

(Permit #B1306147)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18649
EXHIBIT NO. 6

DATE: 2013.08.08

NOTES & COMPUTATIONS

ADDRESS: 5144 Nebraska Avenue, NW

LOT: 0142

SQUARE: 1989

**Accessory Apartment
w/in One-Family
Semi-detached SFD**

ZONED: R2

	REQUIRED/ ALLOWED	PROVIDED	SPECIAL EXCEPTION W/2 MODIFICATIONS
HOUSE TYPE	Detached	Semi-detached	Modification No. 1 Semi-detached
LOT AREA	4000 SF min.	4630 SF existing	NA
GROSS FLOOR AREA	2000 GSF min.	2520 GSF	NA
ACCESSORY APT. AREA	25% OF GSF max.	2520 GSF (House) 579 SF (Proposed Apt.) = 23%	NA
INTERNAL CONVERSION	Yes	Yes, No additional Lot Occupancy, GFA.	NA
ADDITIONAL ENTRANCE	If provided, must not face street.	Front entrance	Modificaion No. 2 Front 2 nd entrance
OWNER OCCUPIED	Yes	Yes	NA
AGGREGATE NUMBER NOT TO EXCEED (6)	Six (6) max.	Not more than 6	NA
OWNER HOME OCCUPATION	Not allowed	None	NA

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