

NOTES AND COMPUTATIONS			
Building Permit #:	B2405324	Zone:	RF-1
DCRA BZA Case #:	FY-24-42-Z	Existing Use:	SFD
Property Address:	1702 Lyman Pl NE	Proposed Use:	SFD
Square: 4471	Lot(s): 0168	ZC/BZA Order:	
		N&C Cycle #:	1
		Date of Review:	7/20/2024
		Reviewer:	Mamadou Ndaw

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1232	1800	n\a	1232	n\a	
Lot width (ft. to the tenth)	16	18	n\a	16	n\a	
Building area (sq. ft.)	544	n\a	739.2	624	n\a	Lower level
Lot occupancy (total building area of all buildings/lot area)	44.2	n\a	60	50.6	n\a	Lower level
Principal building height (stories)	n\a	n\a	n\a	n\a	n\a	
Principal building height (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n\a	n\a	n\a	n\a	n\a	
Front yard (ft. to the tenth)	15	15	15	15	n\a	
Rear yard (ft. to the tenth)	27	20	n\a	22	n\a	
Distance to rear wall right when facing principal building (ft. to the tenth)	6.6	n\a	10	11.6	1.6	Lower level
Distance to rear wall left when facing principal building (ft. to the tenth)	6.6	n\a	10	11.6	1.6	Lower level
Side yard, facing principal building front on right side (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
Side yard, facing principal building front on left side (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
Vehicle parking spaces (number)	n\a	n\a	n\a	n\a	n\a	
Pervious surface (%)	n\a	n\a	n\a	n\a	n\a	
<i>If there is an accessory building:</i>	n\a	n\a	n\a	n\a	n\a	
Accessory building height (stories)	n\a	n\a	n\a	n\a	n\a	
Accessory building height (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
Accessory building area (sq. ft.)	n\a	n\a	n\a	n\a	n\a	
Accessory building setback from center line of alley (ft.)	n\a	n\a	n\a	n\a	n\a	
<i>If there is an accessory apartment:</i>	n\a	n\a	n\a	n\a	n\a	
Accessory apartment (#)	n\a	n\a	n\a	n\a	n\a	
Principal building gross floor area (sq. ft.)	n\a	n\a	n\a	n\a	n\a	
Accessory apartment square footage (sq. ft.)	n\a	n\a	n\a	n\a	n\a	
Accessory apartment % of principal dwelling total floor area (%)	n\a	n\a	n\a	n\a	n\a	Board of Zoning Adjustment District of Columbia
<i>Other:</i>						CASE NO.21214 EXHIBIT NO.6A