

NOTES AND COMPUTATIONS			
Building Permit: DK2500230		Zone: RF-1	N&C Cycle #: <b>1</b>
DCRA BZA Case: <b>FY-25 -14-Z</b>		Existing Use: ROW SFD.	Date of Review: <b>5/22/2025</b>
Property Address: 1130 4 <sup>TH</sup> ST., NE		Proposed Use: REAR DECK & STAIR OVER EXIST. ACCESSORY GARAGE	Reviewer: <b>Ramon Washington</b>
Square: 0773	Lot(s): 0072	ZC/BZA Order: <b>N/A</b>	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	987	1800	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	18	18	n/a	n/a	n/a	n/a
Building area (sq. ft.)	825	n/a	592	983	391	Area Variance
Lot occupancy (building area/lot area)	84%	n/a	60%	100%	40%	Area Variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	3	1	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	8	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	10	20	n/a	0	20	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	n/a	2	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:	Board of Zoning Adjustment District of Columbia CASE NO. 21346 EXHIBIT NO. 34					