

NOTES AND COMPUTATIONS			
Building Permit #: B2410085		Zone: RF-1	N&C Cycle #: 2
DOB BZA Case #:		Existing Use:	Date of Review: April 6 2025
Property Address: 1631 A ST SE		Proposed Use: Convert 4-unit apartment building into 6-unit apartment building	Reviewer: Greg Garland
Square: 1086	Lot(s): 0804	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,000	5,400	n/a	2,000	3,400	Per U-301.5(b)
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	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	
Lower level designation	n/a	n/a	n/a	n/a	n/a	
Distance from existing ground to first floor	n/a	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)	n/a	n/a	n/a	n/a	n/a	
Distance beyond the rear wall of adjoining buildings	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	4	n/a	2	6	2	Use - variance U 301.1 (b)
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	