

NOTES AND COMPUTATIONS					
Building Permit #:	B2300303	Zone:	R-2	N&C Cycle #:	2
DCRA BZA Case #:	FY-24-49-Z	Existing Use:	SFD	Date of Review:	August 2, 2024
Property Address:	3220 BROTHERS PL SE	Proposed Use:	SFD	Reviewer:	Greg Garland
Lot(s):	0012	Scope:	Rear Addition		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,625	3,000	n/a	2,625	n/a	
Lot width (ft. to the tenth)	25	30	n/a	25	n/a	
Building area (sq. ft.)	1,050	n/a	1,050	1,287.5	237.5	
Lot occupancy (building area/lot area)	40	n/a	40	49.0	9.0%	Sub D 210.1
Principal building height (stories)	2	n/a	3	2	n/a	
Principal building height (ft. to the tenth)	22	n/a	40	22	n/a	
Lower level designation	cellar	n/a	n/a	n/a	n/a	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	47.8	20	n/a	37.06	n/a	
Distance beyond the rear wall of adjoining buildings	n/a	n/a	10	9	n/a	
Side yard,	0	5	n/a	0	5	Sub D 208.7
Vehicle parking spaces (number)	0	1	n/a	1	n/a	
Pervious surface (%)	51	30	n/a	48.6	n/a	
Dwelling units, principal (#)	1	n/a	1	1	n/a	
Other:						