

NOTES AND COMPUTATIONS			
Building Permit #:	DK2500034	Zone:	RF-1
DCRA BZA Case #:	FY25-6-Z	Existing Use:	SINGLE DWELLING UNIT
Property Address:	1151 ABBEY PL NE	Proposed Use:	SINGLE DWELLING UNIT
SSL: 0773 0199		ZC/BZA Order:	
		N&C Cycle #:	1-2
		Date of Review:	1/15/2025 -5/13/2025
		Reviewer:	Ernesto Warren

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,038 sq. ft.	1,800 sq. ft.	n/a	1,038 sq. ft.	n/a	
Lot width (ft. to the tenth)	16 ft.	18 ft.	n/a	16 ft.	n/a	
Building area (sq. ft.)	656 sq. ft.	n/a	623 sq. ft.	933 sq. ft.	310 sq. ft.	
Lot occupancy (building area/lot area)	63 %	n/a	60%	90 %	30%	Area variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	2 stories	n/a	3 stories	2 stories	n/a	
Principal building height (ft. to the tenth)	25 ft.	n/a	n/a	25 ft.	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	0	0	0	0	n/a	
Rear yard (ft. to the tenth)	12.75	20 ft.	n/a	0	20 ft.	Special exception
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	1 vehicle parking space	n/a	
Other:						