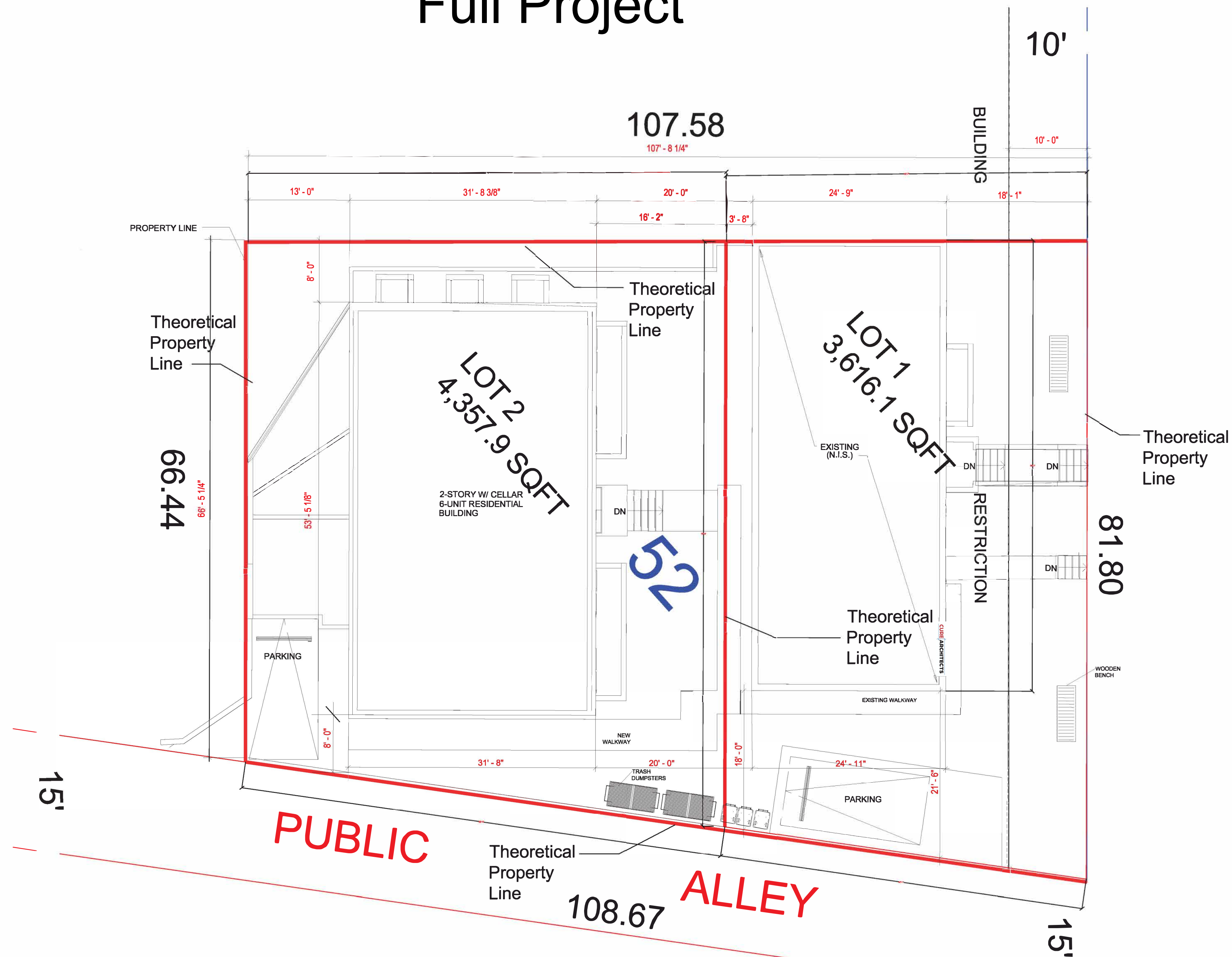


Full Project



NOTES AND COMPUTATIONS

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 ex
apartment house in the RA-1 zone

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	

1 SITE PLAN
A1.00 SCALE: 1/8" = 1'-0"

CURE ARCHITECTS

WAYNE PLACE APARTMENTS
CHRISTOPHER MAK

113 WAYNE PLACE SE, WASHINGTON, DC:

[illegible]

Full Project: Boundaries and Development Standards

Board of Zoning Adjustment
District of Columbia
CASE NO.21154
EXHIBIT NO.69