

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
Square: 5990	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:						