

NOTES AND COMPUTATIONS			
Building Permit #: DK2400045		Zone: R-2	N&C Cycle #: 3
DCRA BZA Case #: FY-24		Existing Use: SFD	Date of Review: May 30, 2024 – Revised 3-3-25
Property Address: 5322 41st St NW		Proposed Use: SFD	Reviewer: Chyna Barber – Mamadou Ndaw
Square: 1742	Lot(s): 0052	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1936	4,000	n/a	1936	n/a	Existing Record lot
Lot width (ft. to the tenth)	19	40.0	n/a	19	n/a	Existing Record lot
Building area (sq. ft.)	1080	n/a	774.4	1362	587.6	Variance
Lot occupancy (total building area of all buildings/lot area)	55	n/a	40	70.3	30.3	Variance
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)	45.3	20.0	n/a	33.3	n/a	n/a
Side yard (ft. to the tenth)	0	5	n/a	1	4	Special Exception
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit
Pervious surface (%)	43	20	n/a	30	n/a	n/a
<i>If there is an accessory building:</i>						
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
<i>If there is an accessory apartment:</i>						
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