

NARRATIVE

1300 - 02 N. Claremont Avenue/2334 - 44 W. Potomac Avenue TYPE I
REGULATIONS

Narrative: The subject property contains 5,908 square feet and is vacant. The Applicant proposes to rezone the property to a B2-3 district and construct a four-story (47 feet 0 inches in height) building containing eight dwelling units, eight parking spaces and no loading berth.

Lot Area: FAR:

FLOOR AREA:

Residential Dwelling Units: 8

MLA: Height:

Bicycle Parking: Automobile Parking: Loading:

Setbacks:

Front (North Claremont): South Side (West Potomac): North Side: Rear (west):

3.0 feet 0.0 feet 4.72 feet 30.0 feet

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16' PUBLIC ASPHALT ALLEY 47.21'

NORTH CLAREMONT AVE.

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1300 N. CLAREMONT AVE.
PROPOSED SOUTH ELEVATION

**R
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1300 N. CLAREMONT AVE.
PROPOSED EAST ELEVATION

1300 N. CLAREMONT AVE.

PROPOSED WEST ELEVATION AND WALL SECTION