APPLICATION - INSTRUCTIONS

4B, Existing and intended use of building

Existing building: Single family, 2 story w/basement, 2 bedroom w/sitting room, and 1 bath.

Proposed building: Single family, 2 story w/basement, 2 bedroom, den, 2 1/2 bath and family room

PROPERTY ANALYSIS

310 5th Street, SE

Lot area	2031.20	sq. ft.
40 %	812.47	sq. ft.
Existing house	587.35	sq. ft.
Existing lot occupancy	28.9%	
Proposed	920	sq. ft.
Proposed lot occupancy	45.3%	
Existing sq. ft. of building	1755	
Propose sq. ft. of building	2450	

If the the walkway along the side of the building were built over making the house a true row dwelling the allowed percentage of lot occupancy(Title 11 - Zoning - 403.2) would increase to 60%.

If the proposed addition included building over the walkway the resulting percentage of lot occupan would become 54.7%.

Square 844 (based on 1993 Lusk's Assesment Directory)

40 Buildings:

Row, & 2 unit flats	22
Apartment houses	17
Public school	1
Average sq. ft.(not incl. school)	2617
Smaller buildings	2

10/20/00 by Jim Minard

BZA
Case No. 16658
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16658
EXHIBIT NO.4