

NOTES AND COMPUTATIONS			
Building Permit #: B2508573		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case: FY-25 -9-Z - REVISED		Existing Use: VACANT ALLEY LOT	Date of Review: 2/27/2026
Property Address: 3207 6 TH ST., NW		Proposed Use: CREATING RECORD ALLEY LOT	Reviewer: Ramon Washington
Square: 3046	Lot(s): 0808 (lot to the north of plat)	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3664	1800	n/a	1850	n/a	n/a
Lot width (ft. to the tenth)	43	18	n/a	19	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1665	1048	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	90%	62%	n/a	n/a
Minimum Alley Width (ft. to the tenth)	10	24	n/a	10	14	Area Variance C306.1, (a, b)
Principal building height (stories)	n/a	n/a	2	2 W/CELLAR	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	20	19.91	n/a	n/a
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
Alley Frontage (ft. to the tenth)	n/a	14	n/a	20	n/a	n/a
Rear yard from the centerline of all abutting alleys (ft. to the tenth)	n/a	7.5	n/a	33	n/a	n/a
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 5 ft. from any lot line of all abutting non-Alley Lots (ft. to the tenth)	n/a	5	n/a	0	5	Special Exception E-5100.1, (d)
Vehicle parking spaces (number)	n/a	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	10%	n/a	30%	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	1	1	n/a	n/a
Other:						