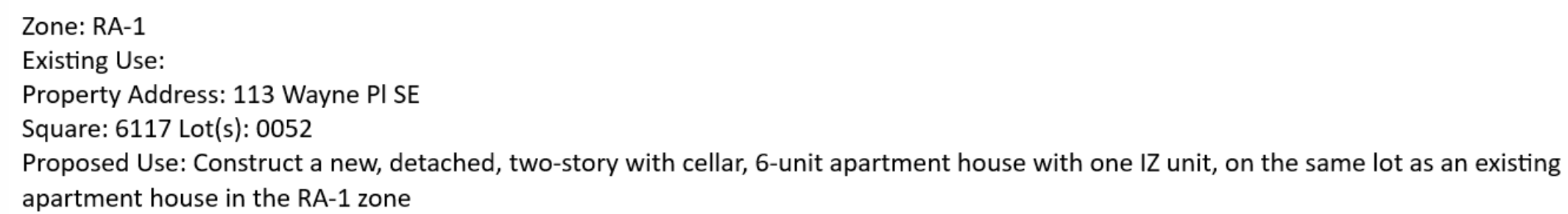


WAYNE PLACE, S.E.



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	

CURE ARCHITECTS

WAYNE PLACE APARTMENTS

CHRISTOPHER MAK

113 WAYNE PLACE SE, WASHINGTON, DC:

[illegible]

Theoretical Lot 2: Boundaries and Development Standards

Board of Zoning Adjustment
District of Columbia
CASE NO.21164
EXHIBIT NO.68