

# WAYNE PLACE, S.E.



Zone: RA-1  
Existing Use:  
Property Address: 113 Wayne Pl 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

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	