

Detailed Conceptual Site Plan Tabulation-FOR VARIANCE PURPOSES

Zone: R-1-B

Lot #	Area (sf)	Min. Lot Area Required (sf)	Variance (sf)	Side Yard Setback (ft)	Min. Side Yard Setback (ft)	Variance (ft)	Front Yard Setback (ft)	Min. Front Yard Required (ft)	Variance (ft)	Rear Yard Setback (ft)	Min. Rear Yard Required (ft)	Variance (ft)	Unit Footprint (sf)	Lot Occupancy (%)	Max. Lot Occupancy (%)	Variance (ft)	Lot Width (ft)	Min. Lot Width (ft)	Variance (ft)
1	3,372	5,000	1,628	5.67	8.00	2.33	15.51	25.00	9.49	27.79	25.00	0.00	862.00	25.6%	40.0%	0.0%	54.55	50.00	0.00
2	3,281	5,000	1,719	5.10	8.00	2.90	15.90	25.00	9.10	26.88	25.00	0.00	862.00	26.3%	40.0%	0.0%	54.43	50.00	0.00
3	3,332	5,000	1,728	5.00	8.00	3.00	15.56	25.00	9.04	26.06	25.00	0.00	862.00	26.6%	40.0%	0.0%	54.39	50.00	0.00
4	3,076	5,000	1,924	5.24	8.00	2.76	15.25	25.00	9.75	25.81	25.00	0.00	862.00	28.0%	40.0%	0.0%	45.87	50.00	4.13
5	2,864	5,000	2,136	5.37	8.00	2.63	15.22	25.00	9.78	26.20	25.00	0.00	862.00	30.1%	40.0%	0.0%	39.88	50.00	10.12
6	3,106	5,000	1,894	6.05	8.00	1.95	15.08	25.00	9.92	26.77	25.00	0.00	862.00	27.8%	40.0%	0.0%	45.66	50.00	4.34
7	3,078	5,000	1,922	6.03	8.00	1.97	15.36	25.00	9.64	25.69	25.00	0.00	862.00	28.0%	40.0%	0.0%	45.55	50.00	4.45
8	3,083	5,000	1,917	6.17	8.00	1.83	15.32	25.00	9.68	25.66	25.00	0.00	862.00	28.0%	40.0%	0.0%	45.61	50.00	4.39
9	3,082	5,000	1,918	5.77	8.00	2.23	15.25	25.00	9.75	25.59	25.00	0.00	862.00	28.0%	40.0%	0.0%	45.60	50.00	4.40
10	3,083	5,000	1,917	5.83	8.00	2.17	15.22	25.00	9.78	25.55	25.00	0.00	862.00	28.0%	40.0%	0.0%	45.67	50.00	4.33
11	2,662	5,000	2,337	5.08	8.00	2.92	15.31	25.00	9.69	26.00	25.00	0.00	862.00	32.4%	40.0%	0.0%	35.11	50.00	14.89
12	2,674	5,000	2,326	5.09	8.00	2.91	15.08	25.00	9.92	26.00	25.00	0.00	862.00	32.2%	40.0%	0.0%	35.43	50.00	14.57
13	2,675	5,000	2,325	5.08	8.00	2.92	15.08	25.00	9.92	25.36	25.00	0.00	862.00	32.2%	40.0%	0.0%	35.46	50.00	14.54
14	2,675	5,000	2,325	5.08	8.00	2.92	15.08	25.00	9.92	25.79	25.00	0.00	862.00	32.2%	40.0%	0.0%	35.46	50.00	14.54
15	2,675	5,000	2,325	5.09	8.00	2.91	15.14	25.00	9.86	26.00	25.00	0.00	862.00	32.2%	40.0%	0.0%	35.46	50.00	14.54
16	2,676	5,000	2,324	5.00	8.00	3.00	15.08	25.00	9.92	25.88	25.00	0.00	862.00	32.2%	40.0%	0.0%	35.47	50.00	14.53
17	2,675	5,000	2,325	5.00	8.00	3.00	15.08	25.00	9.92	25.71	25.00	0.00	862.00	32.2%	40.0%	0.0%	34.34	50.00	15.66
18	2,644	5,000	2,356	5.00	8.00	3.00	15.08	25.00	9.92	25.55	25.00	0.00	862.00	32.6%	40.0%	0.0%	34.34	50.00	15.66
19	2,643	5,000	2,357	5.00	8.00	2.99	15.09	25.00	9.99	25.99	25.00	0.00	862.00	32.5%	40.0%	0.0%	34.35	50.00	15.65
20	2,859	5,000	2,141	5.00	8.00	3.00	15.08	25.00	9.92	26.00	25.00	0.00	862.00	30.2%	40.0%	0.0%	37.40	50.00	12.60
21	2,881	5,000	2,119	5.04	8.00	2.96	15.04	25.00	9.96	25.04	25.00	0.00	756.00	26.2%	40.0%	0.0%	38.78	50.00	11.22
22	1,998	5,000	3,002	5.00	8.00	3.00	18.14	25.00	6.86	5.01	25.00	19.99	768.00	38.4%	40.0%	0.0%	37.20	50.00	12.80
23	1,975	5,000	3,025	5.00	8.00	3.00	19.98	25.00	5.02	5.02	25.00	19.98	768.00	38.9%	40.0%	0.0%	35.39	50.00	14.61
24	1,955	5,000	3,045	5.00	8.00	3.00	19.97	25.00	5.03	5.00	25.00	20.00	768.00	39.3%	40.0%	0.0%	34.64	50.00	15.36
25	1,957	5,000	3,043	5.01	8.00	2.99	19.95	25.00	5.01	5.01	25.00	19.99	768.00	39.2%	40.0%	0.0%	34.67	50.00	15.33
26	1,957	5,000	3,043	5.00	8.00	3.00	19.88	25.00	5.12	5.00	25.00	20.00	768.00	39.2%	40.0%	0.0%	34.67	50.00	15.33
27	1,957	5,000	3,043	5.00	8.00	3.00	19.88	25.00	5.12	5.00	25.00	20.00	768.00	39.2%	40.0%	0.0%	34.67	50.00	15.33
28	1,957	5,000	3,043	5.00	8.00	3.00	20.00	25.00	5.00	5.00	25.00	20.00	768.00	39.2%	40.0%	0.0%	34.67	50.00	15.33
29	1,957	5,000	3,043	5.00	8.00	3.00	20.00	25.00	5.00	5.00	25.00	20.00	768.00	39.2%	40.0%	0.0%	34.67	50.00	15.33
30	1,956	5,000	3,044	5.00	8.00	3.00	19.82	25.00	5.18	5.00	25.00	20.00	768.00	39.3%	40.0%	0.0%	34.70	50.00	15.30
31	1,956	5,000	3,044	5.00	8.00	3.00	20.00	25.00	5.00	5.00	25.00	20.00	768.00	39.3%	40.0%	0.0%	34.60	50.00	15.40
32	3,001	5,000	1,999	5.00	8.00	3.00	17.18	25.00	7.82	5.44	25.00	19.56	756.00	25.2%	40.0%	0.0%	56.98	50.00	0.00
33	3,066	5,000	1,934	5.00	8.00	3.00	16.02	0.00	0.00	29.92	25.00	0.00	768.00	25.0%	40.0%	0.0%	33.76	50.00	16.24
34	2,795	5,000	2,205	5.00	8.00	3.00	16.43	0.00	0.00	25.30	25.00	0.00	768.00	27.5%	40.0%	0.0%	34.00	50.00	16.00
35	2,477	5,000	2,523	5.00	8.00	3.00	16.60	0.00	0.00	23.24	25.00	1.76	768.00	31.0%	40.0%	0.0%	34.88	50.00	15.12
36	2,590	5,000	2,410	5.25	8.00	2.75	17.91	0.00	0.00	23.00	25.00	2.00	768.00	29.7%	40.0%	0.0%	35.99	50.00	14.01
37	2,528	5,000	2,472	5.00	8.00	3.00	17.82	0.00	0.00	23.00	25.00	1.97	768.00	30.4%	40.0%	0.0%	35.10	50.00	15.90
38	2,525	5,000	2,475	5.26	8.00	2.74	16.14	0.00	0.00	23.47	25.00	1.53	768.00	30.4%	40.0%	0.0%	36.40	50.00	13.60
39	2,429	5,000	2,571	5.00	8.00	3.00	15.37	0.00	0.00	23.06	25.00	2.00	768.00	31.6%	40.0%	0.0%	34.86	50.00	15.14
40	2,431	5,000	2,569	5.00	8.00	3.00	15.28	0.00	0.00	23.10	25.00	1.90	768.00	31.6%	40.0%	0.0%	34.87	50.00	15.13
41	2,497	5,000	2,503	5.00	8.00	3.00	16.26	0.00	0.00	23.00	25.00	2.00	768.00	30.8%	40.0%	0.0%	35.47	50.00	14.53
42	2,550	5,000	2,450	5.00	8.00	3.00	18.38	0.00	0.00	23.00	25.00	2.00	768.00	30.1%	40.0%	0.0%	34.11	50.00	15.89
43	2,470	5,000	2,530	5.00	8.00	3.00	21.73	0.00	0.00	23.01	25.00	1.99	768.00	31.1%	40.0%	0.0%	36.87	50.00	13.13
44	2,759	5,000	2,241	5.00	8.00	3.00	24.48	0.00	0.00	23.00	25.00	2.00	768.00	27.8%	40.0%	0.0%	33.97	50.00	16.03
45	2,745	5,000	2,255	5.00	8.00	3.00	24.76	0.00	0.00	23.00	25.00	2.00	768.00	28.0%	40.0%	0.0%	34.00	50.00	16.00
46	2,622	5,000	2,378	5.00	8.00	3.00	18.75	0.00	0.00	23.30	25.00	1.70	768.00	29.3%	40.0%	0.0%	33.98	50.00	16.02
47	2,527	5,000	2,473	5.01	8.00	2.99	14.93	0.00	0.00	23.00	25.00	2.00	756.00	30.4%	40.0%	0.0%	34.37	50.00	15.63
48	2,630	5,000	2,370	5.08	8.00	2.92	15.14	25.00	9.86	25.18	25.00	0.00	862.00	32.8%	40.0%	0.0%	34.50	50.00	15.50
49	2,628	5,000	2,372	5.08	8.00	2.92	15.08	25.00	9.92	25.18	25.00	0.00	862.00	32.8%	40.0%	0.0%	34.50	50.00	15.50
50	3,385	5,000	1,615	5.00	8.00	2.50	15.08	25.00	9.92	25.18	25.00	0.00	862.00	25.5%	40.0%	0.0%	44.50	50.00	5.50
51	2,733	5,000	2,267	5.50	8.00	2.50	17.79	0.00	0.00	27.21	25.00	0.00	862.00	31.5%	40.0%	0.0%	35.50	50.00	14.50
52	2,764	5,000	2,236	5.40	8.00	2.60	17.79	0.00	0.00	27.21	25.00	0.00	862.00	31.2%	40.0%	0.0%	35.89	50.00	14.11
53	2,774	5,000	2,226	5.35	8.00	2.65	17.79	0.00	0.00	27.21	25.00	0.00	862.00	31.3%	40.0%	0.0%	36.03	50.00	13.97
54	2,722	5,000	2,278	5.35	8.00	2.65	17.79	0.00	0.00	27.21	25.00	0.00	862.00	31.7%	40.0%	0.0%	35.35	50.00	14.65
Average	2,634		2,366	5.19		2.81	17.06		5.44	20.75		10.17		31.5%			38.02		

Prop. Building Heights: 40'
Min. Building Height: 40'
Variance: 0'

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17832
EXHIBIT NO. 44