

NOTES AND COMPUTATIONS			
Building Permit #: B2407441		Zone: RF-1	N&C Cycle #: 2
DCRA BZA Case #: FY-23-9-Z		Existing Use: SFD	Date of Review: July 30, 2024
Property Address: 149 Thomas St NW		Proposed Use: SFD	Reviewer: Chyna Barber
Square: 3114	Lot(s): 0065	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1500	1800	n/a	1500	n/a	n/a
Lot width (ft. to the tenth)	20.0	18.0	n/a	20.0	n/a	n/a
Building area (sq. ft.)	811	n/a	913.8	912	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	53.2	n/a	60	59.8	n/a	n/a
Principal building height (stories)	2	n/a	3	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35.0	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	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	24.0	20.0	n/a	16.0	4.0	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
If there is an accessory building:						
Accessory building height (stories)	n/a	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	n/a
Accessory building area (sq. ft.)	n/a	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	n/a
If there is an accessory apartment:						
Accessory apartment (#)	n/a	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	n/a
Accessory apartment square footage (sq. ft.)	n/a	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	n/a
	<div>Board of Zoning Adjustment</div> <div>District of Columbia</div> <div>CASE NO.21217</div> <div>EXHIBIT NO.14A</div>					