

NOTES AND COMPUTATIONS			
Building Permit #: SD2400054		Zone: <b>R-1-B</b>	N&C Cycle #: 3
DCRA BZA Case #: <b>FY-24-3-Z</b>		Existing Use: <b>Single Family</b>	Date of Review: July 22, 2024
Property Address: <b>3017 16<sup>th</sup> St NE</b>		Proposed Use: <b>Single Family</b>	Reviewer: <b>Chyna Barber</b>
Square: <b>4136</b>	Lot(s): <b>0018</b>	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	5010	5000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	50	n/a	n/a	n/a	n/a
Building area (sq. ft.)	1056	n/a	n/a	1176	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	18%	n/a	40%	22%	n/a	n/a
Principal building height (stories)	n/a	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	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)	30.6	25	n/a	18.6	11.4	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	5.3	8	n/a	5.3	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	23.3	8	n/a	23.3	n/a	n/a
Vehicle parking spaces (number)	0	n/a	n/a	0	n/a	n/a
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	2	1	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	22	10	n/a	n/a
Accessory building area (sq. ft.)	n/a	n/a	450	120	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	37	n/a	n/a
Accessory building in the required rear yard	No	n/a	n/a	yes		D-5004.1 (a)
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	Board of Zoning Adjustment
	Accessory building is 18 ft from the principal building and within the required rear yard					District of Columbia CASE NO.21248 EXHIBIT NO.2A