

NOTES AND COMPUTATIONS

Zone: RA-1  
Existing Use:  
Property Address: 113 Wayne PI SE  
Square: 6117 Lot(s): 0052  
Proposed Use: Construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, on the same lot as an existing apartment house in the RA-1 zone

Theoretical Lot 1 (Fronts Wayne PI SE)

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	7974	1800	N/A	3616.1	N/A	
Lot Occupancy	18.1%	N/A	40%	39.8%	N/A	
Floor Area	3611	N/A	N/A	3611.4	N/A	
Floor Area Ratio	.45	N/A	.9 (1.08 IZ)	1.00 (IZ)	N/A	
Parking Spaces	0	1	N/A	1	N/A	
Front yard	18 ft	N/A	N/A	18 ft	N/A	
Rear Yard	64 ft	20 ft	N/A	3.67 ft	16.33 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	0 ft/ 8 ft	8 ft	N/A	0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	

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Theoretical Lot 2 (Rear lot abutting alley)

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	4357.9	N/A	
Lot Occupancy	N/A	N/A	40%	38.8%	N/A	
Floor Area	N/A	N/A	N/A	4398.3	N/A	
Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.01	N/A	
Parking Spaces	N/A	1	N/A	1	N/A	
Front yard	N/A	N/A	N/A	16.167 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	29 ft	N/A	

Please note that all dimensions on this chart are also noted on the following pages along with a highlighted drawing dhowing the ful lot areas for each.

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Full Project

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	7974	N/A	
Lot Occupancy	N/A	N/A	40%	39.2%	N/A	
Floor Area	N/A	N/A	N/A	8009.7	N/A	
Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.00	N/A	
Parking Spaces	N/A	2	N/A	2	N/A	
Front yard	N/A	N/A	N/A	18 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft 0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	