Estimating Area of Lot 806, Square 866 and Percentage of Lot Occupancy:

	n/s	e/w	Hypotenuse	Perimeter	Area	Pct of Lot
Stub	3.06	11.87			36.32	2.36%
South Rectangle	35.71	12.12			432.81	28.10%
1958 Adjustment Rectangle	36.20	0.37			**13.39**	0.87%
6th St Triangle	54.17	12.12	55.50930823		**328.27**	21.32%
Mass Triangle	42.30	34.50	55.50930823	132.309308	**729.23**	47.35%
Total					1,540.02	100.00%
Lot Coverage						
Existing						
Existing Main Bldg (blueprints)					**640.00**	**41.56%**
Existing Shed (depth & area: est.)	7.50	11.56			86.70	5.63%
Total					726.70	47.19%
Proposed						
Area north of bend					1,070.90	69.54%
Net Area north of bend					1,070.90	**69.54%**
Southern Extension from bend	15.71	12.12			190.41	12.36%
Maximum Development Sought					**1,261.30**	**81.90%**
Each linear foot of area south of bend (stub excluded)					***12.12***	***0.79%***

Effectively, this means that even if the existing shed were RAZED, Lot 809 of Square 866 could be developed as a matter of right to a point about eight feet (8 ft.) north of the bend without exceeding lot occupancy limits, which is about two feet (2 ft.) north of the end of the southwestern most corner of the building at 603 Massachusetts Avenue, excluding its rear porch. This additional depth from the rear of the existing/retained dry cleaning building, is, in my professional opinion, insufficient land area when applied to the dimensions and configuration of the land from that point south to allow an appropriate addition to be made for a flat or even a single family residence since each dwelling must have two means of access and egress. Thus, at least 70 % lot occupancy is required to achieve functionality for even the most minimal residential addition; allowing development further south of that is required for a flat (two dwelling units).

What lot occupancy would minimally retain the required 20 foot rear yard?

Rear Yard Rectangle	20.00	12.12			242.40	15.74%
Stub	3.06	11.87			36.32	2.36%
Open Area (estimated)						18.10%
Percent of lot occupancy						**81.90%**

What would be the depth of the rear yard at 85 percent lot occupancy?

16.06

What would be the lot occupancy if built south to point where stub begins?

Lot area minus stub's rectangular area					1,466.61	95.23%

BZA
Case No. 17124
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 33