE OF THE IMMEDIATELY ADJOINING BUILDINGS."
- 6) PER 11B DCMR 315.3 "IF A LOT HAS MORE THAN ONE (1) STREET LOT LINE, THE OWNER OF THE LOT MAY CHOOSE THE STREET LOT LINE THAT SHALL DETERMINE THE APPLICATION OF ANY FRONT SETBACK REQUIREMENT."



## LEGEND

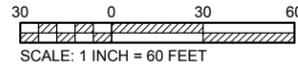
	SUBJECT PROPERTY / PROJECT SITE
	PROJECT SITE PROPERTY LINE
	ADJOINING SITE PROPERTY LINE
	EXISTING BUILDING
	ADJOINING SITE LOT NUMBER
	FRONT SETBACK FRONT LIMIT
	FRONT SETBACK REAR LIMIT

**1706 31ST STREET, SE  
 LOT 0076, SQUARE 5663**

# FRONT SETBACK RANGE EXHIBIT

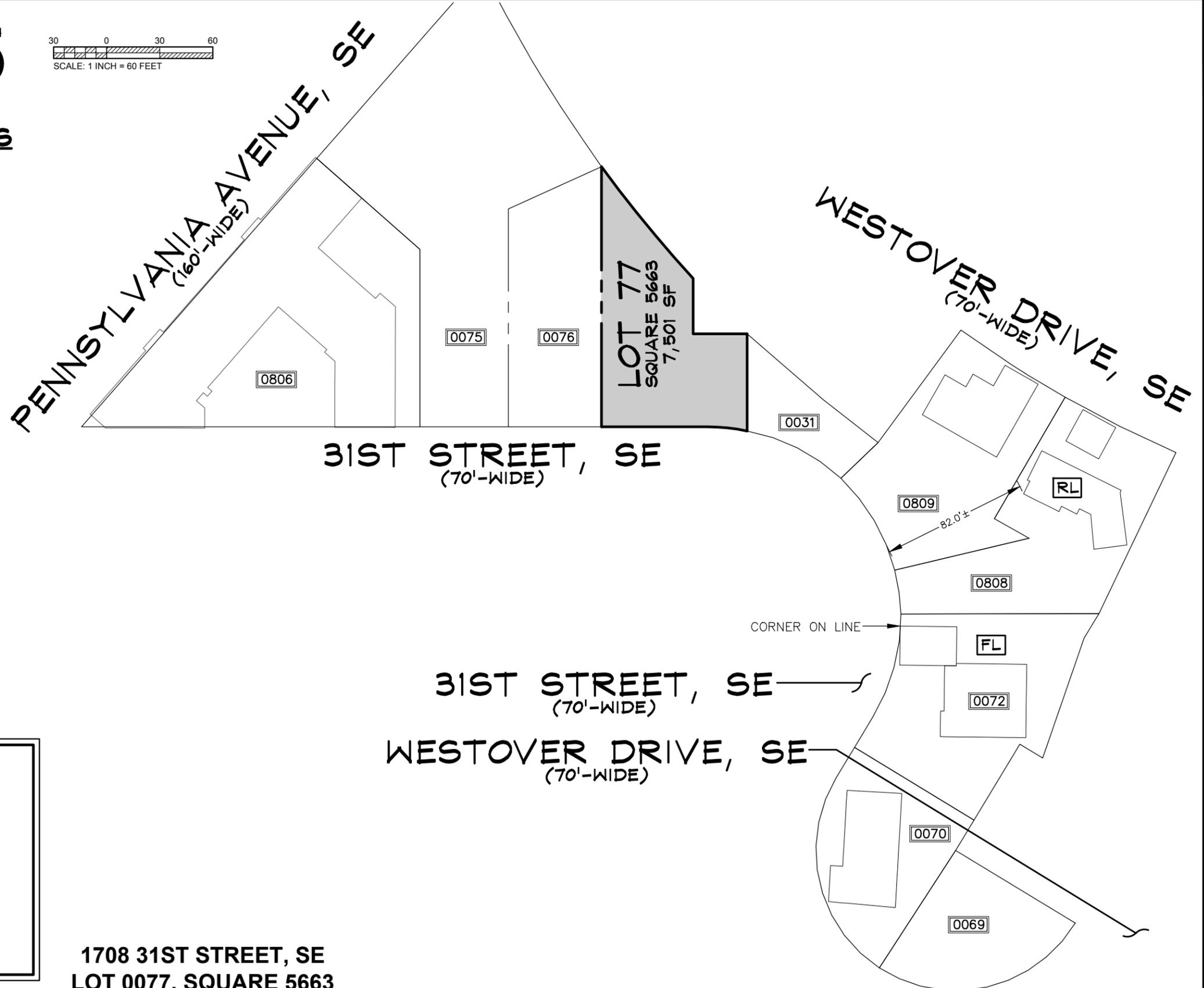


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## LEGEND

	SUBJECT PROPERTY / PROJECT SITE
	PROJECT SITE PROPERTY LINE
	ADJOINING SITE PROPERTY LINE
	EXISTING BUILDING
	ADJOINING SITE LOT NUMBER
	FRONT SETBACK FRONT LIMIT
	FRONT SETBACK REAR LIMIT

**1708 31ST STREET, SE  
 LOT 0077, SQUARE 5663**