

NOTES AND COMPUTATIONS			
Building Permit #: B1908759		Zone: R-3	N&C Cycle #: 1
DCRA BZA Case #: FY-19-59-Z		Existing Use: SINGLE DWELLING UNIT	Date of Review: 4/26/2019
Property Address: 1440 T ST SE		Proposed Use: SINGLE DWELLING UNIT	Reviewer: Ernesto
SSL 5605 0835		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4,000 sq. ft.	4,000 sq. ft.	n/a	4,000 sq. ft.	n/a	n/a
Lot width (ft. to the tenth)	50 ft.	40 sq. ft.	n/a	50 ft.	n/a	n/a
Building area (sq. ft.)	1,258 sq. ft.	n/a	1,600 sq. ft.	1,275 sq. ft.	n/a	n/a
Lot occupancy (building area/lot area)	31.45 %	n/a	40%	31.89%	n/a	n/a
Principal building height (stories)	1 story + attic	n/a	3	1 story + attic	n/a	n/a
Principal building height (ft. to the tenth)	Not provided	n/a	40	Not provided	n/a	n/a
Front yard (ft. to the tenth)	17.01 ft.	n/a	17.01 ft.	17.01 ft.	n/a	existing
Rear yard (ft. to the tenth)	14.06 ft.	20 ft.	n/a	14.06 ft.	5.94 ft.	Special Exception
Side yard, left	19.02	5 ft.	n/a	18 ft.	n/a	n/a
Side yard, right	4.98 ft.	5 ft.	n/a	4.98 ft.	.02 ft.	Special Exception
Vehicle parking spaces (number)	2 parking spaces	1	n/a	2	n/a	n/a
Pervious surface (%)	20%+	20%	n/a	20+	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Other:						